



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert Sutton  
Chairman

Date: September 19, 2023

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit: #1041891 - After-the-fact fence installation and tree removal.

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with two (2) conditions** at the September 6, 2023 Historic Preservation Commission meeting.

### Conditions:

- 1. The applicant shall paint the new post and board fence white or black and the new sections of picket fence white.**
- 2. The applicant shall plant two canopy trees on the property.**

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: John S. King and Maria C. Jackson  
Address: 19924 White Ground Road, Boyds

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



## Kyne, Michael

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**From:** John King <jboyds60@outlook.com>  
**Sent:** Thursday, September 14, 2023 8:28 PM  
**To:** Liebertz, John; Kyne, Michael  
**Cc:** Maria Jackson  
**Subject:** 19924 White Ground Road, Boyds

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hello,

I'm writing confirm that we will comply with the conditions for our HAWP, including the requirement that the fence be painted within 45 days:

1. The applicant shall paint the new post and board fence white or black and the new sections of picket fence white.
2. The applicant shall plant two canopy trees on the property

Sincerely,

John King and Maria Jackson  
19924 White Ground Road

**REVIEWED**

*By Michael Kyne at 2:07 pm, Sep 19, 2023*

APPROVED  
Montgomery County  
Historic Preservation Commission



Robert H. Potter



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# \_\_\_\_\_
DATE ASSIGNED \_\_\_\_\_

APPLICANT:

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

AGENT/CONTACT (if applicable):

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_
Daytime Phone: \_\_\_\_\_ Contractor Registration No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? \_\_\_Yes/District Name \_\_\_\_\_
\_\_\_No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the \_\_\_\_\_ documentation from the Easement Holder supporting this application.

REVIEWED
By Michael Kyne at 2:07 pm, Sep 19, 2023

Are other \_\_\_\_\_ reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_
Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

TYPE OF WORK PROPOSED: See the checklist on Page 4 for proposed work are submitted with this application.

- be accepted for review. Check all that apply:
New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: \_\_\_\_\_

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

Signature of owner or authorized agent

Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

**REVIEWED**

*By Michael Kyne at 2:07 pm, Sep 19, 2023*

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Montgomery County  
Historic Preservation Commission



*Robert H. Potter*

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

**REVIEWED**

*By Michael Kyne at 2:07 pm, Sep 19, 2023*

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Montgomery County

Historic Preservation Commission



Robert G. Patton

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**REVIEWED**  
By Michael Kyne at 2:07 pm, Sep 19, 2023

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Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

**REVIEWED**  
*By Michael Kyne at 2:07 pm, Sep 19, 2023*

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Montgomery County  
Historic Preservation Commission





old wire fence

*note: in backyard wire was rusted, patched welded wire*



side farm fence



side farm fence



backyard farm fence

**REVIEWED**

**By Michael Kyne at 2:07 pm, Sep 19, 2023**

APPROVED  
Montgomery County  
Historic Preservation Commission



VA License #2750 141597  
MHIC #128537



OFFICE/YARD ADDRESS:  
24520 Frederick Road  
Clarksburg, MD 20871  
[www.tricountyfence.com](http://www.tricountyfence.com)

Phone: 301-916-2205 Fax: 301-916-0652

Owner Name:	<u>Maria Jackson</u>	Date:	<u>3/7/2023</u>
Address:	<u>19924 White Ground Rd</u>	Res:	<u></u>
City, State, & Zip	<u>Boyd's, MD 20841</u>	Cell:	<u>240-426-1918</u>

Tri County Fence and Decks proposes, subject to acceptance, to sell and install on your property the materials enumerated below:  
Install approximately 290 linear feet of 4' high galvanized farm fence and approximately 6 linear feet of 3' high pressure treated Colonial Gothic Picket fence. Remove approximately 3 linear feet of neighbor's fence and install one (1) 3 hole end posts. Farm fence will be constructed using 2x4 Redbrand wire on 4x4 pressure treated posts with a 1x4 fascia board and a 1x6 top trim board. Posts will have dry pack concrete at the base and black vinyl post caps. Colonial Gothic Picket fence will be constructed using 1x4 pickets on (2) 2x4 runners with 4x4 colonial gothic posts. Posts will have dry pack concrete at the base. Price includes the Montgomery County fence permit and scheduling Miss Utility prior to installation.

Fencing Material	Farm Fence / Pressure Treated Pine		
Fence Style	Farm Fence / Colonial Gothic Picket		
Total Linear Footage	290 / 6	Removal	3
Gate Posts	n/a	Line Posts	4x4
Height	4' / 3'	Rails	(2) 2x4
Pickets	1x4 CG	Color	Natural

**Price Quote Valid for 15 Days**  
Customer assumes full responsibility for location of property lines and placement of fence

Total Sale	\$	<b>3,481.00</b>
Down Payment 1/3	\$	<b>1,160.33</b>
Due Upon Delivery of Materials 1/3	\$	<b>1,160.33</b>
Balance	\$	<b>1,160.34</b>

**REVIEWED**

SPECIFICATIONS: All work to be performed in a workmanlike manner and in accordance with standard practice. Fence GUARANTEED against defects in workmanship and materials for one (1) year. See Limited Warranty on reverse side.

HOMEOWNERS: Do not sign this form blank. You are entitled to a copy of this form. You have the right to rescind this order and have your deposit refunded within 5 business days if you are over 65 years of age at the time of signing. Should you have additional questions contact the Montgomery County Home Improvement Commission at 410-230-6309.

TERMS OF PAYMENT: Make remittance payable to TRI COUNTY FENCE AND DECKS. Payment due on all past due accounts. Final payment due on the day of completion. Customer must pay on the day of completion. **A 3% service fee will be added to all credit card transactions.** I have read the above specifications, payment arrangements and backsides of this form.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ronald H. Butler*

Signature. You have the right to rescind this order if you are over 65 years of age at the time of signing. Maryland Home Improvement Commission. Payment will be charged on the day of completion. Payment to foreman on the day of completion. PLEASE INITIAL

Approximate Starting Date:	<u>6-8 weeks</u>	Approximate Completion:	<u>1-2 days</u>
(from receipt of contract)			
Salesperson	<u>Bruce Riley</u>	PURCHASED BY:	<u></u>
License Number	<u>102033</u>	Customers Signature:	<u></u>
Date	<u></u>	Please Print Name	<u></u>

**\* Payments can be made with check, Visa/Mastercard, or cash. Please contact office with credit card information.**



**Notice of Maryland House Bill 439 Changes to the "Door-to-Door Sales Act"**

**NOTICE TO HOMEOWNER**

You may not be charged more than one-third of the total amount of the sale before You sign the Agreement. All home improvement contractors and subcontractors must be licensed by the Maryland Home Improvement Commission. Inquiries about the contractor should be transmitted to the Home Improvement Commission, 500 North Calvert Street, Baltimore MD 21202-3651. Telephone (410) 230-6309. [www.dllr.state.md.us/license/mhic/](http://www.dllr.state.md.us/license/mhic/)

You, the buyer, have the right to rescind this contract any time prior to midnight of the fifth business day or seventh business day if the buyer is at least 65 years old, after the date of signing, by notifying the contractor in writing that you are rescinding the contract. Notification should be sent to: Tri County Fence and Deck, 24520 Frederick Road, Clarksburg Maryland 20871.

Initials of Homeowner

[Redacted]

**ACKNOWLEDGMENT OF BUYERS RIGHT TO CANCEL**

I, \_\_\_\_\_, HAVE BEEN PROVIDED NOTICE THAT I HAVE THE RIGHT TO CANCEL THIS TRANSACTION, WITHOUT PENALTY OR OBLIGATION, WITHIN (5) BUSINESS DAYS FORM THE DATE OF THE TRANSACTION, OR, IF I AM AT LEAST SIXTY FIVE (65) YEARS OLD, WITHIN SEVEN (7) BUSINESS DAYS FROM THE DATE OF TRANSACTION.

**REVIEWED**

[Redacted]


Check if buyer is at least Sixty Five (65) years old

By Michael Kyne at 2:07 pm, Sep 19, 2023

[Redacted]

(Buyers Signature)

[Redacted]

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Montgomery County  
Historic Preservation Commission  


Tri County Fence  
24520 Frederick Road, Clarksburg MD 20871  
[www.tricountyfence.com](http://www.tricountyfence.com)

**REVIEWED**

By Michael Kyne at 2:07 pm, Sep 19, 2023

**GENERAL NOTES:**

1. Survey was performed with out the benefit of a title report.
- 2.
- 3.
- 4.
- 5.

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Montgomery County  
Historic Preservation Commission



1" = 40'

**SURVEYOR LEGEND:**

Property Lines:	----
Building Lines:	=====
Improvements:	=====
Building Restriction Line:	-----
Easement Lines:	-----
Old Lot Lines:	-----
Fence Line (Metal, Wire):	-----x-----
Fence Line (Wood, Plastic):	-----//-----
Right of Way:	-----
100 Year Flood Plain:	-----
Forest Conservation:	-----
Septic Reserve Areas:	-----
Overhangs:	-----

**Lot Stake out**

1924 WHITE GROUND ROAD  
11th ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND

Date: 04/25/2021

Checked By: DBM

Drawn By: GZ

File No.: 220030.0120

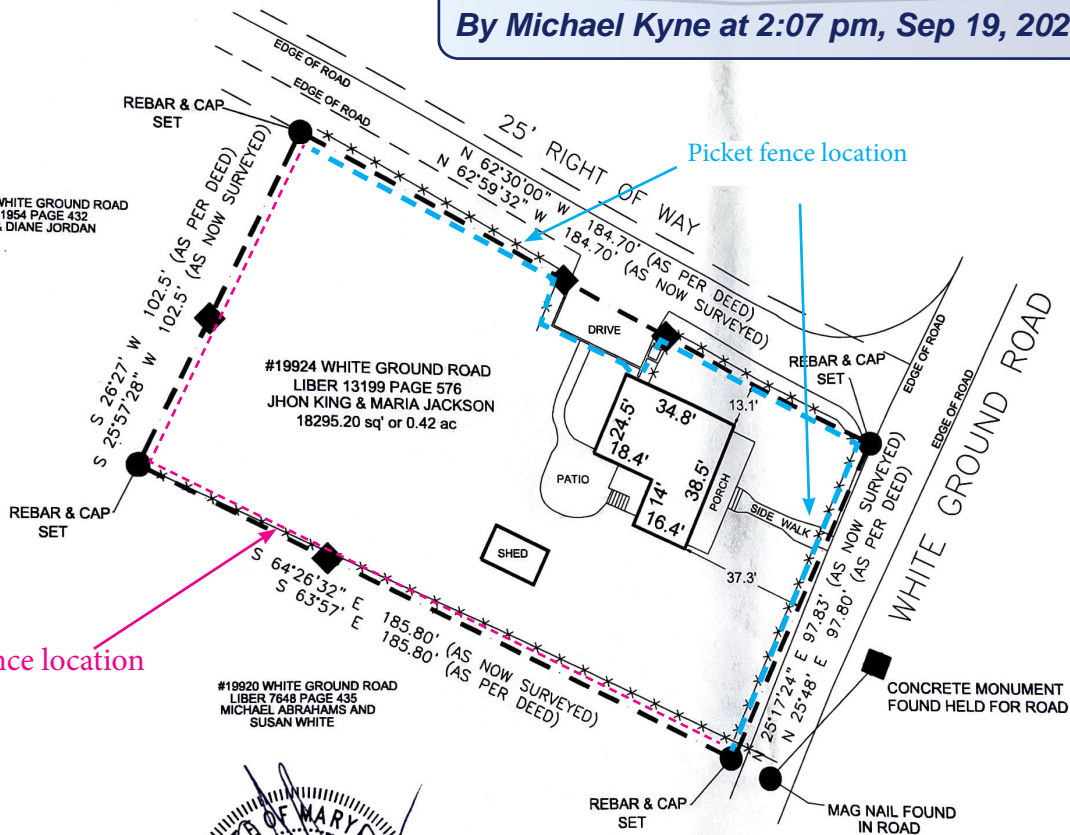
#199330 WHITE GROUND ROAD  
LIBER 31954 PAGE 432  
JARED & DIANE JORDAN

#19924 WHITE GROUND ROAD  
LIBER 13199 PAGE 576  
JHON KING & MARIA JACKSON  
18295.20 sq' or 0.42 ac

#19920 WHITE GROUND ROAD  
LIBER 7648 PAGE 435  
MICHAEL ABRAHAMS AND  
SUSAN WHITE

Farm fence location

Picket fence location



◆ DENOTES WOOD STAKE SET.



DAVID B MOYLE DATE: 05/05/22  
PROFESSIONAL LAND SURVEYOR  
LICENSE # 21965 (EXP. DATE 11/20/23)

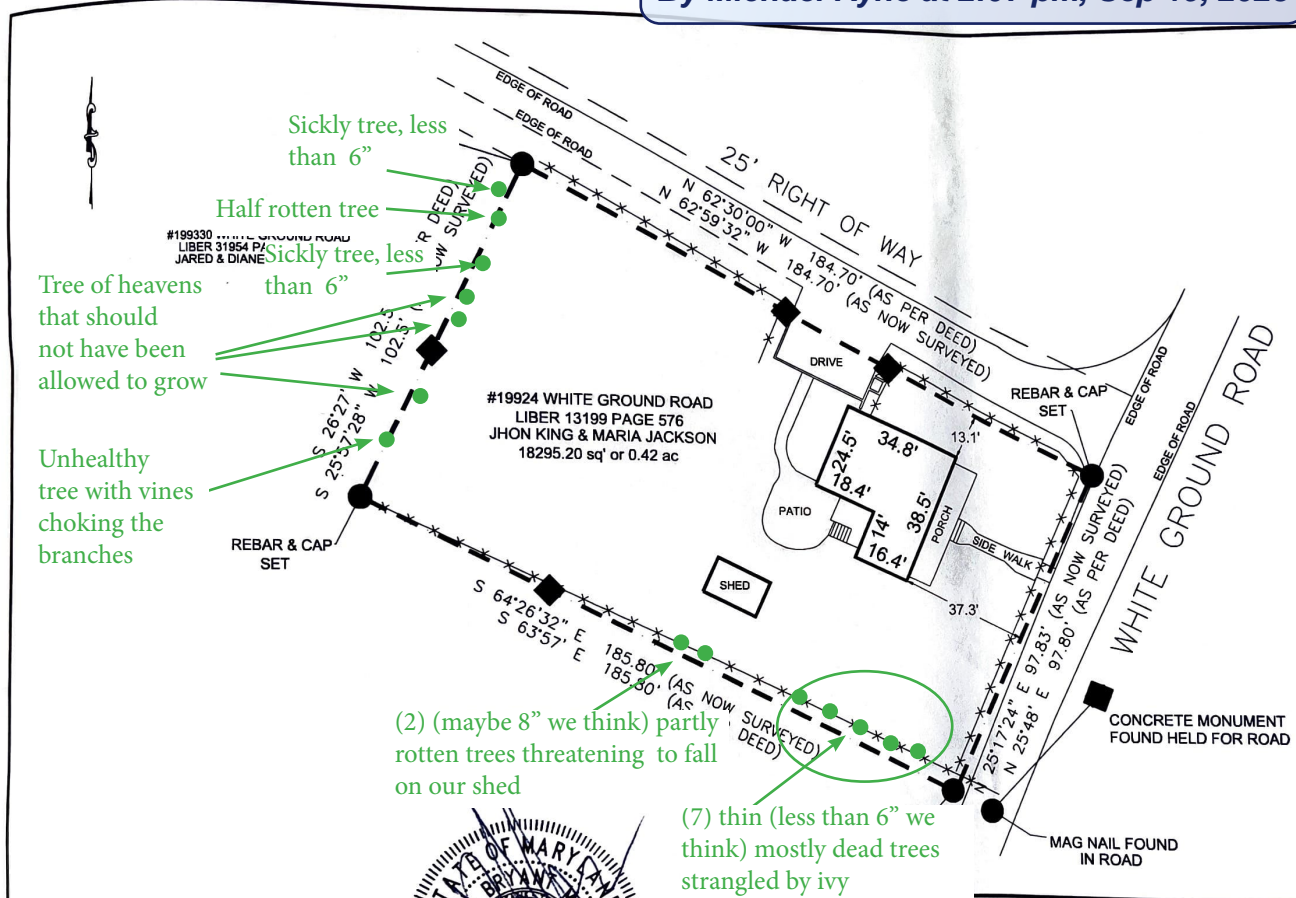
This is to certify that the undersigned either personally prepared or was in responsible charge over the preparation of this Plat and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

This special purpose survey is to establish, reestablish, or describe, or all of these, the physical position and extent of the real property shown hereon, being known as: 1924 White Ground Road as described in a deed recorded among the land records of Montgomery County Md. in Liber 13199 Page 576.

**WALLACE MONTGOMERY**  
ENGINEERS-PLANNERS-SURVEYORS-CONSTRUCTION MANAGERS  
10150 York Road, Suite 200  
Hunt Valley, Maryland 21030  
410.494.9093 Tel / 410.667.0925 Fax  
www.WallaceMontgomery.com  
A Limited Liability Partnership

**REVIEWED**

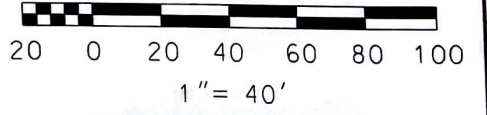
By Michael Kyne at 2:07 pm, Sep 19, 2023



**GENERAL NOTES**

1. APPROVED  
 2. Montgomery County  
 3. Historic Preservation Commission  
 4.  
 5.

*[Signature]*



**SURVEYOR LEGEND:**

Property Lines:	----
Building Lines:	=====
Improvements:	=====
Building Restriction Line:	-----
Easement Lines:	-----
Old Lot Lines:	-----
Fence Line (Metal, Wire):	-----x-----
Fence Line (Wood, Plastic):	-----//-----
Right of Way:	-----
100 Year Flood Plain:	-----
Forest Conservation:	-----
Septic Reserve Areas:	-----
Overhangs:	-----

**Lot Stake out**  
 19924 WHITE GROUND ROAD  
 11th ELECTION DISTRICT  
 MONTGOMERY COUNTY,  
 MARYLAND

Date: 04/25/2021	Checked By: DBM
Drawn By: GZ	File No.: 220030.0120



DAVID B MOYLE DATE: 05/05/22  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE # 21965 (EXP. DATE 11/20/23)

This is to certify that the undersigned either personally prepared or was in responsible charge over the preparation of this Plat and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

This special purpose survey is to establish, reestablish, or describe, or all of these, the physical position and extent of the real property shown hereon, being known as: 19924 White Ground Road as described in a deed recorded among the land records of Montgomery County Md. in Liber 13199 Page 576.

**WALLACE MONTGOMERY**  
 ENGINEERS-PLANNERS-SURVEYORS-CONSTRUCTION MANAGERS  
 10150 York Road, Suite 200  
 Hunt Valley, Maryland 21030  
 410.494.9093 Tel / 410.667.0925 Fax  
 www.WallaceMontgomery.com  
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◆ DENOTES WOOD STAKE SET.

**REVIEWED**

*By Michael Kyne at 2:07 pm, Sep 19, 2023*



APPROVED

Montgomery County  
Historic Preservation Commission

A handwritten signature in black ink, reading "Robert H. Patton". The signature is written in a cursive style and is positioned above a horizontal line.





**REVIEWED**

By Michael Kyne at 2:07 pm, Sep 19, 2023

backyard circa 1997

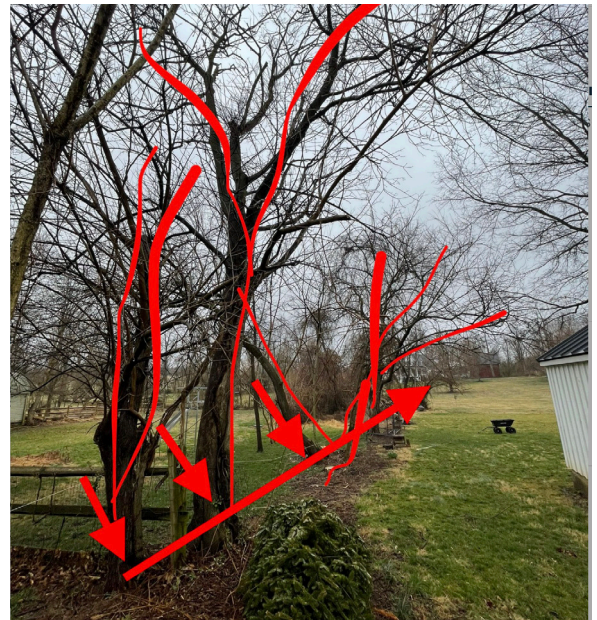
APPROVED  
Montgomery County  
Historic Preservation Commission



backyard trees



rear side trees



middle side trees



front side trees

*note: recent photos with red markings are from tree removal company's estimate*