

30/12 10801 Rockville Pike
(Corby Estate/Strathmore Hall)

Reimbursement
Consumables

Notice

applicant - Mary K.

Architect

Jeff Luker

MHT

Riverd Band

100 Community Pl.

Cranville, VA

21032

Post-it [™] Fax Note		7671	Date	3/1/96	# of pages	1
To	Meyer K. DONAHOE		From	Robin Zick		
Co./Dept.			Co.	M. NCPPC		
Phone #	217-6124		Phone #	495-4570		
Fax #	217-6003		Fax #	495-1307		

March 1, 1996

MEMORANDUM

TO: Mary Quattro, Permits Section
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus^{PDP}, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Permit application for 10801 Rockville Pike

We would like to request that DEP accept the building permit application for the proposed work at Strathmore Hall while the Historic Preservation Commission (HPC) is in the process of reviewing the work.

On February 28th, the HPC held a preliminary consultation with the applicant on this project, and the Historic Area Work Permit will be reviewed on March 13th, 1996. The HPC was pleased with the direction of the project, and they are confident that the actually HAWP will be approved at the March 13th meeting. The project was essentially completed by February 28th, although at that point, the architect was still working on the construction documents for the permit application.

In the interest of time, we would ask that you accept this permit application ahead of receiving the HPC approvals. We understand that permit reviews on a complicated project such as this will take some time at DEP, and it will serve the County well to begin this review.

Please call me or Robin Ziek at 495-4570 if you have any questions. Thank you for your assistance with this.

Tom would like to do functions for HAWP.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10801 Rockville Pike	Meeting Date: 2/28/96
Resource: Corby Estate/Strathmore Hall	Review: PRELIMINARY CONSULTATION
Case Number: 30/12	Tax Credit: No
Public Notice: 2/14/96	Report Date: 2/21/96
Applicant: Montgomery County (Mary K. Donahoe)	Staff: Robin D. Ziek

PROPOSAL: Additions and alterations	RECOMMEND: PROCEED TO HAWP
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→ Also emphasize gift shop/sales shop use, by sale of new art.

BACKGROUND

The Corby Mansion had its beginnings in a house built in 1902 by Captain James Oyster. But in 1914, the Corby family purchased this property and undertook extensive renovations here and the result is the imposing Colonial Revival Mansion which now houses the Strathmore Hall Arts Center.

The Mansion is protected by a preservation easement held by the Maryland Historical Trust. The Trust has been working closely with the County and with the architectural firm, Quinn Evans Architects, which is developing the plans for the project.

This presentation to the HPC will serve to introduce the project to the Commissioners at a point where the project is already highly developed. The County will proceed with the HAWP application if the HPC so directs.

PROJECT PROPOSAL

This work is being undertaken as part of the development of the Strathmore Hall Arts Center into a first-rate gallery and arts space. The programs at Strathmore Hall are increasingly wide-ranging and popular. The present staffing space is inadequate and the gallery space still exhibits the eclecticism of the Decorator Showcase work which was done in the 70's. In addition, the HVAC and fire-safety features need to be updated.

The terms of the exterior easement permit construction at only two locations on the house: at the west side for a stairway, and at the east rear side. The present proposal would stay within the limitations of the easement, and are designed to be compatible with the existing architecture.

On the west side, a stairway would be inserted between the music room and the sunporch. At the east side, a large addition would be built between the existing kitchen wing and the south edge of the building, essentially filling in this corner.

All of the materials would match existing, and the massing is designed to complement and support the original design.

①

STAFF DISCUSSION

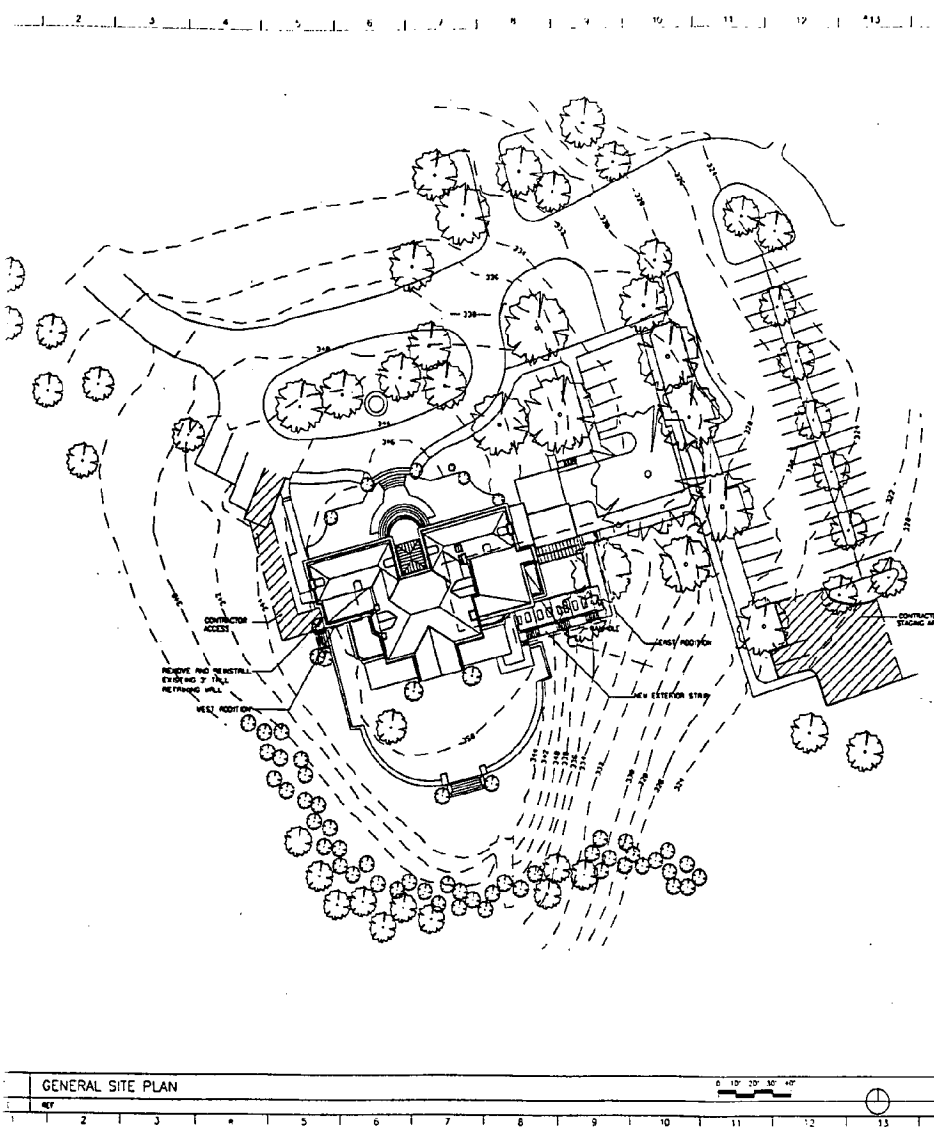
This project is proposed to meet the changing function of Strathmore Hall from a single family residence to a public arts facility. Design demands include increased patronage of the site with resulting wear and tear, requirements of ADA, accommodation of the artwork and viewers through upgraded HVAC, bathroom facilities for exterior performances, as well as expanded space for a sales shop and for offices.

Staff feels that the project has been sensitively designed, and that the original structure has been respected. Specific features include:

- 1) the proposal to provide handicapped accessibility from the Mansion to the South Lawn where events are often held. The actual ADA house access is provided at the basement level on the west side through a combination of ramp and elevator. In the past, the South portico was inaccessible due to a level change.
- 2) design of south shop wall with a blind window scheme to parallel the design of the sunporch. Originally, there was an open porch at the southeast corner of the building, but this was filled in many years ago. This proposal will effectively open up this corner again, while still providing the necessary wall space inside the sales shop.
- 3) design of stair towers on both the east and west sides which follow the original architecture in design and material.
- 4) proposal to upgrade front steps by filling over the existing steps, but matching the existing materials. This aspect of the project would allow Strathmore Hall to minimize costs, without altering the character or feel of the entry.

STAFF RECOMMENDATION

Staff recommends that the Commission allow this project to proceed to a HAWP.



GENERAL SITE PLAN

0 10' 20' 30' 40'

QUINN
 F. W. S.
 O O O O
 O O O O

ARCHITECTS
 1215 Pennsylvania Ave.
 Washington, D.C. 20004
 (202) 331-1100

STRATHMORE
 HALL
 ADDITION AND
 RENOVATION

Rockville, MD

MacGregory Co.
 Contract No.
 52200008

Oona Thomas/
 Architect
 Project No.
 50218

SHEET NO.
 DESIGN
 DEVELOPMENT

SITE PLAN

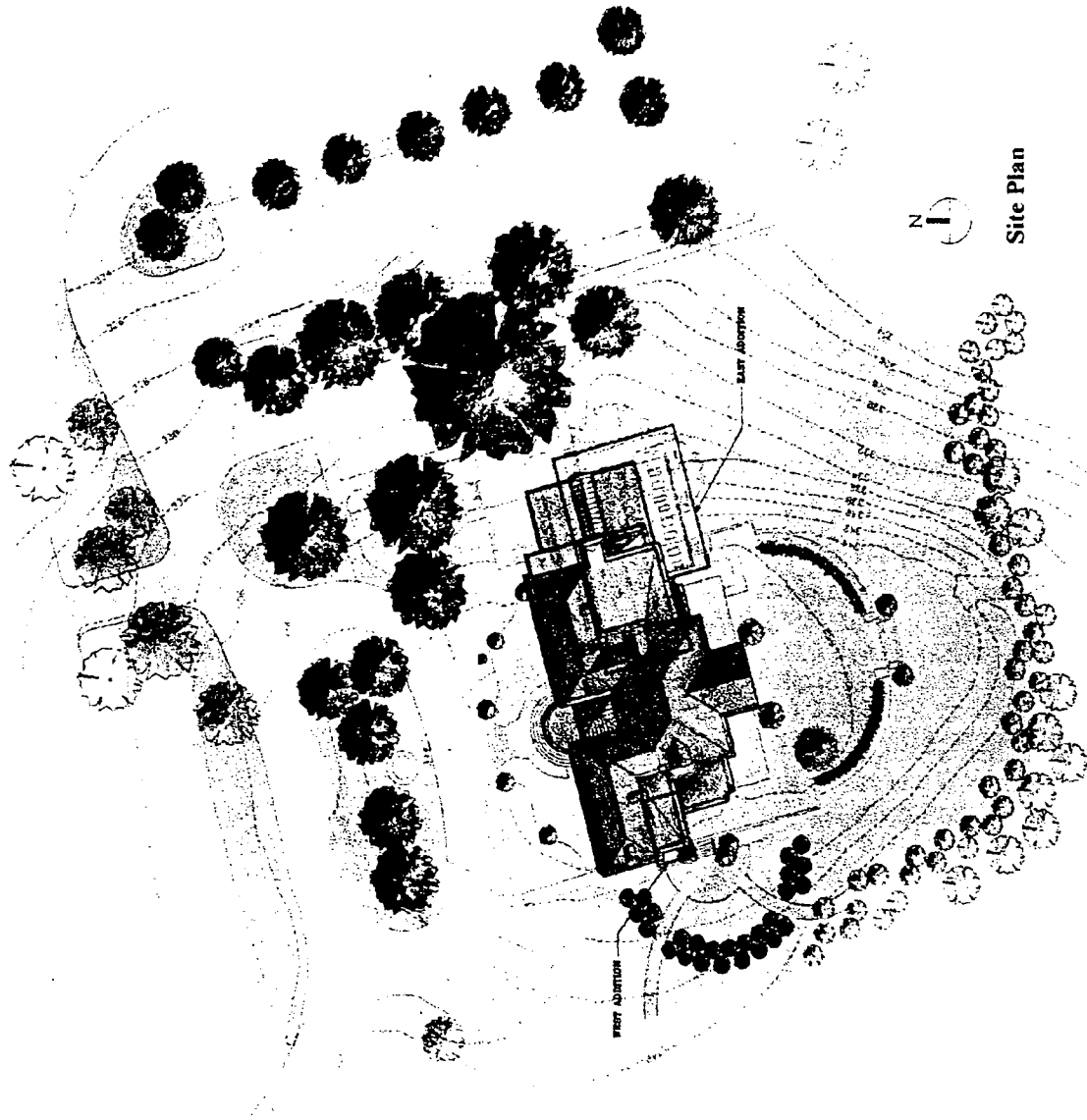
DATE
 23 December 1998
 REVISIONS

SHEET NUMBER
 G002

3

STRATHMORE HALL ARTS CENTER

North Bethesda, Maryland



QUINN EVANS / ARCHITECTS

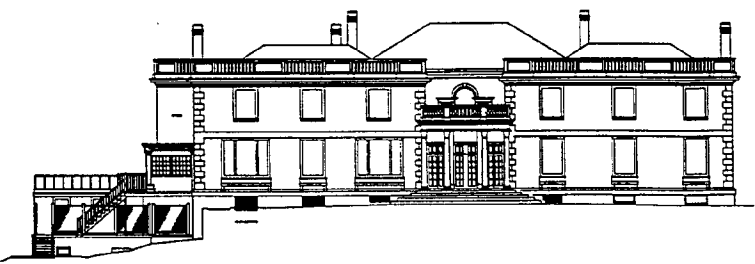
4

1 2 3 4 5 6 7 8 9 10 11 12 13



WEST ELEVATION

SCALE



NORTH ELEVATION

SCALE

1 2 3 4 5 6 7 8 9 10 11 12 13

QUINN
IVANS
O O O
O O O

ARCHITECTS

STRATHMORE
HALL

ADDITION AND
RENOVATION

Rockville, MD

Montgomery Co.
Contract No.
12500008

Quinn Evans
Architects
Project No.
90218

DESIGN
DEVELOPMENT

WEST
NORTH
ELEVATIONS

DATE
21 December 1990
sketch

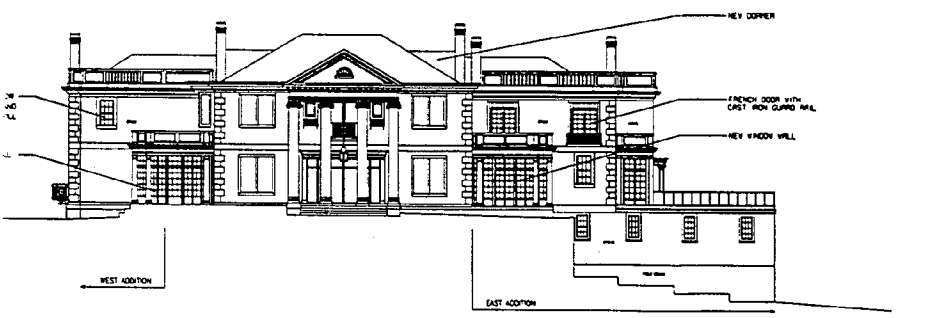
SHEET NUMBER
A203





EAST ELEVATION

SCALE



SOUTH ELEVATION

SCALE

QUINN
EVANS
ARCHITECTS

1715 Huntington St., NE
Atlanta, GA 30316
(404) 525-1100

STRATHMORE
HALL

ADDITION AND
RENOVATION

Rockville, MD

Montgomery Co.
Certificate No.
52500008

Quinn Evans
Architects
Project No.
95218

SHEET TITLE
DESIGN
DEVELOPMENT

EAST
SOUTH
ELEVATIONS

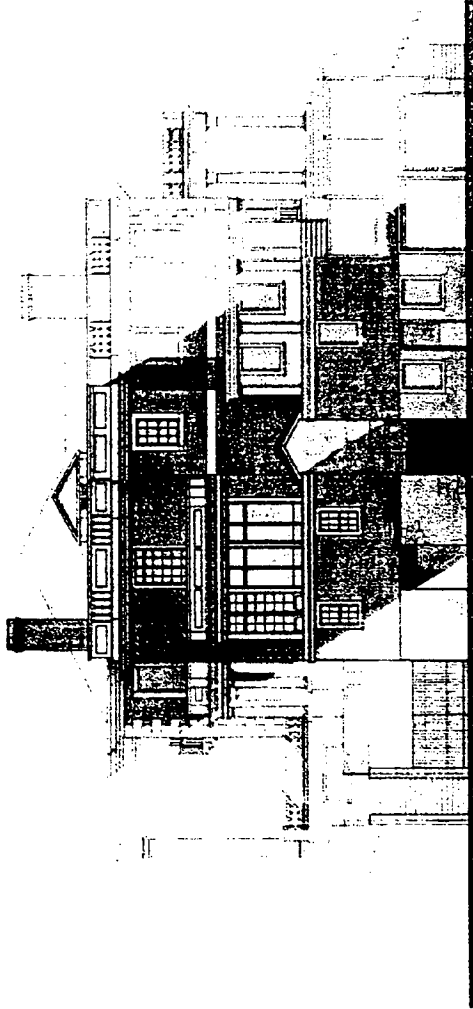
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REVISIONS

SHEET NUMBER
A202

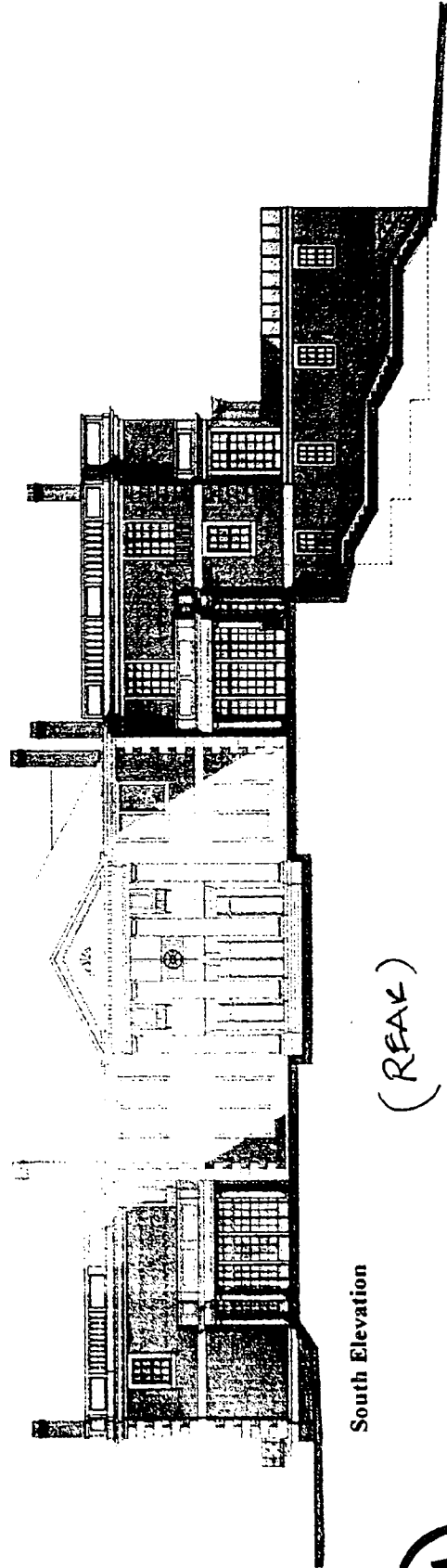
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STRATHMORE HALL ARTS CENTER

North Bethesda, Maryland



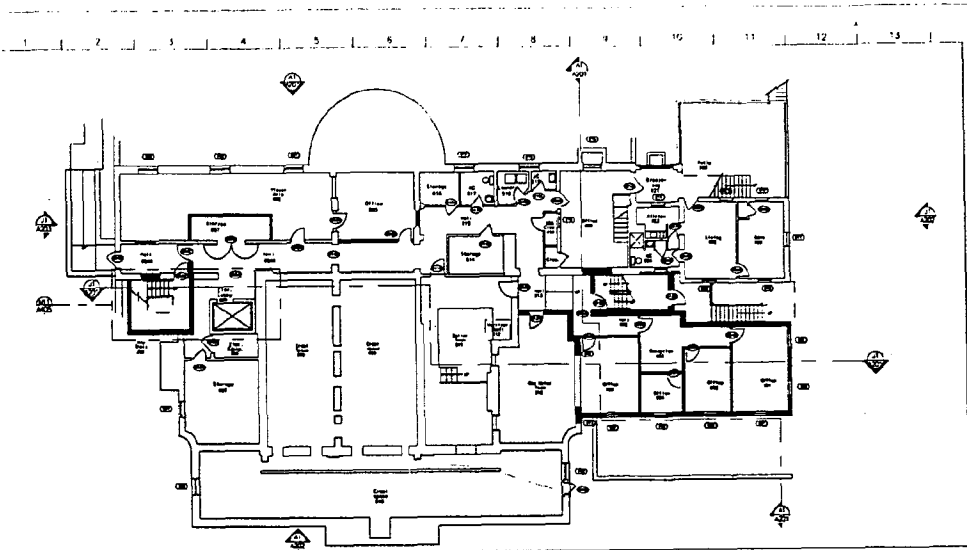
East Elevation
(SIDE)



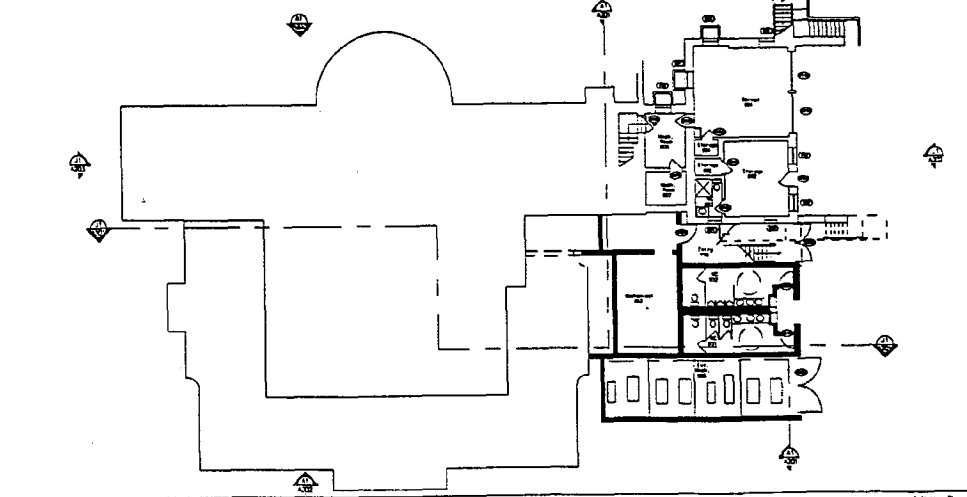
South Elevation
(REAR)

7

QUINN EVANS / ARCHITECTS



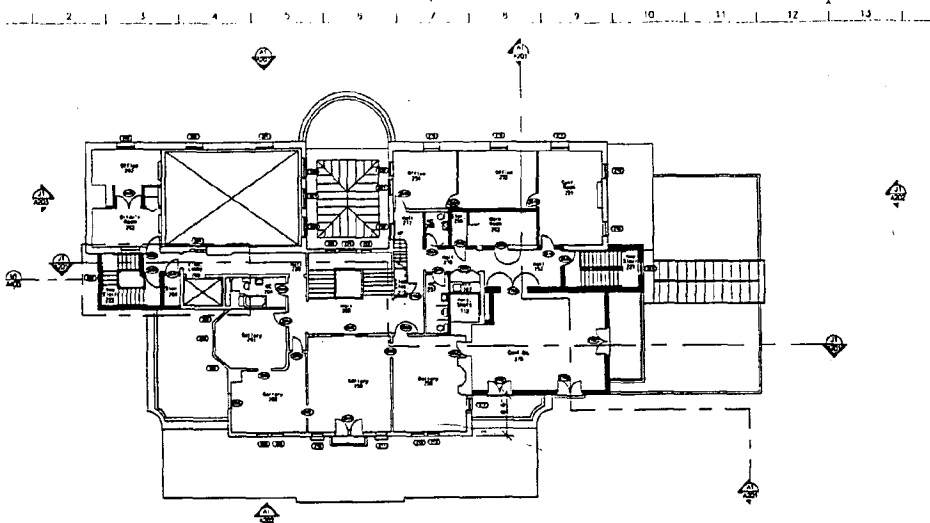
J1 GROUND FLOOR PLAN



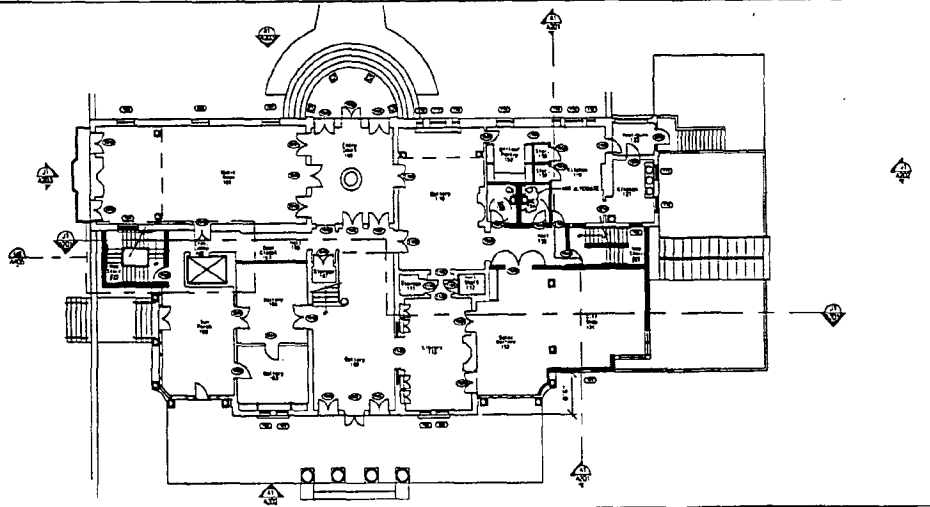
A1 BASEMENT PLAN

OWING F. YANG O O O O O O O
ARCHITECTS <small>1000 ...</small>
STRATHMORE HALL ADDITION AND RENOVATION Rockville, MD
Montgomery Co. Contract No. 8300008 Design Phase/ Architecture Project No. 80419
SHEET TITLE DESIGN DEVELOPMENT BASEMENT GROUND FLOOR PLANS
DATE 23 December 1988 BY _____ _____ _____
SHEET NUMBER A101

8



SECOND FLOOR PLAN



FIRST FLOOR PLAN

QUINN
T. W. & S.
O O O O
O O O O

ARCHITECTS

STRATHMORE
HALL
ADDITION AND
RENOVATION

Rockville, MD

Montgomery Co.
Contract No.
5200008

Quinn T. W. & S.
Architects
Project No.
50119

SHEET TITLE
DESIGN
DEVELOPMENT

FIRST FLOOR
SECOND FLOOR
PLANS

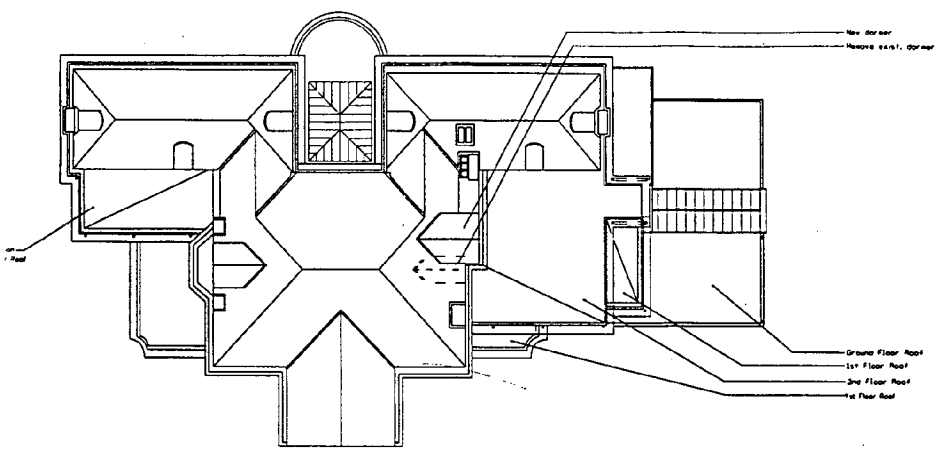
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BY

CHECKED

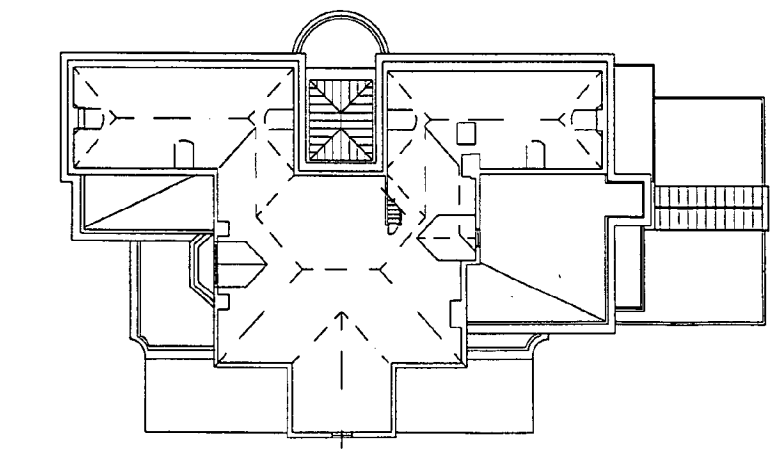
SHEET NUMBER
A102

9

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



ROOF PLAN



ATTIC PLAN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

QUINN
EVANS
O O O
U U U

ARCHITECTS

1700 Pennsylvania Ave.
N.W.
Washington, D.C. 20006

STRATHMORE
HALL

ADDITION AND
RENOVATION

Rockville, MD

Benjamin Co.
Contract No.
A200008

Alan Dwyer
Architect
Project No.
95219

SHEET TITLE
DESIGN
DEVELOPMENT

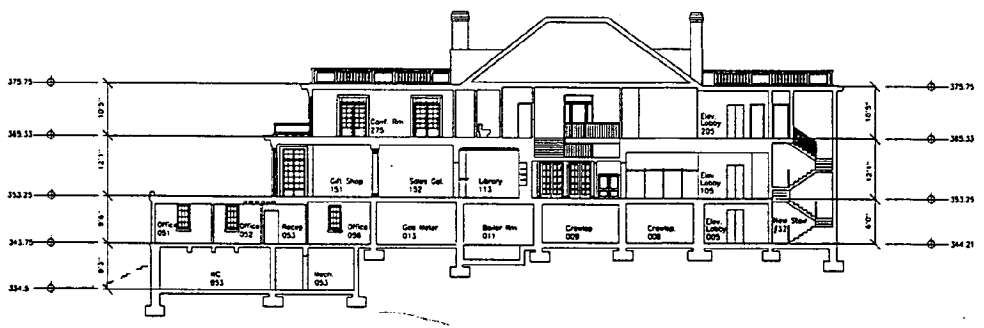
ROOF
ATTIC
PLANS

DATE
21 December 1990

SHEET NUMBER
A103

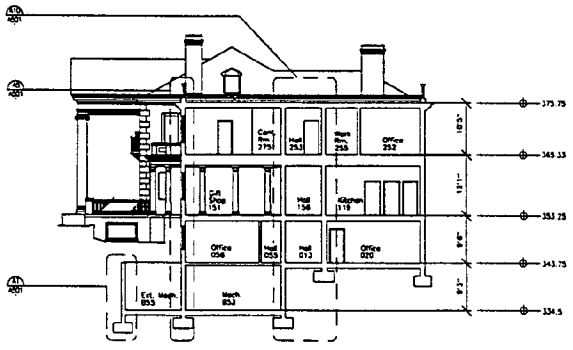
10

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



BUILDING SECTION

0' 2" = 1"



N-S SECTION

0' 2" = 1"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

QUINN
EVANS
ARCHITECTS
1111 ...

STRATHMORE HALL
ADDITION AND RENOVATION
Rockville, MD

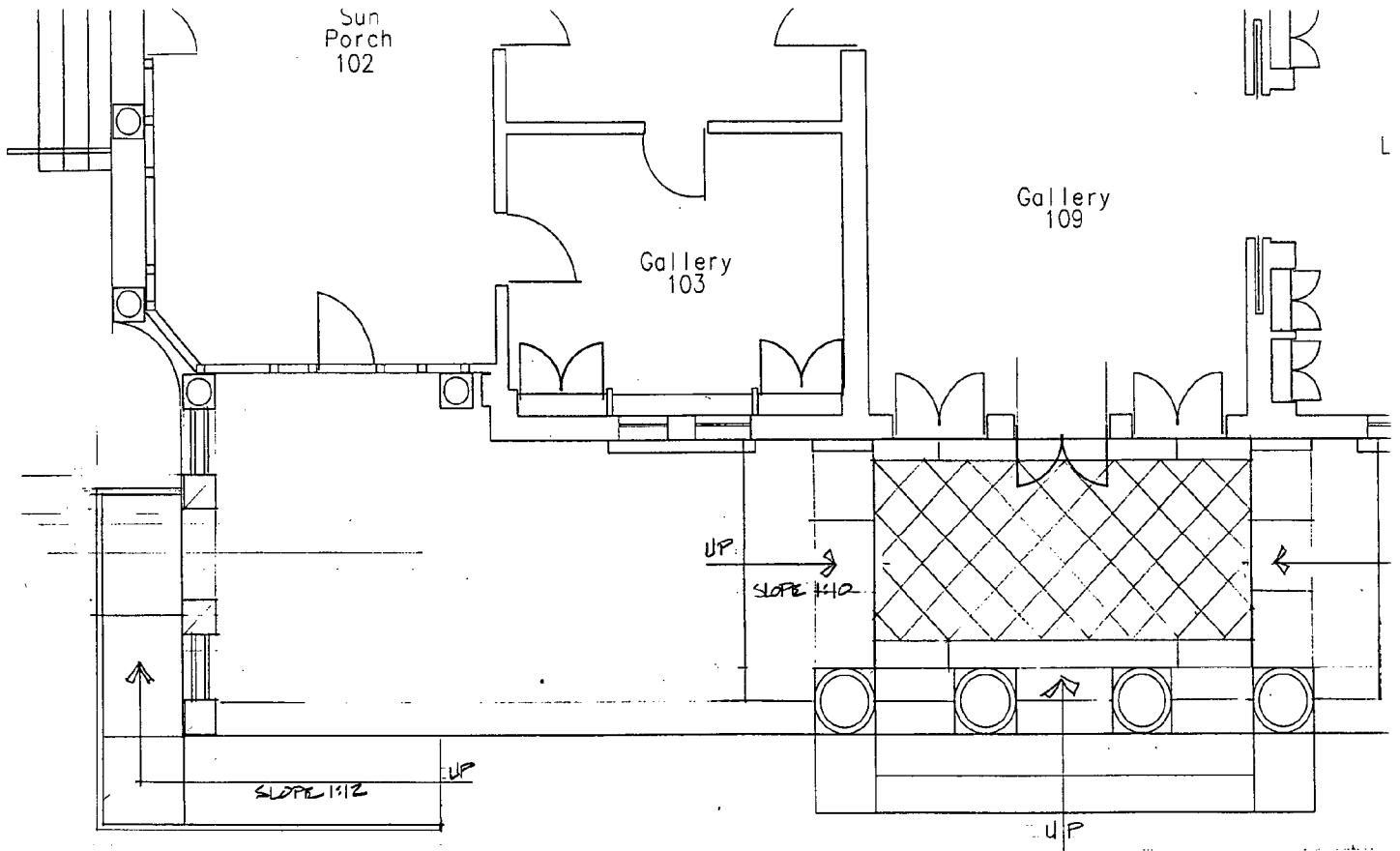
Montgomery Co.
Contract No. 02000008
Quinn Evans Architects
Project No. 00218

DESIGN DEVELOPMENT
BUILDING SECTIONS

DATE: 21 December 1985
REVISIONS:

SHEET NUMBER
A201

11



ACCESS MODIFICATIONS @ SOUTH TERRACE
 1/4" = 1'-0"

12

**MARYLAND
HISTORICAL**



TRUST

**Parrie N. Glendening, Governor
Patricia J. Payne, Secretary**

February 28, 1996

Office of Preservation Services

Jeffrey C. Luker
Quinn Evans Architects
1214 Twenty-Eighth Street NW
Washington, DC 20007

Re: **Strathmore Hall
1994 Bond Bill
Rehabilitation Plans**

Dear Mr. Luker:

It has been a pleasure working with you over the past few months on the alterations for Strathmore Hall. The Maryland Historical Trust has reviewed drawings of the proposed renovations, the most recent of which are dated December 21, 1995. Based on the those drawings and subsequent conversations with you, the Trust is in agreement with the basic design of the project. However, I do have some concern about the following proposals:

1. The brick quoins on the new additions. These quoins should clearly differentiate the new construction from the old. I suggest that the new quoins be made from the same red brick as the new walls.
2. The Trust would not like to see wholesale glass replacement on the interior doors unless it was absolutely necessary. I strongly suggest that you ask for a waiver on this issue.
3. Storm windows. The Trust will need to review a proposal for any storm windows or sash replacement. Once you have decided on a course of action for the windows please submit that to the Trust.
3. I have no real objection to the handicapped access to the rear of the building. We will need more information such as the design of the railings, points of attachment and the loss of any historic material on the porch deck.
4. We also talked briefly about the proposed alterations to the front steps. Until I receive information on how the historic materials and appearance will be affected I am not able to comment on this proposal. Please submit those plans.



**EQUAL HOUSING
OPPORTUNITY**

Division of Historical and Cultural Programs

100 Community Place • Crownsville, Maryland 21032 • (410) 514-_____

The Maryland Department of Housing and Community Development (DHCD) pledges to foster the letter and spirit of the law for achieving equal housing opportunity in Maryland.

I look forward to hearing from you on the above items. Please submit the construction documents for review and approval as soon as you are ready. Please keep me informed of any changes or alterations to those plans. If you need additional assistance please call me at (410) 514-7634.

Sincerely,



Richard J. Brand
Administrator
Financial Assistance and Easements

cc: Mr. Eliot Pfanstuhl
Ms. Mary K. Donahoe
Hon. Gilbert Gude
Dr. Thomas F. King
Ms. Mary Gardner
Ms. Robin Zick
Ms. Marie-Regine Charles-Bowser



DEPARTMENT OF FACILITIES AND SERVICES

Douglas M. Duncan
County Executive

Jack Houghton
Acting Director

February 21, 1996

Ms. Robin D. Ziek
Historic Preservation Planner
Design, Zoning & Preservation
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Strathmore Hall

Dear Ms. Ziek:

This letter is clarification of the submission prepared for the preliminary consultation before the Historic Preservation Commission at their February 28, 1996 meeting.

As the design has progressed since our submittal, the following elements have changed or been further developed:

1. Wood panels similar to those seen on the east elevation at the gift shop are to be used on the south elevation at the sales gallery. This allows for additional display space in the sales gallery, and reduces HVAC loads.
2. The dormer shown relocated on the east elevation shall not be relocated. It will remain as it is on the existing structure.
3. Stair refurbishment shall occur at the north elevation (the main entrance.) The method proposed is replacement of the top landing, and cladding of the remaining treads and risers. This requires the extension of the lowest tread to accommodate the additional material.
4. Exterior storm windows are to be added on all existing windows. New windows shall be similar to Pella architectural series with integral muntins and shadow bars. This allows us to control the temperature and humidity levels at the interior as required for art gallery use.

I ask that the Historic Preservation Commission permit us to work with you in making final decisions on the items listed below. Most of these items reflect responses to code issues, which will be examined further during County permit review:

1. The window shown on the south elevation of the west stairwell addition may be too close to existing openings. If it can be located as shown, we intend to eliminate the redundant window shown on the west elevation of that stairwell addition.

Capital Projects Management Division

110 North Washington Street, Third Floor • Rockville, Maryland 20850-2299

Letter to Robin Ziek, Historic Preservation Commission
February 21, 1996
page 2

2. We have asked for a code exception for door swings at the north and south entrances. If approved, the doors would remain as they now are, swinging into the space, rather than as they are shown on the plans submitted to you.
3. The level of the south portico may need to be raised, and a ramp added from that portico to the lawn area, for ADA and code compliance purposes. This work is shown on the separate drawing submitted to you on February 20.
4. The roof over the exterior east stair may change configuration.

Thank you for meeting with me and Jeff Luker on February 20. I look forward to seeing you at the February 28 meeting. If you have any questions before then, please call me at 217-6124.

Sincerely,



Mary K. Donahoe, AIA, Architect
Capital Projects Management Division
Department of Facilities and Services

cc: Jeff Luker, Quinn Evans Architects

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DEPARTMENT OF FACILITIES AND SERVICES

Douglas M. Duncan
County Executive

Jack Houghton
Acting Director

February 13, 1996

Montgomery County Planning Board
Maryland National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910
ATTN: Mr. Gene Brooks, Planning Supervisor

Dear Mr. Brooks:

Subject: Strathmore Hall Addition and Renovation

I submitted for your review under mandatory referral plans for Strathmore Hall Addition and Renovation, as prepared by the project architect, Quinn Evans Architects, on December 26, 1995. This is a request to postpone mandatory referral hearing until after the February 28, 1996 hearing by the Historic Preservation Commission on this same project.

A hearing as soon after this hearing as possible, but no more than 60 days from that hearing date, would be appreciated. After discussion with your staff, I believed that mandatory referral could occur before this hearing; it would be unfortunate should this misunderstanding negatively impact our schedule. We will be submitting for construction permits on March 4, 1996 and have targeted permits receipt for mid-May, 1996.

Sincerely,

Mary K. Donahoe, AIA
Architect

Copy to:

Mr. Swam Ayya, Design, Zoning & Preservation, M-NCPPC
Mr. Jeff Luker, Quinn Evans Architects
Ms. Gwen L. Marcus, Design, Zoning & Preservation, M-NCPPC
Mr. Pfanstiehl, Strathmore Hall Foundation

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DEPARTMENT OF FACILITIES AND SERVICES

Douglas M. Duncan
County Executive

Jack Houghton
Acting Director

February 6, 1996

Ms. Gwen Marcus
Historic Preservation Coordinator
Design, Zoning & Preservation
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Strathmore Hall

Dear Ms. Marcus:

I am submitting the above mentioned project for your preliminary consultation, and for review by the Historic Preservation Commission at their February 28, 1996 meeting. Copies of the drawings and correspondence with Richard Brand, Maryland Historical Trust, are being submitted under separate cover directly from the project architects, Quinn Evans Architects.

The purpose of this project is the alteration and renovation of the interior of this facility to provide high-quality art gallery space, and construction of an addition housing offices, expanded gift shop and sales gallery, and fire stairs.

A perpetual preservation easement, a "Deed of Easement and Conditional Security Agreement" is in effect for the exterior of the facility with the Maryland Historical Trust. A second easement which controls changes that can occur in the interior of the facility is under development. The improvements as designed for this project must comply with these easements.

It is my understanding that after the Historic Preservation Commission's review I will be able to schedule Mandatory Referral review. I will contact Gene Brooks, Planning Coordinator, to arrange that scheduling. We will also submit construction documents to you to obtain a Historic Area Work Permit prior to construction.

Please contact me at 217-6124 if you would like to discuss our submittal in person prior to the Historic Preservation Commission meeting.

Sincerely,

Mary K. Donahoe, AIA, Architect
Capital Projects Management Division
Department of Facilities and Services

cc: Jeff Luker, Quinn Evans Architects

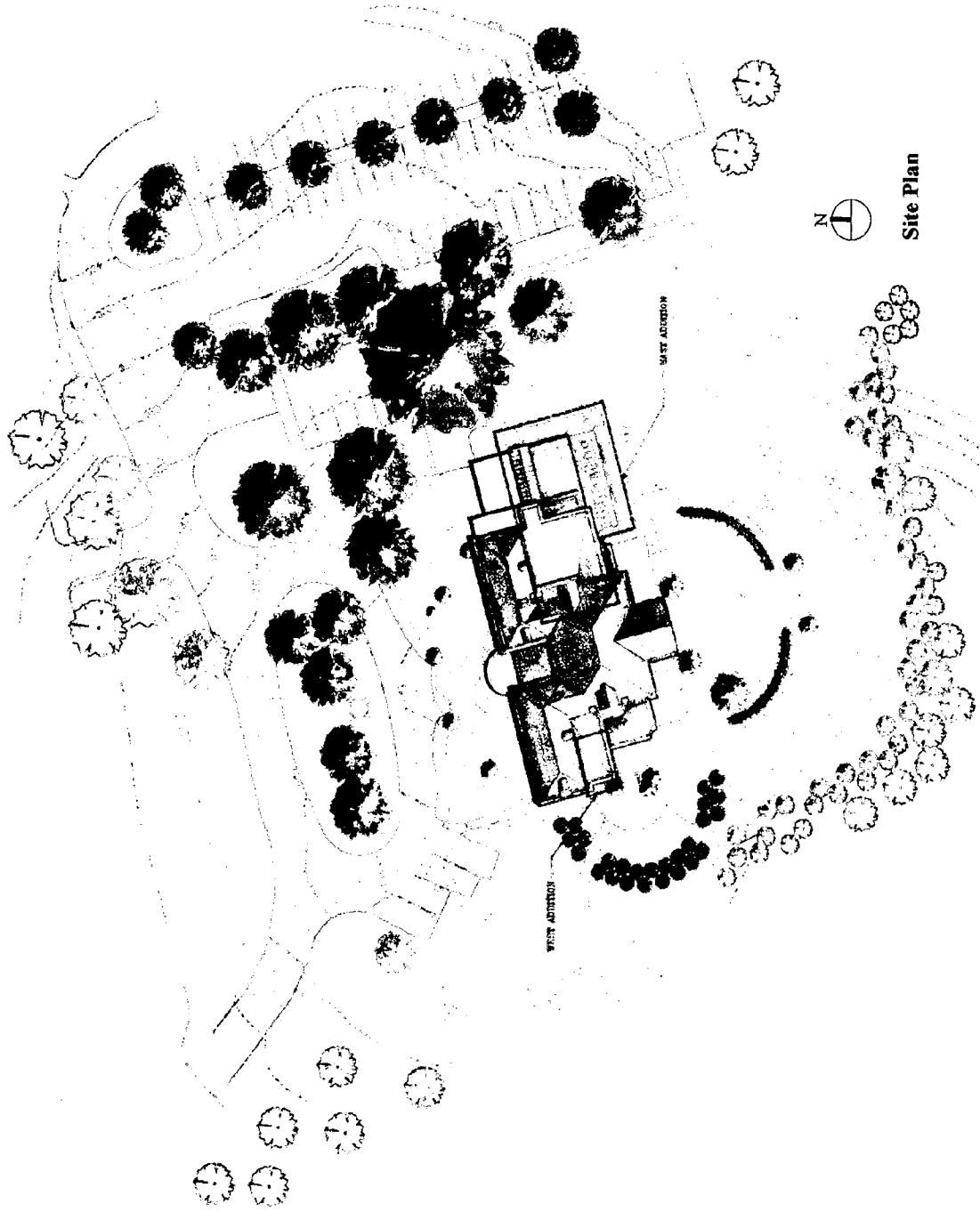
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Capital Projects Management Division

110 North Washington Street, Third Floor • Rockville, Maryland 20850-2299

STRATHMORE HALL ARTS CENTER

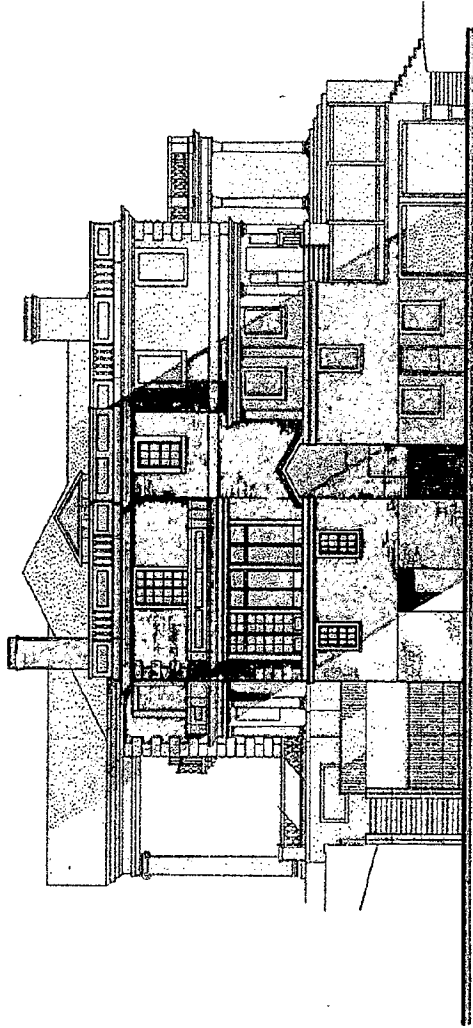
North Bethesda, Maryland



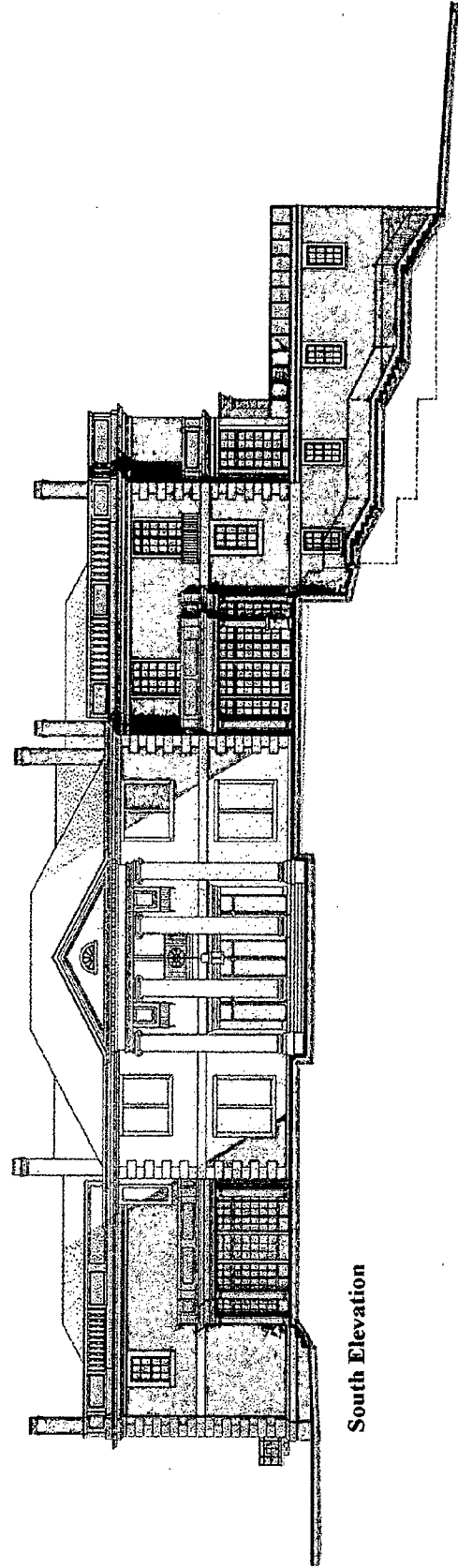
QUINN EVANS / ARCHITECTS

STRATHMORE HALL ARTS CENTER

North Bethesda, Maryland



East Elevation

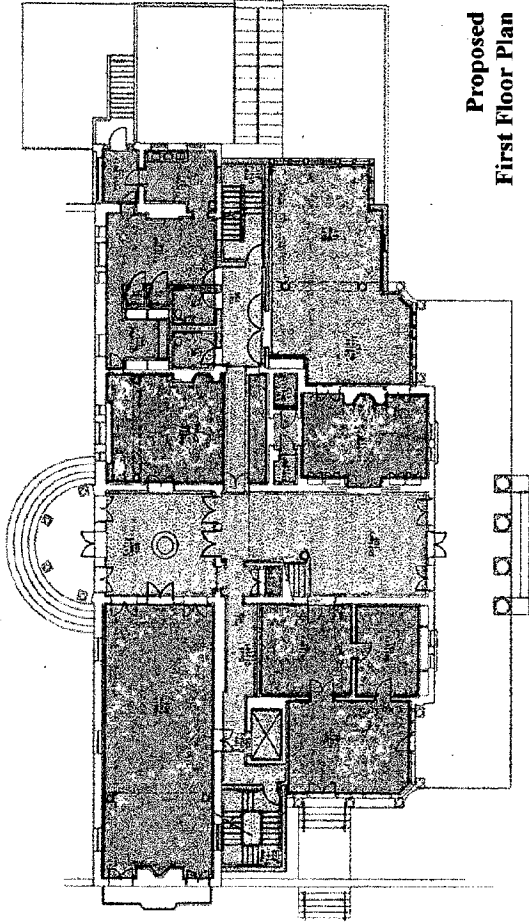


South Elevation

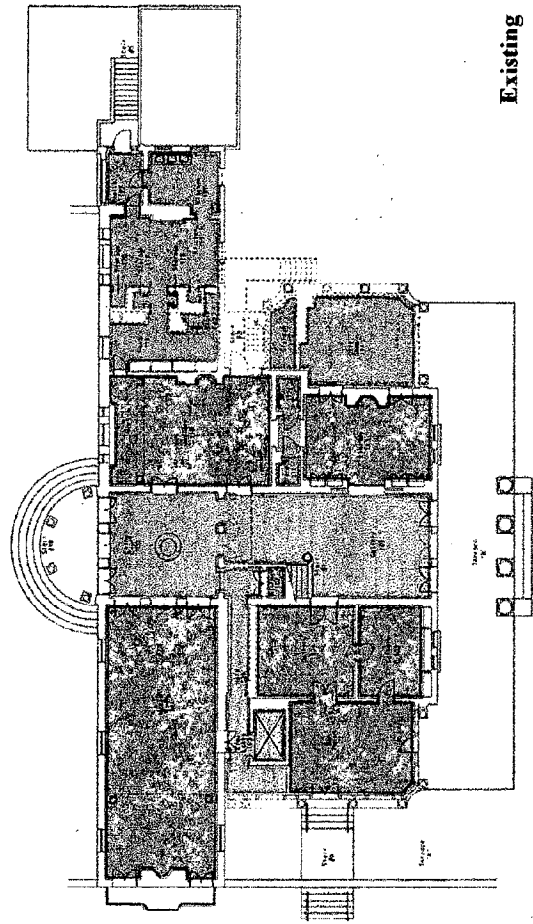
QUINN EVANS / ARCHITECTS

STRATHMORE HALL ARTS CENTER

North Bethesda, Maryland



**Proposed
First Floor Plan**



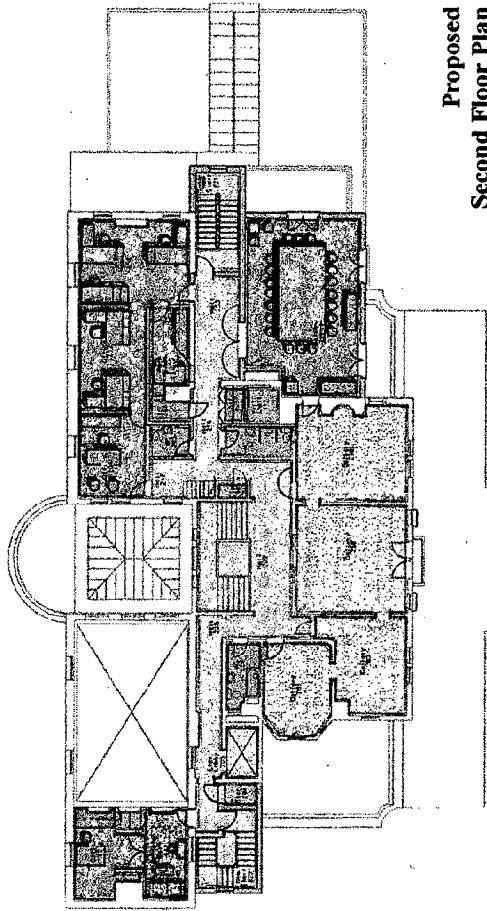
Existing

- Gallery
- Assembly
- Office
- Circulation
- Service

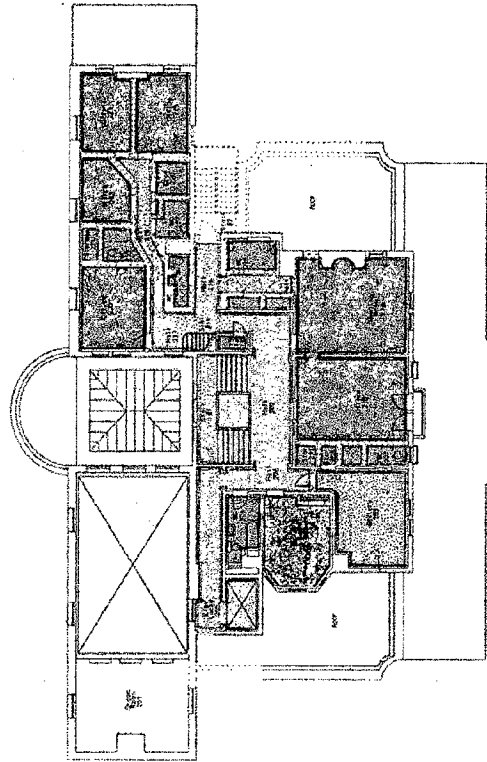
QUINN EVANS / ARCHITECTS

STRATHMORE HALL ARTS CENTER

North Bethesda, Maryland



Proposed
Second Floor Plan

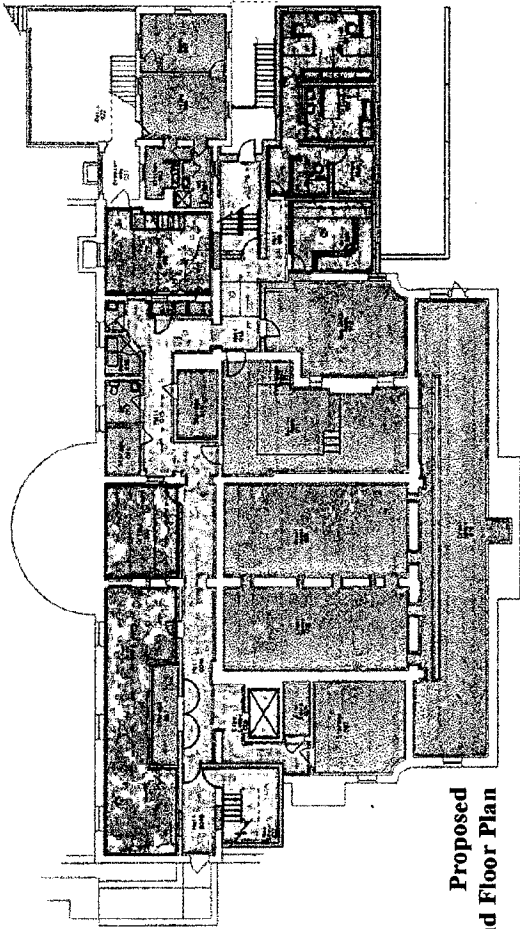


Existing

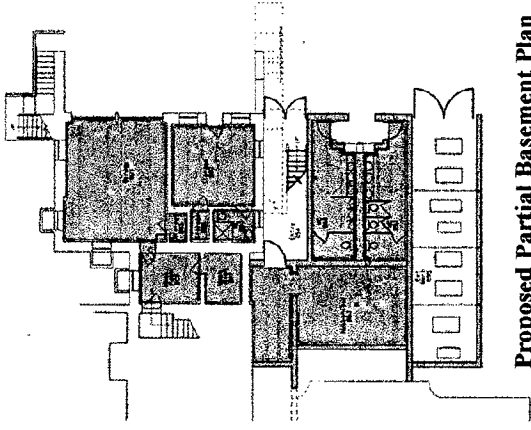
- Gallery
- Assembly
- Office
- Circulation
- Service

STRATHMORE HALL ARTS CENTER

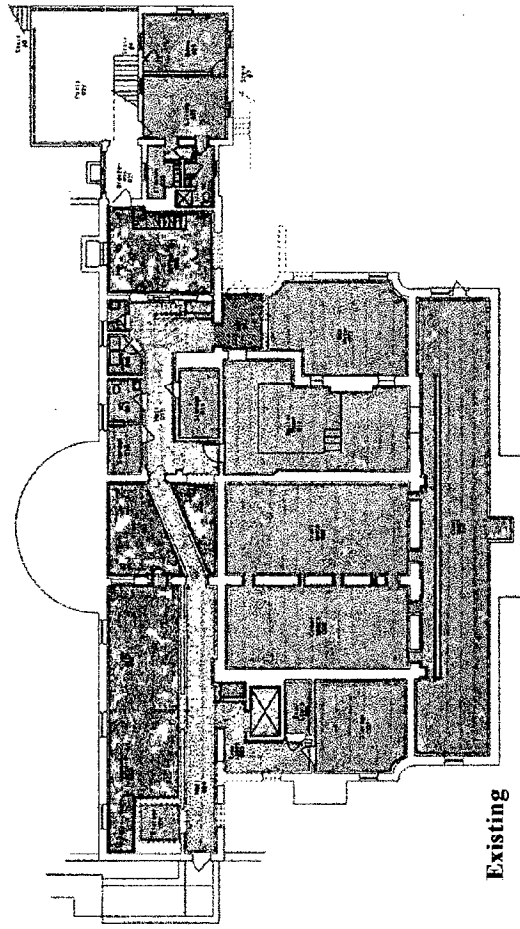
North Bethesda, Maryland



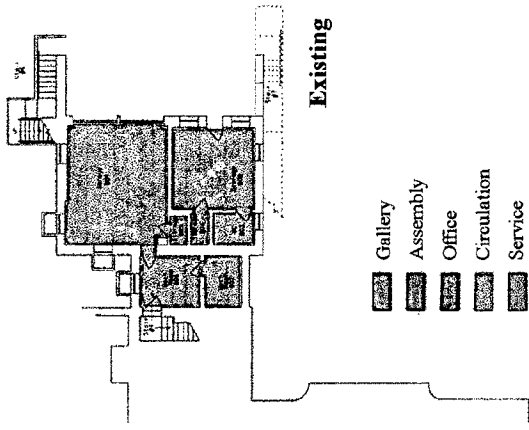
**Proposed
Ground Floor Plan**








Proposed Partial Basement Plan



Existing



Existing

-  Gallery
-  Assembly
-  Office
-  Circulation
-  Service

25 October 1995

MEETING NOTES

From: Jeff Luker *[Signature]*

To:

Mary K Donahoe	COUNTY	Mike Quinn	QEA
Eliot Pfanstiehl	STRATHMORE	Jeff Luker	QEA
Alan Mowbray	STRATHMORE	Marcie Murphey	QEA
Mario Loiederman	STRATHMORE	95219 Corr	QEA
Mel Garfink	STRATHMORE		
Richard Brand	MD HIST TRUST		

RE: STRATHMORE HALL RENOVATION
Rockville, Maryland
95219

Present:

Eliot Pfanstiehl	STRATHMORE
Jeff Luker	QEA
Richard Brand	MD HISTORIC TRUST (TRUST)

Subject: Meeting: October 18, 1995
Schematic Design: Preliminary Review

The following notes present QUINN EVANS/ARCHITECTS' interpretation of discussions held during the above referenced meeting. We request that all parties present review these notes and notify us in writing of any discrepancies, or disagreements within seven working days.

1. The Maryland Historic Trust (Trust) noted that that their legal department is currently preparing final documentation for the proposed Interior Easement. When complete this documentation will need approval from the Trust and Strathmore. The Trust presented a draft copy of the proposed language, and a preliminary plan diagram illustrating the proposed boundaries.
2. The Trust summarized that the interior preservation requirements would be as follows:
 - They prefer retention of historically significant wall locations, window and door locations.
 - They prefer retention of all significant historic finishes, hardware, and fixtures.
 - They are not concerned with interior furnishings, and noted that removable window inserts would be considered interior furnishings.
 - They are not concerned with work outside of the proposed easement.

will review

Steve will review s.h. issues - stake funds

3. The Trust summarized their concerns relative to new additions as follows
 - They prefer that the new designs are compatible with the historic building.
 - They prefer that the addition detailing avoids pure mimicry. The objective is to enable visitors to "read" the building's physical evolution. New additions should be distinct from the historic structure(s). Recent interpretations have allowed more "design" in new additions, and distinctions between new and historic may be subtle.
4. QE/A presented and gave a copy of the Project Schedule to the Trust.
5. QE/A noted that they have been working with interior easement boundaries similar to that proposed by the Trust, and provided diagrams illustrating their understanding of the boundaries. A copy of these plans is attached.
6. QE/A presented preliminary schematic design plans for the Addition and Renovation Project and reviewed anticipated work on a room by room basis. The Trust was generally open to the proposed plans, but recommended modifications as follows:

Second Floor Galleries

- The Trust accepted the need to remove the closets and bathroom in the second floor gallery areas, but preferred that existing wall locations and doors be maintained as much as feasible.
- The Trust agreed with the observation that moldings in the center of the ceilings was installed to accommodate installation of the sprinkler system and are not historic.
- The Trust noted that the existing cornice mold is historic, and that they preferred that it be retained in its current location.
- The Trust noted that removal and reinstallation of the plaster walls in their current locations would be considered if necessary.

Second Floor Halls

- All existing doors should be maintained in their current locations. Revising the swing direction would be acceptable.
- They prefer that the wall at the end of the north-east corridor and the existing door with transom should be retained in its current location.

First Floor

- The Trust noted that the proposed location for entrance to the East Addition is acceptable.
- The Trust noted that removal of the plywood panel finishes in the existing gift shop would be acceptable.
- The Trust noted that relocation of the back wall necessary to improve ADA access, patron coat storage, and improved service circulation would be acceptable. They agreed with QE/A's observation that this wall was relocated in the 1980's when the Elevator was inserted within the building. However, they noted that relocation of this wall impacts the adjacent

gallery space, and that they will be looking for appropriate trim and finish modifications in this room.

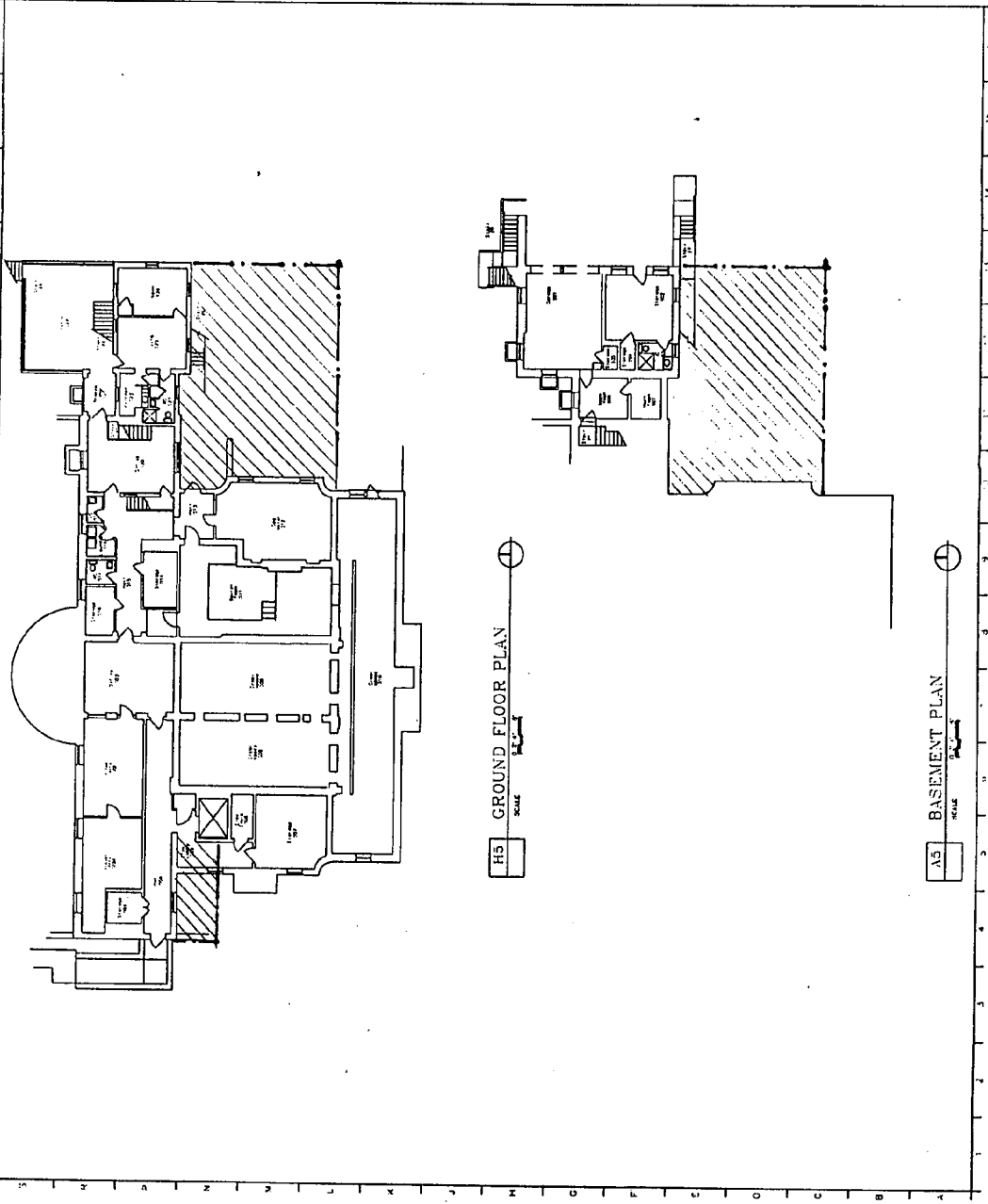
- The Trust noted that while initially hesitant, they would consider allowing proposed new wall opening just below the main stair at a later date. QE/A noted that the opening would contribute significantly to the building operation by providing for better service circulation. The current path is resulting in damage to the marble floor in the building's foyer, the proposed opening would keep catering carts off the marble.
 - The Trust objected to QE/A's recommendation that the circa 1940's wall that subdivides the West Gallery be removed. Strathmore and QE/A agreed to keep the wall in as it stands today.
 - The Trust noted no objection to QE/A's proposal to sheathe the exposed brick walls on the elevator with new finishes better suited to hanging artwork.
7. QE/A noted that they have evaluated the written easement governing the location of the new west and east additions. They presented copies of plans and elevations illustrating their interpretation of the maximum build-able envelope allowed by the easement. QE/A noted that the Concept Plans recently developed have not made use of second floor area that could serve as a revenue producing conference room.
 8. The Trust noted that they agree with QE/A's interpretation of the additions' boundaries defined by the easement.
 9. QE/A, Strathmore, and the Trust toured the site, and review the proposed massing for both the West and East additions.
 10. The Trust accepted the proposed footprint and massing for the West Addition.
 11. The Trust noted that the West addition will impact one window located at the west end of the Music room, and acknowledged that the limestone plant box below the window will have to be removed. They requested that efforts be made to preserve the window complete by installing fire proof panels at the window's exterior. QE/A agreed to research the possibility.
 12. The Trust concurred with QE/A's recommendation that the balustrade currently located above the Elevator be extended above the West Addition.
 13. The Trust observed and commented upon the proposed footprint and massing for the East addition.
 14. The Trust questioned what would be lost if the stair tower integral to the proposed East Addition were moved west so that it would stand completely behind the existing east wing. QE/A noted that function at the first floor and second floors would be negatively impacted. The ability to provide needed ADA acceptable toilet facilities, Kitchen service circulation, and a new Gift Shop entry would be restricted. Further, public access to the conference room as currently located would be eliminated.

15. The Trust noted some difficulty in comprehending the proposed massing. QE/A noted that more complete drawings would be forthcoming with the Schematic Design. QE/A noted that they are working toward a delivery of a complete Schematic Design Submission, and that the Trust will receive a copy of this submission on or near 9 November 1995.

END OF MEMORANDUM

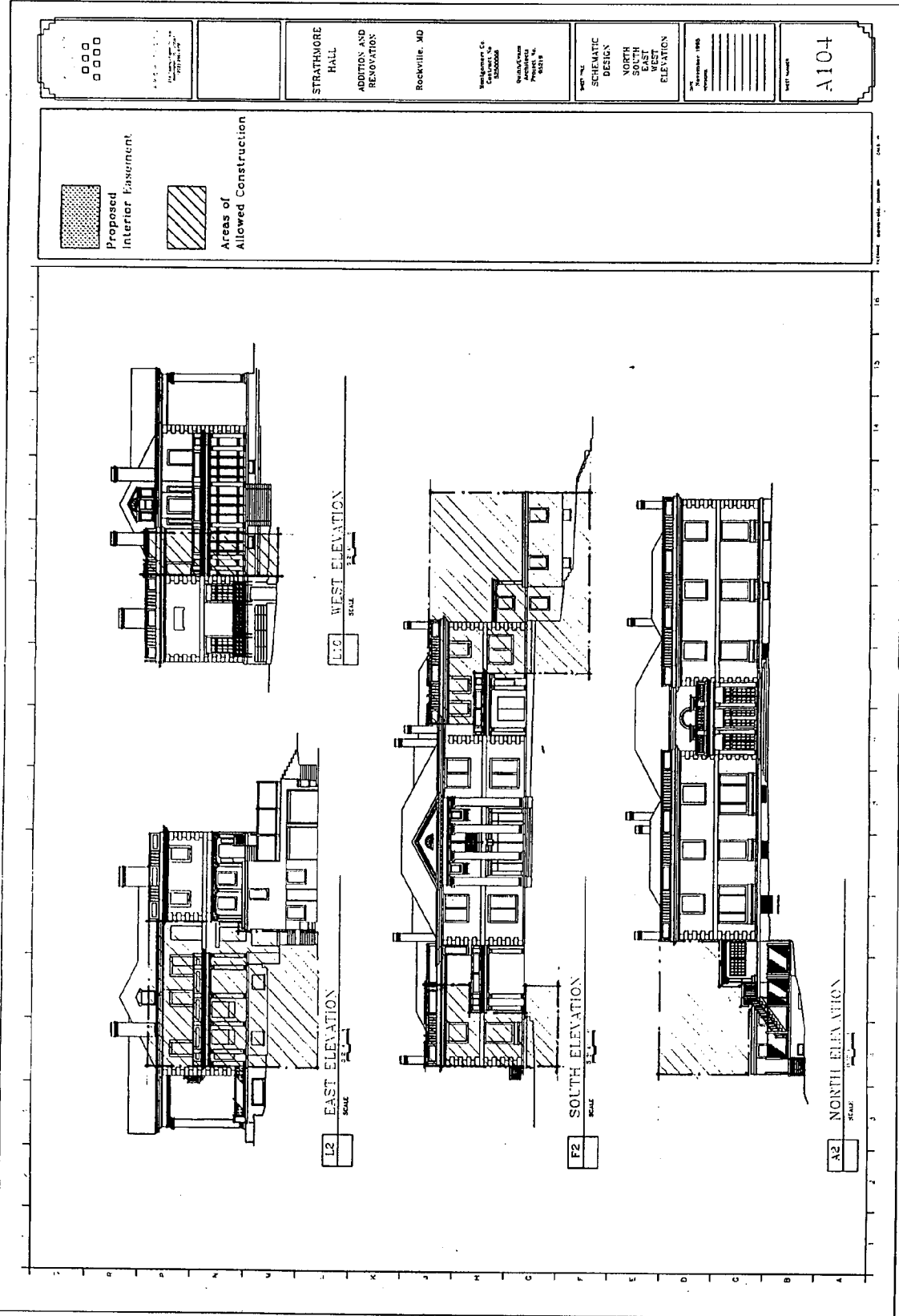
	<p>STRATHMORE HALL ADDITION AND RENOVATION Rockville, MD</p>	<p>Management Co. 15000 Chilmark Drive Rockville, MD Project No. 88118</p>	<p>PROJECT SCHEMATIC DESIGN BASEMENT GROUND FLOOR PLAN</p>	<p>DATE: 1/19/88 BY: [Signature]</p>	<p>101</p>
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	<p>Proposed Interior Externment</p>	<p>Areas of Allowed Construction</p>
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H5 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

A5 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



0000
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 0000
 0000

STRATHMORE
 HALL
 ADDITION AND
 RENOVATION
 Rockville, MD

ARCHITECT
 CLAYTON K. COOPER, AIA
 12000 WOODBURN ROAD, SUITE 200
 ROCKVILLE, MD 20850

DATE: 10/15/88
 SHEET NO. 1001
 PROJECT NO. 88-018

SCHEMATIC
 DESIGN
 NORTH
 SOUTH
 WEST
 EAST
 ELEVATION

DATE: 10/15/88
 SHEET NO. 1001
 PROJECT NO. 88-018

A104

Proposed
 Interior Easement

Areas of
 Allowed Construction

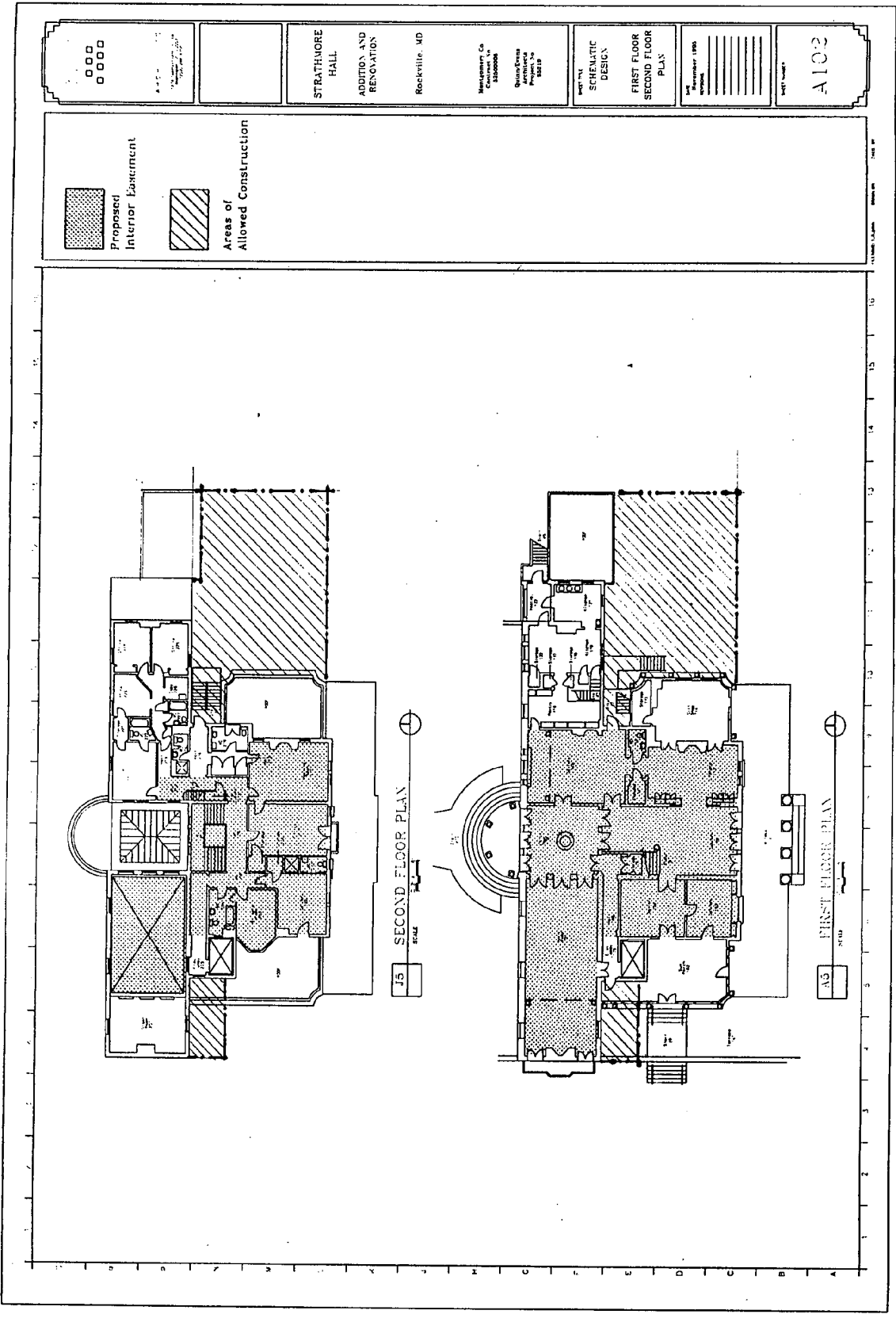
L1C WEST ELEVATION
 SCALE 1/8" = 1'-0"

L2 EAST ELEVATION
 SCALE 1/8" = 1'-0"

F2 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

A2 NORTH ELEVATION
 SCALE 1/8" = 1'-0"

EXISTING CONDITIONS

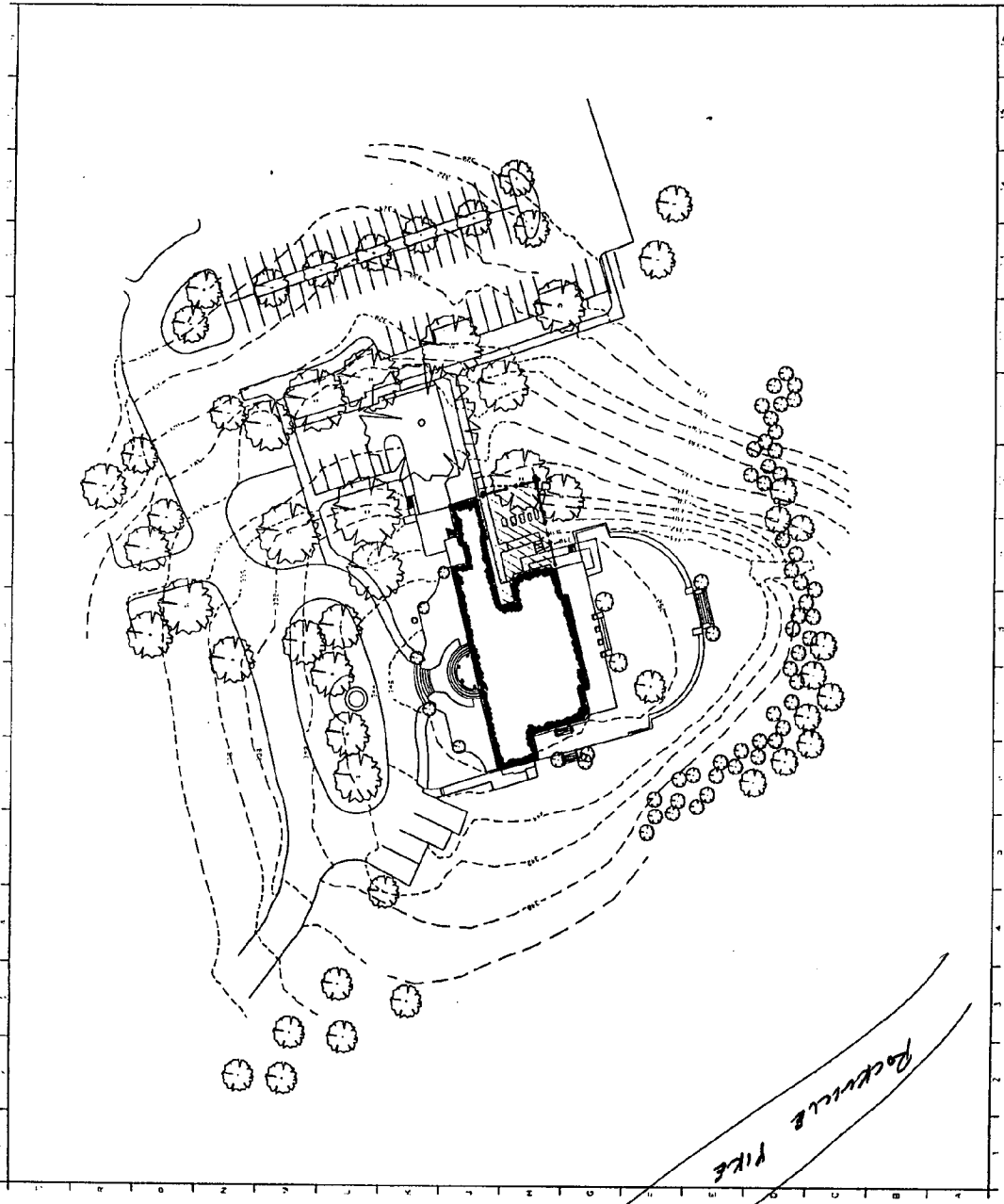


EXISTING PLAN & AREA OF ALLOWABLE CONSTRUCTION

	STRATHMORE HALL ADDITION AND RENOVATION Rockville, MD ARCHITECT: [Faint text] DATE: [Faint text]	SCHEMATIC DESIGN SITE PLAN	C001
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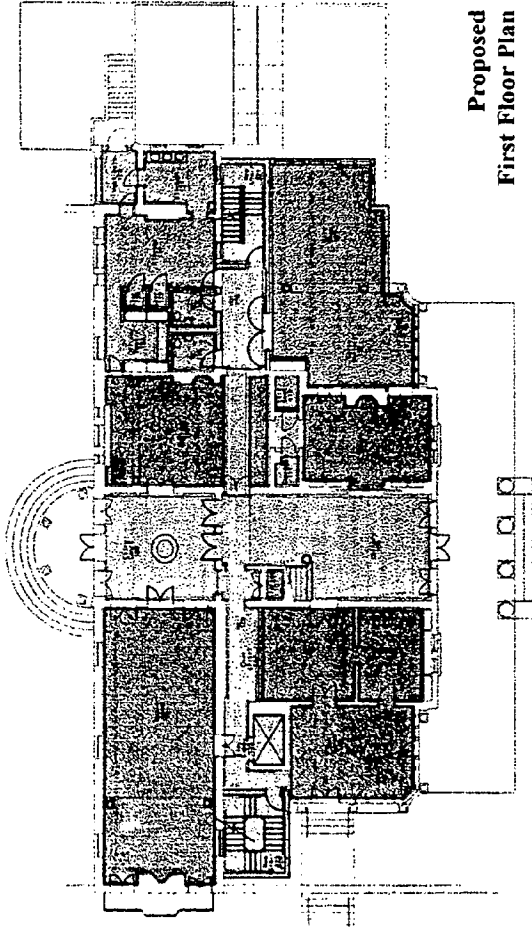
Proposed Interior Expansion
 Areas of Allowed Construction

North ↑

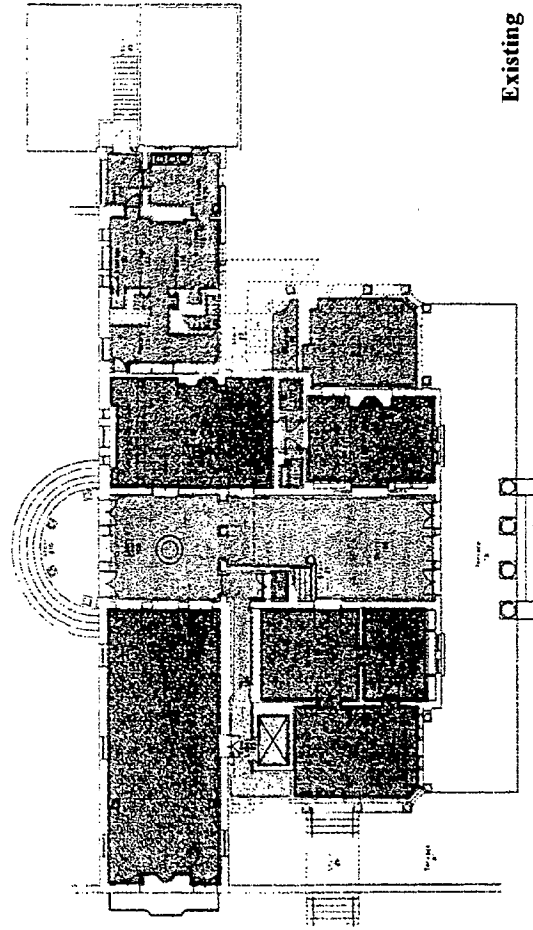


STRATHMORE HALL ARTS CENTER

North Bethesda, Maryland



Proposed
First Floor Plan



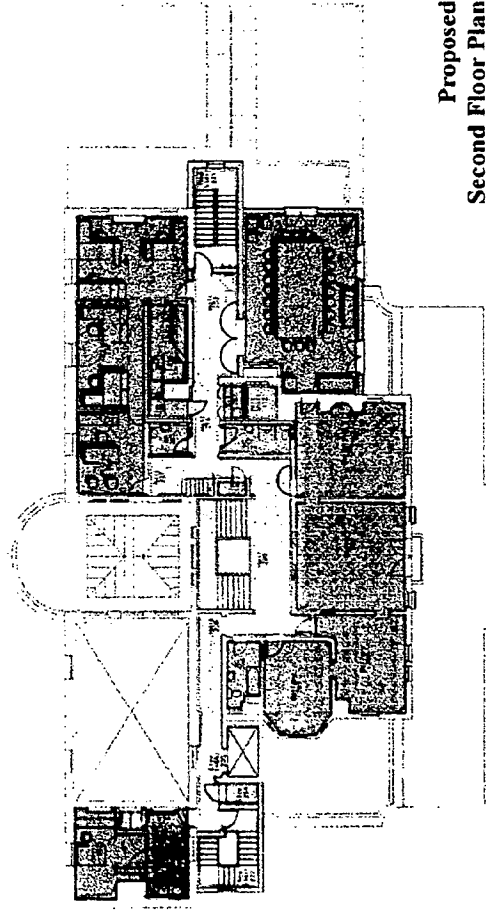
Existing

- Gallery
- Assembly
- Office
- Circulation
- Service

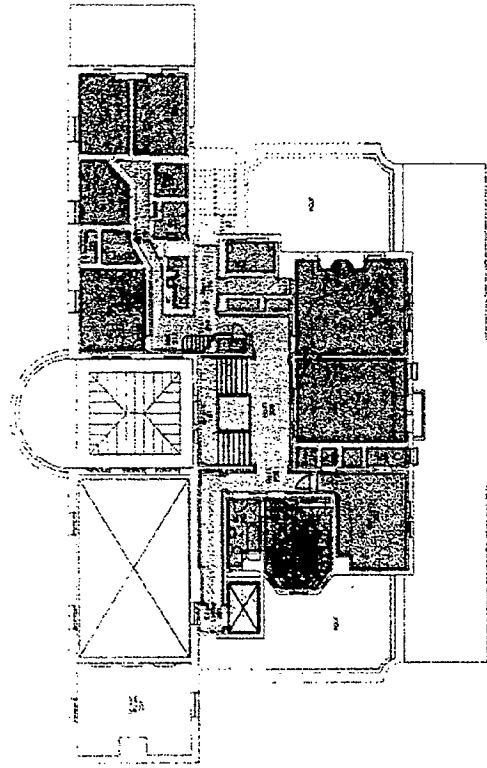
QUINNEVANS / ARCHITECTS

STRATHMORE HALL ARTS CENTER

North Bethesda, Maryland



Proposed
Second Floor Plan

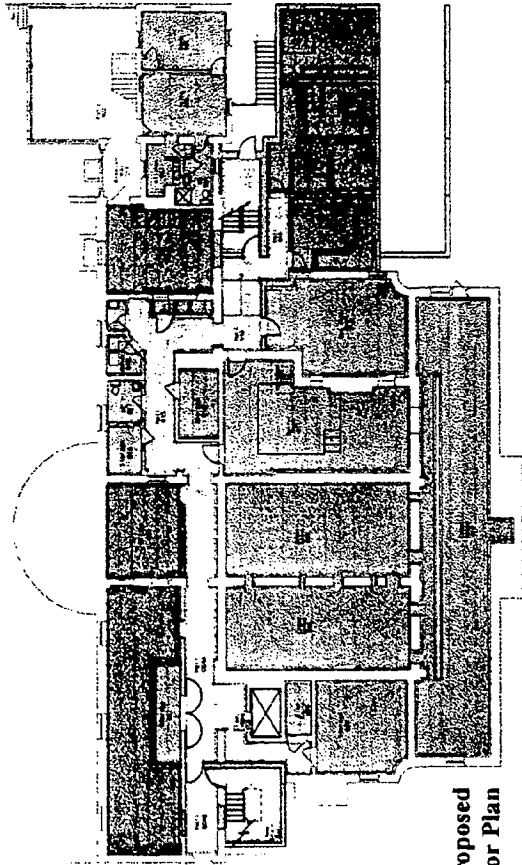


Existing

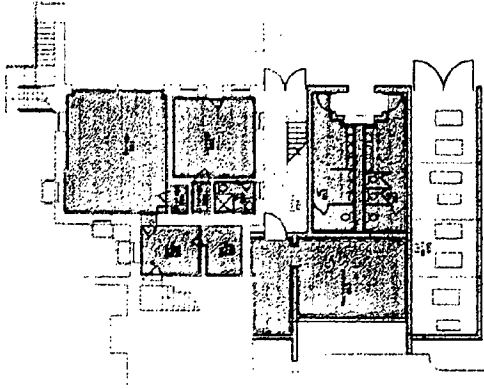
- Gallery
- Assembly
- Office
- Circulation
- Service

STRATHMORE HALL ARTS CENTER

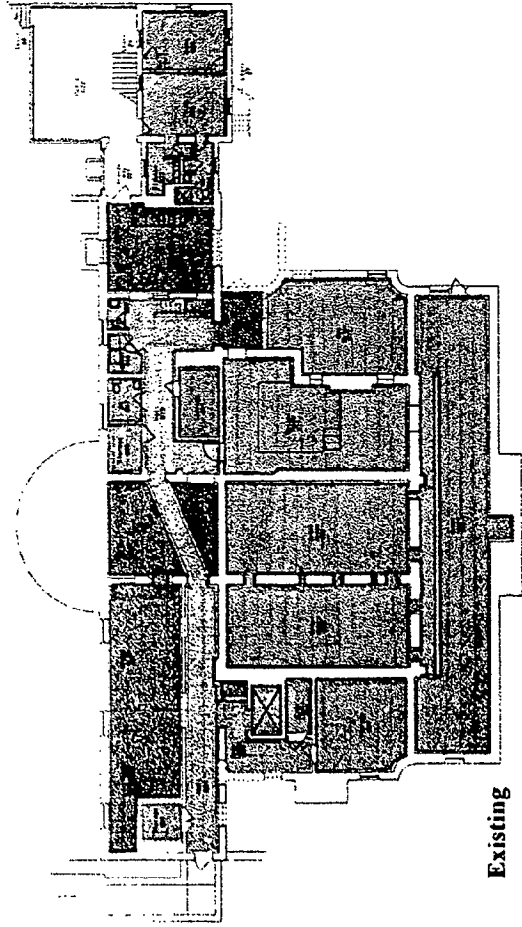
North Bethesda, Maryland



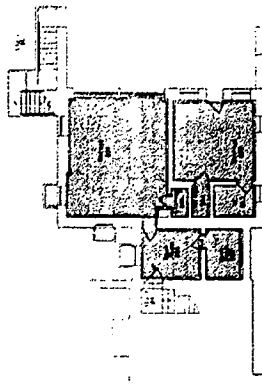
Proposed
Ground Floor Plan



Proposed Partial Basement Plan



Existing



Existing

- Gallery
- Assembly
- Office
- Circulation
- Service

QUINN EVANS/ARCHITECTS

1214 Twenty-Eighth Street, N.W.
 Washington, DC 20007
 (202) 298-6700
 FAX: (202) 298-6666

RECORD OF TRANSMITTAL

Date:	2/9/96	JOB NO. 95219
Time:		
ATTENTION: Gwen Marcus		
FROM: Chris Cho		
RE: STRATHMORE HALL ADDITION/RENOVATION		

TO Gwen Marcus
Maryland National Capital Park and Plan. Comm.
8787 Georgia Avenue
Silver Spring, Maryland 20910

WE ARE SENDING THIS VIA:

- FAX COURIER OVERNIGHT PRIORITY MAIL
 Hard Copy to Follow: Total pages _____

ENCLOSED:

Copies	Date	No.	Description
5 Shts			Blueline prints of plans (site, demolition and proposed for g,b,1,2,attic and roof)
2			Meeting notes(October 18, 1995 and November 30, 1995)

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 For bids due PRINTS RETURNED AFTER LOAN TO US

Remarks:

Jeff Luker has informed me that you had requested these items through Mary K. Donahoe.
 If you have any questions or problems, please call me.

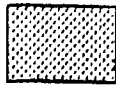
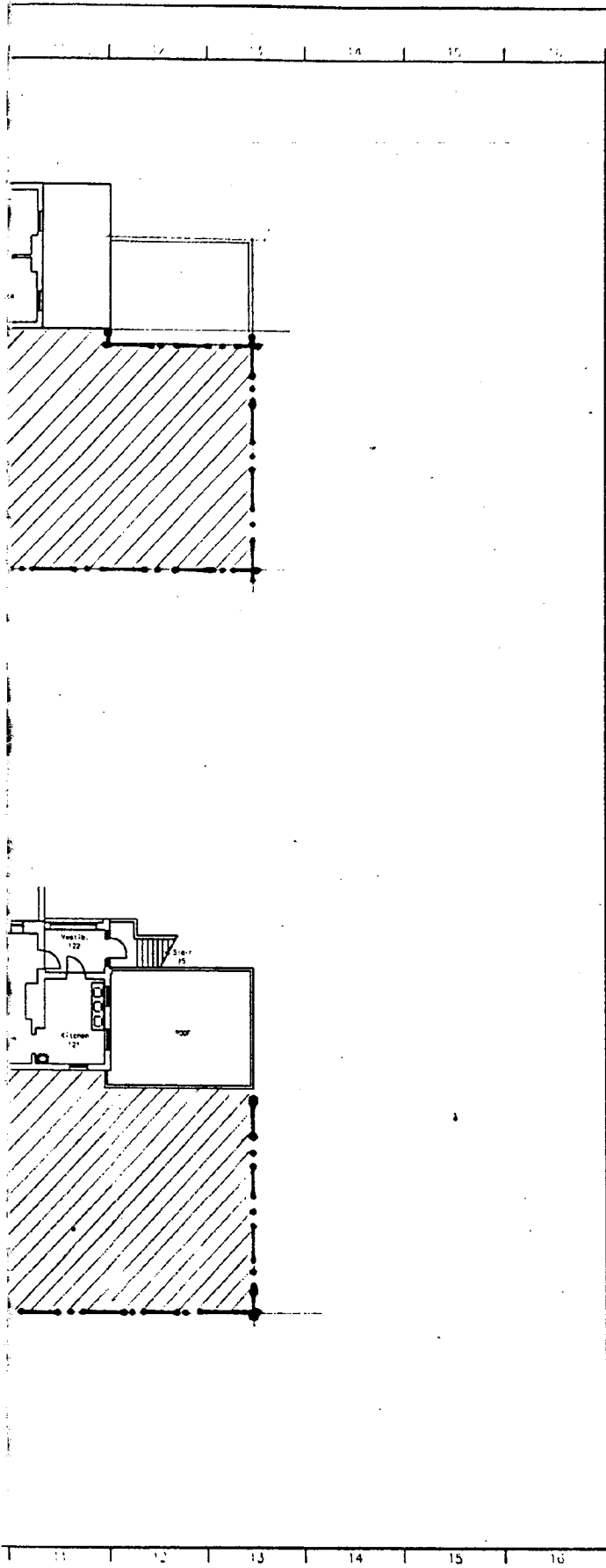
SIGNED: Christine Cho

Feb 28th meeting HRC approvals = \$AWP -) Jeff to pick up.
March 4 - Submit to city for permits (50 days) -
March 18 - Submit ~~but~~ packages to city for review.
April 8 - Comments back
May 1 - Pickling sent.

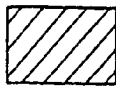
All new windows -

Exterior storm windows
Reusing balustrade = \$
replicating where required
fiberglass (1993)

All old windows up storm
all new windows - Pella
arch series w/
normal mounting.



Proposed
Interior Easement



Areas of
Allowed Construction

ARCHITECTS
 QUINN/EVENS
 ARCHITECTS
 1914
 1914
 1914

STRATHMORE
 HALL

ADDITION AND
 RENOVATION

Rockville, MD

Montgomery Co.
 Contract No.
 92500006

Quinn/Evens
 Architects
 Project No.
 99219


SHEET TITLE
 SCHEMATIC
 DESIGN
 FIRST FLOOR
 SECOND FLOOR
 PLAN

DATE
 November 1995
 REVISIONS

SHEET NUMBER
 A102

7 December, 1995

MEETING NOTES

From: Jeff Luker 

To:

Mary K Donahoe	COUNTY	Mike Quinn	QE/A
Eliot Pfanstiehl	STRATHMORE	Jeff Luker	QE/A
Alan Mowbray	STRATHMORE	Marcie Murphey	QE/A
Mario Loiederman	STRATHMORE	95219 Corr	QE/A
Mal Garfink	STRATHMORE		
Richard Brand	MD HIST TRUST		

RE: STRATHMORE HALL RENOVATION
Rockville, Maryland
95219

Present:

Eliot Pfanstiehl	STRATHMORE
Jeff Luker	QE/A
Richard Brand	MD HISTORIC TRUST (TRUST)
Mary K. Donahoe	MONT. COUNTY

Subject: Meeting: November 30, 1995
Schematic Design Review

The following notes present QUINN EVANS/ARCHITECTS' interpretation of discussions held during the above referenced meeting. We request that all parties present review these notes and notify us in writing of any discrepancies, or disagreements within seven working days.

1. QE/A noted that in preparation for today's meeting, they had delivered Schematic Design drawings to the Maryland Historic Trust (Trust) on Friday 24 Nov. 1995.
2. QE/A opened the meeting by presenting the design as currently envisioned to the Trust. This included discussion of the proposed sitework, interior work, and the size and volume of the proposed East and West additions.
3. The Trust noted that they appreciated the design adjustments made in response to our last meeting. These included:
 - maintenance of the wall separating galleries 103 and 104
 - maintenance of the second floor hall 217 intact

- retention of existing openings and wall locations in the second floor galleries to the fullest extent possible
4. The Trust reiterated that while they are open to relocation of the wall between the coat closet Hall-157 and Gallery-104, they are looking for QEA to confirm that the proposed relocation results in an acceptable modification of the paneled wall design in Gallery-104.
 5. QEA noted that code requires out-swinging doors from the building, and all rooms with a capacity of fifty or more persons (350 SF). In order to reduce the impact that this requirement will have upon historic doors, QEA intends to submit a request for exception. This request will be submitted to the County Fire Marshall and Plan Review Departments during the CD phase of the project.
 6. QEA reiterated that the door opening from the elevator and coat closet hall is important to the function of the proposed design, and requested that the Trust reconsider their reluctance to allowing the change.
 7. The Trust noted that they will allow the opening provided that the proposed opening works well within the existing paneled wall at the base of the stair, within the central Gallery-109.
 8. QEA noted that Trust approval of the proposed footprint and volume of the proposed additions is very important at this stage of the project.
 9. The Trust questioned what would be lost if the stair tower integral to the proposed East Addition were moved west so that it would stand completely behind the existing east wing. QEA noted that function at all levels would be negatively impacted as follows:
 - At the Ground Level it would be difficult to provide proper egress from the office wing.
 - At the First Floor, it would be difficult to provide needed ADA acceptable toilet facilities, Kitchen service circulation would be compromised, and the new Gift Shop entry would be restricted.
 - At the Second Floor, public access to the conference room as currently located would be eliminated.
 10. The Trust questioned whether it would be possible to set the stair tower roof lower than the adjacent building volumes, the existing northeast wing, and the new southeast wing. QEA responded that setting the stair lower would likely make the roofing conditions complex, and that they felt that by its proposed location, the stair tower volume will be appropriately subservient to the existing building.
 11. The Trust approved the proposed footprint and Volume for both the East and West Additions.
 12. QEA noted that they are working toward a delivery of a Design Development submission, and that the Trust will receive a copy of this submission once the County and Strathmore has approved the submission in early January 1996.

13. The Trust noted that that their legal department has nearly completed final documentation for the proposed Interior Easement. When complete this documentation will need approval from the Trust and Strathmore.

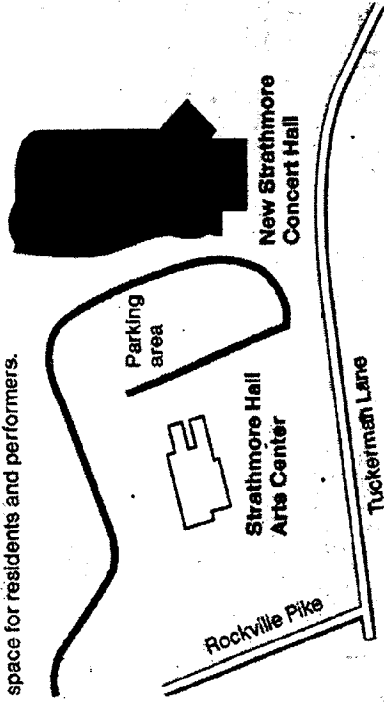
END OF MEMORANDUM

30/012/1-000

38

New Strathmore Concert Hall

Plans for the proposed concert hall and education center at Strathmore Hall Arts Center were unveiled at a news conference Tuesday. The proposed 160,000-square-foot concert hall would seat 2,000, and the education center could accommodate up to 200 students and provide class and rehearsal space for residents and performers.



Source: William Rawn Associates, Architects, Inc.

Lawmakers wary of hike in concert hall's price

SS GAZETTE
Strathmore plans unveiled with \$21M rise in cost
R/15/199
by Scott Harris

Staff Writer

A projected 30 percent increase in the cost of the proposed concert hall at Strathmore Hall Arts Center has local and state lawmakers questioning the price tag.

The design of the new hall was unveiled at a news conference Tuesday, but the higher cost estimate was the topic of much discussion throughout the day. The current estimate is nearly \$89 million, up from the 1996 proposed budget of \$68 million. A new completion date is set for the winter of 2003-2004, about six months later than previously thought.

Funding for the project is to be provided by the county and state, but the new cost has lawmakers taking a wait-and-see approach.

Council President Michael L. Subin (D-At large) of Gaithersburg complained about the increase during a breakfast meeting between the council and County Executive Douglas M. Duncan on Tuesday.

"We can't keep chasing moving targets on big projects," he said.

Duncan and the council have already approved large increases in costs for the Silver Spring redevelopment project and school construction.

"I understand, and what I said is we can't come back for any more [beyond this]," Duncan said.

"I don't consider this pocket change," said Councilwoman Nancy Dacek (R-Dist. 2) of Darnestown. "This is going to be a \$100 million project."

Meanwhile, Gov. Parris N. Glenn

Continued on next page

Future changes in the regulations may include specific requirements on the allocation of MPDUs within subdivisions. As of now, there are no defined guidelines regarding concentration within developments.

Development proponents such as Rory Coakley of Coakley Realty are pleased with the King Farm project and its commitment to affordable housing.

"Developers should be given leeway," said Coakley, referring to the many demands and issues developers face.

Coakley contends many of the tenants and owners living in affordable housing are middle-class working professionals, such as teachers and policemen.

He argues, therefore, that there is no reason to disperse MPDUs within a community.

Coakley, president of the Rockville Chamber of Commerce, said although the disclosure of the affordable units is important to potential home buyers, MPDUs' proximity to other houses should not affect resale value.

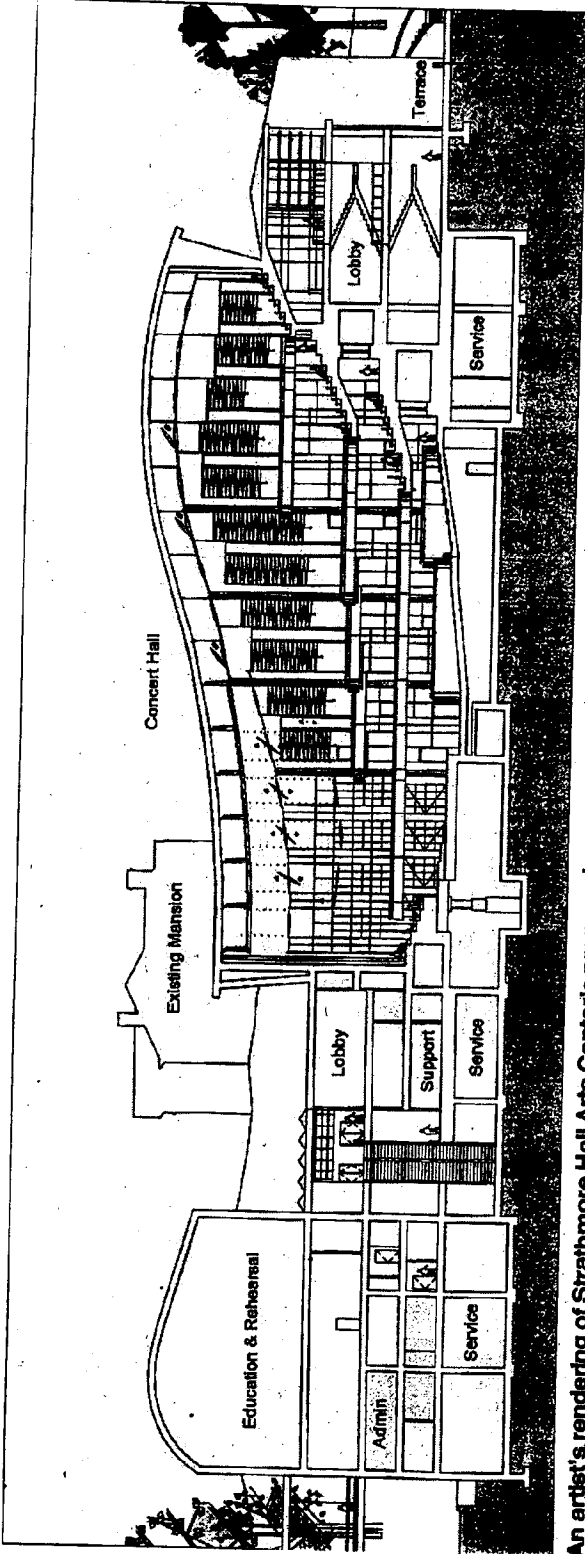
Integrating less affluent

Housing advocates argue the county and city's MPDU programs are essential to providing affordable housing in one of the nation's most expensive real estate markets and help integrate less-affluent families into middle-class areas.

"In the long term, the more integrated approach [to affordable housing], the better," said Harry Lerch, an attorney at Lerch, Earley & Brewer and a longtime affordable housing proponent.

Coakley said integrating cheaper units into developments does not always work because they are often smaller than standard homes or simply a cluster of townhouses within a subdivision of single-family houses.

"MPDUs in some areas of King Farm would stick out," he said.



An artist's rendering of Strathmore Hall Arts Center's proposed concert hall, which was unveiled Tuesday with a price tag of nearly \$89 million.

dening said Tuesday he was not prepared to say whether the added costs could jeopardize further state funding for the Strathmore project.

"At this point, I just can't comment, because I haven't seen the report," Glendening told reporters in Annapolis.

Glendening is scheduled to meet with Duncan on Thursday to discuss Montgomery County's funding priorities for the upcoming General Assembly session, and Strathmore is certain to come up.

Chuck Lyons, president of Strathmore Hall Foundation, said the concert hall and education center would be a triumph, regardless of cost, for people in Montgomery County.

"This is closer to a moment of democracy than a moment of elitism," said Lyons, who is also president and publisher of The Gazette.

Fred Edwards, chief of the county's Division of Facilities and Services, said the cost increase is due in

part to the sloping land on which the county would build the center. "It is a drastic elevation change," he said.

Edwards said another reason for the increase is that the architecture of the concert hall would be complex and elegant. Plus, Edwards said, more sophisticated heating and air conditioning systems would have to be inaudible.

"We can't have [noise] in a performing arts center," he said.

The hall would have to be larger to accommodate the acoustical needs of a concert hall in which orchestras would play without artificial amplification. Edwards said that even the building's facade must be designed so as not to "dwarf" the existing Strathmore Hall.

Strathmore is at Rockville Pike and Tuckerman Lane in North Bethesda, near the Grosvenor Metro station.

The proposed 160,000-square-foot

concert hall would seat 2,000, and the education center could accommodate up to 200 students and provide class and rehearsal space for residents and performers. Part of the proposal includes having the Baltimore Symphony Orchestra perform at the hall approximately 30 times a year.

Some local residents have criticized the plan for its potential impact on traffic congestion. But Tuesday's announcement has shifted the focus to financing.

Duncan did warn that inflation could cause costs to jump somewhat over the next four years, but said his figures tried to take that into account.

"There should not be any more surprises," Duncan said.

The project will be part of the capital budget Duncan will propose in January. He called it a "once in a many-lifetime opportunity to do something."

Lyons maintained that the project would bolster both the county

and its arts culture.

"We think this is an opportunity to create a signature for Montgomery County," Lyons said, citing music, civility and good things for the soul as reasons to host the arts in Montgomery County.

Eliot Pfansstiehl, executive director of Strathmore Hall, said organizations such as the Baltimore Symphony Orchestra, the Washington Performing Arts Society and Wolf Trap Foundation for the Performing Arts would work in conjunction with Strathmore Hall to hold events throughout the year.

Local organizations such as the Montgomery County Masterworks Chorus and youth orchestras would have a home at the proposed center, Pfansstiehl said.

Project architect Mary Kay Donahoe said construction could begin in spring 2001.

Staff Writers Josh Kurtz and Steven T. Dennis contributed to this report.