

18/08-03A White Ground Rd., Boyds
(Boys Historic District) 19820
set

May 28th, 2003

Honorable Members of the Historic Preservation Committee
Montgomery County Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Commission Members:

I am writing this letter in reference to a storage accessory building which I urgently need to build on my property to house my personal, mechanical & material belongings. I bought this property 15 years ago with the intention of moving there & building my dream house out there someday. That someday has now arrived.

These are items that I can not keep inside my future house or my future small barn, such as: wood/metal-working tools & equipment, lawn mowing equipment & (2) compact tractors/loaders, (4) motorcycles, (2) personal compact cars, (6) compact SUV's & pick-up trucks, a collection of (10) antique race cars & one 25' fishing boat w/trailer among other things..

Currently in the Historic Preservation Committee ("HPC") approved plans for my house are a basement and a 2-stall horse barn, in which I intend to store hay, straw, grain, grooming equipment, riding tack, and other miscellaneous horse-related items.

Contrary to statements by the neighbors & the attached plans that Corri Jimenez included, there is no garage or storage area in the plans for my new home (as indicated on the original site plan & which hasn't been changed to reflect the current situation) and thus I have found there is no place to store mechanical items that are prone to rusting & deterioration.

Originally there was an attached garage plan, but the original house plans got revised by the HPC when my original house plan got rejected by the HPC. I was told in one of the past meetings that if I wanted a garage &/or a storage building, I would have to reapply for permission to build it & it would have to be located around back because it needed to be hidden from view & the vista along White

Ground Road. Therefore my request for ample storage facilities...

I have a huge amount of expensive equipment which I can not & do not intend to keep outside under a tarp during inclement weather. By keeping my possessions housed indoors, I am securing my personal property, I am not violating any zoning laws & I am within my civil rights as a taxpayer & landowner. What would happen if a tree were to fall on my collection of irreplaceable antique race cars & destroy them; or if someone were to steal or vandalize them, or any of my other vehicles or equipment?

My residential building lot in Boyds measures 2 acres (@ 88,000 sq. ft) and is larger in relationship to other properties in Boyds. The current zoning in Boyds is R-2, i.e. ½ acre lots. The accessory storage building that I propose to build measures 2,600 square feet (not even a mere 2.8 % of the lot coverage). Other historic districts & townships allow up to 35% of lot coverage; especially on ¼ acre in-town lots, like the township of Vienna, Virginia or Bethesda, Md.

Including the approved house plan, the approved barn plan & the proposed accessory storage facility, the total land coverage of the (3) proposed buildings will not exceed 4,800 square feet or in other words, approximately 5% of the total land area or 1/10 of an acre. That is not anywhere near the today's standard 35% of land coverage for the new "McMansions" that are springing up all over the place.

The attempt by Corri Jimenez in her letter to compare my low slung proposed structure with the "humongous" tall two story metal siding "Morton" building in Hyattsville is an extremely unfair comparison, because she is not comparing apples with apples. She is comparing apples with oranges. How can anyone attempt to compare a huge fire truck auxiliary building that is 27 feet tall to a low-slung low-pitch roof auxiliary building meant to house personal belongings with side walls of only 8 feet in height??

The auxiliary storage building is not nearly as tall as the fire house auxiliary building. In fact, the opposite is true, as it is quite a bit shorter than the 27 foot tall height of the fire station auxiliary building; it is around 12 feet shorter. That's approximately the size of two

average sized people.

The Hyattsville fire house auxiliary metal "Morton" building has side walls 20' feet tall versus mine of approximately 8 feet. In other words, it is 12 feet taller at the sides. The metal "Morton" building resembles a commercial building, is in plain view from the main road, has a huge area of concrete pavement in front of it for the heavy duty fire trucks, is a terrible eyesore in the neighborhood and it alone is occupying a huge ratio of building to land area in a densely populated area.

My proposed storage facility is in the middle of nowhere, not visible at all from White Ground Road, immediately after it is built will be just barely visible from the adjacent properties (even without the proposed trees to hide it), will displace only 2.8% of the land area and will **definitely not** be visible to anybody from the street or the adjoining neighbors once the fast growing evergreen trees are planted and have had one year's time to grow.

It is my understanding that under Montgomery County zoning laws, I am allowed to store on private property word trucks that are up to 20 feet in length and 8 feet in height. Under those terms, I could house my delivery trucks, my construction tractor-loader-backhoes & skid-steer loaders on the property without violating any zoning laws as long as this construction equipment is not stored on a individual trailers (they have to be off the trailers). This is all perfectly legal, but this is not my intent & I can assure you that I will not be keeping my construction equipment in Boyds, since my office & storage facility is located in Potomac, & I have no reason to move my offices to my proposed house in Boyds. I want to live in peace & quiet, just like any other.

One might be able to keep an old rusty tractor outside under a tarp, but I refuse to be forced to keep my valuable race cars, & SUV's outside under individual tarps. That is absolutely ridiculous & I am sure this is probably an abuse of power maybe even violating my civil & property owner's rights.

My property is one of the largest residential properties in the Boyds historical district and my proposed accessory building in no

way would be an eyesore. Nobody would be able to see it since it would be way in the backyard and down the hill in a gully & you might even say a "gorge."

It would be completely out of view from the street and the neighborhood vista. My storage building would not interfere in any way with the characteristics of the community as it would be completely out of sight & out of mind. Nobody seems to be complaining about the highly visible church traffic & school activities across the street; it has a large (2) two story school building and day care center but nobody seems to be making a ruckus over their building height, size, use and/or occupancy. You almost need to put a traffic light out there, there are that many cars coming & going from that parking lot, it's quite frankly, unbelievable...

I have included a schematic perspective drawing of the proposed building for your review. I plan to plant a row of 6' foot tall Leland Cyprus trees along both sides of the building adjoining the neighboring fence lines immediately. Within a one year period, no one would be able to see the top of the building, even if one were to stand on a step ladder on top of the hill. I might add that White Ground Road is on the other side of the hill, again in a gully around 10' below the ridge line running along the street where most of the houses have been built. In other words, from White Ground Road, all you would be able to see is houses lined up against the street, but definitely not my proposed accessory building in my backyard deeply hidden in the gully over & beyond the hill.

As far as the Motes' letter is concerned, I believe that I need to explain some of the history between us:

The Motes sold me this property several years ago which they had sub-divided off of their own house parcel for personal gain and profit.

Originally it was a three acre site. And then they also sold their own house to my neighbors and moved to Frederick County. Over many years they have been trying to buy their old property back from me, had made me several offers, but I politely declined to sell it back to them. So naturally they are a little frustrated, realizing they may

have made a huge mistake, because property values are much higher now than they were years ago and they can't afford to buy back what once was theirs. The Motes around (1) one year ago wrote a similar letter when I put up a sign featuring a photo one of my contemporary homes (thinking I was going to build an ultra modern contemporary,) even though I obtained a building permit for a traditional type home.

Simply put, what I propose to do with my auxiliary storage building is just what the name implies, store my antique race cars and protect my personal investments from the weather. I have no intention of storing back-hoes, dump trucks, loaders, lumber delivery trucks (they wouldn't even fit inside the doors), lumber or other building materials in this building for my construction business, as I have my office (model home) in Potomac, a separate commercial storage yard & will keep no inventory in Boyds. I have no intention of moving my business to Boyds or using this building for commercial purposes.

The property consists of around 2 acres in size and I am planning on developing and utilizing only 2.8% of the land area for an auxiliary building of roughly 2,600 square feet. If I can't build an accessory building on less than 2.8% of my land area which covers around 88,000 square feet in size, than what is the purpose of owning a large piece of property? Am I paying taxes to maintain open fields for my neighbors to enjoy the vista & cross my land with their horses?

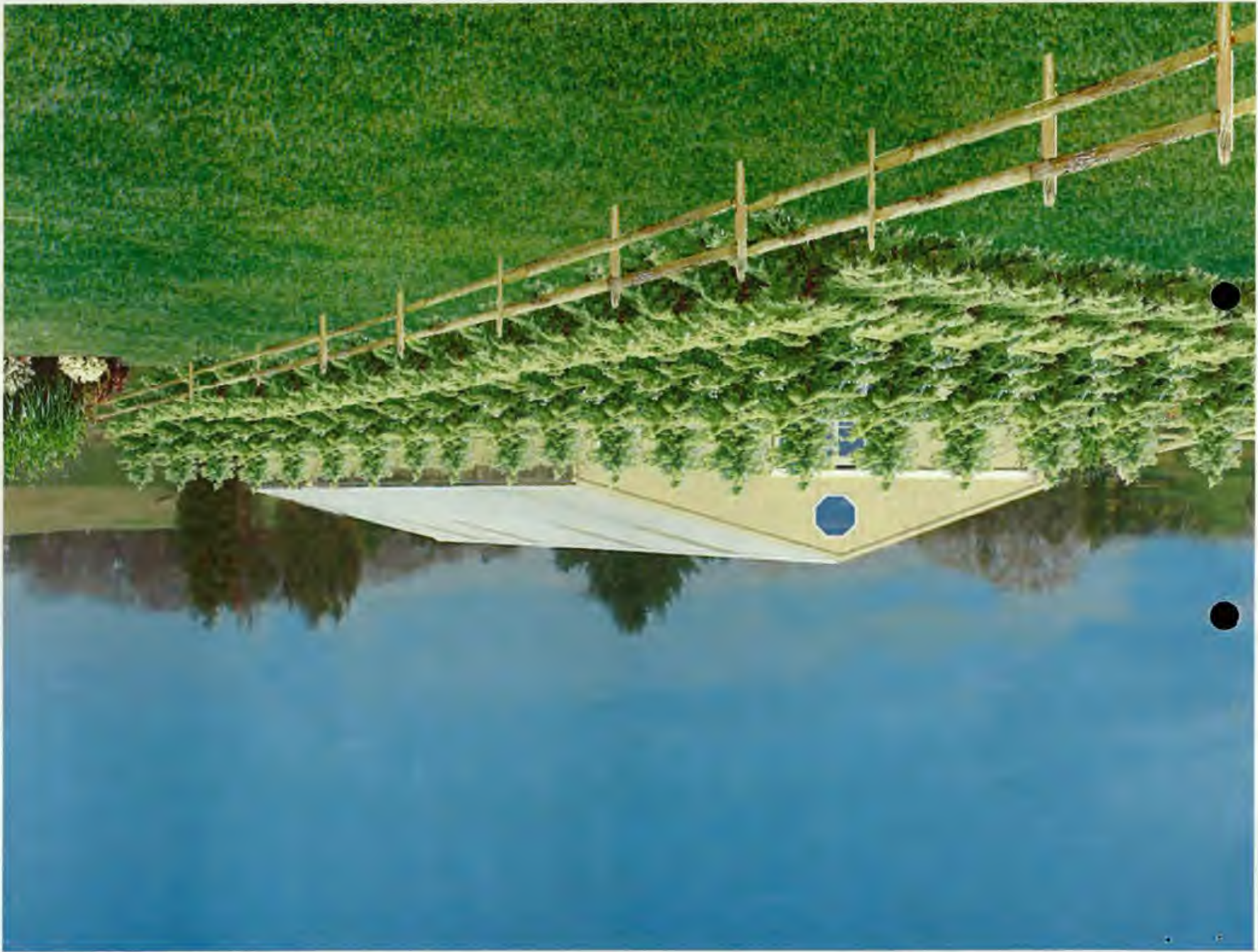
My building will have low easily hidden side walls, will have a low-slung low-pitch roof, will be in the gully of my property, will be completely hidden 100% (in 2-3 years) by evergreen trees and shrubbery. It will not be a commercial size super-structure as other people have characterized it, but rather a simple & attractive accessory building that no one but the birds will be able to see.

Thank you for your consideration.

Paul H. Chrétien























May 21, 2003

MEMORANDUM

TO: Historic Preservation Commission

FROM: Corri Jimenez, Historic Preservation Planner

SUBJECT: HAWP

CASE NUMBER: 18/08-03A RECONSIDERATION

RECOMMEND: Retain the following approved HPC conditions

The Montgomery County Historic Preservation Commission approved Historic Area Work Permit 18/08-03A for utility building construction at 19820 White Grounds Road, Boyds Historic District. The HPC approved the project with the following conditions on April 23, 2003:

1. The size of the utility building's dimensions will not exceed 20' x 30.'
2. The utility building will be one-story in height, and be constructed of board-and-batten (wood) with a standing seam metal roof. Fenestrations, like that approved for the adjacent barn, are encouraged and can be approved by staff.
3. The utility building's design will come back to the HPC for final review.
4. No existing trees will be removed for construction of this building, tree preservation measures will be taken, 5 new trees will be planted near the new building and a revised site plan with tree locations will be submitted.

The applicant, Paul Chretien, is asking for reconsideration for the construction of a new 41' x 66' metal utility building because he was absent during the April 23rd HPC meeting. During this meeting, testimony was heard by neighbors in opposition to the building's construction that are significant preservation views for this case because these speakers may not be present at the May 28th HPC meeting (see attached minutes, Circles 39-49).

Staff feels their recommendations approved by the HPC during this meeting are important given the sensitivity of the rural, agricultural community. The proposed massing and building materials are inappropriate. Staff recommends that the HPC review the April 23rd staff report, correspondences and minutes that are attached with this memorandum.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 23, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *GW*

SUBJECT: Historic Area Work Permit 18/08-03A DPS No. 301668

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:**

1. The size of the utility building's dimensions will not exceed 20'x 30.'
2. The utility building will be one-story in height, and be constructed of board-and-batten (wood) with a standing seam metal roof. Fenestrations, like that approved for the adjacent barn, are encouraged and can be approved by staff.
3. The utility building's design will come back to the HPC for final review.
4. No existing trees will be removed for construction of this building, tree preservation measures will be taken, 5 new trees will be planted near the new building and a revised site plan with tree locations will be submitted.

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

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

Applicant: Paul Chretien
8533 Horseshoe Lane
Potomac, MD 20854



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 253 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 301/777-4370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL CHRESTEN
 Daytime Phone No.: 301-299-7725

Tax Account No.: _____
 Name of Property Owner: PAUL CHRESTEN Daytime Phone No.: 301-299-7725
 Address: 8533 HORSESHOE LN POTOMAC MD 20854
Street Number City Street Zip Code

Contractor: OWNER Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____
 Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 19820 WHITE GROUND RD
 Town/City: BOYDS Nearest Cross Street: 117 - CLOPPER ROAD - CLARKSBURG ROAD
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" 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 type="checkbox"/> Install	<input type="checkbox"/> Wreck/Tease	<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 type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: <u>FARM TYPE STORAGE UTILITY POLE BUILDING</u>			

B. Construction cost estimate: \$ 35,000

C. 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 14 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.

Signature of owner or authorized agent: [Signature] Date: 4-2-03

Approved: [Signature] for Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 4/23/03
 Application/Permit No.: [Signature] Date Issued: 4/3/03

SEE REVERSE SIDE FOR INSTRUCTIONS

(3)

REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

POLE

1. WRITTEN DESCRIPTION OF PROJECT

FARM TYPE STORAGE UTILITY BUILDING

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

TO MAINTAIN A BEAUTIFUL HOME, A HUGE YARD, A HORSE BARN & PASTURELAND, A TRAILOR FOR HORSES, A FUTURE FENCE, NEW & EXISTING TREES. I NEED TRACTORS, EQUIPMENT & IMPLEMENTS TO STORE THEM, ESPECIALLY BECAUSE IT IS A NICE HISTORIC DISTRICT & I DON'T THINK IT WOULD BE A GOOD IDEA IF I LEFT ALL MY JUNK CARS

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

& EQUIPMENT OUTSIDE TO RUIN THE VISTA OF A HISTORIC ZONE, ALSO I NEED A WORKSHOP FOR MY WOODWORKING TOOLS & CARS THAT I'M NOT USING BECAUSE I DON'T HAVE A GARAGE, I PROPOSE TO PLANT NEW TREES TO HIDE THE STRUCTURE FROM THE ADJOINING NEIGHBORS.

2. SITE PLAN

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

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Paul H. CHAETIEN 19820 White Ground Rd. BOYDS, MD 20841</p>	<p>Owner's Agent's mailing address</p> <p>Paul H. CHAETIEN P.O. BOX 79 Cabin John, MD 20854</p>
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Adjacent and confronting Property Owners mailing addresses

<p>Boyd's Presbyterian Church 19821 White Ground Rd. Boyd's, MD 20841</p>	<p>Resident 19901 White Ground Rd. Boyd's, MD 20841</p>
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<p>Mr. & Mrs. Shaw 19810 White Ground Rd. Boyd's, MD 20841</p>	<p>Mr. & Mrs. Thomas Zuromskis 19900 White Ground Rd. Boyd's, MD 20841</p>
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<p>Resident Jane Mote 19904 White Ground Rd. Boyd's, MD 20841</p>	<p>Mr. & Mrs. Rufus Gilliam 19910 White Ground Rd. Boyd's, MD 20841</p>
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<p>Ms. Jane Mote HPC has address on file</p>	<p>19904 White Ground Rd. → PLS CALL 301-972-5717 TO GET ADDRESS.</p>
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g addresses' noticing table

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 4-23-03

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: Paul Chretien (utility building)

HPC case No. 18/08-03A - Boyds Historic District

NAME: Mark C. Shaw

COMPLETE MAILING ADDRESS: 19810 White Ground RD.

Boyds, MD. 20841

REPRESENTING (INDIVIDUAL/ORGANIZATION): _____

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

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DATE: 4/23/03

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: 18/08 - D3A

NAME: THOMAS ZURDMSKI'S

COMPLETE MAILING ADDRESS: 19900 Whitebrook Rd
Boyd's, MD 20841

REPRESENTING (INDIVIDUAL/ORGANIZATION): Individual

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
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- Comment by elected officials/government representatives.....7 minutes

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	19820 White Ground Road	Meeting Date:	04/23/03
Applicant:	Paul Chretien	Report Date:	04/16/03
Resource:	Boyds Historic District	Public Notice:	04/09/03
Review:	HAWP	Tax Credit:	No
Case Number:	18/08-03A	Staff:	Corri Jimenez
PROPOSAL:	Construction of a utility building		
RECOMMEND:	Approve with conditions		

CONDITIONS

1. The size of the utility building will match the square footage and/or footprint of the adjacent barn that has been approved for 19820 White Ground Road.
2. The utility building will be one-story in height, and be constructed of board-and-batten (wood) with a standing seam metal roof. Fenestrations, like that approved for the adjacent barn, are encouraged and can be approved by staff.
3. The utility building's design will be finalized and approved at staff level.
4. No existing trees will be removed for construction of this building, tree preservation measures will be taken, 5 new trees will be planted near the new building and a revised site plan with tree locations will be submitted.

PROJECT DESCRIPTION

SIGNIFICANCE: Boyds Historic District, *Master Plan Historic District #18/08*
STYLE: 19th century vernacular
DATE: c. 1850-1936

The Boyds Historic District is a significant site within Montgomery County because of its cohesive grouping of residential, religious, and commercial structures that are characteristic of a 19th century agricultural town. Founded by Col. James A. Boyd, the town was conveniently located for farmers along the B & O railroad who were transporting produce for shipment, and in addition, many of the first dwellings in Boyds were these railroad workers.

The design, setting, and building materials of the existing buildings in the district have not changed significantly since their original construction. The Boyds Historic District, from its originally mill era buildings to eventually B & O railroad era buildings, very much recalls a sense of place circa 1900 as a rural Maryland agricultural community.

PROPOSAL

The applicant owns an L-shaped lot that is 88,000 square feet (2 acres) in size, located behind an existing c. 1900 2-story farmhouse. The applicant proposes to construct a 41'x 66' metal-sheathed, utility farming building that will be placed on a poured concrete slab foundation with a standing seam metal roof. The building will be placed 12' from the side property line. Five additional trees are being proposed as coverage at the property corner around this proposed utility building.

The applicant desires this building because he has a woodworking studio along with cars and farming equipment that need to be protected. The applicant states in his Historic Area Work Permit that he wishes to have these items protected.

BACKGROUND

The applicant was approved in March 2002 for a Historic Area Work Permit (HPC Cases No. 18/08-02A, 18/08-02C) to construct a 2-story house with a side 1-½ addition as well as a 28'x 32' 2-story barn (see approved drawings, Circles 12-13). The Montgomery County Board of Appeals heard this case in September 2002 where the design was finalized. It should also be noted that the applicant has worked with HPC staff regarding the removing of trees without a Historic Area Work Permit (see Circle 14).

STAFF DISCUSSION

The Boyds Historic District is an excellent example of a traditional Maryland agricultural community. Staff has concerns about the size and materials chosen for this 41'x 66' metal utility building. The proposed design of the utility building is very simplistic and is a pre-fabricated, modern building. Staff finds this project problematic for this particular, rural district.

In 1996, the HPC approved a metal building in the Hyattstown Historic District for the Hyattstown Volunteer Fire Department to house fire equipment, including two fire trucks (see Circle 24). This new auxiliary building is located at 25801 Frederick Road and Hyattstown Mill Road, and is a square, 41'x 41' two-story metal structure behind an existing two-story brick building.

This existing building gives the HPC a sense of scale of what the current applicant is proposing. The Hyattstown building is very large—the applicant for 19820 White Ground Road is proposing an even larger building. The Hyattstown building is located in a commercial part of the town—the applicant for 19820 White Ground Road is proposing a large building in an entirely residential part of Boyds.

In addition, there are historic barn buildings within the Boyds Historic District. A historic barn building exists at 19930 White Ground Road (see Circle 25). This red-painted, board-and-batten building is located north of the proposed project. It is a type of utility building that does exist in the historic district, and something that could serve as a model for this new utility building.

While driving through the historic district, staff noted a few small, 10'x 10' metal outbuildings used for storage. However, most of the outbuildings in this block of the historic district are historic, made of wood, and range from carriage houses to barns. In addition, none of these outbuildings are 41'x 66' in size.

Staff feels that with some modifications, this new construction can blend better into its historic environmental setting with the new proposed house and barn the applicant has been approved to build. Staff recommends the following:

- The utility building should not exceed the footprint/square footage of the already approved two-story barn on the lot at 19820 White Ground Road and should be one-story in height. The size of the proposed building, as an auxiliary structure, is too large for this particular district.
- The building materials used in the building's construction should be wooden board-and-batten with perhaps some compatible fenestration. This fenestration should also match what has been approved for the new construction of the barn.
- A door on this building is not articulated in the included drawings. Staff recommends a door that will be like the approved doors that will be constructed on the proposed two-story barn.

Staff feels these recommendations would make the building more “barn-like” than its proposed pre-fabricated design. Overall, the building type will match better with the historic district and its sensitive environmental setting.

Staff has received a letter of opposition from Mr. & Mrs. Mote (see Circle 15). The Motes live at 19904 White Ground Road, adjacent to the applicant's property and are concerned with the size and materials of the proposed building.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-8(b) 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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

and with the Secretary of the Interior's *Standards #9 & 10*:

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.

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.

with conditions:

1. The size of the utility building will match the square footage and/or footprint of the adjacent barn that has been approved for 19820 White Ground Road.
2. The utility building will be one-story in height, and be constructed of board-and-batten (wood) with a standing seam metal roof. Fenestrations, like that approved for the adjacent barn, are encouraged and can be approved by staff.
3. The utility building's design will be finalized and approved at staff level.
4. No existing trees will be removed for construction of this building, tree preservation measures will be taken, 5 new trees will be planted near the new building and a revised site plan with tree locations will be submitted.

with the general conditions 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 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL CHRETIEN
Daytime Phone No.: 301-299-7725

Tax Account No.: _____
Name of Property Owner: PAUL CHRETIEN Daytime Phone No.: 301-299-7725
Address: 80533 HORSESHOE LN POTOMAC MD 20854
Street Number City Street Zip Code

Contractor: OWNER Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 19820 WHITE GROUND RD
Town/City: BOYDS Nearest Cross Street: 117 - CLOPPER ROAD - CLARKSBURG ROAD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: FARM TYPE STORAGE UTILITY POLE BUILD

1B. Construction cost estimate: \$ 35,000

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: _____
2D. Type of water supply: 01 WSSC 02 Well 03 | | Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

1A. Height 14 feet _____ inches
1B. 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] _____ 4-2-03 _____
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

12

REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

WRITTEN DESCRIPTION OF PROJECT

FARM TYPE STORAGE UTILITY BUILDING POLE

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

TO MAINTAIN A BEAUTIFUL HOME, A HUGE YARD, A HORSE BARN & PASTURELAND, A TRAILOR FOR HORSES, A FUTURE FENCE, NEW & EXISTING TREES. I NEED TRACTORS, EQUIPMENT & IMPLEMENTS TO STORE THEM ESPECIALLY BECAUSE IT IS A NICE HISTORIC DISTRICT & I DON'T THINK IT WOULD BE A GOOD IDEA IF I LEFT ALL MY JUNK CARS

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

& EQUIPMENT OUTSIDE TO RUIN THE VISTA OF A HISTORIC ZONE, ALSO I NEED A WORKSHOP FOR MY WOODWORKING TOOLS & CARS THAT I'M NOT USING BECAUSE I DON'T HAVE A GARAGE. I PROPOSE TO PLANT NEW TREES TO HIDE THE STRUCTURE FROM THE ADJOINING NEIGHBARS.

2. **SITE PLAN**

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

AWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Paul H. CHAETIEN 19820 White Ground Rd. BOYDS, MD 20841	Paul H. CHAETIEN P. O. BOX 79 Cabin John, MD 20854
Adjacent and confronting Property Owners mailing addresses	
Boyds Presbyterian Church 19821 White Ground Rd. Boyds, MD 20841	Resident 19901 White Ground Rd. Boyds, MD 20841
Mr. & Mrs. Shaw 19810 White Ground Rd. Boyds, MD 20841	Mr. & Mrs. Thomas Zuromskis 19900 White Ground Rd. Boyds, MD 20841
Resident 19904 White Ground Rd. Boyds, MD 20841	Mr. & Mrs. Rufus Gilliam 19910 White Ground Rd. Boyds, MD 20841
Ms. Jane Mote HPC has address on file	19904 White Ground → PLS CALL 301-972-5717 TO GET ADDRESS.

g addresses noticing table



Montgomery County Maryland
Department of Permitting Services

255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-3033
(240) 777-6370 Fax (240) 777-6262
http://permits.e.montgomery.org



APPLICATION FOR BUILDING PERMIT

BUILDING PERMIT # SEDIMENT CONTROL # 1. ADDITIONAL APPROVALS Properties located within historic districts, municipalities and special taxing districts require additional approvals beyond the required Department of Permitting Services' (DPS)' building permit. Projects located in the City of Takoma Park's Commercial Revitalization Overlay, certain permits must be approved by the City prior to commencing construction. Please refer to <i>Permit Procedures for Properties within a Montgomery County Municipality</i> 2. TYPE OF PERMIT <input type="checkbox"/> Commercial Building <input type="checkbox"/> Fence/Retaining Wall <input type="checkbox"/> Fast-Track, Commercial <input type="checkbox"/> Historic Area Work <input checked="" type="checkbox"/> Fast-Track, Residential <input type="checkbox"/> New Home Construction <input type="checkbox"/> Demolition or Move; Building is 25 years or older <u> </u> YES <u> </u> NO	CONTACT ID SPECIAL CONDITIONS FOR OFFICE USE ONLY-ZONING Classification _____ Street Number _____ Board of Appeals _____ Checked by _____ A. BUILDING PREMISE ADDRESS <u>19820 WHITE GROUND ROAD</u> Street Address <u>BOYDS</u> <u>MD</u> <u>20841</u> City State Zip <u>CLARKS BULL</u> <u>OUTSIDE</u> Lot Block Subdivision Parcel
3. TYPE OF WORK <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Construct <input type="checkbox"/> Move <input type="checkbox"/> Alteration <input type="checkbox"/> Demolish <input type="checkbox"/> Restore/Repair <input type="checkbox"/> Change of Use <input type="checkbox"/> Foundation (Only) <input type="checkbox"/> Sheet/Shore (Only)	B. APPLICANT (COMPANY/PERSON) <u>PAUL CHRETIEN</u> Name of Company/Person Permit is to be issued to <u>P.O. BOX 79</u> Mailing Address <u>CABIN JOHN MD 20818</u> City State Zip <u>301-299-7725</u> Telephone <u>info@califbldgs.com</u> FAX E-mail Address
4. IMPERVIOUS AREAS Existing Building _____ square feet New Building <u>2640</u> square feet Site _____ square feet	C. ARCHITECT/CONTRACTOR/ENGINEER <u>H/A</u> Name of Firm Contractor License Number (Montgomery County New Home Builder and/or Maryland Home Improvement Commission License) Street Address _____ City State Zip Telephone FAX Plans Prepared By _____ Registration Number (Design Professional) _____
5. COST ESTIMATE Construction Cost Estimate <u>35,000.00</u> dollars	6. PRINCIPAL USE <input type="checkbox"/> Assembly <input type="checkbox"/> Multi-Family, Piggyback Townhouse <input type="checkbox"/> Bioscience <input type="checkbox"/> Multi-Family, # of units _____ <input type="checkbox"/> Business; <input type="checkbox"/> Multi-Family Senior, #of units _____ Type: _____ (Office) <input type="checkbox"/> Place of Worship <input type="checkbox"/> Daycare <input type="checkbox"/> Pool-In-Ground <input type="checkbox"/> Deck <input type="checkbox"/> Pool-Above-Ground <input type="checkbox"/> Detached Garage <input type="checkbox"/> Restaurant <input type="checkbox"/> Duplex <input type="checkbox"/> Retail (Mercantile) <input type="checkbox"/> Educational (Schools) <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Hospital <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Hotel <input type="checkbox"/> Storage <input type="checkbox"/> Hot Tub <input type="checkbox"/> Theaters <input type="checkbox"/> Hot Tub/Deck <input type="checkbox"/> Townhouse <input type="checkbox"/> Industrial <input type="checkbox"/> Temporary Trailer <input type="checkbox"/> Institutional <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Modular Type: _____

7. FENCES/RETAINING WALL

- Located Entirely on Land of Owner
- Located on Lot Line; a signed letter from lot owner(s) is attached.
- Fence/Retaining Wall Height: _____ ft. _____ in.

8. TYPE OF SEWAGE DISPOSAL/WATER SUPPLY

- Sewage Disposal WSSC Septic Other
- Water Supply WSSC Well Other

9. REVISIONS

- Original Permit # _____
- House Type Change Site Revision Structural
- Other (Architectural, Electrical, Mechanical)

10. SPECIAL EXCEPTION

- YES, lot is a Special Exception; Case # _____
- NO, lot is not subject to Special Exception

11. COMMERCIAL PROPERTIES ONLY

- Has this space been occupied before? Yes No
- If yes, Previous Use _____
- Intended Use _____

12. MPDU (20% Moderately Priced Dwelling Units) Yes No

13. INDUSTRIALIZED MODULAR BUILDINGS & TRAILERS

- Manufacturer _____
- Model _____

14. MODEL HOUSE PROGRAM

- Initial Submittal Model Name _____
- Previously approved Referring Back to Permit # _____

15. REFER BACK SYSTEM

- Refer Back Permit # _____
- Model Name _____

16. DEVELOPMENT APPROVAL PROCESS (DAP)

- YES, lot is subject to DAP
- NO, lot is not subject to DAP

17. EXPEDITED DEVELOPMENT APPROVAL EXCISE TAX

- YES, lot is subject to EDAET
- NO, lot is not subject to EDAET

18. IMPACT TAX

- YES, building project is Subject to Impact Taxes
- I will exercise an Impact Tax Credit, a copy is attached.
- NO, building project is not subject to Impact Taxes

D. CONTACT PERSON

PAUL CHRETIAN
 Name 301-299-7725 / 772
 Telephone info@califblars.com ^{FAX}
 E-mail Address _____

E. AUTHORIZED AGENT AFFIDAVIT

I hereby declare and affirm, under the penalty of perjury, that

1. I am duly authorized to make this permit application on behalf of
Paul Chretien
 Name of Property Owner
2. The work proposed by this building permit application is authorized by the property owner; and
3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information and belief.

Signature of Authorized Agent _____ Date _____

F. HISTORIC DESIGNATION (ATLAS OR MASTER PLAN)

Is the property a historic resource? YES NO

G. AFFIDAVIT

In applying for an exemption from the licensing requirements for building contractors, I hereby declare and affirm, under the penalty or perjury, that:

1. I or a member of my immediate family will perform any and all construction associated with the foregoing building permit application;
2. The type of improvement indicated on the building permit application is designed for use as a residence or dwelling place for my own or my immediate family's use; and
3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information, and belief.

Paul Chretien 4-2-03
 Signature of Property Owner Date
Paul Chretien
 Print Name

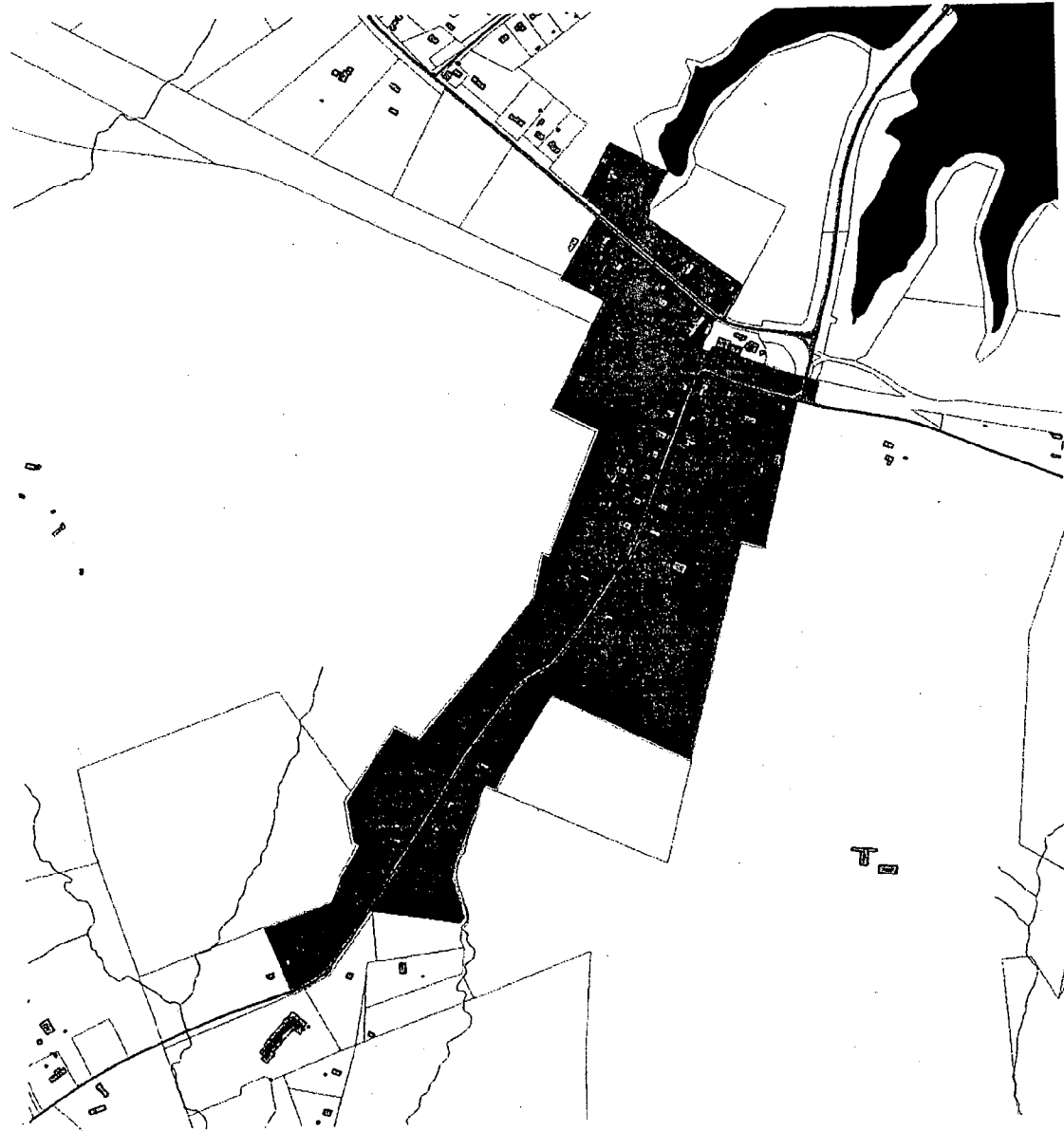
H. REQUEST FOR EXPEDITED PLAN REVIEW

I request to receive an Expedited Plan Review, subject to additional fees.

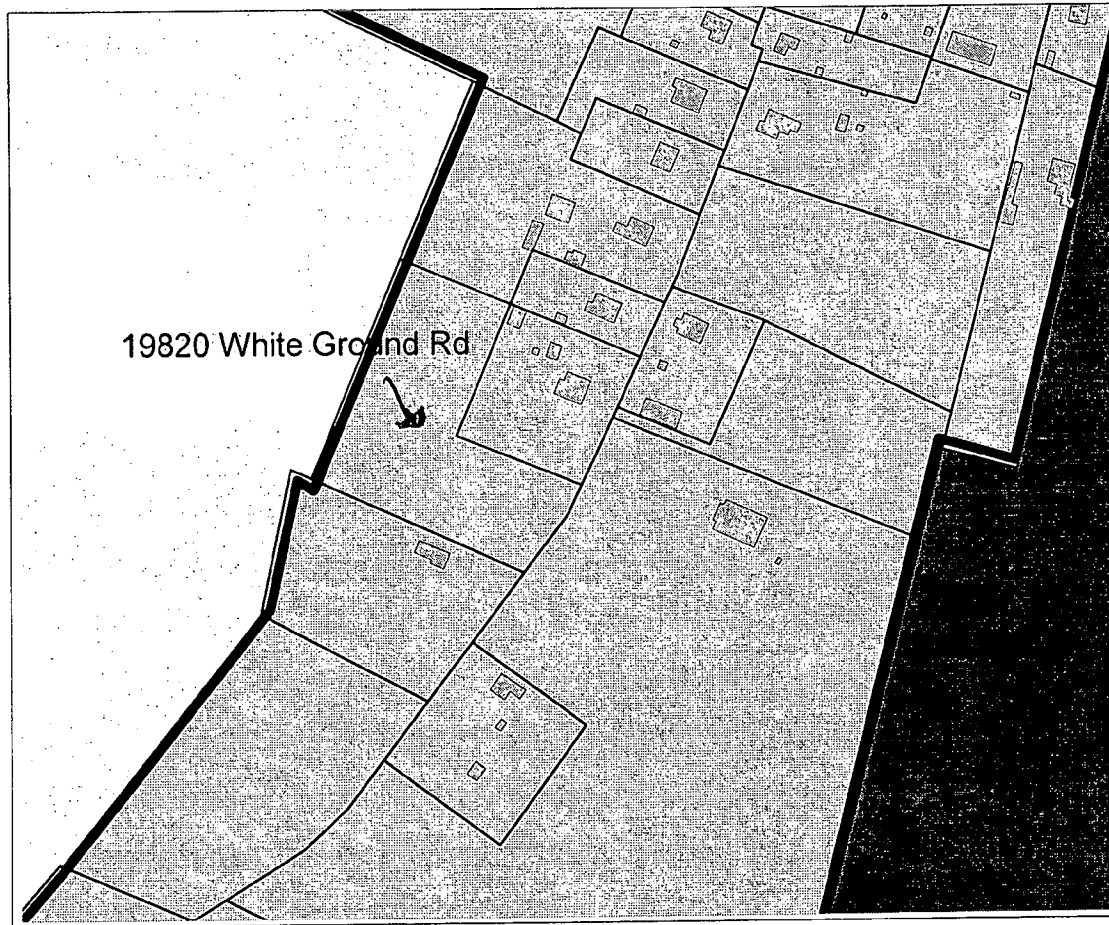
Signature _____ Date _____

I. TO BE READ BY APPLICANT
 Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction comply at all times with the plans as approved by all applicable government agencies. I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

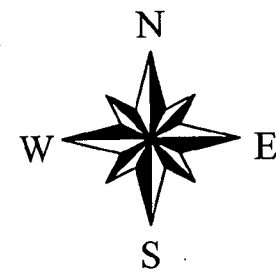
BOYDS HISTORIC DISTRICT #18/08

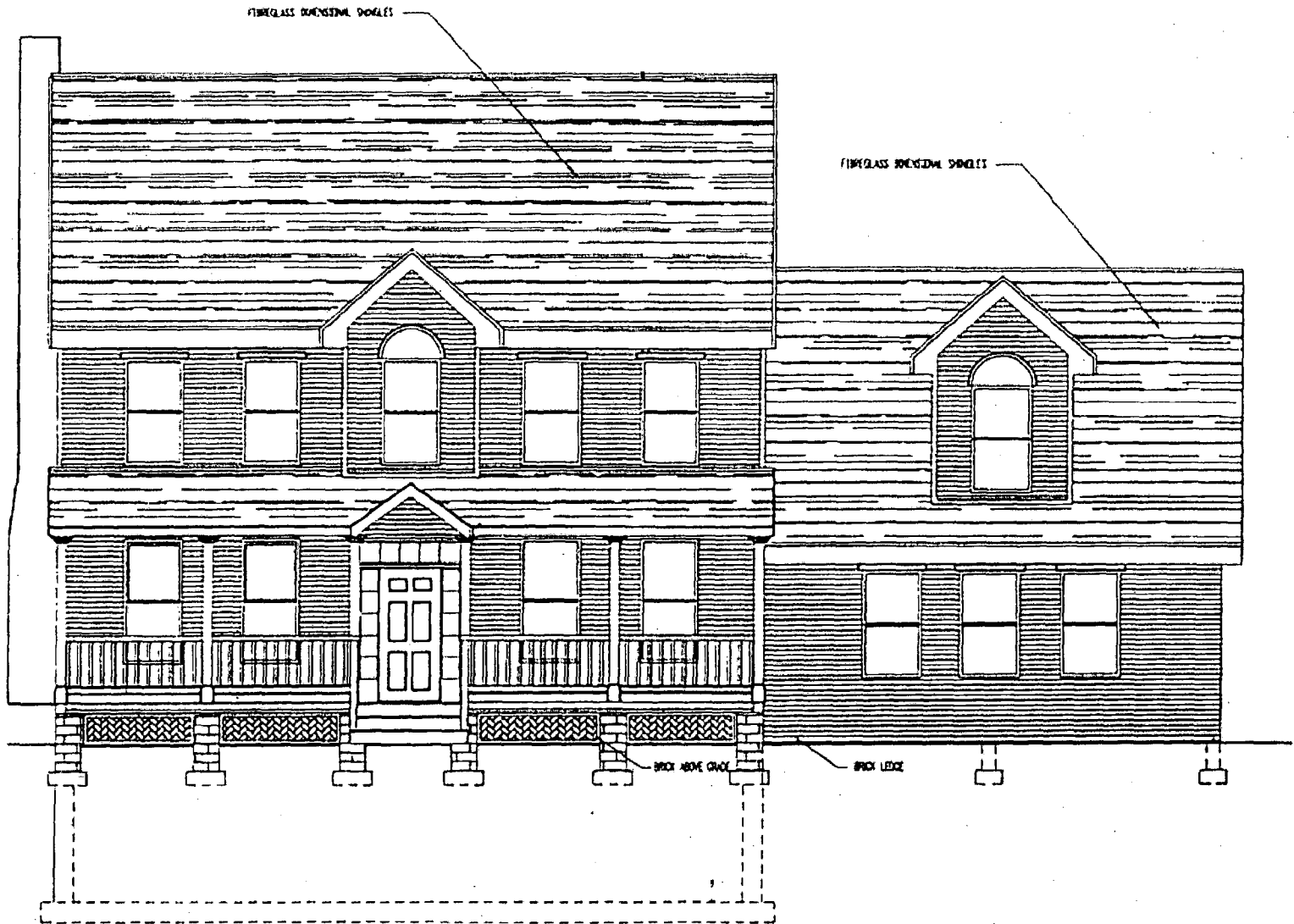


Boyds Historic District



19820 White Ground Rd

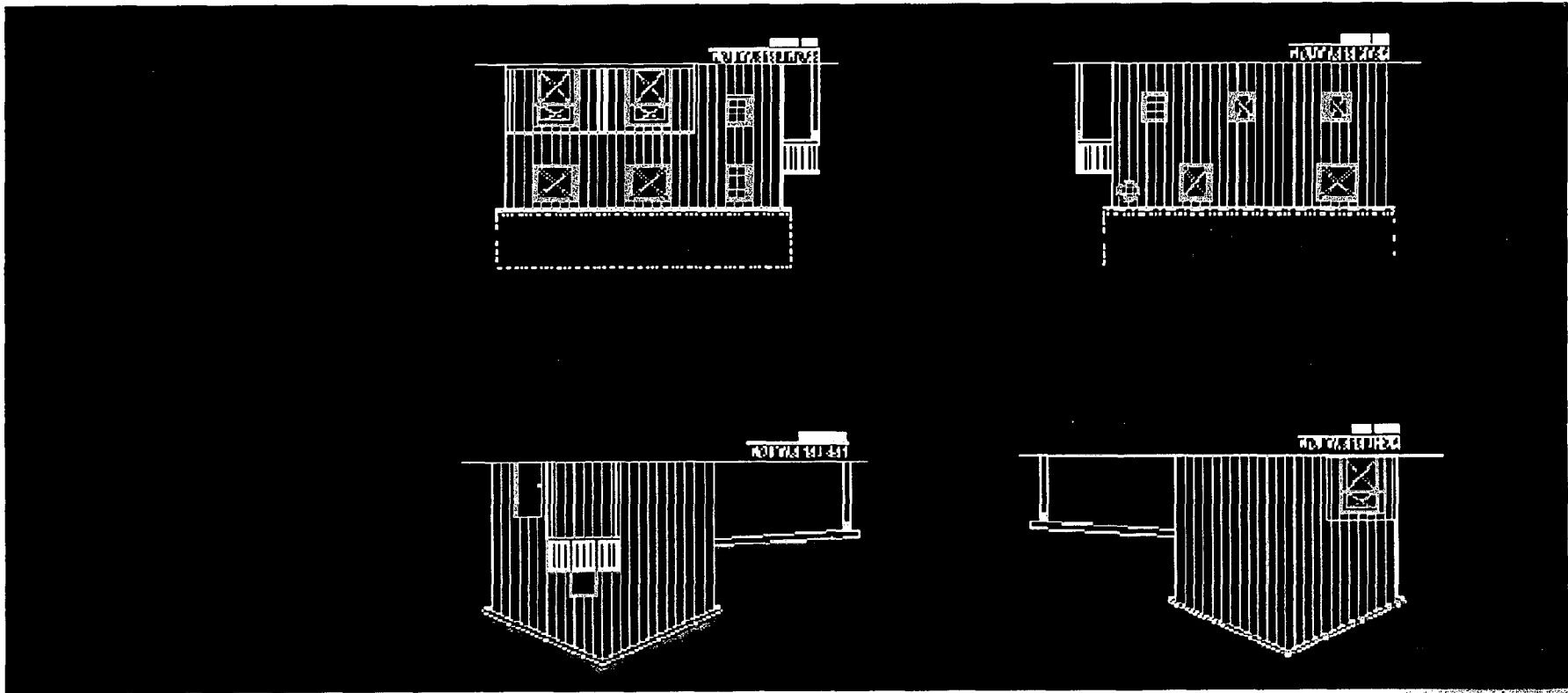




Front Elevation
Scale: 1/16" = 1'-0"

First Design

19

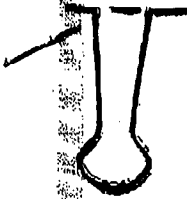


Sent By: MNCPPC ANNEX;

3016504371;

Mar-14-03 1:06PM;

Page 2/2



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 6, 2003

Mr. Paul Chretien
P.O. Box 79
Cabin John, MD 20818

Received

MAR 13 2003

(Handwritten initials)

Re: 19820 White Ground Road, Boyds

Mr. Chretien:

I am writing you this to communicate to you the Historic Preservation Commission's directives regarding the stop work order and civil citation issued on February 4, 2003 for the above mentioned property located within the Boyds Historic District.

The Commission, with guidance from M-NCPPC staff arborist, has determined that a re-planting of 10 trees of deciduous and evergreen species would be an appropriate mitigation measure for the removal of the trees on your property without your having applied for a Historic Area Work Permit (HAWP). Additionally, the Commission has requested that the enclosed tree planting plan with species list generated by the staff arborist be implemented by the end of May 2003. This tree planting plan is implemented in full and prior to June 1, 2003, the citation will be revoked.

STATEMENT OF AGREEMENT

I, Paul Chretien, agrees to implement the attached tree planting plan as illustrated. I understand that once the Commission receives this signed statement of agreement, the stop work order imposed on my property at 19820 White ground road will be lifted. I further understand that M-NCPPC's arborist will be on site checking the site on June 1, 2003 and if the tree planting plan has been implemented in its entirety, the civil citation # 3233755025 will be revoked.

(Handwritten signature of Paul Chretien)

Paul Chretien
Owner of 19820 White Ground Road

03 X-10-03
PHC Date

Please make a copy of this document for your records and return the original to the Historic Preservation Commission. If you have any additional questions, please do not

(Handwritten number 21 in a circle)

19904 White Ground Road
Boys, MD 20841
April 10, 2003

Ms. Corri L. Jimenez
Historic Preservation Planner
Montgomery County Park and Planning

Dear Madam:

Thank you for sending the information relating to Mr. Chretien's application to build a utility building at 19820 White Ground Road. We would like to ask the Historic Commission to take a very close look at this application before approving anything like he has proposed. The justification and proposed style of the building does not appear to be in keeping with the rural historic nature of this community.

We certainly think that any building constructed primarily with corrugated metal sides and roof would be totally out of the historical character of the community. Trees to shield it from neighbors would either have to be very big when planted or would take several years to shield a building of that size from view.

Mr. Chretien's lot is 2 acres, on which he intends to build a nice house and a horse barn in addition to the utility building. He says he needs this building to store tractors, equipment, and implements to take care of "a huge yard, a horse barn, & pastureland, a trailer for horses, a future fence, and new and existing trees." I don't know what he is planning to do with his two acres, but you certainly don't need a lot of equipment to take care of two acres. We formerly owned the two acres Mr. Chretien now has plus the one acre lot immediately adjacent. We planted trees; repaired, tore down, and built fences; and were able to take care of these three acres, including two horses and a horse barn, quite readily with a medium size lawn tractor and a few garden tools. If he has horses, there won't be much grass to cut. He will be wasting money if he is buying equipment to put in trees or make a fence, cause it's much cheaper to rent the necessary equipment when you need it.

The proposed horse barn is fairly large -- large enough to easily stall two horses (which we believe is all that is allowed under the zoning requirements for a two acre lot) and store a horse trailer, with substantial room leftover to store riding equipment and feed for the horses.

We don't understand the part of his justification that refers to "all my junk cars." Does he keep old cars to take parts off of them as needed -- like a junk yard? Or is he refurbishing old antique cars to make them look like new? At any rate, the plans show he does have a garage attached to the house. How many cars does he have? No, he certainly can't leave "junk cars" to rust in the yard in a residential neighborhood. We believe there are laws against that. However, the utility building he is proposing will be large enough to hold 20 or more cars.

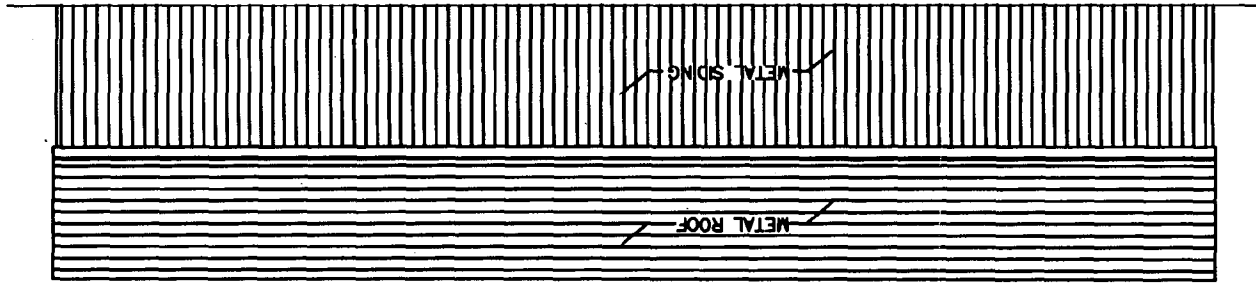
Mr. Chretien is a contractor who builds houses for a living. We are afraid that the real purpose of this building is to store building materials and vehicles that would be used in his business. The building he proposed is much too large for the uses he put forth in his justification. If it is used for storing his business materials and machines we think it would be totally out of character with the historical rural community of Boyds.

Please give this application a thorough examination before approving it.

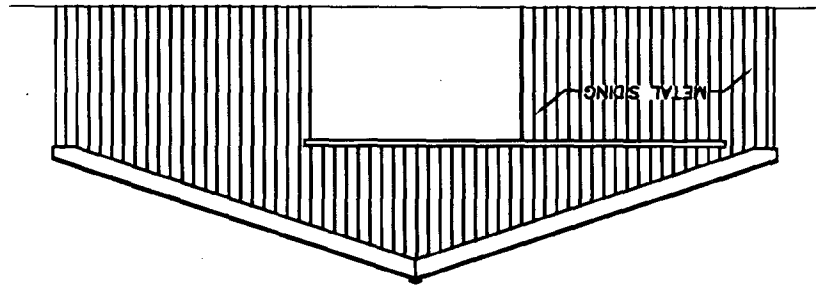
Sincerely,

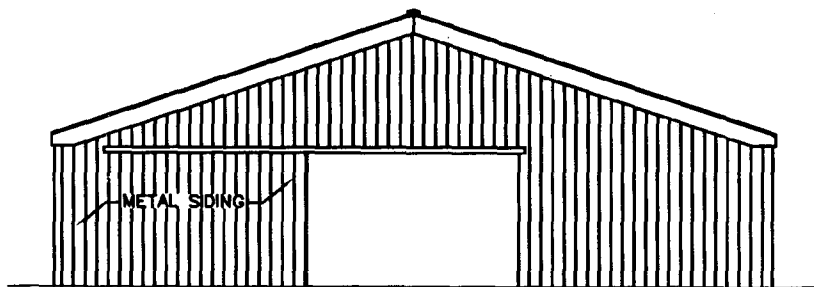
Dwight and Jane Mote

RIGHT AND LEFT ELEVATION
3/16" = 1'-0"



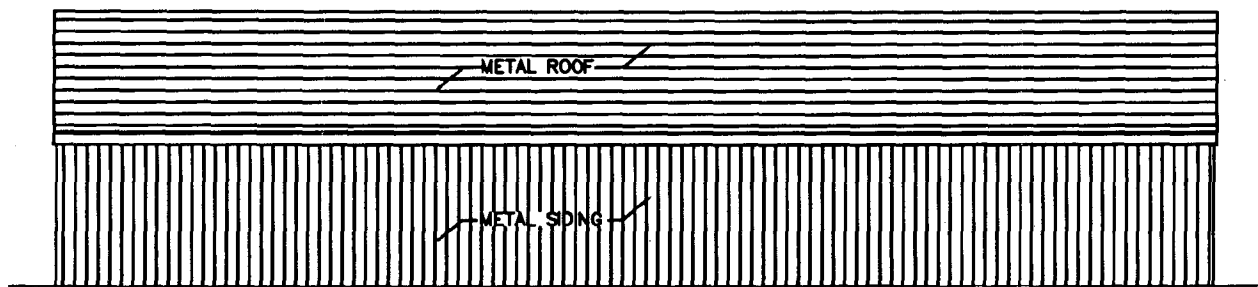
BACK AND REAR ELEVATION
3/16" = 1'-0"





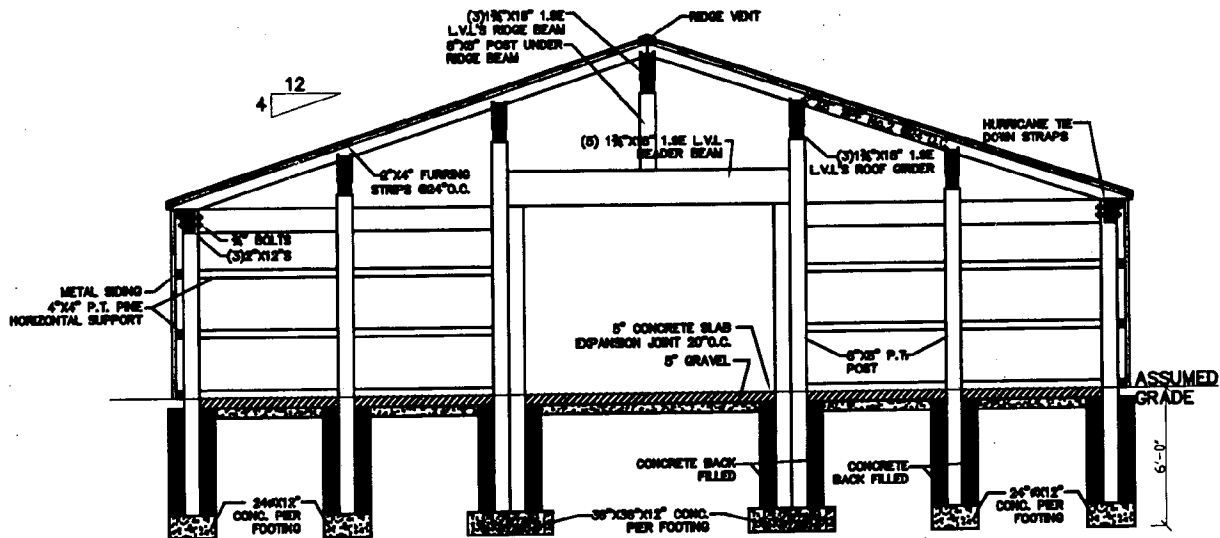
BACK AND REAR ELEVATION

3/16" = 1'-0"



RIGHT AND LEFT ELEVATION

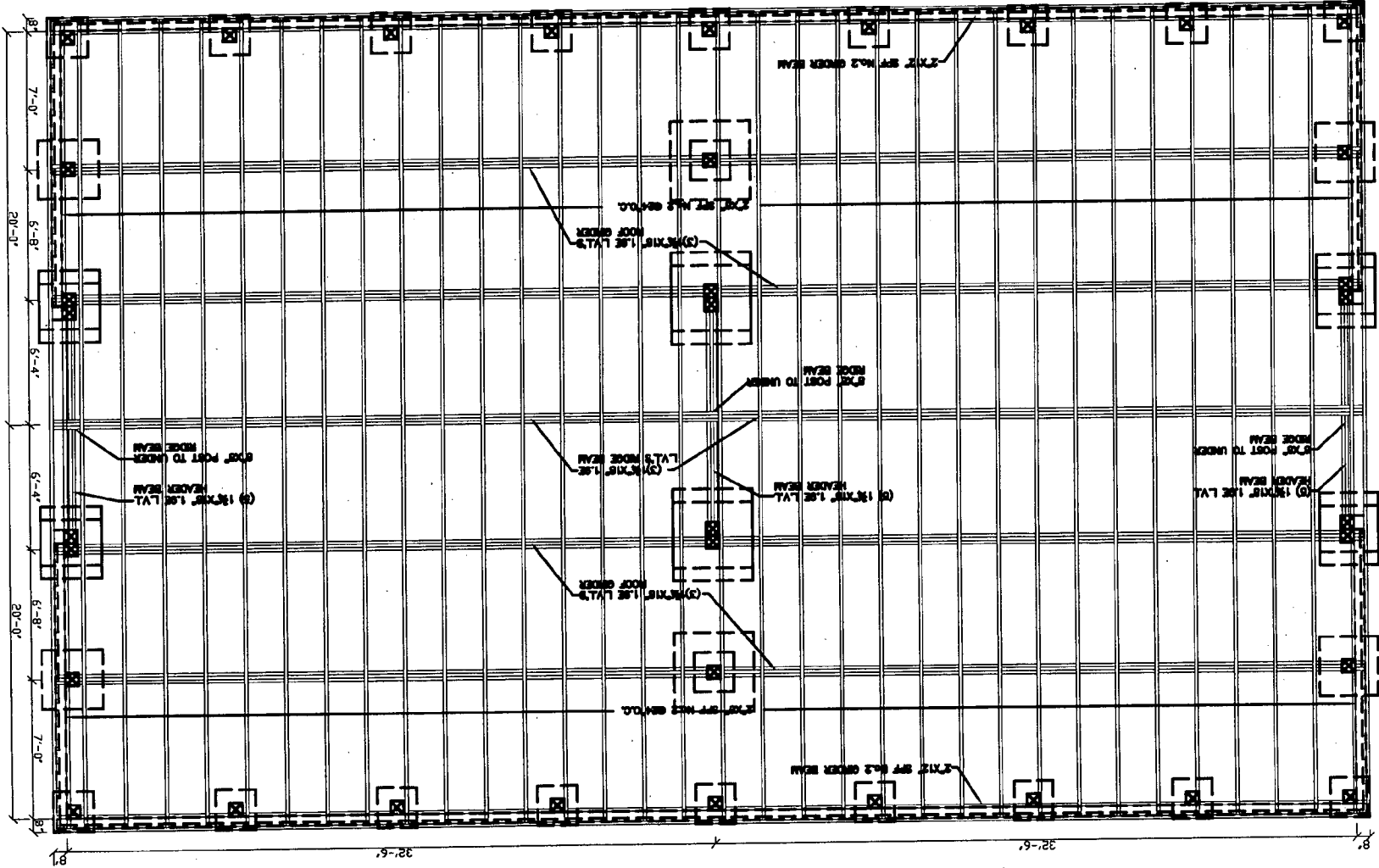
3/16" = 1'-0"

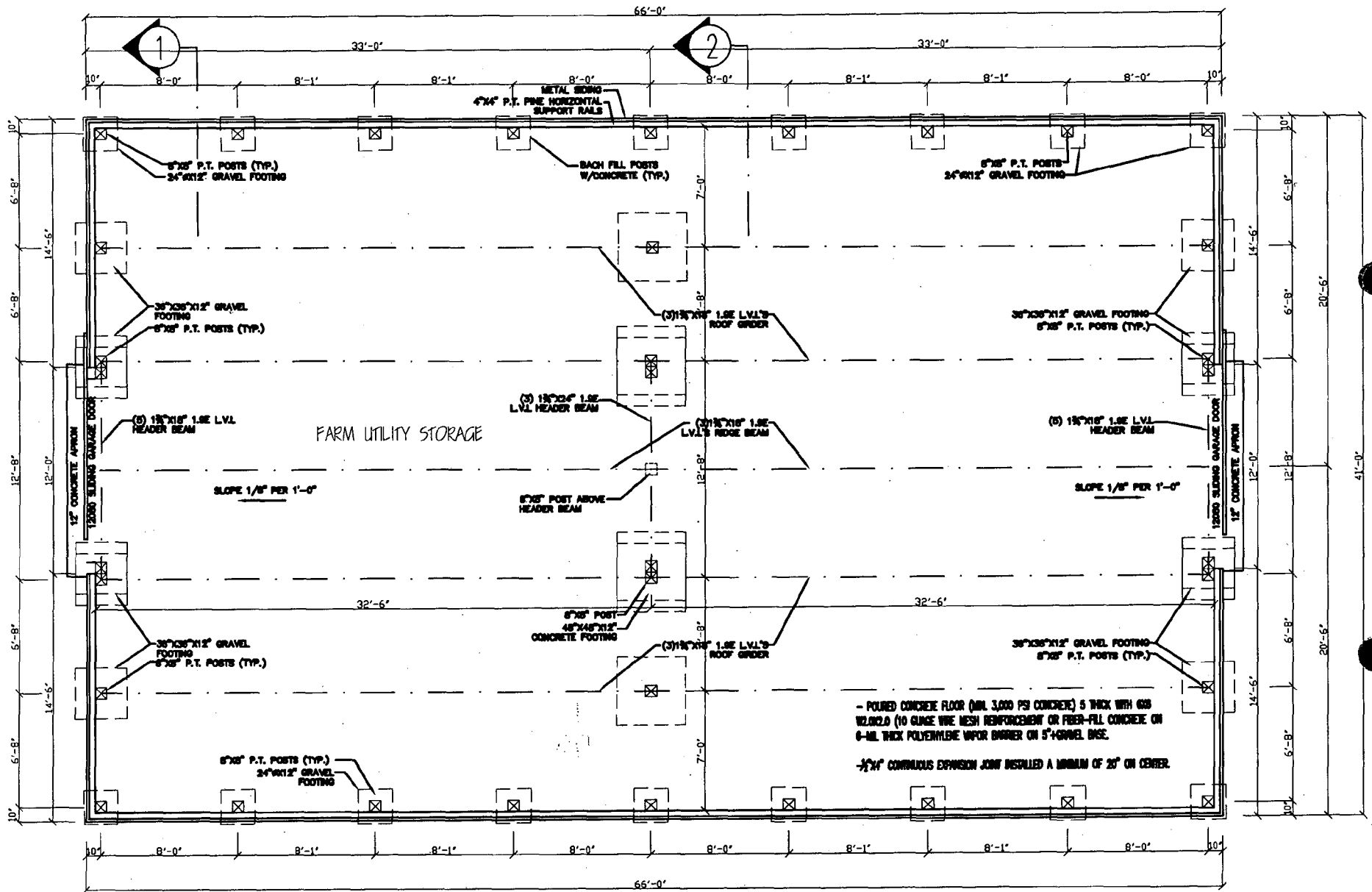


SECTION I

1/4" = 1'-0"

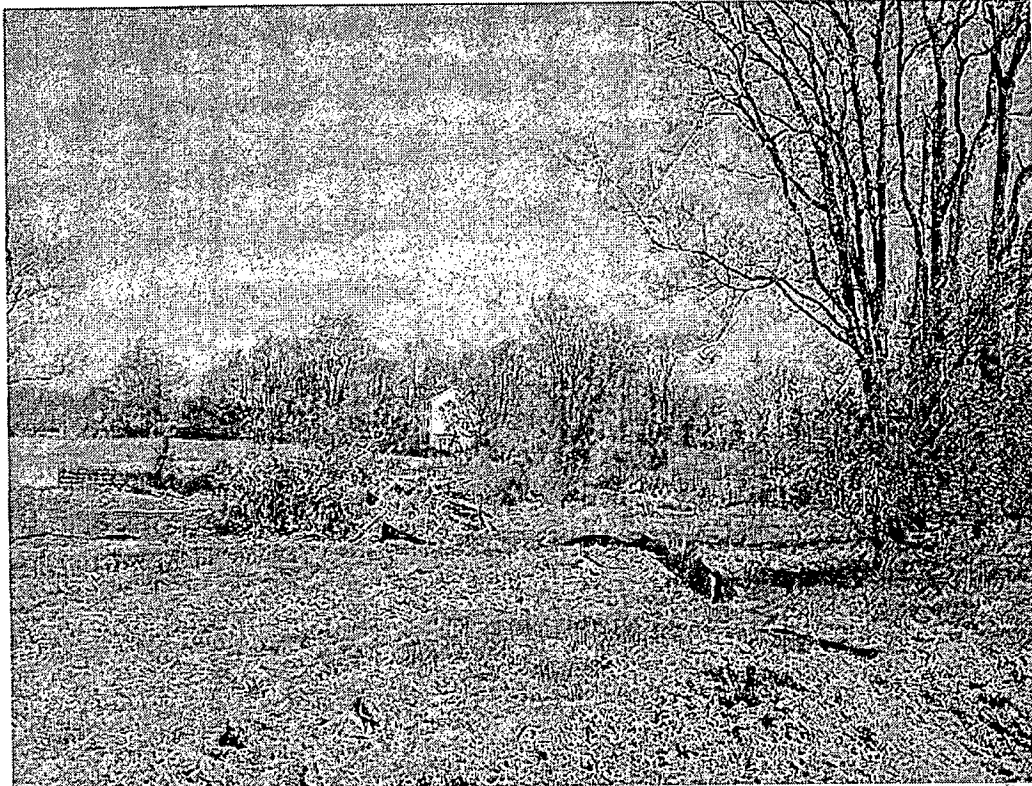
ROOF FRAMING PLAN
1/4" = 1'-0"



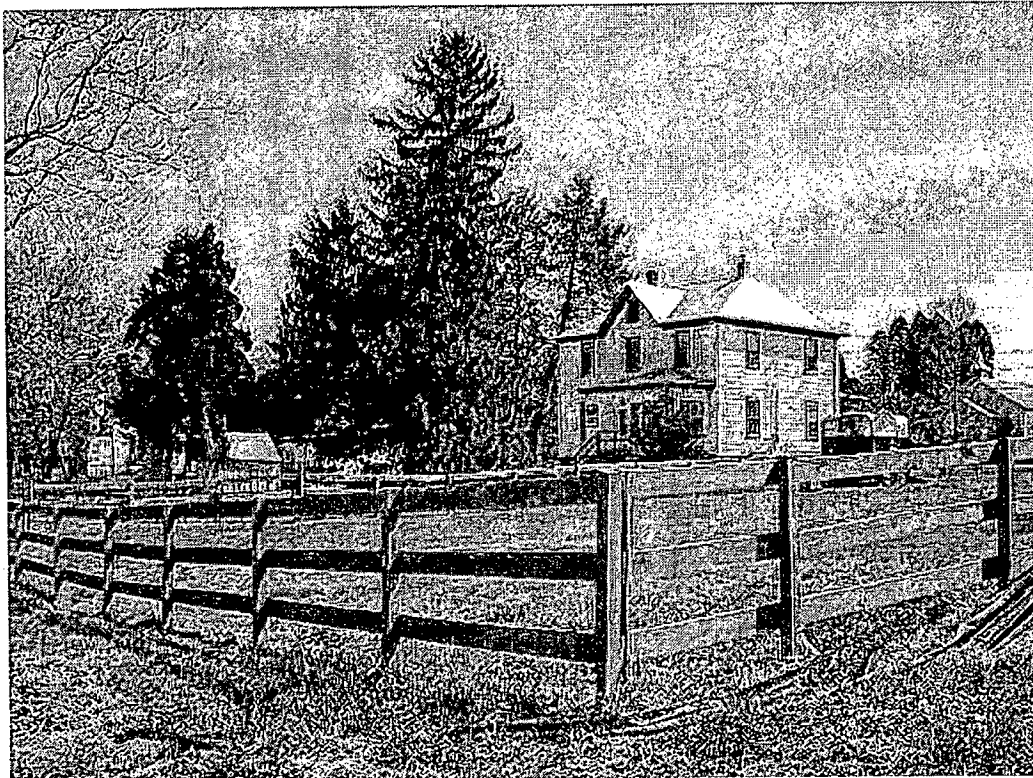


FOUNDATION PLAN

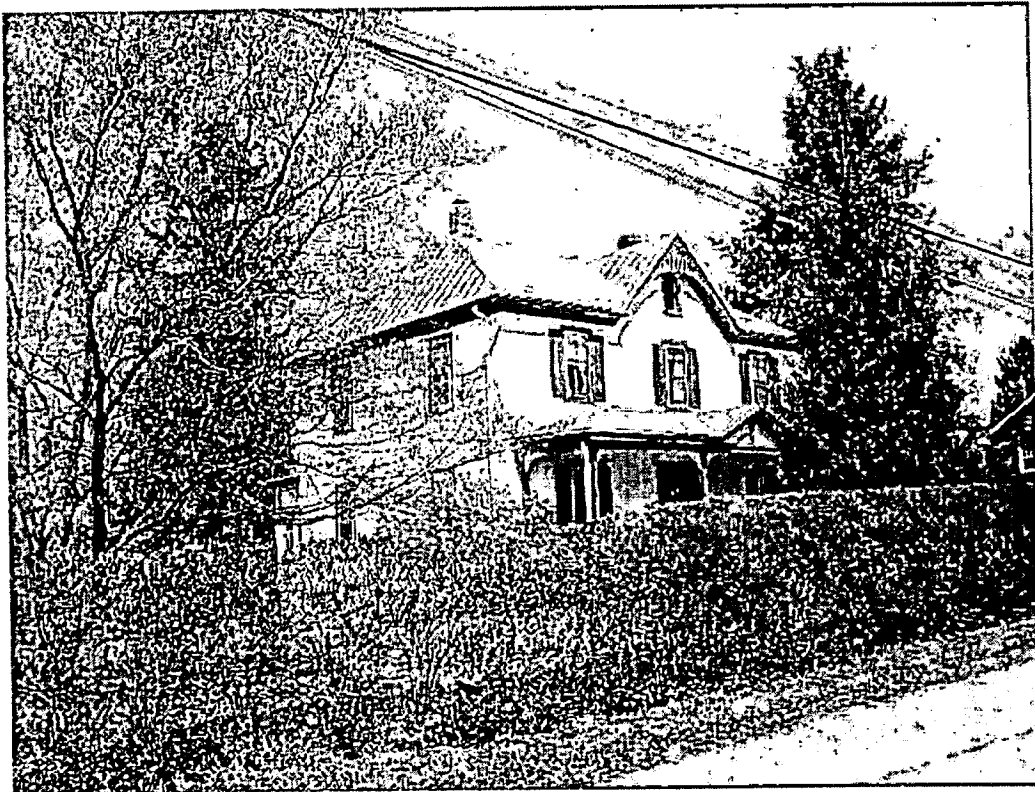
1/4" = 1'-0"



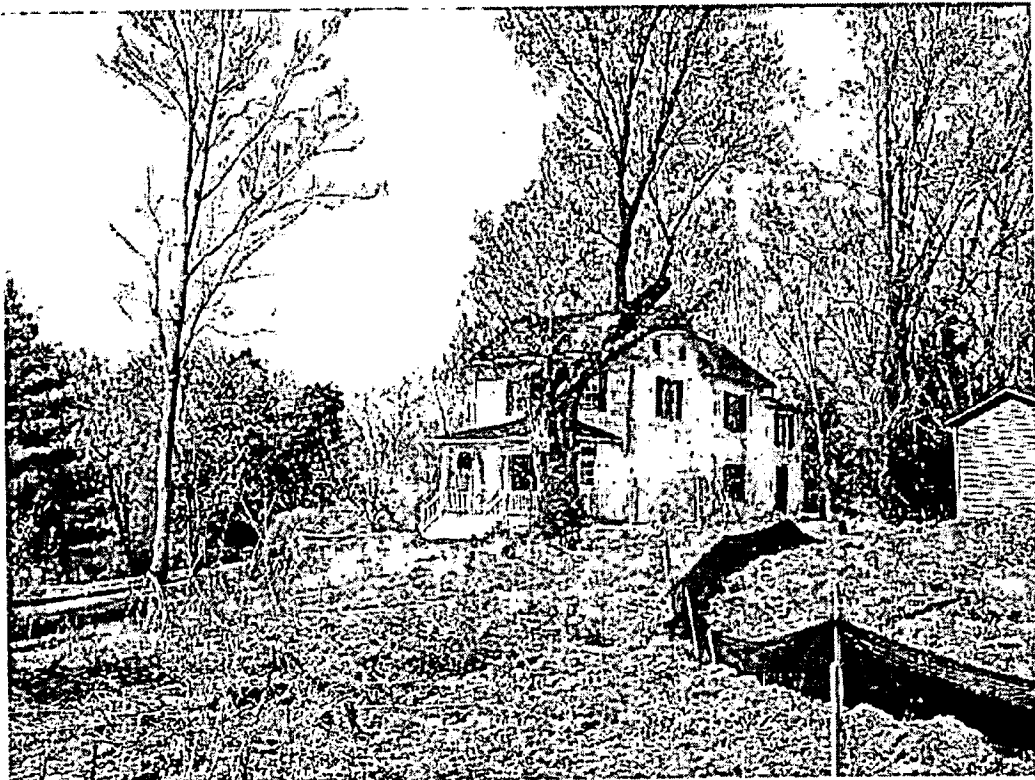
Vicinity of new construction for utility building



Rear of most affected property to construction, 19904 White Ground Road

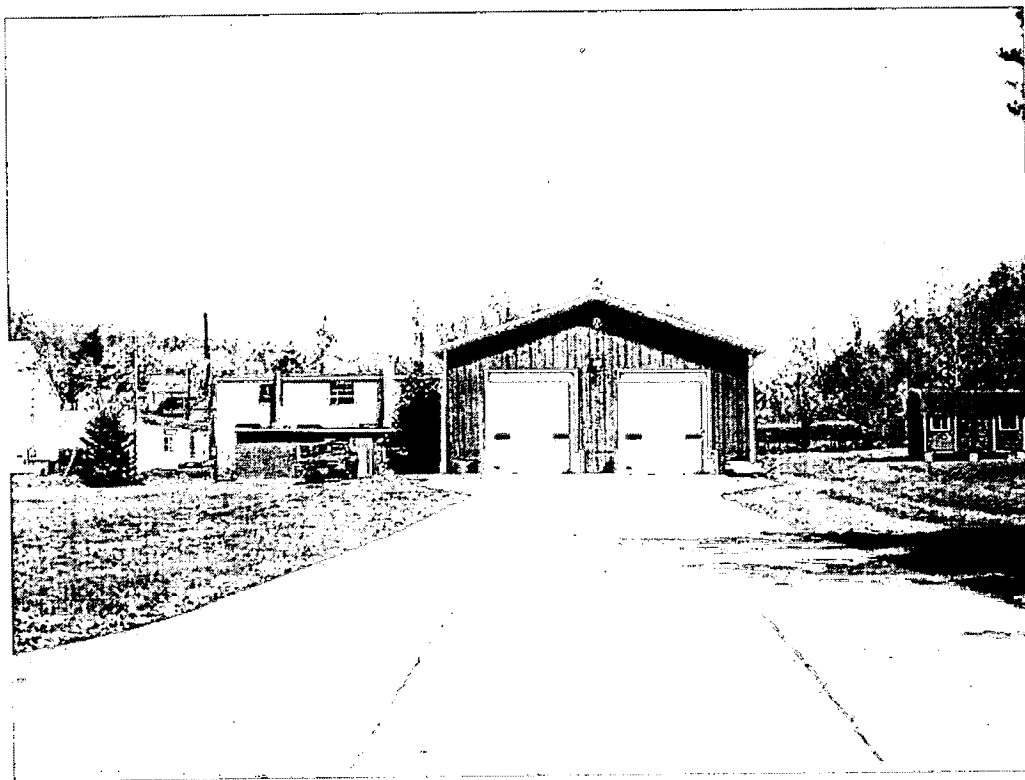
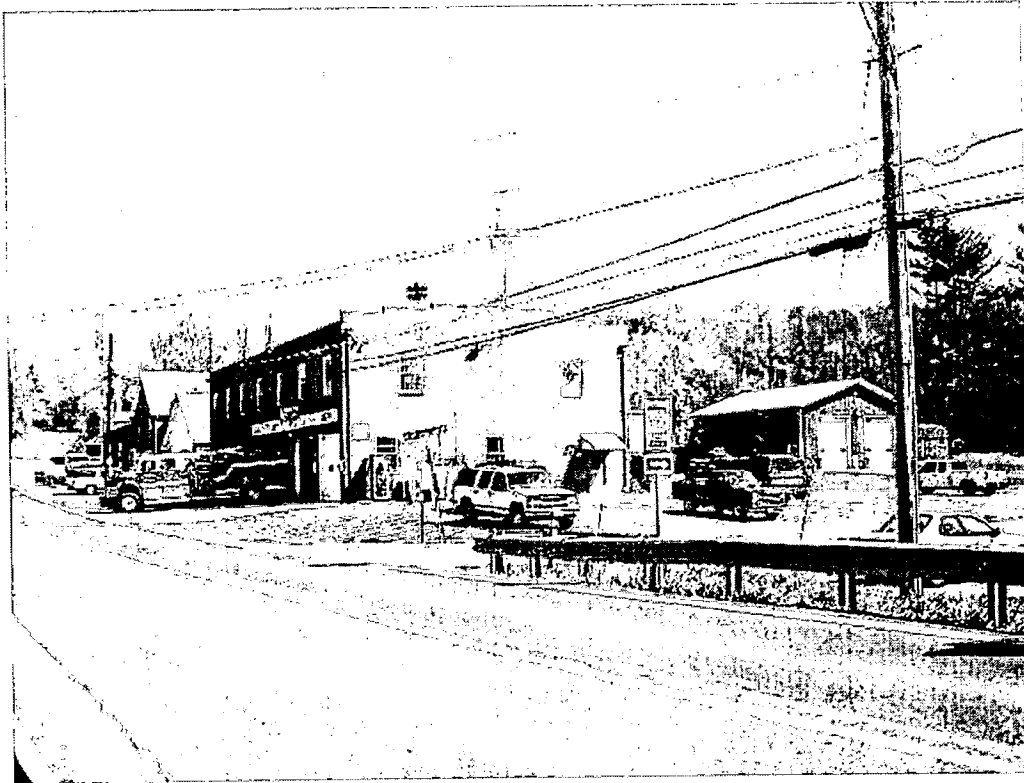


Front of 1990 White Ground Road

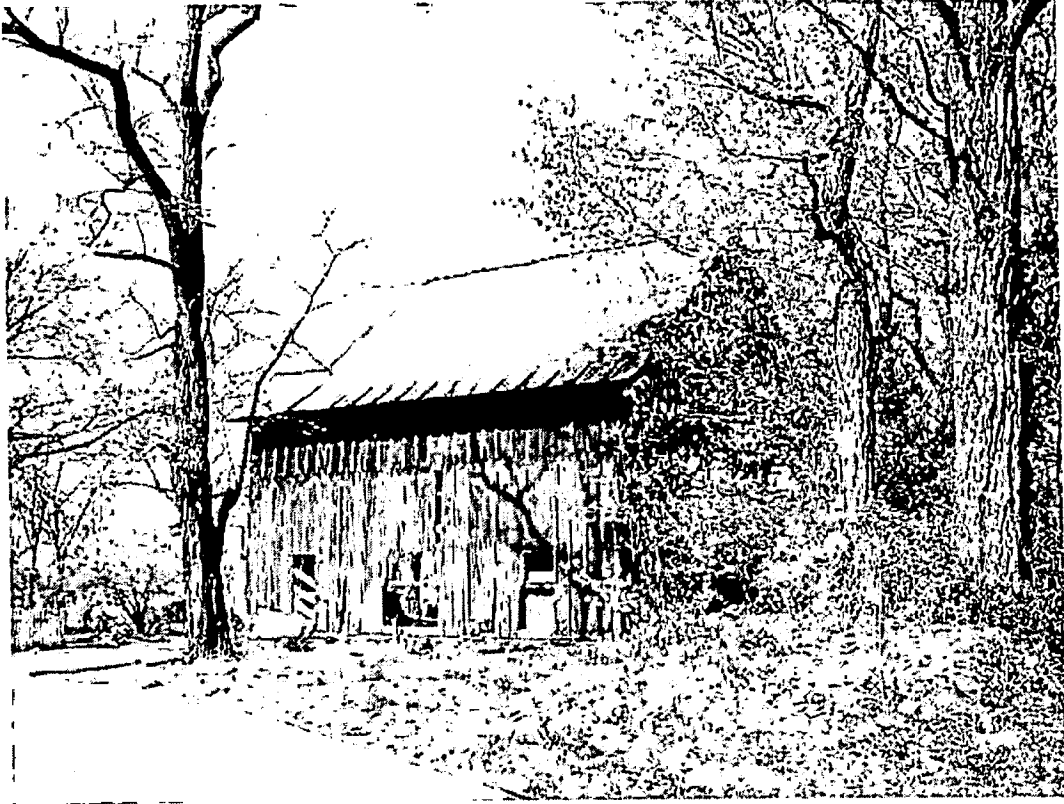


19810 White Ground Road (to the left of property)

25801 Frederick Road, Hyattstown's Volunteer Fire Department



Boyds historic example of a utility building



April 22, 2003

By Facsimile and U.S. Mail
301-563-3412

Mr. Steven Spurlock
Chairman
Historic Preservation Commission
Maryland-National Capital Park and Planning Commission
Suite 801
1109 Spring Street
Silver Spring, Maryland 20910

Re: Historic Area Work Permit Application -- Paul Chretien
HPC Case No. 18/08-03A

Dear Mr. Spurlock,

Mr. Paul Chretien recently filed a revision to his previously-approved Historic Area Work Permit Application to add a large, metal warehouse to his existing plan to build a single-family home and barn on a two acre-lot in the Boyds Historic District. As the owner of the property directly abutting Mr. Chretien's property on two sides, I object to his attempt to revise the previously-approved design to now include a 66-foot long, 40-foot wide, commercial-sized metal structure in the area previously approved as open-space pasture.

My property, 19900 White Ground Road, is identified on Mr. Chretien's plans as the two-story existing house facing White Ground Road. It is located directly in front of, and to the side of his vacant lot. My family has lived here for ten years and purchased our home from Daniel and Jane Mote, who are incorrectly identified on Mr. Chretien's blueprints as the current landowners. The Motes now live next door, on the opposite side of our property from Mr. Chretien's lot.

Mr. Chretien's current application to build a "farm utility storage" building is flawed both procedurally and substantively and should be rejected in its entirety. From a procedural standpoint, the blueprints do not accurately reflect the currently-approved work permit. The plans submitted show a 25-foot garage attached to the house. As Mr. Chretien noted in his current application, there is no garage in the currently-approved plans. Therefore, the blueprints should be updated to accurately reflect all of the structures under proposal before any further consideration of the application occurs.

Secondly, Mr. Chretien failed to give due notice, either in this application or in his initial application, to all "owners of lots or parcels which adjoin the parcel in question as well as the owner(s) of lots or parcels which lie directly across the street/highway from the parcel in question." Mr. Michael Rubin of Boyds owns, and has owned for several years, the parcel of land directly behind Mr. Chretien's lot. Mr. Rubin shares a property line of over 345 feet with Mr. Chretien's lot. Neither the work permit application nor the blueprints identify Mr. Rubin as a property owner. There is no indication that Mr. Chretien has ever complied with the notice requirement with respect to this property. In fact, the blueprints submitted, which appear to be at least 15 years old, wrongly identify Rockville Crushed Stone as the adjoining property owner.

Most importantly from a procedural standpoint, this "new" application must be evaluated for what it really is -- a *revision* to the previously-approved plan for the two-acre lot. As such, the commercial-sized, metal warehouse structure must be evaluated as a whole, along with the house and barn. Indeed, item number nine of the application, which is entitled "Revisions" requires all applicants to describe whether the application is a "site revision" and to provide the original permit number, which Mr. Chretien has failed to do.

When the Historic Commission reviewed the initial work permit, the approved size, style and location of the house and barn were presumably based on the premise that they were the sole structures to be built. Had the Commission (as well as the adjoining property owners) known that Mr. Chretien intended to add a 66 X 41 foot metal structure, the Commission very likely would have viewed the application in an entirely different light and undoubtedly, would have altered, rejected or scaled back the house, the barn and the utility building.

In the current application, Mr. Chretien justifies his need for the new building "because I don't have a garage." Yet, Mr. Chretien did not raise the fact that he needed this large storage space in his initial application. Indeed, he has offered no rationale or change of circumstances to explain why he did not raise this issue with the original application. He gave no previous notice of his intent to build a third structure to serve as a garage, even though he surely was aware of this alleged "need" at the time of the original application.

In truth, it appears that Mr. Chretien failed to give notice of his true intent because he wanted the Commission's approval of the house and barn. He is attempting to circumvent the process by filing revisions to the site plan on a piece-meal basis in order to limit review of the entire plan at one time. Mr. Chretien should be required to explain, in writing, why he did not include the warehouse in the original plans and he should identify what circumstances have changed since his first application to warrant the new addition.

For all of these reasons, this "new" application should be rejected as flawed on its face. The procedural flaws should be corrected before any substantive consideration of the changes to the plan. The blueprints should be updated to accurately reflect the actual plans and the property owners. All current property owners should be given due notice of the application. The "new" application should not be considered in isolation. A revision

to reconsider the previously-approved plan should be submitted to permit the Commission to evaluate the size, style and location of all buildings and their relationship to each other. Adjacent property owners should be given the opportunity to comment on scaling back all three structures to conform with the historically rural nature of the community.

Substantive Objections to the New Application.

Mr. Chretien's application describes the new structure as a "farm" building and its principal use as a "shed." It is neither a "farm" nor a "shed." The lot is a two-acre parcel zoned for single family residences. The commercial-sized, metal-sided warehouse is *twice* the size of the proposed barn. Mr. Chretien's professed need for this building is unsupported by the facts presented in his application. He fails to explain why he will be unable to house his "farming implements," "tractors," and woodworking shop in his barn or basement. Indeed, Mr. Chretien has already placed a tool shed on the lot which, combined with the currently-approved barn and basement, is more than sufficient to house most of these items.

A Commercial-Sized Metal Structure is Inconsistent with the Rural, Residential Nature of the Community

The architectural style of the residences in the historic district on White Ground Road dates back to the late 1800's and early 1900's. There are no commercial buildings on this stretch of White Ground Road. A large, modern, metal-sided warehouse structure is inconsistent with the residential, rural nature of this community. In the last year, approximately 1800 acres adjoining both sides of this community on White Ground Road were set aside as permanent rural, open-space by state and county governments. The intent of government and the local community was to preserve the open space and the unobstructed views of the surrounding fields and forests on White Ground Road.

Mr. Chretien's application acknowledges that he will need to plant trees to "hide the structure" from the adjoining neighbors. He also states that he doesn't want "to ruin the vista of a historic zone." Yet, this 66-foot long, 40-foot wide metal structure will clearly change the beautiful, open, rural vista along White Ground Road. It will impact all of the adjoining property owners.

The Lot Should Not Be Used for Commercial Purposes

Finally, the size and nature of the proposed building suggests that Mr. Chretien may intend to use the lot, at least in part, as a storage facility for his real estate construction business. In the last ten years, Mr. Chretien has used the lot on various occasions for a commercial storage space. In one instance, several tons of dirt-fill from other

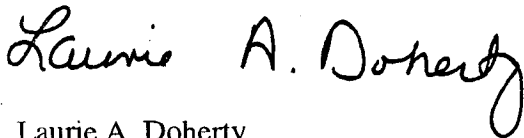
construction sites were transported to the lot and dumped, leaving towering mountains of loose dirt on the lot. On other occasions, the lot has served as a storage facility for trailers and large trucks.

The Commission should consider the fact that if the metal structure is approved, Mr. Chretien may choose to forgo building the residence or barn and, instead, convert the lot into a commercial storage area for his business. To prevent this occurrence, the Commission should stay any consideration of the storage facility until construction of the house and barn are completed and the home is owner-occupied by Mr. Chretien and his family. Then and only then, can the Commission truly evaluate the family's need for additional storage space.

Finally, Mr. Chretien should be required to state, in writing, whether he has received any inquiries or offers to purchase the property and whether those discussions are on-going. He should also inform the Commission when, if ever, he intends to move his family into the home. If, in fact, Mr. Chretien is negotiating the sale of the property, then any consideration of a third structure to house his personal items such as junk cars or equipment is premature. If Mr. Chretien intends to sell the property, (which appears to be the case currently), there is no justification for constructing a large, metal storage facility that he will not need or use in the future.

My thanks to the Commission for allowing me to express my views on the issues and participate in the process.

Sincerely,



Laurie A. Doherty
19900 White Ground Road
Boys, Maryland 20841
301-540-3868

April 22, 2003

Mr. Steven Spurlock
 Chairman
 Historic Preservation Commission

RE: HPC Case No. 18/08-03A
 Boyds Historic District

Dear Mr. Spurlock and other Members of the
 Commission,

I AM writing to urge you to reject the
 request of Mr. Paul Christian to build a
 utility building at 19820 White Ground Rd.

I AM a directly adjacent property owner,
 living at 19900 White Ground Rd. The
 proposed building is totally out-of-character
 with all other buildings in the historic
 district. It is a large (~~66'~~ by 41') metal
 sided building. All other out-buildings on
 White Ground Rd in the historic district are
 smaller, wooden sided, buildings. The lot
 is only 2 acres. It is not a farm.
 There is no conceivable need for lots of
 farm equipment to be stored in such a
 large building. I'm concerned that
 Mr. Christian plans to store his contractor
 construction company equipment there.
 Sincerely,
 ... John P. Green

April 22, 2003

Mr. Steven Spurlolt

Chairman

Historic Preservation Commission

RE: HPC Case No. 18/08-03A
Boyd's Historic District

Fax Cover Sheet

kinko's

19704 Germantown Road
Germantown, Maryland 20876
Tel: (301) 515-8355
Fax: (301) 515-6874

Date:

4/22/03

To:

Historic Preservation
Commission

Company:

Fax:

301-563-3412

From:

TAM ZURONSKI'S

Company:

19900 White Ground Rd
Boyd's, MD 20841

Tel:

301-540-3868

Comments:

RE: HPC CASE NO.
18/08-03A

Number of pages including this one: 2

is only 2 acres. It is not a farm. There is no conceivable need for lots of farm equipment to be stored in such a large building. I'm concerned that Mr. Lattin plans to store his construction company equipment there.
Sincerely,
Thom P. Zin

1 own the garage because Legacy Open Space would be buying the
2 garage, so it's not mine to demolish, but it's going to be
3 there I would strongly recommend -- oh, well --

4 MS. JIMENEZ: Tax credits are available for the
5 garage, too, so --

6 MR. COHEN: I wouldn't own it, though. That's the
7 thing. They would be buying that lot on which the garage
8 sits.

9 MR. SPURLOCK: Well, we'll deal with Legacy Open
10 Space then. Thank you very much.

11 (Discussion off the record.)

12 MR. SPURLOCK: We're going to take about a five-
13 minute break.

14 (Whereupon, a brief recess was taken.)

15 MR. SPURLOCK: Okay, we're going to go back on the
16 record now, and we're going to finish up our Historic Area
17 Work Permits first. So, we're going to hear a Staff report
18 please for Case B.

19 MS. JIMENEZ: Okay, Case B is for new construction
20 in the Boyds Historic District. The construction is for a
21 utility building that is metal sided as well as metal roof -
22 - a standing seam metal roof that's going to be 41 feet by
23 66 feet in a quite rural historic district. The Boyds
24 Historic District is quite significant because it was a 19th
25 century agricultural town that was close to the B&O Railroad

1 and so these scattered farmsteads would bring their produce
2 to the railroad to be shipped out.

3 The applicant owns an L-shaped lot that is
4 basically 88,000 square feet; about two acres and he came
5 forward to the Historic Preservation Commission to build a
6 new house that was also going to have a two-story barn. And
7 my Staff report is very thorough in regards to this --
8 drawings that were accepted by the HPC. There are also
9 drawings of the 41 by 66 metal building that's being
10 proposed.

11 Staff has -- went through the historic district in
12 Hyattstown and basically found another building that was
13 somewhat similar that was constructed in 1996. It's for a
14 41 by 41 story building and it's visible from Frederick Ave
15 -- excuse me, Frederick Road, which is what this shot was
16 taken of. You can see the building. It is quite large.
17 This is for them to house their fire trucks.

18 Staff also went in search of a historic building
19 located in Boyds Historic District. This is a barn building
20 that's probably the same size as the -- the Hyattstown
21 building, though it's in bad state, but it does show you a
22 historic sample that could be constructed that somewhat
23 could be of what the applicant could want.

24 I also want to show you some historic properties.
25 These two properties are located right on each side of the

1 applicant's property. They are historic, you know, turn-of-
2 the-century structures -- perhaps even older. I don't have
3 any dates in my head. And then this is the backyard of the
4 property that you saw previously that was in the very far
5 right-hand corner, that would basically look out at this 41
6 by 66 metal structure.

7 Staff has basically approved the project, with
8 various conditions. The one condition is that the size of
9 the utility building match the square foot and/or footprint
10 of the adjacent barn that has been approved by the Historic
11 Preservation Commission. The utility building will be one
12 story in height and be constructed of board-and-batten
13 (wood) with a standing seam metal roof. Fenestration is
14 something that Staff thought might enhance the building a
15 lot, though it was not depicted in any of the drawings that
16 were submitted. The utility building's design will be
17 finalized and approved at Staff level. No existing trees
18 will be removed for construction on this building, and tree
19 preservation measures will be taken. There are five new
20 trees that were shown on drawings that Staff would like to
21 see actually physically planted. There were some existing
22 -- excuse me -- trees that were right next to where this
23 fence is and Staff would like to see tree preservation go in
24 that area.

25 And, unfortunately, I don't think the applicant

1 has entered the building, but there are people here that
2 would like to put their testimony on the record.

3 MR. SPURLOCK: Any questions of Staff? Okay,
4 we'll hear from the two speakers and then we'll have our
5 discussion. Mark Shaw and Thomas Zurmoski --

6 MR. ZUROMSKIS: Zuromskis.

7 MR. SPURLOCK: Zuromskis; I'm sorry.

8 MR. SHAW: I'm Mark Shaw. I live at 19810 White
9 Ground Road; one of the houses shown. I have three points
10 of concern with the property -- wrote down, so I'll just
11 read it to you.

12 Number one, the size of the structure is very
13 large. This is in addition to the two-story barn that has
14 already been approved, which we assume horses will be kept
15 in. If a large utility building is located where it's
16 planned, the horse pasture will be diminished substantially
17 and that will concentrate, you know, insects and livestock
18 really, like, right in our yard.

19 The second point is the material and architecture
20 of the building that I have prints for is not consistent
21 with our rural and historic setting. A few months ago Mr.
22 Chretien took a large of our fencerow down, you know mature
23 trees and the fencerow itself. Our view changed from a 10-
24 foot fencerow between the properties to a view of the
25 graveyard and the church parking lot across the street which

1 we didn't previously have.

2 Because a trust was violated we don't feel we can
3 trust the -- Mr. Chretien will provide trees to enhance the
4 view, since he has yet to replace the trees he so callously
5 removed.

6 Finally, we question the motive of such a large
7 building. Since years ago we were told that Mr. Chretien --
8 I'm not sure how to pronounce his name -- I apologize -- had
9 planned to build two dwellings on the property to sell, and
10 was turned down. We're not convinced he won't use this
11 large structure to manipulate another use for the footprint,
12 such as another dwelling originally intended or a business
13 that disrupts our quiet neighborhood.

14 Thank you.

15 MR. SPURLOCK: Thank you.

16 MR. ZUROMSKIS: My name is Tom Zuromskis. I live
17 at 19900 White Ground Road; the second of the houses that
18 were in the picture. The one where, if you look out the
19 back of our house, you'll look directly at where this
20 proposed building would sit. And very similar concerns as
21 Mr. Shaw has is that the building is much larger than nearly
22 all of the outbuildings in our neighborhood. Many of the
23 houses do have outbuildings, but they're much, much smaller
24 than 40 by 60 or 41 by 66 feet. Materials are dramatically
25 different than any of the existing outbuildings. They're

1 all wooden batten with tin roofs, where his proposal is for
2 an all metal-type building. It just visually would be
3 dramatically different than anything that exists in the
4 historic district now.

5 I'm also concerned that it doesn't make sense. I
6 mean, he's got two acres of land. He's going to build --
7 he's got approval to build a house and a barn on that two
8 acres and he's talking about a building that would typically
9 be found on a large working farm or something like that to
10 store tractors and trailers and whatever else in. It just
11 doesn't make sense, so we're -- to be frank, somewhat
12 concerned that he may be planning to do some commercial-type
13 activities -- other things with the building and the
14 facility that would seriously damage the residential nature
15 of the neighborhood.

16 So, again, it just doesn't seem to my wife and I
17 that it makes any sense for his proposal to go forward in a
18 historic district that's so contrary to what the district
19 currently is.

20 MR. SPURLOCK: Thank you.

21 MS. JIMENEZ: Mr. Chairperson -- man. I just want
22 to also state that there was another letter that was faxed
23 to the Commission -- or, to the Staff in regards to
24 opposition of this case that was by Lori Garrett -- excuse
25 me, Dougherty, and there's also a letter in opposition to

1 this that was provided with the Staff report by the Motes,
2 and I just wanted to at least put that on the record so that
3 there's not just these two people that are sitting in front
4 of us, but others that are --

5 MR. SPURLOCK: Thank you. Any discussion?

6 MS. VELASQUEZ: My initial reaction was -- and it
7 still remains -- that we approved a barn and it was my
8 impression that the barn was to house farm equipment and
9 whatever he would need to take care of his two-acre
10 property. So, I'm having trouble with it myself, trying to
11 see why anybody would need a building like this, and
12 especially on a residential two-acre lot. This is a large
13 lot for Bethesda, but it's not big for Boyds.

14 MR. HARBIT: Just to clarify, this is the same lot
15 that -- with the house and barn that we have been talking
16 about over the last year?

17 MS. JIMENEZ: That's correct. This is the -- what
18 you have in front of you -- you got a plot map?

19 MR. HARBIT: Yeah.

20 MS. JIMENEZ: That was basically -- had to do with
21 what he appealed in regards to the so-called garage that was
22 listed.

23 MS. WRIGHT: It is the same.

24 MS. JIMENEZ: Yeah, everything --

25 MR. HARBIT: And just to review my memory, the

1 outbuilding that was approved on appeal was a one-story or
2 two-story --

3 MS. JIMENEZ: It was a two-story barn that was 28
4 feet by 32 feet. You have elevation drawings of that, but
5 the physical measurements are 28 by 32.

6 MS. WILLIAMS: In terms of zoning -- just a
7 question to Staff. Is he, as a matter of right, allowed to
8 build another building on the lot?

9 MS. JIMENEZ: I asked Judy Daniels, I think it may
10 have been, who is in charge of the Boyds Historic Area and
11 she didn't really give me a direct answer if this was wrong
12 or right. I think she said that it was fine.

13 MS. WRIGHT: Yeah, I don't think there's a zoning
14 problem.

15 MS. WILLIAMS: Okay.

16 MS. JIMENEZ: I was also wondering about setback
17 because he's 12 feet from a property line.

18 MR. HARBIT: And the purpose of the building is?

19 MS. JIMENEZ: He's calling it a utility/storage
20 building. He wrote into his application that -- that he has
21 cars that he doesn't want to leave open to the elements.
22 There's lot of tractors, equipment like that that he wants
23 to house into this particular building.

24 MS. WILLIAMS: I was just going to say, you know,
25 it's not totally incompatible for there to be a cluster of

1 buildings in a farm setting, so in theory I don't object to
2 another building. It's the size and the materials that are
3 not consistent with Secretary of Interior standards. And he
4 could always put a shed wing addition onto his barn to cover
5 his cars or tractor or whatever.

6 So, I would just, you know, recommend approval of
7 the Staff report with the first condition being alter to
8 approve a building whose dimensions do not exceed, you know,
9 20 by 15 feet or, you know, something much smaller than
10 what's being proposed and much smaller than the approved
11 barn.

12 MS. WRIGHT: So, you're suggesting smaller than
13 the approved barn and you're suggesting 20 by 15 feet?

14 MS. WILLIAMS: That's the number I've thrown out
15 there. I -- I would like to see a secondary resource-type
16 structure that doesn't compete with the barn. About what
17 you would --

18 MR. SPURLOCK: How large is the barn?

19 MS. JIMENEZ: The barn is -- yeah, it's 28 by 32,
20 but it's two stories, so I don't know if that is
21 something --

22 MR. SPURLOCK: Because 20 by 30 would be like a
23 three-car garage. Twenty by 15 is only one car, and if he
24 really does want to keep antique cars there, he doesn't get
25 many in a 15 by 20-foot space.

jd

1 MS. O'MALLEY: Well, I think originally we didn't
2 approve a two-story; that that was something at the Board of
3 Appeals that he got the second story on the barn --

4 MR. SPURLOCK: Maybe a one-story 20 by 30
5 footprint -- not to exceed; something like that?

6 MS. WILLIAMS: I can look at that, I guess, if it
7 was compatible in terms of material and style. But I
8 wouldn't approve it without either reviewing drawings or
9 having --

10 MS. WRIGHT: Well, there's a series of Staff
11 conditions about what the materials would be.

12 MS. WILLIAMS: Right, okay.

13 MS. WRIGHT: That it would be one story in height,
14 board-and-batten (wood) sheathing, standing seam metal roof,
15 fenestration. But it does delegate approval of the final
16 design to Staff. If you want to change your condition
17 saying the final design will be -- come back to the
18 Commission, you could say that, too.

19 MS. WILLIAMS: Okay, I'll go ahead and make a
20 motion then to approve Case No. 18/08-03A with the
21 conditions in the Staff report with the modification in
22 Condition No. 1 that the dimensions of the proposed building
23 not exceed 20 by 30 feet, and be one story in height as
24 noted in the conditions and that the proposed design come
25 back to the Historic Preservation Commission for our review.

1 MS. WATKINS: I second.

2 MR. SPURLOCK: Any discussion? All those in
3 favor, raise your right hand. The motion passes
4 unanimously --

5 MS. VELASQUEZ: No, I'm opposed.

6 MR. SPURLOCK: Oh, all those -- all those opposed?
7 The motion passes five to one; Commissioner Velasquez
8 opposing.

9 MS. WATKINS: I have one request that when he
10 comes back to the Commission that he provide a detailed site
11 plan.

12 MS. O'MALLEY: With the adjoining properties
13 shown.

14 MR. SPURLOCK: Now, we'll go to Case -- the last
15 case of our preliminary consultation list. That will be
16 Case C please.

17 MS. FOTHERGILL: This is a preliminary
18 consultation for a Master Plan site which is Jesup Blair
19 Park in Silver Spring. Jesup Blair Park is the
20 environmental setting for the historic Jesup Blair House.
21 It's 14 -- almost 14 ½ acres and I'm sure you all are
22 familiar with the park. It has come before the Commission
23 numerous times related to Montgomery College, as well as
24 related to the park specifically.

25 Tonight, the proposal is actually related to a

5/1
SUNAM VAC.

II B.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	19820 White Ground Road	Meeting Date:	04/23/03
Applicant:	Paul Chretien	Report Date:	04/16/03
Resource:	Boys Historic District	Public Notice:	04/09/03
Review:	HAWP	Tax Credit:	No
Case Number:	18/08-03A	Staff:	Corri Jimenez

PROPOSAL: Construction of a utility building

RECOMMEND: Approve with conditions

CONDITIONS

*The dimensions do not exceed 20x30 sq ft. in height
OK*

28' x 32'

1. The size of the utility building will match the square footage and/or footprint of the adjacent barn that has been approved for 19820 White Ground Road.
2. The utility building will be one-story in height, and be constructed of board-and-batten (wood) with a standing seam metal roof. Fenestrations, like that approved for the adjacent barn, are encouraged and can be approved by staff.
3. The utility building's design will be finalized and approved at ~~staff level~~ HPC for review
4. No existing trees will be removed for construction of this building, tree preservation measures will be taken, 5 new trees will be planted near the new building and a revised site plan with tree locations will be submitted.

provide detail site plan w/adj. prop shown

PROJECT DESCRIPTION

SIGNIFICANCE: Boys Historic District, *Master Plan Historic District #18/08*
STYLE: 19th century vernacular
DATE: c. 1850-1936

The Boys Historic District is a significant site within Montgomery County because of its cohesive grouping of residential, religious, and commercial structures that are characteristic of a 19th century agricultural town. Founded by Col. James A. Boyd, the town was conveniently located for farmers along the B & O railroad who were transporting produce for shipment, and in addition, many of the first dwellings in Boys were these railroad workers.

The design, setting, and building materials of the existing buildings in the district have not changed significantly since their original construction. The Boyds Historic District, from its originally mill era buildings to eventually B & O railroad era buildings, very much recalls a sense of place circa 1900 as a rural Maryland agricultural community.

PROPOSAL

The applicant owns an L-shaped lot that is 88,000 square feet (2 acres) in size, located behind an existing c. 1900 2-story farmhouse. The applicant proposes to construct a 41'x 66' metal-sheathed, utility farming building that will be placed on a poured concrete slab foundation with a standing seam metal roof. The building will be placed 12' from the side property line. Five additional trees are being proposed as coverage at the property corner around this proposed utility building.

The applicant desires this building because he has a woodworking studio along with cars and farming equipment that need to be protected. The applicant states in his Historic Area Work Permit that he wishes to have these items protected.

BACKGROUND

The applicant was approved in March 2002 for a Historic Area Work Permit (HPC Cases No. 18/08-02A, 18/08-02C) to construct a 2-story house with a side 1-½ addition as well as a 28'x 32' 2-story barn (see approved drawings, Circles 12-13). The Montgomery County Board of Appeals heard this case in September 2002 where the design was finalized. It should also be noted that the applicant has worked with HPC staff regarding the removing of trees without a Historic Area Work Permit (see Circle 14).

STAFF DISCUSSION

The Boyds Historic District is an excellent example of a traditional Maryland agricultural community. Staff has concerns about the size and materials chosen for this 41'x 66' metal utility building. The proposed design of the utility building is very simplistic and is a pre-fabricated, modern building. Staff finds this project problematic for this particular, rural district.

In 1996, the HPC approved a metal building in the Hyattstown Historic District for the Hyattstown Volunteer Fire Department to house fire equipment, including two fire trucks (see Circle 24). This new auxiliary building is located at 25801 Frederick Road and Hyattstown Mill Road, and is a square, 41'x 41' two-story metal structure behind an existing two-story brick building.

This existing building gives the HPC a sense of scale of what the current applicant is proposing. The Hyattstown building is very large—the applicant for 19820 White Ground Road is proposing an even larger building. The Hyattstown building is located in a commercial part of the town—the applicant for 19820 White Ground Road is proposing a large building in an entirely residential part of Boyds.

In addition, there are historic barn buildings within the Boyds Historic District. A historic barn building exists at 19930 White Ground Road (see Circle 25). This red-painted, board-and-batten building is located north of the proposed project. It is a type of utility building that does exist in the historic district, and something that could serve as a model for this new utility building.

While driving through the historic district, staff noted a few small, 10'x 10' metal outbuildings used for storage. However, most of the outbuildings in this block of the historic district are historic, made of wood, and range from carriage houses to barns. In addition, none of these outbuildings are 41'x 66' in size.

Staff feels that with some modifications, this new construction can blend better into its historic environmental setting with the new proposed house and barn the applicant has been approved to build. Staff recommends the following:

- The utility building should not exceed the footprint/square footage of the already approved two-story barn on the lot at 19820 White Ground Road and should be one-story in height. The size of the proposed building, as an auxiliary structure, is too large for this particular district.
- The building materials used in the building's construction should be wooden board-and-batten with perhaps some compatible fenestration. This fenestration should also match what has been approved for the new construction of the barn.
- A door on this building is not articulated in the included drawings. Staff recommends a door that will be like the approved doors that will be constructed on the proposed two-story barn.

Staff feels these recommendations would make the building more “barn-like” than its proposed pre-fabricated design. Overall, the building type will match better with the historic district and its sensitive environmental setting.

Staff has received a letter of opposition from Mr. & Mrs. Mote (see Circle 15). The Motes live at 19904 White Ground Road, adjacent to the applicant's property and are concerned with the size and materials of the proposed building.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-8(b) 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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

and with the Secretary of the Interior's *Standards #9 & 10*:

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.

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.

with conditions:

1. The size of the utility building will match the square footage and/or footprint of the adjacent barn that has been approved for 19820 White Ground Road.
2. The utility building will be one-story in height, and be constructed of board-and-batten (wood) with a standing seam metal roof. Fenestrations, like that approved for the adjacent barn, are encouraged and can be approved by staff.
3. The utility building's design will be finalized and approved at staff level.
4. No existing trees will be removed for construction of this building, tree preservation measures will be taken, 5 new trees will be planted near the new building and a revised site plan with tree locations will be submitted.

with the general conditions 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 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.



2

111



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE:

April 23, 2003

TO:

Local Advisory Panel/Town Government

FROM:

Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner
Anne Fothergill, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

*HAWP# 18/08-03A
DPS# ~~30000~~
301668*

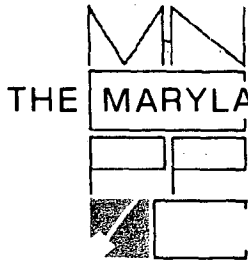
SUBJECT:

Historic Area Work Permit Applications - HPC Decision

The Historic Preservation Commission reviewed this project on
A copy of the HPC decision is enclosed for your information.

*19820 White Ground Rd.
Boyd's Hist. Dist*

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



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

Date: April 23, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

HAWP# 1808-03A
DPS# 301668

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 255 Rockville Pike, 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 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 also 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 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 23, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *GW*

SUBJECT: Historic Area Work Permit 18/08-03A DPS No. 301668

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:**

1. The size of the utility building's dimensions will not exceed 20' x 30.'
2. The utility building will be one-story in height, and be constructed of board-and-batten (wood) with a standing seam metal roof. Fenestrations, like that approved for the adjacent barn, are encouraged and can be approved by staff.
3. The utility building's design will come back to the HPC for final review.
4. No existing trees will be removed for construction of this building, tree preservation measures will be taken, 5 new trees will be planted near the new building and a revised site plan with tree locations will be submitted.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

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

Applicant: Paul Chretien
8533 Horseshoe Lane
Potomac, MD 20854



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
259 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301/777-9370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL CHRESTEN
Daytime Phone No.: 301-299-7725

Tax Account No.: _____
Name of Property Owner: PAUL CHRESTEN Daytime Phone No.: 301-299-7725
Address: 8533 HORSESHOE LA ROSA AC MD 20854
Street Number City Street Zip Code

Contractor: OWNER Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 19820 WHITE GROUND RD
Town/City: BOYDS Nearest Cross Street: 117 - COPPER ROAD - CLARKSBURG ROAD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Rate Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: FARM TYPE STORAGE UTILITY POLE BUILDING

1B. Construction cost estimate: \$ 35,000

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 14 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.

Signature of owner or authorized agent: [Signature] Date: 4-2-03

Approved: [Signature] for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 4/23/03
Application/Permit No.: 301/03 Date Filed: 4/3/03 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Paul H. CHAETIEN
19820 White Ground Rd.
BOYDS, MD 20841

Owner's ~~Agent's~~ mailing address

Paul H. CHAETIEN
P. O. BOX 79
Cabin John, MD 20854

Adjacent and confronting Property Owners mailing addresses

Boyd's Presbyterian Church
19821 White Ground Rd.
Boyd's, MD 20841

Resident
19901 White Ground Rd.
Boyd's, MD 20841

Mr. & Mrs. Shaw
19810 White Ground Rd.
Boyd's, MD 20841

Mr. & Mrs. Thomas Zuromskis
19900 White Ground Rd.
Boyd's, MD 20841

~~Resident~~ Jane Mote
19904 White Ground Rd.
Boyd's, MD 20841

Mr. & Mrs. Rufus Gilliam
19910 White Ground Rd.
Boyd's, MD 20841

~~Ms. Jane Mote~~
~~HPC has address~~
~~on file~~

~~19904 White Ground Rd.~~
~~→ PLS call~~
~~301-972-5711~~
~~to get address.~~

REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

POCE

1. WRITTEN DESCRIPTION OF PROJECT

FARM TYPE STORAGE UTILITY BUILDING

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

TO MAINTAIN A BEAUTIFUL HOME, A HUGE YARD, A HORSE BARN & PASTURELAND, A TRAILOR FOR HORSES, A FUTURE FENCE, NEW & EXISTING TREES. I NEED TRACTORS, EQUIPMENT & IMPLEMENTS TO STORE THEM, ESPECIALLY BECAUSE IT IS A NICE HISTORIC DISTRICT & I DON'T THINK IT WOULD BE A GOOD IDEA IF I LEFT ALL MY JUNK CARS

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

& EQUIPMENT OUTSIDE TO RUIN THE VISTA OF A HISTORIC ZONE, ALSO I NEED A WORKSHOP FOR MY WOODWORKING TOOLS & CARS THAT I'M NOT USING BECAUSE I DON'T HAVE A GARAGE. I PROPOSE TO PLANT NEW TREES TO HIDE THE STRUCTURE FROM THE ADJOINING NEIGHBARS.

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.

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 4-23-03

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: Paul Chretien (utility building)
HPC case No. 18/08-03A - Boyds Historic District

NAME: Mark C. Shaw

COMPLETE MAILING ADDRESS: 19810 White Ground RD.
Boyds, MD. 20841

REPRESENTING (INDIVIDUAL/ORGANIZATION): _____

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 4/23/03

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: 18/08 - D3A

NAME: THOMAS ZURDMSKI'S

COMPLETE MAILING ADDRESS: 19900 White brook Rd
Boyd's, MD 20841

REPRESENTING (INDIVIDUAL/ORGANIZATION): Individual

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	19820 White Ground Road	Meeting Date:	04/23/03
Applicant:	Paul Chretien	Report Date:	04/16/03
Resource:	Boys Historic District	Public Notice:	04/09/03
Review:	HAWP	Tax Credit:	No
Case Number:	18/08-03A	Staff:	Corri Jimenez
PROPOSAL:	Construction of a utility building		
RECOMMEND:	Approve with conditions		

CONDITIONS

1. The size of the utility building will match the square footage and/or footprint of the adjacent barn that has been approved for 19820 White Ground Road.
2. The utility building will be one-story in height, and be constructed of board-and-batten (wood) with a standing seam metal roof. Fenestrations, like that approved for the adjacent barn, are encouraged and can be approved by staff.
3. The utility building's design will be finalized and approved at staff level.
4. No existing trees will be removed for construction of this building, tree preservation measures will be taken, 5 new trees will be planted near the new building and a revised site plan with tree locations will be submitted.

PROJECT DESCRIPTION

SIGNIFICANCE: Boyds Historic District, *Master Plan Historic District #18/08*
STYLE: 19th century vernacular
DATE: c. 1850-1936

The Boyds Historic District is a significant site within Montgomery County because of its cohesive grouping of residential, religious, and commercial structures that are characteristic of a 19th century agricultural town. Founded by Col. James A. Boyd, the town was conveniently located for farmers along the B & O railroad who were transporting produce for shipment, and in addition, many of the first dwellings in Boyds were these railroad workers.

The design, setting, and building materials of the existing buildings in the district have not changed significantly since their original construction. The Boyds Historic District, from its originally mill era buildings to eventually B & O railroad era buildings, very much recalls a sense of place circa 1900 as a rural Maryland agricultural community.

PROPOSAL

The applicant owns an L-shaped lot that is 88,000 square feet (2 acres) in size, located behind an existing c. 1900 2-story farmhouse. The applicant proposes to construct a 41'x 66' metal-sheathed, utility farming building that will be placed on a poured concrete slab foundation with a standing seam metal roof. The building will be placed 12' from the side property line. Five additional trees are being proposed as coverage at the property corner around this proposed utility building.

The applicant desires this building because he has a woodworking studio along with cars and farming equipment that need to be protected. The applicant states in his Historic Area Work Permit that he wishes to have these items protected.

BACKGROUND

The applicant was approved in March 2002 for a Historic Area Work Permit (HPC Cases No. 18/08-02A, 18/08-02C) to construct a 2-story house with a side 1-½ addition as well as a 28'x 32' 2-story barn (see approved drawings, Circles 12-13). The Montgomery County Board of Appeals heard this case in September 2002 where the design was finalized. It should also be noted that the applicant has worked with HPC staff regarding the removing of trees without a Historic Area Work Permit (see Circle 14).

STAFF DISCUSSION

The Boyds Historic District is an excellent example of a traditional Maryland agricultural community. Staff has concerns about the size and materials chosen for this 41'x 66' metal utility building. The proposed design of the utility building is very simplistic and is a pre-fabricated, modern building. Staff finds this project problematic for this particular, rural district.

In 1996, the HPC approved a metal building in the Hyattstown Historic District for the Hyattstown Volunteer Fire Department to house fire equipment, including two fire trucks (see Circle 24). This new auxiliary building is located at 25801 Frederick Road and Hyattstown Mill Road, and is a square, 41'x 41' two-story metal structure behind an existing two-story brick building.

This existing building gives the HPC a sense of scale of what the current applicant is proposing. The Hyattstown building is very large—the applicant for 19820 White Ground Road is proposing an even larger building. The Hyattstown building is located in a commercial part of the town—the applicant for 19820 White Ground Road is proposing a large building in an entirely residential part of Boyds.

In addition, there are historic barn buildings within the Boyds Historic District. A historic barn building exists at 19930 White Ground Road (see Circle 25). This red-painted, board-and-batten building is located north of the proposed project. It is a type of utility building that does exist in the historic district, and something that could serve as a model for this new utility building.

While driving through the historic district, staff noted a few small, 10'x 10' metal outbuildings used for storage. However, most of the outbuildings in this block of the historic district are historic, made of wood, and range from carriage houses to barns. In addition, none of these outbuildings are 41'x 66' in size.

Staff feels that with some modifications, this new construction can blend better into its historic environmental setting with the new proposed house and barn the applicant has been approved to build. Staff recommends the following:

- The utility building should not exceed the footprint/square footage of the already approved two-story barn on the lot at 19820 White Ground Road and should be one-story in height. The size of the proposed building, as an auxiliary structure, is too large for this particular district.
- The building materials used in the building's construction should be wooden board-and-batten with perhaps some compatible fenestration. This fenestration should also match what has been approved for the new construction of the barn.
- A door on this building is not articulated in the included drawings. Staff recommends a door that will be like the approved doors that will be constructed on the proposed two-story barn.

Staff feels these recommendations would make the building more “barn-like” than its proposed pre-fabricated design. Overall, the building type will match better with the historic district and its sensitive environmental setting.

Staff has received a letter of opposition from Mr. & Mrs. Mote (see Circle 15). The Motes live at 19904 White Ground Road, adjacent to the applicant's property and are concerned with the size and materials of the proposed building.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-8(b) 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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

and with the Secretary of the Interior's *Standards #9 & 10*:

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.

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.

with conditions:

1. The size of the utility building will match the square footage and/or footprint of the adjacent barn that has been approved for 19820 White Ground Road.
2. The utility building will be one-story in height, and be constructed of board-and-batten (wood) with a standing seam metal roof. Fenestrations, like that approved for the adjacent barn, are encouraged and can be approved by staff.
3. The utility building's design will be finalized and approved at staff level.
4. No existing trees will be removed for construction of this building, tree preservation measures will be taken, 5 new trees will be planted near the new building and a revised site plan with tree locations will be submitted.

with the general conditions 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 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.



240/777-9370

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL CHRISTEN
Daytime Phone No.: 301-299-7725

Tax Account No.: _____
Name of Property Owner: PAUL CHRISTEN Daytime Phone No.: 301-299-7725
Address: 8533 HORSESHOE LN ROSBAC MD 20854
Street Number City Street Zip Code

Contractor: OWNER Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 19820 WHITE GROUND RD
Town/City: BOTHAS Nearest Cross Street: 117 - CLOPPER ROAD - CLARKSBURG ROAD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Flaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: FARM TYPE STORAGE UTILITY POLE BUILD

1B. Construction cost estimate: \$ 35,000.-

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 14 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.

[Signature] Date: 4-2-03
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

PAGE

WRITTEN DESCRIPTION OF PROJECT

FARM TYPE STORAGE UTILITY BUILDING

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

TO MAINTAIN A BEAUTIFUL HOME, A HUGE YARD, A HORSE BARN & PASTURELAND, A TRAILOR FOR HORSES, A FUTURE FENCE, NEW & EXISTING TREES, I NEED TRACTORS, EQUIPMENT & IMPLEMENTS TO STORE THEM, ESPECIALLY BECAUSE IT IS A NICE HISTORIC DISTRICT & I DON'T THINK IT WOULD BE A GOOD IDEA IF I LEFT ALL MY JUNK CARS

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

& EQUIPMENT OUTSIDE TO RUIN THE VISTA OF A HISTORIC ZONE, ALSO I NEED A WORKSHOP FOR MY WOODWORKING TOOLS & CARS THAT I'M NOT USING BECAUSE I DON'T HAVE A GARAGE. I PROPOSE TO PLANT NEW TREES TO HIDE THE STRUCTURE FROM THE ADJOINING NEIGHBORS.

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, (301/279-1355).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

AWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Paul H. CHAETIEN 19820 White Ground Rd. BOYDS, MD 20841</p>	<p>Owner's Agent's mailing address</p> <p>Paul H. CHAETIEN P.O. BOX 79 Cabin John, MD 20854</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Boyd's Presbyterian Church 19821 White Ground Rd. Boyd's, MD 20841</p>	<p>Resident 19901 White Ground Rd. Boyd's, MD 20841</p>
<p>Mr. & Mrs. Shaw 19810 White Ground Rd. Boyd's, MD 20841</p>	<p>Mr. & Mrs. Thomas Zuromskis 19900 White Ground Rd. Boyd's, MD 20841</p>
<p>Resident 19904 White Ground Rd. Boyd's, MD 20841</p>	<p>Mr. & Mrs. Rufus Gilliam 19910 White Ground Rd. Boyd's, MD 20841</p>
<p>Ms. Jane Mote HPC has address on file</p>	<p>19904 White Ground → PLS CALL 301-972-5717 TO GET ACCESS.</p>

g addresses' noticing table



APPLICATION FOR BUILDING PERMIT

BUILDING PERMIT # SEDIMENT CONTROL # 1. ADDITIONAL APPROVALS Properties located within historic districts, municipalities and special taxing districts require additional approvals beyond the required Department of Permitting Services' (DPS)' building permit. Projects located in the City of Takoma Park's Commercial Revitalization Overlay, certain permits must be approved by the City prior to commencing construction. Please refer to <i>Permit Procedures for Properties within a Montgomery County Municipality</i> 2. TYPE OF PERMIT <input type="checkbox"/> Commercial Building <input type="checkbox"/> Fence/Retaining Wall <input type="checkbox"/> Fast-Track, Commercial <input type="checkbox"/> Historic Area Work <input checked="" type="checkbox"/> Fast-Track, Residential <input type="checkbox"/> New Home Construction <input type="checkbox"/> Demolition or Move; Building is 25 years or older <u> </u> YES <u> </u> NO 3. TYPE OF WORK <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Construct <input type="checkbox"/> Move <input type="checkbox"/> Alteration <input type="checkbox"/> Demolish <input type="checkbox"/> Restore/Repair <input type="checkbox"/> Change of Use <input type="checkbox"/> Foundation (Only) <input type="checkbox"/> Sheet/Shore (Only) 4. IMPERVIOUS AREAS Existing Building _____ square feet New Building <u> 2640 </u> square feet Site _____ square feet 5. COST ESTIMATE Construction Cost Estimate <u> 35,000. </u> dollars 6. PRINCIPAL USE <input type="checkbox"/> Assembly <input type="checkbox"/> Multi-Family, Piggyback Townhouse <input type="checkbox"/> Bioscience <input type="checkbox"/> Multi-Family, # of units _____ <input type="checkbox"/> Business; <input type="checkbox"/> Multi-Family Senior, #of units _____ Type: _____ (Office) <input type="checkbox"/> Place of Worship <input type="checkbox"/> Daycare <input type="checkbox"/> Pool-In-Ground <input type="checkbox"/> Deck <input type="checkbox"/> Pool-Above-Ground <input type="checkbox"/> Detached Garage <input type="checkbox"/> Restaurant <input type="checkbox"/> Duplex <input type="checkbox"/> Retail (Mercantile) <input type="checkbox"/> Educational (Schools) <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Hospital <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Hotel <input type="checkbox"/> Storage <input type="checkbox"/> Hot Tub <input type="checkbox"/> Theaters <input type="checkbox"/> Hot Tub/Deck <input type="checkbox"/> Townhouse <input type="checkbox"/> Industrial <input type="checkbox"/> Temporary Trailer <input type="checkbox"/> Institutional <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Modular Type: _____	CONTACT ID SPECIAL CONDITIONS FOR OFFICE USE ONLY-ZONING Classification _____ Street Number _____ Board of Appeals _____ Checked by _____ A. BUILDING PREMISE ADDRESS <u> 19820 WHITE GROUND ROAD </u> Street Address <u> BOYDS </u> <u> MD </u> <u> 20841 </u> City State Zip <u> CLARKS BULL OUTSIDE </u> Lot Block Subdivision Parcel B. APPLICANT (COMPANY/PERSON) <u> PAUL CHRETIEN </u> Name of Company/Person Permit is to be issued to <u> P.O. BOX 79 </u> Mailing Address <u> CABIN JOHN MD 20818 </u> City State Zip <u> 301-299-7725 </u> Telephone <u> info@califbldgs.com </u> ^{FAX} E-mail Address C. ARCHITECT/CONTRACTOR/ENGINEER <u> N/A </u> Name of Firm Contractor License Number (Montgomery County New Home Builder and/or Maryland Home Improvement Commission License) Street Address _____ City State Zip Telephone _____ FAX _____ Plans Prepared By _____ Registration Number (Design Professional) _____
---	---

7. FENCES/RETAINING WALL

- Located Entirely on Land of Owner
- Located on Lot Line; a signed letter from lot owner(s) is attached.
- Fence/Retaining Wall Height: _____ ft. _____ in.

8. TYPE OF SEWAGE DISPOSAL/WATER SUPPLY

- Sewage Disposal WSSC Septic Other
- Water Supply WSSC Well Other

9. REVISIONS

- Original Permit # _____
- House Type Change Site Revision Structural
 - Other (Architectural, Electrical, Mechanical)

10. SPECIAL EXCEPTION

- YES, lot is a Special Exception; Case # _____
- NO, lot is not subject to Special Exception

11. COMMERCIAL PROPERTIES ONLY

- Has this space been occupied before? Yes No
- If yes, Previous Use _____
- Intended Use _____

12. MPDU (20% Moderately Priced Dwelling Units) Yes No

13. INDUSTRIALIZED MODULAR BUILDINGS & TRAILERS

- Manufacturer _____
- Model _____

14. MODEL HOUSE PROGRAM

- Initial Submittal Model Name _____
- Previously approved Referring Back to Permit # _____

15. REFER BACK SYSTEM

- Refer Back Permit # _____
- Model Name _____

16. DEVELOPMENT APPROVAL PROCESS (DAP)

- YES, lot is subject to DAP
- NO, lot is not subject to DAP

17. EXPEDITED DEVELOPMENT APPROVAL EXCISE TAX

- YES, lot is subject to EDAET
- NO, lot is not subject to EDAET

18. IMPACT TAX

- YES, building project is Subject to Impact Taxes
- I will exercise an Impact Tax Credit, a copy is attached.
- NO, building project is not subject to Impact Taxes

D. CONTACT PERSON

PAUL CHRETIAN
 Name _____
301-299-7725 / 772
 Telephone _____
info@califholders.com (FAX)
 E-mail Address _____

E. AUTHORIZED AGENT AFFIDAVIT

I hereby declare and affirm, under the penalty of perjury, that

1. I am duly authorized to make this permit application on behalf of _____

Paul Chretien
 Name of Property Owner _____

2. The work proposed by this building permit application is authorized by the property owner; and
3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information and belief.

Signature of Authorized Agent _____ Date _____

F. HISTORIC DESIGNATION (ATLAS OR MASTER PLAN)

Is the property a historic resource? YES NO

G. AFFIDAVIT

In applying for an exemption from the licensing requirements for building contractors, I hereby declare and affirm, under the penalty of perjury, that:

1. I or a member of my immediate family will perform any and all construction associated with the foregoing building permit application;
2. The type of improvement indicated on the building permit application is designed for use as a residence or dwelling place for my own or my immediate family's use; and
3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information, and belief.

Paul Chretien 4-2-03
 Signature of Property Owner _____ Date _____
Paul Chretien
 Print Name _____

H. REQUEST FOR EXPEDITED PLAN REVIEW

I request to receive an Expedited Plan Review, subject to additional fees.

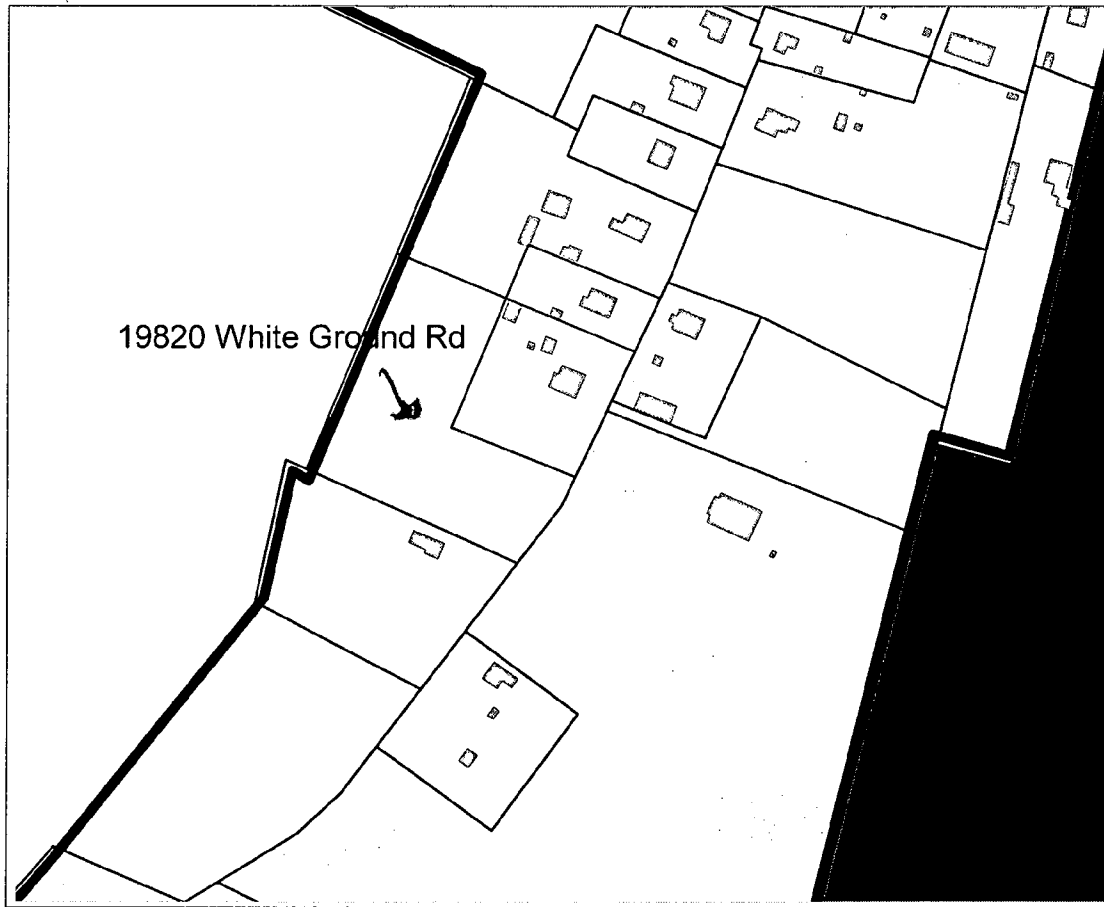
Signature _____ Date _____

I. TO BE READ BY APPLICANT
 Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction comply at all times with the plans as approved by all applicable government agencies. I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

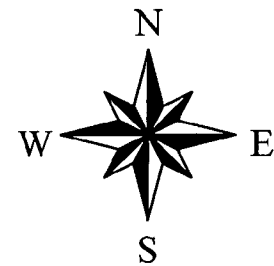
BOYDS HISTORIC DISTRICT #18/08

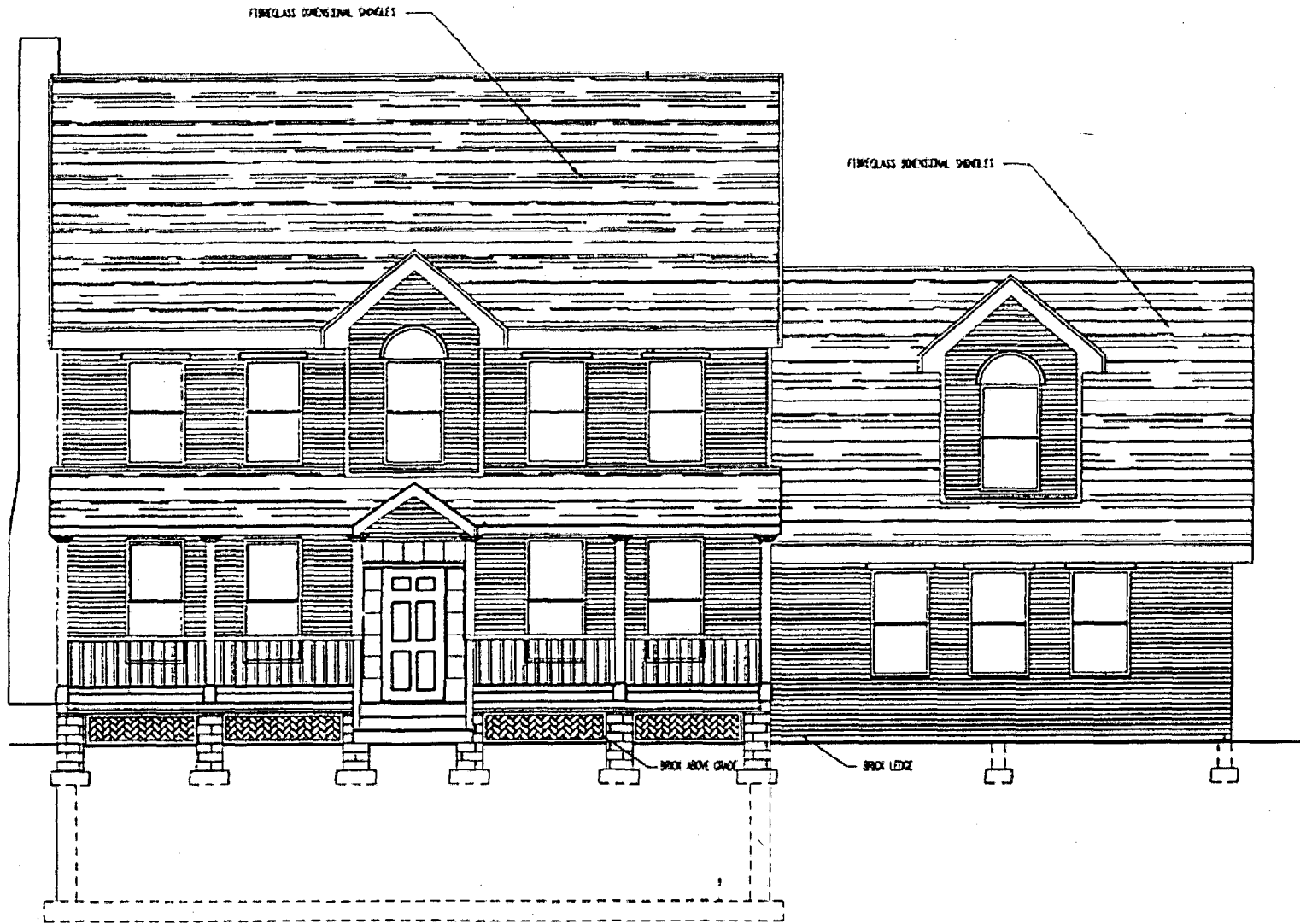


Boyds Historic District



0.1 0 0.1 0.2 Miles

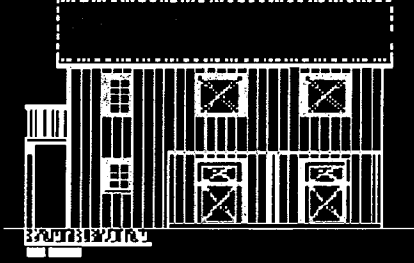
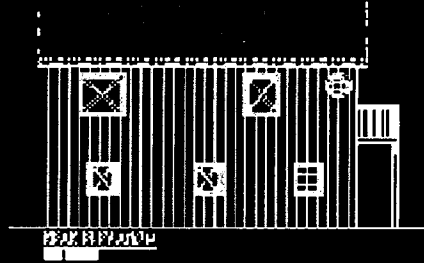
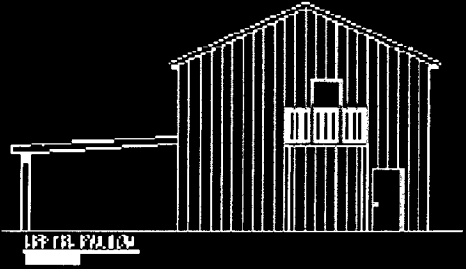
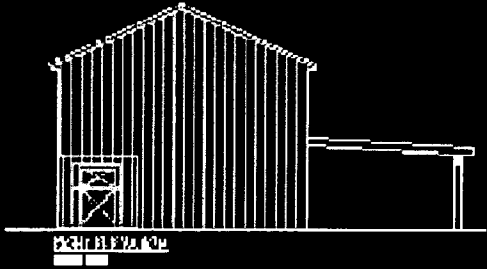




Front Elevation
Scale: 3/16"=1'-0"

First Design

21



Sent By: MNCPPC ANNEX;

3016504371;

Mar-14-03 1:06PM;

Page 2/2



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 6, 2003

Mr. Paul Chretien
P.O. Box 79
Cabin John, MD 20818

Received

MAR 13 2003

(m)

Re: 19820 White Ground Road, Boyds

Mr. Chretien:

I am writing you this to communicate to you the Historic Preservation Commission's directives regarding the stop work order and civil citation issued on February 4, 2003 for the above mentioned property located within the Boyds Historic District.

The Commission, with guidance from M-NCPPC staff arborist, has determined that a re-planting of 10 trees of deciduous and evergreen species would be an appropriate mitigation measure for the removal of the trees on property without your having applied for a Historic Area Work Permit (HAWP). Additionally, the Commission has requested that the enclosed tree planting plan with species list generated by the staff arborist be implemented by the end of May 2003. This tree planting plan is implemented in full and prior to June 1, 2003, the citation will be revoked.

STATEMENT OF AGREEMENT

I, Paul Chretien, agrees to implement the attached tree planting plan as illustrated. I understand that once the Commission receives this signed statement of agreement, the stop work order imposed on my property at 19820 White ground road will be lifted. I further understand that M-NCPPC's arborist will be field checking the site on June 1, 2003 and if the tree planting plan has been implemented in its entirety, the civil citation # 3Z33755025 will be revoked.

Paul Chretien

Paul Chretien
Owner of 19820 White Ground Road

03X-10-03

PHC Date

Please make a copy of this document for your records and return the original to the Historic Preservation Commission. If you have any additional questions, please do not

14

19904 White Ground Road
Boyd's, MD 20841
April 10, 2003

Ms. Corri L. Jimenez
Historic Preservation Planner
Montgomery County Park and Planning

Dear Madam:

Thank you for sending the information relating to Mr. Chretien's application to build a utility building at 19820 White Ground Road. We would like to ask the Historic Commission to take a very close look at this application before approving anything like he has proposed. The justification and proposed style of the building does not appear to be in keeping with the rural historic nature of this community.

We certainly think that any building constructed primarily with corrugated metal sides and roof would be totally out of the historical character of the community. Trees to shield it from neighbors would either have to be very big when planted or would take several years to shield a building of that size from view.

Mr. Chretien's lot is 2 acres, on which he intends to build a nice house and a horse barn in addition to the utility building. He says he needs this building to store tractors, equipment, and implements to take care of "a huge yard, a horse barn, & pastureland, a trailer for horses, a future fence, and new and existing trees." I don't know what he is planning to do with his two acres, but you certainly don't need a lot of equipment to take care of two acres. We formerly owned the two acres Mr. Chretien now has plus the one acre lot immediately adjacent. We planted trees; repaired, tore down, and built fences; and were able to take care of these three acres, including two horses and a horse barn, quite readily with a medium size lawn tractor and a few garden tools. If he has horses, there won't be much grass to cut. He will be wasting money if he is buying equipment to put in trees or make a fence, cause it's much cheaper to rent the necessary equipment when you need it.

The proposed horse barn is fairly large - - large enough to easily stall two horses (which we believe is all that is allowed under the zoning requirements for a two acre lot) and store a horse trailer, with substantial room leftover to store riding equipment and feed for the horses.

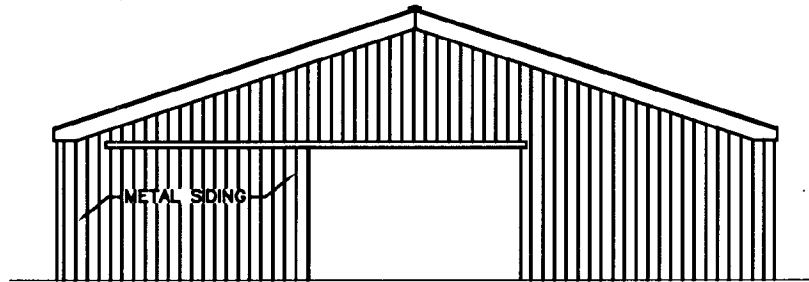
We don't understand the part of his justification that refers to "all my junk cars." Does he keep old cars to take parts off of them as needed - - like a junk yard? Or is he refurbishing old antique cars to make them look like new? At any rate, the plans show he does have a garage attached to the house. How many cars does he have? No, he certainly can't leave "junk cars" to rust in the yard in a residential neighborhood. We believe there are laws against that. However, the utility building he is proposing will be large enough to hold 20 or more cars.

Mr. Chretien is a contractor who builds houses for a living. We are afraid that the real purpose of this building is to store building materials and vehicles that would be used in his business. The building he proposed is much too large for the uses he put forth in his justification. If it is used for storing his business materials and machines we think it would be totally out of character with the historical rural community of Boyd's.

Please give this application a thorough examination before approving it.

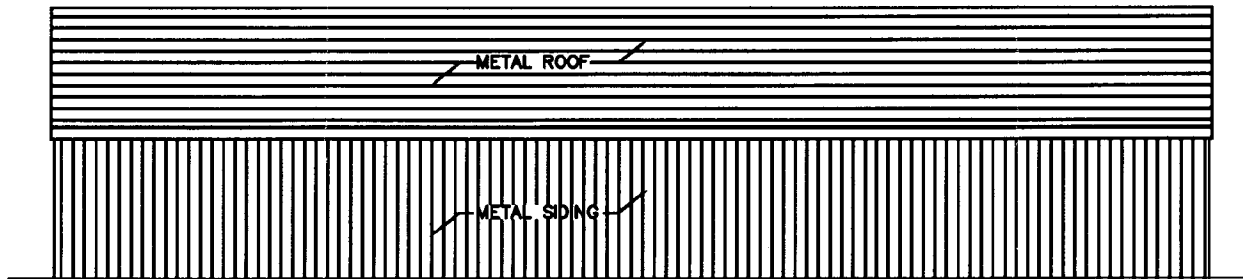
Sincerely,

Dwight and Jane Mote



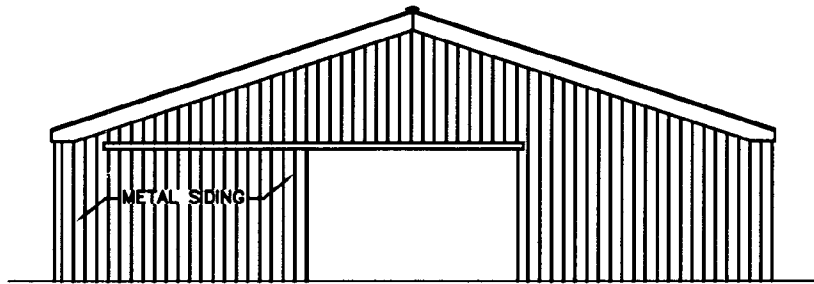
BACK AND REAR ELEVATION

3/16" = 1'-0"



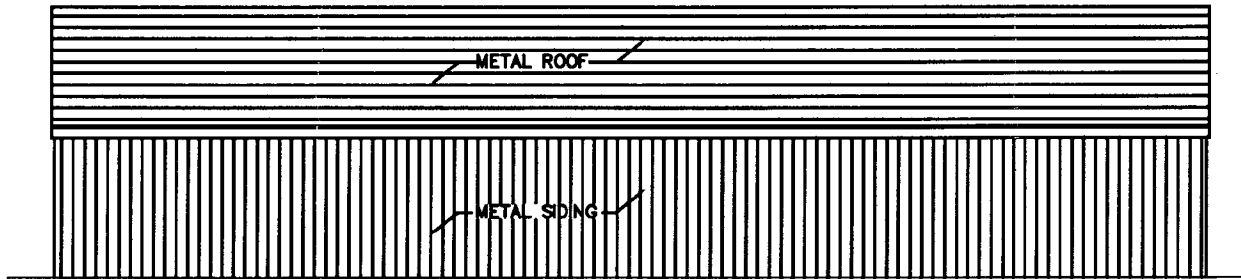
RIGHT AND LEFT ELEVATION

3/16" = 1'-0"



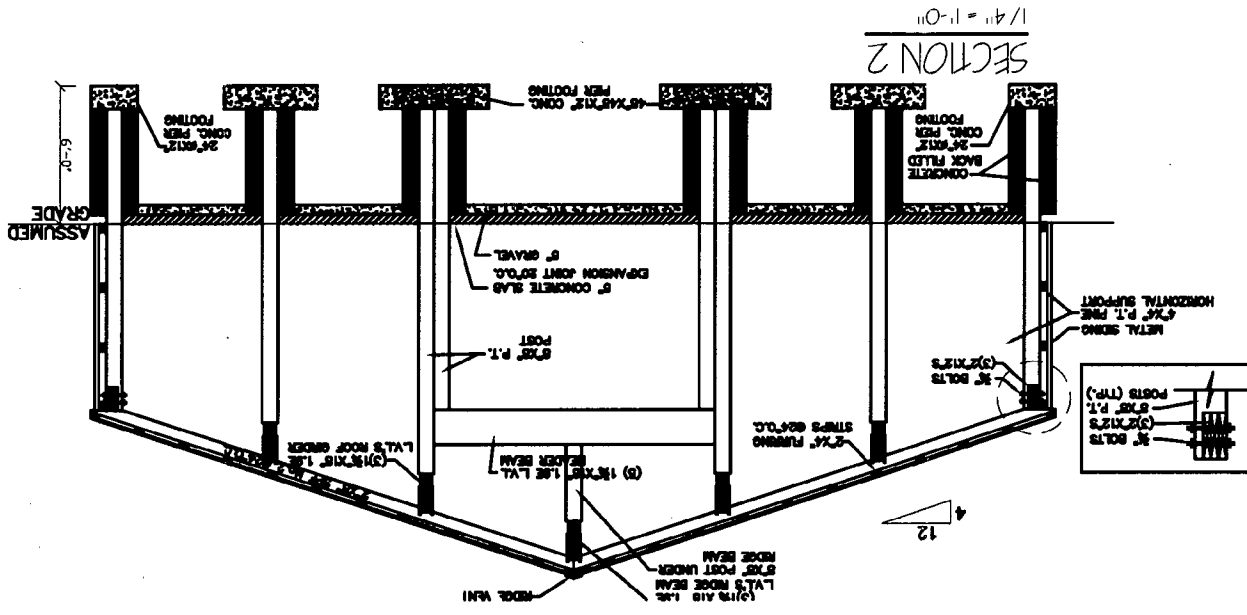
BACK AND REAR ELEVATION

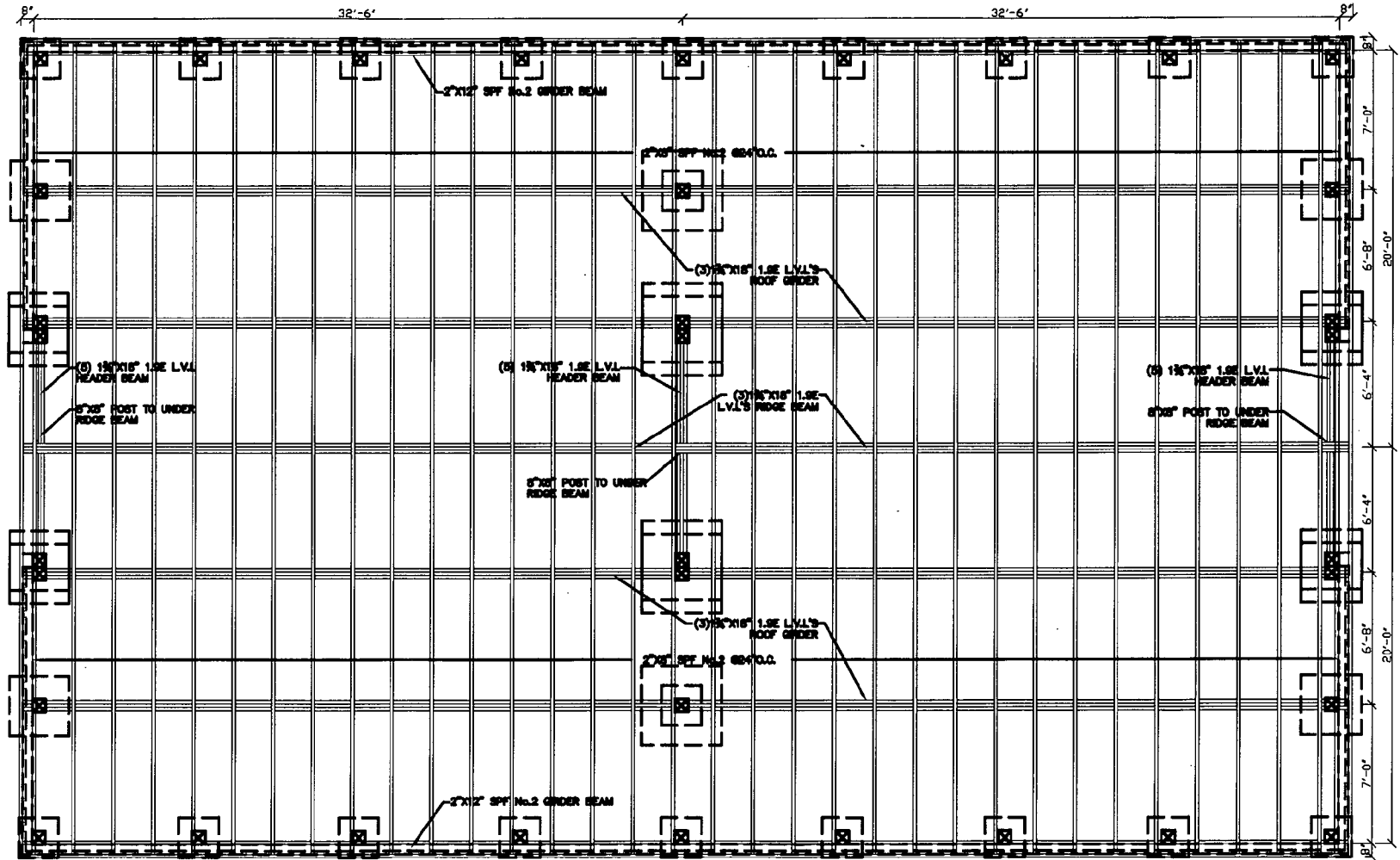
3/16" = 1'-0"



RIGHT AND LEFT ELEVATION

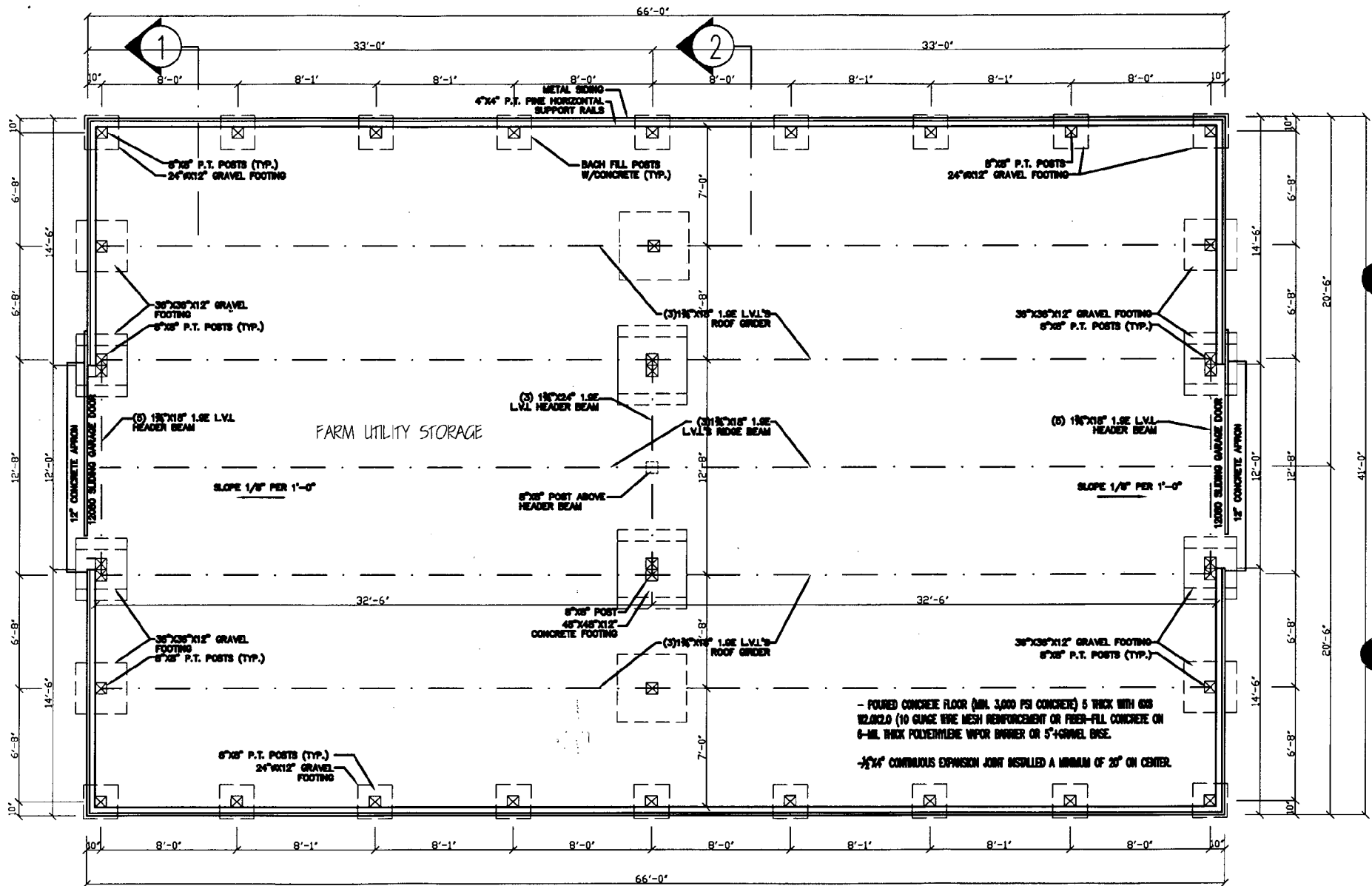
3/16" = 1'-0"





ROOF FRAMING PLAN

1/4" = 1'-0"

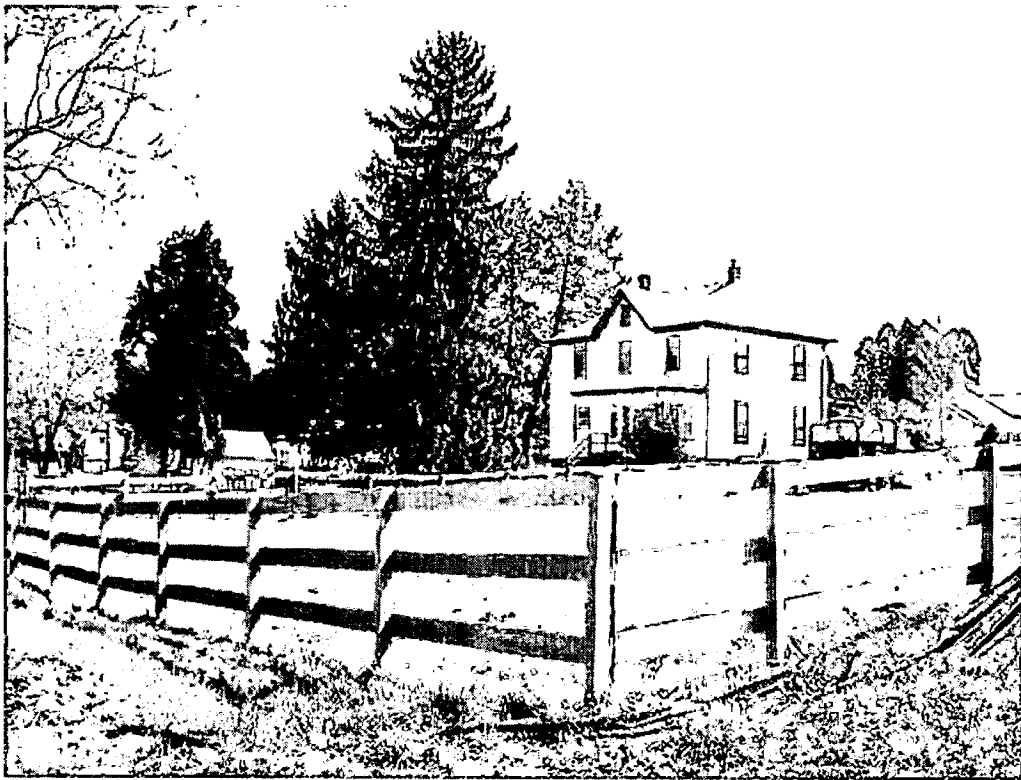


FOUNDATION PLAN

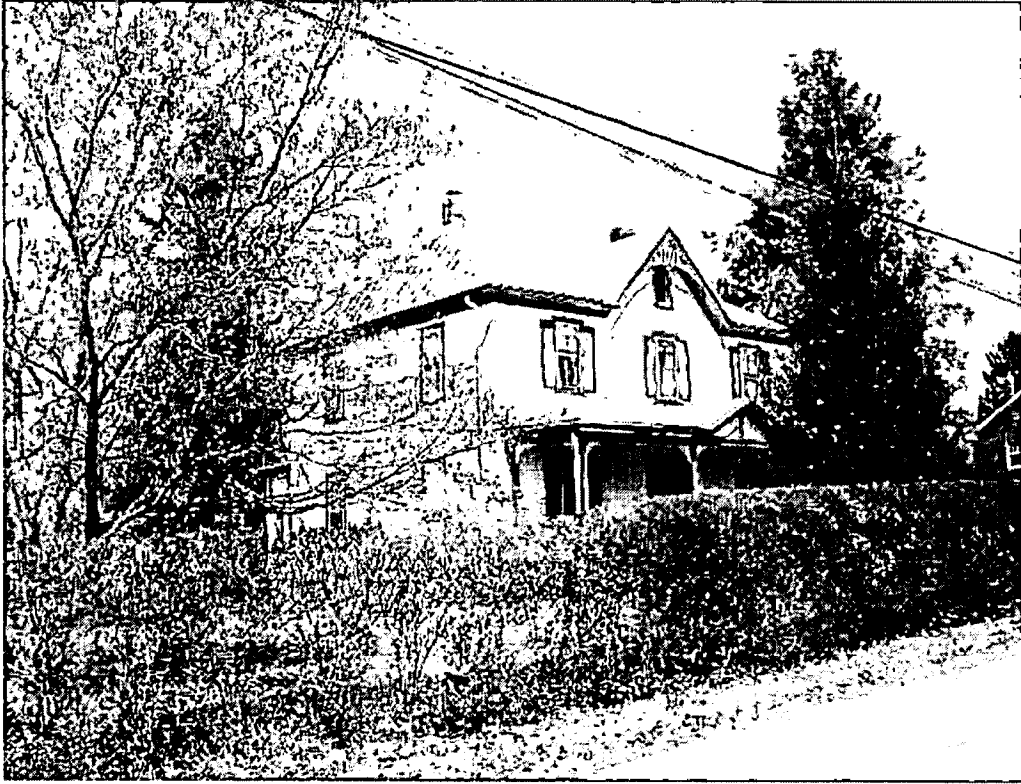
1/4" = 1'-0"



Vicinity of new construction for utility building



Rear of most affected property to construction, 19904 White Ground Road

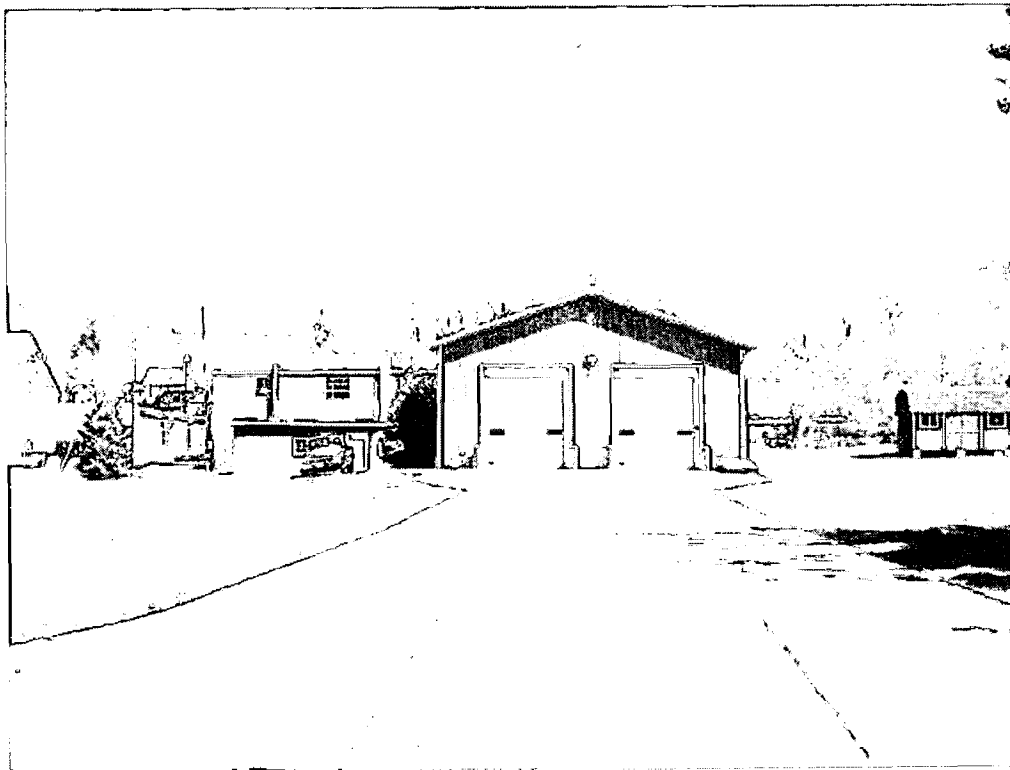
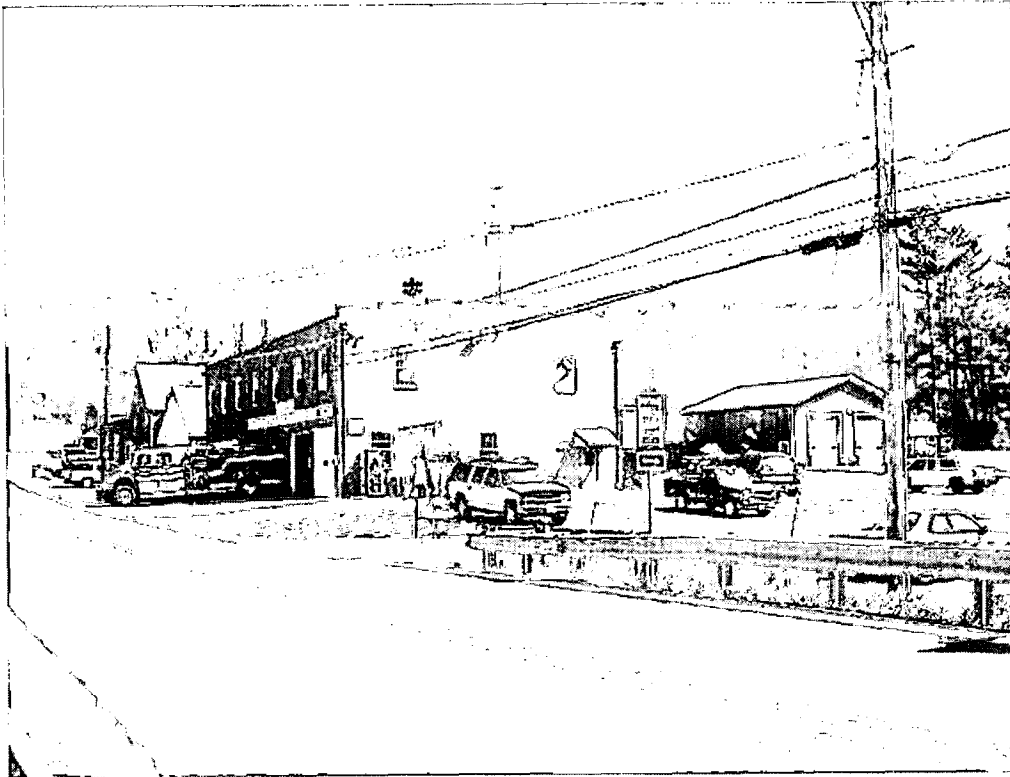


Front of 1990 White Ground Road



19810 White Ground Road (to the left of property)

25801 Frederick Road, Hyattstown's Volunteer Fire Department



Boyds historic example of a utility building



April 22, 2003

By Facsimile and U.S. Mail
301-563-3412

Mr. Steven Spurlock
Chairman
Historic Preservation Commission
Maryland-National Capital Park and Planning Commission
Suite 801
1109 Spring Street
Silver Spring, Maryland 20910

Re: Historic Area Work Permit Application -- Paul Chretien
HPC Case No. 18/08-03A

Dear Mr. Spurlock,

Mr. Paul Chretien recently filed a revision to his previously-approved Historic Area Work Permit Application to add a large, metal warehouse to his existing plan to build a single-family home and barn on a two acre-lot in the Boyds Historic District. As the owner of the property directly abutting Mr. Chretien's property on two sides, I object to his attempt to revise the previously-approved design to now include a 66-foot long, 40-foot wide, commercial-sized metal structure in the area previously approved as open-space pasture.

My property, 19900 White Ground Road, is identified on Mr. Chretien's plans as the two-story existing house facing White Ground Road. It is located directly in front of, and to the side of his vacant lot. My family has lived here for ten years and purchased our home from Daniel and Jane Mote, who are incorrectly identified on Mr. Chretien's blueprints as the current landowners. The Motes now live next door, on the opposite side of our property from Mr. Chretien's lot.

Mr. Chretien's current application to build a "farm utility storage" building is flawed both procedurally and substantively and should be rejected in its entirety. From a procedural standpoint, the blueprints do not accurately reflect the currently-approved work permit. The plans submitted show a 25-foot garage attached to the house. As Mr. Chretien noted in his current application, there is no garage in the currently-approved plans. Therefore, the blueprints should be updated to accurately reflect all of the structures under proposal before any further consideration of the application occurs.

Secondly, Mr. Chretien failed to give due notice, either in this application or in his initial application, to all "owners of lots or parcels which adjoin the parcel in question as well as the owner(s) of lots or parcels which lie directly across the street/highway from the parcel in question." Mr. Michael Rubin of Boyds owns, and has owned for several years, the parcel of land directly behind Mr. Chretien's lot. Mr. Rubin shares a property line of over 345 feet with Mr. Chretien's lot. Neither the work permit application nor the blueprints identify Mr. Rubin as a property owner. There is no indication that Mr. Chretien has ever complied with the notice requirement with respect to this property. In fact, the blueprints submitted, which appear to be at least 15 years old, wrongly identify Rockville Crushed Stone as the adjoining property owner.

Most importantly from a procedural standpoint, this "new" application must be evaluated for what it really is -- a *revision* to the previously-approved plan for the two-acre lot. As such, the commercial-sized, metal warehouse structure must be evaluated as a whole, along with the house and barn. Indeed, item number nine of the application, which is entitled "Revisions" requires all applicants to describe whether the application is a "site revision" and to provide the original permit number, which Mr. Chretien has failed to do.

When the Historic Commission reviewed the initial work permit, the approved size, style and location of the house and barn were presumably based on the premise that they were the sole structures to be built. Had the Commission (as well as the adjoining property owners) known that Mr. Chretien intended to add a 66 X 41 foot metal structure, the Commission very likely would have viewed the application in an entirely different light and undoubtedly, would have altered, rejected or scaled back the house, the barn and the utility building.

In the current application, Mr. Chretien justifies his need for the new building "because I don't have a garage." Yet, Mr. Chretien did not raise the fact that he needed this large storage space in his initial application. Indeed, he has offered no rationale or change of circumstances to explain why he did not raise this issue with the original application. He gave no previous notice of his intent to build a third structure to serve as a garage, even though he surely was aware of this alleged "need" at the time of the original application.

In truth, it appears that Mr. Chretien failed to give notice of his true intent because he wanted the Commission's approval of the house and barn. He is attempting to circumvent the process by filing revisions to the site plan on a piece-meal basis in order limit review of the entire plan at one time. Mr. Chretien should be required to explain, in writing, why he did not include the warehouse in the original plans and he should identify what circumstances have changed since his first application to warrant the new addition.

For all of these reasons, this "new" application should be rejected as flawed on its face. The procedural flaws should be corrected before any substantive consideration of the changes to the plan. The blueprints should be updated to accurately reflect the actual plans and the property owners. All current property owners should be given due notice of the application. The "new" application should not be considered in isolation. A revision

to reconsider the previously-approved plan should be submitted to permit the Commission to evaluate the size, style and location of all buildings and their relationship to each other. Adjacent property owners should be given the opportunity to comment on scaling back all three structures to conform with the historically rural nature of the community.

Substantive Objections to the New Application.

Mr. Chretien's application describes the new structure as a "farm" building and its principal use as a "shed." It is neither a "farm" nor a "shed." The lot is a two-acre parcel zoned for single family residences. The commercial-sized, metal-sided warehouse is *twice* the size of the proposed barn. Mr. Chretien's professed need for this building is unsupported by the facts presented in his application. He fails to explain why he will be unable to house his "farming implements," "tractors," and woodworking shop in his barn or basement. Indeed, Mr. Chretien has already placed a tool shed on the lot which, combined with the currently-approved barn and basement, is more than sufficient to house most of these items.

A Commercial-Sized Metal Structure is Inconsistent with the Rural, Residential Nature of the Community

The architectural style of the residences in the historic district on White Ground Road dates back to the late 1800's and early 1900's. There are no commercial buildings on this stretch of White Ground Road. A large, modern, metal-sided warehouse structure is inconsistent with the residential, rural nature of this community. In the last year, approximately 1800 acres adjoining both sides of this community on White Ground Road were set aside as permanent rural, open-space by state and county governments. The intent of government and the local community was to preserve the open space and the unobstructed views of the surrounding fields and forests on White Ground Road.

Mr. Chretien's application acknowledges that he will need to plant trees to "hide the structure" from the adjoining neighbors. He also states that he doesn't want "to ruin the vista of a historic zone." Yet, this 66-foot long, 40-foot wide metal structure will clearly change the beautiful, open, rural vista along White Ground Road. It will impact all of the adjoining property owners.

The Lot Should Not Be Used for Commercial Purposes

Finally, the size and nature of the proposed building suggests that Mr. Chretien may intend to use the lot, at least in part, as a storage facility for his real estate construction business. In the last ten years, Mr. Chretien has used the lot on various occasions for a commercial storage space. In one instance, several tons of dirt-fill from other

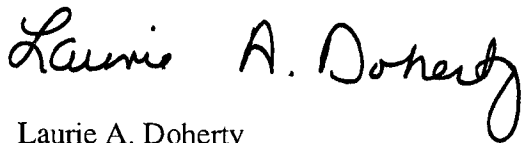
construction sites were transported to the lot and dumped, leaving towering mountains of loose dirt on the lot. On other occasions, the lot has served as a storage facility for trailers and large trucks.

The Commission should consider the fact that if the metal structure is approved, Mr. Chretien may choose to forgo building the residence or barn and, instead, convert the lot into a commercial storage area for his business. To prevent this occurrence, the Commission should stay any consideration of the storage facility until construction of the house and barn are completed and the home is owner-occupied by Mr. Chretien and his family. Then and only then, can the Commission truly evaluate the family's need for additional storage space.

Finally, Mr. Chretien should be required to state, in writing, whether he has received any inquiries or offers to purchase the property and whether those discussions are on-going. He should also inform the Commission when, if ever, he intends to move his family into the home. If, in fact, Mr. Chretien is negotiating the sale of the property, then any consideration of a third structure to house his personal items such as junk cars or equipment is premature. If Mr. Chretien intends to sell the property, (which appears to be the case currently), there is no justification for constructing a large, metal storage facility that he will not need or use in the future.

My thanks to the Commission for allowing me to express my views on the issues and participate in the process.

Sincerely,



Laurie A. Doherty
19900 White Ground Road
Boys, Maryland 20841
301-540-3868

April 22, 2003

Mr. Steven Spurlolt
Chairman
Historic Preservation Commission

RE: HPC Case No. 18/08-03A
Boyd's Historic District

Dear Mr. Spurlolt and other Members of the
Commission,

I am writing to urge you to reject the
request of Mr. Paul Christian to build a
utility building at 19820 White Ground Rd.

I am a directly adjacent property owner,
living at 19900 White Ground Rd. The
proposed building is totally out-of-character
with all other buildings in the historic
district. It is a large (~~40~~⁴⁶ by 41') metal
sided building. All other out-buildings on
White Ground Rd in the historic district are
smaller, wooden sided, buildings. The lot
is only 2 acres. It is not a farm.
There is no conceivable need for lots of
farm equipment to be stored in such a
large building. I'm concerned that
Mr. Christian plans to store his contractor
construction company equipment there.
Sincerely,
Walter P. [Signature]

April 22, 2003

Mr. Steven Spurlolt
Chairman
Historic Preservation Commission

RE: HPC Case No. 18/08-03A
Boyd's Historic District

Fax Cover Sheet

kinko's

19704 Germantown Road
Germantown, Maryland 20876
Tel: (301) 515-8355
Fax: (301) 515-6874

Date: 4/22/03

To: Historic Preservation
Commission

Company: _____

Fax: 301-563-3412

From: TAM ZURONSKI'S

Company: 19900 White Ground Rd
Boyd's MD 20841

Tel: 301-540-3868

Comments:
RE: HPC Case No.
18/08-03A

Number of pages including this one: 2

is only 2 acres. It is not a farm. There is no conceivable need for lots of farm equipment to be stored in such a large building. I'm concerned that Mr. Creston plans to store his construction company equipment there.

Sincerely,

Thomas P. Quinn

For the
Commissioners

4

FAX COVER SHEET

To: Mr. Steven Spurlock, Chairman
Historic Preservation Commission
Maryland-National Capital Park and Planning
Suite 801
1109 Spring Street
Silver Spring, Maryland 20910

Fax No. 301-563-3412

From: Laurie A. Doherty
1990 White Ground Road
Boys, MD 20841
Telephone: 240-386-5006

Date April 22, 2003

No. of Pages: 5

April 22, 2003

By Facsimile and U.S. Mail
301-563-3412

Mr. Steven Spurlock
Chairman
Historic Preservation Commission
Maryland-National Capital Park and Planning Commission
Suite 801
1109 Spring Street
Silver Spring, Maryland 20910

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HPC Case No. 18/08-03A

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My property, 19900 White Ground Road, is identified on Mr. Chretien's plans as the two-story existing house facing White Ground Road. It is located directly in front of, and to the side of his vacant lot. My family has lived here for ten years and purchased our home from Daniel and Jane Mote, who are incorrectly identified on Mr. Chretien's blueprints as the current landowners. The Motes now live next door, on the opposite side of our property from Mr. Chretien's lot.

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Mr. Chretien's application describes the new structure as a "farm" building and its principal use as a "shed." It is neither a "farm" nor a "shed." The lot is a two-acre parcel zoned for single family residences. The commercial-sized, metal-sided warehouse is *twice* the size of the proposed barn. Mr. Chretien's professed need for this building is unsupported by the facts presented in his application. He fails to explain why he will be unable to house his "farming implements," "tractors," and woodworking shop in his barn or basement. Indeed, Mr. Chretien has already placed a tool shed on the lot which, combined with the currently-approved barn and basement, is more than sufficient to house most of these items.

A Commercial-Sized Metal Structure is Inconsistent with the Rural, Residential Nature of the Community

The architectural style of the residences in the historic district on White Ground Road dates back to the late 1800's and early 1900's. There are no commercial buildings on this stretch of White Ground Road. A large, modern, metal-sided warehouse structure is inconsistent with the residential, rural nature of this community. In the last year, approximately 1800 acres adjoining both sides of this community on White Ground Road were set aside as permanent rural, open-space by state and county governments. The intent of government and the local community was to preserve the open space and the unobstructed views of the surrounding fields and forests on White Ground Road.

Mr. Chretien's application acknowledges that he will need to plant trees to "hide the structure" from the adjoining neighbors. He also states that he doesn't want "to ruin the vista of a historic zone." Yet, this 66-foot long, 40-foot wide metal structure will clearly change the beautiful, open, rural vista along White Ground Road. It will impact all of the adjoining property owners.

The Lot Should Not Be Used for Commercial Purposes

Finally, the size and nature of the proposed building suggests that Mr. Chretien may intend to use the lot, at least in part, as a storage facility for his real estate construction business. In the last ten years, Mr. Chretien has used the lot on various occasions for a commercial storage space. In one instance, several tons of dirt-fill from other

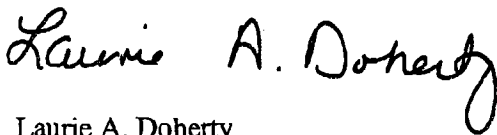
construction sites were transported to the lot and dumped, leaving towering mountains of loose dirt on the lot. On other occasions, the lot has served as a storage facility for trailers and large trucks.

The Commission should consider the fact that if the metal structure is approved, Mr. Chretien may choose to forgo building the residence or barn and, instead, convert the lot into a commercial storage area for his business. To prevent this occurrence, the Commission should stay any consideration of the storage facility until construction of the house and barn are completed and the home is owner-occupied by Mr. Chretien and his family. Then and only then, can the Commission truly evaluate the family's need for additional storage space.

Finally, Mr. Chretien should be required to state, in writing, whether he has received any inquiries or offers to purchase the property and whether those discussions are on-going. He should also inform the Commission when, if ever, he intends to move his family into the home. If, in fact, Mr. Chretien is negotiating the sale of the property, then any consideration of a third structure to house his personal items such as junk cars or equipment is premature. If Mr. Chretien intends to sell the property, (which appears to be the case currently), there is no justification for constructing a large, metal storage facility that he will not need or use in the future.

My thanks to the Commission for allowing me to express my views on the issues and participate in the process.

Sincerely,



Laurie A. Doherty
1990 White Ground Road
Boys, Maryland 20841
301-540-3868

7. FENCES/RETAINING WALL

- Located Entirely on Land of Owner
- Located on Lot Line; a signed letter from lot owner(s) is attached.
- Fence/Retaining Wall Height: _____ ft. _____ in.

8. TYPE OF SEWAGE DISPOSAL/WATER SUPPLY

- Sewage Disposal WSSC Septic Other
- Water Supply WSSC Well Other

9. REVISIONS

- Original Permit # _____
- House Type Change Site Revision Structural
- Other (Architectural, Electrical, Mechanical)

10. SPECIAL EXCEPTION

- YES, lot is a Special Exception; Case # _____
- NO, lot is not subject to Special Exception

11. COMMERCIAL PROPERTIES ONLY

- Has this space been occupied before? Yes No
- If yes, Previous Use _____
- Intended Use _____

12. MPDU (20% Moderately Priced Dwelling Units) Yes No

13. INDUSTRIALIZED MODULAR BUILDINGS & TRAILERS

- Manufacturer _____
- Model _____

14. MODEL HOUSE PROGRAM

- Initial Submittal Model Name _____
- Previously approved Referring Back to Permit # _____

15. REFER BACK SYSTEM

- Refer Back Permit # _____
- Model Name _____

16. DEVELOPMENT APPROVAL PROCESS (DAP)

- YES, lot is subject to DAP
- NO, lot is not subject to DAP

17. EXPEDITED DEVELOPMENT APPROVAL EXCISE TAX

- YES, lot is subject to EDAET
- NO, lot is not subject to EDAET

18. IMPACT TAX

- YES, building project is Subject to Impact Taxes
- I will exercise an Impact Tax Credit, a copy is attached.
- NO, building project is not subject to Impact Taxes

D. CONTACT PERSON

PAUL CHRETIAN
 Name 301-299-7725 / 7720
 Telephone info@califblars.com ^{FAX}
 E-mail Address _____

E. AUTHORIZED AGENT AFFIDAVIT

I hereby declare and affirm, under the penalty of perjury, that

1. I am duly authorized to make this permit application on behalf of

Paul Chretien

 Name of Property Owner

2. The work proposed by this building permit application is authorized by the property owner; and
3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information and belief.

Signature of Authorized Agent _____ Date _____

F. HISTORIC DESIGNATION (ATLAS OR MASTER PLAN)

Is the property a historic resource? YES NO

G. AFFIDAVIT

In applying for an exemption from the licensing requirements for building contractors, I hereby declare and affirm, under the penalty or perjury, that:

1. I or a member of my immediate family will perform any and all construction associated with the foregoing building permit application;
2. The type of improvement indicated on the building permit application is designed for use as a residence or dwelling place for my own or my immediate family's use; and
3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information, and belief.

Paul Chretien 4-2-03

 Signature of Property Owner Date
Paul Chretien

 Print Name

H. REQUEST FOR EXPEDITED PLAN REVIEW

I request to receive an Expedited Plan Review, subject to additional fees.

Signature _____ Date _____

I. TO BE READ BY APPLICANT
 Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction comply at all times with the plans as approved by all applicable government agencies. I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.



APPLICATION FOR BUILDING PERMIT

BUILDING PERMIT # SEDIMENT CONTROL # 1. ADDITIONAL APPROVALS Properties located within historic districts, municipalities and special taxing districts require additional approvals beyond the required Department of Permitting Services' (DPS)' building permit. Projects located in the City of Takoma Park's Commercial Revitalization Overlay, certain permits must be approved by the City prior to commencing construction. Please refer to <i>Permit Procedures for Properties within a Montgomery County Municipality</i>	CONTACT ID SPECIAL CONDITIONS FOR OFFICE USE ONLY-ZONING Classification _____ Street Number _____ Board of Appeals _____ Checked by _____ A. BUILDING PREMISE ADDRESS <u>19820 WHITE GROUND ROAD</u> Street Address <u>BAYDS MD 20841</u> City State Zip <u>CLARKS BULL OUTSIDE</u> Lot Block Subdivision Parcel
2. TYPE OF PERMIT <input type="checkbox"/> Commercial Building <input type="checkbox"/> Fast-Track, Commercial <input checked="" type="checkbox"/> Fast-Track, Residential <input type="checkbox"/> Demolition or Move; Building is 25 years or older <u>YES</u> <u>NO</u> <input type="checkbox"/> Fence/Retaining Wall <input type="checkbox"/> Historic Area Work <input type="checkbox"/> New Home Construction	B. APPLICANT (COMPANY/PERSON) <u>PAUL CHRISTIE</u> Name of Company/Person Permit is to be issued to <u>P.O. BOX 79</u> Mailing Address <u>CABIN JOHN MD 20810</u> City State Zip <u>301-299-7725</u> Telephone <u>info@califoldus.com</u> ^{FAX} E-mail Address
3. TYPE OF WORK <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Construct <input type="checkbox"/> Demolish <input type="checkbox"/> Foundation (Only) <input type="checkbox"/> Move <input type="checkbox"/> Restore/Repair <input type="checkbox"/> Sheet/Shore (Only)	4. IMPERVIOUS AREAS Existing Building _____ square feet New Building <u>2640</u> square feet Site _____ square feet
5. COST ESTIMATE Construction Cost Estimate <u>35,000,-</u> dollars	6. PRINCIPAL USE <input type="checkbox"/> Assembly <input type="checkbox"/> Bioscience <input type="checkbox"/> Business; Type: _____ (Office) <input type="checkbox"/> Daycare <input type="checkbox"/> Deck <input type="checkbox"/> Detached Garage <input type="checkbox"/> Duplex <input type="checkbox"/> Educational (Schools) <input type="checkbox"/> Fence <input type="checkbox"/> Hospital <input type="checkbox"/> Hotel <input type="checkbox"/> Hot Tub <input type="checkbox"/> Hot Tub/Deck <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Modular <input type="checkbox"/> Multi-Family, Piggyback Townhouse <input type="checkbox"/> Multi-Family, # of units _____ <input type="checkbox"/> Multi-Family Senior, #of units _____ <input type="checkbox"/> Place of Worship <input type="checkbox"/> Pool-In-Ground <input type="checkbox"/> Pool-Above-Ground <input type="checkbox"/> Restaurant <input type="checkbox"/> Retail (Mercantile) <input type="checkbox"/> Retaining Wall <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Storage <input type="checkbox"/> Theaters <input type="checkbox"/> Townhouse <input type="checkbox"/> Temporary Trailer <input type="checkbox"/> Miscellaneous Type: _____
6. PRINCIPAL USE <input type="checkbox"/> Assembly <input type="checkbox"/> Bioscience <input type="checkbox"/> Business; Type: _____ (Office) <input type="checkbox"/> Daycare <input type="checkbox"/> Deck <input type="checkbox"/> Detached Garage <input type="checkbox"/> Duplex <input type="checkbox"/> Educational (Schools) <input type="checkbox"/> Fence <input type="checkbox"/> Hospital <input type="checkbox"/> Hotel <input type="checkbox"/> Hot Tub <input type="checkbox"/> Hot Tub/Deck <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Modular <input type="checkbox"/> Multi-Family, Piggyback Townhouse <input type="checkbox"/> Multi-Family, # of units _____ <input type="checkbox"/> Multi-Family Senior, #of units _____ <input type="checkbox"/> Place of Worship <input type="checkbox"/> Pool-In-Ground <input type="checkbox"/> Pool-Above-Ground <input type="checkbox"/> Restaurant <input type="checkbox"/> Retail (Mercantile) <input type="checkbox"/> Retaining Wall <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Storage <input type="checkbox"/> Theaters <input type="checkbox"/> Townhouse <input type="checkbox"/> Temporary Trailer <input type="checkbox"/> Miscellaneous Type: _____	C. ARCHITECT/CONTRACTOR/ENGINEER <u>H/A</u> Name of Firm Contractor License Number (Montgomery County New Home Builder and/or Maryland Home Improvement Commission License) Street Address City State Zip Telephone FAX Plans Prepared By Registration Number (Design Professional)

ACCESSORY BUILDING



24C/77-9370

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL CHRETIAN
Daytime Phone No.: 301-299-7725

Tax Account No.: _____
Name of Property Owner: PAUL CHRETIAN Daytime Phone No.: 301-299-7725
Address: 8533 HORSESHOE LN POSONAC MD 20854
Street Number City Street Zip Code

Contractor: OWNER Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 19820 WHITE GROUND RD
Town/City: BETHESDA Nearest Cross Street: 117 - CLOPPER ROAD - CLARKSBURG ROAD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Flaze Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: FARM TYPE STORAGE UTILITY POLE BUILD
1B. Construction cost estimate: \$ 35,000.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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 14 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.

[Signature] Signature of owner or authorized agent 4-2-03 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

AWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Paul H. CHAETIEN 19820 White Ground Rd. BOYDS, MD 20841</p>	<p>Owner's Agent's mailing address</p> <p>Paul H. CHAETIEN P. O. BOX 79 Cabin John, MD 20854</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Boyd's Presbyterian Church 19821 White Ground Rd. Boyd's, MD 20841</p>	<p>Resident 19901 White Ground Rd. Boyd's, MD 20841</p>
<p>Mr. & Mrs. Shaw 19810 White Ground Rd. Boyd's, MD 20841</p>	<p>Mr. & Mrs. Thomas Zuromskis 19900 White Ground Rd. Boyd's, MD 20841</p>
<p>Resident 19904 White Ground Rd. Boyd's, MD 20841</p>	<p>Mr. & Mrs. Rufus Giliam 19910 White Ground Rd. Boyd's, MD 20841</p>
<p>Ms. Jane Mote HPC has address on file</p>	<p>19904 White Ground → PLS CALL 301-972-5717 TO GET ADDRESS.</p>

g addresses: noticing table



REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

WRITTEN DESCRIPTION OF PROJECT

FARM TYPE STORAGE UTILITY BUILDING POLE

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

TO MAINTAIN A BEAUTIFUL HOME, A HUGE YARD, A HORSE BARN & PASTURELAND, A TRAILOR FOR HORSES, A FUTURE FENCE, NEW & EXISTING TREES, I NEED TRACTORS, EQUIPMENT & IMPLEMENTS TO STORE THEM, ESPECIALLY BECAUSE IT IS A NICE HISTORIC DISTRICT & I DON'T THINK IT WOULD BE A GOOD IDEA IF I LEFT ALL MY JUNK CARS

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

& EQUIPMENT OUTSIDE TO RUIN THE VISTA OF A HISTORIC ZONE, ALSO I NEED A WORKSHOP FOR MY WOODWORKING TOOLS & CARS THAT I'M NOT USING BECAUSE I DON'T HAVE A GARAGE, I PROPOSE TO PLANT NEW TREES TO HIDE THE STRUCTURE FROM THE ADJOINING NEIGHBARS.

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.

Paul Chretien
Appeal Case
9/24/02

