

33/2 Westover  
33/2-89A



Montgomery County Government  
MEMORANDUM

DATE: 10/24/89

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

FROM: Jared B. Cooper, Historic Preservation Specialist  
Department of Housing and Community Development  
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 5/4/89 reviewed the attached application by Richard E. Curtis for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: \_\_\_\_\_

Attachments:

1. AAWP
2. Photos
3. Plans
4. \_\_\_\_\_
5. \_\_\_\_\_

JBC:av

1199E

Historic Preservation Commission

**CROSS  
LITTLE +** ARCHITECTS

1310 Apple Avenue  
Silver Spring  
Maryland 20910  
301 588 8100

March 31, 1989

Mr. Cooper  
Historic Preservation Commission  
51 Monroe Street  
Rockville, Maryland 20850

Dear Mr. Cooper,

Please find enclosed drawings, specifications, and photographs for the proposed construction at 240 Mowbray Road, Silver Spring, Maryland.

This Historic Preservation Commission Application is presented to you for review at the April 20, 1989, Commission Meeting.

The drawings have been prepared using a keynote system which keys the notes to the drawing by numbers. The notes serve the purpose of job specifications and construction notes and are always found in the right margin.

I trust this submittal describes the project adequately. However, should you find any deficiencies or have any comments or concerns please call.

Sincerely,



Joann S. Staton,  
Project Architect  
Cross + Little, Inc.

encl.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: April 25, 1989

CASE NUMBER: #33/2 - 89A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Westover

PROPERTY ADDRESS: 240 Mowbray Road  
Silver Spring, MD  
20904

DISCUSSION:

For the most part, this application involves "swapping facades" on a pre-existing rear addition to this late 19th century Master Plan Site. As you will see in the attached drawings, the 20th century addition was very honest, but questionably compatible. The proposed renovations aim to recreate, or at least mirror, the Mansard shingle character of the original house. However, the single story garage at the far rear of the house will be retained as is. Also, a small addition will be made on the southwest side of the house, at the juncture of the new and old portions of the house; and a roof deck will be created atop the reconfigured 2-story addition.

RECOMMENDATION:

Generally, staff recommends approval of the application. Any reservations revolve around the philosophical conflict between "honest" expansion and "re-creation" of the existing. In this instance, considering the character of the existing addition, staff feels that the applicant's architect is making a good-faith effort to improve the aesthetic value of the structure (although perhaps not the interpretive value). Staff would recommend that the Commission take the opportunity to encourage the applicant to provide for some more honest separations between the new and the old. However, in this case, if the applicant insists that re-creation is the most viable solution, staff would recommend approval of the concept with some further questioning regarding change to the original structure (window replacement, addition of porch railings, removal of chimney).

ATTACHMENTS:

1. HAWP Application
2. Photographs (see Plot Plan for keyed numbers)
3. Drawings
4. Plot Plan

COMMISSION ACTION:

JBC:av  
1077E



# Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850  
~~100 Maryland Avenue, Rockville, Maryland 20850~~  
217-3625 ~~270-1337~~

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2070413

NAME OF PROPERTY OWNER Richard E. Curtis TELEPHONE NO. 301-384-6267  
(Contract/Purchaser) (Include Area Code)

ADDRESS 240 Mowbray Road, Silver Spring, Maryland 20904  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY Cross + Little, Inc., TELEPHONE NO. 301-588-8100  
Architects (Include Area Code)  
 REGISTRATION NUMBER 5756 - Maryland

LOCATION OF BUILDING/PREMISE

House Number 240 Street Mowbray Road

Town/City Silver Spring Election District 5

Nearest Cross Street \_\_\_\_\_

Lot 36 Block, C Subdivision Sherwood Forest Manor

Liber 1989 Folio 382 Parcel B

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

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Blaze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 140,000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input checked="" type="checkbox"/> Well
03 ( ) Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

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

- On party line/Property line \_\_\_\_\_
- Entirely on land of owner \_\_\_\_\_
- On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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

James S. Staton Cross + Little Architects 5/24/1989  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 10/24/89

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

SEE REVERSE SIDE FOR INSTRUCTIONS

Description of Proposed Work

The proposed construction involves a turn of the century Victorian House and it's additions.

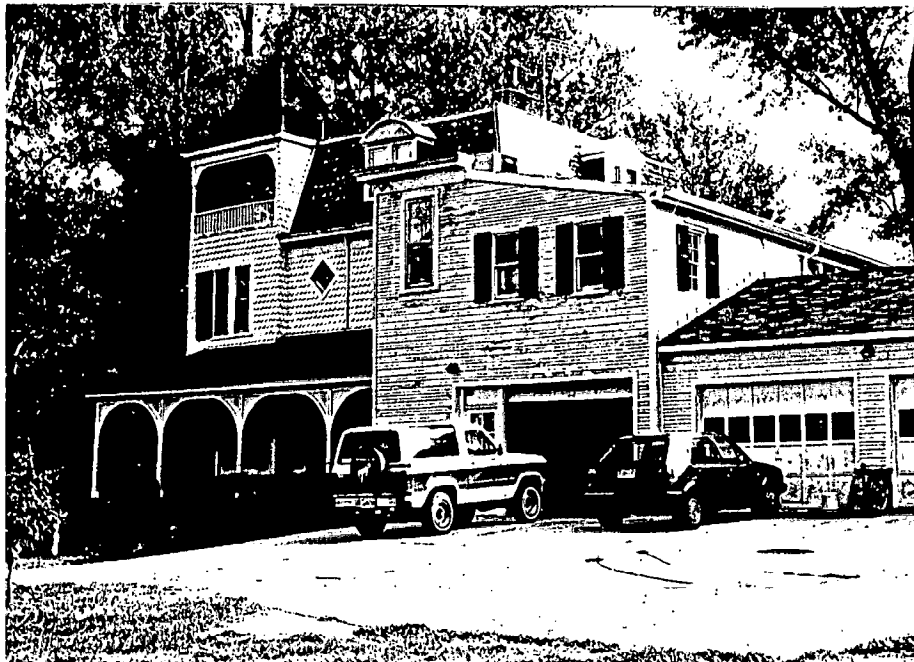
With this construction permit, it is the owner's intent to improve the architectural character of the existing shed-roofed structure (middle area) and to add a solarium to facilitate the use of their reorganized living spaces.

Additional construction, site work, and repairs will be performed to coordinate both new and existing construction with the architectural language established by the Victorian Building. This additional work includes two new window bays, a new concrete terrace, reroofing existing roofs, repairs to the existing porch, reworking the existing driveway, and general repairs to the exterior.

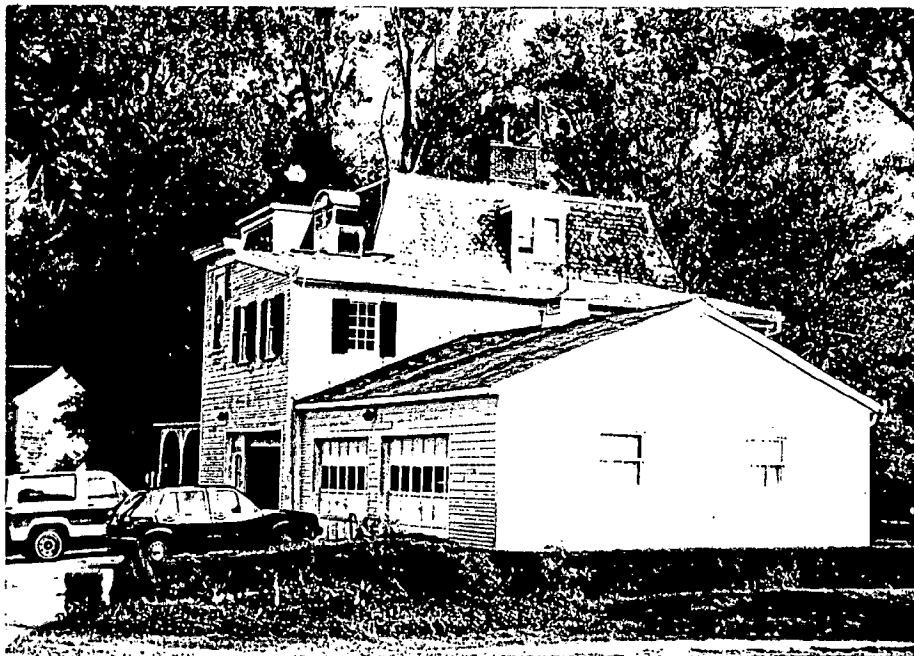
All proposed materials are specified to match the existing in integrity and appearance. For example, new cedar siding will match the pattern and material of the existing siding. New double hung windows will match existing windows in type and scale. The mansard slate roofs and dormered windows have been "borrowed" to replace the existing shed roof.

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Silver Spring  
Maryland 20910  
301 588 8100



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1310 Apple Avenue  
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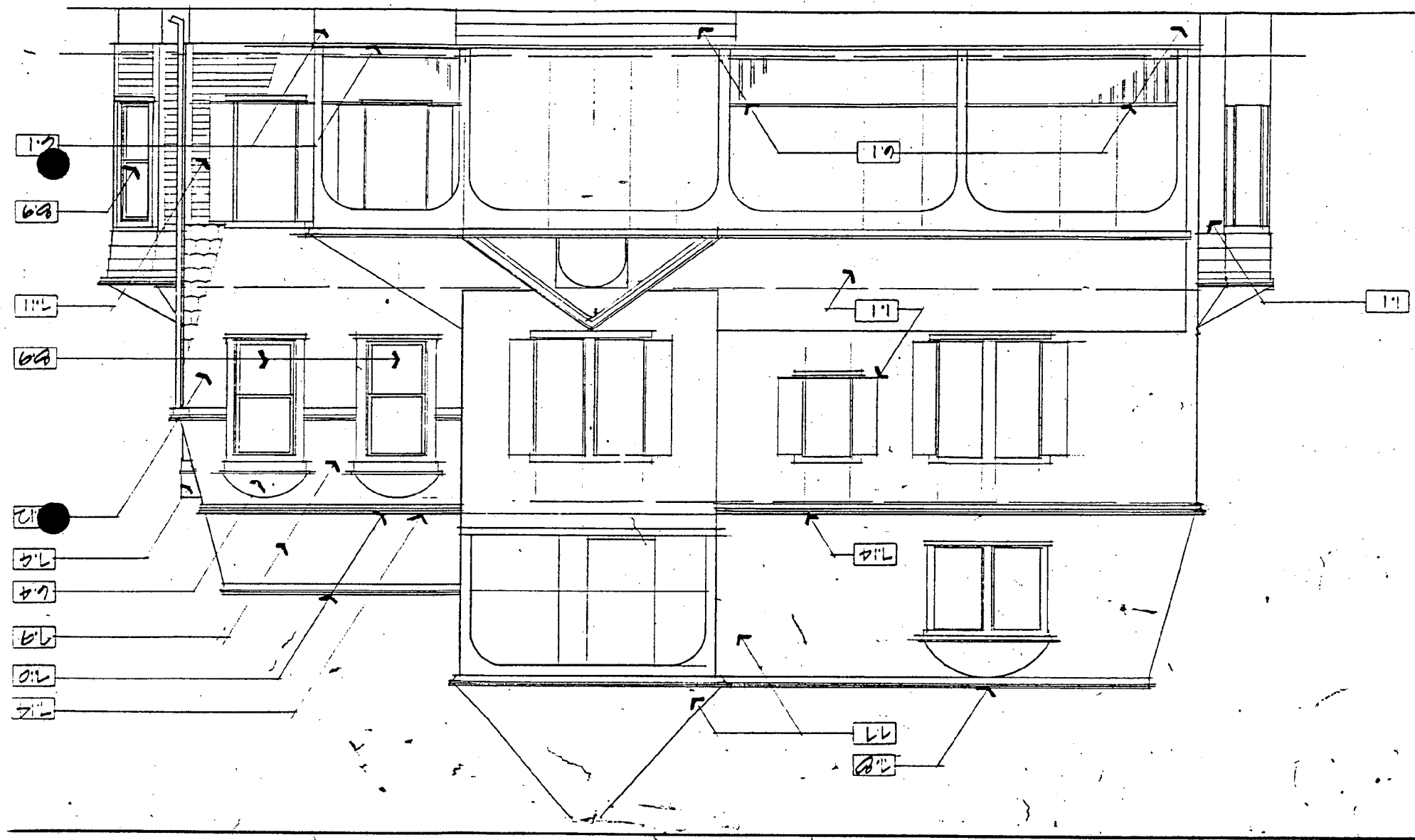


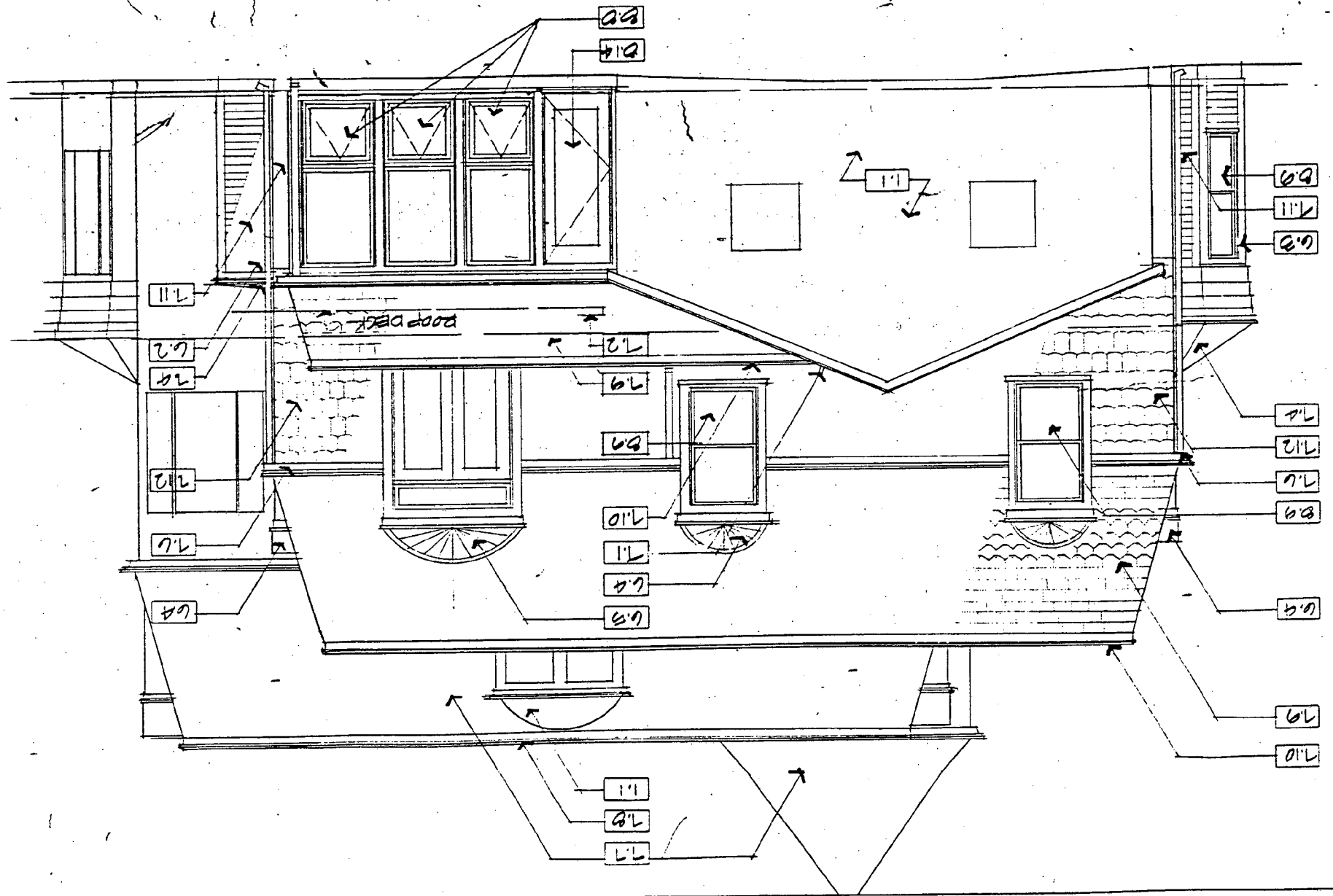
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SOUTH EAST  
N



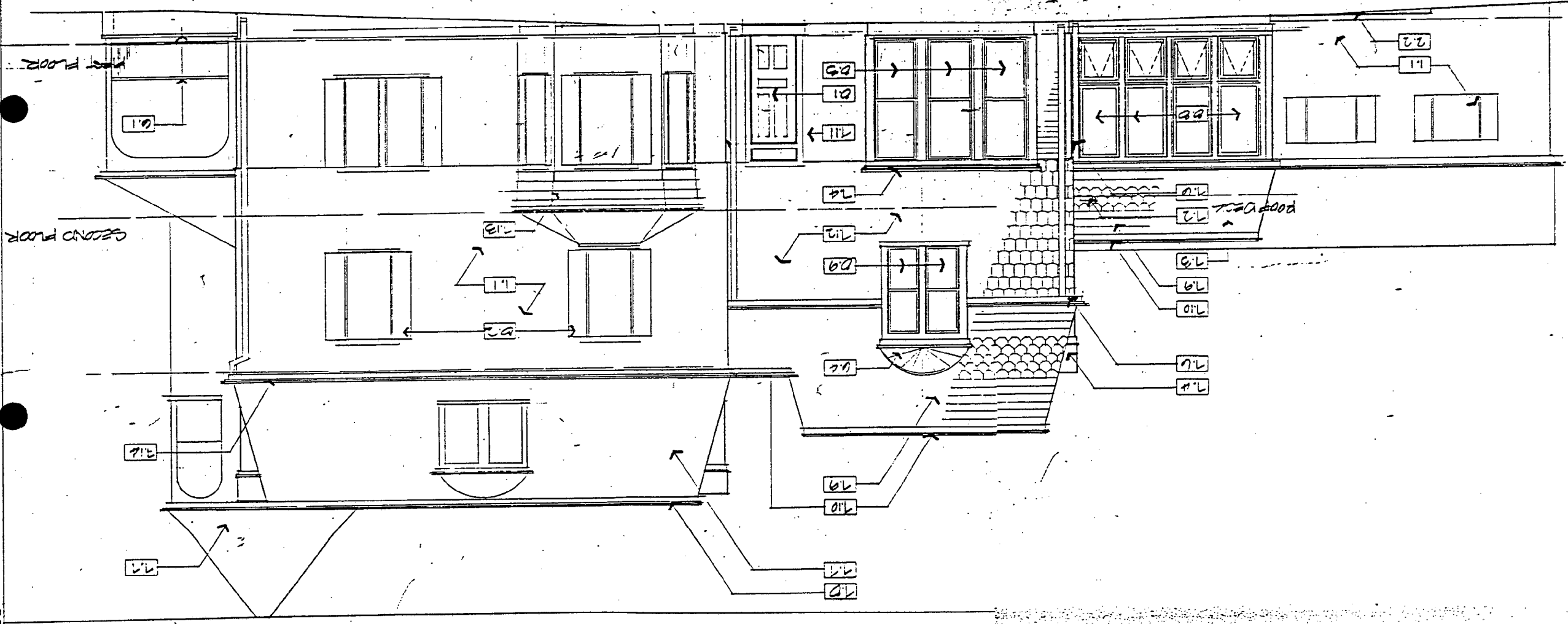


CURTIS KEYNOTES - ELEVATIONS

- 1.1 Existing to remain.
- 2.2 Terrace for grille.
- 6.1 Restore existing porch. Provide new pressure treated decking, repoint (replace) existing brick piers, provide new railings at 2'-8" A.F.F.
- 6.2 New bay at dining room.
- 6.3 New bay at kitchen breakfast nook.
- 6.4 Provide ornamental window treatment, trim and accessories at new dormered windows to match detailing at existing third floor dormers.
- 6.5 Provide ornamental entrance treatment to match window treatment.
- 7.1 Provide new diverter at existing garage roof.
- 7.2 Scupper at roof deck.
- 7.3 Parapet of mansard roof forms railing for roof deck.
- 7.4 New metal roof.
- 7.5 Flashing.
- 7.6 New metal gutters and downspouts
- 7.7 New roofing at existing sloped roof.  
Match existing color and shingle patterns. Price Supra-Slate Shingles. Price slate as alternate.
- 7.8 New roofing at existing flat roof.  
Membrane roofing with gravel ballast. Price metal as alternate.
- 7.9 New mansard roof to match existing mansard roof in slope and detailing.  
Match shingles in color and patterns. Price Supra-Slate Shingles. Price slate as alternate.
- 7.10 New flat roof shall be single-ply modified bitumen roof. Price metal as alternate.
- 7.11 New cedar siding. Match pattern and exposure of existing siding.
- 7.12 New cedar shingle siding. Match pattern and exposure of existing shingle siding. Match existing corner boards.
- 7.13 Cedar Siding. Match siding patterns of existing bay at music room.
- 7.14 Remove existing built-in gutter, Provide new prefinished aluminum gutter.
- 8.1 Replace existing rear door with panel door by owner. Paint and provide new security hardware as needed.
- 8.2 Replace shutter with new shutter.
- 8.3 New double hung windows to match size of existing living room windows, approximately 2'-8" x 8'-0".
- 8.8 Solarium Windows. Fixed/Awning combination. Provide tempered glass at lower awning window.
- 8.9 New double hung windows.
- 8.10 New door.
- 8.12 New french doors. Provide screened doors.

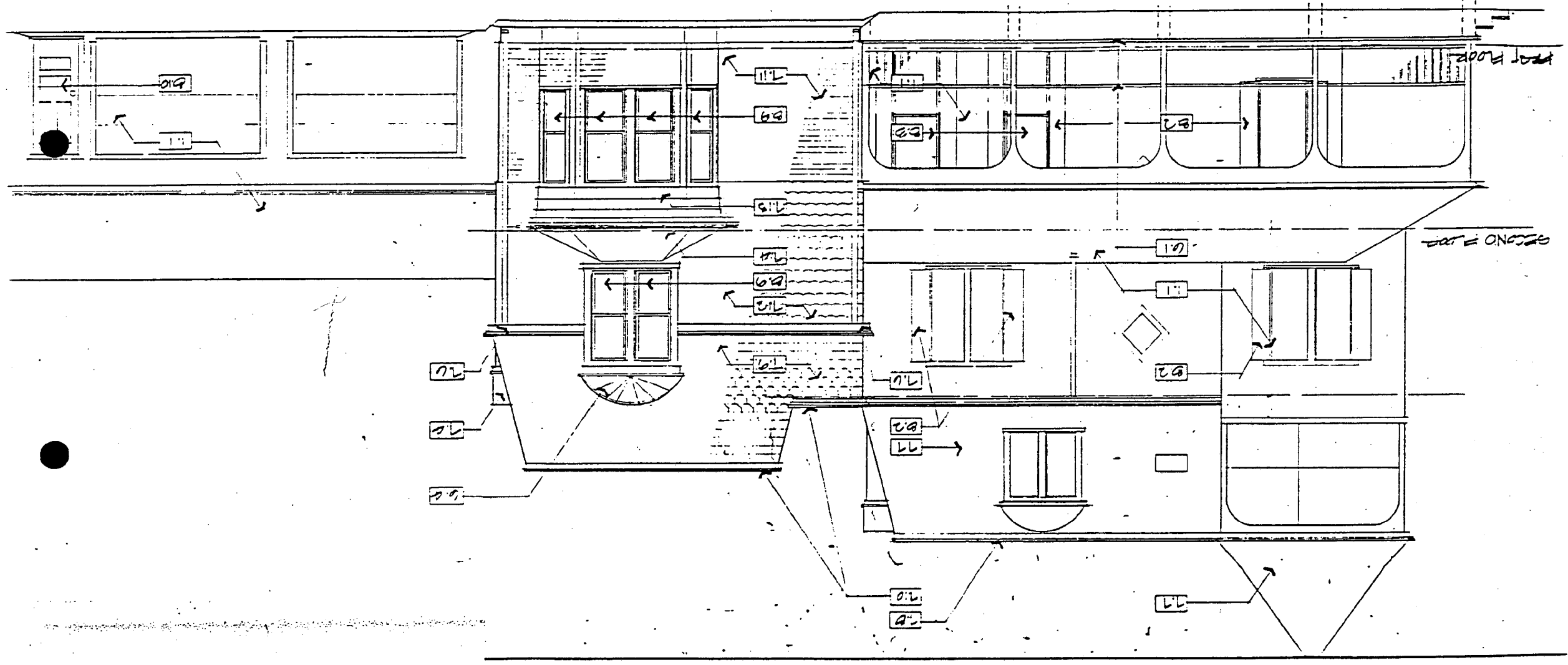
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10-1-1971  
SOUTHWEST ELEVATION



8.9  
8.10  
8.11  
8.12

NORTHERN ELEVATION



CURTIS KEYNOTES - ELEVATIONS

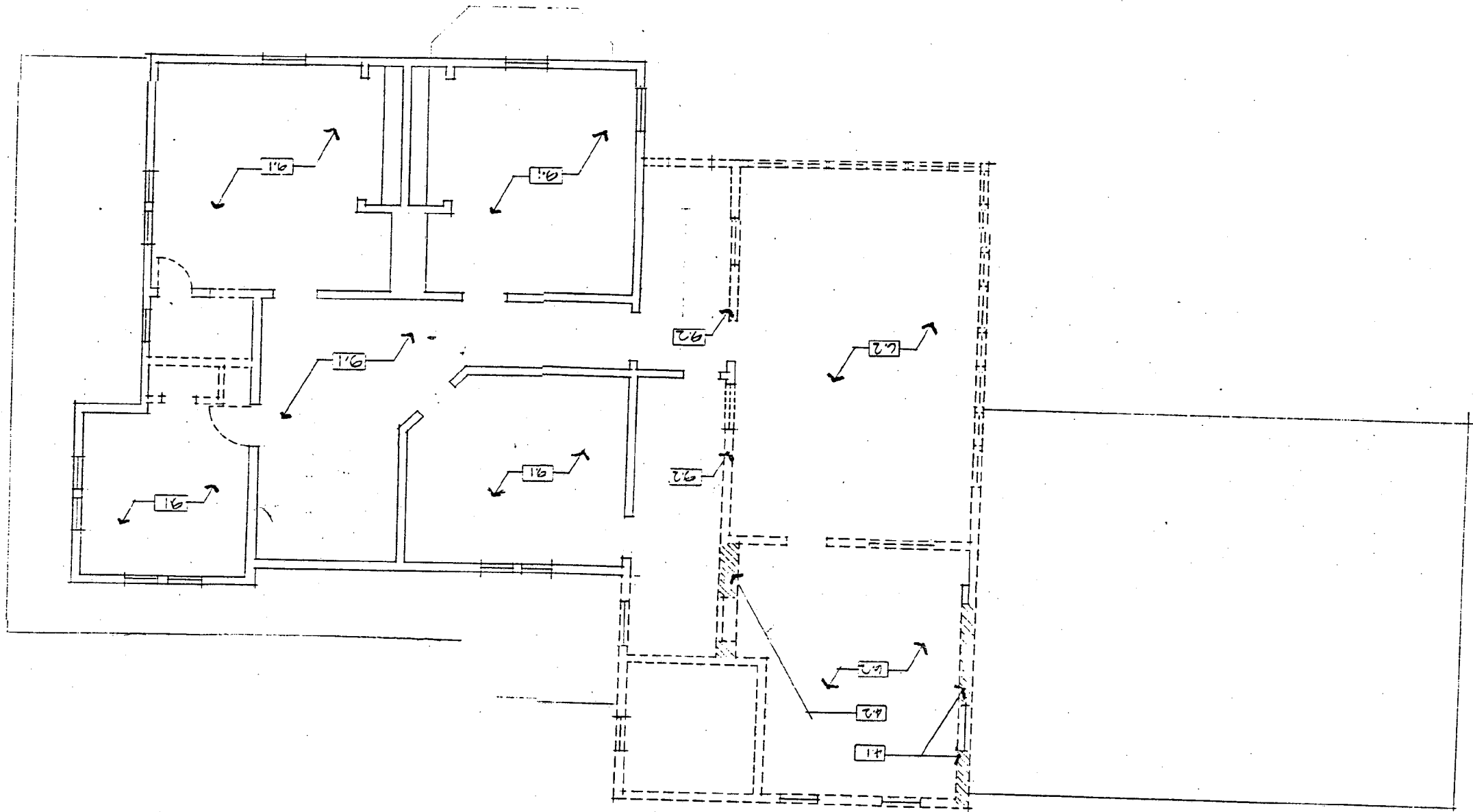
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+  
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ARCHITECTS

1310 Apple Avenue  
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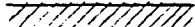
CURTIS RESIDENCE  
240 MONMOUTH ROAD





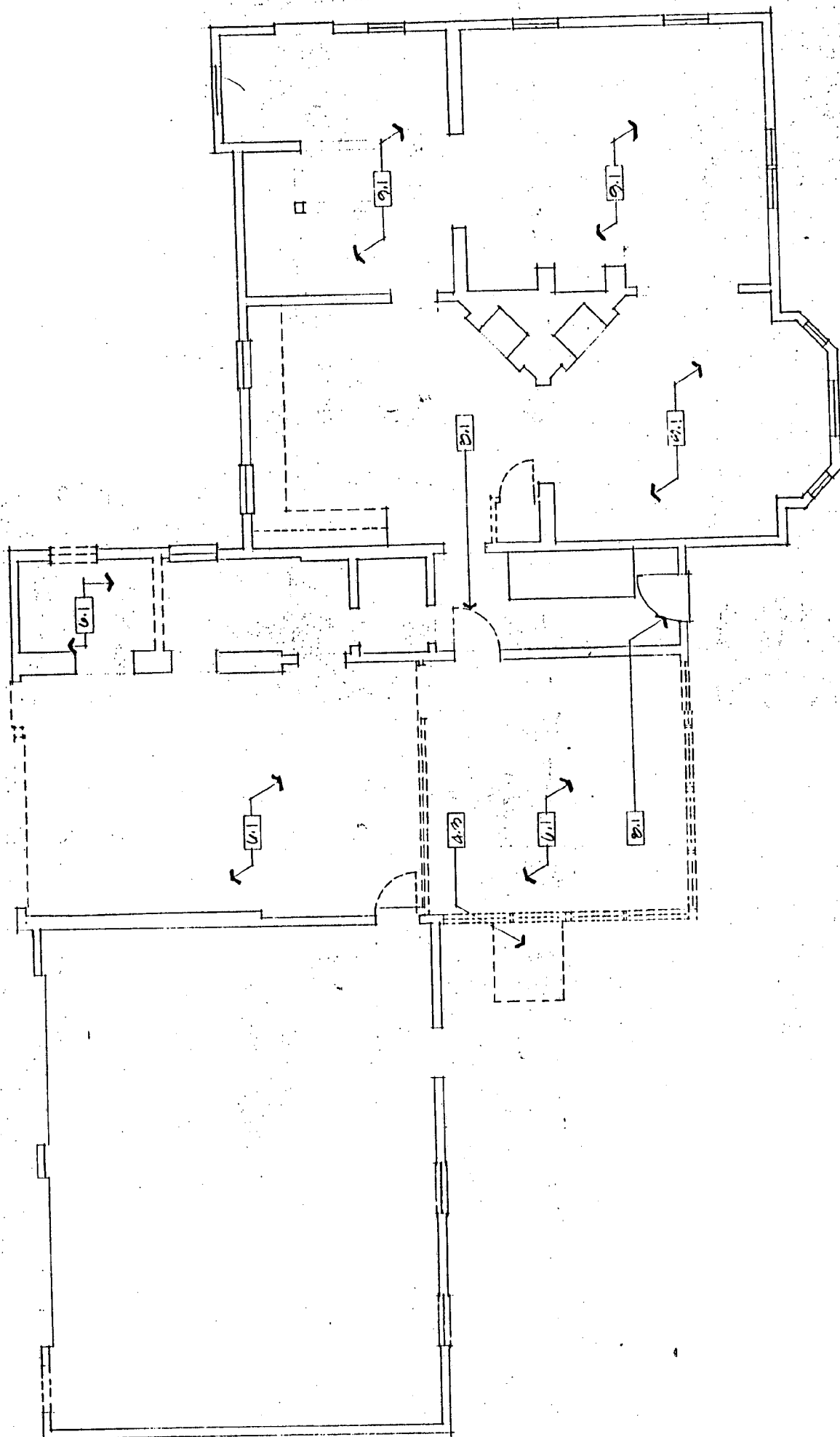
CURTIS KEYNOTES - DEMOLITION

- 1.1 Existing to remain.
- 4.1 Partial demolition of masonry wall. Remove all courses above new eave line.
- 4.2 Remove masonry wall at second floor only. Masonry below shall support new second floor framing.
- 4.3 Remove existing cellar stairs.
- 6.1 Existing concrete slab to be removed. new floor to be constructed at floor level of existing adjacent main house.
- 6.2 Remove existing second floor framing. New floor to be constructed at floor level of existing adjacent main house.
- 8.1 Remove existing door only. Casing and opening to remain. Store all doors safely and out of weather.
- 9.1 Remove existing carpet on first floor, second floor, including stairs to second and third floors.
- 9.2 Remove existing finish on existing wall to facilitate plumbing, electrical, and mechanical work.

-  EXISTING TO REMAIN
-  EXISTING TO BE REMOVED
-  EXISTING MASONRY PARTITION.

3 LEGEND  
102

2 KEYNOTES  
102



CURTIS RESIDENCE  
240 MONTROSE ROAD  
SILVER SPRING, MD 20904

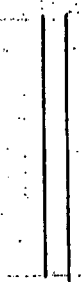
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EXISTING TO REMAIN

EXISTING TO BE REMOVED

EXISTING MASONRY PARTITION



LEGEND

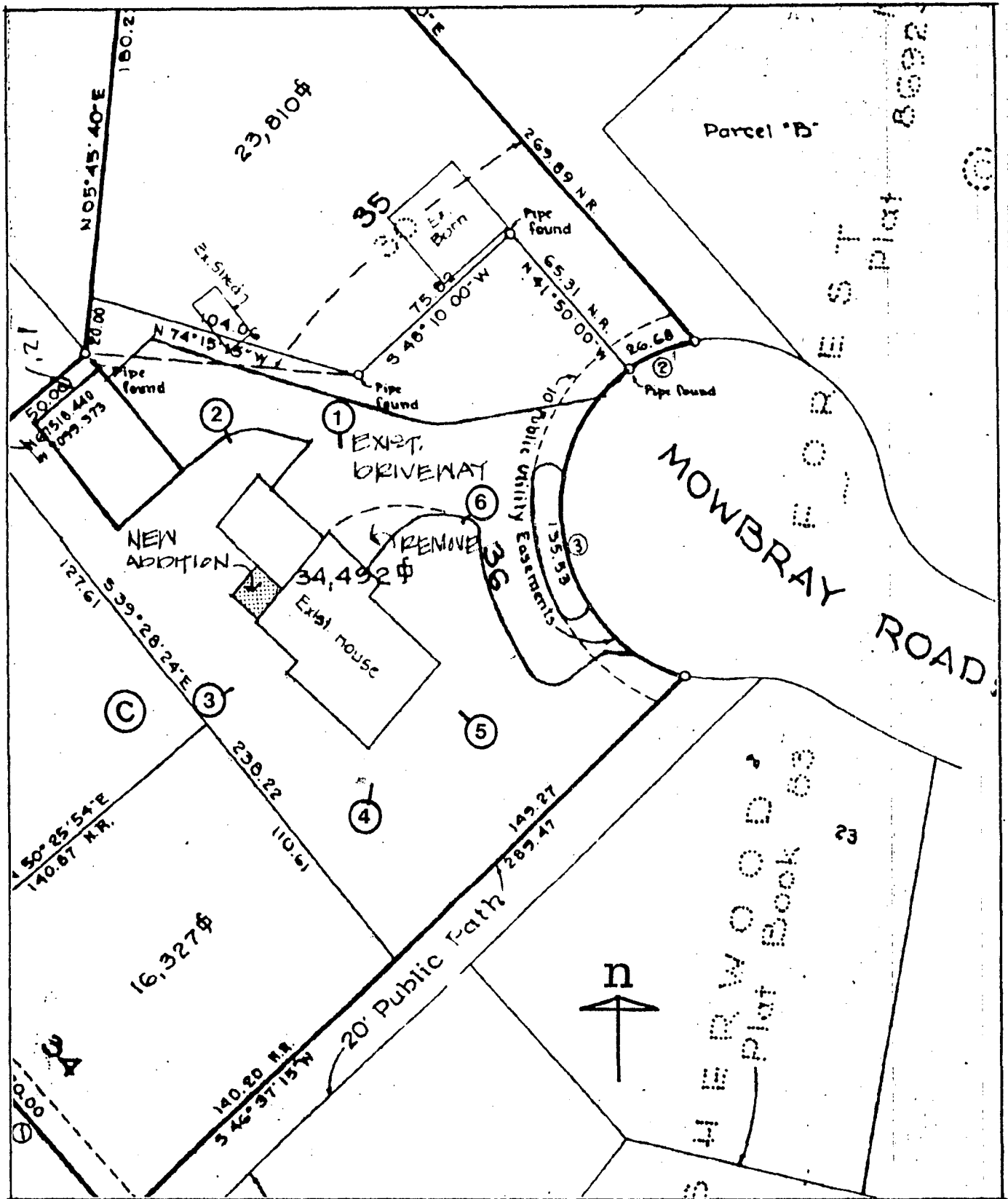
KEYNOTES

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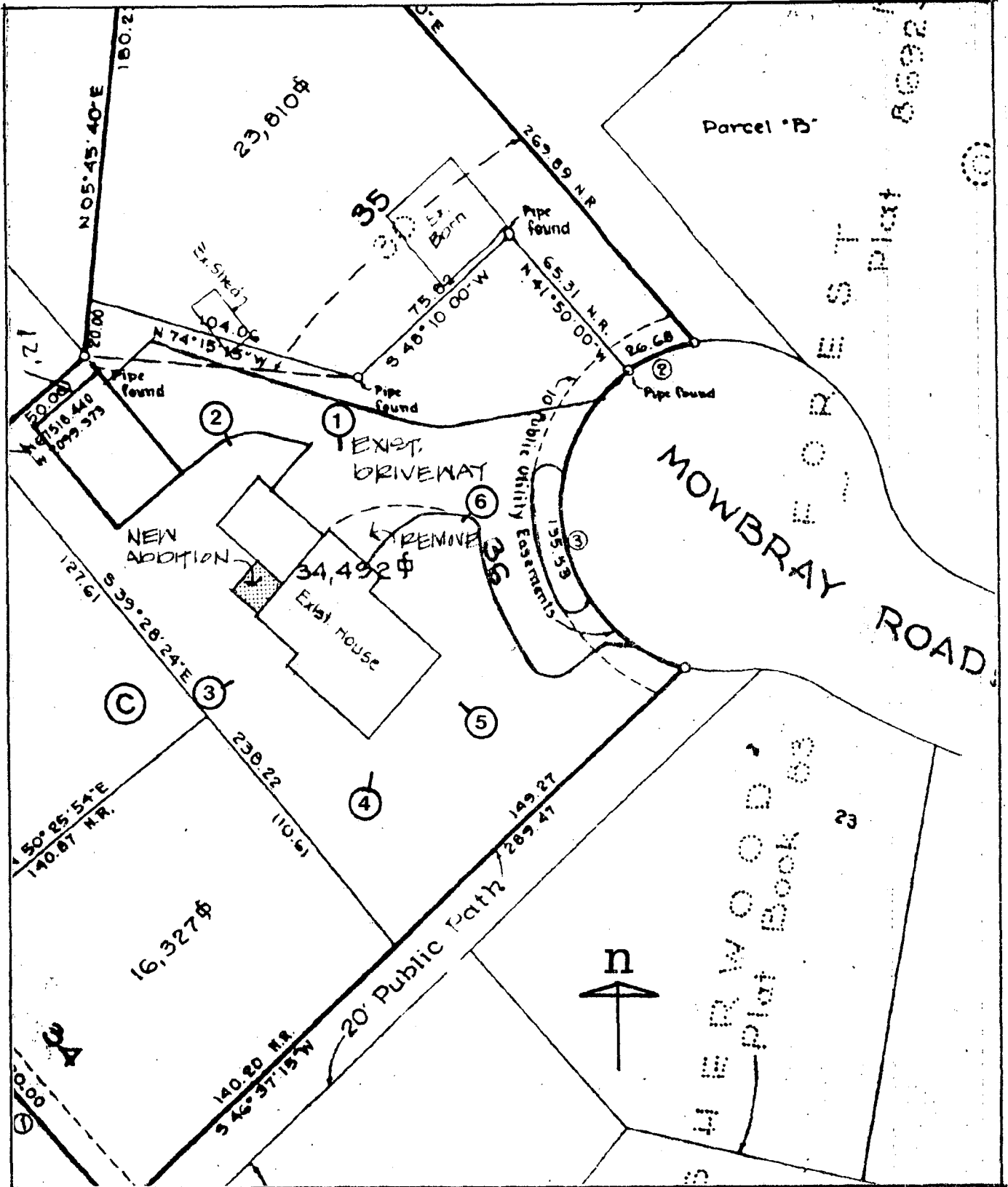
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## PHOTO KEY PLAN

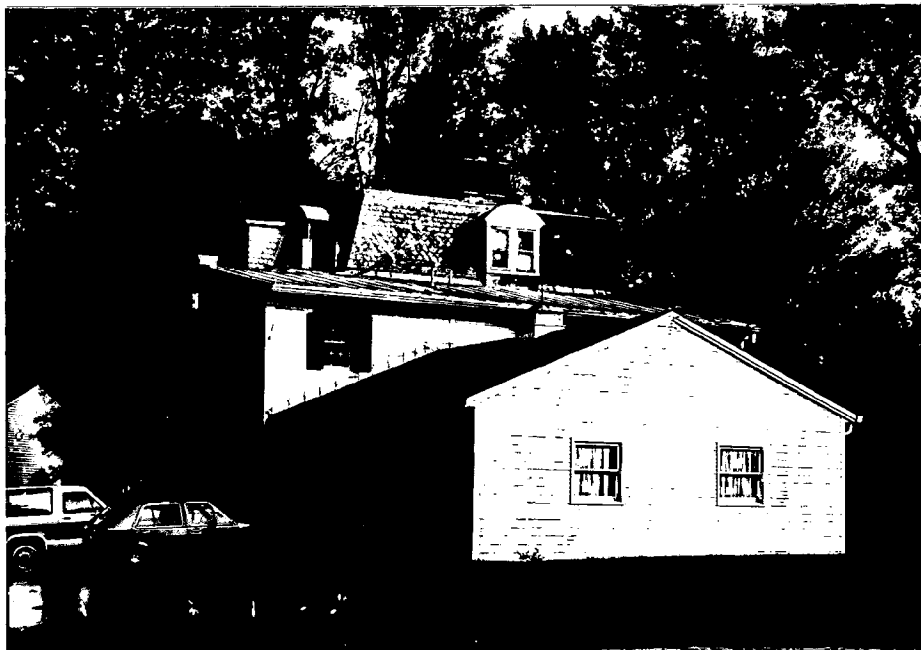


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1



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4

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