

12/1-91A 23720 Mt. Ephraim
Road



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: 9/27/91

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

Enclosed, please find a copy of your Historic Area Work Permit application, which was approved by the Historic Preservation Commission at their recent meeting.

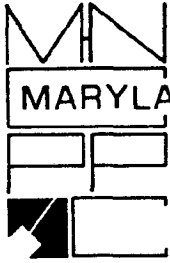
You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland, 20850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

In addition, if your planned work changes in any way other than that which was reviewed and approved by the Historic Preservation Commission before you apply for your building permit or even after the work is begun, please contact the Historic Preservation Commission staff at 495-4570.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 495-4570, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

hawpok.own

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



MEMORANDUM

TO: Robert Seely, Chief
Division of Construction Codes Enforcement
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: 9/27/91

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission, at their meeting of 9/25/91 reviewed the attached application by JAMES/LINDA VAN DIEN for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. ORIGINAL HAWP APPLICATION
2. _____
3. _____
4. _____
5. _____

hawpok.dep



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 208502

NAME OF PROPERTY OWNER F. & M. Gutheim
(Contract/Purchaser) James & Linda Van Dien

TELEPHONE NO. 301-654-7261 (Van
(Include Area Code) Dien's # as Purchasers)

ADDRESS 4911 Cumberland Ave Chevy Chase MD

20815

CITY STATE ZIP
CONTRACTOR Allen Duckett

TELEPHONE NO. 301-972-7024

PLANS PREPARED BY plans not required

CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 23720 Street MT. Ephraim RD

Town/City Dickerson Election District 7

Nearest Cross Street W. Harris RD

Lot _____ Block _____ Subdivision _____

Liber 638 Folio 168 Parcel #484 on Tax MAP PG D561, Grid 22

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision
Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 750

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

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 4 feet 0 inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line _____
 2. Entirely on land of owner to enclose portion of yard at rear of house
3. 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.

James M. Van Dien 9/6/91
(Signature of owner or authorized agent (agent must have signature notarized on back)) Date

APPROVED For Chairperson, Historic Preservation Commission
Barbara H. Wagner
DISAPPROVED _____ Signature _____ Date 9/26/91

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Gwen Marcus

DATE: September 18, 1991

CASE NUMBER: 12/1-91A

TYPE OF REVIEW: HAWP

SITE NAME: Mt. Ephraim

PROPERTY ADDRESS: 23720
Mt. Ephraim Road

TAX CREDIT ELIGIBLE: Partial

DISCUSSION

This proposal involves Mt. Ephraim, designated as an individual site on the Master Plan for Historic Preservation in 1979. The house was built in 1868 and is an excellent example of the building skills of local builder, William T. Hilton. It is also one of only structures remaining from the Civil War-era community of Mt. Ephraim.

The applicants have recently purchased this property from Mr. and Mrs. Frederick Gutheim. They plan to do a number of repair and maintenance projects, as well as the additional fencing which is the main subject of this HAWP application.

For the Commission's information, the planned repair and maintenance projects include:

1. Replacement of the existing slate roof and gutters with a new slate roof, which will match the existing in color and shingle size/shape, and with new gutters, which will match the existing in shape.
2. Repair of the brick outkitchen, including replacement of rotted lintels, rebuilding of the existing chimney (using existing brick), repointing of brick, replacement of the tar paper roof with a new Nord membrane roof, and installation of a gutter and downspout.
3. Painting of exterior trim and shutters.

Staff has discussed with the applicants their planned repair and maintenance projects in detail and feels that the work meets the definition of ordinary repair and maintenance with "like" materials. Thus, these specific projects do not need formal HAWP approval and are being brought to Commission's attention for information purposes only.

The work currently presented by the applicants which does need HAWP approval is the proposal to add approximately 90 linear feet of board fencing, which will match the existing board fencing already on the property and is illustrated in the photographs provided with the HAWP application. The wooden

fencing is approximately 4 feet high and is reinforced with wire mesh. There will be two 6 foot wide gates in the fencing, which will be to the sides and rear of the main house (see diagram provided by applicant).

At a future HPC meeting, the applicant would like to have a preliminary consultation with the Commission on long-range projects contemplated for the site, including construction of a horse barn, enclosing part of rear porch in conjunction with interior renovations, and reconstruction of a front portico that was removed from the house in the 1940s. The owner would also like to get the HPC's views on the environmental setting of the property and the value of a number of 20th century outbuildings on the site.

STAFF RECOMMENDATION

Staff commends the applicants for their sensitively-planned repair and maintenance efforts. In addition, staff recommends approval of the HAWP application for additional fencing at the sides and rear of the main house, to match the existing fencing on the site. This application conforms with criteria 24A-8(b)1 and (b)2 of the Historic Preservation Ordinance and with Secretary of the Interior's Standard #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.

SENT TO LAP: N/A COMMENTS RECEIVED: N/A
SENT TO APPLICANT: 9/18/91

ATTACHMENTS

1. HAWP Application
2. Master Plan Information



ATTACHMENT #1

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 208502

NAME OF PROPERTY OWNER F. & M. Guthrie TELEPHONE NO. 301-654-7261 (Van
 (Contract/Purchaser) James & Linda Van Dien (Include Area Code) Dien's # as Purchasers
 ADDRESS 4911 Cumberland Ave Chevy Chase MD ZIP 20815

CONTRACTOR Allen Duckett TELEPHONE NO. 301-972-7024
 CITY STATE

PLANS PREPARED BY plans not required CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 23720 Street MT. Ephraim RD

Town/City Dickerson Election District 7

Nearest Cross Street W. Harris RD

Lot _____ Block _____ Subdivision _____

Liber. 638 Folio 168 Parcel #484 on Tax MAP PG D566 Grid 22

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
				<u>Fence/Wall</u>	Shed	Solar
					Woodburning Stove	Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 750

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

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 <u>(X) Septic</u>
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 <u>(X) Well</u>
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 4 feet 0 inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line
- (X) Entirely on land of owner to enclose portion of yard at rear of house
- 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.

James M. Van Dien Signature of owner or authorized agent (agent must have signature notarized on back) 9/6/91 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9109060064 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

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:

Mount Ephraim is an historic brick house built by William Hilton for Ephraim Harris, a 19th C. farmer and storekeeper, between 1866-68. The property consists of a large L-shaped two-story brick farmhouse with slate roof, a small brick outkitchen and 5.72 acres. There are also a number of small wooden outbuildings: 2 chicken coops, a sheep pen now used as a tool shed, and a run-in shelter. Ages of these structures are unknown but they are probably 40-50 years old, build by present owners as part of their sheep and chicken raising enterprises. The consensus of those who have seen them is that these buildings have no architectural or historical significance. Most of the 5.72 acres is in open pasture. Mt Ephraim is on the Cty's Register and fully documented.

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

The proposed project is simply to extend the existing board fencing which currently separates the house yard from the pastures at two places - the NW rear corner, and south side of house from the SW corner of the front section of the "L", to create a safe enclosed yard for the purchasers' two large dogs. Fence will be three board, like existing fence 4 feet high and will be reinforced on inside with 4" x 4" wire mesh so dogs cannot slip through fence. A four foot wooden gate will be included in each section for passage of a small ride-on mower. Section at NW corner will be L-shaped measuring 12 x 28 ft. Section on south side of house will be in a straight line approx. 50 ft in length. Since a small chicken coop is located right at the end of this proposed fence line, it is also proposed to move this structure behind the larger red chicken coop found on the north (W. Harris Rd.) side of property where the other outbuilding are grouped. Proposed fence extensions are at rear of house and will not be visible from road because of configuration of hedges and shrubs. In judgement of purchasers, this fencing will have no impact whatsoever on the historic resource or the environmental setting.

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:

Three-board fencing similar to that which already exists on property, reinforced on inside with 4"x4" wire mesh. L-shaped section at NW rear of house will be 12' extending to north from corner of house and 28 feet to west where it will join existing fence. Section on south will extend approx. 50 feet from SW corner of house to join existing fence. Each section will have a 4' gate for passage of lawn mower.

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

Fence will be essentially the same as the existing board fencing on the property.

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

The intent of this section is not clear to me. However, it can be pointed out that this type of fencing is a temporary structure; it will be located at the rear of house; it will not be visible from road, and it will not have any impact upon the historic nature of the property or its environmental setting.

3. Project Plan: A schematic locational diagram, not to scale is enclosed. A survey to scale will be available after Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include: settlement (Sept. 11 or 12) and will be forwarded.

- 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 Stronghold Inc. (West rear boundary of property
Address 7901 Comus Rd. and across W. Harris Rd. to North0
City/Zip Dickerson, MD 20842
2. Name Paul Raver
Address 23700 Mt. Ephraim Rd. (to south)
City/Zip Dickerson, MD 20842

3.

Name

C. Law Watkins

Address

23611 W. Harris Rd.

City/Zip

Dickerson, MD 20815

(across Mt.
Ephraim RD
to East)

4.

Name

Address

City/Zip

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

Address

City/Zip

1757E

August 6, 1991

Ms. Gwen Marcus
Historical Preservation Commission

Dear Ms. Marcus:

Re: Mt. Ephraim

Enclosed is our application to extend the fencing at rear of house to create a safe, enclosed yard for our two dogs. At your suggestion, I am writing to inform the Commission of the repairs we plan to undertake as "Normal Maintenance" to the exterior of the property as soon as possible after we settle on the house (Sept. 11 or 12).

1) Replacement of Slate Roof and Gutters on Main House

We will replace the roof with a black Spanish slate. This slate is superior in quality and durability to the Bangor slate presently on the roof. The galvanized metal gutters also need replacing. We propose to replace them with aluminum for easier maintenance. Replacement gutters will be half-round with round downspouts so the profile will remain the same.

See the attached proposal from Ryba Roofers for details. Mr. Ryba has worked on the house and replaced the slate on the rear "hip" section of the L extension three or four years ago so that this one portion of the roof does not need to be replaced. New slate will match the slate he used for that repair.

2) Repair of the brick outkitchen which we intend to use as a studio and guest quarters. This building is in serious disrepair with considerable water damage to floor and interior. Work to be undertaken includes:

(1) Taking down brick over some of the windows and the door to replace rotted lintels. We will rebuild using existing brick and set back in place existing molding and trim.

(2) Rebuild leaning chimney to code specifications using existing brick to the extent possible.

(3) Repoint brick to prevent water seepage.

(4) Replace tar paper roof and add gutter to prevent continued water damage to west wall and foundations. See Mr. Ryba's proposal for details on proposed roofing.

3) Scrape and paint all exterior trim and shutters.

As I indicated to you, I cannot be at the next meeting of the Commission but I hope they will act on our request for fencing as it is important

to us to have that fence constructed as soon as possible so that we have some area where our dogs can run safely and freely. We will not have a "to-scale" locational map of the property until the survey is completed, but I shall forward you copies as soon as it becomes available.

I would like to sit down with the Commission for a consultation as to our future plans for the property at one of their October meetings. Among the topics we should like to discuss are:

1) a better delineation of the Commission's interest in the property. As you pointed out, this was one of the first buildings to be listed on the County's Historic Register and the listed site includes the entire 5.72 acres. Most of this land is pasture. We intend to keep horses, and we shall probably want to reconfigure the interior pasture fencing - for example, to fence off the old apple trees from the horses. Do we need to go through what I've found to be a very time-consuming and burdensome process each time we want to change a fence or gate? All of these fences are well within the property and scarcely visible from the roads.

Similarly, what is the extent of the Commission's interest in the several chicken coops and other wooden outbuildings? I believe these have no architectural or historical interest.

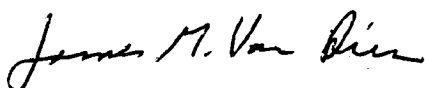
2) Plans for construction of a small (4-6 stall) horse barn on the W. Harris Rd. (North) side of property near the large chicken coop and tool shed.

3) Plans for moving the kitchen back to the rear of the house by enclosing the lower story of the existing porch (on South side of the L-extension).

4) Plans to construct a small portico over the front door (the original front porch was removed by the Gutheims in 1941/42) to take advantage of the French windows (over the front door) in the upper hall. We would also construct a smaller matching portico to replace the present side entrance way on the North facade. It should be noted that this side entrance is not original to the house. It was constructed by the Gutheims when they moved the kitchen to the front of the house in 1941/42.

I hope that the Commission will agree that it would be worthwhile to sit down and discuss these items before we begin to incur the expense of design drawings and detailed architectural plans.

Sincerely yours,



James M. Van Dien
4911 Cumberland Ave.

Cherry Chase, MD

301-654-7261

PROPOSAL

JOE RYBA ROOFING CO.
 15415 Barnesville Road
 Boyds, Maryland 20841
 (301) 972-6256
 MHIC #17590

No. _____
 Date **8/26/91**
 Sheet No. _____

Proposal Submitted To:

Name **Mr Jim Van Dren**
 Street **4911 Cumberland Av**
 City **Cherry Chase**
 State **MD**
 Phone **654-7261**

Work To Be Performed At:

Street **23720 Mt Ephraim Rd**
 City **Ockerson** State **MD**
 Date of Plans _____
 Architect _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Tear off existing Bangor slate (all parts of roof except back North hip)
Install 2 ply 30 lb felt
Install 9" X 18" Spanish slate with 8" exposure and 2" head lap.
Install 16 oz copper Valley, pipecollars and chimney flashing 14,900.00

Install 5" white alum. Kround Gutters and 3" round Down spouts
Gutter to be .032 ga hangers to be 2' on center. 1,558.00

Brick out building - Install Wood membrane roof with copper flashings 800.00
Install gutter and down spout on back. 185.00

Clean up and remove job related trash

Extra: replacement of wood sheathing if needed 2.00 pr sq ft.

Three year workmanship Guarantee

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of **Seventeen Thousand Four Hundred Forty Three Dollars (\$ 17,443.00).**

with payments to be made as follows:

Deposit 4,000.00
Upon Completion of roof (slate) 11,000.00
Upon Completion of Gutter & out building roof 2,443.00
1/2 % pr. month on all amounts past due

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by

Joe Ryba Roofing Co

Respectfully submitted

Per

Joe Ryba

Note—This proposal may be withdrawn by us if not accepted within **10** days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

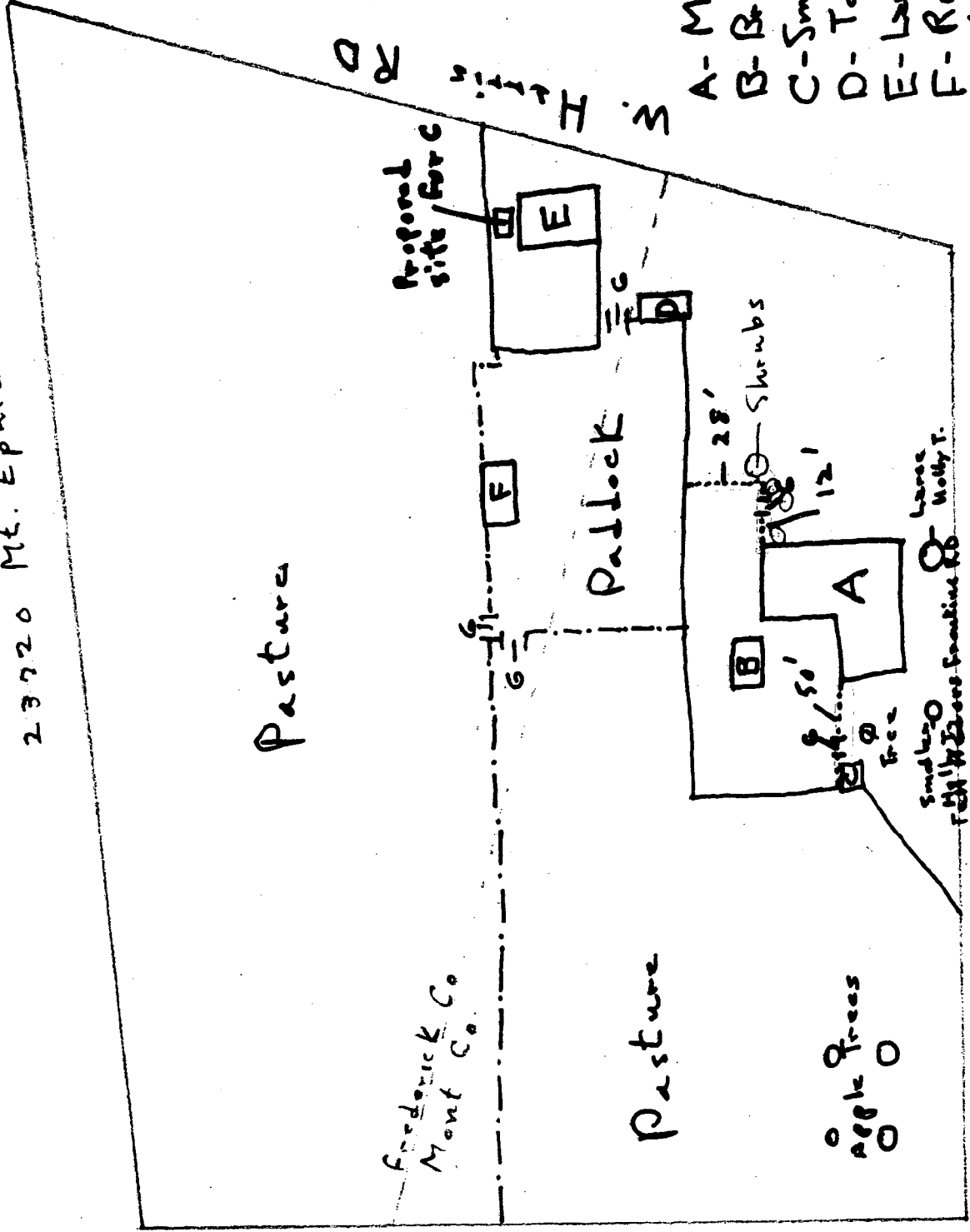
Date _____

Signature _____

Signature _____

Schematic Location
Diagram - Not to Scale

MT. EPHRAIM
23720 Mt. Ephraim Rd.



- A- Main House
 - B- Brick "Out Kitchen"
 - C- Small Red Chicken Coop
 - D- Tool Shed
 - E- Large Red Chicken Coop
 - F- Run-In Shelter
 - G- Gates
- Existing Board Fencing
 - - - Existing Wire Fencing
 - Proposed Board Fencing + Gates

MT. Ephraim RD

MT. Ephraim - Main House

A - North Facade & Side Entrance of
Main House - (Note numerous cracked slates)



A1 - Northeast Corner of House
Showing Main & Side Entrances

MT. Ephraim - Brick Out Kitchen
Adjacent To House at SW Rear Corner

B1 - Brick Out Kitchen - Note Chimney
& cracks in Brick



B2 - Brick Out Kitchen - Detail - Note
shiny Tan paper roof & brick repairs
needed



B3 - Brick Out Kitchen - South Facade
Note absence of Gutters -

MT. Ephraim - Out buildings

D - Tool Shed (Formerly a Sheep Pen)
n North (W. Harris RD) side of House



Run-In Shelter Note existing
wire fencing dividing fields

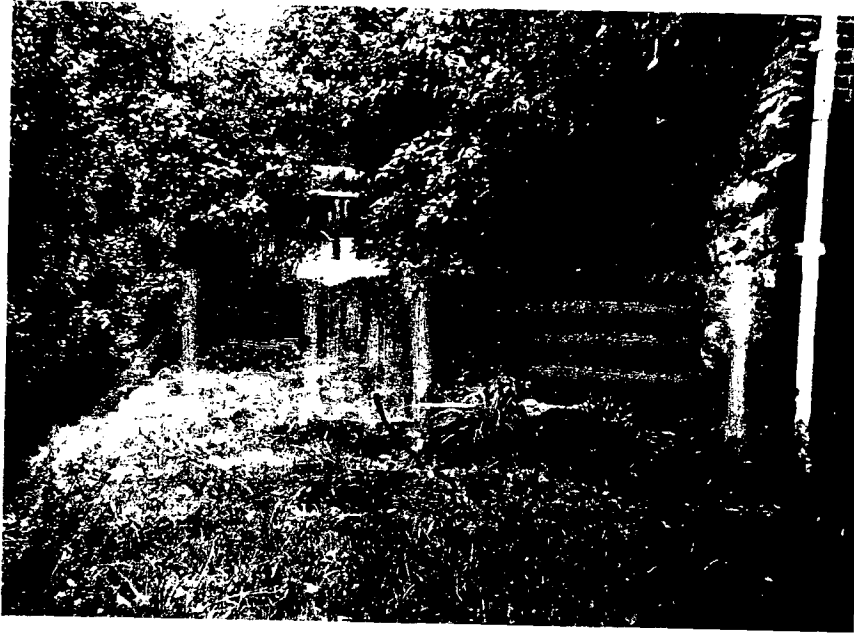


E - Lence Red Chicken Coop (At
South (W. Harris RD) side of property



Proposed Fence Extension NW Rear Corner of House

① Proposed Extension of Board Fence + Gate
NW Rear Corner of House (Bush marked B same in
all pictures as Ref. Pt.)



① Proposed extension of Board Fence +
Gate - NW. Rear Corner of House

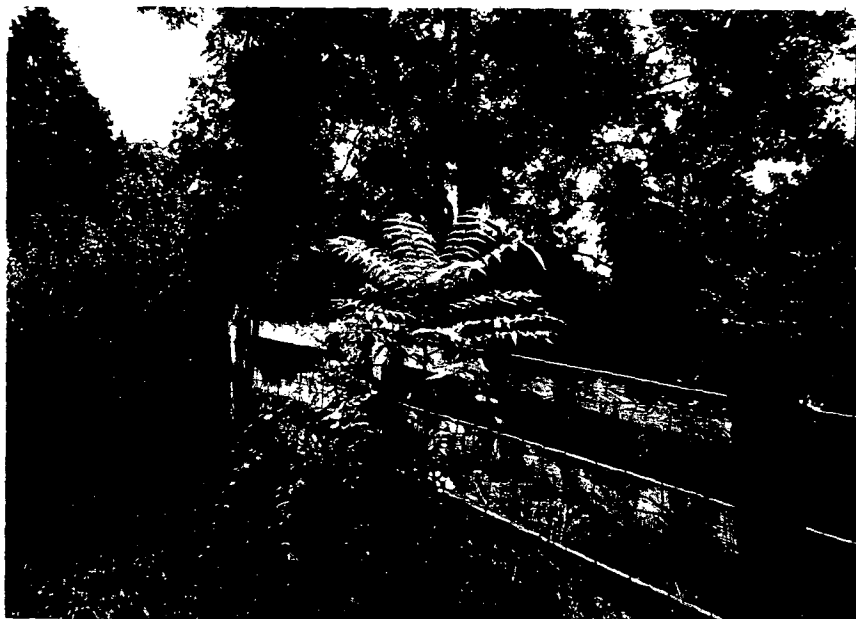


Proposed Fence Extension NW Rear Corner of House

① Proposed extension of fence to join
Existing Board fence at NW Corner of House
(Bush marked B - Same in all pictures)



③ Existing Wire Reinforced Board
Fencing at Rear of House (West)



Proposed Fence Extension South Side of House

① Proposed Extension of Board Fence + Gate
at SW Corner of Main Part of House (View Looks East)



② Proposed Extension of Board Fence + Gate
at SW Corner (View looks West - Fence would
run behind pictured tree)



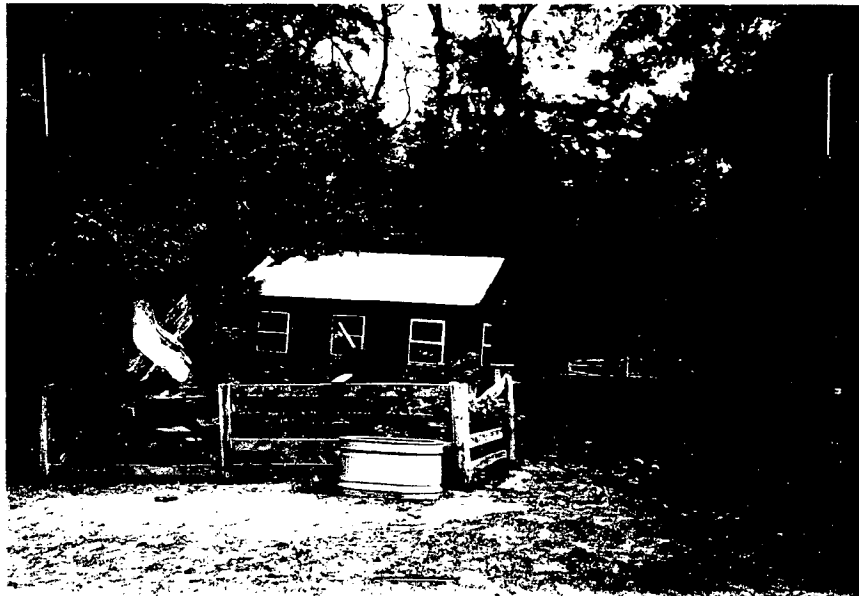
Small Red Chicken Coop on proposed fence line South of House

C- Small Red Chicken Coop at South of House - to be demolished or possibly moved to North (W. Harris Rd. side) near other outbuildings



We propose to move Small Red Chicken Coop to location behind Large Red Chicken Coop on N. Side of Property near W. Harris Rd

E. Large Red Chicken Coop near W. Harris Rd entrance to property. X indicates approx. location where we propose to move small chicken Coop.



CHAPTER 4: DESIGNATION OF HISTORIC RESOURCES APPROVED
FOR INCLUSION IN THE MASTER PLAN FOR HISTORIC PRESERVATION

- 10/12 Mendelsohn Terrace, Browningsville
- 1880--2½ story L-shape frame farmhouse.
- Important example of Gothic Revival architecture and an 8-generation family farm.
- 10/59 Davis House, Hyattstown
- c. 1810-1820--2½ story house with Flemish bond brickwork on front facade.
- Built by a Hyattstown leader, fine example of Federal style architecture.
- 10/70 Sugarloaf Mountain Chapel, Comus
- 1861--2 story, brick building with 2 gable-end entrance doors.
- Site used by Methodists since late 18th Century, chapel is a fine example of vernacular Greek Revival architecture by local builder, William T. Hilton.
- ★ 12/1 Mt. Ephraim, Dickerson
- 1868--2½ story L-shaped brick house.
- Example of building skills of local builder, William T. Hilton, and remaining structure of a Civil War era community.
- 12/22 **Mount Carmel, Dickerson
- 1759--large house of four stone sections and one frame section, and stone slave quarter.
- Fine Federal style farmstead and miller's house; home of three prominent County families, the Veatches, Trundles, and Gotts,
- 12/32 **Martinsburg Road, Dickerson (Montgomery County)
- 1830's--20 foot wide, single lane, paved concrete section (one mile long), lined with old stone fences and tall trees.
- Illustrates two transportation eras: (1) farmers' route to nearby mills and Potomac River; and (2) one-lane paved strip--the minimum requirement for the first automobiles.
- 12/35 **Inverness, Dickerson
- 1830's--fine Federal style house with unusually large number (9) of period agricultural dependencies.
- Excellent example of 19th century farm life and architecture, associated with the Benjamin White family for 120 years.
- 13/10 *Clarksburg School (Montgomery County Public Schools)
- 1909--frame rectangular, 2-room schoolhouse with central entrance porch.

MP

ACHS SUMMARY FORM

- 1. Name Mt. Ephraim
- 2. Planning Area/Site Number 12/1
- 3. MNCPPC Atlas Reference Map 5 H-3
- 4. Address Mt. Ephraim Road, Dickerson 23720 MT. EPHRAIM RD. DICKERSON, MD. 20842
- 5. Classification Summary

Category building
 Ownership private
 Public Acquisition n.a.
 Status occupied
 Accessible no
 Present use private residence
 Previous Survey Recording M-NCPPC Federal State x County x Local
 (Title and date: Historic Sites Survey 1976)

- 6. Date 1868
- 7. Original Owner Ephraim G. Harris
- 8. Apparent Condition
 - a. good
 - b. altered
 - c. original site

9. Description: This two & a half story L-shaped brick structure faces east on Mt. Ephraim Rd. Built upon fieldstone foundations with timber framing, the house is constructed of locally fired brick laid up in common bond. This simple structure once had a center cross gable, bracketed front porch with shed roof, & Victorian interior & exterior details. The wooden paneled front door is flanked by four light sidelights. The hipped roof is covered by slate roofing. Wooden lintels surmount the six-over-six light double hung windows. There are three chimneys which serve this house. There is a brick outbuilding to the NW of the house, which may have been used as a summer kitchen.

10. Significance: This house is important as an example of the building skills of William T. Hilton & as the remainder of the crossroads complex once known as Mt. Ephraim, situated on 13 acres deeded to Ephraim G. Harris in 1868. Harris capitalized on the Civil War trade, operating a general merchandising store at the intersection. In 1868 he decided to construct a residence reflective of his new-found affluence, and contracted with William T. Hilton & Sons, local carpenters, to build it. Most of the materials used were obtained locally (clay, slate, and timber). In 1888, Mt. Ephraim consisted of the house & outbuildings, brick store, restaurant, 2 frame dwellings, & blacksmith shop & stable. Only the house & its "summer kitchen" remain.

- 11. Date researched and researcher Fall 1978 Mark Walston
Candy Reed - Architectural Description
- 12. Compiler Eileen McGuckian
- 13. Date Compiled 1/79
- 14. Designation Approval
- 15. Acreage 5.27 acres

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC **Mt. Ephraim**

AND/OR COMM DN

2 LOCATION

STREET & NUMBER **23720 Mt. Ephraim Road**

CITY, TOWN

Dickerson

VICINITY OF

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BDTH

WRK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER

4 OWNER OF PROPERTY

NAME **Frederick Gutheim**

Telephone #: **972-8375**

STREET & NUMBER

23720 Mt. Ephraim Road

CITY, TOWN

Dickerson

VICINITY OF

STATE, zip code

Maryland 20753

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. **Montgomery County Courthouse**

Liber #: **638**

Folio #: **168**

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland 20850

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

M-NCPPC Inventory of Historical Sites

DATE

1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Rockville

STATE

Maryland 20855

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This two and a half story L-shaped brick structure faces east on Mt. Ephraim Road. Built upon fieldstone foundations with timber framing, the house is constructed of locally fired brick laid up in common bond. This simple structure once had a center cross gable, bracketed front one-story porch with shed roof, and Victorian interior and exterior details. The wooden paneled front door is flanked by four light side-lights. The hipped roof is covered by slate roofing. Wooden lintels surmount the six-over-six light double hung windows. There are three chimneys which serve this house.

The house originally had a central hallway flanked by two rooms, with heavy trim, ceiling plaster work, stair brackets and mantels. A third west (rear) ell room made this an L-plan house. A two story porch is located on the southwest corner of the house. The stairway is constructed of a curved chestnut railing and cedar newell post. The present owners modified the north and west rooms to accomodate their needs as well as the effects of poor management of the property.

The present owners extensively renovated the house in 1941-2. They employed the services of three prominent architects, Julian Berla, Wilhelm von Moltke, and Vernon de Mars; the garden was laid out by Daniel Kiley. At this juncture the earlier architectural character was lost.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T SIGNIFICANCE

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

SPECIFIC DATES 1868

BUILDER/ARCHITECT

William T. Hilton

STATEMENT OF SIGNIFICANCE

This house is important as 1) the remainder of the crossroads community which once served local residents and travelers and 2) as an example of the building skills of William T. Hilton.

Mt. Ephraim (a name given to both the house and the locality -- and later to the larger, predominantly black community to the north) was deeded to Ephraim G. Harris in 1868.¹ The land, lying at the intersection of "the road from Mouth of Monocacy to Urbana" and "the road from Barnesville to Frederick" was Ephraim's desired 13 acres of the Harris family estate.

Ephraim Harris had conducted a general merchandising operation at the site from the early 1860's onward, capitalizing on the trade during the Civil War, and in 1868, decided to construct for himself a residence more reflective of his newfound affluence. He contracted with William T. Hilton and Sons, local carpenters, to construct the house. Most of the materials used were obtained close at hand, with clay for the bricks mined, molded and fired on the spot, slate for the roof quarried nearby, and pine, oak and chestnut timber obtained from woodlots on Sugarloaf Mountain.

Ephraim Harris' store was totally destroyed by fire on December 22, 1876, with the entire loss estimated from \$3,000 to \$4,000.² However, the property was insured, and Harris replaced the old store with a new brick store house shortly thereafter.

By the time of his death in the spring of 1888, Ephraim Harris had established a substantial commercial complex on his land at the crossroads. The buildings consisted of:

- One brick house (Mr. Ephraim), 40 x 50 feet, 2½ stories, seven rooms, a hallway above and below, slate roof, with a stable, wagon shed, cornhouse, brick dairy and other outbuildings
- One brick store house, 20 x 36 feet, 1½ stories with a cellar and a tin roof, and including a restaurant 100 yards from the store house
- One 1½ story frame dwelling, medium condition
- One 1½ story frame dwelling, small, including blacksmith shop and stable³

Continued on Attachment Sheet A

CONTINUE ON SEPARATE SHEET IF NECESSARY

Mt. Ephraim

The restaurant appears to have been basically a saloon, as evidenced by the inventoried stock of the restaurant, consisting of glasses, bottles, demijohns and 177 gallons of whiskey.⁴ Harris was post-master and farmer as well as storekeeper.

The 15 acres, and the various buildings thereon, were offered up by Ephraim Harris' family at a Trustee's Sale, on September 7, 1889. The land was purchased by Ida J. Dronenburg. The Dronenbergs continued to operate the store for awhile, but the business was moved to nearby Dickerson. A fire occurred in the main house in 1909, attested to by charred boards in the attic.

The house and property then passed through a number of owners until 1919, when Mt. Ephraim and 5.72 acres were sold to Francois P. Darrieulat, President Theodore Roosevelt's fencing master, and coach of several college teams and U.S. Olympic fencing teams.⁶ Darrieulat was the friend and fencing companion of Gordon Strong, owner of the adjacent property and Sugarloaf Mountain; Strong acquired a mortgage on the property and arranged its sale to Darrieulat.

Frederick and Polly Gutheim purchased the property from Darrieulat's estate in 1941. At that time, the front porch and many of the interior design details were removed during the course of remodeling the house, but were preserved in the form of recorded architectural drawings. During 1954-55, when the Gutheims lived in Washington, D.C., Mt. Ephraim was occupied by John Andrew Rice, a classical scholar, founder and one-time president of Black Mountain College, and a distinguished writer of short stories and books.

The present owner, Frederick Gutheim, is noted for his authorship of two major works of local interest, The Potomac (1949) and Worthy of the Nation, The History of Planning for the National Capital (1976). He is an internationally-known planning and historic preservation consultant and was professor of History and American Civilization at George Washington University serving as the first director of GWU's Graduate Program in Historic Preservation (1975-1978).

FOOTNOTES:

1. Land Records of Montgomery County, Md., EBP 5/266 (June 15, 1868).
2. Montgomery County Sentinel, December 29, 1876.
3. Rental Appraisal of Ephraim Harris' lands, RWC 18/168, Montgomery County Orphan's Court Records, Montgomery County Equity Records, Judgment JA 4/226.
4. Montgomery County Orphan's Court Records, Personal Estate Inventory of Ephraim Harris, RWC 18/148.
5. Land Records, Op. Cit., JA 17/133 (February 26, 1890).
6. Ibid., 278/487.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Records of Montgomery County, Md.
Equity Records of Montgomery County, Md.
Orphan's Court Records of Montgomery County, Md.
Montgomery County Sentinel, December 29, 1876.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 5.27 acres

VERBAL BOUNDARY DESCRIPTION

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

STATE	COUNTY
Maryland	Montgomery
STATE	COUNTY
Maryland	Frederick

11 FORM PREPARED BY

NAME / TITLE
Mark Walston

ORGANIZATION
Sugarloaf Regional Trails

DATE
October 1978

STREET & NUMBER
Box 87

TELEPHONE
926-4510

CITY OR TOWN
Dickerson

STATE
Maryland 20753

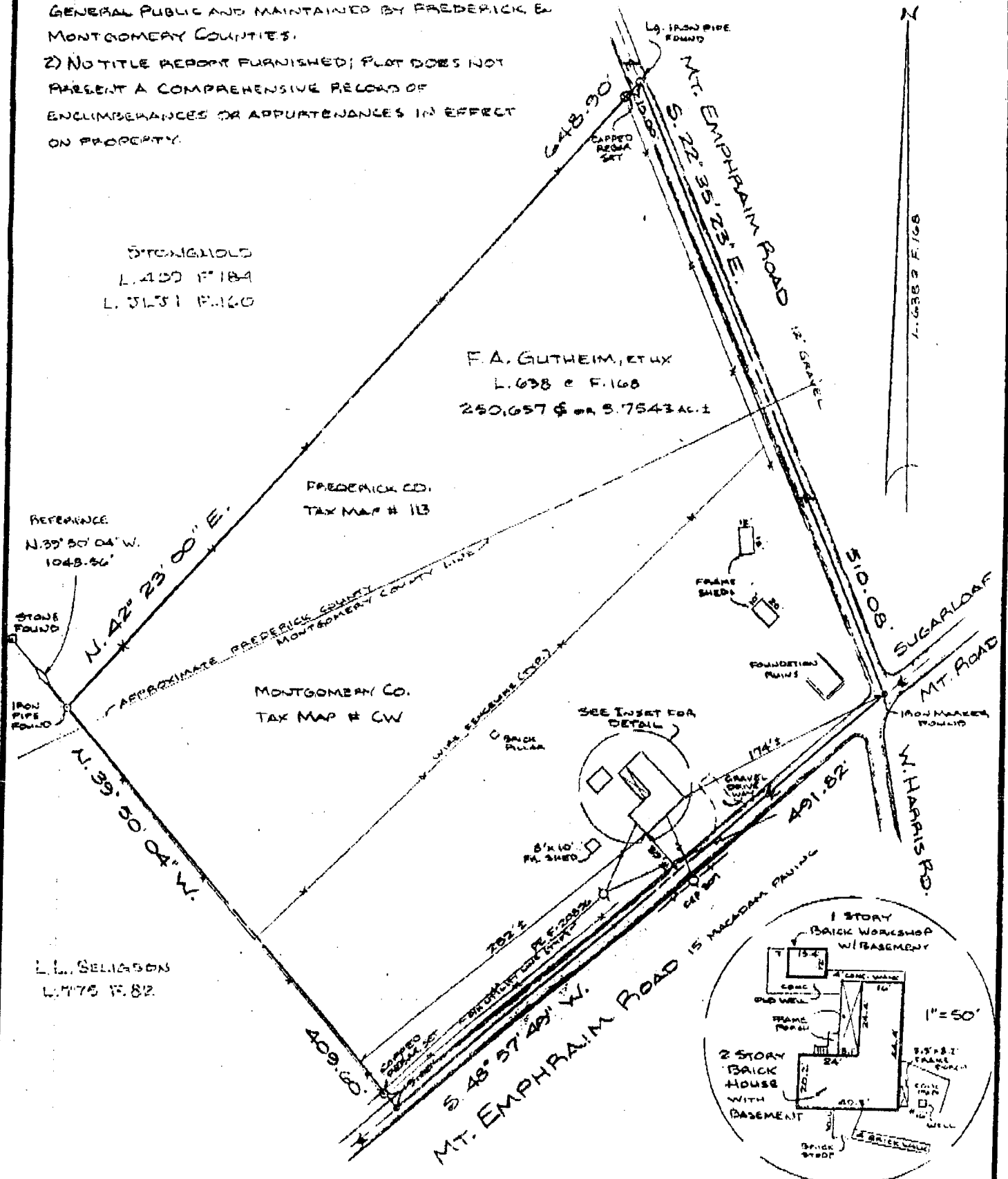
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

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

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

NOTE:

- 1) MT. EPHRAIM ROAD IS IN CURRENT USE BY THE GENERAL PUBLIC AND MAINTAINED BY FREDERICK & MONTGOMERY COUNTIES.
- 2) NO TITLE REPORT FURNISHED; PLAT DOES NOT PRESENT A COMPREHENSIVE RECORD OF ENCUMBRANCES OR APPURTENANCES IN EFFECT ON PROPERTY.



STONEMASONS
L. 1100 F. 184
L. 3131 F. 166

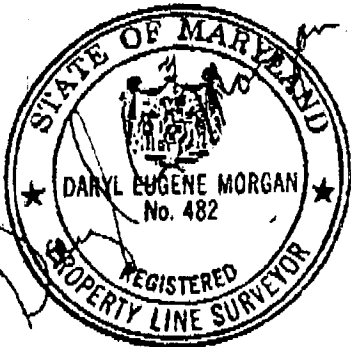
F. A. GUTHEIM, ET UX
L. 638 & F. 168
250,657 \$ OR 3.7543 AC. ±

FREDERICK CO.
TAX MAP # 113

REFERENCE
N. 39° 50' 04\" W.
1043.56'

MONTGOMERY CO.
TAX MAP # CW

L. L. SELIGSON
L. 775 F. 82



9-11-91

PLAT OF SURVEY

HOUSE LOCATION SURVEY

LAND CONVEYED TO

FREDERICK A. GUTHEIM, ET UX

LIBER 638 & FOLIO 168

23720 MT. EPHRAIM ROAD

ELECTION DISTRICT # 11

MONTGOMERY COUNTY, MARYLAND

ELECTION DISTRICT # 7

FREDERICK COUNTY, MARYLAND

Scale: 1" = 100' Date: Sept., 1991

I CERTIFY THIS PLAT TO BE CORRECT: IT IS THE RESULT OF AN ACTUAL FIELD SURVEY, BASED ON DATA FOUND AMONG THE LAND RECORDS OF MONTGOMERY & FREDERICK COUNTY, MARYLAND, AS REFERENCED HEREON.



VANMAR ASSOCIATES INC.
Engineers • Surveyors • Planners
310 South Main Street, Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015

REFERENCE

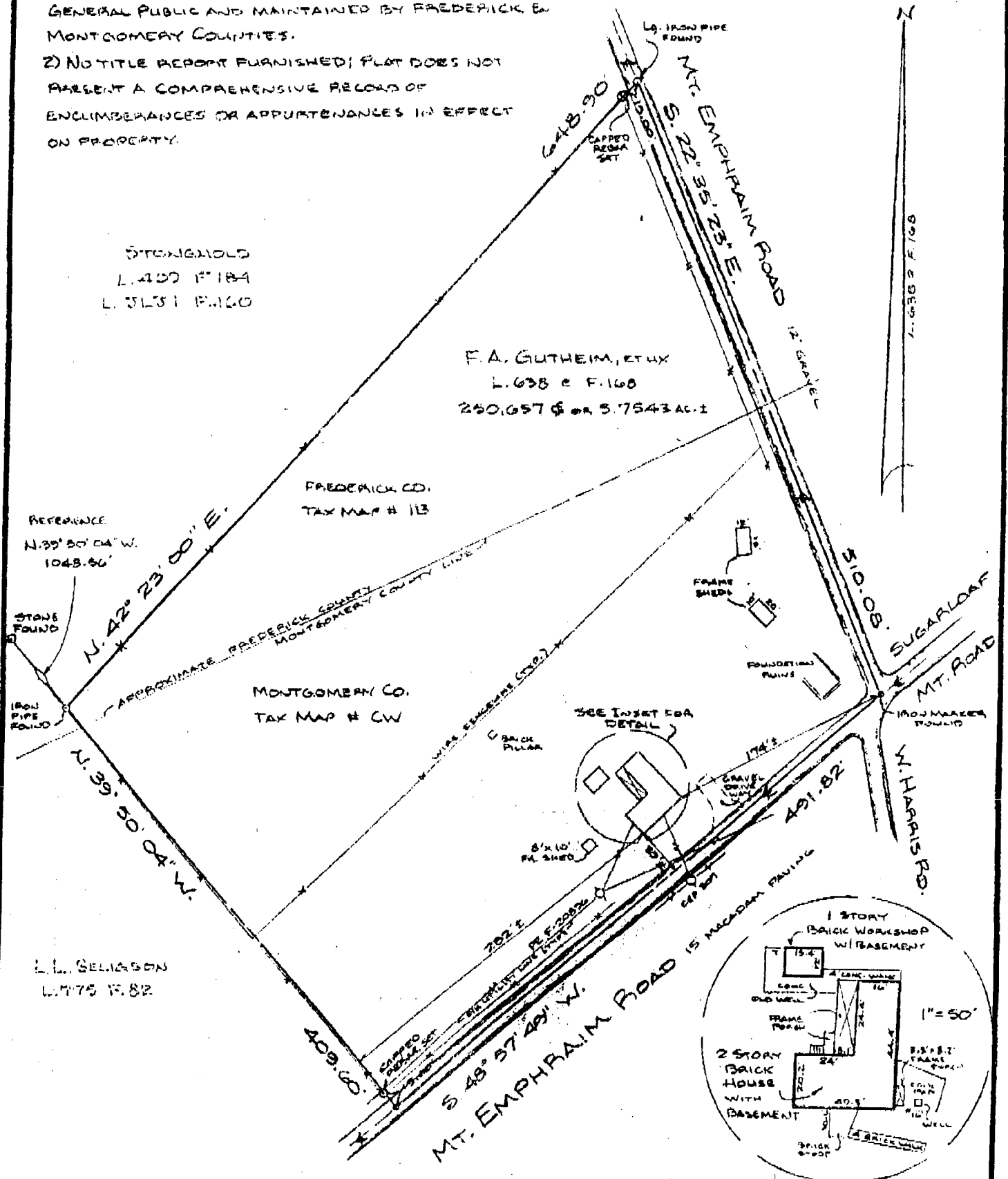
JOB NO.

LIBER 638 FOLIO 168

91-2897

NOTE:

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STONINGHOLD
L. 100 F. 184
L. 3131 F. 160

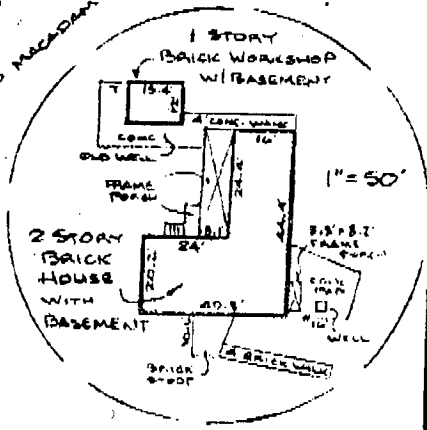
F.A. GUTHEIM, ET UX
L. 638 & F. 168
250,657 \$ OR 3.7543 AC. ±

FREDERICK CO.
TAX MAP # 113

REFERENCE
N. 39° 50' 04" W.
1048.96'

MONTGOMERY CO.
TAX MAP # CW

L.L. SELIGSON
L. 775 F. 82



9-11-91

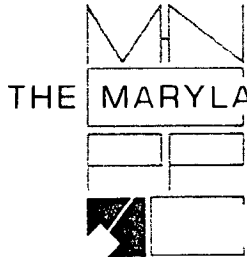
PLAT OF SURVEY
HOUSE LOCATION SURVEY
LAND CONVEYED TO
FREDERICK A. GUTHEIM, ET UX
LIBER 638 & FOLIO 168
23720 MT. EPHRAIM ROAD
ELECTION DISTRICT # 11
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ELECTION DISTRICT # 7
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REFERENCE	JOB NO.
L. 638 Folio 168	91-2897



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

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: 9/10/91

SUBJECT: Historic Preservation Commission Review of HAWP
Application

The Historic Preservation Commission has received the Historic Area Work Permit (HAWP) application which you filed on your property.

The Historic Preservation Commission will consider your HAWP application at their regular meeting on 9/25/91. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland. The meeting will begin at 7:30 p.m..

You are encouraged to attend this meeting so that the Historic Preservation Commission can discuss your application with you. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.

hawpdate