EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 5 Primrose Street, Chevy Chase
Resource: Contributing Resource
(Chevy Chase Village Historic District)
Applicant: David and Hayley Meadvin
(Chris Lyon, Architect)
Case Number: 35/13-19AA

Meeting Date: 7/10/2019
Report Date: 7/3/2019
Public Notice: 6/26/2019
Tax Credit: N/A
Staff: Michael Kyne

PROPOSAL: Basement windows and window wells

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. 94, § 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Name: chris@thomsoncooke.com
Contact Person: Chris Lyon
Tax Account No.: 00455862
Daytime Phone No.: 202-686-6583
Daytime Phone No.: 202-590-7472
Name of Property Owner: David and Hayley Megginson
Daytime Phone No.: 217-309-7859
Address: 5 Primrose Street
City: Chevy Chase
State: MD
Zip Code: 20815

Contractor: ________________________
Contractor Registration No.: ________________________
Agent for Owner: Thomson and Cooke Architects
Daytime Phone No.: 202-686-6583

LOCATION OF BUILDING WORK

House Number: 5 Primrose Street
Street: Primrose Street
Town/City: Chevy Chase
Nearest Cross Street: Connecticut Avenue
Lot No.: P3
Block: 5B
Subdivision: Chevy Chase Village
Lot: 25410
Folio: 708
Parcel: ________________________

PART A. DESCRIPTION OF PROJECT AND USE

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Bat ☐ Roof Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Roof Replacement ☐ Solar ☐ Fireplace ☐ Wood Burning Stove ☐ Single Family
☐ Revisions ☐ Repair ☐ Removable ☐ Fence/Wall (complete Section C) ☐ Other: Basement, windows, and window walls

1B. Construction cost estimate: $200,000

1C. If this is a revision of a previously approved active permit, see Permit No: ________________________

PART B. SPECIFICATIONS FOR CONSTRUCTION AND PROJECT DESCRIPTION

2A. Type of sewer disposal: ☐ 01 WSSC ☐ 02 Septic ☐ 03 Other: ________________________

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

PART C. SPECIFICATIONS FOR EXISTING BUILDING WALL

3A. Height: ________________________ feet

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

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: ________________________ Date: 01/06/19

Approved: ________________________ For Chairperson, Historic Preservation Commission

Disapproved: ________________________ Signature: ________________________ Date: ________________________

Application/permit No.: ________________________ Date Filed: ________________________ Date Issued: ________________________

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-owning 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 plot. 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 resources and the proposed work.

b. Elevations (sections), 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 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 LABEL.
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Primrose Street</td>
<td>5155 MacArthur Blvd NW</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Washington, DC 20016</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Primrose Street</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>6 Primrose Street</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>8 Primrose Street</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>
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, 2nd 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

Sincerely,

[Signature]

Shana R. Davis-Cook
Chevy Chase Village Manager
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
Chevy Chase Historic District

LOCATION: LOT P3, BLOCK 58

ZONING: R-40

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

LOT AREA: 8,730 SF

ALLOWED: PROPOSED:
BUILDING HEIGHT: 30' TO MIDPOINT NO CHANGE

LOT COVERAGE:
- 35% (3,063 SF)
- 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' C.L.O.] NO CHANGE

TOTAL: 4,267 SF NO CHANGE

PLANS PREPARED BASED ON THE FOLLOWING CODES:

HISTORIC AREA WORK PERMIT APPLICATION
5 PRIMROSE STREET
CHEVY CHASE, MD 20815

Proposed Front Elevation
1/8" = 1'-0"
LOCATION DRAWING

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

CONSUMER INFORMATION NOTES:
1. This plan is a benefit to a consumertransfer 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. Subbase 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 = 6,700 S.F. per Tax Records.

PRIMROSE STREET
(100' R/W)

SNIKER & ASSOCIATES
LAND SURVEYORS
20750 Goldenrod Lane, Suite 110
 Germantown, Maryland 20874
 Tel: 301/946-5120, Fax 301/946-1236

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREIN HAS BEEN
BASED UPON THE RESULTS OF A FIELD INSPECTION
PERFORMED BY THE SURVEYOR.
EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED
UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND
OR FROM EXISTENCE OF LINE OF APPARENT OCCUPATION.

M. W. L. 25410
FOLIO 708

DATE OF LOCATIONS
10-03-18
T2

1" - 30'
100 NO.
16-024063

LEGAL DESCRIPTION:

LOT 10

LOT 11

Part of
LOT 4
3,750 S.F.

ASPHALT &
STONE PAVING
GARAGE

Part of
LOT 3
5,000 S.F.

REMAINING
LOT 4

REMAINING
LOT 3

LINES 25410
FOLIO 708

WILL CHECK:
DRAWN BY:

H.R.L. 10-03-18
100 NO.
16-024063

DATED: 11/17/08

SIGNED: 10/25/08

SNIKER & ASSOCIATES
LAND SURVEYORS
20750 Goldenrod Lane, Suite 110
Germantown, Maryland 20874
Tel: 301/946-5120, Fax 301/946-1236

R. W. L.

R. W. L.

R. W. L.
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 1/2" [116 mm] jamb construction
• Low-E insulated glazing with 1/2" [12 mm] airspace
• Roho gear operator and concealed sash locks
• Extruded aluminum cladding in a variety of standard colors: primed woodgrain clear finish
• 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]
Poly Veris — 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, 3 3/4" [99 mm] Flat, Adams and Williamsburg.
METAL CLAD: 2" [51 mm] Brickmould, 3 1/2" [89 mm] Flat, Note & Cove. Adams, Williamsburg and Contemporary.

METAL CLAD COLOR SPECTRUM
Standard and Architectural Palette colors, including anodized finishes. Available in Catalog Collection (see section M).

TYPICAL METAL BASEMENT WINDOW TO BE REPLACED

PLAN VIEW
HEAD AND SILL DETAIL
CASING
NOTE: CLAD PROFILES SHOWN BUT WOOD CASING WILL BE USED
GLAZING STOP PROFILES
NOTE: CLAD PROFILES SHOWN BUT WOOD SASH WILL BE USED
PROPOSED WINDOW WELL: "PREMIER" WPT-663936 COMPOSITE WINDOW WELL BY ROCKWELL, LLC WITH EMBOSSED STONE PATTERN, TAN COLOR
1 Basement Demolition Plan
1/8" = 1'-0"

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

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

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