MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 19900 White Ground Rd., Boyds
Meeting Date: 1/11/2017
Resource: Primary Resource
Report Date: 1/4/2017
Boyds Historic District
Public Notice: 12/28/2016
Applicant: Elena Shuvalov
Tax Credit: N/A
(Douglas Bale, Agent)
Review: HAWP
Staff: Michael Kyne
Case Number: 18/8-17A

PROPOSAL: Demolition of accessory structure and construction of new accessory structure

STAFF RECOMMENDATION

Staff recommends that the HPC approve with one (1) condition the HAWP application.

1. Details will be submitted for the proposed new garage doors, with final review and approval delegated to staff.

2. Window and door details will be submitted, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource within the Boyds Historic District
STYLE: Gothic Revival
DATE: c. 1850 - 1935

PROPOSAL

The applicant proposes to remove an existing accessory structure at the rear/right side of the property and construct a new accessory structure in its place.

APPLICABLE GUIDELINES

When reviewing proposals for alterations and new construction within the Boyds Historic District, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement
or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

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

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archæological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

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

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) 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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The existing accessory structure to be removed is a small and non-descript storage building/garage, with swinging carriage-style doors and an entry door on its front elevation. While the existing structure is consistent with the rural characteristics of the Boyds Historic District, it does not contribute to the Gothic Revival-style historic house.

The proposed new accessory structure is an approximately 36' x 23' two-car garage, with additional storage area at the front, which will be installed in the same approximate location as the existing structure. The proposed new structure will have a slight t-shape. The rear portion of the building will include the two-car garage, which will be accessed from the right side.

Staff finds that the proposed new garage is compatible with the subject property and is unlikely to impact the surrounding historic district. The applicant’s current proposal is the result of working with HPC staff to find an appropriate and compatible garage for the subject property. The process has been iterative, and the applicant has been cooperative in working with staff to make the suggested revisions.

The proposed materials for the new garage include horizontal and vertical board and batten Hardie Plank siding, three-tab asphalt shingle roofing, aluminum-clad windows, and two carriage-style doors. No details have been provided for the proposed windows, doors, or garage doors, and staff recommends conditions, stipulating that these details will be provided, with final review and approval delegated to staff.
After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation outlined above.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: DANDDEV@AOL.COM  Contact Person: Douglas Baie

Tax Account No.: 01524/04  Daytime Phone No.: 301 704 7366

Name of Property Owner: Elena Shubalov  Daytime Phone No.: 301 704 7366

Address: 19900 White Ground Rd

Contractor: P.D. Developers of MD  Phone No.: 301 704 7366

Contractor Registration No.: 353168

Agent for Owner: Douglas Baie  Daytime Phone No.: 301 704 7366

LOCATION OF BUILDING/PREMISES

House Number: 19900  Street: White Ground Rd

Town/City: Boyds 20841  Nearest Cross Street: Gaundersville Rd

LOT: 495  Block: 130  Parcel: 352

PART I - THE PROJECT LOCATION AND USE

1A. CHECK ALL APPLICABLE:
- Construct
- Extend
- Alter/Remove
- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Move
- Install
- Roof/Repair
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Revisions
- Repair
- Removable
- Fence/Wall (complete Section 4)
- Other:

1B. Construction cost estimate: $50,000

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

PART II - SPECIAL CONSTRUCTION AND EXTERIOR ADDITION

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

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

PART III - CONSTRUCTION OF FENCE, RETAINING WALL

3A. Height:

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/assessment

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

Signature of owner or authorized agent 12-20-16

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
a. Description of existing structure(s) and environmental setting, including their historical features and significance:
   Remove old
   Build Garage

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
   HAVE REVIEWED WITH MR. WHIPPLE AND CHANGED MATERIALS & ELEVATIONS TO HIS SATISFACTION

2. SITE PLAN
Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing structure(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS
   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

Detail: FRONT Elevation

Detail: SIDE + old Garage to be Removed + replaced

Applicant: Elena Shuvalov (Douglas) Batie
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

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<thead>
<tr>
<th>Owner’s mailing address</th>
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<tbody>
<tr>
<td>Elena Shumkov</td>
<td>Douglas Bale</td>
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<tr>
<td>19900 White Ground Rd</td>
<td>1645 Lakewood Rd</td>
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<td>Bozby MD 20841</td>
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