

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	5 Primrose Street, Chevy Chase	<b>Meeting Date:</b>	7/10/2019
<b>Resource:</b>	Contributing Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	7/3/2019
<b>Applicant:</b>	David and Hayley Meadvin (Chris Lyon, Architect)	<b>Public Notice:</b>	6/26/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-19AA	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Basement windows and window wells		

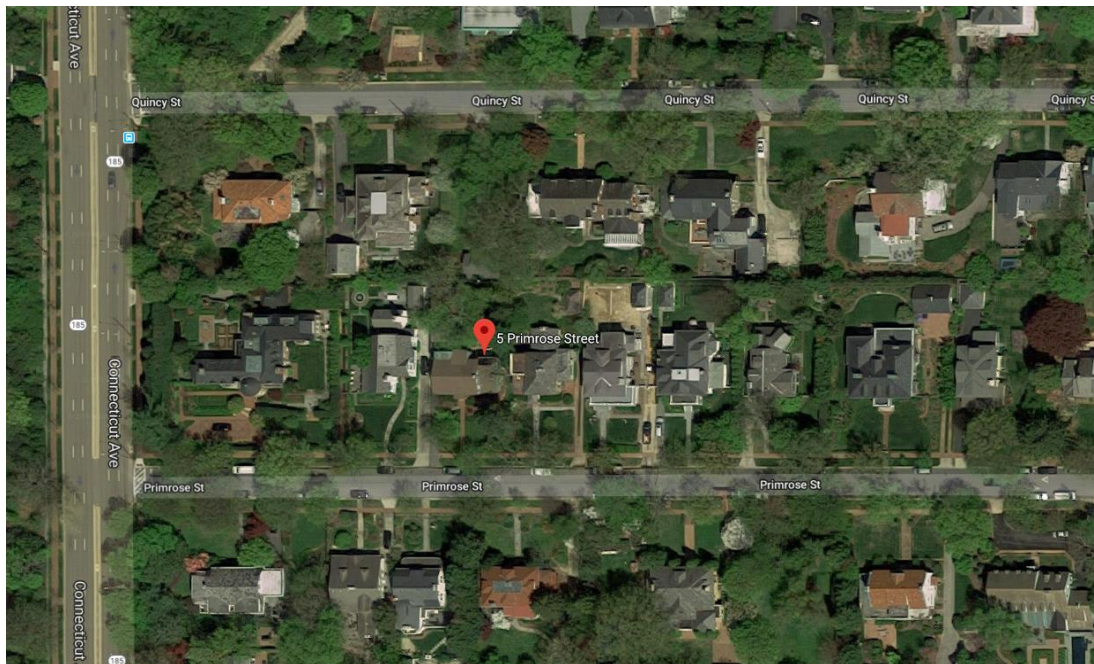
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**STAFF RECOMMENDATION:**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

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



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicants propose the following:

- Replace the four (4) existing non-historic sliding metal basement windows with wood awning and casement windows. Two windows will be replaced on the front (south) elevation, and two windows will be replaced on the left (west) elevation.
- Enlarge the two (2) existing window wells at the front of the property to satisfy egress requirements.

**APPLICABLE GUIDELINES:**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

**Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (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; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: chris@thomsoncooke.com Contact Person: Chris Lyon  
Tax Account No.: 00455862 Daytime Phone No.: 202-686-6583  
Name of Property Owner: David and Hayley Meadvin Daytime Phone No.: 202-590-7472  
Address: 5 Primrose Street Chevy Chase MD 20815  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Thomson and Cooke Architects Daytime Phone No.: 202-686-6583

## LOCATION OF BUILDING/PERMIT

House Number: 5 Street: Primrose Street  
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue  
Lot: P3 Block: 58 Subdivision: Chevy Chase Village  
Liber: 25410 Folio: 708 Parcel: \_\_\_\_\_

## PARTIAL TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Remodel  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Reversible

### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family  
☐ Fence/Wall (complete Section 4) ☒ Other: Basement windows and window wells

1B. Construction cost estimate: \$ \$200,000

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

## PARTIAL TYPE OF PERMIT FOR NEW CONSTRUCTION AND EXPANSION

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

## PARTIAL TYPE OF PERMIT 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]  
Signature of owner or authorized agent

6/6/19  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

The existing single-family home was constructed in 1918 as part of the original Chevy Chase Village. The front of the house remains relatively original, except for a side and rear addition (to remain) which are not in the style of the original home. The basement windows have already been replaced with non-original metal sliding units. The yard is heavily planted and this planting will remain except as necessary to install the new window wells

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

The project involves renovating the existing basement to modernize the building systems, install waterproofing, and make a more cohesive interior layout. The existing basement windows are non-original sliding metal units and the proposed replacement will be wood awning and casement units to match the remaining windows on the other floors. The front window wells will be enlarged for egress requirements. This project will have minimal impact on the surrounding homes or historic district since all features are less than 1 foot above grade.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the 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.

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

**Owner's mailing address**

5 Primrose Street  
 Chevy Chase, MD 20815

**Owner's Agent's mailing address**

5155 MacArthur Blvd NW  
 Washington, DC 20016

**Adjacent and confronting Property Owners mailing addresses**

3 Primrose Street  
 Chevy Chase, MD 20815

4 Primrose Street  
 Chevy Chase, MD 20815

6 Primrose Street  
 Chevy Chase, MD 20815

7 Primrose Street  
 Chevy Chase, MD 20815

8 Primrose Street  
 Chevy Chase, MD 20815



**Municipality Letter for  
Proposed Construction Project**

**Subject Property:** 5 Primrose Street  
**Property Owner:** David & Hayley Medvin  
**Project Manager/Contractor:** Thomson & Cook Architects  
**Proposed Work:** Basement renovation and construct window wells

6/3/2019

Diane R. Schwartz Jones, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov)

Sincerely,

Shana R. Davis-Cook  
Chevy Chase Village Manager

**CHEVY CHASE VILLAGE**  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
[ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

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SHANA R. DAVIS-COOK

**LEGAL COUNSEL**  
SUELI FN M. FERGUSON

PROJECT INFO :

BASEMENT RENOVATION, BASEMENT WINDOW REPLACEMENT AND NEW WINDOW WELLS AT EXISTING TWO-STORY SINGLE FAMILY HOME WITH BASEMENT AND ATTIC.

ADDRESS: 5 Primrose Street  
Chevy Chase, MD 20815

LOCATION: Chevy Chase Historic District  
LOT P3, BLOCK 58

ZONING: R-60

SETBACKS: FRONT: 25', SIDE: 7', REAR: 20'  
(Lot recorded 1909)

LOT AREA: 8,750 SF

	ALLOWED:	PROPOSED:
BUILDING HEIGHT:	30' TO MIDPOINT	NO CHANGE
LOT COVERAGE:	35% (3,063 SF) (NON INFILL)	NO CHANGE

BUILDING AREA:

	EXISTING:	PROPOSED:
BASEMENT FLOOR AREA:	1,034 SF	NO CHANGE
FIRST FLOOR AREA:	1,639 SF	NO CHANGE
SECOND FLOOR AREA:	1,242 SF	NO CHANGE
ATTIC FLOOR AREA:	352 SF (>5' CLG)	NO CHANGE
TOTAL:	4,267 SF	NO CHANGE

PLANS PREPARED BASED ON THE FOLLOWING CODES:

2015 INTERNATIONAL RESIDENTIAL CODE AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY MONTGOMERY COUNTY EXECUTIVE REGULATION 4-15.

# HISTORIC AREA WORK PERMIT APPLICATION

5 PRIMROSE STREET  
CHEVY CHASE, MD 20815



Proposed Front Elevation

1/8" = 1'-0"



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Cover

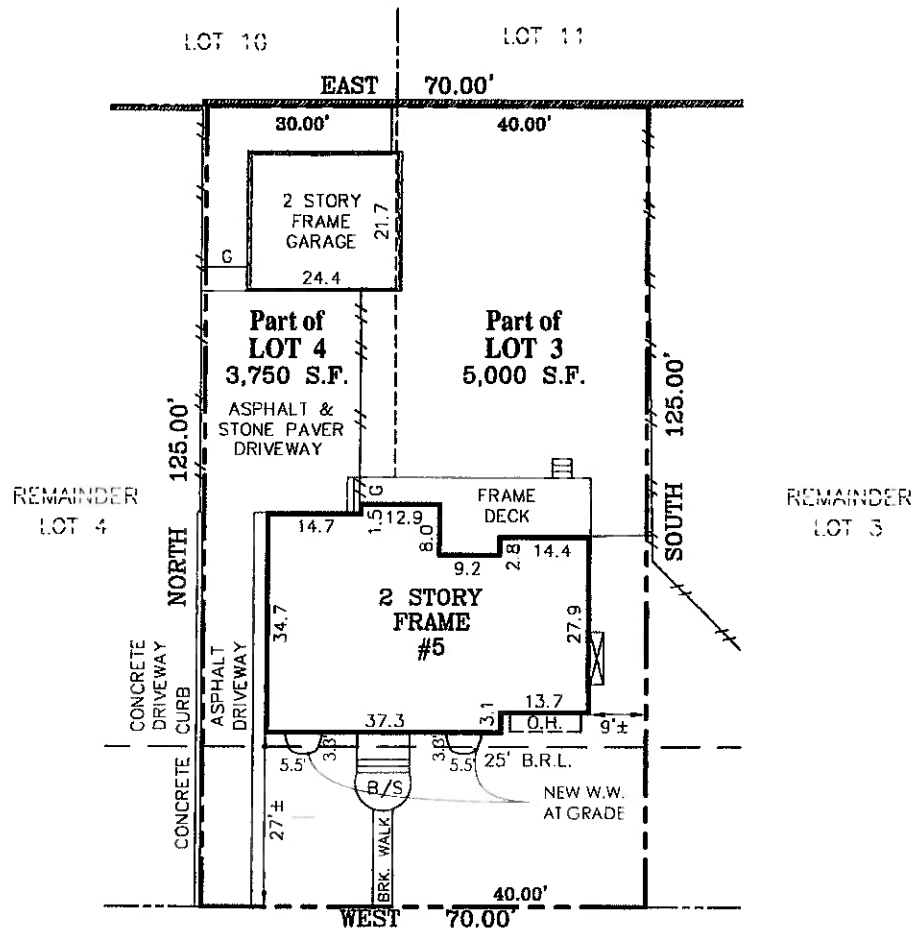
6/17/19	ISSUE
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T1




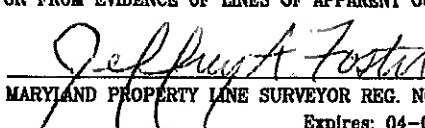
- CONSUMER INFORMATION NOTES:**
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
  2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
  3. This plan 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.
  4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
  5. No Title Report furnished.

- Notes:**
1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. No Property Corners found.
  2. Fences have been located by approximate methods.
  3. Total Area = 8,750 S.F. per Tax Records.



LOCATION DRAWING  
Parts of LOTS 3 & 4, BLOCK 58  
**CHEVY CHASE**  
SECTION No. 2  
MONTGOMERY COUNTY, MARYLAND

**PRIMROSE STREET**  
(100' R/W)

SURVEYOR'S CERTIFICATE		REFERENCES		 <div>SNIDER &amp; ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100, Fax 301/948-1288</div>	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."   MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587 Expires: 04-02-2017		PLAT BK.	2		
		PLAT NO.	106		
		LIBER	25410	DATE OF LOCATIONS	SCALE: 1" = 30'
		FOLIO	708	WALL CHECK:	DRAWN BY: K.W.L.
				HSE. LOC.: 10-03-16	JOB NO.: 16-03422

  
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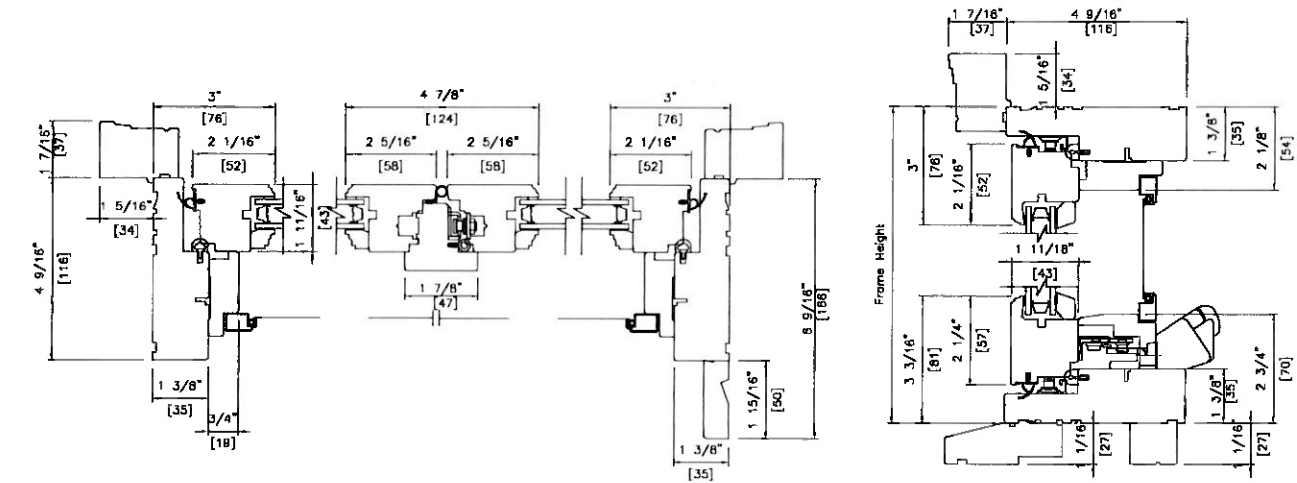
Site Plan

6/17/19 ISSUE

**T2**



TYPICAL METAL BASEMENT WINDOW TO BE REPLACED



PLAN VIEW

HEAD AND SILL DETAIL

PRODUCT FEATURES

STYLES

Traditional, Mission®, French Push Out models. Quarter Round, Full Radius and Camber Top options.

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" [116 mm] jamb construction
- Low E insulated glazing with 1/2" [13 mm] airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens with High Transparency mesh option
- Metal handle, cover, and locks

HARDWARE

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

GLAZING

Heat-Smart® Double, Heat-Smart® Triple, Tranquility® and StormForce™. StormForce™ is not available on all products.

SIMULATED DIVIDED LITES (SDL)

Ogee Profile — 3/4" [19 mm], 1 1/8" [30 mm], 2" [51 mm]

Putty Profile — 5/8" [16 mm], 7/8" [22 mm], 1 1/8" [30 mm], 2" [51 mm]

Square Profile (interior only) — 3/4" [19 mm], 7/8" [22 mm], 1 1/8" [30 mm], 2" [51 mm]

CASING

WOOD: 2" [51 mm] Brickmould, 3 1/2" [89 mm] Flat, 5 1/2" [139 mm] Flat, Adams and Williamsburg.

METAL CLAD: 2" [51 mm] Brickmould, 3 1/2" [89 mm] Flat, Nose & Cove, Adams, Williamsburg and Contemporary.

METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes. Available in Cyprum Collection (see section N).



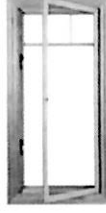
Casement



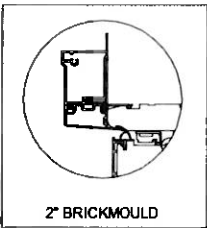
Mission® Casement



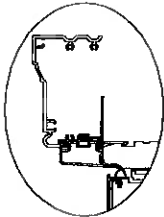
French Casement (Camber Top)



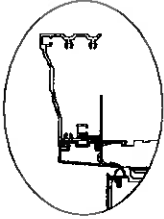
Push Out Casement



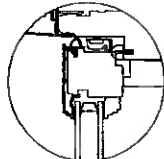
NOSE & COVE



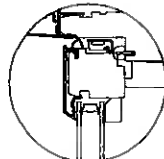
WILLIAMSBURG



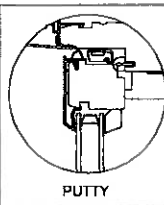
ADAMS



OGEE



SQUARE



PUTTY

CASING  
NOTE: CLAD PROFILES SHOWN BUT WOOD CASING WILL BE USED

GLAZING STOP PROFILES  
NOTE: CLAD PROFILES SHOWN BUT WOOD SASH WILL BE USED



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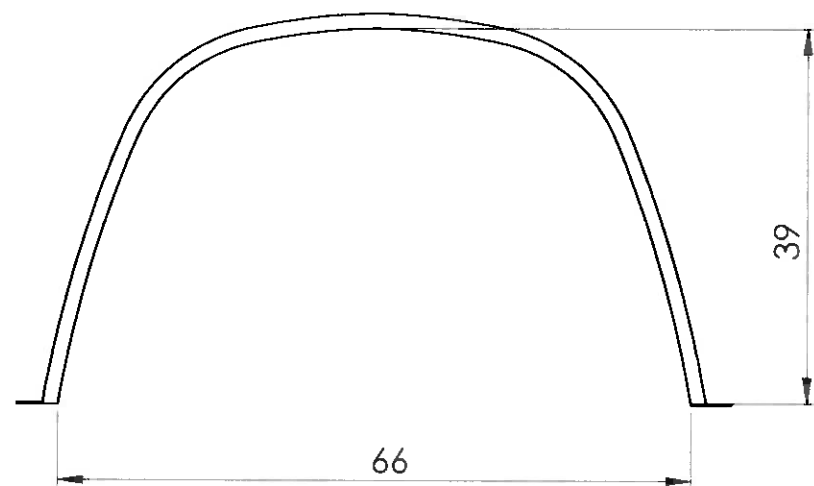
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New Windows

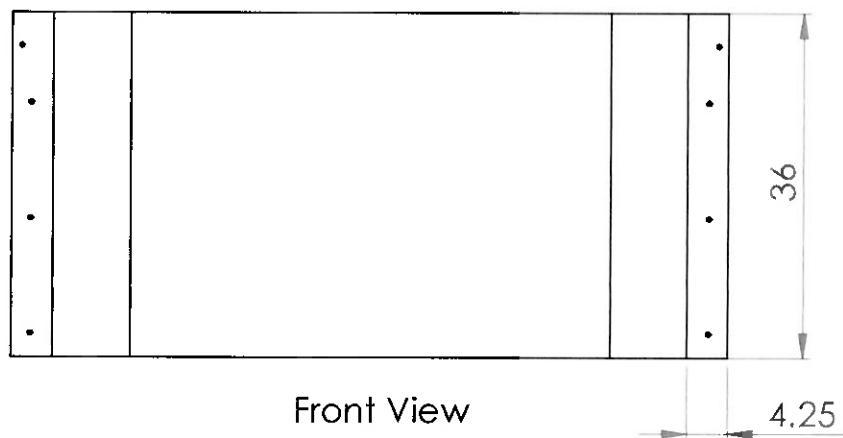
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T3

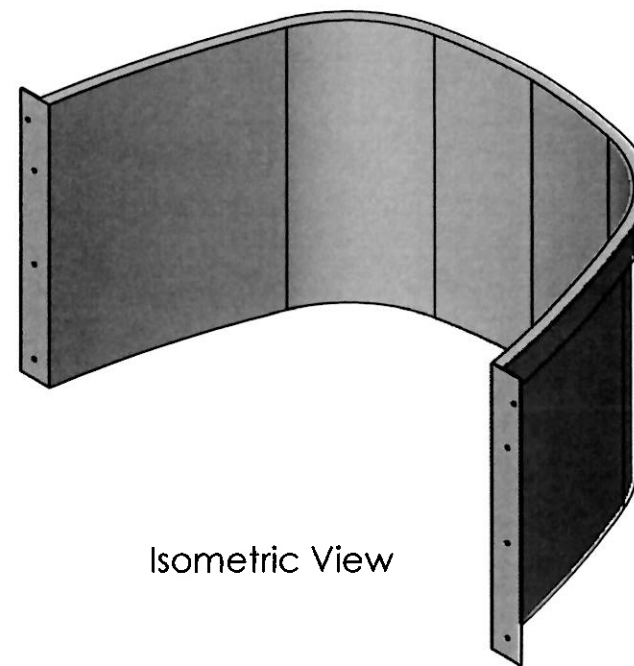


Top View



Front View

PROPOSED WINDOW WELL:  
 "PREMIER" WPT-663936 COMPOSITE  
 WINDOW WELL BY ROCKWELL, LLC WITH  
 EMBOSSED STONE PATTERN, TAN COLOR



Isometric View



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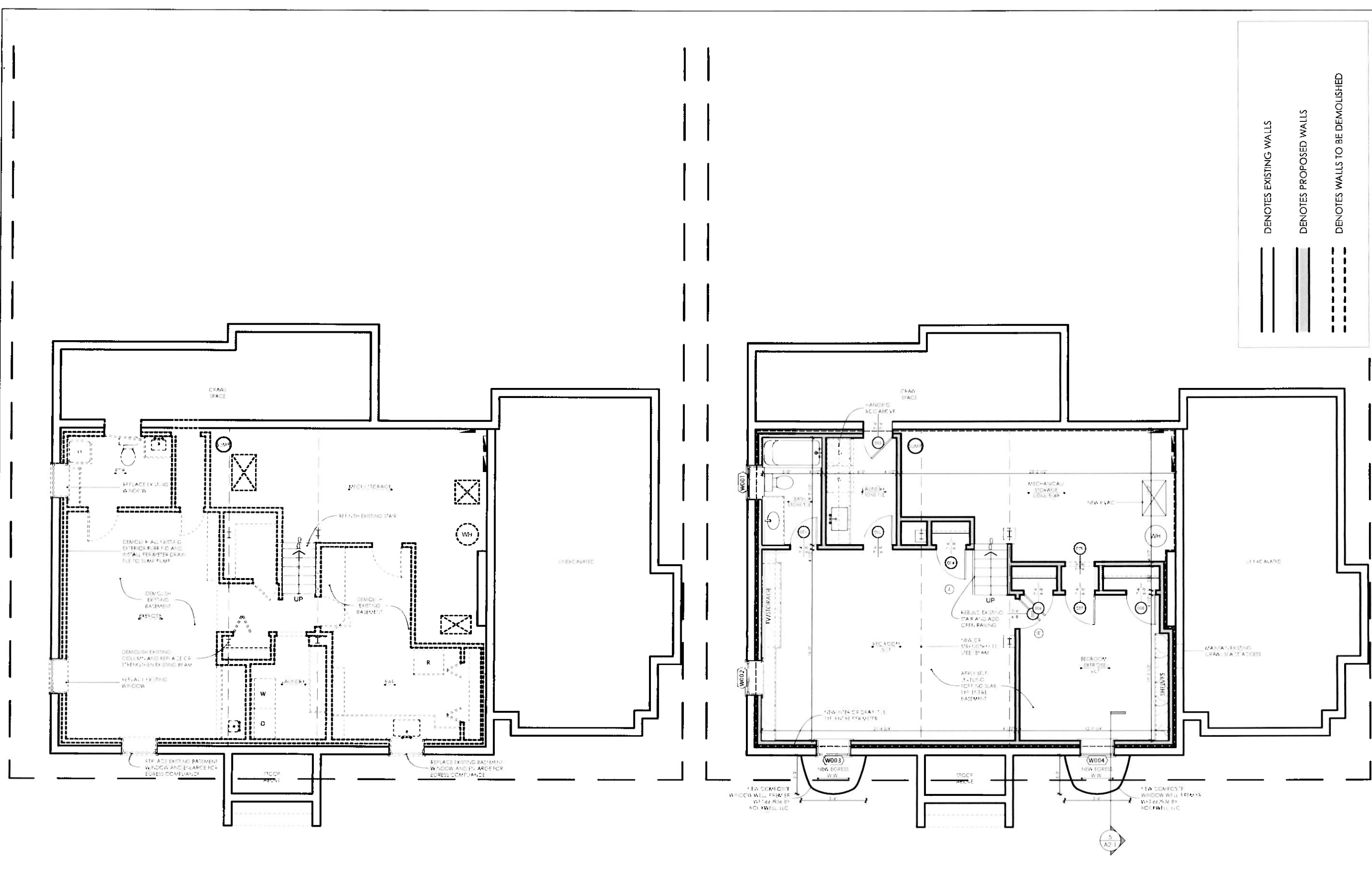
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Window Wells

6/17/19


ISSUE

**T4**



**1** Basement Demolition Plan  
1/8" = 1'-0"

**2** Basement Proposed Plan  
1/8" = 1'-0"



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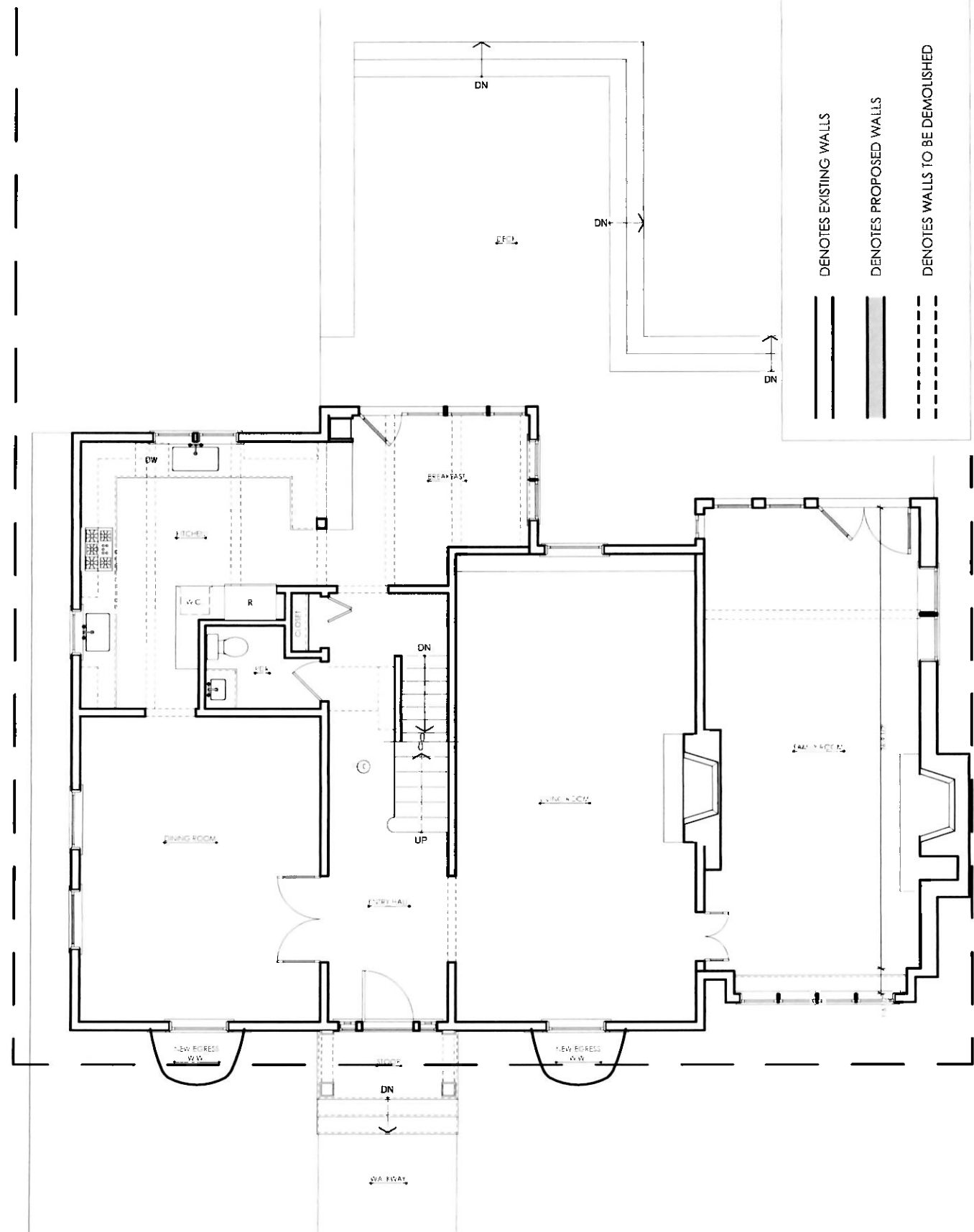
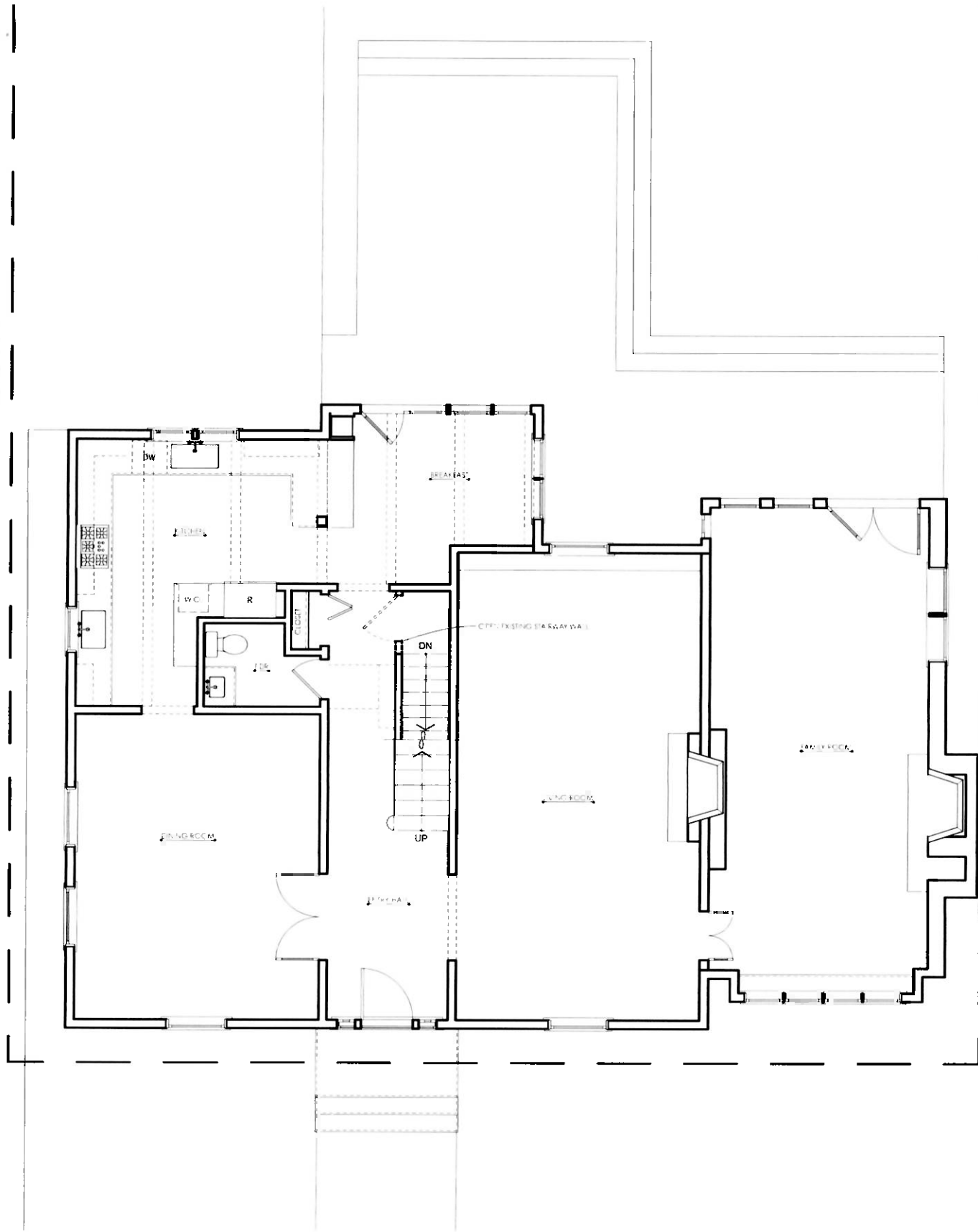
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Basement Plans	
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**A1-0**

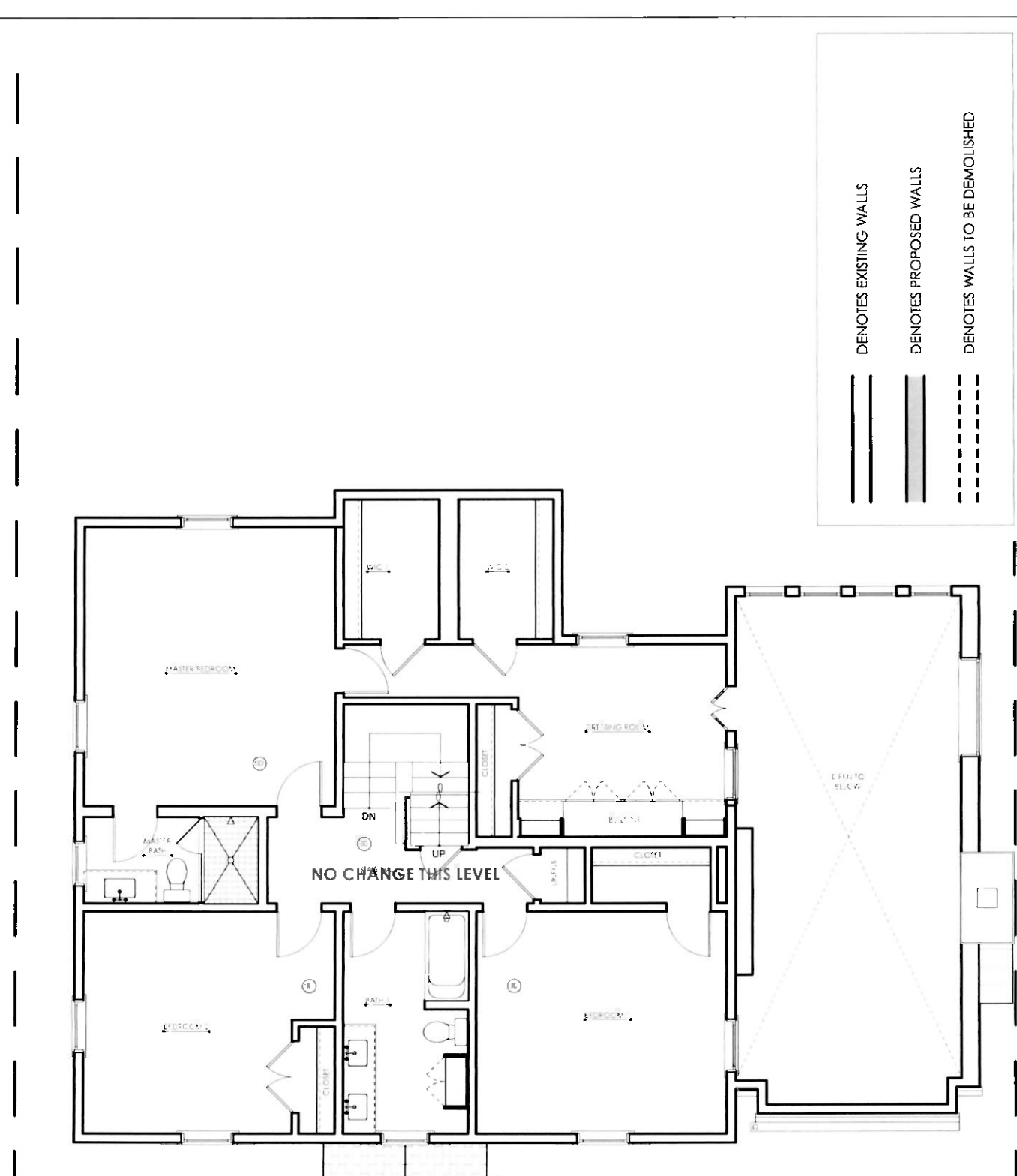
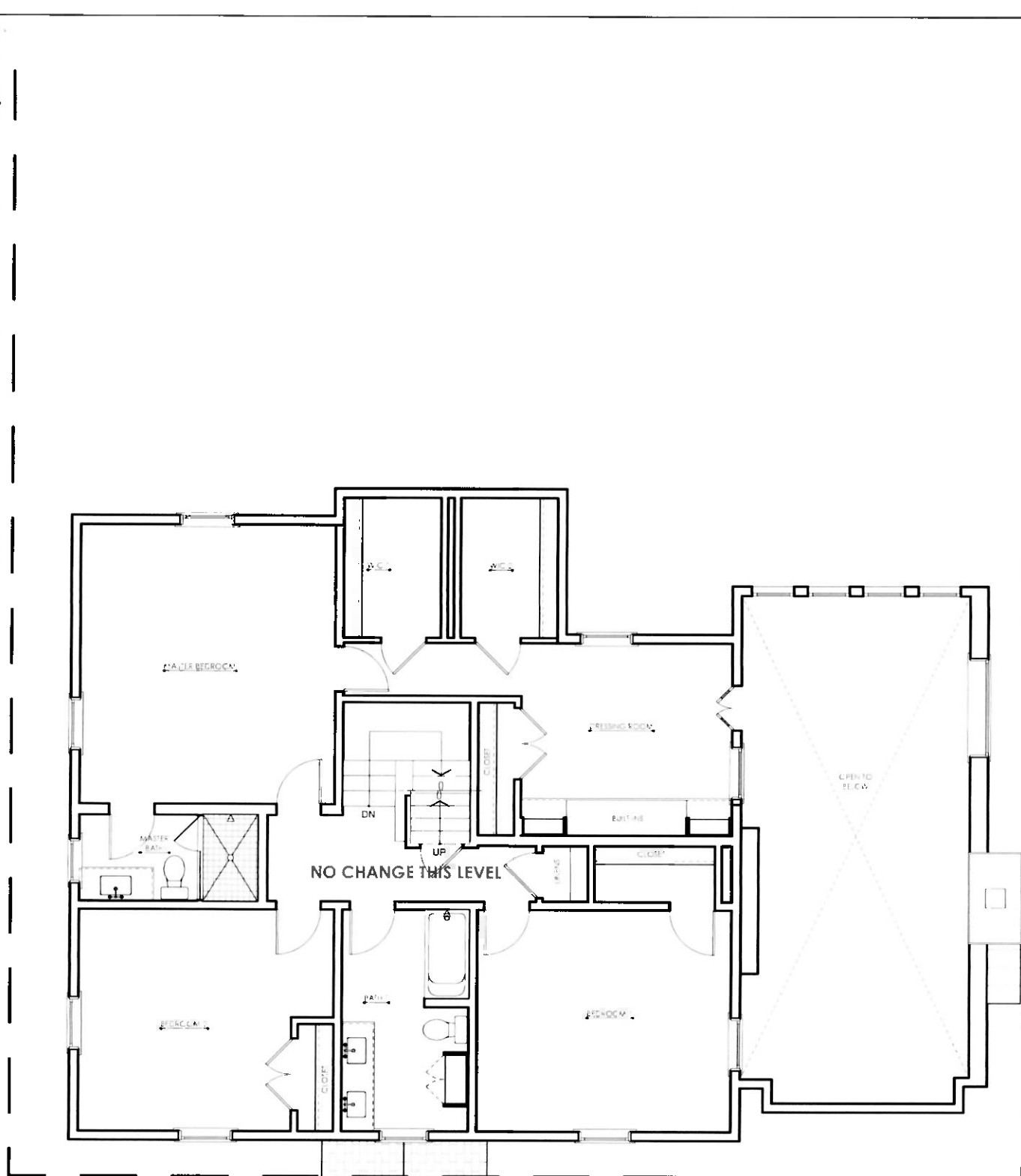


**Meadvin Residence**  
 5 Primrose Street Chevy Chase MD 20815

First Floor Plans

6/17/19	ISSUE

**A1-1**



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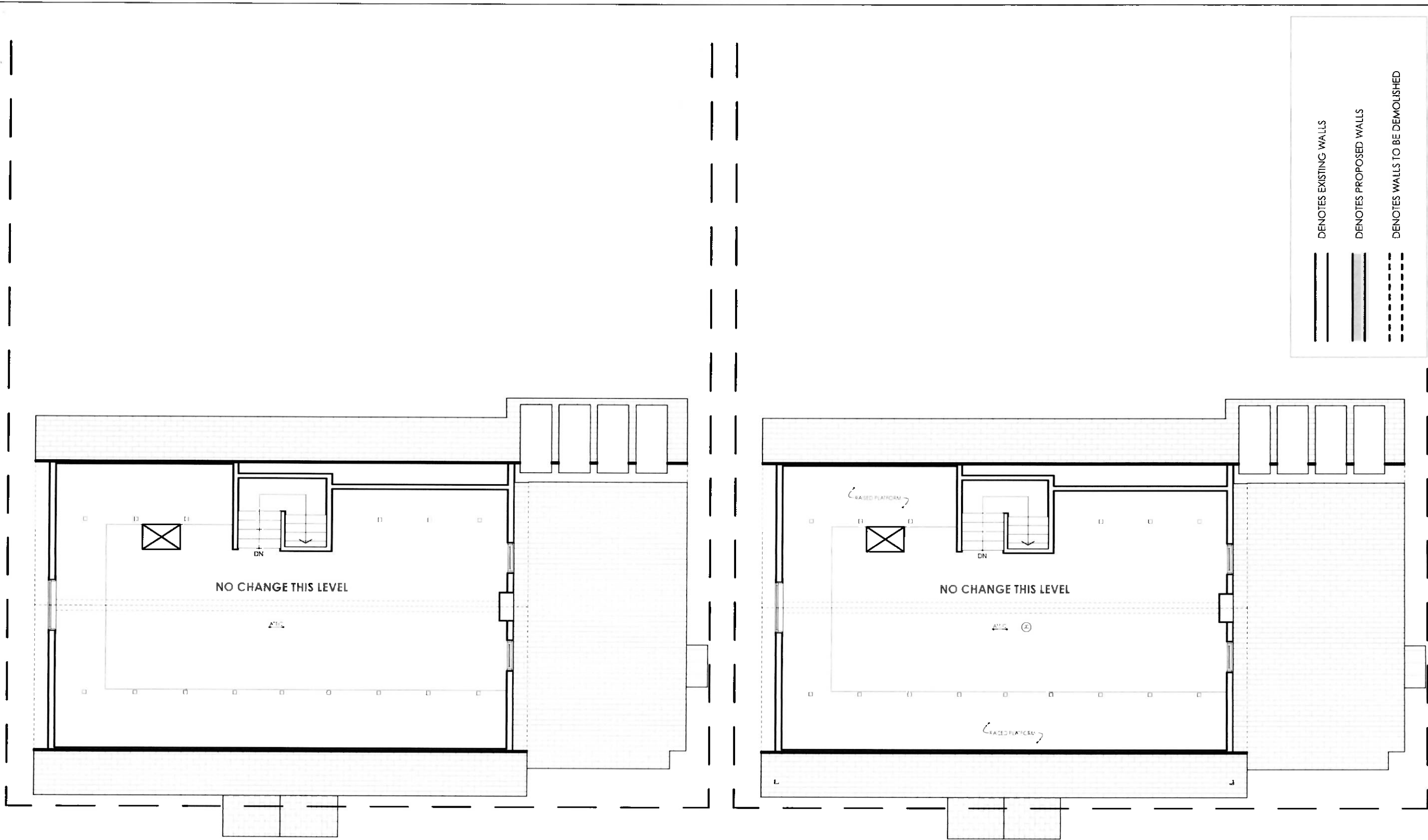
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Second Floor Plans

6/17/19	ISSUE

A1-2





DENOTES EXISTING WALLS  
 DENOTES PROPOSED WALLS  
 DENOTES WALLS TO BE DEMOLISHED

  
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**1** Attic Demolition Plan  
 1/8" = 1'-0"

**2** Attic Proposed Plan  
 1/8" = 1'-0"

Attic Plans	
6/17/19	ISSUE

**A1-3**



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Front Elevations

6/17/19	ISSUE

A2-1



**1** Existing Front Elevation  
1/8" = 1'-0"

**2** Proposed Front Elevation  
1/8" = 1'-0"





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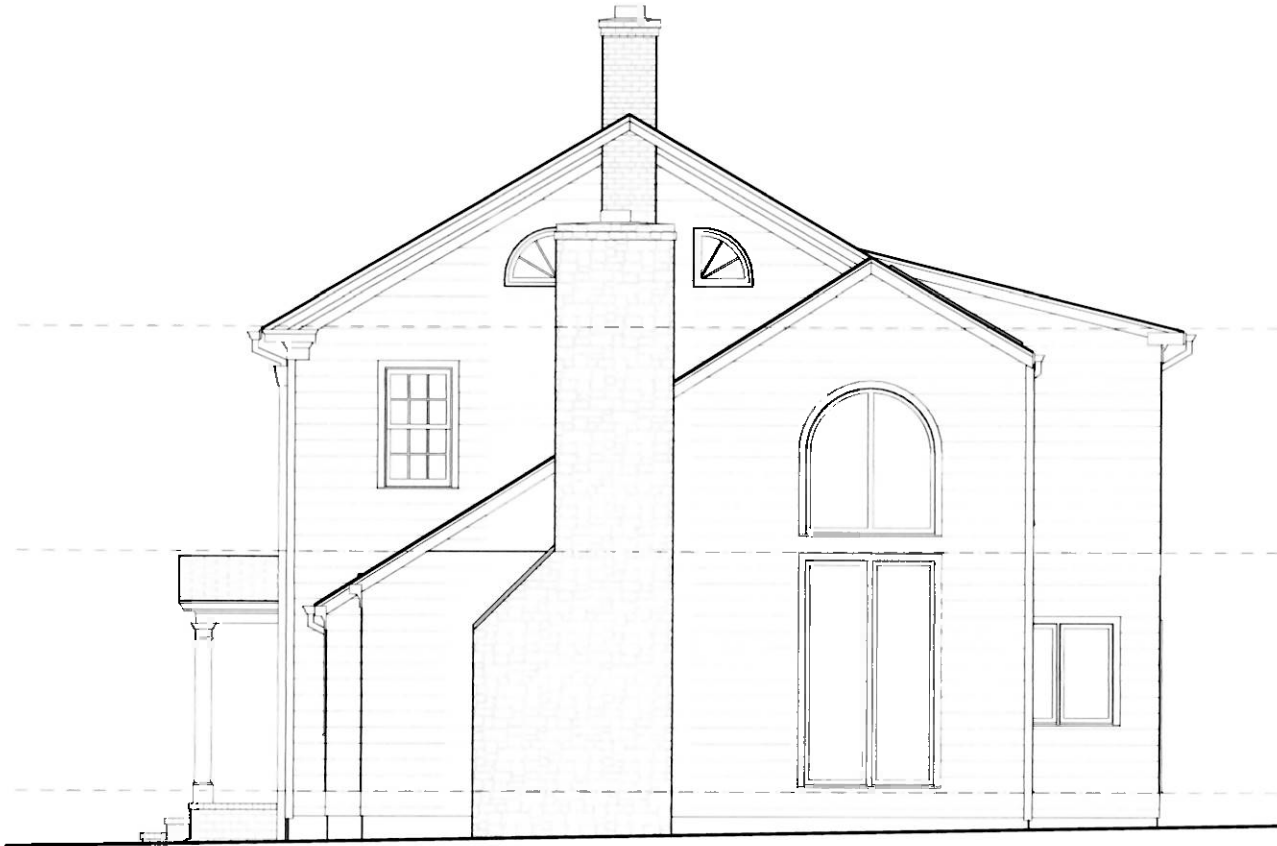
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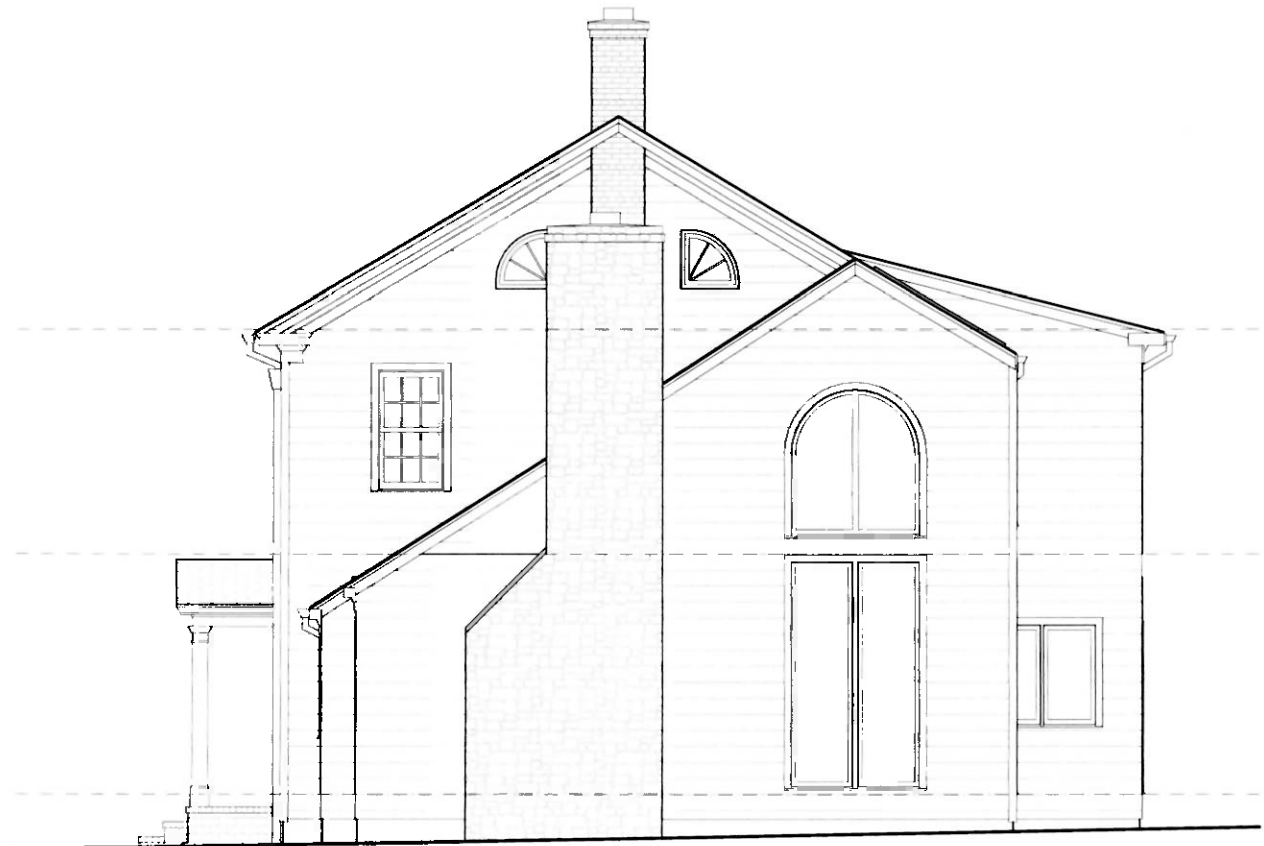
Right Elevations

6/17/19	ISSUE

A2-2



**1** Existing Right Elevation  
1/8" = 1'-0"  
**NO CHANGE TO THIS ELEVATION**



**2** Proposed Right Elevation  
1/8" = 1'-0"  
**NO CHANGE TO THIS ELEVATION**



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**1** Existing Rear Elevation  
1/8" = 1'-0"  
**NO CHANGE TO THIS ELEVATION**



**2** Proposed Rear Elevation  
1/8" = 1'-0"  
**NO CHANGE TO THIS ELEVATION**

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Rear Elevations

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**A2-3**



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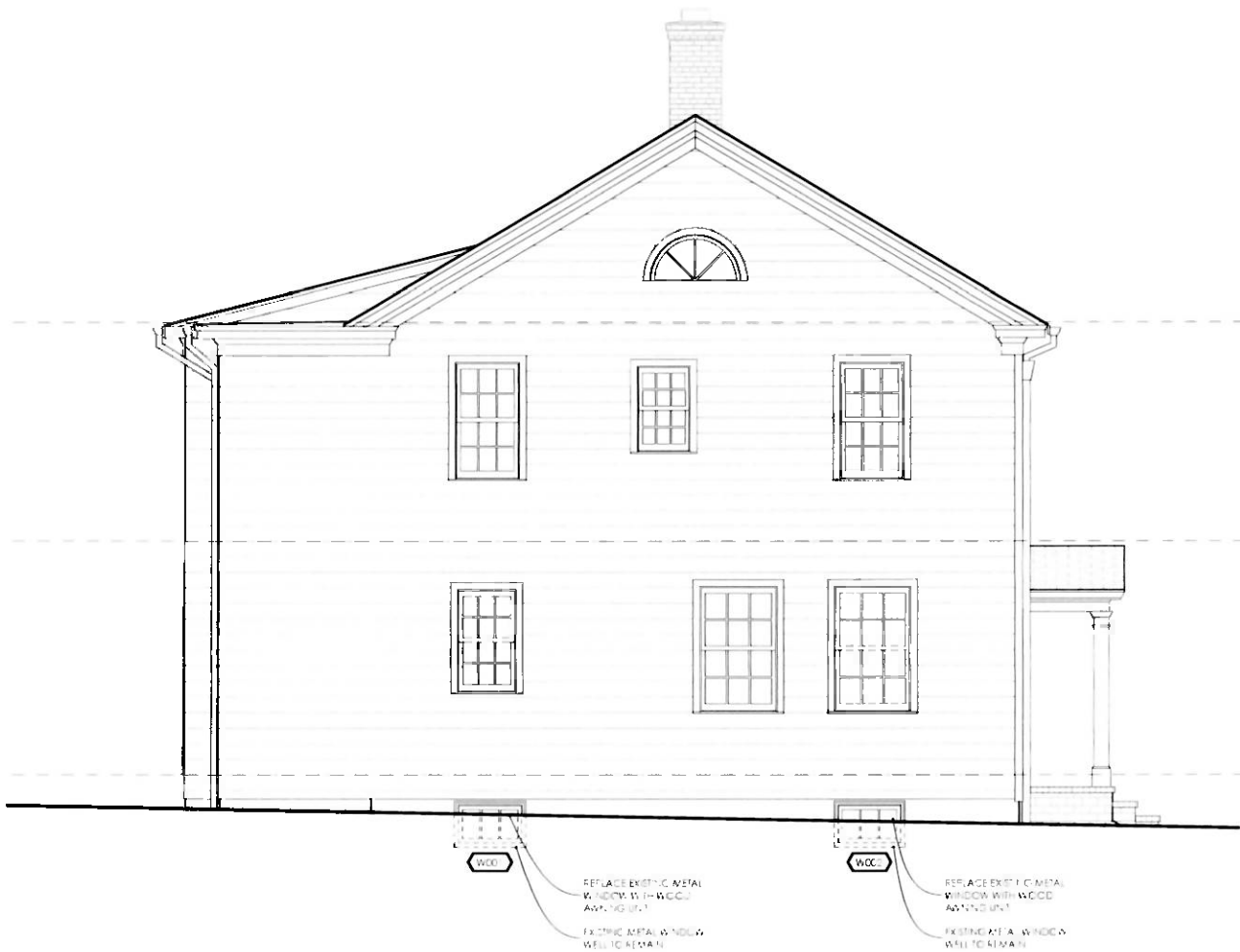
Left Elevations

6/17/19	ISSUE

A2-4



1 Existing Left Elevation  
1/8" = 1'-0"



2 Proposed Left Elevation  
1/8" = 1'-0"





FRONT LEFT CORNER



FRONT ELEVATION

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LEFT ELEVATION



FRONT RIGHT ELEVATION

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**A3-2**