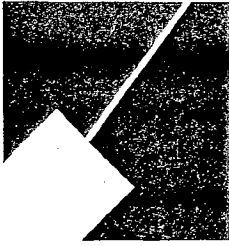


35/13-03E 12 Primrose Street  
(Chevy Chase Village Historic Dist.)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

August 14, 2003

Laura A. Kaupp, Assoc. AIA  
GOOD Architecture  
132 West Street, Suite A  
Annapolis, MD 21401

Re: Project at 12 Primrose Street, Chevy Chase, MD

Dear Ms. Kaupp:

This letter is regarding your proposed revision to your approved Historic Area Work Permit (DPS # 296561 / HAWP # 35/13-03E) for construction of a garden pavilion at 12 Primrose Street, Chevy Chase. Your request to change the location of the garden pavilion to the back of yard behind the pool is approved. Enclosed please find your revised site plan marked with the Commission's approval. Any additional revisions to this project must be reviewed by the HPC.

This letter will serve as your official approval for this revision. If you have any additional questions, please do not hesitate to contact me at 301-563-3400. Thank you for your cooperation and assistance in this matter.

Sincerely,

Anne Fothergill  
Historic Preservation Planner

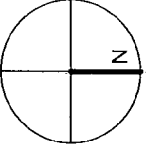
Cc: Reggie Jetter, Department of Permitting Services

Renovations to the  
**Bainum  
Residence**  
12 Primrose Street  
Chevy Chase, Maryland

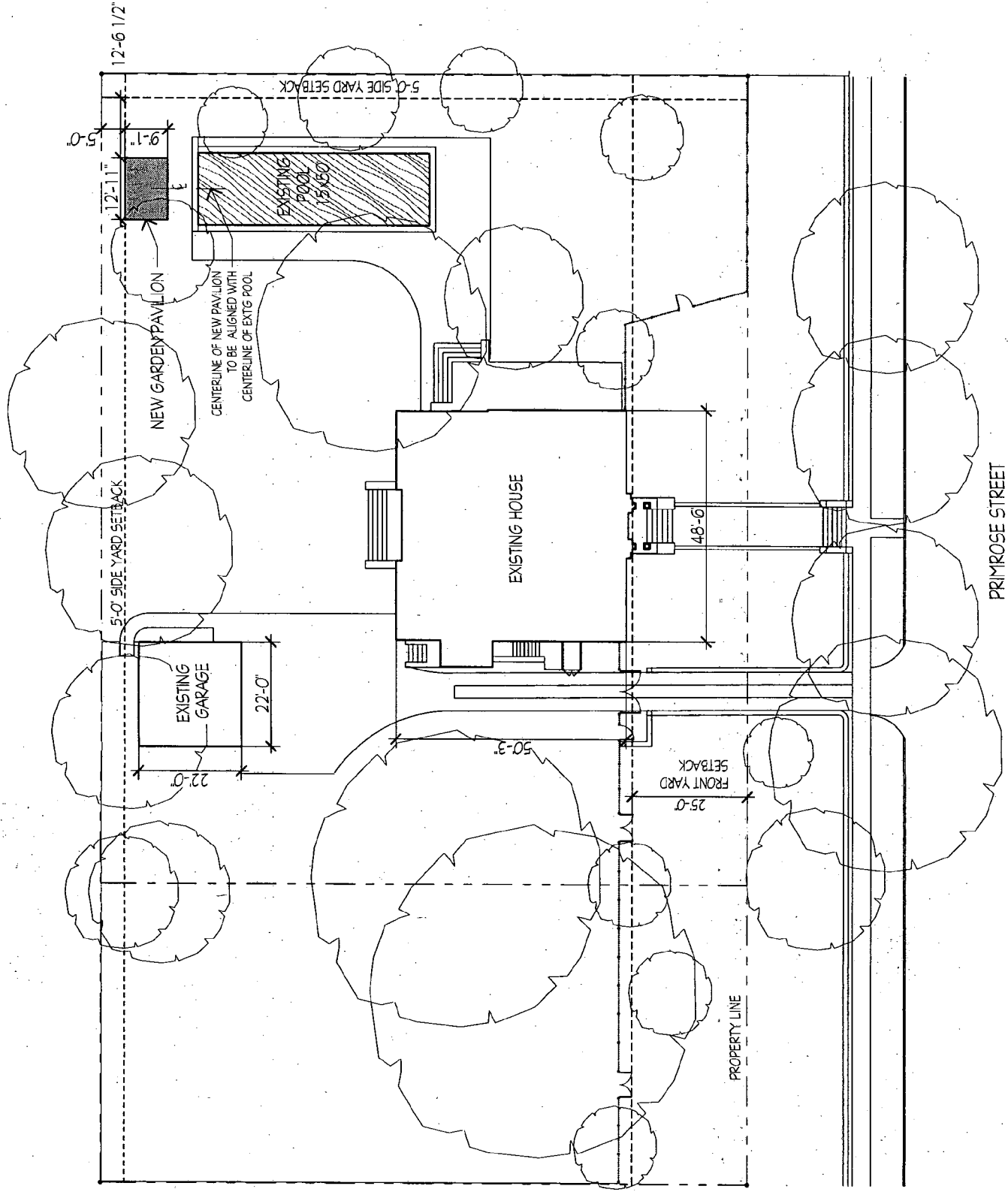
**Garden  
Pavilion  
Site Plan**  
Scale: 1" = 30'-0"

ISSUED:  
08.08.2003  
For Construction

**AS.0**



132 West Street, Suite A  
Annapolis, Maryland 21401  
phone 410-268-7414  
fax 410-268-7438  
e-mail aoodarch@aol.com

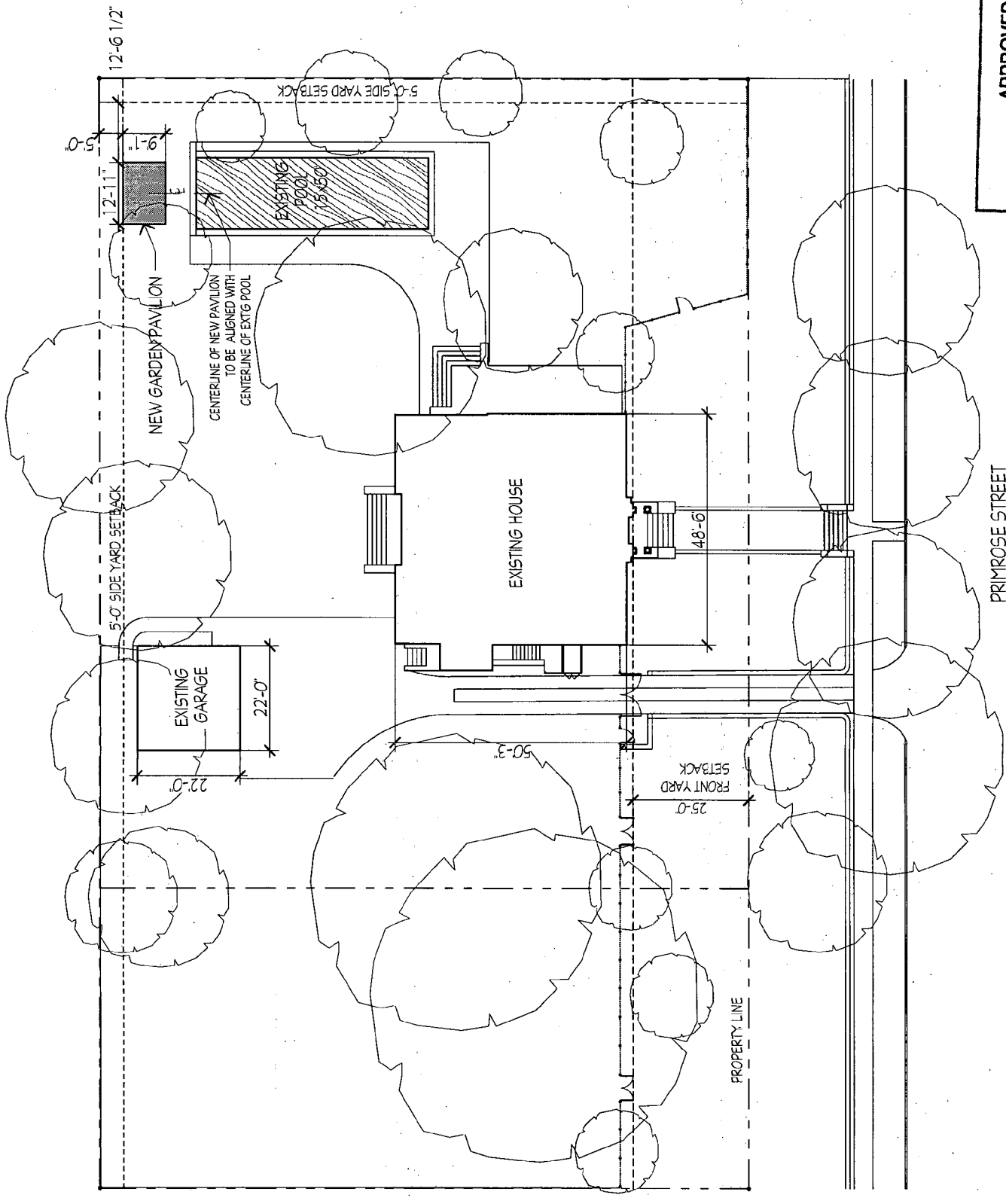


APPROVED  
Montgomery County  
Health Preservation Commission  
*[Signature]*  
08-14-03

Renovations to the  
**Bainum Residence**  
 12 Primrose Street  
 Chevy Chase, Maryland

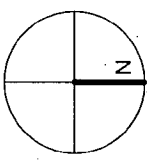
**Garden Pavilion**  
**Site Plan**  
 Scale: 1" = 30'-0"

ISSUED:  
 08.08.2003  
 For Construction



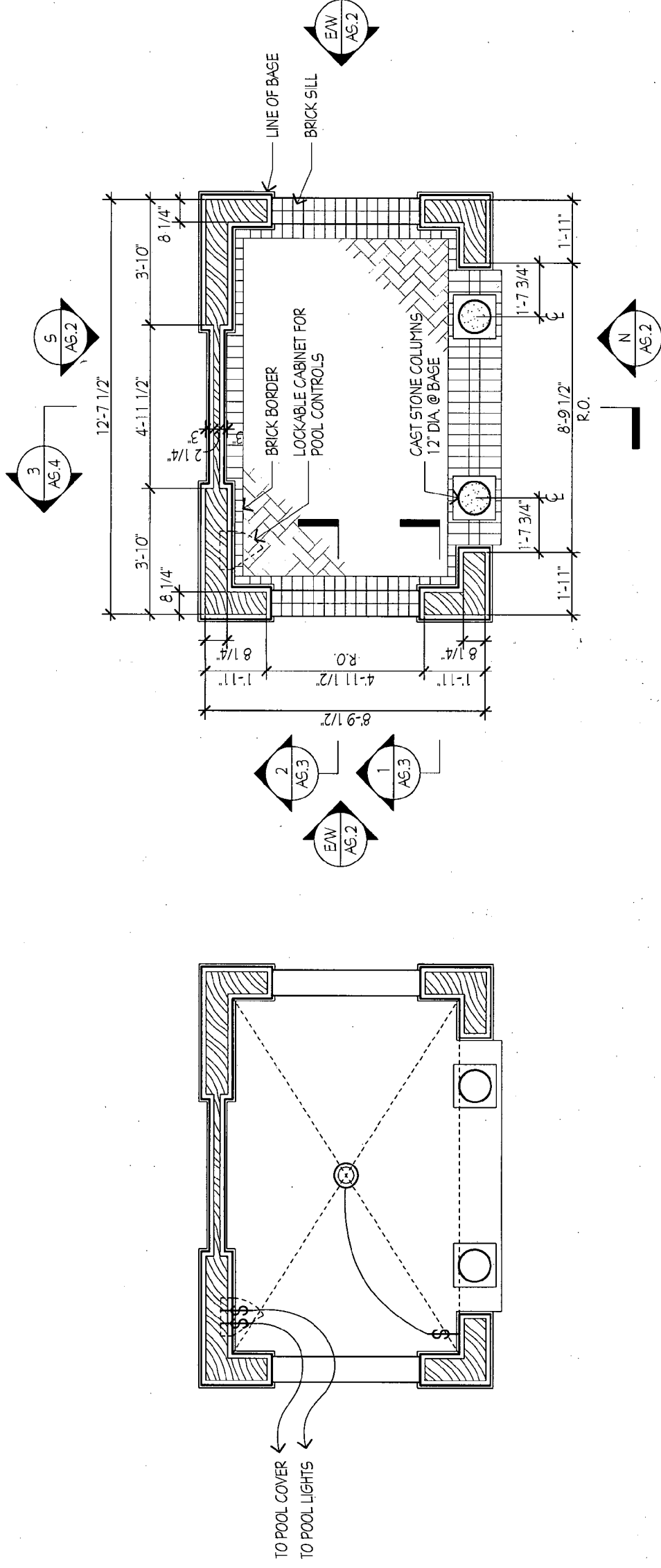
APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Sharon E. Wilsey* 8/18/03



**AS.0**

**Garden  
Pavilion  
Plans**



**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

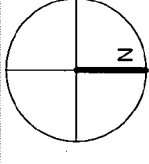
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

ISSUED:  
08.08.2003  
For Construction

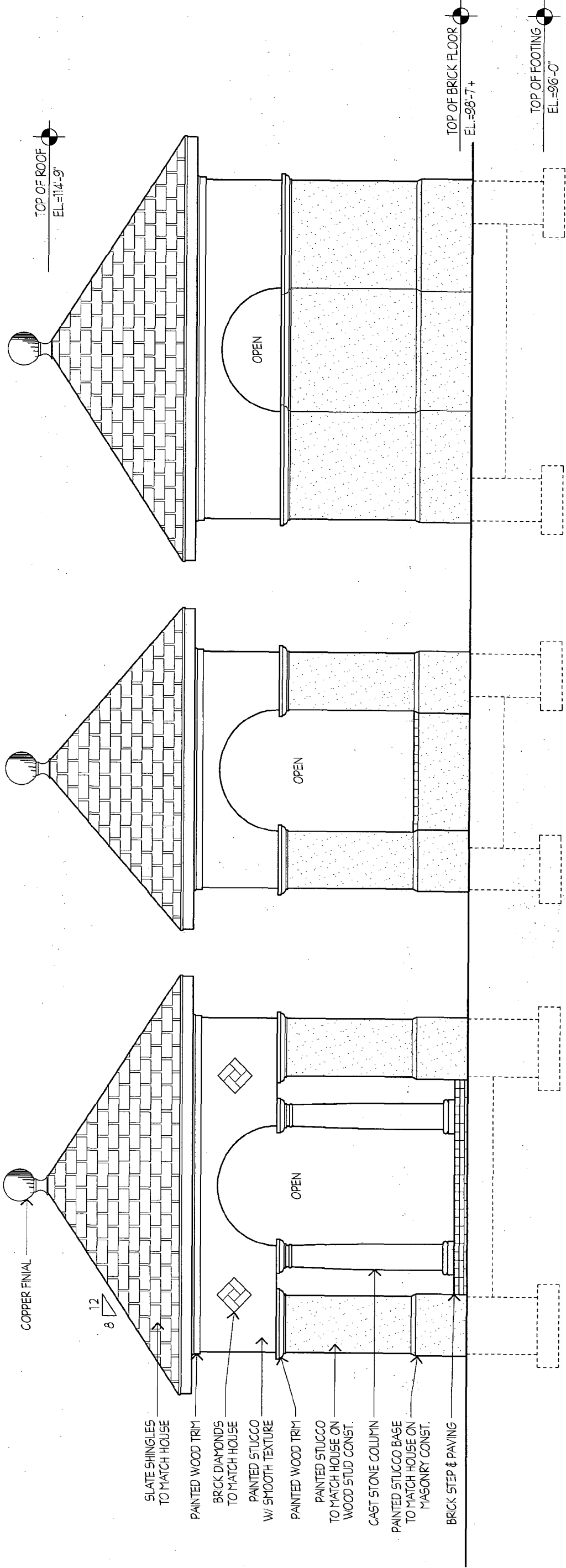
8/18/03

**AS.1**



Renovations to the  
**Bainum  
Residence**  
12 Primrose Street  
Chevy Chase, Maryland

# Garden Pavilion Elevations



- SLATE SHINGLES TO MATCH HOUSE
- PAINTED WOOD TRIM
- BRCK DIAMONDS TO MATCH HOUSE
- PAINTED STUCCO W/ SMOOTH TEXTURE
- PAINTED WOOD TRIM
- PAINTED STUCCO TO MATCH HOUSE ON WOOD STUD CONST.
- CAST STONE COLUMN
- PAINTED STUCCO BASE TO MATCH HOUSE ON MASONRY CONST.
- BRCK STEP & PAVING

ISSUED:  
08.08.2003  
For Construction

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

**EAST/WEST ELEV.**  
SCALE: 1/4" = 1'-0"

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

APPROVED  
Montgomery County  
Historic Preservation Commission

*Sharon C. Calvey*

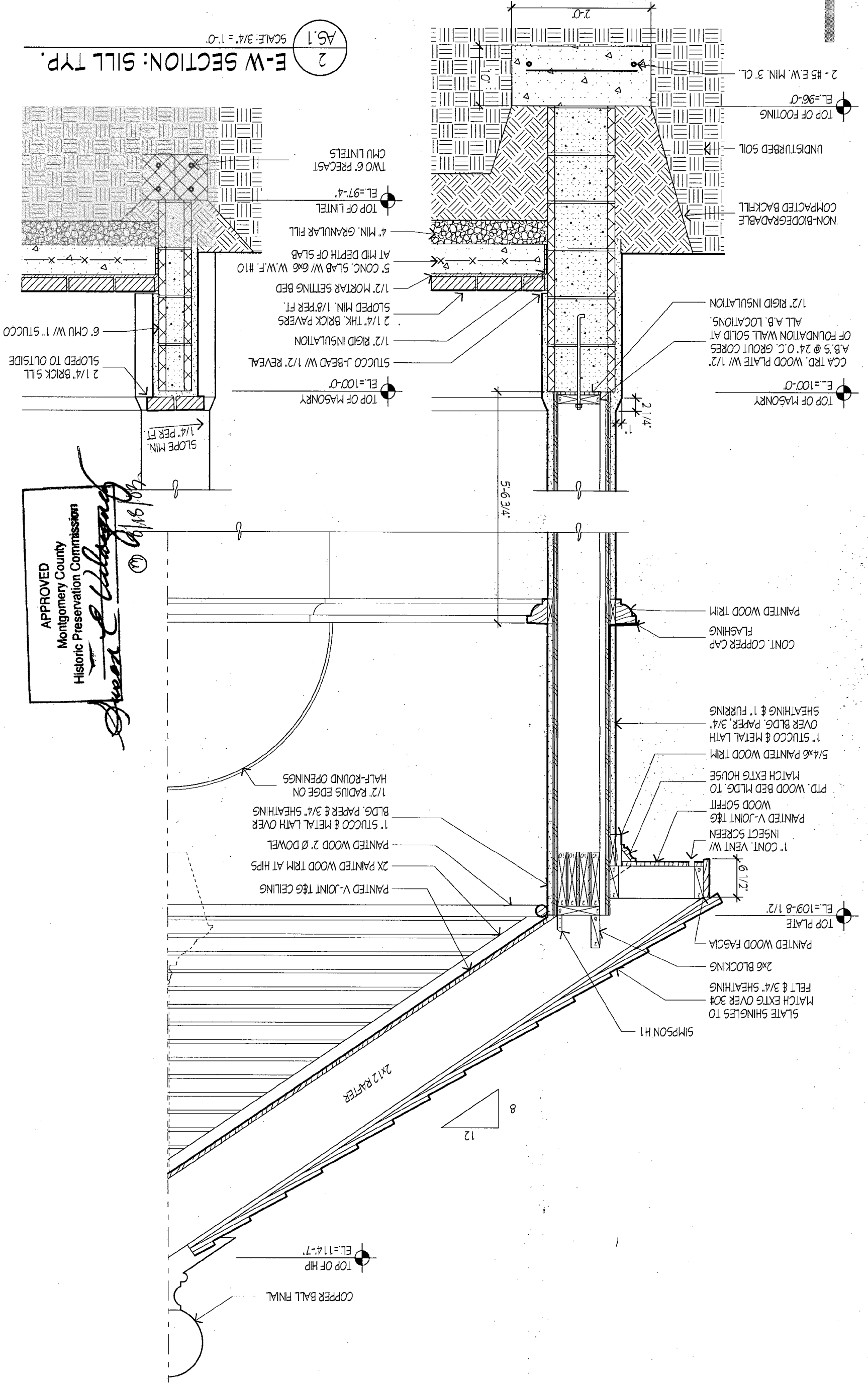
8/18/03

# AS.2

132 West Street, Suite A  
Annapolis, Maryland 21401  
phone 410-268-7414  
fax 410-268-7438  
e-mail goodarch@aol.com

**1**  
E-W SECTION: CORNER WALL TYP.  
SCALE: 3/4" = 1'-0"

**2**  
E-W SECTION: SILL TYP.  
SCALE: 3/4" = 1'-0"



APPROVED  
Montgomery County  
Historic Preservation Commission

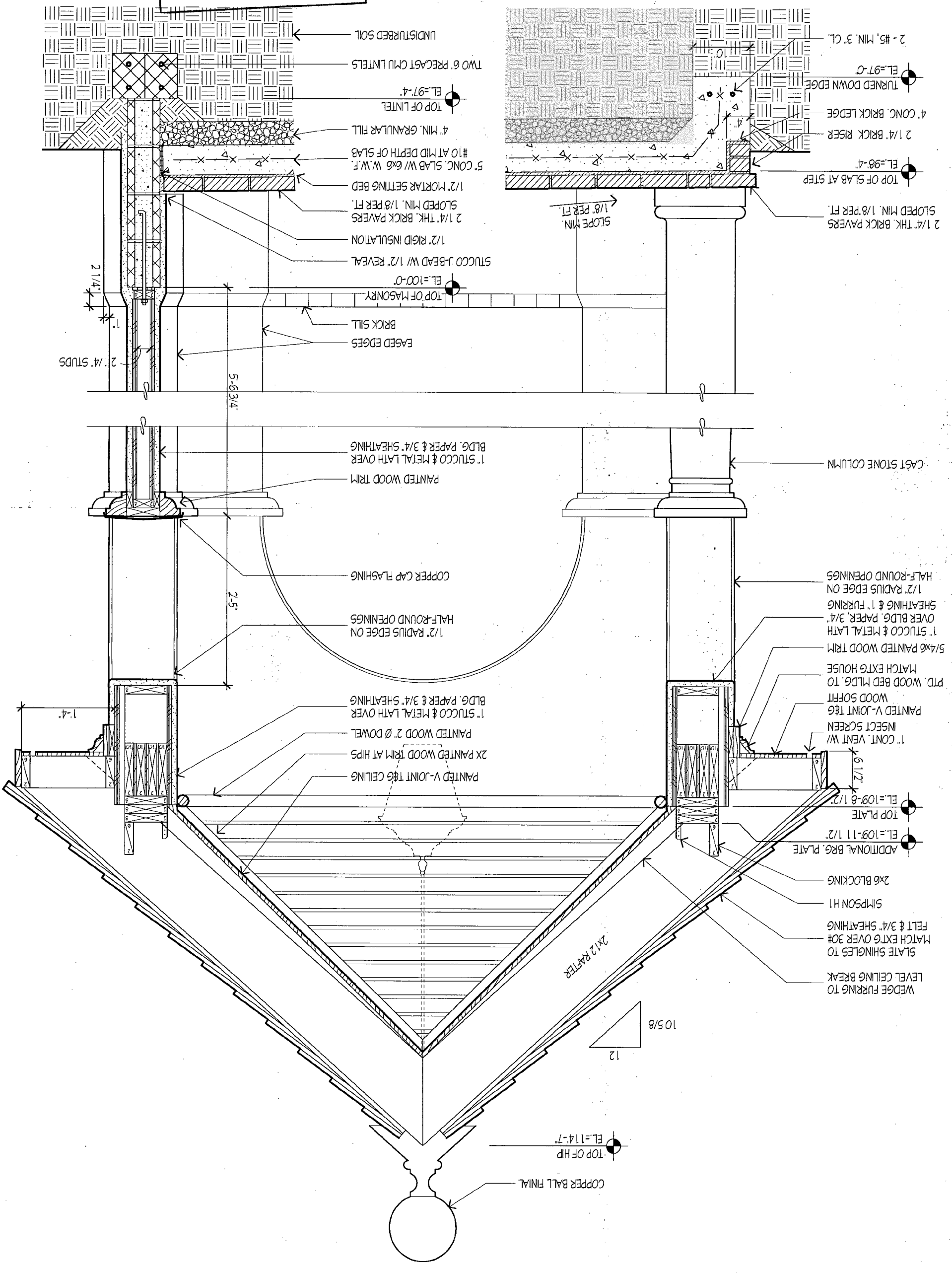
*James C. Tolson*

6/15/03

*Sheeran & Williams*  
 Historic Preservation Commission  
 APPROVED  
 Montgomery County  
 08/18/03

**N-S SECTION THRU PAVILION CENTER**

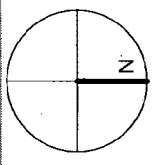
3  
 AS.1  
 SCALE: 3/4" = 1'-0"



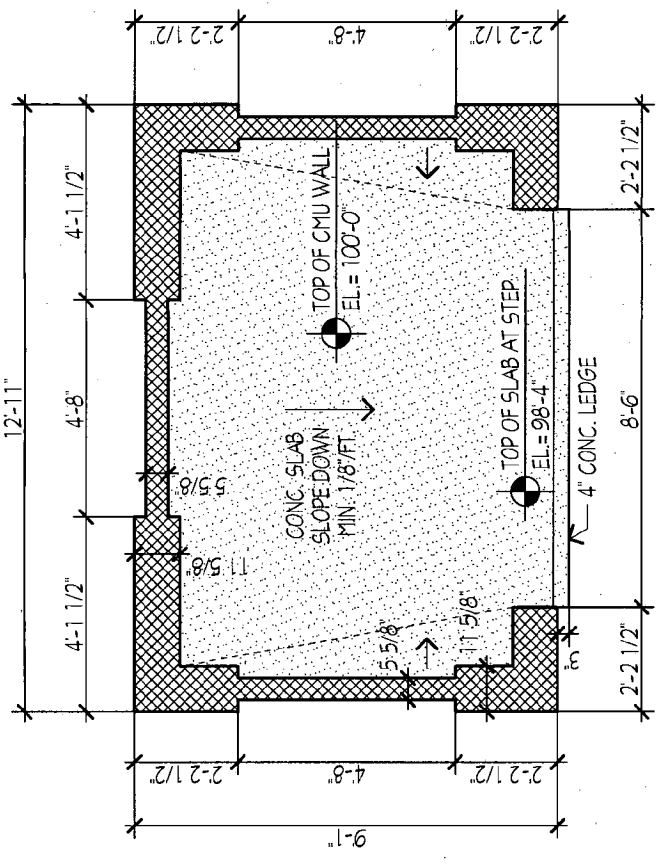


ISSUED:  
 08.08.2003  
 For Construction

**AS.5**

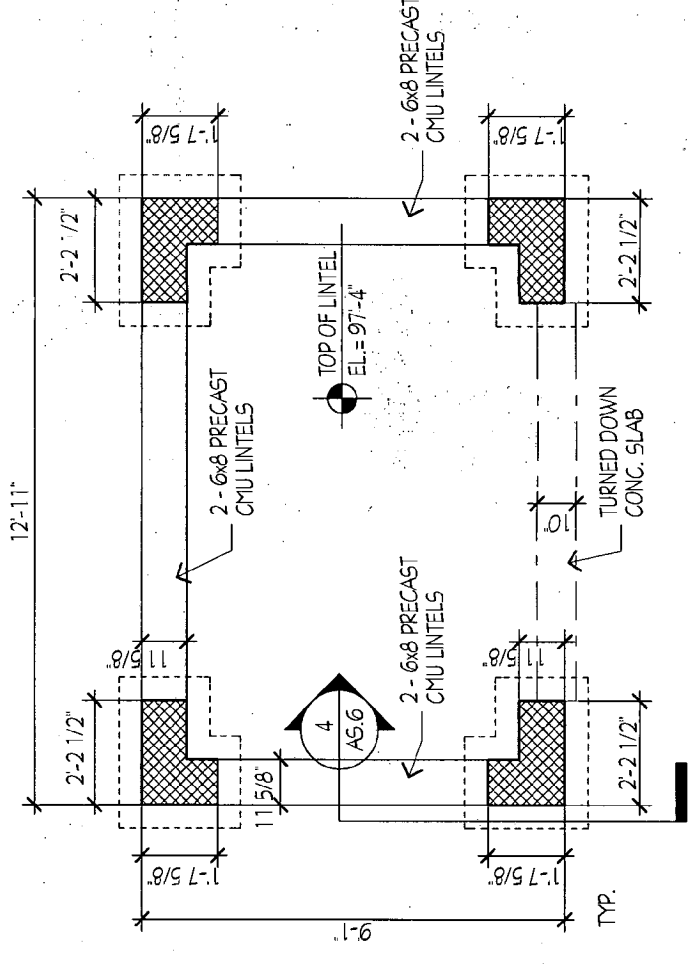


132 West Street, Suite A  
 Annapolis, Maryland 21401  
 phone 410-268-7414  
 fax 410-268-7438  
 e-mail goodarch@aol.com



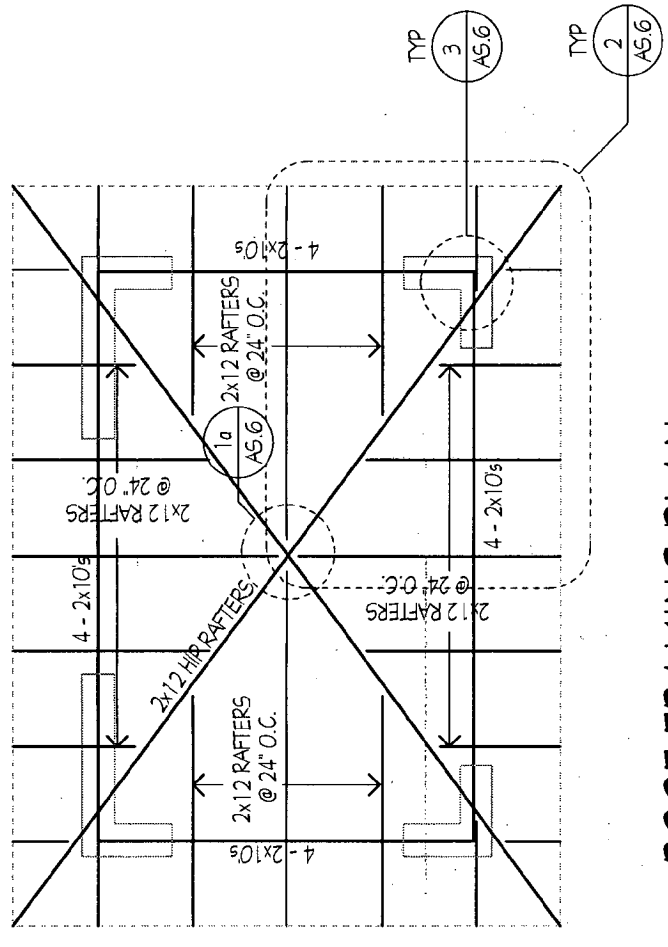
**PLAN OF MASONRY AT BASE**

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



**FOUNDATION PLAN**

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



**ROOF FRAMING PLAN**

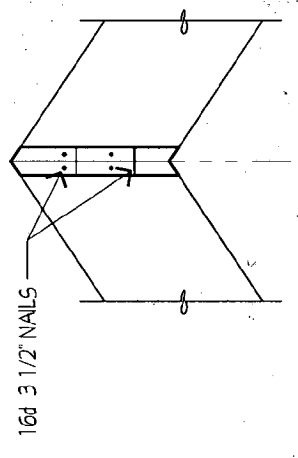
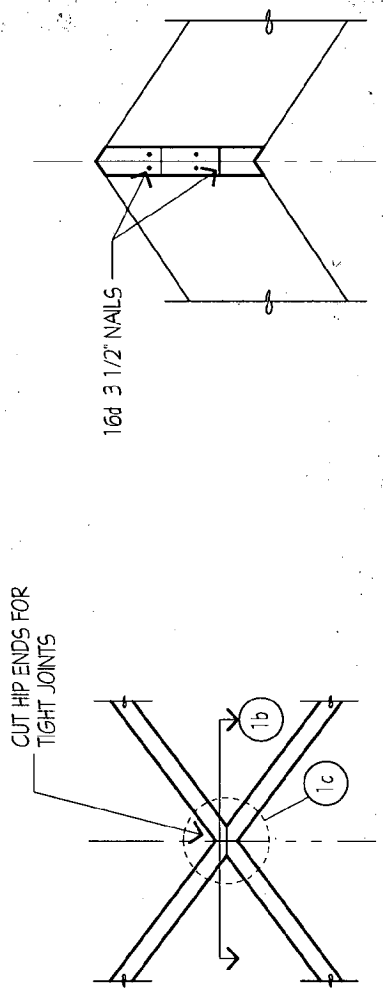
SCALE: 1/4" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission

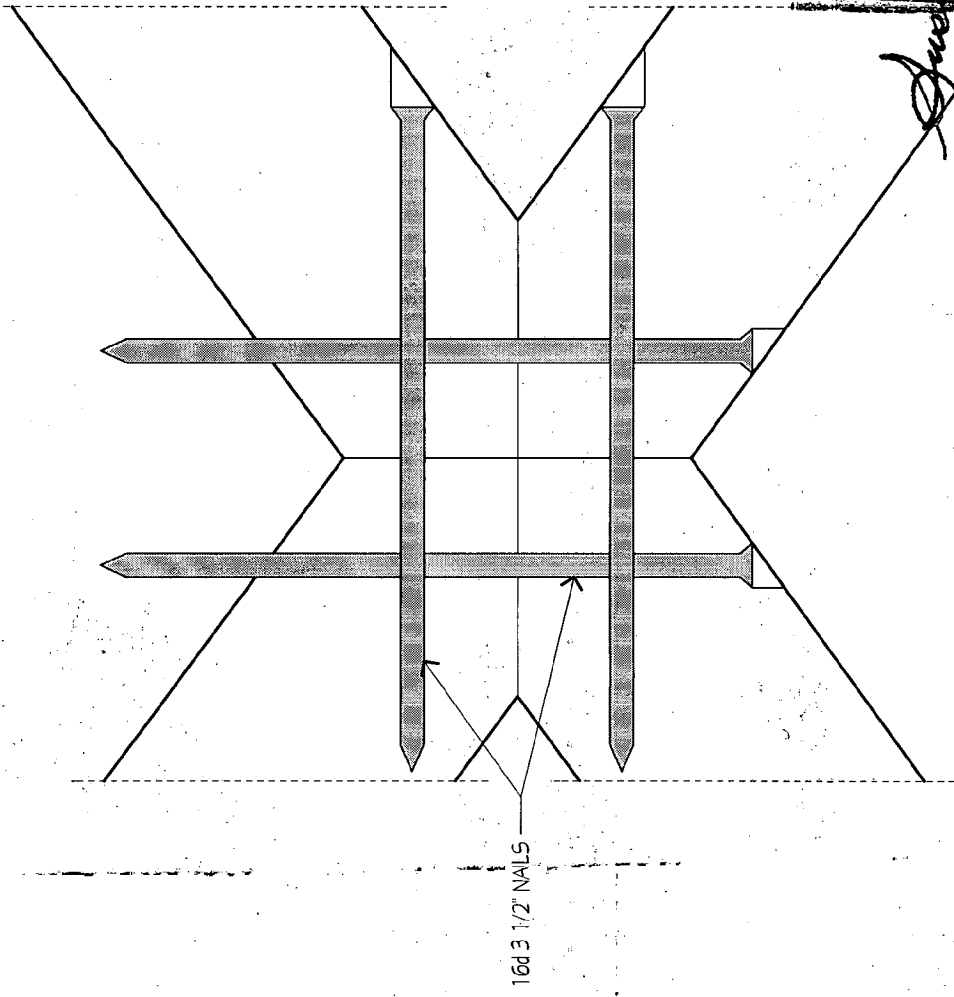
*Sharon C. Delaney*  
 05/16/03

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Sharon C. Calhoun*  
08/16/03

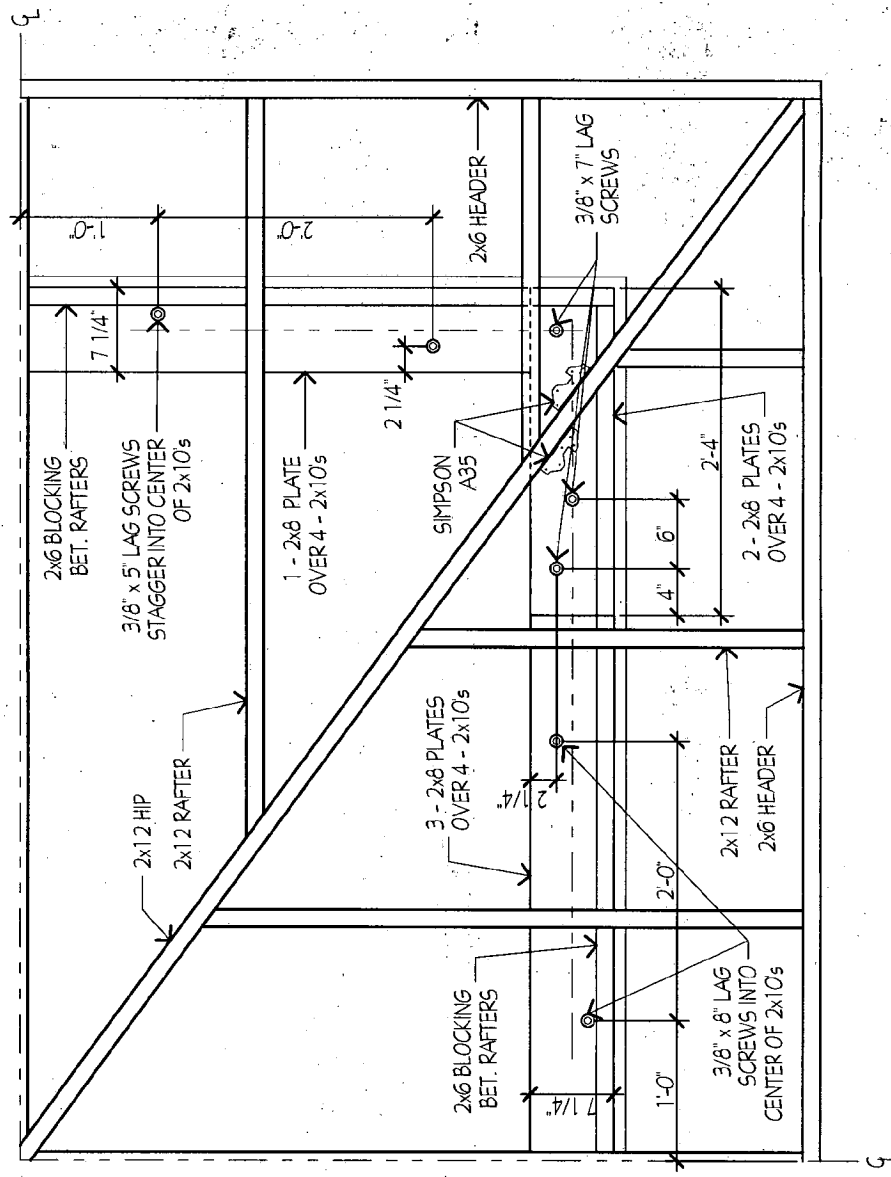
ISSUED:  
08.08.2003  
For Construction



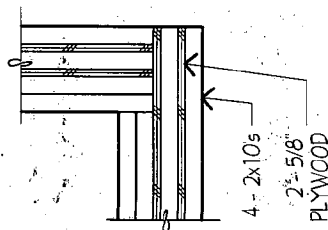
1a AS.5 SCALE: 3/4" = 1'-0"  
1b AS.6 SCALE: 3/4" = 1'-0"



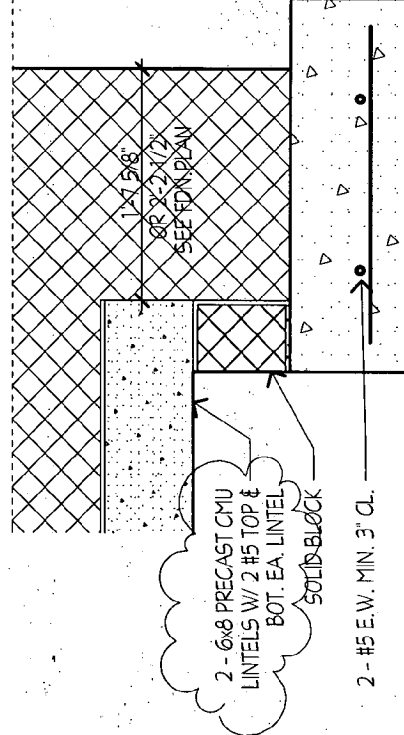
1c AS.6 SCALE: FULL SIZE



2 AS.5 SCALE: 3/4" = 1'-0"



3 AS.5 SCALE: 3/4" = 1'-0"



4 AS.5 SCALE: 3/4" = 1'-0"

CONCRETE LINTEL BEARING

GOOD

ARCHITECTURE

August 11, 2003

Ms. Anne Fothergill  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: 12 Primrose Street, Chevy Chase, MD

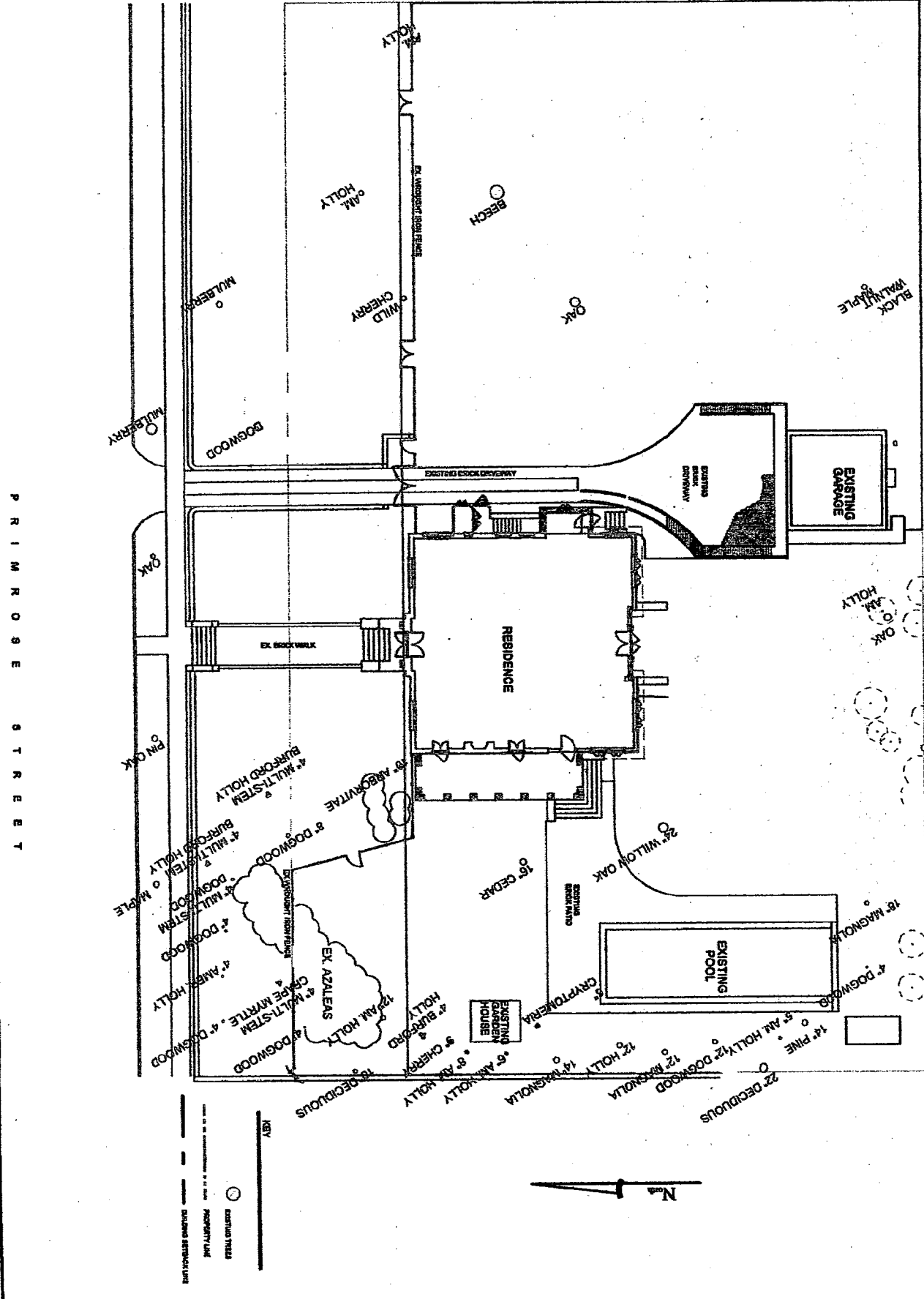
Dear Anne,

Enclosed are 2 copies of the revised Garden Pavilion site plan showing the new location. I enclosed a copy of the tree plan, but realized that the copy you have should be fine, (I had forgotten that we submitted a tree plan showing the entire site). Please call if you have any questions. We appreciate your support of this project!

Sincerely,



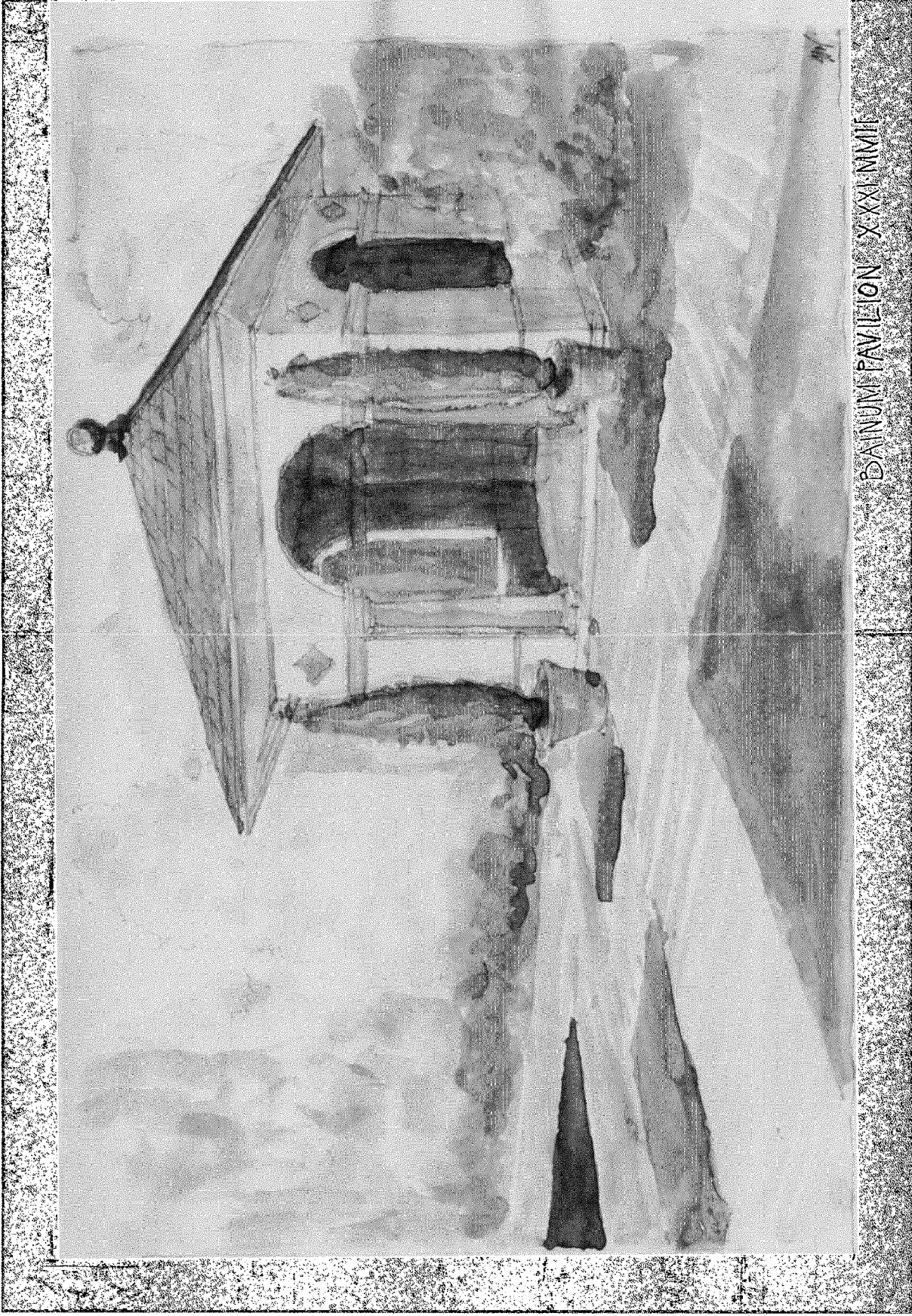
Laura A. Kaupp, Assoc. AIA  
GOOD/Architecture



1"=30'

**BAINUM RESIDENCE**  
 12 PRIMROSE STREET CHEVY CHASE, MD 20815

LILA FERRENCK Landscape architect & garden design  
 6004 West Avenue Chevy Chase, MD 20815 (301) 907-7700



BAINUM PAVILION X XXI MMII

# THE BAINUM RESIDENCE

*Proposed Garden Pavilion*

21 January 2003

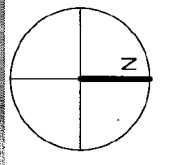
by GOOD ARCHITECTURE

Renovations to the  
**Bainum  
Residence**  
12 Primrose Street  
Chevy Chase, Maryland

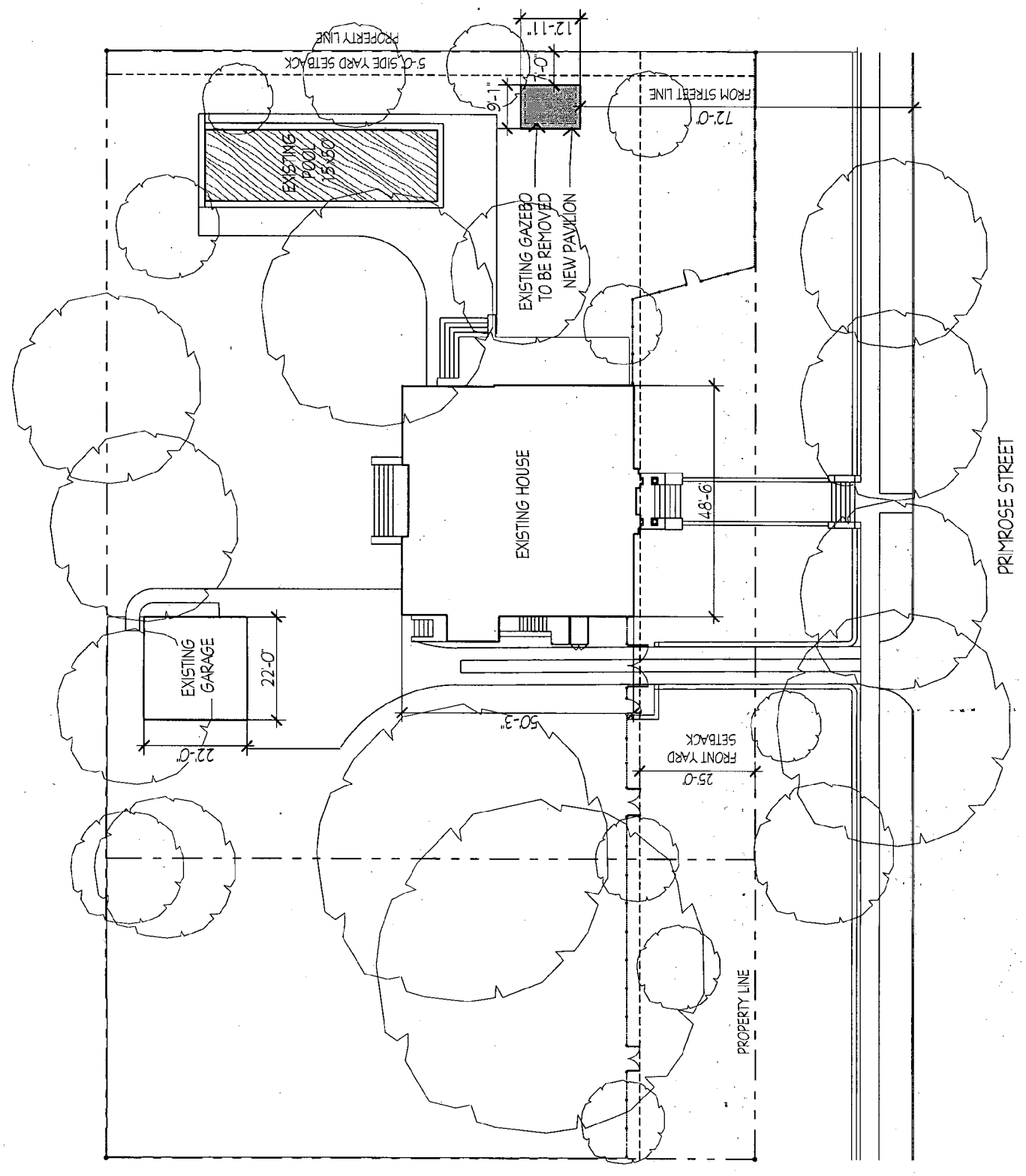
**Garden  
Pavilion  
Site Plan**  
Scale: 1" = 30'-0"

**ISSUED:**  
01.21.2003  
For HPC Review

**AS.0**



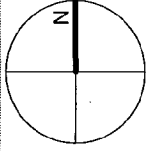
132 West Street, Suite A  
Annapolis, Maryland 21401  
phone 410-268-7414  
fax 410-268-7438  
e-mail goodarch@aol.com



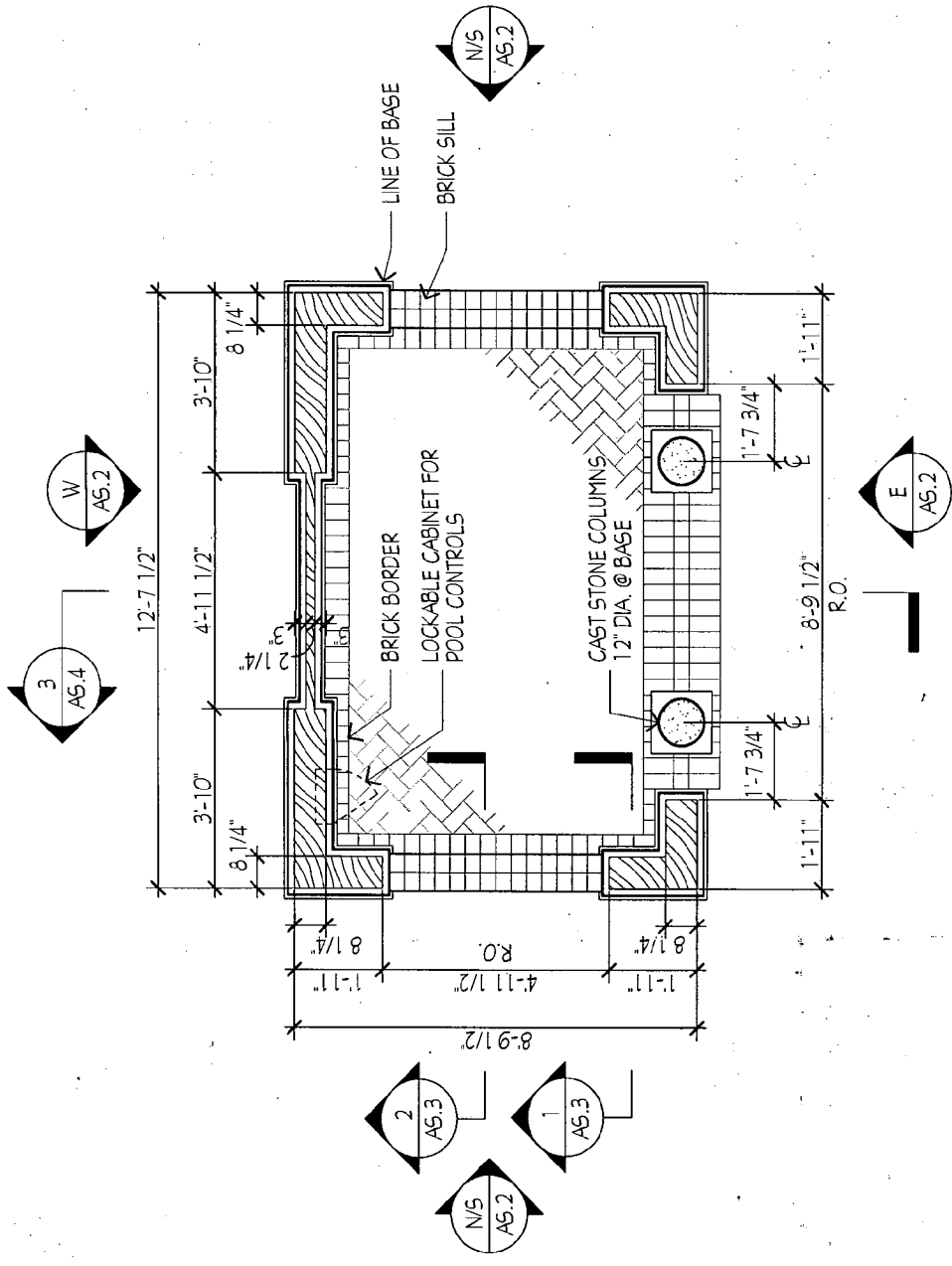
**Garden  
Pavilion  
Plans**

**ISSUED:**  
01.21.2003  
For HPC Review

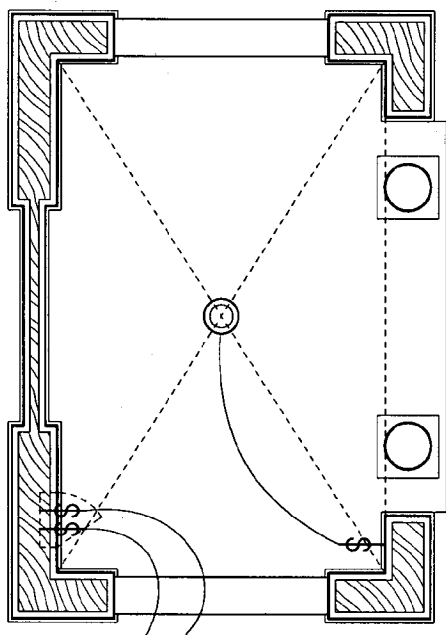
**AS.1**



132 West Street, Suite A  
Annapolis, Maryland 21401  
phone 410-268-7414  
fax 410-268-7438  
e-mail goodarch@aol.com



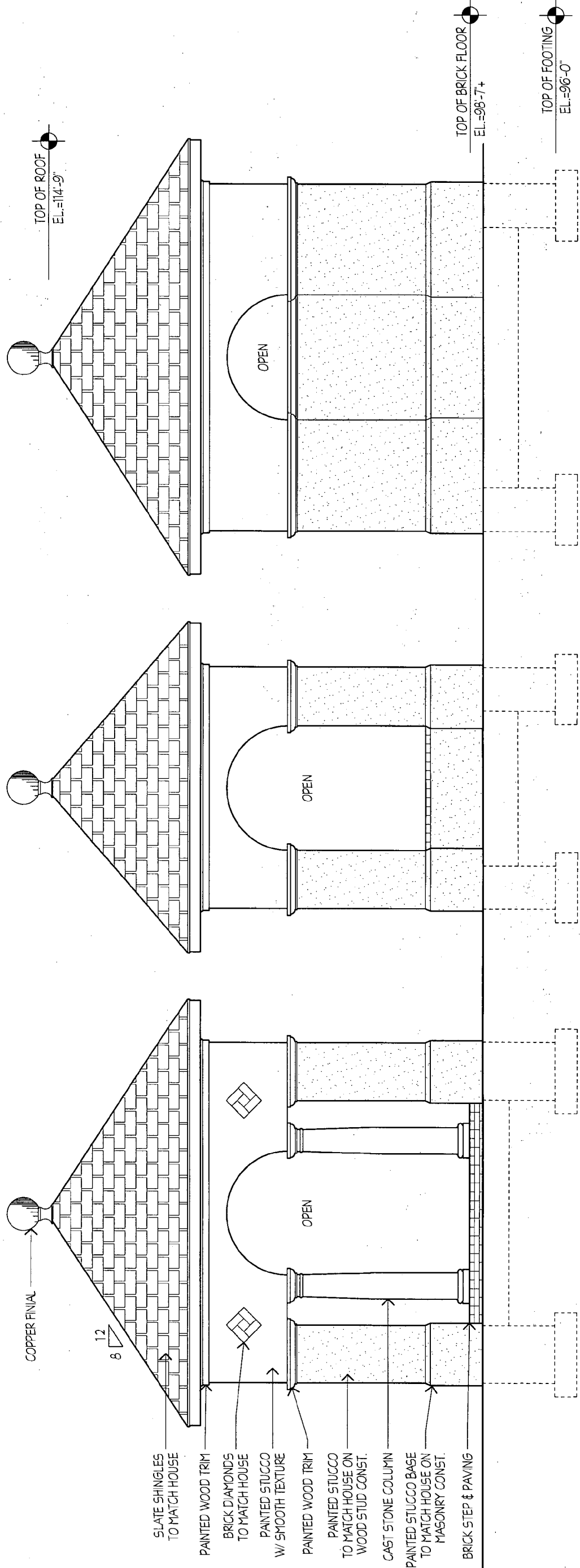
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

TO POOL COVER  
TO POOL LIGHTS

**Garden  
Pavilion  
Elevations**



ISSUED:  
01.21.2003  
For HPC Review

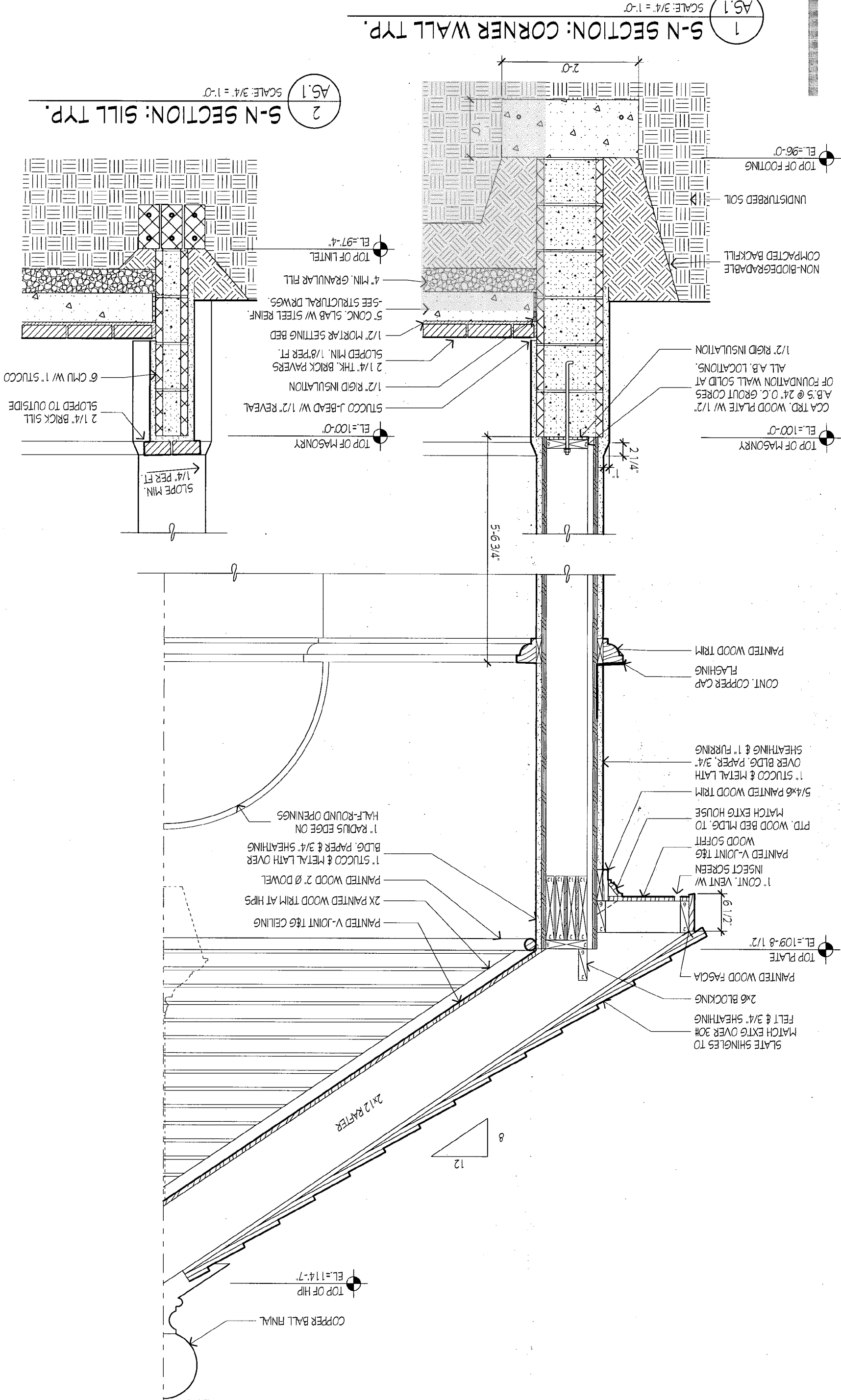
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**NORTH/SOUTH ELEV.**  
SCALE: 1/4" = 1'-0"

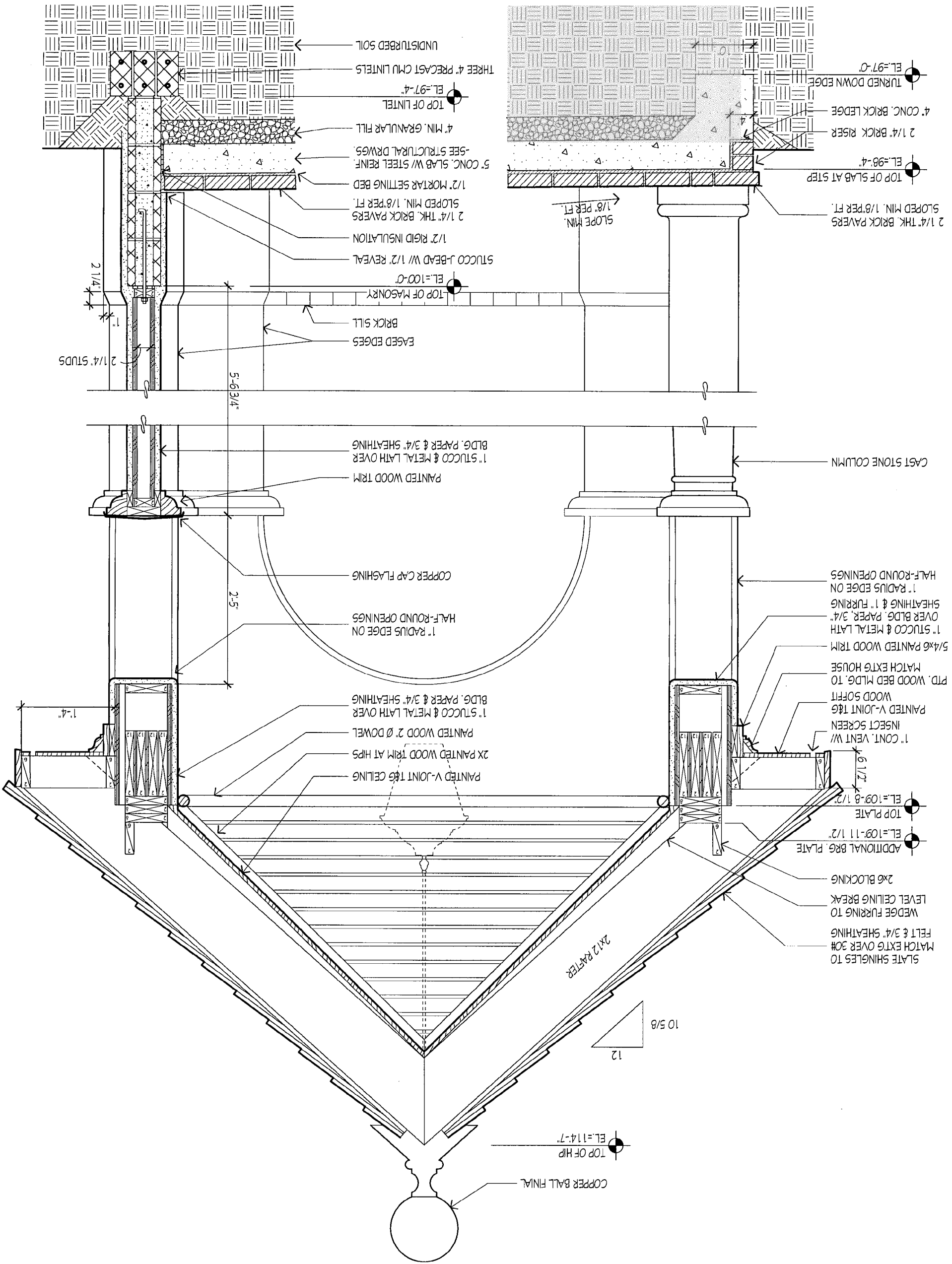
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

- SLATE SHINGLES TO MATCH HOUSE
- PAINTED WOOD TRIM
- BRICK DIAMONDS TO MATCH HOUSE
- PAINTED STUCCO W/ SMOOTH TEXTURE
- PAINTED WOOD TRIM
- PAINTED STUCCO TO MATCH HOUSE ON WOOD STUD CONST.
- CAST STONE COLUMN
- PAINTED STUCCO BASE TO MATCH HOUSE ON MASONRY CONST.
- BRICK STEP & PAVING



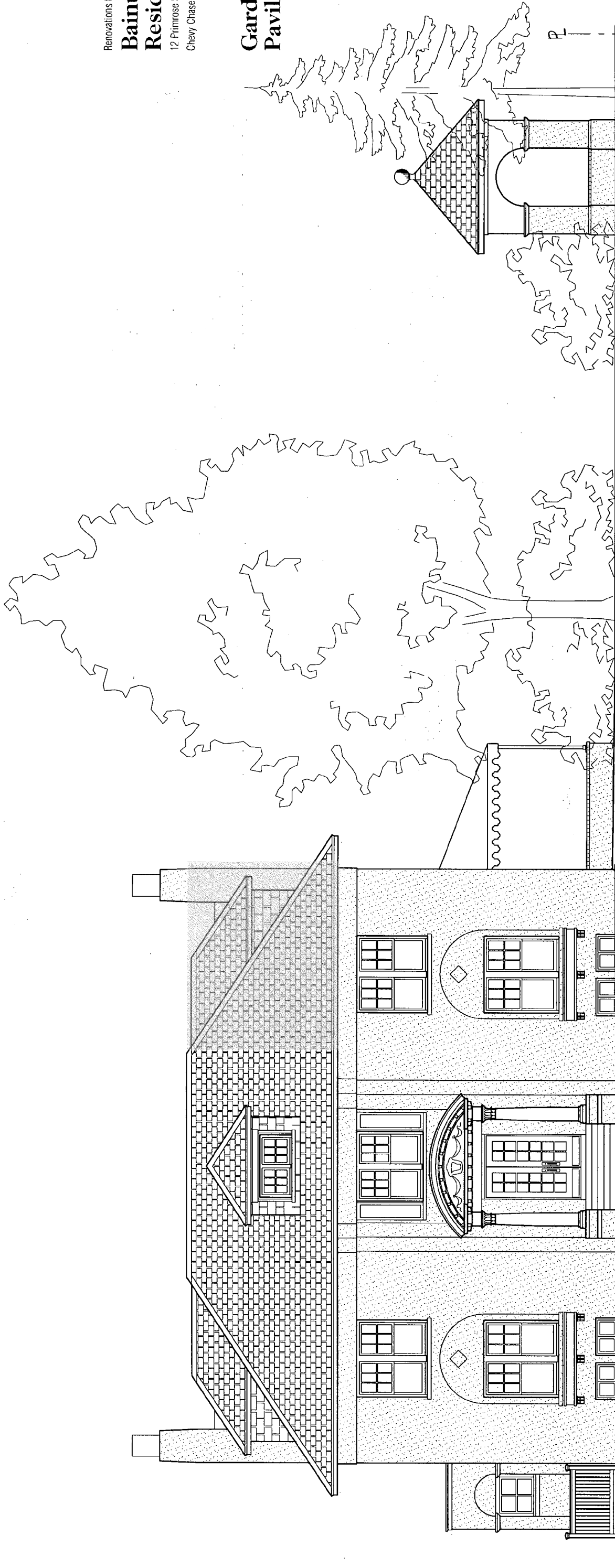


**E-W SECTION THRU PAVILION CENTER**  
3  
AS.1  
SCALE: 3/4" = 1'-0"



Renovations to the  
**Bainum  
Residence**  
12 Primrose Street  
Chevy Chase, Maryland

**Garden  
Pavilion**



**EXISTING FRONT ELEVATION**

**NEW PAVILION  
FRONT ELEVATION**

**ISSUED:**  
01.21.2003  
For HPC Review

**Site Context**

132 West Street, Suite A  
Annapolis, Maryland 21401  
phone 410-268-7414  
fax 410-268-7438  
e-mail goodarch@aol.com



Existing street view of #12 Primrose

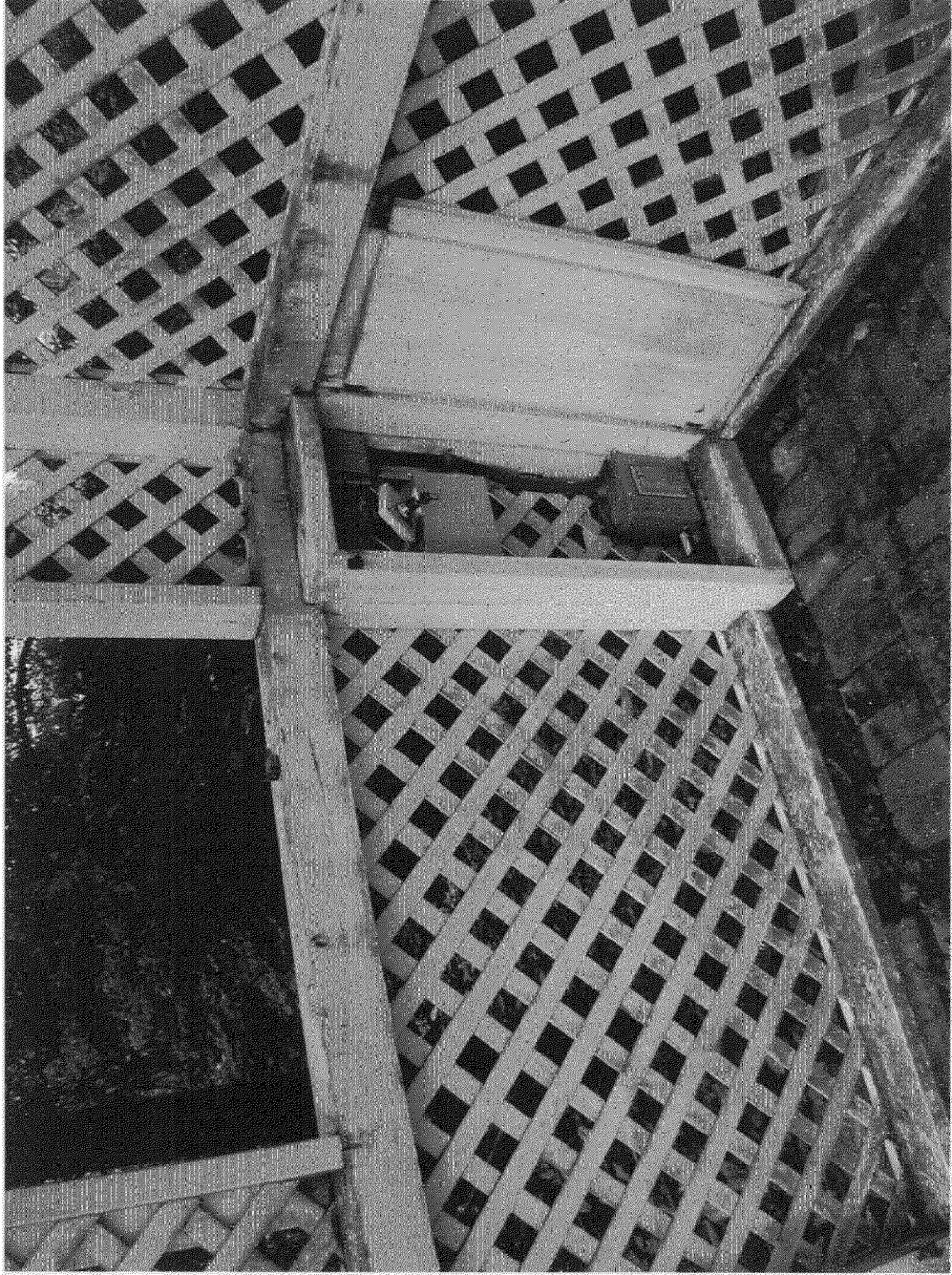




Front view of existing gazebo

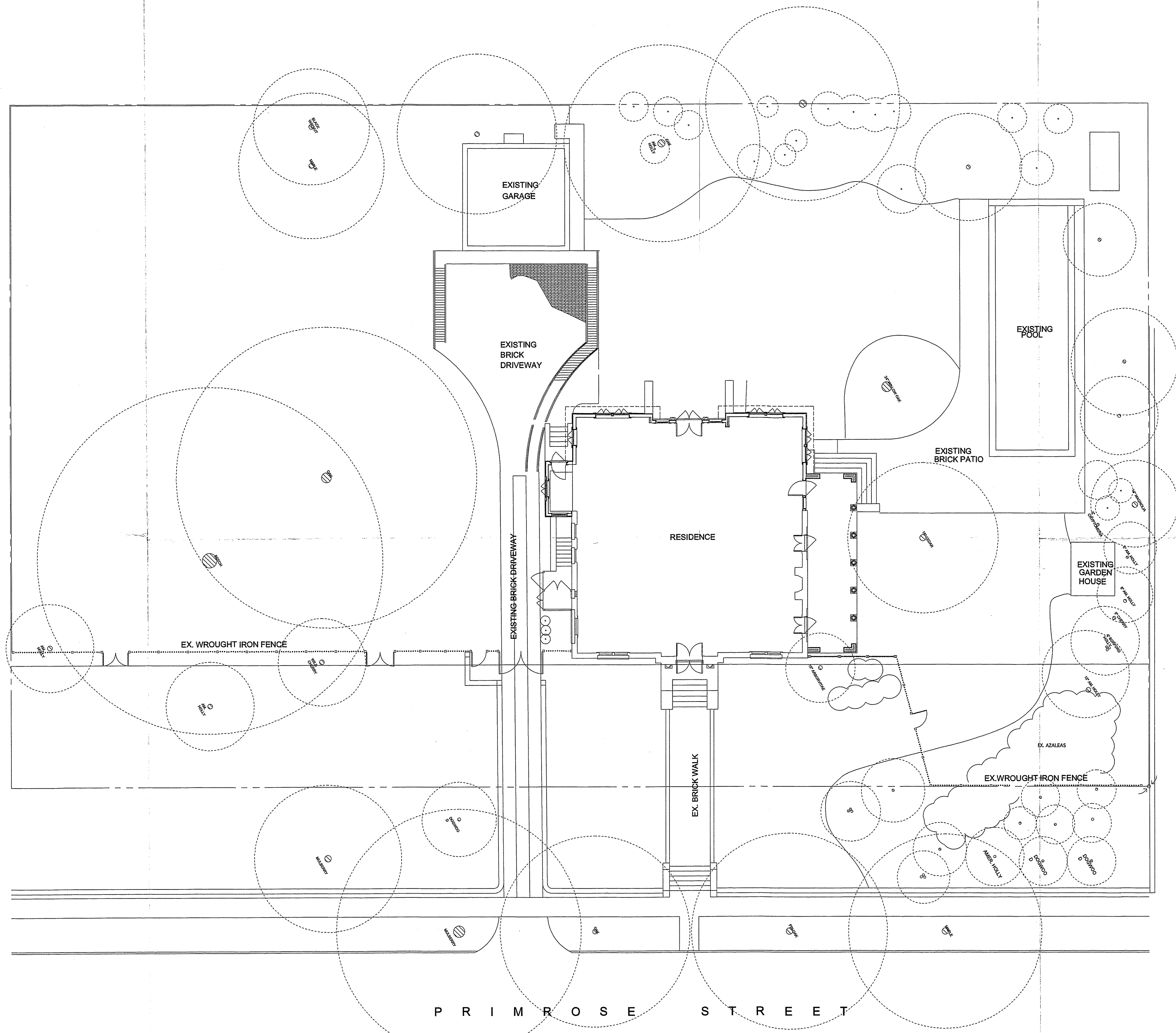


View of existing gazebo from the south end of the pool



Detail of existing gazebo interior: pool cover & light controls

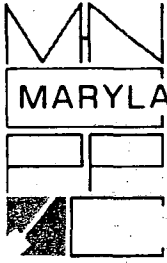




BAINUM RESIDENCE  
 12 PRIMROSE STREET CHEVY CHASE, MD 20815

01-21-03

TREE SURVEY  
 scale: 1"=10'-0"



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: March 6, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *(AF)*  
Historic Preservation

DPS # 296561  
HAWP # 35/13-03E

SUBJECT: Historic Area Work Permit

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: Stewart and Sandy Barium

Address: 12 Primrose Street, Chevy Chase, MD

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](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: *March 6, 2003*

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC  
Michele Naru, Historic Preservation Planner  
Anne Fothergill, Historic Preservation Planner *AF*  
Corri Jimenez, Historic Preservation Planner

DPS # 296561  
HAWP # 35/13-03E

SUBJECT: Historic Area Work Permit Applications - HPC Decision

*12 Primrose Street, Chevy Chase, MD*

The Historic Preservation Commission reviewed this project on *March 5, 2003*.  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



RETURN TO DEPARTMENT OF PERMITTING SERVICE  
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: WAYNE GOOD  
Daytime Phone No.: (410) 268-7414

Tax Account No.: 458012

Name of Property Owner: STEWART AND SANDY BAINUM (TEMPORARY) Daytime Phone No.: 01139917359093 (in Spain)

(PERMANENT) Address: 12 PRIMROSE STREET CHEVY CHASE VILLAGE MARYLAND 20815  
Street Number City State Zip Code

Contractor: WINCHESTER CONSTRUCTION COMPANY, INC Phone No.: 410-987-5020

Contractor Registration No.: MHIC # 12309

Agent for Owner: WAYNE GOOD Daytime Phone No.: (410) 268-7414

### LOCATION OF BUILDING/PREMISE

House Number: 12 Street: PRIMROSE

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVENUE

Lot: 38 Block: 57 Subdivision: 9

Liber: 8888 Folio: 516 Parcel:  
4553 323

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

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>GAZEBO</u>			

1B. Construction cost estimate: \$ 40,000

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: NO SEWAGE SERVICE

2B. Type of water supply: 01  WSSC 02  Well 03  Other: NO WATER SERVICE

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches NOT APPLICABLE

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]  
Signature of owner or authorized agent

012103  
Date

Approved:  For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 3-6-03  
Application/Permit No.: 296561 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:

SEE ATTACHED LETTER

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

SEE ATTACHED LETTER

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 STAFF REPORT

<b>Address:</b>	12 Primrose Street	<b>Meeting Date:</b>	02/26/03
<b>Applicant:</b>	Stewart and Sandy Bainum (Laura Kaupp, Agent)	<b>Report Date:</b>	02/19/03
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	02/12/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-03E	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Garden pavilion construction	<b>RECOMMEND:</b>	Approval

PROJECT DESCRIPTION

**SIGNIFICANCE:** Contributing Resource in the Chevy Chase Village Historic District  
**STYLE:** Italian Renaissance Revival  
**DATE:** c. 1916

Twelve Primrose Street is a circa 1916 two-story house with a hipped slate roof. The architecture is of the Renaissance Revival style and exhibits fine detailing and proportions. The house sits on a large piece of property, with a full lot to the east and a ½ lot to the west for side yards. The existing garden gazebo sits across a short lawn facing the west side of the house and adjacent to the swimming pool.

PROPOSAL

The applicant proposes to construct a new garden pavilion in the exact location of the existing gazebo (Circle 13). The existing painted wood lattice gazebo is not original to the house and is not in good condition (Circle 14). The new pavilion would be an open-air pavilion with painted stucco piers and stone columns. It would be topped by a hipped slate roof and paved with brick (Circle 8). The design shows decorative brick diamonds and recessed elements that are derived from the details of the house. The applicant has submitted a tree location survey (Circle 15), and all existing landscaping will remain and will help to conceal the garden pavilion from the street.

STAFF DISCUSSION

A gazebo for a contributing resource in the Chevy Chase Village Historic District is subject to a moderate level of design review if it is visible from the public right-of-way. This gazebo, like the existing one, would technically be visible from the street but would be situated in the yard behind trees and bushes and would be almost completely concealed from the street. Staff feels the design complements the original character of the house and relates well to the house architecturally. 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 Secretary of the Interior's *Standards for Rehabilitation* #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.

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.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

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ARCHITECTURE

RECEIVED

JAN 22 2003

Division of  
Casework Management

January 21, 2003

Ms. Corri Jimenez  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: 12 Primrose Street, Chevy Chase, MD

Dear Corri,

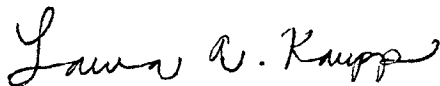
Attached are drawings of our proposed garden pavilion for the Bainum Residence at 12 Primrose Street.

Twelve Primrose Street is a circa 1916 two-story house with stucco exterior wall finish and slate roofing. The architecture of the house exhibits the characteristics of the Italian Renaissance Revival style with fine detailing and proportions. The existing garden gazebo sits across a short lawn facing the west side of the house and adjacent to the swimming pool. The existing gazebo's sides and roof consist primarily of painted wood lattice with a dry laid brick floor. The gazebo is not original to the house, nor does it relate well to the house architecturally.

With this submission, we are proposing a new garden pavilion that reflects the architectural genetics of the main house. It would remain an open-air pavilion with painted stucco piers and stone columns. The pavilion would be topped by a hipped slate roof and paved with brick compatible with the house. The brick diamonds and recessed elements are derived from the original details of the house. It would remain nestled in the landscape as it does presently, concealed from the street and the neighboring yard. We believe the new pavilion in style, materials, and scale will compliment the original character of the house and exhibit the level of quality consistent with the architecture of Chevy Chase Village.

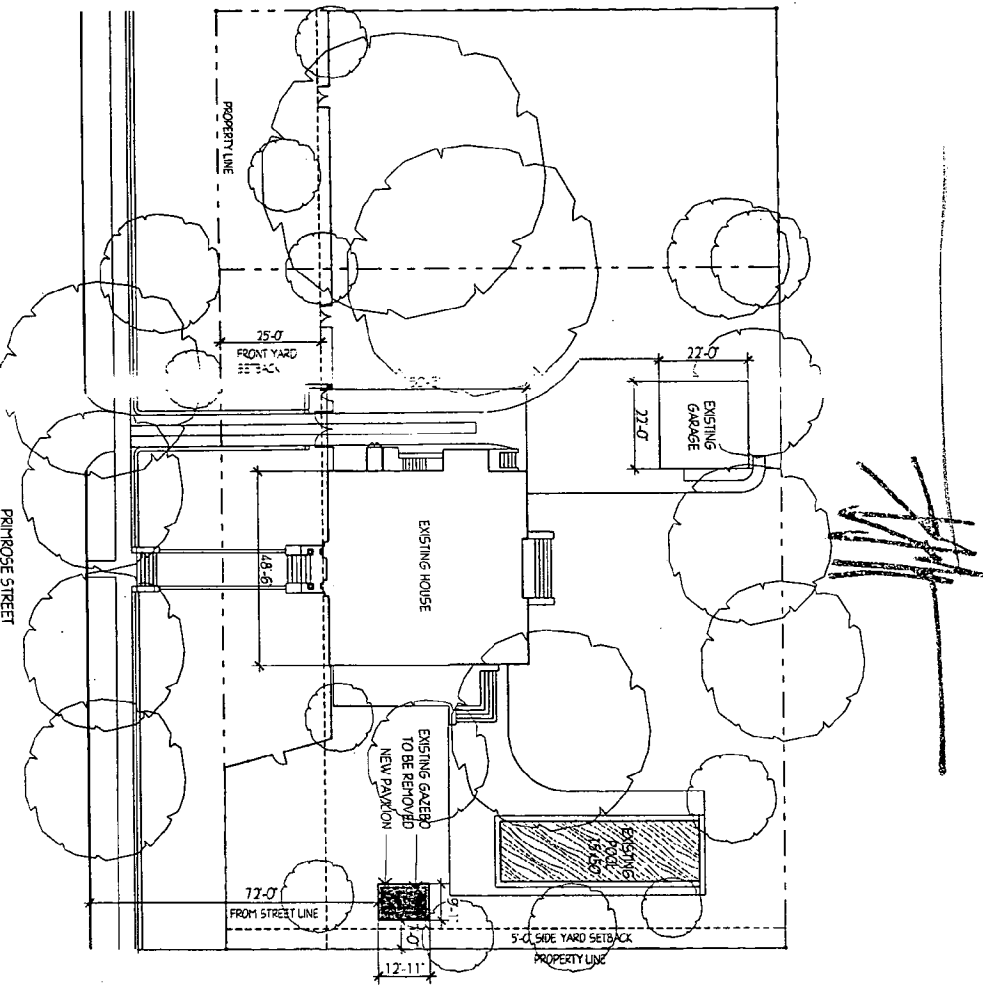
We appreciate your consideration of this proposal.

Sincerely,



Laura A. Kaupp, Assoc. AIA  
GOOD/Architecture

APR 11  
 Montgomery County  
 Historic Preservation Commission



**GOOD**  
 ARCHITECTURE

Renovations to the  
**Bainum  
 Residence**  
 12 Primrose Street  
 Chevy Chase, Maryland

**Garden  
 Pavilion  
 Site Plan**  
 Scale: 1" = 30'-0"

ISSUED:  
 01.21.2003  
 For HPC Review

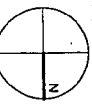
132 West Street, Suite A  
 Annapolis, Maryland 21401  
 phone 410.268.7414  
 fax 410.268.7438  
 e-mail: mmd@rch@anl.com

**AS.0**

Renovations to the  
**Bainum  
Residence**  
12 Primrose Street  
Chevy Chase, Maryland

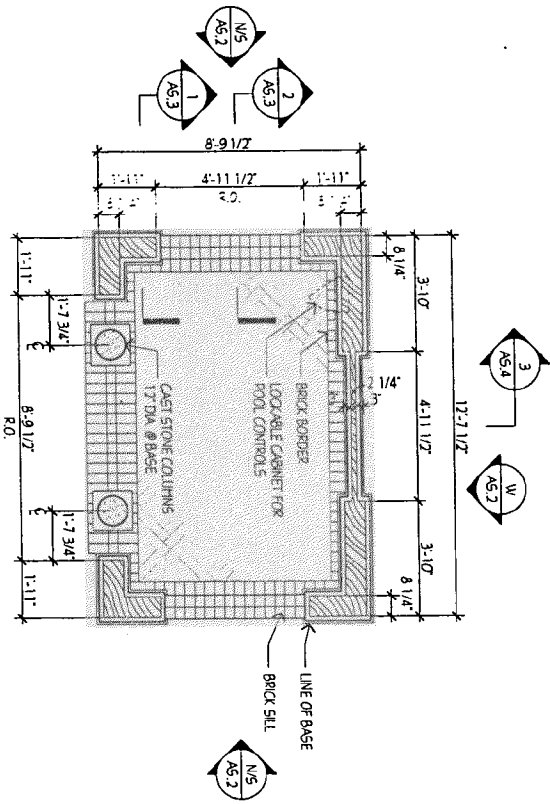
**Garden  
Pavilion  
Plans**

ISSUED:  
01/21/2003  
FOR: P.H.C. Review

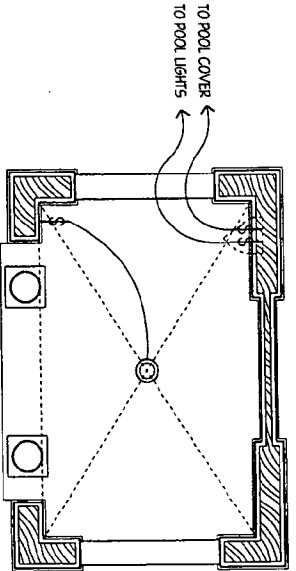


132 West Street, Suite A  
Annapolis, Maryland 21401  
Phone 410-268-7414  
Fax 410-268-7438  
e-mail mmharrin@amtl.com

**AS.1**



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

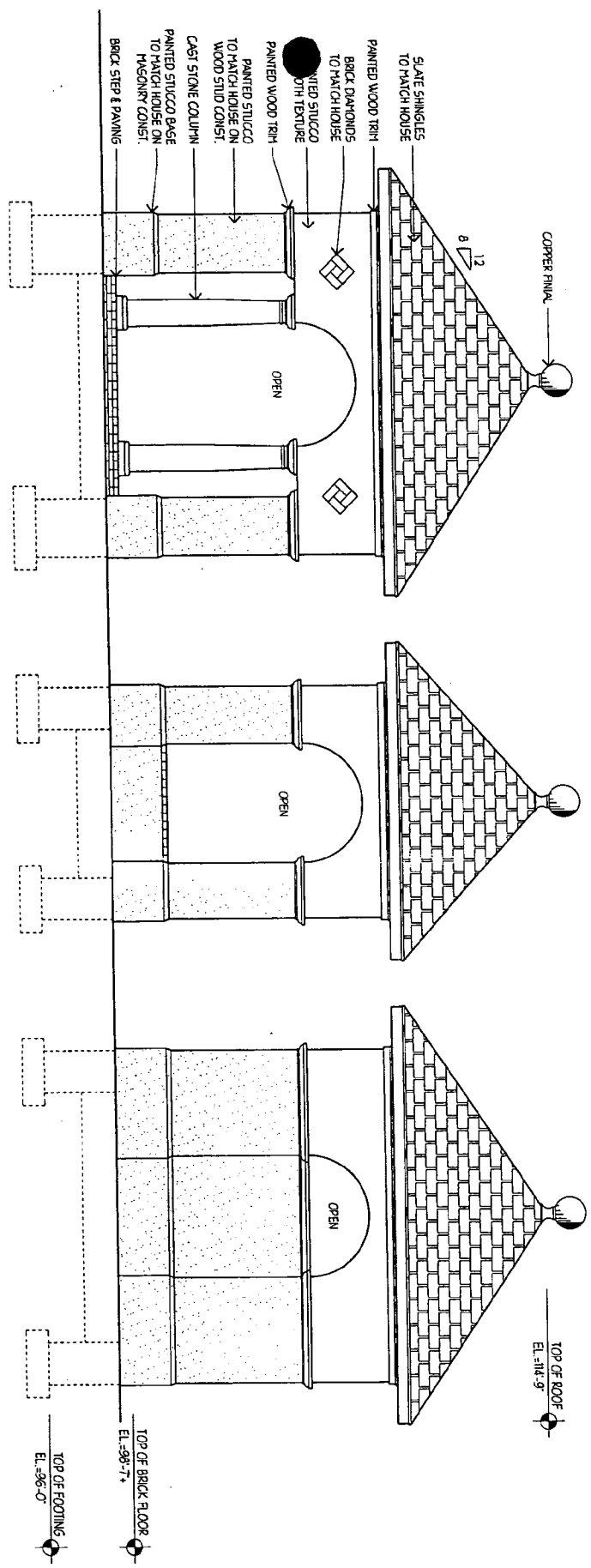


**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



Renovations to the  
**Bainum  
Residence**  
12 Plumose Street  
Chevy Chase, Maryland

**Garden  
Pavilion  
Elevations**



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

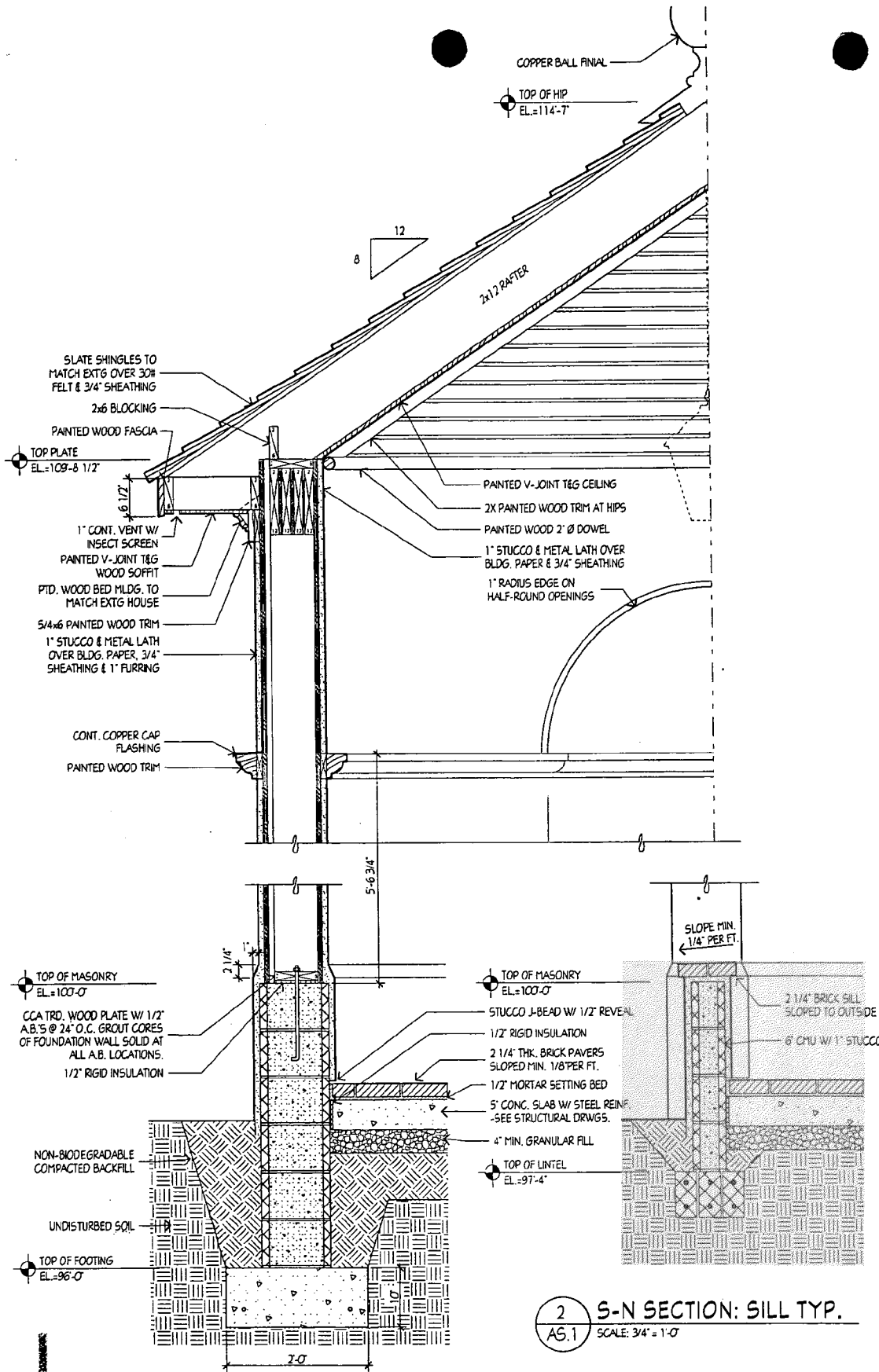
**NORTH/SOUTH ELEV.**  
SCALE: 1/4" = 1'-0"

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

ISSUED:  
01/21/2003  
For HPC Review

**AS.2**

132 West Street, Suite A  
Annapolis, Maryland 21401  
phone 410-288-7414  
fax 410-288-7438  
e-mail: goudarch@aol.com



1 S-N SECTION: CORNER WALL TYP.  
AS.1 SCALE: 3/4" = 1'-0"

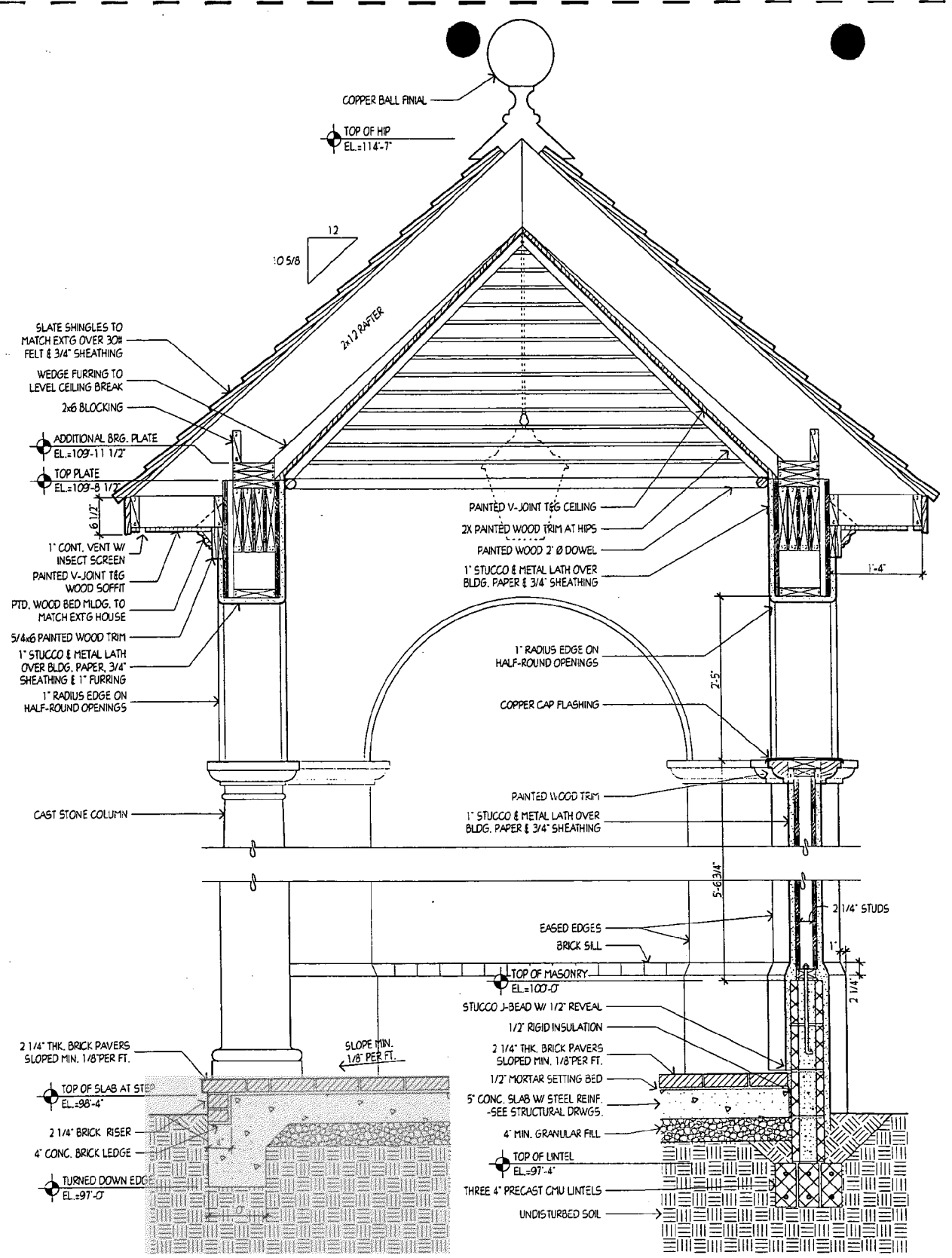
2 S-N SECTION: SILL TYP.  
AS.1 SCALE: 3/4" = 1'-0"

**AS.3**  
 132 West Street, Suite A  
 Annapolis, Maryland 21401  
 phone 410-268-7414  
 fax 410-268-7438  
 e-mail: onofdrch@anl.com

Revisions to the  
**Bainum Residence**  
 12 Primrose Street  
 Chevy Chase, Maryland

**Wall Sections**  
 Garden Pavilion

**GOOD**  
 ARCHITECTURE



Montgomery County  
Historic Preservation Commission

3 E-W SECTION THRU PAVILION CENTER  
AS.1 SCALE: 3/4" = 1'-0"

**GOOD**  
ARCHITECTURE

Revisions to the  
**Bainum Residence**  
12 Primrose Street  
Chevy Chase, Maryland

Garden Pavilion  
Wall Sections

ISSUED:  
01.21.2003  
For HPC Review

**AS.4**

132 West Street, Suite A  
Annapolis, Maryland 21401  
Phone 410-268-7414  
Fax 410-268-7438

Montgomery  
County  
Historic Preservation Commission

**GOOD**

ARCHITECTUR

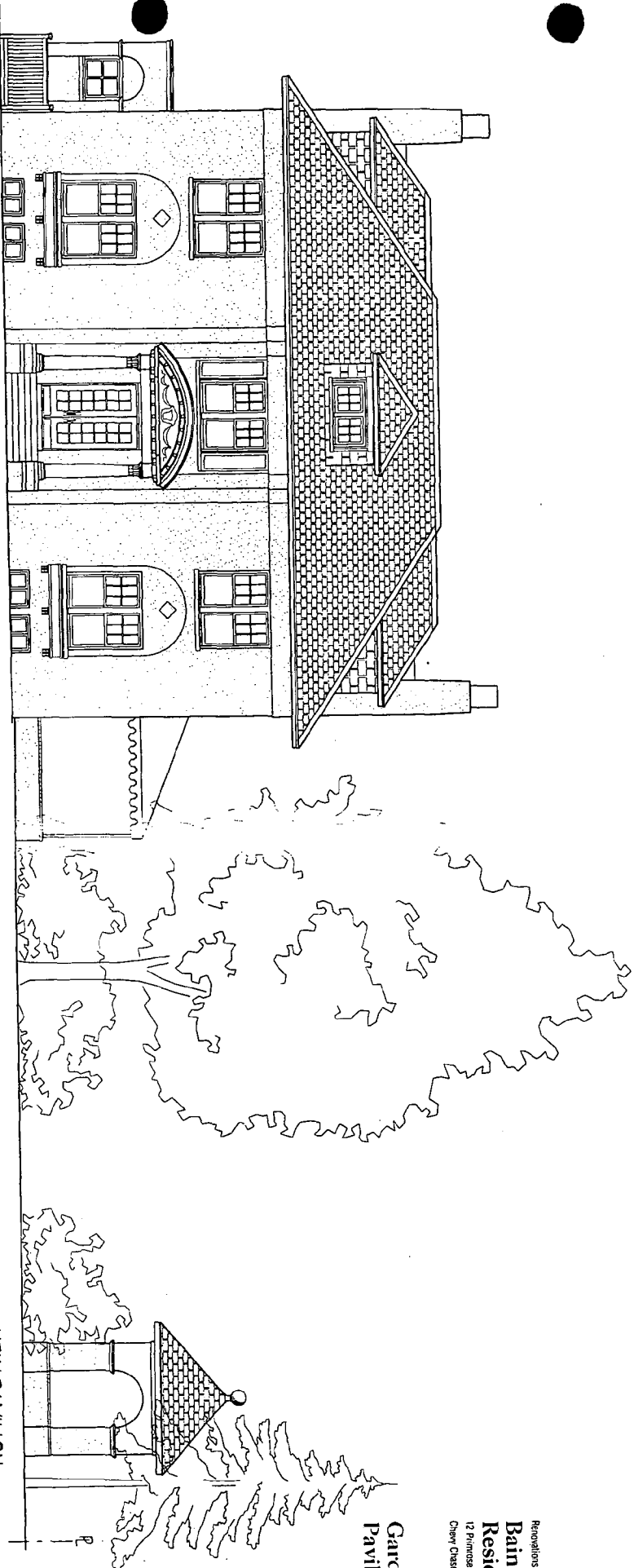
Renovations to the  
**Bainum  
Residence**  
12 Pimmsa Street  
Chevy Chase, Maryland

**Garden  
Pavilion**

**NEW PAVILION  
FRONT ELEVATION**

ISSUED:  
01/21/2003  
For: HPC Review

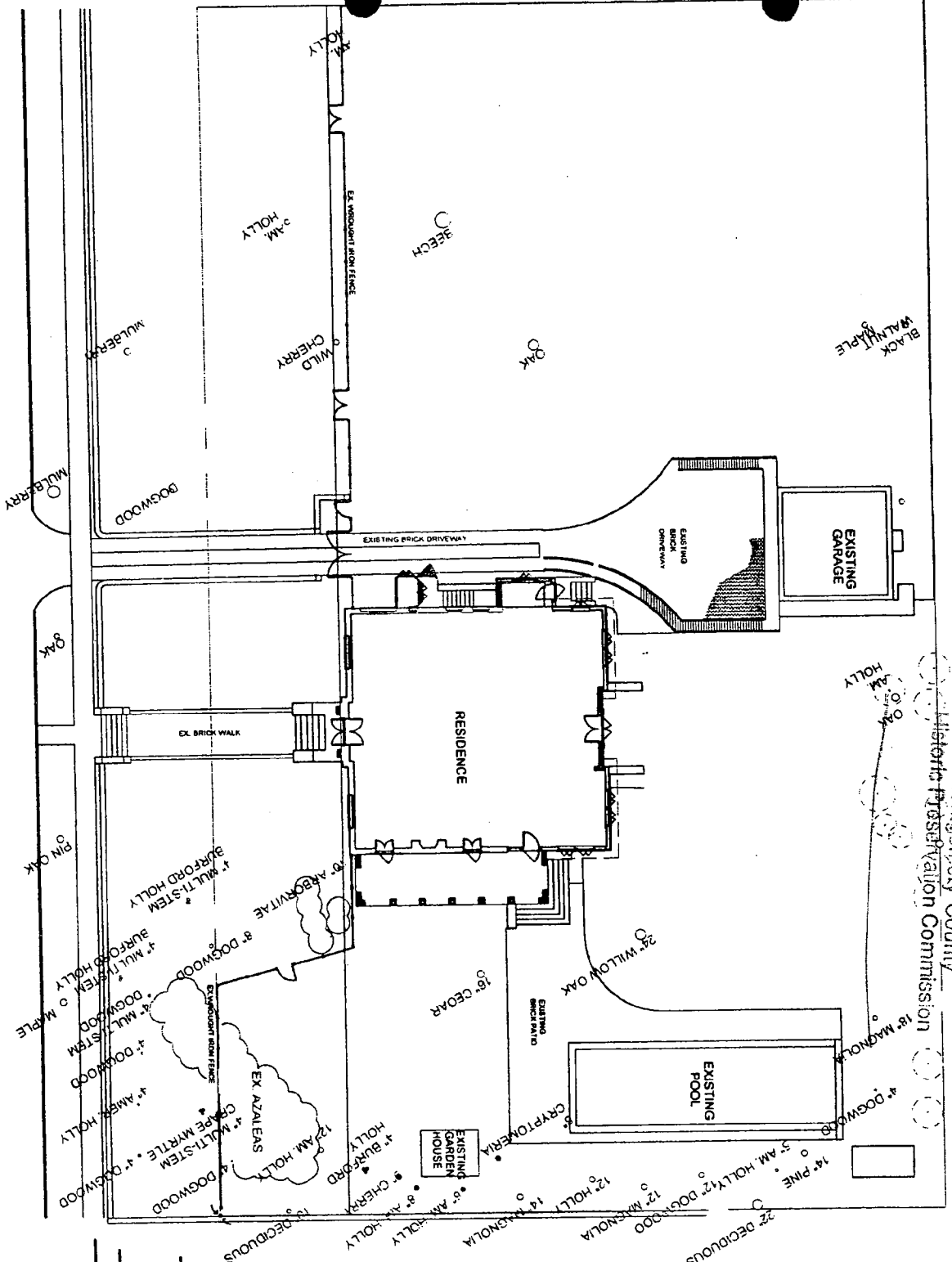
**EXISTING FRONT ELEVATION**



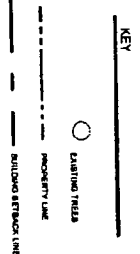
**Site Conte:**

132 West Street, Suit  
Annapolis, Maryland 2  
Phone 410-268-7  
Fax 410-268-7  
e-mail: goodarch@no

P R I M R O S E S T R E E T



Montgomery County  
Historic Preservation Commission

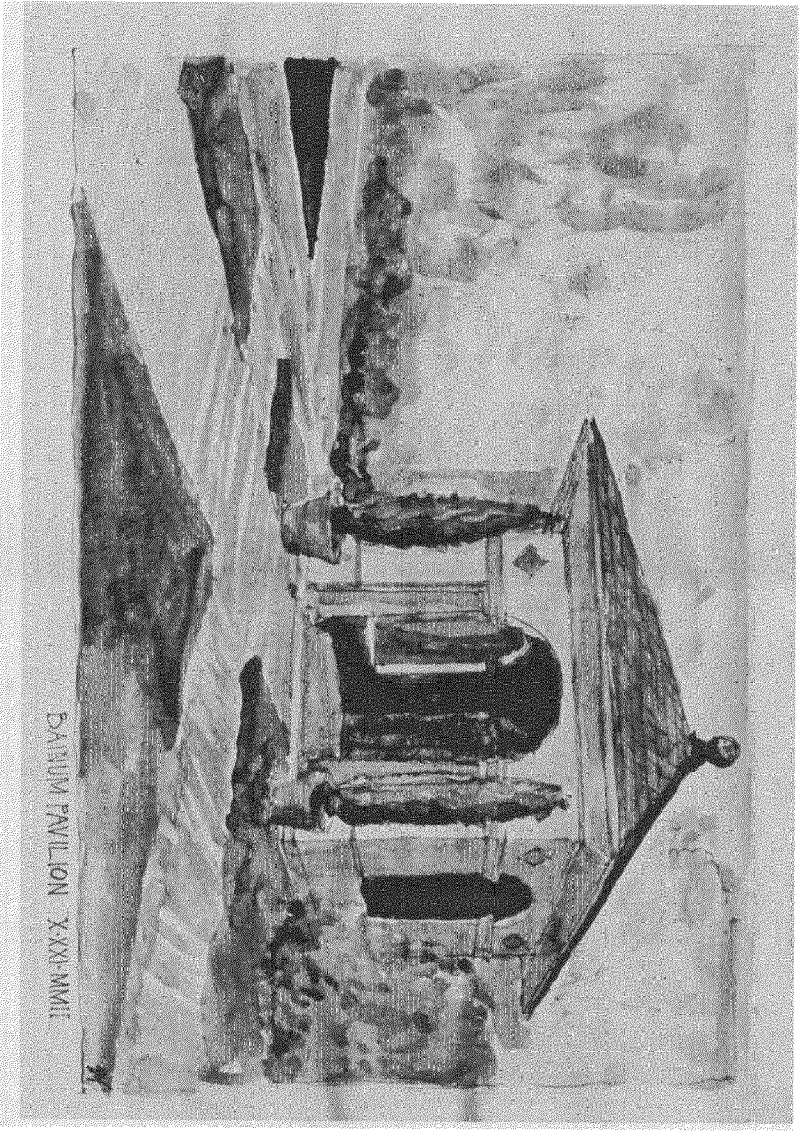


1"=30'

### BAINUM RESIDENCE

12 PRIMROSE STREET CHEVY CHASE, MD 20815

LILA FENDRICK landscape architecture & garden design  
 6904 West Avenue Chevy Chase, MD 20815 (301) 907-7700



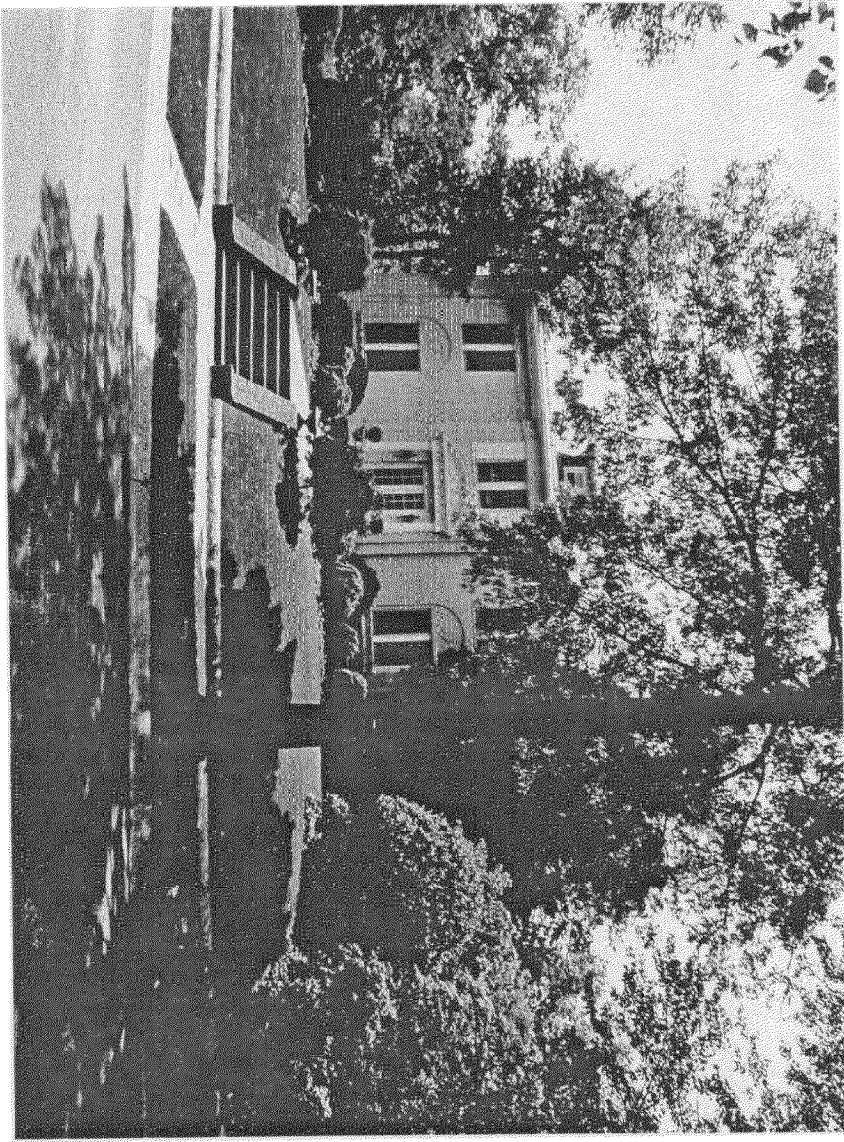
BAINUM PAVILION XXXI-MII

# THE BAINUM RESIDENCE

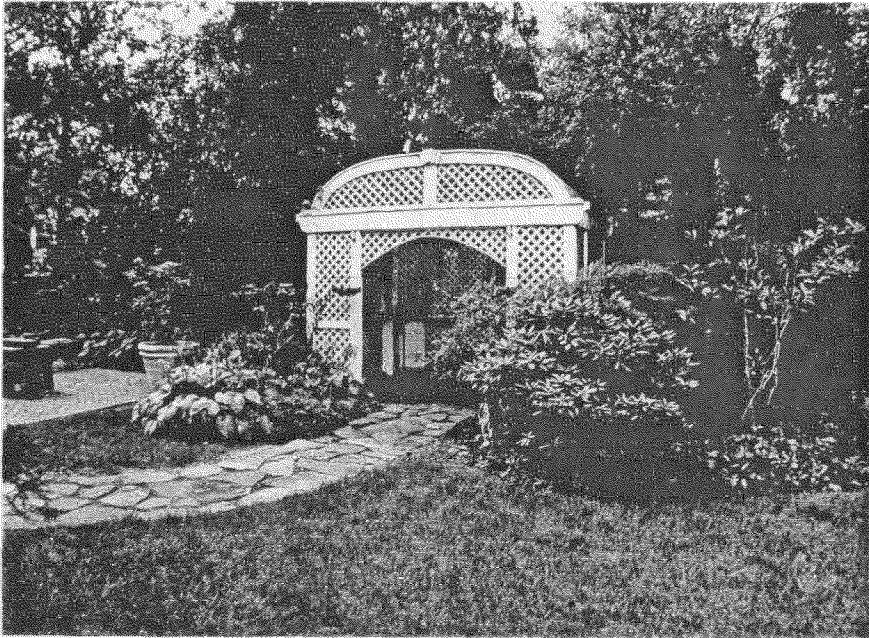
*Proposed Garden Pavilion*

21 January 2009

by GOOD ARCHITECTURE



Existing street view of #12 Primrose



Front view of existing gazebo



View of existing gazebo from the south end of the pool







II-6

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

OWNER

Mr. & Mrs. Stewart Bainum Jr.  
Calle Acala 79-3B  
28009 Madrid  
Spain

OWNER'S AGENT

Mr. Wayne Good  
Good Architecture  
132 West Street, Ste. A  
Annapolis, Maryland 21401

ADJACENT & CONFRONTING  
PROPERTY OWNERS

Mr. & Mrs. David Granger  
8 Primrose Street  
Chevy Chase, Maryland 20815

Mr. & Mrs. Richard Kline  
7 Primrose Street  
Chevy Chase, Maryland 20815

Mr. & Mrs. Montague Blundon  
9 Primrose Street  
Chevy Chase, Maryland 20815

Ms. Marion Leech  
11 Primrose Street  
Chevy Chase, Maryland 20815