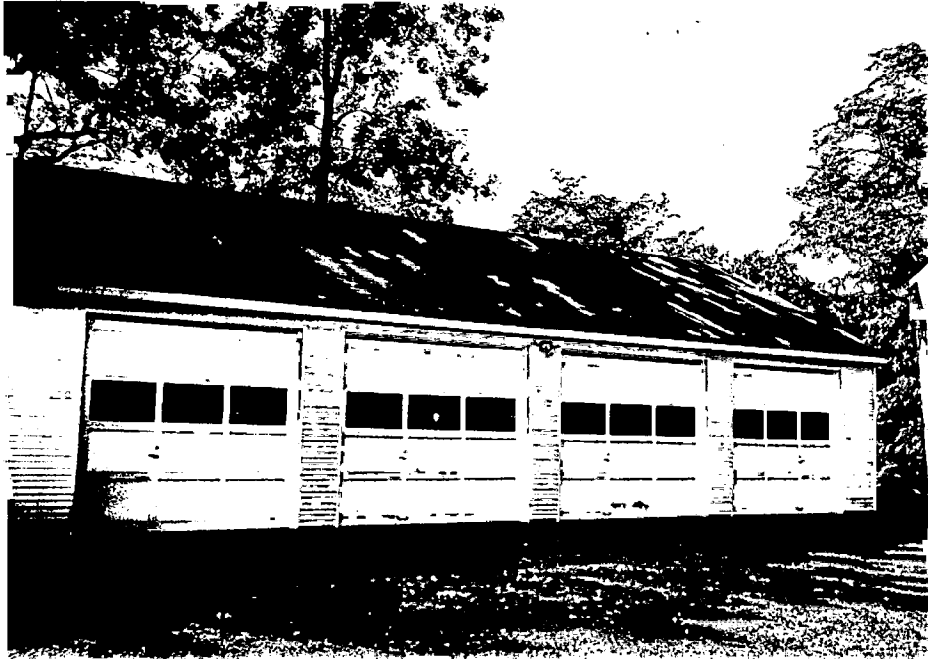
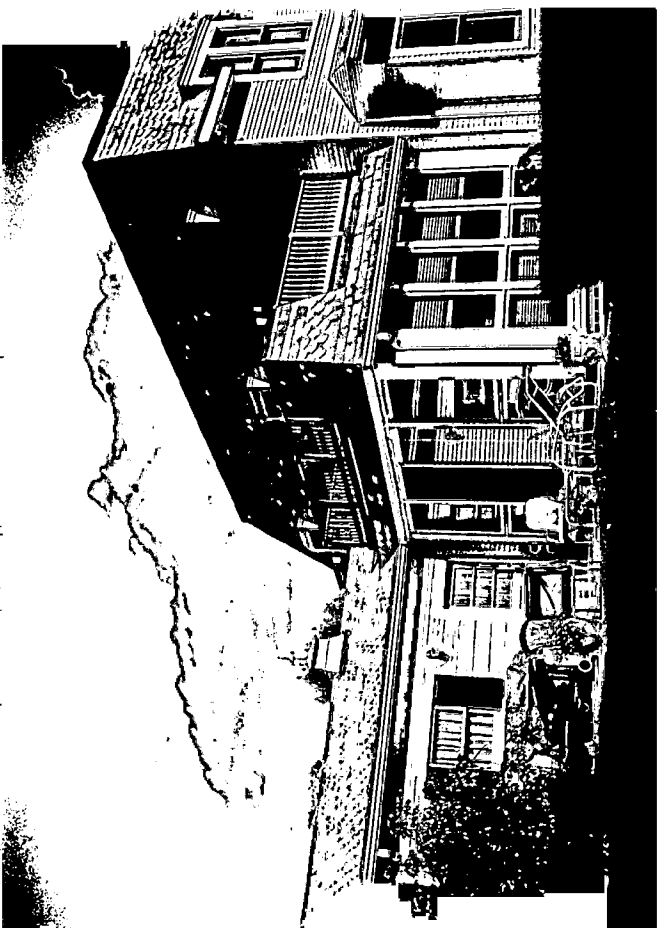


33/2-96A-230 Mowbray Road, Silver Sp.

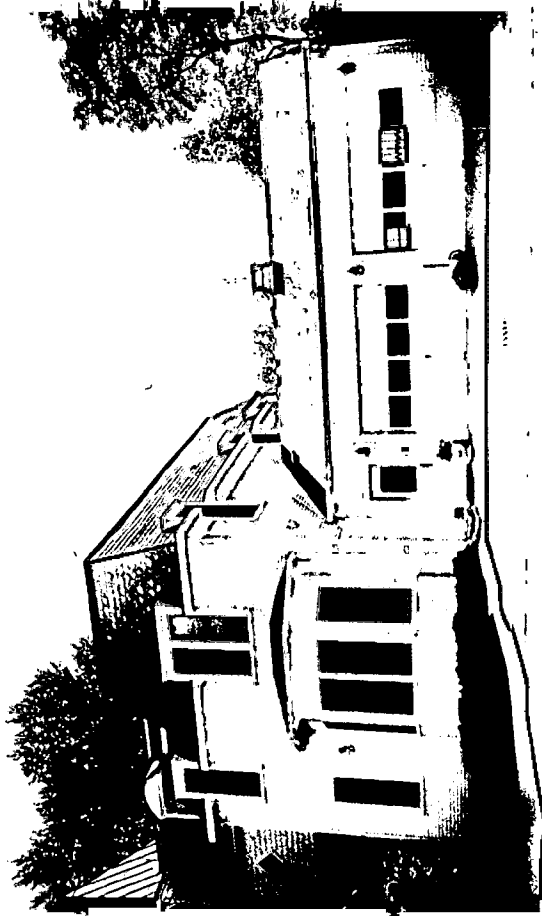
33/2-96A































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

DATE: 10-9-96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

Approved Denied
 Approved with Conditions: _____

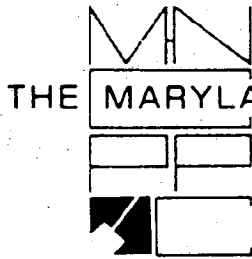
- 1) New window & door openings trimmed to match existing trim of the historic windows.
- 2) The covered walkway should be constructed on the downward side of the topographic site such that the walkway be out of sight from Mowbray Lane.

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

Applicant: Richard E. Curtis

Address: 240 Mowbray Road Silver Spring

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DATE: 10-9-96

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

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 Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 COUNTY # _____
 PROPERTY OWNER RICHARD CURTIS DAYTIME TELEPHONE NO. (301) 989 8885
240 MONBRAY RD. SILVER SPRING MD 20904
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 PROJECT OWNER DONALD H. VITTE, AIA DAYTIME TELEPHONE NO. (301) 587.1200

LOCATION OF BUILDING/PREMISE
 NUMBER 240 STREET MONBRAY RD.
 CITY SILVER SPRING NEAREST CROSS STREET _____
BLO BLOCK C SUBDIVISION STERWOOD FOREST MANOR
 FOLIO 382 PARCEL _____

ONE: TYPE OF PERMIT ACTION AND USE
 CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Deck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 INSTRUCTION COST ESTIMATE \$ 40,000.00

THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
 TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER _____
 TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER _____

THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
 HEIGHT _____ feet _____ inches
 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 _____

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

Richard E. Curtis Signature of owner or authorized agent 9-30-96 Date

APPROVED VP/conditions For Chairperson, Historic Preservation Commission
 Signature [Signature] Date 10-9-96

NONPERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

33/2-96A

MATERIALS SPECIFICATIONS:

General description of materials and manufactured items proposed for incorporation in the work of the project. (Info. can be included on drawings).

Details and materials will blend with the existing structure. The decision to finish the existing attached Garage in lieu of new construction is intended to compliment the existing structure. Similarly the covered walk is intended to compliment the existing structure in form and language, and minimally impacts the existing structure and site.

Materials:

Wood: to be painted to match existing.
Masonry: brick for fireplace and chimney to match existing foundation masonry.
Siding: vinyl - to match existing @ existing attached 2-bay Garage
Windows: 1/1, double hung similar to existing.
Door: painted, raised panel, to match existing.
Roofing: asphalt shingle, pitch and material to match existing 2-bay Garage.

ADJACENT AND CONFRONTING PROPERTY OWNERS:

Mr. and Mrs. Oscar Bascug
243 Mowbray Road
Silver Spring, MD 20904
Tel.301.384.5129

Mr. and Mrs. Robert Beasley
232 Mowbray Road
Silver Spring, MD 20904
Tel.301.384.1388

Mrs. G.M. Tracey
13329 Locksley Lane
Silver Spring, MD 20904
Tel.301. 384.8895

APPROVED
Montgomery County
Historic Preservation Commission

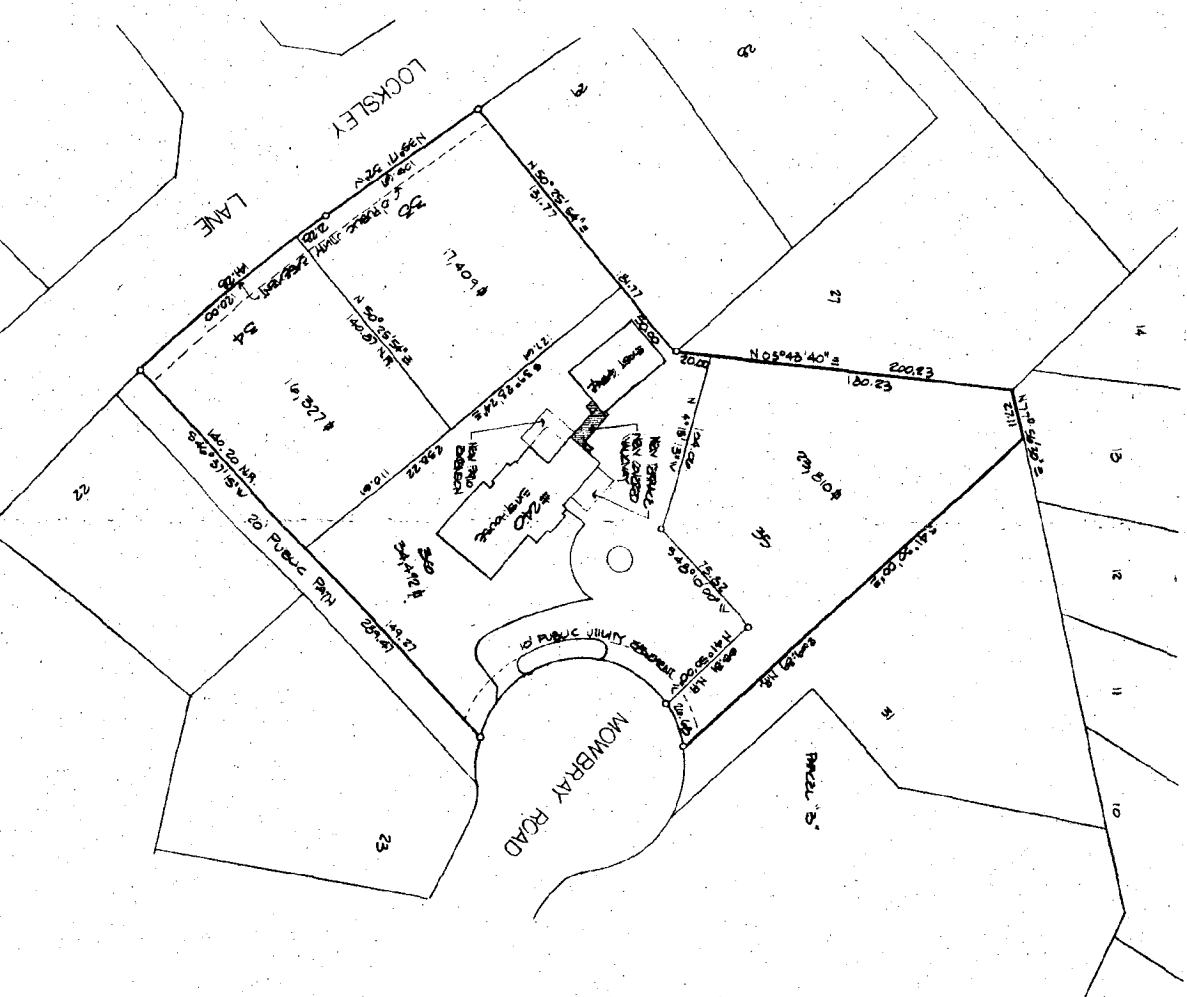


ABBREVIATIONS AND SYMBOLS

1	Foot	HTA	Height
2	Grade	HTD	Height to Ditch
3	Point, Number	HTO	Height to Outside
4	AD	HTS	Height to Sill
5	AD	HTT	Height to Top
6	AD	HTV	Height to Vertical
7	AD	HTW	Height to Wall
8	AD	HTX	Height to X
9	AD	HTY	Height to Y
10	AD	HTZ	Height to Z
11	AD	HTA	Height to A
12	AD	HTB	Height to B
13	AD	HTC	Height to C
14	AD	HTD	Height to D
15	AD	HTE	Height to E
16	AD	HTF	Height to F
17	AD	HTG	Height to G
18	AD	HTH	Height to H
19	AD	HTI	Height to I
20	AD	HTJ	Height to J
21	AD	HTK	Height to K
22	AD	HTL	Height to L
23	AD	HTM	Height to M
24	AD	HTN	Height to N
25	AD	HTO	Height to O
26	AD	HTP	Height to P
27	AD	HTQ	Height to Q
28	AD	HTR	Height to R
29	AD	HTS	Height to S
30	AD	HTT	Height to T
31	AD	HTU	Height to U
32	AD	HTV	Height to V
33	AD	HTW	Height to W
34	AD	HTX	Height to X
35	AD	HTY	Height to Y
36	AD	HTZ	Height to Z
37	AD	HTA	Height to A
38	AD	HTB	Height to B
39	AD	HTC	Height to C
40	AD	HTD	Height to D
41	AD	HTE	Height to E
42	AD	HTF	Height to F
43	AD	HTG	Height to G
44	AD	HTH	Height to H
45	AD	HTI	Height to I
46	AD	HTJ	Height to J
47	AD	HTK	Height to K
48	AD	HTL	Height to L
49	AD	HTM	Height to M
50	AD	HTN	Height to N
51	AD	HTO	Height to O
52	AD	HTP	Height to P
53	AD	HTQ	Height to Q
54	AD	HTR	Height to R
55	AD	HTS	Height to S
56	AD	HTT	Height to T
57	AD	HTU	Height to U
58	AD	HTV	Height to V
59	AD	HTW	Height to W
60	AD	HTX	Height to X
61	AD	HTY	Height to Y
62	AD	HTZ	Height to Z
63	AD	HTA	Height to A
64	AD	HTB	Height to B
65	AD	HTC	Height to C
66	AD	HTD	Height to D
67	AD	HTE	Height to E
68	AD	HTF	Height to F
69	AD	HTG	Height to G
70	AD	HTH	Height to H
71	AD	HTI	Height to I
72	AD	HTJ	Height to J
73	AD	HTK	Height to K
74	AD	HTL	Height to L
75	AD	HTM	Height to M
76	AD	HTN	Height to N
77	AD	HTO	Height to O
78	AD	HTP	Height to P
79	AD	HTQ	Height to Q
80	AD	HTR	Height to R
81	AD	HTS	Height to S
82	AD	HTT	Height to T
83	AD	HTU	Height to U
84	AD	HTV	Height to V
85	AD	HTW	Height to W
86	AD	HTX	Height to X
87	AD	HTY	Height to Y
88	AD	HTZ	Height to Z
89	AD	HTA	Height to A
90	AD	HTB	Height to B
91	AD	HTC	Height to C
92	AD	HTD	Height to D
93	AD	HTE	Height to E
94	AD	HTF	Height to F
95	AD	HTG	Height to G
96	AD	HTH	Height to H
97	AD	HTI	Height to I
98	AD	HTJ	Height to J
99	AD	HTK	Height to K
100	AD	HTL	Height to L

CURTIS RESIDENCE GARAGE RENOVATION 240 MOWBRAY ROAD SILVER SPRING, MD 20904

INDEX OF DRAWINGS

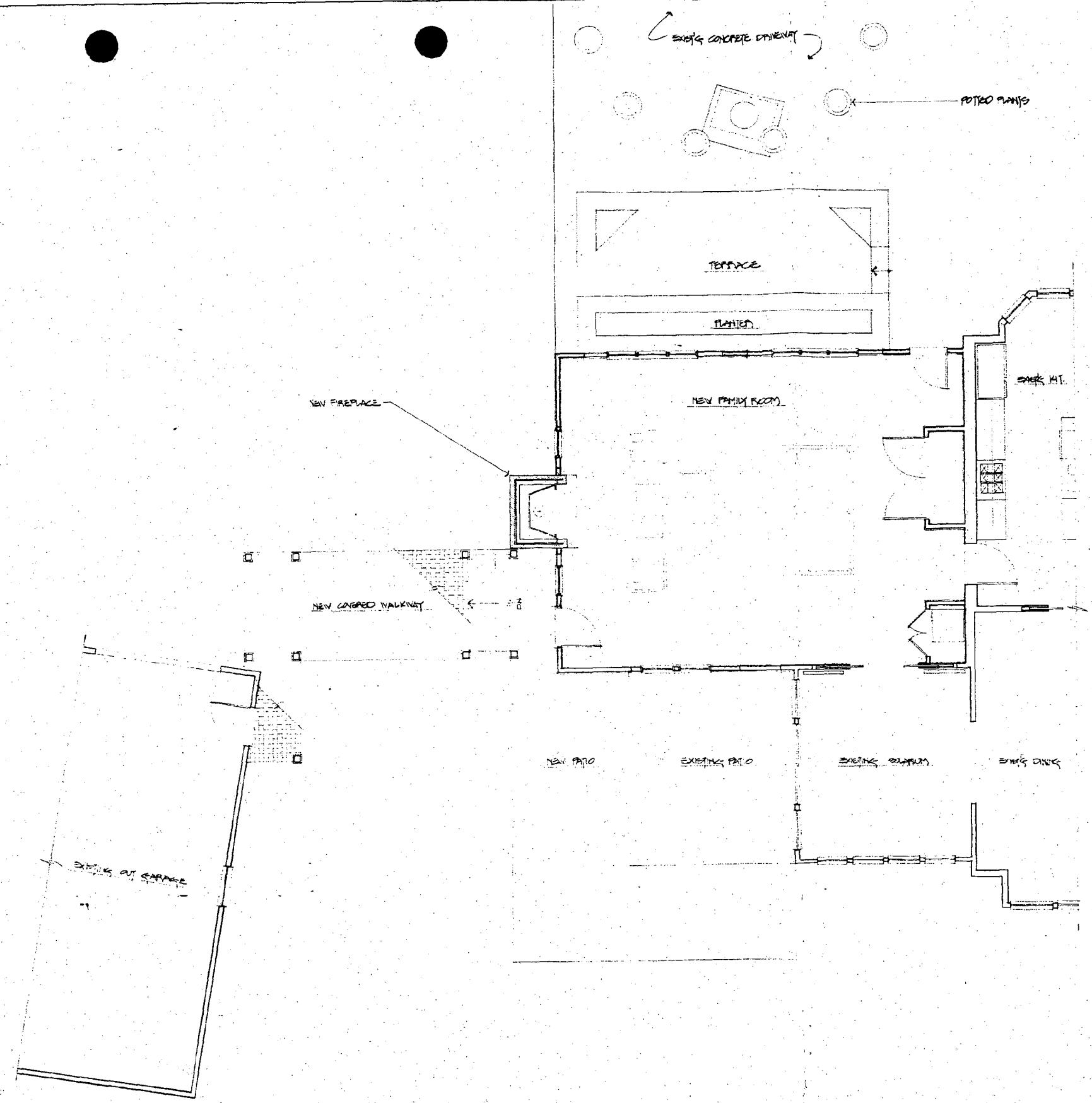


SITE PLAN - NO TRENCH FROM SUMMER BY OPENING, INVA. PERZAD INC. 12/19/80
1:50

APPROVED
Montgomery County
Historic Preservation Commission
Constance Reed 10.9.86

LITTLE + ARCHITECTS
1400 East West Highway
Silver Spring, MD 20910
Telephone 301 587 1200
Facsimile 301 585 7301

CURTIS RESIDENCE
GARAGE RENOVATION
240 MOWBRAY ROAD
SILVER SPRING, MD 20904



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 10-9-96

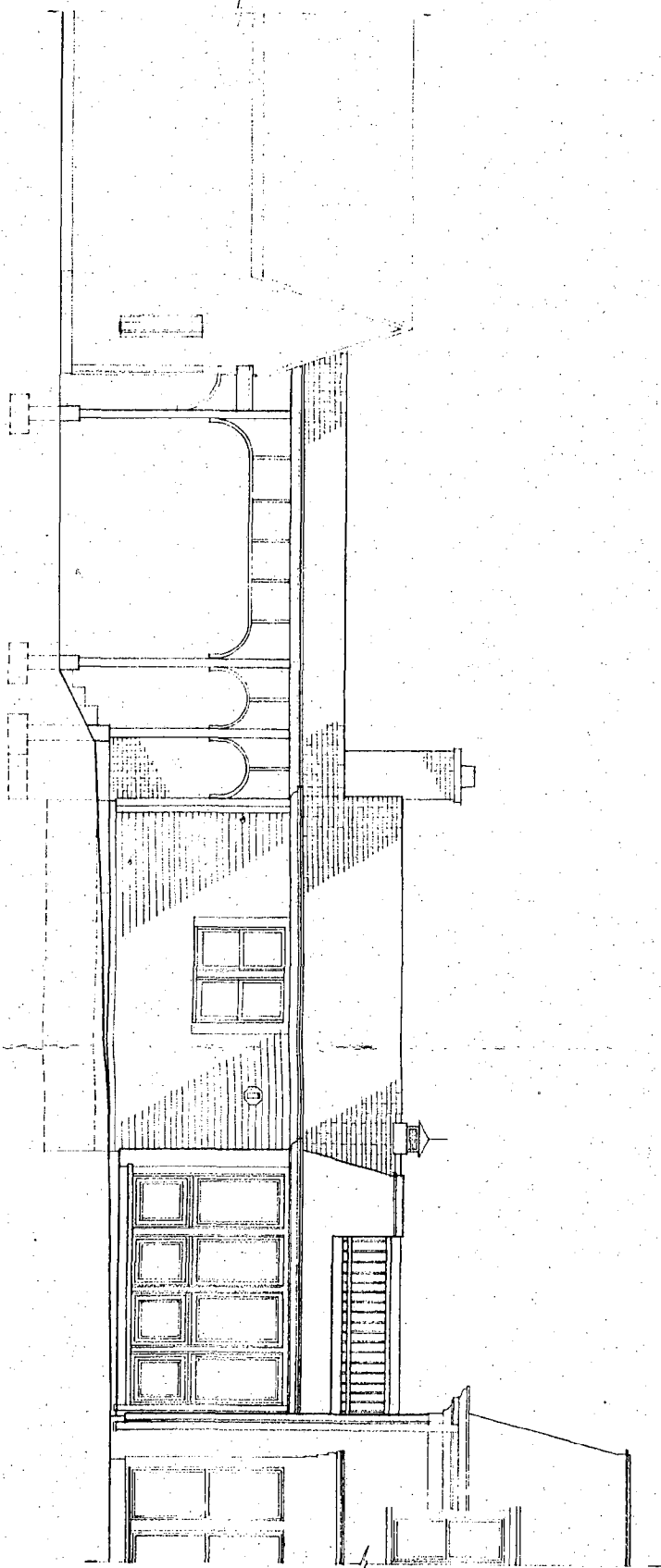


FIRST FLOOR PLAN - NEW WORK
1/4" = 1'-0"

9.30.96

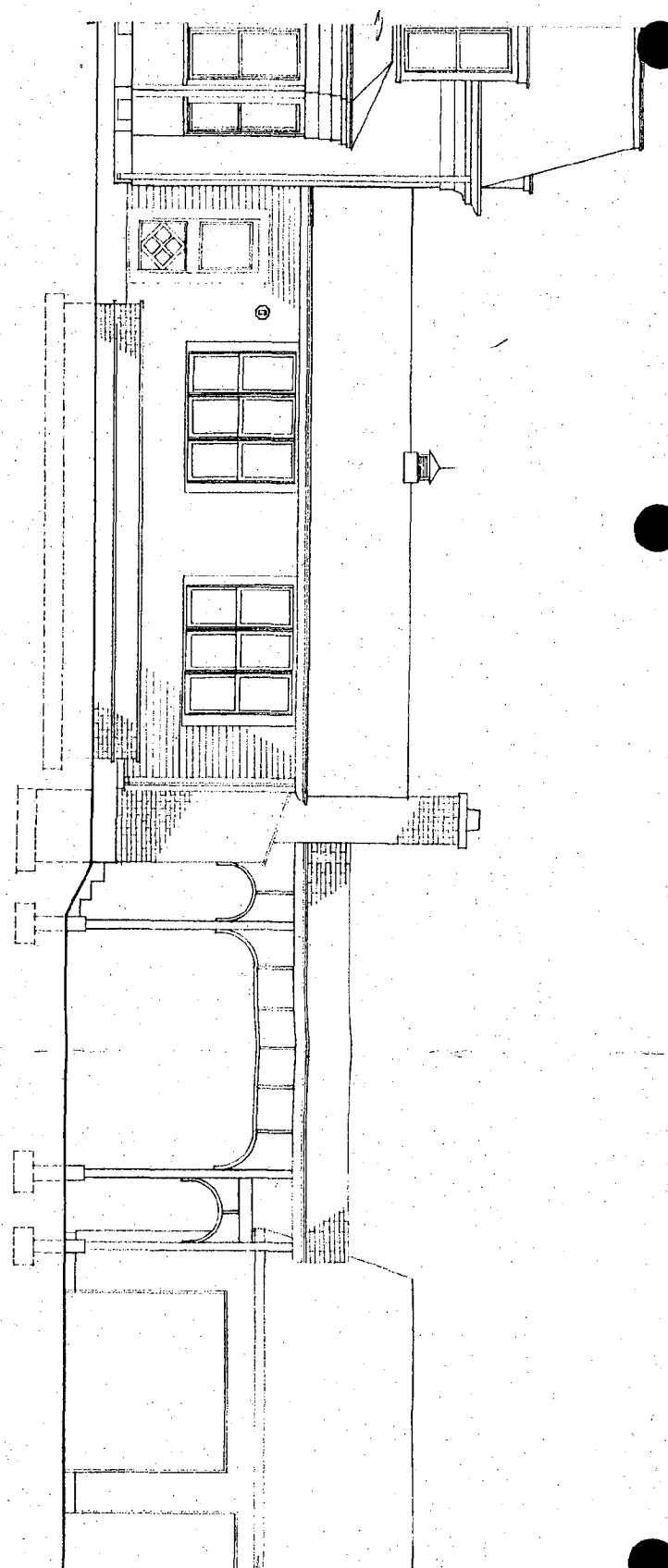
A1

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



APPROVED
Montgomery County
Historic Preservation Commission
Sarah Keenan 10.9.56

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



AS

LITTLE + ARCHITECTS

1400 East West Highway
Suite 300
Silver Spring, MD 20910
Telephone: 301.587.1343
Fax: 301.587.2811

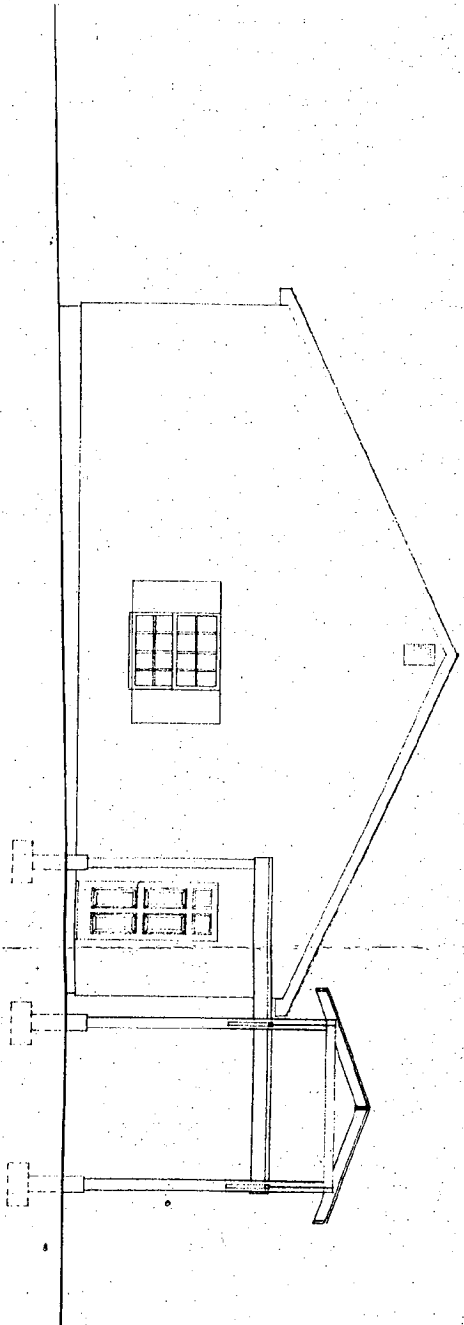
CURTIS RESIDENCE
GARAGE RENOVATION
240 MOWBRAY ROAD
SILVER SPRING, MD 20904



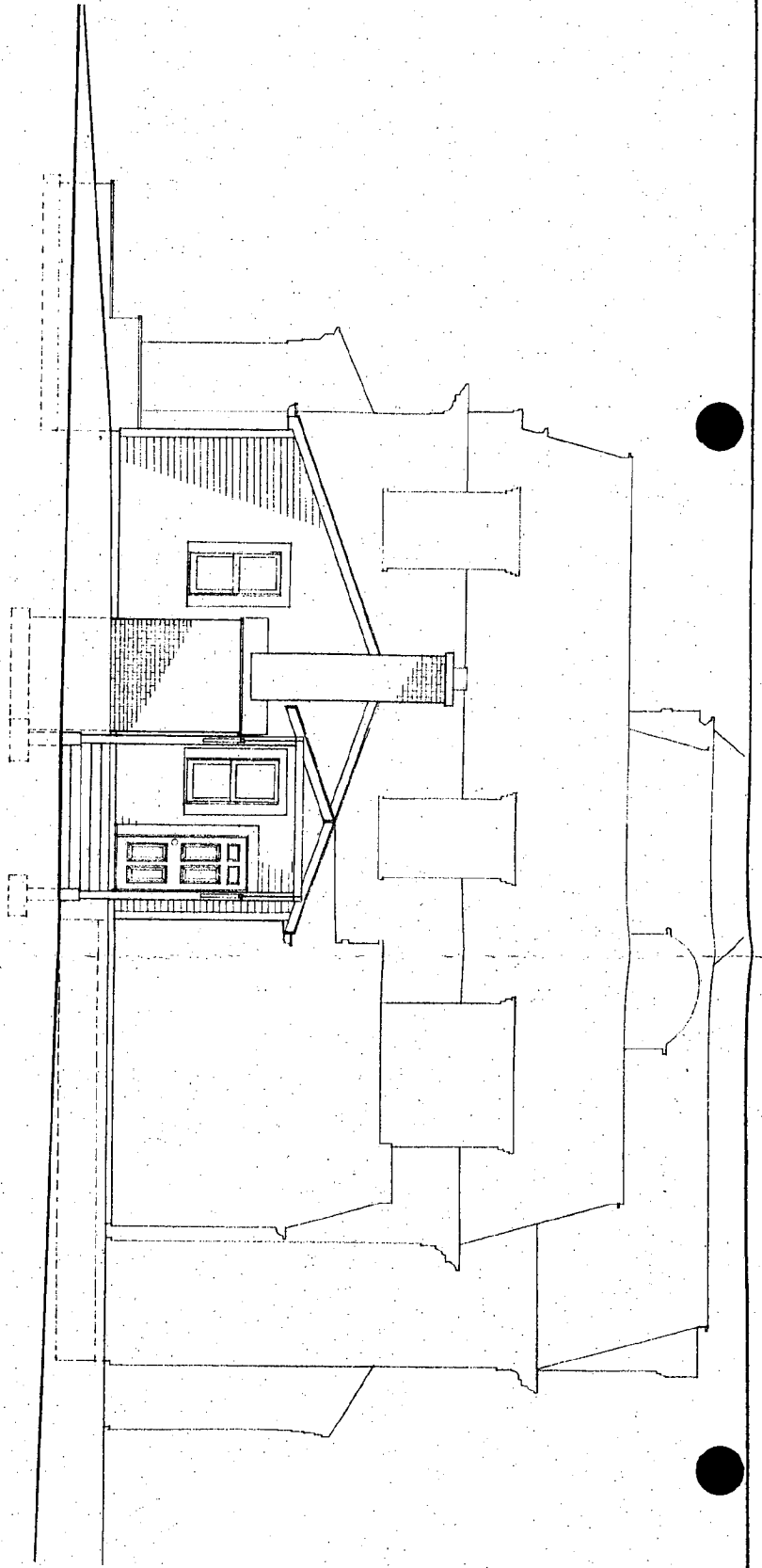
NORTH/FRONT ELEVATION
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Boyd 10.9.96

WEST ELEVATION - OUT GARAGE
1/4" = 1'-0"



WEST ELEVATION - NEW WORK
1/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission
Frank J. [Signature] 10.9.66

4

LITTLE + ARCHITECTS

1800 East West Highway
Suite 215
Silver Spring, MD 20910
Telephone 301 587 1200
Facsimile 301 585 7361

CURTIS RESIDENCE
GARAGE RENOVATION
240 MOWBRAY ROAD
SILVER SPRING, MD 20904

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 240 Mowbray Road, Silver Spring

Meeting Date: 10/09/96

Resource: Westover (Master Plan Site #33/2)

Review: HAWP

Case Number: 33/2-96A

Tax Credit: No

Public Notice: 09/25/96

Report Date: 10/02/96

Applicant: Donald A. Little, AIA, for
Richard E. Curtis (Owner)

Staff: Perry Kephart

PROPOSAL: Alteration/Addition

RECOMMEND: Approve with
conditions.

BACKGROUND

Westover is an asymmetrical five bay, two and a half story, frame Queen Anne style farmhouse built about 1880. An earlier log structure built before 1816 has been incorporated into a kitchen addition constructed in the 1970's. The predominant Victorian house has a pyramid-roofed three story tower; a mansard roof with regular and fishscale slate shingles, and inset with arched dormers; a variety of shuttered windows; and an arcade porch which wraps around the front and side from the east to the north.

Recent additions also include an attached 2-bay garage on the northwest and a detached 4 bay garage set down the slope and at an angle from the main building. The garages are wood framed with vinyl siding and gable end asphalt shingled roofs. In 1989, the kitchen addition was remodeled and a solarium and uncovered patio were added. This addition is vinyl sided and has a mansard roof. A concrete circular driveway is located in front of the north elevation and a secondary gravel driveway passes between the two garages. The house is set on a natural elevation on slightly over one acre of land and is surrounded by large trees. The original 312 acre site has been subdivided. Two lots between the rear of the house and Locksley Lane have not been developed, but are recorded.

The applicant and owner appeared before the Historic Preservation Commission for a preliminary consultation on September 25, 1996 and were advised to apply for a Historic Area Work Permit with some modifications to the proposed design.

PROPOSAL

1. The applicant proposes to finish the existing attached 2-bay garage as a family room. The existing garage doors on the north facade would be replaced by two banks of three 1/1 double-hung units. The existing door and window in the south facade would be replaced with

①

two 1/1 double-hung windows. The west facade would have two existing double-hung units replaced with taller 1/1 units, and a new door opening is proposed to be added using a door with raised paneling to match the door of the detached garage directly opposite. A new brick fireplace and chimney is proposed to be added between the two windows and would be freestanding.

2. Applicant proposes to build a brick planter under the windows which are proposed to replace the two garage doors. Also proposed is a flagstone terrace over the existing concrete driveway which now leads to the garage door openings on the north facade. On the south facade, applicant proposes to enlarge the existing patio to include a landing for steps to a covered walkway and to increase the size of the patio.

3. Three steps are proposed that would lead from the planned door in the west facade down to a proposed angled brick paved covered walkway approximately 16' long and 7' wide. The walkway would connect the proposed family room and the pedestrian door in the existing detached 4-bay garage. The walkway would be constructed of wood frame with brackets and thin infill panels forming an open arcade.

Applicant proposes to use asphalt shingle on the covered walkway, wood trim on the new windows and doors to match existing, and brick for the fireplace and chimney to match the existing foundation masonry.

STAFF DISCUSSION

Although the original structure at Westover has maintained its architectural integrity, no effort was made, except with the 1989 kitchen modification, to integrate the later additions with the original design. The proposed changes, for the most part, would alleviate some of the contrast between the out-of-period additions and the Victorian house. By changing the attached garage into living space instead of adding more building, the ratio of old to new is left the same. The proposed replacement of garage doors with banks of 1/1 windows and elimination of the attached garage returns the entire house to its original function as living space. Staff commends the attention to detail such as turning the cement driveway into a flagstone terrace and using 1/1 windows in the remodeling.

At the preliminary consultation, the Commission suggested that the design of the windows proposed as replacement for the existing garage doors and the design of the chimney should be modified. Staff appreciates the responsiveness of the applicant who has eliminated two of the eight windows in the preliminary design and elongated the remaining openings. The chimney has also been redesigned to look less contemporary.

Staff would support the design for the exterior chimney proposed for the west facade of the family room. Although not strictly Victorian, the use of an exterior chimney on a recent addition does not detract from the historic design of the "main" house.

Staff would also support the construction of brick planters on the north facade to further

abate the garage appearance of the proposed family room. The patio enlargement was not included in the preliminary consultation, but is in keeping with the family room function of the addition and thus is an appropriate design decision.

The current proposal for a covered walkway is beneficial in that it meets the owners' needs while helping to avoid adding more square footage onto the existing house. Attached walkways connecting main and ancillary building have been a concern of the Historic Preservation Commission in the past. Except in some very early building styles, this is not a historic building form. However, the HPC has approved some covered walkways, particularly with several institutional buildings--like churches--and in the interests of meeting ADA requirements. In these cases, the walkways have been open and simple in order to de-emphasize their mass.

Staff would suggest that the drawings for the proposed walkway addition do not illustrate clearly the relationship of the walkway to the original structure. Staff feels that it is an important design component that the topography of the property allows for the walkway and 4-bay garage to be placed sufficiently below and behind the original building as to be unobtrusive. Staff is of the opinion, as a result of a site visit, that the walkway will still be visible, but that its setting will be low enough. Staff supports the proposed use of matching asphalt shingles on the walkway and the use of bracket detail similar to that on the main house to suggest the arcade porch.

STAFF RECOMMENDATION: Staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)2:

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

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #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; and

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.

Staff would recommend approval subject to the following conditions:

1. New window and door openings should be trimmed to match the exterior trim of the historic windows.
2. The covered walkway should be constructed on the downward side of the topographic rise such that the walkway cannot be seen from the main entrance roadway

(Mowbray Road)

and with the general condition for all Historic Area Work Permits that the applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER RICHARD CURTIS DAYTIME TELEPHONE NO. (301) 989 8885
 ADDRESS 240 MONBRAY RD. SILVER SPRING MD 20904
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER DONALD H. VITTE, AIA DAYTIME TELEPHONE NO. (301) 587. 1200

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 240 STREET MONBRAY RD.
 TOWN/CITY SILVER SPRING NEAREST CROSS STREET _____
 LOT 30 BLOCK C SUBDIVISION STERNWOOD FOREST MANOR
 LIBER _____ FOLIO 382 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 40,000.⁰⁰
 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.

Richard E. Curtis _____ 9-30-94
Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

(5)

General description of project and its effect on the historic resource(s), the environmental setting:

The Owner initially intended to construct an addition adjacent to the existing solarium and attached 2-bay garage that would enclose a new Family Room as well as an extension of the existing south uncovered patio. Upon review we decided to finish the existing attached 2-bay Garage as the new Family Room, thereby significantly reducing any addition to the existing structure.

The finished new Family Room will have the existing garage doors on the north/front facade replaced by banks of 1/1 double hung units. The south facade will have the existing door and window replaced 2 1/1 double hung units. The west facade's two existing double-hung units will be replaced with two 1/1 double hung units, one in each of the existing openings. A new door opening will be added and its raised panel door will match that of the detached Garage directly opposite. A new brick fireplace and chimney will be added between these two window openings and will be freestanding so as not to interfere with the existing roof trusses. A flagstone terrace with planter areas will be located to the north/front over the existing concrete driveway to again further obscure the fact that this was once a garage.

A Covered Walkway will be provided between the south new Family Room/old attached Garage (circa 1975) facade and the existing 4-bay detached Garage (circa 1975).

The following factors will minimize the impact of the minor amount of new construction to these 1975's additions:

- The need for additional space has been met by renovating an existing structure and changing its' use, thereby minimizing the amount of new construction.
- The attached Garage "look" will be eliminated by the replacement of the garage doors with banks of 1/1 double hung windows similar to those in the existing home.
- The pitched roof slope of the new Covered Walkway will match the existing attached garage roof.
- The detailing of the wood framed walkway will be similar to the existing covered porch of the "main" house, with brackets and thin infill panels between same.
- The "main" house is on a small topographic rise on the site, and the 4-bay detached garage is on the downward side of this rise as viewed from the front/north, therefore, the covered walkway will not be seen from the main entrance roadway (Mowbray).
- There are two lots adjacent to the south/rear of the property which will minimize the view from the rear/south.

LITTLE +

ARCHITECTS

*1400 East-West Highway
Suite 515
Silver Spring, MD 20910
Telephone 301 587 1200
Facsimile 301 585 7361*

WRITTEN DESCRIPTION OF PROPERTY:

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

The existing structure consists of wood framed components built at varying times. The "main" house was constructed in the 1800's is wood framed with wood siding. The roof is a mansard with slate shingles. A wood framed covered porch with shed roof occurs along the north and east sides of the home. The "original" log-cabin had deteriorated whereby the only remnants of it, possibly a few framing timbers, have been absorbed into a later addition which comprises the present kitchen area.

An attached 2-bay Garage and a detached 4-bay Garage were constructed circa 1975. These garages are wood framed with gable end asphalt shingled roofs. The two Garage structures are clad in vinyl siding. The detached 4-bay Garage is at an angle relative to the attached garage, and its' front (northeastern) corner is behind the 2-bay Garage's rear (southwestern) corner.

A 1989 renovation and addition remodeled the kitchen and its structural enclosure. The "rear" addition comprised of a solarium and uncovered patio. This module is clad in vinyl siding and has a low-slope roof with mansard. A concrete circular driveway is located to the north/front of the structures. A secondary gravel driveway passes between the attached 2-bay Garage and the detached 4-bay Garage.

Large caliper trees are located to the east/side and south/rear of the home. Lawn areas are present throughout, with perimeter foundation planting and low shrubbery about the north/front.

The "main" house is on a small topographic rise on the site, and the 4-bay detached garage is on the downward side of this rise as viewed from the front/north. There are two lots adjacent to the south/rear of the property.

MATERIALS SPECIFICATIONS:

General description of materials and manufactured items proposed for incorporation in the work of the project. (Info. can be included on drawings).

Details and materials will blend with the existing structure. The decision to finish the existing attached Garage in lieu of new construction is intended to compliment the existing structure. Similarly the covered walk is intended to compliment the existing structure in form and language, and minimally impacts the existing structure and site.

Materials:

Wood: to be painted to match existing.
Masonry: brick for fireplace and chimney to match existing foundation masonry.
Siding: vinyl - to match existing @ existing attached 2-bay Garage
Windows: 1/1, double hung similar to existing.
Door: painted, raised panel, to match existing.
Roofing: asphalt shingle, pitch and material to match existing 2-bay Garage.

ADJACENT AND CONFRONTING PROPERTY OWNERS:

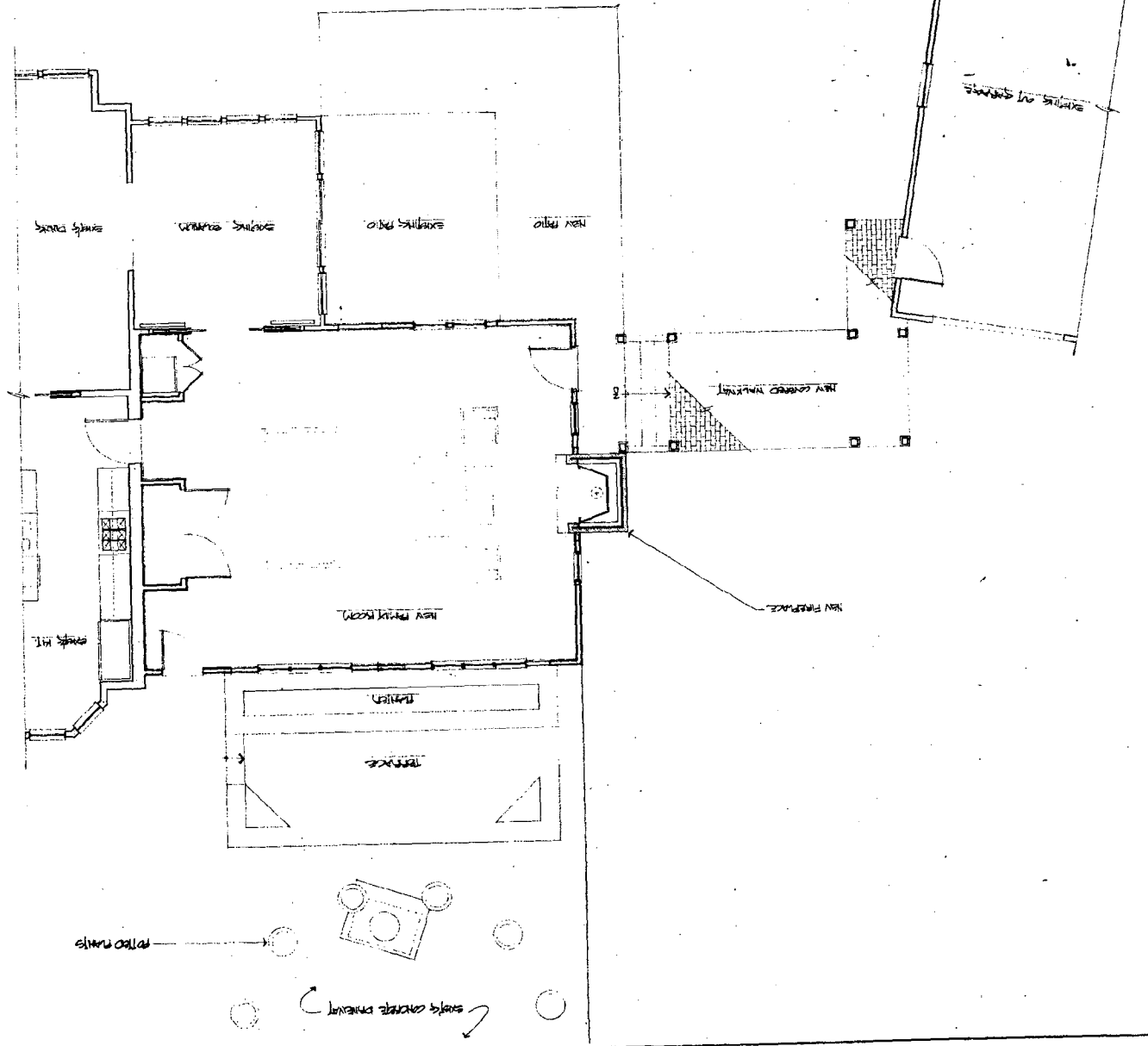
Mr. and Mrs. Oscar Bascug
243 Mowbray Road
Silver Spring, MD 20904
Tel.301.384.5129

Mr. and Mrs. Robert Beasley
232 Mowbray Road
Silver Spring, MD 20904
Tel.301.384.1388

Mrs. G.M. Tracey
13329 Locksley Lane
Silver Spring, MD 20904
Tel.301. 384.8895

10

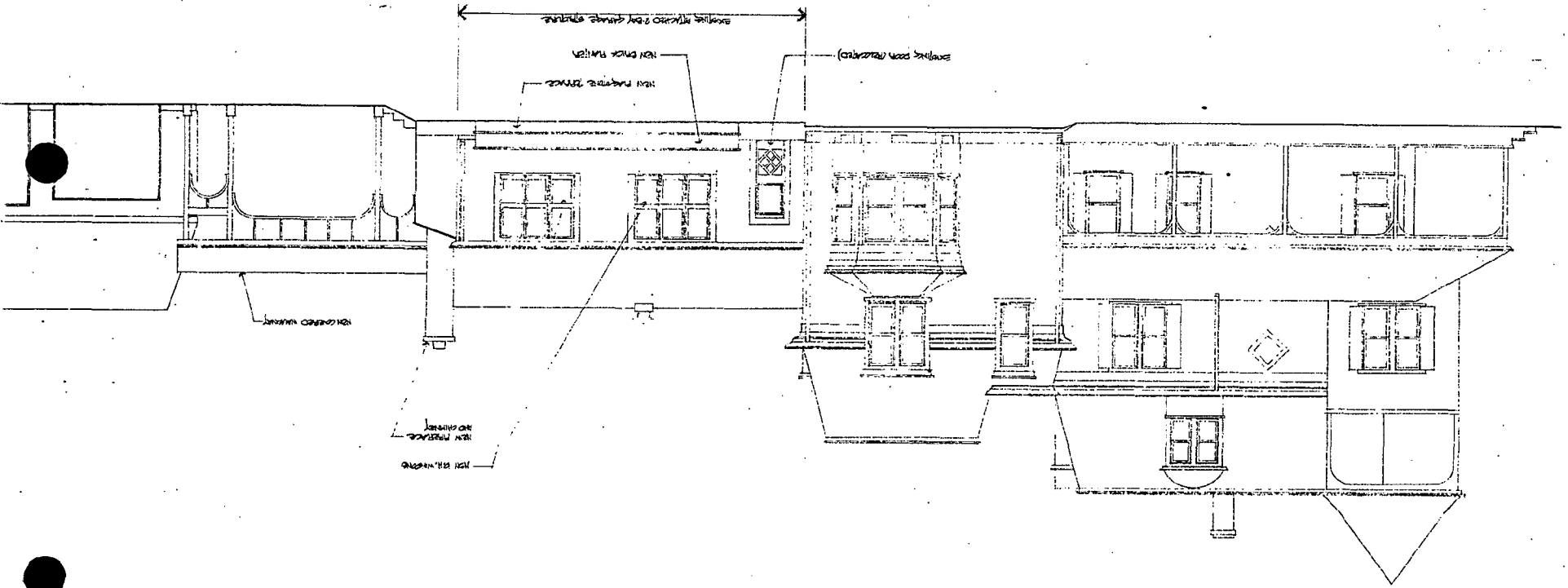
PLAN NEW WORK



SCALE 1/8" = 1'-0"

24

W-117
NORTH ELEVATION



LITTLE +

ARCHITECTS

*1400 East-West Highway
Suite 515
Silver Spring, MD 20910*

*Telephone 301 587 1200
Facsimile 301 585 7361*

CURTIS RESIDENCE
240 MOWBRAY ROAD
SILVER SPRING, MD 20904



FRONT/NORTH ELEVATION

(14)

LITTLE +

ARCHITECTS

*1400 East-West Highway
Suite 515
Silver Spring, MD 20910
Telephone 301 587 1200
Facsimile 301 585 7361*

CURTIS RESIDENCE
240 MOWBRAY ROAD
SILVER SPRING, MD 20904



SIDE / WEST ELEVATION

15

PROPERTY & OWNER:

Cmdr. Richard Curtis
240 Mowbray Road
Silver Spring, MD 20904
Tel. 301.989.8885

GENERAL INFORMATION:

TAX ASSESSMENT OFFICE: (MONT. CO. 301.279.1355)
LOT: 36

BLOCK: C
SUBDIVISION: Sherwood Forest Manor
PARCEL: District 5
FOLIO: 382
LIBER: not available

ZONING: (MONT. CO. 301.217.6280)
ZONE:
SETBACKS:
FRONT:
REAR:
SIDEYARD:

HISTORIC RESOURCE: (HPC: MONT. CO. 495.4570)
YES - MASTER PLAN

ARCHITECT:
Little + Architects
1400 East-West Highway
Suite 515
Silver Spring, MD 20910
Tel. 301.487.1200

5

LITTLE +

ARCHITECTS

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Silver Spring, MD 20910
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FRONT/NORTH ELEVATION

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SIDE / WEST ELEVATION

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LITTLE +

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1400 East West Highway
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Facsimile 301 585 7361

LETTER of TRANSMITTAL

TO:

Ms. Perry Kephart
Historic Preservation Planner
Design, Zoning, & Planning
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

DATE: September 30, 1996
JOB NO:
RE: Curtis Residence
240 Mowbray Road
Silver Spring, MD 20904
Garage/Family Room Renovation

GENTLEMEN:

WE ARE SENDING YOU Attached Under a separate cover via _____ the following items:

- Shop Drawings Prints Plans Samples Specifications
 Copy of letter Change Order Narrative Description of Work

Copies	Date	Number	Description
2	9.30.96	10	2 sets of 11 x 17, CS, A1, A2, A3, & A4 - NEW WORK
1			HAWP APPLICATION

These are transmitted as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For your use Approved as noted Submit ____ copies for distribution
 As requested Returned for corrections Return ____ corrected prints
 For review and comment _____

REMARKS:

Included please find revised drawings per HPC Preliminary Consultation.

SIGNED: Manny Sanchez


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

September 26, 1996

MEMORANDUM

TO: Interested Property Owners
Perry Keplert
FROM: ~~Robin Zick~~, Historic Preservation Planner
Patricia Parker, Historic Preservation Planner
Design, Zoning, and Preservation Division
M-NCPPC
SUBJECT: Historic Preservation Commission Review of HAWP Applications

The Historic Preservation Commission has received a Historic Area Work Permit (HAWP) application for a property in your neighborhood. The enclosed agenda lists the HAWP applications currently under review.

Please note the Commission's meeting date, time, and location on the agenda. You are welcome to attend this meeting and, if you wish, you may offer comments and information to the Commissioners. You may also submit written comments in advance of the meeting to the Commission at the letterhead address.

HAWP applications are on file at the office of the Commission's staff. To see them, or to ask questions about the meeting, the HAWP application process, or other historic preservation matters, please call either of us at 495-4570.

9-27-96

RECEIVED COPY - recommend approval *(initials)*

Robert Beasley
ROBERT BEASLEY

9/27/96

September 26, 1996

MEMORANDUM

TO: Interested Property Owners

FROM: Robin Ziek, Historic Preservation Planner
Patricia Parker, Historic Preservation Planner
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Preservation Commission Review of HAWP Applications

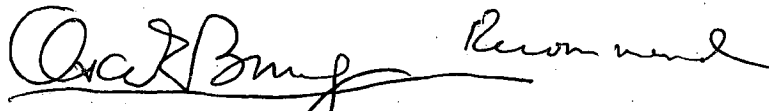
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9-27-96

RECEIVED COPY

 Recommended approval
OSCAR BASCO

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY

October 9, 1996

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MRO AUDITORIUM

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room

II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the Auditorium

A. Brode LLC, for restoration and alteration at the Wolfe House, 9310 Brookville Road, Silver Spring (HPC Case No. 36/2-96D) (Linden Historic District).

B. Martha Hoff, for tree removal at 7013 Sycamore Avenue, Takoma Park (HPC Case No. 37/3-96JJ) (Takoma Park Historic District).

(Withdrawn) C. Bob and Debra Holder, for a retaining wall at 9510 Hemswell Place, Potomac (HPC Case No. 29/18-96A) (Master Plan Site #29/18, Kentsdale).

D. Joseph and Margaret William, for concrete driveway at 2200 Salisbury Road, Silver Spring (HPC Case No. 36/2-96E) (Linden Historic District).

E. Charles Poor and Joan Duncan, for shed construction at 25 Pine Avenue, Takoma Park (HPC Case No. 37/3-96KK) (Takoma Park Historic District).

F. James Boughton, for shed and railing installation at 4723 Cumberland Avenue, Chevy Chase (HPC Case No. 35/36-96D) (Somerset Historic District).

G. Laurie Atkinson, for new sign at 12808 Glen Road, Travilah (HPC Case No. 25/10-1-96A) (Master Plan Site #25/10, Travilah Town Hall).

(OVER)

H. Thomas W. Harrison, for shed construction at 6804 Westmoreland Avenue, Takoma Park (HPC Case No. 37/3-96LL) (Takoma Park Historic District).

I. Richard E. Curtis, for alterations at 240 Mowbray Road, Silver Spring (HPC Case No. 33/2-96A) (Westover, Master Plan Site #33/2).

III. SUBDIVISIONS - 9:00 p.m.

A. #7-96052, **Clarksburg Heights**, located adjacent to and includes certain property within Master Plan Site #13/10, the Clarksburg Historic District.

IV. MINUTES - 9:45 p.m.

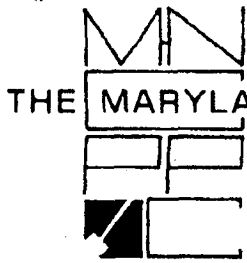
A. September 11, 1996

V. OTHER BUSINESS

A. Commission Items

B. Staff Items

VI. ADJOURNMENT



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

September 26, 1996

MEMORANDUM

TO: Interested Property Owners

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Patricia Parker, Historic Preservation Planner
Design, Zoning, and Preservation Division
M-NCPPC

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9-27-96

Received copy - Recommend approval

Gene Tracey
MRS GENE TRACEY

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY

October 9, 1996

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MRO AUDITORIUM

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND 20910

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(OVER)

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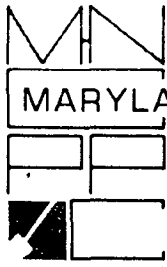
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8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

September 26, 1996

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9-27-96

RECEIVED COPY

Nancee McDowell
NANCEE MCDOWELL

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY

October 9, 1996

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MRO AUDITORIUM

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND 20910

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