

35/13-05D 16 Newlands St
Chevy Chase Historic District

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, September 11, 2008 9:26 AM
To: 'Lyerly, Doris'
Cc: 'Susan W. Morgenstein'
Subject: 16 Newlands

Doris,

Last night the Historic Preservation Commission approved the proposed driveway material change for 16 Newlands Street. The approval was for a change from asphalt to concrete with the design shown on the approved landscape plan dated July 12, 2005. Please go ahead and mark this approved change on the plan and hopefully this email will be sufficient for your processing of this permit.

thanks,
Anne

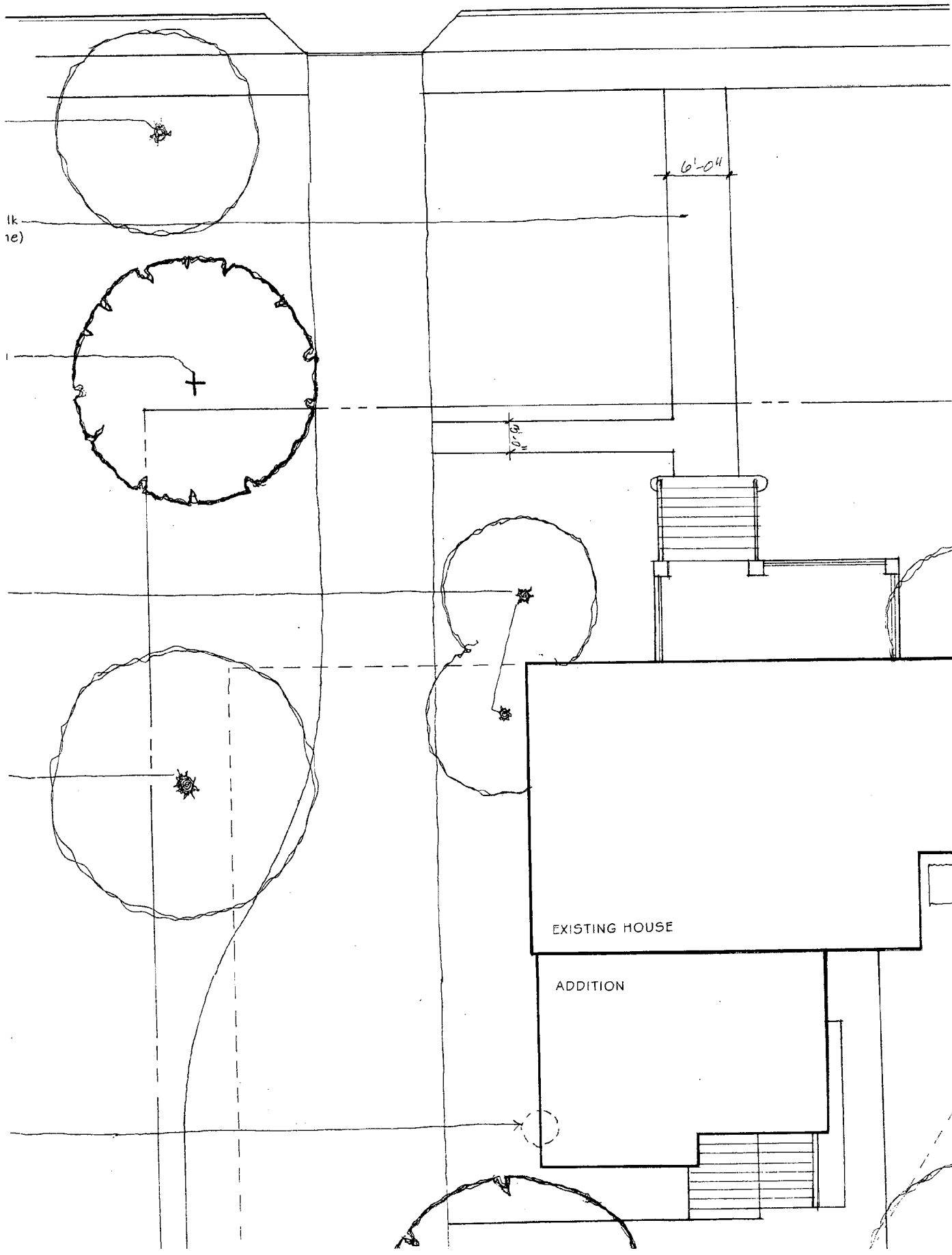
Anne Fothergill
Planner Coordinator
Historic Preservation Section - Countywide Planning
Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>

*approved by
HPC*

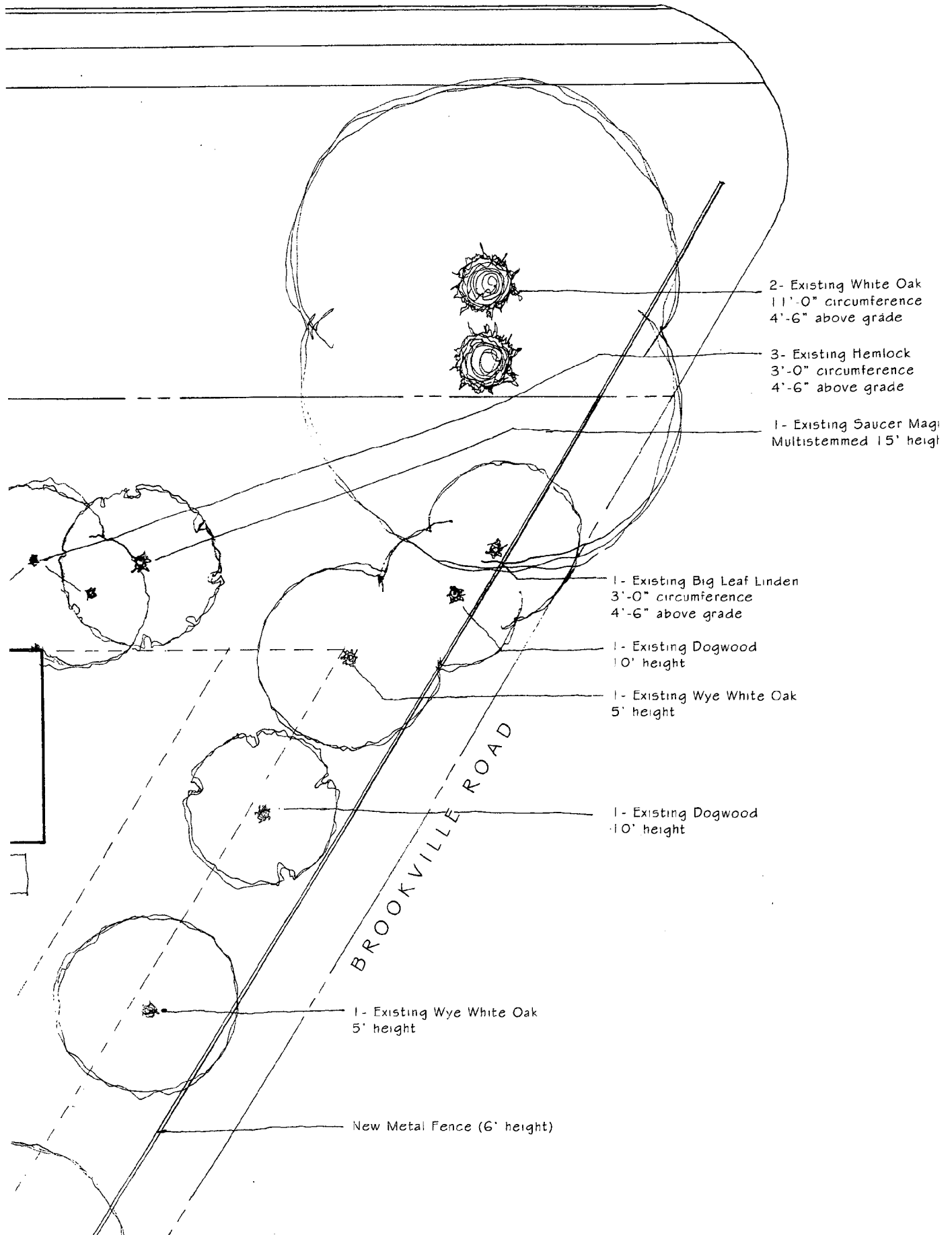
Staff Item
Anne Fothergill
September 10, 2008
16 Newlands Street

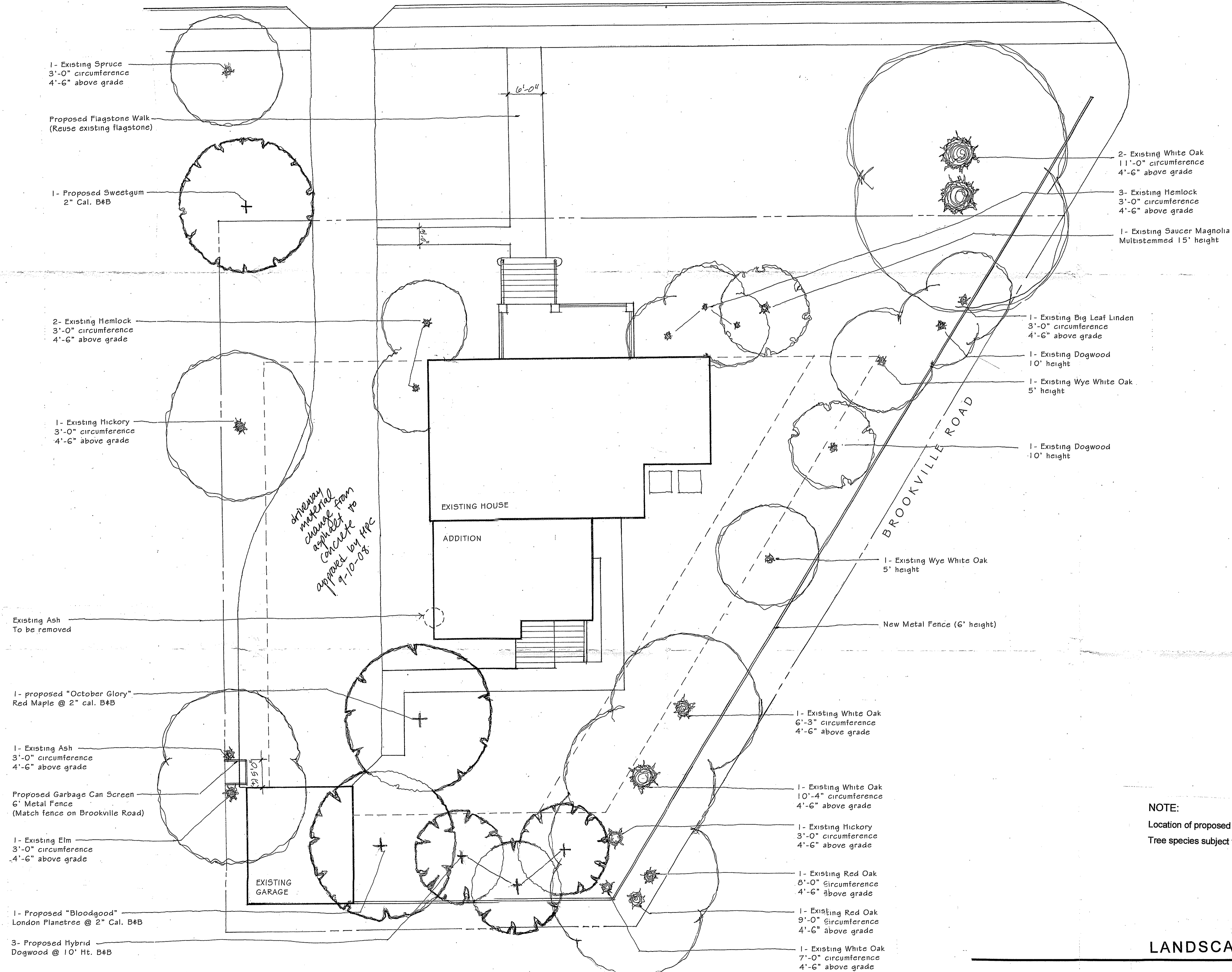
The HPC approved an addition to this house at 16 Newlands Street, Chevy Chase in 2005. The applicants submitted a landscape plan with fencing and walkways as part of that application. They would like to revise their landscape plan to show a change in their driveway material from asphalt to concrete. The dimension would remain the same as show on the attached plan.





ANDS STREET





APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 7/21/05

NOTE:
Location of proposed trees to be field adjusted.
Tree species subject to availability

LANDSCAPE PLAN

BETH WEHRLE
Landscape Architect
2311 18th St. NW
Second Floor
Washington, DC 20009
202.588.8541
202.588.8542 FAX
bethwehrle@aol.com

MORGENSTEIN RESIDENCE
16 Newlands Street Chevy Chase, Maryland

NORTH

Scale: 1/8" = 1'-0"
Date: 7-12-05
Revisions:

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, September 10, 2008 3:24 PM
To: 'Susan W. Morgenstein'
Subject: RE: Morgenstein

The stamped CORE plans we have (and the application plans in the files) show "existing driveway" and the Beth Wehrle landscape plan does not call out concrete so I don't think that plan will suffice for the Village's purposes. While the driveway shape change may be on the plans, I don't see any CORE plans showing a driveway material change to concrete. Do you have the stamped plans showing the driveway material change? If so, you could give those to the Village. The transcript from the August 2003 hearing, which is perhaps when the HPC discussed your driveway, is in Archives. None of the other transcripts that I see refer to changes to the driveway.

I will take this tonight to the HPC as a staff item and hopefully tomorrow I can write the change on the approved landscape plan and stamp it. It's possible that the HPC may require exposed aggregate concrete, I don't know what kind of concrete you had discussed in 2003.

thanks,
Anne

From: Susan W. Morgenstein [mailto:swm@apgross.com]
Sent: Wednesday, September 10, 2008 2:55 PM
To: Fothergill, Anne
Subject: RE: Morgenstein

Anne,

I think that the problem is that the "new" driveway which was discussed at the hearings (I remember one Commission Member comparing it to her son's driveway and my husband commenting about her reference) and is on our original CORE plans -- different shape and material from current driveway -- is not described by the Village on their Permit (short description which doesn't call out many aspects of work). The Historic Commission *always had the driveway* as part of the renovation and indeed in our earliest discussions with Staff we were asked to give facelift to garage and replace bumpy, lumpy asphalt driveway that was never the original but we put in in 1970s. On the required landscape plan drawn required by the Commission and describing all hardscapes and plantscapes in greater detail, the driveway was "taken" or templated directly from the CORE plan and, as were all features, more fully described.

So, you can see the driveway on the approved submission by the architect, CORE, and on the approved landscape plan by Beth Wehrle, Landscape Architect. The Commission has all referenced plans.

then, due to all of our troubles -- too long to relate here -- with the contractor.

Yes, please, send the Village that stamped plan.

As I have related, this would all be completed without any reference to the Village had not the delays happened. I would have just proceeded but my husband insisted we send the concrete sub to the Village as we probably owed them a renewal fee!

Thank you and Josh Silver for your assistance.

Susan

-----Original Message-----

From: Fothergill, Anne [mailto:Anne.Fothergill@mncppc-mc.org]
Sent: Wednesday, September 10, 2008 11:27 AM
To: Susan W. Morgenstein
Cc: Silver, Joshua
Subject: RE: Morgenstein

I discussed your email with Josh and I had forgotten that the 2007 site visit was initiated by DPS so he doesn't have additional information on your application. I have checked the files for your addition (there are 4). We have an approved landscape plan stamped by Tania dated July 2005 if that is what you need to give the Village. I see the front walkway and fence on that approved plan. Let me know if you want us to send that to the Village.

The transcripts from the Preliminary Consultations in December 2004 and August 2003 do not discuss changes to the driveway and in March 2005, when your application was approved, the case was not heard (it was put on the consent calendar).

Since there are 4 files and multiple hearings, it is possible I missed something about the driveway in the file or transcripts, and I am hoping you can steer me to what exactly we are looking for (a stamped plan, a site plan in an application, a transcript, a memo from Tania, etc.). It is possible that plans have been archived and we would need a few days to get those from Archives if you think that is appropriate.

If you are doing an in-kind replacement of the driveway—same material and same dimensions—you do not need HPC approval, and we can let the Village know that. Another option that could possibly resolve this is I could take your driveway proposal to the HPC as a staff item and get it approved (as early as tonight). But I don't see the plan showing the proposed driveway changes in the files so I would need a copy of that this afternoon (or perhaps we can mark up the 2005 Landscape Plan by Beth Wehrle).

Please let me know what we should be looking for in the files and how you would like to proceed. I know you are eager to do the driveway work as soon as possible.

thanks,
Anne

From: Susan W. Morgenstein [mailto:swm@apgross.com]
Sent: Tuesday, September 09, 2008 3:13 PM
To: Fothergill, Anne
Cc: Robert N. Levin
Subject: Morgenstein

Anne:

There is confusion about our building and landscape plans and permits.

The Historic Preservation Commission's initial approval of our Plan was granted "with conditions." One of those conditions was to develop a landscape plan -- soft and hard scapes.

In order to fulfill the Commission's request, we hired a Landscape Architect. We were granted a permit which included greater definition of the fence and driveway -- both shown on the original house plan. The fence to be placed along Brookville Road as well as other boundaries of the property was shown on the original drawings and is in the original manual. The driveway was shown on the original drawings and came up at the hearings. Renovations to the front walk and front steps, not shown on the original plan, were brought and discussed with your Staff as directed by the March 24, 2005 Memorandum.

On September 28 07, you, another member of your staff and a county inspector came to our property and queried me as to the open permit for the landscaping as well as about a gable. Although the gable issue was easily resolved, the landscaping plan was not as far forward due to (1) not wanting to put in the driveway, apron, etc. until contractors removed their trucks and the cranes for the steel contractor had come and gone. This, of course, also impacted the walkway as concrete was foundation for repositioning the historic flagstone. And (2) the fence was "up in the air" due to the Village's proposal to move Brookville Road to the West where the fence was positioned. We referred to the Landscape Architect's plan on that day.

Please refer to your own Memoranda of December 4, 2003 and of March 24, 2005 where requirement is

a condition of approval.

It has been our intention to complete as much of this work as possible, as I promised you in September 07. Of course, the fence is still probably impossible.

Due to the contractor's prolonged work and the inability for the concrete sub to finish until the contractor removed his equipment and that of the steel sub, the driveway/frontwalk, etc. hardscapes have been long delayed. We told the concrete sub, who has been with the project since the beginning, to check with the Village to see whether or not the permit needed renewal. Now, they tell us "we had no permission for a driveway." Please straighten this out as all were part of the process by which permissions were granted.

Thank you for your kind attention to these matters.

Sincerely,

Susan W. Morgenstein



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240777-6370

DPS - #8

113

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: RAMON SANTOS
Daytime Phone No.: 202-466-6110

Account No.: 00456970

Property Owner: SUSAN/ROBERT MARGENSTEIN Daytime Phone No.: 301-986-8639

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

Contractor: EROC BUILDERS Phone No.: 202-965-4441

Contractor File No.: _____ Daytime Phone No.: _____

GLUCAS
D
L

LOCATION OF BUILDING/PREMISE

Number: 16 Street: NEWLANDS STREET
City: CHEVY CHASE Nearest Cross Street: BROOK HILL
21 Block: 47 Subdivision: CHEVY CHASE VILLAGE
4084 Lot: 42B Parcel: _____

ONE: TYPE OF PERMIT ACTION AND USE

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

Construction cost estimate: \$ 450,000

This is a revision of a previously approved active permit, see Permit # _____

TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
Type of water supply: 01 WSSC 02 Well 03 Other: _____

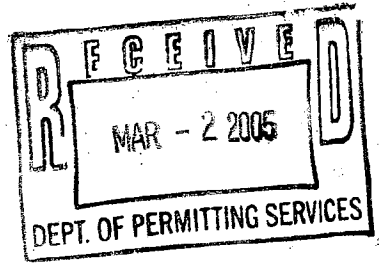
THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

Height 0 feet 0 inches
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
6'-0" FROM PROPERTY LINE

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 filed by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: FEB 23 2005

Approved: 375509 For Chairperson, Historic Preservation Commission
Signature: Julia O'Malley Date: 3/23/05
Permit No.: _____ Date Filed: _____ Date Issued: _____



CORE

architecture | design

March 1, 2005

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

Dear Commissioners:

This is a summary for the HAWP application for a proposed addition to 16 Newlands Street in Chevy Chase, Maryland. After our preliminary hearing on December 15, 2004, we were told by the commission that we could apply for a HAWP after making some adjustments. We understand that obtaining an HAWP will enable us to apply for a building permit with the Montgomery County Department of Permitting Services. Once both of these approvals are obtained, we can then apply to the Chevy Chase Village for its building permit. We have previously obtained a HAWP approval, a Chevy Chase Village approval, and a DPS building permit for a proposed addition in 2003. Unfortunately, this addition proved to be too costly for the owners.

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

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

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

The existing site is 14,022 sf. (per deed). The existing house has a footprint of 1,520 sf. The proposed addition has a footprint of 427 sf (the square footage of the previously approved addition was for 1,046 sf.). The total proposed footprint of the house will be 1,947 sf. There is also an existing 364 sf garage on the property. The total footprint of the house and garage will occupy 16% of the lot. The lot is zoned R-60 which allows a 35% lot occupancy. The program of the addition includes a kitchen/family room. A new study will be built over the kitchen/family room.

The design concept includes connecting the new kitchen/family to the original house with a glass connector or "hyphen". The mass of the addition is covered with a shed roof. The roof "opens up" to the view of Brookville Road. The design intent is to be sympathetic to the design of the original house.

The design consists of two volumes. The main volume of the addition will be clad in stucco to match the existing surface of the house. The secondary volume will be clad in concrete masonry units. We wanted to express the second volume's subservient role, since it contains the future elevator, closets, and bathroom. Also to reduce scale, we are considering application of this surface to both the old and new forms in two to three monochromatic shades.

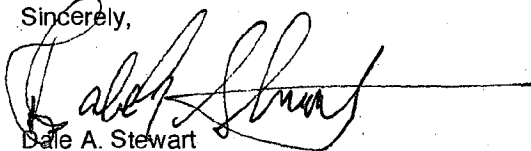
The hyphen will also be used as a future secondary entrance accessed from garden. This entrance will access a future elevator that will be located on the East side. The client's desire is to make this a relatively transparent piece, in continuance of their desire for see-through views of greenery and trees. The hyphen allows us to touch or connect with the original house in a minimal way. It makes it possible to leave the majority of the existing gambrel roof intact, and, the overall form of the existing house will not be altered. It is our intention to differentiate the new construction from the existing construction out of respect for the original house. A metal trellis and sun-shading device is located on the driveway elevation adjacent to the hyphen. This will cast shadows along the West wall and will provide shading from the Western sun.

An existing tree will have to be removed for the addition to occur. At 4'-6' above the ground, the tree is 8"-10" in diameter. Our previous HAWP application had the approval of the Chevy Chase Village Association to remove the tree. We are developing a landscaping plan to include planting a number of species of trees that were original to the property, that have either died or been destroyed by storms.

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

We appreciate your consideration of our submittal and are available at any time to answer any further questions you may have. Please feel free to contact me at 202-466-6116 ext. 21.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale A. Stewart", is written over a horizontal line. The signature is fluid and cursive.

Dale A. Stewart
CORE



9/20/07



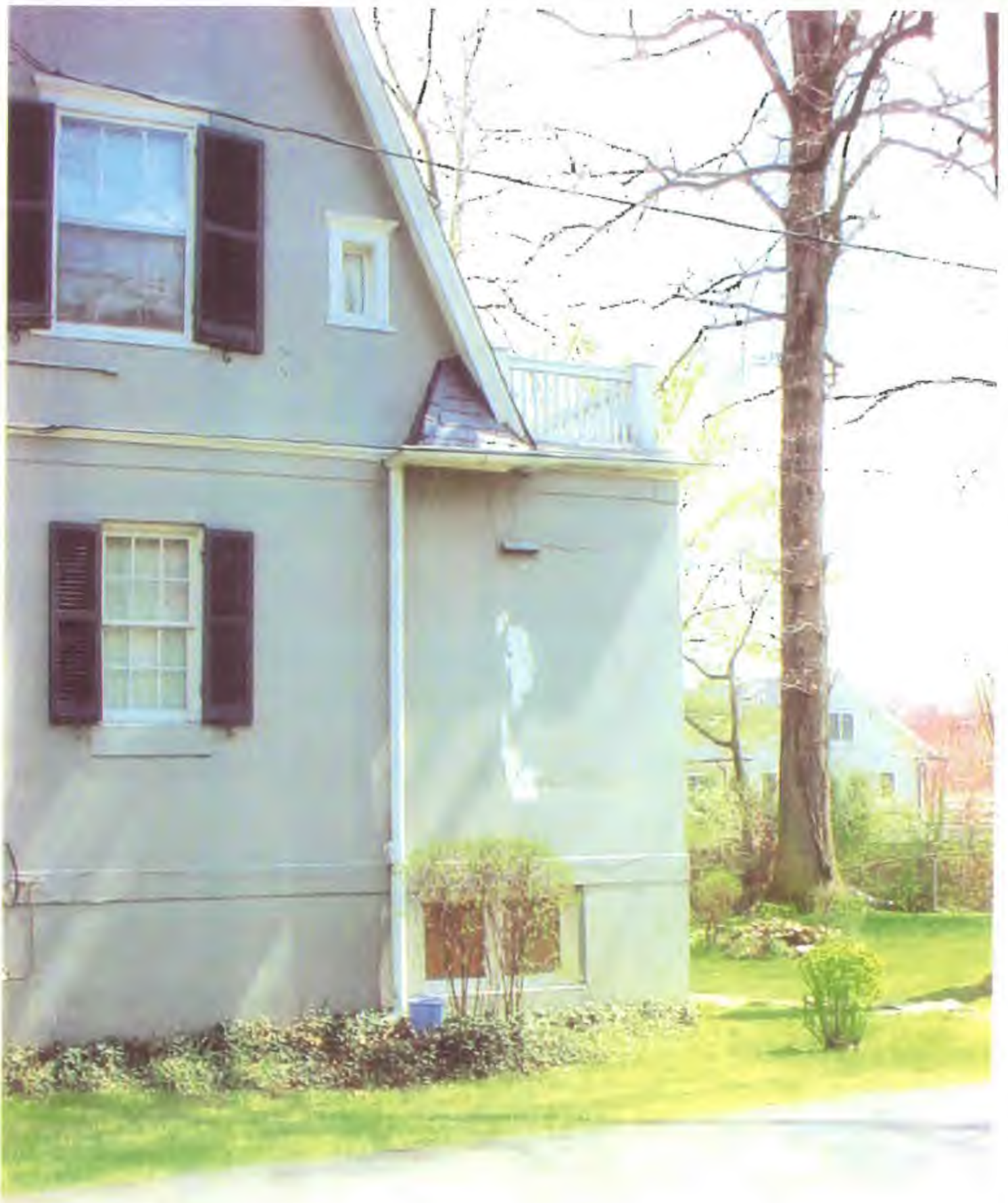












VIEW FROM DRIVEWAY

tree to be removed



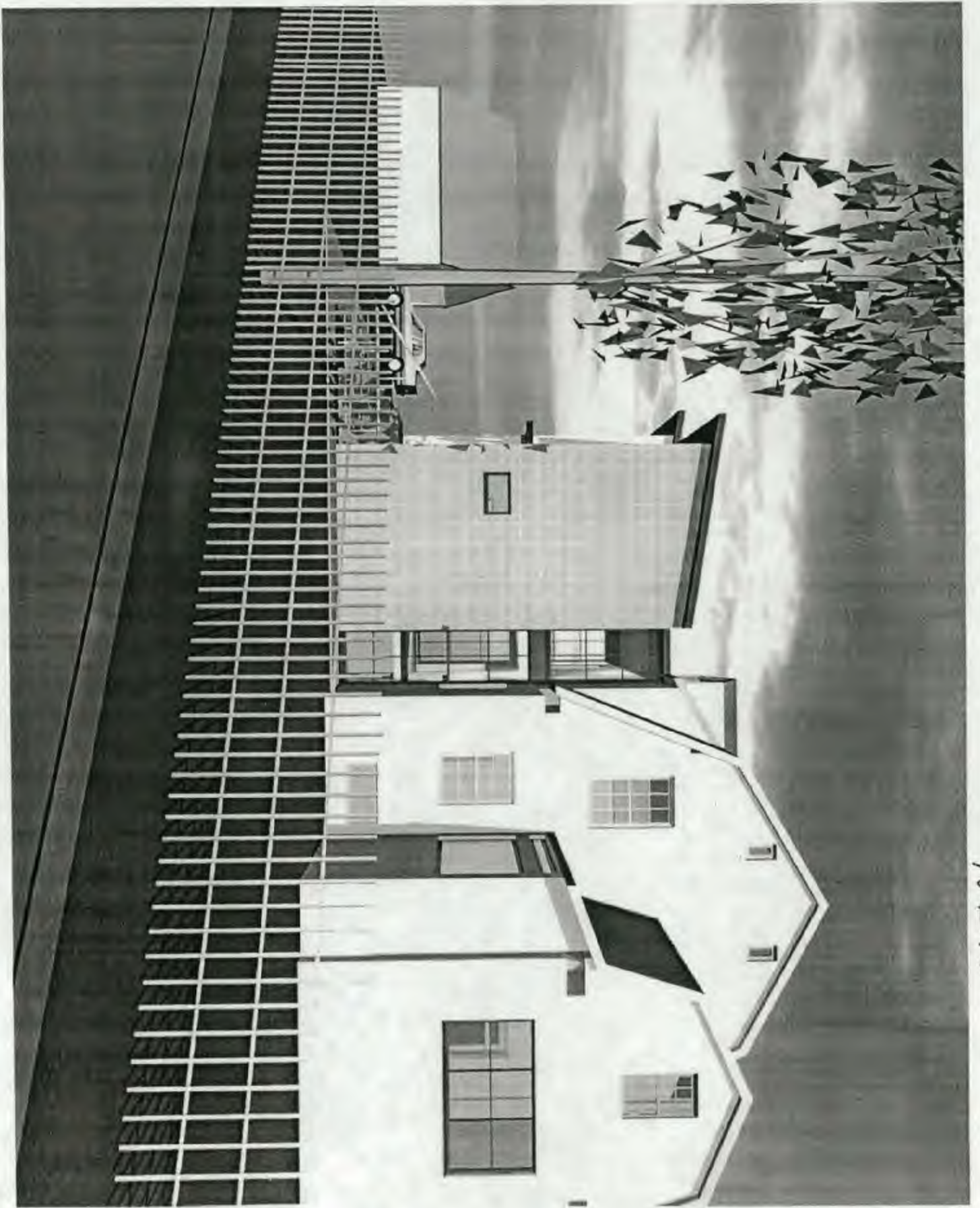
VIEW FROM REAR YARD



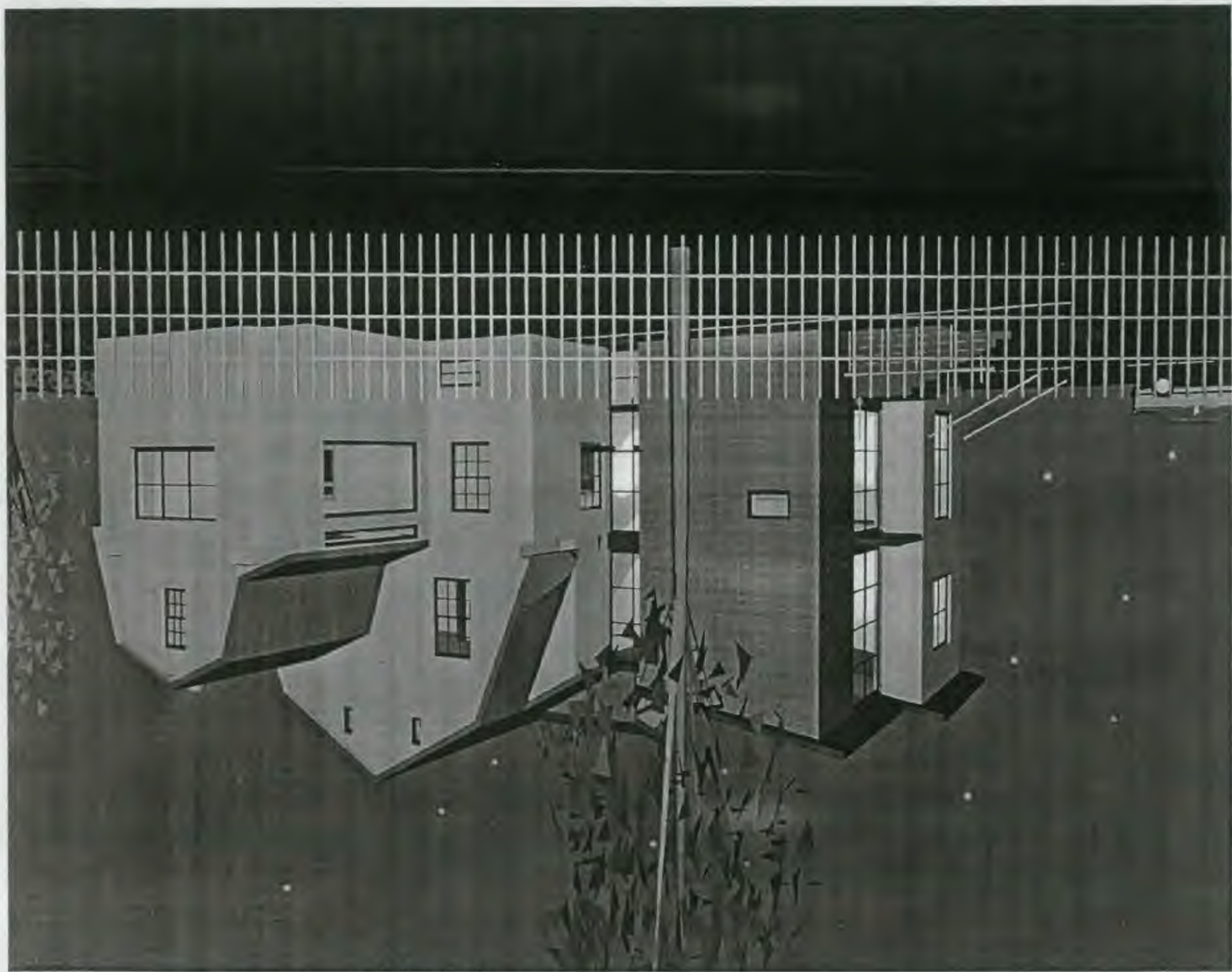
VIEW FROM NEWLANDS STREET

NEW

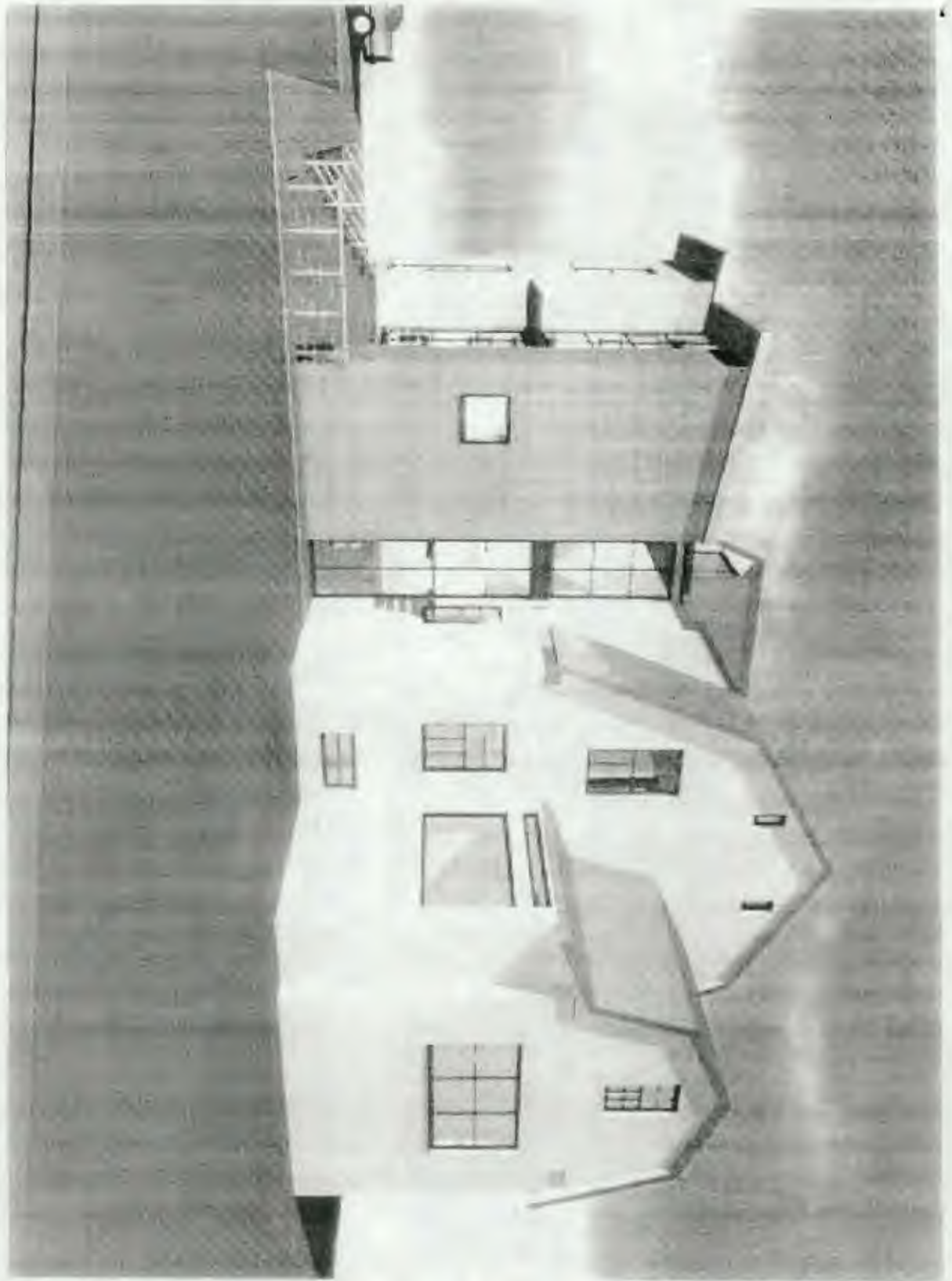




NEW



MEW



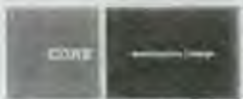
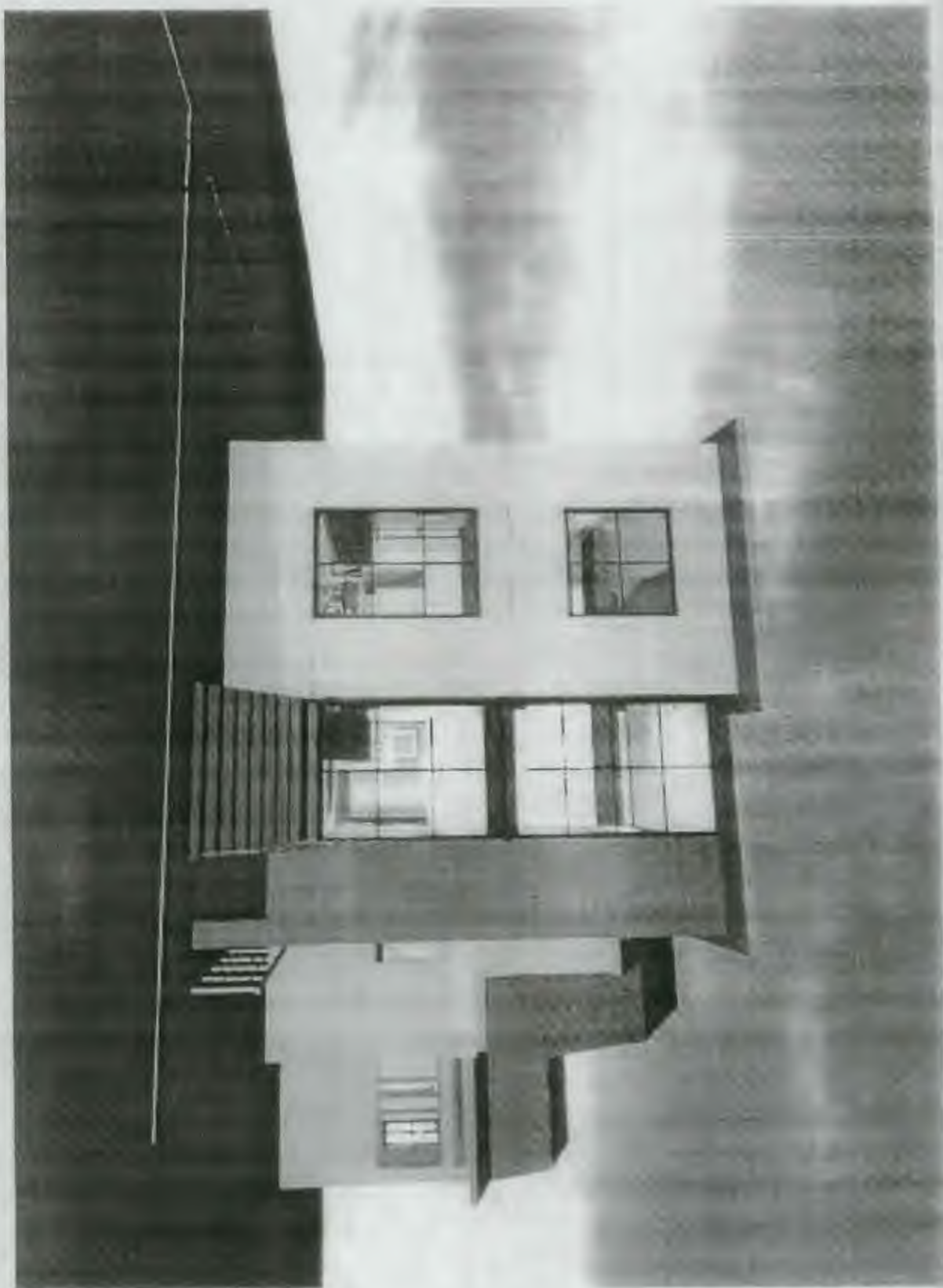
1010 Wisconsin Avenue, NW 202-460-0110
New York, NY 10007 212-460-4200
www.cobe.com F: GENPCORD@a.com

MORGENSTEIN RESIDENCE
15 Newlands Street, Chevy Chase, MD 20815

SK-8

HAWP APPLICATION

DT 03.02.05
PH 03.01.05
DB MW
CB RE



1000 Wisconsin Avenue, NW | 202 462 6110
Suite 500 | F 202 462 6222
Washington, DC 20007 | www.coresa.com

MORGENSTEIN RESIDENCE
10 Newlands Street, Chevy Chase, MD 20815

SK-9

HAWP APPLICATION

DT 03.02.05
PW 03.016.50
DB MW
CB RU

CORE

core group, pc
1010 wisconsin avenue, nw
suite 405
washington, dc 20007

T 202.466.6116
F 202.466.6235
E coredc.com

architecture
graphic design
interiors
master planning
retail

TRANSMITTAL

23 June 2004

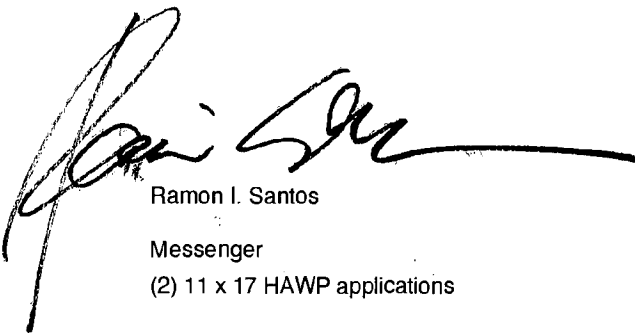
1:54 PM

To Whom it May Concern
Montgomery County Department of Permitting Services
255 Rockville Pike
2 nd floor
Rockville, MD 20850-4166

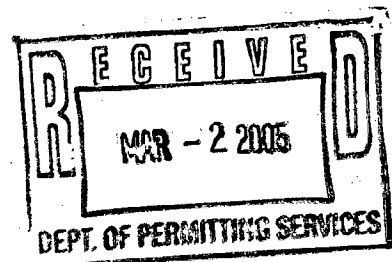
04004.00 Nadell/Wood Residence Renovation
ré: **HAWP application for Residence**

To whom it may concern,

Enclosed is an HAWP application for 7105 Sycamore Avenue. Please log the package in for the Historic Preservation Commission. Please call me if you have any questions.



Ramon I. Santos
Messenger
(2) 11 x 17 HAWP applications





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 24, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 375509

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

1. Tree protection measures, as necessary should be implemented proper to construction.
2. The applicant should apply for and receive a tree removal permit from Chevy Chase Village.
3. The landscape plan will be reviewed and approved by staff.

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

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

Applicant: Dr. Robert and Susan Morgenstein (Ramon Santos, Agent)

Address: 16 Newlands Street, Chevy Chase

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 24, 2005

MEMORANDUM

TO: Dr. Robert and Susan Morgenstein (Ramon Santos, Agent)
16 Newlands Street, **Chevy Chase Village Historic District**

FROM: Tania Georgiou Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 375509

Your Historic Area Work Permit application for a rear addition was **approved with conditions** by the Historic Preservation Commission at its March 23, 2005 meeting.

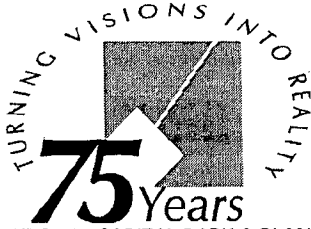
Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your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

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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

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

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

July 18, 2005

Mr. Reggie Jetter
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

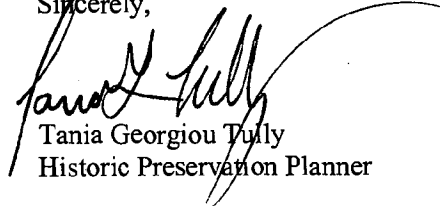
Re: Historic Area Work Permit # 375509
16 Newlands Street, Chevy Chase, MD
Contributing Resource within the *Chevy Chase Village Master Plan Historic District*

Dear Mr. Jetter:

I am writing regarding proposed changes to the previously approved HAWP (HPC# 35/13-05D). With authority granted by the Montgomery County Historic Preservation Commission (HPC) staff has approved widening the rear portion of the addition approximately 30" towards Brookville Road. The applicant will present 3 permit sets of the revised drawings to HPC staff for review and stamping prior to submission for revised permits.

Please utilize this letter as formal approval for this revision. Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact staff at 301-563-3400.

Sincerely,



Tania Georgiou Tully
Historic Preservation Planner

cc: Dr. Robert and Susan Morgenstein (Ramon Santos, Agent)

Tully, Tania

From: Tully, Tania
Sent: Monday, June 06, 2005 2:12 PM
To: 'Ramon Santos'
Subject: RE: Morgenstein-question

Ramon-

I could take a drawing to the Commission at a work session and see if they'd ok staff approval, but my gut reaction is that they'd want to see it formally again. My concern is that the 4 feet would significantly change the view of the addition from the south and block more of the historic house. I think part of the reason hat the current addition works so well is that it is offset.

I hope that helps. My advice would be to leave it alone.

-Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

-----Original Message-----

From: Ramon Santos [mailto:ris@COREdc.com]
Sent: Monday, June 06, 2005 1:56 PM
To: Tully, Tania
Subject: Morgenstein-question

Tania,

I have a question for you. The drawings are currently being reviewed at DPS. Susan Morgenstein wants to consider making a revision to the plan. She essentially wants to make the portion East of the exterior elevator wall to be extended 4 feet. The roof slope will remain the same.

Do you think this revision is a staff or HAWP board issue?

Thanks,

Ramon I. Santos
CORE
1010 wisconsin ave nw suite 405
washington, dc 20007

t 202.466.6116, x 34 f 202.466.6235
e ris@coredc.com w coredc.com

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	16 Newlands Street, Chevy Chase	Meeting Date:	03/23/05
Applicant:	Dr. Robert and Susan Morgenstein (Ramon Santos, Agent)	Report Date:	03/15/05
Resource:	Contributing Resource Chevy Chase Village Historic District	Public Notice:	03/09/05
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-05D	Staff:	Tania Tully
PROPOSAL:	Rear addition and fence	RECOMMENDATION:	Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

- Tree protection measures, as necessary should be implemented proper to construction.
- The applicant should apply for and receive a tree removal permit from Chevy Chase Village.
- The landscape plan should be reviewed and approved by staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial Revival
DATE: by 1912

16 Newlands is a 2-½ story, 3-bay Dutch Colonial house with small shed dormers on the north and south walls at the 2nd story level. On the east side of the house, a smaller, gambrel-roofed 1 story addition (likely from the 1970s or 80s) features windows arranged in several shapes and sizes and an open porch on its east face. The rear (south) of the main house features a 1-story porch with a basement that has been partially enclosed on the first floor as extra kitchen space. The enclosed portion likely dates to the late 1930s or 40s. The house is sited at the corner of Newlands Street and Brookeville Road.

PROPOSAL:

1. Eliminate the partially enclosed rear porch mass so that the addition begins at the south wall of the main house. (Circle 22)
2. Construct a 2-story plus basement addition on the south (rear) side of the house. (Circles 9-15)
3. Remove the open porch on the east façade and replace the 1970s windows and doors with a more appropriate 6-light metal window. (Circle 10)

4. Remove an 8-10 inch diameter tree at the southwest corner of the existing house in order to extend the footprint to the rear. The applicants plan to submit a Tree Removal Application with the Chevy Chase arborist.
5. New 6' high open metal fence (Circle 19)

Lot Area: 14,022 sq ft (.322 acres)

Maximum Lot Coverage: 35%

Current Lot Coverage: 13.4% (1,884 sq ft)

Proposed Lot Coverage: 16.5% (2,311 sq ft – an increase of 427 sq ft)

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

- The *Guidelines* state five basic policies that should be adhered to, including:
 2. Preserving the integrity of contributing structures should be designed in such a way that the altered structure still contributes to the district.
 3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
- The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
 - Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.
 - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
 - Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Chapter 24A* states that a HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
- The applicable *Standards* follow:
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BACKGROUND:

The Historic Preservation Commission (HPC or Commission) initially heard this proposal as a Preliminary Consultation on December 15, 2004. Minutes of the meeting are found beginning on Circle 26. At the meeting, the Commission expressed general approval of the addition in concept, location, and size but requested redesign of the roofs and the articulation of the elevations. While the contemporary style seemed appropriate to most Commissioners, there was concern regarding the boxy form and the relatively blank sidewalls. The Commission also encouraged the applicants to make the existing 1970s side addition more compatible by either replacing the windows or removing it entirely. The application presented reflects modifications to the proposal based upon the Commission's suggestions.

STAFF DISCUSSION

Staff is supportive of the revised proposal and finds that the applicants seriously considered and addressed the Commission's prior concerns with the design of the rear addition. The design maintains the elements that were found to be in keeping with the *Standards* such as the small footprint and minimal massing as well as the glass first bay of the addition which gives a visual separation similar to that created by a hyphen. It still uses a modern architectural vocabulary to differentiate the addition from the historic house, yet there is much in the overall scheme that references the historic house and creates compatibility.

One of the changes to the design is the roof. It is now a shed roof that slopes up and away from the historic house on one plane and has a stepped eave that follows the line of the addition. (Circle 10, 13) At its highest point it is 4'5" lower than the ridgeline of the historic gambrel roof. The roof also has a deep overhang that helps to diminish the size of the addition as seen from the driveway. To help break up this mass, a single window has been added to the west elevation along with a tall vertical metal trellis that will provide movement and shadow along this elevation. The addition is detailed such that it is not immediately apparent that it sits on a high foundation and the stucco is scored at each floor level to break the mass visually into three stacked blocks. Additional scoring for functional reasons may also be necessary. On the east elevation, the CMU wall does not stop at the foundation level, but has a continuous visual flow to the ground. Horizontal metal trellises are also placed above the rear entry door and the door to the future elevator. The metal windows proposed marry nicely with the historic house and work well with the contemporary design of the addition.

The new proposal goes on to include removal of the 1970s side porch and accompanying entry. The wood doors and windows will be replaced with a 6-light metal window more compatible with the historic house. A site plan provides a schematic representation of the proposed landscaping that includes tree plantings and fence installation. The proposed fence is identical to what was approved by the Commission in 2003

at the time the previous addition was approved. As seen on the site plan, it is proposed to run 6' inside the rear and east property lines. A comprehensive landscape plan is under development and should be reviewed and approved by staff.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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 the *Secretary of the Interior's Standards for Rehabilitation*.

and with the conditions stated on Circle 1;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

118

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RAMON SANDS
Daytime Phone No.: 202-466-6110

Permit No.: 00456970

Property Owner: SUSAN/ROBERT MORGENSTEIN Daytime Phone No.: 301-986-8639
Address: 16 NEWLANDS STREET CHEVY CHASE, MD 20815
Street Number City / Street Zip Code
Attorney: EROC BUILDERS Phone No.: 202-965-4441
Licensor: _____ Daytime Phone No.: _____
Applicant: _____ Daytime Phone No.: _____

GLUCAS
P
L

TWO: COMPLETE FOR EXISTING BUILDING/PREMISE
Number: 16 Street: NEWLANDS STREET
City: CHEVY CHASE Nearest Cross Street: BROOK HILL
21 Block: 47 Subdivision: CHEVY CHASE VILLAGE
4004 Folio: 42B Parcel: _____

ONE: TYPE OF PERMIT ACTION AND USE

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

Construction cost estimate: \$ 450,000

This is a revision of a previously approved active permit, see Permit # _____

TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
Type of water supply: 01 WSSC 02 Well 03 Other: _____

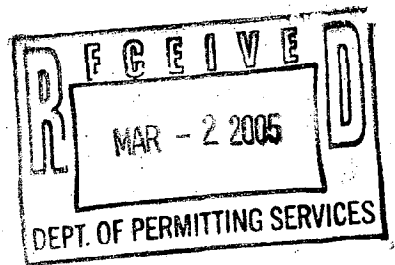
THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

Height 6 feet 0 inches

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
6.0" FROM PROPERTY LINE

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

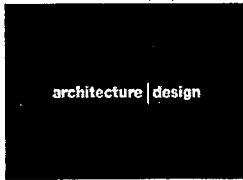
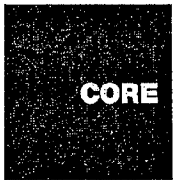
[Signature] Date: FEB 25 2005
Signature of owner or authorized agent Date



Chairperson: 375509 For Chairperson, Historic Preservation Commission
Reviewed: _____ Signature: _____ Date: _____
Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

5



March 1, 2005

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

Dear Commissioners:

This is a summary for the HAWP application for a proposed addition to 16 Newlands Street in Chevy Chase, Maryland. After our preliminary hearing on December 15, 2004, we were told by the commission that we could apply for a HAWP after making some adjustments. We understand that obtaining an HAWP will enable us to apply for a building permit with the Montgomery County Department of Permitting Services. Once both of these approvals are obtained, we can then apply to the Chevy Chase Village for its building permit. We have previously obtained a HAWP approval, a Chevy Chase Village approval, and a DPS building permit for a proposed addition in 2003. Unfortunately, this addition proved to be too costly for the owners.

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

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

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

The existing site is 14,022 sf. (per deed). The existing house has a footprint of 1,520 sf. The proposed addition has a footprint of 427 sf (the square footage of the previously approved addition was for 1,046 sf.). The total proposed footprint of the house will be 1,947 sf. There is also an existing 364 sf garage on the property. The total footprint of the house and garage will occupy 16% of the lot. The lot is zoned R-60 which allows a 35% lot occupancy. The program of the addition includes a kitchen/family room. A new study will be built over the kitchen/family room.

6

The design concept includes connecting the new kitchen/family to the original house with a glass connector or "hyphen". The mass of the addition is covered with a shed roof. The roof "opens up" to the view of Brookville Road. The design intent is to be sympathetic to the design of the original house.

The design consists of two volumes. The main volume of the addition will be clad in stucco to match the existing surface of the house. The secondary volume will be clad in concrete masonry units. We wanted to express the second volume's subservient role, since it contains the future elevator, closets, and bathroom. Also to reduce scale, we are considering application of this surface to both the old and new forms in two to three monochromatic shades.

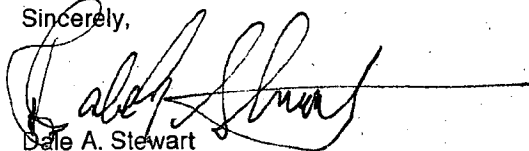
The hyphen will also be used as a future secondary entrance accessed from garden. This entrance will access a future elevator that will be located on the East side. The client's desire is to make this a relatively transparent piece, in continuance of their desire for see-through views of greenery and trees. The hyphen allows us to touch or connect with the original house in a minimal way. It makes it possible to leave the majority of the existing gambrel roof intact, and, the overall form of the existing house will not be altered. It is our intention to differentiate the new construction from the existing construction out of respect for the original house. A metal trellis and sun-shading device is located on the driveway elevation adjacent to the hyphen. This will cast shadows along the West wall and will provide shading from the Western sun.

An existing tree will have to be removed for the addition to occur. At 4'-6' above the ground, the tree is 8"-10" in diameter. Our previous HAWP application had the approval of the Chevy Chase Village Association to remove the tree. We are developing a landscaping plan to include planting a number of species of trees that were original to the property, that have either died or been destroyed by storms.

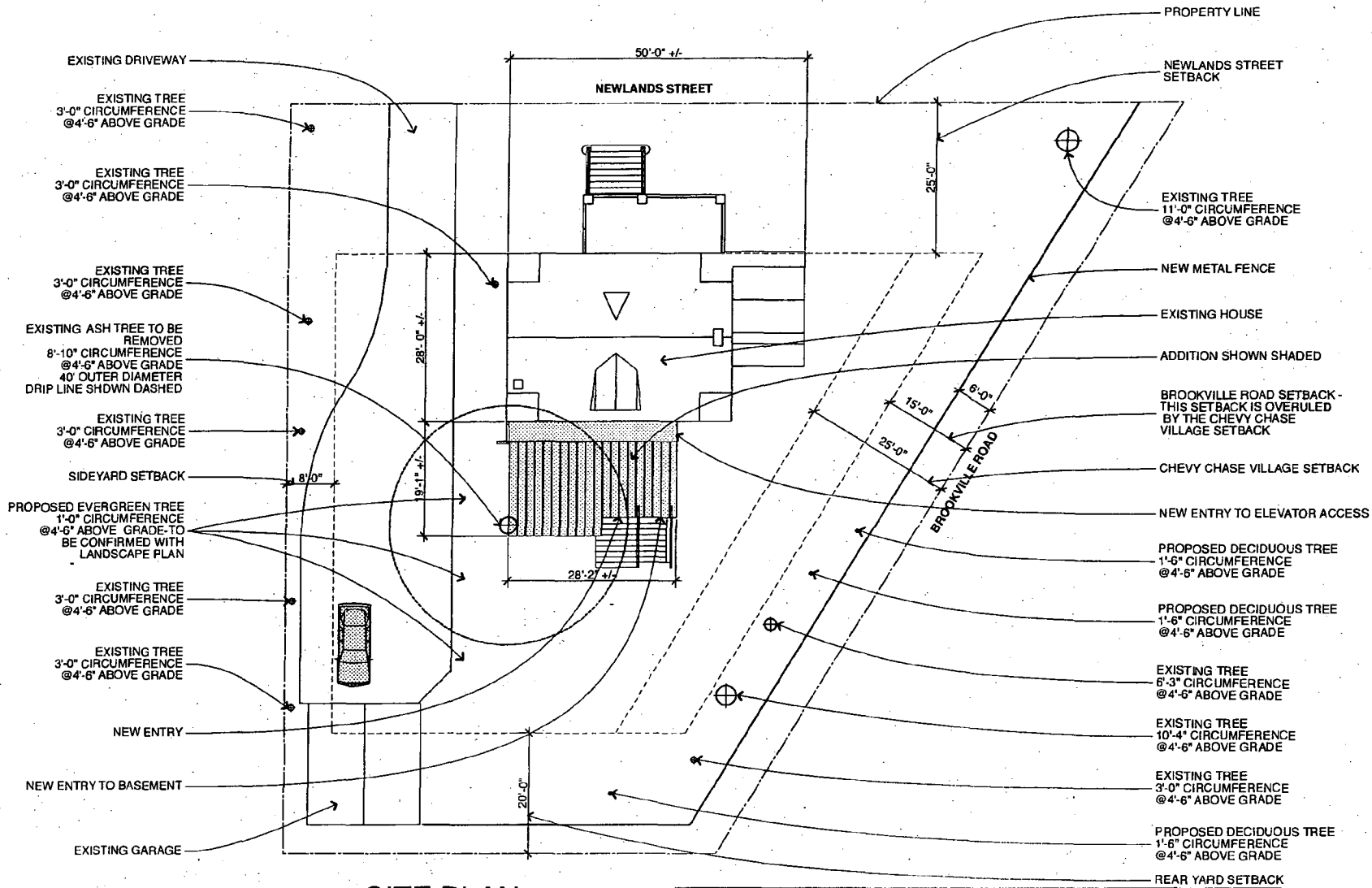
The plan includes new fencing along the sides of the property, not including the front yard, which unlike many of the solid fences along Brookville Road, permits glimpses of trees and greenery.

We appreciate your consideration of our submittal and are available at any time to answer any further questions you may have. Please feel free to contact me at 202-466-6116 ext. 21.

Sincerely,



Dale A. Stewart
CORE



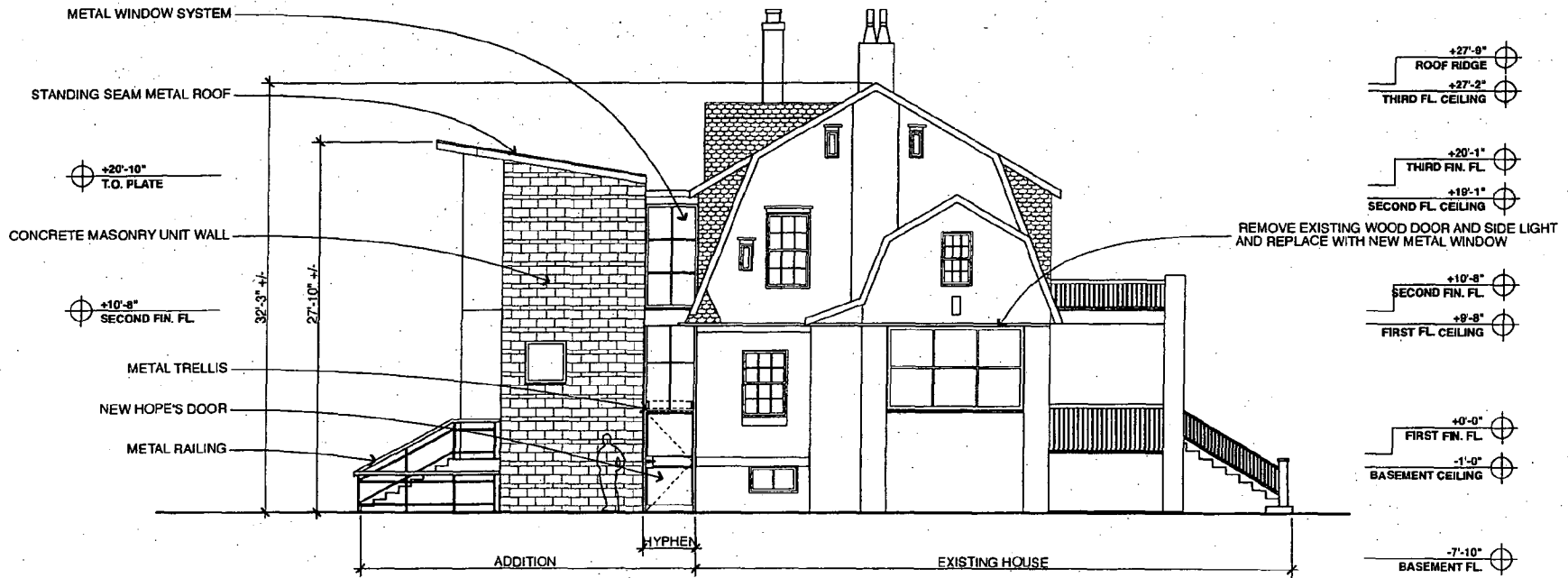
01 SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE: ALL PROPOSED NEW TREES SHOWN ARE SCHEMATIC. WE ARE IN THE PROCESS OF DEVELOPING A COMPREHENSIVE LANDSCAPE PLAN.

MORGENSTEIN RESIDENCE SK-1
16 Newlands Street, Chevy Chase, MD 20815
HAWP APPLICATION
DT 03.02.05
PN 03016.50
DB MW
CB HS

CORE
architectural design
1010 Wisconsin Avenue, NW
Suite 405
Washington, DC 20007
T 202.466.6118
F 202.466.6295
E GEN@COREDC.COM

2



01 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

SK-6

MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

03.02.05
 DT PN CB
 DB MW
 CB RS

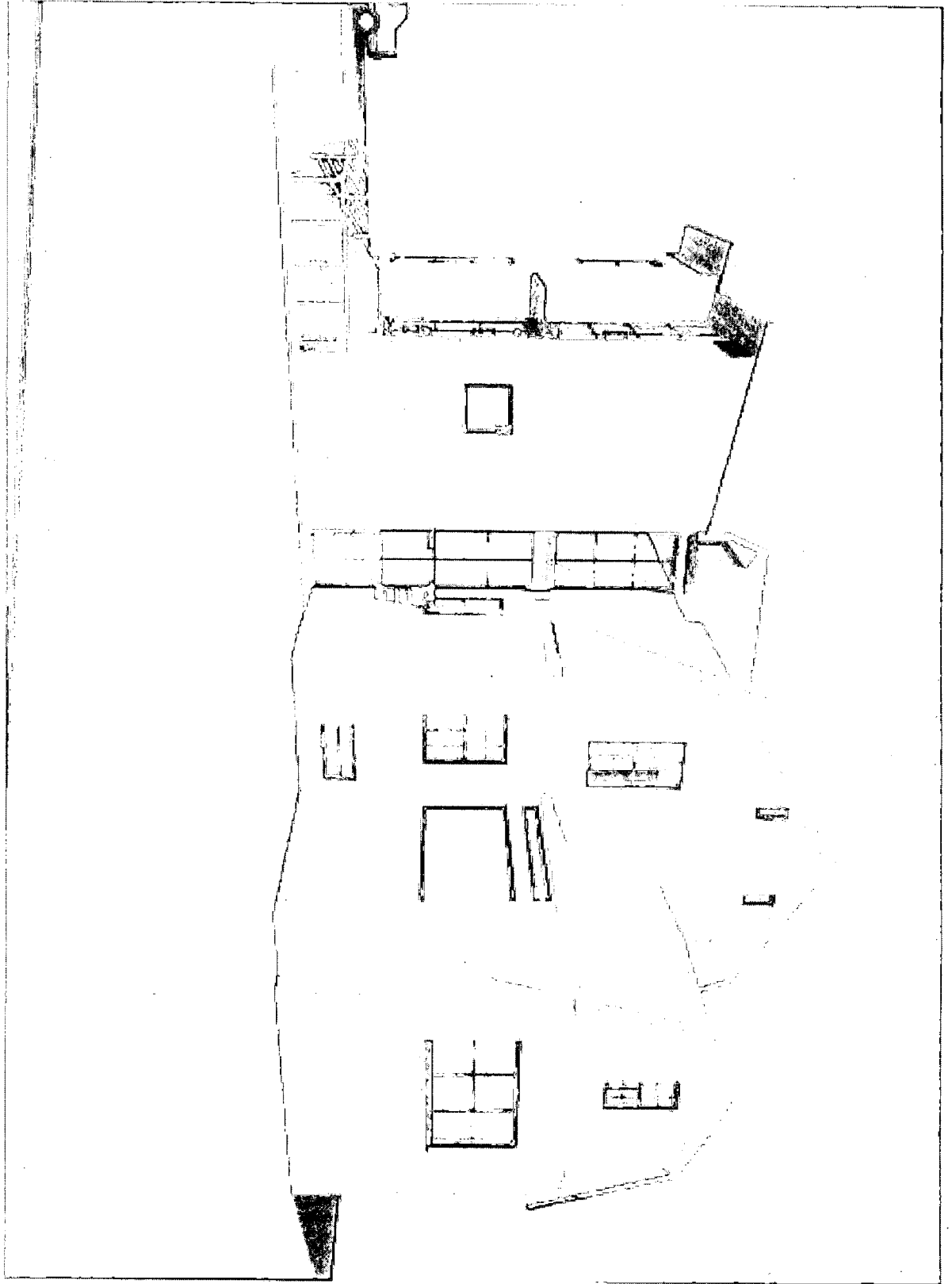
HAWP APPLICATION

CORE
 architecture | design

1010 Wisconsin Avenue, NW
 Suite 405
 Washington, DC 20007
 T 202.456.6116
 F 202.456.6235
 E GEN@COREdc.com

6

01



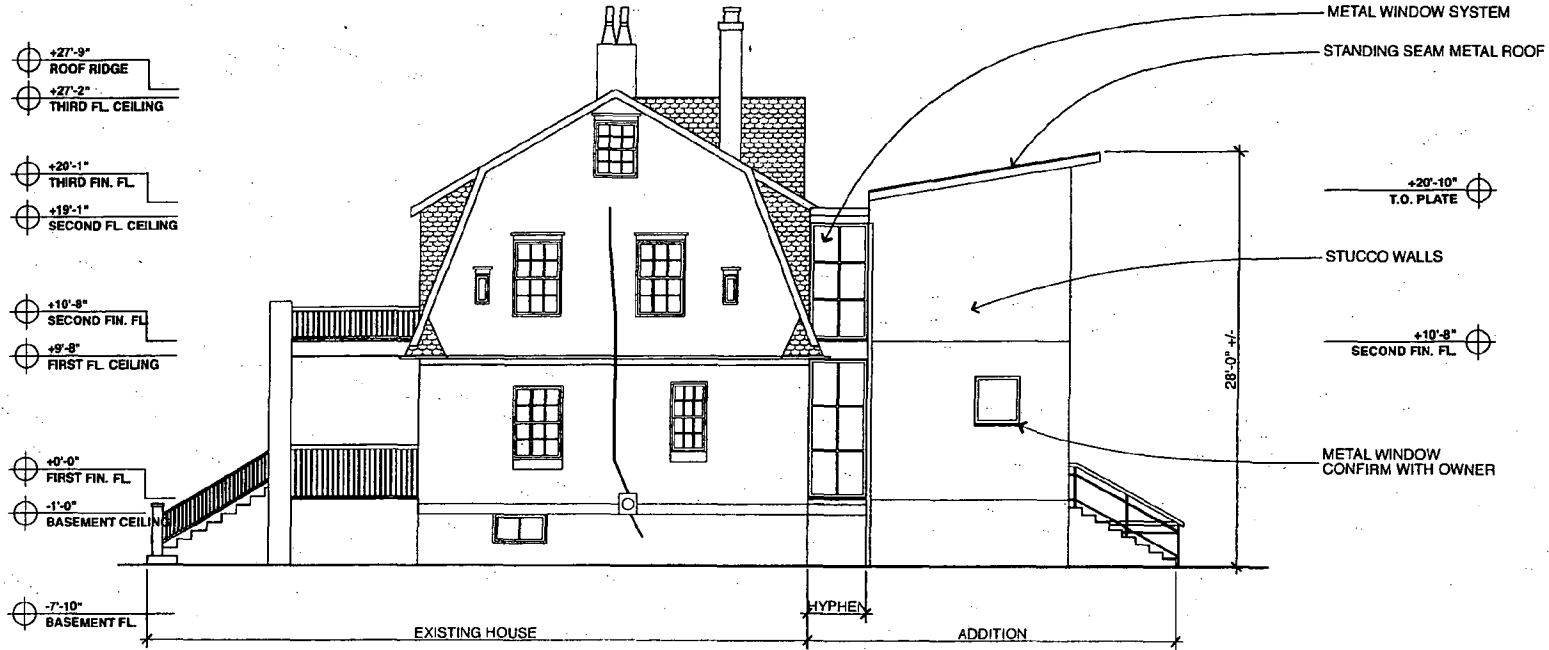
1010 Wisconsin Avenue, NW T 202.466.8116
 Suite 405 F 202.466.0235
 Washington, DC 20007 E GEN@COREdc.com

MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

SK-8

HAWP APPLICATION

DT 03.02.05
 PN 03016.50
 DB MW
 CB RS



SK-5

MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

03.02.05
DT PN 03016.50
DB MW
CB RS

HAWP APPLICATION

01

WEST ELEVATION

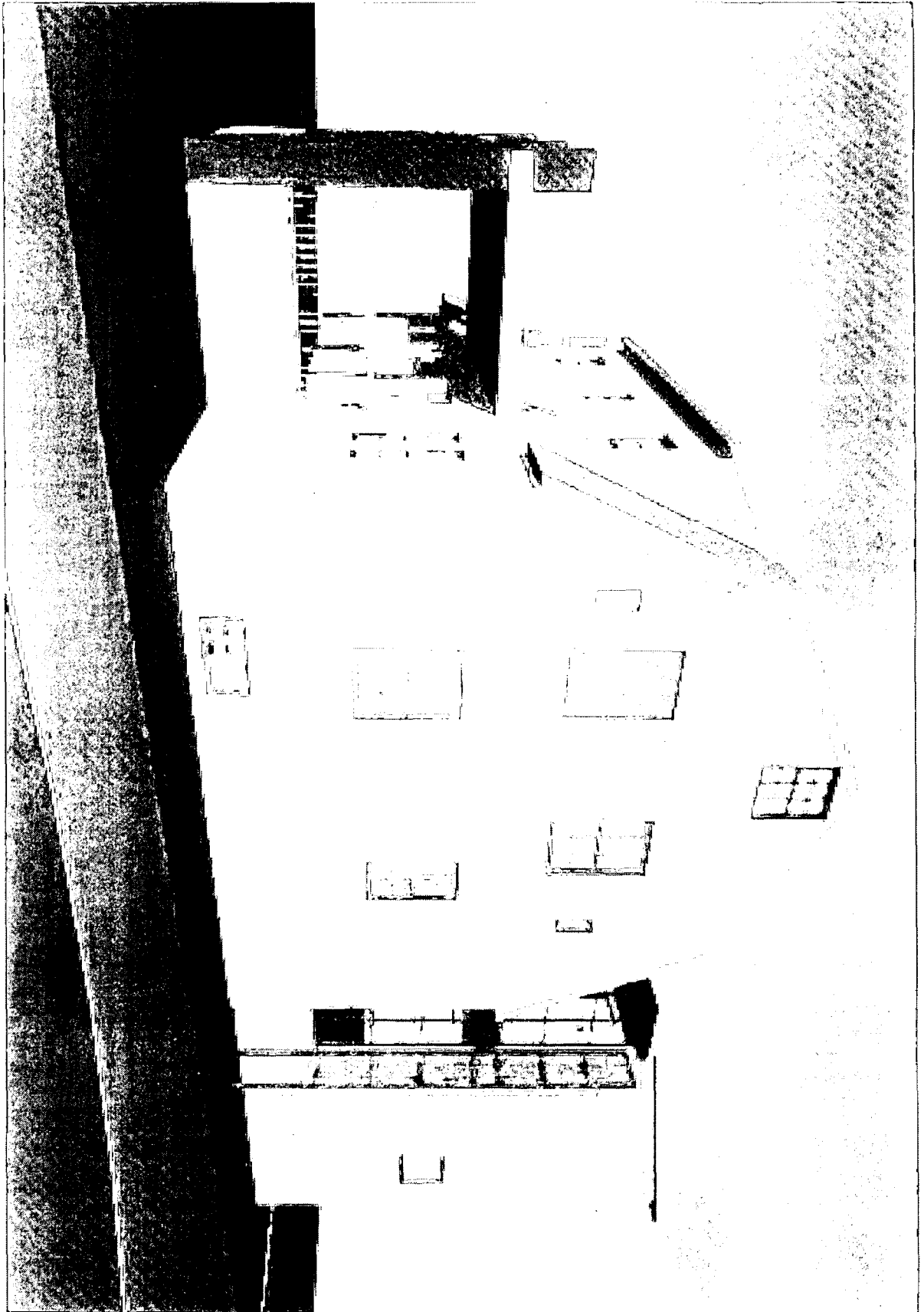
SCALE: 1/8" = 1'-0"

architectural | design

CORE

T 202 465 8115
F 202 465 8215
E GEN@COREdc.com
1010 Wisconsin Avenue, NW
Suite 405
Washington, DC 20007

11



1010 Wisconsin Avenue, NW T 202.468.8116
 Suite 405 F 202.460.8235
 Washington, DC 20007 E GEN@COREdc.com

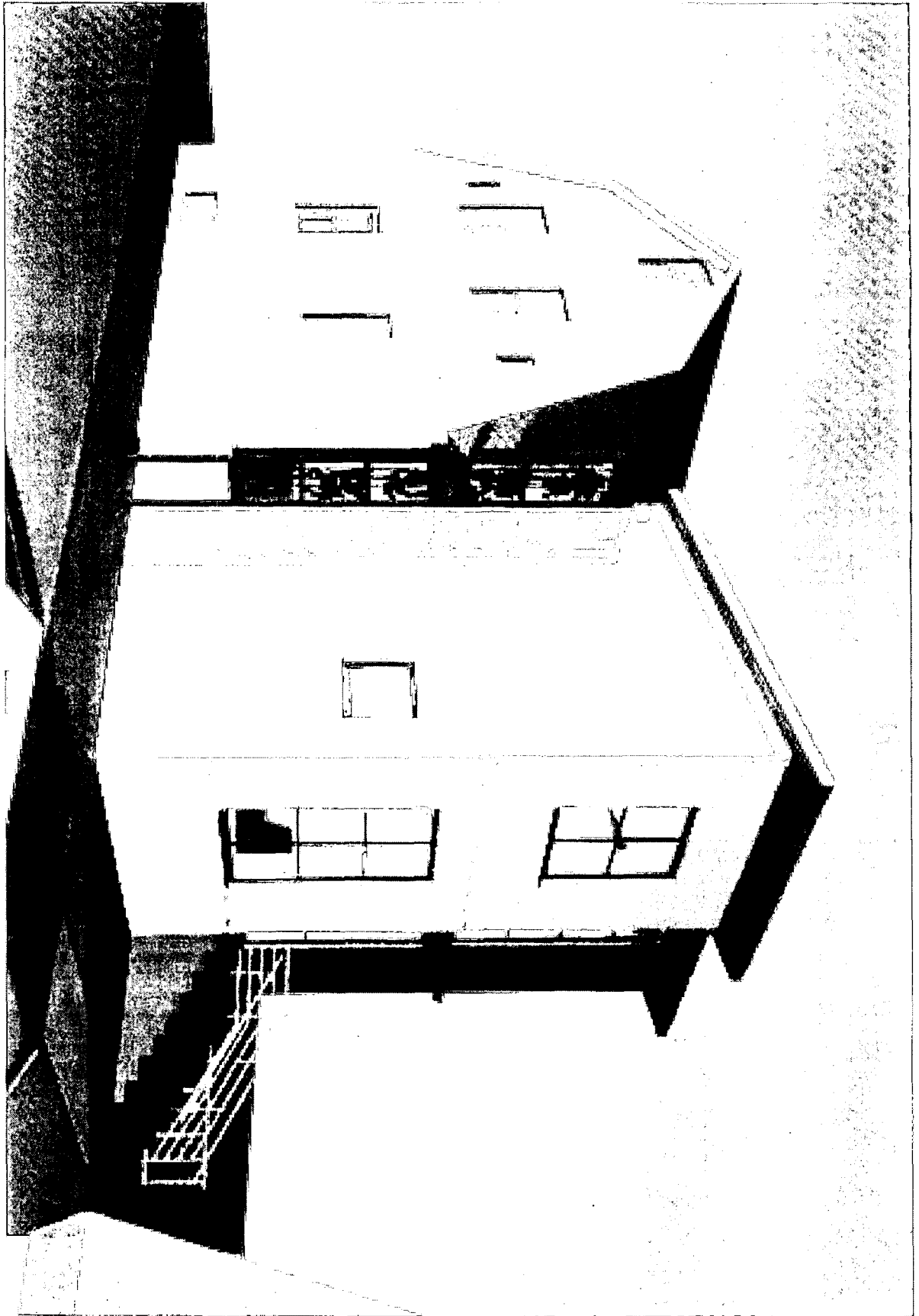
MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

SK-11

HAWP APPLICATION

DT 03.02.05
 PN 03016.50
 DB MW
 CB RS

13



1010 Wisconsin Avenue, NW T 202.460.8116
 Suite 405 F 202.466.8205
 Washington, DC 20007 E GEN@COREdc.com

MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

SK-10

HAWP APPLICATION

DT 03.02.05
 PN 03016.50
 DB MW
 CB RS



01

SOUTH ELEVATION

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

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SK-7

MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

HAWP APPLICATION

DT 03.02.05
PN 03.016.50
DB MW
CB RS

CORE
architectural design

1010 Wisconsin Avenue, NW
202-465-8116
1224 Wisconsin Avenue, NW
Washington, DC 20007
E: CIER@COREDC.COM



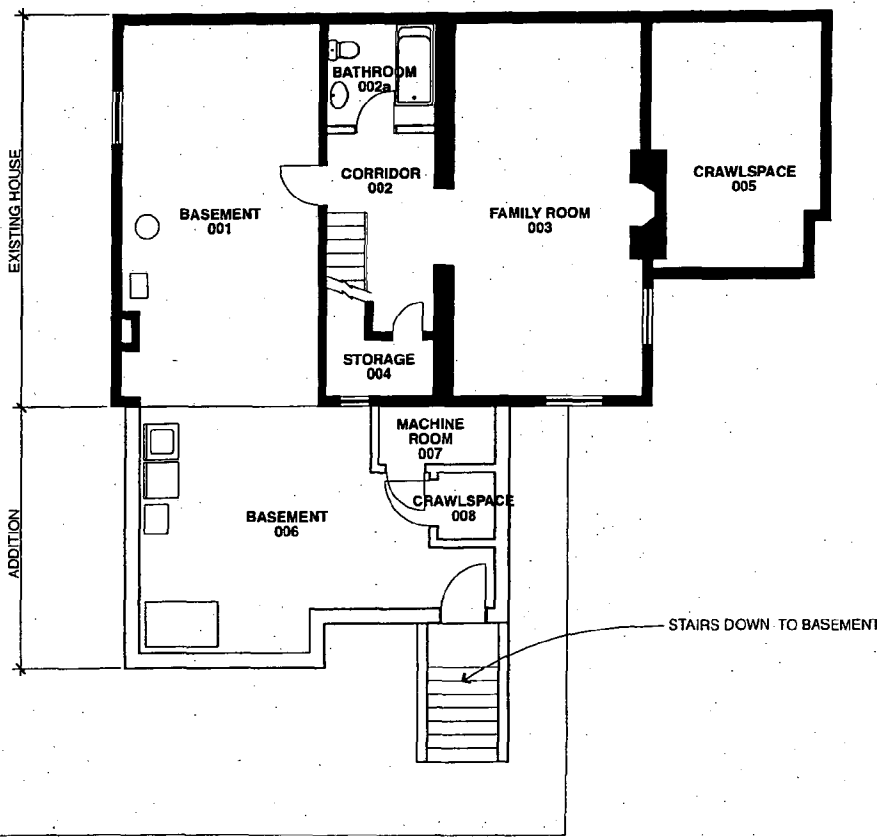
1010 Wisconsin Avenue, NW T 202-462-8118
 Suite 405 F 202-462-8235
 Washington, DC 20007 E GEN@COREdc.com

MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

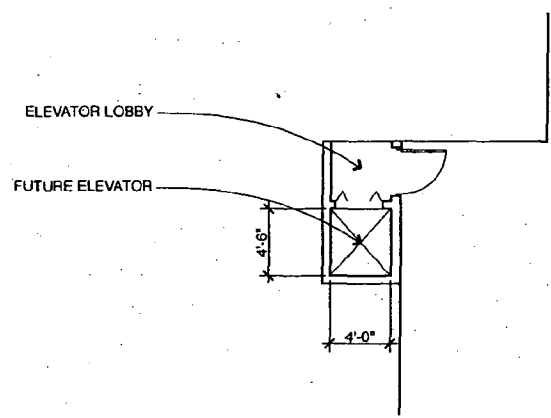
SK-9

HAWP APPLICATION

DT 03.02.05
 PN 03016.50
 DB MW
 CB RS



01 **BASEMENT**
SCALE: 1/8" = 1'-0"



01A **GROUND FLOOR**
SCALE: 1/8" = 1'-0"

116

CORE
architectural design
1010 Morgenshtein Avenue, NW
Suite 405
Washington, DC 20007
T 202 468 8115
F 202 468 8215
E GEN@COREdc.com

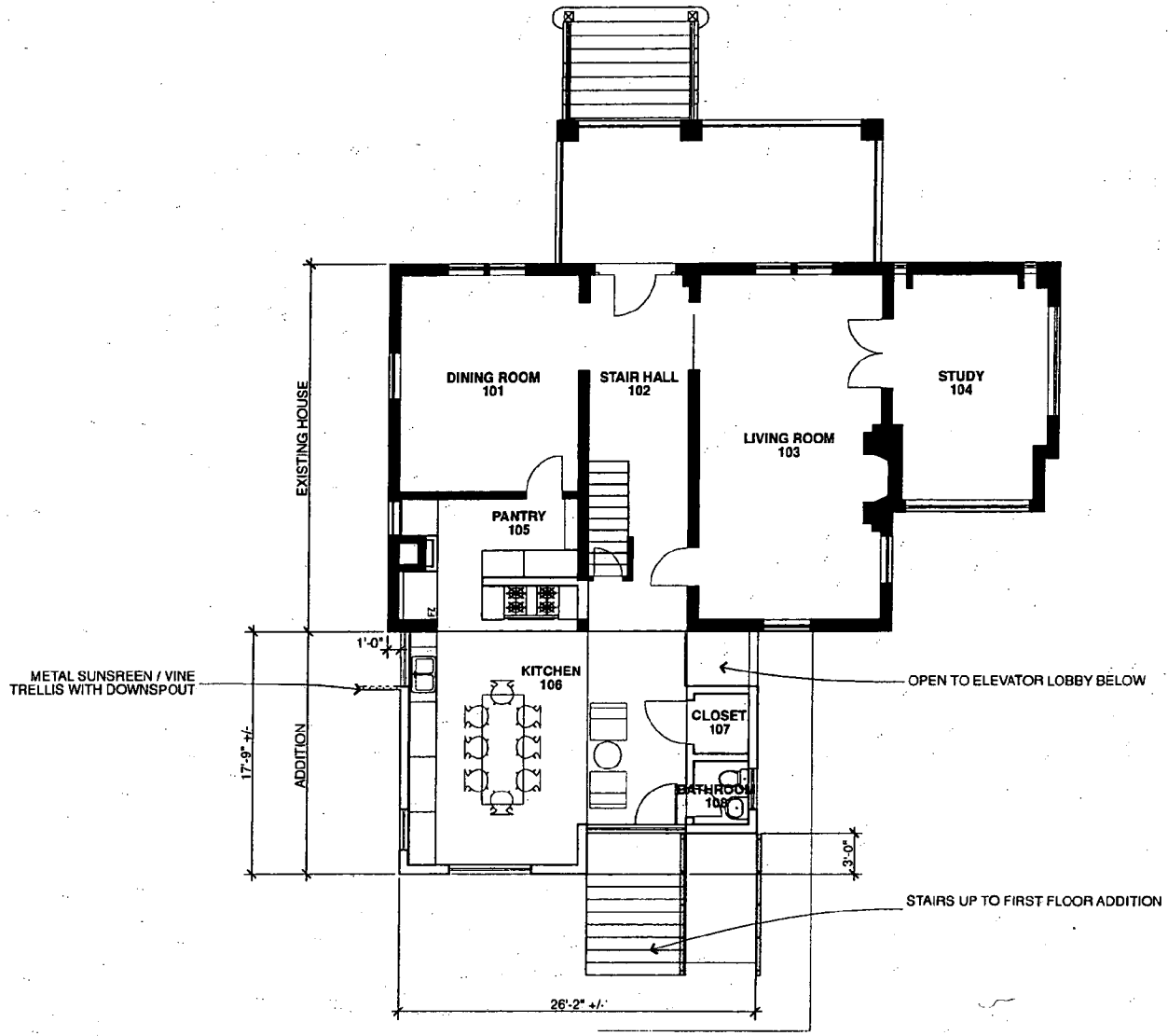
MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

SK-2

03.02.05
DT PN
03.07.05
DB MW
CB RS

HAWP APPLICATION

17



01 FIRST FLOOR
SCALE: 1/8" = 1'-0"



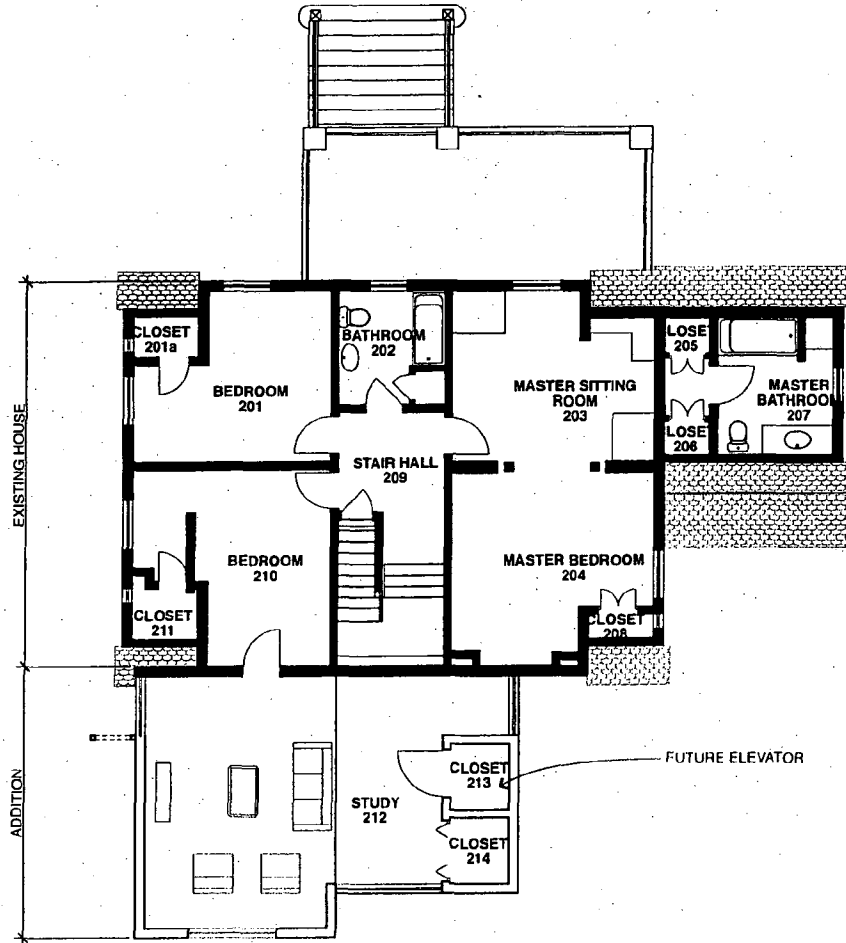
MORGENSTEIN RESIDENCE SK-3
16 Newlands Street, Chevy Chase, MD 20815

HAWP APPLICATION

DT 03.02.05
PN 03/16.50
CB MW
CB RS

CORE architectural design
1010 Wisconsin Avenue, NW
Suite 405
Washington, DC 20007
T 202.468.8118
F 202.468.8235
E GEN@COREdc.com

18



01

SECOND FLOOR

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



SK-4
 MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

DT 03.02.05
 PN 03016.50
 DB MW
 CB RS

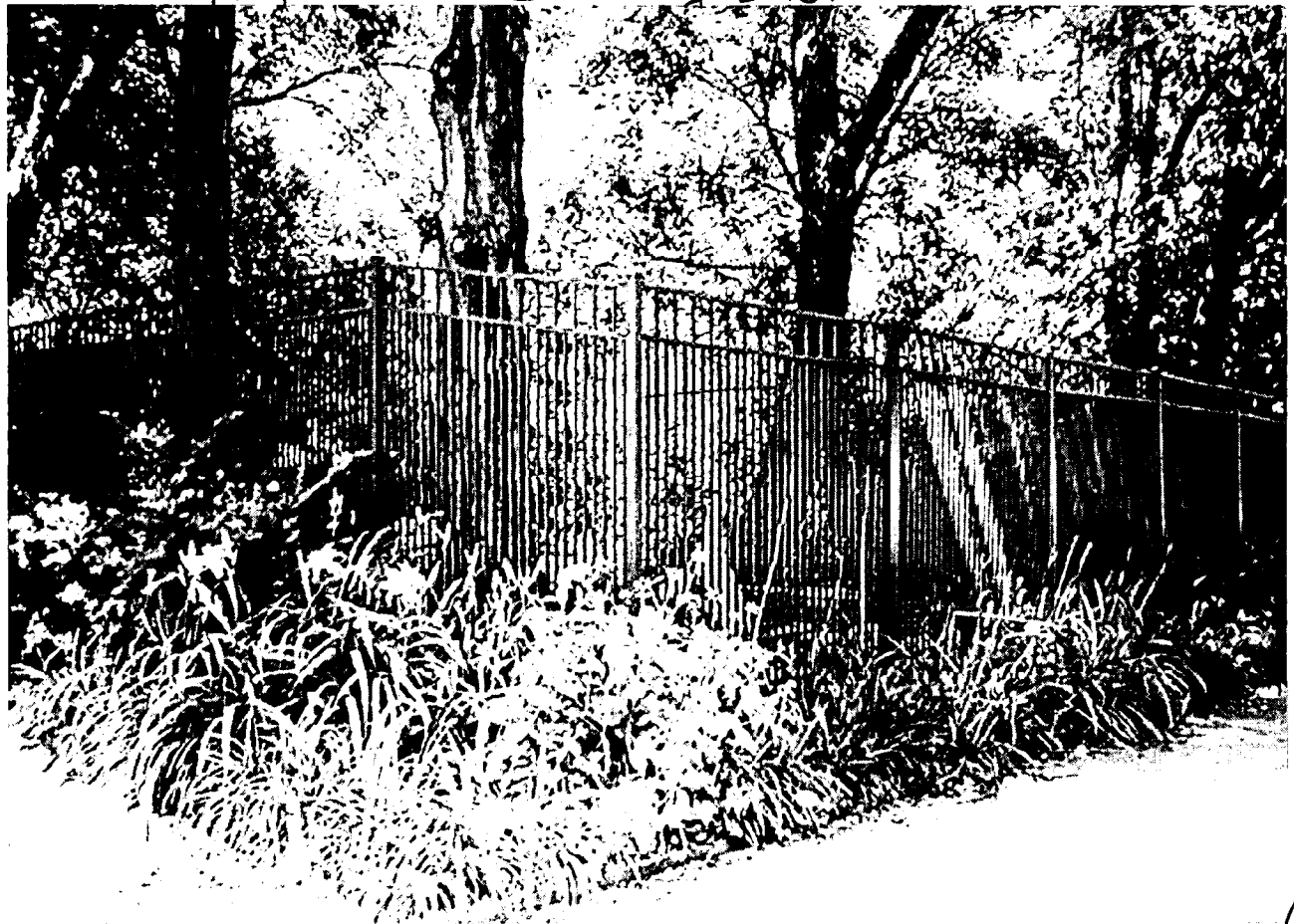
HAWP APPLICATION

CORE
 architecture | design

T 202.466.8116
 F 202.466.6235
 1010 Wisconsin Avenue, NW
 Suite 405
 Washington, DC 20007
 E GEN@COREdc.com



PROPOSED FENCE DESIGN





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VIEW FROM NEWLANDS STREET



21

VIEW FROM DRIVEWAY

tree to be removed



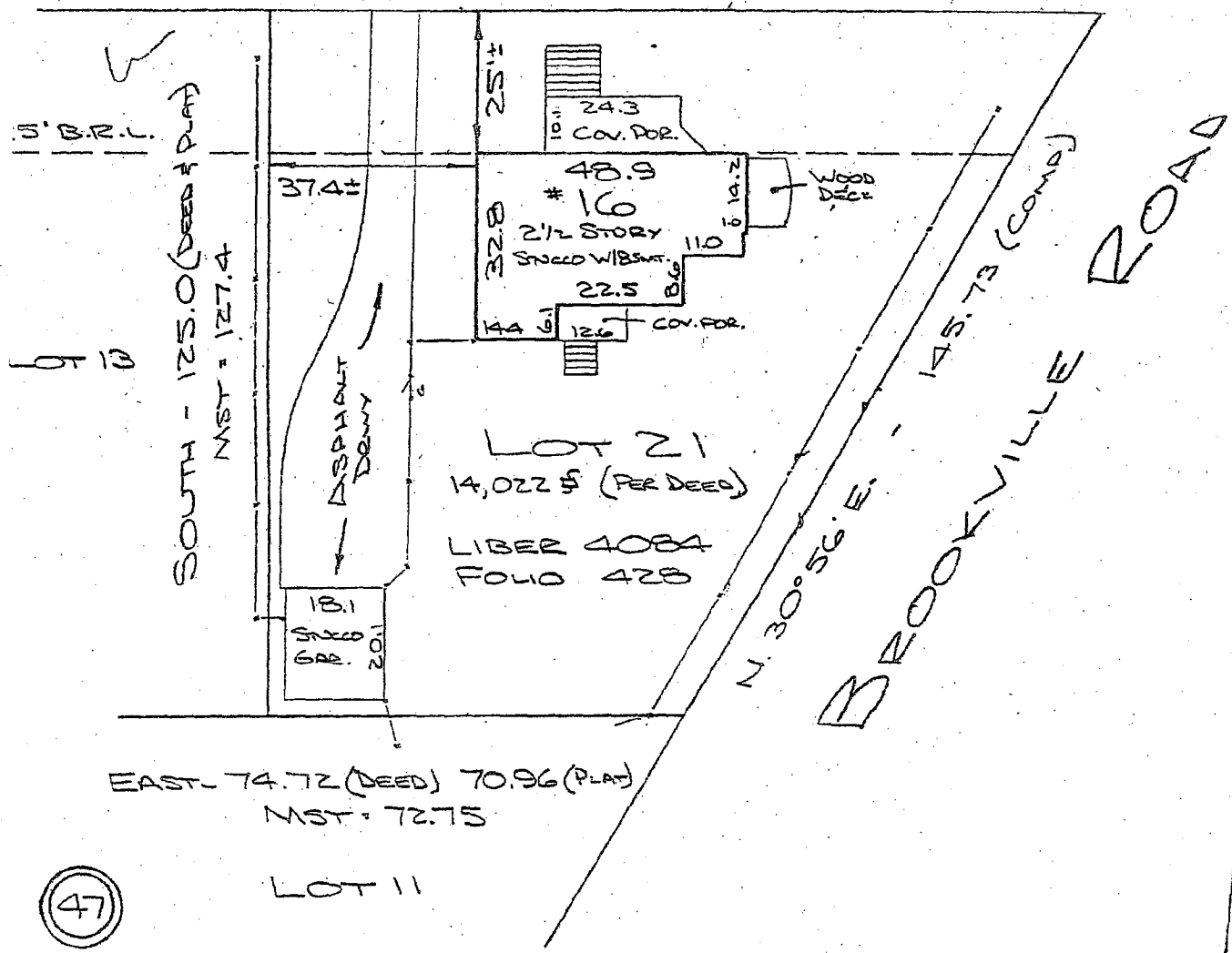
VIEW FROM REAR YARD

22

16 NEWLANDS STREET

Research

WEST - 149.63 (DEED + PLAT)



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

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

CAPITOL SURVEYS

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

HOUSE LOCATION
LOT 21 BLOCK 47
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND


Shows in Plat Book 2 Plat 106 Scale 1" = 30'

I hereby certify that the position of the existing improvements on the abovesubscribed property have been established by accepted field practices, and unless otherwise shown there are no visible encroachments.

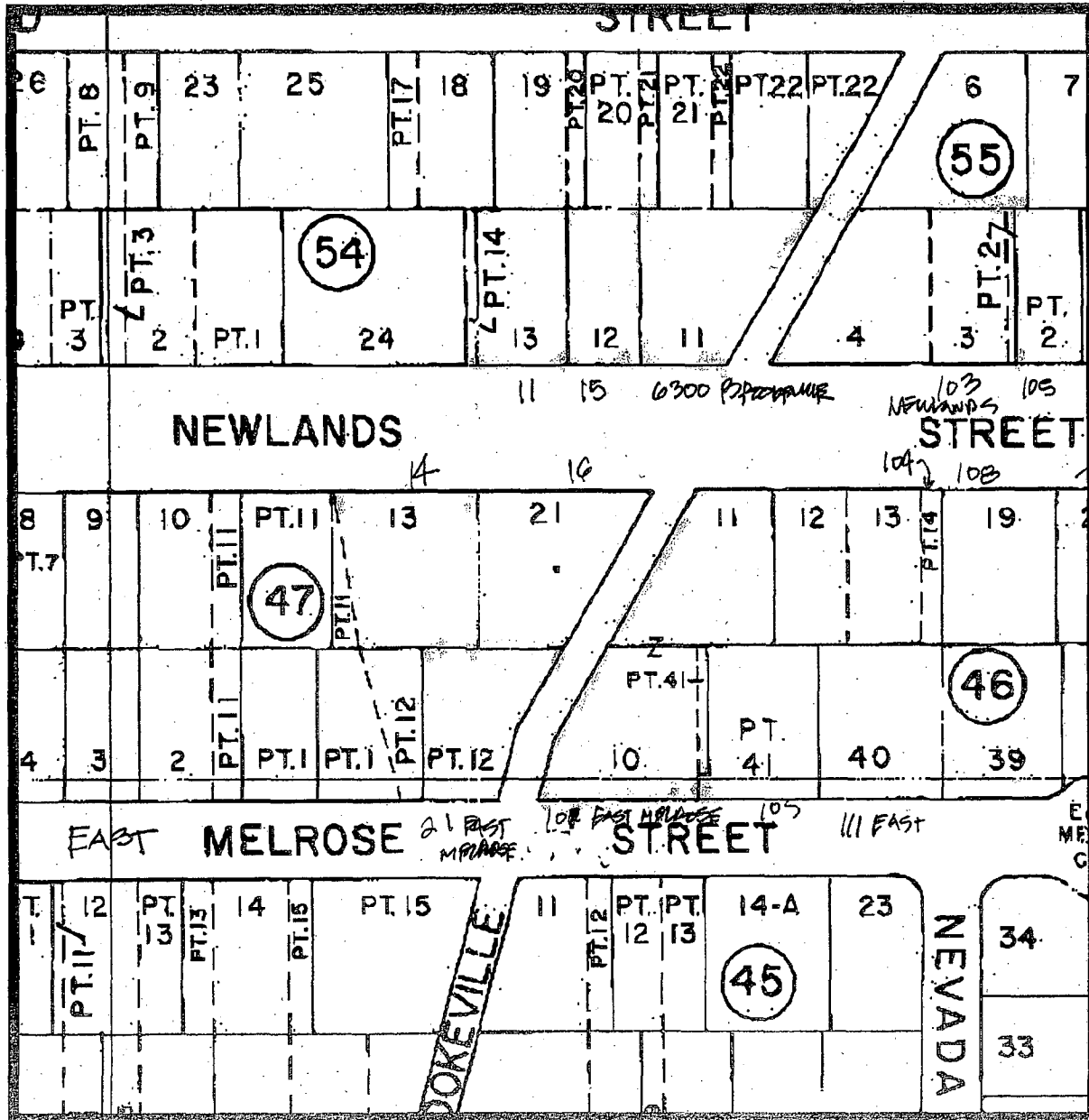
Louis Cohen
LOUIS COHEN
Registered Land Surveyor

MAY 15 2003

(23)

	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search
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District - 07 Account Number - 00456970



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

24

November 12, 2003

16 Newlands Street Adjacent Neighbors.
See attached map.

Simon Wagman
11 Newlands Street
Chevy Chase, Maryland 20815

Francis Saul
14 Newlands Street
Chevy Chase, Maryland 20815

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

Virginia Leachman
103 Newlands Street
Chevy Chase, Maryland 20815

Arthur Phelan
6300 Brookville Road
Chevy Chase, Maryland 20815

Michael Williams
21 East Melrose Street
Chevy Chase, Maryland 20815

Daniel Korengold
101 East Melrose Street
Chevy Chase, Maryland 20815

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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

----- x

IN THE MATTER OF :
:
:
HISTORIC PRESERVATION :
COMMISSION MEETING :
:

----- x

A hearing in the above entitled matter was held on
Wednesday, December 15, 2004, commencing at 7:43 p.m., in 8787 Georgia
Avenue, Silver Spring, Maryland, before:

JULIA O'MALLEY
Commission Chairman

KIMBERLY PROTHRO WILLIAMS
DAVID ROTENSTEIN
LYNNE B. WATKINS
NURAY ANAHTAR
JEFF FULLER
STEVEN BRESLIN
CAROLINE ALDERSON

APPEARANCES:

MICHELE NARU, Staff
TANIA TULLY, Staff
GWEN WRIGHT, Staff
ANNE FOTHERGILL, Staff

LARRY RUGGERI	10
DAVID EDGERLEY	10
DAN FUNK	10
JOHN PARKER	33
BILL HUTCHENS	33
AMY STACY	52
LYNN KAHN	
RAMON SANTOS	66
DALE STEWART	66

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P R O C E E D I N G S

MS. O'MALLEY: Welcome. Tonight is our December 15th hearing of the Historic Preservation Commission. And I am Julia O'Malley, the chair of the Commission. And I would like the other commissioners and the staff to introduce themselves, starting on my left.

MR. ROTENSTEIN: David Rotenstein, Silver Spring.

MS. WATKINS: Lynne Watkins, Silver Spring.

MR. FULLER: Jeff Fuller, Rockville.

MR. BRESLIN: Steve Breslin, Bethesda.

MS. ANAHTAR: Nuray Anahtar, Bethesda.

MS. WILLIAM: Kim Williams, Chevy Chase.

MS. WRIGHT: Gwen Wright, Historic Preservation supervisor.

MS. FOTHERGILL: Anne Fothergill, Historic Preservation planner.

MS. TULLY: Tania Tully, Historic Preservation planner.

MS. NARU: Michele Naru, Historic Preservation planner.

MS. O'MALLEY: Thank you. If you want to speak on any of the items tonight, but you're not the applicant, don't forget to fill out a speakers form and give it to the staff, please. Have these historic area work permits been duly advertised?

MS. NARU: Yes, they were advertised in the Montgomery Journal on December 1st of 2004.

MS. O'MALLEY: Our next, the next part of our hearing will be a preliminary consultation for a rear addition at 16 Newland Street.

1 Do you have a staff report?

2 MS. TULLY: Yes. The 16 Newland Street is a contributing
3 resource. It's in the Chevy Chase Village historic district. It's a
4 two and a half story, three bay, Dutch colonial revival constructed
5 around 1912.

6 The Commission has seen and approved a rear addition on
7 this property already. However, this is an entirely new and smaller
8 proposal. The applicants are open to eliminating a partially enclosed
9 rear porch, so that the addition is beginning at the end of the main
10 house, construct a two story addition, plus basement, on the rear, and
11 as I understand it are proposing to remove one tree to accommodate the
12 addition.

13 When adding onto historic properties, the standards say
14 that new additions should be differentiated yet compatible. And there
15 are different ways that this dichotomy can be handled. And in this
16 proposal, the applicants have chosen to do that fairly dramatically,
17 using a modern architectural vocabulary.

18 However, staff still believes that the, overall, the
19 proposed addition does reference the historic house and creates a
20 compatibility. It's a relatively small addition both in footprint and
21 in massing. They've attempted to separate visually the addition
22 through glass, even though what we would typically recommend with a
23 hyphen, they said not to be feasible in this case. An exit dormer on
24 the rear remains in this proposal, and the addition is inset from the
25 main mass of the house.

1 Staff does have, did have a few comments, and one regarding
2 just sort of helping to break up the massing further, and just sort of
3 playing up the idea of working with different sort of boxes is the way
4 staff was interpreting the proposal.

5 Additionally, the west elevation of the addition, as
6 proposed, is largely blank, and gives the appearance of making the
7 addition seem larger than it actually is. So we suggest some
8 appropriate fenestration to help decrease the scale of it.

9 The applicants are, the architects are here tonight, and
10 would be happy to hear, get your input. I also do have slides
11 available, if you would like to refamiliarize yourself with the
12 property.

13 MS. O'MALLEY: Does anyone want to see the slides? Would
14 you, please?

15 MS. TULLY: These are the slides from the previous permit
16 application. You can see the existing sort of modern addition; that
17 there were some proposed changes in the last application that obviously
18 they're still proposing to do that, as I discussed.

19 This is the porch, the enclosed porch that's being proposed
20 for removal, and was approved for the prior addition. Okay. That's as
21 far as we go, because then we get to the fire escape.

22 MS. O'MALLEY: Are there questions for staff? Would the
23 architects please come forward? If you could state your name for the
24 record, please.

25 MR. STEWART: Dale Stewart.

1 MR. SANTOS: Ramon Santos.

2 MS. O'MALLEY: Questions?

3 MR. BRESLIN: Yes. You have a wheel chair graphic in your
4 plans.

5 MR. STEWART: Yes.

6 MR. BRESLIN: Is there going to be an elevator?

7 MR. STEWART: Yes, there is.

8 MR. BRESLIN: Can you point it out? I can't see it.

9 MR. STEWART: In the basement plan, you don't see it. What
10 you see next to the house is, in that plan it show the -- thank you.

11 MR. BRESLIN: Okay.

12 MS. ALDERSON: Would you mind addressing the staff comment
13 or staff suggestion about providing some relief with openings for
14 windows on the blank walls. Is there a way that could be achieved?

15 MR. STEWART: Well, the issue associated with that is that
16 if you look at the plans, it's really desirable from an interior point
17 of view to not have windows in terms of how that room is intended to be
18 used. That wall is going to be the entertainment wall, and as such,
19 having a window in the middle of it, kind of defeats the purpose of
20 having a large TV on that wall.

21 Similarly, on the ground floor, that whole wall is where
22 the kitchen counter is going to be located with the range and cooktop
23 and everything else that has hoods with overhead shelves. So putting a
24 window in that wall kind of interrupts the interior function of the
25 space. And the wall itself is only about 14 feet long, so it's not a

1 huge wall that we're talking about. It's just that it's the only wall
2 on that side.

3 MS. ALDERSON: And the library, you are envisioning an
4 addition to the TV room, that that would be floor to ceiling, like
5 floor to ceiling cabinetry or some clear stories? Is that a
6 possibility?

7 MR. STEWART: Clear stories might be a possibility.

8 MS. ALDERSON: Which might place some extra light in that
9 room.

10 MR. STEWART: Well, that's true, although that room will be
11 well lit, because it has a very large window to the down side of the
12 plan.

13 MS. O'MALLEY: Now, I have a question about that view. I'm
14 afraid that my initial reaction is that you've put a little office
15 building on the back of this house. I don't quite understand how you
16 feel that it's compatible with the historic structure.

17 MR. STEWART: Well, it's compatible in that it has, it has
18 the metal frame windows. It has similar materials that are being used
19 on the main house, but yet it is contemporary in form. And that was
20 how we chose to differentiate it from the existing house.

21 MS. O'MALLEY: As well as the massing is quite different.

22 MR. FULLER: What kind of wall materials?

23 MR. STEWART: The walls on the white part is the same
24 stucco that's on the house. So that will match that. The piece to the
25 right of the glass is a split-faced block, or ground-faced. It's not

1 quite flannalized yet, which direction it's going.

2 MS. PROTHRO-WILLIAMS: Are those like Hopes windows?

3 MR. STEWART: Yes. And I don't know if you'll recall from,
4 that the house is basically a center hall colonial, and so the idea is
5 that that center hall is expressed from the front door straight through
6 to the back, which is an expression of that type glass piece in the
7 center.

8 MS. PROTHRO-WILLIAMS: That rear elevation of proposed new
9 addition will be pretty visible from Brookeville Road, I think.

10 MR. STEWART: Yes.

11 MS. PROTHRO-WILLIAMS: Is that, all of that glazing a
12 privacy concern at all for the owners?

13 MR. STEWART: No. They want as much glass as they can get.
14 They want to be able to see outside and feel that they are part of the
15 outside.

16 MS. PROTHRO-WILLIAMS: So there won't be any window
17 treatments? I mean, I just kind of worry that if they're going to end
18 up putting some window treatments, which then detract from that
19 dematerialized exterior.

20 MR. SANTOS: Actually, what's really interesting is, the
21 client, she's sick tonight, but Susan was, that view down Brookeville
22 Road is actually her favorite view from her entire house, and a lot of
23 the design was basically set up to give her that view.

24 MS. WATKINS: I may be, I'm still confused. Could you
25 explain how the roofs work at the back? It appears that they slope

1 down to the little link.

2 MR. STEWART: That's correct.

3 MS. WATKINS: And then --

4 MR. STEWART: Then that slopes to the two sides.

5 What we were trying to do with this roof is join the addition to the
6 existing house in such a way that we didn't negatively impact the
7 existing dormer, which is also how you get to the attic space of the
8 existing house. So the roof slopes down to the point where the glass
9 connector is that goes through. That's essentially a flat roof, slowly
10 slope to drain toward each side, and picks up the rain and brings it
11 off that way.

12 MS. PROTHRO-WILLIAMS: That's not the same roof shape
13 that's shown in your roof plan.

14 MR. FULLER: Excuse me -- that's why it's confusing.

15 MR. STEWART: That is the old site plan.

16 MS. WATKINS: I just have a problem with, I guess, how the
17 massing of the addition relates to the massing of the existing house.
18 There just seems to be, there seems to be some tension there that's not
19 necessarily good tension, and how it's applied to the back of the
20 house, and the way it will slope. The materials don't bother me. It's
21 kind of, I don't know how to describe it. I guess it's just --

22 MR. STEWART: We looked at several other room forms. We
23 looked at a solution that was very much in a similar style to the
24 existing house. The problem was that the only way you can really join
25 the roofs was to do a roof of a similar form at a 90 degree. And the

1 problem with that is, that that is contrary to that style of house, to
2 T-off with a 90 degree roof.

3 And it also had a negative impact on the existing dormer.
4 It would have meant that we would have had to remove the existing
5 dormer and restructure the roof to be able to do that.

6 And in our discussions with staff, we had a meeting where
7 we presented that as an alternative. And that was, for all those
8 reasons, we decided that that was not the solution that was best for
9 the building.

10 MS. WATKINS: I'd almost rather see a flat roof than the
11 small little slope. It doesn't seem to be anything.

12 MS. PROTHRO-WILLIAMS: Yes, I agree. I almost would rather
13 see a flat roof. I think part of the problem, too, is the raised
14 foundation. I mean, I think if you could bring it down to grade, and
15 not have a raised foundation.

16 MR. STEWART: We intend to do that. This was an earlier
17 rendering. But it has since changed, that we intend to bring that down
18 to the grade.

19 MS. PROTHRO-WILLIAMS: And then if you flatten the roof, I
20 think that would also sort of give greater emphasis to the original
21 massing. I mean, right now, it's sort of hard to read the original
22 building, because of the block behind it. If it were lower, it might
23 be better. I mean, I really, I have no problem with the block massing,
24 and the, you know, the more contemporary materials and the metal
25 windows. It's just somehow the connection is not right and the roof

1 line is not working.

2 The roof that you have on there now, it basically looks
3 like a bad gable you see in a subdivision or something. It's not a --
4 I don't know. It's neither here nor there.

5 MS. WATKINS: The rest of the addition is so clean, and
6 well-defined. And the roof is kind of nebulous.

7 MR. FULLER: From my perspective, I mean, I guess the first
8 thing I like is the smaller addition. I think that it takes, it takes
9 it back and keeps it from overpowering. And for being, essentially
10 now, stuck onto the house, I think it's actually fairly effectively
11 done. I think your small glass strip does a good job separating it.

12 I don't disagree with the other commissioners that number one,
13 definitely, what happens at the base, I think you want to differentiate
14 at some point, but it should be in the, you know, footer or something,
15 range, footer two range, not what looks to be three feet or four feet
16 range. And the roof somehow doesn't feel right.

17 When you look at your rear yard, that feels pretty good in
18 terms of the other perspective, and other elevation. The rear side
19 starts to look fine, but when you look, what you're saying, your view
20 from the driveway just feels very weak to me. I think it's, whether
21 the roof wants to be flat or maybe it's simply sloped in a single
22 direction, and somehow brought down just ever so slightly to keep it in
23 that elevation, it just hurts. And coming around the other side, it
24 looks better.

25 The contemporary design, I'm not as concerned as the

1 chairman about, what she described as the office aesthetic. Very clean
2 contemporary. If the detailing can be resolved, I think this will be a
3 very successful solution.

4 MS. PROTHRO-WILLIAMS: I think one other thing that might
5 help alleviate that office look is maybe cutting some of the edges
6 somehow, doing a tempered edge or something so it's not so box like, or
7 maybe a skewed access somehow, skewed angled wall or something that --
8 I mean, that would be harder to build, obviously, because it's not 90
9 degrees, but --

10 MR. FULLER: This wall here could actually be an ideal
11 location for like a green screen, to run it up the side and just grow
12 the whole thing, something to just soften it slightly, but still allow
13 your clean design to go through.

14 MS. PROTHRO-WILLIAMS: But like for instance on your, on
15 this view of your yard, can we get that up, Tania, if on the stucco,
16 yes, the stucco side, maybe if you just like cut an L out of the corner
17 or something, so it's not a full box.

18 MS. TULLY: Well, it isn't.

19 MS. PROTHRO-WILLIAMS: It's not?

20 MR. TULLY: There is an indentation to the glass section.
21 The glass steps back in. This portion is set back.

22 MR. FULLER: The house does recess. Circle 12 to 14.

23 MS. PROTHRO-WILLIAMS: Right. Yes.

24 MS. TULLY: You can see it here.

25 MS. PROTHRO-WILLIAMS: I realize that. I'm not talking

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13

1 about that. I'm about on the stucco section, to relieve the boxy
2 quality that Julia was referring to. You could, you could take some
3 kind of a, you know, a corner out of there and do like an angle, an L,
4 I mean just take it -- I'm not talking about anything substantial, but
5 just rather than having it come to a 90-degree angle, just cut it out
6 and do like almost like a --

7 MR. BRESLIN: I think the, just the level of articulation,
8 is the scale of the articulation of the addition is substantially
9 different than the articulation of the house. I think the bound house
10 aesthetic you're going for, I think is very attractive. I think it's
11 much bigger parts and pieces and the level of articulation doesn't
12 relate to the house. The house has a delicacy to it, and little parts
13 and pieces, and with the addition you are using, much bigger, much
14 bigger pieces.

15 MS. WRIGHT: One direction that staff had been talking a
16 little bit with the applicants about was, you know, in a way,
17 separating, looking at this view, well, not separating, but
18 articulating the glass section from the stucco section by using maybe
19 different roof forms, so that although it's one box, and especially if
20 it's all dropping down lower, you were saying it's going to be at grade
21 now. It's not going to be --

22 MR. STEWART: The stucco, yes.

23 MS. WRIGHT: Well, I mean --

24 MS. PROTHRO-WILLIAMS: Only the facade.

25 MS. WRIGHT: Just the facade? The building height is still

1 going to be the same?

2 MR. STEWART: Right.

3 MS. WRIGHT: Okay. I was going to, what I was going to
4 suggest was something where maybe you do a flat roof on the glass
5 section, but you do a slightly, you know, angled roof on the stucco
6 section, so it literally has like two different roofs, and it begins to
7 feel like two different boxes attached to each other, rather than one
8 big box.

9 MR. FULLER: One thing that I guess I haven't paid
10 attention to, I was looking at the view from the driveway. The view
11 from the driveway, it read to me as if the new addition is set back
12 from the face of the existing house. But when I look at it in plan,
13 we're almost to the same line. And I think that concerns me a little
14 bit. I think I prefer to see some better separation there.

15 MR. STEWART: Well, that kind of relates to the way that
16 the kitchen is working, where the kitchen actually goes in and becomes
17 the butler's pantry for the dining room. So the idea is that the
18 counters align. And if you start pulling all that over, we start to
19 compromise the ability to put the range where it is. So there is,
20 there again, it's functional relationships that are prevented for
21 greater articulation than the rest.

22 MR. FULLER: What is, I mean, it looks different on the
23 different floors. The first floor looks a lot bigger than what I'm
24 seeing at the second floor. What is the rear offset that you're trying
25 to maintain?

1 MR. SANTOS: It's about a foot.

2 MR. STEWART: It's about a foot. It's about a foot in from
3 the corner.

4 MS. ALDERSON: I like the choice -- did you have something
5 else? Okay. I like the choice of the steel windows for the rear
6 addition, and the, you know the dark mounts really work great for me.
7 And I like the glass connector, the transparency.

8 One thing that strikes me, and I don't know whether you --
9 I can't tell from the plans whether you intended to simply move this
10 project to the addition, or whether you were looking at the entire
11 house. Are you considering while you are doing this very substantial
12 and very Danish approach, and we very much like the very contemporary
13 additions.

14 And I think it can work. And I like the idea of sloping
15 the roof of, say the glass portion, or the stucco portion, to separate
16 those two pieces. I think that could help to break it up, make it look
17 less boxy and corporate. Have you considered the

18 possibility of using this opportunity, since you're doing the really
19 nice windows on the addition, of altering or I'd say sort of rectifying
20 the windows on the small gambrelled roof on the side addition that
21 right now are real loaners. They are so sort of seventies, not quite
22 integrated with anything else. They don't have, you know, divided
23 lights. There's that little slit there that's kind of all by itself.
24 And the other piece, you have the very finely divided muttons.

25 Is there a possibility that you could modify that? Even if

1 it's adding simulated muttons, to tie those pieces together? Because
2 it is visible.

3 MR. STEWART: That was considered, and it was really a
4 budget issue. It was desired to change that window as well as the
5 glass doors on the end of that, but it does not follow the budget.

6 MS. ALDERSON: Well, I'm glad you considered it.

7 MR. STEWART: It was pushed for, but --

8 MR. WATKINS: That also kind of adds to the way the
9 addition works with that addition and the other addition, the elevation
10 is very busy, to put it nicely, I guess.

11 MS. O'MALLEY: We need a view straight on from that side,
12 like the view from the driveway is a straight on. But the -- we don't
13 have a rear, we don't have a view from the other side. We only have an
14 angled view from the back.

15 MR. FULLER: Over another 40 degrees or so.

16 MS. O'MALLEY: Yes, so if you can, when you bring your next
17 on in, bring it, so we can see both sides straight on.

18 MR. STEWART: I guess, I think one of the things, you've
19 talked about breaking down the roof and the mass and trying to add
20 articulation to it. I think one of the concerns that we have with
21 doing that is it becomes too busy. And I think that there is, part of
22 what is powerful about this is its simplicity, and its clean, simple
23 forms. And I'm concerned that if we add too much articulation, we lose
24 the power of that, and it starts to become a diluted concept.

25 MS. ALDERSON: But you could do that by simply sloping it

1 to the back, doing a kind of shed on the back, rather than having a
2 gable roof or a gambrel. I think it could be done with a modest roof
3 change, that will simply break that into two pieces. I mean, it's
4 already very complex, and pretty busy. And that's innate in what you
5 started with, especially this little piece on the side. It's really
6 got its own personality. So I think it would help to make it, at
7 least, knit together, in that it is several pieces.

8 MS. WATKINS: And your view from the driveway, your really
9 haven't shown the stairs, the back stairs, and the stairs with the
10 railing, the detail around the -- is there a stair to the basement
11 there, it appears?

12 MR. STEWART: There is a stair to the basement, yes.

13 MR. SANTOS: Yes, and the view from the driveway, the
14 perspective actually is cutting off the stair, the rear stair.

15 MS. WATKINS: I think when you come back, we really need
16 some elevations other than perspectives.

17 MR. STEWART: Okay.

18 MS. O'MALLEY: So your handicapped person will come in
19 halfway below the first floor, and go into the side of that elevator?

20 MR. STEWART: Yes.

21 MS. O'MALLEY: It'll have a side door?

22 MR. STEWART: Yes.

23 MS. PROTHRO-WILLIAMS: I think it would be really great,
24 this is obviously not under consideration, ~~but I would almost prefer~~
25 ~~seeing like~~ the elimination of that 1980's or seventies, whatever it

1 is, addition, and accommodating the study and the master bath in an
2 even larger rear new addition. And that way we have another elevation
3 returned to its original condition, which is such a jarring element
4 when you go past that house. It juts out at you. It's so --

5 MS. O'MALLEY: Except they came back to us with a smaller
6 plan because of financial concerns.

7 MS. PROTHRO-WILLIAMS: I know. That's why I know it's not
8 going to be taken into consideration. But if I were the architect, I'd
9 push them big time to get rid of that by accommodating the program in a
10 new addition somehow.

11 MR. FULLER: I think, I mean, just from a cost standpoint,
12 if they are pushing the limit, ~~I'd push harder for just redoing the~~
13 ~~skin.~~ Because obviously if the space is already there, it's going to
14 be a lot cheaper to just redo it. I agree with you on that concept.

15 MS. PROTHRO-WILLIAMS: From a preservation perspective, we
16 are now losing two out of four elevations, and I'm saying, you know,
17 wouldn't it be nice if we could recapture one.

18 MR. FULLER: That would certainly be my first preference,
19 but I guess if they are pushing the envelope, I would first try to get
20 rid of the old negatives of what exists.

21 MS. ALDERSON: Absolutely. It's particularly the
22 proportion of the openings. It's so, discordant, unfortunately, that
23 you've obviously just inherited.

24 MS. PROTHRO-WILLIAMS: Inherited.

25 MR. FULLER: Not guilty.

1 MS. ALDERSON: Our new addition has disproportionate
2 openings as well.

3 MR. BRESLIN: It's also --

4 MS. ALDERSON: The circular.

5 MR. STEWART: Well, we do intend to take that circular
6 element off.

7 MS. WRIGHT: But it sounds like we're giving general,
8 basic, there's a general, basic consensus that the addition needs to be
9 a little bit broken up, so that it's a little less boxy, however that
10 is done, whether it's by different roof forms or some other mechanism,
11 Is that accurate? Do most people feel that?

12 MS. O'MALLEY: Yes, it sounded like more articulated. Was
13 that how you --

14 MR. BRESLIN: Yes, I think roof forms were mentioned, and I
15 don't know how other people feel about the two blank walls. You're
16 right, they're not huge walls, but relative to the size of the house,
17 they are large. And on the one side, you have a stucco wall with no
18 relief. At this side you have some kind of block wall with very little
19 relief.

20 And the last thing you want to do is make it into a Dutch
21 colonial or anything. But I think a little bit of articulation to just
22 relieve that blank mass, would be very helpful. I think your design,
23 stand alone, is very attractive. I think that close to this historic
24 resource, particularly when the sidewalls almost align, they're only
25 off by about a foot, I think the surfaces, the blank walls have to be

1 treated very, very carefully.

2 I would just say articulation can be anything from some
3 offsets, some scores in the stucco. I think there's lots of ways to
4 achieve it that wouldn't necessarily damage the vision of the
5 contemporary nature of the addition.

6 MR. STEWART: So you're suggesting something as simple as a
7 slight inset of the block to create a shadow line, or a scoring pattern
8 on the other wall to break the scale down?

9 MR. BRESLIN: I think you have to study it, but it could be
10 that simple.

11 MR. STEWART: Okay.

12 MR. BRESLIN: It could be, or just a slight offset, a jog
13 in the wall.

14 MS. ALDERSON: A simple articulation gives some shadow. I
15 think it would look less --

16 MR. BRESLIN: Something with more shadows to break it up.

17 MS. ALDERSON: -- silo like. I think we're getting a silo
18 effect on the side, because it shoots up all the way to the roof.

19 MR. BRESLIN: Right.

20 MR. FULLER: Again, I've seen some very effective green
21 screens on blank walls that you can just grow there.

22 MR. BRESLIN: That might be an option, particularly on the
23 east elevation. Remember, you're next to a house, and the house has
24 some relatively delicate detailing, and the neighborhood has some
25 delicate detailing. And I think it will be, it will be a tighter block

1 to get the contemporary aesthetic you want, and the detail, the level
2 of detail sympathetic to the other elements of the neighborhood.

3 MS. WATKINS: I have one other concern. Coming down
4 Brookeville Road, I don't want, I don't think this should read -- I
5 think this has a possibility of reading like the front of the house.
6 Your entry is pretty strong, and it almost could read as if it's
7 reversed.

8 MR. STEWART: Not if you go down Brookeville Road. There's
9 no mistaking that this is the back, because the garage is there. Just
10 before you get to their property, there's another garage on the left.
11 It's the narrow part of the site. It's below. There's trees.

12 MS. WATKINS: Okay.

13 MR. STEWART: That's not a confusion that is a real
14 concern.

15 MS. WRIGHT: But the overall message is, look at ways to
16 articulate and break up the box a little bit more. Is that basically
17 it?

18 MS. ALDERSON: And the expansive surfaces.

19 MR. STEWART: Okay. Thank you.

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C E R T I F I C A T E

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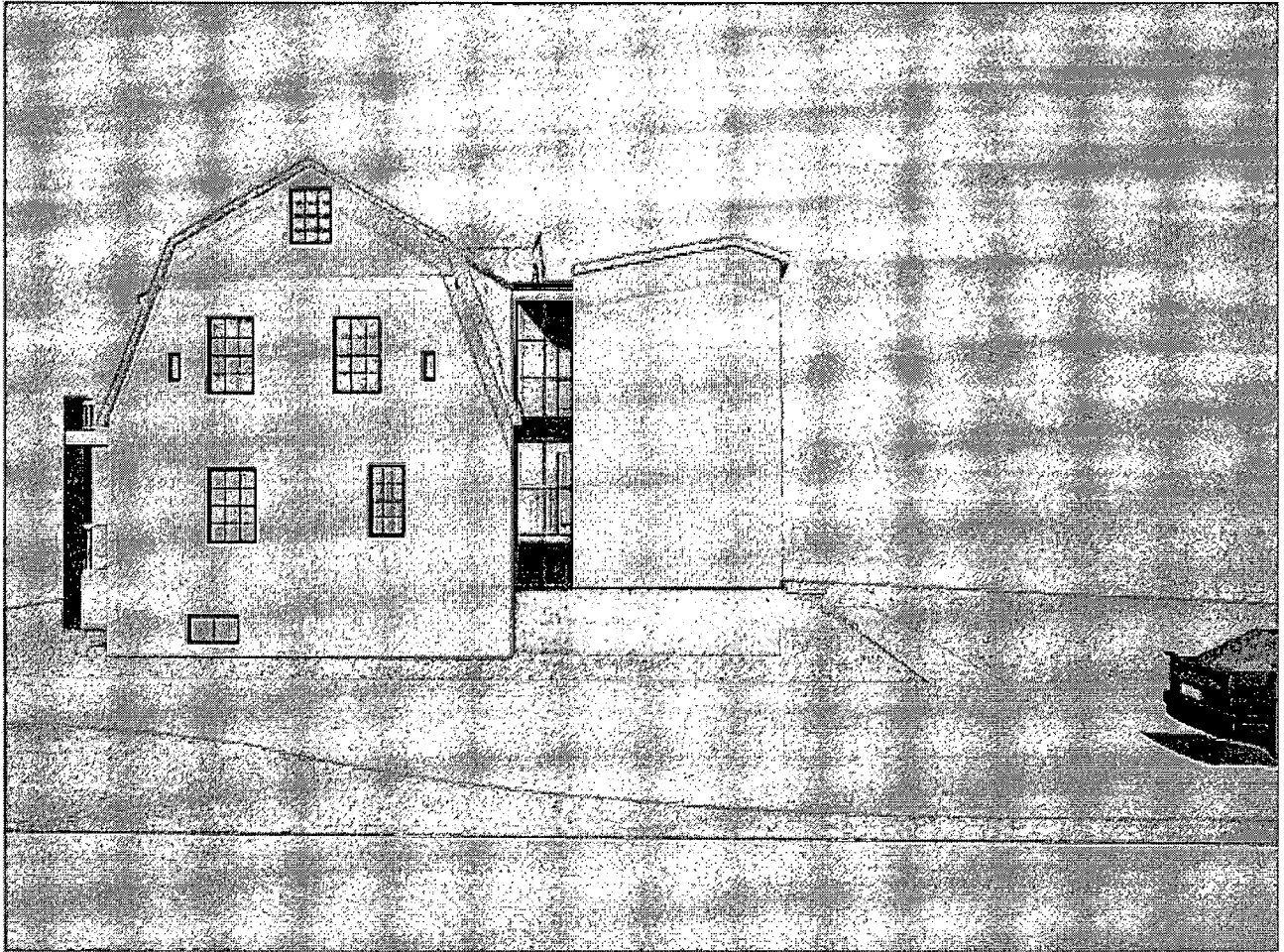
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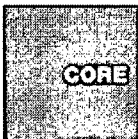
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View from Driveway

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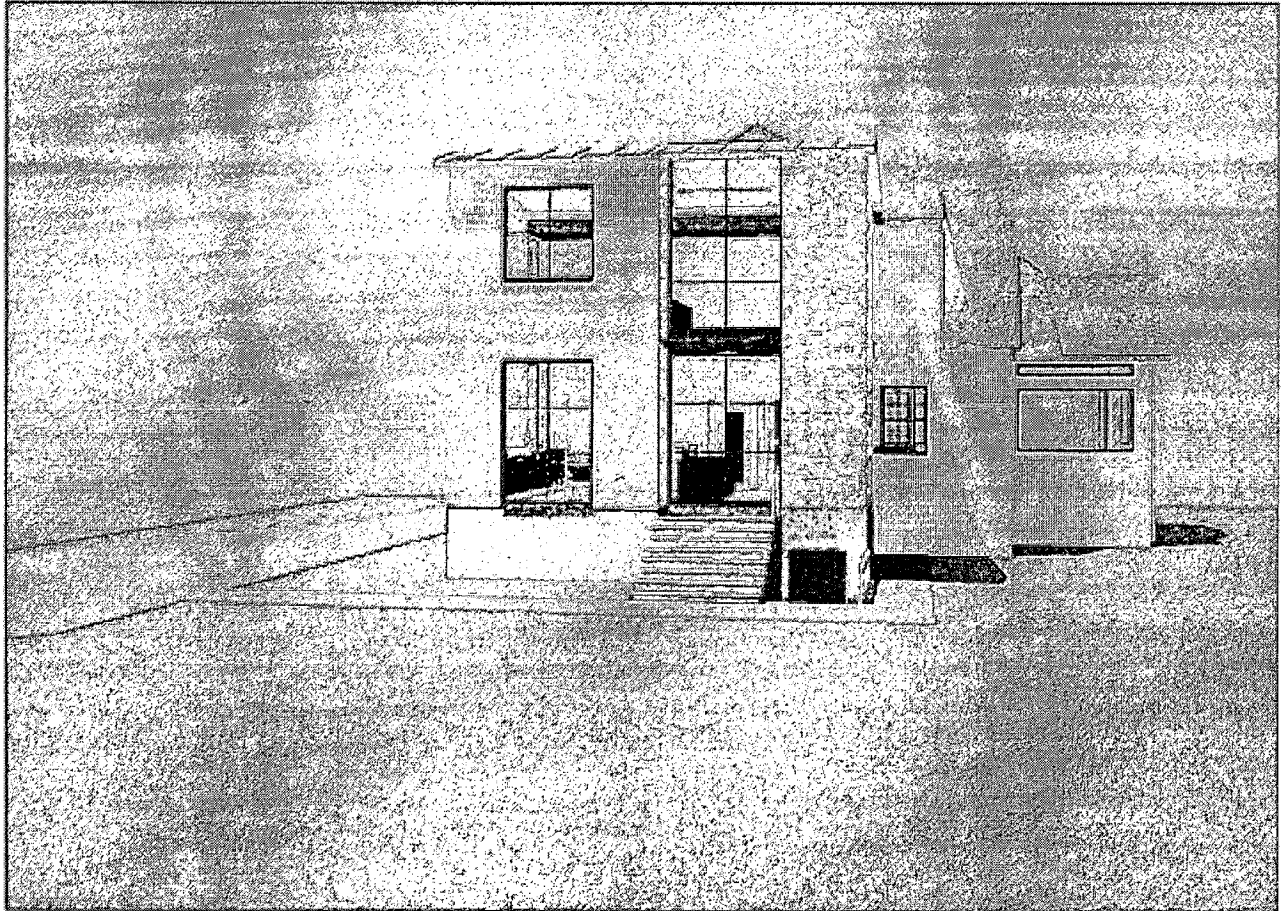
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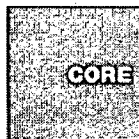
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View from Rear Yard

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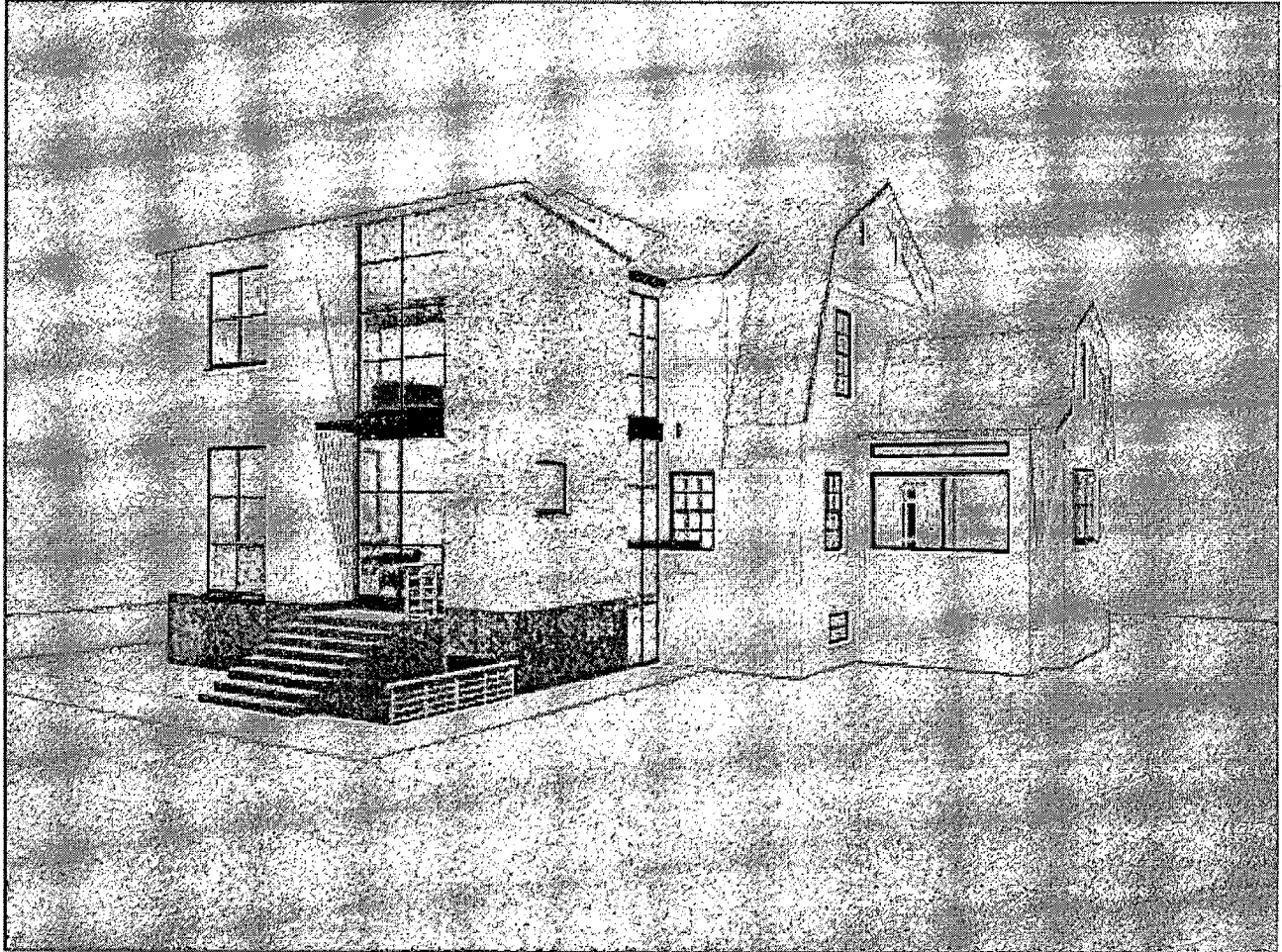
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View from Rear Yard

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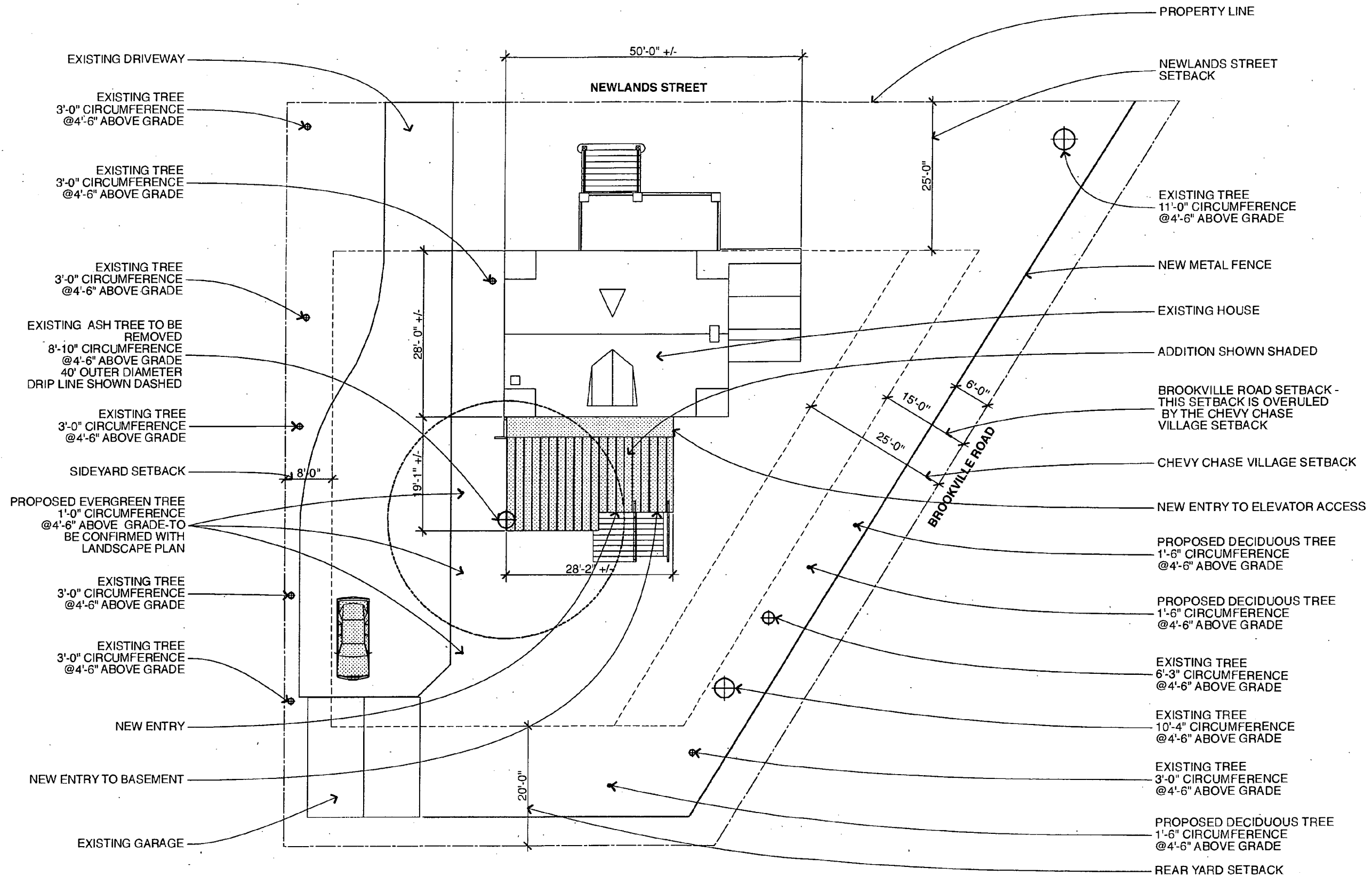


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16 Newlands Street, Chevy Chase, MD 20815

SK-11

HAWP APPLICATION DT 03.02.05
PN 03016.50
DB MW
CB RS



01 SITE PLAN
SCALE: 1/16" = 1'-0"



NOTE: ALL PROPOSED NEW TREES SHOWN ARE SCHEMATIC. WE ARE IN THE PROCESS OF DEVELOPING A COMPREHENSIVE LANDSCAPE PLAN.

SK-1

MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

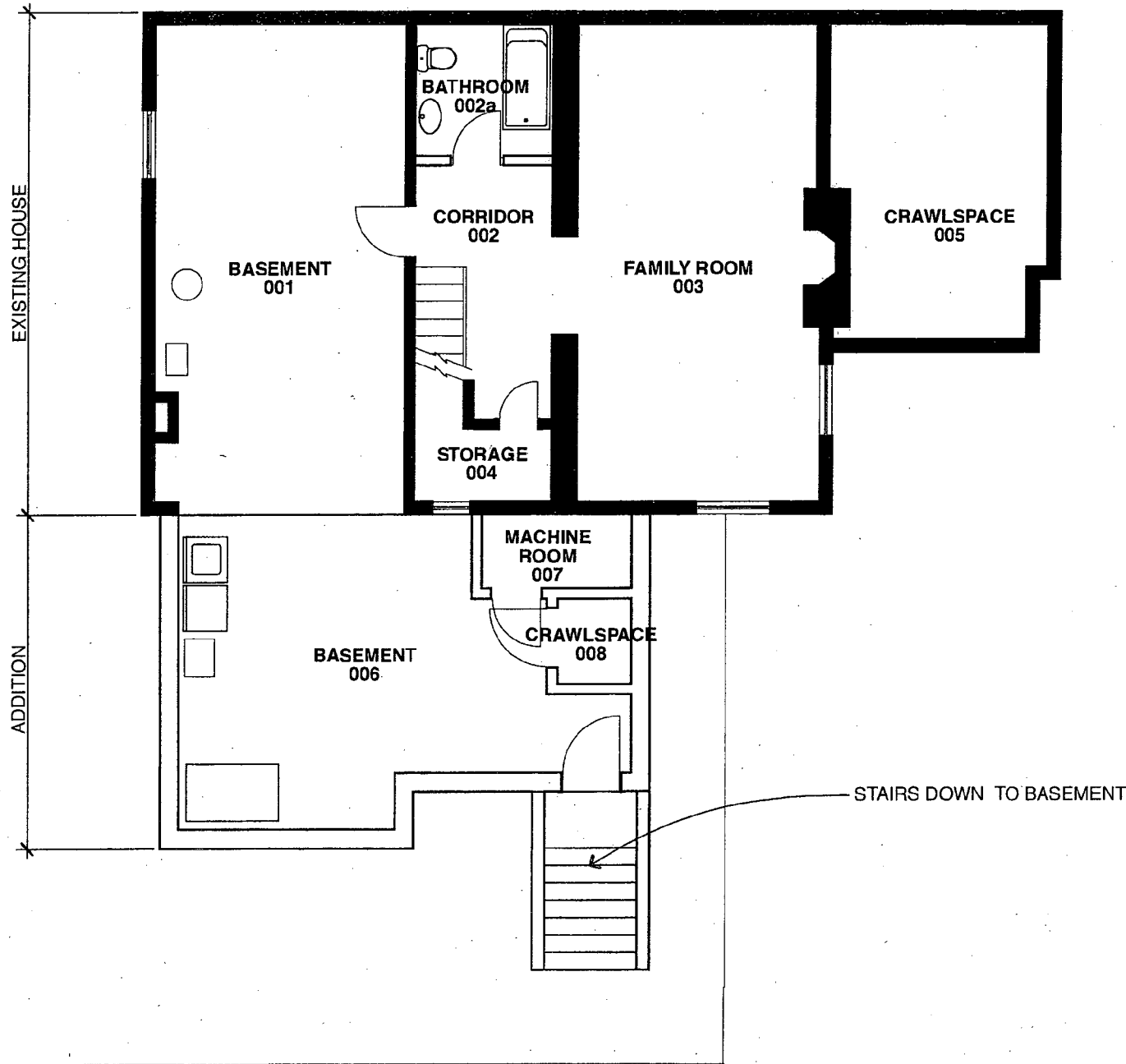
DT 03.02.05
PN 03016.50
DB MW
CB RS

HAWP APPLICATION

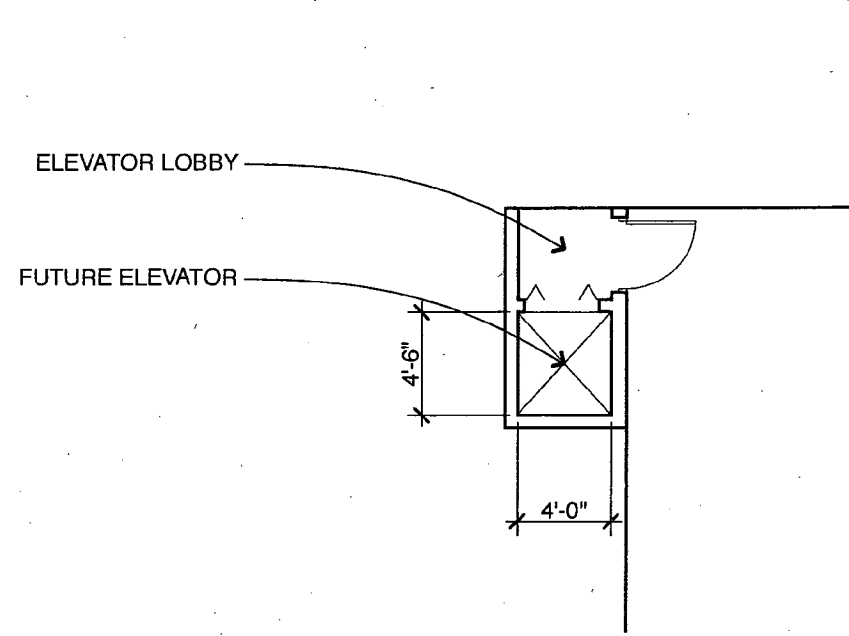
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Suite 405
Washington, DC 20007
T 202.466.6116
F 202.466.6205
E GEN@COREDC.COM



01 **BASEMENT**
SCALE: 1/8" = 1'-0"



01A **GROUND FLOOR**
SCALE: 1/8" = 1'-0"

SK-2

MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

DT 03.02.05
PN 03016.50
DB MW
CB RS

HAWP APPLICATION

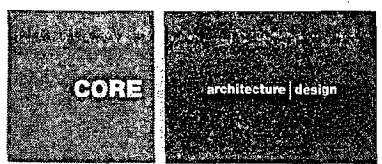
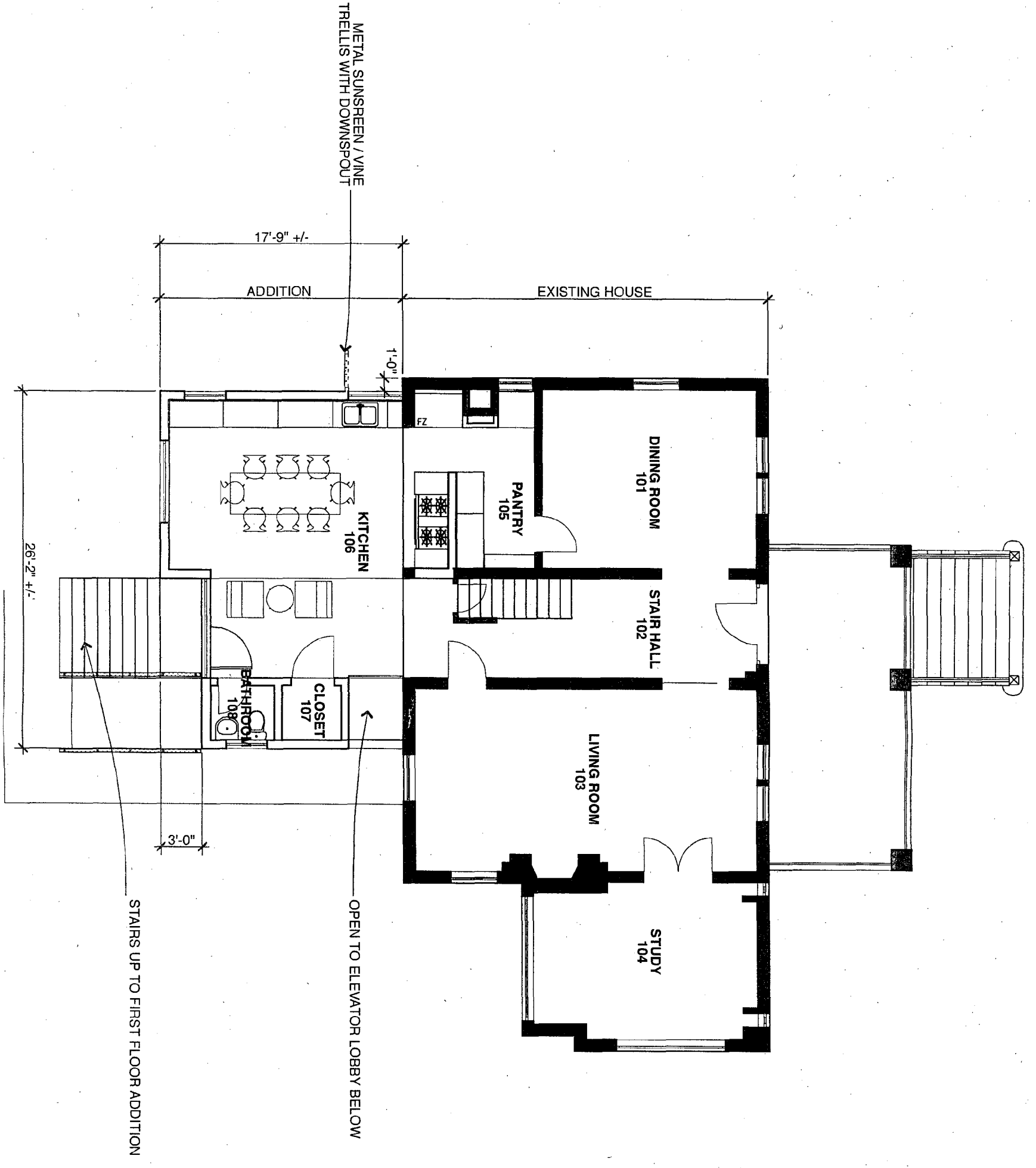
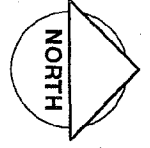


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E GEN@COREdc.com

01

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

FIRST FLOOR



1010 wisconsin avenue, nw
 suite 405
 washington, dc 20007

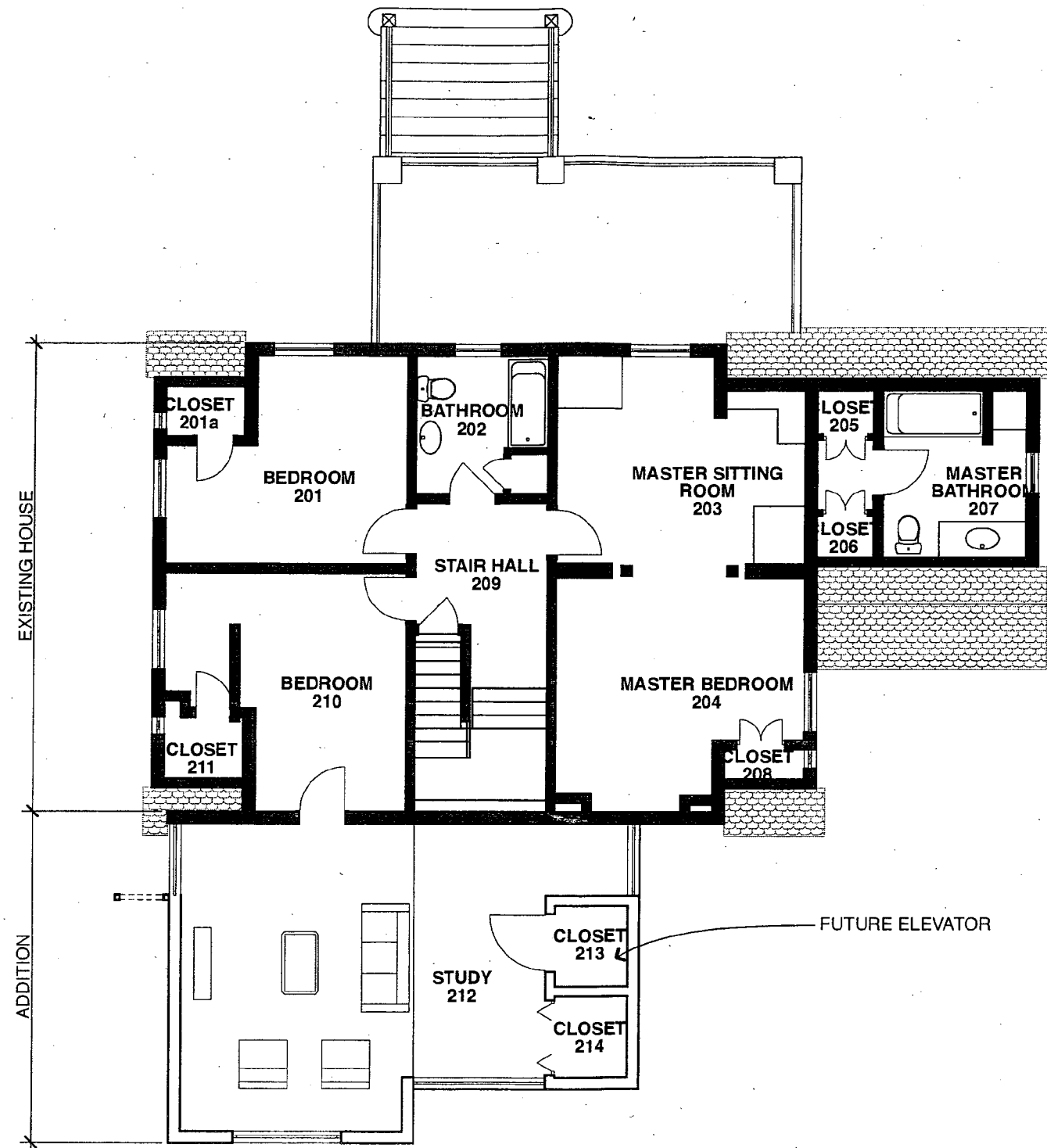
T 202.466.6116
 F 202.466.6235
 E GEN@COREdc.com

MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

SK-3

HAWP APPLICATION

DT 03.02.05
 PN 03016.50
 DB MW
 CB RS



01

SECOND FLOOR

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

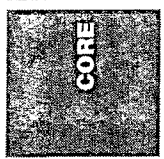
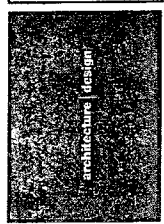


SK-4

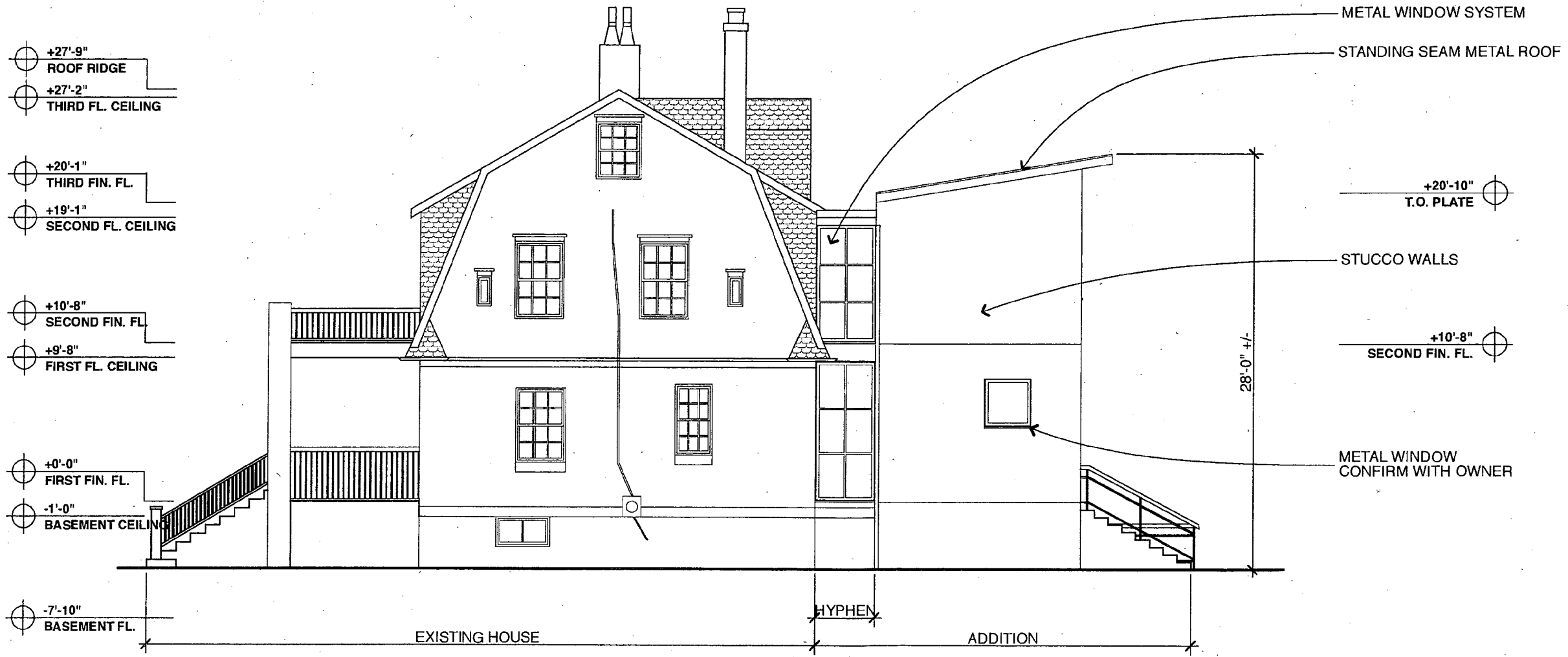
MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

HAWP APPLICATION

DT 03.02.05
PN 03016.50
DB MW
CB RS



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SK-5

MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

DT 08.02.05
 PN 03016.50
 DB MW
 CB RS

HAWP APPLICATION

01

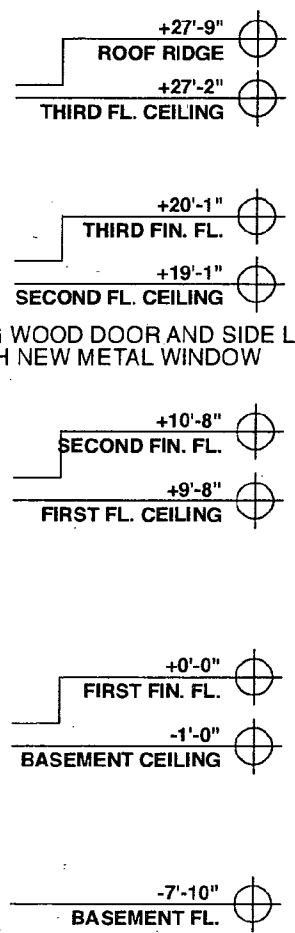
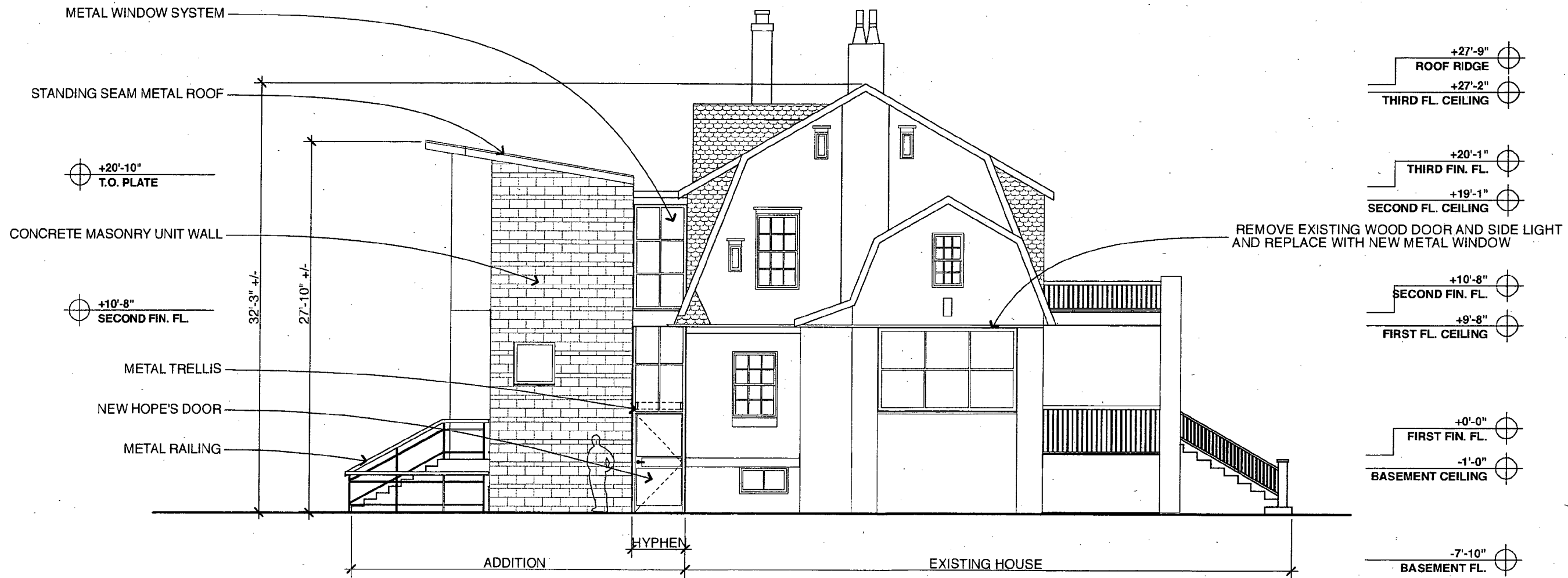
WEST ELEVATION

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

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01

EAST ELEVATION

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

SK-6

MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

HAWP APPLICATION

DT 03.02.05
PN 03016.50
DB MW
CB RS

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E GEN@COREdc.com



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

- +27'-9" ROOF RIDGE
- +27'-2" THIRD FL. CEILING
- +20'-1" THIRD FIN. FL.
- +19'-1" SECOND FL. CEILING
- +10'-8" SECOND FIN. FL.
- +9'-8" FIRST FL. CEILING
- +0'-0" FIRST FIN. FL.
- 1'-0" BASEMENT CEILING
- 7'-10" BASEMENT FL.

SK-7

MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

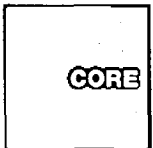
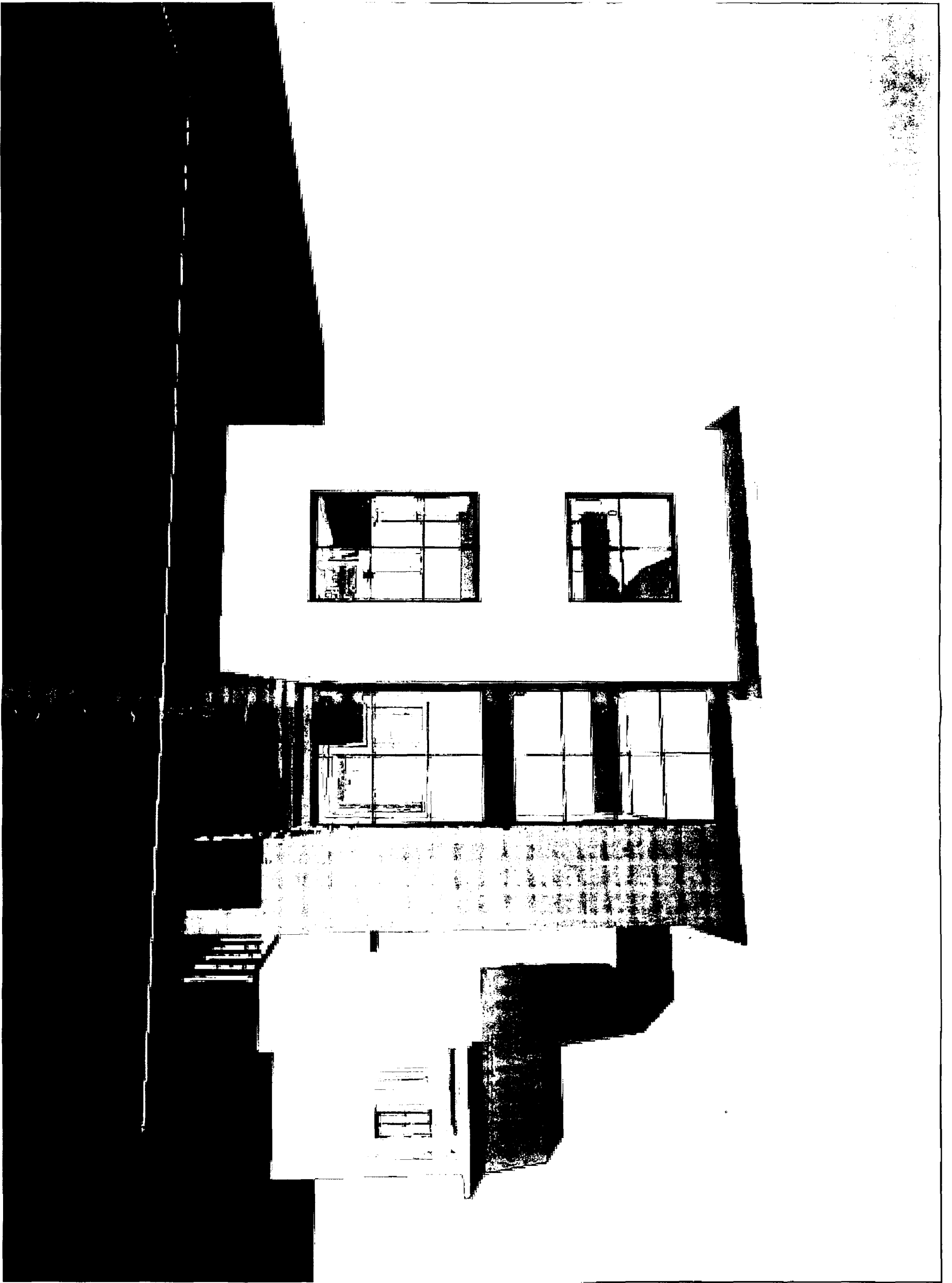
DT 03.02.05
 PN 03016.50
 DB MW
 CB RS

HAWP APPLICATION

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 E GENC@COREdc.com



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suite 405
washington, dc 20007

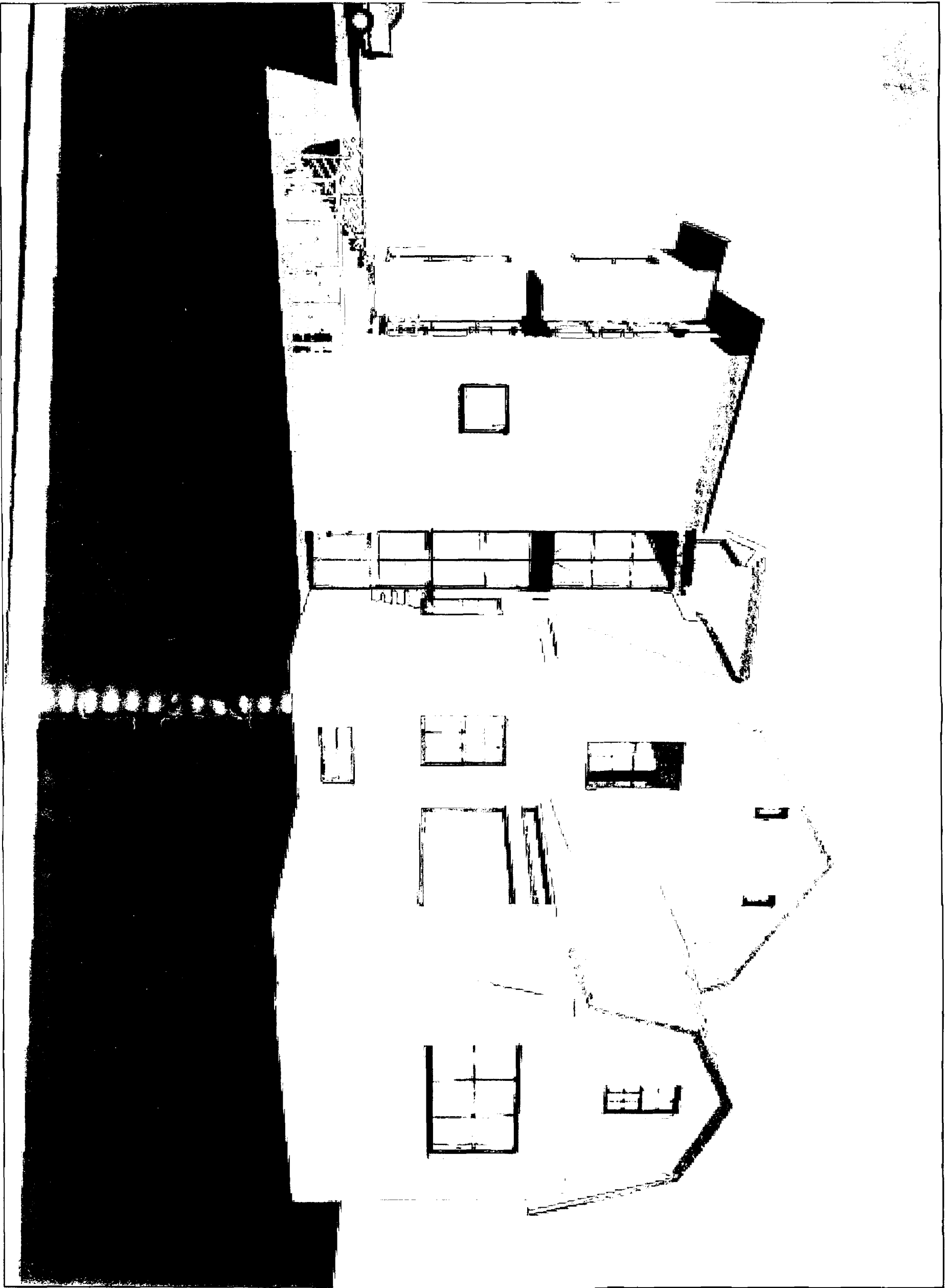
T 202.466.6116
F 202.466.6235
E GEN@COREdc.com

MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

SK-9

HAWP APPLICATION

DT 03.02.05
PN 03016.50
DB MW
CB RS



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suite 405 F 202.466.6235
washington, dc 20007 E GEN@COREdc.com

MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

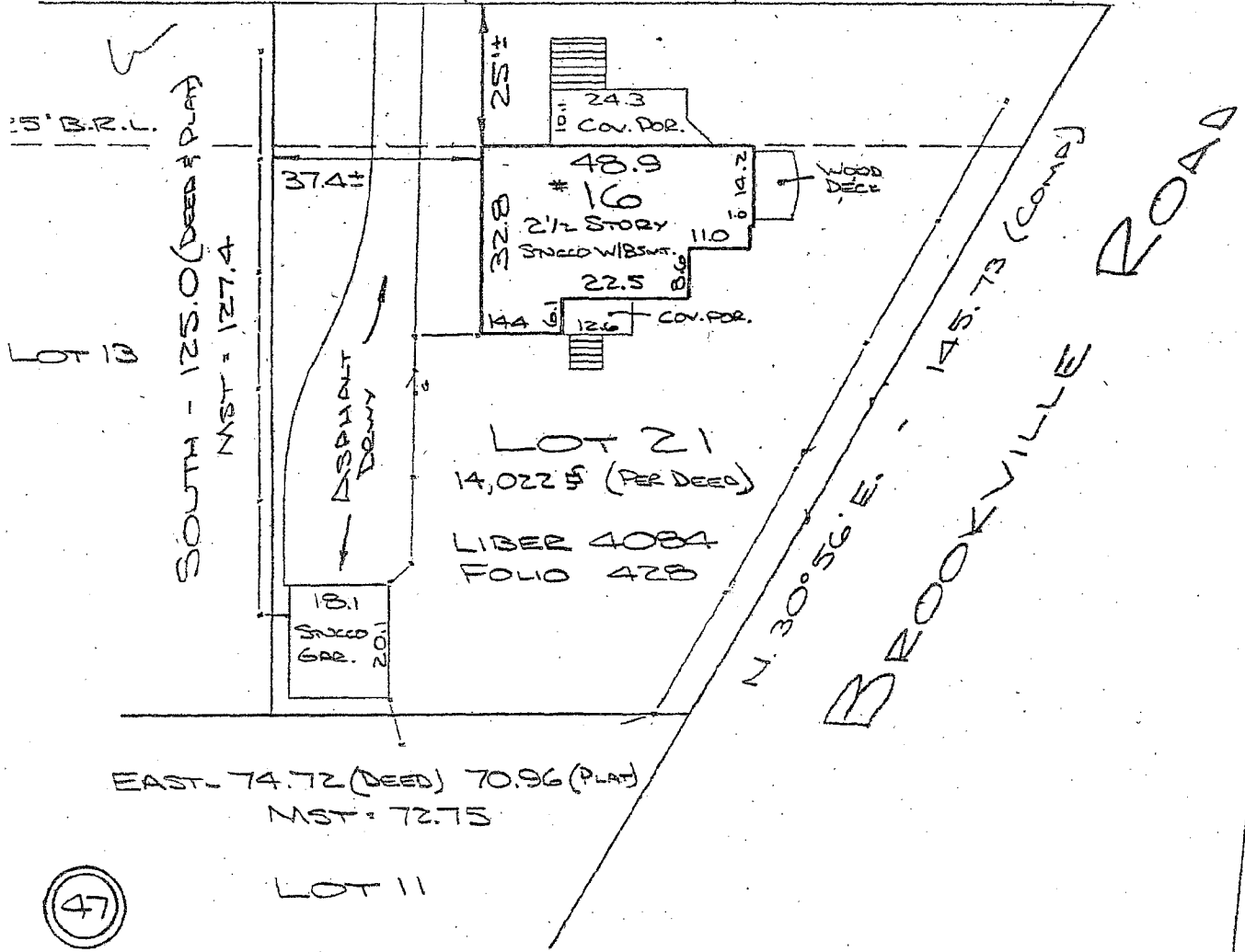
SK-8

HAWP APPLICATION

DT 03.02.05
PN 03016.50
DB MW
CB RS

Research
16 NEWLANDS STREET

WEST - 149.63 (DEED + PLAT)



(47)

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

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

CAPITOL SURVEYS


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

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

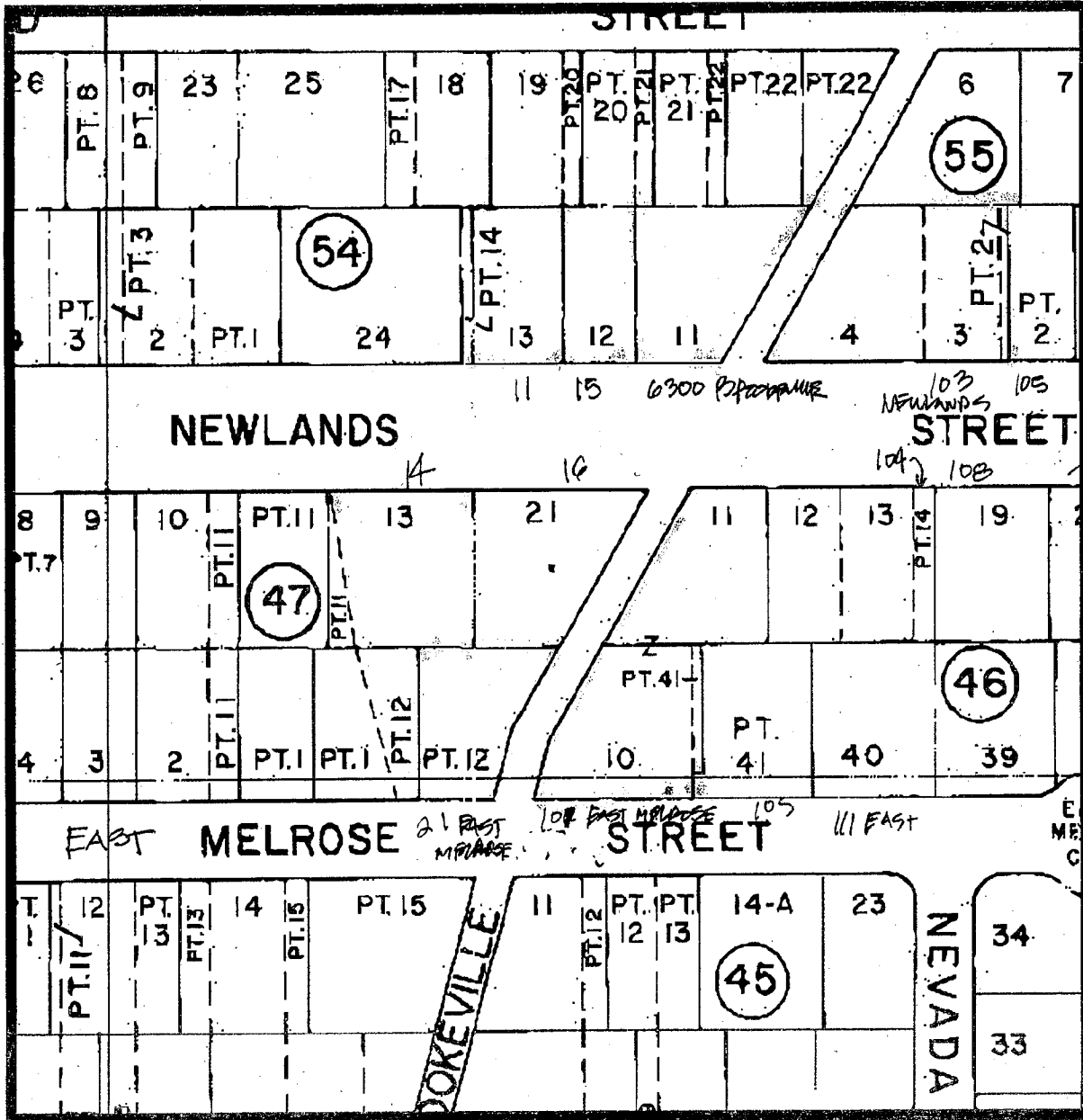
I hereby certify that the position of the existing improvements on the ab described property have been established by accepted field practices, and unless otherwise shown there are visible encroachments.

Louis Cohen
 LOUIS COHEN
 Registered Land Surveyor

APR 15 2003

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

District - 07 Account Number - 00456970



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

November 12, 2003

16 Newlands Street Adjacent Neighbors.
See attached map.

Simon Wagman
11 Newlands Street
Chevy Chase, Maryland 20815

Francis Saul
14 Newlands Street
Chevy Chase, Maryland 20815

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

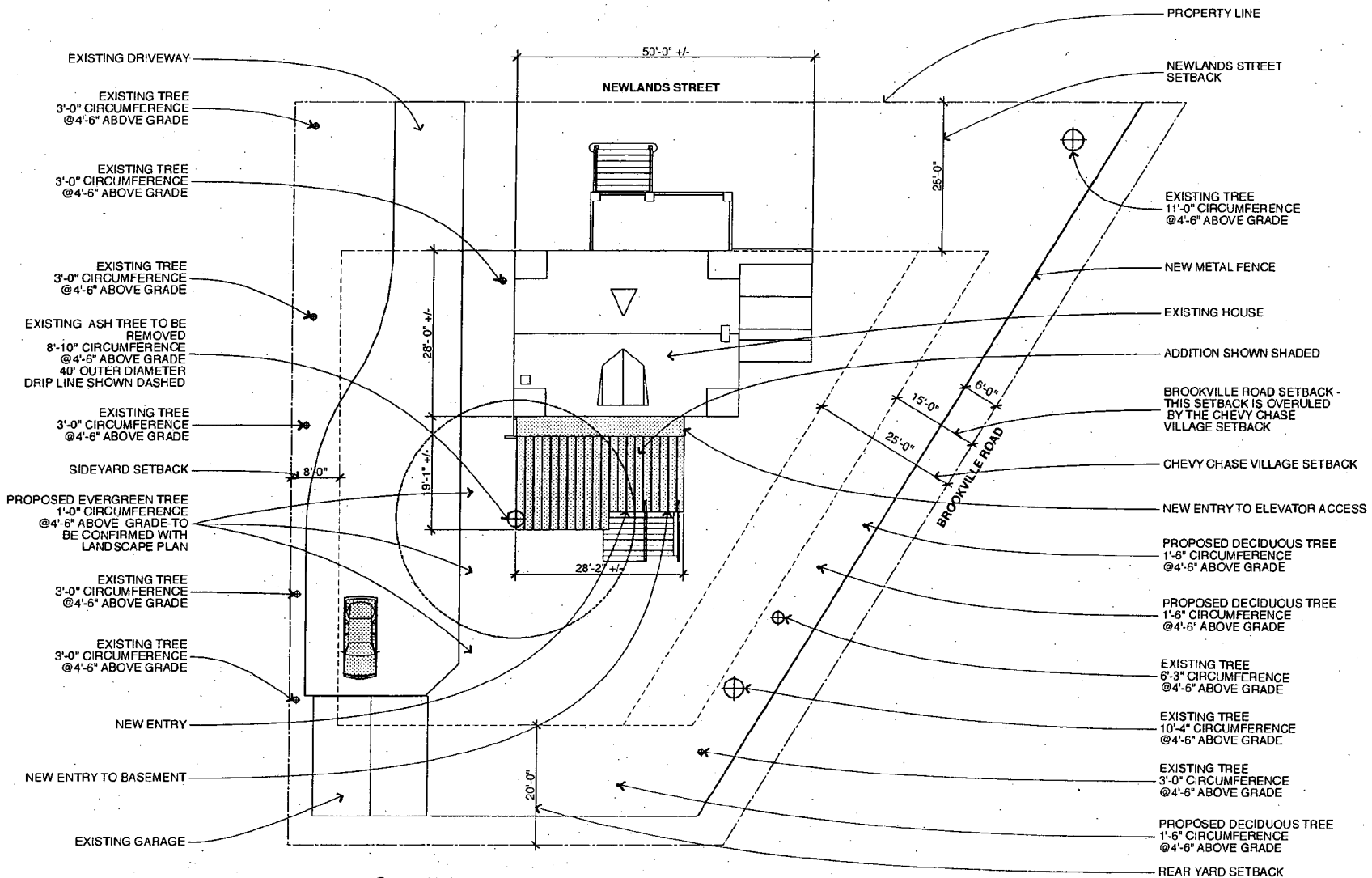
Virginia Leachman
103 Newlands Street
Chevy Chase, Maryland 20815

Arthur Phelan
6300 Brookville Road
Chevy Chase, Maryland 20815

Michael Williams
21 East Melrose Street
Chevy Chase, Maryland 20815

Daniel Korengold
101 East Melrose Street
Chevy Chase, Maryland 20815

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



01 SITE PLAN
SCALE: 1/16" = 1'-0"



NOTE: ALL PROPOSED NEW TREES SHOWN ARE SCHEMATIC. WE ARE IN THE PROCESS OF DEVELOPING A COMPREHENSIVE LANDSCAPE PLAN.

MORGENSTEIN RESIDENCE SK-1
16 Newlands Street, Chevy Chase, MD 20815

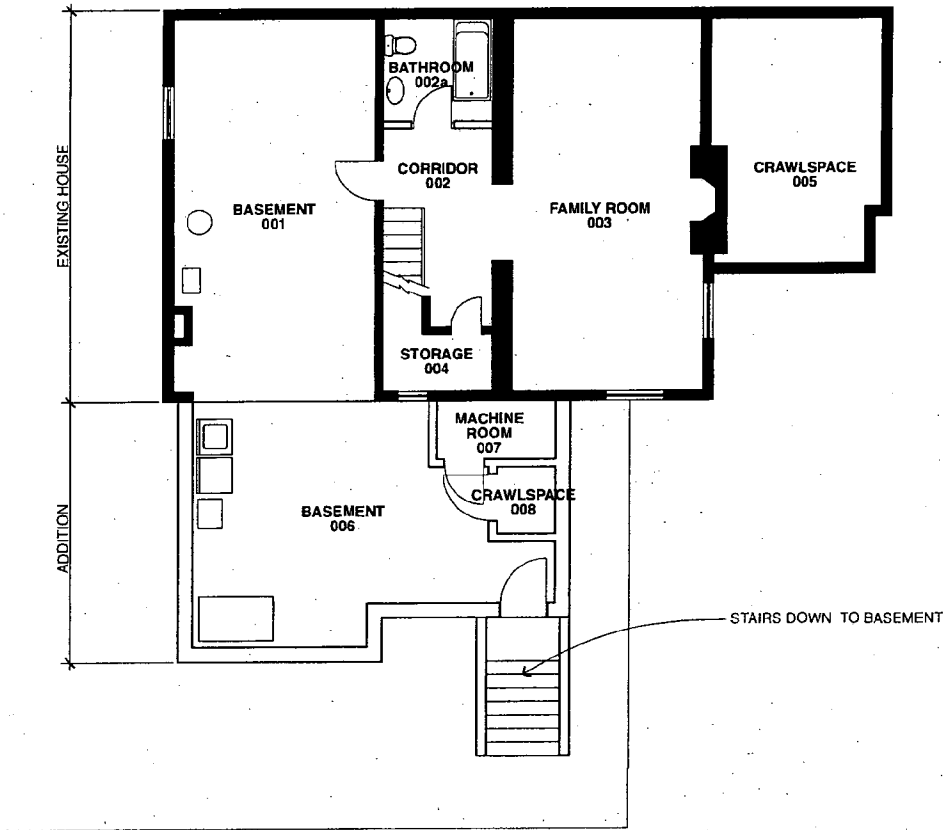
HAWP APPLICATION

DT 03.02.05
PN 03016.50
DB MW
CB RS

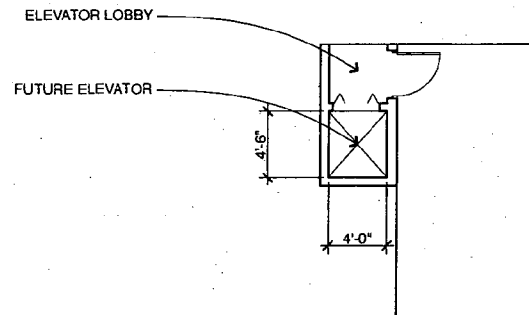
CORE

1010 Wisconsin Avenue, NW
Suite 405
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202.466.8235
E GLEN@COREDC.COM



01 **BASEMENT**
SCALE: 1/8" = 1'-0"



01A **GROUND FLOOR**
SCALE: 1/8" = 1'-0"

CORE architecture design

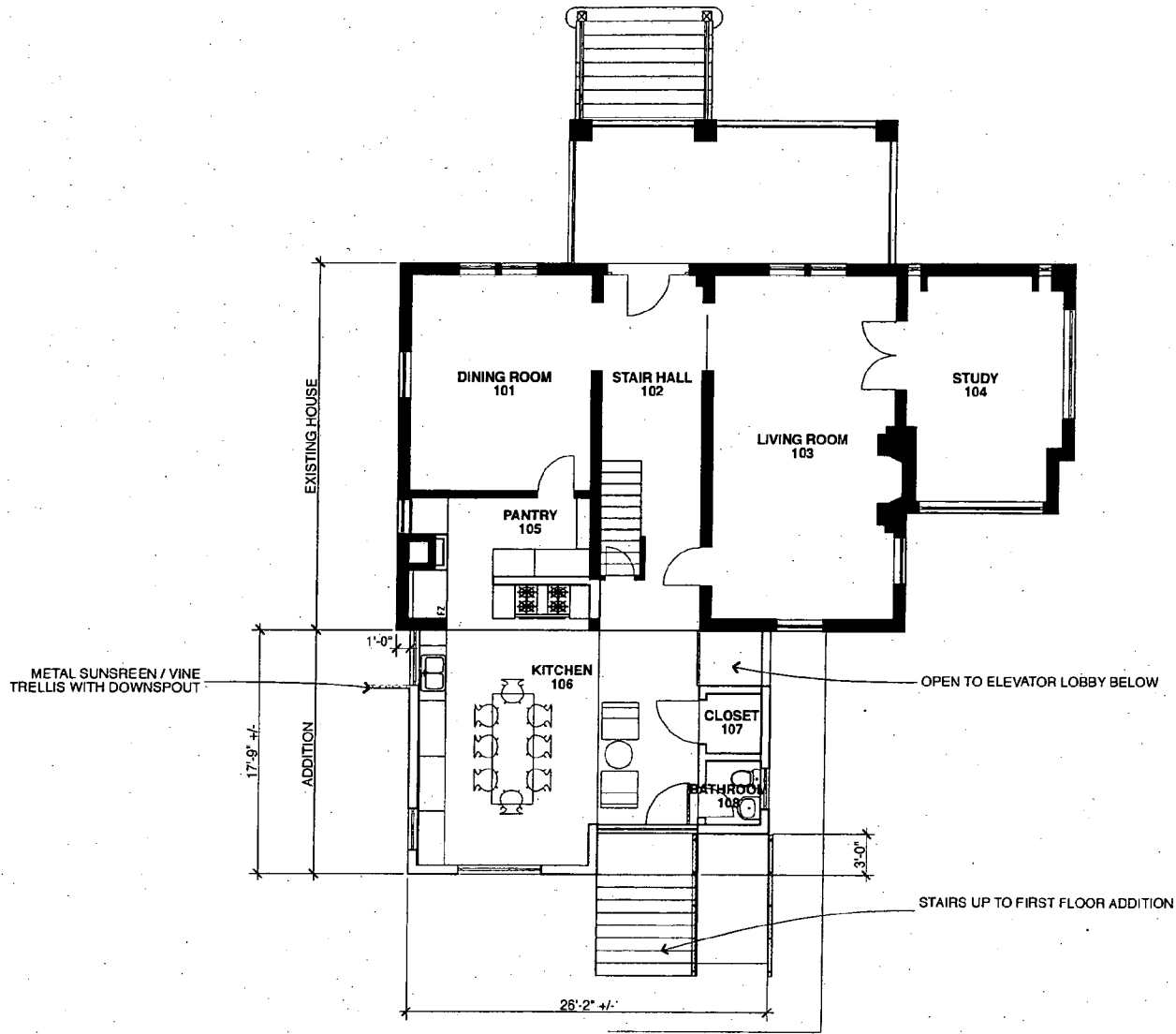
1010 Wisconsin Avenue, NW
Suite 405
Washington, DC 20007
T 202.466.8116
F 202.466.8225
E GEN@COREdc.com

MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

SK-2

03.02.05
DT PN
03016.50
DB MW
CB RS

HAWP APPLICATION



01 **FIRST FLOOR**
 SCALE: 1/8" = 1'-0"

SK-3

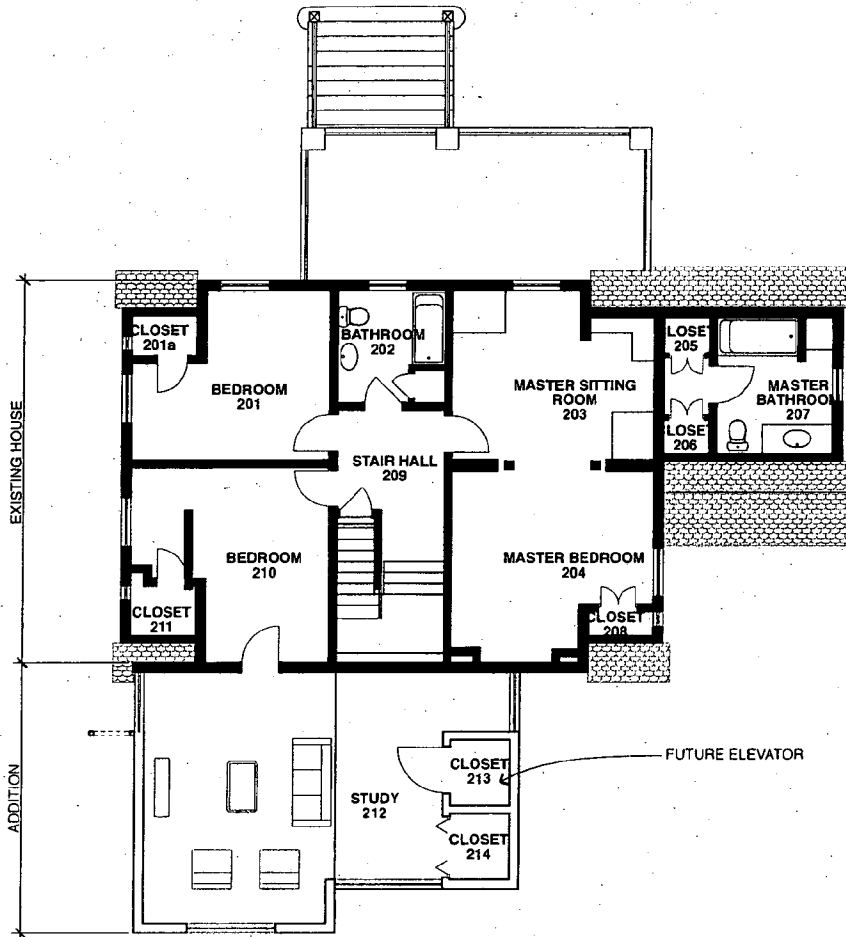
MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

DT 03.02.05
 PN 03/16.50
 DB MW
 CB RS

HAWP APPLICATION

CORE
 architecture design

1616 Wisconsin Avenue, NW
 Suite 405
 Washington, DC 20007
 T 202 462 6116
 F 202 462 6221
 E GEN@COREdc.com



01

SECOND FLOOR

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



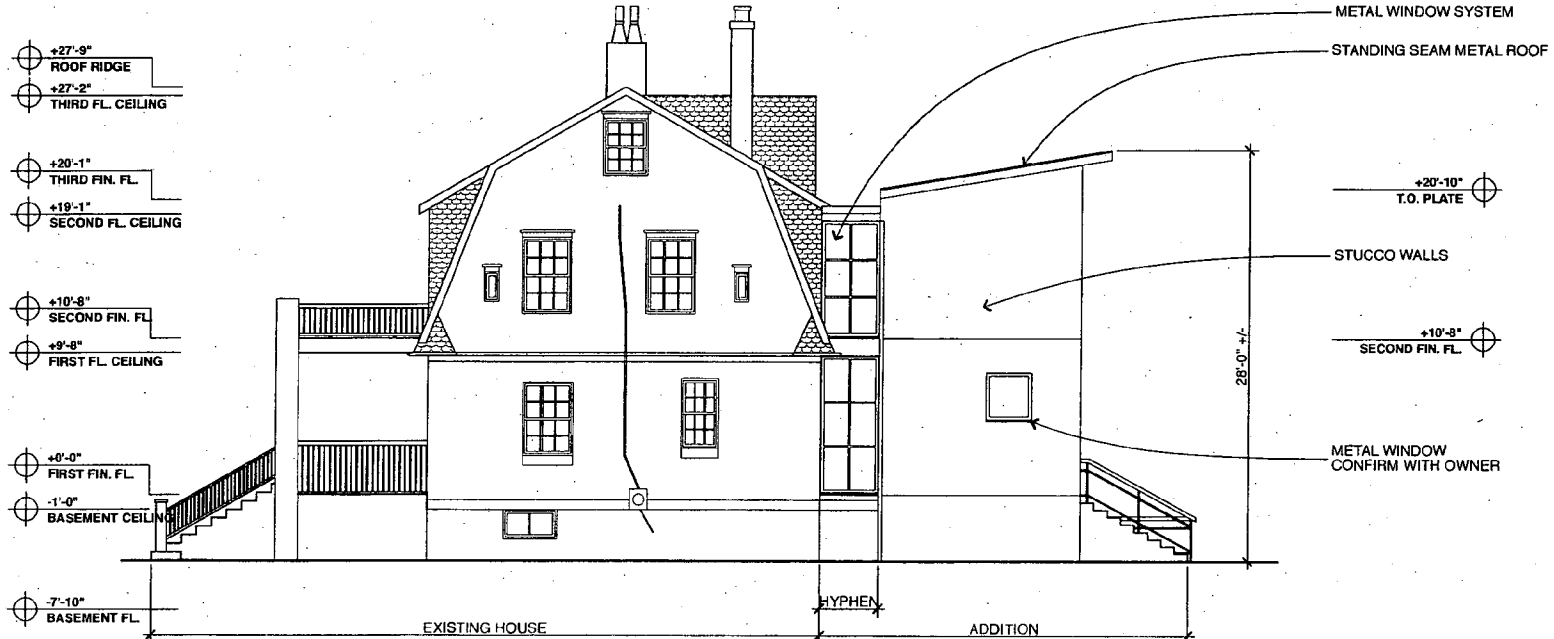
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MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

SK-4

HAWP APPLICATION

DT 03.02.05
 PN 03016.50
 DB MW
 CB FS



01

WEST ELEVATION

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

SK-5

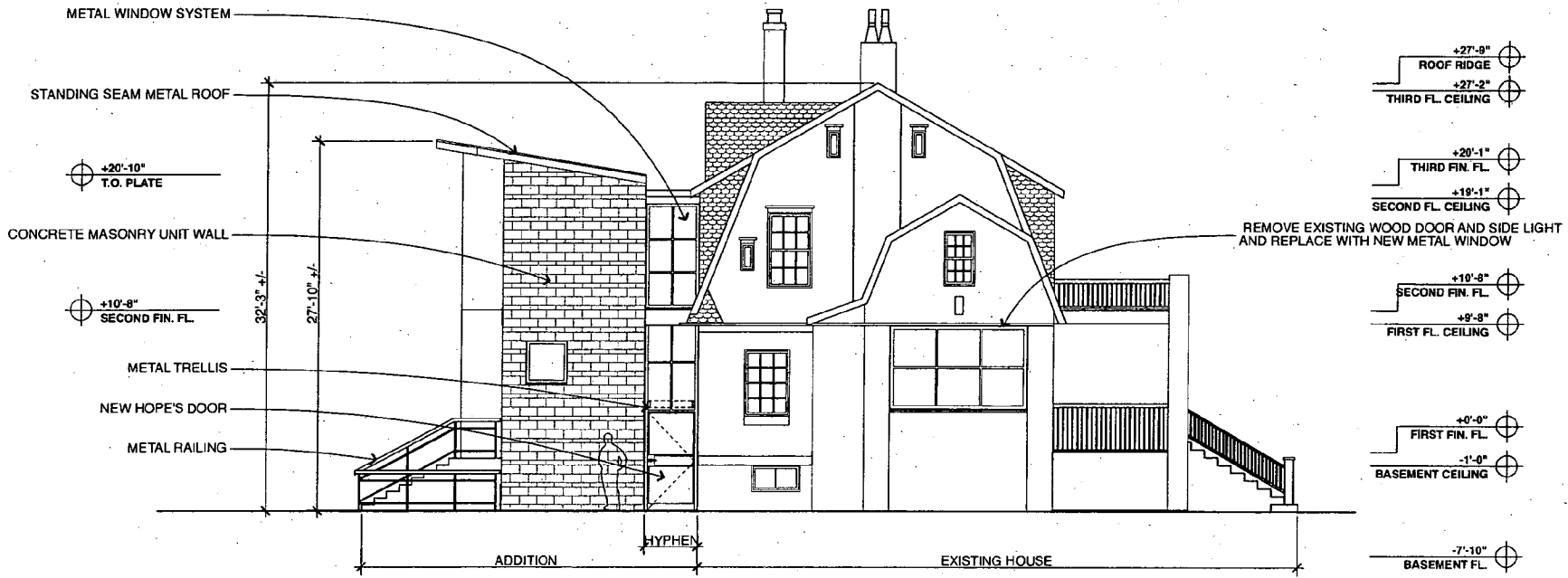
MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD 20815

DT 03/02/05
PN 03/16/50
DB MW
CB RS

HAWP APPLICATION

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architectural design

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F 202 466 6116
Washington, DC 20007
E GENG@COREdc.com



- +27'-9" ROOF RIDGE
- +27'-2" THIRD FL. CEILING
- +20'-1" THIRD FIN. FL.
- +18'-1" SECOND FL. CEILING
- +10'-8" SECOND FIN. FL.
- +9'-8" FIRST FL. CEILING
- +0'-0" FIRST FIN. FL.
- 1'-0" BASEMENT CEILING
- 7'-10" BASEMENT FL.

01 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

SK-6

MORGENSTEIN RESIDENCE
 16 Newlands Street, Chevy Chase, MD 20815

HAWP APPLICATION

DT 05.02.05
 PA 05.03.05
 DB 05.04.05
 CB RS

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 F 202.466.6235
 E GEN@CORTEK.COM



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

- +27'-9" ROOF RIDGE
- +27'-2" THIRD FL. CEILING
- +20'-1" THIRD FIN. FL.
- +19'-1" SECOND FL. CEILING
- +10'-8" SECOND FIN. FL.
- +9'-8" FIRST FL. CEILING
- +0'-0" FIRST FIN. FL.
- 1'-0" BASEMENT CEILING
- 7'-10" BASEMENT FL.

SK-7

MORGENSTEIN RESIDENCE
16 Newlands Street, Chevy Chase, MD, 20815

HAWP APPLICATION

DT 08.09.05
PN 03/16.50
DB MW
CB RS

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CORE

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suite 405
washington, dc 20007

T 202.466.6116
F 202.466.6235
E core@dc.com

architecture
graphic design
interiors
master planning
retail

TRANSMITTAL

25 April 2005

2:47 PM

Ms. Tania Tully
Montgomery County Historic Preservation Section
1109 Spring Street
Silver Spring, MD 20910

03016.35 Morgenstein Res - Redesign

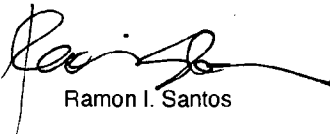
re: Permit Drawings

Tania,

Enclosed are the permit drawings for your review. Please call me when you are finished so that I can have my permit expediter pick them up and take them to DPS.

Thank you,

(4) copies of stamped and signed Permit drawings dated 4/11/05
(4) copies of stamped and signed Project Manual dated 4/11/05



Ramon I. Santos

Fed Ex 1st (by 8:30 am)