

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19900 White Ground Rd., Boyds	Meeting Date:	7/14/2021
Resource:	Primary (1850-1935) Resource Boyds Historic District	Report Date:	7/7/2021
Applicant:	Elena Shuvalov (Susan O'Connell, Agent)	Public Notice:	6/30/2021
Review:	HAWP	Tax Credit:	N/A
		Staff:	Michael Kyne

Permit Number: 958696

PROPOSAL: Construction of a rear deck

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Primary (1850-1935) Resource within the Boyds Historic District
STYLE: Gothic Revival
DATE: c. 1880s

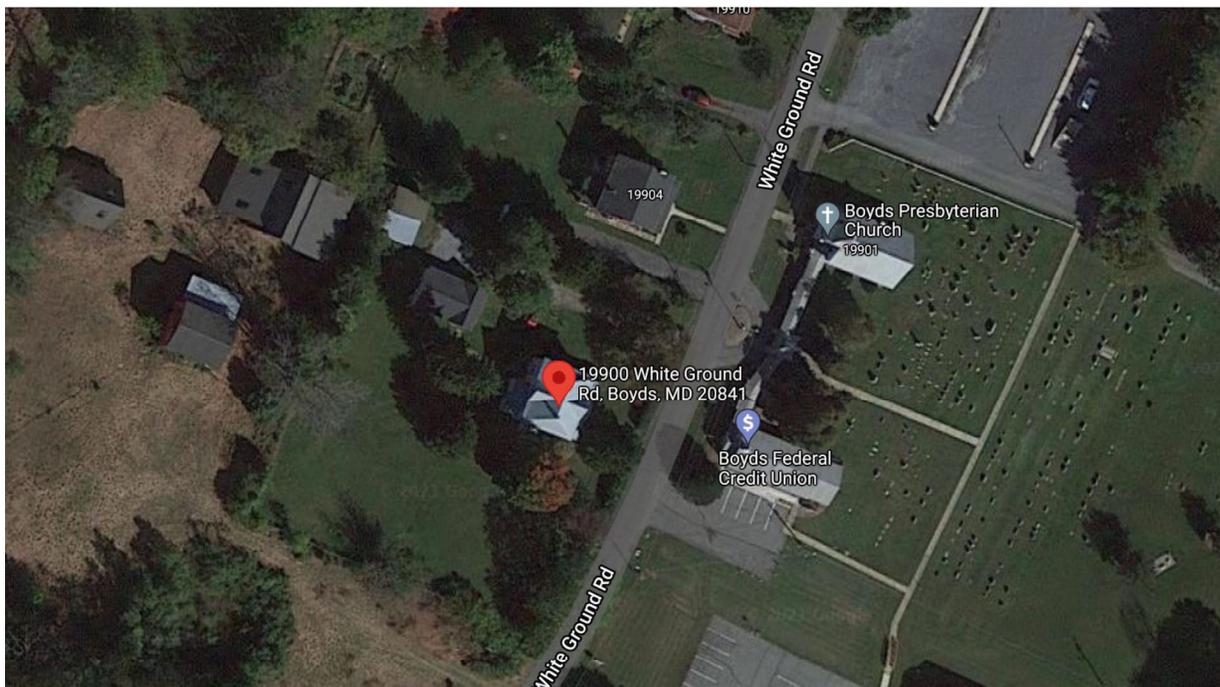


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes construction of a rear deck at the subject property.

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

- (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, 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
 - (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, archeological, 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* applicable to this case are as follows:

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.
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 subject property is a c. 1880s Gothic Revival-style Primary (1850-1935) Resource within the Boyds Historic District. The applicant proposes to construct a new 12' x 20' deck at the southwest side (rear/left, as viewed from the public right-of-way of White Ground Road) of the historic house. The proposed deck will be constructed from wood (rails, posts, and beams), with Trex decking, treads, and rail cap, and black round aluminum balusters. There will be integrated low watt lights and a graspable handrail along the north (right) side of the steps to grade. An existing non-original exterior wood stair to grade will be removed to accommodate the new deck.

Staff finds that the proposed new deck will be minimally visible from the public right-of-way, at best. In accordance with *Standards* #2 and #9, the proposal will not alter or remove character-defining features or materials from the historic house. Additionally, the alterations can be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired, in accordance with *Standard* #10.

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-8(b) (1), (2), and (d), having found the proposal consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1), (2), and (d), 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* #2, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: ELENA SHUVALOV
Address: 19900 WHITE GROUND RD
Daytime Phone: 3015401289

E-mail: _____
City: BOYDS Zip: 20841
Tax Account No.: 01523404

AGENT/CONTACT (if applicable):

Name: SUSAN OCONNELL
Address: 14843 PERSISTENCE DR
Daytime Phone: 7034921294

E-mail: runaround391@yahoo.com
City: WOODBIDGE Zip: 22191
Contractor Registration No.: 98971

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? _X_ Yes/District Name _____
_ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: P352

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Susan OConnell

6-8-21

Signature of owner or authorized agent

Date

5

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

19900 WHITE GROUND RD, BOYDS MD 20841. PROPERTY-RES ON GUM TREE SPRING/MAP DU52/PARCEL P352/DEED REFERENCE 51268/00225. LOCATED ON THE PROPERTY-A TWO-STORY SFD, WITH PORCH AND PATIO, BUILT IN 1900; DETACHED GARAGE; CHICKEN COOP; GRAVEL DRIVEWAY AND FENCE.

LAND AREA-43,995 SF.

Description of Work Proposed: Please give an overview of the work to be undertaken:

DECK- 12 X 20 WITH STEPS. ELEVATION-5' 11"= 240SF

Work Item 1: <u>DECK</u>	
Description of Current Condition: SEE ABOVE	Proposed Work: DECK- 12 X 20 WITH STEPS. ELEVATION-5' 11"= 240SF

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	* 240	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

THIS DOCUMENT IS CERTIFIED TO:

SHULMAN
ROGERS

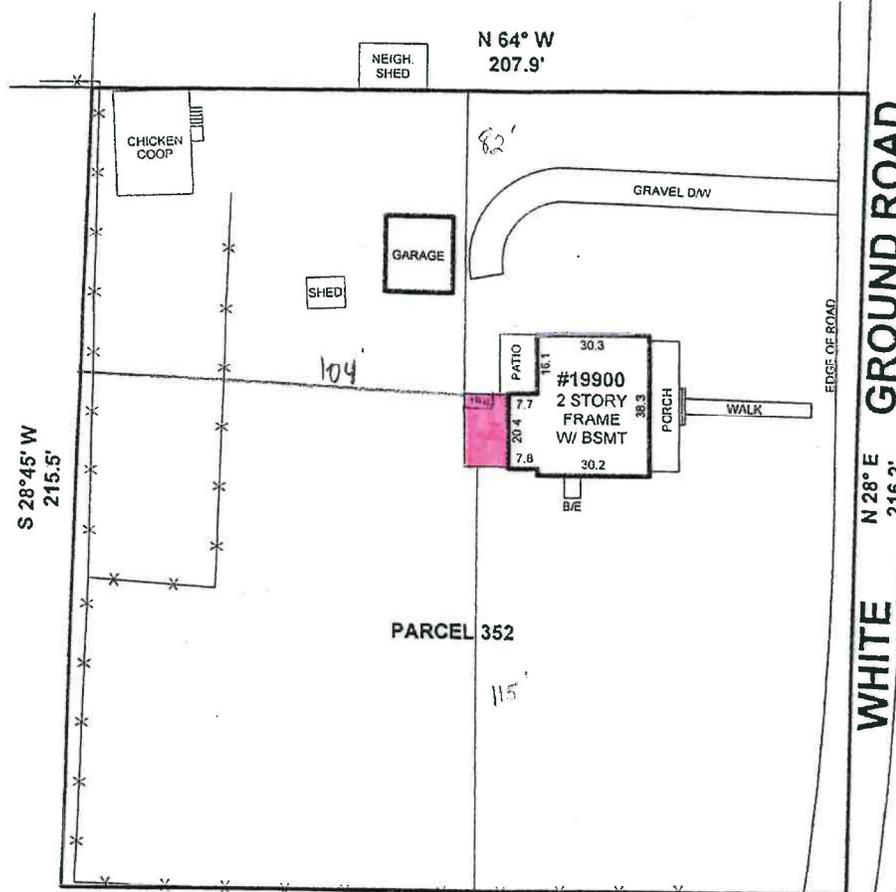
GANDAL
PORDY
ECKER



Robert Myers
3201 New Mexico Ave NW
Suite 249
Washington, DC 20015
Office: 240-403-0400
Direct: 240-403-2187
Mobile: 301-910-9910



CASE #: *****



NOTE:
INFORMATION SHOWN HEREON IS OUR BEST INTERPRETATION OF AVAILABLE INFORMATION. A BOUNDARY SURVEY IS HIGHLY RECOMMENDED TO DETERMINE THE EXACT LOCATION OF IMPROVEMENTS AND PROPERTY LINES.
* ENCROACHMENTS MAY EXIST *

S 63°46'41" E 210.70' (Comp)
S 63° E 206.5' (Record)



LOCATION DRAWING OF:
**#19900 WHITE GROUND ROAD
PARCEL 352**
N/F PROPERTY OF
THOMAS P. AUROMSKIS & LAURIE A. DOHERY
LIBER: 11020 FOLIO: 567
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=40' DATE: 9-23-15
DRAWN BY: CP FILE #: 156189-638

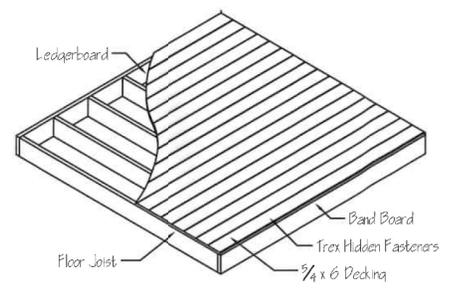
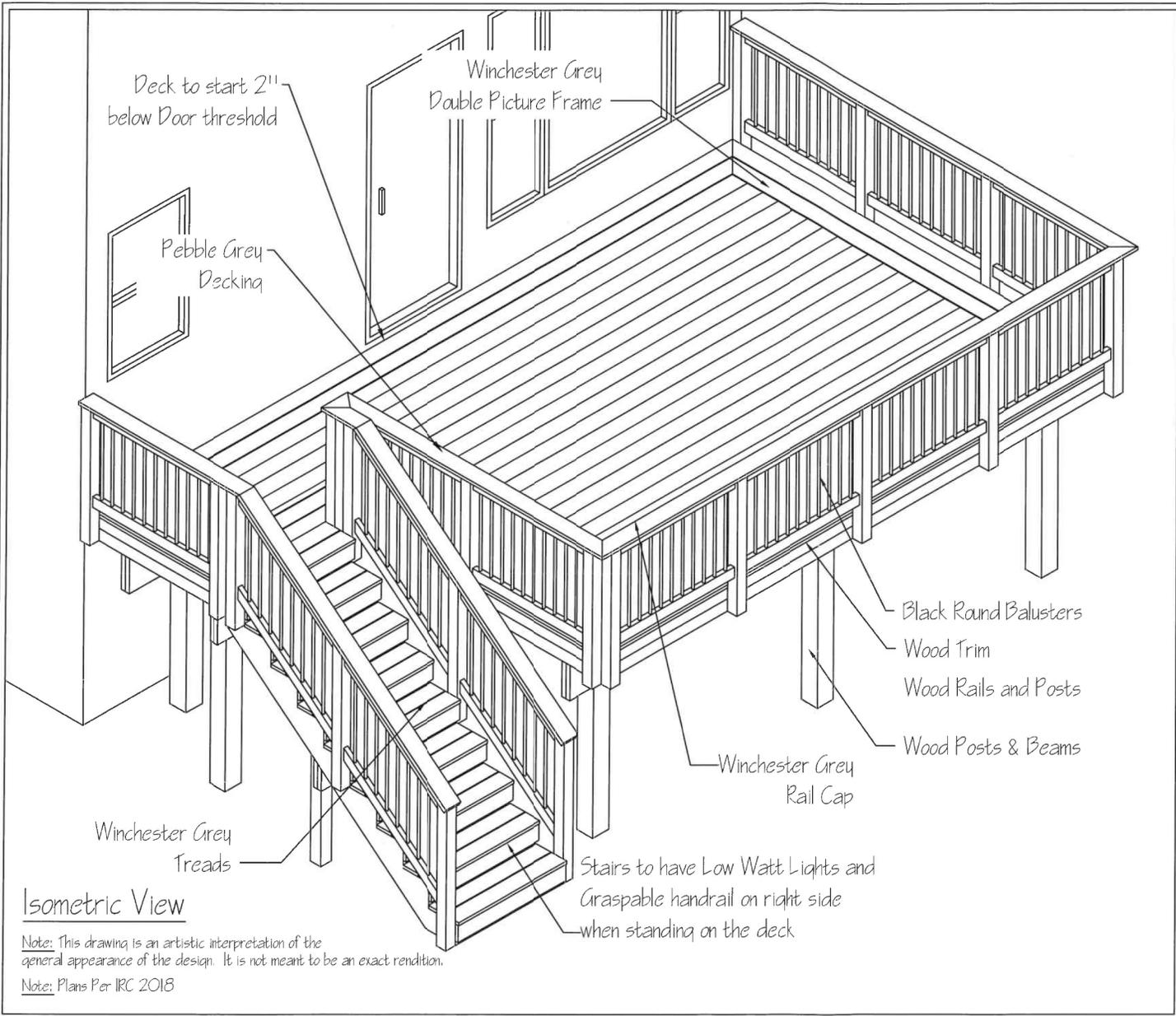
LEGEND:
-X- FENCE
B/E - BASEMENT ENTRANCE
B/W - BAY WINDOW
BR - BRICK
BRL - BULD. RESTRICTION LINE
BSMT - BASEMENT
C/S - CONCRETE STOOP
CONC - CONCRETE
D/W - DRIVEWAY
FR - FRAME
MAC - MACADAM
O/H - OVERHANG
PUB - PUBLIC UTILITY ESMT.
COLOR KEY:
(RED) - RECORD INFORMATION
(BLUE) - IMPROVEMENTS
(GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company
DULEY and Associates, Inc.
Serving D.C. and MD.
14604 Elm Street, Upper Marlboro, MD 20772
Phone: 301-888-1111 Fax: 301-888-1114
Email: orders@duley.biz On the web: www.duley.biz



SURVEYOR'S CERTIFICATE
I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.
WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.
(EXCLUDING D.C. & BALT. CITY)



Typical Floor Section

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Isometric View

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Note: Plans Per IRC 2018

Customer Name Elena Shuvalov	Date May, 25, 21
Customer Address 19900 White Ground Rd, Bouds, MD 20841	
Contractor Prince William Home Improvement	Job Number 399-21
Contractor's Address 14845 Persistence Dr Woodbridge, VA 22191	
Drawn by: Alejandra Lester	



