

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Primrose Street, Chevy Chase	Meeting Date:	9/22/2021
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	9/15/2021
Applicant:	William Curtin Outerbridge Horsey, Architect	Public Notice:	9/8/2021
Review:	Historic Area Work Permit	Tax Credit:	Partial
Case Number:	951380	Staff:	Dan Bruechert
Proposal:	Accessory Structure Alterations		

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 approved a HAWP at the May 26, 2021 HPC meeting. The approval from that date involved the construction of a dormer on the west roof slope, installing new window openings, and modifying the non-historic rear mudroom.

Historic Preservation Staff also approved modifications to hardscaping in the rear of the property under the Staff-Level approval authority.

PROPOSAL

The applicant proposes to replace the existing garage door and install additional garage windows.

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.

- *Garages and accessory buildings* which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”

- 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. In the northeast corner of the lot is a historic garage. The garage is no longer accessible to vehicles due to alterations to the house and the increased size of modern automobiles, so the garage is being converted to studio space.

The applicant proposes replacing the existing carriage style, wood garage door with three wood multi-panel bifold doors. The doors have a single panel below the twelve-lite windows. On the left (east) garage elevation, the applicant proposes installing two new window openings and installing wood nine-lite casement windows with sills and trim to match the existing casement window. On the right (west) elevation, the applicant proposes to install a bank of three wood casement windows to the left of the existing side entrance door. These windows will have a sill and trim to match the existing south casement window.

Staff finds that these alterations to the existing, historic, detached garage should all be reviewed under “lenient scrutiny” as defined by the Chevy Chase Village Historic District Design Guidelines. Staff finds that the proposed changes will not impact the size, massing, or streetscape compatibility of the surrounding district and therefore, should be approved under the Design Guidelines. Additionally, Staff finds the proposed windows and doors are compatible with the materials and design of the historic garage and the proposal is consistent with 24A-8(b)(2) and Staff recommends the HPC approve the HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(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.



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

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

1 Primrose Street

4 Primrose Street

5 Primrose Street

6 Primrose Street

4 Quincy Street

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:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

GENERAL NOTES

1. 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.
2. All Electrical work to be performed in accordance with the National Electrical Code and the District of Columbia code.
3. Dimensions and Notes for a given condition are typical for all similar conditions unless otherwise stated.
4. Drawings at a larger scale shall take precedence over drawings of a smaller scale. Notify Architect immediately if a discrepancy should be found.
5. 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).
6. General Contractor to keep disturbances in existing house to a minimum.
7. 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.
8. General Contractor to inspect existing electrical service and notify Owner and Architect if upgrading is required by code or with the proposed addition/renovation.
9. General Contractor to ensure flush transition from existing work to new work.
10. All wall surfaces are to be made flush and smooth prior to painting or installation of wallcovering.
11. Verify all measurements and dimensions prior to beginning and throughout progress of Work. Consult Architect for resolution of any discrepancy in measurements or dimensions.
12. 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.
13. 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

MIN. LOT WIDTH:

MIN. LOT AREA:

MAX. LOT COVERAGE:

MAX. HEIGHT:

FRONT YARD SETBACK:

SIDE YARD SETBACK:

SUM OF SIDE SETBACKS.

REAR YARD SETBACK:

PERVIOUS SURFACES MIN:

REQUIRED

60 Ft.

6,000 Sf.

35%

35 Ft.

25 Ft.

8 Ft.

18 Ft.

20 Ft.

20%

PROVIDED

75 Ft.

9,375 Sf.

27% Existing, 27.5% Proposed

29'-5" Existing and Proposed

23.75 Ft.(Existing)

11.5 Ft. East (Existing)

19.1 Ft. West (Existing)

25.6 Ft. (Existing)

25.25 Ft. Approx. (Existing)

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.

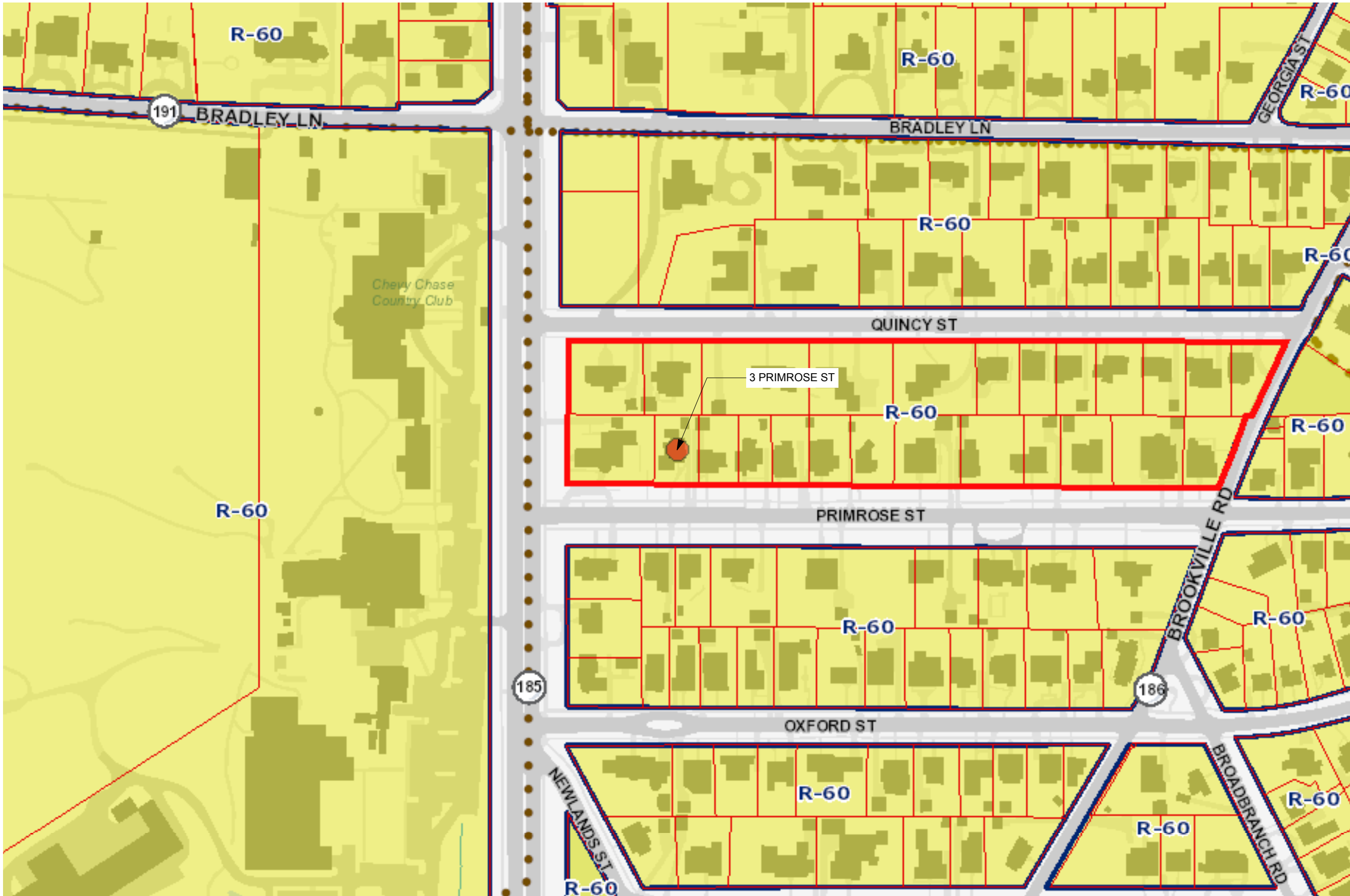
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the job and the Architect must be notified of any variation from the dimensions and conditions shown by these drawings.

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

1. Coordinate removal of personal belongings or furnishings from affected areas with owner.
2. Protect all interior walls, doors, trim, ceilings, and floors from unnecessary damage during demolition.
3. Phase all work to achieve minimum disturbance in work areas. Protect unaffected areas from dust, dirt and noise.
4. Salvage equipment, fixtures, counters, cabinets and doors as required by the contract drawings. Reuse as directed on drawings.
5. 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.
6. 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.
7. 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.
8. Existing plumbing hook-ups to be shut off immediately prior to demolition work at each location.
9. Cap off all abandoned waste and supply lines below floor level, patch where necessary.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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

APPROVED
Montgomery County
Historic Preservation Commission

Dan Bruechert

REVIEWED
By Dan.Bruechert at 2:34 pm, May 27, 2021

OUTERBRIDGE HORSEY ASSOCIATES, PLLC

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WASHINGTON, DC 20007
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CONSULTANTS:



3 PRIMROSE ST.

CHEVY CHASE, MD 20815

DRAWING TITLE:

COVER

SCALE: AS NOTED

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

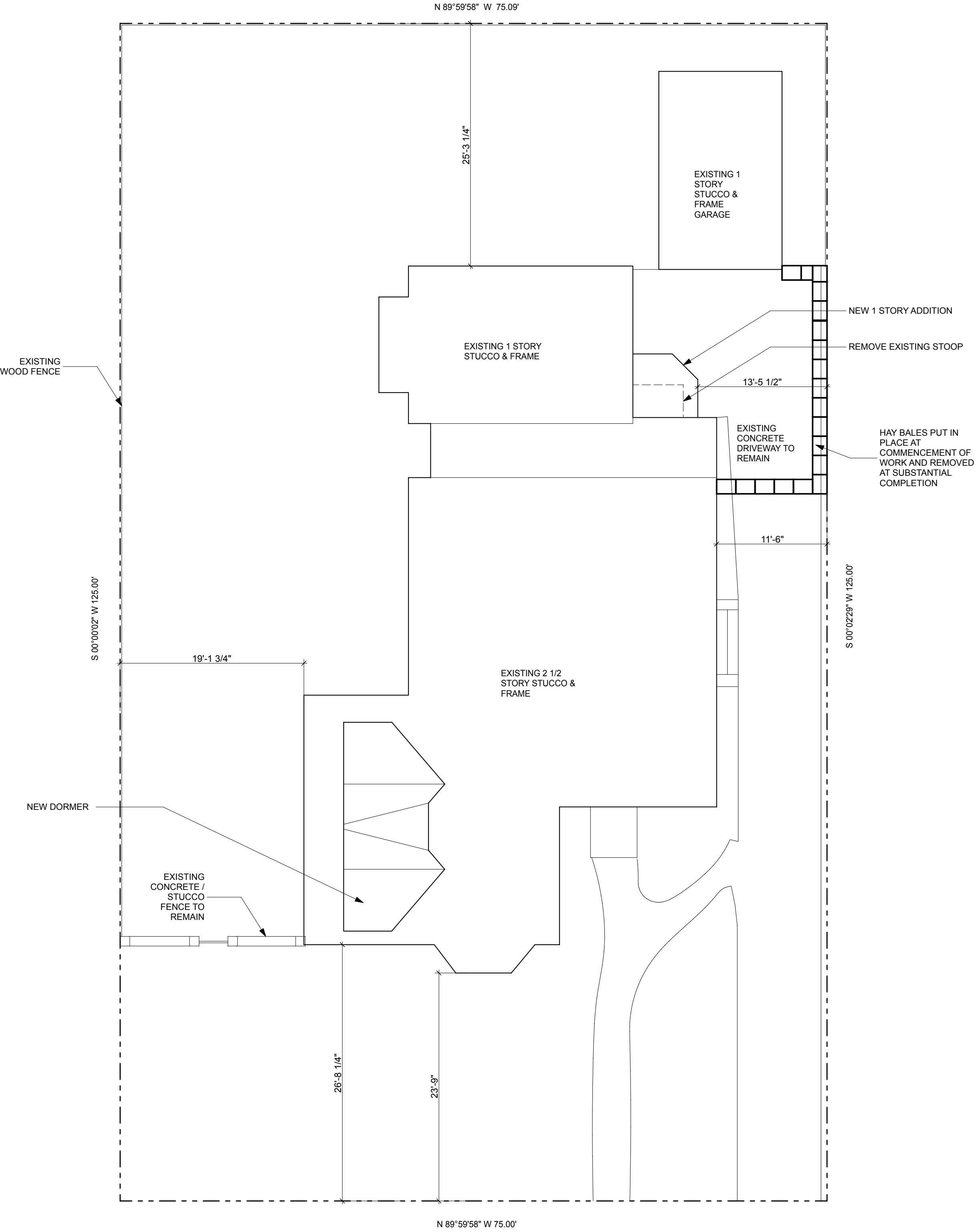
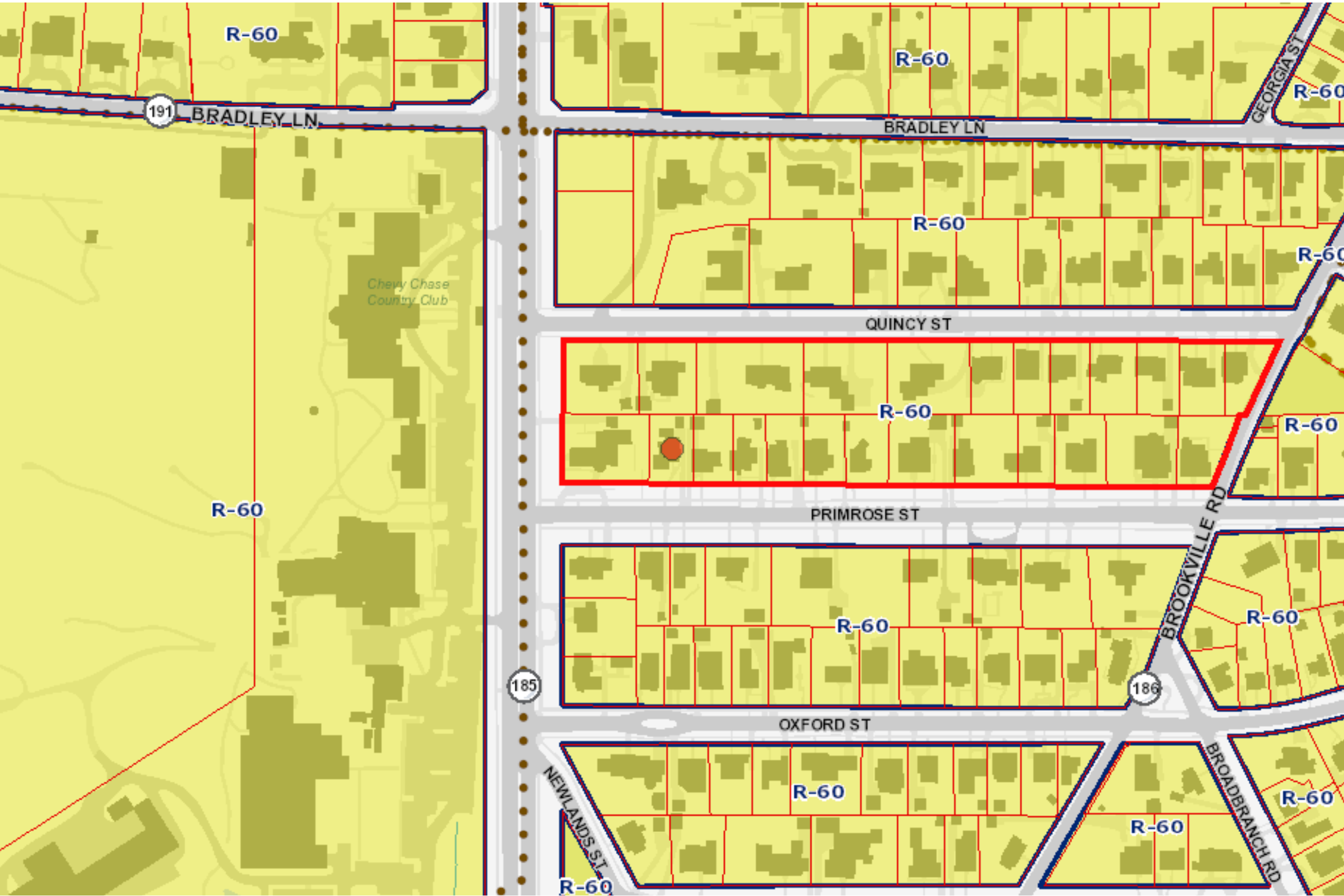
PRINT DATE 5/3/21

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

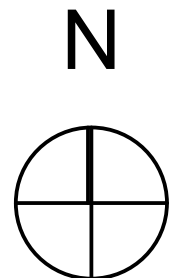


1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 2:34 pm, May 27, 2021



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CONSULTANTS:

ARCHITECT

3 PRIMROSE ST.
CHEVY CHASE, MD 20815

DRAWING TITLE:

ZONING/ SOIL AND
EROSION PLAN

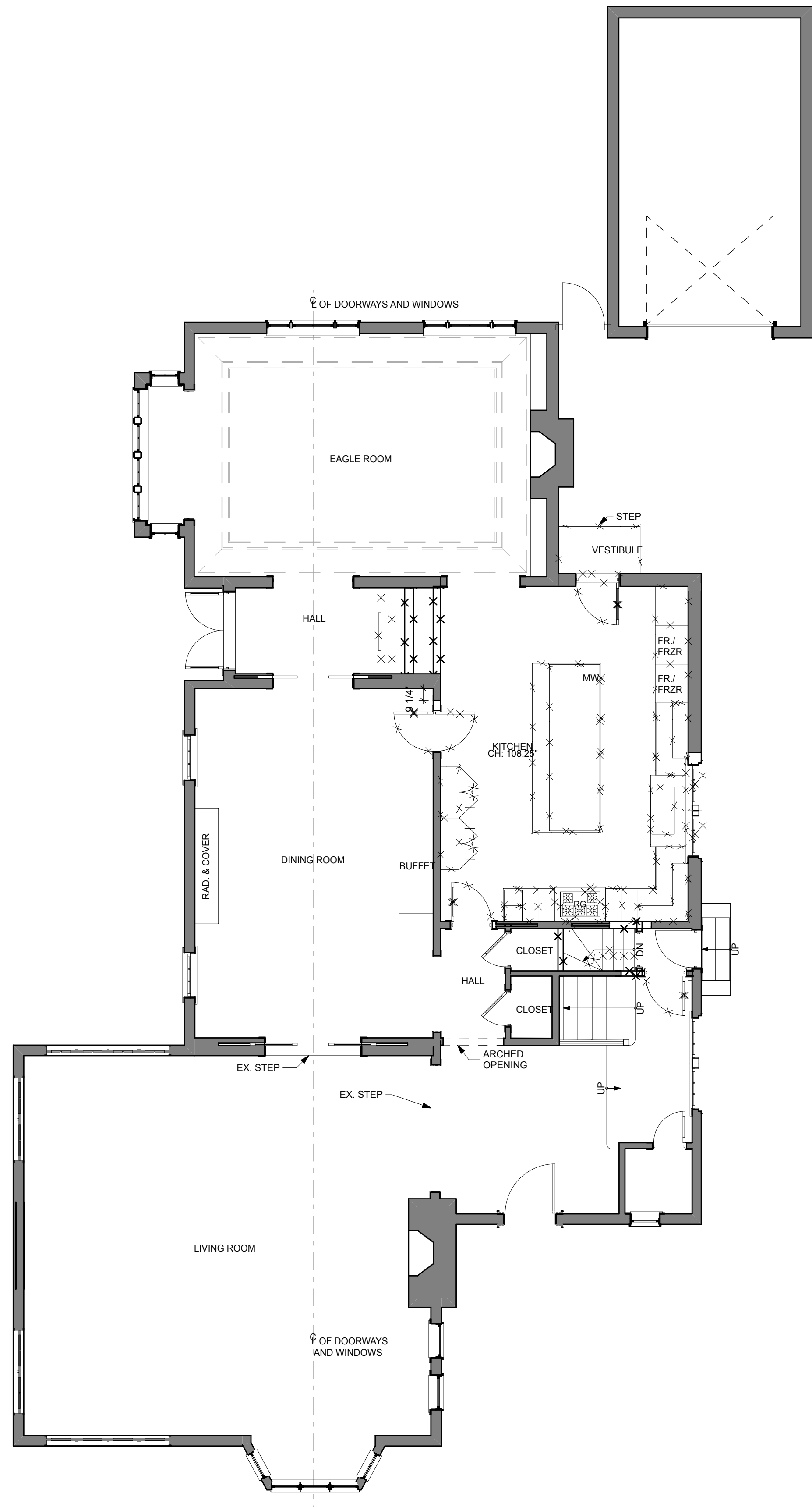
SCALE: AS NOTED

ISSUE	DATE

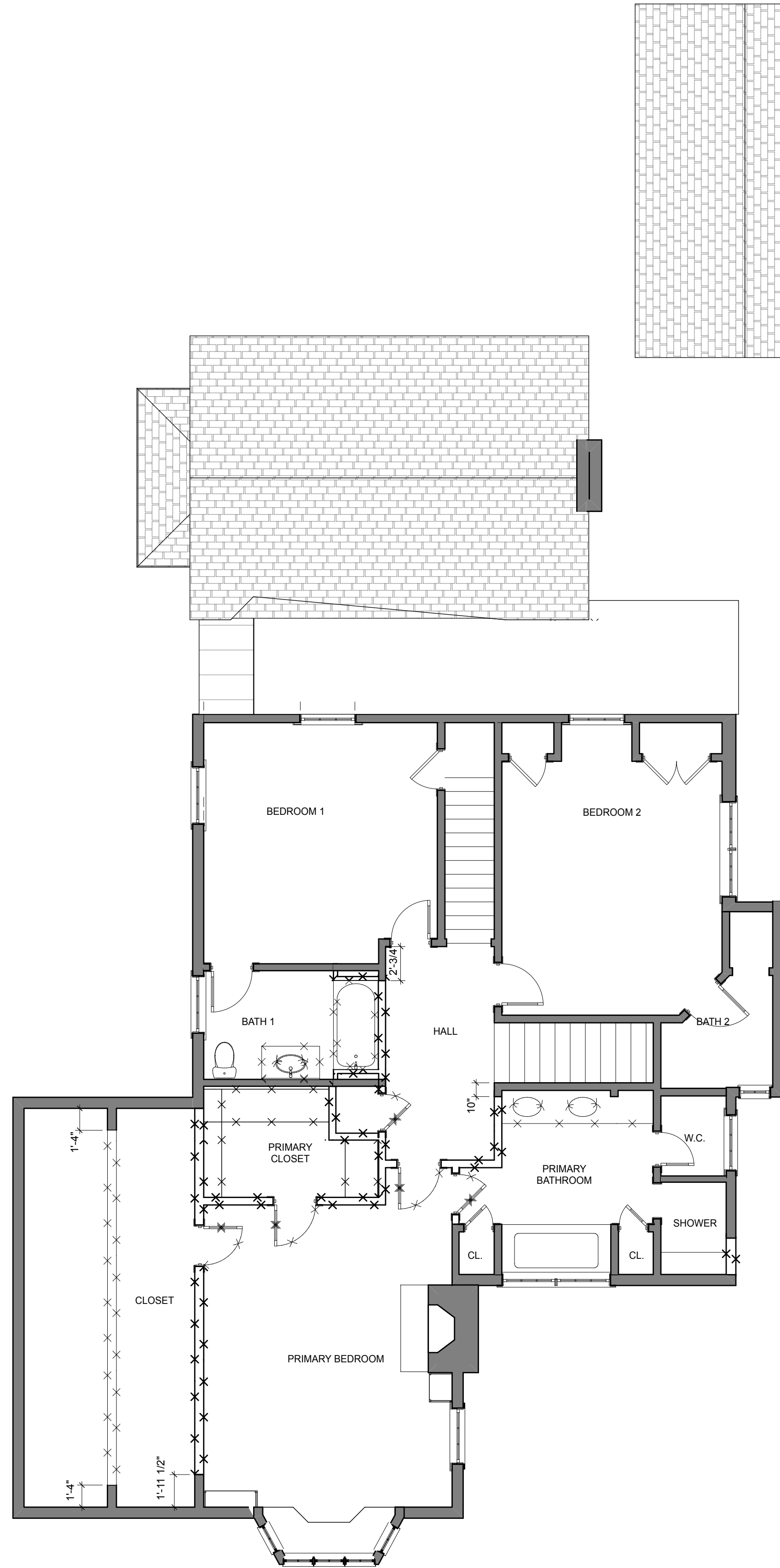
PRINT DATE 5/3/21

SHEET NO.

Z100



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



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

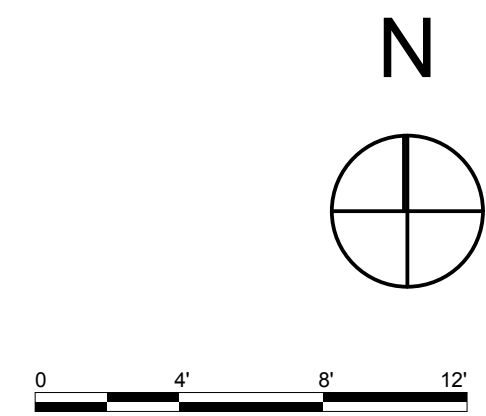


APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 2:35 pm, May 27, 2021

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



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[Signature]

3 PRIMROSE ST.
CHEVY CHASE, MD 20815

DRAWING TITLE:

EXISTING PLANS

SCALE: AS NOTED

ISSUE	DATE

PRINT DATE 5/3/21

SHEET NO.

D100

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Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 2:35 pm, May 27, 2021



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



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



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CONSULTANTS:



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DRAWING TITLE:

**EXISTING SOUTH
AND WEST
ELEVATIONS**

SCALE: AS NOTED

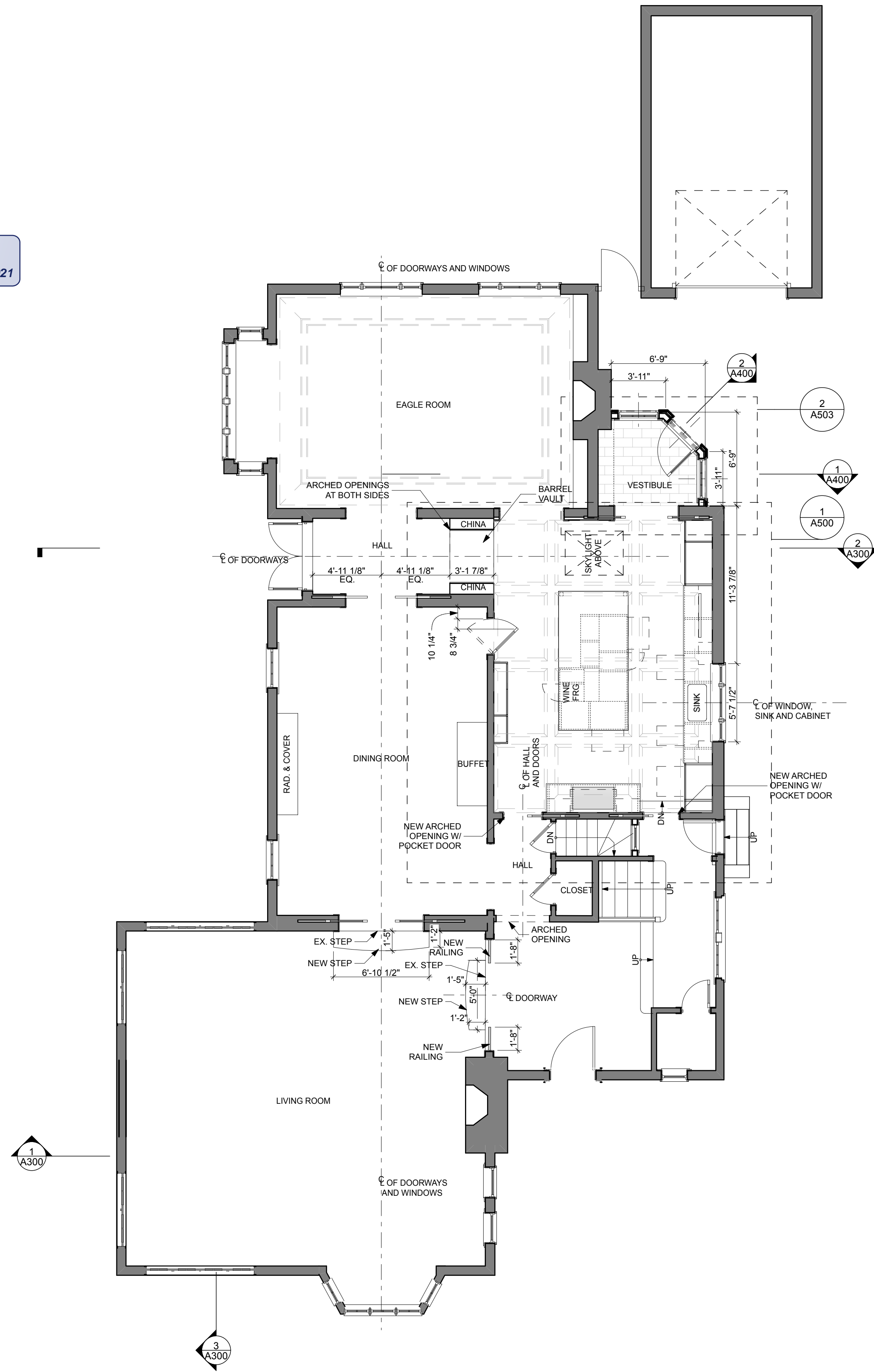
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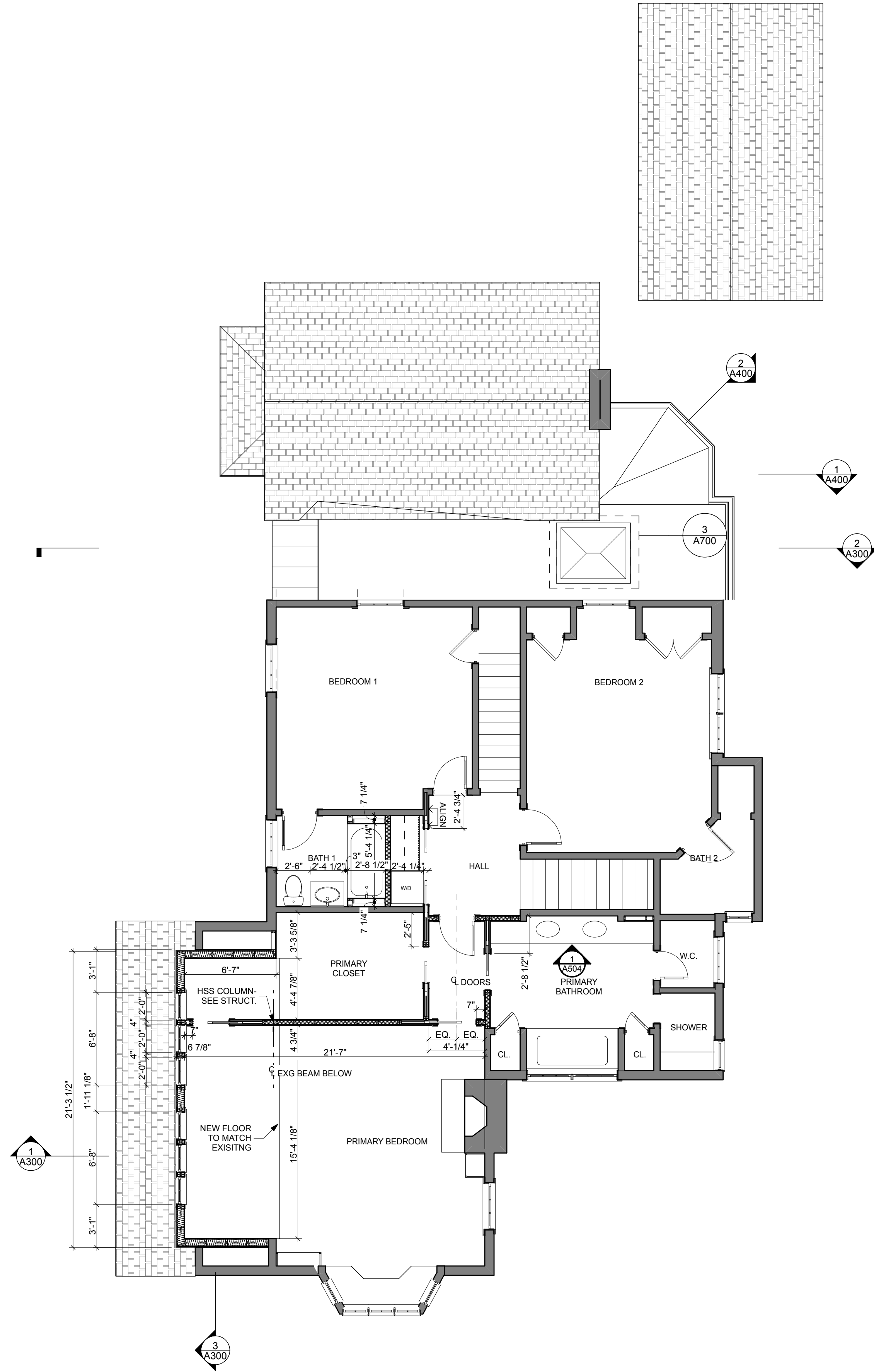
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D200

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Historic Preservation Commission

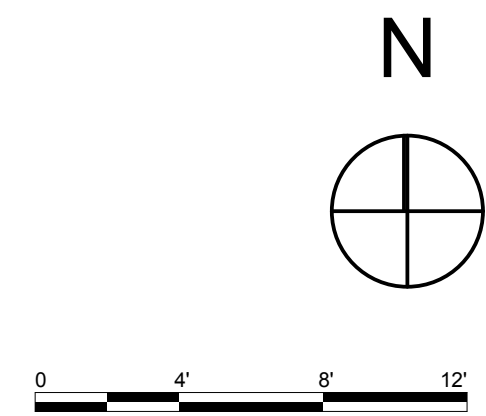
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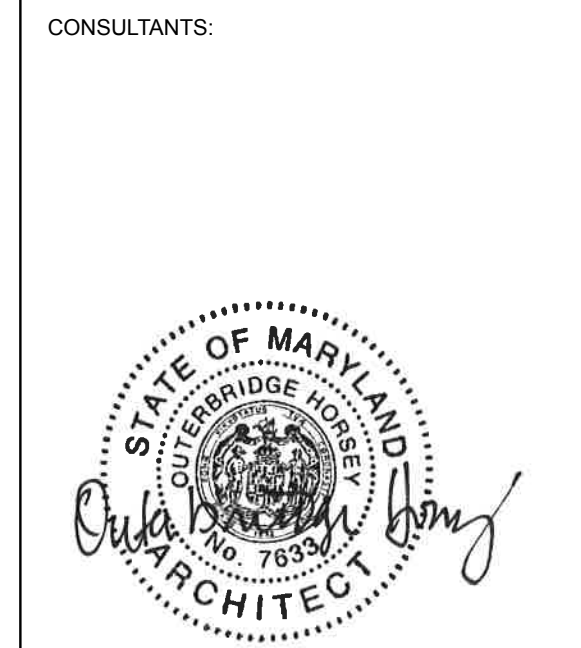
1 FIRST FLOOR
SCALE: 3/16" = 1'-0"



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



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3 PRIMROSE ST.
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DRAWING TITLE:
**PROPOSED FLOOR
PLANS**
SCALE: AS NOTED

ISSUE	DATE

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A100



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DRAWING TITLE:

PROPOSED ROOF
PLAN

SCALE: AS NOTED

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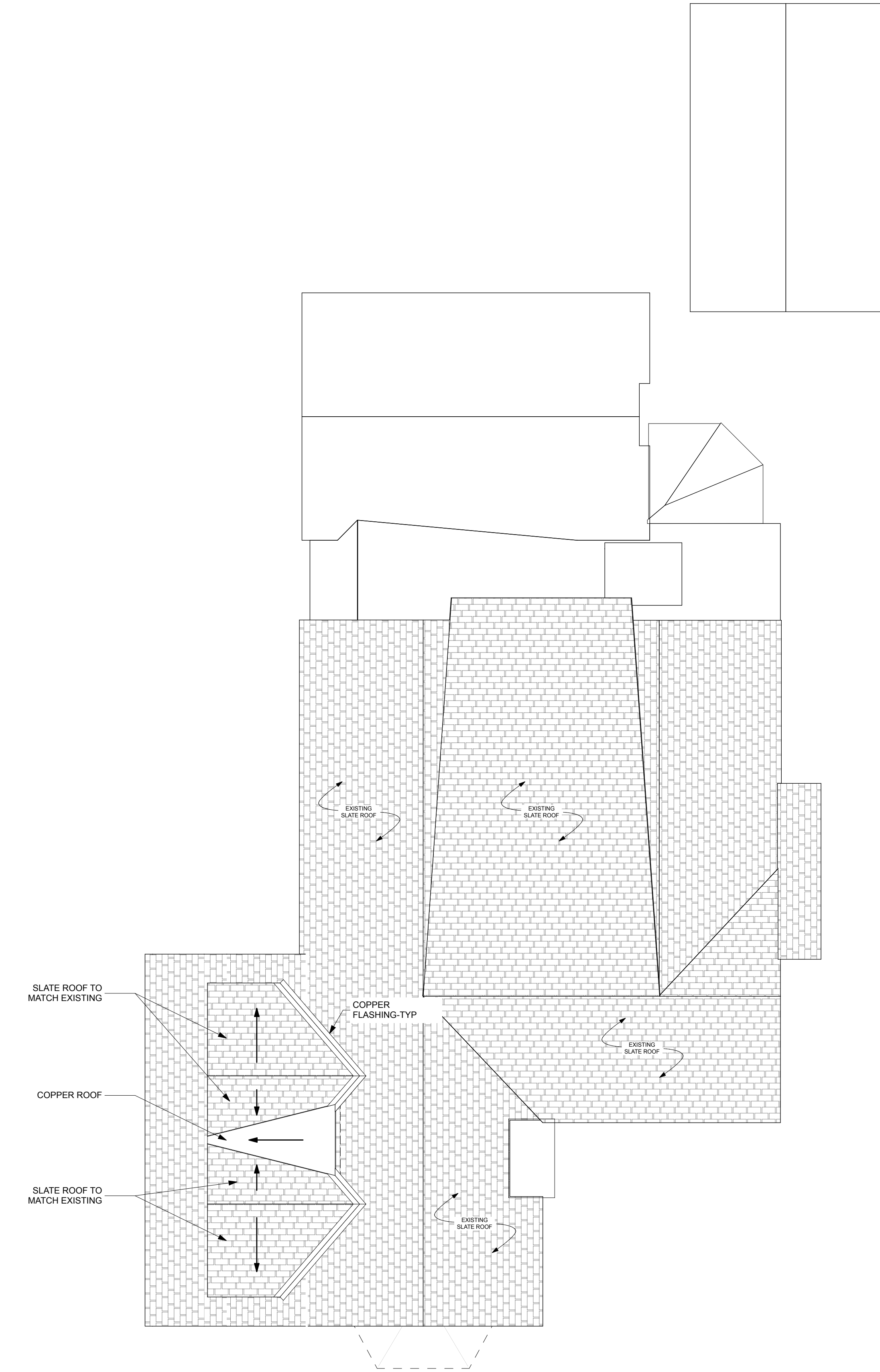
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_____	_____
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1 ROOF

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

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



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

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**SOUTH AND WEST
ELEVATIONS**

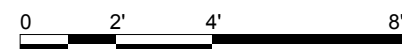
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A200





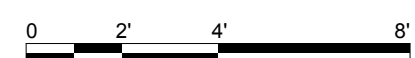
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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**NORTH AND EAST
ELEVATIONS**

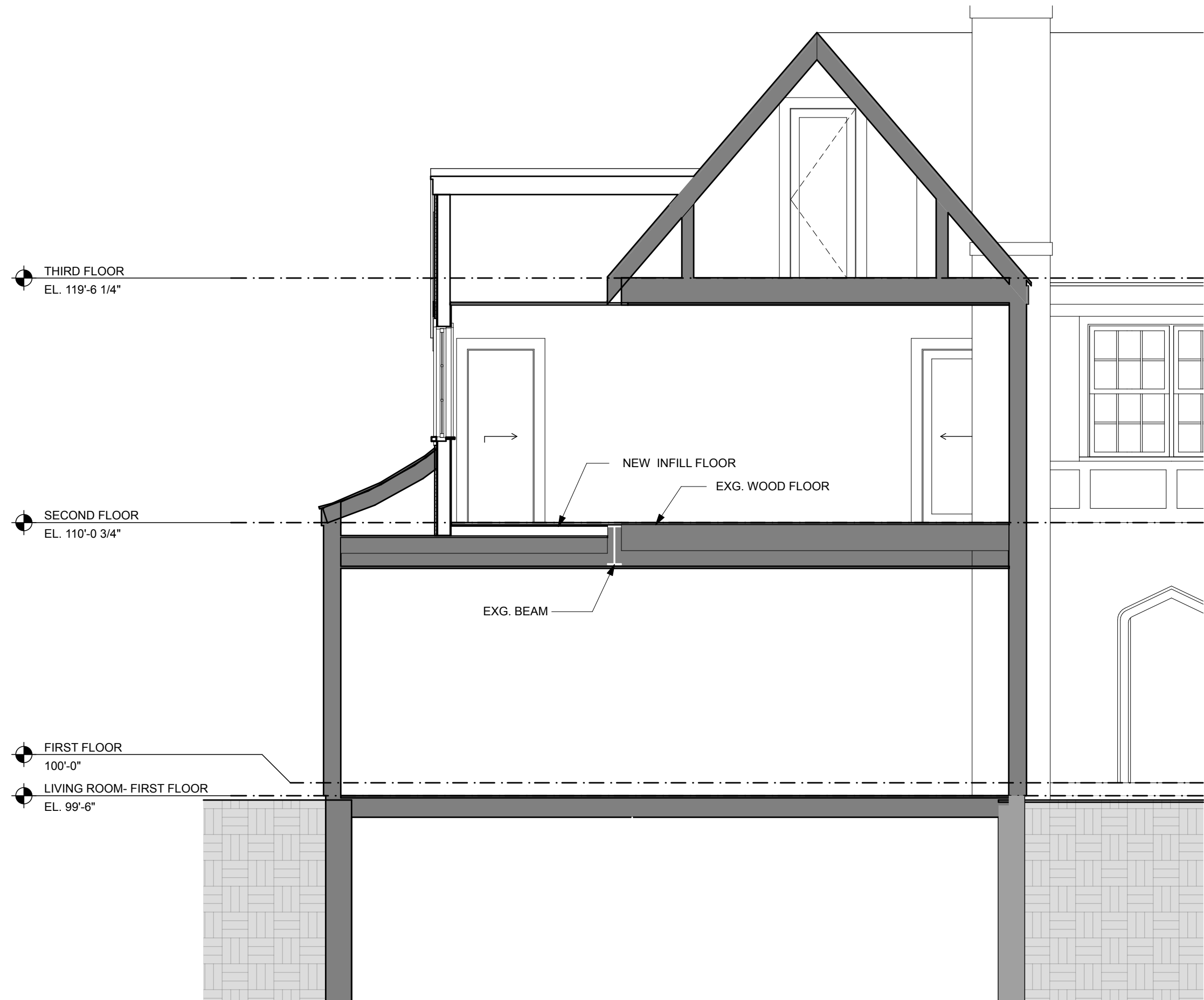
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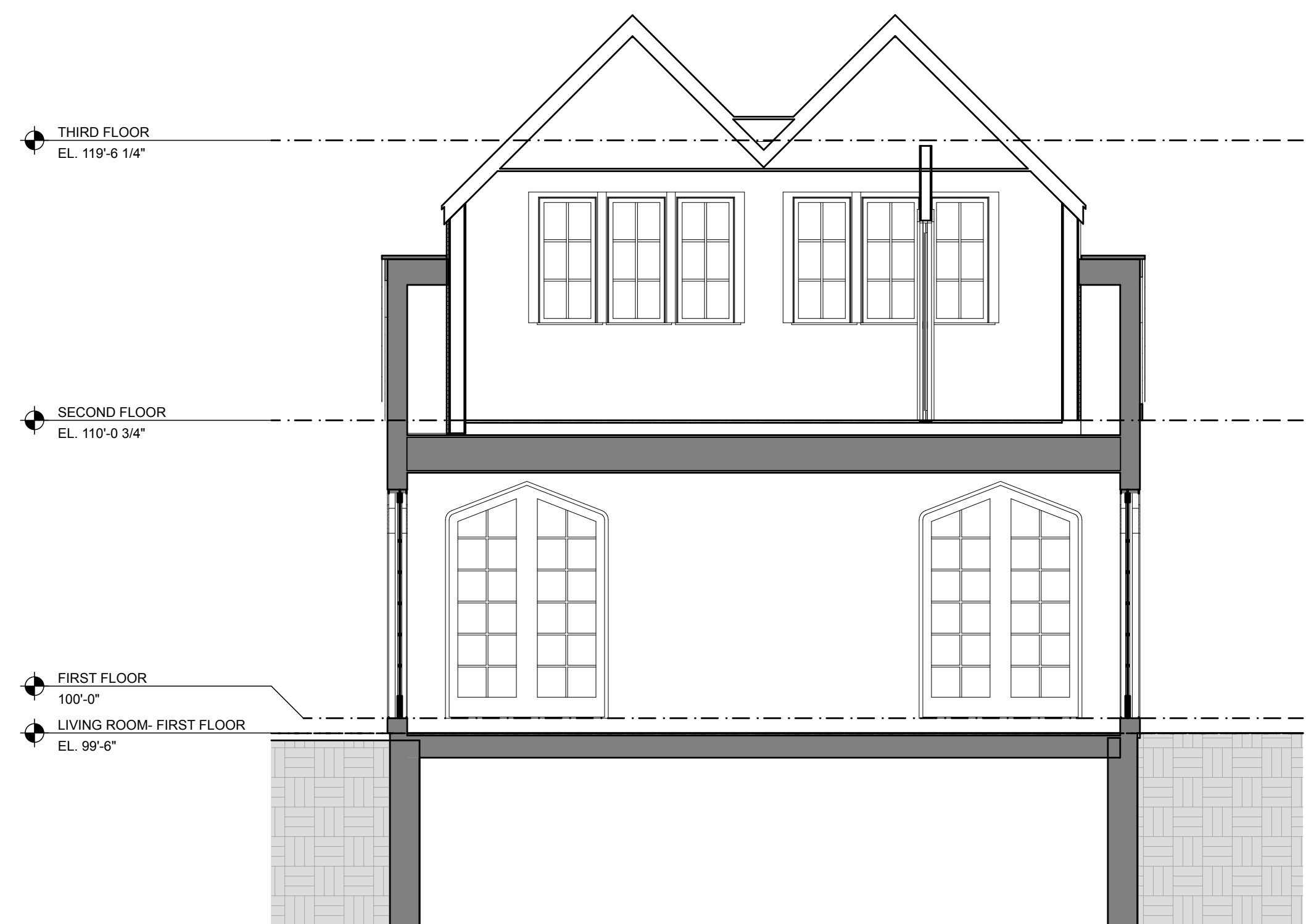
A201



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"

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**SECTIONS AND
DETAILS**

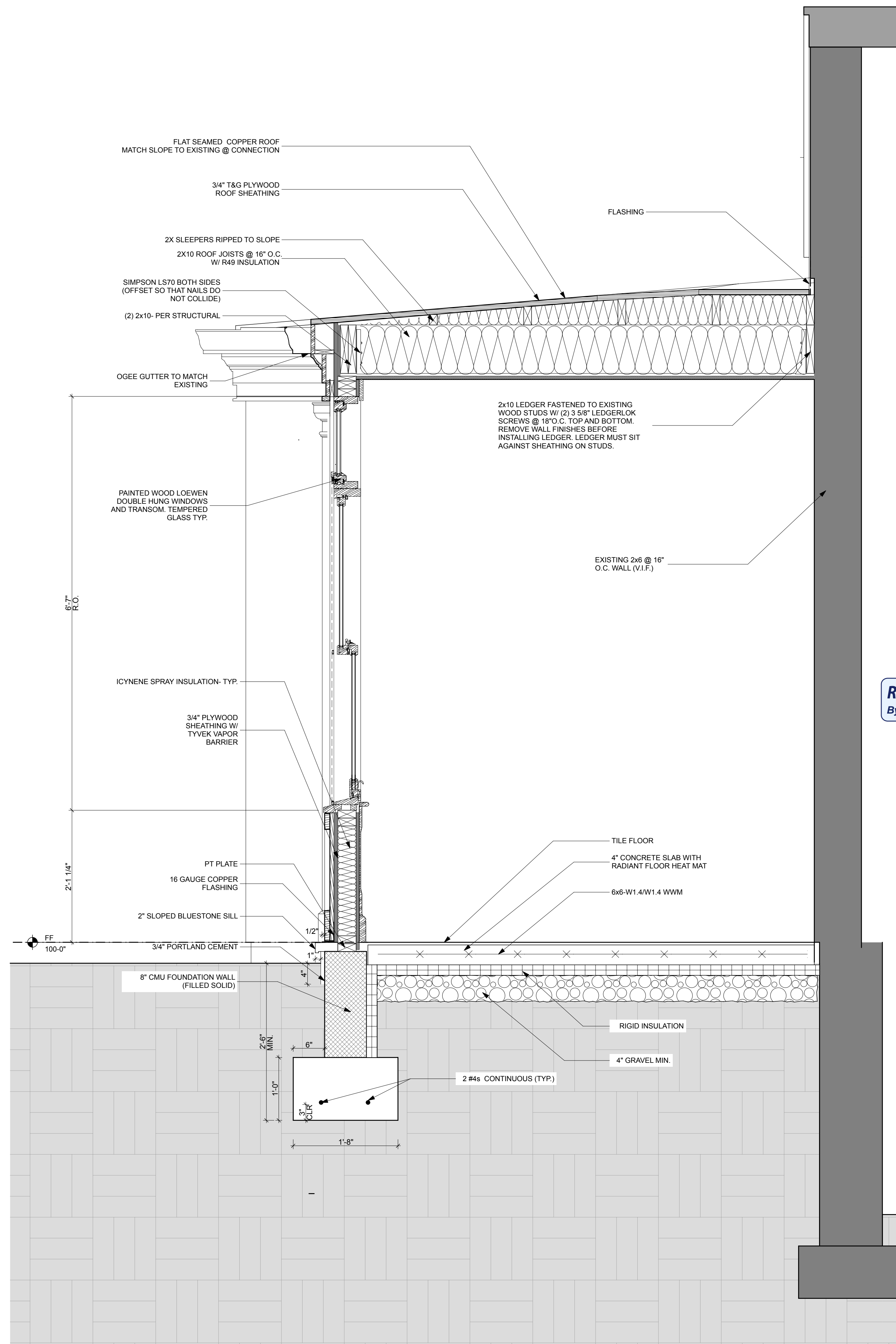
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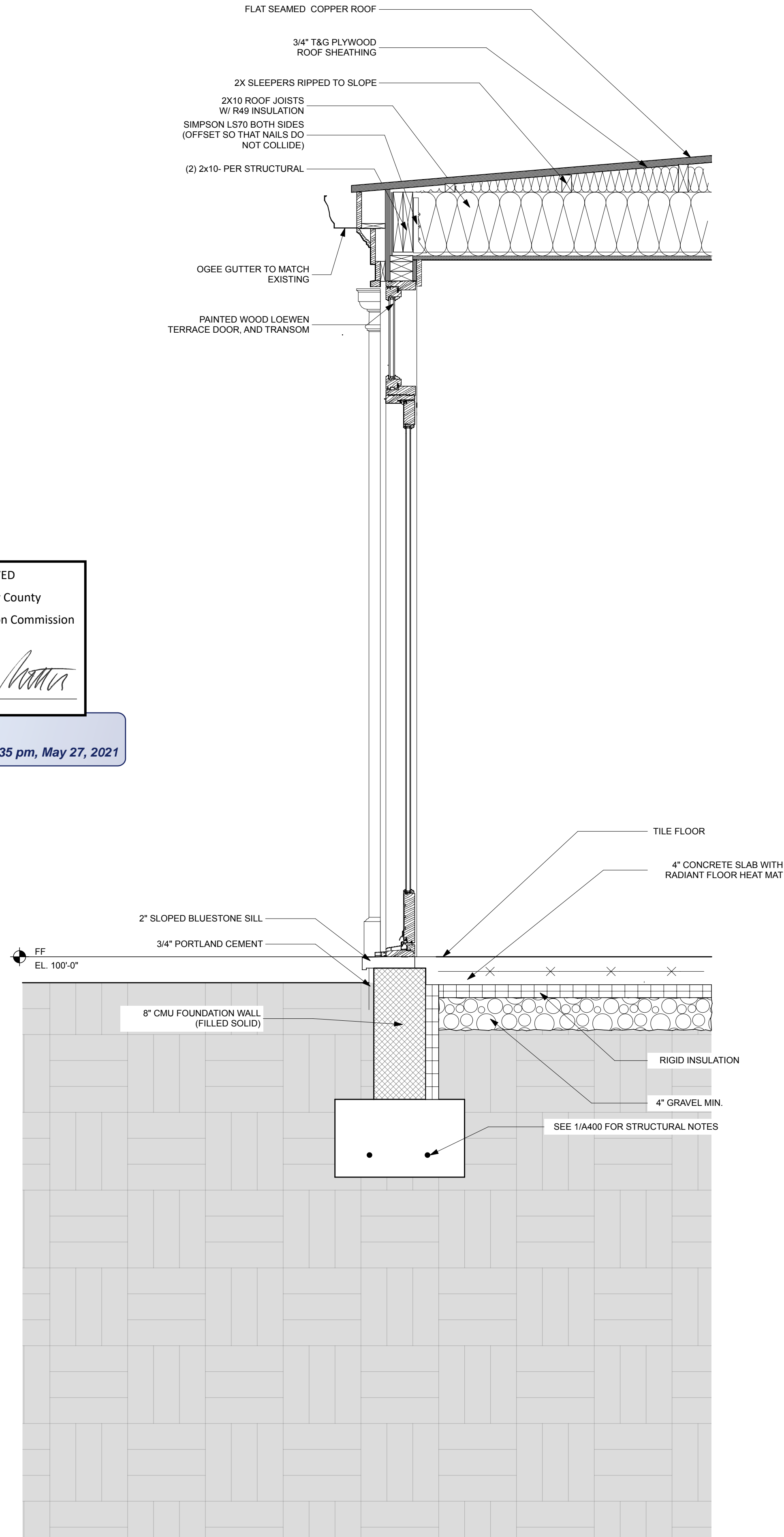


1 WALL SECTION THROUGH MUDROOM
SCALE: 1" = 1'-0"

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

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ARCHITECT
No. 7693

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WALL SECTIONS

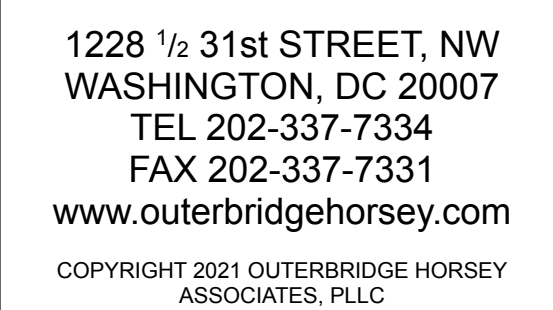
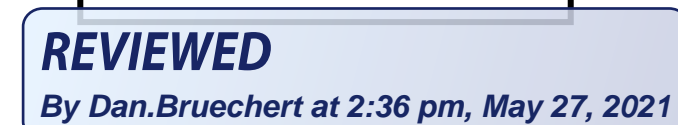
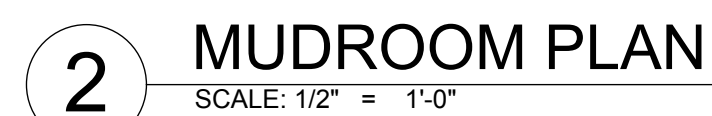
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MUDROOM PLAN AND ELEVATIONS

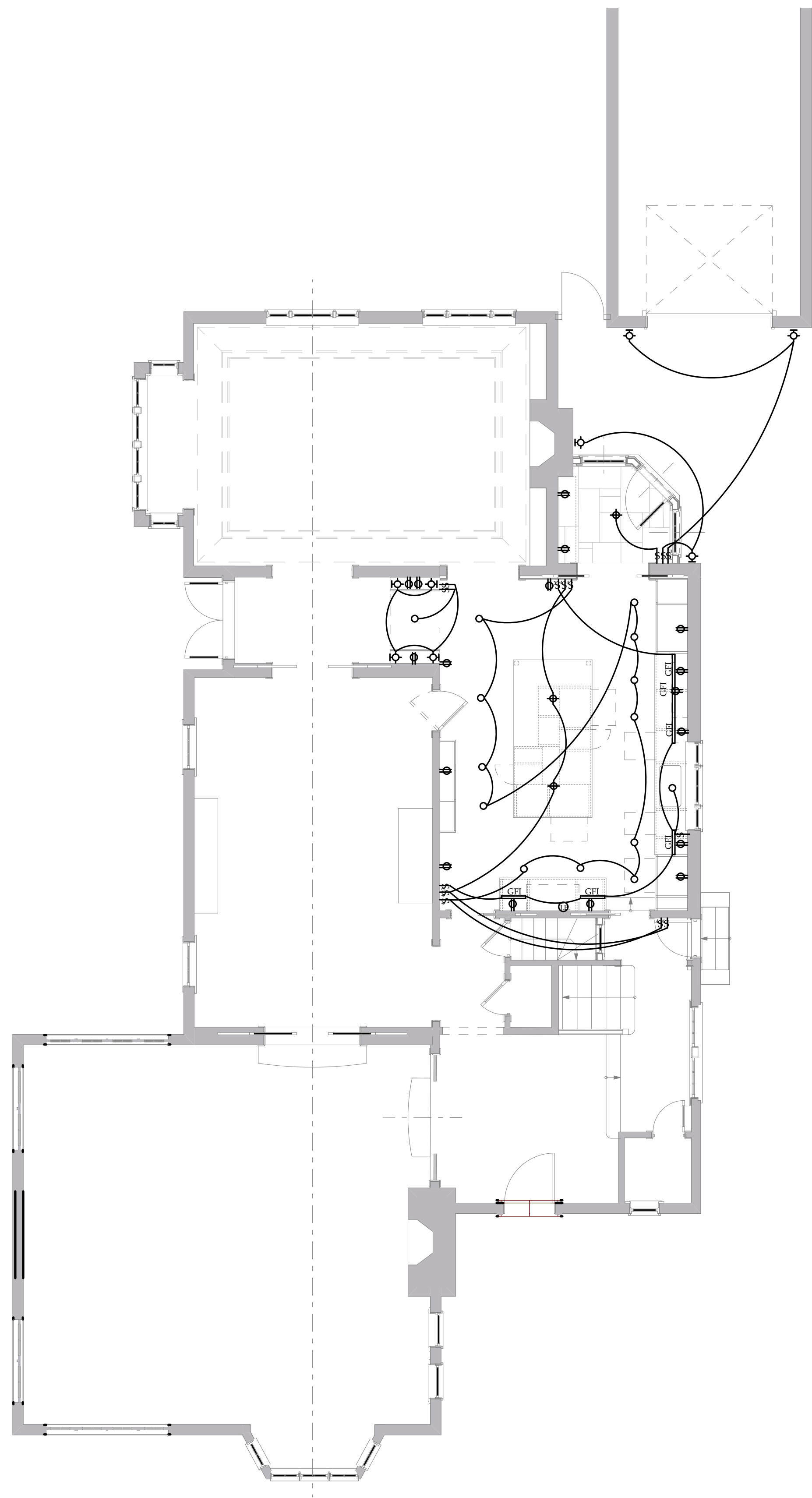
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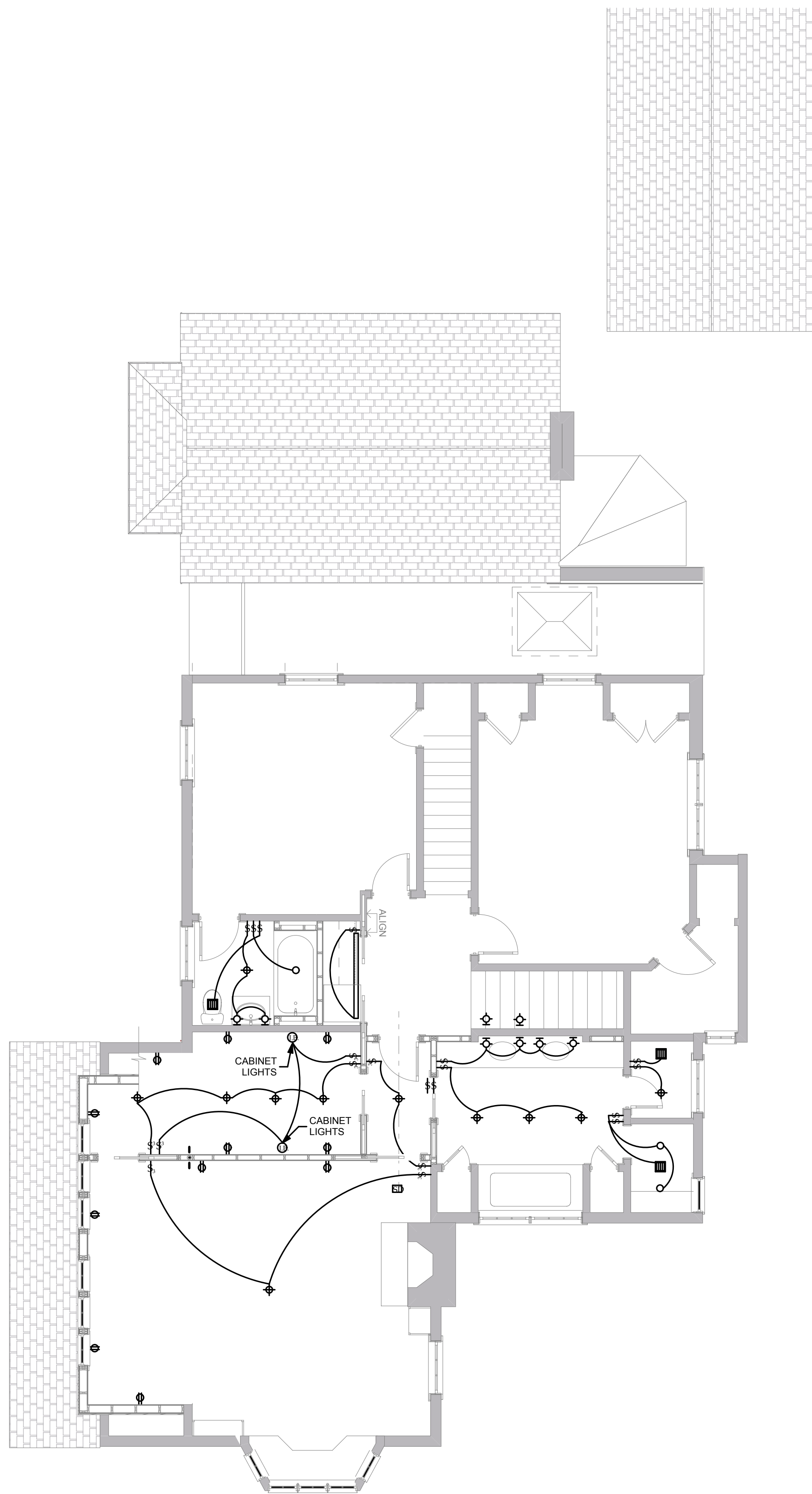
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1 FIRST FLOOR ELECTRICAL PLAN (NEW WORK ONLY)
SCALE: 3/16" = 1'-0"



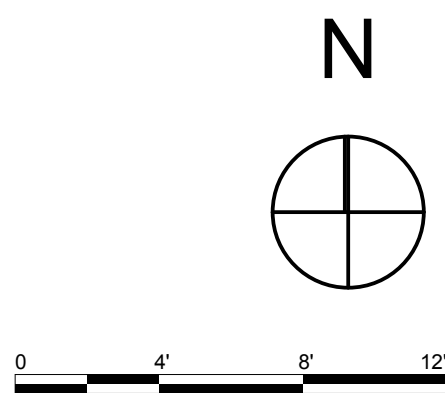
2 SECOND FLOOR ELECTRICAL PLAN (NEW WORK ONLY)
SCALE: 3/16" = 1'-0"

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		- WATER PROOF

LIGHTING CONTROL SCHEDULE	
	SINGLE POLE DECORA-STYLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	SINGLE POLE, 600W INCANDESCENT
	3-WAY, 600W INCANDESCENT
	3-WAY, 1000W INCANDESCENT
	SINGLE 800W LOW VOLTAGE
	LAMP BUZZING
	LDC-3.3-TCP
* COLOR TO BE SELECTED BY ARCHITECT CATALOG NUMBERS ARE FOR LUTRON EQUIPMENT	

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REVIEWED
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DRAWING TITLE:

ELECTRICAL
PLANS

SCALE: AS NOTED

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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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

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 type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" 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 checked="" type="checkbox"/> Other: Pergola; new driveway surface |

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

August 8, 2021

Signature of owner or authorized agent

Date

24

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.

The gardens around the house are laid out in a series of connected green "rooms" which wrap around the house on the north, west and south sides. On the east side a concrete driveway extends from the street to the rear garage (built in 2011).

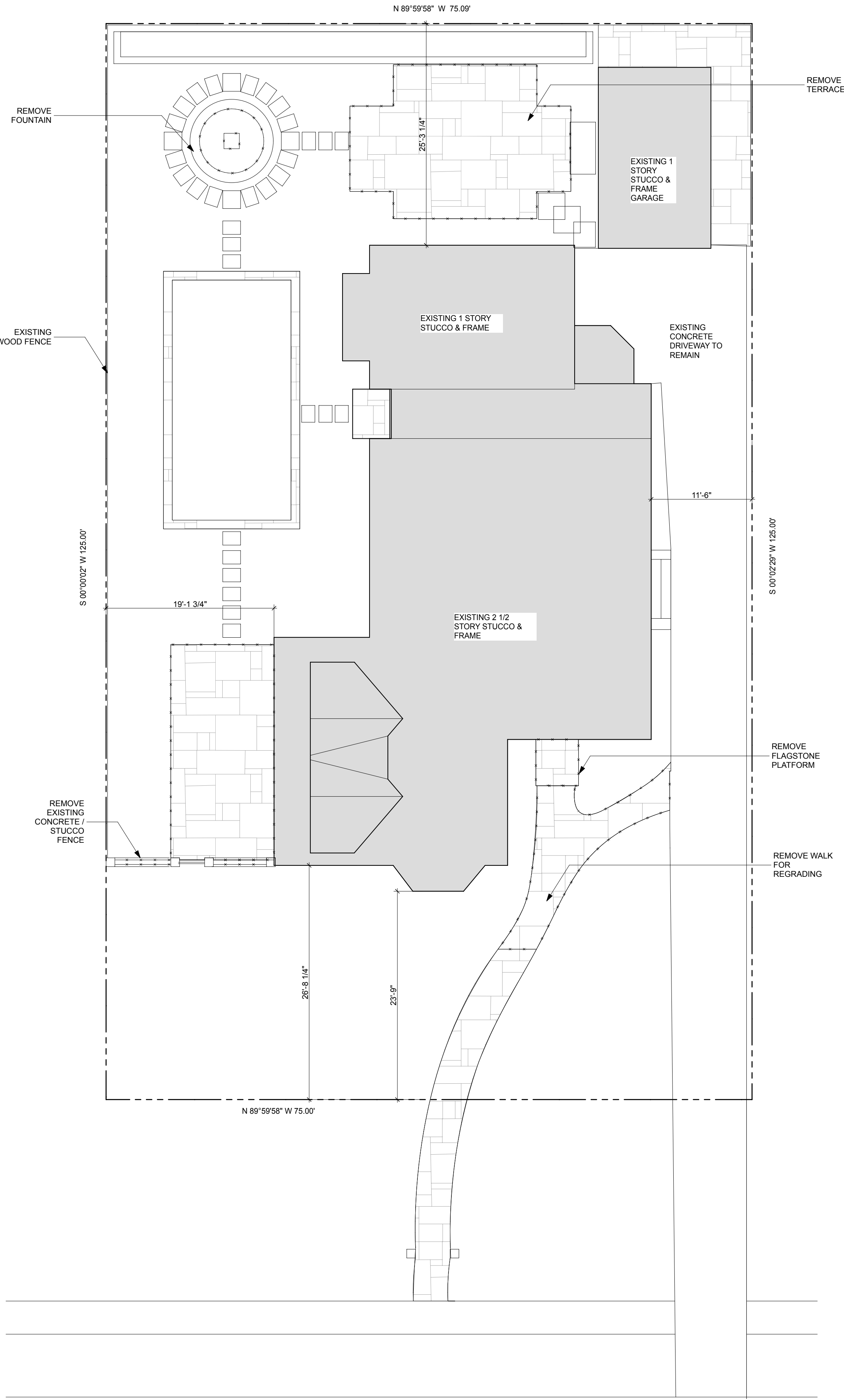
Description of Work Proposed: Please give an overview of the work to be undertaken:

The proposed work is as follows:

1. New front gate and stucco piers to match gate and piers on west side
2. New side gate on east side to match west side gate; remove existing driveway alongside house and install new flagstone path and plantings back to existing garage.
3. Replace existing concrete driveway with cobblestone driveway up to line of existing driveway apron at street. Existing concrete apron to remain.
4. Relocate existing stone fountain in NW corner of property to area behind the house adjacent to existing garage.
5. Build new open pergola in NW corner of property
6. Add new windows on east and west side sides of existing garage.
7. Replace existing garage door with new wood garage door with window lites.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



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

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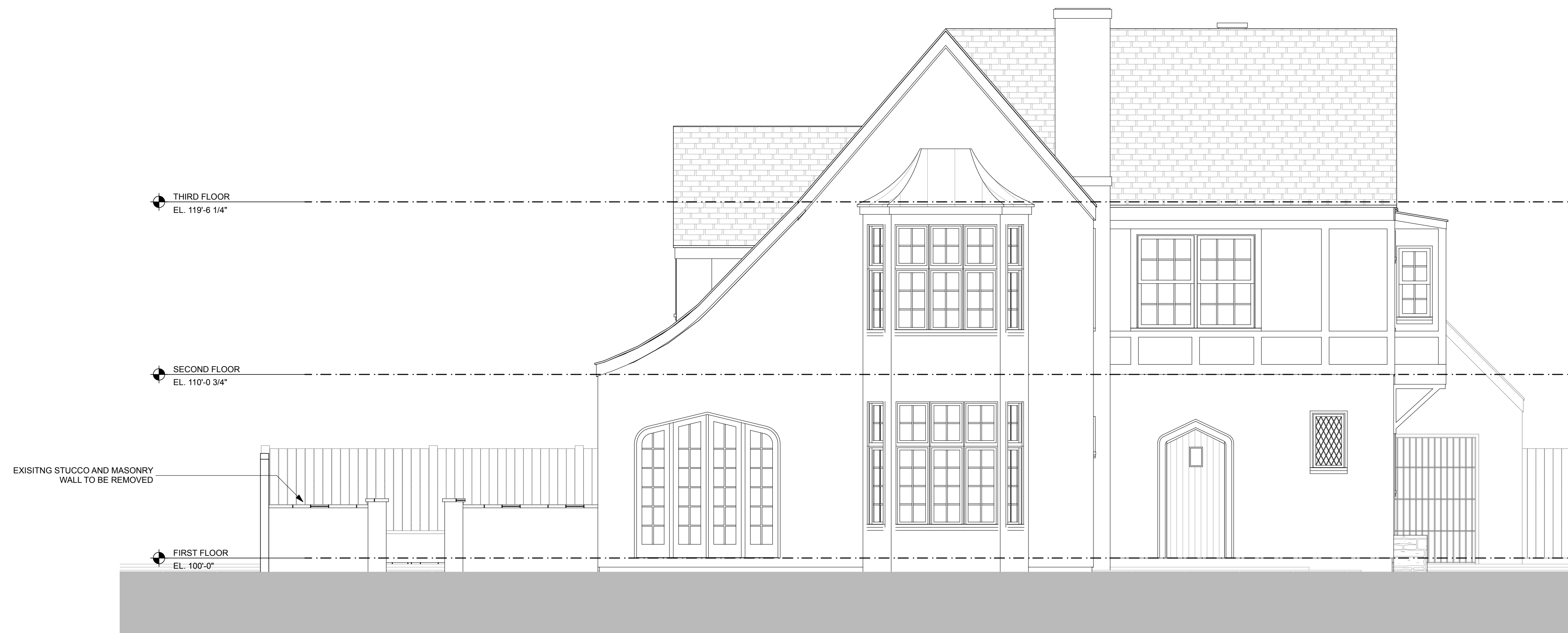
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**EXISTING SITE
PLAN**
SCALE: AS NOTED

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PERMIT SET	05/03/2021
CONSTRUCTION	6/22/21

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



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

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EXISTING
ELEVATIONS

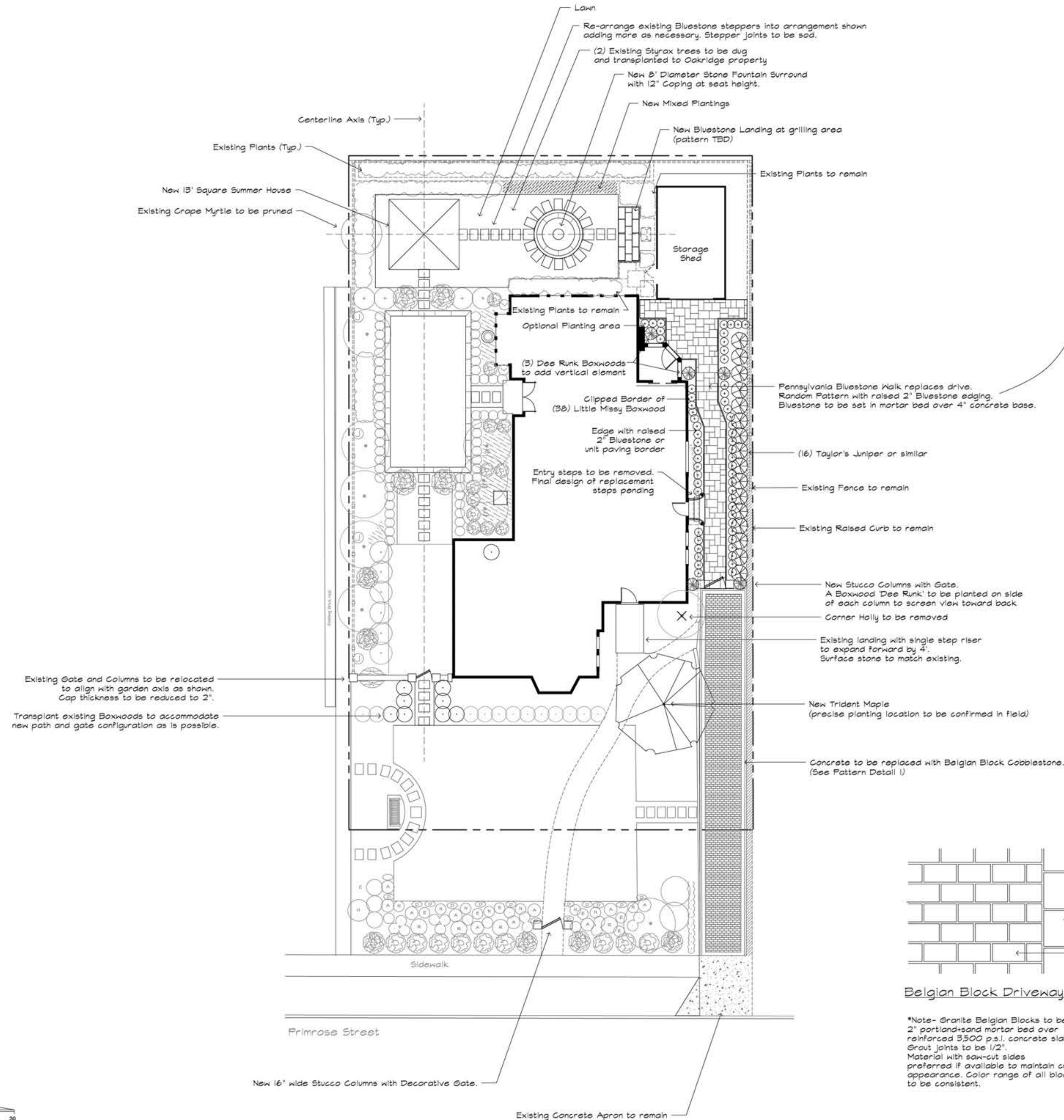
SCALE: AS NOTED

ISSUE	DATE
PERMIT SET	05/03/2021
CONSTRUCTION	6/22/21

PRINT DATE 8/9/21

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EXL200

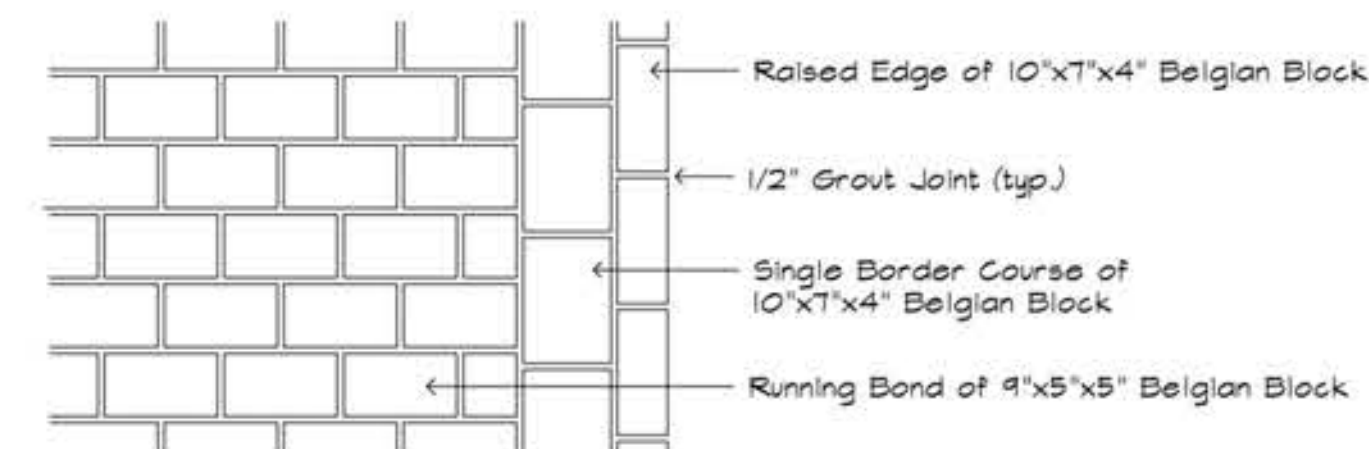


Example of Raised 2" Bluestone Edging

*Note- Material to be Thermalized 2" wide Bluestone by 6" deep set in mortar. Edging to sit 2" above finished grade of walk



Example of Pattern Detail



Belgian Block Driveway Pattern Detail #1

*Note- Granite Belgian Blocks to be set in 2" portland-sand mortar bed over reinforced 3500 p.s.i. concrete slab. Grout joints to be 1/2". Material with saw-cut sides preferred if available to maintain crisp appearance. Color range of all block to be consistent.

CALLAWAY
& ASSOCIATES

A Landscape Plan for:
Bill Curtin
3 Primrose Street
Chevy Chase, Maryland

CALLAWAY
& ASSOCIATES

122 E. Fisher Avenue
Greensboro, NC 27401
(336)-214-8325 Phone
(336)-214-4433 Fax

Project

Curtin

Project Number

2026

Date

7/5/21

Scale

1" = 10'

Sheet

Landscape

Layout

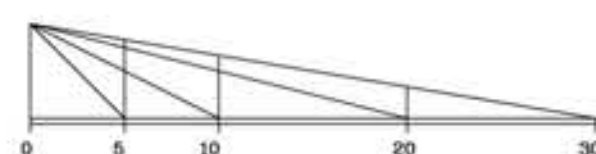
Plan

Revision

7/16/21

7/30/21

8/9/21



SCALE: 1" = 10'



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



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

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ELEVATIONS

SCALE: AS NOTED

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CONSTRUCTION	6/22/21

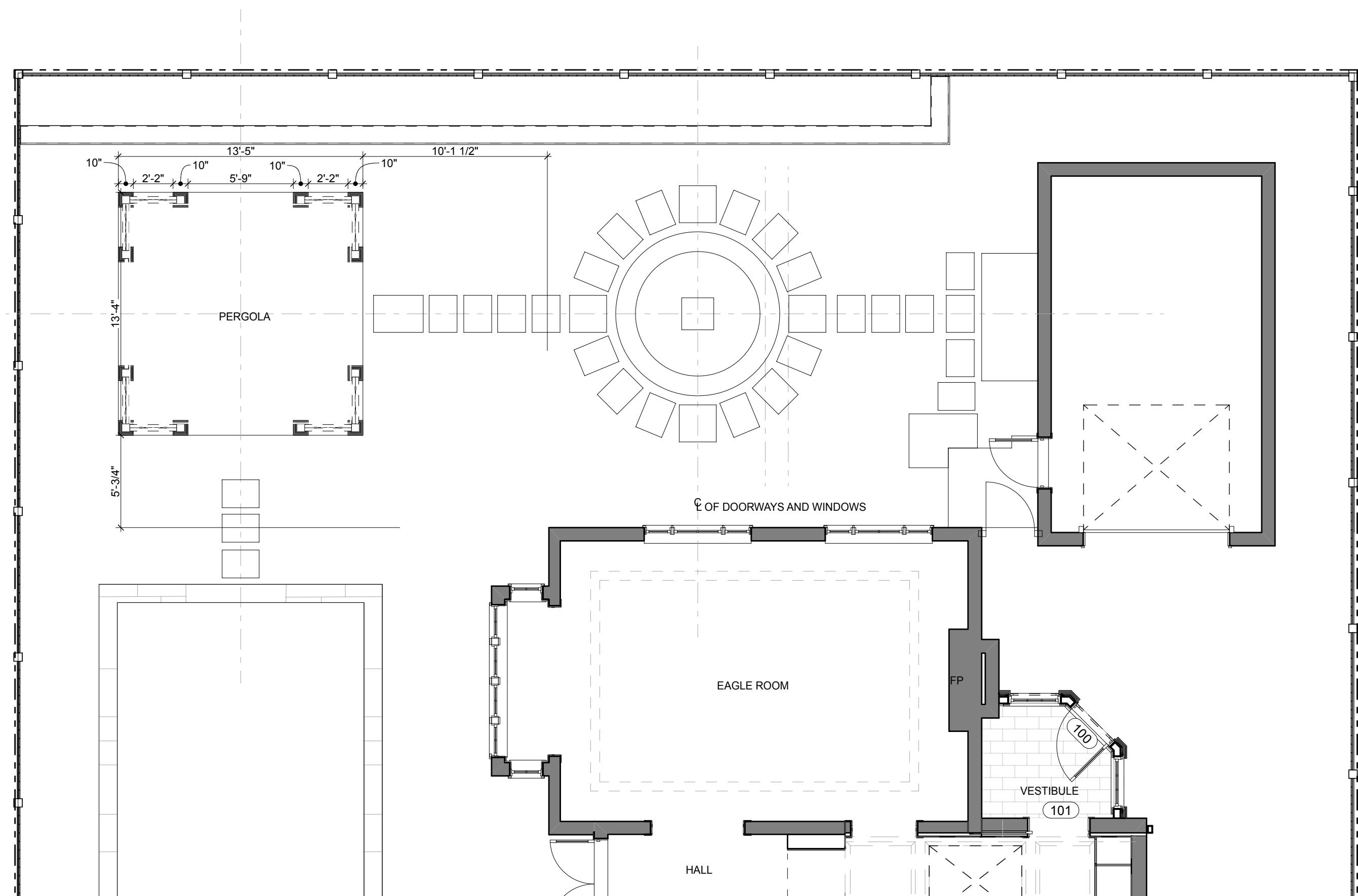
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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AND PLAN**

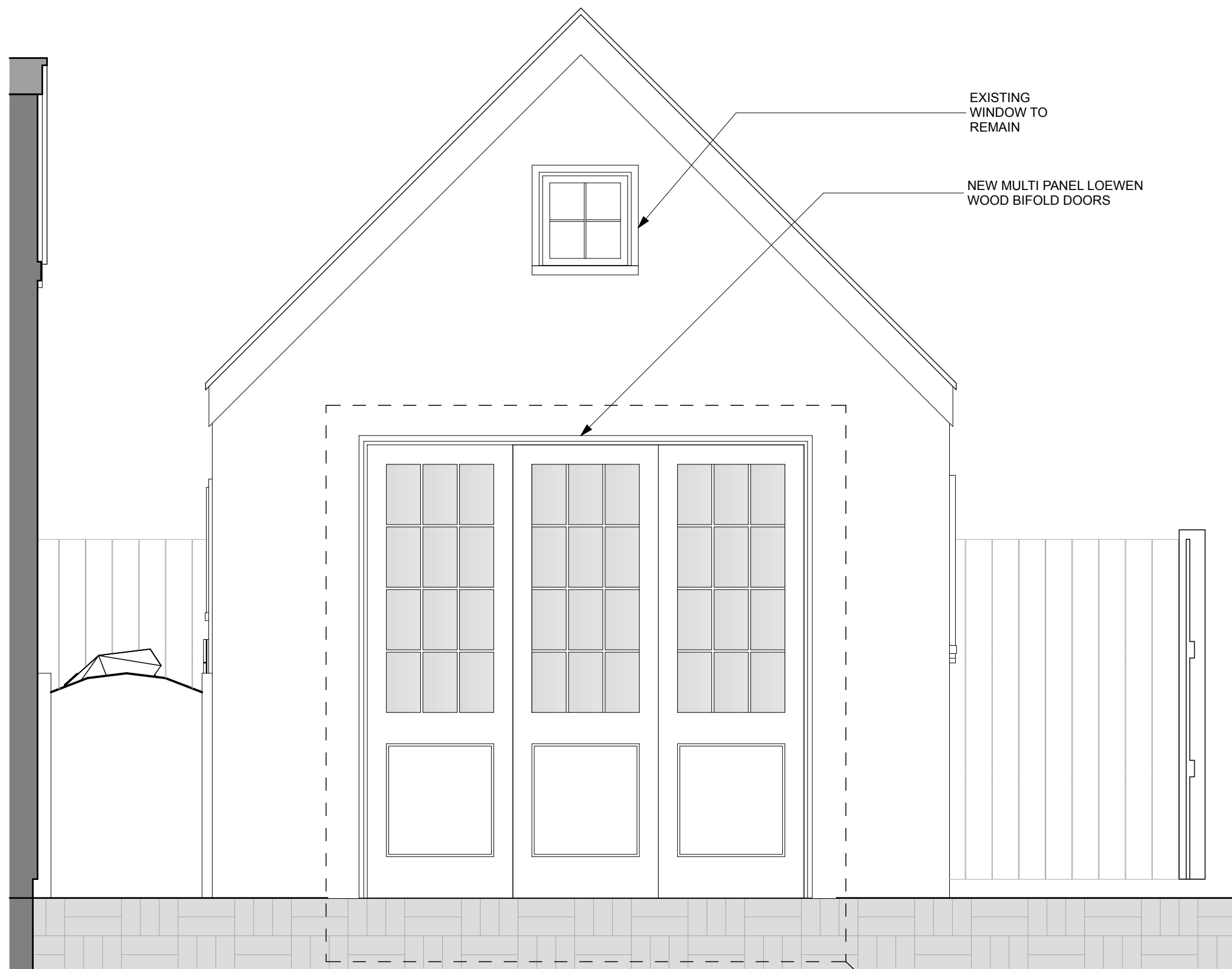
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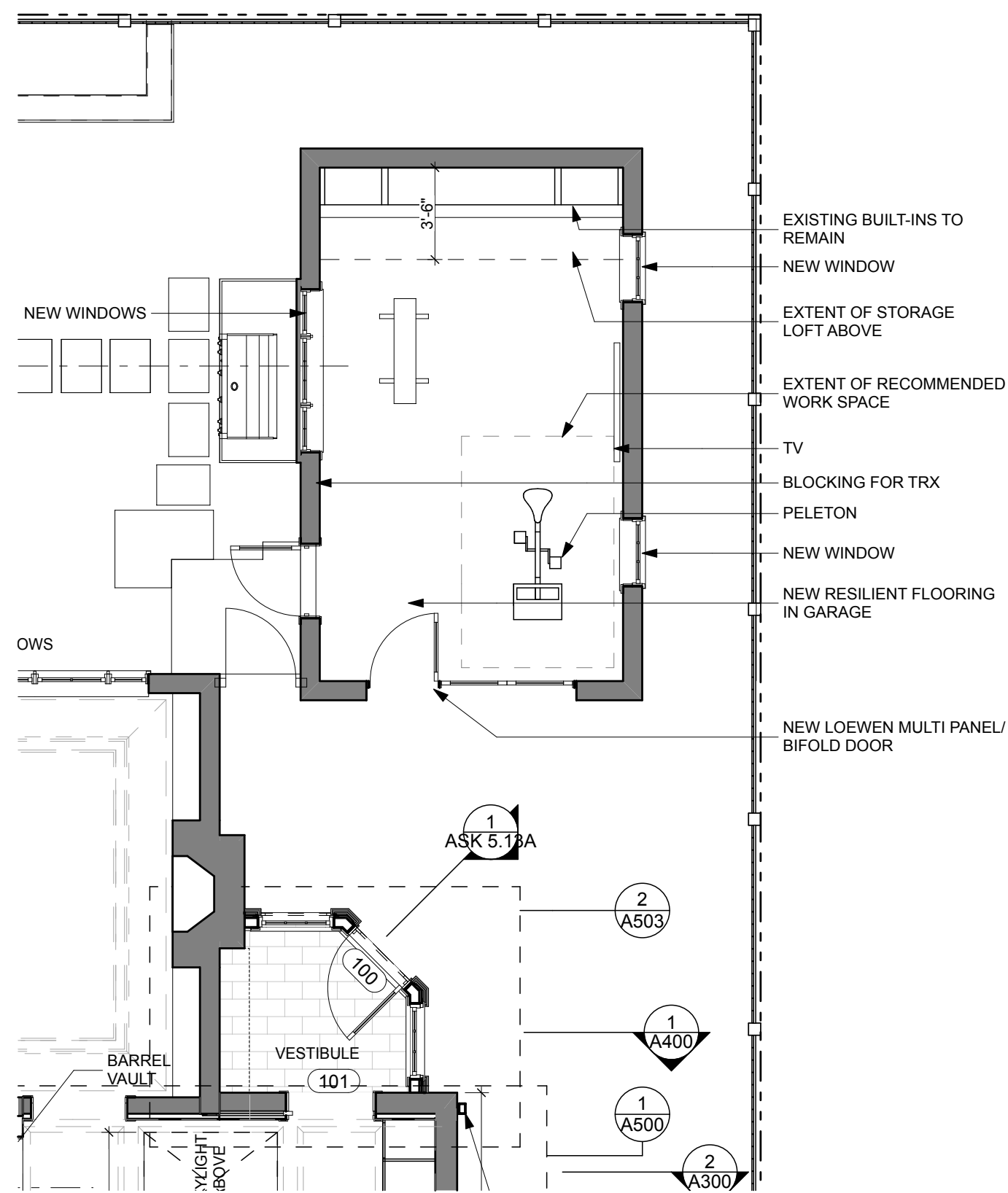
L201



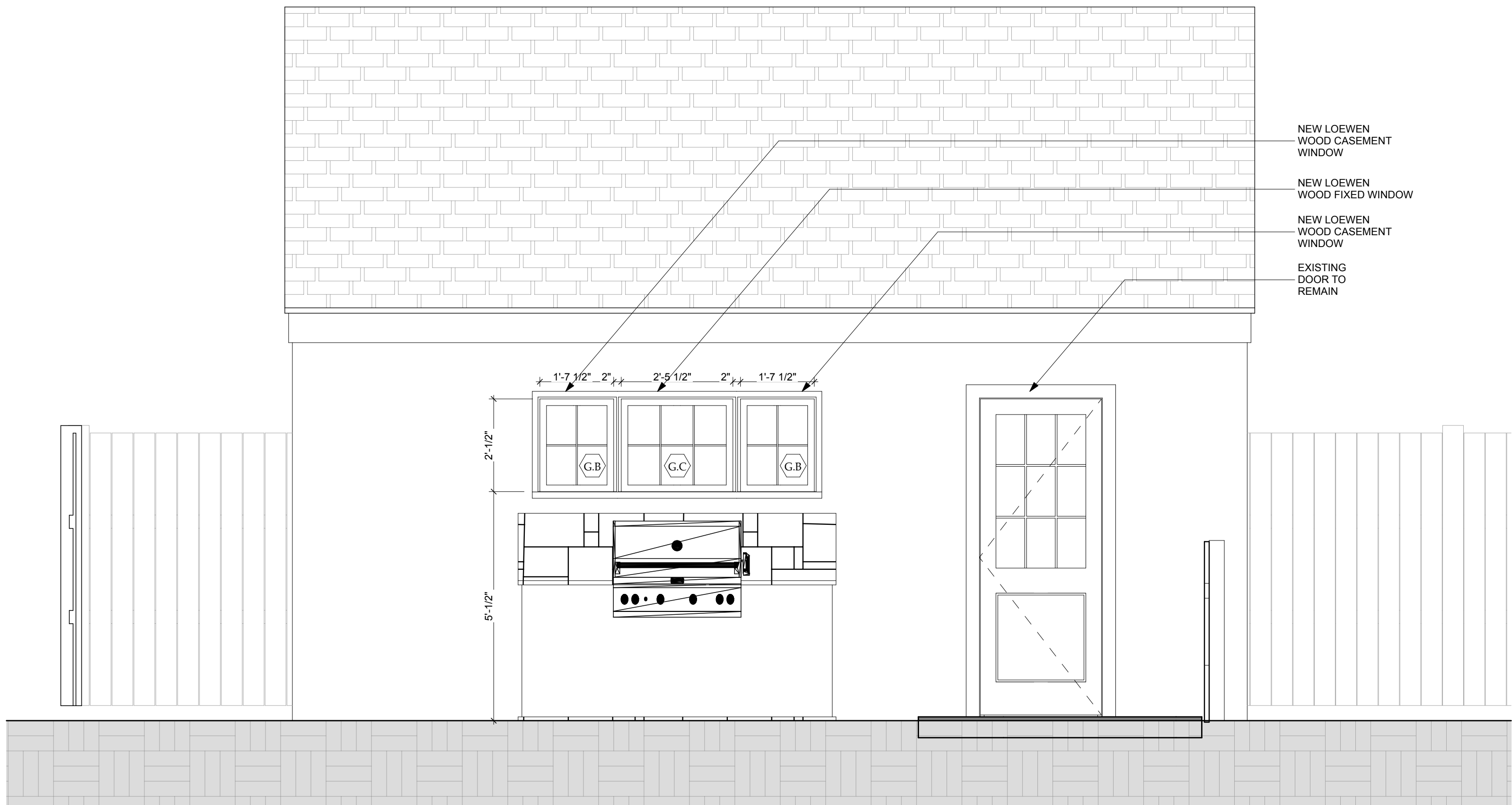
2 GARAGE SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



3 GARAGE EAST ELEVATION
SCALE: 1/2" = 1'-0"



1 GARAGE PLAN
SCALE: 3/16" = 1'-0"



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

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GARAGE PLAN AND
ELEVATIONS

SCALE: AS NOTED

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1. EXISITNG APRON AND DRIVEWAY



2. EXISTING EAST SIDE YARD



3. EXISTING GARAGE



4. EXISTING WEST SIDE YARD



5. EXISTING WEST SIDE YARD



6. REAR YARD LOOKING EAST



7. REAR YARD LOOKING WEST

PROPOSED LOCATION
OF FOUNTAIN

PROPOSED LOCATION
OF PERGOLA

PROPOSED LOCATION
OF PERGOLA

PROPOSED LOCATION
OF PERGOLA

PROPOSED LOCATION
OF PERGOLA

PROPOSED LOCATION
OF FOUNTAIN

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PHOTOGRAPHS OF
EXISTING
CONDITIONS

SCALE: AS NOTED

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PERMIT SET	05/03/2021
CONSTRUCTION	6/22/21

PRINT DATE 8/9/21

SHEET NO.
PHOTOS