

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-8-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

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 Permitting Services (DPS) 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 DPS before work can begin.

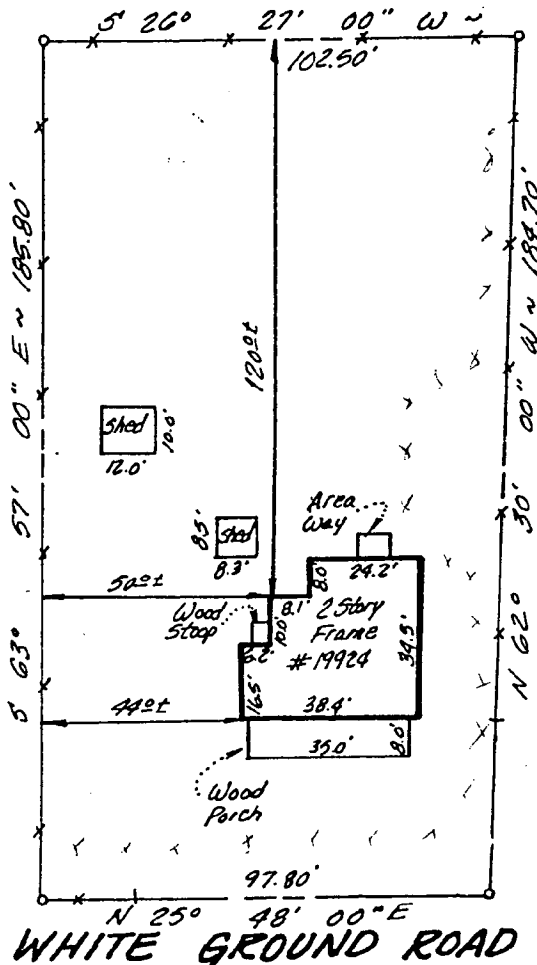
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

x = fence
42' N 1/4



APPROVED
 Montgomery County
 Historic Preservation Commission

LIBER 670 FOLIO 444

Stephen J. Wenthold
 7/8/94

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

12-6-94

Date

Stephen J. Wenthold

Stephen J. Wenthold
 Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

Scale: 1" = 40'
 Plat Book: —
 Plat No.: —
 Work Order: 94-4713

Property: 19924 White Ground Road
 Address: 19924 White Ground Road
 Election District #: 11
 Jurisdiction: Montgomery County, Maryland



Meridian Surveys, Inc.
 2401 Research Boulevard
 Suite 270
 Rockville MD. 20850
 (301) 840-0025

7



Proposed Fence Design

APPROVED
Montgomery County
Historic Preservation Commission

George K. Davis 7/8/98

PHOTO OF 19924 WHITE GROUND RD.

BOYDS, MD (JOHN KING AND
MARIA JACKSON)

ADJACENT ADDRESSES:

19934 WHITE GROUND RD.

19930 WHITE GROUND RD.

19925 WHITE GROUND RD.

19920 WHITE GROUND RD.

19927 WHITE GROUND RD.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-8-98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

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

Applicant: John King

Address: 19924 White Ground Road Boyds

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

* Mail Permit to Long Fence
ATTN: Jennifer Sachs
Contact Person: Jennifer Sachs
2520 Urbana Pike
Daytime Phone No.: 301 447 3722
Ft. Detmers, MD 21754

Tax Account No.: _____
Name of Property Owner: John King Daytime Phone No.: _____
Address: 19924 White Ground Rd Boyds MD 20841
Street Number City Street Zip Code
Contractor: Long Fence Phone No.: 301 428 9040
Contractor Registration No.: 9615-02
Agent for Owner: Jennifer Sachs Daytime Phone No.: 301 447 3722

LOCATION OF BUILDING/PREMISE

House Number: 19924 Street: White Ground Rd
Town/City: Boyds Nearest Cross Street: Clopper Rd
Lot: _____ Block: _____ Subdivision: _____
Liber: 670 Folio: 444 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 3446.90
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 42 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.

Signature of owner or authorized agent: [Signature] Date: 6.5.98

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7.8.98
Application/Permit No.: 98060500 Date Issued: 6/5/98

**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:

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

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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**

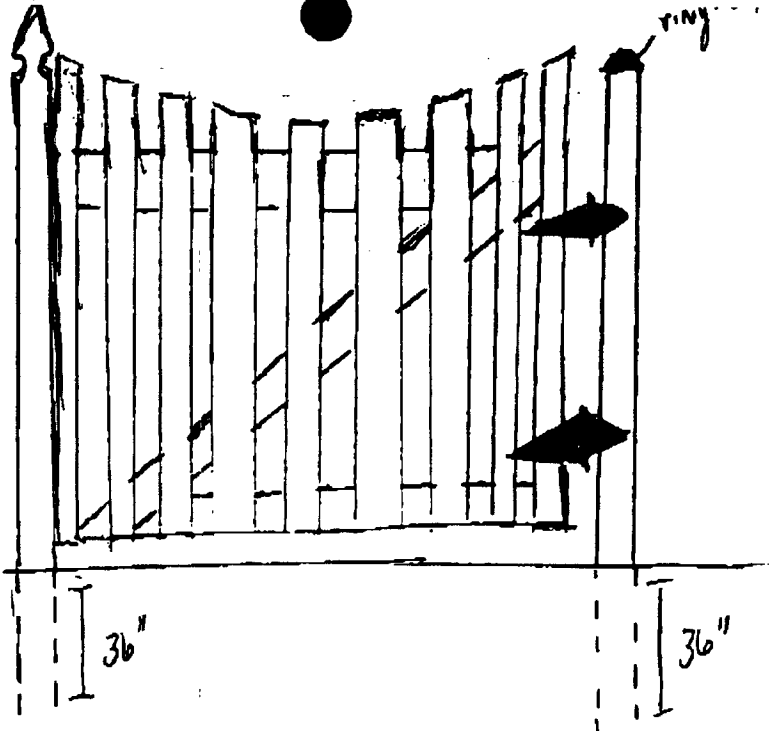
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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, (301/279-1355).

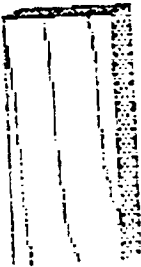
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6



42"

1X4 SQUARE TOP



1X4 GOTHIC



DOG EARED

1X4 COLONIAL GOTHIC



American Gothic



APPROVED
Montgomery County
Historic Preservation Commission

Paomy Kephart 7/16/98

**Expedited
Historic Preservation Commission Staff Report**

Address: 19924 White Ground Road, Boyds **Meeting Date:** 06/24/98
Resource: Boyds Historic District **Public Notice:** 06/10/98
Case Number: 18/8-98A **Report Date:** 06/17/98
Review: HAWP **Tax Credit:** None
Applicant: John King **Staff:** Perry Kephart

DATE OF CONSTRUCTION: Circa 1880.

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Three-bay Folk Victorian centered gable wood sided I house with full width, hipped roof, front porch. Porch has center gable, and trim including spindles, brackets and a full railing.

PROPOSAL: Install a Gothic style painted wood picket fence across the front and around the right side of the property.

RECOMMENDATION:

- Approval
- Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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
- 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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

* Mail Permit to Long Fence
 ATTN: Jennifer Sachs
 2520 Urbana Pike
 Pikesville, MD 21154
 Contact Person: Jennifer Sachs
 Daytime Phone No.: 301 447-3722

Tax Account No.: _____
 Name of Property Owner: John King Daytime Phone No.: _____
 Address: 19924 White Ground Rd Boyds MD 20841
Street Number City State Zip Code

Contractor: Long Fence Phone No.: 301-428-9040
 Contractor Registration No.: 9615-02
 Agent for Owner: Jennifer Sachs Daytime Phone No.: 301 447-3722

LOCATION OF BUILDING/PREMISE

House Number: 19924 Street: White Ground Rd
 Town/City: Boyds Nearest Cross Street: Clopper Rd
 Lot: _____ Block: _____ Subdivision: _____
 Liber: 670 Folio: 444 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input checked="" type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 3446.00

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: _____

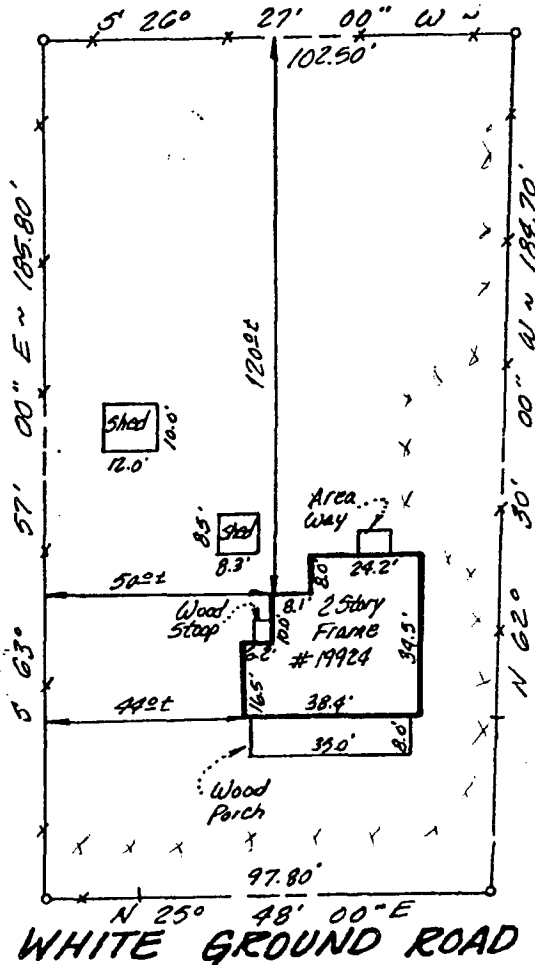
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet 42 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.

Signature of owner or authorized agent: J. Sachs Date: 6-5-98

x = fence
 42' N 116° E



WHITE GROUND ROAD

LIBER 670 FOLIO 444



Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

12-6-94
 Date

Stephen J. Wenthold
 Stephen J. Wenthold
 Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED



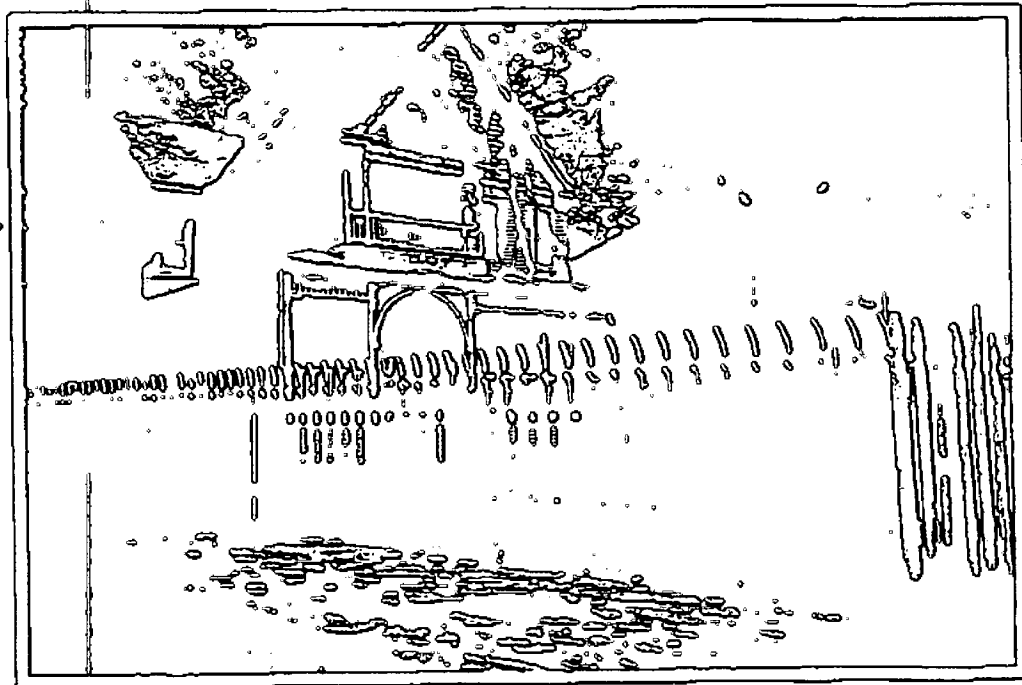
Meridian Surveys, Inc.
 2401 Research Boulevard
 Suite 270
 Rockville MD. 20850
 (301) 840-0025

Scale: 1" = 40'
 Plat Book: —
 Plat No.: —
 Work Order: 94-4713

Property
 Address: 19924 White Ground Road
 Election District # 11
 Jurisdiction: Montgomery County, Maryland

LONG[®] FENCE

A Long Tradition:



Fencing to complement your home.



9



19924 White Ground Road
Boyds

PHOTO OF 19924 WHITE GROUND RD.
BOWDS, MD. (JOHN KING AND
MARIJA JACKSON)

ADJACENT ADDRESSES:

19934 WHITE GROUND RD,
19930 WHITE GROUND RD.
19925 WHITE GROUND RD.
19920 WHITE GROUND RD.
19927 WHITE GROUND RD.



2520 Urbana Pike
Hjamsville, Maryland 21754-8624
(301) 428-9040 (301) 662-1600
Fax: (301) 874-5706

FACSIMILE SHEET

DATE: 06/12/98

NUMBER OF PAGES: (2)
(Including Cover Sheet)

Please deliver the following to:

PERCY

FROM: Bill Gunnulfson

RE: JOAN KINGS FENCE

MESSAGE: per Jennifer Sachs, you wanted a copy of our picket fence.

This fence is for: John King
19924 White Ground Road
Boyers, MD

Please call me if any questions.

Sincerely
Bill Gunnulfson

If you have any problems receiving this document(s), please call us at (301) 428-9848.

Our fax number is: (301) 874-5706