

PRELIM: MP #12/01, Mt. Ephraim^P
23720 Mount Ephraim Road
Dickerson

12/01-02A 23720 Mt. Ephraim Rd
MP #12/01 Mr. Ephraim

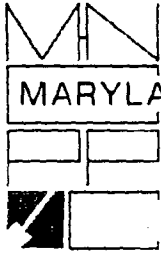
Preliminary III A B C D

~~HAMP~~ ~~IV~~ ~~Coiff~~

HAMP = NICHIE

6/20
Preliminary
wanted /
being messaged
to us.

P.



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

Date: 9/25/02

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS # 286783
HAWP # 12/01-024

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

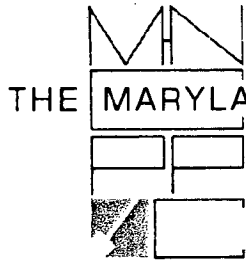
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: James & Linda VanDien

Address: 23720 Mt. Ephraim Road, Dickersa, MD 20842

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



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

Date: 9/25/02

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

DPS # 286783
HAWP # 12/01-02A

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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

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

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

C:\hawpapr.wpd



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: TOM TALTAVULL

Daytime Phone No.: 301-840-1847

Tax Account No.: _____

Name of Property Owner: JAMES & LINDA VAN DIEN Daytime Phone No.: 301-977-7243

Address: 23720 MT. EPHRAIM ROAD, DICKERSON, MARYLAND 20842
Street Number City State Zip Code

Contractor: NOT YET SELECTED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: THOMAS J. TALTAVULL Daytime Phone No.: 301-840-1847

LOCATION OF BUILDING/PREMISE

House Number: 23720 Street: MT EPHRAIM ROAD

Town/City: DICKERSON Nearest Cross Street: WEST HARRIS ROAD

Lot: _____ Block: _____ Subdivision: _____

Liber: 638 Folio: 168 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - Repair
 - Revocable
- CHECK ALL APPLICABLE:
- A/C
 - Slab
 - Room Addition
 - Solar
 - Fireplace
 - Woodburning Stove
 - Fence/Wall (complete Section 4)
 - Porch
 - Deck
 - Shed
 - Single Family
 - Other: _____

1B. Construction cost estimate: \$ 100,000.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3A. Height _____ feet _____ inches

- 3B. 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

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.

Thomas J. Taltavull
Signature of owner or authorized agent

SEPT. 4, 2002
Date

Approved: V G For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/25/02

Application/Permit No.: 286783 Date Issued: 9/14/02

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

MASTER PLAN SITE #12/01 PLEASE
SEE HABS SURVEY DESCRIPTION, HISTORY & PHOTOS
PREPARED IN 1987.

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

CONSTRUCT ONE STORY WITH BASEMENT (16'x24') KITCHEN
ADDITION AT REAR OF EXISTING HOUSE. ADDITION TO
HAVE WOOD RAILED ROOF DECK AT SECOND STORY
PORCH LEVEL. ENCLOSE EXISTING PORCH ON NORTH
SIDE AND ADD/EXPAND WOOD DECK AT BACK PORCH.
(SEE ALSO STAFF DISCUSSION FROM PRELIM. CONSULTATION)

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

**PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.**

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23720 Mt. Ephraim, Dickerson	Meeting Date:	09/25/02
Applicant:	James & Linda Van Dien (Tom Taltavull, Agent)	Report Date:	09/18/02
Resource:	Mount. Ephraim <i>Master Plan Site, #12/01</i>	Public Notice:	09/11/02
Review:	HAWP	Tax Credit:	None
Case Number:	12/01-02A	Staff:	Corri Jimenez
PROPOSAL:	Rear addition & new vestibule		
RECOMMEND:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Individual Master Plan Site
 STYLE: Italianate
 DATE: 1866-68

PROPOSAL

The applicant proposes to:

1. Replace a shed, asphalt-shingle roof porch on the north elevation with an enclosed, standing metal hip roof, wood sided vestibule. The vestibule will sit on brick piers with wood lattice in open foundation spaces. A wood 6-lite 2-panel door will articulate the building as well as steps.
2. Construct a second story on an existing basement addition, which will be stucco-covered on a concrete masonry unit (CMU) foundation. The basement addition will have French doors on the north and south elevations as well as five 6-lite windows. The above story will be wood sided with a pair of 6/6 double hung windows and tri-partite of 6/6 double hung windows with wood panels underneath, located on the rear. On the north elevation of this above addition, a single 6/6 double hung and a pair of 6/6 double hungs will be installed. On the south elevation, there will be two bays of three 6/6 double hung windows. A wood railing will decorate the top.

3. Install a wood deck and railing on the rear elevation that connects an existing screened-in porch. The deck will be on wood piers and will be an extension of steps that presently come off this porch.

STAFF DISCUSSION

Constructed in 1866-68, Mount Ephraim is an individual *Master Plan Site* (#12/01), which had extensive changes in the 1940s by prominent Preservationist Frederick Gutheim. Presently, the kitchen is located in a front parlor and the property owners would like to move this to the back in a proposed addition, which would put the house's floor plan back to its original, historic configuration. The basement addition will be converted into a living space with a kitchen above on the first floor.

The proposed addition was presented as a Preliminary Consultation to the Historic Preservation Commission on Wednesday, July 10, 2002 (see included meeting minutes). During this meeting, the HPC was primarily concerned with a second story over a first story in the rear, which was omitted from the proposed addition.

The proposal presently is a sensible, 1-story rear addition with a decorative railing on top, located over a stucco-covered, basement concrete block foundation. Five 6-lite windows are spaced on the west elevation in the basement and two French doors are located on the north and south elevations. The second story over the basement has 6/6 double hung windows with wood paneling underneath on the south elevation, which wraparound to three 6/6 double hung windows with wood paneling on the west. These windows give a compromising continuation of the south side, screen porch. In addition, on the west elevation there is a pair of 6/6 double hung windows on the opposite side. On the north elevation is a pair as well as a single 6/6 double hung windows. A summer kitchen is close proximity to where the rear addition will be constructed on the south side, which will not be harmed.

This design has not changed since the Preliminary Consultation although two other design features have been added. A deck will be added off the screened porch on the west with a wood railing that will match the existing and a vestibule will enclose the door on the north elevation. This vestibule will be wood sided with a 6-lite wood panel door as well as be located on a brick pier foundation and have a hipped roof of either standing seam copper or standing seam painted tin.

Staff feels that proposed addition is adequate and acceptable. The HPC also found this proposal acceptable through a preliminary consultation on July 10, 2002. The only concern the HPC had during this meeting was adding a second floor above the first floor. This proposal does not carry that feature. The only concern Staff has is to the sensitivity of the summer kitchen. The architect has stated there will not be an adverse affect to this auxiliary building.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-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.

and with the Secretary of the Interior's *Standards #9 & 10*:

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.

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

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: TOM TALTAVULL

Daytime Phone No.: 301-840-1847

Tax Account No.: _____

Name of Property Owner: JAMES & LINDA VAN DIEN Daytime Phone No.: 301-977-7243

Address: 23720 MT. EPHRAIM ROAD, DICKERSON, MARYLAND 20842
Street Number City State Zip Code

Contractor: NOT YET SELECTED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: THOMAS J. TALTAVULL Daytime Phone No.: 301-840-1847

LOCATION OF BUILDING/PREMISE

House Number: 23720 Street: MT EPHRAIM ROAD

Town/City: DICKERSON Nearest Cross Street: WEST HARRIS ROAD

Lot: _____ Block: _____ Subdivision: _____

Liber: 638 Folio: 168 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
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- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 100,000.00

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

Thomas J. Taltavull
 Signature of owner or authorized agent

SEPT. 4, 2002
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 286783 Date Filed: 9/4/02 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

DATE RECEIVED

1. WRITTEN DESCRIPTION OF PROJECT

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SEE HABS SURVEY DESCRIPTION HISTORY & PHOTOS
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SIDE AND ADD/EXPAND WOOD DECK AT BACK PORCH.
(SEE ALSO STAFF DISCUSSION FROM PRELIM. CONSULTATION)

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5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

Applicant: [unclear] Concerning: [unclear] Property Owners:

Owner's mailing address

Linda & James Van Dien
23720 Mt Ephraim Rd
Dickerson MD 20842

Owner's Agent's mailing address

Thomas J. Taltavall
20650 Plum Creek Court
Gaithersburg MD
20882

Adjacent and confronting Property Owners mailing addresses

Donn K Jenkins
23611 Harris Road
Dickerson MD 20842

William Warfield
23621 Mt Ephraim Rd
Dickerson 20842



- NOTE:
- 1) MT. EMPHRAIM ROAD IS IN CURRENT USE BY THE GENERAL PUBLIC AND IS NOT TO BE CONSIDERED AS A MONTGOMERY COUNTY'S.
 - 2) NO TITLE REPORT FURNISHED; FLOOR PLAN PRESENT A COMPREHENSIVE RECORD OF ENCUMBRANCES OR ADVERSE CHARGES ON PROPERTY.

STRENGTHENED
 L. 430 F. 194
 L. 315 F. 1950

F. A. GUTHEIM, ETUX
 LIBER. 638 c F. 168
 250,000 \$ OR 5,7543 AC. ±

FOR 1928 (L. 100, 1927)
 TAX MAP # 113

REFERENCE
 39° 00' 04" W.
 1048.36'

DUE
 AND

N. 42° 23' 00" E.
 APPROXIMATE TRACED BOUNDARY
 MONTGOMERY CO.

MONTGOMERY CO.
 TAX MAP # CW

PROPOSED
 16' x 24'
 ADDITION

ENCLOSE
 EXIST. SIDE
 ENTRY

ADD 8' x 14'
 WOOD DECK

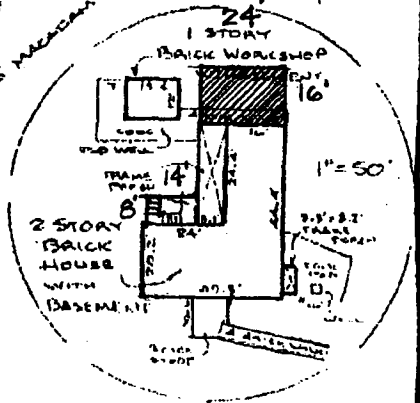
EXISTING
 Barn
 existing
 chicken
 coop

SUGARLOAF
 MT. ROAD

W. HARRIS RD.

L. L. SELIGSON
 L. 775 F. 82

MT. EMPHRAIM ROAD IS MAINTAINED BY THE STATE



PLAT OF SURVEY
 HOUSE LOCATION SURVEY
 LAND CONVEYED TO
 FREDERICK A. GUTHEIM, ETUX
 LIBER. 638 c F. 168

7



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

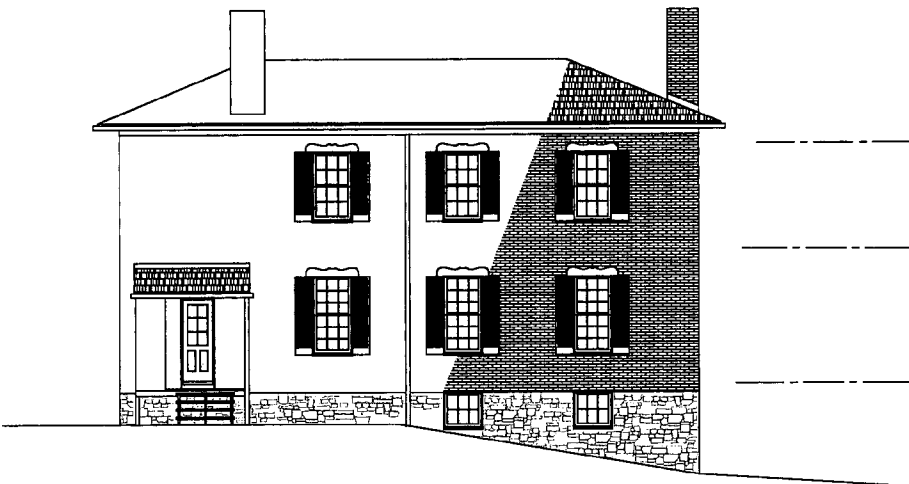
THOMAS J. TALTYVALL
ARCHITECT
2000 FLEMING DRIVE, SUITE 100
FREDERICKSBURG, VIRGINIA 22405
571-546-1007 FAX 571-547-6882

9.3.2002

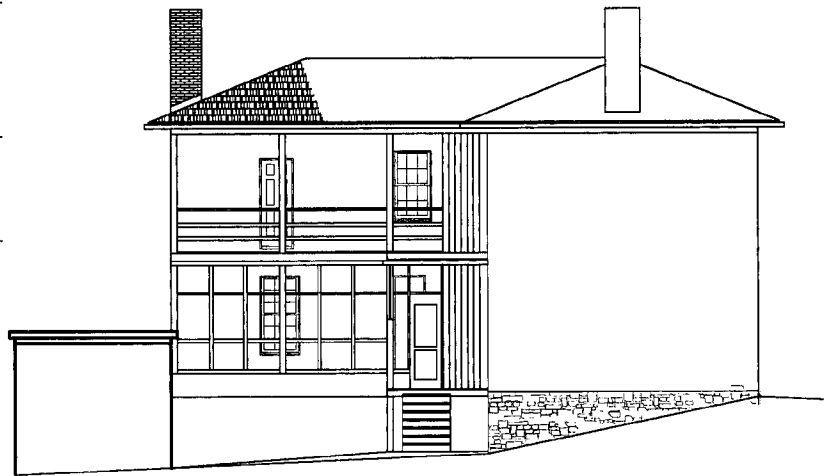
EXISTING ELEVATIONS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
Washington Road
Fredericksburg, Maryland 22404

A1



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION

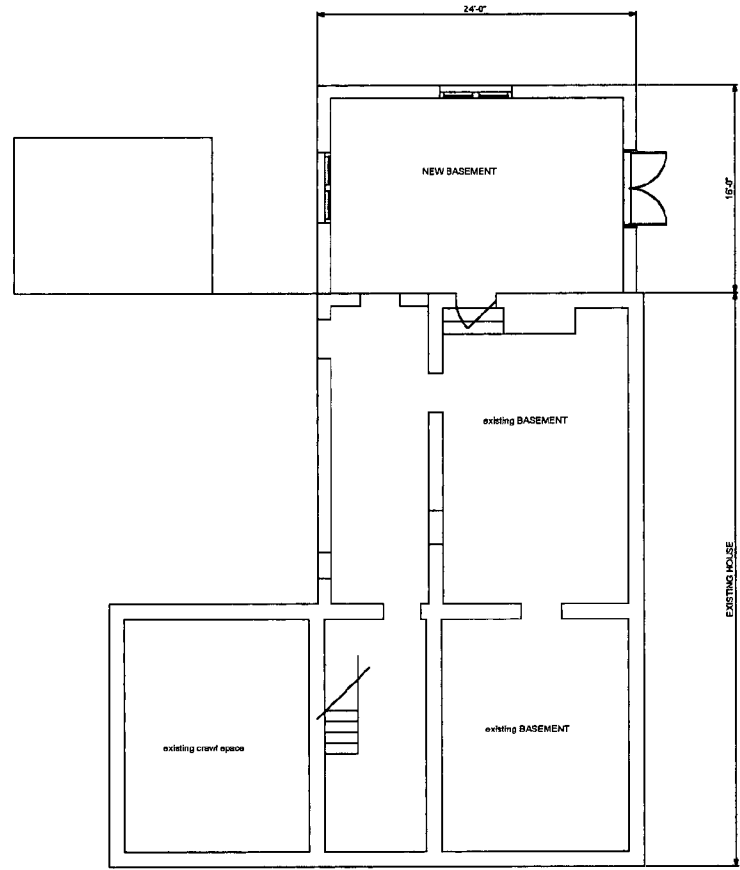


APPROVED PLANS



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALFAYLL
ARCHITECT
2000 PLUM CREEK COURT
DUMFRIES, MARYLAND 21046
301.868.1427 FAX 301.877.6281



PROPOSED BASEMENT PLAN

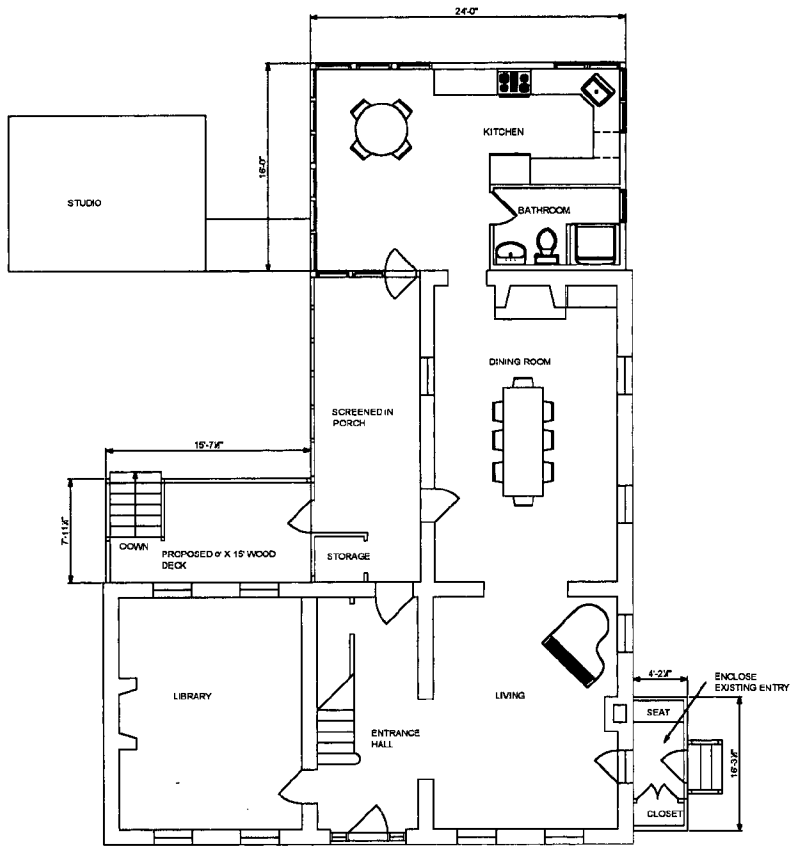
APPROVED PLANS

FLANS

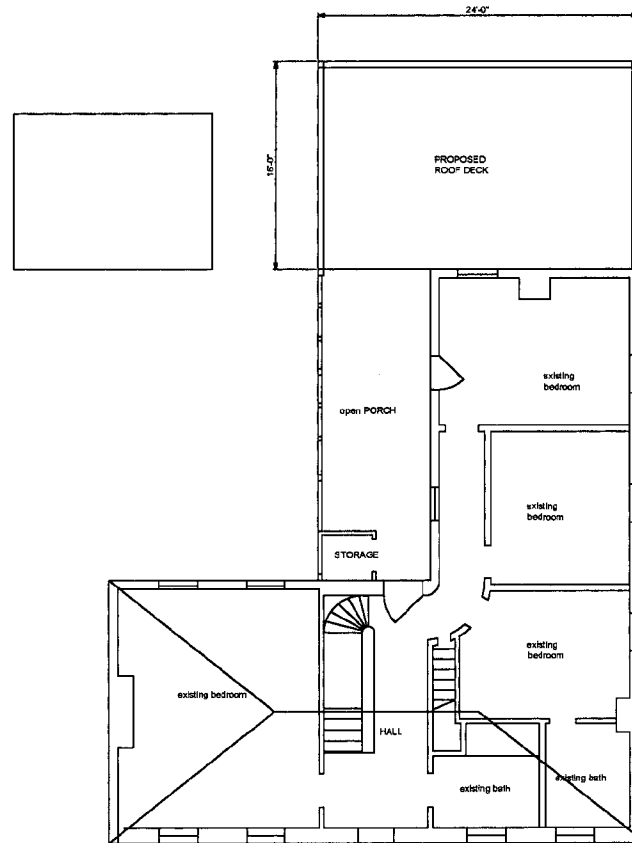
PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Van Dien
3000 Plum Creek Court
Dumfries, Maryland 21046

A2

9



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF DECK PLAN

APPROVED PLANS

10



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALAVALL
ARCHITECT
2000 PLUM CREEK COURT
FACETS OF DESIGN, LLC
ANNAPOLIS, MD 21403
PH: 410.261.7677 FAX: 410.271.0222

9.3.2002

PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mary & Susan
28920 N. Mount Rainier Road
Beltsville, Maryland 20848

A3



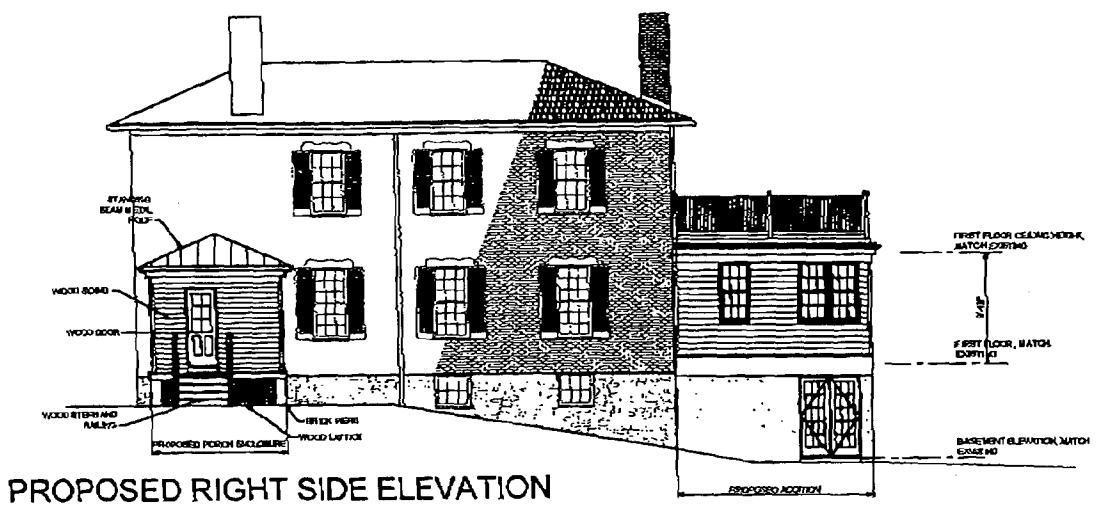
THESSALA TALLAVULL ARCHITECTS
 1000 W. 10TH AVE. SUITE 100
 DENVER, CO 80202

02.11.2002

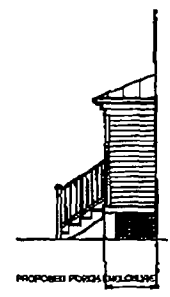
ELEVATIONS

PROPOSED ADDITION
 TO EXISTING RESIDENCE
 1545 N. NAVA
 DENVER, CO 80202
 TALLAVULL ARCHITECTS
 1000 W. 10TH AVE. SUITE 100
 DENVER, CO 80202

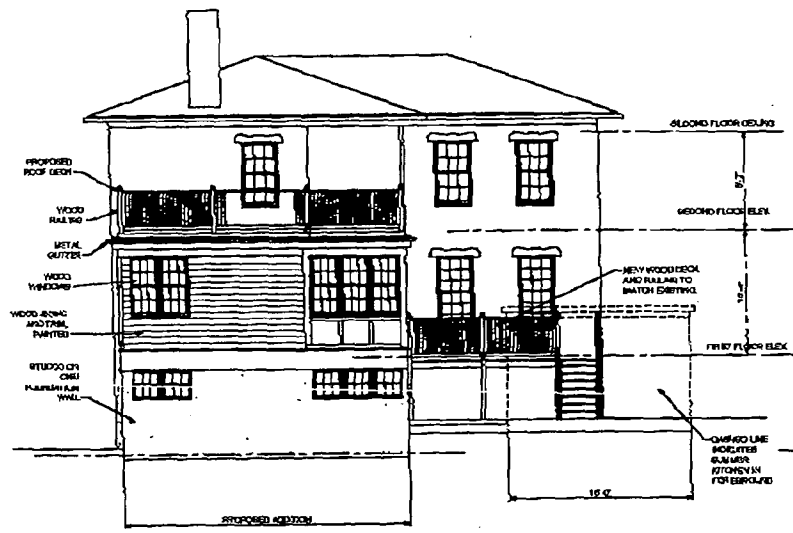
A4



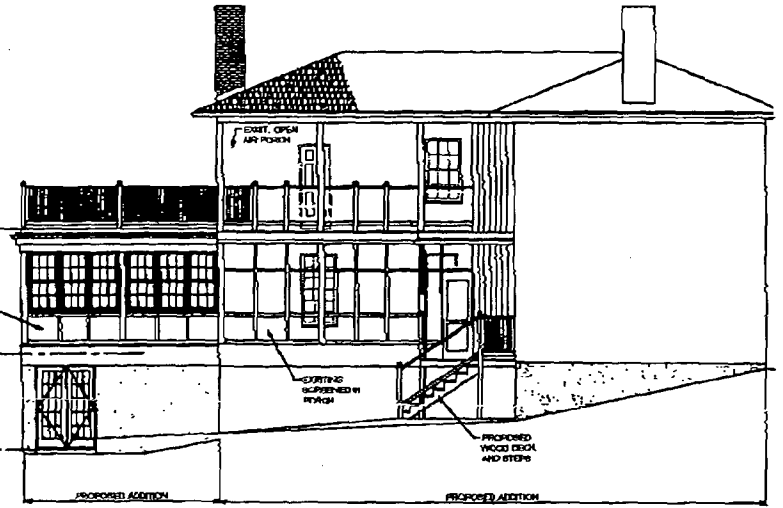
PROPOSED RIGHT SIDE ELEVATION



SIDE ELEVATION of Porch Enclosure



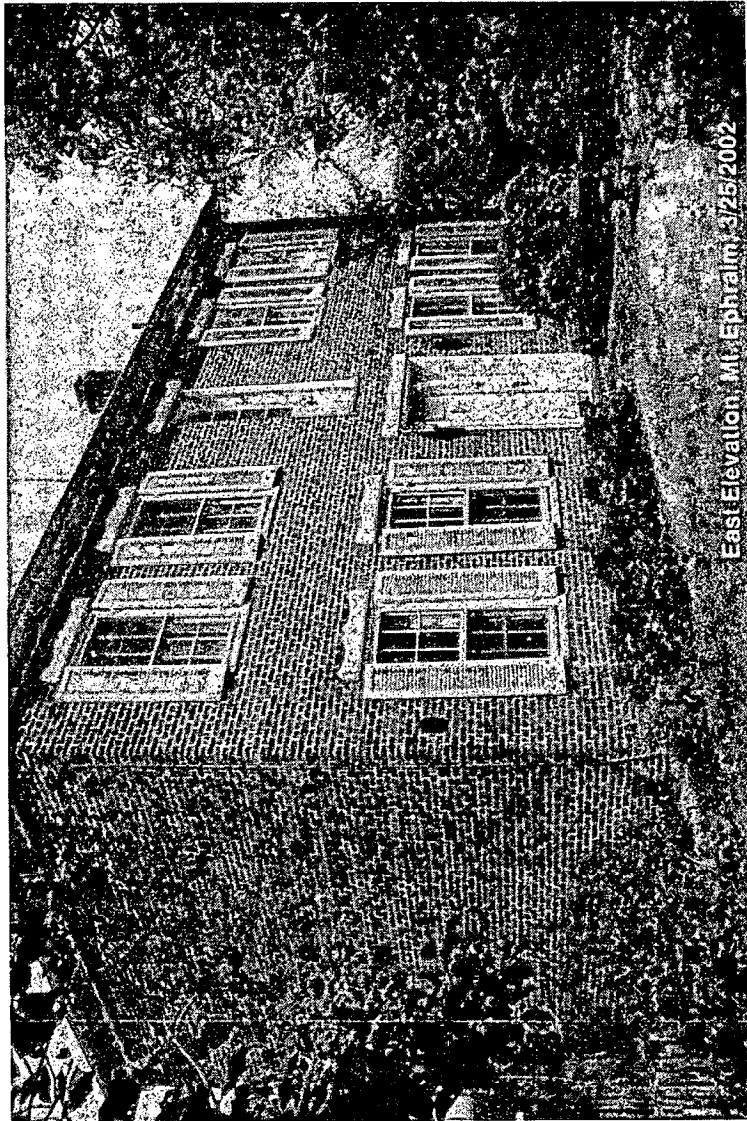
PROPOSED REAR ELEVATION

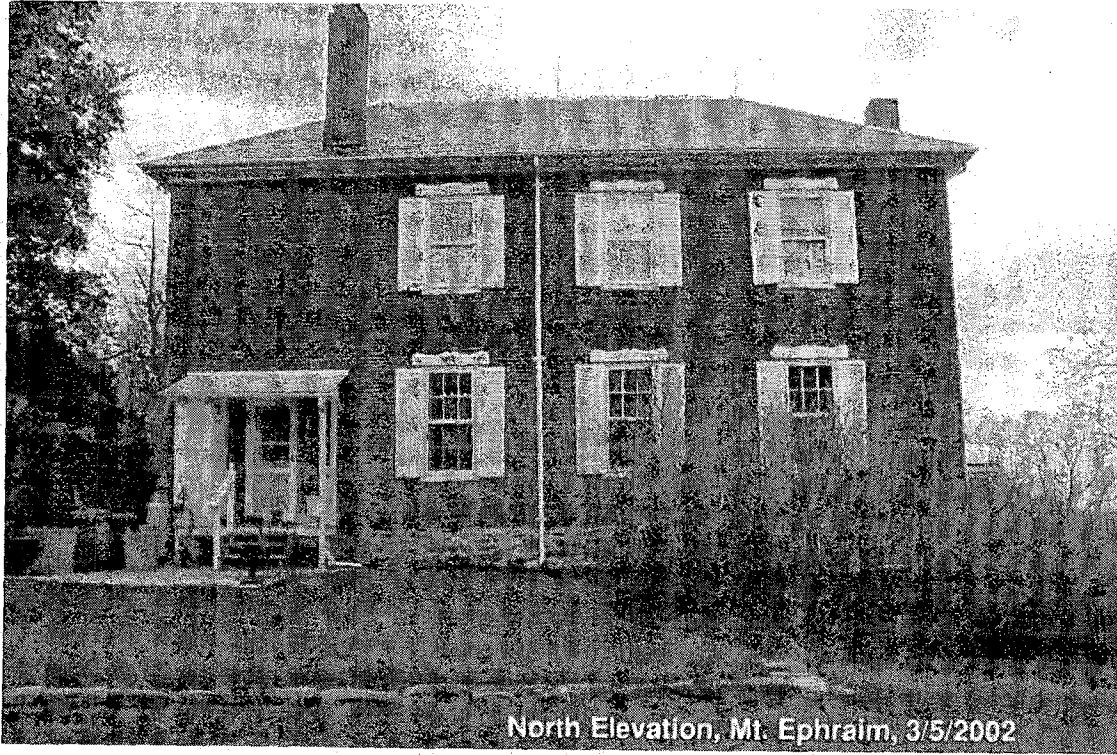


PROPOSED LEFT SIDE ELEVATION

APPROVED PLANS





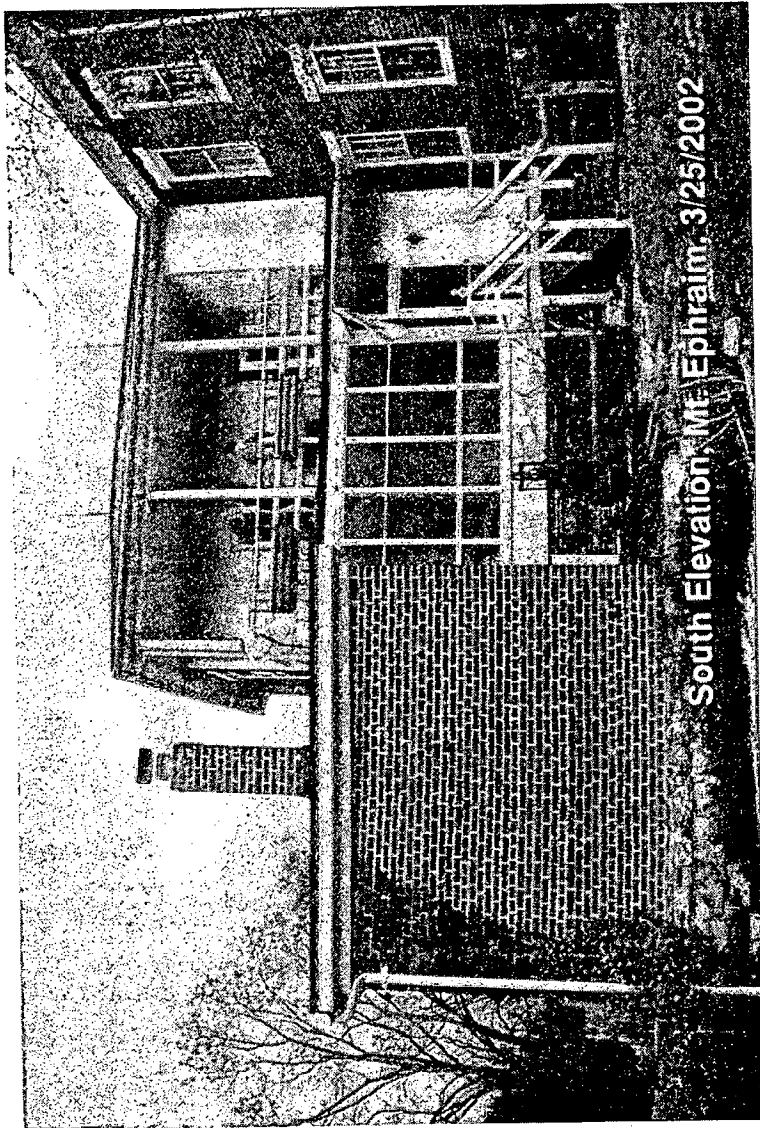


North Elevation, Mt. Ephraim, 3/5/2002

W



West Elevation, Mt. Ephraim 3/25/2002



HISTORIC PRESERVATION COMMISSION
MONTGOMERY COUNTY, MARYLAND

-----X
:
:
6 HISTORIC AREA WORK PERMITS :
:
:
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A hearing in the above-entitled matter was held on
Wednesday, July 10, 2002, commencing at 7:35 p.m., at the MRO
Auditorium, 8787 Georgia Avenue, Silver Spring, Maryland,
before:

SUSAN VELASQUEZ
Vice Chairman

JULIA O'MALLEY
LYNNE B. WATKINS
DOUGLAS HARBIT
LISA KINARD
KIMBERLY PROTHRO WILLIAMS
Board Members

PERRY KAPSCH
CORRI JIMENEZ
GWEN WRIGHT
Staff

 **COPY**

16

Deposition Services, Inc.

1 provide you more staffing on whatever it needs.

2 MR. HARBIT: Whatever you think is appropriate. I
3 mean we're, we as the Commission are not keeping track of the
4 delays in getting the refunds out. And so --

5 MS. WRIGHT: No, we don't know as staff about the
6 delays --

7 MR. HARBIT: We don't either.

8 MS. WRIGHT: -- until people start calling us --

9 MR. HARBIT: Someone complains.

10 MS. WRIGHT: -- to complain.

11 MS. VELASQUEZ: I think maybe a cover letter would
12 be a good idea. It doesn't have to be strong and nasty.
13 Just to sort of keep us in the loop as to how you're doing in
14 getting these people their money might be a good way to
15 approach it.

16 MS. KAPSCH: Last year they lost the entire packet.
17 That slowed things down too.

18 MS. VELASQUEZ: I would imagine it did. Okay. The
19 next agenda item is Case 3-A which is the preliminary
20 consultation for Mount Ephraim. Is there a staff report or
21 we just want to talk?

22 MS. KAPSCH: Well, the applicant is not here. But
23 the applicant's architect is here. This is for a preliminary
24 for a rear addition at 23720 Mount Ephraim Road in Dickerson.
25 This is a Master Plan site known as Mount Ephraim, named

1 after, by Minister Ephraim Harris after himself. It was
2 built right after the Civil War and was once part of a very
3 prosperous settlement at Mount Ephraim that was supplanted by
4 the Dickerson Train Station when the Metropolitan Railroad
5 was built in the 1870s. And would have -- by the 1880s. The
6 house was purchased by the very well known historic
7 preservationist named Frederick Gutheim and he was a great
8 admirer of Frank Lloyd Wright and had the interior of the
9 house substantially changed to be more in keeping with his
10 taste. But, and also made a number of changes to the roof
11 and the front porch was removed either by him or previous to
12 this. It may have already fallen down by then.

13 You can see from the oblation that there was a
14 second story porch. It must have been a beautiful porch.
15 Now there's a huge Holly Tree that is in the way of replacing
16 that porch. But, the current owners are very happy to be
17 living in the house and have horses and are very settled into
18 the house, the whole site, and have been working to bring the
19 interior back more into its original configuration. And have
20 now come before you to discuss a rear addition that they
21 propose to construct in two phases.

22 First would be a one-story, well it's actually two
23 stories because of the grade. There's a walk-in basement
24 with a first floor level, and then they propose a second-
25 story level at a later date. And if you want to discuss this

1 with the applicant, staff feels that the choices of material
2 and design that have been provided to this point are
3 compatible with the old house. But clearly differentiated
4 from the materials and the style of the historic resource.

5 MS. VELASQUEZ: I understand the applicant's
6 architect is here.

7 MS. KAPSCH: It wasn't clear from the photographs
8 that the summer kitchen is very close to the house, or the
9 dairy?

10 MS. VELASQUEZ: It was for me.

11 MS. WILLIAMS: But it's remaining. Right?

12 MS. KAPSCH: Nothing's happened to that.

13 MS. WILLIAMS: Okay.

14 MS. KAPSCH: And they are, you know, you can see
15 from the site plan, the addition is set away from that.

16 MS. VELASQUEZ: Good evening. State your name for
17 the record.

18 MR. TALTAVULL: My name is Tom Taltavull. I'm the
19 architect for Jim and Linda Van Dien. And I appreciate your
20 time this late at night. I see we have a captive audience.

21 Basically, I would just like to show you a larger
22 scale, the plan and try to get your comments so that I can go
23 forward.

24 MS. KAPSCH: Do you want to move that closer so
25 they --

1 MS. VELASQUEZ: Yeah, the audience doesn't need to
2 see it.

3 MR. TALTAVULL: Okay. Really what the owners are
4 trying to do is bring the original configuration of the house
5 back to its original condition. And doing so is taking the
6 kitchen out of the front and creating a kitchen, a one-story
7 kitchen and full bath in the back, because they're getting
8 older in age. Might live on the first floor and with a new
9 basement underneath is the first phase. That's originally
10 what the original plan was, but when I did the initial
11 design, they came back and they said, well, we might want to
12 change the side porch and make an enclosed area with closets.
13 And they added a smaller deck off the side which is more our
14 recommendation.

15 As we get further into the design, the patio down
16 here is, right now it's concrete and it's in pretty broken up
17 condition. And I think the landscape design can come forward
18 and enhance that space.

19 This is the north elevation just showing the one-
20 story addition where the porch deck area off the, on the top
21 of that. But it doesn't show the, it shows the original
22 condition of the side entrance. I think you have somewhat of
23 a rough drawing of that now. This is the south elevation
24 that shows the new one-story addition with, I think it's
25 going to be a stucco basement because I don't think we can

1 match or might match the brick on the south side and the
2 stone on the north.

3 MS. VELASQUEZ: Where is the deck you're talking
4 about?

5 MR. TALTAVULL: I really haven't had time to draw
6 it. The last time that they, I had a meeting, or the initial
7 meeting with Perry, they added that into it as I was leaving.
8 So, it's shown in the plan. Right now, if you look in your
9 photo of this side, right now it's just coming out to a
10 little landing and stepped down to a patio. And since this
11 is a screen porch, they expressed a need to have an open deck
12 area. So I added this to the plan. I just haven't had time
13 to draw it in.

14 MS. VELASQUEZ: All right. My first feedback is I
15 think it's very sympathetic and I think it's wonderful to
16 bring the house back. I don't know we could complain about
17 them restoring the house.

18 MR. HARBIT: What is the second alternative for the
19 addition on the second floor? What is the plan for that?

20 MR. TALTAVULL: On the second, over top of the
21 kitchen area would be a master bedroom area. And then the
22 room in here would become a sitting area off from there.

23 MR. HARBIT: Is that, I guess I'm wondering why
24 they're proposing to do that if they're planning to live
25 primarily on the first floor?

1 MR. TALTAVULL: I think his son-in-law.

2 MS. KAPSCH: They have an expanding family of
3 children and grandchildren.

4 MR. TALTAVULL: Yeah, I think his son-in-law said,
5 well, if you're just going to put one story and you're going
6 to go through the expense, why not two stories. And so, I'm
7 not sure they're really strong, I have a strong feeling that
8 they're going to do that. But, they wanted to pursue that in
9 terms of design. I think it's for resale or if someone wants
10 to add another bedroom. There's a full upstairs plan. The
11 existing master bedroom does not have master bath. It's a
12 hall bath. So I think they have a master suite like it will
13 be attractive to a future buyer. I don't know.

14 MS. WILLIAMS: That second floor is my only
15 criticism of the proposed plan. It seems very additive. I
16 mean it doesn't seem integral to your addition. It seems
17 like you just kind of put it on there because they requested
18 it. But, it's not terribly well designed and it's very top
19 heavy. I mean you've got this kind of open quality to the
20 first floor addition and then you've got, you know, a lot of
21 wall and fewer windows on the second floor. It looks like it
22 might just fall through, I mean visually, not structurally.
23 I'm sure it wouldn't, but it just that second floor addition
24 just doesn't work as it is detailed right now, anyway.

25 MS. VELASQUEZ: You're talking about the one on

1 circle 14?

2 MS. WILLIAMS: Correct. Circle 15, that elevation
3 I don't have as much of a problem with. It's on circle 14
4 that elevation, the first floor has more of a screened
5 effect. There's a lot of, you know, openness. And it's
6 almost like continuation of the screen porch, but more fully
7 glazed. And then on the second floor, it's just wall with
8 some windows. And it just, it doesn't, it's not well
9 integrated. I'm not saying I wouldn't approve a second floor
10 addition. I'm just not sure I would approve that one.

11 MR. TALTAVULL: I guess from an architect's
12 standpoint I agree with you. Sometimes we're beholding to --

13 MS. WILLIAMS: Right. But, um, so --

14 MR. TALTAVULL: Probably the initial design, I was
15 concerned about that side of the house becoming very
16 elongated and out of proportion. So I advocated a one story
17 addition at that point with a deck on top to maximize the
18 view of the bottom which is nice.

19 MS. KAPSCH: It also should be known that there's
20 no rear view yet.

21 MR. TALTAVULL: Right.

22 MS. KAPSCH: Because you don't know what the back
23 of it is going to look like.

24 MS. WILLIAMS: Right. I don't know. I mean I
25 guess I would suggest that either, when it comes in as a

1 HAWP, that we see it as a single story addition or that we
2 see, you know, another preliminary with a revised second
3 story.

4 MS. VELASQUEZ: Well, I like the one on 12. It
5 keeps it all open.

6 MR. HARBIT: Right.

7 MS. WILLIAMS: Right. That's the one story.
8 That's just with the one story.

9 MS. KAPSCH: Well, the applicant can come back for
10 a HAWP for that and come back for a later preliminary, the
11 second one.

12 MS. WILLIAMS: Well, what I worry about then is it
13 isn't done as an integrated design. Then you're looking at
14 one addition and then another addition which is harder I
15 think than to design it all at once.

16 MR. TALTAVULL: Right.

17 MS. WATKINS: I had a comment about the railing
18 detail on the second level.

19 MR. TALTAVULL: Um hum.

20 MS. WATKINS: I don't know if you've gotten to that
21 level of detail yet or not, but it seems to be very
22 horizontal.

23 MR. TALTAVULL: Um hum.

24 MS. WATKINS: And I think I'd like to see more
25 vertical.

1 MR. TALTAVULL: I think the other Commissioners
2 might want to see something more vertical too.

3 MS. WATKINS: That's what I was going to say. I
4 don't think it meets code.

5 MR. TALTAVULL: No, it doesn't.

6 MS. WATKINS: So that's why I didn't want --

7 MR. TALTAVULL: It's just a replication of what the
8 story open porch is.

9 MS. WATKINS: Okay.

10 MR. TALTAVULL: Which doesn't relate. And yeah,
11 what's going to have to happen is after looking at the
12 building a little more carefully, the second story, that
13 porch area at one time was all enclosed. The kitchen was on
14 the first floor and the second floor was, I believe bedrooms.
15 And just before World War II, they, the second, Mr. Gutheim
16 opened it all back up. But structurally, it needs to be all
17 redone anyway. So at that point the railing is probably
18 going to have to be brought up to current code which means
19 nothing more than four inches to go through there.

20 MS. WATKINS: The other comment was on the lower
21 addition. Page 15. Is that just conceptual or is it
22 currently to proportion proposed? Is that what you want to
23 do or --

24 MR. TALTAVULL: Well, I, after reading staff's
25 report, I think they zeroed right in on that. I agree with

1 them. I think it needs to be more in keeping with the front
2 facade.

3 MS. WATKINS: Right.

4 MR. TALTAVULL: And that will change.

5 MS. O'MALLEY: Yeah, I think the problem is how
6 will it look on the front?

7 MR. TALTAVULL: I'm going to have to provide a
8 photograph. There's a fence right there that's, I believe
9 it's the stockade fence that runs perpendicular to that
10 elevation. So, you're really not going to be able to see it.

11 MS. KAPSCH: But that's the most, I mean, we don't
12 take fences or vegetation like that into account.

13 MR. TALTAVULL: Right.

14 MS. KAPSCH: You're building for the ages.

15 MR. TALTAVULL: Right. I am?

16 MS. WILLIAMS: Just to back up on the second floor
17 addition. If the existing open porch has structural problems
18 and the owners are insistent upon doing a second story
19 addition, you might look at just enclosing that existing open
20 porch rather than building atop your first floor addition
21 too.

22 MR. TALTAVULL: They mentioned that, so that might
23 be an alternative.

24 MS. KAPSCH: But the second story porch is very
25 much a feature of houses of that area and that period, so --

1 MR. TALTAVULL: There's a certain charm with it
2 open.

3 MS. KAPSCH: Staff, yeah, staff actually did
4 encourage them, not so much to build a second story addition,
5 but the other discussion was whether they couldn't make the
6 second story addition smaller, small enough that there could
7 be some open work there to integrate with the porch that's,
8 with their own porch that's already there. Set the addition
9 in some to allow some porch space.

10 MR. TALTAVULL: Yeah, I think at this point I'm
11 going to do a cost estimate of what I think the second story
12 is going to do, and that might answer some questions to, so.

13 MS. WILLIAMS: Hopefully it will be so much that
14 they decide they don't want to do it.

15 MR. TALTAVULL: I think they're, well, I think
16 they're in the first shock for just one story.

17 MS. VELASQUEZ: Okay. Do you have any questions of
18 the Commission? Any more guidance you need?

19 MR. TALTAVULL: Um --

20 MS. VELASQUEZ: Have any feeling for what they've
21 said so far?

22 MR. TALTAVULL: I do. I think I need to, the
23 reason I wanted to do this first is, you know, I draw with
24 computers. And to do full blown elevations takes, to me is
25 the most time. And before I did that I wanted to get your

1 reaction to that. So I think what I would like to do is go
2 and take the design further.

3 MS. VELASQUEZ: I think that was wise. Probably
4 saved yourself a lot of headaches and your clients a lot of
5 money.

6 MR. TALTAVULL: I'm getting a little wiser.

7 MS. KAPSCH: Did the Commission want to arrange a
8 site visit, just to see the house? Do you all have an
9 interest in staff discussing that with the applicant?

10 MS. VELASQUEZ: Yeah, I could do that when you find
11 a date.

12 MR. TALTAVULL: If you've never been there, give
13 you a better idea of the back two story space in relation to
14 the summer kitchen.

15 MS. VELASQUEZ: That's probably a very good idea.

16 MR. TALTAVULL: And the grades. It drops off quite
17 a bit in the back.

18 MS. VELASQUEZ: It would be great, Perry, if you
19 could kind of coordinate. Thank you. Thank you so much.

20 MR. TALTAVULL: Thank you. I appreciate it.

21 MS. VELASQUEZ: Next item is approval of minutes of
22 June 12th, 2002.

23 MS. WATKINS: I move we approve the minutes of June
24 12th, 2002.

25 MS. WILLIAMS: Second.

NOTE:
 1) MT. EMPHRAIM ROAD IS TO REMAIN IN USE AS A
 GENERAL PUBLIC AND MAINTAINED BY THE BOARD OF
 MONTGOMERY COUNTY.
 2) NO TITLE REPORT FURNISHED; PLAT DOES NOT
 PRESENT A COMPREHENSIVE RECORD OF
 ENCUMBRANCES OR APPROPRIANCES IN
 ON PROPERTY.

STRENGTHENED
 L. 4100 P. 184
 L. 3131 P. 60

F. A. GUTHEIM, ET UX
 LIB. 638 C. F. 168
 250.657 & OR. S. 7543 AC. 1

FREDERICK CO.
 TAX MAP # 113

REFERENCE
 39° 50' 04" W.
 1043.56'

N. 42° 23' 00" E.

MONTGOMERY CO.
 TAX MAP # CW

PROPOSED
 16' x 24'
 ADDITION

ENCLOSE
 EXIST. SIDE
 ENTRY

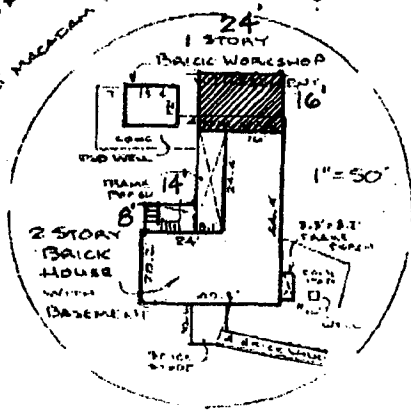
ADD 8' x 14'
 WOOD DECK

EXISTING
 Bath
 existing
 chicken
 coop

N. 39° 50' 04" W.

L. L. SELIGSON
 L. 775 P. 82

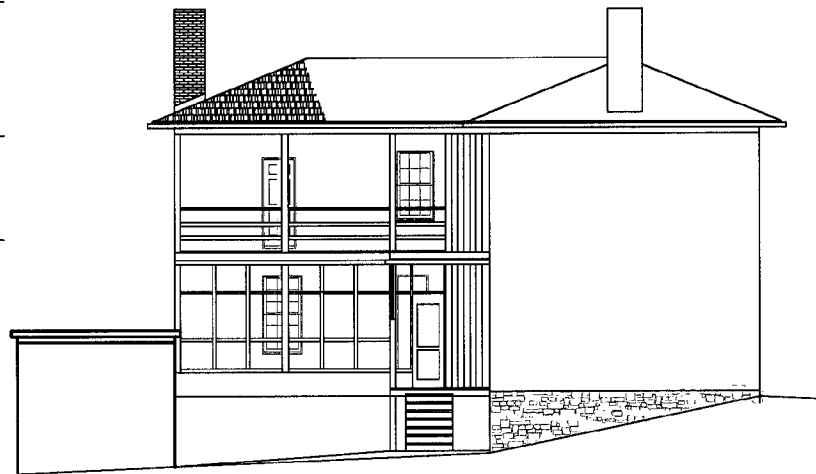
MT. EMPHRAIM ROAD IS MCDONNELL PARKING



PLAT OF SURVEY
 HOUSE LOCATION SURVEY
 LAND CONVEYED TO
FREDERICK A. GUTHEIM, ET UX
 LIB. 638 C. F. 168



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALTAVULL
ARCHITECT
2008 P.O. BOX 6000
CROFTON PARK, MARYLAND
21114

9.3.2002

EXISTING ELEVATIONS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ebalstein
50760 Mount Ebalstein Road
Pikesville, Maryland 21094

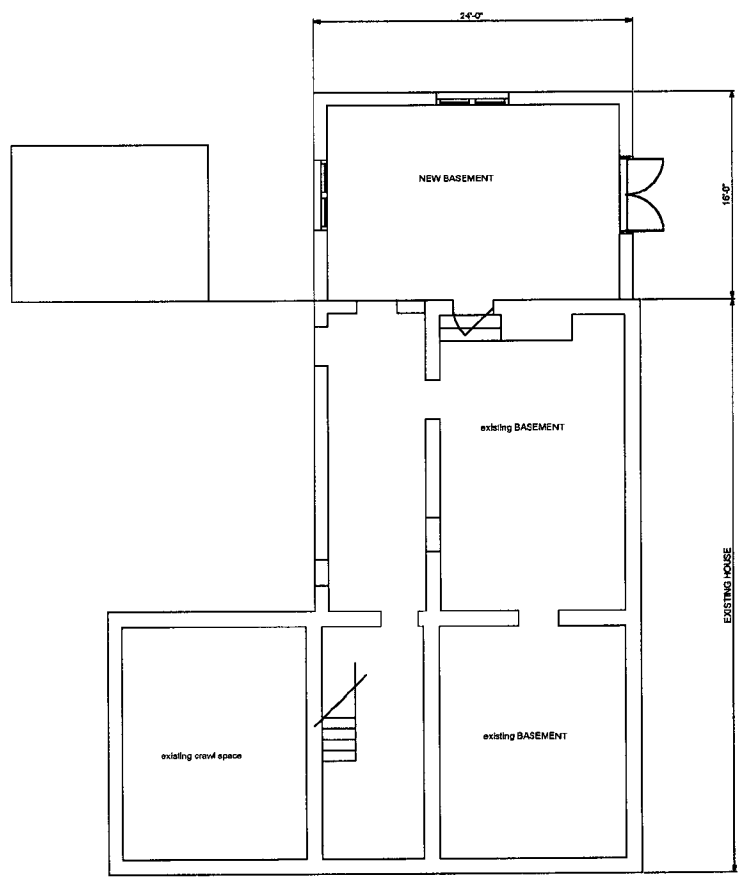
A1



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALTAVALLO
ARCHITECT
2000 PINE CREEK COURT
FARMERSVILLE, MARYLAND
20741

BY: S.M.L./M.C. P.L. 01/27/2006



PROPOSED BASEMENT PLAN

PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Maurice Robinson
28790 Mount Robinson Road
Dickerson, Maryland 20848

A2



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

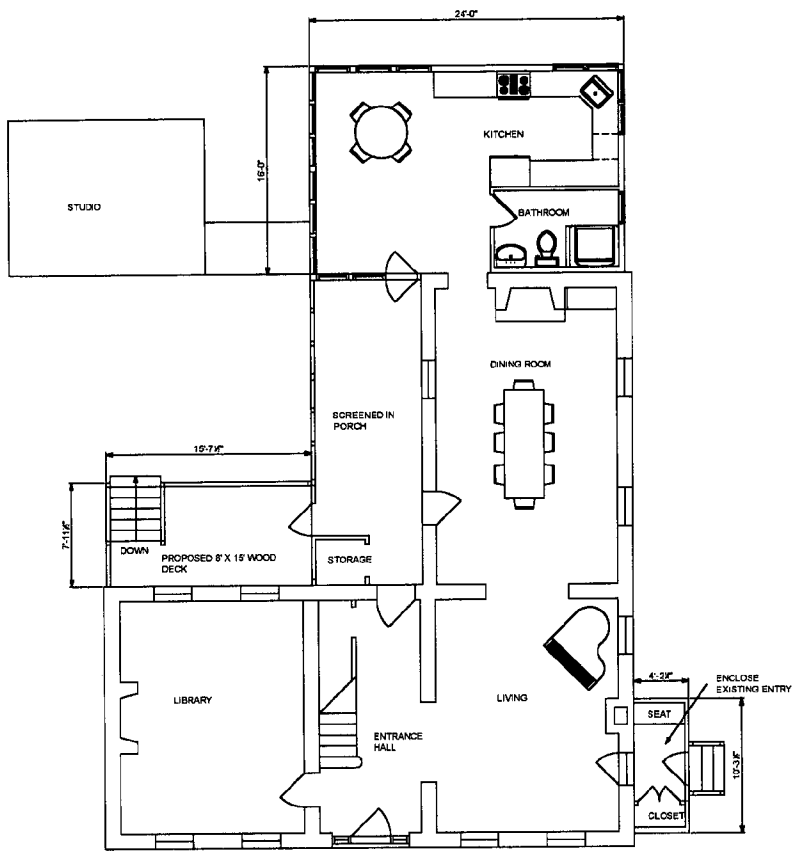
THOMAS J. TALTAVAL
ARCHITECT
2000 PINE CREEK DRIVE
BETHESDA, MARYLAND
20814
301-463-1907 FAX 301-471-8282

9.3.2002

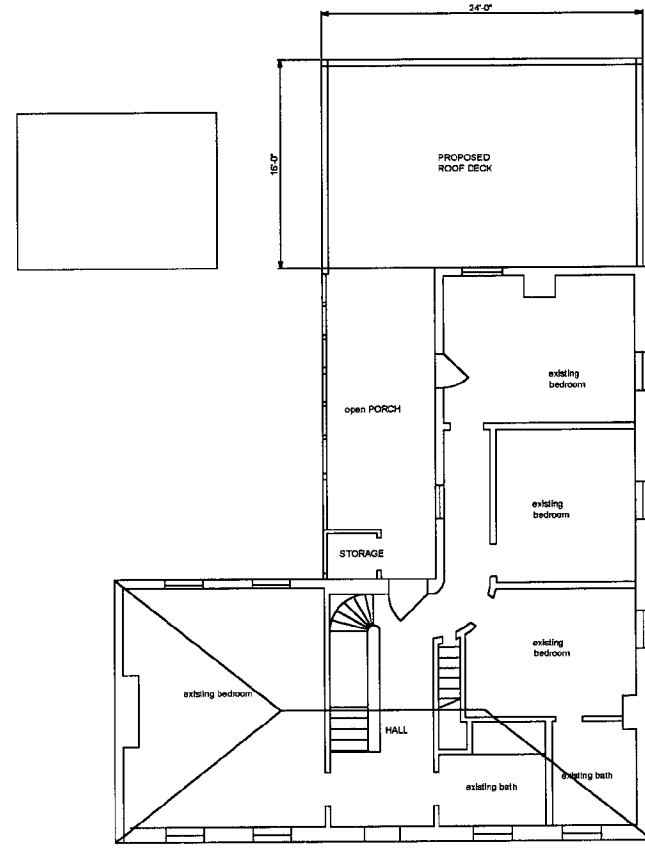
PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Maryland Heights
28728 Reisterstown Road
Reisterstown, Maryland 21148

A3



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF DECK PLAN



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALZAVALL
A.S. 1917-2011
2000 P. LA CROIX COURT
BETHESDA, MD 20814
301.463.1917 FAX 301.467.6668

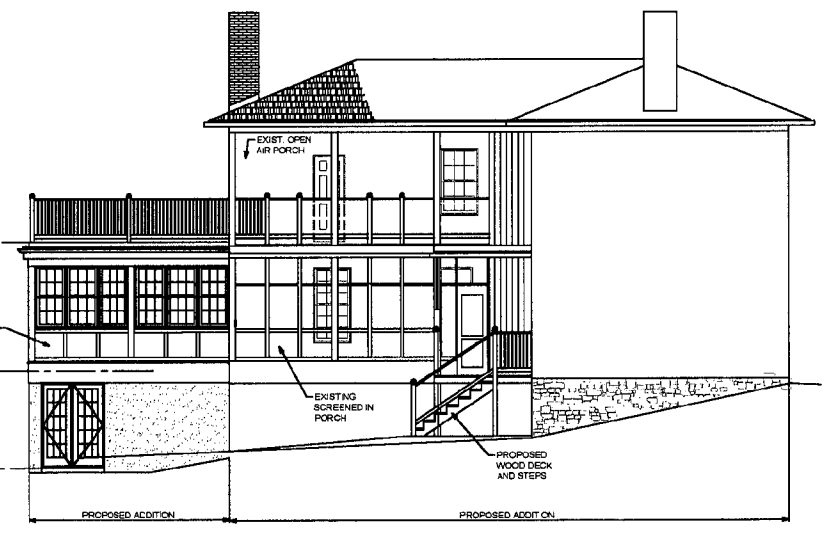
9.3.2002



PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION

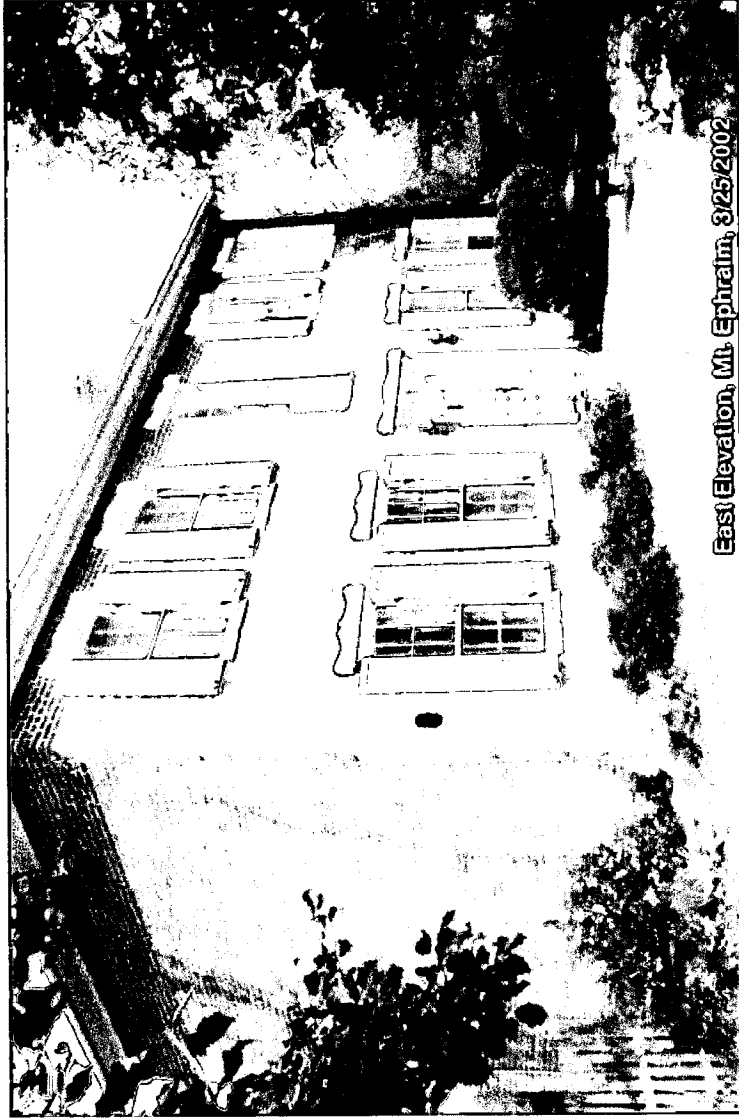


PROPOSED LEFT SIDE ELEVATION

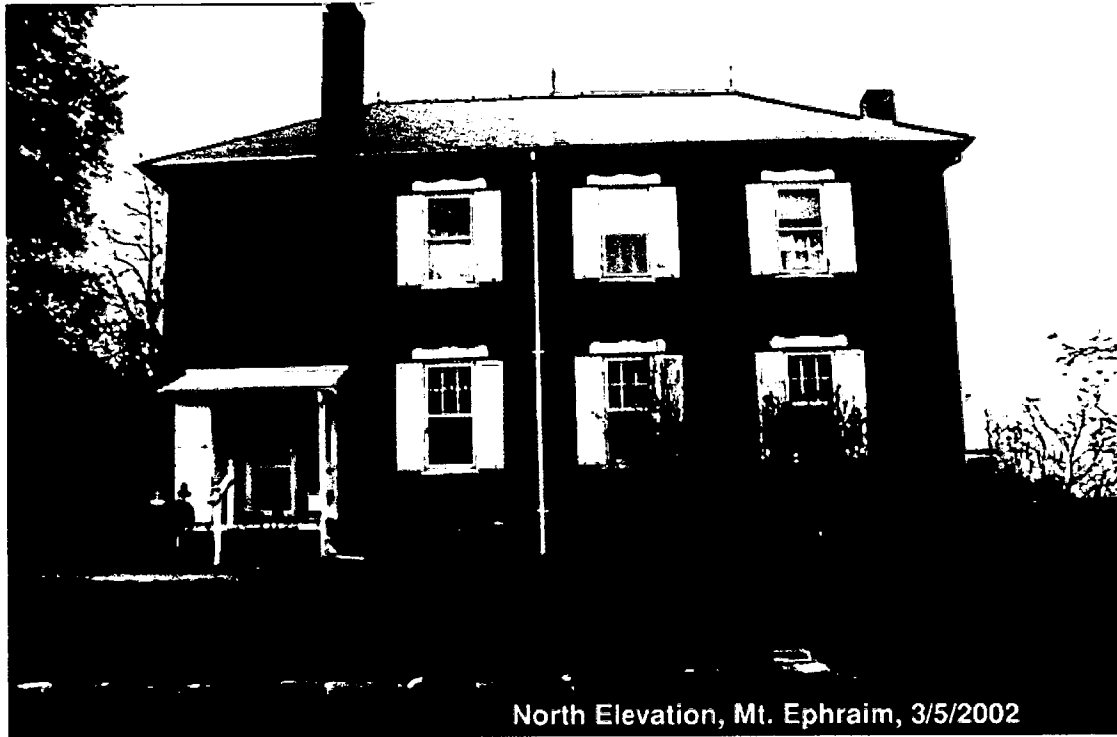
ELEVATIONS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Morris Robinson
8976a Mount Robinson Road
Bethesda, Maryland 20814

A4



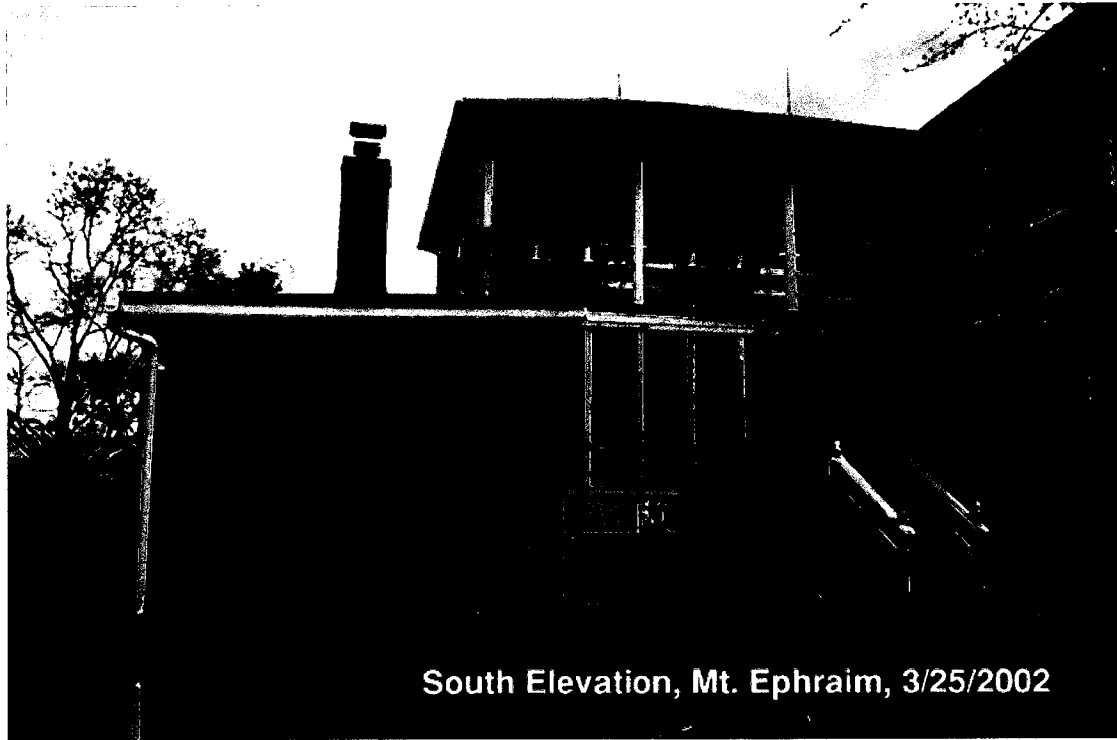
East Elevation, Mt. Ephraim, 3/25/2002



North Elevation, Mt. Ephraim, 3/5/2002



West Elevation, Mt. Ephraim 3/25/2002



South Elevation, Mt. Ephraim, 3/25/2002

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23720 Mount Ephraim Road Dickerson	Meeting Date:	07/10/02
Applicant:	Linda & James Van Dien (Thomas J. Taltavull, Architect)	Report Date:	07/03/02
Resource:	<i>Master Plan</i> Site #12/01, Mount Ephraim	Public Notice:	06/26/02
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Perry Kapsch

PROPOSAL: Construct rear addition, modify side portico.

RECOMMEND: Proceed to HAWP Application.

PROJECT DESCRIPTION

SIGNIFICANCE: Individual Master Plan Site
STYLE: Italianate
DATE: 1866-1868

A copy of the Historic American Building Survey description, history and photographs prepared in 1987 are attached to this report as background to the proposed project.

PROPOSAL

The applicants propose to:

1. Construct a rear (west) addition in two phases.
Phase One would be the construction of a 16' x 24' first floor kitchen at the rear of the existing ell with a walk-in basement or ground floor level with a door leading out to the stable area and to the adjacent summer kitchen. The addition would have a railed porch on the roof that would be connected to the existing second-floor porch. The new construction would be clad in stucco on the lower level and painted lapped novelty wood siding on the first floor. The windows are to be 6/6 wood-framed with simulated divided lights.
Phase Two would be the addition of a second-story above the kitchen with a flat hipped roof slightly below the level of the existing roof line. This would also have lapped novelty wood siding and windows to match the first floor.

2. Expand and enclose the existing portico on the north (left side) façade.
3. Construct an 8' x 16' wood deck on grade at the back of the main section (perpendicular to the existing screened porch).
4. Provide removable all-weather glass panels for the existing rear screened porch.
5. Remove an existing stone wall and patio during construction and relocate them adjacent to the new addition.

STAFF DISCUSSION

As described in the HABS report, Mount Ephraim has undergone extensive changes in the 20th century. The current owner are attempting to bring the 1940's Frank Lloyd Wright-inspired interior back to its original late 19th century configuration. In order to move the kitchen out of the front parlor, they propose to add a kitchen addition. To access the addition, they propose to remove the small fixed window installed in the 1940's when the cooking hearth at the rear of the building was partially filled in, and replace it with a door.

The applicants would like to enlarge their sleeping quarters at some time in the future. They propose to add a second-story to the proposed addition, and would like to coordinate its design with that of the first floor plan.

The design and materials proposed for the new addition are compatible with, and clearly differentiated from, the historic resource.

The window placement in the new addition is designed to use traditional forms, but to maximize the stupendous view of Sugarloaf Mountain from the first and second levels.

The stone wall at the basement level is a notable feature of the house, but is at the rear of the property and not visible from the public right-of-way. The applicants propose to leave the wall uncovered in the new basement room so that it can still be seen. As it would be inappropriate to duplicate the wall, they have proposed to use a stucco clad or parged concrete block foundation.

The summer kitchen adjacent to the construction site will not be affected by the new addition, but will be protected during construction as a precaution. The dry laid stone wall and patio installed by the previous owners will be removed and reinstalled after the new addition is completed. The small golden rain tree next to the patio is being approved for removal as it is poisonous and presents a hazard to the farm animals in the area. The American boxwood behind the building site is being pruned and fed in anticipation of construction.

Staff would suggest that the plan for the enclosed portico on the north (left side) façade might require further refinement. As the porch was constructed as a kitchen door shelter when the kitchen was moved into the front parlor, it has the extreme simplicity of a back porch. Staff would recommend that as the door will now lead from the parking area into the front parlor and act as an alternative entrance to the front door, the applicant may want a design subsidiary to, but more in keeping with, the elegant Italianate front façade of the historic resource.

No historic buildings, trees, or landscape are affected by this project. With the exception of the enclosure of the small portico, all work is being done at the rear of the house.

STAFF RECOMMENDATION

Staff recommends that the applicant make any appropriate changes and proceed to a Historic Area Work Permit application.

THOMAS J. TALTAVULL



ARCHITECT

20650 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1847

Transmittal Letter

To: Perry Kephart Kapsch
M-NCPPC
Montgomery County \
Department of Park and Planning
Silver Spring, Maryland

Date: June 25, 2001

Attention: Perry

Project: Mt. Ephraim

Remarks:

Dear Perry,

Enclosed please find schematic plans for the proposed additions and renovations to Mt. Ephraim for submission to the Historic Planning Commission for the initial review.

I have shown the major addition both ways, (one story w/ basement and two story w/ basement.

Please call if you have questions or comments.

Sincerely,

Thomas J. Taltavull

Copy to: file

Signed: Thomas J. Taltavull, Architect

4

NOTE:

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- 2) NO TITLE REPORT FURNISHED; PLAT DOES NOT PRESENT A COMPREHENSIVE RECORD OF ENCUMBRANCES OR ADVERSE INTERESTS ON PROPERTY.

STRENGTHENED
L. 100 P. 18A
L. 3131 P. 100

F. A. GUTHEIM, ET UX
L. 638 & P. 160
250,657 & P. 5,7543 AL. 1

FREDERICK, ET UX
TAX MAP M. 113

REFERENCE
N. 99° 00' 00" W.
1048.36'

N. 42° 23' 00" E.

STONE FOUND

IRON PIPE FOUND

PROPOSED
16' x 24'
ADDITION

REMOVE EXIST. TREE, RECONFIGURE STONE WALL & PATIO

EXPAND & ENCLOSE SIDE ENTRY - 9' x 9'

ADD WOOD DECK 8' x 16'

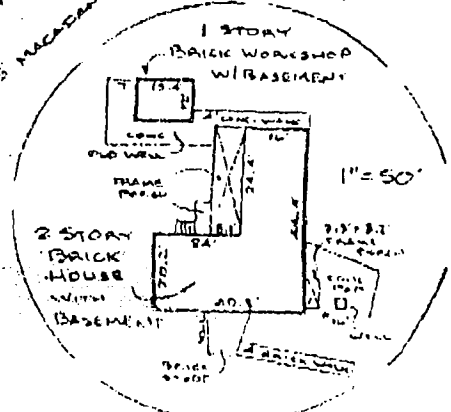
Proposed Barn
existing chicken coop

SUGARLOAF

MT. ROAD

N. HARRIS RD.

L. L. SELIGSON
L. 175 P. 82



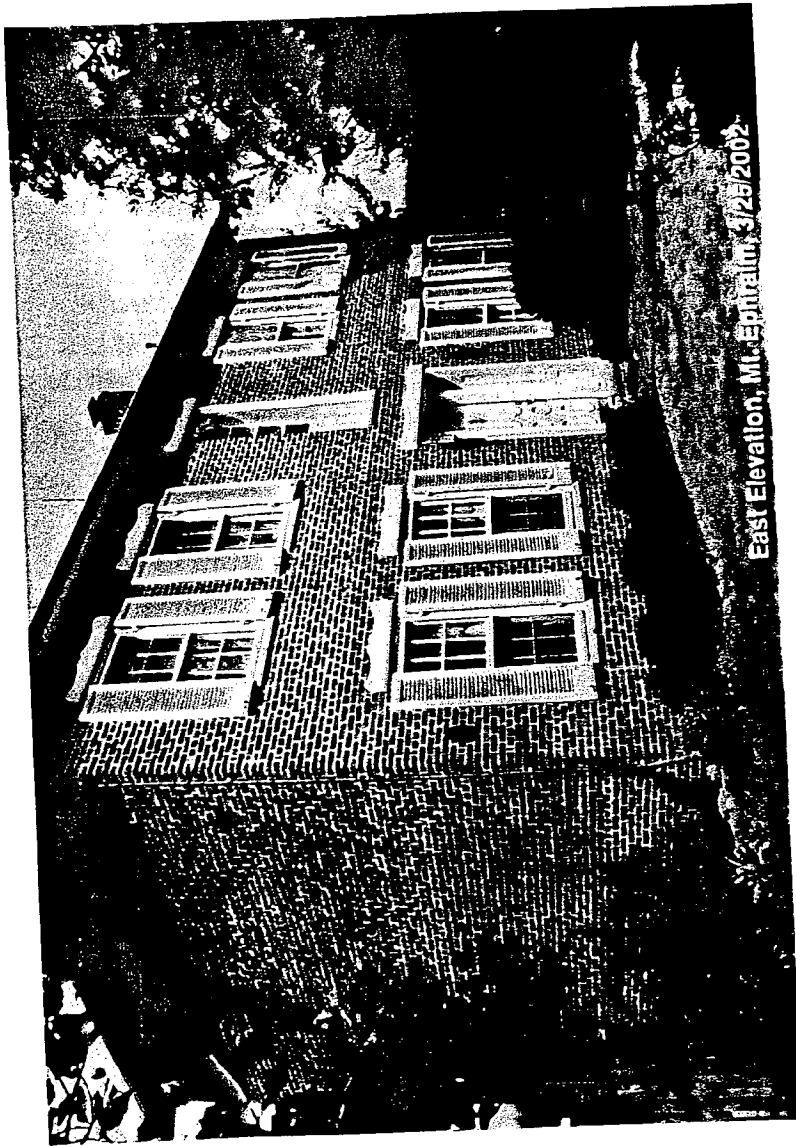
PLAT OF SURVEY

HOUSE LOCATION SURVEY
LAND CONVEYED TO

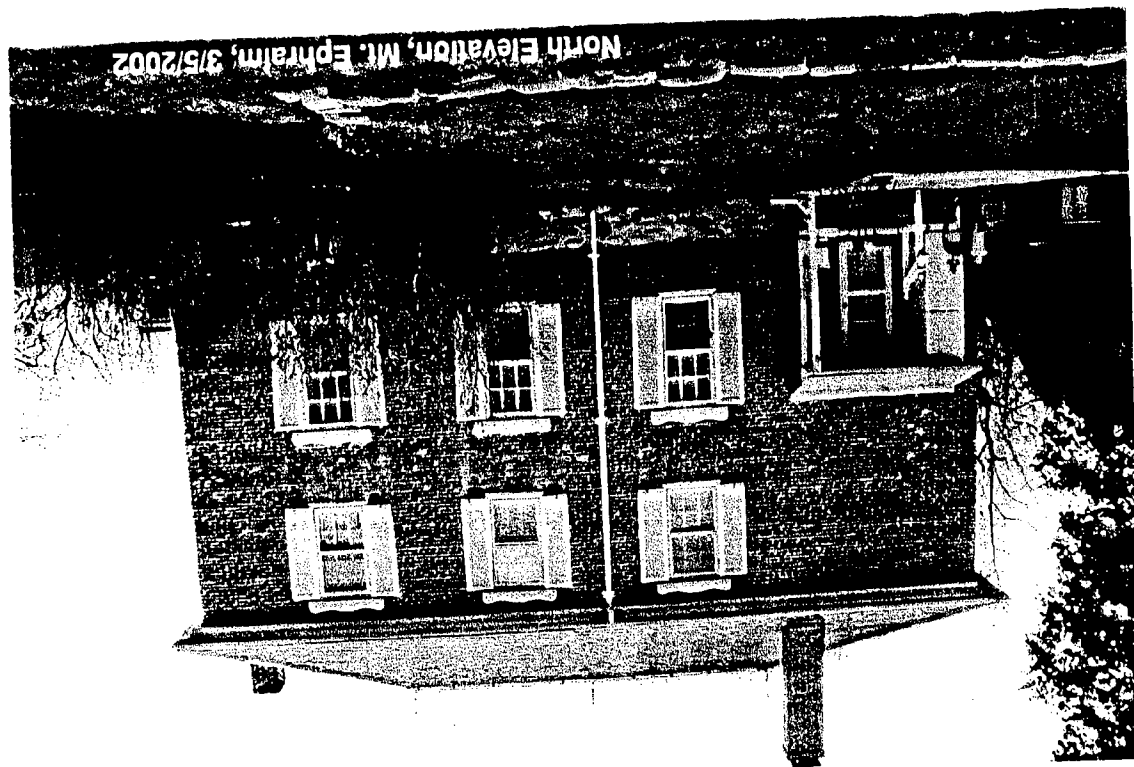
5

FREDERICK A. GUTHEIM, ET UX
LIBER. 630 & FOLIO 168

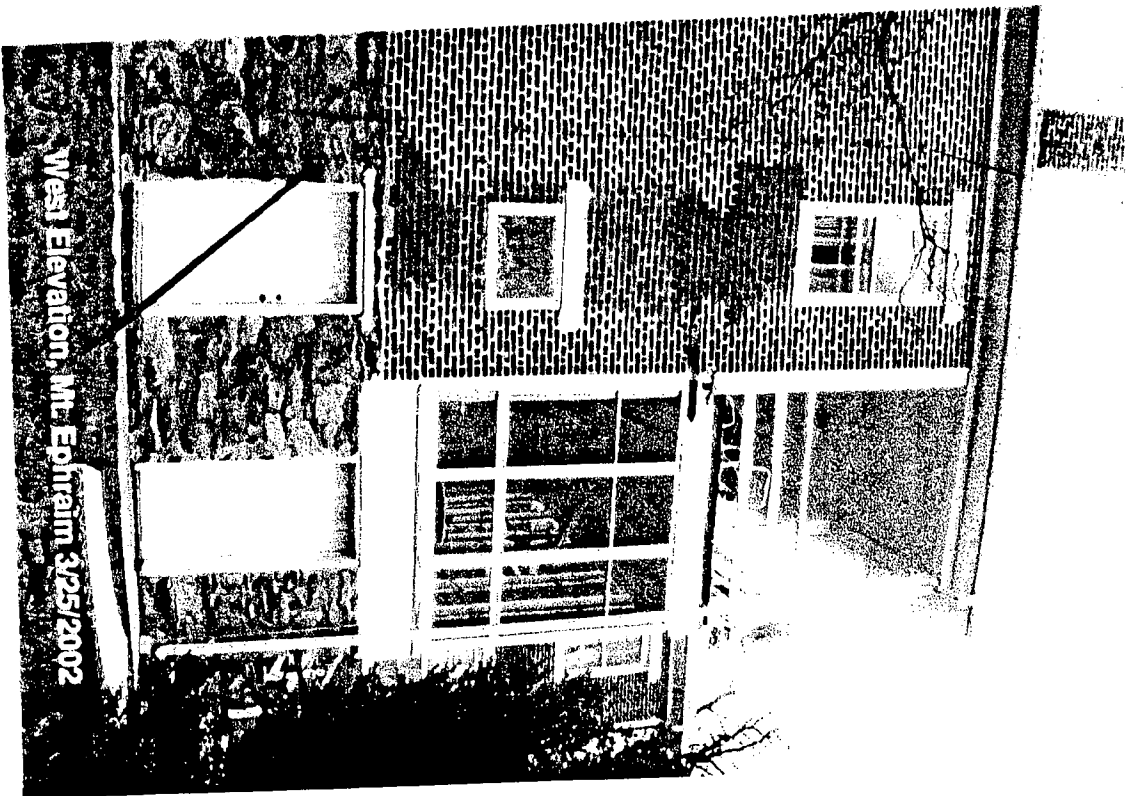




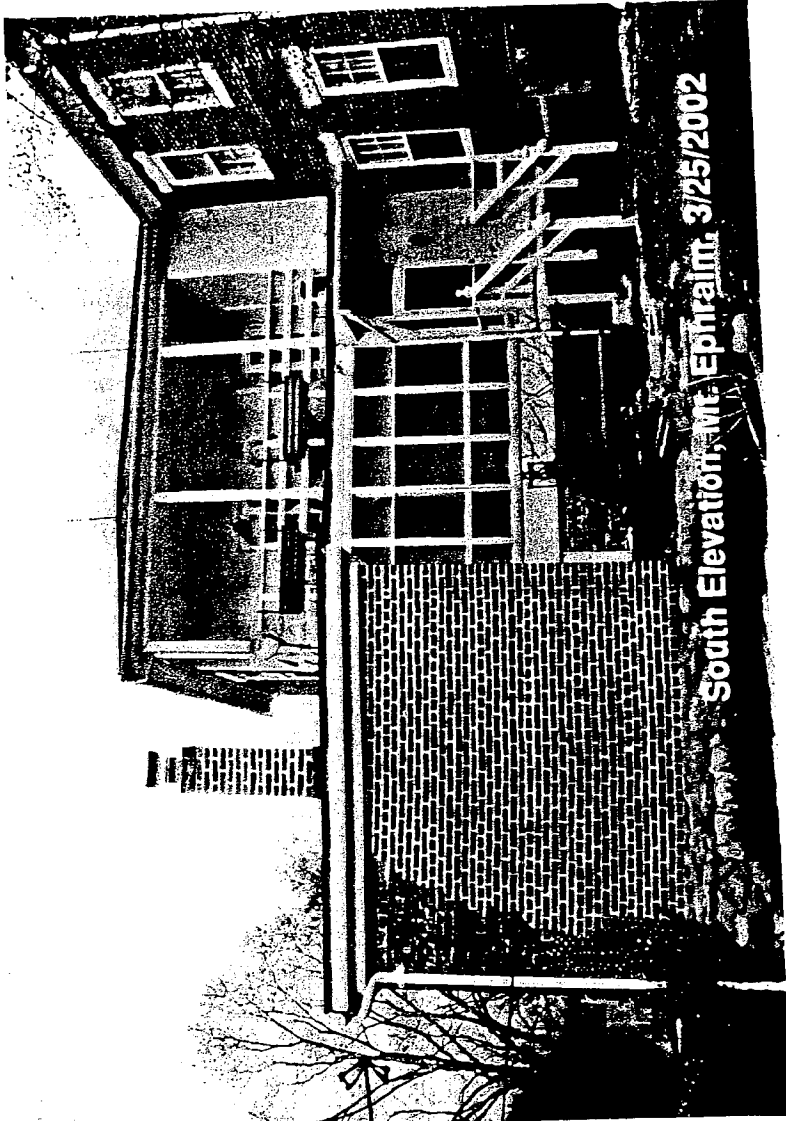
East Elevation, Mt. Ephraim, 3/25/2002



7



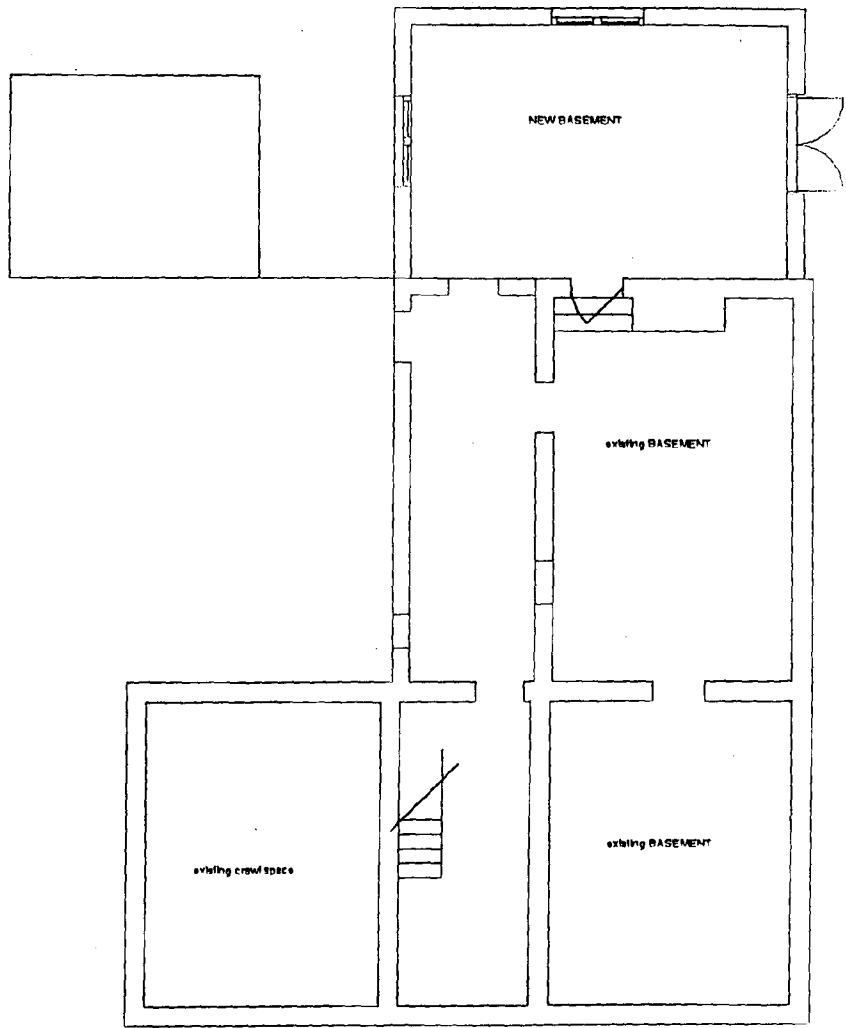
West Elevation, Mt. Ephraim 3/25/2002



South Elevation, Mt. Ephraim, 3/25/2002

EXISTING RAIN
TREE TO BE
REMOVED.

EXIST. SUMMER
KITCHEN.



BASEMENT PLAN

1/4" = 1'-0"



THOMAS J. TALTAVULL
 ARCHITECT
 3800 Pine Lane Court
 Silver Spring, Maryland 20902
 301.842.1841

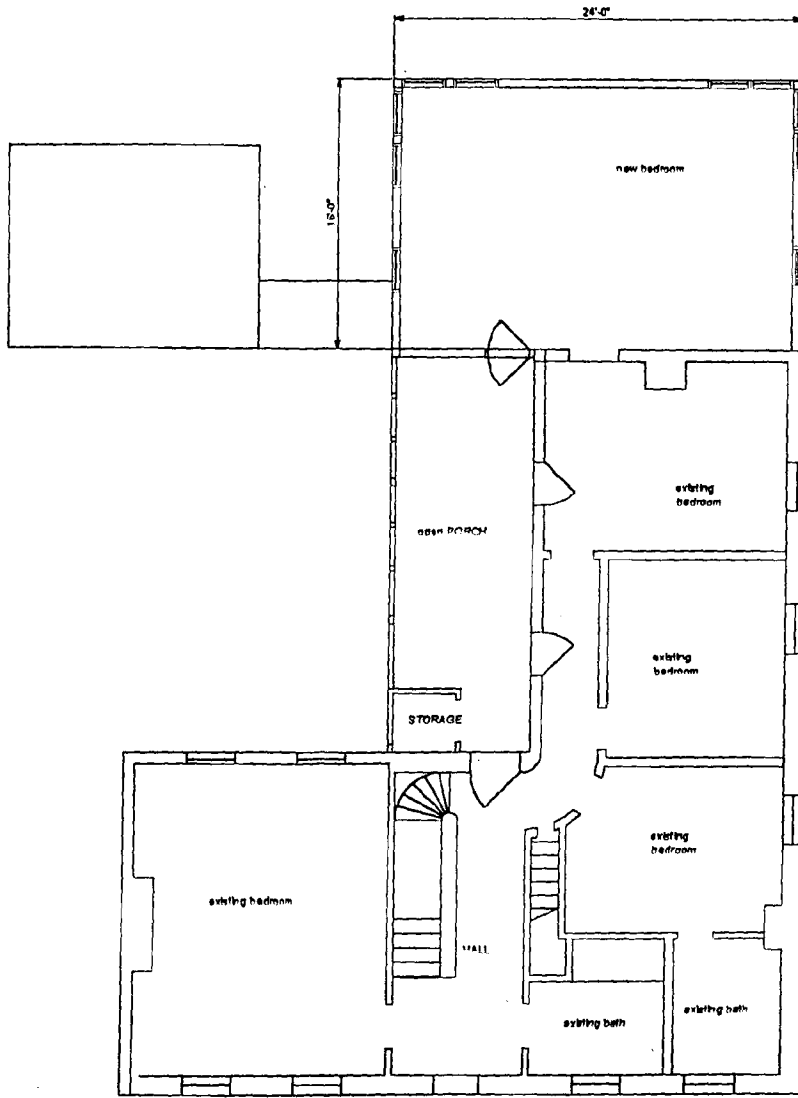
4.5.2002

PLANS

PROPOSED ADDITION TO:
VAN DEEN RESIDENCE
 Mount Ephraim
 28728 Mount Ephraim Road
 Baltimore, Maryland 20842

A1

19



SECOND FLOOR PLAN

1/8" = 1'-0"



THOMAS J. TALTAUULL
 ARCHITECT
 33650 Plum Creek Court
 Beltsville, Maryland 20826
 301.540.1847

6.5.2002

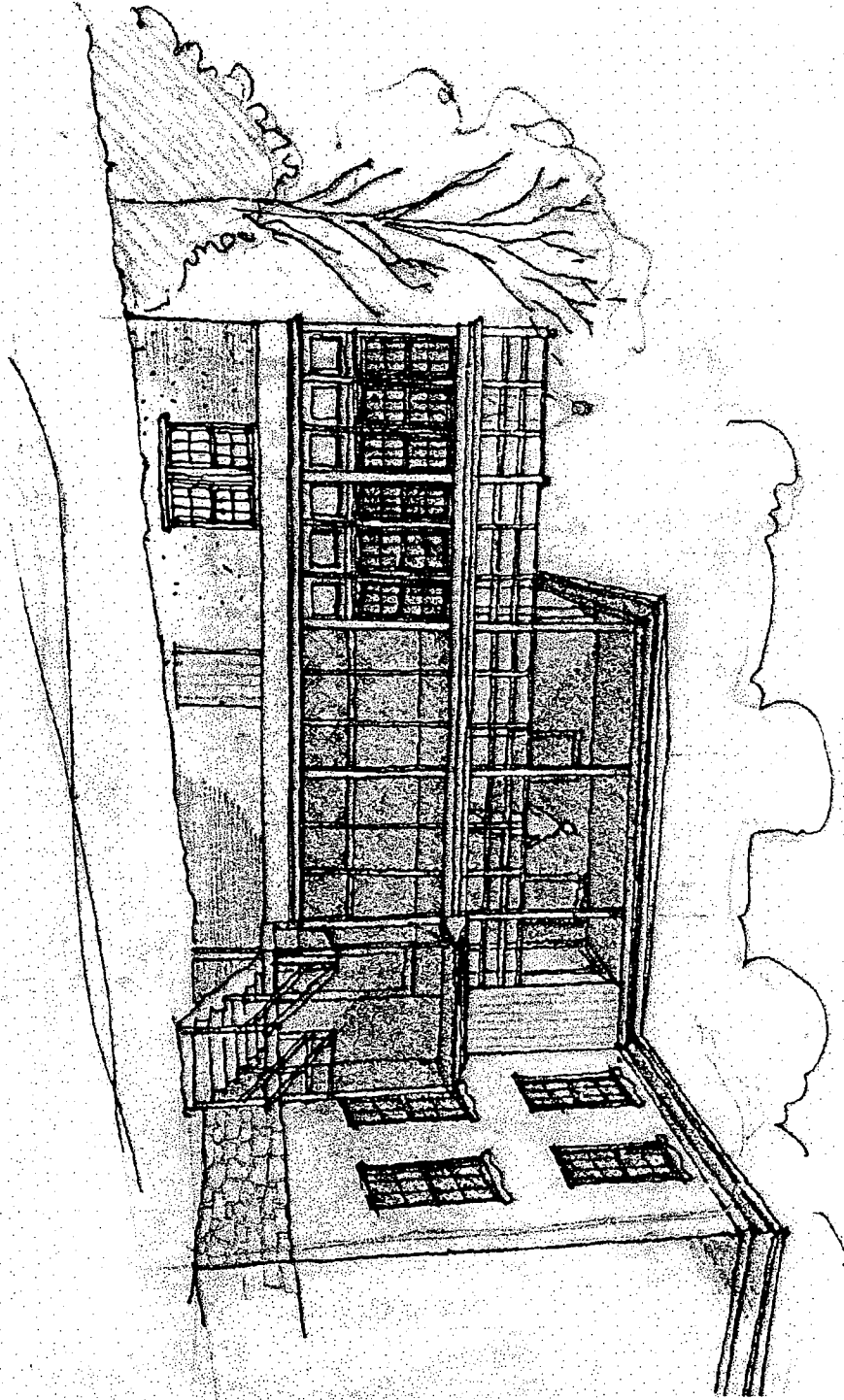
PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Mount Ebaloch
 28978 Mount Ebaloch Road
 Beltsville, Maryland 20842

A1

11

12



SOUTH ELEVATION

1/4" = 1'-0"



A2

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Mount Ephraim
 23720 Mount Ephraim Road
 Dickerson, Maryland 20842

PLANS

4.4.2000

THOMAS J. FALTAVULL
 ARCHITECT
 20650 Plum Creek Court
 Gaithersburg, Maryland 20862
 301.940.1347

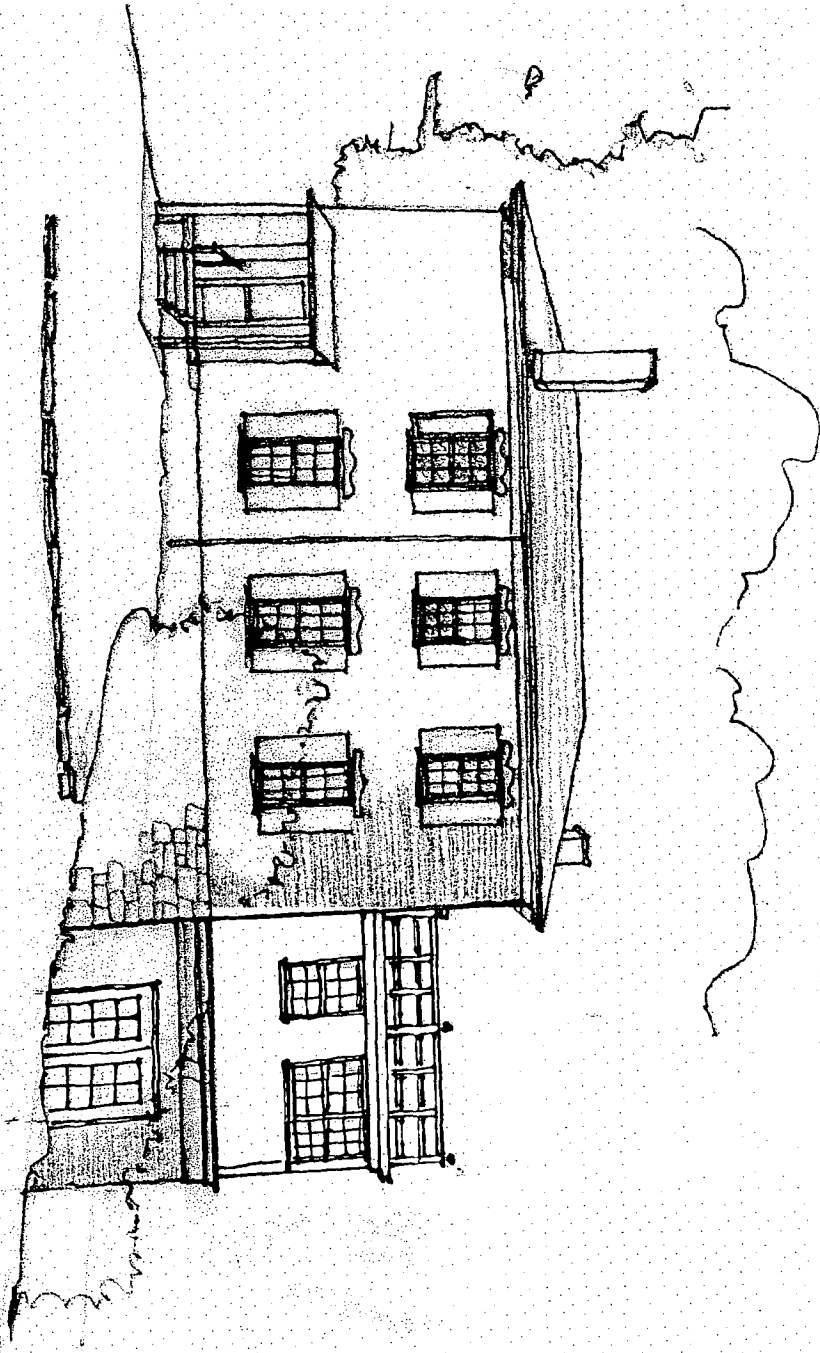


13

SOUTH ELEVATION

1/8" = 1'-0"

11



A2

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Mount Ephraim
 23720 Mount Ephraim Road
 Dickerson, Maryland 20842

PLANS

R.S. 2/7/70

THOMAS J. TALTAVULL
 ARCHITECT
 □ □ □
 20650 Plum Creek Court
 Gaithersburg, Maryland 20882
 301.840.1947





SOUTH ELEVATION w/ 2nd STORY ALTERNATE



1/8" = 1'-0"

14

THOMAS J. TALTAVULL
ARCHITECT
20650 Plum Creek Court
Gatherersburg, Maryland 20822
301.840.1941

R.F. 2002

PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

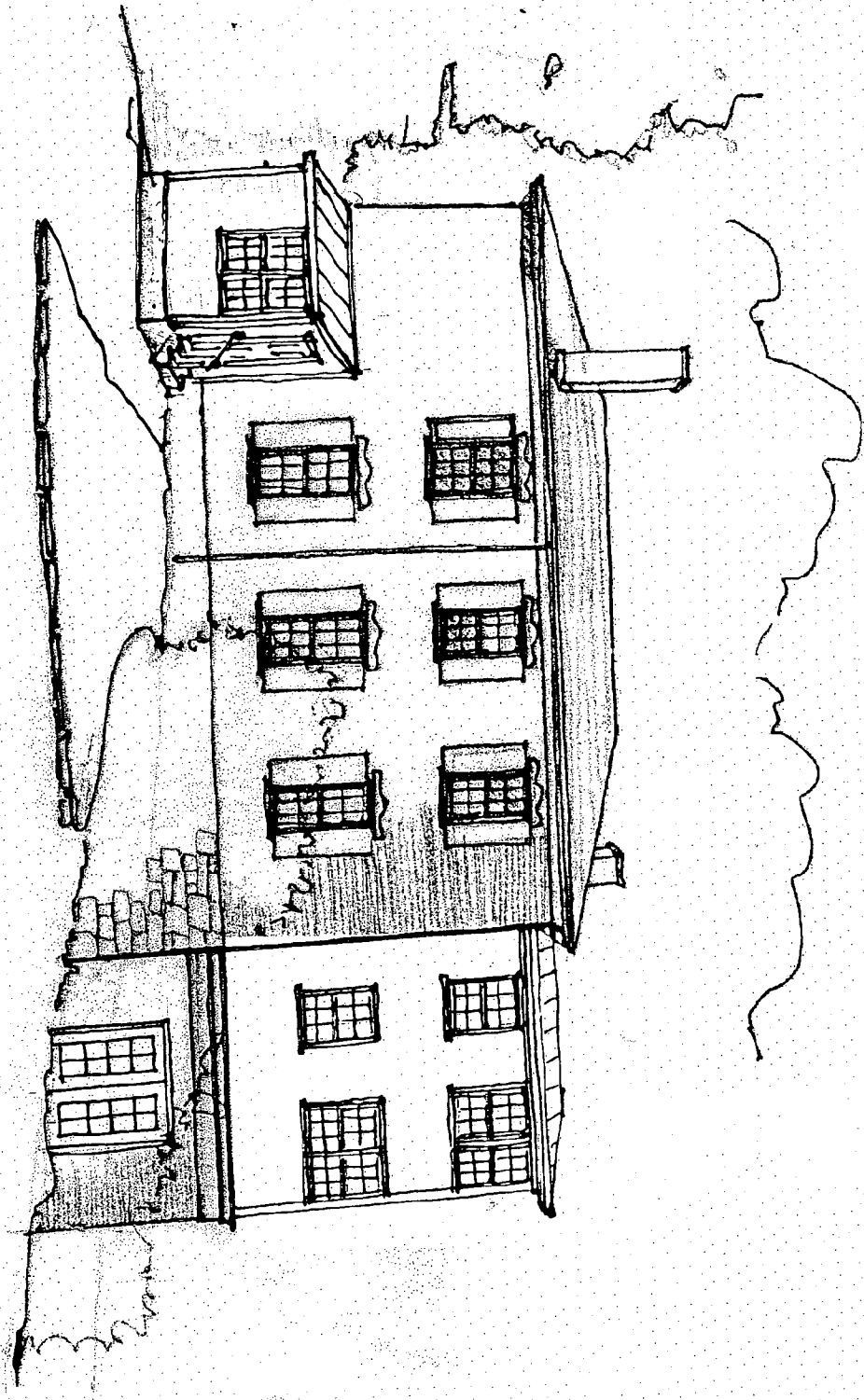
A2

15

SOUTH ELEVATION w/ 2nd Storey Alt.

1/4" = 1'

1/4" = 1'



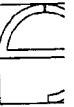
A3

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Mount Ephraim
 23720 Mount Ephraim Road
 Dickerson, Maryland 20842

PLANS

4.5.2002

THOMAS J. TALFVULL
 ARCHITECT
 20850 Plum Creek Court
 Gaithersburg, Maryland 20862
 301.840.1347



12/1

HABS
MD,
16-DICK,
2-

HISTORIC AMERICAN BUILDINGS SURVEY
MOUNT EPHRAIM

HABS No. MD-967

Location: 23720 Mount Ephraim Road (northwest corner of Mount Ephraim Road and Harris Road), Dickerson, Montgomery County, Maryland.

Present Owner: Frederick A. and Mary P. Gutheim

Present Occupant: Frederick A. and Mary P. Gutheim

Significance: Mount Ephraim is significant as the rural vernacular home of a storekeeper and farmer, built by a local carpenter/builder, using architectural pattern books of the mid-19th century. Although the L-shaped plan of this dwelling is typical of the time and place in which it was constructed, it is slightly more elaborate than the average, reflecting its owners wealth and his position as the community's storekeeper. It is constructed of brick rather than frame, as generally found in this area and though rather simple, it was nicely appointed with decorative window heads, facade porch with double doors opening on to it from the second floor and a center gable facade (the porch and center gable were removed in 1941). Inside is a curved stairway. While the exterior reflects the architectural values of rural, mid-19th century America, the interior is a reflection of the modern movement and the reduction to basic form, and continuous living spaces.

The house was the center of Ephraim G. Harris' small commercial complex. This corner, known as "Mount Ephraim," included a brick store building with a post office, a tavern, blacksmith shop, etc. It thus represents a pattern in the early settlement and growth of rural areas, whereby services sprang up to meet the needs of the surrounding community, and the traffic which moved through it. In the case of Mount Ephraim, it was at the crossroads of established routes which connected larger settlements. The store also served soldiers at a nearby signal station during the Civil War. Although historic maps indicate a small crossroads settlement here in the last quarter of nineteenth century, all that remains now is this brick residence and an adjacent white frame cottage, "Beardshear," which probably dates from the ante-bellum years.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1866-1868. Although Ephraim G. Harris did not receive title to this property until 1868, it was evidently only a legal formality, since the property had been in the family for some time, and earlier evidence exists of the store. Two buildings, located at this corner, appear on both the Martinent & Bond Map of 1865 and 1879 Hopkin's Atlas. On both, one is marked as "E.G. Harris Store", the other, unmarked could then possibly be his residence. The Montgomery County Commissioners Assessment Books first list a store building on this site in 1862 (the previous reference in 1858 lists no improvements or stock in trade, etc.). It was listed under the names of both William N. Harris, and his son, Ephraim Harris, with \$550 worth of stock in trade. Only the store building is listed specifically. The property was assessed again in 1866, indicated no change in the value of the property or the improvements but a jump to \$2,000 worth of stock in trade. When next assessed in 1868, the same amount of stock in trade is seen but there is, however, an additional improvement value of \$500. This is a likely indication of the construction of the current brick house (which may have replaced the structure appearing here in 1865, or indicate the completion of a dwelling then under construction?).
 2. Architect: According to descendants of the architect/builder, William T. Hilton, Mr. Hilton used one of the numerous "builder's books" in use during the mid-19th century. These books provided small, local builders such as W.T. Hilton with plans and details, reflecting the popular architectural styles of the day (Gail Rothrock, ed. Circling Historic Landscapes, Sugarloaf Regional Trails, p. 46).
 3. Original and subsequent owners: The following is a complete chain of title to the land on which the structure stands from 1846, the year that the property was acquired by the Harris family who had the house built, and the current time. Also included are equity cases and wills involved in the chain of title. Reference is to the Land Records Office and the Montgomery County Register of Wills of the Montgomery County Courthouse, Rockville, Maryland.
- 1846 Deed November 27, 1846, liber STS 2, folio 301.
John Poole and Anna R. Poole, his wife of Montgomery County, Md.
To
William Francis Piles and Sarah Harris, both of Montgomery County, Md.

MOUNT EPHRAIM
HABS No. MD-967 (Page 3)

- 1868 Deed June 15, 1868, liber EBP 5, folio 266
William F. Piles, Sarah Harris, Solomon Harris, Abraham S.
Harris, Samuel Darby and Mary A. Darby, his wife; William C.D.
Simmons and Eliza P. Simmons, his wife; all of Montgomery
County, Md.
To
Ephraim G. Harris, of Montgomery County, Md.
- 1888 Equity Case #765, passed January 28, 1889; Judgment Record JA
4/226
Ida J. Harris et al, complainants
vs.
David Fulton Harris, et al, defendants.
All heirs (adult vs. infant children) of Ephraim G. Harris
- 1890 Deed February 26, 1890, liber JA 17, folio 133
Levi C. Zeigler, appointed trustee by decree of circuit court,
of Montgomery County
To
Ida J. Dronenburg, of Montgomery County
- 1903 Deed August 27, 1903, liber TD 27, folio 26
Ida J. Dronenburg and Reverdy Dronenburg, of Montgomery County
To
Clinton M. Moore, of Montgomery County
- 1904 Deed September 29, 1904, liber 178, folio 489
Clinton M. Moore and Anna M. Moore, his wife of Montgomery
County
To
Elizabeth A. Nicholson, of Montgomery County
- 1909 Equity Case # 2449, passed April 29, 1909, Judgment Record
10/10
Elizabeth A. Nicholson, et al, complainants
vs.
Beulah C. Nicholson and Frank B. Nicholson, defendants
widow (Elizabeth) and heirs-at-law of Lawrence B. Nicholson
- 1909 Deed July 22, 1909, Liber 208, folio 119
Elizabeth A. Nicholson, of Montgomery County
To
Lillie E. Jones and Linwood B. Nicholson, of Montgomery County
- 1910 Deed November 3, 1910, liber 216, folio 207
Lillie E. Jones (wife of Lawrence B. Jones, the grantee
hereinafter named) and Linwood B. Nicholson, unmarried, both
of Montgomery County
To
Lawrence B. Jones

- 1912 Deed August 12, 1912, liber 228, folio 479
Lawrence B. Jones and Lillie E. Jones, his wife, both of
Montgomery County
To
Beulah C. Jones
- 1919 Deed April 23, 1919, liber 278, folio 487
Beulah C. Jones and Samuel C. Jones, of Montgomery County
To
Francois F. Darrieulat and Maria Louise Darrieulat, his wife
- 1941 Deed October 17, 1941, liber 638, folio 168
Marie Louise Darrieulat, unmarried (widow)
To
Frederick A. Gutheim and Mary Purdon Gutheim, his wife

4. Builders, contractor, suppliers:

a. Builder/contractor: William T. Hilton, a carpenter and builder from nearby Barnesville, designed and constructed the house, based on plans and designs outlined in builders books of the mid-19th century. A number of buildings in this area have been attributed to Mr. Hilton, who presumably never ventured outside this general community. Like many carpenters of his day, Hilton also operated an undertaking business. The Hilton carpentry shop still stands with the sign, taken from the former woodworking mill nearby, which reads, "William Hilton & Sons- Carpenters and Undertakers". Also, Mr. Gutheim reported that during their early years of residency here he employed two elderly carpenters who had been apprenticed by W.T. Hilton. They stated that Mr. Hilton had brought them here to Mount Ephraim years ago to show them an example of his work.

b. Suppliers: The materials were all acquired locally. Wooden elements presumably came from Mr. Hilton's mill. The brick was said to have been manufactured and fired on the site from clay found locally. The slate for the roof was quarried from a site nearby.

5. Original plans and construction: No original plans or drawings are known to exist though, as mentioned, the plans came from builders pattern books of the day. According to the current owner, Mr. Gutheim, who has seen one of these books in the possession of the family of the builder, a plan very closely resembling his house could be seen. Hilton's extensive collection of tools are still in the family's possession in Barnesville, but the books, accounts and other Hilton records are with another branch of the family on the Eastern Shore (as located by Brice Claggett of the Maryland Historical Trust). In fact, another

similar house, also built by Hilton, exists in the area (the Issac Davis House, approximately. 2 1/2 miles away on Davis Road).

Drawings were executed, however, in 1941 at the time that the current owner purchased and remodeled the house. Drawings were done both of the existing conditions and of the proposed changes. The proposed changes were done by the well known Washington, D.C. architect, Julian E. Berla, with the architectural firm of Berla & Abel (Joseph), designers of Art Deco/International style buildings.

Other architects participated in the remodeling as well. The interiors of the library and living room were drawn by Wilhelm (Willo) Von Moltke. The California architect, Vernon DeMars, designed the kitchen entrance on the north side. The approach to the entrance from the parking area was part of the garden design by Dan Kiley. The measured drawings of the existing conditions of the house were made by the architect/artist, Alfred McAdams (see drawings, pages 13-20).

According to these plans, and descriptions in equity cases, the exterior facade originally had a bracketed center gable with a small window in it and a period porch running the length of the facade. Mr. Gutheim also stated that the original kitchen was located in the current living room and had a large, cook fireplace. The kitchen had been moved, however, by the time that he purchased the house, onto what is now the restored rear porch.

6. Alterations and Additions: Fairly extensive alternations were made to the residence during the 1941 remodeling. Changes to the exterior include the removal of a porch which once ran the length of the facade (Equity Case #2449, Judgment Record 10/1, "advertisement of property," 1909), and the removal of an ornamental center gable. A small, fixed window was also added onto the the rear of the house.

Extensive changes were made to the interior of the house. The walls which created the original entry hall and the division of the two rooms on the north side of the house were removed. A new kitchen was added in the front of the house to replace a kitchen previously added in the rear porch area. The rear porch, which had been enclosed to create a kitchen was returned to its original condition. Original fireplaces (mantels and brick chimney) have been replaced (for more information see the drawings, data pages 13-20). Also removed were the ornamented stair risers and the ceiling moldings (particularly in the hallway). Added, were electrical wiring, plumbing and heating fixtures, but with minimal impact on the structure.

B. Historical Context:

The house was built 1866-1868 for Ephraim G. Harris, a farmer and storekeeper who is said to have made the money to finance its construction through the sale of liquor to soldiers of the Civil War, at his store and restaurant or tavern located here. The property is in fact located near the site of the military signal station which provided the standard communication of the day. The house and store site are located at the intersection of two well traveled roads, the main road from Barnesville to Frederick (now Harris Road) and the route from the furnace forge at the mouth of the Monocacy to the bloomery forge in Urbana. This intersection appears on the Martinet & Bond Map of 1865 and the Hopkins Atlas of 1879 as "Mount Ephraim." It is known that Ephraim Harris' store included a post office. He evidently operated a tavern here as well, judging by an inventory of the stock in trade which included not much other than 117 gallons of whiskey and a collection of pint bottles, jars and glassware. Also on the site was a blacksmith shop and collection of tenant houses and outbuildings (Equity Case #765, Judgment Record JA 4/226 and Register of Wills, Inventories RWC 18/148). The name of the community, Mount Ephraim, is said to have been a reference to both the mountainous biblical Mount Ephraim as compared to the Sugarloaf mountains at the foothills of which this site is located, and the extreme height of Ephraim Harris himself.

The property came into the Harris family in 1846 when it was acquired by Ephraim's mother, Sarah Harris (with her brother as trustee). According to the deed, Sarah Harris' father, Francis Piles had leased certain "negroes," presumably slaves, to his daughter which he agreed "might be sold for the purpose of purchasing a home if his daughter aforesaid required it.... the negroes should be sold provided a farm or home should be purchased with the proceeds...." (Deed STS 2/301). Thus the slaves were sold and 225 acres here purchased.

Sarah married William Harris who passed away a few years prior to the conveyance of approximately 15 acres of it to their son, Ephraim, presumably as his inheritance. According to Ephraim's deed of 1868, "whereas Ephraim G. Harris desires a portion of said land to be deeded to himself separately and he consents and obligates himself by receiving this deed to accept the portion of land hereby conveyed as and for his full share and portion of said land..." (Deed EEP 5/266). In fact, the tax records indicate that Ephraim and his father, William Harris had already established the store here, by 1862.

Ephraim resided here with his family until his death in the spring of 1888. His personal inventory indicates that he had acquired much land and property. In addition to being a store and tavern keeper, he was also a farmer and a blacksmith. According to the advertisement for the sale of his house and store property following his death the improvements included, "One brick house of seven rooms, hallway above and below, 40 x 50 feet, wagon shed and granary, also a brick dairy

MOUNT EPHRAIM
HABS No. MD-967 (Page 7)

and all necessary outbuildings.... also one brick store house 20 x 36 feet with an excellent cellar....two frame houses one story and a half....blacksmith shop and stable.... a good restaurant, on said premises, 100 yards from the store house in Frederick County, Md." (Equity Case #765, Judgment Record JA 4/257).

Meanwhile, with the coming of the B&O's Metropolitan Branch in 1878, with a station in nearby Dickerson, the community of Mount Ephraim declined. Although the store, etc. continued to operate, the post office eventually was moved to Dickerson in 1912. The store building later burned (date and cause of fire unknown).

The property was purchased in February of 1890 by Ida J. Dronenburg (an Ida is listed among the children of Ephraim Harris, perhaps this is the same). It eventually fell into the hands of the Nicholson family, Lawrence B. and Elizabeth A. The Nicholsons' appear as neighbors on the historical maps of 1865 & 1879. Following the death of Lawrence Nicholson in 1904, the property was assessed and sold in 1909. An advertisement of sale describes the property at that time as follows: "The improvements consist of a two story brick dwelling house with slate roof, containing ten* rooms, two large halls and a cellar, with a porch the entire length of the house; and a one and a half story brick store house, 40 x 20 feet, with a cellar under the entire building. A two story, five room frame tenant house,.... a two story, two room frame tenant house,.... a large two story brick dairy lower floor cemented and all necessary outbuildings...." (Equity Case #2449, Judgment Record 10/26).

The property was, however, passed on to heirs of Lawrence Nicholson until 1919. A fire was reported to have taken place here in the early twentieth century which destroyed most of the outbuildings and presumably the store house, only the foundation of which remains. In 1919 the property was purchased by Francois and Maria Louise Darrieulat. Mr. Darrieulat was known as a fencing master who coached both the olympic teams and President, Theodore Roosevelt. The house was vacant during the 1930's and then rented on and off until sold in 1941.

Mount Ephraim was purchased in 1941 by Frederick and Mary Gutheim (Deed 638/168). Mr. Gutheim, an architectural historian and editor of two volumes of Frank Lloyd Wright's writings, and planning consultant, is a retired professor of American Studies at the George Washington University in Washington, D.C. where he also founded the Graduate Program in Historic Preservation. Mr. Gutheim also had taught at

(* The change from seven rooms in 1888 to ten rooms in 1909 could be attributed to the rooms created by the enclosure of the rear porch, forming a kitchen on the first floor and a bathroom, etc.? above).

Williams College and at the University of Washington, and other institutions. In addition to teaching, he worked in Federal housing and planning agencies, as a planning consultant of international scope, and as a staff writer for the New York Herald Tribune. He is the author of a number of books relating to housing, urban development, and architecture as well as the book, The Potomac. Mr. Gutheim served as editor for "Architecture and Planning" and "Progressive Architecture," and was a architectural critic for the Washington Post. He has also been the recipient of a number of awards including the American Institute of Architects medal, and the "Trustee of America" honor, a national scale preservation honor. He is well known in Montgomery County as chairman of Sugarloaf Regional Trails, which identified and documented historic sites in western Montgomery County, and as one of the founders and first commissioners of the Montgomery County Historic Preservation Commission, a program set up to identify and preserve historic landmarks in the county.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Mount Ephraim is of architectural interest as a documented example of a local builders translation of period styles into the rural vernacular dwelling of a storekeeper and farmer. Being constructed of brick, with slightly exaggerated window heads, the house is somewhat more elaborate than the usual frame residence dating from this period, found in this area. The house has, however, been stripped of much of its exterior detailing though it does not appear that irreversible changes have been made to the exterior. The interior has undergone rather extensive changes (see plans, data pages 13-20). While the exterior still reflects primarily the ideals of rural, mid-19th century architecture, the interior as remodelled is more of a reflection of the Modern trend towards the reduction to basic form, and open, flowing spaces which also resulted in increased ventilation and bilateral lighting.
2. Condition of fabric: The house appears to be in good, sound condition. As mentioned, many detailing elements have been removed, especially in the interior where mantel, interior walls, etc. have been removed.

B. Description of Exterior:

1. Overall dimensions: This is a two story hipped roof residence with a partial, unfinished cellar. It is L-shaped with a five bay wide, one room deep main block (two bays on the north side, one being a doorway) and a one room deep, three bay by one bay rear ell. A two story porch runs along the inside wall of the ell.

MOUNT EPHRAIM

HABS No. MD-967 (Page 9)

2. Foundations: The brick walls of the house rest on a rubble stone foundation, without the demarcation of a water table (see HABS photo #MD-967-8).
3. Walls: The walls are of red brick, made on the site, set in a common bond pattern of one row of headers for every five rows of stretchers.
4. Structural system, framing: Exterior walls and major partition walls are of load bearing brick. The floors rest on log joists.
5. Porches: The original porch which ran the length of the facade was removed in 1941. There is a two story porch along the inside wall of the rear ell. This porch, under the hipped roof of the rear ell, is a reconstruction of the original. It is supported by plain square posts and balustrade (see HABS photo #MD-967-7).
6. Chimneys: There is an interior brick chimney at either end of the main block of the house, and a third chimney at the rear of the ell.
7. Openings:
 - a. Doorways and doors: The front door, recessed and topped with an ogee arch, is flanked by fluted pilasters and sidelights. The lower panel in the sidelights is of wood with an oblong octagon shape, which matches the bottom panel of the front door (see HABS photo #MD-967-4). In the inside of the door frames are recessed wooden panels. Above the front entry is a narrow set of french doors, with a wooden bottom panel, which would have opened onto the roof of the front porch (see HABS photo #MD-967-3). There is an entry at the north side elevation of the main block, towards the front of the house (see HABS photo #MD-967-5). There are also entries onto the porch of the rear ell. One is found along the south, interior wall of the ell on the first story, and the other, on the second story is located along the wall of the main block. Finally, there is a board on batten door into the cellar from the inside wall of the rear ell.
 - b. Windows: The windows are double hung sash, with six over six lights, topped with a heavy ogee window head. The windows on the east facade and the north side elevation still have shutters (see HABS photo #MD-967-4). The only exception to this window pattern are the casement windows found in the cellar of the rear ell and a small, square fixed window which was added to the first story rear wall of the ell in 1941.

8. Roof:

- a. Shape, covering: Both the main block and the rear ell have a low hipped roof, covered with slate shingles.
- b. Cornice: The cornice consists of a plain wide, unornamented board with a single step with a bead along the bottom.

C. Description of Interior:

1. Floor plans: See plans, pages 13-20.
2. Stairway: It is a open string along the south wall of the entryhall. It has an elegantly curving landing and a turned post balustrade.
3. Flooring: The floors are of random width boards.
4. Wall and ceiling finish: The walls and ceilings are plastered, painted white, void of any molding.
5. Doorways and doors: Many of the doorways include transoms above. This allows for increased flow of both air and light from the windows of exterior rooms. The circulation of air thus provided, along with the increase ceiling height of the rooms, helps to make modern air-conditioning unnecessary.

D. Site:

1. General setting and orientation: Mount Ephraim is located at the foot of the Sugarloaf Mountains, in rural western Montgomery County, with the Frederick County border running through the backyard. The house sits facing east at the intersection of Mount Ephraim and Harris Roads. It is oriented to Mount Ephraim road which runs within 28 feet of the front of the house. Its extreme proximity to the road is due to the fact that it was the residence of storekeeper, Ephraim G. Harris whose store building once sat to the north of the residence, directly at the corner. The foundation of the store building, part stone and part concrete slab, remains (a potential historical archaeology site). The house and store site was established at the intersection of what were at the time two well traveled roads, the main road from Barnesville to Frederick (now Harris Road) and the route from the furnace forge at the mouth of the Monocacy to the bloomery forge in Urbana. The property is also located near the site of a Civil War signal station. This intersection appears on the Martinet & Bond Map of 1865 and the Hopkins Atlas of 1879 as the community of "Mount Ephraim."

2. Historic landscape design: In the front yard, to either side of the house are old Holly trees, which are registered as among the oldest identified Hollies in the county. There was at one time an apple orchard of approximately 120 trees (Equity Case #2449, Judgment Record 10/26). Currently, a barrier of hedges along the road in front of the house separates it from the passing traffic.
3. Outbuildings: A number of outbuildings were once found on the property. Inventories identify a brick store house and a brick dairy, tenant houses, wagon shed and granary, blacksmith shop and stable, restaurant building and other "necessary" outbuildings. Many of these were destroyed by a fire that reportedly occurred here during the early twentieth century. The current owner, Mr. Gutheim, stated that there was a smoke house, chicken house and a barn behind the house when he came in 1941. They were in poor condition, however, and had to be removed. There are currently a number of assorted frame outbuildings to the rear of the house. The only significant outbuilding on the property today is a single story, hipped roof brick building, which Mr. Gutheim identifies as either a summer kitchen, laundry or dairy (the inventory of 1888 lists a "brick dairy", but the 1909 inventory lists a "large, two story brick dairy). This is a one story, brick, two bay wide structure with a shed roof. The windows are two over two sash with window heads that match those found on the main house. This same window head is also found over the entryway. There is an interior chimney to the center of the south side wall (see HABS photo #MD-967-9 & 10).

PART III. SOURCES OF INFORMATION

- A. Original Architectural drawings: There are no known original drawings. Record drawings of existing conditions in 1941 were made by the Washington, D.C. architect/artist, Alfred McAdams. These were the basis of the remodeling work by the Washington, D.C. architect, Julian E. Berla, later principal in the firm of Berla & Abel (see data pages 13-20).
- B. Interviews: An interview of the current owner, Mr. Frederick Gutheim was held at Mount Ephraim on September 29, 1987.
- C. Bibliography:
 1. Primary and unpublished sources:

Hopkins, C.M. Atlas of Fifteen Miles Around Washington, Including the County of Montgomery, Maryland. Philadelphia: Compiled, drawn and published from actual surveys by C.M. Hopkins, C.E., 1879.

Martinent, Simon J. Martinent & Bond's Map of Montgomery County, Maryland. Baltimore: Drawn and published by Simon J. Martinent, 1865.

Montgomery County Commissioners Tax Books, 1854-1868. Montgomery County, Maryland.

Montgomery County Judgment Records, Montgomery County, Maryland, (various equity proceedings, see Part I., section A.-3. Original and subsequent owners).

Montgomery County Land Records, Montgomery County, Maryland, (various deeds, see Part I., section A.-3. Original and subsequent owners).

Montgomery County Register of Wills. Montgomery County, Maryland (various wills and inventories of personal and real estate, see Part I., section A.-3. Original and subsequent owners).

2. Secondary and published sources:

Rothrock, Gail, ed. Circling Historic Landscapes, Sugarloaf Regional Trails. Rockville, Md.: Maryland National Capital Park and Planning Commission, 1980.

Sugarloaf Regional Trails. Inventory of Historic Sites in Western Montgomery and Frederick Counties, Maryland. Rockville, Md: A joint planning project of the Sugarloaf Citizens Assoc. and Stronghold, Inc., Funded by the Montgomery County Planning Board and the National Endowment for the Arts, 1975.

Who's Who in America, Chicago: Marquis Who's Who, Inc., Publishers (Frederick Gutheim).

3. Other historic inventories or designations included in:

Maryland National Capital Park and Planning Commission. Location Atlas of Historic Sites in Montgomery County, Maryland, 1976. (The result of a windsheild survey of hsitoric sites).

Designated site on the Montgomery County Master Plan for Historic Preservation (Mount Ephraim, Site #12-1).

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

HABS

MD

16-DICK,

2-

12/1

MOUNT EPHRAIM
(Gutheim, Frederick A. House)
23720 Mount Ephraim Road
Dickerson
Montgomery County
Maryland

HABS No. MD-967

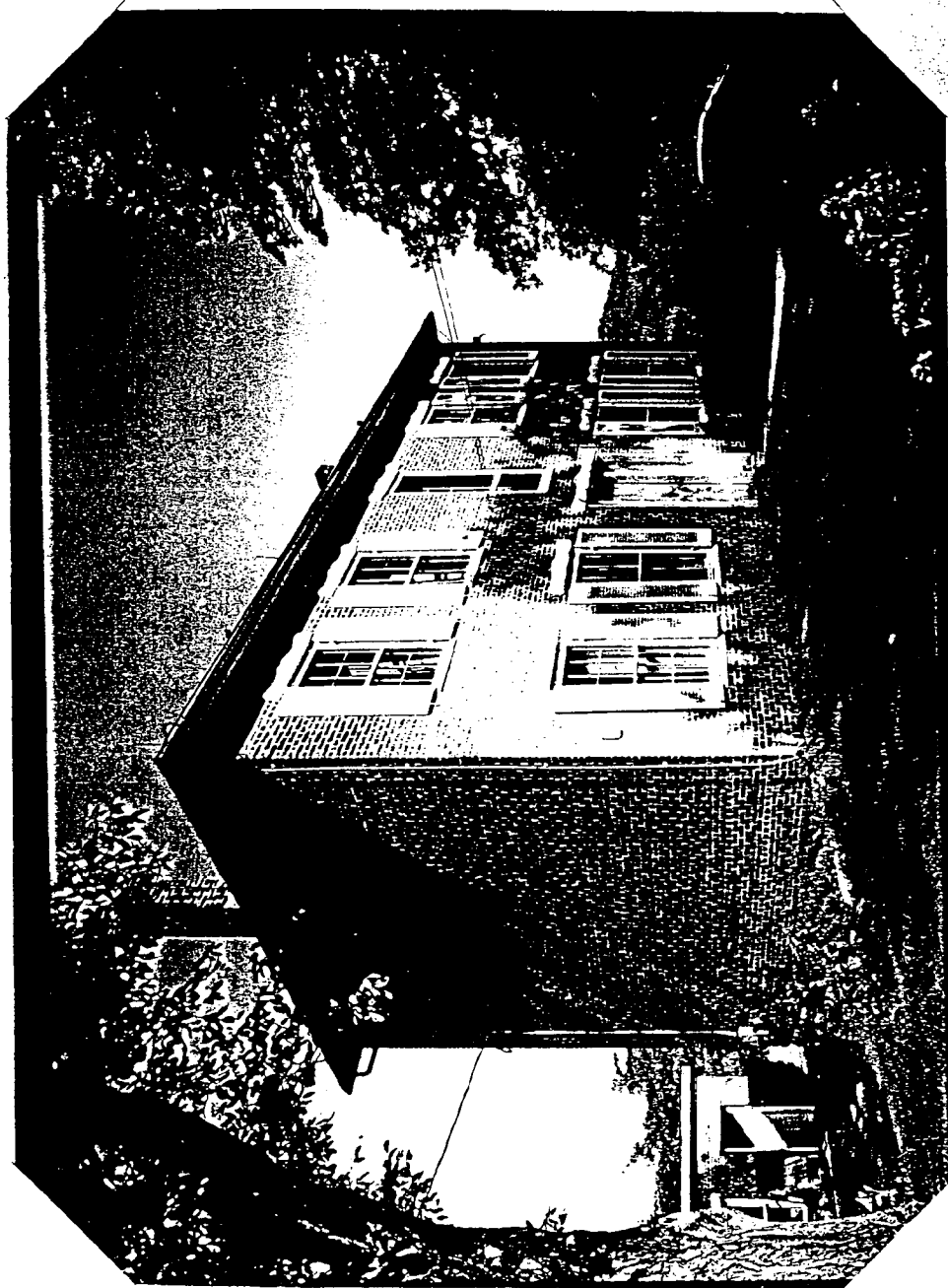
Jack E. Boucher, photographer, September 1987

- ID-967-1 EAST (FRONT) FACADE , LOOKING SOUTHWEST FROM DRIVE DOWN WALKWAY TO ENTRY
- ID-967-2 EAST (FRONT) FACADE AND SOUTH SIDE ELEVATION, LOOKING NORTHWEST (WITH BRICK OUTBUILDING IN BACKGROUND)
- ID-967-3 EAST (FRONT) FACADE, WITH SCALE
- ID-967-4 EAST (FRONT) FACADE ENTRY
- D-967-5 NORTH SIDE ELEVATION, LOOKING SOUTH
- D-967-6 WEST (REAR) AND SOUTH SIDE ELEVATION OF MAIN BLOCK AND SOUTH ELEVATION OF REAR WING, NORTHEAST (BRICK OUTBUILDING TO WEST)
- D-967-7 WEST (REAR) ELEVATION OF MAIN BLOCK AND SOUTH ELEVATION OF REAR WING, LOOKING NORTH (BRICK OUTBUILDING TO WEST)
- D-967-8 DETAIL OF FOUNDATION AND BRICK WALLS

HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. 16-DICK-2

HABS
MD,
16-DICK
2-2



HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

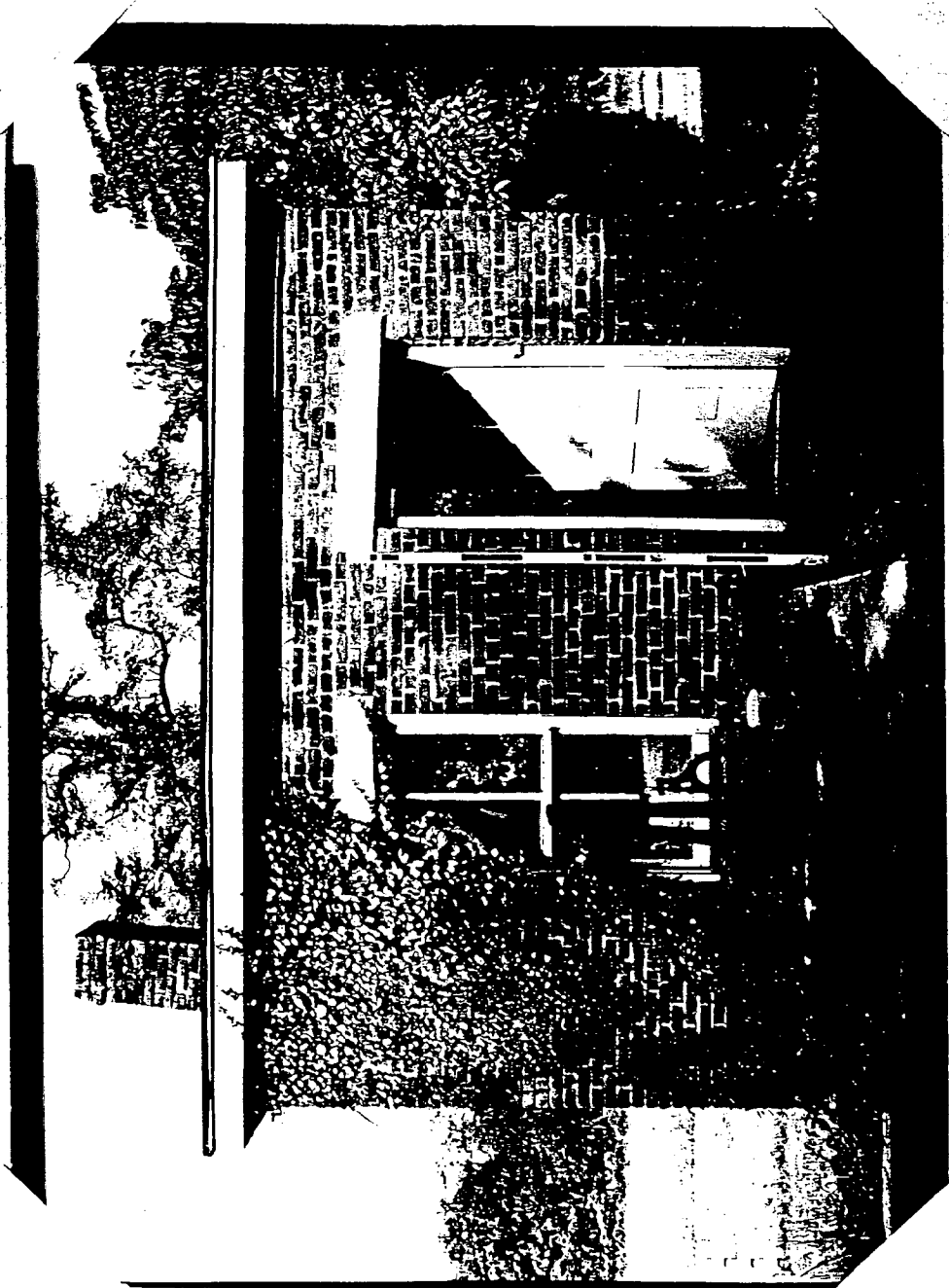
12/1

HABS No.

A-2

HABS
MD,
16-DICK,
2A-2

MOUNT BRANHAM



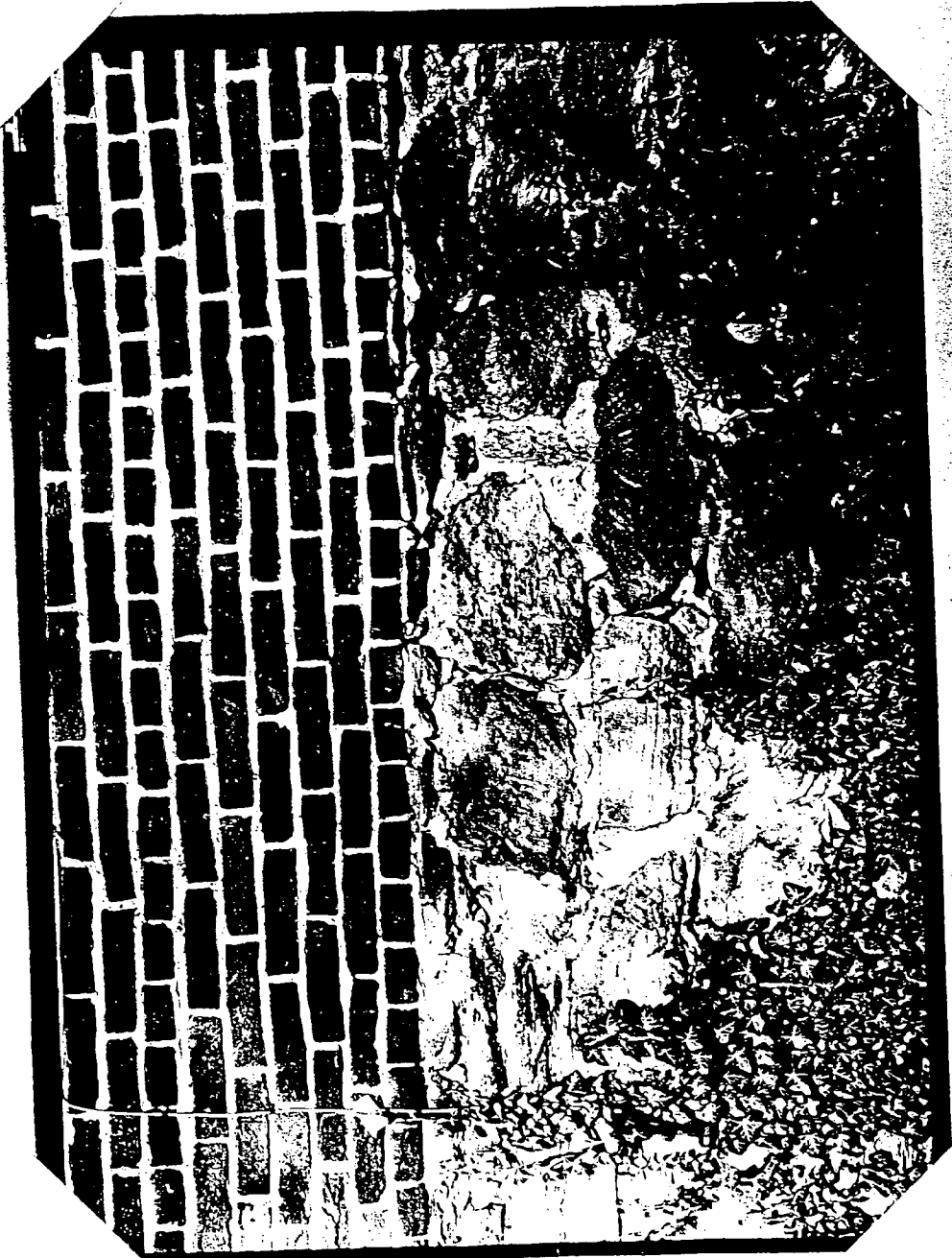
EAST FRONT OF BRICK OUTBUILDING WITH SCALE
JACK E BOUCHER, PHOTOGRAPHER, SEPT 1987

HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. 115-25-8

HABS
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16-DICK,
2-8

1211



31

HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. /

12/1

HABS
MD,
16-DICK
2-4



HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. 16-DICK-2-5

1211

HABS
MD.
16-DICK
2-5



HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTION

HABS No. 100-137-6

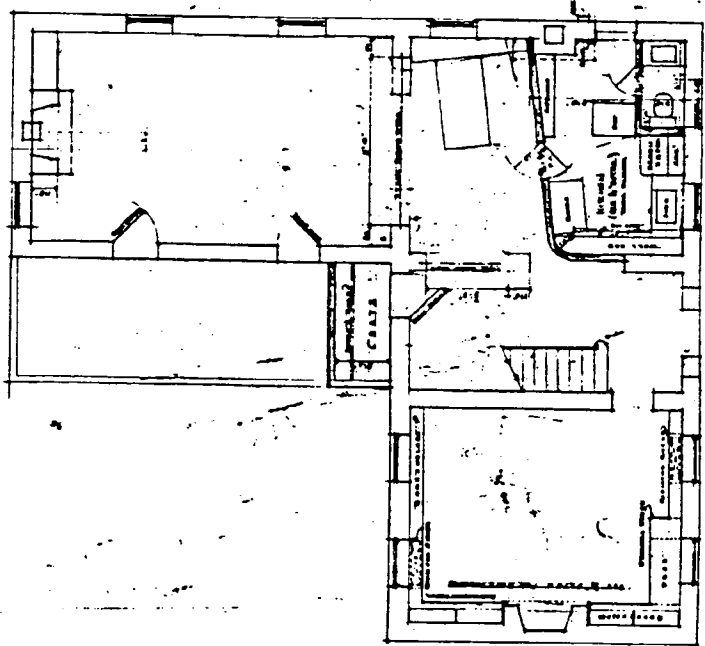
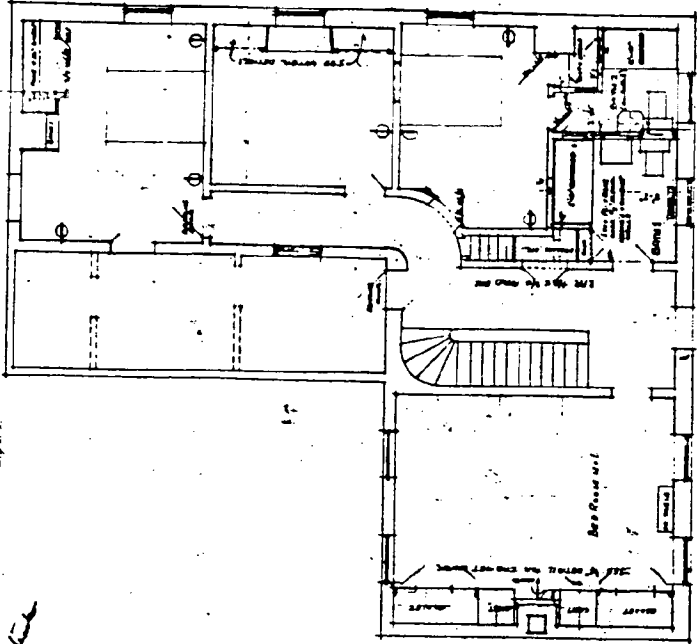
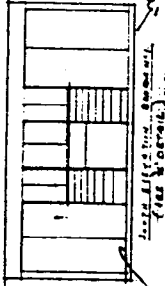
HABS
MD,
16-DICK,
2-6

12/1



34

12/1



GENERATED BY REFERENCE
...
GUTHRIE
MT. EPHRAIM, MD.
November 1967

Scale 1/4" = 1'-0"

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address		Owner's Agent's mailing address	
Linda & James Van Dier 23720 Mt Ephraim Rd Dickerson MD 20842		Thomas J. Taltavall 20650 Plum Creek Court Gaithersburg MD 20852	
Adjacent and confronting Property Owners mailing addresses			
Donn K Jenkins 23611 Harris Road Dickerson MD 20842		William Warfield 23621 Mt Ephraim Rd Dickerson 20842	

g addresses: noticing table



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 10, 2002

Mr. & Mrs. James Van Dien
23720 Mt. Ephraim Road
Dickerson, MD 20842

Re: Request to remove Golden Chain tree

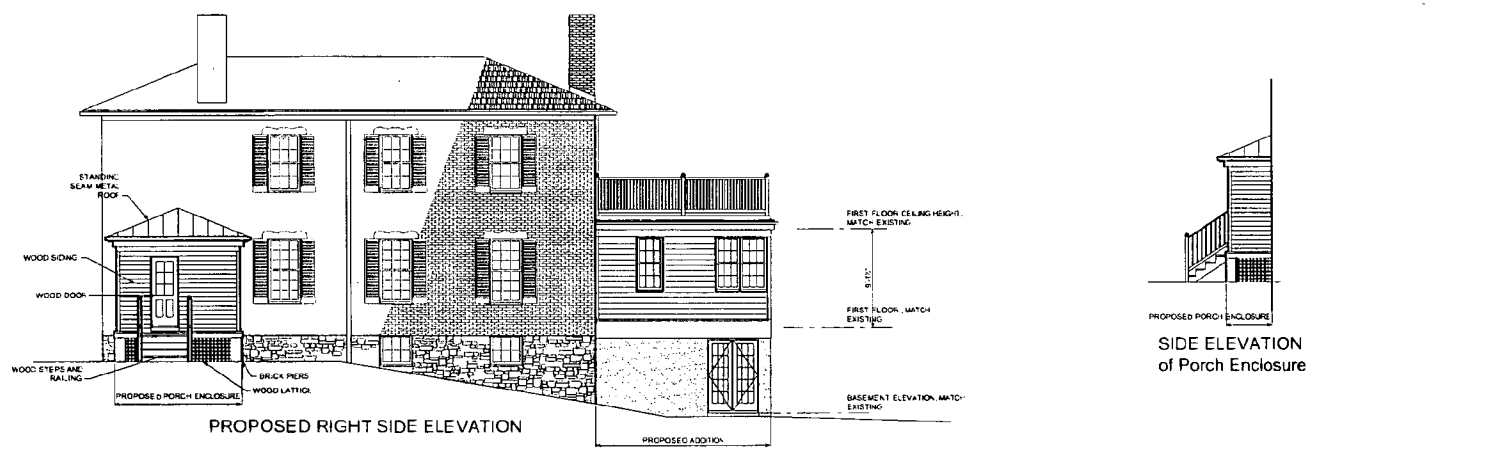
Dear Jim & Linda:

Thank you for contacting the Historic Preservation Office regarding your request to remove the Golden Chain tree which impacts your proposed addition and over hangs the horse paddock. Since the tree is toxic to horses, you may have it removed without applying for an Historic Area Work Permit.

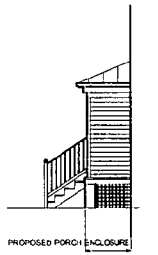
This letter serves as your permission to remove the tree.

Sincerely,

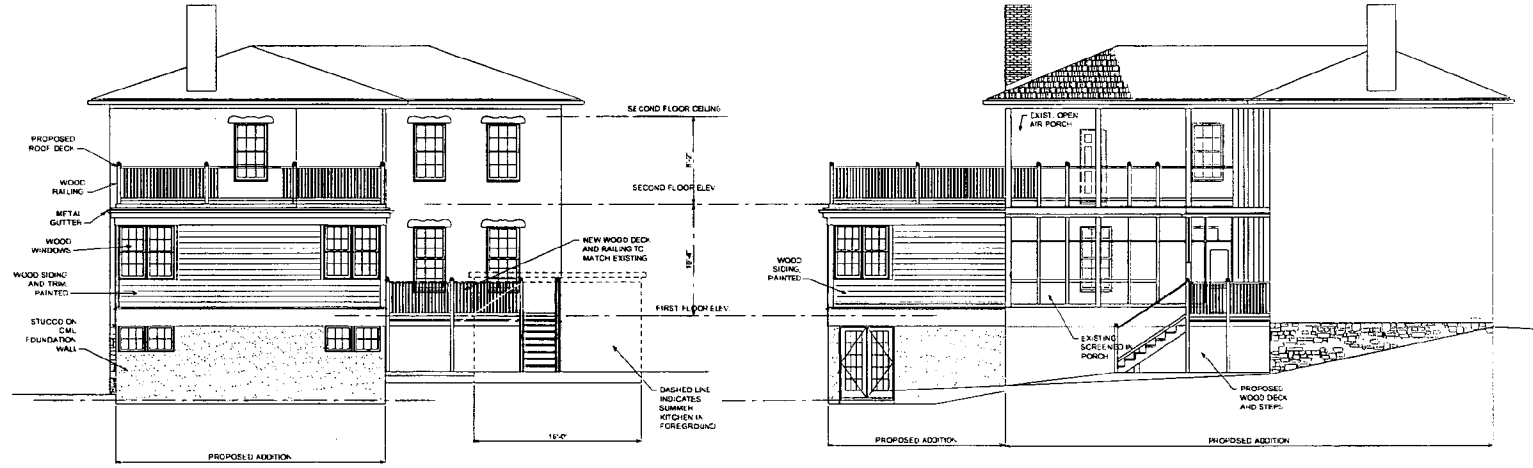
Perry Kapsch
Preservation Planner



PROPOSED RIGHT SIDE ELEVATION



SIDE ELEVATION of Porch Enclosure



PROPOSED REAR ELEVATION

PROPOSED LEFT SIDE ELEVATION

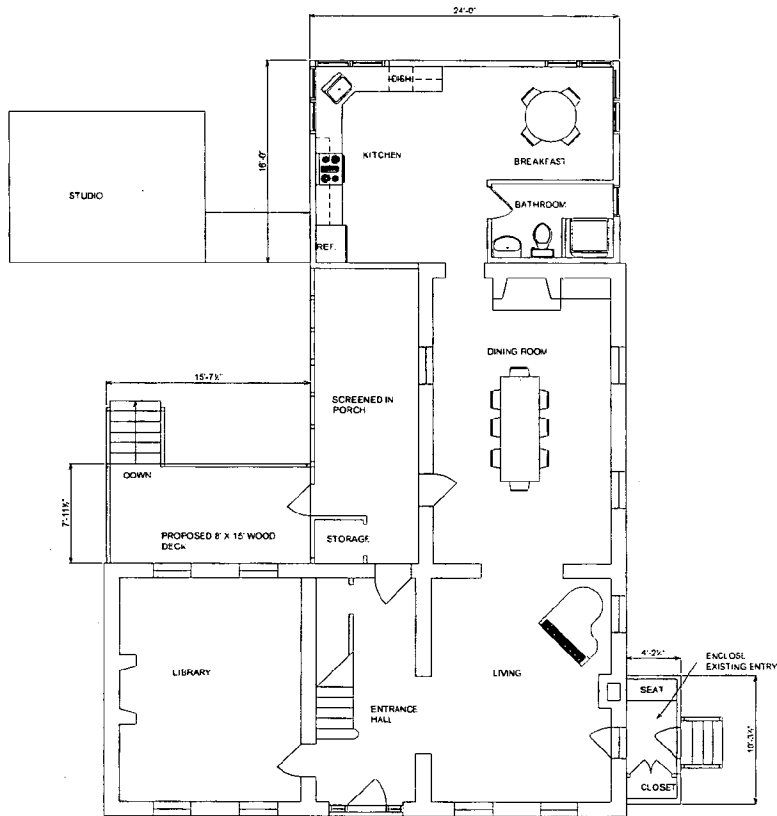
PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Mount Ephraim
 20220 Mount Ephraim Road
 Mount Ephraim, NJ 08059

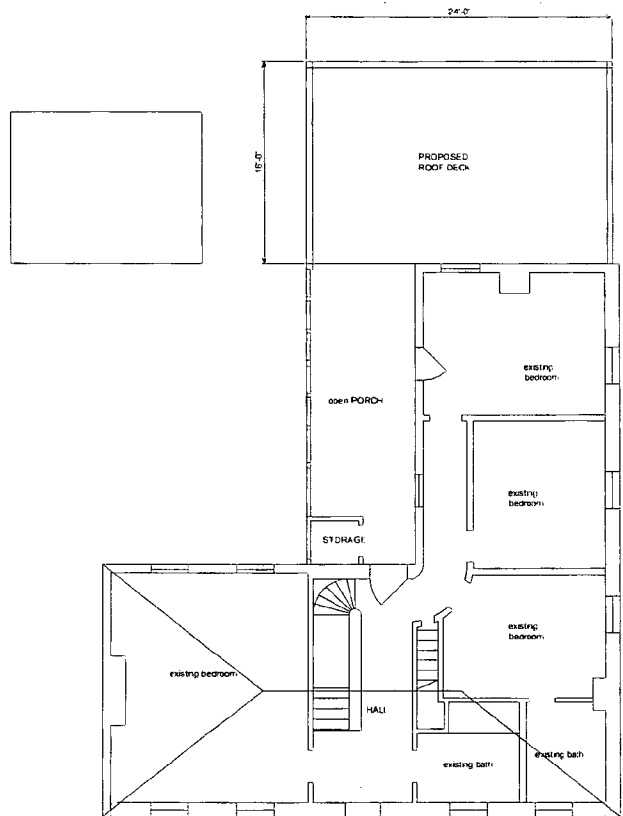
PROPOSED MODIFICATIONS



THOMAS J. TALAVERA
ARCHITECT
1116 7000



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF DECK PLAN

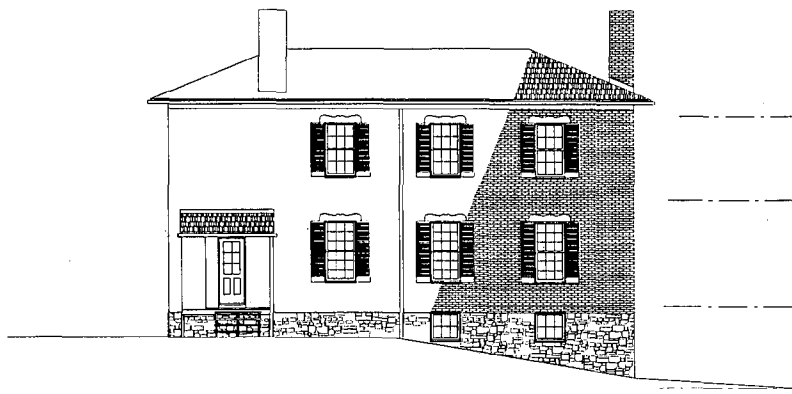
11.16.2000

PLAN:

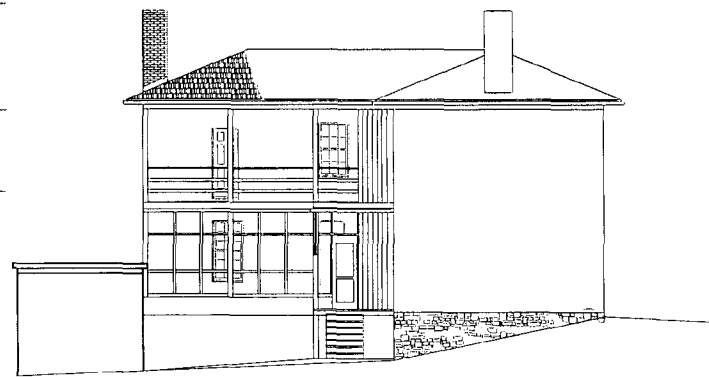
PROPOSED ADDITION TO
VAN DIEN RESIDENCE
20720 Burton Elm, Rock
Hickory, Maryland 20842

A3

PROPOSED MODIFICATIONS



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



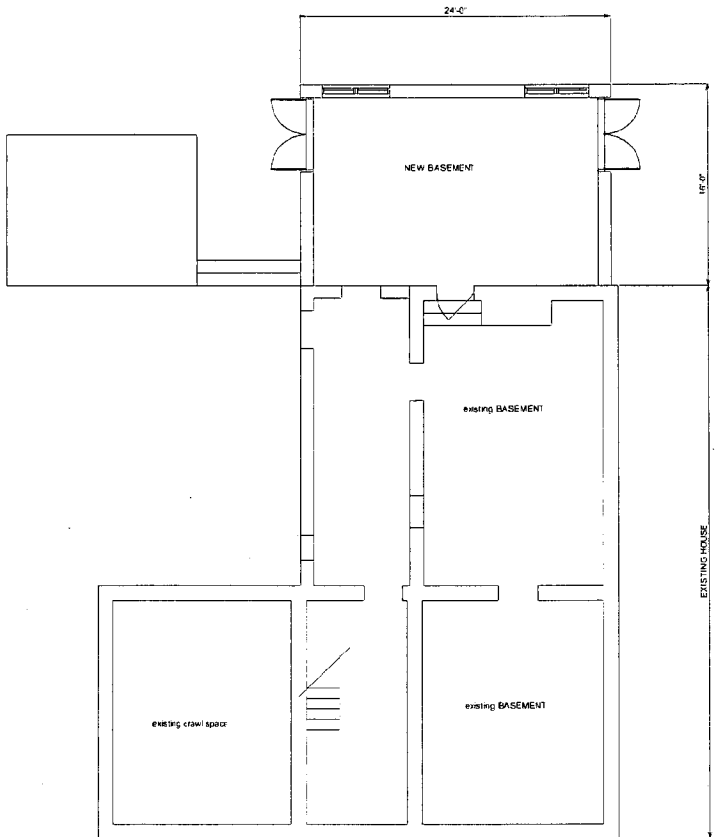
EXISTING REAR ELEVATION

ELEVATIONS:

PREPARED ADDITION TO:
VAN DIEN RESIDENCE
 20200 Marshall Boulevard
 Oklahoma City, Oklahoma 73120

A1

PROPOSED MODIFICATIONS



PROPOSED BASEMENT PLAN

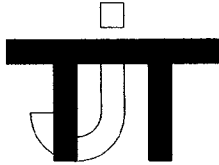
PROPOSED MODIFICATIONS

PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23520 Mount Ephraim Road
Dickerson, Maryland 20842

A2





Thomas J. Taltavull
A r c h i t e c t

20650 Plum Creek Court
Gaithersburg, Maryland 20882
Tel. 301.840.1847 / Fax. 301.977.6282

Transmittal Letter

To: Ms. Michele Naru
M-NCPPC Historic Preservation
Montgomery County \\
Department of Park and Planning
Silver Spring, Maryland

Date: March 24, 2004

Attention: Michele Naru

Project: Mt. Ephraim

Remarks:

Dear Michele

Enclosed please find revised plans and elevations for the proposed additions and renovations to Mt. Ephraim for your review.

Please call if you have questions or need any additional information.

Sincerely,

Thomas J. Taltavull

Copy to: file

Signed: Thomas J. Taltavull, Architect



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALTAVULL
ARCHITECT
2000 PINE STREET COURT
GAITHERSBURG, MARYLAND
20878
301.946.1747 FAX 301.977.4193



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION

ELEVATIONS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

A1

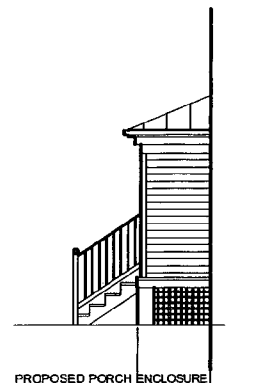


ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

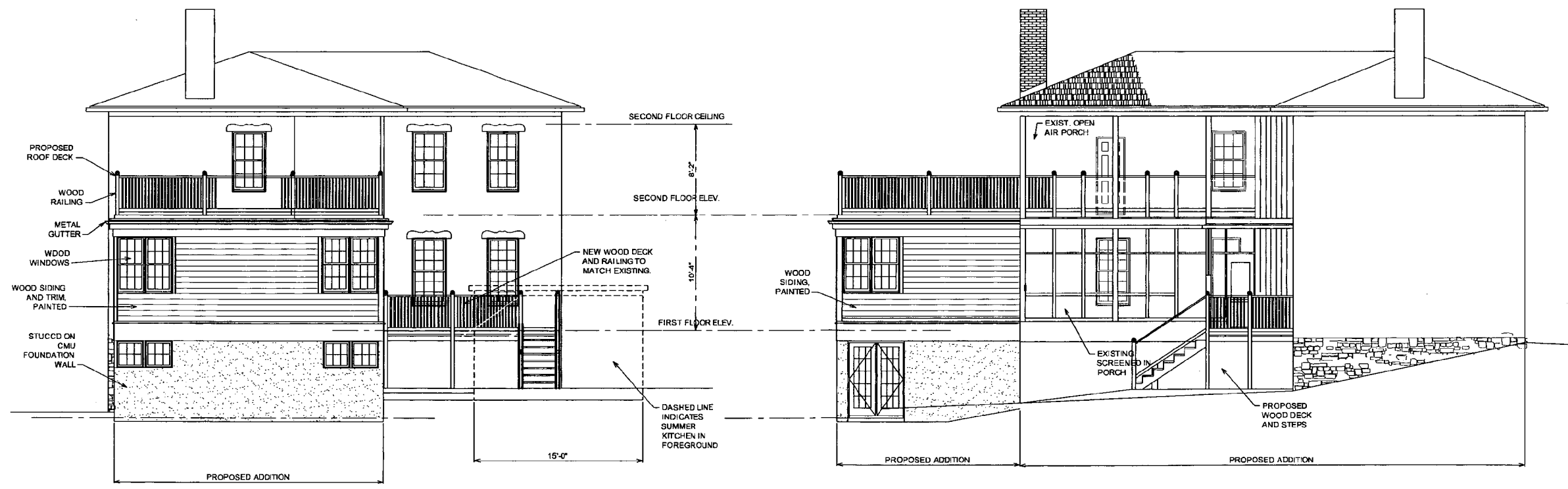
THOMAS J. TALTAVULLI
ARCHITECT
3400 FALLON CREEK COURT
GAITHERSBURG, MARYLAND 20878
301.261.1947 FAX 301.277.6292



PROPOSED RIGHT SIDE ELEVATION



SIDE ELEVATION
of Porch Enclosure



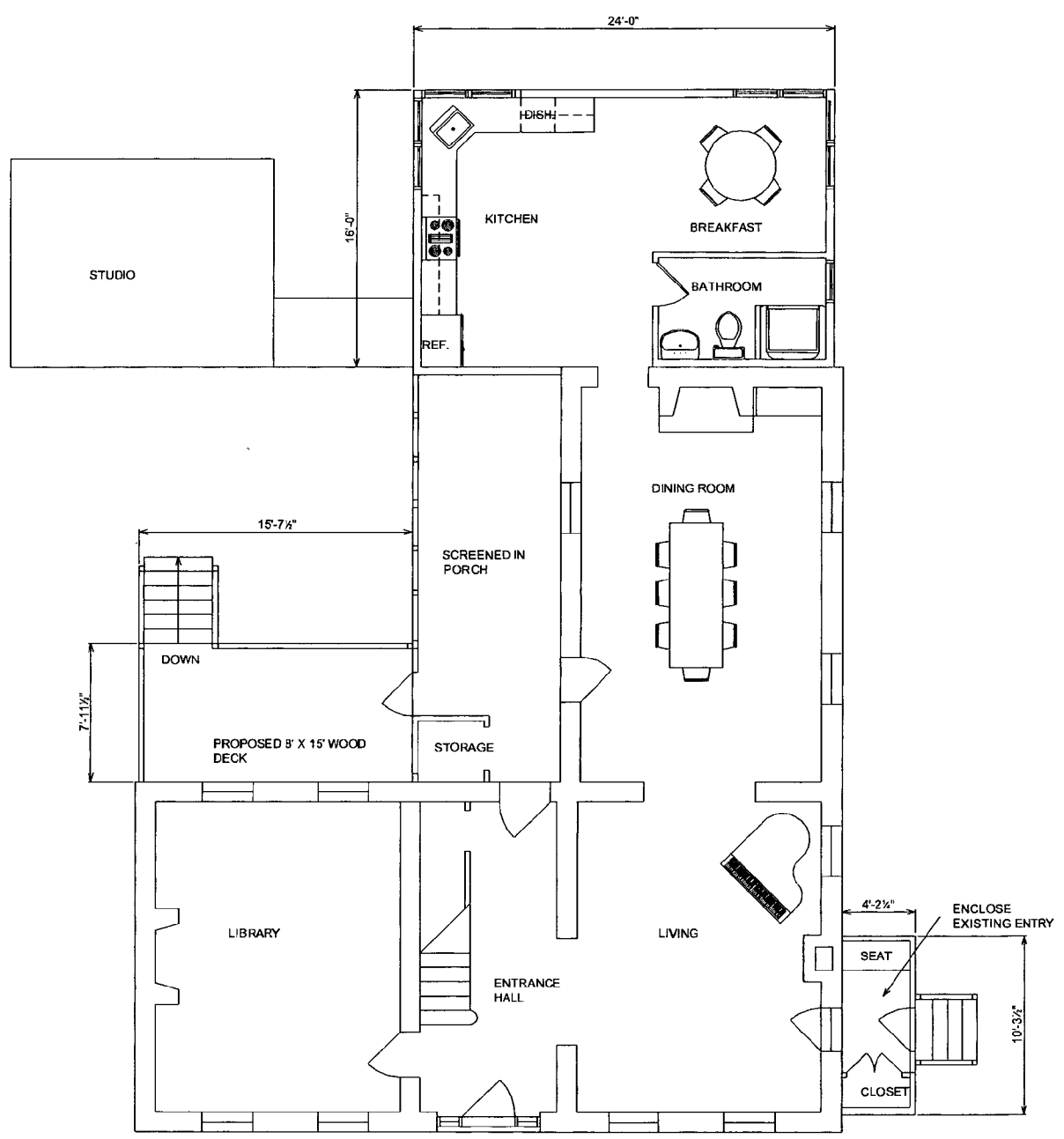
PROPOSED REAR ELEVATION

PROPOSED LEFT SIDE ELEVATION

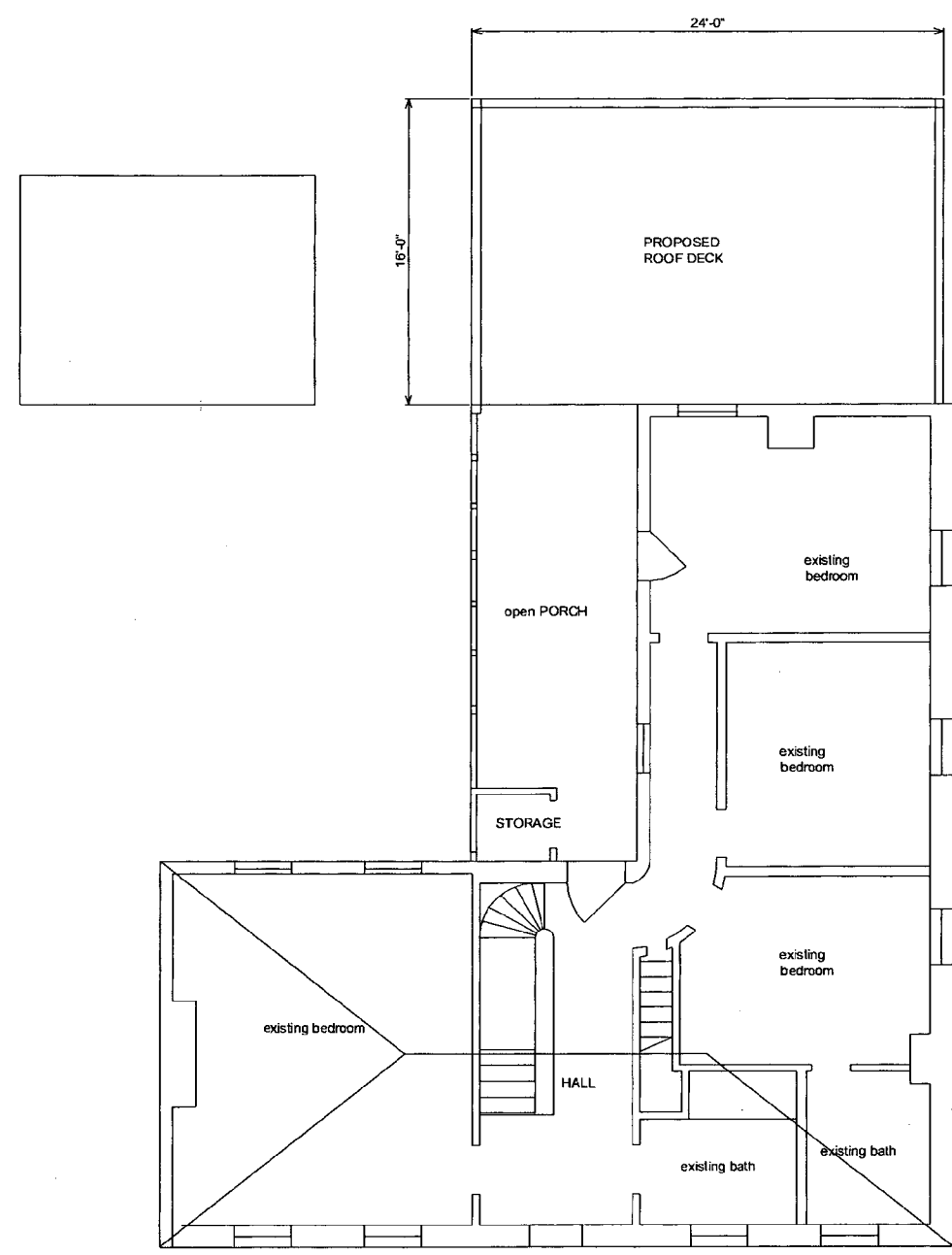
PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

A4



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF DECK PLAN

PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Mount Ephraim
 23720 Mount Ephraim Road
 Dickerson, Maryland 20842

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23720 Mount Ephraim Road Dickerson	Meeting Date:	07/10/02
Applicant:	Linda & James Van Dien (Thomas J. Taltavull, Architect)	Report Date:	07/03/02
Resource:	<i>Master Plan</i> Site #12/01, Mount Ephraim	Public Notice:	06/26/02
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Perry Kapsch
PROPOSAL:	Construct rear addition, modify side portico.		
RECOMMEND:	Proceed to HAWP Application.		

PROJECT DESCRIPTION

SIGNIFICANCE: Individual Master Plan Site
STYLE: Italianate
DATE: 1866-1868

A copy of the Historic American Building Survey description, history and photographs prepared in 1987 are attached to this report as background to the proposed project.

PROPOSAL

The applicants propose to:

1. Construct a rear (west) addition in two phases.

Phase One would be the construction of a 16' x 24' first floor kitchen at the rear of the existing ell with a walk-in basement or ground floor level with a door leading out to the stable area and to the adjacent summer kitchen. The addition would have a railed porch on the roof that would be connected to the existing second-floor porch. The new construction would be clad in stucco on the lower level and painted lapped novelty wood siding on the first floor. The windows are to be 6/6 wood-framed with simulated divided lights.

Phase Two would be the addition of a second-story above the kitchen with a flat hipped roof slightly below the level of the existing roof line. This would also have lapped novelty wood siding and windows to match the first floor.

2. Expand and enclose the existing portico on the north (left side) façade.
3. Construct an 8' x 16' wood deck on grade at the back of the main section (perpendicular to the existing screened porch).
4. Provide removable all-weather glass panels for the existing rear screened porch.
5. Remove an existing stone wall and patio during construction and relocate them adjacent to the new addition.

STAFF DISCUSSION

As described in the HABS report, Mount Ephraim has undergone extensive changes in the 20th century. The current owner are attempting to bring the 1940's Frank Lloyd Wright-inspired interior back to its original late 19th century configuration. In order to move the kitchen out of the front parlor, they propose to add a kitchen addition. To access the addition, they propose to remove the small fixed window installed in the 1940's when the cooking hearth at the rear of the building was partially filled in, and replace it with a door.

The applicants would like to enlarge their sleeping quarters at some time in the future. They propose to add a second-story to the proposed addition, and would like to coordinate its design with that of the first floor plan.

The design and materials proposed for the new addition are compatible with, and clearly differentiated from, the historic resource.

The window placement in the new addition is designed to use traditional forms, but to maximize the stupendous view of Sugarloaf Mountain from the first and second levels.

The stone wall at the basement level is a notable feature of the house, but is at the rear of the property and not visible from the public right-of-way. The applicants propose to leave the wall uncovered in the new basement room so that it can still be seen. As it would be inappropriate to duplicate the wall, they have proposed to use a stucco clad or parged concrete block foundation.

The summer kitchen adjacent to the construction site will not be affected by the new addition, but will be protected during construction as a precaution. The dry laid stone wall and patio installed by the previous owners will be removed and reinstalled after the new addition is completed. The small golden rain tree next to the patio is being approved for removal as it is poisonous and presents a hazard to the farm animals in the area. The American boxwood behind the building site is being pruned and fed in anticipation of construction.

Staff would suggest that the plan for the enclosed portico on the north (left side) façade might require further refinement. As the porch was constructed as a kitchen door shelter when the kitchen was moved into the front parlor, it has the extreme simplicity of a back porch. Staff would recommend that as the door will now lead from the parking area into the front parlor and act as an alternative entrance to the front door, the applicant may want a design subsidiary to, but more in keeping with, the elegant Italianate front façade of the historic resource.

No historic buildings, trees, or landscape are affected by this project. With the exception of the enclosure of the small portico, all work is being done at the rear of the house.

STAFF RECOMMENDATION

Staff recommends that the applicant make any appropriate changes and proceed to a Historic Area Work Permit application.

THOMAS J. TALTAVULL



ARCHITECT

20650 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1847

Transmittal Letter

To: Perry Kephart Kapsch
M-NCPPC
Montgomery County \\
Department of Park and Planning
Silver Spring, Maryland

Date: June 25, 2001

Attention: Perry

Project: Mt. Ephraim

Remarks:

Dear Perry,

Enclosed please find schematic plans for the proposed additions and renovations to Mt. Ephraim for submission to the Historic Planning Commission for the initial review.

I have shown the major addition both ways, (one story w/ basement and two story w/ basement.

Please call if you have questions or comments.

Sincerely,

Thomas J. Taltavull

Copy to: file

Signed: Thomas J. Taltavull, Architect

4

NOTE:

- 1) MT. EPHRAIM ROAD IS IN COMMON USE BY THE GENERAL PUBLIC AND MAINTAINED BY FREDERICKSON BY MONTGOMERY COUNTIES.
- 2) NO TITLE REPORT FURNISHED; PLAT DOES NOT PRESENT A COMPREHENSIVE RECORD OF THE INTERESTS OF ALL PARTIES INTERESTED IN PROPERTY.

STRENGTHENED
L. 1450 F. 184
L. 3151 F. 160

F. A. GUTHEIM, ET UX
L. 638 & F. 168
250,657 & 5,7543 AC. 1

FREDERICKSON, CO.
TAX MAP N. 113

REFERENCE
N. 39° 50' 04" W.
1048.96'

STONE FOUND
IRON PIPE FOUND

N. 42° 23' 00" E.

PROPOSED
16' x 24'
ADDITION

MONTGOMERY CO.
TAX MAP N. C.W.

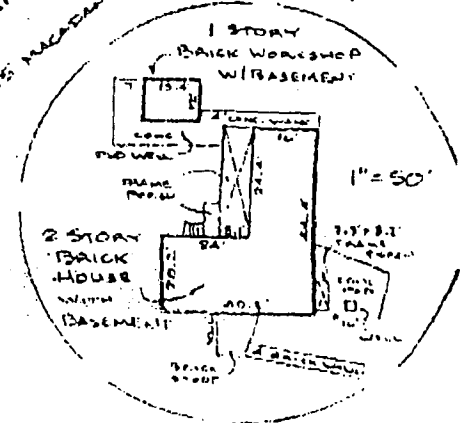
REMOVE EXIST. -
TREE, RECONFIGURE
STONE WALL & PATIO

EXPAND &
ENCLOSE SIDE
ENTRY - 9' x 9'

ADD WOOD
DECK 8' x 16'

L. L. SELIGSON
L. 775 F. 82

MT. EPHRAIM ROAD IS MOUNTAIN PASSING



PLAT OF SURVEY

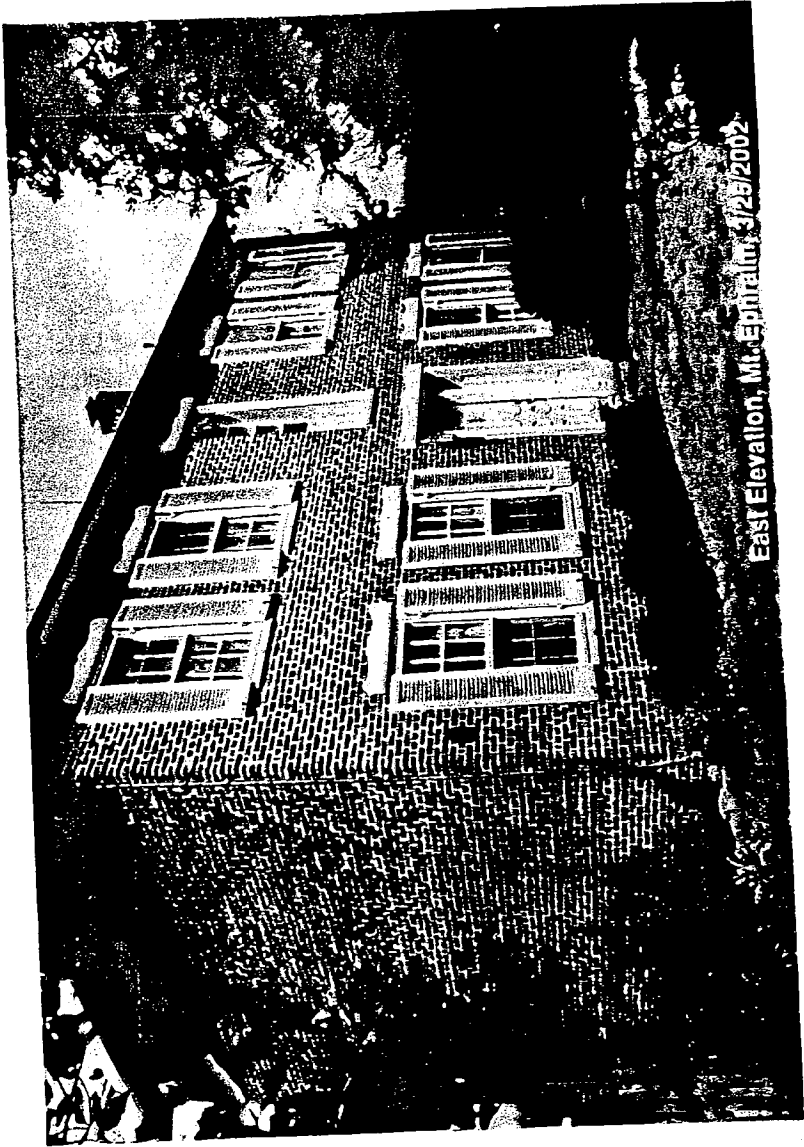
HOUSE LOCATION SURVEY

LAND CONVEYED TO

FREDERICK A. GUTHEIM, ET UX

L. 638 & F. 168

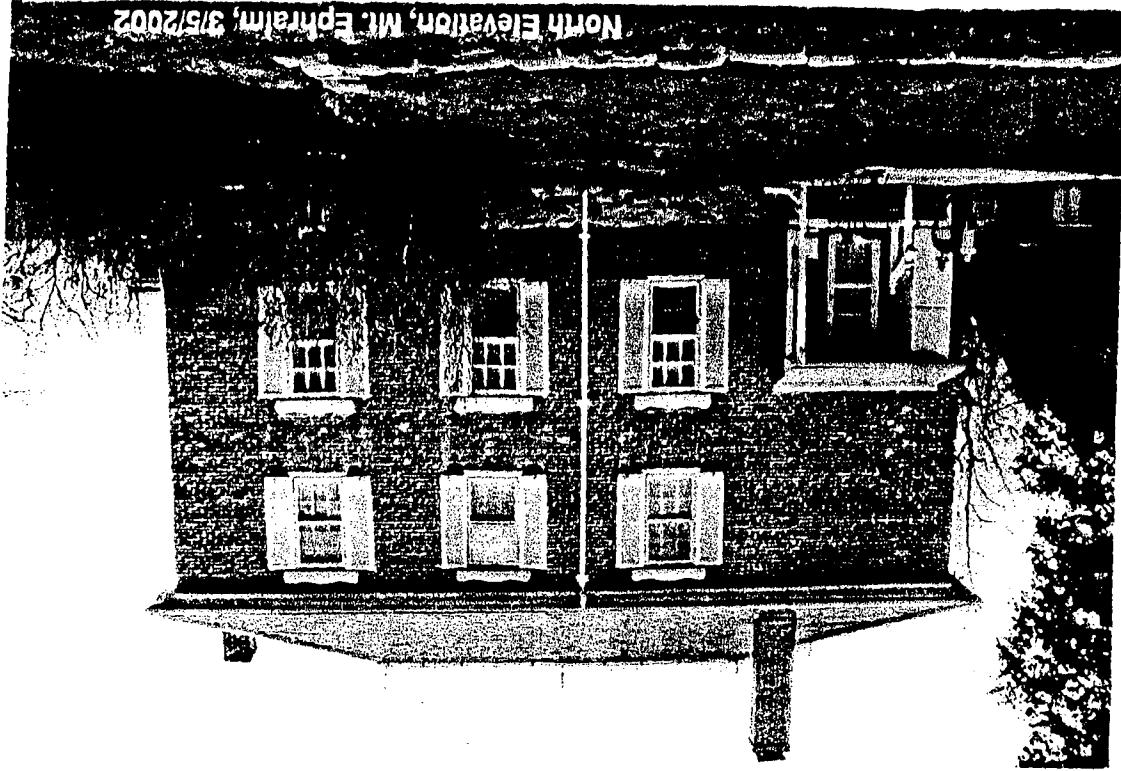
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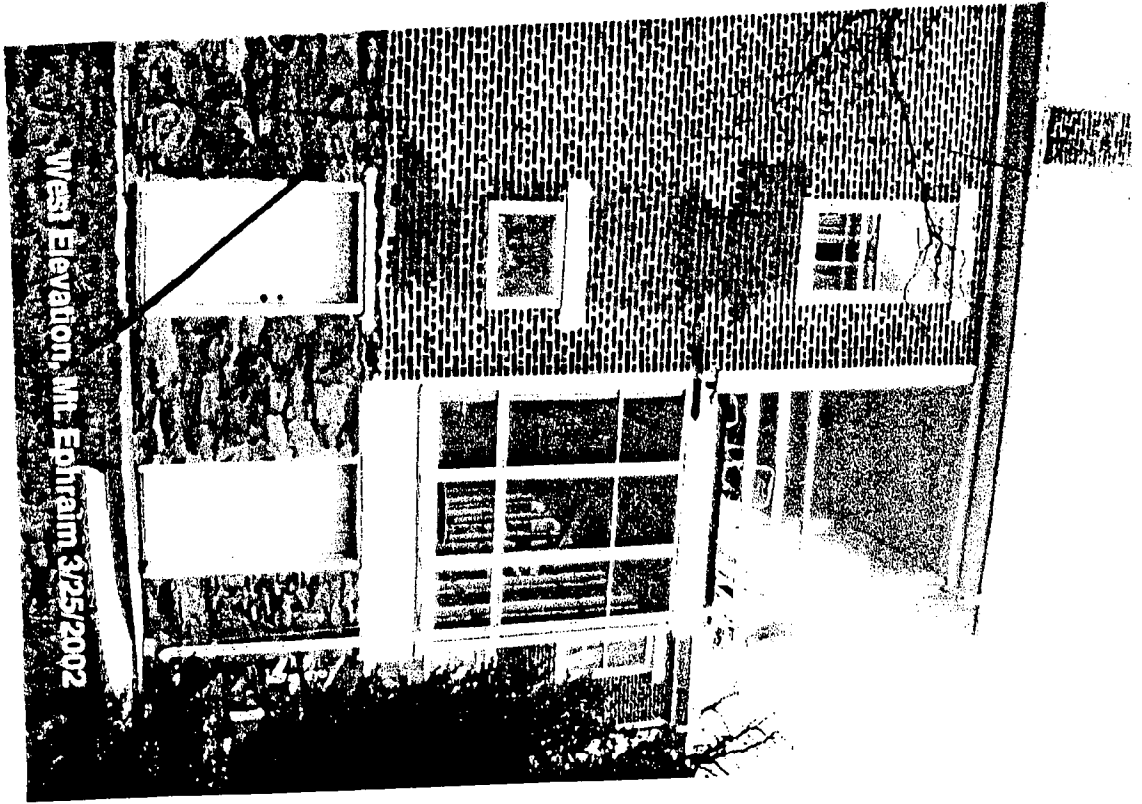


East Elevation, Mt. Ephraim, 3/28/2002

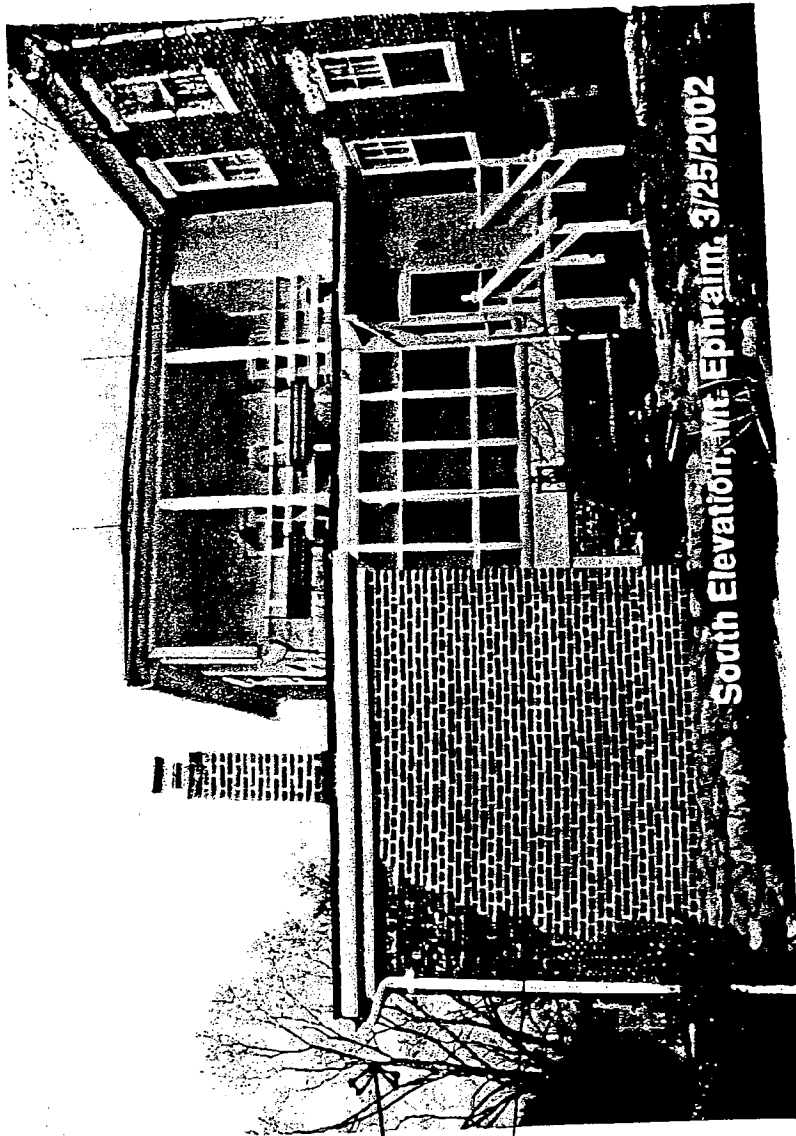
6

7





West Elevation, Mt. Ephraim 3/25/2002

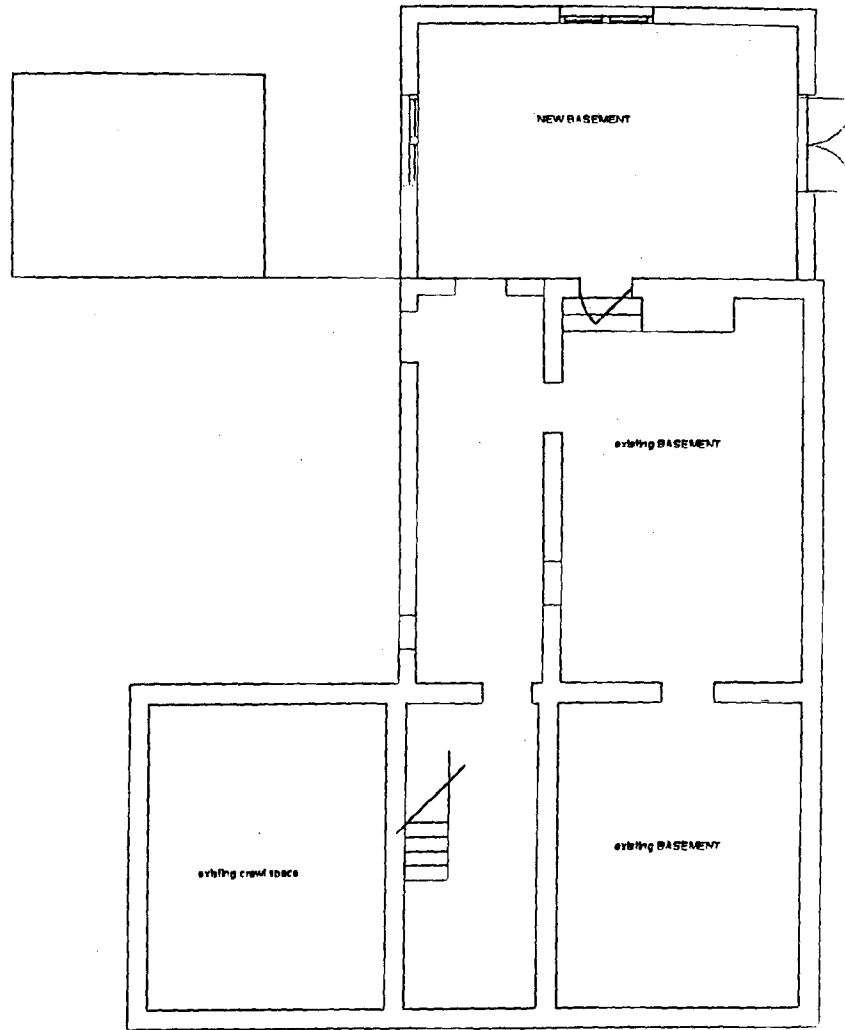


South Elevation, Mt. Ephraim, 3/25/2002

EXISTING RAIN
TREE TO BE
REMOVED.

EXIST. SUMMER
KITCHEN.

18



BASEMENT PLAN

1/8" = 1'-0"



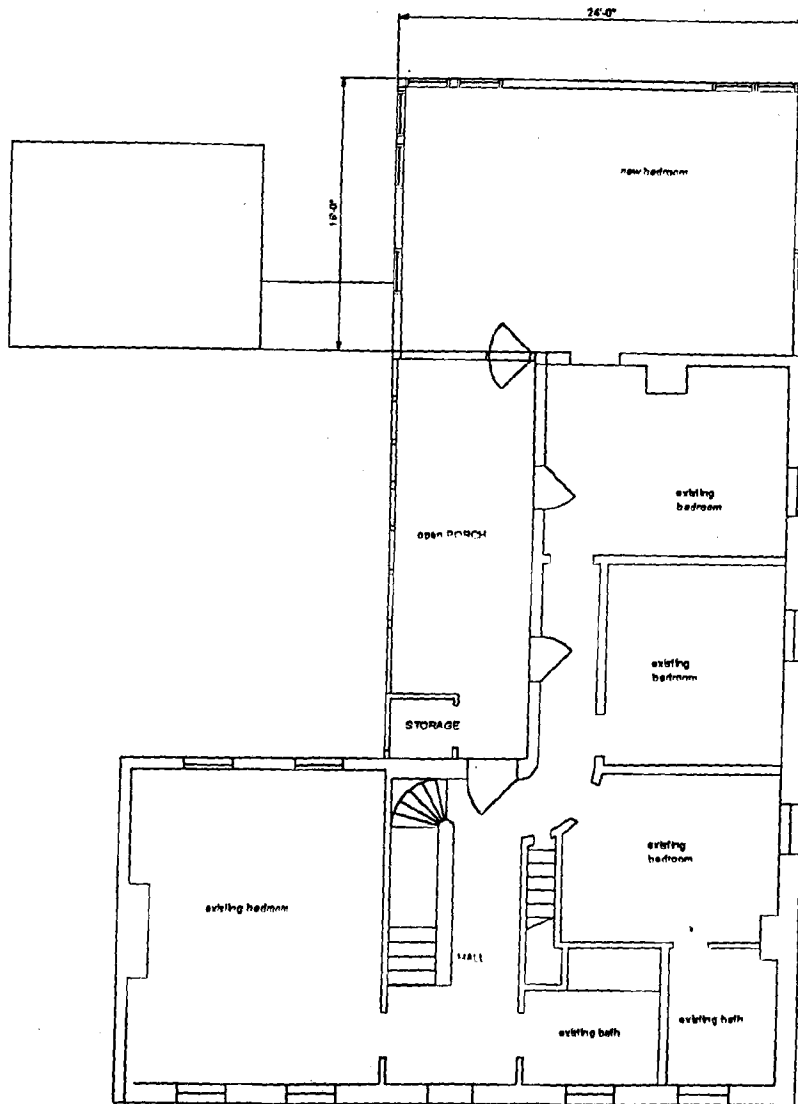
THOMAS J. TALTYVULL
ARCHITECT
20650 Plum Creek Court
Germantown, Maryland 20877
301.440.1141

S. 2072

PLANS

PROPOSED ADDITION FOR
VAN DIEN RESIDENCE
Mount Airy
28726 Mount Airy Road
Waterloo, Maryland 20643

A1



SECOND FLOOR PLAN

1/4" = 1'-0"



THOMAS J. TALAVULL
 ARCHITECT
 1000 State Street
 3rd Floor
 Boston, MA 02108
 Tel: 617.552.1111

4.5.2012

PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Mount Shering
 20750 Mount Shering Road
 Chatham, Maryland 20842

A1

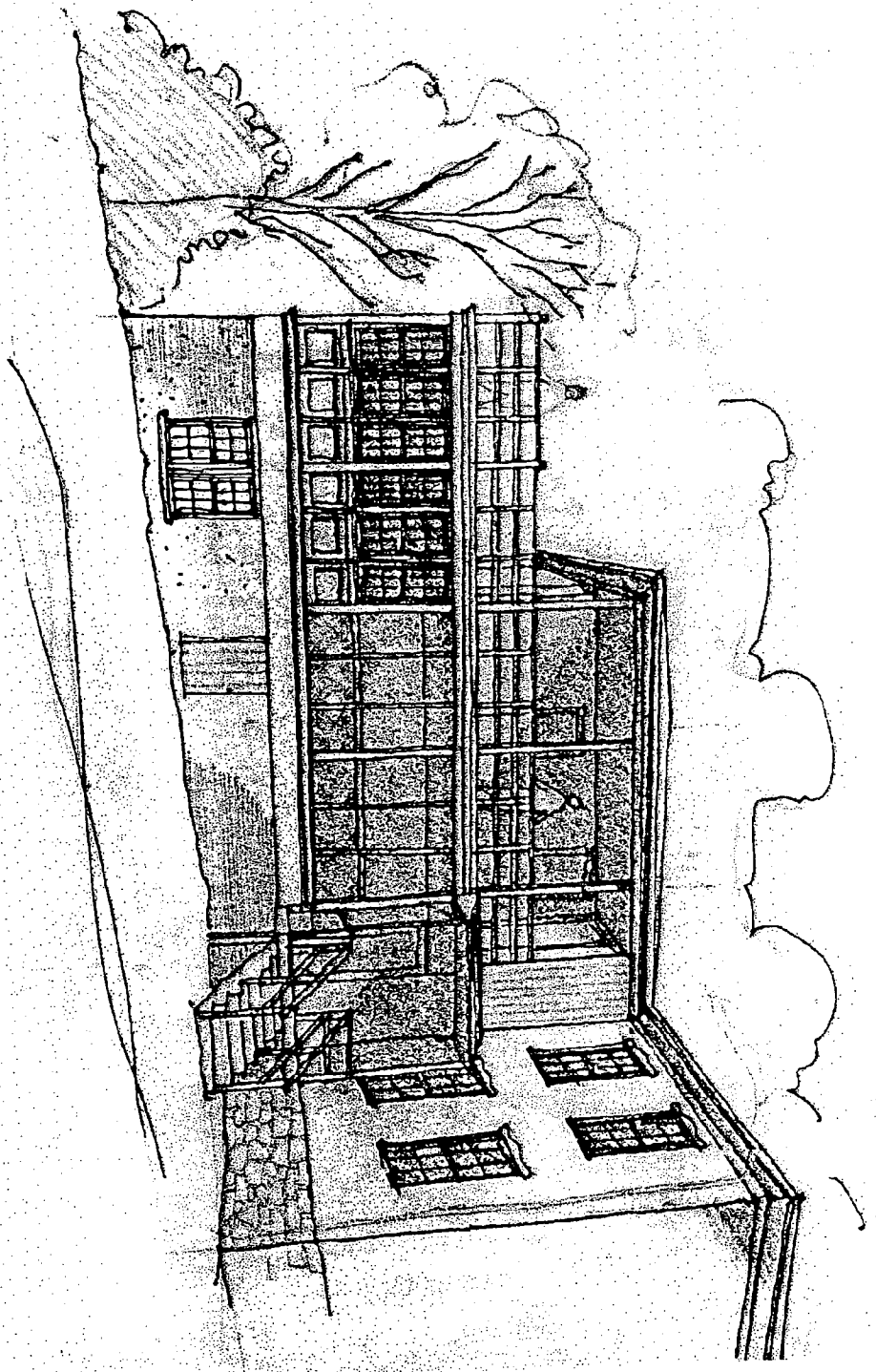
11

12

SOUTH ELEVATION

1/4" = 1'-0"

11



A2

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Mount Ephraim
 23720 Mount Ephraim Road
 Dickerson, Maryland 20842

PLAN

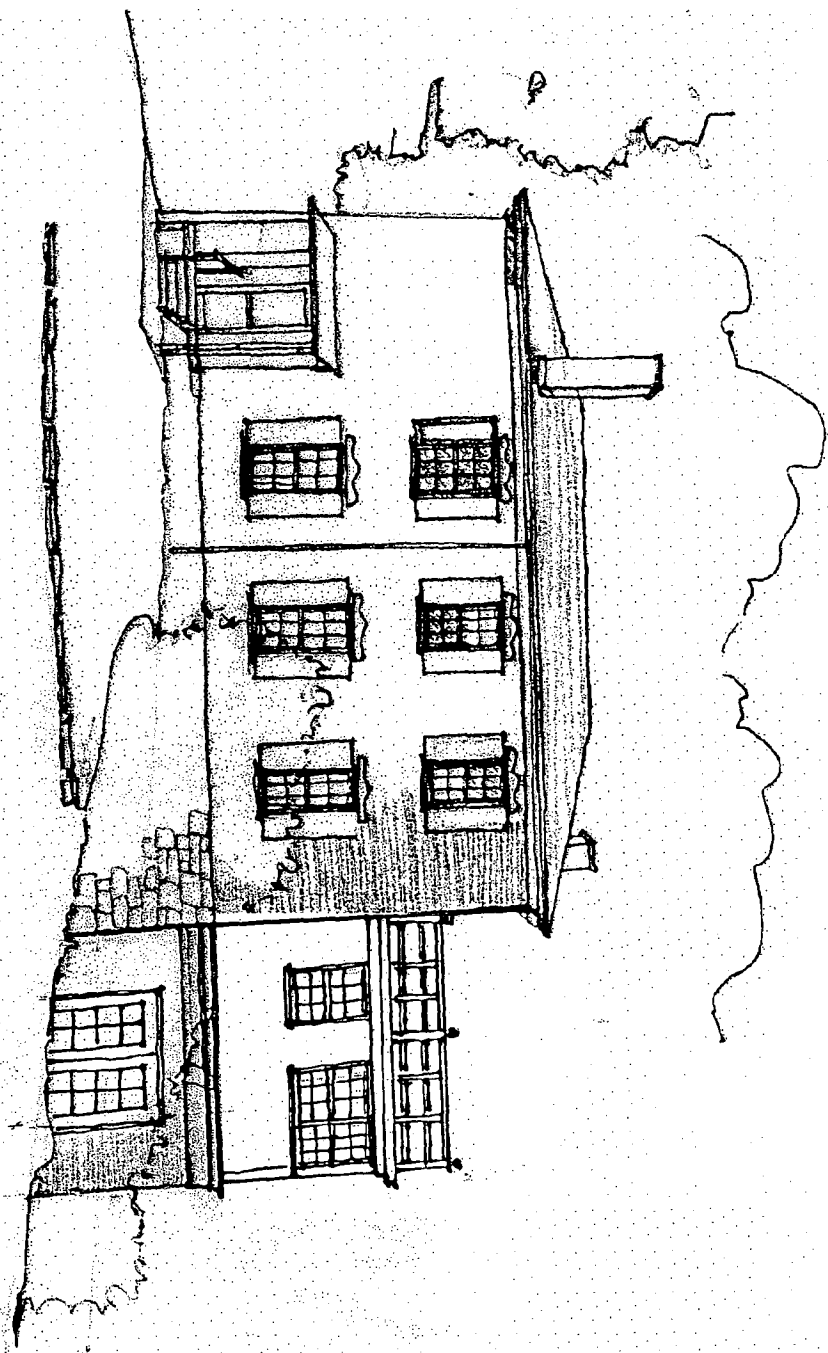
1/4" = 1'-0"

THOMAS J. TALTAVULL
 ARCHITECT
 20650 Plum Creek Court
 Gaithersburg, Maryland 20882
 301.840.1947

13

SOUTH ELEVATION

1/8" = 1'-0"



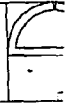
A2

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

SAV 13

11.5.2012

THOMAS J. TALTAVULL
ARCHITECT
10850 Plum Creek Court
Odenton, Maryland 20682
301.840.1847





SOUTH ELEVATION w/ 2nd STORY ALTERNATE

1
A1

1/8" = 1'-0"

14

THOMAS J. TALTAUULL
ARCHITECT
30650 Plum Creek Court
Baltimore, Maryland 21082
(301) 520-1341

4.8.2002

PLANS

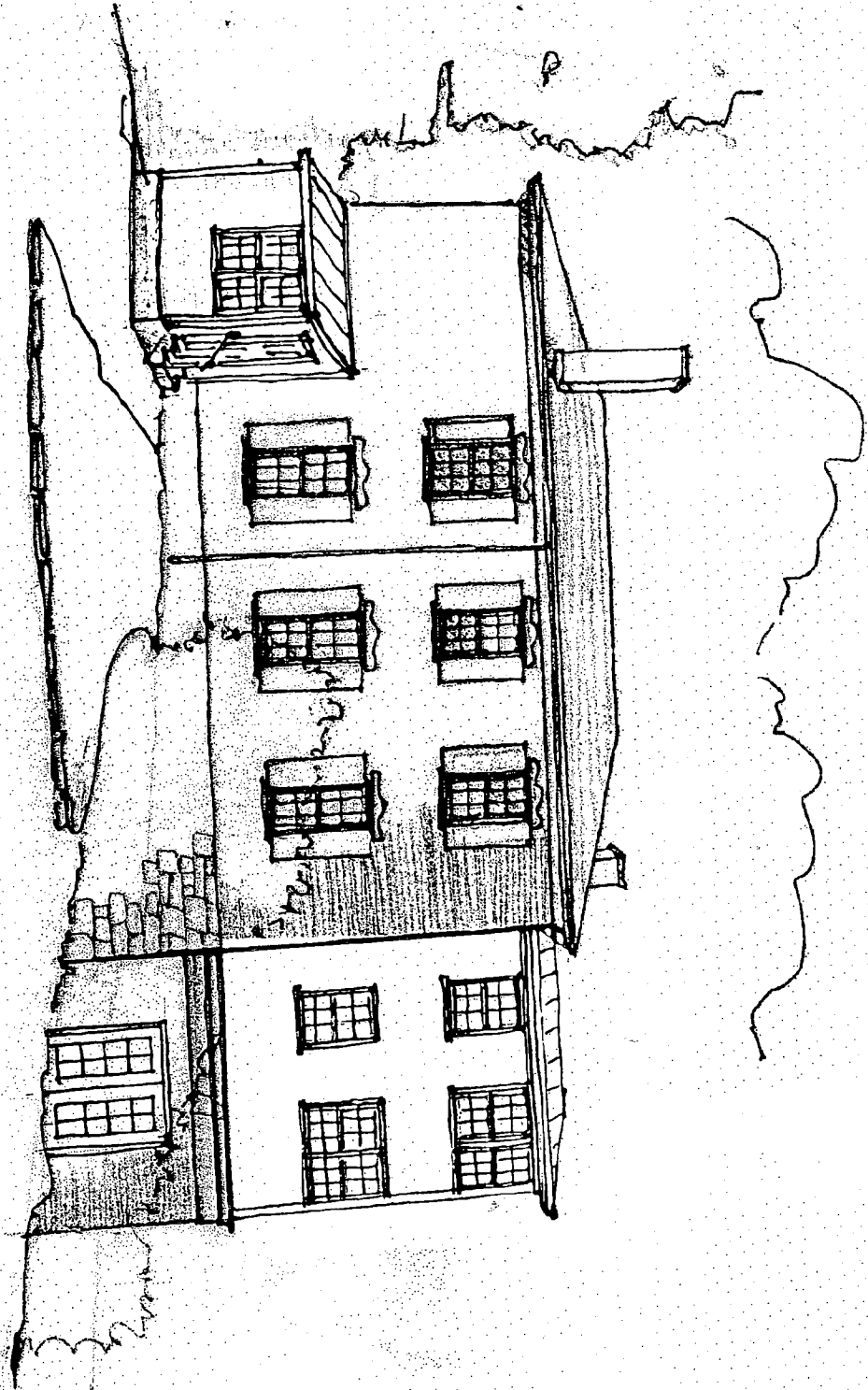
PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Airy
23720 Mount Airy Road
Dickerson, Maryland 20842

A2

51

SOUTH ELEVATION w/ 2nd Storey Alt.

1/4" = 1'



A3

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

PLANS

DATE: 3.8.2004

THOMAS J. TALTAVULL
ARCHITECT
10850 Plum Grove Court
Oathsburg, Maryland 20882
101.540.1347

12/1

HABS
MD,
16-DICK,
2-

HISTORIC AMERICAN BUILDINGS SURVEY
MOUNT EPHRAIM

HABS No. MD-967

Location: 23720 Mount Ephraim Road (northwest corner of Mount Ephraim Road and Harris Road), Dickerson, Montgomery County, Maryland.

Present Owner: Frederick A. and Mary P. Gutheim

Present Occupant: Frederick A. and Mary P. Gutheim

Significance: Mount Ephraim is significant as the rural vernacular home of a storekeeper and farmer, built by a local carpenter/builder, using architectural pattern books of the mid-19th century. Although the L-shaped plan of this dwelling is typical of the time and place in which it was constructed, it is slightly more elaborate than the average, reflecting its owners wealth and his position as the community's storekeeper. It is constructed of brick rather than frame, as generally found in this area and though rather simple, it was nicely appointed with decorative window heads, facade porch with double doors opening on to it from the second floor and a center gable facade (the porch and center gable were removed in 1941). Inside is a curved stairway. While the exterior reflects the architectural values of rural, mid-19th century America, the interior is a reflection of the modern movement and the reduction to basic form, and continuous living spaces.

The house was the center of Ephraim G. Harris' small commercial complex. This corner, known as "Mount Ephraim," included a brick store building with a post office, a tavern, blacksmith shop, etc. It thus represents a pattern in the early settlement and growth of rural areas, whereby services sprang up to meet the needs of the surrounding community, and the traffic which moved through it. In the case of Mount Ephraim, it was at the crossroads of established routes which connected larger settlements. The store also served soldiers at a nearby signal station during the Civil War. Although historic maps indicate a small crossroads settlement here in the last quarter of nineteenth century, all that remains now is this brick residence and an adjacent white frame cottage, "Beardshear," which probably dates from the ante-bellum years.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1866-1868. Although Ephraim G. Harris did not receive title to this property until 1868, it was evidently only a legal formality, since the property had been in the family for some time, and earlier evidence exists of the store. Two buildings, located at this corner, appear on both the Martinent & Bond Map of 1865 and 1879 Hopkin's Atlas. On both, one is marked as "E.G. Harris Store", the other, unmarked could then possibly be his residence. The Montgomery County Commissioners Assessment Books first list a store building on this site in 1862 (the previous reference in 1858 lists no improvements or stock in trade, etc.). It was listed under the names of both William N. Harris, and his son, Ephraim Harris, with \$550 worth of stock in trade. Only the store building is listed specifically. The property was assessed again in 1866, indicated no change in the value of the property or the improvements but a jump to \$2,000 worth of stock in trade. When next assessed in 1868, the same amount of stock in trade is seen but there is, however, an additional improvement value of \$500. This is a likely indication of the construction of the current brick house (which may have replaced the structure appearing here in 1865, or indicate the completion of a dwelling then under construction?).
 2. Architect: According to descendants of the architect/builder, William T. Hilton, Mr. Hilton used one of the numerous "builder's books" in use during the mid-19th century. These books provided small, local builders such as W.T. Hilton with plans and details, reflecting the popular architectural styles of the day (Gail Rothrock, ed. Circling Historic Landscapes, Sugarloaf Regional Trails, p. 46).
 3. Original and subsequent owners: The following is a complete chain of title to the land on which the structure stands from 1846, the year that the property was acquired by the Harris family who had the house built, and the current time. Also included are equity cases and wills involved in the chain of title. Reference is to the Land Records Office and the Montgomery County Register of Wills of the Montgomery County Courthouse, Rockville, Maryland.
- 1846 Deed November 27, 1846, liber STS 2, folio 301.
John Poole and Anna R. Poole, his wife of Montgomery County, Md.
To
William Francis Piles and Sarah Harris, both of Montgomery County, Md.

- 1868 Deed June 15, 1868, liber EBP 5, folio 266
William F. Piles, Sarah Harris, Solomon Harris, Abraham S.
Harris, Samuel Darby and Mary A. Darby, his wife; William C.D.
Simmons and Eliza P. Simmons, his wife; all of Montgomery
County, Md.
To
Ephraim G. Harris, of Montgomery County, Md.
- 1888 Equity Case #765, passed January 28, 1889, Judgment Record JA
4/226
Ida J. Harris et al, complainants
vs.
David Fulton Harris, et al, defendants.
All heirs (adult vs. infant children) of Ephraim G. Harris
- 1890 Deed February 26, 1890, liber JA 17, folio 133
Levi C. Zeigler, appointed trustee by decree of circuit court,
of Montgomery County
To
Ida J. Dronenburg, of Montgomery County
- 1903 Deed August 27, 1903, liber TD 27, folio 26
Ida J. Dronenburg and Reverdy Dronenburg, of Montgomery County
To
Clinton M. Moore, of Montgomery County
- 1904 Deed September 29, 1904, liber 178, folio 489
Clinton M. Moore and Anna M. Moore, his wife of Montgomery
County
To
Elizabeth A. Nicholson, of Montgomery County
- 1909 Equity Case # 2449, passed April 29, 1909, Judgment Record
10/10
Elizabeth A. Nicholson, et al, complainants
vs.
Beulah C. Nicholson and Frank B. Nicholson, defendants
widow (Elizabeth) and heirs-at-law of Lawrence B. Nicholson
- 1909 Deed July 22, 1909, Liber 208, folio 119
Elizabeth A. Nicholson, of Montgomery County
To
Lillie E. Jones and Linwood B. Nicholson, of Montgomery County
- 1910 Deed November 3, 1910, liber 216, folio 207
Lillie E. Jones (wife of Lawrence B. Jones, the grantee
hereinafter named) and Linwood B. Nicholson, unmarried, both
of Montgomery County
To
Lawrence B. Jones

- 1912 Deed August 12, 1912, liber 228, folio 479
Lawrence B. Jones and Lillie E. Jones, his wife, both of
Montgomery County
To
Beulah C. Jones
- 1919 Deed April 23, 1919, liber 278, folio 487
Beulah C. Jones and Samuel C. Jones, of Montgomery County
To
Francois F. Darrieulat and Maria Louise Darrieulat, his wife
- 1941 Deed October 17, 1941, liber 638, folio 168
Marie Louise Darrieulat, unmarried (widow)
To
Frederick A. Gutheim and Mary Purdon Gutheim, his wife

4. Builders, contractor, suppliers:

a. Builder/contractor: William T. Hilton, a carpenter and builder from nearby Barnesville, designed and constructed the house, based on plans and designs outlined in builders books of the mid-19th century. A number of buildings in this area have been attributed to Mr. Hilton, who presumably never ventured outside this general community. Like many carpenters of his day, Hilton also operated an undertaking business. The Hilton carpentry shop still stands with the sign, taken from the former woodworking mill nearby, which reads, "William Hilton & Sons- Carpenters and Undertakers". Also, Mr. Gutheim reported that during their early years of residency here he employed two elderly carpenters who had been apprenticed by W.T. Hilton. They stated that Mr. Hilton had brought them here to Mount Ephraim years ago to show them an example of his work.

b. Suppliers: The materials were all acquired locally. Wooden elements presumably came from Mr. Hilton's mill. The brick was said to have been manufactured and fired on the site from clay found locally. The slate for the roof was quarried from a site nearby.

5. Original plans and construction: No original plans or drawings are known to exist though, as mentioned, the plans came from builders pattern books of the day. According to the current owner, Mr. Gutheim, who has seen one of these books in the possession of the family of the builder, a plan very closely resembling his house could be seen. Hilton's extensive collection of tools are still in the family's possession in Barnesville, but the books, accounts and other Hilton records are with another branch of the family on the Eastern Shore (as located by Brice Claggett of the Maryland Historical Trust). In fact, another

similar house, also built by Hilton, exists in the area (the Issac Davis House, approximately. 2 1/2 miles away on Davis Road).

Drawings were executed, however, in 1941 at the time that the current owner purchased and remodeled the house. Drawings were done both of the existing conditions and of the proposed changes. The proposed changes were done by the well known Washington, D.C. architect, Julian E. Berla, with the architectural firm of Berla & Abel (Joseph), designers of Art Deco/International style buildings.

Other architects participated in the remodeling as well. The interiors of the library and living room were drawn by Wilhelm (Willo) Von Moltke. The California architect, Vernon DeMars, designed the kitchen entrance on the north side. The approach to the entrance from the parking area was part of the garden design by Dan Kiley. The measured drawings of the existing conditions of the house were made by the architect/artist, Alfred McAdams (see drawings, pages 13-20).

According to these plans, and descriptions in equity cases, the exterior facade originally had a bracketed center gable with a small window in it and a period porch running the length of the facade. Mr. Gutheim also stated that the original kitchen was located in the current living room and had a large, cook fireplace. The kitchen had been moved, however, by the time that he purchased the house, onto what is now the restored rear porch.

6. Alterations and Additions: Fairly extensive alternations were made to the residence during the 1941 remodeling. Changes to the exterior include the removal of a porch which once ran the length of the facade (Equity Case #2449, Judgment Record 10/1, "advertisement of property," 1909), and the removal of an ornamental center gable. A small, fixed window was also added onto the the rear of the house.

Extensive changes were made to the interior of the house. The walls which created the original entry hall and the division of the two rooms on the north side of the house were removed. A new kitchen was added in the front of the house to replace a kitchen previously added in the rear porch area. The rear porch, which had been enclosed to create a kitchen was returned to its original condition. Original fireplaces (mantels and brick chimney) have been replaced (for more information see the drawings, data pages 13-20). Also removed were the ornamented stair risers and the ceiling moldings (particularly in the hallway). Added, were electrical wiring, plumbing and heating fixtures, but with minimal impact on the structure.

B. Historical Context:

The house was built 1866-1868 for Ephraim G. Harris, a farmer and storekeeper who is said to have made the money to finance its construction through the sale of liquor to soldiers of the Civil War, at his store and restaurant or tavern located here. The property is in fact located near the site of the military signal station which provided the standard communication of the day. The house and store site are located at the intersection of two well traveled roads, the main road from Barnesville to Frederick (now Harris Road) and the route from the furnace forge at the mouth of the Monocacy to the bloomery forge in Urbana. This intersection appears on the Martinet & Bond Map of 1865 and the Hopkins Atlas of 1879 as "Mount Ephraim." It is known that Ephraim Harris' store included a post office. He evidently operated a tavern here as well, judging by an inventory of the stock in trade which included not much other than 117 gallons of whiskey and a collection of pint bottles, jars and glassware. Also on the site was a blacksmith shop and collection of tenant houses and outbuildings (Equity Case #765, Judgment Record JA 4/226 and Register of Wills, Inventories RWC 18/148). The name of the community, Mount Ephraim, is said to have been a reference to both the mountainous biblical Mount Ephraim as compared to the Sugarloaf mountains at the foothills of which this site is located, and the extreme height of Ephraim Harris himself.

The property came into the Harris family in 1846 when it was acquired by Ephraim's mother, Sarah Harris (with her brother as trustee). According to the deed, Sarah Harris' father, Francis Piles had leased certain "negroes," presumably slaves, to his daughter which he agreed "might be sold for the purpose of purchasing a home if his daughter aforesaid required it.... the negroes should be sold provided a farm or home should be purchased with the proceeds...." (Deed STS 2/301). Thus the slaves were sold and 225 acres here purchased.

Sarah married William Harris who passed away a few years prior to the conveyance of approximately 15 acres of it to their son, Ephraim, presumably as his inheritance. According to Ephraim's deed of 1868, "whereas Ephraim G. Harris desires a portion of said land to be deeded to himself separately and he consents and obligates himself by receiving this deed to accept the portion of land hereby conveyed as and for his full share and portion of said land..." (Deed EBP 5/266). In fact, the tax records indicate that Ephraim and his father, William Harris had already established the store here, by 1862.

Ephraim resided here with his family until his death in the spring of 1888. His personal inventory indicates that he had acquired much land and property. In addition to being a store and tavern keeper, he was also a farmer and a blacksmith. According to the advertisement for the sale of his house and store property following his death the improvements included, "One brick house of seven rooms, hallway above and below, 40 x 50 feet, wagon shed and granary, also a brick dairy

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and all necessary outbuildings.... also one brick store house 20 x 36 feet with an excellent cellar....two frame houses one story and a half....blacksmith shop and stable.... a good restaurant, on said premises, 100 yards from the store house in Frederick County, Md." (Equity Case #765, Judgment Record JA 4/257).

Meanwhile, with the coming of the B&O's Metropolitan Branch in 1878, with a station in nearby Dickerson, the community of Mount Ephraim declined. Although the store, etc. continued to operate, the post office eventually was moved to Dickerson in 1912. The store building later burned (date and cause of fire unknown).

The property was purchased in February of 1890 by Ida J. Dronenburg (an Ida is listed among the children of Ephraim Harris, perhaps this is the same). It eventually fell into the hands of the Nicholson family, Lawrence B. and Elizabeth A. The Nicholsons' appear as neighbors on the historical maps of 1865 & 1879. Following the death of Lawrence Nicholson in 1904, the property was assessed and sold in 1909. An advertisement of sale describes the property at that time as follows: "The improvements consist of a two story brick dwelling house with slate roof, containing ten* rooms, two large halls and a cellar, with a porch the entire length of the house; and a one and a half story brick store house, 40 x 20 feet, with a cellar under the entire building. A two story, five room frame tenant house,.... a two story, two room frame tenant house,.... a large two story brick dairy lower floor cemented and all necessary outbuildings...." (Equity Case #2449, Judgment Record 10/26).

The property was, however, passed on to heirs of Lawrence Nicholson until 1919. A fire was reported to have taken place here in the early twentieth century which destroyed most of the outbuildings and presumably the store house, only the foundation of which remains. In 1919 the property was purchased by Francois and Maria Louise Darrieulat. Mr. Darrieulat was known as a fencing master who coached both the olympic teams and President, Theodore Roosevelt. The house was vacant during the 1930's and then rented on and off until sold in 1941.

Mount Ephraim was purchased in 1941 by Frederick and Mary Gutheim (Deed 638/168). Mr. Gutheim, an architectural historian and editor of two volumes of Frank Lloyd Wright's writings, and planning consultant, is a retired professor of American Studies at the George Washington University in Washington, D.C. where he also founded the Graduate Program in Historic Preservation. Mr. Gutheim also had taught at

(* The change from seven rooms in 1888 to ten rooms in 1909 could be attributed to the rooms created by the enclosure of the rear porch, forming a kitchen on the first floor and a bathroom, etc.? above).

Williams College and at the University of Washington, and other institutions. In addition to teaching, he worked in Federal housing and planning agencies, as a planning consultant of international scope, and as a staff writer for the New York Herald Tribune. He is the author of a number of books relating to housing, urban development, and architecture as well as the book, The Potomac. Mr. Gutheim served as editor for "Architecture and Planning" and "Progressive Architecture," and was a architectural critic for the Washington Post. He has also been the recipient of a number of awards including the American Institute of Architects medal, and the "Trustee of America" honor, a national scale preservation honor. He is well known in Montgomery County as chairman of Sugarloaf Regional Trails, which identified and documented historic sites in western Montgomery County, and as one of the founders and first commissioners of the Montgomery County Historic Preservation Commission, a program set up to identify and preserve historic landmarks in the county.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Mount Ephraim is of architectural interest as a documented example of a local builders translation of period styles into the rural vernacular dwelling of a storekeeper and farmer. Being constructed of brick, with slightly exaggerated window heads, the house is somewhat more elaborate than the usual frame residence dating from this period, found in this area. The house has, however, been stripped of much of its exterior detailing though it does not appear that irreversible changes have been made to the exterior. The interior has undergone rather extensive changes (see plans, data pages 13-20). While the exterior still reflects primarily the ideals of rural, mid-19th century architecture, the interior as remodelled is more of a reflection of the Modern trend towards the reduction to basic form, and open, flowing spaces which also resulted in increased ventilation and bilateral lighting.
2. Condition of fabric: The house appears to be in good, sound condition. As mentioned, many detailing elements have been removed, especially in the interior where mantel, interior walls, etc. have been removed.

B. Description of Exterior:

1. Overall dimensions: This is a two story hipped roof residence with a partial, unfinished cellar. It is L-shaped with a five bay wide, one room deep main block (two bays on the north side, one being a doorway) and a one room deep, three bay by one bay rear ell. A two story porch runs along the inside wall of the ell.

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2. Foundations: The brick walls of the house rest on a rubble stone foundation, without the demarcation of a water table (see HABS photo #MD-967-8).
3. Walls: The walls are of red brick, made on the site, set in a common bond pattern of one row of headers for every five rows of stretchers.
4. Structural system, framing: Exterior walls and major partition walls are of load bearing brick. The floors rest on log joists.
5. Porches: The original porch which ran the length of the facade was removed in 1941. There is a two story porch along the inside wall of the rear ell. This porch, under the hipped roof of the rear ell, is a reconstruction of the original. It is supported by plain square posts and balustrade (see HABS photo #MD-967-7).
6. Chimneys: There is an interior brick chimney at either end of the main block of the house, and a third chimney at the rear of the ell.
7. Openings:
 - a. Doorways and doors: The front door, recessed and topped with an ogee arch, is flanked by fluted pilasters and sidelights. The lower panel in the sidelights is of wood with an oblong octagon shape, which matches the bottom panel of the front door (see HABS photo #MD-967-4). In the inside of the door frames are recessed wooden panels. Above the front entry is a narrow set of french doors, with a wooden bottom panel, which would have opened onto the roof of the front porch (see HABS photo #MD-967-3). There is an entry at the north side elevation of the main block, towards the front of the house (see HABS photo #MD-967-5). There are also entries onto the porch of the rear ell. One is found along the south, interior wall of the ell on the first story, and the other, on the second story is located along the wall of the main block. Finally, there is a board on batten door into the cellar from the inside wall of the rear ell.
 - b. Windows: The windows are double hung sash, with six over six lights, topped with a heavy ogee window head. The windows on the east facade and the north side elevation still have shutters (see HABS photo #MD-967-4). The only exception to this window pattern are the casement windows found in the cellar of the rear ell and a small, square fixed window which was added to the first story rear wall of the ell in 1941.

8. Roof:

- a. Shape, covering: Both the main block and the rear ell have a low hipped roof, covered with slate shingles.
- b. Cornice: The cornice consists of a plain wide, unornamented board with a single step with a bead along the bottom.

C. Description of Interior:

1. Floor plans: See plans, pages 13-20.
2. Stairway: It is a open string along the south wall of the entryhall. It has an elegantly curving landing and a turned post balustrade.
3. Flooring: The floors are of random width boards.
4. Wall and ceiling finish: The walls and ceilings are plastered, painted white, void of any molding.
5. Doorways and doors: Many of the doorways include transoms above. This allows for increased flow of both air and light from the windows of exterior rooms. The circulation of air thus provided, along with the increase ceiling height of the rooms, helps to make modern air-conditioning unnecessary.

D. Site:

1. General setting and orientation: Mount Ephraim is located at the foot of the Sugarloaf Mountains, in rural western Montgomery County, with the Frederick County border running through the backyard. The house sits facing east at the intersection of Mount Ephraim and Harris Roads. It is oriented to Mount Ephraim road which runs within 28 feet of the front of the house. Its extreme proximity to the road is due to the fact that it was the residence of storekeeper, Ephraim G. Harris whose store building once sat to the north of the residence, directly at the corner. The foundation of the store building, part stone and part concrete slab, remains (a potential historical archaeology site). The house and store site was established at the intersection of what were at the time two well traveled roads, the main road from Barnesville to Frederick (now Harris Road) and the route from the furnace forge at the mouth of the Monocacy to the bloomery forge in Urbana. The property is also located near the site of a Civil War signal station. This intersection appears on the Martinet & Bond Map of 1865 and the Hopkins Atlas of 1879 as the community of "Mount Ephraim."

2. Historic landscape design: In the front yard, to either side of the house are old Holly trees, which are registered as among the oldest identified Hollies in the county. There was at one time an apple orchard of approximately 120 trees (Equity Case #2449, Judgment Record 10/26). Currently, a barrier of hedges along the road in front of the house separates it from the passing traffic.
3. Outbuildings: A number of outbuildings were once found on the property. Inventories identify a brick store house and a brick dairy, tenant houses, wagon shed and granary, blacksmith shop and stable, restaurant building and other "necessary" outbuildings. Many of these were destroyed by a fire that reportedly occurred here during the early twentieth century. The current owner, Mr. Gutheim, stated that there was a smoke house, chicken house and a barn behind the house when he came in 1941. They were in poor condition, however, and had to be removed. There are currently a number of assorted frame outbuildings to the rear of the house. The only significant outbuilding on the property today is a single story, hipped roof brick building, which Mr. Gutheim identifies as either a summer kitchen, laundry or dairy (the inventory of 1888 lists a "brick dairy", but the 1909 inventory lists a "large, two story brick dairy). This is a one story, brick, two bay wide structure with a shed roof. The windows are two over two sash with window heads that match those found on the main house. This same window head is also found over the entryway. There is an interior chimney to the center of the south side wall (see HABS photo #MD-967-9 & 10).

PART III. SOURCES OF INFORMATION

- A. Original Architectural drawings: There are no known original drawings. Record drawings of existing conditions in 1941 were made by the Washington, D.C. architect/artist, Alfred McAdams. These were the basis of the remodeling work by the Washington, D.C. architect, Julian E. Berla, later principal in the firm of Berla & Abel (see data pages 13-20).
- B. Interviews: An interview of the current owner, Mr. Frederick Gutheim was held at Mount Ephraim on September 29, 1987.
- C. Bibliography:
 1. Primary and unpublished sources:

Hopkins, C.M. Atlas of Fifteen Miles Around Washington, Including the County of Montgomery, Maryland. Philadelphia: Compiled, drawn and published from actual surveys by C.M. Hopkins, C.E., 1879.

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Martinent, Simon J. Martinent & Bond's Map of Montgomery County, Maryland. Baltimore: Drawn and published by Simon J. Martinent, 1865.

Montgomery County Commissioners Tax Books, 1854-1868. Montgomery County, Maryland.

Montgomery County Judgment Records, Montgomery County, Maryland, (various equity proceedings, see Part I., section A.-3. Original and subsequent owners).

Montgomery County Land Records, Montgomery County, Maryland, (various deeds, see Part I., section A.-3. Original and subsequent owners).

Montgomery County Register of Wills. Montgomery County, Maryland (various wills and inventories of personal and real estate, see Part I., section A.-3. Original and subsequent owners).

2. Secondary and published sources:

Rothrock, Gail, ed. Circling Historic Landscapes, Sugarloaf Regional Trails. Rockville, Md.: Maryland National Capital Park and Planning Commission, 1980.

Sugarloaf Regional Trails. Inventory of Historic Sites in Western Montgomery and Frederick Counties, Maryland. Rockville, Md: A joint planning project of the Sugarloaf Citizens Assoc. and Stronghold, Inc., Funded by the Montgomery County Planning Board and the National Endowment for the Arts, 1975.

Who's Who in America, Chicago: Marquis Who's Who, Inc., Publishers (Frederick Gutheim).

3. Other historic inventories or designations included in:

Maryland National Capital Park and Planning Commission. Location Atlas of Historic Sites in Montgomery County, Maryland, 1976. (The result of a windshield survey of historic sites).

Designated site on the Montgomery County Master Plan for Historic Preservation (Mount Ephraim, Site #12-1).

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

HABS

MD

16-DICK,

2-

12/1

MOUNT EPHRAIM
Frederick A. House)
720 Mount Ephraim Road
Baltimore
Montgomery County
Maryland

HABS No. MD-967

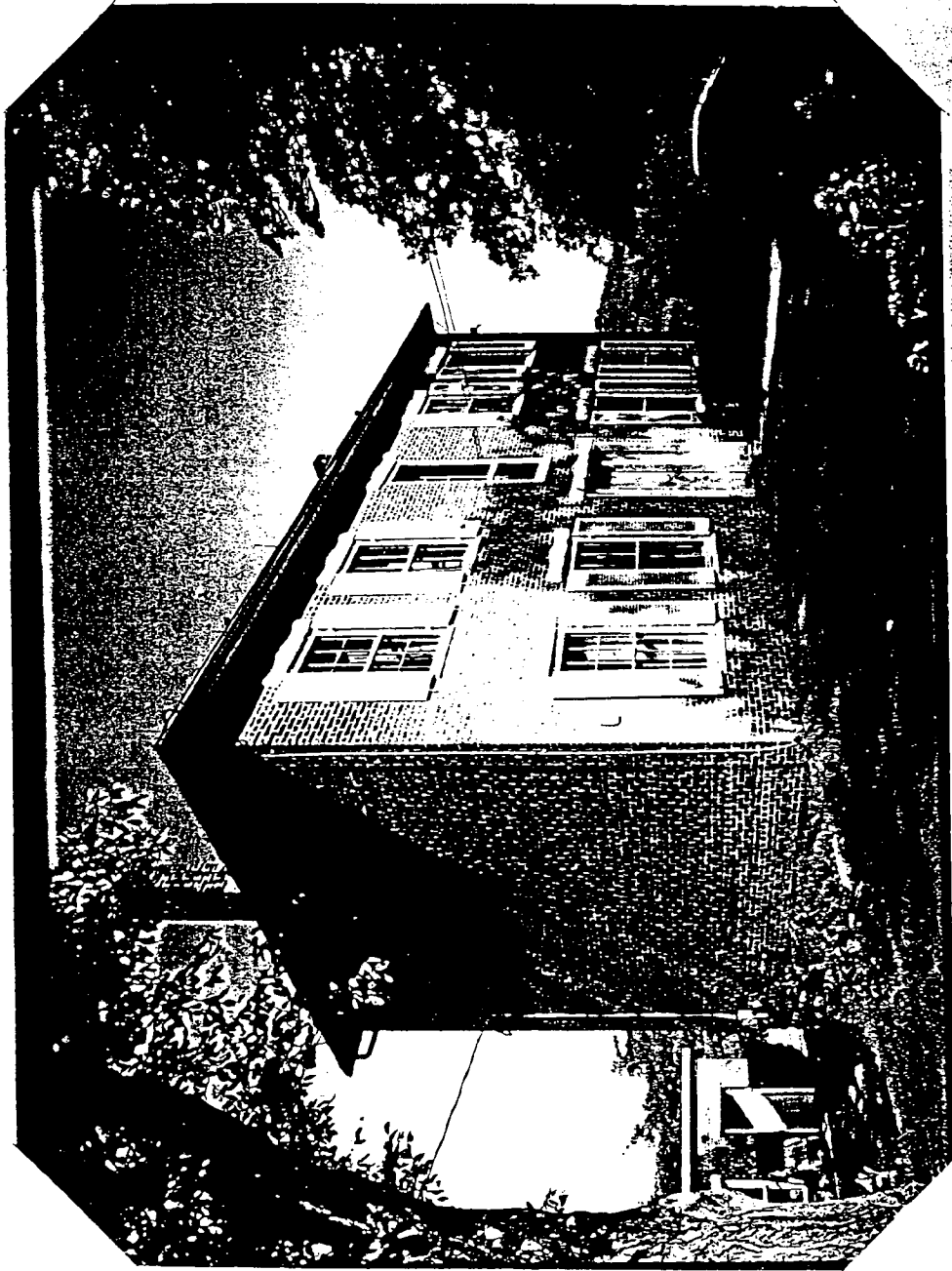
John E. Boucher, photographer, September 1987

- 967-1 EAST (FRONT) FACADE , LOOKING SOUTHWEST FROM DRIVE DOWN WALKWAY TO ENTRY
- 967-2 EAST (FRONT) FACADE AND SOUTH SIDE ELEVATION, LOOKING NORTHWEST (WITH BRICK OUTBUILDING IN BACKGROUND)
- 967-3 EAST (FRONT) FACADE, WITH SCALE
- 967-4 EAST (FRONT) FACADE ENTRY
- 967-5 NORTH SIDE ELEVATION, LOOKING SOUTH
- 967-6 WEST (REAR) AND SOUTH SIDE ELEVATION OF MAIN BLOCK AND SOUTH ELEVATION OF REAR WING, NORTHEAST (BRICK OUTBUILDING TO WEST)
- 967-7 WEST (REAR) ELEVATION OF MAIN BLOCK AND SOUTH ELEVATION OF REAR WING, LOOKING NORTH (BRICK OUTBUILDING TO WEST)
- 967-8 DETAIL OF FOUNDATION AND BRICK WALLS

HISTORIC AMERICAN BUILDINGS SURVEY
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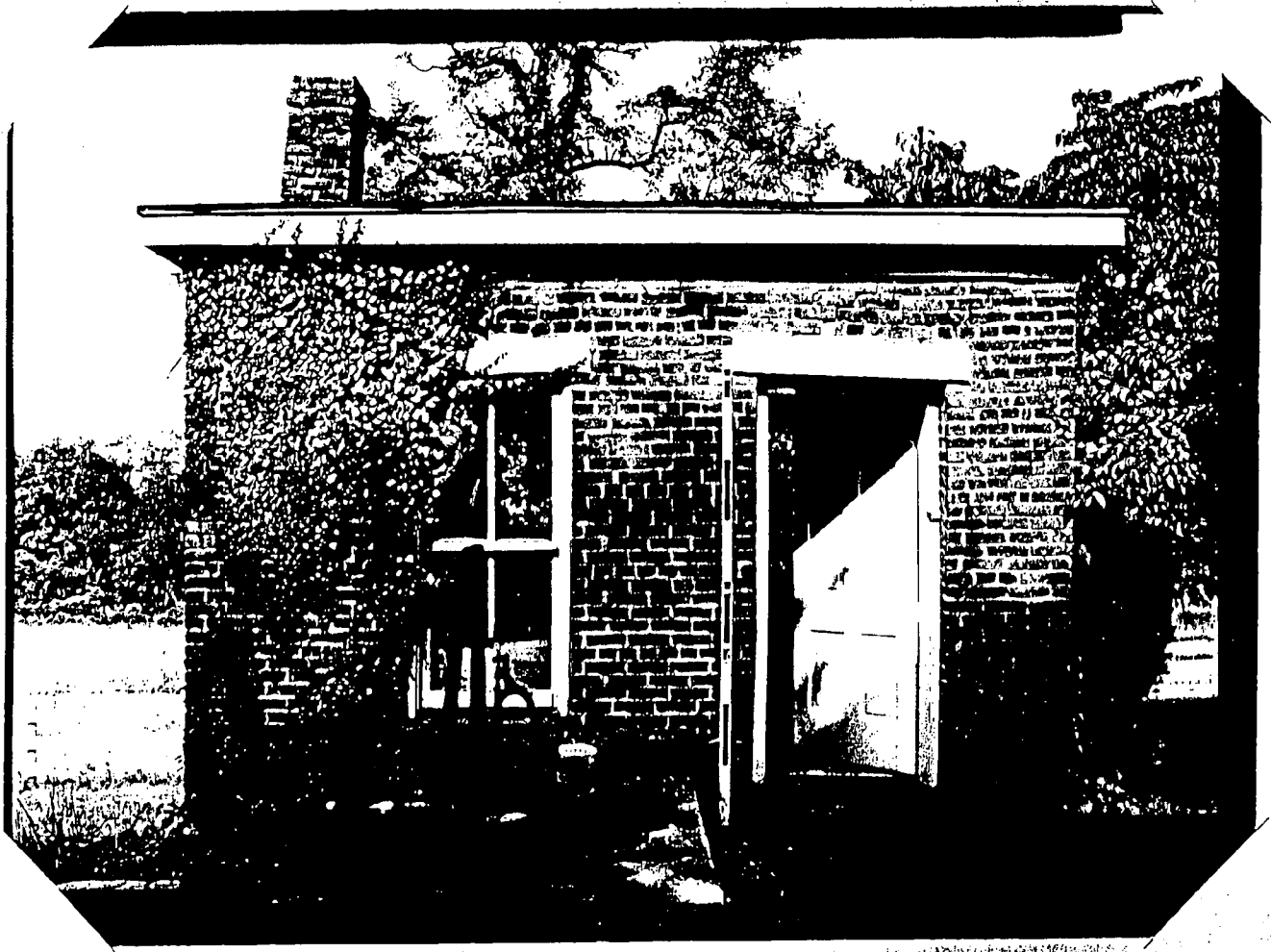
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MOUNT EPHRAIM

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HABS No.

A-2

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M.D.

16-DICK,

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EAST FRONT OF BRICK OUTBUILDING WITH SCALE
JACK E BOUCHER, PHOTOGRAPHER, SEPT 1907

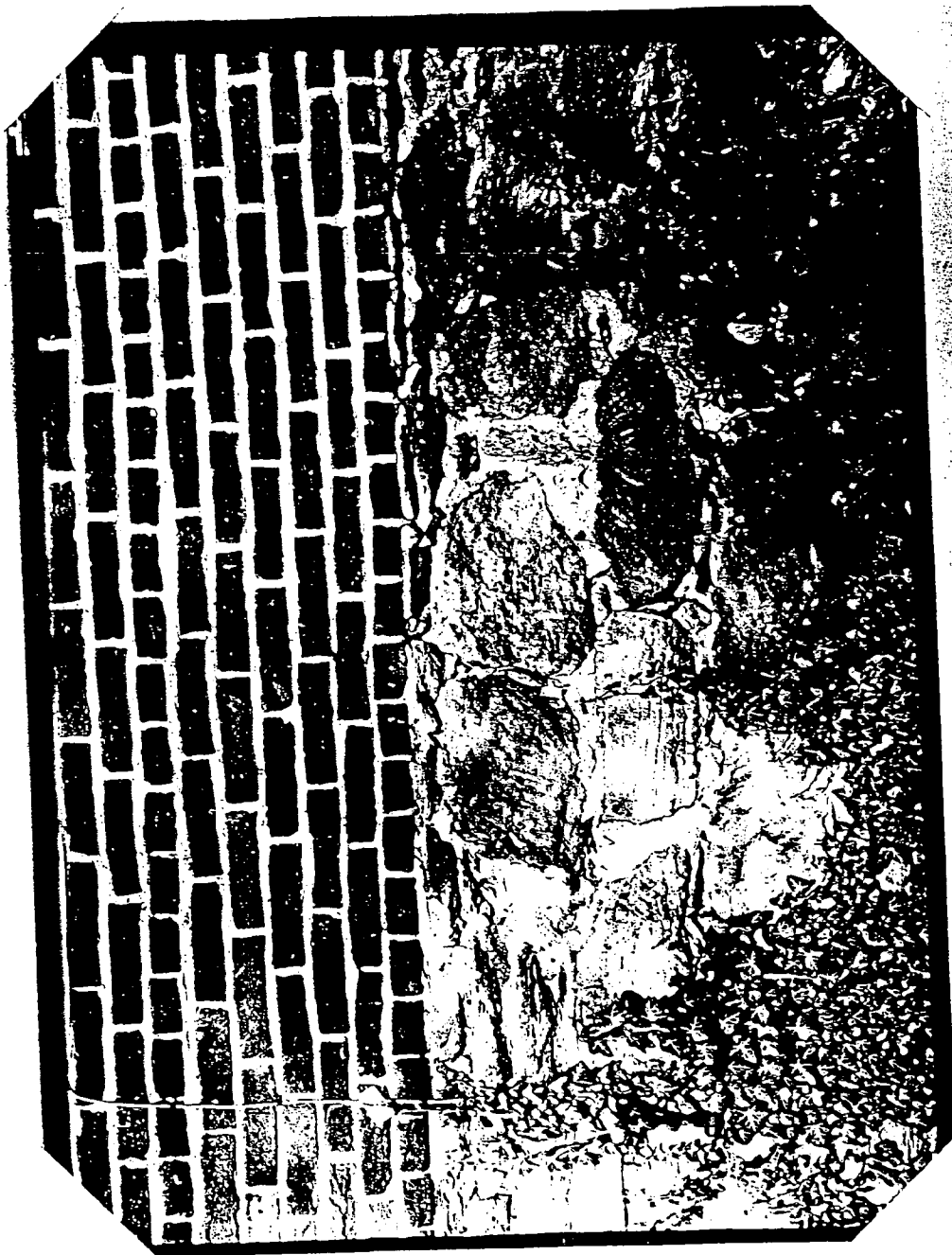
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HISTORIC AMERICAN BUILDINGS SURVEY
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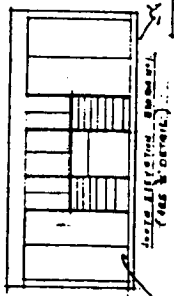
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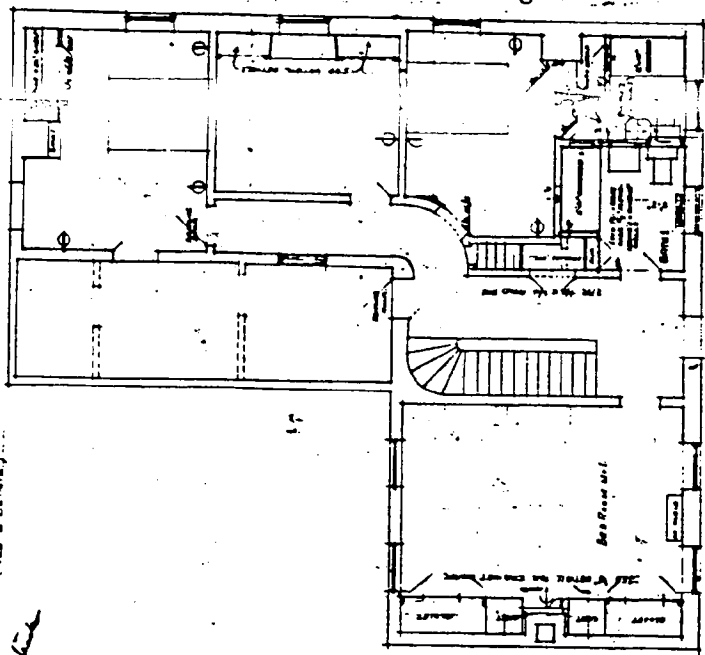


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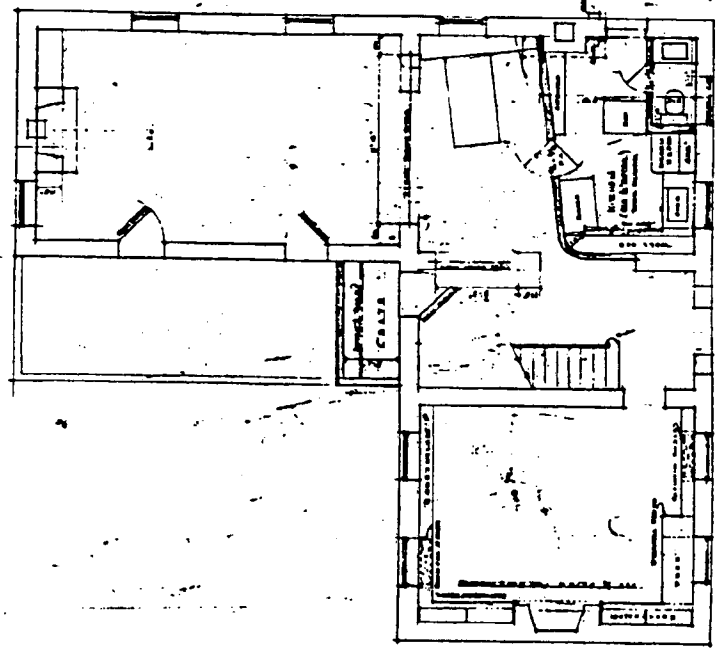
12/1



Handwritten note: APPROXIMATE



2nd Floor



Ground Floor

ATTENTION TO ARCHITECTS
... SEE PLAN FOR DIMENSIONS
GUTHRIE
MT. EPHRAIM, MD.
ARCHITECTS

SCALE 1/4" = 1'-0"

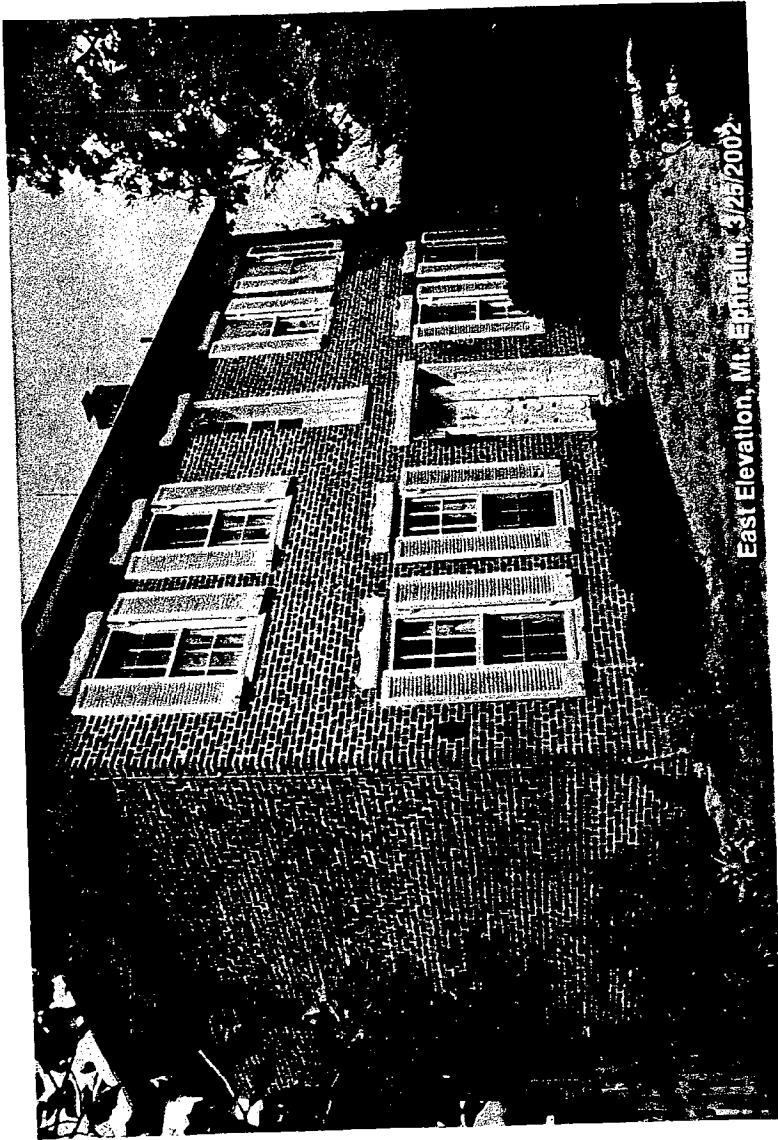
HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

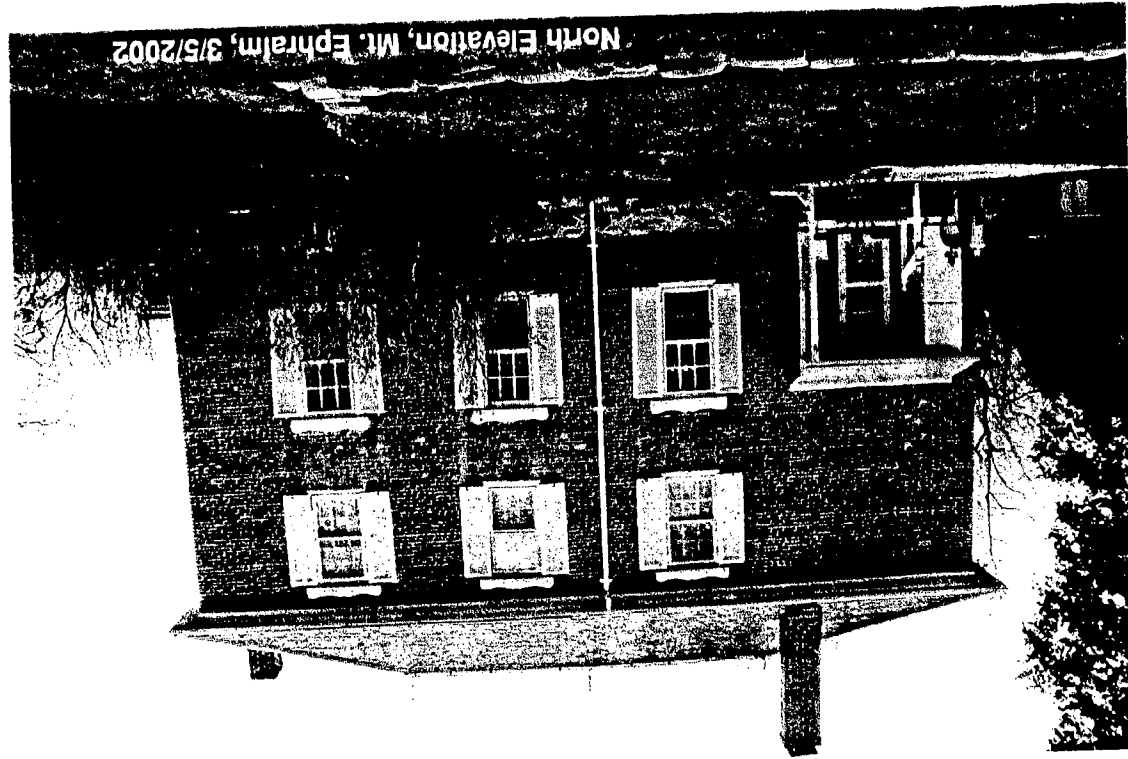
Owner's mailing address Linda & James Van Dien 23720 Mt Ephraim Rd Dickerson MD 20842	Owner's Agent's mailing address Thomas J. Taltavall 20650 Plum Creek Court Gaithersburg MD 20852
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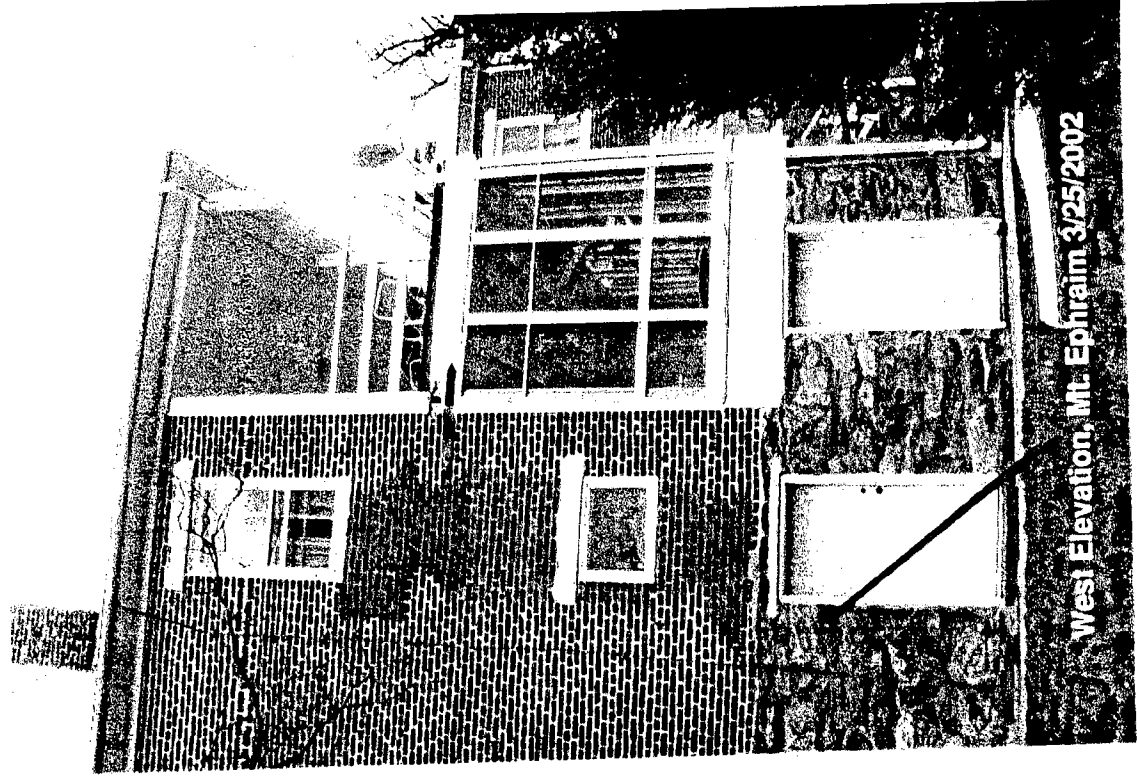
Adjacent and confronting Property Owners mailing addresses

Donn K Jenkins 23611 Harris Road Dickerson MD 20842	William Warfield 23621 Mt Ephraim Rd Dickerson 20842
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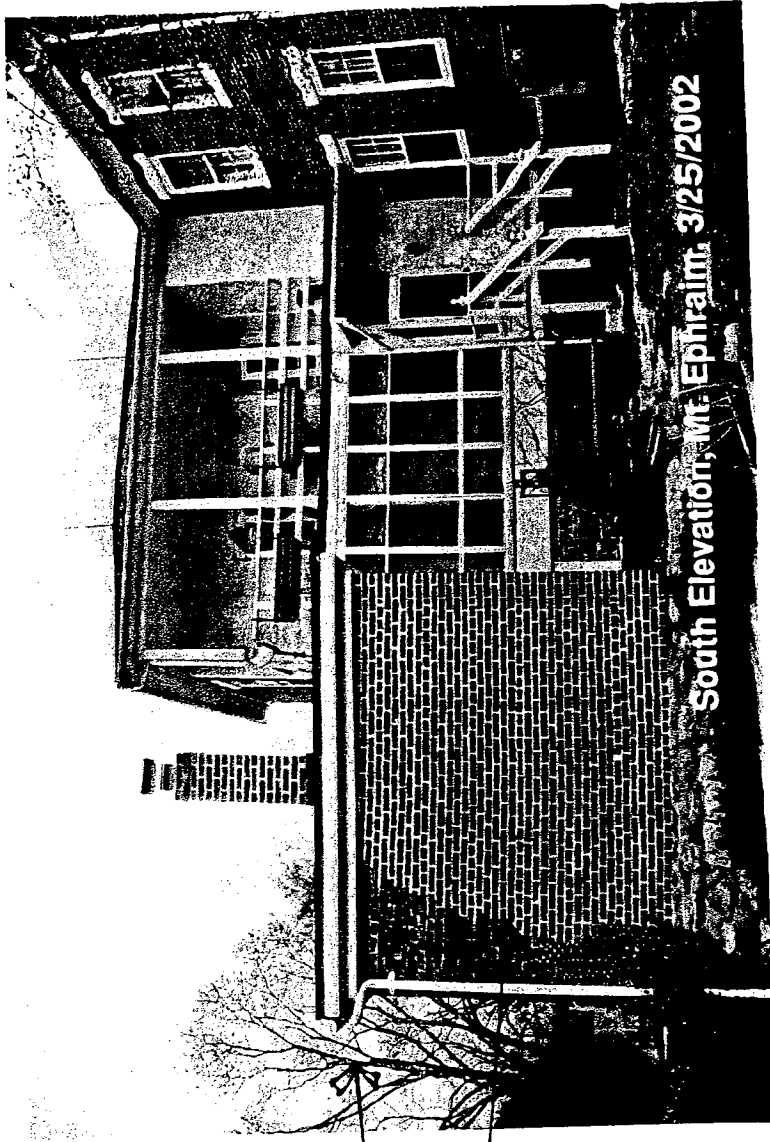


East Elevation, Mt. Ephraim, 3/25/2002





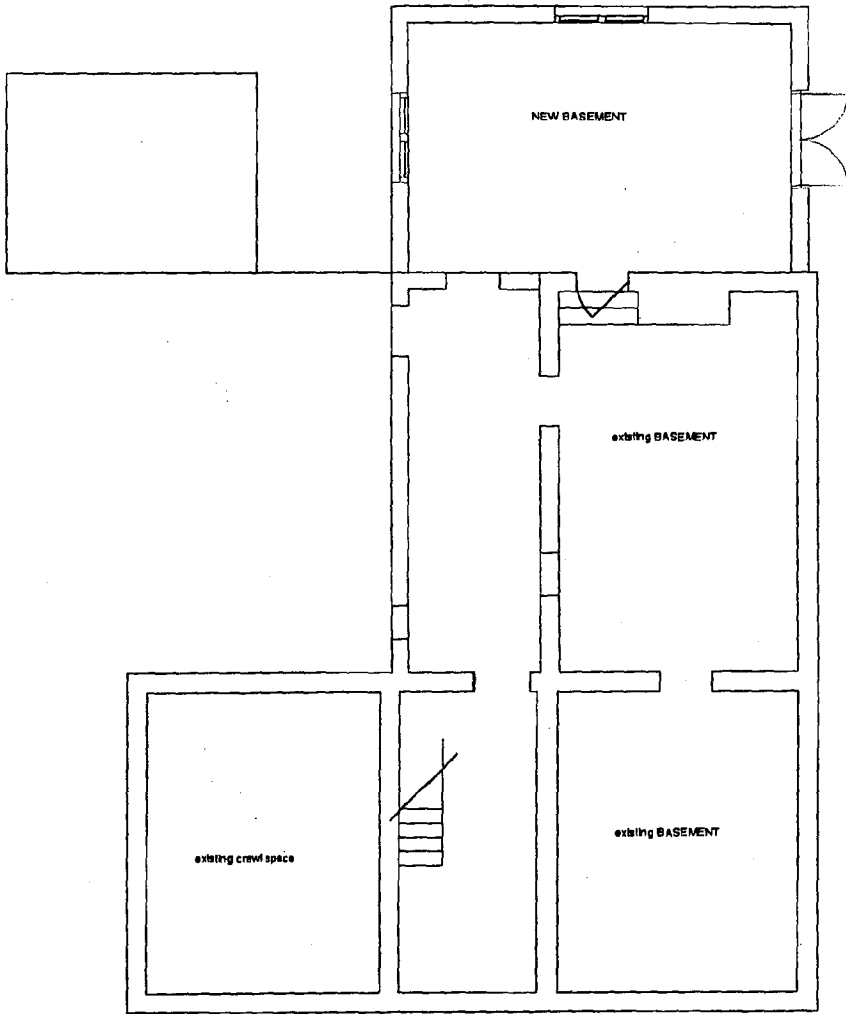
West Elevation, Mt. Ephraim 3/25/2002



South Elevation, Mt. Ephraim, 3/25/2002

EXISTING RAIN
TREE TO BE
REMOVED.

EXIST. SUMMER
KITCHEN.



BASEMENT PLAN

1/4" = 1'0"



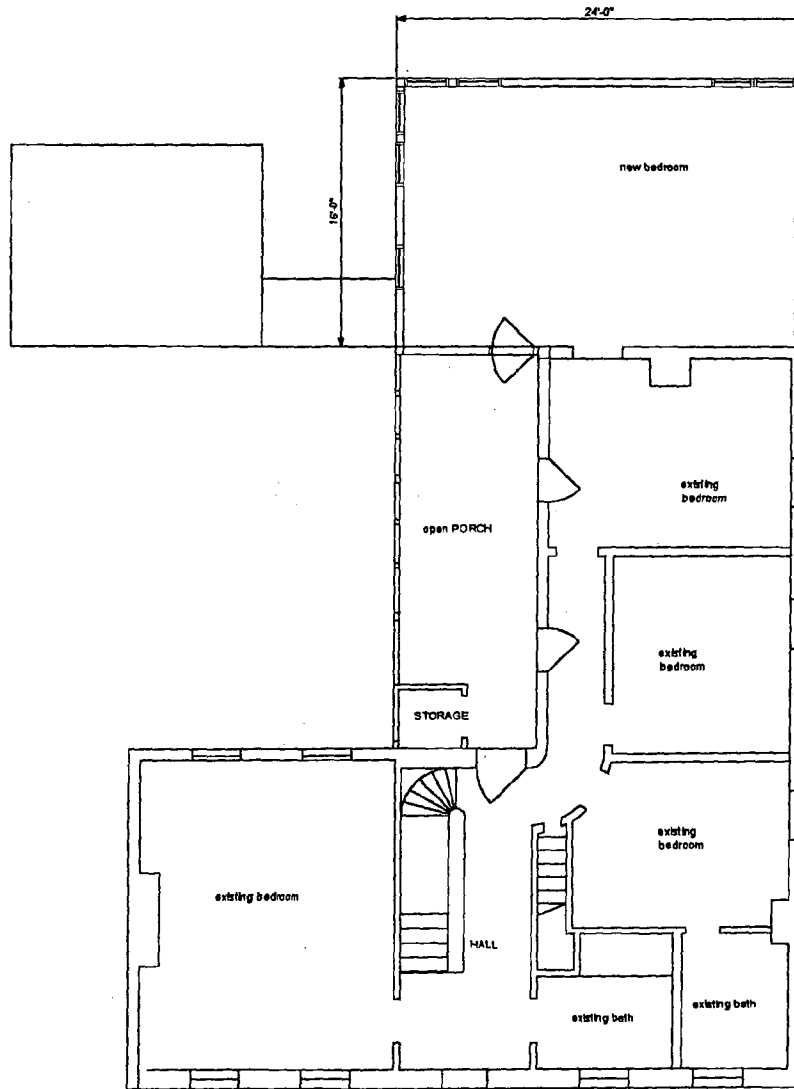
THOMAS J. TALTAUULL
ARCHITECT
 2000 Plum Creek Court
 Gaithersburg, Maryland 20878
 Phone: 301.940.1947

6.5.2002

PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 20204 Spireway
 Gaithersburg, Maryland 20848

A1



SECOND FLOOR PLAN

1/4" = 1'-0"



THOMAS J. TALTAVULL
 ARCHITECT
 20650 Plum Creek Court
 Gaithersburg, Maryland 20878
 301.940.7167

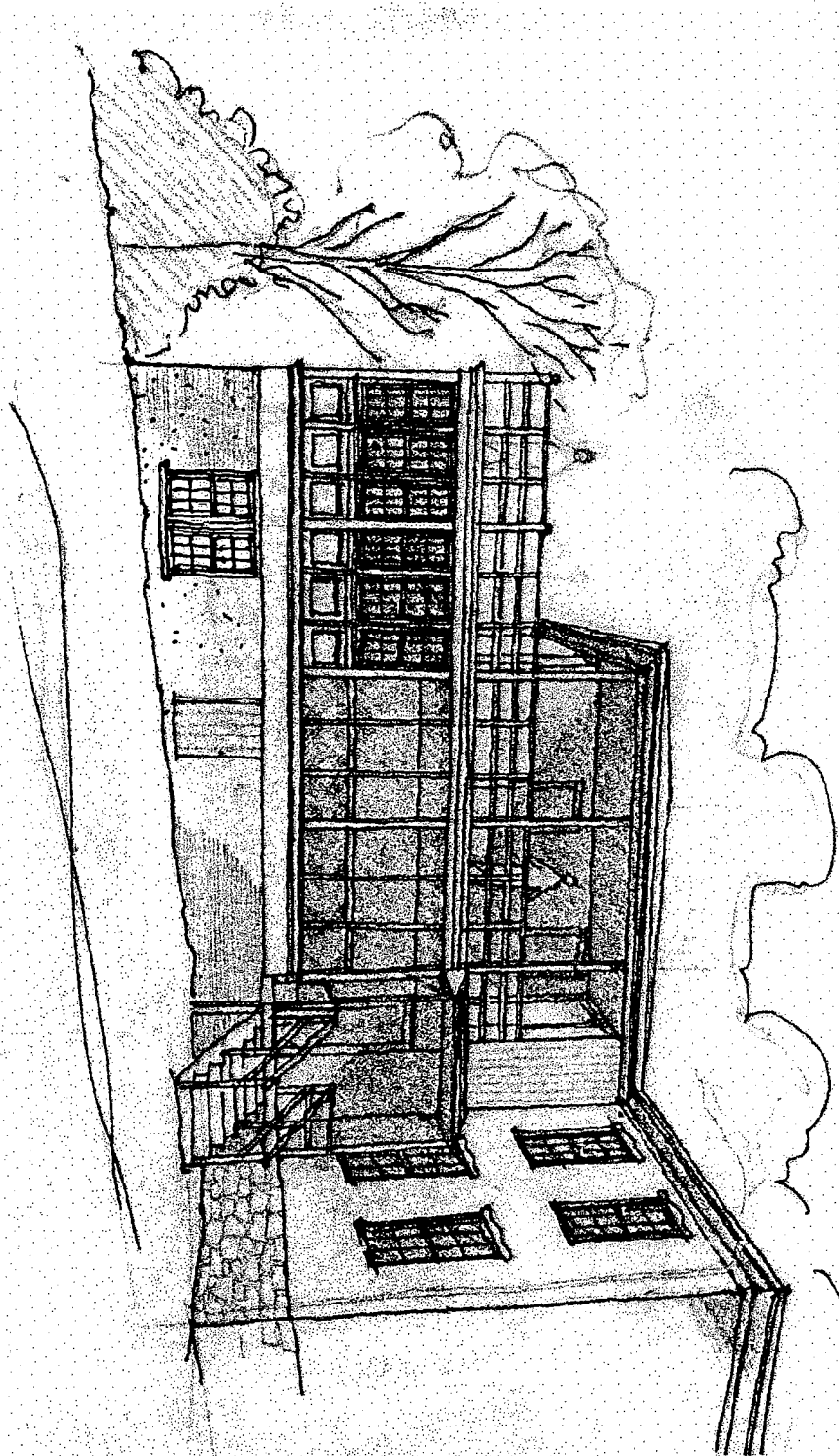
6.5.2002

PLANS

PROPOSED ADDITION TO:
 VAN DIEN RESIDENCE
 Mount Rainier
 85700 Mount Rainier Road
 Beltsville, Maryland 20843

A1

SOUTH ELEVATION
1/4" = 1'-0"



A2

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

PLANS

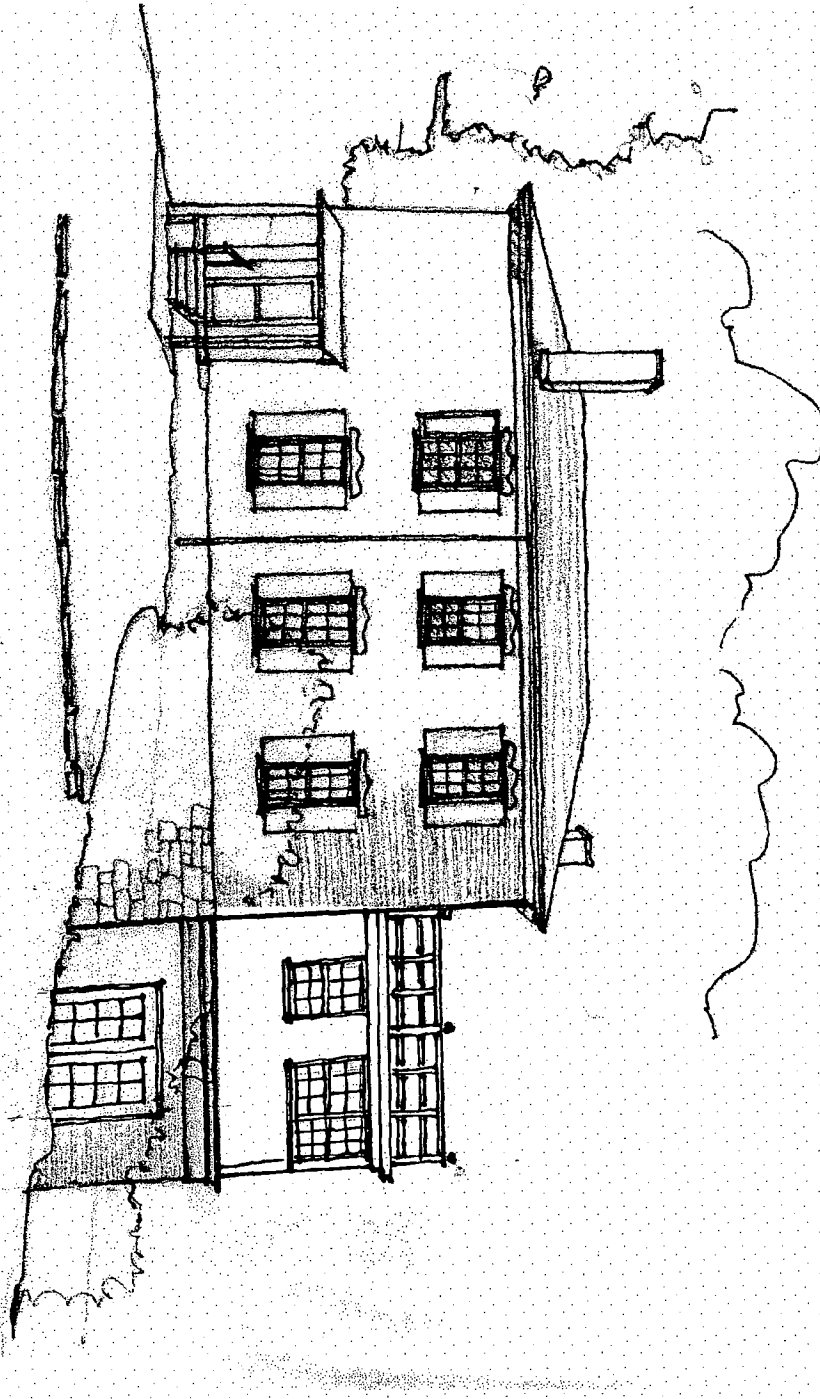
6.5.2002

THOMAS J. TALTAVULL
ARCHITECT
20650 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1847



SOUTH ELEVATION

1/4" = 1'-0"



A2

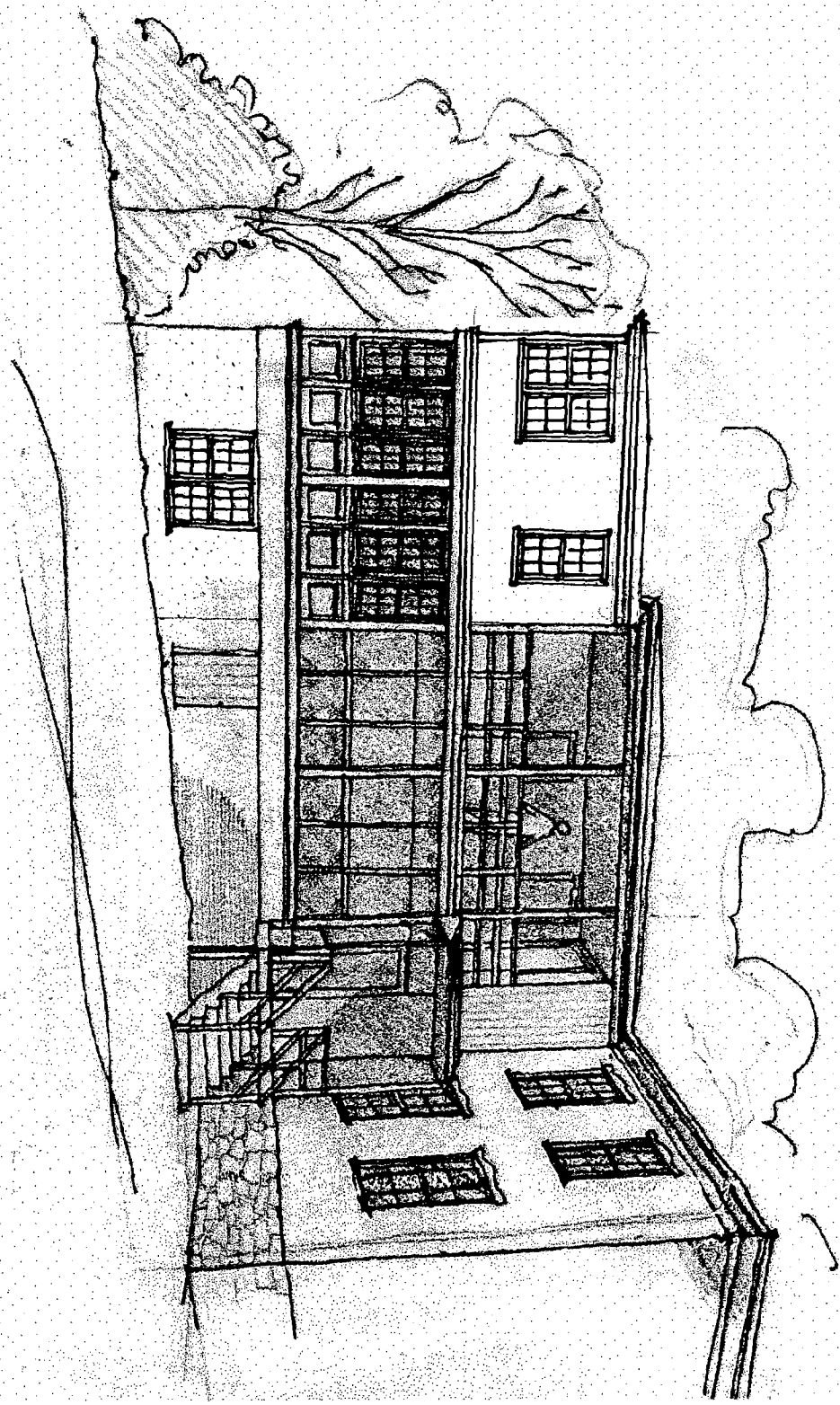
PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

PLANS

6.5.2002

THOMAS J. TALTAVULL
ARCHITECT
□ □ □
20650 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1847





SOUTH ELEVATION w/ 2nd STORY ALTERNATE

1/4" = 1'-0"



A2

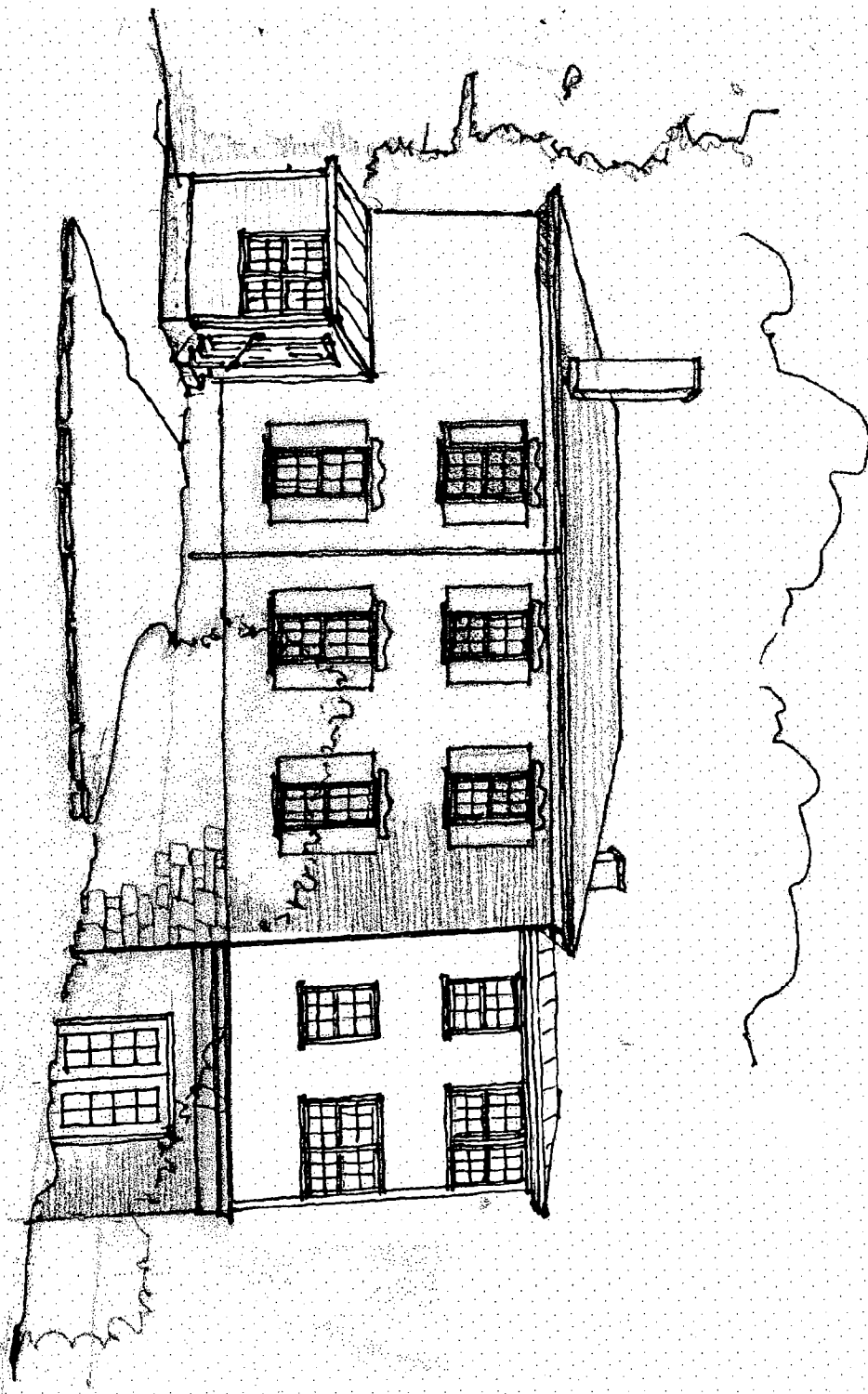
PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

PLANS

6.8.2002

THOMAS J. TALTAVULL
ARCHITECT
20850 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1947





SOUTH ELEVATION W/ 2ND STORY ALT.

1/4" = 1'0"



A3

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

PLANS

6.5.2012

THOMAS J. TALTAVULL
ARCHITECT
20650 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1847



THOMAS J. TALTAVULL



ARCHITECT

20650 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1847

Transmittal Letter

To: Perry Kephart Kapsch
M-NCPPC
Montgomery County \
Department of Park and Planning
Silver Spring, Maryland

Date: June 25, 2001

Attention: Perry

Project: Mt. Ephraim

Remarks:

Dear Perry,

Enclosed please find schematic plans for the proposed additions and renovations to Mt. Ephraim for submission to the Historic Planning Commission for the initial review.

I have shown the major addition both ways, (one story w/ basement and two story w/ basement.

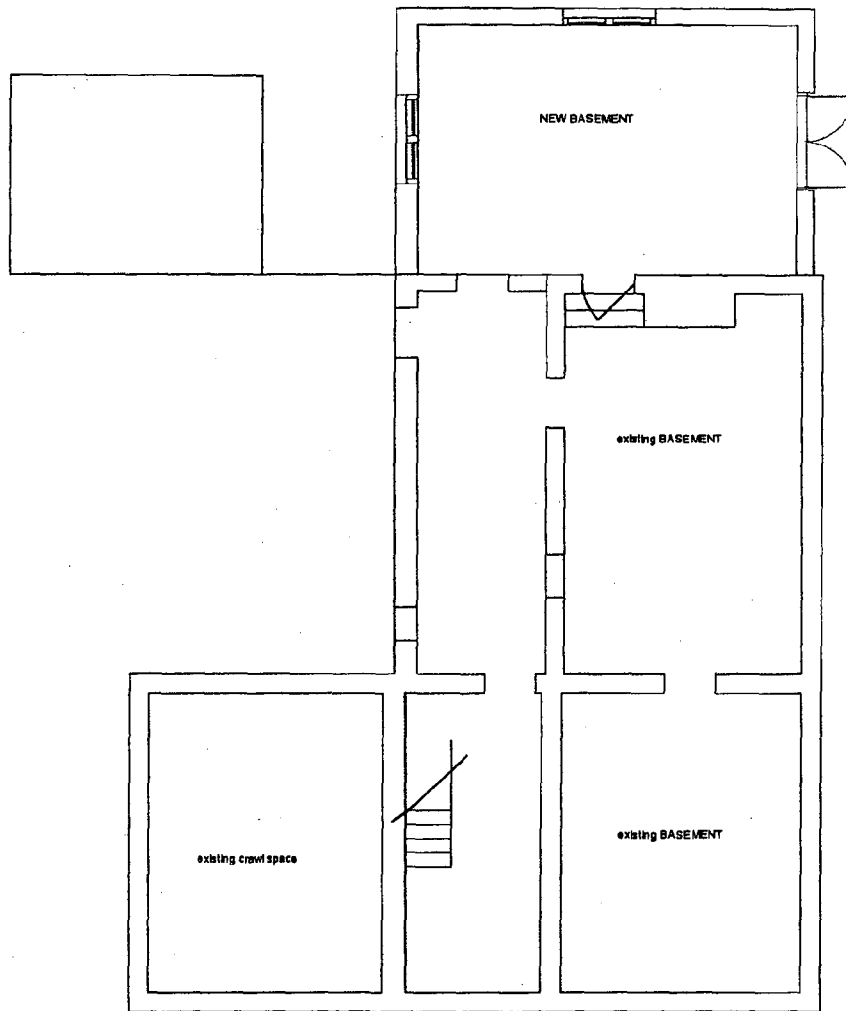
Please call if you have questions or comments.

Sincerely,

Thomas J. Taltavull

Copy to: file

Signed: Thomas J. Taltavull, Architect



BASEMENT PLAN

1/4" = 1'0"



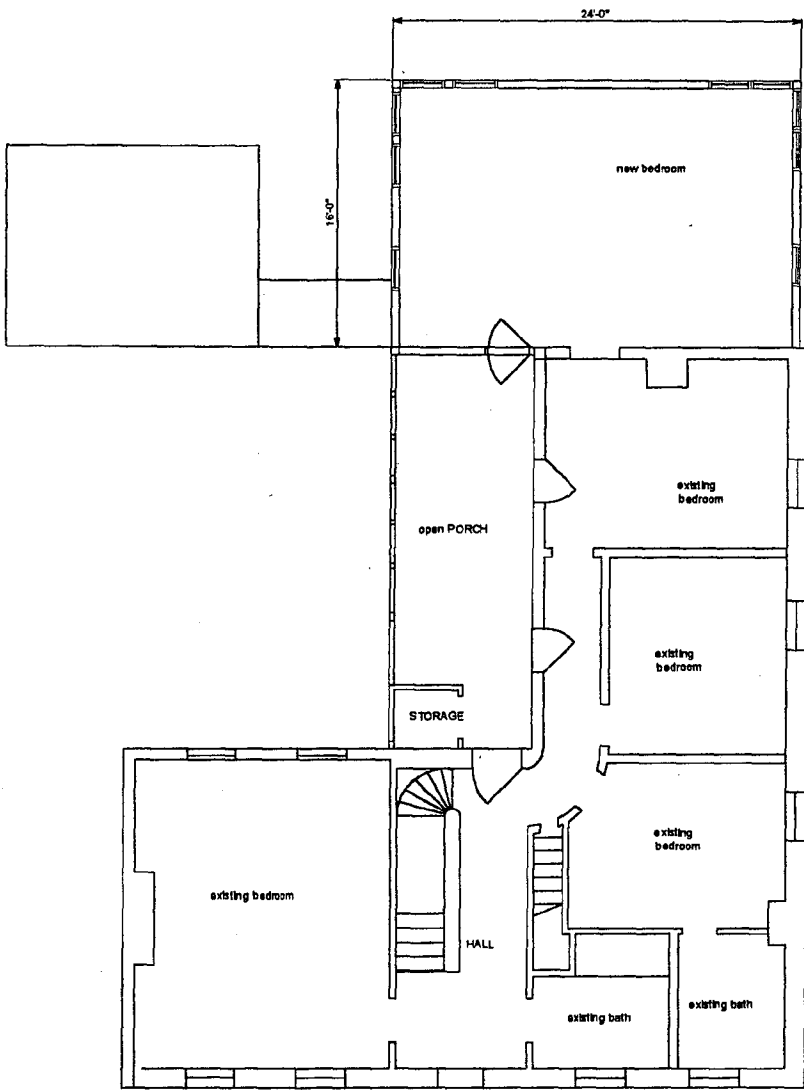
THOMAS J. TALTAVULL
 ARCHITECT
 20850 Plum Creek Court
 Gaithersburg, Maryland 20878
 301.980.1877

0.5.2002

PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Mount Catherine
 20840 Rockledge Road
 Rockville, Maryland 20849

A1



SECOND FLOOR PLAN

1/4" = 1'-0"



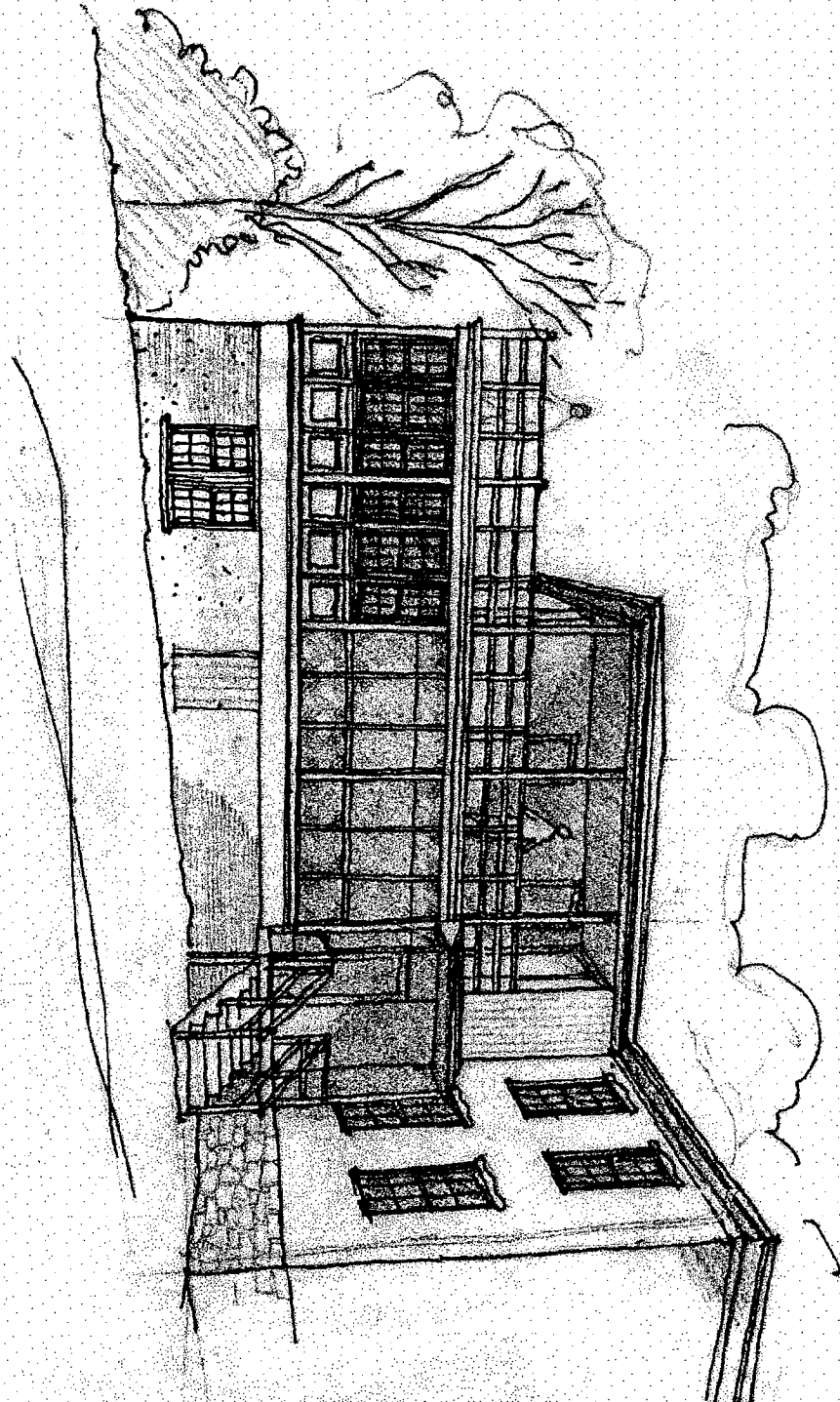
THOMAS J. TALTAVULL
 ARCHITECT
 20650 Plum Creek Court
 Gaithersburg, Maryland 20882
 301.660.1617

6.5.2002

PLANS

PROPOSED ADDITION TO:
 VAN DIEN RESIDENCE
 Mount Richmond
 20726 Mount Richmond Road
 Rockville, Maryland 20843

A1



SOUTH ELEVATION

1/4" = 1'-0"



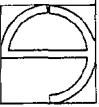
A2

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

PLANS

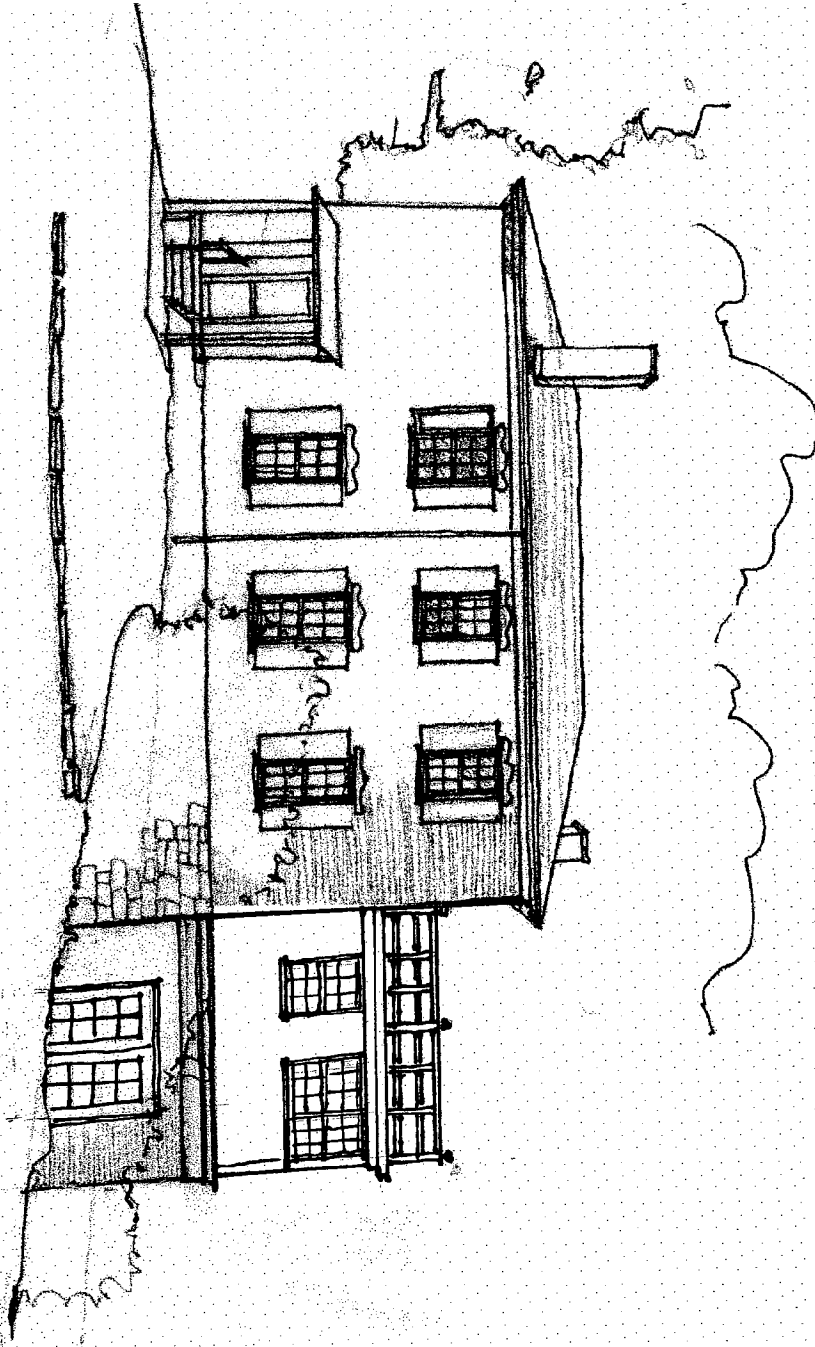
6.5.2002

THOMAS J. TALTAVULL
ARCHITECT
□ □ □
29650 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1947



SOUTH ELEVATION

1/4" = 1'-0"



A2

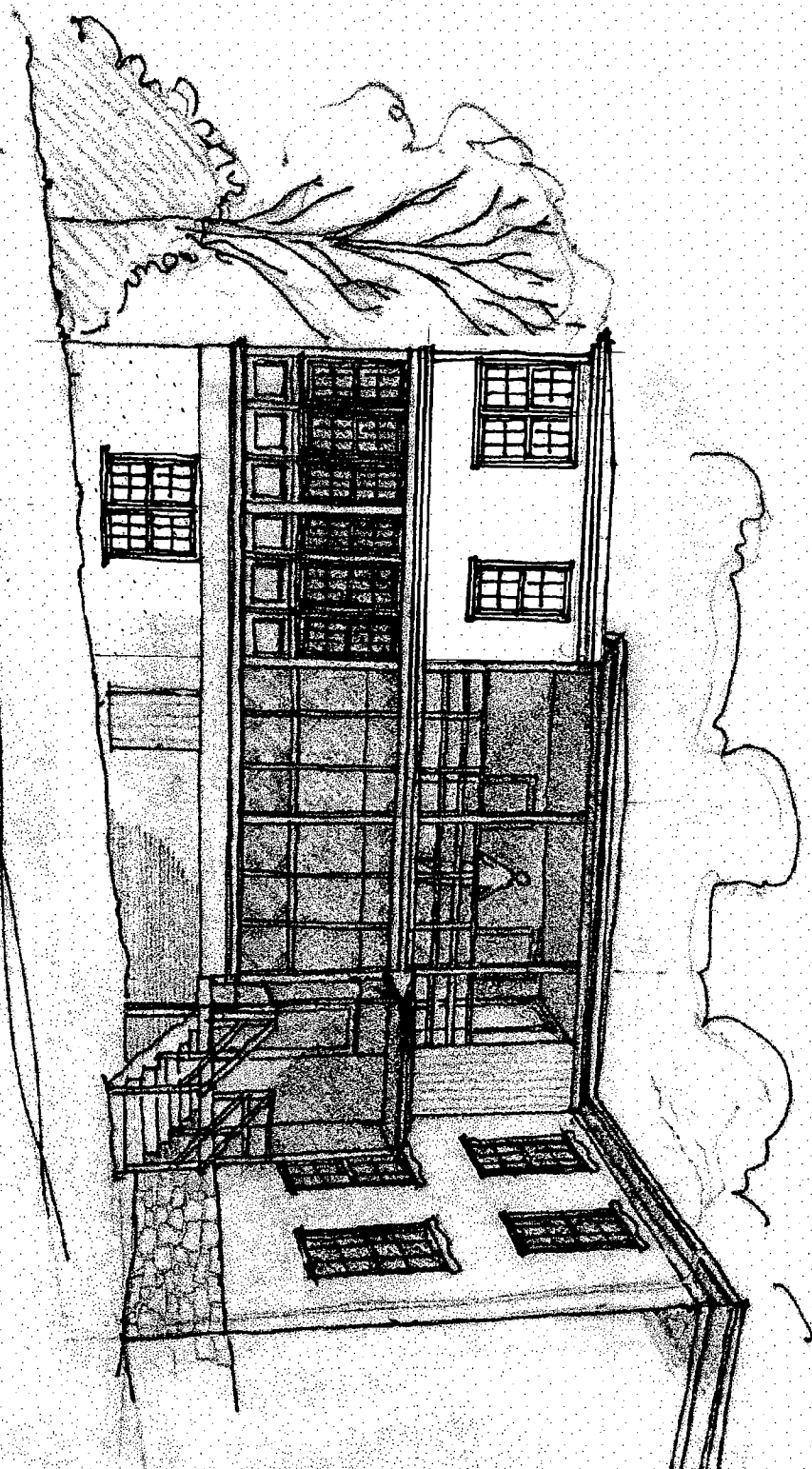
PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

PLANS

8.5.2002

THOMAS J. TALTAVULL
ARCHITECT
20650 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1947





SOUTH ELEVATION w/ 2ND STORY ALTERNATE

1/4" = 1'-0"



A2

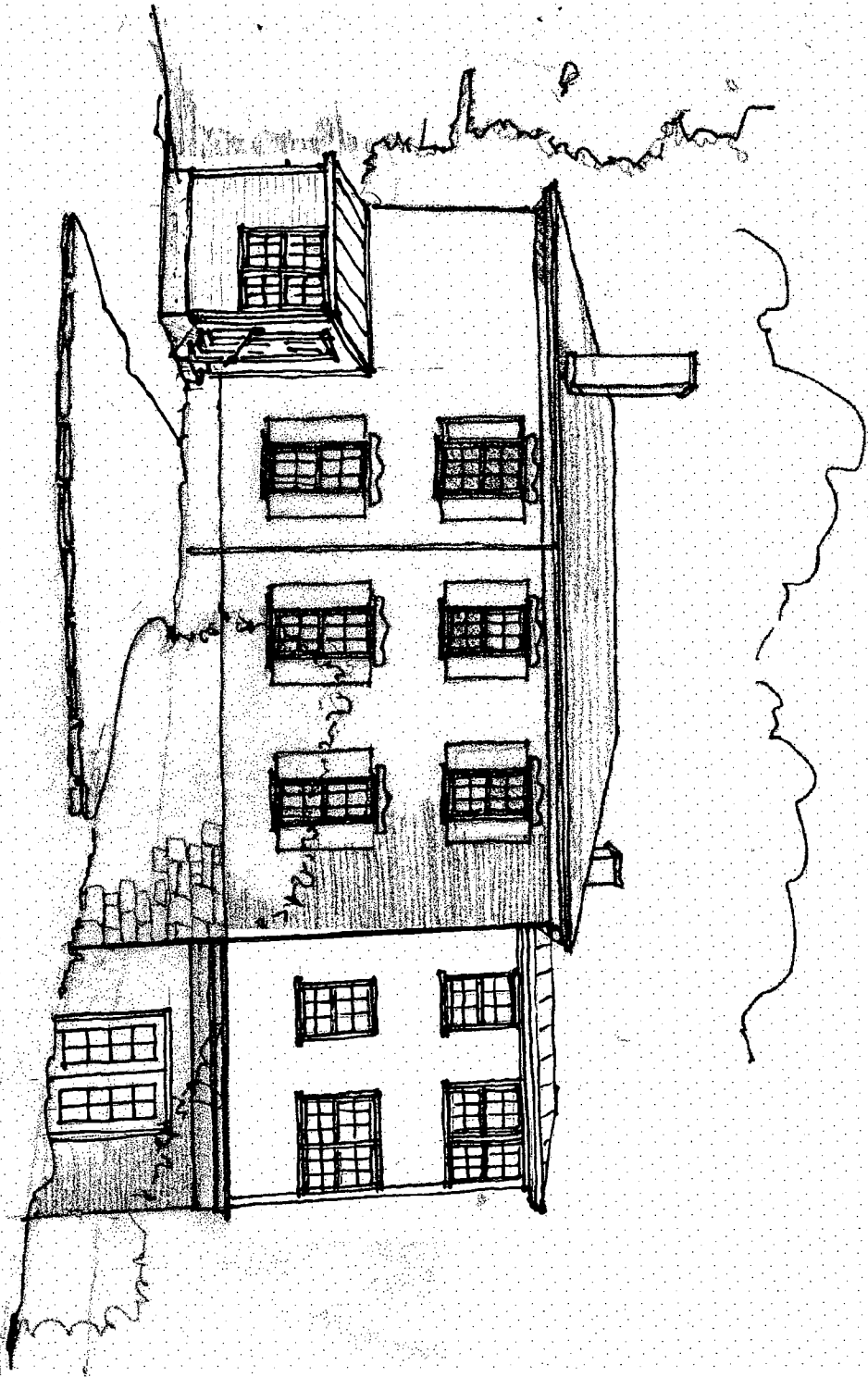
PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

PLANS

6.5.2002

THOMAS J. TALTAVULL
ARCHITECT
20850 Plum Creek Court
GaitHERSBURG, Maryland 20882
301.840.1847





SOUTH ELEVATION w/ 2ND STORY ALT.

1/4" = 1'0"



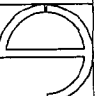
A3

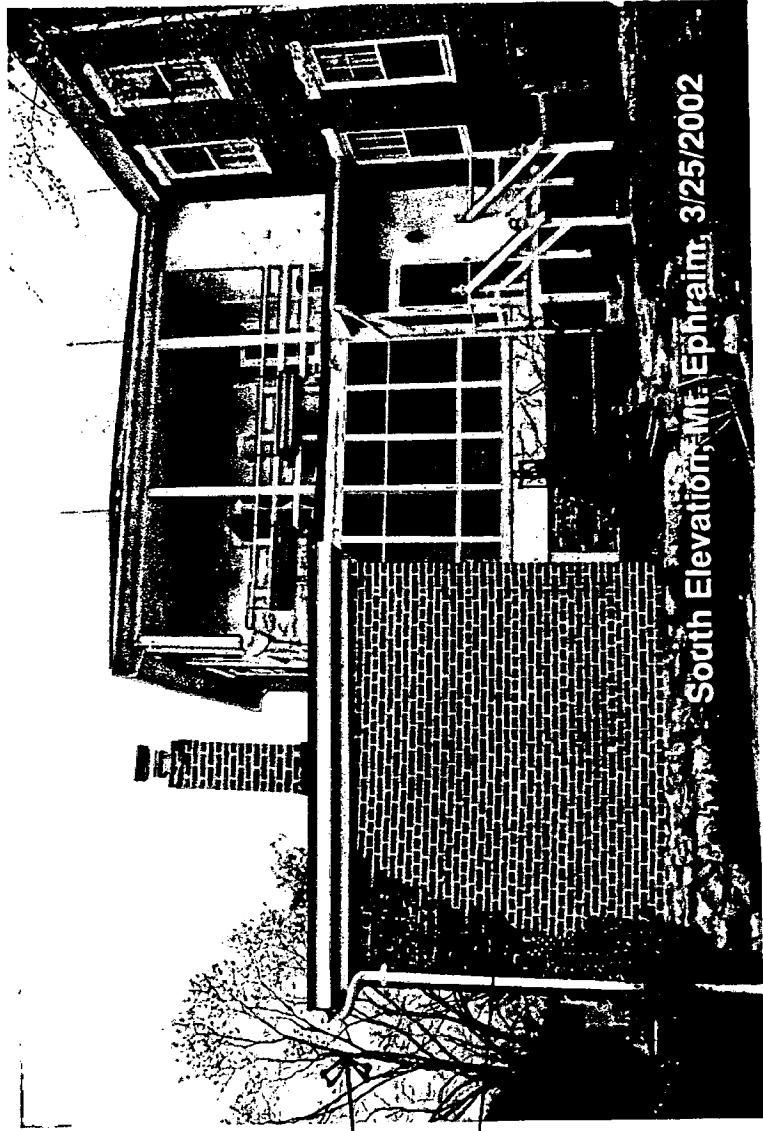
PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
Mount Ephraim
23720 Mount Ephraim Road
Dickerson, Maryland 20842

PLANS

6.8.2002

THOMAS J. TALTAVULL
ARCHITECT
20650 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1847

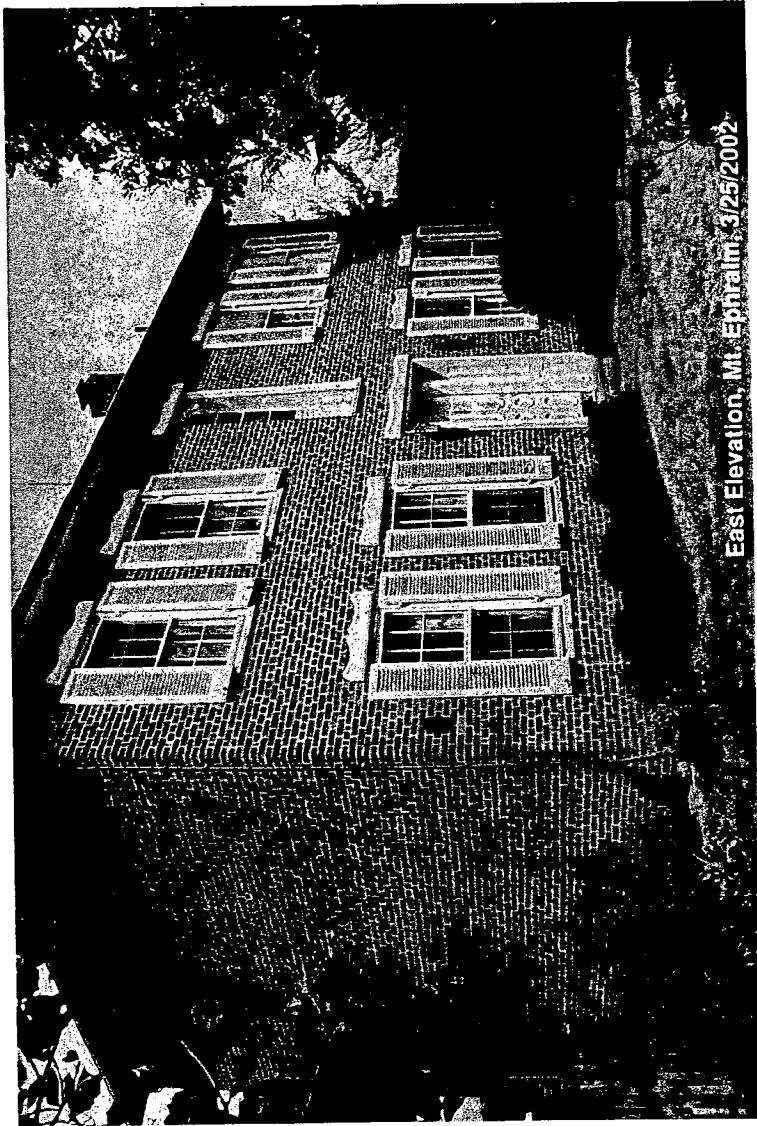




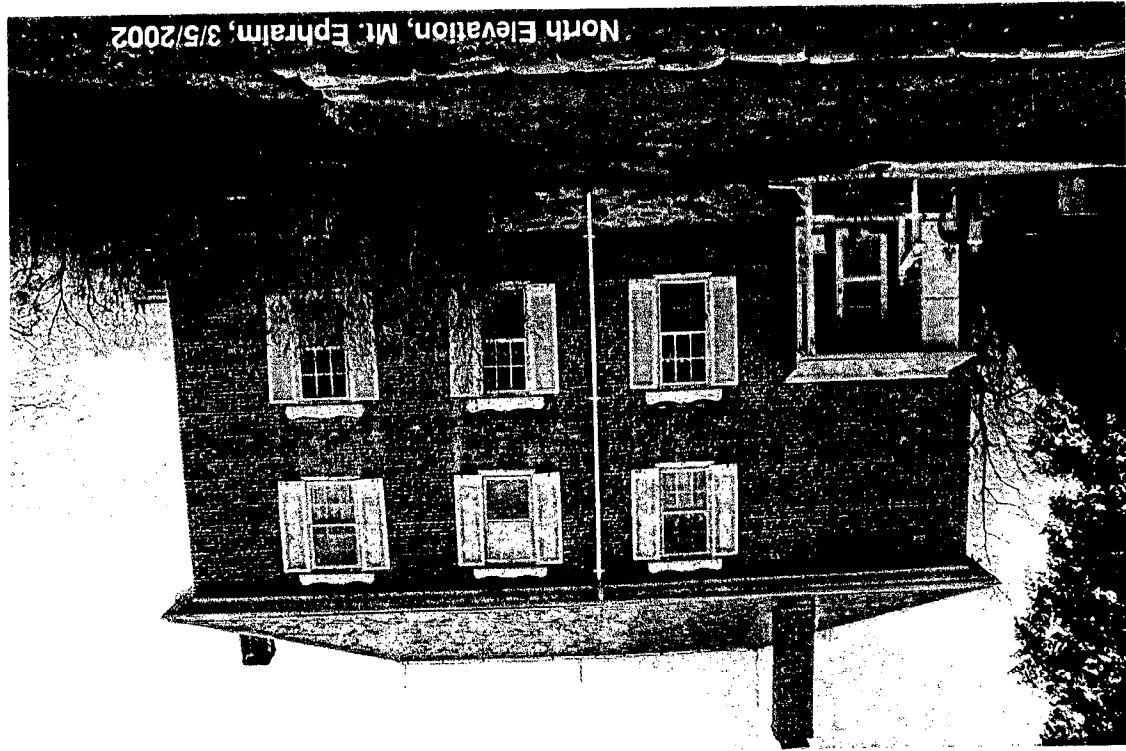
South Elevation, Mt. Ephraim, 3/25/2002

EXISTING RAIN
TREE TO BE
REMOVED.

EXIST. SUMMER
KITCHEN.



East Elevation, Mt. Ephraim, 3/25/2002





West Elevation, Mt. Ephraim 3/25/2002

NOTE:

- 1) MT. EPHRAIM ROAD IS CURRENTLY UNDER CONSTRUCTION BY THE GENERAL PUBLIC AND MAINTAINED BY REDEMPTION BY MONTGOMERY COUNTIES.
- 2) NO TITLE REPORT FURNISHED; PLAT DOES NOT PRESENT A COMPREHENSIVE RECORD OF ENCUMBRANCES OR APPROPRIANCES THEREON ON PROPERTY.

STONEMANOLD
L. 1157 P. 184
L. 3131 P. 160

F. A. GUTHEIM, ET UX
L. 638 c P. 160
250,657 sq. ft. 5.7543 AC. ±

FREDERICK, CO.
TAX MAP # 113

REFERENCE
N. 39° 50' 04" W.
1048.86'

N. 42° 23' 00" E.

REMOVE EXIST. TREE, RECONFIGURE STONE WALL & PATIO

EXPAND & ENCLOSE SIDE ENTRY - 9' x 9'

PROPOSED 16' x 24' ADDITION

ADD WOOD DECK 8' x 16'

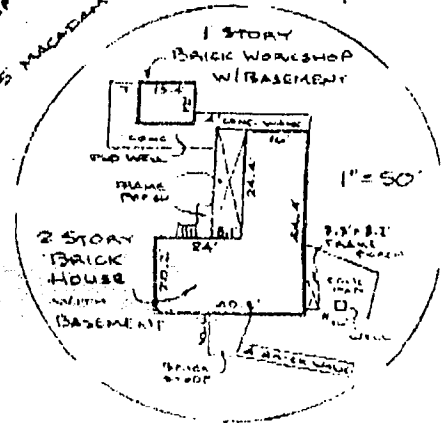
L. L. SELIGSON
L. 1175 P. 82

N. 39° 50' 04" W.

409.60

S. 43° 57' 43" W.
MT. EPHRAIM ROAD

491.82



PLAT OF SURVEY

HOUSE LOCATION SURVEY

LAND CONVEYED TO

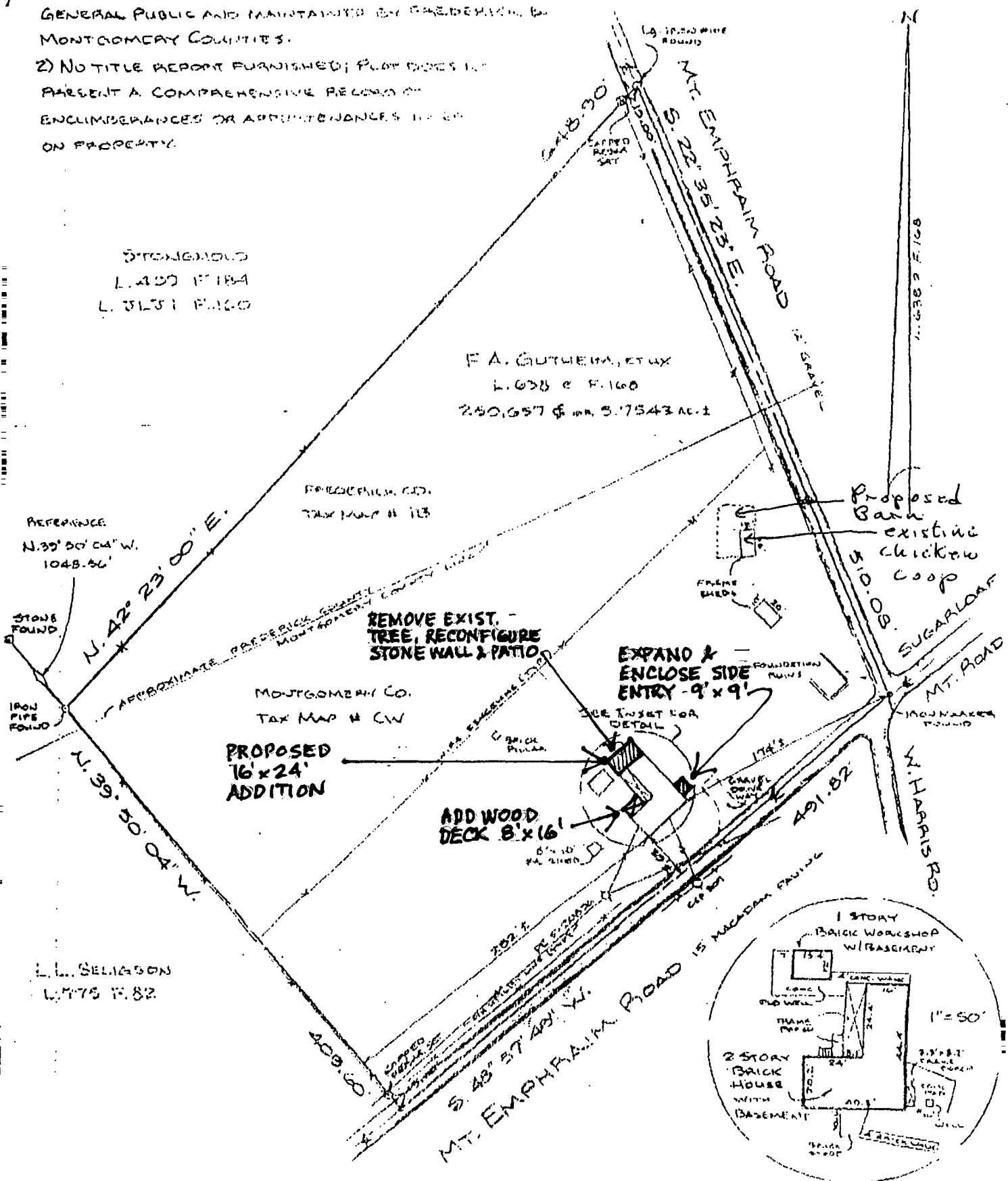
FREDERICK A. GUTHEIM, ET UX

LIBER. 638 c FOLIO 168



NOTE:

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



STRONGHOLD
L. 400 F. 184
L. 3131 F. 160

F.A. GUTHEIM, ET UX
L. 638 & F. 160
250,657 sq. ft. 5.7543 AC. ±

REFERENCE
N. 39° 50' 04\" W.
1048.56'

N. 42° 23' 00\" E.
1048.56'

PROPOSED
16' x 24'
ADDITION

ADD WOOD
DECK 8' x 16'

EXPAND &
ENCLOSE SIDE
ENTRY - 9' x 9'

REMOVE EXIST.
TREE, RECONFIGURE
STONE WALL & PATIO

Proposed
Barn
existing
chicken
coop

L.L. SELIGSON
L. 775 F. 82



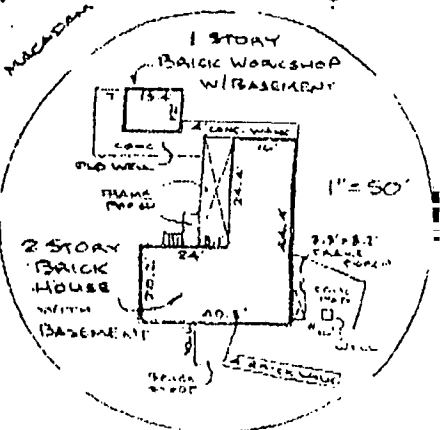
9-11-91

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
300 South Main Street, Mount Airy, Maryland 21771
Cell: 829-2890 (301) 831-5015

REFERENCE	JOHN NO
L. 638 & F. 168	91-2697

THOMAS J. TALTAVULL



ARCHITECT

20650 Plum Creek Court
Gaithersburg, Maryland 20882
301.840.1847

Transmittal Letter

To: Perry Kephart Kapsch
M-NCPPC
Montgomery County \
Department of Park and Planning
Silver Spring, Maryland

Date: June 25, 2001

Attention: Perry

Project: Mt. Ephraim

Remarks:

Dear Perry,

Enclosed please find schematic plans for the proposed additions and renovations to Mt. Ephraim for submission to the Historic Planning Commission for the initial review.

I have shown the major addition both ways, (one story w/ basement and two story w/ basement.

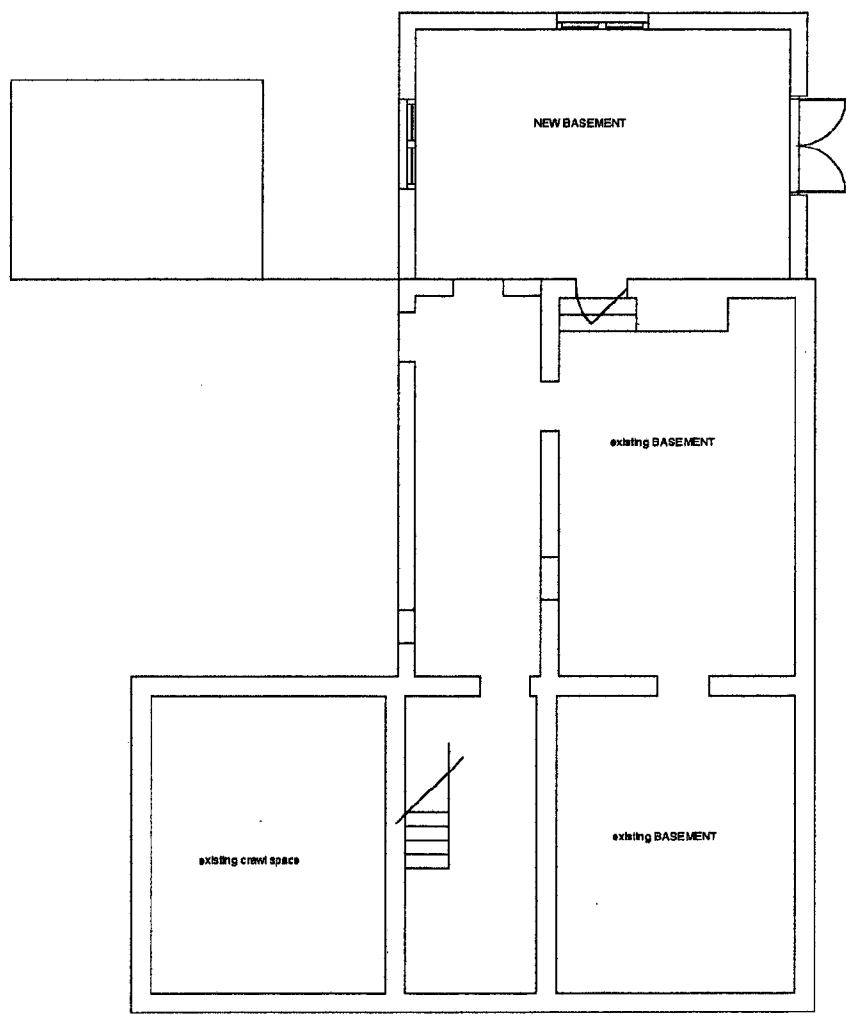
Please call if you have questions or comments.

Sincerely,

Thomas J. Taltavull

Copy to: file

Signed: Thomas J. Taltavull, Architect



BASEMENT PLAN

1/4" = 10'



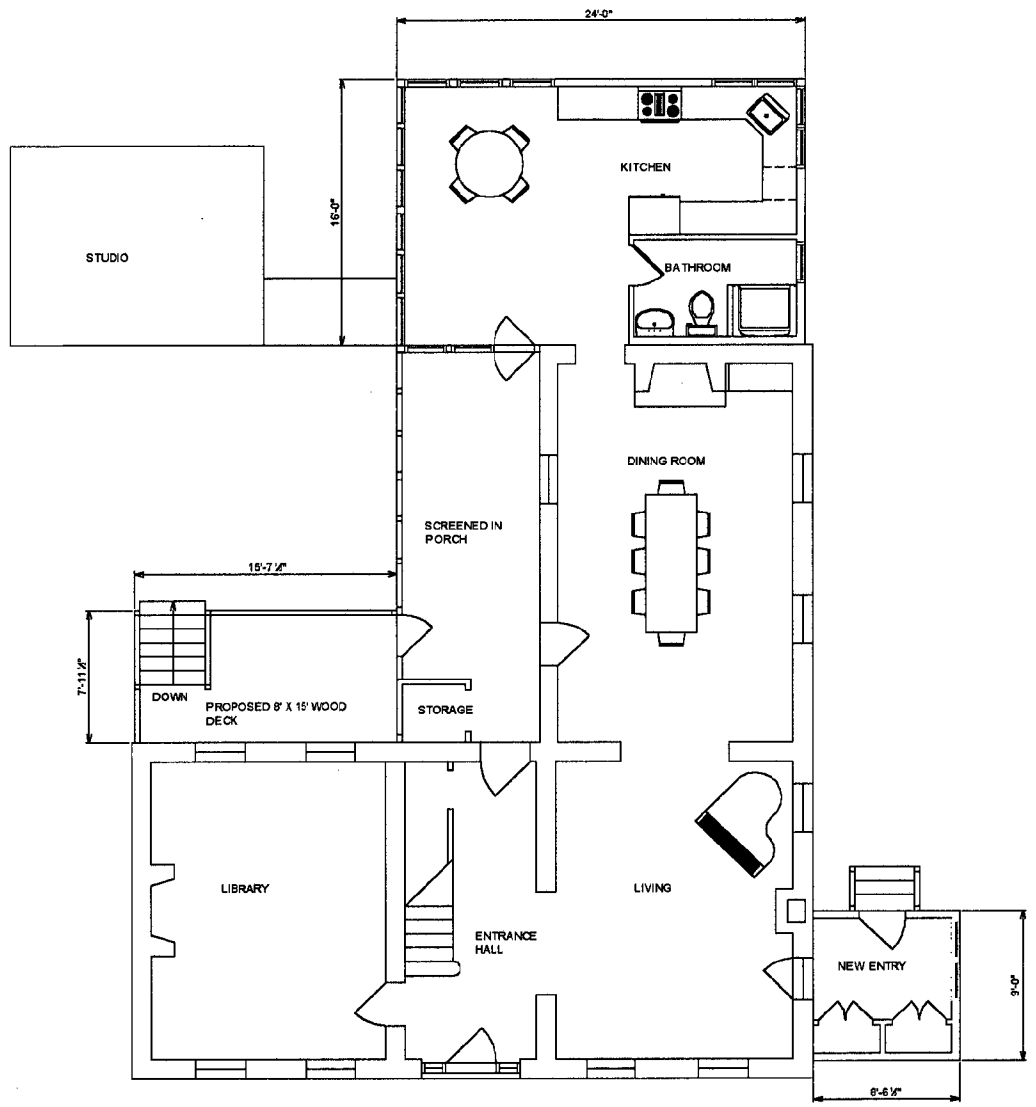
THOMAS J. TALTAVULL
 ARCHITECT
 20650 Plum Creek Court
 Catonsville, Maryland 21032
 301.840.1847

0.5.2002

PLANS

PROPOSED ADDITION TO:
 VAN DIEN RESIDENCE
 Mount Ephraim
 29720 Mount Ephraim Road
 Charleston, Maryland 21038

A1



FIRST FLOOR PLAN

1/4" = 1'



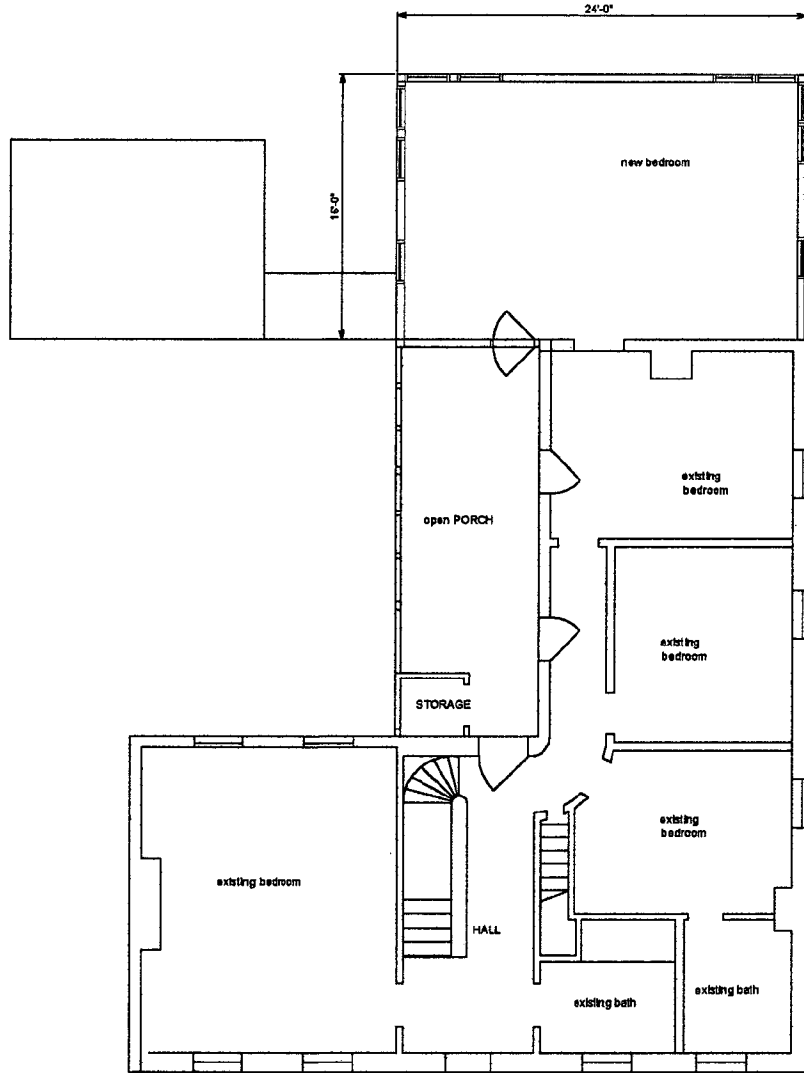
THOMAS J. TALAVULL
 ARCHITECT
 20650 Plum Creek Court
 Gaithersburg, Maryland 20882
 301.980.1817

6.5.2002

PLANS

PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Mount Ephraim
 32720 Mount Ephraim Road
 Baltimore, Maryland 21284

A1



SECOND FLOOR PLAN

1/4" = 1'



THOMAS J. TALTAVULL
 ARCHITECT
 20650 Plum Creek Court
 Gaithersburg, Maryland 20882
 301.940.1847

8.5.2002

PLANS

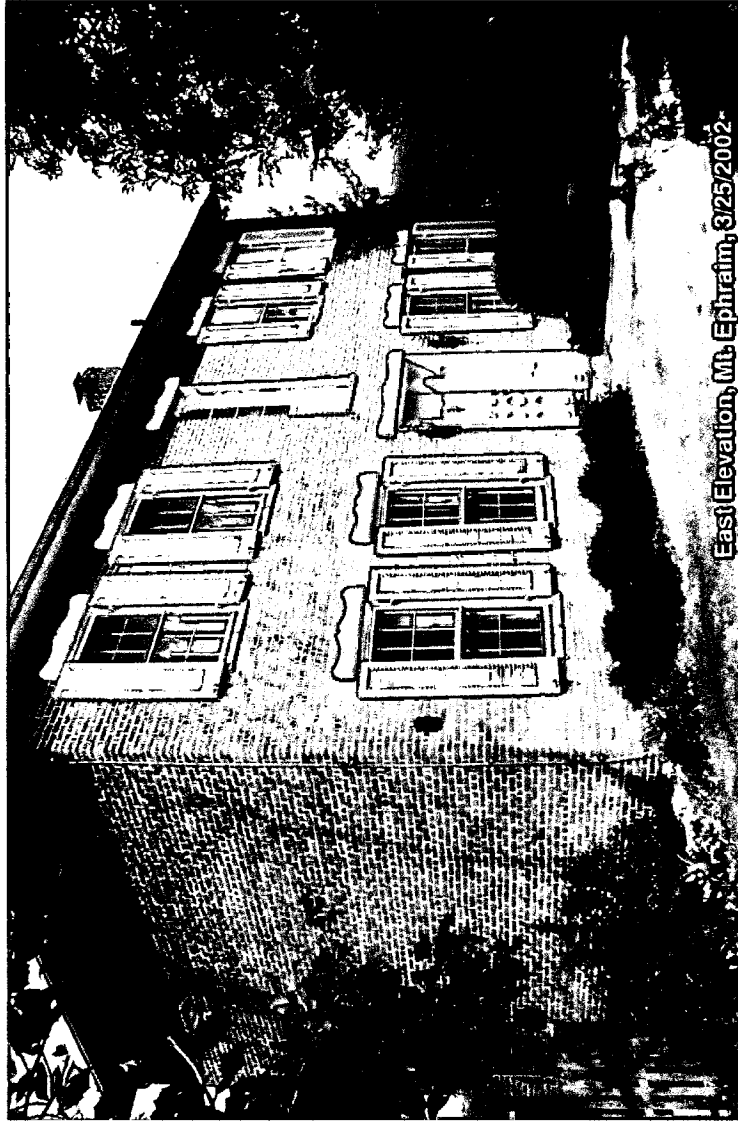
PROPOSED ADDITION TO:
VAN DIEN RESIDENCE
 Monte Esharvon
 8075A Monte Esharvon Road
 Beltsville, Maryland 20705

A1

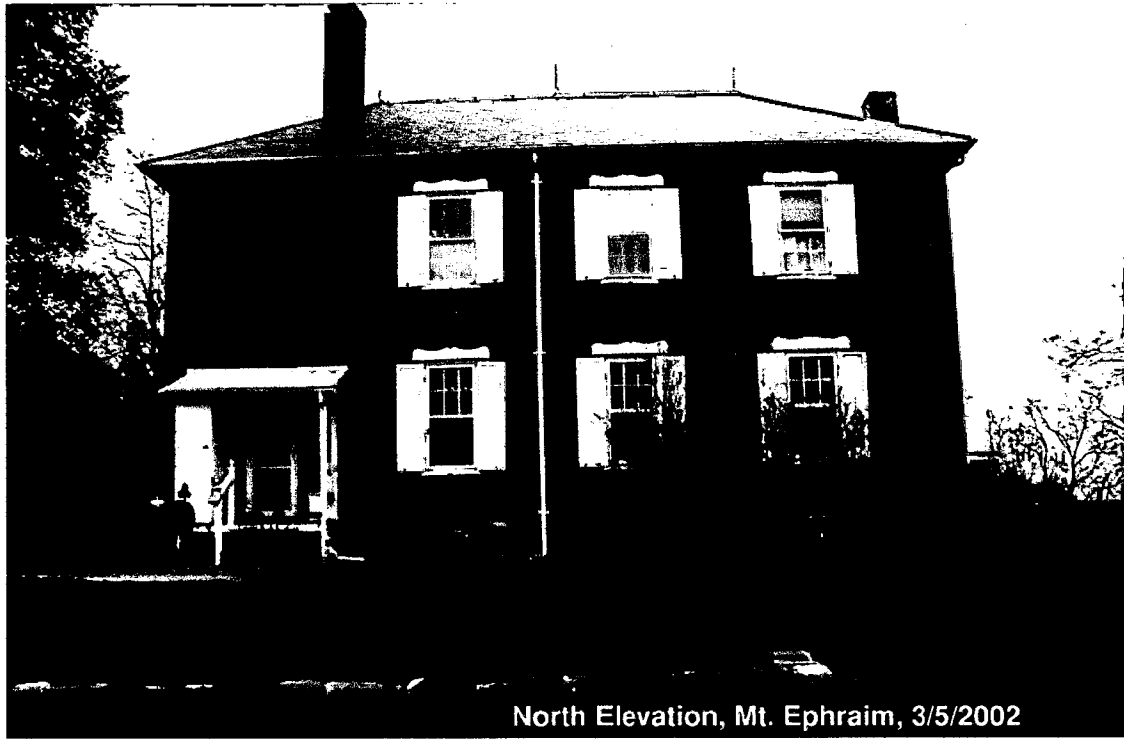
EXISTING RAIN
TREE TO BE
REMOVED.
EXIST. SUMMER
KITCHEN.



South Elevation, Mt. Ephraim, 3/25/2002



East Elevation, Mt. Ephraim, 8/25/2002



North Elevation, Mt. Ephraim, 3/5/2002



West Elevation, Mt. Ephraim 3/25/2002