

16 Newlands St, Chevy Chase
PRELIMINARY CONSULTATION

CORE

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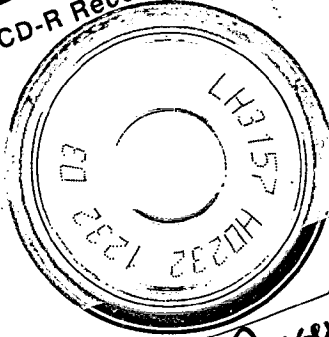
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12/03/02

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*HAWP Presentation
Morgenstein
Residence*

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.

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.

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.

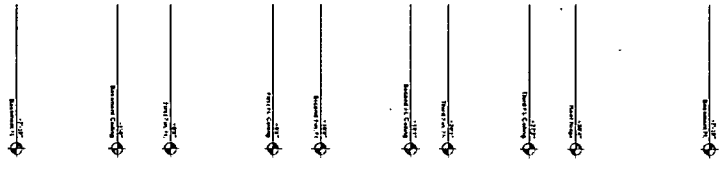
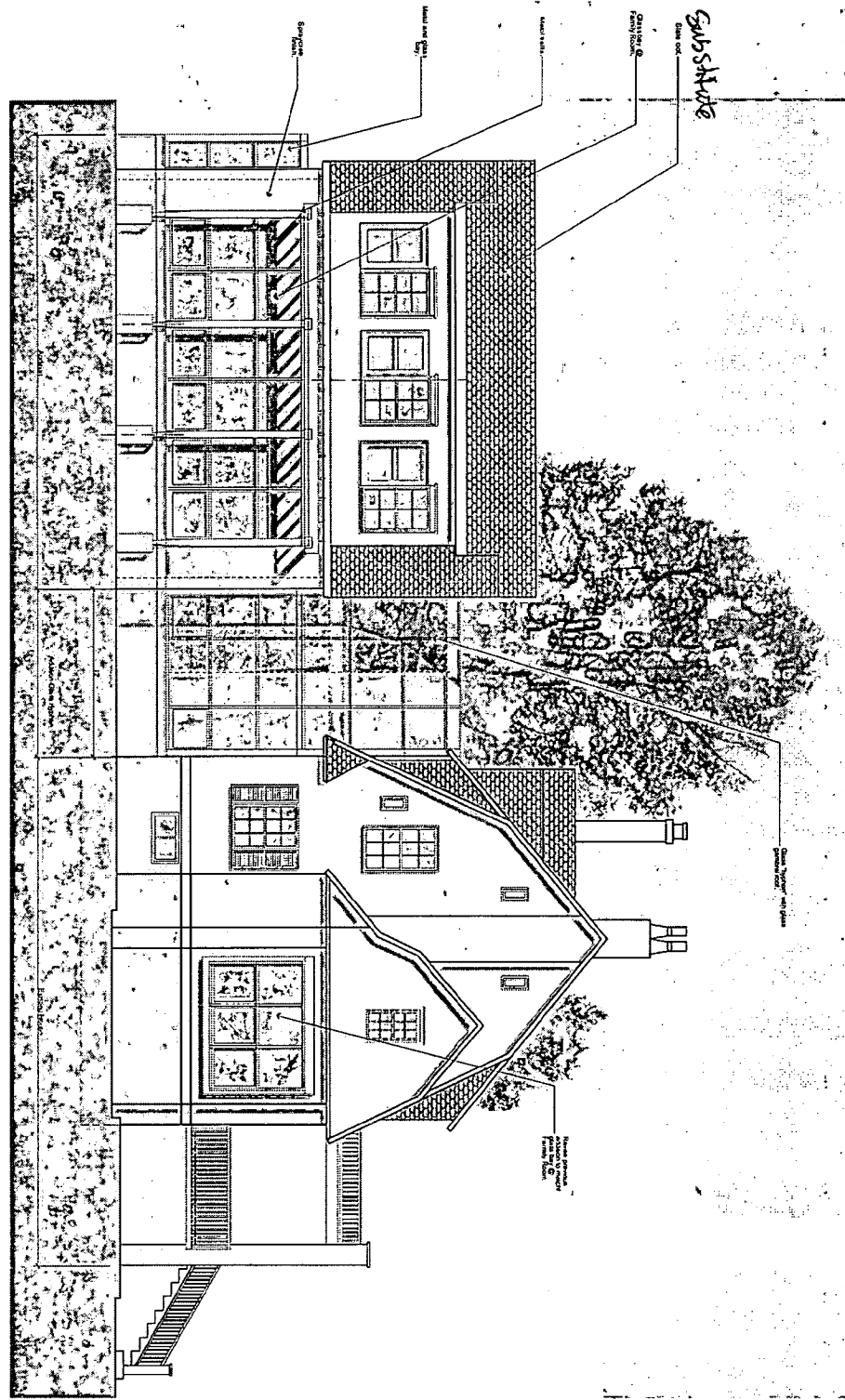
An existing tree will have to be removed for the addition to occur. At 4'-6' above the ground, the tree is 8"-10" in diameter. We will need to apply for Tree Removal Application. We are developing a landscaping plan to include planting a number of species of trees that were original to the property,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

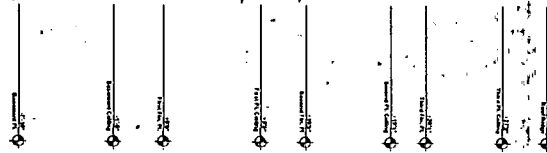
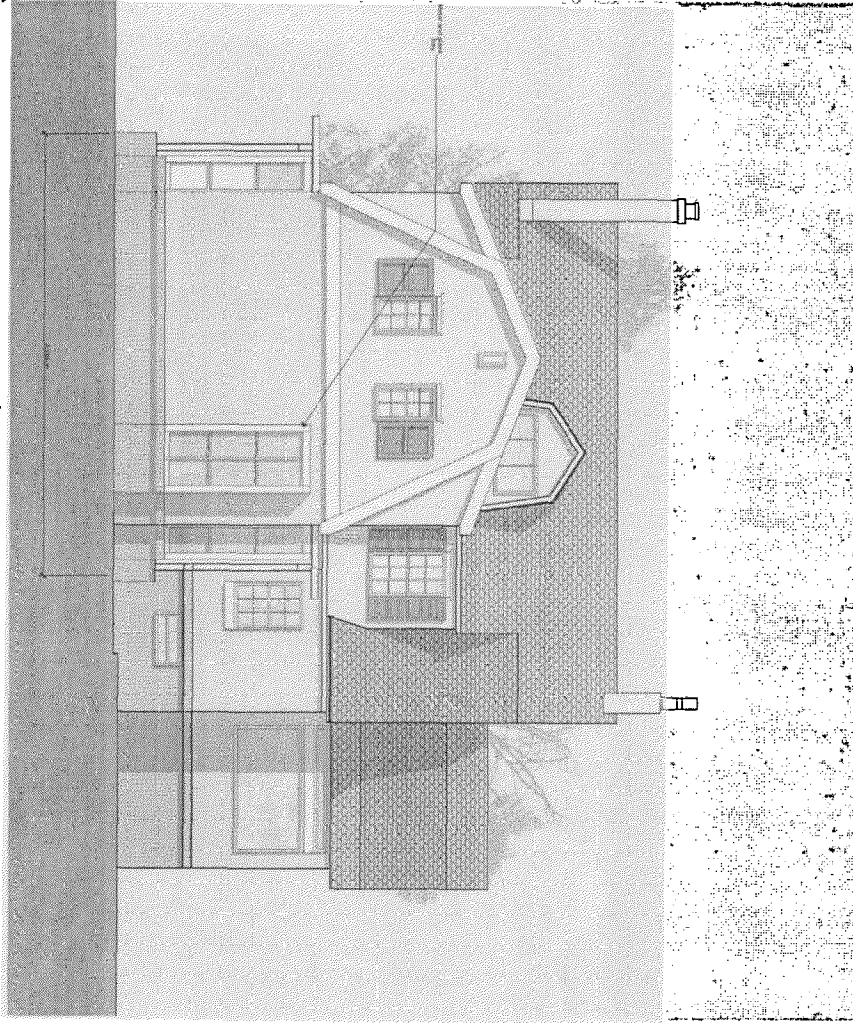
Sincerely,

Dale A. Stewart
CORE

EAST ELEVATION
7/23/03



SOUTH ELEVATION
7/23/03



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MORGENSTEIN RESIDENCE

16 Newlands Street
Cherry Chase, Maryland

PN: 03016.00 *

DT: July 28, 2003

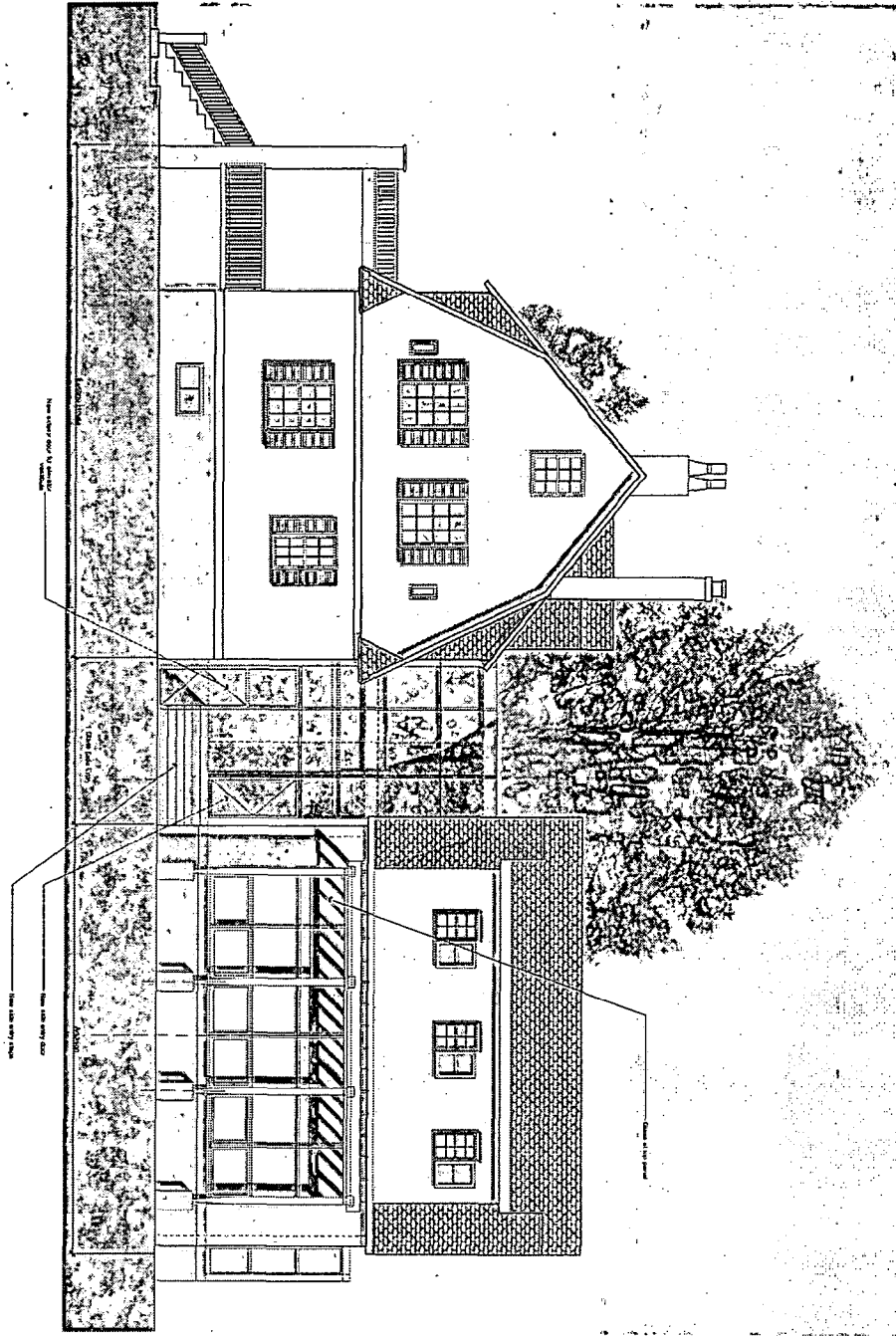
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CB: RIS

SK-61

7

WEST ELEVATION
7/23/03



- 1. 1st Floor
- 2. 2nd Floor
- 3. 3rd Floor
- 4. 4th Floor
- 5. 5th Floor
- 6. 6th Floor
- 7. 7th Floor
- 8. 8th Floor

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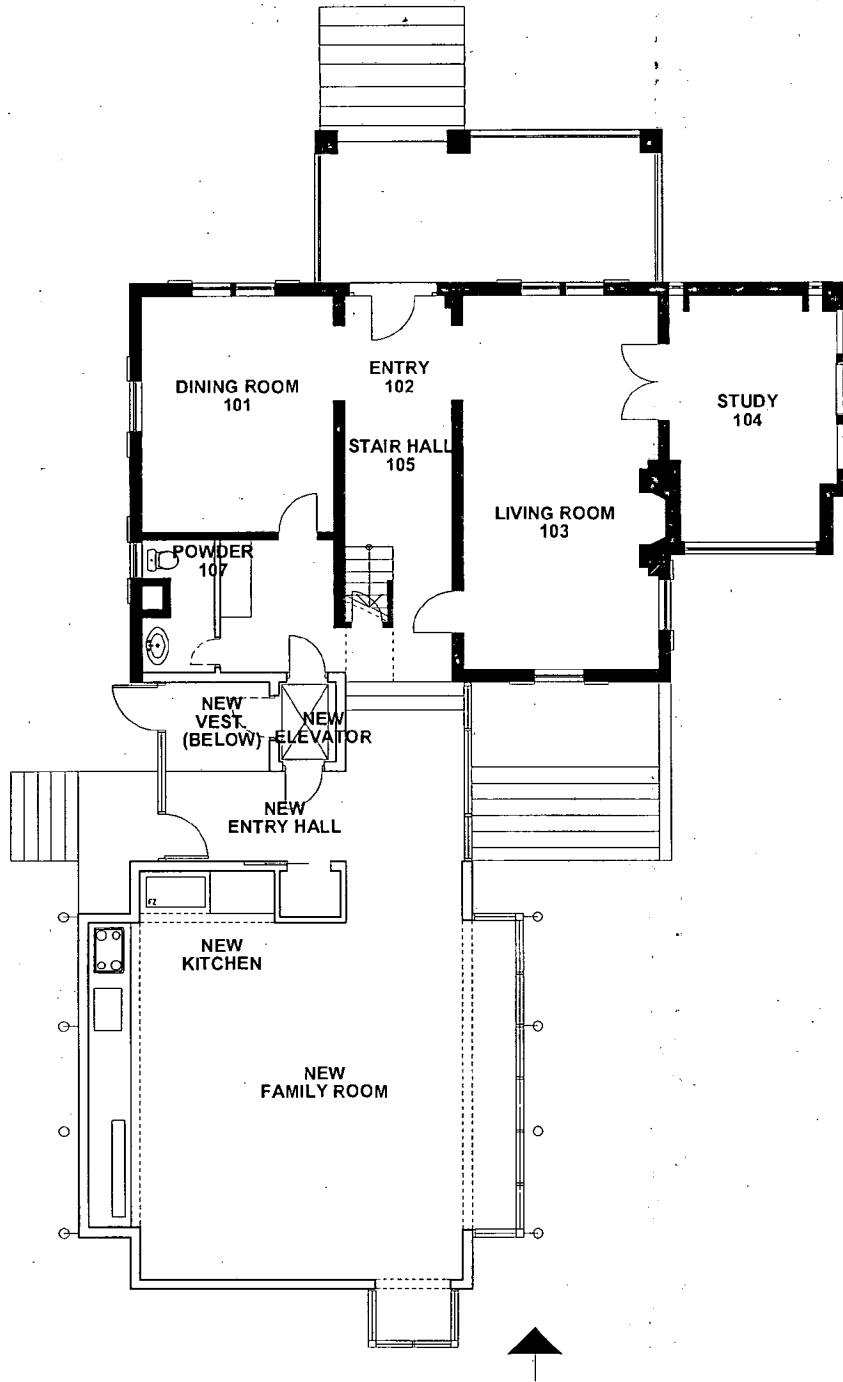
MORGENSTEIN RESIDENCE
 18 Newlands Street
 Chevy Chase, Maryland

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

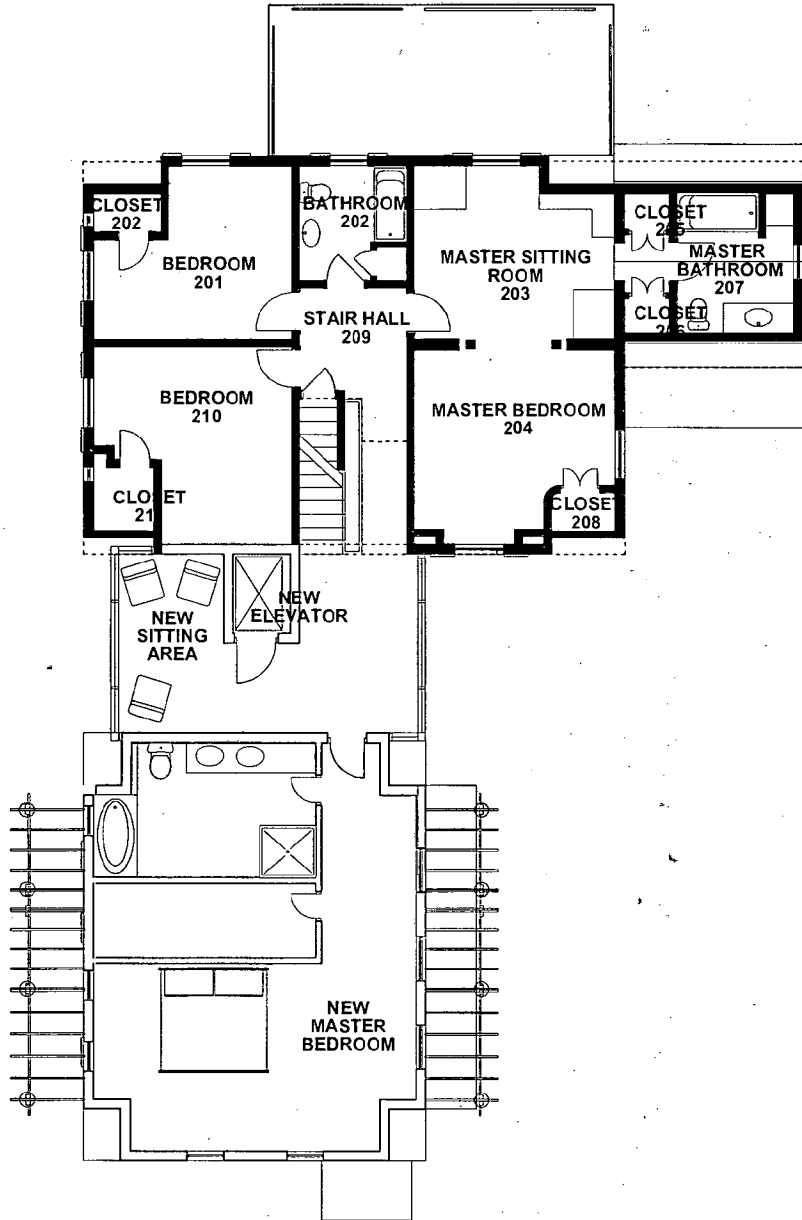
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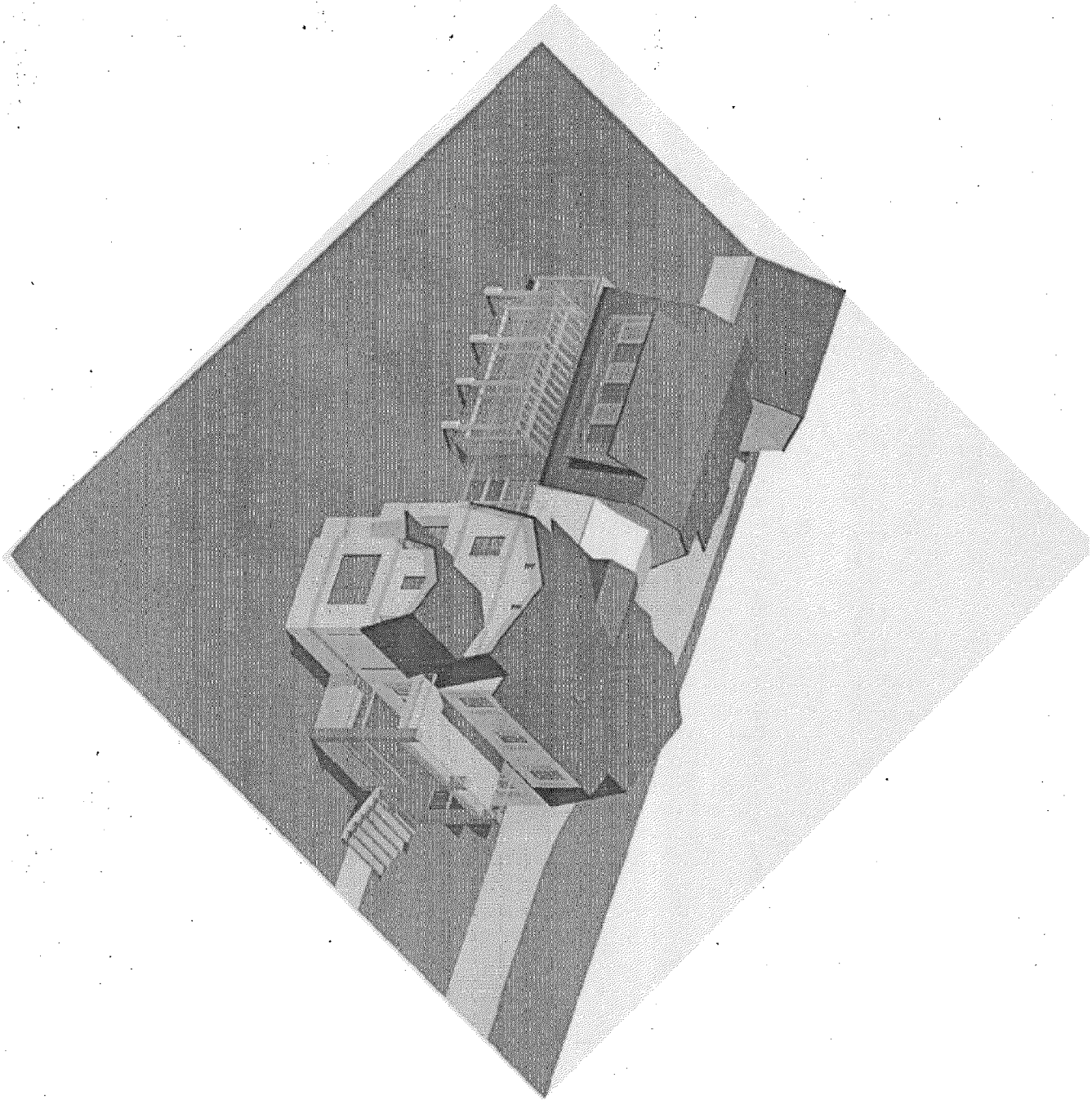
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GROUND FLOOR PLAN



SECOND FLOOR PLAN





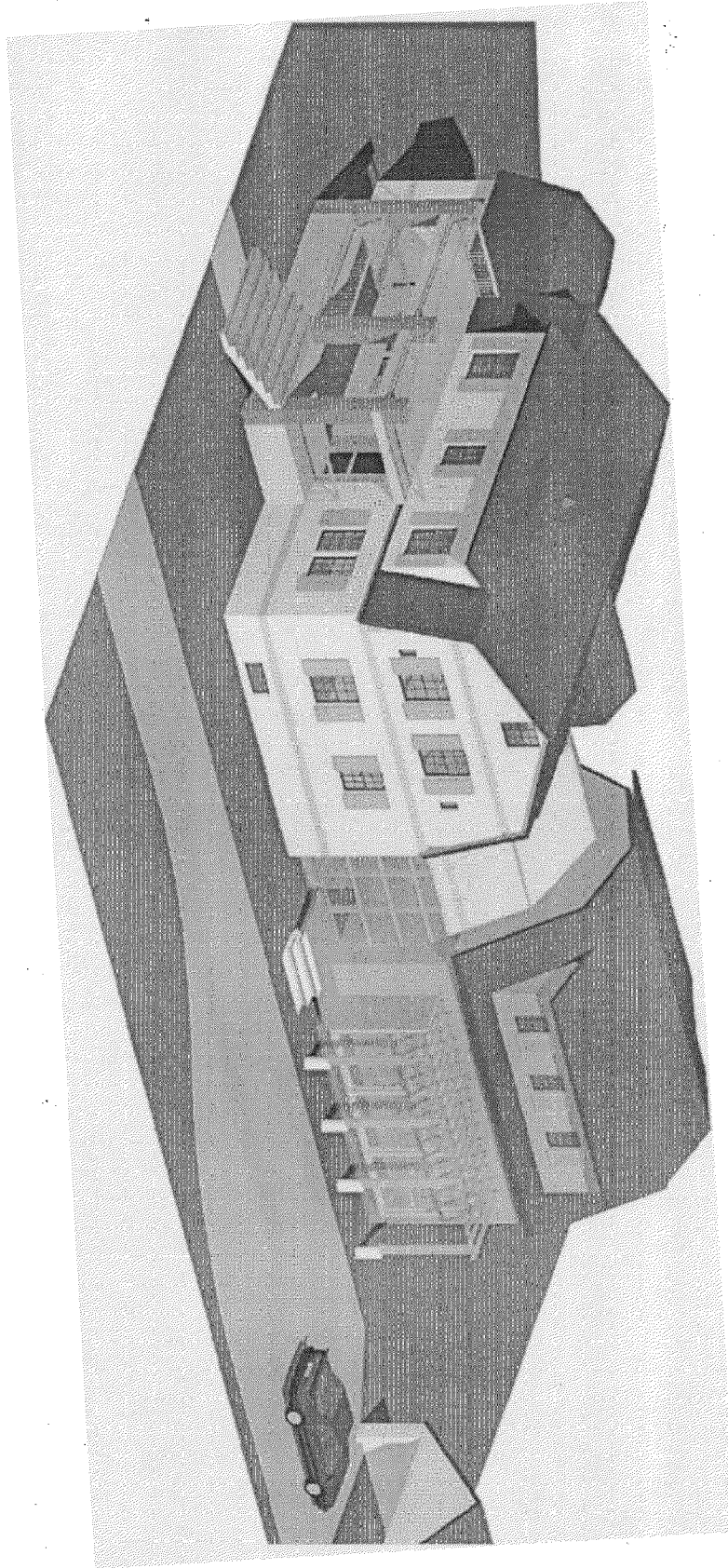
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MORGENSTEIN RESIDENCE
16 Newlands Street
Chevy Chase, Maryland

PN: 03016.00
DT: July 26, 2003
DB: M/W
CB:

SK-65

11



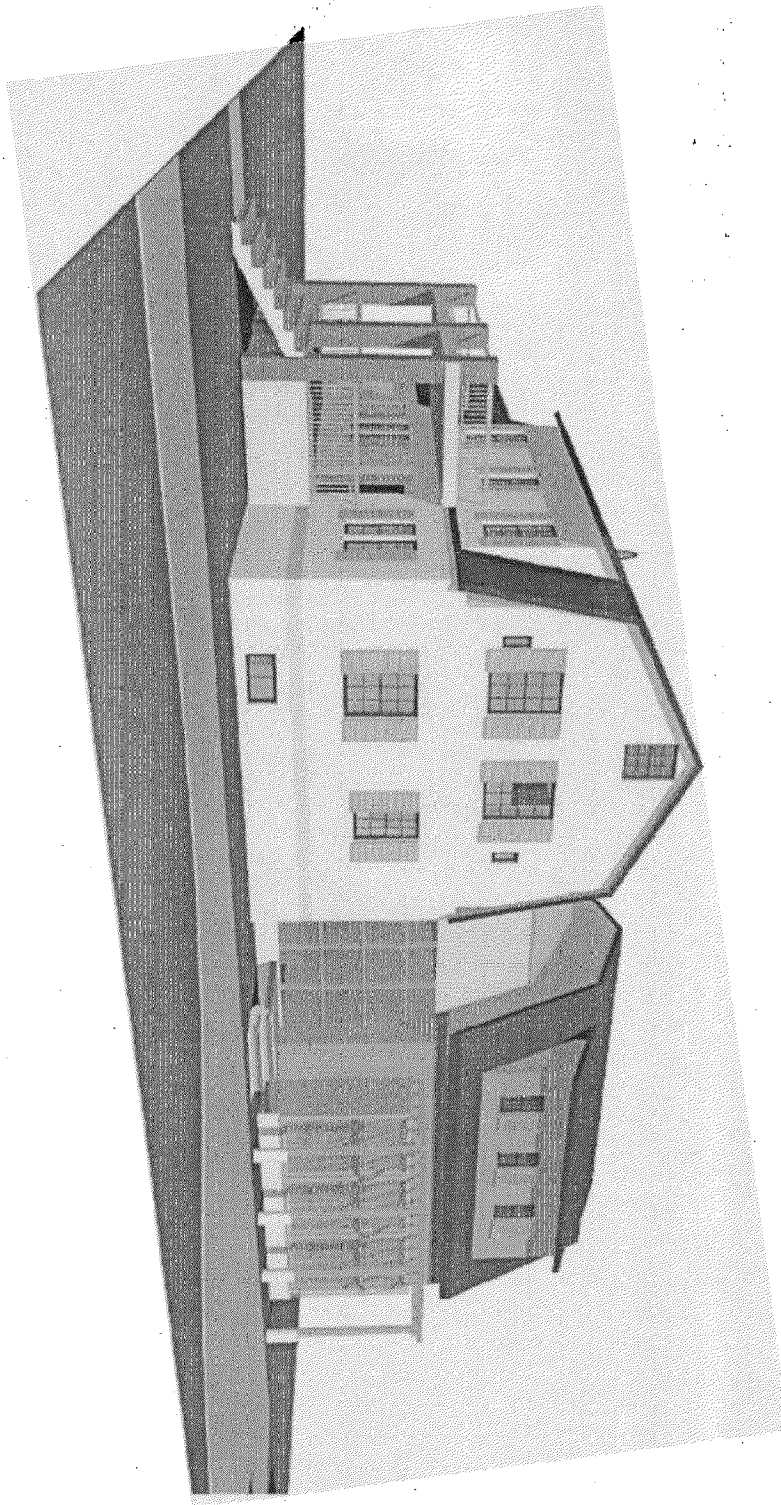
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MORGENSTEIN RESIDENCE
16 Newlands Street
Chevy Chase, Maryland

PN: 03016.00
DT: July 28, 2003
DB: MLW
CB:

SK-66

12



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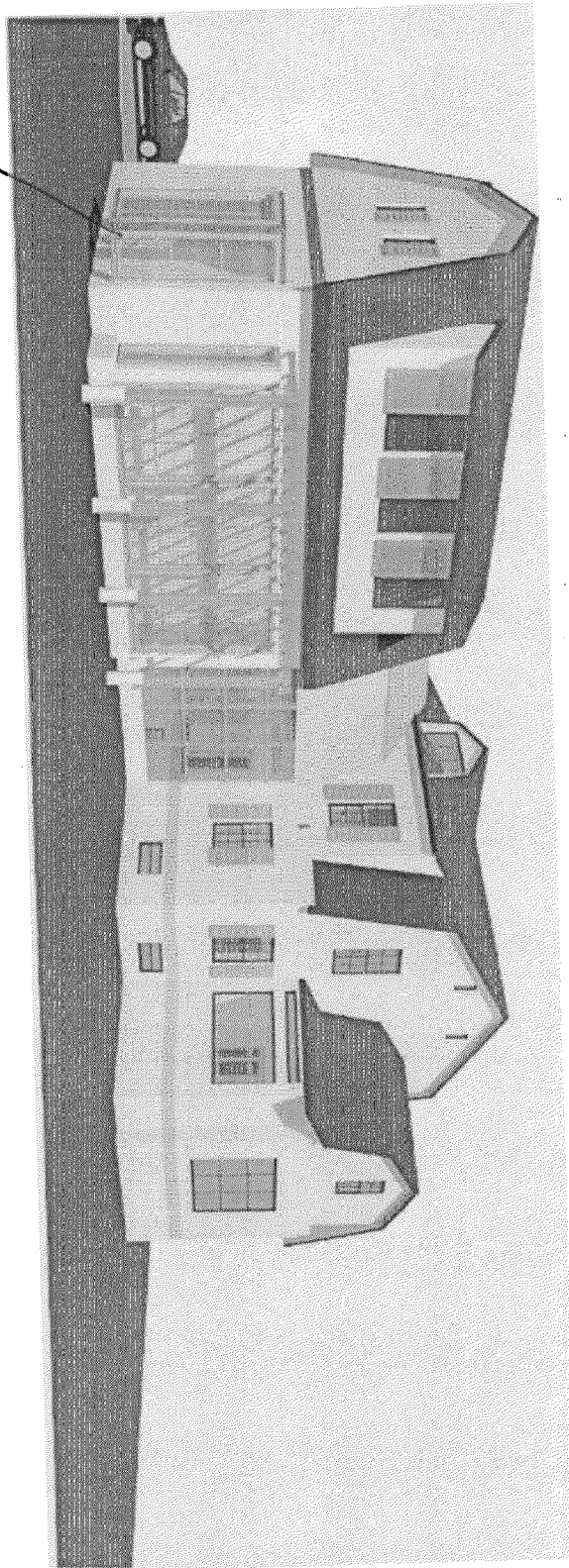
MORGENSTEIN RESIDENCE
16 Newlands Street
Chevy Chase, Maryland

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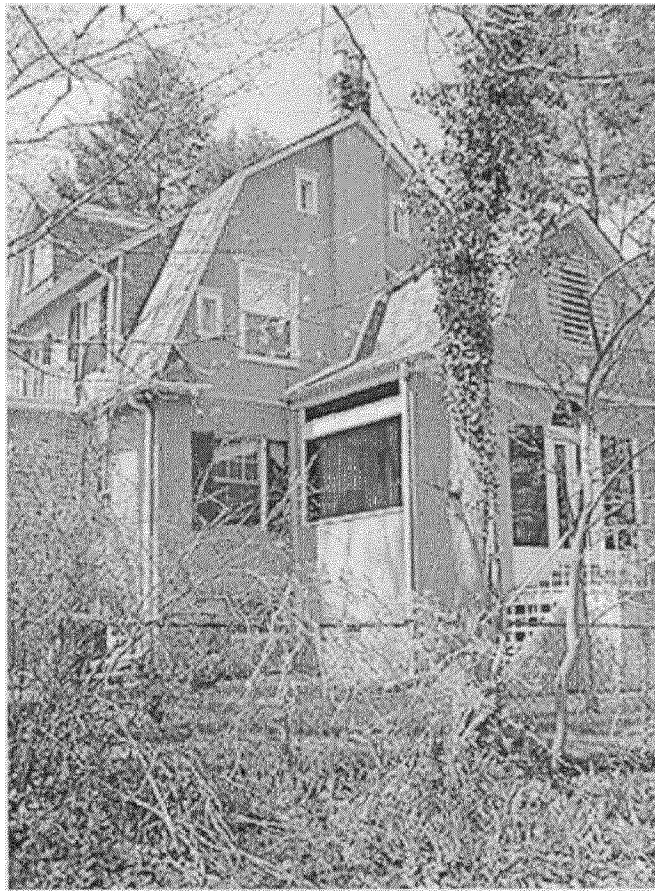
(B)

← glossed in gray (see elevations)

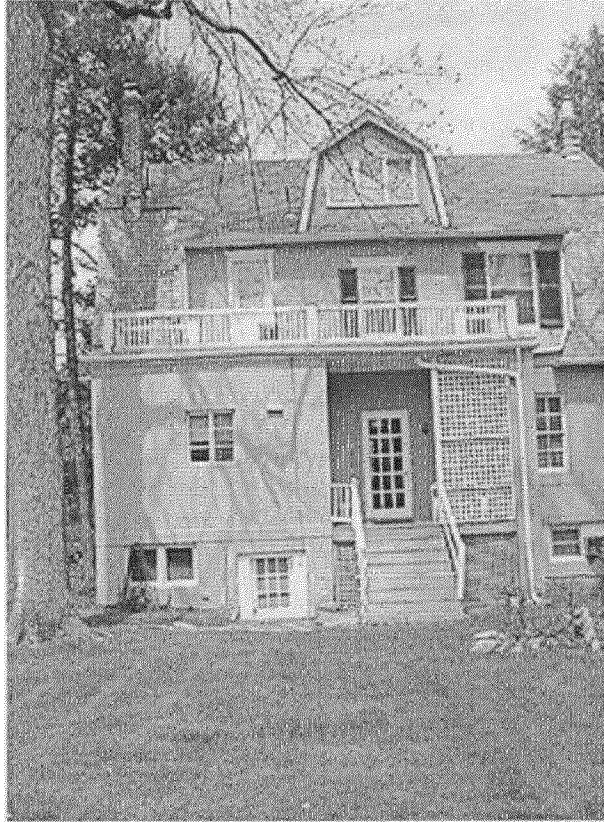




16 Newlands, North elevation



East Elevation



South elevation





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





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architecture
graphic design
interiors
master planning
retail

TRANSMITTAL

17 July 2003
2:00 PM

Ms. Corri Jimenez
The Maryland National Capital Park & Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

03016.00 Morganstein Residence

Reference: Sketches 36, 37, 38, and 39

Please see the enclosed Sketches 36, 37, 38 and 39 dated June 23, 2003.

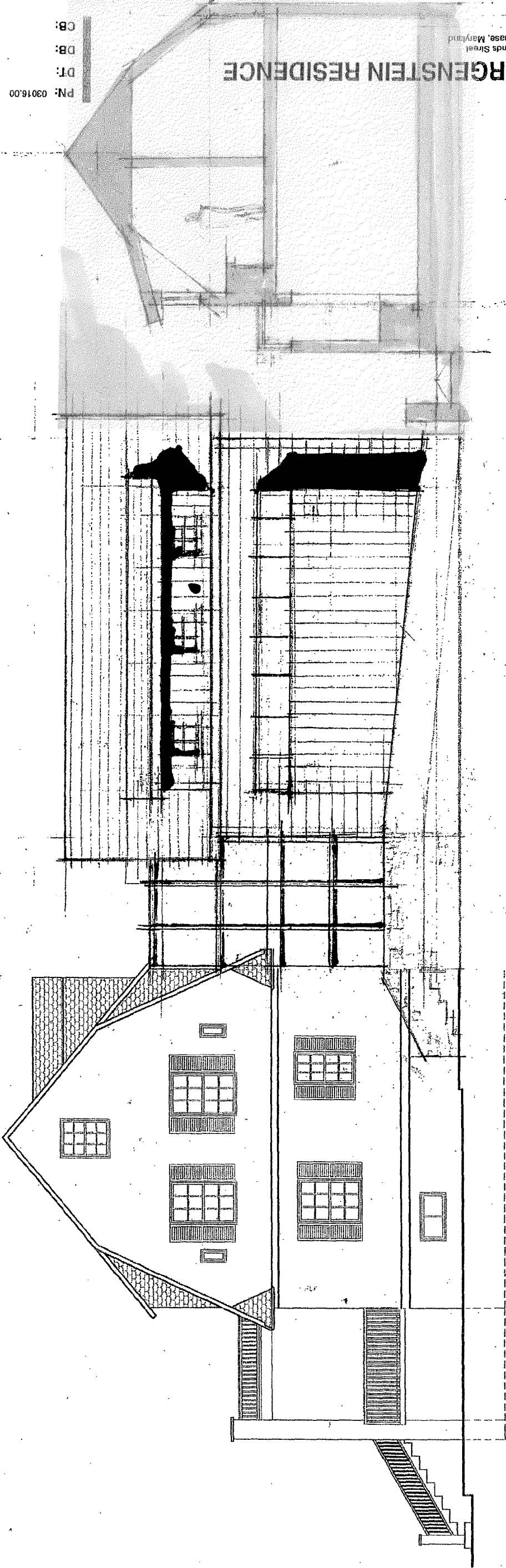
Stephanie Shapard for Ramon Santos

Messenger

MORGENSTEIN RESIDENCE

PN: 03016.00
DT:
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CB:

SK-38

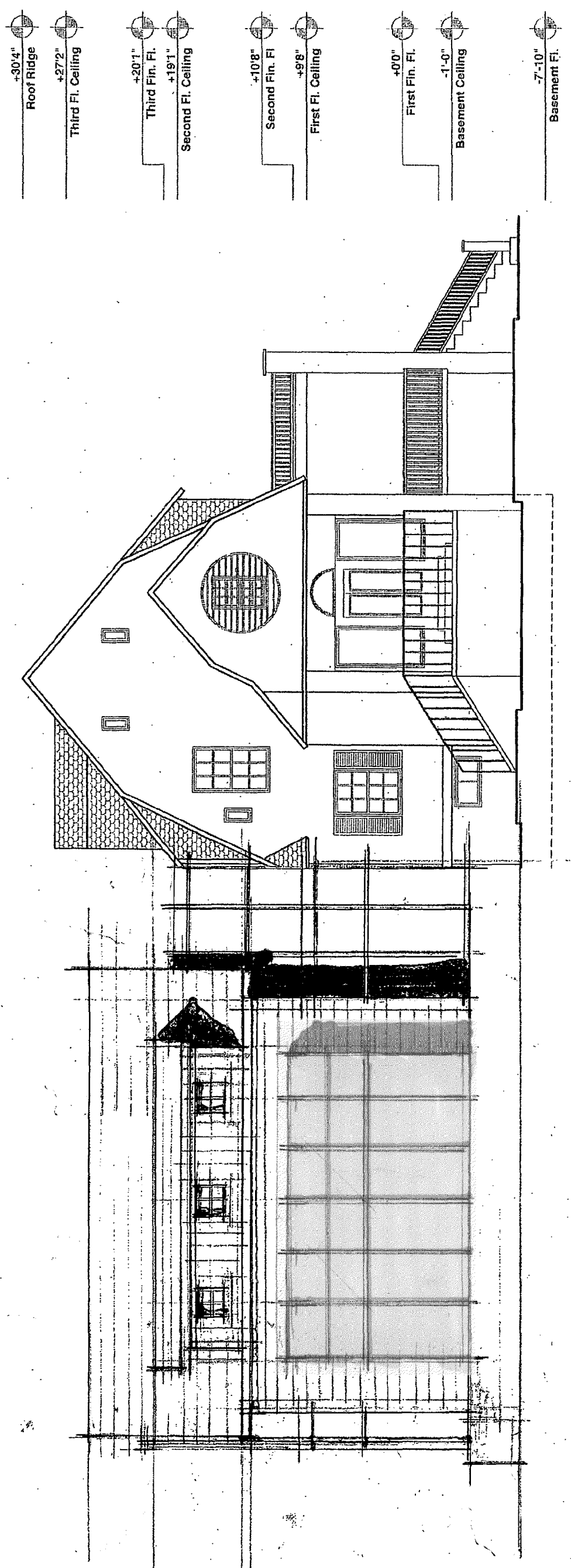


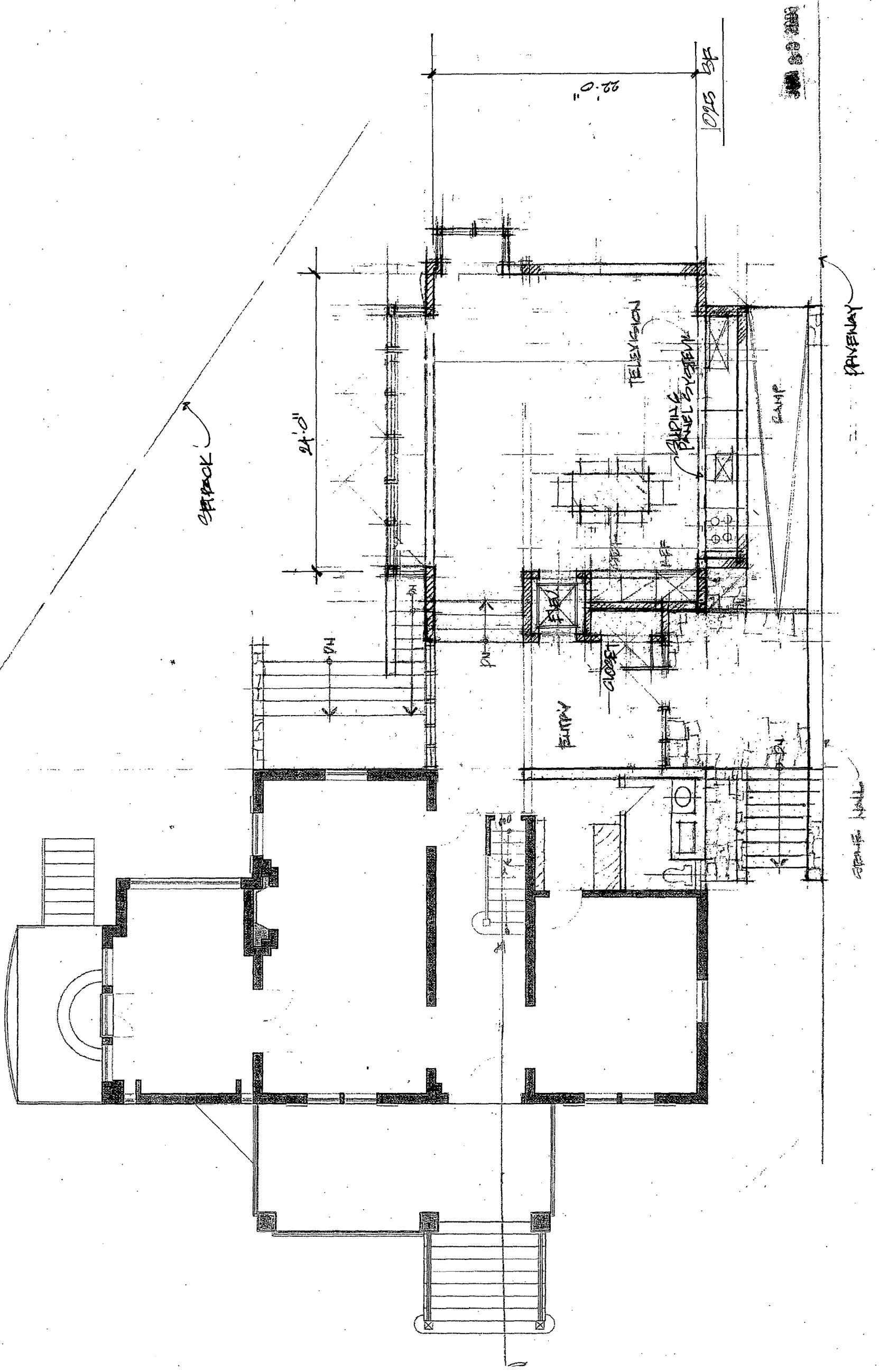
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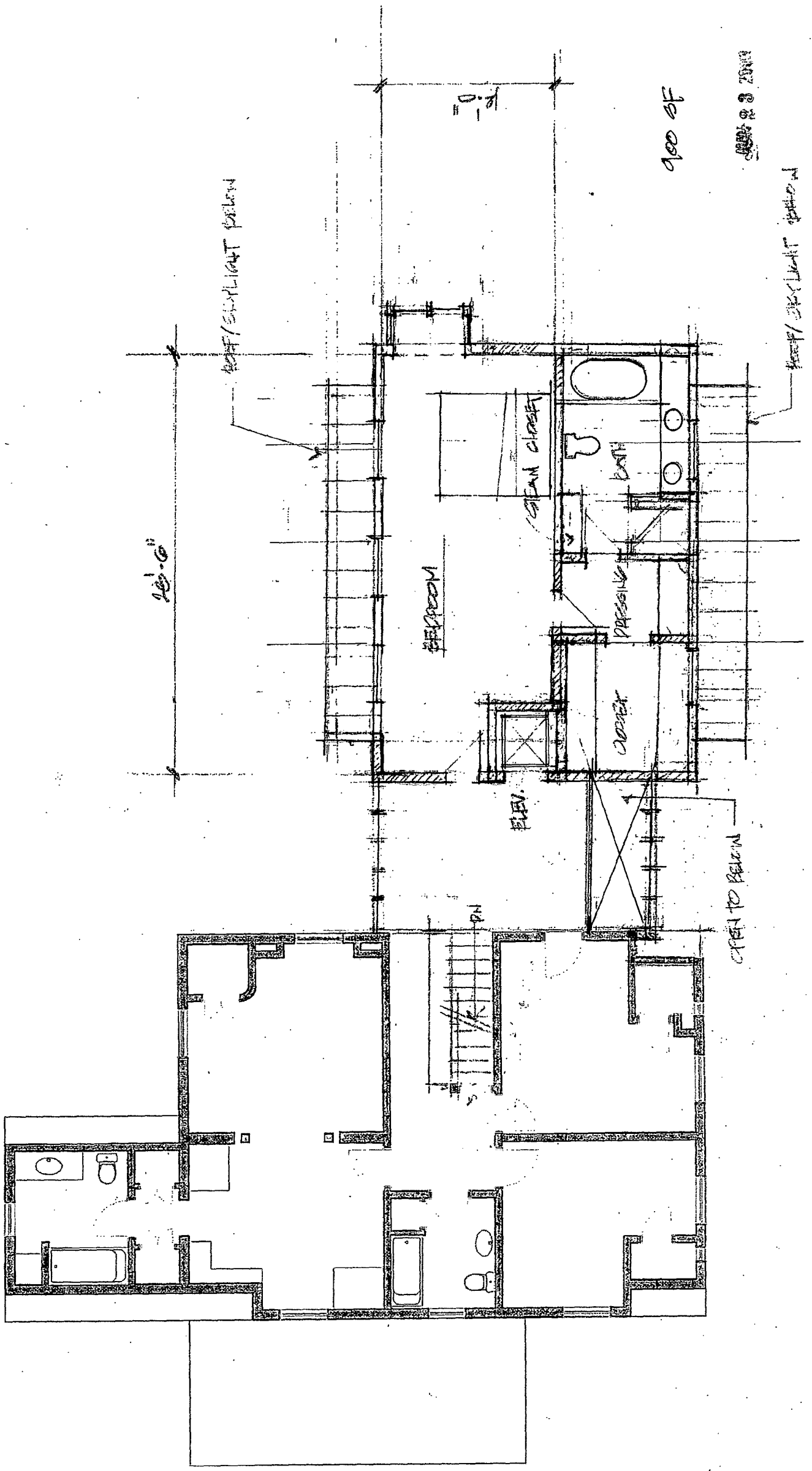
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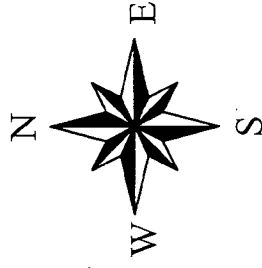
FIG 8 3 001







Chevy Chase Historic District



Preliminary : 16 Newlands

July 23, 2003

Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Dear Montgomery County Department of Park and Planning,

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 a Historic Area Work Permit (HAWP). We understand that obtaining a 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 is in the Dutch Colonial Style, it was built in 1912 for Mr. H. Mellote. The house has had several additions and renovations during its lifetime. The house is considered a contributing resource by the Montgomery County Department of Park and Planning.

We have had (2) previous meetings with the Historic Preservation Department of MNCPPC. We met with Gwen Wright and Corri Jimenez. This submission incorporates their helpful comments to our earlier, more conceptual schemes.

The current owners are Robert and Susan Morgenstein. They have lived in the house for approximately thirty years. Their children were raised in this house. The addition is intended to be a place where their children and grandchildren can come by to share meals. Susan Morgenstein wants to be able serve dinner to have thirty-six family members in the addition.

A previous owner of the house invented "Spraycrete" which is high strength polymer cement coating. After World War II, the owner sprayed the original cement block exterior of the house with spraycrete.

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 family room that is approximately 22 feet by 24 feet. A new Master Bedroom Suite will be built over the Family Room.

The design concept: the new Family Room is connected to the original house with a glass connector or "hyphen". The mass of the 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 with using forms that are similar but smaller than the main volume of the house. The 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 garden. The second volume is more opaque since it will house the kitchen area home entertainment center. The 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 down the scale and to protect from excessive solar gain. The Family Room will be clad in Spraycrete to match the existing surface of the house.

The hyphen will be used as a secondary entrance accessed from the driveway, it's form also has a gambrel roof. The Morgenstein's wanted to be able to make

this a relatively transparent piece in order to see the view of the garden beyond it. The hyphen also allows us to touch or connect with the original house in a minimal way. This makes it possible for us to leave the majority of the existing gambrel roof intact. In addition, the overall form of the existing house will not be altered. We wanted to be able 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 client's 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 will also replant trees according to the Chevy Chase Village Building Code.

Starting this Fall, the Historic Preservation Section will document the Camp Meeting tradition in Montgomery County, Maryland in phased project funded by the National Park Service through the Maryland Historical Trust's Certified Local Government grant program. Staff and independent consultants will undertake the folklore project to document an important part of the county's social, educational, recreational, and religious history.

Camp meetings, or summer religious revivals, were a natural fit in Montgomery County beginning in the early 19th century because of the county's natural woodlands near the Potomac. The first camp meeting sites were arbors of trees surrounded by benches. The idea was to have a spiritual retreat for ministers, their families, and worshippers in an atmosphere that was rejuvenating. The meetings typically were held for a handful of days in late July or early August. The earliest county meetings were held at Hopewell Chapel near Damascus and at Federal Chapel in Colesville.

After the Civil War, the camp meetings became more permanent in nature. In several locations, tabernacles were built, along with dining halls, dormitories, and cottages. Orators began to make the camp meeting circuit, traveling from other parts of the country to speak at the religious retreats. Washingtonians traveled to the meetings via horse and buggy. One of the first post-Civil War meetings was that at Emory Grove, a Methodist meeting established for black freedmen. It was active until 1967.

The opening of the Metropolitan Branch of the B&O Railroad in 1873 spurred the development of the meeting at Washington Grove in 1874. Methodist ministers and laymen from Washington, D.C. bought nearly 170 acres of land near Gaithersburg and the B&O accommodated the summer worshippers by establishing a stop at Washington Grove. The camp featured a wooden tabernacle under a grove of trees and cottage sites on narrow lots that radiated out from the tabernacle. The summer meetings ended in 1924, but the community still thrives as a permanent, year-round neighborhood.

The Baltzley brothers decided to construct a more sophisticated version of the camp meeting, known as the National Chautauqua at Glen Echo, in the early 1890s. The Glen Echo event not only featured spiritual sessions, but intellectual lectures and fine concerts. It drew a vast crowd of Washingtonians to the shore of the Potomac until a malarial scare in 1892 squelched its popularity.

In 1931, the Bethesda Methodist Church sponsored a camp meeting in Damascus, which eventually became known as the Damascus Camp Meeting (and has been run for many years by the Montgomery County Interdenominational Holiness Association). Another Depression-era meeting was the Free Methodist Church Maryland-Virginia meeting, also known as the Spencerville Free Methodist Camp Meeting. Started under a grove of trees with benches and tents in 1932, regular worshippers eventually erected a wooden tabernacle, one-room cabins, and frame buildings to support dining and other functions. The Spencerville camp meeting was active until 1944.

The first part of the camp meeting folklore project will be an oral history component. The Historic Preservation Section is seeking people who have participated in any of the Montgomery County camp meetings over a long period of time. The agency is looking for people who have good memories of events and the routine of the camp meeting. Three people with extensive knowledge of the camp meeting tradition will be interviewed during the first phase of work in the late Fall. The goal is that additional people will be interviewed as future grant money becomes available.

Interviews will take no more than one hour, can be held at the person's home, and will be recorded on audiotape. A written transcript of the interview will be made and a professional photographer will take pictures of the interviewee for a future publication.

Historic Preservation Section staff also seeks any written or photographic memorabilia associated with the Camp Meeting tradition. If people have newspaper articles, advertisements, circulars, or photographs that can contribute to an understanding of this important tradition, please consider sharing the information with the staff. All material will be returned in the same condition that it is received.

The Historic Preservation Section hopes to be able to develop a publication on the Camp Meeting tradition after enough interviews have been collected and the history of the camp meetings tradition has been fully researched. The Maryland Historical Trust Press has published several folklore books and pamphlets that have proved successful in raising the level of awareness of the state's important cultural traditions. These have focused on tobacco farming in Cecil County, life along the Patapsco River, and skipjacking on the Eastern Shore.

Please contact the Historic Preservation Section at 301-563-3414 if you have any information concerning the camp meeting tradition or know of anyone who does.