

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

<b>Address:</b>	3 Primrose Street, Chevy Chase	<b>Meeting Date:</b>	5/26/2021
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	5/19/2021
<b>Applicant:</b>	William Curtin Outerbridge Horsey, Architect	<b>Public Notice:</b>	5/12/2021
<b>Review:</b>	Historic Area Work Permit	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	951380	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	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.<sup>1</sup> 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.

---

<sup>1</sup> The Staff Report from the March 24, 2021 Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/03/II.B-3-Primrose-Street-Chevy-Chase.pdf> and the recording of the hearing is available here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=3ec577d8-8d72-11eb-8549-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=3ec577d8-8d72-11eb-8549-0050569183fa).

**“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.

***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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 951380  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: William Curtin  
Address: 3 Primrose Street  
Daytime Phone: 202-257-6600

E-mail: william.curtin@hoganlovells.com  
City: Chevy Chase Zip: 20815  
Tax Account No.: 03248663

## AGENT/CONTACT (if applicable):

Name: Outerbridge Horsey  
Address: 1228 1/2 31st Street, NW  
Daytime Phone: 202-714-4826

E-mail: oh@outerbridgehorsey.com  
City: Washington, DC Zip: 20007  
Contractor Registration No.: 7663 Architect  
3 Primrose Street

## LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Chevy Chase Villa  
Yes/District Name \_\_\_\_\_  
No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 3 Street: Primrose  
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue  
Lot: 31 Block: 58 Subdivision: 009 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:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New Construction    | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition          | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation  | <input type="checkbox"/> Roof                | <input checked="" type="checkbox"/> Window/Door          |
|  |  | <input type="checkbox"/> 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

March 5, 2021

Signature of owner or authorized agent

Date

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.

Work Item 1: \_\_\_\_\_

Description of Current Condition:

**Proposed Work:**

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

### Proposed Work:



GENERAL NOTES

- All Work shall be performed in accordance with the IRC 2012, and all other applicable codes, regulations and ordinances as adopted and/or modified by the District of Columbia DCMR 2013.
- All Electrical work to be performed in accordance with the National Electrical Code and the District of Columbia code.
- Dimensions and Notes for a given condition are typical for all similar conditions unless otherwise stated.
- Drawings at a larger scale shall take precedence over drawings of a smaller scale. Notify Architect immediately if a discrepancy should be found.
- Existing walls, columns, floor/ceiling assemblies, etc. are shown unrendered on the plans and sections. Elevations show existing elements - windows, doors, roofs, etc. as unrendered outline (new work is shown rendered).
- General Contractor to keep disturbances in existing house to a minimum.
- Protect existing planting during construction with erosion control type fence. Do not remove any trees or shrubs without prior approval of owner. Protect existing driveway from abuse, any damage should be repaired at the expense of the contractor. Provide conveniently located refuse barrels and maintain for workman use.
- General Contractor to inspect existing electrical service and notify Owner and Architect if upgrading is required by code or with the proposed addition/ renovation.
- General Contractor to ensure flush transition from existing work to new work.
- All wall surfaces are to be made flush and smooth prior to painting or installation of wallcovering.
- Verify all measurements and dimensions prior to beginning and throughout progress of Work. Consult Architect for resolution of any discrepancy in measurements or dimensions.
- Prior to cutting or drilling affecting structural members not indicated, submit written notice to Architect specifying location and requesting consent to proceed with cutting or drilling. Contractor shall do cutting and drilling of existing construction required for installation of new work, including cutting of holes for new electrical work. Cover openings temporarily when not in use and patch as soon as work is installed. Refinish all affected areas to their original condition.
- Coordinate the unloading and safe storage of Owner delivered material on site (casework, equipment, etc.). Installation of Owner delivered material is to be included in the base bid (unless noted otherwise).

OWNER  
  
William J. Curtin  
3 Primrose St.  
Chevy Chase, MD 20815-4228

GENERAL CONTRACTOR  
  
Gruver Cooley  
Purcellville, Virginia 20134  
Contact: Chip Gruver

Tel 703.669.5420  
chip@gruvercooley.com

ARCHITECT  
  
Outerbridge Horsey Associates, PLLC  
1228 1/2 31st Street, NW  
Washington, DC 20007  
Contact: Outerbridge Horsey, AIA  
John Cazayoux

Tel 202.337.7334  
  
oh@outerbridgehorsey.com  
john@outerbridgehorsey.com

STRUCTURAL ENGINEER  
  
Neubauer Consulting Engineers  
4701 Sangamore Rd, # N290  
Bethesda, Maryland 20816  
Contact: Peter Neubauer

Tel 301.263.2727

peter@neubauerengineers.com

3 PRIMROSE ST.

CHEVY CHASE, MD 20815

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:	8 Ft.	11.5 Ft. East (Existing) 19.1 Ft. West (Existing)
SUM OF SIDE SETBACKS.	18 Ft.	25.6 Ft. (Existing)
REAR YARD SETBACK:	20 Ft.	25.25 Ft. Approx. (Existing)
PERVIOUS SURFACES MIN:	20%	58% Existing and Proposed

SPECIAL NOTE

Existing conditions shown or implied are based on best available but limited information. If conditions are encountered that differ from those shown, noted or implied, all work in that specific area is to stop and the Architect is to be notified. No work is to continue in such areas without the permission of the Architect.

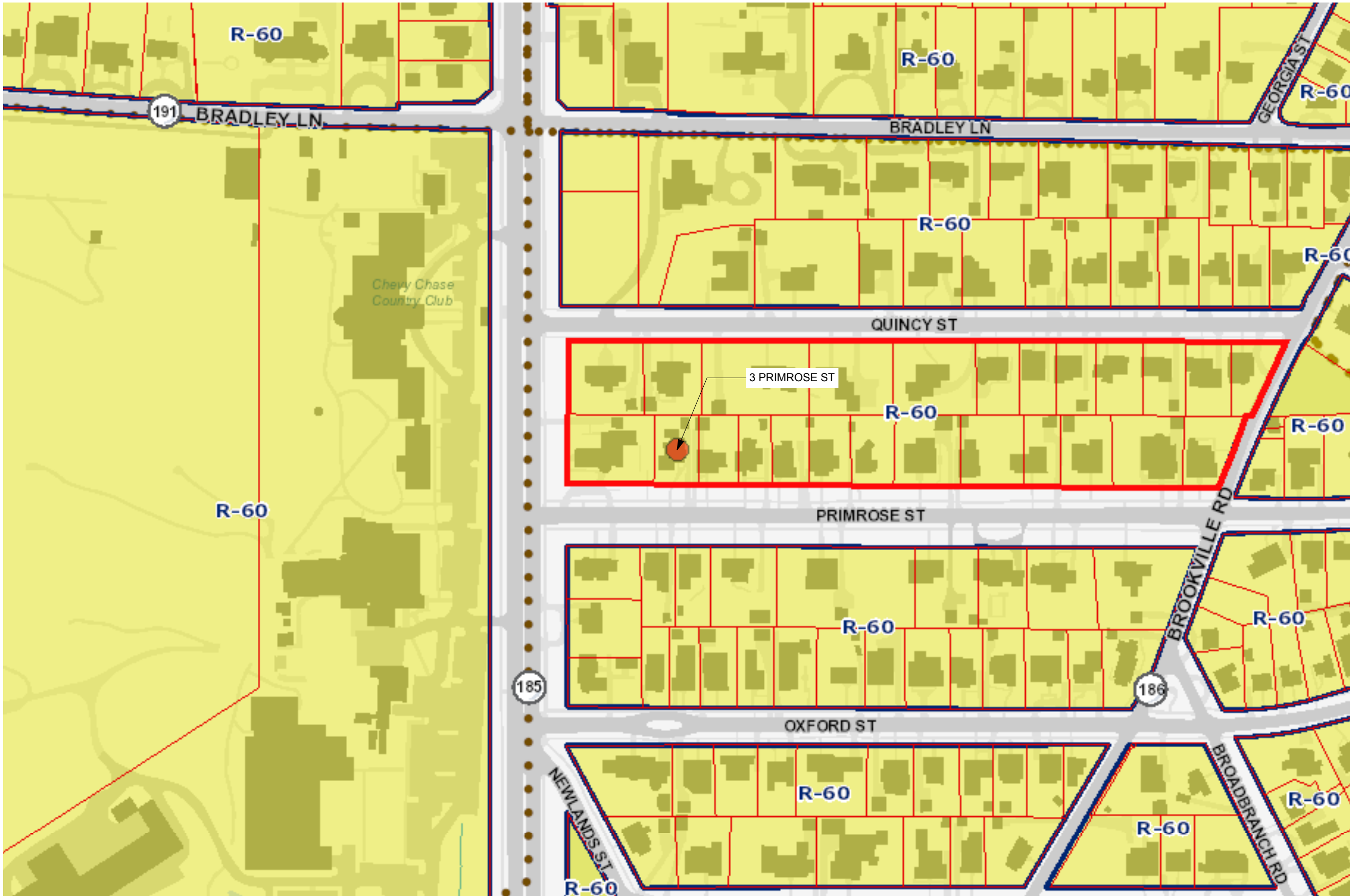
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the job and the Architect must be notified of any variation from the dimensions and conditions shown by these drawings.

The above drawings and specifications and the ideas, designs and arrangements represented thereby are, and shall remain the property of the architect. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.

The professional seal is for certification of new work only and is not intended for general certification of preexisting conditions.

DEMOLITION NOTES

- Coordinate removal of personal belongings or furnishings from affected areas with owner.
- Protect all interior walls, doors, trim, ceilings, and floors from unnecessary damage during demolition.
- Phase all work to achieve minimum disturbance in work areas. Protect unaffected areas from dust, dirt and noise.
- Salvage equipment, fixtures, counters, cabinets and doors as required by the contract drawings. Reuse as directed on drawings.
- All doors and windows to be salvaged for course of job. Those not reused should be removed by G.C. at end of job as directed by Owner. See door and window schedules for those salvaged and relocated.
- Remove all miscellaneous protrusions in walls, floors, ceilings, windows and doors including, but not limited to nails, hooks, wires, door bells, etc. on first floor.
- The Contractor shall arrange for the proper discontinuance and/or relocation of all public utilities when required, including sewers, water, gas, electric, television, and telephone lines.
- Existing plumbing hook-ups to be shut off immediately prior to demolition work at each location.
- Cap off all abandoned waste and supply lines below floor level, patch where necessary.
- Brace structure as necessary during demolition to prevent structural damage and excessive movement. Protect the existing exterior walls, roof(s), and trim from damage during demolition.
- Prior to cutting or drilling affecting structural members not indicated, submit written notice to Architect specifying location and requesting consent to proceed with cutting or drilling. Contractor shall do no cutting and drilling of existing construction required for installation of new work, including cutting of holes for new electrical work. Cover openings temporarily when not in use and patch as soon as work is installed. Refinish all affected areas to their original condition.
- Contractor shall receive title to materials to be demolished, title shall vest to Contractor upon execution of the Contract. Owner will not be responsible for the condition, loss or damage to material after execution of Contract.
- Debris shall not accumulate on site. Sale or burning of material on site is prohibited. Site and adjacent areas shall be kept clean and free from mud, dirt, and debris at all times.
- Verify all measurements and dimensions prior to beginning and throughout progress of Work. Consult Architect for resolution of any discrepancy in measurements or dimensions.



LIST OF DRAWINGS

SHEET	TITLE
G001	COVER SHEET
Z100	ZONING/ SOIL AND EROSION PLAN
D100	EXISTING CONDITIONS PLANS
D200	EXISTING SOUTH AND WEST ELEVATIONS
D201	EXISTING NORTH AND EAST ELEVATIONS
A100	FIRST AND SECOND FLOOR PLANS
A101	ROOF PLAN
A200	SOUTH AND WEST ELEVATIONS
A201	NORTH AND EAST ELEVATIONS
A300	BUILDING SECTIONS
A400	WALL SECTIONS
A503	MUDROOM PLAN AND ELEVATIONS / DETAILS
S100	STRUCTURAL PLANS
E100	ELECTRICAL PLANS

OUTERBRIDGE HORSEY ASSOCIATES, PLLC

1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com

COPYRIGHT 2021 OUTERBRIDGE HORSEY ASSOCIATES, PLLC

CONSULTANTS:



3 PRIMROSE ST.

CHEVY CHASE, MD 20815

DRAWING TITLE:

COVER

SCALE: AS NOTED

ISSUE	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

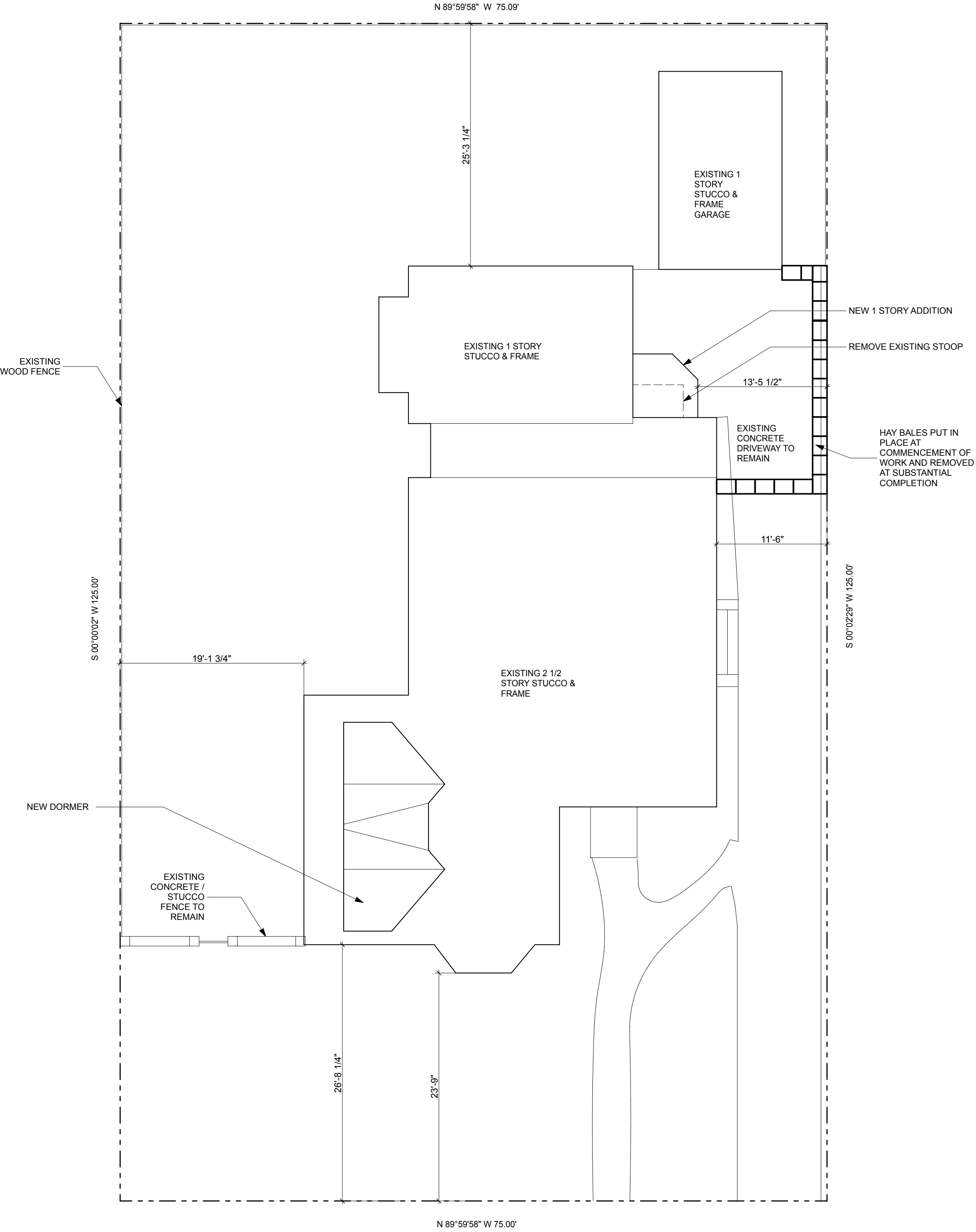
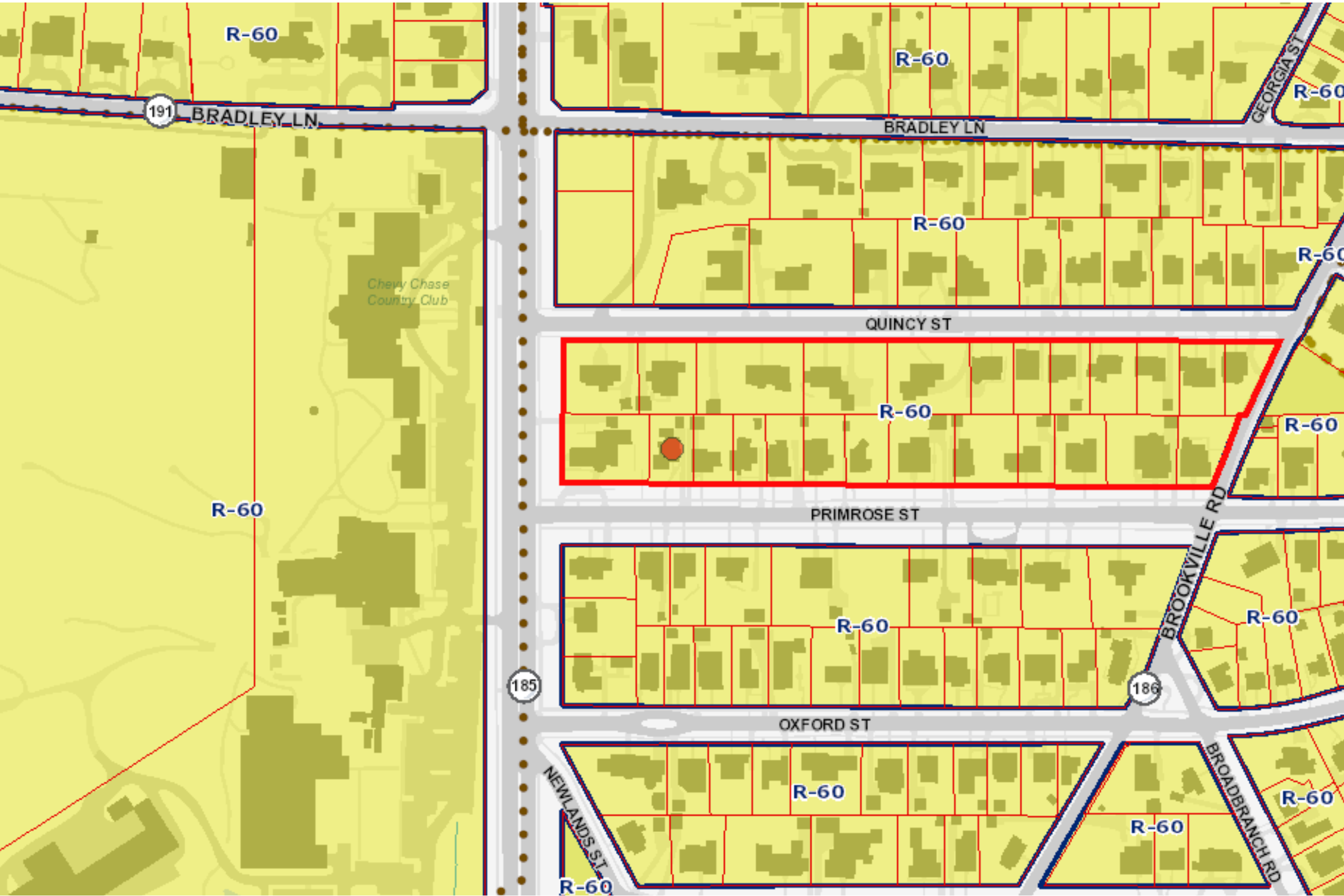
PRINT DATE 5/3/21

SHEET NO.

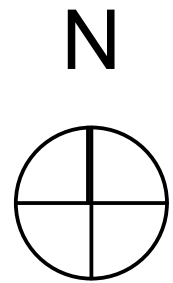
G001



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:	8 Ft.	11.5 Ft. East (Existing) 19.1 Ft. West (Existing)
SUM OF SIDE SETBACKS:	18 Ft.	25.6 Ft. (Existing)
REAR YARD SETBACK:	20 Ft.	25.25 Ft. Approx. (Existing)
PERVIOUS SURFACES MIN:	20%	58% Existing and Proposed



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



OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC



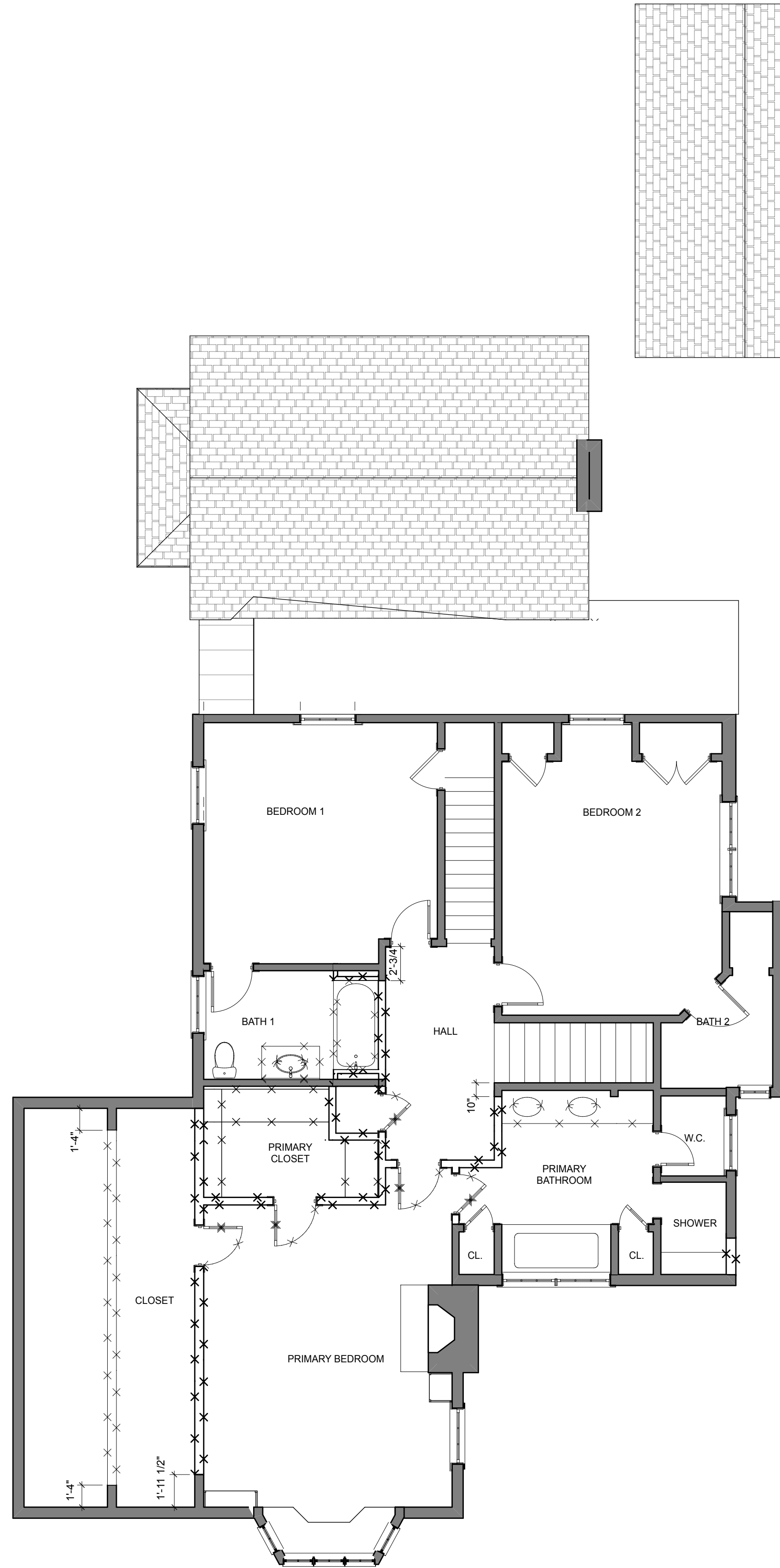
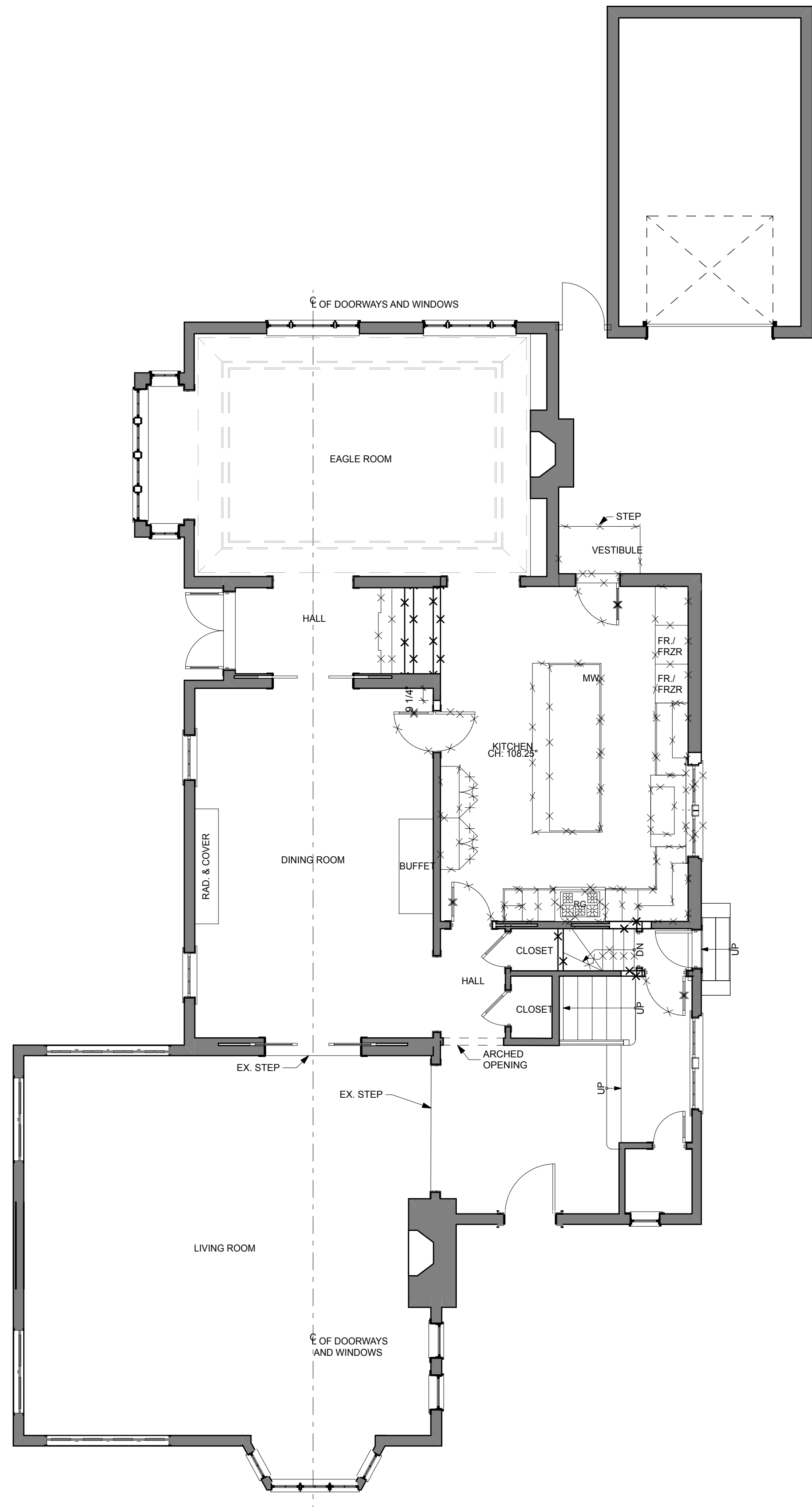
3 PRIMROSE ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:  
**ZONING/ SOIL AND  
EROSION PLAN**  
SCALE: AS NOTED

ISSUE	DATE

PRINT DATE 5/3/21

SHEET NO.  
**Z100**



**OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC**

1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com

COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC

CONSULTANTS:



**3 PRIMROSE ST.**

CHEVY CHASE, MD 20815

DRAWING TITLE:

**EXISTING PLANS**

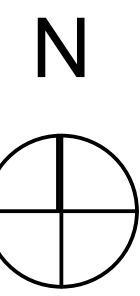
SCALE: AS NOTED

ISSUE	DATE

PRINT DATE 5/3/21

SHEET NO.

**D100**





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



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

**OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC**  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC

CONSULTANTS:



**3 PRIMROSE ST.**  
CHEVY CHASE, MD 20815

DRAWING TITLE:

**EXISTING SOUTH  
AND WEST  
ELEVATIONS**

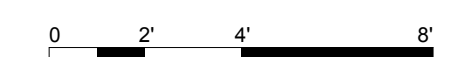
SCALE: AS NOTED

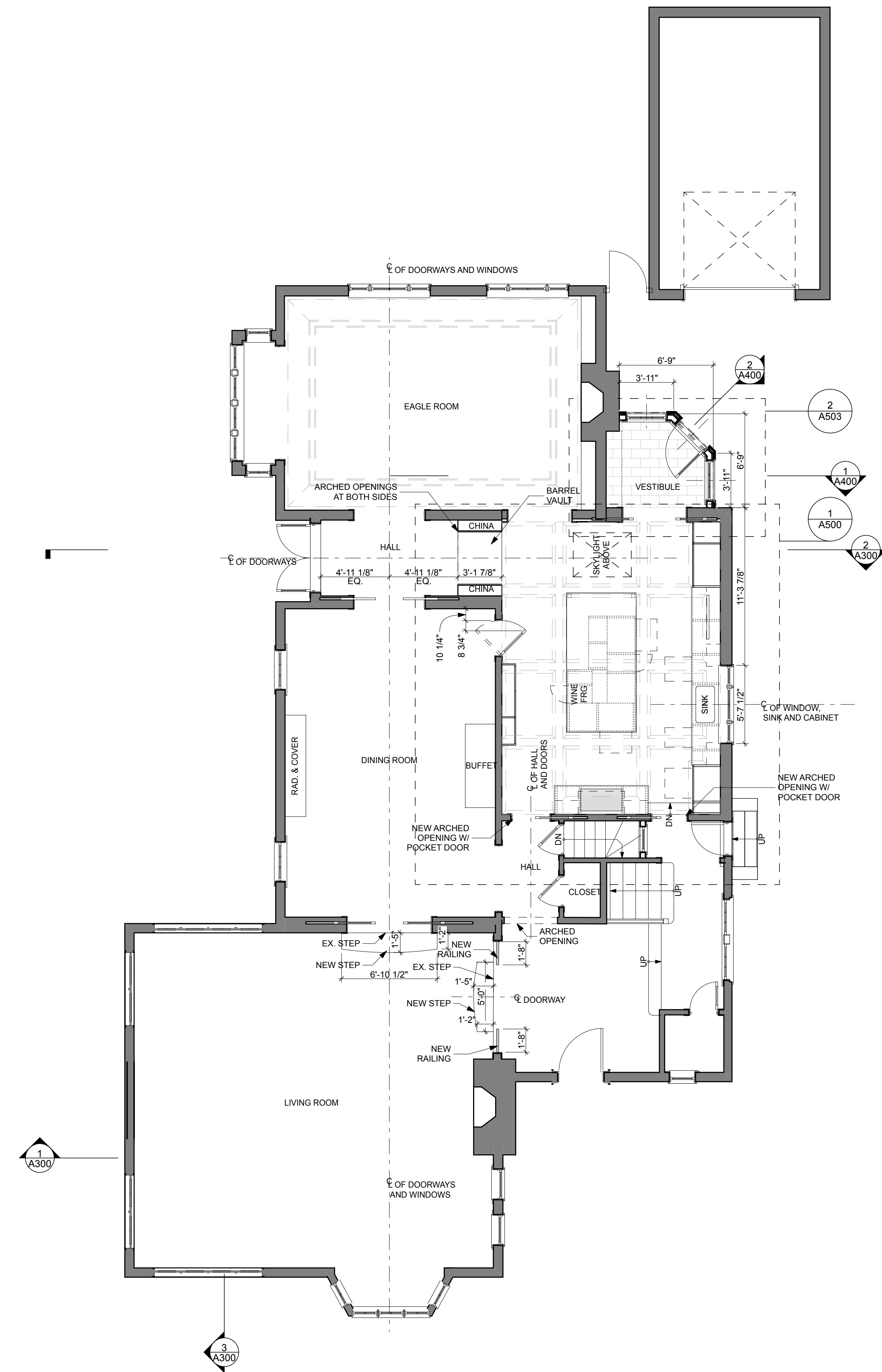
ISSUE	DATE
_____	_____
_____	_____
_____	_____
_____	_____

PRINT DATE 5/3/21

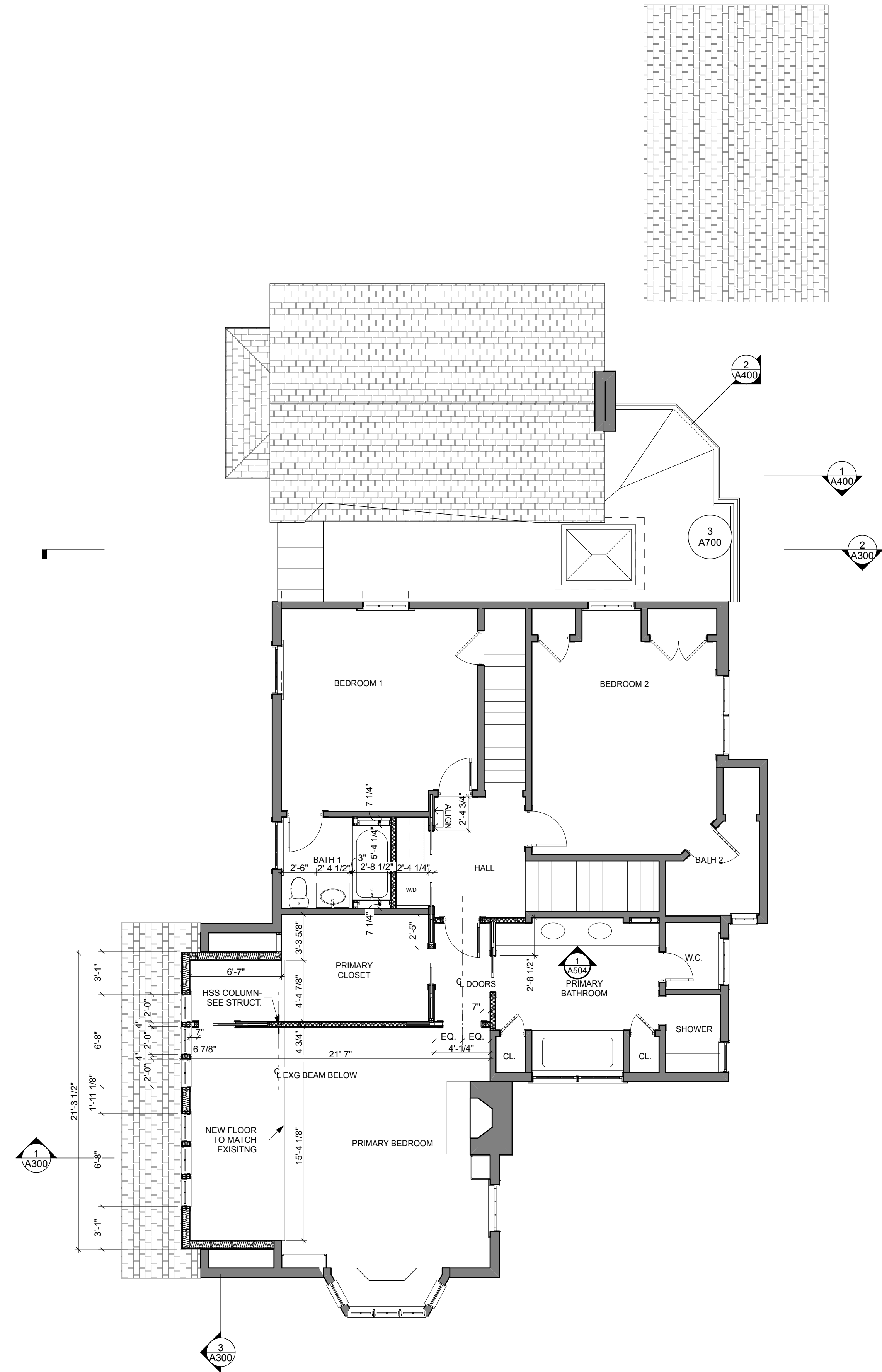
SHEET NO.

**D200**

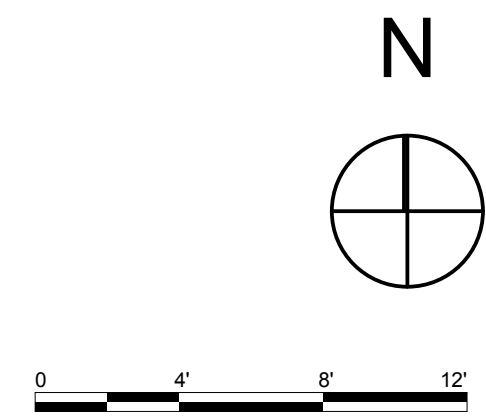




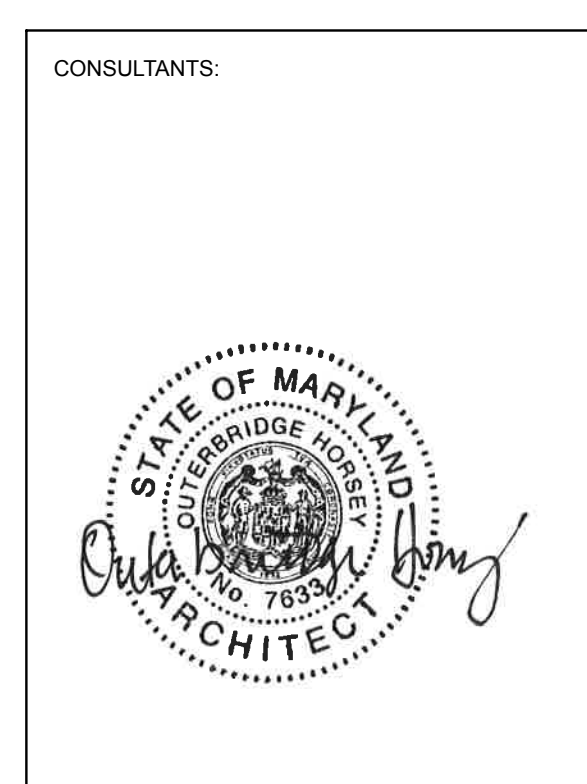
1 FIRST FLOOR  
SCALE: 3/16" = 1'-0"



2 SECOND FLOOR  
SCALE: 3/16" = 1'-0"



OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC



3 PRIMROSE ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:  
**PROPOSED FLOOR  
PLANS**  
SCALE: AS NOTED

ISSUE	DATE

PRINT DATE 5/3/21

SHEET NO.  
**A100**





OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC

1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com

COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC

CONSULTANTS:



3 PRIMROSE ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:

PROPOSED ROOF  
PLAN

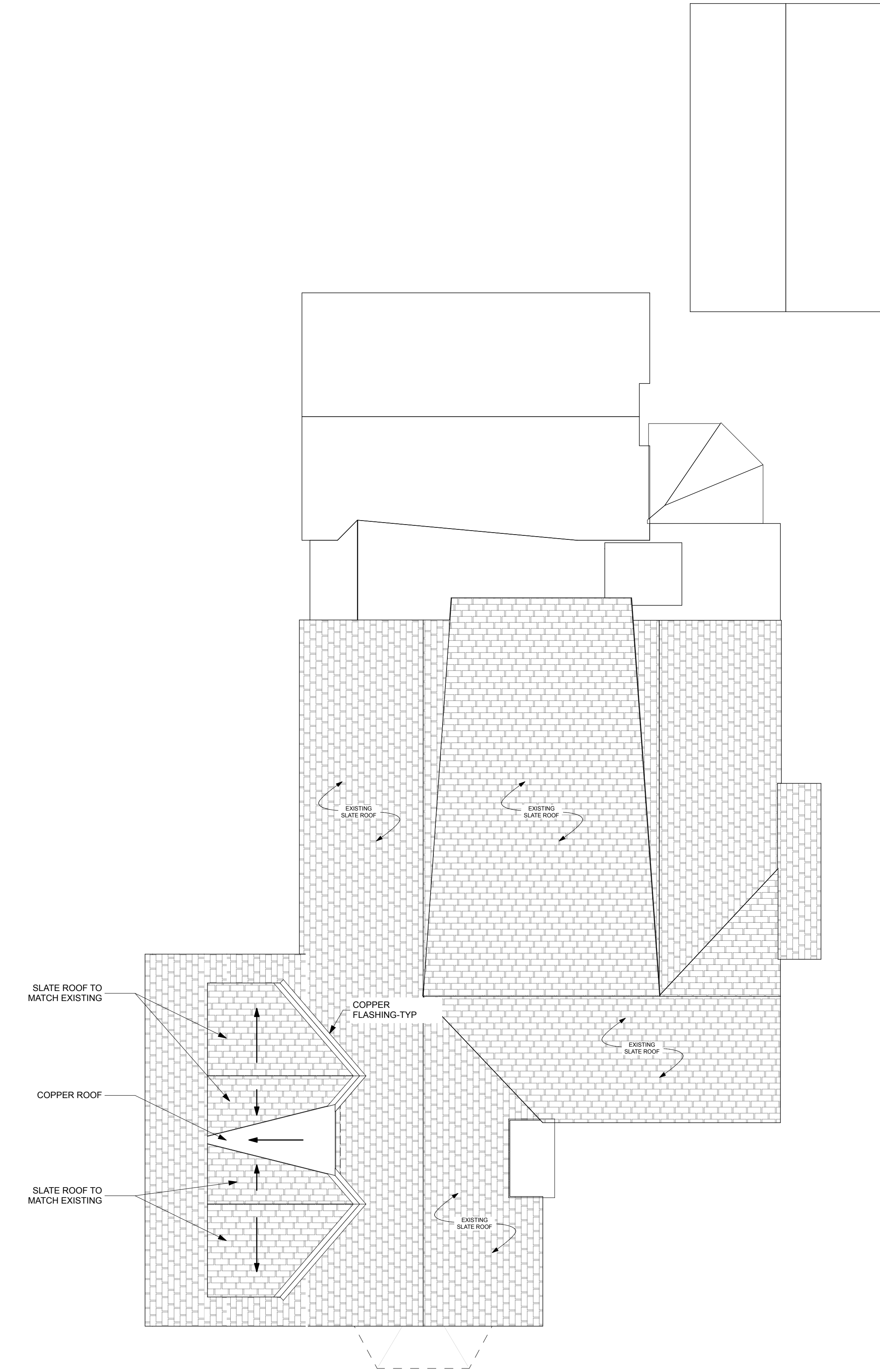
SCALE: AS NOTED

ISSUE	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

PRINT DATE 5/3/21

SHEET NO.

A101



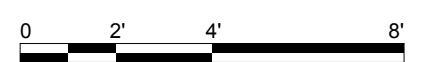
1 ROOF  
SCALE: 3/16" = 1'-0"



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



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



**OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC**  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC



**3 PRIMROSE ST.**  
CHEVY CHASE, MD 20815

DRAWING TITLE:  
**SOUTH AND WEST  
ELEVATIONS**  
SCALE: AS NOTED

ISSUE	DATE
_____	_____
_____	_____
_____	_____
_____	_____

PRINT DATE 5/3/21

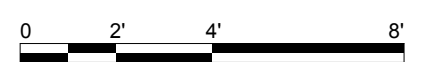
SHEET NO.  
**A200**



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



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



**OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC**  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC

CONSULTANTS:



**3 PRIMROSE ST.**  
CHEVY CHASE, MD 20815

DRAWING TITLE:

**NORTH AND EAST  
ELEVATIONS**

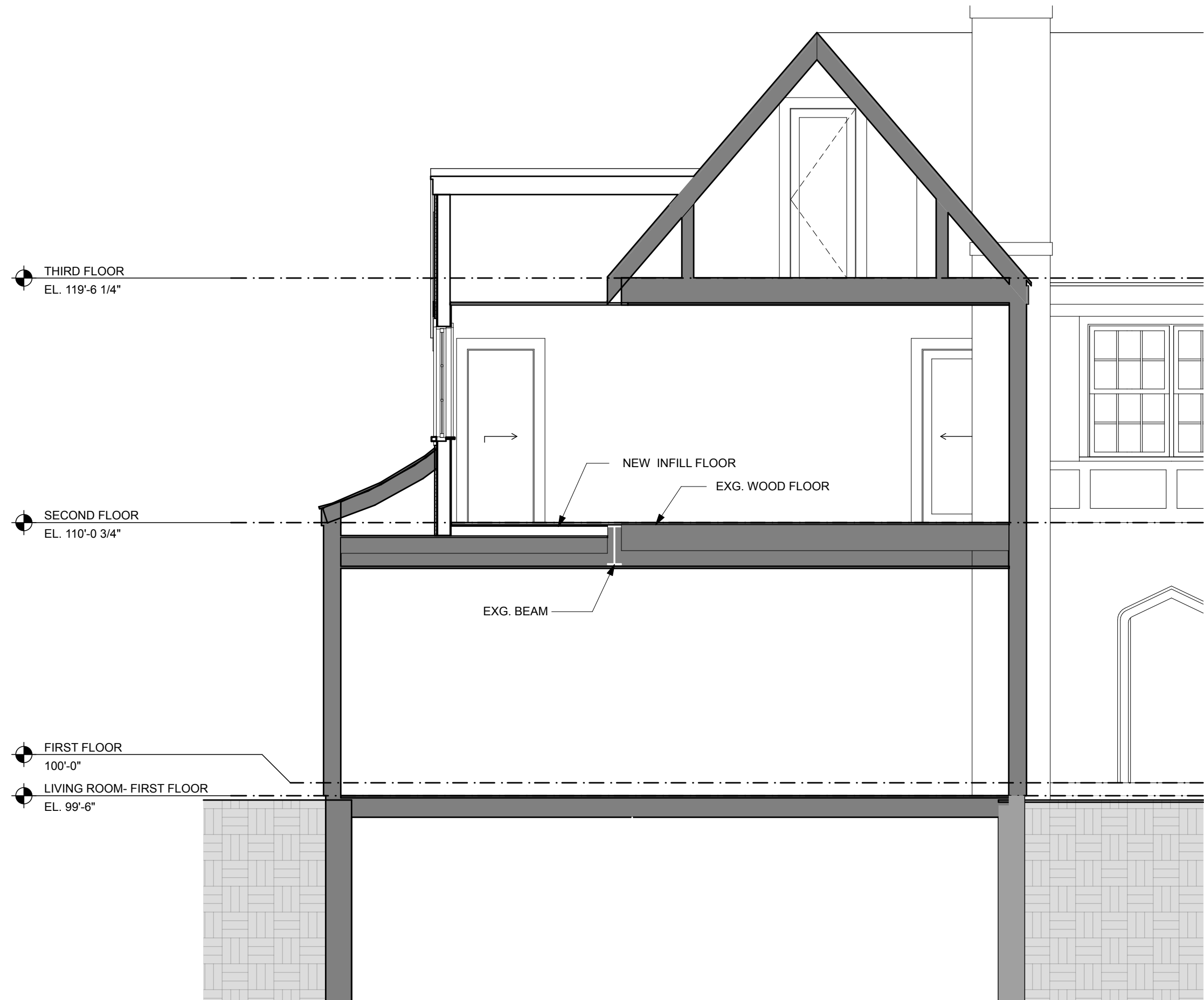
SCALE: AS NOTED

ISSUE	DATE
_____	_____
_____	_____
_____	_____
_____	_____

PRINT DATE 5/3/21

SHEET NO.

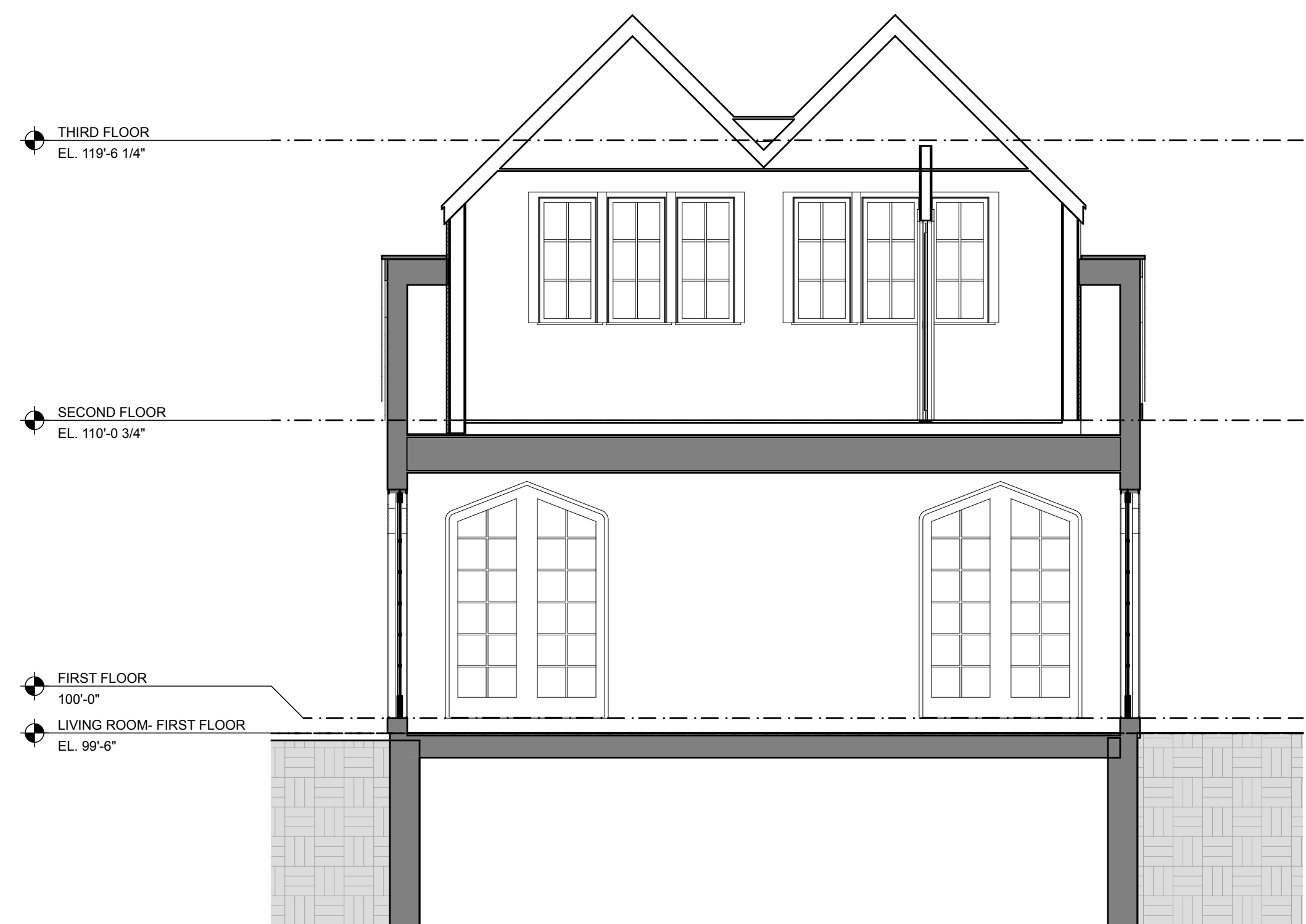
**A201**



**1** SECTION THROUGH NEW DORMER  
SCALE: 1/4" = 1'-0"



**2** SECTION THROUGH KITCHEN SKYLIGHT  
SCALE: 1/4" = 1'-0"



**3** CROSS SECTION THROUGH DORMER  
SCALE: 1/4" = 1'-0"

**OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC**  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC

CONSULTANTS:



**3 PRIMROSE ST.**  
CHEVY CHASE, MD 20815

DRAWING TITLE:

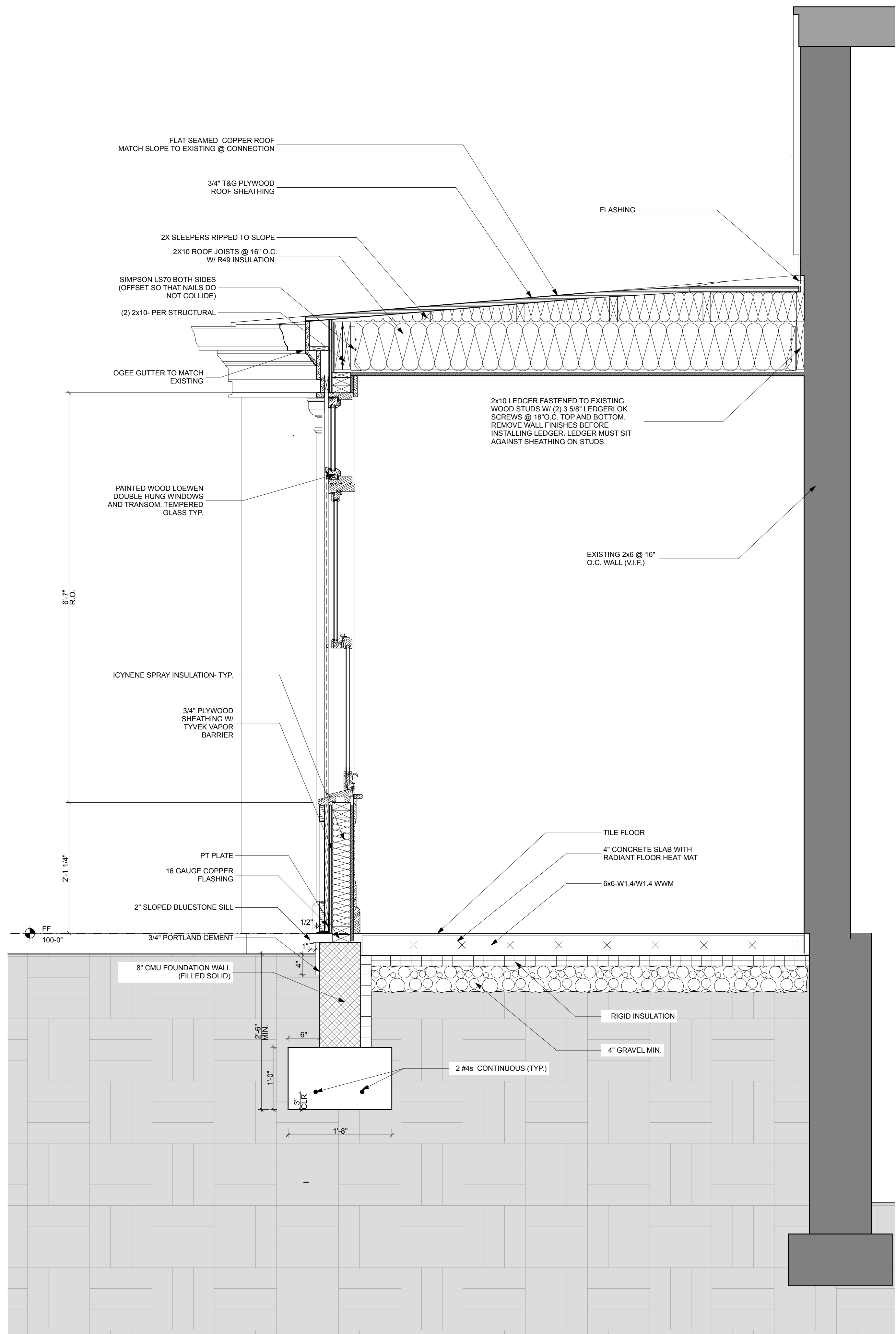
**SECTIONS AND  
DETAILS**

SCALE: AS NOTED

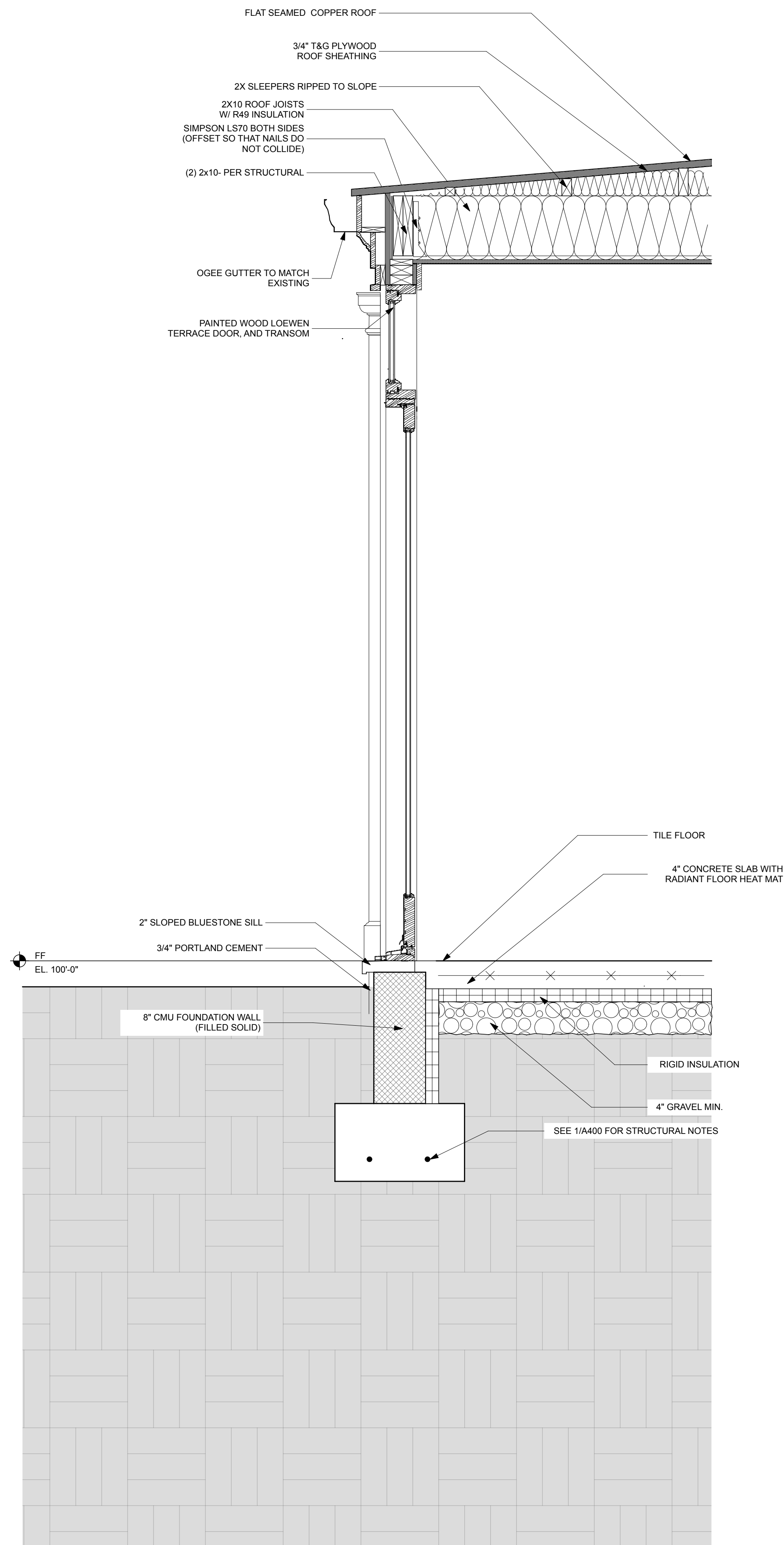
ISSUE	DATE

PRINT DATE 5/3/21

SHEET NO.  
**A300**



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



**2** WALL SECTION THROUGH MUDROOM DOOR  
SCALE: 1" = 1'-0"

**OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC**  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC

CONSULTANTS:



**3 PRIMROSE ST.**  
CHEVY CHASE, MD 20815

DRAWING TITLE:

**WALL SECTIONS**

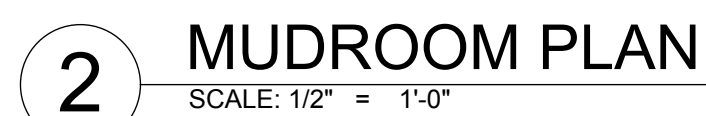
SCALE: AS NOTED

ISSUE	DATE

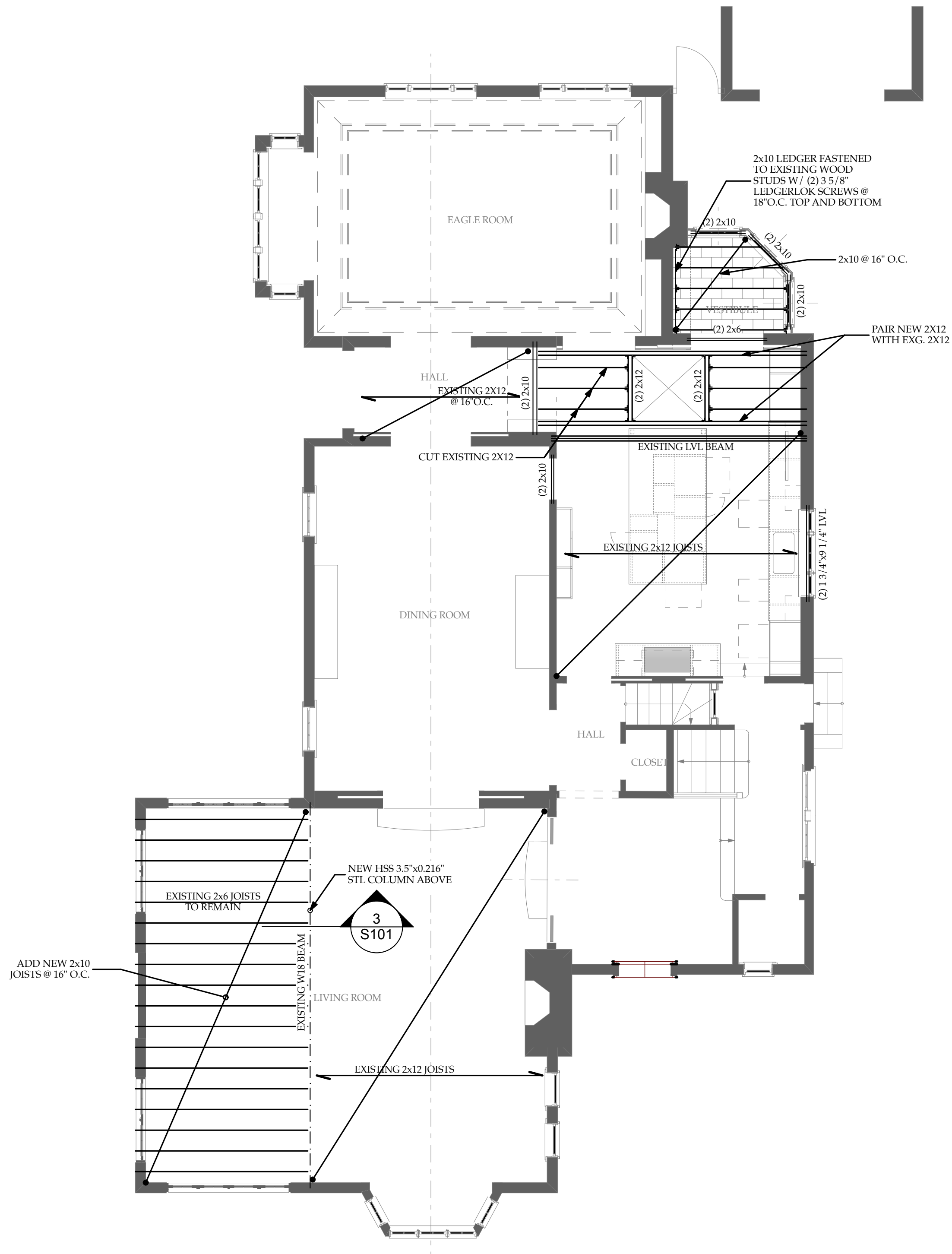
PRINT DATE 5/3/21

SHEET NO.  
**A400**

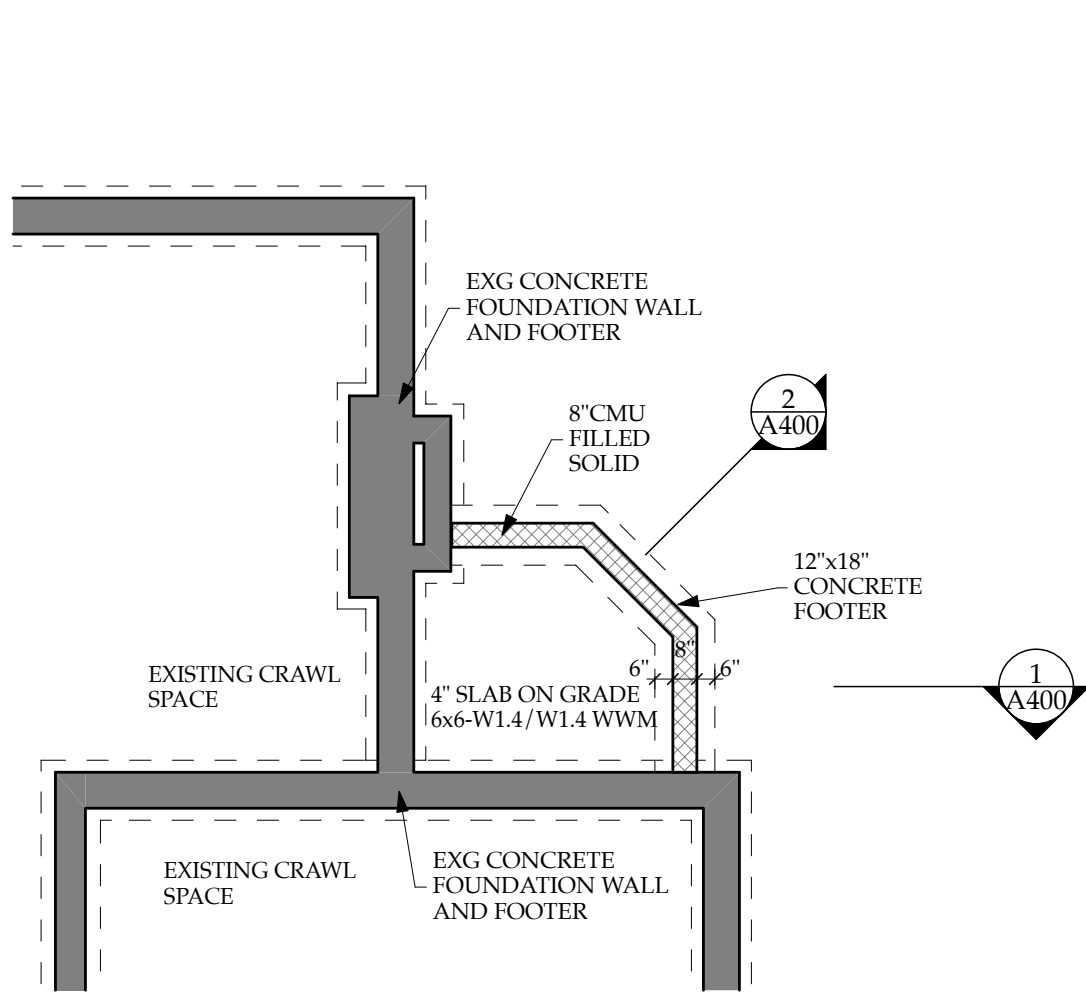




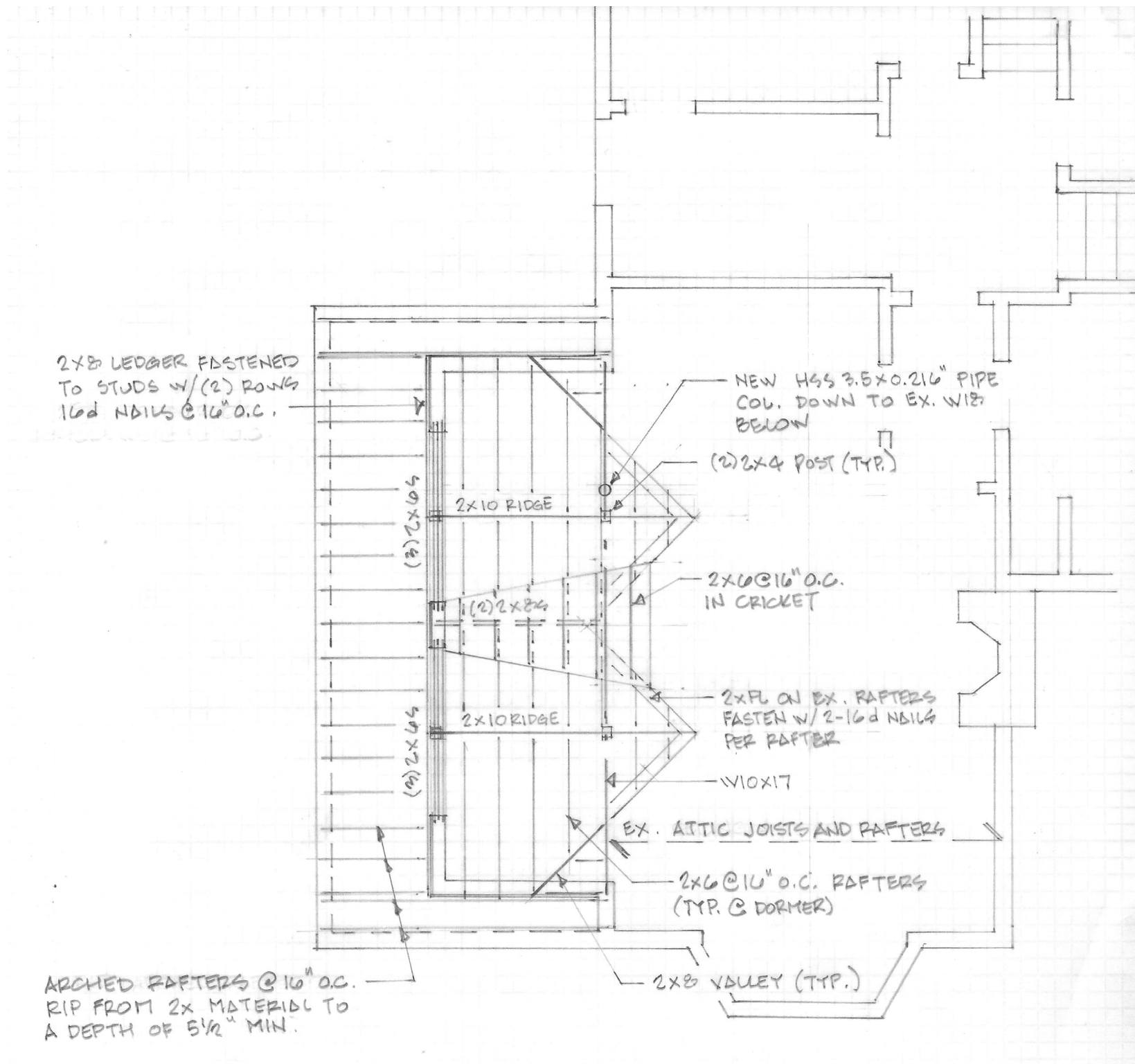




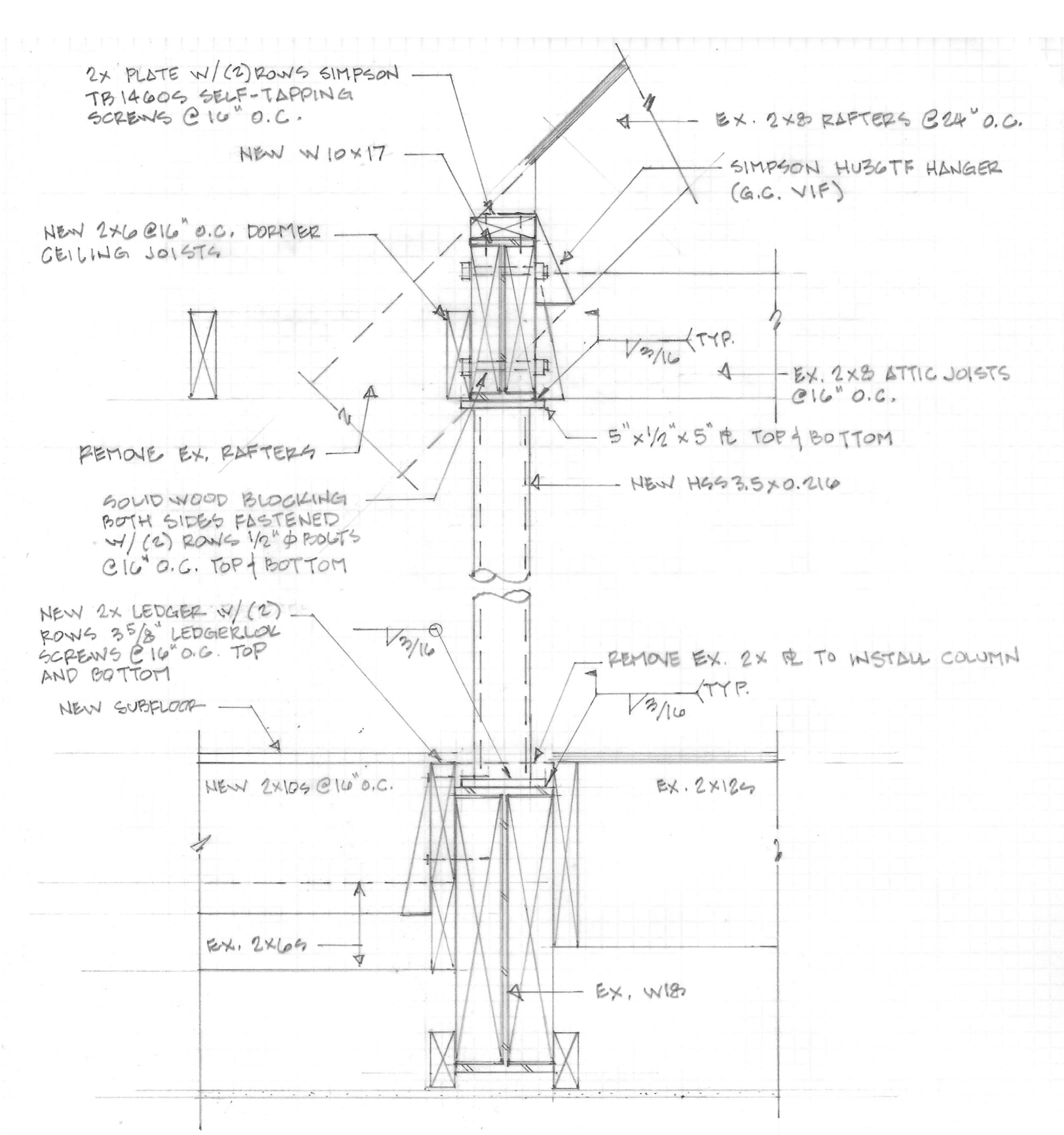
1 KITCHEN SKYLIGHT AND VESIBULE ROOF FRAMING  
SCALE: 3/16" = 1'-0"



4 MUDROOM FOUNDATION PLAN  
SCALE: 3/16" = 1'-0"



2 DORMER FRAMING PLAN  
SCALE: 3/16" = 1'-0"



3 COLUMN/ BEAM DETAIL  
SCALE: 1/2" = 1'-0"

- GENERAL NOTES**
- Design loads: Roof: 30 psf (ground snow load)  
Dead: 10 psf (u.n.o.)  
Floors: 40 psf Living areas  
30 psf Sleeping areas  
Basic Wind Speed: 115mph, 3 sec gust  
Seismic Design: Category B
  - Design Codes: IRC 2018, IBC 2018, ASCE/SEI 7-10 where applicable.
  - Assumed allowable soil bearing pressure: 2000 psf
  - Assumed equivalent fluid pressure of soil: 45 psf/ft
  - All footings to bear on undisturbed soil and a minimum of 30 inches below finished grade.
  - Interior use lumber to be No.2 SPF with  $f_b = 875$  psi and  $E = 1,400,000$  psi
  - Exterior use lumber to be No.2 SP with  $f_b = 1,100$  psi and  $E = 1,400,000$  psi and preservative treated in accordance with AWP's Standard U1.
  - Concrete to be 3000 psi hard rock at 28 days.
  - Reinforcing steel to be ASTM A615 Grade 60 and placed in accordance with ACI Code.
  - Structural steel to be ASTM A36 fabricated in accordance with AISC Standards supplied and installed with one coat of red-oxide primer.
  - Contractor to provide fabrication and erection drawings for structural steel. Allow two weeks for review.
  - Welding of structural steel to be performed by AWS certified personnel in accordance with AWS D1.1 Code using E70XX rod.
  - All field welds to be cleaned and painted with red-oxide primer.
  - Manufactured lumber design values:  $f_b = 2600$  psi and  $E = 2,000,000$  psi
  - Wolmanized manufactured lumber design values:  $f_b = 1,800$  psi and  $E = 1,460,000$  psi under Service level 2.
  - All masonry lintels to have a minimum bearing of 4" on both ends. Double angles shall be installed back-to-back unless noted otherwise.
  - Window and door headers to be (3) 2x6's unless noted otherwise.
  - Joists below non-bearing partitions that equal or exceed 50% of the span shall be doubled.
  - Posts supporting sawn lumber beams and headers to be a minimum of (2) 2x4's.
  - Posts supporting manufactured lumber beams and headers to be a minimum of (3) 2x4's.
  - All truss and rafter ends to be secured to tops of walls/beams with hurricane clips (Simpson H2.5A or approved equal).
  - Appropriately sized joist hangers to be used where joists or rafters frame into beams.
  - Masonry mortar to conform to ASTM C270.
  - Concrete block manufacture to conform to ASTM C90 with a minimum prism strength of 1500 psi.
  - Brick manufacture to conform to ASTM C62.
  - Wood exterior walls to be 2x6's @16" on center.
  - Prefabricated truss manufacture and design to conform to ANSI/TP 1 and WTCA standards.
  - General contractor to provide truss layout plans and shop drawings to structural engineer for review and approval no less than 2 weeks before truss order is due.
  - All sheathing material to be APA-rated for the spans indicated. Minimum sheathing thicknesses required:  
a. Roofs: 19/32"  
b. Walls: 15/32"  
c. Floors: 23/32" STURD-I-FLOOR
  - The use of adjustable, screw-type steel columns is NOT permitted.
  - Masonry grout to conform to ASTM C476
  - Tubular steel to conform to ASTM A501
  - All floor joists to have bridging/x-bracing at 7' o.c.
  - Bolts for ledger boards to be threaded rod manufactured in accordance with ASTM A36 or F1554 and installed with Powers AC-100+ Gold adhesive. See drawings for bolt diameters, embedments, spacings and locations. Bolts to be installed into solid back up only (either poured concrete, grout-filled CMU or solid brick).
  - Wall bracing shall be continuous sheathed wood structural panels per Section R602.10.4 of IRC 2015. Where wall bracing is insufficient, alternate means shall be provided and engineered per ASCE 7 for the above basic wind speed.
  - The design and installation of any temporary shoring of existing structure is the sole responsibility of the contractor. Temporary shoring may be required in order to support existing structure laterally as well as vertically.
  - (If required) Contractor to provide helical pile design calculations and shop drawings (to include method of fastening to new foundation) no less than 14 days prior to installation of piles. Design calculations to be stamped by a professional engineer registered in the project jurisdiction. Design and installation of piles to comply with ASCE 20-96 standard guidelines for the design and installation of pile foundations.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20259, Expiration Date: 18 Nov 2021



**OUTERBRIDGE HORSEY ASSOCIATES, PLLC**  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY ASSOCIATES, PLLC

CONSULTANTS:

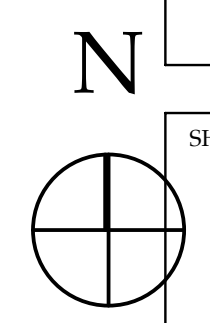
3 PRIMROSE ST.  
CHEVY CHASE, MD  
20815

DRAWING TITLE:  
**STRUCTURAL PLANS**  
SCALE: AS NOTED

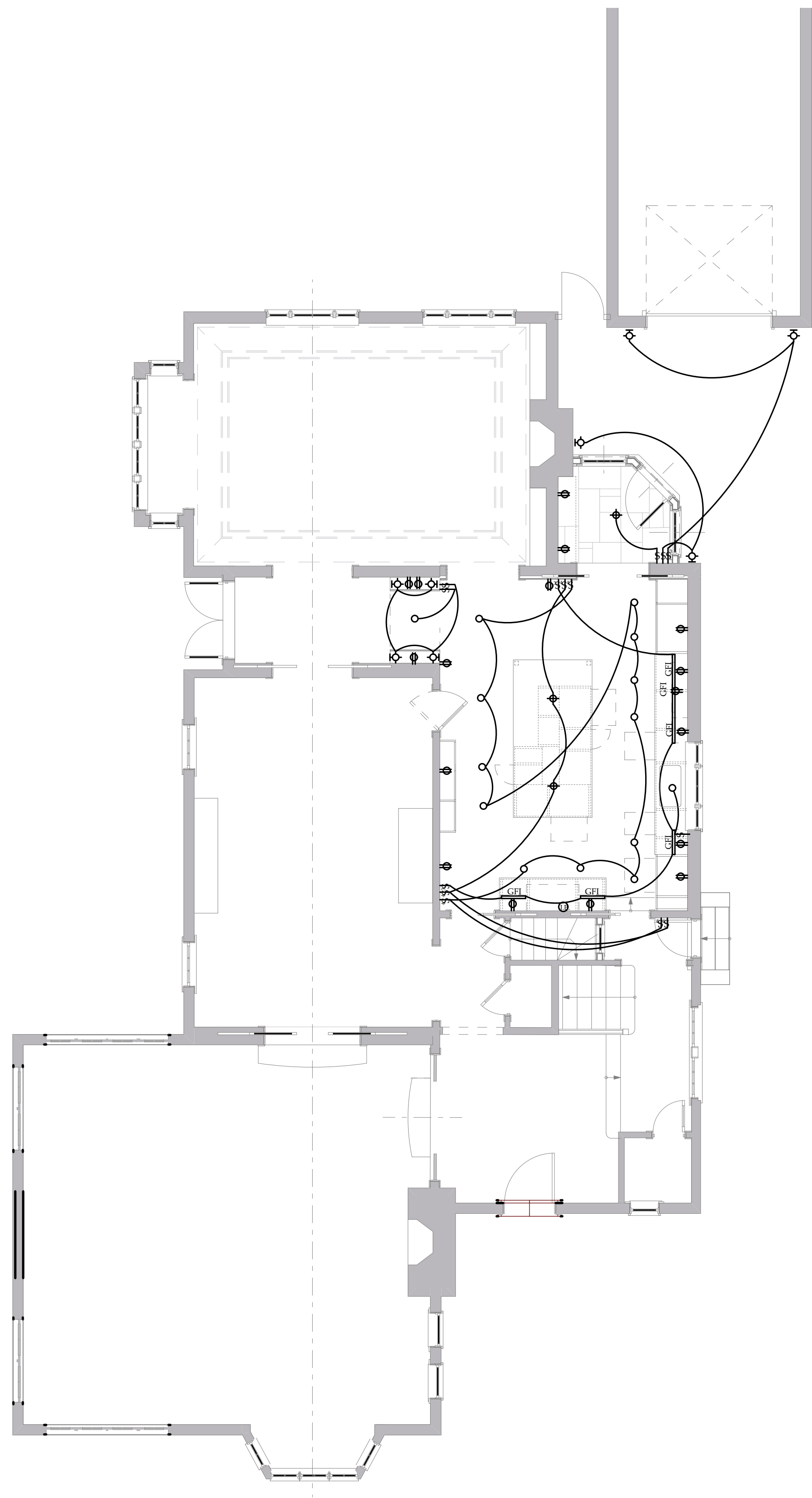
ISSUE	DATE

PRINT DATE 4/30/21

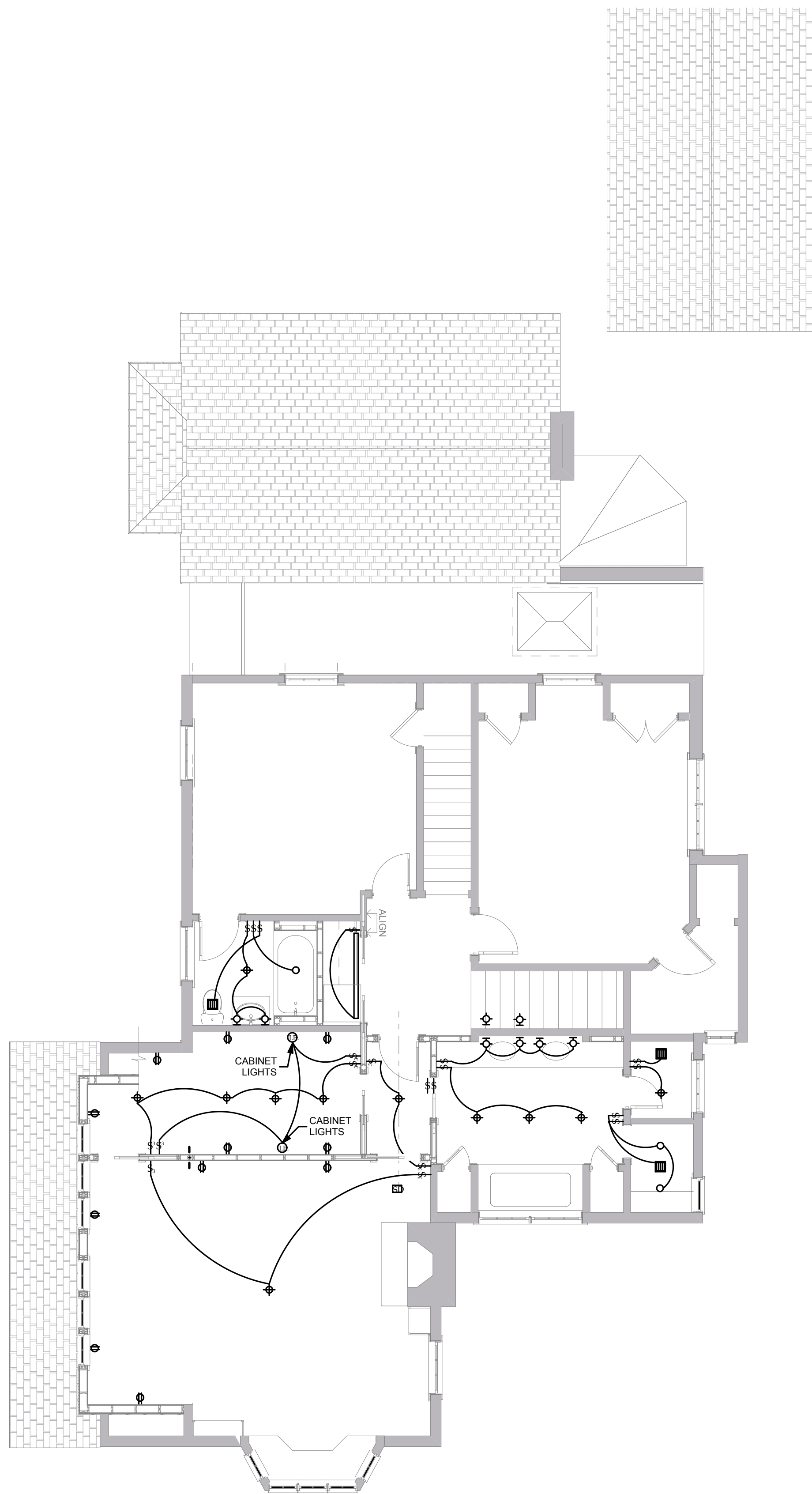
SHEET NO.  
**S100**







1 FIRST FLOOR ELECTRICAL PLAN (NEW WORK ONLY)  
SCALE: 3/16" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN (NEW WORK ONLY)  
SCALE: 3/16" = 1'-0"

ELECTRICAL SYMBOLS			
	- DUPLEX FLOOR OUTLET		- UNDER-CABINET FIXTURE
	- SINGLE OUTLET		- TELEPHONE JACK
	- DUPLEX OUTLET		- FAX JACK
	- HALF-SWITCHED OUTLET		- DATA JACK
	- DUPLEX OUTLET ON GROUND FAULT INTERRUPT		- CATV - CABLE TV JACK
	- QUADRUPLEX OUTLET ON GROUND FAULT INTERRUPT		- WALL SCONCE OR BRACKET PER ARCHITECT
	- WIRE COILED BEHIND WALL FOR FUTURE USE		- DECORATIVE SURFACE FIXTURE PER ARCHITECT
	- LIGHTING CONTROL LOCATION AS SCHEDULED		- RECESSED DOWNLIGHT OR ACCENT LIGHT
	- LAMP BUZZING COIL AS SCHEDULED		- RECESSED DOWNLIGHT-WALLWASHER
	- HARD-WIRED JUNCTION		- CORNER WALL WASHER
	- HARD-WIRED SMOKE DETECTOR		- HALF WALL WASHER
	- REMOTE TRANSFORMER AS REQUIRED		- FLUORESCENT OR LOW VOLTAGE STRIPLIGHT
	- DOOR BELL		- SPOTLIGHT
	- DECORATIVE PENDANT FIXTURE PER ARCHITECT		- THERMOSTAT
	- SWING-ARM LAMP PER ARCHITECT		- EXHAUST FAN BY CONTRACTOR
	- BOOKCASE LIGHT PER ARCHITECT		(WP) - WATER PROOF

LIGHTING CONTROL SCHEDULE	
§	SINGLE POLE DECORA-STYLE SWITCH
§	3-WAY SWITCH
§	4-WAY SWITCH
§	DV-600P-* SINGLE POLE, 600W INCANDESCENT
§	DV-603P-* 3-WAY, 600W INCANDESCENT
§	DV-103P-* 3-WAY, 1000W INCANDESCENT
§	DVLV-10P-* SINGLE 800W LOW VOLTAGE
L1	LDC-1.7-TCP LAMP DEBUZZING
L2	LDC-3.3-TCP
* COLOR TO BE SELECTED BY ARCHITECT CATALOG NUMBERS ARE FOR LUTRON EQUIPMENT	



OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC

CONSULTANTS:

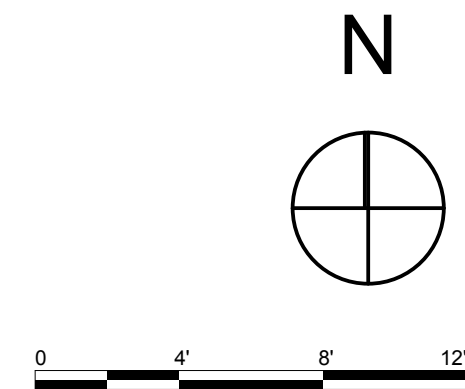
3 PRIMROSE ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:  
  
ELECTRICAL  
PLANS  
  
SCALE: AS NOTED

ISSUE	DATE

PRINT DATE 5/3/21

SHEET NO.  
  
E100





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/3/2021

Application No: 951380  
AP Type: HISTORIC  
Customer No: 1350476

## 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

Othercontact 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.





1 SOUTH (FRONT) ELEVATION  
SCALE: 1:4.17



2 WEST ELEVATION  
SCALE: 1:4.18



3 EAST ELEVATION  
SCALE: 1:5.46



4 NORTHEAST ENTRY  
SCALE: 1:4.17

OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC

CONSULTANTS:

3 PRIMROSE ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:  
  
PHOTOS OF  
EXISTING HOUSE  
  
SCALE: AS NOTED

ISSUE	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

PRINT DATE 3/4/21

SHEET NO.  
  
P100





1 SHED DORMER



2 SHED DORMERS



3 SHED DORMER



4 SHED DORMERS



5 GABLE DORMER



6 HYBRID GABLE/SHED DORMER



7 HYBRID GABLE/SHED DORMER



8 HYBRID GABLE/SHED DORMER



9 ASYMETRICAL GABLE



10 SHED SIDE DORMER



11 HYBRID GAMBREL/SHED SIDE DORMER



12 SHED SIDE DORMER

OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC

CONSULTANTS:

3 PRIMROSE ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:  
REFERENCE  
PHOTOS OF CHEVY  
CHASE VILLAGE  
DORMERS

SCALE: AS NOTED

ISSUE	DATE
_____	_____
_____	_____
_____	_____
_____	_____

PRINT DATE 3/4/21

SHEET NO.  
**P200**





1 26 Quincy Street



2 15 Newlands Street



3 12 Oxford Street



6 11 Newlands Street VIEW FROM SOUTH WEST



5 11 Newlands Street VIEW FROM SOUTH



4 11 Newlands Street VIEW FROM SOUTHEAST

OUTERBRIDGE  
HORSEY  
ASSOCIATES, PLLC  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL 202-337-7334  
FAX 202-337-7331  
www.outerbridgehorsey.com  
COPYRIGHT 2021 OUTERBRIDGE HORSEY  
ASSOCIATES, PLLC

CONSULTANTS:

3 PRIMROSE ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:

REFERENCE  
PHOTOS OF  
SELECT CHEVY  
CHASE DORMERS

SCALE: AS NOTED

ISSUE	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

PRINT DATE 3/5/21

SHEET NO.  
**P300**