

18/8-92A 19921 White Ground Road
Boyds



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 393867

NAME OF PROPERTY OWNER DUANE - BONNIE EMERY TELEPHONE NO. 301-271-1111
(Contract/Purchaser) (Include Area Code)

ADDRESS 19921 White Birch Road, Box 45 CITY ROCKVILLE STATE MD ZIP 20850

CONTRACTOR SELF TELEPHONE NO. 301-271-1111

CONTRACTOR REGISTRATION NUMBER 1504

PLANS PREPARED BY D. S. GILBERT, CIVIL ENGINEER TELEPHONE NO. 301-271-1111
MILLERSVILLE, PA (Include Area Code)

REGISTRATION NUMBER 1504

LOCATION OF BUILDING/PREMISE

House Number 11921 Street White Birch Rd

Town/City ROCKVILL Election District 6

Nearest Cross Street CLAYBANK RD

Lot 1 Block 1 Subdivision J. HARMON TOWN OUTSIDE

Liber 100 Folio 100 Parcel P274

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch Deck	Fireplace	Shed Solar
			Revision	Fence/Wall (complete Section 4)	Other	Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ 40,000 PORCH, BARN & DRIVE

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC Edison

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 (X) Septic
03 () Other	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 (X) Well
03 () Other	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required)

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 (agent must have signature notarized on back) _____ Date _____

APPROVED + For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 6-10-92

APPLICATION/PERMIT NO: 9205221072 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used.)

Multiple horizontal lines for describing the proposed work, crossed out with a large 'X'.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.); PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:

HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19921 White Ground Road Meeting Date: 6/10/92
Resource: Boyds Historic District Review: HAWP
Case Number: 18/8-92A Tax Credit: Partial
Public Notice: 5/28/92 Staff: Nancy Witherell
Applicants: Duane and Bonnie Emmet Report Date: 6/3/92

The applicants propose three changes to their house and site, a historic resource in the Boyds Historic District. The house is a Queen Anne-style house, dating from the 1880s, with irregular massing and a porch that was altered in the 1940s when half of it was removed. The applicants have historic photographs of the house when the porch was intact and propose reconstructing the porch at the front corner of the house, using the photographs and the remaining porch bays as a guide for the new construction. A metal porch roof will be constructed. The staff recommends that the brackets and columns be reproduced exactly since the documentation exists to support the new porch design. This work is eligible for the tax credit.

Behind the house, visible from the driveway, is a small nineteenth-century vertical board barn, probably a horse barn. The applicants propose removing the structure in order to replace it with a new garage. The existing structure measures 14' x 22' with a 6' x 10' extension toward the rear elevation of the house. As a result of the absence of maintenance for many years, the barn is in severely deteriorated condition and is structurally unsound. In the staff's judgment, it has lost its structural integrity.

The proposed new garage would be sited similarly, at the head of the driveway. The new structure would measure 25' x 25' and would have two roll-up garage doors. It is designed to complement the character of the house and site by use of materials and massing similar to that of the barn. The lot is very generous in depth and the construction of a new, larger garage would not alter the open nature of the site. The height of the new structure is 15'--slightly taller than the existing barn.

Related to the construction of the new garage is the extension of the existing driveway. A cedar tree would be removed. In the staff's judgment, this is an acceptable loss, since the yard contains many mature trees around its perimeter.

STAFF RECOMMENDATION

The staff suggests that the applicants consider roofing the new garage roof with metal rather than shingles. The staff also suggests that the applicant consider siting the new garage so that the garage doors not be visible from White Ground Road. This would entail enlargening the driveway, however.

The staff finds the project to be consistent with the purposes of Chapter 24A, particularly 24A-8(b)3 [porch] and 24A-8(b)2 [garage]:

The proposal would enhance or aid in the protection, preservation and public or private utilization of the . . . historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the . . . historic district in which an historic resource is located.

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of 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.

The project meets the Secretary of the Interior's Standards 2 and 6:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Jeff Gross, of the Up-County LAP, telephoned on June 2nd to confirm approval of the HAWP, provided the new porch section match the existing, and provided the new garage roof be metal rather than asphalt.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 393267

NAME OF PROPERTY OWNER DUANE + BONNIE EMMET TELEPHONE NO. 301-353-0111
(Contract/Purchaser) (Include Area Code)

ADDRESS 19921 White Ground Road BOYDS MD 20841
CITY STATE ZIP

CONTRACTOR SELF TELEPHONE NO. 301-353-0111

CONTRACTOR REGISTRATION NUMBER N/A

PLANS PREPARED BY DUANE, ELLIOTT, CAHILL, MULLINEAUX, MULLINEAUX, P.A. TELEPHONE NO. 301-424-1480
(Include Area Code)

REGISTRATION NUMBER 1504

LOCATION OF BUILDING/PREMISE

House Number 19921 Street WHITE GROUND RD.

Town/City BOYDS Election District 6

Nearest Cross Street CLOPPER RD

Lot _____ Block _____ Subdivision 1, BARNSTOWN OUTSIDE

Liber _____ Folio _____ Parcel P276

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|------------|------------|----------------|-----------|---|------|---------------|------|-------|-------------------|
| Construct | Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition | | | |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace | Shed | Solar | Woodburning Stove |
| | | | Revision | Fence/Wall (complete Section 4) Other _____ | | | | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ # 40,000 PORCH, BARN & DRIVE
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC EDISON
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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03 () Other _____	

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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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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 (agent must have signature notarized on back) [Signature] [Signature] Date 21 MAY 92

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Vertically sided, two story, wood outbuilding/barn circa 1880's. Set at the Northeast corner of the two story frame, German sided Victorian home of the same era. Existing structure is located approx. 60-70 feet from the rear NE corner of the home. The structure is approx. 14x22 feet with a 6x10 foot pitched roof extension on the West side, below the second floor. (see attached report for structure condition)

Front porch approx. 7x22 feet with pillars and carved corner brackets. Flat seam tin roof and open slat ceiling.

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

To raze existing outbuilding/barn and replace with carriage house of similar design and construction. New structure to be approx. 25x25 feet with an extension on the West side similar to that of the existing. The second floor to be approx. 50% of the ground floor area.

To return front porch along North side of home to a point equal with the brick chimney. See attached photos showing wrap-around porch prior to demolition in late 1940's. Design and construction to be similar to that of the existing and previous porch.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The proposed design of the new work in regard to scale, massing, materials and details will be similar to that as provided in item 1b hereof and the attached architectural drawings. At this time there are no proposed changes to the landscaping.

- b. the relationship of this design to the existing resource(s):

The design of the proposed carriage house is similar to that of the existing structure and in keeping with the requirements of chapter 24A of the Ordinance. The proposed porch addition will return the historic resource to a condition more like that of the original construction in the late 1870's.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The proposed work conforms to the specific requirements of Chapter 24A-8b items 1-6. Item 4 is of particular concern to this property owner due to the accelerating deterioration of the outbuilding. The porch addition clearly adds to the historic significance of the resource.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Robert C. + E.P. Schleichert
 Address 15004 CLOPPER RD
 City/Zip Boys Md. 20841

2. Name Carol Lantz
 Address 15016 CLOPPER RD.
 City/Zip Boys Md. 20841



3. Name PRESBYTERIAN CHURCH AT BOYDS, STATION TRUSTEES
 Address 19901 WHITE GROUND RD.
 City/Zip BOYDS MD 20841
4. Name STEVEN C. + V. A. GIBSON
 Address 19916 White Ground Rd.
 City/Zip Boyds Md 20841
5. Name Michael L. Abrahams + Susan G. White
 Address 19920 White Ground Rd.
 City/Zip Boyds Md. 20841
6. Name Beulah V. Orme
 Address 19924 White Ground Rd.
 City/Zip Boyds Md. 20841
7. Name Mabel M. Ballinger
 Address 19925 White Ground Rd.
 City/Zip Boyds Md. 20841
8. Name _____
 Address _____
 City/Zip _____

1757E



DUANE, CAHILL, MULLINEAUX & MULLINEAUX, P.A.
Architecture, Planning, Interiors, Consulting

Franklin J. Duane, AIA
John C. Cahill, RA
Susan Young Mullineaux, AIA
Richard C. Mullineaux, AIA

Rudy J. Klavik, AIA
Kay Carrington, AIA
Eric McDermott

May 21, 1992

Historic Preservation Commission
Montgomery County
Suite 1001
51 Monroe Street
Rockville, Maryland 20850

Reference: Existing Barn Structure - Emmet Property
Rear 19921 White Ground Road
Boys, Maryland

Pursuant to the request of the new property owner, we visited the subject project and inspected the condition of the existing barn structure.

The barn is out of plumb vertically and horizontally. The roof structure is deformed and the ridge line is severely distorted and depressed at approximately the mid-point. The interior vertical support members are damaged, rotted and deformed.

The building corners are bowed and distorted, and there is differential settlement in the perimeter foundation walls. The roof rafters are creating unequal thrust loads on the damaged exterior walls, due to deformation of the wall bearing surfaces.

The structural system (walls and roof) are damaged, unstable and the building is not safe for any type of utilization and should be demolished.

Historic Preservation Commission
May 21, 1992
Page Two

The building is currently and has been damaged by termites, wood borers, carpenter ants and bees.

This condition appears to have occurred due to approximately 30 years of neglect and the lack of any structural maintenance.

Yours very truly,



FRANKLIN J. DUANE, AIA

FJD/dml

cc: Mr. & Mrs. Duane Emmet

A:L0521MCH.MIS

(attach to previous page)

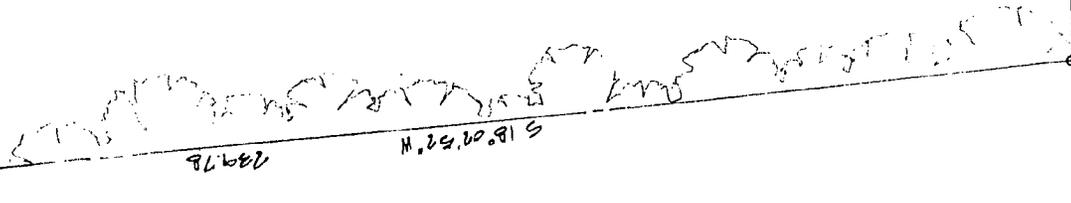
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N 67° 46'

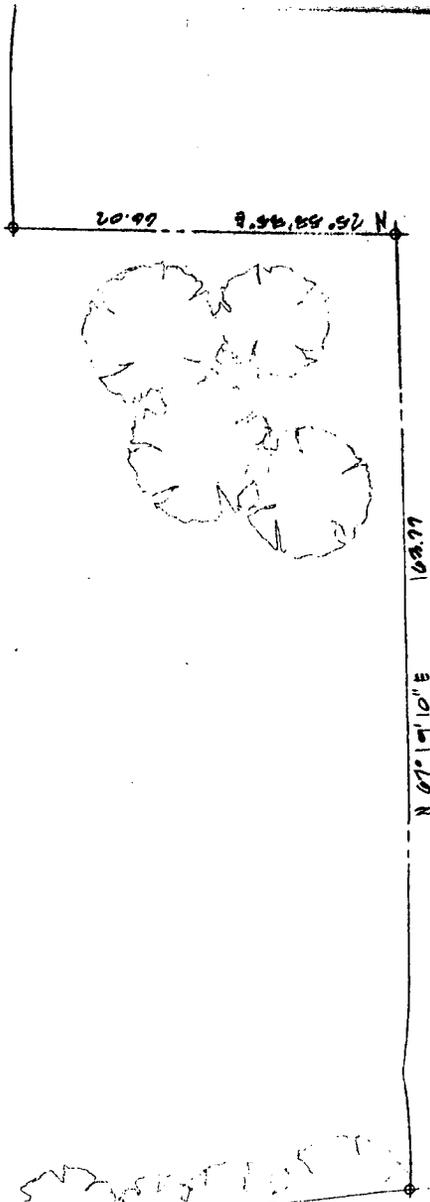


LIBERTY FOLIO 154
1.97 AC ±

239.78
S 18° 02' 52" W



20.99
N 15° 52' 45" E



162.99
N 67° 14' 10" E

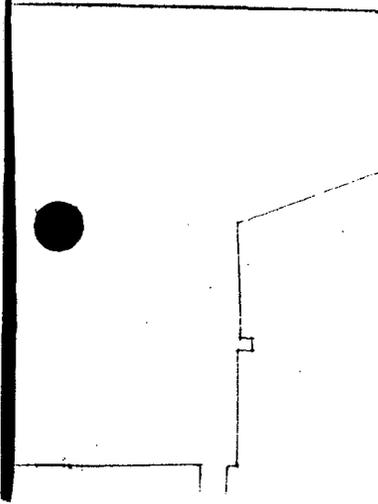
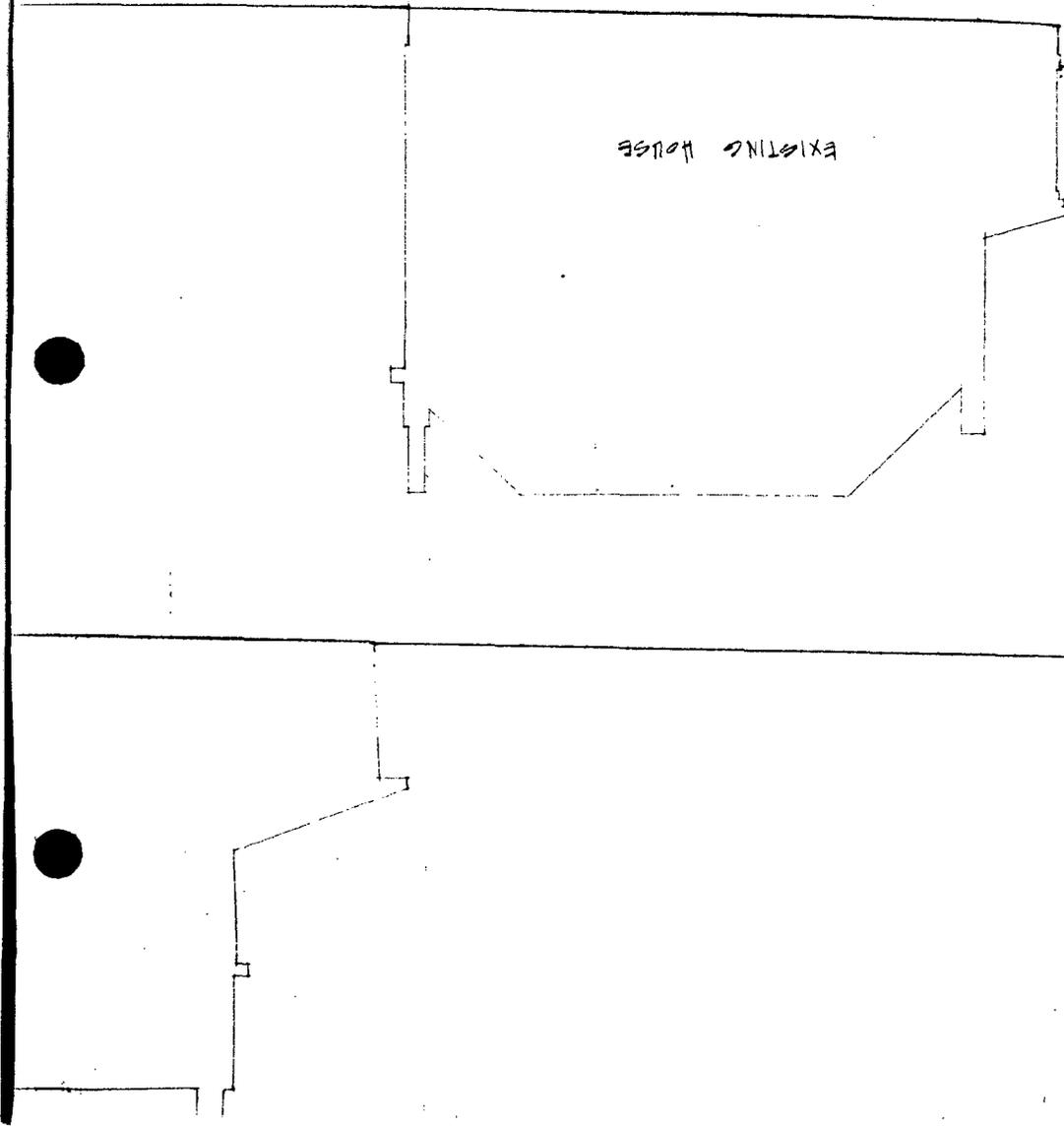
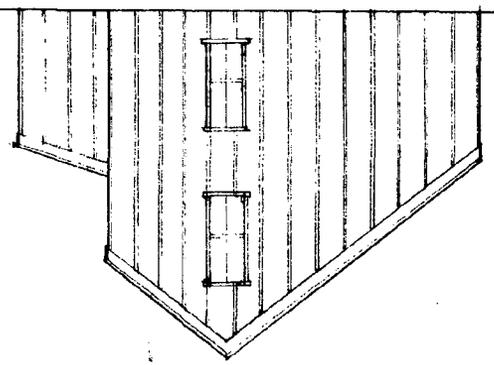
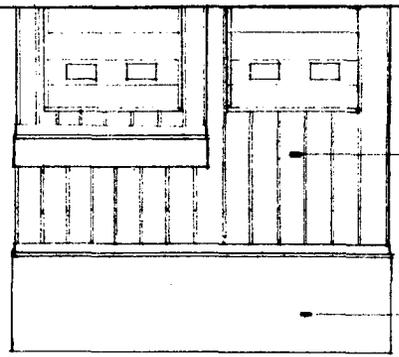
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(garage door
→ garage door)

ELEVATION N - FROM WHITE GROUND ROAD
1/8" = 1'-0"

EXISTING HOUSE

SHINGLE ROOF
TO MATCH ROOF
OF EXISTING
HOUSE (TYP)
BOARD & BATTEN
Siding (TYP)

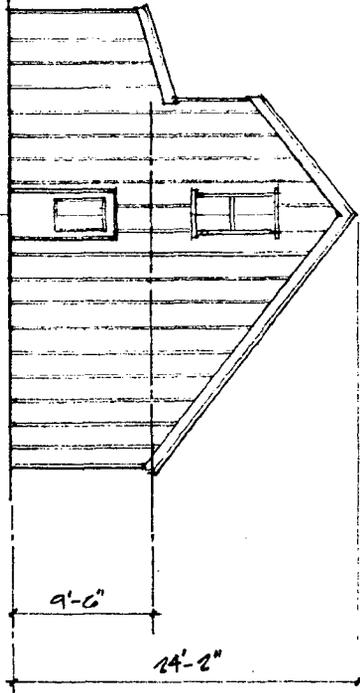


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REAR ELEVATION

15'-11"-0"

RIGHT ELEVATION



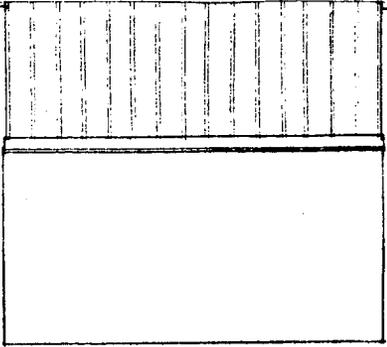
DECMA

Duane, Elliott, Cahill,
Mullineaux & Mullineaux PA

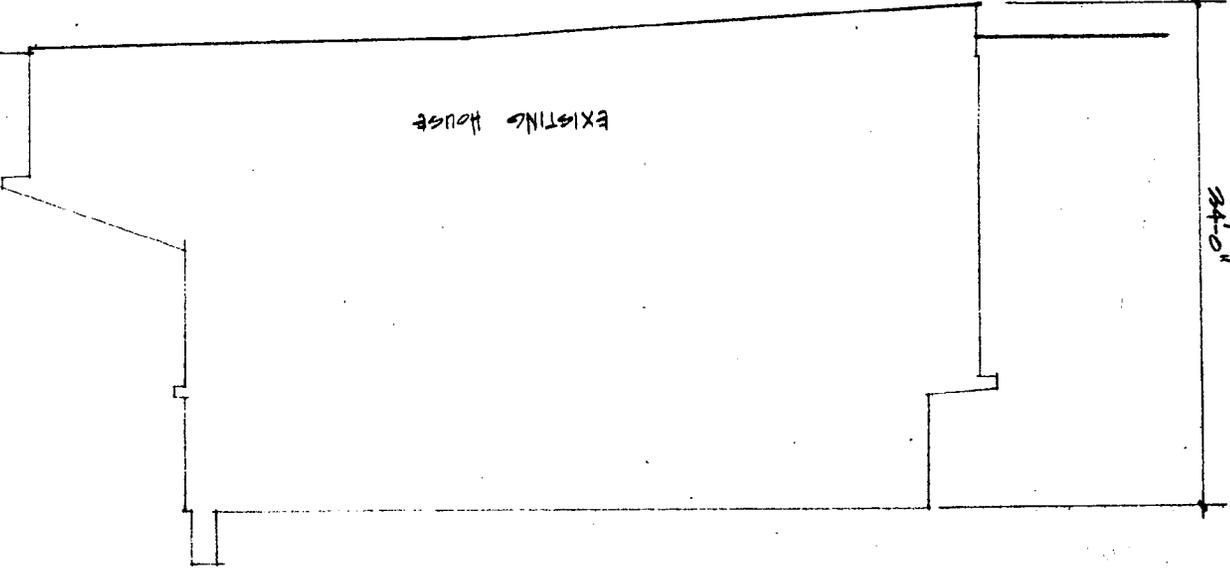
Architects Planners Consultants

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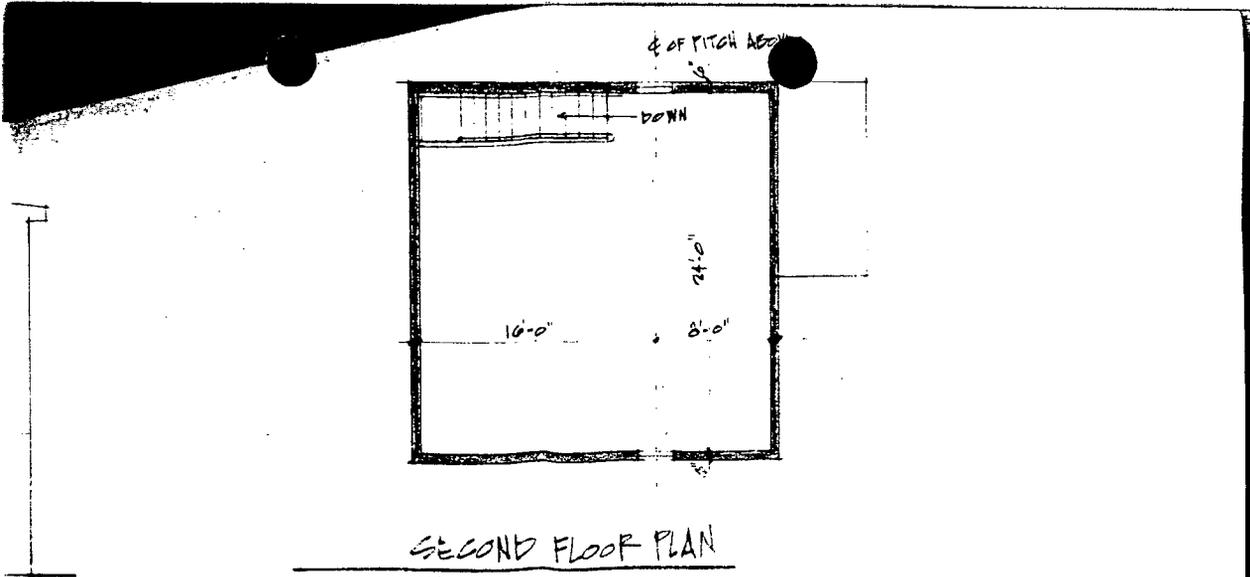
EXISTING HOUSE



EXISTING HOUSE

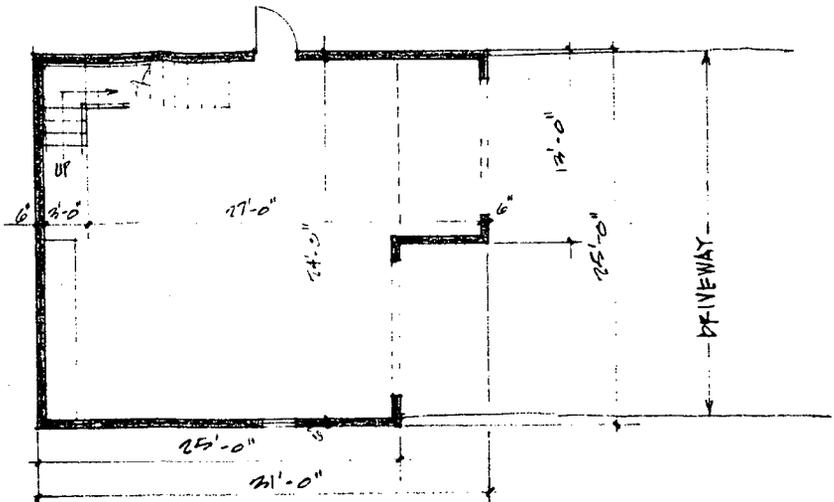


34'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"

TO ENLIGHTENED

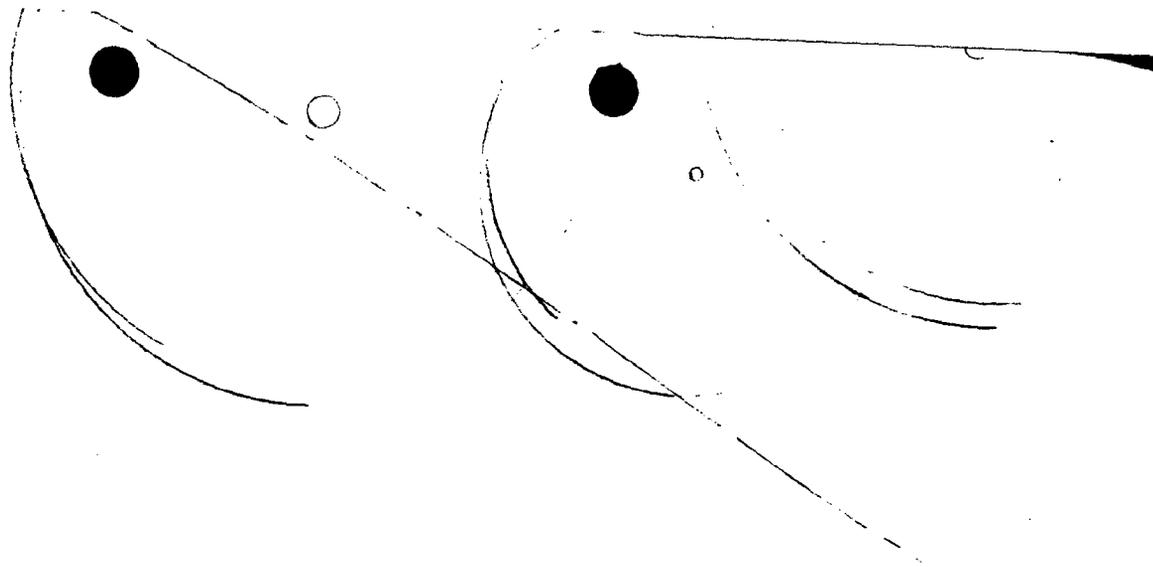
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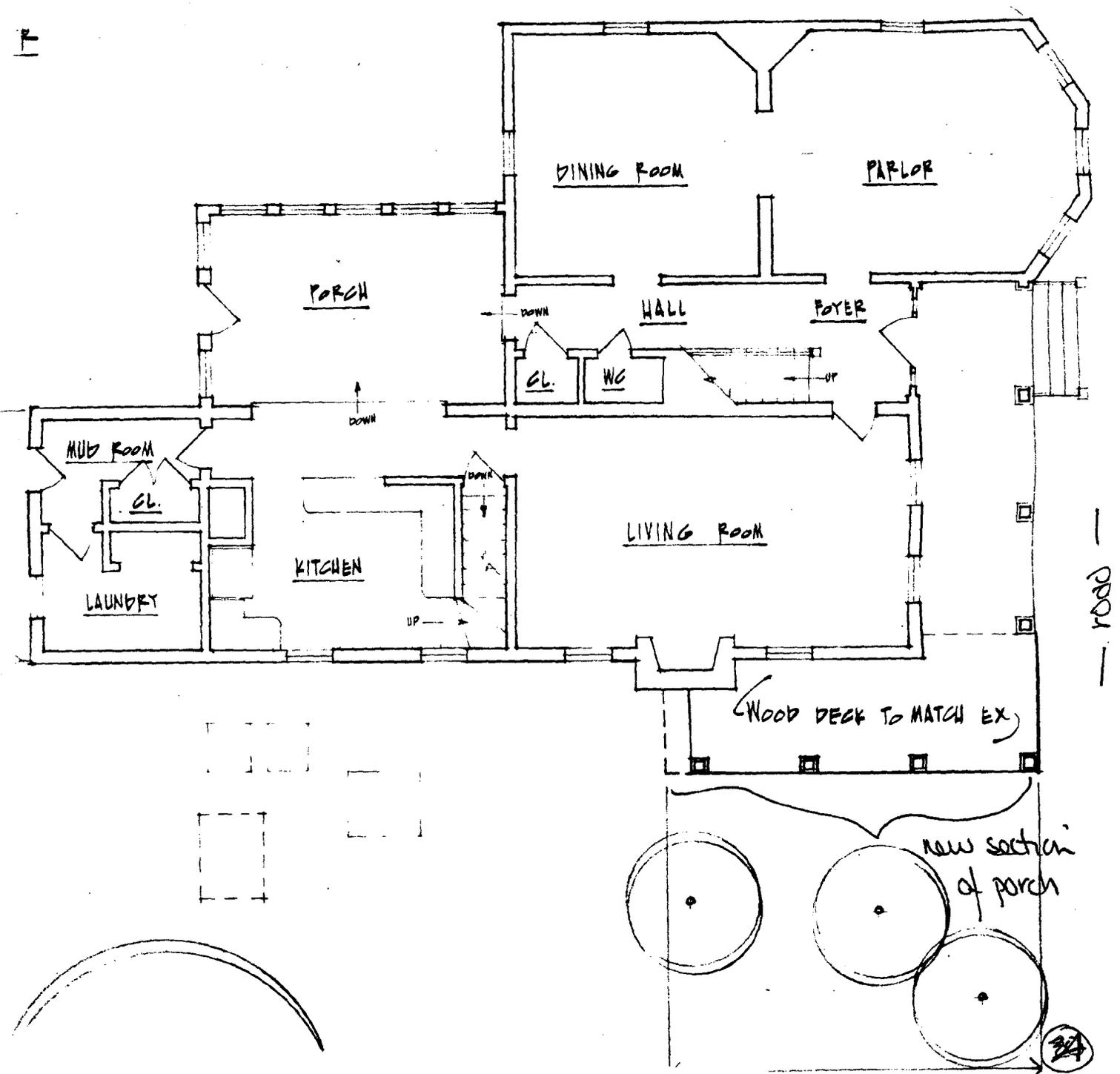
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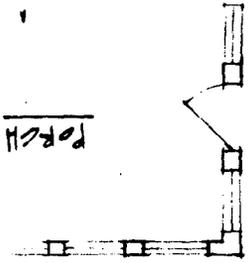




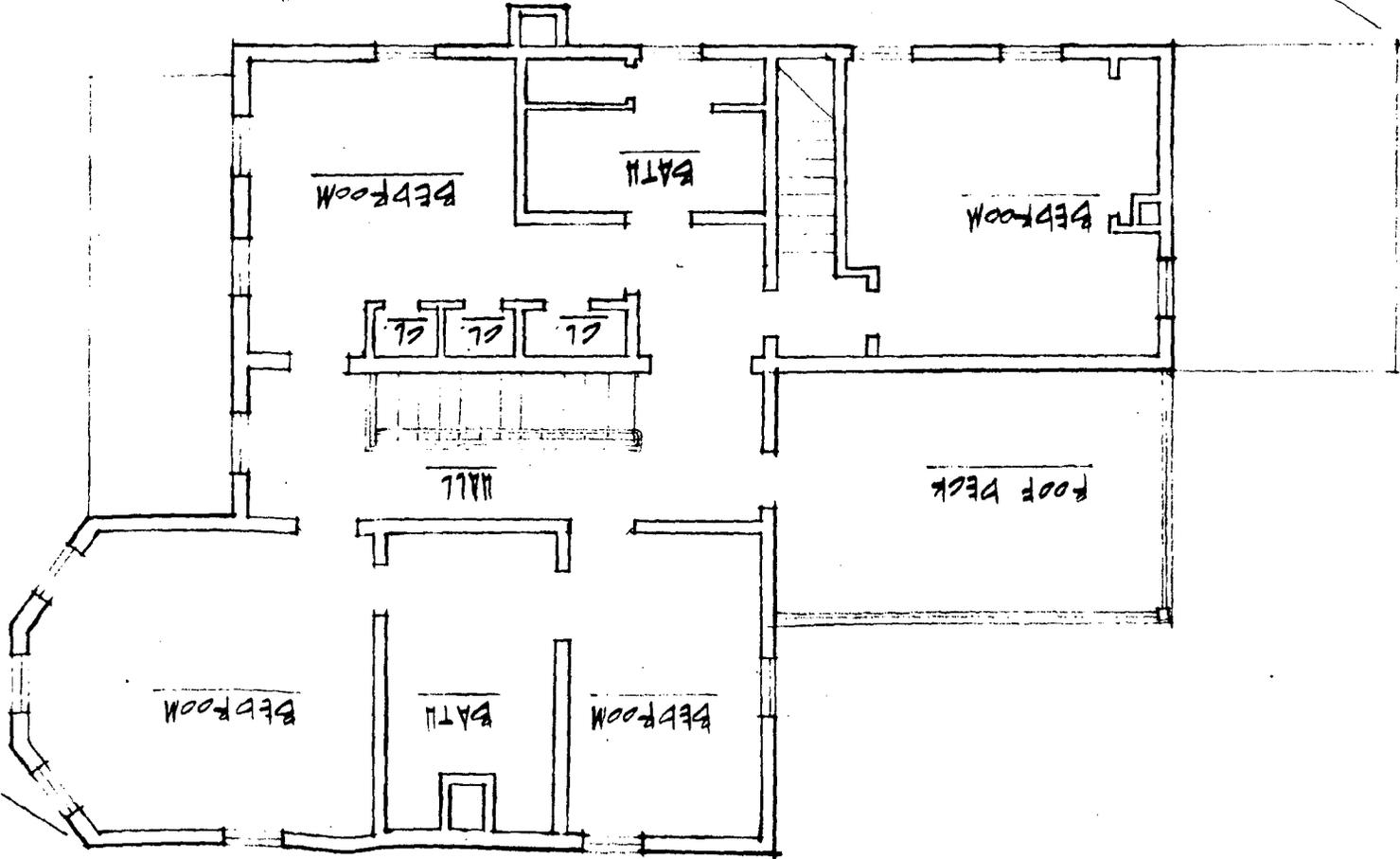
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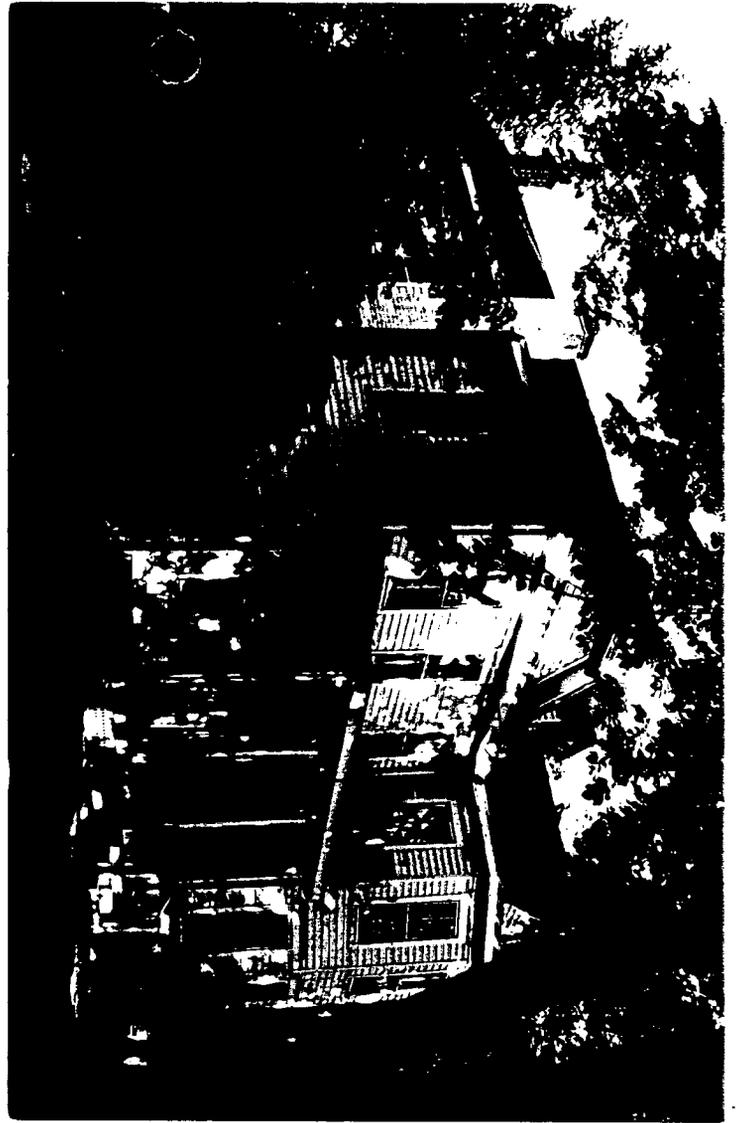
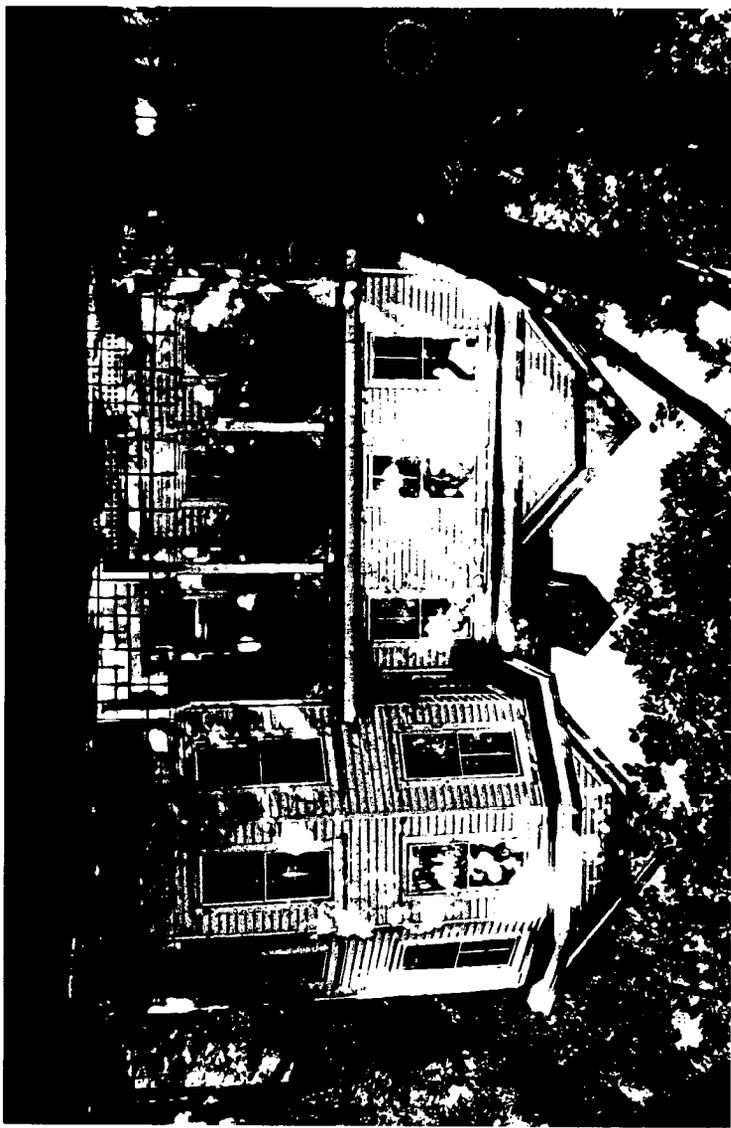


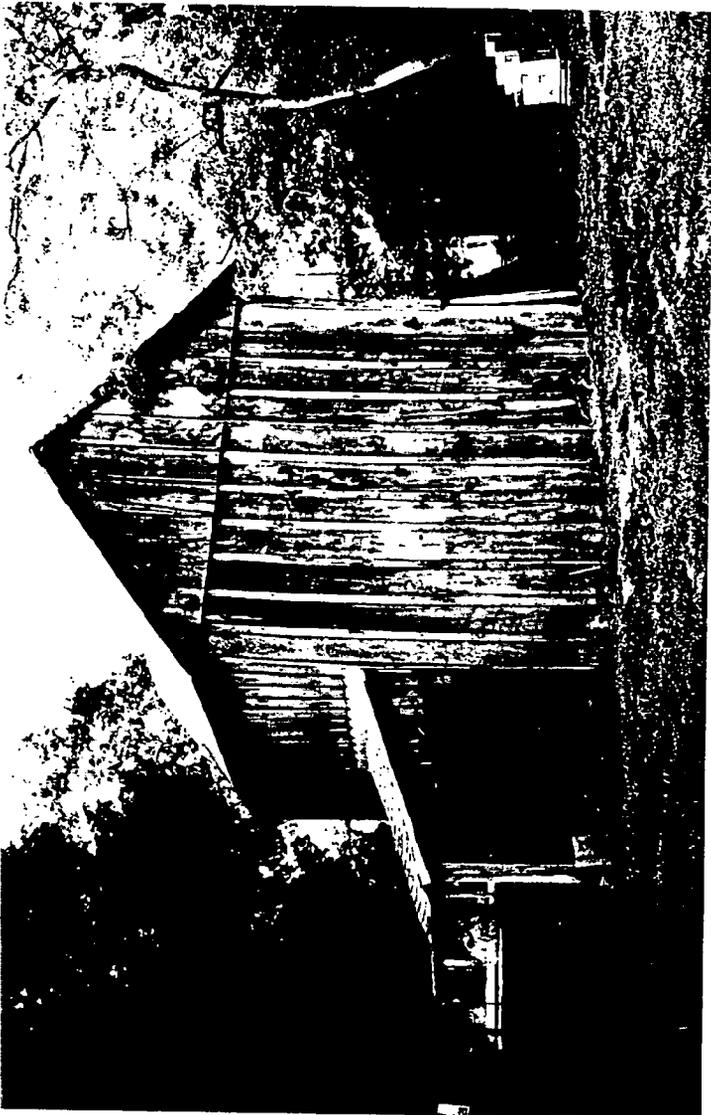
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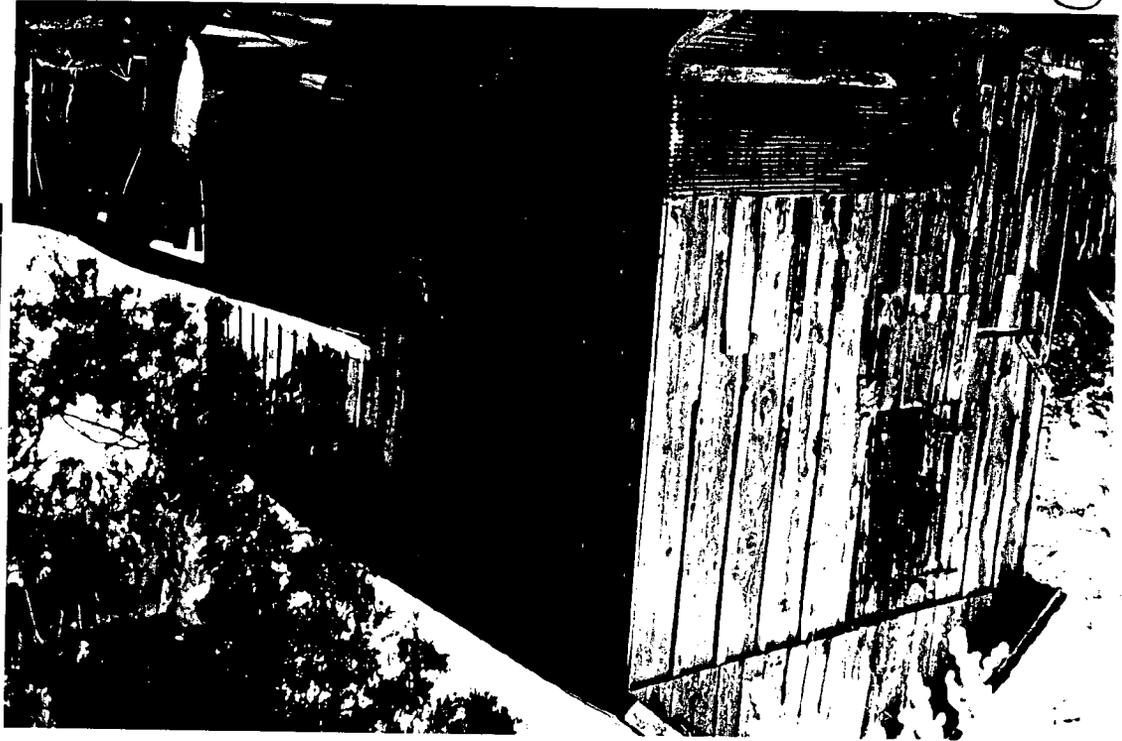
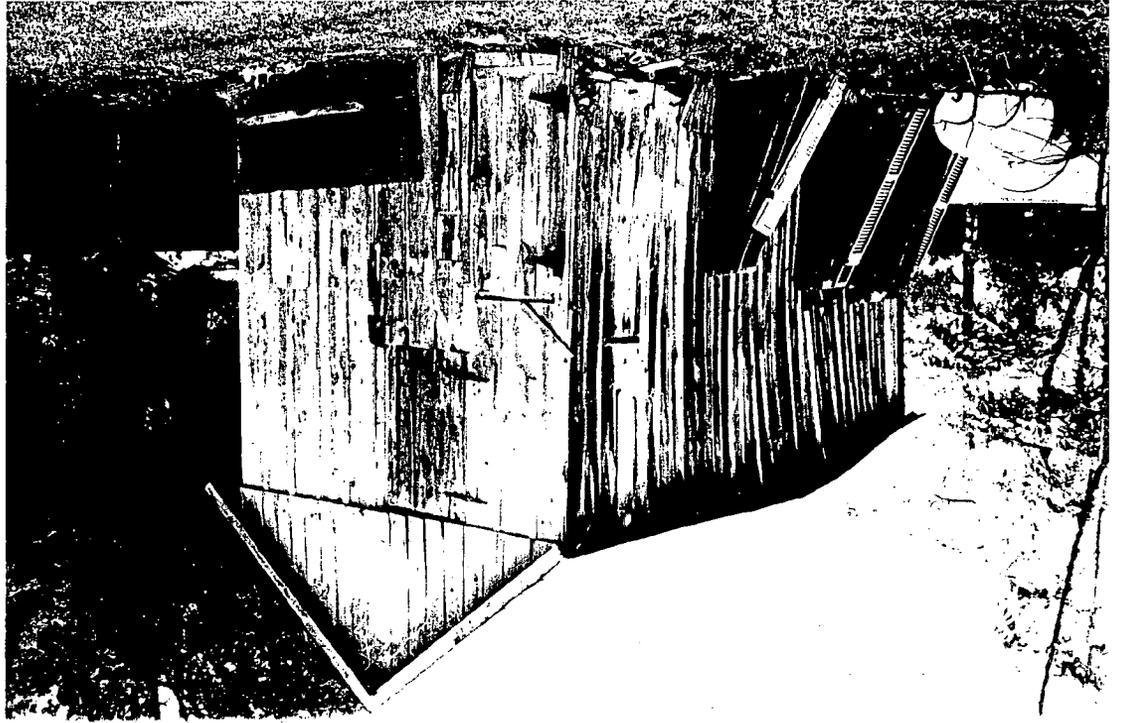
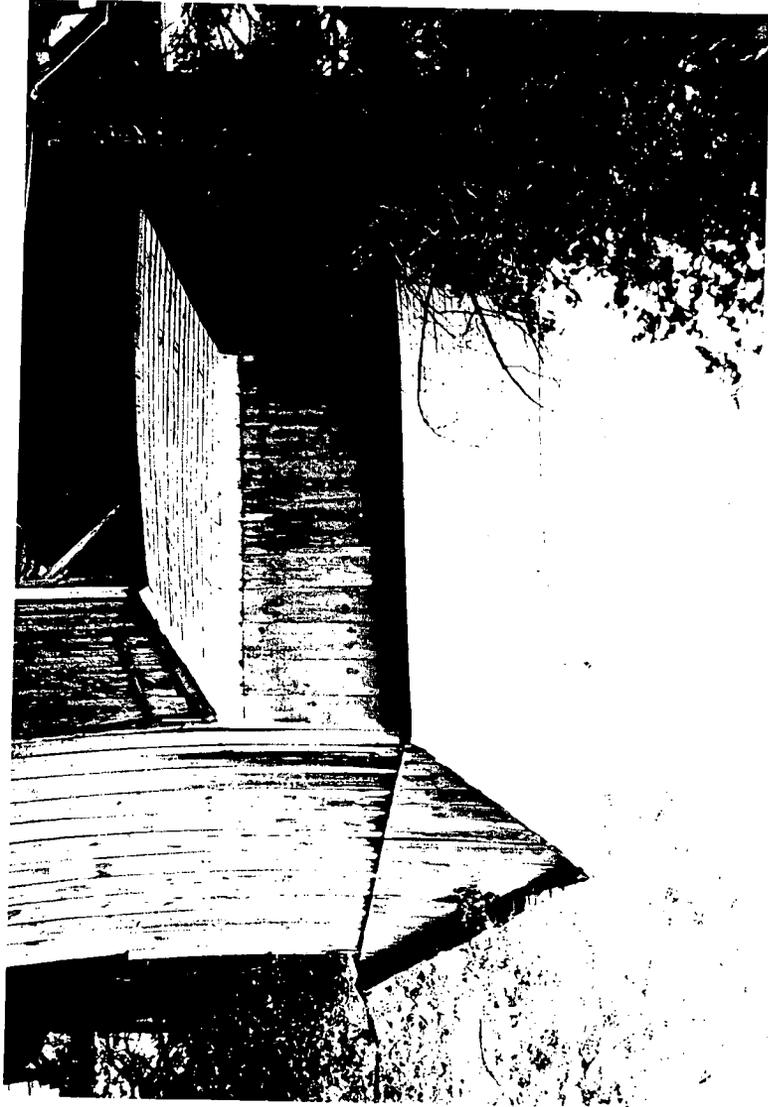


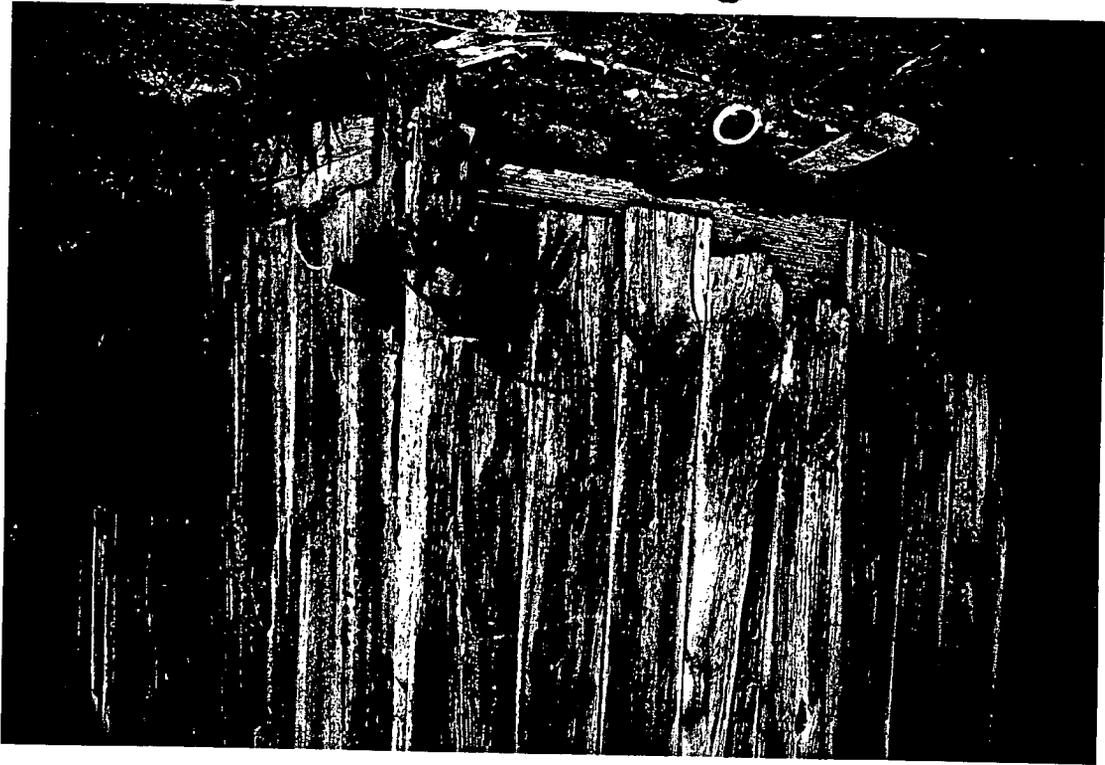
POOL







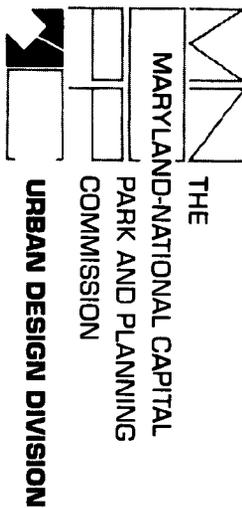








878 Georgia Avenue • Silver Spring, Maryland 20910-3760



19921 Under Ground
Road, Boyds

6/10/92



INDUSTRIAL PHOTO

E320 4





INDUSTRIAL PHOTO

E320 4

64





INDUSTRIAL PHOTO

E320 4

#5



INDUSTRIAL PHOTO

E320 4

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INDUSTRIAL PHOTO

E320 4

#6



INDUSTRIAL PHOTO

E820 4

-214



INDUSTRIAL PHOTO

E320 4

Royal *Royal* *Royal*

Royal *Royal* *Royal*

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INDUSTRIAL PHOTO

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INDUSTRIAL PHOTO

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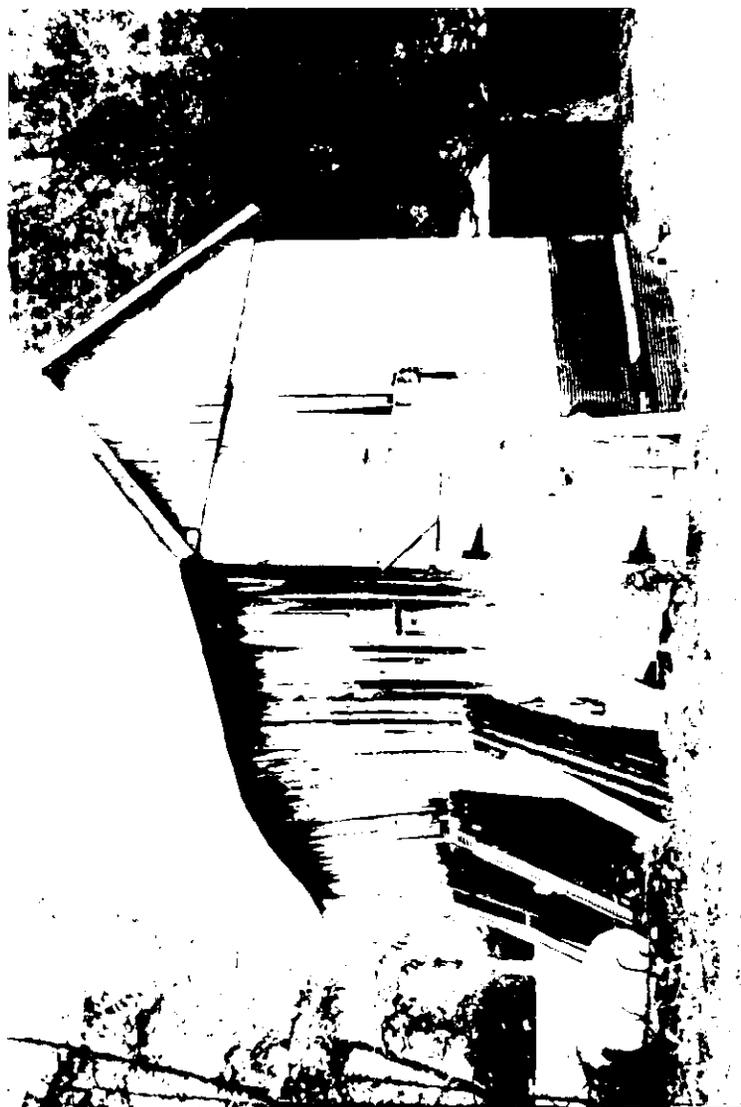




INDUSTRIAL PHOTO

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INDUSTRIAL PHOTO

E320 +

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DEPT. OF PLANT
INDUSTRY
DEC 30 - 1949

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