

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 Primrose St., Chevy Chase	Meeting Date:	10/10/18
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/3/18
Applicant:	Elizabeth McGrann	Public Notice:	9/26/18
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-18BBB	Staff:	Dan Bruechert

Proposal: Siding replacement, hardscape alteration, window alteration, entrance alteration, and fence alteration.

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c.1916-1927

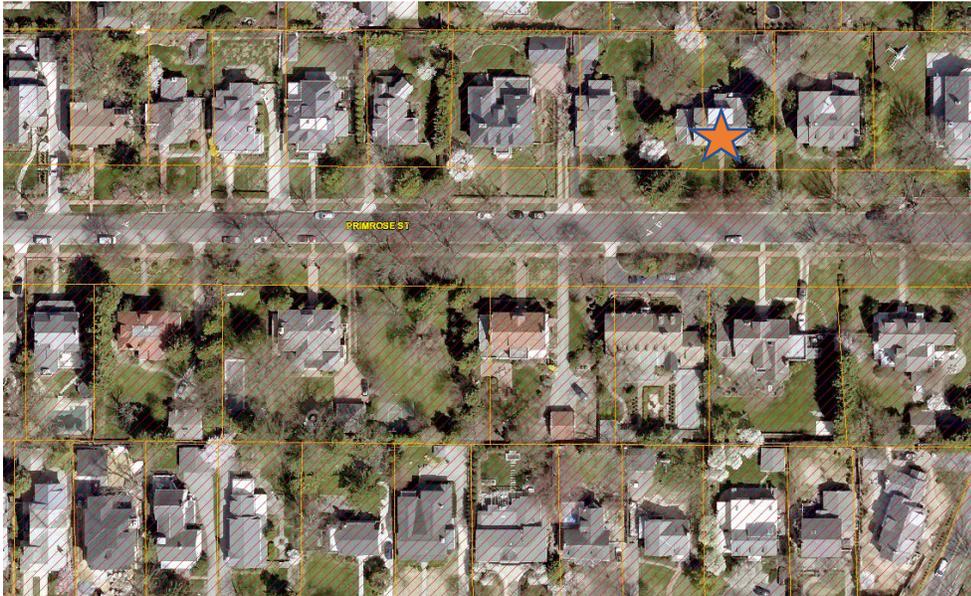


Figure 1: 23 Primrose St., located mid-block in the Chevy Chase Village Historic District



Figure 2: Front elevation of 23 Primrose St.

PROPOSAL:

The applicant proposes to:

- Construct a new entry porch on the east elevation;
- Construct a new patio to the north of the house;
- Make alterations to the north elevation; and
- To replace the shingle siding in the roof gables to match the pattern on the rest of the house.

APPLICABLE GUIDELINES

When reviewing alterations and additions or new construction within the Chevy Chase Village Historic District, decisions are guided by the Chevy Chase Village Historic District Design Guidelines (Design Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation.

Chevy Chase Village Historic District Guidelines

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 ensure 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.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- *Decks* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- *Doors* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Fences* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Gazebos and other garden structures* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *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.

The *Guidelines* state five basic policies that should be adhered to, including:

- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.

- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8(b)

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 or to the achievement of the purposes of this chapter.

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, space and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

There are several small alterations occurring at the subject property. The applicant proposes to:

- Construct a new entry porch on the east elevation;
- Construct a new patio to the north of the house;
- Make alterations to the north elevation; and
- To replace the shingle siding in the roof gables to match the pattern on the rest of the house.

East Elevation Entry Porch

The applicant proposes to construct a new portico over the entry porch on the east elevation. The existing porch entrance is on a non-historic, rear, addition to the house that projects beyond the historic wall plane. The porch has a gable roof with three French doors and engaged square column trim. The applicant proposes to retain the doors in their current location and will

construct a new porch covering that will project 2' (two feet) over the existing entrance. The foundation of this new construction will be bluestone, to match addition's foundation material, supported by two wood columns. The roof of the extended porch will follow the existing gable roof-slope and be covered in slate shingles to match the rest of the house. The new porch roof will project approximately 1' (one foot) beyond the existing front bay on the east elevation.

Staff finds that the proposed porch expansion is in keeping with the *Guidelines* and recommends approval. The materials proposed are a continuation of the materials currently in use and appropriate for the house. Generally, new construction is required to be inset from the historic to minimize its impact on the historic character of the resource. In this instance, the new construction will project slightly beyond the historic construction, however, Staff finds this to be a minor extension that will not impact the historic character of the house for two primary reasons. First, the porch extension is occurring off of a non-historic element to the rear of this elevation that already projects beyond the historic wall plane. Second, the proposed extension consists of a roof and two columns, so while the massing of this feature will be altered, it will retain a large degree of openness when viewed from the public right-of-way that will not detract from the historic design of the house. Staff finds that the proposal is in keeping with the *Guidelines* and will not substantially alter any of the historic features of the building (see 24A-8-(b)(1)).

Rear Patio Construction

There is a non-historic wood deck off the rear (north) of the house, accessed from the non-historic rear additions. The applicant proposes to remove the deck and construct a rear bluestone patio on grade with a built-in fireplace and grill. The patio will not be visible from the public right-of-way and is subject to lenient scrutiny. Staff supports approval.

The applicant proposes to construct a 22' × 36' (twenty-two feet by thirty-six feet) bluestone patio with a walkway extension. This feature will be constructed on grade, behind the house and will not be at all visible from the public right-of-way. While the *Guidelines* do not specifically call out patios, both porches and decks that are not visible from the public right-of-way are to be given lenient scrutiny, which Staff finds to be an appropriate analogy. As this element will not impact the massing or scale of the house, Staff supports approval of the patio.

There are two additional features proposed as part of the patio construction, a built-in grill and an outdoor fireplace. Per the *Guidelines*, "Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not." The grill will be approximately 8' (eight feet) wide and 4' (four feet) tall. It will have a stone wall around it that matches the foundation of the house. Because of its placement behind the house, the grill will not be at all visible from the public right-of-way and Staff supports approval under a lenient scrutiny review. The applicant also proposes to construct an outdoor fireplace. The exterior of the fireplace will use stone to match the foundation of the house and the construction around the grill. It will be approximately 12' (twelve feet) tall with a 2' (two foot) tall clay pot at the top and will be 9' 4" (nine feet, four inches) wide at its base. This feature will be slightly visible from an oblique angle along the public right-of-way from the west of the subject property, so it should be subject to moderate scrutiny. Under a moderate scrutiny review, Staff finds that the materials selected, matching the historic foundation, are appropriate

for an exterior structure for this house. Staff further finds that the construction of this element at the rear of the house will not detract from the size, scale, or massing of the historic resource, nor will it detract from the house's contribution of the historic character of the surrounding district. Staff supports approval of these elements.

North Elevation Window Alteration

The applicant proposes to remove an existing, non-historic, Chicago window from the rear (north elevation) of the house and convert the opening into a pair of French doors with sidelights. This new feature will provide access to the proposed patio discussed above. As the existing window is non-historic and is not visible from the public-right-of-way, Staff has no concerns with its removal. The proposed doors will be wood with fixed-in-place grilles as shown on the attached building plans. Under the *Guidelines*, doors that are not visible from the public right-of-way should be subject to lenient scrutiny. Staff finds that the proposed doors will not detract from the size, scale, massing of the historic resource, and will be constructed out of an appropriate material and supports approval of this proposal.



Figure 3: The Chicago window on the right will be replaced with a pair of French Doors with sidelights.

Shingle Siding Replacement

The applicant proposes to remove the existing shingles in the gables and dormers and replace them with wood shingles that match the offset pattern used throughout the house. The subject property utilizes two different shingle patterns. On the walls the shingles are laid in a pared pattern, where the offset of one set of shingles is 2" (two inches) and the next set of shingles is offset 6" (six inches), see Figure 4 below. This pattern gives the effect of a striped pattern in the

siding. The shingles in the gables and dormers on both the historic and non-historic additions have evenly spaced shingles. The applicant proposes to remove the shingles in the dormers and gables of the house and replace them with wood shingles that match the offset pattern found on the rest of the walls.



Figure 4: Wall detail of 23 Primrose St. showing the offset shingle pattern.

The *Guidelines* state that siding should be subject to moderate scrutiny if it is visible from the public right-of-way...” In analyzing this proposal, Staff finds that matching the existing wood shingles is an appropriate material for the historic house. Staff further finds that the paired-offset pattern used throughout the house is one of its character defining features and that expanding its use into the gables and dormers is compatible with the existing design of the house and will not detract from its historic character (per 24A-8(b)(2)) nor will it be detrimental to the surrounding district. Staff supports approval of replacing the shingles in the gables and dormers.

Other Items Identified for Work in the Application

The submitted application includes proposals to modify the existing fence, to install a generator, and to re-shingle the entire house. This work is not under review for this HAWP. First, the work listed as ‘proposed’ for the fence will bring the property into conformance with an approved HAWP from the July 26, 2017 HPC meeting. Staff interprets the proposal to install a generator analogous to installing an HVAC system. Under the *Guidelines* these systems are not subject to review, though any screenings would be subject to lenient scrutiny. Lastly, the applicant has withdrawn re-siding of the house from the scope of work for this project and it is no longer under consideration.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application; 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 (if**

applicable). 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 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

852428

Contact Email: MIKE E@OVERMYERARCHITECTS.COM Contact Person: MIKE EGNOR
Daytime Phone No.: 202-333-5596 x10
Tax Account No.: _____
Name of Property Owner: ELIZABETH McGRANN Daytime Phone No.: 847-363-1310
Address: 23 PRIMROSE ST. CHEVY CHASE 20815
Street Number City Street Zip Code
Contractor: PETERSON + COLLINS Phone No.: 202-234-4500
Contractor Registration No.: _____
Agent for Owner: MICHAEL EGNOR Daytime Phone No.: 202-333-5596 x103

LOCATION OF BUILDING/PREMISE

House Number: 23 Street: PRIMROSE
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE
Lot: P16 Block: SB Subdivision: 009
Liber: _____ Folio: _____ Parcel: _____

PART ONE TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reza Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: PAVING / PATIO / GENERATOR
1B. Construction cost estimate: \$ 20,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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 agent or authorized agent: _____ Date: 9/18/18

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 852428 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:

EXISTING 3-STORY TRADITIONAL SINGLE FAMILY
HOME BUILT IN 1911 W/ A REAR (EXISTING)
ADDITION. EXISTING FENCE NOT BUILT ACCORDING
TO HISTORIC PERMIT.

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

- modify existing fence
- new entry porch on SW side facade
- new siding on whole house
- new generator in side yard
- SITE WORK to south/EAST OF SITE
- ~~new~~ modify openings on EAST FACADE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 features 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.

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.

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

<p>Owner's mailing address 23 Primrose St. Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address 3213 P St. NW Washington, DC 20007</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Josepha Faley 25 Primrose St. Chevy Chase, MD 20815</p>	<p>Robert Toth 21 Primrose St. Chevy Chase, MD 20815</p>
<p>Robert Stillman 22 Primrose St. Chevy Chase, MD 20815</p>	<p>Shamrock Property Trust Agreement 28 Primrose St. Chevy Chase, MD 20815</p>
<p>Bruce Baschuk 36 Primrose St. Chevy Chase, MD 20815</p>	

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MCGRANN RESIDENCE

23 PRIMROSE STREET
CHEVY CHASE, MD 20815

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Designer and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Designer. The Contractor shall verify, and be responsible for, all dimensions and conditions on the job and the Designer shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.

EXISTING PHOTOGRAPHS



DRAWING INDEX

COVER SHEETS

C001 COVER SHEET

ARCHITECTURAL

- A000 SITE PLANS
- A001 FIRST FLOOR PLAN
- A002 SOUTH ELEVATION AND SIDING DETAILS
- A003 EAST ELEVATION
- A004 NORTH ELEVATION
- A005 PARTIAL SECTIONS
- A006 SPECIFICATIONS
- A007 EXTERIOR FIREPLACE & GRILL DETAILS

PROJECT SCOPE

EXTERIOR WORK TO INCLUDE:

- MODIFICATION TO EXISTING FENCE.
- NEW ENTRY PORCH ON SOUTH FACADE.
- MODIFY SHINGLE PATTERN IN GABLES TO MATCH REST OF HOUSE
- NEW REAR STONE PATIO
- NEW GENERATOR IN SIDE YARD.
- SITE WORK TO REAR AND SIDE YARDS.
- REMOVE EXISTING DOOR/WINDOW UNIT ON REAR FACADE

VICINITY PLAN



APPLICABLE CODES

- 2014 NFPA 70 NATIONAL ELECTRICAL CODE
- 2015 ICC ENERGY CONSERVATION CODE
- WSSC PLUMBING CODE
- 2015 ICC INTERNATIONAL RESIDENTIAL CODE
- 2013 MBRC MARYLAND BUILDING REHABILITATION CODE

DRAWING REVISIONS

RENOVATION TO THE McGRANN RESIDENCE

23 PRIMROSE STREET
CHEVY CHASE, MD 20815

LOT: P16 BLOCK: 58

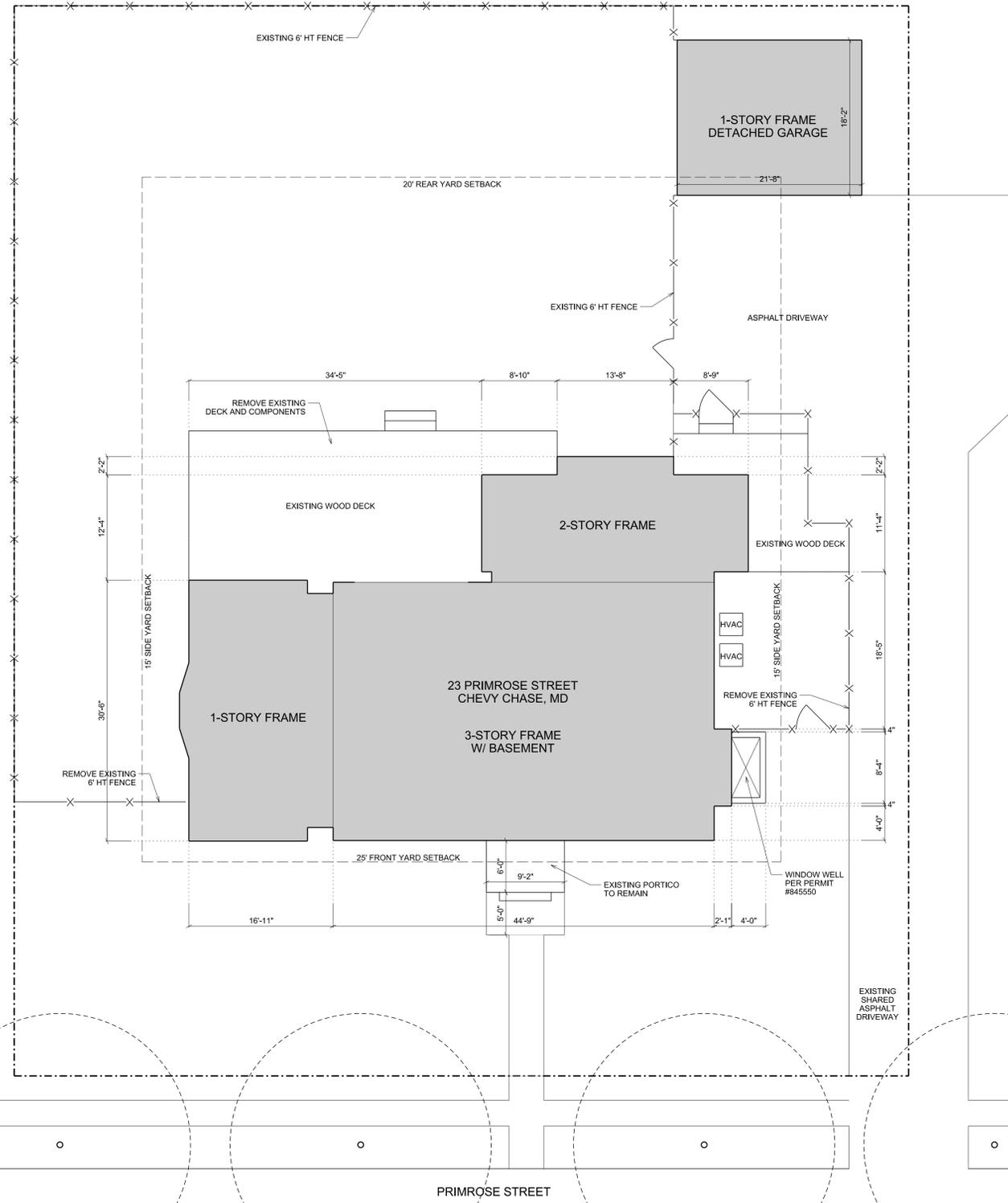
COVER
SHEET

C001

DATE: 10-02-2018

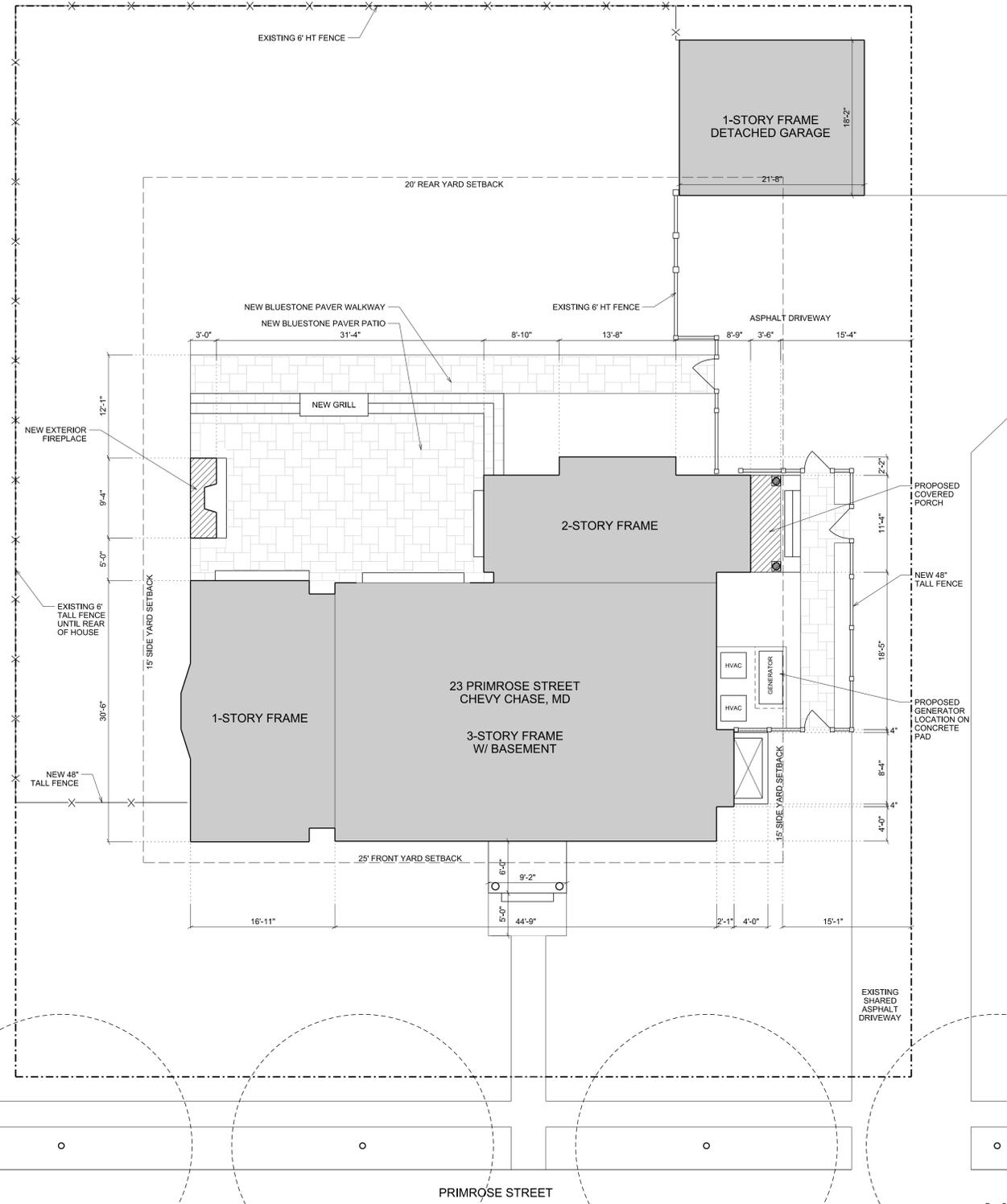
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DRAWING REVISIONS



1
A000 **EXISTING SITE PLAN**
SCALE: 1/8" = 1'-0"

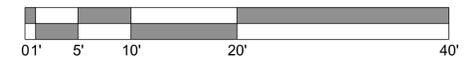
EXISTING STRUCTURES



2
A000 **PROPOSED SITE PLAN**
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION

SCALE: 1/8" = 1'-0"



RENOVATION TO THE
McGRANN
RESIDENCE

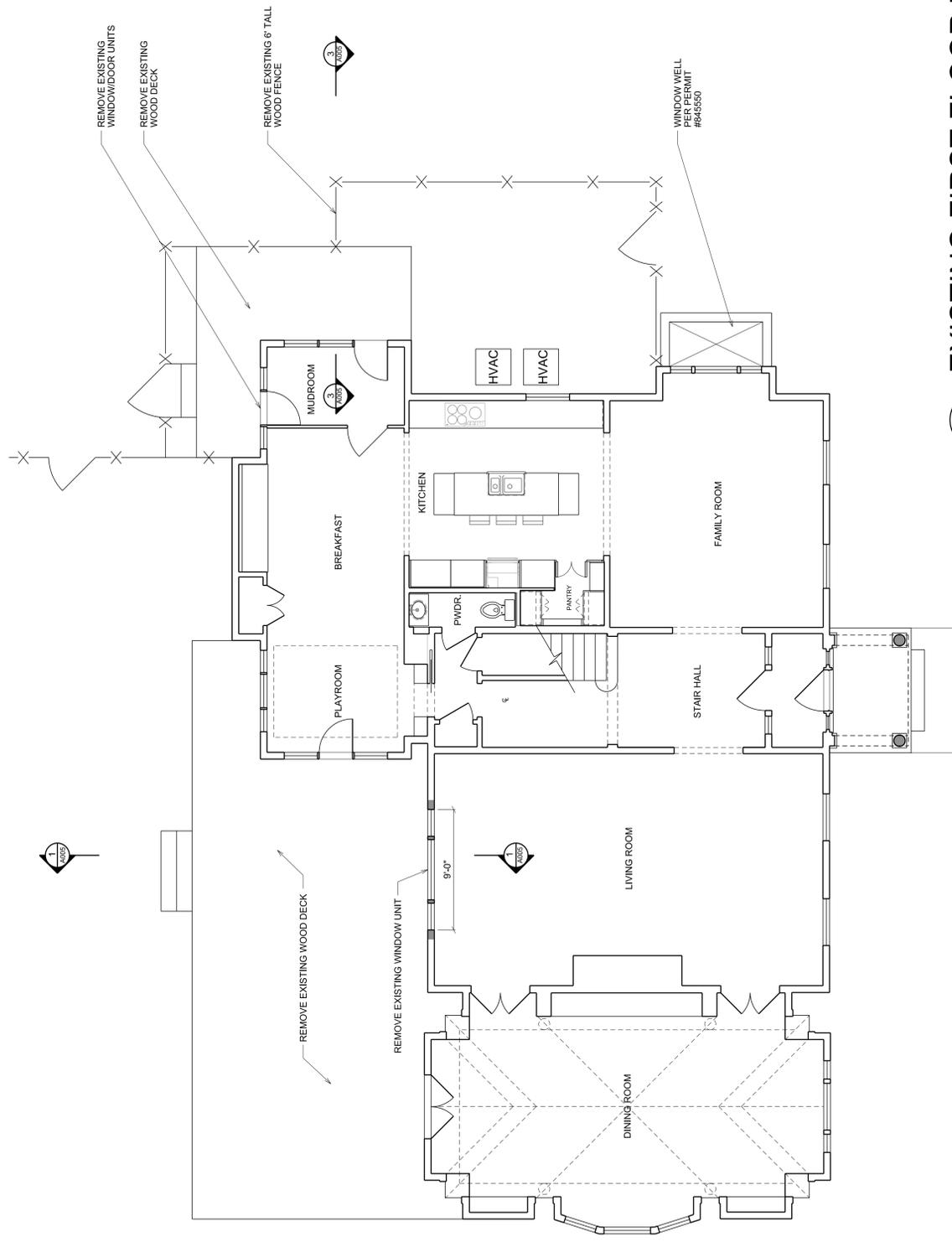
23 PRIMROSE STREET
CHEVY CHASE, MD 20815

LOT: P16 BLOCK: 58

SITE PLANS

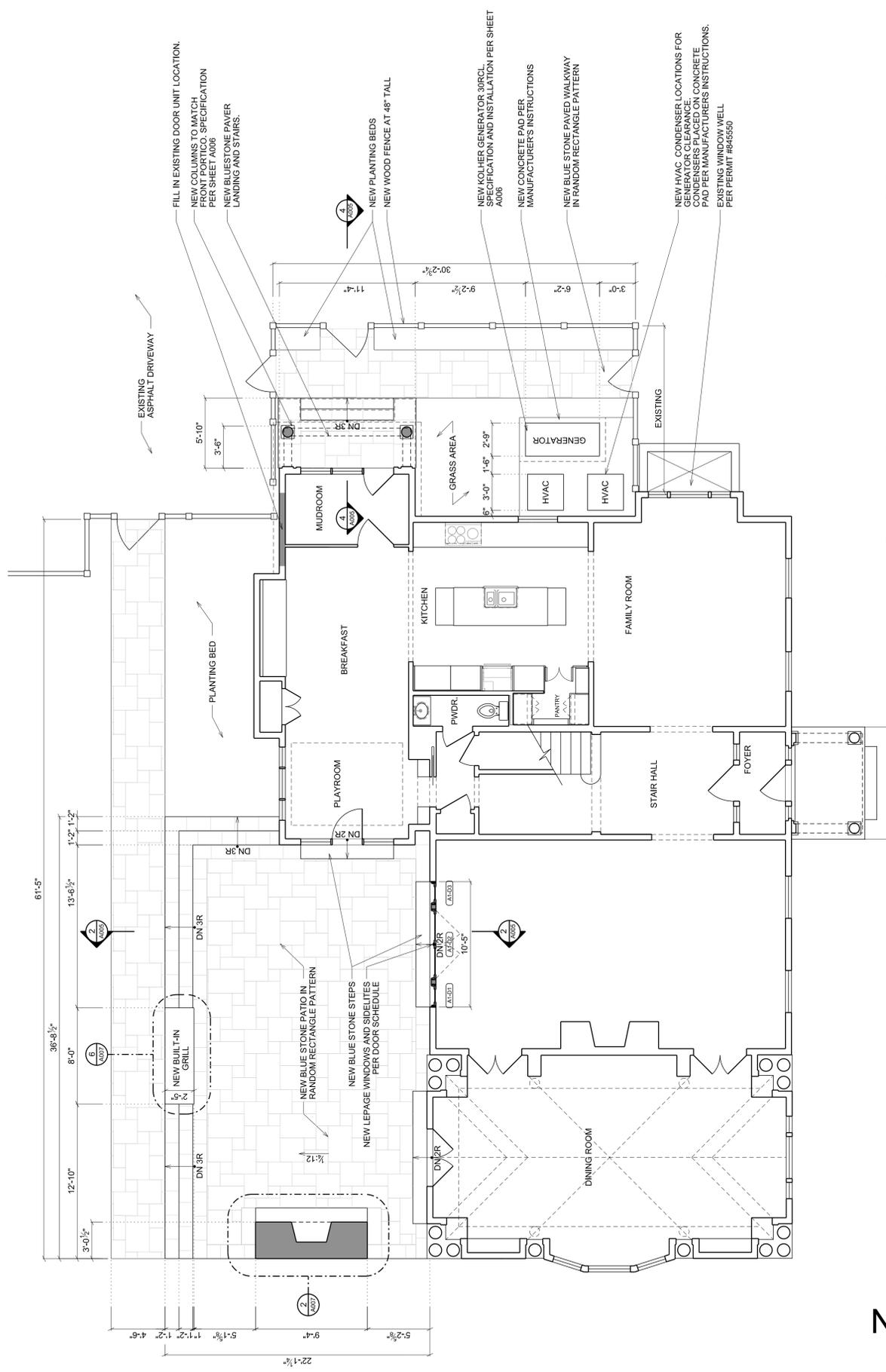
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DATE: 10-02-2018



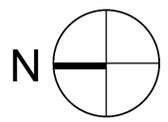
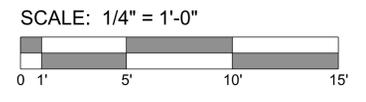
1 EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

DEMOLITION



2 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

NEW CONSTRUCTION



DRAWING REVISIONS	
GENERAL NOTES	
1.	ALL DIMENSIONS TAKEN TO FRAMING UNLESS NOTED
2.	ALL WALLS TO BE 2X4 STUDS UNLESS NOTED
3.	REMOVE ALL RADIATORS AND PIPES THROUGHOUT HOUSE
4.	SEAL ALL HOLES AROUND PERIMETER OF HOUSE FOR RODENT/PEST PROTECTION.

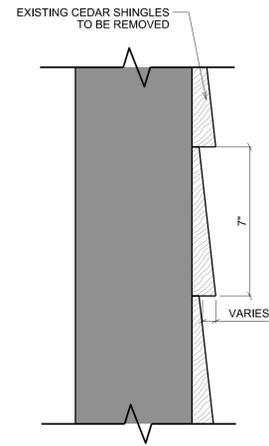
RENOVATION TO THE
McGRANN
RESIDENCE
23 PRIMROSE STREET
CHEVY CHASE, MD 20815
LOT: P16 BLOCK: 58

FIRST FLOOR PLAN

A001

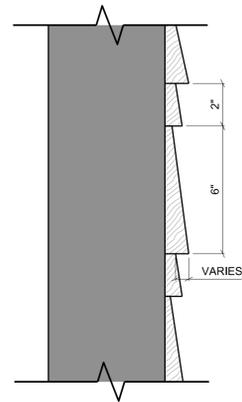
DATE: 10-02-2018

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EXISTING PHOTO OF GABLE SHINGLE CONFIGURATION

1
A002 EXISTING GABLE SHINGLE DETAIL
SCALE: 3" = 1'-0"



EXISTING PHOTO OF MAIN HOUSE SHINGLES - NEW GABLE SHINGLES TO MATCH

2
A002 PROPOSED GABLE SHINGLE DETAIL
SCALE: 3" = 1'-0"



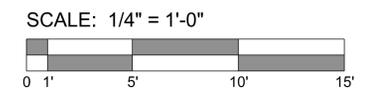
3
A002 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

■ DEMOLITION



4
A002 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

■ NEW CONSTRUCTION



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DRAWING REVISIONS

RENOVATION TO THE
McGRANN
RESIDENCE
23 PRIMROSE STREET
CHEVY CHASE, MD 20815
LOT: P16 BLOCK: 58

SOUTH ELEV.
& SIDING DETAILS

A002

DATE: 10-02-2018



1 EXISTING NORTH FENCE ELEVATION
 A004 SCALE: 3/16" = 1'-0"

■ DEMOLITION



2 EXISTING NORTH ELEVATION
 A004 SCALE: 3/16" = 1'-0"

■ DEMOLITION



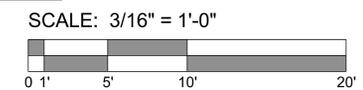
3 PROPOSED NORTH FENCE ELEVATION
 A004 SCALE: 3/16" = 1'-0"

■ NEW CONSTRUCTION



4 PROPOSED NORTH ELEVATION
 A004 SCALE: 3/16" = 1'-0"

■ NEW CONSTRUCTION



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DRAWING REVISIONS

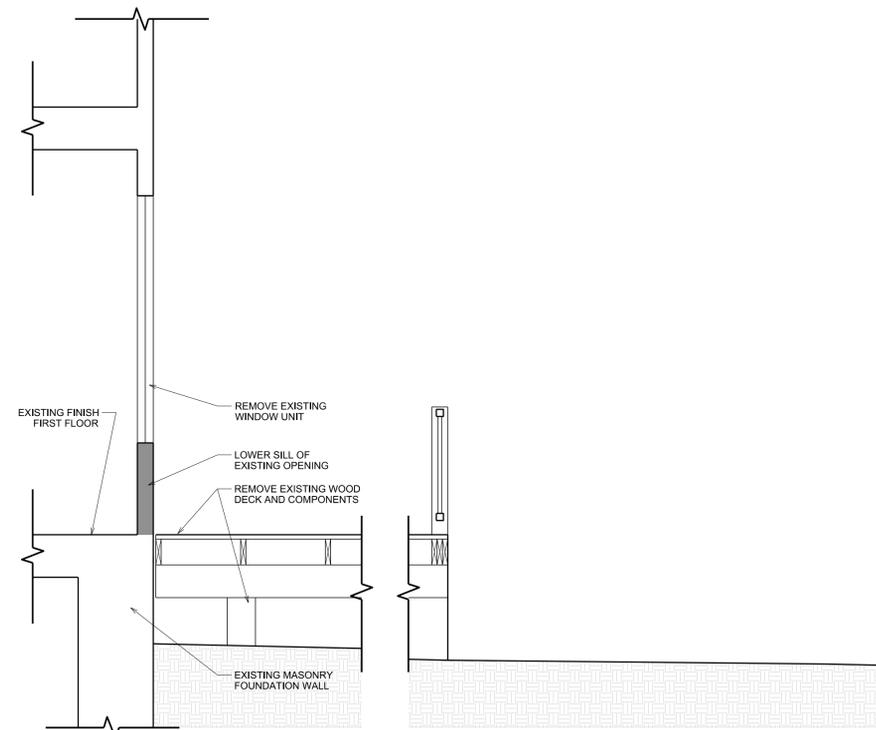
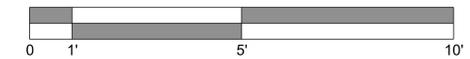
RENOVATION TO THE
McGRANN
 RESIDENCE
 23 PRIMROSE STREET
 CHEVY CHASE, MD 20815
 LOT: P16 BLOCK: 58

**NORTH ELEV
 & DETAILS**

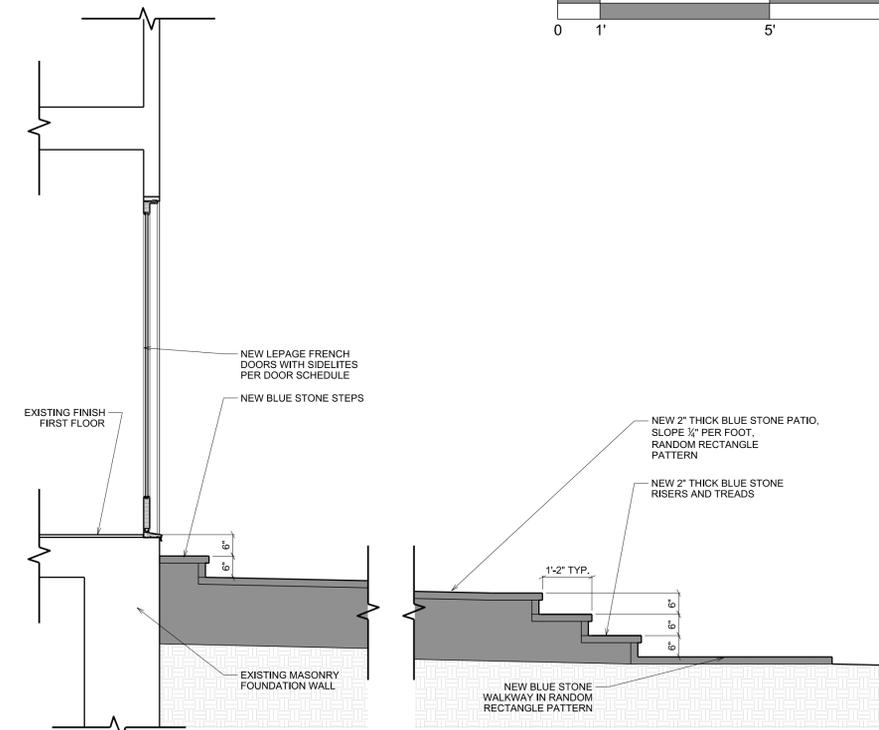
A004

DATE: 10-02-2018

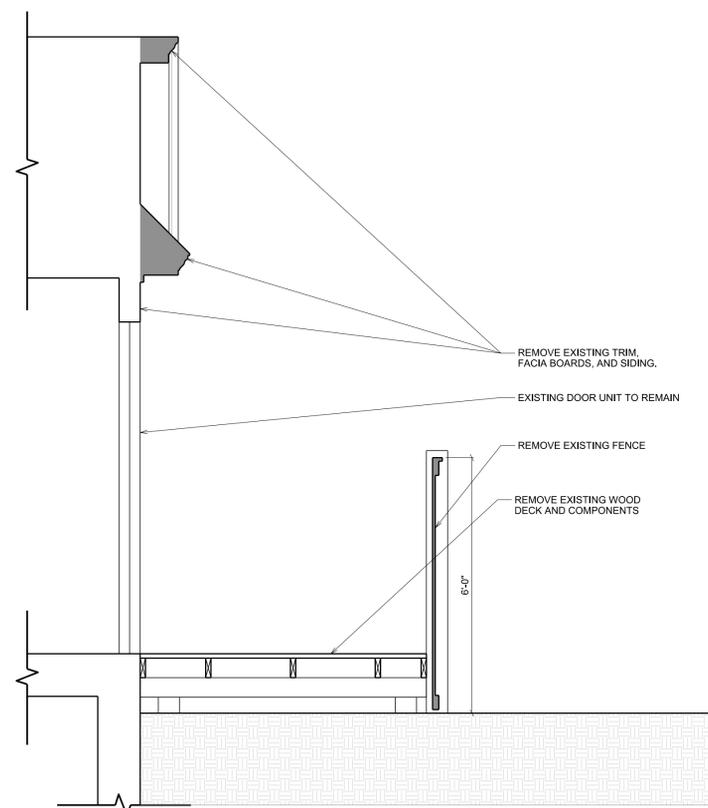
SCALE: 1/2" = 1'-0"



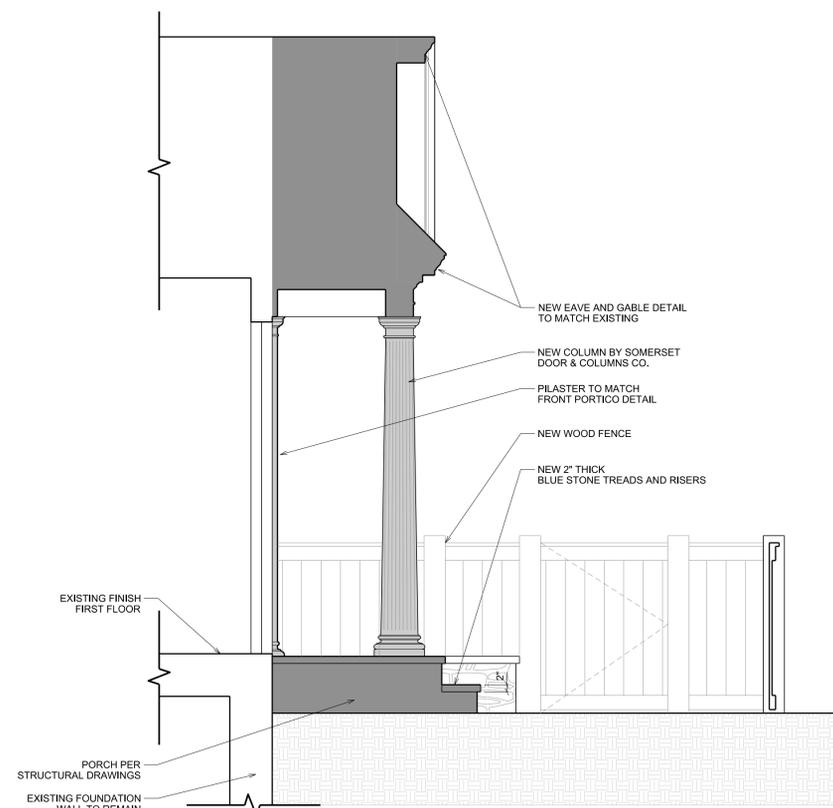
1
A005 **EXISTING REAR DOOR / PATIO SECTION**
SCALE: 1/2" = 1'-0"



2
A005 **PROPOSED REAR DOOR / PATIO SECTION**
SCALE: 1/2" = 1'-0"



3
A005 **EXISTING SIDE ENTRY**
SCALE: 1/2" = 1'-0"



4
A005 **PROPOSED SIDE ENTRY**
SCALE: 1/2" = 1'-0"

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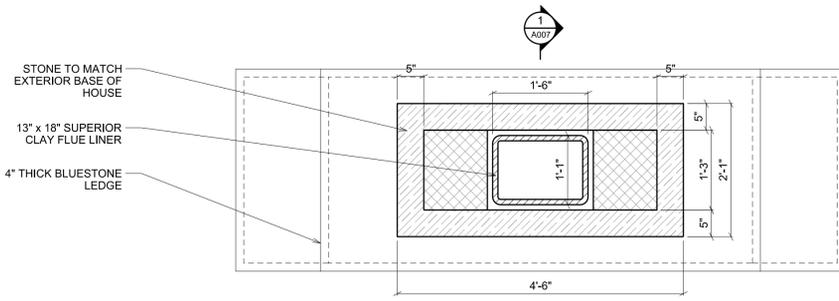
DRAWING REVISIONS

RENOVATION TO THE
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23 PRIMROSE STREET
CHEVY CHASE, MD 20815
LOT: P16 BLOCK: 58

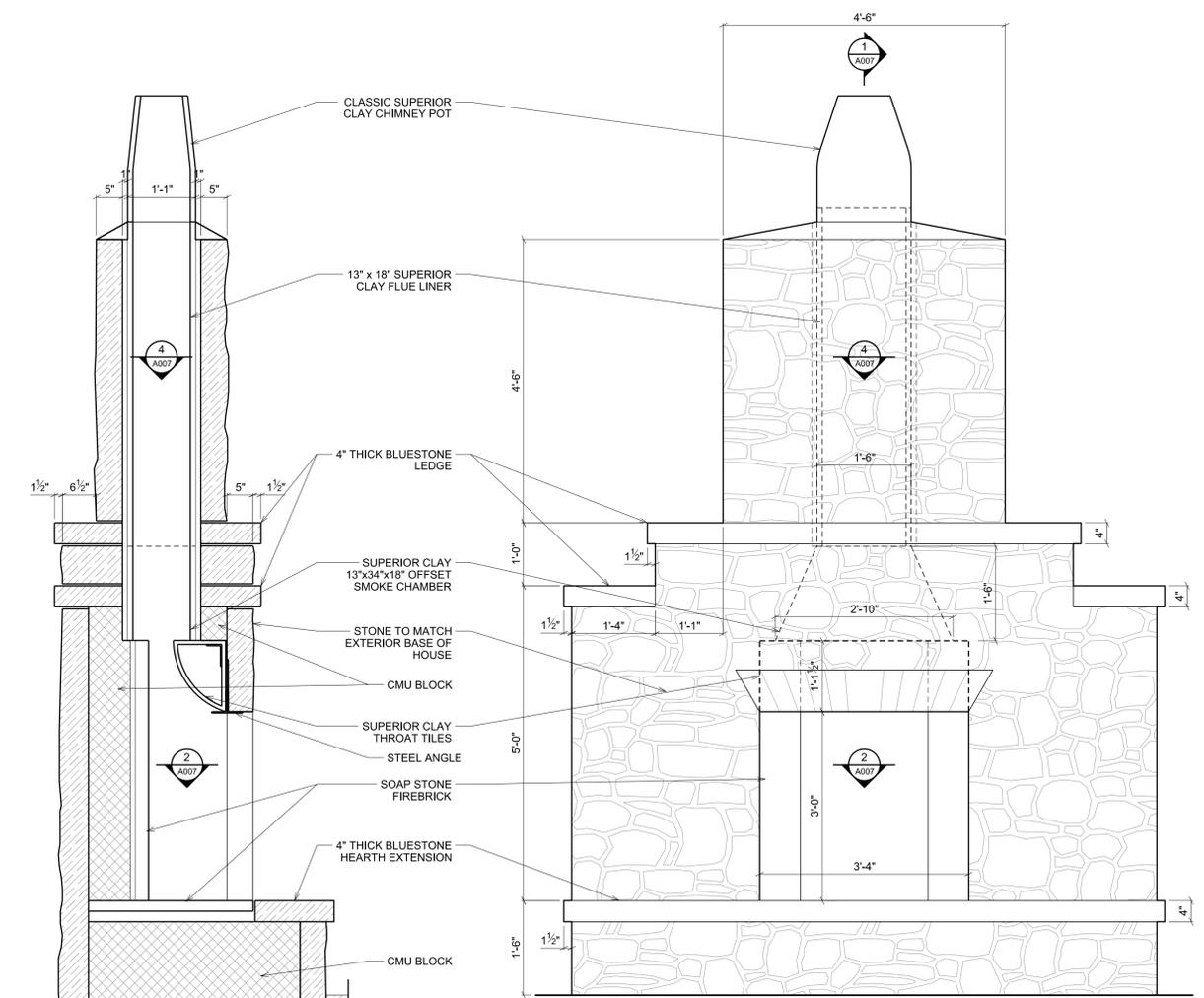
PARTIAL SECTIONS

A005

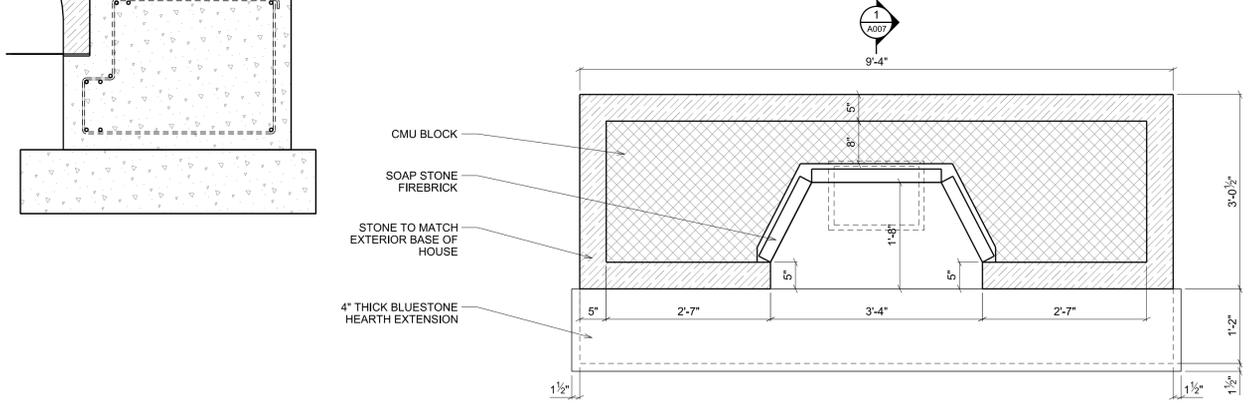
DATE: 10-02-2018



4 CHIMNEY PLAN
A007 SCALE: 3/4" = 1'-0"

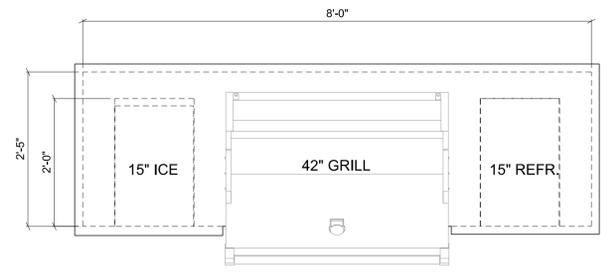


3 FIREPLACE ELEVATION
A007 SCALE: 3/4" = 1'-0"

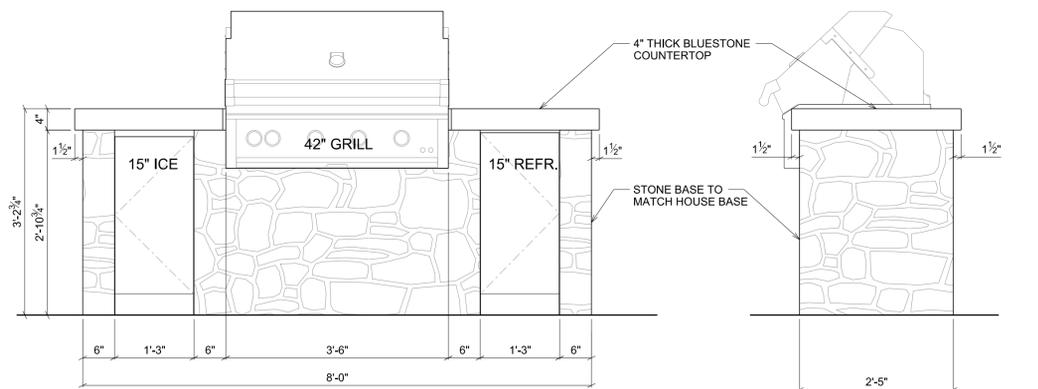


2 FIREPLACE PLAN
A007 SCALE: 3/4" = 1'-0"

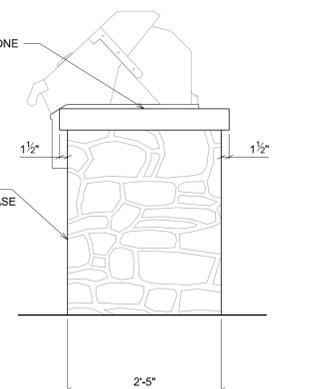
1 FIREPLACE SECTION
A007 SCALE: 3/4" = 1'-0"



6 OUTDOOR GRILL PLAN
A007 SCALE: 3/4" = 1'-0"



5 OUTDOOR GRILL ELEVATION
A007 SCALE: 3/4" = 1'-0"



7 OUTDOOR GRILL SIDE
A007 SCALE: 3/4" = 1'-0"

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DRAWING REVISIONS

NO.	DATE	DESCRIPTION

RENOVATION TO THE
McGRANN
RESIDENCE
23 PRIMROSE STREET
CHEVY CHASE, MD 20815
LOT: P16 BLOCK: 58

EXTERIOR FIREPLACE & GRILL DETAILS

A007

DATE: 10-02-2018