

#18/08-01A 19925 White Ground
Road (Boys Historic District)

J. A. Remy

5/1

Perry

Please call

Larry Abalt

301-216-8190

(pager)

A.
He wants to be on May 23 HPC







left side



rear view





HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	19925 White Ground Road	Meeting Date:	05/23/01
Applicant:	Larry & Tracy Ahalt, Mable Ballenger	Report Date:	05/16/01
Resource:	Boyds Historic District	Public Notice:	05/09/01
Review:	HAWP	Tax Credit:	Partial
Case Number:	N/A	Staff:	Perry Kapsch

PROPOSAL: Rear addition, replace front portico.

RECOMMEND: Approve.

EXPEDITED.

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource in Boyds Historic District.
STYLE: Italianate
DATE: circa 1880

PROPOSAL

The applicants proposes to:

1. Replace the existing front portico with a full-width wood front porch on brick pilings in the style of the original front porch that was removed several years ago.
2. Construct a one-story addition to the 1997 rear addition. The new addition is to have double French doors leading to the existing deck. The materials (lapped masonite or hardi-plank siding,, raised seam metal roofing, wood trimmed TDL windows and doors) are to match those existing on the rear section.

STAFF DISCUSSION

The applicants indicated that a neighbor across the street had a photograph of the original front porch, but disposed of it because she did not like the person in the picture. The applicants have determined that the full-width configuration existed based on the neighbors' recollection and on the framing remnants extant on the front façade of the house.

Staff would concur with the proposal to replace the porch and would suggest that the applicant apply for a rehabilitation tax credit.

The proposed rear addition is in keeping with the existing design and materials used at the rear of the house, and is in scale with the original historic resource.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve the* HAWP application 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 Guidelines #9 and #10:

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

New additions and adjacent or related new construction will 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.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Larry (Gene) Abatt

Daytime Phone No.: (301) 216-3190 pager

Tax Account No.: 00387814

Name of Property Owner: Larry & Tracy Abatt (Small Business) Daytime Phone No.: (301)

Address: 19925 White Ground Rd Boyds MD 20841
Street Number City Street Zip Code

Contractor: Frank Bailey T/A Damascus Construction Co. Phone No.: (301) 414-0128

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 19925 Street: White Ground Rd

Town/City: Boyds Nearest Cross Street: Clopper

Lot: Block: Subdivision:

Liber: 1196 Folio: 290 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
Move Install Wreck/Raze
Revision Repair Revocable

- AVC Slab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 43,000

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.

Larry Abatt
Signature of owner or authorized agent

4/16/01
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

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

1. WRITTEN DESCRIPTION OF PROJECT

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

We would like to eliminate the out of period stoop on front of house & replace it with a wooden full length porch on either side of our front shutters. you can see column lines in the paint where the house had a full length porch at one time.

We would like to add an addition to the rear for more living space, this won't be too noticeable from the front main street

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.

4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Sharon Miller
15030 Clopper Rd.
Boyds, MD 20841

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

Maria Jackson &
John King
19924 White Ground Rd.
Boyds, MD 20841



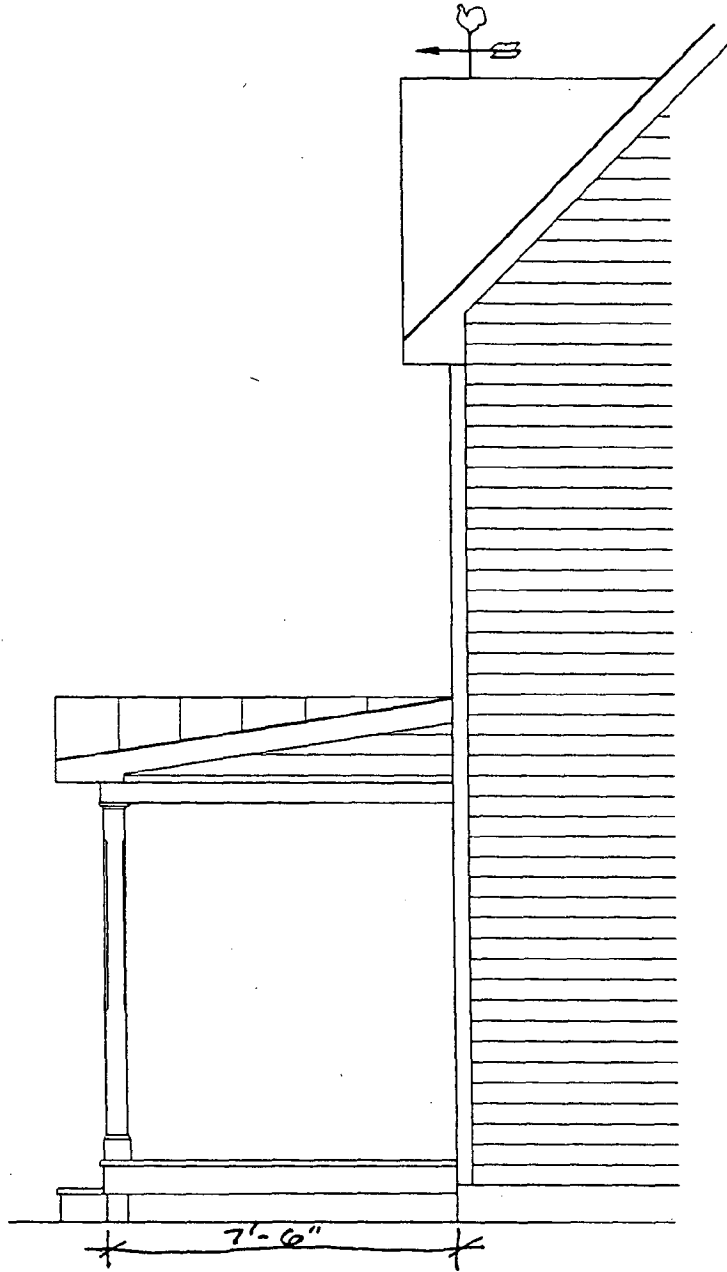
9

$\frac{1}{4}'' = 1'$

FRONT ELEVATION 4.5.01

1/7

FIN

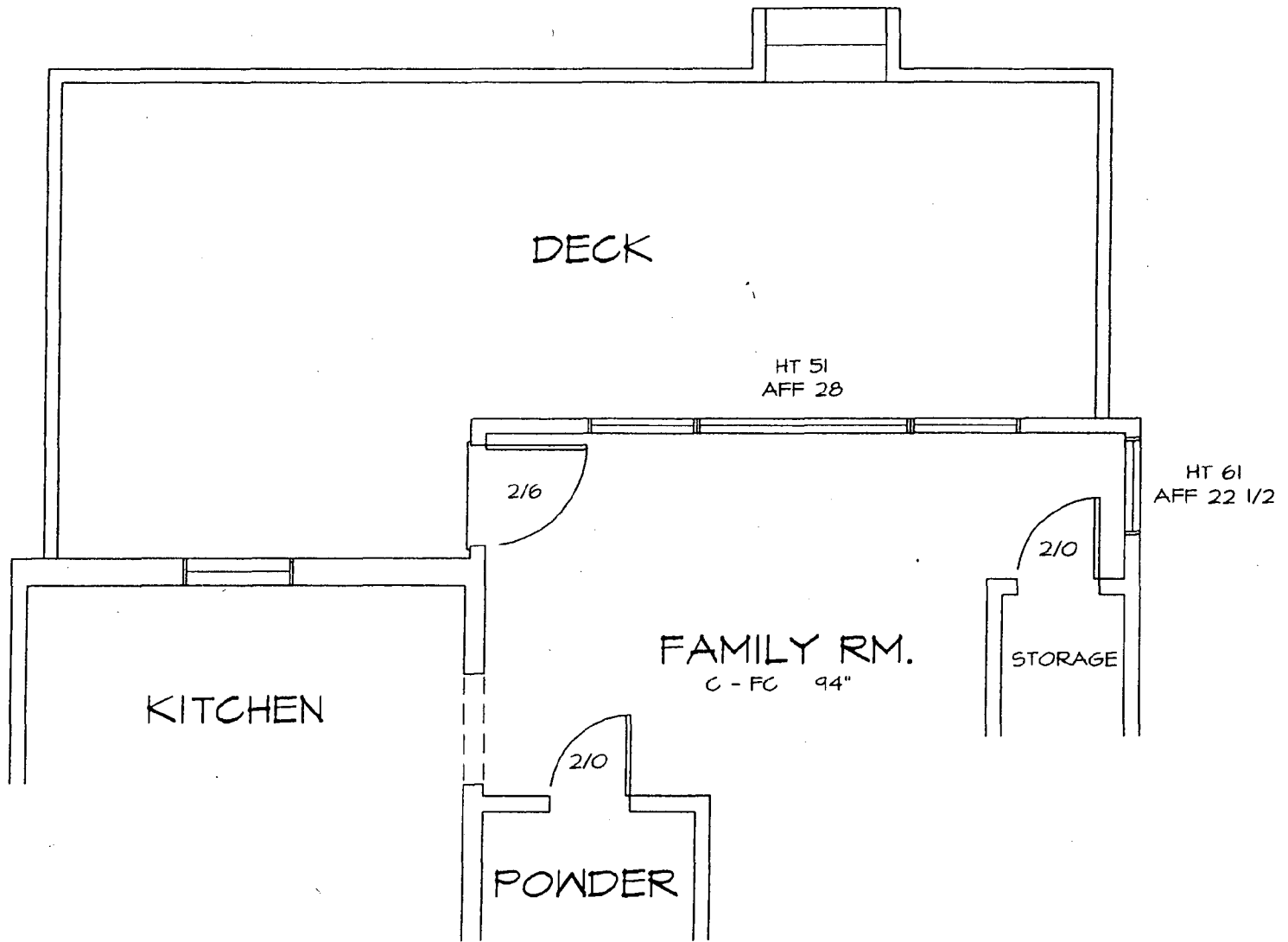


PARTIAL RIGHT ELEVATION
NEW CONSTRUCTION

$\frac{1}{4}'' = 1'$

4.5.01

2/7 (7)



PARTIAL 1ST FLOOR PLAN

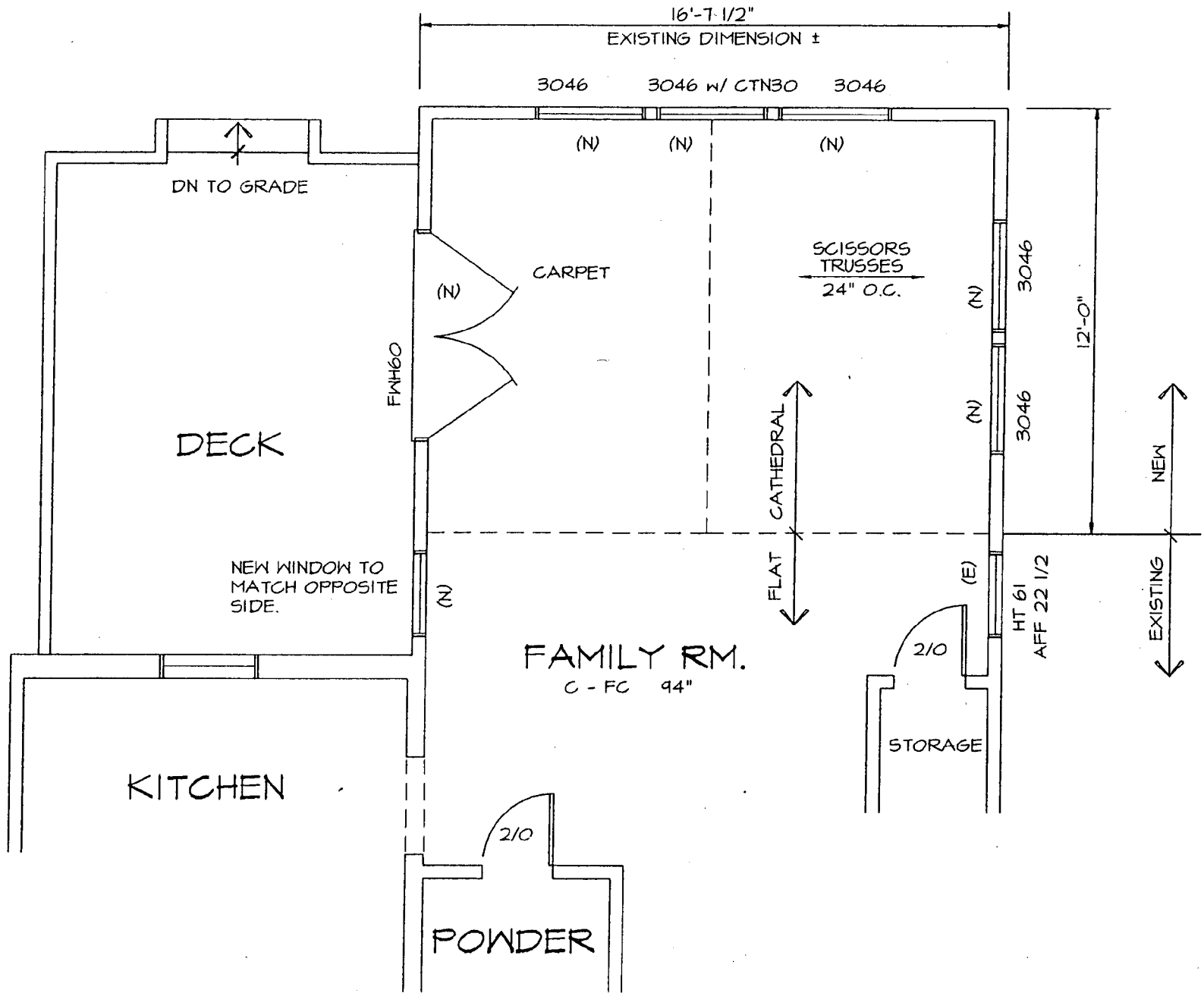
EXISTING CONDITIONS

4.5.01

3/7

(A)

1/4" = 1'



PARTIAL 1ST FLOOR PLAN

NEW CONSTRUCTION

6

4/7



BOT OF JSTS.

7'-11"

SUBFLOOR

DECK

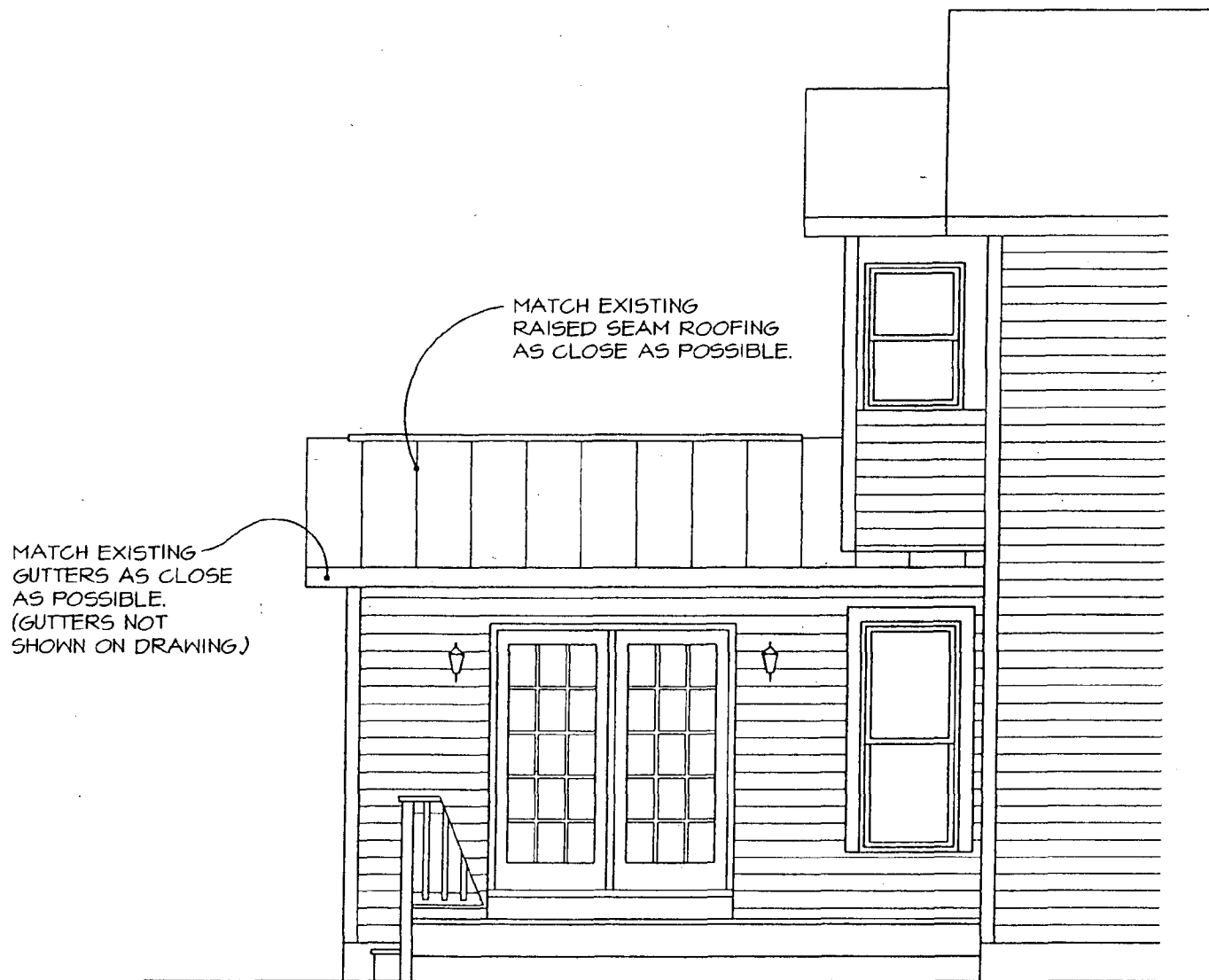
10

MATCH EXISTING
WOOD SIDING AS
CLOSE AS POSSIBLE.

REAR ELEVATION

NEW CONSTRUCTION

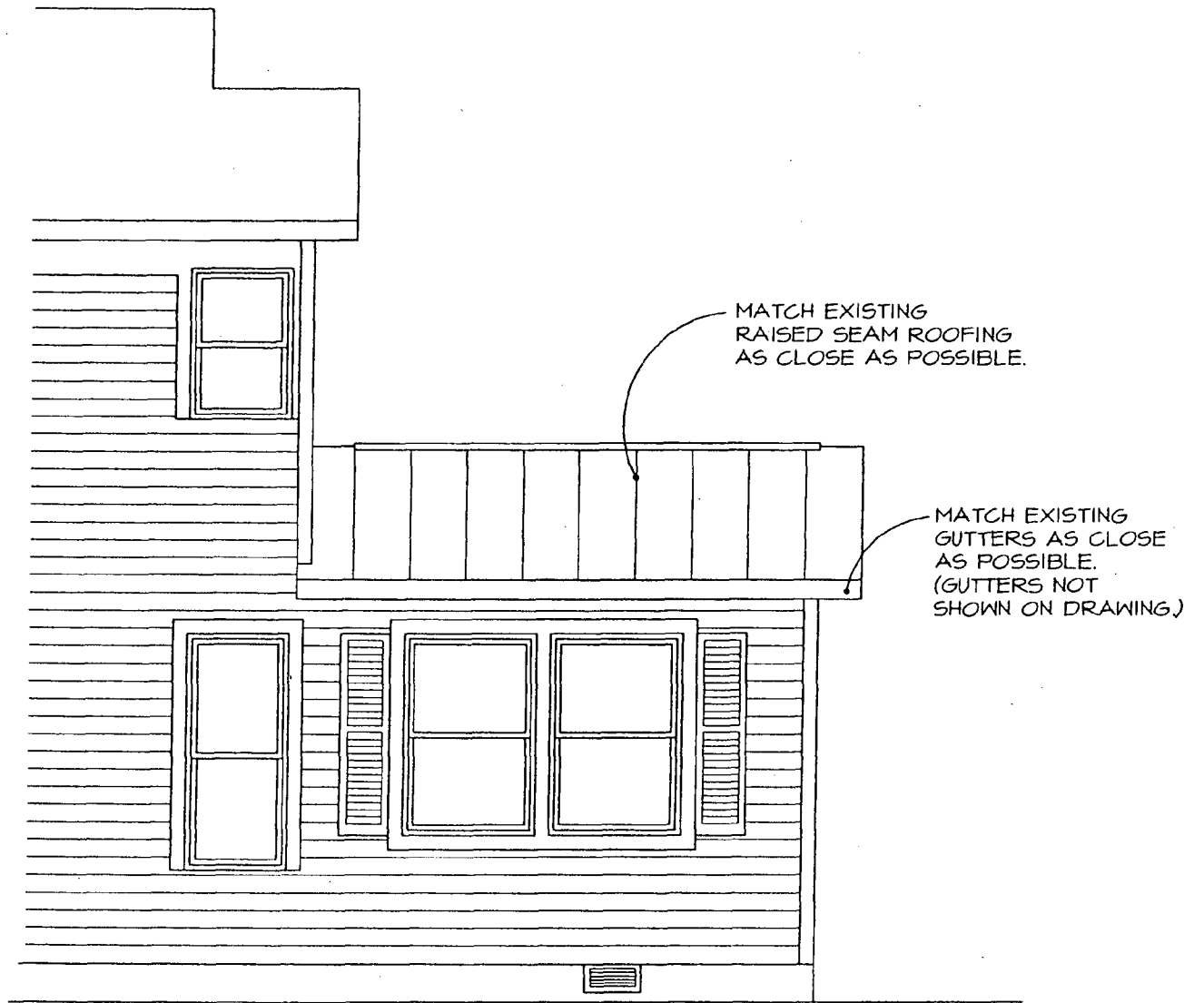
5/7



RIGHT ELEVATION
NEW CONSTRUCTION

11

7/7

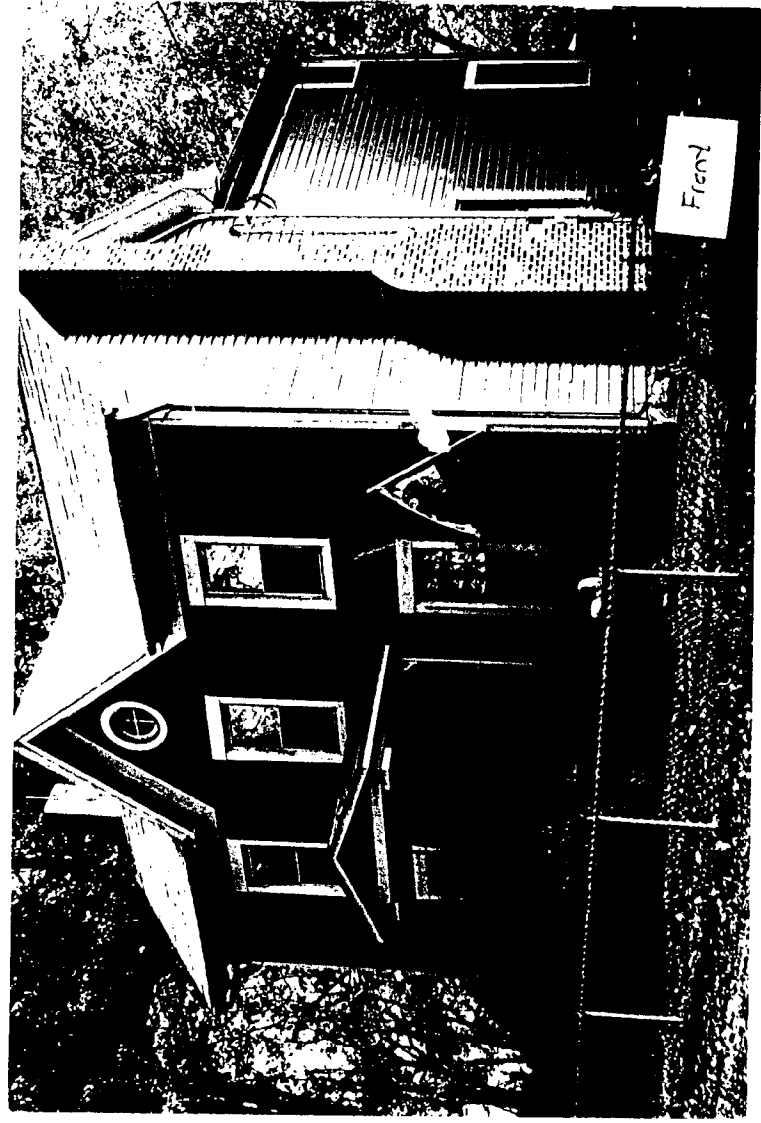


LEFT ELEVATION

NEW CONSTRUCTION

(12)

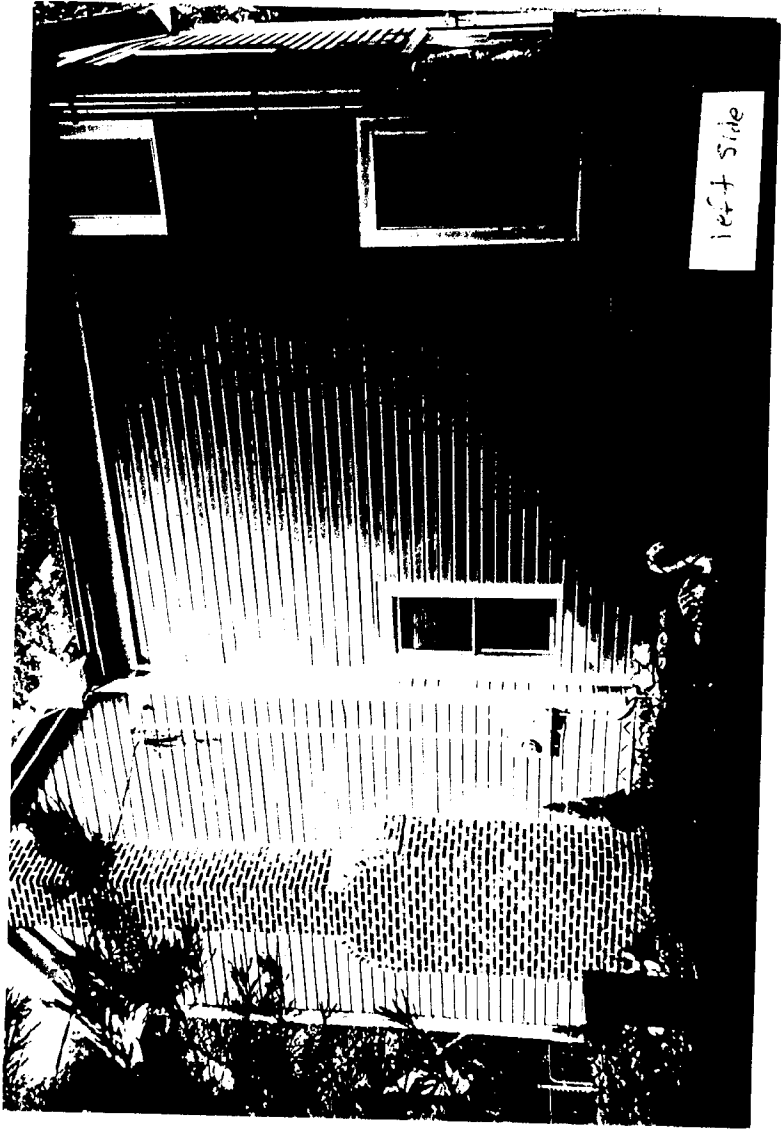
6/7



13

14





51

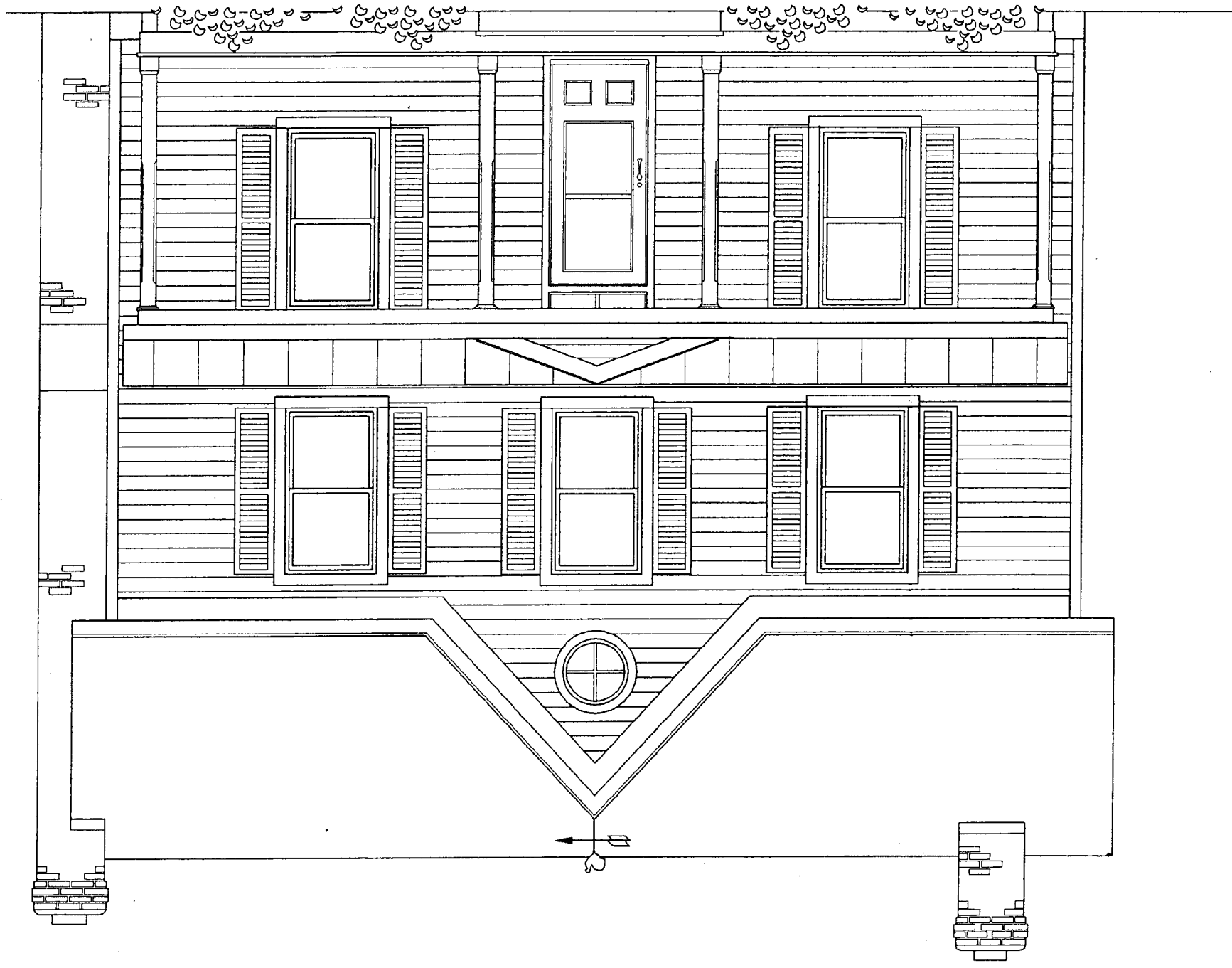
1/4" = 1'

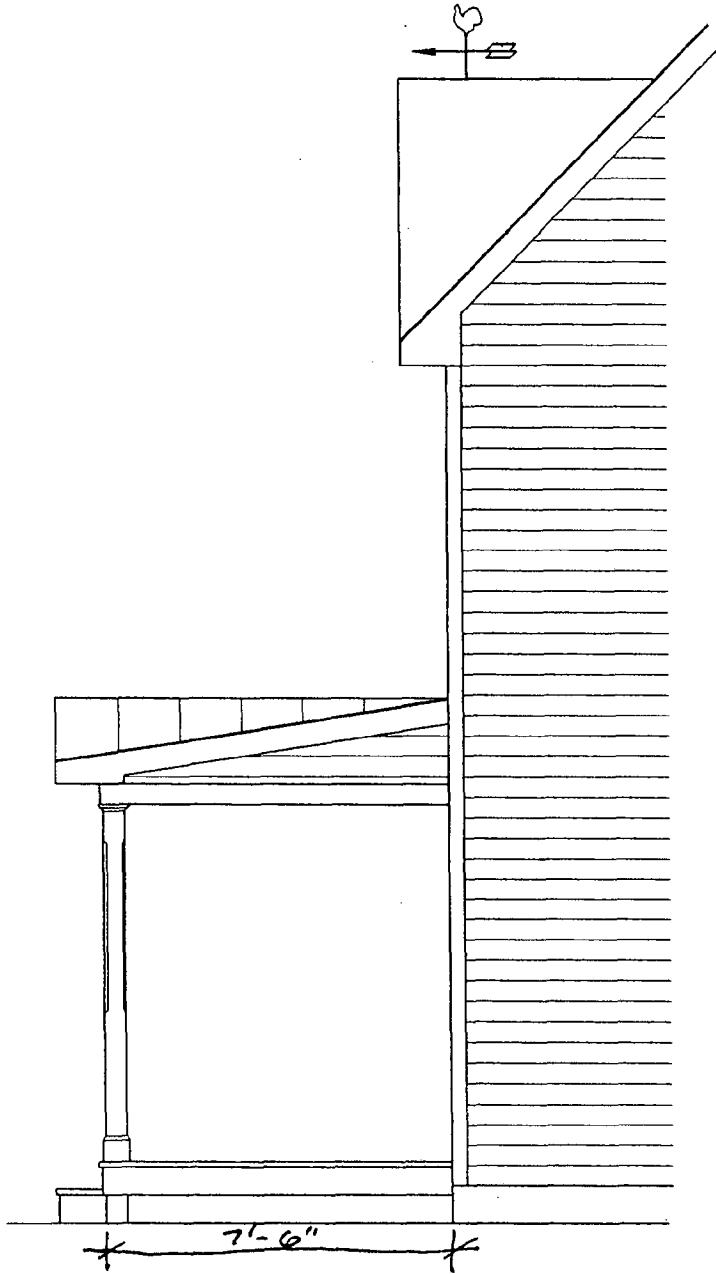
FRONT ELEVATION

4.5.01

1/7

11/7



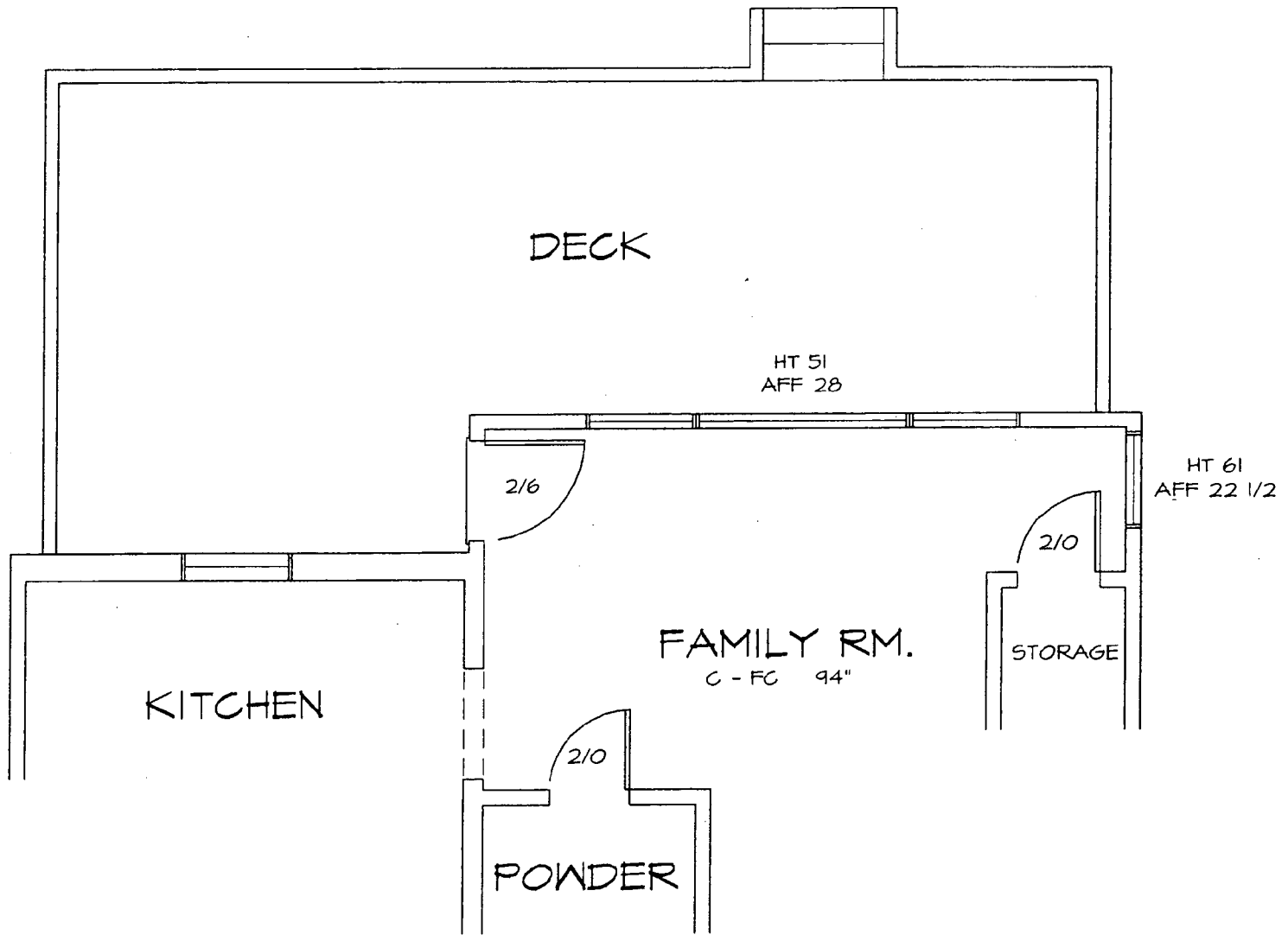


PARTIAL RIGHT ELEVATION
NEW CONSTRUCTION

$\frac{1}{4}'' = 1'$

4.5.01

2/7

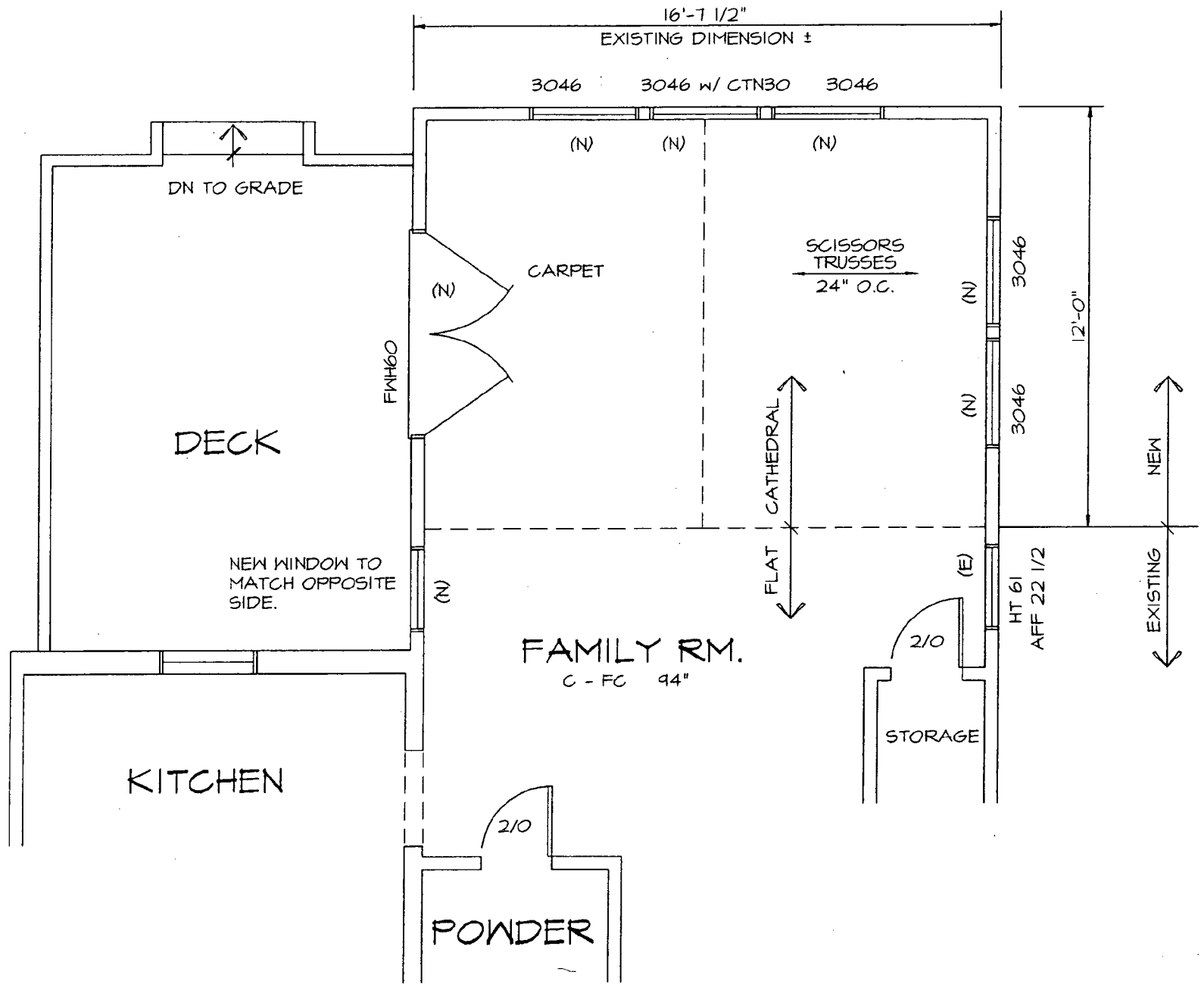


PARTIAL 1ST FLOOR PLAN
EXISTING CONDITIONS

1" = 1'
A

4.5.01

3/7



PARTIAL 1ST FLOOR PLAN
NEW CONSTRUCTION



BOT OF JSTS.

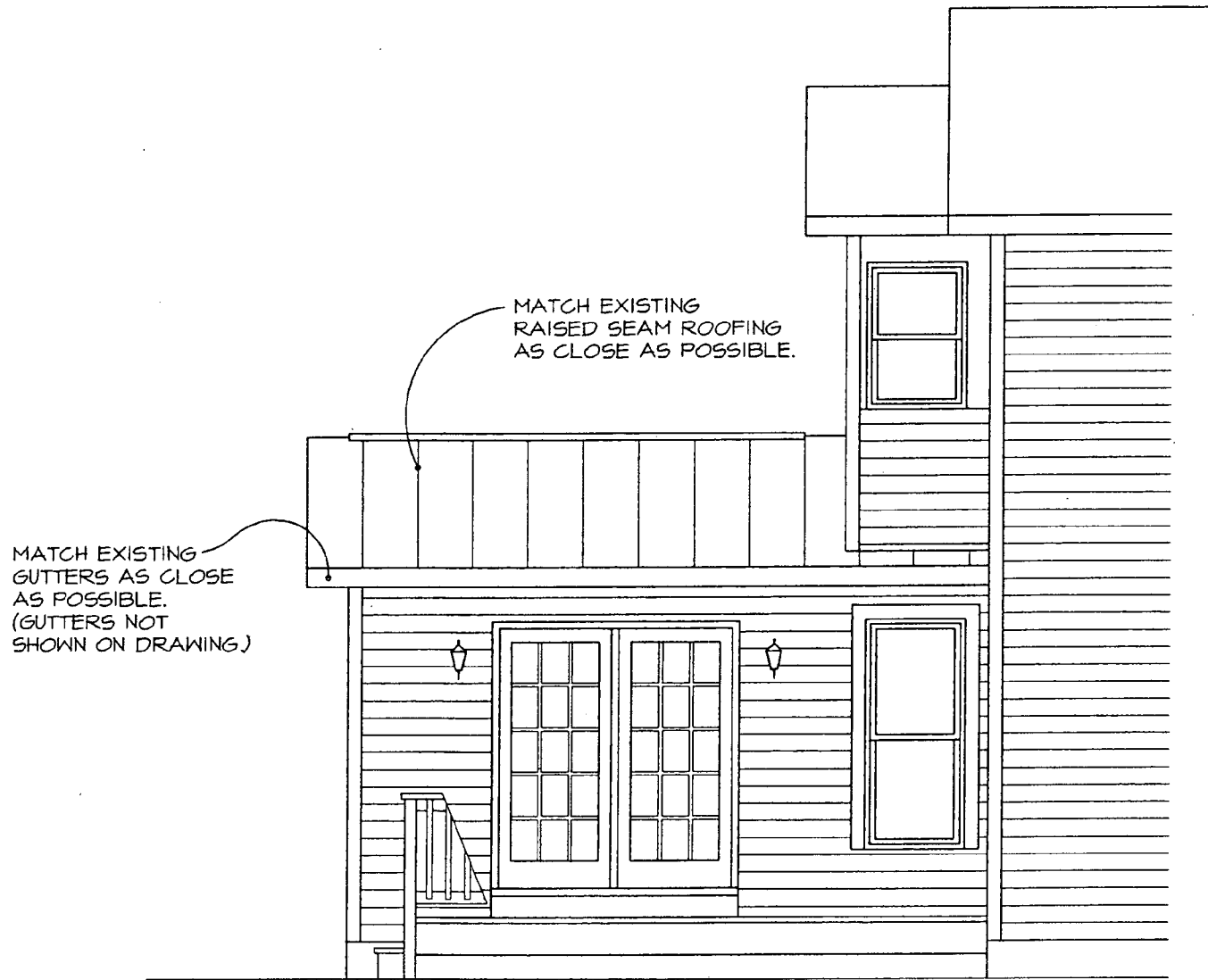
7'-11"

SUBFLOOR
DECK

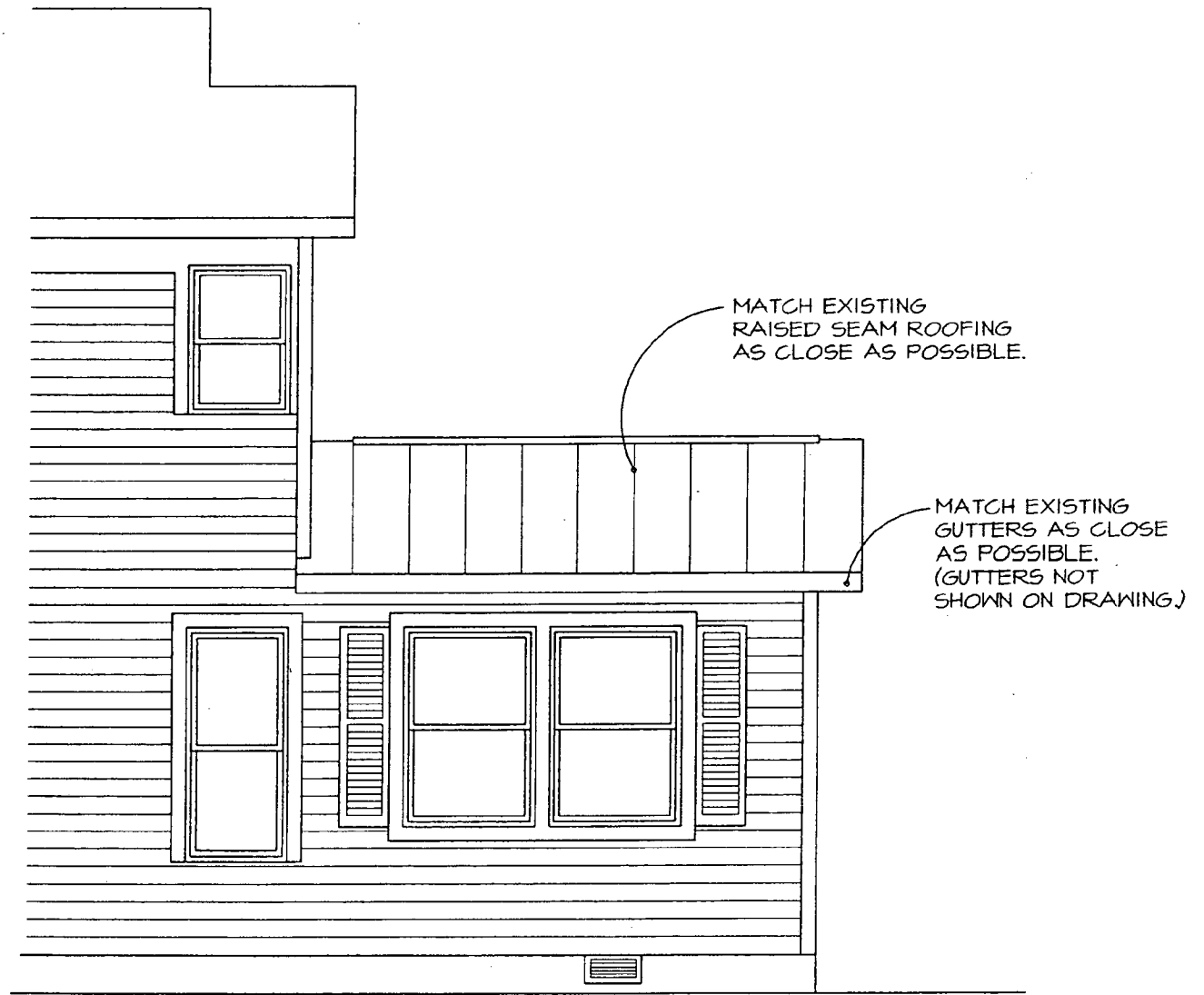
MATCH EXISTING
WOOD SIDING AS
CLOSE AS POSSIBLE.

REAR ELEVATION
NEW CONSTRUCTION

5/7



RIGHT ELEVATION
NEW CONSTRUCTION



LEFT ELEVATION
NEW CONSTRUCTION

He will send you
a copy of the
plans... he only
had two sets
of him. m

file



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

May 30, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit
HPC Case No: 18/08-01A DPS No.: n/a

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

This application was:

APPROVED APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Larry & Tracy Aholt, Mable Ballenger**

Address: **19925 White Ground Road, Boyds**

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****

~~APPROVED~~
Montgomery County
Historic Preservation Commission

John 5/30/01



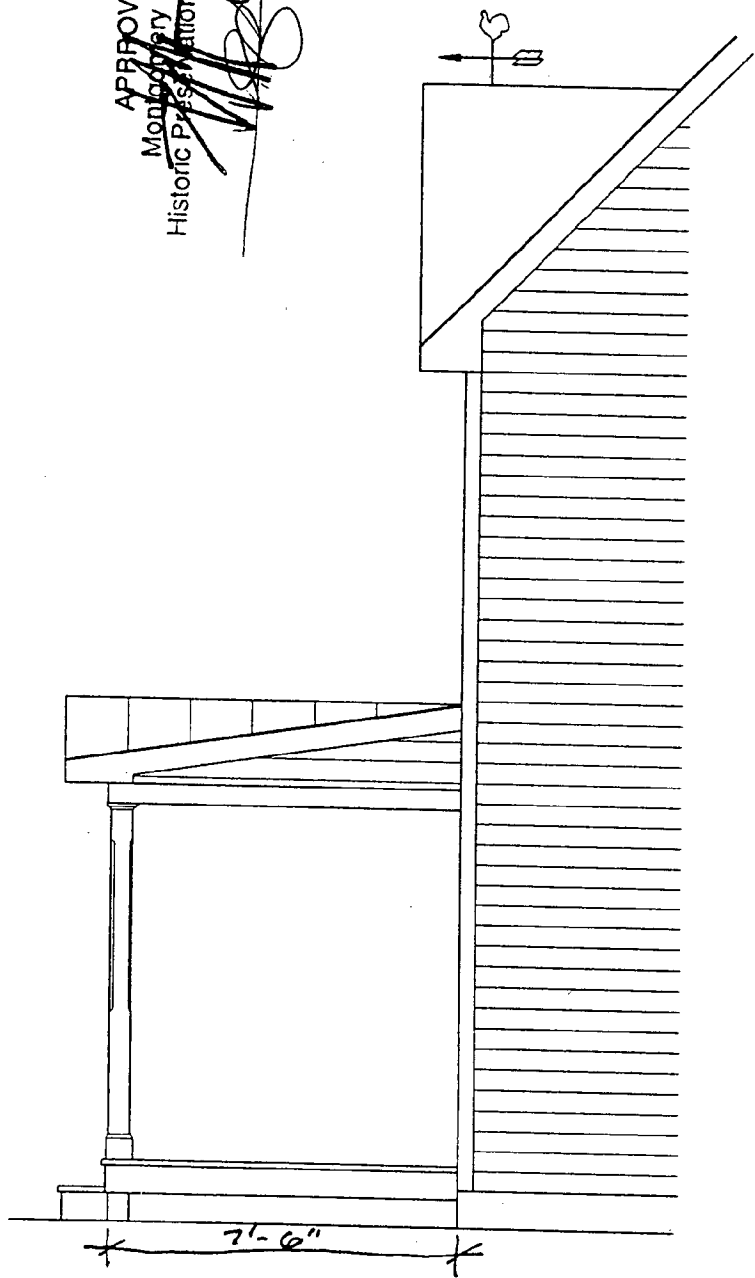
$\frac{1}{4}'' = 1'$

FRONT ELEVATION 4.5.01

1/7

FIR

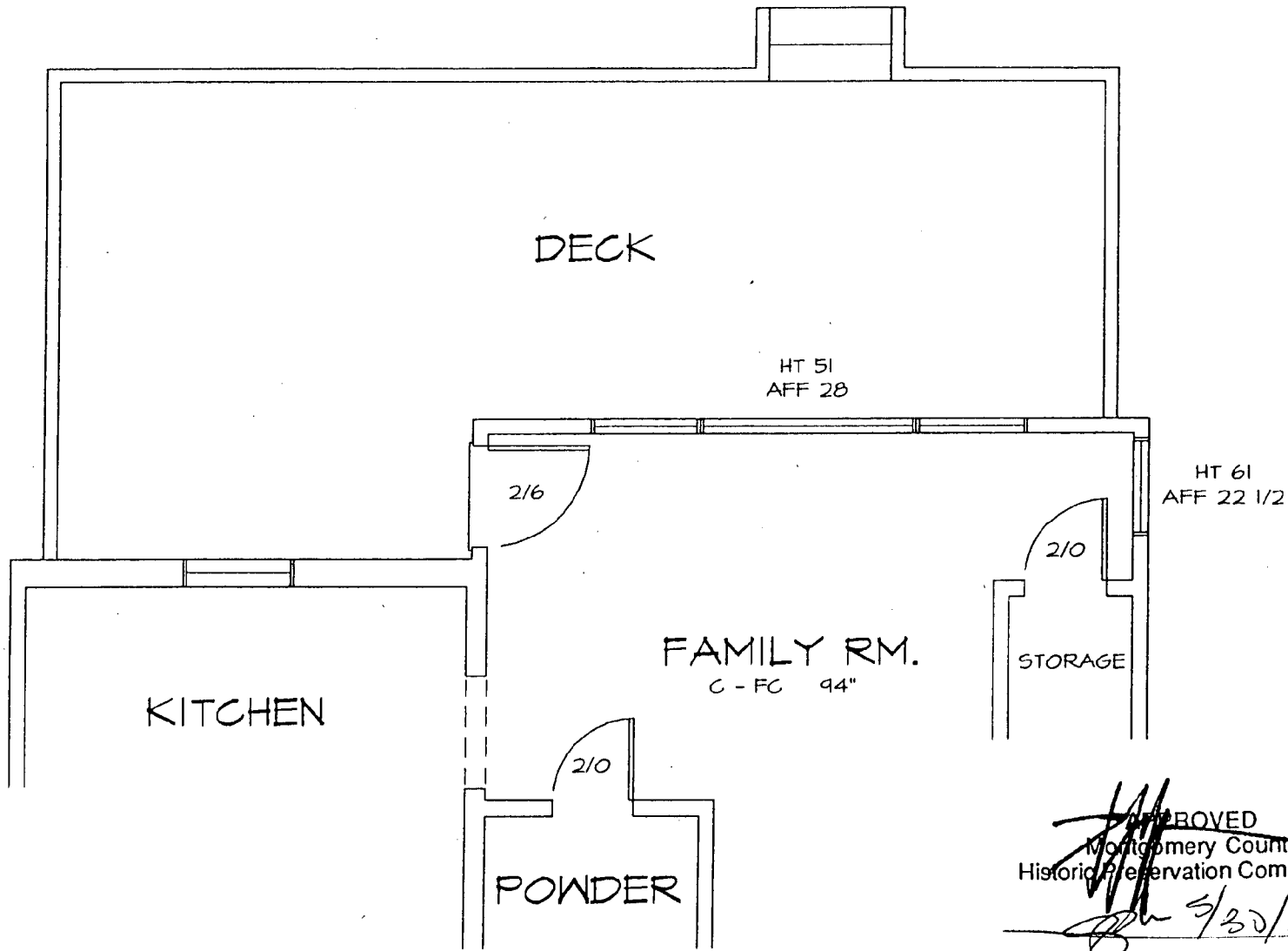
APPROVED
Montgomery County
Historic Preservation Commission
3/3/07



PARTIAL RIGHT ELEVATION
NEW CONSTRUCTION

$\frac{1}{4}'' = 1'$

4.5.01



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 5/30/07

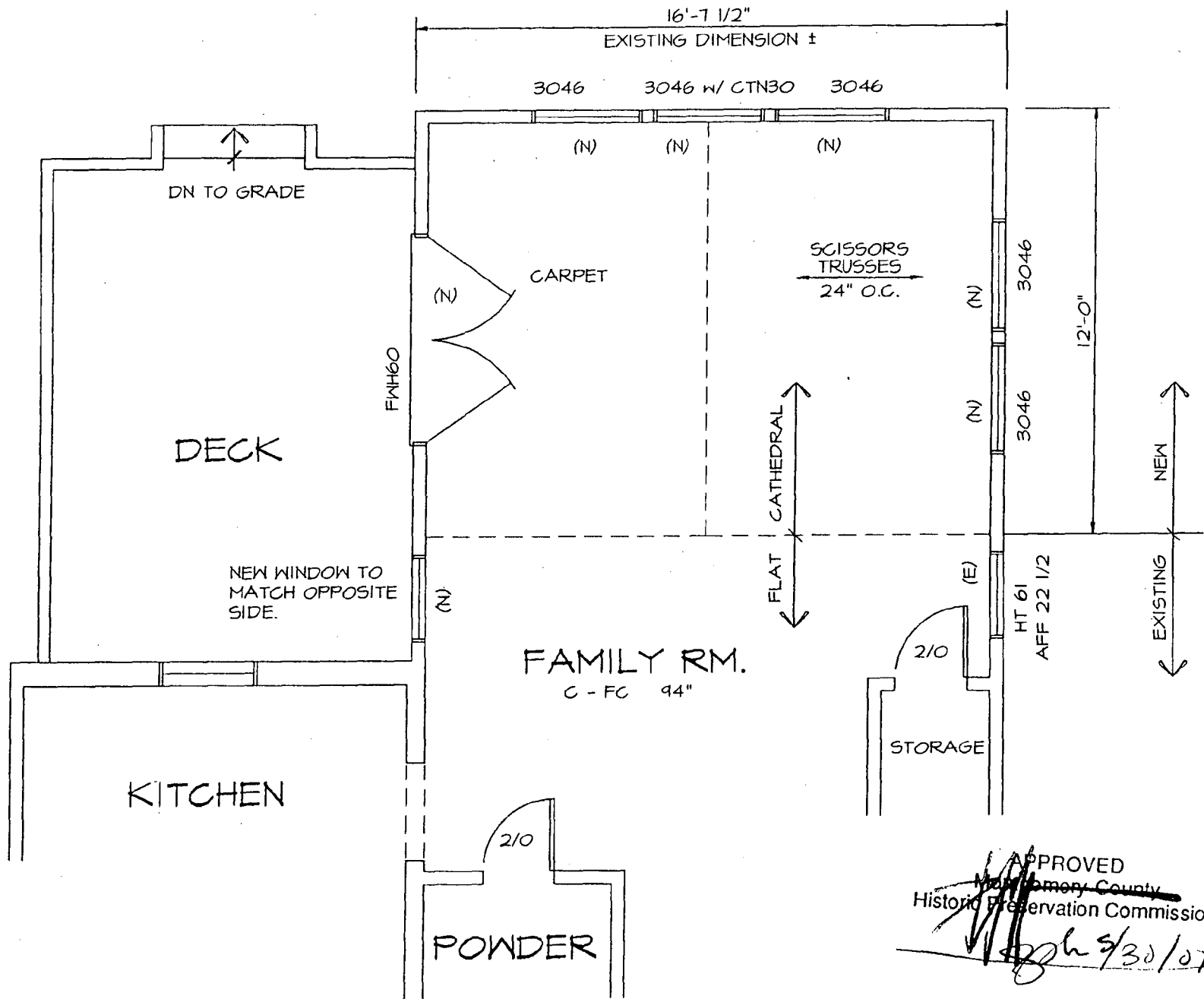
PARTIAL 1ST FLOOR PLAN

EXISTING CONDITIONS

1" = 1'
 4

4.5.01

3/1



PARTIAL 1ST FLOOR PLAN
NEW CONSTRUCTION

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
5/30/07



BOT OF JSTS.

7'-11"

SUBFLOOR
DECK

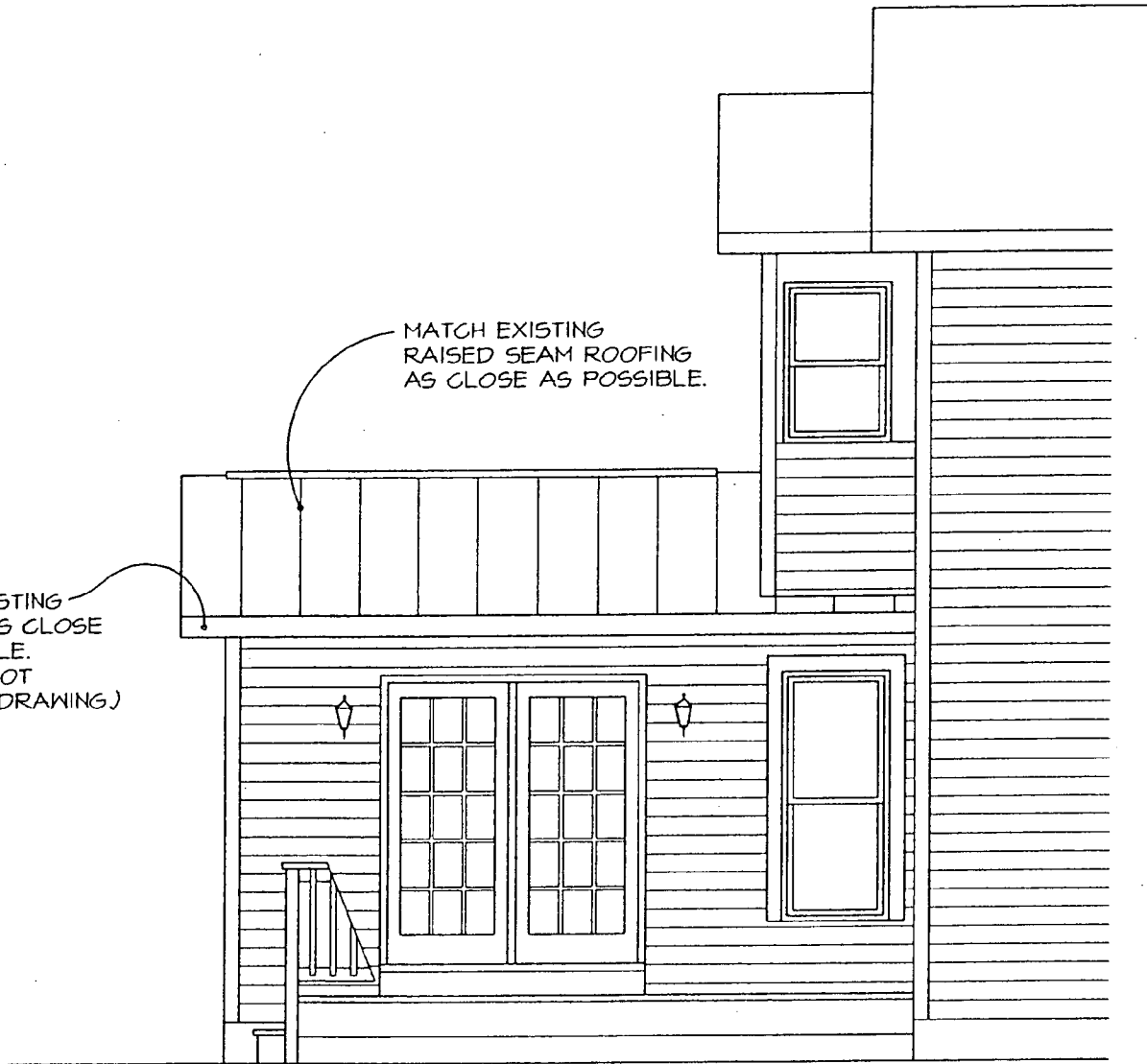
MATCH EXISTING
WOOD SIDING AS
CLOSE AS POSSIBLE.

REAR ELEVATION
NEW CONSTRUCTION

5/7

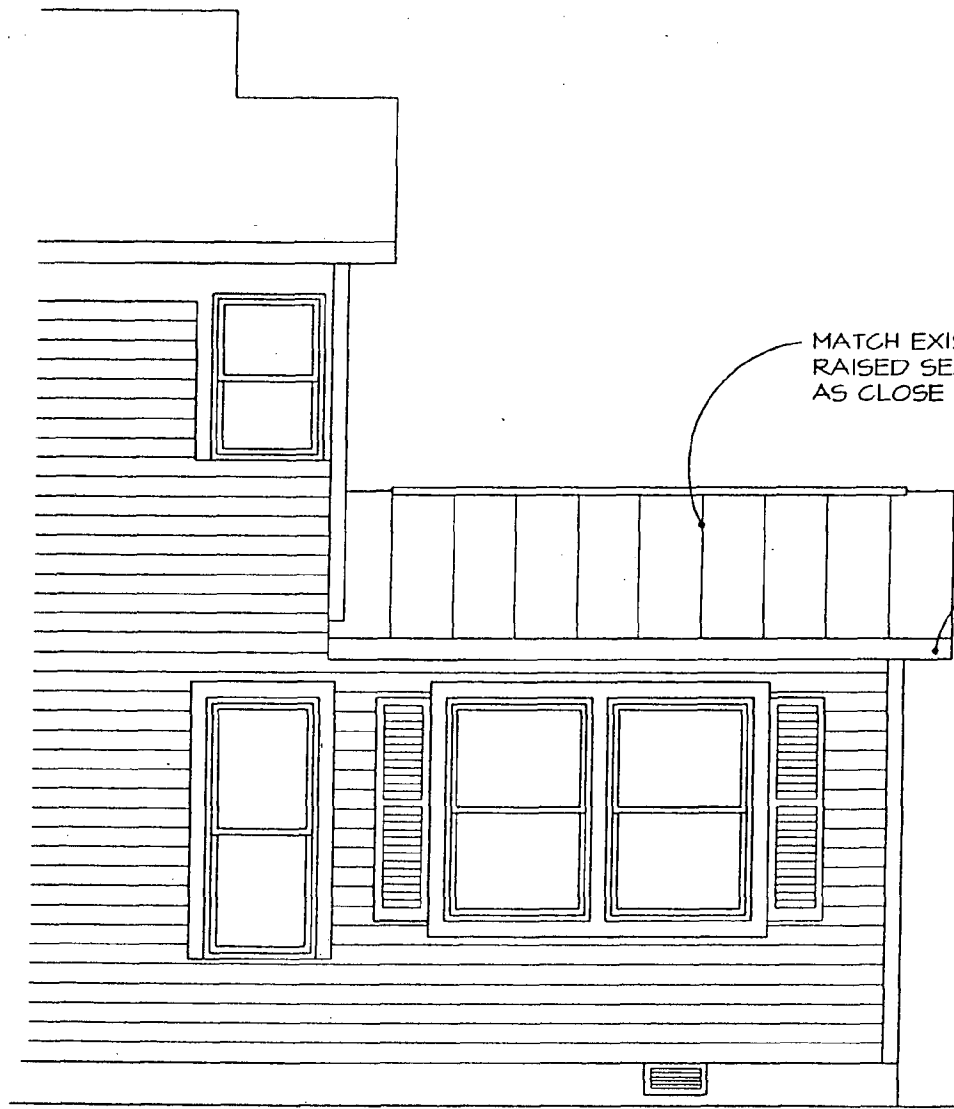
MATCH EXISTING
GUTTERS AS CLOSE
AS POSSIBLE.
(GUTTERS NOT
SHOWN ON DRAWING.)

MATCH EXISTING
RAISED SEAM ROOFING
AS CLOSE AS POSSIBLE.



RIGHT ELEVATION
NEW CONSTRUCTION

~~APPROVED~~
APPROVED
Historic Preservation Commission
8/23/11



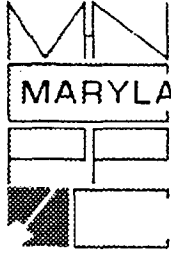
MATCH EXISTING
RAISED SEAM ROOFING
AS CLOSE AS POSSIBLE.

MATCH EXISTING
GUTTERS AS CLOSE
AS POSSIBLE.
(GUTTERS NOT
SHOWN ON DRAWING)

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 5/30/07

LEFT ELEVATION
NEW CONSTRUCTION




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

May 30, 2001

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

HPC Case No. 18/08-01A DPS #: n/a

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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 240-777-6370.

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 note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Sharon Miller
15030 Clopper Rd.
Boyds, MD 20841

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

Maria Jackson &
John King
19924 White Ground Rd.
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