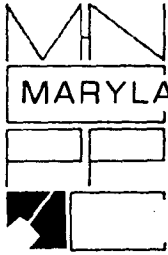


18/8-95A 19910 White Ground Rd
(Boyds Historic District



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

DATE: Nov 30, 1995

MEMORANDUM

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

FROM: Gwen Marcus, ^{P22}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: _____

SEE ATTACHED DENIAL DECISION

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

Applicant: Rufus & Flora Gilliam

Address: 19910 White Ground Road, Belts

***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

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Florence C. Bellman
 DAYTIME TELEPHONE NO. (301) 972-0562
 TAX ACCOUNT # 915741
 NAME OF PROPERTY OWNER Rufus & Florence Bellman DAYTIME TELEPHONE NO. (301) 972-0562
 ADDRESS 19910 White Horn Rd. Boyds Md. 20841
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER _____ STREET _____
 TOWN/CITY _____ NEAREST CROSS STREET _____
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Stab 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) Singla Family Other Covering Soffits
And a window fallings
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 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.

Florence C. Bellman _____ 10-14-95
Signature of owner or authorized agent Date
Rufus C. Bellman
 APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED X Signature _____ Date 11/16/95

APPLICATION/PERMIT NO: _____ 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:

The paint is in very bad condition + we want to cover it so it won't need to be covered. We are especially interested in the soffits. We will paint all other wood work if we can cover the soffits.

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

Because other houses on our street have the same kind of covering we do not think it will affect the community.

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.

Either Aluminum or Steel

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.

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

8787 Georgia Avenue
Silver Spring, Maryland 20910

301-495-4570

Case No.: 18/8-95A

Received: October 4, 1995

Public Appearance: October 25, 1995
November 15, 1995

Before the Montgomery County Historic Preservation Commission

Application of Mr. Rufus & Mrs. Flora Gilliam

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the applicants' proposal to cover the existing soffits with vinyl or aluminum siding on the house at 19910 White Ground Road, Boyds - a Primary Resource in the Boyds Historic District.

Commission Motion: At the November 15, 1995, meeting of the Historic Preservation Commission (HPC), Commissioner Randall presented a motion to deny the Historic Area Work Permit application. Commissioner Soderberg seconded the motion. Commissioners Booth, Clemmer, Jordan, Lanigan, Randall, Soderberg and Trumble voted in favor of the motion. Commissioner Bienenfeld opposed the motion. Commissioner Kousoulas was absent. The motion was passed, 7-1.

SUMMARY OF APPLICATION AND BACKGROUND OF 19910 WHITE GROUND ROAD

The following terms are defined in Section 24A-2 of the Code:

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the nature and texture of building materials, and the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the Master Plan for historic preservation.

On October 4, 1995, Mr. and Mrs. Gilliam (applicant) applied for a Historic Area Work Permit (HAWP) to apply vinyl or aluminum siding to the soffits on their home in Boyds.

The dwelling is a Primary Resource in the Boyds Historic District. It was constructed by one of the developers of Boyds, Mr. James Emory Williams, for his daughter, Cora Lee (Mrs. George Findley Pollack) c1900. This was one of 8 homes which Mr. Williams built for members of his family along White Ground Road.

19910 White Ground Road is an American Four Square frame house. It has a hipped roof, wide overhanging eaves, and dormers with hipped roofs for the attic. Notable architectural features include Tuscan columns on the front porch, a gable porch entrance at the front door, a polygonal bay window at the left side, and several stained glass windows on the right side. Two additions have been added at the rear of the house fairly recently, neither of which is visible from the public right-of-way.

The statement of historic and architectural significance of the Boyds Historic District, as incorporated in the Master Plan amendment adopted February 13, 1985, is as follows:

"Boyds Agricultural Village is a cohesive grouping of residential, religious and commercial structures characteristic of a turn-of-the-century agricultural village and reflective of the rail-oriented heritage of the County.

Boyds was originally settled in 1753 on a tract of land named by Thomas Howard "Resurvey of Gum Spring." The area was primarily farmed as a tobacco plantation and the first residents were brought as slaves in the mid 1800's. Following the abolition of slavery in 1864, some of the freedmen purchased property adjacent to the plantation and built many of the houses that are standing in the community today.

The community remained small until approximately 1873, when Col James Alexander Boyd, a Scottish contractor for the Metropolitan Branch of the B&O Railroad, completed the section of rail that ran through the area. In addition to the construction of the railroad, he purchased 1100 acres of land for his own use, on both sides of the track, and proceeded to design and construct a model village.

The town continued to grow as the railroad and access to nearby urban markets allowed dairy farming to prosper and made the Ten Mile Creek area an attractive summer resort for Washington residents. The design, setting, and materials of the structures have not changed significantly since the time of Colonel Boyd."

The Boyds Historic District was designated for historical and cultural significance as well as for architectural and design significance, as provided for in Section 24A-3 of the Historic Preservation Ordinance. The Master Plan amendment cites the following criteria:

- 1a Has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation
- 1d exemplifies the cultural, economic, social, political or historic heritage of the County and its communities
- 2a Embodies distinctive characteristics of a type, period, or method of construction
- 2d Represents a significant and distinguishable entity whose components may lack individual distinction

EVIDENCE IN THE RECORD

Copies of the Applicant's Historic Area Work Permit application and a written report from the Historic Preservation Commission staff were distributed to Commissioners on October 18, 1995. The application was considered by the Historic Preservation Commission at a public meeting on October 25, 1995.

HPC staffperson Robin Ziek presented 35 mm slides of the property and the Historic District and testified that the proposed work is not recommended treatment for a wood frame structure. Ms. Ziek acknowledged that the addition of artificial materials to a resource which already is already covered with asbestos shingles would not have a great impact on the historic district. However, Ms. Ziek stated that the proposed "cover-up" could contribute to further deterioration of the resource itself. 1) The siding covers up symptoms of problems such as leaks until the damage has often progressed too far, and this "cover-up" does not address the source of the problems; 2) installation of the artificial siding will damage the original materials, as well as alter details of the original design; and 3) the new material will look different than the original materials, and lacks the character and feel of the original materials.

Ms. Ziek discussed that the applicant had addressed the actual water problems caused by roof failure recently by putting on a new roof (probably good for 20-30 years). However, the life of the artificial siding is longer than that, and so in the future, this siding may hide problems when they occur.

Mrs. Gilliam appeared on her own behalf and expressed concern throughout the HAWP process with the costs involved in repainting

the wood surfaces on the house. The applicant was encouraged by both staff and the HPC to obtain further comparable bids for cost comparison. The applicant had obtained one bid for painting the wood trim and soffits, and one bid for wrapping these elements with aluminum siding. The HPC cautioned that the bid for painting was very high and the applicant would benefit from price comparisons provided by several comparable bids. The applicant was also reminded that the County will assist with the costs of painting through the 10% tax credit program for historic properties.

Walter Booth, Chairman, reminded the HPC and the applicant that the case was not being presented as one of "economic hardship". Such a case requires financial disclosure on the part of the applicant and the Chairman instructed the applicant on the requirements of such an application. However, he noted that the test for the existing HAWP application at this point must be one of the design and preservation issues at hand.

Commissioner Lanigan made a motion to deny the HAWP application based on the recommendations in the staff report. The vote was 4/4: For the motion - Commissioners Randall, Lanigan, Trumble, and Clemmer. Against the motion - Commissioners Soderberg, Kousoulas, Booth, and Bienenfeld.

After some discussion about the vote, and the options available to the applicant - ask the HPC to continue hearing motions and voting, or postpone hearing until the following meeting, or withdraw the application - the applicant elected to continue the hearing at the November 15 the meeting.

November 15 Hearing: The applicant was unable to attend, but called Ms. Ziek to inform her that they had obtained another bid from a painter who was recommended by a neighbor. The bid came in \$4,000 less than the original painting price, and the applicant was surprised, and agreed to contract with that painter to do the work.

The applicant decided to go ahead with the HAWP application to see how the HPC would vote on the request for wrapping the soffits. Since the HPC decisions have no time limitation, a decision given in 1995 could be implemented in 1999.

The HPC heard a short staff report from Ms. Ziek, indicating that the application was unchanged and that the applicant wished to hear the HPC decision. Ms. Ziek did inform the HPC that the applicant was planning to paint in the Spring, and had accepted a contract from a painter at the reduced price.

Commissioner Randall made a motion to deny the application, and Commissioner Soderberg seconded the motion. The vote was taken with Commissioners Booth, Jordan, Lanigan, Trumble, Randall, Clemmer, and Soderberg voting for the motion; Commissioner Bienenfeld voting against. The motion carried 7-1.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24a-8(a) of the Montgomery County Code, 1984, as amended.

Section 24a-8(a) provides that:

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 or 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.

The Commission finds that:

1. As proposed in the HAWP application, the use of vinyl or aluminum siding to cover the soffits at this property is inconsistent with the architectural and historic character of the property. In reaching this decision, the Commission reaffirms a long-standing goal of maintaining original fabric on historic sites. The decision was based on the design and preservation issues, and not on an "economic hardship" argument. However, the Commission was pleased that the applicant was able to find a suitable contractor to paint the original wood, rather than cover it up.

2. The proposed alteration is inappropriate and inconsistent with, and detrimental to the preservation and enhancement of the contributing resource and to the Boyds Historic District, and therefore inconsistent with the purposes of Chapter 24A of the Montgomery County Code, "Preservation of Historic Resources".

The Commission was guided in its decision by the ordinance and the Secretary of the Interior's Standards.

CONCLUSION

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must deny the application of the Gilliams to apply aluminum or vinyl siding to the soffits at their home at 19910 White Ground Road in the Boyds Historic District.

In analyzing whether the criteria have been met, the Commission evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for

Rehabilitating Historic Buildings, adopted by the Commission on February 5, 1987. In particular, Standard #2 and Standard #9 are found to be applicable:

Standard 2: 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.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The applicant is referred to the Guidelines, which were initially developed in 1977 to help property owners and others apply the Secretary of the Interior's Standards for Rehabilitation and are intended to assist generally in an understanding of the approaches, treatments, and techniques that are consistent with the Standards. Concerning the treatment of wood portions of a structure, the Guidelines state:


Recommended Treatment: Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind - or with compatible substitute material - of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, moldings, or sections of siding.

Not Recommended Treatment: Using substitute materials for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

Based on these facts and findings, and having heard and carefully considered all of the testimony and exhibits contained in the record, it is the decision of the Montgomery County Historic Preservation Commission that the proposal by the Gilliams to apply aluminum or vinyl siding to the soffits of the house be DENIED.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of

Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



Walter Booth, Chairperson
Montgomery County Historic
Preservation Commission

Nov. 30, 1995

Date

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Application denied.
Obvies 7-1
Bracefield
voting against

Address: 19910 White Ground Road

Meeting Date: 11/15/95

Resource: Boyds Historic District

Review: HAWP

Case Number: 18/8-95A CONTINUED

Tax Credit: Partial

Public Notice: 11/1/95

Report Date: 11/8/95

Applicant: Flora and Rufus Gilliam

Staff: Robin D. Ziek

PROPOSAL: Cover soffits with artificial siding

RECOMMEND: DENIAL

BACKGROUND

RESOURCE: Boyds Historic District
STYLE: American Four Square
DATE: c1910
SIGNIFICANCE: Primary Resource

The applicant appeared before the HPC on October 25, 1995 with a request to cover the soffits with artificial siding, but paint all of the remaining wood trim and porch elements. The HPC discussed the option of painting all of the exposed wood elements on the house and forego the installation of the artificial siding on the soffits with the owner, citing the high estimates which had been given, and the need to obtain other bids.

The HPC voted 4/4 to deny this application, and the applicant requested a continuance.

STAFF DISCUSSION

Staff appreciates the applicants' pursuit of another estimate for the costs of painting all of the exposed wood on the house. The applicant has received and accepted a lower bid (\$2600) from a contractor who has done work on other property in Boyds and so, comes recommended by neighbors.

The applicant is still concerned that the house will need painting again in 4-5 years. And therefore, the applicant would still like the HPC to vote on the request to cover the soffits with artificial siding. **There is no time limit on HPC approvals, and therefore an approval of such work could be implemented in 4-5 years.**

Staff has encouraged the applicant to apply for the 10% tax credits both for the exterior painting, and for the repairs to the soffits.

Please call her daughter, Mary Hurley @ 417-278-4444 w/ HPC decision. They will paint (\$2600).

①

STAFF RECOMMENDATION

Staff recommendations are the same as for the October 25th meeting for the reasons cited in that report. Staff recommends that the Commission find the proposal inconsistent with the purposes of Chapter 24A-8(b)2:

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 or 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.

and with Standard 9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

(1) Motion to go w/ staff report - 4/11

For Denial - Trumble, Randall, Lanigan, Clemens

For approval - Soderburg, Kousalas, Brook, Benefield

*2) Applicant will postpone - & get Contractor names & call Mrs. Gilliam -

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19910 White Ground Road

Meeting Date: 10/25/95

Resource: Boyds Historic District

Review: HAWP

Case Number: 18/8-95A

Tax Credit: No

Public Notice: 10/11/95

Report Date: 10/18/95

Applicant: Flora and Rufus Gilliam

Staff: Robin D. Ziek

PROPOSAL: Cover soffits with artificial siding

RECOMMEND: DENIAL

BACKGROUND

RESOURCE: Boyds Historic District
STYLE: American Four Square
DATE: c1910
SIGNIFICANCE: Primary Resource

Mrs. Gilliam: wishes to repair to the best of their ability & finances - They are willing to do all woodwork except the soffits. She wants it to look good!

The Boyds Historic District is an outstanding example of a rural village, such as once was typical and plentiful in Montgomery County. Many of the rural villages have disappeared and/or been surrounded by new development so that they have lost their rural and individual character. The unified feel of this district is intact despite incremental changes on individual structures. This is a small rural community which developed at a railroad stop and reflected the cultural distinctions of our society, including the separate clustering of white and black families, and the dominating presence of two churches. 41 years.

In a brief survey of other resources in the Boyds Historic District, staff noted a mixture of dwellings with original siding and with artificial siding. For example, the adjacent building to the left of the subject property is brick, while the adjacent property on the right side is wood frame covered in artificial siding. There are several buildings which have the original siding exposed and there is evidence of maintenance work recently completed, as well as painting work which is currently being undertaken. And there are other examples of properties whose original siding is covered with artificial materials, some where the window trim has also been wrapped with artificial siding, and others where the wood trim is still exposed and being maintained.

The subject resource is an early 20th century dwelling, built by James Emory Williams for his daughter Cora Lee (Mrs. George Findley Pollack). The current owners have lived here for over thirty years. The wood frame structure is currently covered with asbestos shingles. Notable features include a front porch with Tuscan columns across the full width with a side-wrap on the right side, and a deep triangular pediment at the entrance; wide boxed eaves providing a deep overhang on a shall-pitched hip roof, and two attic dormers with hip roof to echo the main roof. The windows are vertical in proportion and are grouped in twos or threes on the front elevation and front left side, with two stained glass windows on the right side. There is a bay on the left side of the house with a shallow roof, and several rear additions.

The house appears to be in good overall condition, and work has been done fairly recently on the front porch columns. The owner has informed staff that the wood trim and soffits haven't been painted in approximately 10 years. Staff noted areas on the porch ceiling

→ What passed - all Commissioners except Lanigan : TO postpone to next meeting Nov. 15

1

and the main roof soffit where peeling paint and staining indicate water damage which one would associate with a bad roof. The owner has indicated to staff that the failing roof was replaced in recent years and so they can safely address the condition of the soffits and consider the other maintenance needs on the house.

The soffit on the main roof and on the dormers is composed of wood strips nailed in place to form a solid surface; the lines of the boards are clearly visible. The soffit at the porch roof, however, is composed of solid boards approximately 16" in width. This distinction may indicate that the porch soffits were rebuilt at some date in the past.

Staff noted two aluminum patches on the soffit around the main roof, indicating areas where there is probably some damage to the wood soffit. In addition, it should be mentioned that the fascia board at the end of the roof rafters on the main roof has been covered with an aluminum strip. Based on the presence of molding on the fascia boards at the dormer roofs as well as a similar molding on the porch roof fascia board, it appears that some molding has been removed from the main eaves.

PROJECT DESCRIPTION

The applicant asks the HPC for approval "to cover the soffits and window facings" (on Part One, item 1A). However, under the "Written Description", the applicant says that they will paint all the wood trim if the HPC will approve of the application of either aluminum or vinyl siding on the soffits only. The applicant has received two cost estimates for the repainting of all of the wood trim and soffits, and been informed by their preferred contractor that there would be a substantial savings if the soffits could be covered with an artificial material.

STAFF DISCUSSION

Staff appreciates the owner's reduced request in the application to limit the use of artificial materials to the horizontal surfaces of the soffits. Staff understands that the applicant would commit to undertake the necessary painting on all other wood surfaces, including the porch ceiling and floor, door and window trim, and the decorative moldings at the roof edges.

The applicant is concerned with the costs involved in repainting the wood surfaces on the house. However, staff considers two bids inadequate to provide the applicant with a sufficient test of the potential cost involved with the repairs and repainting of all of the wood surfaces. There is a limited amount of square footage involved. Much of the wood appears sound, with the possible exception of those areas on the soffits which were damaged by old leaks in the roof, and the repairs to the two areas which are already covered with aluminum sheets. Hand scraping with light sanding, in conjunction perhaps with paint removal products, such as "Peel-away", may help balance the costs of labor and materials.

In addition, the costs of the proposed work can be reduced by 10% based on the HPC approval of maintenance work such as exterior painting, where the property tax for the following year will be reduced by 10% of the maintenance costs. The county has instituted this program to assist owners of historic properties with their costs of upkeep.

Staff acknowledges that the addition of artificial materials to a resource which already is already covered with asbestos shingles might not have a great impact on the historic district. The feel of the district would not be substantially reduced as the resource has already been altered and it still contributes to the overall character and feel of the district. After all, this was designated a primary resource after the asbestos siding was in place. However, staff feels

that there is a real potential that the proposed "cover-up" will actually contribute to further deterioration of the resource itself for the reasons explained below.

In considering the application, staff notes that the proposed use of artificial siding to cover the wood soffits is generally discouraged for several reasons:

- 1) It looks different than the original materials, and lacks the character and feel of the original materials;

With regard to the first issue, staff recognizes that the property already has artificial siding as well as the aluminum strip on the main roof fascia board. Therefore, one might consider that the addition of another artificial material on the soffits will not degrade the property further. However, consideration of this issue involves the **exact appearance of the proposed new materials** - whether or not an artificial material which was installed would replicate the strip appearance of the existing strip soffits - as well as **the consideration of the number of different materials on the house.**

- 2) The siding covers up symptoms of problems such as leaks, and does not address the source of the problems;

The problems raised with issue #2 are addressed to some degree by the fact that the house now has a new roof, which is probably good for 20-30 years. However, this must be balanced by the sense of the life of the new artificial material. In some cases, **the good roof may fail sooner than expected and the artificial siding will cover up problems** when they occur, allowing deterioration to progress. In addition, the artificial material itself has a limited life, and owners often either paint or replace such materials after a period of time. That always raises the issue of whether it is really a "no-maintenance" solution to install artificial materials over the original materials, or whether the building is not better served by simply making the necessary repairs and maintaining the original materials.

- 3) Installation of the artificial siding will damage the original materials, as well as alter details of the original design.

The installation of an artificial material will typically involve **nailing** up strips to receive the new material, thereby damaging the original soffit with multiple nail holes. Typically, the artificial siding also **creates an altered environment** for the original materials which remain covered. This can accelerate deterioration through trapped moisture and condensation, which deterioration would be hidden from view.

Furthermore, the **depth of the soffit will be increased** by the addition of the new material. This will necessitate a change in the depth of the fascia boards or some alteration to this detail at three different roof edges to accommodate the new installation. At the main roof, where the original molding has been removed, this may not be such a problem, although the depth of the fascia would be increased. But at the soffits of the two dormers and the porch soffit, where the molding on the fascia board is still intact, there is a question of how the additional depth would be worked out.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal inconsistent with the purposes of Chapter 24A-8(b)2:

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 or 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.

and with Standard 9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, 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

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

TAX ACCOUNT # 945741 CONTACT PERSON Flora C. Nelson
 NAME OF PROPERTY OWNER Rufus & Flora C. Nelson DAYTIME TELEPHONE NO. (301) 972-0562
 ADDRESS 19910 White Branch Rd. Boyds, Md. CITY Boyds STATE Md. ZIP CODE 20841
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER _____ STREET _____
 TOWN/CITY _____ NEAREST CROSS STREET _____
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision
 CIRCLE ALL APPLICABLE: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Single Family Other Courtesy Soffits
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 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.

Flora C. Nelson Signature of owner or authorized agent Date 10-14-95

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

5

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:

The paint is in very bad condition + we want to cover it so it won't need to be covered. We are especially interested in the soffits. We will paint with wood work if we can cover the soffits.

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

Because other houses on our street have the same kind of covering we do not think it will affect the community.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

Either Aluminex or Varal

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.

6

~~PAUL CHRETIEN
P.O. BOX 79
CABIN JOHN, MD. 20818~~

TED AND DIANE JORDAN
19930 WHITE GROUND RD.
P.O. BOX 69
BOYDS, MD. 20841

L. Doherty & Thomas Zuromskis
19900 White Ground Rd.
Boys, MD 20841

~~Boys Presbyterian Church
19901 White Ground Rd
Boys, MD 20841~~

Reverend Merrit W. Ednie
19904 White Ground Rd
Boys, MD 20841

APPLICANT

AND FLORA
Rufus C. Gilliam
19910 White Ground Rd
Boys, MD 20841

972-0562

S. Gibson
19916 White Ground Rd
Boys, MD 20841

Michael L. Abrahams &
S.G. White
19920 White Ground Rd
Boys, MD 20841

Bonnie R. & Duane Emmet
19921 White Ground Rd
Boys, MD 20841

~~Property Owner
19924 White Ground Rd.
Boys, MD 20841~~

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Mable Ballenger
19925 White Ground Rd
Boys, MD 20841

Mrs. Rupert W. Spring
19934 White Ground Rd
Boys, MD 20841

Property Owner
19940 White Ground Rd.
Boys, MD 20841

ROCKVILLE CRUSHED STONE, INC.
13900 PINEY MEETING HOUSE RD
ROCKVILLE, MD 20850

Neighbour (1)

Diane Jordan

Supports Their
application

@ 11930 White
Crown Rd

972-4431

2

October 24, 1995

Robin Ziek
Historic Preservation Planner
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Robin Ziek and members of the Planning Commission:


I am responding to your memo of October 11 listing the HAWP applications to be considered October 25. This is regarding Case No. 18/8-95A, Flora Gilliam at 19910 White Ground Road in Boyds.

When I was visiting the Gilliams yesterday, I learned you were recommending denial of their application to wrap metal around their soffits. I would like to urge you to approve their application or to give them the money to fix their house as you require rather than as they wish.

When Boyds became a historic district, several of us on White Ground Road thought it was a good idea. The Gilliams did not. They felt home owners should have the right to alter or repair their homes as they chose and as they could afford. Now they are caught, as they had feared they might be. The cost and inconvenience of replacing and/or scraping and painting the soffits will be double the cost of wrapping them. It will also take considerably longer. The Gilliams are anxious to have their home repaired as soon as possible. Mr. Gilliam suffers from arthritis which is much worse in winter. He needs to leave for Florida before the weather turns cold.

Those of us who originally agreed to the idea of a historic district have suffered more than benefitted from it.

Sincerely,



Ginger Gibson
19916 White Ground Road
Boyds, MD 20841

Her contractor
says:

To do: Painting tin
Roof over Kitchen

Painting all exposed woodwork

Belt sanding

Priming

Paint

Would work in ladders

\$6500

10/27/95

They will wait until Spring to do
the work.

Mrs. Gilliam asked for the names of the
Commissaries, and Owen - and
~~the phone # for~~ the phone # for
Paula Bienenfeld.

They were upset by the vote - and
will wait until Spring because
it's getting too cold for her husband.

I gave her names of 3 contractors recommended
by Commissaries & Clone.

[1] From: "Thomas L. Trumble" <ttrumbl@qrc.com> at INET 10/26/95 9:20AM (357 bytes: 7 ln)
To: Marcus at MCP_MRO1
Subject: Painting contractor

----- Message Contents -----

Matos House Painting Co. 559-6366
Thomas L. Trumble
Director, Survey Research Projects
Quantum Research Corporation
Phone: 301-657-3070
301-657-3862 (FAX)

JAE PAE } MARTHA LANIGAN'S PAINTERS
(301) 441-8539 } (KOREAN - SOME MINOR LANGUAGE/COMMUNICATION ISSUES)

Crystal House Improvement

ROBIN - PAINTERS FOR
MRS. GILLIAM

Jawen

o From Dave Coriochi - Richard Leatherman

in Buckleystown # 301-

Highly recommended -
He knows
historic
buildings.

he asked about
the trees
I got a letter
from DEP -
they should come
in for
retro active
- these has been
torn down or
covered -

428-
0669

(Joe Koennehan)

~~Best hand-drawn painter~~ *Hand-drawn painter* *Hand-drawn painter* *Hand-drawn painter*