

ACHS SUMMARY FORM

M:3)-7-20
(date entered 5-4-80)

1. Name: Phillips House

2. Planning Area/Site Number: 31/7/20 3. M-NCPPC Atlas Reference: Map 21

H-4

4. Address: 10109 Grant Avenue, Silver Spring

5. Classification Summary

Category	<u>building</u>	Previous Survey Recording	<u>M-NCPPC</u>
Ownership	<u>private</u>	Title and Date:	<u>1976 Inventory of</u>
Public Acquisition	<u>N/A</u>		<u>Historical Sites</u>
Status	<u>occupied</u>	Federal	<u>State</u> <input checked="" type="checkbox"/> <u>County</u> <input checked="" type="checkbox"/> <u>Local</u>
Accessible	<u>no</u>		
Present use	<u>private residence</u>		

6. Date: 1893

7. Original Owner: Alexander and Annie Proctor

8. Apparent Condition

a. fair b. unaltered c. original

9. Description: This large square 2½ story shingle house faces west on Grant Avenue. Its hipped roof with central chimney was originally of patterned slate but was replaced by the present owners with shingle. There are gabled dormers on the front and rear facade of the roof. The front of the house is two bays wide, the left bay being the entrance door and a window together, the right bay being twin windows. The north side is also two bays, the rear or east bay being a double window. The windows throughout the house are twelve panes over one. A two story covered porch projects from the rear of the dwelling with double glass doors leading from the dining room on the left or south of the first floor. There is also a door to the porch from a second bedroom. The south facade of the house has a small one bay by one bay rectangular projection toward the rear. The grounds contain the foundations of several old buildings. One was a barn which was razed in the early 1970's. The other was possibly an old forge.

10. Significance: This house, built in 1893, was one of the first houses built in Capitol View Park, a community between Kensington and Forest Glen platted for subdivision by Oliver and Mary Harr in 1887. This home is noteworthy in that it is the twin of another house in the neighborhood, the Dwyer house at 10245 Capitol View Avenue. Both of these handsome homes were built by Alexander and Annie Proctor and first appeared in the Tax Assessment Records of 1893, a year later after the Proctors acquired the land from the Harrs. The early history of this house is uncertain. The Proctors are thought to have lived elsewhere in the community (see Milton House) so presumably they rented this house until it was sold to John and Mary Parsons in 1901. After several intermediary owners, the only people to have lived in the house any great length of time, the Tristian K. Armstrongs, bought the house in 1929. They lived there until 1953.

The present owners, Craig and Fanny Phillips, purchased the house in 1970. Mr. Phillips is the director of the aquarium at the Dept. of Agriculture.

11. Researcher and date researched: Fanny Phillips-7/79

Roberta Hahn
Arch. Description

12. Compiler: Gail Rothrock

13. Date Compiled: 10/79

14. Designation
Approval

15. Acreage: .58 acres

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Phillips House

2 LOCATION

STREET & NUMBER

10109 Grant Avenue

CITY, TOWN

Silver Spring

CONGRESSIONAL DISTRICT

VICINITY OF Capitol View Park 8

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Craig and Fanny Phillips

Telephone #: 587-0141

STREET & NUMBER

10109 Grant Avenue

CITY, TOWN

Silver Spring

STATE, zip code

VICINITY OF

Maryland 20910

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
 REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #: 3922
 Folio #: 158

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

MNCPPC Inventory of Historical Sites

DATE

1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
 SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Derwood

STATE

Maryland 20855

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This large square 2 1/2 story shingle house faces west on Grant Avenue. Its hipped roof with central chimney was originally of patterned slate but was replaced by the present owners with shingle. There are gabled dormers on the front and rear facade of the roof.

The front of the house is two bays wide, the left bay being the entrance door and a window together, the right bay being twin windows. The north side is also two bays, the rear or east bay being a double window. The windows throughout the house are twelve panes over one. A two story covered porch projects from the rear of the dwelling with double glass doors leading from the dining room on the left or south of the first floor. There is also a door to the porch from a second floor bedroom. The south facade of the house has a small one bay by one bay rectangular projection toward the rear.

In the interior of the house the main floor, which has no hall, has a living room with fireplace immediately as one enters. In front of the entrance door on the left or north wall are the stairs to the second floor. Behind the living room, which extends across the front of the house, are the octagonal dining room, also with fireplace, and kitchen. The second floor presently contains three bedrooms although at an earlier time one of these rooms had been two smaller rooms.

A narrow stairway leads to the third floor which contains two finished rooms. The basement, with its stone foundation walls, also contains a finished room which was once the kitchen. There is an exit door at rear ground level from the basement.

The grounds contain the foundations of several old buildings. One was a barn which was razed in the early 1970s. The other was possibly an old forge. The property contains many lovely old shade trees and numerous other attractive plants.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE-- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Local History
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1893

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This house, built in 1893, was one of the first houses built in Capitol View Park, a community between Kensington and Forest Glen platted for subdivision by Oliver and Mary Harr in 1887.¹ This home is noteworthy in that it is the twin of another house in the neighborhood, the Dwyer house at 10245 Capitol View Avenue. Both of these handsome homes were built by Alexander and Annie Proctor and first appeared in the Tax Assessment Records of 1893,² a year later after the Proctors acquired the land from the Harrs.³

The early history of this home is uncertain. The Proctors are thought to have lived elsewhere in the community (see Milton House) so presumably they rented this house until it was sold to John and Mary Parsons in 1901.⁴ After several intermediary owners, the only people to have lived in the house any great length of time, the Tristian K. Armstrongs, bought the house in 1929.⁵ They lived there until 1953.

The present owners, Craig and Fanny Phillips, purchased the house in 1970. Mr. Phillips is the director of the aquarium at the Dept. of Agriculture.

FOOTNOTES:

- 1 Land Records of Montgomery County, Plat Bk. A, #9 (May 1887).
- 2 Montgomery County Tax Assessment Records, 1893.
- 3 Land Records of Montgomery County, JA 45/486 (1/26/1892).
- 4 Ibid., TD 17/155 (5/2/1901).
- 5 Ibid., 492/412 (10/14/1929).

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Records of Montgomery County.
 Tax Assessment Records of Montgomery County.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .58 acres

VERBAL BOUNDARY DESCRIPTION

Block 25, Lot 7, "Capitol View Park"

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Fanny Phillips

ORGANIZATION

Roberta Hahn, Arch. Description

DATE

Sugarloaf Regional Trails

STREET & NUMBER

July 1979

TELEPHONE

Box 87

CITY OR TOWN

926-4510

STATE

Dickerson

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 13 Account Number - 00996440

Owner Information

Owner Name: PHILLIPS, P C & F L **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 10109 GRANT AVE **Deed Reference:** 1) / 3932/ 158
 SILVER SPRING MD 20910 2)

Location & Structure Information

Premises Address 10109 GRANT AVE **Zoning** R60 **Legal Description** CAPITOL VIEW PARK
 SILVER SPRING 20910

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
HP53				5		P25		80	Plat Ref:
Special Tax Areas			Town Ad Valorem Tax Class						
			38						
Primary Structure Built			Enclosed Area	Property Land Area		County Use			
1903			1,720 SF	17,550.00 SF		111			
Stories	Basement		Type			Exterior			
2	YES		STANDARD UNIT			FRAME			

Value Information

	Base Value	Phase-in Assessments		
		Value As Of	As Of	As Of
Land:	67,270	67,270	01/01/2001	07/01/2002
Improvements:	115,400	123,650		07/01/2003
Total:	182,670	190,920	188,170	190,920
Preferential Land:	0	0	0	0

Transfer Information

Seller: **Date:** 01/13/1970 **Price:** \$30,500
Type: IMPROVED ARMS-LENGTH **Deed1:** / 3932/ 158 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

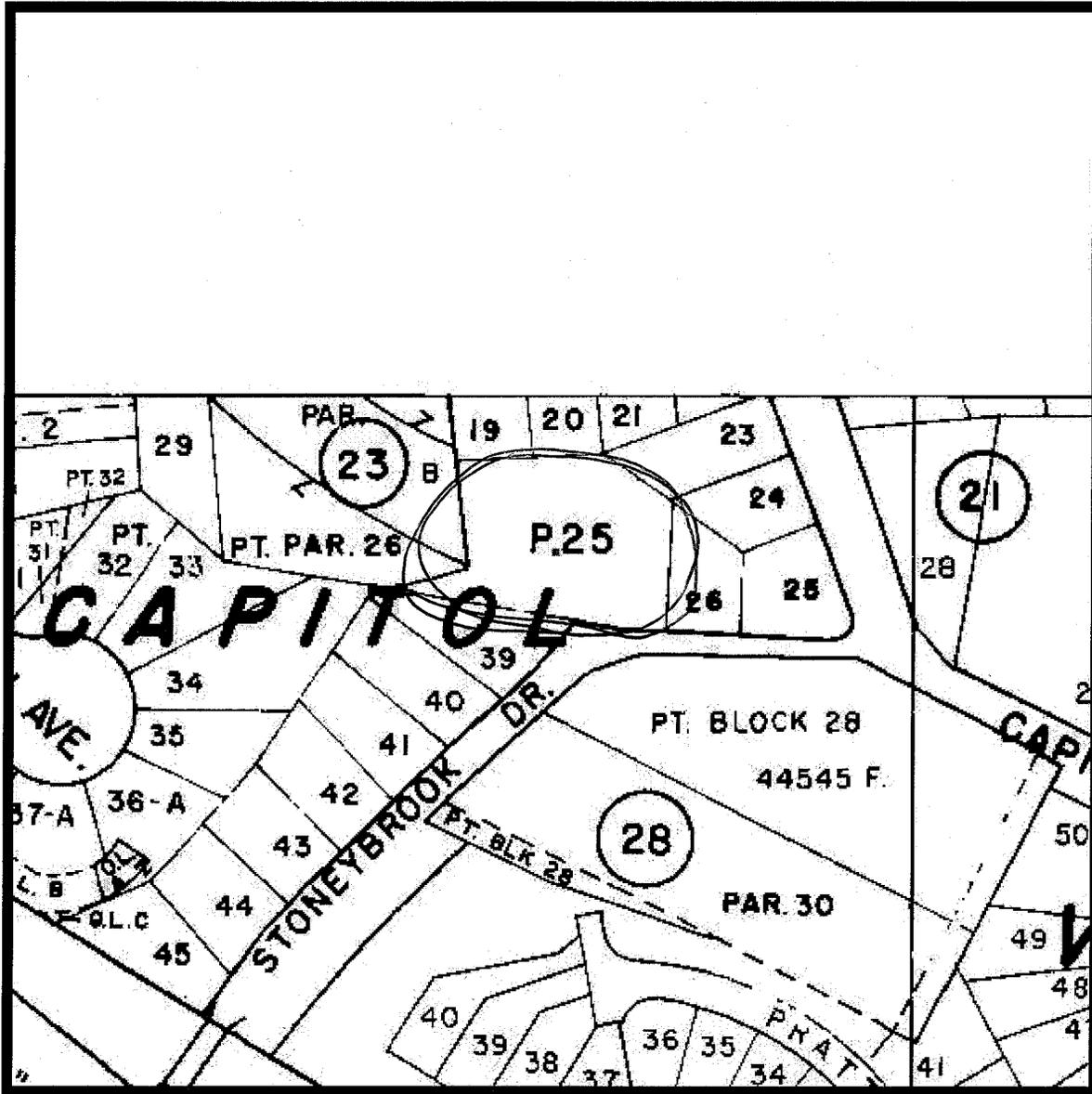
* NONE *



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 13 Account Number - 00996440



Property maps provided courtesy of the Maryland Department of Planning ©2001.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us

M: 31-7-20
Phillips House
10109 Grant Avenue
Kensington Quadrangle

