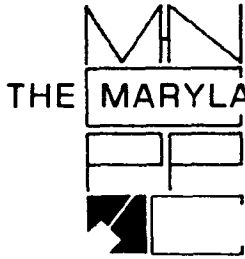


18/8-97A 19925 White Ground Rd.
Boyds Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 9/10/97

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

1) octagonal windows not to be used -

rectangular to be used

2) siding to be wood composite (massente)

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Mable Balmenger

Address: 19925 White Ground Rd Boyds

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370 *SUTE 201A 7:30-4PM*

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

TAX ACCOUNT # 00387814
 CONTACT PERSON Larry Anhalt (Grandson)
 DAYTIME TELEPHONE NO. (301) 916-5521 / (301) 482-7552
 NAME OF PROPERTY OWNER Mable M. Ballenger DAYTIME TELEPHONE NO. (301) 972-0540
 ADDRESS 19925 White Ground Rd Boyds, MD 20841
 CITY STATE ZIP CODE
 CONTRACTOR Frank ~~Betty~~ Bailey TELEPHONE NO. (301) 253-1777
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 19925 STREET White Ground Rd
 TOWN/CITY Boyd, MD NEAREST CROSS STREET Clopper Rd
 LOT _____ BLOCK _____ SUBDIVISION DIST 6 SUB 1 TAX CLASS 42
 LIBER 1196 FOLIO 290 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 40,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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 _____ 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/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.

Mable Ballenger Signature of owner or authorized agent July 27, 1997 Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 9/10/97

APPLICATION/PERMIT NO: 9708010068 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING FORMS 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:

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

Adding on a 2nd Two Story Addition using existing materials
of like or same style as existing.

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.

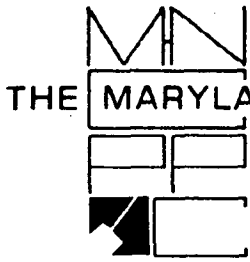
6. TREE SURVEY

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 9/10/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

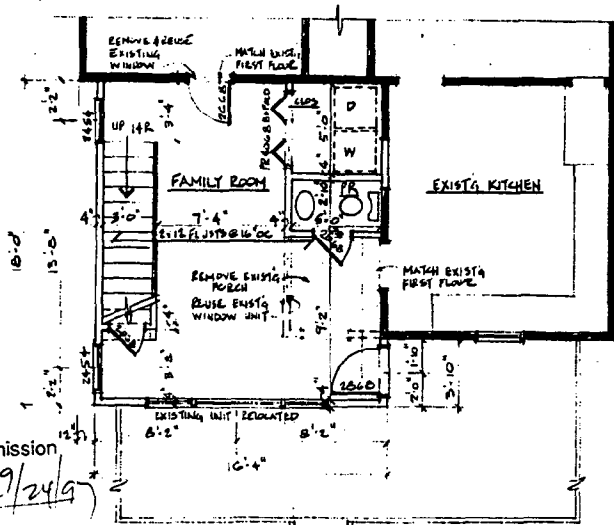
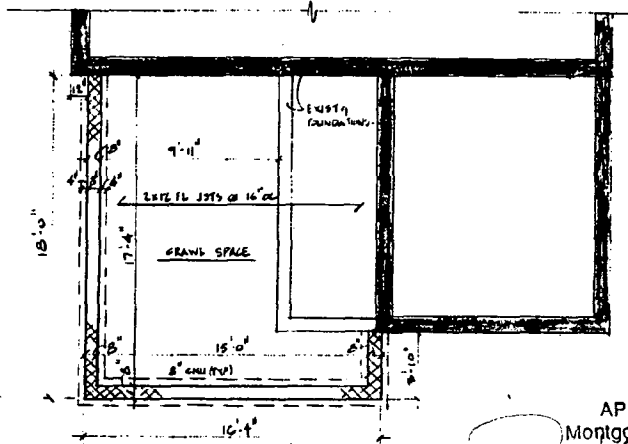
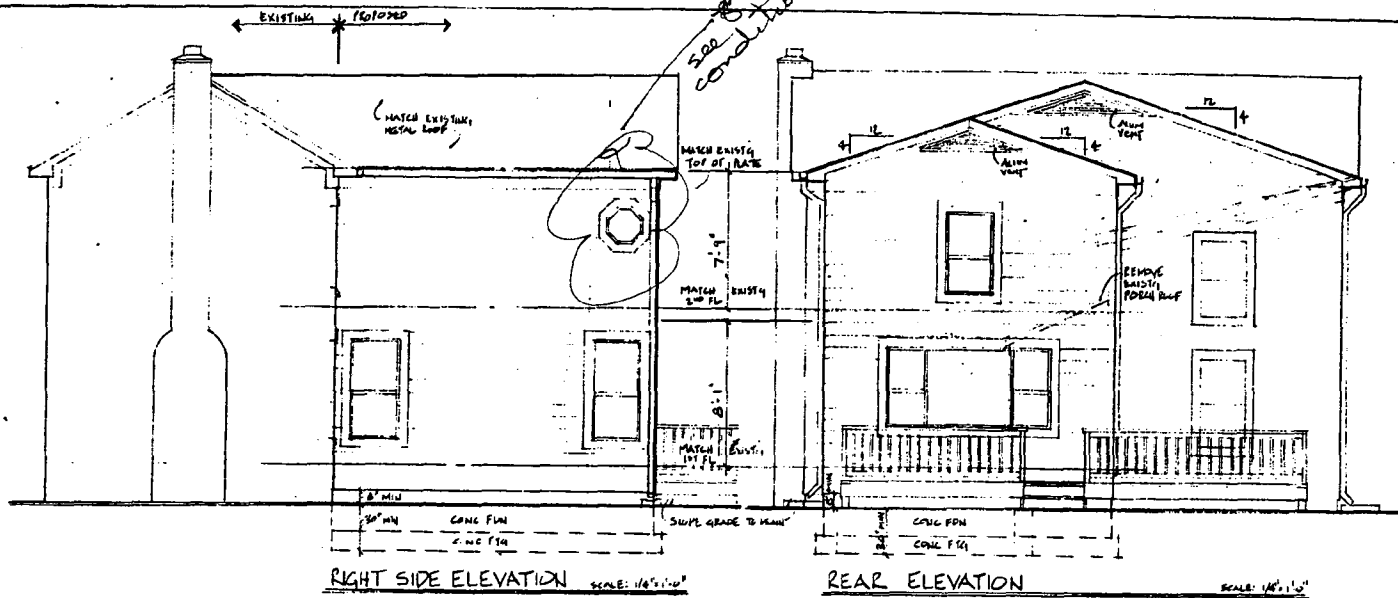
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

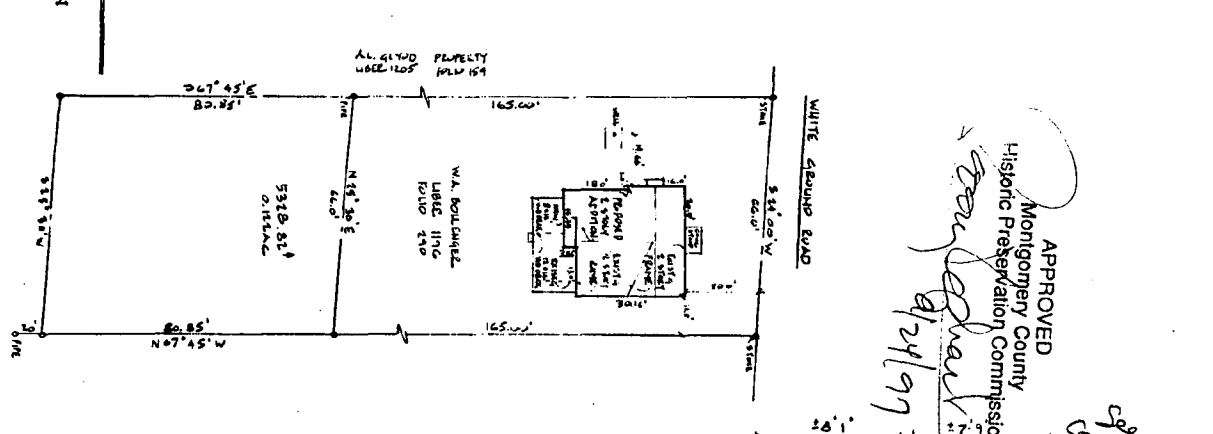
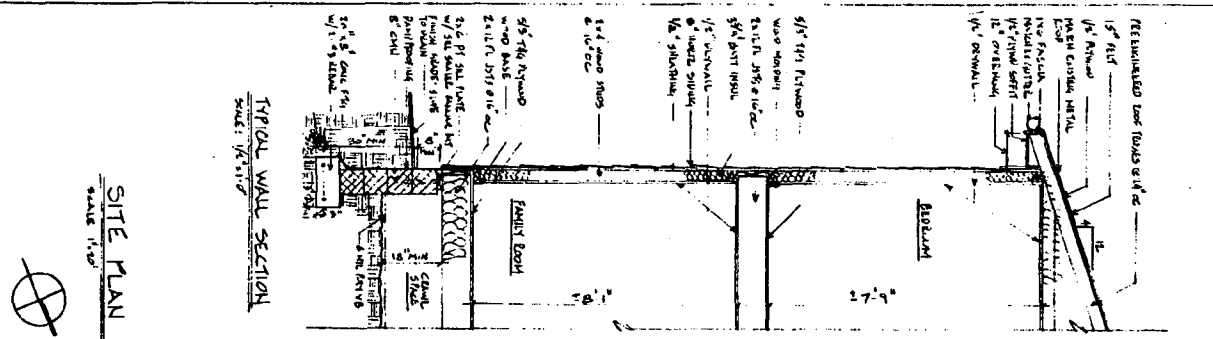


APPROVED
 Montgomery County
 Historic Preservation Commission
Paula [Signature] 9/24/97

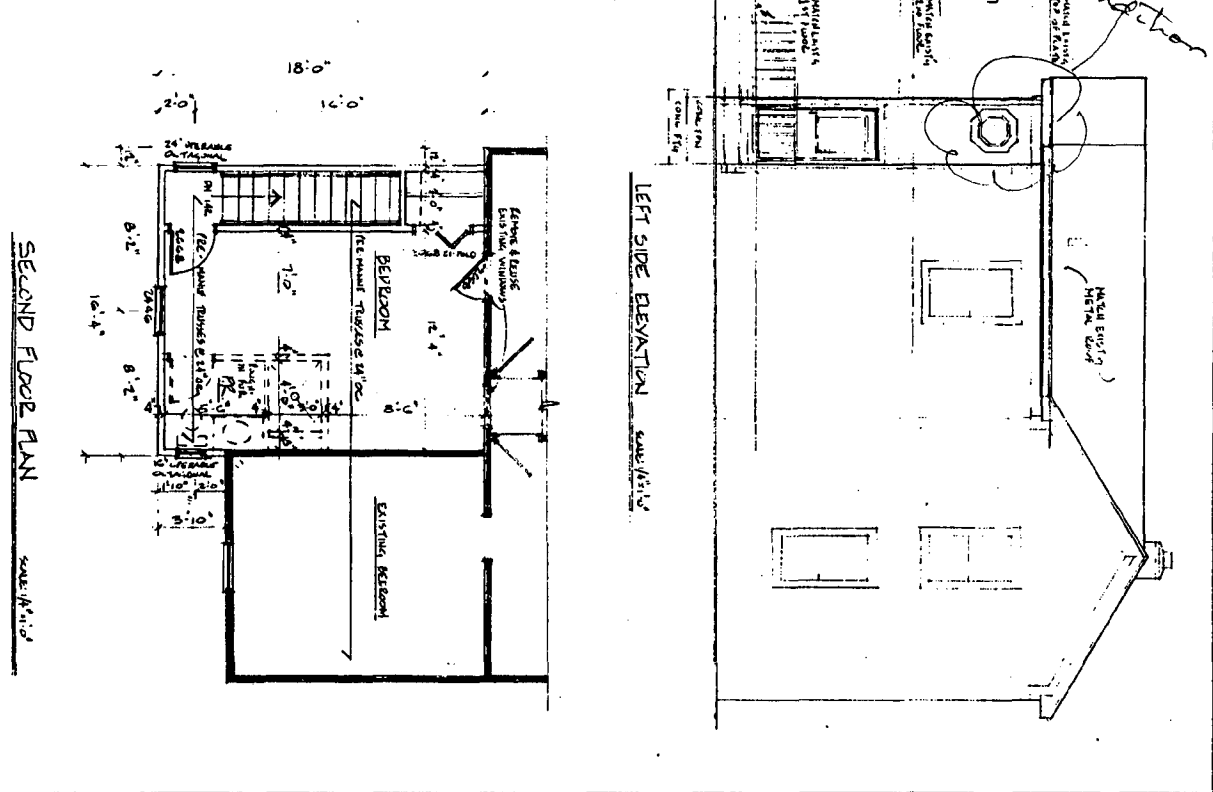
REVISION	DATE
FOUNDATION PLAN FIRST FLOOR PLAN RIGHT SIDE/ELEV. ELEVATIONS	
PROPOSED ADDITION FOR MS. MABLE M. BALLENGER 1925 WHITE GROUNDS RD BOYDS, MD 20841 LIBEL 1196 PLOP 190	
SHEET	1 of 2

FOUNDATION PLAN SCALE: 1/8"=1'-0"

FIRST FLOOR PLAN SCALE: 1/8"=1'-0"



APPROVED
 Montgomery County
 Historic Preservation Commission
Paul D. Shaw
 1/24/97



SHEET 2 of 2	PROPOSED ADDITION FOR MS. MABLE M. BALLENGER 1925 WHITE GROUNDS RD BOYDS, MD 20841	SITE PLAN / WALL SECTION SECOND FLOOR PLAN LEFT SIDE ELEVATION	REVISION	DATE

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19925 White Ground Road

Meeting Date: 09/10/97

Resource: Boyds Historic District

Review: HAWP

Case Number: 18/8-97A

Tax Credit: None

Public Notice: 08/27/97

Report Date: 09/03/97

Applicant: Mable Ballenger (Larry Ahalt, Agent)

Staff: Perry Kephart

PROPOSAL: Rear Addition

RECOMMEND: Approval

DATE OF CONSTRUCTION: circa 1890

SIGNIFICANCE: Primary Resource in Boyds Historic District.

ARCHITECTURAL DESCRIPTION: Simple Gothic Revival residence with wheel/round window in center gable of main facade, and a center gabled portico with wrought iron columns. House has patterned tin roofing, asbestos siding, and aluminum-clad wood 1/1 double-hung windows. There is an interior chimney on one end of the house and an added exterior masonry chimney at the opposite end. At the rear is a side-pitched two-story rear addition with an abutting one-story shed roof addition in the ell of the front and rear sections. Both rear sections have a standing seam metal roofs. A contemporary wood deck has been added behind the rear addition.

PROPOSAL

Applicant proposes to remove the one-story shed roof addition at the rear of the structure and to replace it with a two-story ell infill. The shed roof of the existing two-story rear addition would be replaced with a pitched roof that encompasses both the existing two-story rear wing and the proposed new two-story section. The new roof line of the rear section would extend to the roof ridge of the front section. The rear deck is proposed to be extended the width of the enlarged rear facade. Windows from the existing structure are to be re-used in the proposed addition, including a picture window in the existing one-story addition and three units from the rear facade of the main block. Two octagonal ocular windows are proposed for the rear ends of the side facades of the new two-story ell infill. Siding and window framing for the new section are proposed to be wood.

STAFF DISCUSSION

This house has undergone a number of out-of-period changes, but was designated as a primary resource in the historic district. In the current proposal, staff would point out that the

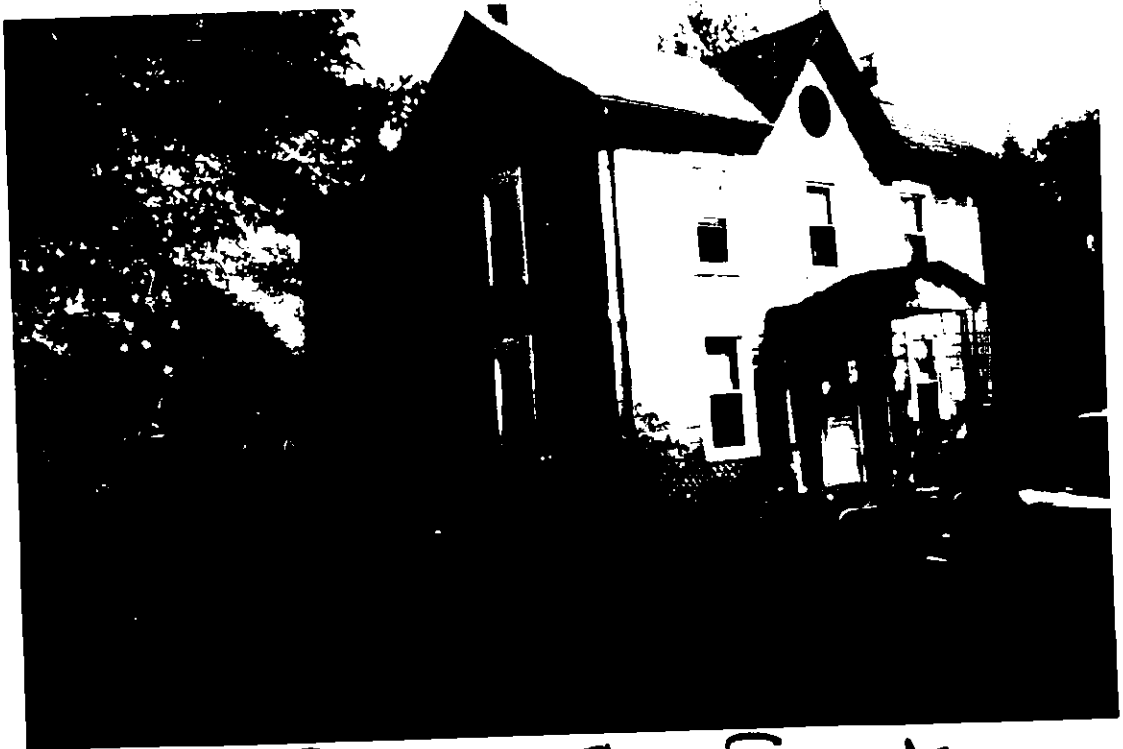
changes planned are entirely to the rear of the house, and have limited visibility from the public right-of-way. The left side facade would be altered only moderately by the addition of a new roof plane and a partial view of a short section of the ell infill. The right side would be altered by the addition of the two-story infill and favorably altered by the removal of the picture window from the side to the rear facade. Staff would note that the right side facade has been previously altered by the addition of an out-of-period exterior chimney at the end of the main section of the house.

Changes proposed for the rear of a historic resource are generally reviewed with leniency. Staff supports the applicant's proposal for the enlargement of the living space of this residence but, would offer the following points for consideration:

1. The attachment of the new roof of the rear addition to that of the main structure will necessitate removal of some pressed tin roofing on the rear plane of the main block that appears to be original to the house. The applicant proposes to use raised seam metal roofing for the new two-story rear addition and that is appropriate to the age of the house and a substantially better choice than composite roofing. However, staff regrets the loss of a large portion of original and notable roof material.
2. The flattened pitch of the proposed rear roof lines is more contemporary than the steeply pitched roof of the main block and of the center gable, but, as it is seen only from the rear of the property, it should not detract from the view of the house from the street.
3. The proportions of the proposed addition add considerable bulk to the rear of the house and will change the configuration of the house from a turn of the century ell house to a large block when viewed from the right side. However, staff feels that the infill is clearly differentiated from the older section by being inset and, as the left facade already presents a block behind the main section, can be approved. The use of large unbroken wall planes with minimal fenestration is, in staff's opinion, appropriate to the uncluttered design of the historic resource.
4. The use of octagonal windows at the rear of the addition is approvable as it is a relatively unobtrusive change well to the rear of the resource. In this case, staff would comment that the proposed windows compete somewhat with the wheel design window (in the front gable) that is a unique feature of the house and is highlighted by the simplicity of the rest of the window treatments. A simple window treatment might be more appropriate than the windows proposed, but this is a suggestion only and not a condition of approval.
5. Extension of the existing treated wood deck at the rear of the resource is non-controversial.
6. The applicant is to be commended for the re-use of existing window units.



19925 White Ground Road
Facade



Front & Side Facade
19925 White Ground Road



Rear Section & Deck

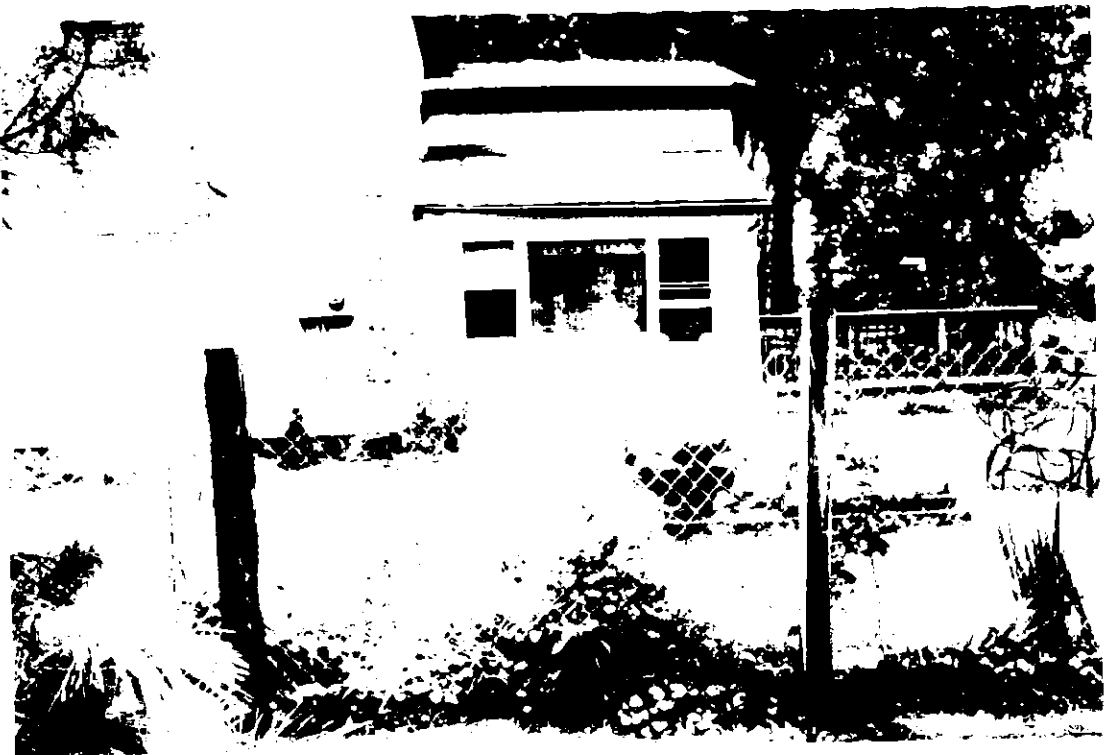


Rear Ell

19925 White Ground Road



Near Sections



Side View

19925 White Ground Road

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the proposed construction as being consistent with Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

- 1) octagonal window - can use st else. DH no
- 2) can save pressed tin roofing, but will be removed.
- 3) siding -



19925 White Ground Road

Aug 25th 1997

To whom it may concern,

Here are the rest of
the photos you need to go with
my work permit request.

If you need anything
else just let us know.

Thank,

Gene Ahalt - (301) 916-5521
&

Mable Ballenger - (301) 972-0840

IMPORTANT MESSAGE

FOR Kerry
DATE 9/5 TIME 4 A.M.
M. Larry Adelt P.M.
OF _____
PHONE 301-916-5521
AREA CODE NUMBER EXTENSION

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE _____

SIGNED Adelt
LITHO IN U.S.A.

Aug. 17th 1997

To whom it may concern,

About two weeks ago,
I sent you a work permit along
with blue prints for an addition
that I would like to add on to
my home in Boyds. I forgot to
enclose these photos to show where
the addition will go.

Thanks,
Mable Ballenger


19925 White Ground Rd
Boyds, MD 20841

(301) 972-0540



"A YELLOW DAISY" 6475

From an Original mouthpainted by E. LAMPHIER
Published by the Association of Handicapped Artists, Inc.

Litho in U.S.A. by Holling Press, Inc., Buffalo, N.Y.  3

