

18/8-02A 19820 White Ground Rd.
(Boys Historic District)

California Custom Home Builders, Inc.

WEATHER TIGHT SHELL HOMES & FOUNDATIONS

Paul Christian
Builder
NIA Assoc.

P.O. Box 79
Cabin John MD 20818


The logo features a central illustration of a two-story house with a gabled roof and a porch. A small boat is visible in the foreground to the left. The text is arranged around the house, with the company name at the top, the service description in the middle, and contact information at the bottom.

11-7 Monday - Friday 10-3 Sat.

• Md. 301-299-7725

• Va. 703-533-1211

• Fax: 301-299-7720

•  301-520-8300

Toll Free 800-821-9200

E-Mail: calbids@erols.com

16/9 Amington
Chiswell

18/21

30/2 Oaks 2?

M-NCPPC



THE MARYLAND-NATIONAL
CAPITAL PARK & PLANNING
COMMISSION

CORRI L. JIMENEZ
Historic Preservation Planner
County-wide Planning Division

301 563-3400
FAX: 301 563-3412
E-MAIL: corri.jimenez@mncppc-mc.org
<http://www.mncppc.org>

MONTGOMERY COUNTY
DEPARTMENT OF
PARK & PLANNING

1109 Spring Street, Suite 801
Silver Spring, Maryland 20910



Boyds Presbyterian Church

19901 WHITE GROUND ROAD BOYDS, MARYLAND 20841

MERRITT W. EDNIE
PASTOR

(301) 540-2544

MEMO

To: Historic Preservation Commission
From: Merritt W. Ednie *MWE*
Date: February 6, 2002
Re: Case # 18/8-02A

Regarding the new construction at 19820 White Ground Road, Boyds, Maryland 20841:

Though this is a new residential house, our hope is that it will *blend* in with the rest of the architecture within the Boyds Historic District. Maintaining the architectural integrity of the district is important. The key word here is *blend*. We are not concerned that it match the current houses or have less than all the modern conveniences of a new house. What concerns us is that current architectural style sharply contrasts or imposes itself upon the visual integrity of the district. If a landowner can build any style or type of new structure they chose without meeting the burden of this basic standard, then there really is no point of having a "historic district." Those who live and manage older structures within the district are under far greater restrictions than new structures, and bare the burden of the costs of those restrictions. Asking that the style of a new house within a historic district meet the minimal standard of the architectural integrity of that particular district is not much to ask.

16112 Barnesville Road
Boyd, Maryland 20841
February 5, 2002

Gwen Wright and Perry Kapsch
Historic Preservation Commission
M-NCPPC
8787 Georgia Avenue
Silver Spring MD 20910

Dear Gwen and Perry,

I am writing to express concern regarding the new construction proposed for Boyds, site 18/8-02A, 19820 White Grounds Road. As you know this lot is near the center of the Boyd Historic District, one of the first historic districts assigned by Montgomery County.

As you know it is of paramount importance to maintain the significance of the county historic districts. New construction needs to blend with the architecture which is already established. Please do not issue a permit for a contemporary design in the Boyd Historic District.

Sincerely yours,



Margaret M. Coleman

15410 Barnesville Road
Boys, Maryland 20841
February 6, 2002

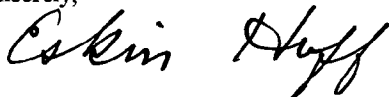
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Attention: Ms. Robin Ziek

I am writing to represent the views of the Boyds Historic Society regarding the proposed structure to be built at 19820 White Ground Road. At the front of the property the builder has a billboard with a picture of a house on it. We assume that is a picture of the house he plans to build on this property. If so, we believe it would be totally out of character with the other houses in the community

The houses in this part of White Ground Road were all built approximately a hundred years ago (some a little more and some a little less). Most are Victorian in nature. The house on the billboard appears to be contemporary and would be totally out of character with the surrounding houses. While we recognize that a new house cannot be exactly like the houses that are presently there, we believe that any house approved for this lot should blend in with the rest of the historical houses in the community.

Sincerely,



Eskin Huff
President
Boys Historical Society

19904 White Ground Road
Boys, Maryland 20841
February 6, 2002

Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910


Attention: Robin Ziek

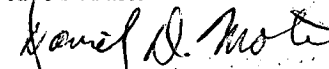
We are writing in regard to the proposed new construction at 19820 White Ground Road in Boys (HPC Case No. 18/8-02A) in the Boys Historic District. Unfortunately, we will be out of town on the hearing date for this work permit. Consequently, we would like to submit our comments by writing this letter.

When the Boys Historic District was created one of the purposes was to try to preserve the historic nature of the town when it was first founded. All of the houses in this section of White Ground Road were built in late 19th or early 20th century and most are of a Victorian architecture. The picture of a house that Mr. Chretien has posted on the billboard at the front of his property appears to be a contemporary redwood or cedar house. Such a house would be totally different than all of the other houses on this street and would certainly be a major visual distraction from the historic nature of this community. We strongly believe that any house to be built on this property should have a design and building materials that would blend in with the houses that are presently on this street.

In addition to the above comments we are somewhat disturbed by Mr. Chretien's approach to obtaining a work permit. Approximately 20 years ago we sold him this building lot. At that time he was expressly told that the lot was in a historic district and he would have to get Historic Commission approval before he could build. Since that time we have had a few telephone conversations with him in which he expressed some of his ideas for use of the lot. Getting Historic Commission approval was mentioned in some of these conversations, so he knew that he had to get this approval before he could build. The fact that he originally got his permit without your approval and that he failed to post that work permit on his property until the last week of the 30 day appeal period appears to us like he was trying to commit a fraud on the community and the county. As a developer who has been building homes in Montgomery County for over 20 years he knew what was required and failed to take the appropriate action. We wonder if the county's regulations to obtain and hold a builder's license allows such a disregard of normal requirements.

Sincerely,


Jane A. Mote


Daniel D. Mote

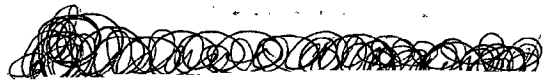
BOYDS HISTORIC DISTRICT

2-28-02

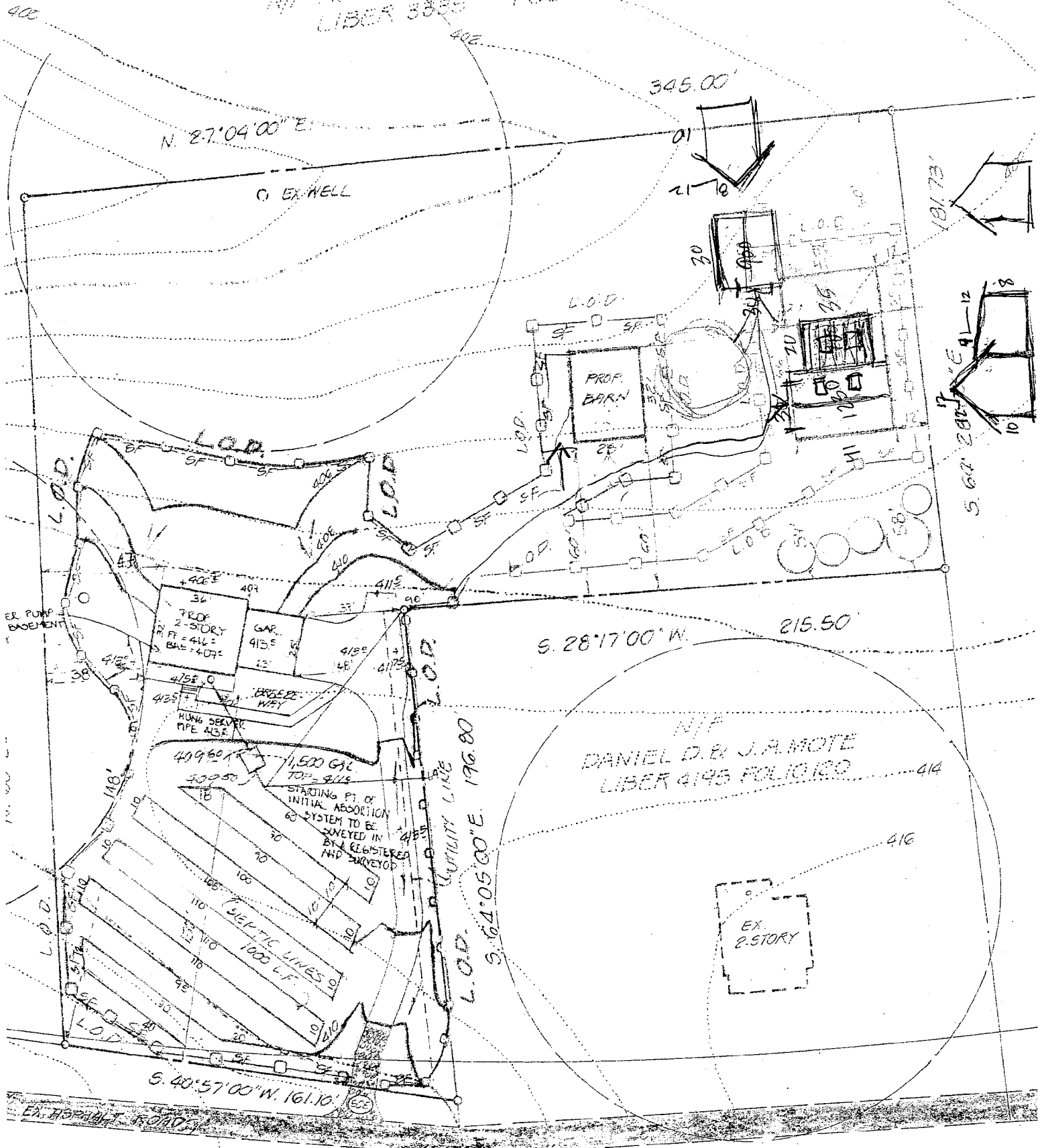
| | | | | | |
|-----|--------------------|------------------|------|-------|-----------------------------|
| 1. | 15004 | Clopper Road | 112' | FRONT | |
| 2. | 15010 | " " | 16' | | |
| 3. | 15030 | Clopper Road | 25' | | |
| 4. | 19924 | White Ground Rd. | 25' | | |
| 5. | 19925 | " " " | 25' | | Gothic Revival |
| 6. | 19916 | " " " | 24' | | |
| 7. | 19900 | " " " | 30' | | |
| 8. | 19810 | " " " | 90' | | I-house 2 story 1 room wide |
| 9. | 19735 | " " " | 50' | | 1 room deep |
| 10. | 19701 | " " " | 80' | | vernacular form |
| 11. | 19635 | " " " | 24' | | 2 story frame w/ side entry |
| 12. | 196 8 5 | " " " | 35' | | |

and architectural styles + types of houses up in the district

As you will see in the slide show the Gothic revival style is the most prevalent architectural style found in Boyd's.




N/F ROCKVILLE
LIBER 3885
CRUSHED STONE
FOLIO 474



ONE
TH = 10' WITH 4' STONE
S = 2' @ 10 O.C.
L.M. FOOT

APPROVED
Montgomery County
Historic Preservation Commission

[Click here for a plain text ADA compliant screen.](#)

| | | |
|---|--|--|
|  | Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search | Go Back View Map New Search Ground Rent |
|---|--|--|

Account Identifier: District - 11 **Account Number -** 00920805

Owner Information

| | | | |
|-------------------------|---------------------------------------|-----------------------------|---------------------|
| Owner Name: | CHRETIEN, PAUL H | Use: | RESIDENTIAL |
| Mailing Address: | PO BOX 79 CABIN JOHN MD 20818-0079 | Principal Residence: | NO |
| | | Deed Reference: | 1) /14844/ 38 2) |

Location & Structure Information

| | |
|-------------------------|----------------------------|
| Premises Address | Legal Description |
| WHITE GROUND RD | RES ON GUM TREE SPRI NG |

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: Plat Ref: |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------------------|
| DU52 | | P404 | | 1 | | | | 1 | |

| Special Tax Areas | Town Ad Valorem Tax Class |
|-------------------|---------------------------------|
| | 42 |

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|-----------------|--------------------|-----------------|
| 0000 | | 2.00 AC | 910 |
| Stories | Basement | Type | Exterior |

Value Information

| | Base Value | Phase-in Assessments | | |
|---------------------------|---------------|------------------------------|---------------------|---------------------|
| | | Value As Of 01/01/2004 | As Of 07/01/2005 | As Of 07/01/2006 |
| Land: | 65,000 | 145,000 | | |
| Improvements: | 0 | 0 | | |
| Total: | 65,000 | 145,000 | 118,332 | 145,000 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| | | |
|------------------------------------|---------------------------|------------------------|
| Seller: PAUL H & H CHRETIEN | Date: 05/01/1997 | Price: \$0 |
| Type: NOT ARMS-LENGTH | Deed1: /14844/ 38 | Deed2: |
| Seller: | Date: 12/11/1987 | Price: \$50,000 |
| Type: IMPROVED ARMS-LENGTH | Deed1: / 8066/ 709 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2005 | 07/01/2006 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class:

* NONE *



HPC

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 7/11/2003

Permit No: 311885
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT: PAUL H CHRETIEN
8533 HORSESHOE LA
POTOMAC MD 20854-4839

HAS PERMISSION TO: CONSTRUCT

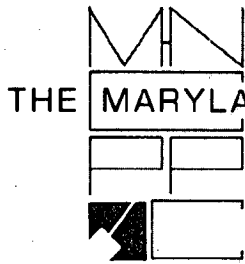
PERMIT CONDITIONS: STORAGE BUILDING

PREMISE ADDRESS 19820 WHITE GROUND RD
BOYDS MD 20841-

| | | | |
|--------------------|-------------------|--------------------|--------------------|
| LOT NA | BLOCK NA | PARCEL | ZONE RE01 |
| LIBER | ELECTION DISTRICT | 10 PLATE | GRID |
| FOLIO | SUBDIVISION | CLARKSBURG OUTSIDE | |
| PERMIT FEE: \$0.00 | TAX ACCOUNT NO.: | | |
| | | | HISTORIC MASTER: N |
| | | | HISTORIC ATLAS: N |

HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board
Office of the Chairman

May 28, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 18/08-03A RECONSIDERATION
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:

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

IN THE DISTRICT COURT OF MARYLAND FOR MONTGOMERY COUNTY

MONTGOMERY COUNTY, MARYLAND

Plaintiff

vs.

PAUL H. CHRETIEN

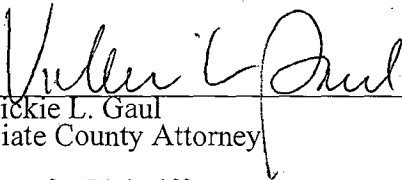
Defendant

*
*
*
*
*
*
*
*
*

Citation No.: 3Z33755025

LINE

Please close the above-captioned citation as the defendant's required actions under the order of abatement have been completed and satisfied.

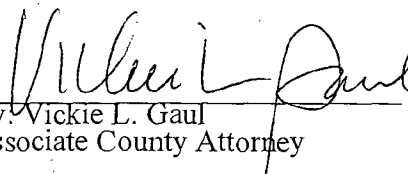

By: Vickie L. Gaul
Associate County Attorney

Attorney for Plaintiff
Executive Office Building
101 Monroe Street - Third Floor
Rockville, Maryland 20850
(240)777-6700

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of May, 2004, a copy of the foregoing was mailed by first-class mail, postage prepaid, to the Defendant at his last known address and his facsimile number.

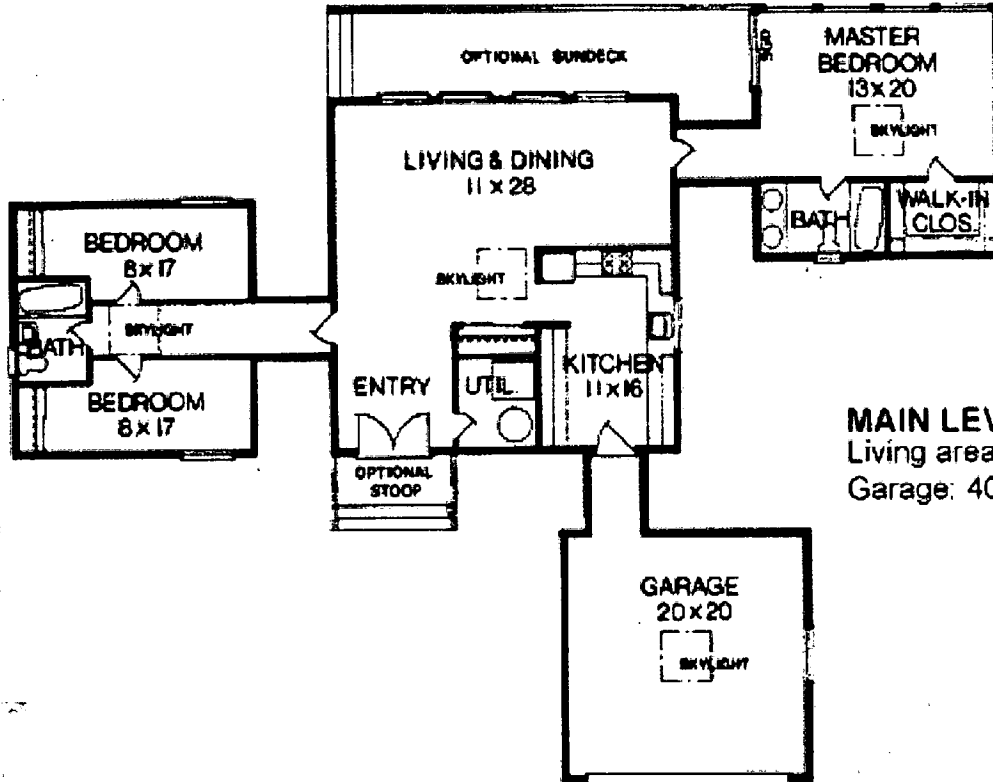
Paul Chretien
8533 Horse Shoe Lane
Potomac, MD 20854
Fax No.: 301-299-7720


By: Vickie L. Gaul
Associate County Attorney

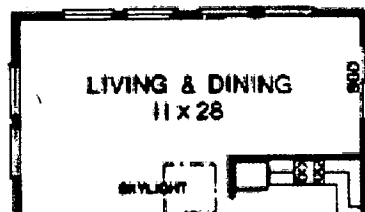
Recreational Series

THE SUNRISE 56x66 & 62x80

1 Floor
3 Bedrooms
2 Bathrooms
2 Car Garage.....400 s.f.
Main Level.....2,100 s.f.
Total Living Area.....2,100 s.f.



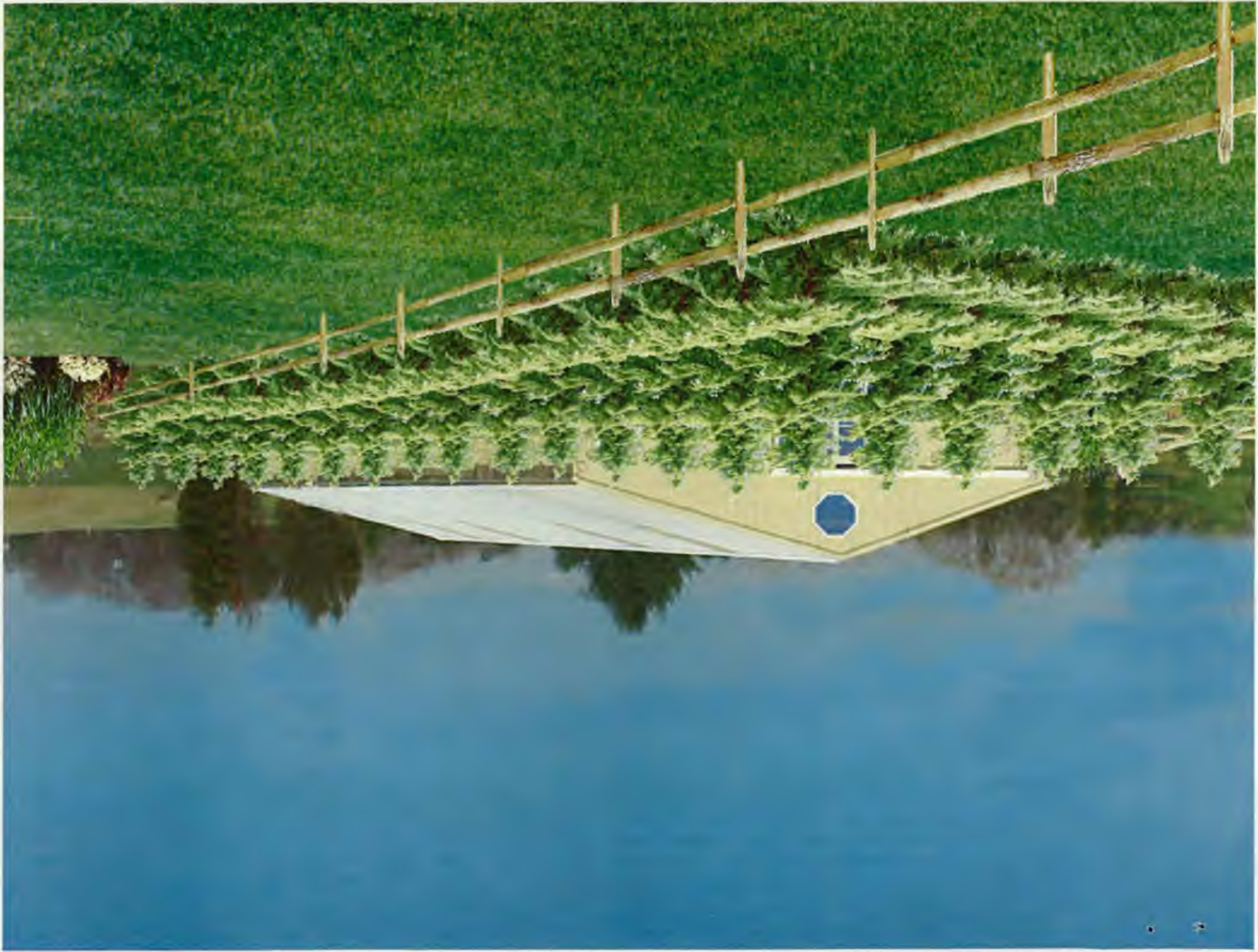
MAIN LEVEL
Living area: 2,100 s.f.
Garage: 400 s.f.

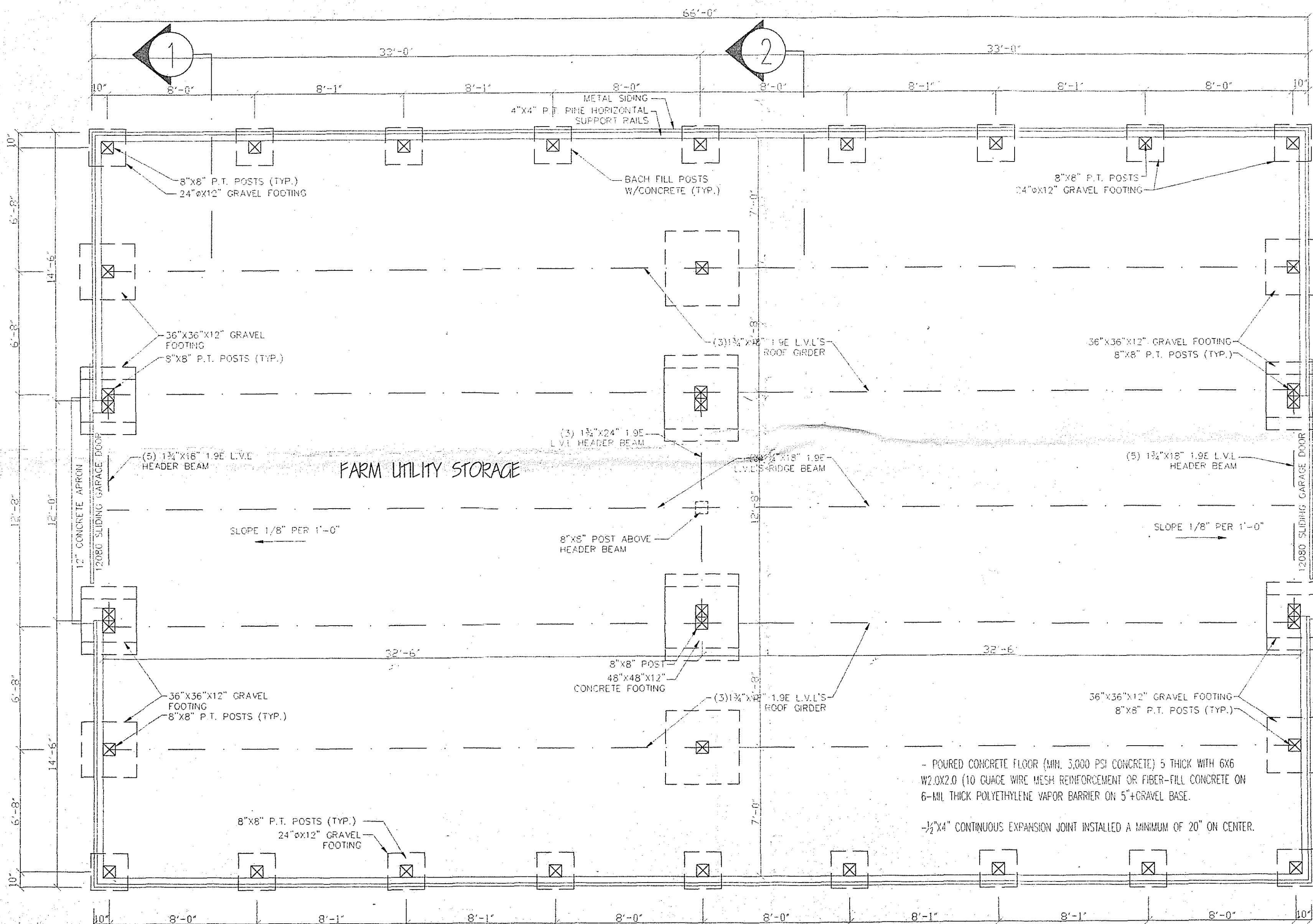












FOUNDATION PLAN

1/4" = 1'-0"

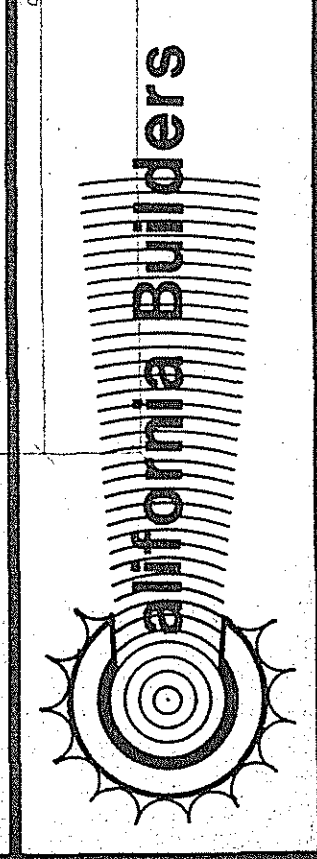
| CUSTOMER INFORMATION | |
|----------------------|------------------------|
| NAME: | BOYD'S FARM |
| PROJECT ADDRESS: | 19810 WHITE GROUND RD. |
| NUMBER: | |
| MODEL: | |

| DRAWING INFORMATION | |
|---------------------|----------------|
| TITLE: | DATE: 01/01/03 |
| SCALE: | DRAWN BY: |

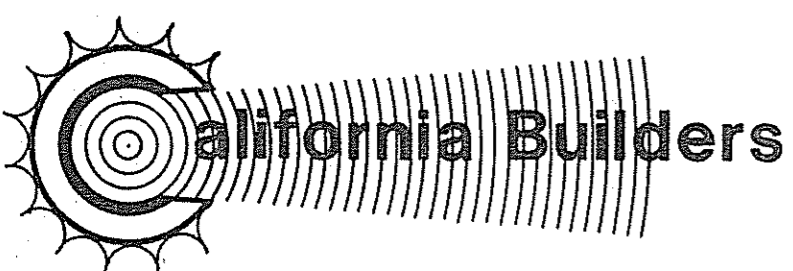
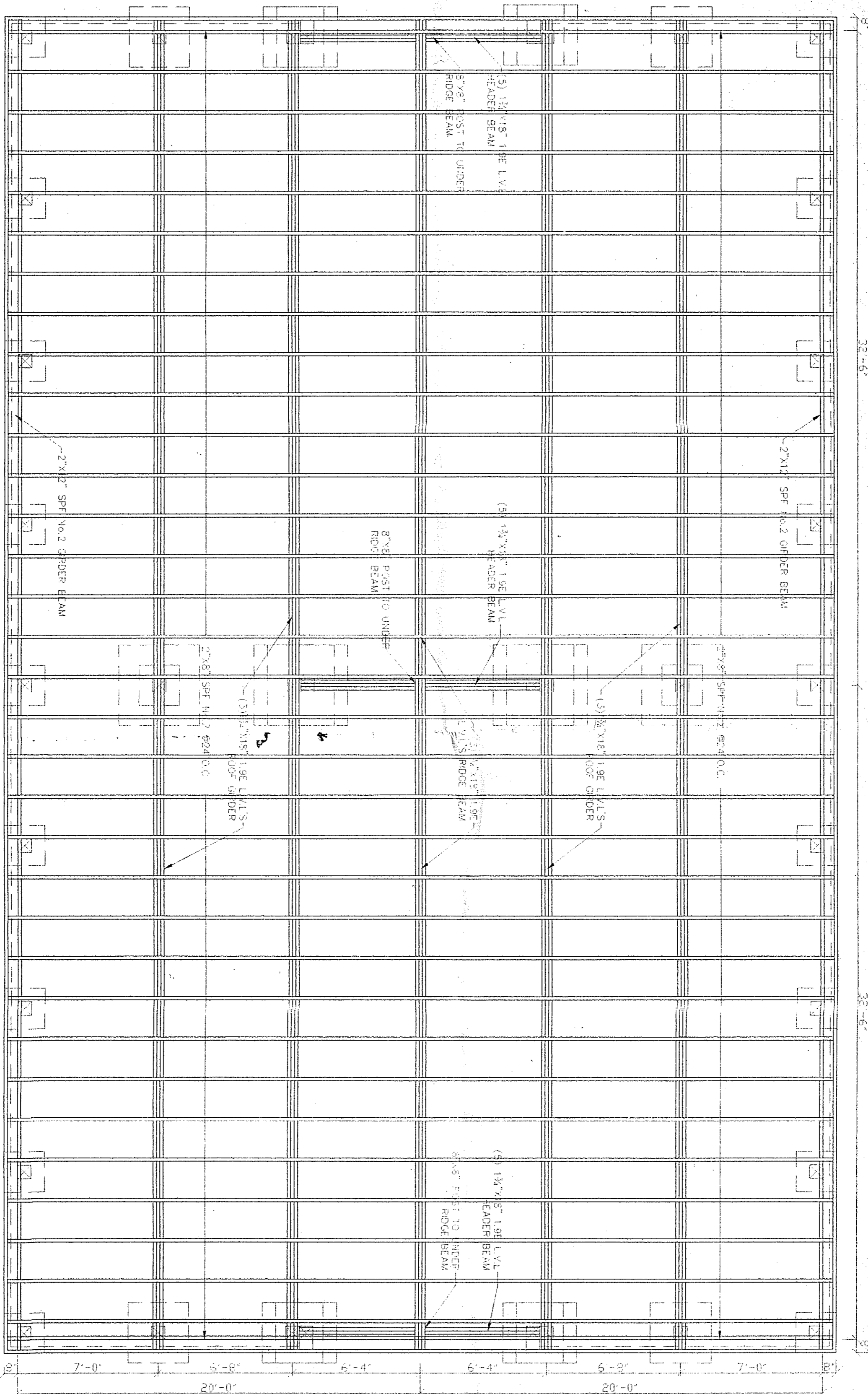
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| REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |

| CUSTOMER APPROVAL | |
|--------------------------|------------------------------------|
| Signature: | |
| Signature: | |
| <input type="checkbox"/> | Approved for Construction |
| <input type="checkbox"/> | Approved as noted for Construction |
| <input type="checkbox"/> | Resubmit with Change noted |



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



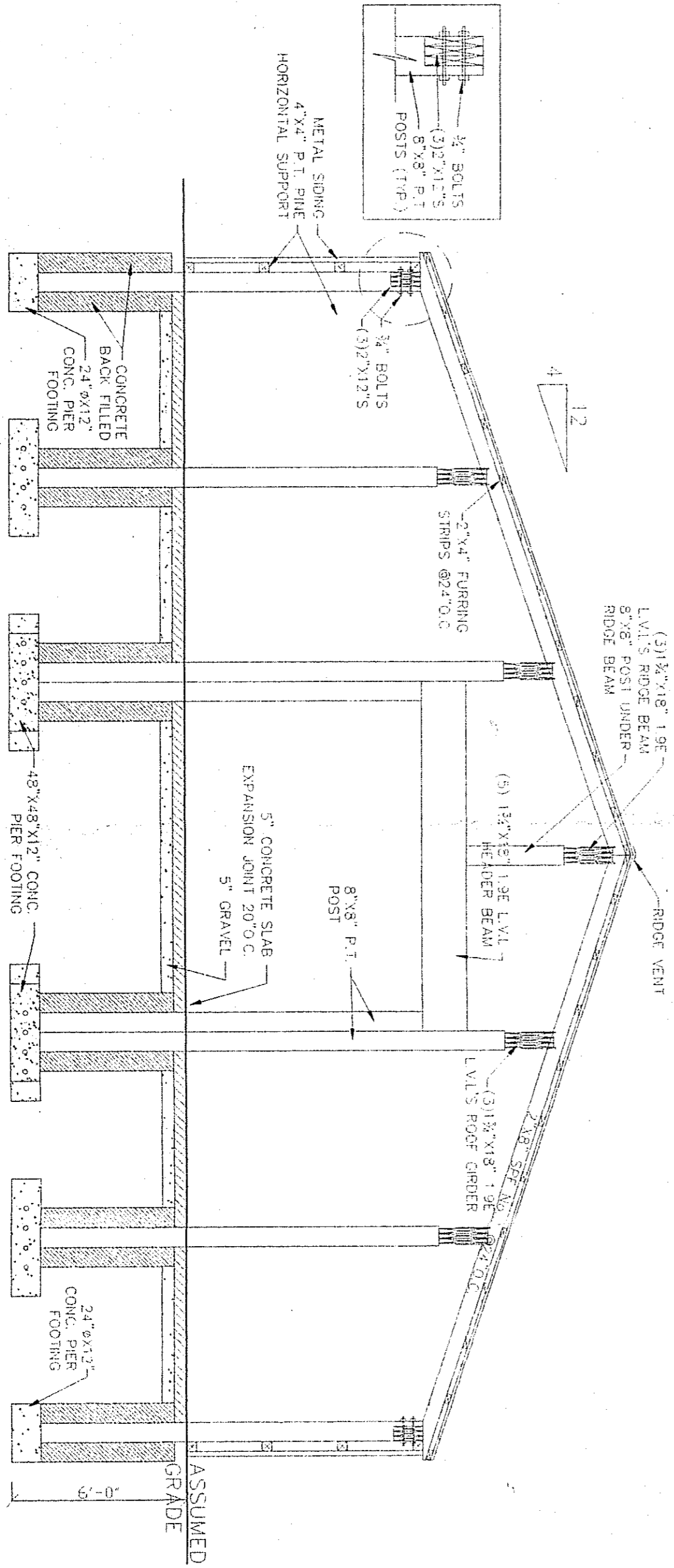
| CUSTOMER APPROVAL | |
|---|--|
| Signature : | |
| Signature : | |
| <input type="checkbox"/> Approved for Construction | |
| <input type="checkbox"/> Approved as noted for Construction | |
| <input type="checkbox"/> Resubmit with Change noted | |

| REVISIONS | | |
|-----------|------|-------------|
| NO | DATE | DESCRIPTION |
| | | |
| | | |
| | | |

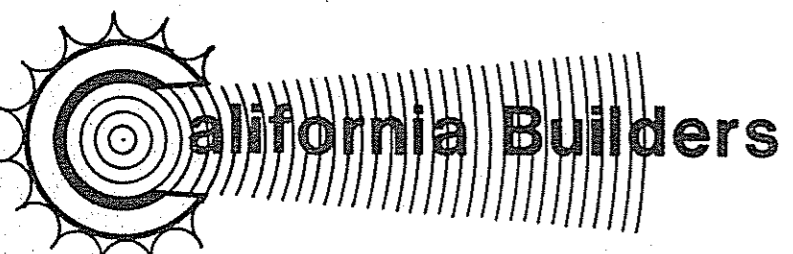
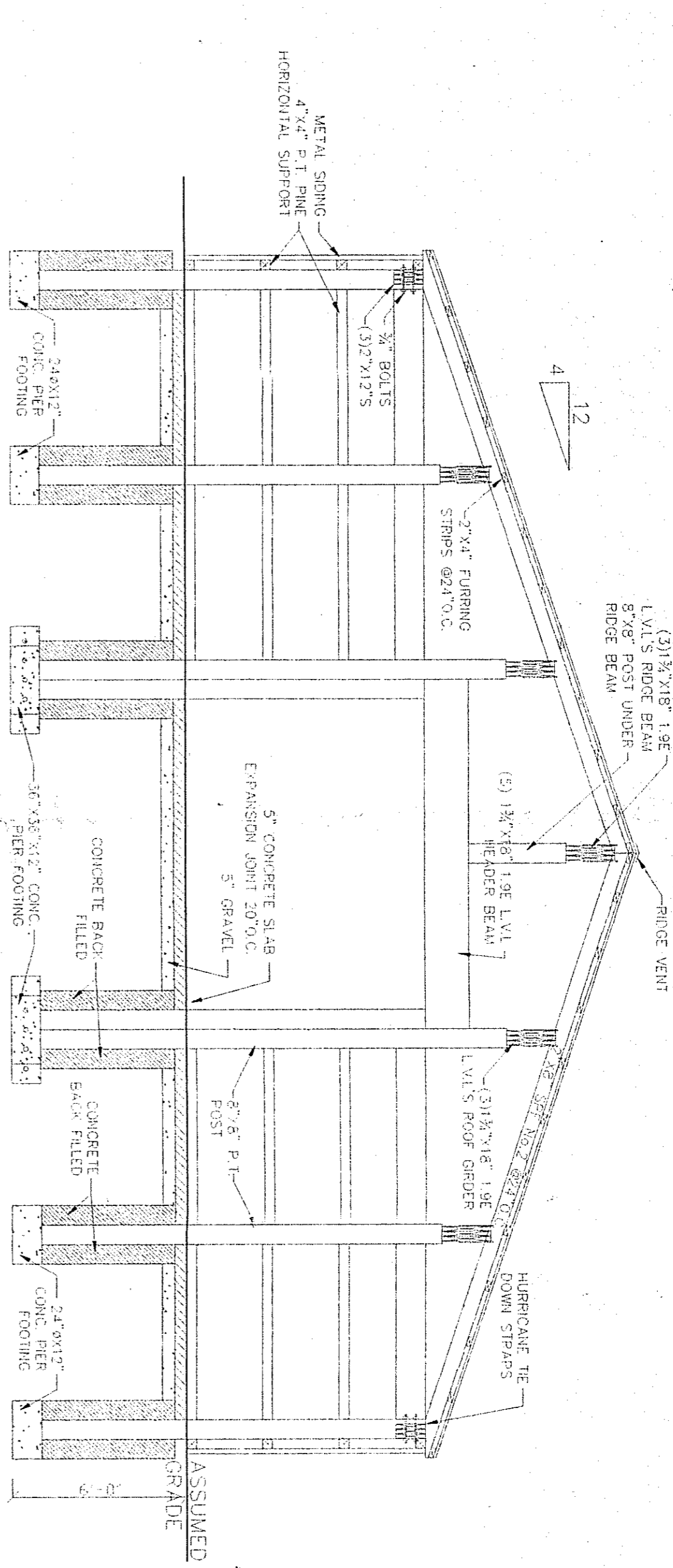
| DRAWING INFORMATION | |
|---|--------------------------|
| TITLE: | |
| SCALE: | DATE: 04/04/05 DRAWN BY: |
| <small>Note : These prints and specifications are the property of California Builders and are provided to the customer to facilitate building his home. These prints may not be copied or reproduced in whole or in part without the express written consent of California Builders. California Builders claims common law copyright of these prints and will take appropriate judicial measures to insure complete protection for California Builders.</small> | |

| CUSTOMER INFORMATION | |
|----------------------|-----------------------------|
| NAME: | BOYDS FRESH UTILITY STORAGE |
| PROJECT ADDRESS: | 19820 WHITE MOUND RD |
| NUMBER: | MODEL: |

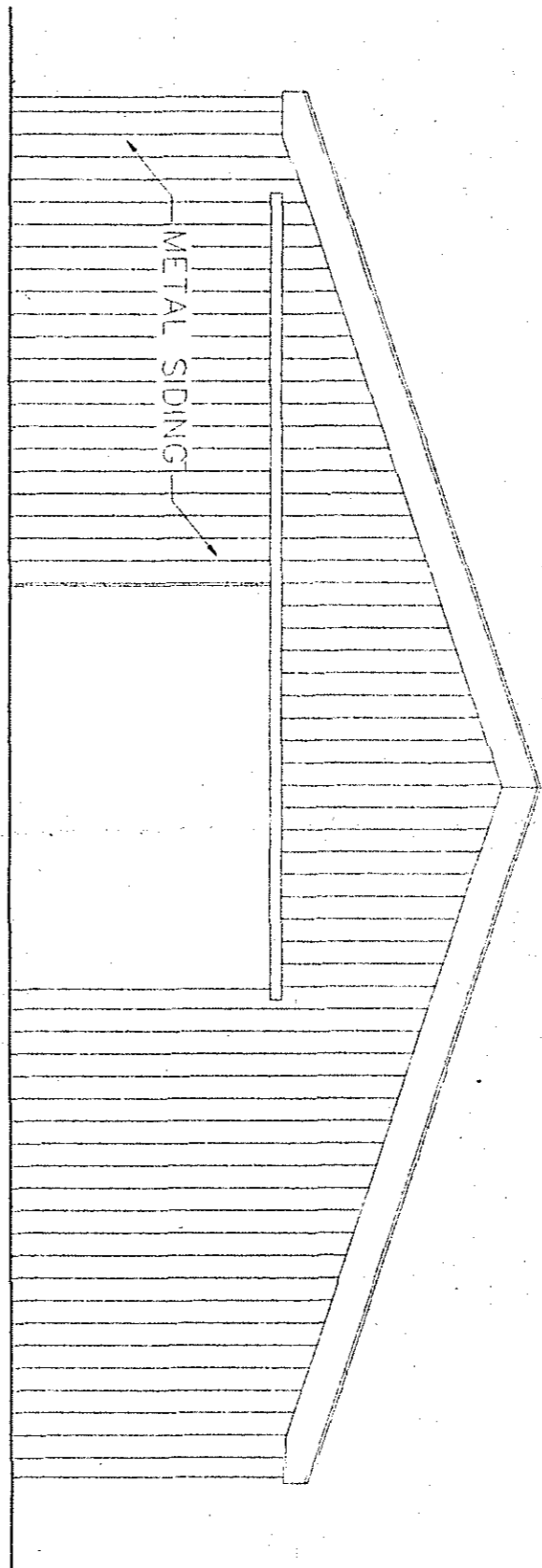
SECTION 2
1/4" = 1'-0"



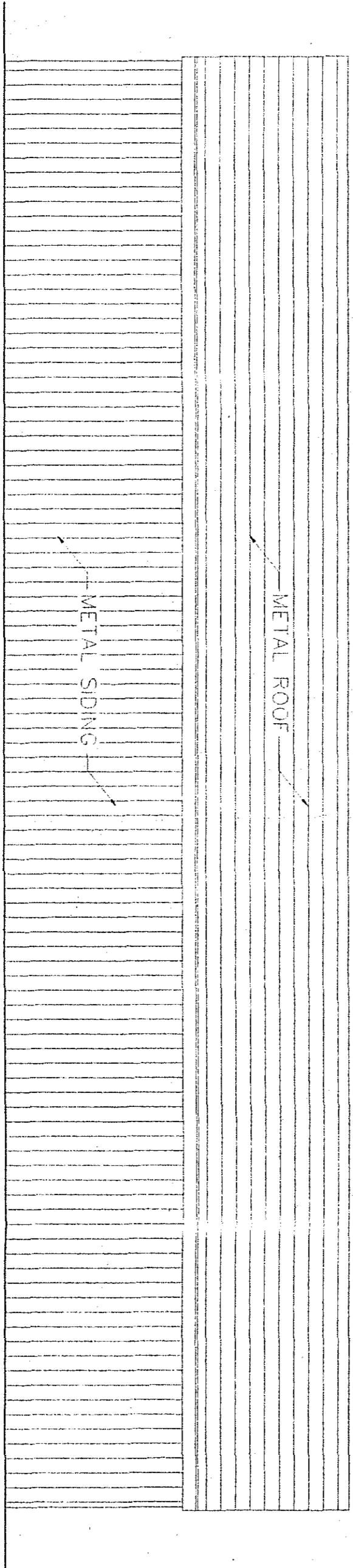
SECTION 1
1/4" = 1'-0"



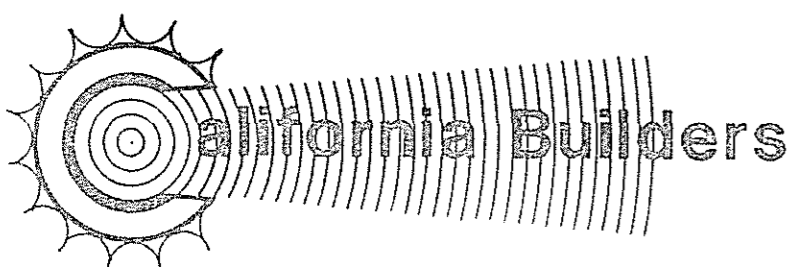
| CUSTOMER APPROVAL | | REVISIONS | | | DRAWING INFORMATION | | | CUSTOMER INFORMATION | |
|---|--|-----------|------|-------------|--|-----------------|------------------------|----------------------|-----------------|
| Signature : | | NO | DATE | DESCRIPTION | TITLE : | DATE : 04/10/03 | DRAWN BY : | NAME : BONDY FAHRT | UTILITY STORAGE |
| Signature : | | | | | Note : These prints and specifications are the property of California Builders and are provided to the customer to facilitate building his home. These prints may not be copied or reproduced in whole or in part without the express written consent of California Builders. California Builders claims common law copyright of these prints and will take appropriate judicial measures to insure complete protection for California Builders. | | | | |
| <input type="checkbox"/> Approved for Construction | | | | | PROJECT ADDRESS : | | 19820 WHITE GROUND RD. | | |
| <input type="checkbox"/> Approved as noted for Construction | | | | | NUMBER : | MODEL : | | | |
| <input type="checkbox"/> Resubmit with Change noted | | | | | | | | | |



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



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



CUSTOMER APPROVAL

Signature : _____
 Signature : _____
 Approved for Construction
 Approved as noted for Construction
 Resubmit with Change noted

REVISIONS

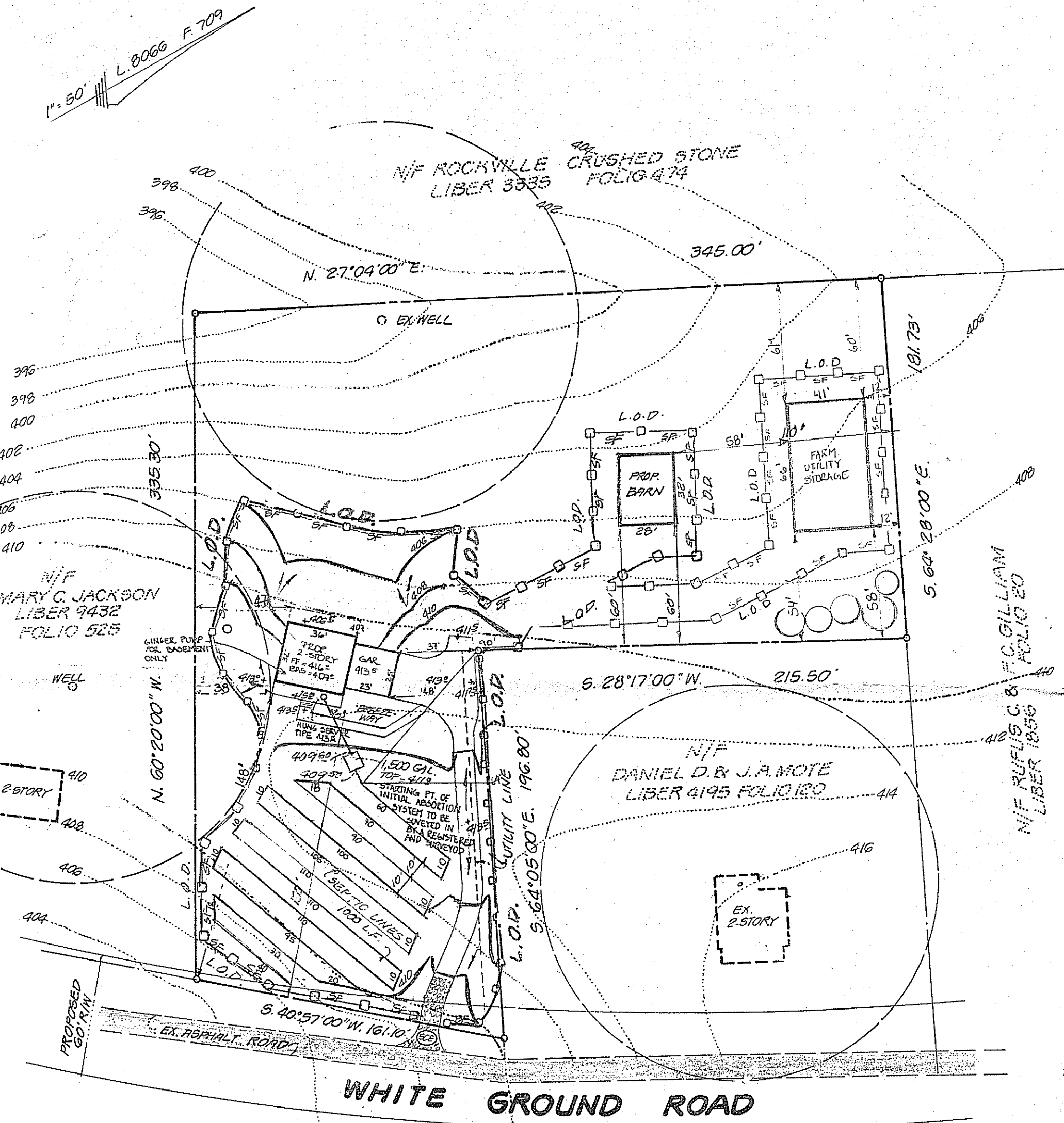
| NO | DATE | DESCRIPTION |
|----|------|-------------|
| | | |
| | | |
| | | |

DRAWING INFORMATION

TITLE: _____
 SCALE: _____ DATE: 04/02/03 DRAWN BY: _____
 Note: These prints and specifications are the property of California Builders and are provided to the customer to facilitate building his home. These prints may not be copied or reproduced in whole or in part without the express written consent of California Builders. California Builders claims common law copyright of these prints and will take appropriate judicial measures to insure complete protection for California Builders.

CUSTOMER INFORMATION

NAME: BOYD'S FARM UTILITY STORAGE
 PROJECT ADDRESS: 14610 WILLOW GROUND RD
 NUMBER: _____ MODEL: _____



SEPTIC INFORMATION:
 TRENCH DEPTH = 10' WITH 4" STONE
 TRENCH WIDTH = 2' @ 10' O.C.
 TRENCH LENGTH = 1,000 FEET

APPROVED
 Montgomery County
 Historic Preservation Commission
 4/23/03

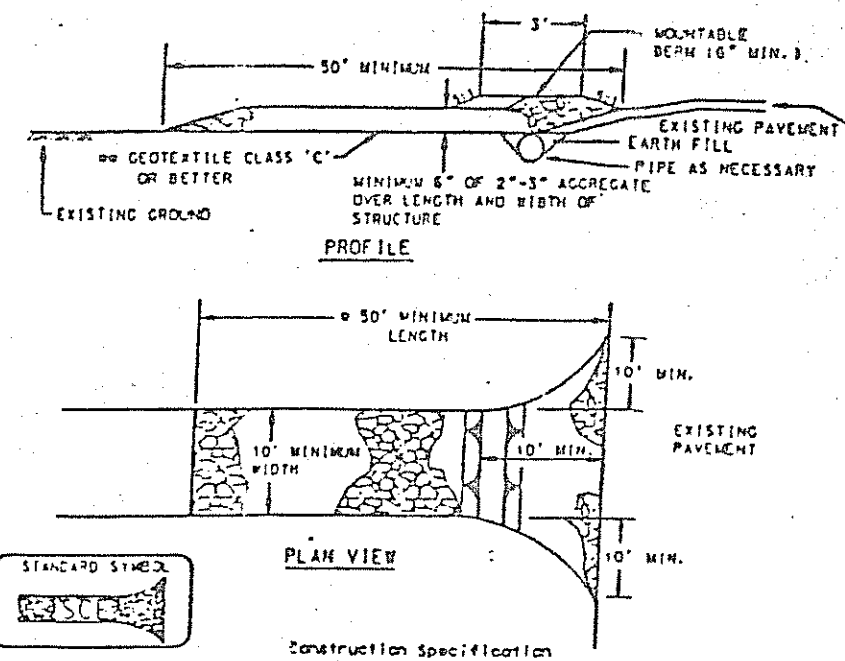
IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE ADJUSTMENT OF ALL UTILITIES
 CALL "MISS UTILITY" 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

LEGEND

| | |
|-------------------------|--------------------|
| Existing contours | ----- 100 ----- |
| Proposed contours | ----- 100 ----- |
| Existing spot elevation | • 100.0 |
| Proposed spot elevation | • 100 ^B |
| Limits of disturbance | ○-----○-----○ |
| Silt fencing | — SF — SF — |

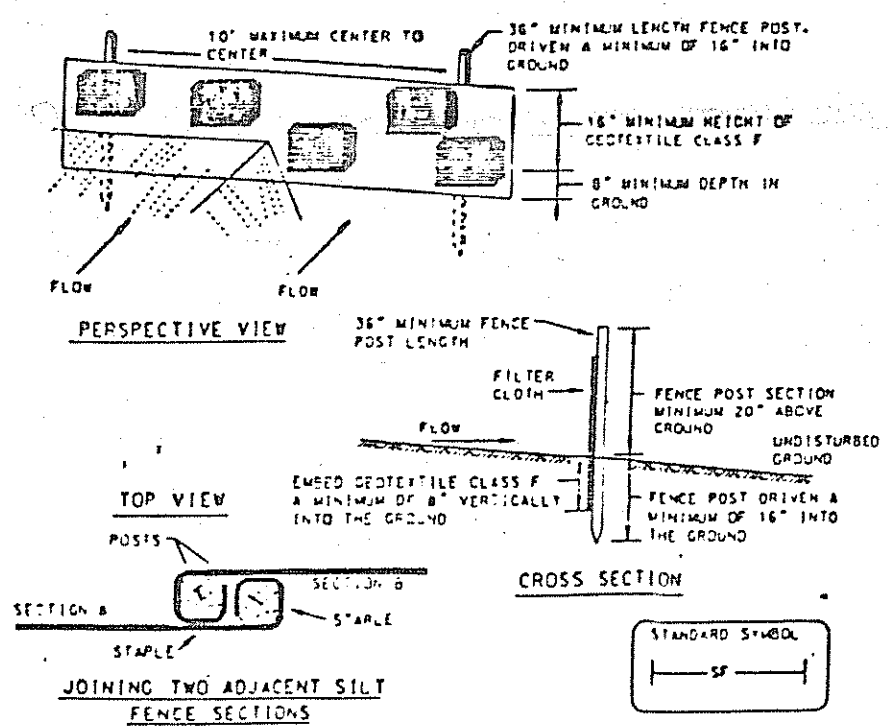
METAL PROPERTY CORNERS REQUIRED
 AS OF JANUARY 1, 1982
 PERMITTEE SHALL COMPLY WITH COUNTY CODE SECTION 24-120 PRIOR TO ACCEPTANCE OF STREETS

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



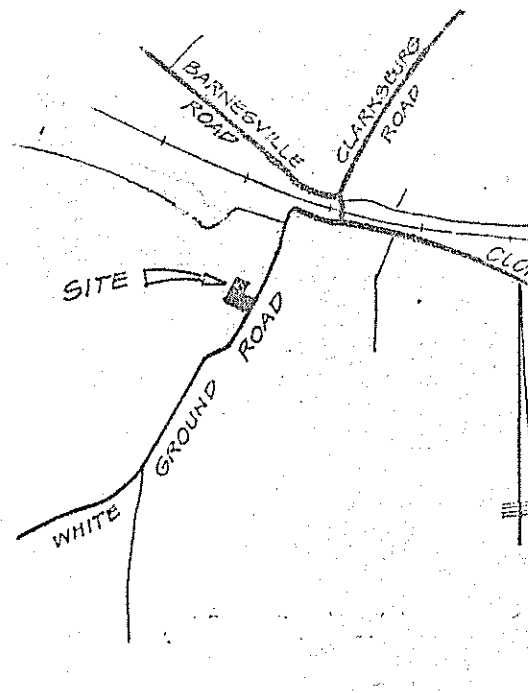
- Construction Specifications
- Length - minimum of 50' (1830') for single residence total.
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Geotextile fabric filter cloth shall be placed over the existing ground prior to placing stone. See the plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
 - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

DETAIL 22 - SILT FENCE



- Construction Specifications
- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square minimum cut, or 1 1/2" diameter (minimum round) and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
 - Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

| | | |
|----------------------|------------------------------|----------------|
| Tensile Strength | 50 lbs/in (min.) | Test: MSMT 509 |
| Tensile Modulus | 20 lbs/in (min.) | Test: MSMT 509 |
| Flow Rate | 0.3 gal 1 1/2" minute (max.) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min.) | Test: MSMT 322 |
 - Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
 - Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.



VICINITY MAP SCALE: 1" = 20' MONTGOMERY CO. (A.D.C.) P. 12 E

GENERAL NOTES

- This plan was prepared without the benefit of a title report and therefore no indicate all existing encumbrances on the property.
- This property is shown on Tax Map No. , Grid as and is currently zoned
- Owners/DEVELOPER: PAUL HENRY CHRETEIN P.O. BOX 79 CABIN JOHN MARYLAND, 20818 TEL (703)533-1211
- Total area of property = square feet or acres.
- This property is located in a minimal flood hazard area, shown as Zone "C" Panel of the current Flood Insurance Rate Map for Prince George's County, Maryland (FIRM No. effective June 18, 1987) as published by the Federal Emergency Management Agency. There is no 100-year floodplain within the limits of this property.
- THE PROPERTY IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED
- PROPERTY BOUNDARIES AND TOPOGRAPHY SHOWN ARE FROM THE LAND RECORDS OF MONTGOMERY COUNTY AND MARYLAND NATIONAL CAPITAL PLANNING COMMISSION. CONTOUR INTERVAL SHOWN: EVERY
- AREA TO BE DISTURBED = 37,532 SF. OR 0.8616 AC.

SITE, GRADING & SEDIMENT CONTROL PLAN

L BOGG F 709 WHITE GROUND ROAD
 MOTE'S ADDITION TO BOYDS
 BARNESVILLE ELECTION DISTRICT #11
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' MARCH 10, 2001

Montgomery County Government, Department of Environmental Protection
 Division of Water Resources Management
 250 Hungerford Dr., Rockville, Maryland 20850 (301) 217-6300

Application for Sediment Control Perm
 Small Land Disturbing Activities

NAME OF PROPERTY OWNER: PAUL HENRY CHRETEIN TELEPHONE NO. 703 533 1211
 (Contact/Residence) P.O. BOX 79 CABIN JOHN (Include Area Code)
 MARYLAND, 20818

FOR FINAL DWGS
THAT WERE
APPROVED BY
COMMISSION AFTER
APPEALS HEARING

SEE: 18/08-02C

BOARD OF APPEALS
for
MONTGOMERY COUNTY

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
240 777-6600
(www.co.mo.md.us/council/board.html)

Case No. A-5758

APPEAL OF PAUL CHRETIEN

OPINION OF THE BOARD

(Public Hearing Date: September 25, 2002)
(Effective Date of Opinion: November 19, 2002)

Case No. A-5758 is an administrative appeal in which the appellant charges error on the part of the Historic Preservation Commission in its approval of Historic Area Work Permit Number 273163, dated March 28, 2002. Appellant contends that the Historic Preservation Commission "went too far with their authority to reject design..." in imposing conditions on approval of the permit.

Pursuant to Section 59-A-4.11(c) of the Zoning Ordinance, on September 25, 2002, the Board of Appeals held a public hearing on the administrative appeal. Peter Fayne, Esquire appeared on behalf of the appellant, Paul Chretien. Vickie Gaul, Esquire, appeared on behalf of the Historic Preservation Commission, she called as witnesses Gwen Marcus Wright, Historic Preservation Supervisor for the Historic Preservation Commission and Kim Williams, a Commissioner on the Historic Preservation Commission.

Decision of the Board: Administrative Appeal **Granted** in part and **Denied** in part.

EVIDENCE PRESENTED

1. The subject property is Parcel 404, located at 19820 White Ground Road, Boyds, Maryland, in the RE01 Zone.
2. On January 29, 2002 Paul Chretien filed an Application Number 18/08-02A for a Historic Area Work Permit for work on the subject property. [Exhibit No. 13(b)].

3. On February 6, 2002 Historic Preservation Commission Staff issued a report recommending approval of Application Number 18/08-02A with the condition that no tree larger than six inches in diameter be removed.

4. On February 13, 2002 the Historic Preservation Commission (HPC) held a hearing on the application and voted to continue the hearing to February 27, 2002, advising Mr. Chretien to re-design the proposed house to change "the exterior design and detailing, including the massing issues, roof height, ...to make the house more compatible" [Exhibit No. 13(d) pp. 54-56].

5. On February 27, 2002, the HPC reconvened the hearing on Mr. Chretien's application. Commissioners expressed concern about the following aspects of the design of the house: massing, particularly relating to the side wing, scaling in terms of building height, hierarchy of the massing design. [Exhibit No. 13(g)]. The HPC voted to defer the case until its next meeting, recommending that the Applicant work with HPC staff on re-designing the house.

6. On March 13, 2002, HPC staff issued a report recommending approval of Application Number 18/08-02A with the following conditions:

- "1) Barn returns to 1-story building
- 2) Chimney on right elevation is to be removed from application
- 3) side wing extension will be reduced in width to no greater than 18'
- 4) The newly-configured side wing extension's dormer proportions to be reviewed at staff level." [Exhibit No. 13(k)].

7. On March 13, 2002 the HPC voted to approve Application Number 18/08-02A, with the above-listed conditions and allowing staff approval of reconsideration of the number of windows on the side wing.

8. On March 28, 2002, the Department of Permitting Services issued Historic Area Work Permit (HAWP) number 273163, with the conditions enumerated by the HPC.

9. On appeal, Mr. Chretien requests that the barn be allowed to be two stories, so that he can store hay in the second story. He requests approval of the second chimney, for a working fireplace. He requests that the width of side wing be approved at 23 feet. Mr. Fayne stated that the visual impact of the house will be mitigated by the distance the house is set back and by the topography of the subject site. [Transcript, September 25, 2002, p.8].

10. Commissioner Williams testified that the HPC evaluated Mr. Chretien's application with reference to "The Vision of Boyds", a document that sets out criteria for evaluating new construction in the Boyds historic district, and to the Secretary of Interior's Standards and Guidelines for Rehabilitation and New Construction, which the HPC adopted by Resolution in November 1997. [Exhibit No. 13(a), para. n]. She stated that the Commission felt that the proposal was inconsistent with those criteria,

"Primarily...the scale, building height, and massing." [Transcript, September 25, 2002, p. 76-77].

11. She stated that the Commission was lenient in its evaluation of the location of the house on the lot. [Ibid, p.80].

12. She stated that the side wing proposed for the house was incompatible with the character of the historic district, because "There are no historic houses in Boyds with side wings" and it "visually presents the appearance of a two-car side garage wing." [Ibid, p. 83], She stated that "ideally, the Commission would like to eliminate the side wing altogether, but we were trying to be lenient, and we were hoping to mitigate the overwhelming massing and presence of the side wing by eliminating a five-foot section of it." [Ibid, p.87].

13. Regarding the condition requiring removal of the right chimney, Ms. Williams stated that as proposed with two chimneys, the house "presents the appearance of a very formal late-18th/early-19th century house. All of the history architecture in Boyds is of a vernacular quality, and this [proposal] goes counter to the vernacular aspect of the existing buildings." [Ibid, p. 84].

14. In response to a Board question regarding the consistency of a two-story barn with the 'Vision of Boyds', Ms. Williams stated, "The applicant has indicated that there are two-story barns. I have no huge objection to that," and "...the fact that he would be continuing agricultural use is an enhancement." [Ibid, p. 89].

FINDINGS OF THE BOARD

1. Section 59-A-4.3(e) of the Zoning Ordinance authorizes *de novo* appeals to the Board from any action taken by a department of the County government, including the Historic Preservation Commission. Therefore, the HAWP can be appealed, *de novo*, to the Board.

2. As the issuance of the HAWP was heard *de novo*, the Board hearing was an entirely new hearing on the propriety of the HAWP as if no determination had been made by the HPC. *Boehm v. Anne Arundel County*, 54 Md. App. 497, 511, 459 A.2d 590, 599, cert. denied, 297 Md. 108 (1983)

3. The County had the burden of demonstrating that the HAWP was properly conditioned. Since the Board hearing proceeded as an original administrative determination, the burden of proof and burden of persuasion were allocated as with the original determination by the HPC. See, *Lohrman v. Arundel Corp.*, 65 Md. App. 309, 318, 500 A.2d 344, 349 (1985). The *de novo* hearing puts all parties back at square one to begin again just as if the HPC determination appealed from had never occurred. See, *General Motors Corp. v. Bark*, 79 Md. App. 68, 79, 555 A.2d 542, 547 (1989).

4. Based upon Commissioner Williams's testimony and the evidence of record, the Board finds that there are no historic houses in Boyds with side wings, and that the appearance of the house with two chimneys is not consistent with the architecture in the Boyds historic district.

5. Section 24A-8. of the Montgomery County Code provides, pertaining to the criteria for issuance of historic area work permits:

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship

6. The Board finds that the side wing of the proposed house, and the chimney on the right side of the house are not compatible with the historical and architectural features of the Boyds historic district, and that they would be detrimental to those features of the historic district. The Board finds that a two-story, working barn will not be detrimental to the Boyds historic district.

7. The Board finds that Mr. Chretien can build a house without the side wing and without the second chimney, and that requiring removal of those features does not deprive him of reasonable use of the property.

Section 24A-8(d) of the Montgomery County Code provides:

In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

8. The Board finds that the Historic Preservation Commission exercised leniency in approving a work permit in allowing the 18-foot side wing.

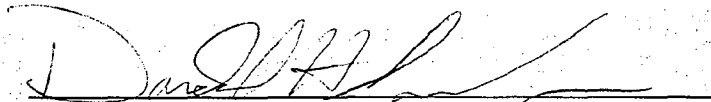
On a motion by Angelo M. Caputo, seconded by Allison Ishihara Fultz, with Donna L. Barron, Louise L. Mayer and Donald H. Spence, Jr., Chairman in agreement:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that condition number 1 of permit number 273163 requiring a one-story barn is **reversed** and the request to build a two-storey barn is **granted**; and

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County Maryland that condition number 2 of permit number 273163 is **affirmed** and the request to add a chimney on the right side of the house is **denied**; and

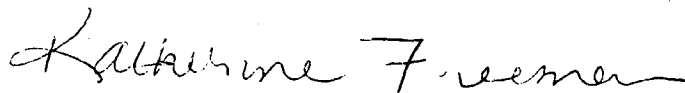
BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County Maryland that condition number 3 of permit number 273163 is **affirmed** and the request to build a side wing 23 feet wide is **denied**;

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County Maryland that condition number 4 of permit number 273163 is **affirmed** and that the proportions of the dormers on the side wing will be subject to staff review.



Donald H. Spence, Jr.
Chairman, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 19th day of November, 2002.



Katherine Freeman
Executive Secretary to the Board

NOTE:

Any request for rehearing or reconsideration must be filed within ten (10) days after the date the Opinion is mailed and entered in the Opinion Book (See Section 2-A-10(f) of the County Code). Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure.

APPEAL OF PAUL CHRETIEN

EXHIBIT LIST

1. Administrative Appeal Application
2. List of confronting and Adjoining property owners
3. (a) Map of house positioning
(b) Small copy of zoning map
4. (a) Proposed basement plan
(b) Another basement plan
(c) Proposed 2nd floor plan
(d) Proposed 1st floor plan
(e) Proposed Barn elevations
(f) Proposed Side section
(g) Proposed Left elevation
(h) Proposed Right elevation
(i) Proposed Rear elevation
(j) Proposed Front elevation
5. (a) Historic Preservation Commission suggested design of house
(b) 2nd page of conditions
(c) 1st page of conditions
(d) Historic Area Work Permit #273163 – Approved with Conditions
6. Trench Info (Map)
7. (a) Large proposed front elevation
(b) Large proposed right elevation
(c) Large proposed rear elevation
(d) Large proposed left elevation
(e) Large proposed side section
(f) Large proposed 1st floor plan
(g) Large proposed 2nd floor plan
(h) Large proposed basement floor plan
(i) Large proposed barn elevations
8. (a) Printout of Beall Dawson House
(b) Large printout of Beall Dawson House
(c) Large Printout of Needwood House
(d) Large printout of Comancle Court House
(e) Large printout of Capt. John McDonald House
9. Printout of Historic Preservation Commission web site – re: preservation changes
10. Large printout of Builders winning play – large bathrooms
11. (a) Envelope showing date notice mailed
(b) Notice of hearing scheduled for September 25, 2002

- 12. (a) Photographs of examples of dormers on side wings off main body of house
- (b) Photographs of examples of two-story side wings off main body of house
- (c) Photographs of examples of two or more fireplaces on main body of house
- (d) Photographs of examples of two-or-more-story high horse or utility barns
- (e) Rendering and elevations
- (f) Statement by Appellant regarding submissions

- 13. (a) Pre-Hearing Submission of the Historic Preservation Commission
- (b) Copy of Application for Historic Area Work Permit with attachments
- (c) Copy of Historic Preservation Commission Staff Report, dated 2-6-02
- (d) Excerpt of transcript of HPC February 13, 2002, hearing
- (e) Copy of memorandum to HPC from Michele Naru, dated 2-20-02
- (f) Elevations and floor plans
- (g) Excerpt of transcript of HPC February 27, 2002, hearing
- (h) Copy of memorandum to HPC from Michele Naru, dated 3-6-02
- (i) Supplemental drawings
- (j) Excerpt of transcript of HPC March 13, 2002, hearing
- (k) Copy of memorandum to Robert Hubbard from Gwen Wright, dated 3-13-02
- (l) Photograph of John McDonald house
- (m) Boyds Master Plan
- (n) Vision of Boyds: A Long-Range Preservation Plan
- (o) Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings

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**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
(240) 777-6600

Case No. A-5758

APPEAL OF PAUL CHRETIEN

Notice is hereby given that a public hearing will be held by the Board of Appeals for Montgomery County, Maryland, in the Stella B. Werner Council Office Building, 100 Maryland Avenue, Rockville, Maryland, in the Second Floor Davidson Memorial Hearing Room, **on Wednesday the 25th day of September, 2002, at 1:30 p.m.**, or as soon thereafter as this matter can be heard, on the administrative appeal filed pursuant to Section 2-112 of the Montgomery County Code.

The appellant charges administrative error on the part of the Historic Preservation Commission, in its Historic Area Work Permit, dated March 28, 2002, which states that Permit Number 273163 is approved with conditions. Appellant contends that the Historic Preservation Commission "went too far with their authority to reject design." In accordance with Chapter 2A, Administrative Procedures Act, a copy of the "Administrative Appeal" is attached to this notice.


The subject property is Parcel 404, located at 19820 White Ground Road, Boyds, Maryland, in the RE01 Zone.

Notices forwarded this 4th day of April, 2002, to:

Paul Chretien
Charles W. Thompson, Jr., Esquire, County Attorney
Clifford Royalty, Esquire, Assistant County Attorney
Malcom Spicer, Esquire, Assistant County Attorney,
Department of Permitting Services
Martin Klauber, Esquire, People's Counsel
Robert C. Hubbard, Director, Department of Permitting Services
Reginald T. Jetter, Chief, Casework Management,
Department of Permitting Services
Gwen Wright, Coordinator, Historic Preservation Commission
Members, County Board of Appeals
Contiguous and confronting property owners
Citizens of South Germantown
Ten Mile Creek Conservation Committee
Boyds Civic Association
Germantown Citizens Association
Sugarloaf Citizens Association
Clarksburg Civic Association
Northern Montgomery County Alliance

County Board of Appeals

by:


Katherine Freeman
Executive Secretary to the Board

Docket No. A-5758
Date Filed 4-2-02
Hearing Date 9-25-02
Time 1:30pm

**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(240) 777-6600**

2nd

**APPEAL CHARGING ERROR
IN ADMINISTRATIVE RULING OR ACTION**

Please note instructions on reverse side.

Attach additional sheets if required for answers.

Appeal is hereby made pursuant to Section 2-112 of the Montgomery County Code 1994, as amended, from the decision or other action of an official or agency of Montgomery County specified below which Appellant contends was erroneous.

Official or agency from whose ruling or action this appeal is made HISTORIC PRESERVATION COMMITTEE

Brief description of ruling or action from which this appeal is made (attach duplicate copy of ruling or document indicating such action) APPROVED W/CONDITIONS SUGGESTED DESIGN BY MICHELLE (STAFF MEMBER)

Date of that ruling or action: MARCH 13 - 2002

Brief description of what, in appellant's view, the ruling or action should have been: APPROVED W/O CONDITION AFTER NUMEROUS REVISIONS SUGGESTED BY COMMISSION

Number of Section, and Subsection, if any, of the Montgomery County Code 1994, as amended, or citation or other statutory provision, which appellant contends was misinterpreted: ? (RESEARCH)

Error of fact, if any, involved in the ruling or action from which this appeal is made: STAFF RECOMMENDED APPROVAL OF INITIAL DESIGN & COMMISSION WENT TOO FAR W/ THE

Error of law, if any, involved in the ruling or action from which this appeal is made: ? AUTHORITY TO REJECT DESIGN

Question(s) of fact, if any, presented to the Board by this appeal: BOARD DID NOT LET ME TALK OR PRESENT MY FACTS WHY MY HOUSE DESIGN

Question(s) of law, if any, presented to the Board by this appeal: WAS BETTER THAN THE DESIGN PRESENTED BY MICHELLE -

Description of real property, if any, involved in this appeal: Lot 1404, Block 1 Parcel 1
Subdivision BOYD, Street and Number 1402 WHITE GROUND ROAD
City BOYD, Zip 20854, Zone Classification RESIDENTIAL

Appellant's present legal interest in above property, if any: Owner (including joint ownership) Lessee
 Contract to lease or rent Contract to purchase Other
(describe) VACANT 2.2 ACRE LOT - OWNED SINCE 1987 ±

Statement of appellant's interest, i.e., manner in which appellant is aggrieved by the ruling or action complained of (as property owner or otherwise): COMMISSION IS ATTEMPTING TO FORCE
Further comments, if any: OWNER TO BUILD AN UNMARKETABLE HOUSE & WOULD LIKE TO SATISFY THEIR PERSONAL POINT OF VIEW
AS TO WHAT SHOULD BE BUILT IN THE VILLAGE OF BOYD

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Signature of Attorney

Paul H. Urban
Signature of Appellant(s)

Address of Attorney

8533 Horseshoe Ln Potomac
Address of Appellant(s) 20854

Telephone Number

301-299-7725
Telephone Number



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 3/28/2002

Permit No: 273163
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

PAUL CHRETIEN
P.O. BOX 79
CABIN JOHN MD 20854

HAS PERMISSION TO: CONSTRUCT

PERMIT CONDITIONS: APPROVED WITH CONDITIONS-SEE ATTACH

PREMISE ADDRESS 19820 WHITE GROUND RD
BOYDS MD 20841-

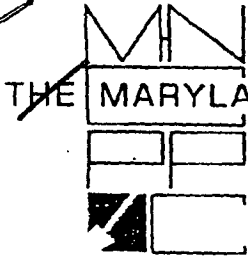
| | | | |
|--------------------|-------------------|--------------------|-----------|
| LOT NA | BLOCK NA | PARCEL | ZONE RE01 |
| LIBER | ELECTION DISTRICT | 10 PLATE | GRID |
| FOLIO | SUBDIVISION | CLARKSBURG OUTSIDE | |
| PERMIT FEE: \$0.00 | TAX ACCOUNT NO.: | | |

HISTORIC MASTER: N
HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

273163



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

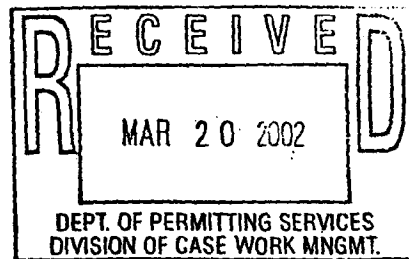
Date: 3-13-02

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit



HPC# 18/8-02A

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

 Approved

X Approved with Conditions: (1) BARN RETURNS TO 1-STORY BUILDING AS PREVIOUSLY PROPOSED AT FEB 13TH & 27TH MEETINGS. (2) CHIMNEY ON RIGHT ELEVATION IS TO BE REMOVED FROM APPLICATION. (3) SIDE WING EXTENSION WILL BE REDUCED IN WIDTH TO NO GREATER THAN 18'. (4) THE NEWLY CONFIGURED SIDE WING EXTENSION'S DORMER PROPORTIONS TO BE REVIEWED AT STAFF LEVEL.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

PLS MAKE APPT FOR THESE DWGS TO BE STAMPED

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

Applicant: MR. PAUL CHRETIEN

Address: 19820 WHITE GROUND RD, BOYDS, MD

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

Points to make for Chretien Appeal:

Retroactive case, applicant had begun construction when neighbors called

Applicant originally planned to have an attached two-car garage

Applicant had met with HPC staff in 1992 about potential subdivision of the lot and had attended an HPC meeting in 1992, so was familiar with HPC procedures and existence of Boyds Historic District

Boyds Historic District was designated in 1985. Boundaries have never changed.

Staff had recommended approval of initial design – how do we deal with this?

Staff worked with applicant to help him address HPC concerns:

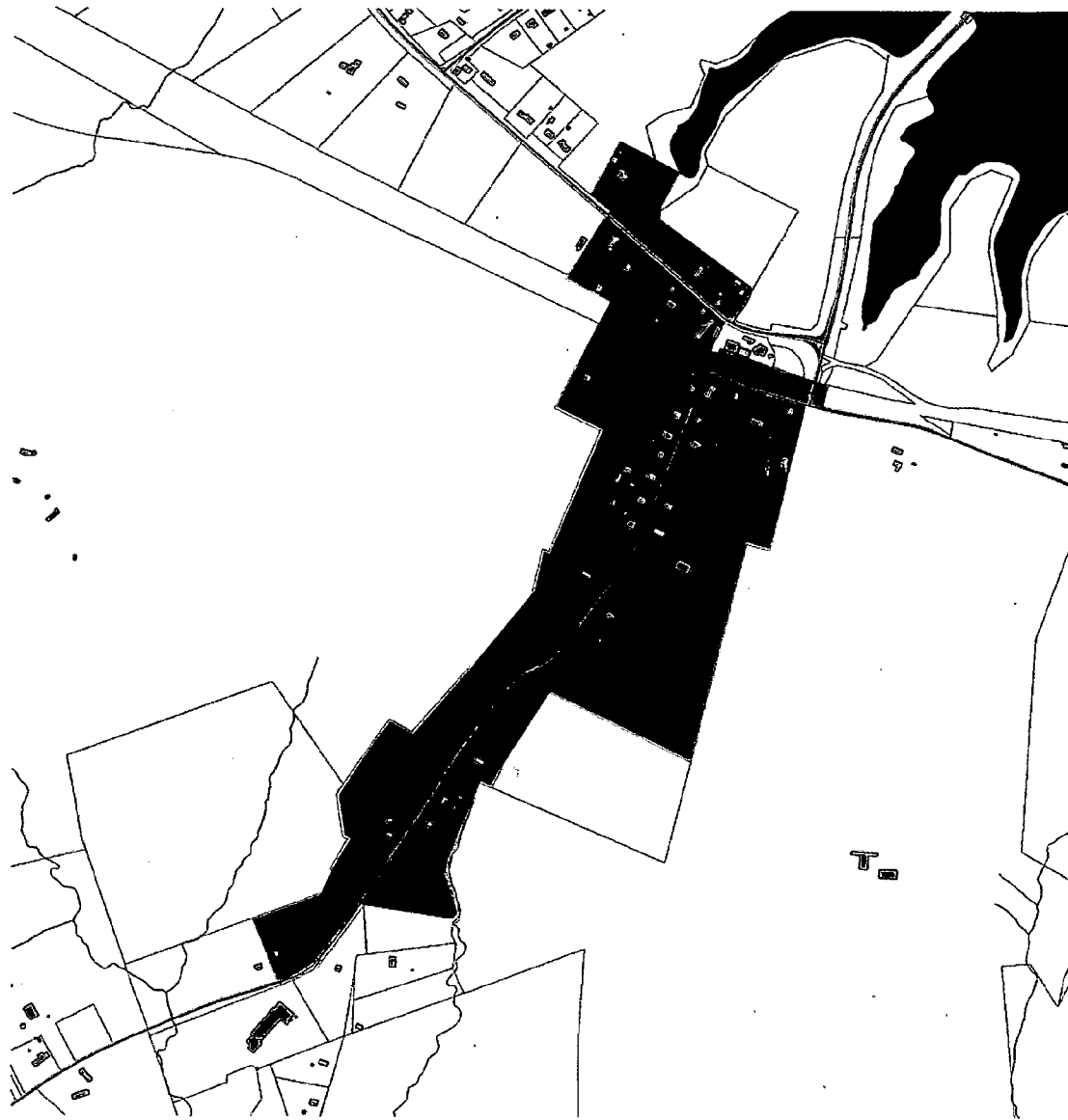
- Emphasized that an attached garage was not consistent with the Boyds Historic District – describe why this is inconsistent.
- Suggested moving side wing to the rear – applicant rejected this suggestion.
- Showed applicant a photo of the John McDonald House in Potomac to help him understand issues of proportion and massing.
- Applicant was resistant to any suggestion that altered the footprint of the house which he had started to build without a permit.

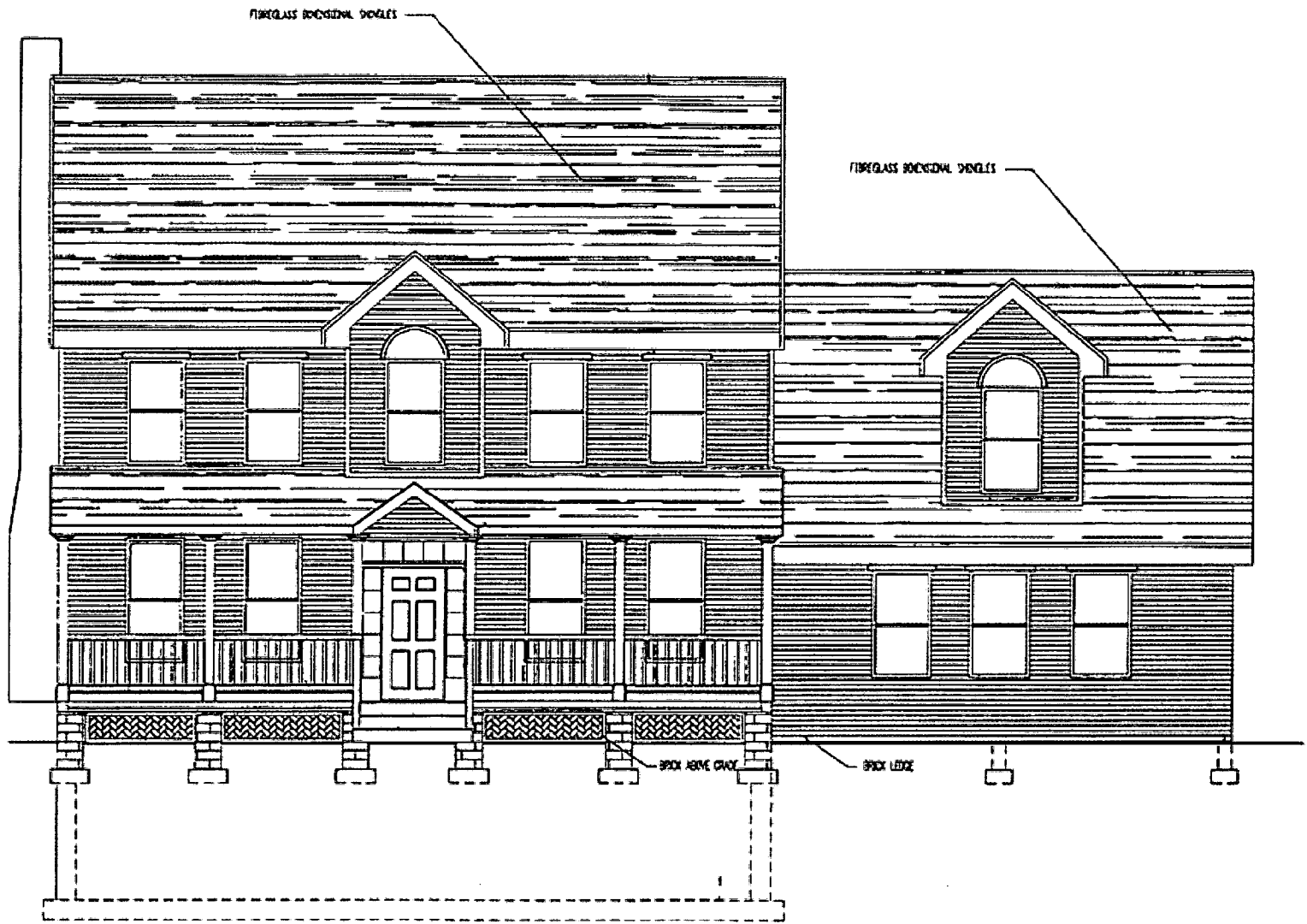
Applicant made significant changes and improvements, but side wing was the sticking point.

Proportion of side wing makes it read as an attached two-car garage. No historic precedent for this in the Boyds Historic District.

When Chretien brings up the two houses in the district that have attached garages, we can emphasize that one was built with no HAWP at all and the other was started with no HAWP and was only caught after it was 95% complete. Chretien happened to attend the HPC meeting in 1992 where the latter house was discussed as an emergency item.

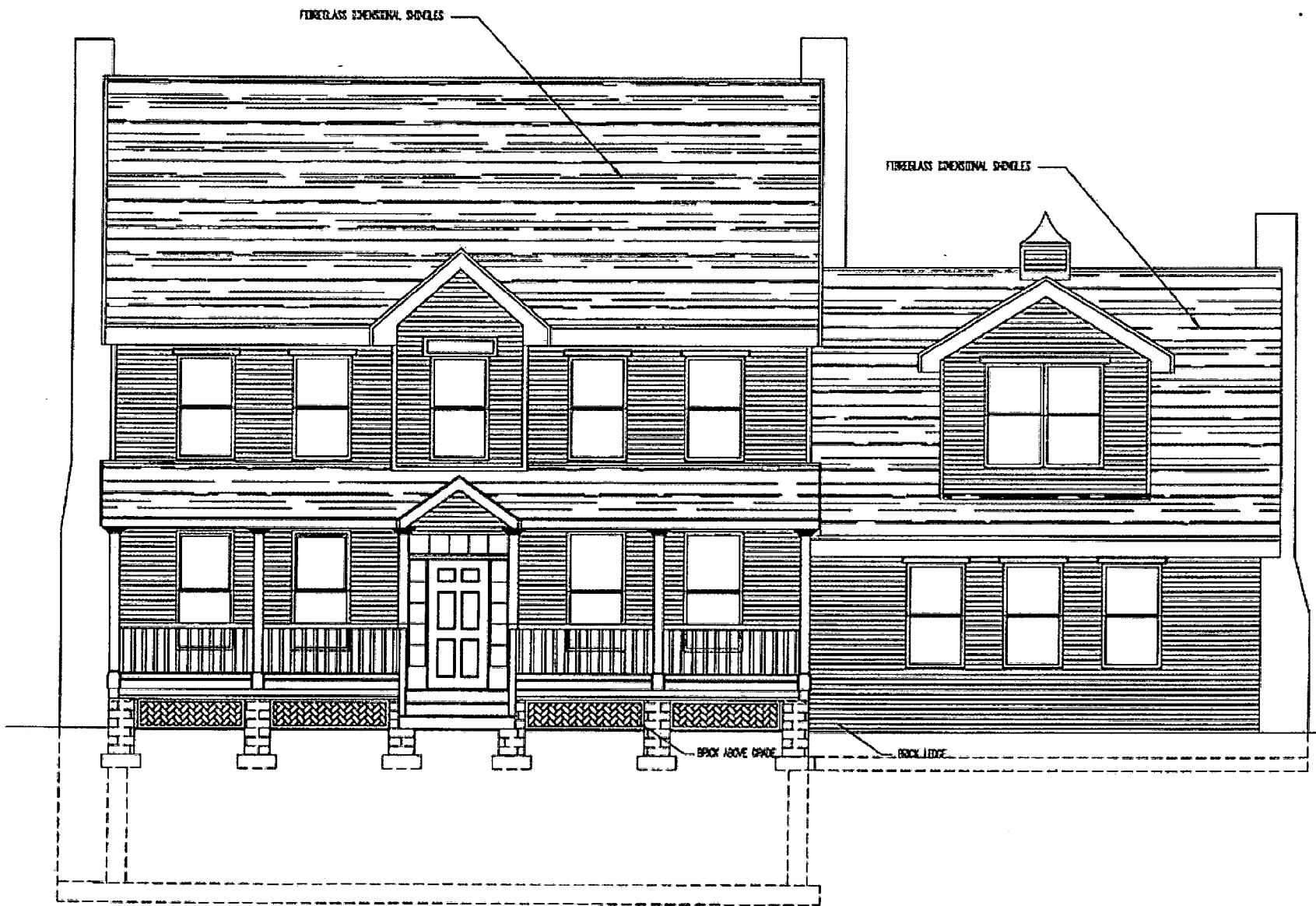
BOYDS HISTORIC DISTRICT #18/08





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

First Design



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

Second Design



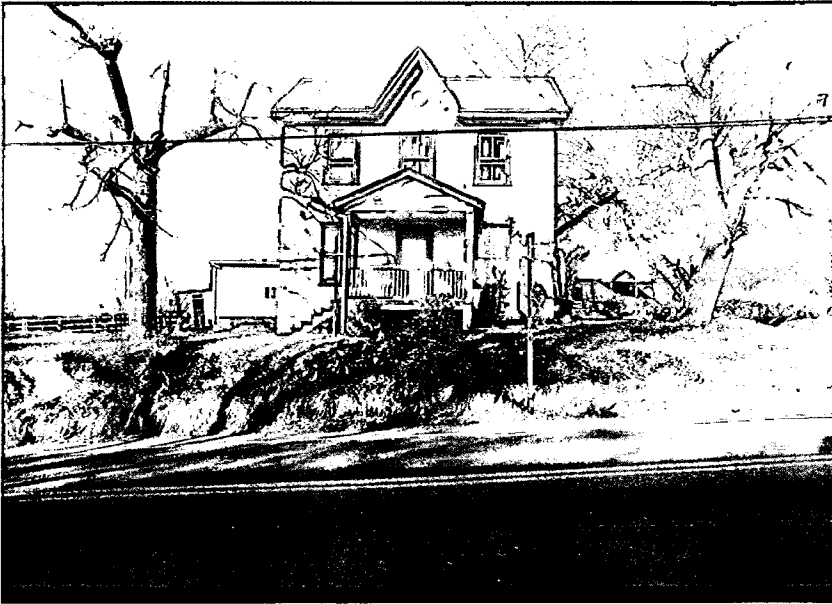
FRONT ELEVATION

Third Design



John McDonald House
Master Plan Site, #29/7
10600 River Road

Boyds Historic District



● 15121 Barnesville Road



15030 Clopper Road

Boyds Historic District



19900 White Grounds Road



19904 White Grounds Road

Boyds Historic District

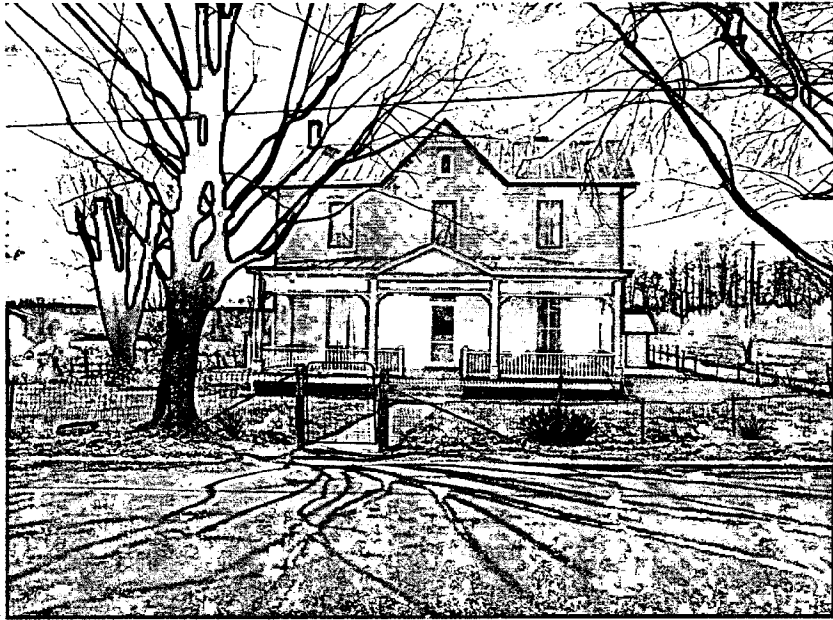


1990 White Grounds Road



1996 White Grounds Road

Boyds Historic District



19924 White Grounds Road

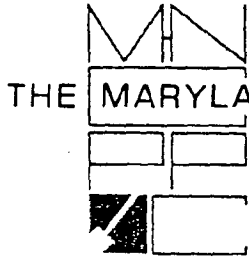


19735 White Grounds Road

Boyds Historic District



Looking South down White Grounds Road



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

Date: 3-13-02

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit HPC# 18/8-02A

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

 Approved

X Approved with Conditions: (1) DORMER RETURNS TO 1-STORY BUILDING AS PREVIOUSLY PROPOSED AT FEB 13TH + 27TH MEETINGS. (2) CHIMNEY ON RIGHT ELEVATION IS TO BE REMOVED FROM APPLICATION. (3) SIDE WING EXTENSION WILL BE REDUCED IN WIDTH TO NO GREATER THAN 18'. (4) THE NEWLY CONFIGURED SIDE WING EXTENSION'S DORMER PROPORTIONS TO BE REVIEWED AT STAFF LEVEL.

~~and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and~~

~~PLS. MAKE SURE FOR THESE DWGS TO BE STAMPED~~

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

Applicant: MR. PAUL CHRETEN

Address: 19820 WHITE GROUND RD, BOYDS, MD

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

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 3-13-02

TO: Local Advisory Panel/Town Government

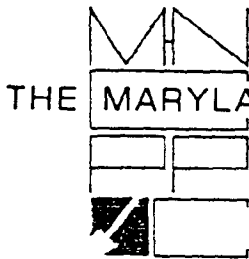
FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner (M)

SUBJECT: Historic Area Work Permit Application - HPC Decision

HPC# 18/8-02A

The Historic Preservation Commission reviewed this project on 3-13-02.
A copy of the HPC decision is enclosed for your information.

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: 3-13-02

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

HPC# 18/B-02A

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.

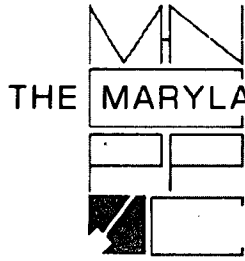
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

~~* FINAL CONSTRUCTION DWGS NEED TO BE STAMPED BY HPC STAFF PRIOR TO DPS REVIEW.~~
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!




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

March 6, 2002

MEMORANDUM

TO: Historic Preservation Commissioners

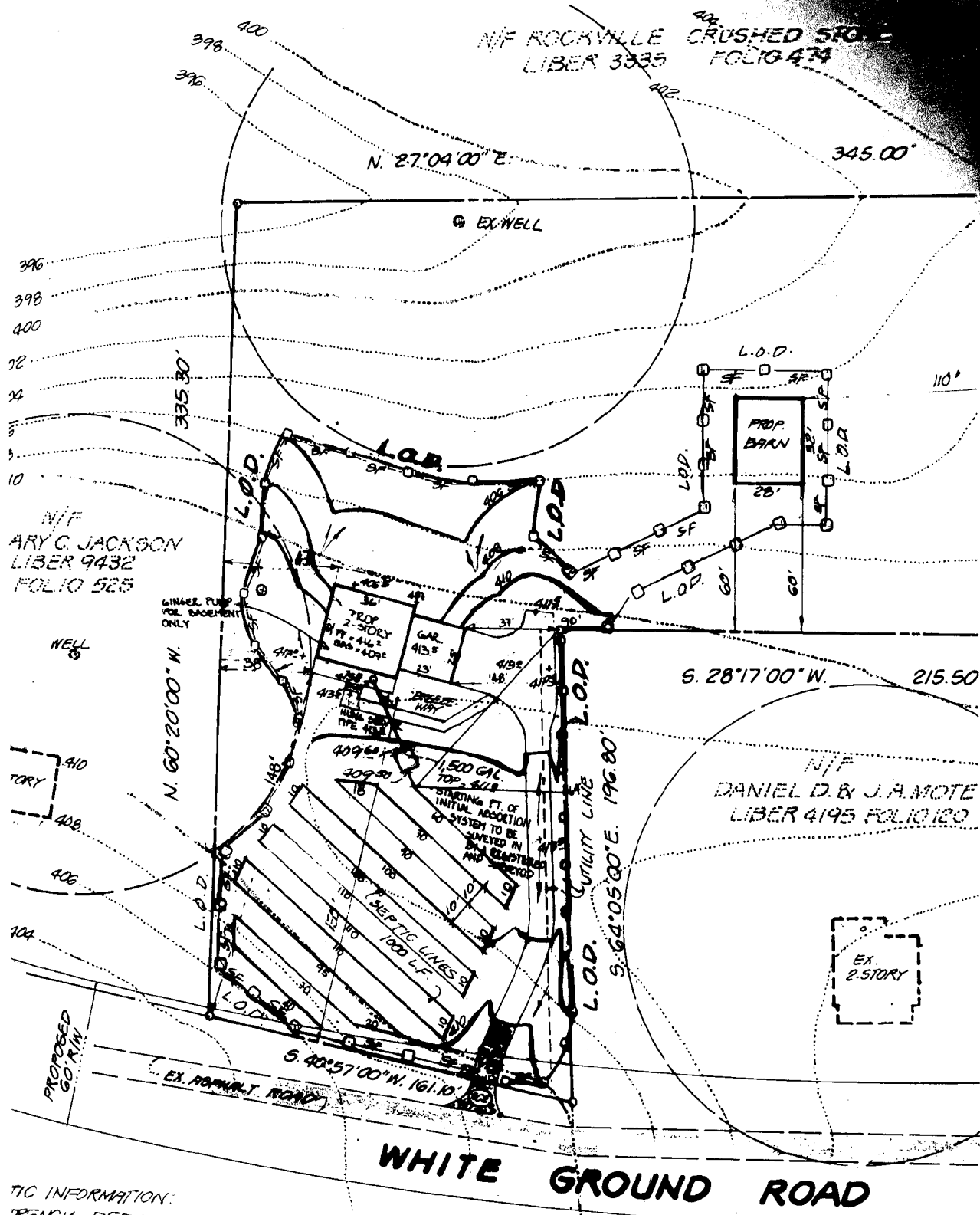
FROM: Michele Naru, Historic Preservation Planner
Historic Preservation Commission 

SUBJECT: HAWP application for 19820 White Ground Road, Boyds Historic District

The applicants presented a HAWP application at the February 27, 2002 meeting for new construction at 19820 White Ground Road. The Commission voted to continue the application to the March 13, 2002 meeting in order for the applicant to make alterations to his original HAWP application.

Staff has spoken and worked with the applicant with regard to the modifications the Commission recommended. The applicant is in the process of revising the drawings for the Commission's review at the March 13, 2002 meeting.

To date, staff has not received revised drawings from the applicant – therefore, no staff recommendations have been submitted in this packet. The applicant will be presenting these drawings at the March 13, 2002 meeting.

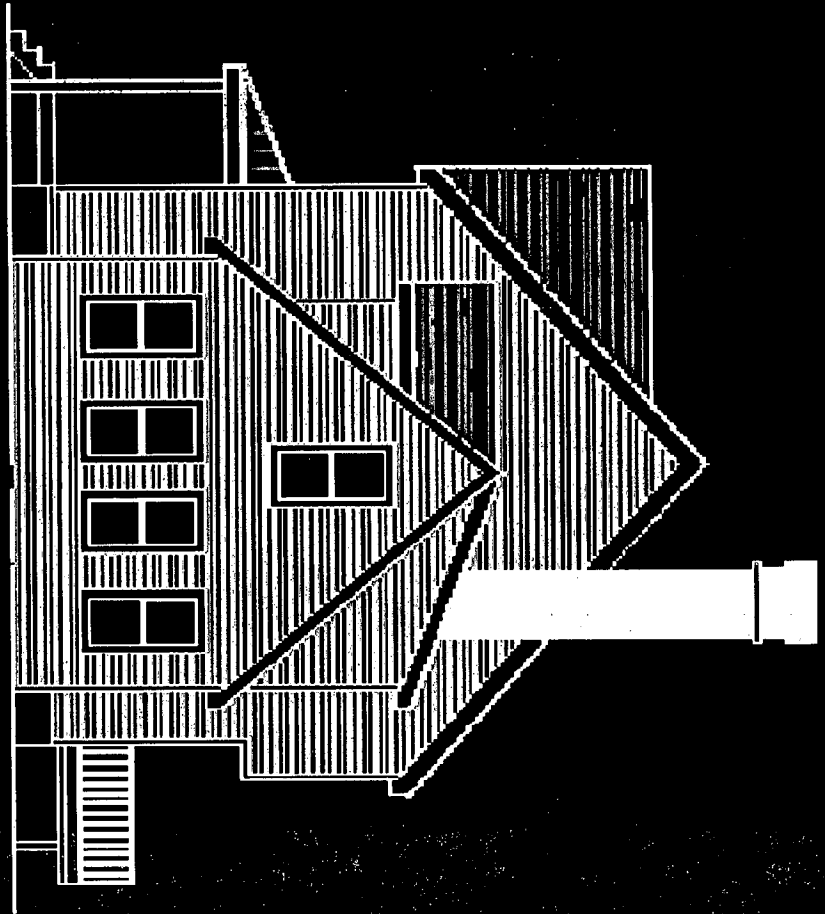


TIC INFORMATION:
 TRENCH DEPTH = 10' WITH 4' STONE
 TRENCH WIDTH = 2' @ 10 O.C.
 TRENCH LENGTH = 1,000 FEET

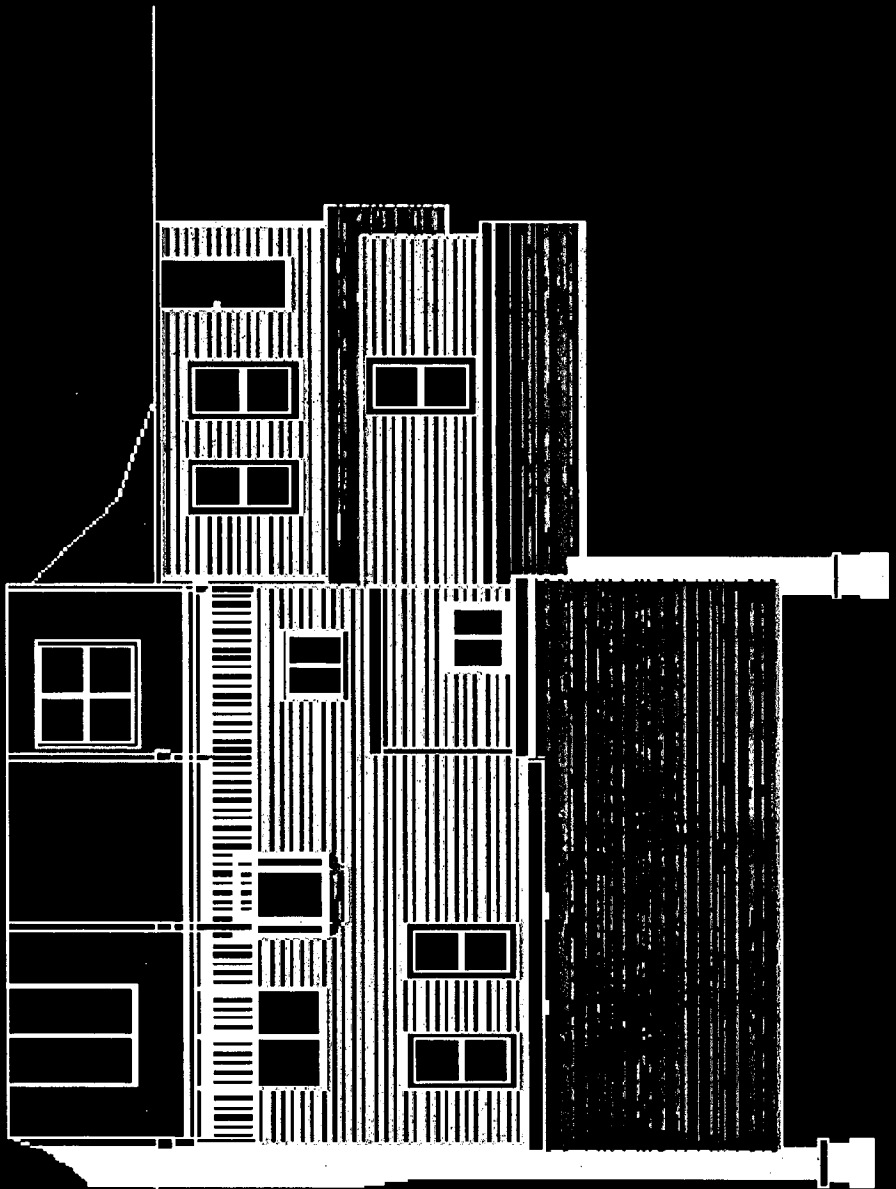


FRONT ELEVATION

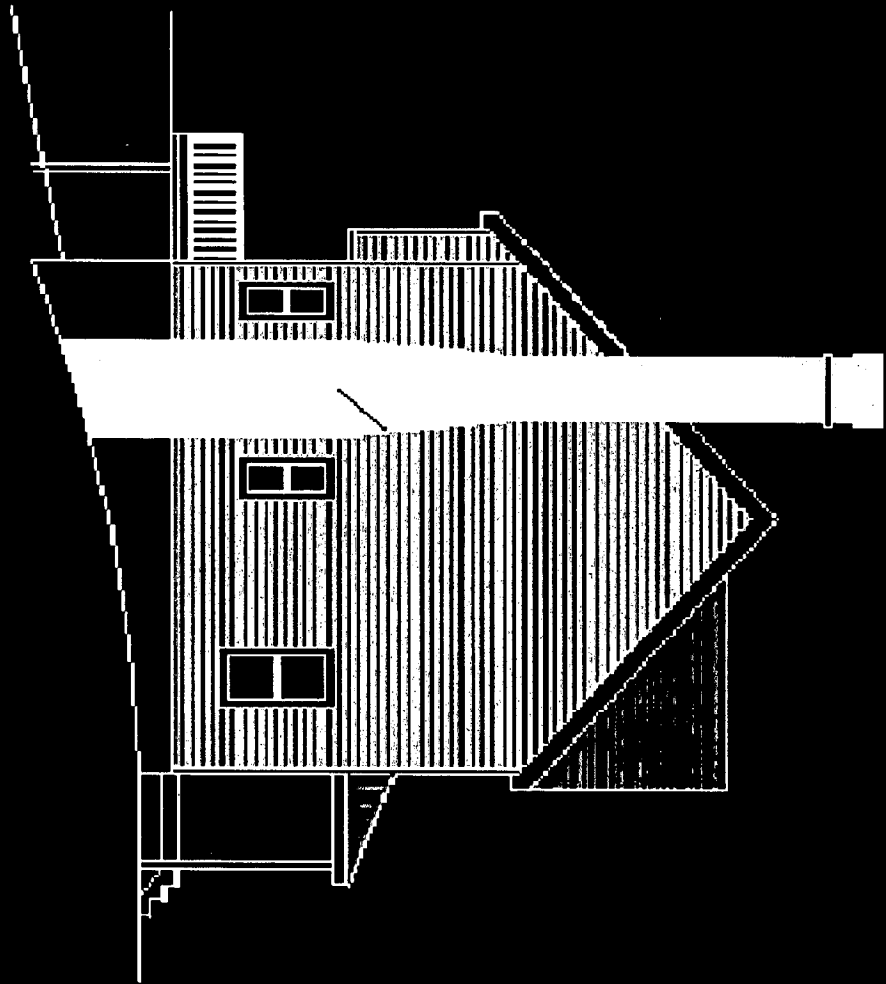
RIGHT ELEVATION

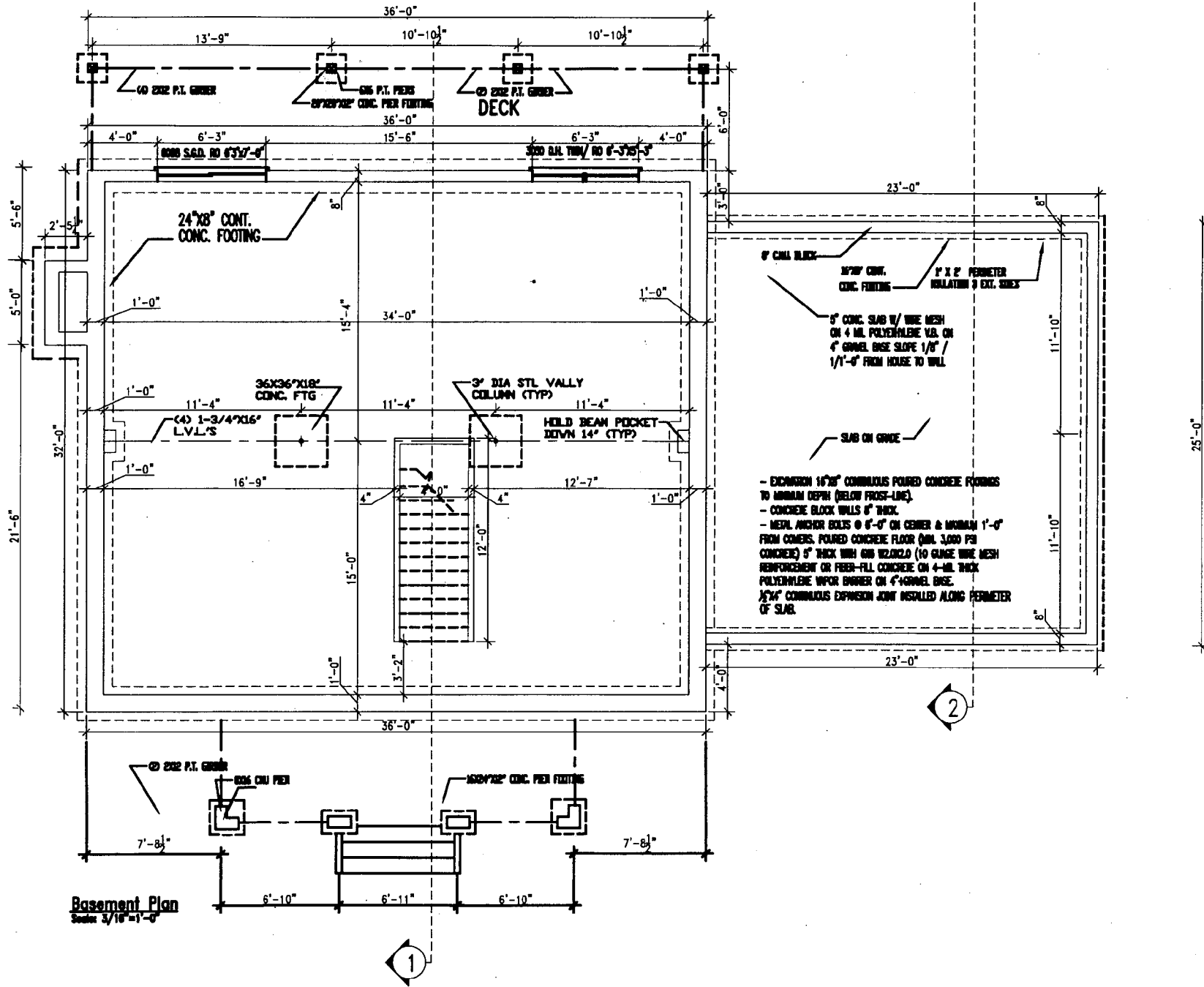


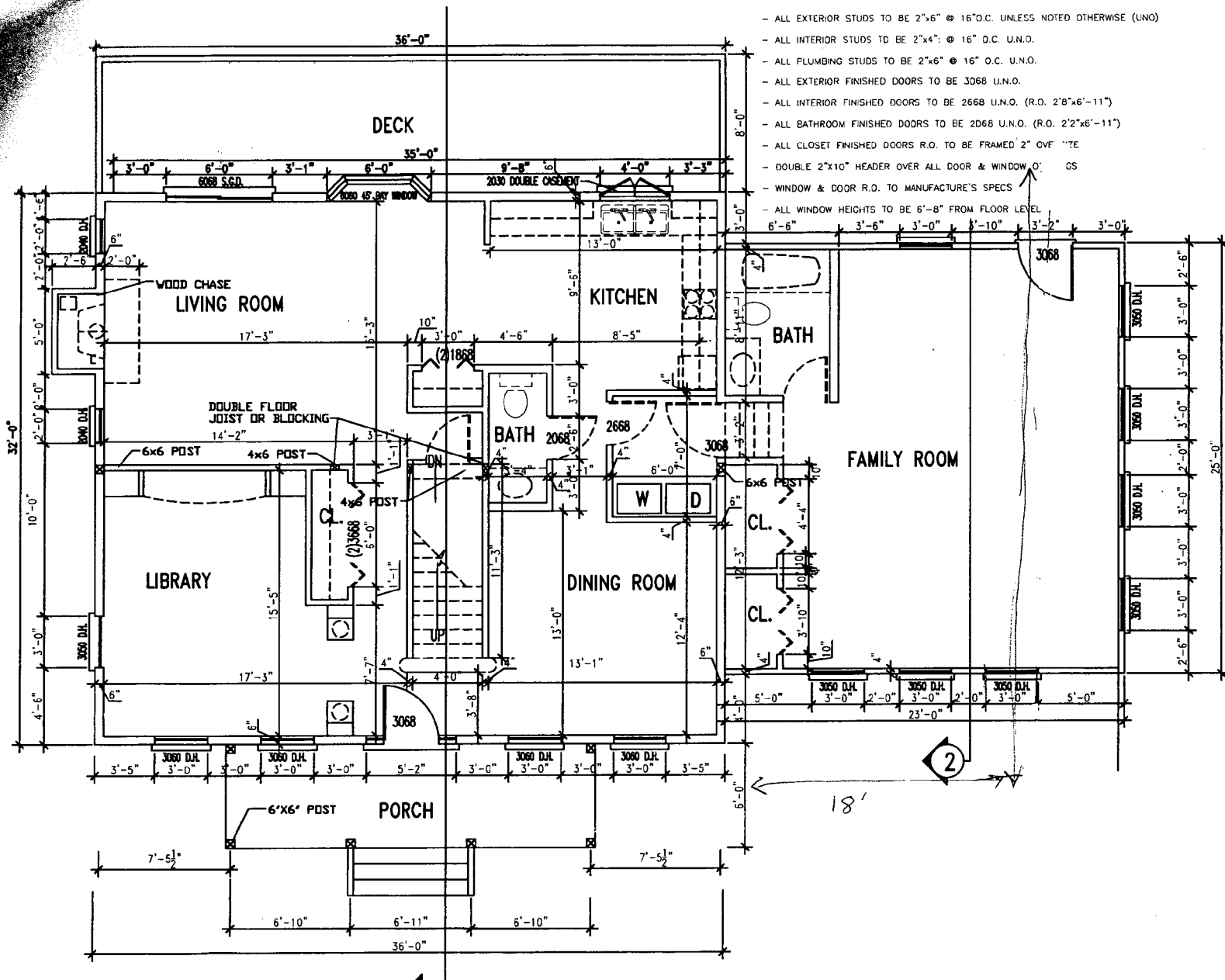
REAR ELEVATION



LEFT ELEVATION



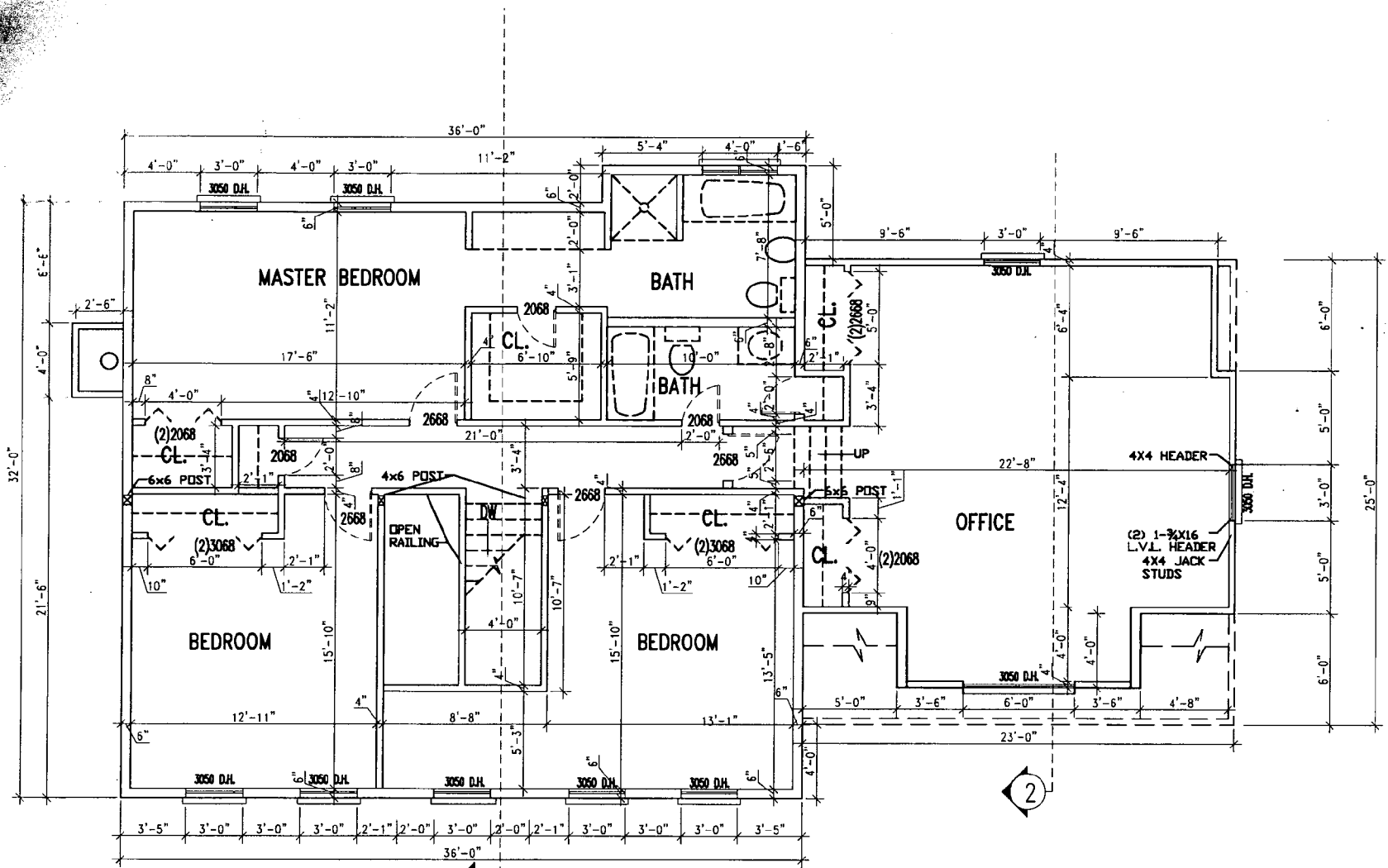




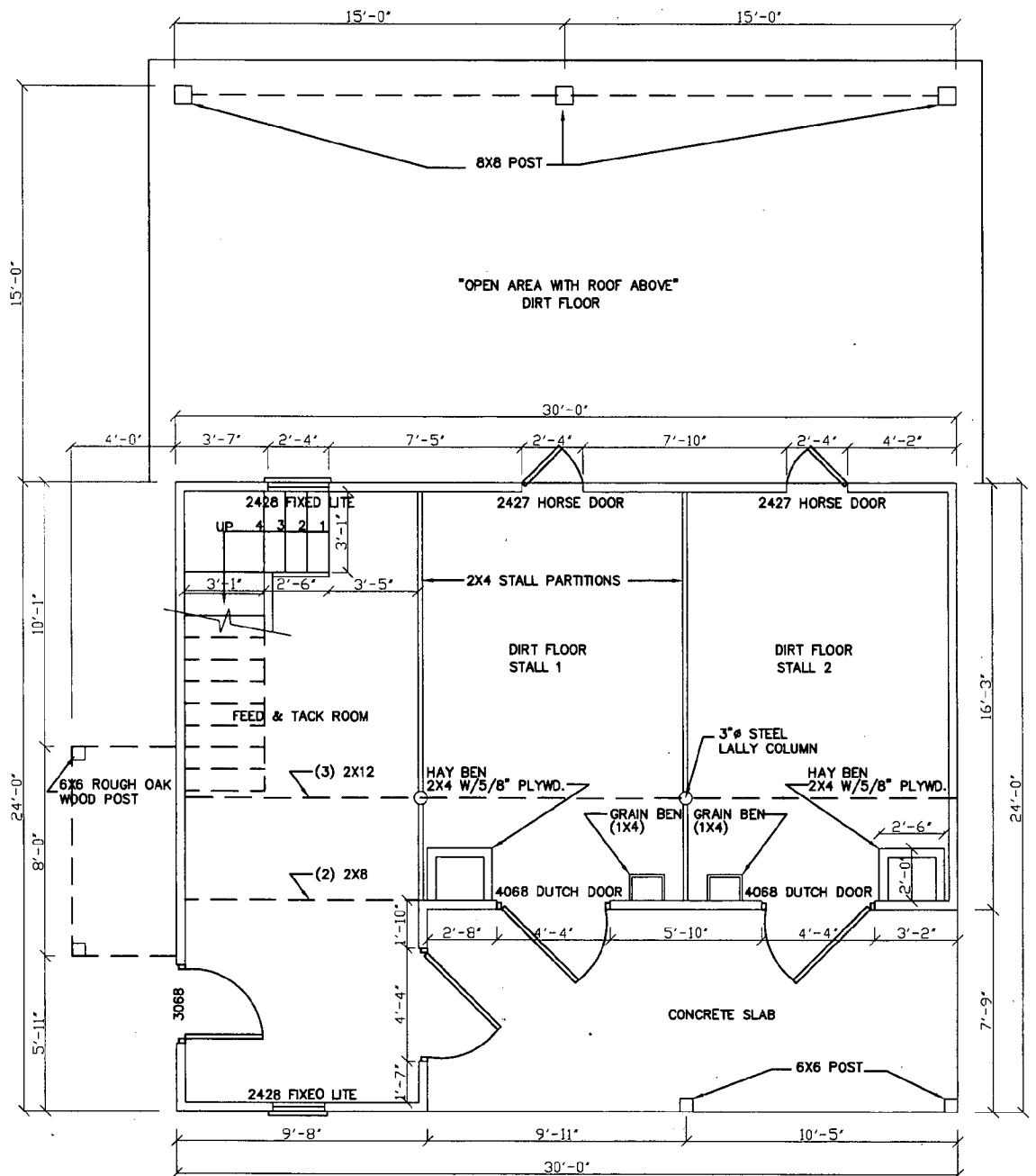
- ALL EXTERIOR STUDS TO BE 2"x6" @ 16" O.C. UNLESS NOTED OTHERWISE (UNO)
- ALL INTERIOR STUDS TO BE 2"x4" @ 16" O.C. U.N.O.
- ALL PLUMBING STUDS TO BE 2"x6" @ 16" O.C. U.N.O.
- ALL EXTERIOR FINISHED DOORS TO BE 3068 U.N.O.
- ALL INTERIOR FINISHED DOORS TO BE 2668 U.N.O. (R.O. 2'8"x6'-11")
- ALL BATHROOM FINISHED DOORS TO BE 2D68 U.N.O. (R.O. 2'2"x6'-11")
- ALL CLOSET FINISHED DOORS R.O. TO BE FRAMED 2" OVER SIZE
- DOUBLE 2"x10" HEADER OVER ALL DOOR & WINDOW OPENINGS
- WINDOW & DOOR R.O. TO MANUFACTURE'S SPECS
- ALL WINDOW HEIGHTS TO BE 6'-8" FROM FLOOR LEVEL

2

18'



2nd Floor Plan
 Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"




ILF

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 20, 2002

MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Michele Naru, Historic Preservation Planner 
Historic Preservation Commission

SUBJECT: HAWP application for 19820 White Ground Road, Boyds Historic District

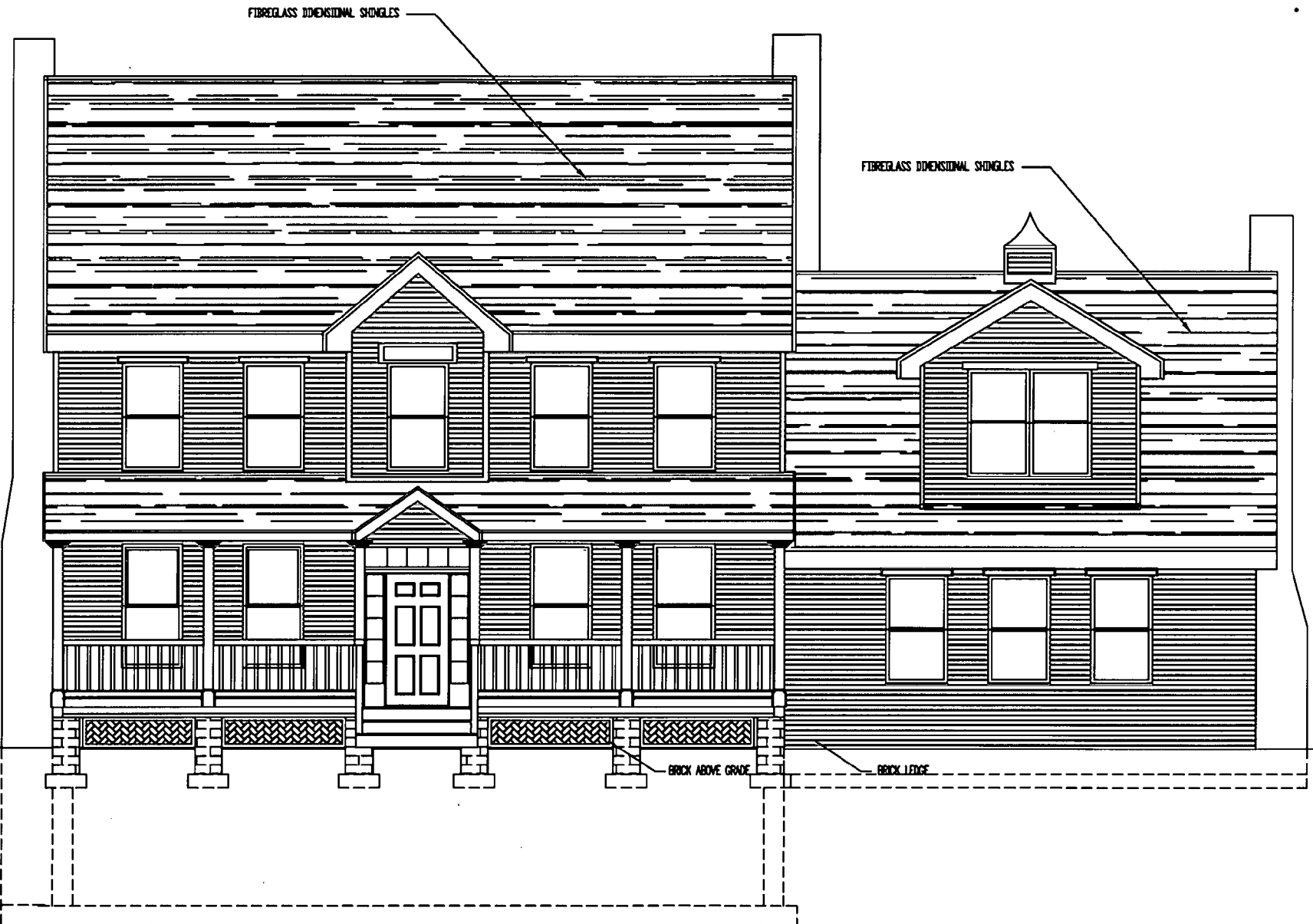
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Staff has spoken to the applicant with regard to the modifications the Commission recommended. The applicant is in the process of revising the drawings for the Commission's review at the February 27th meeting.

To date, staff has not received revised drawings from the applicant – therefore, no staff recommendations have been submitted in this packet. The applicant will be presenting these drawings at the February 27th meeting in a PowerPoint presentation.

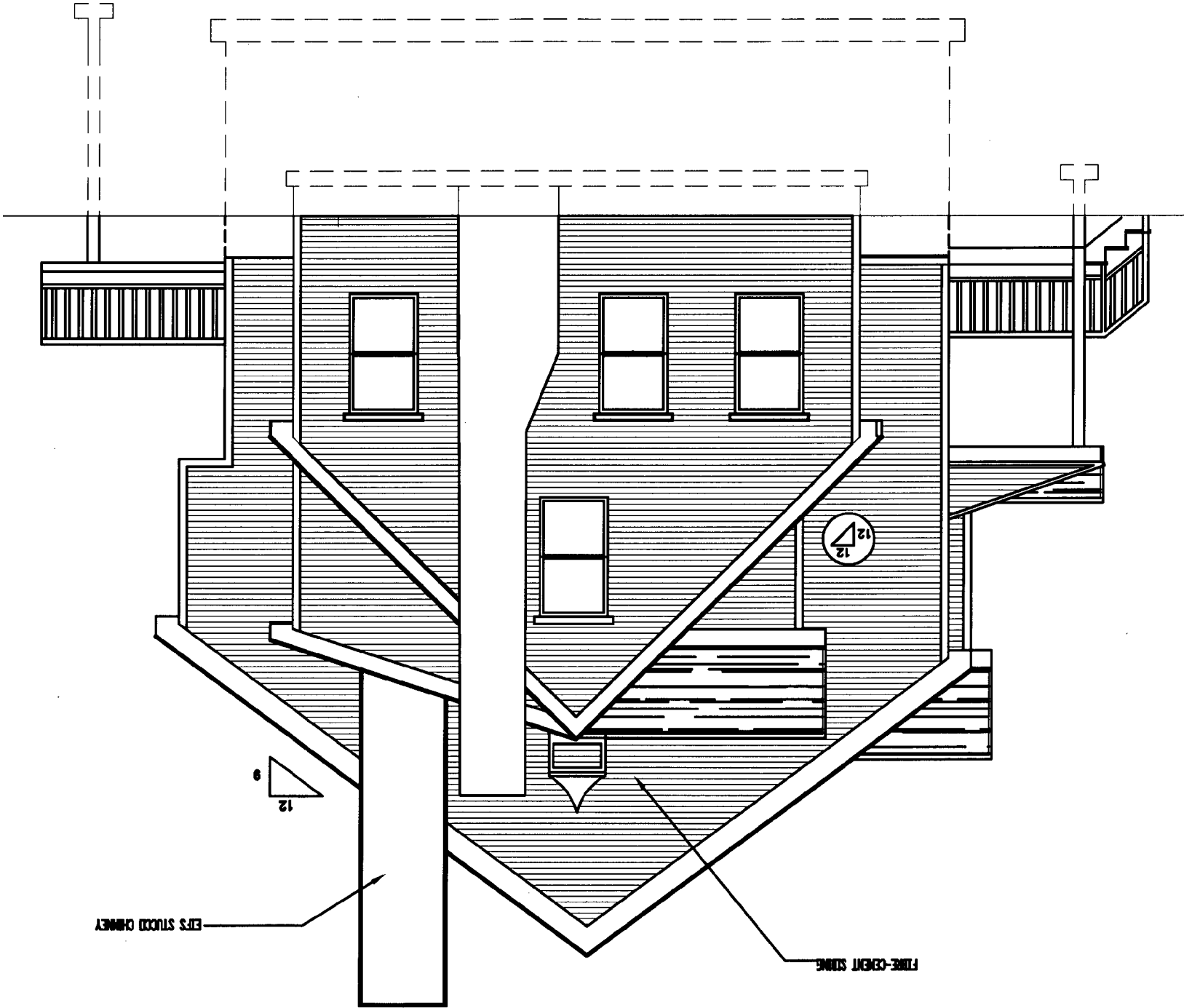
Attached is the original application and staff report from the February 13th meeting as well as letters from community members to date.

①



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

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



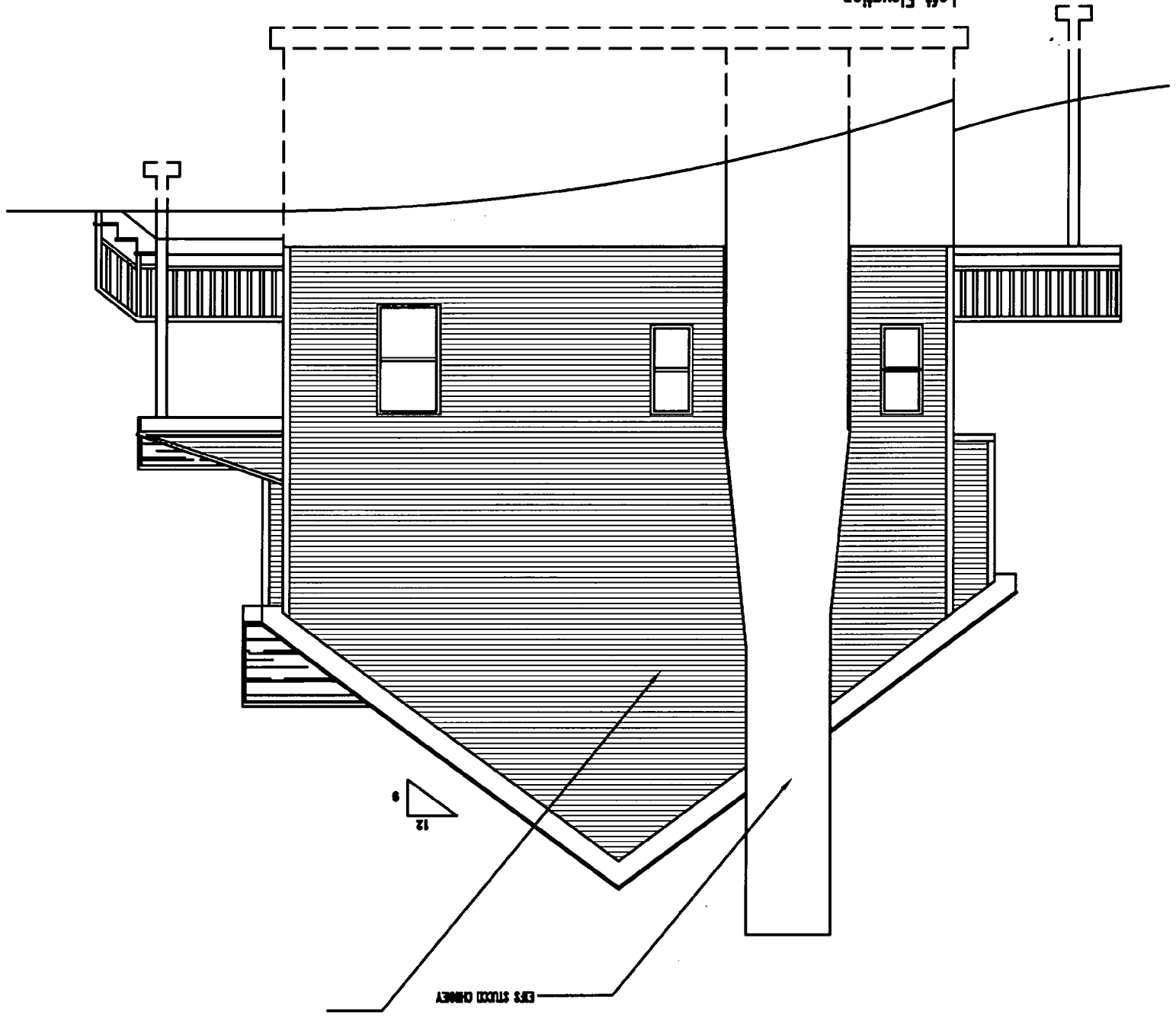
Scale 1/8"=1'-0"

Rear Elevation



DATE: 10/10/00

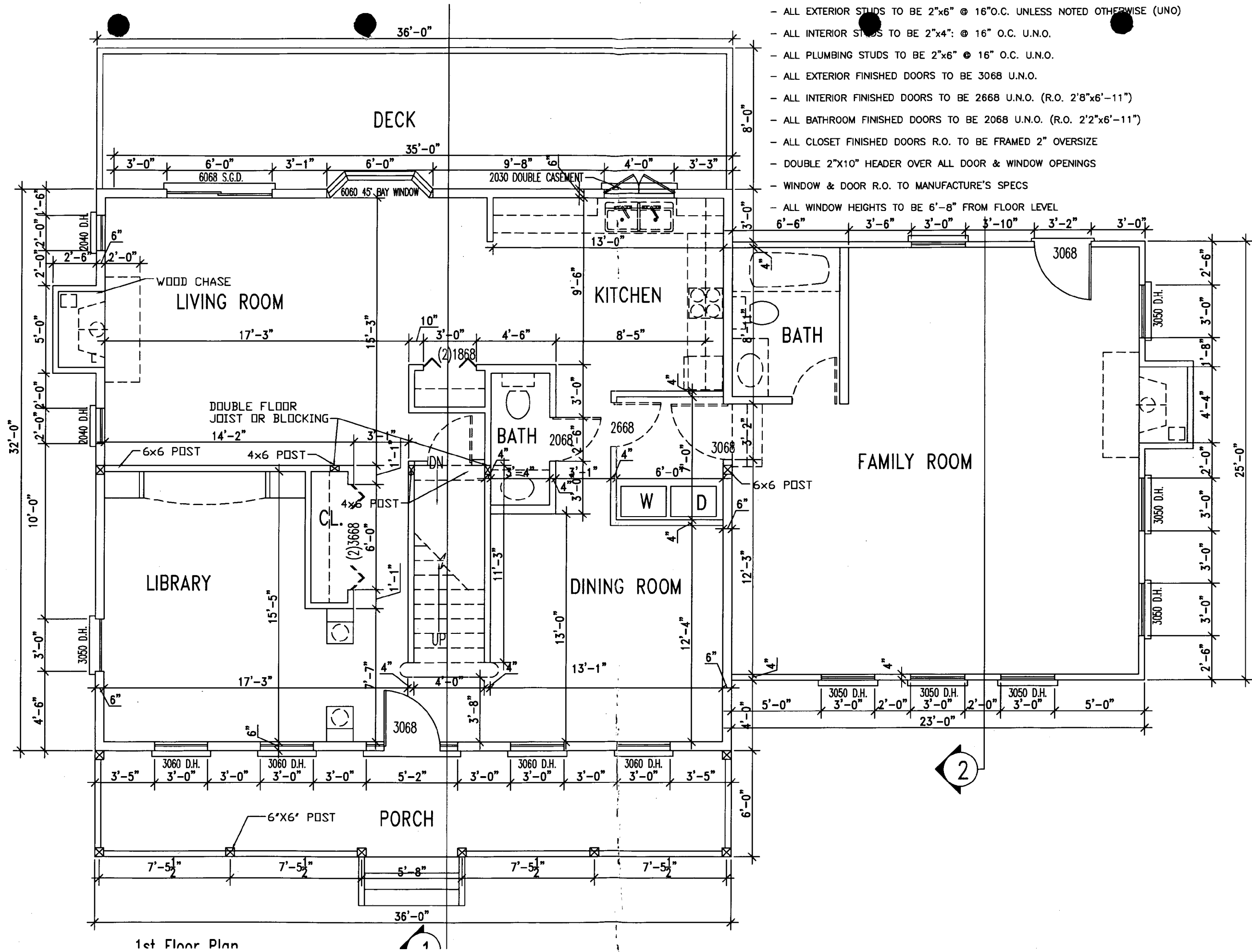
Left Elevation
Scale 1/4" = 1'-0"



FIBRE-CEMENT SIDING

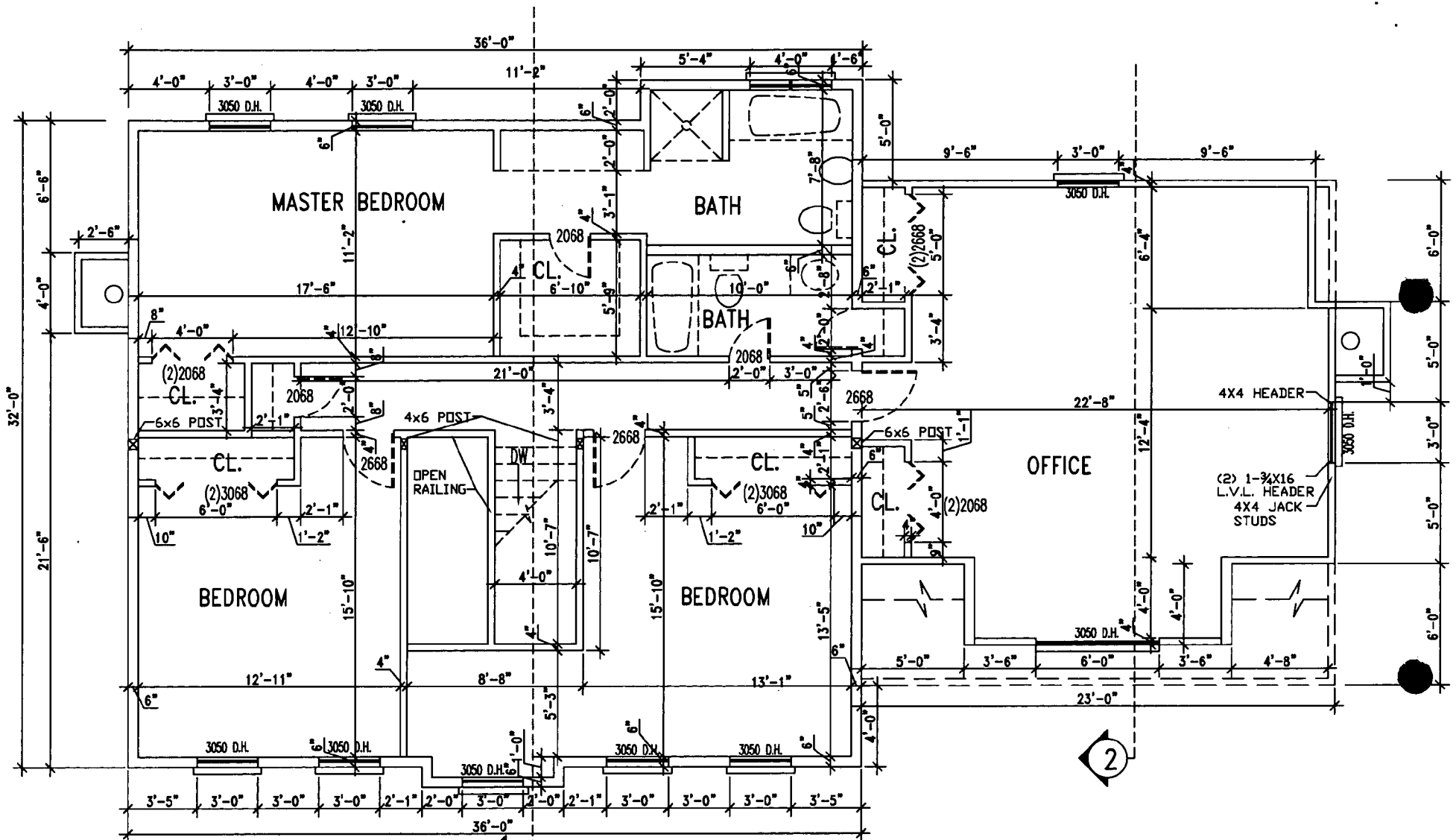
EPS STUCCO CHIMNEY





- ALL EXTERIOR STUDS TO BE 2"x6" @ 16" O.C. UNLESS NOTED OTHERWISE (UNO)
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- WINDOW & DOOR R.O. TO MANUFACTURE'S SPECS
- ALL WINDOW HEIGHTS TO BE 6'-8" FROM FLOOR LEVEL

1st Floor Plan



2nd Floor Plan
 Scale: 1/4"=1'-0"

1

2

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19820 White Ground Road, Boyds (Parcel 404) **Meeting Date:** 02/13/02
Applicant: Paul Henry Chretien **Report Date:** 02/06/02
Resource: Boyds Historic District **Public Notice:** 01/30/02
Review: HAWP **Tax Credit:** None
Case Number: 18/08-02A **Staff:** Michele Naru
PROPOSAL: New Construction **RECOMMEND:** Approve w/cond.

STAFF RECOMMENDATION:

Commission voted to continue to Feb 27 or March 13 - vote was

Staff is recommending that the Commission approve this HAWP with the following conditions: *unanimous*

1. No tree larger than 6" in diameter will be removed.

BACKGROUND:

In late January, staff received a phone call from a Boyd's resident notifying us that a house was being built in the historic district without a HAWP. Staff immediately contacted Department of Permitting Services Staff and told them that the project was in violation of Montgomery County Law (Chapter 24-A) in which all new construction on empty lots within the boundaries of designated historic districts in the County are required to submit a HAWP application for review. DPS promptly revoked the applicant's building permit and issued a stop work order (the applicants were beginning the excavation process when the stop work order was issued.)

DESCRIPTION:

Boyds was originally settled in 1753 on a tract of land named by Thomas Howard "Resurvey of Gum Spring." The area was primarily farmed as tobacco plantations and the first residents were brought as slaves in the mid 1800s. Following the abolition of slavery in 1864, some of the freedmen purchased property adjacent to the plantations and built many of the houses that stand today. The community remained small until approximately 1873, when Colonel James Alexander Boyd, a Scottish contractor for the Metropolitan Branch of the B&O Railroad, completed the section of rail that ran through the area.

In addition to the construction of the railroad, he purchased 1100 acres of land for his own use, on both sides of the track, and proceeded to design and construct a model village. The town continued to grow as the railroad and access to nearby urban markets allowed dairy farming to prosper and made the Ten Mile Creek Area and attractive summer resort for Washington residents.

The design, setting and materials of the structures have not changed significantly since the time of Colonel Boyd. The Boyds Historic District conveys through its remaining resources such as the mill, the churches, and the railroad, a sense of time - circa 1900, and place - a rural Maryland village.

PROPOSAL:

The applicant is the owner/builder for Parcel 404, 19802 White Ground Road in the Boyds Historic District. This parcel is approx. 2.12 acres.

The applicant proposes to construct a house and horse barn on the subject property. The house will be built to face White Ground Road, with the barn to be sited 50' behind and approx. 110' to the north of the rear elevation of the house. The applicant is also proposing a 10' wide gravel driveway with a parking pad to be located adjacent to the north elevation of the house.

The proposed house is a 2-1/2-story, five-bay, frame dwelling with a side gable roof, a full-width front porch and a 1-1/2 story frame extension protruding from the north (side) elevation (Circle). The footprint of the proposed house is 1,727 sq. ft. *not including the sq. ft. of the front porch (216 sq. ft.)* The applicant is also proposing to construct a rear deck, with a footprint of 288 sq. ft. The house will be clad in "hardi-plank" fiber-cement siding or cedar lap siding stained in light grey or cream. The chimney will be finished with a synthetic stucco finish or E.I.F.S (Exterior Insulation Finish System). The front door and the 1/1 windows will be wood and surrounded with wood trim and details.

The applicant also proposes to construct a horse barn on the property (Circle). The barn's design was intended to give the appearance of an outbuilding or ancillary structure. The proposed barn is a single-bay, 18'W x 28'L front gable roof structure with an open, shed roof side "drive-thru" crib. The garage will also be of frame construction clad in wood. All windows, doors, trim and details will be wood.

Total Lot square footage is 92,347.

House: 1727 sq. ft.

Front porch: 216 sq. ft.

Rear deck: 288 sq. ft.

Barn: 504 sq. ft.

Total Lot coverage for house and barn is approximately 3%.

STAFF DISCUSSION:

Historically, Boyds developed, and was designated, as a linear town along White Ground Road. There has been concern about being able to preserve this building pattern in the light of new development pressures. The rear of the lots historically were utilized for important uses, which supported the residents along White Ground Road, such as small barns, sheds or small garden plots. Some small outbuildings remain in town, although many have deteriorated.

Considering the current proposal, staff turned to the *Vision of Boyds: A Long-Range Preservation Plan ("Vision Plan")* which was prepared in 1992 by Traceries and PMA Associates at the request of the HPC to provide guidance in their consideration of new proposals within the historic district. The project meets the development standards that are outlined in the *Vision Plan*, and would not disrupt the existing pattern of development, which defines the character of this rural village. The new construction proposed by the applicant is consistent with the recommended strategies for preserving the characteristics of the district, including:

1. Building Setbacks

The dwellings for the most part are set back from the main street, and occupy a small percentage of the lot. The distance between the house and the street is remarkably similar in the Boyds residential sections ranging from 20' to 50'. The applicant is proposing an approx. 140' setback from White Ground Road. Staff notes that this proposed setback is inconsistent with the typical building patterns within the average building setback in the District. This setback is larger than the typical range due to the proposed septic system. There is also an environmentally sensitive area on the property that is not buildable. Larger setbacks (over 100') can be found in the district, including 15215, 15200, 15100 Barnesville Road, 15004 Clopper Road and 19510 White Ground Road. Additionally, the proposed setback will help minimize the visual massing of the house from the street.

2. Rhythm and Spacing between Buildings

The dwellings along the southern portion of White Ground Road reflect a more rural, farm-like style of development. These structures tend to stand on their own with larger setbacks from the street. The proposed building maintains this rural atmosphere and by only occupying 3% of the lot coverage and having an ancillary barn-like structure located at the rear of the property. The proposed house is significantly larger than any of the existing buildings. Yet, the house is being sited on one of the largest parcels of land within the District. The typical building pattern in the District is that the smaller houses are sited on smaller lots with smaller setbacks. These dwellings are located toward the northern part of White Ground Road. Conversely, the larger houses are sited on larger lots with larger setbacks and are located toward the southern part of White Ground Road. The subject property is located at the southern end of White Ground Road – the appropriate venue for a larger dwelling.

3. Geographic and Landscape Features

Boyds Historic District is dominated by large, impressive trees, which line White Ground Road. The applicants have not given staff any indication that they were removing any trees from the proposed parcel.

4. Scale and Building Height

The historic houses in Boyds are very similar in height, ranging only from two stories to 2-1/2-stories. The proposed house is 2-1/2 stories in height.

5. Directional Expression of Building

The historic houses in Boyds show a balance between horizontal and vertically emphasized façade composition. This variety reflects the changing styles of the 19th and early 20th century that generally tended to be more horizontal than the vertically-oriented houses of the Victorian era in the late 19th century. The proposed house is vertically and horizontally oriented. The verticality comes from the main massing of the house, while the horizontal orientation is delineated by the side, 1-1/2-story extension. Staff does note a concern with this combination, yet notes that this dwelling will be set back considerably from the road.

6. Roof Form and Materials

While the majority of Boyd's historic residences have gable roof forms, there are numerous variations including end gables, cross gables and elongated gables. The applicants are proposing a side gabled roof.

7. Porches

A wide variety of porch types are located in Boyds reflecting all of Boyd's historic house styles. The dominant porch type is the one-story, full width porch, which characterizes the streetscape particularly along White Grounds Road. The applicants are proposing a one-story, full width front porch for the proposed house.

8. Dominant Building Material

The dominant building material in Boyds is wood, executed in clapboard and weatherboard. The proposed house will be clad in "hardi-plank" fiber-cement siding or cedar lap siding stained in light grey or cream.

9. Outbuildings

Several outbuildings of the same vintage as the houses are located throughout the historic district. Sheds, small barns, and period carriage houses or garages play an important role in helping to define the rural village character of Boyds. The applicant is proposing to construct a very compatible horse barn structure to be located at the rear of the parcel.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with condition** the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the condition that:

1. No tree larger than 6" in diameter will be removed.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: 00920805

Name of Property Owner: Paul Henry Chretien Daytime Phone No.: 301-299-7725

Address: 8533 Horseshoe Ln Potomac Md 20854

Contractor: OWNER Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 19820 Street: WHITE GLOWING ROAD

Town/City: BOYDS Nearest Cross Street: COPPER RD

Lot: P404 Block: _____ Subdivision: ELECTION DISTRICT 11

Liber: 4195 Folio: 120 Parcel: 1

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other.

1B. Construction cost estimate: \$ 100,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other

2B. Type of water supply: 01 WSSC, 02 Well, 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: On party line/property line, Entirely on land of owner, On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature: P. H. Chretien

6

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

1. WRITTEN DESCRIPTION OF PROJECT

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

P 404 is located in the NW quadrant of the intersection of Clopper and White Ground Road a rustic road. The site 19820 White Ground Road is included in the Boyds Master Plan, not developed. I plan to build a single family dwelling and a separately detached barn in accordance with the regulations for Historic Preservation. The site plan complies with the character of the neighborhood in a historic area. Many houses situated near the site have very little distance between them. By the area's proximity to the quarry and commuter train the noise and pollution level is affected. There is no public transportation besides the comm. train.

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

As I've bought the property in 1987 I am aware of the environmentally sensitive area, the stream valley feeding into the Little Seneca Creek and further on into the forested Seneca watershed. Environmental principles in mind the construction plans have no impact on the ecology and topography and the residential quality of life, with emphasis to protect the natural and historic area.

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.

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 Zutomskis
19900 White Ground Rd.
Boyd's, MD 20841

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

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

Ms. Jane Mote
HPC has address
on file

→ PLS call
301-972-5717
to get address.

Mailing addresses noticing table

Paul H. Chretien
8533 Horseshoe Lane
Potomac, Md., 20854

January 30, 2002
Historic Preservation Commission
1109 Spring Street, 8th Floor
Silver Spring, Md., 20910

Reference to building permit # 266660 for a single family dwelling & permit # 266500 for a 2 stall horse barn at 11820 White Ground Road, Boyds.

Dear Honorable Members of the Historic Preservation Commission:

This letter is to ask for permission to build a house and a horse barn in an area designated to be in the Historic Preservation area of Montgomery County & to give the following reasons for the location & the design of the structures.

1. Setback of house of the road:

The existing well is located in the back of the property & the proposed septic system is located towards the front. For this reason & no other, the house is set back off the road. I would like very much for the house to be closer to the road for appearance & curb appeal purposes, but due to the fact of the huge 10,000 square foot septic area, the house cannot be moved forward 1 inch.

2. Percentage of lot coverage:

The lot covers 2 acres or over 88,000 square feet. The proposed house area & barn areas combined will only cover 2,100 square feet. The percentage ratio lot coverage of the new construction is under 2.4%.

3. Horse barn:

We have included a rustic plan for a horse barn to be built entirely out of oak or locust wood materials. The design is typical of a structure that could have been built 100 years ago.

II.

4. Siding:

We propose to use either "Hardiplank" fibre-cement lap or cedar siding stained light grey or cream. In any event, the siding would look like wood & not be vinyl or aluminum.

5. Chimney:

The fireplace chase would not be siding, but rather would be built out of synthetic stucco finish or E.I.F.S. (exterior insulation finish system).

6. Windows:

The windows would be built out of 1/1 panes with no grilles; preferably wood.

7. Shingles:

We would use a architectural dimensional shingle manufactured out of fibre-glass on the roof of the house & barn.

8. Balustrades:

The balustrades on the front porch would be built in an over under configuration, & not attached to the railings thru nails on the sides.

9. Shutters:

We propose to put no shutters on the front of the house; but if we did, they would be manufactured out of wood with hinges so they could be operable.

10. Driveway:

The driveway would be covered with # 57 gravel, & not be built out of asphalt. This is in keeping with a country setting, as asphalt driveways ruin the appearance of a rural setting.

11. Trees:

No trees over 6" diameter will be removed that are not in the way of the proposed construction of the house or barn; to the contrary, we propose to plant as many oak trees as possible, as the lot area is an open field.

12. Front Door:

The front door would be manufactured out of wood or fiberglass, & not out of metal.

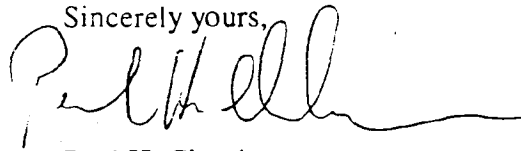
III.

13. Walk-out basement:

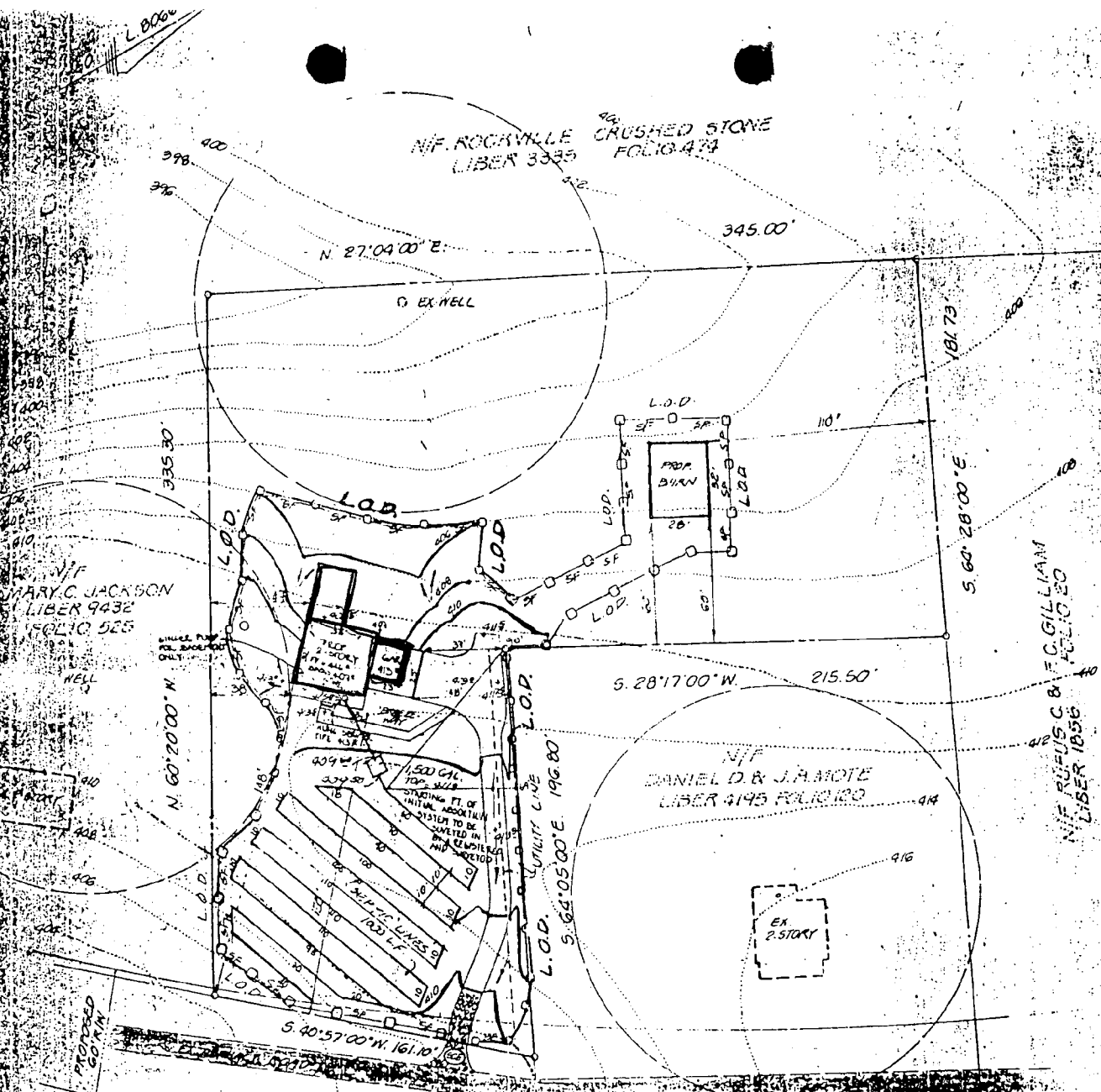
A walk-out basement is requested in lieu of an in ground basement, because the purpose of the large rear yard is to be able to ride a horse on level ground, & currently, the lot slopes & riding a horse on the property that is not level would be an inconvenience for the horse & rider. Also, when the person who is tending the barn is returning to the house dirty after mucking out the stable, it is better that person enters the house thru the basement with dirty boots, than thru the living room or kitchen.

I hope & trust I have addressed all the issues that concern the Historic Preservation Commission to the fullest & that you will grant me the permission to build the house & barn according to the enclosed plans.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Paul H. Chretien", with a long horizontal flourish extending to the right.

Paul H. Chretien



WHITE GROUND ROAD

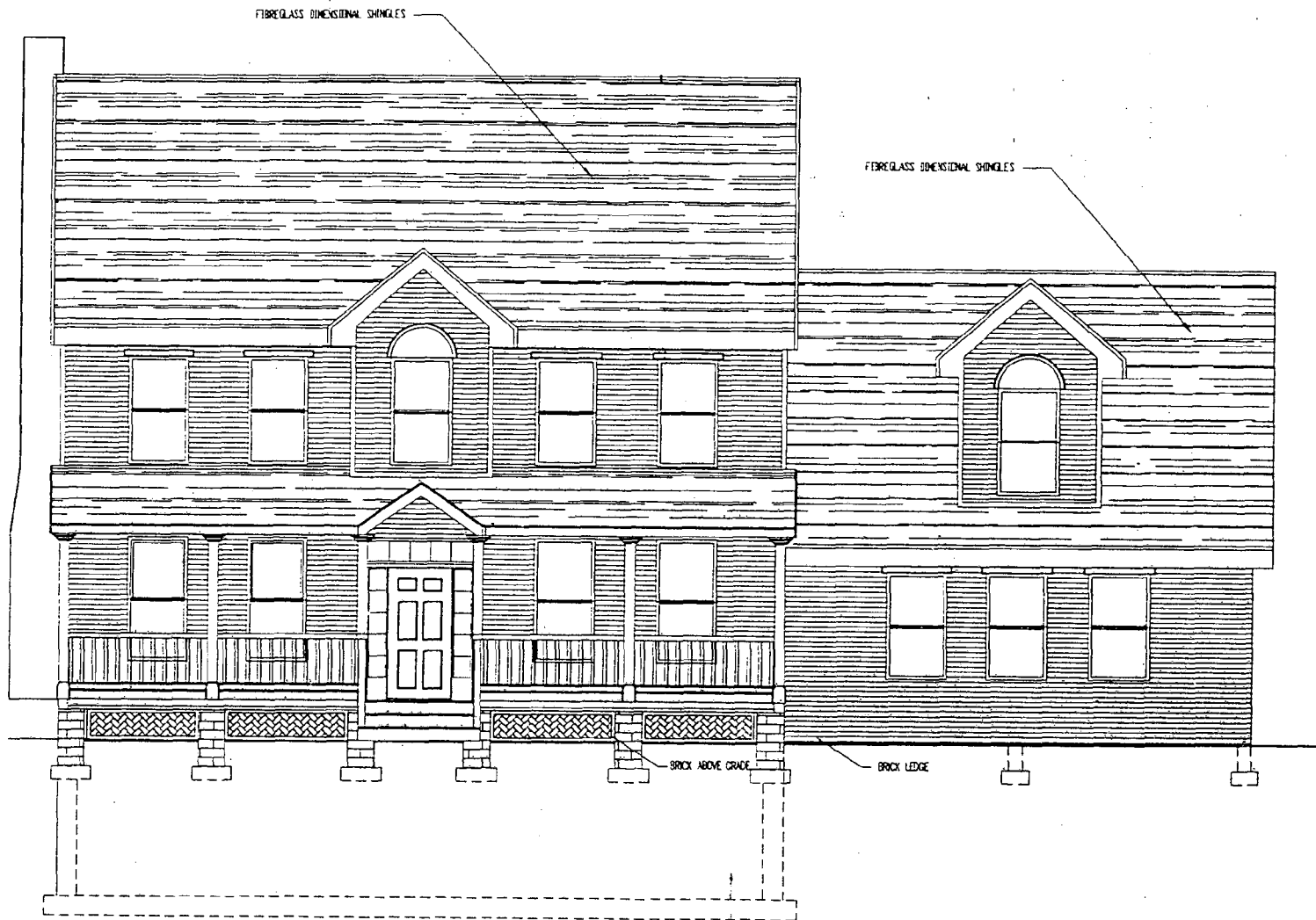
SETTIC INFORMATION:
 TRENCH DEPTH = 10' WITH 6" OTONE
 TRENCH WIDTH = 2' @ 10 O.C.
 TRENCH LENGTH = 1,000 FEET

IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE ADJUSTMENT OF ALL UTILITIES.
 CALL MISS UTILITY 400-257-7773
 UTILITY LOCATIONS TO BE MARKED 48 HOURS BEFORE BEGINNING CONSTRUCTION.

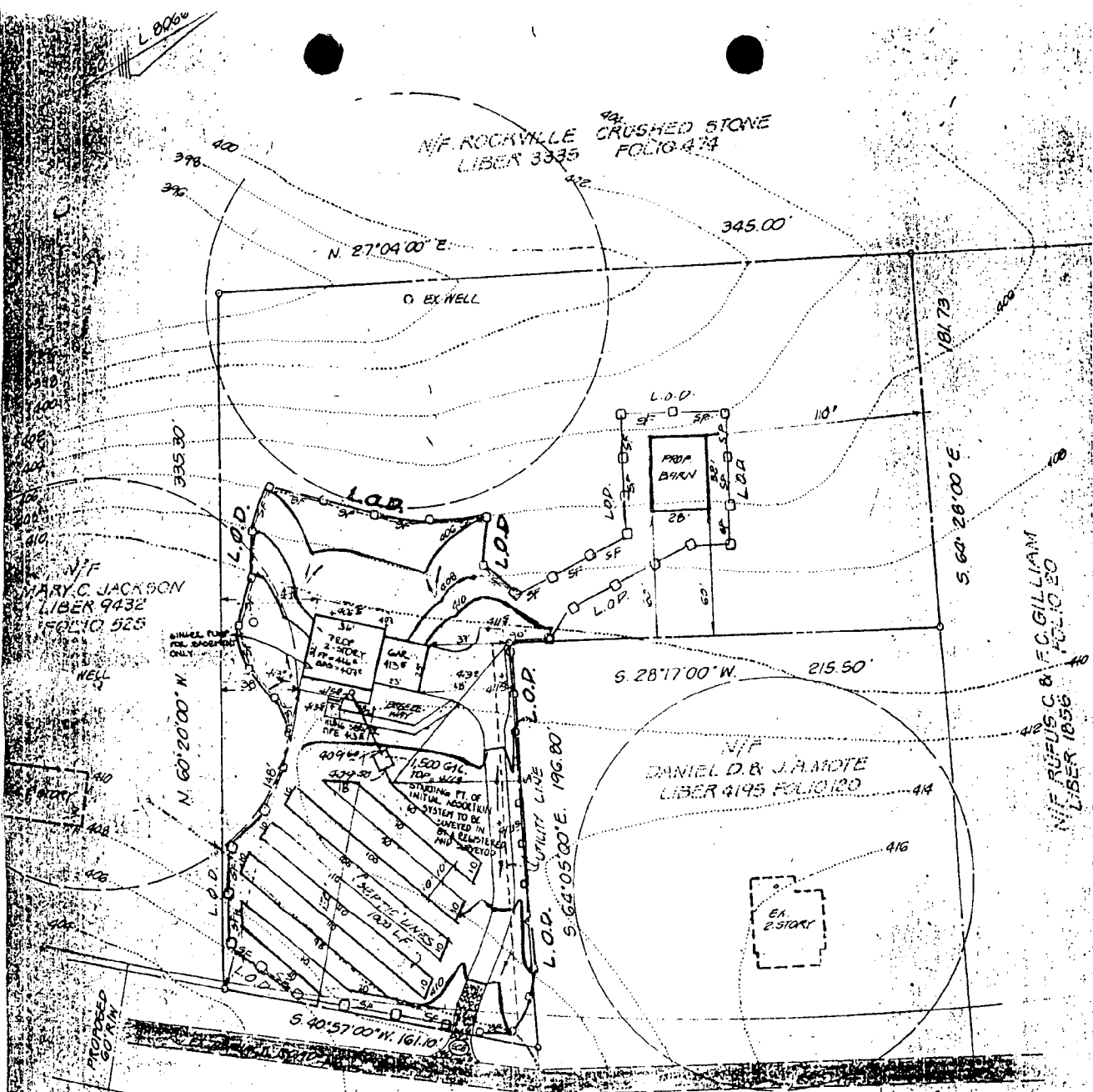
LEGEND

| | |
|-------------------------|---------------------------|
| Existing contours | ----- 100 ----- |
| Proposed contours | ————— 100 ————— |
| Existing spot elevation | • 100.0 |
| Proposed spot elevation | • 100.8 |
| Limits of disturbance | ○ ——— ○ ——— ○ ——— ○ ——— ○ |
| Sill-fencing | — SF — SF — |

METAL PROPERTY CORNERS REQUIRED
 AS OF JANUARY 1, 1982
 PERMITTEE SHALL COMPLY WITH COUNTY CODE SECTION 24-120 PRIOR TO ACCEPTANCE OF STREETS



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



SEPTIC INFORMATION:
 TRENCH DEPTH = 10' WITH 4" STONE
 TRENCH WIDTH = 2' @ 10 O.C.
 TRENCH LENGTH = 1,000 FEET

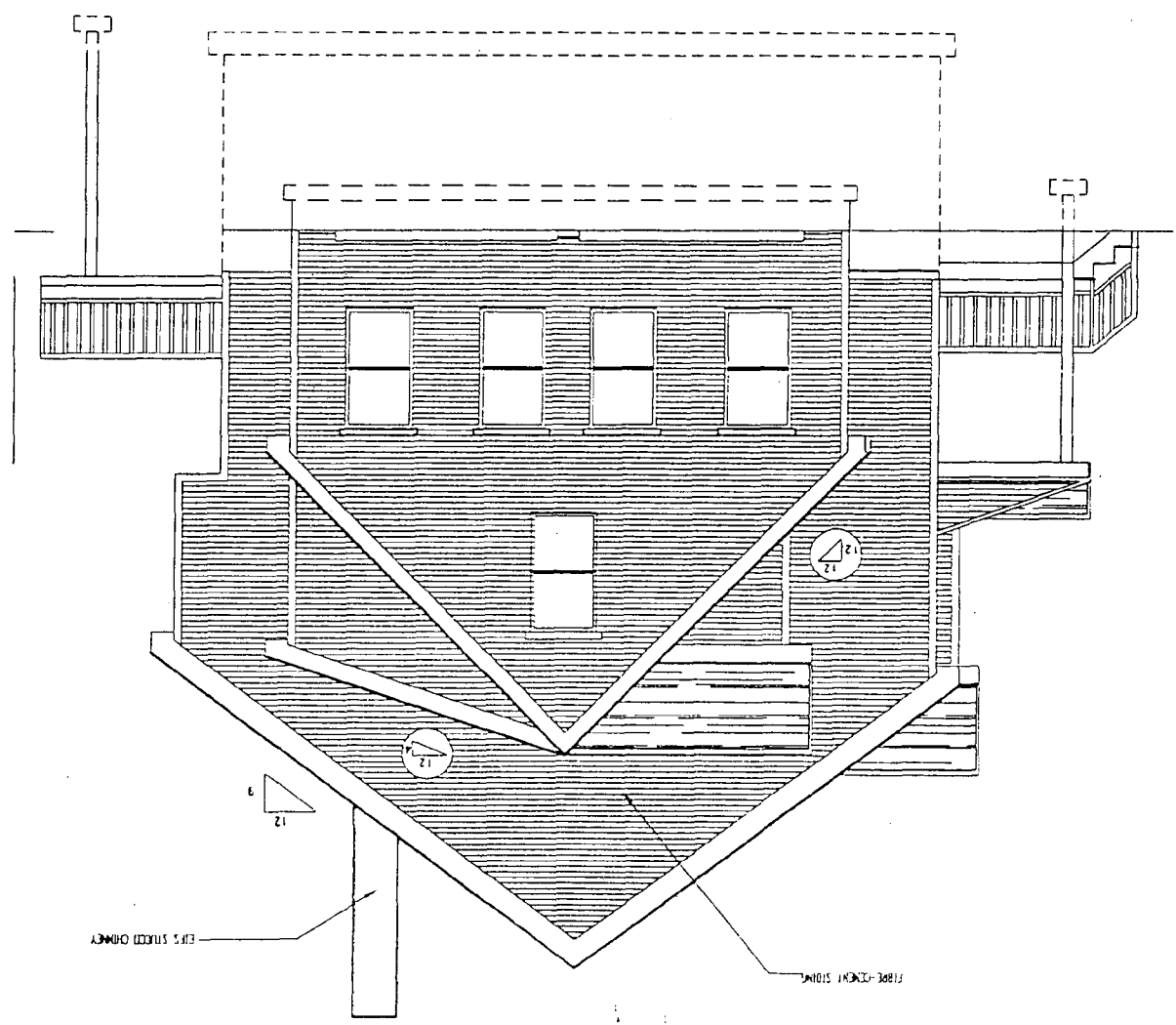
PERMITTEE SHALL BE THE RESPONSIBILITY FOR THE PERMITTEE TO ARRANGE FOR THE ADJUSTMENT OF THE UTILITIES.
 CALL "MISS UTILITY" 800-257-7773
 UTILITY LOCATIONS MUST BE MARKED 48 HOURS BEFORE BEGINNING CONSTRUCTION.

LEGEND

| | |
|-------------------------|--------------------|
| Existing contours | ----- 100 ----- |
| Proposed contours | ————— 100 ————— |
| Existing spot elevation | • 100.0 |
| Proposed spot elevation | • 100 ^B |
| Limits of disturbance | ○ — ○ — ○ — ○ — ○ |
| Silt-fencing | — SF — SF — |

METAL PROPERTY CORNERS REQUIRED
 AS OF JANUARY 1, 1992
 PERMITTEE SHALL COMPLY WITH
 COUNTY CODE
 SECTION 24-120
 PRIOR TO ACCEPTANCE OF STREETS

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



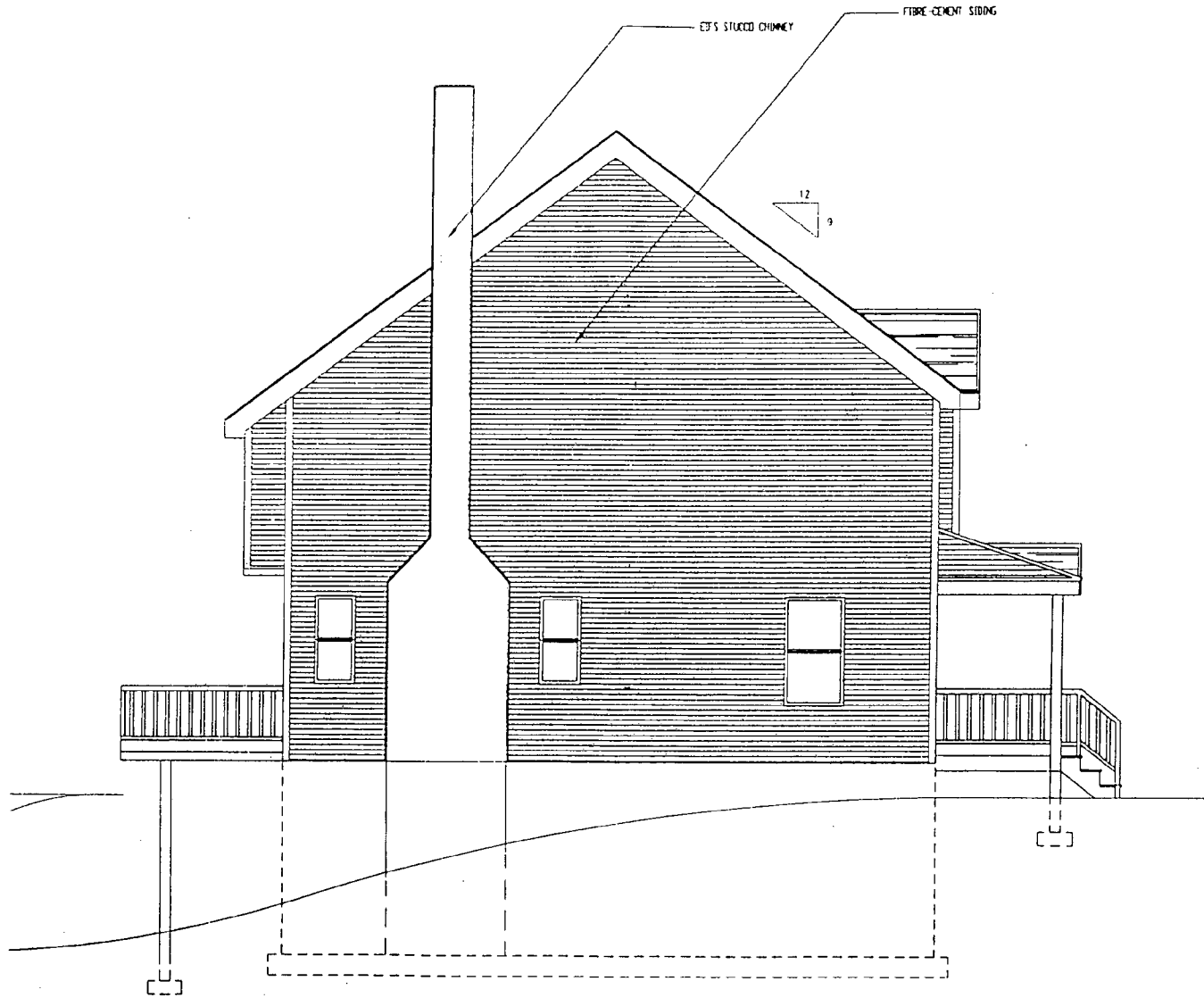
EIFS STUCCO CHIMNEY

FIBRE-CEMENT SIDING

6
12

12/12

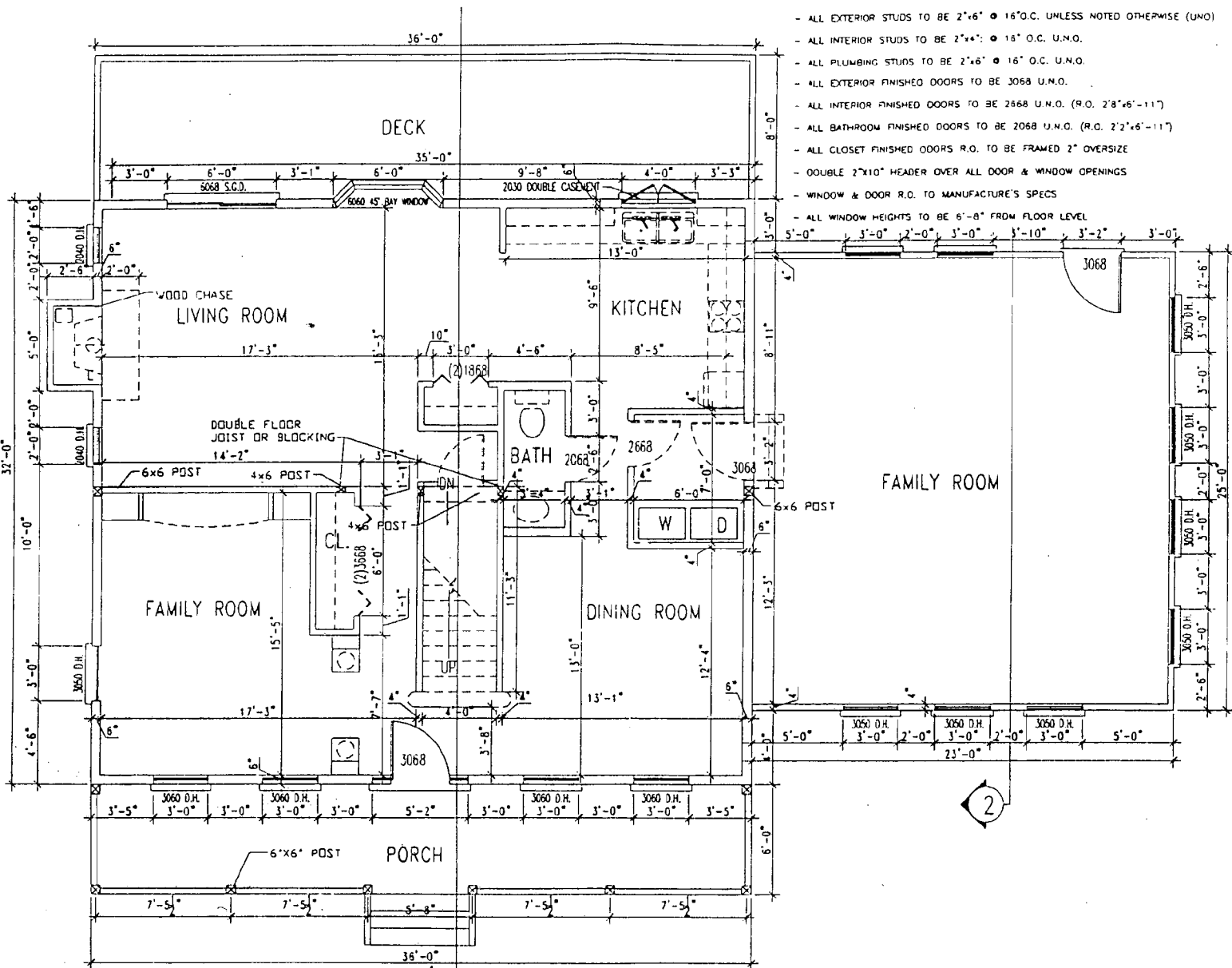
12/12



Left Elevation
Scale: 1/4" = 1'-0"



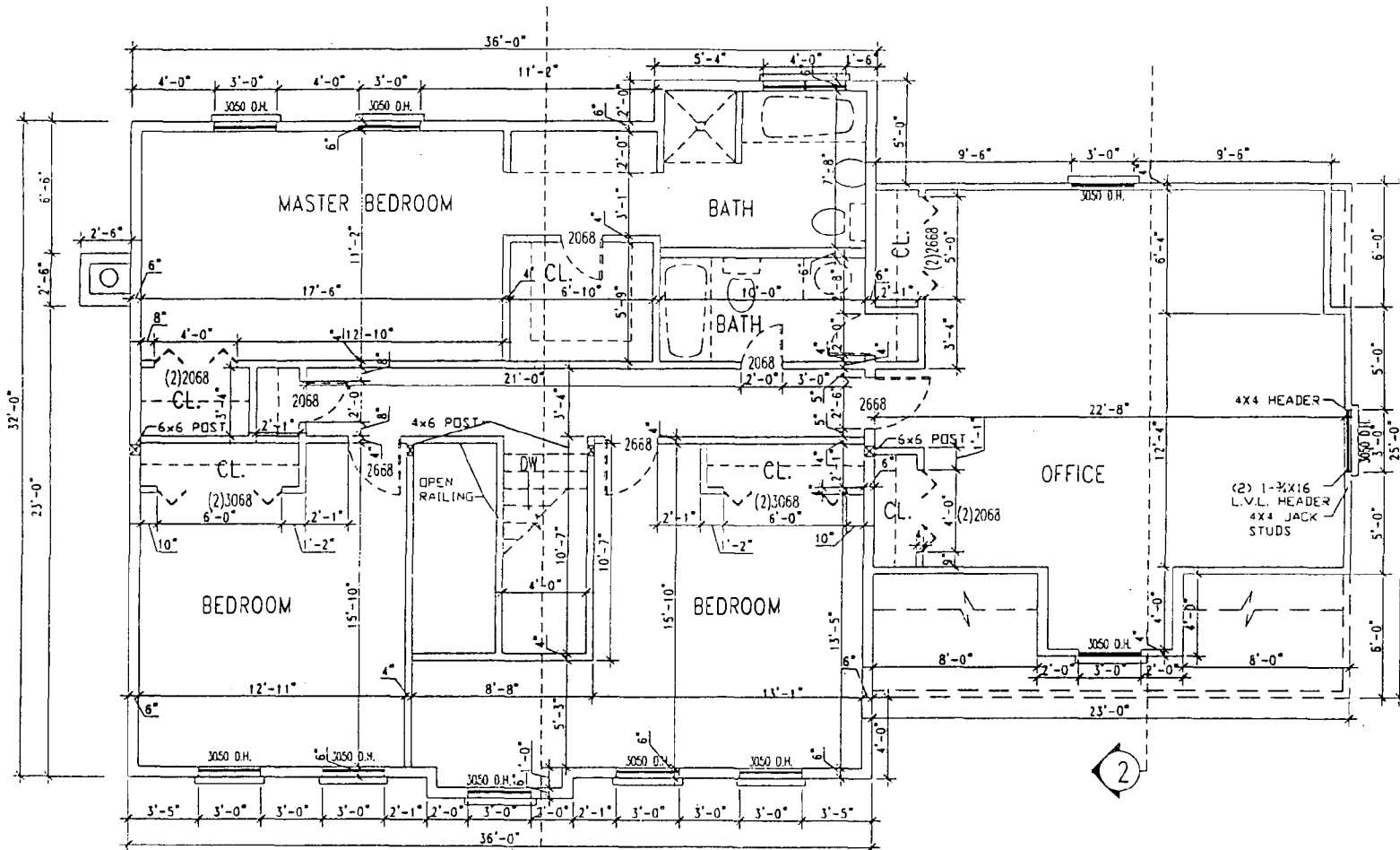
Rear Elevation
Scale: 1/4" = 1'-0"



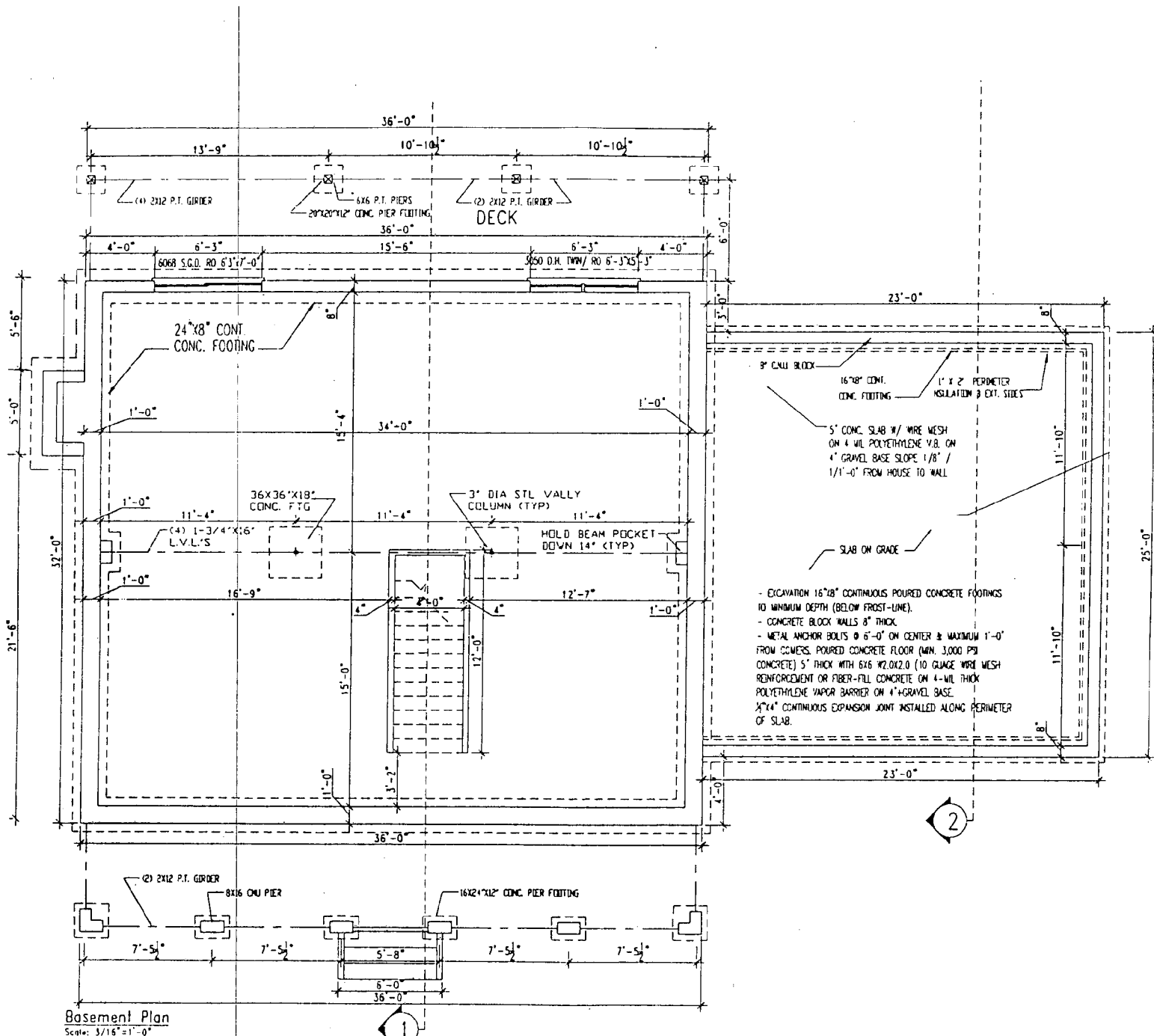
- ALL EXTERIOR STUDS TO BE 2"x6" @ 16" O.C. UNLESS NOTED OTHERWISE (UNO)
- ALL INTERIOR STUDS TO BE 2"x4" @ 16" O.C. U.N.O.
- ALL PLUMBING STUDS TO BE 2"x6" @ 16" O.C. U.N.O.
- ALL EXTERIOR FINISHED DOORS TO BE 3068 U.N.O.
- ALL INTERIOR FINISHED DOORS TO BE 2668 U.N.O. (R.O. 2'8"x6"-11")
- ALL BATHROOM FINISHED DOORS TO BE 2068 U.N.O. (R.O. 2'2"x6"-11")
- ALL CLOSET FINISHED DOORS R.O. TO BE FRAMED 2" OVERSIZE
- DOUBLE 2"x10" HEADER OVER ALL DOOR & WINDOW OPENINGS
- WINDOW & DOOR R.O. TO MANUFACTURE'S SPECS
- ALL WINDOW HEIGHTS TO BE 6"-8" FROM FLOOR LEVEL

1st Floor Plan
Scale: 3/16"=1'-0"

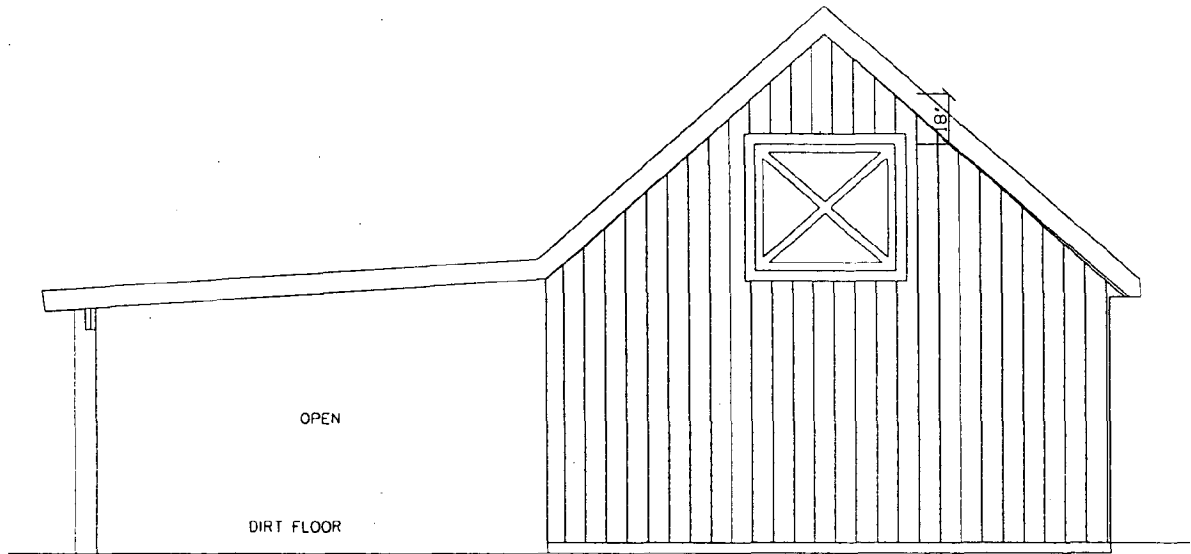
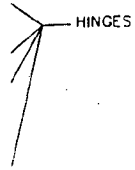
17



2nd Floor Plan
Scale: 1/4"=1'-0"

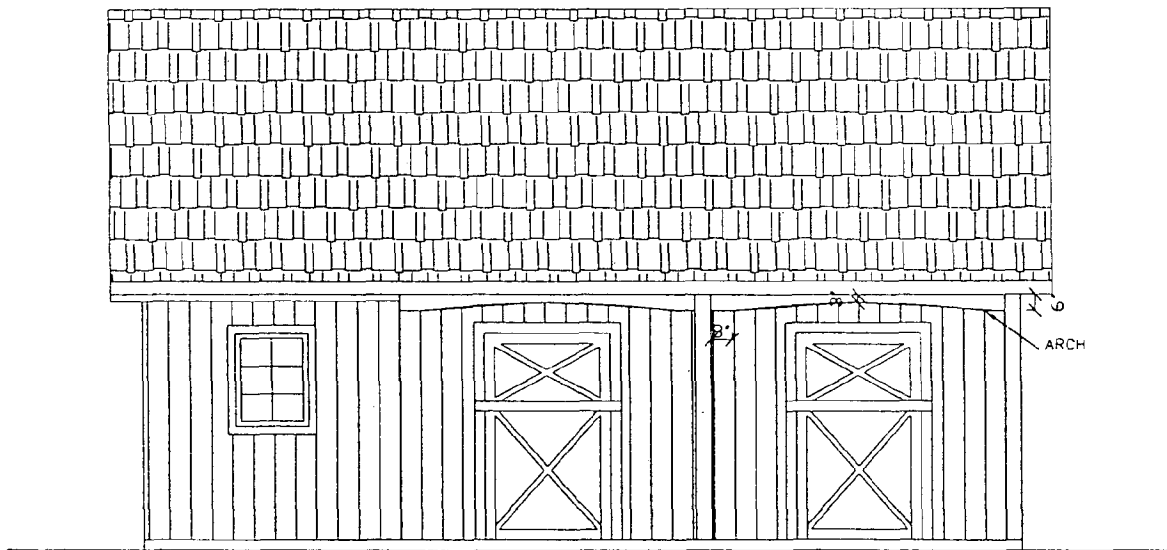


19



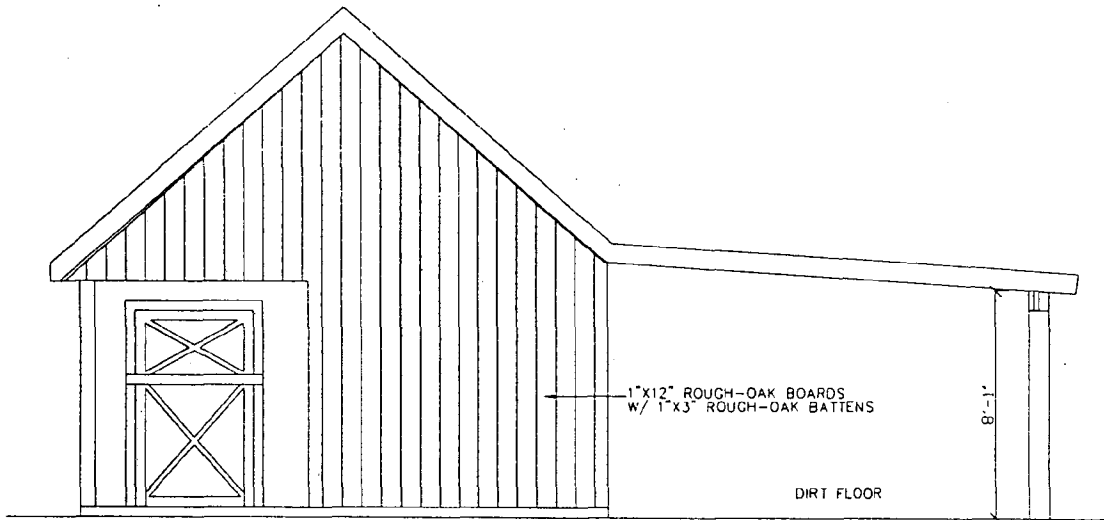
ELVATION

1/4" = 1'-0"



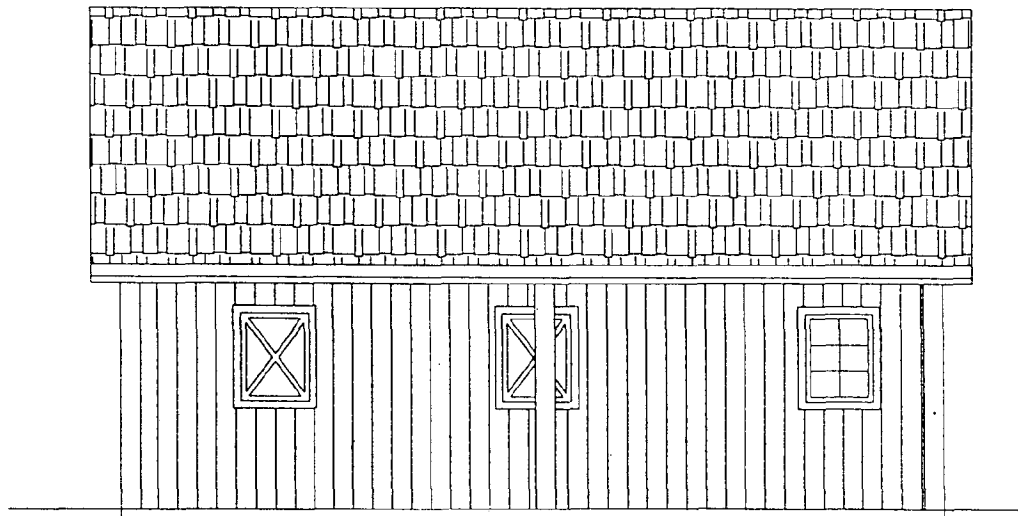
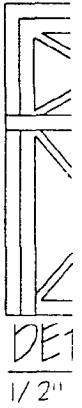
ELVATION

1/4" = 1'-0"



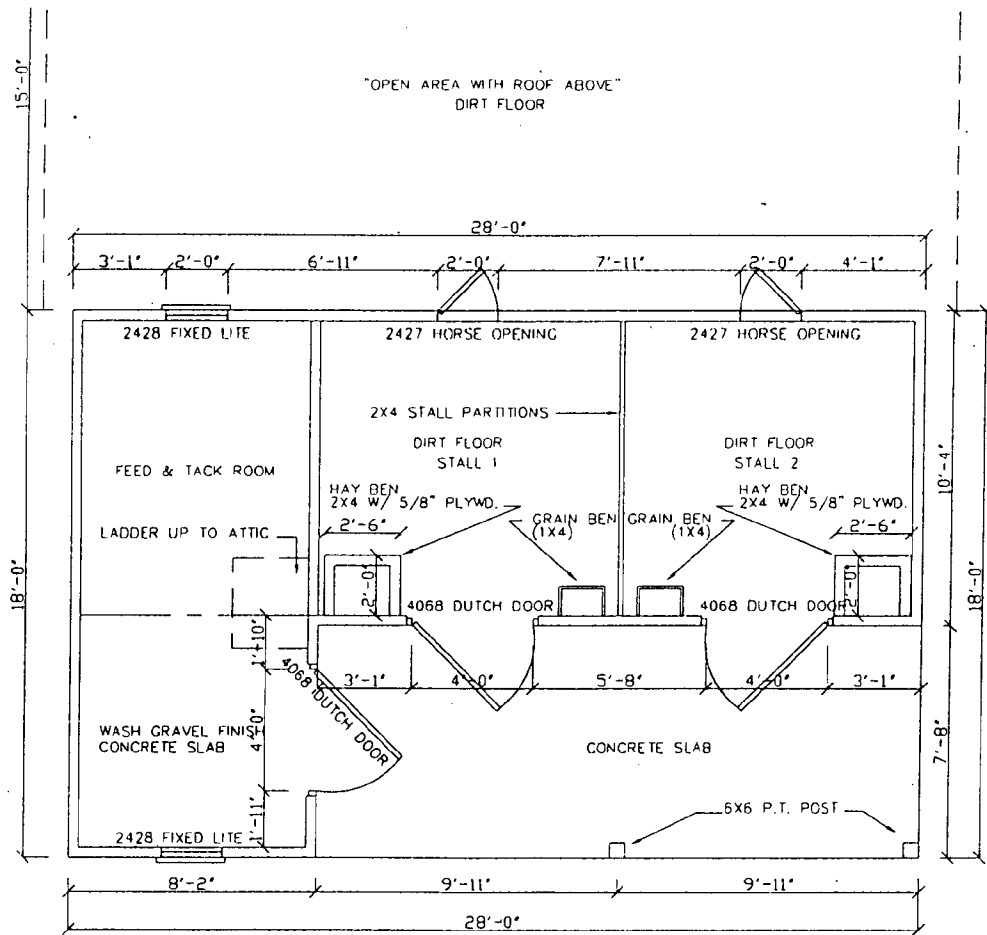
ELVATION

1/4" = 1'-0"



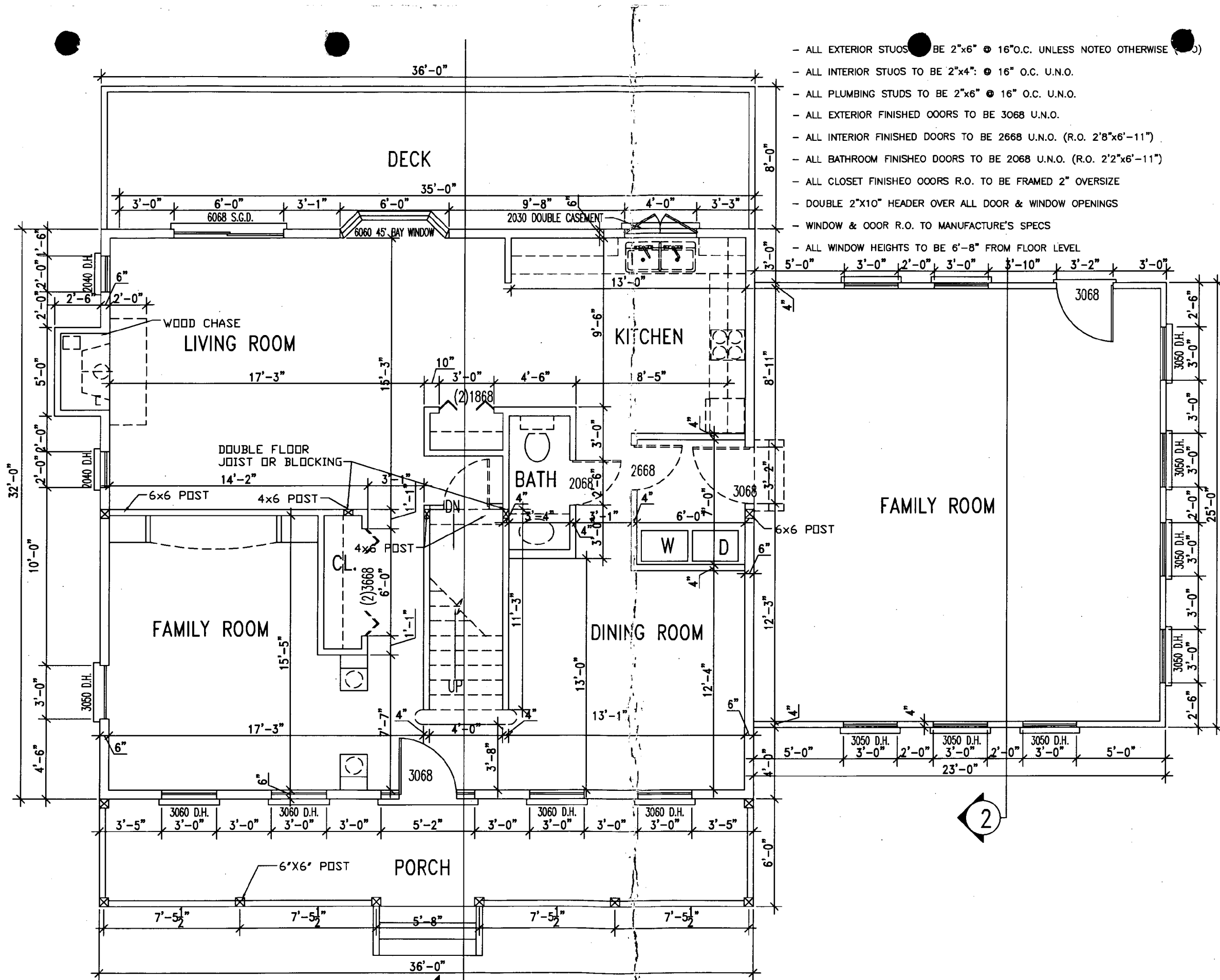
ELVATION

1/4" = 1'-0"



1ST FLOOR PLAN

1/4" = 1'-0"

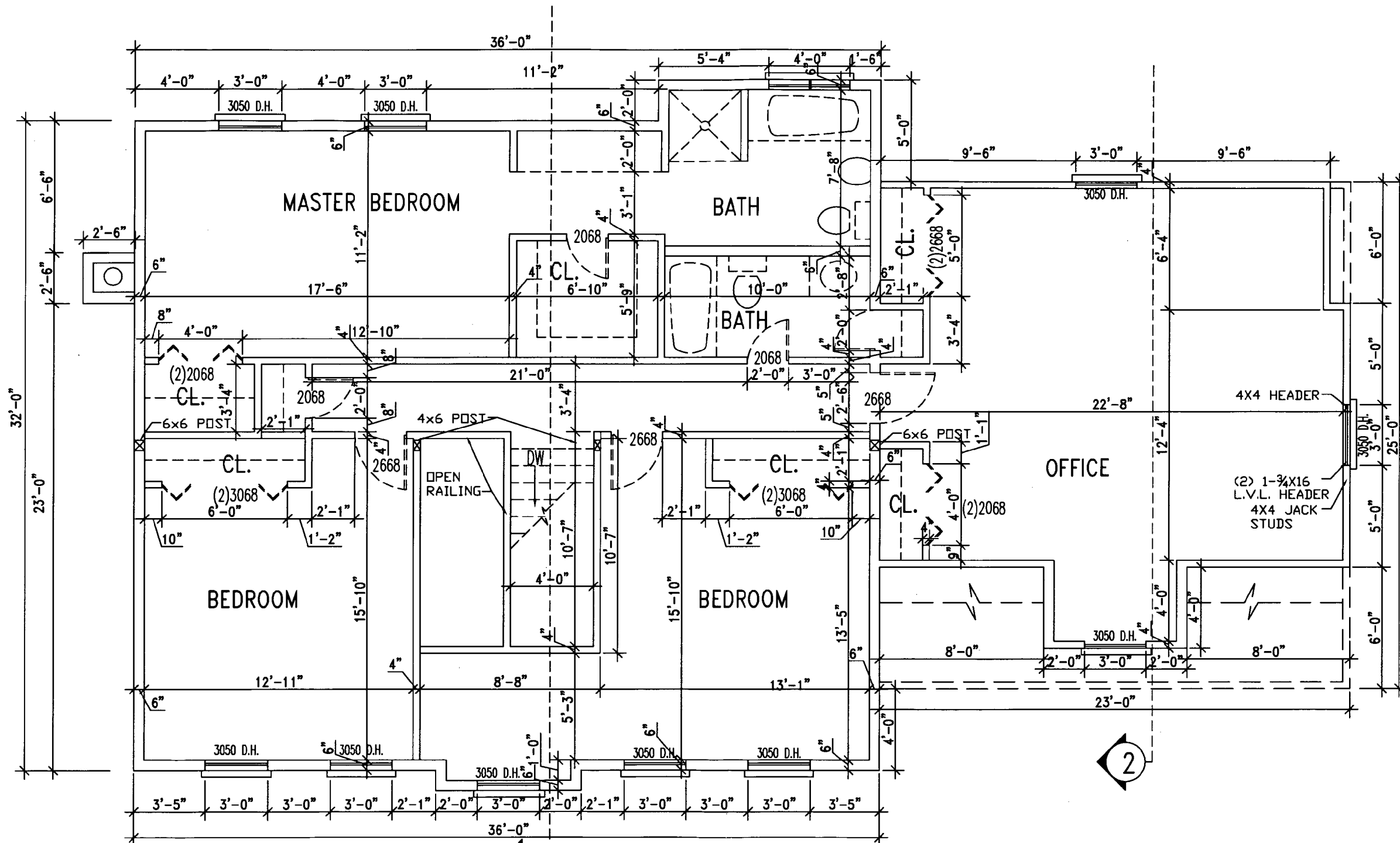


- ALL EXTERIOR STUDS BE 2"x6" @ 16" O.C. UNLESS NOTED OTHERWISE
- ALL INTERIOR STUDS TO BE 2"x4" @ 16" O.C. U.N.O.
- ALL PLUMBING STUDS TO BE 2"x6" @ 16" O.C. U.N.O.
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- ALL WINDOW HEIGHTS TO BE 6'-8" FROM FLOOR LEVEL

1st Floor Plan
Scale: 3/16"=1'-0"

1

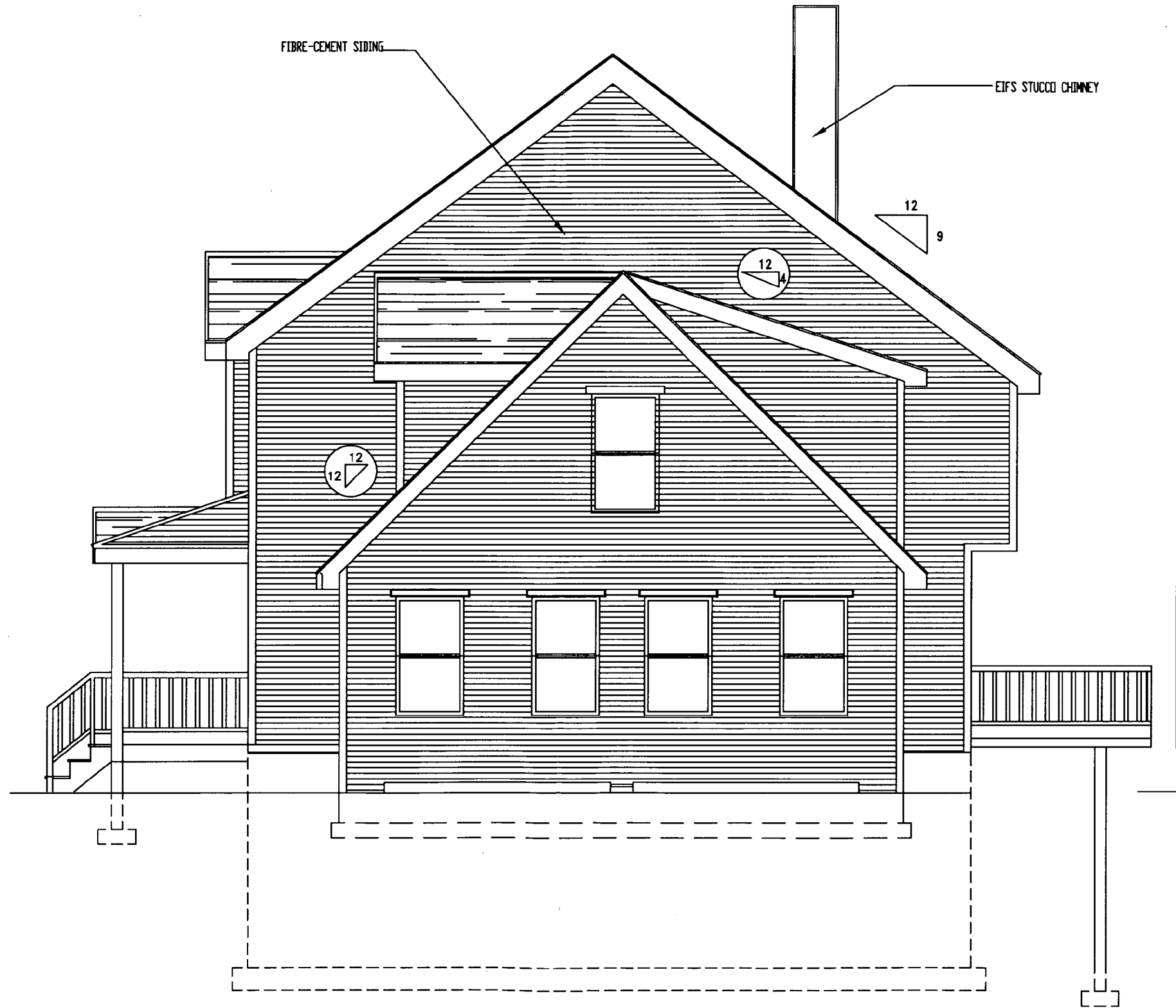
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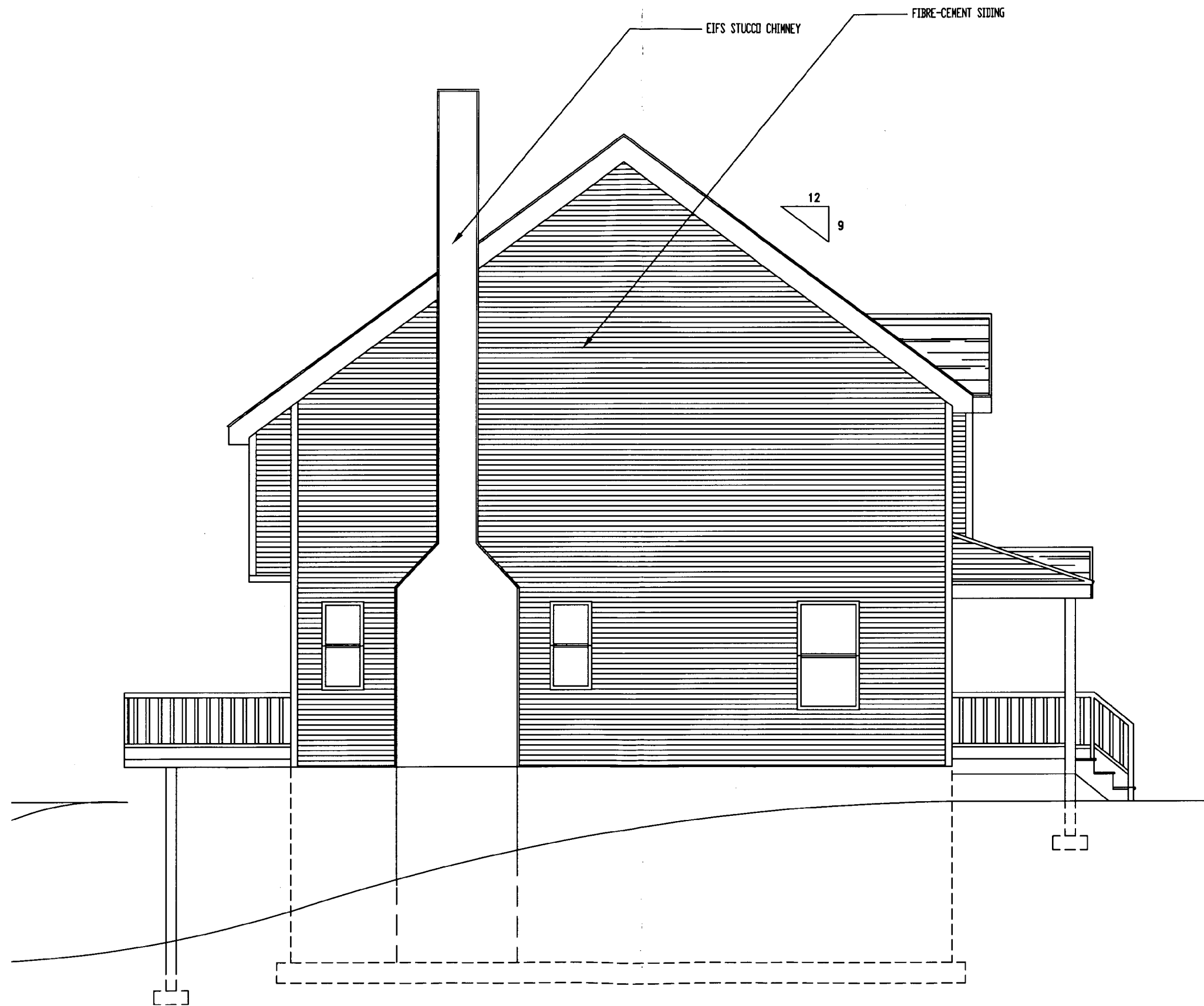
2nd Floor Plan
 Scale: 1/4" = 1'-0"

1

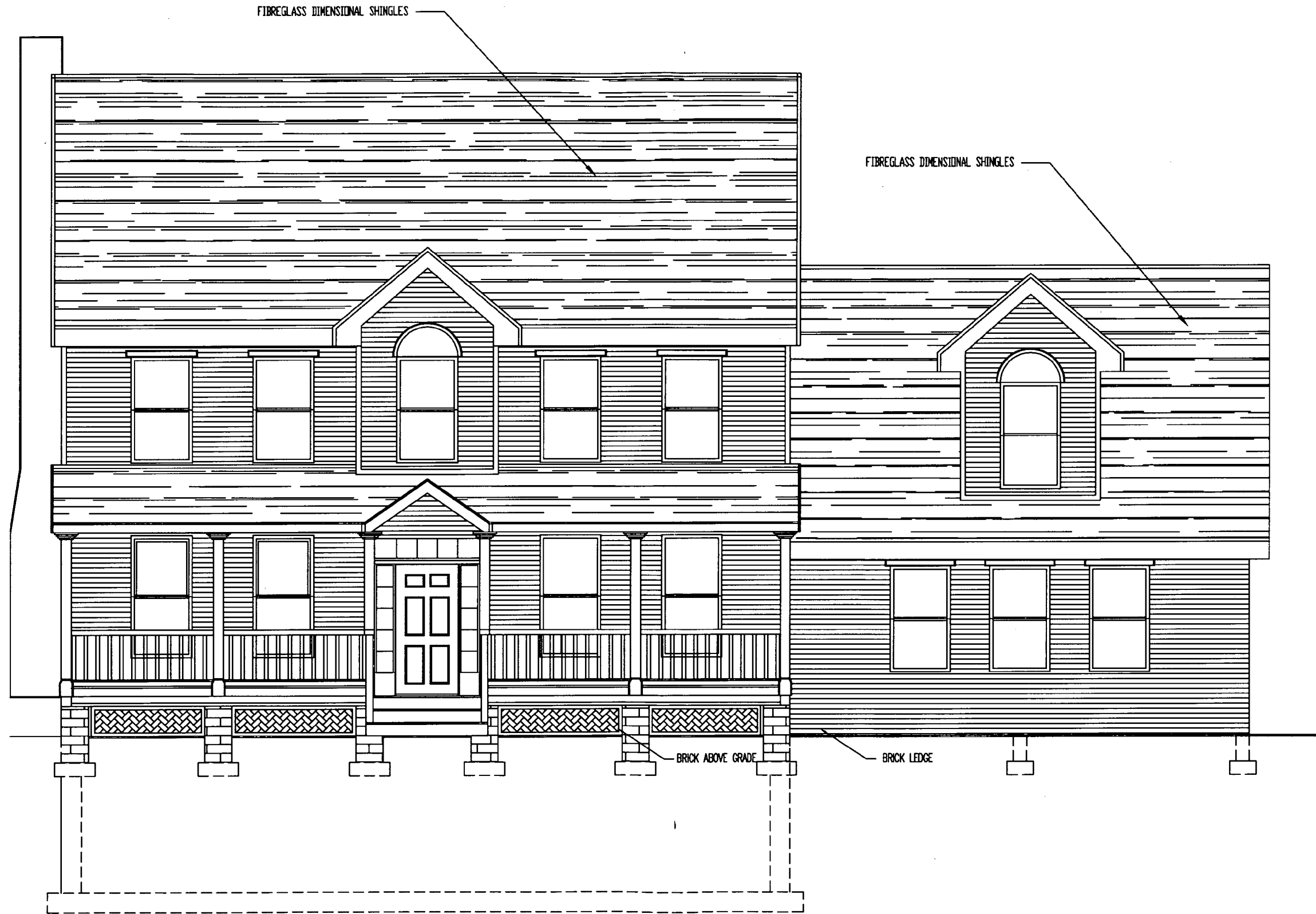
2



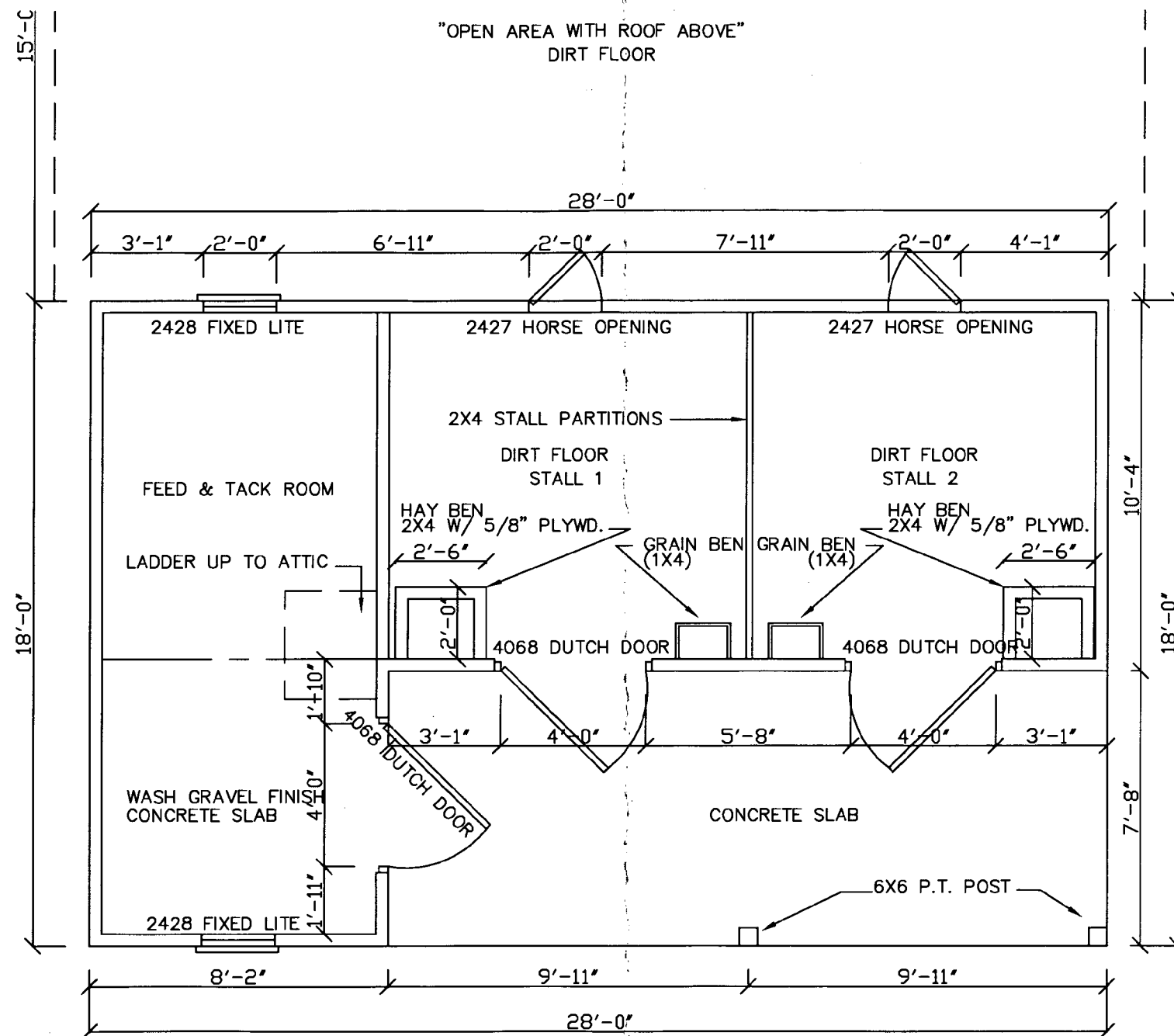
Right Elevation
Scale: 3/16" = 1'-0"



Left Elevation
Scale: 1/4" = 1'-0"

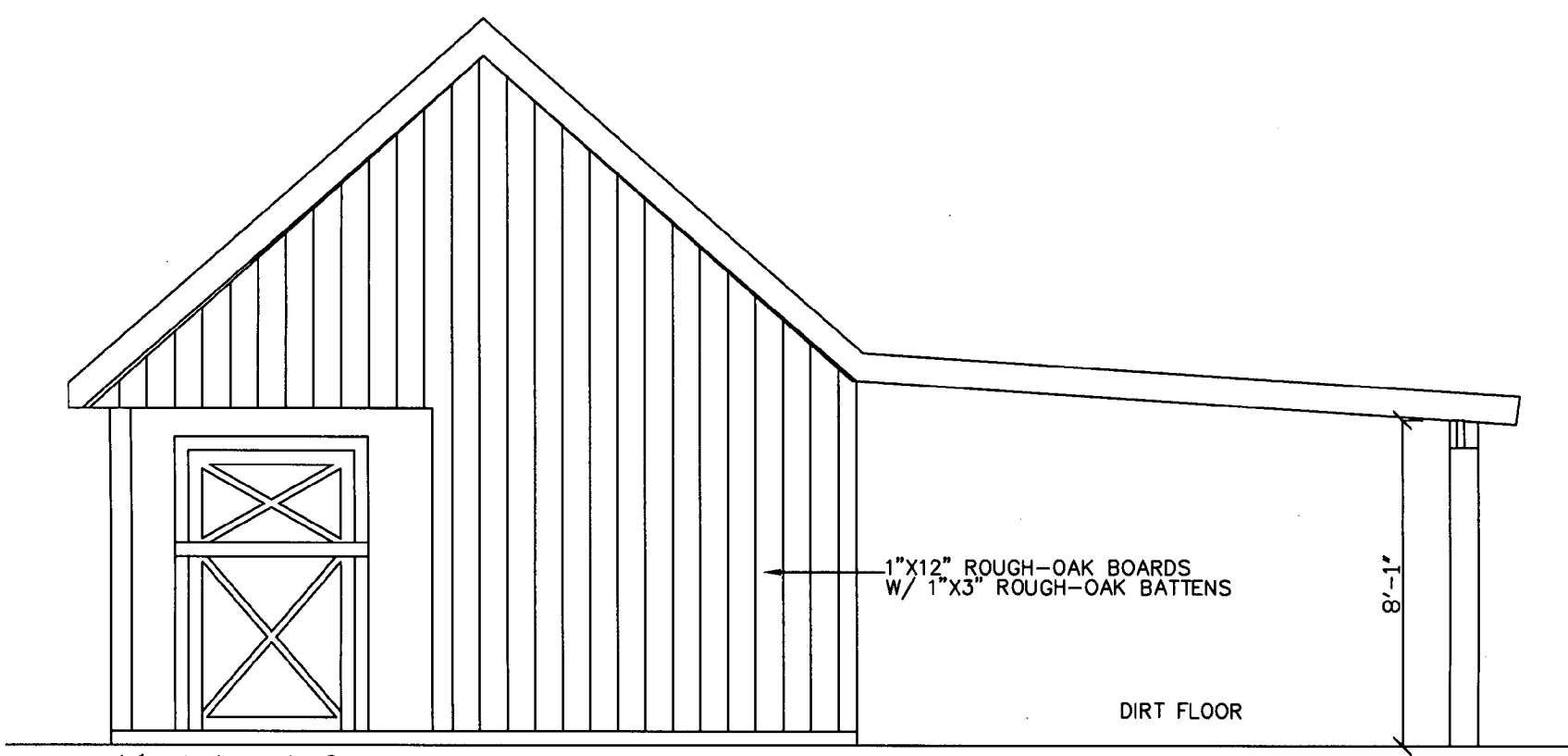
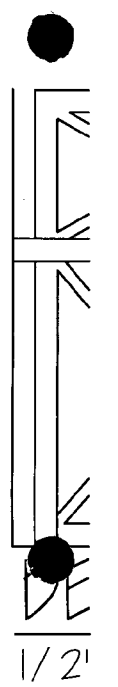


Front Elevation
Scale: 3/16"=1'-0"



1ST FLOOR PLAN

1/4" = 1'-0"

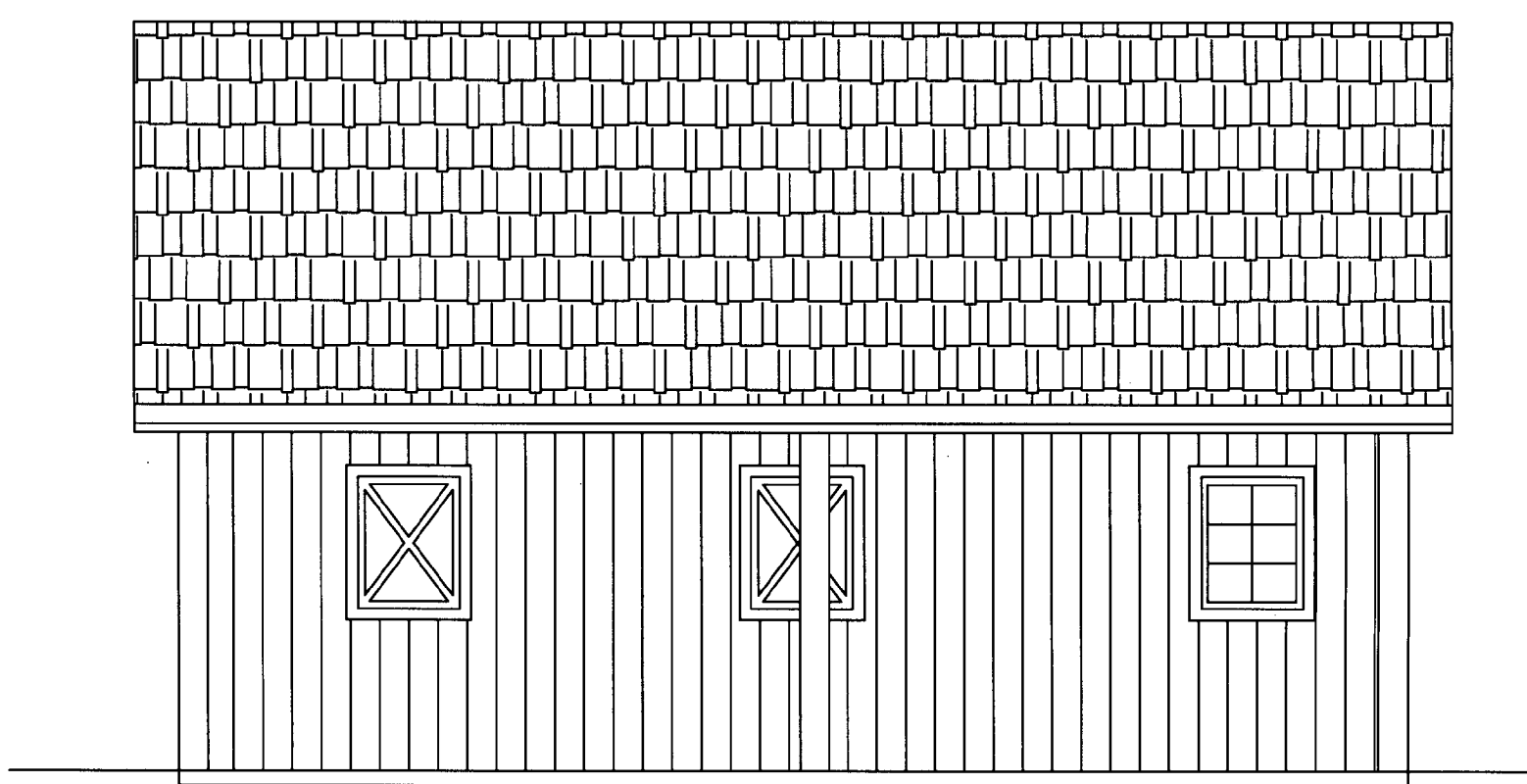


1"X12" ROUGH-OAK BOARDS
W/ 1"X3" ROUGH-OAK BATTENS

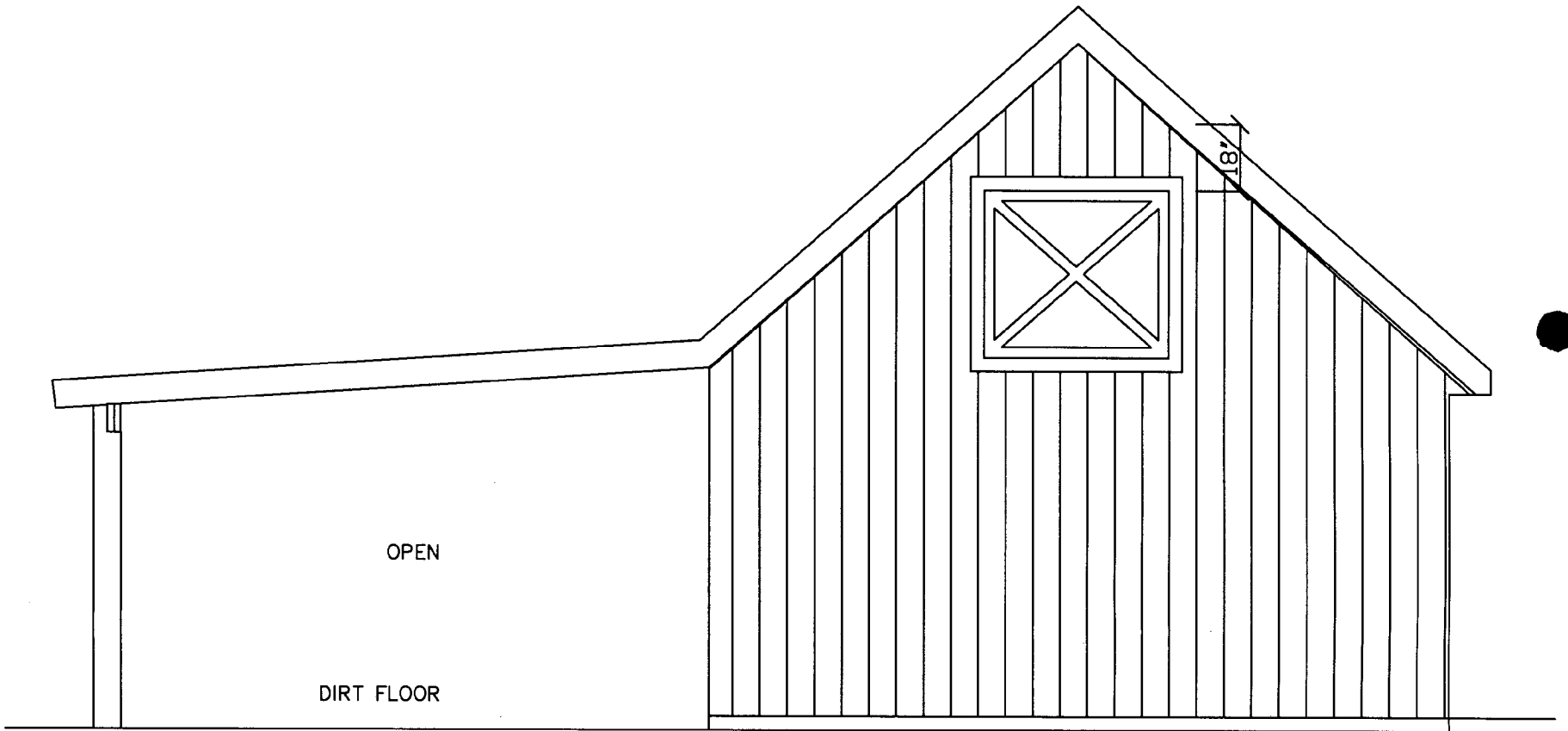
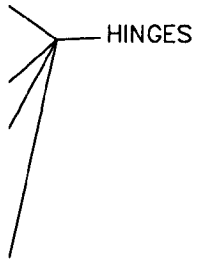
DIRT FLOOR

8'-1"

ELVATION
1/4" = 1'-0"

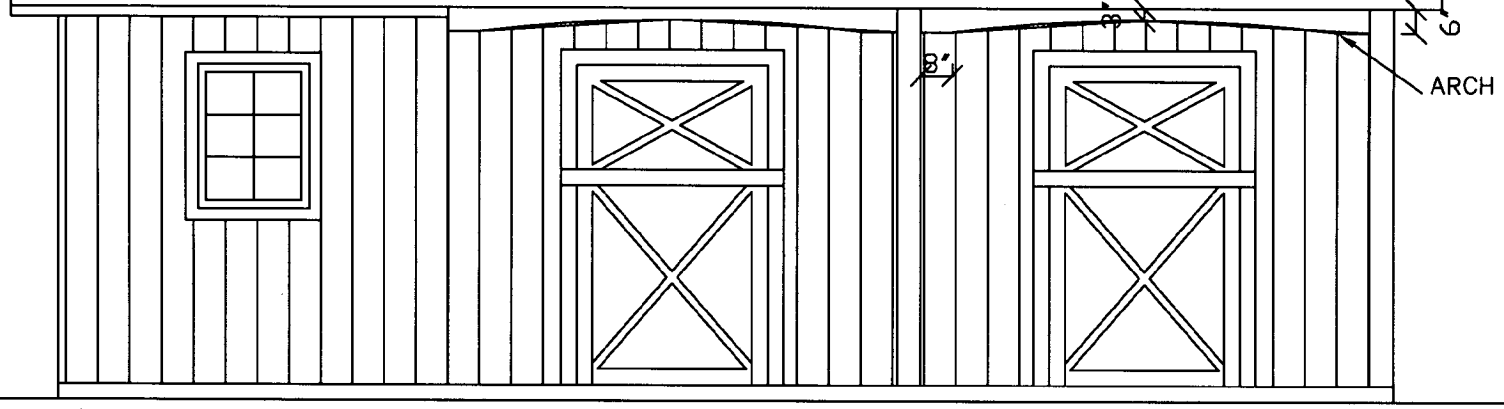
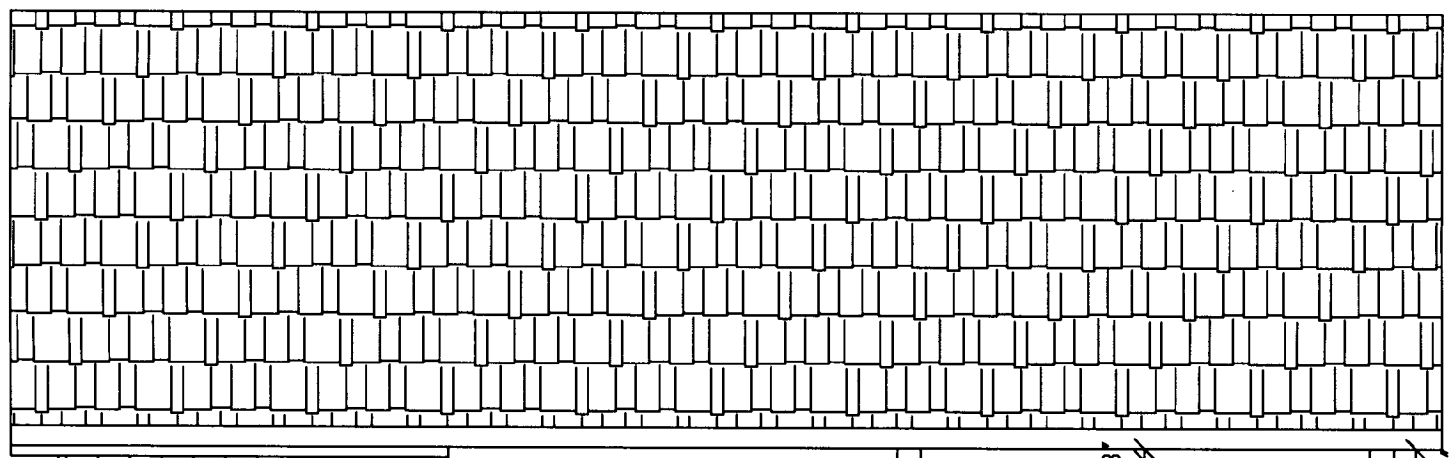


ELVATION
1/4" = 1'-0"



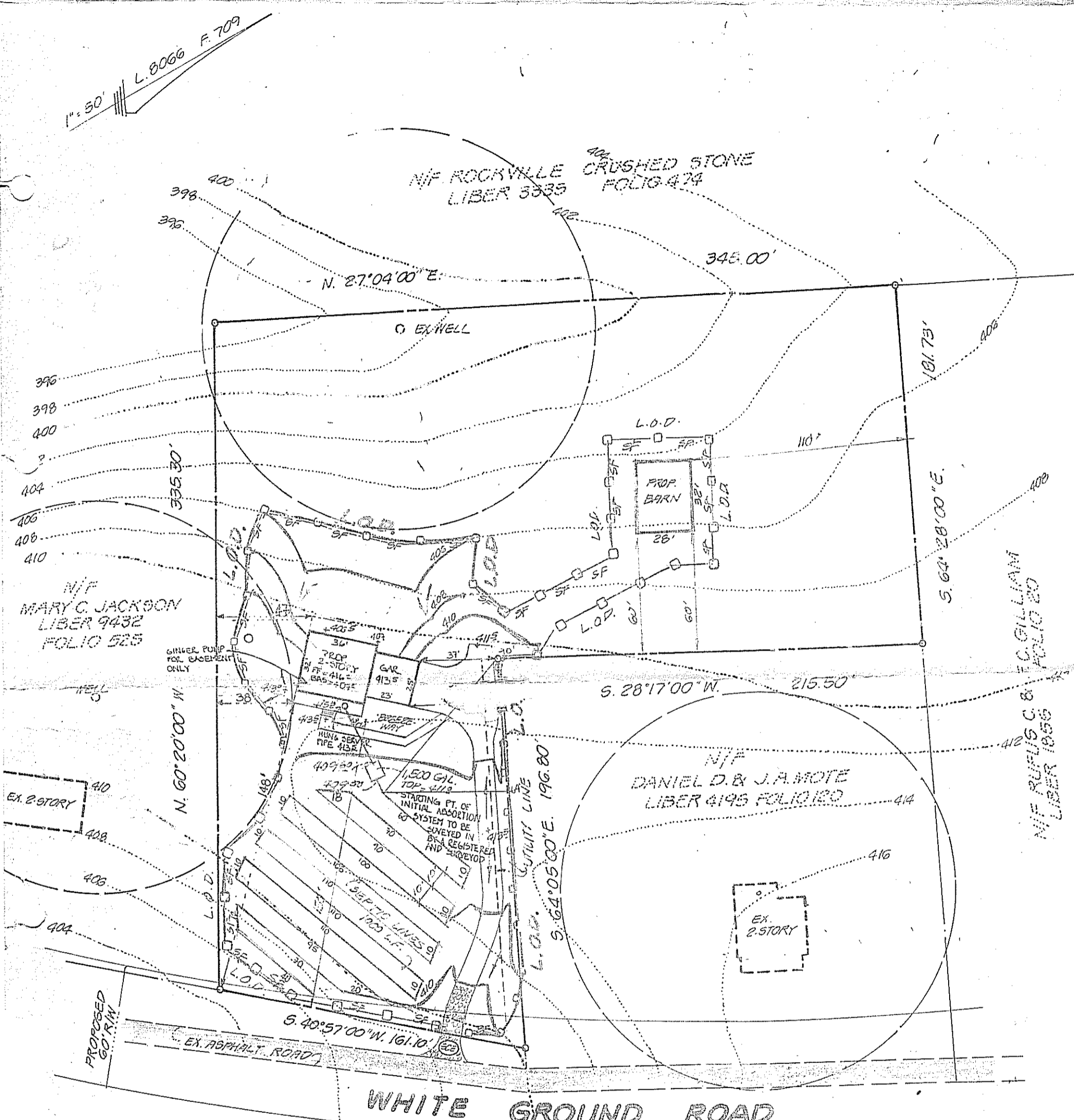
ELVATION

1/4" = 1'-0"



ELVATION

1/4" = 1'-0"



UTILITY INFORMATION:
 TRENCH DEPTH = 10' WITH 4' OTANS
 TRENCH WIDTH = 2' @ 10 O.C.
 TRENCH LENGTH = 1,000 FEET

IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE ADJUSTMENT OF ALL UTILITIES

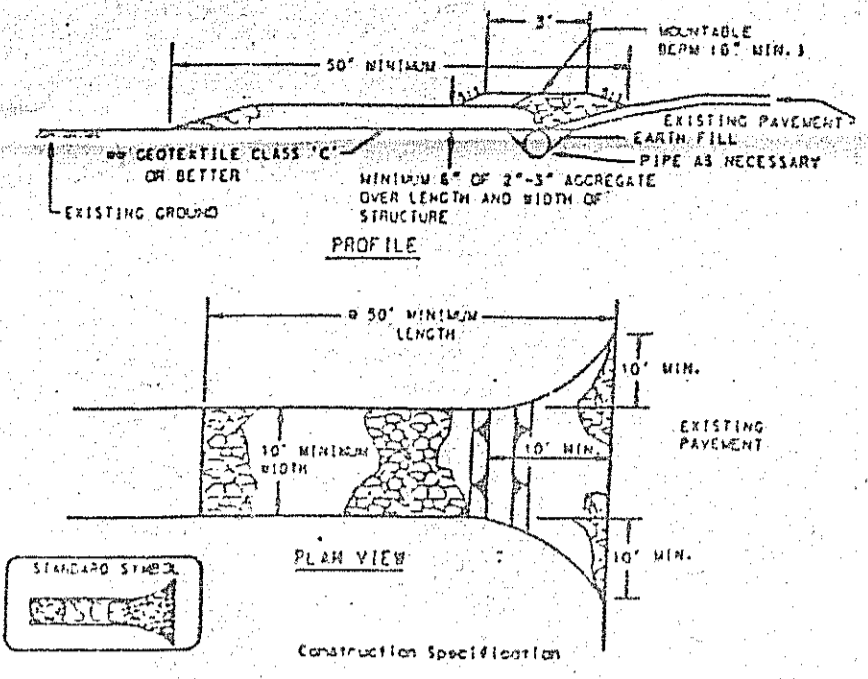
CALL "MISS UTILITY" 1-800-257-7773 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

| LEGEND | |
|-------------------------|-------------|
| Existing contours | --- 100 --- |
| Proposed contours | — 100 — |
| Existing spot elevation | • 100.0 |
| Proposed spot elevation | • 100.0 |
| Limits of disturbance | —○—○—○—○— |
| Silt fencing | —SF—SF— |

METAL PROPERTY CORNERS REQUIRED

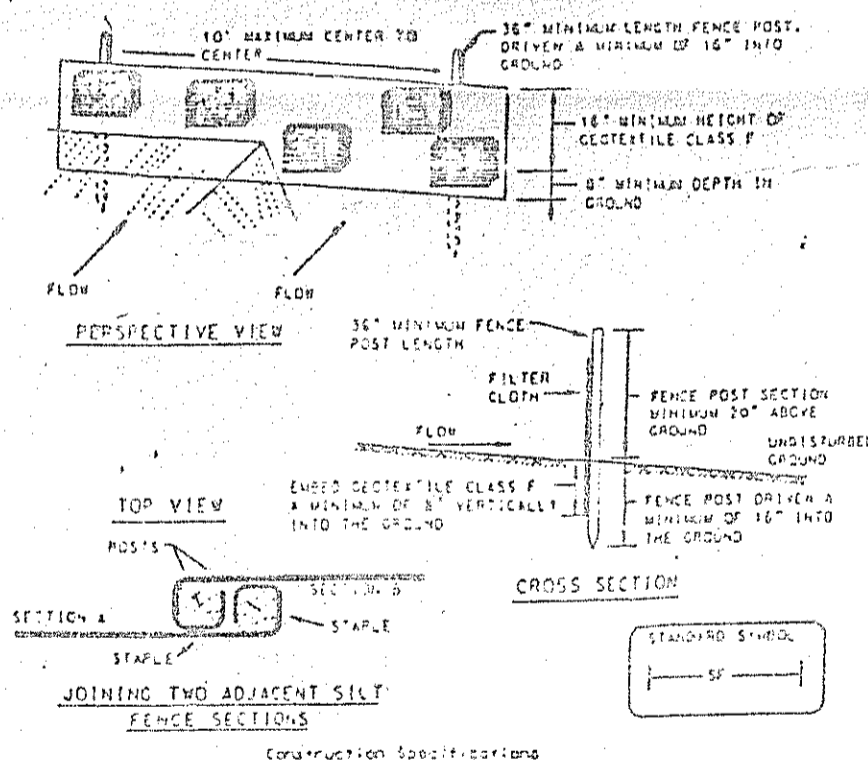
AS OF JANUARY 1, 1982
 PERMITTEE SHALL COMPLY WITH COUNTY CODE SECTION 24-120 PRIOR TO ACCEPTANCE OF STREETS

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



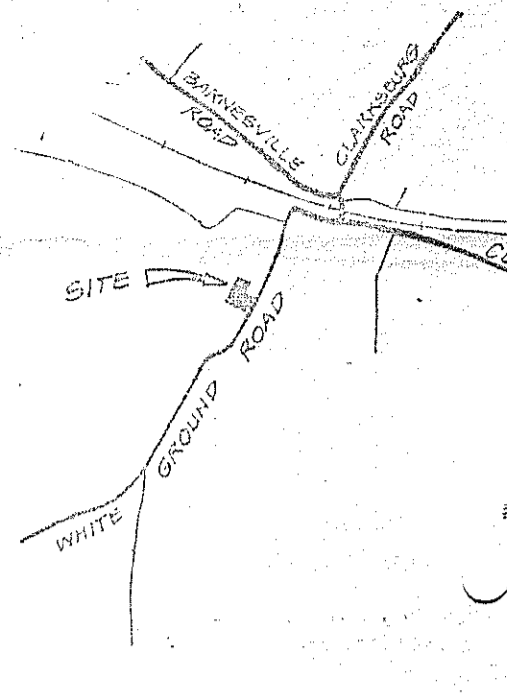
- Length - minimum of 50' (40' for single residence lots).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 3:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to cover a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

DETAIL 22 - SILT FENCE



- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" square minimum but, if 1 1/2" diameter (minimum round) and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 lb per linear foot.
 - Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
- | | | |
|----------------------|------------------------------|-----------------|
| Tensile Strength | 50 lbs/in (min.) | Tests: USMT 509 |
| Tensile Modulus | 20 lbs/in (min.) | Tests: USMT 509 |
| Flow Rate | 0.3 gal 1 1/2" minute (max.) | Tests: USMT 322 |
| Filtering Efficiency | 75% (min.) | Tests: USMT 322 |
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
 - Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE / PAGE 5-18-8 / MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES / WATER MANAGEMENT ADMINISTRATION



VICINITY MAP SCALE: 1" = MONTGOMERY CO. (A.D.C.) R. 12

GENERAL NOTES

- This plan was prepared without the benefit of a title report and therefore indicates all existing encumbrances on the property.
- This property is shown on Tax Map No. , Grid as and is currently zoned
- Owner/DEVELOPER: PAUL HENRY CHRETEIN
 P.O. BOX 79 CABIN JOHN MARYLAND, 20816
 TEL (703) 633-1211
- Total area of property = square feet or acres.
- This property is located in a minimal flood hazard area, shown as Zone Panel of the current Flood Insurance Rate Map for Prince George's Co Maryland (FIRM No. effective June 18, 1987) as published by the Federal Emergency Management Agency. There is no 100-year floodplain within the limits of this property.
- THE PROPERTY IS LOCATED IN THE LITTLE GENEVA CREEK WATERSHED.
- PROPERTY BOUNDARIES AND TOPOGRAPHY SHOWN ARE FROM THE RECORDS OF MONTGOMERY COUNTY AND MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION. CONTOUR INTERVAL SHOWN: EVERY
- AREA TO BE DISTURBED = 37,532 SF. OR 0.8616 AC.

SITE, GRADING & SEDIMENT CONTROL PLAN

L 8066 F 709 WHITE GROUND ROAD
 MOTE'S ADDITION TO BOYDS
 BARNESVILLE ELECTION DISTRICT 11
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' MARCH 10, 2001

Montgomery County Government, Department of Environmental Protection

Division of Water Resources Management

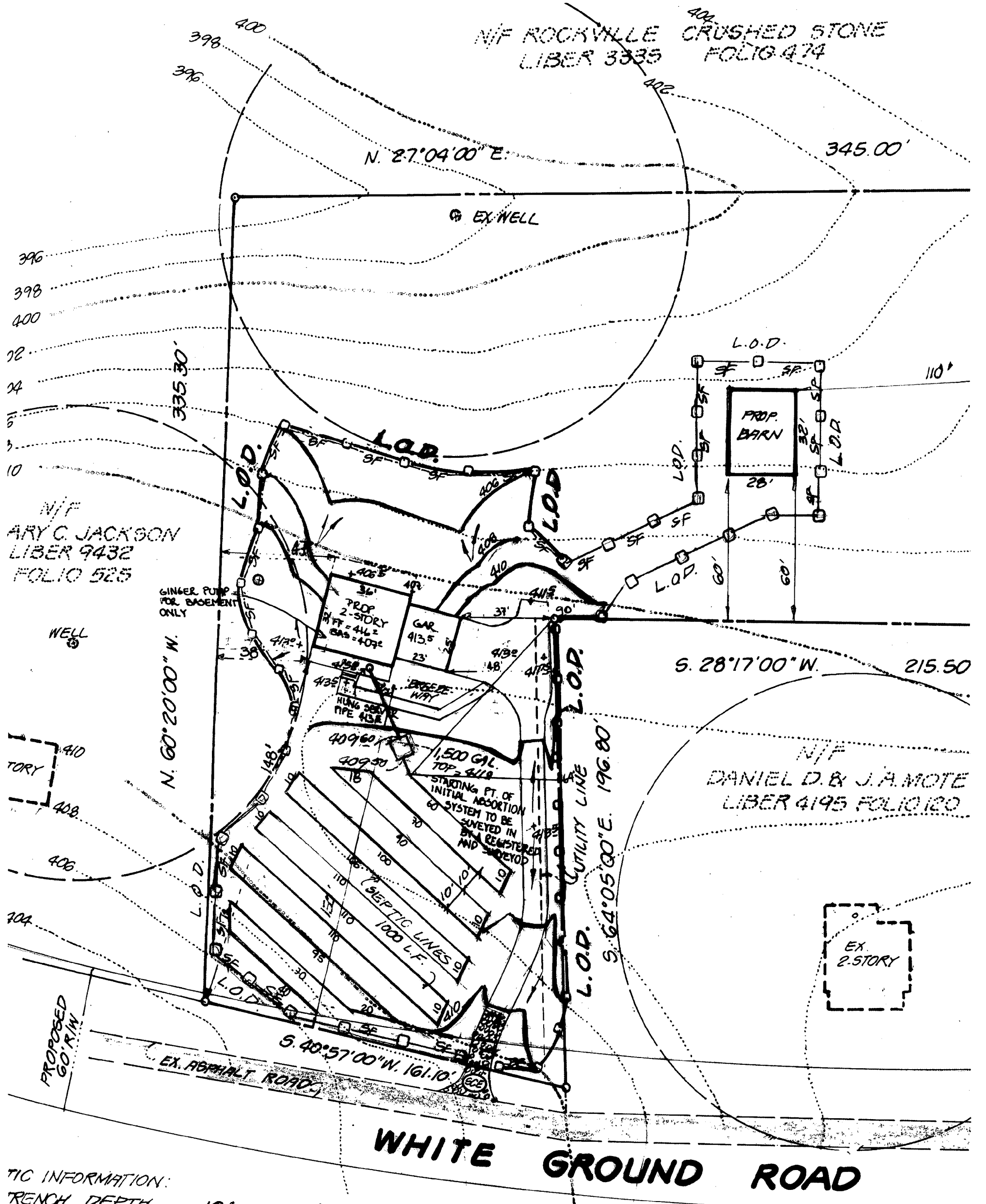
230 Wangerford Road, Rockville, Maryland (301) 217-3700

Application for Sediment Control Permit
 Small Land Disturbing Activities

NAME OF PROPERTY OWNER: PAUL HENRY CHRETEIN TELEPHONE NO. 703 633-1211
 (Include Address) P.O. BOX 79 CABIN JOHN MARYLAND, 20816 (Include Area Code)

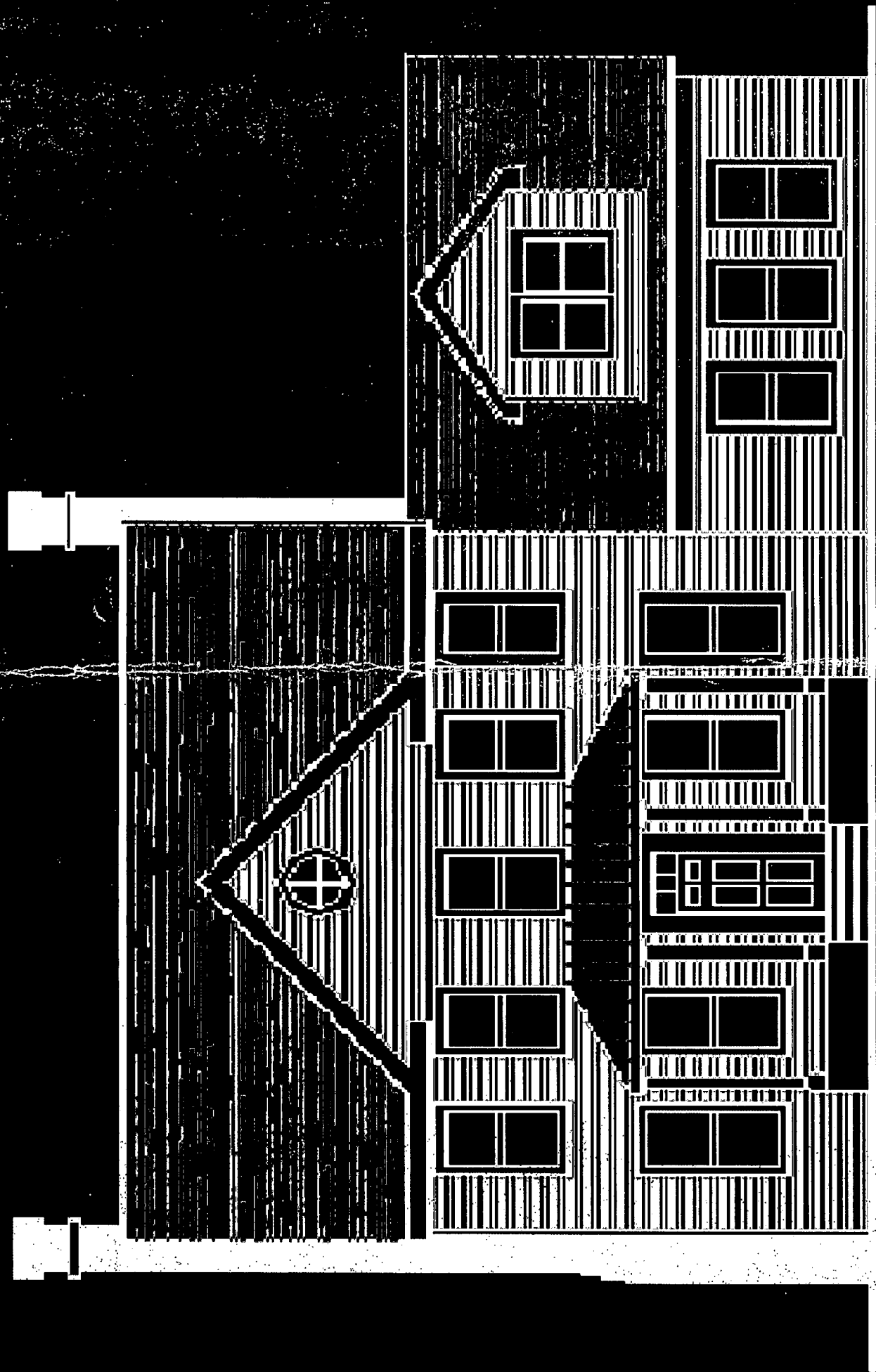


N/F ROCKVILLE CRUSHED STONE
LIBER 3335 FOLIO 474



ADDITIONAL INFORMATION:
 TRENCH DEPTH = 10' WITH 4' STONE
 TRENCH WIDTH = 2' @ 10 O.C.
 TRENCH LENGTH = 1,000 FEET

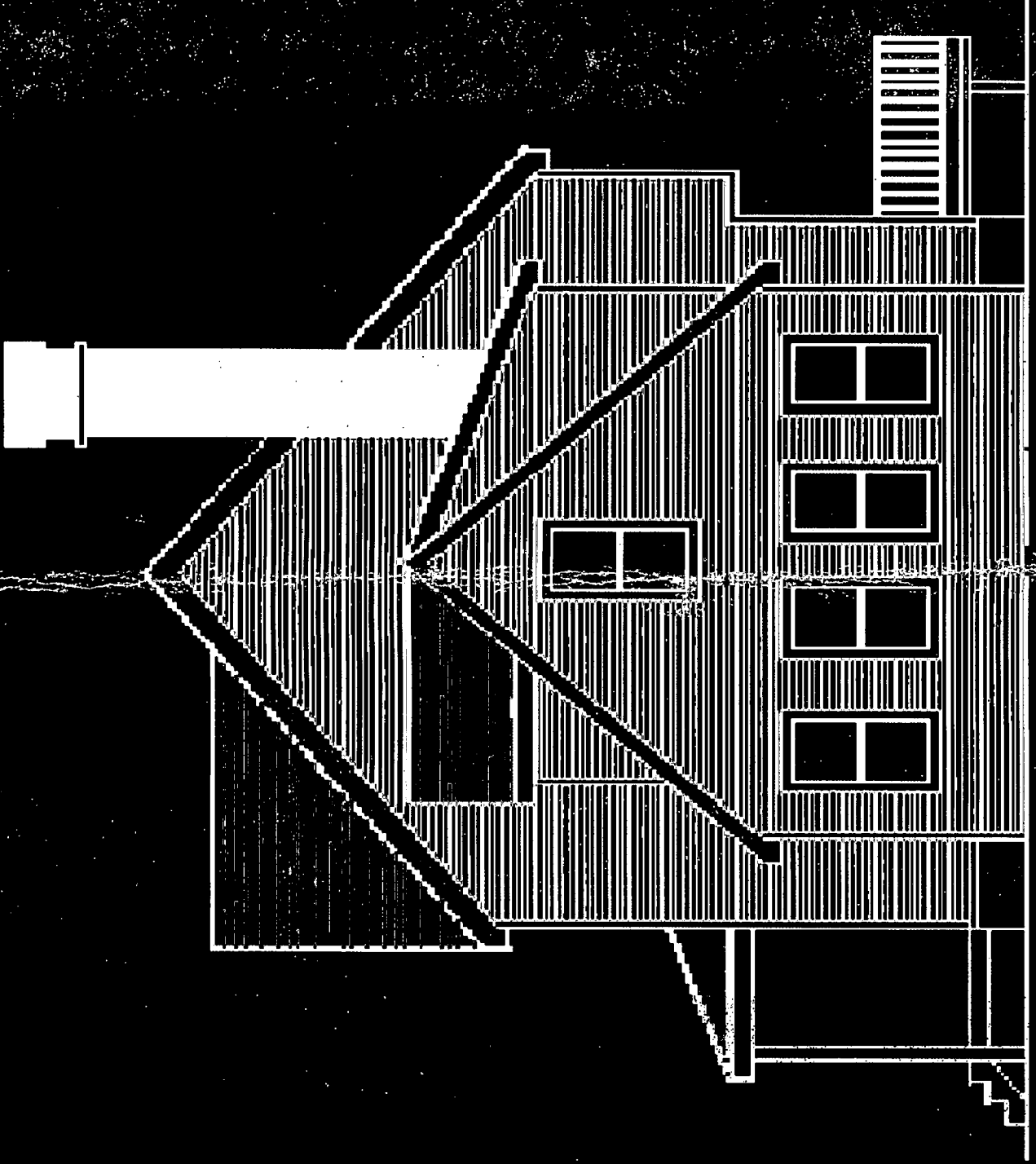
WHITE GROUND ROAD



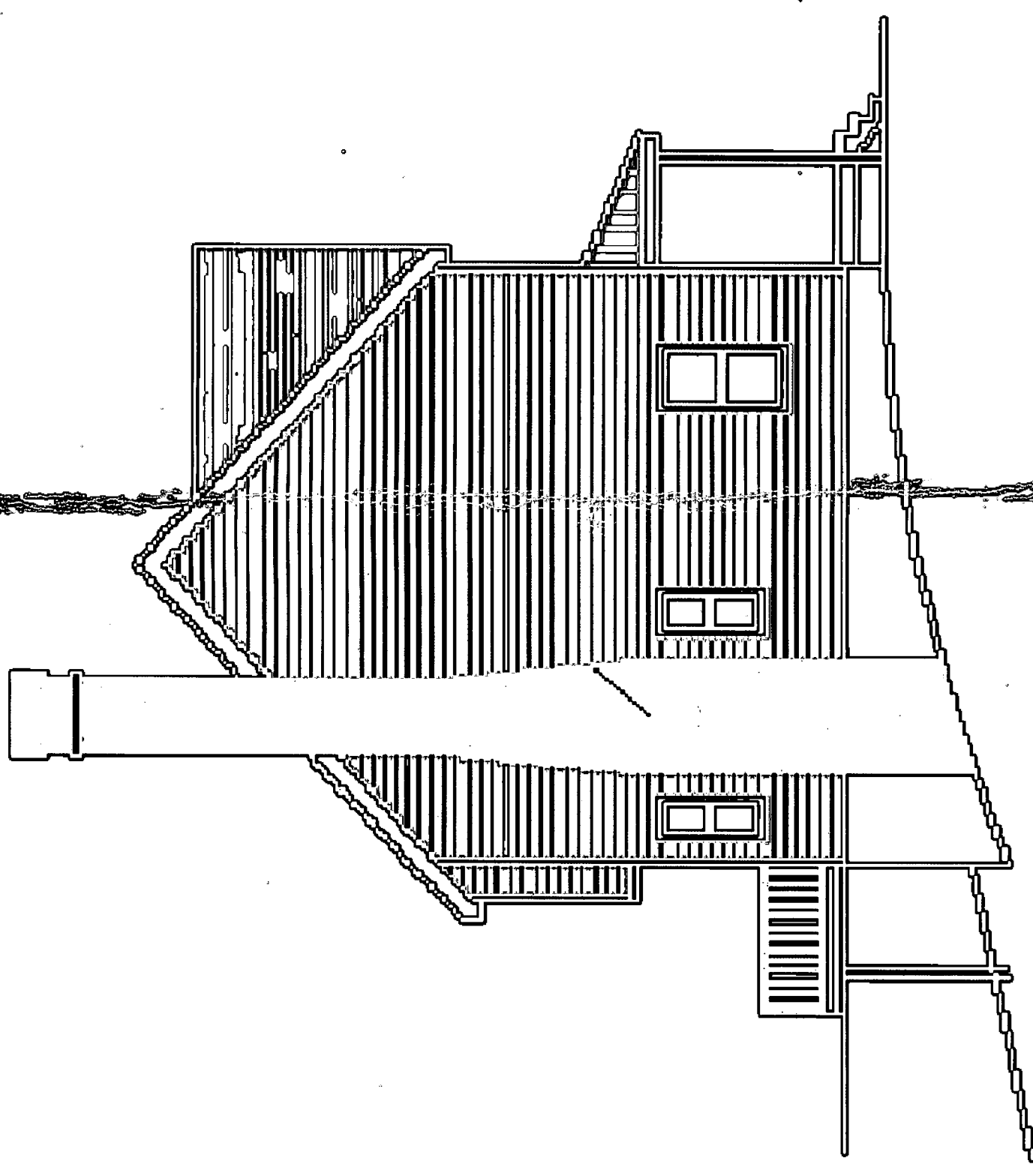
FRONT ELEVATION



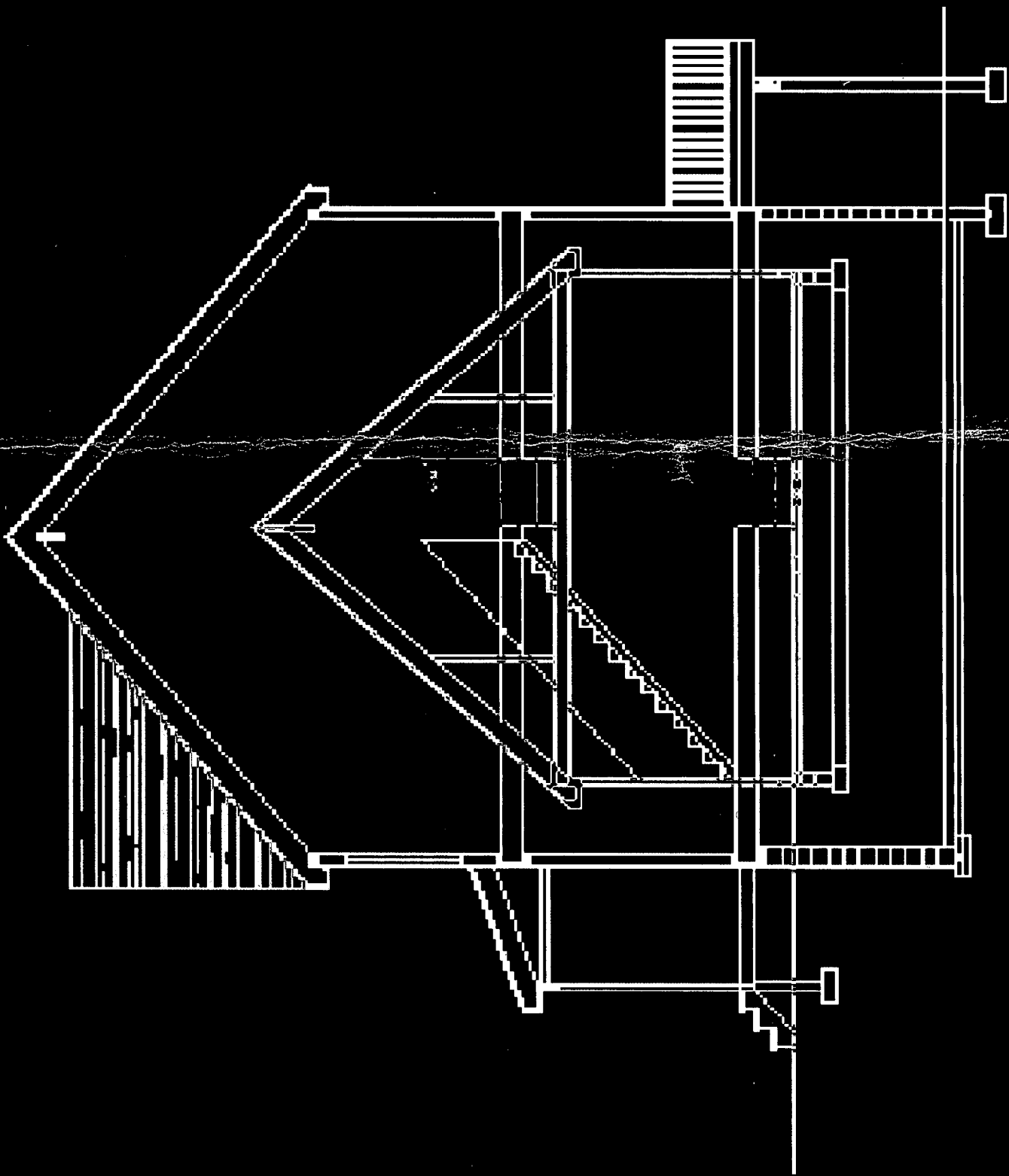
REAR ELEVATION



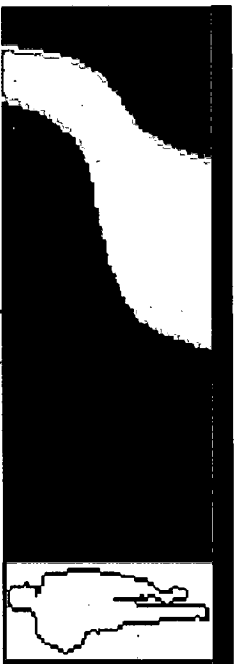
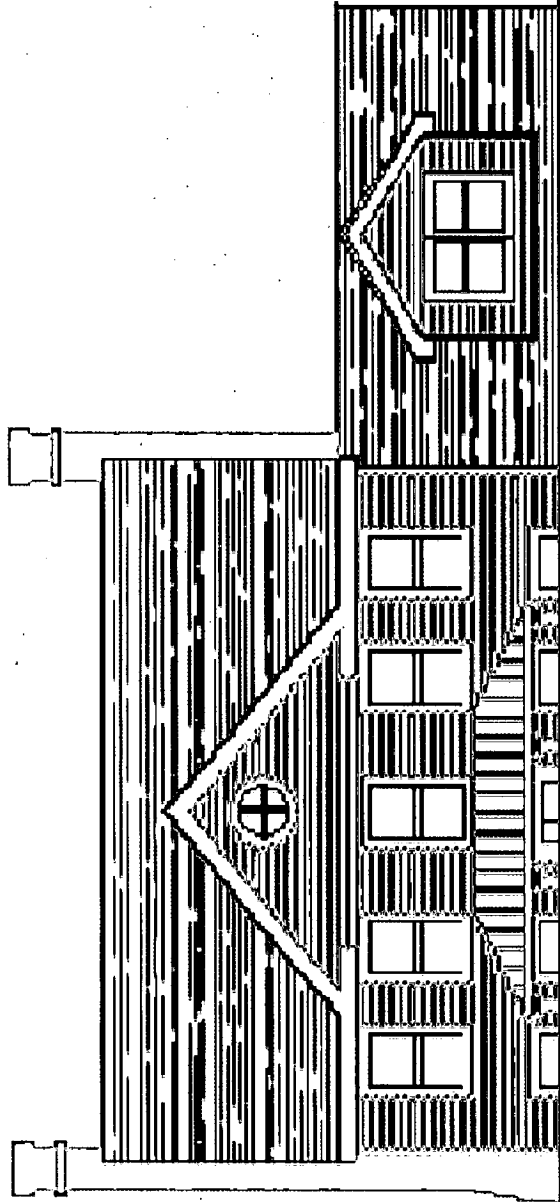
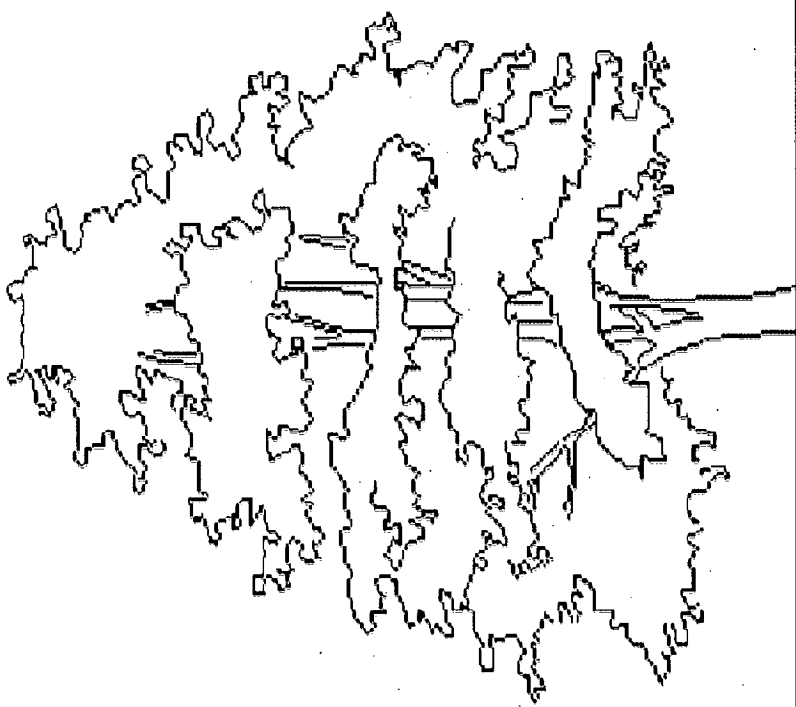
RIGHT ELEVATION



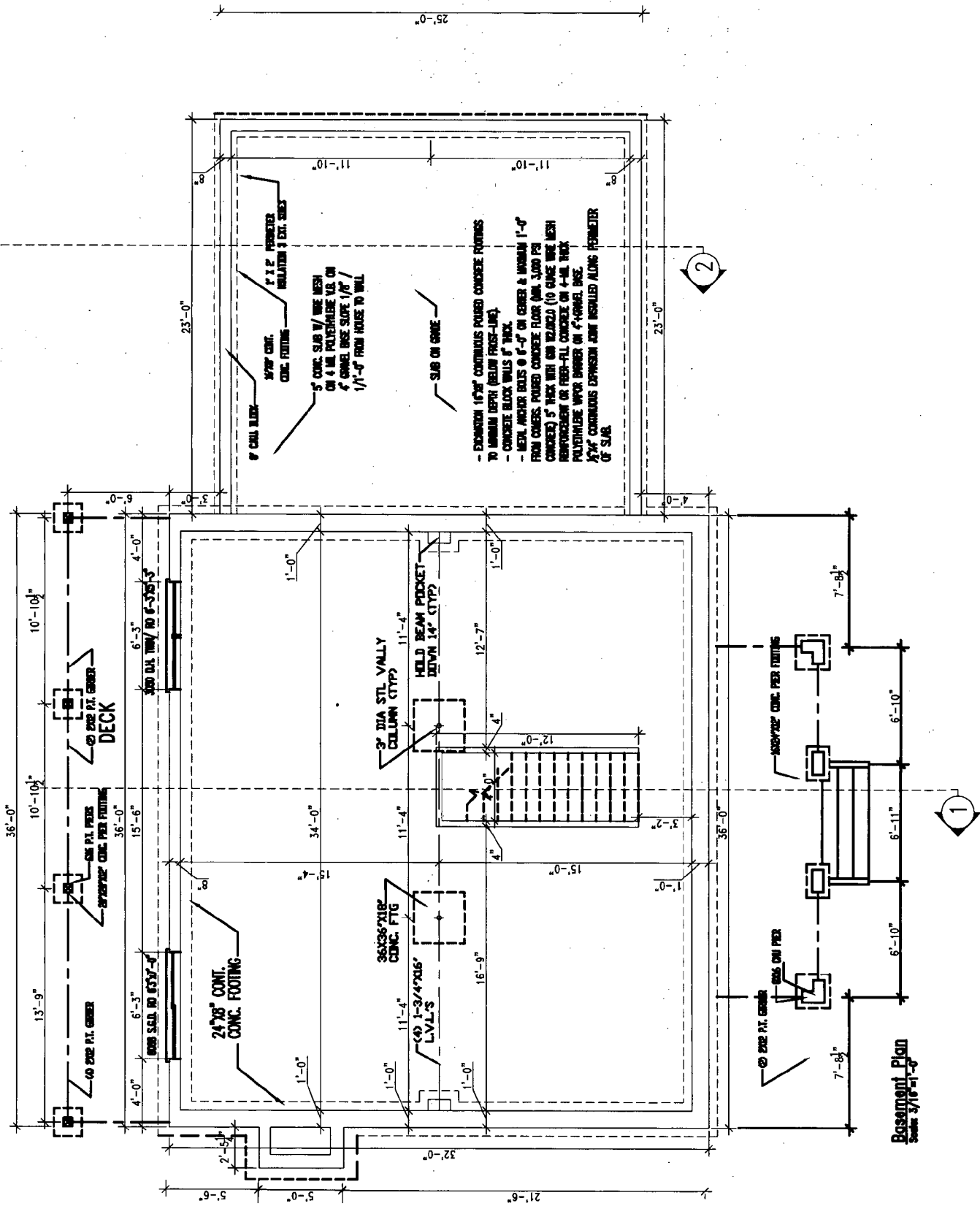
LEFT ELEVATION



SIDE SECTION



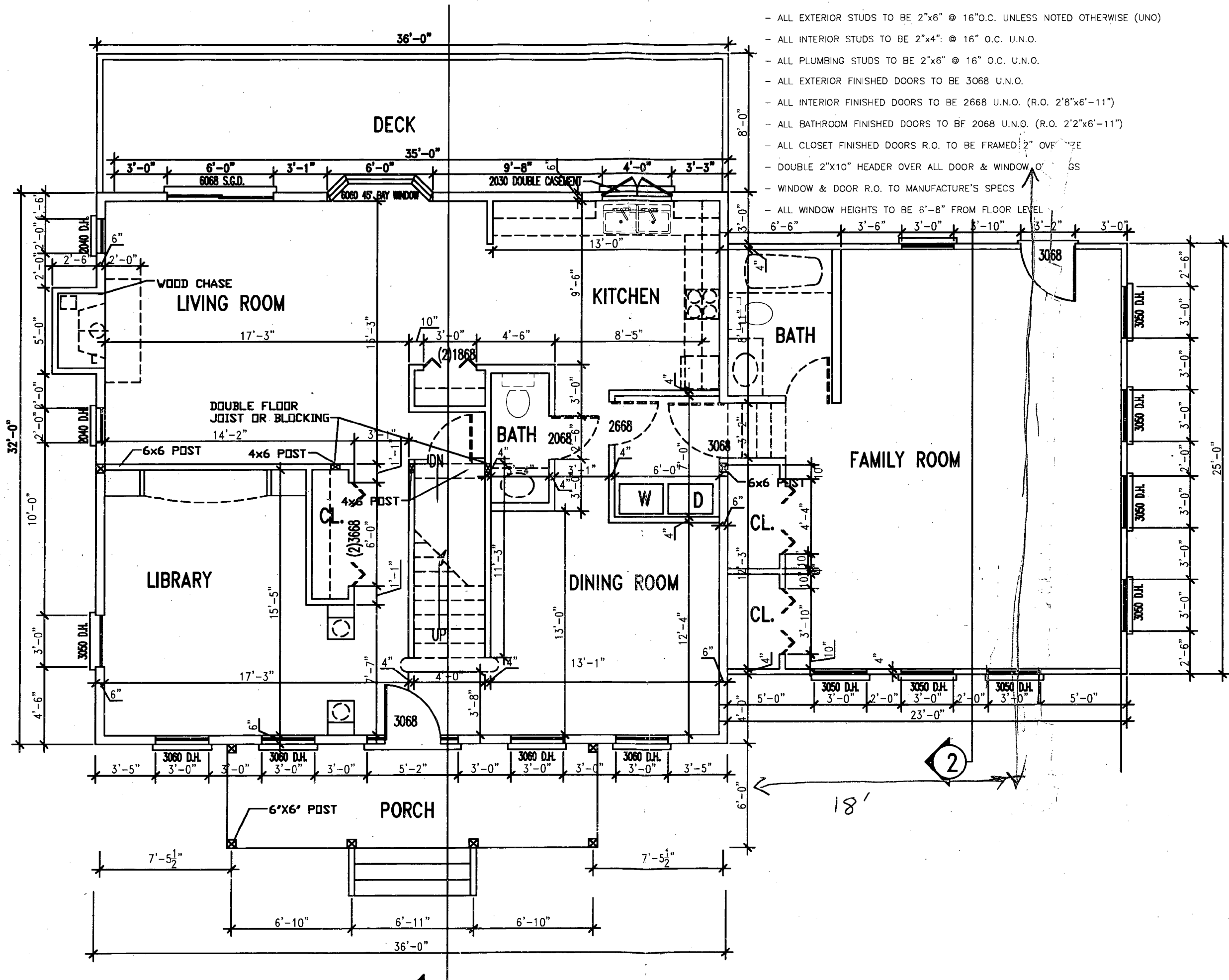
FRONT ELEVATION



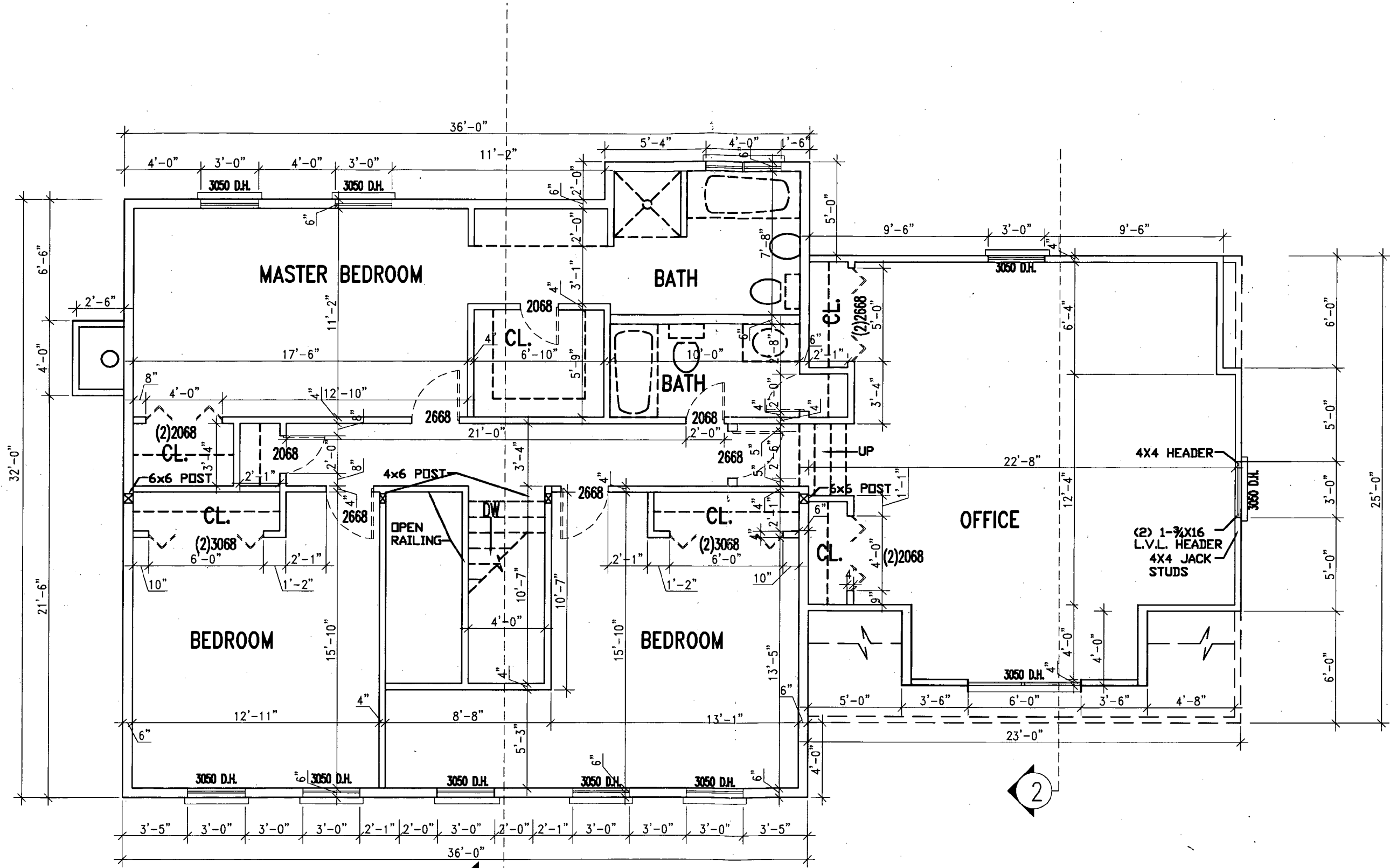
- EXAMINATION (12"x12") CONTINUOUS POURED CONCRETE FOOTINGS TO MAINLINE BEYOND BEYOND FIRST-LINE.
 - CONCRETE BLOCK WALLS 8" THICK.
 - METAL ANCHOR BOLTS 8'-0" ON CENTER & MINIMUM 1'-0" FROM CONCRETE POURED CONCRETE FLOOR (MIN. 3,000 PSI CONCRETE) 5" THICK WITH 6x6 REBAR (10 CIRCULAR WIRE MESH REINFORCEMENT OR FIBER-REINFORCED CONCRETE ON 4-IN. THICK POLYURETHANE WFOUR W/REINFORCER ON 4"-WALL BASE.
 - 1/2" CONTINUOUS EXPANSION JOINT INSULATED ALONG PERIMETER OF SLAB.

8" CHINA BLOCK
 1/2" CONC. PERIMETER
 CONC. FOOTING
 INSULATION 1 EXT. SIDE
 5" CONC. SLAB W/ WIRE MESH ON 4 IN. POLYURETHANE INS. ON 4" CHANNEL BASE SLOPE 1/8" / 1'-0" FROM HOUSE TO WALL
 SLAB ON GROUND

Basement Plan
 Scale: 3/16"=1'-0"

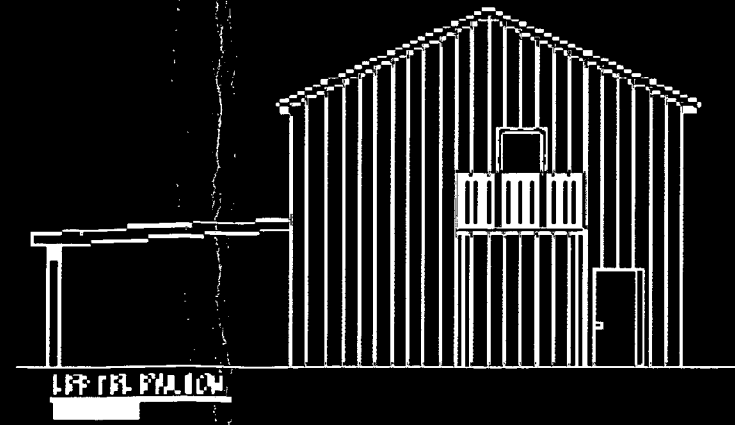
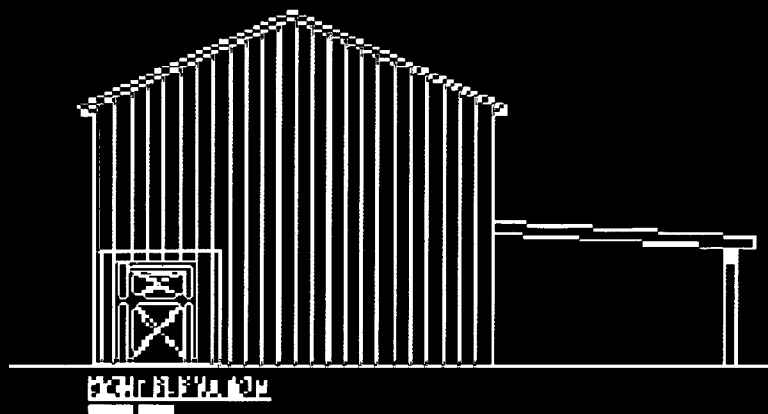


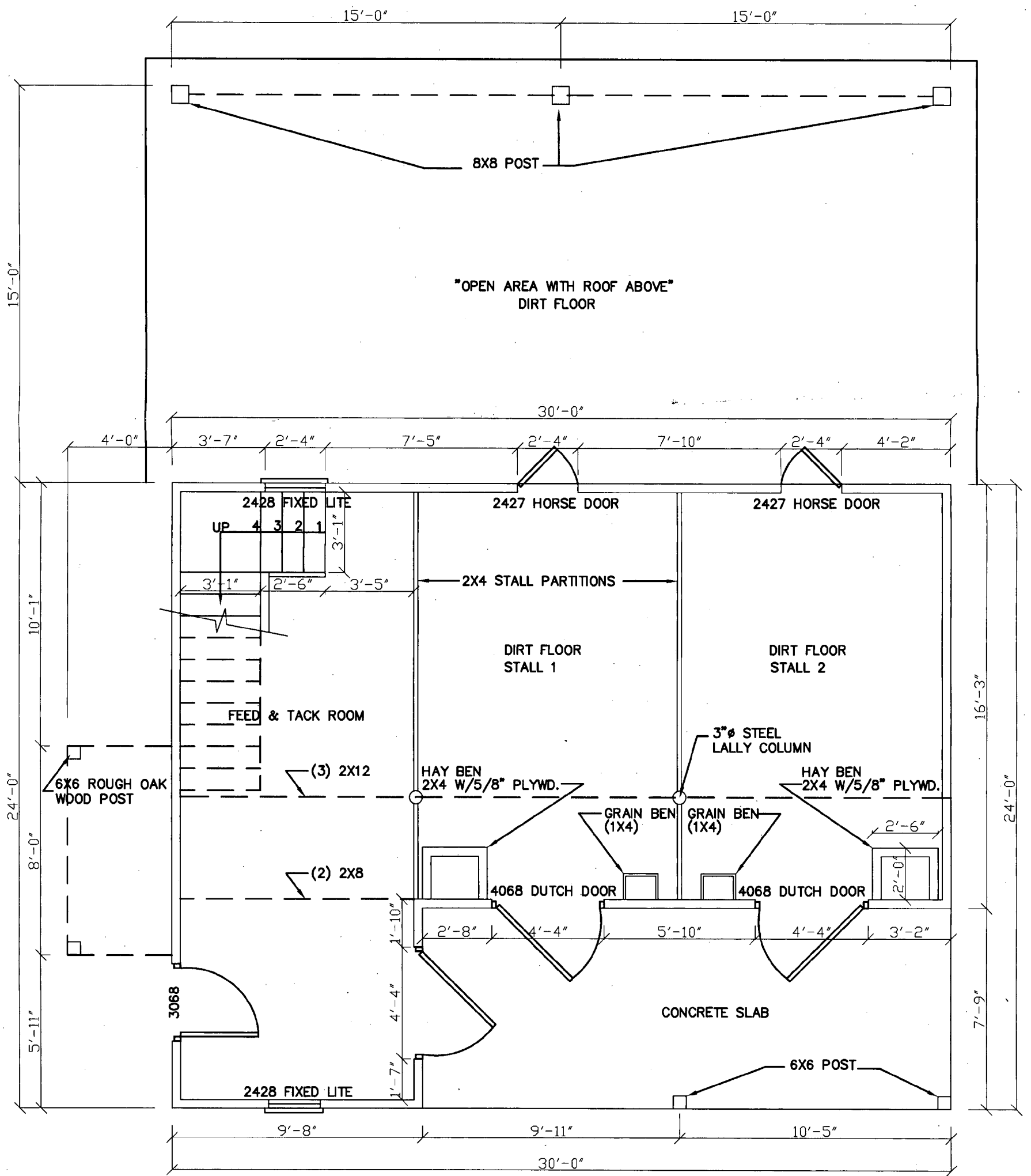
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- ALL INTERIOR STUDS TO BE 2"x4" @ 16" O.C. U.N.O.
- ALL PLUMBING STUDS TO BE 2"x6" @ 16" O.C. U.N.O.
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- ALL BATHROOM FINISHED DOORS TO BE 2068 U.N.O. (R.O. 2'2"x6'-11")
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- DOUBLE 2"x10" HEADER OVER ALL DOOR & WINDOW OPENINGS
- WINDOW & DOOR R.O. TO MANUFACTURER'S SPECS
- ALL WINDOW HEIGHTS TO BE 6'-8" FROM FLOOR LEVEL



2nd Floor Plan
 Scale: 1/4" = 1'-0"







FIRST FLOOR PLAN

1/4" = 1'-0"



MCHS

**MONTGOMERY
C O U N T Y
H I S T O R I C A L
S O C I E T Y**

EXTERIOR VIEW



The Beall-Dawson House was built in 1815 for Upton Beall, Clerk of the Court for Montgomery County and a man of means in county society. The house was built overlooking one of the main roads into town and would certainly have been an impressive sight at the time. Rockville, while a crossroads, was still a rural town with only 200 residents and 35 houses. The Beall-Dawson House, larger and more impressive than other houses in town, was also built of brick, a rarity indeed! The house was built in the Federal style which was popular in Georgetown where Upton Beall was raised. Jane Robb Beall, Mr. Beall's wife, was daughter of one of Rockville's tavern owners. They had three daughters, Jane, Mathilda and Margaret.

See the [Parlour](#), [Dining Room](#), [Bed Room](#), and [Slave Quarters](#).

Your Tour starts here, at the corner of North Adams and West Montgomery Avenues in Rockville..

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MCHS

MONTGOMERY
C O U N T Y
H I S T O R I C A L
S O C I E T Y

The Beall-Dawson House was built in 1815 for Upton Beall, Clerk of the Court for Montgomery County and a man of means in county society. The house was built overlooking one of the main roads into town and would certainly have been an impressive sight at the time. Rockville, while a crossroads, was still a rural town with only 200 residents and 35 houses. The Beall-Dawson House, larger and more impressive than other houses in town, was also built of brick, a rarity indeed! The house was built in the Federal style which was popular in Georgetown where Upton Beall was raised. Jane Robb Beall, Mr. Beall's wife, was daughter of one of Rockville's tavern owners. They had three daughters, Jane, Mathilda and Margaret.

EXTERIOR VIEW

See the [Parlour](#), [Dining Room](#), [Bed Room](#), and [Slave Quarters](#).

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one-room deep house. These dwellings are a transformation of the hall and parlor house, often with two rooms per floor, yet more frequently by the early 1800s, with a center hall. The majority of three-bay two-story houses with center entrances have a center hall, one-room deep plan.

²Hugh Morrison. *Early American Architecture*. New York: Oxford University Press, Inc., 1952. Reprinted Mineola, NY: Dover Publications, 1987. p. 164. The Muncaster Mill, built in 1828 in Norwood, had a gambrel roof. The structure is no longer standing. Several historic houses have gambrel roof sections that were later alterations. Also, some gable-roof houses were changed to gambrel in the early 1900s, such as *The Ridge* and *Pleasant Fields*.



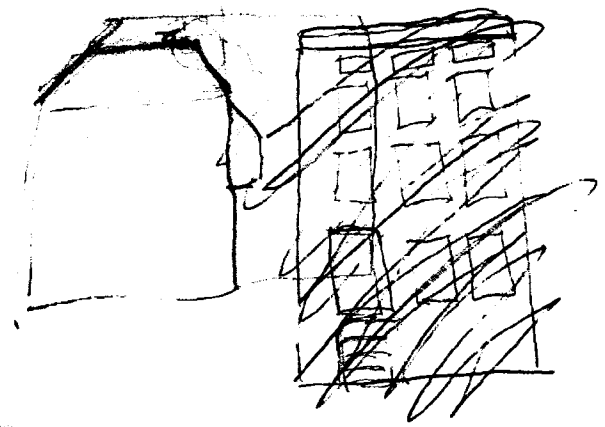
The Beall-Dawson House (1815), 103 W. Montgomery Avenue, is a stylish Federal style brick residence built by Upton Beall, second Clerk of the Montgomery County Court. Prominently located on a corner lot, the dwelling has two public faces dressed with costly Flemish bond brick. The south façade overlooks West Montgomery Avenue (formerly Commerce Lane) and the east gable-end façade (at right) faces Adams Street and the courthouse. Brickwork on the side elevations and kitchen wing are laid in common bond. The Beall-Dawson House is located in Rockville's West Montgomery Avenue Historic District.

NEEDWOOD (1856; Wings: 1913, 1958)
6700 Needwood Road

This three-story, late-Federal brick residence, the main block of the present building, is a locally early example of a formal, consciously styled dwelling. William George Robertson built the house in 1856. An insurance policy, which he took the following year, described the residence as “a new two-story brick dwelling with slate, and adjoining former wooden buildings—five rooms and 2 passages—2 chimneys—built and finished in a substantial manner.” The three-bay, double-pile house has a side entrance. Parapets on each gable end link paired chimneys. Brick is laid in common bond, lintels are wooden with a raised molding, and sills are stone. Three-part windows are found on each level above the front entrance. The original doorway had sidelights that



22/35



, and was a member of the Maryland Economic Development mission, 1966-1970. After Gore's death in 1980, his daughters Louise and Mary Dean Gore continued to reside at Marwood and were active in State Republican affairs. John Gore served in the State House as a delegate from 1962 to 1967, and in the State Senate from 1966 until 1971.

GLENMORE (1937)

29/38

Comanche Court

Glenmore was the home of Lilly Moore Stone, a civic leader who founded the Montgomery County Historical Society and a businessman who operated the Stoneyhurst Limestone Quarries. The house itself is constructed in Stoneyhurst stone, a granitic mica schist known for its color, versatility, and durability.

The house was in Lilly Moore Stone's family from 1879, when purchased by her father, John D. W. Moore, until 1993, when sold by a granddaughter. Lilly lived here in her early life as a child, newlywed and young mother, and then came back, after residing in the house at Stoneyhurst



Glenmore (1937)

CAPT. JOHN McDONALD HOUSE (c1873)
10600 River Road

29/7

The McDonald House was built by Captain John McDonald, an influential local figure. McDonald was a Civil War Veteran who retired to this Potomac farm in 1870 and became a prominent politician and community activist. Elected to the State House of Delegates (1882) and State Comptroller (1891), McDonald became the first Republican Congressman from the Sixth District (1896).

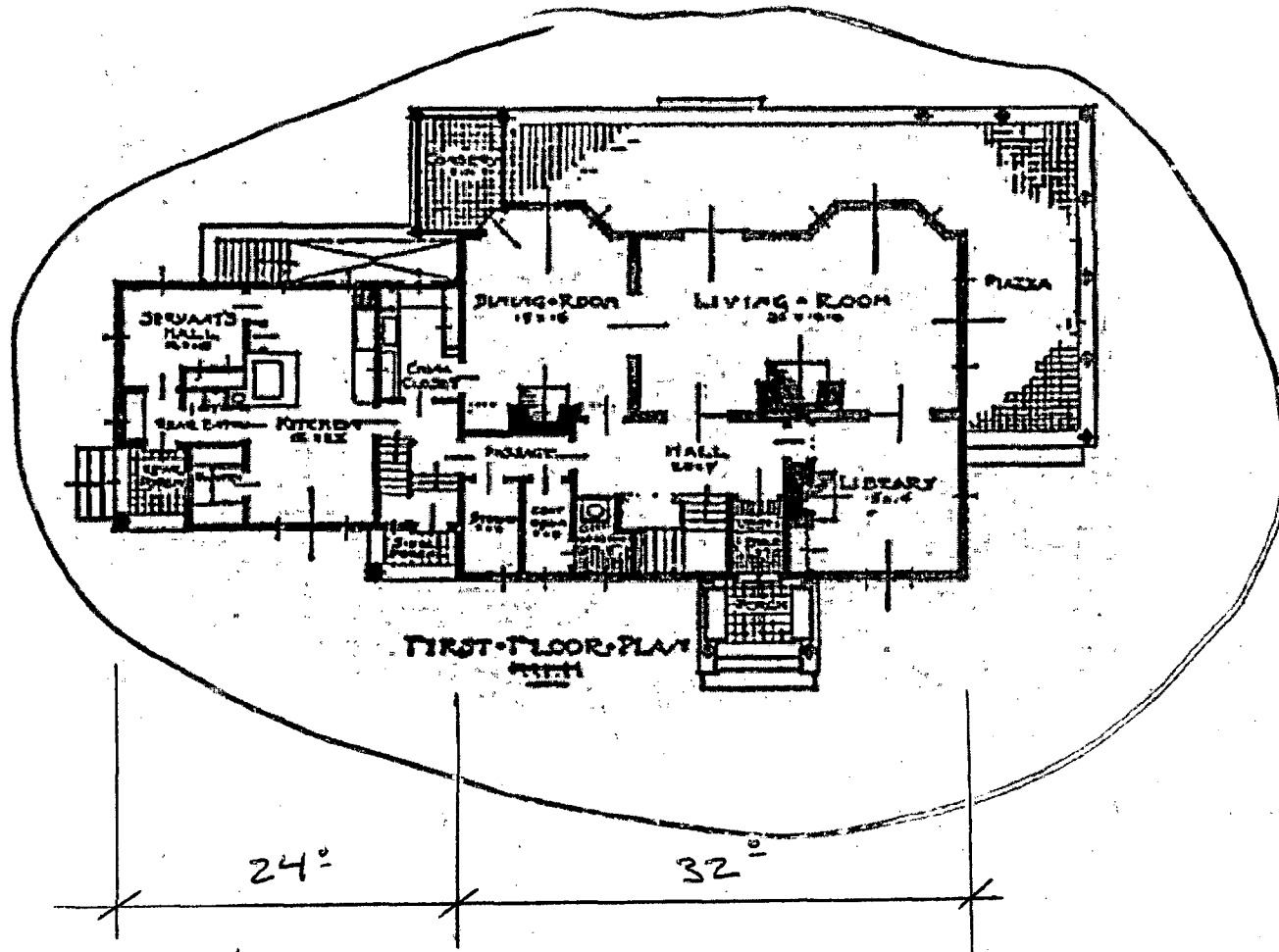
McDonald is best known locally for successfully petitioning for a post office in the area, changing the name of the community from Offutt's Crossroads to Potomac. He was also active in the Grange Movement and the County Agricultural Society. The property remained under ownership of the McDonald family until 1941.

The farm was established in the early 1800s by Thomas Levi Offutt, a member of the family which had originally settled the area, and was



Clare Lise Cavicchi, M-NCPPC, 2000

Capt. John McDonald House (c1873)



Commission:

Appointed by the County Executive for 3-year terms, the 9 commissioners are all volunteers. In addition to their work at regularly scheduled public meetings, the commissioners speak to public groups, testify before the Planning Board and County Council, answer questions from individual residents, and visit proposed historic sites and historic properties where owners want to make changes. The HPC is supported by architectural historians and architects in M-NCPPC's Design Zoning and Preservation Division.

The Commissioners' activities are as broad and varied as the historic heritage it is their mission to protect:

- Evaluate sites to be placed on the Master Plan for Historic Preservation.
- Review applications for Historic Area Work Permits, required before you can do certain types of work affecting a historic building or district.
- Provide the public with information and educational materials on historic preservation, including advice on historically sensitive maintenance techniques.
- Hold educational workshops.
- Publish the Preservationist newsletter reporting on preservation activities in the County. Mailed to all residents of Master Plan historic properties, the Preservationist is funded in part by a grant from the State of Maryland and is available free to anyone interested in County historic preservation. Call (301) 563-3400 to join the mailing list.
- Administer the County Preservation Grant Fund which helps County groups carry out a variety of projects:
- Work to provide interpretative signage for historic sites.
- Advise the Planning Board on the historic impact of proposed subdivisions or development projects.
- The Commission meets twice a month, usually on the second and fourth Wednesday. Meetings are in the evening and always open to the public. For information on specific meeting times and agendas, call staff at (301) 563-3400.

Preservation' Doesn't Mean 'No Changes

Historically designated structures or sites are not frozen in time. Changes may be permitted. And new construction in historic districts need not be in a particular style.

Just as important, historic designation doesn't require you to initiate any type of historic restoration.

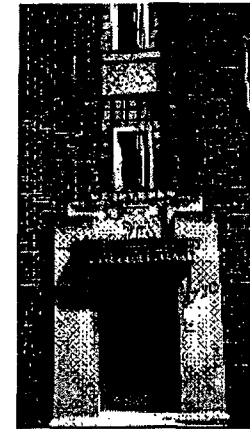
The HPC cannot require you to re-install historic features if they were not there when you acquired your property, or when the property was first designated historic. For example, even if your home had a metal roof sometime in the past, you can replace an existing asphalt shingle roof with a new one of any color.

You can paint exteriors any colors you want; the Historic Preservation Commission has no say in color selection. And you can make any interior changes you want since the Historic Preservation Ordinance only deals with exterior features.

exemplifies the work of the Washington area's most notable garden apartment architect. Just as important, in the face of massive redevelopment, these modest buildings remind us that Silver Spring was always meant to be a place where people live as well as work or shop.

Cedar Grove is a small, rural historic district protected today as an example of life in a bygone era. The Forest Glen Country Store and Bethesda's Community Paint & Hardware - now an office products store - are other important reminders of earlier, simpler times in Montgomery County.

Old homes and commercial buildings are not our only historic resources. The original Sandy Spring, from which the town draws its name, is a protected site. So is the WTOP radio transmitter building in Wheaton, both because of its architectural style and its connection with the early history of broadcasting. Unimproved lots and open space contribute to the historical context of some districts.



The Benefits of Preservation

The process of achieving historic preservation in Montgomery County is intended to respect peoples' emotional, practical, and economic needs, wants, and rights.

At its most basic level, historic preservation reminds us of the way our lives have changed over the years.

Because we have only had a Historic Preservation Ordinance since 1979, we have already lost some important links with the past. Gone, for example, is Hungerford Tavern, connected with colonists' solidarity in pre-Revolutionary Maryland. By some accounts, it existed into the 20th Century, but we cannot be certain of its exact location or why it no longer stands.

Fortunately, the Historic Preservation Ordinance now requires us to pause and consider how what we do today affects important historic resources of our past.

Historic designation may afford some residents their only say in how nearby properties are developed. Many changes could take place on your own street with no regard for their impact on you. Historic designation - when warranted - protects not only your right to know about plans that could affect you, but also to review and comment on those plans.

But change is inevitable, and the Historic Preservation Ordinance recognizes this. So the law is written to manage change, not forbid it.

Finally, several County, state, and federal government tax benefits and loan programs help to offset the costs you might incur in preserving a property:

Builders' Winning Play: A Re

When It Comes To Bathrooms, Americans Have Decided That More and Bigger Are Better

By SANDRA FLEISHMAN
Washington Post Staff Writer

T rue or false? In 1940, almost half of all houses had one or no bathroom. In the 1950s, the typical new house had one lavatory.

Until 1980, most new houses had just one bathroom and a powder room.

All true.

Now guess how many bathrooms are built in new houses.

If you said 2½ or three, you win, says the National Association of Home Builders in the District.

Custom-built, luxury houses often have a bath for each bedroom, plus a powder room. Think seven bedrooms, eight bathrooms in a home in, say, Potomac. Or more, depending on whether the family also wants a toilet off the family room, basement or kitchen.

What's going on? Have Americans become obsessed with cleanliness in the past 60 years?

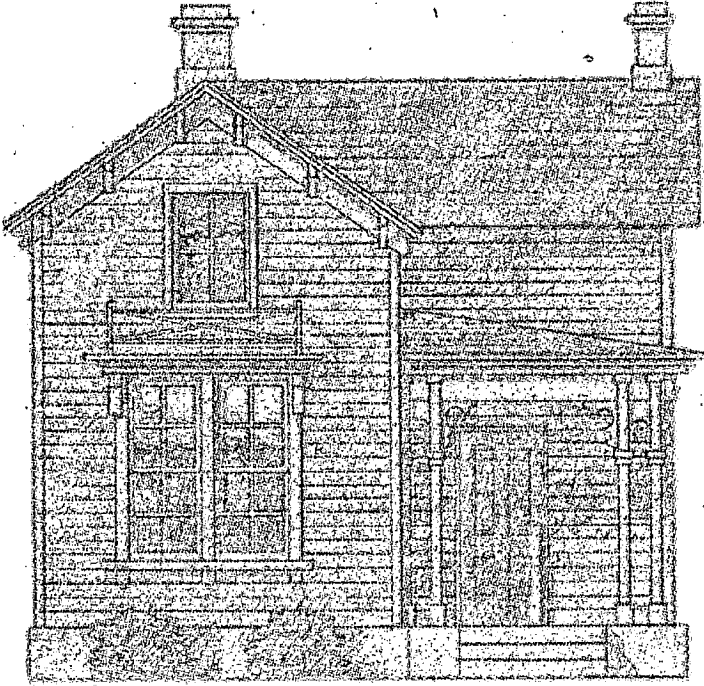
Not exactly, say building, remodeling and behavioral experts, who invariably have been asked. There are reasons for our fixation with fastidiousness, they say.

Home buyers today want convenience. They want a toilet near wherever they spend most of their time in the house. And with houses today twice as big as they were in 1940, that means at least two bathrooms.

They want luxury: That means more bathrooms and more space—than in the one or two 5-

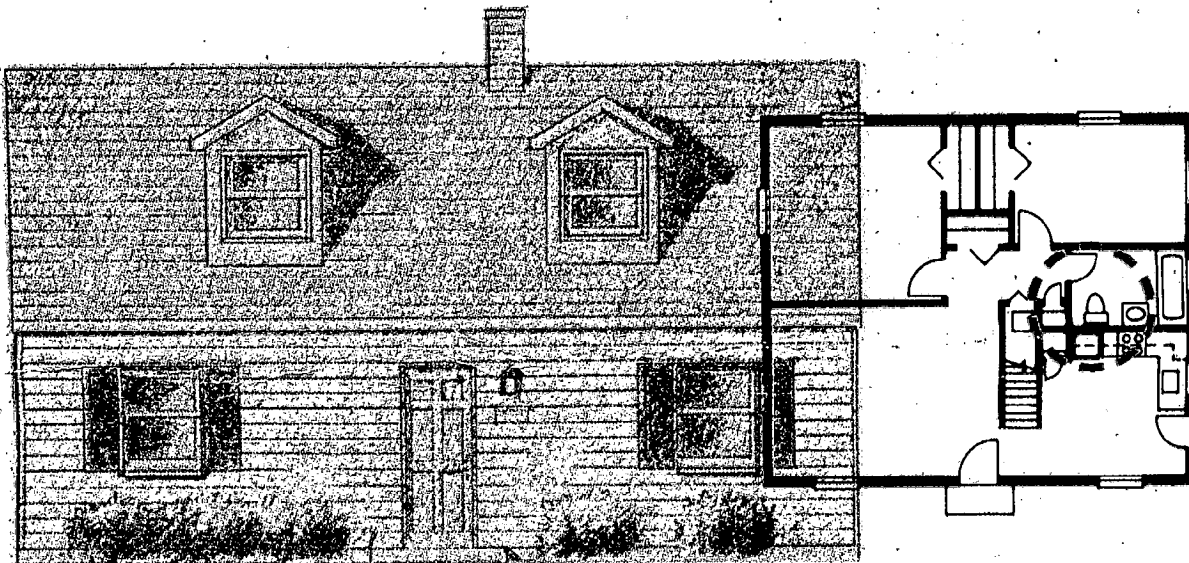
1900

The new houses averaged 700 to 1,200 square feet, had two or three bedrooms, one or no bathrooms and were two stories.



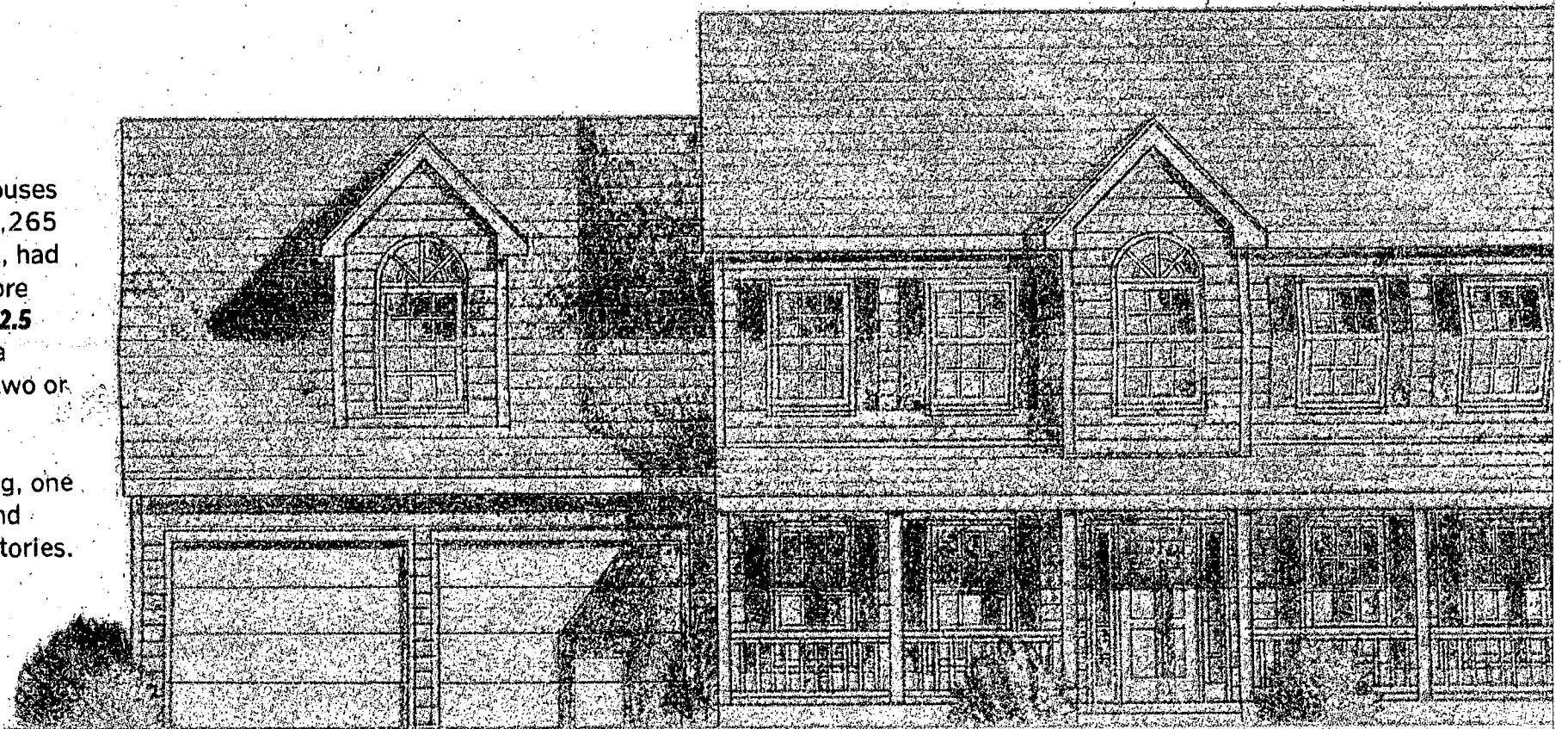
1950

The new houses averaged 1,000 square feet or less, had two bedrooms, one bathroom and were one story.



2000

The new houses averaged 2,265 square feet, had three or more bedrooms, 2.5 bathrooms, a garage for two or more cars, central air conditioning, one fireplace and were two stories.



SOURCE: National Association of Home Builders