

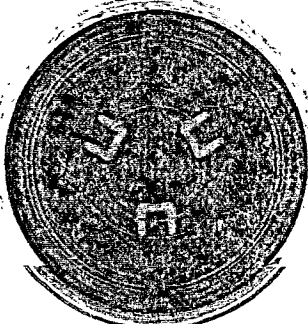
35/13-03Y 16 Newland's Street
Chevy Chase Village Historic District

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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: _December 4, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *JL*

SUBJECT: Historic Area Work Permit Application – Approval with Conditions

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating **conditions** of approval.

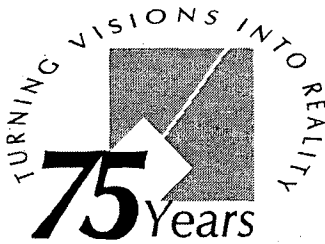
Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 4, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 324579

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS.**

- 1. That the hyphen be allowed to be 2 bays long as shown in the supplemental drawing submitted on December 3rd or 3 bays long as submitted in the HAWP application.**
- 2. That the applicants evaluate the possibility of lowering the height of the shed dormers in the additions slightly in order to make them more in line with the original house.**
- 3. Develop a landscaping plan with staff.**

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Dr. Robert and Susan Morgenstein

Address: 16 Newlands Street, Chevy Chase, 20815

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RAMON SANTOS
Daytime Phone No.: 202-466-6116

Tax Account No.: 00456970

Name of Property Owner: SUSAN/ROBERT MARGENSTEIN Daytime Phone No.: 301-986-8639
Address: 16 NEWLANDS STREET CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: TO BE DETERMINED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 16 Street: NEWLANDS STREET
Town/City: CHEVY CHASE Nearest Cross Street: BROOKHILL
Lot: 21 Block: 47 Subdivision: CHEVY CHASE VILLAGE
Liber: 4084 Folio: 428 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 450,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 0 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] Signature of owner or authorized agent 11/12/03 Date

Approved: with conditions For Chairperson, Historic Preservation Commission [Signature]
Disapproved: _____ Signature: _____ Date: 12/04/03
Application/Permit No.: 324579 Date Filed: 11/12/03 Date Issued: _____

July 24, 2003

Revised November 12, 2003

Montgomery County Historic Preservation Commission
Maryland National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Dear Commissioners:

This is a summary for the HAWP application for a proposed addition to 16 Newlands Street in Chevy Chase, Maryland. After our preliminary hearing on August 13, 2003, we were told by the commission that we could apply for a HAWP. We understand that obtaining an HAWP will enable us to apply for a building permit with the Montgomery County Department of Permitting Services. Once both of these approvals are obtained, we can then apply to the Chevy Chase Village for its building permit.

The site is located on the Northwest corner of Newlands Street and Brookville Road. The existing house was built in 1912 for Mr. H. Mellote. The original exterior was cement block. Children of Mr. Widmaier, a later owner, report that their father participated in the creation of a high strength polymer coating. Sometime after WWII, this owner covered the exterior block with "spraycrete". Since then, the house has had several additions and renovations to the exterior at all elevations.

We have had two previous meetings with members of the Historic Preservation Department of MNCPPC. We met with Gwen Wright, Preservation Supervisor, and Corri Jimenez. The HAWP submission incorporates their helpful comments to our earlier, more conceptual schemes. This submission also incorporates the comments given to us by the review board during our Preliminary Hearing.

The current owners are Dr. Robert and Susan W. Morgenstein, who have lived in the house for thirty-two years. They have a particular attachment to their location enjoying the large trees and country lane ambiance of Brookville Road and Newlands Street. Upon gaining ownership of their house, the clients removed the solid exterior back door and replaced it with a glass door, which created a see-through central hallway permitting green views on all sides of their living space. Their children were all raised in this house. The proposed addition is intended to be a place where their children and grandchildren can gather frequently to enjoy both the inside and outside

spaces, to share time and meals. Susan Morgenstein wants to be able to serve dinner, in the new addition, to thirty-six members of the family.

The existing site is 14,022 sf. (per deed). The existing house has a footprint of 1,520 sf. The proposed addition has a footprint of 1,046 sf. The total proposed footprint of the house will be 2,545 sf. There is also an existing 364 sf garage on the property. The total footprint of the house and garage will occupy 21% of the lot. The lot is zoned R-60 which allows a 35% lot occupancy. The program of the addition includes a kitchen/family room that is approximately 22 feet by 24 feet. A new master bedroom suite will be built over the kitchen/family room.

The design concept: the new kitchen/family room is connected to the original house with a glass connector or "hyphen". The mass of the kitchen/family room is covered with a gambrel roof and it is rotated 90 degrees from the East-West axis of the house. The design intent is to be sympathetic to the design of the original house. This is achieved by using forms that are similar to but smaller than the main volume of the house. The kitchen/family room has two rectangular volumes that extend from the main mass. The first volume is a glass rectangle that will allow the occupants to view the outside lawn and trees. The second volume is more opaque since it will house the kitchen and home entertainment center of this area. This second volume will have a solid wall with windows placed high on the wall. We propose to place a "metal sunscreen" over the glass volume in order to break the scale and to protect the interior from excessive solar gain.

The kitchen/family room addition will be clad in Spraycrete to match the existing surface of the house. Also to reduce scale, we are considering application of this surface to both the old and new forms in two to three monochromatic shades.

The hyphen will be used as a secondary entrance accessed from the driveway. The client's desire is to make this a relatively transparent piece, in continuance of their desire for see-through views of greenery and trees. The hyphen allows us to touch or connect with the original house in a minimal way. It makes it possible to leave the majority of the existing gambrel roof intact, and, the overall form of the existing house will not be altered. It is our intention to differentiate the new construction from the existing construction out of respect for the original house. The hyphen will also contain a floor opening for a future elevator, since the clients plan to retire in this house.

An existing tree will have to be removed for the addition to occur. At 4'-6' above the ground, the tree is 8"-10" in diameter. We will need submit a for Tree Removal Application. We are

developing a landscaping plan to include planting a number of species of trees that were original to the property, that have either died or been destroyed by storms.

The plan includes new fencing along the sides of the property, not including the front yard, which unlike many of the solid fences along Brookville Road, permits glimpses of trees and greenery.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Stewart", with a long horizontal flourish extending to the right.

Dale A. Stewart
CORE

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	16 Newlands Street	Meeting Date:	12/03/03
Resource:	Contributing Chevy Chase Historic District	Report Date:	11/24/03
Review:	HAWP	Public Notice:	11/19/03
Case Number:	35/13-03Y	Tax Credit:	No
Applicant:	Dr. Robert and Susan Morgenstein	Staff:	Joey Lampl

PROPOSAL: Rear Addition and Fence

RECOMMEND: Approval

BACKGROUND

This project went through Preliminary Consultation with the Commission on August 13, 2003. At that time, the Commission was presented with a proposal for a kitchen/family room addition of 1,046 square feet at the rear of this pre-1912 Dutch Colonial Revival house of 1,520 feet. The proposed addition, therefore, is about 69% percent of the size of the original house. It is designed to be attached to the main block of the house with a glass hyphen. The defining characteristics of the addition as first proposed were its all-glass hyphen, which was gambrel-roofed, and the "Spraycrete" back portion of the addition, which also featured a gambrel roof. (See Circles 36 - 37.) The Commission had a positive reaction to the design, based primarily on the fact that the addition succeeded in being both compatible with and distinguishing itself from the original house in accordance with the Secretary of the Interior's *Standards for Rehabilitation* (Standard 9.) One Commissioner was concerned about the size and visibility of the glass opening in the addition from Brookeville Road. Another issue raised by more than one Commissioner was the sense that that the Spraycrete block of the addition was "top heavy" and somewhat "schizophrenic," in that it mixed too many stylistic traditions. There was a sense that the back block of the addition had a light, modernist vocabulary on the first floor and a heavier, Neo-Colonial quality on the second-floor.

PROJECT DESCRIPTION

SIGNIFICANCE:	Contributing Resource
STYLE:	Dutch Colonial Revival
DATE:	By 1912

16 Newlands is a Contributing Resource within the Chevy Chase Village Historic District. The building is a two-and-a-half story, three-bay Dutch Colonial house with large shed dormers on the north and south walls at the second story level. On the east side of the house, a smaller, gambrel-roofed one-story addition (likely added in the 1970s or 1980s) features windows arranged in several shapes and sizes and an open porch on its east face. The rear, or south side, of the main house features a one-story porch with basement that has been partially

enclosed on the first floor as extra kitchen space. The enclosed portion likely dates to the late 1930s or 1940s, based on the existence of a metal casement window.

PROPOSAL:

The applicants propose to add space for a larger kitchen/gathering place for their extended family and to do so in a manner that is both sympathetic to the original house but maximizes the owners' enjoyment of the surrounding landscape. The proposal is to:

1. Eliminate the rear porch mass that has now been partially enclosed so that the new addition begins at the south wall of the main block of the original house. A non-original glass door within the original mass of the house, first floor, and an original 6/6, double-hung sash window and (apparently original) balcony door on the second floor will be removed to make the connection with the new hyphen. (See Circle 16.) Staff notes that the previous Staff Report for the Preliminary Consultation encouraged the owners to donate these materials to a salvage company.
2. Remove an 8-10 inch diameter tree at the southwest corner of the existing house in order to extend the footprint to the rear. The applicants plan to submit a Tree Removal Application with the Chevy Chase arborist. (See Circle 17.)
3. Construct an addition to the south of the house in two "volumes," both set perpendicularly to the main block of the house and both having a lower roofline than that of the original house. The back volume's gambrel will match the slopes of the main house but be lower in height, something that is more clearly articulated in the sketches rather than the computer-generated renderings. (See Circles 17-28.)
4. Remove the wood porch at the east end of the main house and change the east windows in the one-story gambrel-roofed addition that exists there to a straightforward, triple, flat-arched window. (See Circles 14 and 22.)
5. Replace in kind the failing painted wood railings on the first-story porch and second-story balcony on the north façade.
6. Cover the entire house (original block and second volume of the addition) in a new coat of "Spraycrete" or stucco (mistakenly noted on the elevations as "plaster"), whichever better matches the existing condition. The new product will have "integral color" that will not require painting. The new layer is being applied to address failing paint on the main block that is a result of paint improperly applied over Spraycrete. The proposal calls for a darker gray base color and a lighter gray wall cover. (See Circles 24-28.)
7. Replace asphalt shingling on affected portions of the main block's gambrel roof (the rear upper slope of the main roof and the rear shed and gambrel dormers) with a synthetic slate substitute that will better match the original front slope's true slate and will be identical to the synthetic slate planned for the back part of the addition. (See Circles 16 and 29.)
8. Erect a new anodized aluminum picket-type fence, 6' high, in place of an existing chain link fence. (See Circles 38-39.)
9. Supplement the existing landscape along Brookeville Road with at least three new deciduous trees. (Final number to be discussed with Chevy Chase Village Arborist.) (See Circle 17.)

STAFF DISCUSSION:

The following guidelines pertain to this project:

According to the *Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, Maryland: Chevy Chase Village, Historic District - Expansion, 1998*:

1. Preserving the integrity of the proposed 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.

2. 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.
3. Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way . . .
4. Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources . . .
5. Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
6. 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.
7. Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

And the Secretary of the Interior's *Standard for Rehabilitation* (No. 9):

9. New additions . . . 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 proportions, and massing to protect the integrity of the property and its environment.

Staff feels that the applicants have submitted a response that is consistent with both the *Chevy Chase Village Historic District – Expansion Guidelines* and the Secretary of the Interior's *Standards for Rehabilitation* in creating a design that is both contextual and stands on its own. Staff reviewed the HAWP with the Commission's previous comments on Preliminary Consultation in mind.

The first "volume" of the addition is comprised of a two-story, glass-walled, flat-roofed, rectangular hyphen that will offer access from the driveway through a door, provision on the interior for a future elevator, and a transparent space for the owners to enjoy view to the outdoors. The previously drawn glass gambrel roof did not meet energy codes. The new flat roof will be a rubber membrane material above a metal fascia. The hyphen will feature steel windows manufactured by Hope's (See Circles 30-35) that are mostly fixed glass, with some operable sections at the lowest level. Because of the size of these windows, they will be true divided lights, for structural purposes. There also are straightforward metal sunshades that project directly from two faces of the building. They are located on the west, or driveway, side of the hyphen and on the east side of the rear block of the addition. This represents a change from the preliminary scheme in the sense that those "shades" were actually metal trellises supported on posts.

The second "volume" of the addition is a two-story, "Spraycrete" (shown on plans mistakenly as "plaster"), gambrel-roofed addition covered in synthetic slate manufactured by Welsh Mountain (See Circle 29). The slate will have butt shingles. All windows in this section also are steel. The ribbon windows on the west elevation are fixed. Those on the east and south elevations, first floor, are box bays with lower sections that are operable awning casements. Metal sunshades project over these windows. The windows will be either true divided light (See Circle 35) or simulated divided lights (See Circle 34) depending on the size of the window opening—the former if the opening is so large as to require the steel as structure, the latter if the opening is smaller. The rear part of the addition features side shed dormers with four-part side-hinged, casement windows in the second story. Hope's University Series Windows is known for producing high quality steel windows that have reveals and shadows, rather than a flat, curtain-wall appearance.

Staff has been told that the owners will proceed with a Tree Removal Application from the Chevy Chase Village arborist for the one maple tree that is currently near the southwest corner of the house. Since the *Chevy Chase Village Historic District – Expansion Guidelines* recommend "strict scrutiny" for the removal of trees, staff advises that the owner obtain approval for the tree removal (and any necessary reforestation beyond the planting of the three new trees) prior to carrying out any new construction.

The Commissioners concerns at the Preliminary Consultation are addressed below:

1. As for the concern with the view from Brookeville Road of a modern, largely glazed first floor, the applicants have responded with an intent to buffer that view with more plantings. Staff feels this is the right direction, but the planting of three new 1'6"-circumference deciduous trees will take time to become a true buffer. Staff is pleased that the applicant is consulting with the Chevy Chase Village arborist. In addition, the applicants have proposed an attractive anodized aluminum picket-type fence that will be 6' tall along Brookeville Road. (See Circles 38-39.) It will be an improvement over the existing chain link, while still maintaining the relative transparency of the lot as one looks out upon Brookeville Road from the house, or, conversely, towards the house.

2. The second concern had to do with the "top heavy" quality of the gambrel and a disjunct between the modern first floor and traditional second floor. In reviewing this nomination and wondering about the use of the gambrel for such a sizeable addition, staff conducted field work and observed multiple instances of Dutch Colonial Revival houses that used the gambrel both on the primary block of the house and on secondary adjacent volumes originally or early on in the house's development (examples being garages, sunrooms, etc.). As a result, staff feels that the use of the gambrel roofline for an addition is a choice that has historic precedent, although most historic uses of a secondary gambrel are admittedly of a smaller scale. Regarding the use of both modern and historic vocabulary, the applicants have removed the Neo-Dutch Colonial shutters that appeared in the preliminary scheme. The second story metal windows have a cleaner, more modern appearance as a result, which helps tie them to the metal window vocabulary on the first level. Due to energy codes, the revised HAWP scheme also shows a hyphen with a flat-roof as opposed to a gambrel. Staff feels that this is a significantly better design solution than the previous one, which had a Postmodern redundancy to it, given that all three volumes – original block, hyphen, and back addition – employed the distinctive gambrel roofline.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b) 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

And the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RAMON SANTOS
Daytime Phone No.: 202-466-6116

Tax Account No.: 00456970

Name of Property Owner: SUSAN/ROBERT MORGENSTEIN Daytime Phone No.: 301-986-8639

Address: 16 NEWLANDS STREET CHEVY CHASE MD 20815
Street Number City / Street Zip Code

Contractor: TO BE DETERMINED Phone No.: _____

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LOCATION OF BUILDING/PREMISE

House Number: 16 Street: NEWLANDS STREET

Town/City: CHEVY CHASE Nearest Cross Street: BROOKHILL

Lot: 21 Block: 47 Subdivision: CHEVY CHASE VILLAGE

Liber: 4084 Folio: 428 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|--|--|---|--|---|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C | <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 450,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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3A. Height 0 feet 0 inches

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

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

[Signature]
Signature of owner or authorized agent

11/12/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 324579 Date Filed: 11/12/03 Date Issued: _____

July 24, 2003

Revised November 12, 2003

Montgomery County Historic Preservation Commission
Maryland National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Dear Commissioners:

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The current owners are Dr. Robert and Susan W. Morgenstein, who have lived in the house for thirty-two years. They have a particular attachment to their location enjoying the large trees and country lane ambiance of Brookville Road and Newlands Street. Upon gaining ownership of their house, the clients removed the solid exterior back door and replaced it with a glass door, which created a see-through central hallway permitting green views on all sides of their living space. Their children were all raised in this house. The proposed addition is intended to be a place where their children and grandchildren can gather frequently to enjoy both the inside and outside

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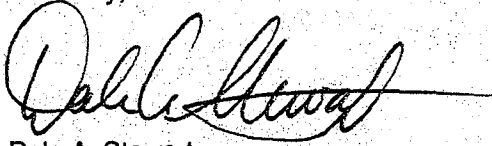
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The plan includes new fencing along the sides of the property, not including the front yard, which unlike many of the solid fences along Brookville Road, permits glimpses of trees and greenery.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dale Stewart", with a long horizontal flourish extending to the right.

Dale A. Stewart
CORE

16 Newlands Street-Zoning Summary

11/12/03

Zone	R-60
Lot	21
Block	47
Plat	106
Lot Occupancy Allowed	35

Lot SF	14022	By Deed
--------	-------	---------

Includes covered front porch. Excludes portion of house to be demolished.

Existing House SF - footprint	1520
<u>Existing Garage-footprint</u>	<u>364</u>
Total Existing SF	1884

Addition SF - footprint	1046
-------------------------	------

Total SF-footprint	2930
--------------------	------

Actual Lot Occupancy	0.21	35% maximum lot occupancy allowed
----------------------	------	-----------------------------------

Newlands Street Setback	25'
Rear Yard Setback	20'
Sideyard Setback	8'

The property is a corner lot, the main door of the property faces Newlands Street.

Brookvile Road Setback	15'
------------------------	-----

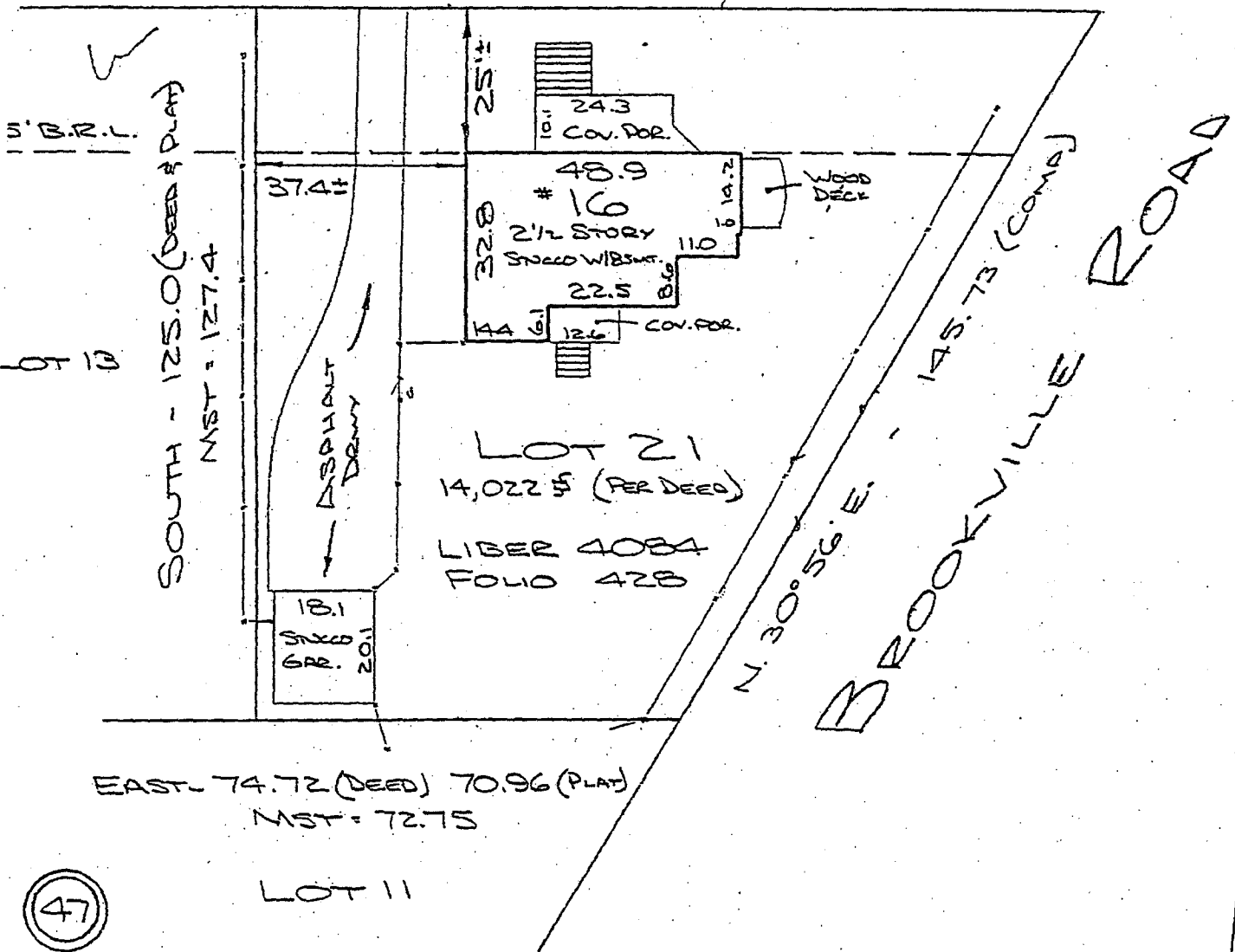
In the case of a corner lot, if the adjoining lot on one of the streets either does not front on that street or is in a nonresidential zone, the setback from that street line must be at least 15'.

Maximum Building Height	35'
-------------------------	-----

16 NEWLANDS STREET

Research

WEST - 149.63 (DEED + PLAT)



NOTE: DEED, PLAT & MEASURED DISTANCES OF SUBJECT LOT ARE NOT CONSISTENT HEREOF. LOCATION SOLELY BASED PER CONTROL POINTS RECOVERED ON SUBJECT PROPERTY. MST = MEASURED DISTANCES.

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
NOTE: This survey prepared for title purposes only.

CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
LOT 21 BLOCK 47
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND
Shows in Plat Book 2 Plat 106 Scale 1" = 30'

I hereby certify that the position of the existing improvements on the ab described property have been established by accepted field practices, and unless otherwise shown there are visible encroachments.

Louis Cohen
LOUIS COHEN
Registered Land Surveyor

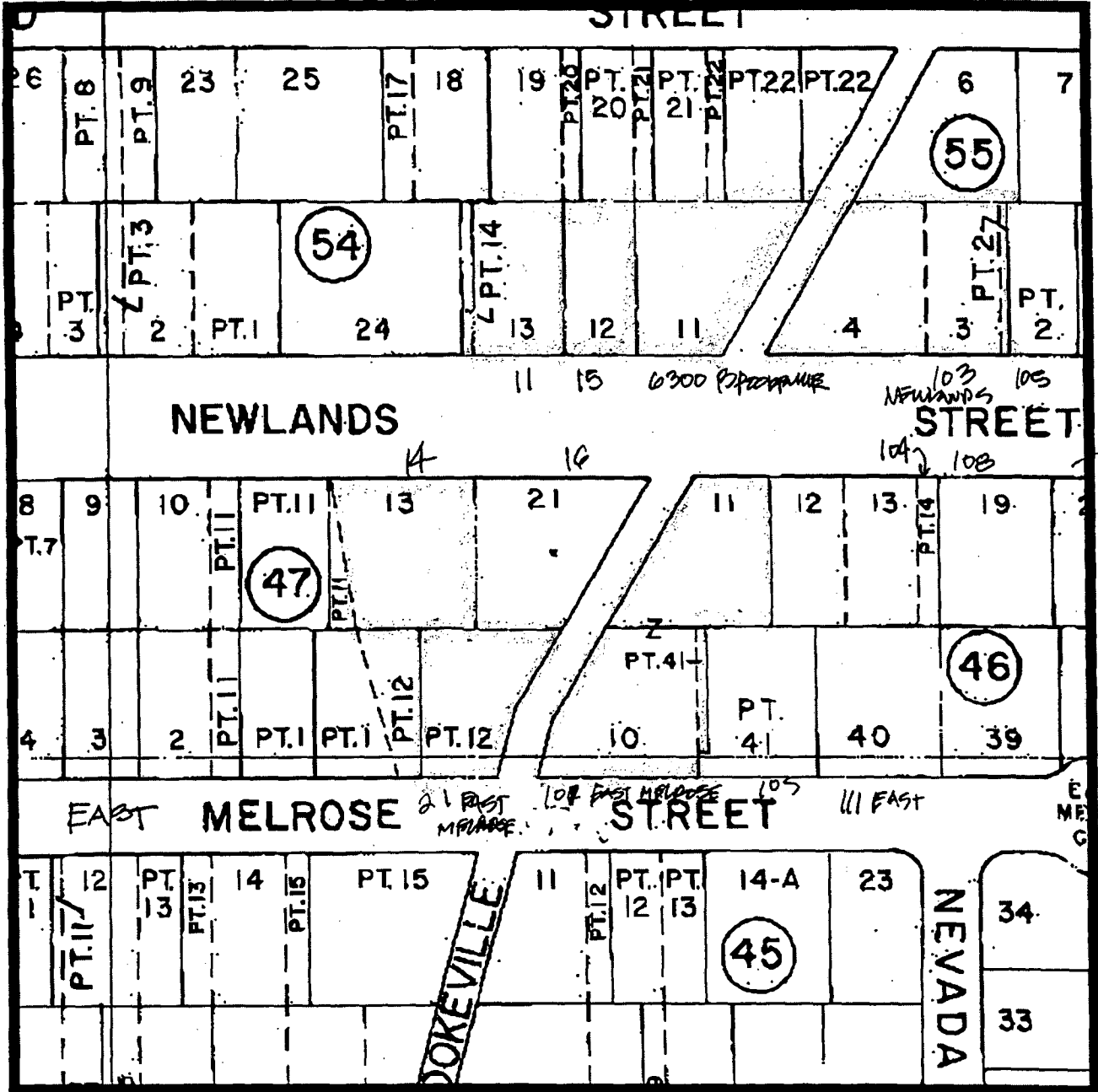
APR 15 2003



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
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District - 07 Account Number - 00456970



Property maps provided courtesy of the Maryland Department of Planning ©2001 - 2002.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html

November 12, 2003

16 Newlands Street Adjacent Neighbors.
See attached map.

Simon Wagman
11 Newlands Street
Chevy Chase, Maryland 20815

Francis Saul
14 Newlands Street
Chevy Chase, Maryland 20815

Jon C & T White
15 Newlands Street
Chevy Chase, Maryland 20815

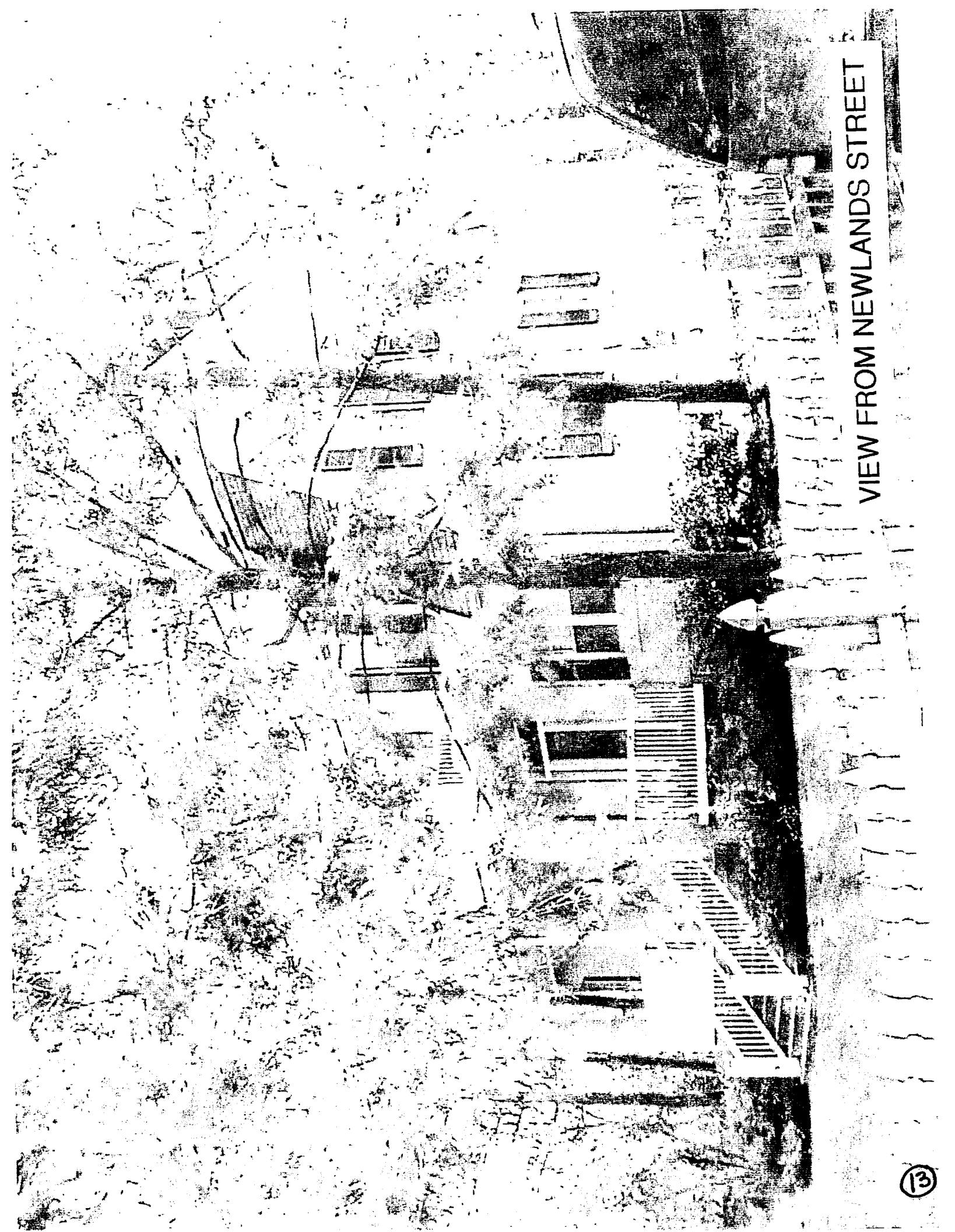
Virginia Leachman
103 Newlands Street
Chevy Chase, Maryland 20815

Arthur Phelan
6300 Brookville Road
Chevy Chase, Maryland 20815

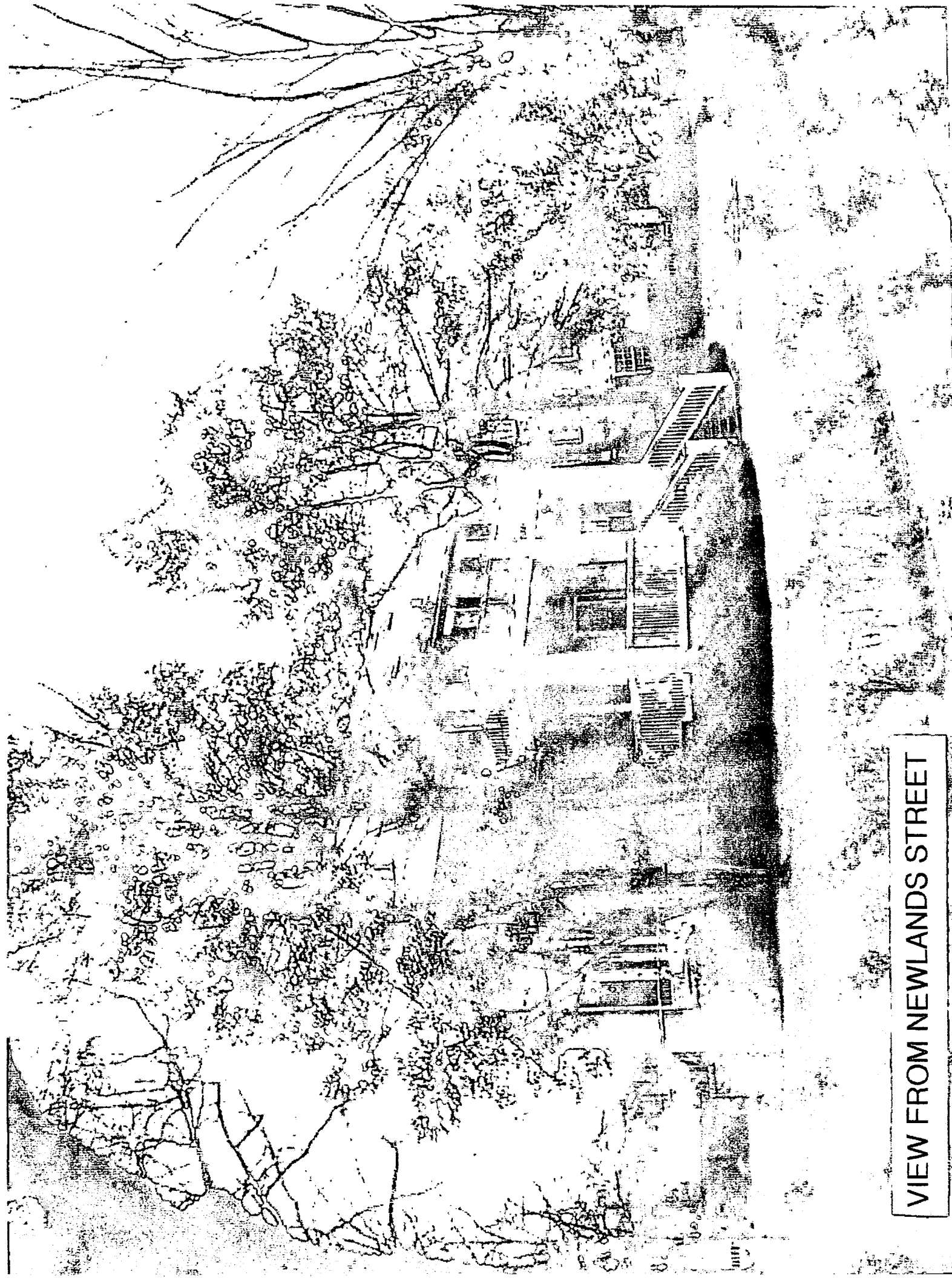
Michael Williams
21 East Melrose Street
Chevy Chase, Maryland 20815

Daniel Korengold
101 East Melrose Street
Chevy Chase, Maryland 20815

Note: Information is based on www.dat.state.md.us website.



VIEW FROM NEWLANDS STREET

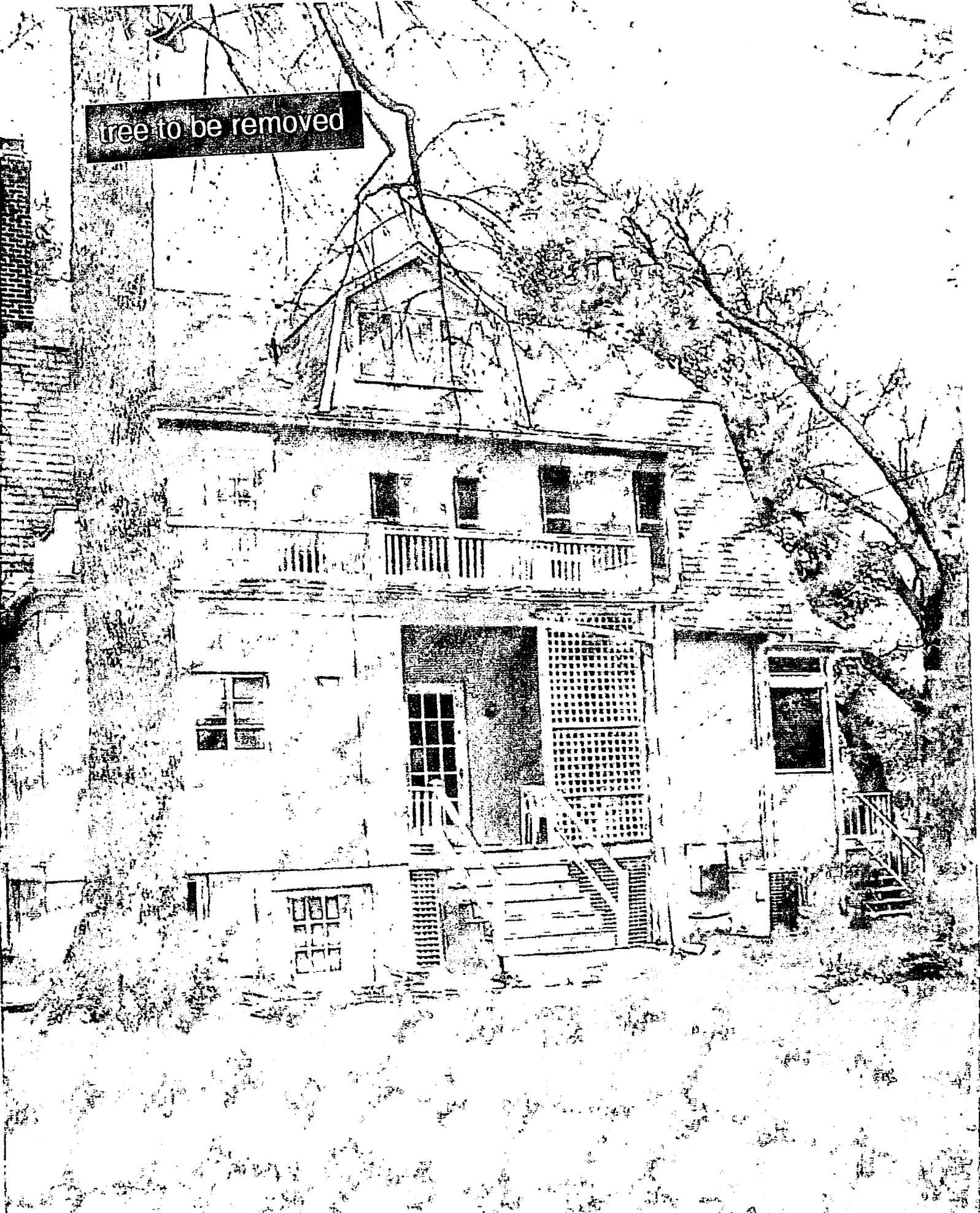


VIEW FROM NEWLANDS STREET



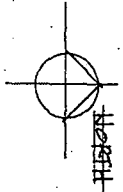
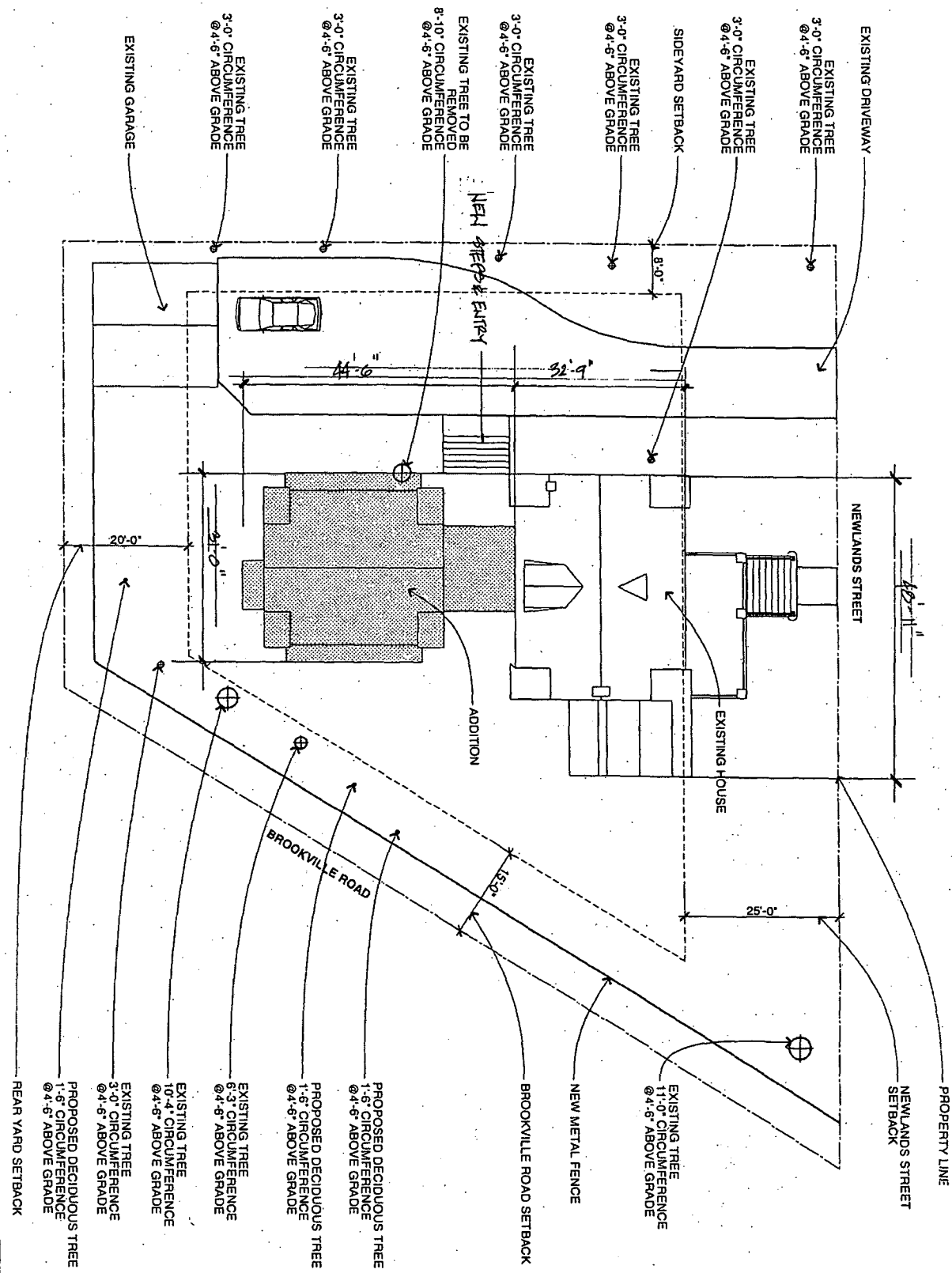
VIEW FROM DRIVEWAY

tree to be removed



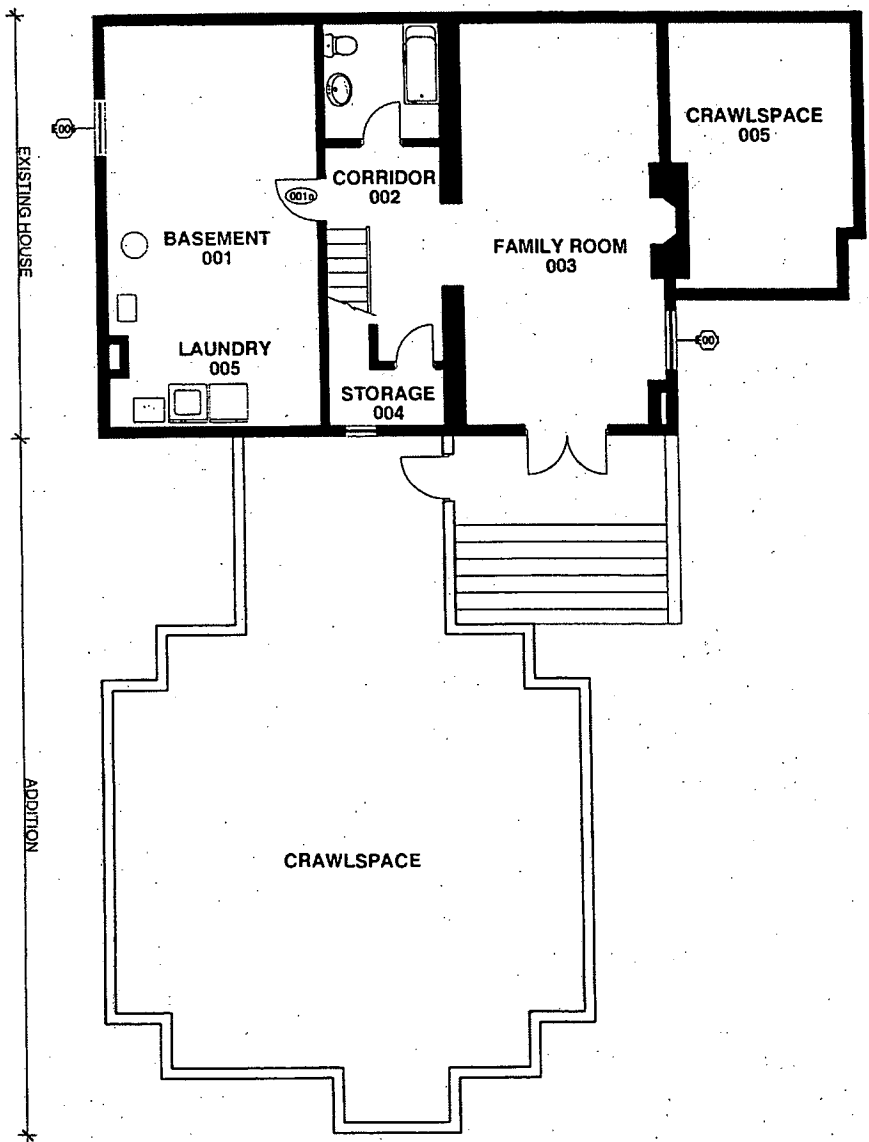
VIEW FROM REAR YARD

01 Site Plan
SCALE: 1/16" = 1'-0"

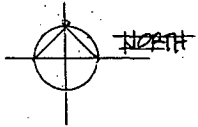
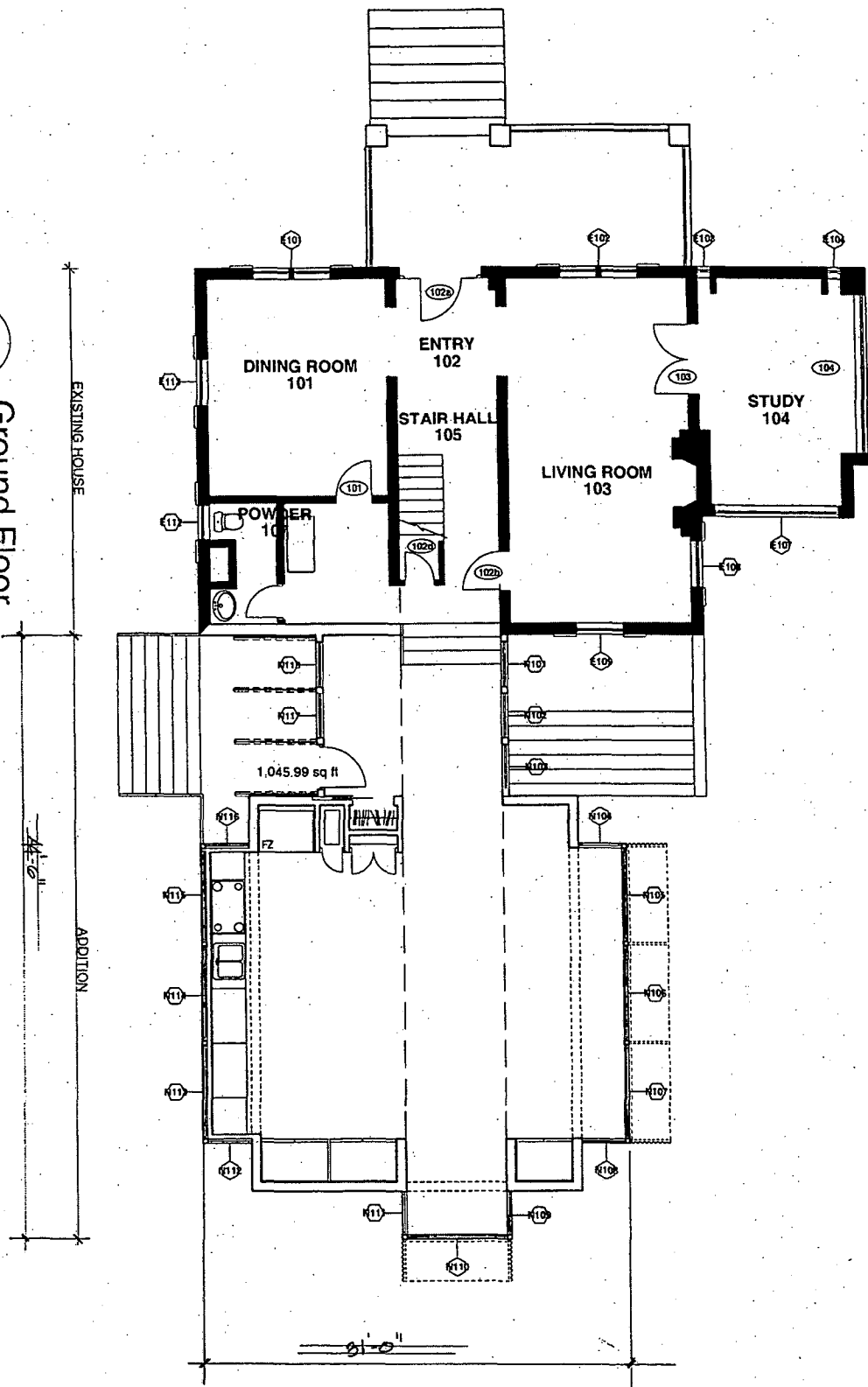


01

Basement
SCALE: 1/8" = 1'-0"

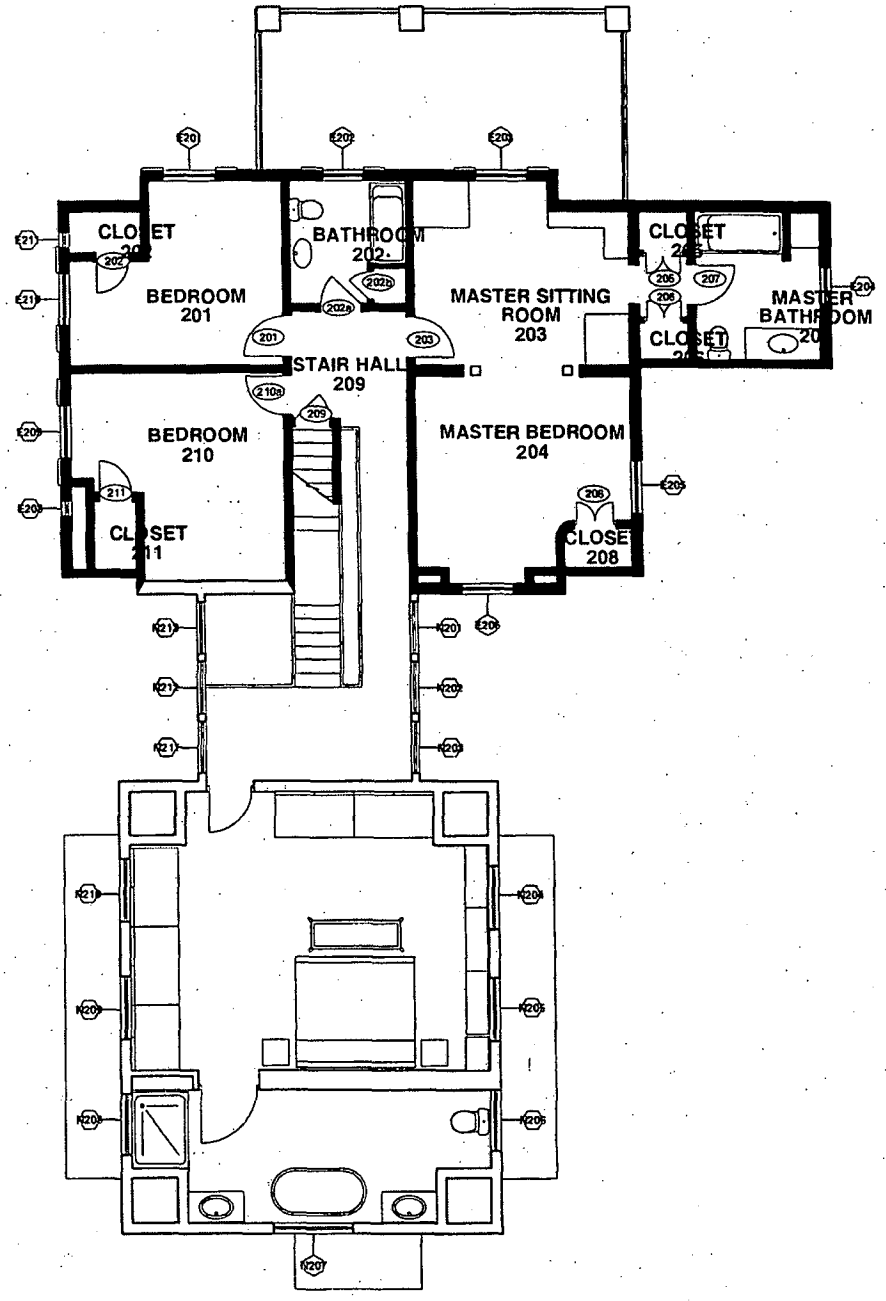


01
Ground Floor
SCALE: 1/8" = 1'-0"

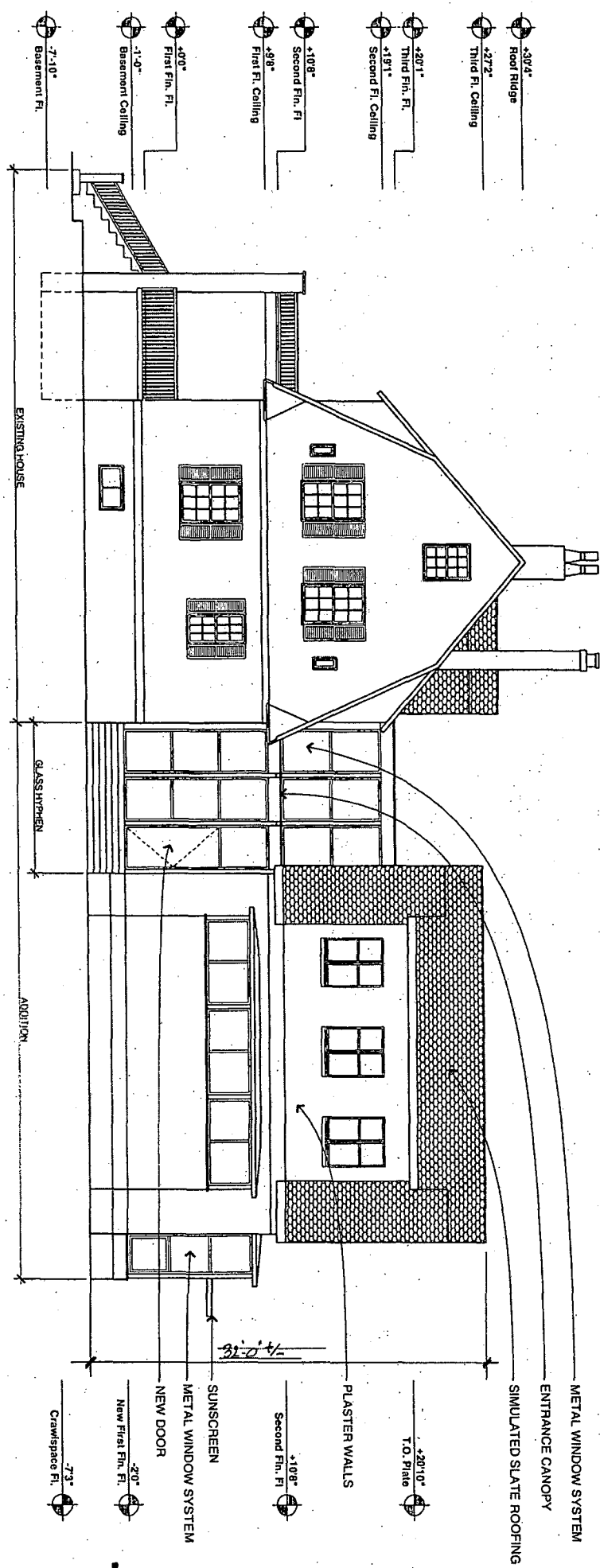


01
 Second Floor
 SCALE: 1/8" = 1'-0"

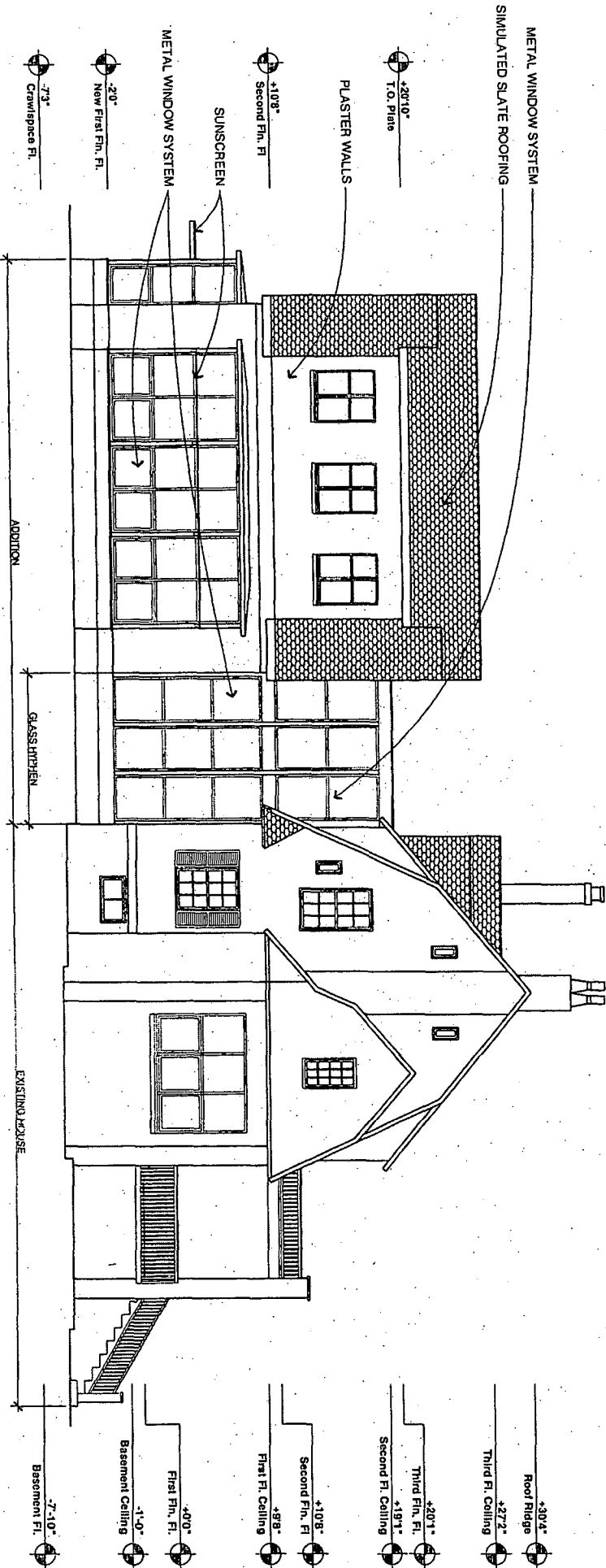
EXISTING HOUSE
 ADDITION



01 West Elevation
SCALE: 1/8" = 1'-0"



22



01

East Elevation

SCALE: 1/8" = 1'-0"

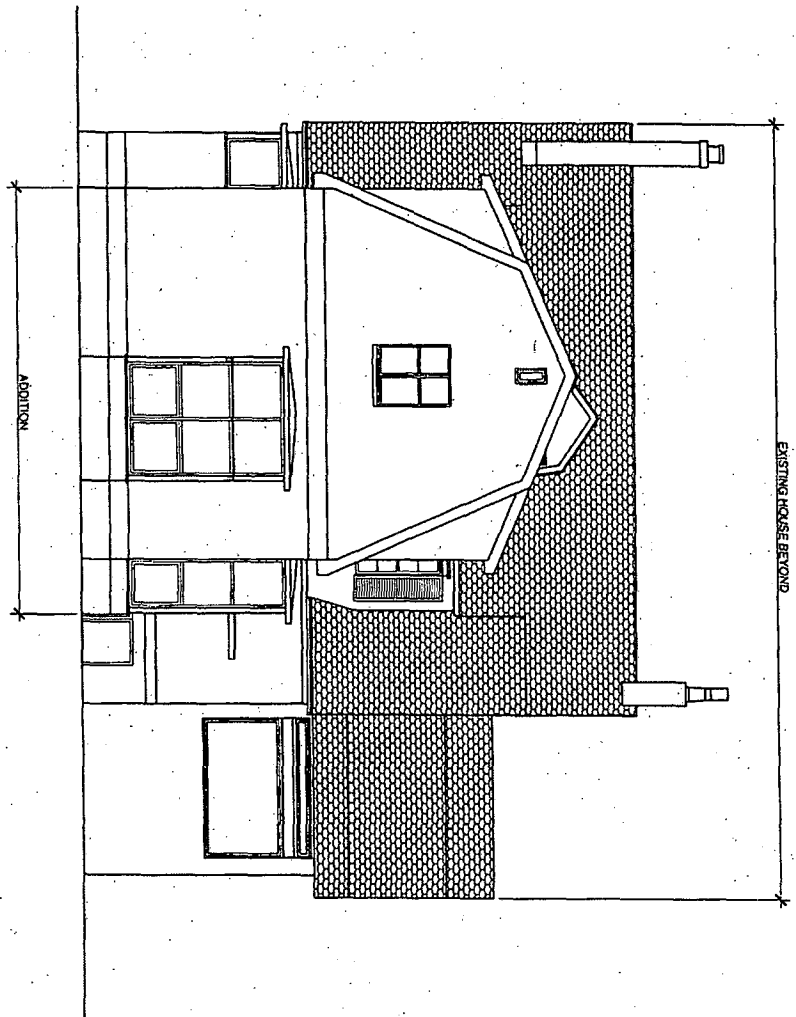
CORE
 1010 Wisconsin Avenue, NW
 Suite 406
 Washington, DC 20007
 T 202.468.5116
 F 202.468.5233
 E GEN@COREdc.com

MORGENSTEIN RESIDENCE
 16 Newlands Street
 Chevy Chase, Maryland

PN: 00016.00
 DT: 11/12/03
 DB:
 CB:

SK-705

- +20'10" T.O. Plate
- +10'8" Second Fin. Fl.
- 2'0" New First Fin. Fl.
- 7'3" Crawlspace Fl.



01 South Elevation
SCALE: 1/8" = 1'-0"

- +30'4" Roof Ridge
- +27'2" Third Fl. Ceiling
- +20'1" Third Fin. Fl.
- +19'1" Second Fl. Ceiling
- +10'8" Second Fin. Fl.
- +9'8" First Fl. Ceiling
- +0'0" First Fin. Fl.
- 1'0" Basement Ceiling
- 7'10" Basement Fl.



CORE

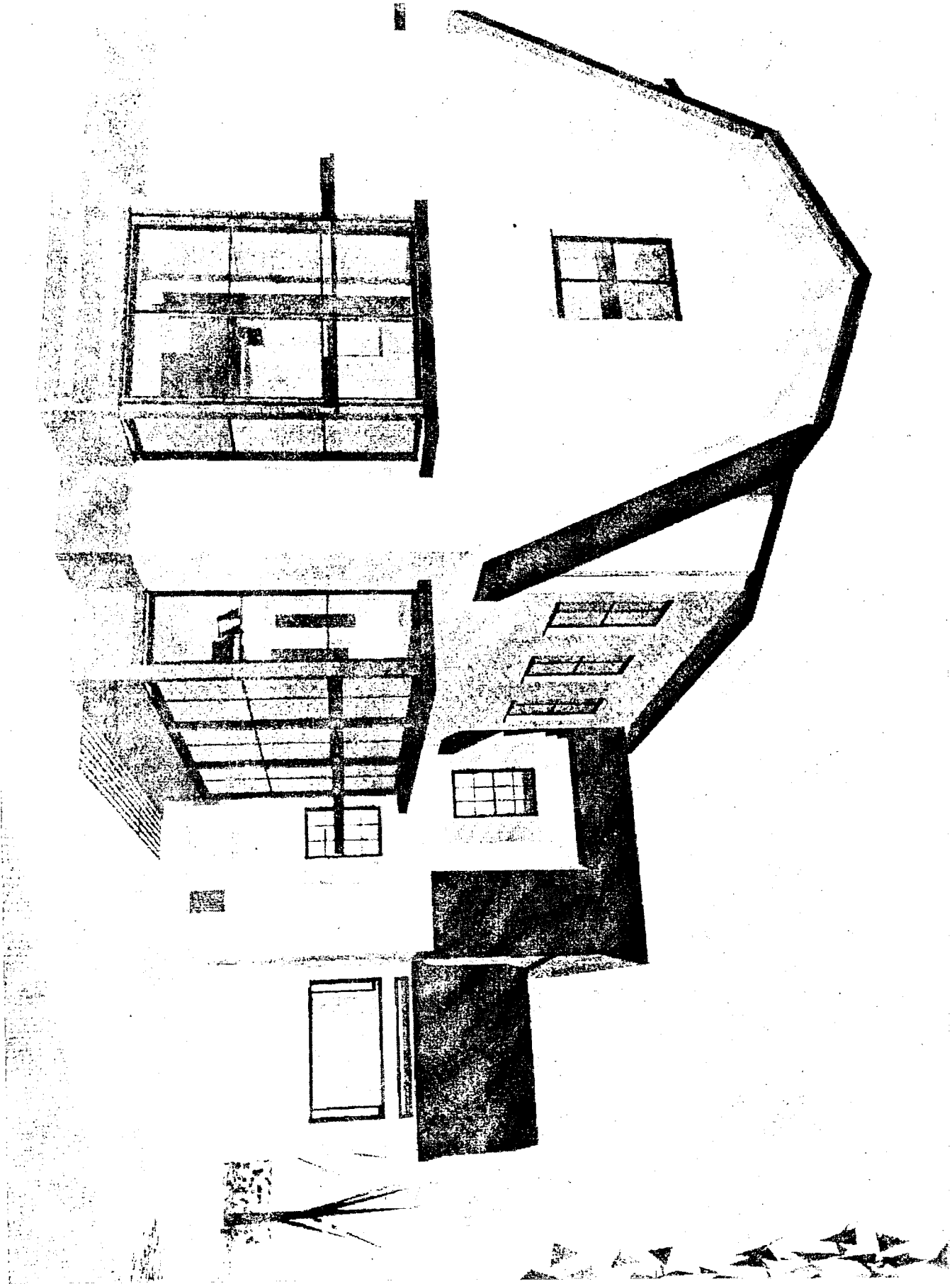
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MORGENSTEIN RESIDENCE

18 Newlands Street

PN: 00016.00
DT: 11/12/03
DB:

SK-707



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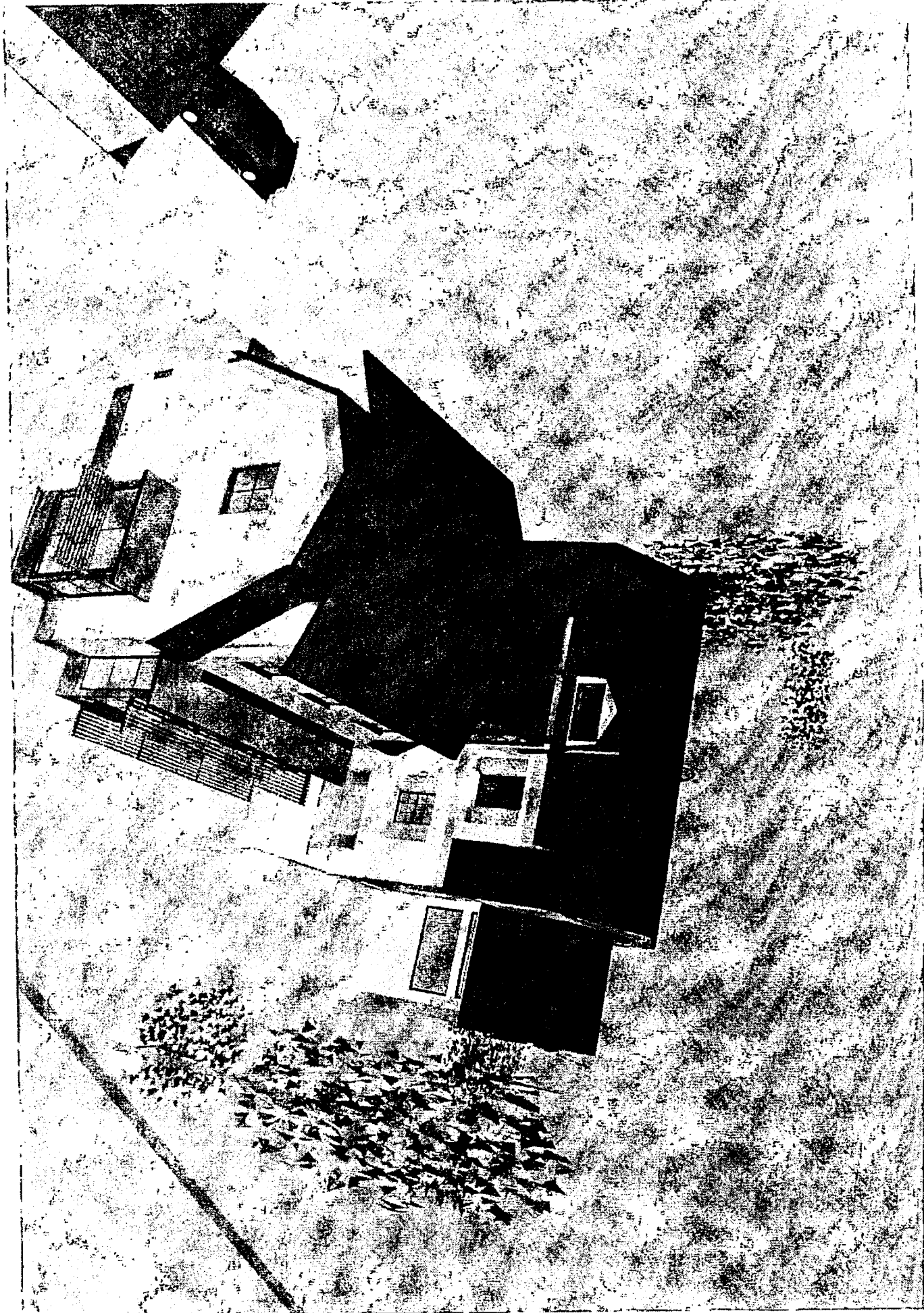
MORGENSTEIN RESIDENCE

16 Nimitz Street
Chevy Chase, Maryland

PN: 05016.00
DT: 11/12/05
DB:
CB:

SK-708

25

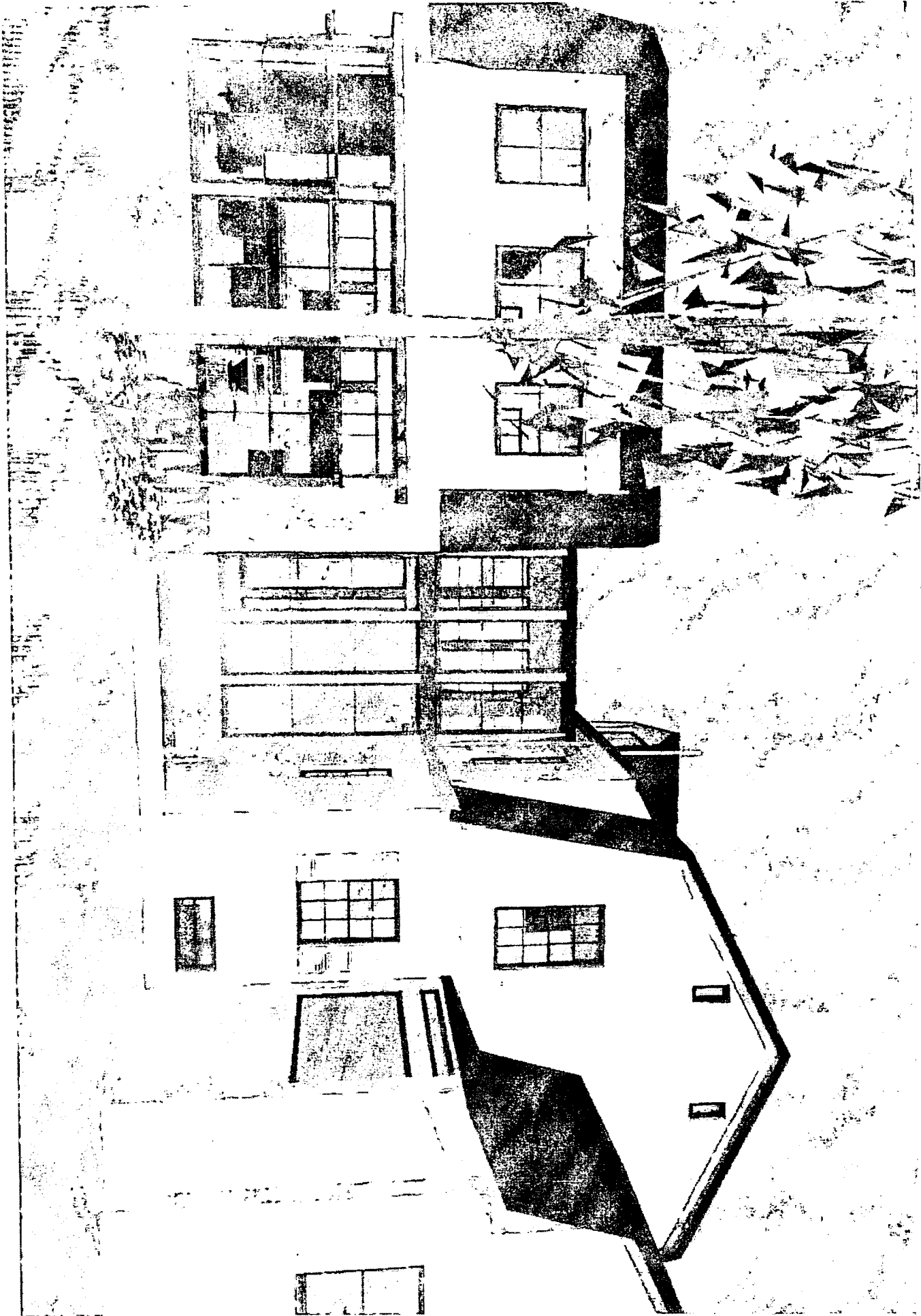


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MORGENSTEIN RESIDENCE
18 Newlands Street
Cherry Chase, Maryland

PN: 03016.00
DT: 11/12/08
DB:
CB:

SK-709

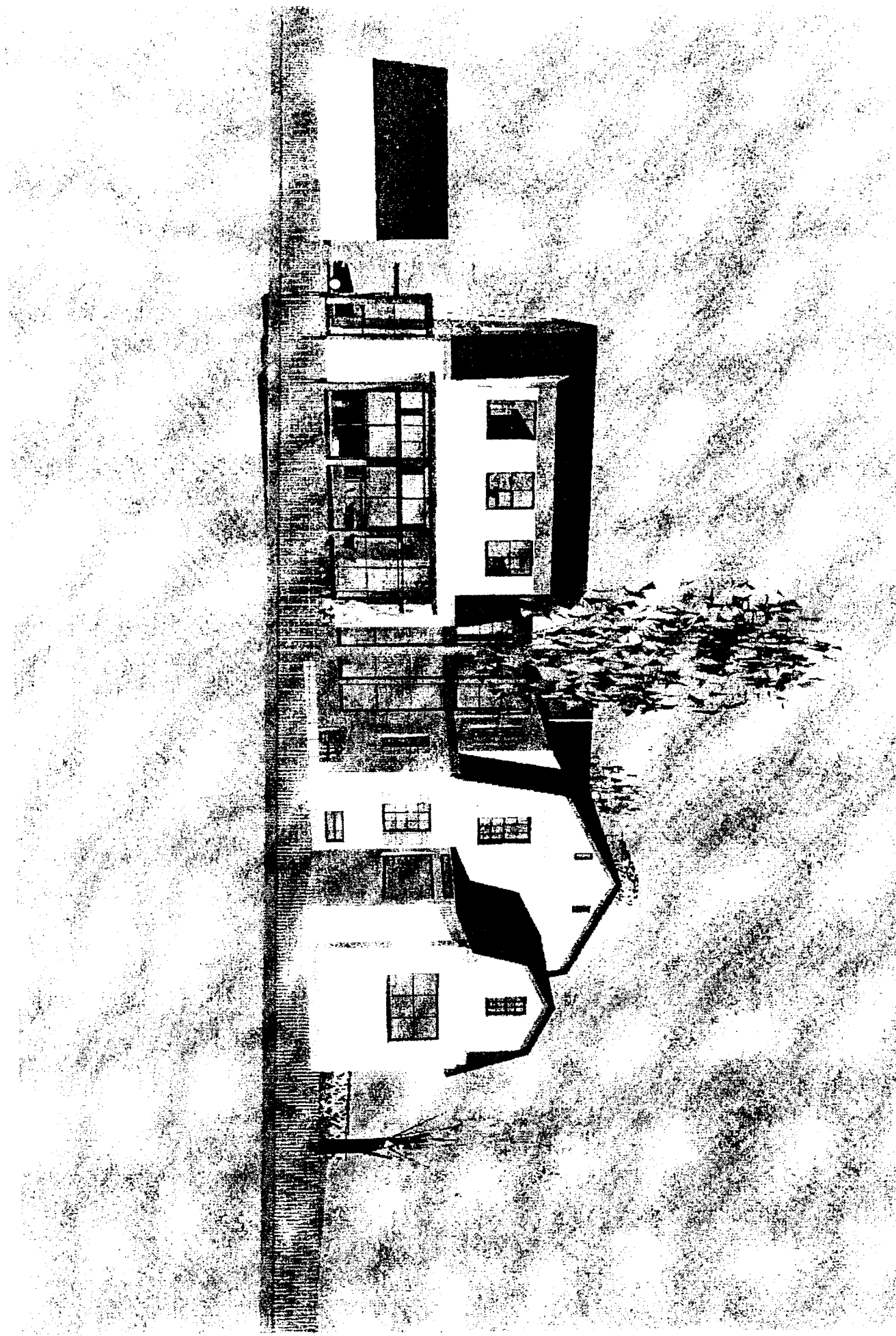


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F 202.466.8235
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MORGENSTEIN RESIDENCE
15 Newlands Street
Chevy Chase, Maryland

PN: 03016.00
DT: 11/12/03
DB:
CB:

SK-710



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F: 202.436.0210
E: REN@COREDC.COM

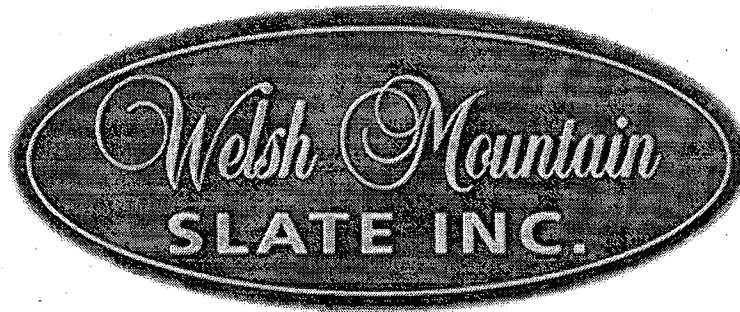
MORGENSTEIN RESIDENCE

16 Newlands Street
Craway Chase, Maryland

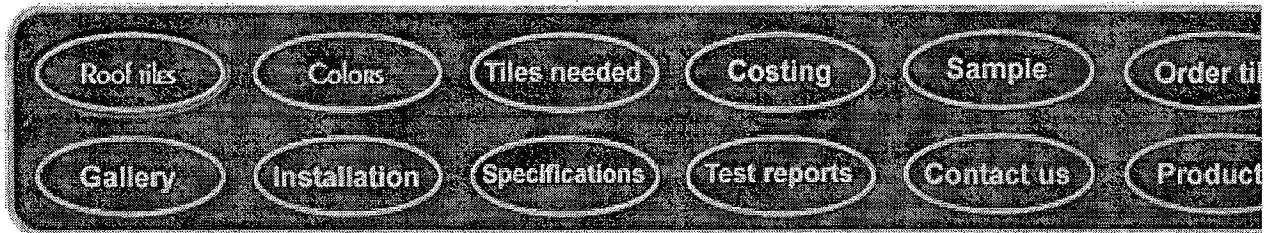
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DB:
CB:

SK-711

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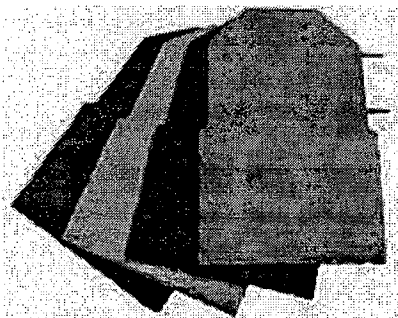
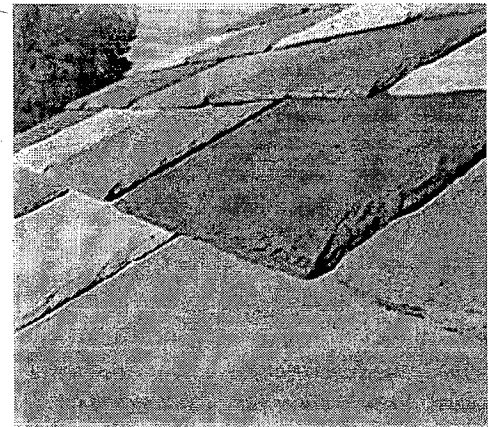


The beauty of slate
in a lightweight, maintenance-free option for those who care about quality.



We are pleased to be able to present to you the world's first manufactured roofing slate made completely from recycled car tires and re-engineered polymers. Our product is 100% recycled and 100% recyclable. This roof need never be sent to a landfill site.

Not only is this roof environmentally responsible but it is one of the most beautiful roofs available on the market today. It's exceptional life expectancy means that you never have to worry about it during your lifetime.



Our tiles are available in four colors. You can use one color or more for dramatic results. Please visit our "Choose colors" page our interactive viewer to see different combinations and percenta colors.

We make your purchase as easy as possible. We will ship the p factory-direct to your site anywhere in Canada or the USA. For other countries, please contact us for details.

Our product is easily installed. This site contains detailed installation instructions. If needed, train you or your installers in the correct installation procedure.

Please take a few minutes to tour our site. I think you will agree that our product is one of the industry. Give us a try and you will find our service is exceptional.

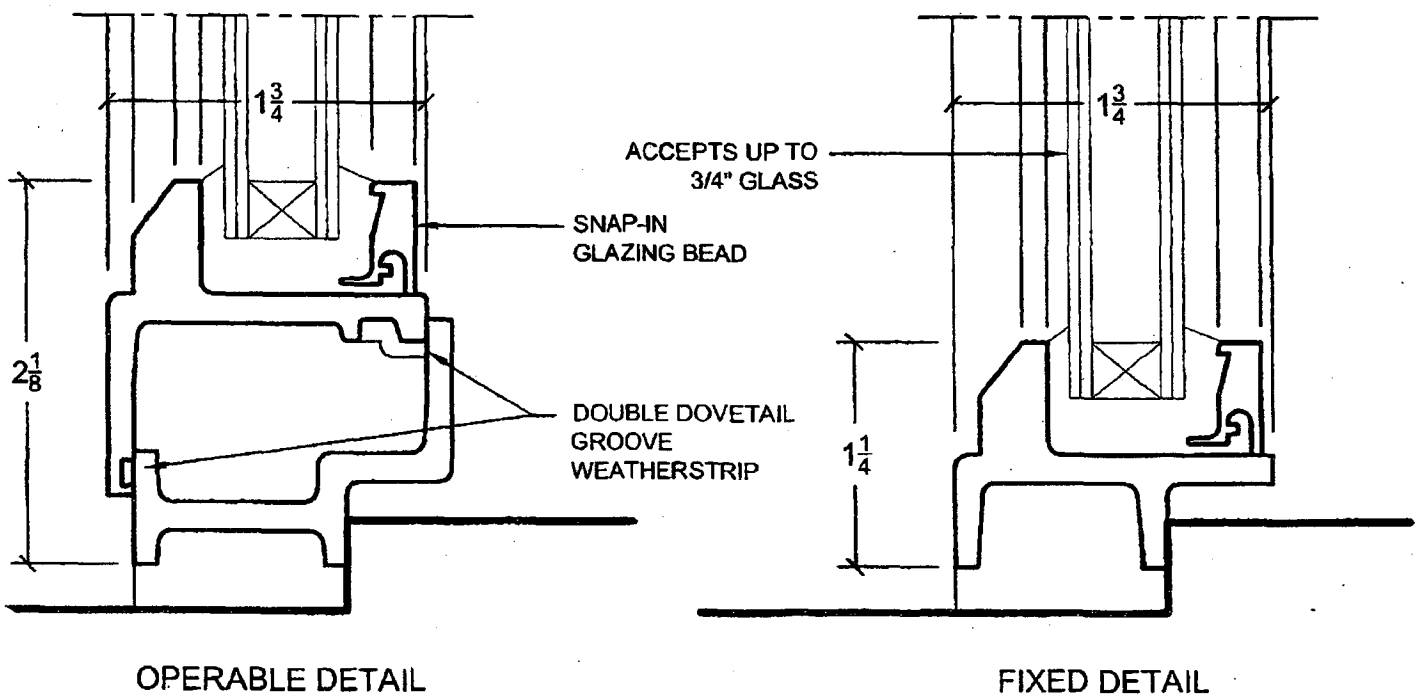
HOPE'S®
 STEEL WINDOWS & DOORS
 HANDCRAFTED IN USA

University Series
Steel Windows
Introduction

Hope's University Series steel windows are custom manufactured from heavy custom hot-rolled steel sections. Hope's engineers have incorporated the many features of modern steel window technologies in the University Series, while maintaining the aesthetics of steel windows from the early 1900's. The narrow steel window profiles simulate the appearance of exterior putty glazing; however, the University Series windows are actually interior glazed with up to 3/4" thick insulating glass.

PRODUCT FEATURES:

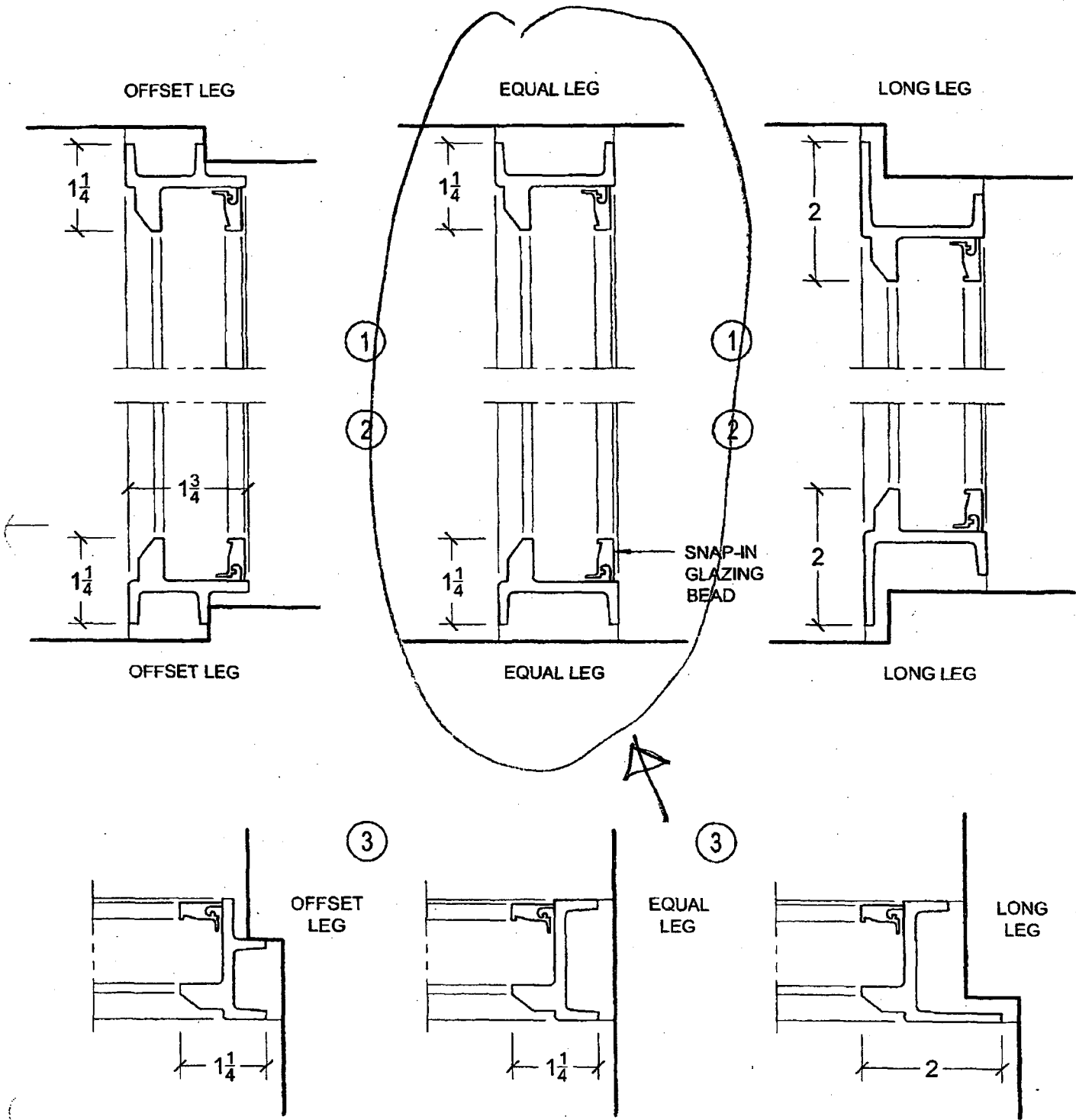
- Increased window section depth doubles the moment of inertia (I-value) and presents the opportunity to accommodate larger window sizes without extra reinforcing or mullions
- Increased strength allows for larger ventilator sizes without compromising performance
- Accepts up to 3/4" insulating glass
- Double integral groove weatherstripping
- Snap-in glazing beads
- Solid bronze hardware
- Hope's standard state-of-the-art galvanizing, pretreatment and finishing process



Details are full scale.

HOPE'S®
STEEL WINDOWS & DOORS
HANDCRAFTED IN USA

University Series
Steel Windows
Details

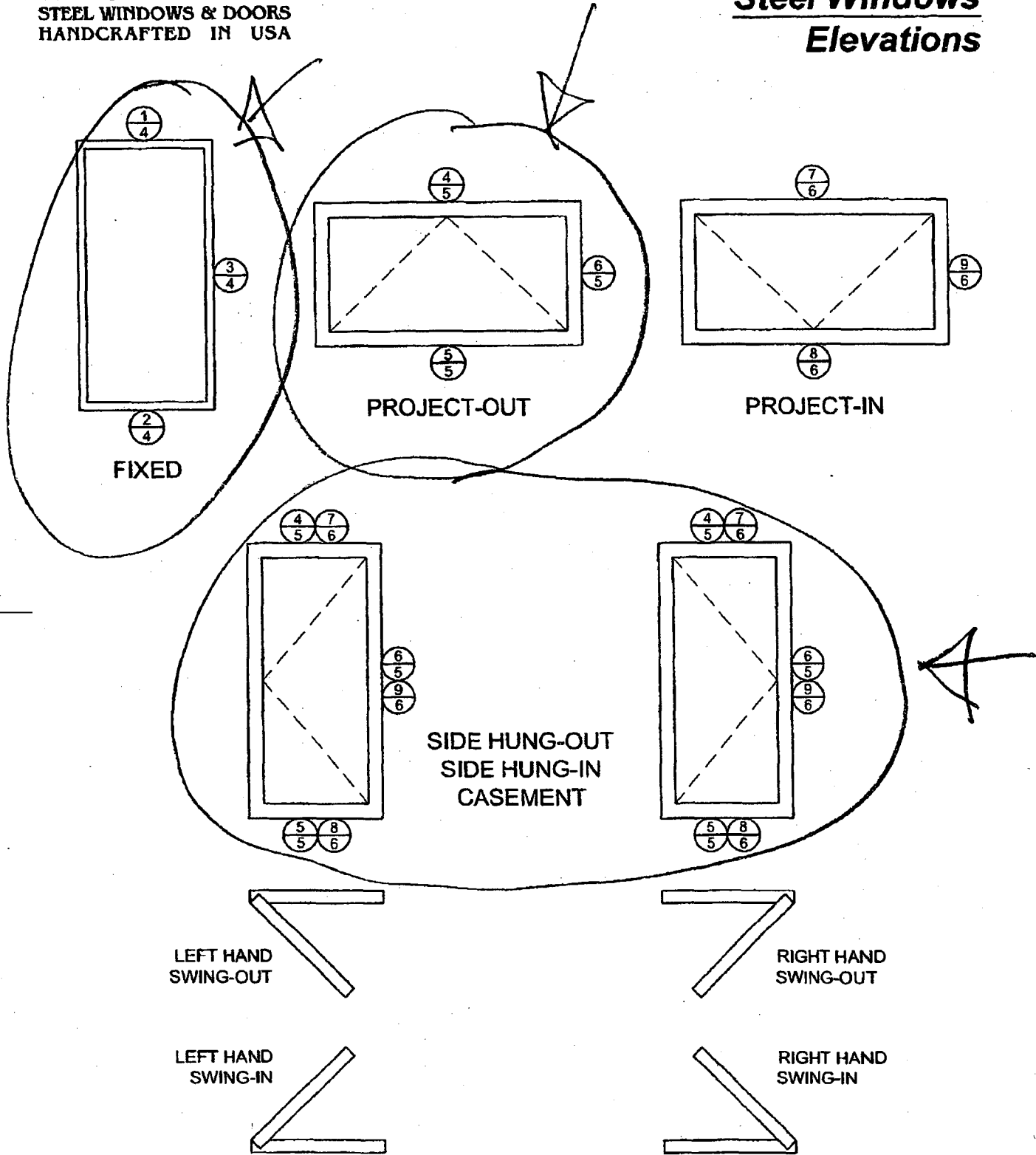


Details are half scale. All details are shown inside glazed with 5/8" glass.
See page 11 for further glazing bead options.

HOPE'S®

STEEL WINDOWS & DOORS
HANDCRAFTED IN USA

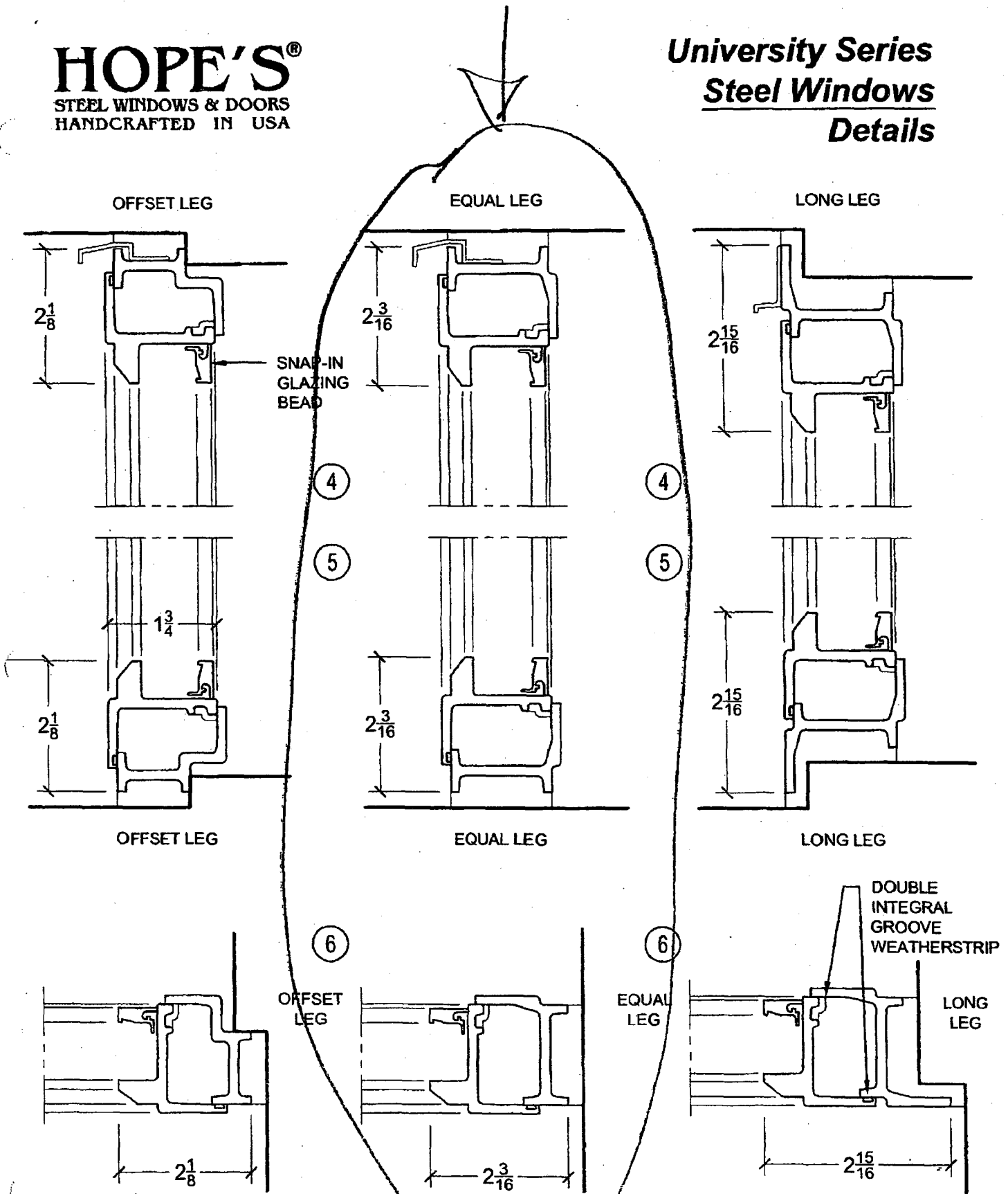
University Series Steel Windows Elevations



Elevations are not to scale and are for detail reference only.
All Hope's products are custom manufactured for your specific project requirements.

HOPE'S®
STEEL WINDOWS & DOORS
HANDCRAFTED IN USA

University Series
Steel Windows
Details



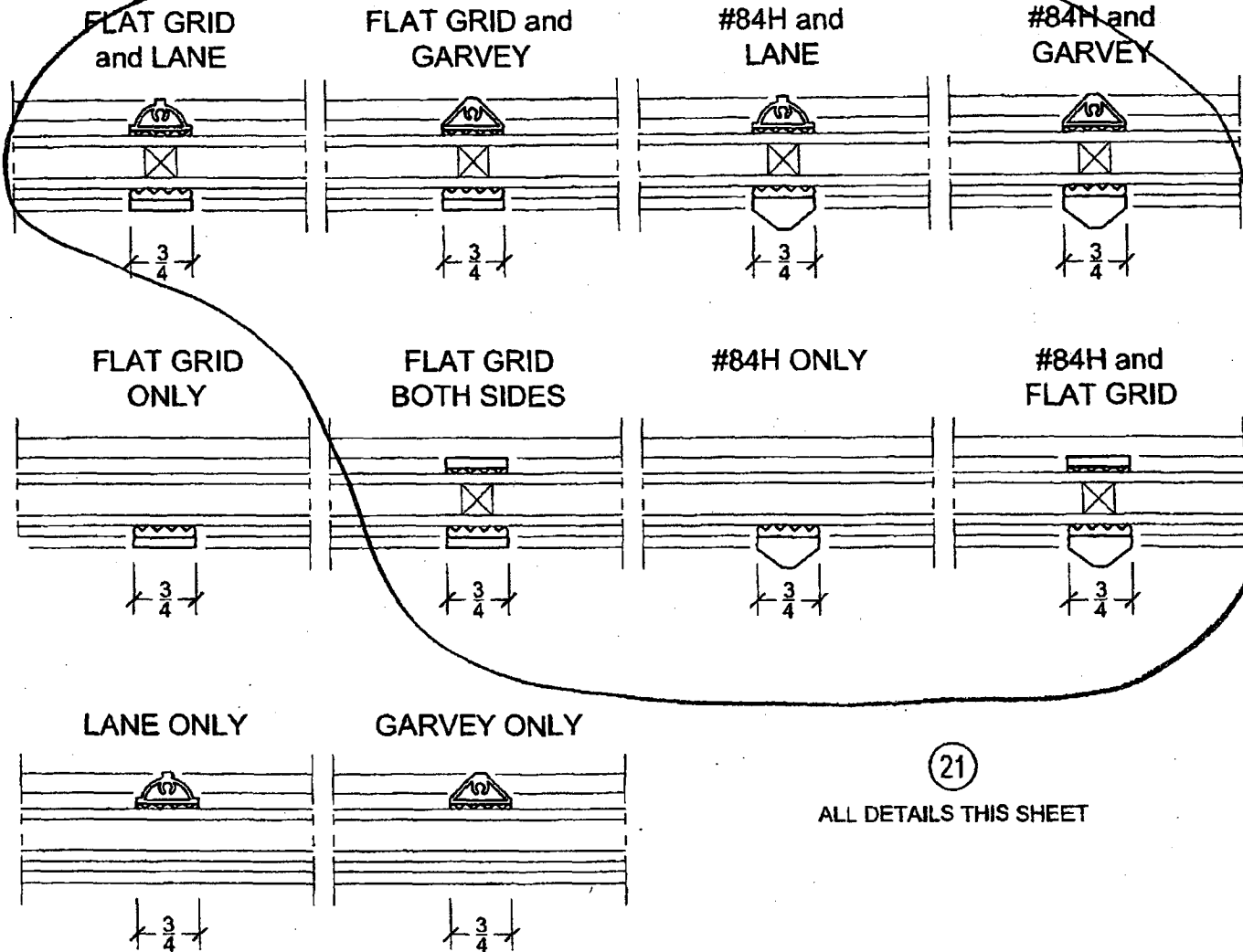
Details are half scale. All details are shown inside glazed with 5/8" glass.
See page 11 for further glazing bead options.

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University Series
Steel Windows
Details

TO BE DETERMINED

MUNTIN GRIDS



(21)

ALL DETAILS THIS SHEET

MUNTIN GRIDS NOTES

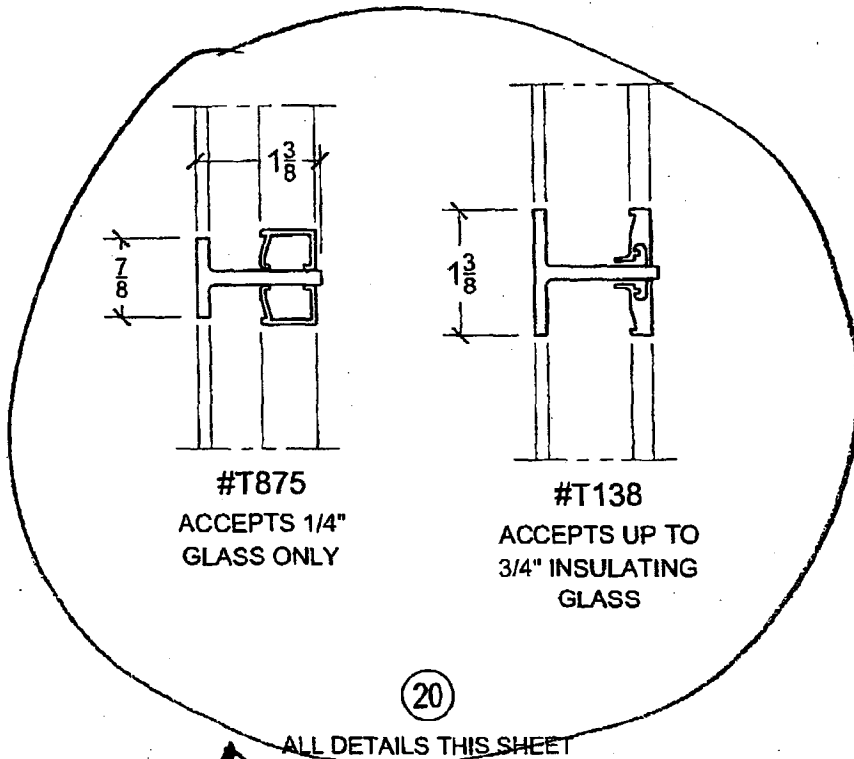
- * EXTERIOR FLAT GRIDS ARE 10 GA STEEL WELDED TO THE WINDOW
- * INTERIOR FLAT GRIDS ARE TYPICALLY 12 GA STEEL AND TAPED TO THE GLASS
- * THE #84H MUNTIN GRID IS A HOT-ROLLED STEEL SECTION WELDED TO THE GLAZING LEG OF THE WINDOW AND AT THE INTERSECTIONS
- * BOTH THE LANE AND GARVEY MUNTIN GRID ARE ALUMINUM EXTRUSIONS, WHICH ARE EITHER CUT SQUARE, MITERED OR COPED AND TAPED TO THE GLASS
- * THE SPACER BETWEEN THE GLASS TO SIMULATE TRUE MUNTINS IS OPTIONAL

Details are half scale. All details are shown inside glazed.

HOPE'S®
STEEL WINDOWS & DOORS
HANDCRAFTED IN USA

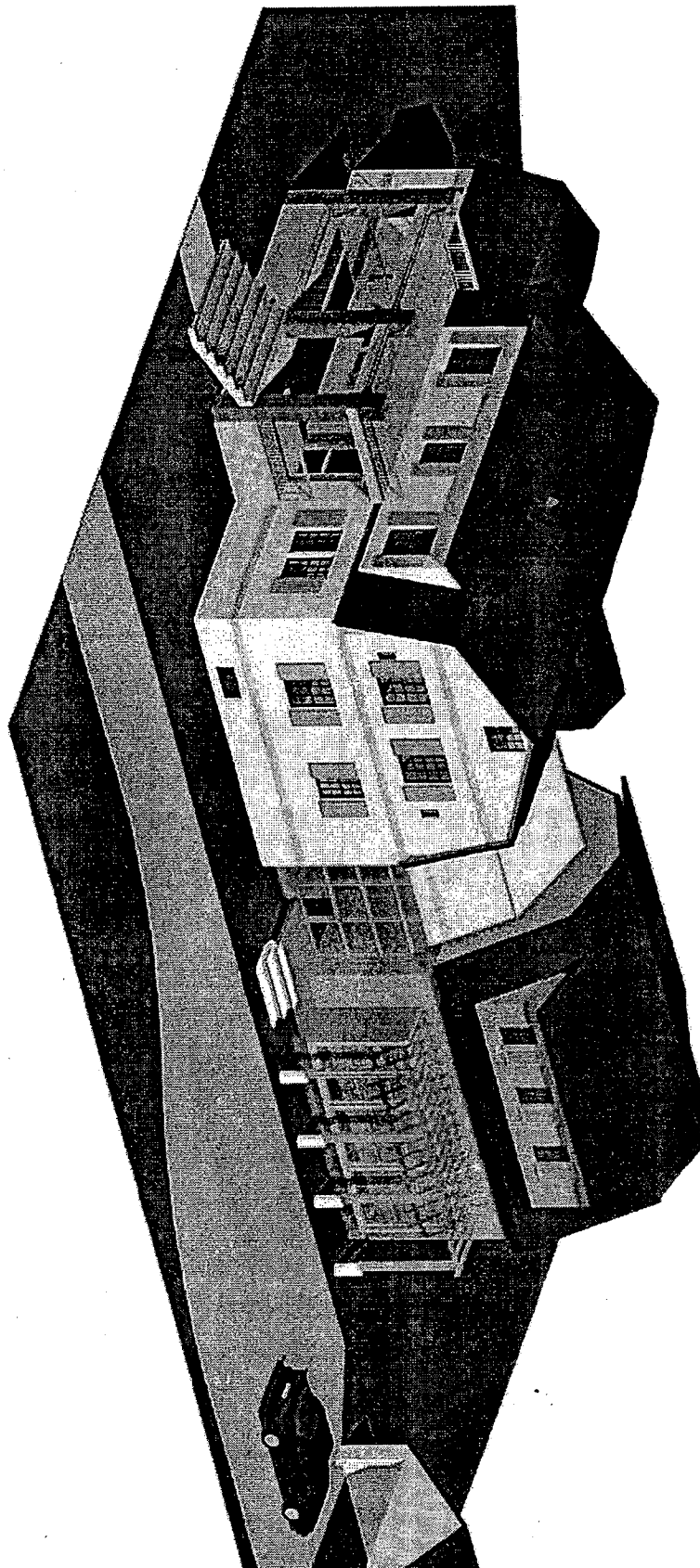
University Series
Steel Windows
Details

TRUE MUNTINS



↑
DEPEND ON SIZE OF GLASS
STRUCTURAL CRITERIA
COVERS

Details are half scale. All details are shown inside glazed.



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MORGENSTEIN RESIDENCE

16 Newlands Street
Chevy Chase, Maryland

PN: 03016.00

DT: July 28, 2003

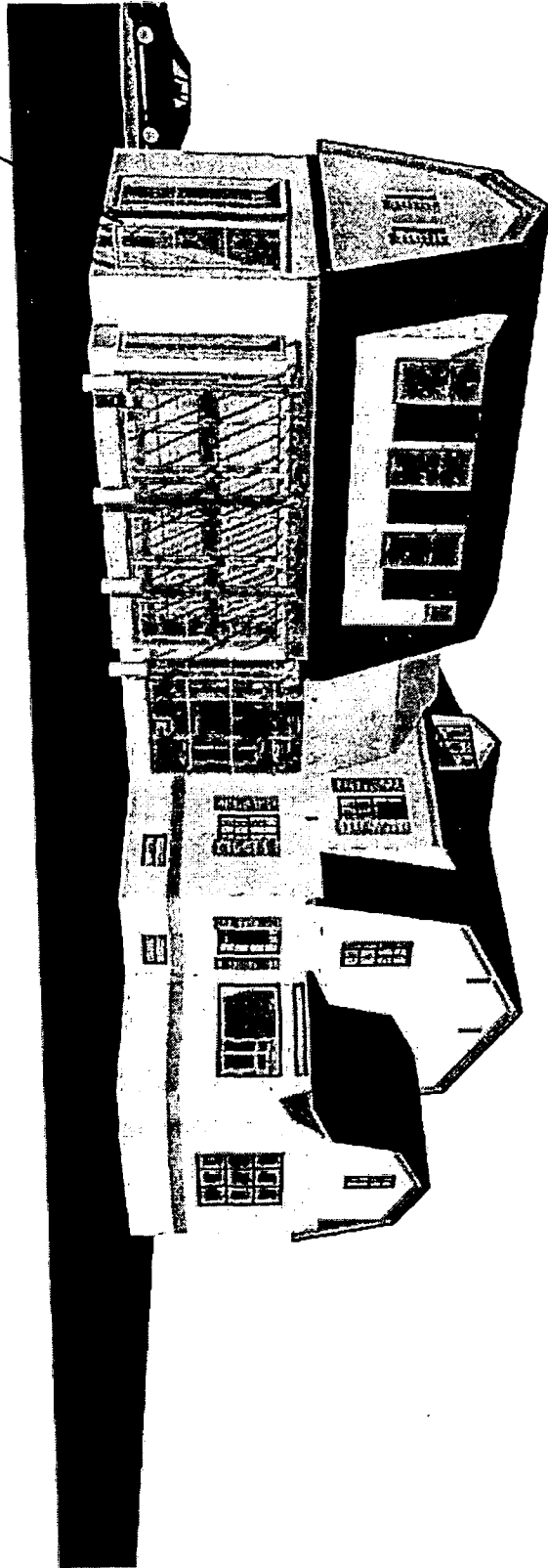
DB: MJW

CB:

SK-66

Preliminary

glassed in bay (see elevations)



CORE

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suite 405
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E GEN@COREdc.com

MORGENSTEIN RESIDENCE

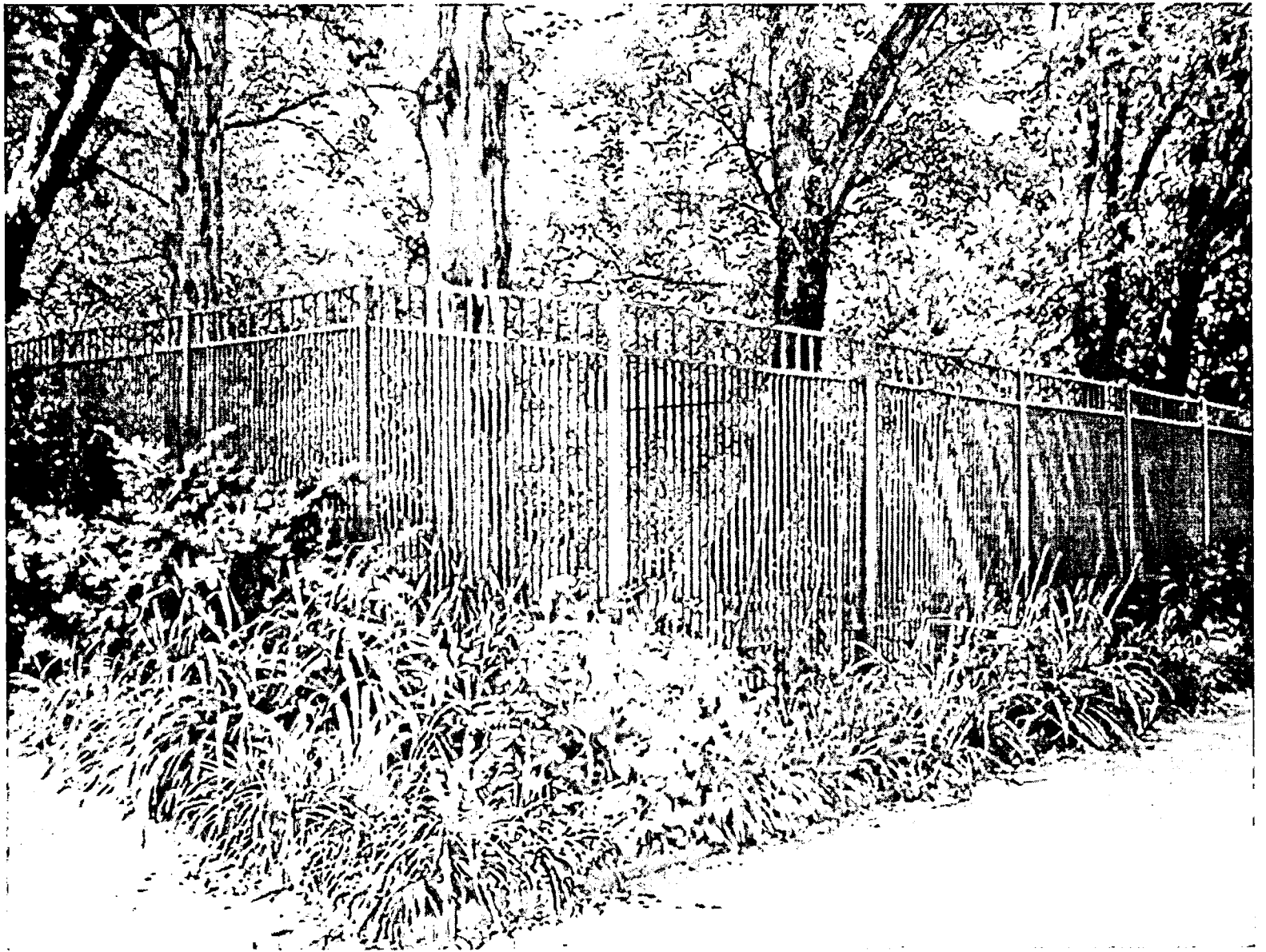
16 Newlands Street
Chevy Chase, Maryland

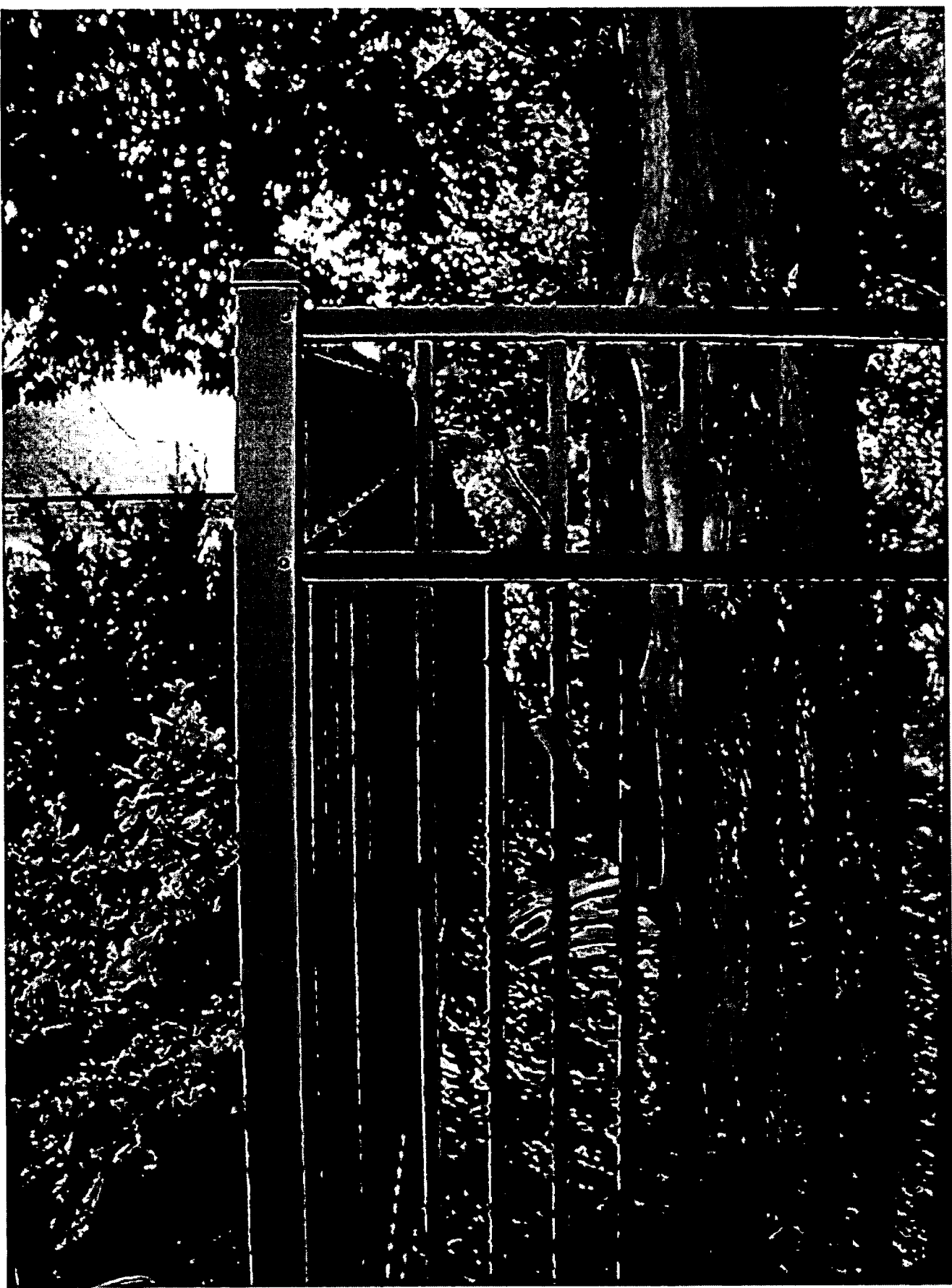
PN: 03016.00
DT: July 26, 2003
DB: MJW
CB:

SK-68

Preliminary

(37)





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HISTORIC PRESERVATION COMMISSION
MONTGOMERY COUNTY, MARYLAND

-----X
:
:
HISTORIC AREA WORK PERMITS
:
:
-----X

A hearing in the above-entitled matter was held on
Wednesday, August 13, 2003, commencing at 7:46 p.m., at the
Maryland National Capital Park and Planning Commission, MRO
Auditorium, 8787 Georgia Avenue, Silver Spring, Maryland,
20910 before:

SUSAN VELASQUEZ
Commission Chairperson

JULIA O'MALLEY
Vice Chairperson

LEE BURSTYN
NURAY ANAHTAR
JEFF FULLER
STEVE BRESLIN
Commission Members

MICHELLE NARU
CORRI JIMENEZ
GWEN WRIGHT
ANNE FOTHERGILL
Staff

 ORIGINAL

Deposition Services, Inc.

1 (Whereupon, a brief recess was taken.)

2 MS. VELASQUEZ: Okay. We're back on the record.

3 The next item on the agenda is a preliminary consultation.

4 Susan Morgenstein, 16 Newlands, Chevy Chase. Is there a
5 staff report?

6 MS. JIMENEZ: 16 Newlands, I haven't seen these
7 images so you'll have to forgive me. I just was given this
8 by the applicant. I'm familiar with the project alone, but
9 not the CD that's in the computer. This is a contributing
10 resource to the Chevy Chase Historic District. It's a Dutch
11 Colonial constructed about 1912. It has a somewhat
12 interesting history. The structure is original to 1912 but
13 at a later time period, the second owner was the creator of
14 Spring Creek which is one of those great industrial 1950s,
15 you know like Shop Creek and all the creeks that came around.
16 So it's basically got a -- polymer that's been applied to the
17 exterior of the house. The Applicants want to construct a
18 rear addition and the same material will be applied to that
19 rear addition.

20 This is the front of the house looking at it.

21 There's been a side addition that's been constructed.

22 There's been some modifications particularly to the rear.

23 Here again is the side addition which looks like this. It's
24 a modern addition, but you can see still the same type of
25 gambrel roof that's been applied to your original house, to

1 the addition and that will be the style that you will see on
2 the new construction, excuse me on the new addition that will
3 be attached to the rear. There was a porch here on the side
4 that was enclosed. So you can see that there's been some
5 small modifications to the house as well as the third story
6 basically had a little dormer.

7 More images of the rear. This is a tree to the
8 left of the addition. That is the only tree that's planned
9 to be removed. And that was mentioned in my staff report. I
10 don't remember its diameter. This is the new construction,
11 excuse me, the new addition that's going to be attached to
12 the historic house. The Applicants are great admirers of
13 modern construction and they are great admirers of
14 Brookeville Road and the view they see out there from their
15 porch. And so what they designed is they designed an
16 addition that has basically a two-story glass -- that will
17 connect the old house to a new addition. My staff report
18 went through all the different modifications that define the
19 addition and how great it applies to Secretary of Interior
20 standards for rehabilitation where you have a modern addition
21 that is quite different than the historic building. I think
22 that this is a great case for the HPC to review.

23 There's subtle things like this. There's going to
24 be a slate substitute. It will be applied to the new, excuse
25 me, to the addition. And staff is actually recommending an

1 ecco star product which is a slate substitute. It's a rubber
2 material of recycled tires. Has a 25 year warranty. It
3 actually has a great thickness. So it's not like an asphalt
4 shingle tile. It's more of a, has a dimension. So it looks
5 like slate when you're far. And not to mention it's
6 recyclable after the 25 years.

7 The other thing that is quite different between the
8 historic versus the addition is the shutters. These shutters
9 will be operable or at least staff is recommending them to be
10 operable. But they are more traditional of a European style
11 shutter, maybe even, you know, older colonial structures that
12 used to be in Maryland. There's a lot of modern details.
13 Like this is going to be an aluminum trellis that will be
14 coming out above the aluminum windows. Here's the rear. One
15 of the things that staff recommended when they met with the
16 architects as well as the applicants during one of our
17 meetings was the repetitiveness of a certain feature. We
18 chose the gambrel roof as a great way of connecting, bringing
19 that historic to the house as well as into the addition. And
20 so you'll see that repeated.

21 And this is the west elevation. The west and the
22 east elevation are pretty much the same in regards to the
23 same type of windows and trellis. These windows look a lot
24 smaller than what we saw on the east elevation.

25 Here's the ground floor plan for the house as well

1 as the second floor plan. And then there is a second house
2 on the site, a 3-D modeling. This again, side, is basically
3 Brookeville Road and this side here is West Newland. So the
4 house will be visible coming up and probably more up
5 Brookeville Road.

6 There is heavy vegetation that is along Brookeville
7 Road that is concerned about. And one of the motions that
8 will be made as least as a condition for the historic area
9 work permit is that tree preservation measures be applied,
10 especially for the larger trees that are following
11 Brookeville Road. And here's another view of the addition
12 with the historic house as well as how far it is from an
13 existing garage, the two-car garage in the rear. And that's
14 it. Staff has put into the staff report everything that they
15 were concerned about, particularly the slate substitute that
16 would be used as well as tree preservation. But basically
17 finding the addition quite attractive and, you know, very
18 direct to what the Secretary of Interior standards say.

19 MS. VELASQUEZ: Thank you. Any questions of staff?

20 MS. WRIGHT: I like the addition. I think one of
21 the things I hope the Commission thinks about is, you know,
22 we frequently have seen additions and new construction in our
23 historic districts that are extremely replicative. And we
24 have actually, staff has spent a lot of time talking to
25 applicants about gee, maybe it would be good to do something

1 that's not replicative, that really is of this time. And I
2 think this is an example of that effort and certainly use
3 something that we have encouraged although we haven't seen it
4 very often in applications that have come in.

5 MS. VELASQUEZ: Thank you. Any questions of staff?
6 The Applicants are here. Would you like to step forward.
7 And anybody you have as a representative. Please state your
8 name for the record.

9 MS. MORGENSTEIN: Yes, I'm Susan Morgenstein. And
10 I'd like to introduce my husband, Dr. Robert Morgenstein who
11 is paying for this. I don't know why my name is on the
12 application but anyway he's also an applicant.

13 MR. STEWART: I'm Dale Stewart, principal of Corn.

14 MR. SANTOS: I'm Ramon Santos also with Corn.

15 MS. VELASQUEZ: Thank you. You heard the staff
16 report. What do you want to tell us?

17 MR. STEWART: I think that the staff report
18 basically reinforces and coincides with what our desires and
19 plans for the house are so I think that it is a fair
20 representation of all we intend to do.

21 MS. VELASQUEZ: Commissioners.

22 MS. O'MALLEY: Can I just ask a question? The side
23 windows that are facing Brookeville, that will all be solid
24 windows on the first floor?

25 MR. STEWART: The first floor was a bay that

1 protrudes from the side of the building that was all glass.

2 MS. O'MALLEY: My first thought was as I come up
3 Brookeville Road is a really big glass. Your square footage
4 includes height and --

5 MR. STEWART: Yes, it does.

6 MS. O'MALLEY: It doesn't look large when you look
7 at it from the rear. But as I look at it from the side, you
8 know, the length is longer than the side of the original
9 house.

10 MR. STEWART: Well, the function of the, the size of
11 the addition is a result of the problematic requirement that
12 the owner has for the addition. And we've tried to take the
13 steps that we could to reduce its scale and its mass so that
14 it didn't overpower the existing house but looked like it was
15 part of it, as the whole structure as a uniform whole. I
16 think that that's a better way to try to integrate the new
17 mass as opposed to just doing something that has no
18 relationship.

19 MS. MORGENSTEIN: We also told the architects that
20 we didn't want a big box. We didn't want the house, as many
21 houses in the village have just to come straight out into a
22 big box. And we preferred to have shape and definition. And
23 part of the staff report talked about the vegetation. We
24 have magnificent large trees especially on our strange
25 shaped, pie shaped lot on the corner. And we're very anxious

1 and eager and careful of those trees at all times. In fact,
2 one of my neighbors said those trees were more important than
3 most of the people he knew. He's unfortunately since
4 deceased. But I agree with him, those trees are very
5 important and we want to add landscaping on that side, on the
6 Brookeville Road side. So those windows provide us with a
7 way, me with a way to breathe. The house as it exists now I
8 bought because you could see through the center hall and
9 through both sides. So when I stand in the center hall of my
10 house, I see green in four directions. And I wanted that in
11 the new addition.

12 But, as far as size go, I have six grandchildren
13 under the age of 5 and the new addition family room had to
14 accommodate the immediate family which would be very six for
15 dinner, so that's why the size.

16 MR. STEWART: I think too that the way that we have
17 sited the addition of the house is more typical of the way
18 colonial architecture expanded over time. There was a series
19 of add on buildings, or -- buildings. It just didn't
20 increase the mass of the buildings because the problem that
21 that would have would be to create internal rooms with
22 natural light. So this is a way to add footage to the house.
23 It's more in keeping with traditional architectural
24 additions.

25 MR. FULLER: Well I agree with the staff report that

1 I think it's very well done. I think the concept with the
2 high addition. My comments are, my questions are details.
3 When I look at the addition, the new rear part, I see a lot
4 of modern detail introduced like with the trellis. I think
5 that's appropriate. I think it's pretty deciding. You don't
6 often see that in additions. I think it could be very nice.
7 Once you get above the roof line, however, it's all very
8 traditional. It's almost schizophrenic. The roof climb down
9 is contemporary. The roof line up is traditional. Was that
10 intentional or could you comment on that?

11 MR. STEWART: Well, the original, the reason that it
12 was done was that was to try and make more of a relationship
13 to the older structure. Since we have submitted this for
14 preliminary approval, we have done some further
15 investigation, further study where we are heading towards an
16 alternative window pattern on the upper floor that is more in
17 keeping with the lower floor of the addition than the
18 traditional existing house. So we recognize similar concerns
19 that you have and we're working towards addressing those.

20 MR. FULLER: I guess, the -- old house has quite a
21 bit going on. It has a bunch of different styles and the way
22 the addition worked off of it to begin with. We've now added
23 then a connector which is completely contemporary and I think
24 that's appropriate. And then the back half of the house, the
25 addition is really a little bit, the top of it seems a little

1 heavy. The bottom of it with trellis to me doesn't tie in as
2 well. I just think that the addition needs to integrate,
3 needs to start pulling itself, the overall house a little bit
4 more together. 'Cause I just feel a little bit, there's too
5 many different styles, too many different pieces trying to
6 cling together on this right now. But I think in general the
7 massing is where it should be. I think it's appropriate to
8 have the link and to complete distinguish itself from the
9 existing house. I don't have any problem with the overall
10 size of the house. I think that can be worked. Again I
11 think it's a detail issue.

12 MR. STEWART: One of the things that we have done,
13 on the first addition on the side of the house is we've taken
14 off a balcony that was a porch that was on the side and also
15 a circular grilled window that was on the upper window which
16 we felt really didn't have a relationship to either what we
17 were doing or the original house. So we're making
18 adjustments to try to address the issues that you're raising.

19 MS. ANAHTAR: I think I agree with what they said.
20 -- separation and -- in general.

21 MS. O'MALLEY: I was just curious. Have you
22 considered having the addition attached, located so that the
23 height is attached on the side rather than on the end?

24 MR. STEWART: We looked at many alternatives on how
25 to make that connection. Part of the reason that we

1 connected it the way that we did was so that we could have
2 minimal impact on the existing building without having to
3 effect its existing roof line. Now, we felt that maintaining
4 the gable roof with the existing, the existing house was
5 important. So connecting it at the narrowest point of the
6 addition was the best way to minimize the impact on the
7 existing house. And it also fit the site better that way.
8 It gave us a bigger side yard, fairly setback from
9 Brookeville Road.

10 MR. BURSTYN: I think it looks nice --

11 MR. STEWART: Thank you.

12 MS. VELASQUEZ: I agree with the staff report. I
13 think it's just one of the best proposals we've seen in a
14 long time because it certainly complies with the Secretary of
15 Interior standards. It thoroughly differentiates itself --
16 but it speaks for itself without overwhelming the beautiful
17 historic resource. I do agree with the idea about opening or
18 doing something different with the windows on the second
19 floor on the side. I think it's all nice on top and all the
20 heaviness on, I mean all the glass on the bottom, all the
21 heaviness on the top is going to look pretty top heavy. And
22 I think that could be - other than that I think you've got a
23 very good thing going. I guess the next thing we're going to
24 do is proceed to a HAWP.

25 MR. STEWART: Thank you.

1 MS. VELASQUEZ: Thank you for coming. And
2 congratulations for a beautiful job.

3 MR. STEWART: Thank you very much.

4 MS. MORGENSTEIN: Thank you.

5 MS. VELASQUEZ: And Dr. Morgenstein, we appreciate
6 you paying for it all. Okay. The next thing on the agenda
7 are the minutes of July 9.

8 MS. O'MALLEY: I move that we accept the minutes.

9 MS. VELASQUEZ: Minutes are approved. Any
10 Commission items?

11 MR. FULLER: Question on the minutes. I hate to
12 admit it, but I don't always read these. Can these be
13 published on the web rather than having to ruin trees?

14 MS. VELASQUEZ: Well, we want to keep these
15 somewhere?

16 MS. WRIGHT: Well --

17 MR. FULLER: I'm talking about distributing them
18 just in our package is not --

19 MS. WRIGHT: I have to tell you to be perfectly
20 frank, it is easier for us. We don't get them on a disk. We
21 can explore if they can give them to us on a disk. If we can
22 get them on a disk it is much, much more for us to xerox than
23 to scan all this information.

24 MR. FULLER: -- to scan, but somebody must --

25 MS. WRIGHT: The court reporter. I mean we can ask

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	16 Newlands Street	Meeting Date:	1/28/04
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/21/04
Review:	Revised HAWP	Public Notice:	11/14/03
Case Number:	35/13-03Y	Tax Credit:	No
Applicant:	Dr. Robert and Susan Morgenstein	Staff:	Joey Lampl

PROPOSAL: Revisions to Hyphen in Addition

RECOMMEND: Approval

BACKGROUND

The original project for a large addition to this house went through Preliminary Consultation on August 13, 2003. The Historic Area Work Permit (HAWP) for the project was approved on December 3, 2003. When the drawings came in to be stamped for HPC approval, a change was noted to the glass hyphen that had not been indicated at the December 3rd HPC hearing. That change is described both in the attachment prepared by the applicants' agent (See Circles ~~14-15~~ and by staff's summation of the proposed revision followed by pertinent drawings. (See Circles ~~16-25~~)

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Dutch Colonial Revival
DATE: By 1912

16 Newlands is a Contributing Resource within the Chevy Chase Village Historic District. The approved project includes the addition of a two-bay glass hyphen and a large, stucco-surfaced two-story block to the rear of the house for a kitchen/family room and master bedroom suite.

REVISED PROPOSAL

The revised HAWP application proposes to add four feet to the west, or driveway side, of the first floor of the hyphen. The 4-foot glazed-wall, one-story vestibule will house an inward-swinging door and adjacent window wall and will be covered in a shed membrane roof. The reason for this revision is that the applicant wishes to provide for a future interior elevator in the hyphen, at the approximate location of the steps (marked on Circle 21). The applicant wants the ability to access that elevator on grade, in an easy manner, without the addition of an exterior ramp.

STAFF DISCUSSION

The following guidelines pertain to this project:

According to the *Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, Maryland: Chevy Chase Village, Historic District – Expansion, 1998*:

1. Preserving the integrity of the proposed 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.
2. 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.
3. Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way . . .
4. Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources . . .
6. 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.

And the Secretary of the Interior's *Standard for Rehabilitation* (No. 9):

9. New additions . . . 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 proportions, and massing to protect the integrity of the property and its environment.

Staff presented the proposed revision to the HAWP at the January 14, 2004 HPC meeting. A few of the Commissioners were concerned that the applicant had not informed staff of the hyphen change in advance of submitting the drawings for stamping. The Commissioners felt that the applicant would be best served by explaining the elevator needs directly to the Commission and by getting a clearer understanding of the specificity of the Commission's approval.

The following statistics help quantify the change to the hyphen and its relation to the original house and rear addition:

The original, first-floor hyphen was 14 feet wide.

That hyphen's width represented 37% of the main block of the original house (not including the non-original study) and 47% of the stucco addition. The pattern was A (37.6 feet) B (14 feet) and C (30 feet).

The revised first-floor hyphen is proposed to be 18 feet wide.

That revised hyphen's width represents 48% of the main block of the original house (not including the non-original study) and 60% of the stucco addition. The revised pattern is A (37.6 feet) B (18 feet) and C (30 feet).

The east wall of the original hyphen left exposed 14 feet of the original stucco main block on the back wall, or 37% of the main block's overall width.

This remains unchanged in the plan for the revised hyphen.

The west wall of the original hyphen left exposed 8.6 feet of the original stucco main block on the back wall, or 23% of its overall width.

The proposed hyphen's west wall leaves exposed 4.6 feet of the original stucco main block, or 12% of its overall width.

The approval at the December 3, 2003 HPC meeting of the change from a three-bay hyphen to a two-bay hyphen 'squeezed' the hyphen more than its ideal proportions because of the setback issue at the Brookeville Road corner of the lot. The Commission approved that change in order to accommodate the quirks of the site. The subject request for a widening of the hyphen – in conjunction with the 'squeezed' hyphen- has the effect of diluting the hyphen from its ideal proportions, making it both narrower and squatter in proportions. The problem with the revised hyphen affects primarily the west side of the hyphen, at the vestibule site, since there are only 4.6 feet that remain exposed on the rear wall of the main stucco block of the original house.

This being said, however, staff visited the site with the *Chevy Chase Guidelines* and the Secretary of the Interior's *Standards for Rehabilitation* in mind, and tried to visualize the proposed revision from Newlands Street – the affected side. In staff's opinion, the extra four feet of the hyphen may not be all that noticeably different from the original hyphen width, given the existing side yard setbacks between 16 Newlands and its neighbor to the west and the house's placement on its triangular lot. The view, in other words, to the proposed hyphen and addition is an oblique one. Staff feels that the proposed hyphen, therefore, still meets *Chevy Chase Guidelines* Nos. 2 and 3 in being only minimally more visible from the street than the design that had been approved at the December 3, 2003 meeting. Had the extra four feet been added to the Brookeville Road side of the property, the change would have been significant, with a great reduction in the "feeling" of the hyphen as a link, and a denial of the change may very well have been appropriate.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b) 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

And the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



Façade, 16 Newlands



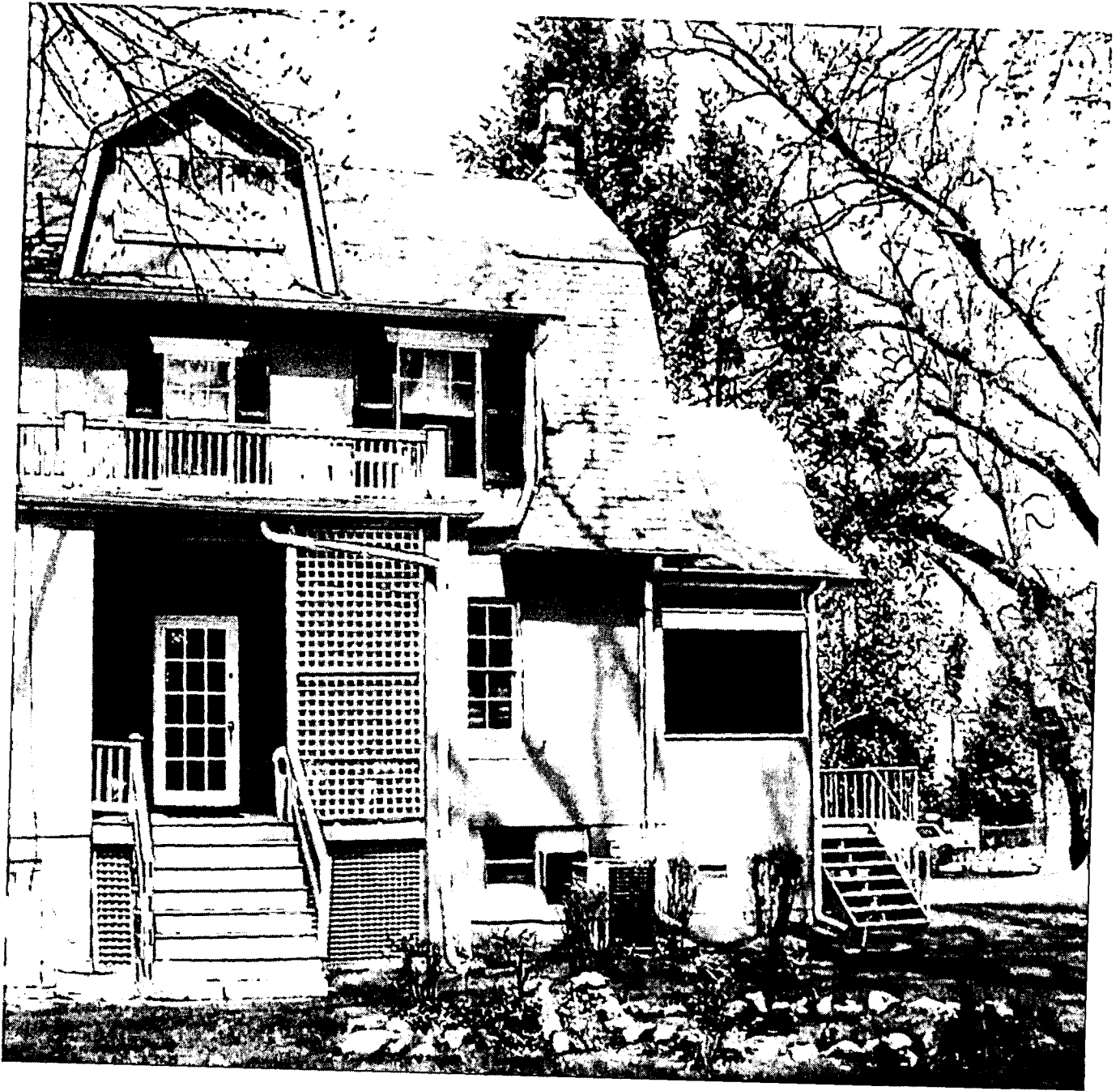
View from Newlands Street



View from corner of Newlands and Brookeville Roads



Rear elevation of original block of house



Rear elevation of main block of house

HEARING OF THE MONTGOMERY COUNTY
HISTORIC PREVENTION COMMISSION
MONTGOMERY COUNTY, MARYLAND

- - - - - X
:
:
IN THE MATTER OF 16 NEWLAND, : STAFF ITEMS
PROPOSED ELEVATOR AND 9015 :
FIRST AVENUE, WOODSIDE HISTORIC :
DISTRICT, REAR ADDITION :
- - - - - X

A hearing in the above-entitled matter was held on
January 14, 2004, commencing at 8:22 p.m. in the Maryland-
National Capital Park and Planning Building, 8787 Georgia
Avenue, Silver Spring, Maryland 20910, before:

SUSAN VELASQUEZ
Hearing Examiner

KIMBERLY WILLIAMS
Commissioner

JULIA O-MALLEY
Commissioner

LEE BURSTYN
Commissioner

JEF FULLER
Commissioner

STEVEN BRESLIN
Commissioner

NURAY ANAHTAR
Commissioner

APPEARANCES

GWEN WRIGHT, Staff

ANNE FOTHERGILL, Staff

MICHELLE NARU, Staff

JOEY LAMPL, Staff

P R O C E E D I N G S

1
2 GWEN WRIGHT: Okay, we do have a couple of staff
3 items. Some information was passed out to you and this has to
4 do with minor revisions to the historic area work permits. We
5 have two cases and we really need to know, essentially, these
6 cases, whether you want this to come back to the Commission as a
7 hearing or if it=s something you feel can be approved on Staff
8 level. They=re big enough changes that Staff is not sure what
9 to do and that=s why we=re coming to you in this format.

10 The first one is Joey Lampl has a case at 16 Newlands. We
11 received a handout that looks like this and, Joey, if you could
12 just describe it briefly.

13 JOEY LAMPL: The page just itemizes the three
14 changes, it=s not three, it=s just one change broken down. The
15 owners wanted the option for a future elevator in the hyphen.
16 Does everyone remember this case, 16 Newlands? That elevator
17 was not mentioned in the hearing on December 17th or to me and
18 it was news to me. So, when the plans came in for stamping, the
19 architects had reduced the length of the hyphen to eight feet,
20 which we had all seen, which was past out at the past meeting,
21 but that cramped the interior space for an elevator so the
22 drawings that came in have a hyphen that=s four feet wider than
23 what was approved.

24 It=s a relatively minor change but because hyphens are
25 important in separating original building massing from sizable

1 new additions, the hyphen itself, if you look on the second
2 slide, originally came in at 14' feet wide and came in with sun
3 shades, three separate sun shades. Then, what was passed out,
4 going back to the third sheet, was a reduced length of the
5 hyphen. It went from three bays down to two and we all approved
6 that. But there was not much discussion beyond the shortening
7 of the hyphen. What came in to be stamped was a wider hyphen.
8 You'll see it in site plan A0.0 where it says 18' feet. See
9 that? And then the next drawing, A2.1 shows that first floor
10 plan. It doesn't show the elevator necessarily but it shows the
11 door swinging in and the wider hyphen and then the other
12 significant change is that instead of the sun shade there's now
13 a solid roof which is shown in drawing A7.0 with a slight shed
14 to it. So there's a little one story roof coming out over this
15 entrance that pops out four feet and a second story with the
16 glass hyphen remains the same. I ask the architect to render it
17 and you can see those renderings in the last two pages.

18 So, staff just wanted to know the Commission's feeling
19 before stamping the drawings.

20 JEF FULLER: Personally, I don't have problem with
21 the wider hyphen but if they add the elevator, is that going to
22 be totally interior so the glass wall will still be there from
23 the exterior?

24 JOEY LAMPL: Yes. And they want no ramping,
25 everything is interior.

1 GWEN WRIGHT: But you have to understand, we would
2 have no control over that.

3 JEF FULLER: I understand it but I=m saying --

4 GWEN WRIGHT: Because if a subsequent said, gee, I
5 want to put in an elevator in the middle of the glass hyphen,
6 they could do that because it=s an interior change.

7 JEF FULLER: But, from my perspective, the glass, if
8 they wanted to take the glass out, they=d have to come back?

9 GWEN WRIGHT: Yes, but if they put a wall down the
10 middle of the hyphen that blocks the hyphen and does make it
11 glassy.

12 JEF FULLER: But if they put in --

13 GWEN WRIGHT: They could do that without HPC review.

14 JEF FULLER: They could do that with screens or
15 blinds or anything else too?

16 GWEN WRIGHT: Right.

17 SUSAN VELASQUEZ: I don=t have any problem with it,
18 how about everybody else?

19 STEVEN BRESLIN: Did you catch it?

20 JOEY LAMPL: I caught it.

21 STEVEN BRESLIN: They didn=t volunteer this change?

22 JOEY LAMPL: Not at all.

23 STEVEN BRESLIN: That=s kind of disturbing.

24 JOEY LAMPL: You know what? It happens a lot.

25 Where a staff, it happens a lot.

1 GWEN WRIGHT: This is a pretty significant change.
2 It really makes it much less hyphen-like. We=re making it
3 squatter and wider and it is feeling less hyphen-like. So, I
4 think the question is, do you want them to come back? Is this
5 something you all need to take action on or is this something we
6 should approve?

7 STEVEN BRESLIN: If it was something conscious that
8 they did and brought to you, I feel differently than if it were
9 something they tried to sneak by and think it was worth telling
10 everybody about. Maybe it=s a significant change.

11 JOEY LAMPL: What=s curious is that they did call me
12 and ask about re-roofing the entire house in a synthetic
13 material where they=d have to come back and I explained to them
14 very carefully that every change that is different from what it
15 was approved at the meeting, has to come back. And then they
16 came in with these plans. So, I think it=s, I don=t know their
17 motivation. I don=t understand.

18 KIMBERLY WILLIAMS: I think we should have them come
19 back.

20 SUSAN VELASQUES: I agree. I think that we need to
21 feel that each applicant is up front with us.

22 JOEY LAMPL: Okay.

23 SUSAN VELASQUES: I think we should ask them to come
24 back in with us.

25 JOEY LAMPL: Okay.

1 SUSAN VELASQUES: And we can ask them then if they
2 have any further changes that we should be aware of.

3 GWEN WRIGHT: Anne has a somewhat similar issue on
4 the case that looks like this.

5 ANNE FOTHERGILL: In this case, it=s 9015 First
6 Avenue in the Woodside Historic district and there are changes
7 to the addition that they are adding to the rear of the house
8 and you can see from the two drawings, the approved addition and
9 the change they are proposing, which is to bring that second
10 floor flush to the first floor in the back so that they can have
11 another bathroom in the second floor. They did come to us on
12 this. This isn=t something that they tried to sneak through.
13 But we are just concerned since it is a difference, I believe,
14 from seven feet to twelve feet. The five foot addition, I
15 think.

16 GWEN WRIGHT: They also said there were some
17 structural reasons that it came up as they were developing their
18 plans. Their contractor was explaining some structural issues
19 and said it would be easier to just have the walls flush but, it
20 adds square footage to the addition that you all approved. It
21 is a, you know, again a significant change in a project that was
22 very carefully reviewed by you all. We=re not necessarily
23 saying it=s horrible but the question is, should it come back to
24 you at a public meeting or should we approve it on a staff
25 level?



CORE

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FAX

19 January 2004

3:20 PM

03016.00 Morgenstein Residence

F 301-563-3412

T 301-563-3400

Ms. Joey Lamp
MNCPP-Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20901

RE: "01/19/04 memo

2Page(s) including cover page

Attached is a memo for historic area work permit.

Deshon R. Wellington for ris

architecture
graphic design
interiors
master planning
retail



January 19, 2004

Montgomery County Historic Preservation Commission
Maryland National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Dear Commissioners:

The purpose of this letter is to explain the proposed amendments to an approved Historic Area Work Permit #324579.

The approved HAWP permit allowed for a hyphen of 3 or 2 bays. In order to meet the side yard setback the hyphen was shortened to 2 bays. During the revision of the hyphen, there were some elements of the floor plan that ended up being clumsy. The floor level of the ground floor is approximately 3 feet above grade. The original 3 bay hyphen scheme had 1 exterior door and a set of exterior steps. It is the client's desire to add an elevator in the future when they can no longer physically navigate the stairs. In order to access the elevator, another door would have to be added in the hyphen at grade level. The client's did not want to incorporate an exterior ramp into the design. The wider hyphen was able to accommodate the elevator vestibule and leave an 8-ft. wide entry area and exterior stair.

Revising the hyphen to 8-ft. will mean that the exterior stair will have to be revised to be 4-ft. wide when the elevator is installed. We felt that the 4-ft. wide stair is too diminutive for the elevation. We want to move the stairs to the inside of the hyphen and revise the depth from 14-ft to 18-ft. for the ground floor to accommodate a vestibule at the entry. This will also mean that we will only have 1 exterior door even when the elevator is installed. The second floor of the hyphen would remain at 14-ft. The exterior elevation of the hyphen would still have a glass door and glass sidelites. From an aesthetic point of view, we prefer the narrower hyphen because it is less prominent and appears more like a connector between the 2 gambrel roof volumes

Sincerely,

A handwritten signature in black ink, appearing to read "Dale A. Stewart".

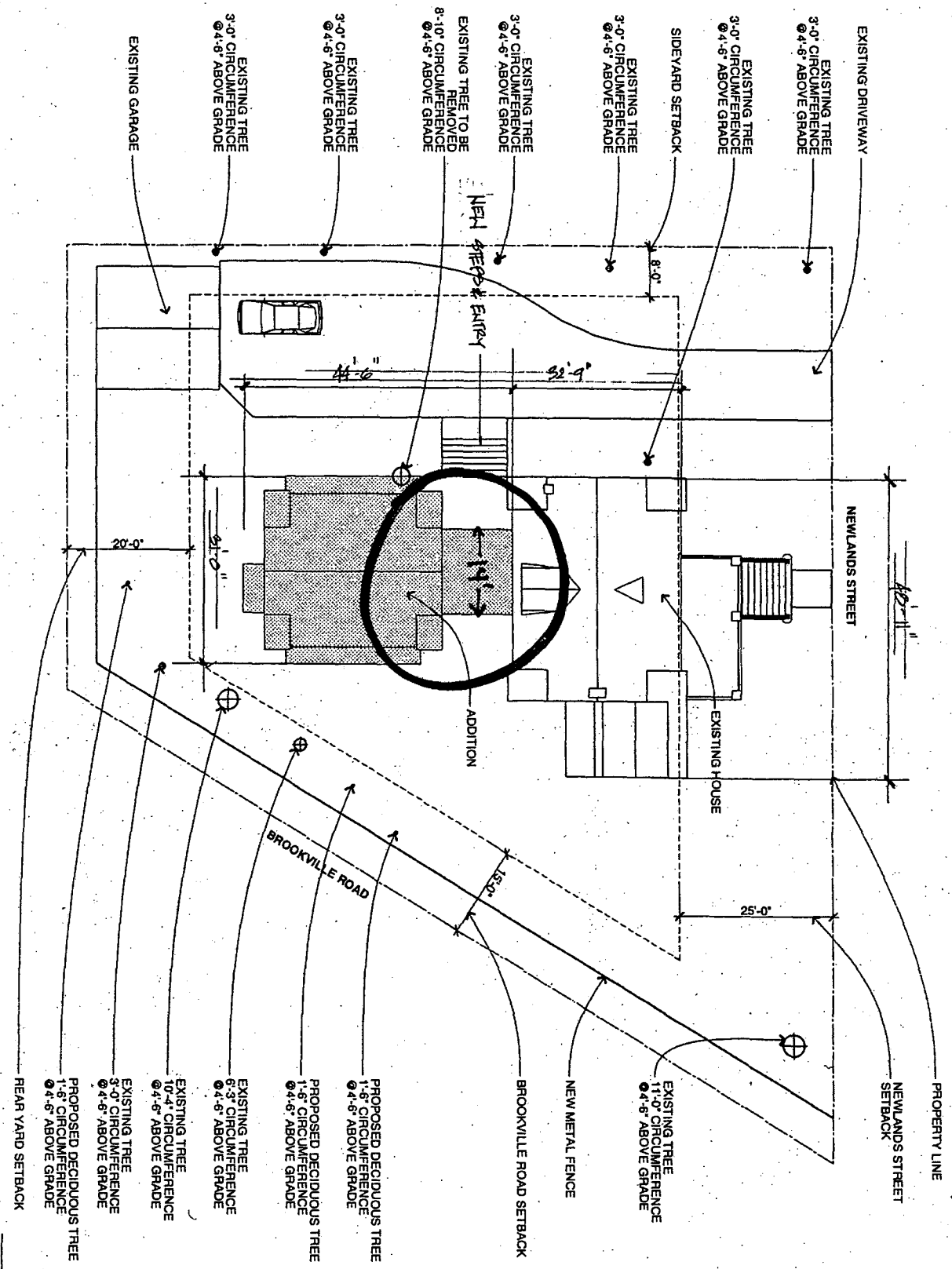
Dale A. Stewart

16 Newlands

Summary of Changes between 12/17/03 HPC approval and plans submitted for stamping:

1. Owners wanted option for future elevator in hyphen.
2. When architects reduced length of hyphen to 8 feet (to accommodate setback issue at rear of lot), the interior area became cramped for future elevator.
3. Owners didn't want ramps on the outside of their house. They wanted to go right into hyphen and have access for future elevator. To do so, it meant expanding the width of the hyphen by 4 feet on the ground floor only. Architects redesigned four feet expansion with solid roof instead of sunscreen, with low pitch for drainage.

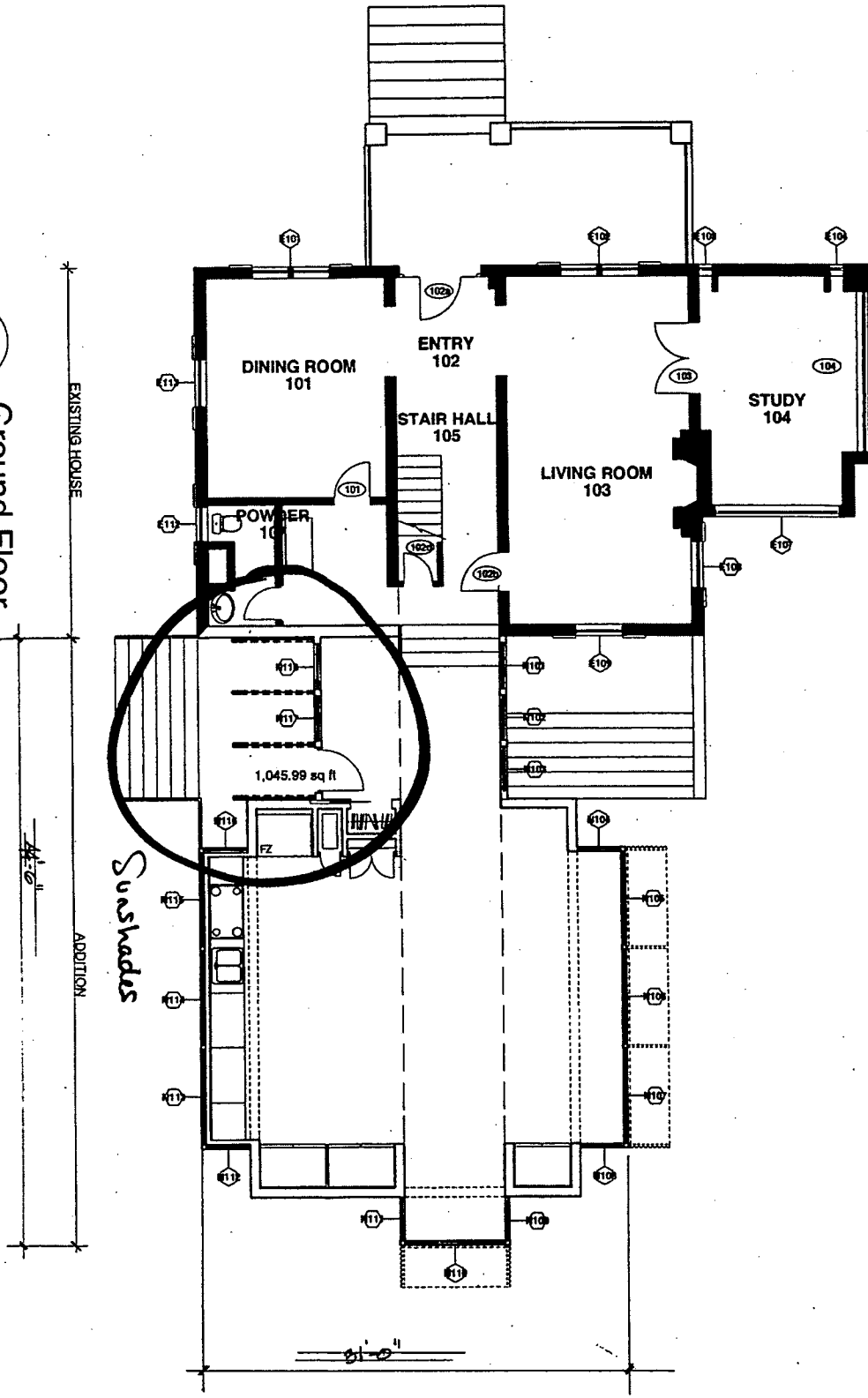
01 Site Plan
SCALE: 1/16" = 1'-0"



Approved HPC 12/03/03

81

01
Ground Floor
SCALE: 1/8" = 1'-0"



Approved HPC
2/21/03/03

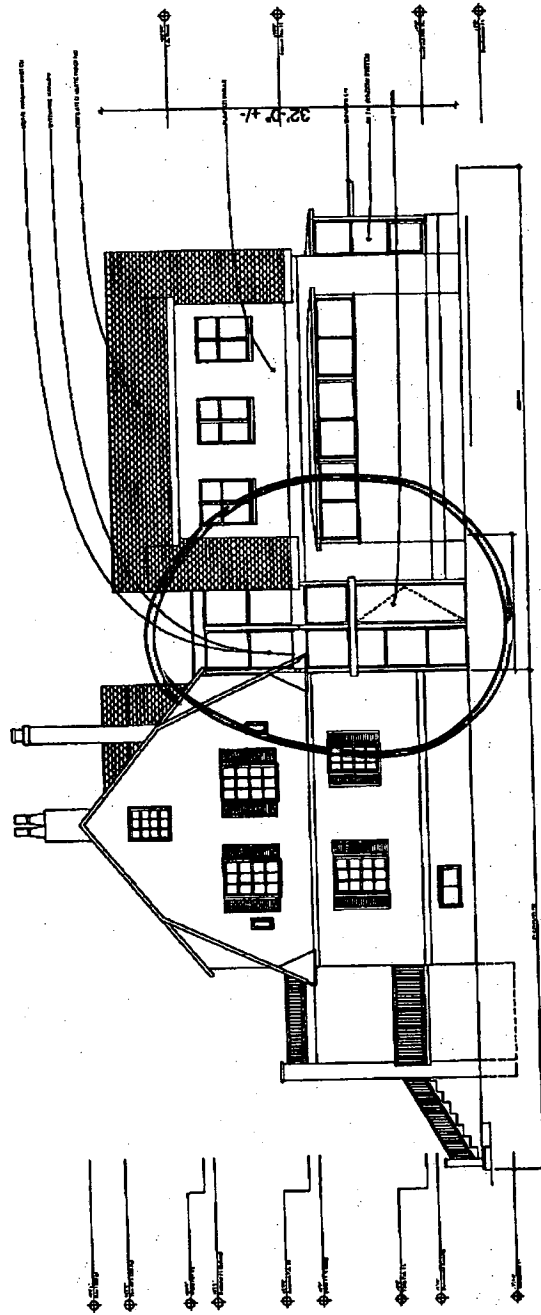
CORE
 1010 Wisconsin Avenue, NW
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 F 202.468.5235
 E GEN@COREdc.com

MORGENSTEIN RESIDENCE
 15 Newlands Street
 Chevy Chase, Maryland

PN: 03016.00
 DT: 11/12/03
 DB:
 CB:

SK-702

19



Reduced length

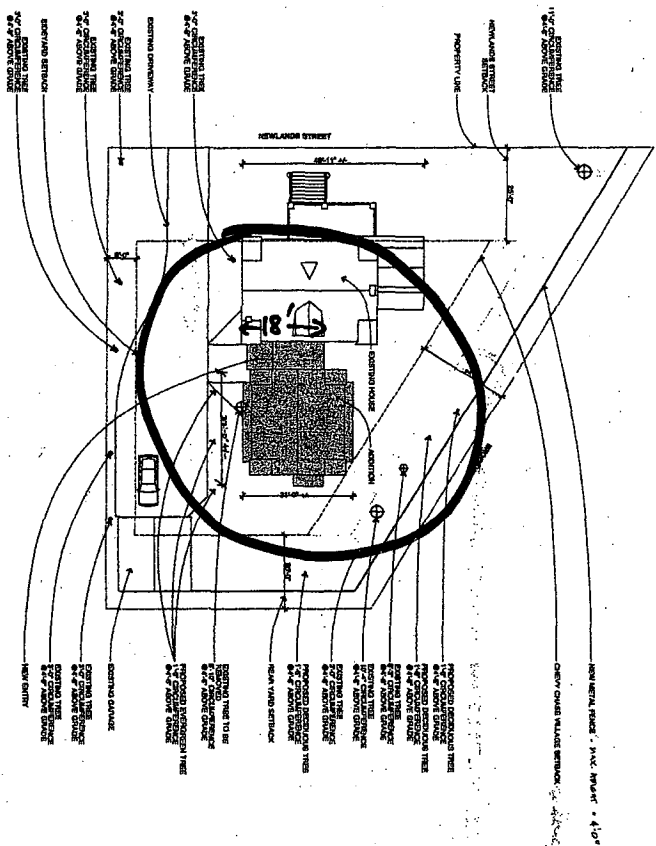
(1) West Elevation
SCALE: 1/4" = 1'-0"

POTENTIAL REVISION

DEC 03 2003

DEC. 03 2003
Approved HPC 12/03/03

20



01 Site Plan
 SCALE: 1/8" = 1'-0"

12/30/2003
 Drawings that came
 in for HPC stamping of approval

SITE PLAN
 A0.0



01 12.30.03
 02 02.04.03
 03 02.04.03

CORE

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Morgenstein Residence
 18 Newlands St.
 Chevy Chase, MD.

21

CONSTRUCTION PLAN LEGEND

- Existing construction to remain
- Existing construction to be removed
- New construction

01 Ground Floor
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN GENERAL NOTES

1. EXISTING INTERIOR CONSTRUCTION AND TO BE REMOVED SHALL BE INDICATED BY DASHED LINES. EXISTING CONSTRUCTION TO REMAIN SHALL BE INDICATED BY SOLID LINES.
2. INTERIOR CONSTRUCTION DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FINISH WALLS TO BE 2x4.
4. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FINISH WALLS TO BE 2x4.

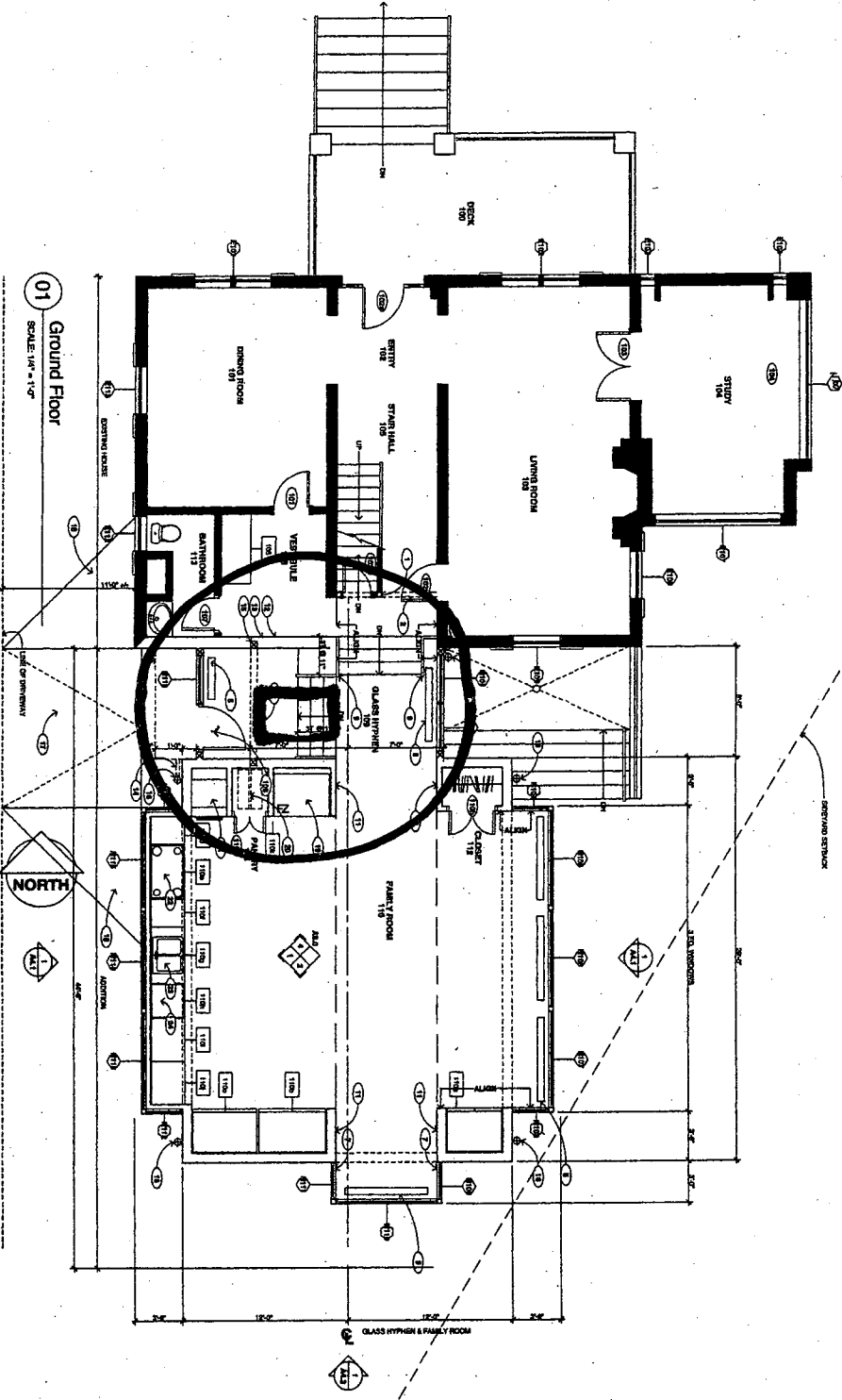
FIRST FLOOR PLAN WORK NOTES (cont.)

14. GRADE SIGN
15. 4" WIDE SIGNIFICATION
16. 20' PAUL, OUT FRONT OWNERS
17. 3" WIDE DOUBLE OVER
18. 4" CONCRETE W/REINFORC
19. SIGN OF EXISTING CONCRETE
20. DEBRIS WALK

FIRST FLOOR PLAN WORK NOTES

1. NEW COLUMN, USE STRUCTURAL STEEL, SQUARE (S.S.)
2. NEW FLOOR IN ROOM TO BE USED FROM COLUMN (S.S.)
3. FINISH FLOOR TO BE FINISH FLOOR
4. FINISH FLOOR TO BE FINISH FLOOR
5. FINISH FLOOR TO BE FINISH FLOOR
6. FINISH FLOOR TO BE FINISH FLOOR
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19. FINISH FLOOR TO BE FINISH FLOOR
20. FINISH FLOOR TO BE FINISH FLOOR

= Elevator



12/30/03
Drawings that came in to be stamped for HPC approval

**CONSTRUCTION PLAN
FIRST FLOOR**



DATE: 12/30/03
BY: [Signature]
FOR: [Signature]

CORE

Morgenstein Residence
16 Newlands St.
Chevy Chase, MD.

22

CONSTRUCTION PLAN LEGEND

- Existing construction to remain
- Existing construction to be removed
- New construction

01
Ground Floor
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN GENERAL NOTES

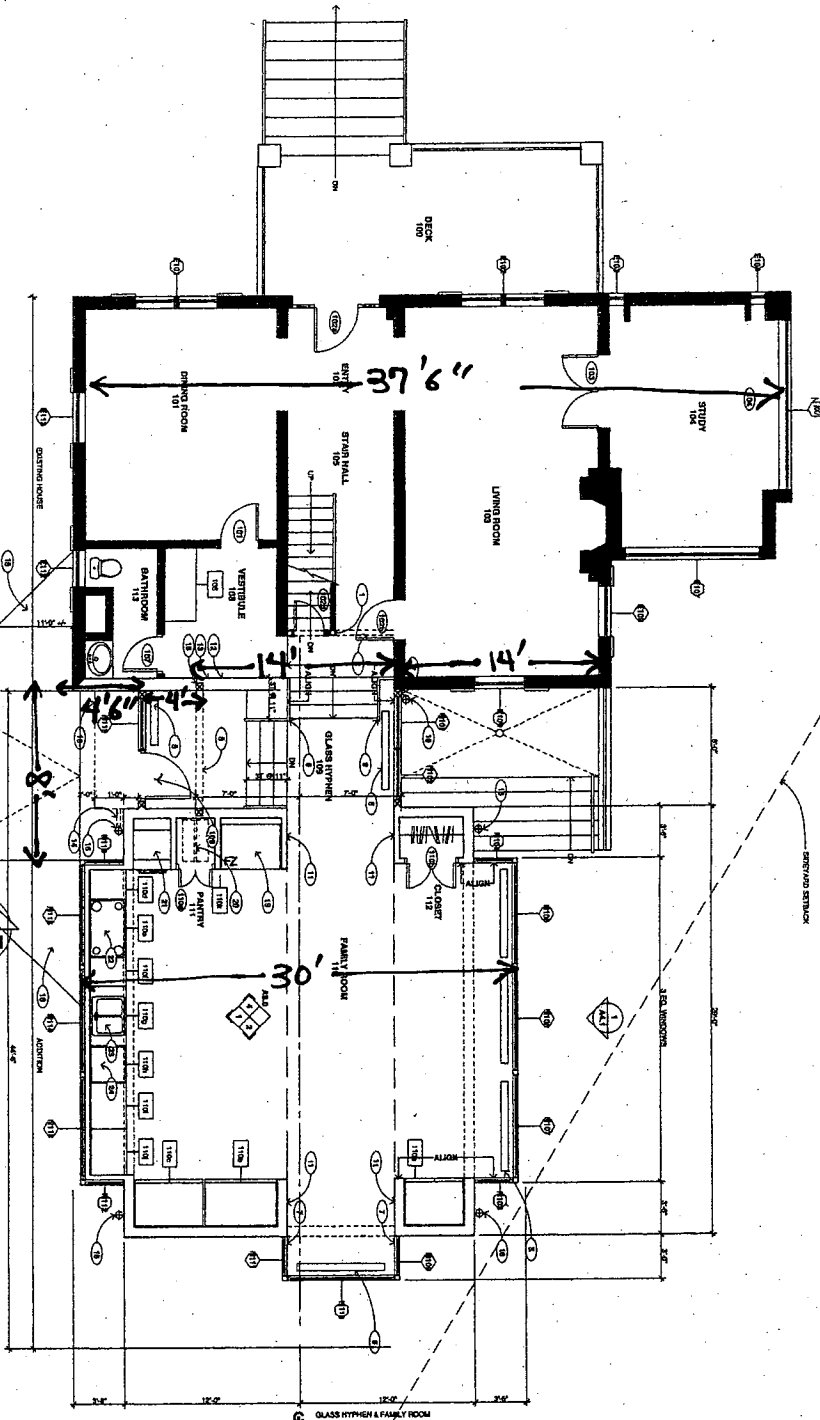
1. EXISTING HORIZONTAL DIMENSIONS ARE TO FACE OF PARTITION OR FINISH OF WALL UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE, ALL EXISTING WOOD FRAME WALLS TO BE 2x4 UNLESS NOTED OTHERWISE. ALL EXISTING WOOD FRAME WALLS TO BE 2x4 UNLESS NOTED OTHERWISE.
2. EXISTING HORIZONTAL DIMENSIONS ARE TO FACE OF STUD OR INSIDE OTHERWISE NOTED.
3. UNLESS NOTED OTHERWISE, ALL EXISTING WOOD FRAME WALLS TO BE 2x4 UNLESS NOTED OTHERWISE.
4. UNLESS NOTED OTHERWISE, ALL EXISTING WOOD FRAME WALLS TO BE 2x4 UNLESS NOTED OTHERWISE.

FIRST FLOOR PLAN WORK NOTES (CONT.)

18. 4" WIDE REFRIGERATOR
19. 24" PULL-OUT PANTRY DRAWERS
20. 3" WIDE DOUBLE OVEN
21. 4" COOKTOP W/ DOWNDRAFT
22. SINK W/ OVERSINK DISPOSAL
23. DOWNDRAUGHT

FIRST FLOOR PLAN WORK NOTES

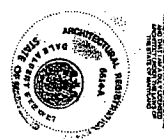
1. NEW COLUMN. SEE STRUCTURAL DRAWINGS (S.A.1).
2. NEW BEAM IN FLOOR TO PICK UP LOAD FROM COLUMN (S.A.1).
3. FINISH FLOOR FOR FUTURE ELEVATOR
4. FINISH FLOOR FOR FUTURE ELEVATOR
5. ALUM. BACK FACE OF TUBE STEEL COLUMN W/ FACE OF FINISH IN EXISTING STAIR HALL
6. BEAM ABOVE
7. WAREHOUSE
8. WAREHOUSE
9. WAREHOUSE
10. WAREHOUSE
11. 2x8 FRAMING
12. 2x8 FRAMING
13. NEW WAREHOUSE WALL W/ FLATTER FINISH. MATCH THICKNESS OF EXISTING WALL.
14. CORRECT RECEPT FOR CLOSET FLOOR TO DOWNDRAFT
15. COLLIMET RECEPT FOR CLOSET FLOOR TO DOWNDRAFT
16. SHOWER/TOILET/LAVATORY. SEE A2.0
17. CONCRETE PAUP



Approximate Dimensions

Drawings that came in to be stamped for HPC approval
12/30/03

**CONSTRUCTION PLAN
FIRST FLOOR
A2.1**



DATE: 12.15.03
BY: [Signature]

DATE: [Blank]
BY: [Blank]

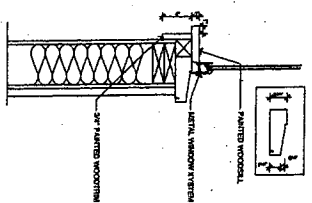
CORE

1010 Wilsonwood Avenue, NW
Suite 400
Washington, DC 20007
Tel: 202-468-2119
Fax: 202-468-2222
www.CORECORP.com

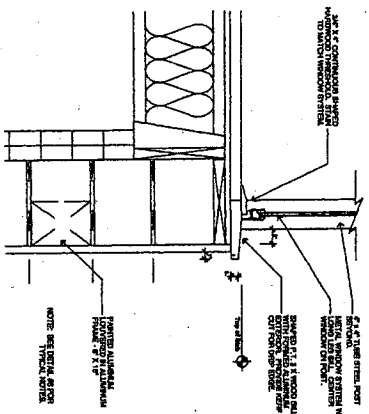
**Morgenstein
Residence**
16 Newlands St.
Chevy Chase, MD.

23

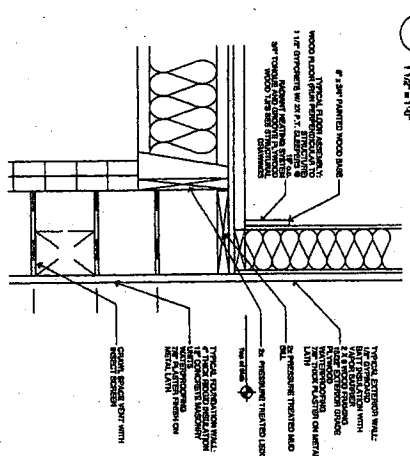
10 SECTION DETAIL @ WINDOW SILL
1 1/2" = 1'-0"



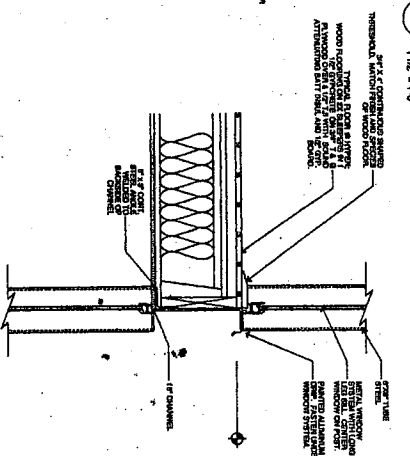
7 SECTION DETAIL @ GLASS BAY
1 1/2" = 1'-0"



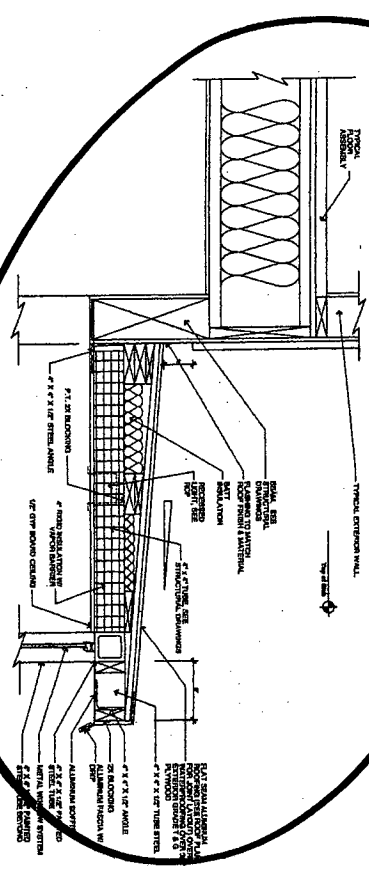
6 SECTION DETAIL @ GROUND FLOOR
1 1/2" = 1'-0"



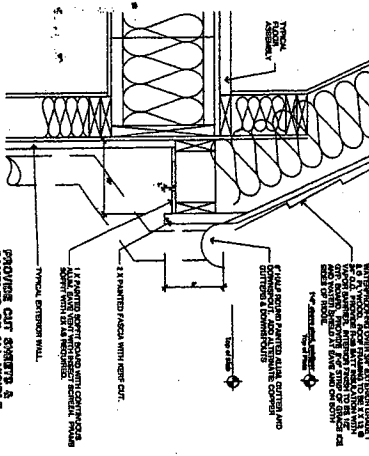
3 SECTION DETAIL @ 2ND FLOOR
1 1/2" = 1'-0"



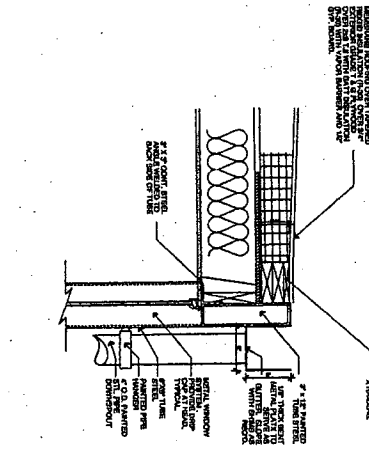
9 SECTION DETAIL @ ROOF OF GLASS BAY
1 1/2" = 1'-0"



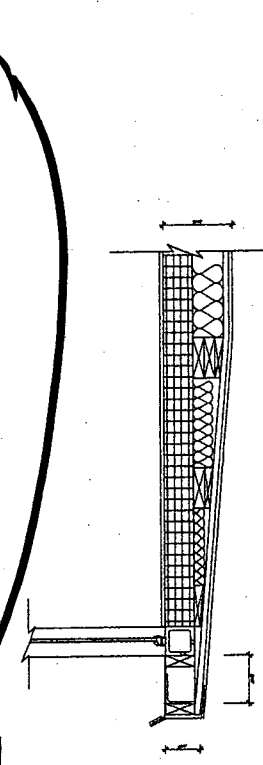
5 SECTION DETAIL @ LOW EAVE
1 1/2" = 1'-0"



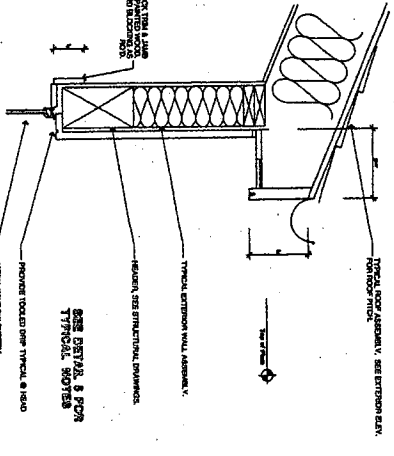
2 SECTION DTL. @ ROOF OF HYPHEN
1 1/2" = 1'-0"



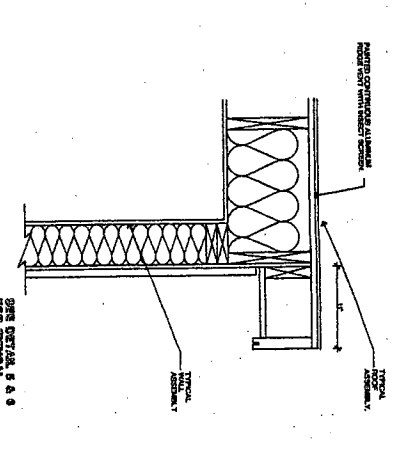
8 SECTION DETAIL @ ROOF OF GLASS BAY-CROSS SECTION
1 1/2" = 1'-0"



4 SECTION DETAIL @ HIGH EAVE
1 1/2" = 1'-0"



1 SECTION DETAIL @ RAKE
1 1/2" = 1'-0"



Drawings first came in for stamping 12/30/2003

DETAILS
A7.0



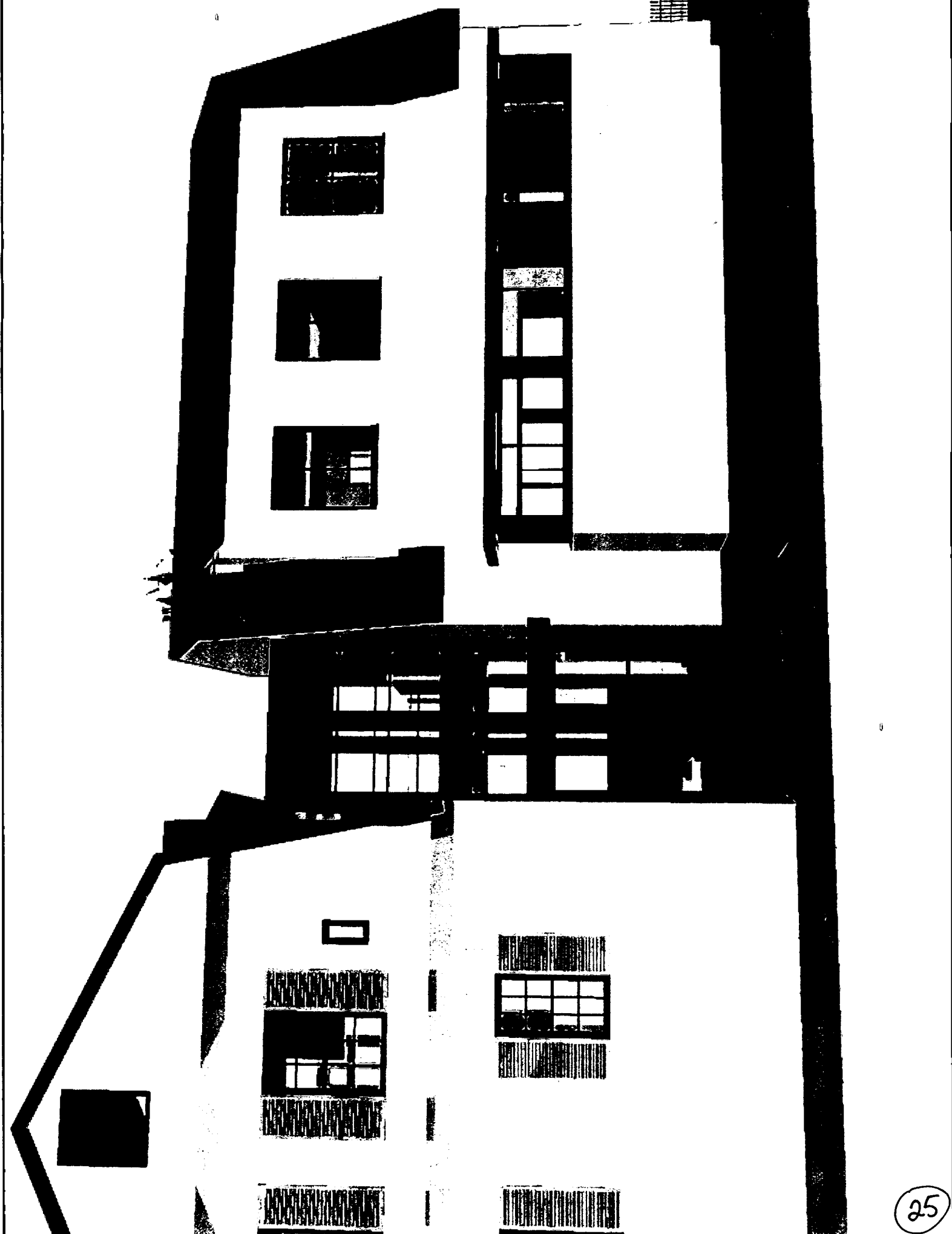
DATE: 12/30/03
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

CORE

Morgenstein
Residence
16 Newlands St.
Chevy Chase, MD.



336



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 16 Newlands Street **Meeting Date:** 1/28/04
Resource: Contributing Resource **Report Date:** 1/21/04
Chevy Chase Village Historic District
Review: Revised HAWP **Public Notice:** 11/14/03
Case Number: 35/13-03Y **Tax Credit:** No
Applicant: Dr. Robert and Susan Morgenstein **Staff:** Joey Lampl

PROPOSAL: Revisions to Hyphen in Addition

RECOMMEND: Approval

BACKGROUND

The original project for a large addition to this house went through Preliminary Consultation on August 13, 2003. The Historic Area Work Permit (HAWP) for the project was approved on December 3, 2003. When the drawings came in to be stamped for HPC approval, a change was noted to the glass hyphen that had not been indicated at the December 3rd HPC hearing. That change is described both in the attachment prepared by the applicants' agent (See Circles ~~14-15~~ and by staff's summation of the proposed revision followed by pertinent drawings. (See Circles ~~16-25~~)

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Dutch Colonial Revival
DATE: By 1912

16 Newlands is a Contributing Resource within the Chevy Chase Village Historic District. The approved project includes the addition of a two-bay glass hyphen and a large, stucco-surfaced two-story block to the rear of the house for a kitchen/family room and master bedroom suite.

REVISED PROPOSAL

The revised HAWP application proposes to add four feet to the west, or driveway side, of the first floor of the hyphen. The 4-foot glazed-wall, one-story vestibule will house an inward-swinging door and adjacent window wall and will be covered in a shed membrane roof. The reason for this revision is that the applicant wishes to provide for a future interior elevator in the hyphen, at the approximate location of the steps (marked on Circle 21). The applicant wants the ability to access that elevator on grade, in an easy manner, without the addition of an exterior ramp.

STAFF DISCUSSION

The following guidelines pertain to this project:

According to the *Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, Maryland: Chevy Chase Village, Historic District – Expansion, 1998*:

1. Preserving the integrity of the proposed 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.
2. 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.
3. Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way
4. Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources
6. 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.

And the Secretary of the Interior's *Standard for Rehabilitation* (No. 9):

9. New additions . . . 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 proportions, and massing to protect the integrity of the property and its environment.

Staff presented the proposed revision to the HAWP at the January 14, 2004 HPC meeting. A few of the Commissioners were concerned that the applicant had not informed staff of the hyphen change in advance of submitting the drawings for stamping. The Commissioners felt that the applicant would be best served by explaining the elevator needs directly to the Commission and by getting a clearer understanding of the specificity of the Commission's approval.

The following statistics help quantify the change to the hyphen and its relation to the original house and rear addition:

The original, first-floor hyphen was 14 feet wide.

That hyphen's width represented 37% of the main block of the original house (not including the non-original study) and 47% of the stucco addition. The pattern was A (37.6 feet) B (14 feet) and C (30 feet).

The revised first-floor hyphen is proposed to be 18 feet wide.

That revised hyphen's width represents 48% of the main block of the original house (not including the non-original study) and 60% of the stucco addition. The revised pattern is A (37.6 feet) B (18 feet) and C (30 feet).

The east wall of the original hyphen left exposed 14 feet of the original stucco main block on the back wall, or 37% of the main block's overall width.

This remains unchanged in the plan for the revised hyphen.

The west wall of the original hyphen left exposed 8.6 feet of the original stucco main block on the back wall, or 23% of its overall width.

The proposed hyphen's west wall leaves exposed 4.6 feet of the original stucco main block, or 12% of its overall width.

The approval at the December 3, 2003 HPC meeting of the change from a three-bay hyphen to a two-bay hyphen 'squeezed' the hyphen more than its ideal proportions because of the setback issue at the Brookeville Road corner of the lot. The Commission approved that change in order to accommodate the quirks of the site. The subject request for a widening of the hyphen – in conjunction with the 'squeezed' hyphen- has the effect of diluting the hyphen from its ideal proportions, making it both narrower and squatter in proportions. The problem with the revised hyphen affects primarily the west side of the hyphen, at the vestibule site, since there are only 4.6 feet that remain exposed on the rear wall of the main stucco block of the original house.

read photo
Excluded 1930s/40s
as kitchen
runs flush with house

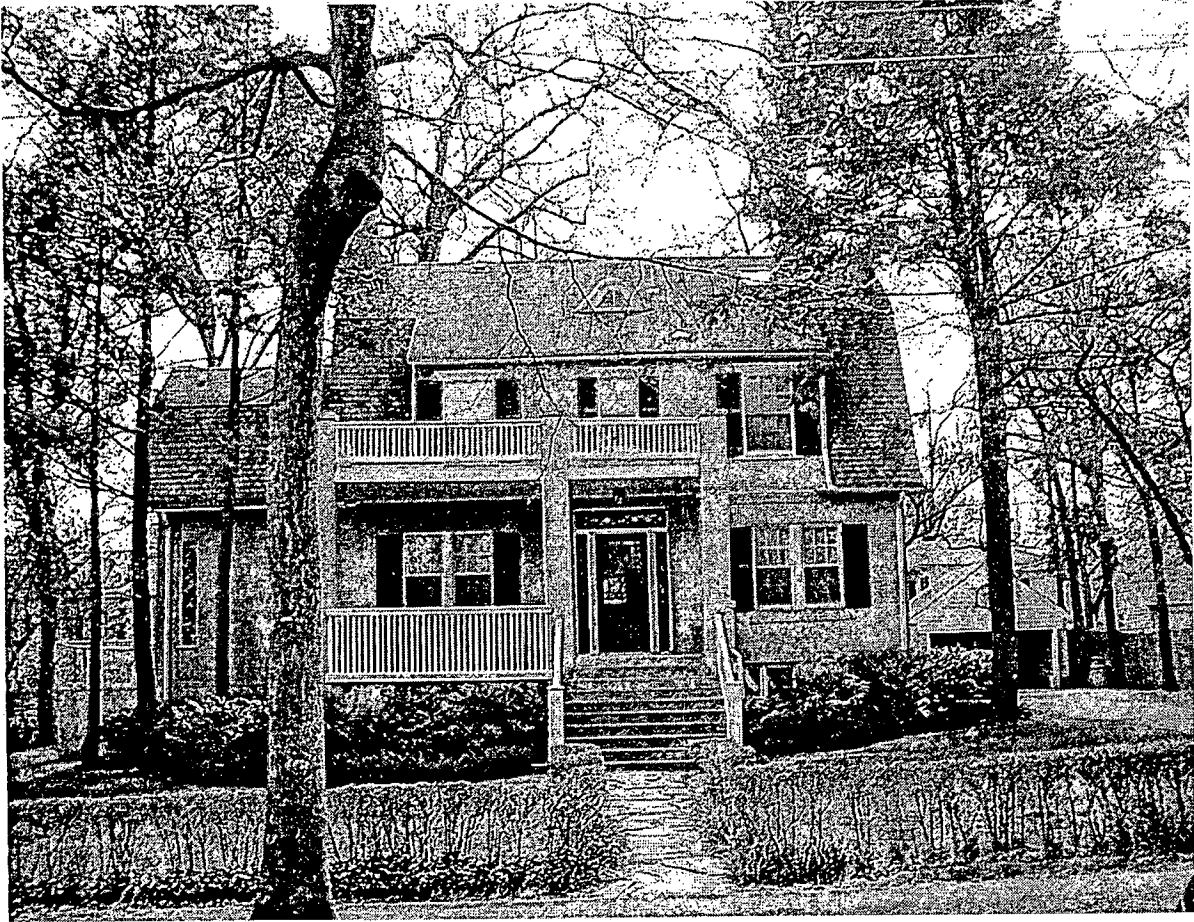
This being said, however, staff visited the site with the *Chevy Chase Guidelines* and the Secretary of the Interior's *Standards for Rehabilitation* in mind, and tried to visualize the proposed revision from Newlands Street – the affected side. In staff's opinion, the extra four feet of the hyphen may not be all that noticeably different from the original hyphen width, given the existing side yard setbacks between 16 Newlands and its neighbor to the west and the house's placement on its triangular lot. The view, in other words, to the proposed hyphen and addition is an oblique one. Staff feels that the proposed hyphen, therefore, still meets *Chevy Chase Guidelines* Nos. 2 and 3 in being only minimally more visible from the street than the design that had been approved at the December 3, 2003 meeting. Had the extra four feet been added to the Brookeville Road side of the property, the change would have been significant, with a great reduction in the "feeling" of the hyphen as a link, and a denial of the change may very well have been appropriate.

STAFF RECOMMENDATION

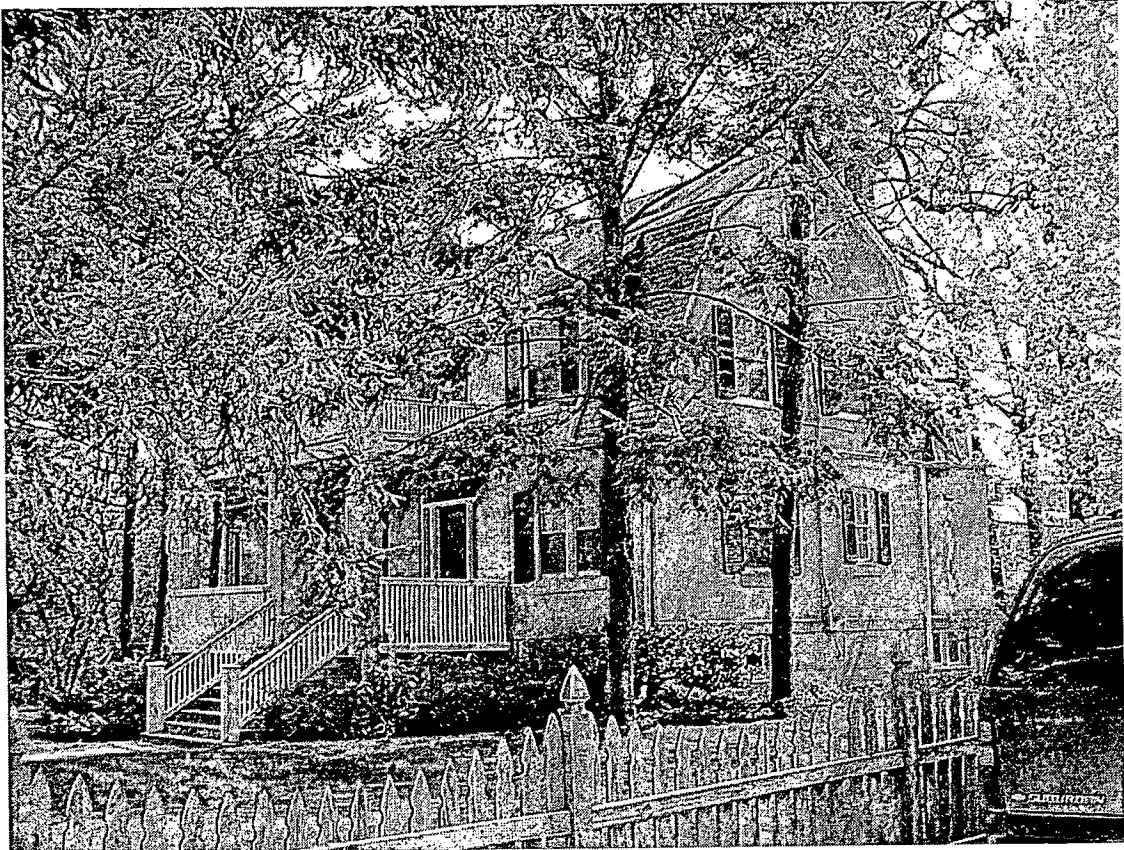
Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b) 2:

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

And the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



Façade, 16 Newlands



View from Newlands Street



View from corner of Newlands and Brookeville Roads



Rear elevation of original block of house



Rear elevation of main block of house

HEARING OF THE MONTGOMERY COUNTY
HISTORIC PREVENTION COMMISSION
MONTGOMERY COUNTY, MARYLAND

- - - - - X
:
:
IN THE MATTER OF 16 NEWLAND, : STAFF ITEMS
PROPOSED ELEVATOR AND 9015 :
FIRST AVENUE, WOODSIDE HISTORIC :
DISTRICT, REAR ADDITION :
- - - - - X

A hearing in the above-entitled matter was held on
January 14, 2004, commencing at 8:22 p.m. in the Maryland-
National Capital Park and Planning Building, 8787 Georgia
Avenue, Silver Spring, Maryland 20910, before:

SUSAN VELASQUEZ
Hearing Examiner

KIMBERLY WILLIAMS
Commissioner

JULIA O=MALLEY
Commissioner

LEE BURSTYN
Commissioner

JEF FULLER
Commissioner

STEVEN BRESLIN
Commissioner

NURAY ANAHTAR
Commissioner

APPEARANCES

GWEN WRIGHT, Staff

ANNE FOTHERGILL, Staff

MICHELLE NARU, Staff

JOEY LAMPL, Staff

P R O C E E D I N G S

1
2 GWEN WRIGHT: Okay, we do have a couple of staff
3 items. Some information was passed out to you and this has to
4 do with minor revisions to the historic area work permits. We
5 have two cases and we really need to know, essentially, these
6 cases, whether you want this to come back to the Commission as a
7 hearing or if it=s something you feel can be approved on Staff
8 level. They=re big enough changes that Staff is not sure what
9 to do and that=s why we=re coming to you in this format.

10 The first one is Joey Lampl has a case at 16 Newlands. We
11 received a handout that looks like this and, Joey, if you could
12 just describe it briefly.

13 JOEY LAMPL: The page just itemizes the three
14 changes, it=s not three, it=s just one change broken down. The
15 owners wanted the option for a future elevator in the hyphen.
16 Does everyone remember this case, 16 Newlands? That elevator
17 was not mentioned in the hearing on December 17th or to me and
18 it was news to me. So, when the plans came in for stamping, the
19 architects had reduced the length of the hyphen to eight feet,
20 which we had all seen, which was past out at the past meeting,
21 but that cramped the interior space for an elevator so the
22 drawings that came in have a hyphen that=s four feet wider than
23 what was approved.

24 It=s a relatively minor change but because hyphens are
25 important in separating original building massing from sizable

1 new additions, the hyphen itself, if you look on the second
2 slide, originally came in at 14' feet wide and came in with sun
3 shades, three separate sun shades. Then, what was passed out,
4 going back to the third sheet, was a reduced length of the
5 hyphen. It went from three bays down to two and we all approved
6 that. But there was not much discussion beyond the shortening
7 of the hyphen. What came in to be stamped was a wider hyphen.
8 You'll see it in site plan A0.0 where it says 18' feet. See
9 that? And then the next drawing, A2.1 shows that first floor
10 plan. It doesn't show the elevator necessarily but it shows the
11 door swinging in and the wider hyphen and then the other
12 significant change is that instead of the sun shade there's now
13 a solid roof which is shown in drawing A7.0 with a slight shed
14 to it. So there's a little one story roof coming out over this
15 entrance that pops out four feet and a second story with the
16 glass hyphen remains the same. I ask the architect to render it
17 and you can see those renderings in the last two pages.

18 So, staff just wanted to know the Commission's feeling
19 before stamping the drawings.

20 JEF FULLER: Personally, I don't have problem with
21 the wider hyphen but if they add the elevator, is that going to
22 be totally interior so the glass wall will still be there from
23 the exterior?

24 JOEY LAMPL: Yes. And they want no ramping,
25 everything is interior.

1 GWEN WRIGHT: But you have to understand, we would
2 have no control over that.

3 JEF FULLER: I understand it but I'm saying --

4 GWEN WRIGHT: Because if a subsequent said, gee, I
5 want to put in an elevator in the middle of the glass hyphen,
6 they could do that because it's an interior change.

7 JEF FULLER: But, from my perspective, the glass, if
8 they wanted to take the glass out, they'd have to come back?

9 GWEN WRIGHT: Yes, but if they put a wall down the
10 middle of the hyphen that blocks the hyphen and does make it
11 glassy.

12 JEF FULLER: But if they put in --

13 GWEN WRIGHT: They could do that without HPC review.

14 JEF FULLER: They could do that with screens or
15 blinds or anything else too?

16 GWEN WRIGHT: Right.

17 SUSAN VELASQUEZ: I don't have any problem with it,
18 how about everybody else?

19 STEVEN BRESLIN: Did you catch it?

20 JOEY LAMPL: I caught it.

21 STEVEN BRESLIN: They didn't volunteer this change?

22 JOEY LAMPL: Not at all.

23 STEVEN BRESLIN: That's kind of disturbing.

24 JOEY LAMPL: You know what? It happens a lot.
25 Where a staff, it happens a lot.

1 GWEN WRIGHT: This is a pretty significant change.
2 It really makes it much less hyphen-like. We=re making it
3 squatter and wider and it is feeling less hyphen-like. So, I
4 think the question is, do you want them to come back? Is this
5 something you all need to take action on or is this something we
6 should approve?

7 STEVEN BRESLIN: If it was something conscious that
8 they did and brought to you, I feel differently than if it were
9 something they tried to sneak by and think it was worth telling
10 everybody about. Maybe it=s a significant change.

11 JOEY LAMPL: What=s curious is that they did call me
12 and ask about re-roofing the entire house in a synthetic
13 material where they=d have to come back and I explained to them
14 very carefully that every change that is different from what it
15 was approved at the meeting, has to come back. And then they
16 came in with these plans. So, I think it=s, I don=t know their
17 motivation. I don=t understand.

18 KIMBERLY WILLIAMS: I think we should have them come
19 back.

20 SUSAN VELASQUES: I agree. I think that we need to
21 feel that each applicant is up front with us.

22 JOEY LAMPL: Okay.

23 SUSAN VELASQUES: I think we should ask them to come
24 back in with us.

25 JOEY LAMPL: Okay.

1 SUSAN VELASQUES: And we can ask them then if they
2 have any further changes that we should be aware of.

3 GWEN WRIGHT: Anne has a somewhat similar issue on
4 the case that looks like this.

5 ANNE FOTHERGILL: In this case, it=s 9015 First
6 Avenue in the Woodside Historic district and there are changes
7 to the addition that they are adding to the rear of the house
8 and you can see from the two drawings, the approved addition and
9 the change they are proposing, which is to bring that second
10 floor flush to the first floor in the back so that they can have
11 another bathroom in the second floor. They did come to us on
12 this. This isn=t something that they tried to sneak through.
13 But we are just concerned since it is a difference, I believe,
14 from seven feet to twelve feet. The five foot addition, I
15 think.

16 GWEN WRIGHT: They also said there were some
17 structural reasons that it came up as they were developing their
18 plans. Their contractor was explaining some structural issues
19 and said it would be easier to just have the walls flush but, it
20 adds square footage to the addition that you all approved. It
21 is a, you know, again a significant change in a project that was
22 very carefully reviewed by you all. We=re not necessarily
23 saying it=s horrible but the question is, should it come back to
24 you at a public meeting or should we approve it on a staff
25 level?



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FAX

19 January 2004

3:20 PM

03016.00 Morgenstein Residence

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T 301-563-3400

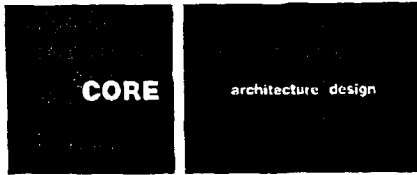
Ms. Joey Lampi
MNCPP-Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20901

RE: "01/19/04 memo

2Page(s) including cover page

Attached is a memo for historic area work permit.

Deshon R. Wellington for ris



January 19, 2004

Montgomery County Historic Preservation Commission
Maryland National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Dear Commissioners:

The purpose of this letter is to explain the proposed amendments to an approved Historic Area Work Permit #324579.

The approved HAWP permit allowed for a hyphen of 3 or 2 bays. In order to meet the side yard setback the hyphen was shortened to 2 bays. During the revision of the hyphen, there were some elements of the floor plan that ended up being clumsy. The floor level of the ground floor is approximately 3 feet above grade. The original 3 bay hyphen scheme had 1 exterior door and a set of exterior steps. It is the client's desire to add an elevator in the future when they can no longer physically navigate the stairs. In order to access the elevator, another door would have to be added in the hyphen at grade level. The client's did not want to incorporate an exterior ramp into the design. The wider hyphen was able to accommodate the elevator vestibule and leave an 8-ft. wide entry area and exterior stair.

Revising the hyphen to 8-ft. will mean that the exterior stair will have to be revised to be 4-ft. wide when the elevator is installed. We felt that the 4-ft. wide stair is too diminutive for the elevation. We want to move the stairs to the inside of the hyphen and revise the depth from 14-ft to 18-ft. for the ground floor to accommodate a vestibule at the entry. This will also mean that we will only have 1 exterior door even when the elevator is installed. The second floor of the hyphen would remain at 14-ft. The exterior elevation of the hyphen would still have a glass door and glass sidelites. From an aesthetic point of view, we prefer the narrower hyphen because it is less prominent and appears more like a connector between the 2 gambrel roof volumes

Sincerely,

A handwritten signature in black ink, appearing to read "Dale A. Stewart".

Dale A. Stewart

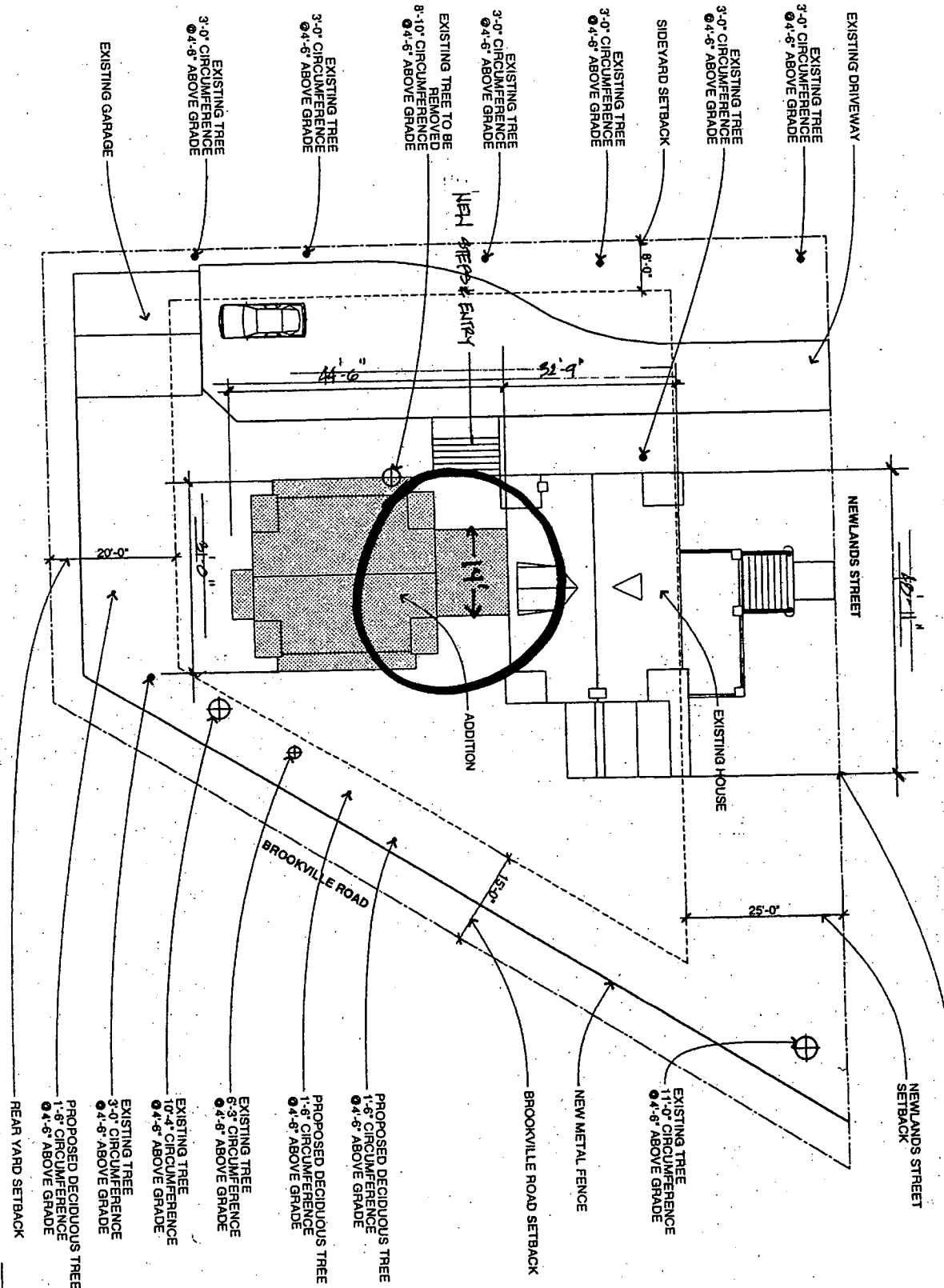
16 Newlands

Summary of Changes between 12/17/03 HPC approval and plans submitted for stamping:

1. Owners wanted option for future elevator in hyphen.
2. When architects reduced length of hyphen to 8 feet (to accommodate setback issue at rear of lot), the interior area became cramped for future elevator.
3. Owners didn't want ramps on the outside of their house. They wanted to go right into hyphen and have access for future elevator. To do so, it meant expanding the width of the hyphen by 4 feet on the ground floor only. Architects redesigned four feet expansion with solid roof instead of sunscreen, with low pitch for drainage.

01 Site Plan

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



CORE

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 Suite 405
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 T 202.468.6116
 F 202.468.8235
 E GEN@COREdc.com

MORGENSTEIN RESIDENCE

16 Newlands Street
 Chevy Chase, Maryland

PN: 03018.00
 DT: 11/12/03
 DB:
 CB:

SK-700

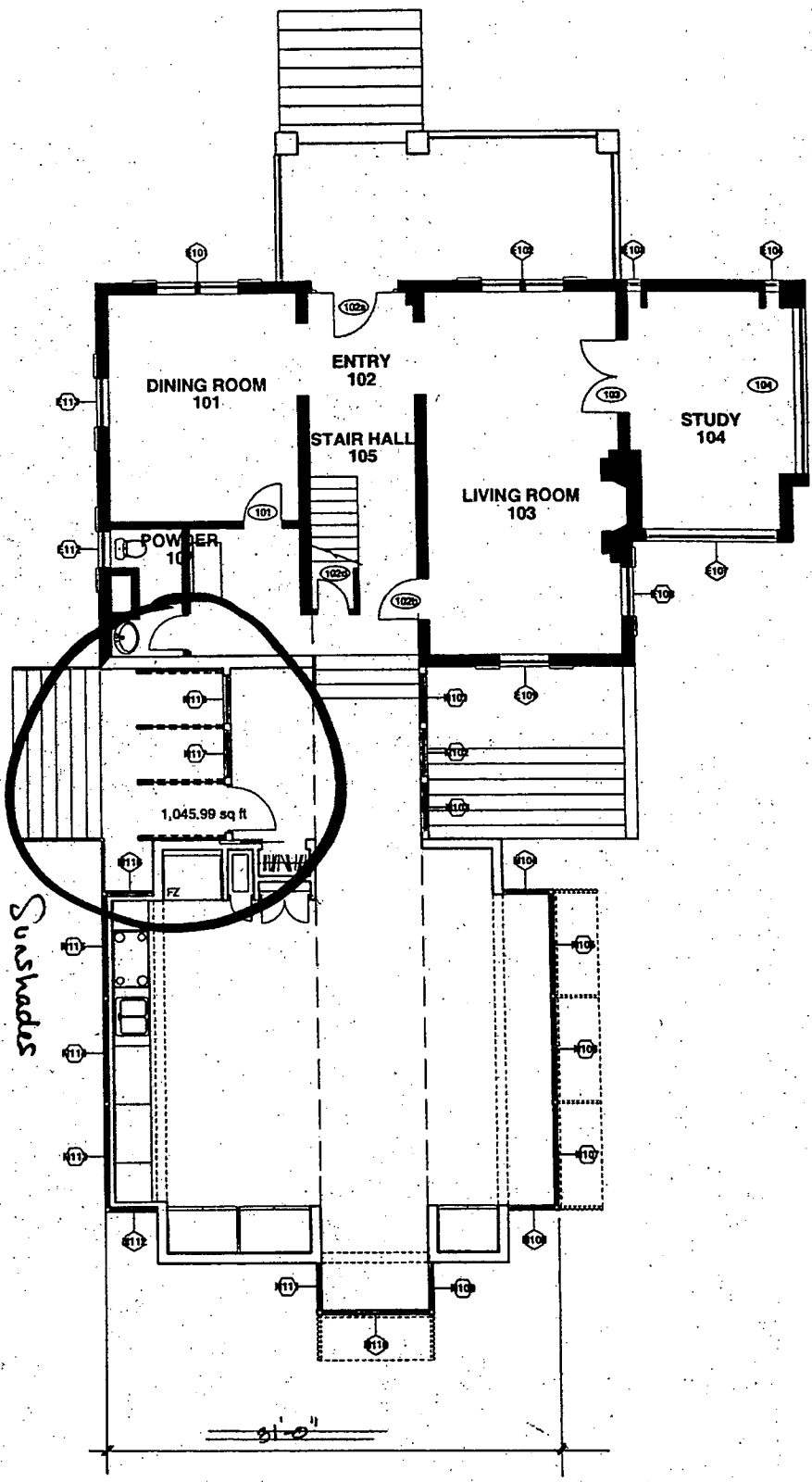
Approved HPC 12/03/03

81

01
Ground Floor
SCALE: 1/8" = 1'-0"

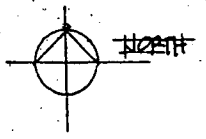
EXISTING HOUSE

ADDITION



Sunshades

1,045.99 sq ft



Approved NPC
12/03/03

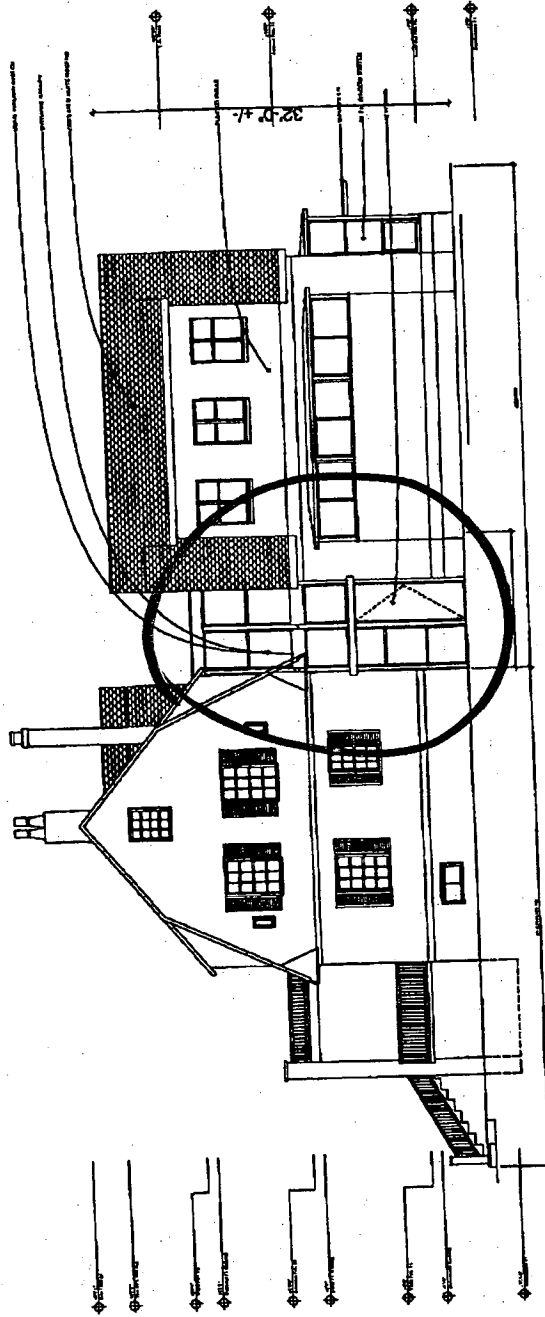
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MORGENSTEIN RESIDENCE
 15 Newlands Street
 Chevy Chase, Maryland

PN: 00018.00
 DT: 11/12/03
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SK-702

19



Reduced length

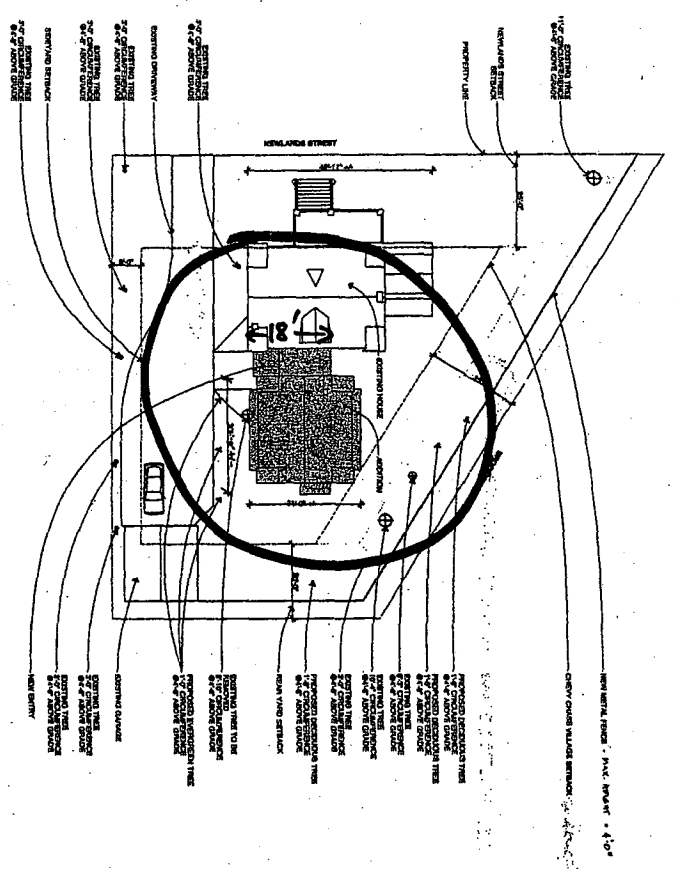
01 West Elevation
SCALE 1/4" = 1'-0"

REVISION

12/03/03

DEC. 03 2000
Approved HPC 12/03/03

20



01 Site Plan
 SCALE: 1/8" = 1'-0"

12/30/2003
 Drawings that came
 in for HPC Stamping of approval

A0.0

SITE PLAN



01 12.15.03
 PR 02.04.03
 02 12.15.03
 03 02.04.03

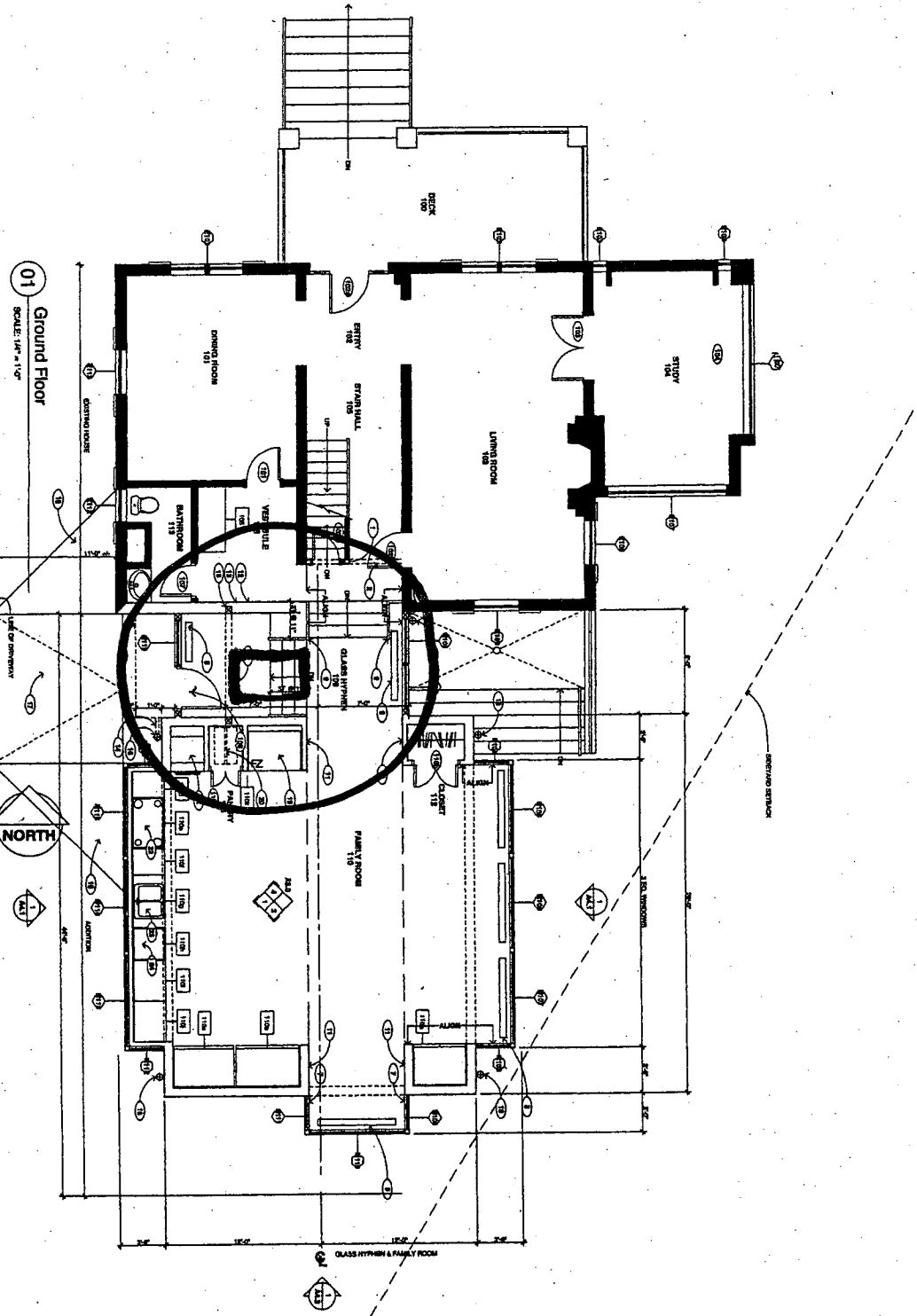
CORE

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 WASHINGTON, DC 20007
 TEL: 202-462-8119
 FAX: 202-462-8722
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**Morgenstein
 Residence**
 18 Newlands St.
 Chevy Chase, MD.

21

- CONSTRUCTION PLAN LEGEND**
- Existing construction to remain
 - Building construction to be removed
 - New construction



01 Ground Floor
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN GENERAL NOTES

1. REMOVE EXISTING WALLS AND RECONSTRUCT TO MATCH EXISTING WALLS FOR OFFICE & STEEL COLUMN
2. REMOVE EXISTING WALLS AND RECONSTRUCT TO MATCH EXISTING WALLS FOR OFFICE & STEEL COLUMN
3. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FRAME WALLS TO BE 2X6
4. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FRAME WALLS TO BE 2X6

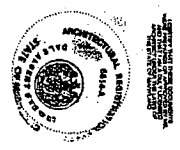
FIRST FLOOR PLAN WORK NOTES (cont.)

1. NEW COLUMN, SEE STRUCTURAL, COMMENTS (S.A.1)
2. NEW COLUMN IN FRONT OF FACE OF EXISTING COLUMN (S.A.1)
3. NEW COLUMN IN FRONT OF FACE OF EXISTING COLUMN (S.A.1)
4. NEW COLUMN IN FRONT OF FACE OF EXISTING COLUMN (S.A.1)
5. REMOVE FLOOR TOP SURFACE EXISTING
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100. REMOVE FLOOR TOP SURFACE EXISTING

Elevator

12/30/03
Drawings that came in to
to check need for HPC approval

**CONSTRUCTION PLAN
FIRST FLOOR
A2.1**



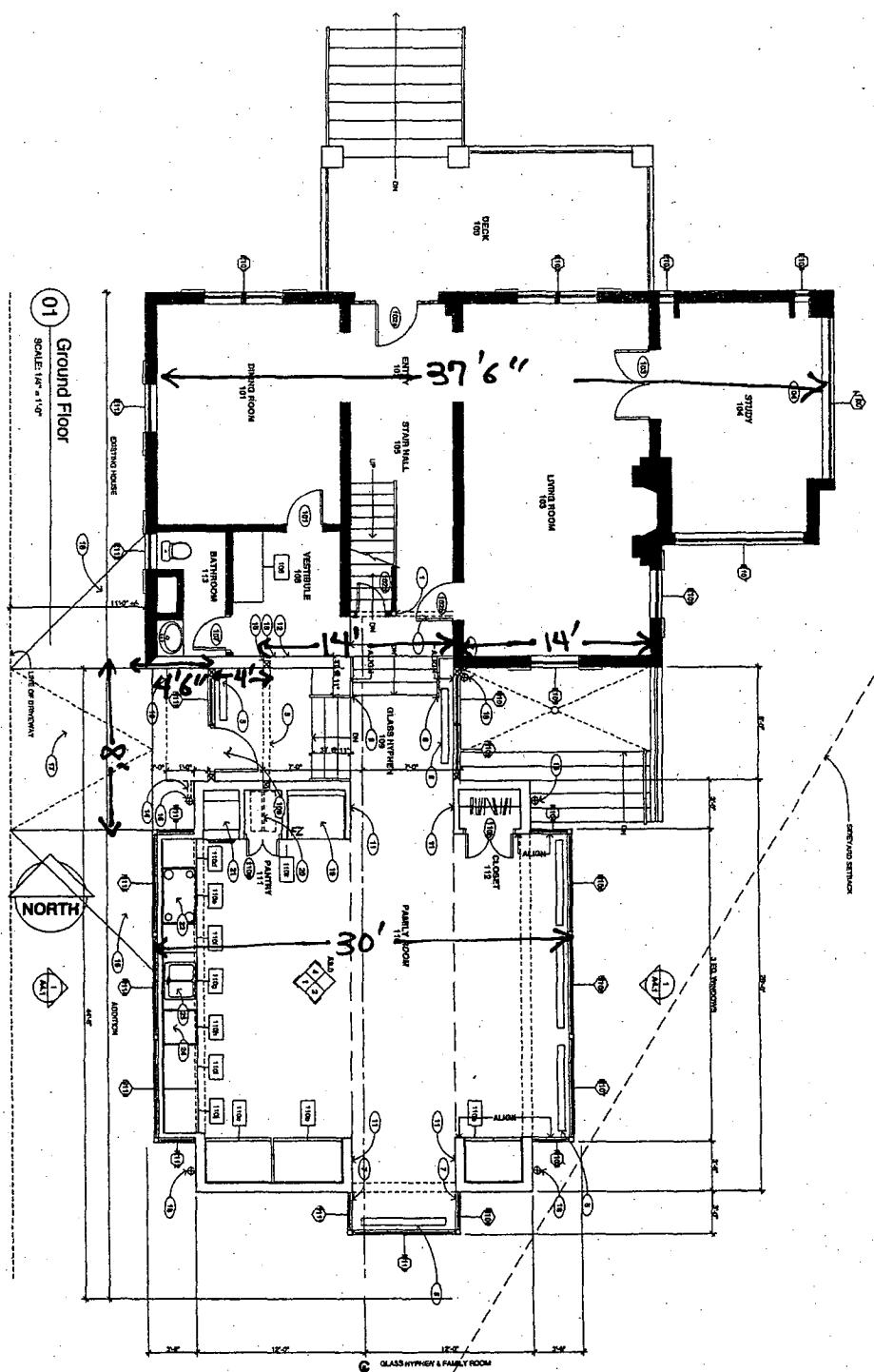
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BY: [Signature]
CHECKED BY: [Signature]

CORE

Morgenstein Residence
18 Newlands St.
Chevy Chase, MD.

22

- CONSTRUCTION PLAN LEGEND**
- Existing construction to remain
 - Building construction to be removed
 - New construction



01 Ground Floor
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN GENERAL NOTES

1. EXISTING NONSTRUCTURAL PARTITIONS SHALL BE REMOVED TO FACE OF EXISTING WALLS OR TO FACE OF EXISTING COLUMN OR BEAM UNLESS OTHERWISE NOTED.
2. NEW PARTITIONS SHALL BE CONCRETE OR Gypsum BOARD ON METAL STUDS UNLESS OTHERWISE NOTED.
3. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FRAME WALLS TO BE 2x4.
4. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FRAME WALLS TO BE 2x4.

FIRST FLOOR PLAN WORK NOTES (cont.)

14. GYPSUM BOARD
15. 4" WIDE REINFORCING
16. 2" POLYURETHANE INSULATION
17. 3/4" WIDE DOUBLE OVER
18. 4" COORDINATE WINDOW SILL
19. 2" SINK W/ OVERHANG DETAIL
20. DOWNSPOUT

FIRST FLOOR PLAN WORK NOTES

1. NEW COLUMN: SEE STRUCTURAL DRAWINGS (S.A.1)
2. NEW BEAM IN PLACE TO PICK UP LOAD FROM COLUMN (S.A.1)
3. FINISH TO FACE OF EXISTING WALL
4. FINISH TO FACE OF EXISTING WALL
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15. FINISH TO FACE OF EXISTING WALL
16. FINISH TO FACE OF EXISTING WALL
17. FINISH TO FACE OF EXISTING WALL

Drawings that came in to be stamped for HPC approval
12/30/03

Approximate Dimensions

CONSTRUCTION PLAN
FIRST FLOOR
A2.1



DATE: 12.15.03
BY: JHE
CHECKED BY: JHE

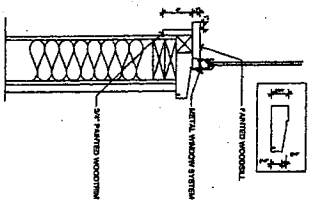
CORE

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E: CORE@COREDC.COM

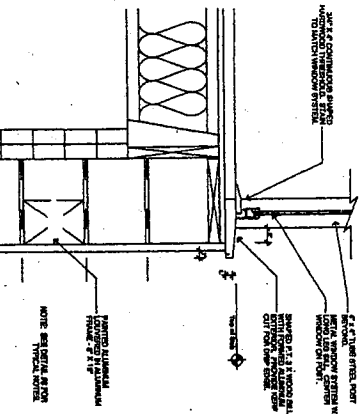
Morgenstein Residence
16 Newlands St.
Chevy Chase, MD.

23

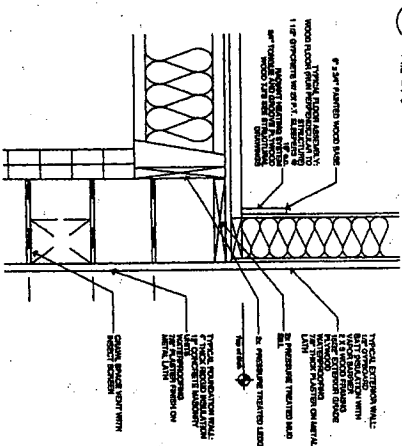
10 SECTION DETAIL @ WINDOW SILL
1 1/2" = 1'-0"



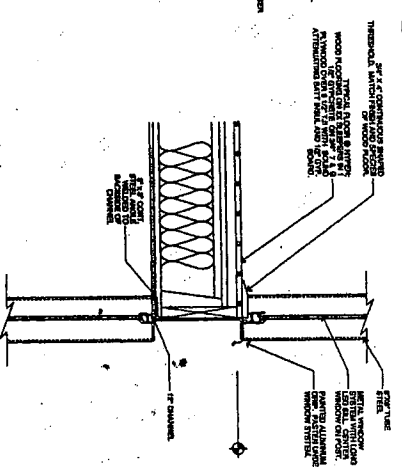
7 SECTION DETAIL @ GLASS BAY
1 1/2" = 1'-0"



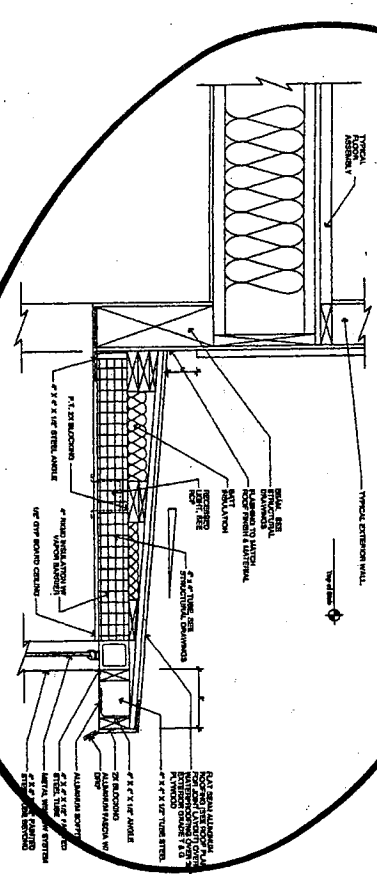
6 SECTION DETAIL @ GROUND FLOOR
1 1/2" = 1'-0"



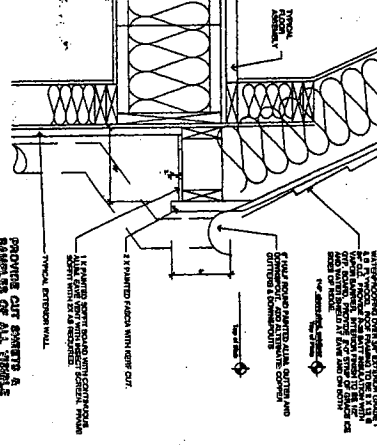
3 SECTION DETAIL @ 2ND FLOOR
1 1/2" = 1'-0"



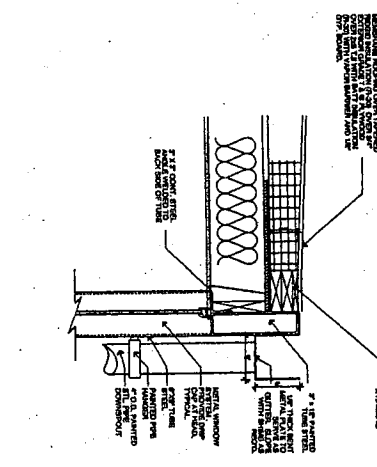
9 SECTION DETAIL @ ROOF OF GLASS BAY
1 1/2" = 1'-0"



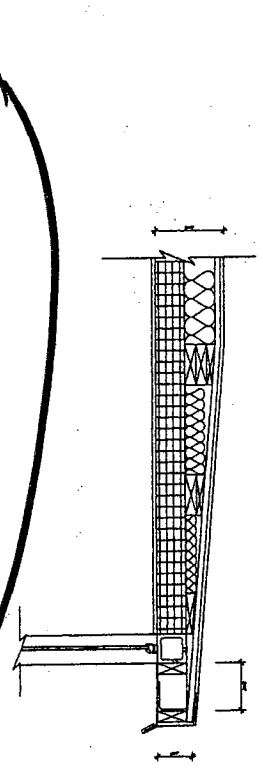
5 SECTION DETAIL @ LOW EAVE
1 1/2" = 1'-0"



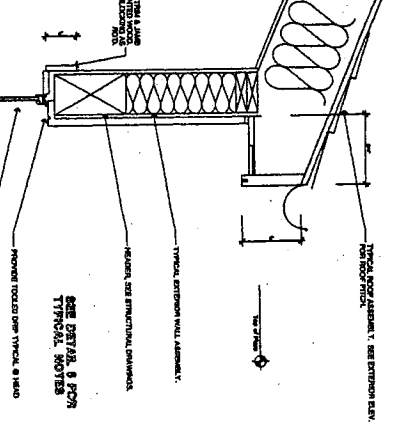
2 SECTION DTL @ ROOF OF HYPHEN
1 1/2" = 1'-0"



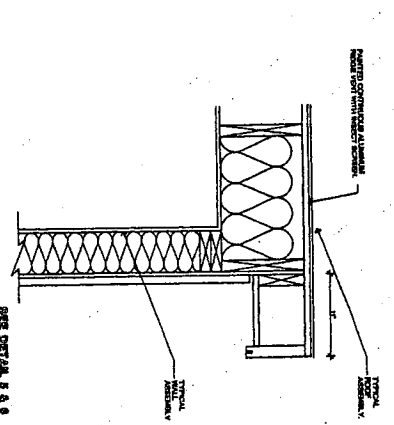
8 SECTION DETAIL @ ROOF OF GLASS BAY-CROSS SECTION
1 1/2" = 1'-0"



4 SECTION DETAIL @ HIGH EAVE
1 1/2" = 1'-0"



1 SECTION DETAIL @ RAKE
1 1/2" = 1'-0"



12/30/2003
Drawings not signed in for stamping

DETAILS
A7.0

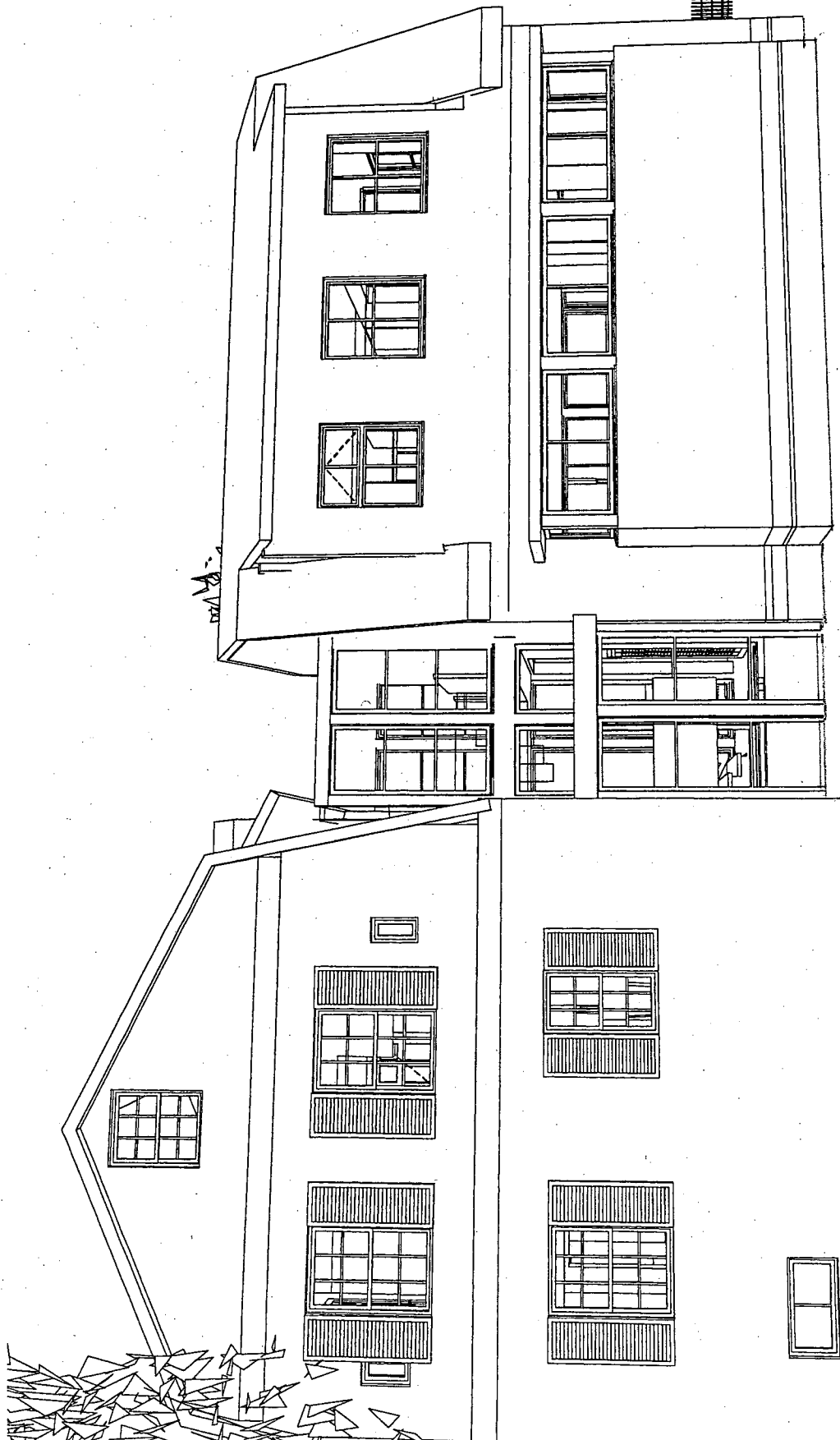


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CORE

Morgenstein
Residence
18 Newlands St.
Chevy Chase, MD.

JAN 06 2004



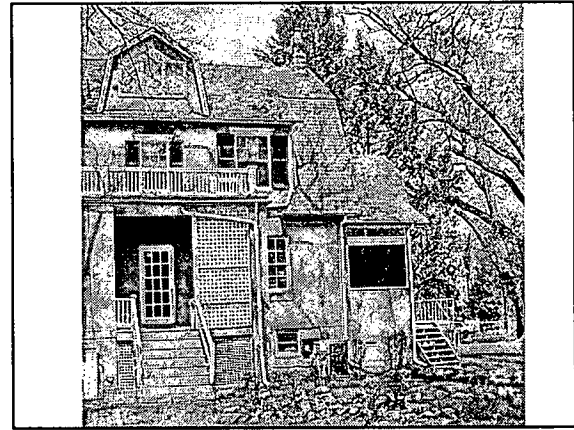
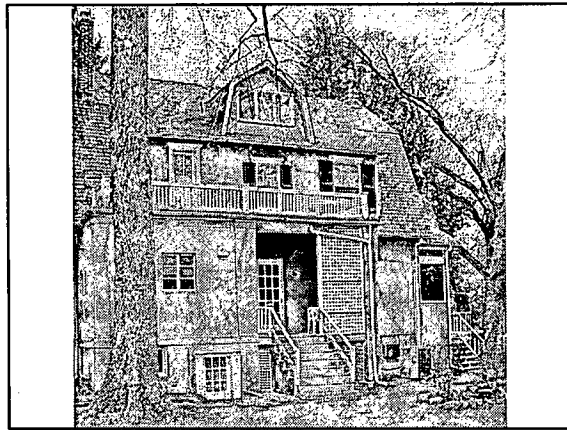
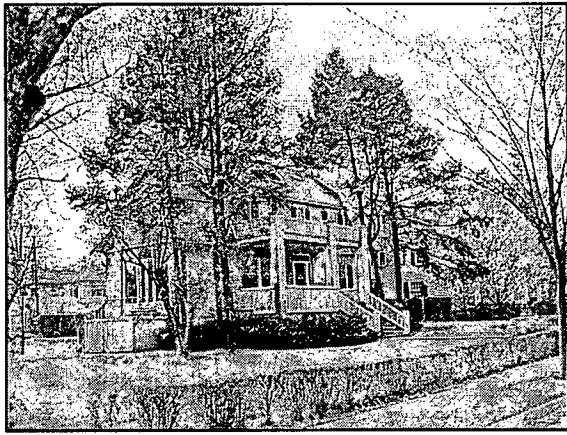
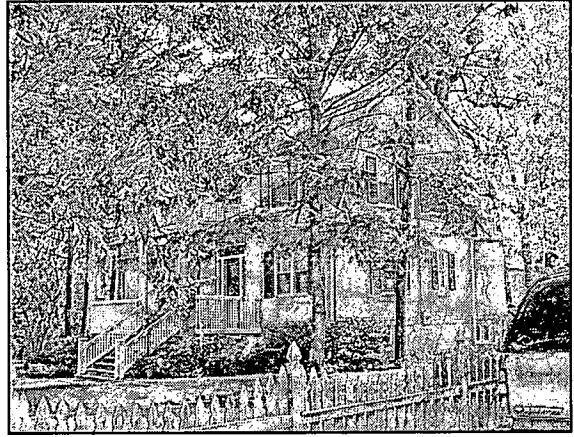
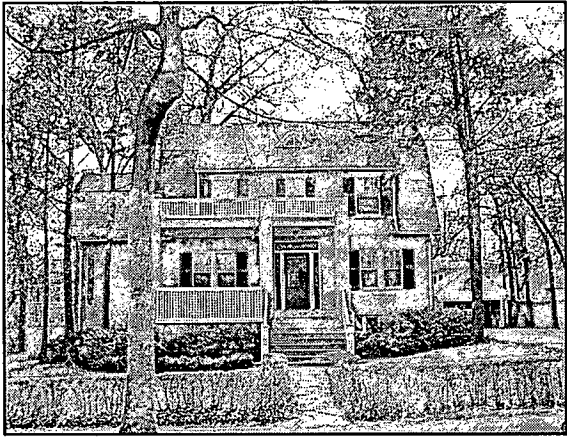


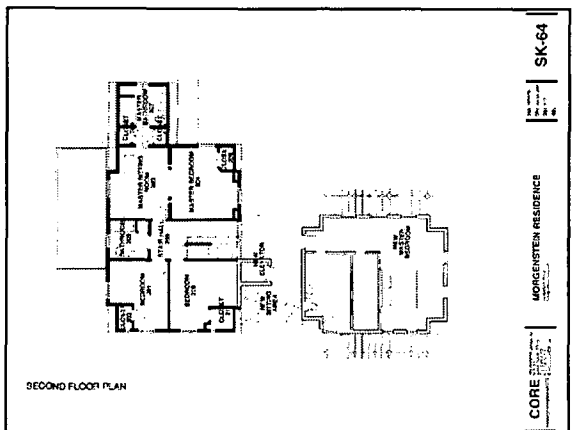
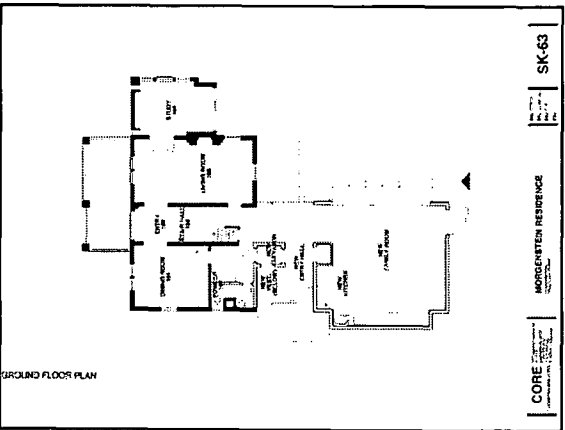
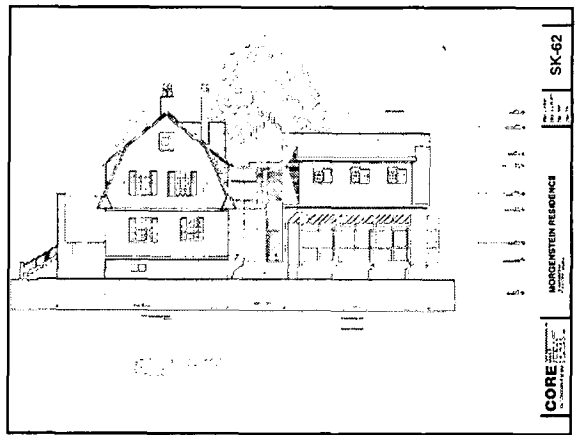
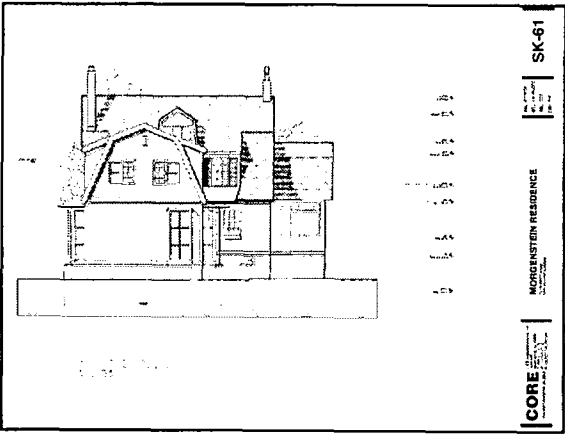
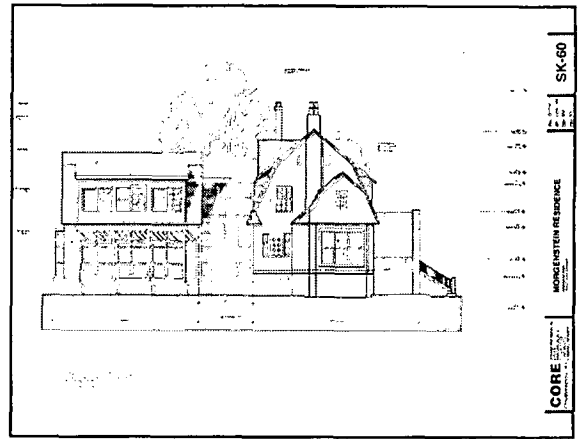
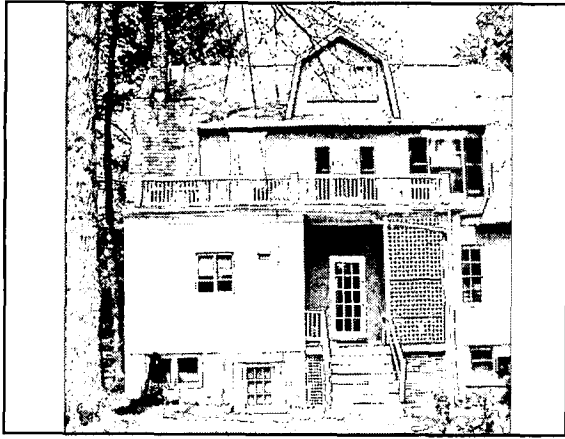
~~10/~~ 11/4/04

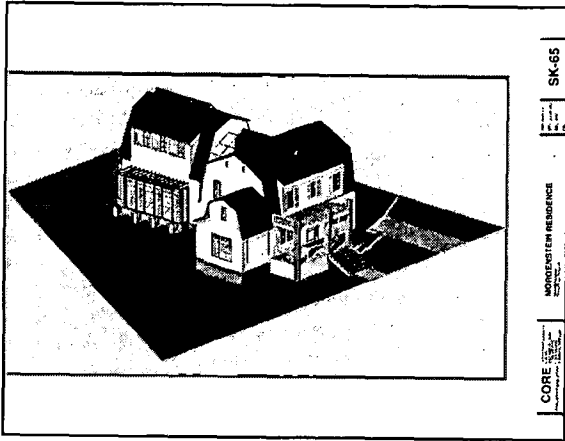
Dale Stewart - CORE
Susan Morganstein - applicant
Ramon Santos - CORE
Guern & Tania - HPC

smaller addition \therefore hyphen not
visible ~~approvable~~
same form - new materials
new articulation
OR
compl. diff.

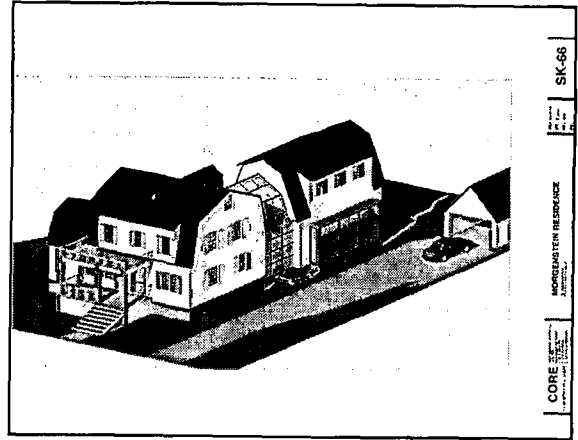
rear dormer on issue - has head
height for stair so must
be absorbed or kept above
eave.
program to include elevator "glass box"



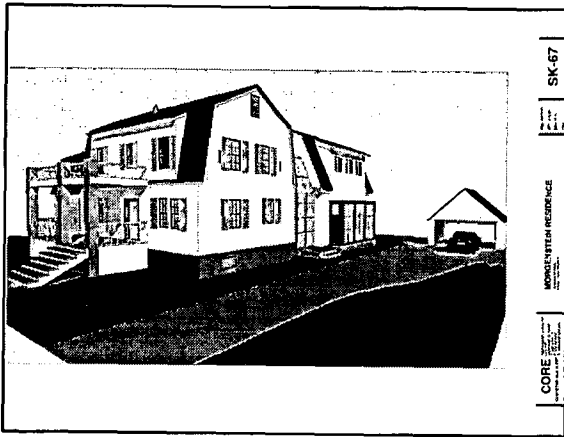




CORE SK-65
MONTEVISTA RESIDENCE



CORE SK-66
MONTEVISTA RESIDENCE



CORE SK-67
MONTEVISTA RESIDENCE



CORE SK-68
MONTEVISTA RESIDENCE

MEMO TO THE FILE:

I called Ramon Santos at Core 1/15/04 regarding 16 Newlands

Told him that some of the Commissioners did not seem concerned about the design changes to the hyphen. Other Commissioners were disturbed that they hadn't known about the design change or that staff had not been alerted to it.

Told him that some may have concerns about the hyphen being "watered" down. No longer as long and now wider. Told him that this was Gwen's concern.

Told him that the Chair had asked that everything the owner contemplated be put on the table now.

He inquired about replacing shutters. I told him as long as everything was complete replacement in kind (like materials, louvered or paneled, operability, etc.) then it would be considered "routine maintenance." I said no plastic shutters. Then he said owner was interested in changing porch railing to plastic. I reiterated that we had approved wood. That the railing had to be wood. That the Commission would not approve anything plastic in Chevy Chase, that owner had to understand that. Painting and taking care of an old house is expected in Chevy Chase.

He needed to impress upon them that they could not make incremental changes that little by little changed the nature of the approved design.

Cori said measured circumference

4'6" inches above grade

* Call him back on trees

Main house

redo all shutters - wood shutters

get rid of asphalt ~~shingles~~ ^{single} -

replace with simulated slate

splice in new

new window - 3 part sunroom

1970s postmodern window -

getting rid of wood deck

railings on top of ^{both} front porch - replace in

kind

painted stucco

put new layer of stucco - clean it up -

"integral color" gray where you don't paint

getting rid of metal porch - ^{tear} it

going back to original house, tier

adding on

Hope's University Series

16 Newlands

Conversation with

interchangeable

Ramon Santos

Dutch Colonial

11/17/03

synthetic slate

match to existing

working drawings to

Couldnt make it out of glass = energy code - ^{pass}

limit glass

roof - solid roof

flat roof - metal fascia Roofing - rubber roof membrane

all "stucco" or "spraycrete"

ribbon - fixed

Casements - jamb swinging out

metal window - adhered at - exterior S/DL or ~~real~~ ^{the} divided lights -

butt-shingle - 1/2 - real 1/2 asphalt over some of it

East bay - square - Sushode - metal

704 - below existing house by 4 or 5 feet

glass - east elevation - as transparent as we

can get to make energy codes

east - awnings - bottom lights - both bays

Hyphen - operable awning bottom pane

dark color - spray concrete

put - Chevy Chase Village - arborist -

rehabilitation program

replacing with 3 trees - 2 along Brookville

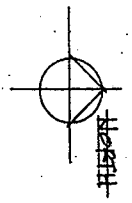
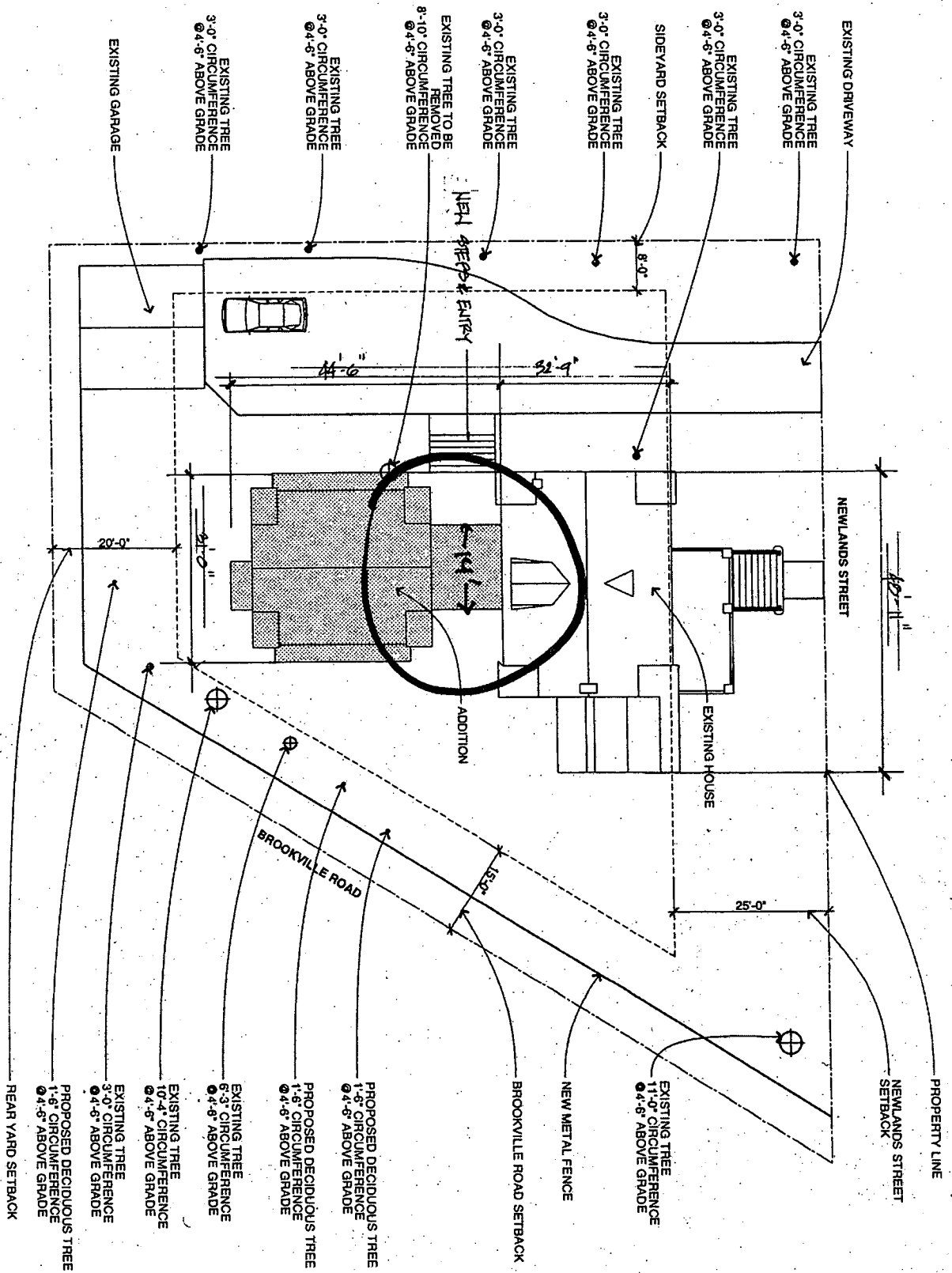
1 at south end of lot...

16 Newlands

Summary of Changes between 12/17/03 HPC approval and plans submitted for stamping:

1. Owners wanted option for future elevator in hyphen.
2. When architects reduced length of hyphen to 8 feet (to accommodate setback issue at rear of lot), the interior area became cramped for future elevator.
3. Owners didn't want ramps on the outside of their house. They wanted to go right into hyphen and have access for future elevator. To do so, it meant expanding the width of the hyphen by 4 feet on the ground floor only. Architects redesigned four feet expansion with solid roof instead of sunscreen, with low pitch for drainage.

01 Site Plan
SCALE: 1/16" = 1'-0"



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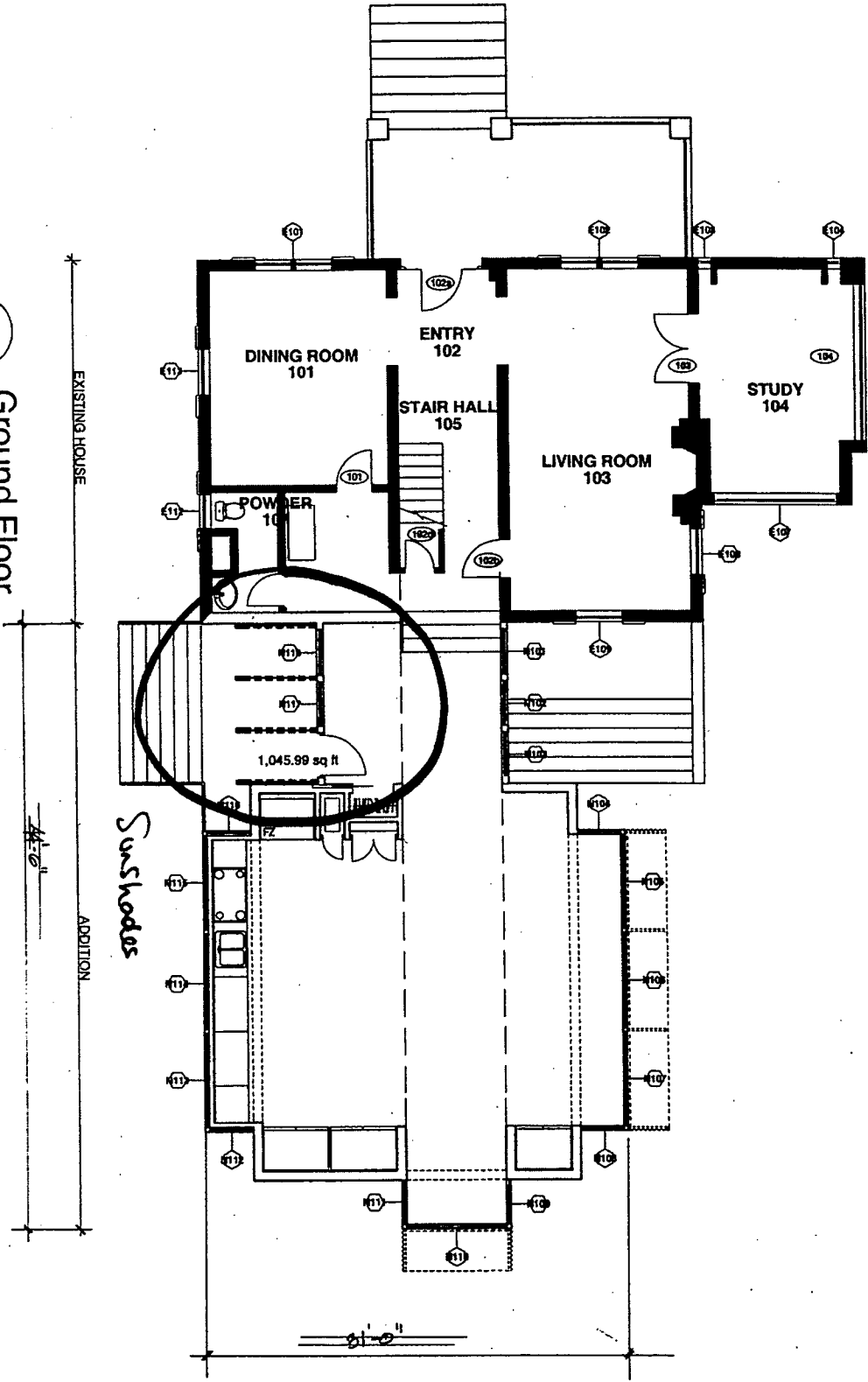
MORGENSTEIN RESIDENCE
 16 Newlands Street
 Chevy Chase, Maryland

PN: 03016.00
 OT: 11/12/03
 DB:
 CB:

SK-700

Approved HPC 12/17/03

01
 Ground Floor
 SCALE: 1/8" = 1'-0"



Approved HPC
 12/17/03

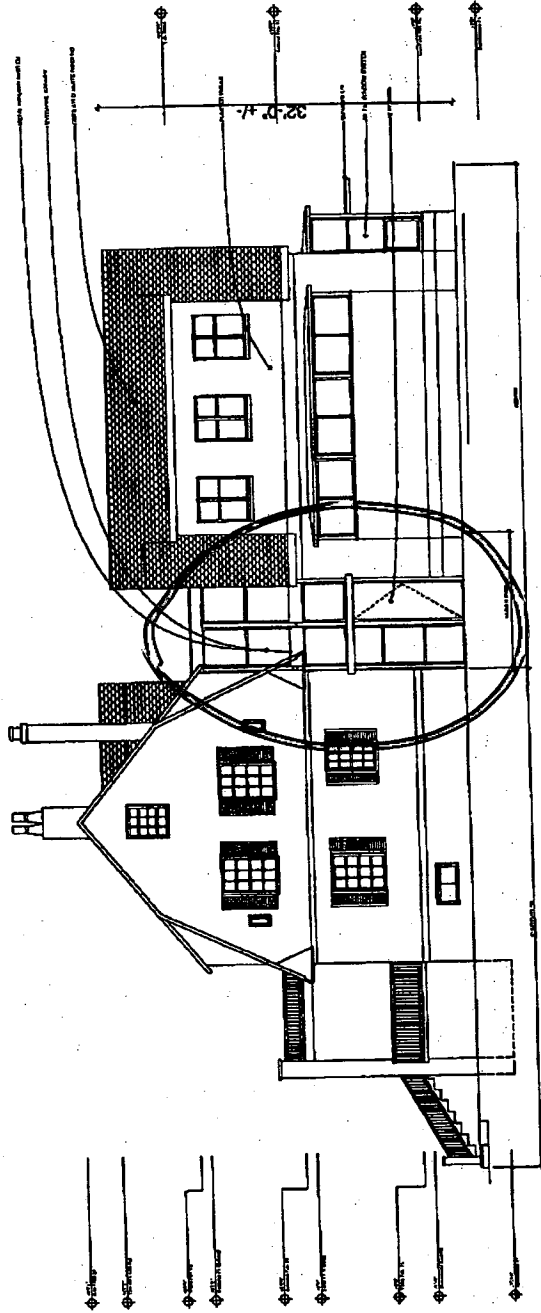
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 18 Newlands Street
 Chevy Chase, Maryland

PN: 03018.00
 DT: 11/12/03
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 CB:

SK-702

19



Reduced length

(01) West Elevation
SCALE: 1/4" = 1'-0"

REVISION

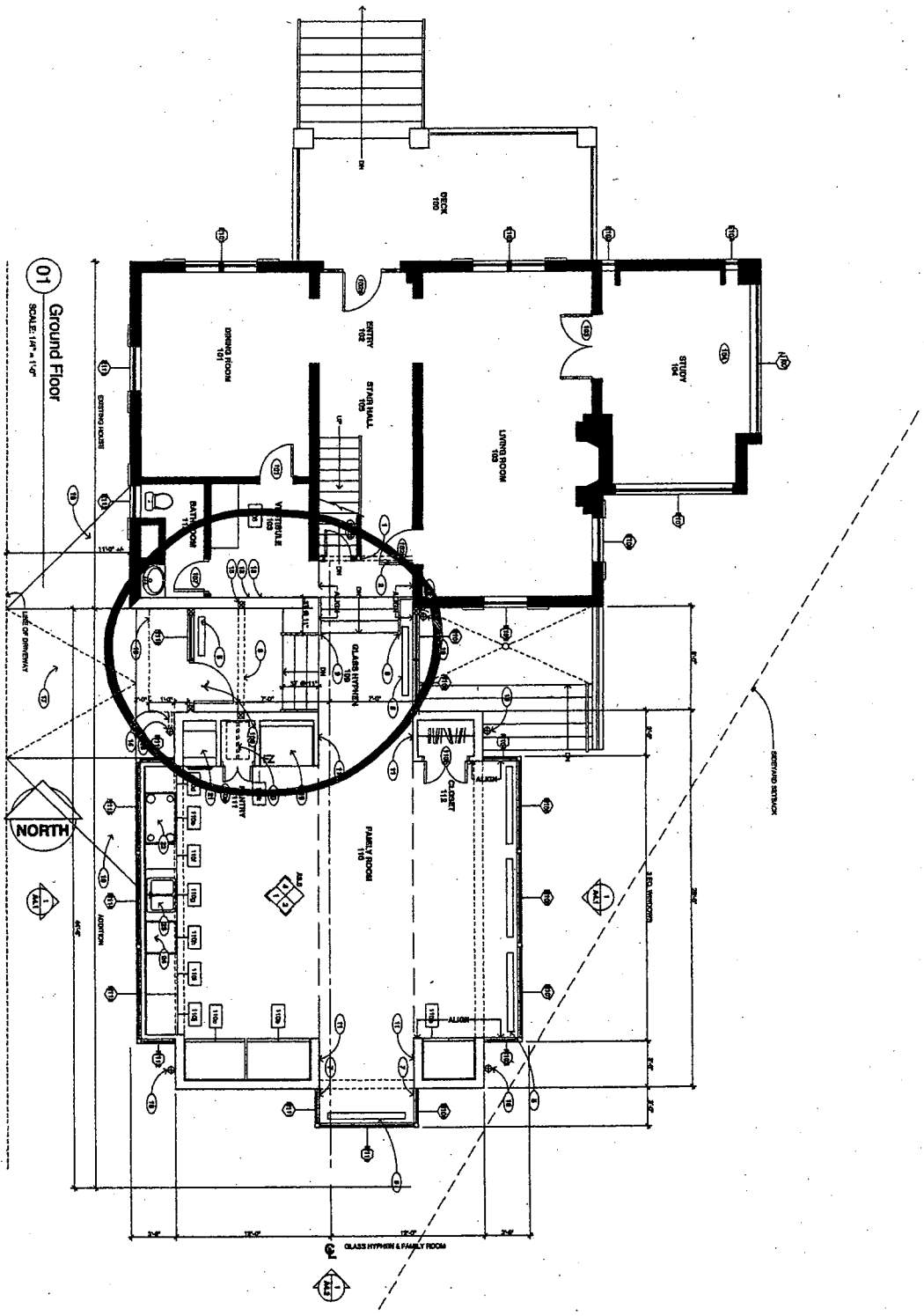
DEC 09 2003

DEC. 03 2000

Approved HPC 12/17/03

- CONSTRUCTION PLAN LEGEND**
- Existing construction to remain
 - Existing construction to be removed
 - New construction

01 Ground Floor
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN GENERAL NOTES

1. EXISTING CONSTRUCTION TO REMAIN SHALL BE SHOWN WITH A THICK SOLID LINE.
2. EXISTING CONSTRUCTION TO BE REMOVED SHALL BE SHOWN WITH A THICK DASHED LINE.
3. NEW CONSTRUCTION SHALL BE SHOWN WITH A THIN SOLID LINE.
4. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FINISH WALLS TO BE 2x6.
5. UNLESS NOTED OTHERWISE, ALL INTERIOR WOOD FINISH WALLS TO BE 2x4.

FIRST FLOOR PLAN WORK NOTES (cont.)

1. NEW COLUMN, SEE STRUCTURAL DRAWINGS (S.A.1).
2. NEW ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
3. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
4. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
5. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
6. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
7. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
8. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
9. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
10. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
11. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
12. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
13. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
14. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
15. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
16. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).
17. REMOVE EXISTING ROOF IN FLOOR TO MATCH EXISTING ROOF (S.A.1).

12/30/03
Drawings that came in to be stamped for HPC approval

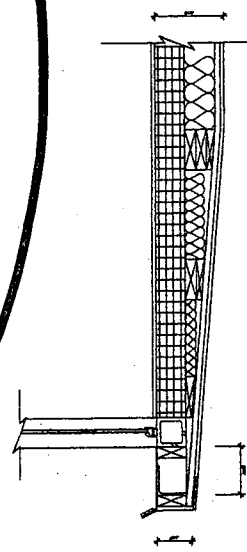


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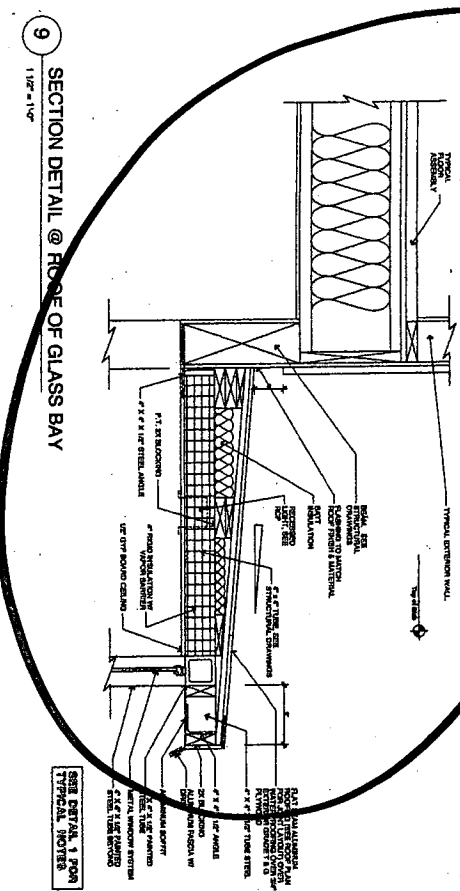
CORE

1000 Wisconsin Avenue, NW
Suite 400
Washington, DC 20007
T 202.462.0118
F 202.462.0122
E CORE@CORE.COM

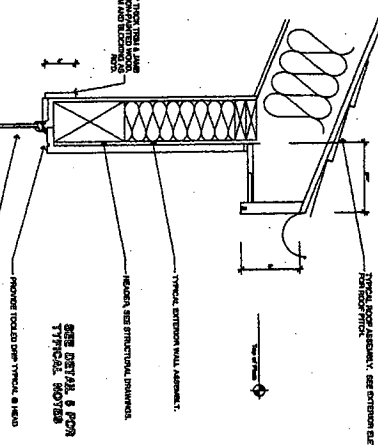
**Morgenstein
Residence**
16 Newlands St.
Chevy Chase, MD.



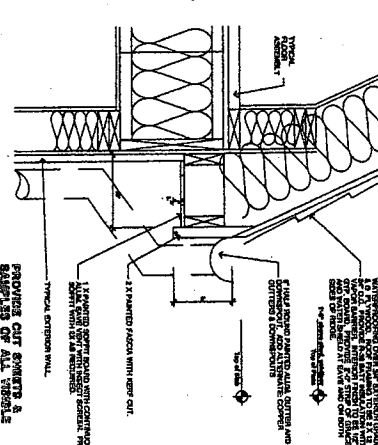
8 SECTION DETAIL @ ROOF OF GLASS BAY-CROSS SECTION
1 1/2" = 1'-0"



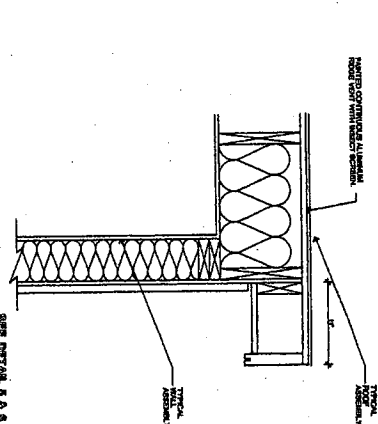
9 SECTION DETAIL @ ROOF OF GLASS BAY
1 1/2" = 1'-0"



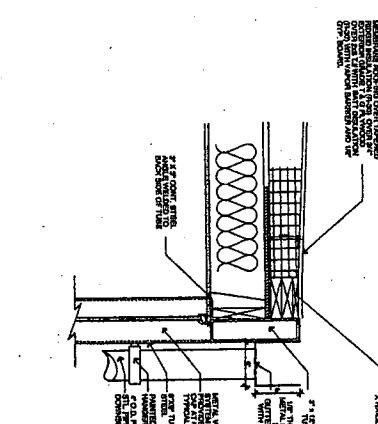
4 SECTION DETAIL @ HIGH EAVE
1 1/2" = 1'-0"



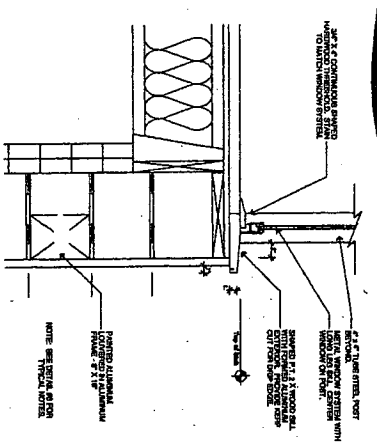
5 SECTION DETAIL @ LOW EAVE
1 1/2" = 1'-0"



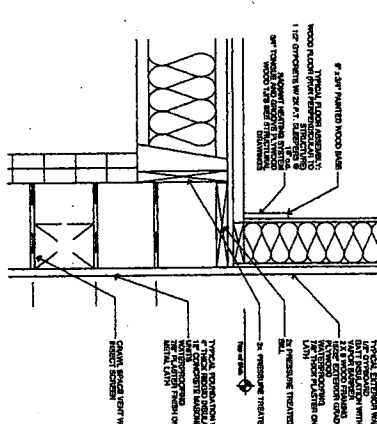
1 SECTION DETAIL @ RAKE
1 1/2" = 1'-0"



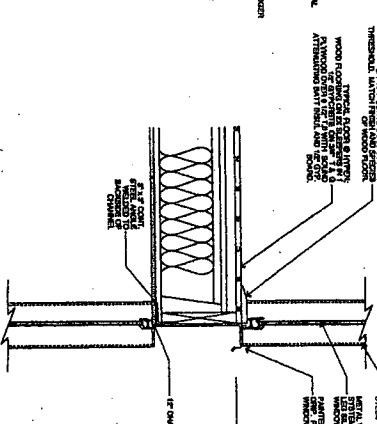
2 SECTION DTL. @ ROOF OF HYPHEN
1 1/2" = 1'-0"



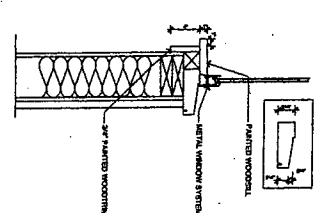
7 SECTION DETAIL @ GLASS BAY
1 1/2" = 1'-0"



6 SECTION DETAIL @ GROUND FLOOR
1 1/2" = 1'-0"



3 SECTION DETAIL @ 2ND FLOOR
1 1/2" = 1'-0"

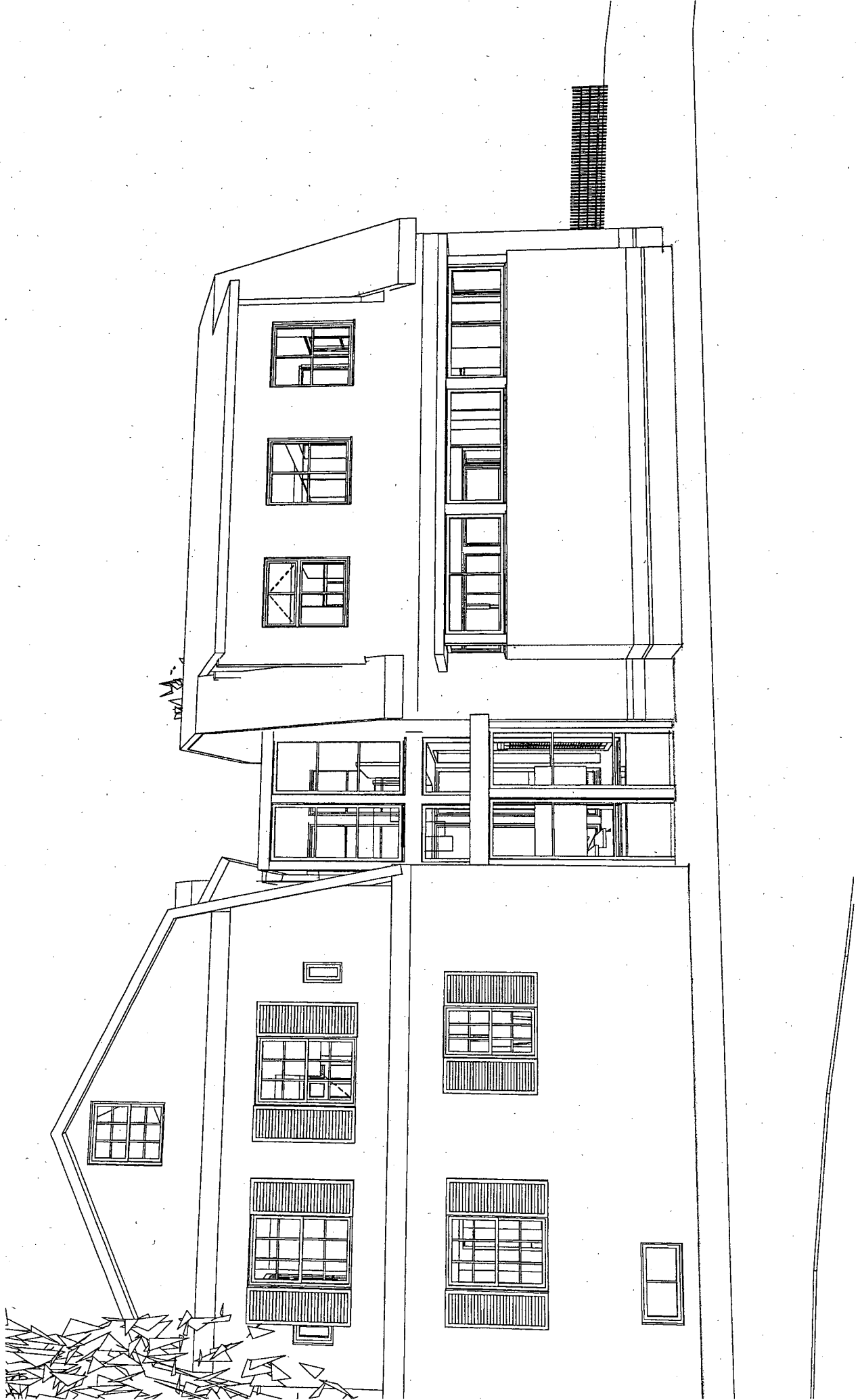


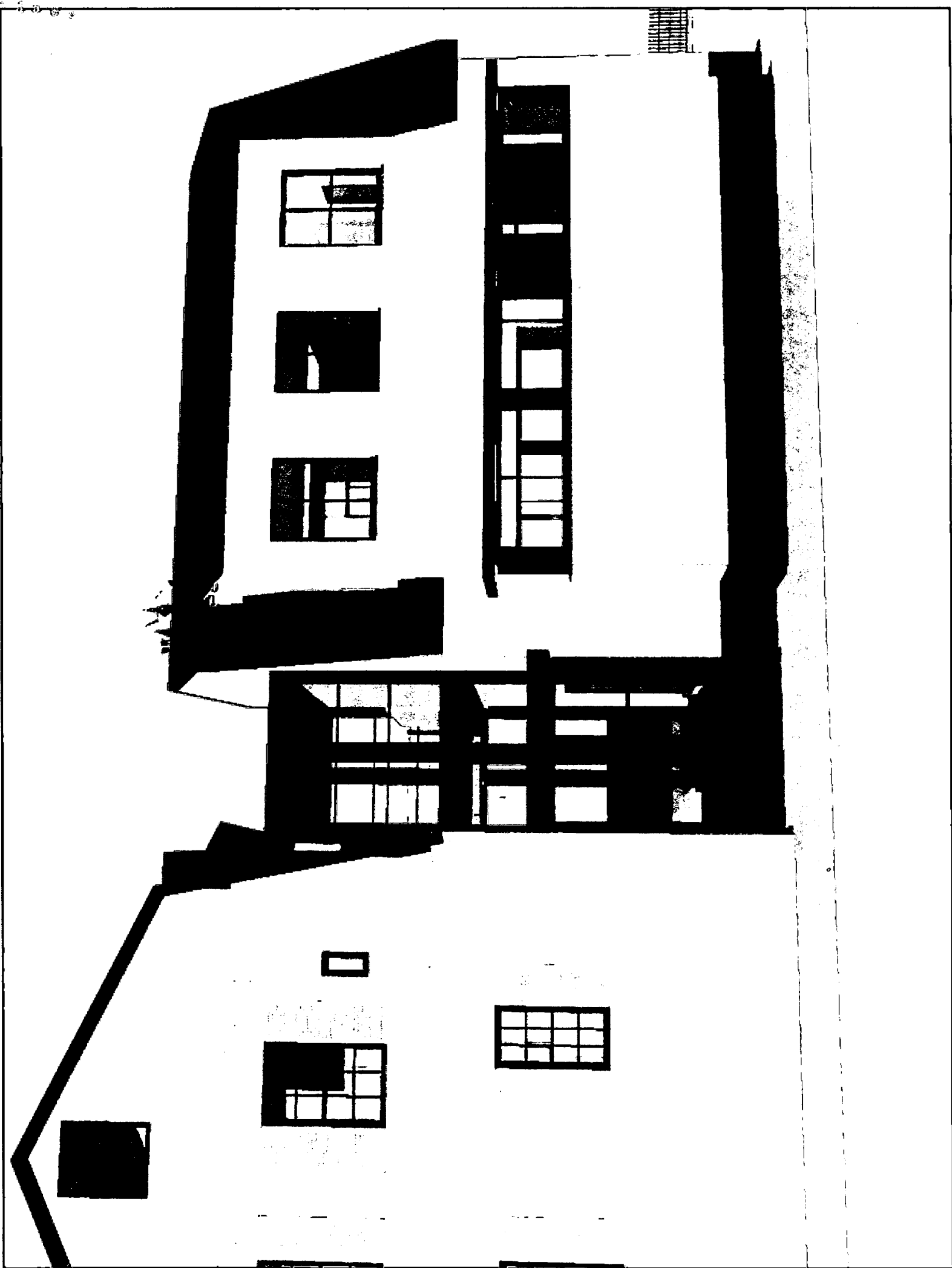
10 SECTION DETAIL @ WINDOW SILL
1 1/2" = 1'-0"

12/30/2003
Drawings first came in for



JAN 06 2004





HEARING OF THE MONTGOMERY COUNTY
HISTORIC PREVENTION COMMISSION
MONTGOMERY COUNTY, MARYLAND

- - - - - X
:
:
IN THE MATTER OF 16 NEWLAND, : STAFF ITEMS
PROPOSED ELEVATOR AND 9015 :
FIRST AVENUE, WOODSIDE HISTORIC :
DISTRICT, REAR ADDITION :
- - - - - X

A hearing in the above-entitled matter was held on
January 14, 2004, commencing at 8:22 p.m. in the Maryland-
National Capital Park and Planning Building, 8787 Georgia
Avenue, Silver Spring, Maryland 20910, before:

SUSAN VELASQUEZ
Hearing Examiner

KIMBERLY WILLIAMS
Commissioner

JULIA O=MALLEY
Commissioner

LEE BURSTYN
Commissioner

JEF FULLER
Commissioner

STEVEN BRESLIN
Commissioner

NURAY ANAHTAR
Commissioner

APPEARANCES

GWEN WRIGHT, Staff

ANNE FOTHERGILL, Staff

MICHELLE NARU, Staff

JOEY LAMPL, Staff

P R O C E E D I N G S

1
2 GWEN WRIGHT: Okay, we do have a couple of staff
3 items. Some information was passed out to you and this has to
4 do with minor revisions to the historic area work permits. We
5 have two cases and we really need to know, essentially, these
6 cases, whether you want this to come back to the Commission as a
7 hearing or if it=s something you feel can be approved on Staff
8 level. They=re big enough changes that Staff is not sure what
9 to do and that=s why we=re coming to you in this format.

10 The first one is Joey Lampl has a case at 16 Newlands. We
11 received a handout that looks like this and, Joey, if you could
12 just describe it briefly.

13 JOEY LAMPL: The page just itemizes the three
14 changes, it=s not three, it=s just one change broken down. The
15 owners wanted the option for a future elevator in the hyphen.
16 Does everyone remember this case, 16 Newlands? That elevator
17 was not mentioned in the hearing on December 17th or to me and
18 it was news to me. So, when the plans came in for stamping, the
19 architects had reduced the length of the hyphen to eight feet,
20 which we had all seen, which was past out at the past meeting,
21 but that cramped the interior space for an elevator so the
22 drawings that came in have a hyphen that=s four feet wider than
23 what was approved.

24 It=s a relatively minor change but because hyphens are
25 important in separating original building massing from sizable

1 new additions, the hyphen itself, if you look on the second
2 slide, originally came in at 14' feet wide and came in with sun
3 shades, three separate sun shades. Then, what was passed out,
4 going back to the third sheet, was a reduced length of the
5 hyphen. It went from three bays down to two and we all approved
6 that. But there was not much discussion beyond the shortening
7 of the hyphen. What came in to be stamped was a wider hyphen.
8 You'll see it in site plan A0.0 where it says 18' feet. See
9 that? And then the next drawing, A2.1 shows that first floor
10 plan. It doesn't show the elevator necessarily but it shows the
11 door swinging in and the wider hyphen and then the other
12 significant change is that instead of the sun shade there's now
13 a solid roof which is shown in drawing A7.0 with a slight shed
14 to it. So there's a little one story roof coming out over this
15 entrance that pops out four feet and a second story with the
16 glass hyphen remains the same. I ask the architect to render it
17 and you can see those renderings in the last two pages.

18 So, staff just wanted to know the Commission's feeling
19 before stamping the drawings.

20 JEF FULLER: Personally, I don't have problem with
21 the wider hyphen but if they add the elevator, is that going to
22 be totally interior so the glass wall will still be there from
23 the exterior?

24 JOEY LAMPL: Yes. And they want no ramping,
25 everything is interior.

1 GWEN WRIGHT: But you have to understand, we would
2 have no control over that.

3 JEF FULLER: I understand it but I=m saying --

4 GWEN WRIGHT: Because if a subsequent said, gee, I
5 want to put in an elevator in the middle of the glass hyphen,
6 they could do that because it=s an interior change.

7 JEF FULLER: But, from my perspective, the glass, if
8 they wanted to take the glass out, they=d have to come back?

9 GWEN WRIGHT: Yes, but if they put a wall down the
10 middle of the hyphen that blocks the hyphen and does make it
11 glassy.

12 JEF FULLER: But if they put in --

13 GWEN WRIGHT: They could do that without HPC review.

14 JEF FULLER: They could do that with screens or
15 blinds or anything else too?

16 GWEN WRIGHT: Right.

17 SUSAN VELASQUEZ: I don=t have any problem with it,
18 how about everybody else?

19 STEVEN BRESLIN: Did you catch it?

20 JOEY LAMPL: I caught it.

21 STEVEN BRESLIN: They didn=t volunteer this change?

22 JOEY LAMPL: Not at all.

23 STEVEN BRESLIN: That=s kind of disturbing.

24 JOEY LAMPL: You know what? It happens a lot.
25 Where a staff, it happens a lot.

1 GWEN WRIGHT: This is a pretty significant change.
2 It really makes it much less hyphen-like. We=re making it
3 squatter and wider and it is feeling less hyphen-like. So, I
4 think the question is, do you want them to come back? Is this
5 something you all need to take action on or is this something we
6 should approve?

7 STEVEN BRESLIN: If it was something conscious that
8 they did and brought to you, I feel differently than if it were
9 something they tried to sneak by and think it was worth telling
10 everybody about. Maybe it=s a significant change.

11 JOEY LAMPL: What=s curious is that they did call me
12 and ask about re-roofing the entire house in a synthetic
13 material where they=d have to come back and I explained to them
14 very carefully that every change that is different from what it
15 was approved at the meeting, has to come back. And then they
16 came in with these plans. So, I think it=s, I don=t know their
17 motivation. I don=t understand.

18 KIMBERLY WILLIAMS: I think we should have them come
19 back.

20 SUSAN VELASQUES: I agree. I think that we need to
21 feel that each applicant is up front with us.

22 JOEY LAMPL: Okay.

23 SUSAN VELASQUES: I think we should ask them to come
24 back in with us.

25 JOEY LAMPL: Okay.

1 SUSAN VELASQUES: And we can ask them then if they
2 have any further changes that we should be aware of.

3 GWEN WRIGHT: Anne has a somewhat similar issue on
4 the case that looks like this.

5 ANNE FOTHERGILL: In this case, it=s 9015 First
6 Avenue in the Woodside Historic district and there are changes
7 to the addition that they are adding to the rear of the house
8 and you can see from the two drawings, the approved addition and
9 the change they are proposing, which is to bring that second
10 floor flush to the first floor in the back so that they can have
11 another bathroom in the second floor. They did come to us on
12 this. This isn=t something that they tried to sneak through.
13 But we are just concerned since it is a difference, I believe,
14 from seven feet to twelve feet. The five foot addition, I
15 think.

16 GWEN WRIGHT: They also said there were some
17 structural reasons that it came up as they were developing their
18 plans. Their contractor was explaining some structural issues
19 and said it would be easier to just have the walls flush but, it
20 adds square footage to the addition that you all approved. It
21 is a, you know, again a significant change in a project that was
22 very carefully reviewed by you all. We=re not necessarily
23 saying it=s horrible but the question is, should it come back to
24 you at a public meeting or should we approve it on a staff
25 level?

1 LEE BURSTYN: Well, I have two comments. First of
2 all, whether they come back or not come back would be for
3 substance and not because they may have, for whatever reason,
4 left something out or whatever. I mean, coming back is to me,
5 shouldn=t be viewed by any applicant as a punishment for the
6 clarification for the Historic Preservation.

7 Second of all, I don=t see any problem with them
8 working with staff and then staff determining that, if what they
9 want to do kinda goes over the edge of normal staff discretion
10 or approval, then we recommend that it come back to the
11 Commission and if not, you just go with it.

12 GWEN WRIGHT: Well, we sort of think this does which
13 is why we=re to you.

14 JULIA O=MALLEY: I think it changes the massing
15 somewhat, I mean, it is at the back, but I do think it would be
16 good to come back.

17 JEF FULLER: To me, this one=s borderline. I=d be
18 willing to let it go because it is at the back. It is a fairly
19 big change but, quite frankly, I think we=d approve it in the
20 end anyhow, so, you know, I think it=s within that range that I
21 think, yes, let staff do it. I think they made the effort to
22 come talk to us.

23 KIMBERLY WILLIAMS: I just would encourage staff to
24 really work with them to get it back a little bit further. It=s
25 just architecturally pleasing the way they=re having, they=re

1 proposing it now. I don=t have a problem with that. I think
2 the staff is more than competent.

3 GWEN WRIGHT: Well, I have to say, if you don=t think
4 this is a good design, then I really think it should come back
5 to the Commission. I don=t want staff to be left in the
6 position of saying, you know, we=re rejecting your design and we
7 want you to redesign this. If you think that this is okay, tell
8 us an we=ll approve it. But, if you think it isn=t perfect and
9 you need some room --

10 KIMBERLY WILLIAMS: I think Commissioner Fuller hits
11 the nail on the head. I think that we probably would approve
12 this as a Commission, but, we=d still like to push them, if
13 possible, at staff level to go closer to what was approved just
14 because it=s better. But it doesn=t, I mean, in terms of the
15 criteria we would use for approving that, it meets those
16 criteria. It=s just, unfortunately, it=s not as good a design,
17 in my opinion.

18 SUSAN VELASQUES: Commissioner Breslin?

19 STEVEN BRESLIN: Well, we=re the ones that do the
20 pushing.

21 SUSAN VELASQUES: That=s right. I don=t think it=s
22 staff=s place to do the pushing.

23 STEVEN BRESLIN: Right. This is their proposal and
24 I think staff either says yes or no.

25 SUSAN VELASQUEZ: Well, what I gather is that they

1 are presenting this new drawing, this changed drawing, which to
2 me would be an amendment to a hop and I don=t think that we
3 should put staff in that position. I think that=s what
4 Commissioners do, so, I prefer to have them come back.

5 GWEN WRIGHT: We have a fairly light agenda for the
6 next meeting and it wouldn=t, we=d have to sort of change some
7 of the noticing but I don=t think noticing is a huge issue with
8 either of these cases. Maybe we can just put them on the next
9 agenda and not push them into February. But actually try to get
10 them on the January 28th agenda.

11 JULIA O=MALLEY: I=m wondering about the structural
12 issues they mentioned.

13 GWEN WRIGHT: Yes, they can explain that a little
14 more than we can, I think.

15 SUSAN VELASQUES: When we come back.

16 GWEN WRIGHT: Okay, the last thing is, the last big
17 thing, I have a lot of dates to go over with you but the last
18 big thing is that you got a memo about Pepco and tree clearing
19 in Capital View Park. And I mentioned in our work session that
20 I have contacted Pepco. I=m going to be meeting at the site
21 with the Pepco representative on Friday, along with the Park and
22 Planning Arborist to go over their project. There are a couple
23 of citizens who are here who were interested in this issue and I
24 guess their question is, do you want any additional testimony or
25 information from the citizens about this at this time?

1 JULIA O=MALLEY: I don=t think we need it. I think
2 that suddenly you=re aware of can happen when Pepco gets over
3 zealous and I know in Kensington they require a Pepco to tell
4 them whenever they=re doing any work, so I think if you meet
5 with them, we know the issues.

6 SUSAN VELASQUEZ: Yes, ma=am?

7 UNKNOWN PERSON: I could say something.

8 SUSAN VELASQUEZ: We don=t really need anything to
9 be said. We=ve had hearings on a lot of these changes and so on
10 and we=re going to let, since you already have the meeting
11 scheduled with them, if necessary, then we could have a meeting
12 with staff.

13 GWEN WRIGHT: If it=s a problem and it appears to be,
14 you know, that Pepco and staff are really at Loggerheads, I may
15 ask for this to get thrown on the agenda for January 28th as
16 well.

17 JEF FULLER: I don=t think we can do much more right
18 now because, basically, it=s a concern if the case by case issue
19 of this tree versus this power line, you=re just going to have
20 to address it that way or that would have to come back that way.
21 It=s not, we=re not going to be able to address it globally for
22 the entire community.

23 SUSAN VELASQUES: Okay.

24 SOMEONE FROM AUDIENCE: Excuse me, I=m one of the
25 residents that=s concerned also. I was the one who stopped

1 Pepco from going in further in our neighborhood. They gave us
2 no notification that they planned to clear cut every tree along
3 the road on Capital View Avenue. From Metropolitan until at
4 least Stoney Brook Drive, in order to guard their power lines.
5 They have nothing along that section of the road has anything to
6 do with the current plan. Also --

7 SUSAN VELASQUEZ: They didn't give us notice either.
8 Okay, we have staff on that and if necessary, we'll have a
9 meeting on it. Our next meeting on January 28th.

10 SOMEONE FROM AUDIENCE: Yes, but they'll be out again
11 tomorrow. They come out everyday.

12 SUSAN VELASQUEZ: All right, well --

13 SOMEONE FROM AUDIENCE: And I have to chase them away
14 everyday.

15 SUSAN VELASQUEZ: Well, perhaps Ms. Wright can deal
16 with that tomorrow.

17 GWEN WRIGHT: Yes, I mean I, the earliest I could get
18 the meeting set up the Arborist, our Arborist and the Pepco
19 representative was Friday morning. I don't know if they're
20 going to have crews out there tomorrow and I can call tomorrow
21 morning and ask them to try to make sure not to do any more work
22 until we have our meeting.

23 JULIA O=MALLEY: That would be good.

24 SOMEONE FROM AUDIENCE: Today they were on the back
25 part in Kensington doing water tests. The water companies also

1 went out and doing this, so maybe this is notification to the
2 Commission that the water company is also planning on digging up
3 the entire Capital View Road.

4 SUSAN VELASQUEZ: Okay, we=re on it, thank you.

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C E R T I F I C A T E

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Prevention Commission.

STAFF ITEMS ON

16 Newland, Proposed Elevator

and

9015 First Avenue, Woodside Historic District,

Proposed Rear Addition

By:

Linda Novak, Transcriber



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RAMON SANTOS
Daytime Phone No.: 202-466-6116

Tax Account No.: 00456970

Name of Property Owner: SUSAN/ROBERT MORGENSTEIN Daytime Phone No.: 301-986-8639

Address: 16 NEWLANDS STREET CHEVY CHASE, MD 20815
Street Number City State Zip Code

Contractor: TO BE DETERMINED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 16 Street: NEWLANDS STREET
Town/City: CHEVY CHASE Nearest Cross Street: BROOKHILL
Lot: 21 Block: 47 Subdivision: CHEVY CHASE VILLAGE
Liber: 4084 Folio: 428 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 450,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 0 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

11/12/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 324579 Date Filed: 11/12/03 Date Issued: _____

July 24, 2003

Revised November 12, 2003

Montgomery County Historic Preservation Commission
Maryland National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Dear Commissioners:

This is a summary for the HAWP application for a proposed addition to 16 Newlands Street in Chevy Chase, Maryland. After our preliminary hearing on August 13, 2003, we were told by the commission that we could apply for a HAWP. We understand that obtaining an HAWP will enable us to apply for a building permit with the Montgomery County Department of Permitting Services. Once both of these approvals are obtained, we can then apply to the Chevy Chase Village for its building permit.

The site is located on the Northwest corner of Newlands Street and Brookville Road. The existing house was built in 1912 for Mr. H. Mellote. The original exterior was cement block. Children of Mr. Widmaier, a later owner, report that their father participated in the creation of a high strength polymer coating. Sometime after WWII, this owner covered the exterior block with "spraycrete". Since then, the house has had several additions and renovations to the exterior at all elevations.

We have had two previous meetings with members of the Historic Preservation Department of MNCPPC. We met with Gwen Wright, Preservation Supervisor, and Corri Jimenez. The HAWP submission incorporates their helpful comments to our earlier, more conceptual schemes. This submission also incorporates the comments given to us by the review board during our Preliminary Hearing.

The current owners are Dr. Robert and Susan W. Morgenstein, who have lived in the house for thirty-two years. They have a particular attachment to their location enjoying the large trees and country lane ambiance of Brookville Road and Newlands Street. Upon gaining ownership of their house, the clients removed the solid exterior back door and replaced it with a glass door, which created a see-through central hallway permitting green views on all sides of their living space. Their children were all raised in this house. The proposed addition is intended to be a place where their children and grandchildren can gather frequently to enjoy both the inside and outside

spaces, to share time and meals. Susan Morgenstein wants to be able to serve dinner, in the new addition, to thirty-six members of the family.

The existing site is 14,022 sf. (per deed). The existing house has a footprint of 1,520 sf. The proposed addition has a footprint of 1,046 sf. The total proposed footprint of the house will be 2,545 sf. There is also an existing 364 sf garage on the property. The total footprint of the house and garage will occupy 21% of the lot. The lot is zoned R-60 which allows a 35% lot occupancy. The program of the addition includes a kitchen/family room that is approximately 22 feet by 24 feet. A new master bedroom suite will be built over the kitchen/family room.

The design concept: the new kitchen/family room is connected to the original house with a glass connector or "hyphen". The mass of the kitchen/family room is covered with a gambrel roof and it is rotated 90 degrees from the East-West axis of the house. The design intent is to be sympathetic to the design of the original house. This is achieved by using forms that are similar to but smaller than the main volume of the house. The kitchen/family room has two rectangular volumes that extend from the main mass. The first volume is a glass rectangle that will allow the occupants to view the outside lawn and trees. The second volume is more opaque since it will house the kitchen and home entertainment center of this area. This second volume will have a solid wall with windows placed high on the wall. We propose to place a "metal sunscreen" over the glass volume in order to break the scale and to protect the interior from excessive solar gain.

The kitchen/family room addition will be clad in Spraycrete to match the existing surface of the house. Also to reduce scale, we are considering application of this surface to both the old and new forms in two to three monochromatic shades.

The hyphen will be used as a secondary entrance accessed from the driveway. The client's desire is to make this a relatively transparent piece, in continuance of their desire for see-through views of greenery and trees. The hyphen allows us to touch or connect with the original house in a minimal way. It makes it possible to leave the majority of the existing gambrel roof intact, and, the overall form of the existing house will not be altered. It is our intention to differentiate the new construction from the existing construction out of respect for the original house. The hyphen will also contain a floor opening for a future elevator, since the clients plan to retire in this house.

An existing tree will have to be removed for the addition to occur. At 4'-6' above the ground, the tree is 8"-10" in diameter. We will need submit a for Tree Removal Application. We are

developing a landscaping plan to include planting a number of species of trees that were original to the property, that have either died or been destroyed by storms.

The plan includes new fencing along the sides of the property, not including the front yard, which unlike many of the solid fences along Brookville Road, permits glimpses of trees and greenery.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Stewart", with a long horizontal flourish extending to the right.

Dale A. Stewart
CORE

16 Newlands Street-Zoning Summary

11/12/03

Zone	R-60
Lot	21
Block	47
Plat	106
Lot Occupancy Allowed	35

Lot SF	14022	By Deed
--------	-------	---------

Includes covered front porch. Excludes portion of house to be demolished.

Existing House SF - footprint	1520
<u>Existing Garage-footprint</u>	<u>364</u>
Total Existing SF	1884

Addition SF - footprint	1046
-------------------------	------

Total SF-footprint	2930
--------------------	------

Actual Lot Occupancy	0.21	35% maximum lot occupancy allowed
----------------------	------	-----------------------------------

Newlands Street Setback	25'
Rear Yard Setback	20'
Sidyard Setback	8'

The property is a corner lot, the main door of the property faces Newlands Street.

Brookville Road Setback	15'
-------------------------	-----

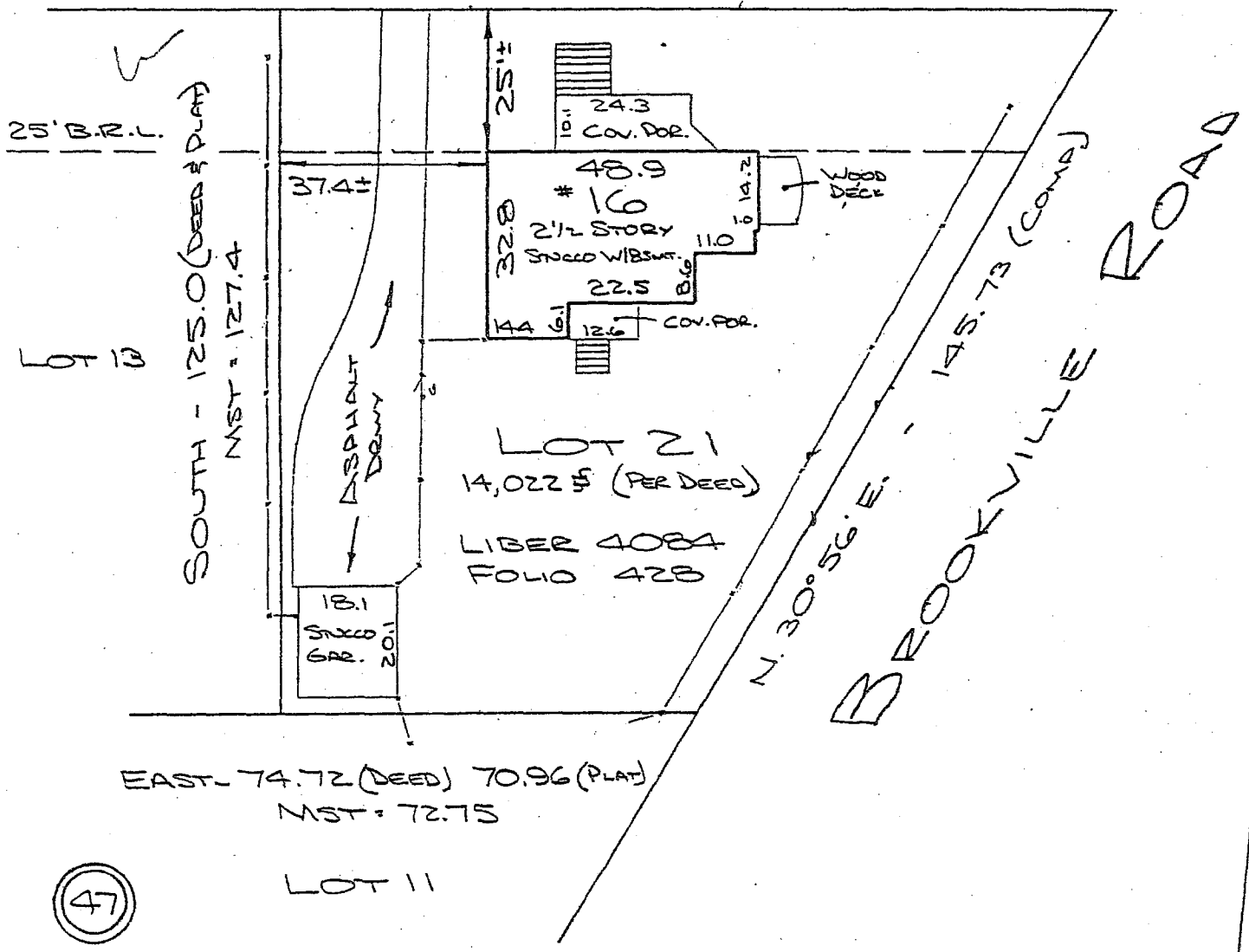
In the case of a corner lot, if the adjoining lot on one of the streets either does not front on that street or is in a nonresidential zone, the setback from that street line must be at least 15'.

Maximum Building Height	35'
-------------------------	-----

Research

16 NEWLANDS STREET

WEST - 149.63 (DEED + PLAT)



NOTE: DEED, PLAT & MEASURED DISTANCES OF SUBJECT LOT ARE NOT CONSISTENT HEREON. LOCATION SOLELY BASED PER CONTROL POINTS RECOVERED ON SUBJECT PROPERTY. MST = MEASURED DISTANCES.

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
NOTE: This survey prepared for title purposes only.

CAPITOL SURVEYS


NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 21 BLOCK 47
 SECTION No. 2
 CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND
 Shown in Plat Book 2 Plat 106 Scale 1" = 30'

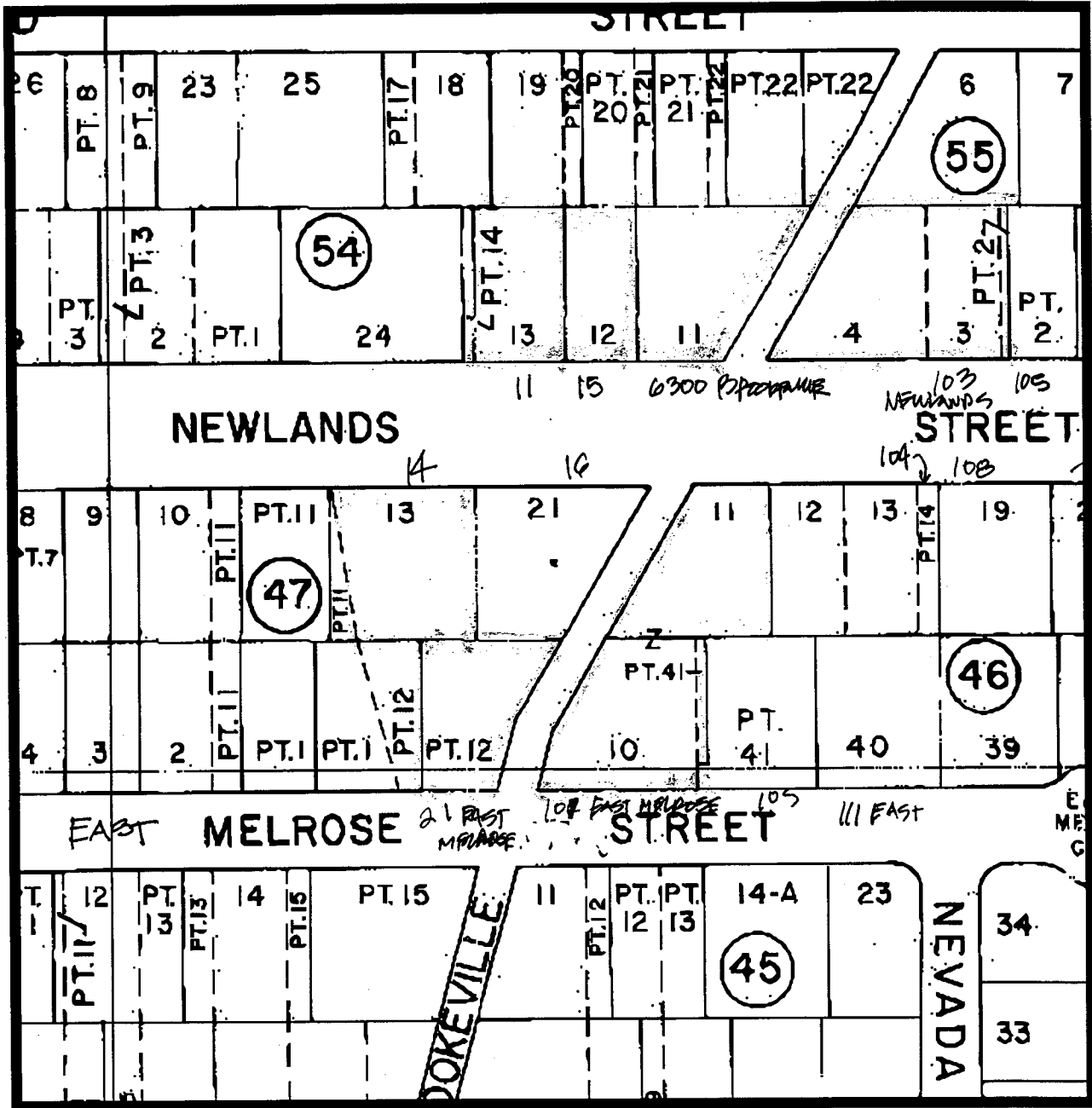
I hereby certify that the position of the existing improvements on the ab described property have been established by accepted field practices, and unless otherwise shown there are visible encroachments.

Louis Cohen
 LOUIS COHEN
 Registered Land Surveyor

APR 15 2003

	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search
---	--	---

District - 07 Account Number - 00456970



Property maps provided courtesy of the Maryland Department of Planning ©2001 - 2002.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html

November 12, 2003

16 Newlands Street Adjacent Neighbors.
See attached map.

Simon Wagman
11 Newlands Street
Chevy Chase, Maryland 20815

Francis Saul
14 Newlands Street
Chevy Chase, Maryland 20815

Jon C & T White
15 Newlands Street
Chevy Chase, Maryland 20815

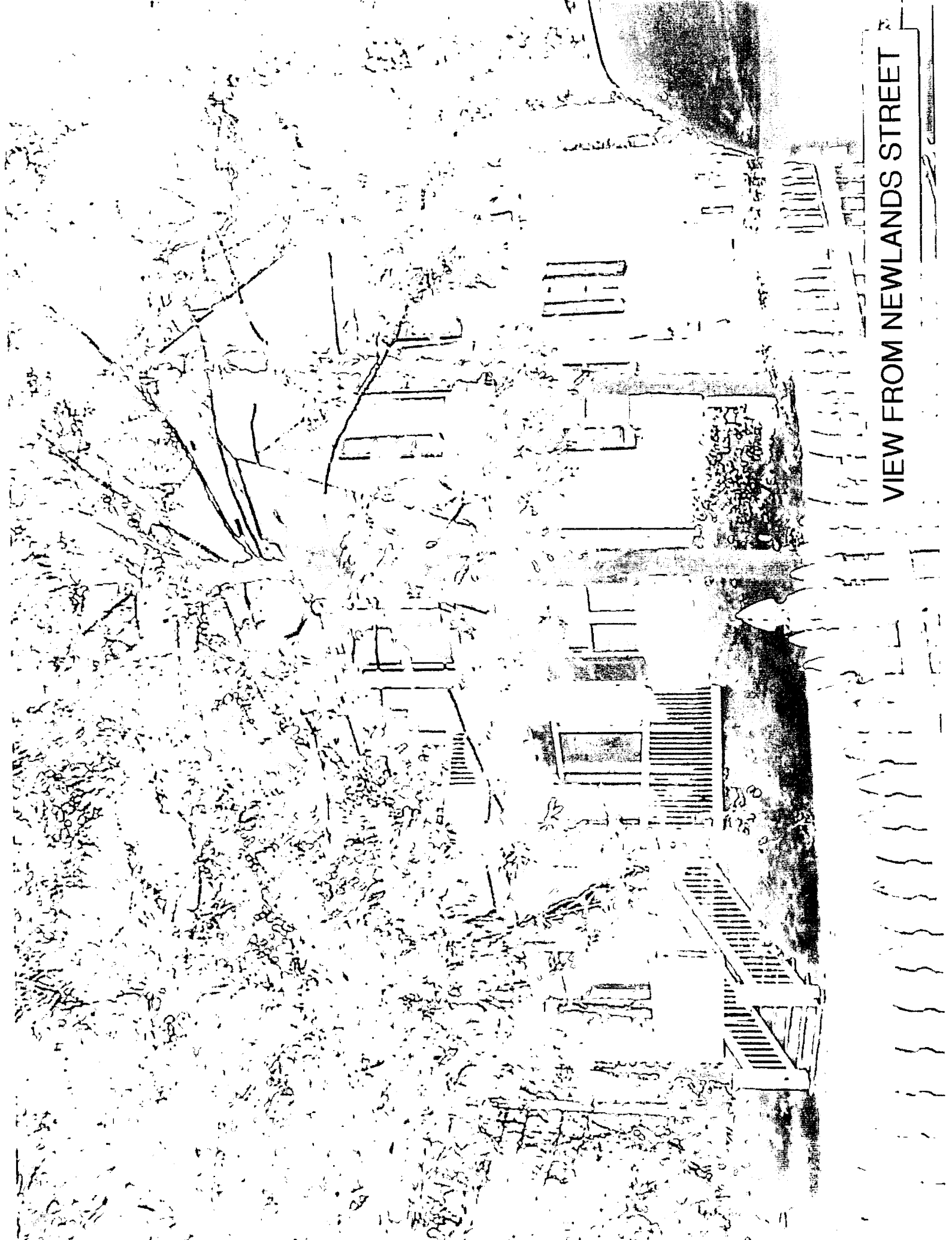
Virginia Leachman
103 Newlands Street
Chevy Chase, Maryland 20815

Arthur Phelan
6300 Brookville Road
Chevy Chase, Maryland 20815

Michael Williams
21 East Melrose Street
Chevy Chase, Maryland 20815

Daniel Korengold
101 East Melrose Street
Chevy Chase, Maryland 20815

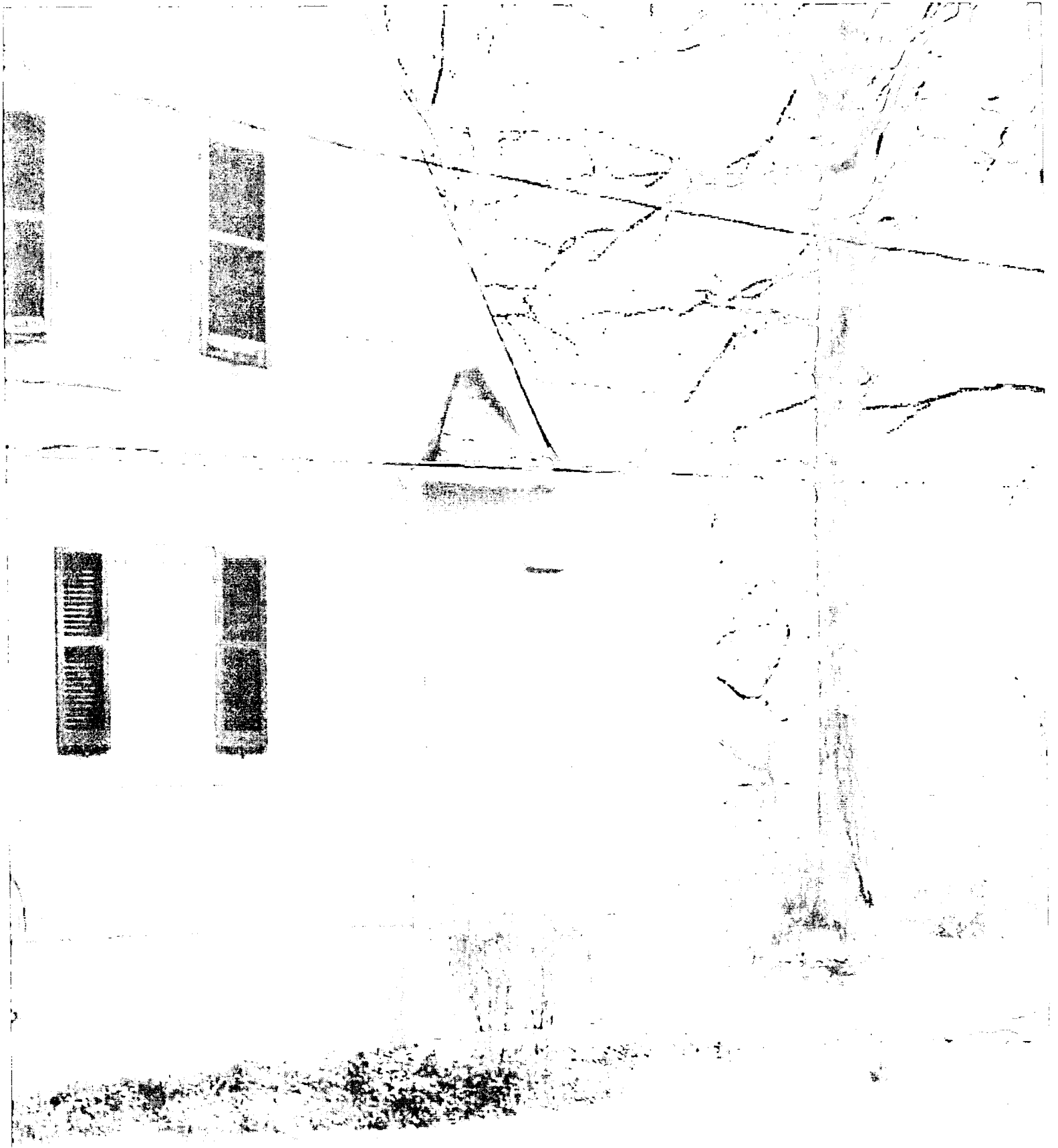
Note: Information is based on www.dat.state.md.us website.



VIEW FROM NEWLANDS STREET



VIEW FROM NEWLANDS STREET



VIEW FROM DRIVEWAY

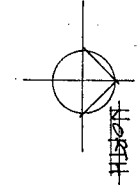
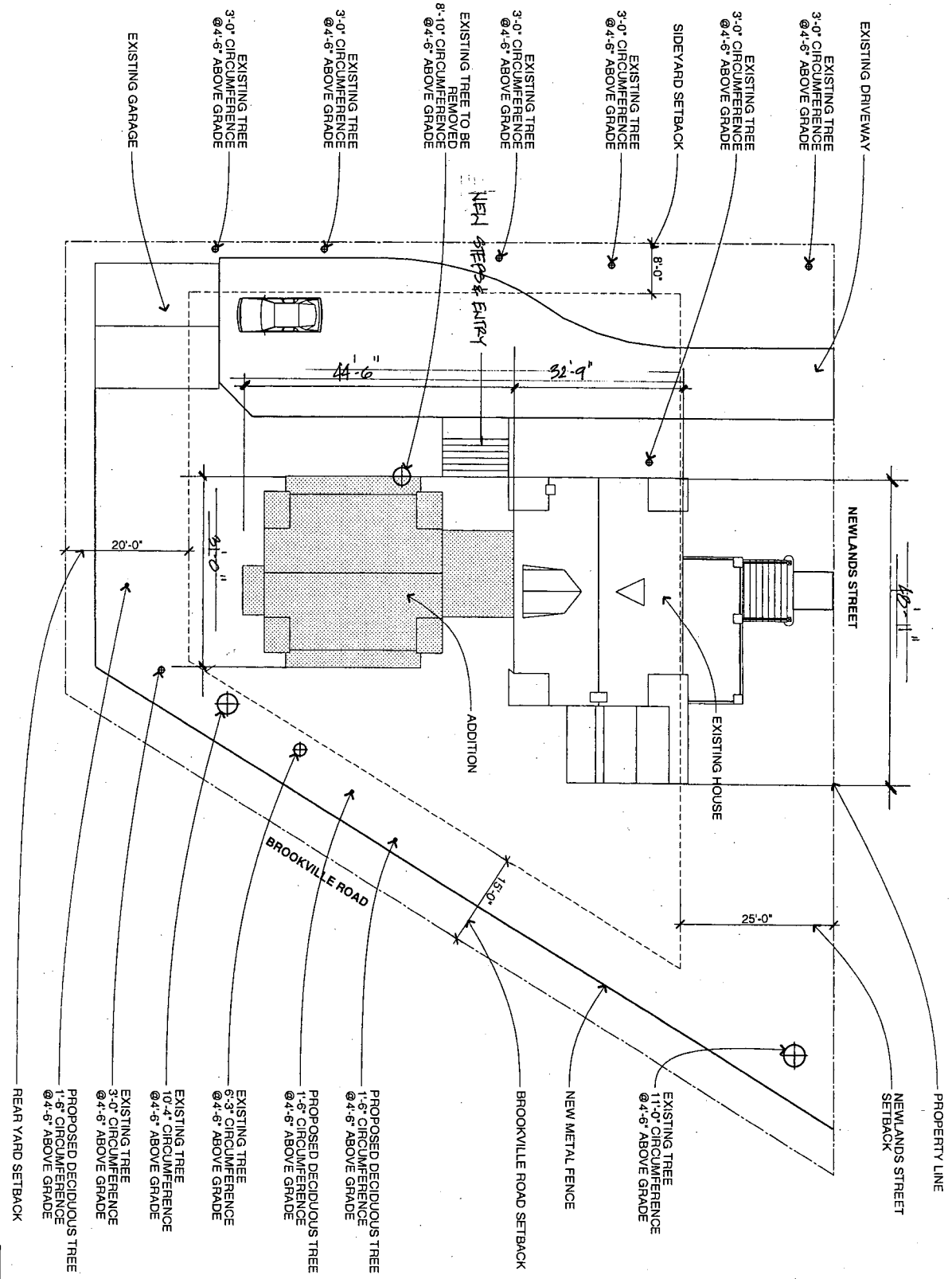
tree to be removed



VIEW FROM REAR YARD

01 Site Plan

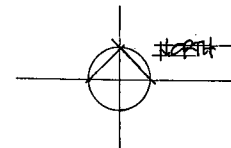
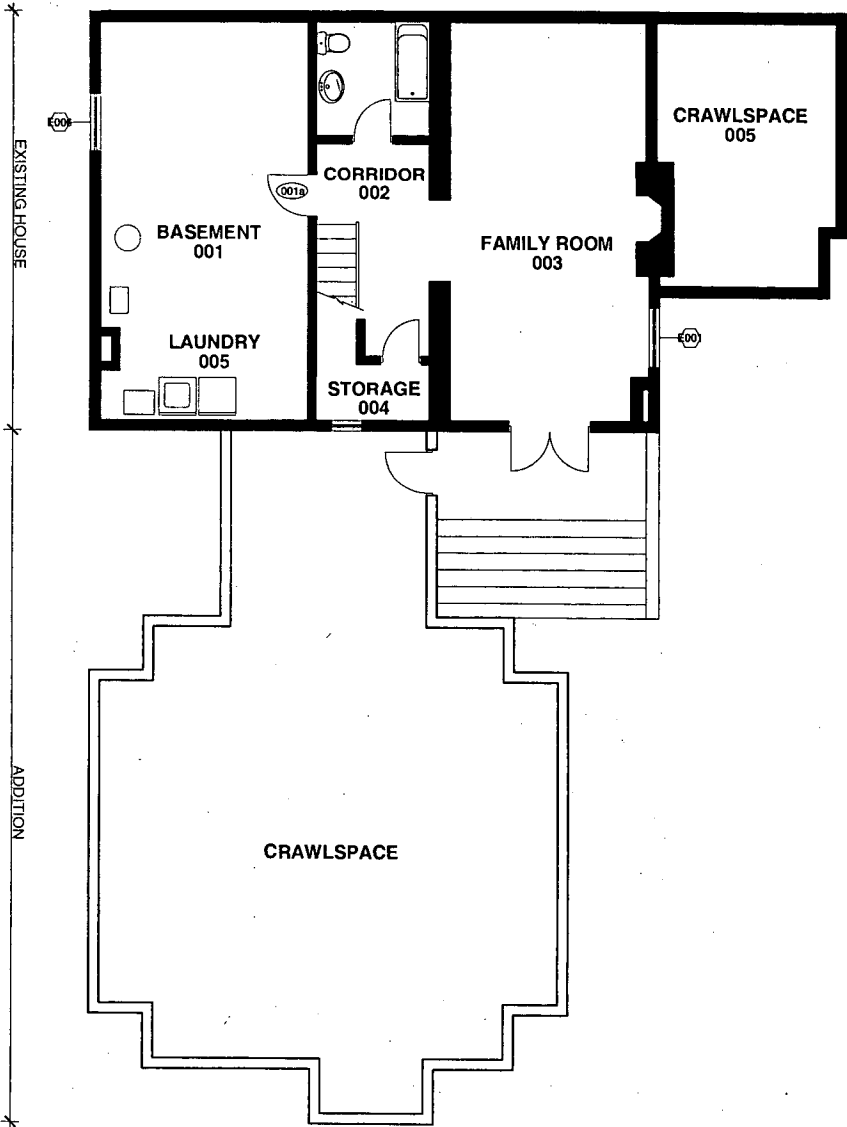
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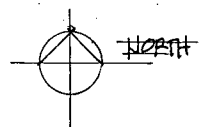
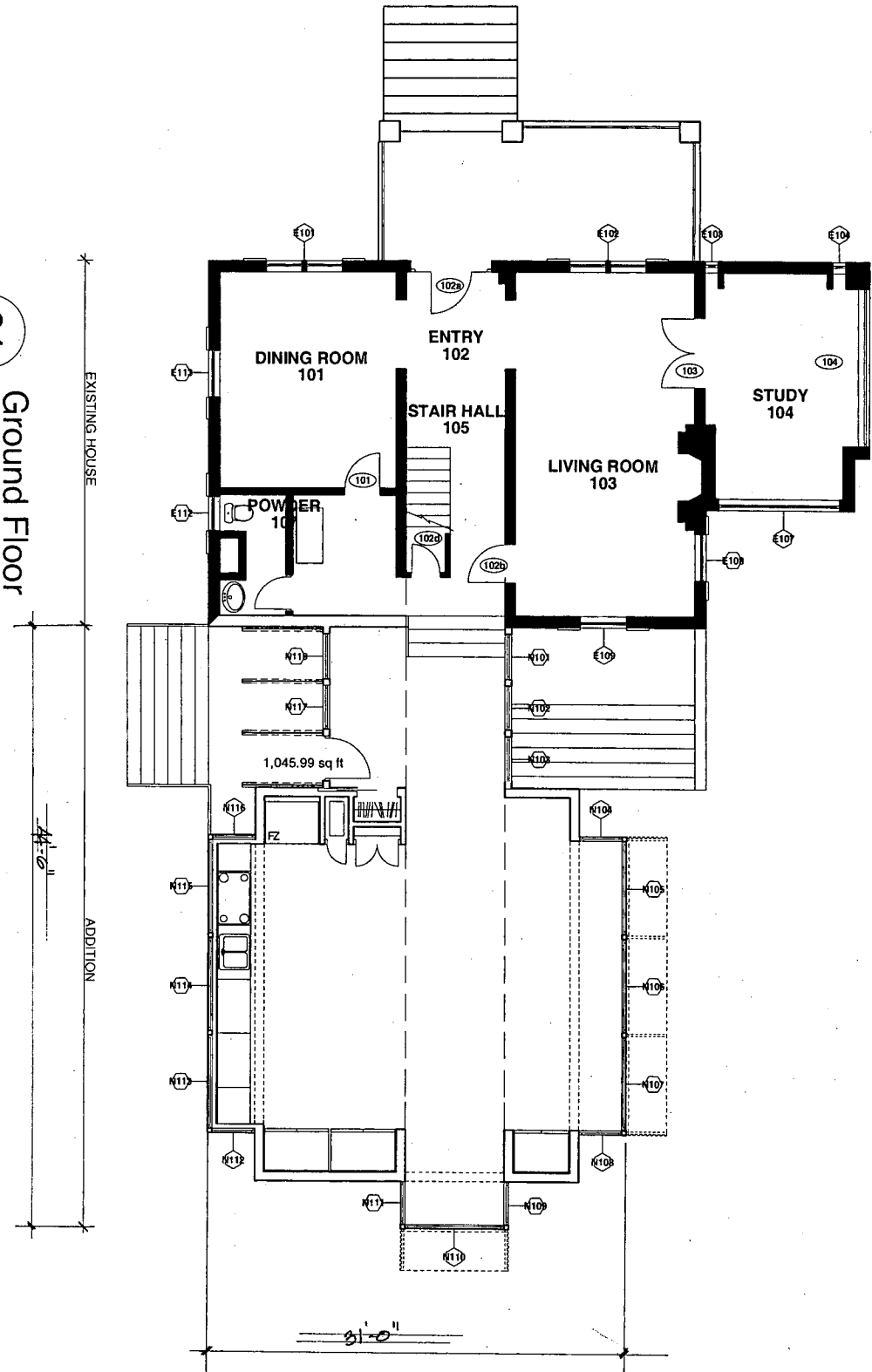
01

SCALE: 1/8" = 1'-0"

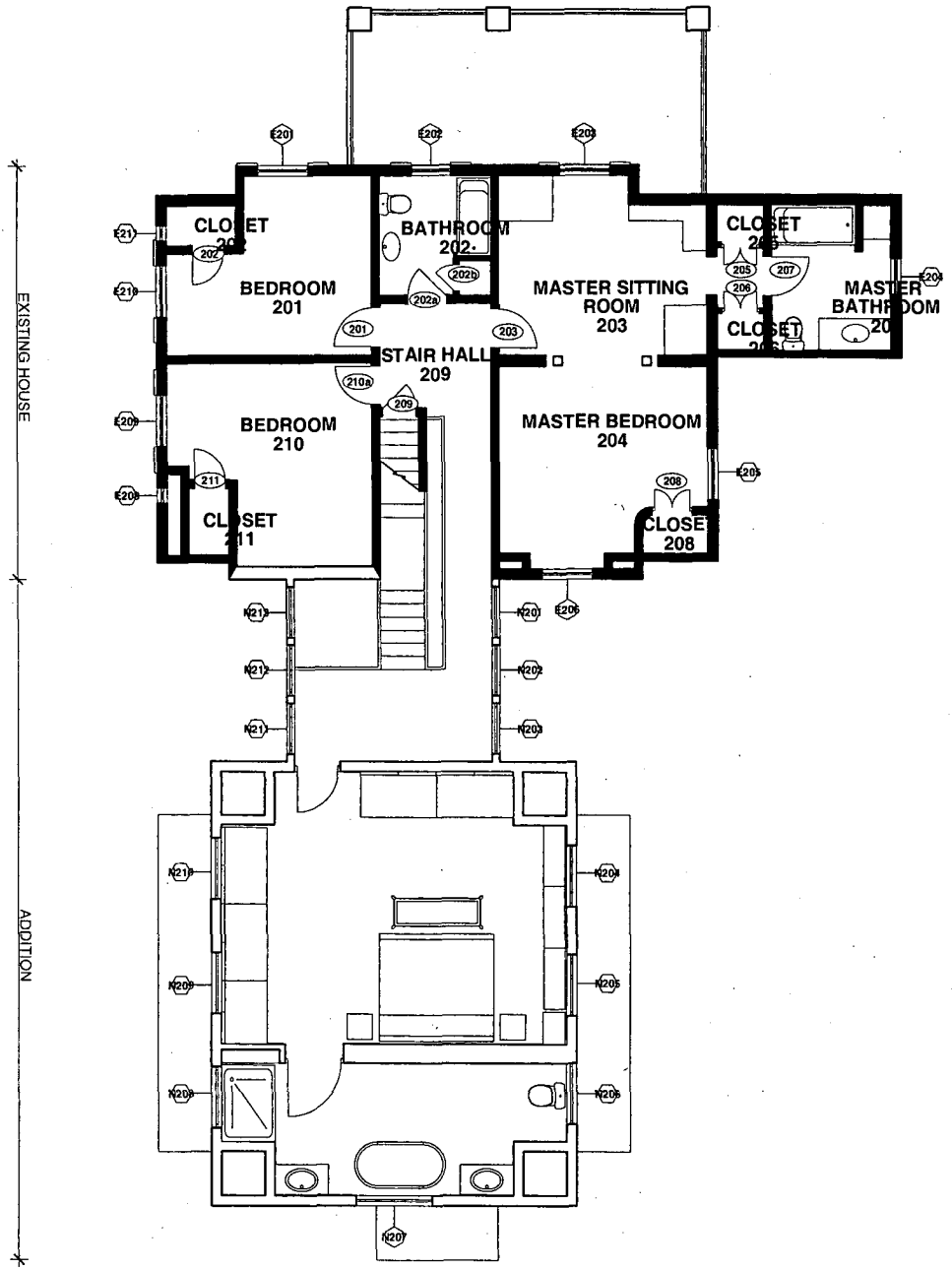
Basement

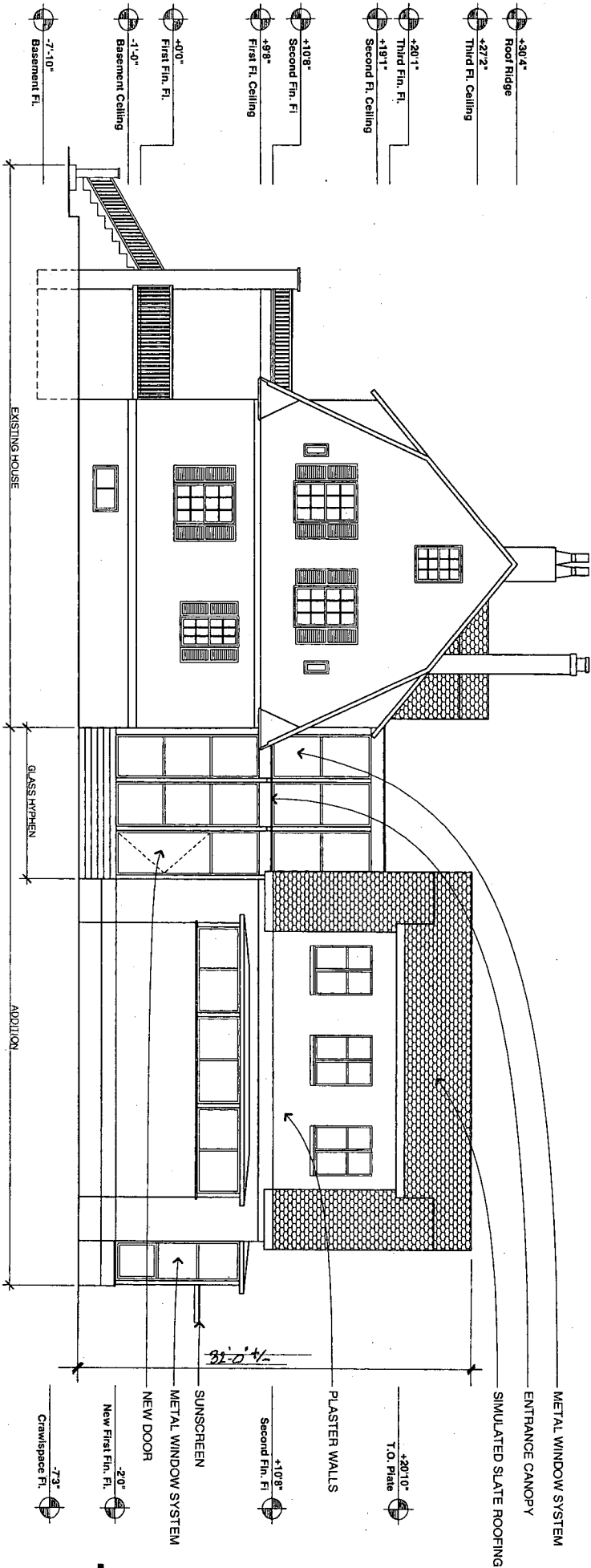


01
Ground Floor
SCALE: 1/8" = 1'-0"



01
 Second Floor
 SCALE: 1/8" = 1'-0"

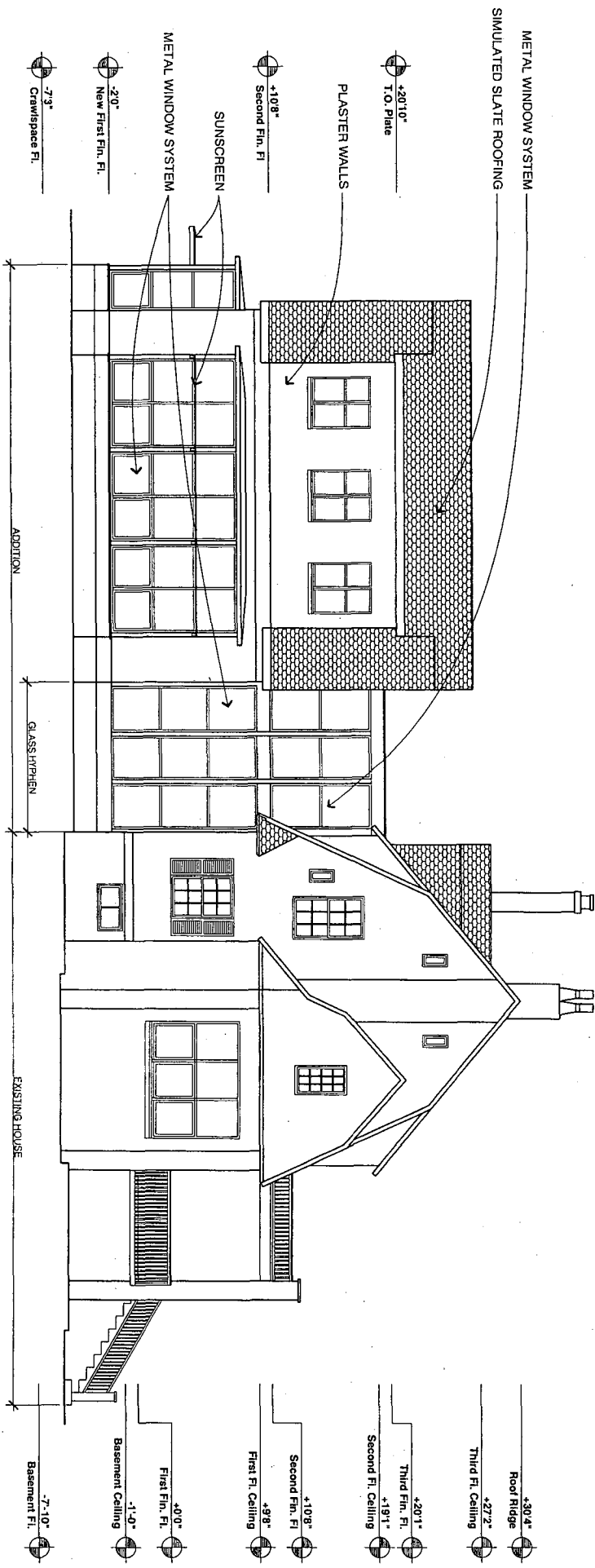




01

West Elevation

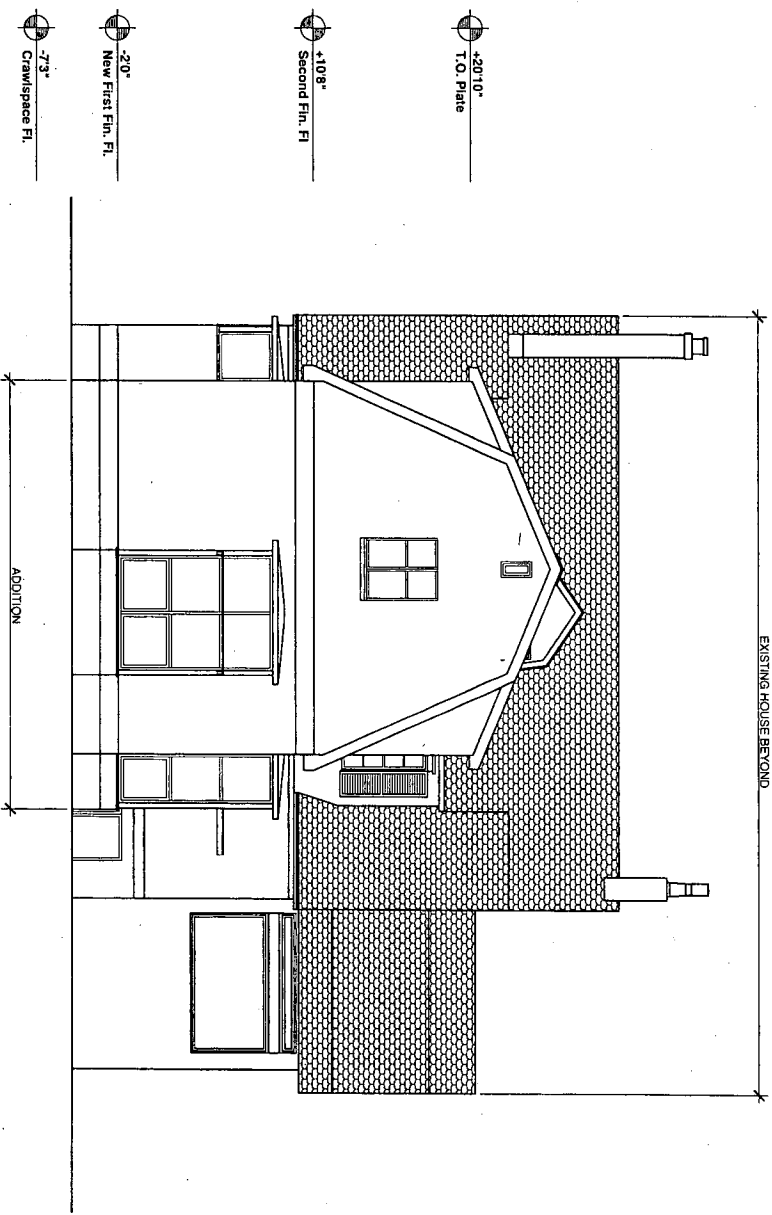
SCALE: 1/8" = 1'-0"



01

East Elevation

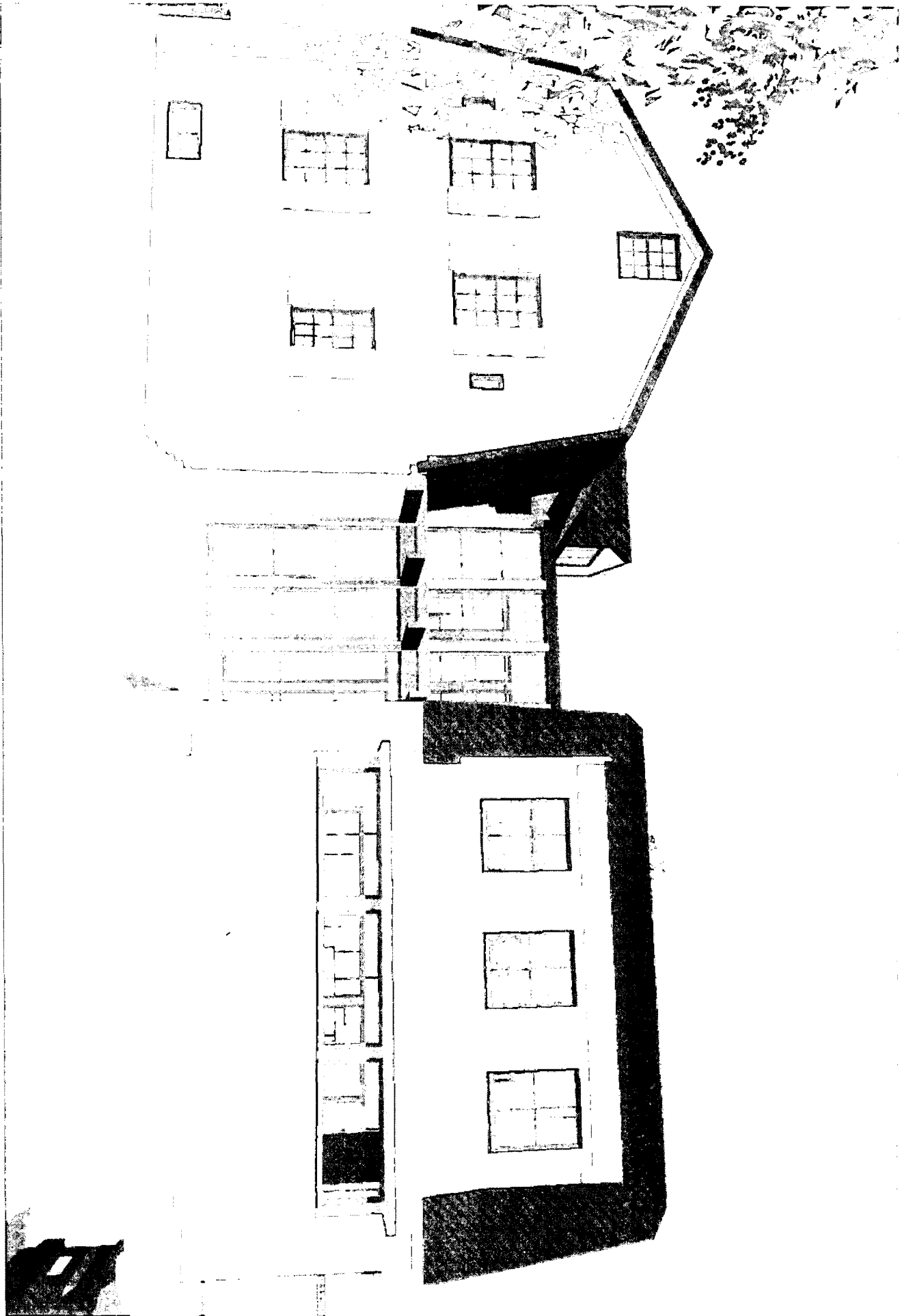
SCALE: 1/8" = 1'-0"



- +20'10" T.O. Plate
- +10'8" Second Fin. Fl.
- -2'0" New First Fin. Fl.
- -7'3" Crawlspace Fl.

- -1'30/4" Roof Ridge
- -2'7/2" Third Fl. Ceiling
- +20'1" Third Fin. Fl.
- +1'9 1/4" Second Fl. Ceiling
- +10'8" Second Fin. Fl.
- +9'8" First Fl. Ceiling
- +0'0" First Fin. Fl.
- -1'4" Basement Ceiling
- -7'10" Basement Fl.

01 South Elevation
SCALE: 1/8" = 1'-0"

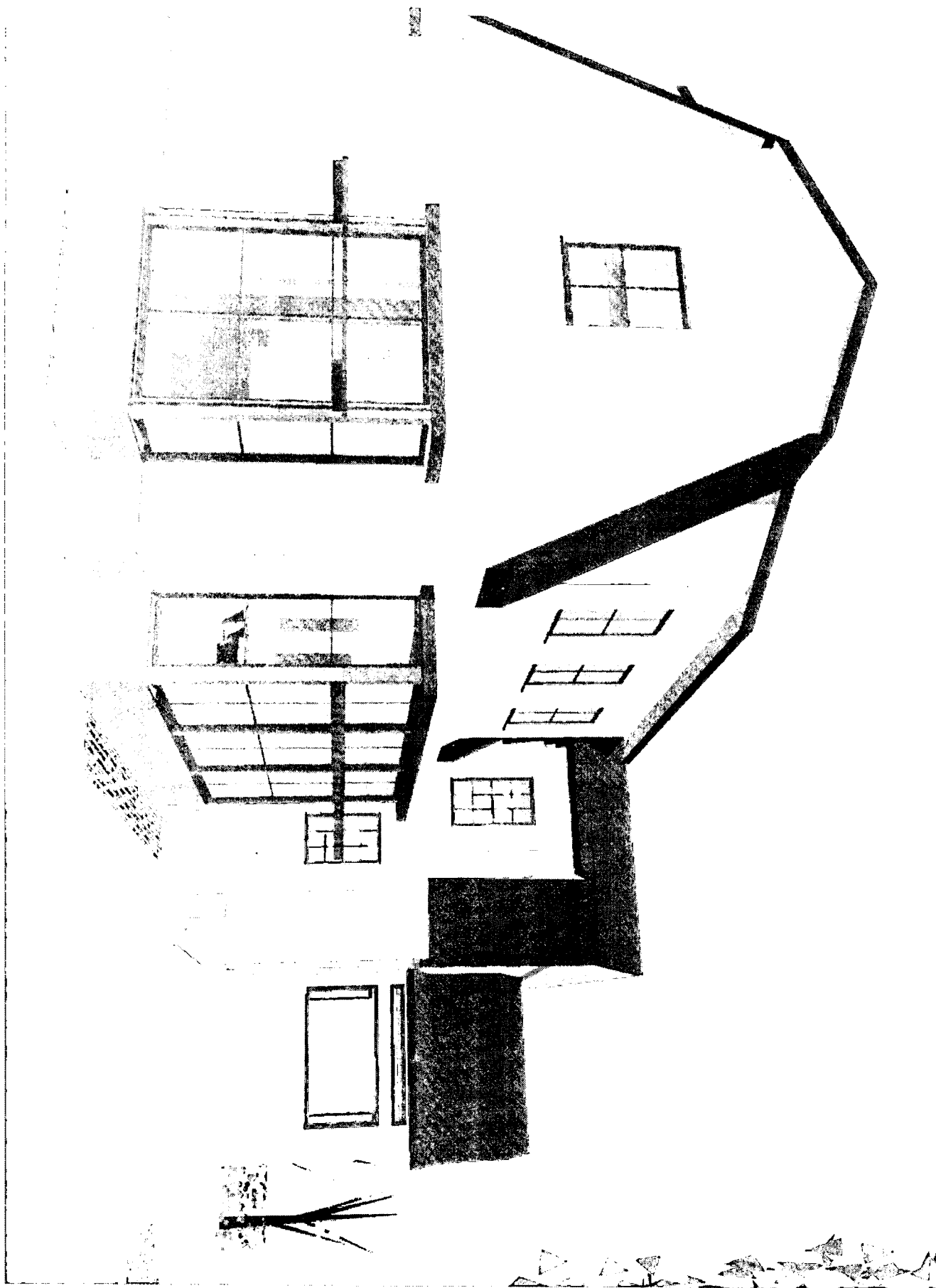


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E: GEN@COREdc.com
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MORGENSTEIN RESIDENCE
16 Newlands Street
Chevy Chase, Maryland

PN: 03016.00
DT: 11/12/03
DB:
CB:

SK-707



CORE

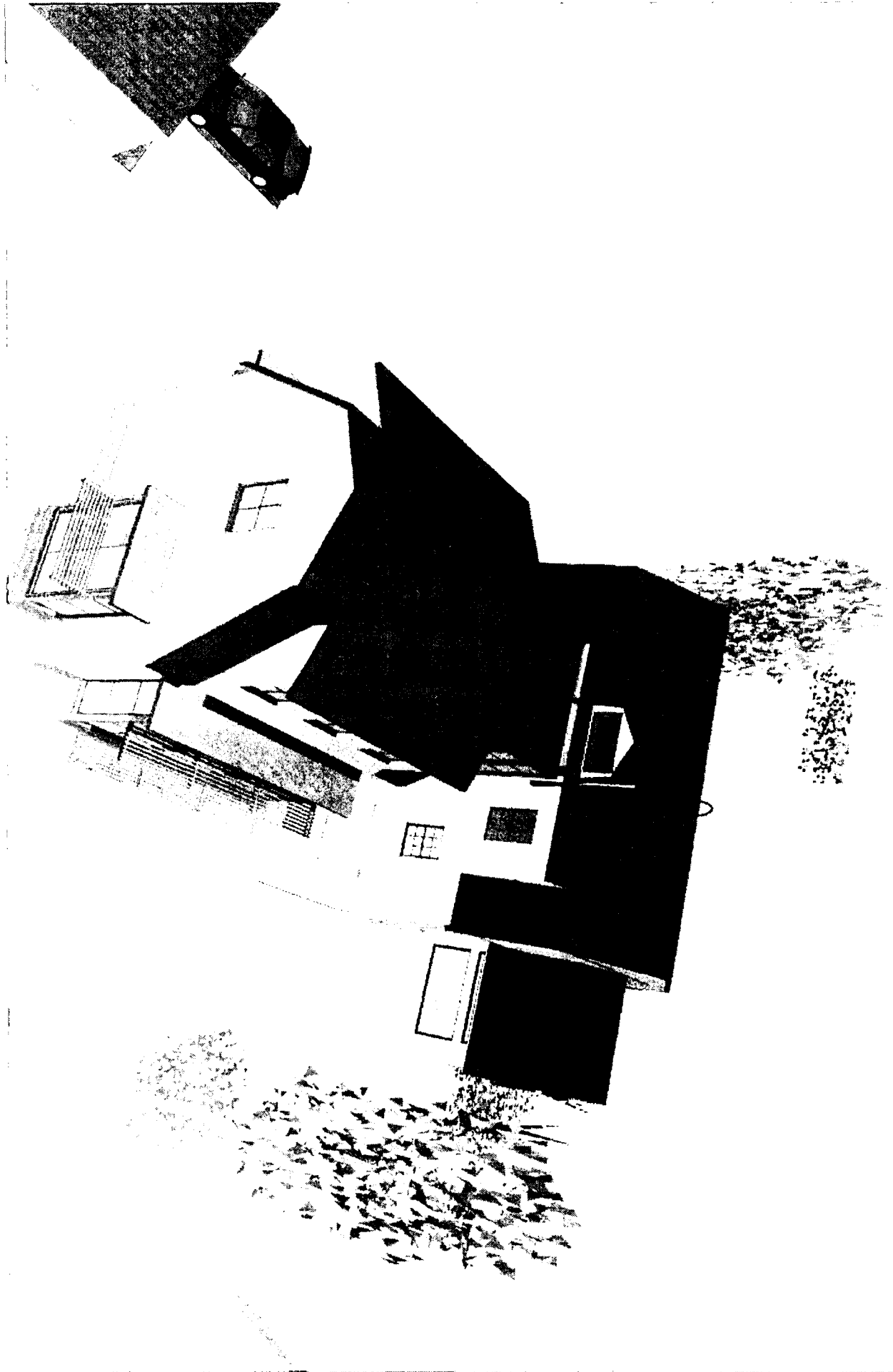
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MORGENSTEIN RESIDENCE

16 Nevilands Street
Chevy Chase, Maryland

PN: 03016.00
DT: 11/12/03
DB:
CB:

SK-708



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MORGENSTEIN RESIDENCE

18 Newlands Street
Cherry Hill, Maryland

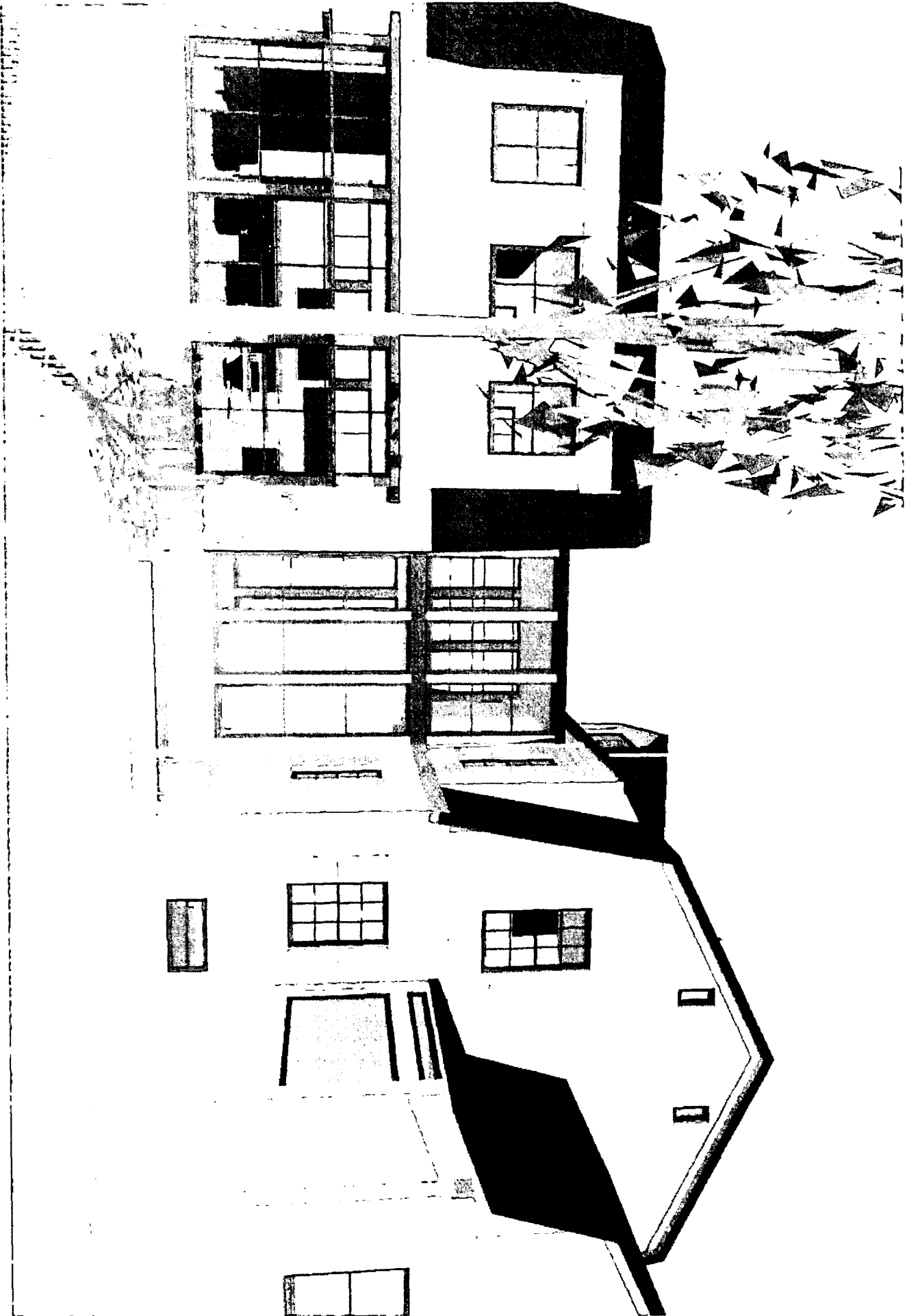
PN: 03016.00

DT: 11/1203

DB:

CB:

SK-709

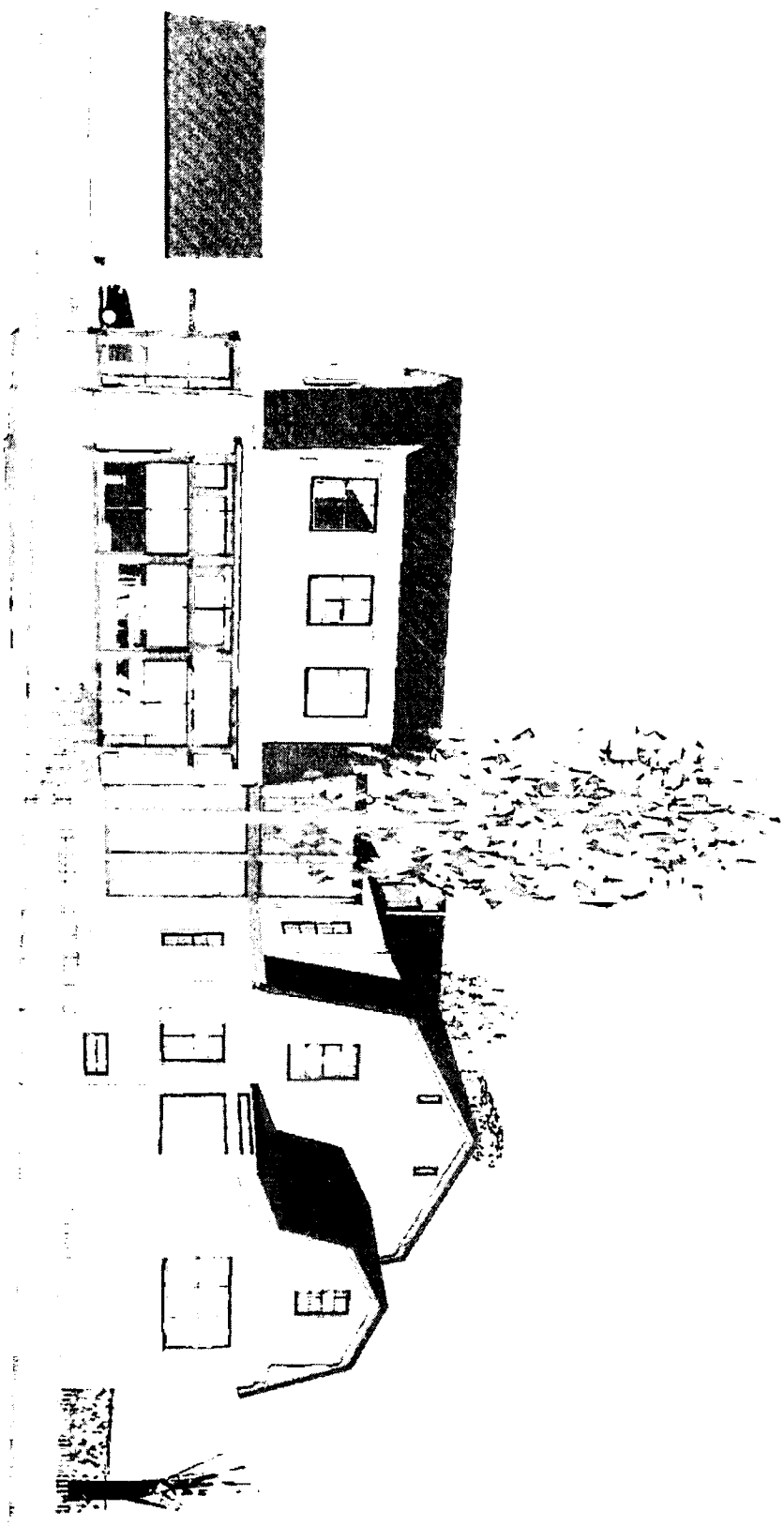


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MORGENSTEIN RESIDENCE
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Chevy Chase, Maryland

PN: 03018.00
DT: 11/12/03
DB:
CB:

SK-710



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MORGENSTEIN RESIDENCE
16 Newlands Street
Chevy Chase, Maryland

PN: 03016.00
DT: 11/12/03
DB:
CB:

SK-711

Corri's
Staff
report -
I borrowed
2 pictures
from mine.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	16 Newlands Street	Meeting Date:	08/13/03
Applicant:	Susan Morgenstein (Dale Stewart, Agent)	Report Date:	08/06/03
Resource:	Chevy Chase Historic District	Public Notice:	07/30/03
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	n/a	Staff:	Corri Jimenez
PROPOSAL:	Construction of a rear addition		
RECOMMEND:	Proceed to a HAWP		

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Dutch Colonial
DATE: 1912

Built in 1912 by Mr. H. Mellote, 16 Newlands Street is a contributing resource to the Chevy Chase Historic District as a 1-½ story Dutch Colonial. Mr. Widmaier, a later owner of the house, further contributed to the historical significance of the property as he was the inventor of then-popular, high-strength polymer cement known as “spraycrete.”

PROPOSAL

The applicants propose to construct a gambrel-roof glass two-story hyphen between the existing house and a new 1-½ story addition. The applicants’ goals are to increase living space, maintain views to Brookville Road, and create a clearly modern addition.

Aluminum-framed window panels will form the hyphen between the existing house and the addition as well as create a new entryway from the driveway. The gambrel roof pattern, seen on the existing house, will frame the hyphen. Besides this connector, the 1-½ addition will also repeat the gambrel roof pattern as it connects with the hyphen. The addition will be constructed of concrete blocks and coated with “spraycrete,” like the historic house. The first story will have three bays of aluminum-framed windows on both

the east and west elevations with an aluminum trellis fronting both of these window bays. The second story will have 4/4 simulated divided lite wood, aluminum-clad windows with European-style two-panel shutters attached to one side. On the rear, an aluminum-framed, box-bay will be added on the first floor with two 4/4 simulated divided lite wood windows with aluminum cladding on the second floor. An existing 8-10" diameter elm will need to be removed, and a landscaping plan will be presented in the final Historic Area Work Permit.

Besides the construction of the glass hyphen and the addition, alterations are being proposed on an existing side addition that faces Brookeville Road to include the removal of a circle vent over a 6/6 double hung window. In addition, the modern Palladian window/door configuration with concrete steps will be removed and a plain 3-bay aluminum-framed window will be installed that will match the windows on the addition and hyphen.

STAFF DISCUSSION

HPC staff has met with the architects twice in July to review this project. Staff wants to commend the applicants and their architect on the construction of a modern addition to a historic house. The differentiation of the old and the new are obvious in this particular project. The Secretary of Interior's *Guidelines for Rehabilitation* states:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Stylistically, this addition takes the gambrel roof outline and mimics this concept on both the hyphen as well as the addition. A slate substitute roof will be installed on the addition that will also be compatible with the slate roof located on the existing historic house. An additional historic allusion on the addition is the use of two-panel single shutters on the second floor, which is typical of a Dutch architecture. The transparency of the aluminum-framed glass windows that compliment the addition, hyphen and smaller addition off the main house are clearly modern vocabulary but follows the Secretary of Interior's *Guidelines*.

Besides the Secretary of Interior's *Guidelines*, Chevy Chase Historic District has guidelines for additions on outstanding as well as contributing resources. These guidelines emphasize

"Major additions should where feasible, be placed to the rear of the existing structure so that they are less visible from the public right of way. Major additions, which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources."

Staff feels that the applicants are following this guideline because the addition is placed on the rear. Due to the location of house on a corner lot on Brookeville Road and Newlands Street, the visibility of any addition is unavoidable.

The addition and existing house's footprints are as follows:

Existing house	1,520 square footage
Proposed addition	1,025 square footage
Total proposed house	2,545 square footage

On a 13,000 square footage lot, the massing and size of the proposed addition and existing structure will occupy 20.9% of the lot.

Staff would like to recommend a few details for the proposed design. For one, the wood shutters on the addition are should be operable, like any typical shutter. Second, the slate substitute used should be not an asphalt-shingle type, but a slate substitute that has a thickness.

In addition, staff would like to encourage the original windows and doors that are removed be architecturally salvaged at a local company.

STAFF RECOMMENDATION

Staff is in support of the proposed project and recommends the applicants proceed forward to a HAWP.

Steve: Modern vs historic (Europe) on Add. - intentional
Jef: Contemp. Connector - good. ↓ pull together
- top too heavy
- too many styles - messy good
- exting. difference
Noray = OK.
Julia - Attached side not end.
- "minimal impact" to orig building.
fit site better - further from Brookeville Rd
Lee: good
Sasan: best we have seen in awhile
"speaks for itself"

July 24, 2003

Montgomery County Historic Preservation Commission
Maryland National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Dear Commissioners:

This is a summary for the preliminary review of a proposed addition to 16 Newlands Street in Chevy Chase, Maryland. After our preliminary hearing, we hope to apply for an Historic Area Work Permit (HAWP). We understand that obtaining an HAWP will enable us to apply for a building permit with the Montgomery County Department of Permitting Services. Once both of these approvals are obtained, we can then apply to the Chevy Chase Village for its building permit.

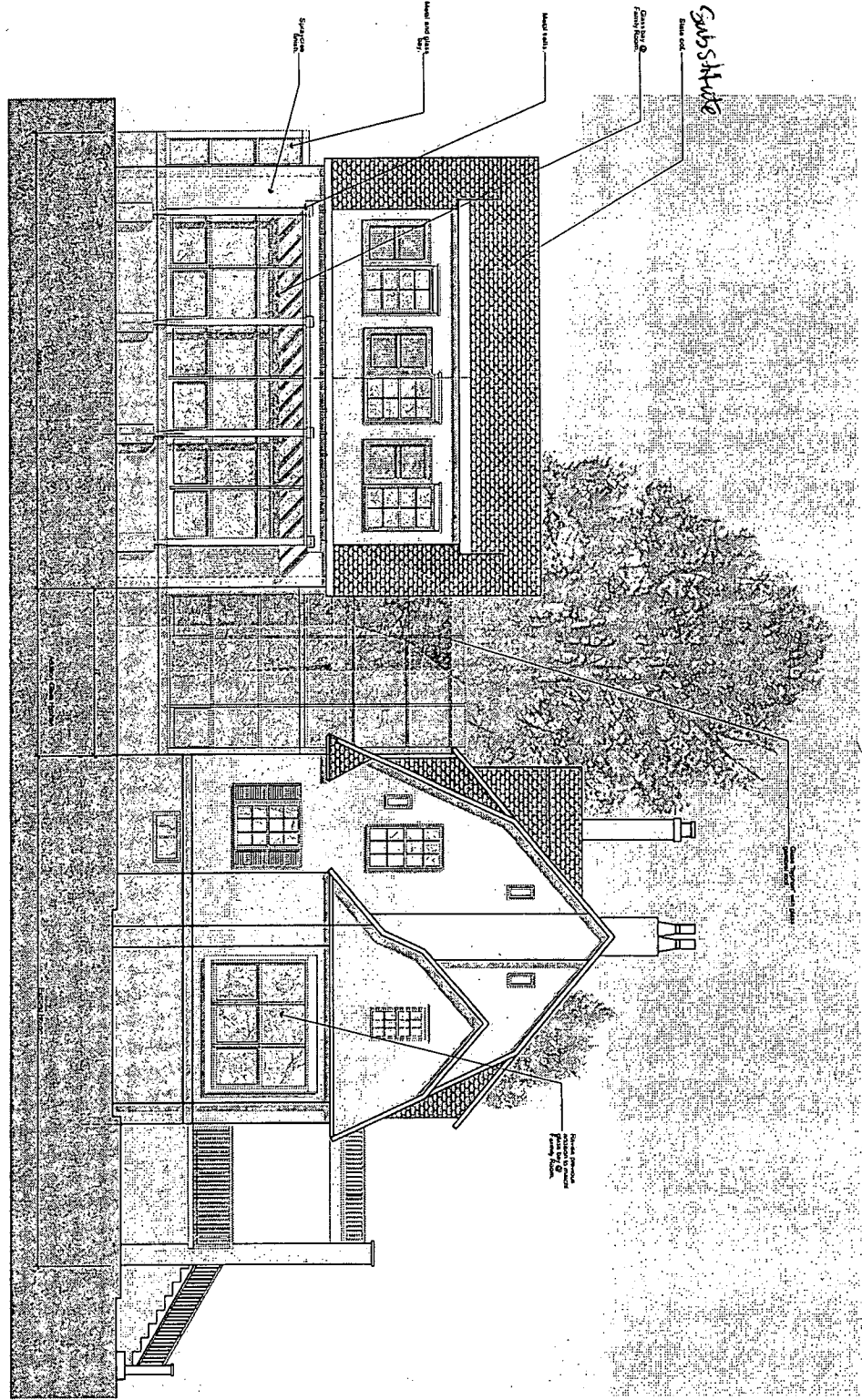
The site is located on the Northwest corner of Newlands Street and Brookville Road. The existing house was built in 1912 for Mr. H. Mellote. The original exterior was cement block. Children of Mr. Widmaier, a later owner, report that their father participated in the creation of a high strength polymer coating. Sometime after WWII, this owner covered the exterior block with "spraycrete". Since then, the house has had several additions and renovations to the exterior at all elevations.

We have had two previous meetings with members of the Historic Preservation Department of MNCPPC. We met with Gwen Wright, Preservation Supervisor, and Corri Jimenez. This submission incorporates their helpful comments to our earlier, more conceptual schemes.

The current owners are Dr. Robert and Susan W. Morgenstein. They have lived in the house for thirty-two years. They have a particular attachment to their location enjoying the large trees and country lane ambiance of Brookville Road and Newlands Street. Upon gaining ownership of their house, the clients removed the solid exterior back door and replaced it with a glass door to create a see-through central hallway permitting green views on all sides of their living space. Their children were raised in this house. The addition is intended to be a place where their children and grandchildren can gather frequently to enjoy both the inside and outside spaces, to share time and meals. Susan Morgenstein wants to be able to serve dinner, in the new addition, to thirty-six members of the family.

The existing site is 13,900 sf. The existing house has a footprint of 1,520 sf. The proposed addition has a footprint of 1,025 sf. The total proposed footprint of the house will be 2,545 sf. There is also an existing 364 sf garage on the property. The total footprint of the house and garage will occupy 20.9% of the lot. The lot is zoned R-60 which allows a 35% lot occupancy. The program of the addition includes a kitchen/family room that is approximately 22 feet by 24 feet. A new master bedroom suite will be built over the kitchen/family room.

EAST ELEVATION
7/23/03



- 1. 12' x 12' x 12'
- 2. 12' x 12' x 12'
- 3. 12' x 12' x 12'
- 4. 12' x 12' x 12'
- 5. 12' x 12' x 12'
- 6. 12' x 12' x 12'
- 7. 12' x 12' x 12'
- 8. 12' x 12' x 12'
- 9. 12' x 12' x 12'
- 10. 12' x 12' x 12'

The design concept: the new kitchen/family room is connected to the original house with a glass connector or "hyphen". The mass of the kitchen/family room is covered with a gambrel roof and it is rotated 90 degrees from the East-West axis of the house. The design intent is to be sympathetic to the design of the original house. This is achieved by using forms that are similar to but smaller than the main volume of the house. The kitchen/family room has two rectangular volumes that extend from the main mass. The first volume is a glass rectangle that will allow the occupants to view the outside lawn and trees. The second volume is more opaque since it will house the kitchen and home entertainment center of this area. This second volume will have a solid wall topped with a glass skylight. We propose to place a "metal trellis" over the glass volume in order to break the scale and to protect the interior from excessive solar gain.

The kitchen/family room addition will be clad in Spraycrete to match the existing surface of the house. Also to reduce scale, we are considering application of this surface to both the old and new forms in two to three monochromatic shades.

The hyphen will be used as a secondary entrance accessed from the driveway. Its form also has a gambrel roof. The clients desire is to make this a relatively transparent piece, in continuance of their desire for see-through views of greenery and trees. The hyphen allows us to touch or connect with the original house in a minimal way. It makes it possible to leave the majority of the existing gambrel roof intact, and, the overall form of the existing house will not be altered. It is our intention to differentiate the new construction from the existing construction out of respect for the original house. The hyphen will also contain an elevator, since the clients plan to retire in this house.

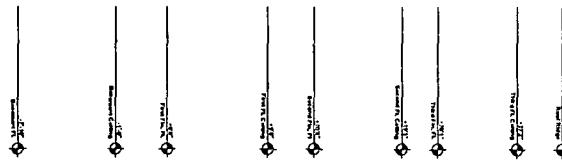
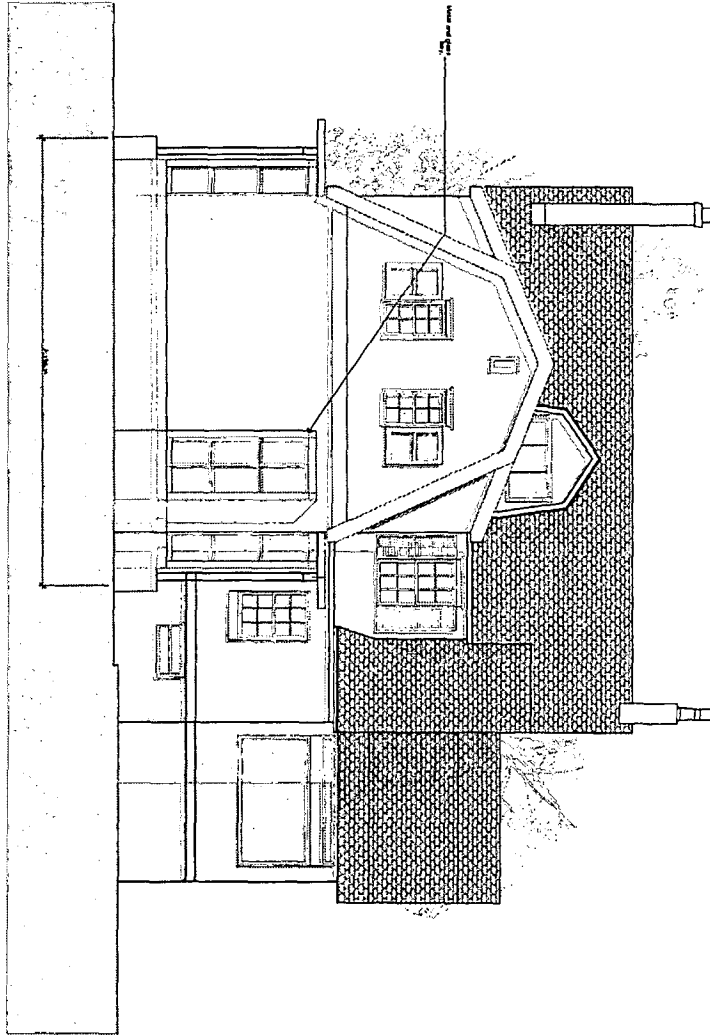
An existing tree will have to be removed for the addition to occur. At 4'-6' above the ground, the tree is 8"-10" in diameter. We will need to apply for Tree Removal Application. We are developing a landscaping plan to include planting a number of species of trees that were original to the property, that have either died or been destroyed by storms.

The plan includes new fencing along the sides of the property, not including the front yard, which unlike many of the solid fences along Brookville Road permits glimpses of trees and greenery.

Sincerely,

Dale A. Stewart
CORE

SOUTH ELEVATION
7/23/03



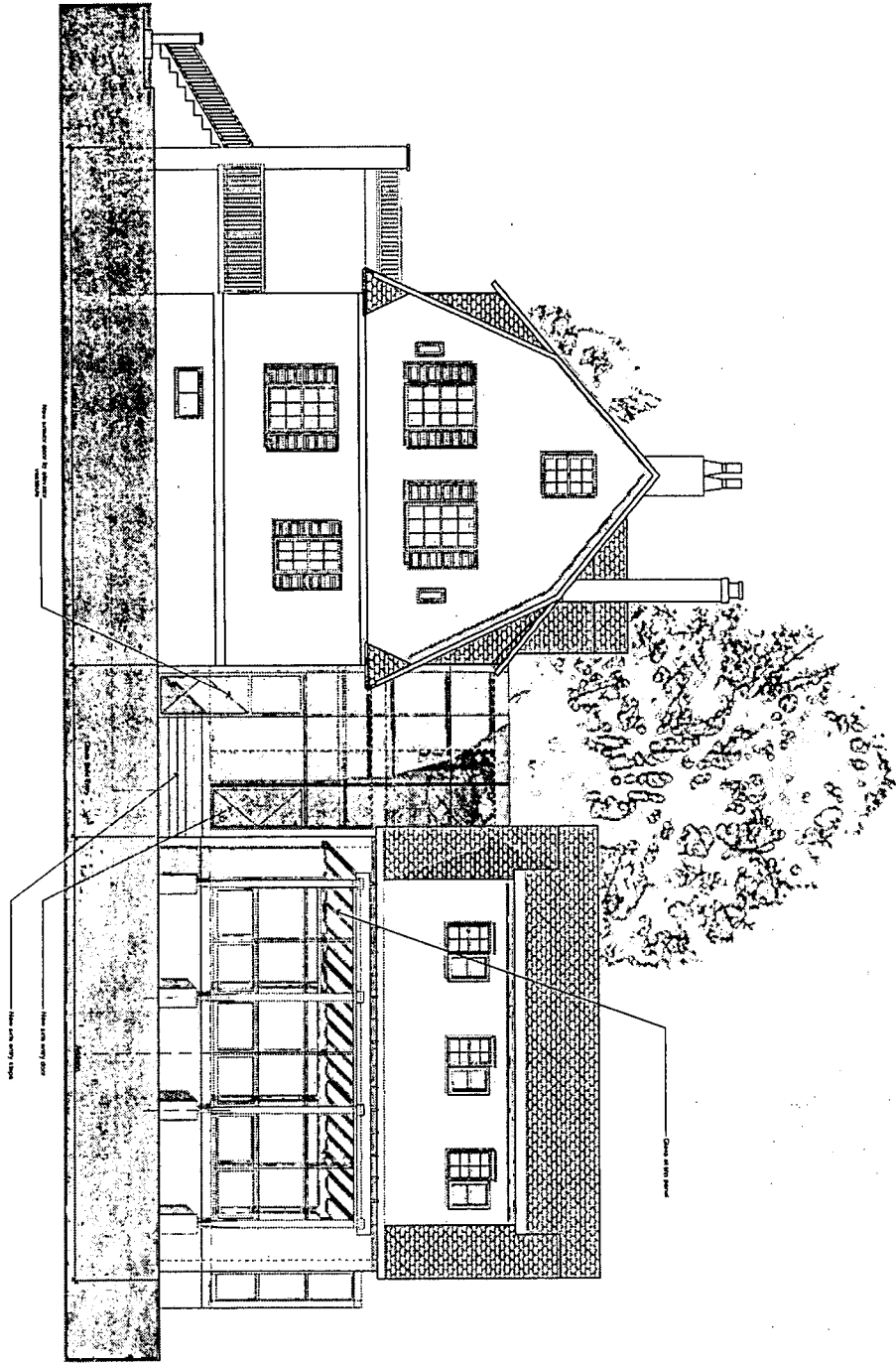
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 E GEN@COREdc.com

MORGENSTEIN RESIDENCE
 16 Newlands Street
 Chevy Chase, Maryland

PN: 03016.00
 DT: July 28, 2003
 DB: BSM
 CB: RIS

SK-61

WEST ELEVATION
7/23/03



- 1. 10' 0" x 10' 0" (1:1)
- 2. 10' 0" x 10' 0" (1:1)
- 3. 10' 0" x 10' 0" (1:1)
- 4. 10' 0" x 10' 0" (1:1)
- 5. 10' 0" x 10' 0" (1:1)
- 6. 10' 0" x 10' 0" (1:1)
- 7. 10' 0" x 10' 0" (1:1)
- 8. 10' 0" x 10' 0" (1:1)

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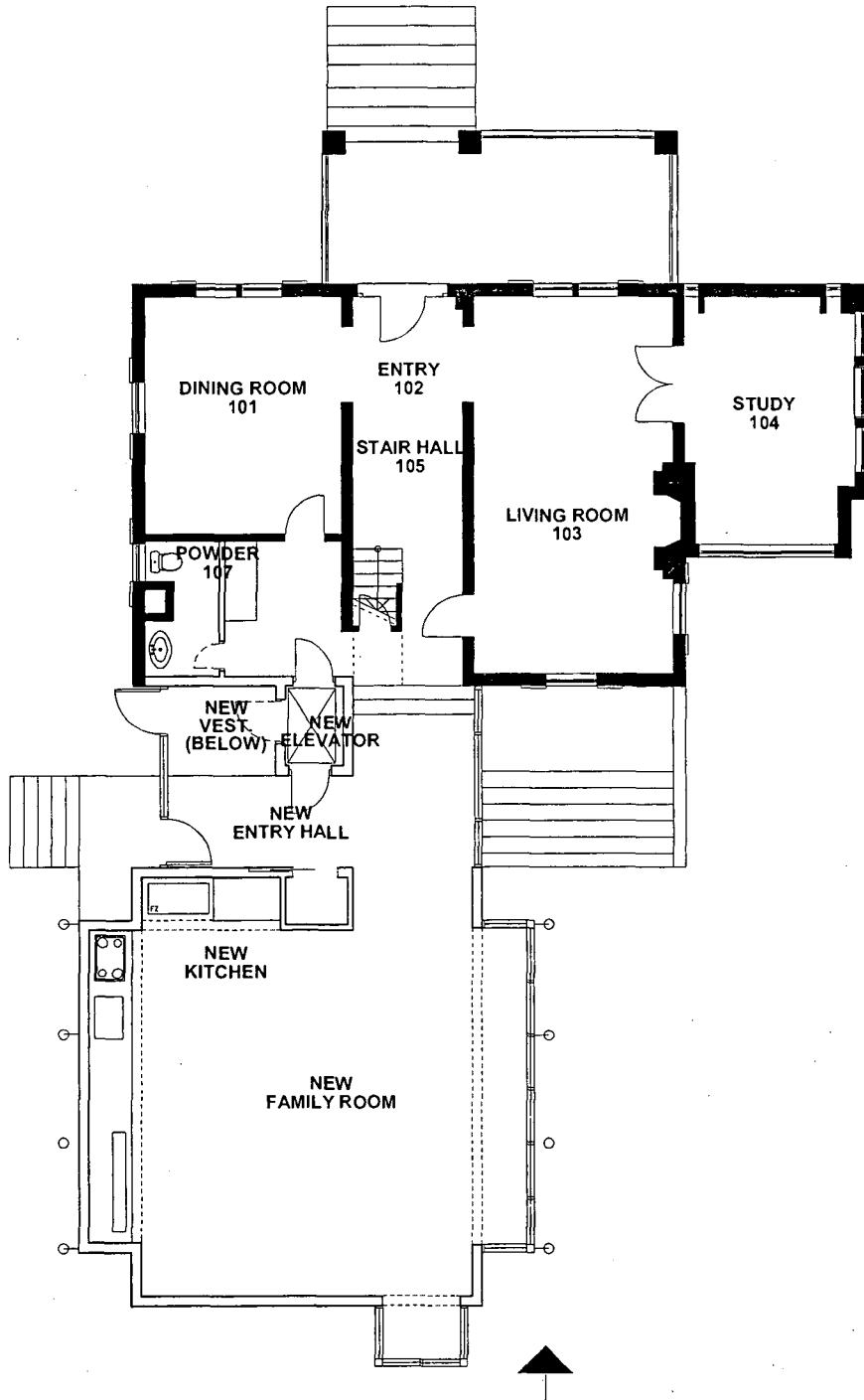
MORGENSTEIN RESIDENCE
 16 Newlands Street
 Chevy Chase, Maryland

PN: 03016.00
 DT: July 28, 2003
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 CB: RIS

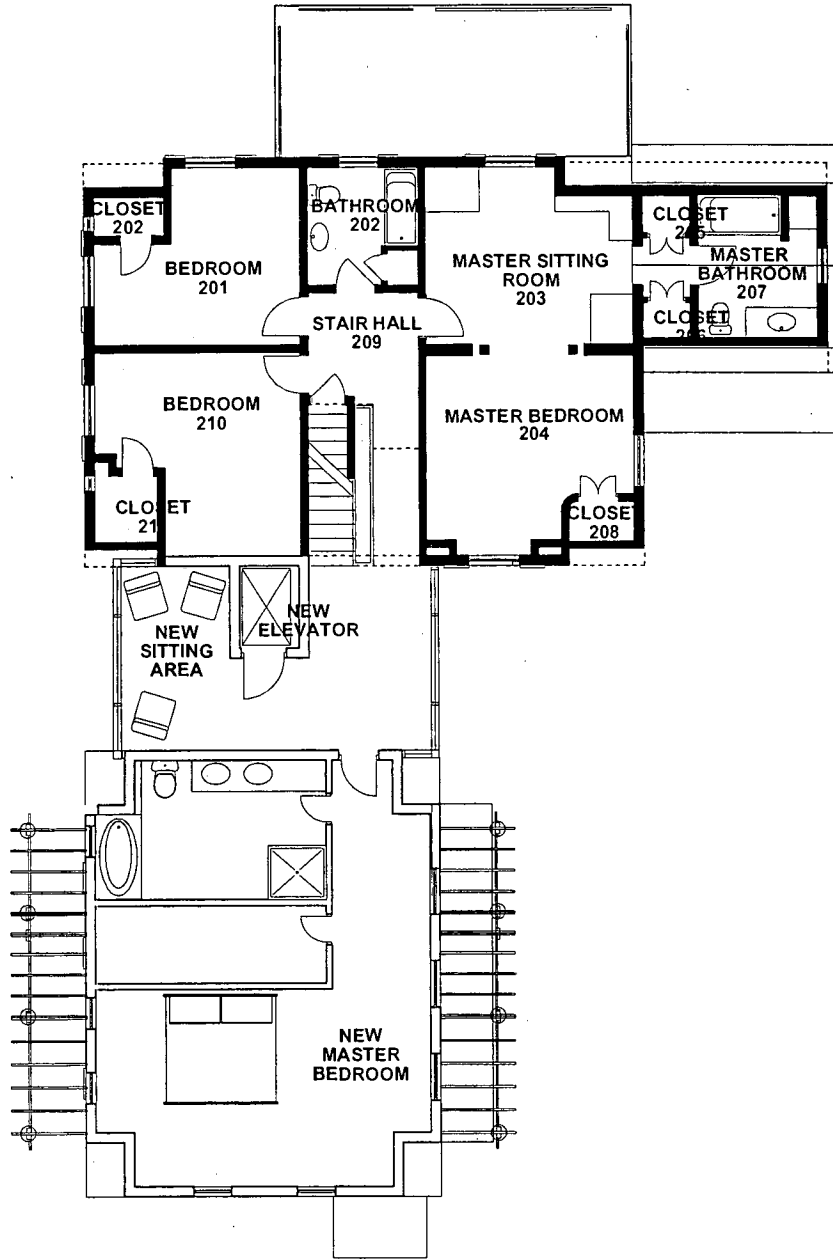
SK-62

8

GROUND FLOOR PLAN



SECOND FLOOR PLAN



CORE

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 E GEN@COREdc.com

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MORGENSTEIN RESIDENCE

18 Newlands Street
 Chevy Chase, Maryland

PN: 03016.00

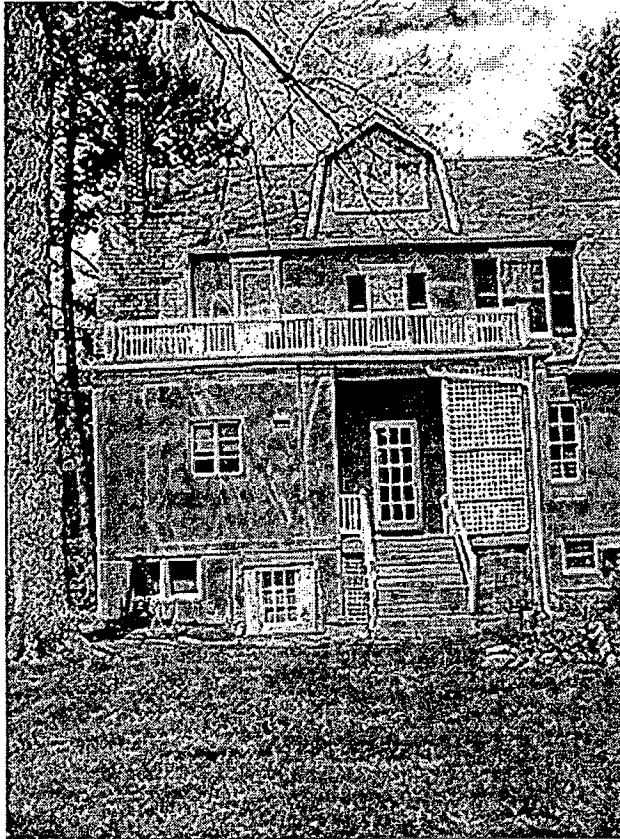
DT: July 28, 2003

DB: R I S

CB:

SK-64

10



South elevation





16 Newlands, North elevation



East Elevation



Backyard from the house's corner (Note: tree in center will be removed)



CORE

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washington, dc 20007

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E core@dc.com

architecture
graphic design
interiors
master planning
retail

TRANSMITTAL

30 December 2003
11:53 AM

Ms. Joey Lampl
MNCPP-Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20901

03016.00 Morgenstein Residence
re: **8.5 x 11 inch copies you requested**

Joey,

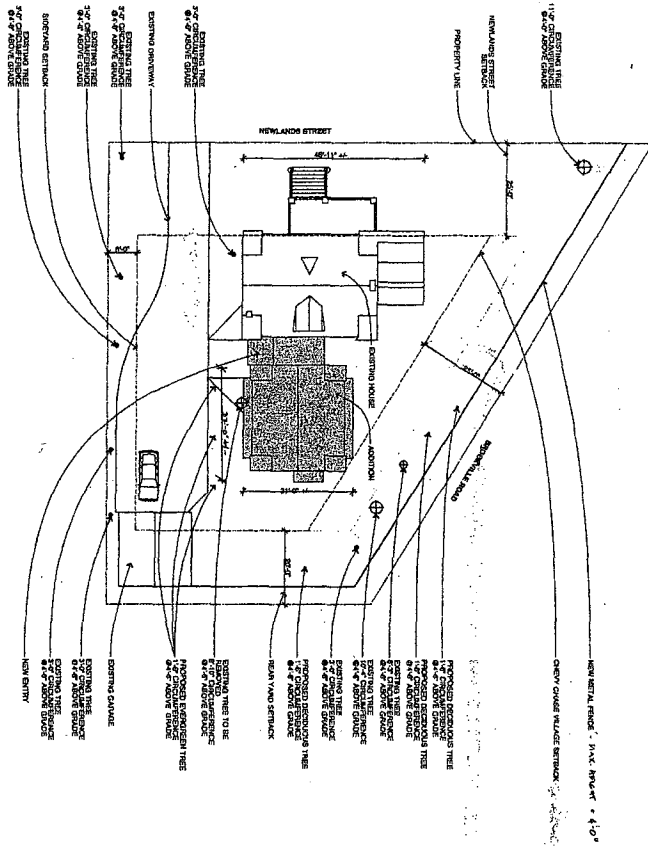
Attached is the reduced set you requested. Please call me with any questions.

East Elevation

(1) reduced set dated 12/19/03

Ramon I. Santos

Messenger



01 Site Plan
SCALE: 1/8" = 1'-0"

12/30/2003
Drawings that came
in for APC Stamping of approval

SITE PLAN

A0.0



DATE: 12/30/03
PROJECT: 0010.00

BY: TFE
CB: F06

CORE

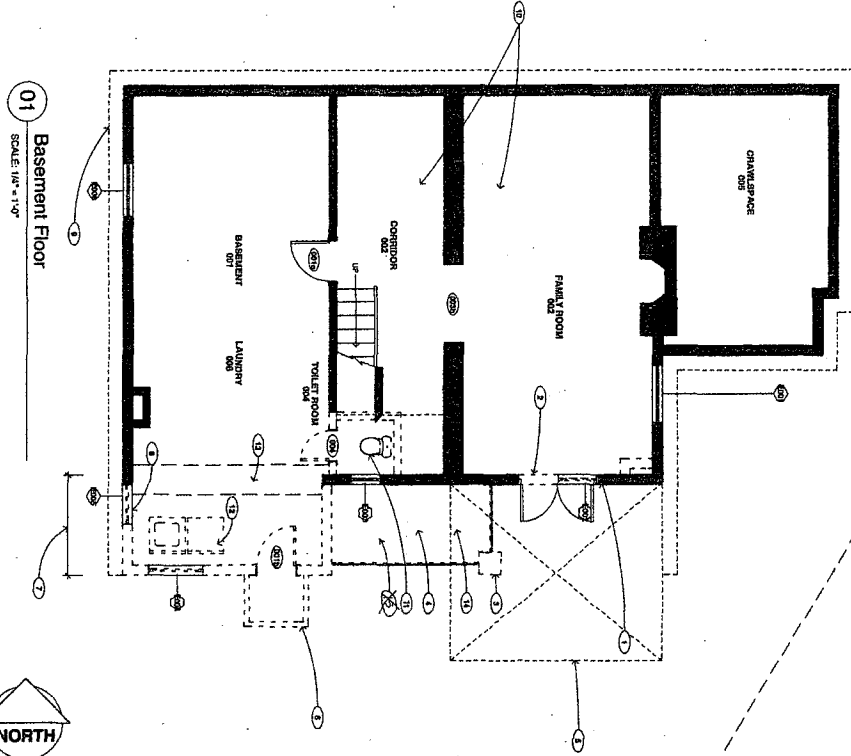
1015 westonsh avenue, NW
Suite 605
Washington, DC 20007
T: 202-488-8118
F: 202-488-8235
E: CORE@COREinc.com

**Morgenstein
Residence**
16 Newlands St.
Chevy Chase, MD.

DEMOLITION PLAN LEGEND

- Existing construction to remain
- Existing construction to be removed
- New construction

BASEMENT PLAN GENERAL NOTES



BASEMENT PLAN WORK NOTES

- 1 REMOVE EXIST WINDOW
- 2 REMOVE EXIST WALL & WINDOW TO REPAIR FOR NEW BRICK DOOR. REPAIR FOR NEW DOOR. FILL IN PORTION OF WALL TO REMAIN WITH WINDOW.
- 3 REMOVE EXIST WALL
- 4 REMOVE COLUMN
- 5 EXCAVATE AREA FOR NEW STAIRS
- 6 REMOVE CONCRETE STAIRS
- 7 REMOVE PORTION OF EXISTING
- 8 REMOVE EXIST WINDOW & FILL PORTION TO REMAIN WITH WINDOW
- 9 EXCAVATE AREA FOR PERMANENT DOOR
- 10 REMOVE ALL FINISHES FOR THESE ROOMS
- 11 REMOVE EXIST TOILET
- 12 RELOCATE EXIST WASHER & DRYER PER PLAN
- 13 EXCAVATE AS NEED FOR NEW FOUNDATION. SEE S.M.C. DIVISION.
- 14 EXISTING SUMP TANK TO BE REMOVED

**DEMOLITION PLAN
BASEMENT FLOOR**

A1.0



DATE: 11/18/20
PROJECT: 2018-10

DR: JMB
CR: RB

CORE

(301) 486-2000
16 Newlands St.
Chevy Chase, MD 20815
www.core-cd.com

**Morgenstein
Residence**
16 Newlands St.
Chevy Chase, MD.

- DEMOLITION PLAN LEGEND**
- Existing construction to remain
 - Existing construction to be removed
 - New construction

DEMOLITION PLAN LEGEND

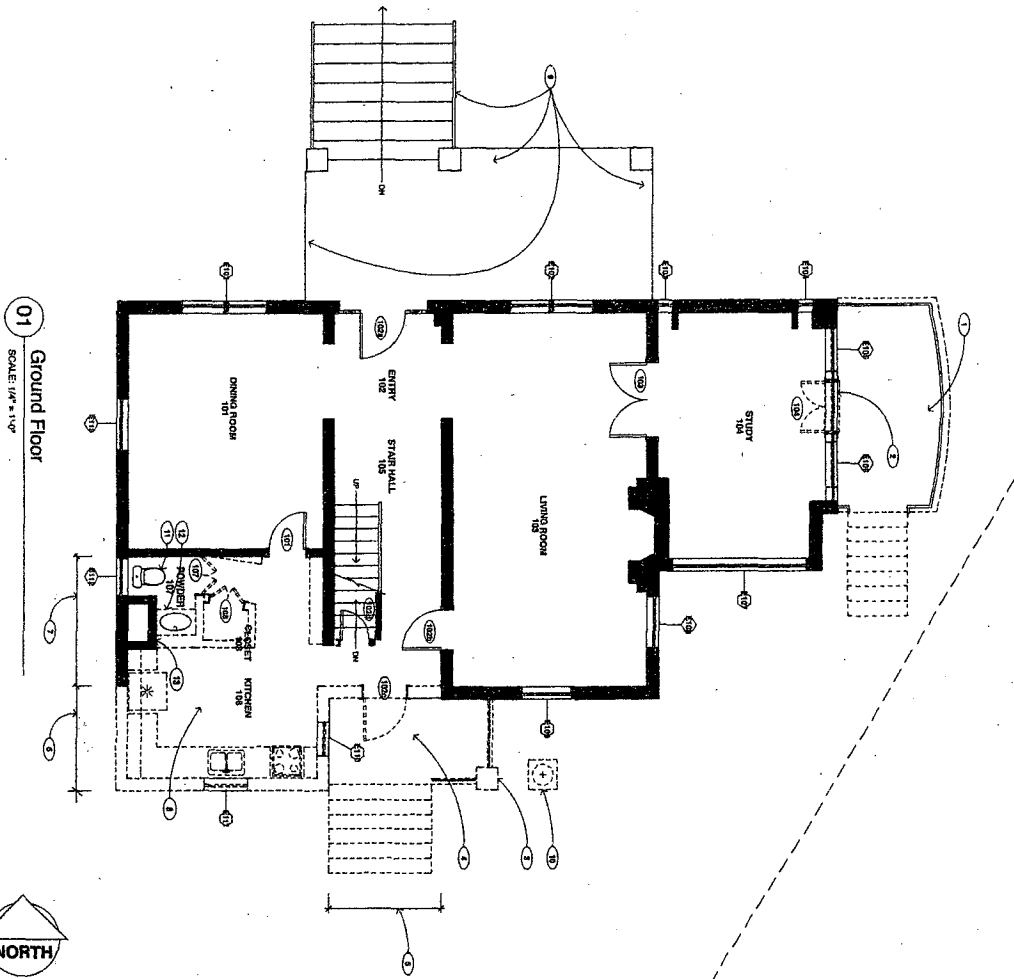
01 Ground Floor
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN GENERAL NOTES



FIRST FLOOR PLAN WORK NOTES

- 1 REMOVE EXISTING WOOD DECK & STAIRS
- 2 REMOVE EXIST. WINDOWS & DOOR FROM REAR WINDOW
- 3 REMOVE COLUMN
- 4 REMOVE EXIST. WOOD CLINCH & FRAMES
- 5 REMOVE EXIST. WOOD SHED/STAIRS
- 6 REMOVE EXIST. WOOD SHED/STAIRS
- 7 REMOVE EXIST. WOOD SHED/STAIRS
- 8 REMOVE EXIST. WOOD SHED/STAIRS
- 9 REMOVE EXIST. WOOD SHED/STAIRS
- 10 REMOVE EXIST. WOOD SHED/STAIRS
- 11 REMOVE EXIST. WOOD SHED/STAIRS
- 12 REMOVE EXIST. WOOD SHED/STAIRS
- 13 REMOVE EXIST. WOOD SHED/STAIRS
- 14 REMOVE EXIST. WOOD SHED/STAIRS
- 15 REMOVE EXIST. WOOD SHED/STAIRS
- 16 REMOVE EXIST. WOOD SHED/STAIRS
- 17 REMOVE EXIST. WOOD SHED/STAIRS
- 18 REMOVE EXIST. WOOD SHED/STAIRS



DATE: 11.19.22
BY: 0211.60

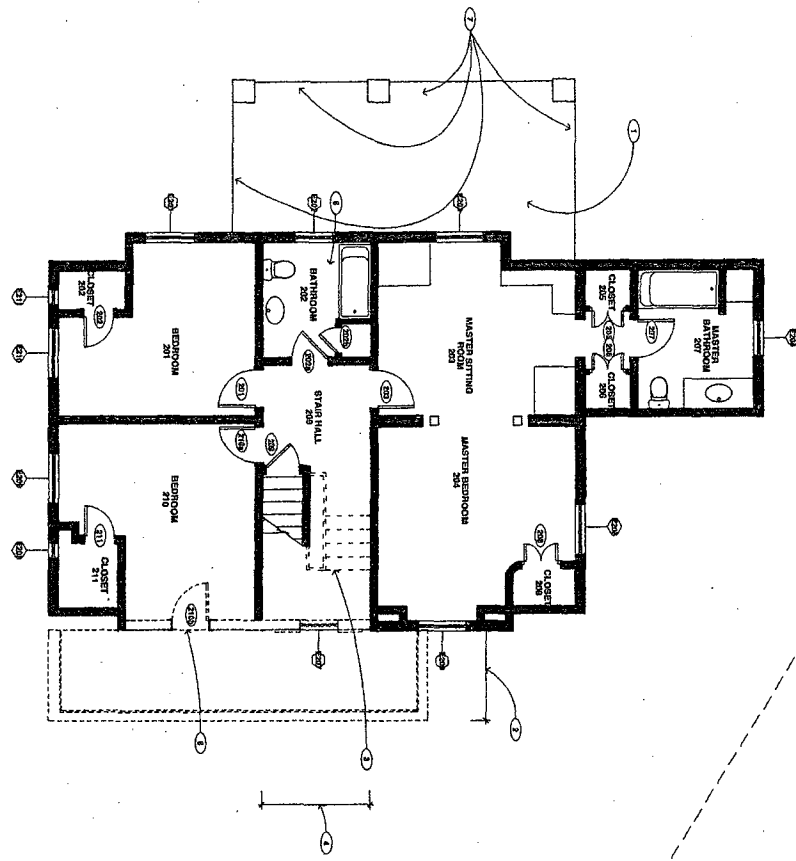
02: TRS
01: NS

1610 Old Georgetown Avenue, NW
Suite 402
Washington, DC 20007
T: 202-462-2118
F: 202-462-5352
E: CORE@COREARCH.COM

DEMOLITION PLAN LEGEND

- Existing construction to remain
- Building construction to be removed
- New construction

01 Second Floor
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN GENERAL NOTES

SECOND FLOOR PLAN WORK NOTES

- 1 REMOVE NEW ROOFING
- 2 REMOVE ROOF & INTERIOR ROOF 1, USE ROOF
- 3 REMOVE EXISTING NEW SECTION REMAINS TO BE REUSE
- 4 REMOVE EXISTING HALL TO ACCOMMODATE CORNER
- 5 EXIST ROOF
- 6 BATH USE REMAIN ALL EXIST. FEATURES & REPAIRS FOR RENOVATION
- 7 REMOVE EXIST. FINISHING

**DEMOLITION PLAN
SECOND FLOOR**

A1.2

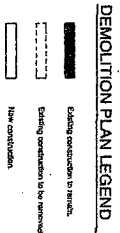


DATE: 12.19.24
PREPARED BY: CR: RB

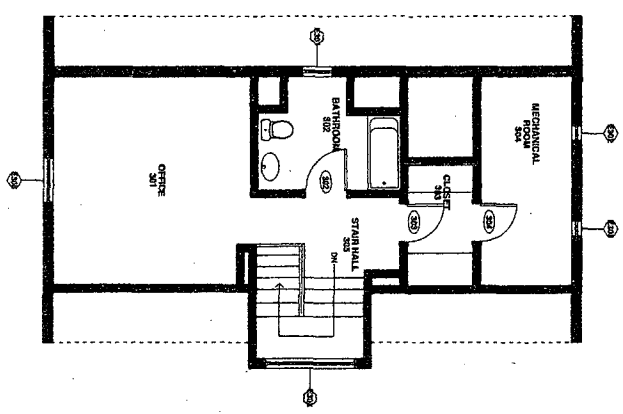
CORE

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Suite 400
Washington, DC 20007
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F: 202.462.6222
C: 202.462.6222

**Morgenstein
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16 Newlands St.
Chevy Chase, MD.



01 Attic Floor
SCALE: 1/4" = 1'-0"

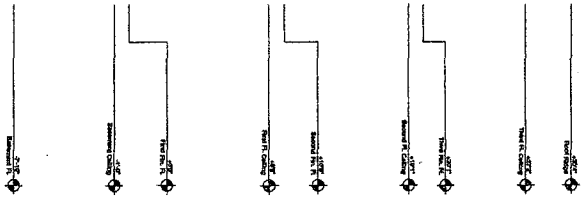
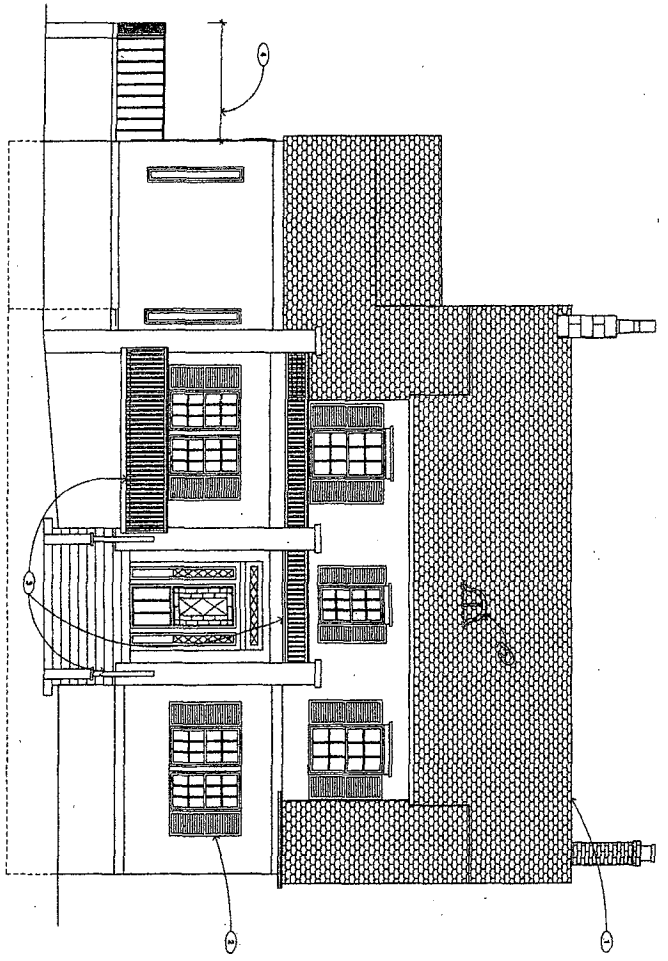


ATTIC FLOOR PLAN GENERAL NOTES



ATTIC FLOOR PLAN WORK NOTES





NORTH ELEVATION WORK NOTES

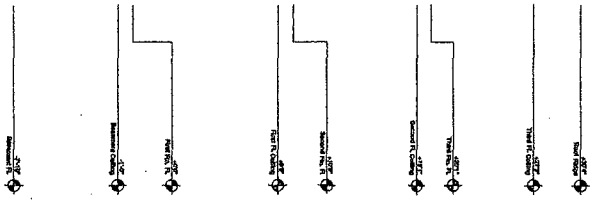
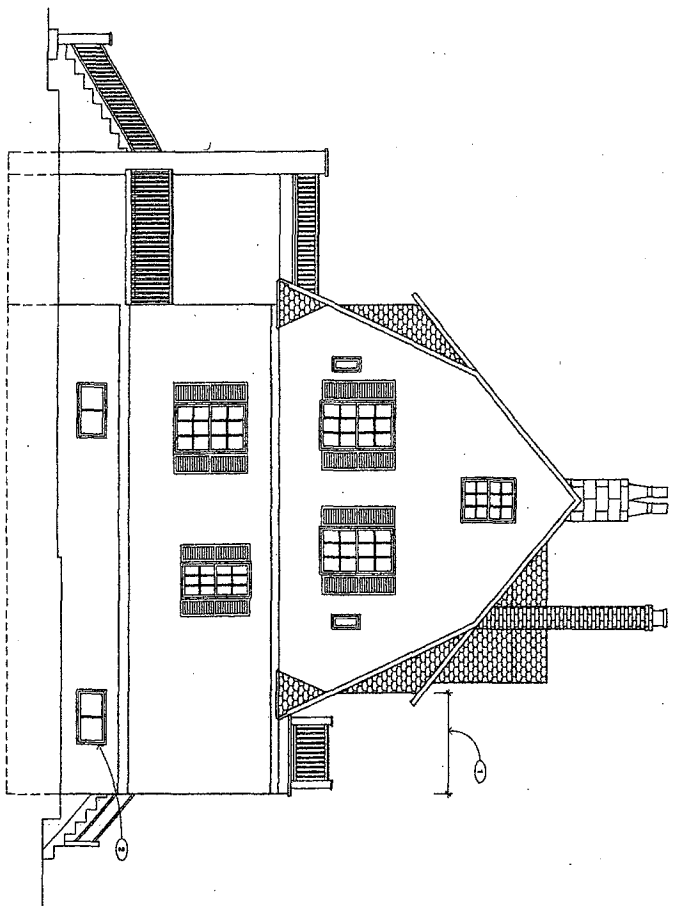
- 1 REMOVE EAST ASPHALT SHINGLES, REPLACE WITH ENVIRONMENTAL SLATE
- 2 REMOVE ALL WOOD SHINGLES, TYPICAL
- 3 REPLACE ALL MATERIALS, TYPICAL
- 4 REMOVE DECK
- 5 Fix, paint, stain & preserve



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

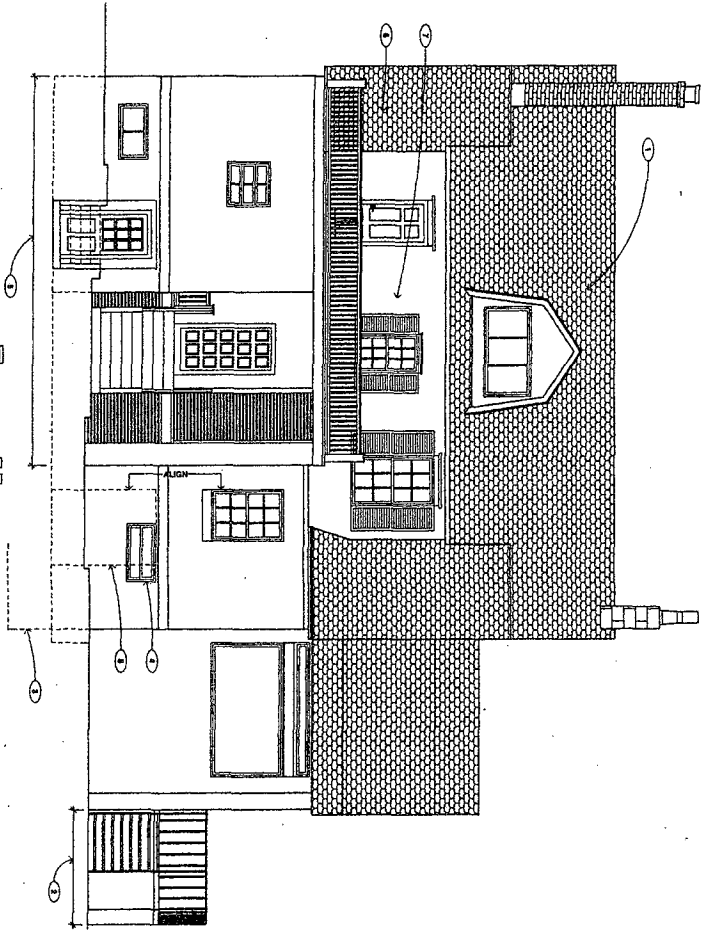
WEST ELEVATION WORK NOTES

- 1 REMOVE 1 STORY ADDITION
- 2 REMOVE WINDOW



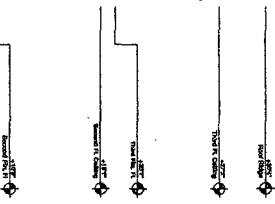
2
West Elevation
SCALE: 1/4" = 1'-0"





SOUTH ELEVATION WORK NOTES

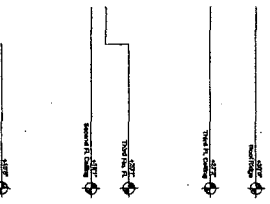
1. REMOVE (B) ASPHALT ROOFING W/ SYMTRIC SLATE TO MATCH (B) SLATE ROOF
2. REMOVE DECK
3. REEVALUATE AREA FOR NEW PATIO
4. REMOVE WINDOW & WALL AS REQ'D FOR NEW FINISH DOORS
5. REMOVE BRICKS & DECK
6. (B) SLATE ROOF TO REMAIN, REPAIR AS REQ'D
7. REMOVE EAST WALL AS REQ'D FOR ADDITION
8. REMOVE PORTION OF MULTI-PAN DOORS. SEE PLAN



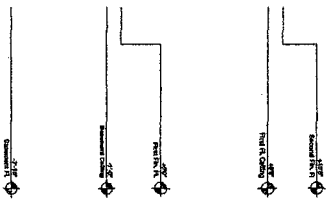
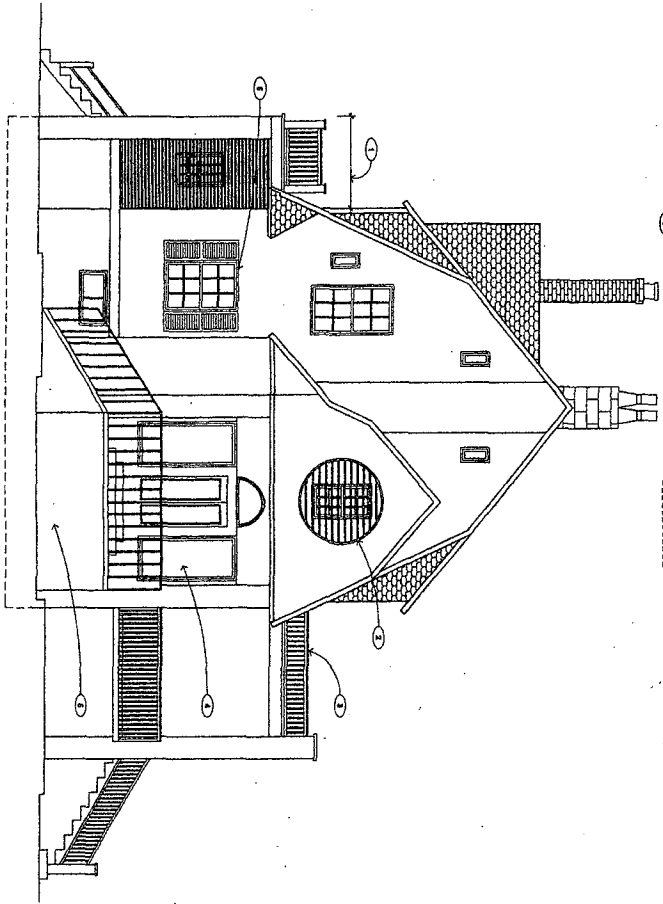
1 South Elevation
SCALE: 1/4" = 1'-0"

EAST ELEVATION WORK NOTES

1. REMOVE ADDITION
2. REMOVE CIRCULAR LOUVER/SERIES
3. REPLACE ALL WOOD TRAILING
4. REMOVE (B) WINDOWS & DOOR FOR NEW WINDOWS. ALSO REMOVE SQUARE CIRCULAR WINDOW
5. REMOVE (B) WOOD DECK
6. REPLACE ALL SHUTTERS



2 East Elevation
SCALE: 1/4" = 1'-0"

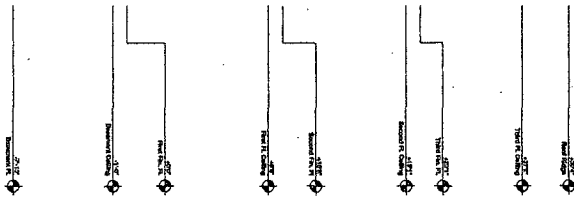
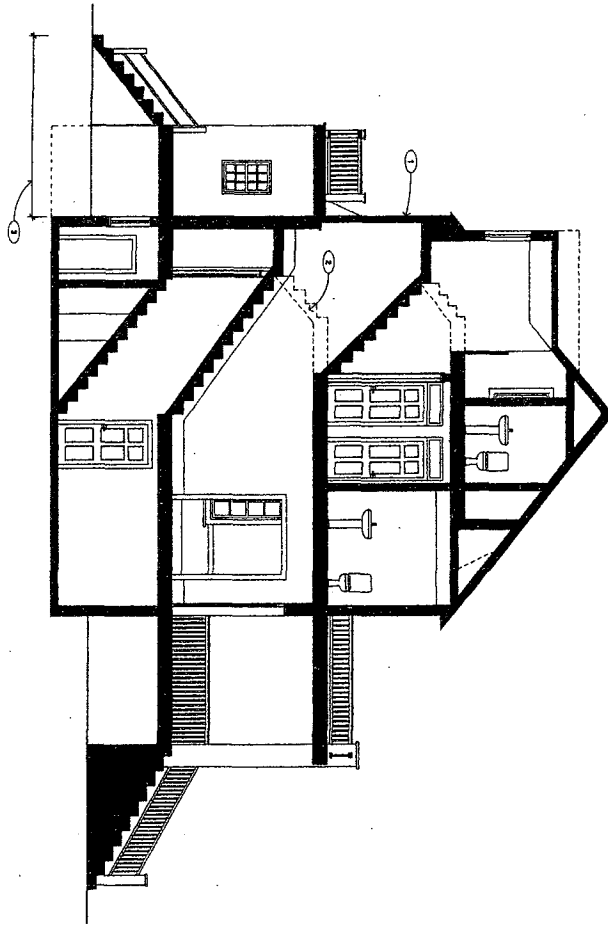


07: 12.18.03
06: 758
05: 618

CORE

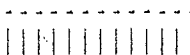
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Suite 201
Washington, DC 20007
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F: 202.462.6233
C: 202.462.6233

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16 Newlands St.
Chevy Chase, MD.



SECTION WORK NOTES

- 1 REMOVE WALL
- 2 REMOVE THE RUN OF STAIR
- 3 REMOVE & STAIR ADDITION



1 Section
SCALE: 1/8" = 1'-0"



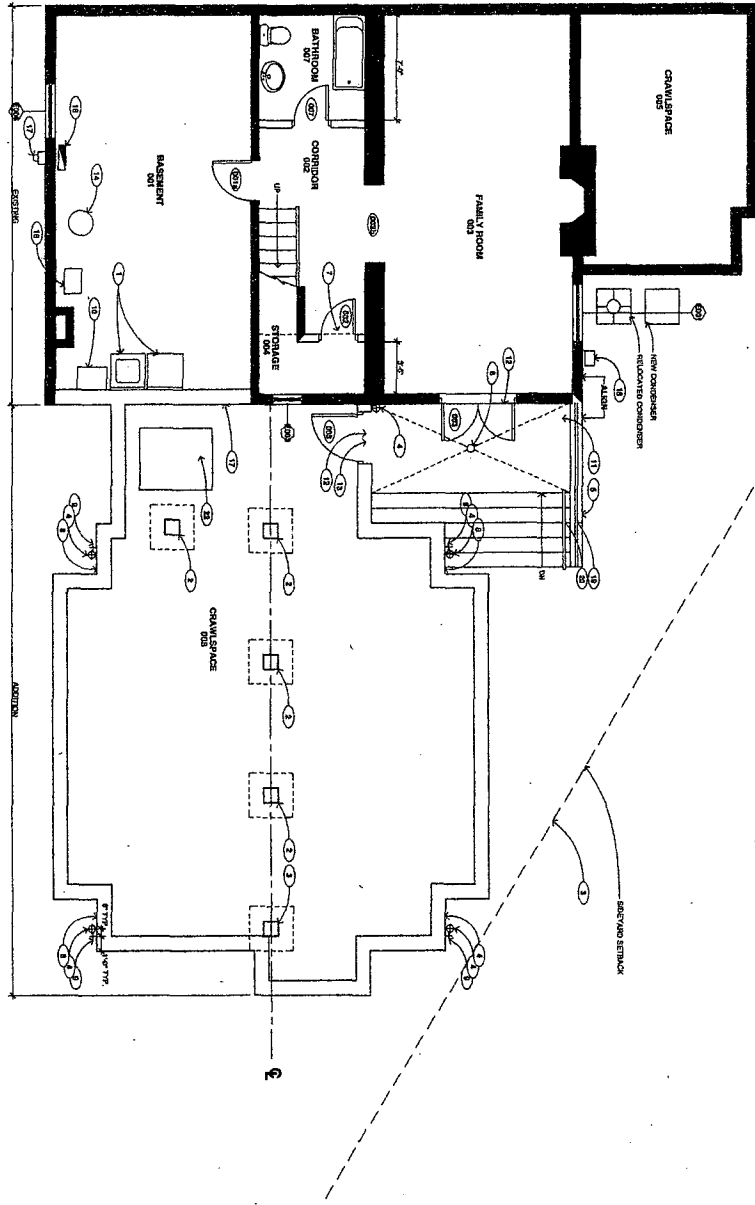
DT: 12.18.02
PC: 02/15.00

DR: TJC
CR: PS

CORE

1010 Wisconsin Avenue, NW
Suite 402
Washington, DC 20007
T: 202.462.9118
F: 202.462.9252
E: info@coreinc.com

**Morgenstein
Residence**
16 Newlands St.
Chevy Chase, MD.



01 Basement Floor
SCALE: 1/4" = 1'-0"

- CONSTRUCTION PLAN LEGEND**
- Existing construction to be removed
 - Existing construction to be retained
 - New construction

- BASEMENT PLAN GENERAL NOTES**
- 1 REFER TO ALL FLOOR DIMENSIONS
 - 2 FINISH FLOOR
 - 3 CONSTRUCTION TO BE REMOVED
 - 4 REINFORCED CONCRETE
 - 5 REINFORCED WALL, 12" O.D. RADIUS, SEE PROJECT MANUAL FOR MORE INFO
 - 6 NEW BRICK, SLOPE BACK TO DRAIN @ 1/4" FT.
 - 7 NEW BRICK ABOVE, SEE S.D.S.
 - 8 CONCRETE VENT WITH SCREEN SCREEN (20"x20")
 - 9 HOSE RBS
 - 10 RELOCATE EXIST. DUCT WORK
 - 11 NEW CONCRETE STRIPS & STAIRCASE
 - 12 THRESHOLD
 - 13 CUT TOP OF POOR SLAB TO MATCH WITH FLOOR ABOVE
 - 14 EXISTING WORK TO REMAIN, SEE PROJECT MANUAL FOR MORE INFO
 - 15 EXIST. FINISH, SEE PROJECT MANUAL FOR MORE INFO

- BASEMENT PLAN WORK NOTES**
- 1 RELOCATED WALKER & DRIVER
 - 2 FIN. S.S.D.
 - 3 CONSTRUCTION TO BE REMOVED
 - 4 REINFORCED CONCRETE
 - 5 REINFORCED WALL, 12" O.D. RADIUS, SEE PROJECT MANUAL FOR MORE INFO
 - 6 NEW BRICK, SLOPE BACK TO DRAIN @ 1/4" FT.
 - 7 NEW BRICK ABOVE, SEE S.D.S.
 - 8 CONCRETE VENT WITH SCREEN SCREEN (20"x20")
 - 9 HOSE RBS
 - 10 RELOCATE EXIST. DUCT WORK
 - 11 NEW CONCRETE STRIPS & STAIRCASE
 - 12 THRESHOLD
 - 13 CUT TOP OF POOR SLAB TO MATCH WITH FLOOR ABOVE
 - 14 EXISTING WORK TO REMAIN, SEE PROJECT MANUAL FOR MORE INFO
 - 15 EXIST. FINISH, SEE PROJECT MANUAL FOR MORE INFO



01: 12.18.12
02: TRS
03: GRS
04: GRS

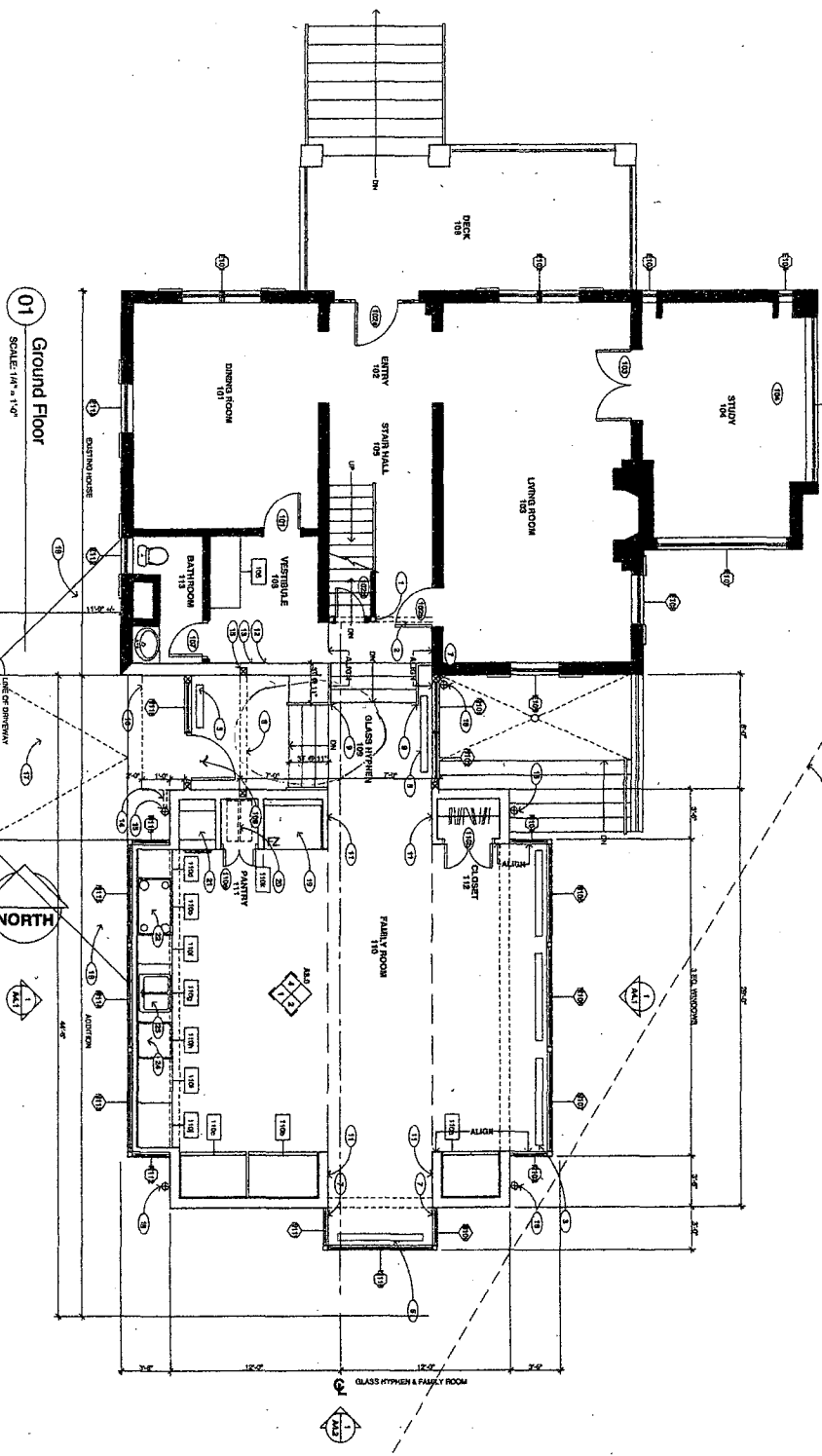
CORE

1010 Wilsonville Avenue, NW
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Washington, DC 20007
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F 202-462-8550
E INFO@COREDC.COM

Morgenstein Residence
16 Newlands St.
Chevy Chase, MD.

- CONSTRUCTION PLAN LEGEND**
- Existing construction to remain.
 - Existing construction to be removed.
 - New construction.

CONSTRUCTION PLAN LEGEND



FIRST FLOOR PLAN GENERAL NOTES

1. EXTERIOR NONSTRUCTURAL CONSTRUCTION ARE TO FACE OF SHEATHING OR OTHER FINISH MATERIAL. UNLESS NOTED OTHERWISE.
2. INTERIOR NONSTRUCTURAL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
3. UNLESS NOTED OTHERWISE, ALL EXTERIOR WOOD FRAME WALLS TO BE 2X6.
4. UNLESS NOTED OTHERWISE, ALL INTERIOR WOOD FRAME WALLS TO BE 2X4.

FIRST FLOOR PLAN WORK NOTES

1. NEW COLUMN, SEE STRUCTURAL DRAWING (S.2.1)
2. NEW BEAM IN FLOOR TO PICK UP LOAD FROM COLUMN (S.2.1)
3. FINISH FLOOR FOR FUTURE ELEVATOR
4. FINISH FLOOR FOR FUTURE ELEVATOR
5. FINISH FLOOR FOR FUTURE ELEVATOR
6. FINISH FLOOR FOR FUTURE ELEVATOR
7. FINISH FLOOR FOR FUTURE ELEVATOR
8. FINISH FLOOR FOR FUTURE ELEVATOR
9. FINISH FLOOR FOR FUTURE ELEVATOR
10. FINISH FLOOR FOR FUTURE ELEVATOR
11. FINISH FLOOR FOR FUTURE ELEVATOR
12. FINISH FLOOR FOR FUTURE ELEVATOR
13. FINISH FLOOR FOR FUTURE ELEVATOR
14. FINISH FLOOR FOR FUTURE ELEVATOR
15. FINISH FLOOR FOR FUTURE ELEVATOR
16. FINISH FLOOR FOR FUTURE ELEVATOR
17. FINISH FLOOR FOR FUTURE ELEVATOR

FIRST FLOOR PLAN WORK NOTES (cont.)

18. GRASS BEAM
19. 4" WIDE REINFORCER
20. 2" WALL/OUT PARTY DRAWING
21. 3" WIDE DOUBLE OVER
22. 4" COORDINATE W/ DOWNPART
23. 5" W/ GARAGE DISPOSAL
24. DISHWASHER

Drawings that came in to be stamped for HPC approval

12/30/03

**CONSTRUCTION PLAN
FIRST FLOOR**




DATE: 12.18.03
BY: THE
FOR: 02/16.06

CORE

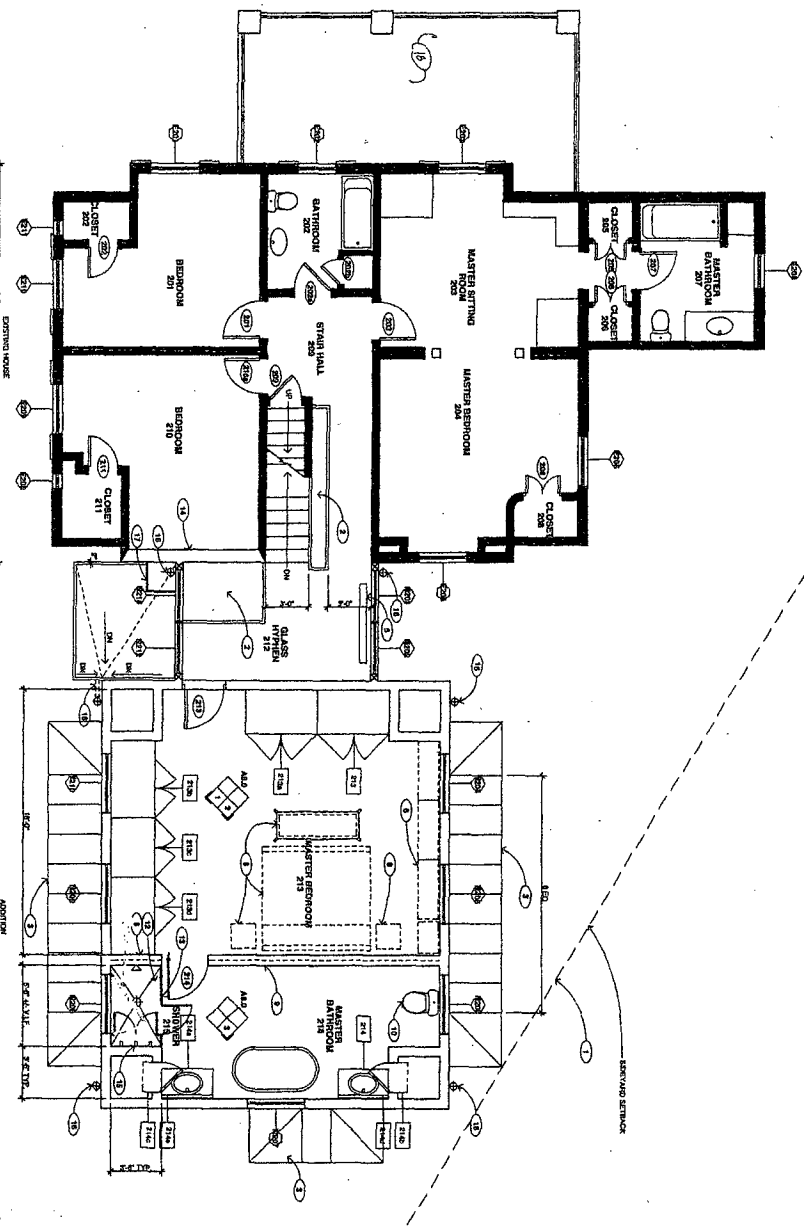
1010 Wisconsin Avenue, NW
Suite 402
Washington, DC 20007
Tel: 202-462-1110
Fax: 202-462-6222
www.COREARCH.com

**Morgenstein
Residence**
18 Newlands St.
Chevy Chase, MD.

CONSTRUCTION PLAN LEGEND

-  Existing construction to remain.
-  Existing construction to be removed.
-  New construction.

01 Second Floor
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN GENERAL NOTES

- 1 SEE A21 FOR TYPICAL GENERAL WALLS

SECOND FLOOR PLAN WORK NOTES

- 1 CONSTRUCTION TO VERIFY AND POSITION OF JOIST/BRACKETS INTO OPEN TO BELOW
- 2 FLAT SLOPE ALUMINUM ROOF BELOW
- 3 RADIATORS
- 4 FURNITURE NOT IN SCOPE, SHOWN CASING
- 5 SHOW ROOF FLASH FOR BREAK IN ROOF TYPICAL
- 6 STEEL & GLASS CANOPY
- 7 FRAME WALL WITH/NO WALL DOES NOT EXTEND TO CEILING, SEE S.W.A.D.
- 8 CENTER TOILET IN WINDOW
- 9 GLASS DOOR/TRENCH WINDOW, MATCH FINISH & THICKNESS OF GLASS/SHOWROOM 1/4" V.G.P.P.
- 10 RECESSION SINKER PLANT TO RELAX TO AHEAD TOP OF SHOWERS FINISH WITH TYPICAL
- 11 3/4" THICK TEMPERED GLASS SHOWER PARTITION, SET IN 1/4" THICK ALUMINUM WALL WITH FLASHER FINISH, MATCH THICKNESS OF EXISTING WALL
- 12 HOOKS FOR CLOTHES
- 13 DOWNSCOUR, SEE A20
- 14 REMOVE EXISTING WALL VERTICAL CURTAIN WITH 1/2" R.A.C. IN V.P.P.

18 *Private and Confidential* Plan

**CONSTRUCTION PLAN
SECOND FLOOR**

A2.2



DATE: 12.15.02
PROJECT: 0201120

CORE

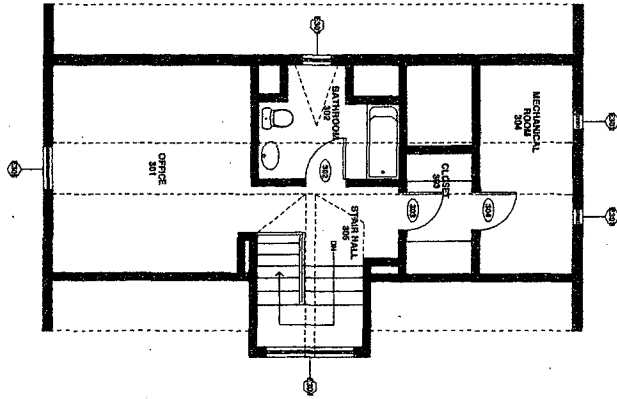
1010 Woodloch Avenue, NW
Washington, DC 20007
Tel: 202-462-6118
Fax: 202-462-6119
www.COREinc.com

**Morgenstein
Residence**
16 Newlands St.
Chevy Chase, MD.

- CONSTRUCTION PLAN LEGEND**
- Existing construction to remain
 - Existing construction to be removed
 - New construction

CONSTRUCTION PLAN LEGEND

01 Attic Floor
SCALE: 1/4" = 1'-0"



ATTIC FLOOR PLAN GENERAL NOTES



ATTIC FLOOR PLAN WORK NOTES



**CONSTRUCTION PLAN
ATTIC FLOOR**

A2.3



DATE: 12.19.20
PROJECT: 2019.000

DATE: 7/15
BY: RJS

CORE

1610 Woodcroft Avenue, Inc.
Suite 400
Bethesda, MD 20814
T: 301.460.8110
F: 301.460.8200
E: CORE@CORECAD.com

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Chevy Chase, MD.

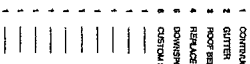
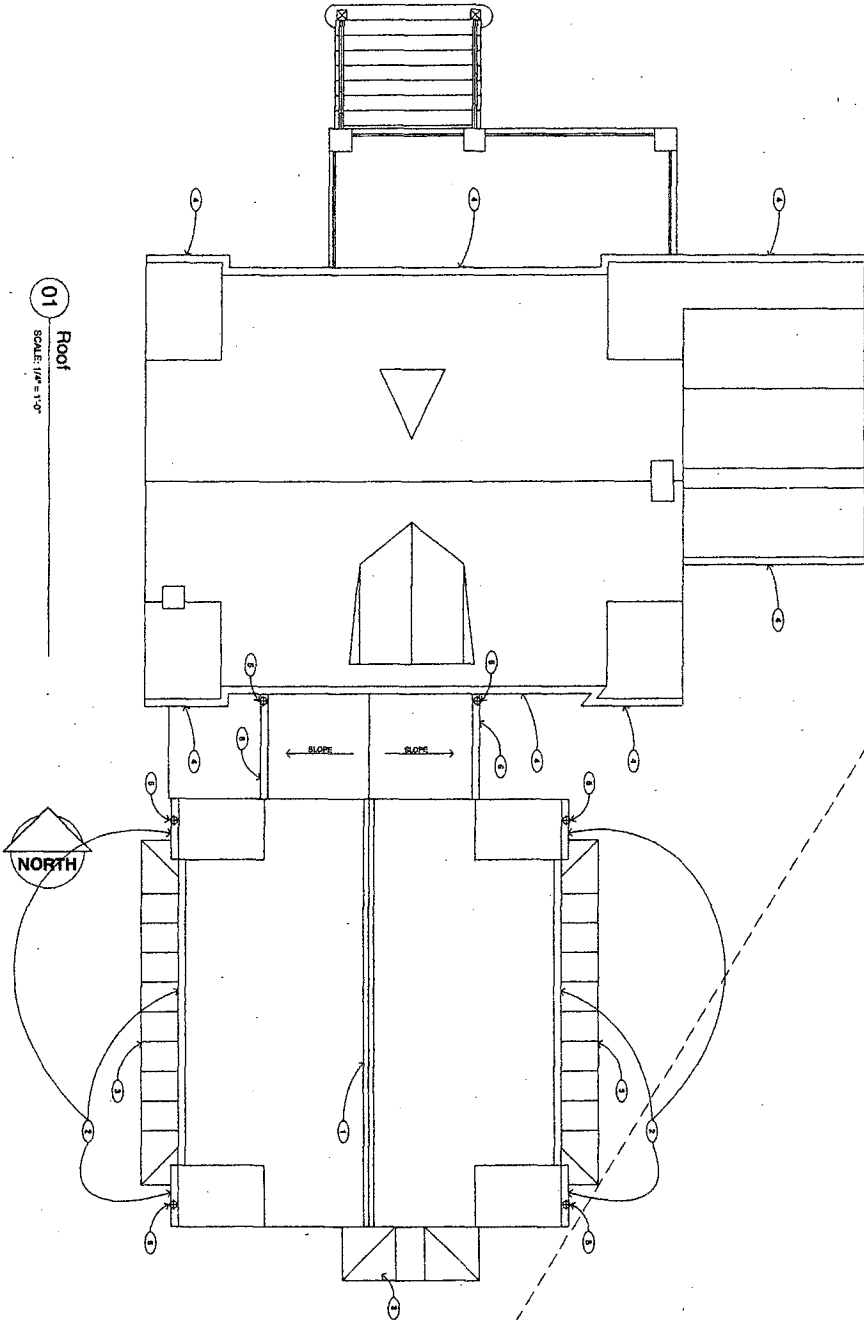
CONSTRUCTION PLAN LEGEND

- Existing construction to remain.
- Existing construction to be removed.
- New construction.

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

ROOF PLAN GENERAL NOTES

ROOF PLAN WORK NOTES



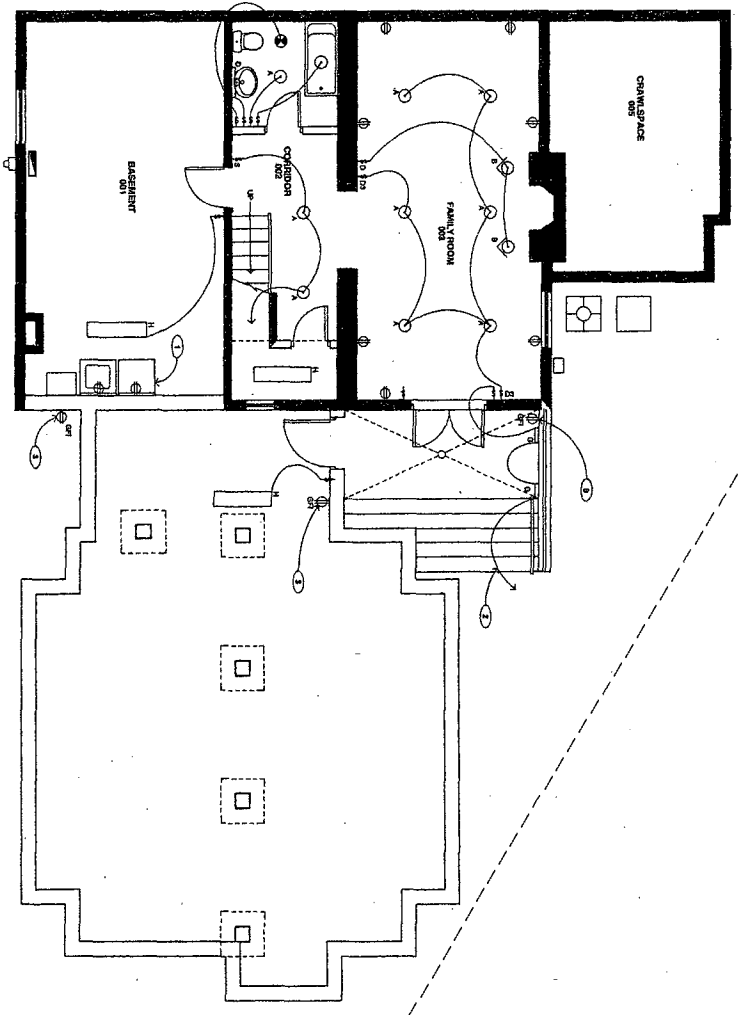
1. COMPANION PAINTED ALUMINUM ROOF VENT W/ INSECT SCREEN
2. GUTTER
3. ROOF FELLOW
4. HIDE/BACK EDGE, GUTTER W/ INSECT GUTTERS
5. DOWNPOUT, SEE PLAN
6. CUSTOM STEEL GUTTER, PUSH TO MATCH FINISH OF TUBE STEEL STRUCTURE



POWER & SIGNAL PLAN LEGEND

- Existing construction to remain.
- Existing construction to be removed.
- New construction.

01 Basement Floor
SCALE: 1/4" = 1'-0"



BASEMENT PLAN GENERAL NOTES

- 1. PROVIDE POWER, GAS, WATER, DRAIN, & VENT FOR RELOCATED WASHER & DRYER.
- 2. 3-WAY SWITCH TO SAUNA ROOM.
- 3. EXTENSION OUTLET WITH HANGER COVER PLATE.

BASEMENT PLAN WORK NOTES

- 1. PROVIDE POWER, GAS, WATER, DRAIN, & VENT FOR RELOCATED WASHER & DRYER.
- 2. 3-WAY SWITCH TO SAUNA ROOM.
- 3. EXTENSION OUTLET WITH HANGER COVER PLATE.

POWER & SIGNAL LEGEND

- OUTLET
- GROUND
- FLOOR OUTLET
- TELEPHONE / DATA
- GROUND FAULT INTERRUPTER
- SWITCH - DIMMER
- SWITCH - 3-WAY
- GROUND DETECTION

LIGHTING LEGEND

- RECESSED DOWNLIGHT
- RECESSED WALL WASHER
- DOWNLIGHT W/ W
- ACCESSORY STROBELIGHT
- UTILITY LIGHT



DATE: 11.11.09
PROJECT: 0507420

DR: TBE
CR: BE



1010 Woodcroft Avenue, #200
Chevy Chase, MD 20815
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www.coreinc.com

Morgenstein Residence
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Chevy Chase, MD

POWER & SIGNAL PLAN LEGEND

- Existing construction to be retained
- Existing construction to be removed
- New construction

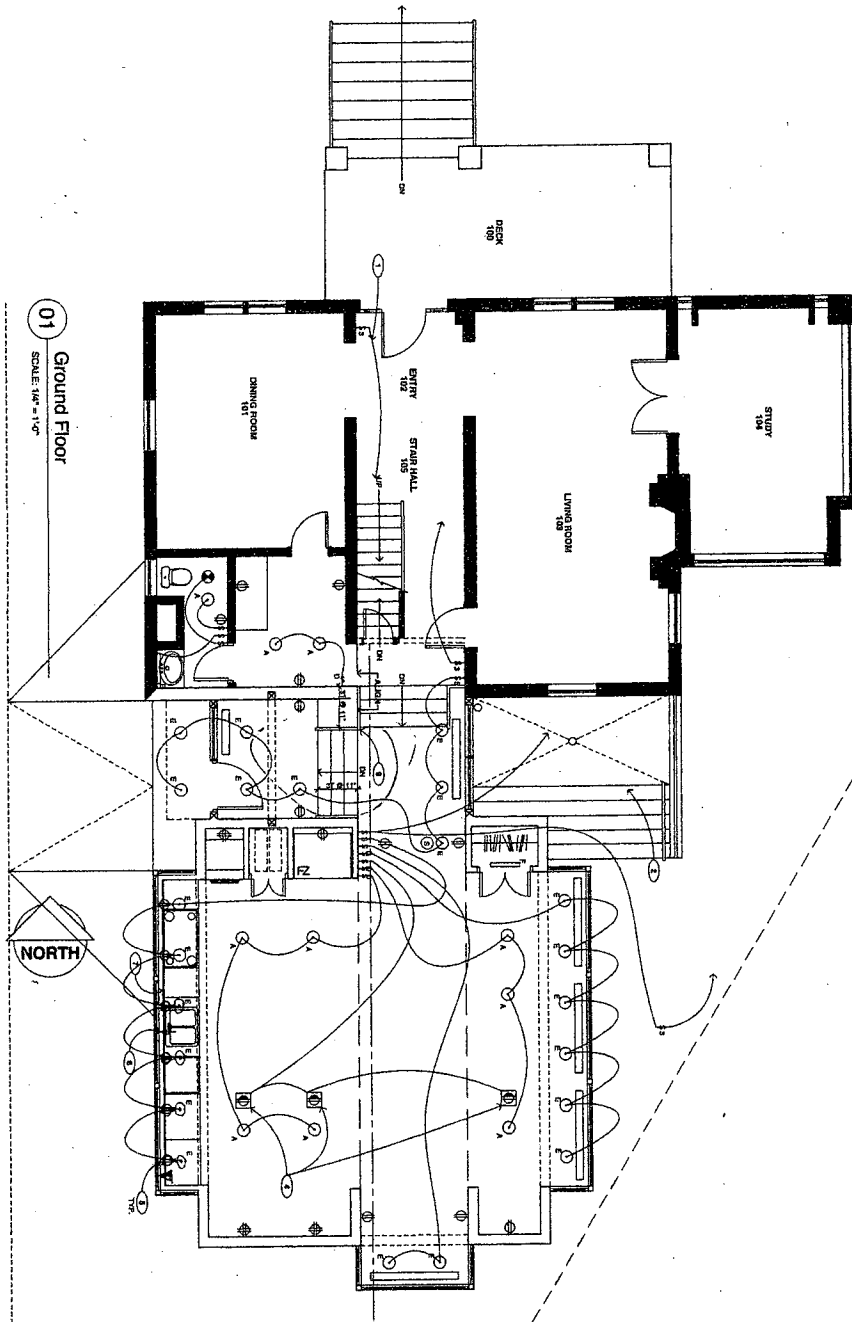
01 Ground Floor
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN GENERAL NOTES

1. PROVIDE POWER, GAS, WATER, WASTE & VENT FOR ALL ROOM EQUIPMENT

FIRST FLOOR PLAN WORK NOTES

1. 3-WAY SWITCH TO STAIR LIGHTS
2. 3-WAY SWITCH TO LOWER LEVEL STAIR LIGHTS
3. 3-WAY SWITCH TO STAIR HALL LIGHTS
4. FLOOR MOUNTED LIGHT FOR POWER, RECESSED W/POST CAP
5. PLACE OUTLETS & ABOVE DOWNER
6. SWITCH FOR DOWNSIDE ENTRANCE
7. OUTLET FOR DOWNSIDE ENTRANCE



POWER & SIGNAL LEGEND

- OUTLET
- GND
- FLOOR OUTLET
- TELEPHONE DATA
- GROUND FAULT INTERRUPTER
- SWITCH
- SWITCH - DIMMER
- SWITCH - 3-WAY
- SHARED ENTRANCE

LIGHTING LEGEND

- RECESSED DOWNLIGHT
- RECESSED WALL WASH
- GROUND FAN
- RECESSED REINFORC
- UTILITY LIGHT

**POWER & SIGNAL PLAN
FIRST FLOOR**

A3.1

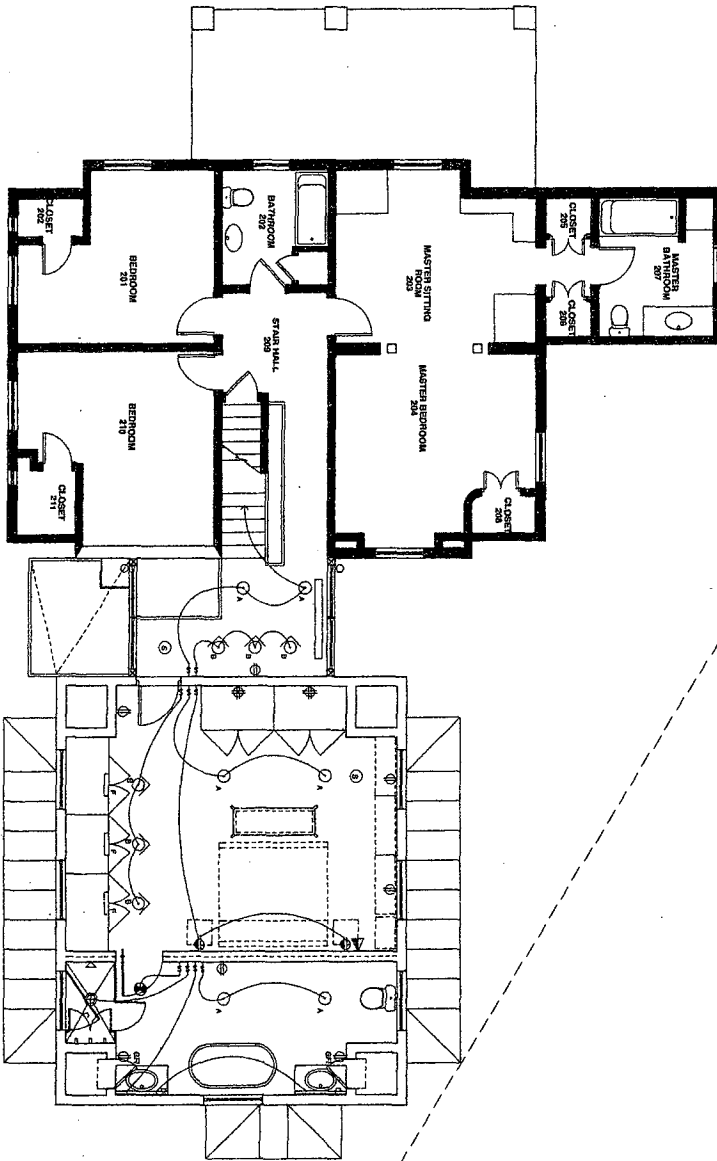


DATE: 12.18.01
 DRAWN BY: CR: RS
 CHECKED BY: CR: RS

CORE

1010 Montgomery Avenue, Ste 100
 Chevy Chase, MD 20815
 TEL: 301-451-2114
 FAX: 301-451-2395
 WWW.COREARCHITECT.COM

**Morgenstein
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 16 Newlands St.
 Chevy Chase, MD.



01 Second Floor
SCALE: 1/4" = 1'-0"

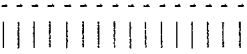
POWER & SIGNAL PLAN LEGEND

- Existing conditions to remain
- Existing conditions to be removed
- New construction

SECOND FLOOR PLAN GENERAL NOTES



SECOND FLOOR PLAN WORK NOTES



- POWER & SIGNAL LEGEND**
- DUPLEX
 - GND
 - FLOOR OUTLET
 - TELEPHONE DATA
 - GROUND FAULT INTERRUPTER
 - SWITCH
 - SWITCH-COMM
 - SWITCH-3-WAY
 - SMOKE DETECTOR

- LIGHTING LEGEND**
- RECESSED DOWNLIGHT
 - RECESSED HALL WALKER
 - DOWNLIGHT
 - RECESSED SENSITIVE VIBRANT LIGHT

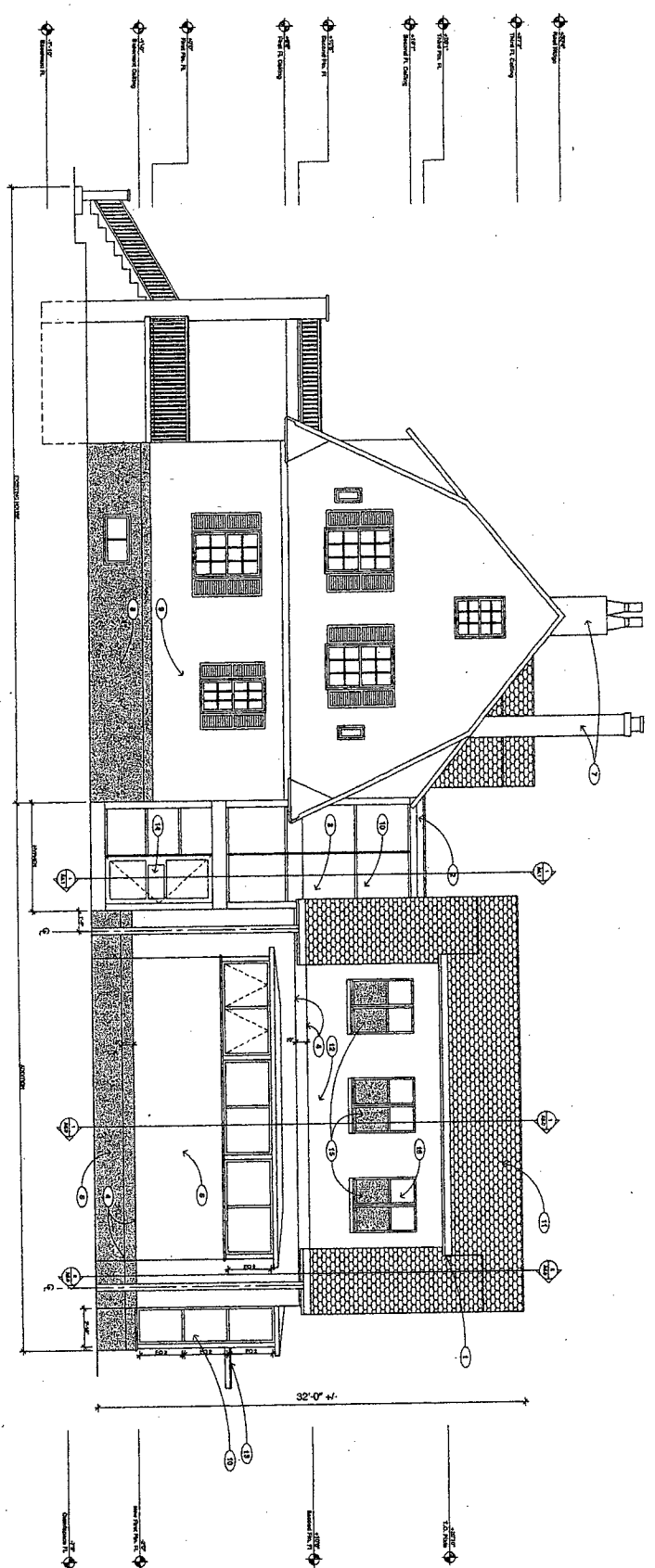


DATE: 12-18-05
DR: JTB
CD: RAS
PR: 02112.00

CORE

1010 Montgomery Avenue, Inc.
Suite 402
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Morgenstein Residence
16 Newlands St.
Chevy Chase, MD.



01 West Elevation
SCALE: 1/4" = 1'-0"

- ELEVATION LEGEND**
- Existing construction to remain
 - Building construction to be removed
 - New construction

- WEST ELEVATION GENERAL NOTES**
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WEST ELEVATION WORK NOTES (CONT.)

- 14 NEW DOOR
- 15 GLASS TYPE 3 FROM BOTTOM LITE
- 16 GLASS TYPE 3 FROM TOP LITE

WEST ELEVATION WORK NOTES

- 1 QUOTE TO SHED ON TO LOWER ROOF - PROVIDE ALUMINUM EXTERIOR AS PER
- 2 QUOTE
- 3 BRICK CHIMNEY
- 4 BRICK
- 5 SPRAYONITE COLOR 1
- 6 SPRAYONITE COLOR 2
- 7 SPRAYONITE COLOR 3 BEST CHARLIE
- 8 SPRAYONITE COLOR 1 OVER EXISTING SPRAYONITE
- 9 SPRAYONITE COLOR 2 OVER EXISTING SPRAYONITE
- 10 LEFT HAND WINDOW SYSTEM
- 11 SIMULATED SLATE ROOFING
- 12 FLASHER WALLS
- 13 PAINTED METAL SUSPENSION 2" X 4" X 1/2" TYPE STEEL AND WITH 1" X 4" BRICK
- 14 BRICK VENT TO CHIMNEY TO MATCH EXISTING BRICK WALL AND PROVIDE
- 15 ALUMINUM FINISH BRICK SUSPENSION ON EAST ELEVATION SCHEDULE

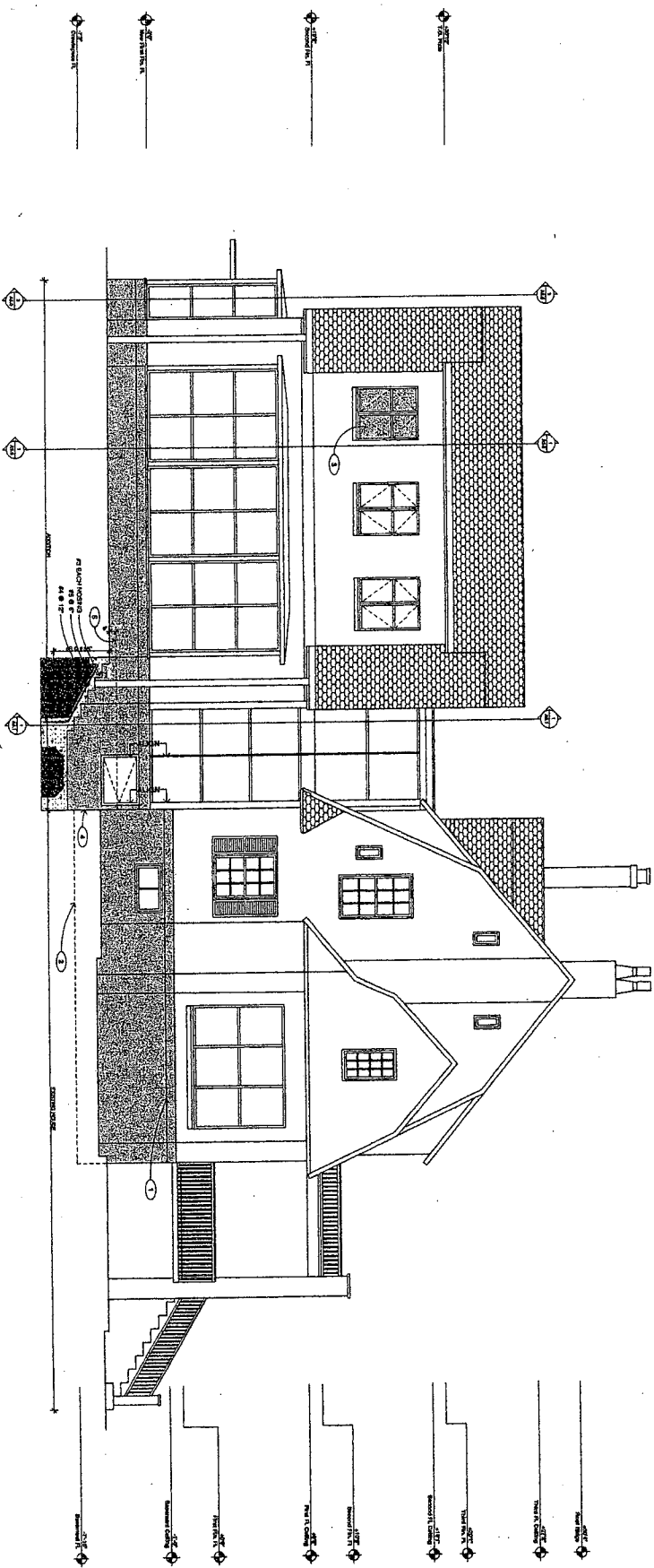


DR. THE
CA, RIA



6416 walden@1.com
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Bethesda, MD 20817
T 301.460.6110
F 301.460.6110
C 301.460.6110

**Morgenstein
Residence**
16 Newlands St.
Chevy Chase, MD.



01 East Elevation
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

- Existing construction to remain
- Existing construction to be removed
- New construction

EAST ELEVATION GENERAL NOTES

1. REFER TO ALL PORT TYPICAL NOTES & DIMENSIONS
2. FLOOR OR EXISTING BASELINE SHOWN OUTSIDE
3. GLASS TYPE 3 (TYPICAL) UNITS
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EAST ELEVATION WORK NOTES

1. ADD STAIRWELL FLOOR WHICH EXISTING
2. FLOOR OR EXISTING BASELINE SHOWN OUTSIDE
3. GLASS TYPE 3 (TYPICAL) UNITS
4. LINE OF SECTION CUT MOVES FORWARD
5. LINE OF RETAINING WALL IN FRONT OF SECTION CUT
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Approved 12/03/03

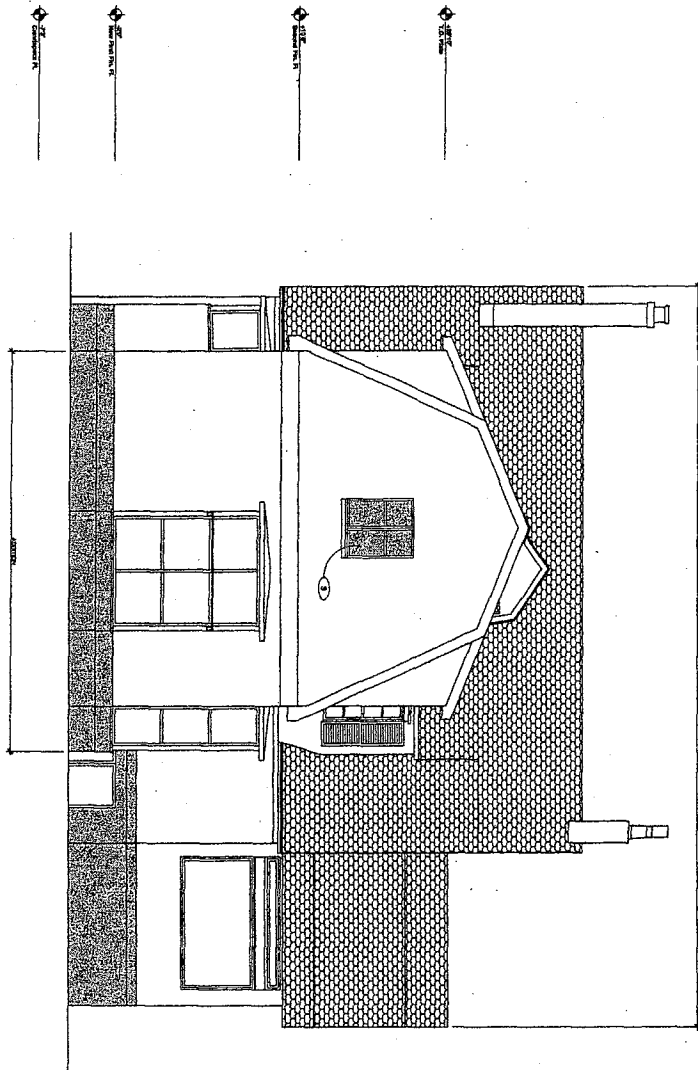


DATE: 12-16-03
 PROJECT: 03-014-00
 DRAWING: 01
 SCALE: 1/8" = 1'-0"

CORE

1010 Massachusetts Avenue, NW
 Suite 400
 Washington, DC 20007
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 E CORE@COREDC.COM

Morgenstein Residence
 16 Newlands St.
 Chevy Chase, MD.



01 South Elevation
SCALE: 1/4" = 1'-0"

- ELEVATION LEGEND**
- █ Existing construction to remain.
 - ▤ Existing construction to be removed.
 - ▭ New construction.

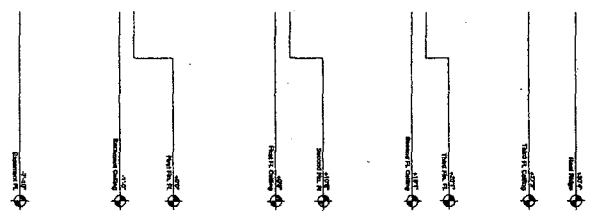
SOUTH ELEVATION GENERAL NOTES

1 REFER TO A4.0 FOR TYPICAL NOTES & DIMENSIONS

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SOUTH ELEVATION WORK NOTES

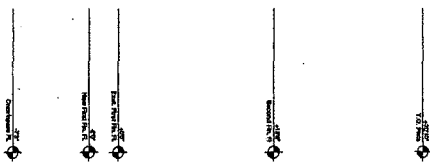
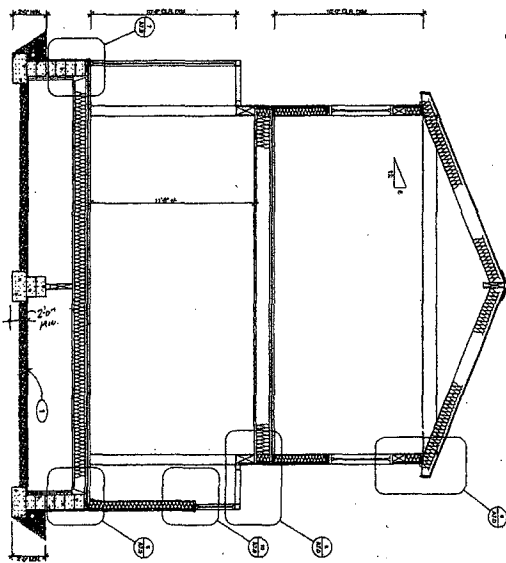
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07: 11.16.03
08: 03/16/06
09: THE
10: CD: RJC



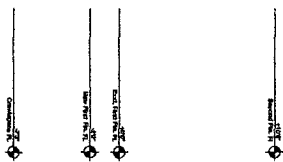
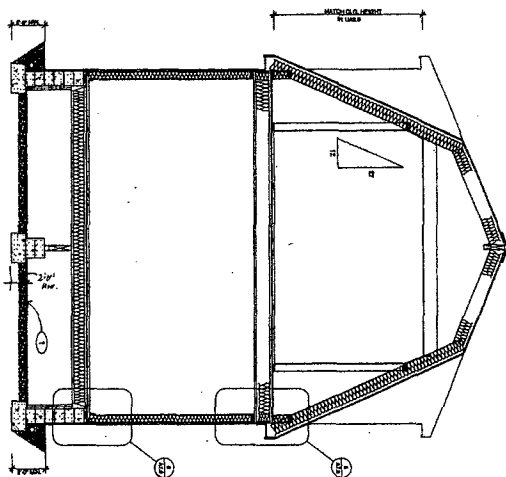
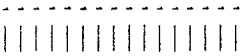
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Chevy Chase, MD.



1 EW Section Through Addition
SCALE: 1/4" = 1'-0"

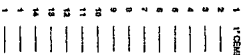
SECTION LEGEND

SECTION GENERAL NOTES



2 EW Section Through Addition
SCALE: 1/4" = 1'-0"

SECTION WORK NOTES



1. 1" CASHEW TOPPING MATERIAL OVER 1" GRAVEL OVER COMPACTED SOIL.



DATE: 12.18.10
PROJECT: CORE
DRAWING NO.: 1001

DESIGNER: CORE

CORE

1212 Montgomery Avenue, NW
Suite 402
Washington, DC 20007
T: 202.498.2118
F: 202.498.2128
E: CORE@COREARCH.com

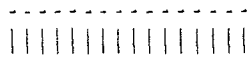
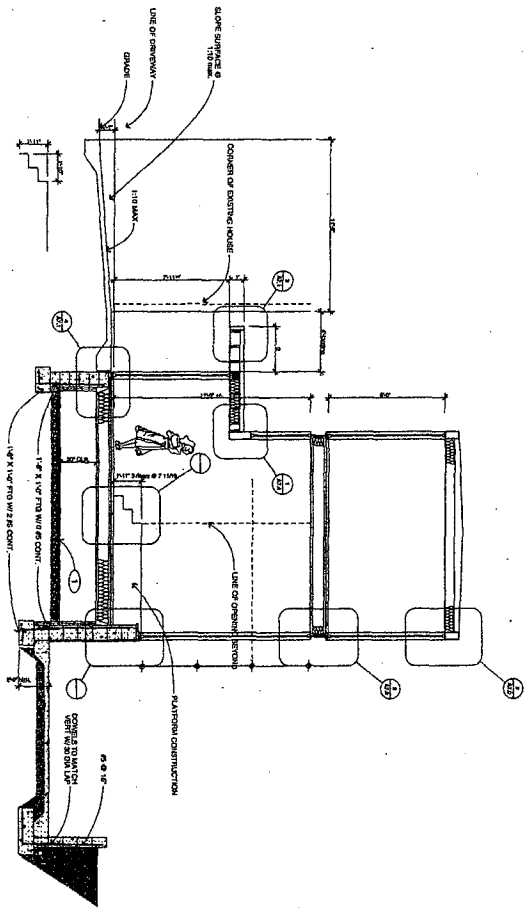
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Chevy Chase, MD.

SECTION LEGEND

SECTION GENERAL NOTES

SECTION WORK NOTES

1 E/W Section Through Hyphen
SCALE: 1/4" = 1'-0"



- 1 GENERAL FINISH PARTICULAR OVER FINISH OVER CONCRETE
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DATE: 12.15.05
PROJECT: CORE

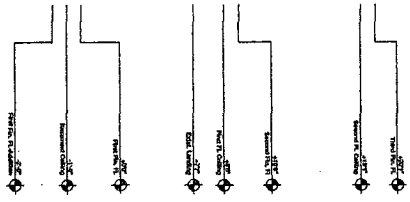
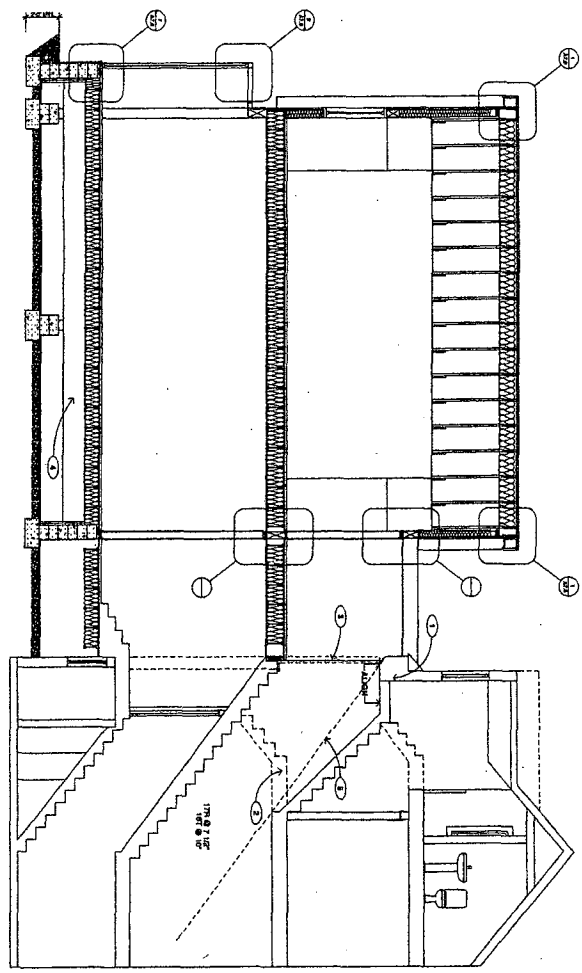
DR: TMS
CR: TMS

CORE

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E CLM@COREdb.com

**Morgenstein
Residence**
16 Newlands St.
Chevy Chase, MD.

1
N/S Section Through Addition
SCALE: 1/4" = 1'-0"



SECTION LEGEND

SECTION GENERAL NOTES

SECTION WORK NOTES

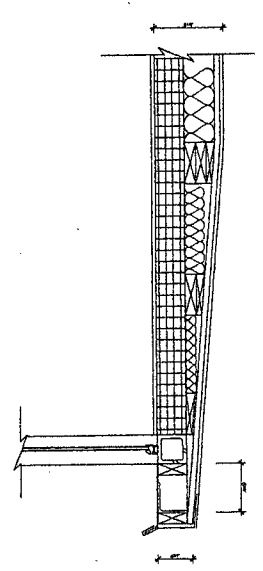
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1. ADD STRUCTURAL SUPPORT AS REQ'D. SEE STRUC. DRAWINGS FOR MORE INFO
2. REMOVE THIS PORTION OF STAIR
3. REMOVE WALL
4. REPAIR BERTHO. SEE STRUCTURAL DRAWINGS
5. 6" FIBERGLASS INSULATION @ STAIRS. USE SHOWN DESIGN - FRANKLIN, PAINT. APPROXIMATE AS SHOWN.
6. _____
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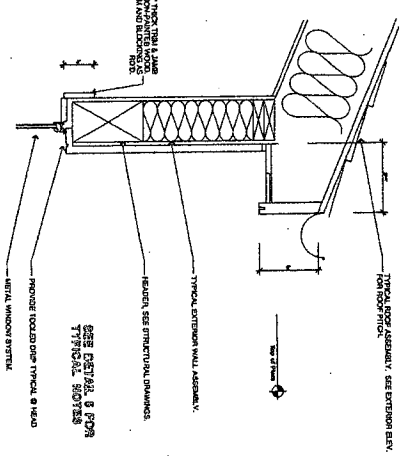
DATE: 12.18.03
BY: [Signature]
FOR: [Signature]

1510 Macdonald Avenue, NW
Suite 303
Washington, DC 20007
T: 202.462.8115
F: 202.462.8116
E: CORE@CORE.com

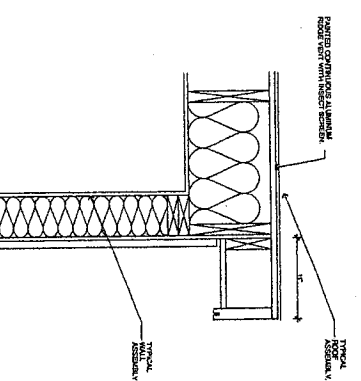


8 SECTION DETAIL @ ROOF OF GLASS BAY-CROSS SECTION
1 1/2" = 1'-0"

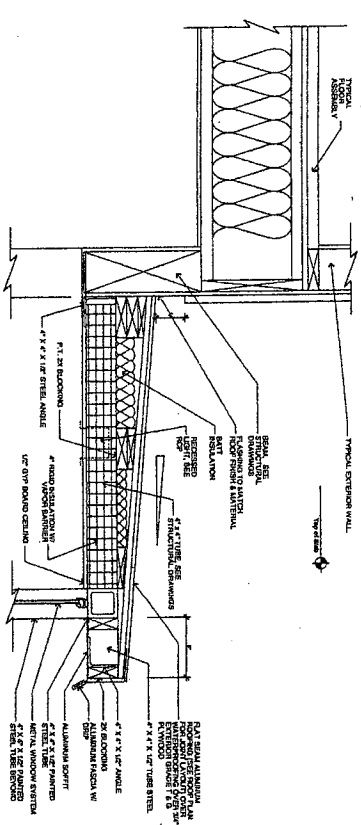
SEE DETAIL 8 FOR TYPICAL NOTES



4 SECTION DETAIL @ HIGH EAVE
1 1/2" = 1'-0"

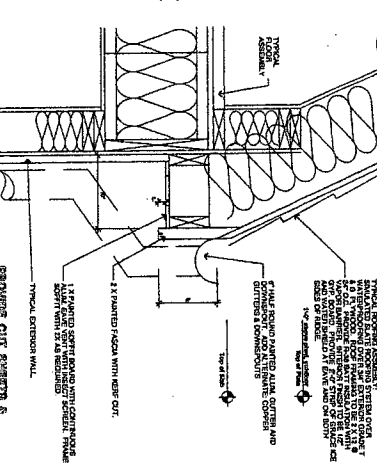


1 SECTION DETAIL @ RAKE
1 1/2" = 1'-0"

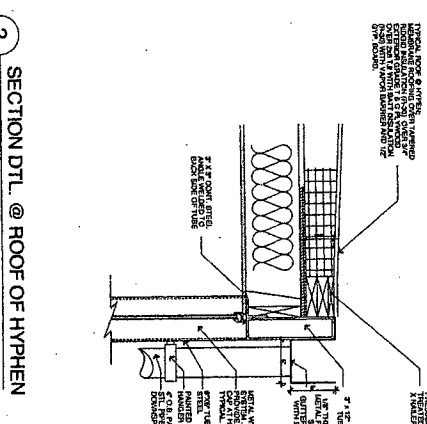


9 SECTION DETAIL @ ROOF OF GLASS BAY
1 1/2" = 1'-0"

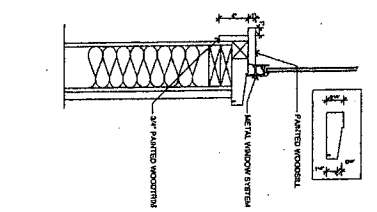
SEE DETAIL 1 FOR TYPICAL NOTES



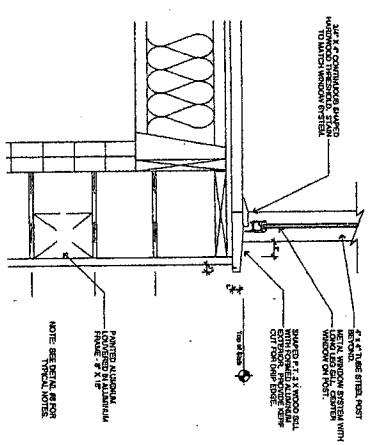
5 SECTION DETAIL @ LOW EAVE
1 1/2" = 1'-0"



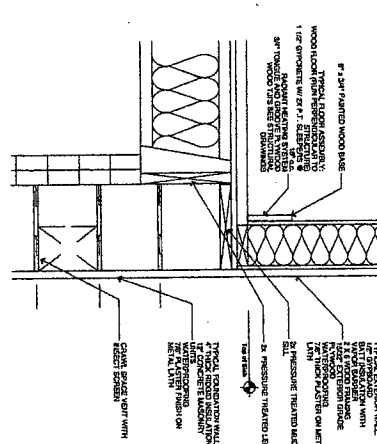
2 SECTION DTL @ ROOF OF HYPHEN
1 1/2" = 1'-0"



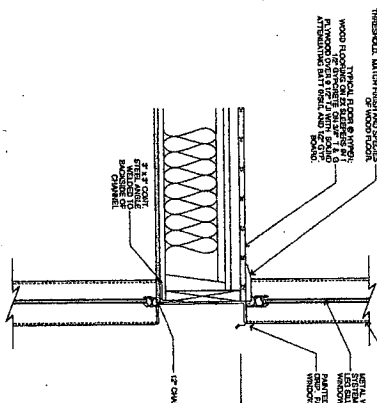
10 SECTION DETAIL @ WINDOW SILL
1 1/2" = 1'-0"



7 SECTION DETAIL @ GLASS BAY
1 1/2" = 1'-0"



6 SECTION DETAIL @ GROUND FLOOR
1 1/2" = 1'-0"



3 SECTION DETAIL @ 2ND FLOOR
1 1/2" = 1'-0"

12/30/2003 Drawings that came in for HFC stamping of approval

DETAILS
A7.0

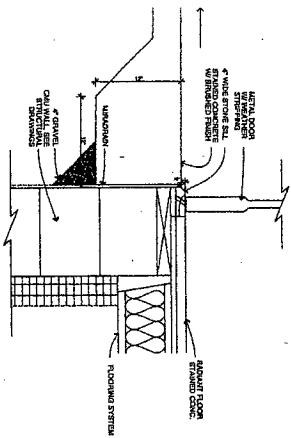


DATE: 12/30/2003
BY: TLR
FOR: MR. [Name]

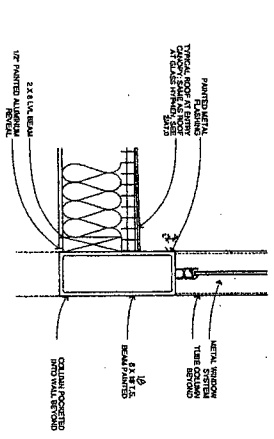
CORE

0116 ARCHITECTURAL RECORD, INC.
8400 455
2000 AVENUE, C. 20007
1 202 466 8114
1 202 466 8222
1 202 466 8223

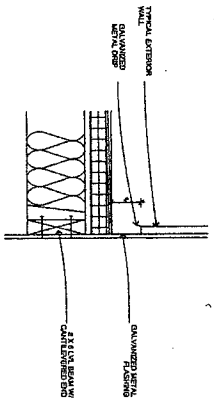
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Chevy Chase, MD.



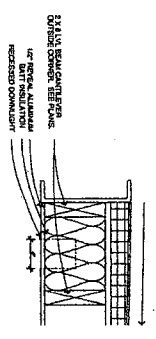
4 SECTION DETAIL @ SILL
1/16\"/>



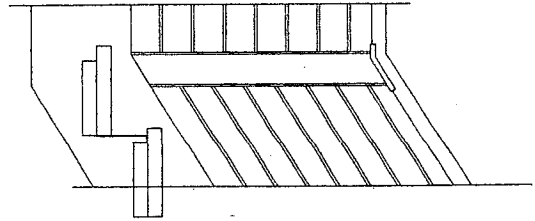
1 SECTION DETAIL @ CANOPY
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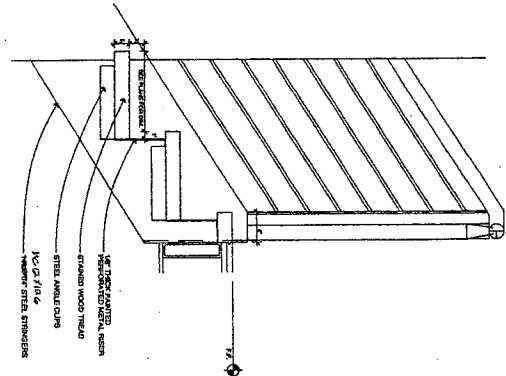
2 SECTION DTL. @ ENTRY CANOPY
1/16\"/>



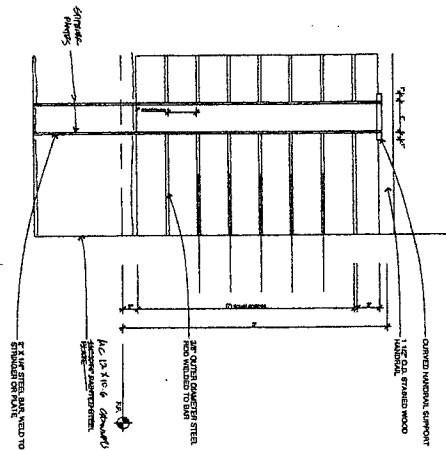
3 SECTION @ ENTRY CANOPY
1/16\"/>



3 SECTION @ BOTTOM OF LANDING
1/2" = 1'-0"

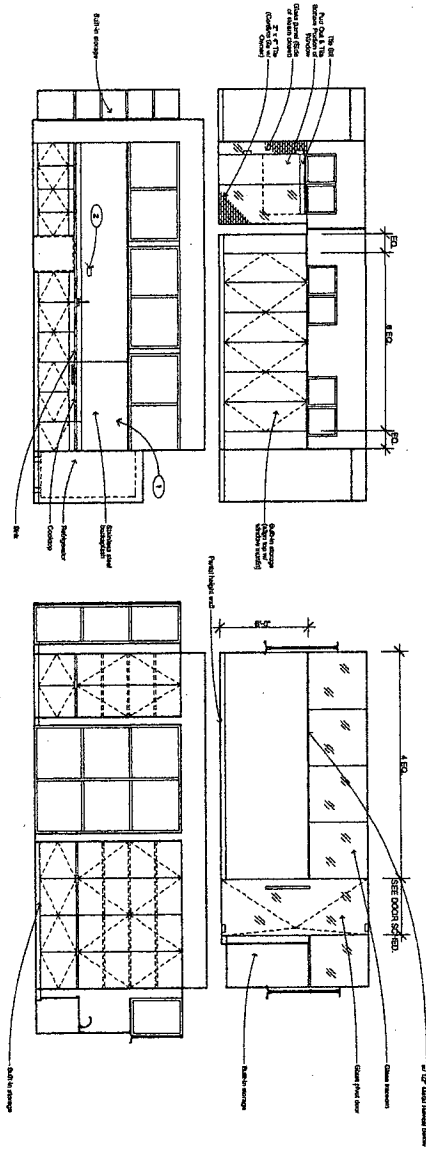


2 SECTION @ TOP OF LANDING
1/2" = 1'-0"



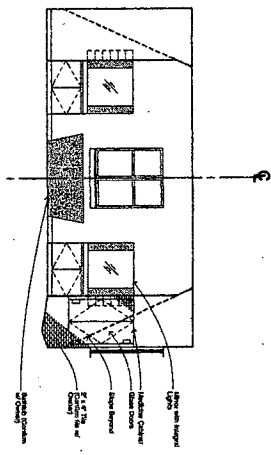
1 ELEVATION @ RAILING
1/2" = 1'-0"



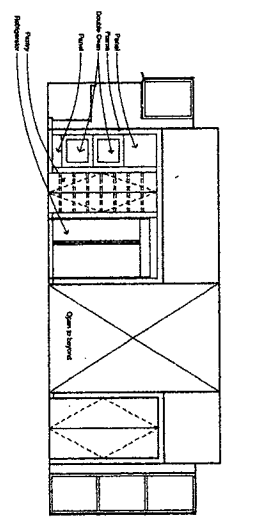


1 Living/Master Bedroom East Elevation
SCALE: 1/4" = 1'-0"

2 Living/Master Bedroom South Elevation
SCALE: 1/4" = 1'-0"



3 Master Bathroom South Elevation
SCALE: 1/4" = 1'-0"



4 Living Room North Elevation
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATION LEGEND

INTERIOR ELEVATION GENERAL NOTES

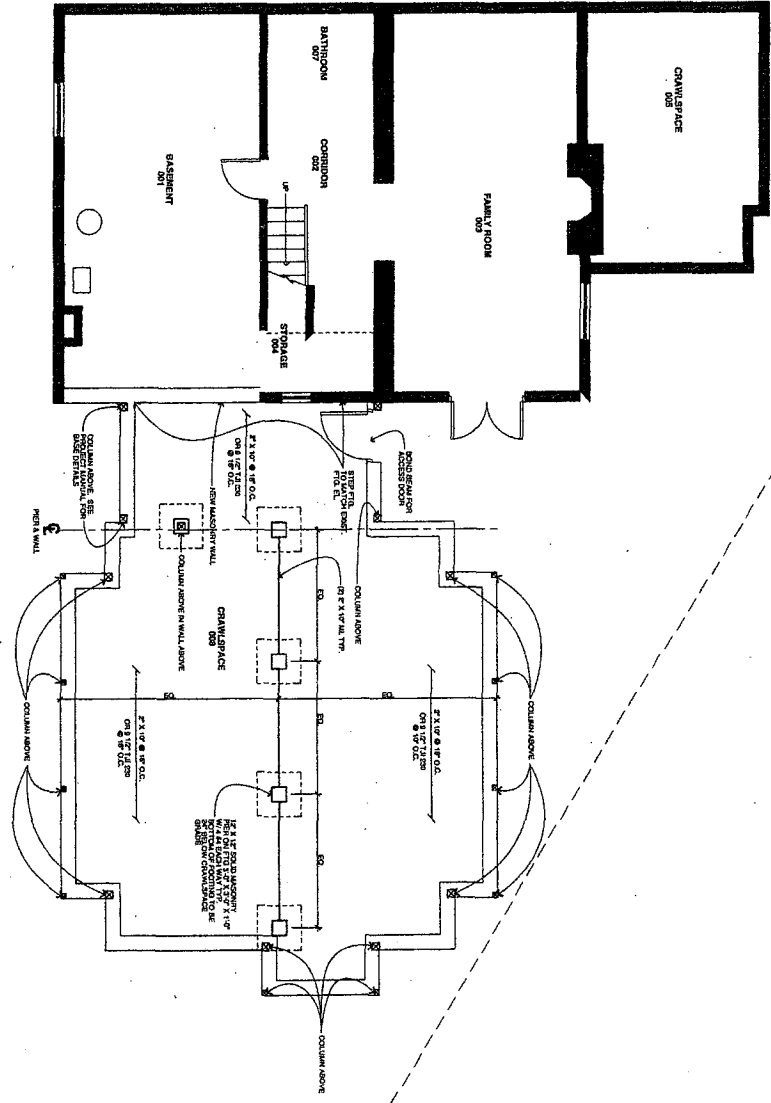
INTERIOR ELEVATION WORK NOTES

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- 1 STAINLESS STEEL HANDSHOWER
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01 First Floor Framing Plan
SCALE: 1/8" = 1'-0"



NOTE 1: SEE ARCHITECTURAL PLANS & DETAILS FOR FOUNDATION WALL OF COLUMNS RELATIVE TO FOUNDATION WALL.
NOTE 2: SEE PROJECT MANUAL FOR ADDITIONAL DETAILS & STRUCTURAL CALCULATIONS.

STRUCTURAL PLAN
FIRST FLOOR FRAMING PLAN



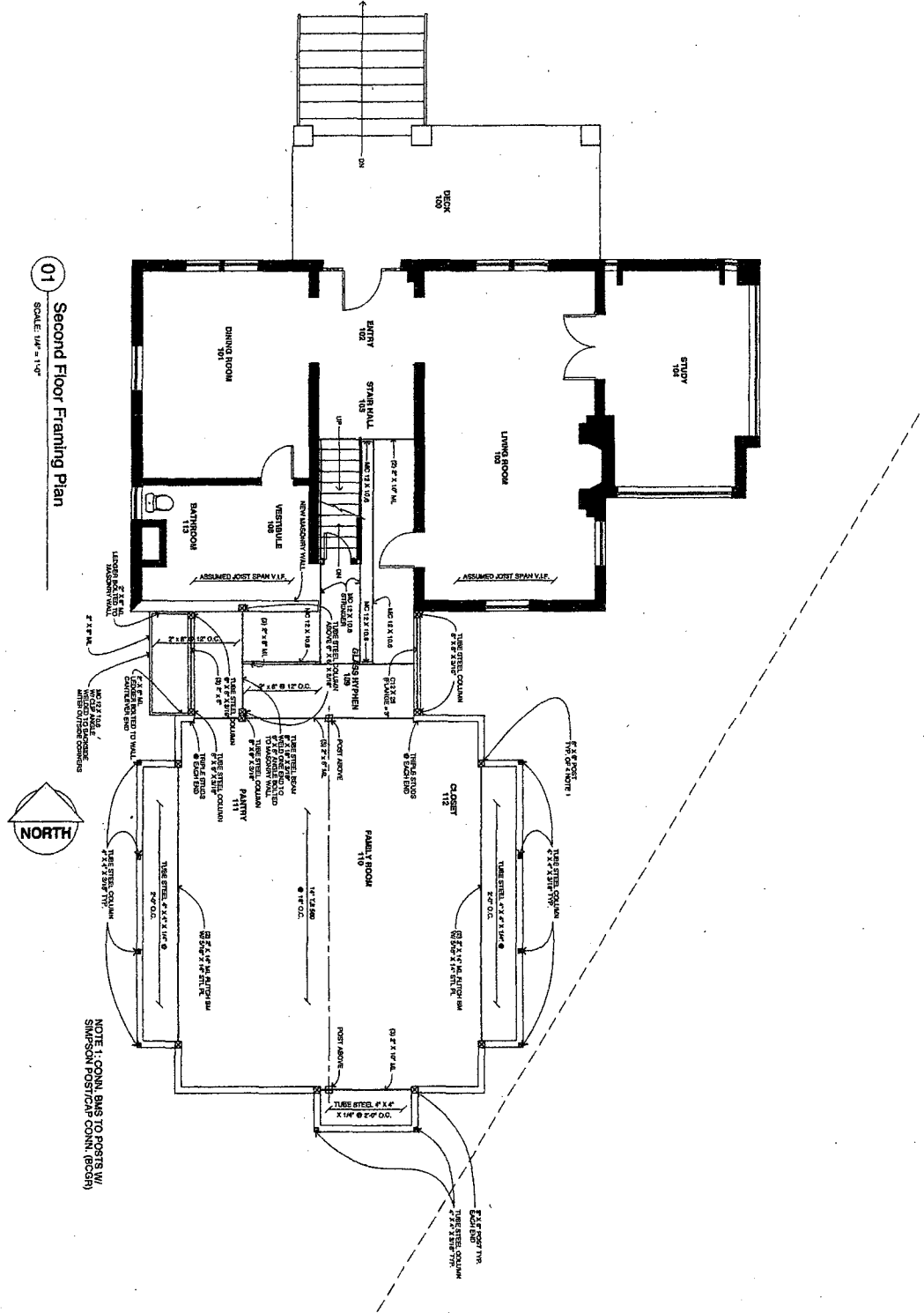
BY: [Signature]
DATE: 02/12/08
PROJECT: [Project Name]

CHD ASSOCIATES, LTD.
STRUCTURAL ENGINEERS
4625 TARPON LANE
ALEXANDRIA, VA 22309
(703)360-0806 FAX (703)360-0747

1015 westmonte avenue, c/w
suite 405
alexandria, va 22307
TEL: 703.486.8118
FAX: 703.486.8153
E: CHD@CHDENGINEERS.COM

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01 Second Floor Framing Plan
SCALE: 1/4" = 1'-0"



NOTE: 1. CONN. AND TO PORTS W/ SIMPSON POSTICAP CONN. (R259)

STRUCTURAL PLAN
SECOND FLOOR FRAMING PLAN

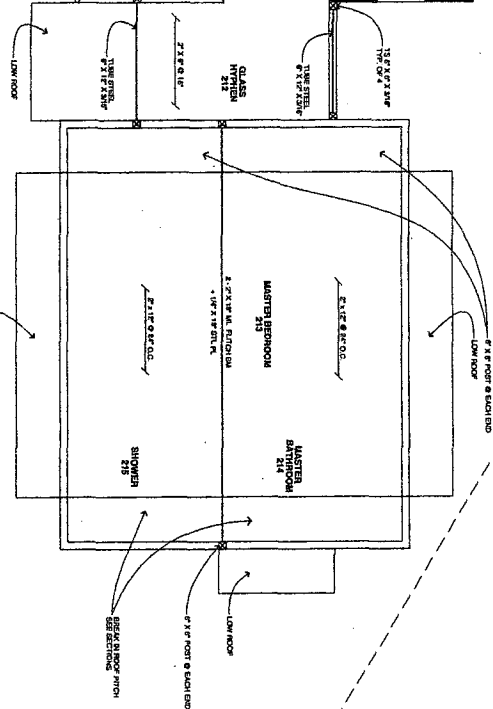
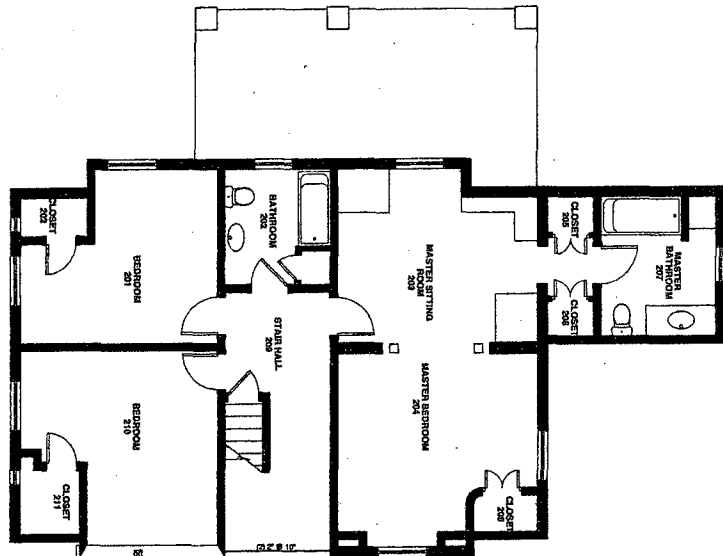
S1.1

07: 12.10.03
09: TRS
PC: CS019.00
CR: RJS

CHD ASSOCIATES, LTD.
STRUCTURAL ENGINEERS
4625 TARPON LANE
ALEXANDRIA, VA 22309
(703)860-0606 FAX (703)360-0747

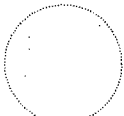
1016 WASHINGTON AVENUE, NW
SUITE 400
WASHINGTON, DC 20007
P: (202)462-8114
F: (202)462-8229
E: CHD@CHDENGINEERS.COM

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16 Newlands St.
Chevy Chase, MD.



NOTE 1: SEE SECTION FOR 2' X 12" @ 24" O.C. TIE @ CEILING HEIGHT FOR MASTER BEDROOM ROOF FRAMING

**STRUCTURAL PLAN
ROOF FRAMING PLAN**

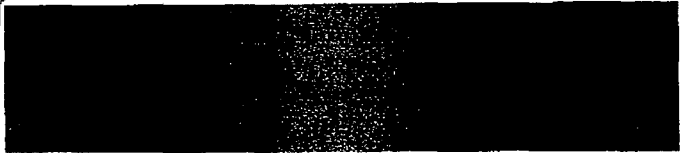


DATE: 11.19.05
 DRAWN BY: TBE
 CHECKED BY: RB
 PROJECT: MORGENSTEIN RESIDENCE
 16 NEWLANDS ST., CHEVY CHASE, MD 20815
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CHD ASSOCIATES, LTD.
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**Morgenstein
Residence**
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 Chevy Chase, MD.



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F 202 466 6235
E core@cg.com

FAX

architecture
graphic design
interiors
master planning
retail

18 November 2003

9:44 AM

03016.00 Morgenstein Residence

F 301.563.3412

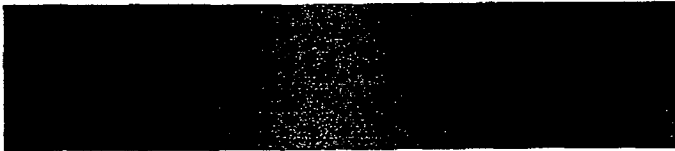
T 301.563.3400

Mr. Joey Lampl

Re: Cut Sheets for 16 Newlands Street

Page(s) including cover page

Abby Lestition for Ramon Santos



CORE

core group, pc
701 Wisconsin Avenue, NW
Suite 405
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T 202 466.6118
F 202 466 6235
E core@core.com

architecture
graphic design
interiors
master planning
retail

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19 November 2003

9:40 AM

03016.00 Morgenstein Residence

F 301.563.3412

T 301.563.3400

Ms. Joey Lami
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20901

Re-fax of page one

2Page(s) including cover page

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PART 1 - GENERAL

1.01 Description

- A. Work included: Furnish all labor and materials to complete the fabrication of windows as shown on architect's drawings and as specified herein. All windows covered by this specification shall be fabricated and installed by Hope's Windows, Inc., Jamestown, New York, whose name and products are used to establish the standard of workmanship and quality construction required for this project. Other bidders must be approved by the architect at least ten days prior to the bid date, through submission of samples and evidence showing that the bidder has been fabricating window products of this type and quality for at least five years. All windows must be domestically manufactured in the U.S.A. All work shall include, but not be limited to, the following:
1. Steel double weatherstripped windows with fixed, project-in, project-out, side hung-in or side hung-out configurations.
 2. All window anchors, mullions, covers and trim.
 3. Stainless steel insect screens for all operating ventilators. (optional)
 4. Factory applied Hope's finish.
 5. Installation.
- B. Related work specified elsewhere:
1. Glass, glazing and glazing materials, Section
 2. Perimeter caulking, Section
 3. Miscellaneous structural items, Section

1.02 Quality Assurance

- A. Manufacturer shall have not less than (5) years experience in the fabrication of heavy intermediate steel windows and be a member of The Steel Window Institute (SWI).
- B. Installation of windows shall be done by experienced window installers.
- C. Allowable tolerances: Size dimensions + 1/16 inch.
- D. Source quality control:
1. Air infiltration test
 - a. Meets or exceeds ASTM E283
 - b. Maximum air infiltration 0.37 CFM/Ft. of crack length.
 2. Water penetration test
 - a. Meets or exceeds ASTM E331
 - b. No water penetration for 15 minutes when window is subjected to a rate of flow of 5 gal./hr./sq. ft. with differential pressure across window unit of 6.24 PSF (50 m.p.h.).
 3. Structural test
 - a. Meets or exceeds ASTM E330
 - b. No damage at 60 psf.
 4. Evaluating degree of rusting on painted steel surfaces test
 - a. Meets or exceeds ASTM D610
 5. Evaluating degree of blistering of paint test
 - a. Meets or exceeds ASTM D714
 6. Evaluation of painted or coated specimens subjected to corrosive environments test
 - a. Meets or exceeds ASTM D1654
 7. Upon request, the window manufacturer shall provide a test report from a qualified independent U.S. testing laboratory regularly engaged in testing windows to verify that his products conform to these test requirements.

1.03 Submittals

- A. Samples (as requested by architect):
1. Typical window corner with glazing beads.
 2. Sample of specified muntin, showing welded intersections and glazing beads.
 3. Color sample of finish.
 4. Hardware.
- B. Shop drawings and manufacturer's literature:
1. Submit for approval shop drawings showing window and installation details, including anchorage, fastening and recommended sealing methods.
 2. Dimensioned elevations showing window opening and window sizes.
 3. The manufacturer shall not commence any work until shop drawings have been approved.
 4. Color charts for standard finishes and sealants.

1.04 Product, Storage and Handling

- A. The General Contractor shall be responsible for the protection and storage of the windows after delivery to the site.
- B. Store in designated areas in an upright position on wood slats or on a dry floor in a manner that will prevent damage. Ventilate canvas or plastic coverings to prevent humidity buildup.

1.05 Guarantee

- A. Guarantee all materials and workmanship furnished and installed to be free from defects for a period of 12 months from the date of delivery if furnished only, or from substantial completion if installed by Hope's. Repair or replace, at manufacturer's option and expense, any materials or workmanship found to be defective under conditions of normal use during this period.

PART 2 - PRODUCT

2.01 Materials

- A. Heavy custom double weatherstripped windows shall be manufactured from solid hot rolled steel shapes.
1. Sections made from new billet steel with flanges rolled integrally at the mill.
 2. Perimeter frames and ventilator sections shall have glazing rebates providing an unobstructed glazing surface of at least 5/8" in height.
 3. Glazing rebate surfaces must be perpendicular to the web or stem of the section. Applied glazing rebate extensions and rebate surfaces that are tapered will not be acceptable.
 4. The exterior side of the glazing rebate shall have an angle tapered recess integrally rolled in the section. Applied tapered adapters will not be acceptable.
 5. Combined weight of frame and ventilator sections shall be a minimum of 3.8 pounds per lineal foot. Frame section alone shall not weigh less than 1.78 pounds per lineal foot.
 6. The ventilator sections shall have integral grooves located in the exterior and interior bedding contacts for the reception of double weatherstripping.

2. Project-out ventilators:
 - a. Projected-out ventilators shall be balanced on heavy stainless steel four bar hinges, having friction maintained by a sliding brass shoe with screw adjustment.
 - b. Provide two fasteners per ventilator where sash width exceeds 4'8".
 - c. Fasteners shall be shipped loose for field installation.
3. Side hung-in ventilators:
 - a. Casement ventilators shall be hung on two corner pivots.
 - b. Provide close-tite clips or #237 pivot (where applicable) when vent height exceeds 5'6".
 - c. Provide double grip fasteners for ventilators over 5'6" in height.
 - d. Friction device shall be applied at the head of the ventilator.
 - e. Fasteners shall be shipped loose for field installation.
4. Side hung-out ventilators with roto operators
 - a. Casement ventilators shall be hung on two corner pivots.
 - b. Provide close-tite clips or #237 pivot (where applicable) when vent height exceeds 5'6".
 - c. Provide double grip fasteners for ventilators over 5'6" in height.
 - d. Fasteners and roto operators shall be shipped loose for field installation.
5. Side hung-out ventilators with simplex (non-roto)
 - a. Casement ventilators shall be hung on two corner pivots.
 - b. Provide close-tite clips or #237 pivot (where applicable) when vent height exceeds 5'6".
 - c. Provide double grip fasteners for ventilators over 5'6" in height.
 - d. Friction device shall be applied at the head of the ventilator.
 - e. Sill pulls shall be furnished for ventilators if, when opened, the cam fastener is beyond reach.
 - f. Fasteners and sill pulls (when required) shall be shipped loose for field installation.
- H. Stainless steel Insect Screens (Optional)
 1. Stainless steel screen frames shall be finished to match the windows.
 2. Stainless steel screens shall be rewirable to allow for mesh replacement.
 3. Stainless steel screen fastenings shall permit easy attachment and removal from the interior. See screen section for further specifications.
- I. Factory Finishing
 1. Shot Blasting
 - a. Before any machining or welding is performed, all hot-rolled steel sections shall be cleaned by shot blasting to remove any loose scale.
 2. Galvanizing
 - a. After fabrication, but prior to final assembly, hot-rolled steel windows and mullions shall be thoroughly cleaned, pickled and fluxed.
 - b. All material shall then have an electro-deposited zinc coating.
 - c. The thickness of the resultant coating shall conform to ASTM Designation B-633 Type 1, Class 3.
 - d. All custom formed steel items such as doors, frames, glazing beads, formed mullions, covers, and trim shall be fabricated from G90 galvanized sheet steel.
 3. Bonderizing
 - a. After fabrication, windows, mullions, covers, and trim shall be given a bonderized treatment that produces a non-metallic phosphate coating on the surface of the steel integral with the metal itself.
 - b. The following five-stage process produces a coating of innumerable crystals, which provide microscopic pores into which the primer will penetrate and become firmly bonded to the metal.
 1. Pressure sprayed for three minutes with a hot alkaline solution at a temperature of 110 degrees F. to remove all shop dirt, grease and oil.

2. Pressure sprayed for three minutes with clear water at a temperature of 110 degrees F. to remove the alkaline solution.
 3. Immersed in a zinc phosphate solution of Bonderite 37 or equivalent for six minutes.
 4. Rinsed for three minutes with clear water at a temperature of 110 degrees F. to remove excessive Bonderite salts.
 5. Immersed in a non-chrome post treatment solution of Paracolene 85 or equivalent for three minutes to enhance the paint base and seal the coating.
 6. Air-dried and cooled in preparation for prime painting.
4. Prime Painting
 - a. Following the pretreatment, windows and accessories are then dip primed with a PPG acrylic epoxy primer to insure all surfaces are covered.
 - b. The primer is oven baked at 300 degrees F. for 15 minutes to a dry film thickness of 1.5 mils.
 - c. The material is then cooled in preparation for the finish coat.
 5. Ultrathane Finish Painting
 - a. Following the prime coat, all windows and accessories are given a spray coat of Tnemec acrylic polyurethane and oven baked at 225 degrees F. for 15 minutes to a dry film thickness of 1.5 mils.
 - b. The combined overall dry film thickness of the prime coat and finish coat applied to the windows shall be 3.0 mils.
 - c. The architect shall select from over 500 standard colors. Custom color matching is available upon request. Contact your Hope's Representative.

PART 3 - EXECUTION

3.01 Inspection

- A. Window openings shall conform with details, dimensions and tolerances shown on the window manufacturer's approved shop drawings.
- B. Conditions which may adversely affect the window installation must be corrected before installation commences.
- C. The wash down of the adjacent masonry must be completed before erection commences to prevent damage to the finish by the cleaning materials.

3.02 Installation

- A. Windows specified under this section shall be installed by experienced personnel.
- B. Install windows in openings in strict accordance with approved shop drawings.
 1. Set units plumb, level and true to line, without warp or rack of frames.
 2. Anchor units securely to surrounding construction with approved fasteners.
 3. The exterior joints between the windows, trim and mullions shall be properly sealed watertight with an approved sealant and neatly pointed.
- C. Attach ventilator hardware, as required, and adjust ventilators to operate smoothly free from twist and to be weathertight then closed.
- D. Repair any abraded areas of the factory finish.

3.03 Cleaning

- A. Window installer shall leave window surfaces clean after installation and ready to receive glass and glazing. The window installer will not be responsible for final cleaning.

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11/18/03 8:35 AM



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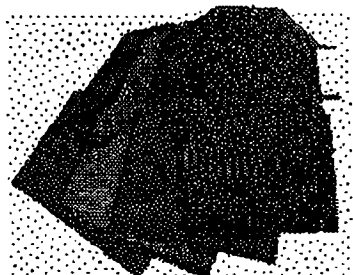
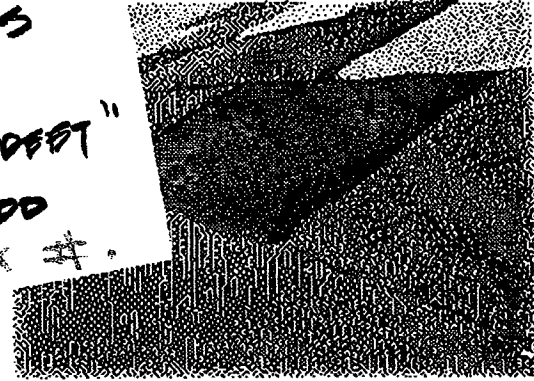
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FOR MET 16
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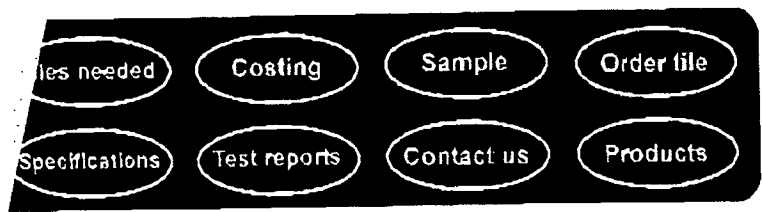
29

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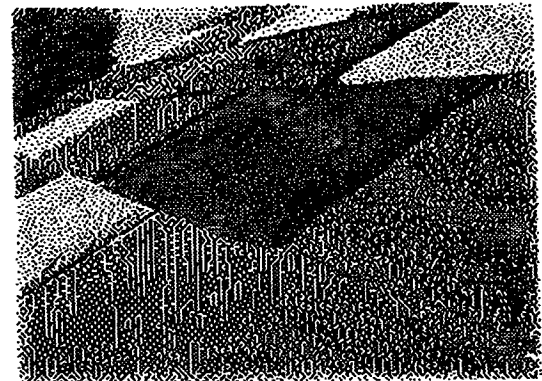


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We will ship the product

**B. Francis Saul III
14 Newlands Street
Chevy Chase, Maryland 20815**

December 3, 2003

Ms. Susan Velasquez
Montgomery County Historic
Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

Re: Agenda Item No. II J
Historic Area Work Permit for Susan Morgenstein
16 Newlands Street, Chevy Chase, MD

Dear Ms. Velasquez:

I am writing in reference to the rear addition of our next door neighbor's (The Morgenstein's) property. My wife and I think it is a very nice plan, and we are supportive of it. The only unfortunate aspect, from our perspective, is that we have a wonderful view looking east out of our kitchen and upstairs bedroom windows across the Morgenstein's property and across Brookeville Road. It is a very pretty, heavily wooded view.

Since this addition will obstruct that view, we would like to suggest that the Morgenstein's consider, as they are losing a few trees, planting an evergreen (such as a magnolia) approximately in the middle of the addition on their west elevation between the driveway and the house. It would replace a tree that is being lost, add some greenery, and afford them and us more privacy. We are unable to plant a tree on our property as our house is very close to the lot line.

Again, we think it is a wonderful addition. Thank you for your consideration.

Sincerely,



B. Francis Saul III

cc: Mr. Jeffrey Biddle
Manager, Chevy Chase Village



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1013 Wisconsin Avenue, NW
Suite 405
Washington, DC 20007

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3 December 2003

11:40 AM

03016.00 Morgenstein Residence

F 301-563-3412

T 301-563-3400

Ms. Joey Lampl
MNCPP-Historic Preservation

re: **potential revisions**

3 Page(s) including cover page

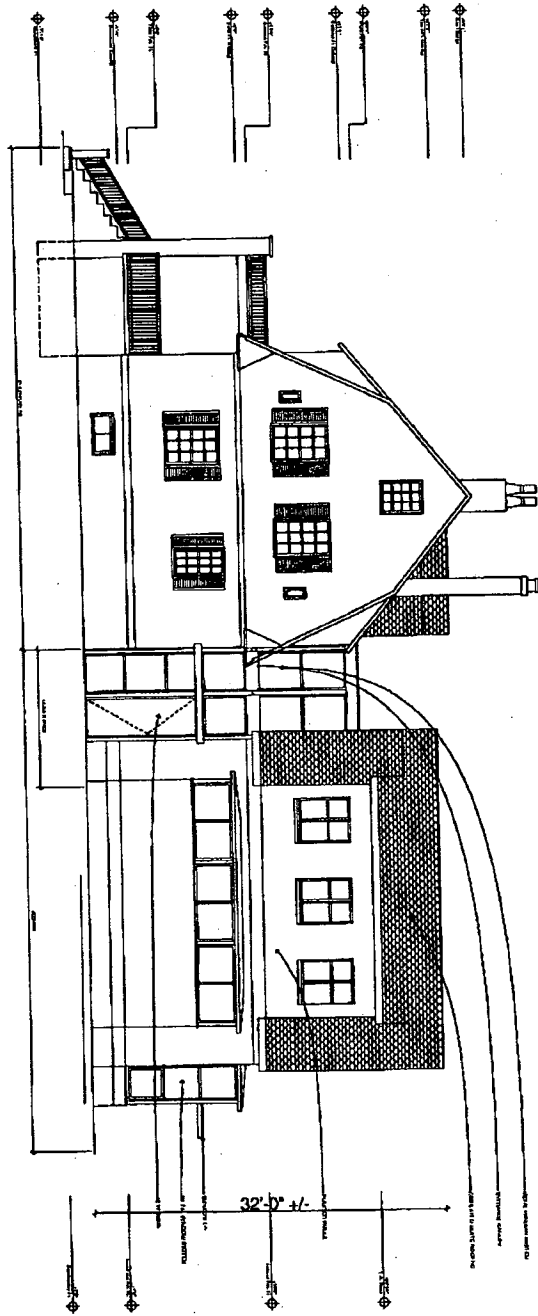
Joey,

Attached are (2) sketches that show the potential revisions to the glass hypen. It might be revised from 12' to 8'.

Ramon I. Santos

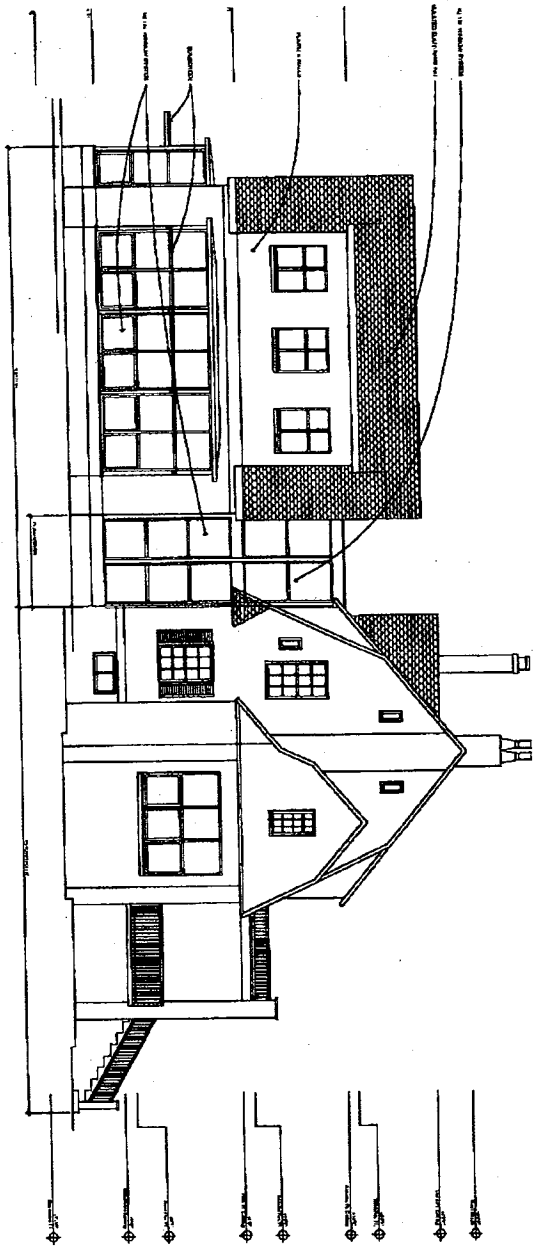
PERMIT DIVISION

(01) West Elevation
SCALE: 1/4" = 1'-0"



12/03/03

01 East Elevation



PORCH PROVISION

0000 00 0000

they didn't want ramps on outside of house...
* eliminate fire door for elevator...

Exactly - from 14' at ground floor on 18' on ground floor
14' on second floor. 4 - feet wider on first floor.

now to make elevator shaft - began to install
it about 2 weeks ago - took it out of the way
- 20' to top... took 1 week to install - 18'
← include it in the - 20' to top

... seemed to exist so I guess that's what just

... outside of roof entry structure *

- height is 42 ft. width 8' - 10'

roof entry? 8' - no roof entry to N. end. On ground level between
roof entry canopy - 12' - 12' - 12'

- second floor roof...

ten - 8'

ended up at 10'

West wall moved out 4'

more doors - underneath

Second floor - main

Solid canopy

future elevator

Work Session Mem

Can I approve at staff level

Simple memo - to HPC

are you doing at staff level -
Comfortable ↑

4' wider

closed entry

solid canopy

future elevator

second floor sand

Main reason it changed - for future elevator unless it was

12' - would have to break it up to door - when we made it

8' - looked strange to have 1 low door ... set of steps -

4' wide steps - beside it - look clear →

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delivery to select locations

FedEx 2Day
Second business day

FedEx Express Saver
Third business day

FedEx Envelope rate not available. Minimum charge: One-pound rate.

Packages up to 150 lbs.
Delivery commitment may be later in some areas.

4b Express Freight Service

FedEx 1Day Freight*
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Other

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HOLD Saturday at FedEx Location
Available only for FedEx Priority Overnight and FedEx 2Day. Select locations.

Does this shipment contain dangerous goods?
One box must be checked.

No Yes As per attached Shipper's Declaration Yes Shipper's Declaration not required

Dry Ice
Dry Ice, 5 UN 1845

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Total Packages	Total Weight	Total Declared Value*	Total Charges
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TRANSMITTAL

6 January 2004
2:34 PM

Ms. Joey Lampl
MNCPP-Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20901

03016.00 Morgenstein Residence
re: additional images you requested

Joey,

Attached are (13) color and (13) black and white image of the revised entry. Please call with any questions.

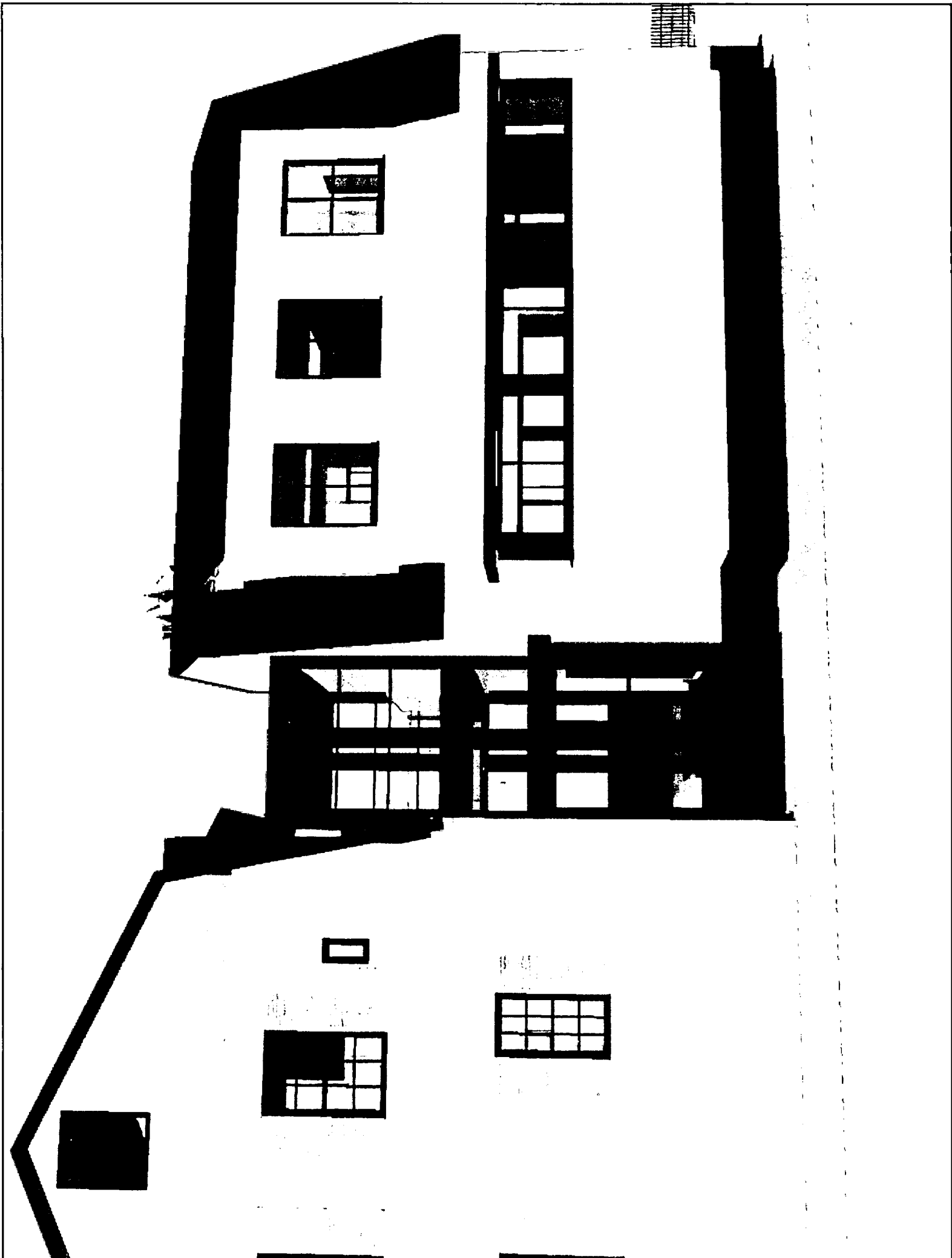
Ramon I. Santos

Fed Ex 1st (by 8:30 am)

(13) copies of b&w entry sketch dated 1/6/04
(13) copoies of colored entry sketch dated 1/6/03



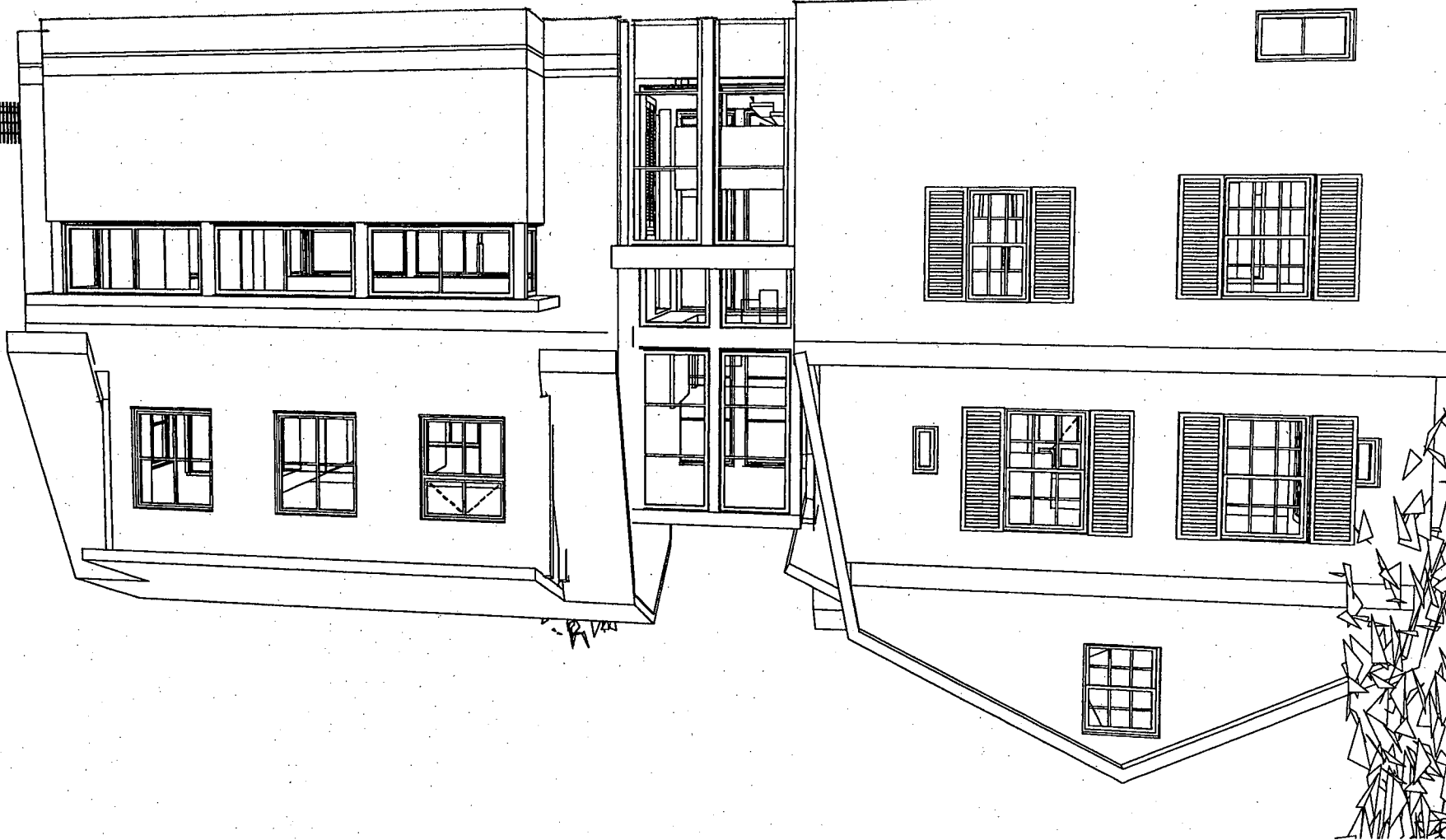
JAN 06 2001

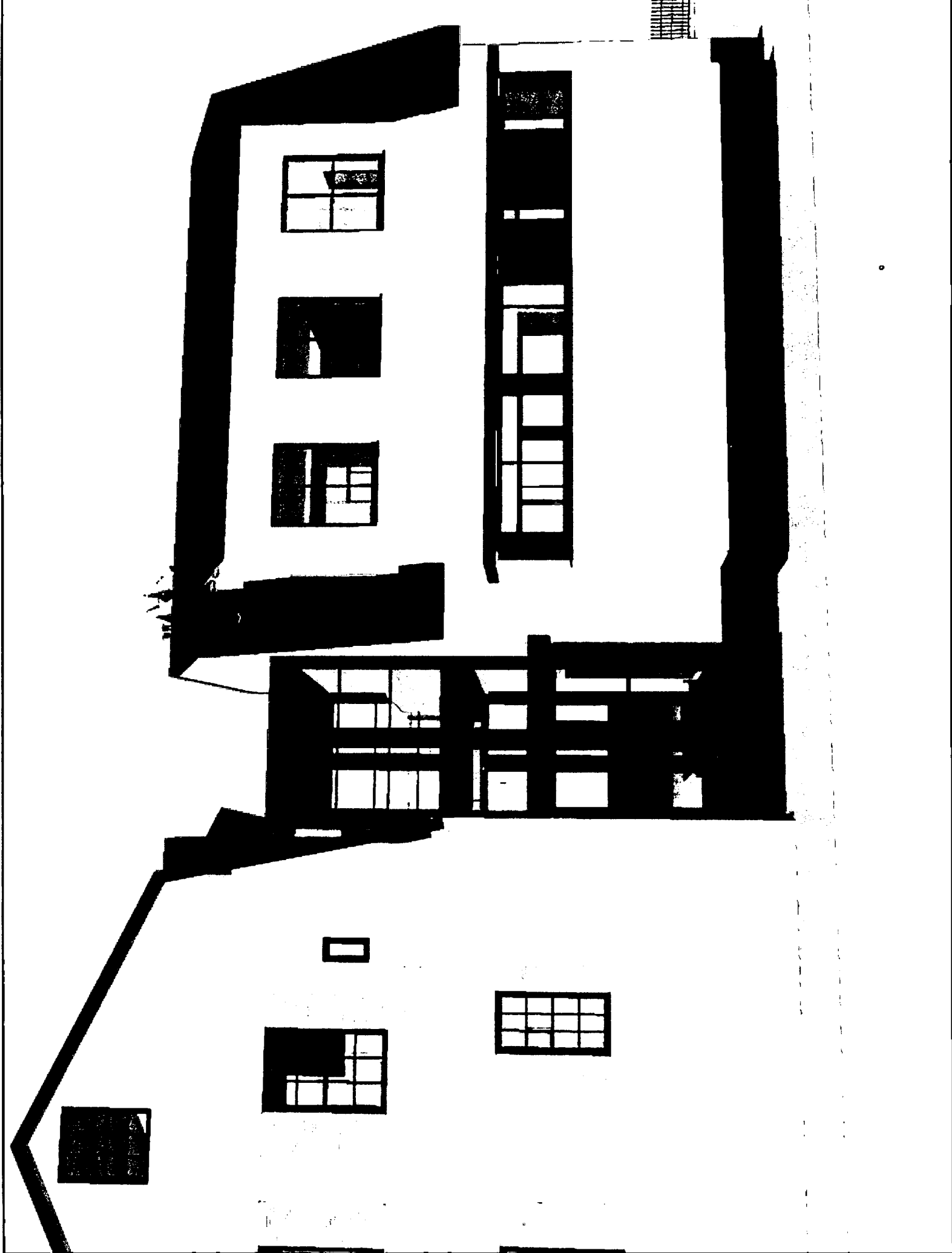






JAN 06 2004







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3 December 2003

11:40 AM

03016.00 Morgenstein Residence

F 301-563-3412

T 301-563-3400

Ms. Joey Lampl
MNCPP-Historic Preservation

re: potential revisions

3 Page(s) including cover page

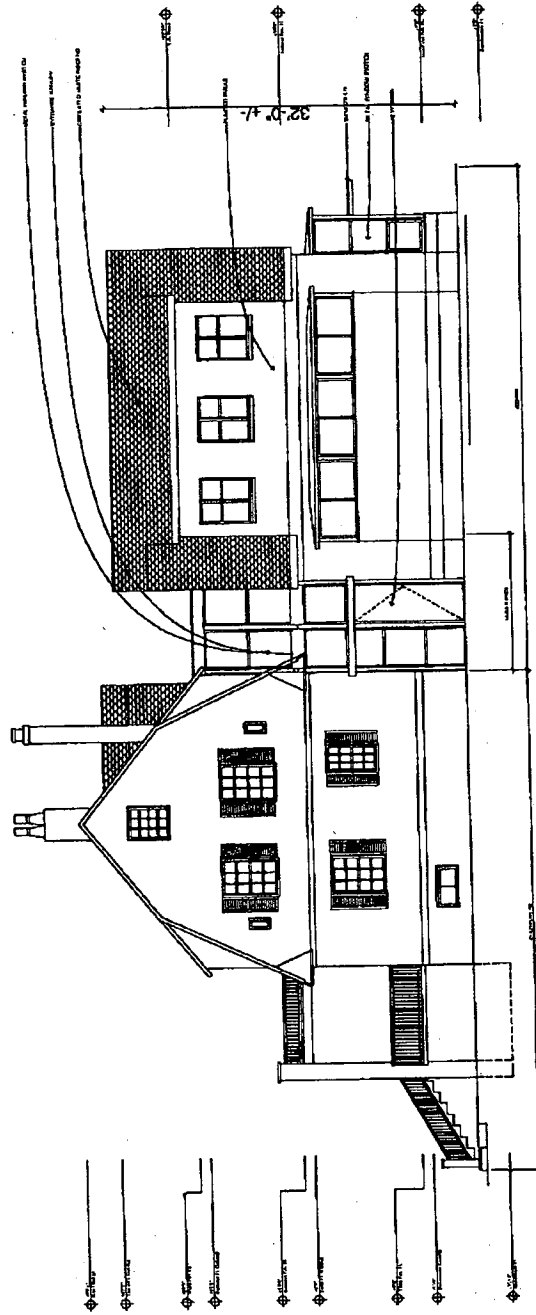
Joey,

Attached are (2) sketches that show the potential revisions to the glass hyper. It might be revised from 12' to 8'.

Ramon I. Santos

Statement on reducing "it" from 12' to 8' was specific to length of hyper, not width. (Per conversation with architect Ramon Santos.)

This was submitted as addendum to HPC packet on 12/17/03 and approved.

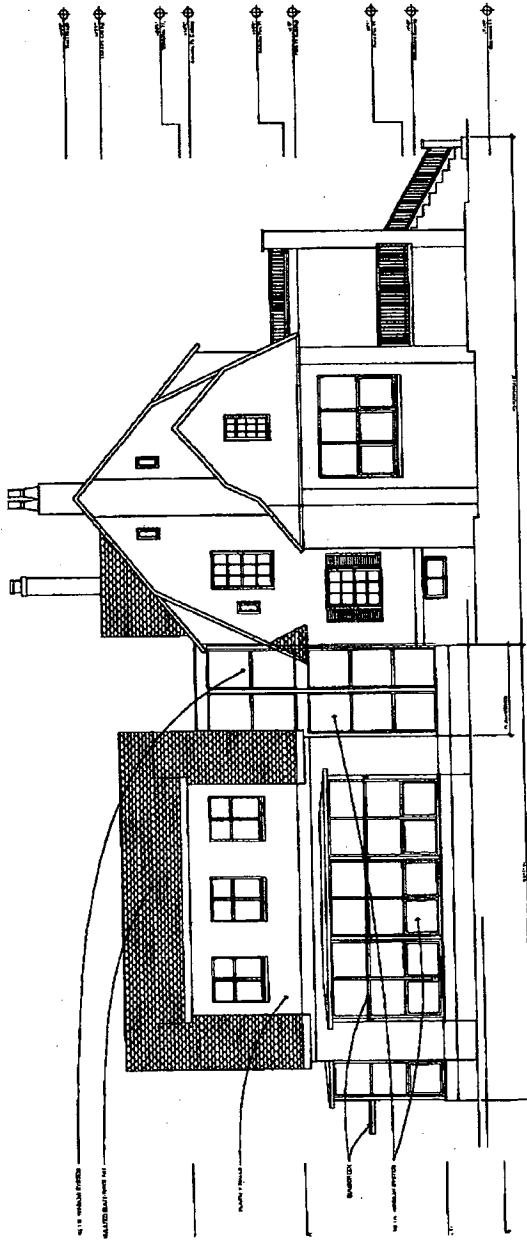


(01) West Elevation
SCALE 1/4" = 1'-0"

POTENTIAL REVISION

DEC 03 2000

Approved HPC 12/17/03



(01) East Elevation
SCALE 1/8" = 1'-0"

POTENTIAL APPLICTION

DEC. 03 2000
Approved HPC 12/17/03

Call Jackie
on Weds to
confirm
weds after 12



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core group, pc
1010 Wisconsin Avenue, NW
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Washington, DC 20007

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18 December 2003

5:25 PM

03016.00 Morgenstein Residence

F 301-563-3412

T 301-563-3400

Ms. Joey Lampl
MNCPP-Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20901

re: status

1 Page(s) including cover page

Joey,

You will be getting 4 sets on 12/22/03. Jeff Biddle of Chevy Chase Village wants (1) set stamped and signed by Historic and DPS. You can keep one set for your records. DPS needs (2) sets stamped.

Please call Jackie Unthank, or RAMCO permitting services when you are finished so she can pick up the (3) sets of drawings and take them to DPS. Jackie's cell phone number is 703-472-3553.

I will be out of town next week, but my cell phone number is 202-210-5919. Please call with any questions.

Thank you, Have a good Holiday.

Ramon I. Santos

**B. Francis Saul III
14 Newlands Street
Chevy Chase, Maryland 20815**

December 3, 2003

Ms. Susan Velasquez
Montgomery County Historic
Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

Re: Agenda Item No. II J
Historic Area Work Permit for Susan Morgenstein
16 Newlands Street, Chevy Chase, MD

Dear Ms. Velasquez:

I am writing in reference to the rear addition of our next door neighbor's (The Morgenstein's) property. My wife and I think it is a very nice plan, and we are supportive of it. The only unfortunate aspect, from our perspective, is that we have a wonderful view looking east out of our kitchen and upstairs bedroom windows across the Morgenstein's property and across Brookeville Road. It is a very pretty, heavily wooded view.

Since this addition will obstruct that view, we would like to suggest that the Morgenstein's consider, as they are losing a few trees, planting an evergreen (such as a magnolia) approximately in the middle of the addition on their west elevation between the driveway and the house. It would replace a tree that is being lost, add some greenery, and afford them and us more privacy. We are unable to plant a tree on our property as our house is very close to the lot line.

Again, we think it is a wonderful addition. Thank you for your consideration.

Sincerely,



B. Francis Saul III

cc: Mr. Jeffrey Biddle
Manager, Chevy Chase Village

16 Newlands Street-Zoning Summary

11/12/03

Zone R-60
Lot 21
Block 47
Plat 106
Lot Occupancy Allowed 35

Lot SF 14022 By De

Existing House SF - foot
Existing Garage
Total

Additi

Total S

Actual Lc

C.G. Village - Jeff Biddle
violation - side yard setback
what could happen -
exactly same - get out of
variance -

Newlands St
Rear Yard Set
Sideyard Setba

addition moving closer to
house by 4'
window/window door - B/W window
8' 1/2 x 11 = 12 copies 1 window
Dane Stewart = 1 door

Brookville Road Set

Maximum Building H

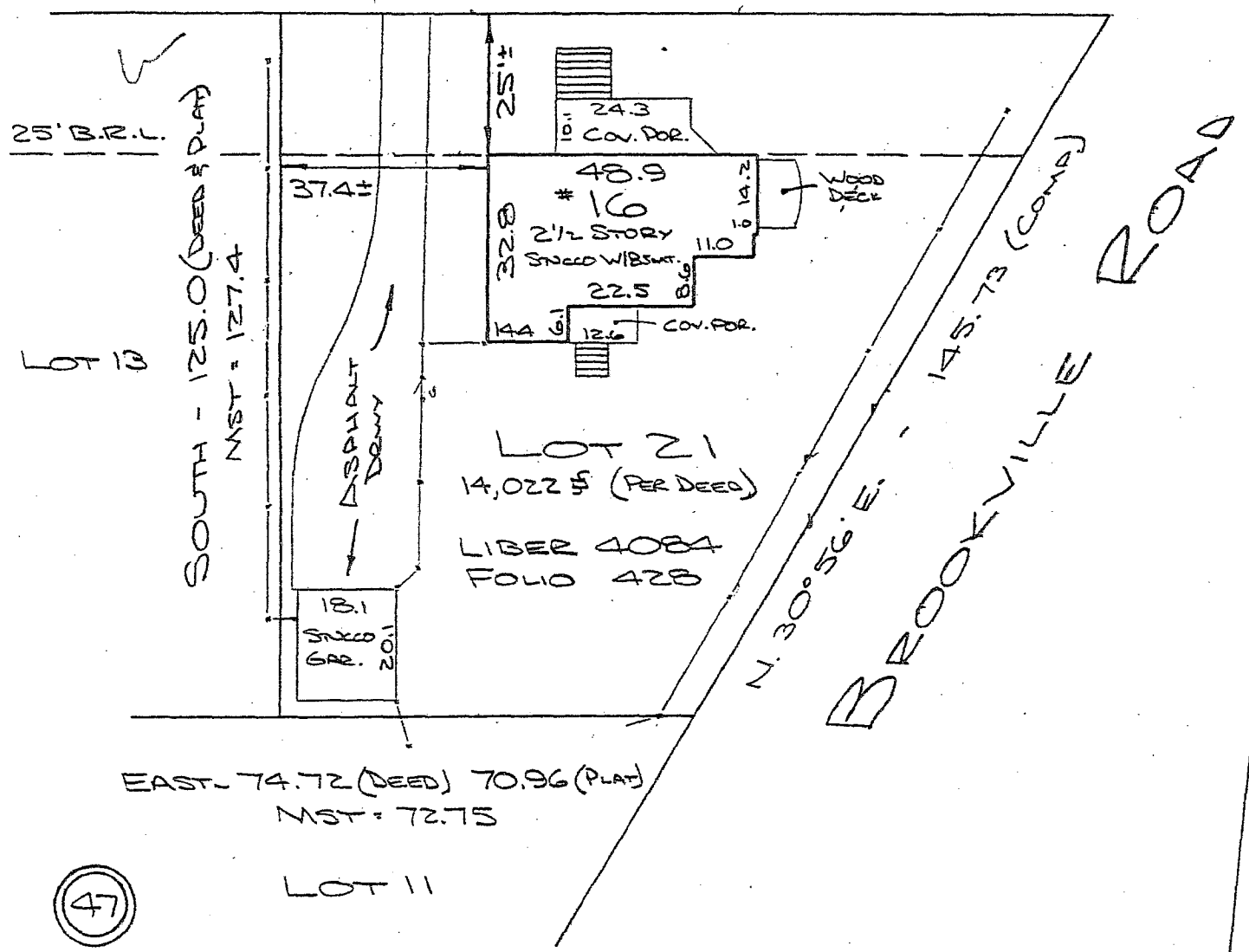
adamant that she can get variants
most - original covenant -
specifically 25' from Brookville -
no variance - no language -
can get variance
land records - tomorrow

- Back corner area

Research

16 NEWLANDS STREET

WEST - 149.63 (DEED + PLAT)



NOTE: DEED, PLAT & MEASURED DISTANCES OF SUBJECT LOT ARE NOT CONSISTENT HEREON. LOCATION SOLELY BASED PER CONTROL POINTS RECOVERED ON SUBJECT PROPERTY. MST = MEASURED DISTANCES.

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
NOTE: This survey prepared for title purposes only.

CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
LOT 21 BLOCK 47
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND
Shown in Plat Book 2 Plat 106 Scale 1" = 30'

I hereby certify that the position of the existing improvements on the ab described property have been established by accepted field practices, and unless otherwise shown there are visible encroachments.
Louis Cohen
LOUIS COHEN
Registered Land Surveyor

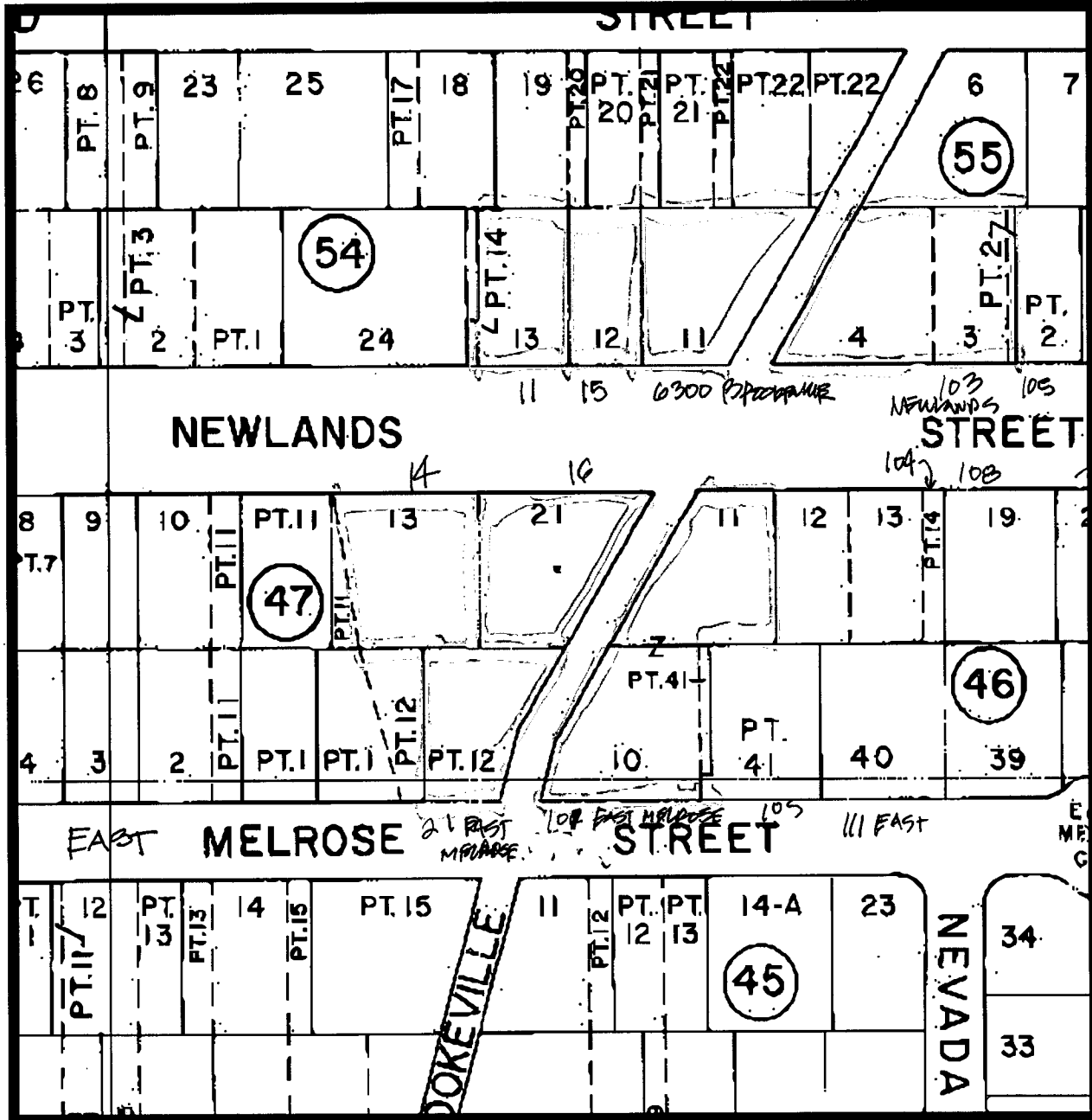
APR 15 2003



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

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District - 07 Account Number - 00456970



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For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

November 12, 2003

16 Newlands Street Adjacent Neighbors.
See attached map.

Simon Wagman
11 Newlands Street
Chevy Chase, Maryland 20815

Francis Saul
14 Newlands Street
Chevy Chase, Maryland 20815

Jon C & T White
15 Newlands Street
Chevy Chase, Maryland 20815

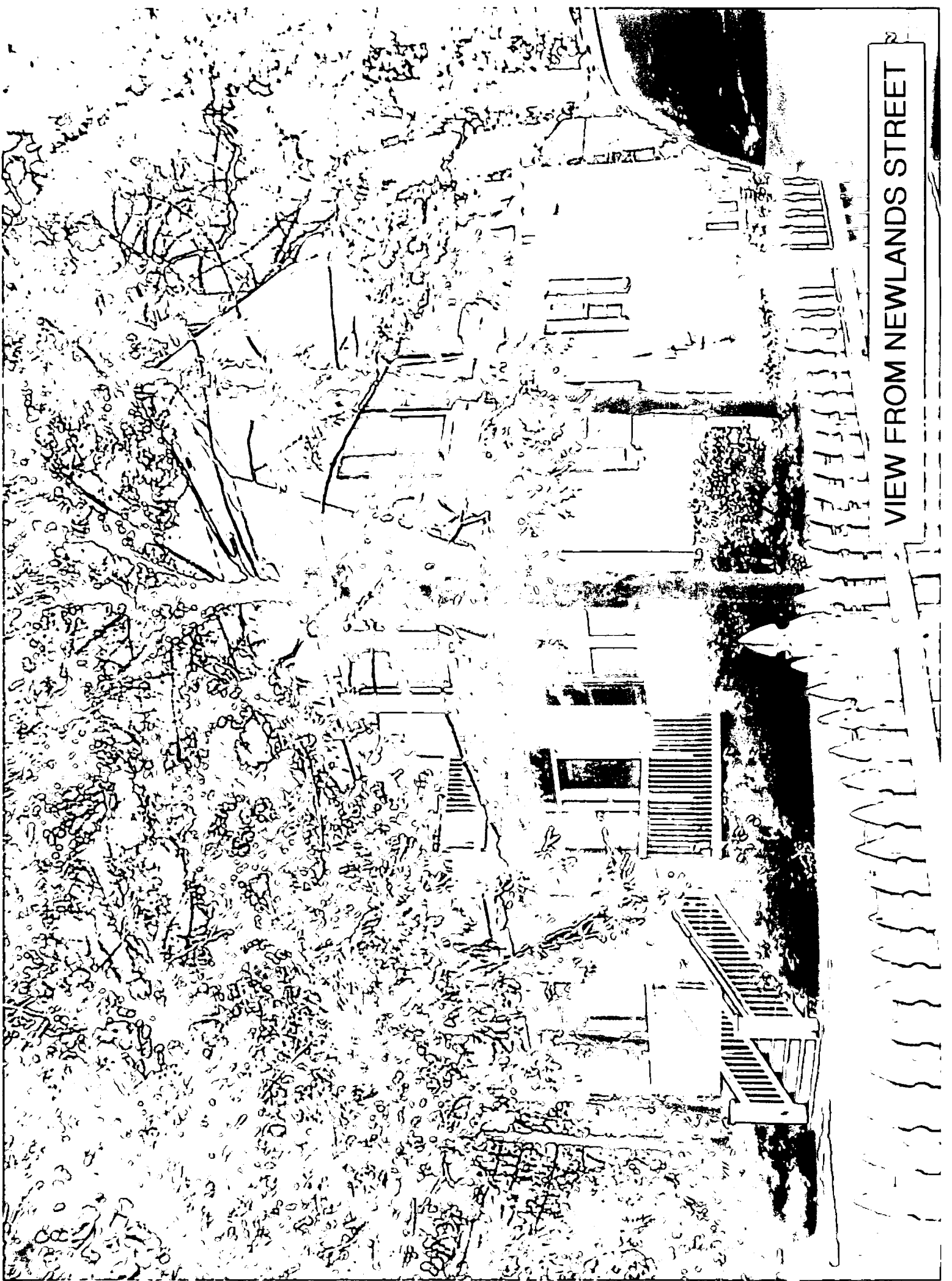
Virginia Leachman
103 Newlands Street
Chevy Chase, Maryland 20815

Arthur Phelan
6300 Brookville Road
Chevy Chase, Maryland 20815

Michael Williams
21 East Melrose Street
Chevy Chase, Maryland 20815

Daniel Korengold
101 East Melrose Street
Chevy Chase, Maryland 20815

Note: Information is based on www.dat.state.md.us website.



VIEW FROM NEWLANDS STREET

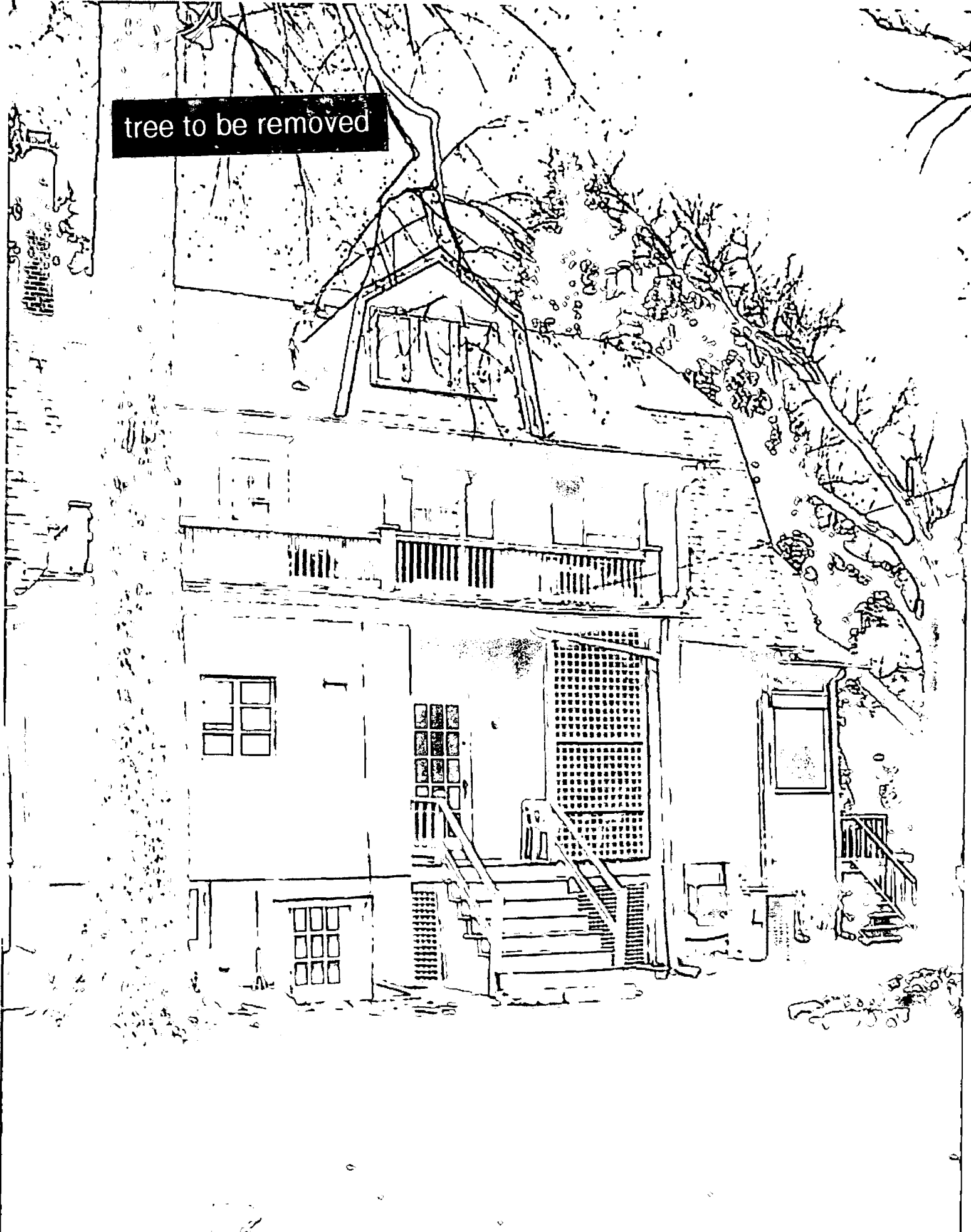


VIEW FROM NEWLANDS STREET



VIEW FROM DRIVEWAY

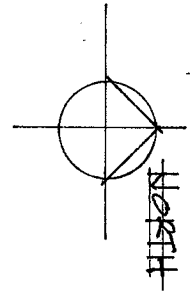
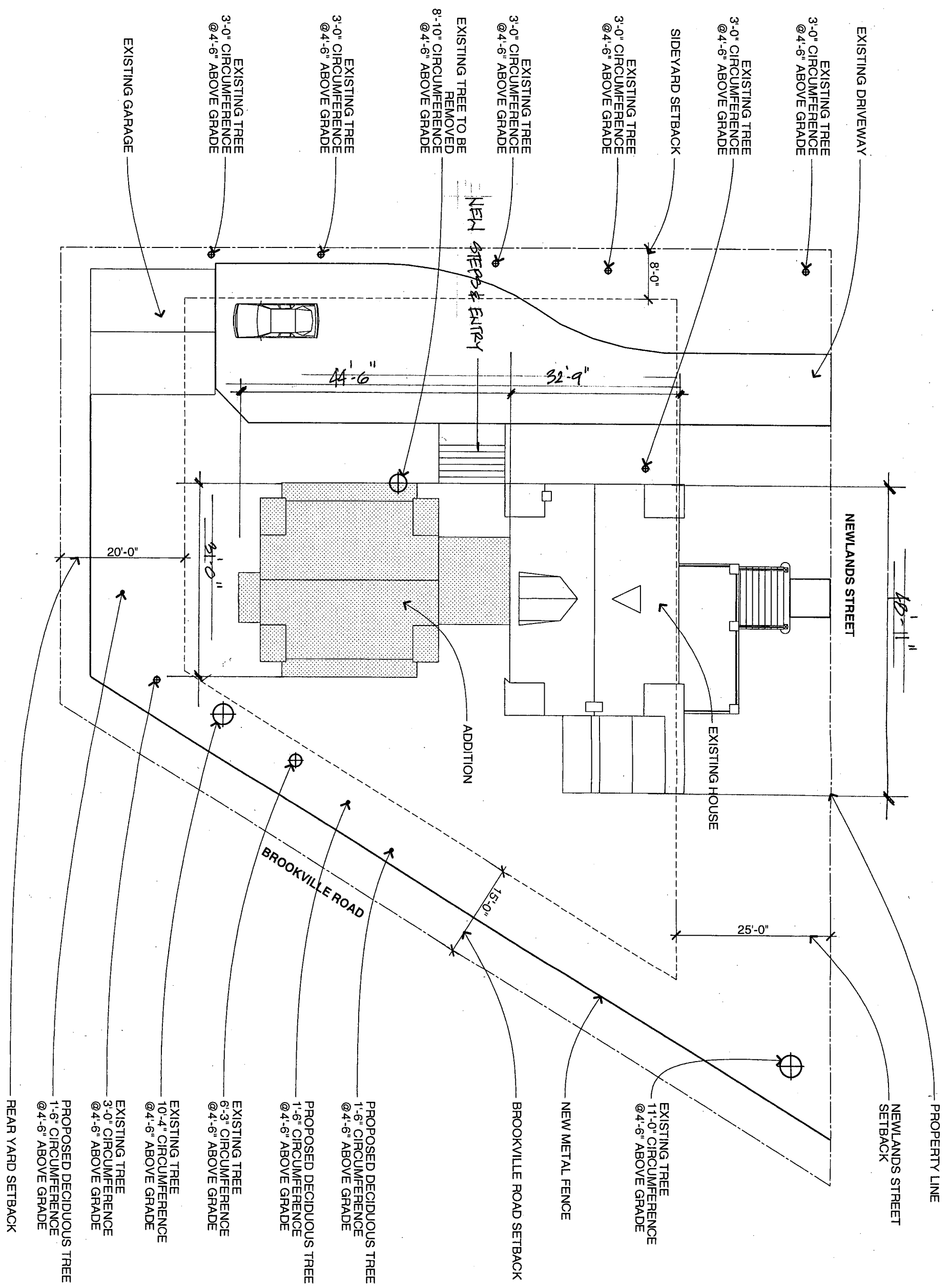
tree to be removed



VIEW FROM REAR YARD

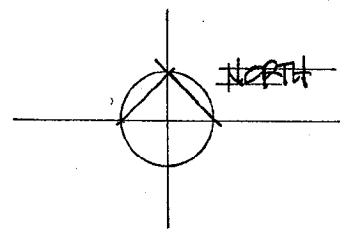
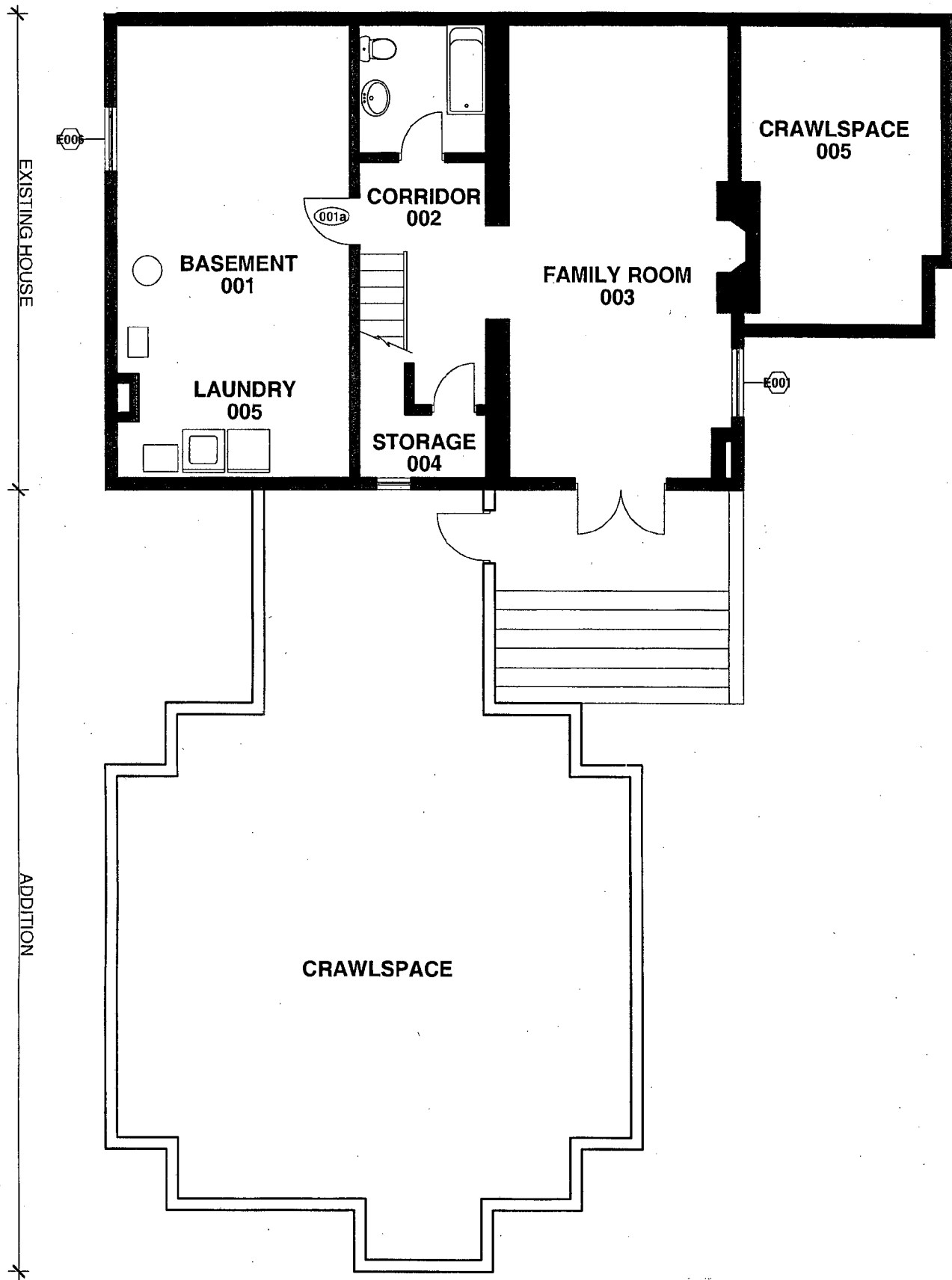
01
Site Plan

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



01

Basement
SCALE: 1/8" = 1'-0"



CORE

1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235
E GEN@COREdc.com

MORGENSTEIN RESIDENCE

16 Newlands Street
Chevy Chase, Maryland

PN: 03016.00
DT: 11/12/03
DB:
CB:

SK-701

01

SCALE: 1/8" = 1'-0"

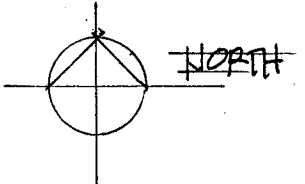
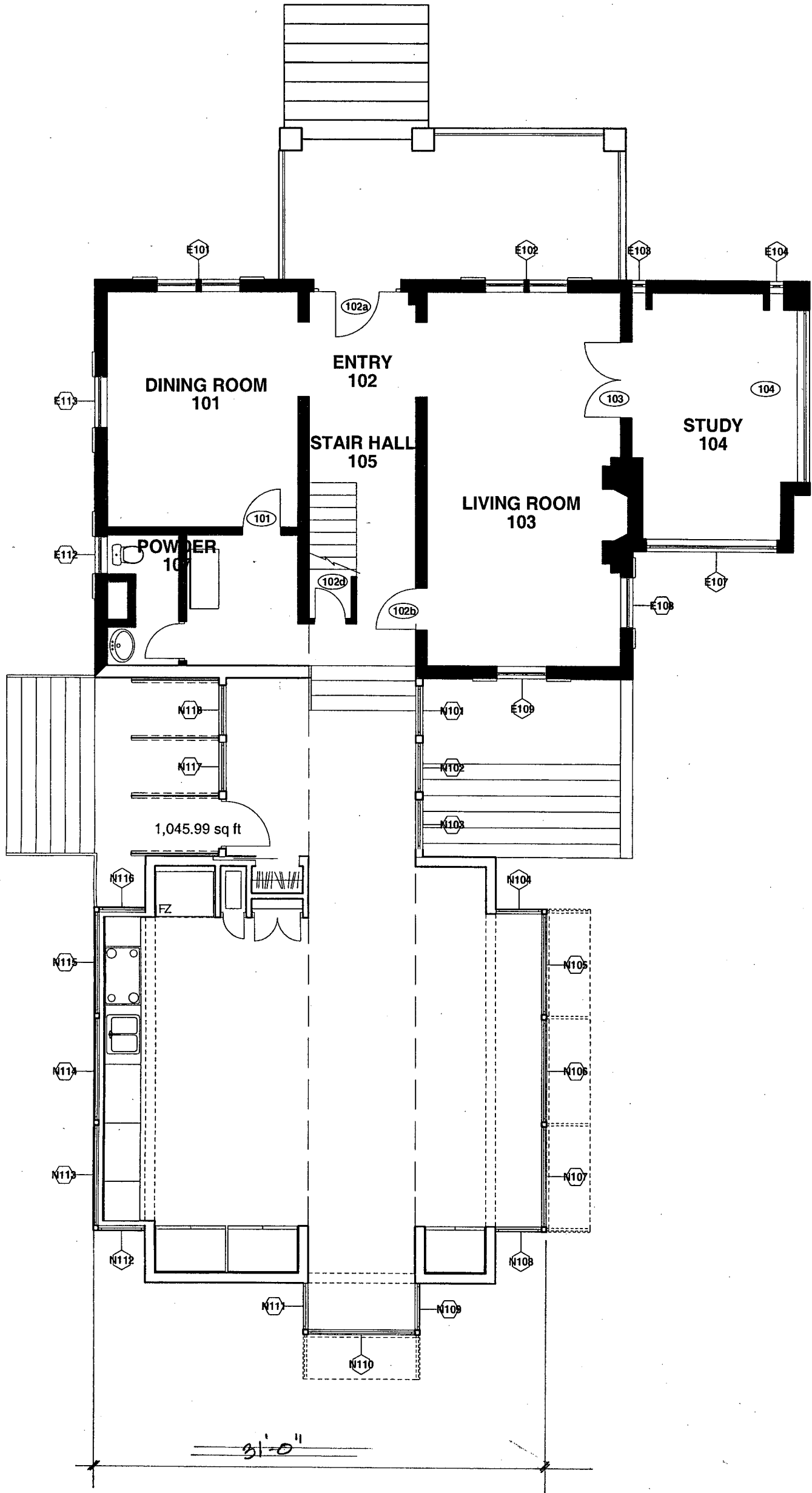
Ground Floor

EXISTING HOUSE

ADDITION

4'-6"

3'-0"



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CB:

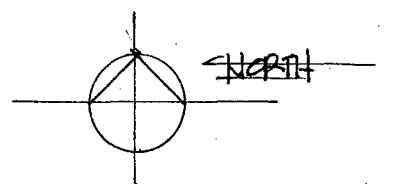
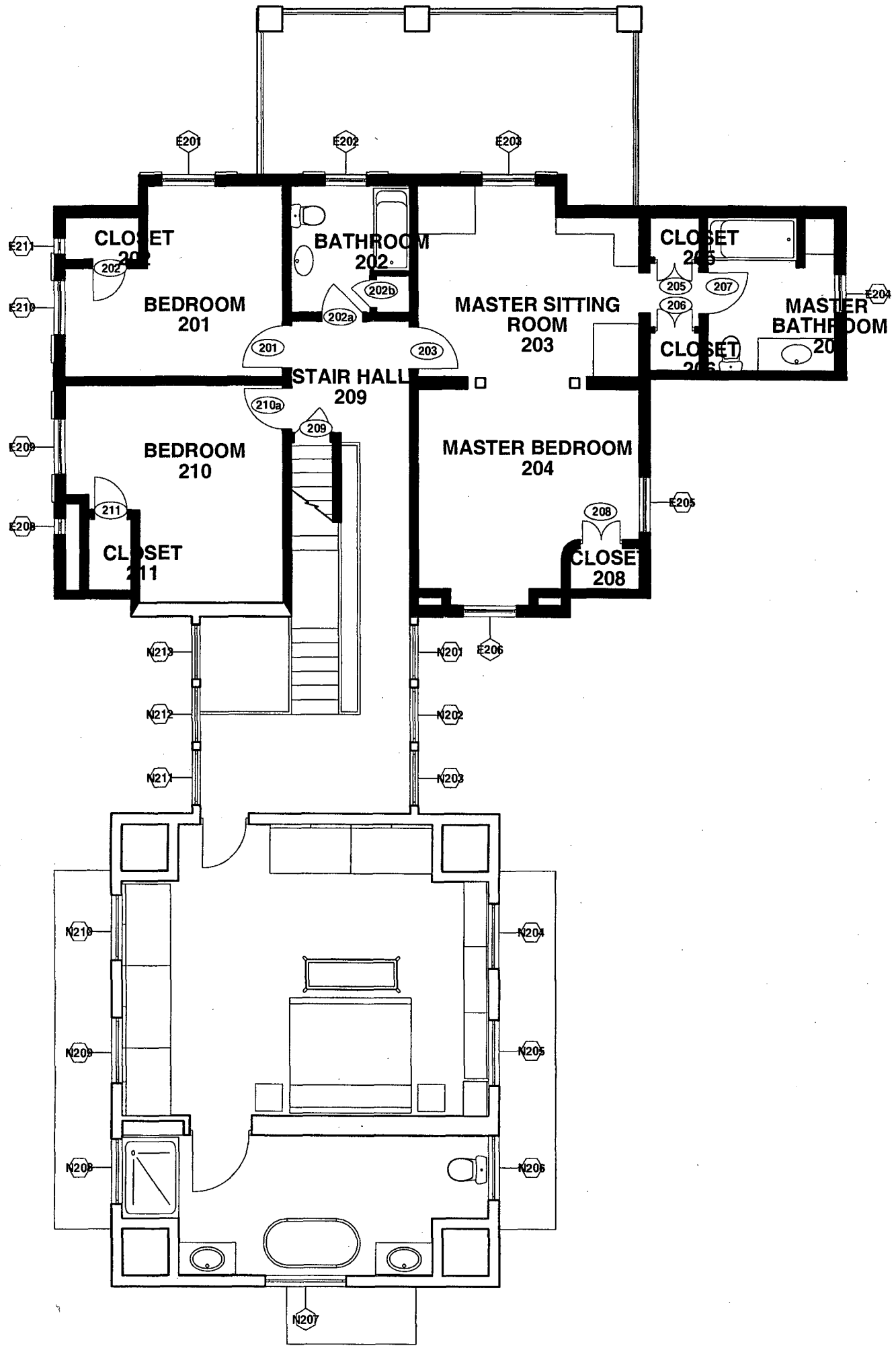
SK-702

01

SCALE: 1/8" = 1'-0"

Second Floor

EXISTING HOUSE
ADDITION



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MORGENSTEIN RESIDENCE

16 Newlands Street
 Chevy Chase, Maryland

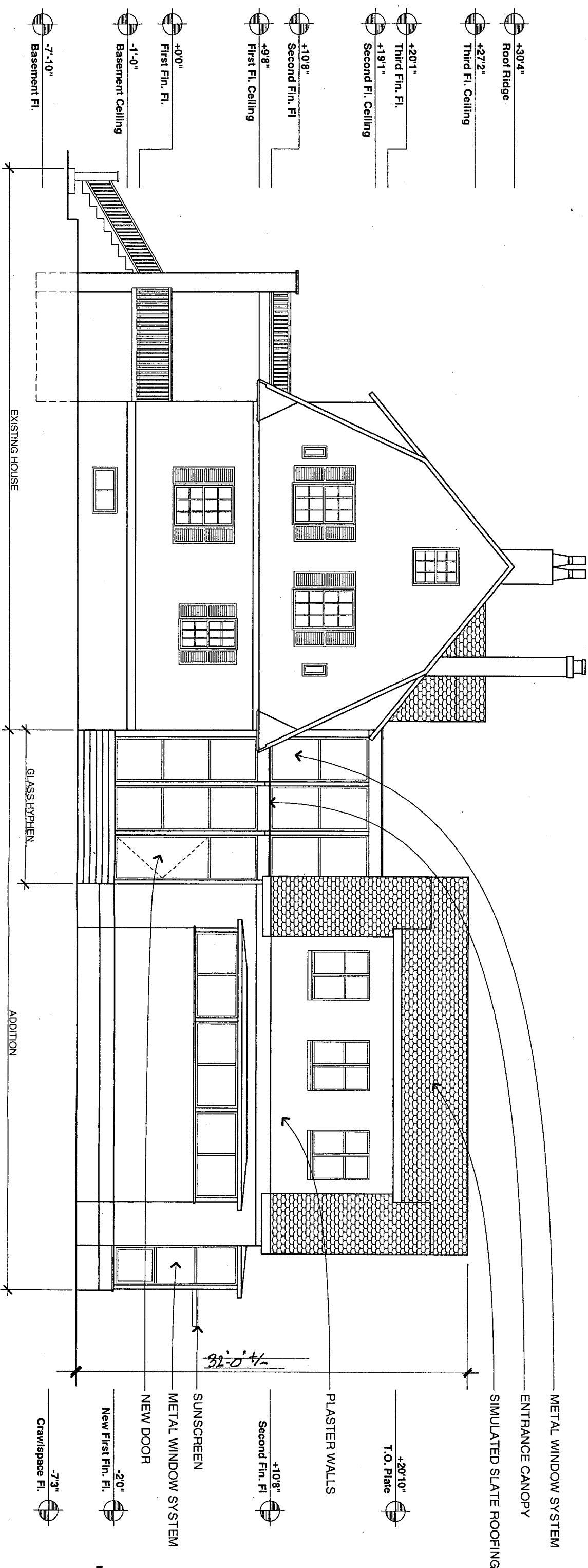
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DT: 11/12/03

DB:

CB:

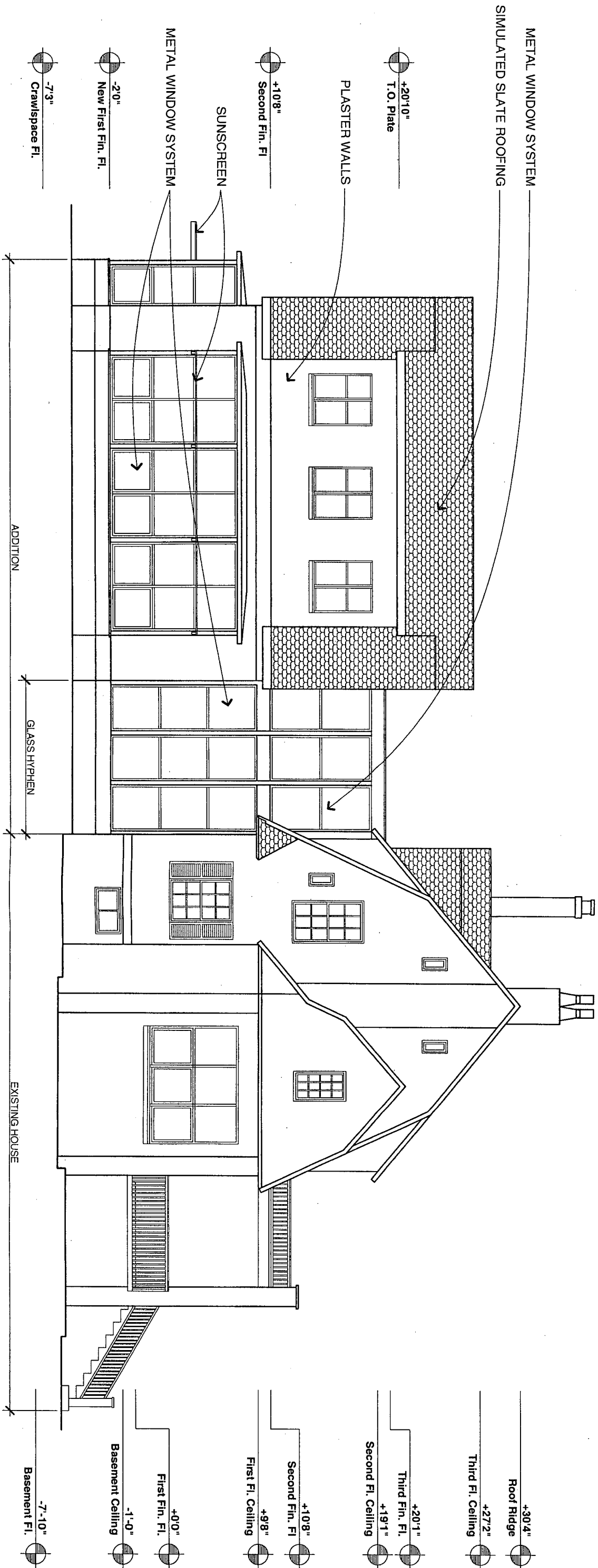
SK-703



01

West Elevation

SCALE: 1/8" = 1'-0"



01

East Elevation

SCALE: 1/8" = 1'-0"

CORE

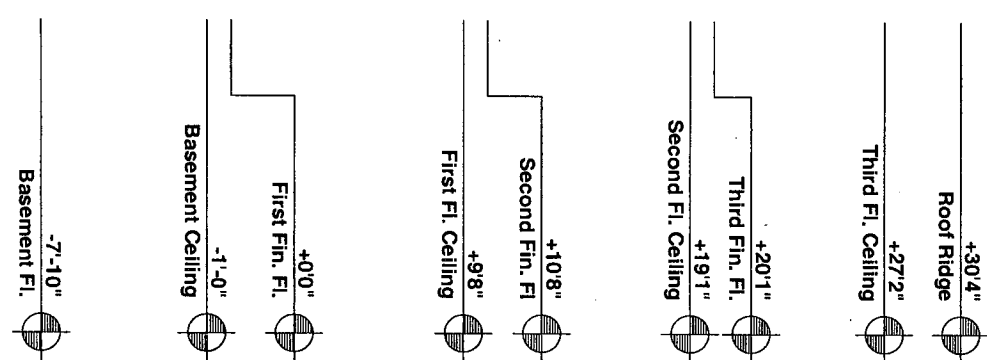
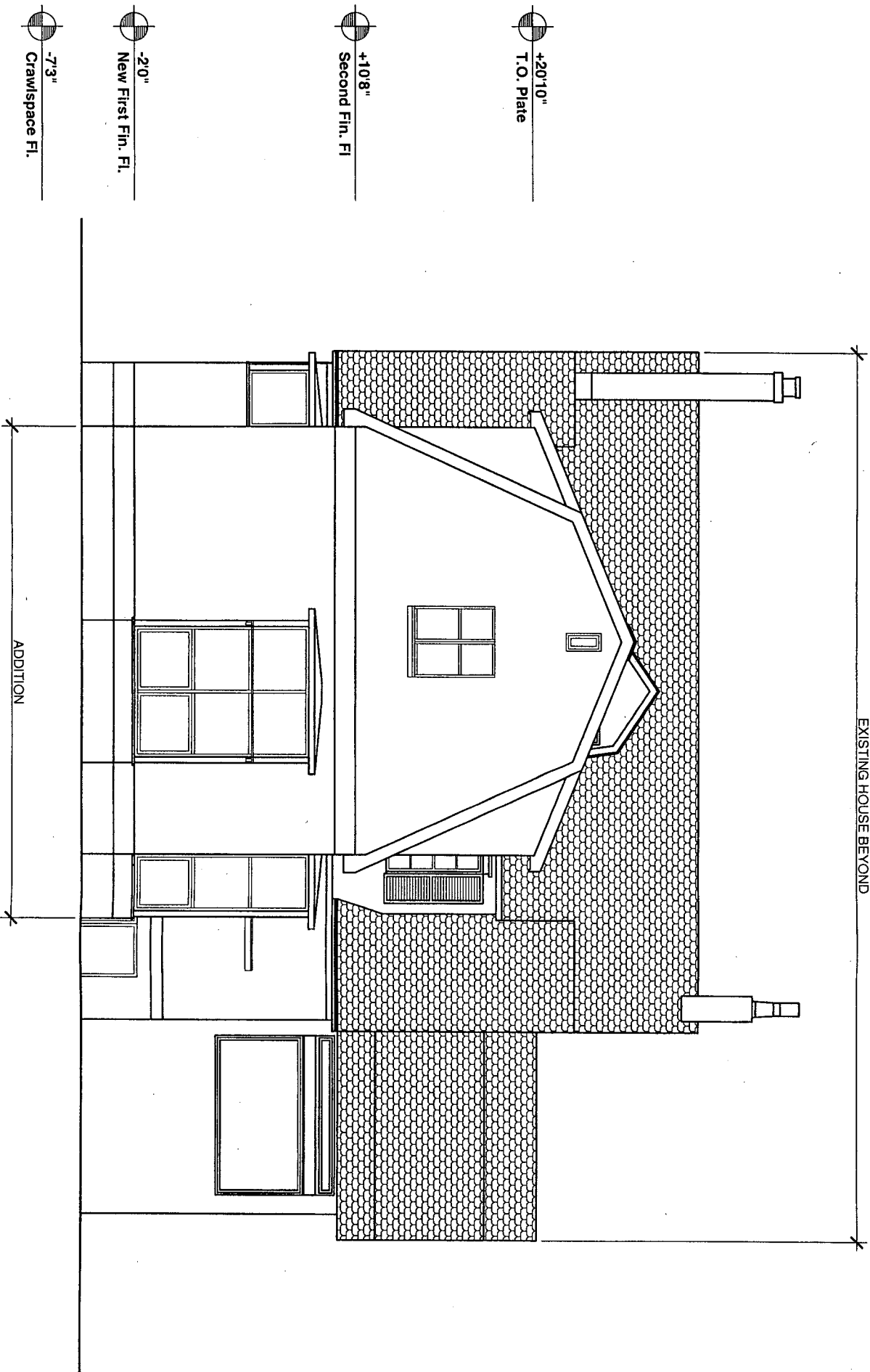
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PN: 03016.00
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 DB:
 CB:

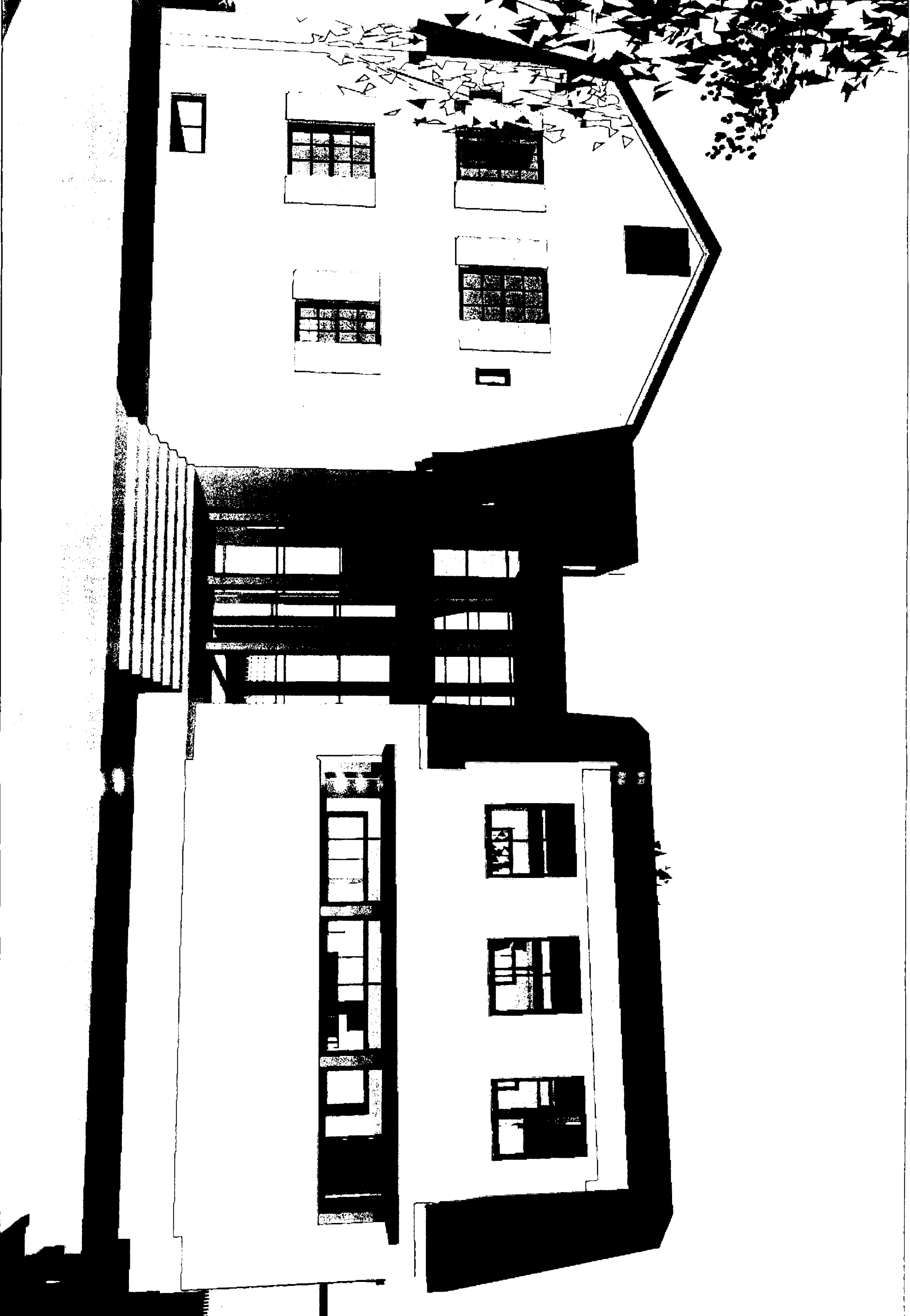
SK-705



01

South Elevation

SCALE: 1/8" = 1'-0"



CORE

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MORGENSTEIN RESIDENCE

16 Newlands Street
Chevy Chase, Maryland

PN: 03016.00

DT: 11/12/03

DB:

CB:

SK-707



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MORGENSTEIN RESIDENCE

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Chevy Chase, Maryland

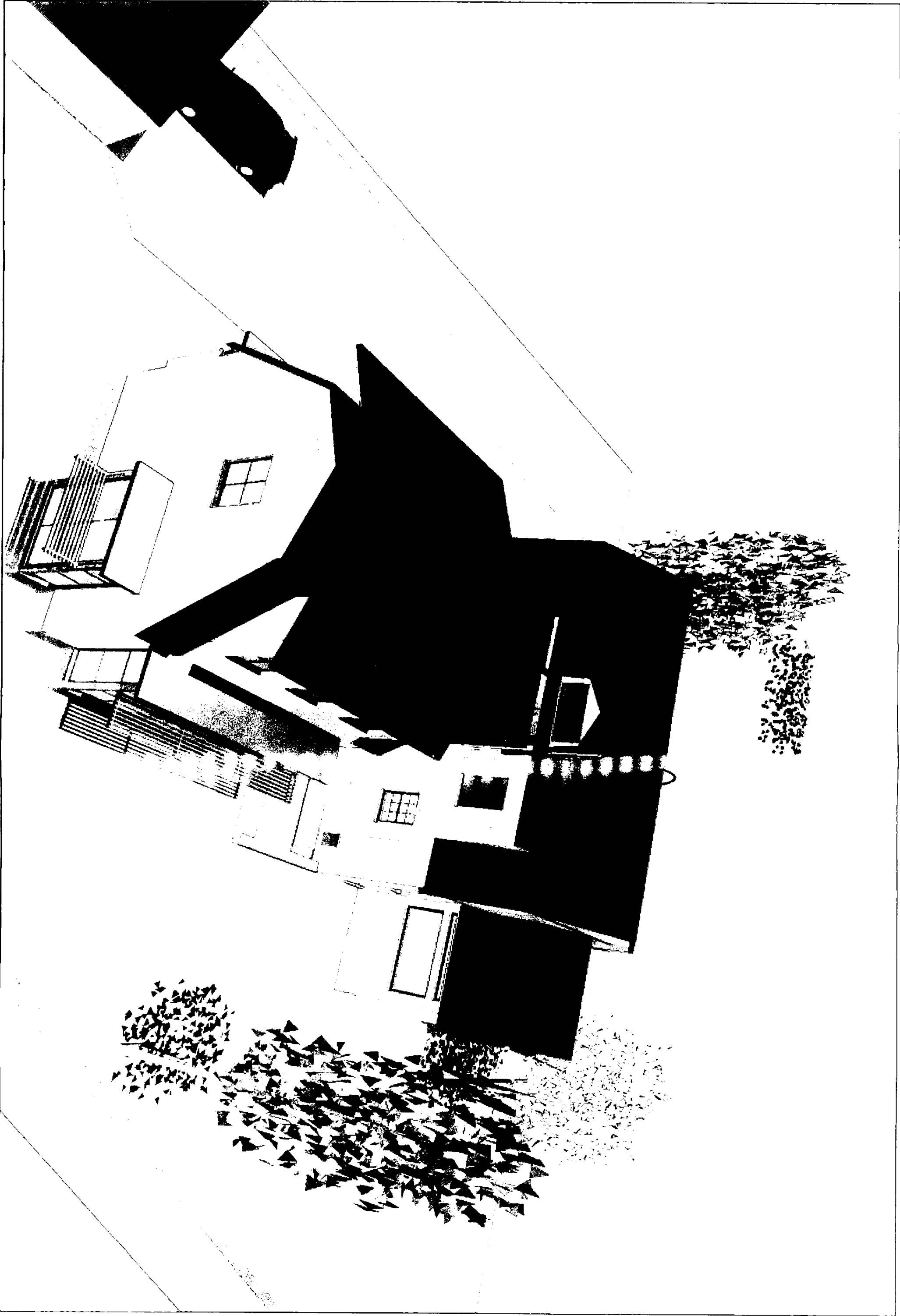
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DT: 11/12/03

DB:

CB:

SK-708



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Chevy Chase, Maryland

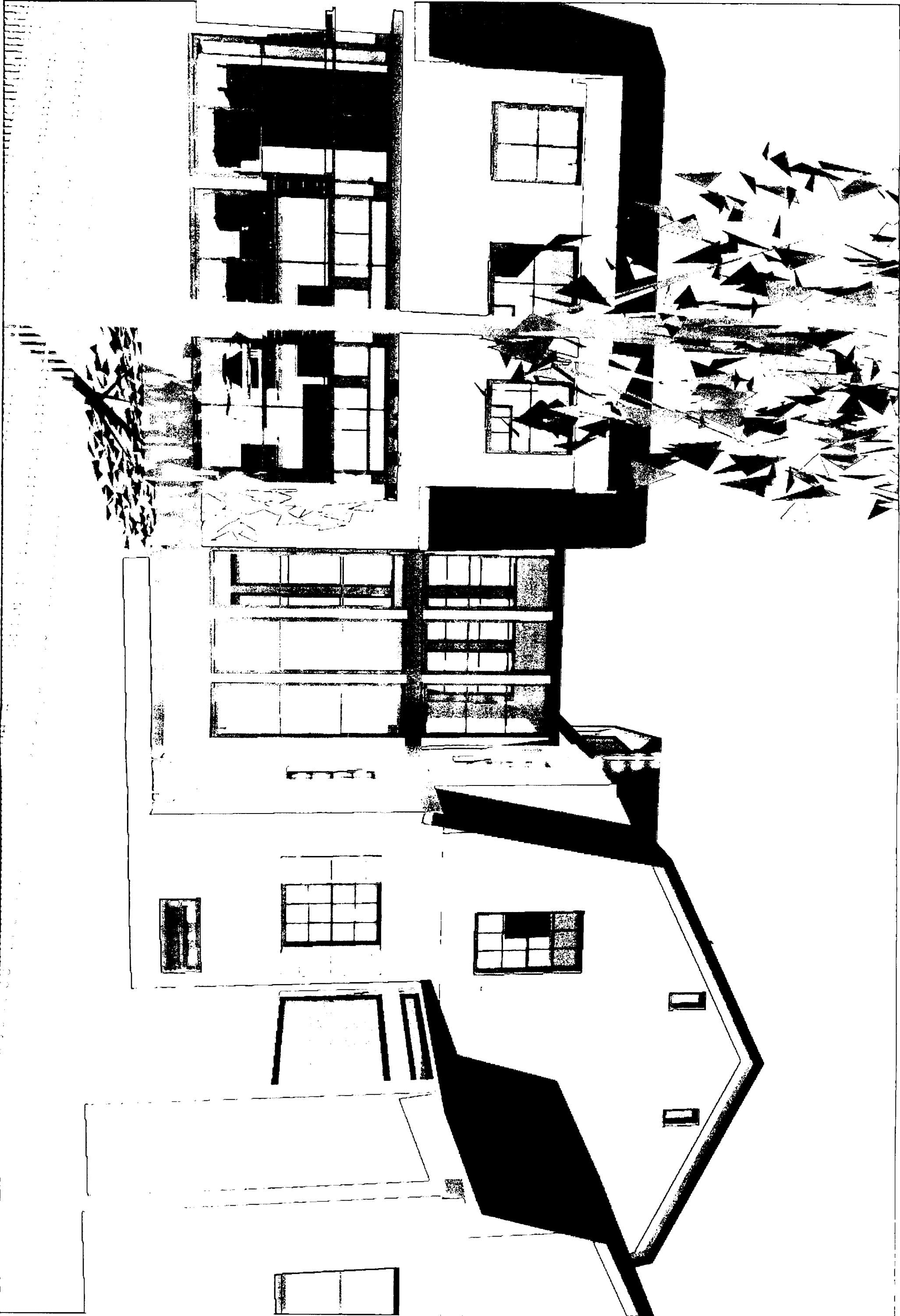
PN: 03016.00

DT: 11/12/03

DB:

CB:

SK-709



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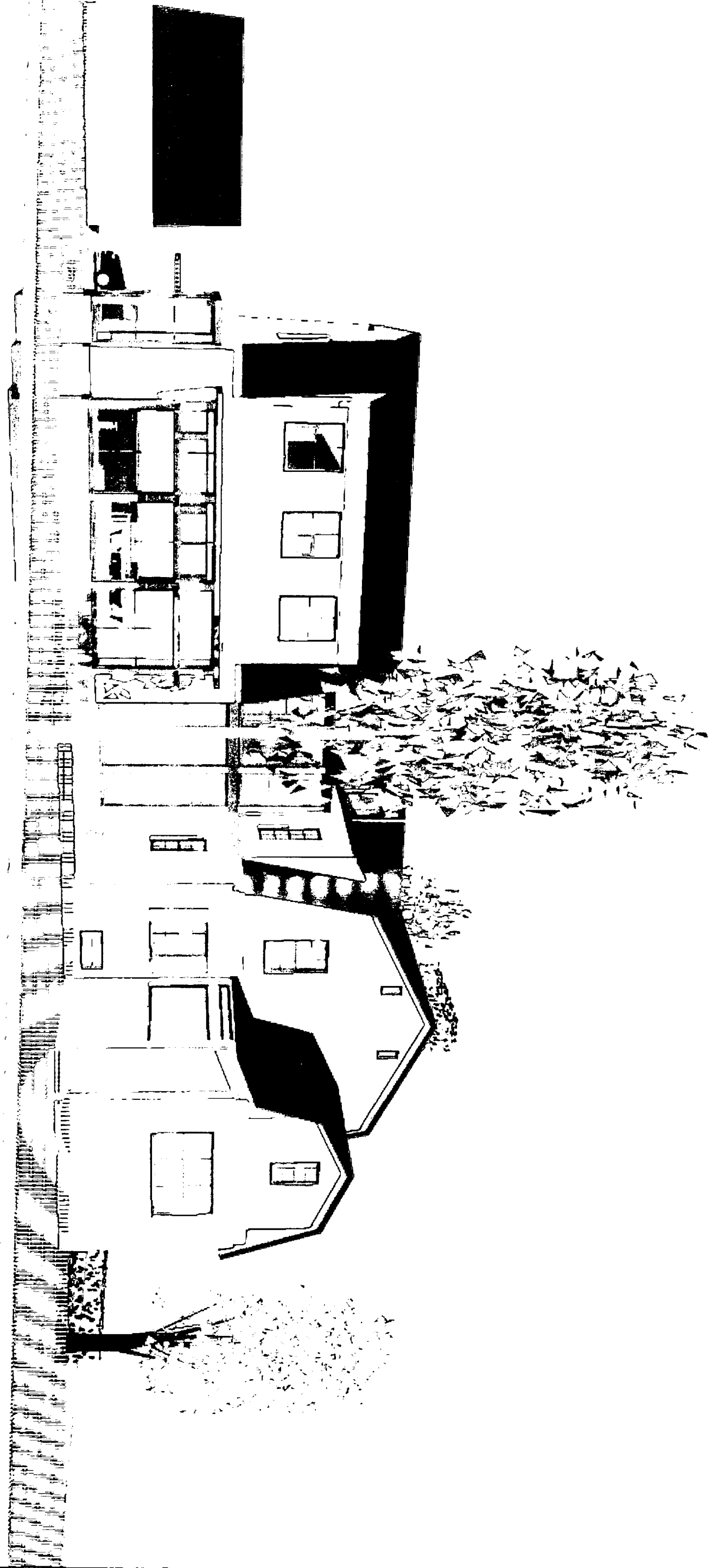
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DT: 11/12/03

DB:

CB:

SK-710



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MORGENSTEIN RESIDENCE

16 Newlands Street
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PN: 03016.00

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DB:

CB:

SK-711



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RAMON SANDOS
Daytime Phone No.: 202-466-6116

Tax Account No.: 00456970

Name of Property Owner: SUSAN/ROBERT MORGENSTEIN Daytime Phone No.: 301-986-8639
Address: 16 NEWLANDS STREET CHEVY CHASE, MD 20815

Contractor: TO BE DETERMINED Phone No.:

Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 16 Street: NEWLANDS STREET
Town/City: CHEVY CHASE Nearest Cross Street: BROOKHILL
Lot: 21 Block: 47 Subdivision: CHEVY CHASE VILLAGE
Liber: 4084 Folio: 428 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other:
1B. Construction cost estimate: \$ 450,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:
2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 0 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
On party line/property line Entirely on land of owner On public right of way/easement

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

Signature of owner or authorized agent

Date: 11/12/03

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED MEMO

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

SEE ATTACHED MEMO

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

July 24, 2003

Revised November 12, 2003

Montgomery County Historic Preservation Commission
Maryland National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Dear Commissioners:

This is a summary for the HAWP application for a proposed addition to 16 Newlands Street in Chevy Chase, Maryland. After our preliminary hearing on August 13, 2003, we were told by the commission that we could apply for a HAWP. We understand that obtaining an HAWP will enable us to apply for a building permit with the Montgomery County Department of Permitting Services. Once both of these approvals are obtained, we can then apply to the Chevy Chase Village for its building permit.

The site is located on the Northwest corner of Newlands Street and Brookville Road. The existing house was built in 1912 for Mr. H. Mellote. The original exterior was cement block. Children of Mr. Widmaier, a later owner, report that their father participated in the creation of a high strength polymer coating. Sometime after WWII, this owner covered the exterior block with "spraycrete". Since then, the house has had several additions and renovations to the exterior at all elevations.

We have had two previous meetings with members of the Historic Preservation Department of MNCPPC. We met with Gwen Wright, Preservation Supervisor, and Corri Jimenez. The HAWP submission incorporates their helpful comments to our earlier, more conceptual schemes. This submission also incorporates the comments given to us by the review board during our Preliminary Hearing.

The current owners are Dr. Robert and Susan W. Morgenstein, who have lived in the house for thirty-two years. They have a particular attachment to their location enjoying the large trees and country lane ambiance of Brookville Road and Newlands Street. Upon gaining ownership of their house, the clients removed the solid exterior back door and replaced it with a glass door, which created a see-through central hallway permitting green views on all sides of their living space. Their children were all raised in this house. The proposed addition is intended to be a place where their children and grandchildren can gather frequently to enjoy both the inside and outside

spaces, to share time and meals. Susan Morgenstein wants to be able to serve dinner, in the new addition, to thirty-six members of the family.

The existing site is 14,022 sf. (per deed). The existing house has a footprint of 1,520 sf. The proposed addition has a footprint of 1,046 sf. The total proposed footprint of the house will be 2,545 sf. There is also an existing 364 sf garage on the property. The total footprint of the house and garage will occupy 21% of the lot. The lot is zoned R-60 which allows a 35% lot occupancy. The program of the addition includes a kitchen/family room that is approximately 22 feet by 24 feet. A new master bedroom suite will be built over the kitchen/family room.

The design concept: the new kitchen/family room is connected to the original house with a glass connector or "hyphen". The mass of the kitchen/family room is covered with a gambrel roof and it is rotated 90 degrees from the East-West axis of the house. The design intent is to be sympathetic to the design of the original house. This is achieved by using forms that are similar to but smaller than the main volume of the house. The kitchen/family room has two rectangular volumes that extend from the main mass. The first volume is a glass rectangle that will allow the occupants to view the outside lawn and trees. The second volume is more opaque since it will house the kitchen and home entertainment center of this area. This second volume will have a solid wall with windows placed high on the wall. We propose to place a "metal sunscreen" over the glass volume in order to break the scale and to protect the interior from excessive solar gain.

The kitchen/family room addition will be clad in Spraycrete to match the existing surface of the house. Also to reduce scale, we are considering application of this surface to both the old and new forms in two to three monochromatic shades.

The hyphen will be used as a secondary entrance accessed from the driveway. The client's desire is to make this a relatively transparent piece, in continuance of their desire for see-through views of greenery and trees. The hyphen allows us to touch or connect with the original house in a minimal way. It makes it possible to leave the majority of the existing gambrel roof intact, and, the overall form of the existing house will not be altered. It is our intention to differentiate the new construction from the existing construction out of respect for the original house. The hyphen will also contain a floor opening for a future elevator, since the clients plan to retire in this house.

An existing tree will have to be removed for the addition to occur. At 4'-6' above the ground, the tree is 8"-10" in diameter. We will need submit a for Tree Removal Application. We are

developing a landscaping plan to include planting a number of species of trees that were original to the property, that have either died or been destroyed by storms.

The plan includes new fencing along the sides of the property, not including the front yard, which unlike many of the solid fences along Brookville Road, permits glimpses of trees and greenery.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Stewart", with a long horizontal flourish extending to the right.

Dale A. Stewart

CORE

16 Newlands Street-Zoning Summary

11/12/03

Zone	R-60
Lot	21
Block	47
Plat	106
Lot Occupancy Allowed	35

Lot SF	14022	By Deed
--------	-------	---------

Existing House SF - footprint	1520	Includes covered front porch. Excludes portion of house to be demolished.
Existing Garage-footprint	364	
<u>Total Existing SF</u>	<u>1884</u>	

Addition SF - footprint	1046
-------------------------	------

Total SF-footprint	2930
--------------------	------

Actual Lot Occupancy	0.21	35% maximum lot occupancy allowed
----------------------	------	-----------------------------------

Newlands Street Setback	25'	The property is a corner lot, the main door of the property faces Newlands Street.
Rear Yard Setback	20'	
Sideyard Setback	8'	

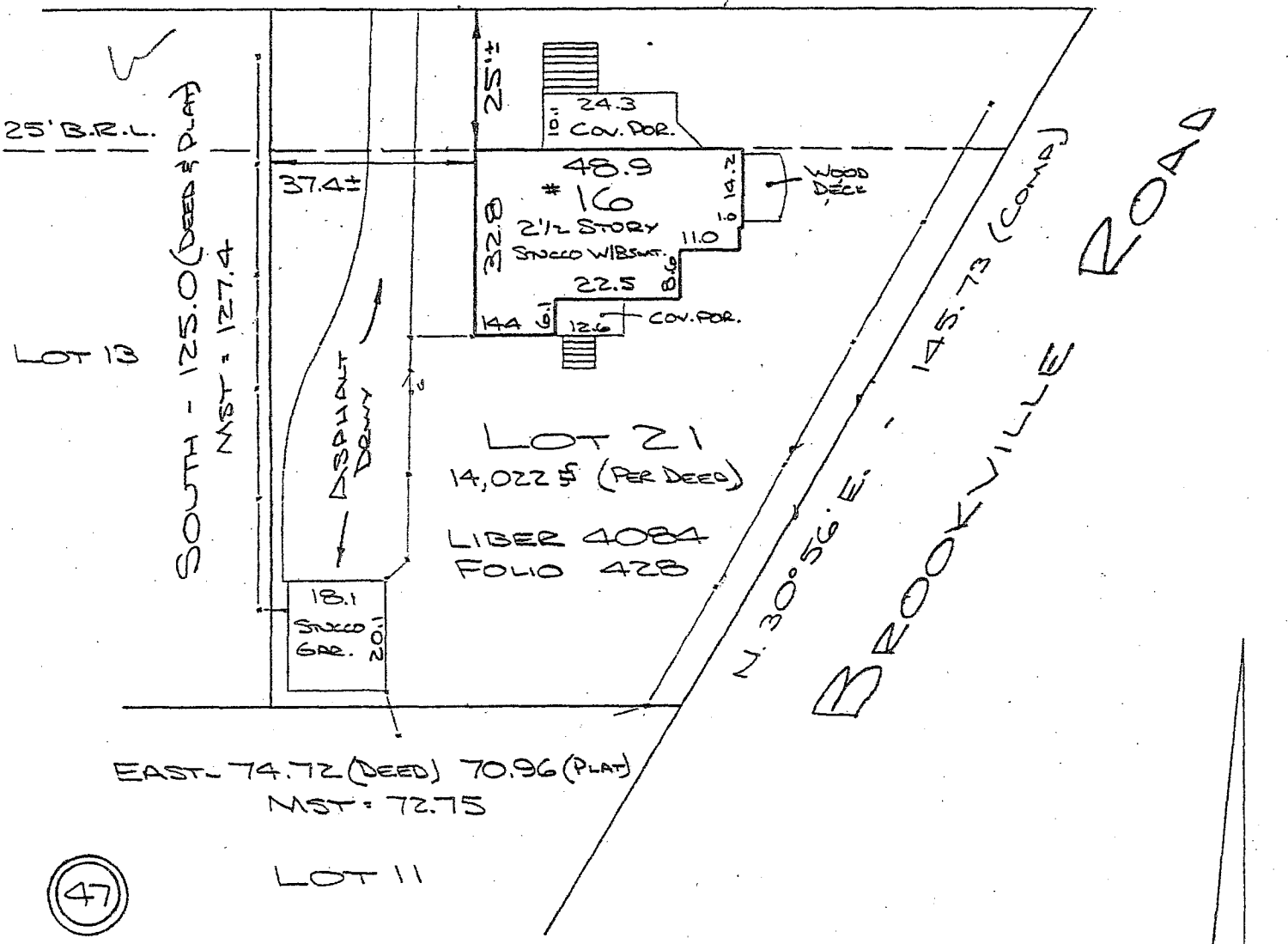
Brookville Road Setback	15'	In the case of a corner lot, if the adjoining lot on one of the streets either does not front on that street or is in a nonresidential zone, the setback from that street line must be at least 15'.
-------------------------	-----	--

Maximum Building Height	35'
-------------------------	-----

Research

16 NEWLANDS STREET

WEST - 149.63 (DEED+PLAT)



NOTE: DEED, PLAT & MEASURED DISTANCES OF SUBJECT LOT ARE NOT CONSISTENT HEREON. LOCATION SOLELY BASED PER CONTROL POINTS RECOVERED ON SUBJECT PROPERTY. MST = MEASURED DISTANCES.

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
NOTE: This survey prepared for title purposes only.

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SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND
Shown in Plat Book 2 Plat 106 Scale 1" = 30'

I hereby certify that the position of the existing improvements on the ab described property have been established by accepted field practices, and unless otherwise shown there are visible encroachments.

Research
LOUIS COHEN
Registered Land Surveyor

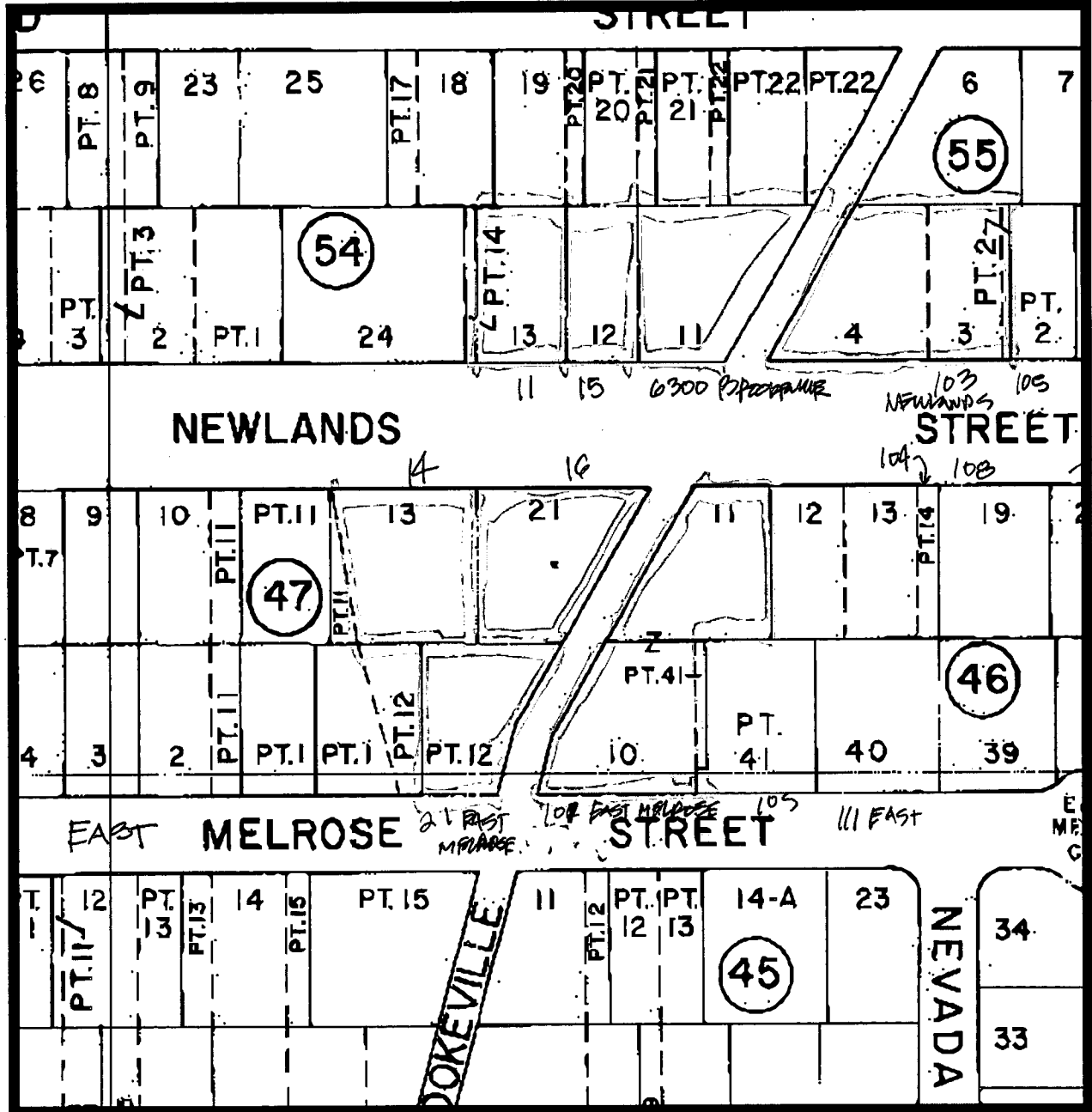
APR 15 2003



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

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District - 07 Account Number - 00456970



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For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html

November 12, 2003

16 Newlands Street Adjacent Neighbors.
See attached map.

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Chevy Chase, Maryland 20815

Francis Saul
14 Newlands Street
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Jon C & T White
15 Newlands Street
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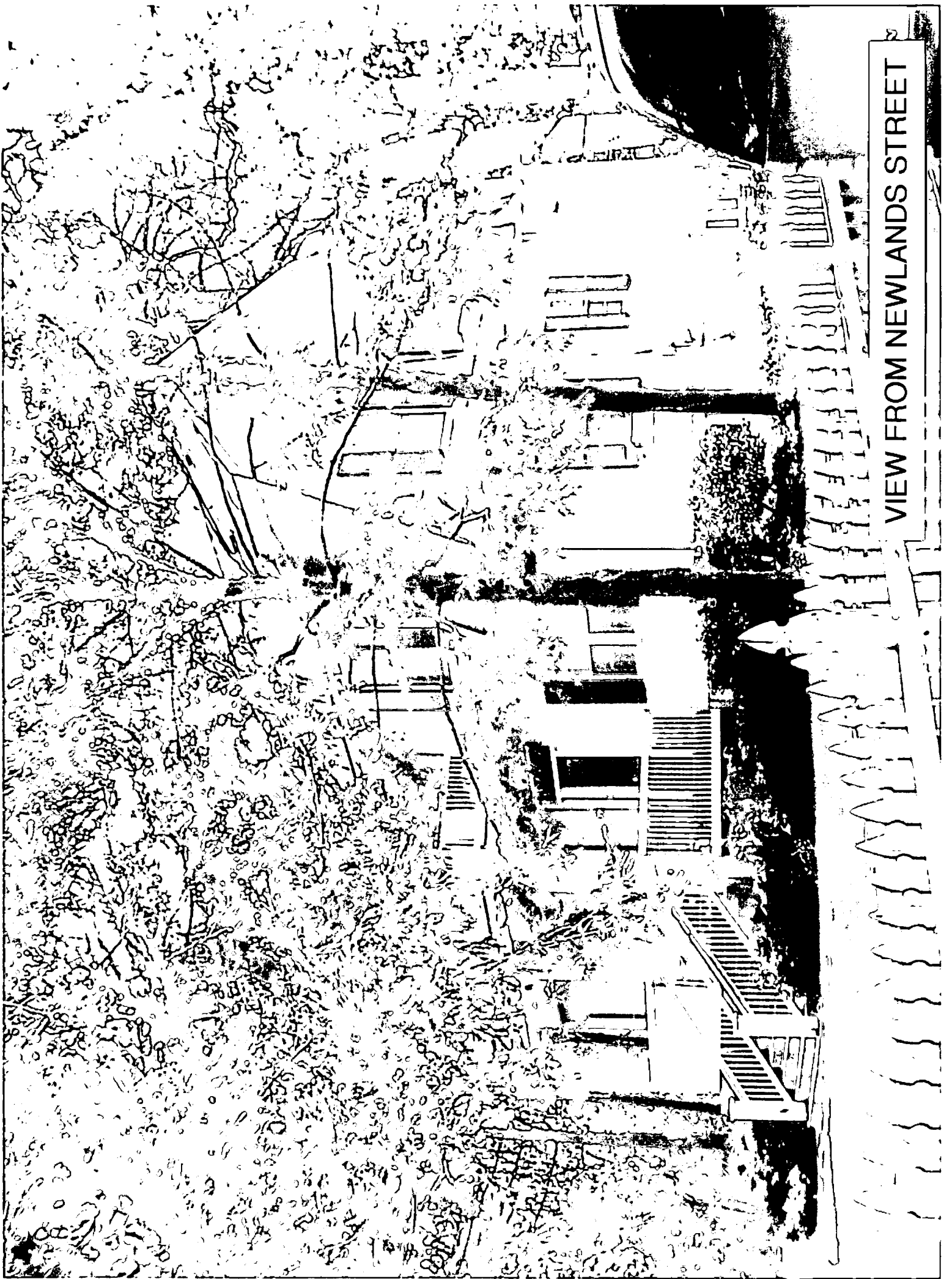
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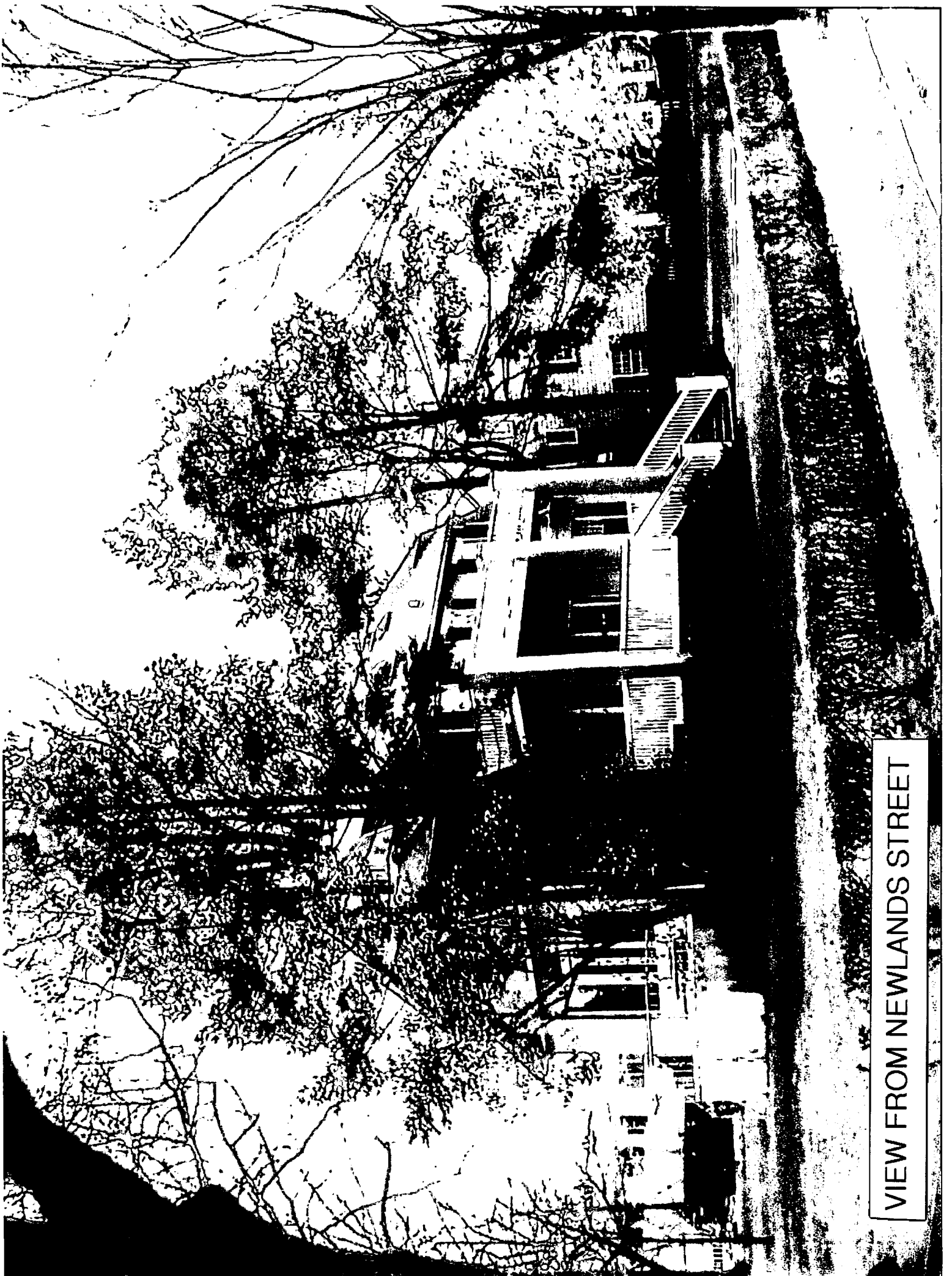
Michael Williams
21 East Melrose Street
Chevy Chase, Maryland 20815

Daniel Korengold
101 East Melrose Street
Chevy Chase, Maryland 20815

Note: Information is based on www.dat.state.md.us website.



VIEW FROM NEWLANDS STREET

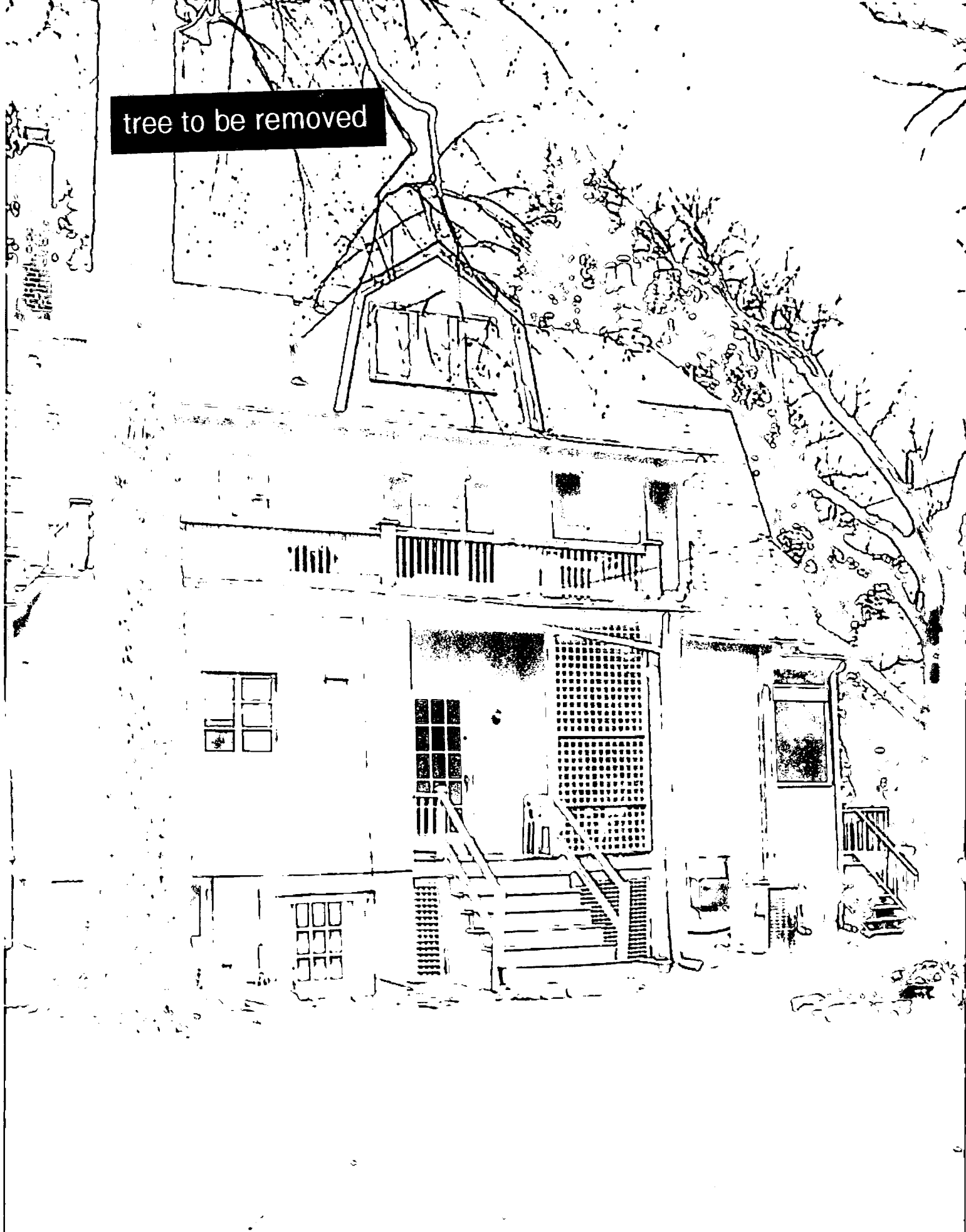


VIEW FROM NEWLANDS STREET



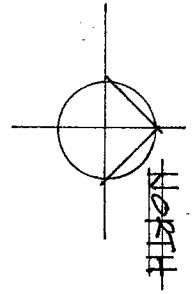
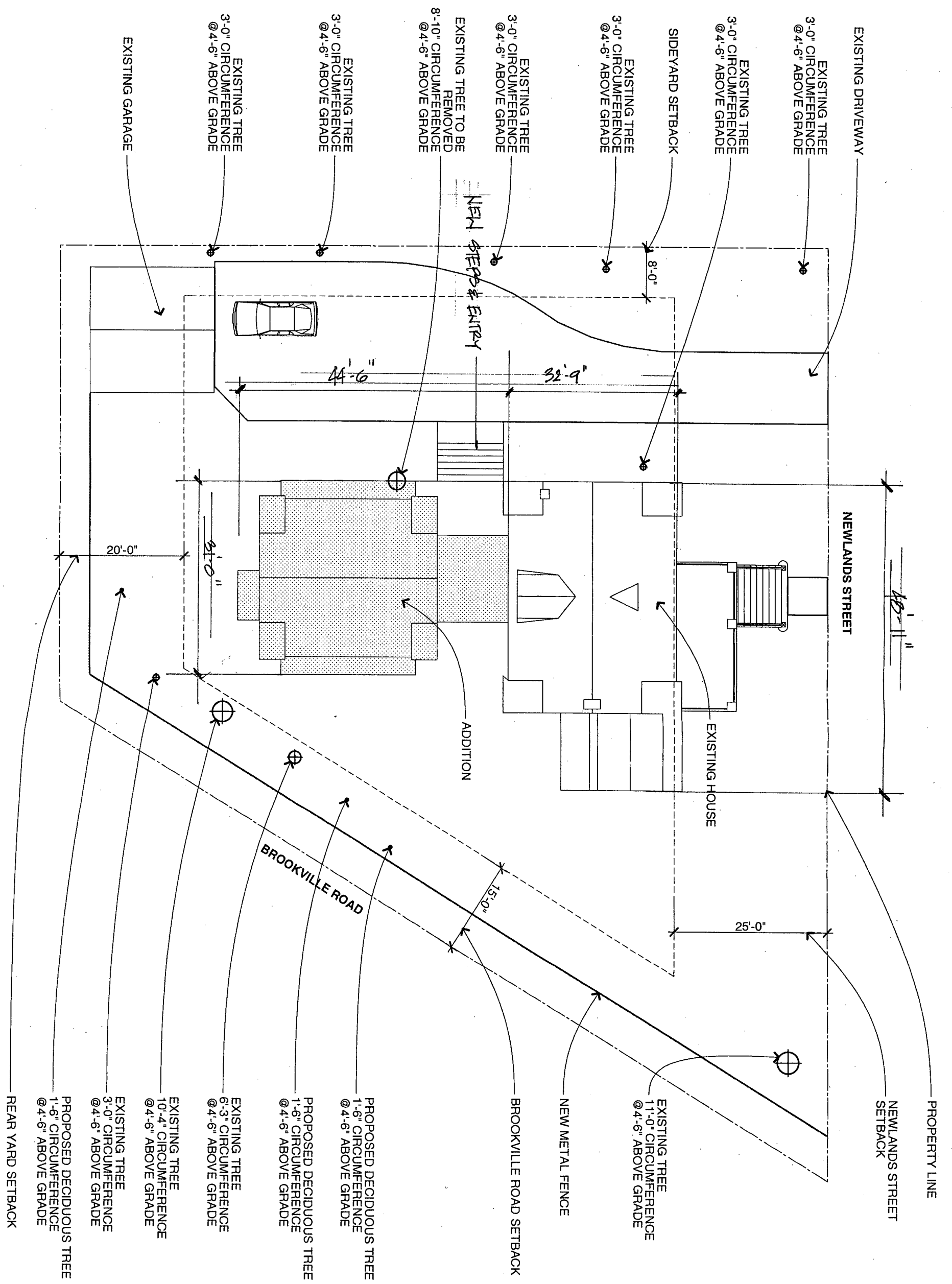
VIEW FROM DRIVEWAY

tree to be removed

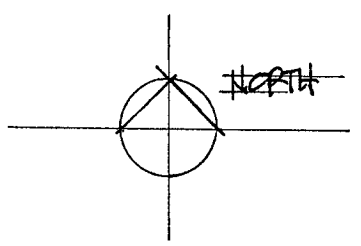
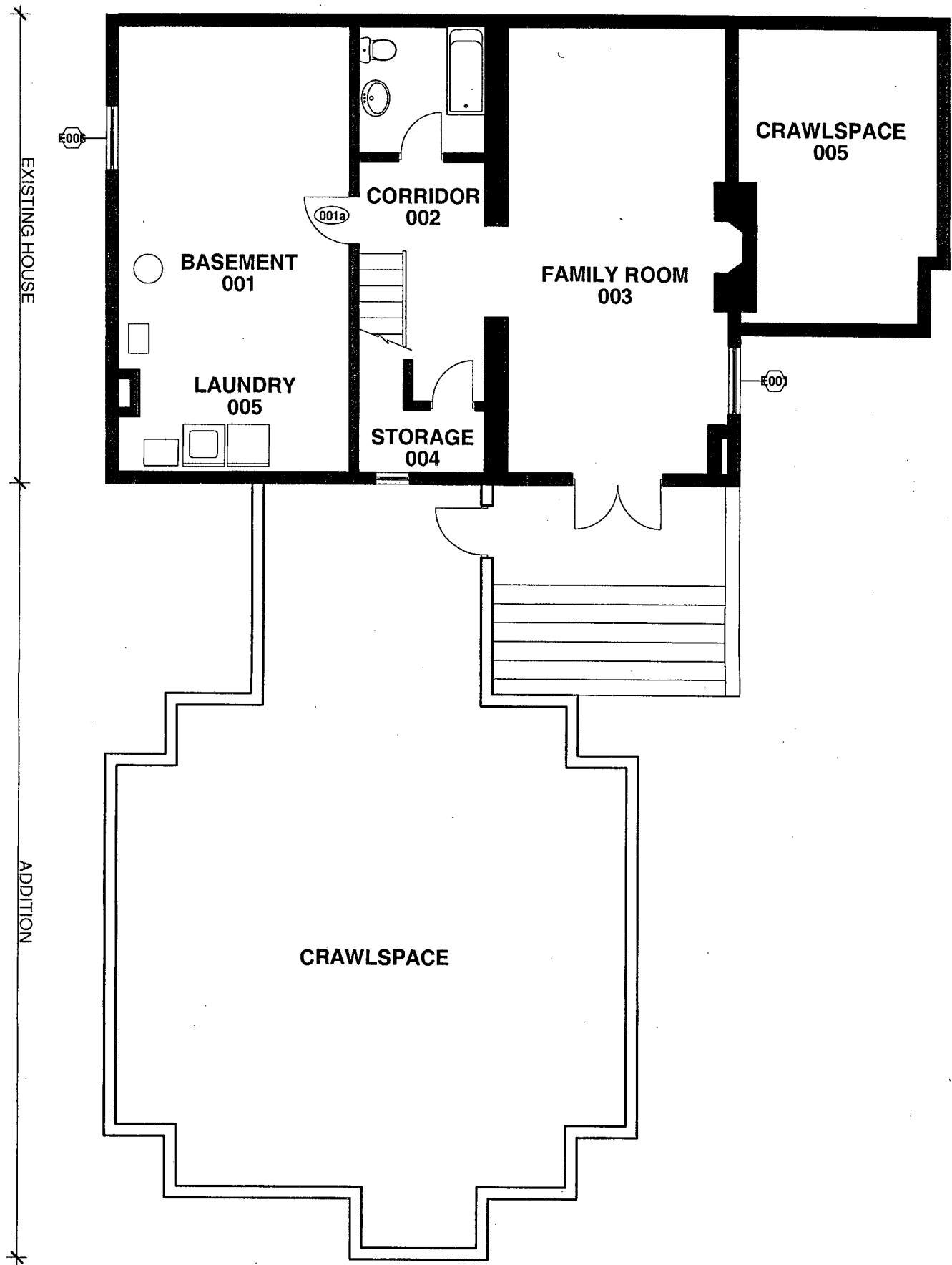


VIEW FROM REAR YARD

Site Plan

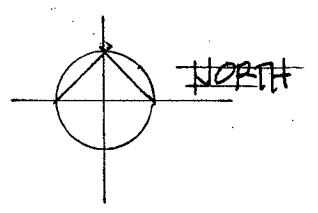
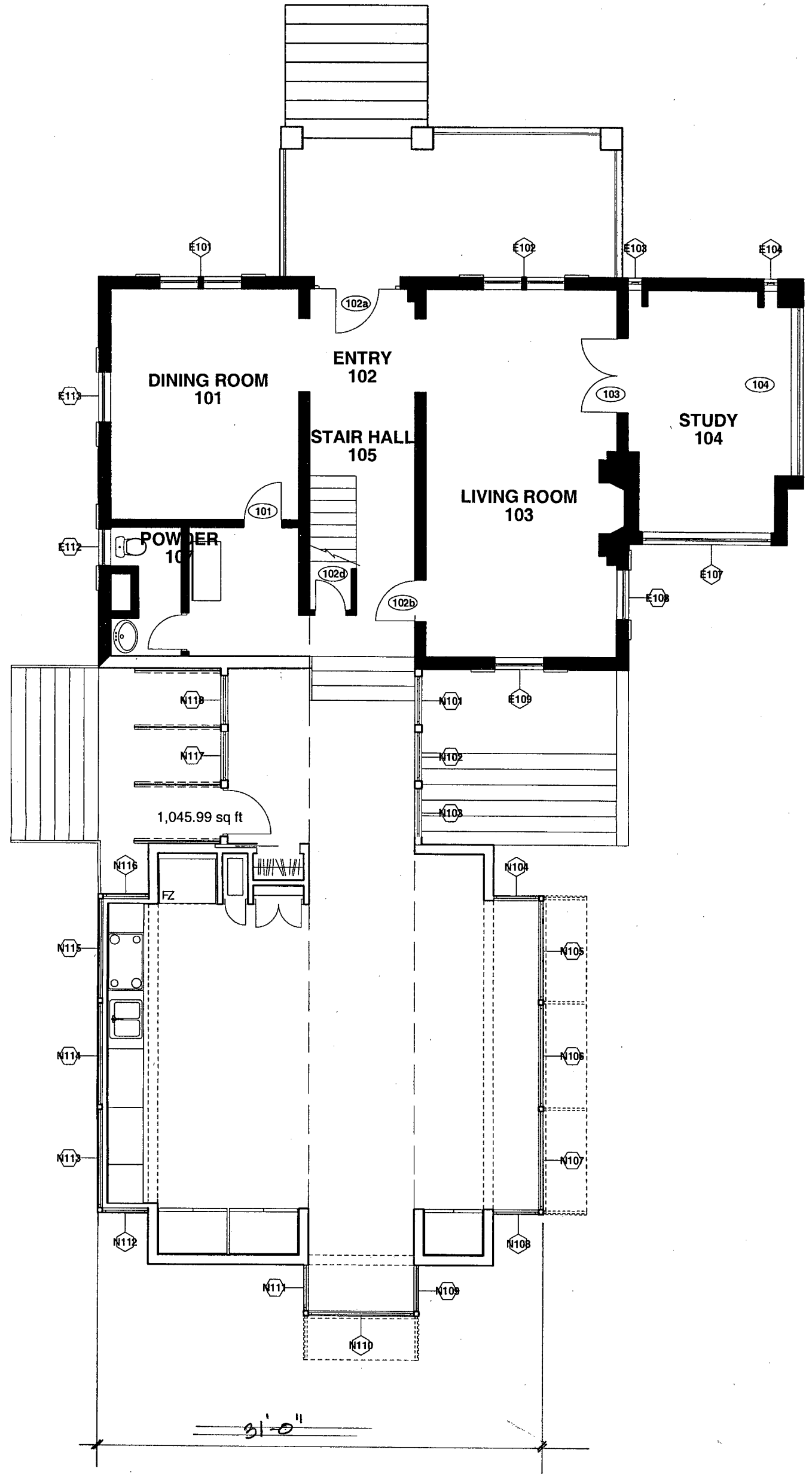


01
Basement
 SCALE: 1/8" = 1'-0"



01
Ground Floor
 SCALE: 1/8" = 1'-0"

EXISTING HOUSE
 ADDITION

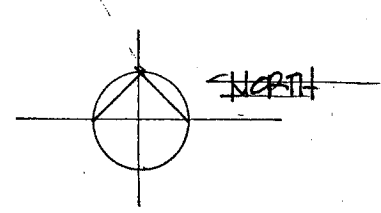
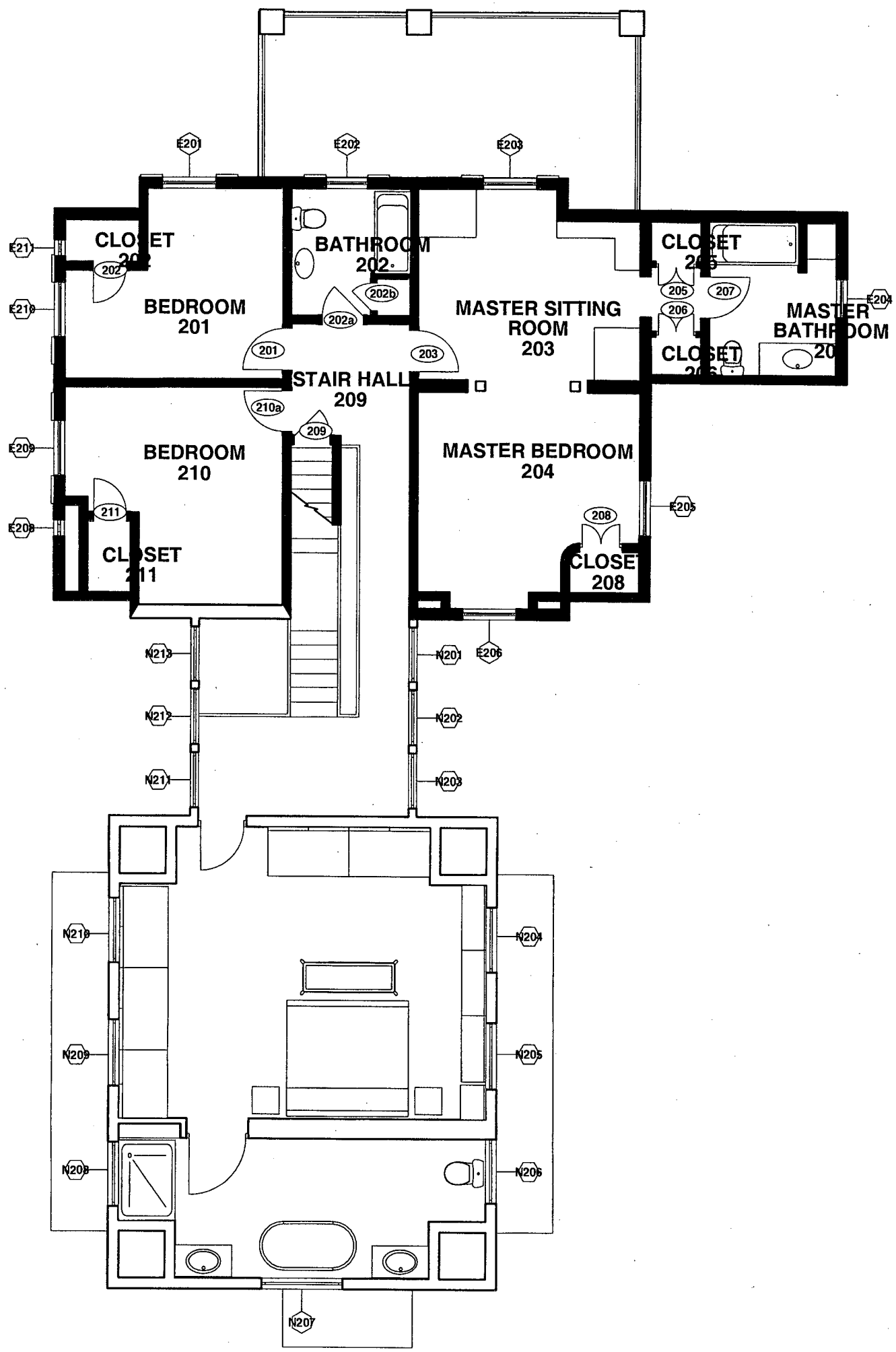


01

Second Floor

SCALE: 1/8" = 1'-0"

EXISTING HOUSE
ADDITION



CORE

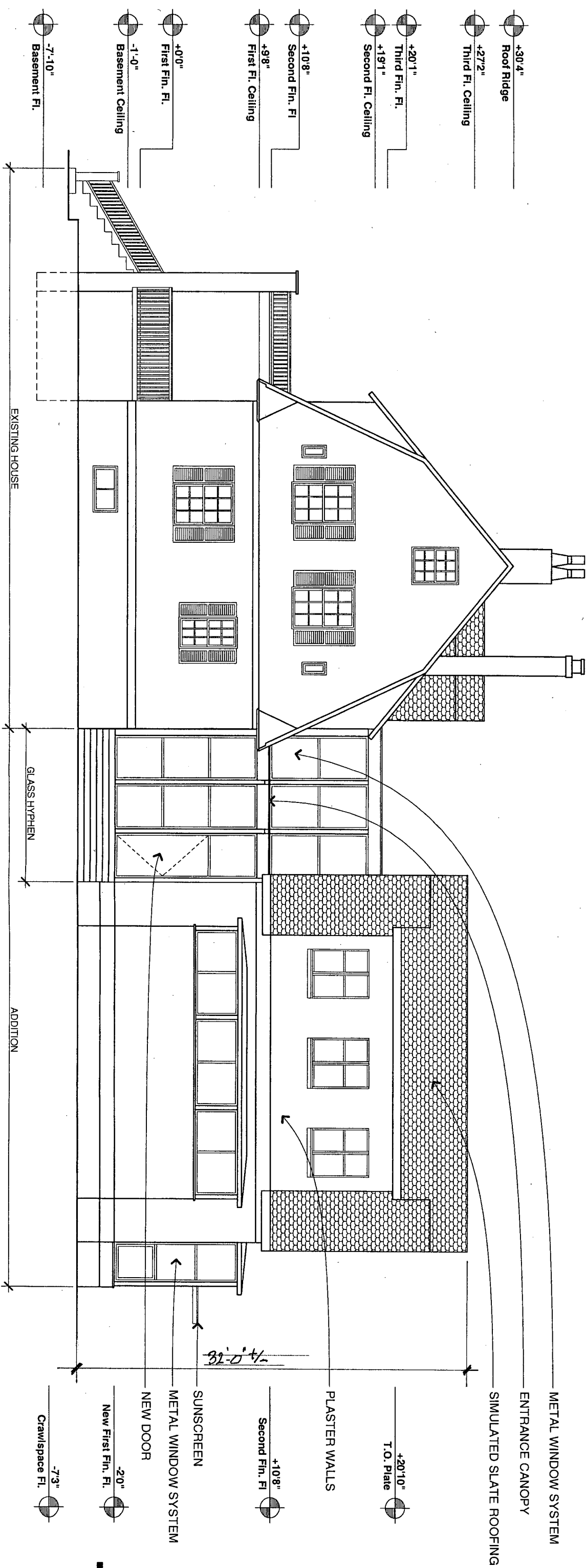
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 washington, dc 20007
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 E GEN@COREdc.com

MORGENSTEIN RESIDENCE

16 Newlands Street
 Chevy Chase, Maryland

PN: 03016.00
 DT: 11/12/03
 DB:
 CB:

SK-703



01

West Elevation

SCALE: 1/8" = 1'-0"

CORE

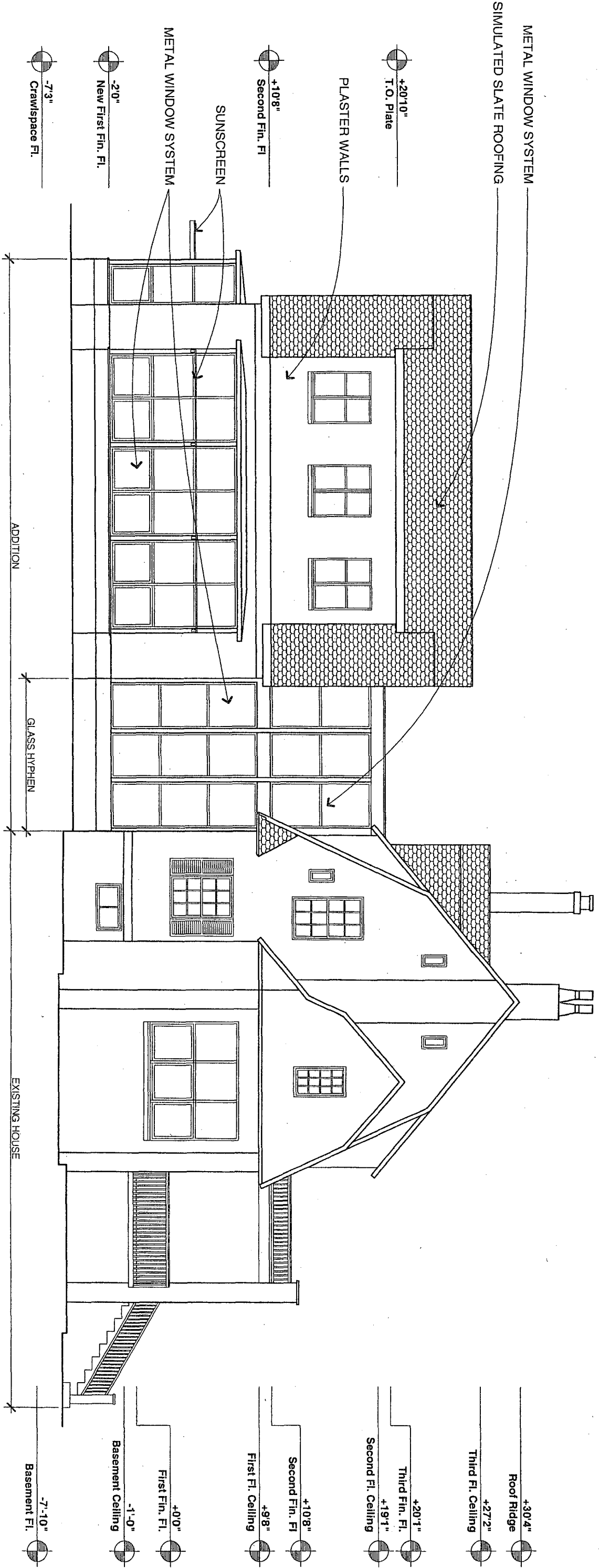
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01

East Elevation

SCALE: 1/8" = 1'-0"

MORGENSTEIN RESIDENCE

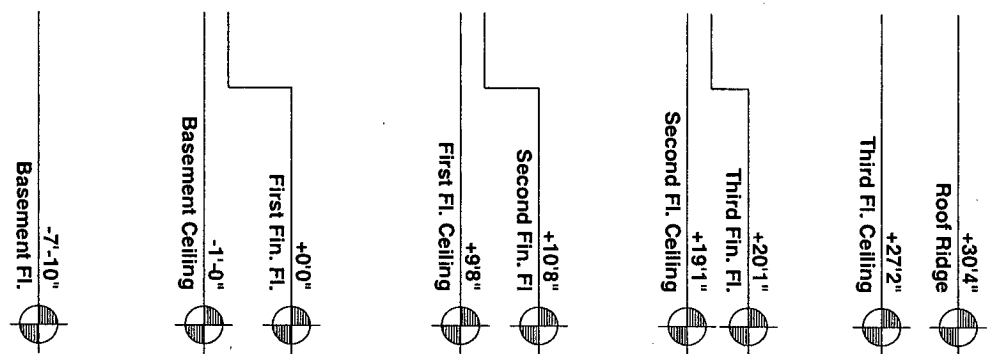
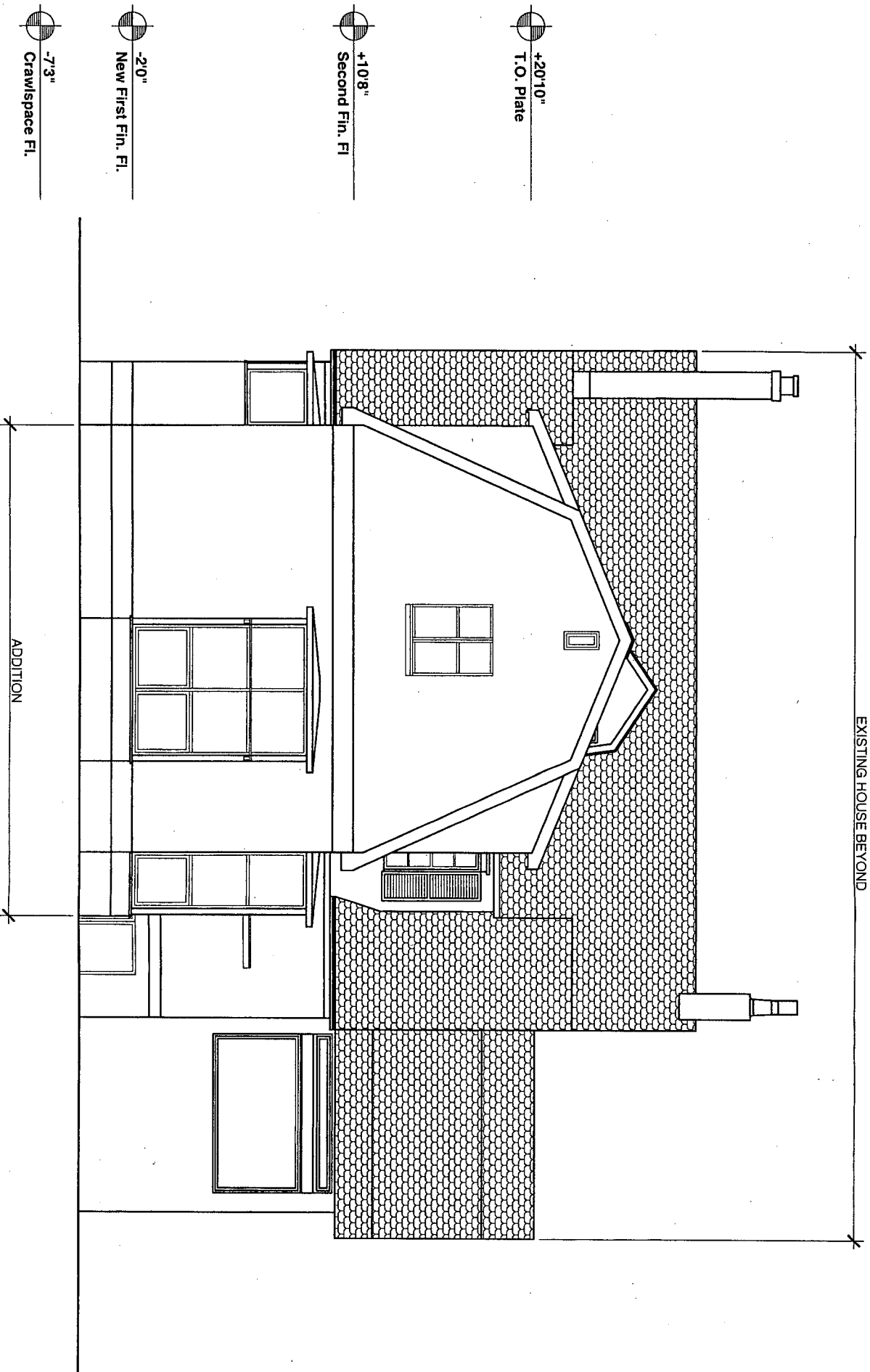
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01

South Elevation

SCALE: 1/8" = 1'-0"



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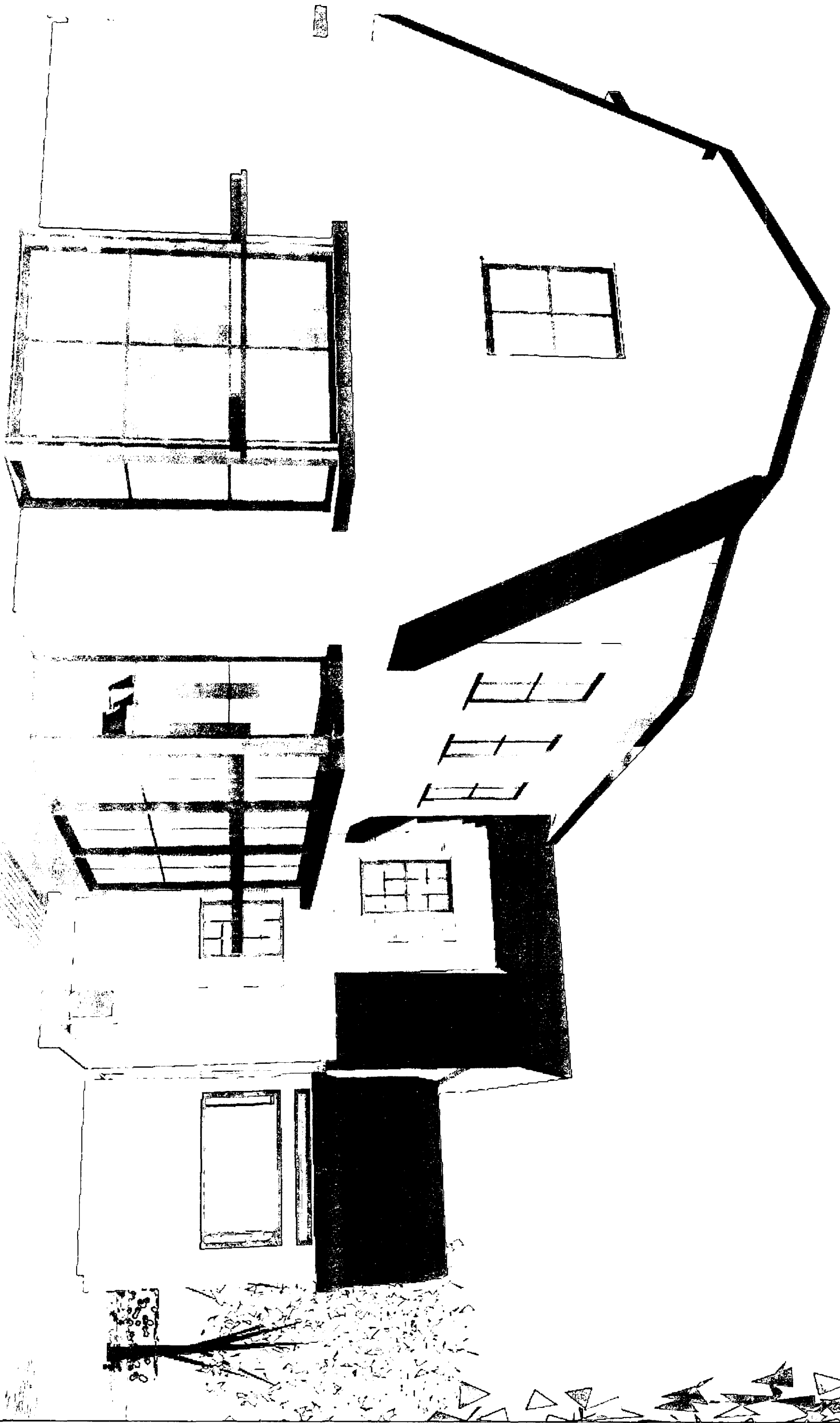
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CB:

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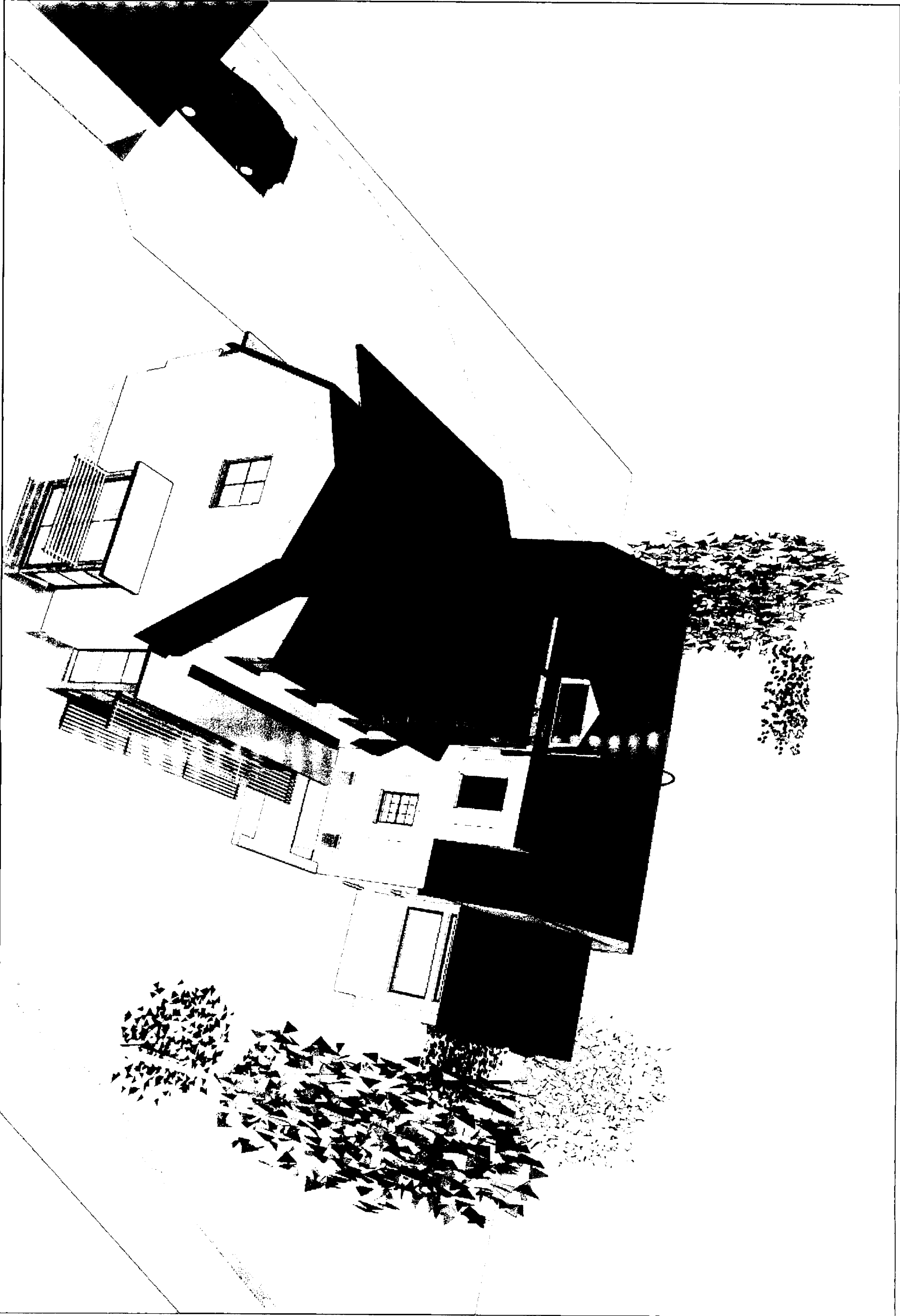
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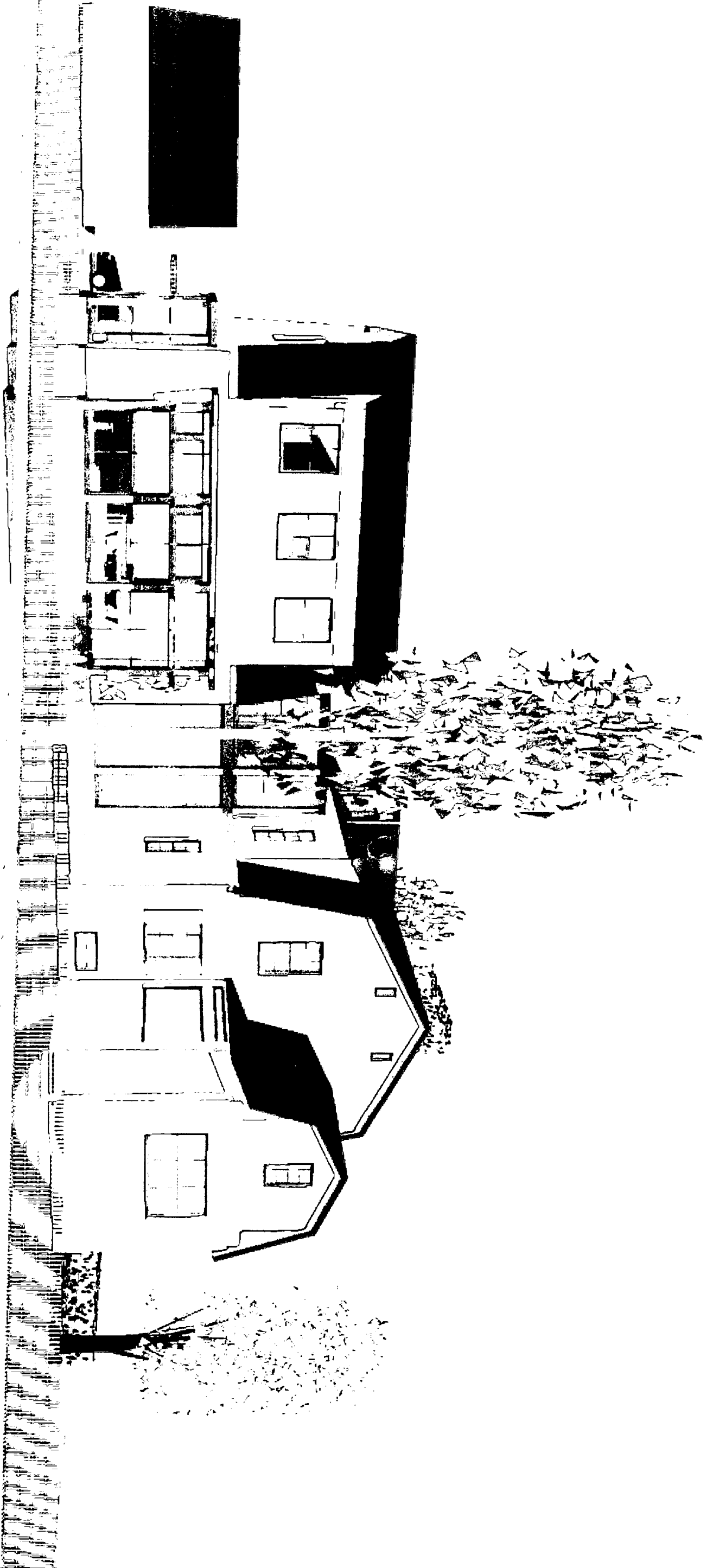
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