MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3 Primrose Street, Chevy Chase
Meeting Date: 5/26/2021

Resource: Contributing Resource
Chevy Chase Village Historic District
Report Date: 5/19/2021

Applicant: William Curtin
Outerbridge Horsey, Architect
Public Notice: 5/12/2021

Review: Historic Area Work Permit
Tax Credit: Partial

Case Number: 951380
Staff: Dan Bruechert

Proposal: Building Modifications

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Tudor Revival
DATE: 1918

Figure 1: 3 Primrose Street.
BACKGROUND

The HPC heard a Preliminary Consultation at the March 24, 2021 HPC meeting. Three designs for a new dormer were presented. The HPC was generally supportive of all three iterations but was most supportive of Option 1, a single shed dormer, and Option 3, a pair of gables. The applicant’s preference was for Option 3 and they return to the HPC seeking HAWP approval for the work.

A brief discussion of a new rear vestibule and window assembly were discussed at the preliminary consultation, however, those items are only minimally visible from the right-of-way and, based on the Design Guidelines should be approved as a matter of course as a HAWP.

PROPOSAL

The applicant proposes work in the following areas:

- Construction of a vestibule addition at the rear;
- Two new windows on the east side of the house; and,
- The construction of a new dormer on the west roof slope.

Staff also notes that the applicant is working with Staff to replace many of the existing steel windows, which have warped and degraded, in-kind with custom windows. This work does not require a Historic Area Work Permit, but is eligible for the County Historic Preservation Tax Credit.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

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 insure 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.

- **Dormers** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- **Exterior trim** (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- **Roofing materials** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
- **Siding** should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- **Windows** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

- 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) 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

(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.
I.G

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, spaces, and spatial relationships that characterize a property will be avoided.

#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.

#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

The subject property is a Tudor Revival house with an asymmetrical front gable roof with a side gable roof projecting to the right. There is a non-historic addition to the rear. Most of the proposed changes were discussed at the Preliminary Consultation and were supported by a majority of the Historic Preservation Commission.

Entry Vestibule Construction
At the rear of the house, off of the non-historic addition, the applicant proposes constructing a new, one-story, entry vestibule. This feature has an angled entry with a wood twelve-lite door and is flanked by six-over-six sash windows with a three-lite transom above. The roof will be a flat-seamed copper roof. Additionally, a new pyramid skylight will be installed immediately adjacent to the vestibule.

First, Staff finds that the design and materials of the proposed vestibule are compatible with the character of the house and surrounding district and the proposed construction does not impact any historic materials; and Staff supports approval under 24A-8(b)(1) and (2). Even if that were not the case, the vestibule is not visible from the public right-of-way, and the Design Guidelines state that most changes that are not visible from the right-of-way should be approved as a matter of course. Staff recommends the HPC approve the proposed vestibule and skylight.

New Windows
On the east elevation, the applicant proposes installing a new second-floor window and replacing an existing window assembly, see Figs 2 and 3 below.

On the first floor, to the rear of the side entrance, there is a pair of six-over-six sash windows. The applicant proposes removing these windows and installing a new wood casement window assembly. The proposed window assembly is taller than the existing one and has a central, fixed, eight-lite casement flanked by four-lite operable casements. Staff finds that the proposed window assembly is set back far enough from the front of the house that will have a significant impact on the character of the house or the surrounding district. Additionally, Staff finds a multi-lite wood casement window is compatible with the character of the historic house.

The other window proposed for the east elevation is a rectangular diamond-patterned, leaded glass fixed window in a reconfigured bathroom. The design of the window is taken from a pair of windows on the first floor of the east elevation (see Fig 2, below), and a larger first-floor window on the south elevation. Staff finds this window will not have a significant impact on the historic character of the house and, because it doesn’t front the street, won’t detract from the surrounding district. Staff recommends the HPC
approve the proposed window alterations.

Figure 2: Existing East Elevation

Figure 3: Proposed East Elevation, new windows circled.

**Dormer Construction**

On the western (left) roof slope of the steeply pitched front gable, the applicant proposes to construct a large dormer to create additional space in the second story. The proposed dormer is comprised of two gables, covered in matching slate, with half-timbering and two window assemblies of three six-lite wood casements.
The applicant provided and presented many precedent images of dormers throughout the Chevy Chase Village Historic District at the March 24, 2021 HPC meeting. Additionally, the HPC determined that under a Moderate Scrutiny review, the subject house could accommodate a dormer in the proposed location.

At the Preliminary Consultation, Staff and the HPC voiced their support for all three of the design options, but a majority supported what had been presented as ‘Option 3’, the two gable designs submitted for HAWP approval. Based on the previous findings of Staff and the determination of the HPC, Staff recommends the HPC approve the proposed dormer under the Design Guidelines and 24A-8(b)(2).

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1) (2), and (d), and the Chevy Chase Village Historic District Guidelines, having found that the proposal 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, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
William Curtin
Name: ___________________________________    E-mail: _______________________________________
3 Primrose Street
Address: ____________________________________ City: ________________ Zip:____________
202-257-6600
Daytime Phone: ________________________________ Tax Account No.: _________________________

AGENT/CONTACT (if applicable):
Outerbridge Horsey
Name: ___________________________________    E-mail: _________________________________
1228 1/2 31st Street, NW
Address: ____________________________________ City: ________________ Zip:____________
202-714-4826
Daytime Phone: ________________________________ Contractor Registration No.: _______________

LOCATION OF BUILDING/PREMISE:
Building Number: ________________ Street: ______________________________________________
Chevy Chase
Town/City: __________________________ Nearest Cross Street: __________________________________
Lot: ____________ Block: ___________ Subdivision: _______ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items
for proposed work are submitted with this application. Incomplete Applications will not
be accepted for review. Check all that apply:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ Other:________________________

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

Signature of owner or authorized agent ___________________________ Date ____________________

William Curtin william.curtin@hoganlovells.com Chevy Chase 20815
3 Primrose Street City: ________________ Zip:____________
03248663

Outerbridge Horsey oh@outerbridgehorsey.com 7663 Architect
1228 1/2 31st Street, NW Washington, DC 20007
202-714-4826

Primrose Street
Chevy Chase Village

March 5, 2021
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The existing house is a single family house built in 1916-27 in the Tudor Revival style. It sits on the north side of Primrose Street, near the intersection with Connecticut Avenue. The driveway is on the east side of the house and well-maintained formal gardens extend front to back on the west side of the property. The house has an asymmetrical front gable which rises from one story on the west to a two-story peak above two-story bay window in the center. The front door is set back from the front of the house at the base of a two-story gabled wing that faces east. A second story bay extends over the driveway and side entrance on the east side. All of the doors in the existing house and rear addition are wood and all of the windows are double hung wood windows with the exception of the metal casement windows in the two-story front bay window. A rear addition and garage were added to the property in 2011.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The work proposed includes the following:

- A new vestibule addition with wood doors and windows at the rear of the east side of the house (Lenient Scrutiny)
- A dormer addition to the west side of the front wing. (Moderate Scrutiny)
- A new wood window assembly to replace the existing east-side kitchen double window along the driveway to the rear. (Lenient Scrutiny)

There are three design options provided for the proposed west dormer, all of which are taken from examples gathered in the immediate area of historic Chevy Chase Village, photos of which are included at the end of the submission packet (area bordered by Quincy Street on the north, Brookville Road on the east, East Kirke Street on the south and Connecticut Avenue on the west).

Within the Moderate Scrutiny that the proposed dormer is subject to, two areas of relevance could be considered.

a. The proposed dormer in the overall context of the architectural vocabulary of Chevy Chase which has houses in a variety of architectural styles, many of which have dormers of varying sizes that are an original, integral part of the house design. This context might dictate a dormer style that is in keeping with the overall architectural style of the house. Sheet P 200 in the submission has many such examples.

b. The proposed dormer in the more limited context of dormers which are non-original, later additions to an earlier structure. This context might dictate a dormer style that deviates from the style of the existing house or that is otherwise easily distinguishable as a later addition. Sheet P 300 has 3 - 4 examples.

Given the position of the proposed dormers on the expansive slate roof of the asymmetrical front gable, near to the front of the house, we believe that a dormer designed in a style that is keeping with the overall architectural style of the house and perhaps not as easily distinguishable as a later addition is the better course of action so that the overall stylistic harmony and composition of the house is maintained and perhaps even embellished. The proposed dormer could be seen as providing a balance on the west side of the house to the large two-story, set-back, east wing. The roof material of the dormer would match the existing slate and the dormer walls would match the existing stucco and painted trim. The windows would be wood casement windows.

We believe that all three dormers design options meet the standard for Moderate scrutiny and are compatible with the character of the Chevy Chase Village historic district.
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<th>Work Item 1:</th>
<th>Description of Current Condition</th>
<th>Proposed Work</th>
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OWNERS:

ARCHITECT:

CONTRACTOR:

ENGINEER:

3 PRIMROSE ST.

CHEVY CHASE, MD 20815

LOT DESCRIPTION: List 31, Block 58

MIN. LOT WIDTH: 60 F.t

MAX. LOT COVERAGE: 35%

MAX. HEIGHT: 35 F.t

SUM OF SIDE SETBACKS: 18 F.t

PERVIOUS SURFACES MIN: 20%

PROVIDED

3 PRIMROSE St.

MIN. LOT AREA: 6,000 SF

MAX. LOT COVERAGE: 35%

MIN. LOT AREA: 9,375 SF

MAX. HEIGHT: 29.5 F.t Existing and Proposed

SIDE YARD SETBACK: 8 F.t

SIDE YARD SETBACK: 8 F.t

REAR YARD SETBACK: 20 F.t

SUM OF SIDE SETBACKS: 8 F.t

PERVIOUS SURFACES MIN: 20%

19.1 F.t West (Existing)

18 F.t

23.5 F.t Approx. (Existing)

25.6 F.t (Existing)

11.5 F.t East (Existing)

27.5 E%, 27.5% Proposed

25.25 Ft. Approx. (Existing)

25 Ft.

23.75 Ft. (Existing)

MIN. LOT AREA: 9,375 SF

MAX. HEIGHT: 35 F.t

SUM OF SIDE SETBACKS: 8 F.t

PERVIOUS SURFACES MIN: 20%

3 PRIMROSE St.

LOT DESCRIPTION: List 31, Block 58

MIN. LOT WIDTH: 60 F.t

MAX. LOT COVERAGE: 35%

MAX. HEIGHT: 35 F.t

SUM OF SIDE SETBACKS: 18 F.t

PERVIOUS SURFACES MIN: 20%

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18 F.t

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25.6 F.t (Existing)

11.5 F.t East (Existing)

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MAX. LOT COVERAGE: 35%

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19.1 F.t West (Existing)

18 F.t

23.5 F.t Approx. (Existing)

25.6 F.t (Existing)

11.5 F.t East (Existing)

27.5 E%, 27.5% Proposed

25.25 Ft. Approx. (Existing)

25 Ft.
LOT DESCRIPTION: Lot 31, Block 58
ADDRESS: 3 Primrose St
LOT AREA: 9,375 sf
ZONING DISTRICT: R-60
BUILDING TYPE: Single Family Residential

ZONING CRITERIA REQUIRED PROVIDED
MIN. LOT WIDTH: 60 Ft. 75 Ft.
MIN. LOT AREA: 6,000 sf 9,375 sf
MAX. LOT COVERAGE: 35% 27% Existing, 27.5% Proposed
MAX. HEIGHT: 35 Ft. 29'-5" Existing and Proposed
FRONT YARD SETBACK: 25 Ft. 23.75 Ft. (Existing)
SIDE YARD SETBACK: 6 Ft. 11'-5" East (Existing)
16'-11" West (Existing)
SUM OF SIDE SETBACKS: 32 Ft. 25.6 Ft. (Existing)
REAR YARD SETBACK: 20 Ft. 25.25 Ft. Approx. (Existing)
PERVIOUS SURFACES MIN: 20% 56% Existing and Proposed

- Drawing Title: Zoning/Soil and Erosion Plan
- Scale: 1/8" = 1'-0"
- Date: 5/3/21
- Print Date: Z100
- Drawn By: AS NOTED
- Consultant: OUTERBRIDGE HORSEY ASSOCIATES, PLLC

1. PROPOSED SITE PLAN

NOTES:
- REMOVE EXISTING STOOP
- NEW 1 STORY ADDITION
- NEW DORMER
- EXISTING WOOD FENCE
- EXISTING CONCRETE / STUCCO FENCE TO REMAIN
- HAY BALES PUT IN PLACE AT COMMENCEMENT OF WORK AND REMOVED AT SUBSTANTIAL COMPLETION
- EXISTING 2 1/2 STORY STUCCO & FRAME
- EXISTING 1 STORY STUCCO & FRAME
- EXISTING 1 STORY STUCCO & FRAME GARAGE
- N 89°59'58" W 75.00'
- S 00°00'02" W 125.00'
- N 89°59'58" W 75.09'
- S 00°02'29" W 125.00'

- Montgomery County Zoning Department
- Montgomery County Planning Department
- ITI Division
- Special Protection Area: Yes
- Priority Funding Area: N/A
- Urban Renewal Area: N/A
- Bike/Ped Priority Area: N/A
- Metro Station Policy Area: N/A
- Urban District: N/A
- Enterprise Zone: N/A
- Arts & Ent. District: N/A
- Special Tax District: N/A
- CBD: N/A
- R-60: 03248663
- Zone: Single Family Detached
- Address: 3 Primrose St
- Account #: 03248663
- Legal Description: CHEVY CHASE VILLAGE
- TDR Overlay Zone: N/A
- Municipality: BETHE SDA CHEVY CHASE
- Master Plan: CHEVY CHASE VILLAGE HISTORIC DISTRICT
- Parcel, Lot, Block: 208NW04
- WSSC Grid: N/A
- Map Amendments: W-1 / S-1
- Water/Sewer Categories: N/A
- TIER 1: SEWER EXISTING
- Parking District: N/A
- Overlay Zone: N/A
- Landuse: Single Family Detached

- Map: 3 PRIMROSE ST
- CHEVY CHASE, MD 20815
- Scale: AS NOTED
- Date: 4/29/2021
- Montgomery County Zoning Department
- Montgomery County Planning Department
- ITI Division
- Special Protection Area: Yes
- Priority Funding Area: N/A
- Urban Renewal Area: N/A
- Bike/Ped Priority Area: N/A
- Metro Station Policy Area: N/A
- Urban District: N/A
- Enterprise Zone: N/A
- Arts & Ent. District: N/A
- Special Tax District: N/A
- CBD: N/A
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- WSSC Grid: N/A
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- Overlay Zone: N/A
- Landuse: Single Family Detached

- Map: 3 PRIMROSE ST
- CHEVY CHASE, MD 20815
- Scale: AS NOTED
- Date: 4/29/2021
EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

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

SECOND FLOOR
EL. 110'-0 3/4"

THIRD FLOOR
EL. 119'-6 1/4"

FIRST FLOOR
EL. 100'-0"

EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"
WALL SECTION THROUGH MUDROOM

WALL SECTION THROUGH MUDROOM DOOR

- Painted Wood Loewen Double Hung Windows and Transom. Tempered Glass Type.
- 2x10 Roof Joists with R49 Insulation.
- Flat Seamed Copper Roof.
- Match Slope to Existing @ Connection.
- 3/4" T&G Plywood Roof Sheathing.
- Ogee Gutter to Match Existing.
- 2x10 Ledger Fastened to Existing Wood Studs with (2) 3 5/8" Ledgerlok Screws @ 18" O.C. Top and Bottom.
- Remove Wall Finishes Before Installing Ledger. Ledger Must Sit Against Sheathing on Studs.
- 2x Sleepers Ripped to Slope.
- 8" CMU Foundation Wall (Filled Solid).
- 2" SLOPED BLUESTONE SILL
- 3/4" PORTLAND CEMENT RIGID INSULATION
- 4" GRAVEL MIN.
- 16 GAUGE COPPER FLASHING
- PT PLATE
- 2 #4s CONTINUOUS (TYP.)
- FF EL. 100'-0"
- Painted Wood Loewen Terrace Door, and Transom.
- Flat Seamed Copper Roof.
- Match Slope to Existing @ Connection.
- 3/4" T&G Plywood Roof Sheathing.
- Ogee Gutter to Match Existing.
- 2x10 Roof Joists with R49 Insulation.
- SIMPSON LS70 BOTH SIDES (OFFSET SO THAT NAILS DO NOT COLLIDE)
HISTORIC AREA WORK PERMIT APPLICATION
Application Date: 5/3/2021

Affidavit Acknowledgement
The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information
Address 3 PRIMROSE ST
CHEVY CHASE, MD 20815
Other contact Horsey (Primary)

Historic Area Work Permit Details
Work Type ADD
Scope of Work 1 story addition at rear, window on east wall, dormer addition on west roof, skylight.