

33/2 240 Mowbray Road, Silver Sp.
Preliminary Consultation

LITTLE +

ARCHITECTS

Donald H. Little, AIA

*1400 East-West Highway
Suite 515*

Silver Spring, MD 20910

Telephone 301 587 1200

Facsimile 301 585 7361

LITTLE +

ARCHITECTS

Manuel J. Sanchez

*1400 East-West Highway
Suite 515*

Silver Spring, MD 20910

Telephone 301 587 1200

Facsimile 301 585 7361

Andy
Curtis Telephone:

989-8885.

Joan

Wastover

Oct 9? call in afternoon

Oct 23

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 240 Mowbray Road, Silver Spring

Meeting Date: 09/25/96

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

Review: Preliminary Consultation

Case Number: Not applicable

Tax Credit: No

Public Notice: 09/11/96

Report Date: 09/18/96

Applicant: Donald A. Little, AIA, for

Staff: Perry Kephart

~~Richard E. Curtis~~ Richard E. Curtis (Owner)
Journ

PROPOSAL: Alteration/Addition

RECOMMEND: Proceed to HAWP

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.

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 banks of 1/1 double-hung units. The existing door and window in the south facade would be replaced with two 1/1 double-hung windows. The west facade would have two existing double-hung units replaced with 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.

6

7

1

2. Also proposed is a flagstone terrace over the existing concrete driveway which now leads to the existing garage door openings on the north facade.

3. Three steps down from the proposed door in the west facade, and an angled covered brick paved walkway approximately 16' long and 7' wide are proposed between the proposed family room and the pedestrian door in the existing detached 4-bay garage.

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

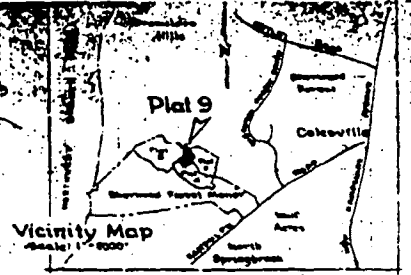
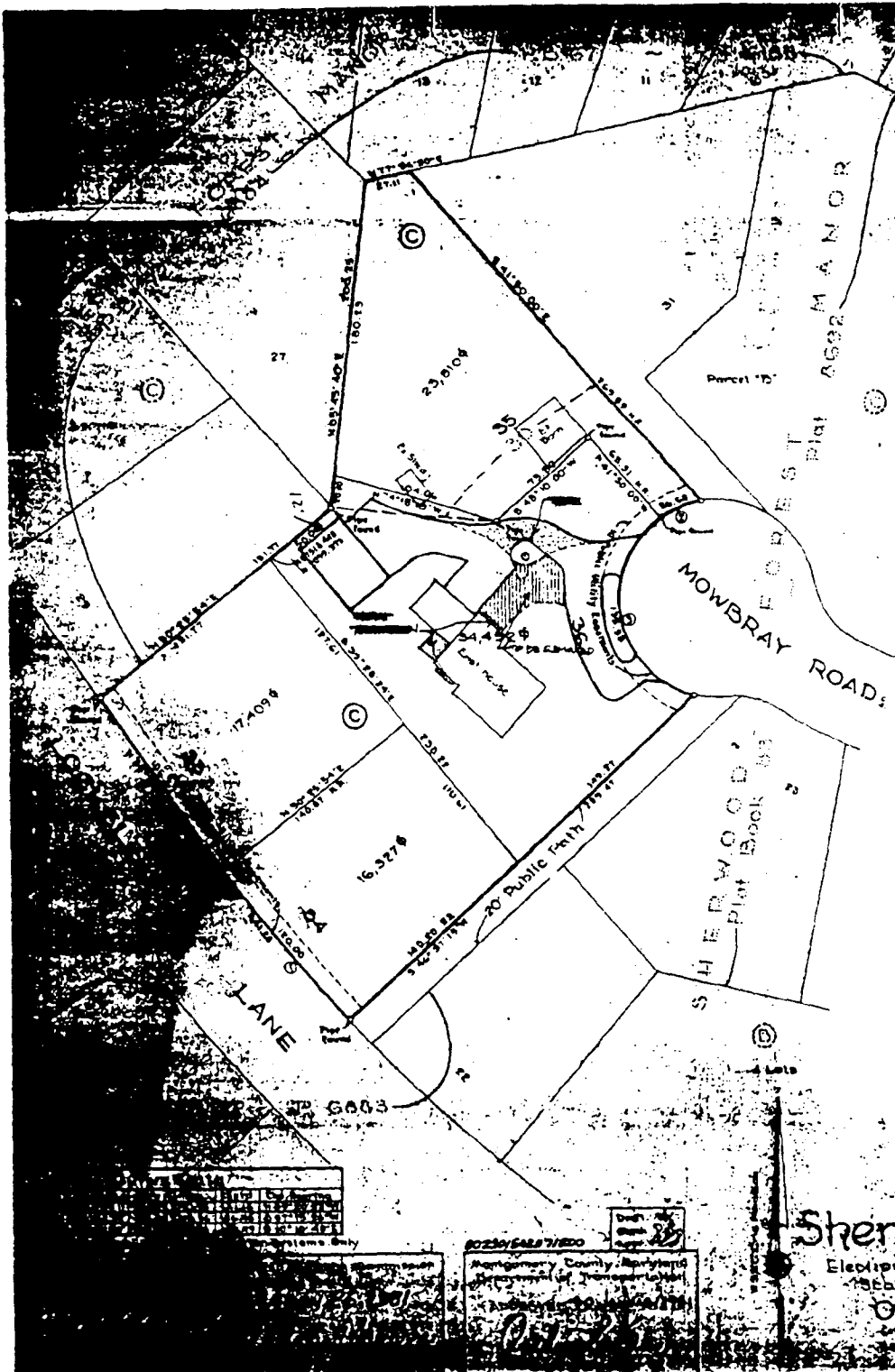
Although the original structure at Westover has maintained its architectural integrity, the various additions, except for the 1989 kitchen modification, have not been integrated into the original design. The proposed changes, for the most part, would alleviate some of the contrast between the out-of-period 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 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.

Staff is concerned that while the proposed chimney is in proportion with the scale of the short, wide, rambler configuration of the garage/family room, it is a substantial departure from the design of the original house. Staff suggests that the chimney design might be modified to achieve a better balance if the chimney cannot be eliminated entirely.

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 when the applicant applies for a Historic Area Work Permit, the relationship of the walkway to the original structure be better defined. Staff feels that it is important to demonstrate 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 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 would suggest, however, that this exacerbates the heaviness of the proposed chimney design.

RENOVATION OF CURTIS RESIDENCE



Surveyor's Certificate

I hereby certify that the plan shown hereon is correct; that it is a subdivision of a part of the land conveyed by Joseph R. Cook, et al, to Richard E. Curtis and Charlotte A. Curtis by deed dated April 23, 1958 and recorded in Liber 1949 of Page 882 and also a resubdivision of Lot 30, Block C as delineated on Plat B, Section II, Sherwood Forest Manor and recorded in Plat Book 65 as Plat No. 6622, all among the Land Records of Montgomery County, Maryland. The land area included on this plan is 2.125 acres and there is no dedication to public use by this plan.

Properly recorded this plan will be placed in accordance with Section 50-24(a) of the subdivision regulations.

December 12, 1980

Douglas M. Riggs, III
 Douglas M. Riggs, III
 Professional Land Surveyor, Md. #10712

Owners' Dedication

We, Richard E. Curtis and Charlotte A. Curtis, owners of the property shown and described hereon, hereby accept this plan of subdivision and establish the minimum building restriction lines.

There are no suits, actions of law, leases, liens, mortgages or trusts affecting the property included in the plan of subdivision.

The 10' Public Utility Easements are hereby granted to the Potomac Electric Power Co. and the Chesapeake and Potomac Telephone Co. in accordance with the declaration of terms and provisions of Public Utility Easements recorded among the Land Records of Montgomery County, Maryland in Liber 2824 of Page 497.

All parties in interest have hereto affixed their signatures.

December 12, 1980

Allen E. Johnson *Richard E. Curtis*
 Witness Richard E. Curtis

Allen E. Johnson *Charlotte A. Curtis*
 Witness Charlotte A. Curtis

R-20 DENSITY CONTROL DEVELOPMENT
 RESUBDIVISION STRICTLY CONTROLLED

RECORDED 4-15-81
 PLAT BOOK 113
 PLAT NO. 18-618

Plat 9 - Section II **(4)**
 Sherwood Forest Manor

Election District 6 - Montgomery County, Maryland
 Scale: 1" = 30'
 December, 1980

Oyster, Imus & Petzold, Inc.
 Land Surveyors
 1000 North Washington Street, Suite 201
 Washington, D.C. 20001

STAFF RECOMMENDATION

Staff recommends that the applicant develop more detailed designs and drawings for this proposal and proceed to file a Historic Area Work Permit. Special attention should be given to the following design issues:

- Consideration should be given to integrating the proposed window and door design and materials with that of the original building.
- The design of the proposed chimney should be brought more in line with the Victorian style of the original house.
- The proposed walkway should be placed such that it will not add more out-of-period mass, and designed in as simple a style as possible.

1. Richard Curtis - gave history + interest in keeping in line w/ the original.
 - need walkway to
 inclement weather.

2. Don Little - Head authentic & go to detail which is further away in design & detail - to be simpler.

Soderberg - garage banks of windows broken up e.g. 4 banks of 2 instead of 2 banks of 4.
Chimney window banks

covered walkway
 Gagebo took -
 not seen
 great walkway

SS

MR. modify/trimmer spaced ss.

ML agree w/ staff report

PB -

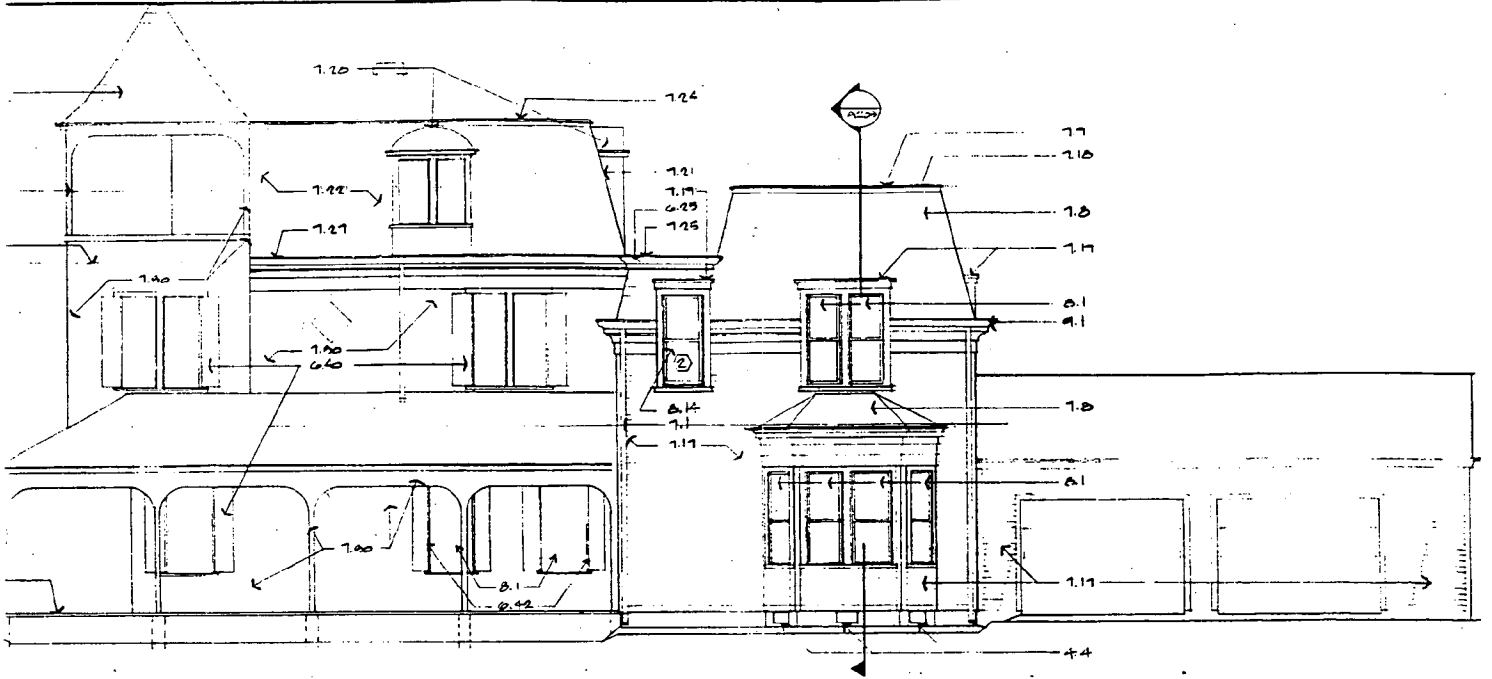
taller, longer

simpler & hor to Victorian.

JT - front of garage should not look like recon'd garage ->

3

Westover after 1989 Renovation



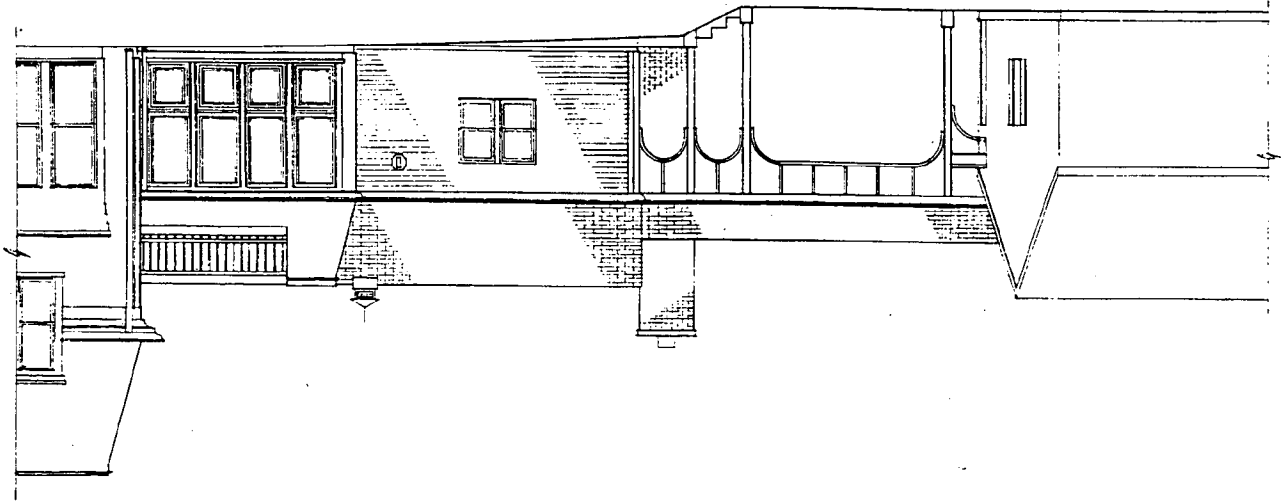
EAST ELEVATION



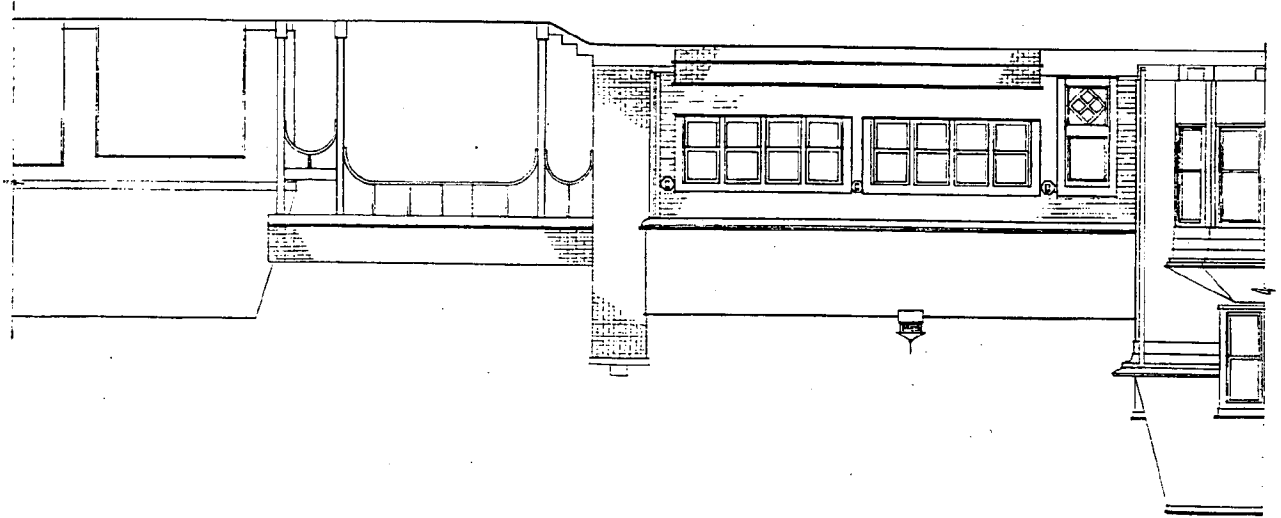
SOUTHWEST ELEVATION

9

South Elevation

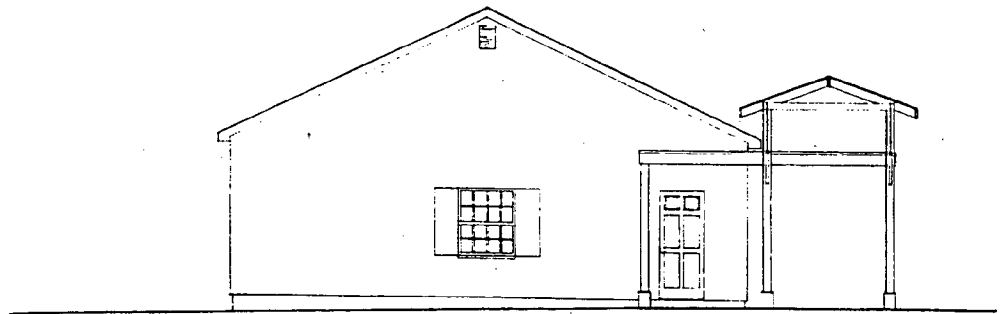
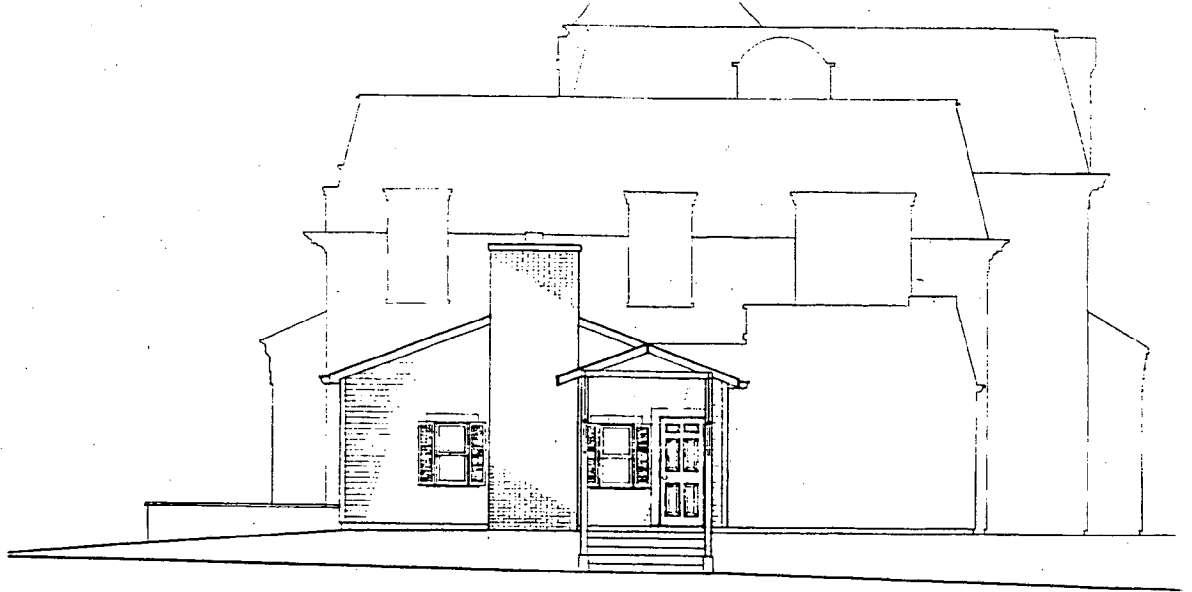


North Elevation



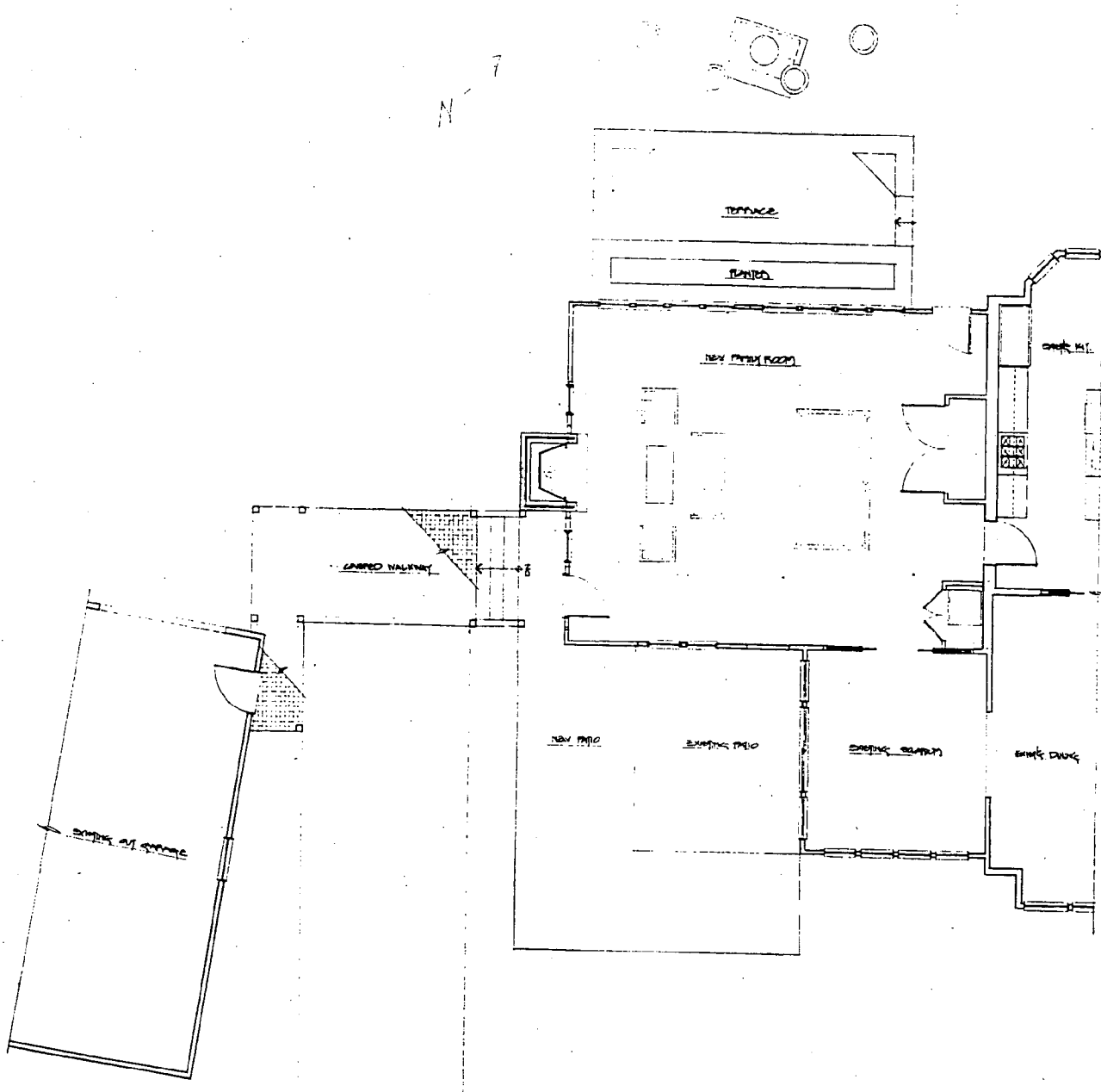
PT.

DL reply - glue stone paving, planters (pots)
(raised terrace) (18" above grade)



WEST ELEVATION - OUT GARAGE
1/2/10

(7)



FIRST FLOOR PLAN - NEW WORK
 1/8" = 1'-0"

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 18__, 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 the 19__ 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.

⑨

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.

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.
- Doors: painted, raised panel, to match existing.
- Roofing: asphalt shingle, pitch and material to match existing 2-bay Garage.

ADJACENT AND CONFRONTING PROPERTY OWNERS:

Tel.301.

Tel.301.

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: 35

BLOCK: n/a
SUBDIVISION:
PARCEL: District 5
FOLIO: not available
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

CDR. RICHARD E. CURTIS, U.S.N. (RET.)
POST OFFICE BOX 10539
SILVER SPRING, MARYLAND 20914
(301) 989-8885 FAX (301) 989-8894

FACSIMILE COVER SHEET

FAXED
1418 EDT
9-18-96

DATE: 18 SEPT 96

TO: HPC

c/o Perry Meckert

FAX: 495-1607 1307

RE: Conversion of garage to family Room
at 240 Mowbray Rd Coleridge, Md 20904

Number of Pages (with cover sheet) ONE

Names, addresses and phone numbers of adjacent property owners:

1) Mr and Mrs Oscar Basing

243 Mowbray Rd. Tel 384 5129

2) Mr and Mrs Robert Beasley

232 Mowbray Rd. Tel 384 1388

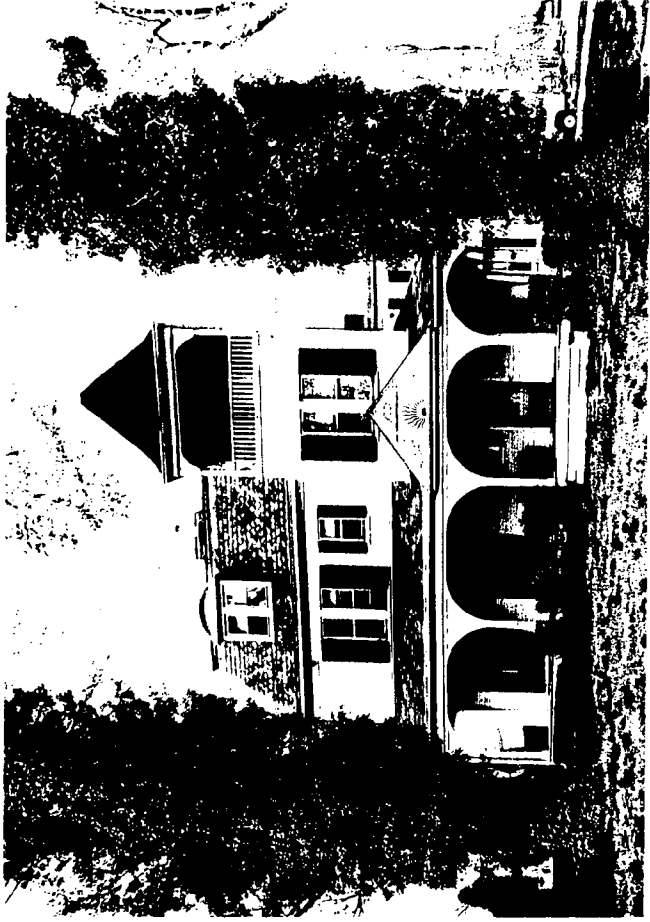
3) Mrs Nancy M^c Dowell

13400 Sockley Lane tel 622 0970

4) Mrs M.M. Tracey

13329 Sockley Lane tel 384 6895

Richard E. Curtis



East Elevation



North Elevation
(Before 1989 modification)

14

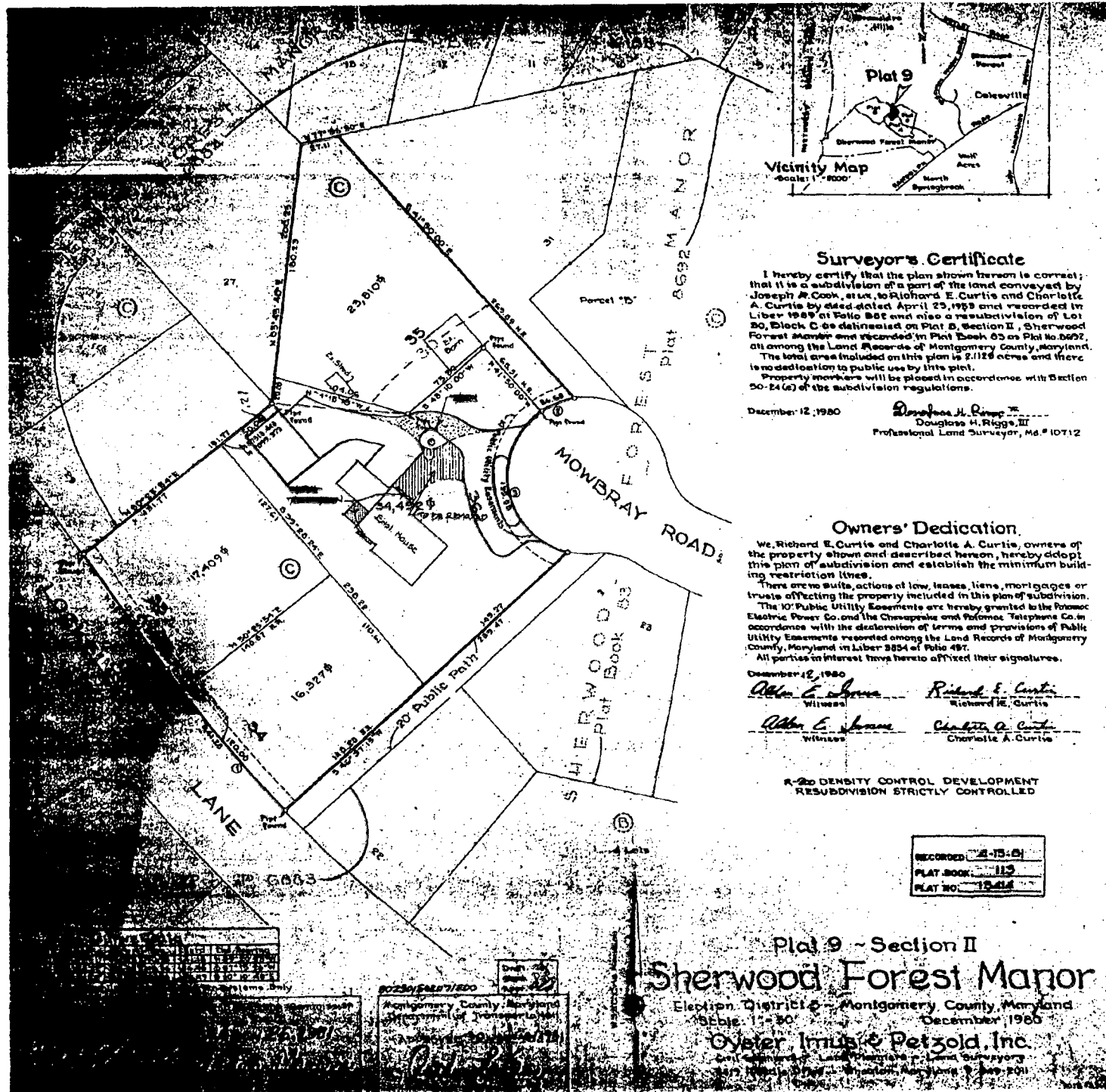


West Elevation
(Before 1989 Modification)



South Elevation
(Before 1989 modification)

RENOVATION OF CURTIS RESIDENCE



Surveyor's Certificate

I hereby certify that the plan shown hereon is correct; that it is a subdivision of a part of the land conveyed by Joseph A. Cook, et ux, to Richard E. Curtis and Charlotte A. Curtis by deed dated April 25, 1959 and recorded in Liber 1989 of Folio 882 and also a resubdivision of Lot 20, Block C as delineated on Plat B, Section II, Sherwood Forest Manor and recorded in Plat Book 63 as Plat No. 8497, all among the Land Records of Montgomery County, Maryland. The total area included on this plan is 2.128 acres and there is no dedication to public use by this plat. Property markers will be placed in accordance with Section 50-24(a) of the subdivision regulations.

December 12, 1980

Douglas H. Riggs, III
 Douglas H. Riggs, III
 Professional Land Surveyor, Md. # 10712

Owners' Dedication

We, Richard E. Curtis and Charlotte A. Curtis, owners of the property shown and described hereon, hereby adopt this plan of subdivision and establish the minimum building restriction lines. There are no suits, actions of law, leases, liens, mortgages or trusts affecting the property included in this plan of subdivision. The 10' Public Utility Easements are hereby granted to the Potomac Electric Power Co. and the Chesapeake and Potomac Telephone Co. in accordance with the declaration of terms and provisions of Public Utility Easements recorded among the Land Records of Montgomery County, Maryland in Liber 2854 of Folio 497. All parties in interest have hereto affixed their signatures.

December 12, 1980

Allen E. Jones *Richard E. Curtis*
 Witness Richard E. Curtis
Allen E. Jones *Charlotte A. Curtis*
 Witness Charlotte A. Curtis

R-20 DENSITY CONTROL DEVELOPMENT
 RESUBDIVISION STRICTLY CONTROLLED

RECORDED 12-15-80
 PLAT BOOK 115
 PLAT NO. 19414

Plat 9 - Section II
 Sherwood Forest Manor

Election District - Montgomery County, Maryland
 Secs. 1 - 30
 December, 1980

Oyster, Imus & Petzold, Inc.

1000 ...
 ...

ARCHITECTS
CROSS + LITTLE

COVER SHEET / SITE PLAN

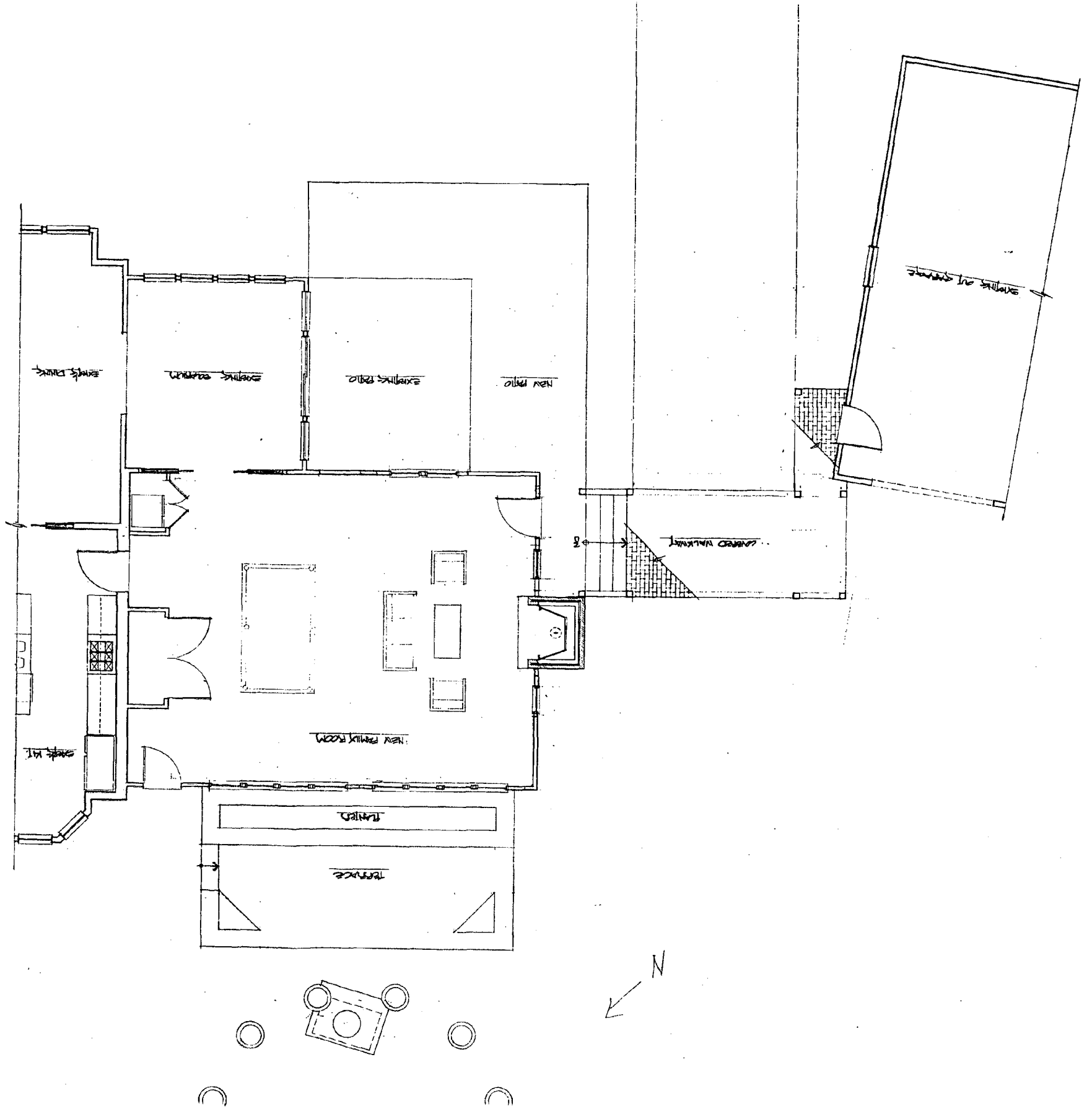
CURTIS RESIDENCE
 240 MOWBRAY ROAD
 SILVER SPRING, MD 20914

1310 Apple Avenue
 Silver Spring
 Maryland 20910
 301 588 8100

1 SITE PLAN
 A001 1" = 50'

A001

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



B-26-96
21

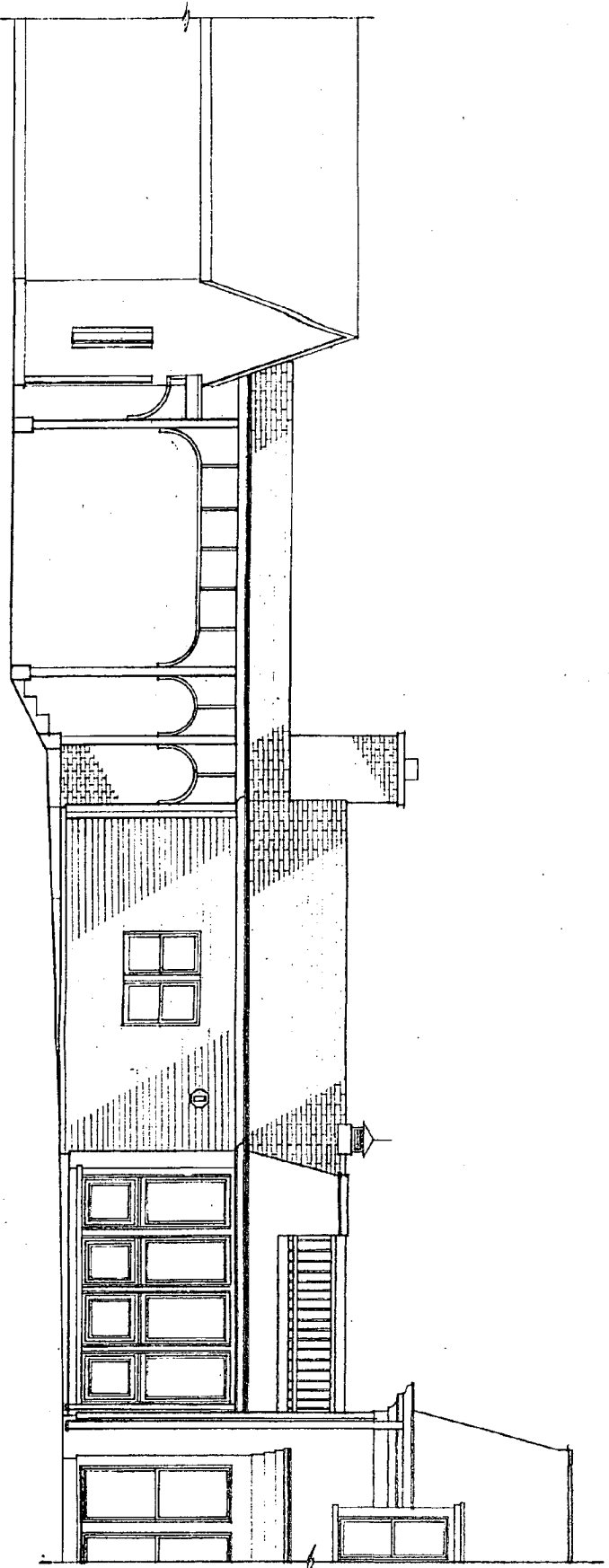


314 E. 11TH ST.
CURTIS RESIDENCE
 240 N. GARDEN ST.
 SILVER SPRING, MD 20914

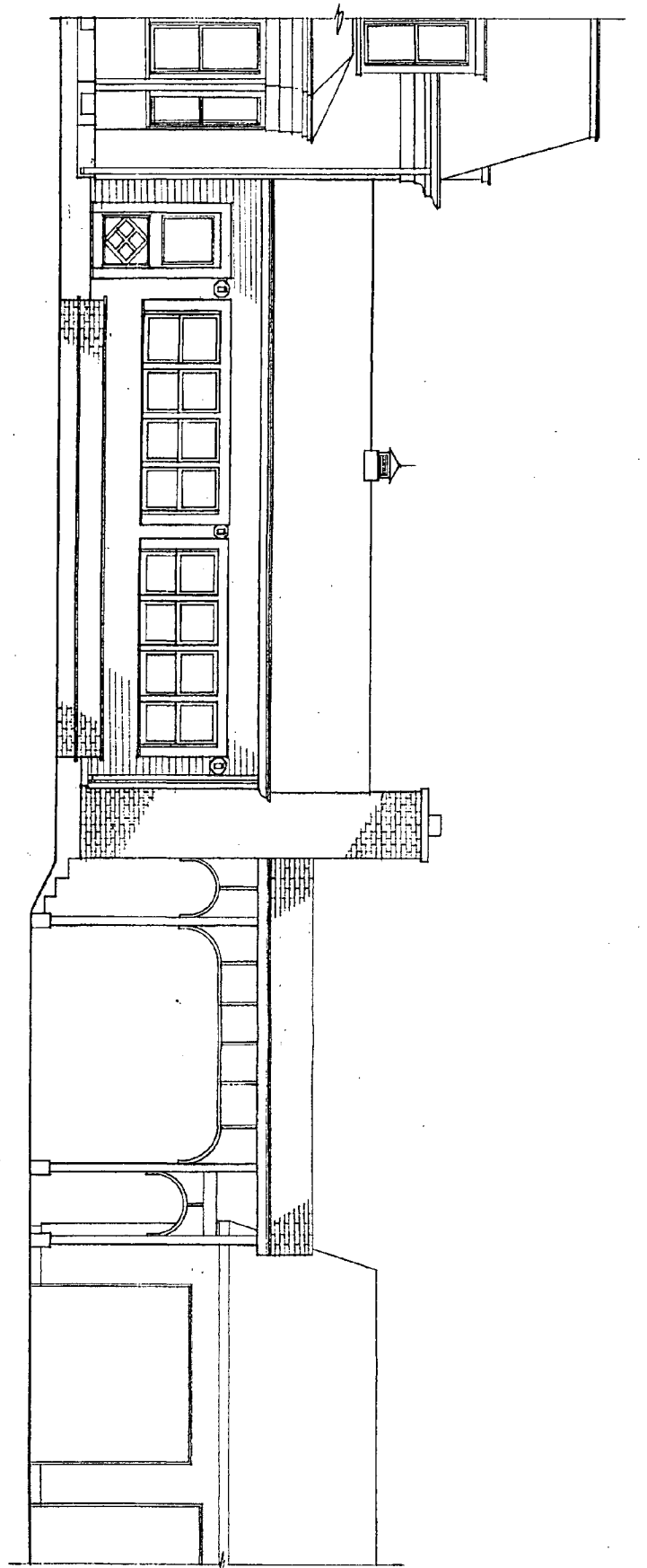
LITTLE + ARCHITECTS
 1402 EAST GARDEN ST.
 SUITE 515
 SILVER SPRING, MD 20914
 TEL: 301.591.2023
 FAX: 301.591.7791

B-26-96

South Elevation
1/4" = 1'-0"



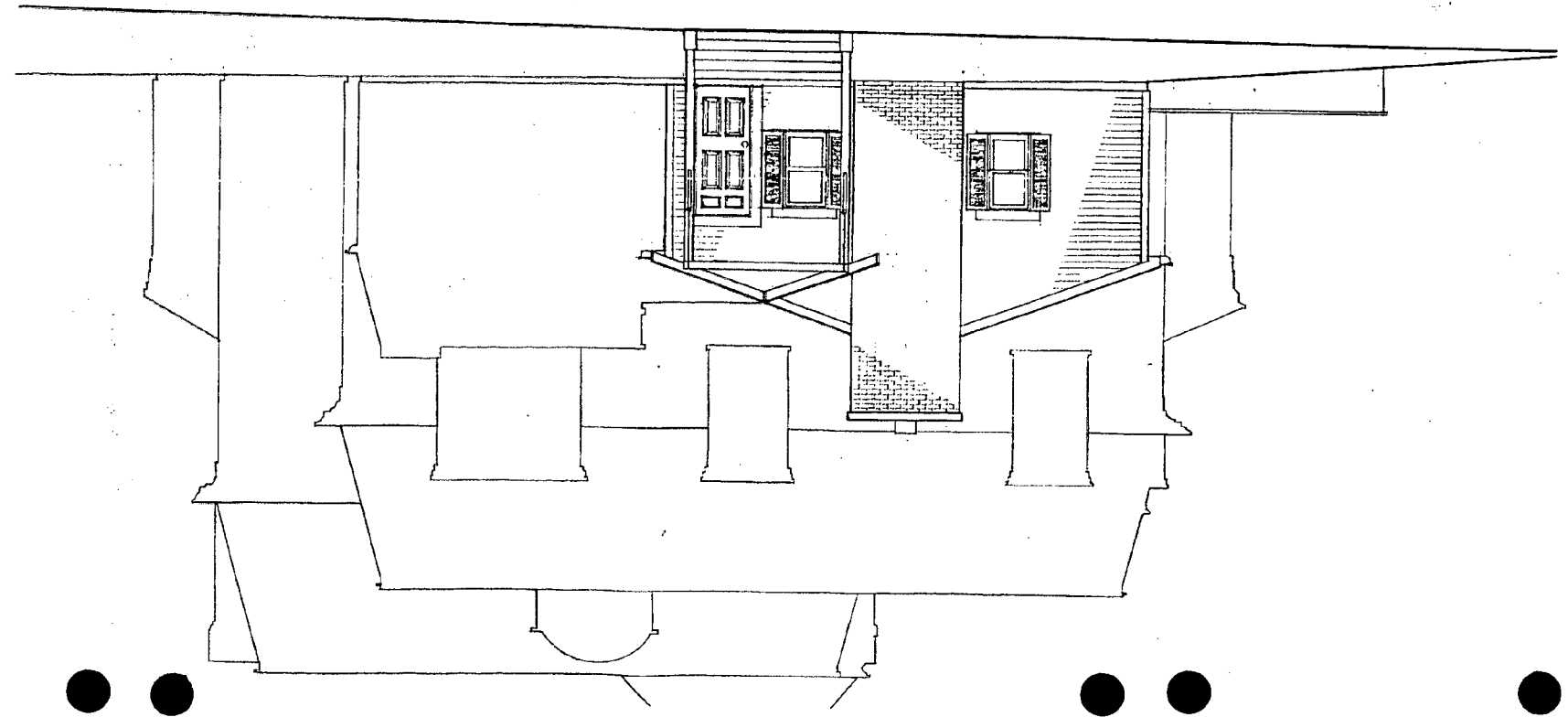
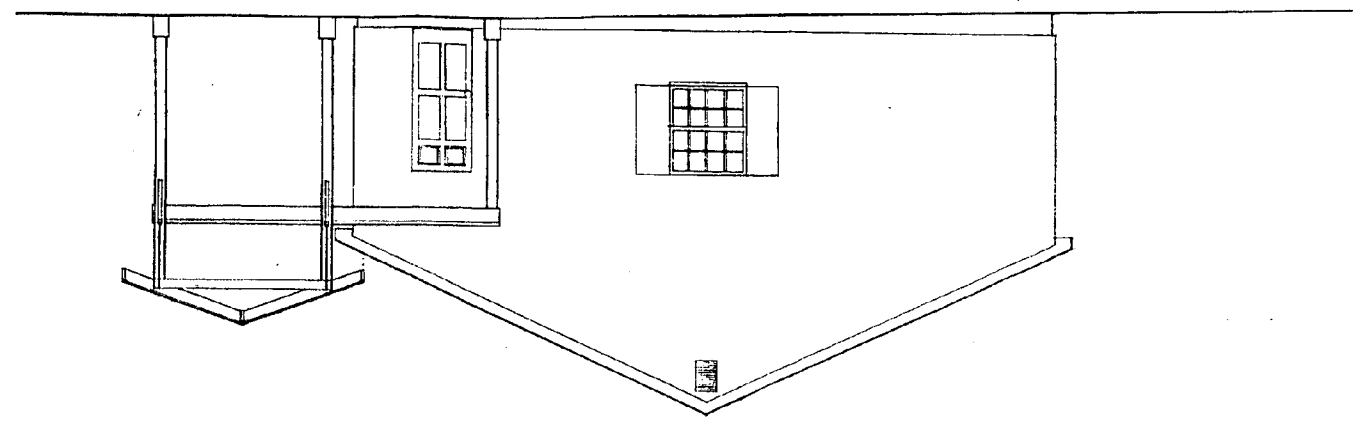
North Elevation
1/4" = 1'-0"



B.20-94

B-2094

14-10
WEST ELEVATION - OUT GARAGE



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 240 Mowbray Road, Silver Spring

Meeting Date: 09/25/96

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

Review: Preliminary Consultation

Case Number: Not applicable

Tax Credit: No

Public Notice: 09/11/96

Report Date: 09/18/96

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

Staff: Perry Kephart

PROPOSAL: Alteration/Addition

RECOMMEND: Proceed to HAWP

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.

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 banks of 1/1 double-hung units. The existing door and window in the south facade would be replaced with two 1/1 double-hung windows. The west facade would have two existing double-hung units replaced with 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.

①

2. Also proposed is a flagstone terrace over the existing concrete driveway which now leads to the existing garage door openings on the north facade.

3. Three steps down from the proposed door in the west facade and an angled covered brick paved walkway approximately 16' long and 7' wide are proposed between the proposed family room and the pedestrian door in the existing detached 4-bay garage.

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, the various additions, except for the 1989 kitchen modification, have not been integrated into 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 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.

Staff is concerned that while the proposed chimney is in proportion with the scale of the short, wide, rambler configuration of the garage/family room, it is a substantial departure from the design of the original house. Staff suggests that the chimney design might be modified to achieve a better balance if the chimney cannot be eliminated entirely.

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.

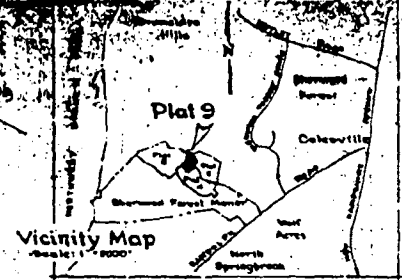
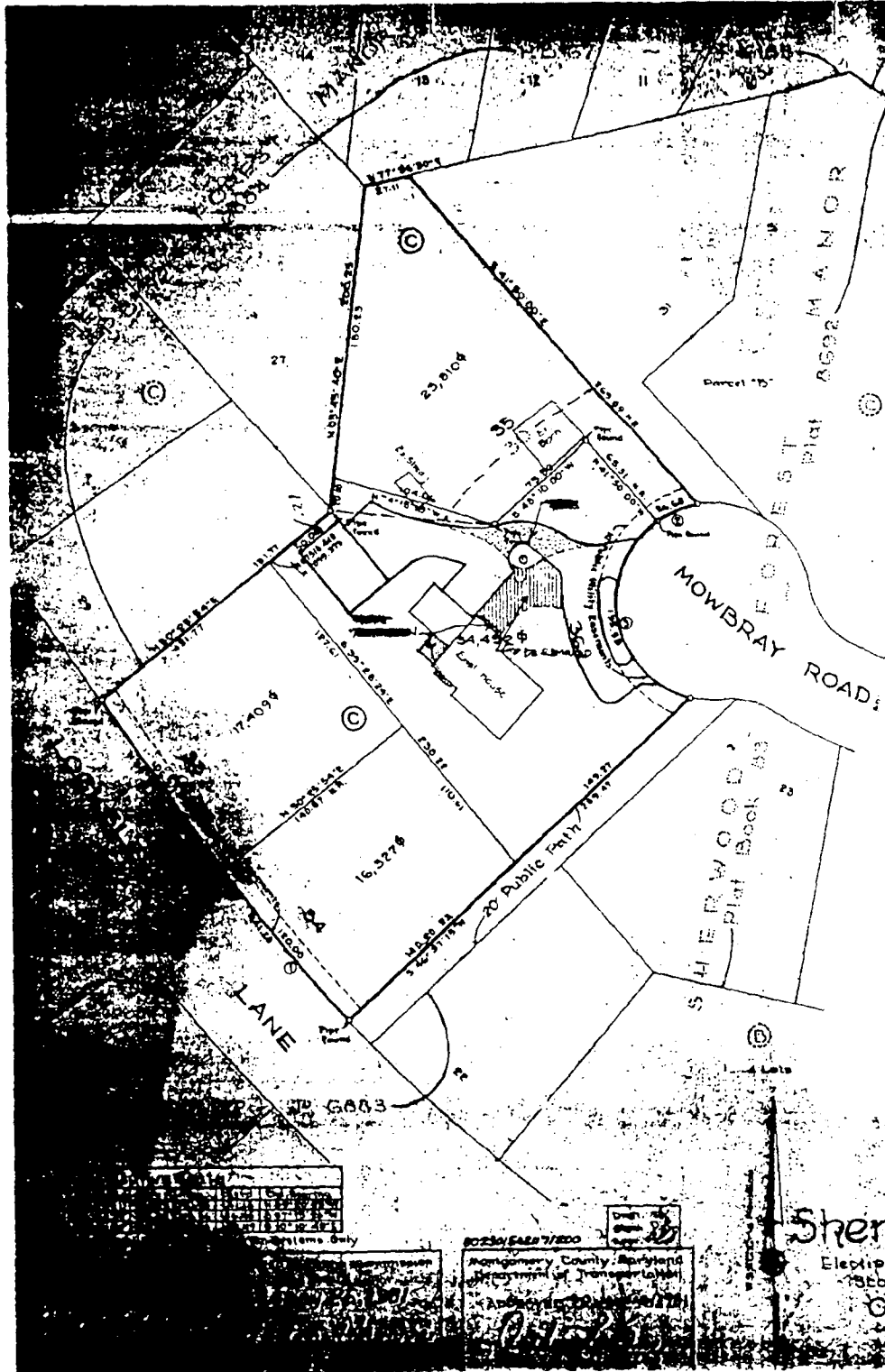
Staff would suggest that when the applicant applies for a Historic Area Work Permit, the relationship of the walkway to the original structure be better defined. Staff feels that it is important to demonstrate that the topography of the property allows for the walkway and 4-bay garage to be placed sufficiently below and behind the original building as to be unobtrusive. Staff 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 would suggest, however, that this exacerbates the heaviness of the proposed chimney design.

STAFF RECOMMENDATION

Staff recommends that the applicant develop more detailed designs and drawings for this proposal and proceed to file a Historic Area Work Permit. Special attention should be given to the following design issues:

- Consideration should be given to integrating the proposed window and door design and materials with that of the original building.
- The design of the proposed chimney should be brought more in line with the Victorian style of the original house.
- The proposed walkway should be placed such that it will not add more out-of-period mass, and designed in as simple a style as possible.

RENOVATION OF CURTIS RESIDENCE



Surveyors Certificate

I hereby certify that the plan shown hereon is correct; that it is a subdivision of a part of the land conveyed by Joseph W. Cook, et al, to Richard E. Curtis and Charlotte A. Curtis by deed dated April 23, 1959 and recorded in Liber 1989 of Folio 88E and also a resubdivision of Lot 20, Block C as delineated on Plat 8, Section II, Sherwood Forest Manor and recorded in Plat Book 63 as Plat No. 6492, all among the Land Records of Montgomery County, Maryland. The total area included on this plan is 2.1129 acres and there is no dedication to public use by this plan. Property markers will be placed in accordance with Section 50-24(c) of the subdivision regulations.

December 12, 1980

Douglas M. Riggs, III
 Douglas M. Riggs, III
 Professional Land Surveyor, Md. #10712

Owners' Dedication

We, Richard E. Curtis and Charlotte A. Curtis, owners of the property shown and described hereon, hereby accept this plan of subdivision and establish the minimum building restriction lines.

There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property included in this plan of subdivision. The 10' Public Utility Easements are hereby granted to the Potomac Electric Power Co. and the Chesapeake and Potomac Telephone Co. in accordance with the declaration of terms and provisions of Public Utility Easements recorded among the Land Records of Montgomery County, Maryland in Liber 3834 of Folio 48T.

All parties in interest have hereto affixed their signatures.

December 12, 1980

Richard E. Curtis
 Richard E. Curtis
 Witness

Charlotte A. Curtis
 Charlotte A. Curtis
 Witness

R-20 DENSITY CONTROL DEVELOPMENT
 RESUBDIVISION STRICTLY CONTROLLED

RECORDED 4-15-81
 PLAT BOOK 113
 PLAT NO. 18414

Plat 9 - Section II **(4)**
 Sherwood Forest Manor

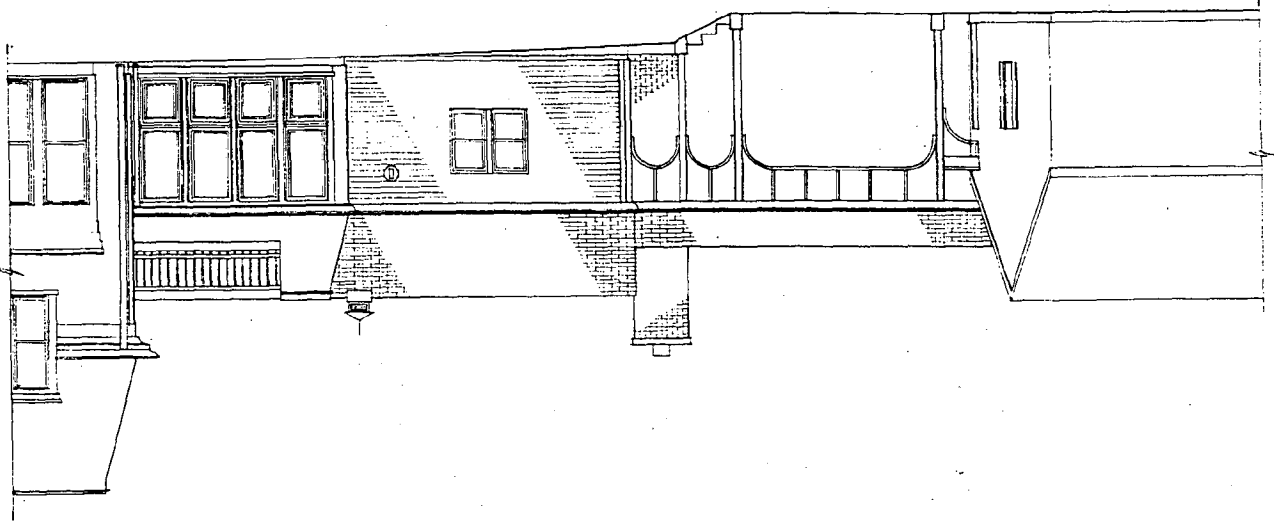
Election District - Montgomery County, Maryland
 Table 17-80
 December, 1980

Oyster Imus & Petzold, Inc.

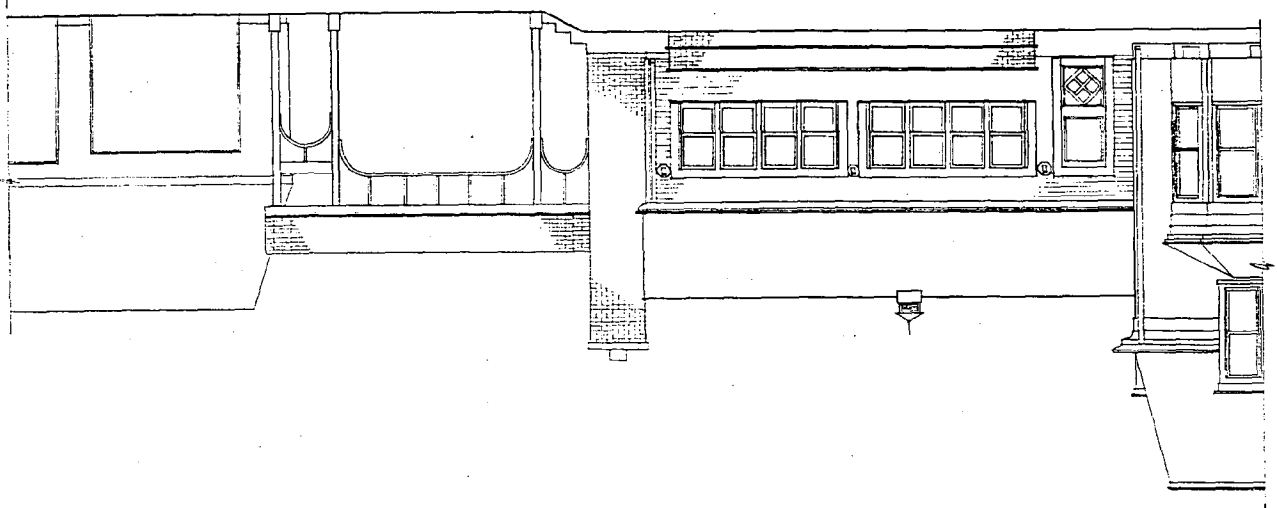
1000 North ...
 ...
 ...

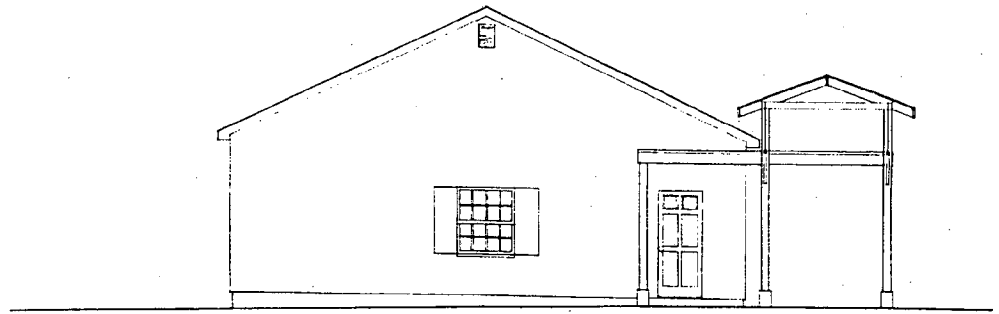
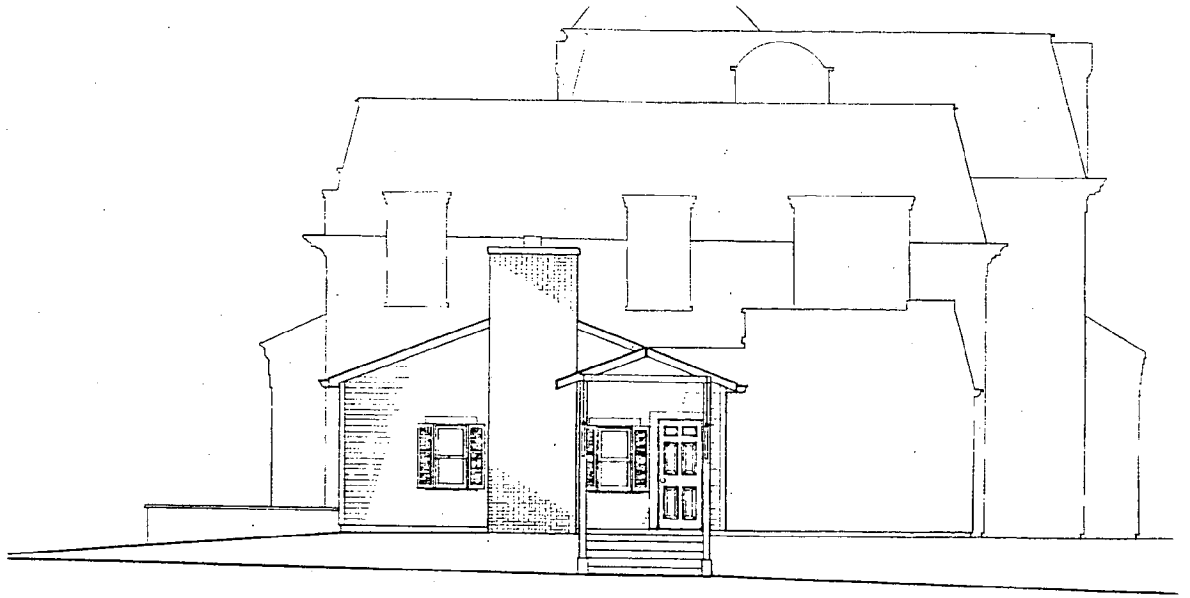
9

0.11.11
NORTH ELEVATION

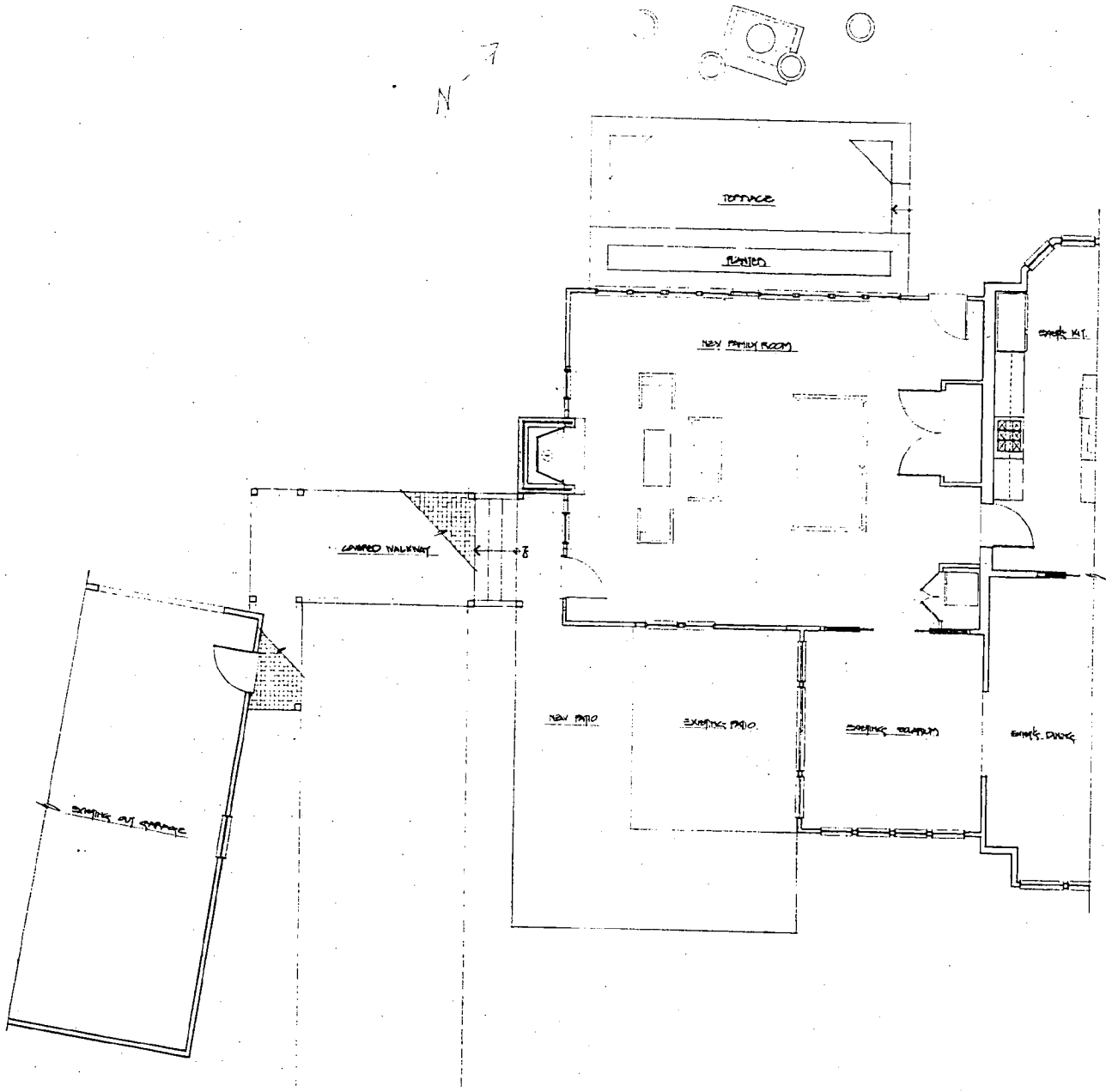


0.11.11
NORTH ELEVATION





NEAR ELEVATION - OUT GARAGE
4/4/10



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

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 18__, 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 the 19__ 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.

⑨

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.

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.
Doors: painted, raised panel, to match existing.
Roofing: asphalt shingle, pitch and material to match existing 2-bay
Garage.

ADJACENT AND CONFRONTING PROPERTY OWNERS:

Tel.301.

Tel.301.

(11)

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: 35

BLOCK: n/a
SUBDIVISION:
PARCEL: District 5
FOLIO: not available
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

CDR. RICHARD E. CURTIS, U.S.N. (RET.)
POST OFFICE BOX 10539
SILVER SPRING, MARYLAND 20914
(301) 989-8885 FAX (301) 989-8894

FACSIMILE COVER SHEET

FAXED
1418 EDT
9-18-96

DATE: 18 SEPT 96

TO: HPC

c/o Perry Mephart

FAX: 495-4607 1307

RE: Conversion of garage to family room
at 240 Mowbray Rd Coleridge, MD 20904

Number of Pages (with cover sheet) 015

Names, addresses and phone numbers of adjacent property owners:

1) Mr and Mrs Oscar Basing

243 Mowbray Rd, Tel 384 5129

2) Mr and Mrs Robert Bessley

232 Mowbray Rd, Tel 384 1388

3) Mrs Nancy M^c Dowell

13400 Sockalew Lane tel 622 0970

4) Mrs M.M. Tracey

13329 Sockalew Lane tel 384 8895

Richard E. Curtis



East Elevation



North Elevation
(Before 1989 modification)

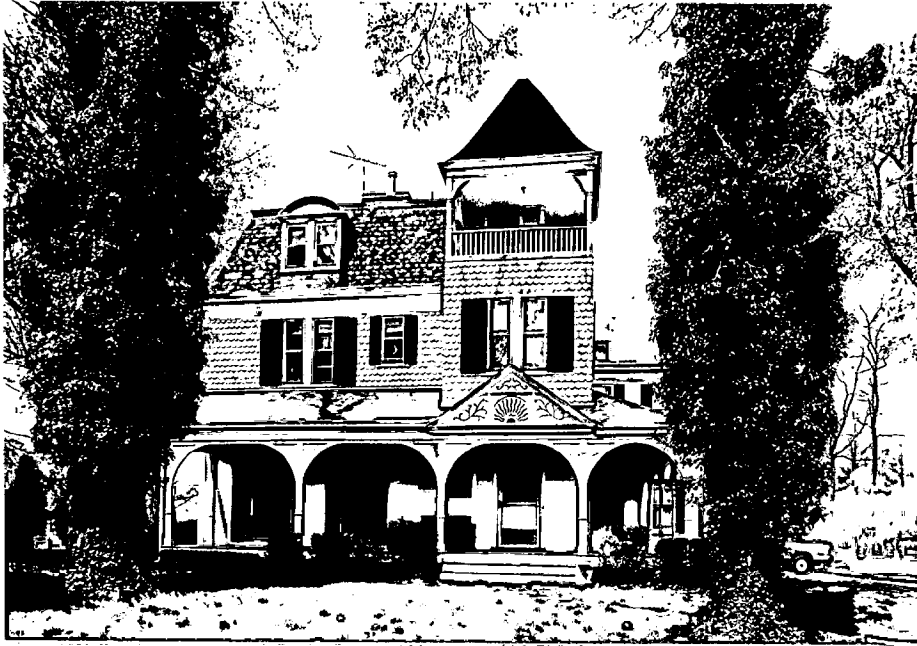
14



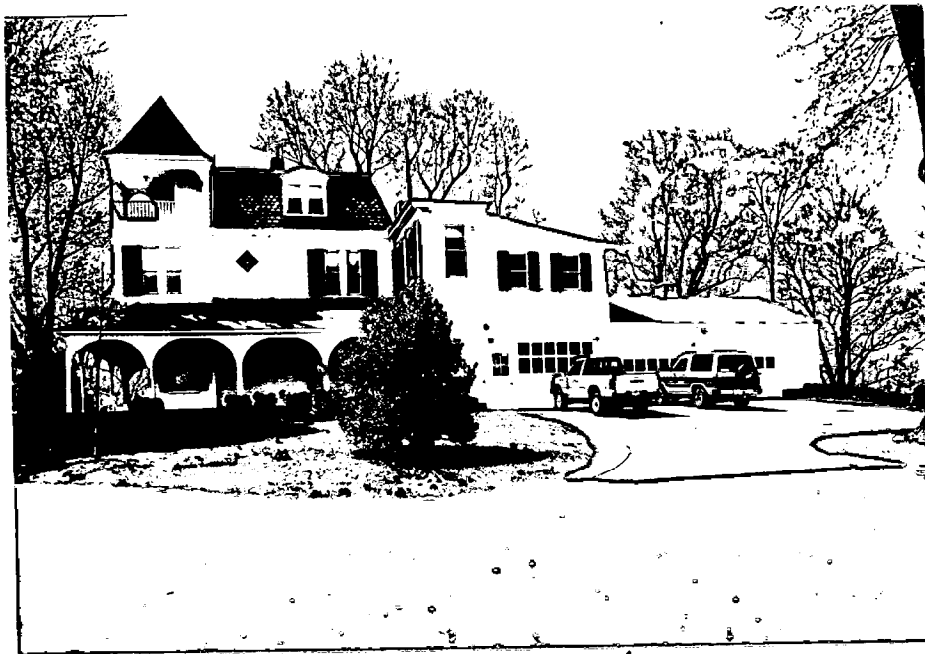
West Elevation
(Before 1989 Modification)



South Elevation
(Before 1989 modification)



East Elevation



North Elevation
(Before 1989 modification)



West Elevation
(Before 1989 modification)



South Elevation
(Before 1989 modification)

LITTLE +

ARCHITECTS

LETTER of TRANSMITTAL

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

TO:

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

DATE: September 5, 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
1	10.9.89	5	A001, A103, A104, A201, A202 - Partial Set showing EXISTING CONDITIONS

These are transmitted as checked below:

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

REMARKS:

Included please find the Description/Narrative of the new work to be performed as well as a set of Existing Conditions.

SIGNED: Manny Sanchez