

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 Chevy Chase Circle, Chevy Chase	Meeting Date:	3/25/2020
Resource:	Master Plan Site #35/13-001A Newlands-Corby Mansion	Report Date:	3/18/2020
Applicant:	Adrienne Arsht Revocable Trust (Phillip Long, Architect)	Public Notice:	3/11/2020
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Building alteration, accessory structure alteration, and fencing construction		

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for a second preliminary consultation or return with a HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #35/13-001A, Newlands-Corby Mansion
STYLE: Tudor Revival
DATE: c. 1893, w/ c. 1909-1914 renovations



Fig. 1: Subject property.

The Newlands-Corby Mansion is one of the first houses built by the Chevy Chase Land Company. The house was designed by architect Leon E. Dessez (best known for designing the Naval Observatory) for

Francis G. Newlands, congressman and senator from Nevada, organizer and first president of the Chevy Chase Club, and one of the Chevy Chase Land Company's developers. The original house is thought to have been a collaboration by nationally-renowned Philadelphia architect, Lindley Johnson, and the noted Washington architect, Leon Dessez, who also designed the Vice President's mansion in Washington. Newlands lived in the house from 1893 to 1898.

In 1909, the house was sold to William S. Corby, who was one of the heirs to the Corby "Mother's Bread" fortune. Corby renamed the house Ishpiming, which is a Chippewa word meaning high ground. Corby hired Arthur Heaton, the first supervising architect of Washington National Cathedral, to renovate the house. The renovations, which occurred between 1911 and 1914, included gutting the center of the house to create a 30' high hall with Aeolian Duo-Art Organ. Heaton's plans (see example in Fig. 2) for the house are now housed at the Library of Congress. In 1915, Corby purchased an adjacent lot, expanding the property to nearly two acres.

This property was designated as an Individual Master Plan site separate from the Chevy Chase Historic District in 1989 in recognition of its extraordinary architectural and historical significance. The Corby Mansion is historically significant as one of the first houses built in Chevy Chase and because of its association with Senator Francis B. Newlands and William Corby. It also derives architectural importance from its classic Tudor Revival styling and its prominence as a focal point of entry into the County from Washington, DC at Chevy Chase Circle. The relationship of the architecture and landscape design of the house and the Chevy Chase Circle is particularly significant and views to the property are an important character defining aspect of this historic site.

The designation as approved by the HPC, Planning Board, and County Council states that, "The environmental setting includes the entire parcel of 83,399 sq.ft., including both Lots 1 and 2. Special attention should be given to the preservation of the mature trees, the landscaping, and the stone wall and gateway along Connecticut Avenue. Any new construction should be designed so as to preserve views of the main house from Connecticut Avenue and Brookville Road."¹

¹ See full text on attached Page 32.



Fig. 2: Arthur Heaton's south elevation plan for the subject property.

PROPOSAL:

The applicants propose building alterations, accessory structure alterations, and fencing construction at the subject property.

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the Secretary of the Interior’s Standards for Rehabilitation. The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

STAFF DISCUSSION:

The applicants propose the following work items at the subject property:

House

- Construction of an enclosure for a new interior stair to the basement on the north elevation.
 - There is an existing exterior stair to the basement in the recessed area between the club room and butler's pantry in the northeast corner of the house. The existing stair is accessed via an on-grade exterior basement door.
 - The proposal will reorient the basement stair so that it is accessed from the butler's pantry. To accomplish this, a new exterior wall with SDL wood casement windows, stucco, wood trim, and a stone foundation will be constructed in front of stair on the north elevation. A new doorway will be created on the west elevation of the butler's pantry.
 - The existing north elevation wall will remain in place.
- Construction of a new wood fence around the service court in the northeast corner of the house.
- Construction of a new open-air stair to basement with guardrail on the south elevation.
 - Steps to be constructed from granite, with painted metal handrail.
- Enclosure of the existing porch on the south elevation (southwest corner) with new SDL wood windows and doors.
 - The windows and doors will be installed between the existing stone porch columns to create the enclosure.
 - The proposed windows will have a diamond pattern, taking cues from existing fenestration.
- Installation of new SDL windows on the second floor, north elevation within existing timber framing.
- Replacement of non-original windows and doors on the north, east, and south elevations of the kitchen and breakfast room (easternmost portion of the house).
 - The existing, non-original one-over-one double-hung windows will be replaced with six-over-one SDL wood double-hung windows, taking cues from the existing fenestration.
- Removal of non-original exterior finishes (decorative panel and plastic ornamentation) on the

north elevation.

Garage

- Replacement the of existing/original dormers on the south (front) elevation of the historic garage.
- Removal of the original chimney from the northwest (rear/left) corner of the historic garage.
- Removal of the existing/original windows in the east gable of the historic garage and installation of larger egress windows.
 - The proposed new windows will be SDL wood casement windows, taking cues from the original windows.
 - New timber framing will be installed below the proposed new egress windows.
- Removal of garage door infill windows (two westernmost bays) and restoration of the four original garage bays with appropriate carriage-style doors.

Fencing

- Construction of a new 5' high stone wall at the east property line (at the driveway and garage).
 - The proposed stone wall will match the style and materials of the existing stone wall at the south property line.
 - The proposed stone wall will replace an existing chain link fence.
- Construction of a new 5' high stone wall with 3' high solid board fence on top at the east/southeast property.
 - The proposed stone wall will match the style and materials of the existing stone wall at the south property line.
 - The proposed stone wall and fence will replace an existing chain link fence.
- Installation of a new solid board fence on top of the existing 30" high stone wall at the south property line.
- Construct new stone piers with electric gate at the Brookville Road driveway to match the entrance on Connecticut Avenue driveway.

Staff fully supports the proposed work items at the historic house, finding that they are consistent with the *Standards*. The proposed work items at the historic house constitute restoration, or they are compatible alterations in terms of architectural style and materials.

The proposed stair enclosure on the north elevation and porch enclosure on the south elevation are proposed to be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic house would be unimpaired. As noted in the project description, a new exterior wall will be constructed on the north elevation to enclose the basement stair, but the existing exterior wall will be left in place, in case the new wall is removed in the future (see Figs. 3 & 4). On the south elevation, the existing porch will be enclosed via the installation of doors and windows between the existing stone porch columns. The windows and doors can be removed in the future to restore the open porch (see Fig. 5)



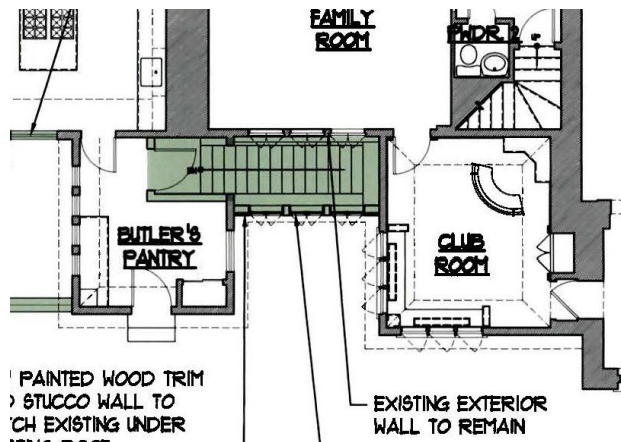
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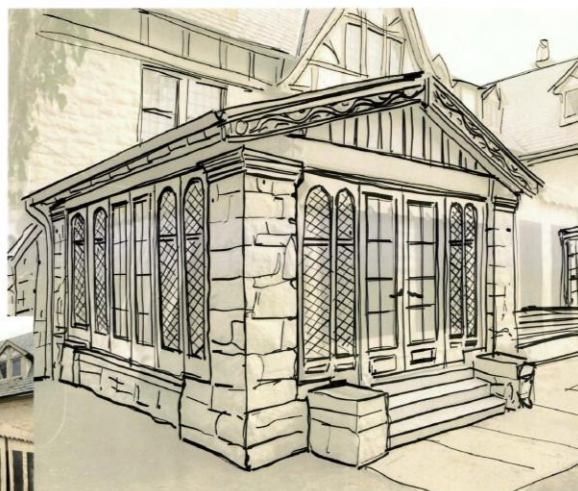
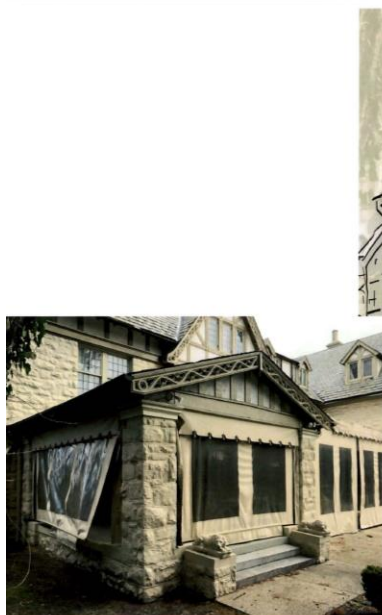
PROPOSED SKETCH

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

BVA



Figs. 3 & 4: Proposed basement stair enclosure, north elevation.



PROPOSED SKETCH

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

B

Fig. 5: Proposed porch enclosure, south elevation.

The proposed garage alterations do not yet meet the *Standards* or the requirements of approval outlined in 24A. Specifically, staff is concerned with the proposed removal of the original dormers on the south (front) elevation and removal of the original windows in the east gable of the garage. Staff finds that the windows and dormers are original, character-defining features, and altering/removing these features is inconsistent with *Standards* #2, #5, and #9 as outlined above. Staff notes that, due to the location of the garage at the front of the driveway from Brookville Road, the dormers and windows to be removed are highly visible from the public right-of-way.

Staff asks the Commission to provide guidance regarding appropriate alternatives to the proposed dormer and window removal. These work items are being proposed for code compliance, as the applicants propose to create a habitable space on the upper level of the garage. Staff previously suggested that a new full width shed dormer be constructed on the north (rear) elevation of the garage; however, the applicants stated that this was an undesirable location, as the rear of the garage abuts the rear property lines of neighboring houses on East Irving Street, and the dormer windows would provide an unobstructed view into their rear yards. Other discussed alternatives include egress skylights, although this is undesirable, due to the slate roofing.

Staff also finds that the proposed fencing alterations are incompatible with the historic property and contravene the guidance and rationale for designation adopted by the County Council in 1989. The proposed 5' high stone wall and solid board fencing will largely obstruct the view of the property and detract from the openness of the streetscape from the public rights-of-way of Connecticut Avenue and Brookville Road. This alteration to these character defining features/viewsheds should not be approved. Staff asks for the Commission's guidance regarding appropriate alternatives, which will preserve the open streetscape, including but not limited to landscaping.

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for a second preliminary consultation or return with a HAWP application.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 907050
DATE ASSIGNED 3/4/20

APPLICANT:

Name: ADRIENNE ARSHT REVOCABLE TRUST

Address: 9 CHEVY CHASE CIRCLE

Daytime Phone: _____

E-mail: _____

City: CHEVY CHASE Zip: 20815

Tax Account No.: 00454971

AGENT/CONTACT (if applicable):

Name: PHILLIP LONG

Address: 1001 CONNECTICUT AVE, SUITE 401

Daytime Phone: 240-418-3204

E-mail: PHIL@CAS-DC.COM

City: WASHINGTON Zip: 20036

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-13-1

Is the Property Located within an Historic District? ☒ Yes/District Name CHEVY CHASE VILLAGE
☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 9 Street: CHEVY CHASE CIRCLE

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE

Lot: 1 Block: 26 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The house is a three story Tudor Revival style house with an rough-cut ashlar stone on the first level that has been painted, and typical Tudor style timber-framed stucco exterior walls on second and third levels. The windows are double hungs and casements, made with wood frames and either wood or leaded divisions and single-paned glass. The roof is slate and formed largely by intersecting prominent gables with highly decorative wood rake boards and exposed rafter ends. There are gabled and shed dormers, as well as a porte cochere covering the entry door. The house was built for Senator Newlands by architect Leon Dessez and was one of the first houses built by the Chevy Chase Land Company. William Corby acquired the house in 1909 and renovated the house and garage extensively to its present state under the hand of architect Arthur Heaton.

Description of Work Proposed: Please give an overview of the work to be undertaken:

All proposed work shall have a minimal effect on the historic fabric, and is largely reversible. Proposed work includes small enclosure for new interior stair to basement, new open-air stair to basement with guardrail, enclosure of existing porch with new wood/glass doors and windows, new windows on second floor within existing wood trim; replacement of non-original windows and doors; removal of non-original exterior finishes; replacement and slight enlargement of existing dormers on garage, removal of existing garage chimney; enlargement of existing garage window; removal of garage door infill window to restore four original garage bays; removal and replacement on existing slate roof and copper flashings in-kind and using salvaged material where possible on Main House and garage. See plans.

Work Item 1: SEE PLANS

Description of Current Condition:	Proposed Work:
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Work Item 2: _____

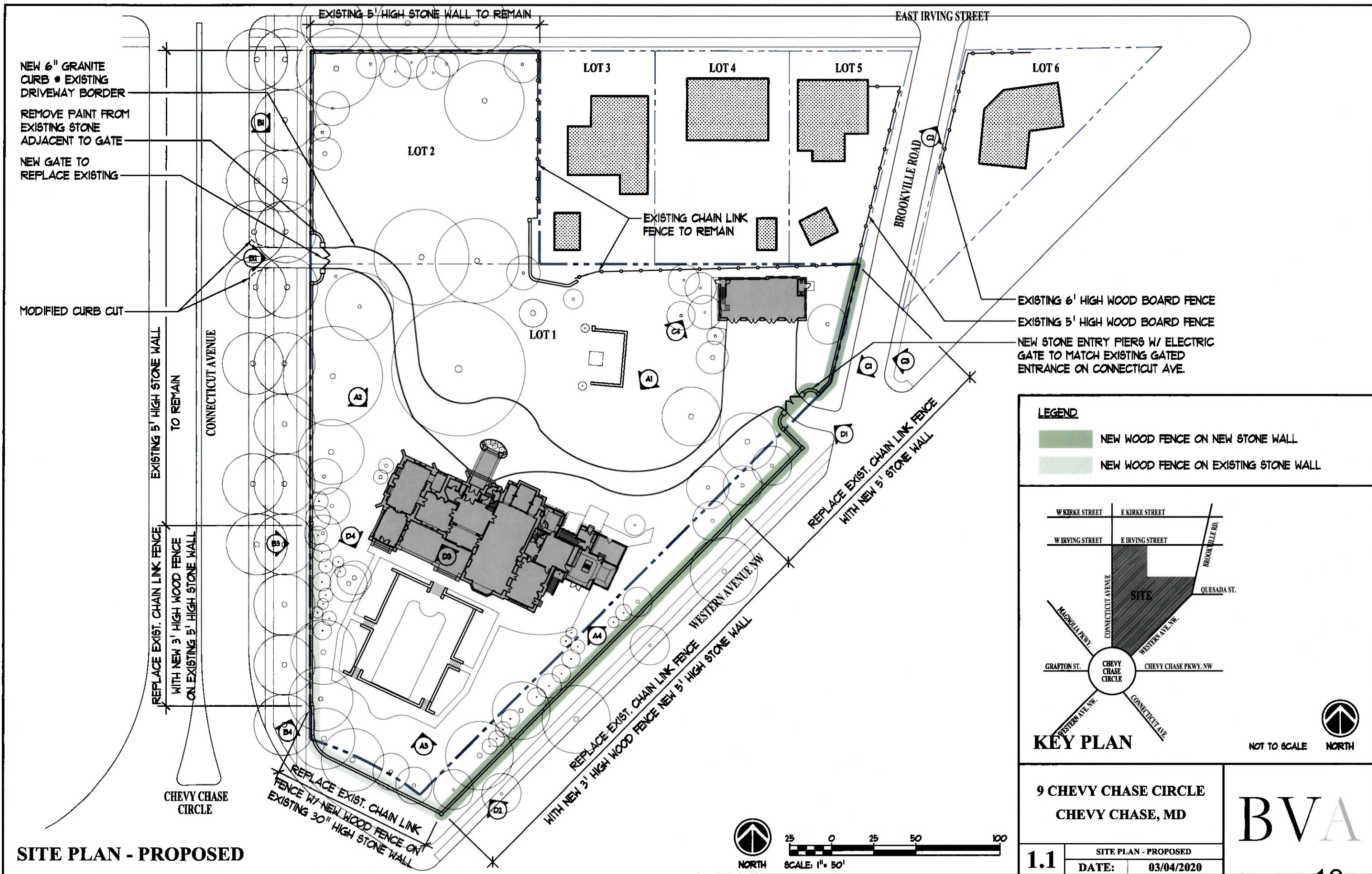
Description of Current Condition:	Proposed Work:
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Work Item 3: _____

Description of Current Condition:	Proposed Work:
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

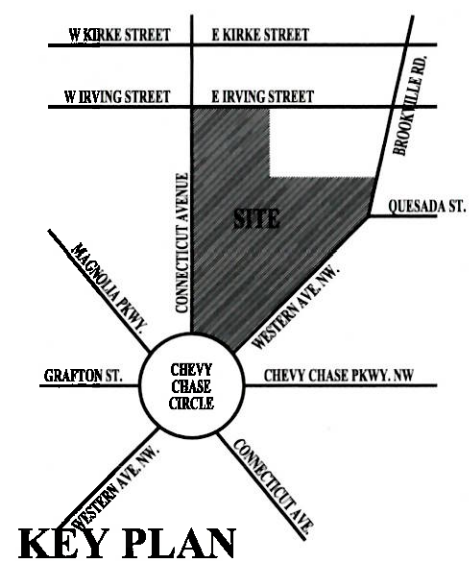
Owner's mailing address Adrienne Arsht Revocable Trust 9 Chevy Chase Circle Chevy Chase, MD 20815	Owner's Agent's mailing address Phillip Long CAS Engineering 1001 Connecticut Ave, Suite 401 Washington, DC 20036
Adjacent and confronting Property Owners mailing addresses	
Robert and Kathryn Fulton 4 E Irving Street Chevy Chase, MD 20815	
Christopher Niemczewski 6 E Irving Street Chevy Chase, MD 20815	
Dana Beyer 8 E Irving Street Chevy Chase, MD 20815	



SITE PLAN - PROPOSED

LEGEND

- NEW WOOD FENCE ON NEW STONE WALL
- NEW WOOD FENCE ON EXISTING STONE WALL



KEY PLAN

NOT TO SCALE NORTH

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

1.1 SITE PLAN - PROPOSED
DATE: 03/04/2020

BVA



A1 - EXISTING NORTH ELEVATION



A2 - EXISTING WEST ELEVATION



A3 - EXISTING SOUTH ELEVATION



A4 - EXISTING EAST ELEVATION

**9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD**

2.1

**EXISTING PHOTOGRAPHS
DATE: 03/04/2020**

BVA



B1 - VIEW OF HOUSE FROM CT AVE SIDEWALK



B2 - EXISTING ENTRY GATE



B3 - EXISTING STONE SITE WALL AND FABRIC-WRAPPED CHAIN LINK FENCE



B4 - EXISTING STONE SITE WALL AND FABRIC-WRAPPED CHAIN LINK FENCE

9 CHEVY CHASE CIRCLE CHEVY CHASE, MD		BVA
2.2	EXISTING PHOTOGRAPHS	
	DATE: 03/04/2020	



C1 - VIEW OF HOUSE AND CHAIN LINK FENCE FROM BROOKVILLE ROAD



C2 - EXISTING NEIGHBOR FENCE ACROSS BROOKVILLE ROAD



C3 - VIEW OF GARAGE FROM BROOKVILLE ROAD



C4 - VIEW OF NEIGHBORING PROPERTY FROM SITE

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

2.3

EXISTING PHOTOGRAPHS
DATE: 03/04/2020

BVA



D1 - EXISTING ENTRY GATE AT BROOKVILLE ROAD



D2 - EXISTING CHAIN LINK FENCE ALONG WESTERN AVE NW



D3 - VIEW OF EXISTING TERRACE



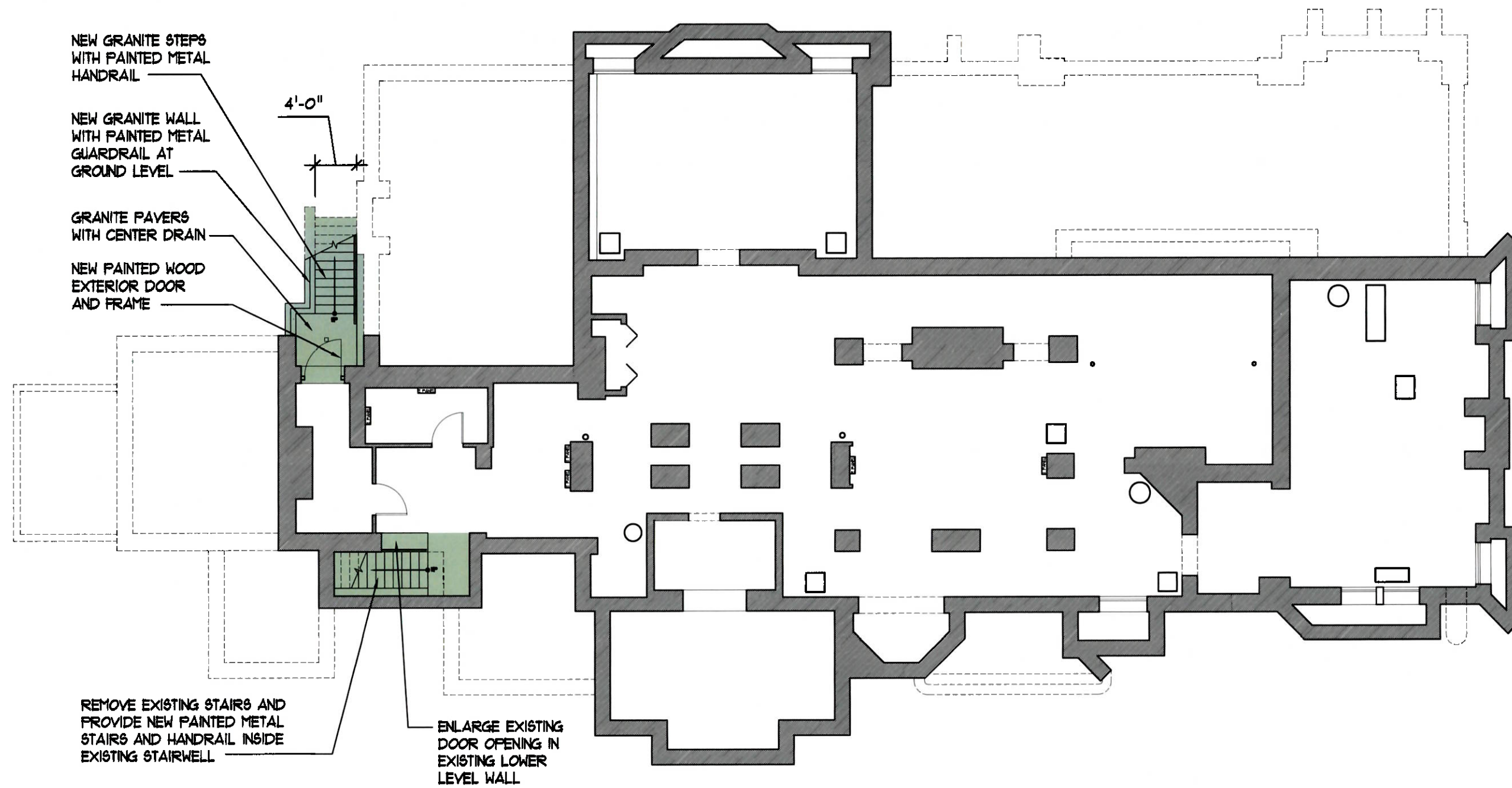
D4 - VIEW OF NEIGHBORING PROPERTIES FROM SITE

**9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD**

2.4

**EXISTING PHOTOGRAPHS
DATE: 03/04/2020**

BVA



LOWER LEVEL PLAN - PROPOSED

SCALE: 3/32" = 1'-0"

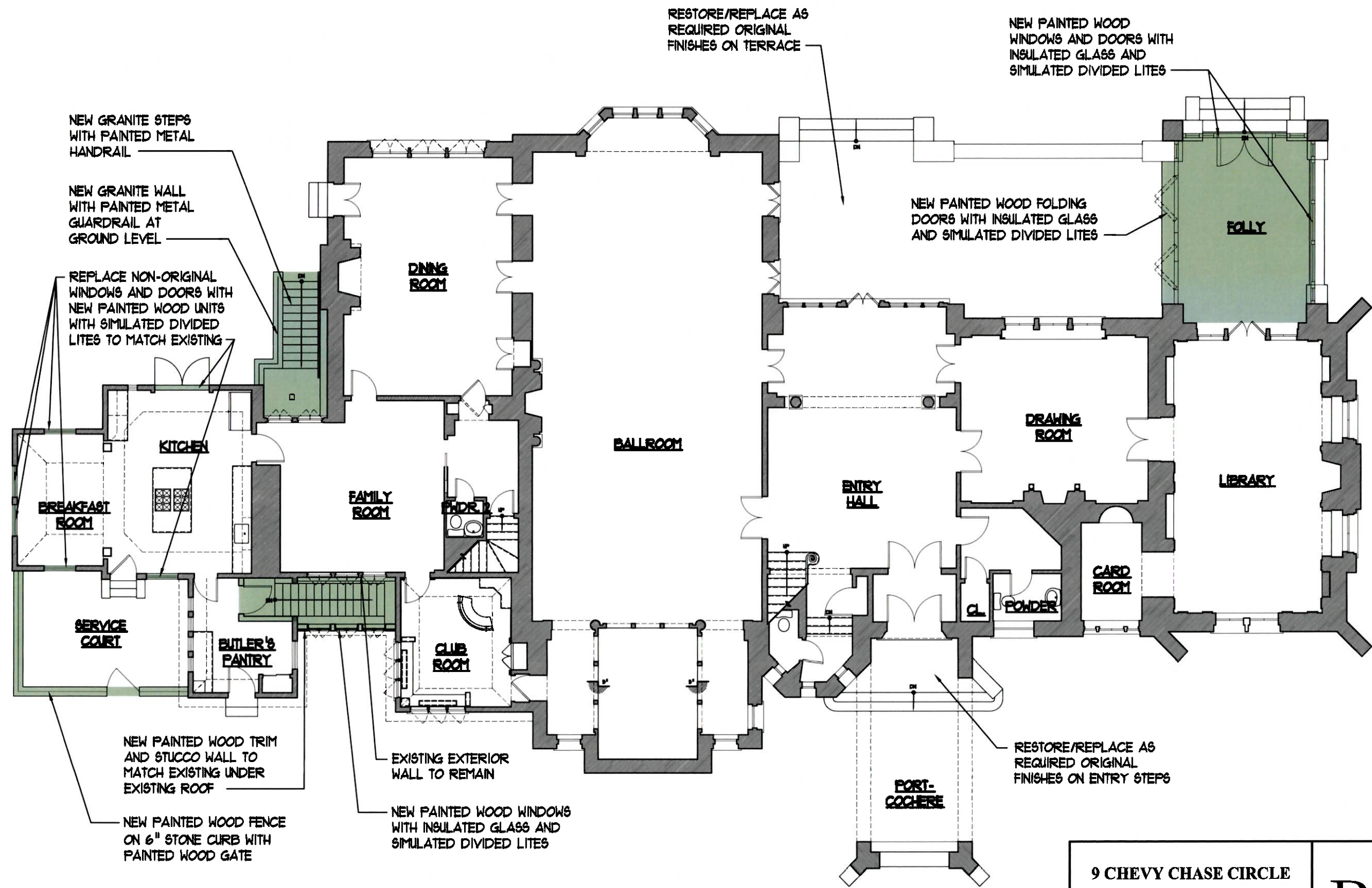


9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

3.0

LOWER LEVEL PLAN - PROPOSED
DATE: 03/04/2020

BVA



MAIN LEVEL PLAN - PROPOSED

SCALE: 3/32" = 1'-0"

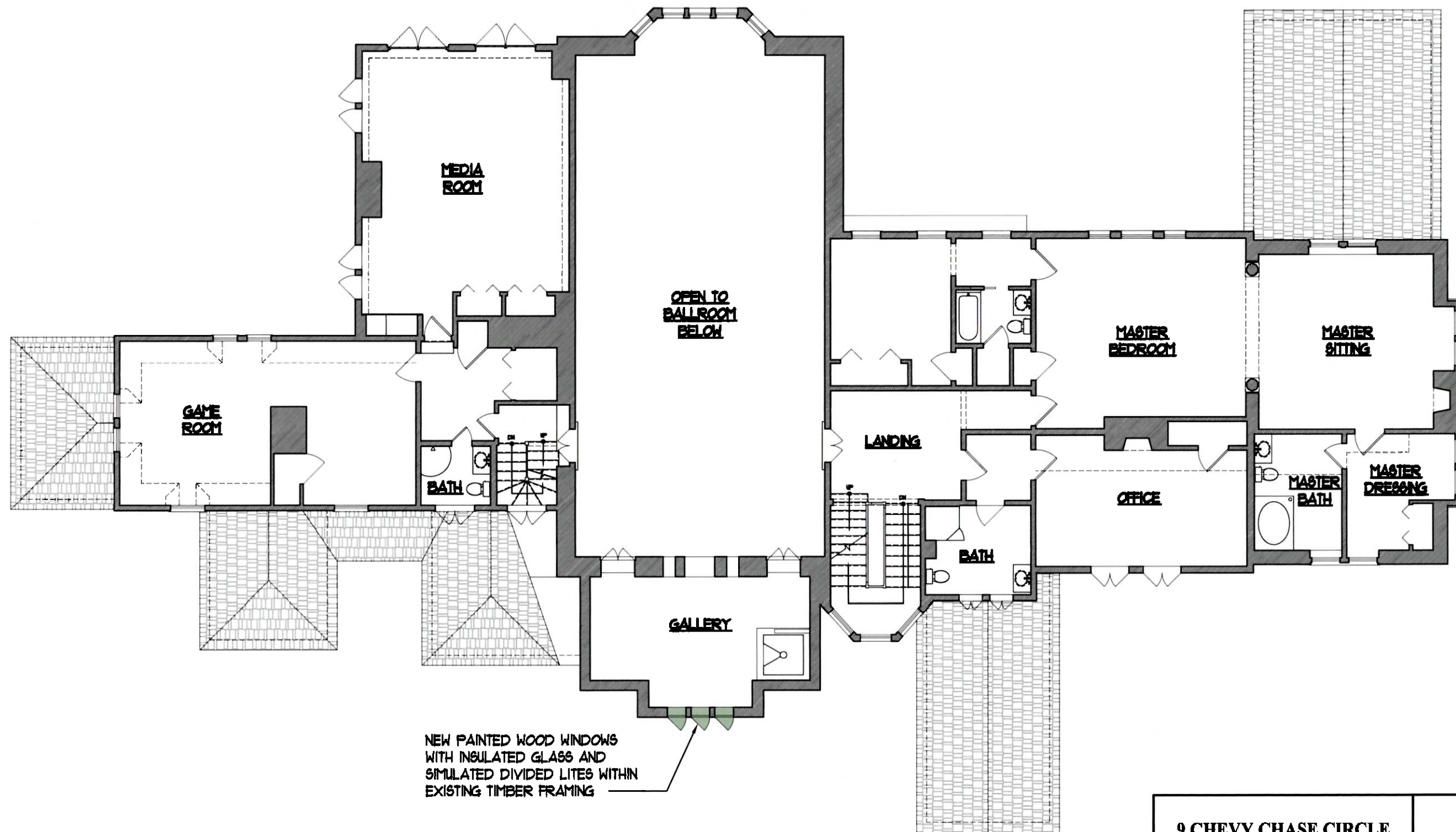


9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

BVA

3.1

MAIN LEVEL PLAN - PROPOSED
DATE: 03/04/2020



SECOND FLOOR PLAN - PROPOSED

SCALE: 3/32" = 1'-0"



9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

3.2

SECOND FLOOR PLAN - PROPOSED

DATE: 03/04/2020

BVA



PROPOSED

SCALE: 3/32" = 1'-0"



EXISTING

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

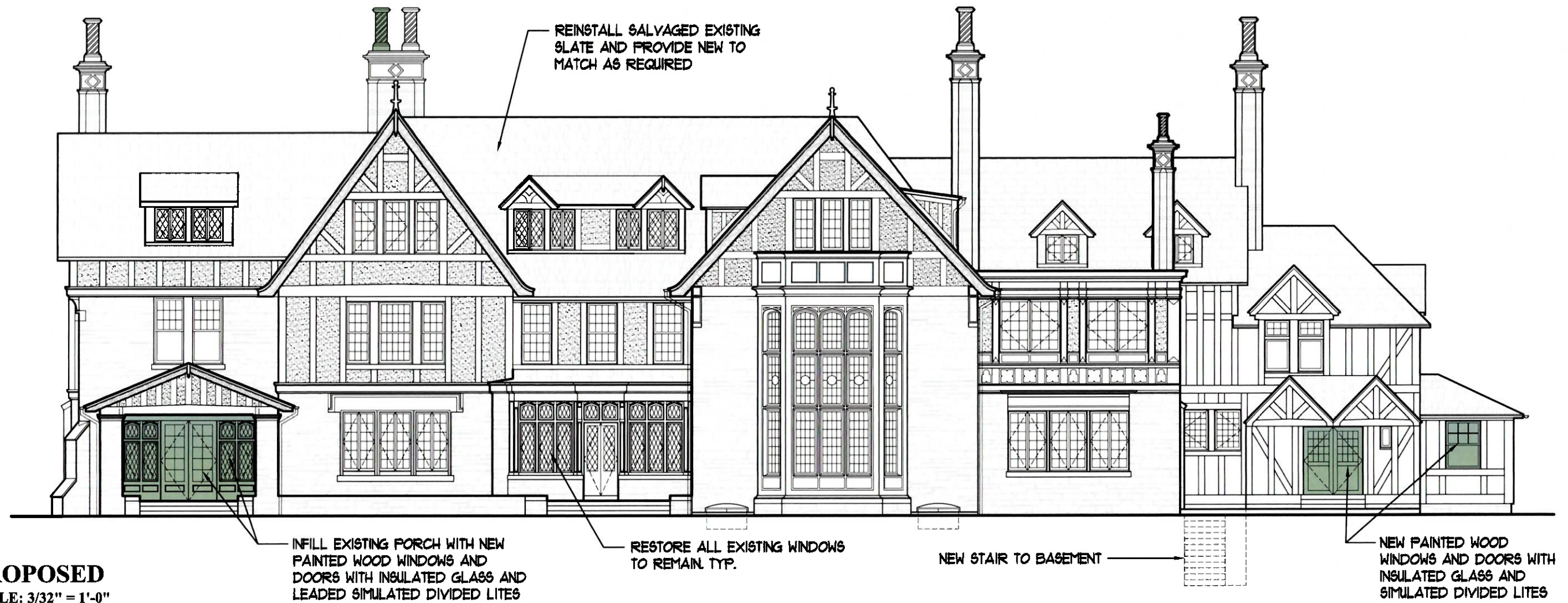
9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

4.1

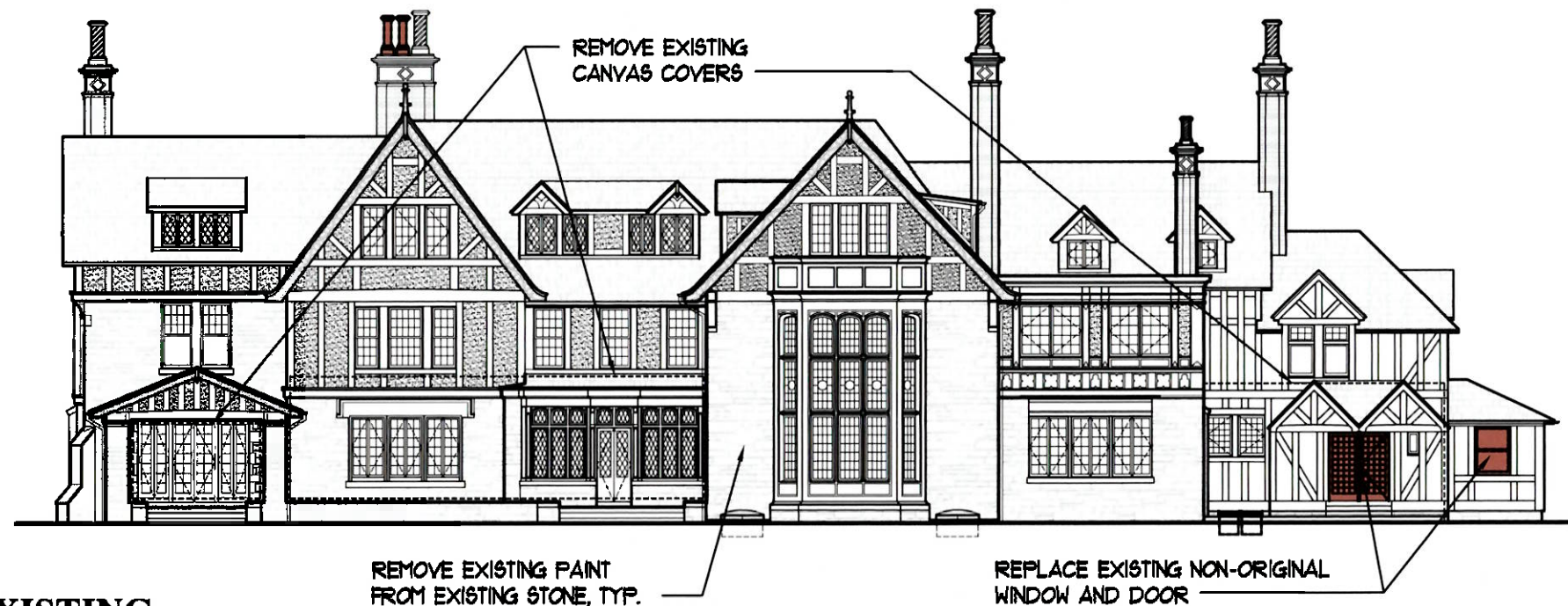
EXTERIOR ELEVATION - NORTH

DATE: 03/04/2020

BVA



PROPOSED
SCALE: 3/32" = 1'-0"



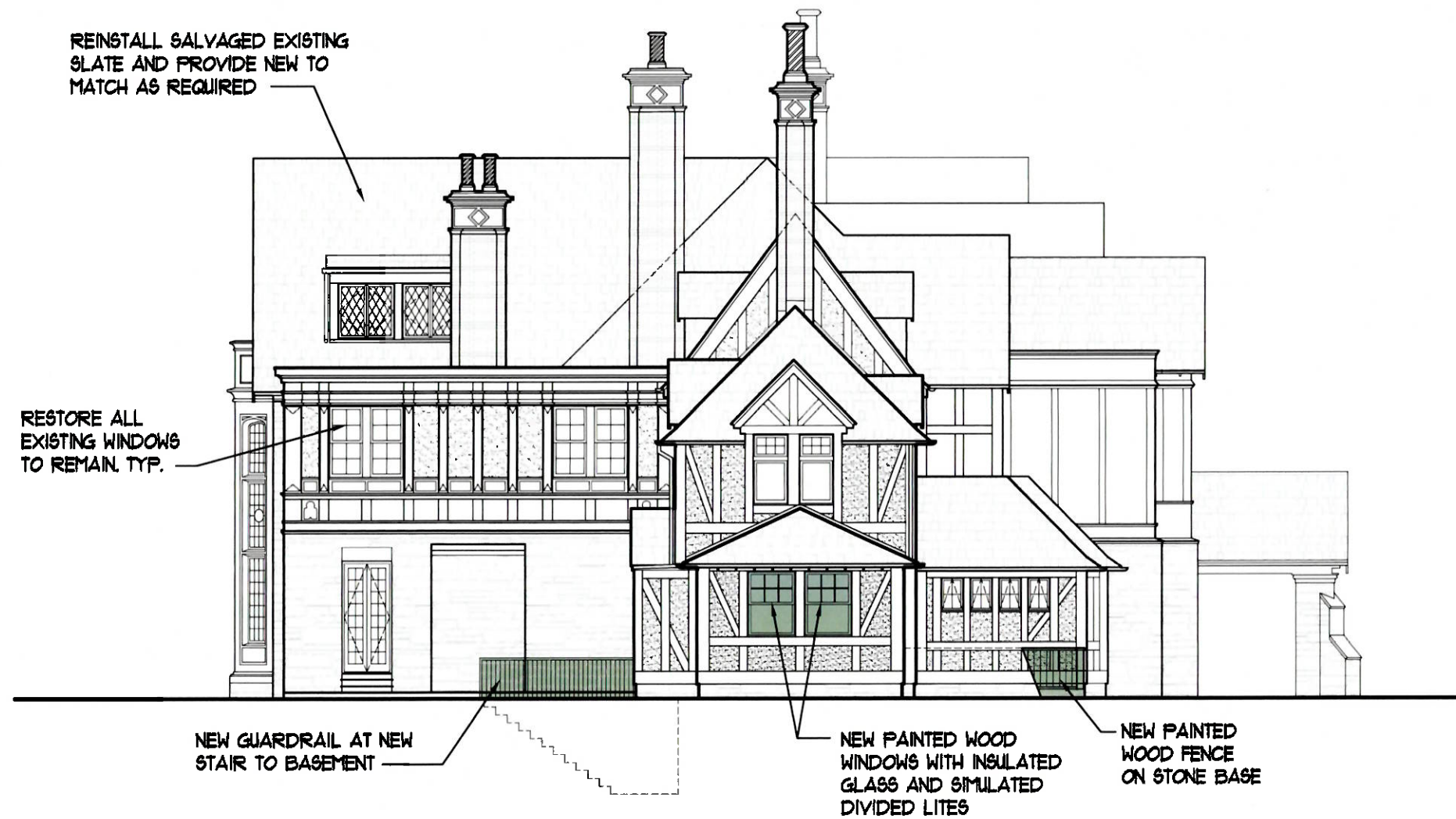
EXISTING
SCALE: 1/16" = 1'-0"

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

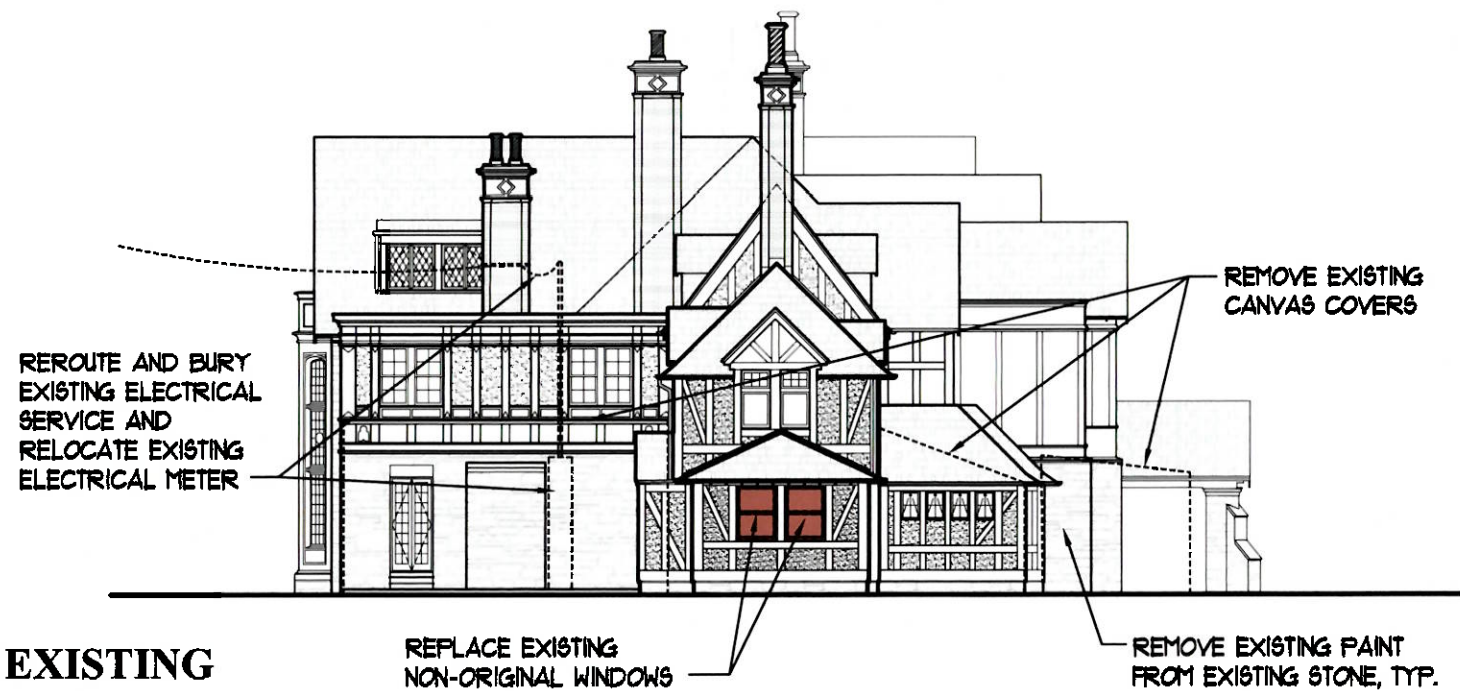
4.2

EXTERIOR ELEVATION - SOUTH
DATE: 03/04/2020

BVA

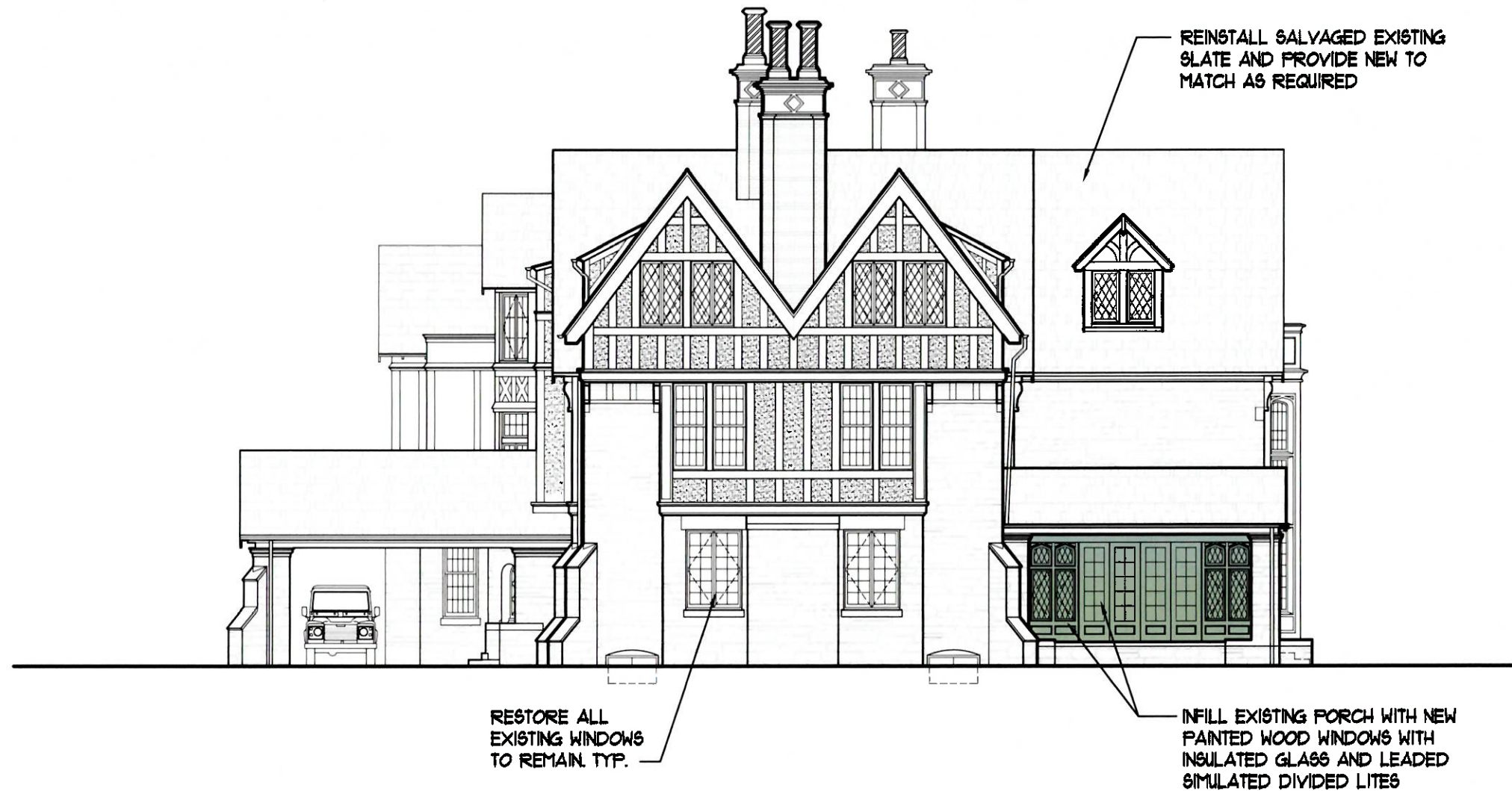


PROPOSED
SCALE: 3/32" = 1'-0"



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

9 CHEVY CHASE CIRCLE CHEVY CHASE, MD		BVA
4.3	EXTERIOR ELEVATION - EAST DATE: 03/04/2020	



PROPOSED
SCALE: 3/32" = 1'-0"



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

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

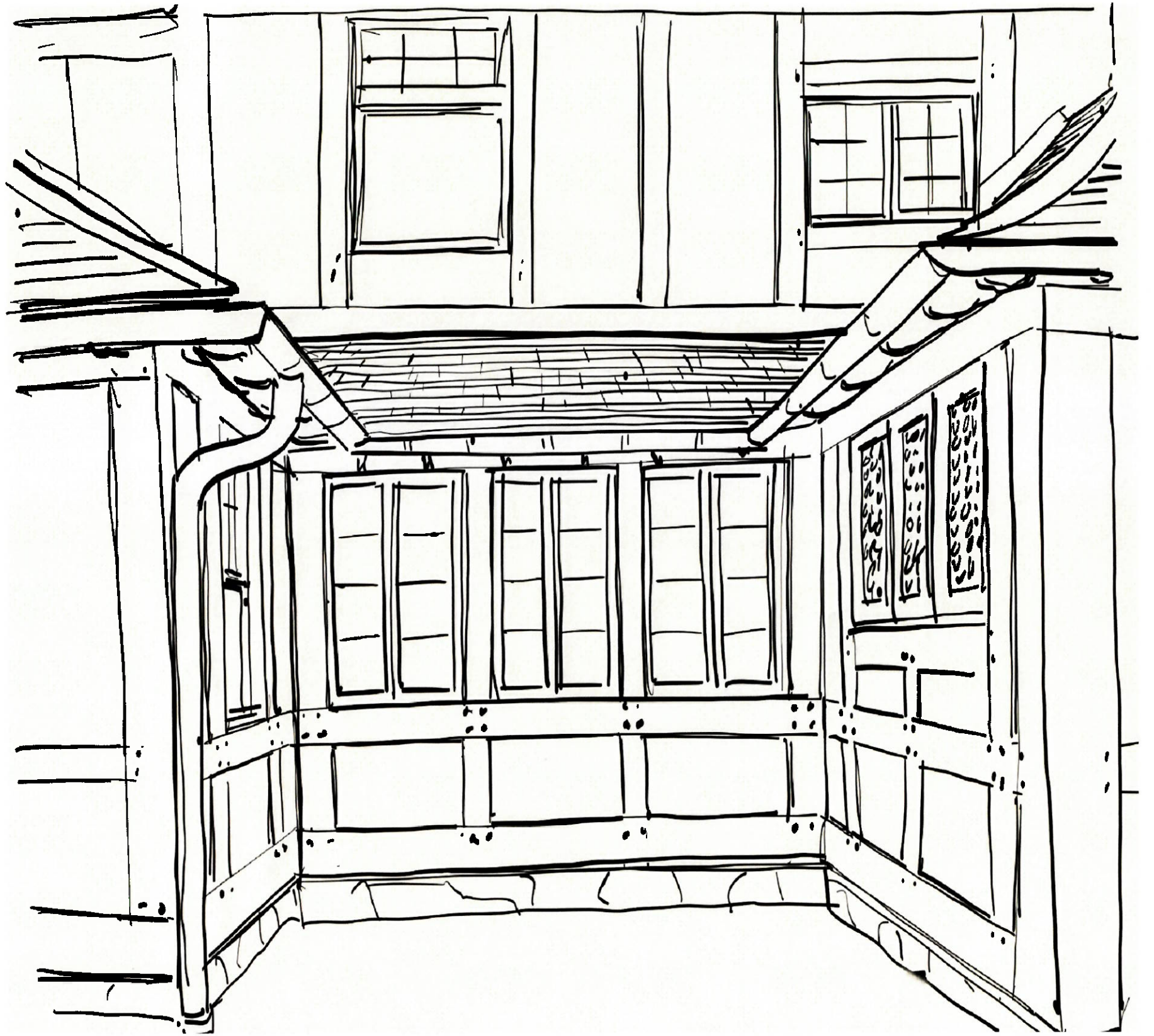
4.4

EXTERIOR ELEVATION - WEST
DATE: 03/04/2020

BVA



EXISTING PHOTOGRAPH



PROPOSED SKETCH

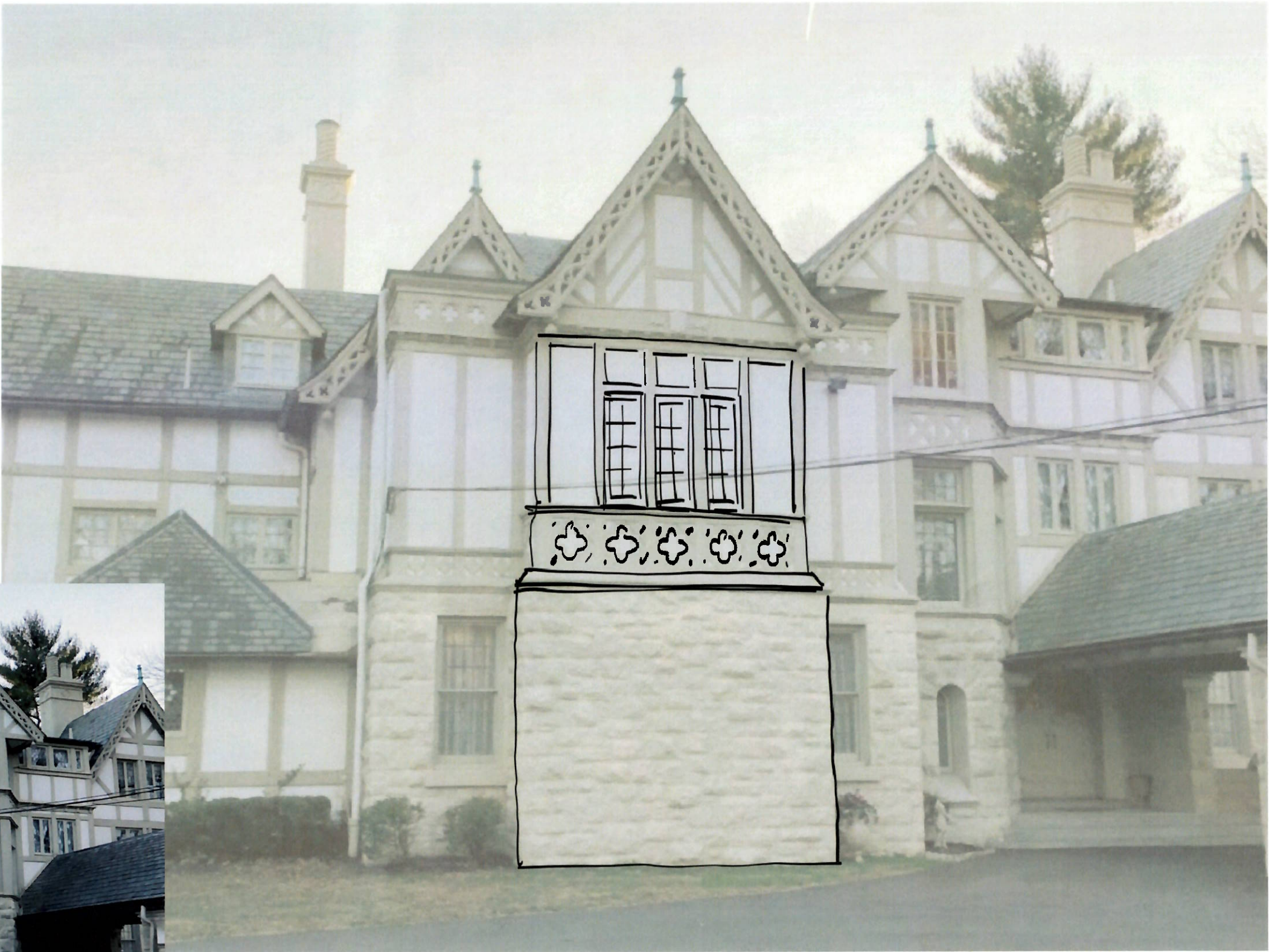
**9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD**

5.1 INTERIOR BASEMENT STAIR SKETCH
DATE: 03/04/2020

BVA



EXISTING PHOTOGRAPH

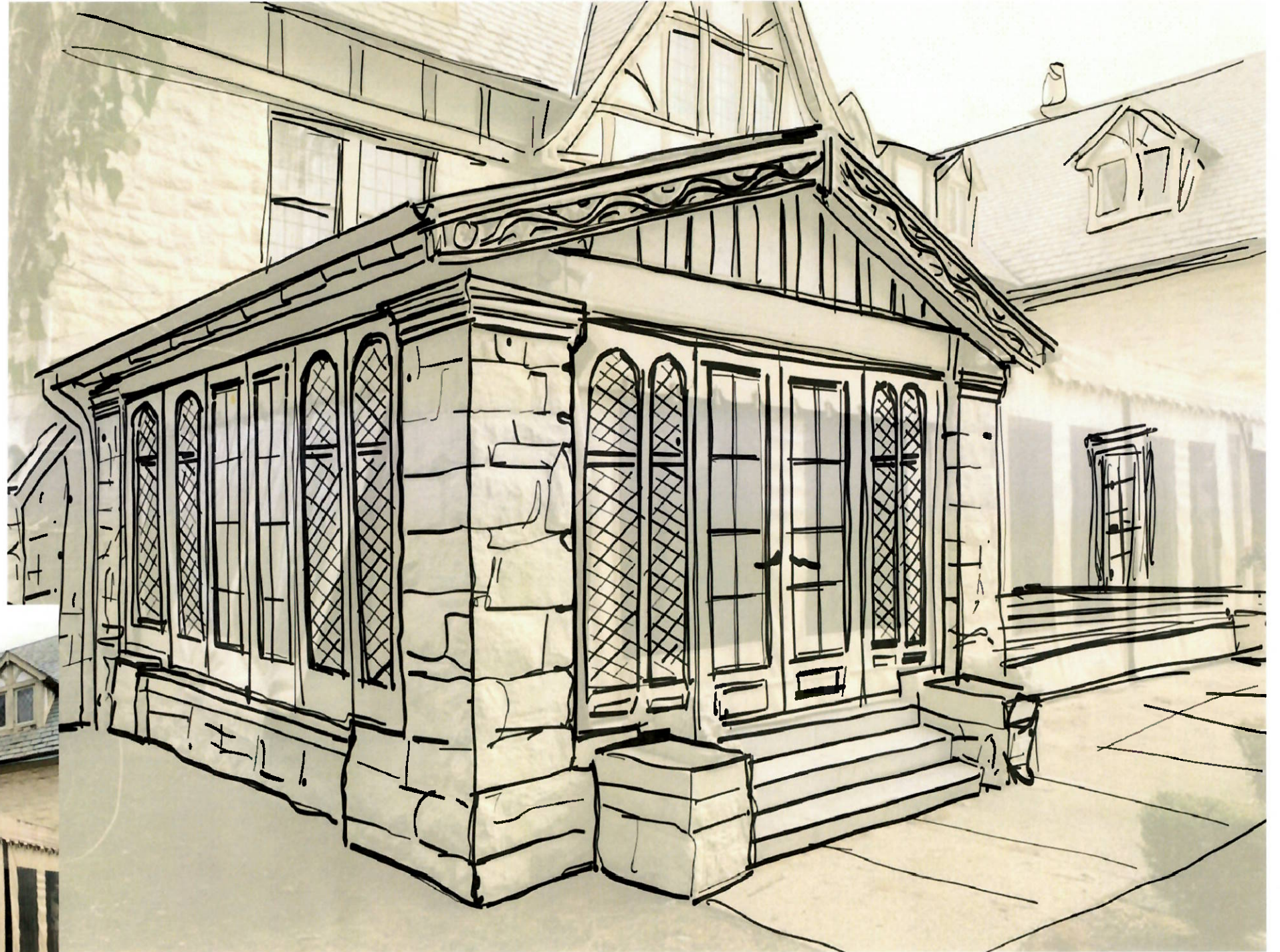


PROPOSED SKETCH

9 CHEVY CHASE CIRCLE CHEVY CHASE, MD		BVA
5.2	FRONT ELEVATION SKETCH	
	DATE: 03/04/2020	



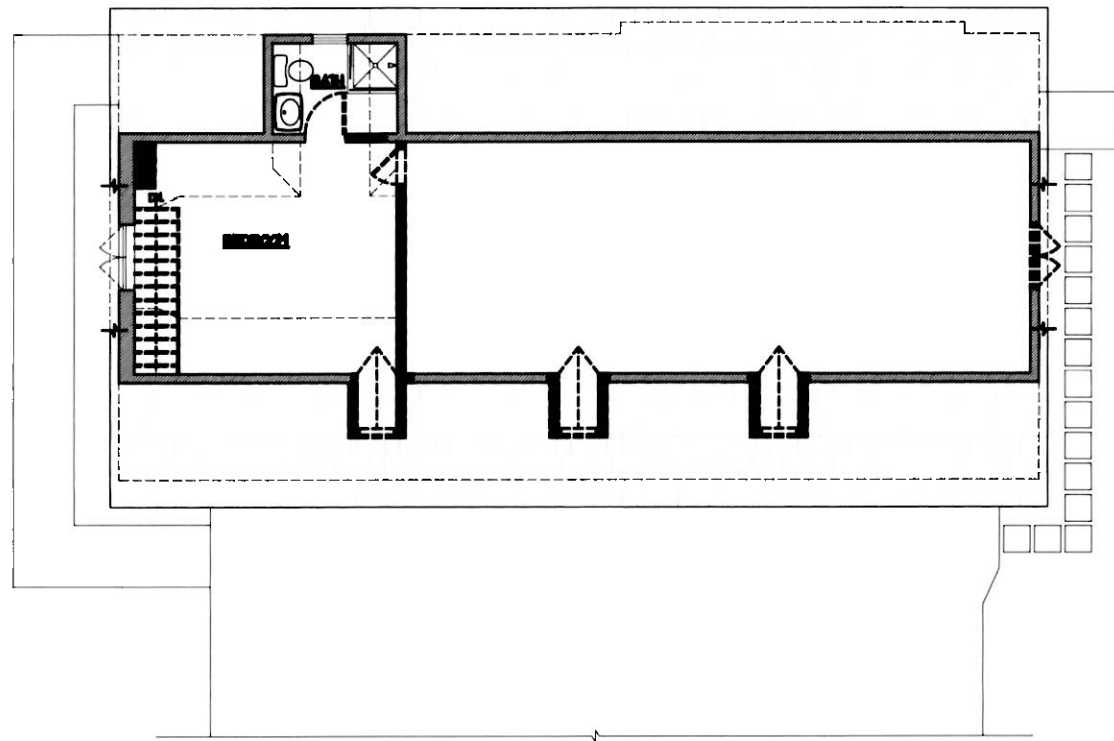
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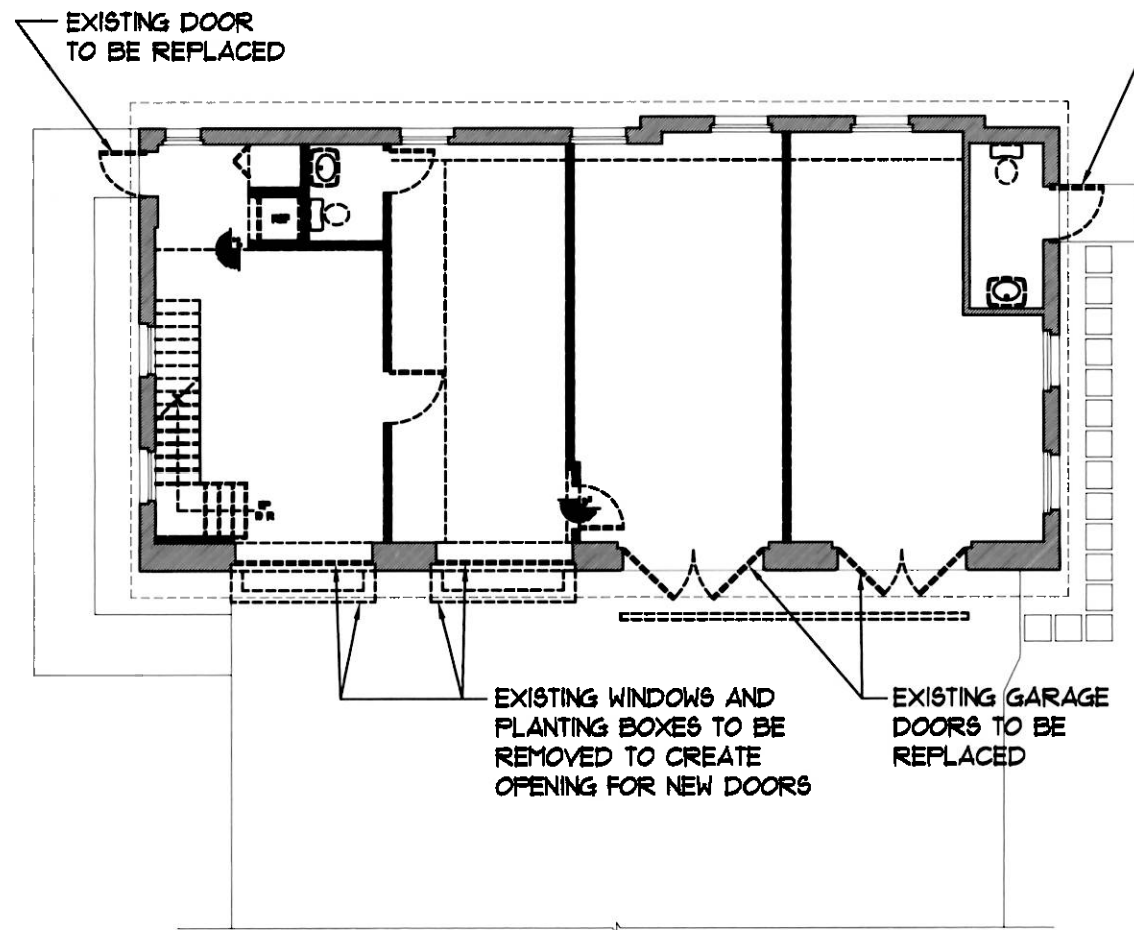
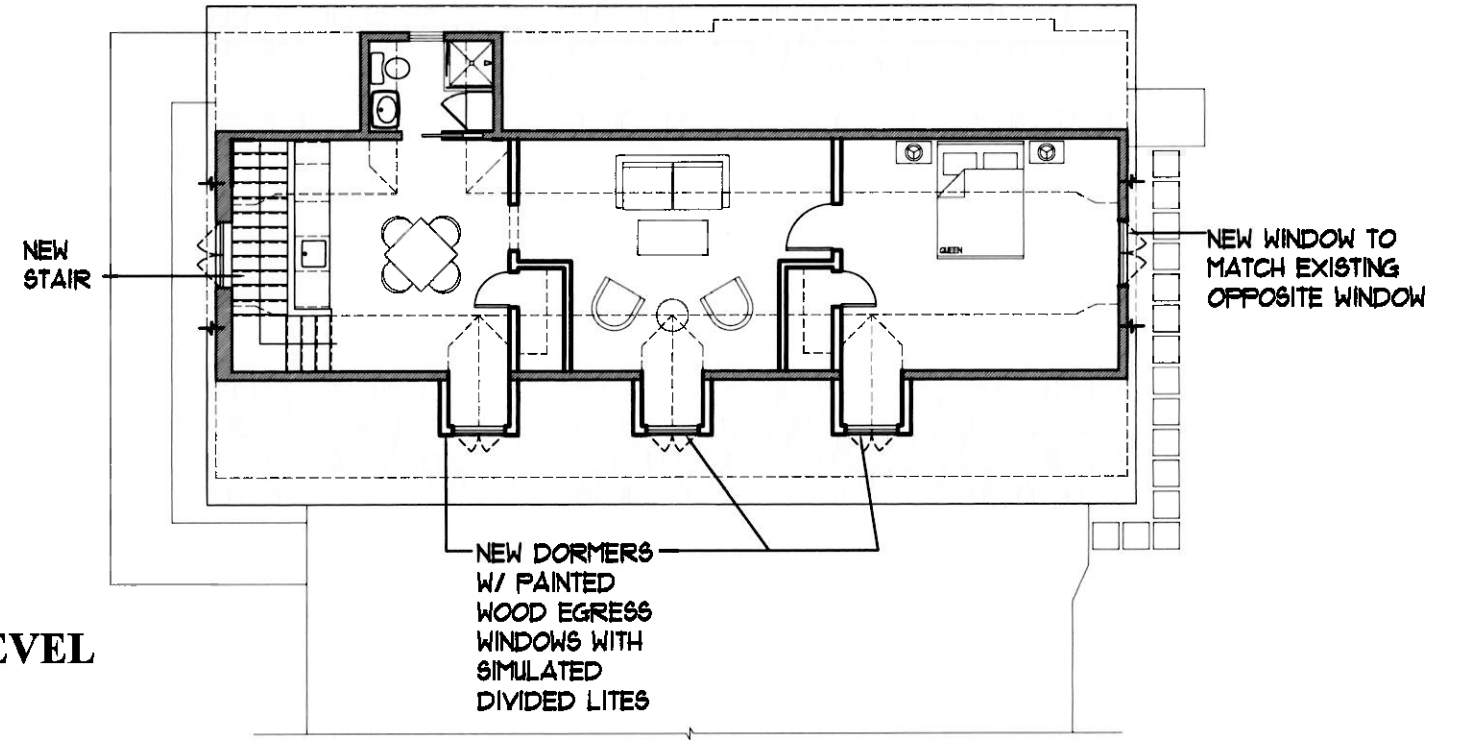
PROPOSED SKETCH

9 CHEVY CHASE CIRCLE	
CHEVY CHASE, MD	
5.3	FOLLY SKETCH
DATE:	03/04/2020

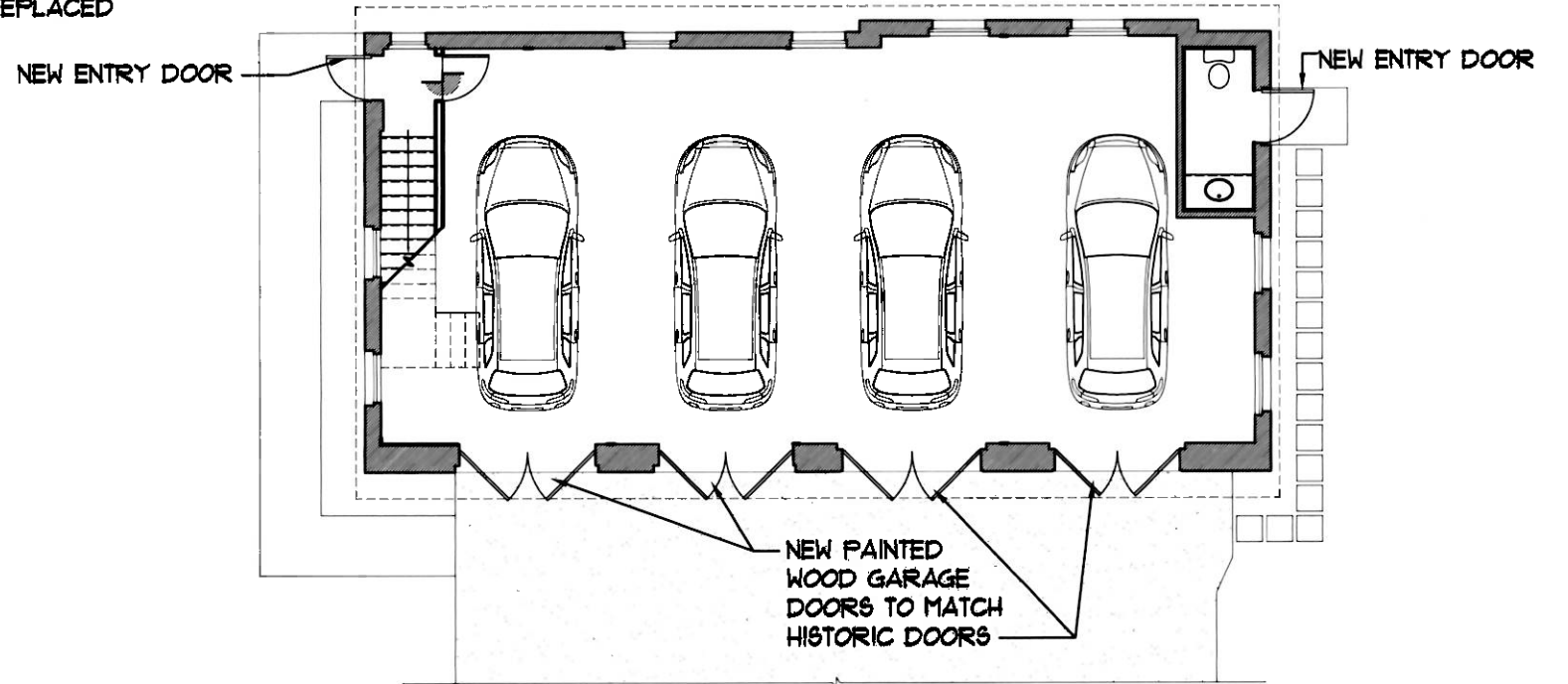
BVA



UPPER LEVEL



GROUND LEVEL



EXISTING PLANS

PROPOSED PLANS

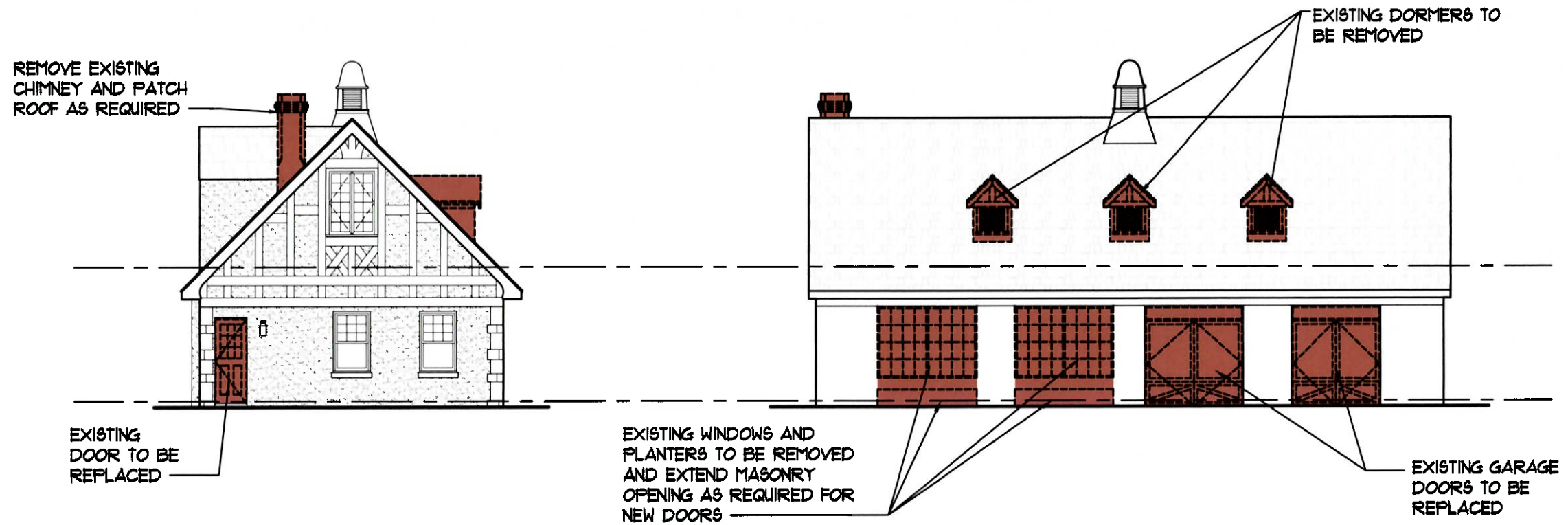
9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

6.1

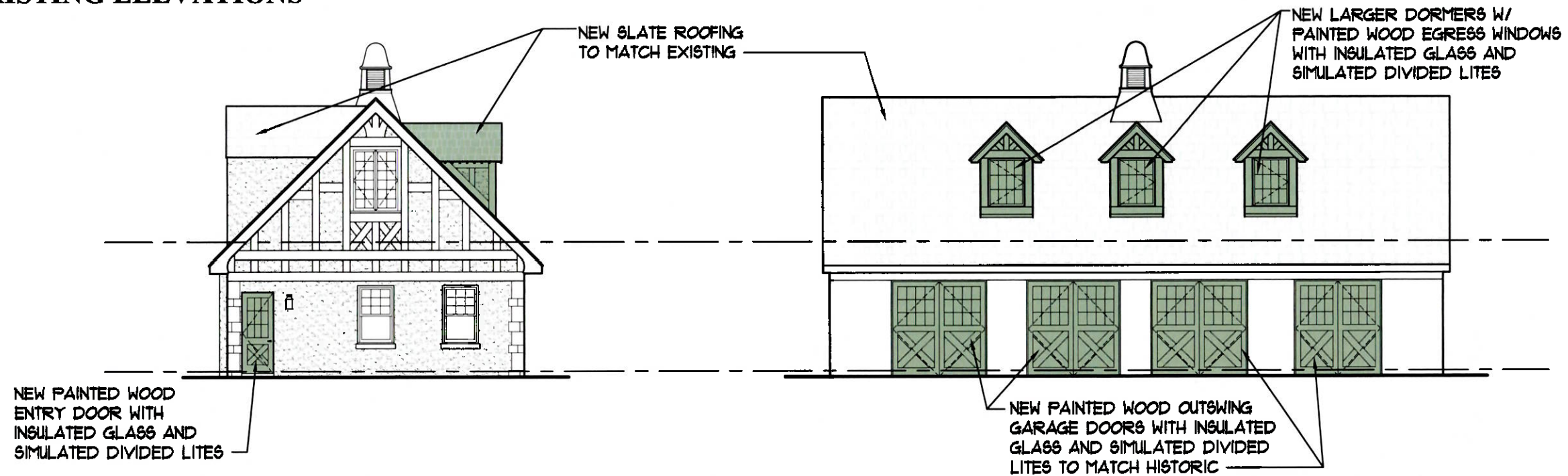
GARAGE FLOOR PLANS

DATE: 03/04/2020

BVA



EXISTING ELEVATIONS



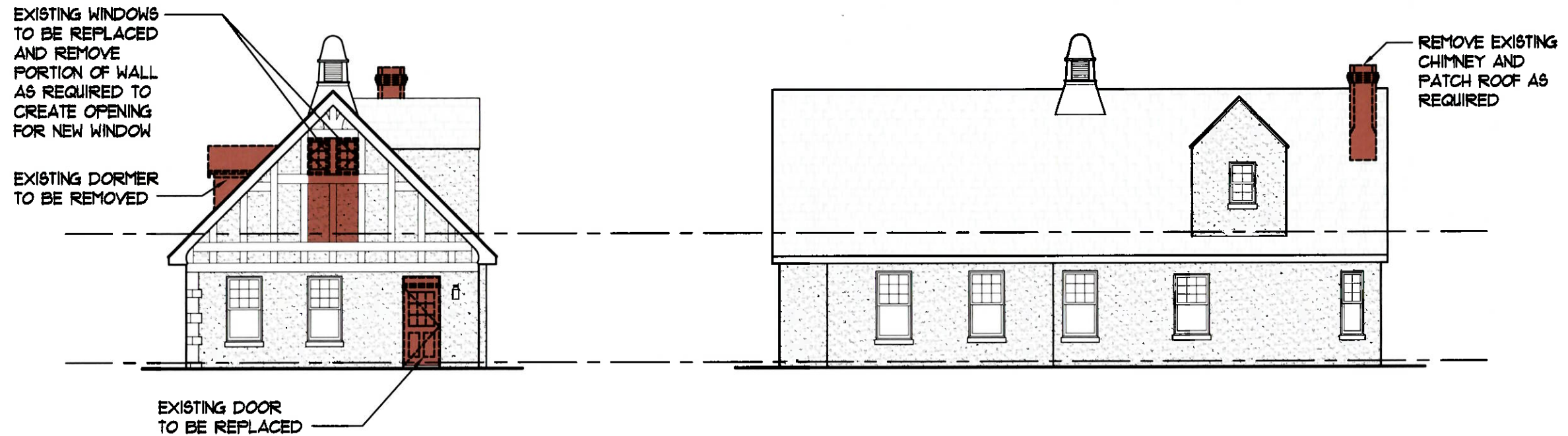
PROPOSED ELEVATIONS

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

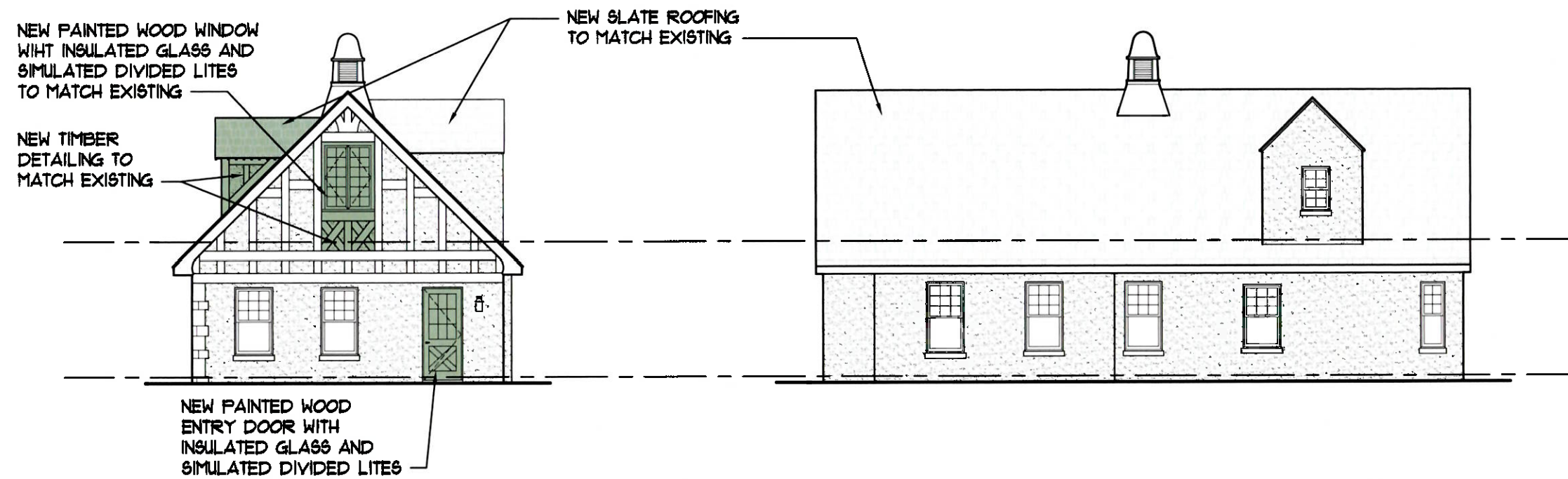
6.2

GARAGE ELEVATIONS
DATE: 03/04/2020

BVA



EXISTING ELEVATIONS



PROPOSED ELEVATIONS

9 CHEVY CHASE CIRCLE
CHEVY CHASE, MD

6.3

GARAGE ELEVATIONS

DATE: 03/04/2020

BVA



PROPOSED SKETCH



EXISTING PHOTOGRAPH

9 CHEVY CHASE CIRCLE
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6.4

GARAGE SKETCH

DATE: 03/04/2020

BVA

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
35/13-1	Corby Mansion (Ishpiming)	9 Chevy Chase Circle Chevy Chase	83,399 sq.ft.

- The Corby Mansion is historically significant as one of the first houses built in Chevy Chase and because of its association with Senator Francis B. Newlands and William Corby. It also derives architectural importance from its classic Tudor Revival styling and its prominence as a focal point of entry into the county at Chevy Chase Circle.
- The house was built in 1893 by Senator Francis B. Newlands, founder of the Chevy Chase Land Company and first president and founder of the Chevy Chase Club. The Newlands mansion was intended to set the standard for high quality design and landscaping in Chevy Chase.
- In 1909, the house was sold to William Corby, founder and president of the Corby Baking Company and a major innovator in the U.S. baking industry. Corby undertook a significant renovation of the house from 1909 to 1914. Under Corby's ownership the property was called "Ishpiming", meaning high place in Chippewa.
- The original house is thought to have been a collaboration by nationally-renowned Philadelphia architect, Lindley Johnson, and the noted Washington architect, Leon Dessez, who also designed the Vice President's mansion in Washington. The Corby renovation work was conducted by locally prominent architect, Arthur B. Heaton. There is evidence that the landscaping was done in the early 20th century by Nathan Barrat, who had developed landscape plans for Chevy Chase and was an internationally-known landscape architect.
- The environmental setting includes the entire parcel of 83,399 sq.ft., including both Lots 1 and 2. Special attention should be given to the preservation of the mature trees, the landscaping, and the stone wall and gateway along Connecticut Avenue. Any new construction should be designed so as to preserve views of the main house from Connecticut Avenue and Brookville Road. The acreage of this site's environmental setting exceeds the minimum acreage per dwelling unit permitted by the current zoning of the property. The environmental setting of this site may be reduced in accordance with the provisions of the Historic Preservation Ordinance.