

2 Chevy Chase Elementary School Preliminary Com  
3 4015 Rosemary St. (Demo & Reconstruct)  
(Town of Chevy Chase Historic District)

35/81-99A 4015 Rosemary Street  
(Town of Chevy Chase)



• WIENCEK + ZAVOS •  
ARCHITECTS, PC

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ARCHITECTS, PC

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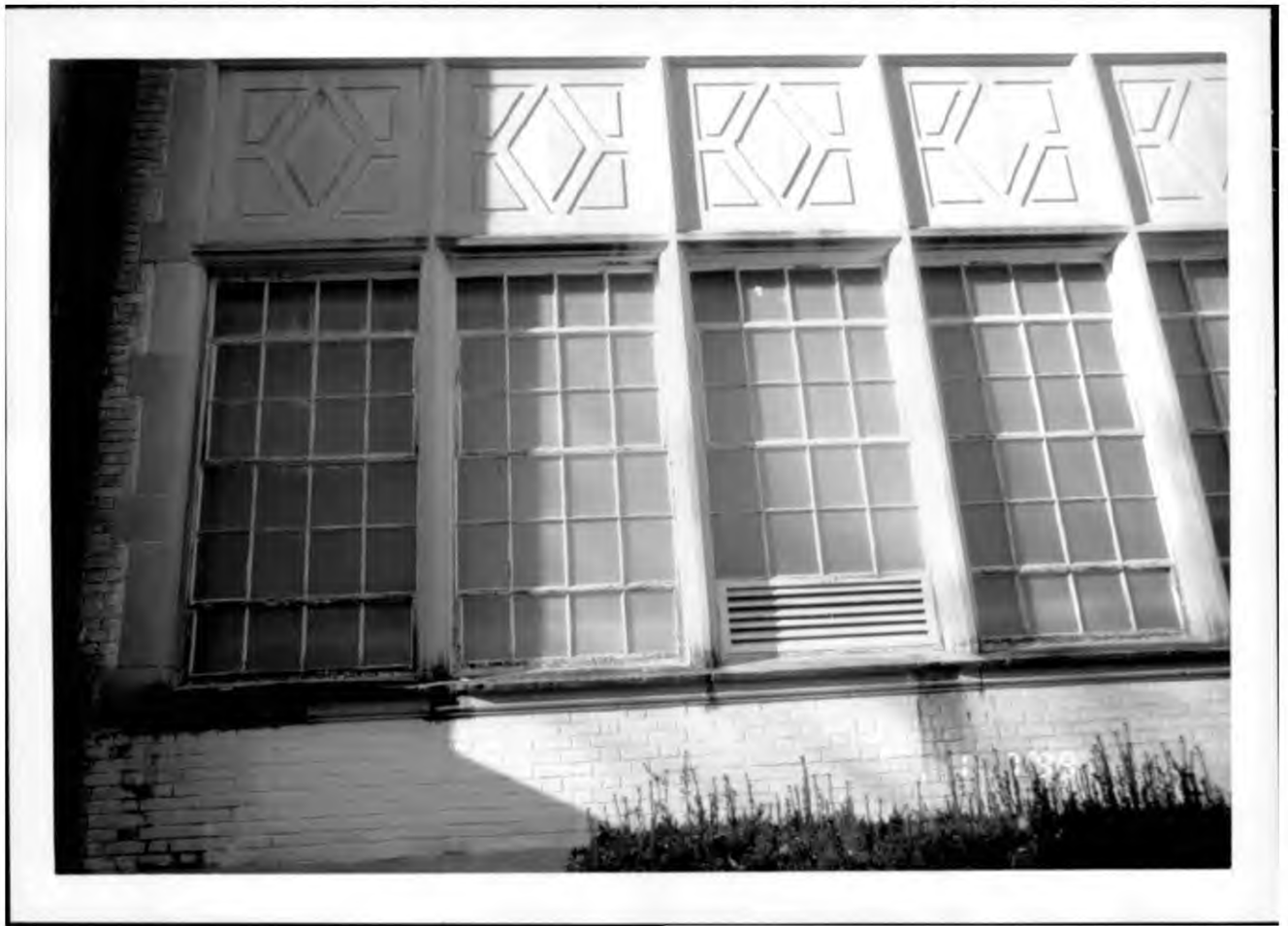




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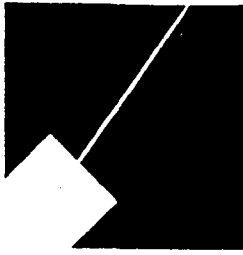








M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 2/25/99

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *RDZ*  
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

           Approved            Denied

X Approved with Conditions: Applicant to agree on new brick [color]  
with the community.

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

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

Applicant: Montgomery County Public Schools

Address: 850 Hungerford Drive, Rockville, MD. 20850

and 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 DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: TIM BAKUS

Daytime Phone No.: 301 948.6220

Tax Account No.: 07-011-0461943

Name of Property Owner: MONT. COUNTY PUBLIC SCHOOLS Daytime Phone No.: 301 2793466

Address: 850 HUNGERFORD DRIVE, ROCKVILLE, MD 20850  
Street Number City State Zip Code

Contractor: N/A Phone No.: \_\_\_\_\_

Contractor Registration No.: N/A

Agent for Owner: WIENEK+ZANOS ARCHITECTS Daytime Phone No.: 3019486220

**LOCATION OF BUILDING/PREMISE**

House Number: CHEVYCHASE ELEM. SCHOOL Street: 4015 ROSEMARY STREET

Town/City: CHEVY CHASE Nearest Cross Street: HILLCREST DRIVE

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: 258 398 492 602 Folio: 396 193 142 143 390 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

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

1B. Construction cost estimate: \$ 6,300,000

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 \_\_\_\_\_ feet \_\_\_\_\_ 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.

Tim Bakus W+Z 2-3-99  
Signature of owner or authorized agent Date

Approved: X \_\_\_\_\_ or Chairman, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 2/24/99  
Application/Permit No.: 9902050063 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

35/91.99A

**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:

Chevy Chase Elementary School is located on a 3.87 acre site in the town of Chevy Chase, and is listed on the Montgomery County *Locational Atlas and Index of Historic Sites*.

The original school was opened in 1930 and over time has experienced seven (7) major facilities modifications. Two portions of the resultant structure, commonly referred to as the East (1930) and West Wings (1936), are considered to be historically significant, and are constructed with techniques and detailing of the period including:

- Elaborate limestone accent bands, quoins and ornaments
- Abundant, large (4'-6" w by 8'-6" h) operable windows with true divided lights
- Field brick coursed as Flemish bond, originally exposed and red in color (Over time, these walls have been weathercoated with a smooth, beige-colored, cementitious surfacing, which has become integral with the brick face)
- Composite concrete floor slab and structural column elements

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

Work to date has enjoyed tremendous involvement from a community design advisory committee, and members of the student faculty, staff and parents, and has culminated in a proposed scope of work that will establish the following:

- An exterior aesthetic that is both distinguished from and complimentary to the original building forms, and which will reestablish an architectural identity that is compatible with the surrounding structures (building additions from 1958 on which are uncomplimentary to the original East and West Wings will be demolished)
- Reprogrammed building and site organization to achieve more functionally efficient relationships that will complement the current and future instructional philosophies for elementary education in Montgomery County

**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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).

**PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.**

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 2/25/99

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of  
Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. 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 301-217-6370.

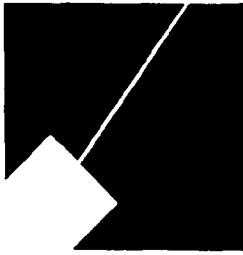
If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

\* HPP staff has to stamp permit set prior to application *for*  
building permit w/ DPS. Call first: 301-563-3400. *Thanks.*  
*Rosin*

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 2/25/99

TO: Local Advisory Panel/Town Government *TOWN OF CHEVY CHASE*

FROM: Historic Preservation Section, M-NCPPC

*RDZ* Robin D. Ziek, Historic Preservation Planner  
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

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The Historic Preservation Commission reviewed this project on 2/24/99.  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.



Susan  
Steven  
Steven Spur.

Lynn  
Thomas Trumble

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4015 Rosemary Street Meeting Date: 2/24/99  
Resource: Chevy Chase Elementary School Review: HAWP  
The Town of Chevy Chase  
(Locational Atlas Resource #35/13)  
Case Number: 35/81-99A Tax Credit: N/A  
Public Notice: 2/10/99 Report Date: 2/17/99  
Applicant: Montgomery County Public School Staff: Robin D. Ziek  
(Mr. Tim Bakos, Agent)  
PROPOSAL: Demolition and New Construction RECOMMENDATIONS: Approval w/ conditions -  
The Community approve the brick color

The applicant came before the HPC on 1/13/99 for a Preliminary Consultation under an amendment to the Historic Preservation Ordinance (approved in 1998), which provides a review procedure similar to HAWP process for property owners in *Locational Atlas* Historic Districts. This new procedure is designed to provide a faster review period than would have been provided if the *Locational Atlas* Resource were evaluated first for designation on the *Master Plan*, and then follow with the review of the project proposal. This alternate review process for *Locational Atlas* resources is at the discretion of the owner.

(See circle 47-73)  
(See circle 6-8)

### PROJECT DESCRIPTION

RESOURCE: Chevy Chase Elementary School in Locational Atlas Historic District  
of Chevy Chase - Town of Chevy Chase  
STYLE: Art Deco  
DATE: 1930, 1936

The Chevy Chase Elementary School has been located on this circle since 1913, when portable classrooms were placed on the south side of Rosemary near Meadow Lane. The first permanent school building was built here in 1917. In 1930, the school was expanded with a brick wing (the East Wing) to provide 12 additional classrooms. The old school building was demolished in 1936 when the new (West Wing) brick building was added to the school. (See chronology and MHT form, Circle 32-43). The architect was Howard Cutler.

The two brick wings of the building were connected by an enclosed wooden hall and a large courtyard was then created with the structures on three sides. (See description in Offutt's book, Circle 33,34).

Additions to the school ca. 1959 provided more room while encasing the two 1930s school buildings in a modernist conglomeration. With all these additions, the two 1930s wings were preserved, although the originally red brick was covered with a cement wash and then painted a buff color. Removal of this cement surface would damage the brick, and is proposed to remain.

### PROJECT PROPOSAL

The school is out of date and in need of substantial improvement. The County is prepared to remove all of the additions which postdate the 1936 construction. The new school

1

building will incorporate the two 1930s wings. The new proposal draws heavily on the 1930s buildings, including decorative spandrels, a complementary window fenestration pattern, and brick construction material. (See Circle 15-21).

### **STAFF DISCUSSION**

Staff notes that the community has been an active partner in the development of this project, to the point of fund-raising extensive amounts of money to augment the county budget for the proposal. The proposal appears compatible in scale, massing and materials with the surrounding community and with the two 1936 wings.

While the new design is clearly replicative of the 1930s buildings, there is sufficient differentiation between the old and new segments through the use of a different surface; i.e., unpainted brick, and cement-parged and painted brick. The proposed use of spandrel panels is appropriate in the new segments of the building, and will go a long way towards unifying the different parts of the project.

There has been much discussion about the choice of buff or red brick for the new portions of the project. Staff notes that the HPC does not have review/approval authority of paint color, but does have authority to review materials. The discussion about the choice of red or buff brick has focused on preservation-related issues such as scale and compatible materials.

For review purposes, the existing building is presently entirely buff. The proposed use of red brick for the new additions, while retaining the painted buff surface for the two 1930s portions, would result in a two-tone building. At the Preliminary Consultation, the HPC discussed the issue, but urged the applicant to present drawings to help in the evaluation of this aspect of the proposal. To that end, the applicant has provided b/w drawings which show the contrast of buff original wings and red brick new segments. Staff notes that this issue is still under discussion in the community, and the HPC can anticipate some discussion of this at the 2/24/99 hearing. The applicant might further this discussion by bringing in some brick samples (buff and red).

Staff notes that the use of two different colors in the same building currently appears on new construction sponsored by the County (see John F. Kennedy High School on Randolph Road). A variation of color and material has often been used in an attempt to reduce the scale of a large building. Staff notes that this may be appropriate for Chevy Chase Elementary, as the school ( a large element) is located on a very tight site in the middle of a residential area (consisting of small elements). It is also important to note that red brick is a common building material and color in the Town of Chevy Chase, and was the original building material for Chevy Chase Elementary School. One wonders if a poor decision (paring the original surface of the 1930s buildings with cement and buff paint) should be the basis for another decision which may not be compatible with the community. Staff notes that the use of red brick would probably have been assumed had the original buildings not been previously parged and painted.

The choice of red or buff brick would seem to be a scale issue to a large degree. Staff notes that there will be more new building than old, and so the new material will be the most visible. As the community has noted, the red brick is a common building material in the community and the buff brick isn't used anywhere. The use of the red brick for the new building would also serve to highlight the original portions of the building very quickly, while helping to reduce the scale of the proposed new building.

The applicant proposes to retain all of the original steel windows, repairing them in place, and Staff applauds this decision. The new windows, on the other hand, will be

aluminum and utilize insulated glass. Staff notes that this is entirely appropriate in terms of the specific resource and in terms of general preservation philosophy. The use of steel windows in the 1930s was an important architectural feature of the day. The steel windows provided sufficient strength of material to allow expansive window areas, such as is important in the public schools, while also providing minimal muntin area. The result was a delicate window in a large wall area, which contrasted with the solid masonry material.

**STAFF RECOMMENDATION**

Staff recommends that the Commission find this proposal consistent with the purposes of 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 with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TIM BAKOS

Daytime Phone No.: 301 948 6220

Tax Account No.: 07-011-0461943

Name of Property Owner: MONT. COUNTY PUBLIC SCHOOLS Daytime Phone No.: 301 279 3466

Address: 850 HUNGERFORD DRIVE, ROCKVILLE, MD 20850  
Street Number City State Zip Code

Contractor: N/A Phone No.: \_\_\_\_\_

Contractor Registration No.: N/A

Agent for Owner: WIENEK+ZAVOS ARCHITECTS Daytime Phone No.: 301 948 6220

**LOCATION OF BUILDING/PREMISE**

House Number: CHEVYCHASE ELEM. SCHOOL Street: 4015 ROEMARY STREET

Town/City: CHEVY CHASE Nearest Cross Street: HILLCREST DRIVE

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: 258 Folio: 396 Parcel: \_\_\_\_\_  
398 193  
492 142  
502 143 390

**PART ONE: TYPE OF PERMIT ACTION AND USE**

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

1B. Construction cost estimate: \$ 6,300,000

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 \_\_\_\_\_ feet \_\_\_\_\_ 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.*

Tim Bakos    W+Z  
Signature of owner or authorized agent

2-3-99  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

# **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:

Chevy Chase Elementary School is located on a 3.87 acre site in the town of Chevy Chase, and is listed on the Montgomery County *Locational Atlas and Index of Historic Sites*.

The original school was opened in 1930 and over time has experienced seven (7) major facilities modifications. Two portions of the resultant structure, commonly referred to as the East (1930) and West Wings (1936), are considered to be historically significant, and are constructed with techniques and detailing of the period including:

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

Work to date has enjoyed tremendous involvement from a community design advisory committee, and members of the student faculty, staff and parents, and has culminated in a proposed scope of work that will establish the following:

- An exterior aesthetic that is both distinguished from and complimentary to the original building forms, and which will reestablish an architectural identity that is compatible with the surrounding structures (building additions from 1958 on which are uncomplimentary to the original East and West Wings will be demolished)
- Reprogrammed building and site organization to achieve more functionally efficient relationships that will complement the current and future instructional philosophies for elementary education in Montgomery County

## **2. SITE PLAN**

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

- a. the scale, north arrow, and date;
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## **3. PLANS AND ELEVATIONS**

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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.

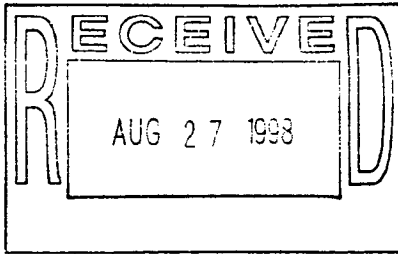
## **5. PHOTOGRAPHS**

- a. 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.
- b. 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 tree removal, you must submit a tree survey of the site.

5



Ordinance No. 13-99  
 Concerning: Historic Preservation  
Application Process  
 Revised: Aug. 4, 1998 Draft No. 3  
 Introduced: July 14, 1998  
 Public Hearing: August 4, 1998  
 Adopted: August 4, 1998  
 Effective: August 4, 1998

**COUNTY COUNCIL  
 FOR MONTGOMERY COUNTY, MARYLAND  
 SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION  
 OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
 WITHIN MONTGOMERY COUNTY, MARYLAND**

By: Councilmember Krahnke

**AN AMENDMENT** to the Historic Resources Preservation Ordinance to:

- (1) revise the application and review process for alteration and demolition permits; and
- (2) permit owners of certain historic resources not under review for designation as a historic site to use the application and review process for designated historic resources.

By amending

Montgomery County Code  
 Chapter 24A, Historic Resources Preservation  
 Section 24A-10

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

**ORDINANCE**

*The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following Ordinance:*

6

1           **Sec. 1. Section 24A-10 is amended as follows:**

2   **24A-10.    Moratorium on alteration or demolition.**

3           (a)   *Application for permits for historic resources on locational atlas.* Any  
4           applicant for a permit to demolish or substantially alter the exterior  
5           features of any historic resource which is listed in the "Locational  
6           Atlas and Index of Historic Sites in Montgomery County, Maryland",  
7           or the microfilmed addenda to [such] that atlas, published by the  
8           Maryland-National Capital Park and Planning Commission, but which  
9           is not designated as an historic site or historic district on the master  
10          plan for historic preservation, [shall be required to] must disclose  
11          [such] that fact on the application. If the historic resource is located in  
12          an area under review for designation as an historic district and is not  
13          under review for designation as an historic site, the application must  
14          be reviewed under the procedure in Section 24A-7 if the applicant  
15          seeks review under that Section.

16          (b)   *Referral to the planning board.* [Upon receipt of such application, the  
17          director shall] If the applicant does not seek review under Section  
18          24A-7, the Director must promptly forward the [same] permit  
19          application to the Planning Board to make a finding, after a public  
20          hearing, as to the significance of the historic resource and to determine  
21          whether [in its opinion], after [due consideration has been given to]  
22          considering the recommendations of the Commission, [it] the property  
23          will be designated as an historic site or an historic resource within an  
24          historic district, listed in the master plan for historic preservation. The  
25          Planning Board's public hearing on an application to demolish or

26 substantially alter any historic resource listed in the locational atlas  
27 satisfies the requirements of Section 33A-6 [of the Code] for a public  
28 hearing on a preliminary draft amendment to the historic preservation  
29 master plan if all notice requirements of that Section are met.

30 \* \* \*

31 **Sec. 2. Effective date and applicability.** This ordinance takes effect [[20  
32 days after]] on the date of Council adoption and applies to any permit application  
33 under Section 24A-10(a) of the Code that was not decided before the date this  
34 ordinance takes effect.

35 *This is a correct copy of Council action.*

36 Mary A. Edgar August 17, 1998  
Mary A. Edgar, CMC, Secretary of the Council Date

(8)



# Chevy Chase Elementary School Modernization

## LIST OF ADJACENT PROPERTY OWNERS

	OWNER	STREET ADDRESS	CITY / STATE / ZIP
1	O'Neill, Michael E & Mrs.	6814 Meadow Lane	Chevy Chase, MD 20815
2	Bishop, Caroline M	6812 Meadow Lane	Chevy Chase, MD 20815
3	Engler, Frank R	6810 Meadow Lane	Chevy Chase, MD 20815
4	McKee, Michael J & C.W.	6808 Meadow Lane	Chevy Chase, MD 20815
5	Shahab, Parvin	6806 Meadow Lane	Chevy Chase, MD 20815
6	Alves, Dora L.	6804 Meadow Lane	Chevy Chase, MD 20815
7	Robbins, John B. & J.D.	3901 Rosemary Street	Chevy Chase, MD 20815
8	Stone, Estelle S.	6816 Meadow Lane	Chevy Chase, MD 20815
9	Sherman, George F. Jr. & A.W.	6818 Meadow Lane	Chevy Chase, MD 20815
10	Clark, John J.	6820 Meadow Lane	Chevy Chase, MD 20815
11	Miller, William D & R.I.	7000 Valley Place	Chevy Chase, MD 20815
12	Burton, Joel S & A.J.	6901 Beechwood Drive	Chevy Chase, MD 20815
13	Lowe, Michael D. & Kroning, Melissa L.	7000 Hillcrest Place	Chevy Chase, MD 20815
14	Finan, Helen M.	7000 Beechwood Drive	Chevy Chase, MD 20815
15	Bishop, Gregory F & J.V.	6808 Hillcrest Place	Chevy Chase, MD 20815
16	Cefaratti, Robert.	4101 Stanford Street	Chevy Chase, MD 20815
17	Stevens, Ronald W & S.J.	4104 Rosemary Street	Chevy Chase, MD 20815
18	Shiple, David J & Wolf, Naoni R.	4102 Rosemary Street	Chevy Chase, MD 20815
19	Steed, Michael R & C.S.	4100 Rosemary Street	Chevy Chase, MD 20815
20	Mehlert, Peter & A.M.	4008 Rosemary Street	Chevy Chase, MD 20815
21	Guhin, Michael A & G.B.	4006 Rosemary Street	Chevy Chase, MD 20815
22	Smith, Homer	4004 Rosemary Street	Chevy Chase, MD 20815
23	Harper, Blaney & V.Z.	4002 Rosemary Street	Chevy Chase, MD 20815
24	Litt, Robert S. & D.G.	4000 Rosemary Street	Chevy Chase, MD 20815
25	Morgan, Helen L & R.E.	3916 Rosemary Street	Chevy Chase, MD 20815
26	Cynamon, David J.	3914 Rosemary Street	Chevy Chase, MD 20815
27	Morrow, W.L. & I.L.	3912 Rosemary Street	Chevy Chase, MD 20815
28	Graeff, Carla H. & S	3910 Rosemary Street	Chevy Chase, MD 20815
29	Ring, Morton L & V.L.	3908 Rosemary Street	Chevy Chase, MD 20815
30	Haddad, William R & E.F.	3906 Rosemary Street	Chevy Chase, MD 20815
31	O'Rourke, Lawrence M & C.	3904 Rosemary Street	Chevy Chase, MD 20815
32	Lowenstein, Douglas & R.M.	3902 Rosemary Street	Chevy Chase, MD 20815

33. Bridget Hartman

7214 Ridgewood Ave. Chevy Chase MD 20815

34. Town of Chevy Chase  
 Attn: Tom Huggard  
 Town Manager

(9)

Montgomery County Public Schools

**HISTORIC AREA WORK PERMIT  
APPLICATION MATERIALS**

for the

**CHEVY CHASE  
ELEMENTARY SCHOOL  
MODERNIZATION**



**Wiencek + Zavos Architects, P.C.**

**Macris, Hendricks and Glascock, P.A. Civil Engineers**

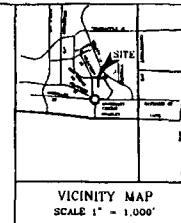
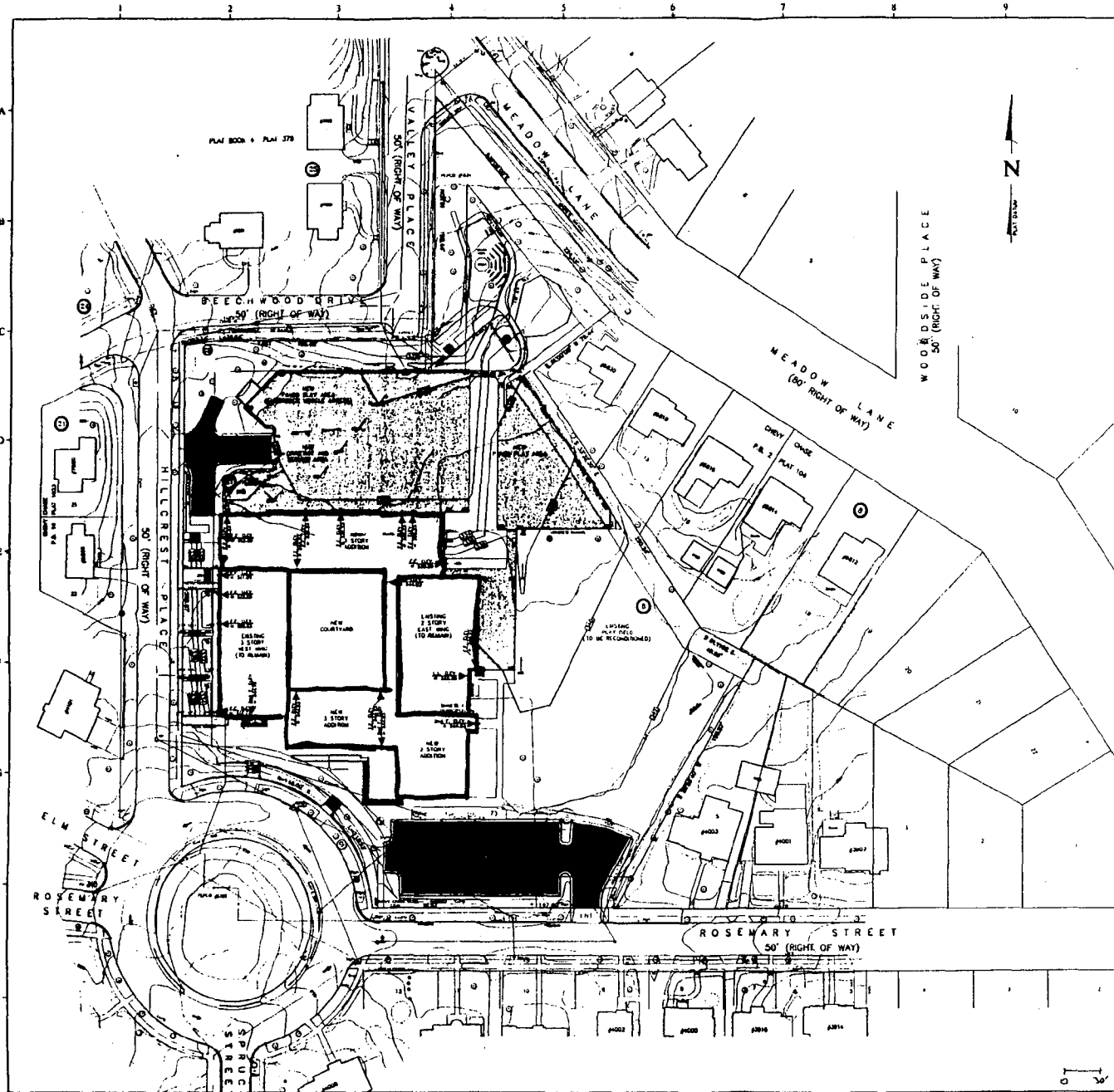
**Wolfman & Associates, P.C. Structural Engineers**

**Mendoza, Ribas, Farinas & Associates Consulting Engineers**

February '99

10





**W+Z**  
**AIA**

**SITE DATA**

SITE AREA: 3.885 ACRES  
 ZONING: R-60  
 STREET ADDRESS: 4015 ROSEMARY STREET  
 CHEVY CHASE, MD 20815-5298

**PARKING DATA**

ON-STREET EXISTING: 0  
 ON-STREET PROPOSED: 0  
 STANDARD PARKING SPACES(8'5\"/>

**REVISIONS**

NO.	DATE	DESCRIPTION
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**Chevy Chase Elementary School Modernization**

4015 Rosemary Street  
 Chevy Chase, MD  
 20815-5298

DATE: 04/12/12  
 WSC: 200 W/ 04

**CHEVY CHASE ELEMENTARY SCHOOL**  
 MONTGOMERY COUNTY PUBLIC SCHOOLS

Liber 258 Folio 396, Liber 398 Folio 193,  
 Liber 492 Folio 142, Liber 502 Folio 143,  
 Liber 502 Folio 390, Equity Case No. 5932  
 and Plat Book 6 Plat No. 540  
 BENESDA of 7th ELECTON DISTRICT  
 MONTGOMERY COUNTY - MARYLAND

**Mucris, Hendricks & Glascock, P.A.**  
 Engineers • Planners • Surveyors

12011 670-0600  
 124 2841 744-0000  
 9120 Wisconsin Road  
 Montgomery Village, Maryland  
 20886-1326

**SITE DEVELOPMENT PLAN**

DATE	SEC	SCALE	1" = 30'
04-12-12	SEC	SCALE	1" = 30'
04-12-12	SEC	SCALE	1" = 30'
04-12-12	SEC	SCALE	1" = 30'

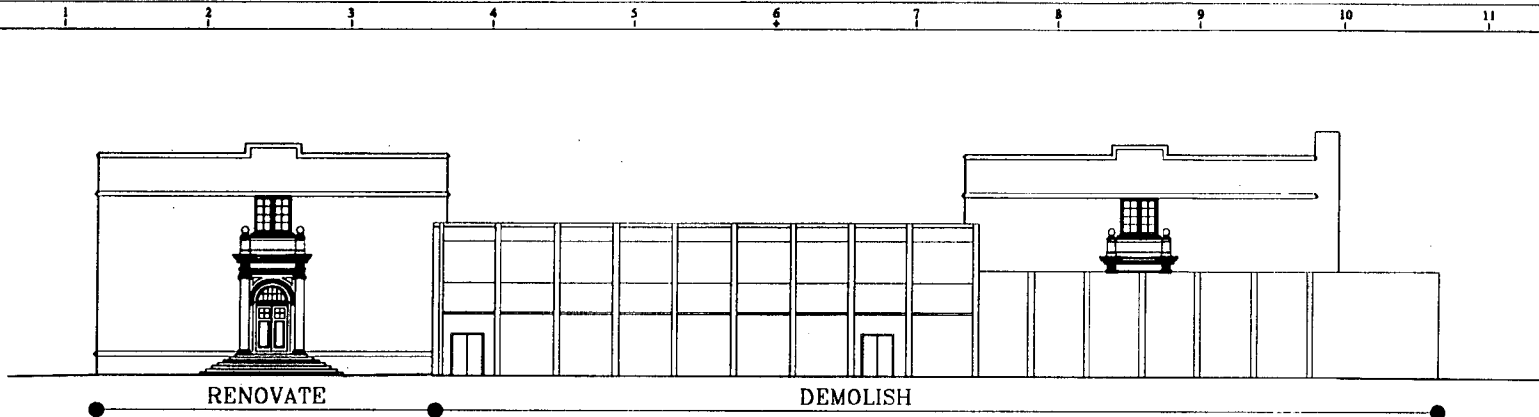
**C2.01**

**WIENCKE-ZAVOS ARCHITECTS PC**

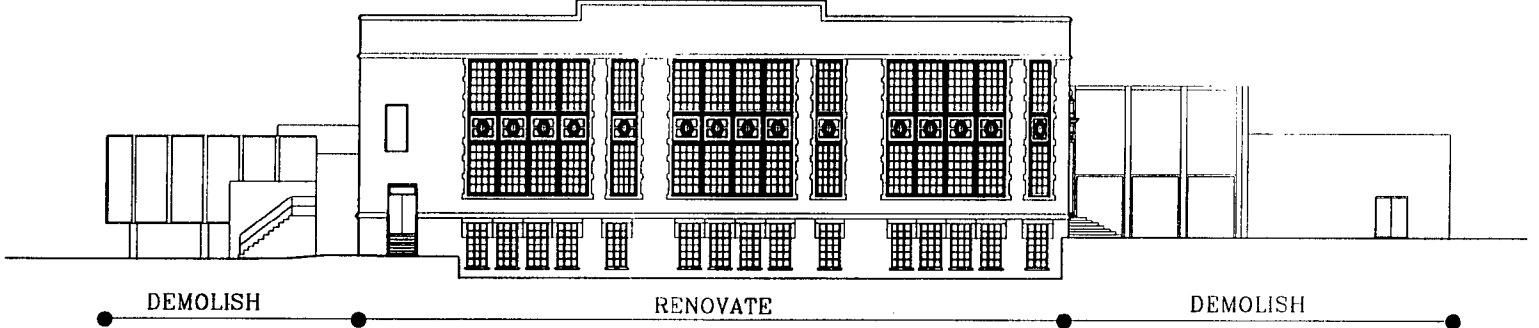
10000 CHERRYBLOSSOM PLACE  
 GAITHERSBURG, MARYLAND 20878

1-800-618-1330

12



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



⊕ WEST ELEVATION  
SCALE 1/8" = 1'-0"

**W+Z**  
**A I A**

PRINTED BY			
Project	Sheet No.	Date	Scale
Chevy Chase Elementary School	10/11	10/11	1/8" = 1'-0"
Architect			
Client			
Location			
Contract No.			
Project No.			
Sheet No.			
Scale			
Date			
Drawn by			
Checked by			
Approved by			

**Chevy Chase  
Elementary School  
Modernization**



4015 Rosemary Street  
Chevy Chase, MD  
20815-5298

EXTERIOR  
BUILDING ELEVATIONS  
EXISTING

DATE	BY	REVISION

**WISNICE+SAVOS  
ARCHITECTS PC**

1877 COLUMBIA GREEN DR.  
CATERPILLAR BLDG.  
BAYLEND 1077

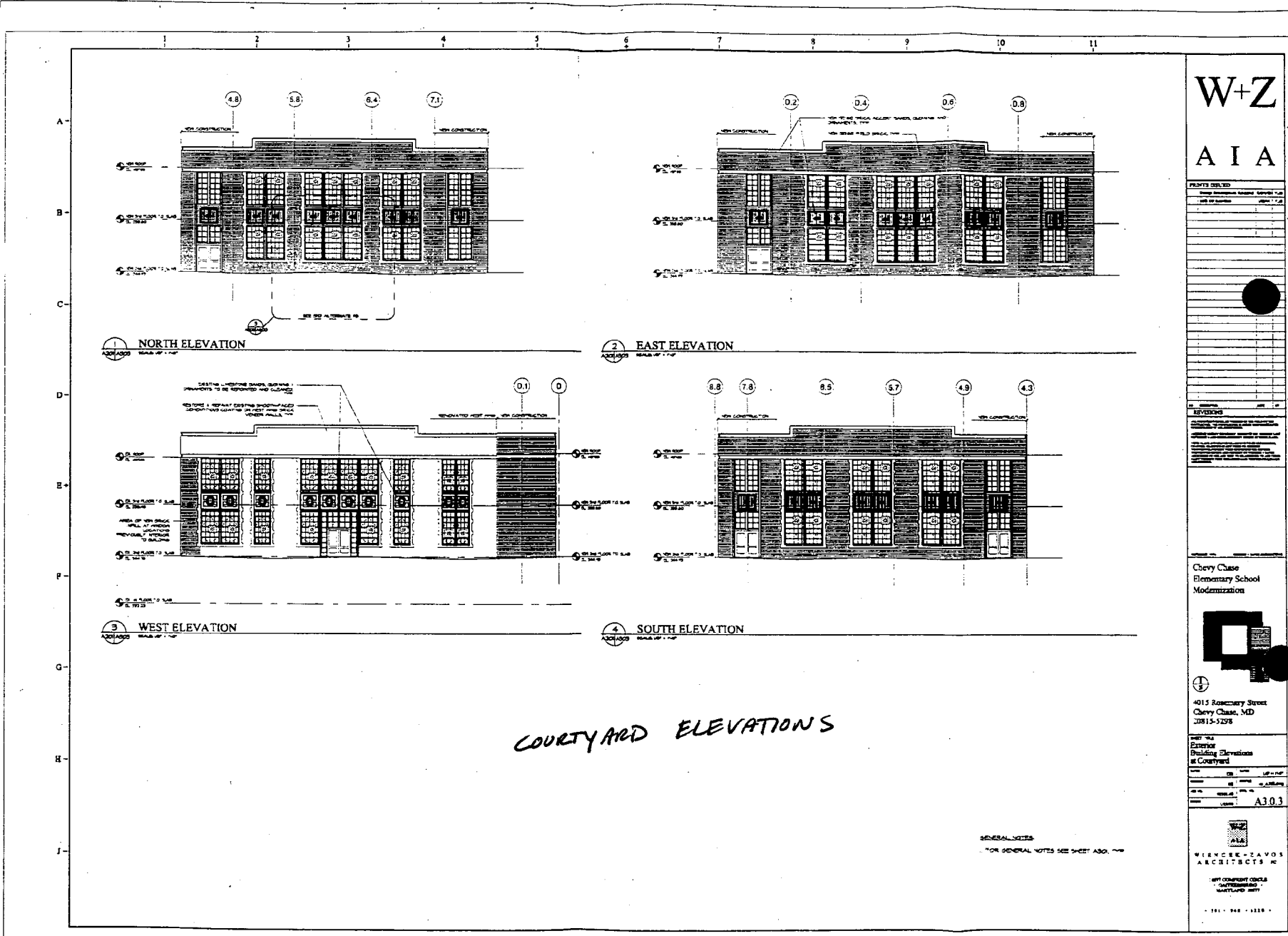
• 301 • 943 • 6124 •

13





9/16



# COURTYARD ELEVATIONS

# W+Z AIA

PRINTS ORDERED

Sheet Number	000001
Job Number	000001
Scale	
Author	
Checker	
Designer	
Engineer	
Architect	
Interior Designer	
Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Plumbing Engineer	
Fire Protection Engineer	
Other	

REVISIONS

NO.	DATE	DESCRIPTION

Chevy Chase Elementary School Modernization



4015 Rosemary Street  
Chevy Chase, MD  
20815-5298

Exterior Building Elevations at Courtyard

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

W+Z AIA  
WIERCKE-LAVOY ARCHITECTS PC

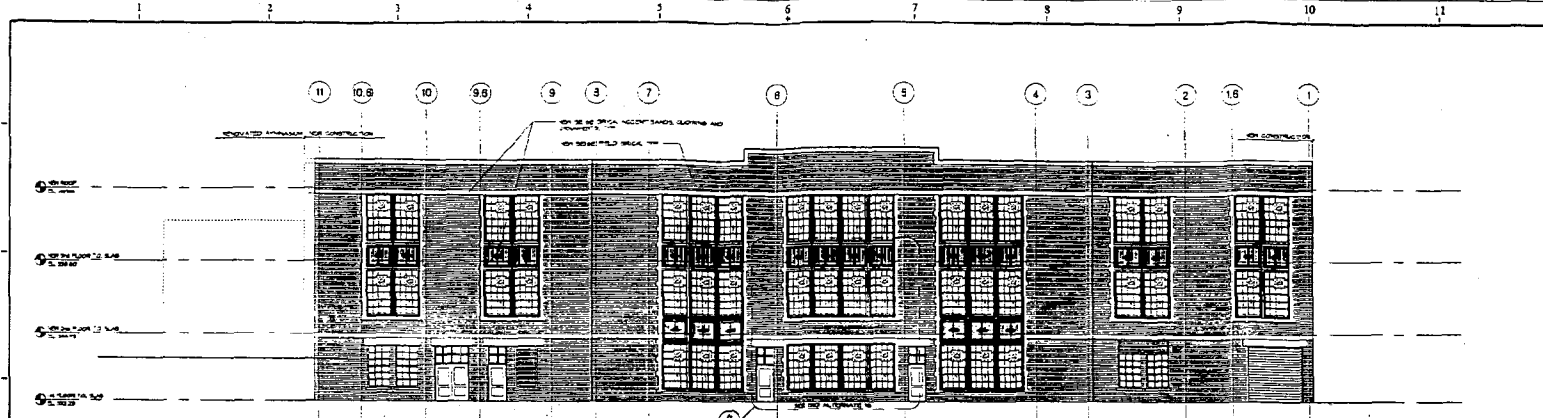
197 COMPANY CIRCLE  
"COURTESY" BUILDING  
BARTLAND 2077  
191-948-1118

GENERAL NOTES  
FOR GENERAL NOTES SEE SHEET A30.0

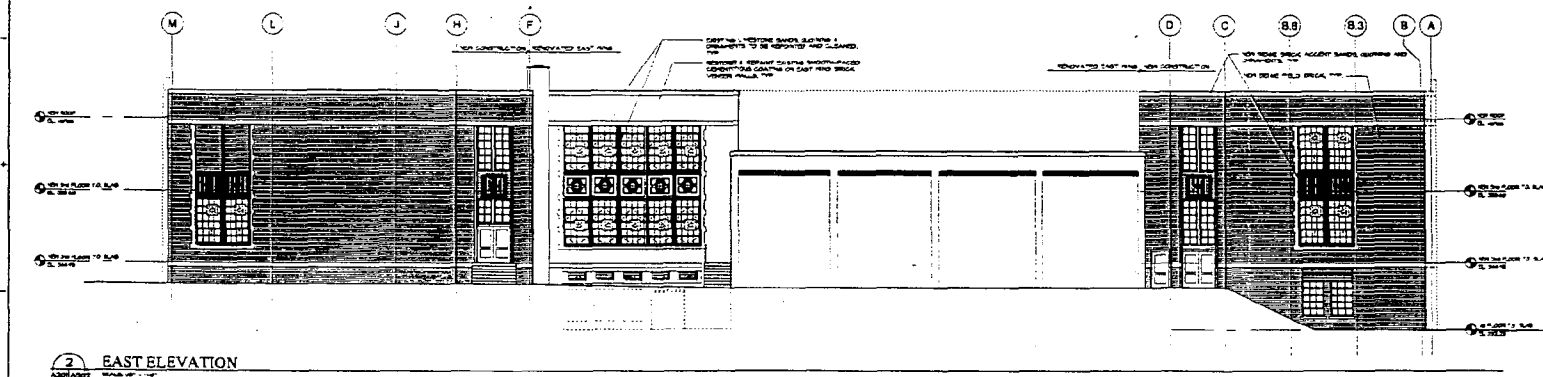


REAR

RIGHT SIDE



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



2 EAST ELEVATION  
SCALE OF 1/8" = 1'-0"

GENERAL NOTES  
FOR GENERAL NOTES SEE SHEET A301.TYP

W+Z

A I A

PLINT'S SOUND

DATE OF REVISION

NO. OF SHEETS

REVISIONS

NO. OF SHEETS

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17

Chevy Chase  
Elementary School  
Modernization



4015 Rosemary Street  
Chevy Chase, MD  
20815-5298

W+Z AIA  
Architects  
Building Elevations

DATE: 08/11/11  
SCALE: 1/8" = 1'-0"  
SHEET: A3.0.2

W+Z AIA  
WIEGNER-ZAVOZ  
ARCHITECTS PC

1877 CONVENT CIRCLE  
GAITHERSBURG  
MARYLAND 20878

TEL: 301-951-0220



4015 Rosemary Street  
Chevy Chase, MD  
20815-5298

SHEET TITLE  
**Exterior  
Building Elevations**

DATE	CD	SCALE	UP - NP
PROJECT	NO.	DATE	BY
NO. 10	1010.00	NO. 10	
NO.	1010.00	NO.	
NO.	1010.00	NO.	

**A3.0.1**



**WIENCKER + ZAVOS  
ARCHITECTS PC**

1877 COMPANY CIRCLE  
GAITHERSBURG  
MARYLAND 20877

• 301 • 940 • 8220 •

**GENERAL NOTES:**

1. NEW CONSTRUCTION EXTERIOR WALLS CONSIST OF 4" FACE BRICK, AIR GAP, 2" RIGID INSULATION & 8" CMU BACK-UP, TYP (12' CMU @ 2-STORY PROJECTED MULTI-PURPOSE ROOM WALL ONLY).
2. EXISTING LIMESTONE ACCENTS AND SMOOTH-FACED CEMENTITIOUS COATED BRICK-FACED WALLS TO BE REPOINTED AND/OR PARSED WITH MATERIAL OF TYPE TO MATCH EXISTING, TYP.
3. ALL STEEL WINDOWS IN EXISTING STRUCTURE TO BE RESTORED IN PLACE. ALL WINDOWS IN NEW BUILDING AREAS TO BE 1" INSULATED GLAZED SINGLE HUNG TYPE, TYP WITH EXTERIOR MUNTINS SPACED SIMILAR TO EXISTING WINDOW CONFIGURATIONS, TYP. SEE WINDOW TYPES ON SHEET A112, OR DETAIL 5 (AT LEFT), TYP.

12)

18

2  
A20|A30

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

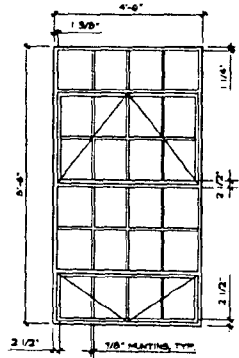
ORIGINAL  
WINDOWS TO BE RESTORED

NEW WINDOWS

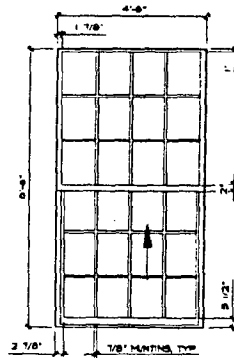
G-

H-

J-



2 RESTORED STEEL WINDOW  
1/2" x 1'-0"



1 NEW ALUM. SINGLE-HUNG  
1/2" x 1'-0"

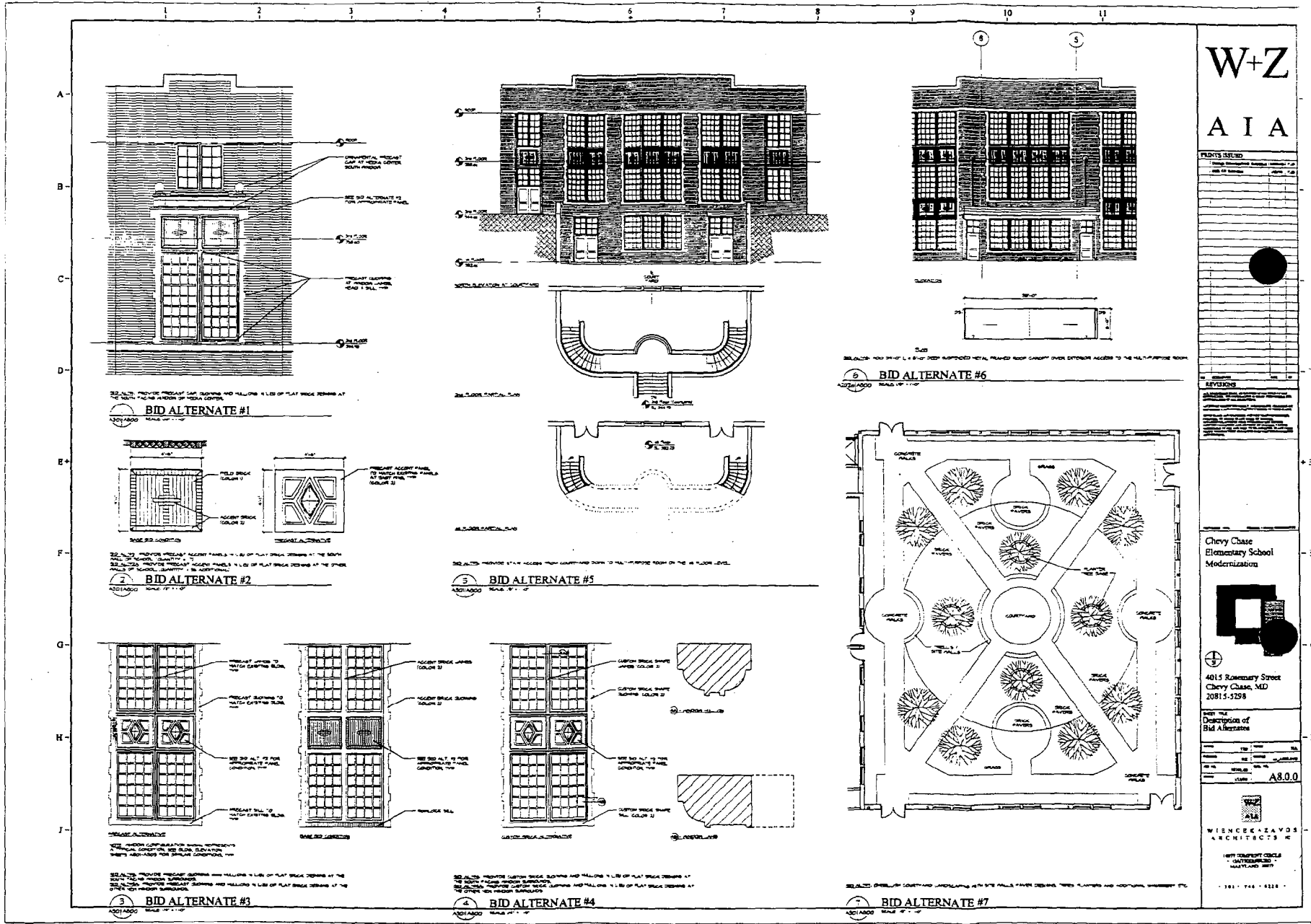
GENERAL NOTES:

1. NEW CONSTRUCTION  
6" CMU BACKUP, TYP.
2. EXISTING LINES  
TO BE REPOINTED
3. ALL WINDOW  
BUILD-UPS TO  
SPACES SIMILAR TO  
OR DETAIL 9 (AT L)

3  
A30|A30

EXCERPTED DETAIL FROM WINDOW SCHEDULE (SHEET A712)  
SCALE: 1/8" = 1'-0"

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W+Z  
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PLANS ISSUED

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR BIDDING
2	10/15/10	ISSUED FOR BIDDING
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50	10/15/10	ISSUED FOR BIDDING

Chevy Chase  
Elementary School  
Modernization



4015 Rosemary Street  
Chevy Chase, MD  
20815-5258

10/15/10 Description of Bid Alternates

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR BIDDING
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49	10/15/10	ISSUED FOR BIDDING
50	10/15/10	ISSUED FOR BIDDING

WISNICKI & ASSOCIATES  
ARCHITECTS P.C.  
1877 TRUMPET CIRCLE  
CANTONMENT, MARYLAND 20745

10/15/10

12

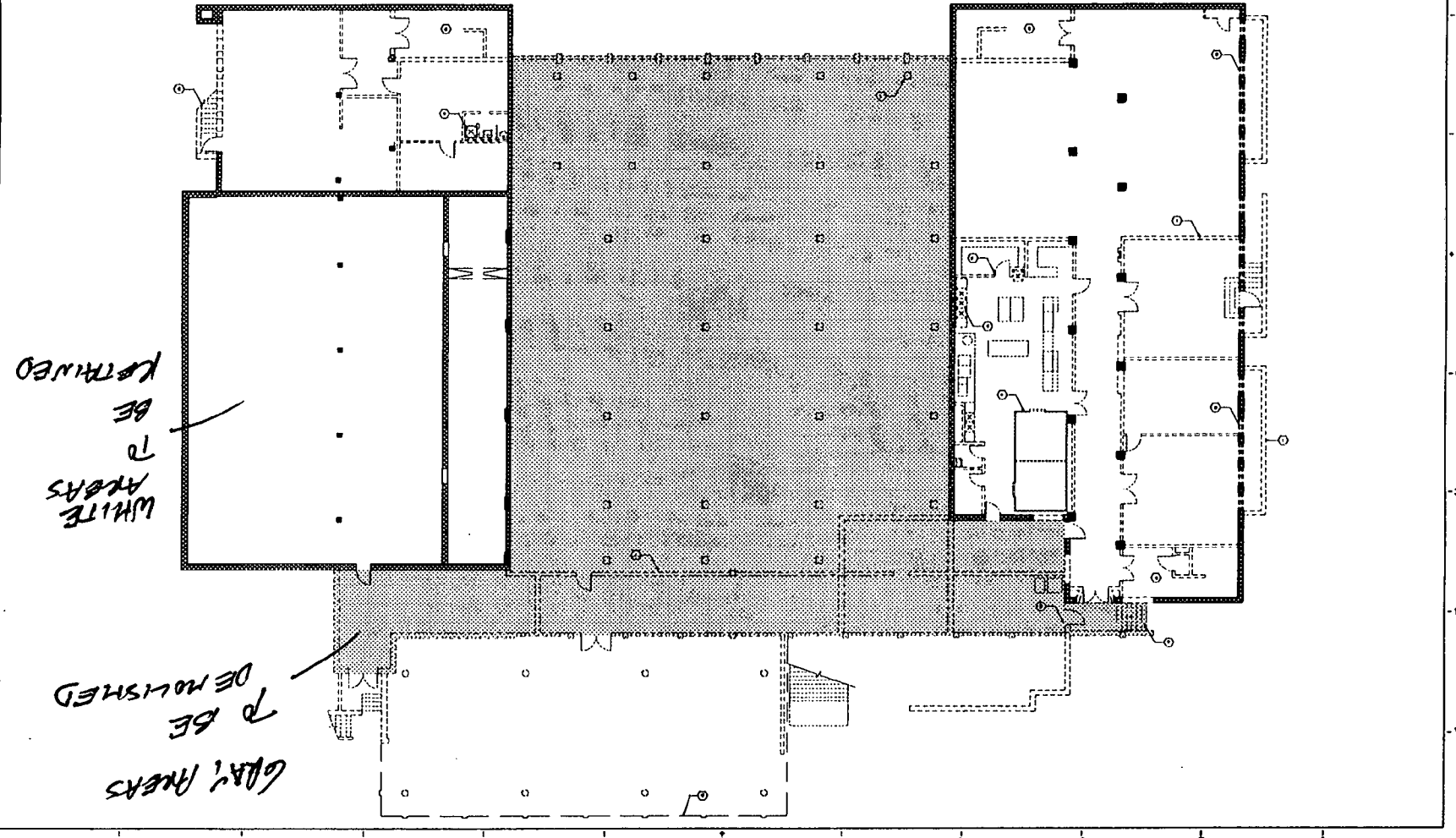
Section notes:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND REVISIONS FROM THE FLOOR SYSTEM DRAWINGS AND REVISIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES.  
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURE AND UTILITIES.  
5. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK AREA.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE.  
7. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL WORK DONE.  
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BE  
TO  
WHITE  
AREAS  
TO  
BE  
RETAINED

GARAGE AREAS  
TO BE  
DEMOLISHED

W+Z A I A

NO.	REVISION	DATE

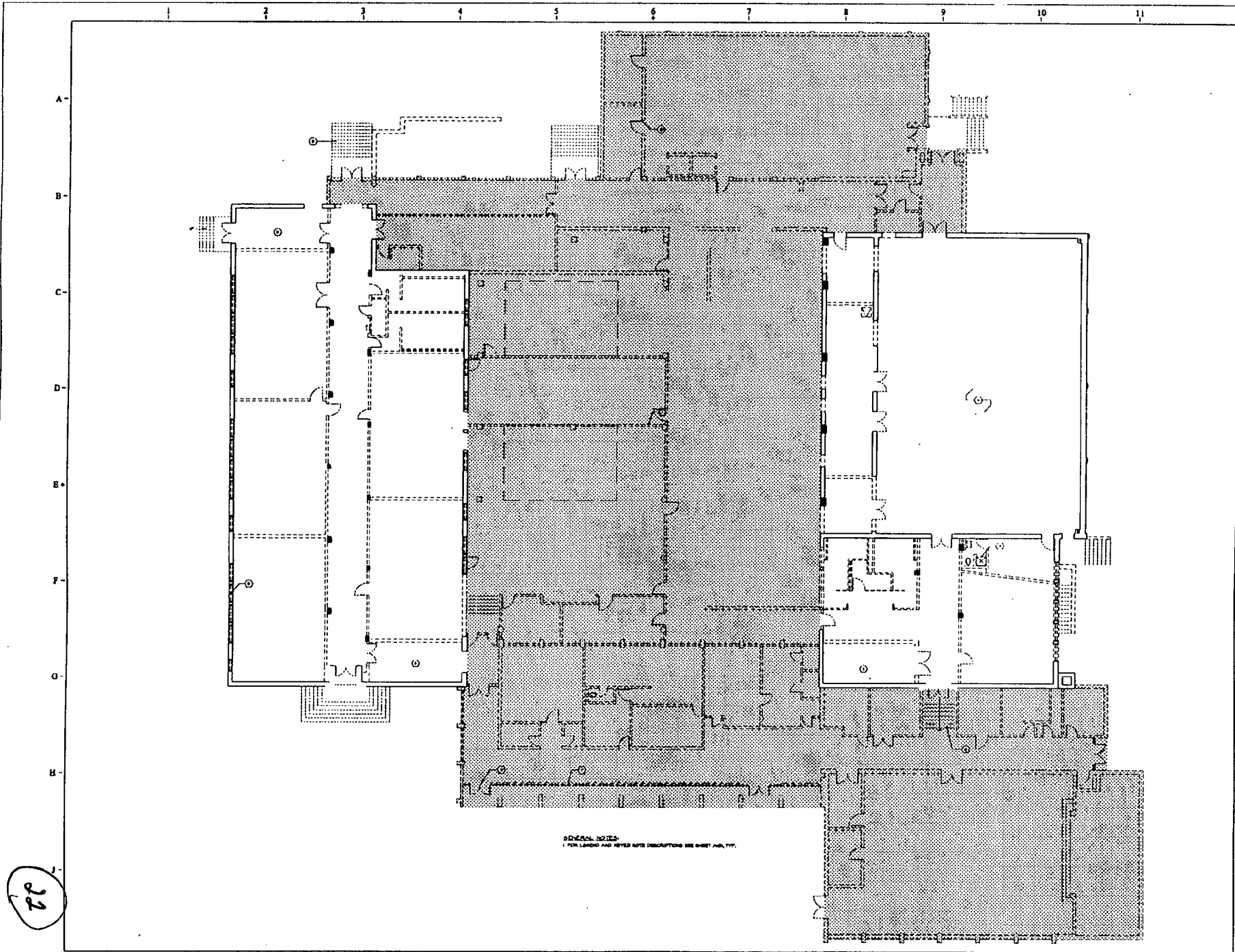
4015 Rockwood Street  
Chevy Chase, MD 20815-5298

Demolition -  
First Floor Plan

W+Z A I A

Cherry Chase  
Elementary School  
Modernization

WISNICKI, ZYVON  
ARCHITECTS P.C.  
101 - 868 - 6218  
FIRST FLOOR PLAN



# W+Z AIA

**PRINTS LISTED**

Design Development Number	Title	Scale	Date

**REVISIONS**

No.	Description

**Chevy Chase  
Elementary School  
Modernization**



4015 Rosemary Street  
Chevy Chase, MD  
20815-5298

For info:  
Modification -  
Second Floor Plan

DATE	DESCRIPTION	BY	CHECKED

AI.02

**WISNICKI & SAVOIE  
ARCHITECTS, P.C.**

1871 CONVENT CIRCLE  
"GARTERSBOND"  
MARTLAND, MD 21111

• 301 • 946 • 6278 •

22

WISSNER & ASSOCIATES ARCHITECTS

DATE: 12/12/01  
 DRAWN BY: J. B. WISSNER  
 CHECKED BY: J. B. WISSNER  
 TITLE: Cherry Chase Elementary School Modernization - Third Floor Plan

4015 Rosemary Street  
 Cherry Chase, MD  
 20815-3298

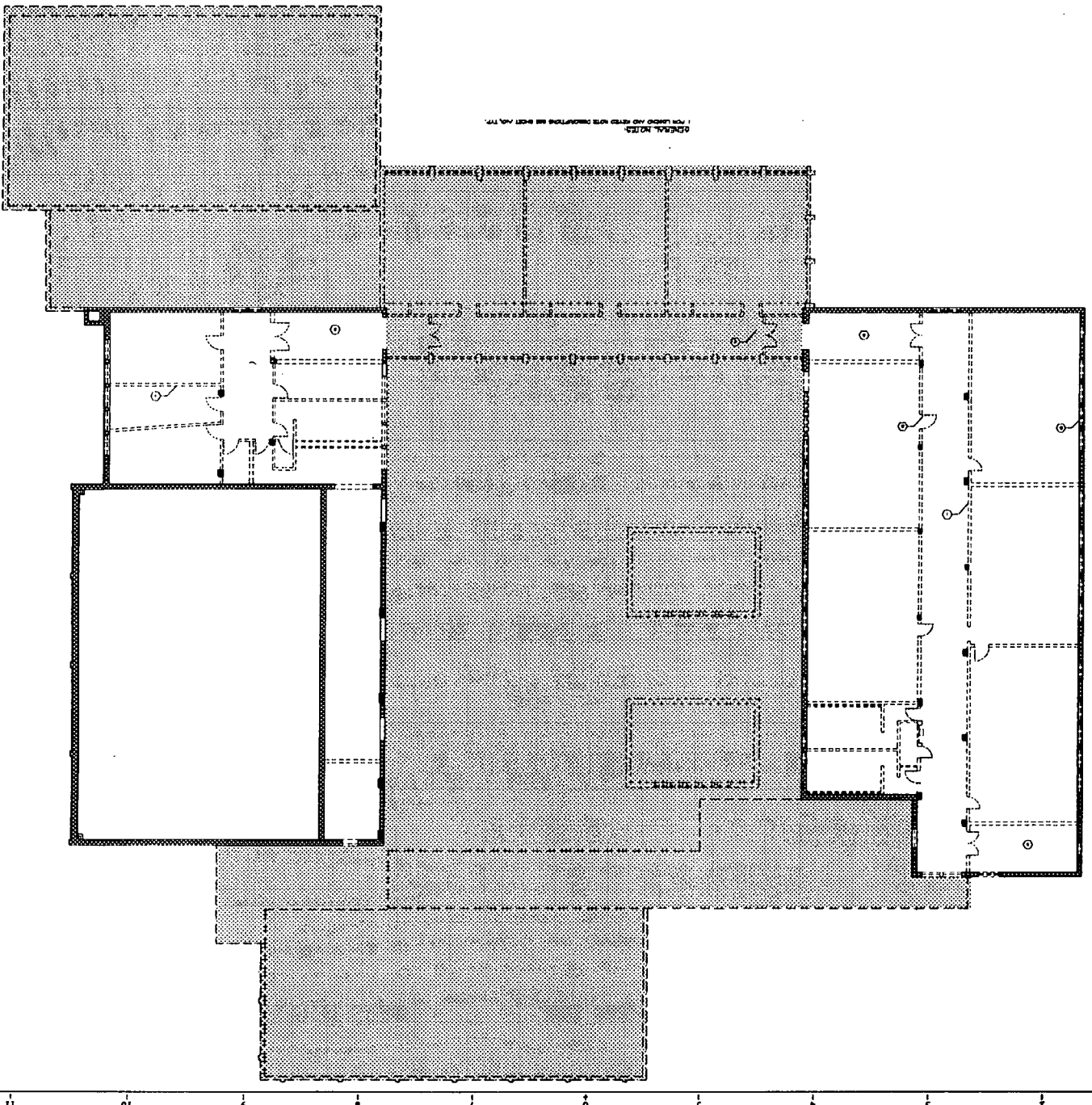


Cherry Chase Elementary School  
 Modernization

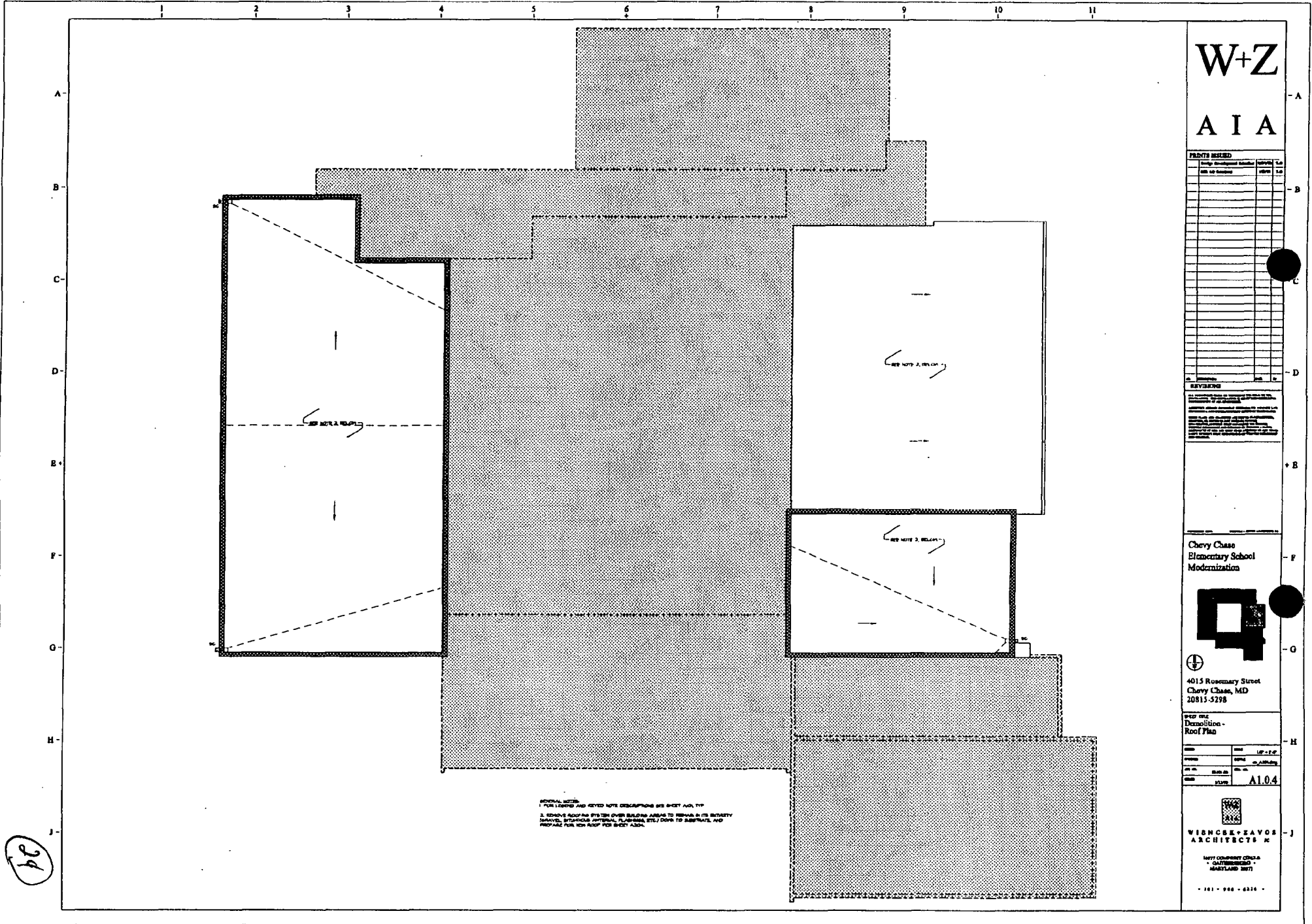
REVISIONS

NO.	DATE	DESCRIPTION

W+Z AIA



(23)



**W+Z**  
**A I A**

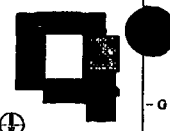
**PRINTS INDEX**

Sheet No.	Description	Quantity	Scale
1	4015 Rosemary Street	1	1/8" = 1'-0"
2	Demolition - Roof Plan	1	1/8" = 1'-0"
3			
4			
5			
6			
7			
8			
9			
10			
11			

**REVISIONS**

No.	Description	Date

Chevy Chase  
Elementary School  
Modernization



4015 Rosemary Street  
Chevy Chase, MD  
20815-5298

Sheet No. 2  
Demolition - Roof Plan

DATE	BY	DATE	BY

A1.04

**WISNICKI & EAVES**  
**ARCHITECTS P.C.**

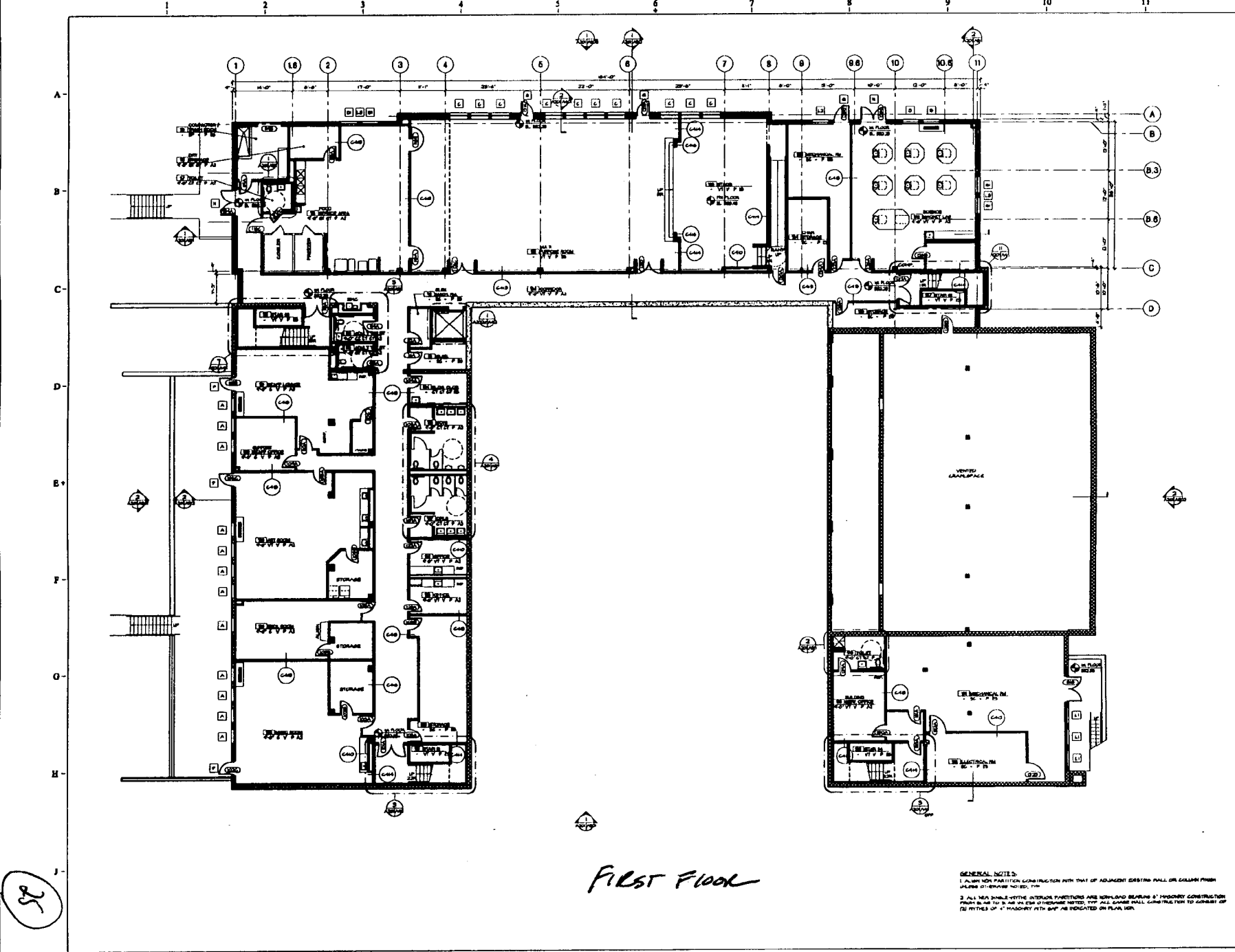
1001 GARDEN CITY CENTER  
GAITHERSBURG, MARYLAND 20878

• 301 • 926 • 2310 •

**GENERAL NOTES**  
1. THIS PLAN AND REVISIONS ARE PART AND TO BE USED IN CONJUNCTION WITH THE GENERAL NOTES TO THESE PLANS.  
2. REFER TO THE GENERAL NOTES TO THESE PLANS FOR THE LOCATION OF ALL UTILITIES, EGRESS ROUTES, AND OTHER INFORMATION.  
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PC





25

FIRST FLOOR

GENERAL NOTES:  
 1. ALUMINUM PARTITION CONSTRUCTION WITH THAT OF ADJACENT EXISTING HALL OR COLUMN FINISH  
 UNLESS OTHERWISE NOTED, FIVE"  
 2. ALL NEW SHAL-LITE INTERIOR PARTITIONS ARE NON-LAND BEARING & MASONRY CONSTRUCTION  
 FROM SLAB TO 8' OR IN CASE OTHERWISE NOTED, FIVE" ALL GYM HALL CONSTRUCTION TO CONSIST OF  
 (2) FIFES OF 4" MASONRY WITH SHAL BE INDICATED ON FLOOR PLAN.

W+Z  
 A I A

PLINTS DESIGNED

Design Description	Quantity	Unit
With out description		each

REVISIONS

NO.	DESCRIPTION	DATE

Chevy Chase  
 Elementary School  
 Modernization



4015 Rosemary Street  
 Chevy Chase, MD  
 20815-5298

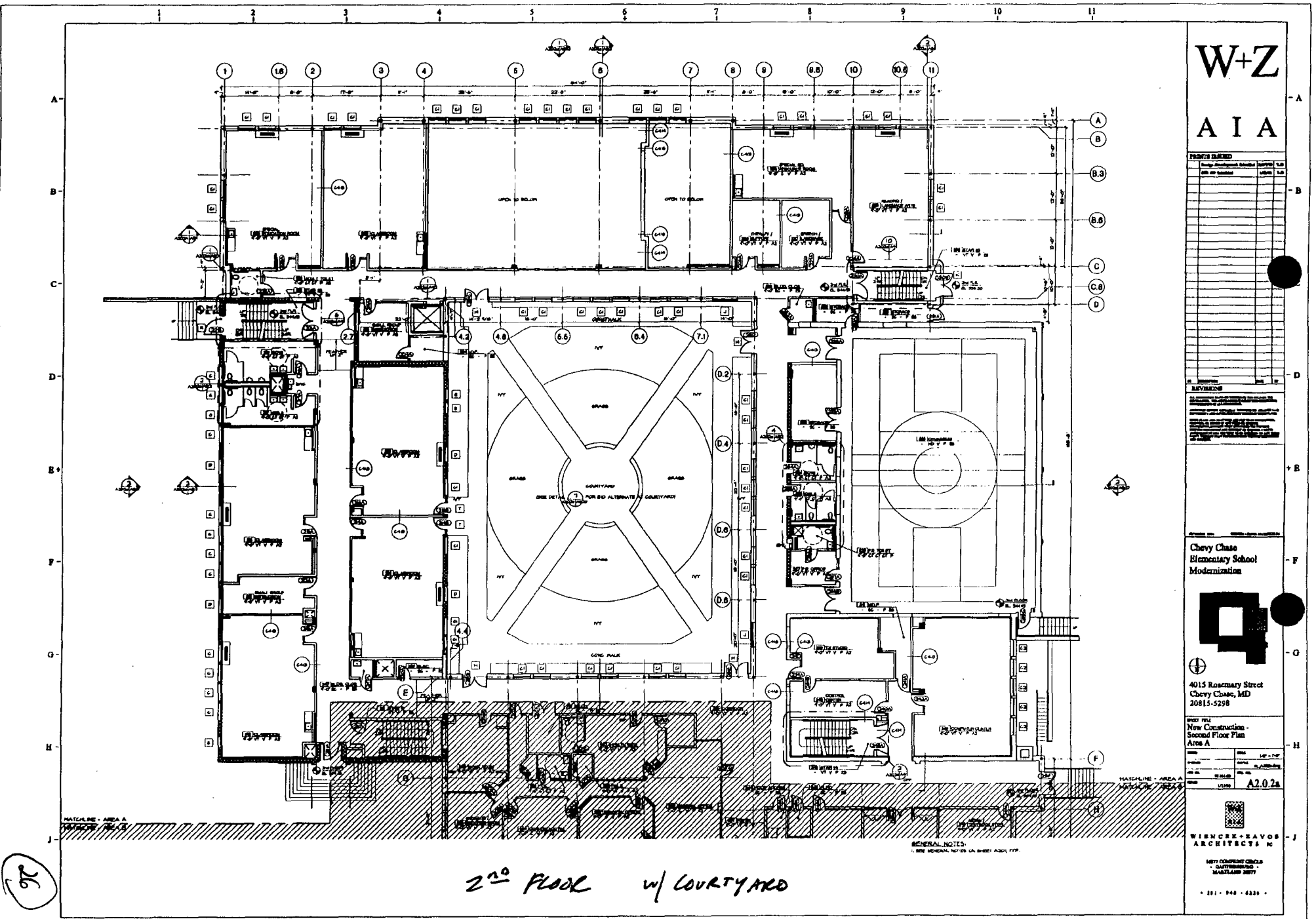
PROJECT TITLE  
 New Construction -  
 First Floor Plan

DATE	BY	SCALE
		1/4" = 1'-0"
		AS SHOWN

A2.0.1

WISNOCZKA & FAVOS  
 ARCHITECTS PC

1877 COMPANY CENTER  
 GAITHERSBURG, MD  
 20878  
 301-948-6228



26

2<sup>ND</sup> FLOOR w/ COURTYARD

W+Z  
A I A

**PROJECT SHEET**

NO.	DESCRIPTION	DATE	BY
1	DESIGN DEVELOPMENT	10/15/01	WZ
2	SCHEMATIC DESIGN	11/15/01	WZ
3	PRELIMINARY DESIGN	12/15/01	WZ
4	FINAL DESIGN	01/15/02	WZ
5	CONSTRUCTION ADMINISTRATION	02/15/02	WZ

**SERVICES**

ARCHITECT: W+Z ARCHITECTS, INC.  
 4015 ROOSEVELT BLVD., SUITE 200  
 CHEVY CHASE, MD 20815-5298  
 TEL: 301-948-6828  
 FAX: 301-948-6829  
 WWW: WWW.WZARCHITECTS.COM

Chevy Chase  
Elementary School  
Modernization



4015 Rosemary Street  
Chevy Chase, MD  
20815-5298

PROJECT TITLE  
New Construction -  
Second Floor Plan  
Area A

DATE	10/15/01
SCALE	1/4" = 1'-0"
DESIGNER	WZ
DATE	10/15/01
SCALE	1/4" = 1'-0"
DESIGNER	WZ
DATE	10/15/01
SCALE	1/4" = 1'-0"
DESIGNER	WZ

Sheet No. **A2.0.2a**

**WIERCZELAWOS ARCHITECTS PC**

1877 CONGRESS CIRCLE  
"GATHERING" MARLBOROUGH  
MASS 01901  
• 301-948-6828 •

GENERAL NOTES:  
1. SEE GENERAL NOTES ON SHEET A2.0.1, P.P.



# W+Z A I A

REVISED			
Design	Revised	Revised	Sub
Date	By	Check	Date

REVISIONS	
No.	Description

**Chevy Chase  
Elementary School  
Modernization**



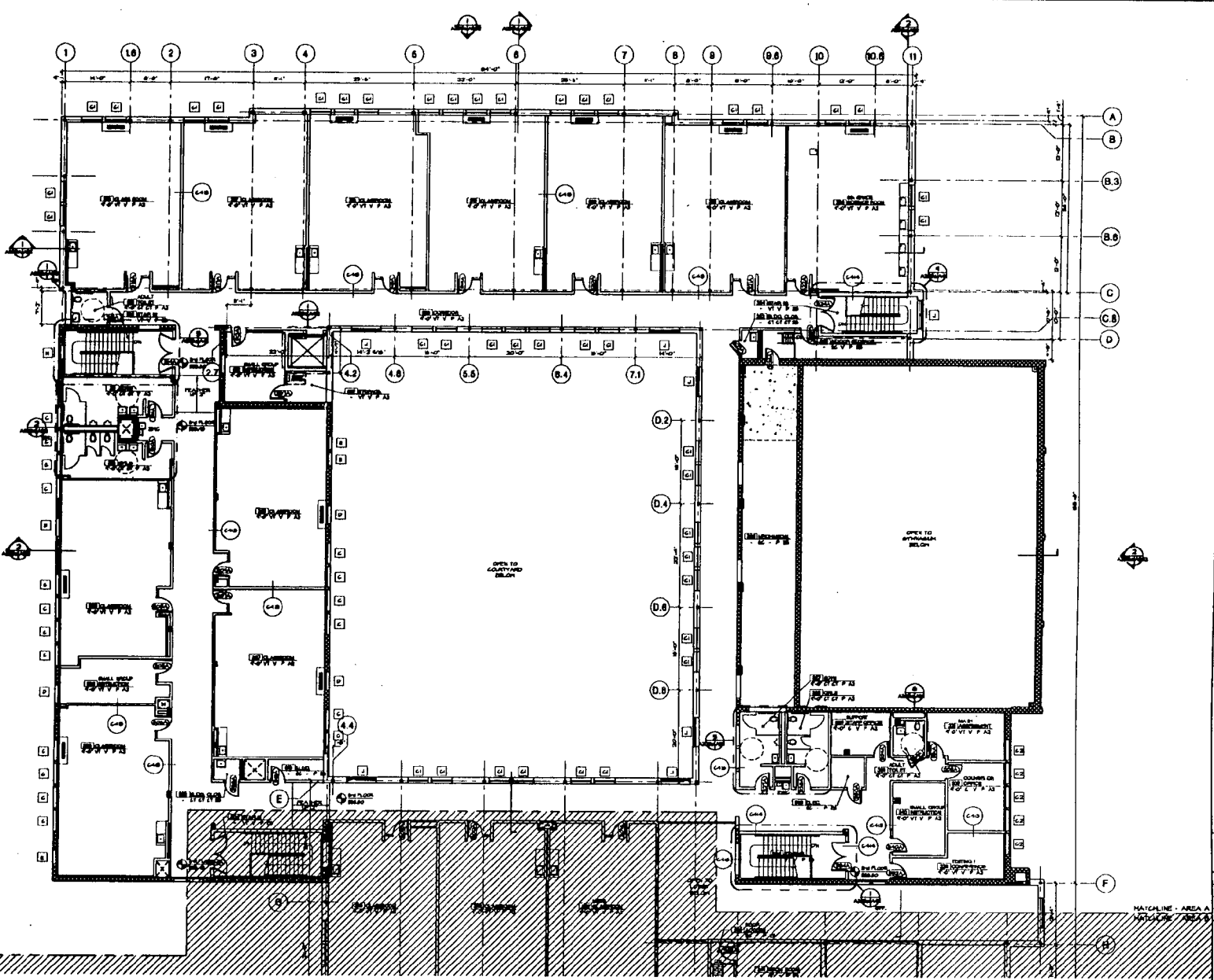
4015 Rosemary Street  
Chevy Chase, MD  
20815-5298

**W+Z AIA**  
New Construction -  
Third Floor Plan  
Area A

Scale: 1/8" = 1'-0"  
Date: 08.08.00  
Drawn by: [initials]  
Checked by: [initials]  
Project No.: 13259  
Sheet No.: **A2.0.3a**



**WIERCKSE + SAVOR  
ARCHITECTS**  
1120 CHERRY CIRCLE  
GAITHERSBURG, MD  
20878



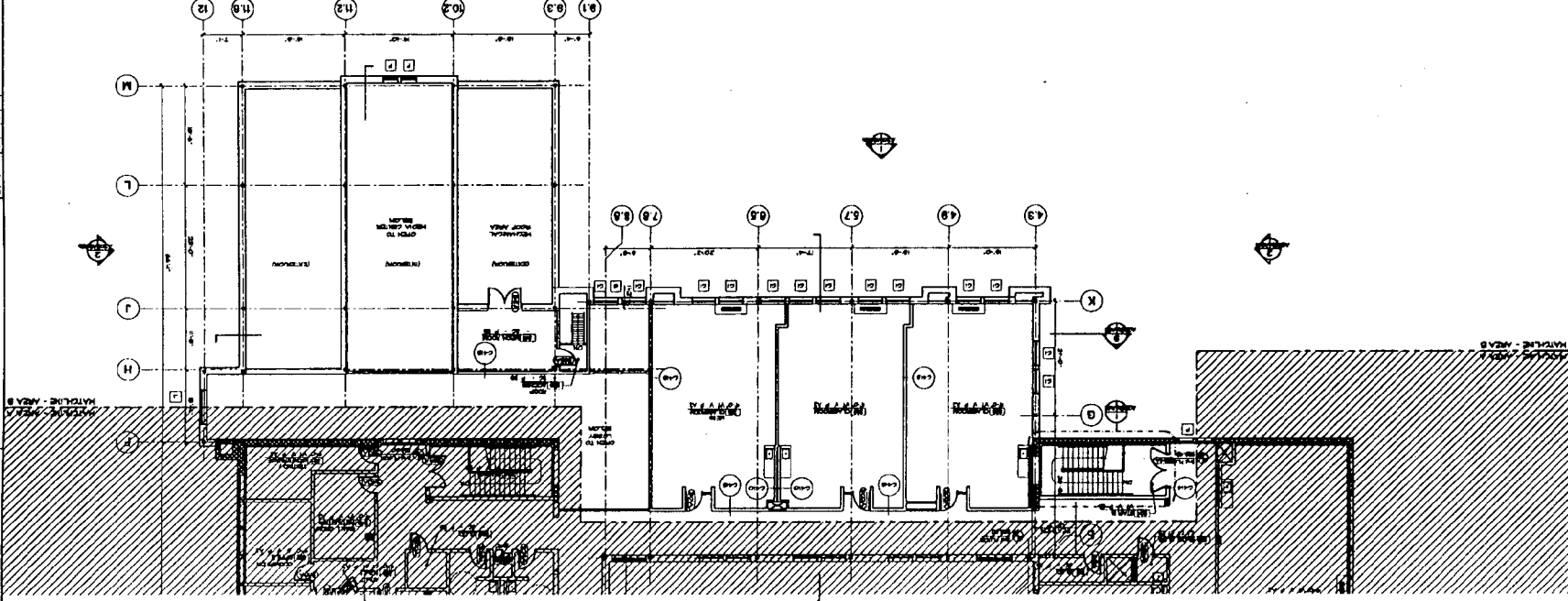
GENERAL NOTES ON SHEET A20.1.1.

88

*3<sup>rd</sup> FLOOR*

3<sup>rd</sup> Floor

58



GENERAL NOTES: 1. SEE GENERAL NOTES ON SHEET ARCH. 1171.

• 2011 • 010 • 1228 •

LAST CONSTRUCTION CHECKED BY: ARCHITECTS M

WARRICKS + ZAVOS

DATE: 01/12/11

PROJECT: 2011-010

CLIENT: Cherry Chase, LLC

ADDRESS: 4015 Rosemary Street, Chevy Chase, MD 20815-5298

PROJECT NAME: Cherry Chase Elementary School Modernization - AREA B

DATE: 01/12/11

PROJECT: 2011-010

CLIENT: Cherry Chase, LLC

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ADDRESS: 4015 Rosemary Street, Chevy Chase, MD 20815-5298

PROJECT NAME: Cherry Chase Elementary School Modernization - AREA B

DATE: 01/12/11

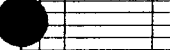
PROJECT: 2011-010

CLIENT: Cherry Chase, LLC

A I A

W+Z

11 10 9 8 7 6 5 4 3 2 1





1913 Portable classrooms placed  
South side Rosemary nr. Meadow

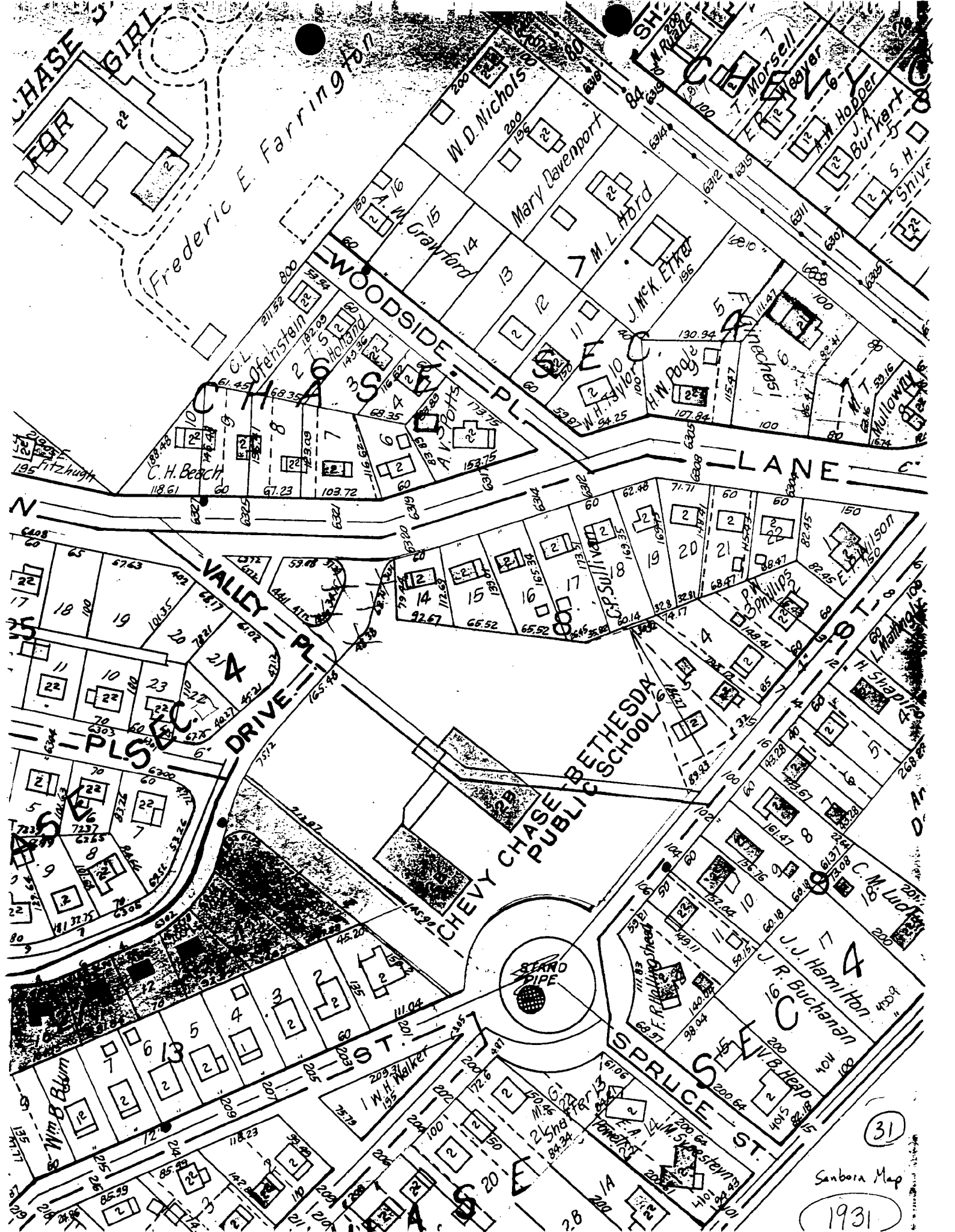
DEMOLISHED  
1936

[ SPRING 1917 WORK BEGAN ON SCHOOL - AT VALLEY PLACE (KNOWN AS VALLEY VIEW)  
NOV 1917 DEDICATED - OPERATED AS HIGH SCHOOL ONE YR  
1918 - BECAME SEVEN GRADE ELEMENTARY

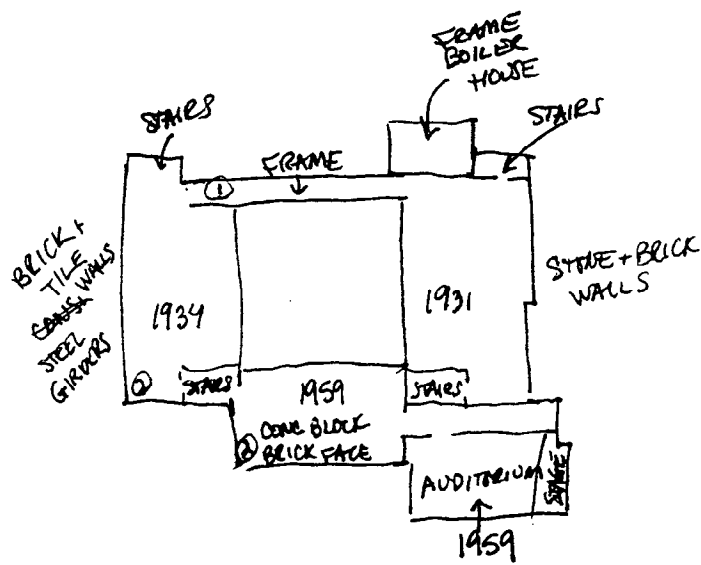
1930 - EAST WING BUILT  
12 CLASSROOM BRICK BLDG - \$94,000

1936 - WEST WING BUILT  
9-RM ADDITION - \$100,000  
CONNECTED TO EWING BY 1STORY FRAME HALL

1939 - LIBRARY OPENED IN SCHOOL  
alleged 1st elem school library in Montgomery County  
(KARIN ALEXIS, 20th C SCHOOLS, 1988)



31  
Sanborn Map  
1931



CHERRY CHASE  
 ELEMENTARY SCHOOL  
 SANBORN MAP  
 CORRECTED TO 1959



Chevy Chase blamed Kensington, more blamed Rockville. By then the Bethesda election district was providing twenty-three percent of the County tax money, but the only "real" schools were in Glen Echo and Bethesda.<sup>78</sup>

Despite the disappointment, the young school closed with a flourish:

*The commencement exercises of the Chevy Chase public school were held last Friday morning, commencing at 9 o'clock, on the lawn before the school building. Immediately following the exercises was the oratorical contest for gold and silver medals offered by Dr. Ryan Devereux, president of the County school board and resident of Chevy Chase, for which there were 17 entries. Medals were won by Miss Helen Hodges and Miss Ruth Pierce. The assembly was addressed by Dr. Devereux, also by Charles D. Frailey, Esq., president of the Chevy Chase Home and School Association, after which light refreshments were served. Athletic sports by pupils closed the events of the day, well attended by parents and friends and marking the close of the second year of the new school established in 1912.*

The next year a \$1,500, one-story annex added three classrooms to the school. In June the high school division reported three graduates: Helen Elizabeth Hodges, Charles Shoemaker, and Thomas D. Servis.

In 1915 Congress changed the rules so that those employed in the city could send their children to D.C. schools free of charge. Sometimes everyone south of Melrose was allowed to go to E. V. Brown, and at other times Maryland students were excluded from that school but allowed to attend other, less crowded Washington public schools. In Febru-



Chevy Chase HS 1913 - (l-r) Fred Imirie, Helen Hodges, Mark Shoemaker, Mr. Daly, two unnamed girls, Buddy Dawson, Chick Shoemaker

ary 1917 the County school board awarded an \$18,204 contract to Roy W. Poole of Frederick to build a school in Chevy Chase.

In the spring of 1917 work began on Valley Place between Meadow Lane and Rosemary Street for the first permanent school. The dedication of the two-story, red brick building took place in November 1917. The school, which some called "Valley View," operated with a high school for a year and then became a seven-grade elementary. The principal, Mrs. Barksdale, established one precedent when she hired the first known Montgomery County Public School school secretary, Margaret Owens, in March 1918.

The only thing Bobby Stevens recalled about the new school was the big assembly room on the top floor where they sometimes went to sing. It was also the last place he saw a pupil really whipped:

*It was one of the Dellinger boys. Miss Ankers took him to the back of the room, and she had a belt, and she was giving it to him. She really had that boy jumping.*

Elsie Irvine came to work there as a third grade teacher, and then she taught the 4th grade until her son was born in 1939. Myrtle Anderson was the principal when she started. She recalled that her classes sometimes had forty-five or more students, and that the old building had a central hall with a piano where the classes assembled for sing-a-longs. She remembered Helen Stephens as the first teacher in a tuition kindergarten, which began in 1926, and that the other members of the staff at that time were Savilla Burns 1st grade, Margaret (Peg) Hyson 2nd grade, Miss Perry 5th and Marion Swartz 6th grade.

Among the best remembered activities were the field trips classes took downtown on the trolley cars to visit the Smithsonian and other museums, and the field days in Rockville to which parents transported children in their cars for many years although sometimes they walked over to Bethesda and took the trolley.

Ed Stock, who hiked from his home on Bradley Boulevard from 1916 until 1920, recalled:

*We used to go up to Rockville on the streetcar. We used to chant "Ice cream, soda water, ginger ale, pop! Chevy Chase, Chevy Chase, always on top!" They had races and that sort of thing. We had a good time.*

Of course, the water tower was still there in the circle, a constant dare to a lot of boys

and several girls. Helen "Sister" Smith (B-CC '35) gained long-term fame by hanging by her knees from the top of the winding stairs at every opportunity.<sup>79</sup>

Enrollment declined in the early 1920s, but by 1926 the building boom was well underway, and the trustees met to discuss a bigger school. Mrs. Irvine said she did not think Tom Perry or Horace Troth or the other trustees paid much attention to what the teachers wanted, but soon delay became impossible. The overcrowded school turned away twenty-five children in 1927, and the Chevy Chase sixth graders moved over to the newly built high school at 44th and Willow at mid-year.<sup>80</sup>

In 1930 the school board built a twelve-classroom, brick building facing Rosemary Street beginning at a cost of \$94,000. It almost ended Valley Place as a street and gave the school a new, informal name—Rosemary School. A lunch room serving soon operated in the basement with the help of volunteers supervised by Mrs. Irvine, the treasurer of the PTA. When the Chevy Chase Bank closed in the Depression, she recalled worrying about how she was going to pay for the produce or get the cafeteria manager her \$20 a week.

In 1936 the BOE demolished the old Valley Place school and built a \$100,000, nine-room addition connected to the back of the older structure by a long, white, clapboard wooden hall. "The 'Long Hall' had a row of windows on each side, and no pretense of insulation or heat. A ten-year-old, running hard, could shake the whole structure. In the large square enclosed by the school buildings on three sides was space for the annual May Day dance and for graduation ceremonies, weather permitting." The enlarged school had a health

room and a music room, and well into the 1940s, a room used by a cooperative nursery school.<sup>81</sup>

Of the private schools, the Chevy Chase College for Young Ladies, later Chevy Chase Junior College, was, by far, the most enduring and most successful. Miss Rose Mactier and her sisters operated a short-lived school at her family's large home on Connecticut just north of Bradley. Her father was an inventor best known for the Atlantic City rolling chair. Edith Claude attended what she called the "little French school" but said:

*It was dubious as to how much French we learned, but the cookie jar which Miss Mactier kept filled on the sideboard remains in my memory more significantly than the French I absorbed.*

She recalled going there on the streetcar with her Irish setter, and said there were "probably no more than eight students."

Another pupil of the Mactiers was Don Caffery Glassie whose family built the third house on Bradley Lane in 1910. He said there were three kids in three rooms with three teachers when he attended, but remembered even better playing in the barn out back, which was filled with Colonel Mactier's inventions.

Over the years the Village Hall was the site of many dancing classes. Among the dancing teachers were Prof. Zebele, Mrs. Murphy, Miss or Mrs. Chase, Miss Minnie Hawke and Miss Libby. Back on Brookeville Road, Dr. Frank Hood Schultz purchased and remodeled the No Gain farm. He sold roses and peonies to D.C. florists and grew grapes and made his own wine during Prohibition. In 1928 with the local public school becoming crowded, he built the Bradford Home School. Many children in the Martin's Additions area attended, and some remembered playing in an old streetcar in the school's backyard. The Depression and the opening of the new building at Chevy Chase Elementary in 1932 put this school out of business, and then Mrs. Schultz opened the Brook Farm tea room, the first of many restaurants in that structure.<sup>83</sup>

The Cobb School, sometimes called the Chevy Chase Country Day School, began in the Village Hall, and when enrollment increased, rooms were rented in Miss Mackrill's home on W. Kirke.



Kindergarteners practicing for the big May Day celebration in 1939.<sup>82</sup>

# INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

## 1 NAME

HISTORIC **Chevy Chase Elementary School**

AND/OR COMMON

## 2 LOCATION

STREET & NUMBER **4015 Rosemary Street**

CITY, TOWN **Chevy Chase**

— VICINITY OF

CONGRESSIONAL DISTRICT **8th**

STATE **Maryland**

COUNTY **Montgomery**

## 3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

## 4 OWNER OF PROPERTY

NAME **Board of Education, Montgomery County Public Schools** Telephone #: **279-3617**

STREET & NUMBER **850 Hungerford Drive**

CITY, TOWN **Rockville**

— VICINITY OF

**MD 20850** STATE, zip code

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

**Department of Assessments and Taxation**

Liber #: **492 / 502 / 503**  
Folio #: **142 / 143 / 390**

STREET & NUMBER

**51 Monroe Street, 3rd Floor**

CITY, TOWN

**Rockville, MD 20850**

STATE

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**SIGNIFICANCE**

<b>PERIOD</b>	<b>AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW</b>			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1930 BUILDER/ARCHITECT Howard Wright Cutler

STATEMENT OF SIGNIFICANCE

Chevy Chase Elementary School (1930) is important in the architectural history of Montgomery County Public Schools. It represents the turning toward a more academic and classical image for school architecture during the 1930s. The school's earliest remains are significant because they help tell the story of how architect, Howard Wright Cutler, shaped and defined the architecture of Montgomery County's Public School System (from the 1920s to 1940s). In addition, this school was the home of the first elementary school library in Montgomery County.

During the 1920s, the Chevy Chase School at Rosemary, on property once owned by the Chevy Chase Land Company, needed to be enlarged. The buildings erected reveal a fusion of modern and traditional notions of architecture. As previously described, this school is a fairly straightforward structure with a modern appearance combined with classical entry portals. The lack of ornamentation and Art Deco character of this building recall schools of the 1920s (such as the Clara Barton School, also by Cutler). The classical disposition and entry portals anticipate the grand academic institutions of the 1930s (such as Bethesda-Chevy Chase, also by Cutler).

In 1938, when Mrs. Dean Dinwoody became the president of the PTA, she set as her first priority the establishment of a library in the school. Fortunately, less than half of the rooms in the east building were in use so she found plenty of space for a library. The childrens' mothers worked to organize the library; their fathers built book shelves and magazine racks. Finally, the library officially opened in the spring of 1939. This was a great achievement for the decade of the Great Depression.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**CONDITION**

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

**CHECK ONE**

UNALTERED  
 ALTERED

**CHECK ONE**

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

Today, only one wing of Chevy Chase Elementary School (1930) reflects the building's original character. Originally, the building's architect, Howard Cutler, envisioned a two-story, U-shaped design centered around a court. His plan did not incorporate the existing early 20th century building. Cutler's design called for two roughly rectangular classroom wings, one of which included space for a kindergarden. The wings were to flank a large central building. Probably due to financial limitations, Cutler's original plan was not completely realized.

At the time, Chevy Chase Elementary School may have been one of the most beautiful schools of this period. The architect's site design was symmetrically balanced by two identical brick classroom buildings. In turn, each building was ruled by external and internal symmetry. Each floor consisted of a long hall flanked by three classrooms on each side. This arrangement is still expressed by external fenestration, especially by the three main groupings of four windows on each floor. These large areas of windows were reserved for the sides (facing the court and the street respectively). The side elevations were without traditional elements and ornamentation save for white hued courses and some Art Deco geometric relief work on panels between first and second story windows.

By comparison, the entries, located on the short sides facing the traffic circle, were grand with a dignified classical treatment in the Ionic Order. The light-hued stone and more sculptured appearance of the classical portals contrasted the flat, unarticulated red brick walls of the front facades which had no windows.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

## PHYSICAL DESCRIPTION

(CONTINUED)

Despite the classical entry portals, Chevy Chase Elementary School was treated in a straight-forward, economy-conscious manner. Its flat roof, flat walls, planar window treatment, large areas of glass, lack of decoration, and flat roofline with stepped center (which was Art Deco in style) gave the school a modern, 20th century quality characteristic of much 1920s architecture.

Post-war growth, especially during the 1960s, resulted in the physical expansion of the school on its north, east and south sides. Modern additions have completely changed the character of Cutler's school. Only the side, front and part of the rear elevation of the two-story west classroom building running perpendicular to Hillcrest Place is still clearly visible and (more or less) intact. One can get a glimpse of the top of the east building (including some of its original Art Deco geometric decoration) by looking above the skyline and behind one of the rear projections of the modern front addition. The west building and the visible remains of the east building have been painted white, which, due to historical associations, make the west building of the school seem more conventionally classical than it would have appeared in the 1930s.

## MAJOR REPOSITORIES

Archives, The American Institute of Architects;  
Central Records, Montgomery County Public Schools;  
Construction Division, Montgomery County Public Schools;

See Karin M.E. Alexis's manuscript on Public Schools in Montgomery County, Maryland: 1900-46 (1988) (Montgomery County Historic Preservation Commission and Maryland Historic Trust).

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

see attached

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY 164656 F envire

VERBAL BOUNDARY DESCRIPTION

**Rosemary, Hillcrest Place, Meadow**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

**KARIN M.E. ALEXIS, PH.D., ART & ARCHITECTURAL HISTORY**

ORGANIZATION

DATE

**JUNE 1988**

STREET & NUMBER

**2449 Villanova Drive**

TELEPHONE

**260-1107**

CITY OR TOWN

**Vienna, Virginia 22180**

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

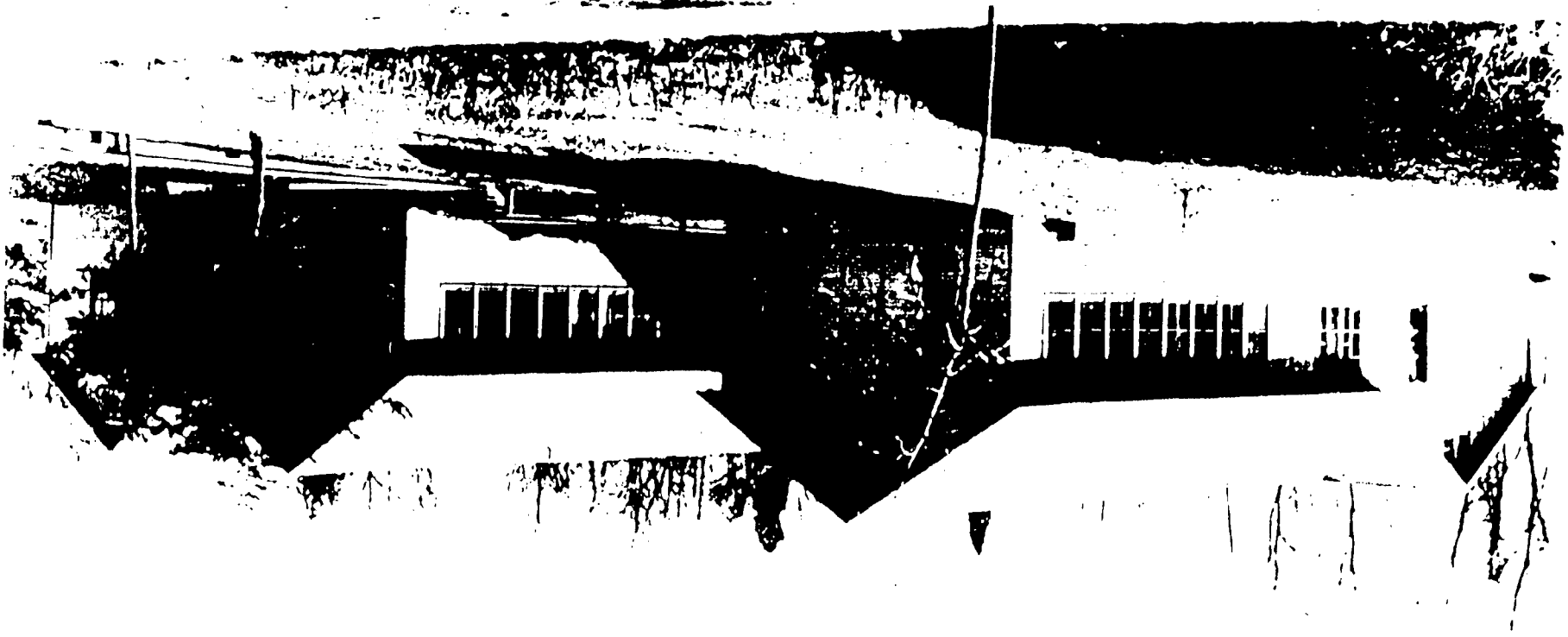
The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

39

ORIGINAL PORTABLE CLASS ROOMS

40

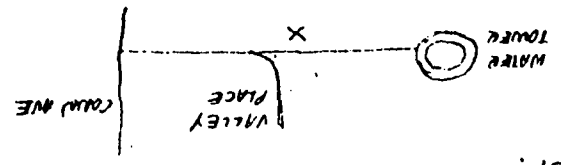




#872

1990 CHEVY CHASE HISTORICAL SOCIETY

FROM PHOTO LENT BY EDWARD L. STOCK, JR.



CHEVY CHASE SCHOOL BUILT 1913  
 4 PORTABLE CLASSROOMS  
 3. SIDE ROSEMARY ST.  
 1915-16  
 HAVED 1917

WEST WING 1936 CONSTRUCTION DATE

42



CCRB # 1107



CHEVY CHASE I ELEMENTARY SCHOOL  
WEST WING - BUILT 1936  
SOUTH & EAST FACADES - AT ROSEMARY CIRCLE

NATIONAL ARCH. FILE 69-PWA-P1468

#1107

1991  
CHEVY CHASE HISTORICAL SOCIETY

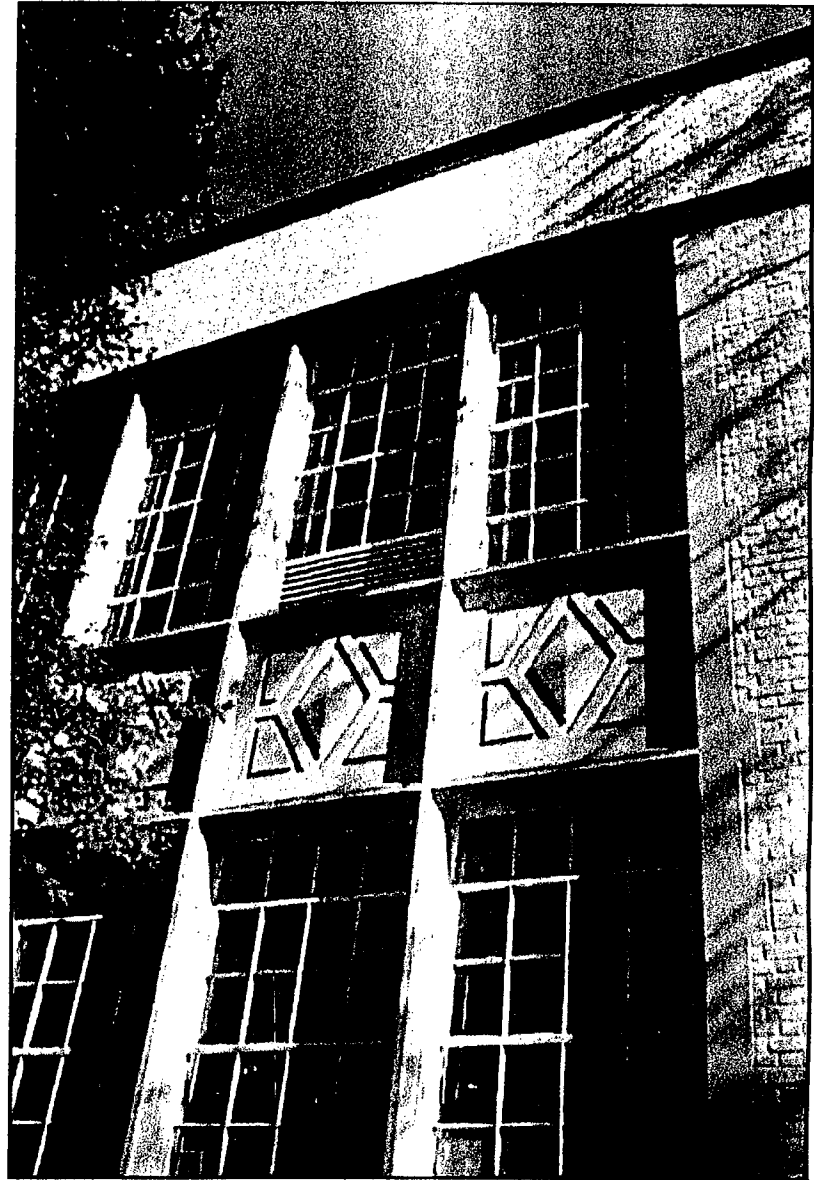
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**Chevy Chase Elementary School Modernization**



bb

**1** Entrance to Limestone Clad West Wing on South Side

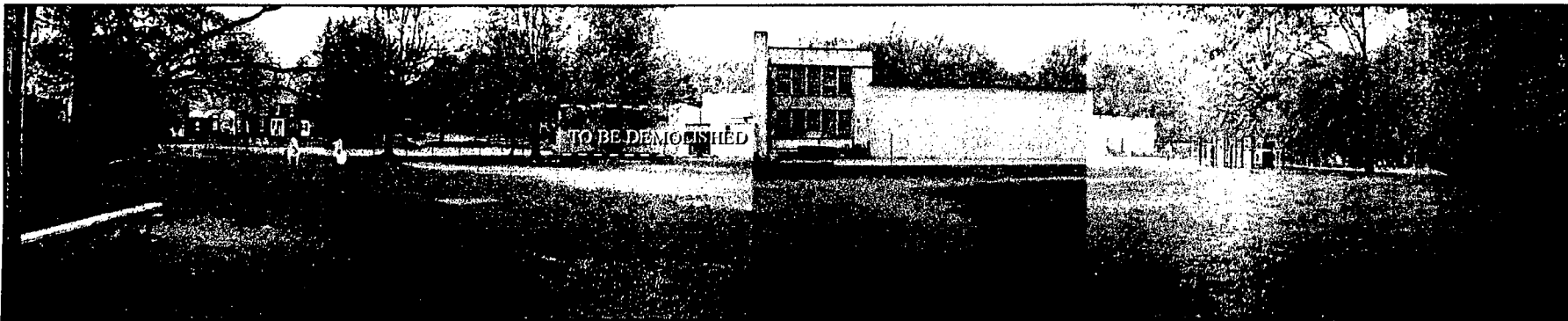


**2** Limestone Window Details at West Wing, West Elevation

**Chevy Chase Elementary School Modernization**



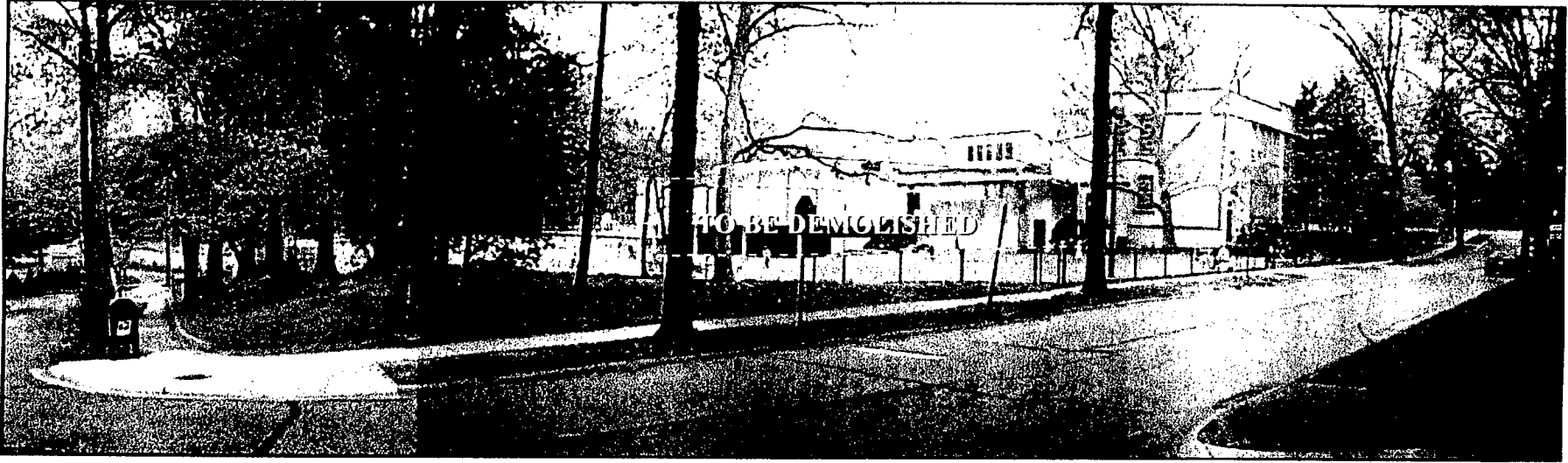
**3 Panoramic View from Southeast Side of Chevy Chase Elementary School**



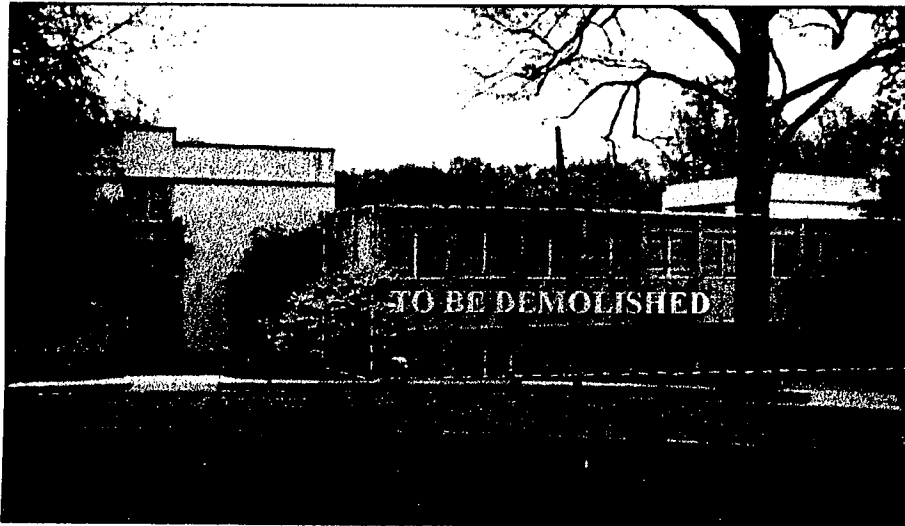
**4 Panoramic View from East Side of Chevy Chase Elementary School**

45

**Chevy Chase Elementary School Modernization**



**5** Panoramic View from Northwest of Chevy Chase Elementary School Site



**6** View of "Old" meets "New" from South Side Traffic Circle

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1 MR. JORDAN: You got it.

2 MR. SPURLOCK: Second the motion.

3 MR. KOUSOULAS: All those in favor of the motion  
4 raise your right hand. All those opposed? The motion passes  
5 6 to 0.

6 MS. KEPHART: Who seconded it? I didn't see.

7 UNIDENTIFIED VOICE: Steve.

8 MS. KEPHART: Steve.

9 MS. HARMAN: Thank you.

10 MR. KOUSOULAS: Okay. The next case is a  
11 preliminary consultation for Chevy Chase Elementary.

12 MS. ZEIK: The um, preliminary consultation for the  
13 renovations to the Chevy Chase Elementary School is coming to  
14 you in Locational Atlas Historic District under a new  
15 agreement that has been um, devised with the County Council  
16 in order to basically avoid delays for any applicants that  
17 are in a Locational Atlas Historic District.

18 In this case the procedure is that if the applicant  
19 agrees that this site be considered as a Master Plan, as  
20 already designated site, then the HPC will consider it uh,  
21 and it won't be subject to the delays that would normally  
22 take place with decisions of substantial alterations at  
23 Locational Atlas sites, which can take up to um, over six  
24 months to uh conduct.

25 So with that said, the um, the applicant is the

1 Montgomery County Board of Education. And they're coming in  
 2 for demolition and new construction at 4015 Rosemary Street  
 3 which is in the Town of Chevy Chase. And this Locational  
 4 Atlas 35/13. The uh, Chevy Chase Elementary is a local  
 5 elementary school that has, is very much tied into the  
 6 history of the um, Chevy Chase land company. In fact the  
 7 school is located on land that was donated by the Chevy Chase  
 8 Land Company for this purpose. So, there has always been a  
 9 school here. And, um, the school has gone through various  
 10 permutations starting in 1913.

11           And the historic structures which are currently at,  
 12 located on the site are two wings that are not adjacent to --  
 13 they are connected by, they're not contiguous wings. They  
 14 were built in 1930 and in 1936. Um, they're called the East  
 15 Wing and the West Wing. And the architect was Howard Cutler.  
 16 During this period in Montgomery County, Mr. Cutler was  
 17 responsible, was probably the lead architect for public  
 18 schools in Montgomery County and was responsible for the  
 19 construction of many of the, designing construction of many  
 20 of the public schools in Montgomery County. And he is an  
 21 important local architect.

22           Um, I'd like to show you the slides. The applicant  
 23 has a approximately 10 minute presentation using our computer  
 24 technology which is really great. Um, but I think that if I  
 25 show you some slides, it won't be tentative and it will help

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1 to set the stage for their presentation. So let me show you  
2 the slides.

3 Okay. Chevy Chase Elementary is on one of the, on  
4 a small circle within the town. And here you can see how it,  
5 it's completely nestled right in the community. It's such a  
6 wonderful um, relationship between the residential homes and  
7 this elementary school. Where we're looking at one of the,  
8 who lives here, and the second historic wing is here behind  
9 this new addition.

10 The new additions were done in the '50's, the  
11 '70's, just um, to fill in the space. There's actually an  
12 open courtyard behind here and that's now being used, uh  
13 filled in with the library. But um, here again you can see  
14 how one of the original wings peeps out behind the new  
15 construction. This is some of the new construction.

16 This is the West Wing. And it's got, the doors are  
17 limestone surround. The doorway, the door itself has been  
18 replaced but originally there were two separate leafs for  
19 entry. And um, limestone surround, it was originally a red  
20 brick building and at some point, the public school system  
21 basically parched the whole surface of the cenexuos material  
22 and that has been painted as well. So for whatever reason  
23 now, what you're looking at is a red brick building which is  
24 now a bus building. And that is one of the issues that will  
25 come forward in terms of a decision for the new construction,

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1 what is should be.

2 Just showing you there's been a little bit of  
3 damage to the limestone, but it's really in remarkably good  
4 shape. Um, one of the notable features, there's the steel  
5 windows and these decorative panels, um, which abandon,  
6 across the facades of the, both of the old, uh, the both  
7 wings, the 1930 wing and then '36 both picked up on the same  
8 motif. Uh, the white panels um, the architect explained to  
9 me it was originally there used to be some air intake um,  
10 grills there which had been abandoned as they upgraded the  
11 HVAC system. And it's just been infilled.

12 Um, just to show you some of the conditions of the  
13 steel windows. Um, they certainly need repair. They are,  
14 there are some evidence, there is evidence that there's some  
15 rust. But all in all they are in pretty good shape. And on  
16 an overall basis they're in probably very good shape.

17 Um, I wanted to show you, you know, the character  
18 of the steel windows of course is that they um, the very thin  
19 volume because of the strength of the steel and able to  
20 support a large expansive glass or an open glass area with  
21 the various inframing of the steel. Um, these windows are  
22 comparable here with the hopper window and here. This panel  
23 is off of the other --.

24 I just walked around the building just to give you  
25 a sense of the limestone trim. This doorway also has been

1 replaced. This is one little patch on the side facing the  
2 playground where you can see the red brick. Obviously there must  
3 have been some kind of a cover there when the building was  
4 parched.

5                   Some of the new construction. This is the media  
6 center that peeps out of the light. The windows grab light  
7 down into the media center which was built inside the  
8 courtyard. And this is just a view back from the driveway,  
9 uh gara -- I'm sorry, playground looking back to um this West  
10 Wing.

11                   And I'm walking around the building. This is just  
12 some more detail as I'm walking around the building just to  
13 show you how the details. This is actually in the East Wing.  
14 The East Wing, a part of it only remains. When the gymnasium  
15 was built, they removed probably two thirds of this part of  
16 the building. And so one third remains. These windows have  
17 been blocked up there, part of a media room. Media is very  
18 big as one of the disciplines here.

19                   But again, just to show you how both wings of the  
20 original structures use the same motifs, the same steel  
21 windows, same materials um, in their construction. This is  
22 the gymnasium. This section is proposed to remain. This  
23 section is proposed to remain. And then these lower single-  
24 story new additions are proposed to be removed and replaced  
25 with the new project.

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D O C O O B A Y O N N E E  
N J C O C C O 2 F O R M F E E

1           One of the interesting features of the proposal  
 2 that you'll see is that this is an exterior wall that they're  
 3 proposing to build, move the media center out of the  
 4 courtyard which they want to have, restore back to an open  
 5 air space. Move the media facility here, but there'll be so  
 6 much glass that the idea is that you would be able to see  
 7 actually into this big room and see this wall, even though  
 8 it's, it will be technically an interior wall. It will be  
 9 preserved and uh, exposed to full sight.

10           I just wanted to give you a sense of the depth of  
 11 this -- material. You know you can see here that it really  
 12 has some depth. It's been investigated to have it removed  
 13 and it doesn't seem to be a good suggestion in terms of the,  
 14 when you consider the damage that that will do to the  
 15 original brick. So, the, my understanding is the school  
 16 system will just maintain the surface. It will involve a  
 17 painting cycle just to keep it painted. You know, just as  
 18 one of the obligations they'll undertake, this is the  
 19 community -- I was standing here. That's it. Those are my  
 20 slides.

21           I just wanted to reiterate some of the issues were  
 22 the um, retention of the original steel windows. And as  
 23 staff I'm recommending that the original steel windows be  
 24 repaired and maintained and that new thermally glazed windows  
 25 could be used in the new sections but that the original

1 windows should be retained.

2           And um, some of the, if the Commission agrees with  
3 that, there was some of the nuances on, in the section of the  
4 building that have been in, where the original windows have  
5 been removed on the faces of the building that face that,  
6 what had been an open courtyard, but is now interior space,  
7 the um, and the original windows being removed. You may want  
8 to give some guidance about whether you would, what you would  
9 want to see go back in the original window opening. Whether  
10 it be a replicated new steel window or perhaps in that case,  
11 it would be okay to have a, one of the new windows go back.  
12 The fenestration pattern is proposed to be the same as the  
13 existing original fenestration pattern.

14           Um, and that might be something that you want to  
15 talk about. Also the color of the, I know there's been some  
16 discussion about whether the new building, where it's clear  
17 that the, that the old historic sections will be retained and  
18 painted and now they're buffed, and it seems to be the  
19 general feeling that they should be continued to be just  
20 painted, but there has been some discussion about whether the  
21 new construction should be done in a red brick. Which would  
22 have been what of course the original building had been red  
23 brick. And thereby contrast to the older sections, which is  
24 a very interesting proposal, architecturally.

25           And if you agree with the retention of the sort of

1 the decorative panels around the entire structure, there  
2 would be still this contrast in material. And um, the other  
3 option which is being proposed is to use a buff brick.  
4 Which, again will be differentiated from the existing storage  
5 structure, certainly by virtue of the fact that it won't be a  
6 painted brick. So immediately even though, if it were a buff  
7 color, so that the whole project had a, so that it would be  
8 uniformity of color, then at least, it would certainly  
9 differentiate the old and the new.

10 So, um, my sense of that differentiation is that  
11 any way you go, that issue has been addressed. And I feel in  
12 a very sensitive way in terms of having this project read as  
13 a coherent structure through the use of decorative motif and  
14 scale. But that there's certainly enough items where there's  
15 differentiation.

16 I would like to point out the community is very  
17 deeply involved in this. There is a community meeting  
18 tonight and therefore the community is being represented by  
19 uh, certainly fewer members. And we would certainly expect  
20 to see at, eventually the historic work permit application  
21 hearing. So, but there are, I know there are some citizens  
22 here who will speak so that there's some representation in  
23 the general view. And there were some letters that were uh  
24 supplied from uh, the community which I have copied and given  
25 to the HPC.

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D M F E R O F N O O R O J N E Z Z O V A B O C C O C D A G Z M E T

1 MR. KOUSOULAS: Okay. Um, are you going to give  
2 the first.

3 MR. BAKOS: Actually I'm Tim Bakos. I'm with  
4 Wienczek & Zavos. Bruce Zavos is the principle in the firm.  
5 He's here to uh speak about the project. I think uh, I'll  
6 just turn it over to Bruce.

7 MR. ZAVOS: My name is Bruce Zavos from Wienczek &  
8 Zavos Architects. We're the architectural firm that's been  
9 hired by the Board of Ed to provide the  
10 architectural/engineering services for the modernization of  
11 Chevy Chase.

12 This is uh, presentation we did for the community,  
13 for the PTA a while back. But what I'd like to start off by  
14 saying is that what you see is a culmination of about 20  
15 meetings that we've had with the design advisory committee  
16 which is made up of citizens, PTA members, teachers and Board  
17 of Ed members. Um, so again, this is a culmination of  
18 enormous team effort. I'd like to say that in the end we  
19 finally did reach consensus on what we were going to do. It  
20 took a while, but we did reach consensus.

21 What's the modernization? It's the renovation of  
22 the existing building. It's a partial demolition and  
23 replacement and it's an expansion. Uh, whose involved?  
24 Again State Board of Ed, County Council, Montgomery County  
25 Board of Education, the advisory committee which I talked a

1 little about, Chevy Chase Elementary School staff, parents,  
2 neighbors, division of construction and a design team. And  
3 who makes up the design team? You can Wiencek & Zavos, --  
4 Associates, and --

5           This is a process that we typically go through for  
6 a Montgomery County Public School project. Feasibility was  
7 done not by us, by another firm. Information gathering and  
8 with the community and design advisory committee and the  
9 various phases we go through. Here's a current schedule as  
10 proposed. At the time we were right in the midst of design  
11 and development. Currently we are approximately 50 percent  
12 through construction document regs. This job is anticipated  
13 to go to bid in March; construction to begin in June and then  
14 occupied uh, school will be 2000 September.

15           Just a little bit of the history about Robin was  
16 talking about in graphic form. Again, this is I guess the  
17 1913 part of the school which was originally built, I guess  
18 on a site and brought to the site. That's the East Wing that  
19 she was talking about built in 1930. The West Wing, 1934.  
20 1940 a link was built between the two. 1958 the  
21 Administration and multi-purpose room addition that you see  
22 at the front of the school was built. You can see that  
23 there's existing courtyard. 1960 again some classrooms,  
24 small additions at the rear of the site. 1968 some addition  
25 classrooms that were built at the room. 1974 you can see



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1 where the East Wing was partially demolished for the  
 2 gymnasium and that the existing courtyard was infilled with  
 3 the media center which you saw pictures of before with the  
 4 clear story lighting. And currently that's what we have  
 5 today, basically and infilled courtyard footprint of the  
 6 existing building.

7           This is various residential neighborhood around the  
 8 site. One thing I'd like to say about the site is that 3.87  
 9 acres, I think it is the smallest elementary school site in  
 10 Montgomery County. Typically Montgomery County Public  
 11 Schools, elementary schools are approximately 8 to 10 acres.  
 12 So we really consider this not a suburban school, but an  
 13 urban school.

14           Here you can see the paved areas, the existing  
 15 trees around the site. Currently there's one baseball field.  
 16 And then the historic components of the building. Again the  
 17 West Wing 1934 and the East Wing 1930. What we propose to  
 18 demolish and is all the additions except for the two historic  
 19 wings. And I come back with new additions in the red,  
 20 restore the courtyard.

21           And now we can run quickly through the plan.  
 22 Everybody saw this plan, existing conditions, it's currently  
 23 at grade, first floor. I'll show you what's being  
 24 demolished. And the West Wing is being retained. The new  
 25 addition at the lower level will be multi-purpose room,

1 kitchen and science lab to the, right there in the corner.  
2 These are circulation areas, hallways, our exits and ingress.  
3 What we're planning on doing along Hillcrest Place, because  
4 currently that is below grade, we're going to regrade up to  
5 Hillcrest to expose the windows down to basically the lower  
6 level grade. So you'll have access to the outside from music  
7 and art. Also, you'll have more significantly more lights  
8 down into those areas. This is just walking you through the  
9 various rooms.

10           And the second floor existing is pretty much a --  
11 horn if you've ever been out there. Show you what's being  
12 demolished. And then West Wing to the left, East Wing to the  
13 right. Showing the gymnasium. New additions in red and then  
14 the new restored courtyard. Vertical circulation again  
15 throughout the school for -- circulation. Ingress, egress  
16 points surround. Then you have the front of the building,  
17 classrooms on the west and north. Along the east towards the  
18 front will be the media center.

19           And when we were talking about the East Wing which  
20 currently is partially exposed on the exterior will now be  
21 brought in and the interior well as you can see, we have a  
22 gracious corridor in front of it and we propose to sort of  
23 skylight that area. And that will be a two-story open space  
24 in front of the media center. We also are providing two  
25 story separate portion of the media center which again we'll

1 focus on that limestone entry.  
2 Third floor plan, what we currently have existing.  
3 And now you're looking down at --. Generally coming back,  
4 the third floor is essentially almost all classrooms. Again  
5 vertical, horizontal circulation. The elevations, south  
6 elevation, east elevation and the south elevation you can see  
7 and the dark is the demolition area, we're proposing to  
8 remove. -- after the demolition. There we go. Again that  
9 south elevation is what you will see. From the circle,  
10 that's the front of the building. The main entry is towards  
11 the right. There's stairs there and to, immediately to the  
12 right of that is the window feature into the media center.  
13 And all the way to the left is the existing west historical  
14 south entry feature.

15 On the east, you can see into a maroon, there's a  
16 gymnasium and existing portion of the east wing. In front of  
17 that to the left is the media center and then back to the  
18 rear end is the additional classroom addition, at the lower  
19 level is the multi-purpose room. Then towards the rear, dark  
20 is what's going to be demolished. Maroon is what is to  
21 remain. Same on the west. There we go. That -- is to be  
22 demolished. And you can see on that west elevation, that  
23 lower area is what we're intending to expose and bring more  
24 light into the first floor, art and music room.

25 Again to reiterate what Robin was talking about, I

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1 think what we intended to do is come back with uh,  
2 sympathetic additions to the existing building. Again, we  
3 went through many, many elevations and planned configuration  
4 until the committee reached consensus on what they felt was  
5 appropriate for the neighborhood. Then at the north, that's  
6 the multi-purpose room where the lower level which acts as a  
7 two story space, you have classrooms above that. And on the  
8 west side you can see on the right side is the admin and the  
9 media center. Beyond on the left side is the additional  
10 classroom, addition on the rear.

11 And then in summary, you can just see what we've  
12 done. We've demolished about 28,000, about 33,000, added  
13 about 37,000 square feet. Total a little less than 70,000.  
14 Current budget stands at 6.3 million. And that's it.

15 A couple of things that we want to address. Um,  
16 we've investigated the cement stucco finish that's currently  
17 on the building to see if it could be removed. The consensus  
18 is it cannot be removed without damaging the face of the  
19 brick. So the intent there is to leave it and then paint it.  
20 And it will be probably 3 to 5 year maintenance cycle.

21 Um, the addition we're proposing again is  
22 sympathetic buff color brick. We feel like there's going to  
23 be a clear differentiation what is existing, what is new. As  
24 far as the windows, the original intent and what is typically  
25 most modernizations is to change out all the windows and come

1 back with much more thermally efficient windows. And in fact  
2 in most cases we need to do that to meet the energy code  
3 requirements. We've had further discussions with the Board  
4 of Ed as far as the recommendation to maintain the existing  
5 steel windows. I think we're beginning that, that we will  
6 endeavor to do that. We haven't done really a very good  
7 investigation of the condition of those windows, but we will  
8 do that. And if what we can see initially now, I think  
9 there's a good possibility of retaining the existing steel  
10 windows.

11 Um, we are still sort of up in the air about how  
12 we're going to maintain the energy efficiency. There has  
13 been cases in the past where other projects to provide  
14 interior storm windows. And that's a little tricky here  
15 because they want to be able to have operable windows. And  
16 with the configuration of the existing windows, we're not  
17 sure how that's going to be done, but we're going to further  
18 investigate that. We've also had a window manufacturer come  
19 out, a consultant and give us some ideas on how we can  
20 replicate existing windows if necessary in aluminum. And  
21 actually we brought some drawings to show you if you look at  
22 those.

23 Elsewhere throughout the building, both in existing  
24 areas where we're exposing new openings we would propose to  
25 come back with aluminum windows again in all the new



1 would match or be similar to the ones that we have. And the  
2 reason most of the folks are not here tonight is cause  
3 they're raise, we're trying to raise \$270,000 to complete the  
4 building as --. Montgomery County cannot build the building  
5 you see in terms of the detail around the windows and the  
6 panels and the things that we think make the building work as  
7 a whole. And we want to see a historic looking building. We  
8 don't want a modern building there.

9           The neighborhood is you know, very similar to that.  
10 And we have a lot of people that I'm sure you'll meet at some  
11 point when they are not at a town meeting.

12           Thank you.

13           MR. ZAVOS: One of the --that will come up, we have  
14 looked at a couple of ways of dealing with the existing --  
15 panels. We have a situation where we need to draw a base  
16 design which we're looking at giving something with brick  
17 accents which is more economical than coming back with a  
18 precast or limestone panel. The alternate is to come back  
19 with precast accents. They're sympathetic to the existing  
20 ones. And that's what Julie was talking about, about the  
21 community raising funds for the precast accents which is  
22 something that they find highly desirable.

23           From the Board of Ed's standpoint, it's difficult  
24 necessarily to justify that expense, um, so that's what  
25 they're doing, currently trying to raise money for those.

1 But, and we've got two alternates. One the base will be done  
2 in a brick accent in a slightly contrasting color to the  
3 field brick and then the bid alternate would be to come back  
4 with the precast, architectural precast -- panels sympathetic  
5 to the existing.

6 MR. JORDAN: So when you come back for a HAWP you  
7 would be asking for approval of either?

8 MR. ZAVOS: At this time, yeah. Either one, again  
9 what would happen, the normal process would be when it goes  
10 out for bid, those precast panels will be priced separately.  
11 If the base bid comes in slightly under the 6.3 million,  
12 there's available funds for those precast panels that may be  
13 a bid alternate that is taken by the Board of Ed. If it  
14 comes in at 6.3 or above the likelihood of that being an  
15 option could pretty much goes away.

16 MS. POUNDS: And I can assure you we're going to  
17 raise the money to make those precast panels. That pretty  
18 much is going to be a given. So we want you to look at those  
19 as a do you like them, do you not look them, would you  
20 approve them. Because I have a feeling there's not a chance  
21 in the world that the money will be here. I mean this is a  
22 community that's really driving towards this.

23 MS. ZEIK: Also just reminder, of course, is that  
24 we're not necessarily supposed to look at, and certainly the  
25 preliminary I think that the advice you might want to give is



1 not so cost directed as preservation directed.

2 MS. EIG: Well as a former parent of a Chevy Chase  
3 Elementary student, I know that building very well and uh,  
4 I'm definitely, from my vantage point the use of the cast  
5 stone panels is absolutely appropriate. And I think the fact  
6 that they're demolishing everything except for the original  
7 1930 work, so there is a testimony to that. That original  
8 design held its value so to speak. And the windows I can't  
9 stress strongly enough how the retention of the steel windows  
10 is to everyone's advantage because they have been there for a  
11 very long time and they do need maintenance repair. But  
12 anything that has been there for close to 60 years needs some  
13 caretaking. And the aluminum window as close as it might be  
14 isn't a good substitute. It's just not a good substitute.

15 And there are more and more companies everyday who  
16 are beginning to build their expertise in repair of steel  
17 windows as more of these buildings from the '20's, '30's,  
18 '40's come on the market for restoration, renovation. So  
19 there will be the craftsman as well as the uh, long-term  
20 value there.

21 MR. SPURLOCK: I'm not going to belabor the effort.  
22 I think it's a very nice proposal that you put forward. I do  
23 feel very strongly also about the steel windows. I think  
24 that you should make every effort possible. They can really  
25 look pretty bad and steel be very well restored.

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1 I don't think, in terms of the brick color, I think  
2 a contrasting, a slightly contrasting color might be fine. A  
3 brown or something. I think red would be to -- at least from  
4 my point of view, it's just too much, too much of a contrast.  
5 But something that's not exactly the same color but something  
6 complimentary but designates in a very subtle way the new  
7 versus the old would be appropriate to that. Otherwise, I  
8 mean I think you're on the right track. And obviously you've  
9 got a lot of community support. And I think that's good.  
10 And I think it's commendable that you've worked with the  
11 community. Obviously you have the community helping  
12 subsidize the cost of this. And it's probably pretty unique  
13 in Montgomery County to have that occur. So, other than  
14 that, I think uh, I think from my point of view it looks very  
15 good.

16 MR. JORDAN: I'd like to say that I'm very  
17 satisfied with what's being proposed. I wouldn't say that I  
18 wouldn't agree with Steven Spurlock in that, I think that  
19 the, and Emily Eig, in retention of the steel windows. Um,  
20 my understanding is from these blueprints is that the new  
21 windows would be the aluminum. Is that correct?

22 MR. ZAVOS: Right.

23 MR. JORDAN: I think that's fine. And as well as  
24 the subtle uh, delineation between the brick color I think is  
25 probably preferable to the high contrast in the red.

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D M F K R O T N O O G V O L N J N B B O C O C O A G Z Z M E R

(66)

1 MS. ZEIK: Would the replacement windows, do you  
2 have any sense about whether you would prefer the kind that  
3 is just the simple double column or the one with the single  
4 hopper. Is that a choice?

5 MR. ZAVOS: Well, the only thing with the um, the  
6 single hopper, it comes in to the problem because they put  
7 their books, you have typically a book shelf around in here,  
8 so to have them coming in doesn't make sense. It would knock  
9 the books off that would use them. The idea the other, I  
10 think is an awning window would make sense. Unfortunately  
11 those windows are so big that teachers can't actually reach  
12 them without getting on a chair or getting up on the  
13 bookshelf. So, the idea the single hopper probably, just  
14 practically makes the most sense. Because you could lift  
15 those and make them useful, make them operable windows.

16 MS. EIG: They don't have the old poles we used to  
17 have. You see that anymore. Because there's something very,  
18 it's I think that the windows with the hopper or the awning  
19 make a more interesting fenestration pattern and that's  
20 opposed to just a double hung one, so.

21 MR. ZAVOS: Well, we probably could look at using  
22 another awning type window. Typically you don't like to use  
23 those in a typical elementary school because the kids can run  
24 into them on the exterior.

25 MS. EIG: But everyone's so perfect at Chevy Chase



1 I think less contrast between the two brick colors is  
2 preferable.

3 MS. SODERBERG: I totally agree with the former  
4 commissioner. I would like to say uh, about the color of the  
5 brick for the addition. As long as the um, separation is  
6 subtle between the new and the old construction, I would  
7 rather leave it up to the committee to decide on that  
8 particular issue. It's, I mean they spent all this money, I  
9 want to raise this money and I think they should have some  
10 say in this. It's too terribly important as far as the  
11 history is concerned as long as I said it's subtle  
12 distinctness between the two.

13 MR. KOUSOULAS: Uh, yeah --

14 MS. SODERBERG: But also that I just want to  
15 reiterate that I am in favor of retaining the old windows.

16 MR. KOUSOULAS: I would agree about the brick  
17 color, about something close uh I think certainly as dark as  
18 the red got over the years, it would be just very jarring.  
19 Um, and pink brick, just halfway between to wouldn't do much  
20 of anything.

21 Um, the windows to the extent that you can look  
22 into returning the steel windows and that's uh, I would  
23 recommend that you make a good effort, serious effort to look  
24 into that. I think the aluminum ones we're looking at here  
25 are not in terms of the widths that are shown, they're

1 relatively comparable. Certainly in the thinnest members  
2 which is where you really see steel windows getting thin,  
3 they're really good. Um, everything about the design, I  
4 really wouldn't change a thing.

5 Um, the only thing I find very unfortunate is that  
6 the County, the Board of Ed won't pay for the panels. I mean  
7 one of the most important things we do is build schools. And  
8 we should take pride in those schools. They're the most  
9 important building we put in our neighborhoods and why the  
10 hell the Board of Education is going to, you know, get skimpy  
11 on some limestone panels is beside me. There's a high school  
12 in LA somewhere, you see it on every sitcom, the Brady Bunch  
13 or something. It's amazing pile of orange brick and  
14 limestone trim and it's just a wonderful school. You cannot  
15 use it in every movie and sitcom that comes out. I mean  
16 there's something about our schools that's important. And  
17 having those panels I think would add to every kid's  
18 education as they come through the door. It's not a trivial  
19 piece of fluff.

20 But I'm glad the community is picking up the ball  
21 where the County is dropping it.

22 MR. SHPUR: Hi. I'm Mike Shpur. I'm with  
23 Montgomery County Public Schools. I just want to say that uh  
24 we're in the middle of budget process and every year the  
25 Board of Ed makes the request of, for so many funds to

1 accomplish what we need to accomplish. And every year the  
2 County Council cuts that amount and tells us to make do with  
3 less. And we're trying to build 12 schools this year on a  
4 certain amount of money and trying to make it go as far as it  
5 can.

6 MR. KOUSOULAS: I know and I live here and I tell  
7 the County Council to make do with less and all that and it  
8 keeps on coming around. I just wish that as a community in  
9 general we could value even things even like this.

10 MR. SHPUR: Well we're not opposed to the nice  
11 panels either. I'd also like to say that in the Town of  
12 Chevy Chase, PTA stands for Parents, Teachers and Architects.  
13 Cause almost every person on the committee is an architect  
14 that lives in the town. So they had quite a spirited design  
15 process. But it did turn out very well.

16 MS. EIG: You should definitely commend your  
17 architect for being still alive. I mean after that.

18 MS. POUNDS: And actually very nice. I don't know  
19 what they were saying when they left.

20 MS. ZEIK: Um, I just wanted to add are there any  
21 issues as the architects, as the community as the school  
22 board, are there any issues that you're still grappling with  
23 that the Commission hasn't addressed that you can think of?

24 MR. ZAVOS: The one thing that we talked a little  
25 about, Robin, when we were walking through with you was the

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1 use of the courtyard. That was one thing. We showed sort of  
2 a schematic layout of that courtyard and I don't know how  
3 much interest you have and what's actually going to take  
4 place in there. I assume one thing it's somewhat fluid right  
5 now between the community and us. Nothing's really been  
6 defined about what's going to happen in that courtyard.  
7 Other than that, um, all the major decisions pretty much have  
8 been made.

9 Jim brings up a point. Those front entry doors  
10 that you saw, the double doors leading out from the historic  
11 wing, because of egress requirements, we're going to need to  
12 make that a single door rather than a double door and provide  
13 side lines on each side. Um --

14 MR. BAKOS: The two existing wings are smaller than  
15 -- the door allows us and will need to be, so we really need  
16 to widen that door. And that's why we have so many exits to  
17 the building at points because we need to satisfy the code,  
18 the exit egress code.

19 MR. JORDAN: Is there ever a situation where they  
20 allow exceptions?

21 MR. ZAVOS: Not with my safety.

22 MR. KOUSOULAS: Yeah. Not in an elementary school.

23 MR. JORDAN: Well there is, the kids are small.

24 MR. SHPUR: We want the teachers and parent to get  
25 out also.



1 MR. KOUSOULAS: Anything else you'd like to add? I  
2 think you have pretty clear consensus and direction from  
3 here.

4 MR. ZAVOS: Absolutely.

5 MS. ZEIK: So then this will come back to the  
6 Commission probably the first meeting in February as a  
7 Historic Area Work Permit application. Okay. Thank you.

8 MR. ZAVOS: Thank you.

9 MR. KOUSOULAS: Thanks. This next item on the  
10 agenda is Commission items?

11 MS. WRIGHT: I think they're the minutes.

12 MR. KOUSOULAS: Oh the minutes. The approval of  
13 the minute. The minutes are approved. Commission items?  
14 Staff items?

15 MS. WRIGHT: I think we covered most of those in  
16 the uh work session. Again, if any of you could volunteer  
17 for the restoration expo, please give us a call and let us  
18 know and we will be getting in touch with you about some of  
19 the other meetings and dates that we mentioned were coming up  
20 later this month and early in February. I don't think there  
21 are any other -- items.

22 MR. SPURLOCK: I just had one. I recall being the  
23 remaining junior member on the Commission now that David's  
24 gone, how nice it was to have a uh like a potluck supper.  
25 That Martha proposed it when I came on and I certainly think

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Web site

www.safe-food.org

Call architect Sr.

Copy Bridgette Hartman

Discuss w/ architects the color + life of the color of the brick -  
leading ... ? greens, black?

Colored drawings for options... from architect.

Attach Prelim. Consultation minutes.

Samples of bricks.

Take photos

Buff houses - None

Pink brick - at Ireland ~~Street~~ East Street

Typical red brick houses

Other brick schools - BBC comparable: brick ex.

buff: see Woodward on Old 6<sup>th</sup> from Rd

ex. Westbrook Elem. (brick of white)

~~Westbrook~~

= Check other elem. by Cutler. ... see Clare's report.



**Thursday, January 28, 1999, 1:15 P.M.**

8787 Georgia Avenue, Silver Spring, MD 20910-3760

301-495-4600, [www.mncppc.org](http://www.mncppc.org)

The following time schedule is an estimate subject to change without notice, depending on the circumstances affecting each item. On individual agenda items, public testimony is accepted unless otherwise noted and *italics* indicate staff's recommendation for Board action. For information about meetings in progress, call 301-495-1333. For other information, call 301-495-4600 or the TTY (teletypewriter used by people with hearing or speech impairments) at 301-495-1331. The Planning Board encourages the participation of individuals with disabilities in all its programs and services. Meeting agendas and other planning and parks information are available on the Internet - [www.mncppc.org](http://www.mncppc.org)

**1:15 p.m.**

Roll Call  
Approval of Minutes  
Commissioners' Reports  
Recognition to Mike Zajic and David Vismara for the Garden of Lights Show at  
Brookside Gardens  
Directors' Reports  
Reconsideration Requests

**1:40 p.m.**

1. **Airy Hill Local Park** (Adjacent to Paint Branch High School)
  - (a) Authorization to acquire 2.04 acres, more or less, unimproved, from the Estate of James A. Timmis, Brigham Enterprises, Inc. and Cicely G. Tucker - *Approval*.
  - (b) Authorization to acquire 2.1715 acres, more or less, improved from David H. and Francis H. Eisenberg and David and Janet Cox - *Approval*.
  - (c) Authorization to acquire 5.232 acres, more or less, improved from Cicely G. Tucker - *Approval*.
  - (d) Authorization to acquire 1.179 acres, more or less, unimproved, from the Estate of James A. Timmis - *Approval*.
  - (e) Authorization to acquire 1.189 acres, more or less, improved, from Frank E. and Marion E. Moody - *Approval*.
  - (f) Authorization to acquire 1.012 acres, more or less, unimproved, from the Estate of James A. Timmis and Brigham Enterprises, Inc. - *Approval*.
2. **Mandatory Referral No. 98206-MCPS-1** - Chevy Chase Elementary School, Montgomery County Public Schools, Applicant, R-60 Zone, located at 4015 Rosemary Street (Bethesda-Chevy Chase Master Plan) - *Approval with conditions*.

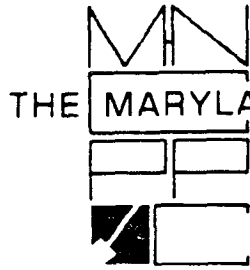


3. **Mandatory Referral No. 98308-MCPS-1** - Mill Creek Towne Elementary School modernization/addition, Montgomery County Public Schools, applicant, R-200 Zone, located at 17700 Park Mill Road (Gaithersburg Vicinity Master Plan), Gaithersburg - *Approval with conditions.*
- \*4. **Preliminary Plan Review No. 1-99034 - Alvermar Woods**, Lots 16 & 17, Block B, RE-2 Zone, 2 lots requested, 4.17 acres, southwest quadrant, River Road (MD190) and Riverwood Drive, Potomac - *Approval with conditions.*
- \*5. **Preliminary Plan Review No. 1-98025 - McDonald's**, 5214 River Road, C-4 Zone, 1 lot requested, 1.09 acres, south side of River Road (MD190) approximately 1,000 feet west of Little Falls Parkway, Bethesda-Chevy Chase - *Approval with conditions.*
- \*6. **Preliminary Plan Review No. 1-98086 - Solomon Simpson Property**, RDT Zone, 13 lots requested, 327.7 acres, west side of Beallsville Road (MD109), approximately 2,000 feet south of Darnestown Road (MD28), Rural (Poolesville vicinity) - *Approval with conditions.* (Deferred from MCPB meeting of 9/24/98)
- \*7. **Preliminary Plan Review No. 1-90017 - Pleasants Property** (Request for an extension of the validity period); R-200/TDR Zone; 902 lots previously approved; 242.2 acres; north and south sides of Darnestown-Germantown Road (MD118), approximately 1,000 feet southwest of Clopper Road (MD117), Germantown West - *Grant extension, subject to conditions.* (Continued from MCPB meeting of 1/21/99)
- \*8. **Record Plats**
9. **Mandatory Referral No. 98405-NCPC-1** - U.S.P.S. Bolger Center Phase III improvements, RE-2 Zone, 10100 Democracy Boulevard, Potomac Subregion - *Approval with conditions.*
10. **Amendment to the Master Plan for Historic Preservation (Public Hearing Draft)**, Chevy Chase area individual sites, Worksession (Evaluation of potential historic sites) - *Recommend designation.*

\*Maryland law and the Planning Board's Rules of Procedure regarding ex parte extra record (outside the record) communications require all discussion, review and consideration of this matter take place only during the Board's public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

**Notices and Reminders**

- |             |                 |  |
|-------------|-----------------|--|
| <b>Jan.</b> | 25 - 8:30 a.m., | 1999 MC Affordable Housing Conference, Jewish Community Center of Greater Washington, Montrose Road at East Jefferson Street, Rockville, |
|             | 25 - 7:00 p.m., | CALEA Public Hearing on Montgomery Park Police Accreditation, MRO Auditorium   |
|             | 26 - 1:30 p.m., | Montgomery County Council Public Hearing on Zoning Text Amendment 98026, Drug Store in C-3 Zone, Council Hearing Room, Rockville, MD     |



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

**MCPB**  
**Item #2**  
**1/28/99**

**MEMORANDUM**

**DATE:** January 22, 1999  
**TO:** Montgomery County Planning Board  
**VIA:** John Carter, Acting Chief, Community-Based Planning Division *JAC*  
**FROM:** Carolyn Revelle Hufbauer, Bethesda-Chevy Chase/  
North Bethesda Team (301-495-4604) *CRH*

**REVIEW TYPE:** Mandatory Referral  
**PROJECT NAME:** Chevy Chase Elementary School Modernization  
**APPLICANT:** Montgomery County Board of Education

**CASE NUMBER:** 98206-MCPS-1  
**REVIEW BASIS:** Article 28, Chapter 7-112 of the Regional District Act

**ZONE:** R-60  
**LOCATION:** 4015 Rosemary Street, Chevy Chase  
**MASTER PLAN:** Bethesda-Chevy Chase

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**STAFF RECOMMENDATION:** **APPROVAL** with the following conditions:

1. Submit the project to the Historic Preservation Commission for review of an historic area work permit.
2. Submit a copy of the final sediment and erosion control plan, including all tree protection measures, for M-NCPPC review prior to release of the sediment and erosion control permit.

**PROJECT DESCRIPTION:**

Montgomery County Public Schools (MCPS) proposes a modernization of Chevy Chase Elementary School. The original school opened in 1930 and has experienced seven major modifications since that date. As a result of the multiple additions, the building has seven distinct interior floor levels and numerous other functional deficiencies.

In addition to addressing the long-term educational needs of the school, the modernization will 1) reduce the number of floor levels to three; 2) reestablish an architectural identity that is compatible with surrounding structures; and 3) reprogram site amenities to achieve more functionally efficient relationships.

Student capacities of Chevy Chase Elementary School before and after the modernization are 440 and 478 respectively, with a core capacity for 640 students. As a member of the Bethesda-Chevy Chase High School cluster, this school provides elementary instruction to students in grades 3 through 6. Its paired school, Rosemary Hills Elementary School, provides instruction for local students in kindergarten through second grade. Unique instructional programs at Chevy Chase Elementary include "Magnet" classes in computer technology, mathematics, and science, as well as classes for gifted and talented students.

Upon completion of this modernization project, Chevy Chase Elementary will have approximately 69,872 square feet. The historic west wing will be maintained and refurbished. The historic east wing facades will be uncovered by demolition of the 1958 multi-purpose room and refurbished, and the original central courtyard will be reclaimed. The media center will be relocated to the east wing, near the main entry. The multi-purpose room will be rebuilt on the back of the building. The administration suite will be relocated to the front of the school to allow visual control of the main entrance and bus drop-off.

The building and site will be modernized to comply with MCPS educational specifications, applicable codes, and Americans with Disabilities Act (ADA) requirements. The school's existing gymnasium, built in 1974, will be retained and renovated to conform with current elementary gymnasium functional and aesthetic standards. A future six-classroom addition has been master planned as part of the modernization design.

### **Site Description**

Chevy Chase Elementary School is located on a 3.87-acre site in the Town of Chevy Chase, just north of Bradley Lane, on Rosemary Street. The site is a small irregularly shaped corner lot bounded by a traffic circle and a street to the south, streets to the west and north, and houses to the east. All surrounding properties are single-family houses.

The sloping site drops 15 feet across the areas of major site work. The existing paved play area is multi-level and will be regraded to be level with the first floor.

The site area is only a third of that typically required for an elementary school and all areas of the site are included in the project. Proposed construction will occupy a footprint similar to the existing building. City streets will continue to be used for bus and parent drop-off.

The site currently provides 33 parking spaces in a lot fronting on Rosemary Street. The plan will continue to provide 33 spaces at that location, plus three additional spaces at the northeast corner of the building. The gated paved play area to the north will serve as overflow parking for after-hours events.

## **ANALYSIS**

### **Master Plan**

The school is in the Bethesda-Chevy Chase Master Plan area. The Master Plan includes the following guidance:

*When new uses are programmed for school sites, compatibility with the neighborhood must be maintained. The degree to which a new use is incorporated into the existing community fabric is crucial. The mandatory referral process should be used to ensure that proposals for school modernization, additions, and reuse are compatible with the surrounding area. Issues to address include:*

1. *traffic and parking controls*
2. *sensitive siting of modular classrooms, additions, or new buildings, and*
3. *landscaping and parking lot screening. (Page 146.)*

This project successfully addresses compatibility with the neighborhood. Traffic patterns will remain largely unchanged but to enhance traffic flow and safety, the plan creates a new pull-off area on Hillcrest Drive for parent drop-off.

The demolition of incompatible 1950's, 1960's and 1970's additions and their replacement on the same footprint by new structures that are more compatible with the character of the surrounding neighborhood conforms with the above objective of the Master Plan.

The existing parking lot on Rosemary Street is lower than the street, allowing residents on the south side of the street to look over it to the renovated school facade. Extensive screening would not be desirable. Additional street trees will be provided along the north side of Rosemary Street, next to the parking lot.

The design of the buildings responds to the historic character. Additional elements that can make the building even more sympathetic to the historic flavor are part of a community fund-raising effort. (See Historic Preservation and Community Concerns).

The Master Plan also recommends that:

*Public schools, libraries, community centers, and other public facilities should serve as "community magnets" to help restore a sense of community where neighborhoods feel the need...Where there is space available on the site for expansion, community-enhancing functions should be planned. (Page 149).*

The school is already a focal point for the community, but the proposed modernization will allow it to be used more effectively. The addition on the north side of a service drive and the proposed use of the paved play area for after-hours parking will enhance the use of the multipurpose room (entered from this paved area) for community events.

## **Development Standards in the R-60 Zone**

The proposed modernization conforms to the development standards of the R-60 Zone.

## **Historic Preservation**

Chevy Chase Elementary School is on the County Locational Atlas as part of the proposed Town of Chevy Chase Historic District. The school has been located on the Rosemary Street circle since 1913, first with portable classrooms and then a permanent building in 1917. In 1930, the school was expanded with a brick East Wing. The old school building was demolished in 1936 when a new, brick West Wing was added. The two brick wings were connected by an enclosed wooden hall and a large courtyard was created, with the structures on three sides.

Additions to the school in 1959, 1968, and 1974 provided more room while encasing the two 1930's school buildings in a modern complex of little architectural interest.

Representatives of the School Board appeared before the Historic Preservation Commission for a preliminary review on January 13, 1999. The HPC Staff Report notes that the MCPS modernization proposal "takes its design clues from the 1930's buildings, including decorative spandrels, a window fenestration pattern which matches the original windows, and brick construction materials."

The HPC found the overall program a commendable one. The Commission urged the School Board, in attempting to integrate the new sections with the old, to address the educational goal of providing students not just improved space but a building with architectural character that can instill aesthetic appreciation and pride in their cultural heritage. Specifically, the HPC supports retention of the original windows in the historic buildings, and inclusion in the new portions of the decorative spandrel panels that echo the old and will architecturally unify the new and old wings. The HPC urged the School Board to increase the budget rather than rely on the community to raise funds for the inclusion of these elements.

Under a recent revision to Chapter 24A of the County Code, MCPS will apply for a historic area work permit and agree to be bound by the review as if the school were already part of a designated Historic District. This review has been tentatively scheduled for February 24.

## **Community Concerns**

There has been extensive community involvement by both PTA members and neighbors in the development off the design for this modernization project. Concerns about the impact of construction traffic will be addressed by requiring the contractor to vary the routes used to the site. Site lighting will be designed to shield adjacent residences from intrusive glare while maintaining a safe and secure site.



Friends of the school have launched a campaign to raise supplemental construction funds to augment the base construction bid (see attached letter from PTA Vice President). The desired features include an exterior stair to connect the all-purpose room with the courtyard; an exterior canopy across the entrance to the all-purpose room to facilitate all-weather community use; the window spandrel panels that increase compatibility with the old wing and the neighborhood.

## **Transportation**

### **Local Area Transportation Review**

If this proposal were a subdivision application, it would have been required to prepare a traffic study to satisfy the requirements of Local Area Transportation Review (LATR). This is because the *total* trips generated from the school would be more than 50 during the morning peak hour.

Mandatory referrals are not required to satisfy LATR, though staff requests such an analysis when appropriate. Evaluation of the traffic impact of this application is based on the difference between the existing trips and the future trips resulting from increased enrollment.

There are 440 students currently enrolled in the school, generating 128 trips in the morning peak hour. The afternoon peak-hour trips generated from the site will occur between 2:00 and 4:00 p.m. This is outside the evening peak period (4:00 p.m. to 6:00 p.m.) specified in the LATR guidelines to evaluate the traffic impact of an application.

The future student enrollment is expected to increase by 38 students to 478. This number will generate 139 trips. The difference between existing and future enrollments will result in 11 additional trips in the morning peak hour. These additional trips are unlikely to affect the level of service at the nearby intersections.

The nearest intersection of Bradley Lane and Connecticut Avenue was evaluated and, according to the 1998 traffic counts, it operates at Critical Lane Volumes of 1,394 in the morning and 1485 in the evening peak hour. This is well within the CLV standard for the Bethesda-Chevy Chase Policy Area (1650 CLV).

Staff concludes that the modifications to Chevy Chase Elementary will not result in a significant impact on the area roadways.

## **Environmental**

### **Forest Conservation/Tree Preservation**

This site is exempt from Forest Conservation requirements because it is a single lot with no existing forest on site. The proposed plan protects most of the existing mature trees on

the site. Landscaping will provide for shrubs along Hillcrest Place as well as provide extra shade trees between the parking lot and Rosemary Street. A total of 17 trees will be removed for construction and 9 new trees will be planted in the few appropriate areas on this highly constrained site.

The development plan attempts to save several mature trees on the site that are immediately adjacent to or even surrounded by construction areas. The 21" Willow Oak next to the parking lot and the 32" White Ash next to the north wall of the paved play area will need special attention through the construction process to achieve long term preservation. Hand removal of walls, pavement and sidewalks within 10 feet of the tree trunks should be specified in the construction contracts. Additional tree protection measures for these and other mature and specimen trees on the site should be indicated on the final sediment and erosion-control-plan, including aeration, tree protection planking, and board walkways, where necessary. The applicant should submit a copy of the final sediment and erosion control plan to M-NCPPC for review prior to the start of construction.

### Stormwater Management

This site is located in the Coquelin Run subwatershed of lower Rock Creek, a Use I-P watershed. According to the Countywide Stream Protection Strategy (CSPS), the Coquelin Run tributary is a fair quality subwatershed with fair habitat, placed in the Watershed Restoration Area management category.

A stormwater management concept plan for this site has been approved by the Department of Permitting Services (DPS). Stormwater quality control will be provided for the parking lot by an infiltration trench. Quantity control will be waived for this site since the proposed modernization will result in a slightly lower site impervious area and, thus, lower storm runoff levels. Detailed SWM plans will be reviewed by DPS as part of sediment/erosion control and stormwater management permits.

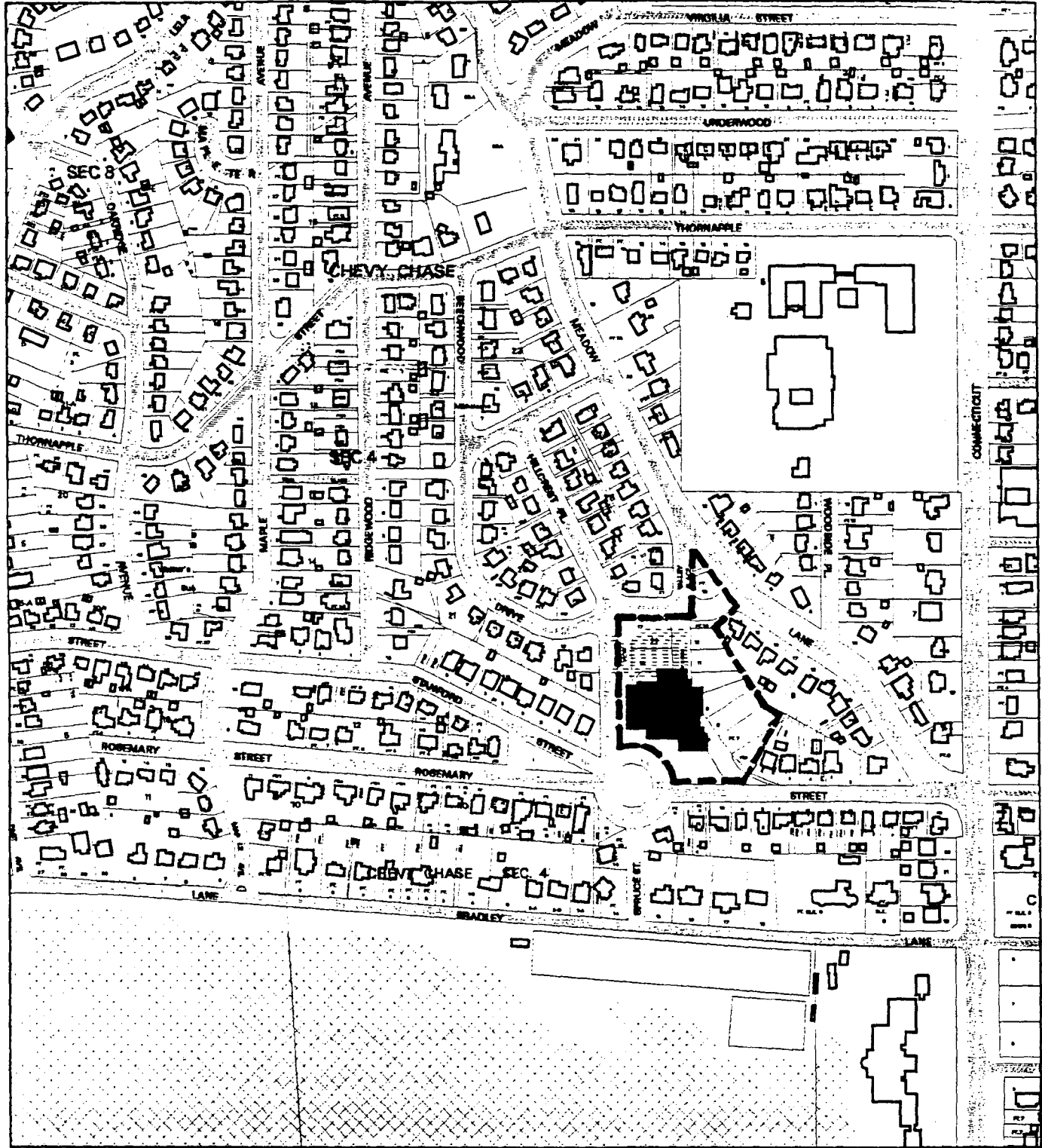
CRH:tv a:\beth.106

#### Attachments:

- Vicinity Map
- Existing Site Plan
- Proposed Site Plan
- Proposed First Floor Plan
- Proposed Second Floor Plan
- Demolition/History Diagram
- Existing Elevations
- Proposed Elevations
- Letter from Julie Pounds

VICINITY MAP FOR

# CHEVY CHASE ES



Map compiled on January 22, 1999 at 10:29 AM

### NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of the map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



Reservoir & Technology Center

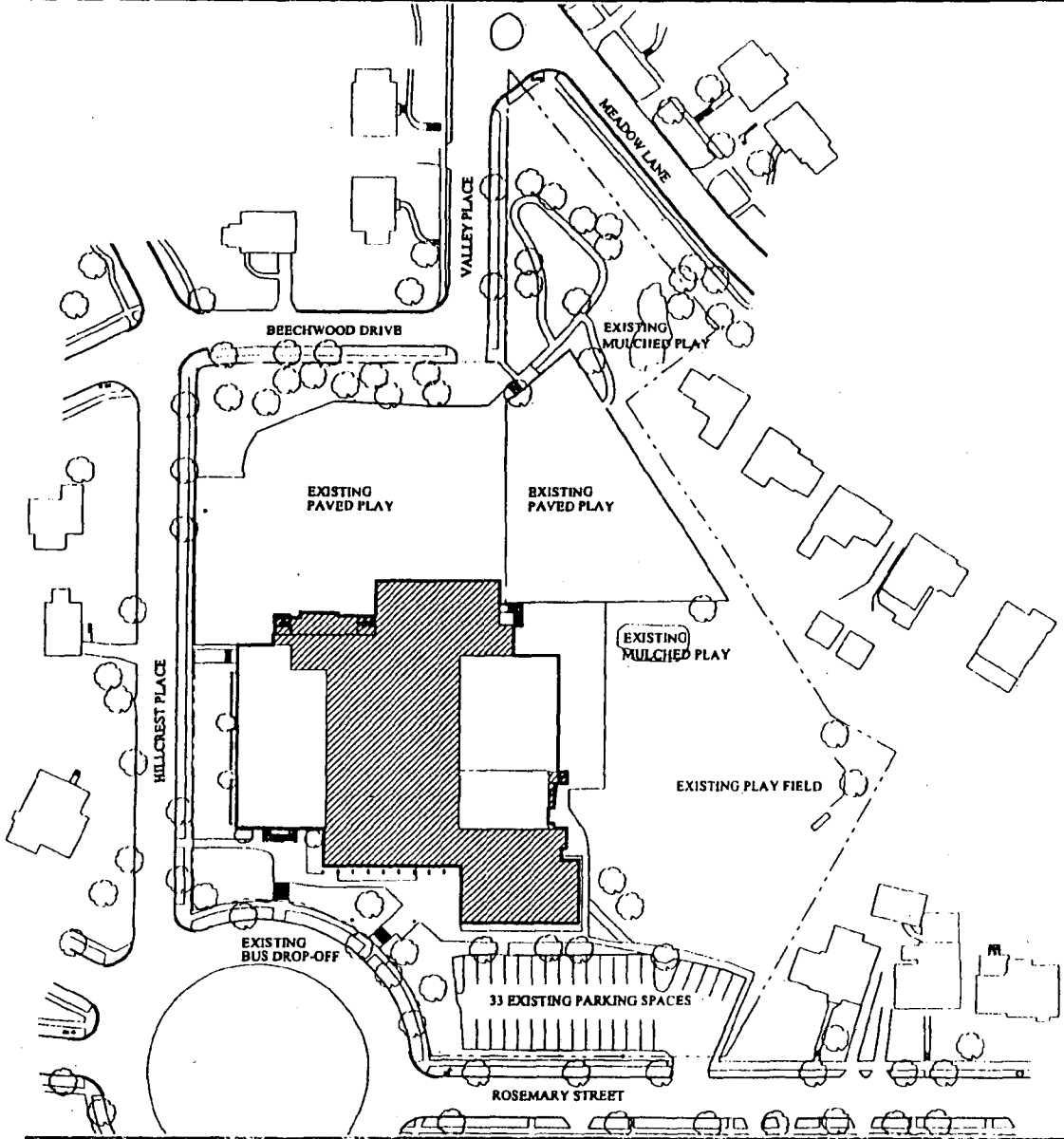


1:4800

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

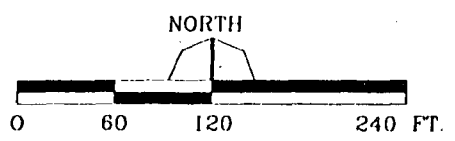
6787 Georgia Avenue - Silver Spring, Maryland 20910-3766

# EXISTING SITE PLAN

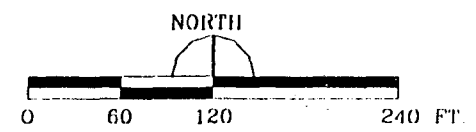
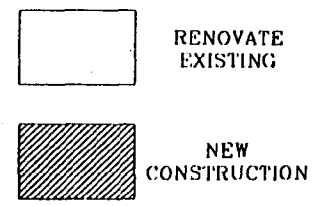
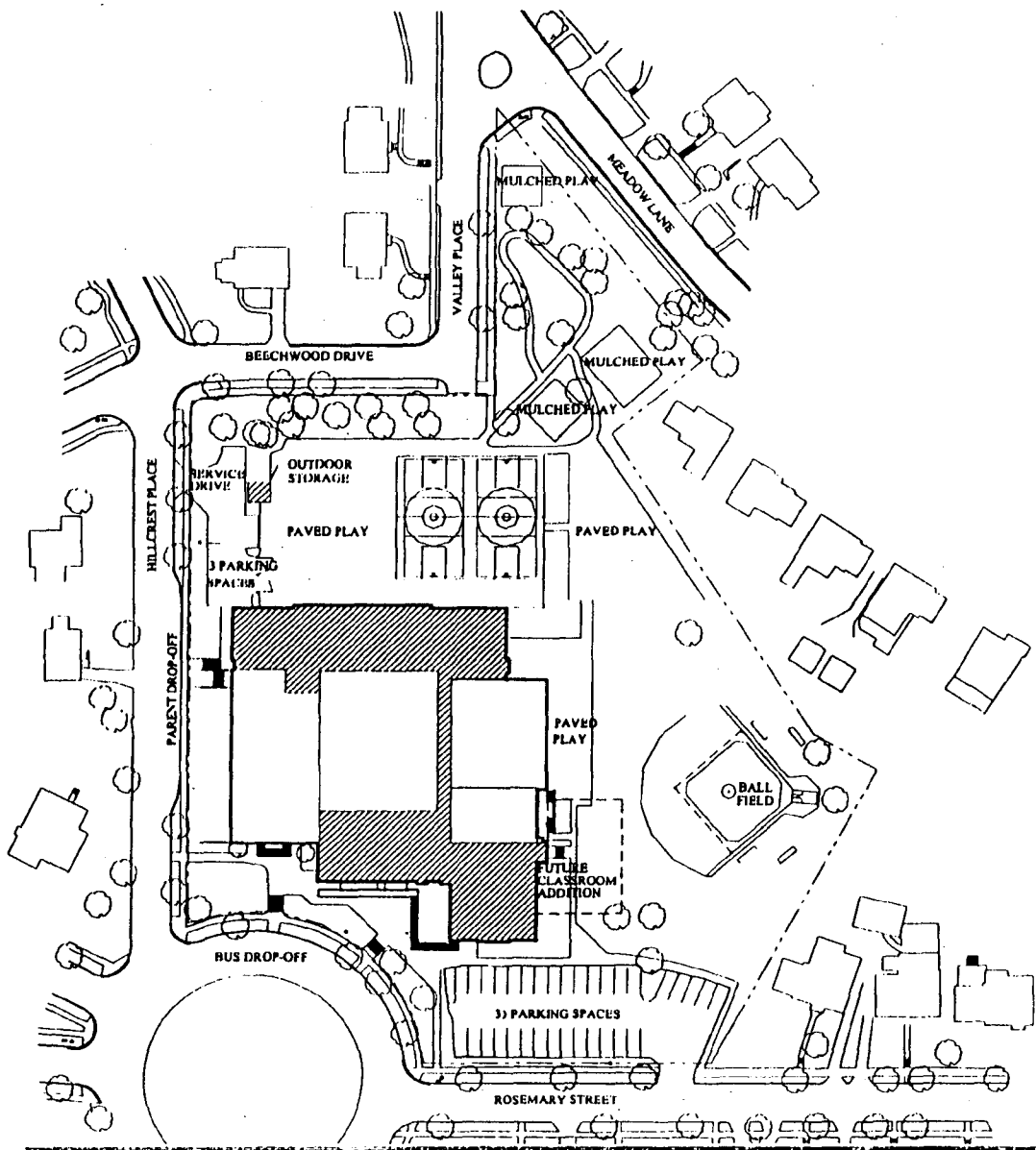


EXISTING TO BE RENOVATED

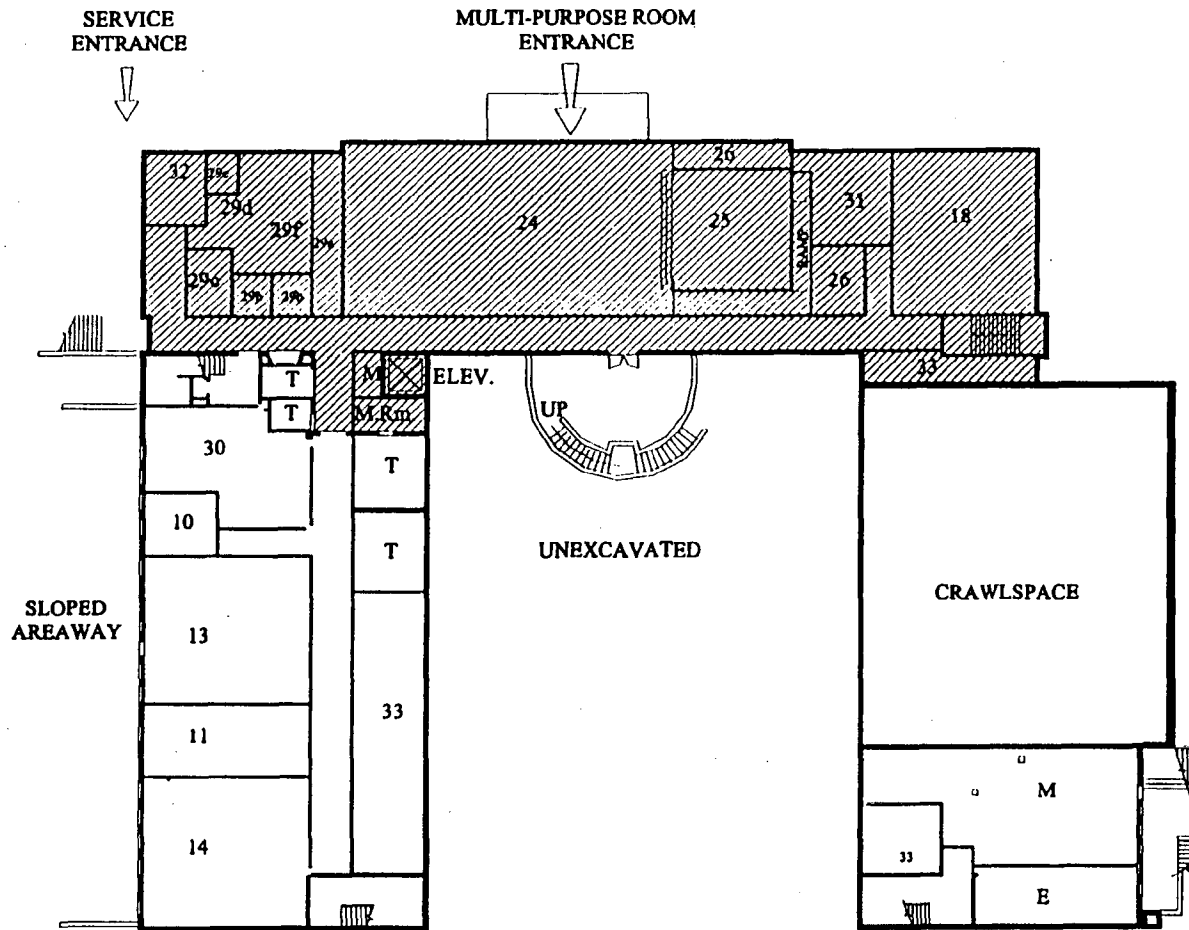
EXISTING TO BE DEMOLISHED



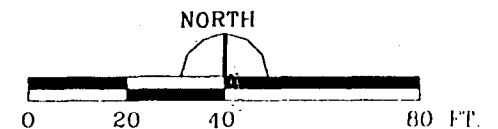
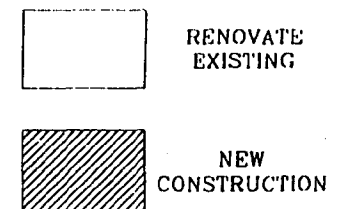
# PROPOSED SITE PLAN



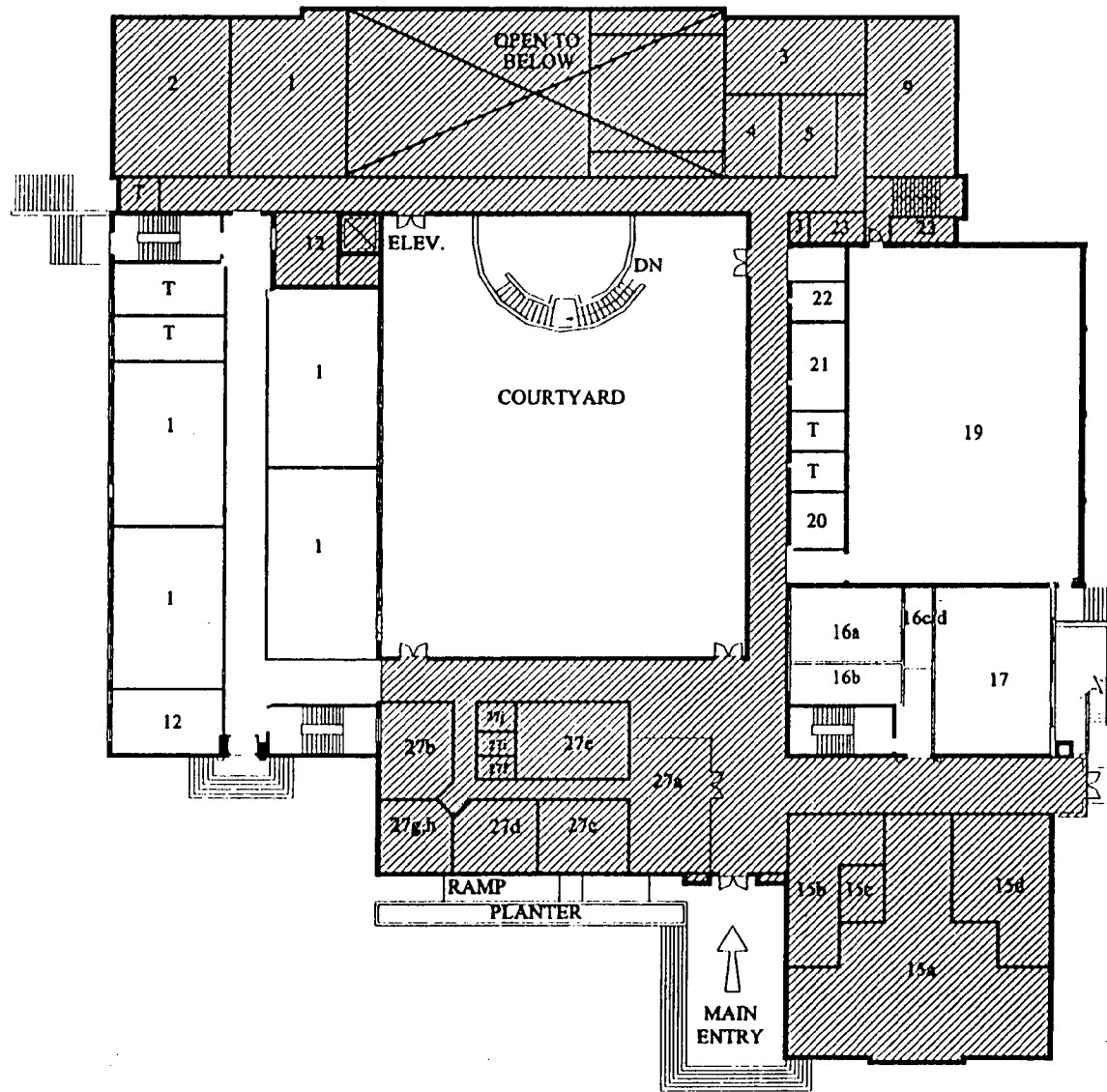
# PROPOSED FIRST FLOOR PLAN



- 10 Support Staff Office
- 11 ESOL
- 13 Art Room
- 14 Music Room
- 18 Science Magnet Lab
- 24 Multipurpose Room
- 25 Stage
- 26 M/P Storage Room
- 29 Food Service Kitchen
- 29a Serving Area
- 29b Walk-in Cooler/Freezer
- 29c Dry Storage
- 29d Manager Work Area
- 29e Toilet
- 29f Prep Area
- 30 Staff Lounge
- 31 Building Services Office
- 32 Compactor/Trash Room
- 33 Indoor Storage
- E Main Electrical Room
- M Mechanical Room
- MRm Elev. Machine Room
- T Toilet

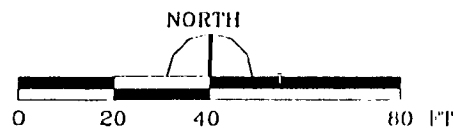


# PROPOSED SECOND FLOOR PLAN

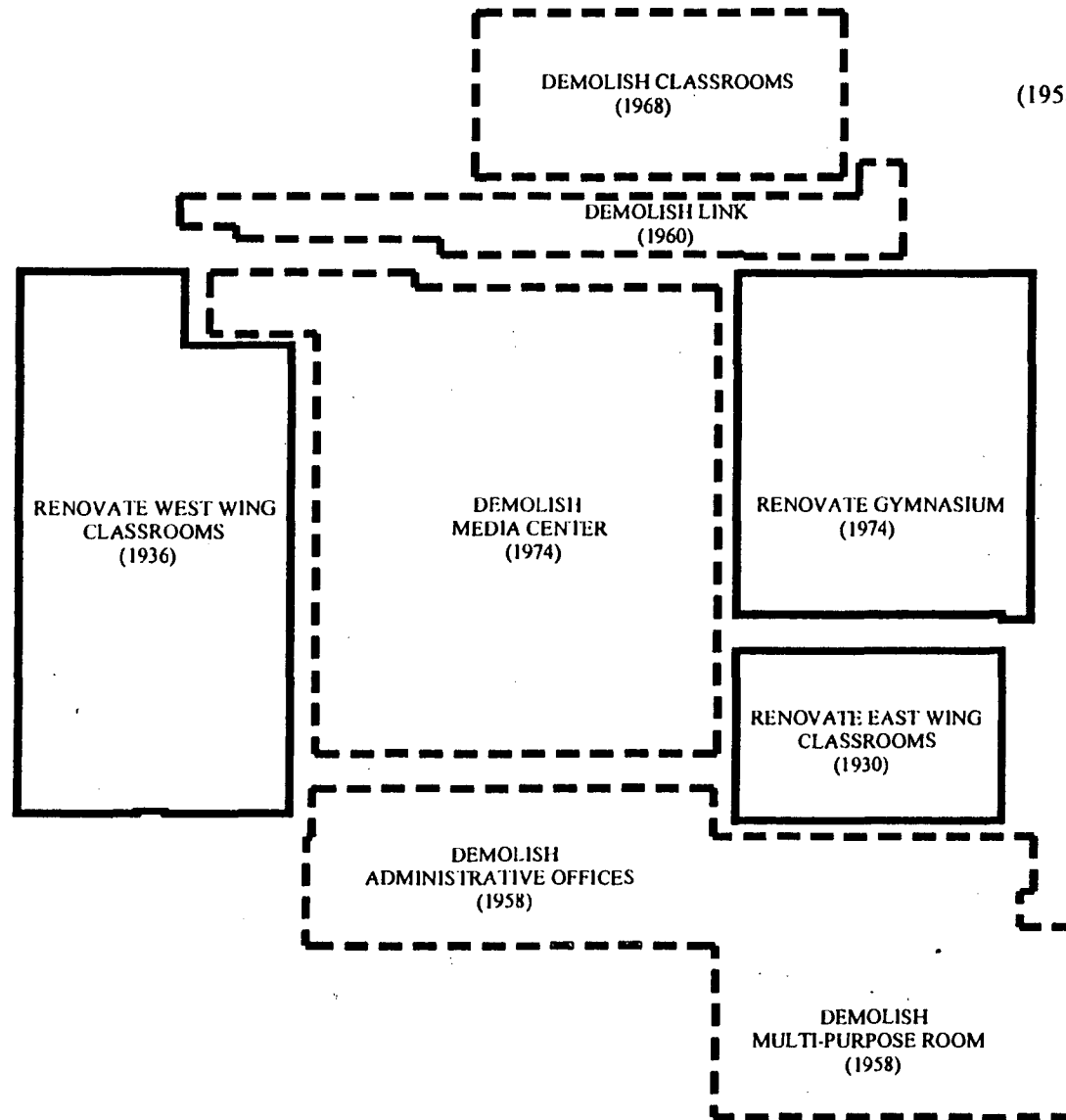


- 1 Classroom
- 2 Special Education Classroom
- 3 Resource Room
- 4 Speech/Language
- 5 Therapy/Support
- 9 Reading/Language Arts
- 12 Small Group Instruction
- 15a Main Resource Area
- 15b Materials Prep
- 15c Staff Work/Office
- 15d Media Center/Textbook Storage
- 16a Tv Studio
- 16b Control Room/Storage
- 16c Head End Equip. Closet
- 16d Lan Wire Closet
- 17 Computer Center
- 19 Gymnasium
- 20 P.E. Office
- 21 P.E. Large Storage Room
- 22 P.E. Small Storage Room
- 23 P.E. Outdoor Storage
- 27a General Office
- 27b Workroom
- 27c Principal's Office
- 27d Conference Room
- 27e Health Suite
- 27f Telephone Rm.
- 27g Storage Rm.
- 27h Records Rm.
- 27i Server
- 27j Toilet
- J Bldg. Services
- T Toilet

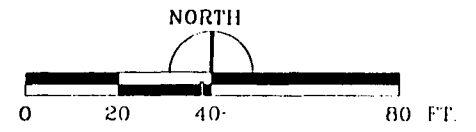
	RENOVATE EXISTING
	NEW CONSTRUCTION



# DEMOLITION/HISTORY DIAGRAM



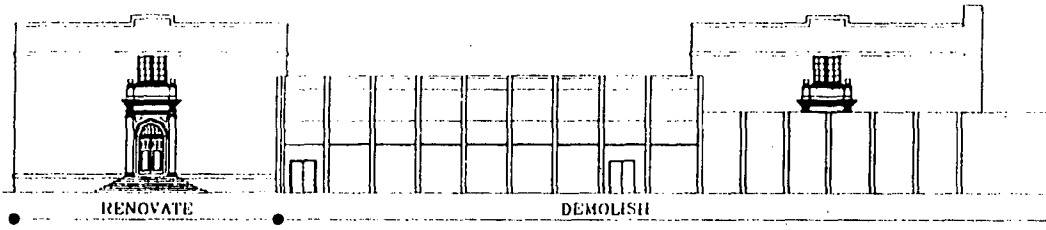
(1958) = Approximate Date of Construction .





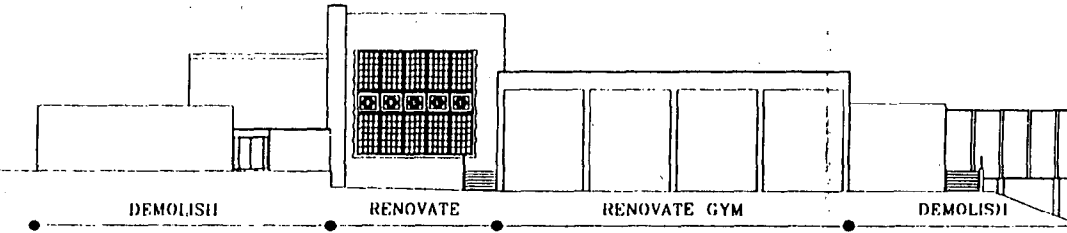
# EXISTING ELEVATIONS

SOUTH  
ELEVATION



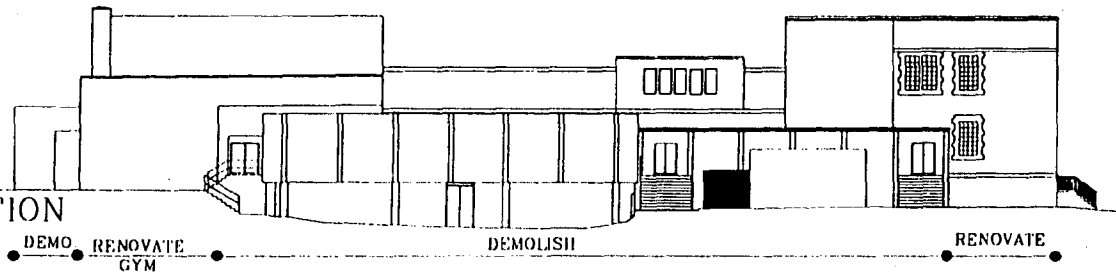
3rd. FLOOR  
2nd. FLOOR

EAST  
ELEVATION



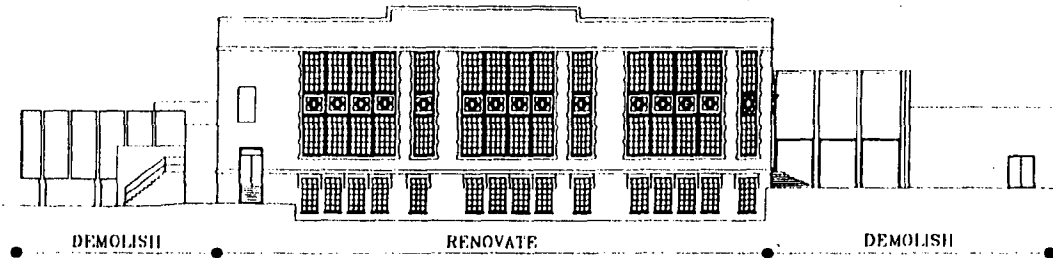
3rd. FLOOR  
2nd. FLOOR  
1st. FLOOR

NORTH  
ELEVATION

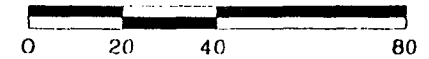


3rd. FLOOR  
2nd. FLOOR  
1st. FLOOR

WEST  
ELEVATION

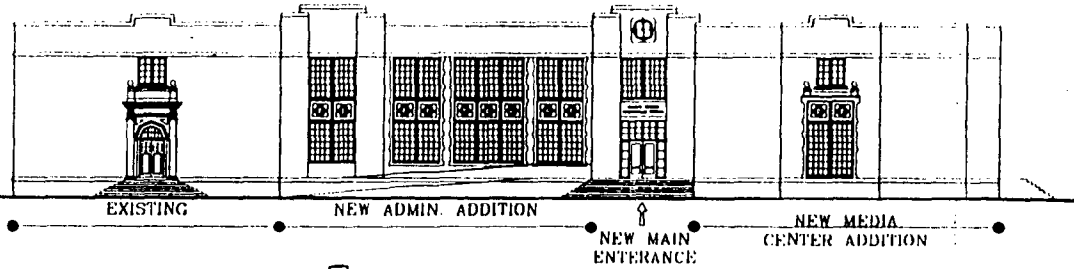


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1st. FLOOR



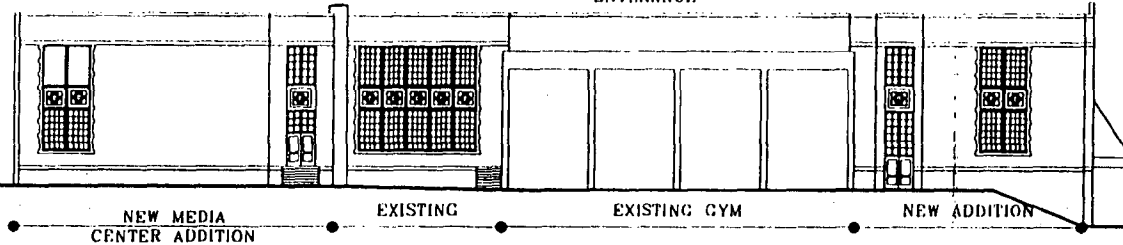
# PROPOSED ELEVATIONS

SOUTH  
ELEVATION



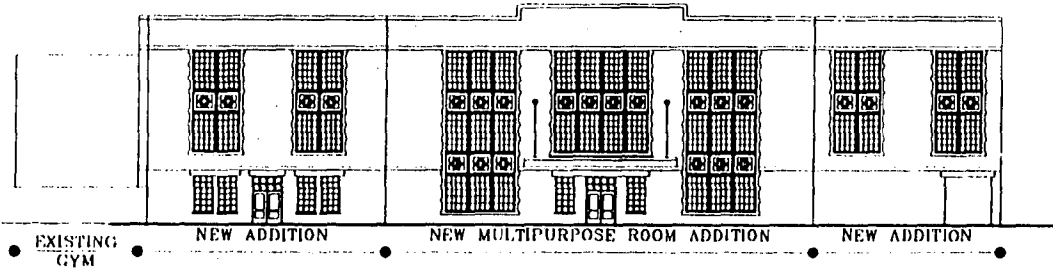
- 3rd. FLOOR.
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EAST  
ELEVATION



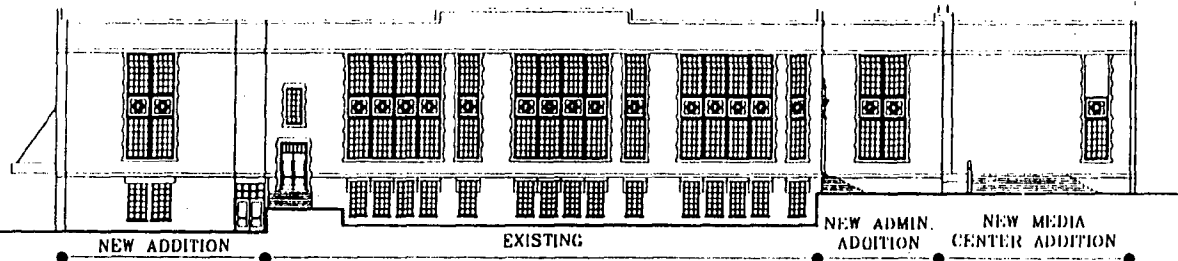
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NORTH  
ELEVATION

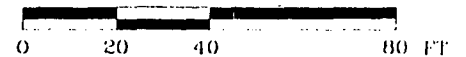


- 3rd. FLOOR.
- 2nd. FLOOR.
- 1st. FLOOR.

WEST  
ELEVATION



- 3rd. FLOOR.
- 2nd. FLOOR.
- 1st. FLOOR.



CHEVY CHASE ELEMENTARY SCHOOL PTA  
4015 ROSEMARY STREET  
CHEVY CHASE, MARYLAND 20815

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January 12, 1999

Gwen Marcus Wright  
Preservation Coordinator  
Historic Preservation Commission  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Ms. Wright,

On behalf of the more than 300 families of Chevy Chase Elementary School PTA, I write in strong support of the preliminary modernization plans submitted to the Board of Education for our school, a copy of which is attached. As an architect and parent in the school, I have served on the Chevy Chase Elementary Modernization Committee since it was formed in 1998. Our 40-person committee consists of parents from a variety of professional disciplines relevant to the renovation process as well as neighborhood residents and local government officials.

Chevy Chase Elementary is a very special place. We are located in one of the few historic elementary school buildings in the county. In addition, unlike most elementary schools that have an abundant of land, we are the second smallest elementary school in the county. Our historic school is nestled into a three-acre site and surrounded by wonderful early 20<sup>th</sup> century houses. Our school is more urban than suburban. For all of these reasons, it was extremely important that we developed plans for a new Chevy Chase that included a building that not only respected the historic wing, but also, fit comfortably into its small site.

For more than a year, we have worked closely with the county school officials and the architectural firm of Wiencek and Zavos to ensure that historic sections of the building are preserved and that the new wing is in keeping with the character of our neighborhood. I, as well as the other members of the Modernization Committee, believe that we have achieved a very successful plan, and the community is very pleased with the traditional look of the school.

This traditional approach is especially evident in the proposed treatment of the windows in the new wing. The fenestration and detailing in this portion of the building recalls the window treatment on the Hillcrest Street side of the historic wing. We believe that the standard window treatment evident in so many county

schools would not be compatible with the historic portion of the school and with our surrounding neighborhood.

To achieve this compatibility however the PTA is working toward raising supplemental construction funds for the budget for Chevy Chase Elementary School. Several items in the proposed design are not included in the base construction bid by the county. These items are:

- an exterior stairs that will connect the all-purpose room with courtyard. This is important because both public spaces will be used extensively by the community after the school is renovated.
- an exterior canopy across the entrance to the all-purpose room at the rear playground to provide shade and shelter in inclement weather and to provide a covered entrance to the all-purpose room, especially important when in use for the community.
- window panels throughout the new building that are more compatible with the 1930s older wing of the school and more in keeping with neighborhood rather than those typically found in MCPS school construction. These are especially important since Chevy Chase Elementary is on such a small site—approximately 3 acres—and nestled into a residential area.

Parents, alumni, and community members believe that these exterior improvements have significant value to both our school and our community. We have raised more than \$40,000 through a variety of sources toward an ambitious goal of \$247,000. We also are approaching area local jurisdictions to support construction of a more community-friendly public school in our neighborhood.

We look forward to your review of our plans. I will be representing the Chevy Chase PTA at the historic preservation commission meeting on Wednesday, January 13. Please do not hesitate to call me, however, before then if you have questions. I can be reached at 301.907.3286.

Sincerely,



Julie Pounds  
Vice President  
Chevy Chase Elementary PTA

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 4015 Rosemary Street Meeting Date: 1/13/99  
Resource: Chevy Chase Elementary School Review: Preliminary Consultation  
The Town of Chevy Chase  
(Locational Atlas Resource #35/13)  
Case Number: N/A Tax Credit: N/A  
Public Notice: 12/30/98 Report Date: 1/6/99  
Applicant: Montgomery County Public School Staff: Robin D. Ziek  
(Mr. Tim Bakos, Agent)  
PROPOSAL: Demolition and New Construction RECOMMENDATIONS: Modify  
application and apply for HAWP

**PROJECT DESCRIPTION**

RESOURCE: Chevy Chase Elementary School in Locational Atlas Historic District  
of Chevy Chase - Town of Chevy Chase

STYLE: Art Deco  
DATE: 1930, 1936

*George - Thinks buff is better - the red could be too jarring. windows - retain*

The Chevy Chase Elementary School has been located on this circle since 1913, when portable classrooms were placed on the south side of Rosemary near Meadow Lane. The first permanent school building was built here in 1917. In 1930, the school was expanded with a brick wing (the East Wing) to provide 12 additional classrooms. The old school building was demolished in 1936 when the new (West Wing) brick building was added to the school. (See chronology and MHT form, Circle 4 9-13). The architect was Howard Cutler.

*County should pay for the panels! Part of the pride of our communities Not true*

The two brick wings of the building were connected by an enclosed wooden hall and a large courtyard was then created with the structures on three sides. (See description in Offutt's book, Circle 7-8) and Circle 5, 6.

Additions to the school ca. 1959 provided more room while encasing the two 1930s school buildings in a modernist conglomeration. While jarring, the two 1930s wings were preserved. Originally, the buildings were unpainted red brick. At some time in the past, a cement wash was applied on the exterior of the brick, and the building now appears to be a buff color. Removal of this material would be damaging to the brick, and is proposed to remain.

**PROJECT PROPOSAL**

The school is out of date and in need of substantial improvement. The County is prepared to remove all of the additions which postdate the 1936 construction, and build a new school which will incorporate the two 1930s wings. The proposal takes its design clues from the 1930s buildings, including decorative spandrels, window fenestration pattern which matches the original windows, and brick construction material. (See Circle 22).

*Emily - Retain Steel windows. Look into happen for aluminum windows - Co with decorative panels.*

*Steve - Retain steel windows. Slightly contrast but not red - Too with a contrast.*

*Helt - likes project. Martha - Under the design. Retain original windows. 1*

## **STAFF DISCUSSION**

The proposal appears to be compatible in scale, massing and detailing. The controversial decisions which have been proposed include the following:

- 1) The design is fairly replicative of the 1930s buildings, especially in terms of the decorative spandrels.

Staff feels that there will be sufficient differentiation between the old and new panels, as shown on Circle , so that they will appear similar but won't be identical to the original panels. The HPC may wish to discuss this with the applicant, especially concerning the differences between the materials which were used in the 1930s and those which will be used today.

- 2) The new building segments will be of blond or buff brick, to match the color of the existing school buildings with the cement wash, although the original building was plain red brick.

The HPC may wish to discuss the choice of the blond or buff brick instead of the red brick. Staff notes that, while the red brick would have matched the original brick color, the use of red brick now would be a marked contrast with the existing color of the original structures. The choice of the buff matching color will help to unify the project as it stands today, while clearly differentiating between the 1930s brick with the cement wash, and the unpainted 1999 brick.

- 3) The applicant proposes to replace all of the original steel windows with new insulated windows made of aluminum. The new windows would be sized to match the existing openings.

Staff strongly supports the retention of the original windows. The use of steel windows in the 1930s was an important architectural feature of the day. The steel windows provided sufficient strength of material to allow expansive window areas, such as were important in the public schools, while also providing minimal muntin area. The result was a delicate window in a large wall area, which contrasted with the masonry material.

The retention of original materials is one of the standards established by the Secretary of the Interior. Energy efficiency is typically the reason proposed for the replacement of original steel windows, and yet energy efficiency may be achieved through the addition of a storm window. The proposed aluminum windows do not have the structural integrity to match the steel windows and maintain the narrow muntin profiles, and therefore match the delicate character and the amount of daylight which is achieved with the original steel windows.

Staff strongly urges the applicant to provide a custom storm window for the original windows in the 1930s sections of the school, and then install a compatible new thermally glazed window in the new construction only.

## **STAFF RECOMMENDATION**

Staff recommends that the project be further developed to maintain the original windows, in conjunction with a storm window, noting that the HPC would not review interior storms, but would review exterior storms.

BRIDGET HARTMAN  
7214 RIDGEWOOD AVENUE· CHEVY CHASE· MARYLAND· 20815

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12 January 1999

Gwen Marcus Wright  
Preservation Coordinator  
Historic Preservation Commission  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Gwen,

As a professional in the field of historic preservation for more than 19 years and former member of the historic preservation commission, but more importantly, as resident of the Town of Chevy Chase and member of the Chevy Chase Modernization Committee, I write in support of the attached renovation plans for Chevy Chase Elementary School. Please note however that I have not had the opportunity to review more recent drawings that may be available and therefore can not comment on any updated drawings you may have received.

Please share this letter with the historic preservation commission. I regret that I as well as many other Town of Chevy Chase members of the Modernization Committee will not be able to attend Wednesday's historic preservation commission meeting. At that same time we will be presenting a request of \$75,000 to our Town Council for supplemental funding for the construction of our historic school. I believe that Julie Pounds, vice president of the Chevy Chase Elementary School PTA and one of the lead parent architects on our Modernization Committee, will be attending the historic preservation committee meeting. A letter from the Chevy Chase PTA also has been sent to your office.

As background, the historic preservation commission should know that the Chevy Chase Modernization Committee includes approximately 40 parent volunteers—many of whom are professionals in architecture, urban planning, and design—nearby residents, local officials, and school staff. We have worked for more than a year on this major project with county officials and the architectural firm of Wiencek and Zavos. From the beginning, our goal was two-fold: to give our teachers and kids the best teaching space possible and to give our neighborhood a well designed and community-friendly building for years to come.

We believe that we have worked together to design a very compatible, in fact, handsome new building to join our historic west wing. The historic west wing will be renovated and restored. The portal of the historic east wing, now encapsulated by the 1950s addition, will be restored as the interior corridor wall to our new Media Center. Our historic courtyard, filled in by construction in the late 1960s/early 1970s, will reappear in the new school to provide sunlight and openness to classrooms and teaching spaces now without windows and proper circulation. We have worked to retain as much open space as possible. The community and county school officials have come up with alternative transportation patterns for our buses and school drop off

areas—recognizing that Chevy Chase Elementary is in an urban not suburban setting on three acres of land.

In a recent letter from the Maryland Historical Trust, the question was raised as to whether the new design replicated the old wing, and thus one could not distinguish the old from the new. I urge any historic preservation commission member who has not visited the site, to visit our school before assuming that the new design is indistinguishable from the historic wing. We believe that, given the early stages of the design development drawings, the differentiation between the old and new may not be obvious.

For example, the historic wing is painted and will be repainted in the renovation. The new wing, which represents a major portion of the 69,000 square foot project, will be brick and unpainted. As of this date, the Modernization Committee has not seen brick samples nor colored renderings of the renovated school to make a decision as to the color of the brick. But, regardless of the color choice of the brick, the old and the new will be distinguishable in color and texture. In addition, the window treatment of the new portion will be different. The original decorative window features are of limestone and the window treatment in the addition, we hope, will be of pre-cast concrete. Lastly, assuming that the original windows of the historic west wing can be retained and refurbished, the windows of the old and the new wing also will be very different. The Modernization Committee anticipates seeing window samples for the new portion in the near future.

In short, I as well as many other member of the Modernization Committee who have been involved in the project, believe that the historic wing and the new portion of the building will be compatible with the historic portion of the building and “a good neighbor” in our community.

Chevy Chase Elementary has been an integral part of our community since 1898 when citizens, the Chevy Chase Land Company, and county worked together to open the first Chevy Chase two-room school on Bradley Lane. The school continues to enjoy a strong relationship with the community. Chevy Chase residents regularly use the school for before- and after-school activities, for evenings and weekend events, and during the summer —voting, annual town festivities, playground recreation, daycare, scout meetings, sports practices, summer camps, etc. While this community involvement in the design of a public school building and community willingness to raise funds to supplement a county budget may seem somewhat unusual, we are very committed to achieving our twin goals of quality teaching spaces on the inside and quality design on the outside.

We would welcome a visit by historic preservation commission members to Chevy Chase Elementary. As one of the few remaining historic public elementary schools in the county, it's a very special place. Please stop by for a tour. If you have questions, please feel free to call me at 301.654.5938 (home) or 202.588.6005 (work).

Sincerely,



Bridget Hartman



CHEVY CHASE ELEMENTARY SCHOOL PTA  
4015 ROSEMARY STREET  
CHEVY CHASE, MARYLAND 20815

---

January 12, 1999

Gwen Marcus Wright  
Preservation Coordinator  
Historic Preservation Commission  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Ms. Wright,

On behalf of the more than 300 families of Chevy Chase Elementary School PTA, I write in strong support of the preliminary modernization plans submitted to the Board of Education for our school, a copy of which is attached. As an architect and parent in the school, I have served on the Chevy Chase Elementary Modernization Committee since it was formed in 1998. Our 40-person committee consists of parents from a variety of professional disciplines relevant to the renovation process as well as neighborhood residents and local government officials.

Chevy Chase Elementary is a very special place. We are located in one of the few historic elementary school buildings in the county. In addition, unlike most elementary schools that have an abundant of land, we are the second smallest elementary school in the county. Our historic school is nestled into a three-acre site and surrounded by wonderful early 20<sup>th</sup> century houses. Our school is more urban than suburban. For all of these reasons, it was extremely important that we developed plans for a new Chevy Chase that included a building that not only respected the historic wing, but also, fit comfortably into its small site.

For more than a year, we have worked closely with the county school officials and the architectural firm of Wiencek and Zavos to ensure that historic sections of the building are preserved and that the new wing is in keeping with the character of our neighborhood. I, as well as the other members of the Modernization Committee, believe that we have achieved a very successful plan, and the community is very pleased with the traditional look of the school.

This traditional approach is especially evident in the proposed treatment of the windows in the new wing. The fenestration and detailing in this portion of the building recalls the window treatment on the Hillcrest Street side of the historic wing. We believe that the standard window treatment evident in so many county

schools would not be compatible with the historic portion of the school and with our surrounding neighborhood.

To achieve this compatibility however the PTA is working toward raising supplemental construction funds for the budget for Chevy Chase Elementary School. Several items in the proposed design are not included in the base construction bid by the county. These items are:

- an exterior stairs that will connect the all-purpose room with courtyard. This is important because both public spaces will be used extensively by the community after the school is renovated.
- an exterior canopy across the entrance to the all-purpose room at the rear playground to provide shade and shelter in inclement weather and to provide a covered entrance to the all-purpose room, especially important when in use for the community.
- window panels throughout the new building that are more compatible with the 1930s older wing of the school and more in keeping with neighborhood rather than those typically found in MCPS school construction. These are especially important since Chevy Chase Elementary is on such a small site—approximately 3 acres—and nestled into a residential area.

Parents, alumni, and community members believe that these exterior improvements have significant value to both our school and our community. We have raised more than \$40,000 through a variety of sources toward an ambitious goal of \$247,000. We also are approaching area local jurisdictions to support construction of a more community-friendly public school in our neighborhood.

We look forward to your review of our plans. I will be representing the Chevy Chase PTA at the historic preservation commission meeting on Wednesday, January 13. Please do not hesitate to call me, however, before then if you have questions. I can be reached at 301.907.3286.

Sincerely,



Julie Pounds  
Vice President  
Chevy Chase Elementary PTA

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4015 Rosemary Street Meeting Date: 1/13/99  
Resource: Chevy Chase Elementary School Review: Preliminary Consultation  
The Town of Chevy Chase  
(Locational Atlas Resource #35/13)  
Case Number: N/A Tax Credit: N/A  
Public Notice: 12/30/98 Report Date: 1/6/99  
Applicant: Montgomery County Public School Staff: Robin D. Ziek  
(Mr. Tim Bakos, Agent)  
PROPOSAL: Demolition and New Construction RECOMMENDATIONS: Modify  
application and apply for HAWP

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### PROJECT DESCRIPTION

RESOURCE: Chevy Chase Elementary School in Locational Atlas Historic District  
of Chevy Chase - Town of Chevy Chase

STYLE: Art Deco  
DATE: 1930, 1936

The Chevy Chase Elementary School has been located on this circle since 1913, when portable classrooms were placed on the south side of Rosemary near Meadow Lane. The first permanent school building was built here in 1917. In 1930, the school was expanded with a brick wing (the East Wing) to provide 12 additional classrooms. The old school building was demolished in 1936 when the new (West Wing) brick building was added to the school. (See chronology and MHT form, Circle 4, 9-13). The architect was Howard Cutler.

The two brick wings of the building were connected by an enclosed wooden hall and a large courtyard was then created with the structures on three sides. (See description in Offutt's book, Circle 7-8) and Circle 5, 6.

Additions to the school ca. 1959 provided more room while encasing the two 1930s school buildings in a modernist conglomeration. While jarring, the two 1930s wings were preserved. Originally, the buildings were unpainted red brick. At some time in the past, a cement wash was applied on the exterior of the brick, and the building now appears to be a buff color. Removal of this material would be damaging to the brick, and is proposed to remain.

### PROJECT PROPOSAL

The school is out of date and in need of substantial improvement. The County is prepared to remove all of the additions which postdate the 1936 construction, and build a new school which will incorporate the two 1930s wings. The proposal takes its design clues from the 1930s buildings, including decorative spandrels, window fenestration pattern which matches the original windows, and brick construction material. (See Circle 22).

①

## **STAFF DISCUSSION**

The proposal appears to be compatible in scale, massing and detailing. The controversial decisions which have been proposed include the following:

- 1) The design is fairly replicative of the 1930s buildings, especially in terms of the decorative spandrels.

Staff feels that there will be sufficient differentiation between the old and new panels, as shown on Circle , so that they will appear similar but won't be identical to the original panels. The HPC may wish to discuss this with the applicant, especially concerning the differences between the materials which were used in the 1930s and those which will be used today.

- 2) The new building segments will be of blond or buff brick, to match the color of the existing school buildings with the cement wash, although the original building was plain red brick.

The HPC may wish to discuss the choice of the blond or buff brick instead of the red brick. Staff notes that, while the red brick would have matched the original brick color, the use of red brick now would be a marked contrast with the existing color of the original structures. The choice of the buff matching color will help to unify the project as it stands today, while clearly differentiating between the 1930s brick with the cement wash, and the unpainted 1999 brick.

- 3) The applicant proposes to replace all of the original steel windows with new insulated windows made of aluminum. The new windows would be sized to match the existing openings.

Staff strongly supports the retention of the original windows. The use of steel windows in the 1930s was a important architectural feature of the day. The steel windows provided sufficient strength of material to allow expansive window areas, such as were important in the public schools, while also providing minimal muntin area. The result was a delicate window in a large wall area, which contrasted with the masonry material.

The retention of original materials is one of the standards established by the Secretary of the Interior. Energy efficiency is typically the reason proposed for the replacement of original steel windows, and yet energy efficiency may be achieved through the addition of a storm window. The proposed aluminum windows do not have the structural integrity to match the steel windows and maintain the narrow muntin profiles, and therefore match the delicate character and the amount of daylight which is achieved with the original steel windows.

Staff strongly urges the applicant to provide a custom storm window for the original windows in the 1930s sections of the school, and then install a compatible new thermally glazed window in the new construction only.

## **STAFF RECOMMENDATION**

Staff recommends that the project be further developed to maintain the original windows, in conjunction with a storm window, noting that the HPC would not review interior storms, but would review exterior storms.

To: Bridget Hlatman 7214 Ridgewood Ave Ch.Ch. 20815

To: Tom Huggard - Town Manager of Town of CC

### Chevy Chase Elementary School Modernization

#### LIST OF ADJACENT PROPERTY OWNERS

	OWNER	STREET ADDRESS	CITY / STATE / ZIP
1	O'Neill, Michael E & Mrs.	6814 Meadow Lane	Chevy Chase, MD 20815
2	Bishop, Caroline M	6812 Meadow Lane	Chevy Chase, MD 20815
3	Engler, Frank R	6810 Meadow Lane	Chevy Chase, MD 20815
4	McKee, Michael J & C.W.	6808 Meadow Lane	Chevy Chase, MD 20815
5	Shahab, Parvin	6806 Meadow Lane	Chevy Chase, MD 20815
6	Alves, Dora L.	6804 Meadow Lane	Chevy Chase, MD 20815
7	Robbins, John B. & J.D.	3901 Rosemary Street	Chevy Chase, MD 20815
8	Stone, Estelle S.	6816 Meadow Lane	Chevy Chase, MD 20815
9	Sherman, George F. Jr. & A.W.	6818 Meadow Lane	Chevy Chase, MD 20815
10	Clark, John J.	6820 Meadow Lane	Chevy Chase, MD 20815
11	Miller, William D & R.I.	7000 Valley Place	Chevy Chase, MD 20815
12	Burton, Joel S & A.J.	6901 Beechwood Drive	Chevy Chase, MD 20815
13	Lowe, Michael D. & Kroning, Melissa L.	7000 Hillcrest Place	Chevy Chase, MD 20815
14	Finan, Helen M.	7000 Beechwood Drive	Chevy Chase, MD 20815
15	Bishop, Gregory F & J.V.	6808 Hillcrest Place	Chevy Chase, MD 20815
16	Cefaratti, Robert.	4101 Stanford Street	Chevy Chase, MD 20815
17	Stevens, Ronald W & S.J.	4104 Rosemary Street	Chevy Chase, MD 20815
18	Shiple, David J & Wolf, Naoni R.	4102 Rosemary Street	Chevy Chase, MD 20815
19	Steed, Michael R & C.S.	4100 Rosemary Street	Chevy Chase, MD 20815
20	Mehlert, Peter & A.M.	4008 Rosemary Street	Chevy Chase, MD 20815
21	Guhin, Michael A & G.B.	4006 Rosemary Street	Chevy Chase, MD 20815
22	Smith, Homer	4004 Rosemary Street	Chevy Chase, MD 20815
23	Harper, Blaney & V.Z.	4002 Rosemary Street	Chevy Chase, MD 20815
24	Litt, Robert S. & D.G.	4000 Rosemary Street	Chevy Chase, MD 20815
25	Morgan, Helen L & R.E.	3916 Rosemary Street	Chevy Chase, MD 20815
26	Cynamon, David J.	3914 Rosemary Street	Chevy Chase, MD 20815
27	Morrow, W.L. & I.L.	3912 Rosemary Street	Chevy Chase, MD 20815
28	Graeff, Carla H. & S	3910 Rosemary Street	Chevy Chase, MD 20815
29	Ring, Morton L & V.L.	3908 Rosemary Street	Chevy Chase, MD 20815
30	Haddad, William R & E.F.	3906 Rosemary Street	Chevy Chase, MD 20815
31	O'Rourke, Lawrence M & .C.	3904 Rosemary Street	Chevy Chase, MD 20815
32	Lowenstein, Douglas & R.M.	3902 Rosemary Street	Chevy Chase, MD 20815

3



1913. Portable classrooms placed  
South side Rosemary. nr. Meadow

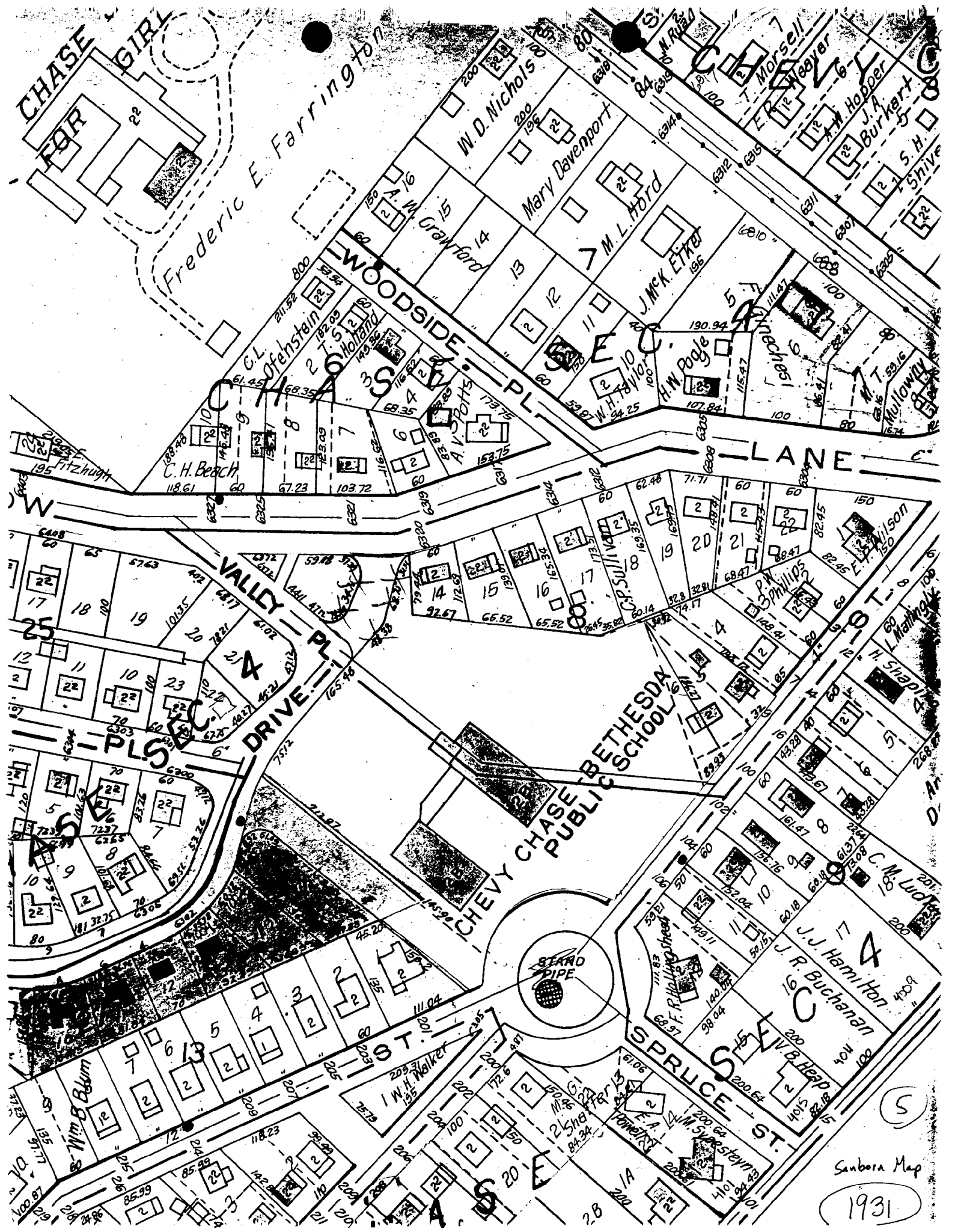
DEMOLISHED  
1936

[ SPRING 1917 WORK BEGAN ON SCHOOL - AT VALLEY PLACE 'KNOWN AS VALLEY VIEW'  
NOV 1917 DEDICATED - OPERATED AS HIGH SCHOOL ONE YR.  
1918 - BECAME SEVEN GRADE ELEMENTARY

1930 - EAST WING BUILT  
12 CLASSROOM BRICK BLDG - \$94,000

1936 - WEST WING BUILT  
9-RM ADDITION - \$100,000  
CONNECTED TO E WING BY 1 STORY FRAME HALL

1939 - LIBRARY OPENED IN SCHOOL  
alleged 1st elem school library in Montgomery County  
(KARIN ALEXIS, 20th CENT. SCHOOLS, 1988)



Sanborn Map  
1931

Chevy Chase blamed Kensington, more blamed Rockville. By then the Bethesda election district was providing twenty-three percent of the County tax money, but the only "real" schools were in Glen Echo and Bethesda.<sup>78</sup>

Despite the disappointment, the young school closed with a flourish:

*The commencement exercises of the Chevy Chase public school were held last Friday morning, commencing at 9 o'clock, on the lawn before the school building. Immediately following the exercises was the oratorical contest for gold and silver medals offered by Dr. Ryan Devereux, president of the County school board and resident of Chevy Chase, for which there were 17 entries. Medals were won by Miss Helen Hodges and Miss Ruth Pierce. The assembly was addressed by Dr. Devereux, also by Charles D. Frailey, Esq., president of the Chevy Chase Home and School Association, after which light refreshments were served. Athletic sports by pupils closed the events of the day, well attended by parents and friends and marking the close of the second year of the new school established in 1912.*

The next year a \$1,500, one-story annex added three classrooms to the school. In June the high school division reported three graduates: Helen Elizabeth Hodges, Charles Shoemaker, and Thomas D. Servis.

In 1915 Congress changed the rules so that those employed in the city could send their children to D.C. schools free of charge. Sometimes everyone south of Melrose was allowed to go to E. V. Brown, and at other times Maryland students were excluded from that school but allowed to attend other, less crowded Washington public schools. In Febru-



Chevy Chase HS 1913 - (l-r) Fred Imirie, Helen Hodges, Mark Shoemaker, Mr. Daly, two unnamed girls, Buddy Dawson, Chick Shoemaker

ary 1917 the County school board awarded an \$18,204 contract to Roy W. Poole of Frederick to build a school in Chevy Chase.

In the spring of 1917 work began on Valley Place between Meadow Lane and Rosemary Street for the first permanent school. The dedication of the two-story, red brick building took place in November 1917. The school, which some called "Valley View," operated with a high school for a year and then became a seven-grade elementary. The principal, Mrs. Barksdale, established one precedent when she hired the first known Montgomery County Public School school secretary, Margaret Owens, in March 1918.

The only thing Bobby Stevens recalled about the new school was the big assembly room on the top floor where they sometimes went to sing. It was also the last place he saw a pupil really whipped:

*It was one of the Dellinger boys. Miss Ankers took him to the back of the room, and she had a belt, and she was giving it to him. She really had that boy jumping.*

Elsie Irvine came to work there as a third grade teacher, and then she taught the 4th grade until her son was born in 1939. Myrtle Anderson was the principal when she started. She recalled that her classes sometimes had forty-five or more students, and that the old building had a central hall with a piano where the classes assembled for sing-a-longs. She remembered Helen Stephens as the first teacher in a tuition kindergarten, which began in 1926, and that the other members of the staff at that time were Savilla Burns 1st grade, Margaret (Peg) Hyson 2nd grade, Miss Perry 5th and Marion Swartz 6th grade.

Among the best remembered activities were the field trips classes took downtown on the trolley cars to visit the Smithsonian and other museums, and the field days in Rockville to which parents transported children in their cars for many years although sometimes they walked over to Bethesda and took the trolley.

Ed Stock, who hiked from his home on Bradley Boulevard from 1916 until 1920, recalled:

*We used to go up to Rockville on the streetcar. We used to chant "Ice cream, soda water, ginger ale, pop! Chevy Chase, Chevy Chase, always on top!" They had races and that sort of thing. We had a good time.*

Of course, the water tower was still there in the circle, a constant dare to a lot of boys



and several girls. Helen "Sister" Smith (B-CC '35) gained long-term fame by hanging by her knees from the top of the winding stairs at every opportunity.<sup>79</sup>

Enrollment declined in the early 1920s, but by 1926 the building boom was well under way, and the trustees met to discuss a bigger school. Mrs. Irvine said she did not think Tom Perry or Horace Troth or the other trustees paid much attention to what the teachers wanted, but soon delay became impossible. The overcrowded school turned away twenty-five children in 1927, and the Chevy Chase sixth graders moved over to the newly built high school at 44th and Willow at mid-year.<sup>80</sup>

In 1930 the school board built a twelve-classroom, brick building facing Rosemary Street beginning at a cost of \$94,000. It almost ended Valley Place as a street and gave the school a new, informal name—Rosemary School. A lunch room serving soon operated in the basement with the help of volunteers supervised by Mrs. Irvine, the treasurer of the PTA. When the Chevy Chase Bank closed in the Depression, she recalled worrying about how she was going to pay for the produce or get the cafeteria manager her \$20 a week.

In 1936 the BOE demolished the old Valley Place school and built a \$100,000, nine-room addition connected to the back of the older structure by a long, white, clapboard wooden hall. "The 'Long Hall' had a row of windows on each side, and no pretense of insulation or heat. A ten-year-old, running hard, could shake the whole structure. In the large square enclosed by the school buildings on three sides was space for the annual May Day dance and for graduation ceremonies, weather permitting." The enlarged school had a health

room and a music room, and well into the 1940s, a room used by a cooperative nursery school.<sup>81</sup>

Of the private schools, the Chevy Chase College for Young Ladies, later Chevy Chase Junior College, was, by far, the most enduring and most successful. Miss Rose Mactier and her sisters operated a short-lived school at her family's large home on Connecticut just north of Bradley. Her father was an inventor best known for the Atlantic City rolling chair. Edith Claude attended what she called the "little French school" but said:

*It was dubious as to how much French we learned, but the cookie jar which Miss Mactier kept filled on the sideboard remains in my memory more significantly than the French I absorbed.*

She recalled going there on the streetcar with her Irish setter, and said there were "probably no more than eight students."

Another pupil of the Mactiers was Don Caffery Glassie whose family built the third house on Bradley Lane in 1910. He said there were three kids in three rooms with three teachers when he attended, but remembered even better playing in the barn out back, which was filled with Colonel Mactier's inventions.

Over the years the Village Hall was the site of many dancing classes. Among the dancing teachers were Prof. Zebele, Mrs. Murphy, Miss or Mrs. Chase, Miss Minnie Hawke and Miss Libby. Back on Brookeville Road, Dr. Frank Hood Schultz purchased and remodeled the No Gain farm. He sold roses and peonies to D.C. florists and grew grapes and made his own wine during Prohibition. In 1928 with the local public school becoming crowded, he built the Bradford Home School. Many children in the Martin's Additions area attended, and some remembered playing in an old streetcar in the school's backyard. The Depression and the opening of the new building at Chevy Chase Elementary in 1932 put this school out of business, and then Mrs. Schultz opened the Brook Farm tea room, the first of many restaurants in that structure.<sup>83</sup>

The Cobb School, sometimes called the Chevy Chase Country Day School, began in the Village Hall, and when enrollment increased, rooms were rented in Miss Mackrill's home on W. Kirke.



Kindergarteners practicing for the big May Day celebration in 1939.<sup>82</sup>

# INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

## 1 NAME

HISTORIC **Chevy Chase Elementary School**

AND/OR COMMON

## 2 LOCATION

STREET & NUMBER **4015 Rosemary Street**

CITY, TOWN **Chevy Chase**

CONGRESSIONAL DISTRICT **8th**

STATE **Maryland**

COUNTY **Montgomery**

## 3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

## 4 OWNER OF PROPERTY

NAME **Board of Education, Montgomery County Public Schools** Telephone #: **279-3617**

STREET & NUMBER **850 Hungerford Drive**

CITY, TOWN **Rockville**

VICINITY OF **MD 20850** STATE, zip code

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

**Department of Assessments and Taxation**

Liber #: **492 / 502 / 503**  
Folio #: **142 / 143 / 390**

STREET & NUMBER **51 Monroe Street, 3rd Floor**

CITY, TOWN **Rockville, MD 20850**

STATE

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**SIGNIFICANCE**

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES **1930** BUILDER/ARCHITECT **Howard Wright Cutler**

STATEMENT OF SIGNIFICANCE

Chevy Chase Elementary School (1930) is important in the architectural history of Montgomery County Public Schools. It represents one turning toward a more academic and classical image for school architecture during the 1930s. The school's earliest remains are significant because they help tell the story of how architect, Howard Wright Cutler, shaped and defined the architecture of Montgomery County's Public School System (from the 1920s to 1940s). In addition, this school was the home of the first elementary school library in Montgomery County.

During the 1920s, the Chevy Chase School at Rosemary, on property once owned by the Chevy Chase Land Company, needed to be enlarged. The buildings erected reveal a fusion of modern and traditional notions of architecture. As previously described, this school is a fairly straightforward structure with a modern appearance combined with classical entry portals. The lack of ornamentation and Art Deco character of this building recall schools of the 1920s (such as the Clara Barton School, also by Cutler). The classical disposition and entry portals anticipate the grand academic institutions of the 1930s (such as Bethesda-Chevy Chase, also by Cutler).

In 1938, when Mrs. Dean Dinwoody became the president of the PTA, she set as her first priority the establishment of a library in the school. Fortunately, less than half of the rooms in the east building were in use so she found plenty of space for a library. The childrens' mothers worked to organize the library; their fathers built book shelves and magazine racks. Finally, the library officially opened in the spring of 1939. This was a great achievement for the decade of the Great Depression.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**CONDITION**

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

**CHECK ONE**

UNALTERED  
 ALTERED

**CHECK ONE**

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

I have inspected the site on 10/10/00

Today, only one wing of Chevy Chase Elementary School (1930) reflects the building's original character. Originally, the building's architect, Howard Cutler, envisioned a two-story, U-shaped design centered around a court. His plan did not incorporate the existing early 20th century building. Cutler's design called for two roughly rectangular classroom wings, one of which included space for a kindergarden. The wings were to flank a large central building. Probably due to financial limitations, Cutler's original plan was not completely realized.

At the time, Chevy Chase Elementary School may have been one of the most beautiful schools of this period. The architect's site design was symmetrically balanced by two identical brick classroom buildings. In turn, each building was ruled by external and internal symmetry. Each floor consisted of a long hall flanked by three classrooms on each side. This arrangement is still expressed by external fenestration, especially by the three main groupings of four windows on each floor. These large areas of windows were reserved for the sides (facing the court and the street respectively). The side elevations were without traditional elements and ornamentation save for white hued courses and some Art Deco geometric relief work on panels between first and second story windows.

By comparison, the entries, located on the short sides facing the traffic circle, were grand with a dignified classical treatment in the Ionic Order. The light-hued stone and more sculptured appearance of the classical portals contrasted the flat, unarticulated red brick walls of the front facades which had no windows.

CONTINUE ON SEPARATE SHEET IF NECESSARY

## PHYSICAL DESCRIPTION

(CONTINUED)

Despite the classical entry portals, Chevy Chase Elementary School was treated in a straight-forward, economy-conscious manner. Its flat roof, flat walls, planar window treatment, large areas of glass, lack of decoration, and flat roofline with stepped center (which was Art Deco in style) gave the school a modern, 20th century quality characteristic of much 1920s architecture.

Post-war growth, especially during the 1960s, resulted in the physical expansion of the school on its north, east and south sides. Modern additions have completely changed the character of Cutler's school. Only the side, front and part of the rear elevation of the two-story west classroom building running perpendicular to Hillcrest Place is still clearly visible and (more or less) intact. One can get a glimpse of the top of the east building (including some of its original Art Deco geometric decoration) by looking above the skyline and behind one of the rear projections of the modern front addition. The west building and the visible remains of the east building have been painted white, which, due to historical associations, make the west building of the school seem more conventionally classical than it would have appeared in the 1930s.

## MAJOR REPOSITORIES

Archives, The American Institute of Architects;  
Central Records, Montgomery County Public Schools;  
Construction Division, Montgomery County Public Schools;

See Karin M.E. Alexis's manuscript on Public Schools in Montgomery County, Maryland: 1900-46 (1988) (Montgomery County Historic Preservation Commission and Maryland Historic Trust).

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

see attached

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY 164656 F entire

VERBAL BOUNDARY DESCRIPTION

**Rosemary, Hillcrest Place, Meadow**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

**11 FORM PREPARED BY**

NAME / TITLE **KARIN M.E. ALEXIS, PH.D., ART & ARCHITECTURAL HISTORY**

ORGANIZATION \_\_\_\_\_ DATE **JUNE 1988**

STREET & NUMBER **2449 Villanova Drive** TELEPHONE **280-1107**

CITY OR TOWN **Vienna, Virginia 22180** STATE \_\_\_\_\_

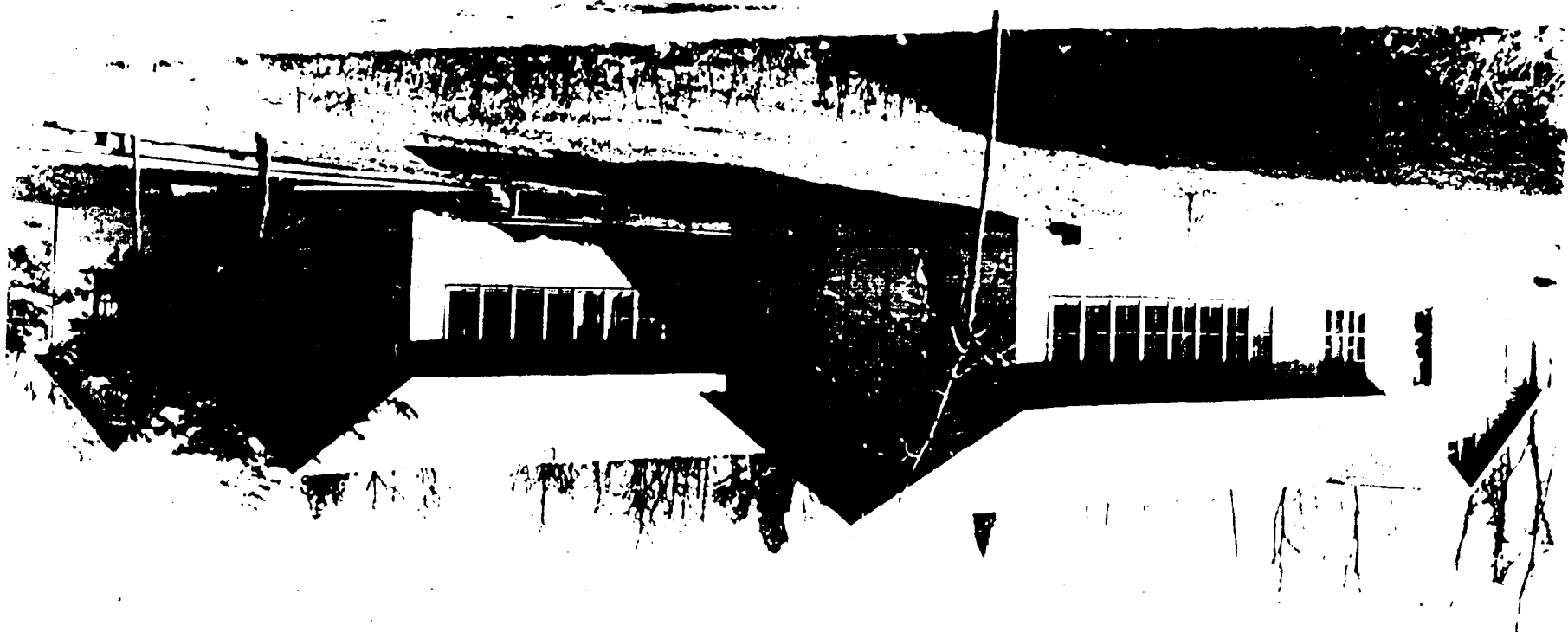
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

ORIGINAL PORTABLE CLASS ROOMS

141



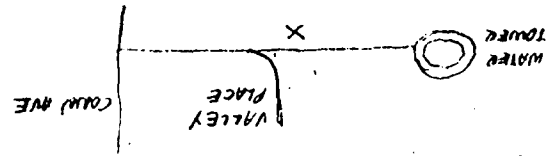
CCHS #672

#872

1990

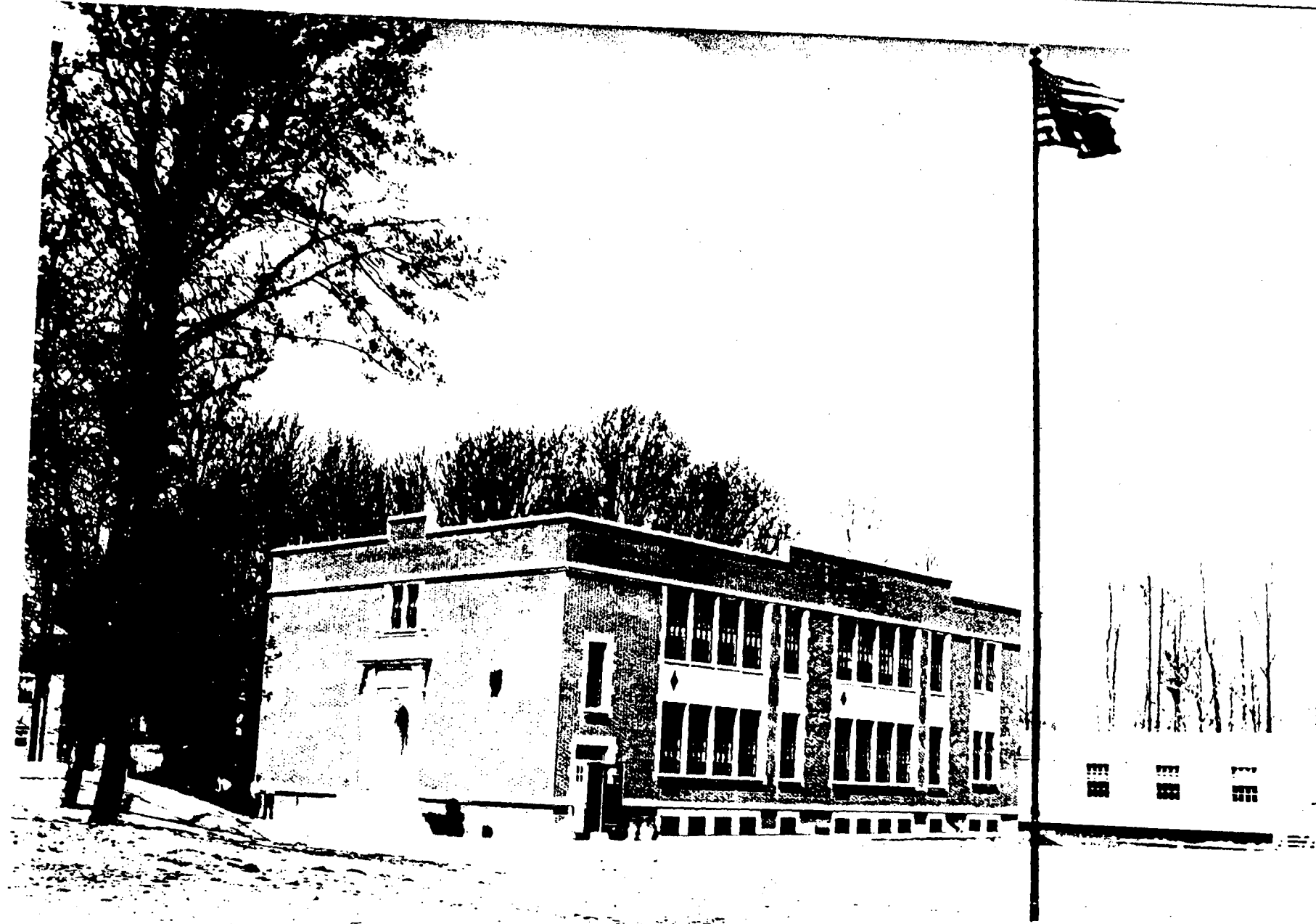
CHEVY CHASE HISTORICAL SOCIETY

FROM PHOTO LENT BY EDWARD L. STOCK, VR.



CHEVY CHASE SCHOOL  
 4 PORTABLE CLASSROOMS  
 8. SIDE ROSEMARY ST.  
 1915-16  
 BUILT 1913  
 MOVED 1917





19

WEST WING 1936 CONSTRUCTION DATE

CCMS # 1107



CHEVY CHASE ELEMENTARY SCHOOL  
WEST WING - BUILT 1936  
SOUTH & EAST FACADES - AT ROSEMARY CIRCLE

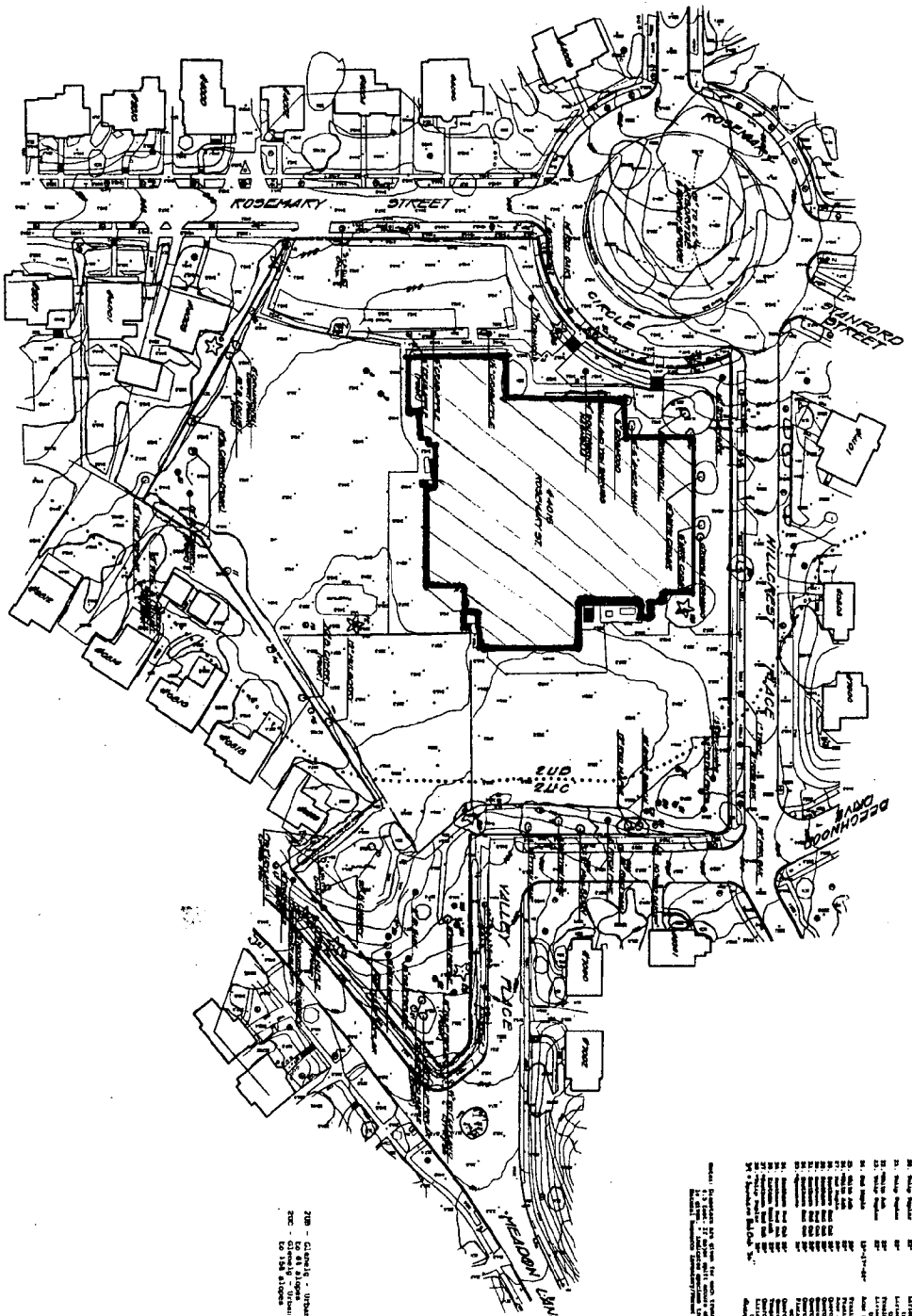
NATIONAL ARCH. FILES 69-PWA-P1988

#1107

1991  
CHEVY CHASE HISTORICAL SOCIETY

17

15



**LEGEND**

SYMBOL	DESCRIPTION
1	Proposed Building Footprint
2	Existing Building Footprint
3	Proposed Parking
4	Existing Parking
5	Proposed Driveway
6	Existing Driveway
7	Proposed Walkway
8	Existing Walkway
9	Proposed Utility Line
10	Existing Utility Line
11	Proposed Stormwater Management
12	Existing Stormwater Management
13	Proposed Landscaping
14	Existing Landscaping
15	Proposed Retention Wall
16	Existing Retention Wall
17	Proposed Fencing
18	Existing Fencing
19	Proposed Signage
20	Existing Signage
21	Proposed Site Elevation
22	Existing Site Elevation
23	Proposed Topography
24	Existing Topography
25	Proposed Utility Pole
26	Existing Utility Pole
27	Proposed Street Light
28	Existing Street Light
29	Proposed Fire Hydrant
30	Existing Fire Hydrant
31	Proposed Stormwater Inlet
32	Existing Stormwater Inlet
33	Proposed Stormwater Outlet
34	Existing Stormwater Outlet
35	Proposed Stormwater Pipe
36	Existing Stormwater Pipe
37	Proposed Stormwater Basin
38	Existing Stormwater Basin
39	Proposed Stormwater Pond
40	Existing Stormwater Pond
41	Proposed Stormwater Channel
42	Existing Stormwater Channel
43	Proposed Stormwater Structure
44	Existing Stormwater Structure
45	Proposed Stormwater Valve
46	Existing Stormwater Valve
47	Proposed Stormwater Manhole
48	Existing Stormwater Manhole
49	Proposed Stormwater Access
50	Existing Stormwater Access

**SCALE**

200' = 1" (Graphic Scale)

200' = 1" (Graphic Scale)

200' = 1" (Graphic Scale)

**OWNER/CLIENT**

WSSC DISTRICT

178 ELECTRA DRIVE

ANNE ARUNDEL COUNTY, MARYLAND

**DESIGNER**

MASTRI, HENDRICKS & GLASCOCK, P.A.

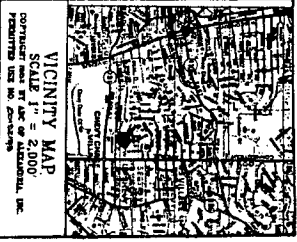
Engineers • Planners • Surveyors

2200 South 12th Street

Gloucester, Virginia 23060

(804) 696-0400

FAX (804) 696-0403



**VICINITY MAP**

SCALE 1" = 200'

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- NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. THE PROPOSED BUILDING FOOTPRINT IS SHOWN IN BOLD LINES.
  3. THE PROPOSED PARKING AREAS ARE SHOWN IN DOTTED LINES.
  4. THE PROPOSED DRIVEWAYS ARE SHOWN IN DASHED LINES.
  5. THE PROPOSED WALKWAYS ARE SHOWN IN SOLID LINES.
  6. THE PROPOSED UTILITY LINES ARE SHOWN IN DASHED LINES.
  7. THE PROPOSED STORMWATER MANAGEMENT AREAS ARE SHOWN IN DOTTED LINES.
  8. THE PROPOSED LANDSCAPING AREAS ARE SHOWN IN DOTTED LINES.
  9. THE PROPOSED RETENTION WALLS ARE SHOWN IN DOTTED LINES.
  10. THE PROPOSED FENCING AREAS ARE SHOWN IN DOTTED LINES.
  11. THE PROPOSED SIGNAGE AREAS ARE SHOWN IN DOTTED LINES.
  12. THE PROPOSED SITE ELEVATIONS ARE SHOWN IN DOTTED LINES.
  13. THE PROPOSED TOPOGRAPHY AREAS ARE SHOWN IN DOTTED LINES.
  14. THE PROPOSED UTILITY POLES ARE SHOWN IN DOTTED LINES.
  15. THE PROPOSED STREET LIGHTS ARE SHOWN IN DOTTED LINES.
  16. THE PROPOSED FIRE HYDRANTS ARE SHOWN IN DOTTED LINES.
  17. THE PROPOSED STORMWATER INLETS ARE SHOWN IN DOTTED LINES.
  18. THE PROPOSED STORMWATER OUTLETS ARE SHOWN IN DOTTED LINES.
  19. THE PROPOSED STORMWATER PIPES ARE SHOWN IN DOTTED LINES.
  20. THE PROPOSED STORMWATER BASINS ARE SHOWN IN DOTTED LINES.
  21. THE PROPOSED STORMWATER PONDS ARE SHOWN IN DOTTED LINES.
  22. THE PROPOSED STORMWATER CHANNELS ARE SHOWN IN DOTTED LINES.
  23. THE PROPOSED STORMWATER STRUCTURES ARE SHOWN IN DOTTED LINES.
  24. THE PROPOSED STORMWATER VALVES ARE SHOWN IN DOTTED LINES.
  25. THE PROPOSED STORMWATER MANHOLES ARE SHOWN IN DOTTED LINES.
  26. THE PROPOSED STORMWATER ACCESS AREAS ARE SHOWN IN DOTTED LINES.

**KEY**

EXISTING

PROPOSED

**EXISTING**

**TITLE MAP INDEX**

**NATURAL RESOURCE INVENTORY MAP**

**CHEVY CHASE ELEMENTARY SCHOOL**

**ANNE ARUNDEL COUNTY, MARYLAND**

**WSSC DISTRICT**

**MASTRI, HENDRICKS & GLASCOCK, P.A.**

Engineers • Planners • Surveyors

2200 South 12th Street

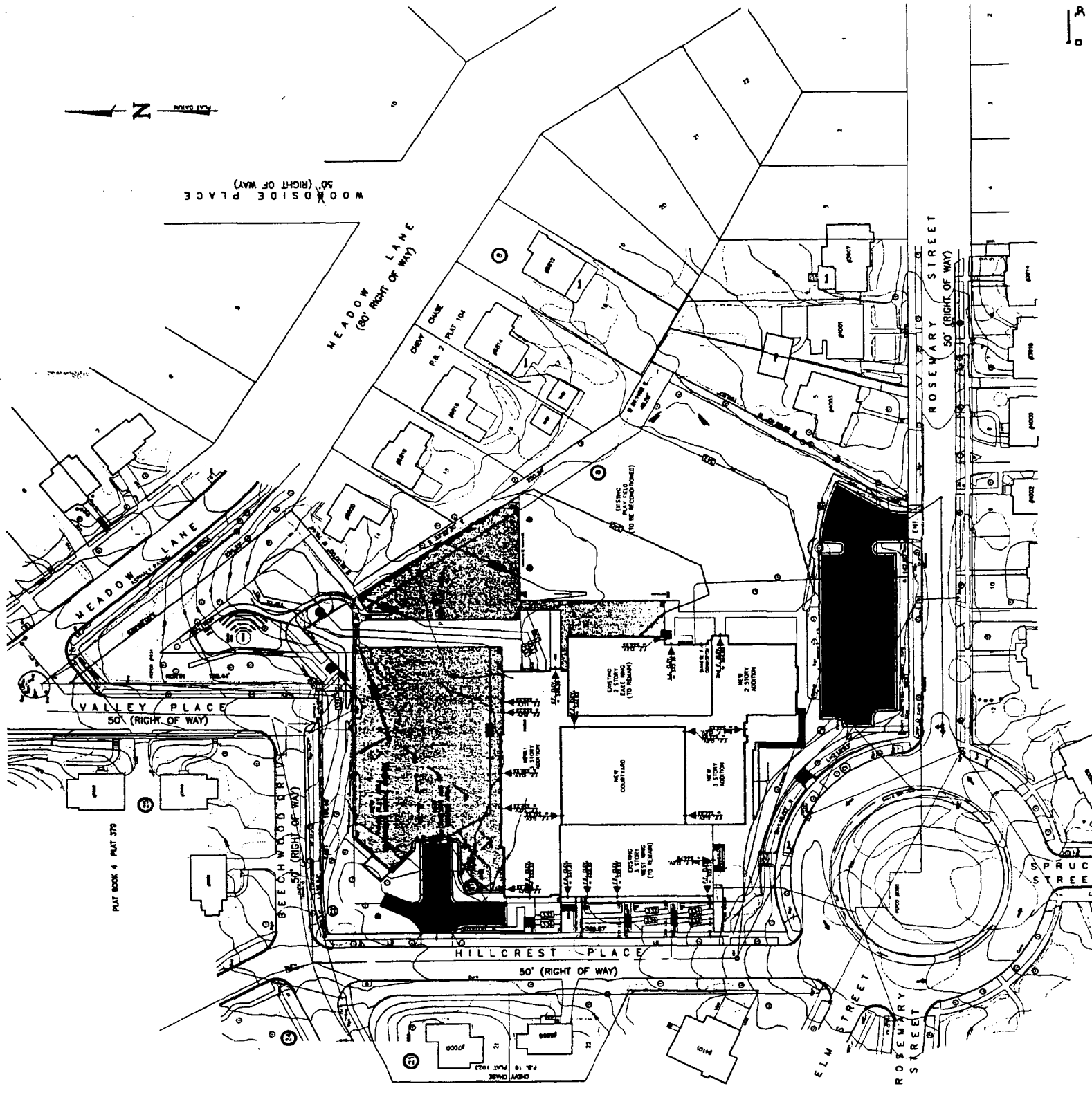
Gloucester, Virginia 23060

(804) 696-0400

FAX (804) 696-0403

Sheet No.	1 of 1
Date	10/10/00
Scale	1" = 200'
Author	JHG
Checker	JHG
Appr.	JHG

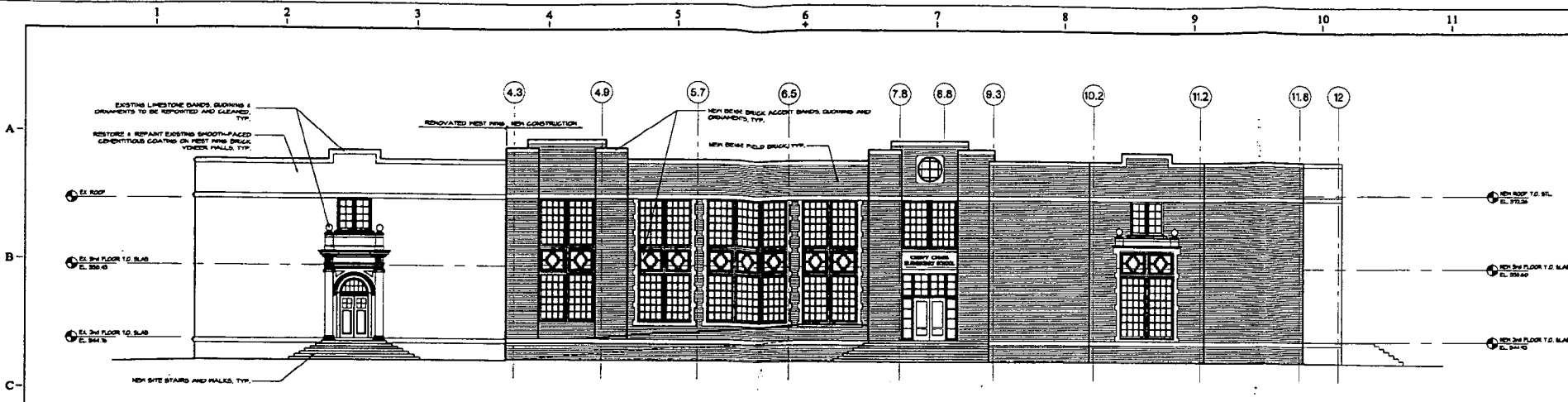
PROPOSED



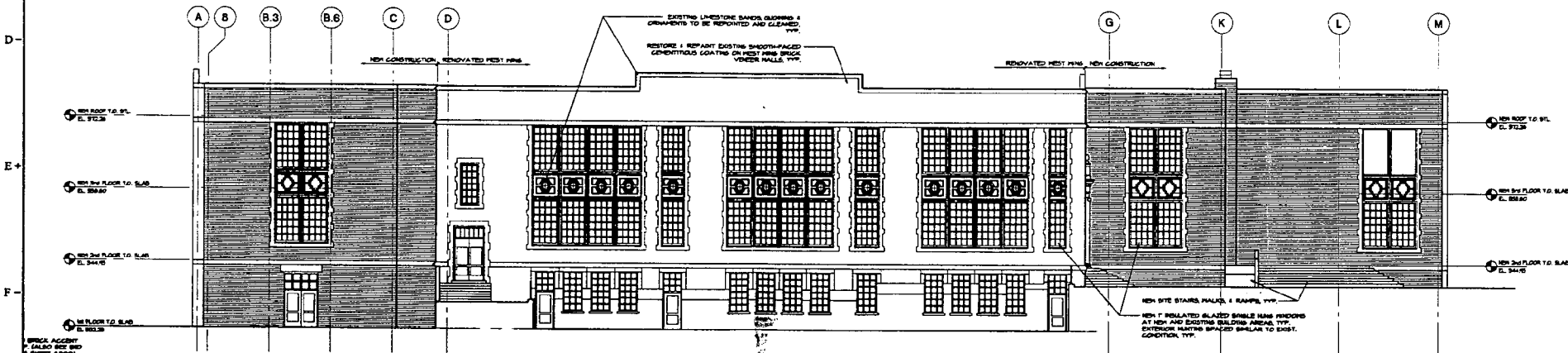
11







**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

1. NEW CONSTRUCTION EXTERIOR WALLS CONSIST OF 4" FACE BRICK, AIR GAP, 2" RIGID INSULATION & 8" CMU BACK-UP, TYP (2" CMU @ 2-STORY PROJECTED MULTI-PURPOSE ROOM MALL ONLY).
2. EXISTING LIMESTONE ACCENTS AND SMOOTH-FACED GEMENTICIOUS COATED BRICK-FACED WALLS TO BE REPOINTED AND/OR PARGED WITH MATERIAL OF TYPE TO MATCH EXISTING, TYP.
3. ALL WINDOWS IN EXISTING STRUCTURE TO BE REPLACED WITH NEW 1" INSULATED GLAZED SINGLE HUNG WINDOWS, TYP. EXTERIOR MANTING SPACED SIMILAR TO EXISTING CONFIGURATION, TYP.

**NOTE:**

PROPOSED NEW ELEVATIONS

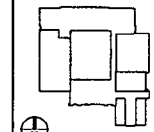
**PRINTS REVISED**

Design	Development	Revised	Revised	By

**REVISIONS**

No.	Description	Date	By

**Chevy Chase Elementary School Modernization**



4015 Rosemary Street  
Chevy Chase, MD  
20815-5298

SHEET TITLE  
**EXISTING Building Elevations**

NO.	TITLE	DATE	BY	APP'D BY

A30.1

**WIBNICEK+ZAVOS ARCHITECTS PC**

1807 CONSUMERS CIRCLE  
GAITHERSBURG, MARYLAND 20877

• 301 • 948 • 6338 •

28

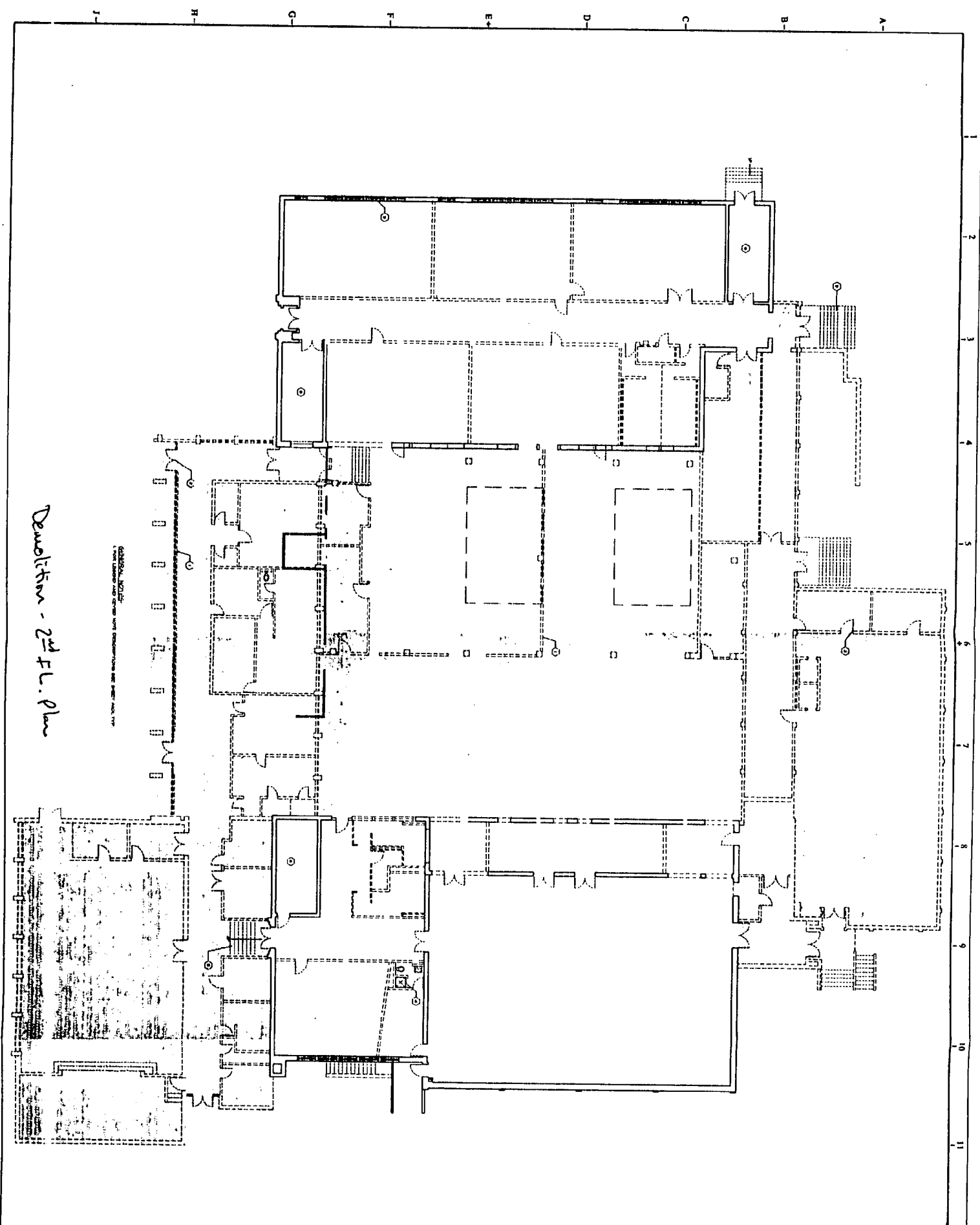








26



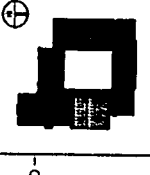
*Demolition - 2<sup>nd</sup> Fl. Plan*

GENERAL NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. REFER TO ALL OTHER SHEETS FOR COMPLETE INFORMATION.

**W+Z**  
**A I A**

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	12/15/2010
2	ISSUED FOR CONSTRUCTION	01/15/2011
3	ISSUED FOR DEMOLITION	02/15/2011
4	ISSUED FOR RECORD	03/15/2011
5	ISSUED FOR AS-BUILT	04/15/2011
6	ISSUED FOR FINAL	05/15/2011
7	ISSUED FOR ARCHIVE	06/15/2011
8	ISSUED FOR DESTRUCTION	07/15/2011
9	ISSUED FOR REDEMPTION	08/15/2011
10	ISSUED FOR RECONSTRUCTION	09/15/2011
11	ISSUED FOR REPAIR	10/15/2011
12	ISSUED FOR RENOVATION	11/15/2011

**Clayton Chase**  
**Elementary School**  
**Middletown**



4015 Rosemary Street  
Chesapeake, MD  
20815-5256

**Second Floor Plan**

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	12/15/2010
2	ISSUED FOR CONSTRUCTION	01/15/2011
3	ISSUED FOR DEMOLITION	02/15/2011
4	ISSUED FOR RECORD	03/15/2011
5	ISSUED FOR AS-BUILT	04/15/2011
6	ISSUED FOR FINAL	05/15/2011
7	ISSUED FOR ARCHIVE	06/15/2011
8	ISSUED FOR DESTRUCTION	07/15/2011
9	ISSUED FOR REDEMPTION	08/15/2011
10	ISSUED FOR RECONSTRUCTION	09/15/2011
11	ISSUED FOR REPAIR	10/15/2011
12	ISSUED FOR RENOVATION	11/15/2011

**W+Z**  
**A I A**  
**WIENGER-ZAVOS**  
**ARCHITECTS P.C.**

4015 Rosemary Street  
Chesapeake, MD  
20815-5256  
• 410 • 442-4310 •













**Chevy Chase Elementary School Modernization**

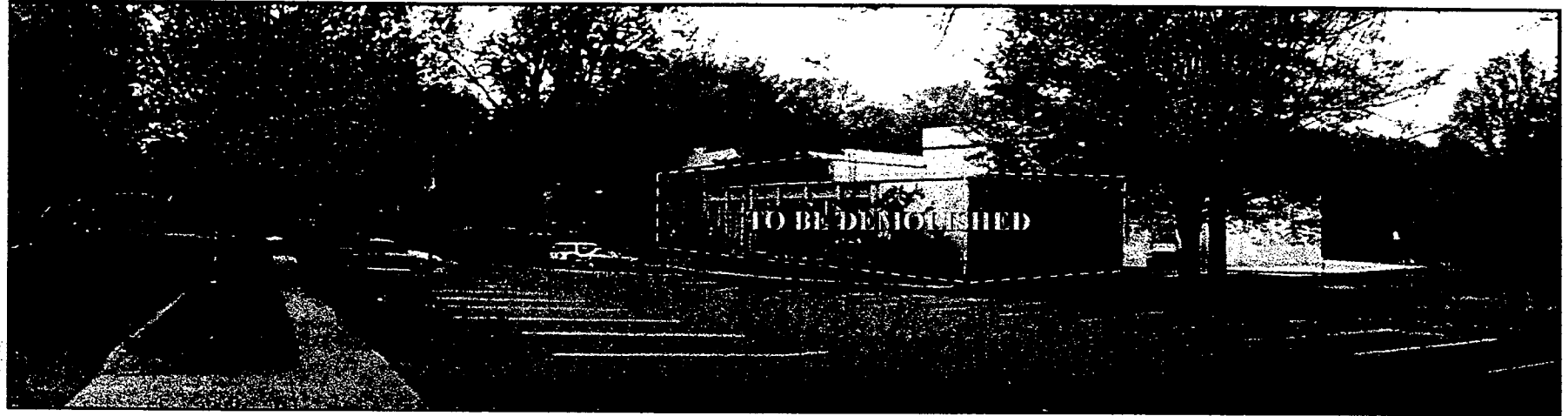


**1** Entrance to Limestone Clad West Wing on South Side



**2** Limestone Window Details at West Wing, West Elevation

**Chevy Chase Elementary School Modernization**

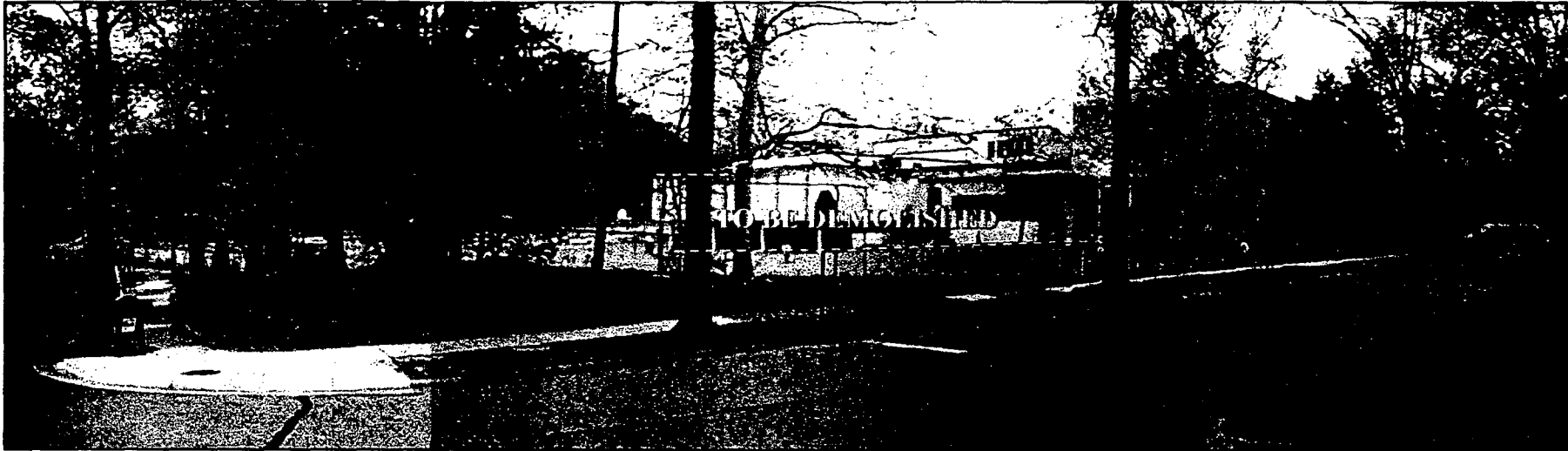


**3** Panoramic View from Southeast Side of Chevy Chase Elementary School



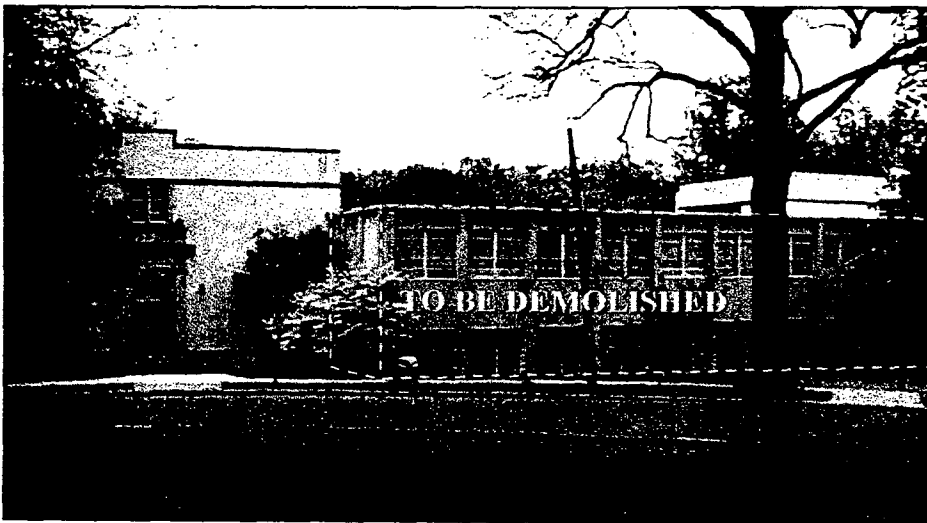
**33** **4** Panoramic View from East Side of Chevy Chase Elementary School

**Chevy Chase Elementary School Modernization**



**5** Panoramic View from Northwest of Chevy Chase Elementary School Site

---



**6** View of "Old" meets "New" from South Side Traffic Circle

34

**PRELIMINARY PLANS PRESENTATION**

**CHEVY CHASE ELEMENTARY SCHOOL  
MODERNIZATION**



**MONTGOMERY COUNTY BOARD OF EDUCATION**

**NOVEMBER 1998**

**WIENCEK + ZAVOS ARCHITECTS, P.C.**

16077 Comprint Circle Gaithersburg, Maryland 20877 301.948.6220 FAX 301.948.2064



## **PRELIMINARY PLANS PRESENTATION**

### **CHEVY CHASE ELEMENTARY SCHOOL**

#### **MODERNIZATION/ADDITION**

4015 Rosemary Street  
Chevy Chase, Maryland

#### **MONTGOMERY COUNTY BOARD OF EDUCATION:**

Mrs. Nancy J. King	President
Mrs. Beatrice B. Gordon	Vice President
Dr. Alan Cheung	Member
Mr. Blair G. Ewing	Member
Mr. Reginald M. Felton	Member
Ms. Ana Sol Gutiérrez	Member
Ms. Mona M. Signer	Member
Mr. Geonard F. Butler, Jr.	Student Member

#### **MONTGOMERY COUNTY SCHOOLS ADMINISTRATION:**

Dr. Paul L. Vance	Superintendent of Schools
Mr. William M. Wilder	Director, Department of Facilities Management
Mr. Richard G. Hawes	Director, Division of Construction
Mr. Mitchell M. Brown	Assistant Director, Division of Construction
Mr. Michael Shpur	Architect for School Facilities, Division of Construction
Mr. Rakesh Bagai	Project Manager, Division of Construction
Ms. Robin King	Facility Analyst, Department of Planning and Capital Programming

## FACILITIES ADVISORY COMMITTEE

### INVOLVEMENT:

The Facilities Advisory Committee reviewed, revised, and approved the schematic design for the Chevy Chase Elementary School modernization. The committee's recommendations, suggestions, and guidance during the schematic design process were central to the design process and are reflected in the proposed design.

### MEMBERSHIP OF COMMITTEE:

Mary Rapp	Chair/Principal; CCES	Robin King	Facility Analyst, Department of Planning and Capital Programming, MCPS
Colleen Banda	Staff	Janice Kopp	Staff
Rakesh Bagai	Project Manager, Division of Construction, MCPS	Julia Levy	Community Member
Steve Bates	MD State Department of Education	Shelly Lowenstein	Community Member
Joyce Bishop	Community Member	Ann Marie Mehlert	Community Member
Kathleen Boivin	Staff	Carolyn Marley	Staff
Maureen Bonner	Staff	Judy McKinney	Community Member
Elizabeth Bower	Community Member	Marcie Meditch	Community Member
Charles Bowling, Jr.	Staff	Mary Miller	Staff
Carole Brand	Community Member	Stephen Muse	Community Member
Mitchell Brown	Assistant Director, Division of Construction, MCPS	Marilyn Ordway	Mayor, Town of Chevy Chase
Bruce Crispell	Community Member	Maxine Pagliano	Staff
Edward Fisher	Staff	Thomas Palmer	Staff
Katherine Furan	Community Member	Julie Pounds	Community Member
Georgia Guhin	Community Member	Patricia Redmond	Staff
Virginia Harper	Community Member	Mildred Smith	Community Member
Bridget Hartman	Community Member	Michael Shpur	Architect for School Facilities, Division of Construction, MCPS
Richard Hawes	Director, Division of Construction, MCPS	Estelle Stone	Community Member
Laurie Haughey	Community Member	Mimi Tygier	Community Member
Tom Huggard	Town Manager, Town of Chevy Chase		
Chip Jennings	Community Member		
Sally Kelly	Community Member		

## PROJECT INFORMATION

### EXISTING BUILDING INFORMATION:

Location: 4015 Rosemary Street, Chevy Chase, Maryland, in a residential community  
Name of School Cluster: Bethesda-Chevy Chase High School cluster  
History and Square Footage of Existing Buildings:  
1930: 20,058 sf "east wing"  
1936: 20,058 sf "west wing"  
1958: 11,738 sf administration/classroom/multipurpose wing on south side  
1959: 4,356 sf connecting link between the above structures on north side  
1968: 2,968 sf classroom addition on north side  
1974: 13,287 sf of "east wing" demolished leaving 6,771 sf.  
1974: 4,989 sf gymnasium built and 9,465 sf media center infilled courtyard

### BACKGROUND/EDUCATIONAL PROGRAM OBJECTIVES:

Chevy Chase Elementary School is located on a 3.87-acre site in the town of Chevy Chase. The original school was opened in 1930 and since then has experienced seven (7) major facilities modifications. The number of additions has resulted in the existing building having seven (7) distinct interior floor levels and numerous other functional deficiencies.

In addition to addressing the long-term needs of this facility, the modernization will focus on 1) reducing the number of floor levels to three, 2) establishing programmatic organization that complements current and future instructional philosophy for elementary education, 3) re-establishing architectural identity that is compatible with the existing surrounding structures, and 4) reprogram site amenities to achieve more functionally efficient relationships.

As a member of the Bethesda-Chevy Chase High School cluster, this school provides elementary instruction to students in grades 3 through 5. Rosemary Hills Elementary School, its paired school, provides primary level education to local students in grade kindergarten through second grade. Unique instructional programs at Chevy Chase elementary include 'Magnet' classes in computer technology, mathematics, and science, as well as classes for gifted and talented students. Student capacities of Chevy Chase before and after the modernization are 440 and 478 students, respectively, with a core capacity for 640 students.

**PROJECT INFORMATION (continued)**

Upon completion of this modernization project, Chevy Chase Elementary School will have approximately 69,872 square feet. The historic west wing will be maintained and refurbished. The historic east wing facades will be uncovered by demolition of the 1958 multi-purpose room and refurbished. The media center will be relocated to the east wing near the main entry. The multi-purpose room will be rebuilt on the back of the building. The administration suite will be relocated to the front of the school to allow visual control of the main entrance and bus drop-off. The building and site will be modernized to comply with Montgomery County Public Schools (MCPS) educational specifications, as well as with applicable codes and the Americans With Disabilities Act (ADA). The school's existing gymnasium, constructed in 1974, will be retained and renovated to conform to current new elementary gymnasium functional and aesthetic standards. A future 6-classroom addition has been master planned as a part of the modernization design.

The school will be housed in the Radnor Center during the 1999-2000 school year while modernization construction progresses.

**TEACHING STATIONS AND SPACES PROVIDED WHEN COMPLETE:**

Summary of Classrooms:

Classrooms	18
Special Education Classroom	1
METS Classroom	1
ESOL Classroom	1
Small Group Instruction	4
Art	1
Music	1

Core Facilities:

Instructional Media Center	1
Communications Studio	1
Computer Center	1
Science Magnet Lab	1
Gymnasium	1
Multipurpose Room/Food Service	1

Support Spaces:

Special Ed. Resource Room	1
Speech / Language	1
Therapy/Support	1
Testing/Conference	1
Math Assessment/Records	1
Reading/Language Arts	1

Other:

Administrative Suite	1
Staff Lounge	1
Staff Offices and Building Services Facilities	



## PROJECT DESIGN

### SITE:

Size of Site:	3.87 acres
Site Features:	Small irregular shaped corner lot with streets and traffic circle on 3 sides; homes on 2 sides. Sloping site drops 15' across the areas of major sitework (29' total). Proposed construction will occupy a footprint similar to the existing building.
Unusual Conditions:	Existing paved play area is multi-level, and will be re-graded to be level with 1 <sup>st</sup> floor. Site area is only a third of that typically required for an elementary school. All areas of site are used. City streets are and will continue to be used for bus and parent drop-off, although a new designated pull-off area on Hillcrest Drive for parent drop-off will be created to enhance traffic flow and safety.
Storm Water Management:	Stormwater will be collected from area inlets and piped to an underground quality and quantity control system located beneath the paved play area north of the school building.
Utilities:	The building is served by a 2-1/2 inch domestic water line, a 6 inch fire service water line, and two (2) 3-inch and one (1) 4-inch sewer lines. Upgrade to these services will be required. New underground service will provide electric power. The existing gas service will be upgraded.
Number of Parking Spaces:	Existing – 33. Proposed – 36 in 2 areas; gated paved play area will serve as overflow parking for after-hours events.
Adjacent Property Uses:	All adjoining properties are single family residences. The concern about the impact of construction traffic will be addressed by requiring the contractor to vary the routes used to the site.
Exterior Lighting:	Site lighting will be designed to shield adjacent residences from intrusive glare while maintaining a safe and secure site.

## PROJECT DESIGN (continued)

### BUILDING:

Number of Levels:	3
Type of Construction:	Existing – cast-in-place concrete New Work – steel frame, masonry exterior walls
Description:	This is a modernization project. The existing building is a roughly square block with 5 different floor levels. The proposed design reduces this to 3 levels and is organized around a central courtyard located at the second (main) floor level. The 2 <sup>nd</sup> and 3 <sup>rd</sup> floors have a loop circulation system. The smaller 1 <sup>st</sup> floor has an L-shaped circulation pattern.
Student Capacity:	Existing – 440 students and after modernization 478 students
Handicapped Accessibility:	The building will be handicapped-accessible from 3 entries at 2 different levels. An elevator will provide internal accessibility to all areas.
Code compliance:	The design complies with the current versions of BOCA, NFPA, and ADA. Because of the building's age and historical significance, the facades of existing building will be restored in accordance with Maryland Historical Trust requirements.
Mechanical and Electrical Systems:	New mechanical and electrical systems will be provided. A chiller will be rooftop-mounted behind a parapet screen wall. Hot- and chilled-water distribution loops will serve local Air Handling Units.
Technology:	Classrooms have distributed computer outlets on the walls that allow multiple group teaching areas within a classroom. Individual classrooms are designed to provide flexible teaching spaces, i.e. small group sessions or lecture sessions. (Students can be broken up into small groups for project-oriented teaching or all students can face a teacher in a traditional lecture teaching method.)

### ENERGY MANAGEMENT STATEMENT:

Type of Windows:	Insulating glass in operable thermal-break metal windows.
Use of Insulation:	Rigid insulation in cavity at all new exterior walls, roofs, and perimeter of slabs-on-grade. Addition of wall and roof insulation at existing construction.
HVAC Energy Features:	Zoned hot and chilled water system. Energy-efficient equipment. Energy management system.
Special Energy Saving Items:	Energy-efficient lighting fixtures and ballasts.
Innovative Measures:	Use of extensive natural daylighting.

## **PROJECT DESIGN (continued)**

### **BUILDING SECURITY:**

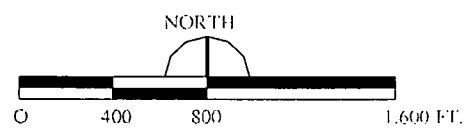
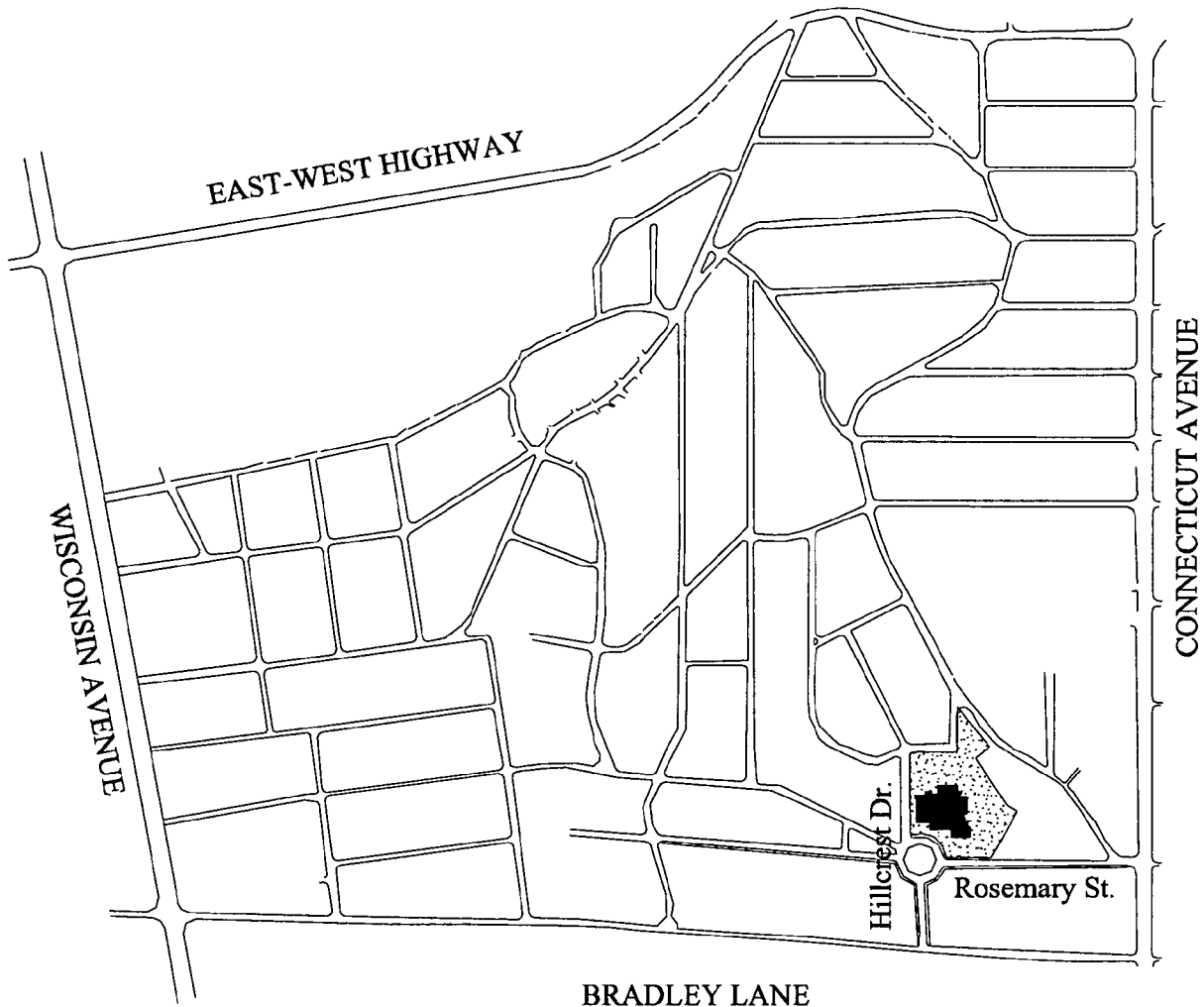
The building will have a motion sensor alarm system monitored by the MCPS security office. Higher risk areas, including the TV studio, computer lab, administrative area, media center, and music classroom, will have stand-alone security systems. The administrative suite is at the front of the building for visual control of the main entry.

### **TECHNOLOGY INFRASTRUCTURE:**

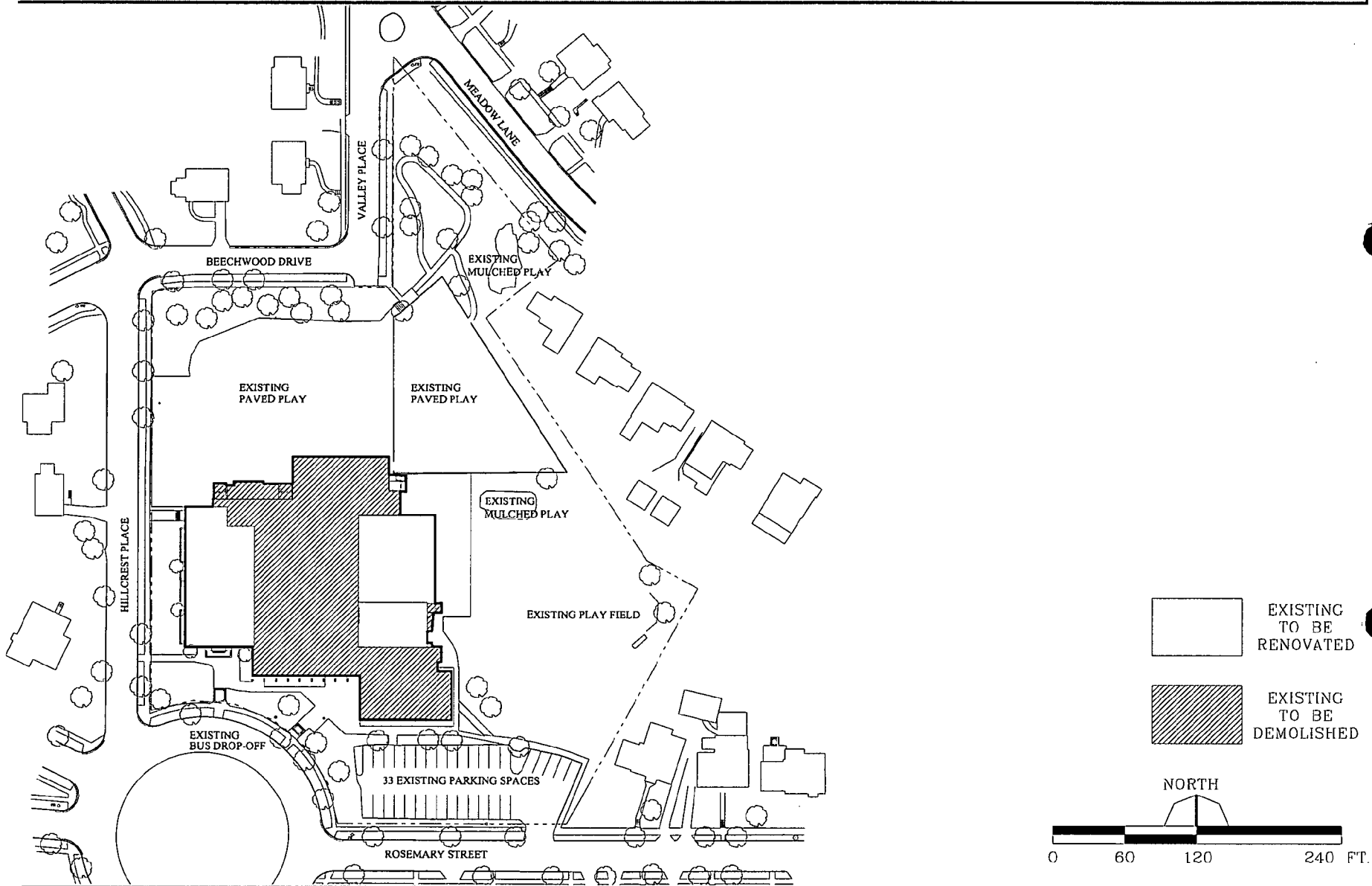
The modernized Chevy Chase Elementary School, in preparation for technology, will include CAT 5 cable which will support switched Ethernet (10 Mbps dedicated), fast Ethernet (20- Mbps), and FDDI (100 Mbps). It is anticipated that these higher bandwidth technologies will satisfy normal school requirements for the next four to eight years. The improvement in electronic switching devices for use on CAT 5 cable systems will result in even higher band width by the year 2001. Included in the building design is a dark fiber optic will be utilized in the building design, that will accommodate new technology systems that may be developed in the future.

In the future, video may be fully digitized. Then, the digital signal can be transmitted via the CAT 5 network and/or fiber optic cables which are part of the network. This design will include a 1000 MHz broadband distribution system that concentrates all equipment at the head end with only cabling, taps and outlets within the school, simplifying maintenance. This system offers full cable spectrum to every building outlet, provides 3 dedicated channels for in-school broadcasts, and gives every outlet television origination capability.

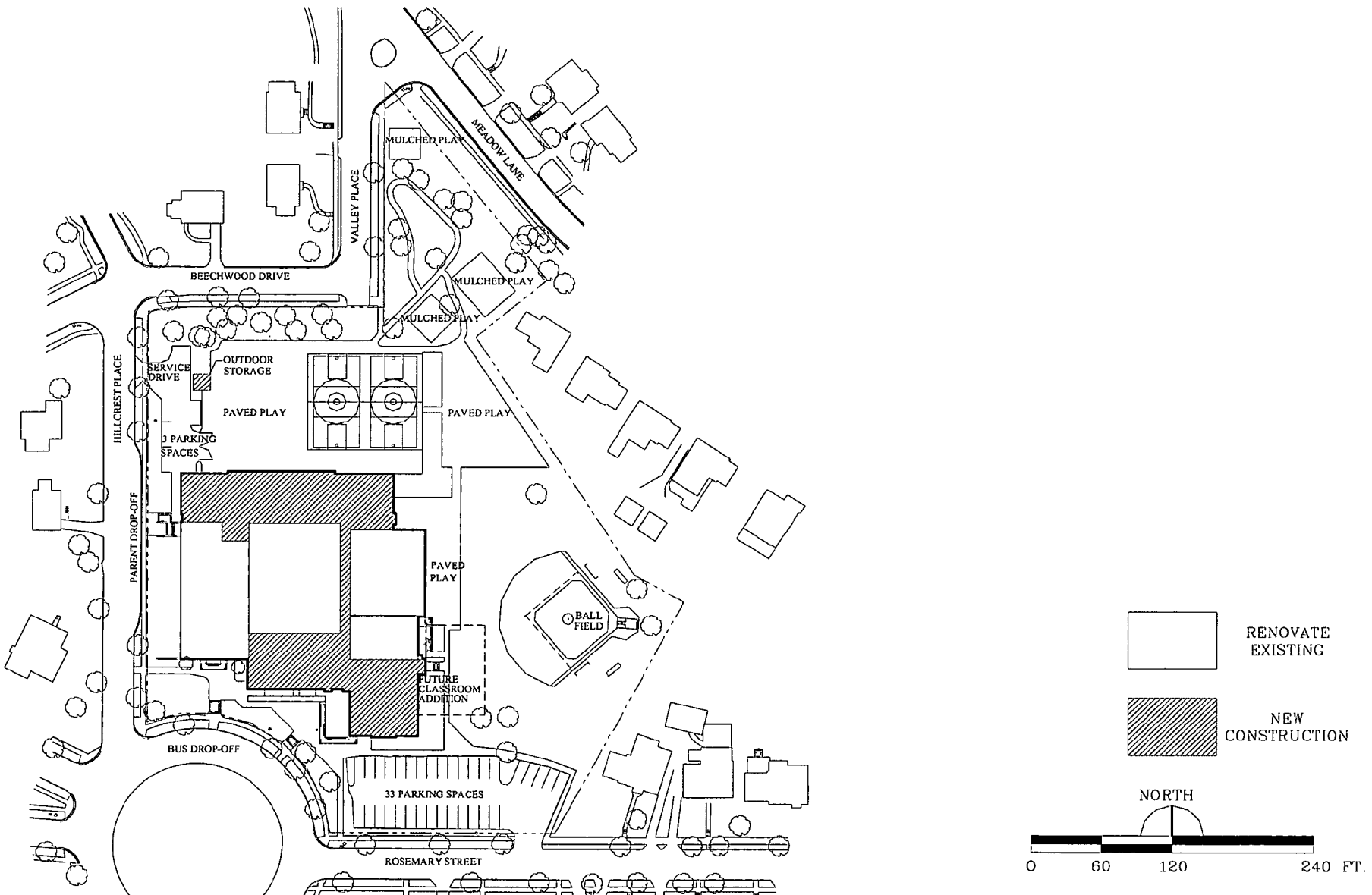
**VICINITY MAP**



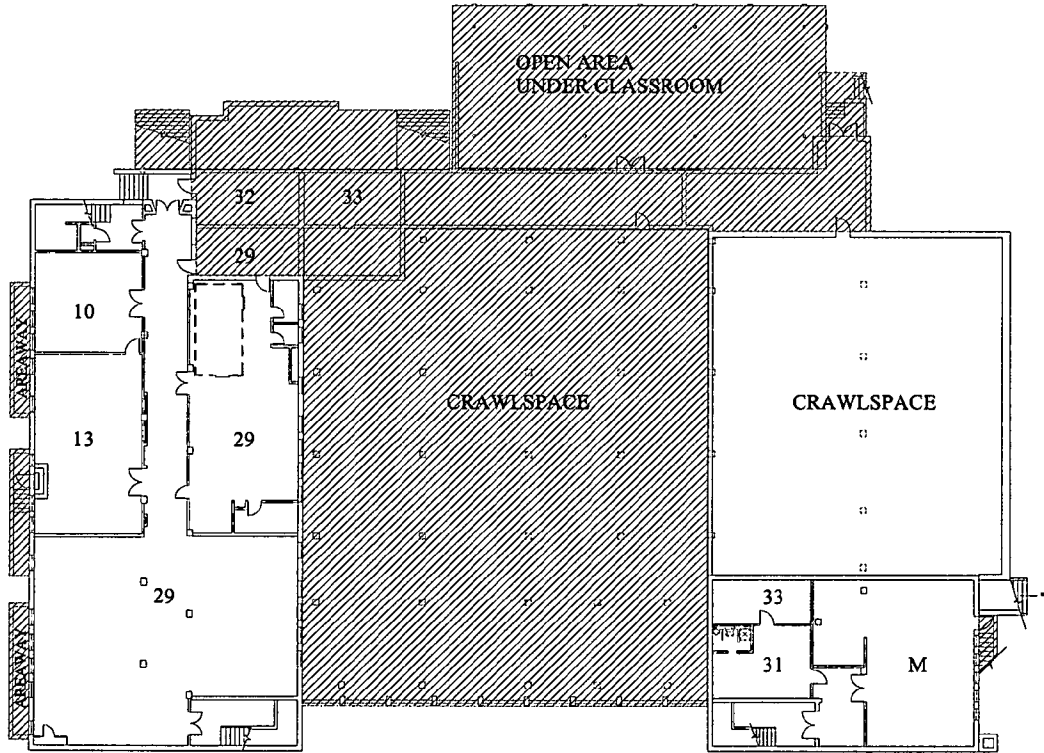
# EXISTING SITE PLAN



# PROPOSED SITE PLAN



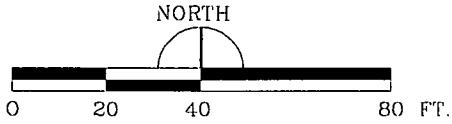
**EXISTING FIRST FLOOR PLAN**



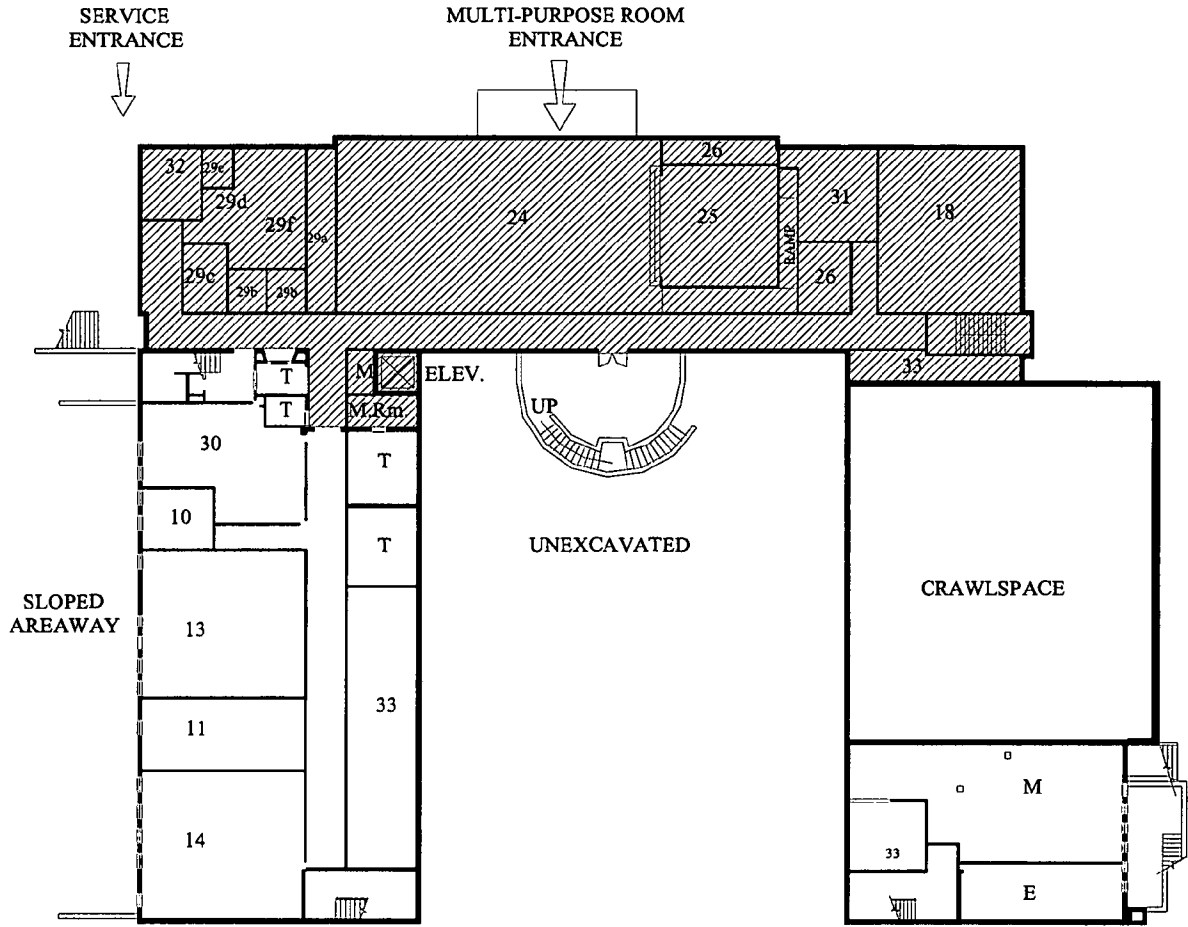
- 10 Support Staff Office
- 13 Art Room
- 26 M/P Storage Room
- 29 Food Service Kitchen
- 31 Building Services Office
- 33 Indoor Storage
- M Mechanical

EXISTING TO BE RENOVATED

EXISTING TO BE DEMOLISHED



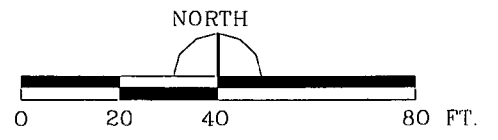
# PROPOSED FIRST FLOOR PLAN



- 10 Support Staff Office
- 11 ESOL
- 13 Art Room
- 14 Music Room
- 18 Science Magnet Lab
- 24 Multipurpose Room
- 25 Stage
- 26 M/P Storage Room
- 29 Food Service Kitchen
- 29a Serving Area
- 29b Walk-In Cooler/Freezer
- 29c Dry Storage
- 29d Manager Work Area
- 29e Toilet
- 29f Prep Area
- 30 Staff Lounge
- 31 Building Services Office
- 32 Compactor/Trash Room
- 33 Indoor Storage
- E Main Electrical Room
- M Mechanical Room
- MRm Elev. Machine Room
- T Toilet

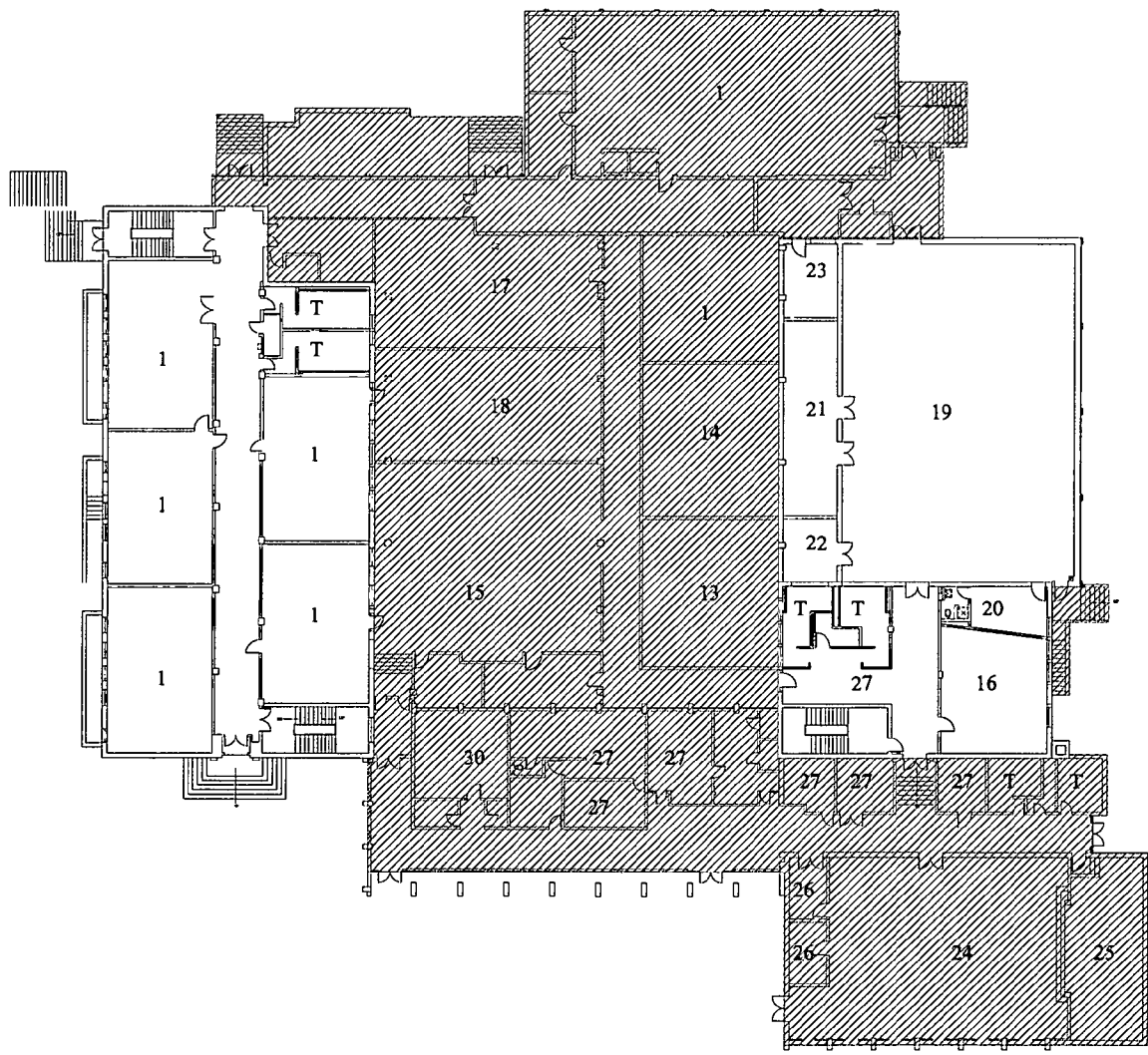
RENOVATE EXISTING

NEW CONSTRUCTION





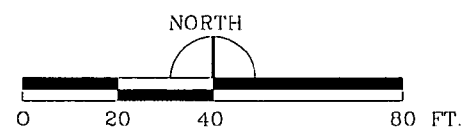
**EXISTING SECOND FLOOR PLAN**



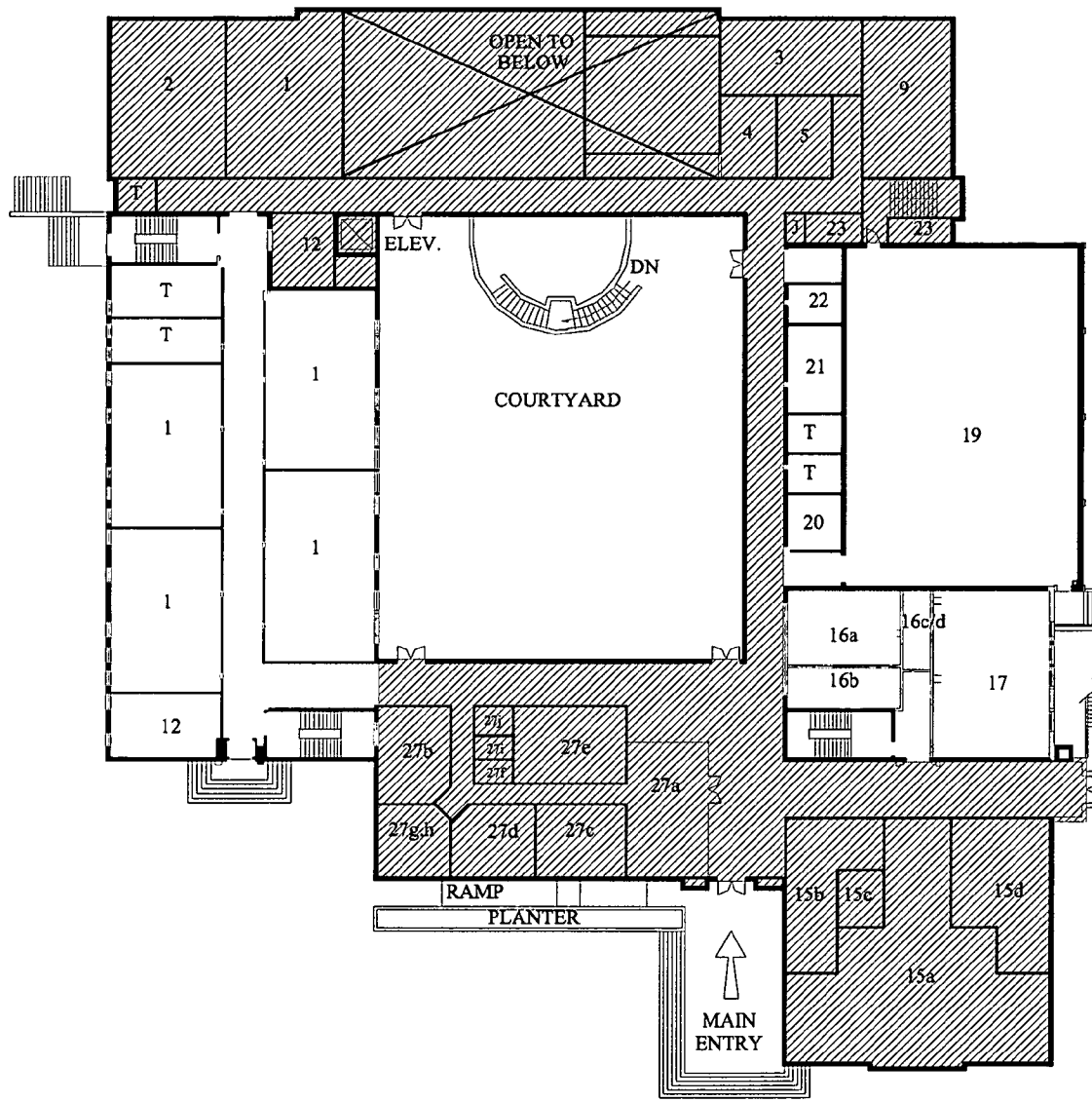
- 1 Classroom
- 13 Art Room
- 14 Music Room
- 15 Instructional Media Center
- 16 Communications Studio
- 17 Computer Center
- 18 Science Magnet Lab
- 19 Gymnasium
- 20 P.E. Office
- 21 P.E. Large Storage Room
- 22 P.E. Small Storage Room
- 23 P.E. Outdoor Storage
- 24 Multipurpose Room
- 25 Stage
- 26 M/P Storage Room
- 27 Admin Suite
- 30 Staff Lounge
- T Toilet

EXISTING TO BE RENOVATED

EXISTING TO BE DEMOLISHED

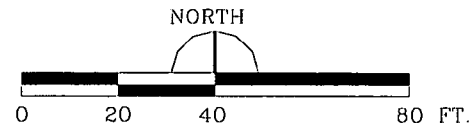


**PROPOSED SECOND FLOOR PLAN**

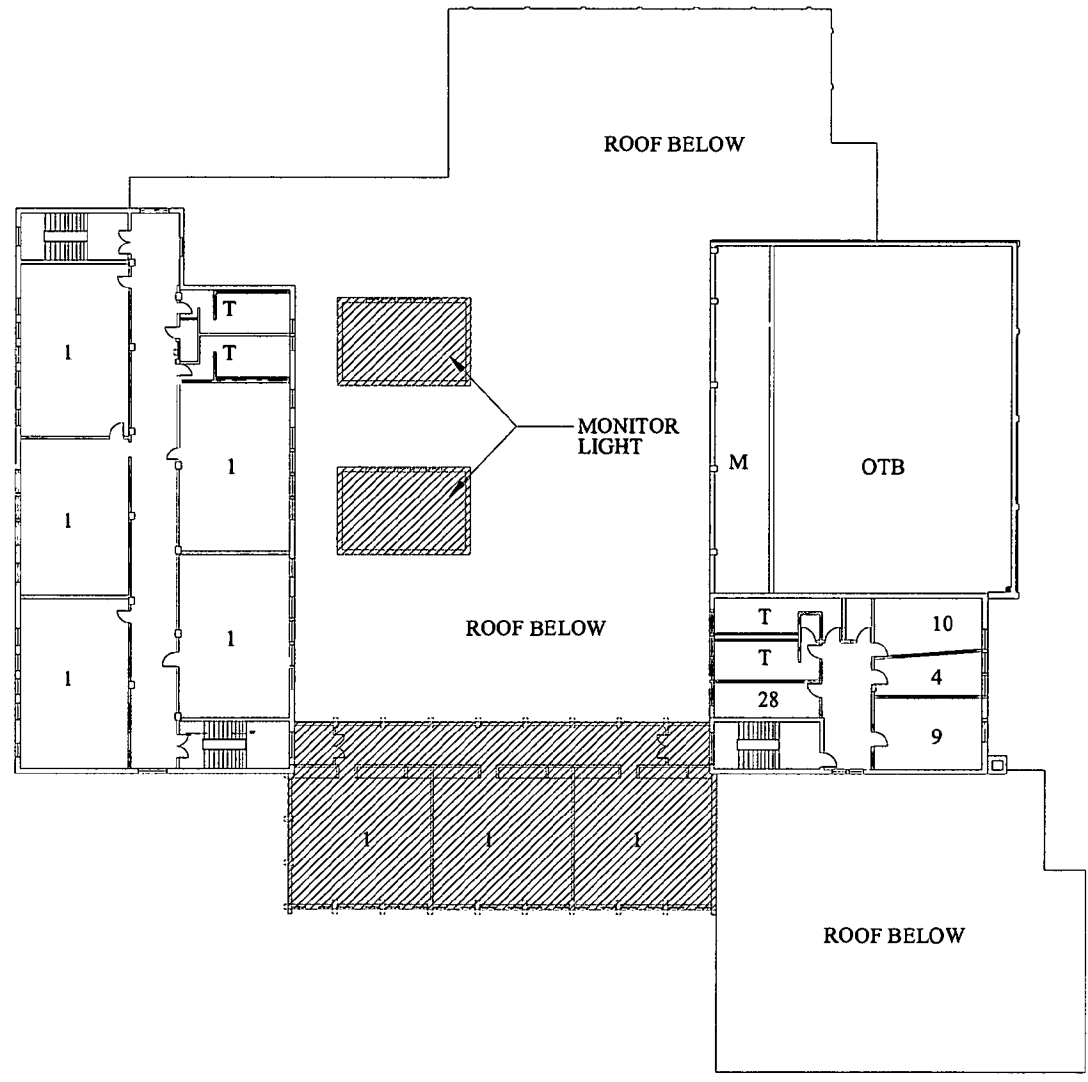


- 1 Classroom
- 2 Special Education Classroom
- 3 Resource Room
- 4 Speech/Language
- 5 Therapy/Support
- 9 Reading/Language Arts
- 12 Small Group Instruction
- 15a Main Resource Area
- 15b Materials Prep
- 15c Staff Work/Office
- 15d Media Center/Textbook Storage
- 16a Tv Studio
- 16b Control Room/Storage
- 16c Head End Equip. Closet
- 16d Lan Wire Closet
- 17 Computer Center
- 19 Gymnasium
- 20 P.E. Office
- 21 P.E. Large Storage Room
- 22 P.E. Small Storage Room
- 23 P.E. Outdoor Storage
- 27a General Office
- 27b Workroom
- 27c Principal's Office
- 27d Conference Room
- 27e Health Suite
- 27f Telephone Rm.
- 27g Storage Rm.
- 27h Records Rm.
- 27i Server
- 27j Toilet
- J Bldg. Services
- T Toilet

RENOVATE EXISTING  
 NEW CONSTRUCTION



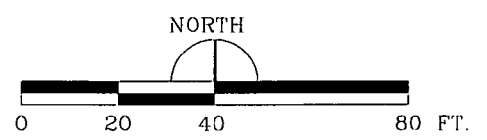
**EXISTING THIRD FLOOR PLAN**



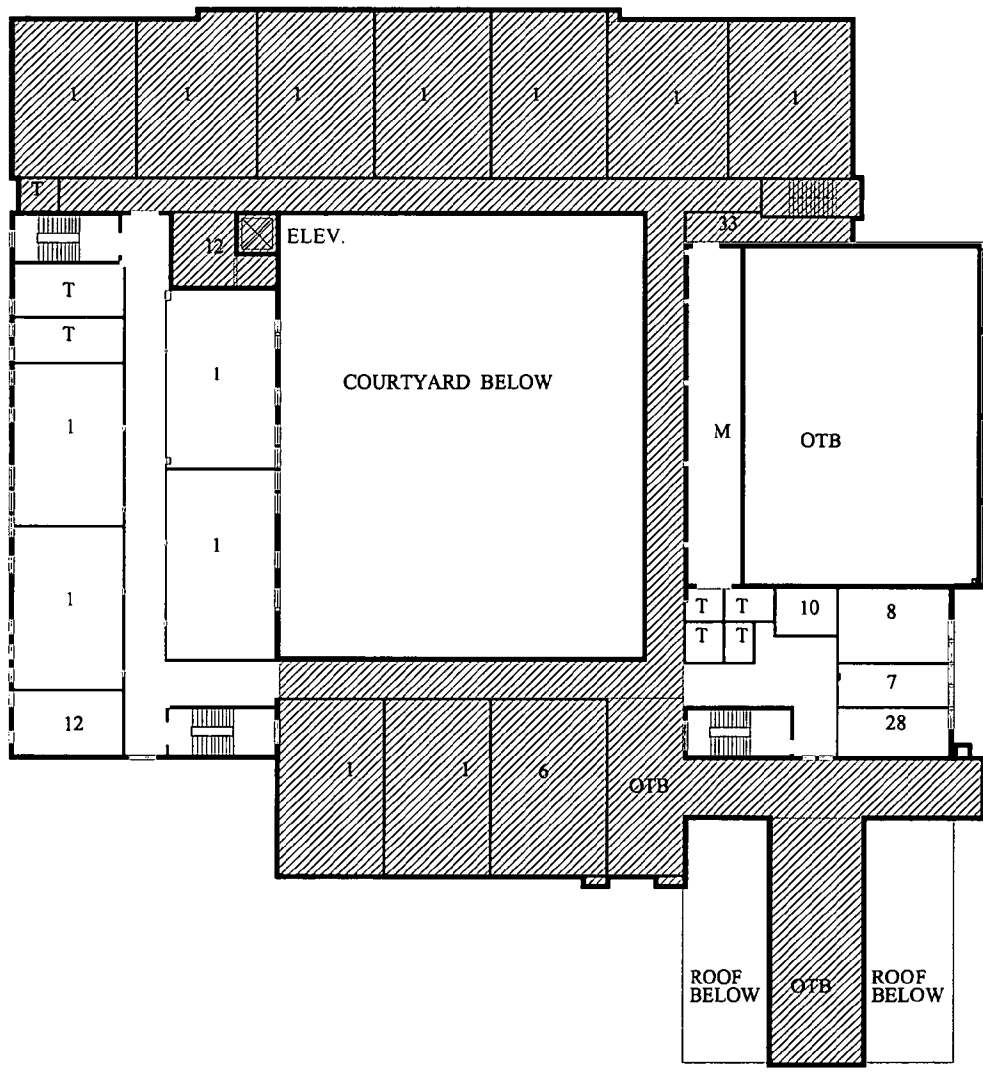
- 1 Classroom
- 4 Speech/Language
- 9 Reading/Language Arts
- 10 Support Staff Office
- 28 Counselor's Office
- M Mechanical
- OTB Open To Below
- T Toilet

EXISTING TO BE RENOVATED

EXISTING TO BE DEMOLISHED

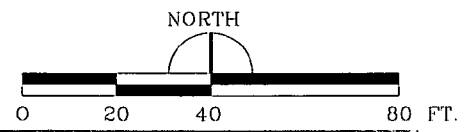


**PROPOSED THIRD FLOOR PLAN**

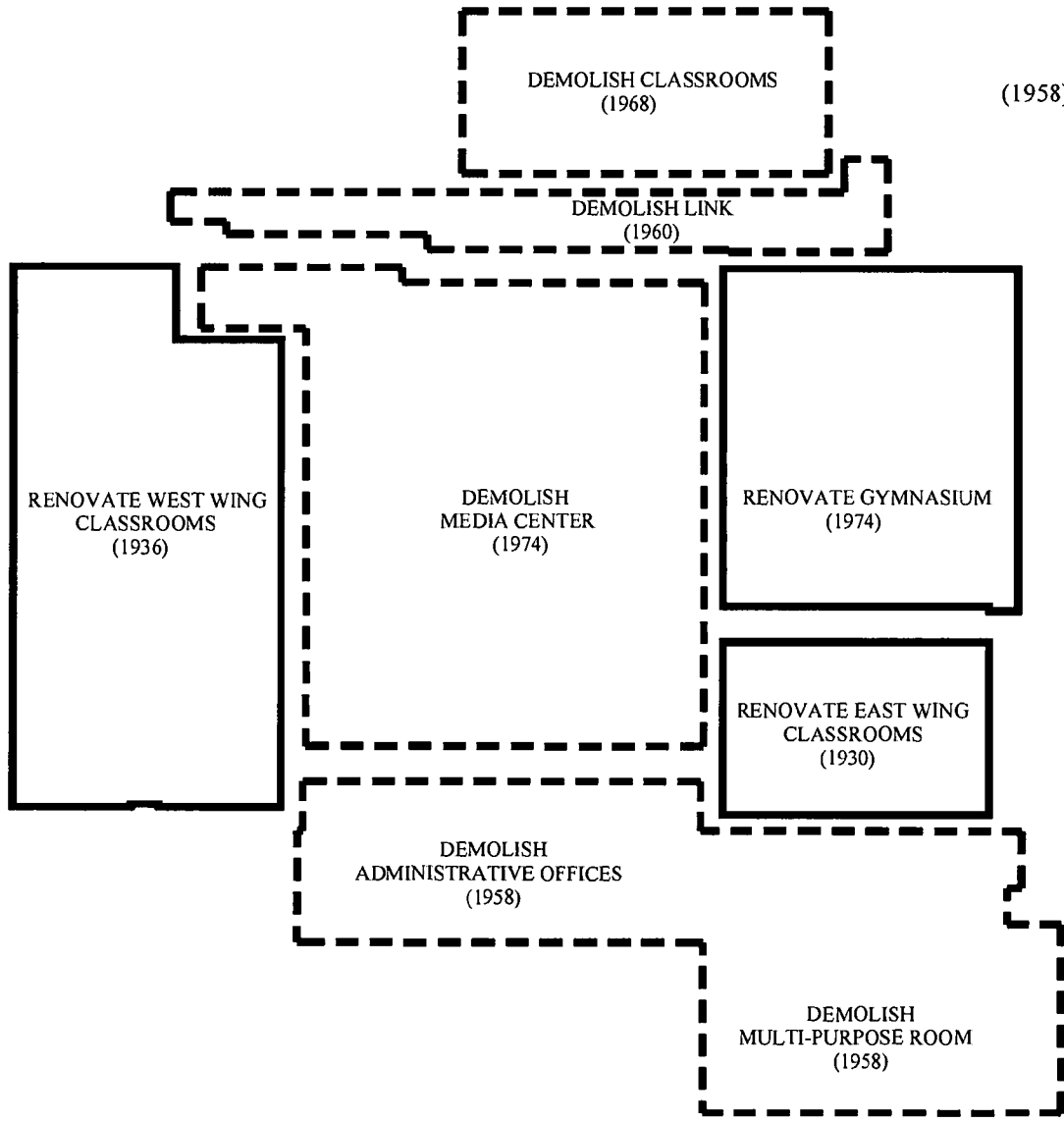


- 1 Classroom
- 6 METS Classroom
- 7 Testing/Conference
- 8 Math Assessment
- 10 Support Staff Office
- 12 Small Group Instruction
- 28 Counselor's Office
- 33 Indoor Storage
- M Mechanical
- OTB Open To Below
- T Toilet

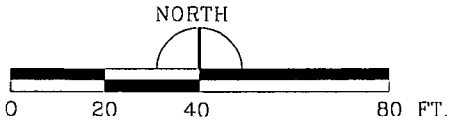
RENOVATE EXISTING  
 NEW CONSTRUCTION



**DEMOLITION/HISTORY DIAGRAM**

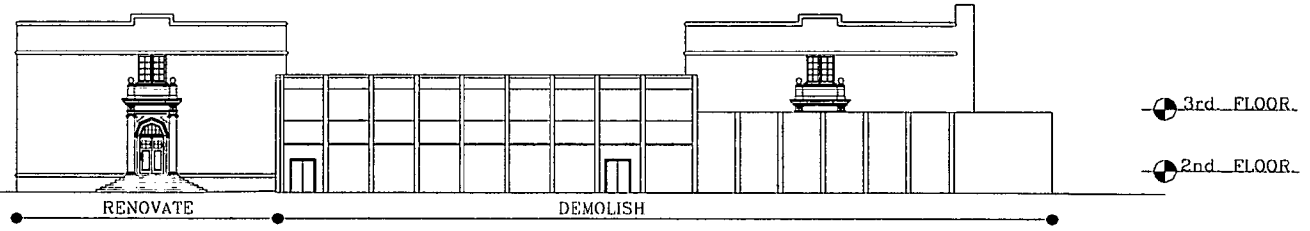


(1958) = Approximate Date of Construction

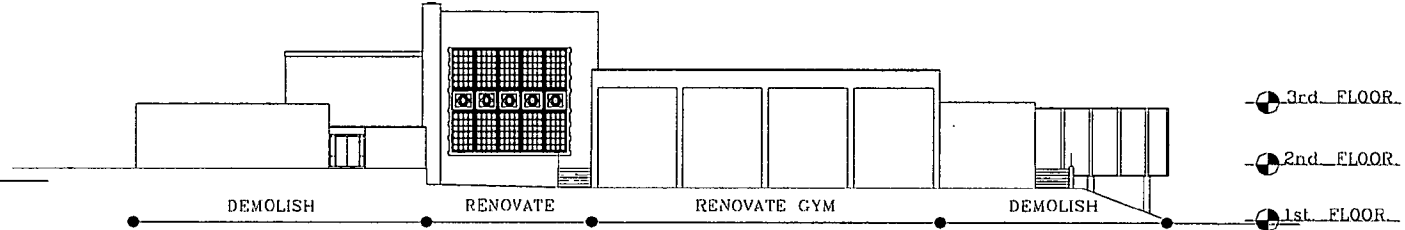


**EXISTING ELEVATIONS**

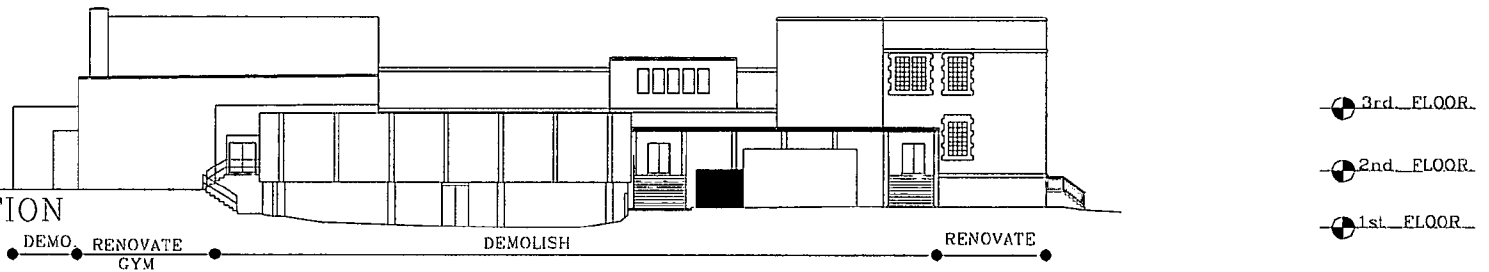
SOUTH  
ELEVATION



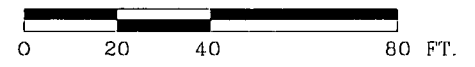
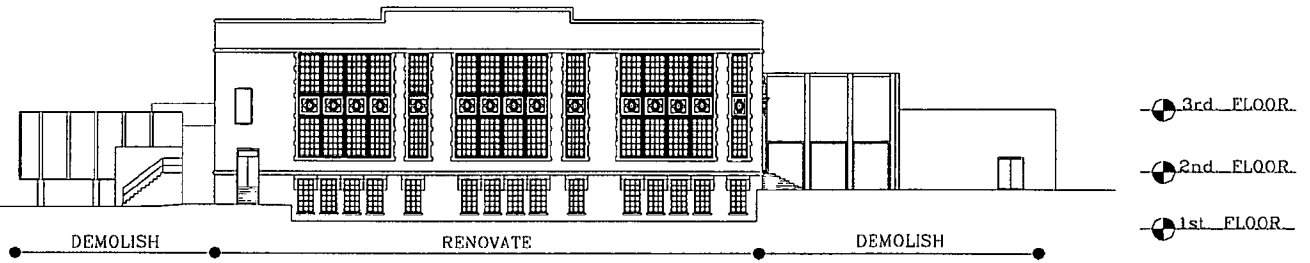
EAST  
ELEVATION



NORTH  
ELEVATION

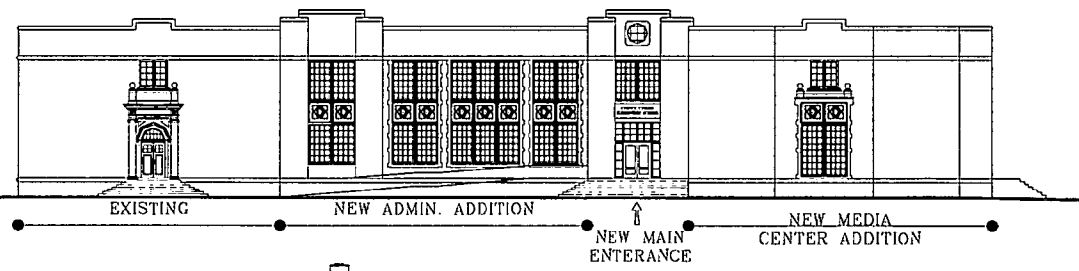


WEST  
ELEVATION



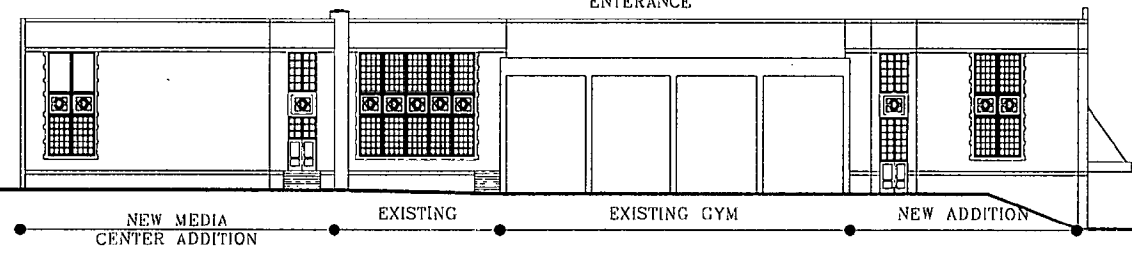
**PROPOSED ELEVATIONS**

SOUTH  
ELEVATION



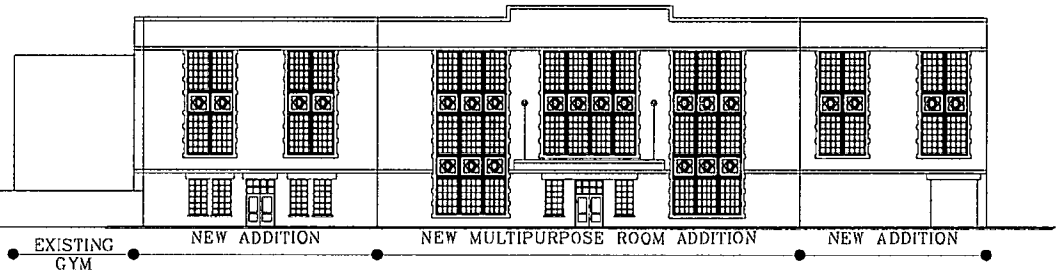
- 3rd\_FLOOR\_
- 2nd\_FLOOR\_

EAST  
ELEVATION



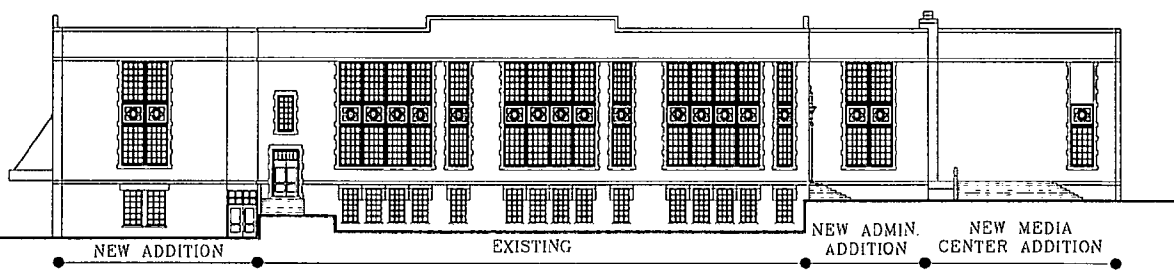
- 3rd\_FLOOR\_
- 2nd\_FLOOR\_
- 1st\_FLOOR\_

NORTH  
ELEVATION

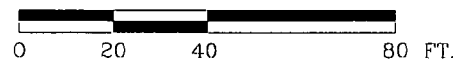


- 3rd\_FLOOR\_
- 2nd\_FLOOR\_
- 1st\_FLOOR\_

WEST  
ELEVATION



- 3rd\_FLOOR\_
- 2nd\_FLOOR\_
- 1st\_FLOOR\_



## DESIGN INFORMATION

### DESIGN TEAM MEMBERS

Architect:	Wiencek + Zavos Architects, PC
Civil Engineers:	Macris, Hendricks, and Glascock, P.A.
Structural Engineers:	Wolfman & Associates
Mechanical Engineers:	Mendoza Ribas Farinas and Associates
Electrical Engineers:	Mendoza Ribas Farinas and Associates
Cost Estimator:	U.S. Cost Inc.

### PROJECT SCHEDULE

Preliminary Plans Brochure:	November 1998
Construction Documents Complete:	March 1999
Award Construction Contract:	May 1999
Project Completed:	July 2000

### ESTIMATED CONSTRUCTION COSTS

Building Area:	Demolition:	28,281 sf
	Renovation:	32,756 sf
	New:	37,116 sf
	<b>TOTAL:</b>	<b>69,872 sf</b>

Construction Cost Estimate:	Building & Site: <b>\$6,300,000</b>
-----------------------------	-------------------------------------



**IMPORTANT MESSAGE**

FOR Robin  
DATE 12/28 TIME \_\_\_\_\_ A.M.  
P.M.  
M Tim Bahos 16077 Compton  
Acade  
OF AIA - Gaithersburg, MD.  
PHONE 301 948 6220 20877  
AREA CODE NUMBER EXTENSION  
 FAX  
 MOBILE 3 948-2064  
AREA CODE NUMBER TIME TO CALL

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RUSH
RETURNED YOUR CALL	SPECIAL ATTENTION

MESSAGE re CC Elem School  
called to be sure he  
was on agenda - I  
got msg w/ him that  
he was on as pc,  
not as hawp.

SIGNED



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: TIM BAKOS

Daytime Phone No.: 301 948 6220

Tax Account No.: 07-011-0461943

Name of Property Owner: MONT. COUNTY PUBLIC SCHOOLS Daytime Phone No.: 301 279 3466

Address: 850 HUNGERFORD DRIVE, ROCKVILLE MD 20850  
Street Number City State Zip Code

Contractor: N/A Phone No.: \_\_\_\_\_

Contractor Registration No.: N/A

Agent for Owner: WIENCKE + ZANDS ARCHITECTS Daytime Phone No.: 301 948 6220

**LOCATION OF BUILDING/PREMISE**

House Number: CHEVY CHASE ELEM. SCHOOL Street: 4015 ROSEMARY STREET

Town/City: CHEVY CHASE Nearest Cross Street: HILLCREST DRIVE

Lot: - Block: - Subdivision: -

Liber: 258 Folio: 376 Parcel: -  
378 173  
492 142  
402 143,370

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 6,300,000

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 \_\_\_\_\_ feet \_\_\_\_\_ 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

*We don't accept this for a preliminary consultation. When you apply for a HAWP, it will need a "99" number. Thanks - Robin*

I hereby certify that I have the authority to make the foregoing application, that the application is approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the

[Signature] MCPS  
Signature of owner or authorized agent

DEC 21, 1998  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 9812010085 Date Filed: 12/21/98 Date Issued: \_\_\_\_\_

Field visit prior to January 13, 1999  
HPC meeting

Roofing - built-up roof of old sections - flat Roofs -  
with parapet. -

Original Windows - ~~to Metal (Steel)~~ - Steel  
~~is Wood window~~ - True. divided light.

↳ Mary Lopp - Principal

See New windows at Webster Elementary for 11.

see over →

CHEVY CHASE SURVEY FORM, 1995 SURVEY AREA # 131 photo(s)

ADDRESS 4015 Rosemary CHEVY CHASE ELEM SCHOOL Contact Sheet # 1314-15

ARCHITECTURAL STYLE CATEGORY: 1 (C) 2 (C) NC (C) OOP (C)

- 1. Gothic Revival
  - 2. Renaissance Revival
  - 3. Tudor Revival
  - 4. Classical Revival
  - 5. Mission
  - 6. Dutch Colonial
  - 7. Colonial Revival
  - 8. Four Square
  - 9. Craftsman
  - 10. Bungalow
  - 11. Art Deco
  - 12. Other
- BEAUX ARTS + MODERNE  
Art Deco influence

NUMBER OF STORIES  
1 ( ) 1.5 ( ) 2 ✓ 2.5 ( ) 3 or more ( )  
(indicate #)

NUMBER OF BAYS  
1 ✓ 2 ( ) 3 ( ) 4 ( ) 5 ( ) 6 or more ( )  
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- 1. Wood - clapboard
- 2. Wood - shingle
- 3. Brick
- 4. Stone
- 5. Concrete
- 6. Aluminum/Vinyl
- 7. Stucco
- 8. Other

2nd story

- 1. Wood - clapboard
- 2. Wood - shingle
- 3. Brick
- 4. Stone
- 5. Concrete
- 6. Aluminum/Vinyl
- 7. Stucco
- 8. Other

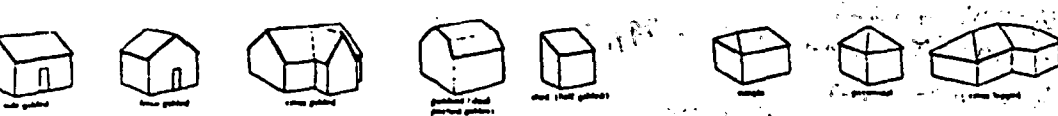
PRINCIPAL WINDOW TYPE - 1st Story

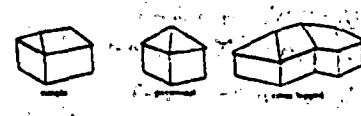
a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other ( )

2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other HOPPER

ROOF SHAPE

Gabled: 

Hipped: 

FLAT  
other  
w/parapet

ROOF MATERIALS

--	--	--	--	--	--	--	--	--

DATE/ERA OF CONSTRUCTION 1936

pre-1916 ( ) 1916-27 ( ) 1927-45 ✓ post-45 ( ) unknown ( )

notes on back ( )



1913 Portable classrooms placed  
 Southside Rosemary. nr. Meadow

DEMOLISHED  
 1936

[ SPRING 1917 WORK BEGAN ON SCHOOL - AT VALLEY PLACE 'KNOWN AS VALLEY VIEW'  
 NOV 1917 DEDICATED - OPERATED AS HIGH SCHOOL ONE YR  
 1918 - BECAME SEVEN GRADE ELEMENTARY

1930 - EAST WING BUILT  
 12 CLASSROOM BRICK BLDG - \$94,000

1936 - WEST WING BUILT  
 9-RM ADDITION - \$100,000  
 CONNECTED TO E WING BY 1STORY FRAME HALL

1939 - LIBRARY OPENED IN SCHOOL  
 alleged 1st elem school library in Montgomery County  
 (KARIN ALEXIS, 20th C SCHOOLS, 1988)

**Chevy Chase Elementary School Modernization**



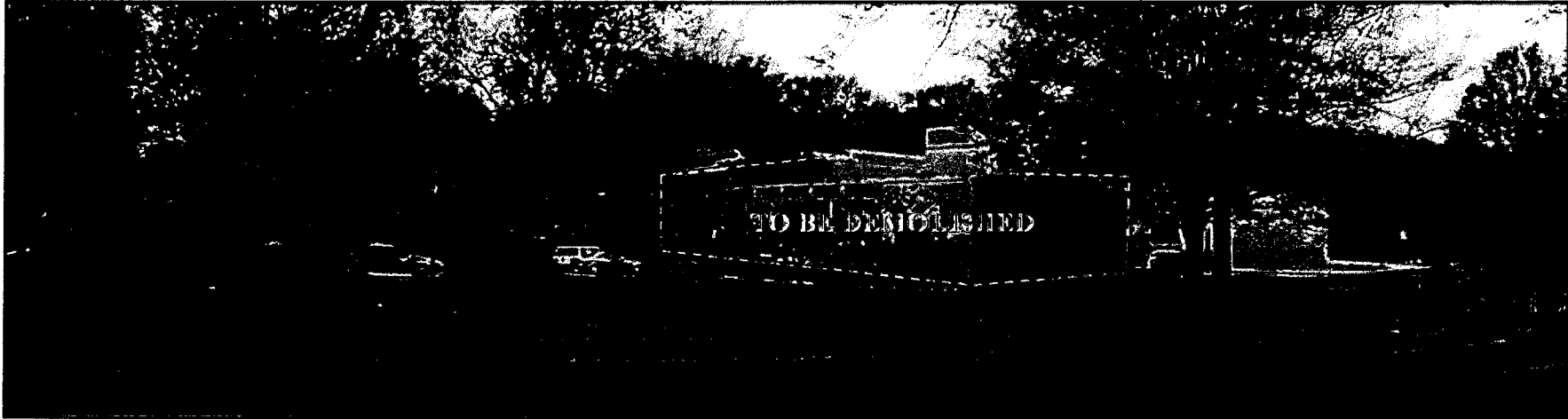
**1** Entrance to Limestone Clad West Wing on South Side



**2** Limestone Window Details at West Wing, West Elevation

32

**Chevy Chase Elementary School Modernization**



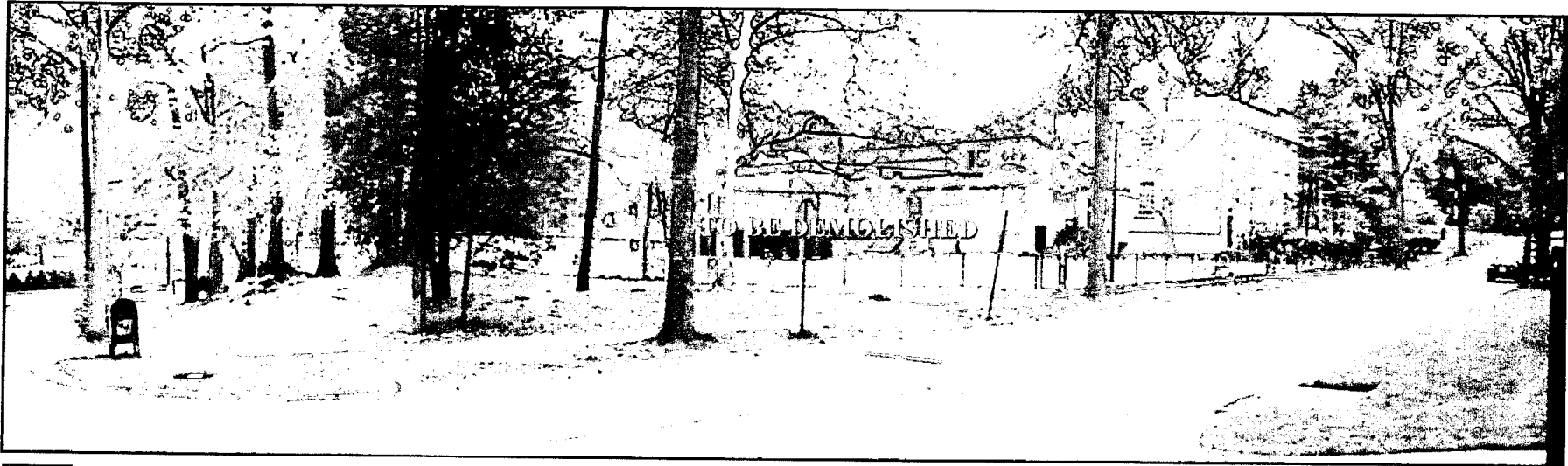
**3** Panoramic View from Southeast Side of Chevy Chase Elementary School



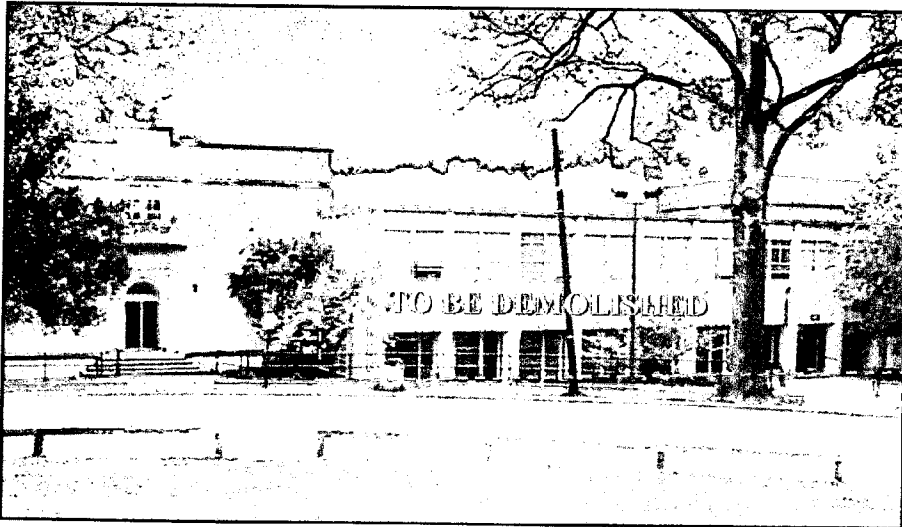
**4** Panoramic View from East Side of Chevy Chase Elementary School

33

**Chevy Chase Elementary School Modernization**



**5** Panoramic View from Northwest of Chevy Chase Elementary School Site



**6** View of "Old" meets "New" from South Side Traffic Circle

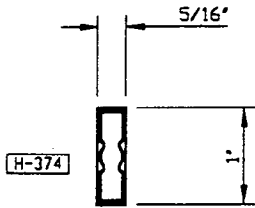
34





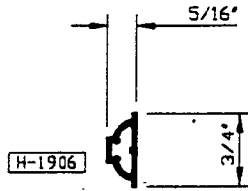
### HALF SCALE SECTIONS

## STANDARD MUNTIN GRIDS



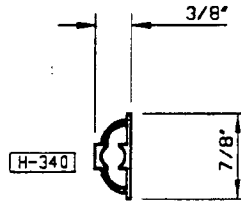
H-374

MUNTIN GRID  
H-374



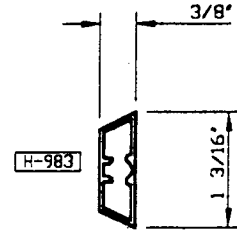
H-1906

MUNTIN GRID  
H-1906



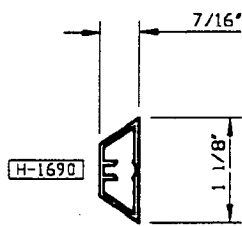
H-340

MUNTIN GRID  
H-340



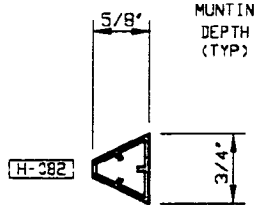
H-983

MUNTIN GRID  
H-983



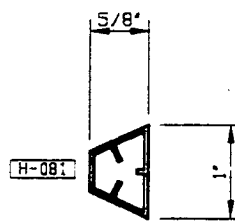
H-1690

MUNTIN GRID  
H-1690



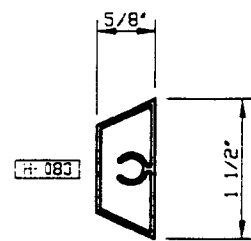
H-082

MUNTIN GRID  
H-082



H-081

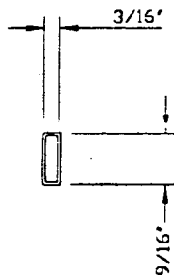
MUNTIN GRID  
H-081



H-083

MUNTIN GRID  
H-083

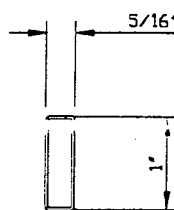
ROLL-FORMED ALUMINUM



BETWEEN GLASS  
MUNTIN FOR 1/2" AIR SPACE

STANDARD COLONIAL MUNTIN

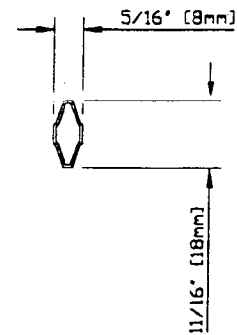
ROLL-FORMED ALUMINUM



BETWEEN GLASS  
MUNTIN FOR 3/4" AIR SPACE

1" COLONIAL MUNTIN

ROLL-FORMED ALUMINUM



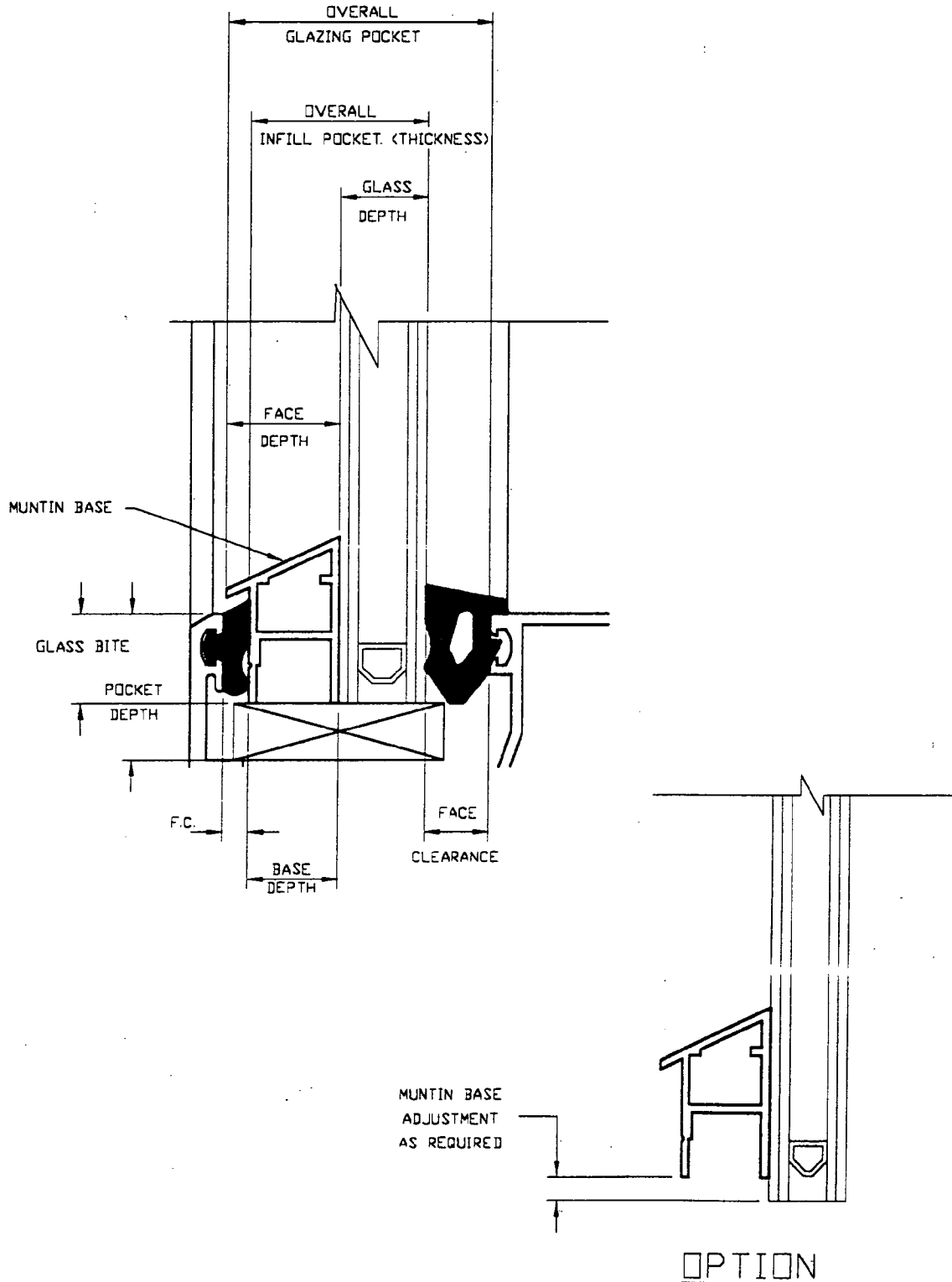
BETWEEN GLASS  
MUNTIN FOR 3/4" AIR SPACE

PROFILE COLONIAL MUNTIN



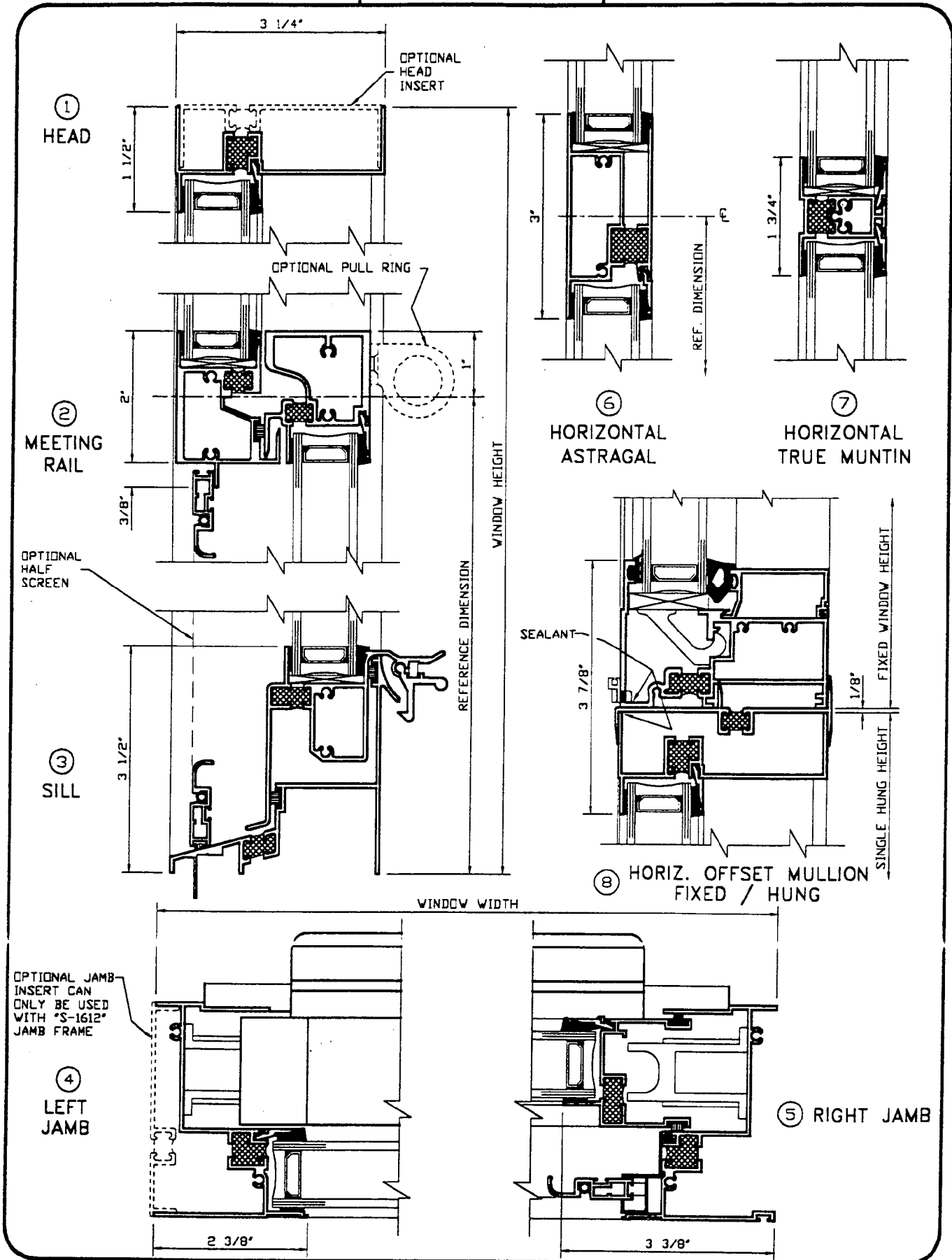
### HALF SCALE SECTIONS

## MUNTIN BASE TERMINOLOGY



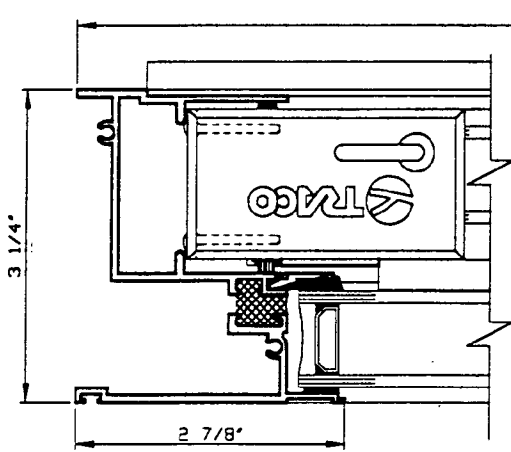


### HALF SCALE SECTIONS





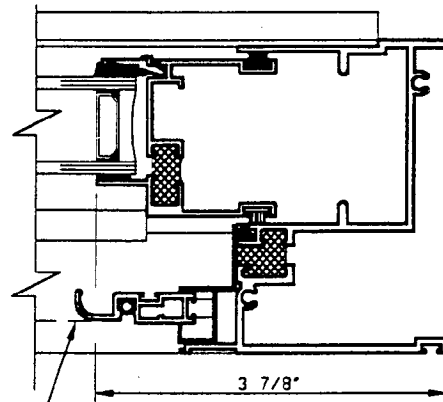
### HALF SCALE SECTIONS



9

LEFT JAMB  
(WITH CLASS 5 BALANCES)

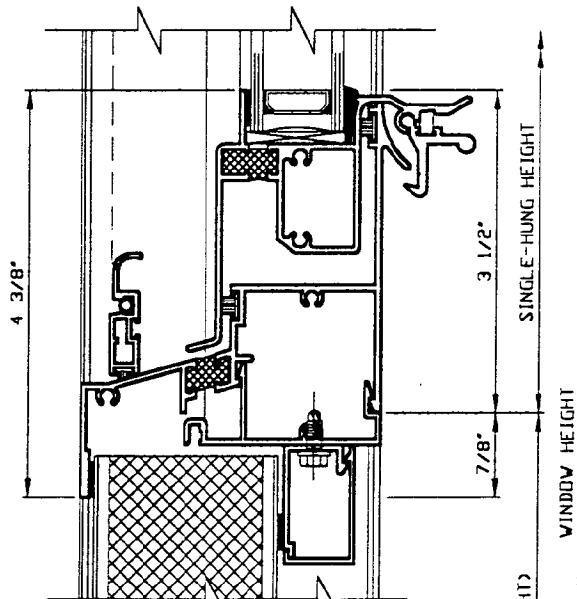
WINDOW WIDTH



10

RIGHT JAMB  
(WITH CLASS 5 BALANCES)

OPTIONAL HALF SCREEN



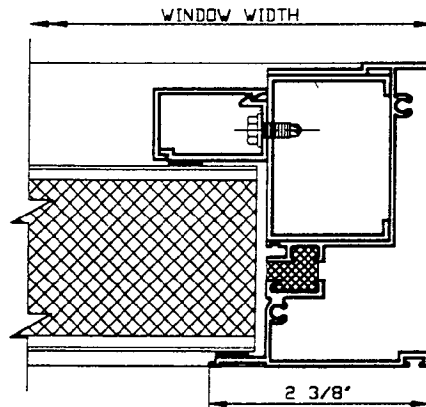
11

TRI-LITE  
INTERMEDIATE SILL  
(WITH 2" PANEL)

SINGLE-HUNG HEIGHT

WINDOW HEIGHT

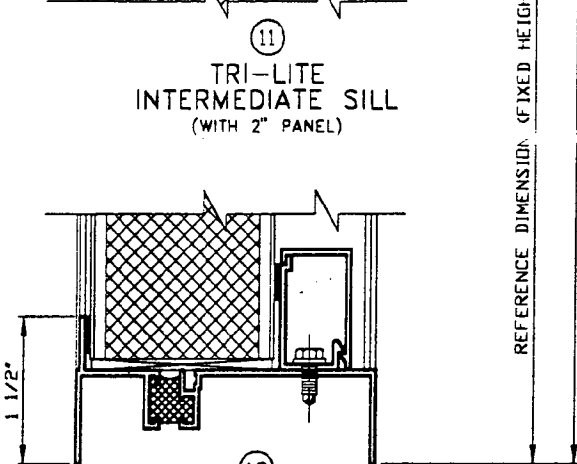
REFERENCE DIMENSION (FIXED HEIGHT)



13

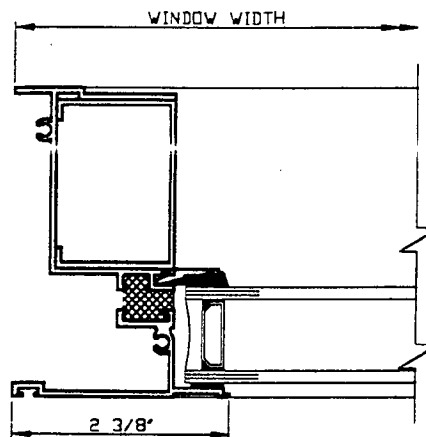
TRI-LITE FIXED JAMB  
(WITH 2" PANEL)

WINDOW WIDTH



12

FIXED SILL  
(WITH 2" PANEL)



14 ALT.

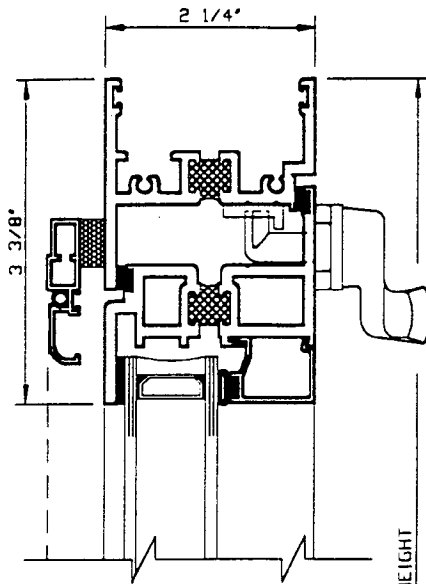
TRI-LITE FIXED JAMB  
(WITH ALTERNATE 1" INS. GLASS)

WINDOW WIDTH

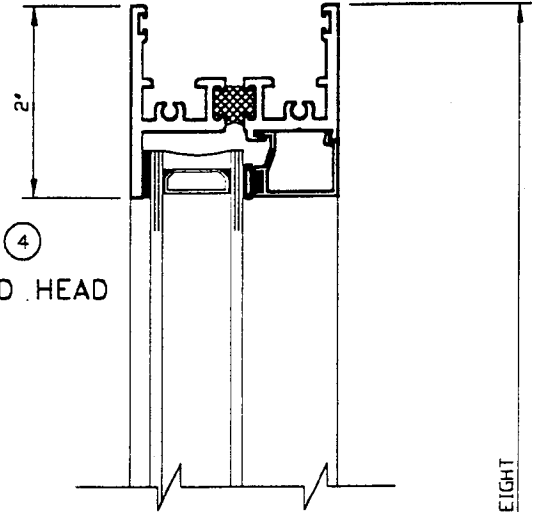


## HALF SCALE SECTIONS

①  
VENT HEAD

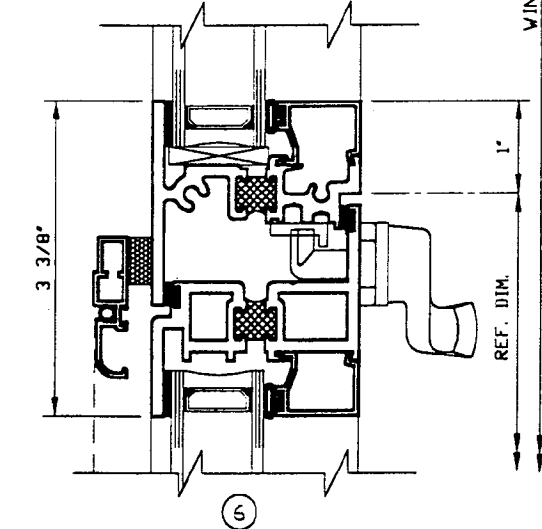
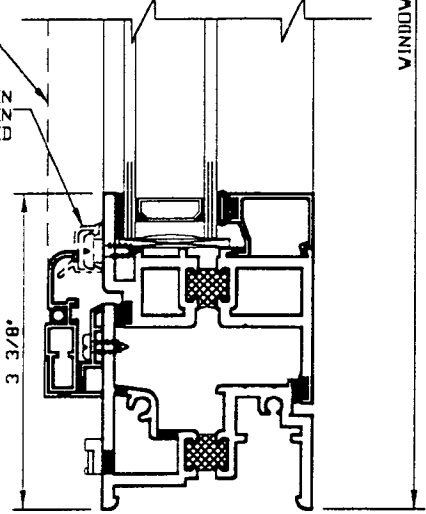


④  
FIXED HEAD

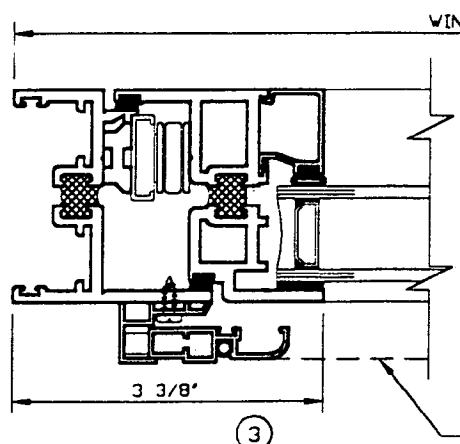


OPTIONAL SCREEN  
DRIP CAP USED WHEN  
OPTIONAL SCREEN  
IS NOT REQUIRED

②  
VENT SILL

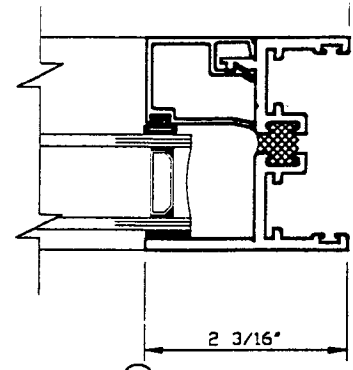


⑥  
HORIZONTAL INTEGRAL MULLION  
FIXED/VENT



③  
VENT JAMB

OPTIONAL SCREEN



⑤  
FIXED JAMB

EXISTING

PROJECTED

SINGLE HUNG

TRACO 2500

TRACO 2500

TRACO 9100

