EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 17107 New Hampshire Ave., Silver Spring  
Meeting Date: 8/15/2018

Resource: Master Plan Site #15/41  
Report Date: 8/8/2018
(Clifton)  
Public Notice: 8/1/2018

Applicant: James and Courtney Benson  
Tax Credit: Yes
(Miche Booz, Architect)

Review: HAWP  
Staff: Michael Kyne

Case Number: 15/41-18A

PROPOSAL: Building rehabilitation

STAFF RECOMMENDATION:

☐ Approve  
☑ Approve with conditions

1. The applicants will adhere to the conditions of approval stipulated by MHT on Page 17, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #15/41 (Clifton)
STYLE: Georgian
DATE: c. 1742

PROPOSAL:

The applicants propose rehabilitation work at the historic house. The proposed work includes gutter and downspout replacement, painting, porch replacement, non-historic window and door replacement, mortar repointing, and landscaping (see full details of the proposed work on Pages 12 - 15). The applicants have applied for state historic preservation tax credits, and Maryland Historic Trust (MHT) has reviewed and approved the application, with the conditions stipulated on Page 17. The HPC’s policy is to defer to MHT for projects that have been reviewed and approved by the MHT Easement Committee, or which have been certified to meet the Secretary of the Interior’s Standards for Rehabilitation via Part 2 of the state tax credit application.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement
Committee.

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
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; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
mbooz@michebooz.com
Catherine Stratton Treeway
#703372
Name of Property Owner: James & Courtney Benson
Daytime Phone No: 301-774-6911
Address: 17107 New Hampshire Ave, Silver Spring 20905
Contact: Hyre Expectations Inc.
Phone No: 240-778-3897
Contractor Registration No: MHIC#128935
Agent for Owner: Miche Booz Architect
Daytime Phone No: 301-774-6911
LOCATION OF BUILDING PROJECT
House Number: 17107
Street: New Hampshire Ave
Town/City: Silver Spring
Nearest Cross Street: Cliftonbrook Ln.
Lot: Block: Subdivision: 0501
Parcel: P337
PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extant ☐ Alter/Remodel
☐ Move ☐ Install ☐ Add/Remove
☐ Revision ☐ Repair ☐ Revocable
☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section A) ☐ Other:
1B. Construction cost estimate: $75,000
1C. If this is a revision of a previously approved active permit, see Permit #
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITONS
2A. Type of sewage disposal: ☐ 01 Vacant ☐ 02 Septic ☐ 03 Other:
2B. Type of water supply: ☐ 01 Vacant ☐ 02 Septic ☐ 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/assessment
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature]

Date: 7/25/18

Approved: ____________________________ For Chairperson, Historic Preservation Commission
Disapproved: ____________________________ Date: ____________________________
Application/Permit No.: ____________________________ Date Filed: ____________________________ Date Issued: ____________________________

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:

   See attached National Registry form for information about house and site. Barn is from unknown date. Probably early 20th century. Walls are of rubble stone and vertical wood siding.

   

   

   

   

   

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

   See attached MHT Part II application and approval. The entrance gate (Item #14) will be amended to conform with MHT requirements -- or it will be deleted from the project.

   

   

   

   

   

   

2. SITE PLAN See attached.

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

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS See attached.

   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.

   a. 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.

   b. 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

   a. 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.

   b. 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 NA

   If you are proposing construction adjacent to or within the drip line of any tree 5" 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.

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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>James &amp; Courtney Benson</td>
<td>Miche Booz Architect</td>
</tr>
<tr>
<td>17107 New Hampshire Ave</td>
<td>208 Market St</td>
</tr>
<tr>
<td>Silver Spring MD 20905</td>
<td>Brookeville MD 20833</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
<tbody>
<tr>
<td>Shri Mangal Mandir</td>
</tr>
<tr>
<td>18701 Rolling Acres Way</td>
</tr>
<tr>
<td>Olney MD 20832</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Charles Harry Johnson</td>
</tr>
<tr>
<td>Charles W. Johnson</td>
</tr>
<tr>
<td>17117 New Hampshire Ave</td>
</tr>
<tr>
<td>Silver Spring MD 20905</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>David &amp; Tracy Deik</td>
</tr>
<tr>
<td>1005 Cliftonbrook Ln</td>
</tr>
<tr>
<td>Silver Spring MD 20905</td>
</tr>
</tbody>
</table>
Rev. Christine J. Drabick  
1009 Cliftonbrook Ln  
Silver Spring MD 20905

Malcolm F. Anthony Et Al.  
1011 Cliftonbrook Ln  
Silver Spring MD 20905

Robert & Dorinda Tucker  
1013 Cliftonbrook Ln  
Silver Spring MD 20905

1015 Cliftonbrook Lane LLC  
8350 Boulevard East Apt 5H  
North Bergen NJ 07047

WM & E M Lone  
1004 Gadsden Ave  
Silver Spring MD 20905

Conrad P. Bailor  
1009 Gadsden Ave  
Silver Spring MD 20905

Matthew & Karen Airola  
1007 Gadsden Ave  
Silver Spring MD 20905
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

1. NAME
COMMON:
Clifton
AND/OR HISTORIC:
Clifton

2. LOCATION
STREET AND NUMBER:
17107 New Hampshire Avenue, and Colesville Road
CITY OR TOWN:
Ednor
STATE:
Maryland

3. CLASSIFICATION
CATEGORY (Check One)

- District
- Building
- Site
- Structure
- Object

- Public
- Private
- Both

PUBLIC ACQUISITION:
- In Process
- Being Considered

STATUS
- Occupied
- Unoccupied
- Preservation work in progress

ACCESSIBLE TO THE PUBLIC
- Yes:
- Restricted
- Unrestricted
- No

PRESENT USE (Check One or More as Appropriate)

- Agricultural
- Government
- Park
- Commercial
- Industrial
- Private Residence
- Educational
- Military
- Religious
- Entertainement
- Museum
- Scientific
- Transportation
- Other (Specify)

4. OWNER OF PROPERTY
OWNER'S NAME:
Dr. and Mrs. James W. Bullard
STREET AND NUMBER:
17107 New Hampshire Avenue, and Colesville Road
CITY OR TOWN:
Ednor
STATE:
Maryland

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC:
Hall of Records
STREET AND NUMBER:
St. John's College Campus, College Avenue
CITY OR TOWN:
Annapolis
STATE:
Maryland

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY:

DATE OF SURVEY:

- Federal
- State

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:

STATE:

CODE:

FOR NPS USE ONLY
ENTRY DATE:
JUN 25 1974
SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- [ ] Pre-Columbian
- [ ] 16th Century
- [ ] 18th Century
- [X] 19th Century
- [ ] 20th Century

SPECIFIC DATE(S) (If Applicable and Known) after 1742

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- [ ] Aboriginal
- [ ] Prehistoric
- [ ] Historic
- [ ] Agriculture
- [ ] Architecture
- [ ] Art
- [ ] Commerce
- [ ] Communications
- [ ] Conservation
- [ ] Education
- [ ] Engineering
- [ ] Industry
- [ ] Invention
- [ ] Landscape Architecture
- [ ] Literature
- [ ] Military
- [ ] Music
- [ ] Political
- [ ] Religion/Philo.
- [ ] Science
- [ ] Philosophy
- [ ] Social/Human-
- [ ] Sculpture
- [ ] Italian
- [ ] Theater
- [ ] Transportation
- [X] Urban Planning
- [ ] Other (Specify)

LOCAL HISTORY

STATENOS OF SIGNIFICANCE

Clifton is one of the few extant mid-eighteenth century buildings in Montgomery County. The date is important because at the time the county was part of the frontier as was the surrounding piedmont. The structure has survived in an excellent state of preservation retaining the majority of the original fabric.

From the viewpoint of architectural history the brick gambrel roof structure arouses great interest. The form, especially the roof construction, is not typical of this region, but rather of southern Maryland or the Eastern Shore. The explanation lies in the fact that the builder's family was from southern Anne Arundel County where brick gambrel roof houses were commonly constructed in the first half of the century, e.g., Darkin's Hill Farm.

Clifton also has significance in relation to local history for it is associated with the first settlement of the area. The first settler, James Brooks, arrived in the first quarter of the century. His wife's sister and husband, James Thomas, arrived shortly thereafter. The Brooke and Thomas families formed the nucleus of a Quaker community which by 1753 had been organized into the Sandy Spring Meeting of Friends. Clifton is contemporary with the origins of the meeting; its association has significance because the meeting house was not constructed until 1819.

The history of Clifton begins with another prominent Quaker, Richard Snowden (d. 1763). Snowden owned vast tracts of land in Anne Arundel, Prince George's and Montgomery counties and operated the Patuxent Iron Works, a major eighteenth century Maryland industry. One of the first tracts Snowden acquired was Snowden's Manor -- one thousand acres for which he received a patent in 1715. In the 1740's he sold part of it to Philip Thomas, the founder of the Quaker family. Thomas was Snowden's daughter's father-in-law. Two decades later Philip Thomas sold the tract to John Thomas as his "... indefeasible [sic] estate of inheritance... Together with all Houses, Edifices, Buildings, Pastures Gardens Commons Rents Services Emoluments Cultivations and Improvements..." This last phrase coupled with the architectural assessment indicates that the building dates from circa 1760.

Since John Thomas had no children he willed the house and farm to his great nephew William John Thomas whose presence at Clifton is indicated in (SEE CONTINUATION SHEET)
#8. SIGNIFICANCE continued:

a 1865 map of Montgomery County and on a plat (1849) delineating the edges of his father's estate. After the death of William John Thomas (d. 1884) the farm became the property of his son John Thomas who was the first to call the property Clifton. The last Thomas to occupy the house was his son, William John Thomas, who remained in the building through the mid-twentieth century.

#9. MAJOR BIBLIOGRAPHICAL REFERENCES continued:

Montgomery County Land and Probate Records.

Patent Records.


Provincial Court Deeds.

SECONDARY SOURCES


#11. FORM PREPARED BY continued

Nancy A. Miller, Historian
Maryland Historical Trust
2225 Riva Road
Annapolis, Maryland 21401

1. J. Martenet, Martenet and Bond's Map of Montgomery County, Maryland, Baltimore: Simon J. Martenet, 1865 and Montgomery County Wills, Liber HH #3 facing folio 2412, Hall of Records, Annapolis, Maryland.
MARYLAND HISTORICAL TRUST ADDENDUM SHEET
Montgomery-Prince George's Short-term Congestion Relief

Property Name: Clifton
Survey No.: M:15-41

Property Address: 17107 New Hampshire Avenue, Ashton vicinity, Montgomery County
Owner Name/Address: Elizabeth B. Bullard / 17107 New Hampshire Avenue, Ashton, MD 20861
Year Built: 1742

Description:

Clifton was previously surveyed by the Maryland-National Capital Park and Planning Commission (M-NCPPC) in January 1973 and by the Maryland Historical Trust in September 1973. The property was listed on the National Register of Historic Places in July 1974. Since the prior survey, two sympathetic additions have been made to the rear elevation of the north section. A wood-frame shed roof addition which extends the original roof slope, extends along the entire length of the rear elevation. The addition has a brick veneer foundation, wood clapboard siding and a wood shingle roof. A cut-away porch is located at the southeast corner supported by a wood post. Within the porch is a vinyl sliding glass door and wood panel door. The east elevation of the wood-frame addition has a vinyl sliding glass door, while the north elevation has a wood 6/6 double-hung window. Attached to the east elevation of the wood-frame addition is a second addition. The 1-story addition has a gable roof, covered with wood shingles, and has a stuccoed exterior. Wood panel doors are located on the north and south elevations of the addition, while the east elevation has two 4-light casement windows.

Outbuildings on the property include a wood-frame shed and a guest house/cottage. The shed, located east of the house, has a stone foundation and wood board and batten siding. The roof is wood shingle on the west elevation and standing-seam metal on the east elevation. A wood board and batten door is located on the north elevation, while the south elevation has a 9-light wood casement window. The guest house/cottage is located east of the house and shed. Constructed circa 1930, the 1½-story wood-frame building is supported by brick piers, has wood board and batten siding and a standing seam metal front-gable roof. The front, or west elevation has a 1-story hipped roof porch with exposed rafter ends and is supported by four wood posts. Within the porch are double wood doors. Both the north and south elevations have four 9-light wood casement windows.

Verbal Boundary Description and Justification:

The National Register boundary established for Clifton in 1974 included a large tract of land of unknown size, partially bounded by the intersection of New Hampshire Avenue and Ednor Road. The corner points of the boundary were set by latitude and longitude. Much of the land comprising this boundary includes property which had been subdivided and developed for residential use between 1960 and 1962. It is recommended that the current tax parcel, which includes the house, shed, guest house, pool, and the historic access lane from New Hampshire Avenue, be established as the National Register boundary of Clifton. The current tax parcel (Tax Map HT561/Parcel P337) is 1.87 hectares (4.65 acres) in size.

MHT CONCURRENCE:

<table>
<thead>
<tr>
<th>Eligibility</th>
<th>recommended</th>
<th>not recommended</th>
<th>Criteria</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>Considerations</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>None</th>
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<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td>CASSIUS'S BOUNDARY HAS BEEN REDUCED TO THE CURRENT OWNER'S TAX PARCEL. ESTATE OFFICE AGREED WITH OWNER'S ASSESSMENT</td>
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</tbody>
</table>

Reviewer, Office of Preservation Services: Date
Reviewer, NR program: Date

Page 1
Preparer:
P.A.C. Spero & Company
May 1998
No evidence of property corners was found.
Apparent occupation is shown.

Date: 11-06-06
Plat Book:
Plat No.:
Work Order: 06-0010
Address: 17107 NEW HAMPSHIRE AVENUE
District: 8
Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING
PARCEL 337
LIBER 11053, FOLIO 261

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephan V. Leesfeld

Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-9400

11
Maryland Historical Trust  
Heritage Structure Rehabilitation Tax Credit  
HOMEOWNER CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION  

Instructions: Fill out this form in accordance with the application instructions. This page must bear the applicant’s original signature and must be dated. The Maryland Historical Trust’s certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Property Name: Clifton  
Street: 17107 New Hampshire Ave  
City: Ashton  
Zip: 20861  
County: Montgomery  
State Legislative District: 14  
MHT Easement property? Yes  
No  Unknown  
Listed individually in the National Register of Historic Places or as an individual local designation; date of listing: June 25, 1974  
Located in a National Register or locally designated historic district; name of district:  
Part 1 – Evaluation of Significance submitted? Date submitted:  
Date of certification (if applicable):  

2. Project Data  
Primary/secondary residence  
Mixed-use residential/commercial  
Owner-occupied residential co-op unit  
Date of building construction: 1742  
Floor area before/after rehabilitation: 3,640 sq ft  
Start date (estimated): 07/31/2018  
Completion date (estimated): 09/30/2018  

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT  
Insurance claim reimbursement funds  
Other local and/or state funding (i.e., grants or loans)  
Specify funding source:  
*Estimated qualified rehabilitation expenditures are capped at $250,000 and should not include additional state/local funding, insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc.

Estimated Qualified Rehabilitation Expenditures: $75,000

3. Project Contact (if different from applicant)  
Name: Miche Booz  
Company: Miche Booz Architect  
Street: 208 Market St  
City: Brookeville  
Zip: 20860  
Telephone: (301) 774-6911  
Email Address:  

4. Applicant  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check box as applicable] (1) ☒ I am the fee-simple owner of the above-described property or (2) ☐ if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name:  
Signature:  
Date:  
Street:  
City:  
State:  
Zip:  
Telephone:  
Email Address:  

MHT Official Use Only  
The Maryland Historical Trust has reviewed the Heritage Structure Rehabilitation Tax Credit Application – Part 2 for the above-named property and has determined that the proposed rehabilitation described herein:

☒ is consistent with the Secretary of the Interior’s Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.

☒ is consistent with the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.

☐ is not consistent with the Secretary of the Interior’s Standards for Rehabilitation and therefore certification is denied.

☐ Is not adequately documented in the application and therefore cannot be reviewed.

Date:  
Maryland Historical Trust Authorized Signature  
☒ MHT conditions or comments attached
### Number 4
**Feature** Non historic gutters, downspouts, rake boards  
**Date of Feature** various

**Describe existing feature and its condition**
Existing gutters are a mix of copper half-round gutters with round downspouts and modern-style ogee aluminum gutters and downspouts. The half-round gutters are warped in places. Existing wooden rake boards are sound but have flaking paint.

**Photo numbers** 1-16  
**Drawing numbers** NA

**Describe work and impact on feature**
All existing gutters and downspouts will be replaced with copper half-round gutters and round downspouts. Rake boards will be scraped and painted.

### Number 5
**Feature** Historic exterior doors to remain  
**Date of Feature** unknown

**Describe existing feature and its condition**
The historic raised panel wood doors (main front door (A), funeral door (B) and back door (C)) are structural sound and operational. However, the paint is flaking on the doors, frames and louvers (exterior only). Existing non-historic screen material on the louvered doors (Door A) is damaged.

**Photo numbers** 1-31, 1-33, 1-34, 1-43, 1-44, 1-45  
**Drawing numbers** EX1, EX20, EX22, EX23

**Describe work and impact on feature**
The enumerated historic doors will be scraped and painted. Part of the wood frame on the Door C will be repaired. The screen door will be repaired. The louvered shutters for Door A will be scraped and painted; existing torn screen material will be removed. Glass will be put in place of the screen. The screen door for the funeral door (Door B) will be removed.

### Number 6
**Feature** Non-historic doors to be replaced  
**Date of Feature** various

**Describe existing feature and its condition**
Door I, an existing non-original wood and glass door is in operable condition but damaged -- wood is deeply scratched on the interior. A non-historic Andersen storm door has a broken closer.

Two large 1970's-era slider windows in current dining room (E and F) are in fair condition; Door E has some deep scratches on the bottom.

**Photo numbers** 1-17, 1-18, 1-19, 1-20, 1-21, 1-37, 1-40, 1-41  
**Drawing numbers** EX20, EX22, EX23, A20, A22, A23

**Describe work and impact on feature**
Door I will be will be replaced with full-lite storm door (such as Pella Select) and a Simpson15-lite wood door (cut sheet attached).

Door E will be replaced with a new French door Marvin slider.  
Door F will be replaced with a Marvin picture window.
# HOMEOWNER CERTIFICATION APPLICATION
## PART 2 – DESCRIPTION OF REHABILITATION

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Front porch (minor)</td>
<td>unknown</td>
<td>Door is fronted with a wood porch of 50x36 inches with a wood handrail. The porch landing and stairs are worn and broken in places. The paint is deteriorated.</td>
</tr>
<tr>
<td>11</td>
<td>New porch at post-1974 addition</td>
<td>proposed</td>
<td>A brick patio (set in sand) at Door H, is heaved by roots of adjacent bushes.</td>
</tr>
<tr>
<td>12</td>
<td>Barn: Repoint stone foundation walls</td>
<td>unknown</td>
<td>The foundation walls are rubble stone. There are some significant cracks and places where stones are loose.</td>
</tr>
<tr>
<td>13</td>
<td>Barn: Replace damaged heavy timbers</td>
<td>unknown</td>
<td>The foundation walls will be power-washed to dislodge failing mortar. Cracks will be filled and loose stones will be reset with a mortar to match character of existing.</td>
</tr>
</tbody>
</table>
HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Describe existing feature and its condition
Existing small evergreen shrubs are planted along the foundation of the house at the front. The interior of the driveway loop in front of the house is grassy and otherwise unlandscaped.

Photo numbers 1-1, 1-2
Drawing numbers Landscape plan, Sheets 2-3

Describe work and impact on feature
A landscape plan proposes low evergreen shrubs and roses to define the foundation of the house without obscuring windows. Somewhat larger perennials are proposed for beside the house. Ornamental trees, boulders, and low-lying perennials and grasses are proposed for the area within the driveway.
**Maryland Historical Trust**  
*Heritage Structure Rehabilitation Tax Credit*  
**HOMEOWNER CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

**Instructions:** Fill out this form in accordance with the application instructions. This page must bear the applicant's original signature and must be dated. The Maryland Historical Trust's certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

<table>
<thead>
<tr>
<th>1. Property Name</th>
<th>Clifton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
<td>17107 New Hampshire Ave</td>
</tr>
<tr>
<td>City</td>
<td>Ashton</td>
</tr>
<tr>
<td>Zip</td>
<td>20861</td>
</tr>
<tr>
<td>County</td>
<td>Montgomery</td>
</tr>
<tr>
<td>State Legislative District</td>
<td>14</td>
</tr>
<tr>
<td>MHT Easement property?</td>
<td>No</td>
</tr>
<tr>
<td>Located individually in the National Register of Historic Places or as an individual local designation; date of listing</td>
<td>June 25, 1974</td>
</tr>
<tr>
<td>Part 1 – Evaluation of Significance submitted?</td>
<td>Date submitted</td>
</tr>
<tr>
<td>Date of certification</td>
<td>Date of certification</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Project Data</th>
<th>Primary/secondary residence</th>
<th>Mixed-use residential/commercial</th>
<th>Owner-occupied residential co-op unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of building construction</td>
<td>1742</td>
<td>Floor area before / after rehabilitation</td>
<td>3,640 / 3,640 sq ft</td>
</tr>
<tr>
<td>Start date (estimated)</td>
<td>07/31/2018</td>
<td>Completion date (estimated)</td>
<td>09/30/2018</td>
</tr>
</tbody>
</table>

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT:

| Insurance claim reimbursement funds | Other local and/or state funding (i.e., grants or loans) | Specify funding source |

*Estimated qualified rehabilitation expenditures are capped at $250,000 and should not include additional state/local funding. Insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc.

**Estimated Qualified Rehabilitation Expenditures** $75,000

<table>
<thead>
<tr>
<th>3. Project Contact (if different from applicant)</th>
<th>Name</th>
<th>Miche Booz</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>Miche Booz Architect</td>
<td></td>
</tr>
<tr>
<td>Street</td>
<td>208 Market St</td>
<td></td>
</tr>
<tr>
<td>Zip</td>
<td>20833</td>
<td></td>
</tr>
<tr>
<td>Telephone</td>
<td>(301) 774-6911</td>
<td></td>
</tr>
<tr>
<td>Email Address</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Applicant</th>
<th>I hereby attest that the information I have provided is to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) I am the fee-simple owner of the above-described property or (2) If I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-701 and 13-702(b). Annotated Code of Maryland.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Courteny James Benson</td>
</tr>
<tr>
<td>Signature</td>
<td>Opener</td>
</tr>
<tr>
<td>Date</td>
<td>June 7, 2018</td>
</tr>
<tr>
<td>Street</td>
<td>1101 New Hampshire Ave</td>
</tr>
<tr>
<td>City</td>
<td>Salisbury</td>
</tr>
<tr>
<td>Zip</td>
<td>20905</td>
</tr>
<tr>
<td>Telephone</td>
<td>410-855-4233</td>
</tr>
<tr>
<td>Email Address</td>
<td>courtenyegmail.com</td>
</tr>
</tbody>
</table>

**MHT Official Use Only**

The Maryland Historical Trust has reviewed the Heritage Structure Rehabilitation Tax Credit Application – Part 2 for the above-named property and has determined that the proposed rehabilitation described herein:

- Is consistent with the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- Is not consistent with the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- Is not adequately documented in the application and therefore cannot be reviewed.

- MHT conditions or comments attached.

Maryland Historical Trust Authorized Signature

Date: 7/20/18

Maryland Historical Trust / 100 Community Place / Crownsville, MD 21032 – www.maryland.gov
The rehabilitation of this property as described in the Heritage Preservation Certification Application will meet the Secretary of the Interior’s *Standards for Rehabilitation* and the requirements of §5A-303(h) of the State Finance and Procurement Article of the Annotated Code of Maryland provided that the following condition(s) is/are met:

1. The re-pointing mortar for both the main house and barn foundation must match the respective existing historic mortar in color, texture, composition, joint width, joint profile and other visual qualities, per Standard #6. Existing mortar must not be removed by power washing as this causes damage to the historic masonry. Rather, existing deteriorated mortar should be removed by hand without causing damage to the masonry. Re-pointing work must be done in accordance with the guidance provided in Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings. Good-quality before and after photographs of the mortar joints must be submitted with the Part 3: Request for Certification of Completed Work.

2. In preparing the exterior of the house for painting, wood features must be cleaned using the gentlest means possible, per Standard #7. Gentle methods using hand-sanding and hand-scraping for paint removal, and a water-based solution with mild detergent and a soft-bristled brush are recommended for historic wood repairs. High-pressure power washing to clean and/or remove paint is not permitted due to the potential for water to become trapped causing damage to the historic material. An oil-based primer must be applied on prepped surface of materials prior to applying exterior latex paint.

3. The proposed stone driveway entrance walls are not compatible with the properties historic character and are too formal for the ca. 1742 property. As proposed, the stone entrance does not comply with Standard #3 or #9. MHT recommends the installation of a single stone or brick column on either side of the driveway, such as the proposed, without the construction of the wall and second column or the installation of a simple wood fence. Although this feature is considered landscaping, all work to the property, whether eligible or not, must comply with the Secretary’s Standards for Rehabilitation. A revised driveway entrance plan must be submitted on an Amendment form for review and approval prior to commencing with this work.

NOTE: The work proposed is items #11 (new porch at post-1974 addition), #14 (entrance gate), #15 (tree planting), and #16 (landscaping) are all considered either new construction or landscaping, which are not eligible for the tax credit. Costs associated with these work items must not be included in the eligible expenses on the Part 3: Request for Certification of Completed Work.

Please note that failure to comply with any of the above conditions may result in a denial of final certification.

Date: 7/20/18

Maryland Historical Trust Authorized Signature
1 Main entrance from New Hampshire Ave.

2 Main Facade (west)
3 Main facade showing two non-historic porches to be replaced.

4 Brick repointing and dormer repainting work needed.
5 North facade

6 North facade, non historic portion. Shows location of new porch roof, non-historic siding to be replaced and stucco to be covered with siding.
7 Rear (East) facade showing stucco addition and slider to be replaced with picture window.

8 Rear facade, historic portion. Door C to be repaired and siding to be replaced. Windows and dormers to be repainted.
9 Slider (Door E) to be replaced.

10 Slider (Door F) to be replaced with picture window. Siding to be replaced with HardiePlank. Stucco to be covered with Hardieplank.
11 South facade showing funeral door

12 Non historic siding to replace with HardiePlank. Stucco to be sided to match.
13 Main porch, non-historic.

14 Main porch, side view
15 Secondary front porch, non-historic.

16 Secondary front porch, existing door to be replaced.
Barn:

17 Barn. South facade

18 West facade
19 East facade with patched crack under window

20 North facade
21 Interior of north foundation wall

22 Interior of foundation wall crack
SCRAPE + PAINT DOOR + INSTALL STORM DOOR

NEW HARDIEPLANK SIDING

NEW SHED STYLE ROOF W/ WOOD SHINGLES, APP. 5 FT. X 12 FT. (SHEET A42)

SIDING TO EXTEND DOWN TO MIN. 6" ABOVE GRADE

NEW WOOD PORCH & WROUGHT IRON RAIL PER PLANS (SHEET A41)

NEW STONE PORCH PER PLANS (SHEET A40)

NEW WROUGHT IRON HANDRAIL
WOOD PORCH PLAN

WROUGHT IRON RAILING

6-IN. CONC. LANDING

(2) 2X10
8-IN SONOTUBE FOOTING
4X4 POST W SIMPSON POST BASE
2X6 DECKING

2X10 STRINGERS @ 15-IN. O.C.

2X6 RIPPED TO FIT BEHIND RISER

4'9 1/2"
CERTI-LABEL WOOD SHINGLES W/ REDUCED EXPOSURE FOR LOW-SLOPE ROOF.

2X6 @ 16-IN O.C.

6X8 BEAM

1X6 WOOD FASCIA BOARD

6X6 WOOD COLUMN

4X4 WOOD KNEE BRACE

SIMPSON POST BASE

SONOTUBE CONC. FOOTING 12-IN DIAMETER. TOP OF FOOTING TO BE BELOW LEVEL OF BRICK.

EXISTING CMU WALL, VERIFY BEARING

EXISTING RAFTERS (V.I.F.)

2X6 WOOD RAFTERS THRU-BOLTED TO EXISTING RAFTERS, 16-IN O.C. TYP.

FRAMING PLAN

11'-4"

Sheet: A42