

19925 White Ground Rd.
Boyd's M.D.

2013 HAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Bill Kirwan
Acting Chairperson

Date: 4/25/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #628379—fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on April 24, 2013.

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: Larry Ahalt and Gary Gilse
Address: 19925 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: geneandgary@yahoo.com Contact Person: Larry (Gene) Ahalt
Daytime Phone No.: 301 651 9526
Tax Account No.: N/A
Name of Property Owner: Larry E. Ahalt / Gary M. Gise Daytime Phone No.: 301 651 9526
Address: 19925 White Ground Rd Boyd MD 20841
Street Number City State Zip Code
Contractor: Self Phone No.: 301 651 9526
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PERMIT

House Number: 19925 Street: White Ground Rd.
Town/City: Boyd Nearest Cross Street: Clopper
Lot: _____ Block: _____ Subdivision: _____
Liber: P196 Folio: 290 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 600.00 "Landscaping/Privacy Wall"
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTERIOR/OUTSIDE

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Larry E. Ahalt Gary M. Gise
Signature of owner or authorized agent Date: 3-13-13

Approved: _____
Disapproved: _____ Signature: _____ Date: 4/25/13
Application/Permit No.: 62839 Date Filed: 3/13/13 Date Issued: _____

**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.

We constructed this privacy/landscaping wall (fencing) to create privacy between 2 residences as well as a gardening background for plants such as Clematis + winter cypress + English Ivy. We have only done 80' but planned on going another 80' to keep our large existing Butterfly bushes from crossing over the fence line into neighbors yard. Existing chain-link fence still remains, this landscaping features 4" from the original fence on our property and stands 6' high made of lattice w/ small 1" open squares, it is not solid.

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

We are in the country setting of Boyds, have old plants that have been passed from grandparents, just trying to make a pretty backyard setting to enjoy + create some privacy from our next door neighbors

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

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.

- 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.
- 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

- 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.
- 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

If you are proposing construction adjacent to or within the dripline of any tree 6" 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.

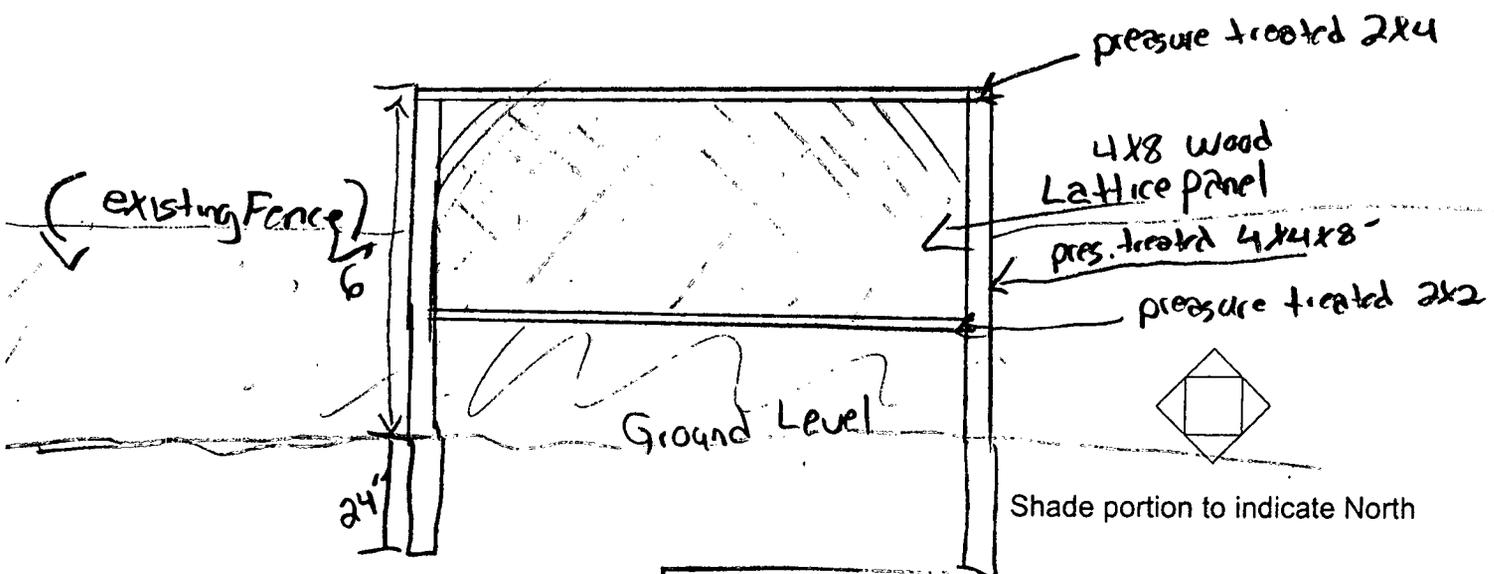
See attached page 8

Site Plan

* Materials Used:

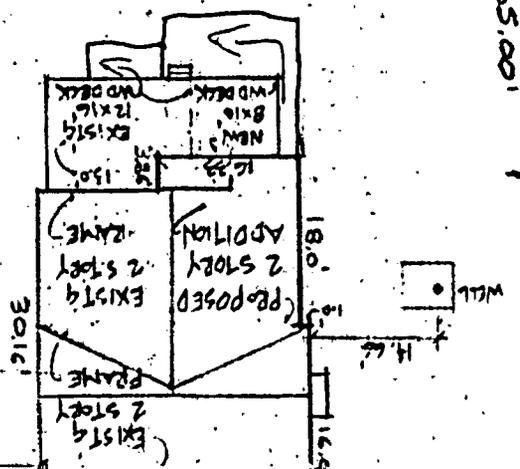
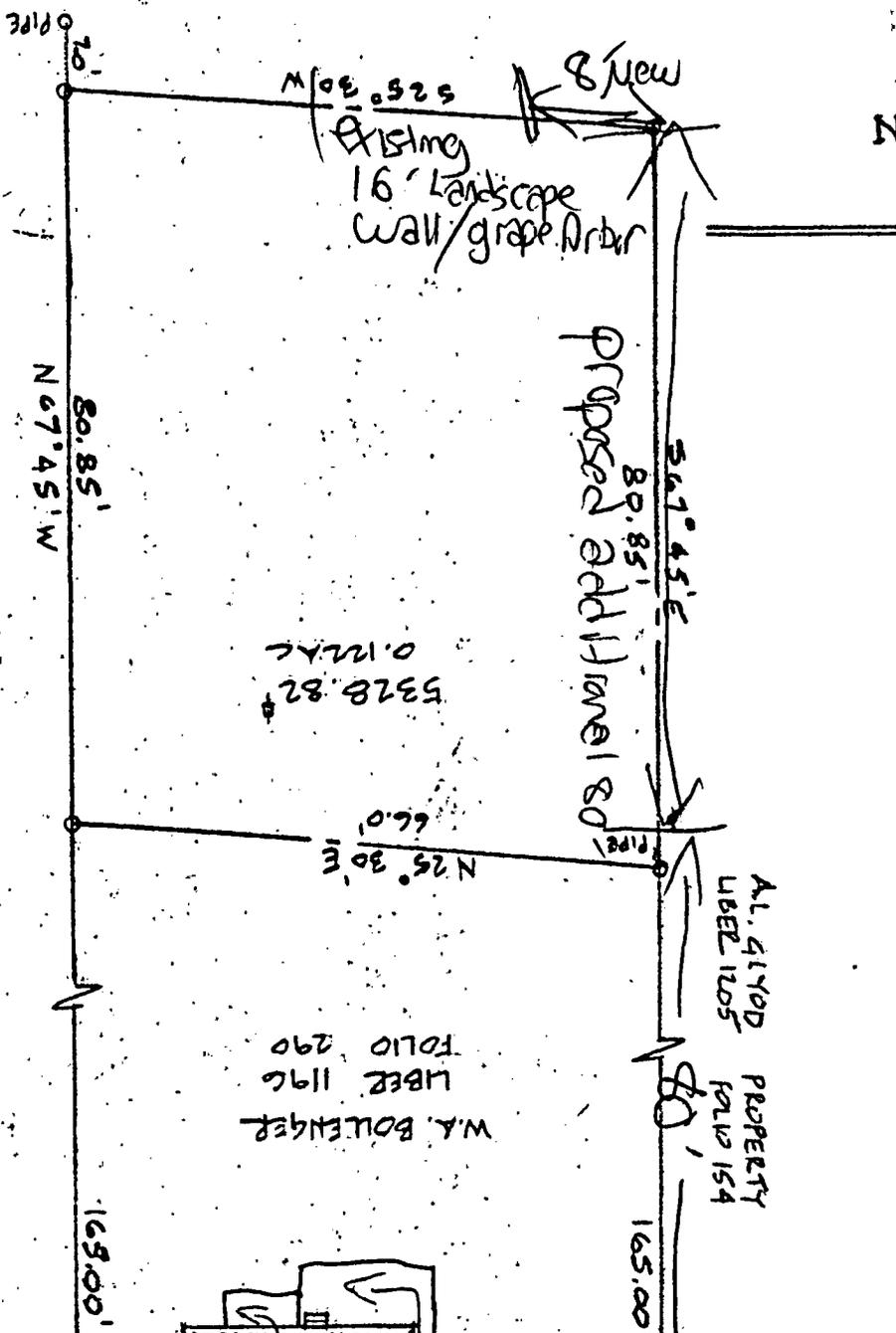
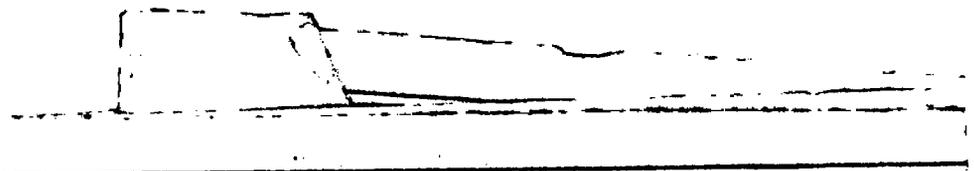
- Currently (10) 4x8 Open Lattice w/ 1" square openings
- Used 4x4x8, in ground 2', in between each 4x8 section w/ upper + lower supports at top + bottom of each Lattice section.

As photos + land plot show, about half way down our yard we started a landscaping fence + solar have put up (10) 4x8 sections totaling @ 80'. It is our intention to continue another 80' to end of property line + take one more 4x8 section + wrap back corner. Once again, structures NOT solid, it's a mesh lattice + the lower section is open 2' up.



Applicant: Alhart / Gise

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



APPLICANT
 M. J. ...
 Historic Preservation Commission
 [Signature]
 [Initials]

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19925 White Ground Road, Boyds	Meeting Date:	4/24/13
Resource:	Outstanding Resource Boyds Historic District	Report Date:	4/17/13
Applicant:	Larry Ahalt and Gary Gise	Public Notice:	4/10/13
Review:	HAWP	Tax Credit:	None
Case Numbers:	18/8-13A	Staff:	Anne Fothergill
Proposal:	Installation of fencing		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Boyds Historic District
STYLE: Gothic Revival
DATE: c. 1890-1915

PROPOSAL

The applicants propose to install wood fencing behind the house for 160 feet along the right side property line and with an eight foot extension along the rear of the property. The lattice panels are 4 feet tall and the overall height of the fencing will be 6 feet or lower from grade to the top of the lattice fence. Part of the lattice will be installed adjacent to existing chain link fencing and there is existing 4' tall lattice fencing on the property.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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

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- (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) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1);

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 anne.fothergill@montgomeryplanning.org to schedule a follow-up site visit.



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Address: 19925 White Ground Rd Boyd MD 20841
Street Number City State Zip Code
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Signature of owner or authorized agent

3-13-13
Date

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Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 62839 Date Filed: 3/13/13 Date Issued: _____

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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.

See attached
page 8

Page 2 (4)

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

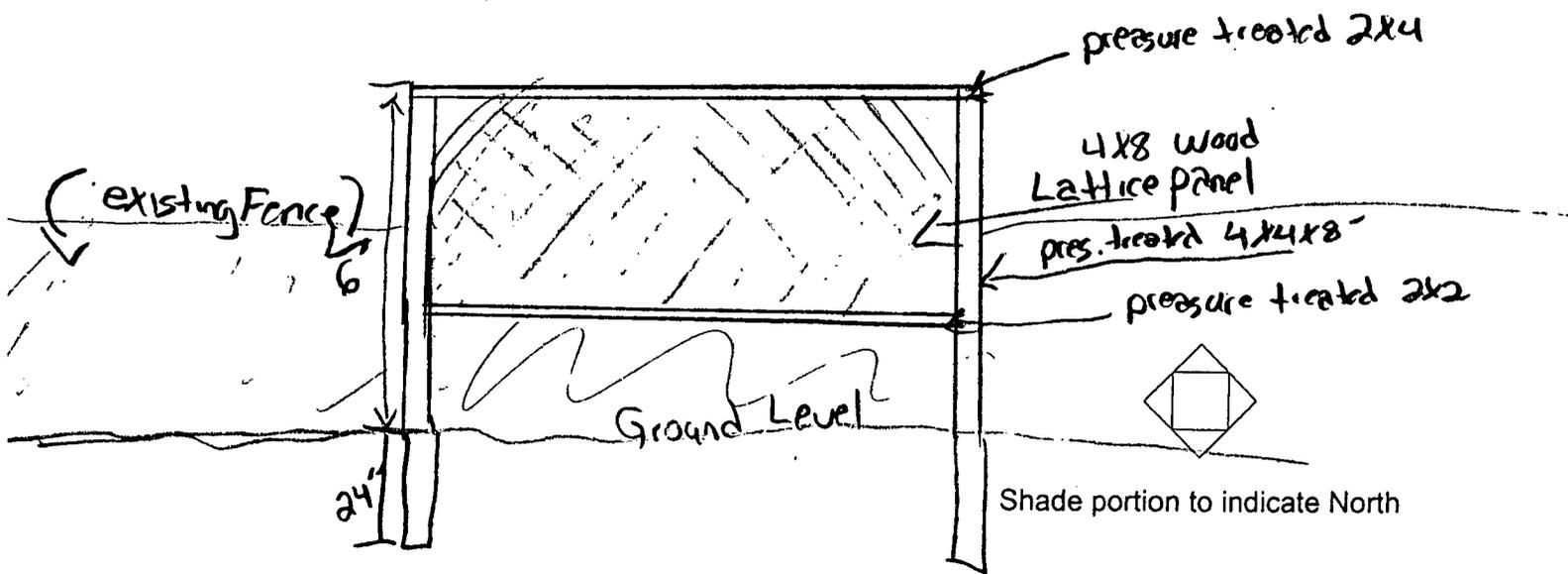
Owner's mailing address	Owner's Agent's mailing address
Larry Ahalt / Gary Gise 19925 White Ground Rd. Boyd's MD 20841	N/A
Adjacent and confronting Property Owners mailing addresses	
Sharon Miller 15030 Clopper Road Boyd's MD 20841	Bonnie Emmet 19921 White Ground Road Boyd's MD 20841
Remus + Carol Hungerford 15016 Clopper Road Boyd's, MD 20841	

Site Plan

* Materials Used:

- Currently (10) 4x8 Open Lattice w/ 1" square openings
- Used 4x4x8, in ground 2', in between each 4x8 section w/ upper + lower supports at top + Bottom of each Lattice section.

As photos + land plot show, about half way down our yard we started a landscaping fence + solar have put up (10) 4x8 sections totaling @ 80'. It is our intention to continue another 80' to end of property line + take one more 4x8 section + wrap back corner. Once again, structures NOT solid, it is a mesh lattice + the lower section is open 2' up.



Applicant: Alhart / Gise

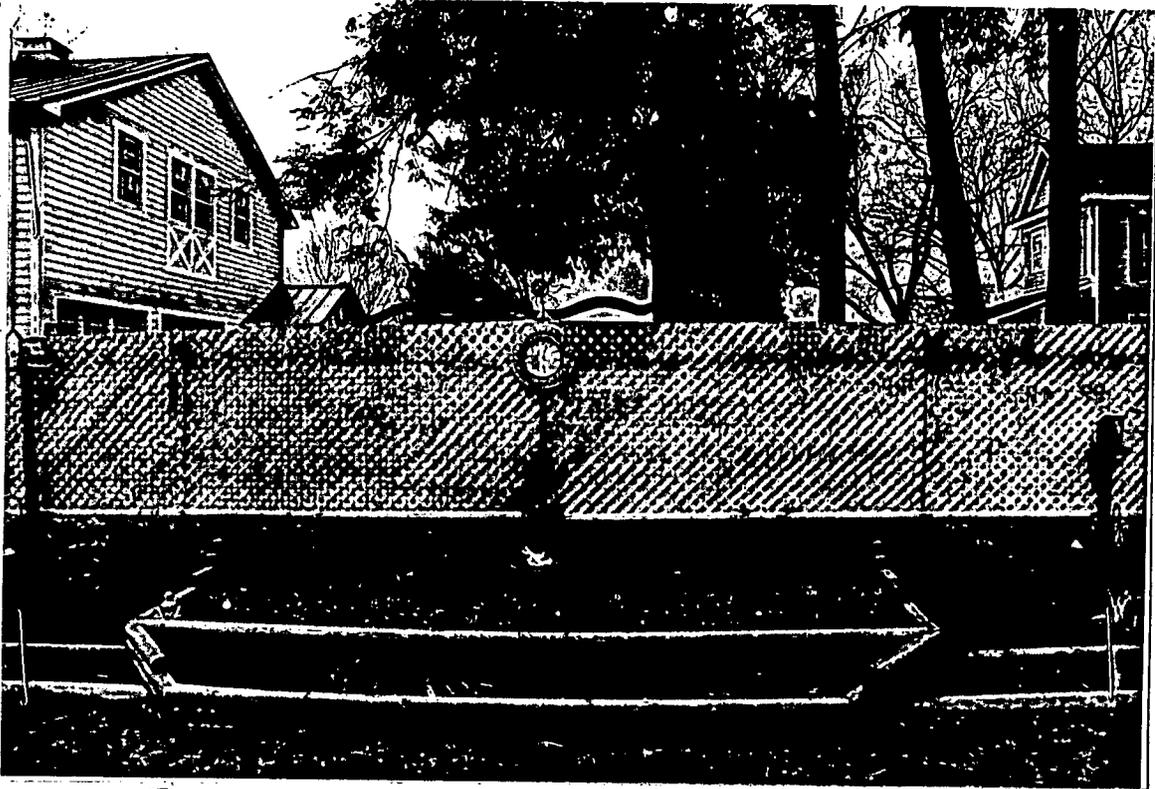
Page: 6

(7)

Exit

#1

8x10
photo
also
attached



Front view Showing existing garden

#2

8x10
photo
attached
showing
more
detail



Detail: Showing where lattice begins @ middle of property

Applicant: Adair / Gise

Page: 4

(8)

Existing Property Condition Photographs (duplicate as needed)

#3
8x10
Photo
attached



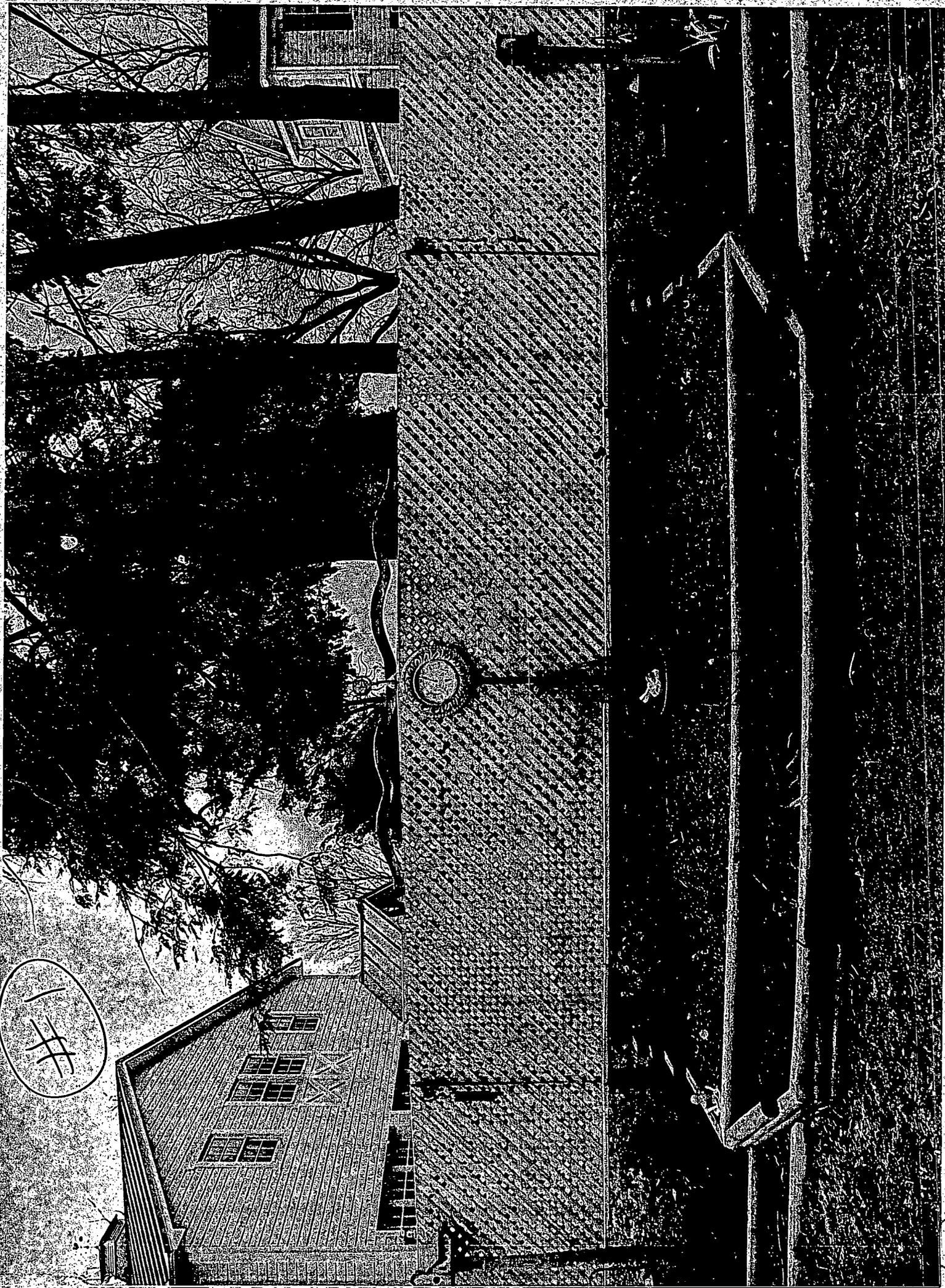
Detail: Showing where we stopped so far / Intention is to go 80 feet more to end of fence & do 1 add'l piece around back corner - So 88' total - Note existing darker lattice which has been up 8 or more years covering over chain link fence. New structure is open 2 feet below where the 4x8 lattice begins

~~Detail:~~

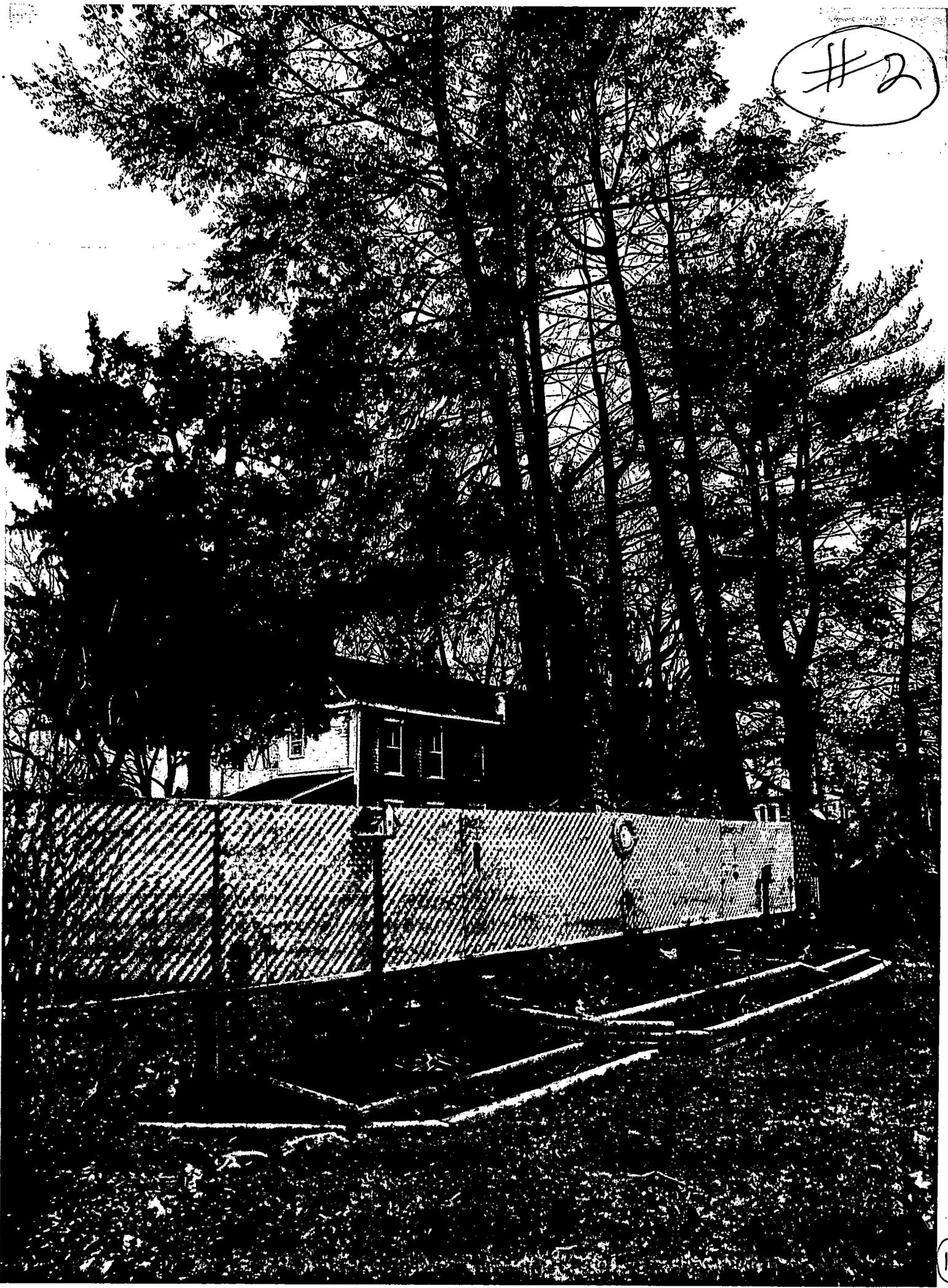
Applicant: Ahalt/Gise

Page: 5

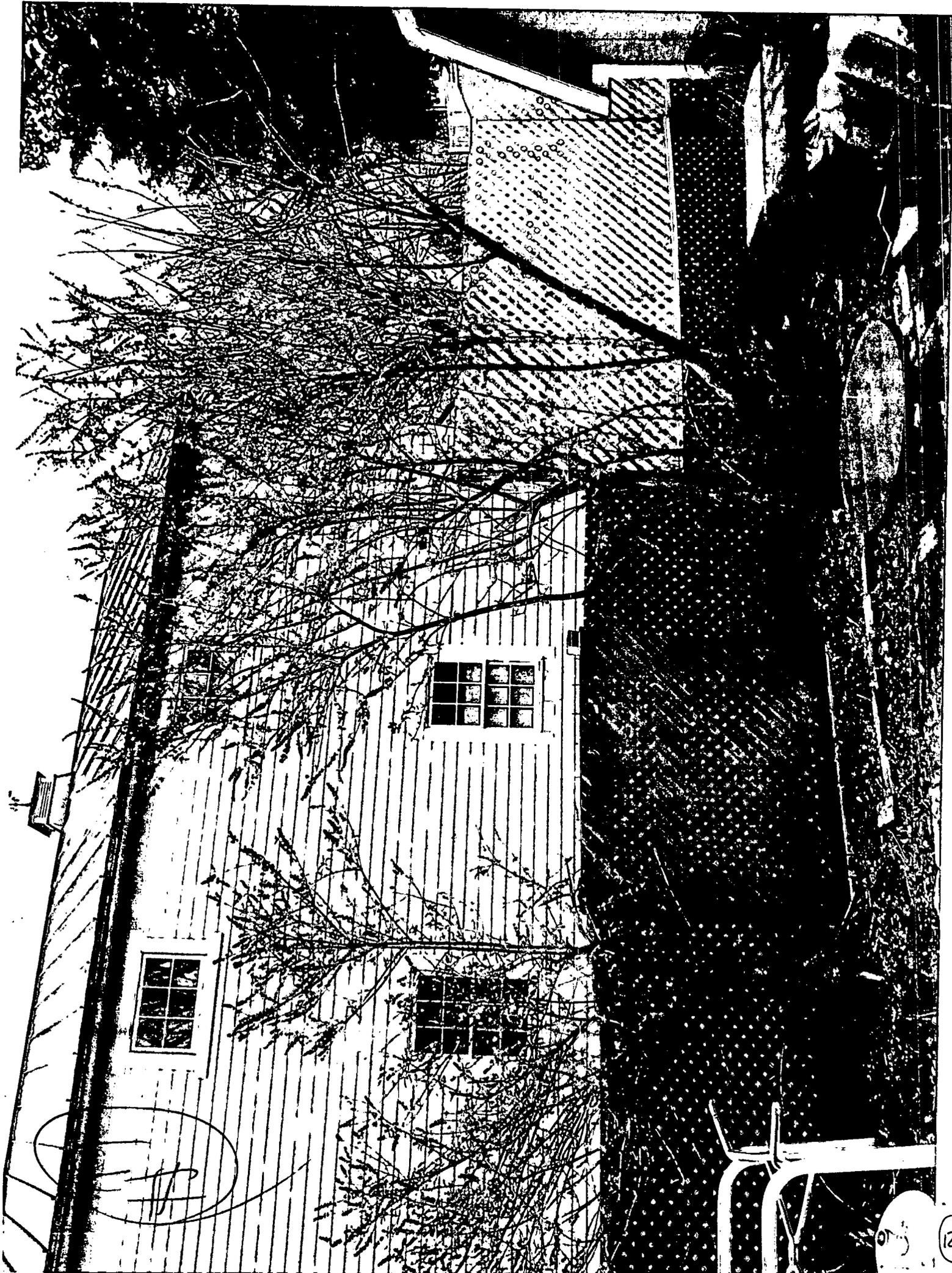
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#2



11











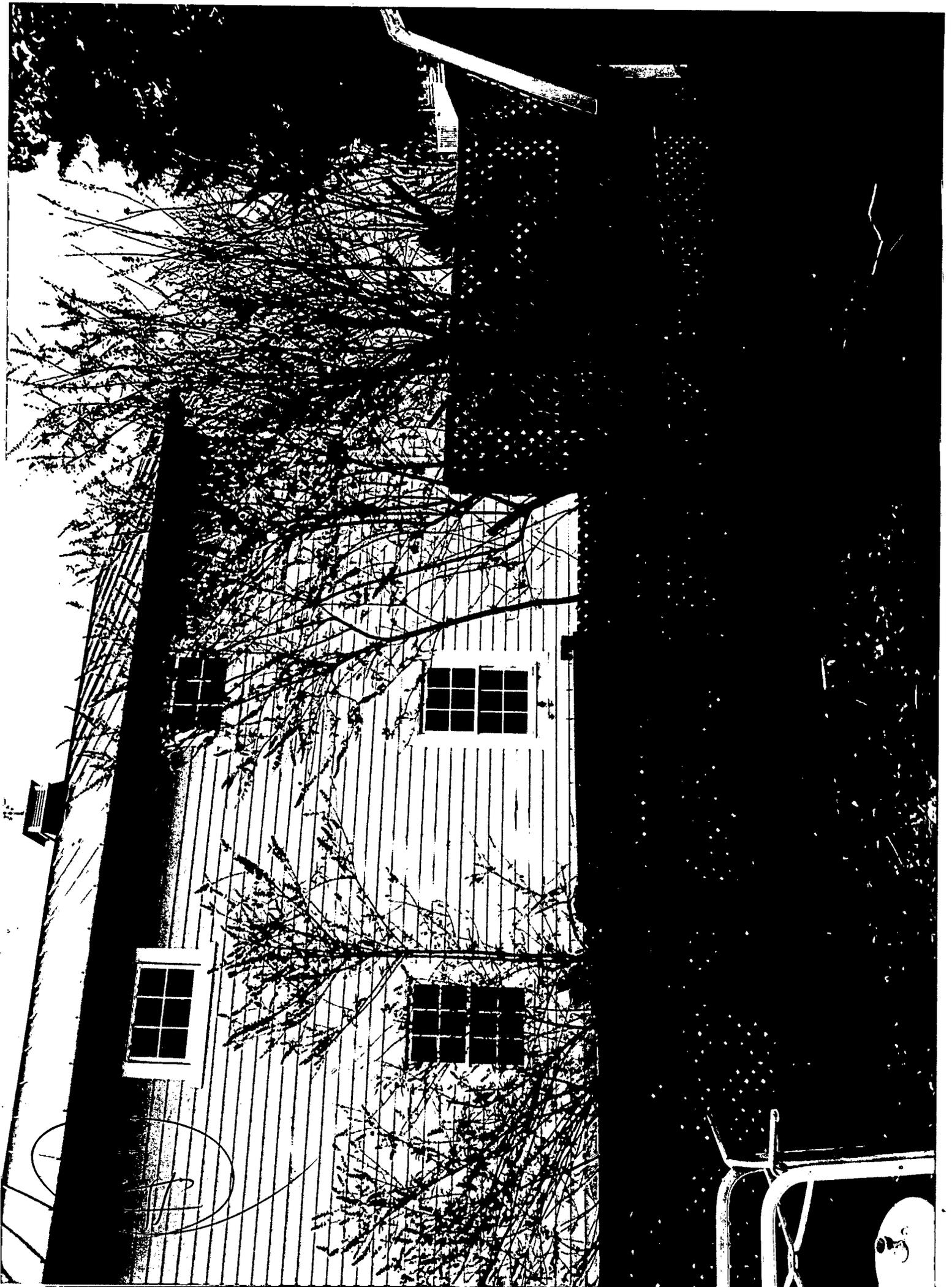
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Copyright ©2007 Pictometry International Corp.



#2



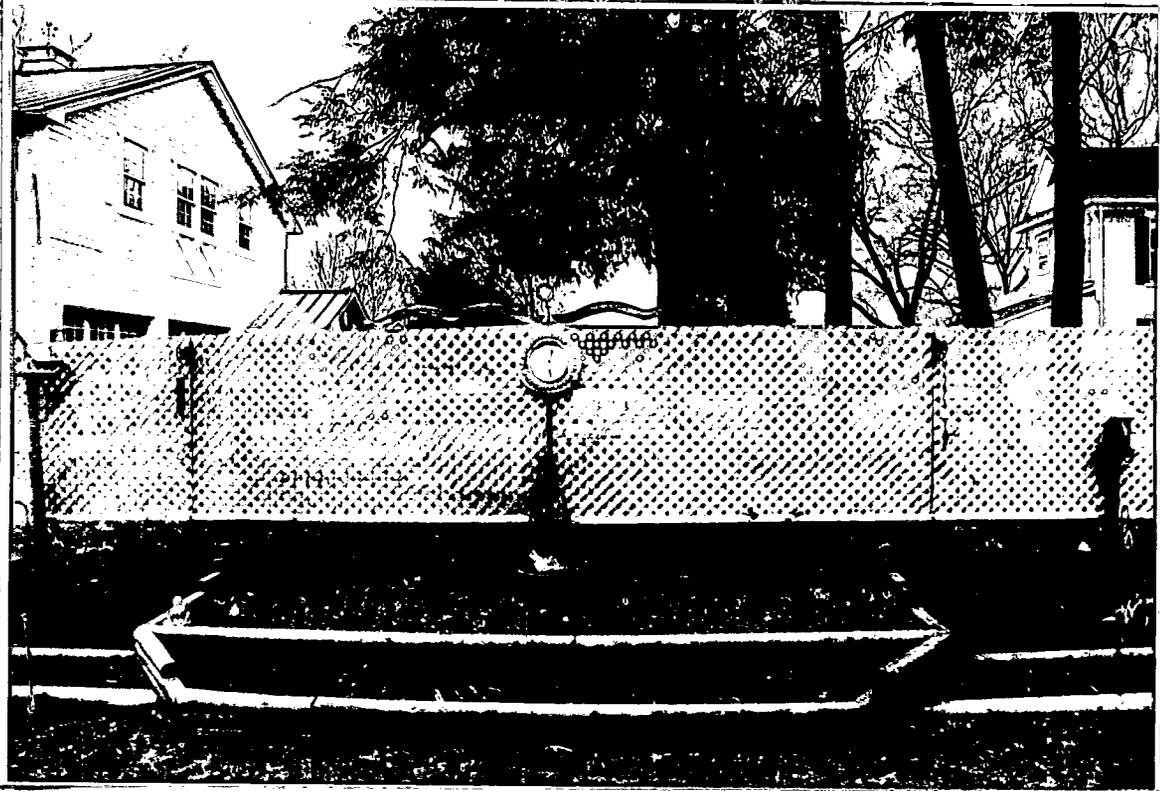


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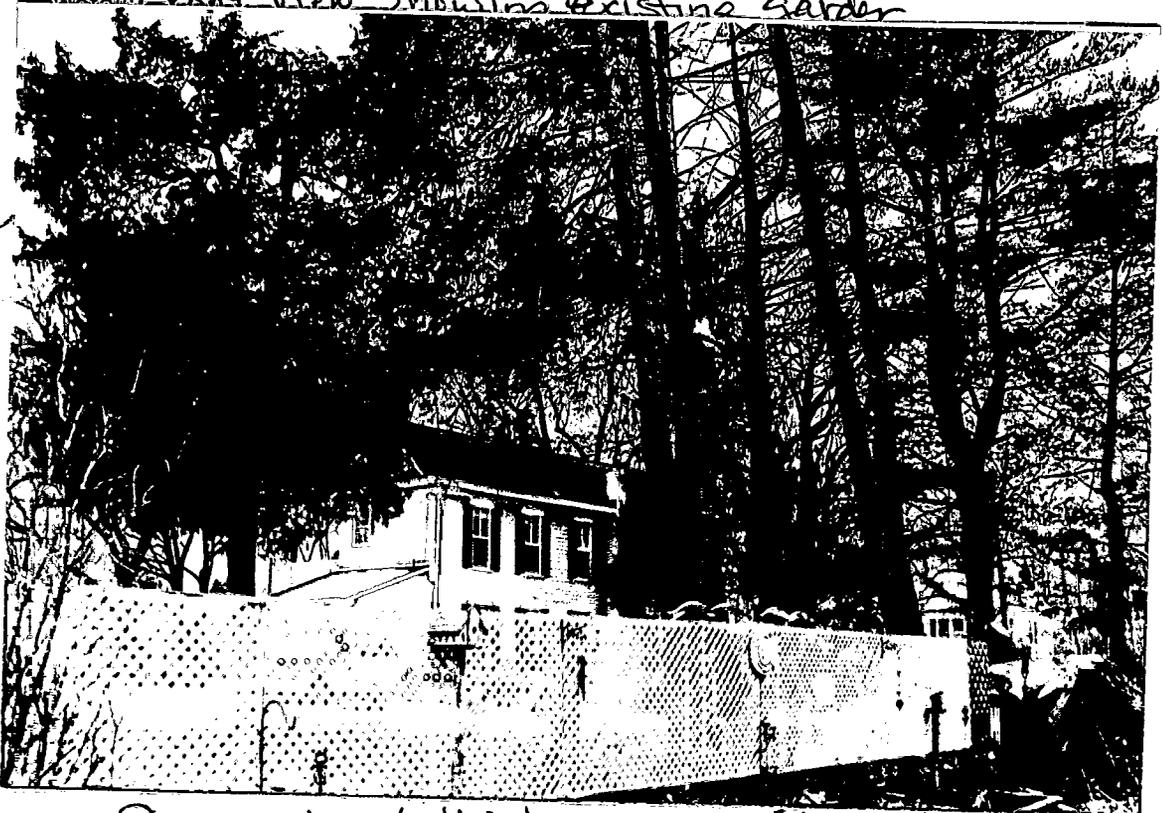
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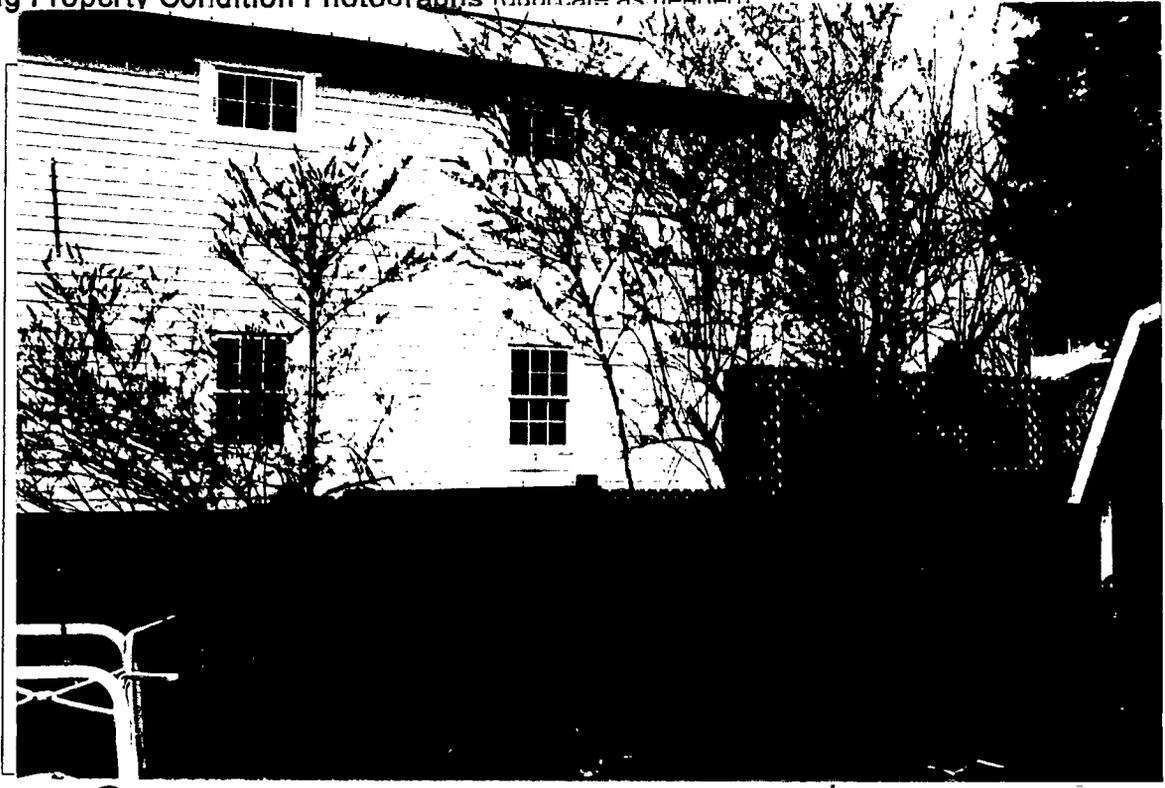
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