

15/41-92A 17107 New Hampshire Avenue
Clifton

HISTORIC PRESERVATION COMMISSION STAFF REPORT

ADDRESS: 17107 New Hampshire Avenue

MEETING DATE: 4/8/92

RESOURCE: Clifton

REVIEW: HAWP/Alteration

CASE NUMBER: 15/41-92A

TAX CREDIT ELIGIBLE: Yes

PUBLIC NOTICE: 3/25/92

STAFF: Nancy Witherell

APPLICANTS: James and Elizabeth Bullard

REPORT DATE: 4/1/92

Clifton is a highly significant eighteenth-century resource in Montgomery County, a two-story, gambrel-roofed, brick house that was the home of the Thomas family for six generations. The Thomas and Brooke families formed the nucleus of a Quaker community which by 1753 had been organized into the Sandy Spring Meeting of Friends. Dating from approximately 1742, with a side wing dating approximately one hundred years later, the house was laid in Flemish bond with glazed headers on a soapstone foundation.

The brick was in need of repointing and masonry repairs were necessary around the windows and on the west facade where a late nineteenth-century porch was removed. The new mortar was carefully matched to the existing mortar in a process that required repeated testing and that met the Secretary of the Interior's Standards for compatibility with the characteristics of the historic brick.

Four non-original window sashes were replaced with sashes whose specifications were taken from measured drawings made in 1936 by the Historic American Buildings Survey (copies attached). Nine-over-nine in configuration, with wider and flatter muntins than those on the replacement sash windows now removed, the new sashes contain rippled glass and most are protected by custom-measured, hinged, wood storm windows.

The applicants have experimented during the past twenty-five years with methods of drawing water away from the house. Recently, copper gutters and downspouts were added as a means of preventing further water damage to the stone foundation.

The staff commends the applicants for the meticulous and well-documented process that led to the restoration of the windows of the house.

STAFF RECOMMENDATION

The staff finds the alterations consistent with the purposes of Chapter 24A, particularly 24A(b)3:

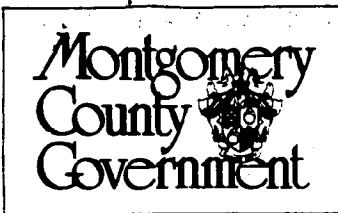
The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource

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.

The proposal is also found to be consistent with the Secretary of the Interior's Standards #2 and #6:

The historic character of a property shall be retained and preserved. . . .

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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

Elizabeth

TAX ACCOUNT # 703372

NAME OF PROPERTY OWNER James & Elizabeth Bullard TELEPHONE NO. 301-421-9108
(Contractor/Purchaser) CHLFTON (Include Area Code)

ADDRESS 17107 New Hampshire Avenue Ashlon Md. P.O. Box 137 20861
CITY STATE ZIP

CONTRACTOR Oak Grove Designs, Inc. TELEPHONE NO. 301-921-0254
CONTRACTOR REGISTRATION NUMBER 1160

PLANS PREPARED BY Bullard/Handled after consult TELEPHONE NO. 301-421-9108
W. James T. Woolen, Owen Bullock (Include Area Code)
H.A.B.S. Drawings REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 17107 Street New Hampshire Avenue

Town/City Ashlon Election District _____

Nearest Cross Street Edner Road

Lot _____ Block _____ Subdivision Snowden's Manor Enlarged

Lib. 3502 Folio 588 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | |
|------------|------------|---------|-----------------|----------|---------------------------------|-------------------|---------------|
| Construct | Extend/Add | Alter | <u>Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revocable | Revision | Porch | Deck | Fireplace |
| | | | | | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | | Woodburning Stove | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000⁰⁰
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY B.G.+E.
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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

Elizabeth Bullard 3-23-92

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 703372

NAME OF PROPERTY OWNER: James and Elizabeth Bullard,

TELEPHONE NO.: 301 421-9108

ADDRESS: 17107 New Hampshire Ave, POB 137, Ashton, Md. 20861

CONTRACTOR: OAK GROVE DESIGNS, INC.

PLANS PREPARED BY: Bullard and Handler, HABS DRAWINGS,
earlier consultation with Orin Bullock and James Wollen.

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 17107 STREET New Hampshire Avenue

TOWN Ashton, Md. ELECTION DISTRICT ?

NEAREST CROSS STREET Ednor Road

LOT ? BLOCK ? SUBDIVISION Snowden Manor

LIBER 3502 FOLIO 588 PARCEL ?

1A TYPE OF PERMIT ACTION:

Repair

1B CONSTRUCTION COSTS ESTIMATE: \$30,000.00

1C IF THIS IS A REVISION OF A PREVIOUSLY APPROVED PERMIT SEE-
--- no

1D INDICATE NAME OF ELECTRIC UTILITY COMPANY: Baltimore Gas
and Electric

1E IS THIS PROPERTY A HISTORICAL SITE? Yes, HABS<1936,>,
National Register 1976.

PART TWO: No

PART THREE: No

I HEARBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE
FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND
THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL
AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO
BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT

James W Bullard
SIGNATURE OF OWNER

3/20/92
DATE

APPROVED _____ FOR CHAIR, H.P.C.

DISAPPROVED _____ SIGNATURE _____
DATE _____

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THE APPLICATION

DESCRIPTION OF PROPOSED WORK:(including composition, color and texture of materials to be used:)

The restoration work completed by Oak Grove Design, Inc. included replacement of four (4) deteriorating windows with reproductions made according to blueprint of original 1740 windows in front (west) facade of building. Deteriorating windows in question were rotting and brick work and mortar cracking. Brick detail as shown in accompanying photographs indicates that these four windows had been changed in Victorian times and the change is also documented in the "Annals of Sandy Spring" of 1886. Windows were constructed according to HABS blueprints and restoration rippled glass used. Photos accompany this. Repair of brickwork around windows was done largely with bricks collected on the site over the past twenty five years by the current owners, supplementing with similar new brick when supplies became inadequate. Mortar was tested for color and consistency at least ten different times before the right match was obtained.

Other brick repair was made to the west facade of the house, repairing holes from a Victorian porch that had previously been removed.

Gutters of copper were added to the house to correct a drainage problem that was undermining the south and west foundation, causing water in the basement as well as cracking of the soapstone foundation and brick wall. The gutters had previously been removed by the current owners, but despite all attempts, success was not achieved in keeping rain out of the building using brick splashes and grading away from the building. It was decided that in the best interests of the building, gutters would have to be reinstalled. (Photo detail.)

ATTACH TO THIS APPLICATION (2) COPIES OF ARCHITECTURAL DRAWINGS . PHOTOGRAPHS OF THE AREA AFFECTED, AS ARE NECESSARY TO FULLY DESCRIBE THE PROPOSED WORK.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE,
ROCKVILLE, MARYLAND 20850

7203230063

HISTORIC AREA WORK PERMITS CHECKLIST OF APPLICATION REQUIREMENTS

REQUIREMENTS	WRITTEN DESCRIPTION	PROJECT INTENT	PROJECT PLAN	TREE SURVEY	DESIGN FEATURES	FACADES	MATERIAL SPECIFICATIONS	PHOTOGRAPHS	PROPERTY OWNER ADDR.
NEW CONSTRUCTION	*	*	*	*	*	*	*	*	*
ADDITIONS	*	*	*	*	*	*	*	*	*
PARTIAL/TOTAL DEMO.	*	*	*					*	*
DECKS/PORCHES	*	*	*		*	*	*	*	*
FENCES/WALLS	*	*	*				*	*	*
DRIVES/PARKING AREAS	*	*	*	*			*	*	*
MAJOR LANDSCAP./GRADING	*	*	*	*			*	*	*
TREE REMOVAL	*	*	*	*			*	*	*
✓ SIDING/ROOFING CHANGES	*	*	*			*	*	*	*
✓ WINDOW/DOOR CHANGES	*	*	*		*	*	*	*	*
✓ MASONRY REPAIR/REPOINT	*	*	*			*	*	*	*
SIGNS	*	*	*			*	*	*	*

Please see attached instructions for further details regarding these application requirements.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

see attached

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

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

- b. the relationship of this design to the existing resource(s):

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name m/m Jack Fellows
 Address 1007 Cliftonbrook lane
 City/Zip Silver Spring, Md.
2. Name m/m Michael Mihovich
 Address 1011 Cliftonbrook lane
 City/Zip Silver Spring, Md. 20905

3.

Name

Wm Lone

Address

10016 Gadsden Avenue

City/Zip

Silver Spring, Md 20905

4.

Name

Robert Tucker

Address

1013 Clifton Park Lane

City/Zip

Silver Spring, Md 20905

5.

Name

Korean Baptist Church

Address

17000 New Hamp. Ave., Edner Road

City/Zip

Silver Spring, Md 20905

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

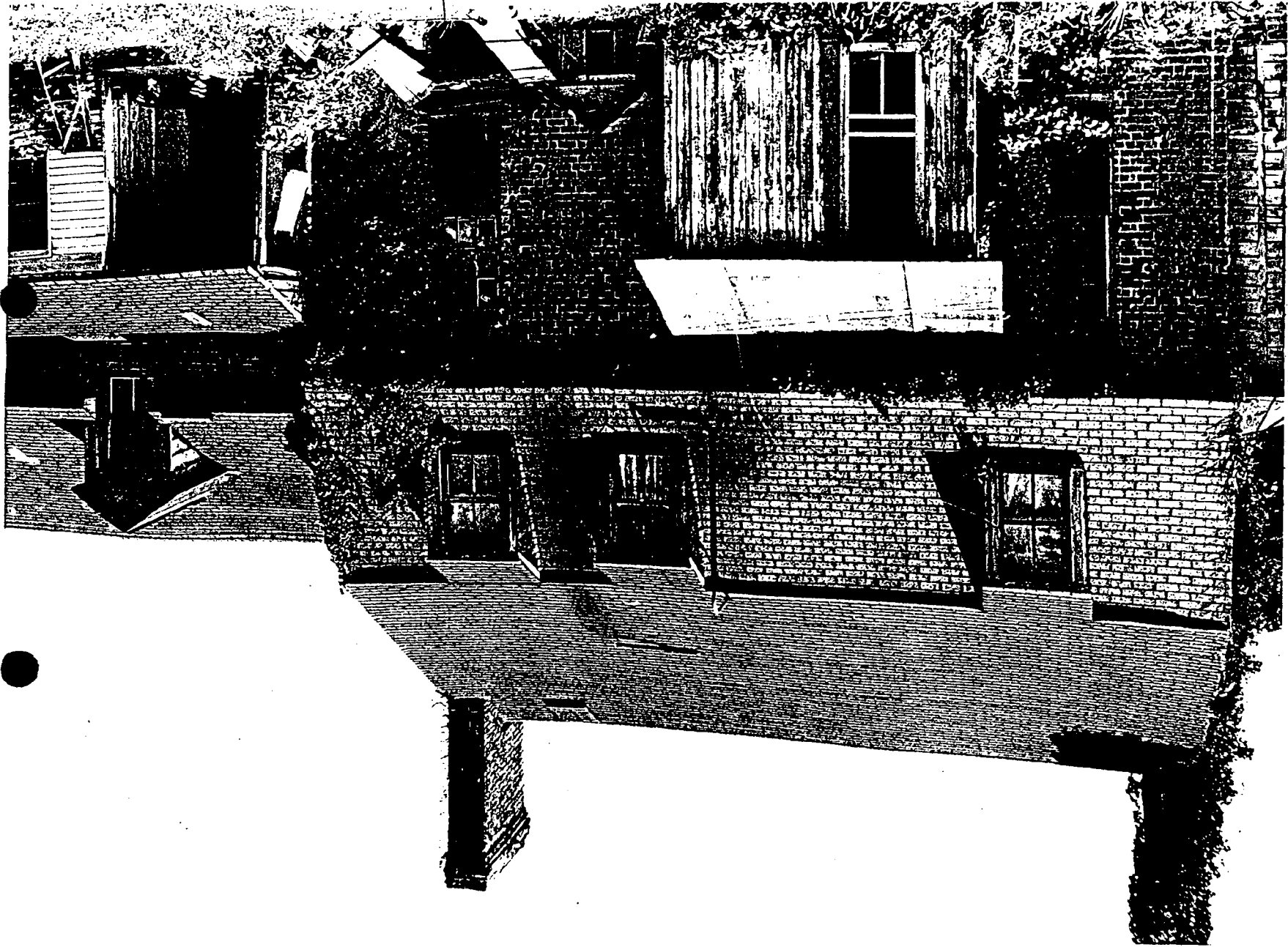
Address

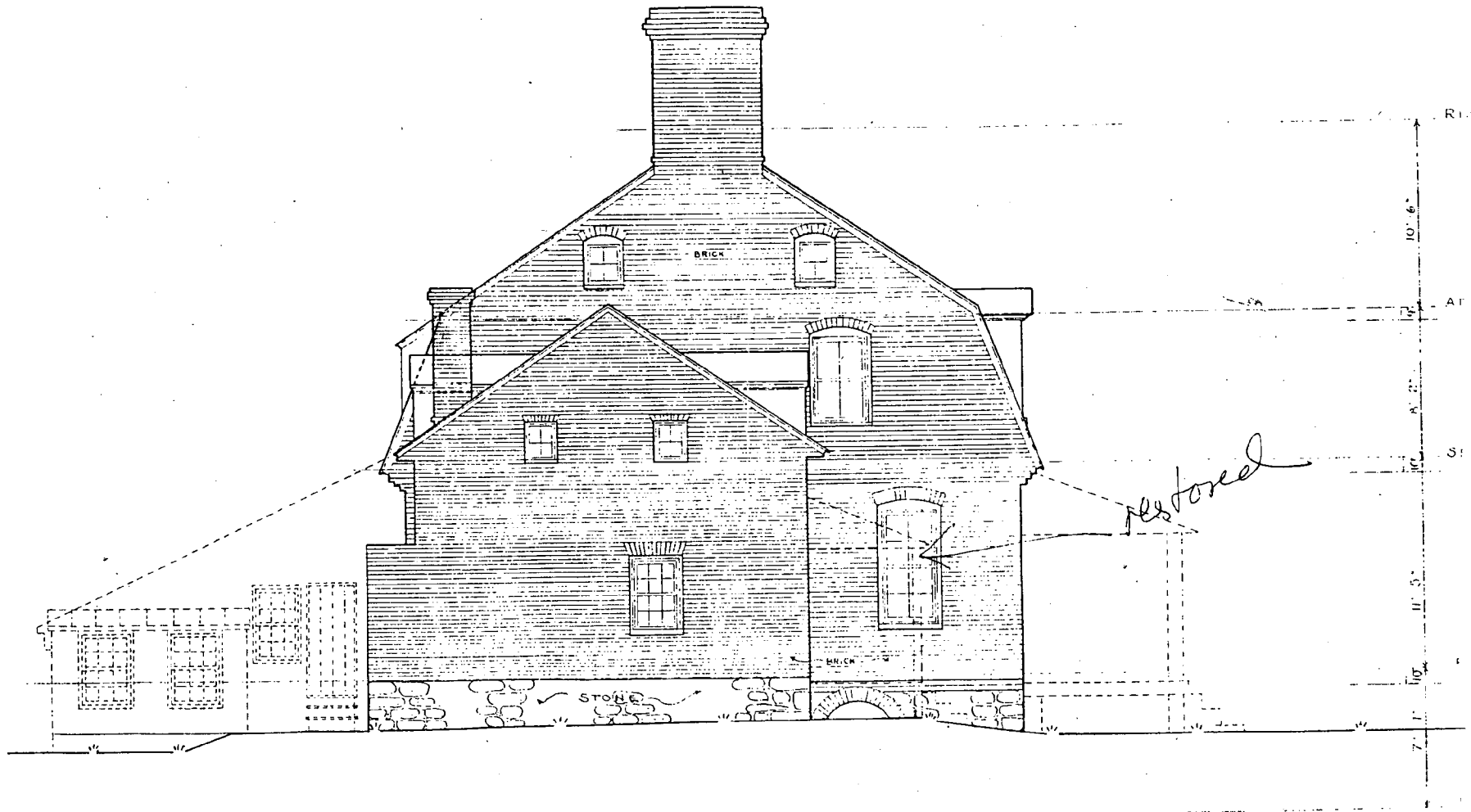
City/Zip

1757E

1936 East Tenth Window

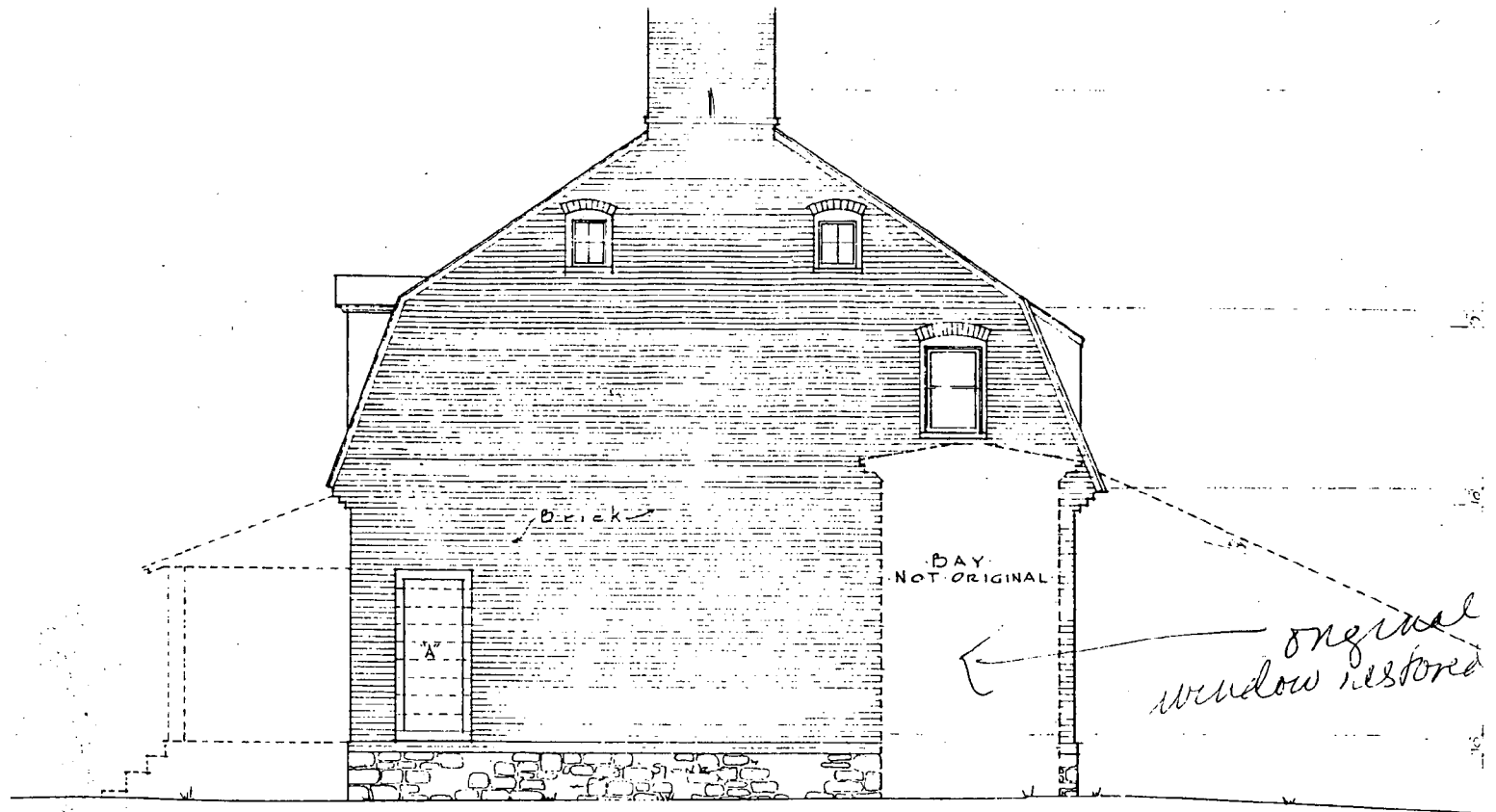
Window 2





9203 230063

NORTH ELEVATION
SCALE 3/16"=1'-0"



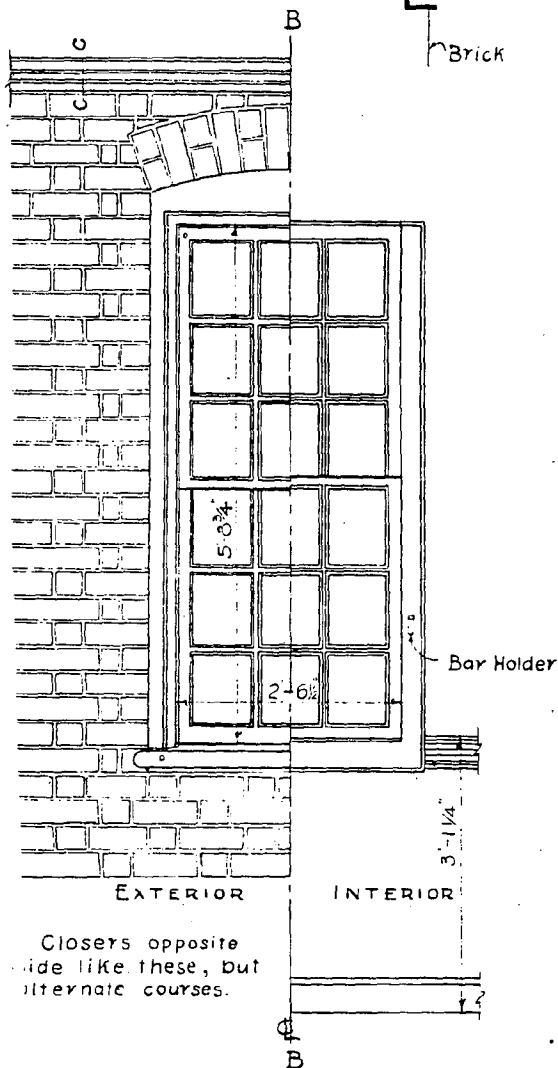
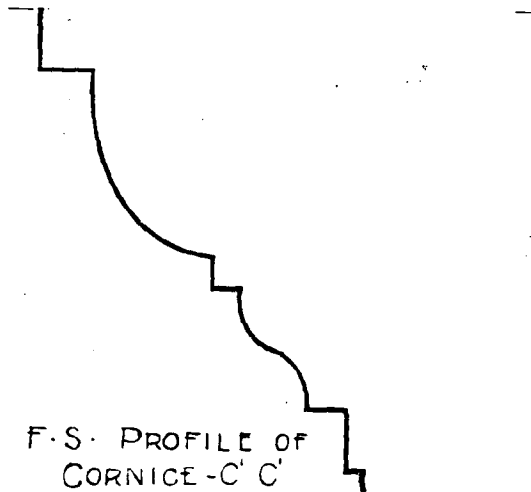
SOUTH ELEVATION

SCALE 3/16" = 1'-0"

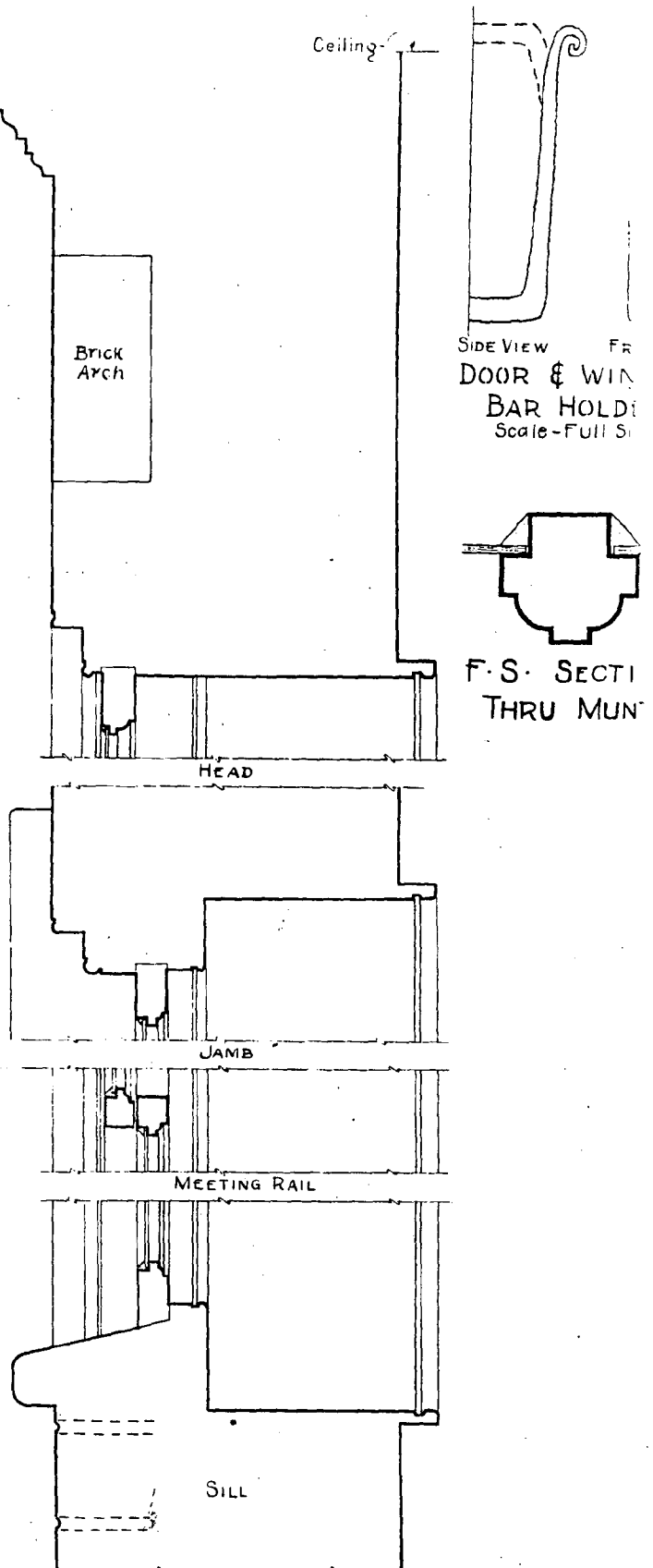
1936 HABS drawing

Indicate portions of original. Opening 'A' is wooden boards.
 5 x 8 1/2 Flemish bond (bond)

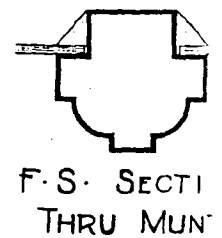
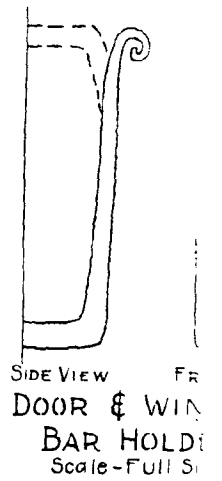
0
 SCAI
 METR



ELEVATION OF FRONT WINDOW
Scale - 3/4" = 1'-0"



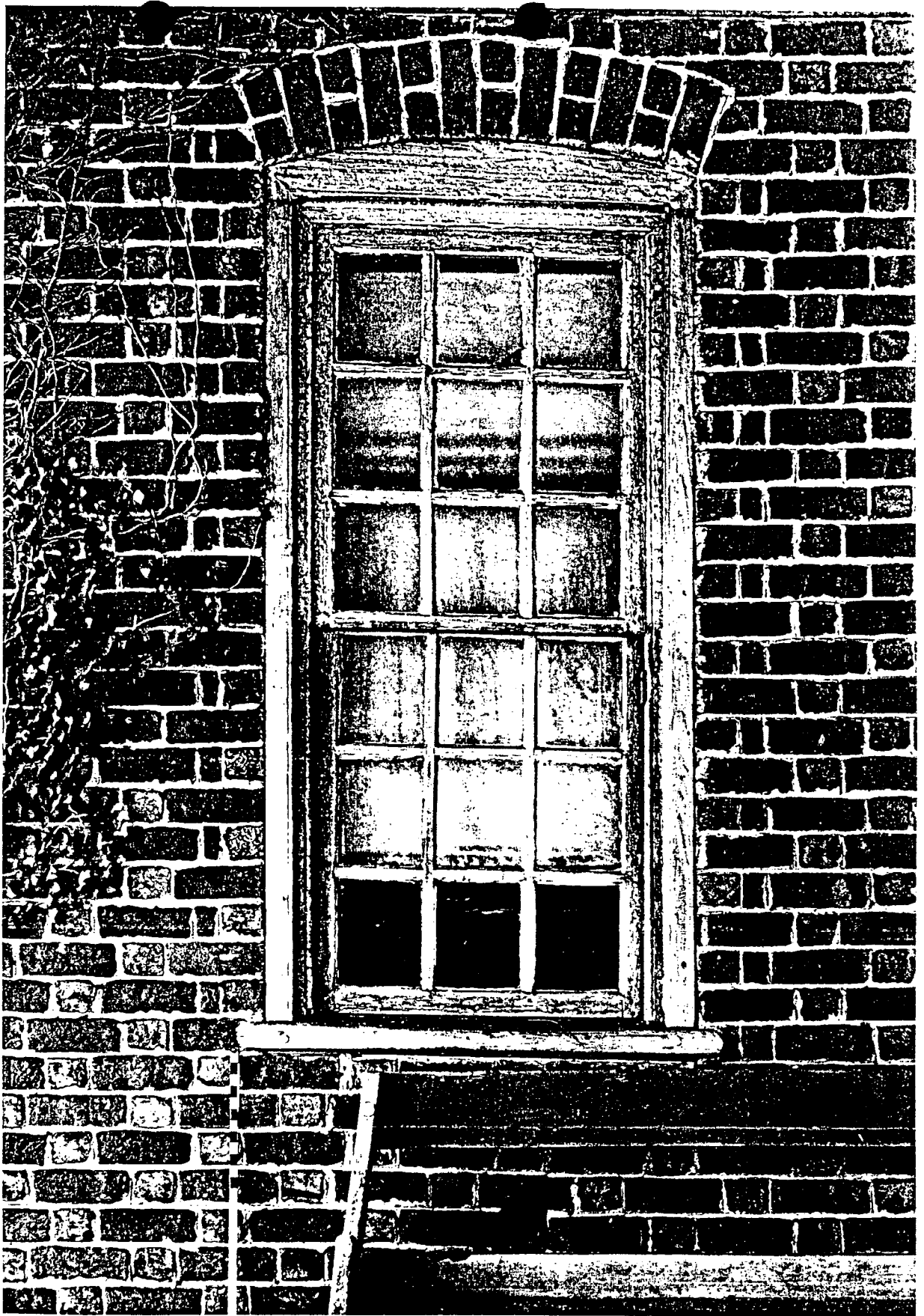
SECTION-B-B & THRU JAMB
Scale - 3/4" = 1'-0"



R. J. THOMPSON DEL.

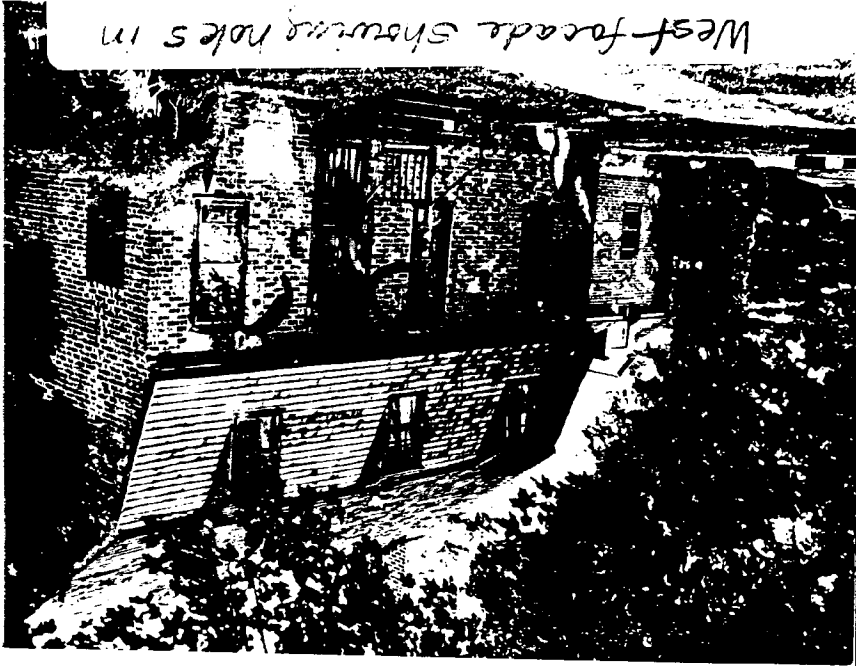
WORKS PROGRESS ADMINISTRATION
O.P. 265-6907
SECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
CLIFTON, EDNOR, MONTGOMERY C

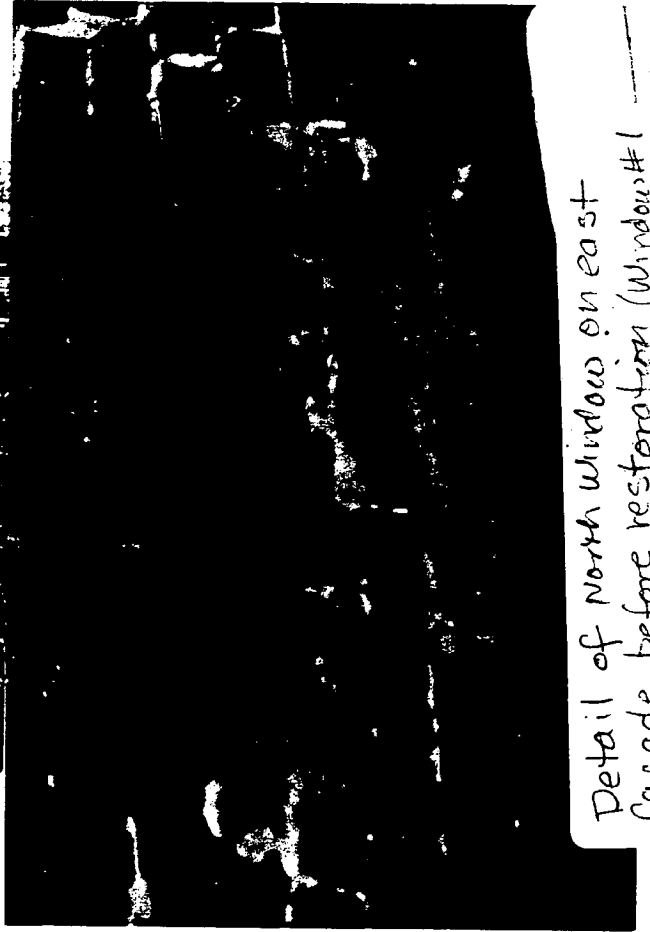


Original window from which copies were
made - Clifton, 14107 New Hampshire Ave.

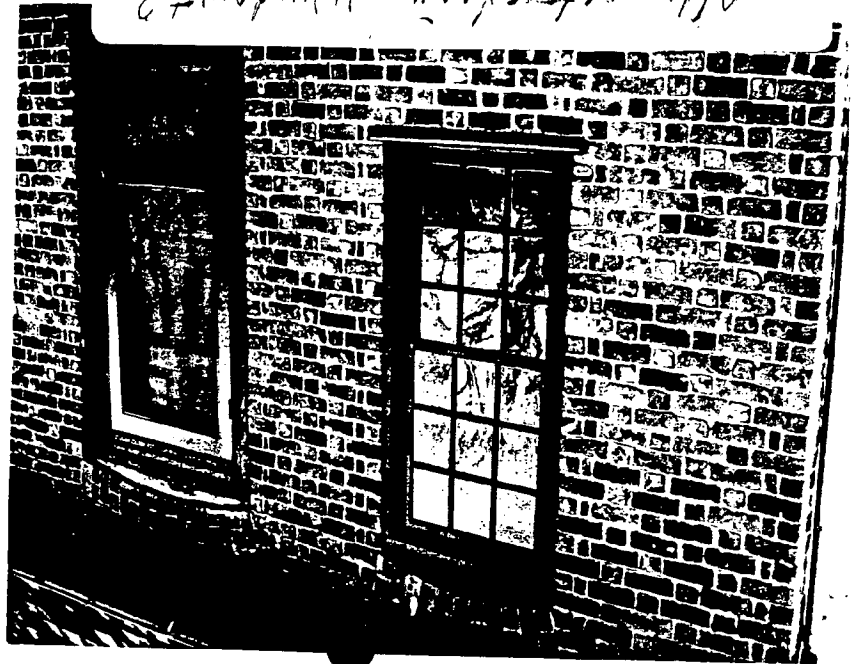
West facade showing hole 5 in
end wall



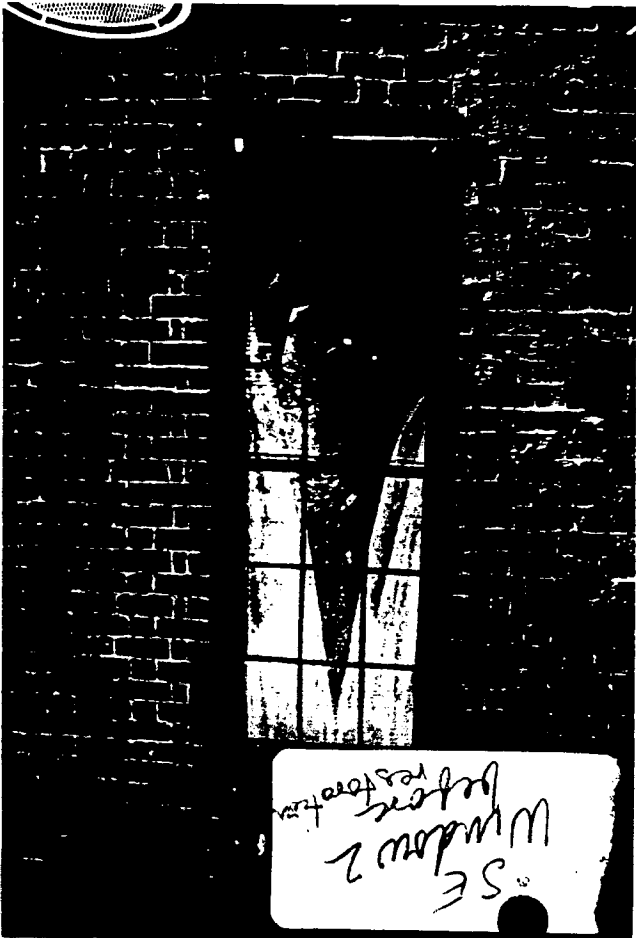
Detail of North window on east
facade before restoration (Window #1)

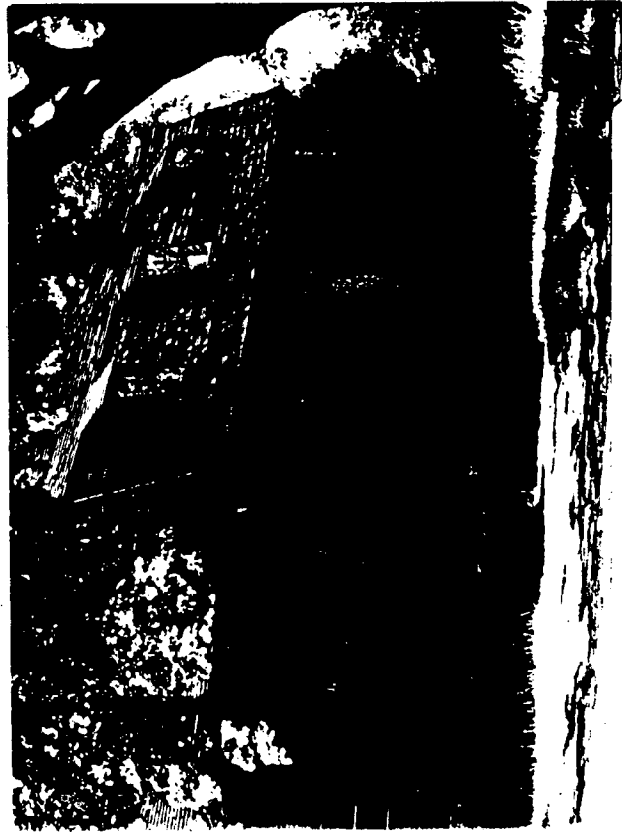


After restoration Window #2
East facade, south window SE



SE
Window 2
before restoration





Window on north wall - saved
from burning - before restoration



Window on North wall
after restoration



Window on south wall
before restoration



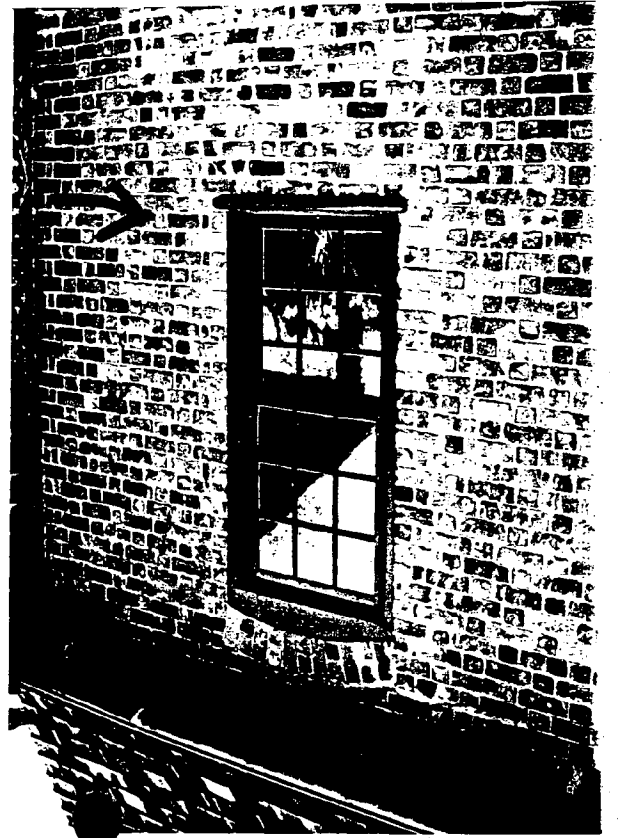
Window on south wall after
restoration - and detail of
copper guttering.



West facade after repair of
brickwork and installation of copper
guttering.



After restoration - window
- east facade, north window N/E



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**

