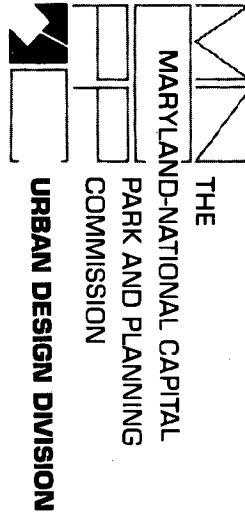


12/1-91B 23720 Mount Ephraim Road
Mount Ephraim

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



Mr. Eghvaim
23720 Mr. Eghvaim Road
Bickersa
12/1-91 B
HAWP: 12/11/92



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 James & Linda Van Dien TELEPHONE NO. 301-972-7838
 (Contract/Purchaser) _____ (Include Area Code) _____

ADDRESS 23720 Mt. Ephraim Rd. Dickerson MD 20842
 CITY STATE ZIP

CONTRACTOR Allen Duckett TELEPHONE NO. 301-972-7024
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Allen Duckett TELEPHONE NO. 301-972-7024
 (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 DS61, Grid 22

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

<input checked="" type="radio"/> Construct	<input type="radio"/> Extend/Add	<input type="radio"/> Alter/Renovate	<input type="radio"/> Repair	<input type="radio"/> Wreck/Raze	<input type="radio"/> Move	<input type="radio"/> Install	<input type="radio"/> Revocable	<input type="radio"/> Revision
--	----------------------------------	--------------------------------------	------------------------------	----------------------------------	----------------------------	-------------------------------	---------------------------------	--------------------------------

Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other Horse Barn

1B. CONSTRUCTION COSTS ESTIMATE \$ \$24,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Potomac Edison

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 (<input checked="" type="checkbox"/>) Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 (<input checked="" type="checkbox"/>) 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.

Signature of owner or authorized agent (agent must have signature notarized on back) James M. Van Dien Date 11/27/91

APPROVED Barbara H. Wagner For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9111280065 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: Nancy Witherell

DATE: December 4, 1991

CASE NUMBER: 12/1-91B

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Mt. Ephraim

PROPERTY ADDRESS: 23720
Mount Ephraim Road

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicants propose the construction of a small horse barn, measuring 30' wide by 36' long by 18' high, on the site of a non-historic chicken coop. The cement floor of the coop would be reused in the construction of the barn. The barn walls would be clad in poplar board and batten, with clapboard siding on the gables. Traditional features, such as cross buck Dutch doors and a cupola vent, would be employed.

Mount Ephraim was built between 1869-68 on a slight knoll near Mt. Ephraim Road. The house is a two-story, hip-roofed, L-shaped brick structure with a porch on the south elevation. The view from the knoll is of smaller ancillary structures arrayed behind and below the house, fenced and open pasture with several prominent trees, and of Sugarloaf Mountain in the distance. The site of the new horse barn, approximately 180 feet from the house, has been selected to minimize the change in views to and from the house, preserve a mature tree, and provide convenient access to West Harris Road and fenced pastures.

STAFF RECOMMENDATION:

The staff finds the proposed horse barn to be compatible in design and location with the historic house, with views to and from the house, with the terrain, and with the historic and current land use, and therefore recommends approval based on Historic Preservation Ordinance criterion 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

The new construction also conforms with the Secretary of the Interior's Standards for Rehabilitation, specifically Standard #9:

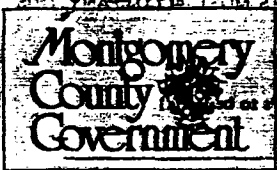
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

SENT TO LAP: N/A
SENT TO APPLICANT: December 4, 1991

LAP COMMENTS RECEIVED: N/A

ATTACHMENTS:

1. HAWP Application and Attachments



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850-2330
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 208502

NAME OF PROPERTY OWNER James & Linda Van Dien TELEPHONE NO. 301-972-7838
 (Contract/Purchaser) (Include Area Code)

ADDRESS 23720 Mt. Ephraim Rd. Dickerson MD 20842
 CITY STATE ZIP

CONTRACTOR Allen Duckett TELEPHONE NO. 301-972-7024

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Allen Duckett TELEPHONE NO. 301-972-7024
 (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 DS61, Grid 22

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

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck
			<input type="checkbox"/> Revision	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Shed
				<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other <u>Horse Barn</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ \$24,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Potomac Edison

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/AODITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 (X) 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.

James M. Van Dien 11/21/91
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

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:

Mt. Ephraim is an historic brick house built between 1866-68 by William Hilton, a local builder, for Ephraim Harris, a 19th C. farmer and storekeeper. Mt. Ephraim is considered a fine example of a local builder's interpretation of 19th C. building patterns & designs. It is on the County Register and is quite fully documented. The property consists of a large L-shaped two story brick farmhouse with attic, slate roof and two-story porch on the southern exposure of the L, a small brick outkitchen contemporary with the house, and 5.72 acres. It is located in an agriculturally zoned area, and there has always been farming activity at Mt. Ephraim. The previous owner, the Gutheims, raised sheep and chickens and erected several small sheds and pens. Most of the acreage is in open pasture.

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 to construct a small horse barn to house the owner's three horses already on the property. A "pole barn", 30' x 36' in dimensions will be constructed on the site of an existing 12' x 18' chicken coop, and the concrete slab foundation of the chicken coop will provide the floor of the tack & feed room of the barn. Site of existing chicken coop was selected because of access to W. Harris Rd. for hay & grain delivery, vaning horses, etc. water & electricity already at the site, the dedication of the north W. Harris Rd. side of property to farm outbuildings (There is also a small sheep pen now used as a storage shed), and easy access to the existing configuration of fenced pastures. Incorporation of the chicken coop foundation into the new structure will avoid proliferation of outbuildings on a relatively small property and will enable us to preserve a fairly large, pleasantly shaped tree (possibly an elm?). Barn will be approximately 180' from house and will not obstruct public sight lines to house from either road. The barn will be a four stall facility with tack and grain room and a hay loft, built in the traditional pole barn design, i.e. supported treated 6x6" and 4x4" poles. Center aisle will be concrete as well as the existing slab for the feed & tack room. Floors of stalls will be blue stone dust. Siding will be traditional board and batten with horizontal lap siding on the gable ends.

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:

Structure will be a 30' x 36' pole barn, with a hay loft in the gable. Elevation to the ridge pole will be 18'; 9' to the roof line on the sides and a 9' gable. Floorplan will consist of a 10' concrete center aisle, 4 10'x12' stalls, a 10'x 18' tack and feed room on existing slab, and a 6'x10' storage area with stairs to loft. Siding will be vertical board and batten (1"x12" poplar with 1"x4" battens) and horizontal 12" lap siding on gable ends. Roof will be composition shingle.

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

This building will replace an existing 12'x 18' chicken coop with vertical tongue and groove siding, and a gable roof with composition shingles. Current building, which is probably 40 or 50 years old is in need of a new roof a considerable repair and is not adequate to meet the owners' need to house their horses. In short, a poor structure is being replaced by a better structure in an area dedicated to farm outbuildings.

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

As already indicated, Mt. Ephraim is located in an agricultural area and has always been the center of farming activity. Proposed barn will be built employing traditional barn designs and materials, i.e. board and batten siding, Dutch doors from the three stalls on the paddock side of building, a vent cupola (not shown on design drawing), etc. Site of building is in area of existing farm outbuildings at a considerable distance from historic structure and will not obstruct sight line.

3. Project Plan: from historic structure and will not obstruct sight line

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 Stronghold Inc. (W. rear boundary & across Harris Rd. to north)
 Address 7901 Comus Rd.
 City/Zip Dickerson, MD 20842
2. Name Robert Raver (to south)
 Address 23700 Mt. Ephraim Rd.
 City/Zip Dickerson, Md. 20842

3. Name C. Law Watkins (across Mt. Ephraim Rd. to east)

Address 23611 W, Harris Rd.

City/Zip Dickerson, MD 20842

4. Name _____

Address _____

City/Zip _____

5. Name _____

Address _____

City/Zip _____

6. Name _____

Address _____

City/Zip _____

7. Name _____

Address _____

City/Zip _____

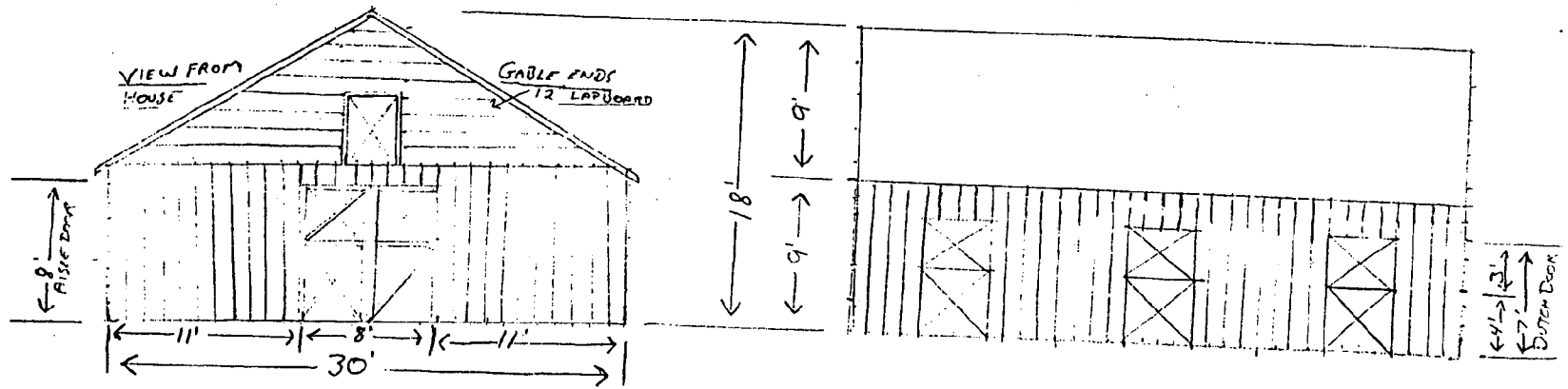
8. Name _____

Address _____

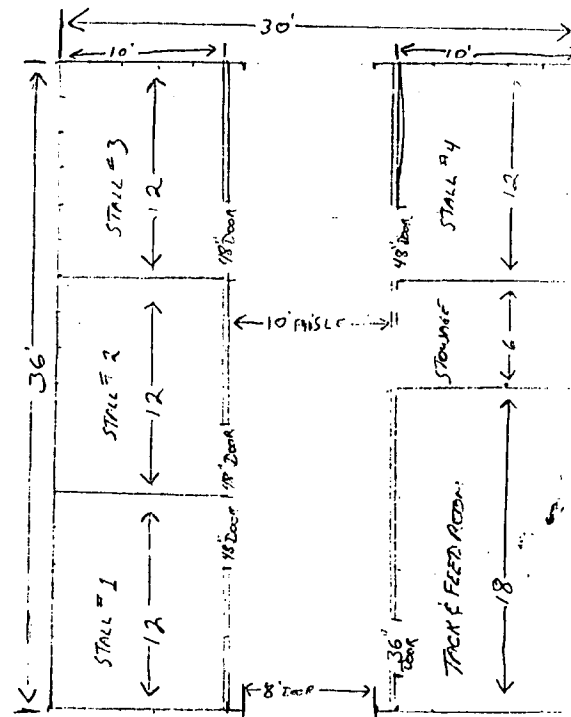
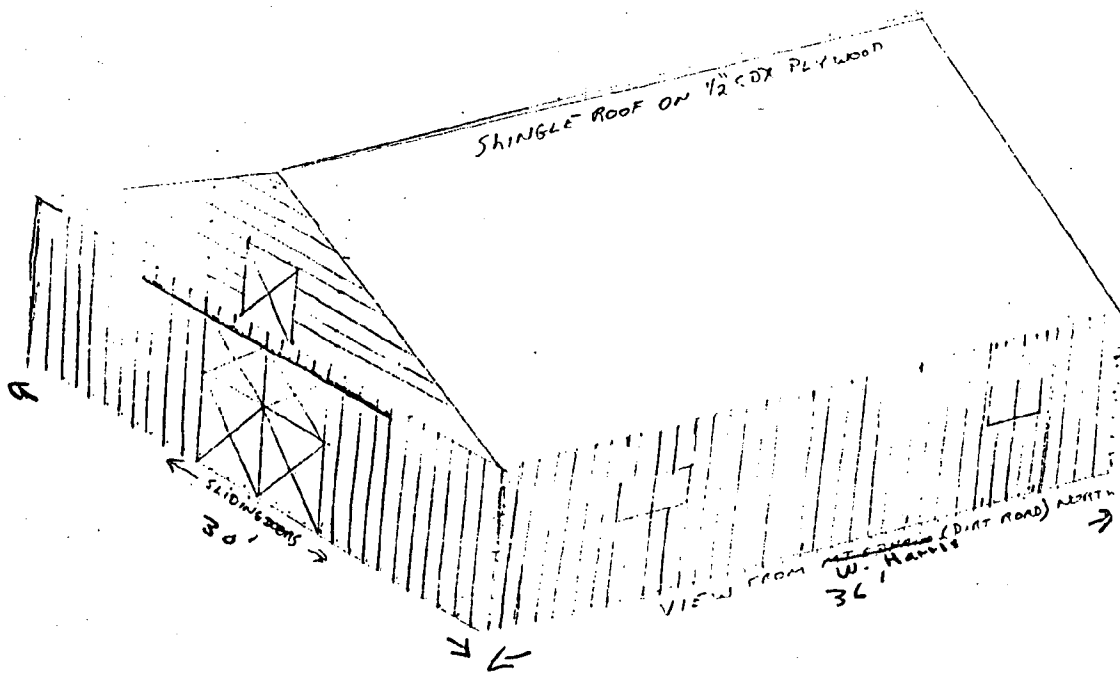
City/Zip _____

1757E

Final design for horse barn at 100 Lyrain (revised to reflect increased dimensions & gable height)



SPINDS WILL BE 1" x 12" POPLAR WITH 1" x 4" BATTENS

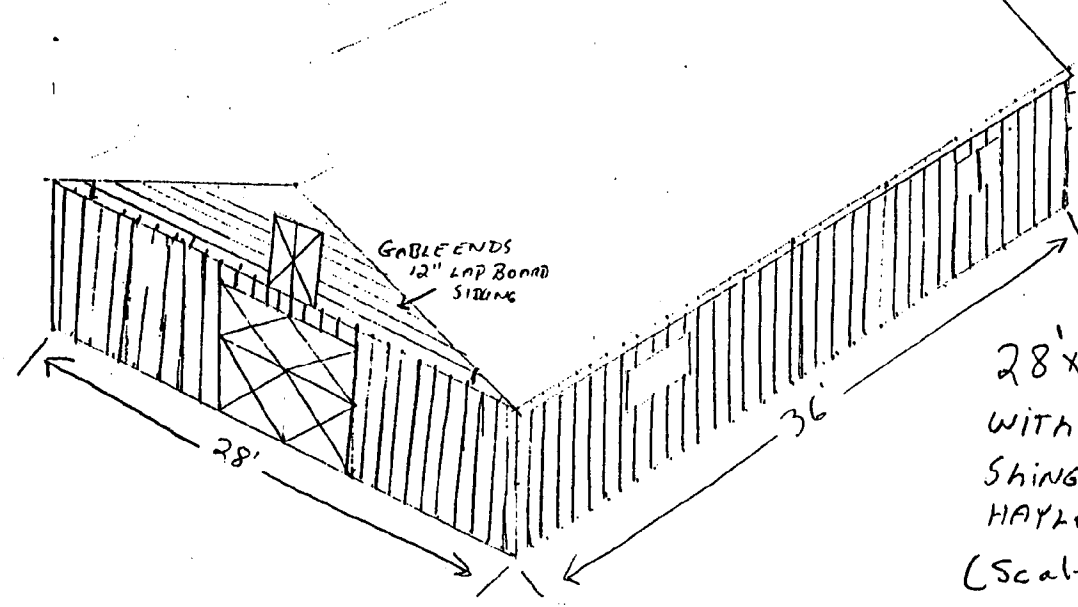
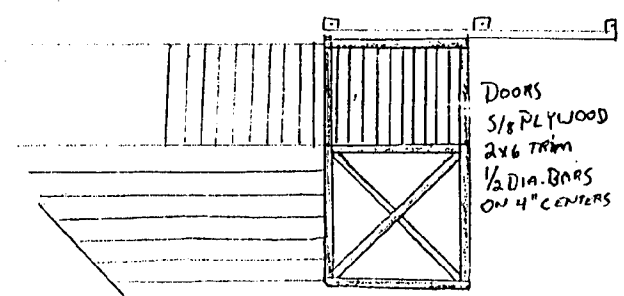
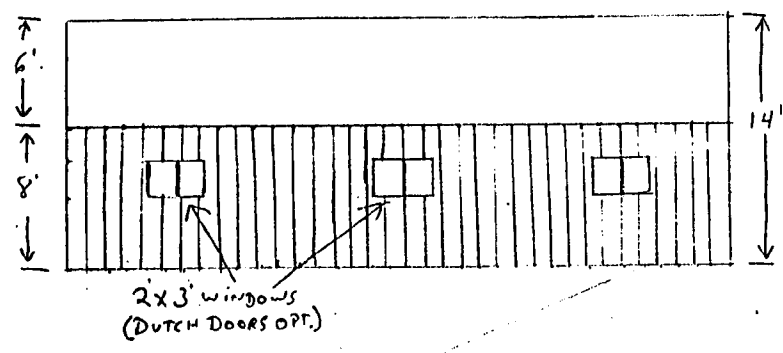
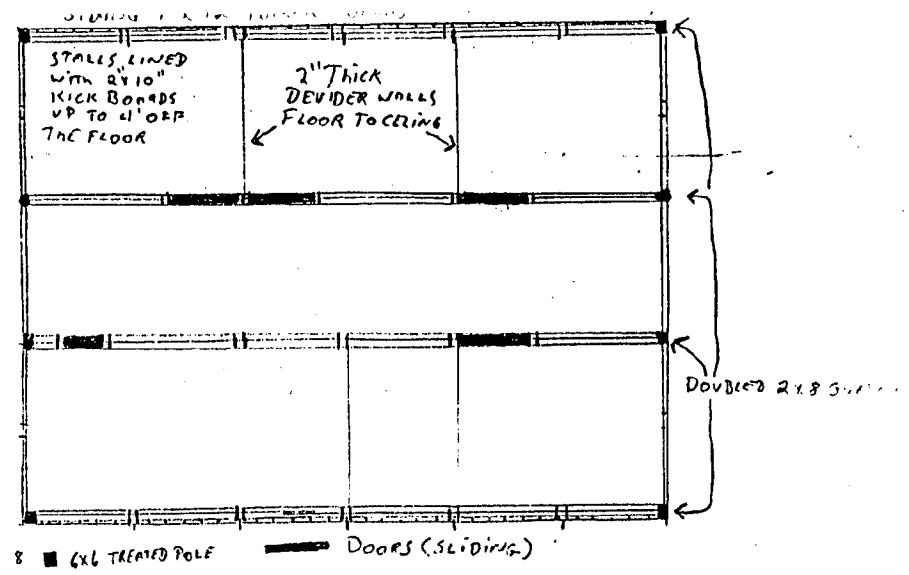
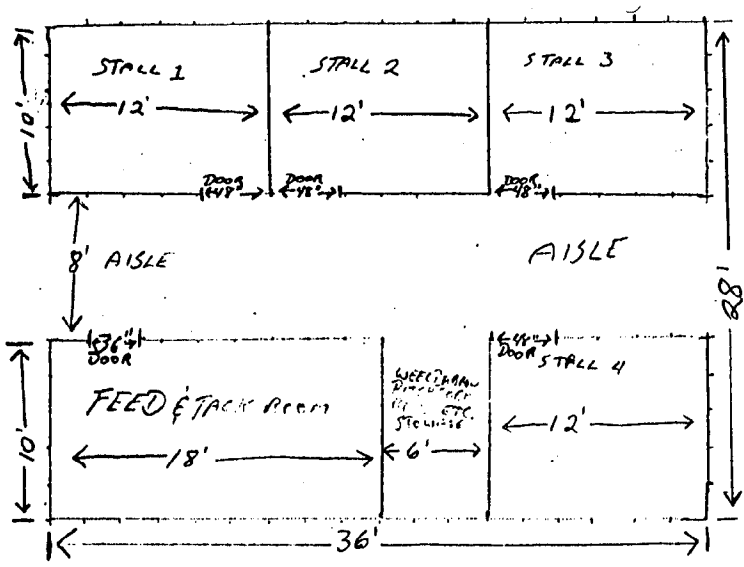


See original design drawing attached for details on pole construction, rafters, etc.

9/1/22 0065

HOUSE 180'

Scale 1/4" = 1' (before copy reduction)

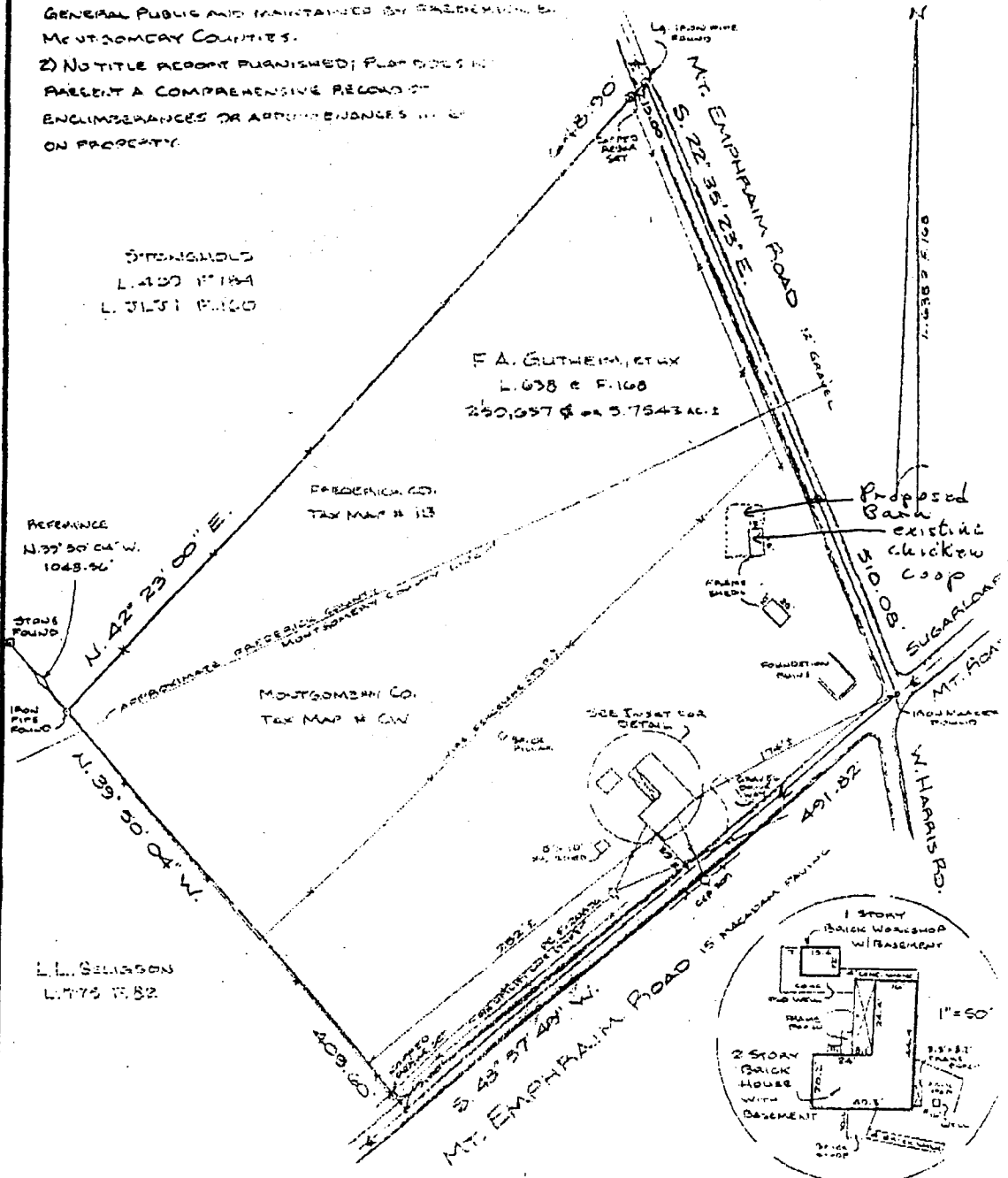


P rafters 2x8"x16"
ON 2' CENTERS
ROOFING, 1/2" CDX PLYWOOD
WITH 20 YPM SHINGLES

Original Design Drawing
for Horse Barn at Mt. Ephraim
28' x 36' HORSE STABLE
WITH CONCRETE AISLE
SHINGLE ROOF
HAYLOFT WITH 10 TON CAP. (500 Bales)
(Scale 1/4" = 1' (before copying reduction))

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 APPROPRIANCES IN OR ON PROPERTY.



SITING MARKS
 L. 400 N. 1784
 L. 3151 P. 160

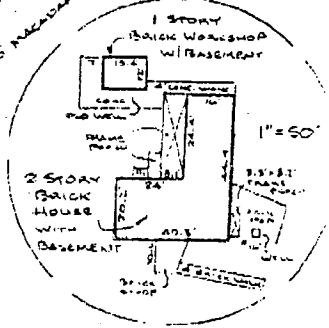
F. A. GUTHEIM, ET UX
 L. 638 & F. 168
 250,057 sq ft or 5.7543 ac. ±

REFERENCE
 N. 37° 50' 00\" W. 1048.96'

FREDERICK CO.
 TAX MAP # 113

MONTGOMERY CO.
 TAX MAP # 617

L. L. SELASSON
 L. 775 P. 82



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



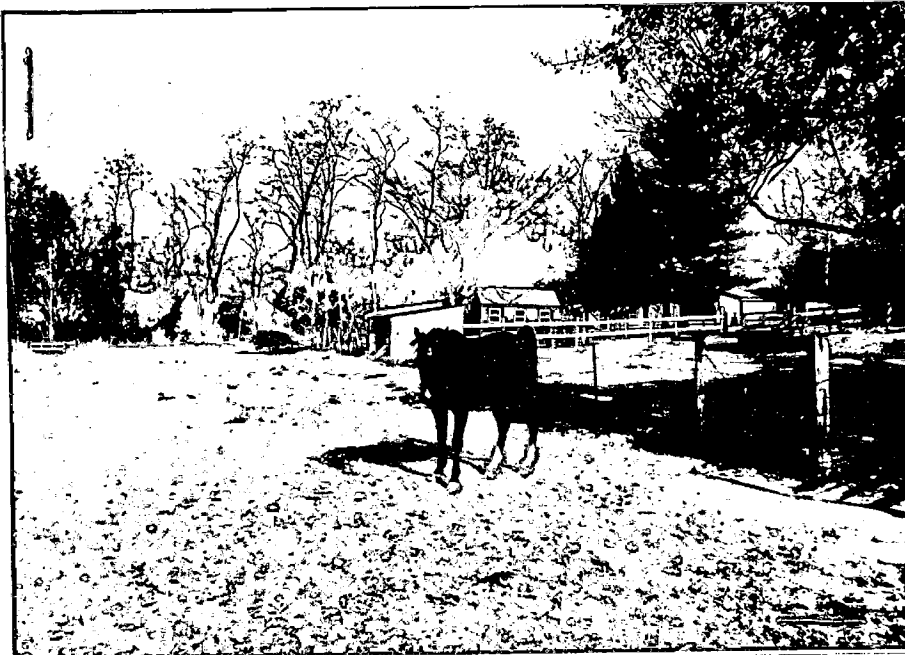
Views of Proposed Horse Barn Site MT. Ephraim

1. Overall view of site + outbuilding area from SE (direction of house)



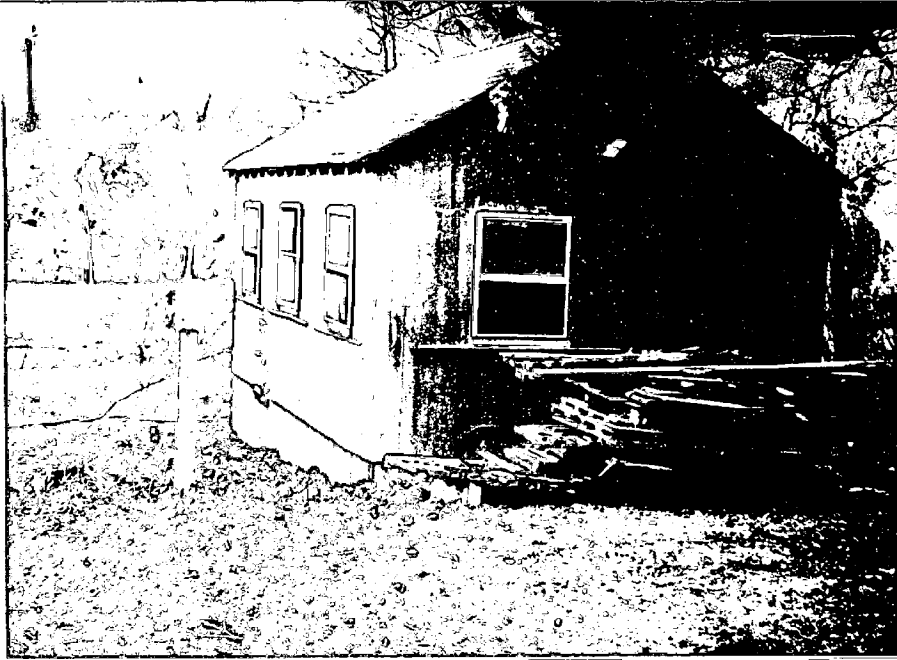
Tree at extreme left
(near tractor) would
be preserved.

2. Overall view of site + outbuilding area from SW pasture area
Note run-in shelter in foreground of picture



91 11 220065

3. East facade of existing chicken coop,
Foundation to be incorporated in barn



— electrical conduit

4. Another view of proposed site & chicken coop
from East. This area was a jumble of old fencing
for sheep & chicken runs which we are in course of
removing. Note water spigot.



5. View of chicken coop & site from North (W. Haver Rd side)



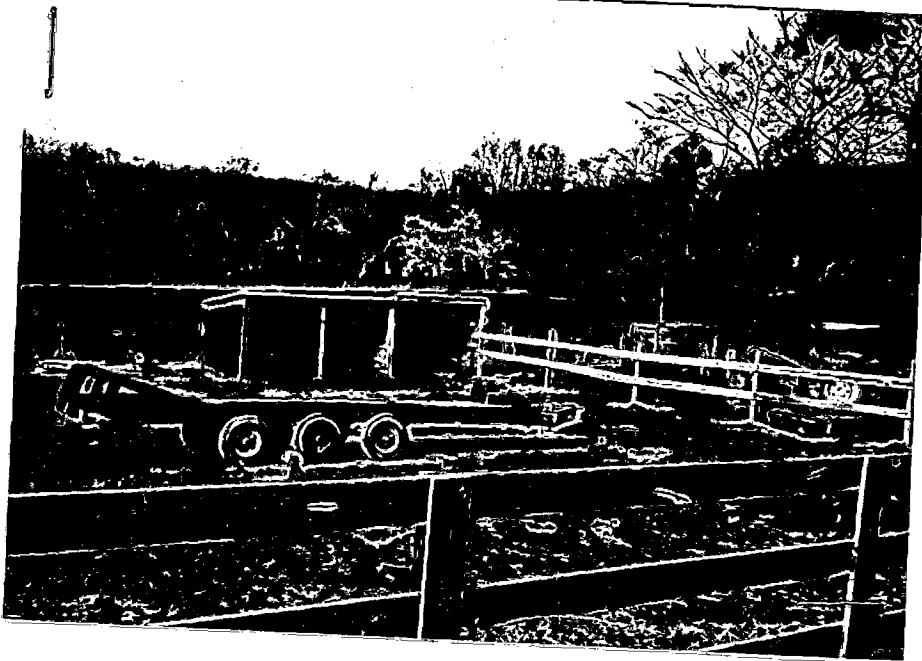
6. View of chicken coop & proposed site from the west. Note sheep pen & tool shed which would remain.



7. View of proposed site & chicken coop
From South



8. Run-in shelter with temporary addition.
This entire "eyesore" structure would be
demolished upon completion of barn.



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