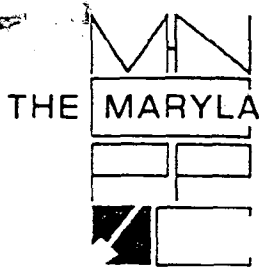


IV B.
Rohin

PRELIMINARY CONSULTATION
36 Primrose Street
(Chevy Chase Village HD)
35/13-01 R 36 Primrose Street
(Chevy Chase Village H.D.)

File



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: Sept. 12, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *ADZ* Gwen Wright, Coordinator
Historic Preservation

35/13-01K

SUBJECT: Historic Area Work Permit # *256781*

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

~~Approved~~

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: The Baschuks (R. Zambito, Agent)

Address: 36 Primrose Street, Chevy Chase

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PLANNING SERVICES
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

AUG 22 2001

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: KATE BASCHUK
Daytime Phone No.: 301.656.1475

Tax Account No.: 00456673
Name of Property Owner: BRUCE BASCHUK Daytime Phone No.: 301.656.6281
Address: 36 PRIMROSE STREET CHEVY CHASE MD. 20815
Street Number City State Zip Code
Contractor: BETHESDA CONTRACTOR CO. INC. Phone No.: 301.656.9020
Contractor Registration No.: 10720
Agent for Owner: RICHARD C. ZAMBITO Daytime Phone No.: 703.307.5692
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 36 Street: PRIMROSE ST.
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD.
Lot: 29.30 Block: 57 Subdivision: _____
Liber: _____ Folio: _____ Parcel: PLAT # 106

PART ONE: TYPE OF PERMIT ACTION AND USE

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

I.B. Construction cost estimate: \$ 35,000

I.C. 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.

Richard C. Zambito
Signature of owner or authorized agent

8.20.01
Date

Approved: X _____
Disapproved: _____ Signature: _____ Date: 9/12/01
Application/Permit No.: 256781 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXIST. GARAGE TO BE TURNED INTO AN
FOUR SEASON STUDIO. THE EXIST STRUCTURE IS
A SIMPLE 20'X20' STRUCTURE W/CONC. SLABS, PAINTED
CEDAR SIDINGS, 5 DOUBLE HUNG WINDOWS, TWO OVERHEAD
GARAGE DOORS AND AN ASPHALT SHINGLE GABLE ROOF

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

THE STRUCTURE WILL BE TURNED INTO A FOUR SEASON
STUDIO WITH A 10'X10' STORAGE AREA. THE SIZE
OF THE STRUCTURE WILL REMAIN UNCHANGED. ONE
GARAGE DOOR WILL BE REPAIRED W/A DOUBLE HUNG
WINDOW. A REAR FRENCH DOOR & TWO D.H. WINDOWS WILL
BE ADDED. THE SIDE ELEVATIONS WILL REMAIN UNCHANGED
THAN SIMIL. DIV. LIKE D.H. WD. WINDOWS WILL REPAIR
AN EXIST.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: KATE BASCHUK
Daytime Phone No.: 301.656.1475

Tax Account No.: 00456673

Name of Property Owner: Bruce Baschuk Daytime Phone No.: 301.656.6281

Address: 36 PRIMROSE STREET CHEVY CHASE MD. 20815
Street Number City Street Zip Code

Contractor: Bethesda Contractor Co. Inc. Phone No.: 301.656.9020

Contractor Registration No.: 10720

Agent for Owner: RICHARD C. ZAMBITO Daytime Phone No.: 703.301.5692

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 36 Street: PRIMROSE ST.

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD.

Lot: 29.30 Block: 57 Subdivision: _____

Liber: _____ Folio: _____ Parcel: PLAT # 106

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Flaze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: GARAGE

1B. Construction cost estimate: \$ 35,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Richard C. Zambito
Signature of owner or authorized agent

8.20.01
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 256781 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXIST. GARAGE TO BE TURNED INTO AN
FOUR SEASON STUDIO. THE EXIST STRUCTURE IS
A SIMPLE 20'X20' STRUCTURE W/CONC. SLABS, PAINTED
CEILING SHAKES, 5 DOUBLE HUNG WINDOWS, TWO OVERHEAD
GARAGE DOORS AND AN ASPHALT SHINGLE GABLE ROOF

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

THE STRUCTURE WILL BE TURNED INTO A FOUR SEASON
STUDIO WITH A 10'X10' STORAGE AREA. THE SIZE
OF THE STRUCTURE WILL REMAIN UNCHANGED. ONE
GARAGE DOOR WILL BE REPAIRED W/A DOUBLE HUNG
WINDOW. A REAR FRENCH DOOR & TWO D.H. WINDOWS WILL
BE ADDED. THE SIDE ELEVATIONS WILL REMAIN UNCHANGED
TWO SIMIL. DIV. LITE D.H. WD. WINDOWS WILL REPAIR
AN EXIST.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Hickville, (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.

Richard C. Zambito
architects

4001 Braddock Road
Alexandria, VA 22312

T R A N S M I T T A L

21 August, 2001

TO: Department of Permitting Services

AUG 22 2001

c: Bruce Baschuk

VIA: Federal Express

FROM: Richard C. Zambito

PROJECT: Garage Renovations/Alterations

SUBJECT: Application for Historic Area Work Permit

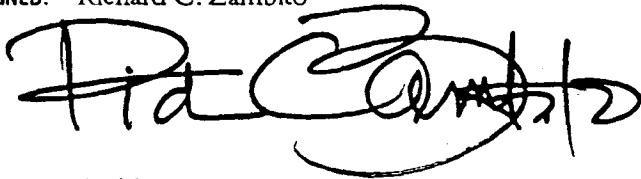
	QTY	DATE	DESCRIPTION
WE ARE SENDING:	3	8-13-01	Plan, East and West Elevation and Plat Plan
	1	8-21-01	Application for Historic Area Work Permit

REMARKS: Please review and call me at 703-307-5692 or e-mail me at

rcz.studio4@erols.com with your comments

Please note that all reference material related to this submission such as photographs are in the possession of Robin D. Ziek at HPC.

SIGNED: Richard C. Zambito



Architect

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

BRUCE BASCHUK
36 PRIMROSE ST
CHEVY CHASE MD
20815

Owner's Agent's mailing address

RICHARD C. ZAMBATO
4001 BRADDOCK RD.
ALEXANDRIA VA
22312-1015

Adjacent and confronting Property Owners mailing addresses

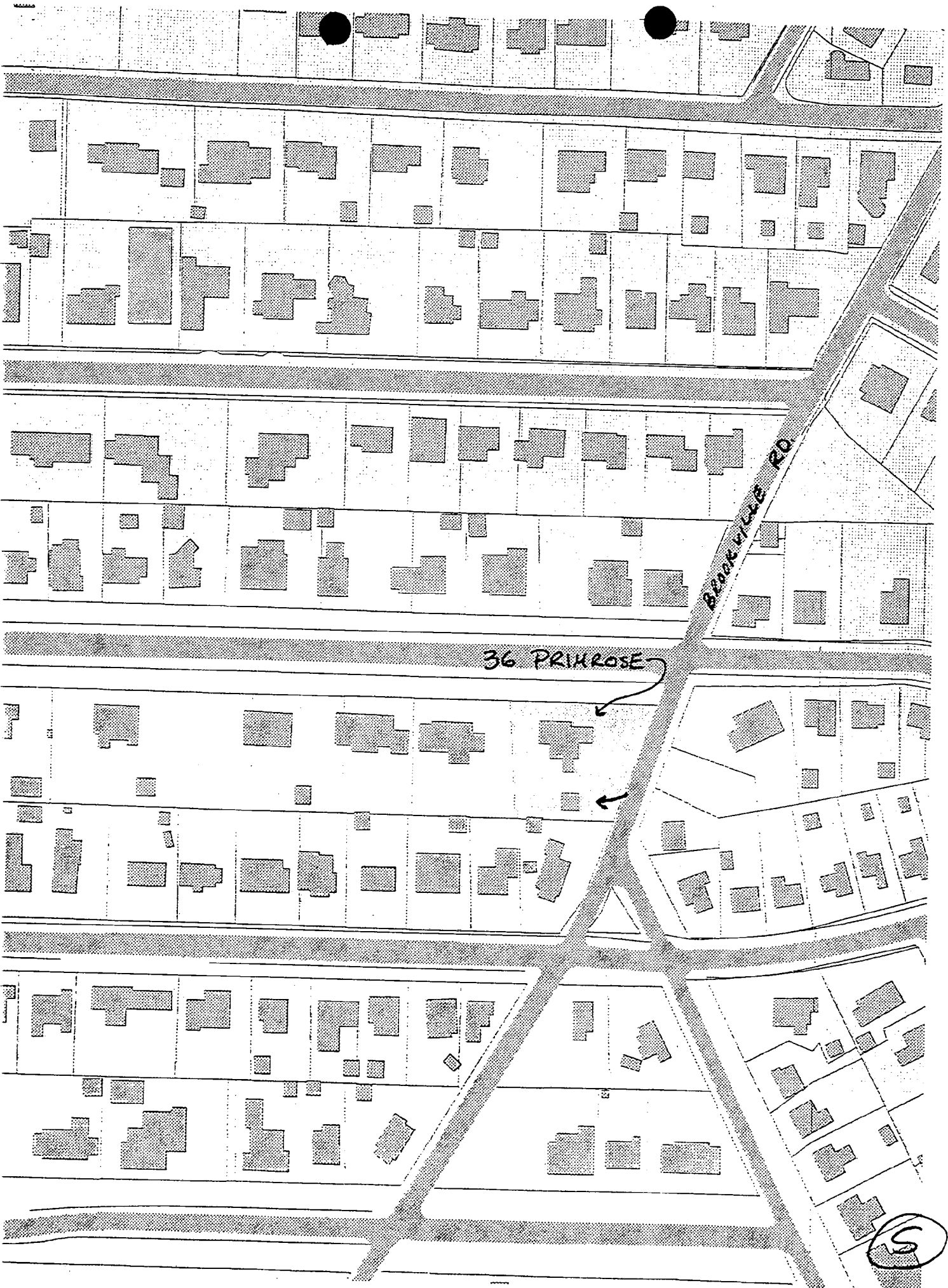
JOHN & LINDA RIDENOUR
28 PRIMROSE ST
CHEVY CHASE MD.
20815

WILLIAM & HELEN MILLS
100 PRIMROSE ST.
CHEVY CHASE MD
20815

DIANA & JAMIE CLEMENTS
6400 BROOKVILLE RD.
CHEVY CHASE MD.
20815

PAUL BROOKS
37 OXFORD ST.
CHEVY CHASE MD.
20815

CAROL B. KAUSH
6401 BROOKVILLE RD.
CHEVY CHASE, MD.
20815

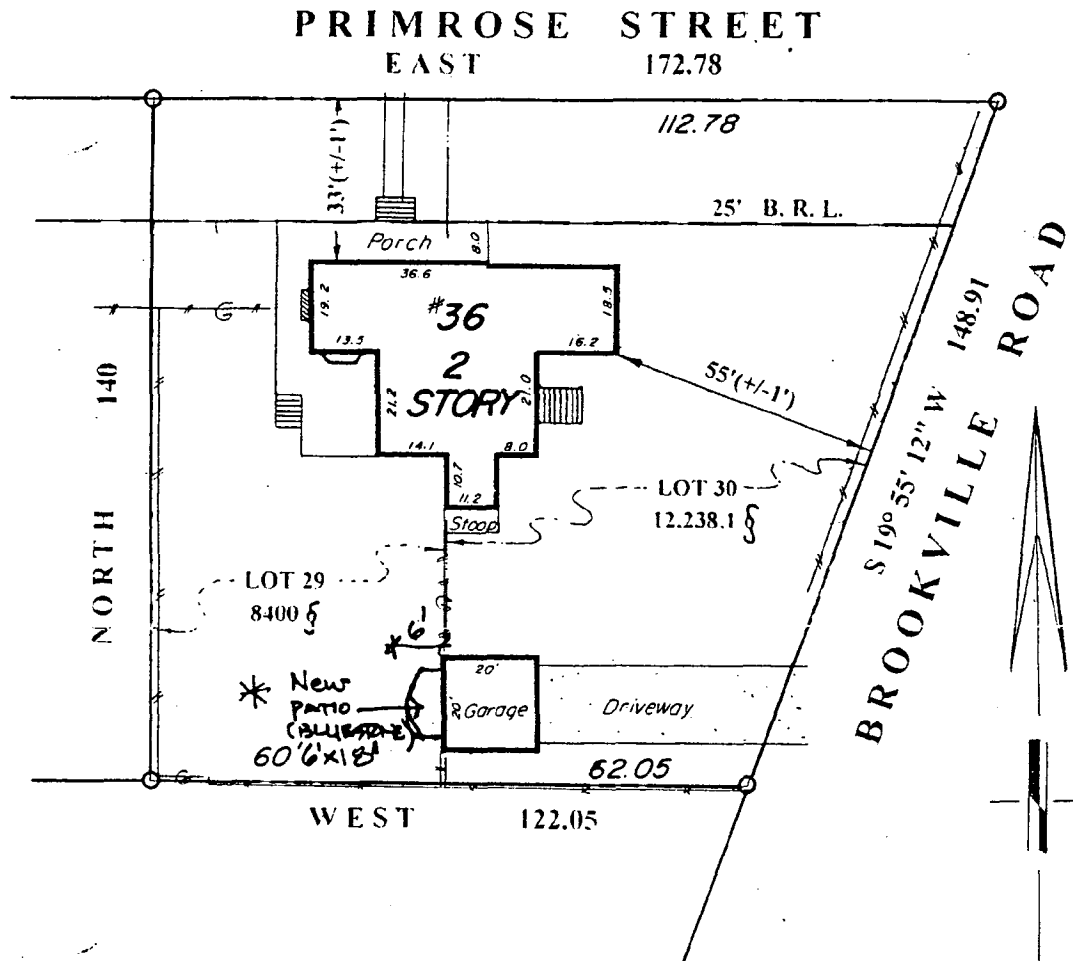


BROOKVILLE RD

36 PRIKROSE

S

LANDTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740



NOTES:

1. The 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 re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The 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 re-financing.



NO TITLE REPORT FURNISHED

LOCATION PLAT OF:
 36 PRIMROSE STREET
 Montgomery County, Maryland
 SUBDIVISION
 Section No. 2
CHEVY CHASE

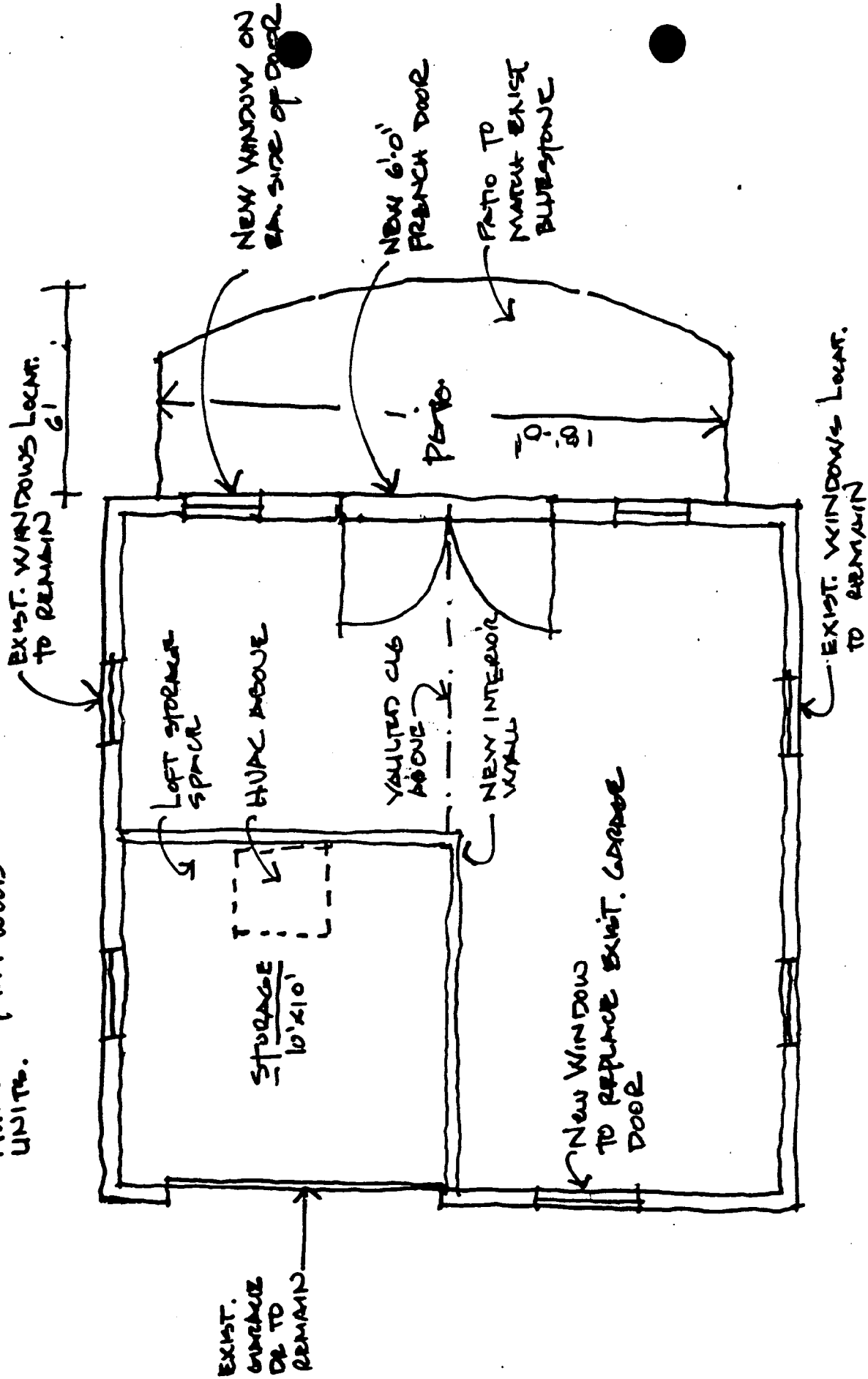
LOT: 29, 30
 PLAT BOOK: 2
 DATE: April 17, 1997
 CASE NO: 97057

BLOCK: 57
 PLAT NO: 106
 SCALE: 1" = 30'
 FILE NO: TM 97014

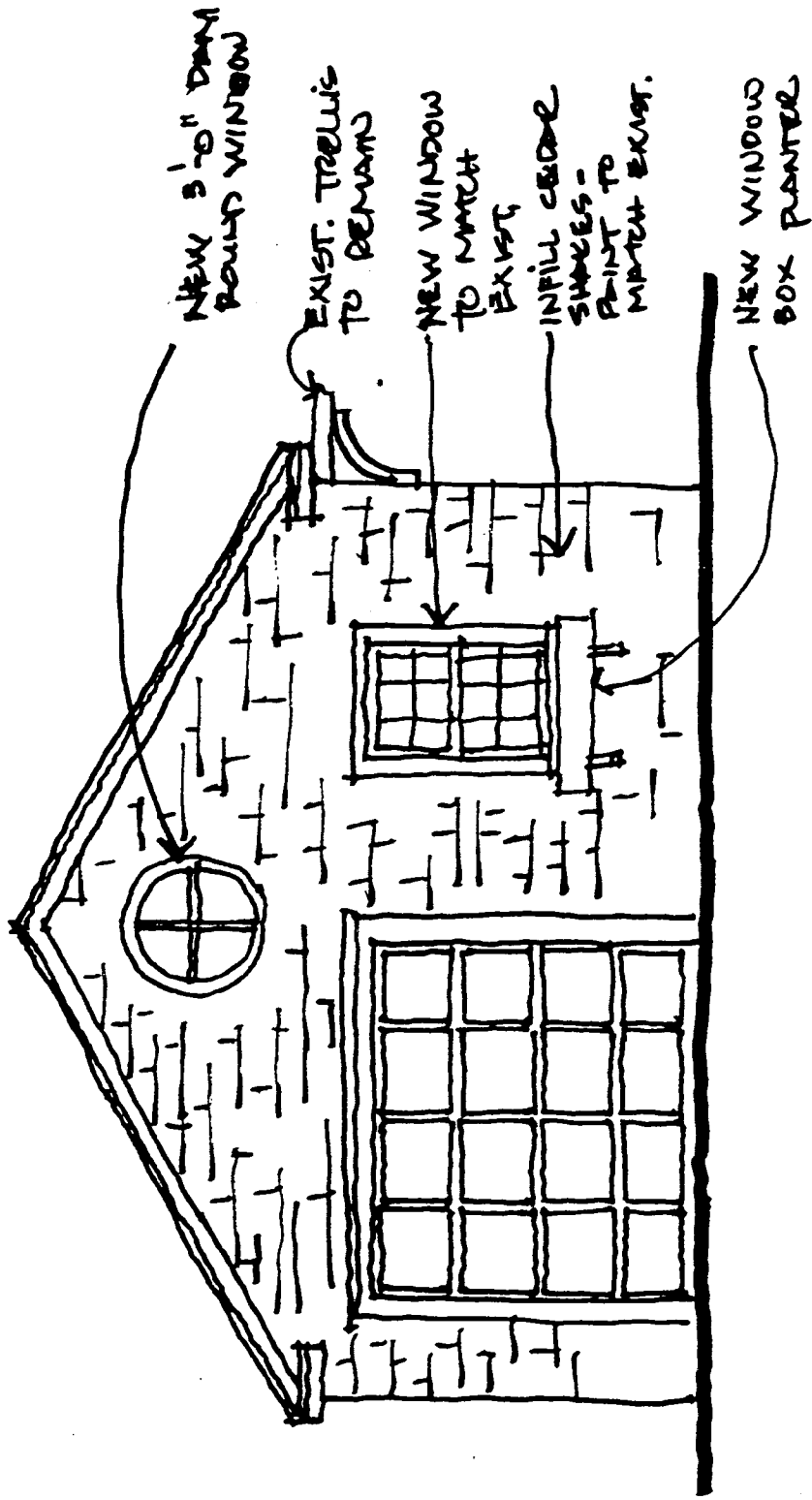
CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Graden A. Rogers
 GRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 129

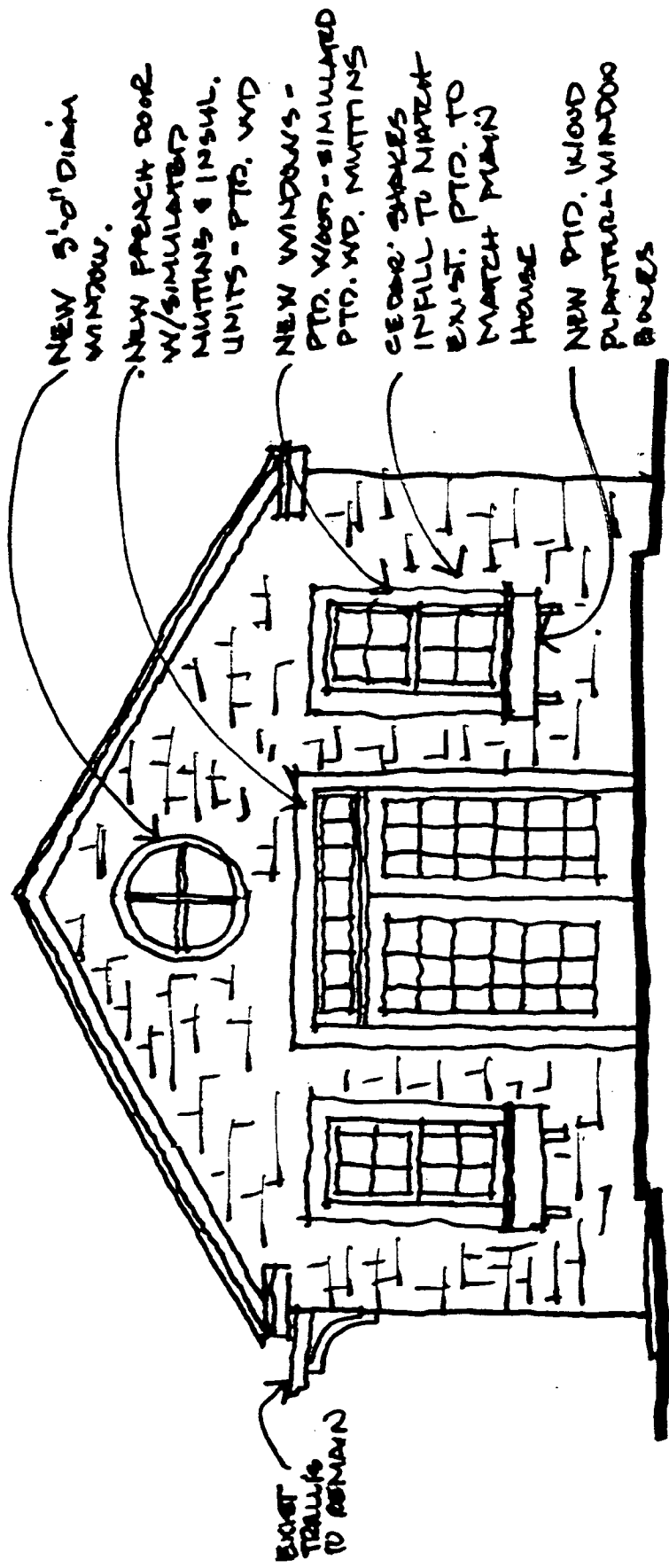
EXIST. WINDOWS TO BE REPLACED WITH INSULATED SIMILAR MITTINS P.T.D. WOOD UNITS.



BRACHUK RESIDENCE sk. 1
 36 PRINCE ST.
 GARAGE ALTERATIONS - PLAN - REVISED 8-13-01
 RICHARD C. ZAMBATO ARCHITECTS TORONTO



BROCHUK RESIDENCE — Sk. 2
 26 PRIMEUSE ST.
 CLAREMONT ARCHITECTURE - ELEVATION - EAST - REVISED
 RICHMOND, CALIF. ARCHITECTS 703.658.9114.



NEW 5'-0" DIAM
WINDOW.

NEW FRENCH DOOR
W/SIMULATED
MUTTONS & INSUL.
UNITS - PTD. WD

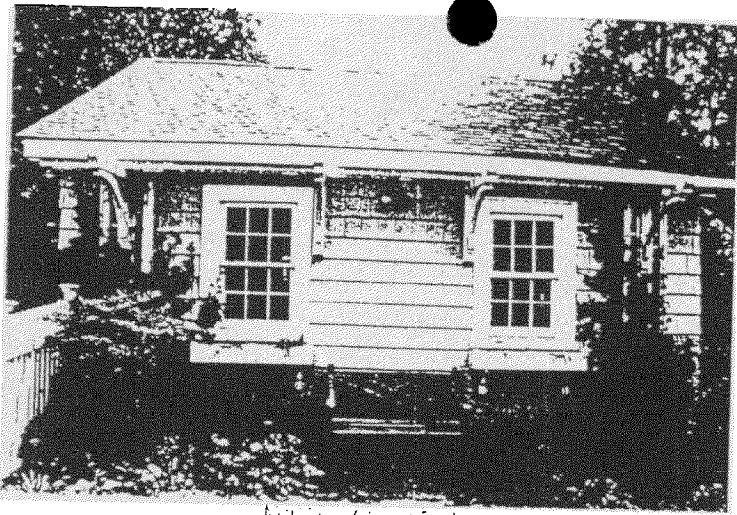
NEW WINDOWS -
PTD. WOODS - SIMULATED
PTD. WD. MUTTONS

GEORGE SHAKES
INFILL TO MATCH
EXIST. PTD. TO
MATCH MAIN
HOUSE

NEW PTD. WOOD
PLASTER-WINDOW
BOARDS

EXIST
TRAILING
TO REMAIN

BASCHULIC RESIDENCE — SK.3
 36 PRIMROSE ST.
 GARAGE ALTERATION - ELEVATION - WEST - REWARD 8.13.01
 PHILIPPO C. ZANIGRO ARCHITECTS 703.658.5114



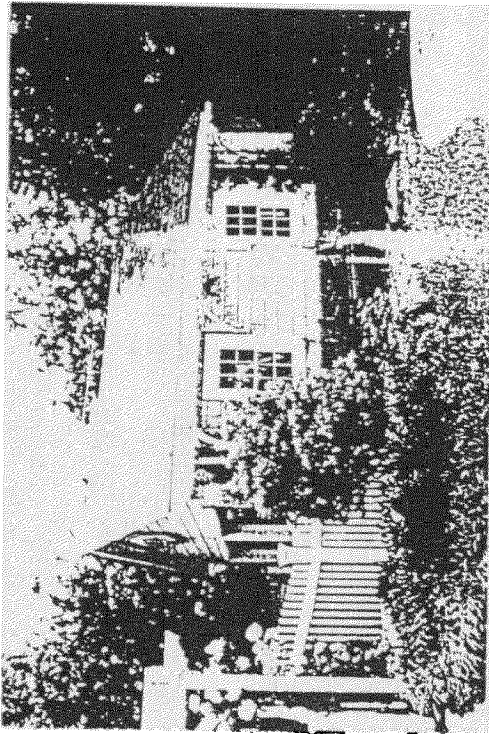
1910-1915



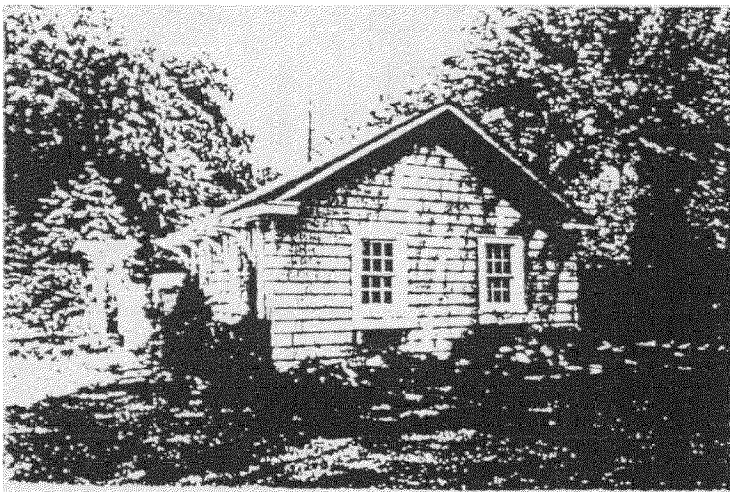
1915-1920



1920-1925



1925-1930

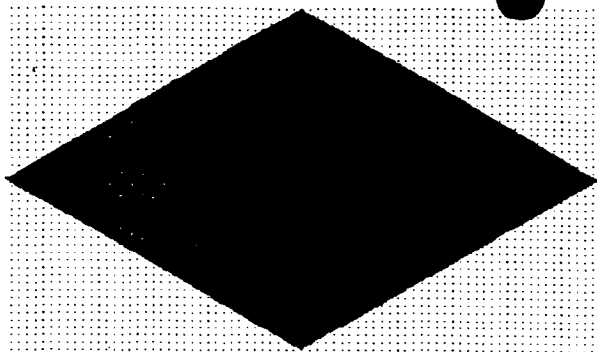


1930-1935

EXISTING PHOTO

11

Please note that time displayed on cover is PST



Facsimile Cover

To: 1-301-563-3412

From: Bourke, Tom

Fax Number: 1-301-563-3412

Subject: FW: HPC

Date: September 12, 2001

Pages: 2

Note: Sending again, fax was busy

From: Bourke, Tom

Sent: Tuesday, September 11, 2001 10:53 AM

To: HPC fax; Kephart, Perry (M-NCPPC); Naru, Michele (M-NCPPC); Wright, Gwen (M-NCPPC); Ziek, Robin (M-NCPPC)

Cc: 'Jerry Schiro'; Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy; Wellington, Peter

Subject: HPC hearing 9/12/01

The following are the Chevy Chase Village LAP comments for the agenda items listed below.

Normally we comment after we receive the HPC staff report, but as of this writing, no LAP member has received a staff report.

Chevy Chase Village Hall
Alterations and addition.

The LAP strongly supports the proposed design. Several members of the LAP were on the Village Committee which oversaw the design effort. The Village has worked very hard to respond to neighborhood concerns and to respect the fabric of the old building. The resulting design scheme is a net positive for historic preservation and for the continued vibrancy of this social center for the Village. The main facades of the building are left untouched and preserved. The rear façade had been redone to remove a loading dock and maintenance storage area which was totally at odds with the character of the surrounding residential street. The new additions on the rear are in the same vernacular as the existing facades and they were carefully designed so as not to take away from the Connecticut Ave entrances. It is difficult to imagine a more sensitive and respectful renovation.

F. Baschuk - 36 Primrose

Garage Alterations

The LAP supports the proposed design. It is clearly subject to very Lenient Scrutiny. It is an improvement to a rear accessory building which does not appear to be visible from any public street. It is charming and appropriate and should be approved.

Melrod – 11 West Kirke.

Demolition and reconstruction of rear addition

The LAP supports the proposed design. On the rear of the property, it is subject to lenient scrutiny. It removes a less successful addition and replaces it with an elegant and fully appropriate addition. The owners are to be thanked for their very appropriate treatment of this McKim, Mead & White resource. This is an excellent example of how houses in Chevy Chase Village should be permitted to evolve and grow with the changing times while protecting the essential character of the architecture

Bassindale – 12 Primrose

Side and rear additions

LAP recommends approval. Preliminary consultation in 1998 was positive. New proposal expands on prior design but is still appropriate.

McReady – 4 Primrose St

Wrought iron fence.

LAP recommends approval and commend neighbors for working together in such a positive manner.

Proposed: Porch w/ Columns @ rear

Aug 15, 2001

Steve S.: Too formal for the building
Julie D.: Too elaborate
Lynne - Too elaborate

Tell Richard Zambito.

Richard C. Zambito
architects

4 0 0 1 B r a d d o c k R o a d
A l e x a n d r i a , V A 2 2 3 1 2

T R A N S M I T T A L

21 August, 2001

TO: Department of Permitting Services

AUG 22 2001

c: Bruce Baschuk

VIA: Federal Express

FROM: Richard C. Zambito

PROJECT: Garage Renovations/Alterations

SUBJECT: Application for Historic Area Work Permit

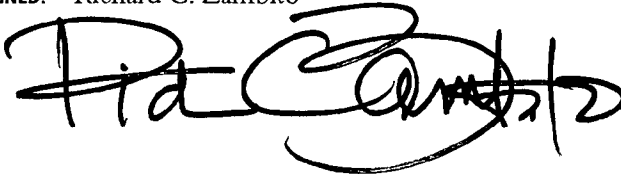
	QTY	DATE	DESCRIPTION
WE ARE SENDING:	3	8-13-01	Plan, East and West Elevation and Plat Plan
	1	8-21-01	Application for Historic Area Work Permit

REMARKS: Please review and call me at 703-307-5692 or e-mail me at

rcz.studio4@erols.com with your comments

Please note that all reference material related to this submission such as photographs are in the possession of Robin D. Ziek at HPC.

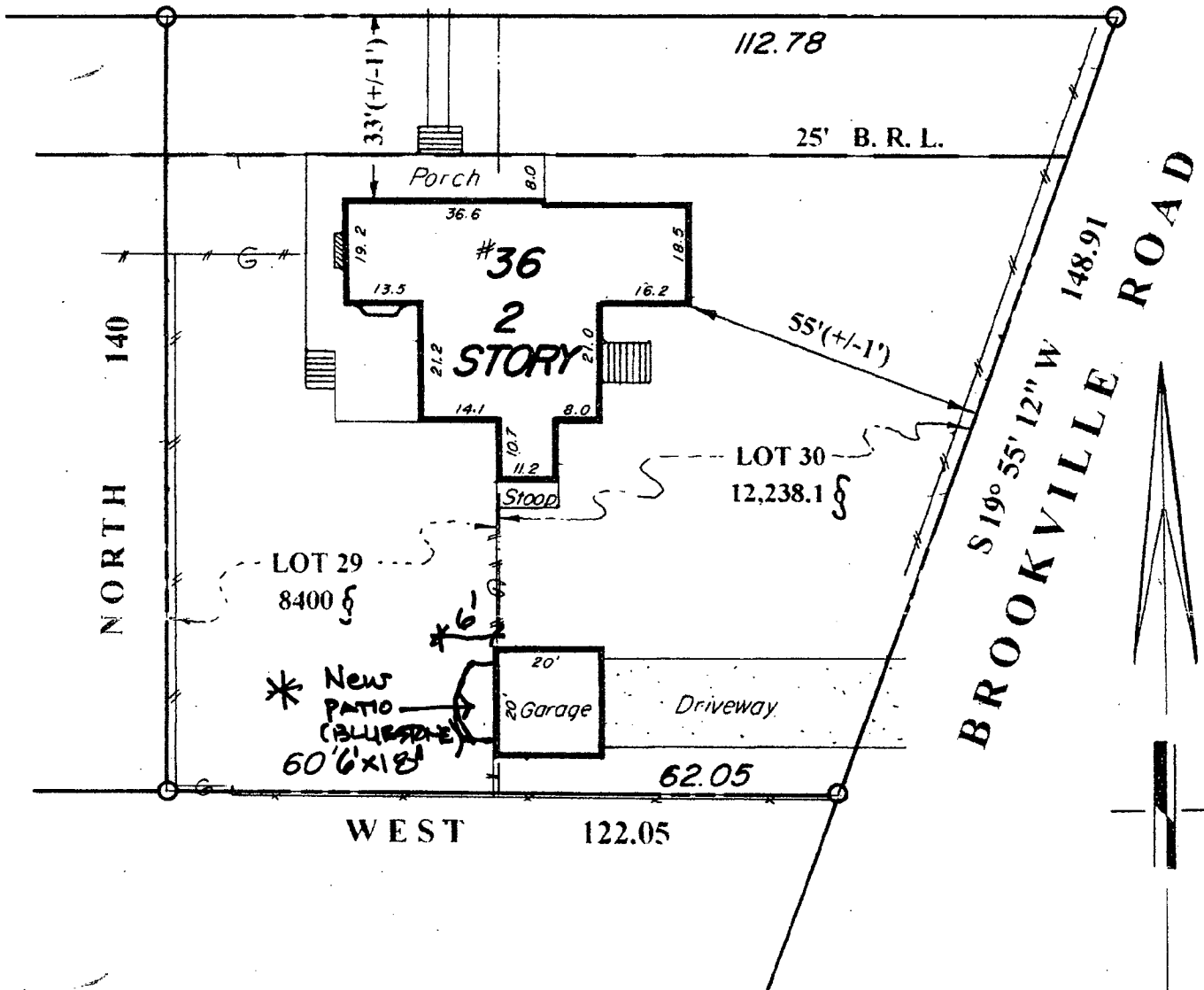
SIGNED: Richard C. Zambito



Architect

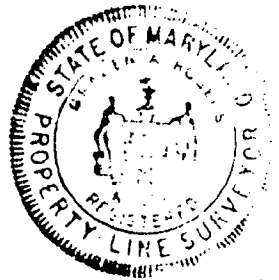
LANDTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740

PRIMROSE STREET
 EAST 172.78



NOTES:

1. The 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 re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The 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 re-financing.



NO TITLE REPORT FURNISHED

LOCATION PLAT OF:
 36 PRIMROSE STREET
 Montgomery County, Maryland
 SUBDIVISION
 Section No. 2
CHEVY CHASE

LOT: 29, 30
 PLAT BOOK: 2
 DATE: April 17, 1997
 CASE NO: 97057

BLOCK: 57
 PLAT NO: 106
 SCALE: 1" = 30'
 FILE NO: TM 97014

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Graden A. Rogers

GRADEN A. ROGERS - PROP. L.S. MD. LIC. NO. 119

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	36 Primrose Street	Meeting Date:	8/15/01
Applicant:	The Baschuks (R. Zambito, Agent)	Report Date:	8/8/01
Resource:	Chevy Chase Village Historic District	Public Notice:	8/1/01
Review:	PRELIMINARY CONSULTATION	Tax Credit:	Partial
Case Number:	#35/13	Staff:	Robin D. Ziek

PROPOSAL: Add studio addition to rear of existing garage; some alterations to garage.

RECOMMEND: Proceed to HAWP

RESOURCE: Contributing Resource in the Chevy Chase Village Historic District
STYLE: Colonial Revival/Craftsman
DATE: 1916 - 27

The 2-story frame house faced Primrose Street. It crosses lot lines on this generously sized corner property. The garage sits perpendicular to the house, facing Brookville Road (see Circle 11). The Sanborn Maps indicate a garage on this property as early as 1927. The garage has been altered over time, and currently has two overhead doors, landscape brackets, and non-original windows.

PROPOSAL

The applicant proposes to modify the original garage to serve as a studio/office/storage space (see Circle 8). The addition will match the existing height of the existing garage to minimize the impact from the public right-of-way. Some additional width will be added on the north side facing the house. Three dormers are proposed on the north elevation as well. The new materials will match the existing. All of the existing windows will be replaced with double-hung wood windows thermally glazed (see Circle 3). One garage door will be retained on the east elevation facing Brookville Road, and the other garage door will be replaced with a window.

STAFF DISCUSSION

The proposed alterations preserve the scale and massing of the garage, as seen from the public right-of-way. The garage function, while not literally preserved, will be maintained by retaining the proposed garage door. Staff feels that the overall project will have little effect on the historic district.

(1)

STAFF RECOMMENDATION

Proceed to HAWP.

Richard C. Zambito
architects

4001 Braddock Road
Alexandria, VA 22312

703.658.5114

25 July, 2001

HPC
1109 Spring Street
Silver Spring, MD 20910

RE: Baschuk Residence - Garage Alteration and Addition
36 Primrose Street
Chevy Chase, MD 20815

To Whom It May Concern:

I am representing my client in applying for a Historic Area Work Permit. This permit will be for the alteration/addition of their existing garage. The renovated structure will be used as an artist's studio and garden storage. It will be divided into three spaces: Art studio, a study and storage area. The entire interior space will have a vaulted cathedral ceiling.

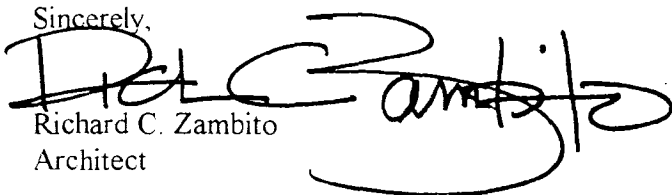
The addition will include approximately 310 SF. The additional built-out space and the existing structure will be conditioned space except for the storage area.

New construction will be sheathed in cedar shakes to match the existing shingles. All new windows and existing windows will be replaced with double hung painted wood sashes and insulated divided lites. The North Bay windows will be painted wood casement sashes. Fixed sashes with divided lites will be located in the dormers and will naturally light the interior space below. French doors will be added and the north garage door will be replaced with a new window and cedar shakes. The existing trellis will remain east of the entry porch. New wood columns that match the main house will be located at the entry and west porches. The exterior will be painted the same colors as the main house shown in the attached photos.

We believe this addition/alteration will actually enhance the property and improve the garage elevation that faces Brookville.

Thank you for your consideration and we look forward to your review and comments.

Sincerely,


Richard C. Zambito
Architect

Enc: Plan, East, West and North Elevations and Photos of Existing Structures

3

Charles & T.C. Grant
29 Primrose St.
Chevy Chase, MD 20815

William & J.H. Gaul
27 Primrose St.
Chevy Chase, MD 20815

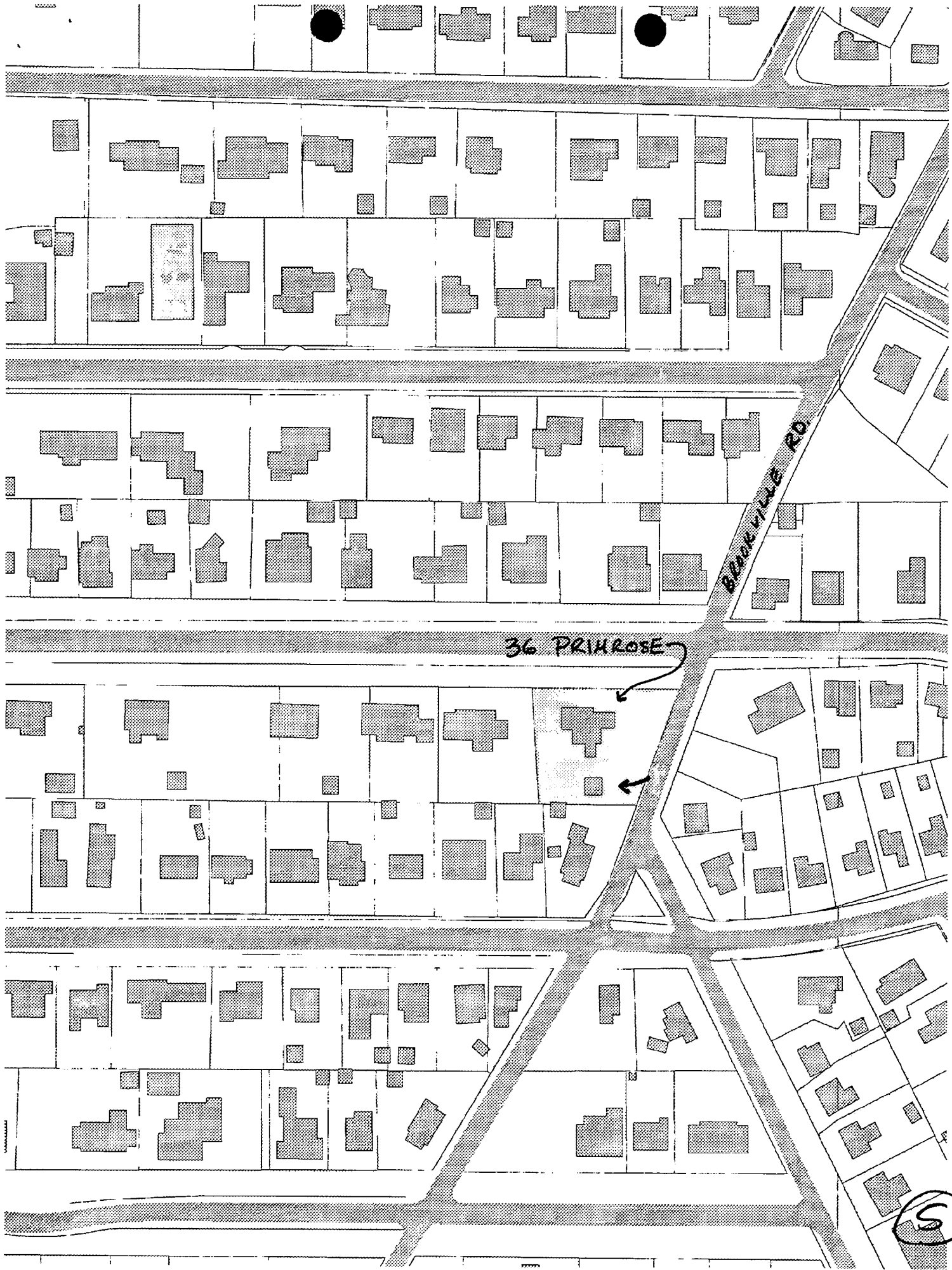
John W. Ridenour, II
28 Primrose St.
Chevy Chase, MD 2

Richard & P.A. Colbert
6400 Brookville Rd.
Chevy Chase, MD 20815

Carol Kalish
6401 Brookville Rd.
Chevy Chase, MD 20815

R. Scott & J.B. Faley
25 Primrose St.
Chevy Chase, MD 2

Chester & E. Mills
100 Primrose St.
Chevy Chase, MD 20815

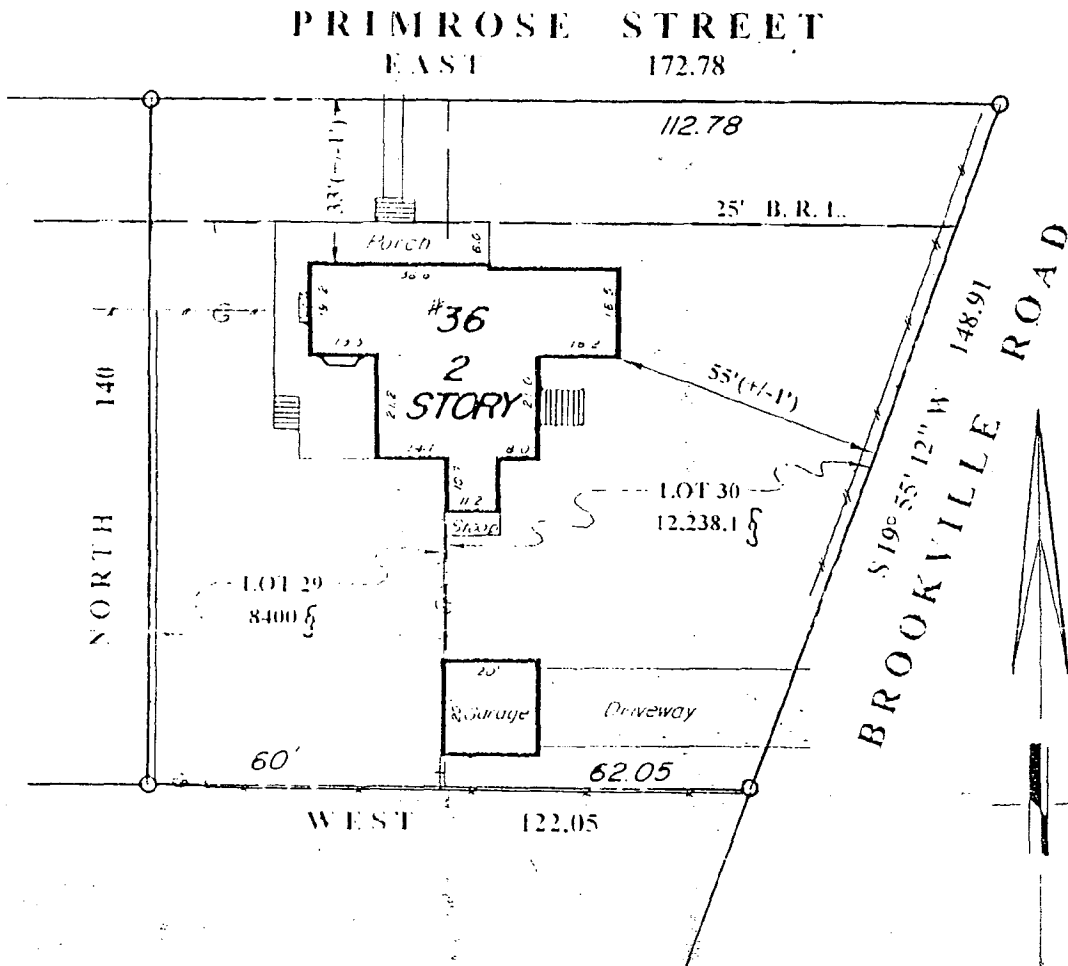


36 PRIKROSE

BRANDYVILLE RD

S

LANDTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740



NOTES:

1. The 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 re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The 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 re-financing.



NO TITLE REPORT FURNISHED

LOCATION PLAT OF: 36 PRIMROSE STREET Montgomery County, Maryland SUBDIVISION Section No 2 CHEVY CHASE	LOT: 29, 30	BLOCK: 57
	PLAT BOOK: 2	PLAT NO: 106
	DATE: April 17, 1997	SCALE: 1" = 30'
	CASE NO: 97057	FILE NO: TM 97014

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

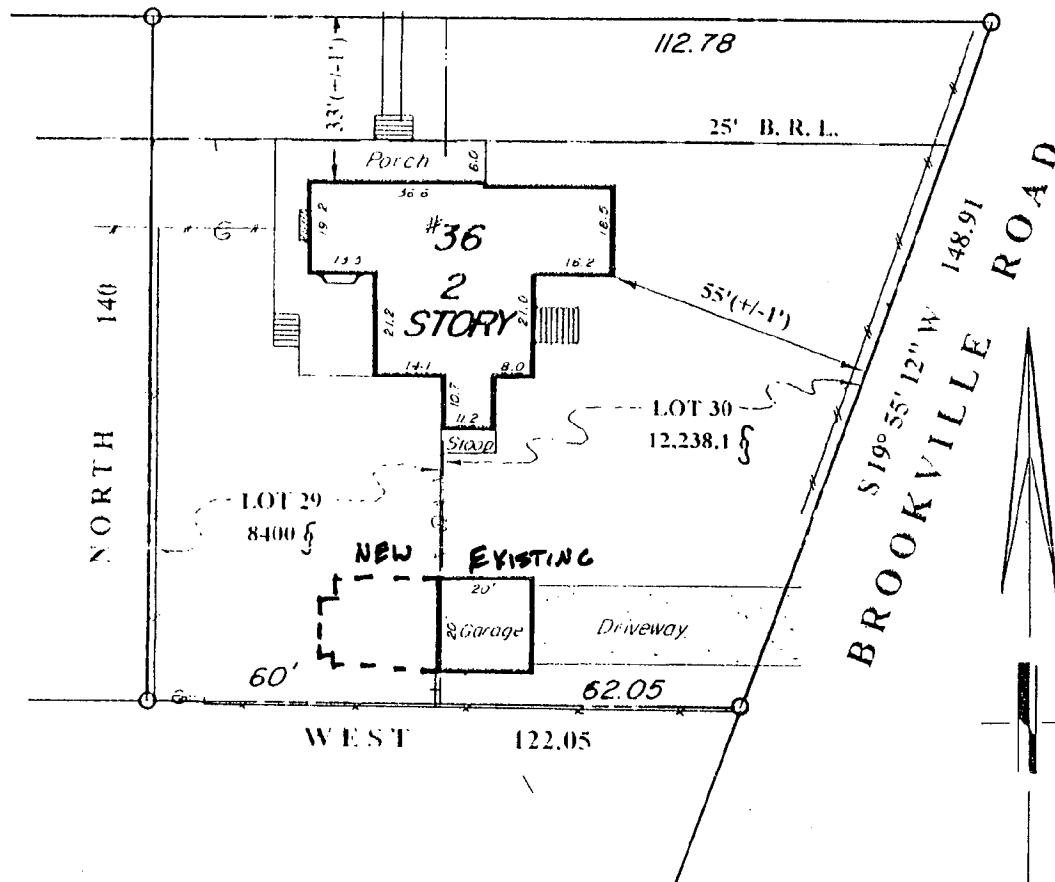
EXISTING

[Signature]
 GRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 119

(6)

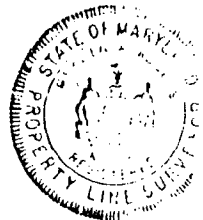
LANDTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740

PRIMROSE STREET
 EAST 172.78



NOTES:

1. The 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 re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The 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 re-financing.



NO TITLE REPORT FURNISHED

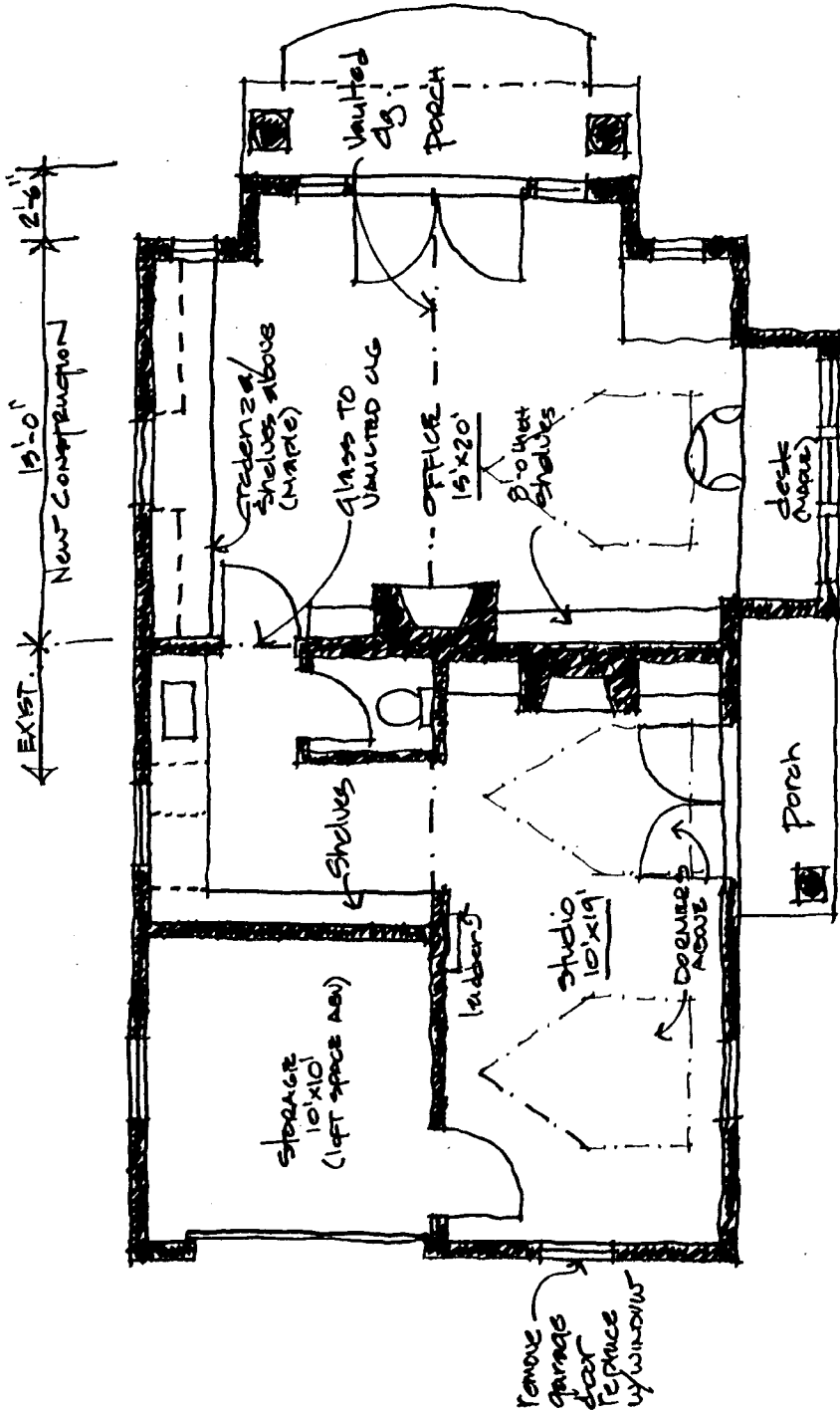
LOCATION PLAT OF: 36 PRIMROSE STREET Montgomery County, Maryland SUBDIVISION Section No. 2 CHEVY CHASE	LOT: 29, 30	BLOCK: 57
	PLAT BOOK: 2	PLAT NO: 106
	DATE: April 17, 1997	SCALE: 1" = 30'
	CASE NO: 97057	FILE NO: TM 97014

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

PROPOSED

Graden A. Rogers
 GRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 119

7

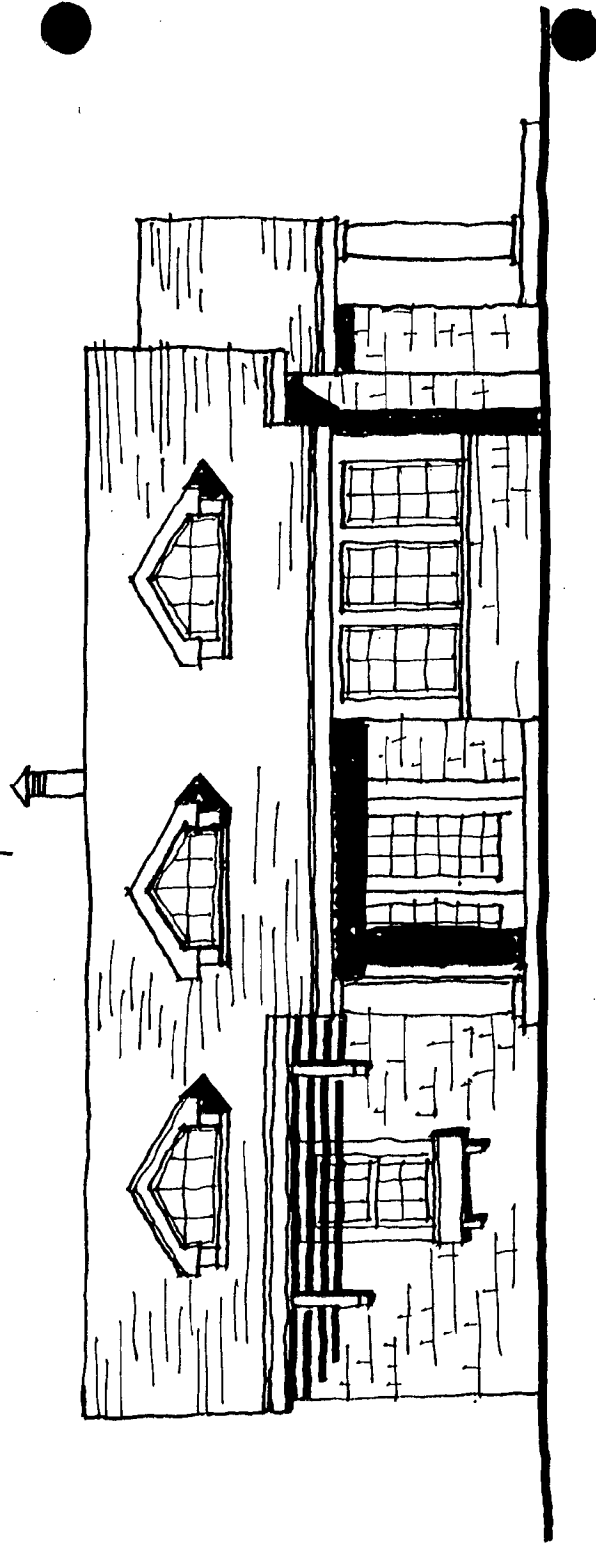


NORTH
↓

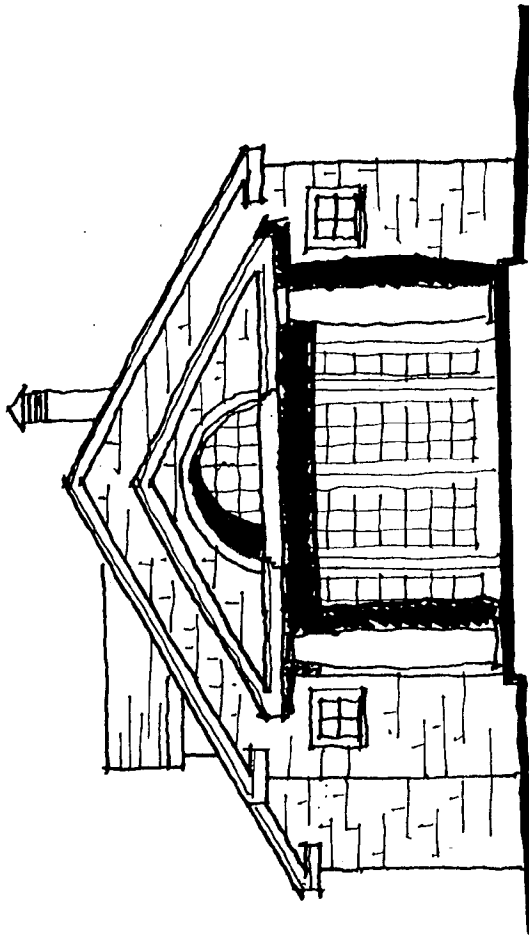
BASZLUK RESIDENCE
 GARAGE ADDITION
 1/4" = 1'-0" FLOOR PLAN
 RICHARD C. ZAMPTO ARCHITECTS
 7-18-01 703-658-5114
 SK.1

↔ Brookville RD. ↔

EXISTING ← → PROPOSED ADDITION



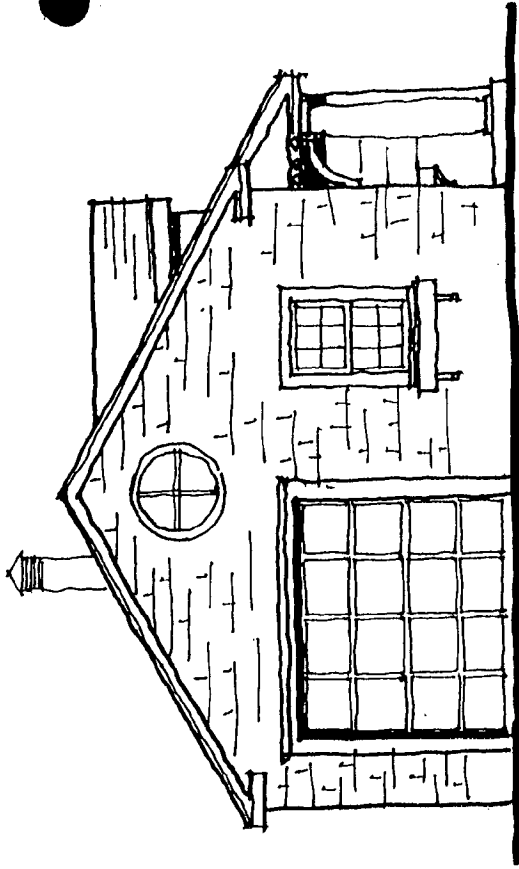
BASCHUK RESIDENCE
GARAGE ADDITION
1/4" = 1'-0" NORTH ELEVATION
RICHARDS & SONS ARCHITECTS
703.458.5147 SK.3



FACING BACK YARD

BASCHUK RESIDENCE
 GARAGE ADDITION
 1/4" = 1'-0" WEST ELEVATION
 PETERSON C. ZAMARCO ARCHITECTS
 7.18.01 703.658.5114

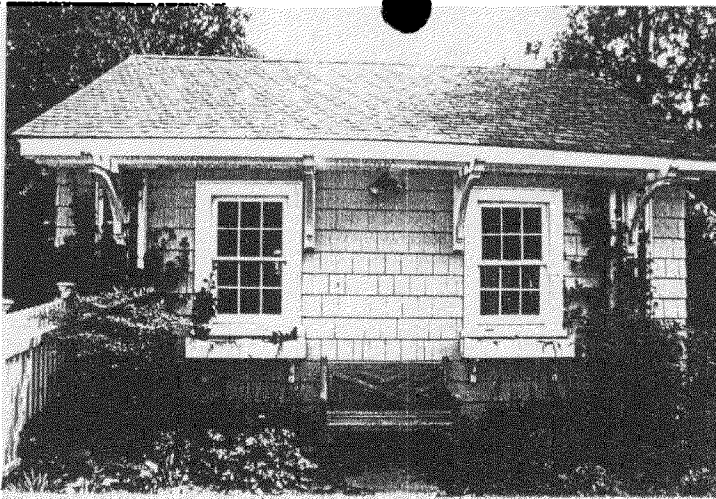
SK. 4



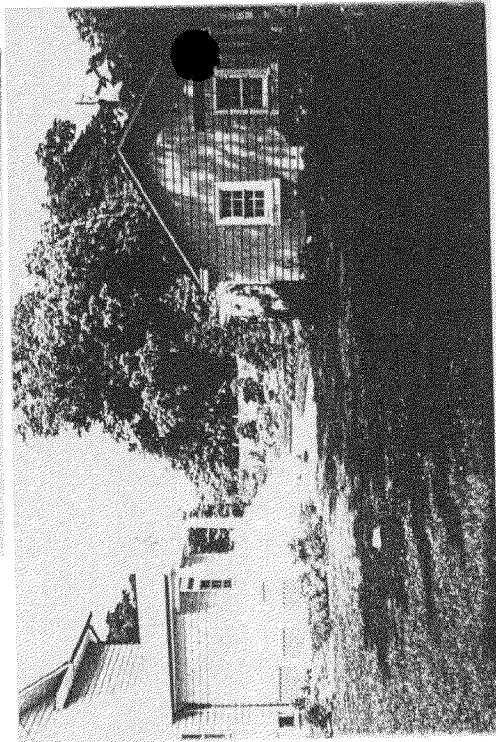
FACING BROOKVILLE RD.

BASCHUK RESIDENCE
 GARAGE ADDITION
 1/4" = 1'-0" EAST ELEVATION
 PETERSON C. ZAMARCO ARCHITECTS
 7.18.01 703.658.5114

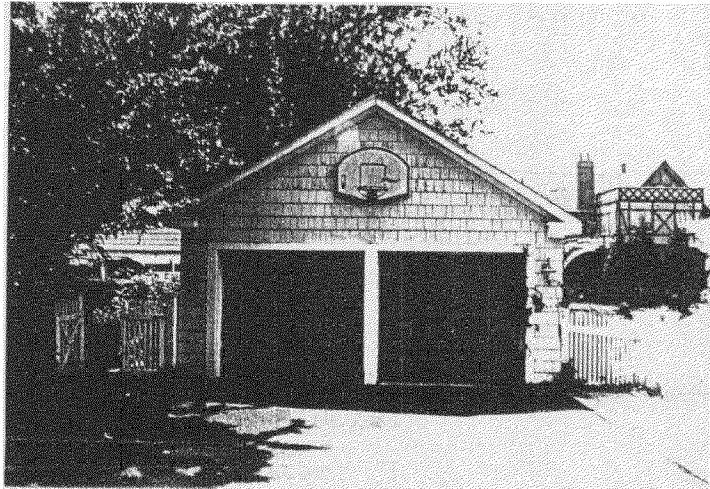
SK. 2



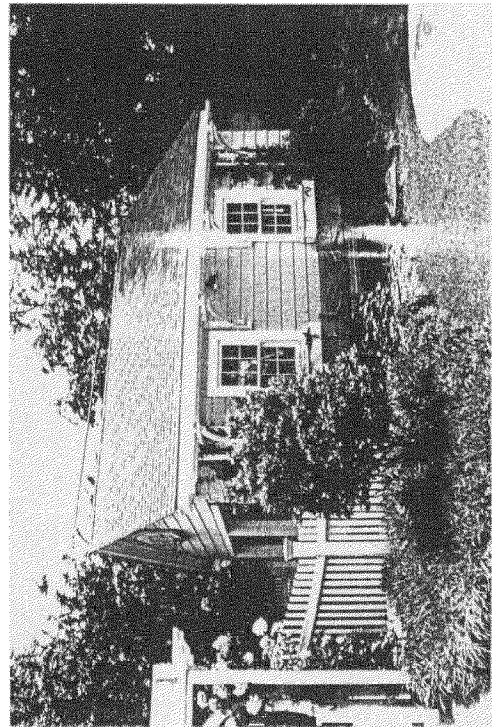
NORTH ELEVATION



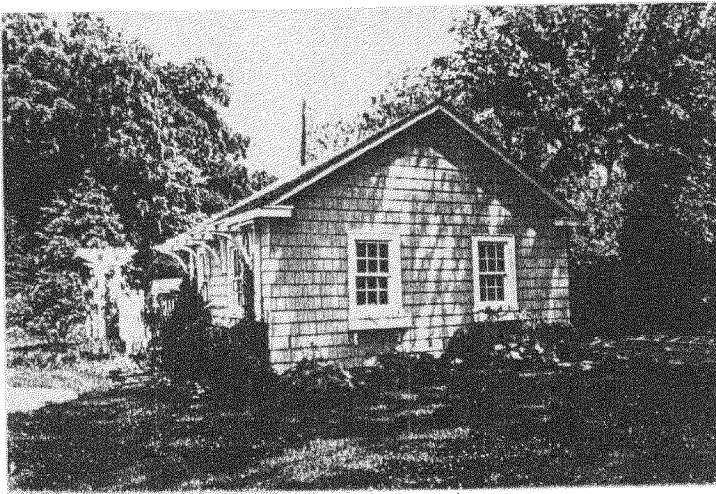
WEST ELEVATION AND PORCH



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXISTING PHOTOS

703-307-

5692

Call of questions

Richard C. Zambito
architects

4 0 0 1 B r a d d o c k R o a d

A l e x a n d r i a , V A 2 2 3 1 2

7 0 3 . 6 5 8 . 5 1 1 4

25 July, 2001

HPC
1109 Spring Street
Silver Spring, MD 20910

RE: Baschuk Residence - Garage Alteration and Addition
36 Primrose Street
Chevy Chase, MD 20815

To Whom It May Concern:

I am representing my client in applying for a Historic Area Work Permit. This permit will be for the alteration/addition of their existing garage. The renovated structure will be used as an artist's studio and garden storage. It will be divided into three spaces: Art studio, a study and storage area. The entire interior space will have a vaulted cathedral ceiling.

The addition will include approximately 310 SF. The additional built-out space and the existing structure will be conditioned space except for the storage area.

New construction will be sheathed in cedar shakes to match the existing shingles. All new windows and existing windows will be replaced with double hung painted wood sashes and insulated divided lites. The North Bay windows will be painted wood casement sashes. Fixed sashes with divided lites will be located in the dormers and will naturally light the interior space below. French doors will be added and the north garage door will be replaced with a new window and cedar shakes. The existing trellis will remain east of the entry porch. New wood columns that match the main house will be located at the entry and west porches. The exterior will be painted the same colors as the main house shown in the attached photos.

We believe this addition/alteration will actually enhance the property and improve the garage elevation that faces Brookville.

Thank you for your consideration and we look forward to your review and comments.

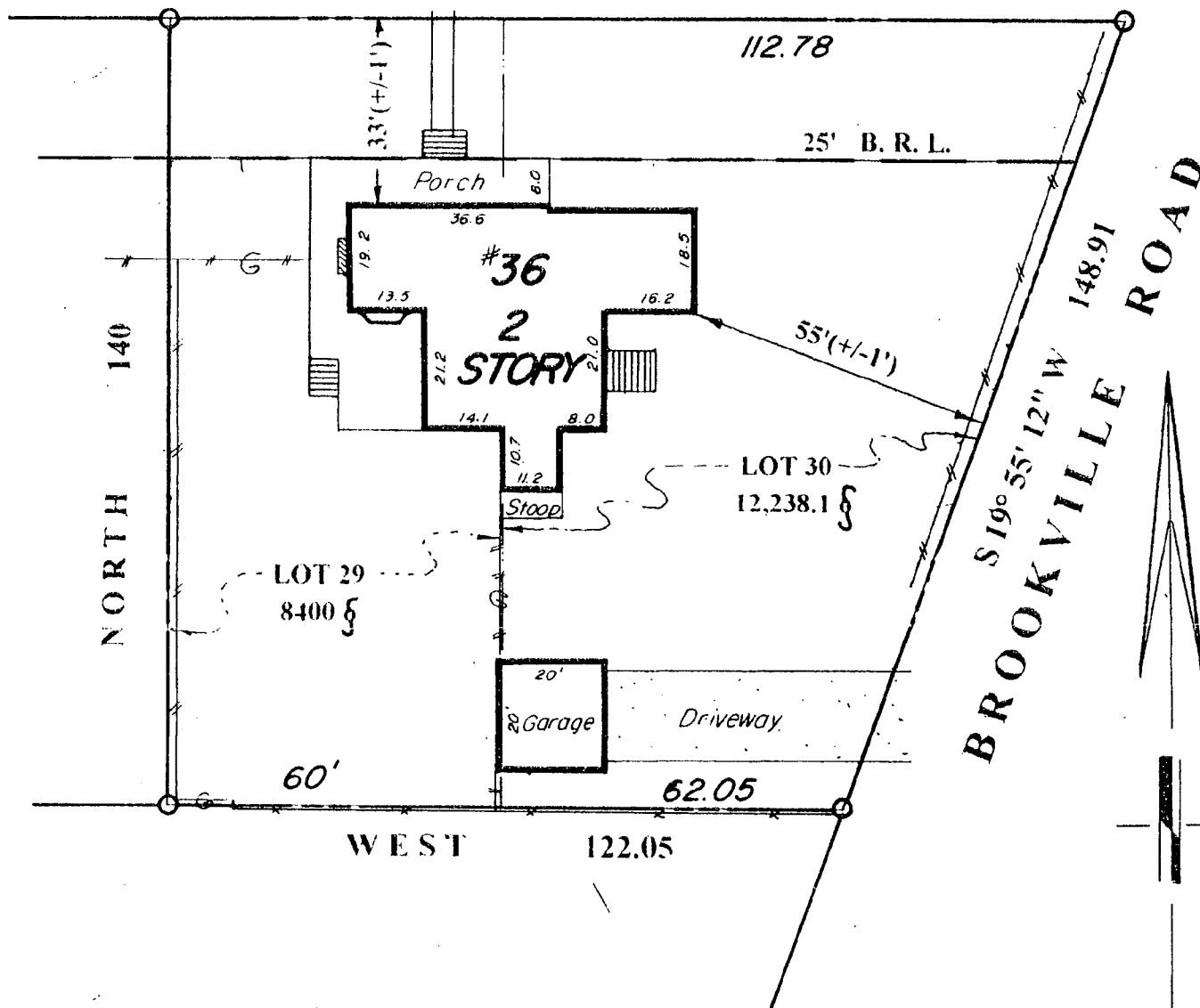
Sincerely,


Richard C. Zambito
Architect

Enc: Plan, East, West and North Elevations and Photos of Existing Structures

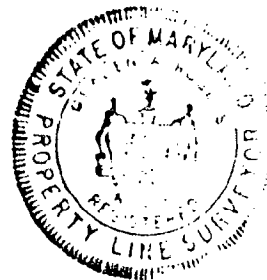
LANDTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740

PRIMROSE STREET
 EAST 172.78



NOTES:

1. The 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 re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The 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 re-financing.



NOTITLE REPORT FURNISHED

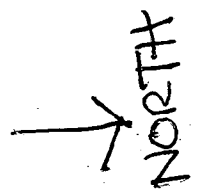
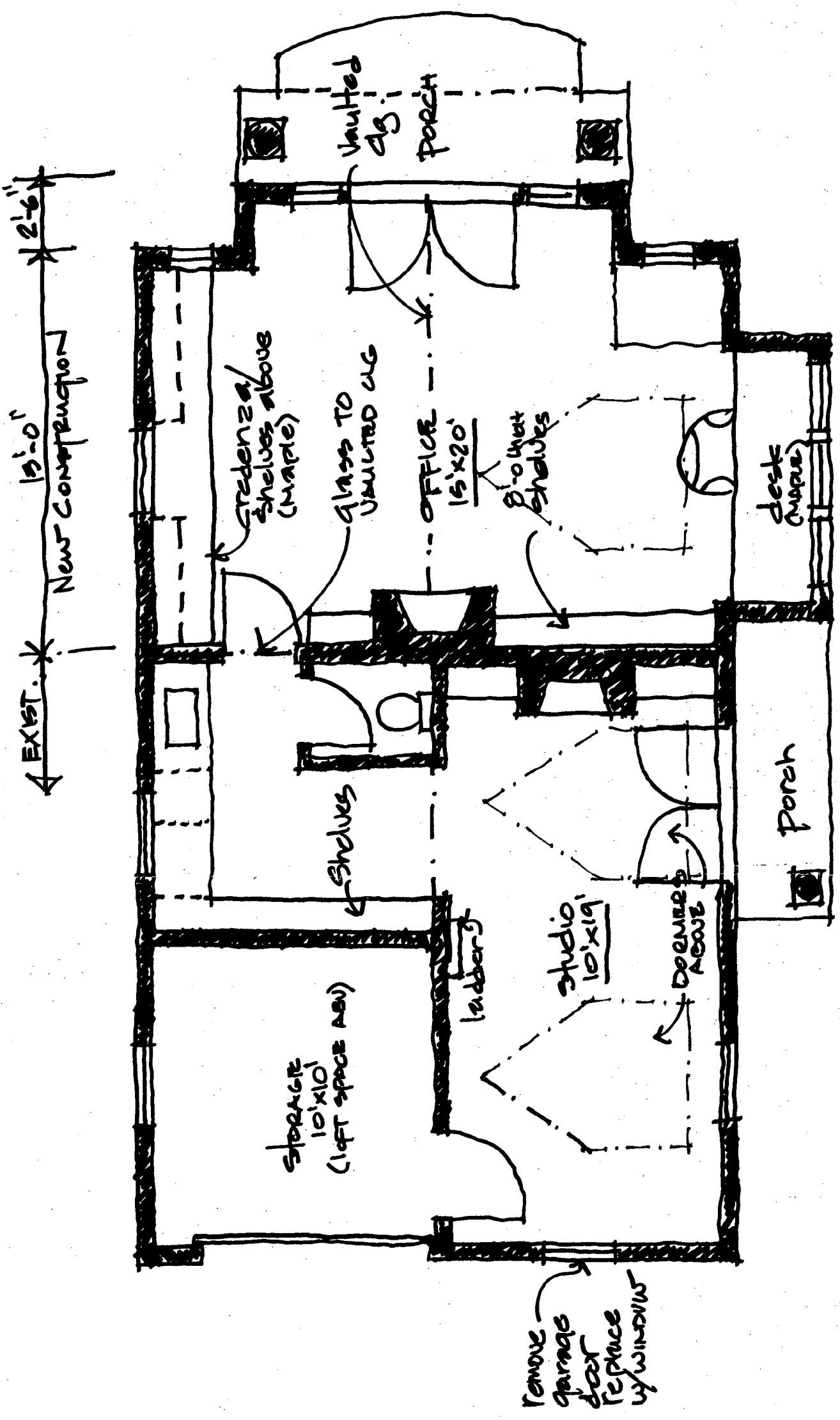
LOCATION PLAT OF:
 36 PRIMROSE STREET
 Montgomery County, Maryland
 SUBDIVISION
 Section No. 2
CHEVY CHASE

LOT: 29, 30	BLOCK: 57
PLAT BOOK: 2	PLAT NO: 106
DATE: April 17, 1997	SCALE: 1" = 30'
CASE NO: 97057	FILE NO: TM 97014

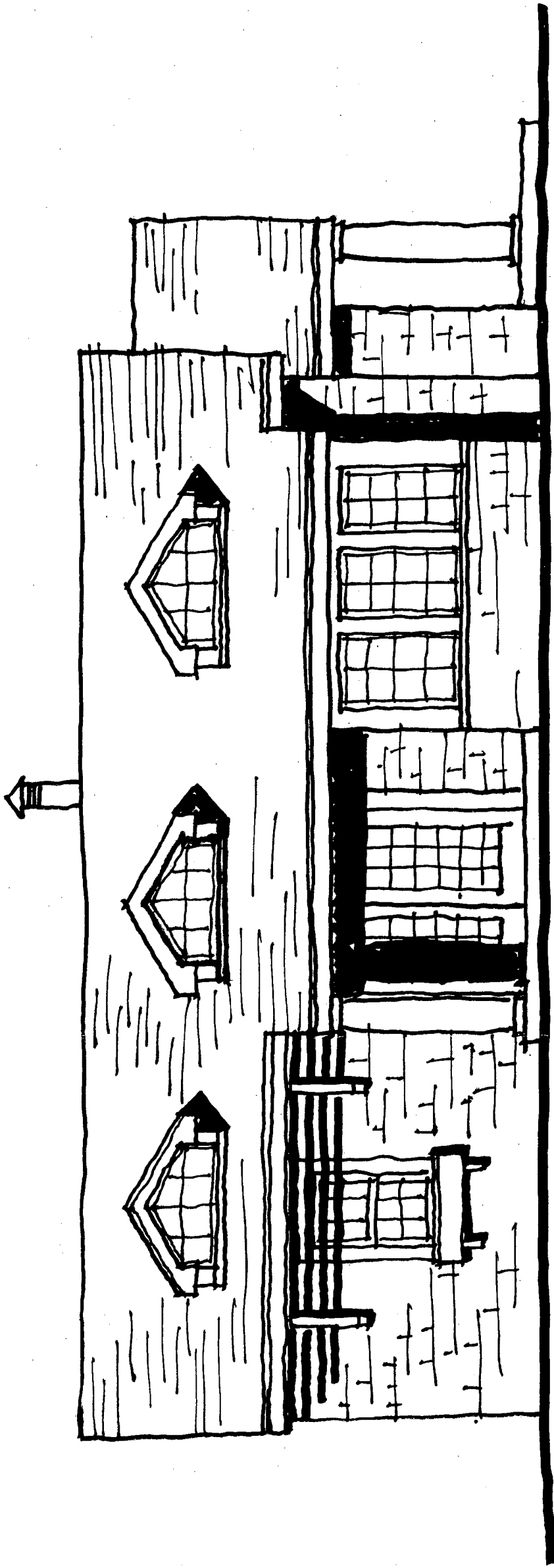
CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Graden A. Rogers

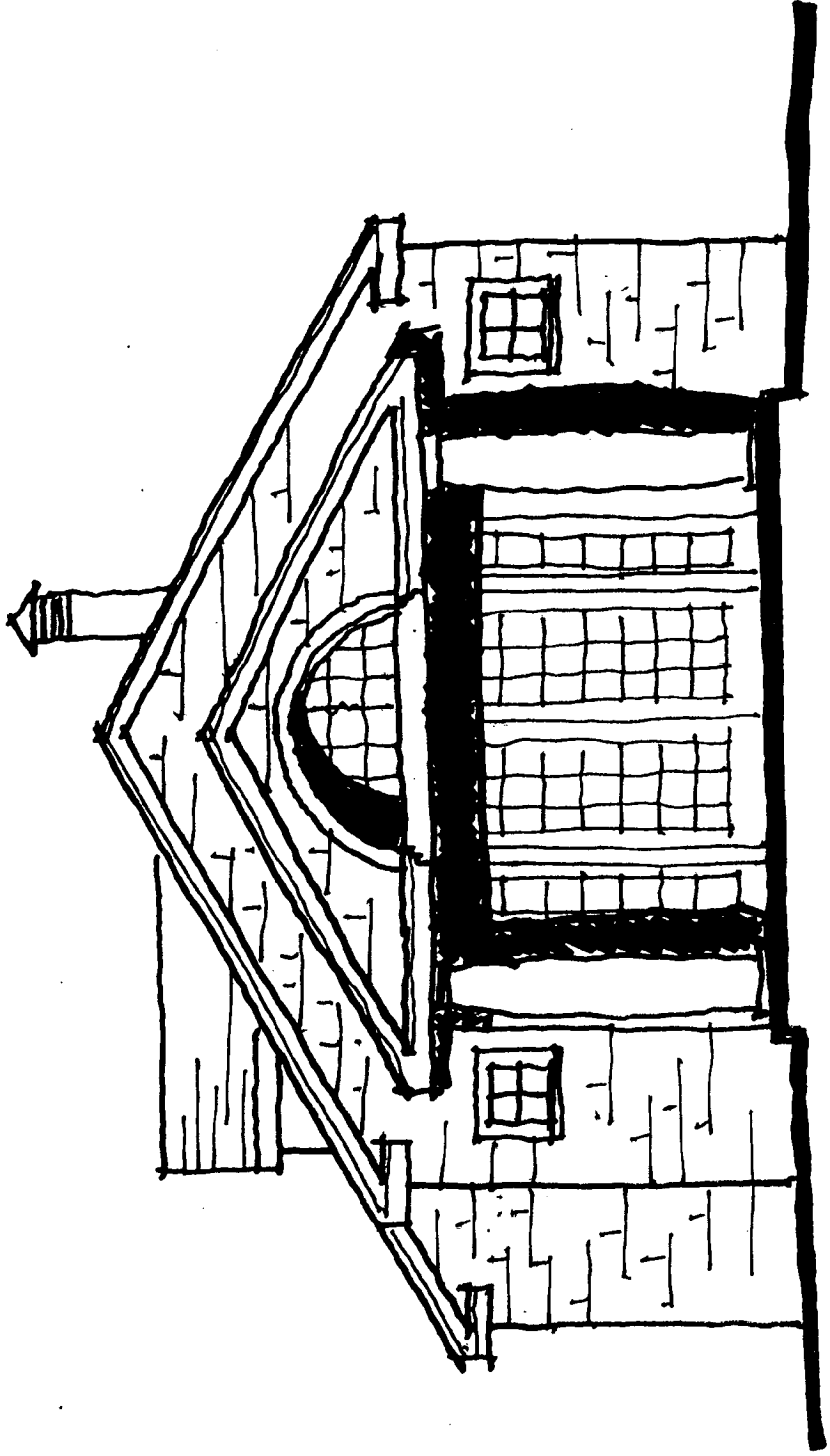
GRADEN A. ROGERS - PROP. L.S. MD. LIC. NO. 119



BASHUK RESIDENCE
 STORAGE ADDITION
 24'-1'-0" FLOOR PLAN
 RICHARDS C. ZAMARCO ARCHITECTS
 7-18-01 703.658.5114 SK.1

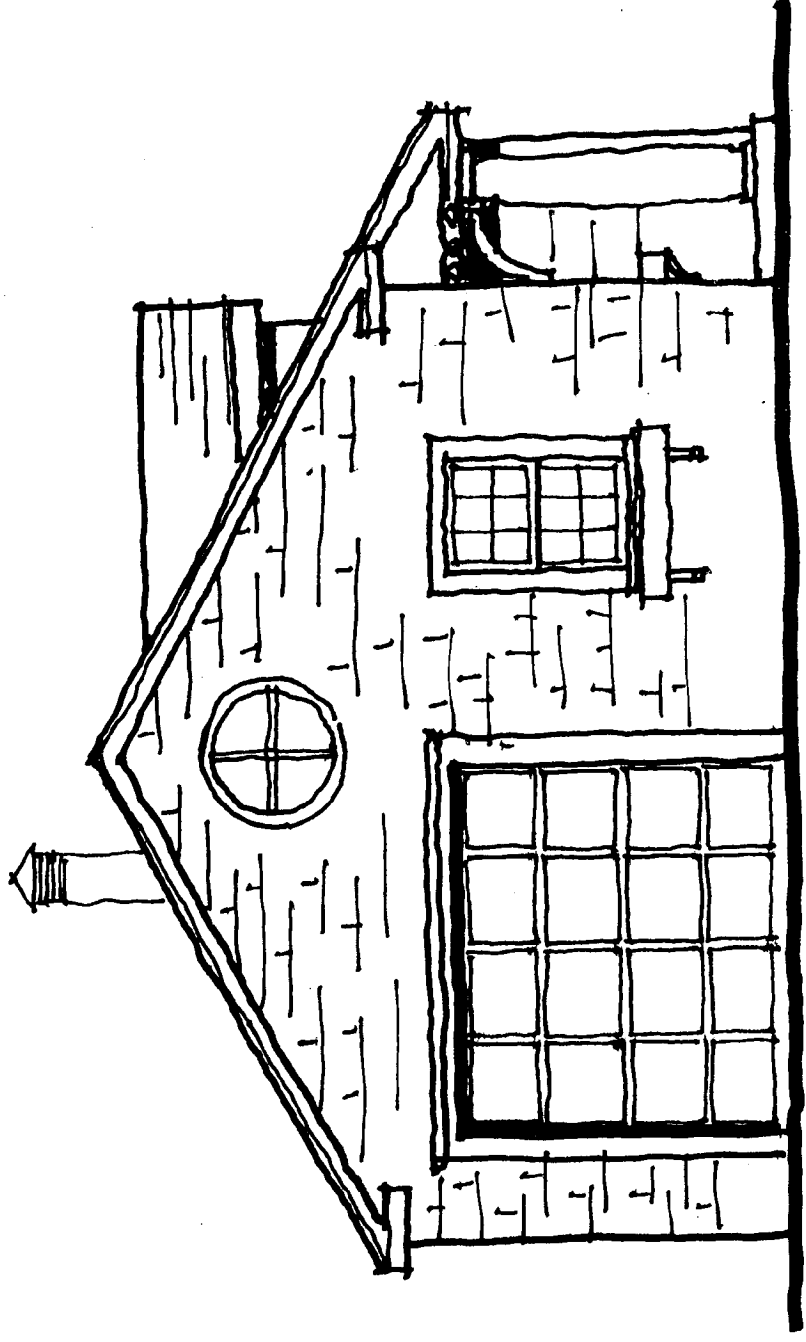


BRECHUK RESIDENCE
GARAGE ADDITION
1/4" x 1/8"
NORTH PLUMBING
RICHARDS C. ZAMBERTO ARCHITECTS
7.18.01 703.658.5147 SK.3



BASCHUK RESIDENCE
 GARAGE ADDITION
 1/4" = 1'-0" WEST ELEVATION
 RICHARD C. ZAMBRANO ARCHITECTS
 7.18.01 703.658.5114

SK. 4

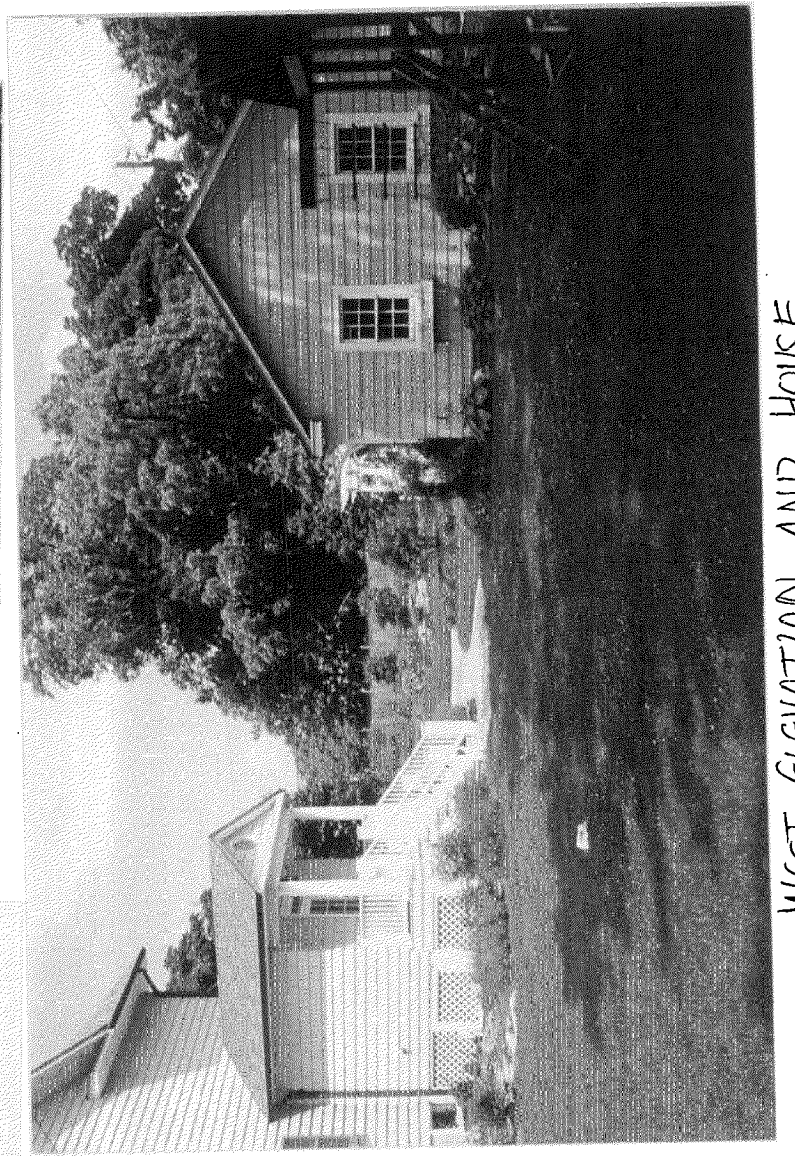


BASCHUK RESIDENCE
 GARAGE ADDITION
 1/4" = 1'-0" EAST ELEVATION
 RICHARD C. ZAMBRANO ARCHITECTS
 7.18.01 703.658.5114

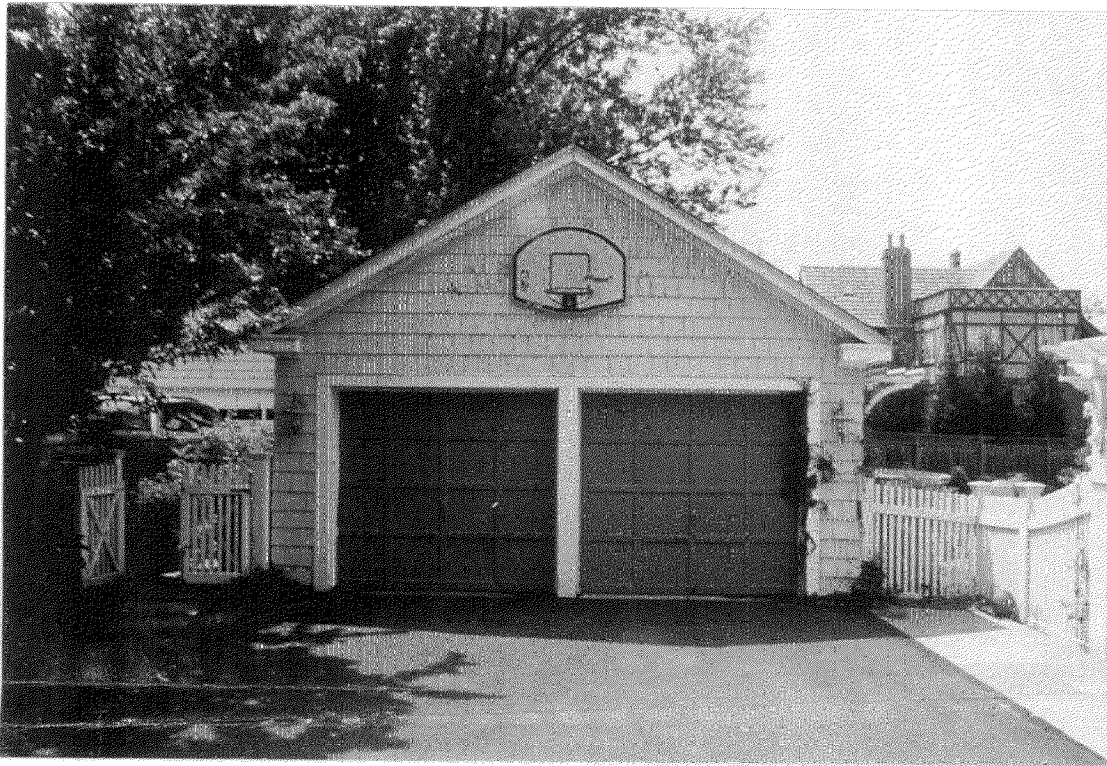
SK. 2



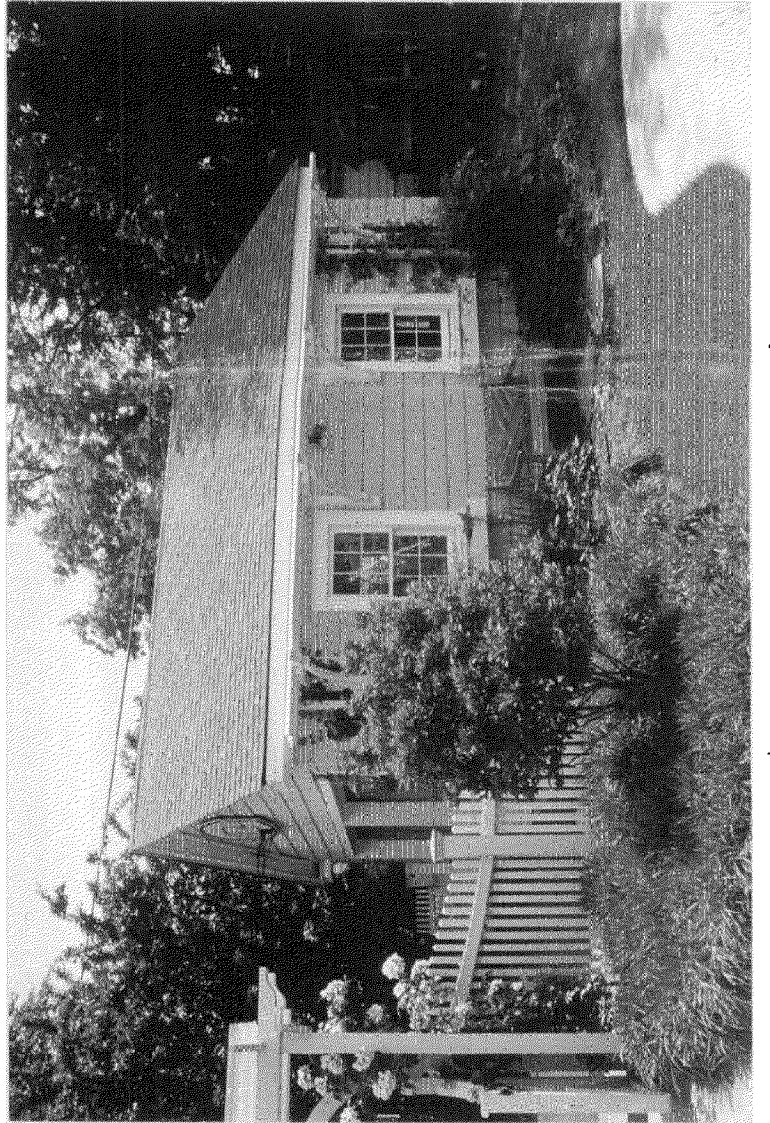
NORTH ELEVATION



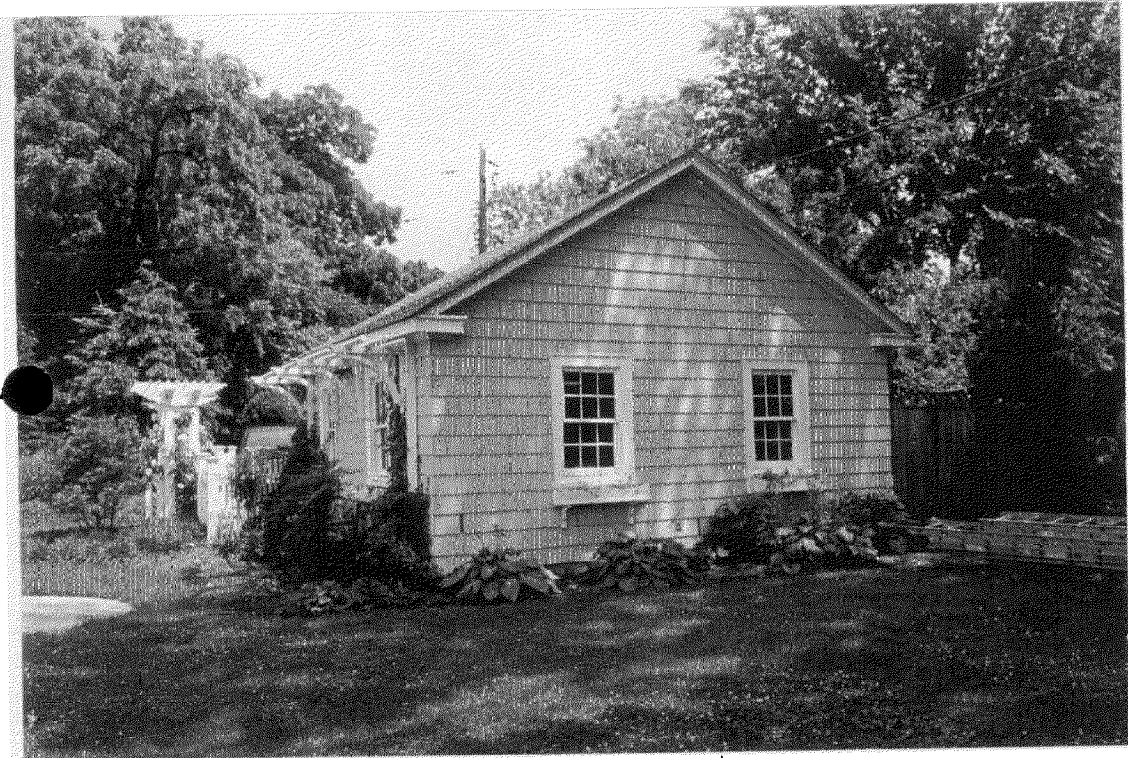
WEST ELEVATION AND HOUSE



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION