

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

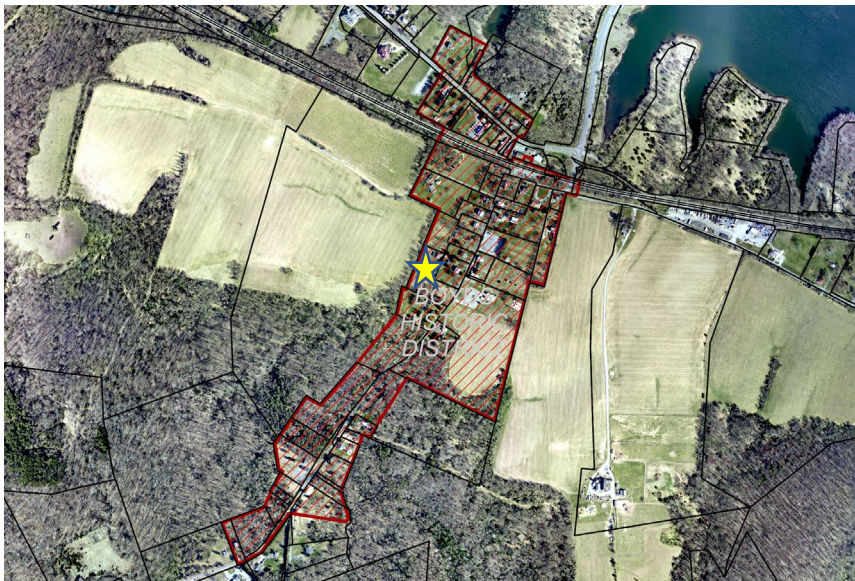
<b>Address:</b>	19820 White Ground Road, Boyds	<b>Meeting Date:</b>	7/10/2024
<b>Resource:</b>	Non-Contributing Resource <b>Boyds Historic District</b>	<b>Report Date:</b>	7/3/2024
<b>Applicant:</b>	Danilza Garcia	<b>Public Notice:</b>	6/26/2024
<b>Review:</b>	Historic Area Work Permit	<b>Staff:</b>	Chris Berger
<b>Case Number:</b>	1050805	<b>Tax Credit:</b>	No
<b>Proposal:</b>	Construction of new single-family home, grading, hardscape and other alterations.		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with seven conditions** the HAWP application with final approval delegated to staff:

1. The driveway must be gravel and marked accordingly on the site plan.
2. The material of the path to the front and right-side entrances must be marked on the site plan.
3. The Hardieplank siding must be smooth and cannot have a faux wood grain as proposed.
4. The applicant must provide either a specification or detailed drawing for the ledgestone cladding; the exterior doors; the lites surrounding the front door; sliding doors on the left elevation; front porch columns; Gothic-style window; vents; and downspouts.
5. Gutters and downspouts must be drawn on the elevations.
6. The HVAC pad location must be indicated on the site plan.
7. A window and door schedule must be provided that lists the size and material of the fenestration.



**Figure 1: The Boyds Historic District is shown in red cross hatch on this aerial. The subject property is marked with a star.**

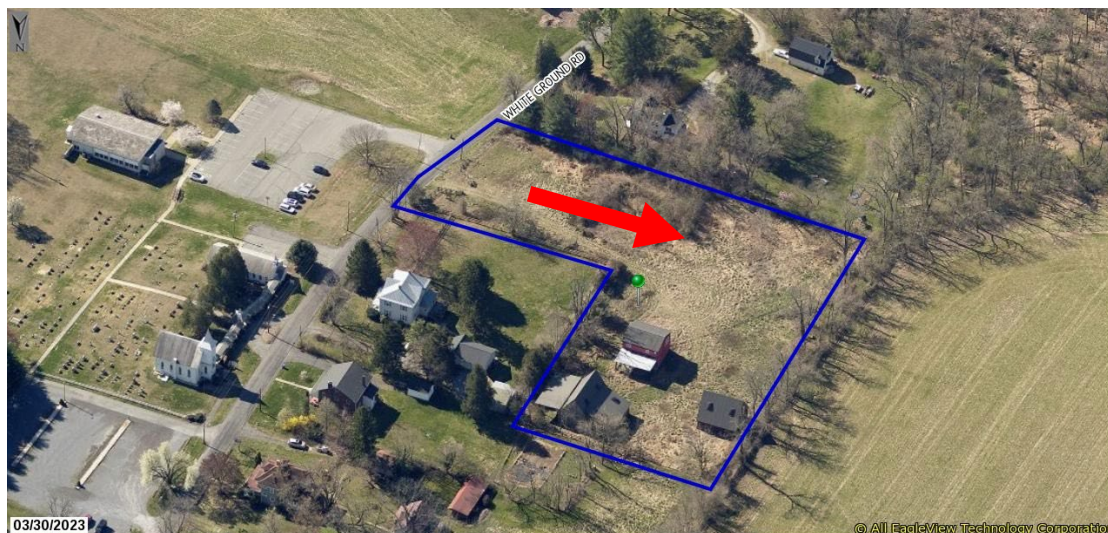
## **PROPERTY DESCRIPTION**

SIGNIFICANCE: Non-Contributing to Boyds Historic District  
 STYLE: Vernacular  
 DATE: early 2000s

Four contemporary buildings are located on the property: three large agricultural buildings toward the northwest corner of the property and a small, wood-frame storage shed at the south property line about 90 feet from White Ground Road.

The Boyds Historic District is significant because of its cohesive grouping of residential, religious, and commercial structures that are characteristic of a 19<sup>th</sup> century agricultural town. Founded by Col. James A. Boyd, the town was conveniently located along the B & O Railroad for farmers who shipped produce.

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



*Figure 2: This CONNEXplorer aerial shows the subject property outlined in blue and facing south. The proposed house location is indicated with a red arrow.*

## **BACKGROUND**

The subject house is a Non-Contributing Resource in the Boyds Historic District. The applicant owns the 2.21-acre, L-shaped lot, partially located behind a two-story farmhouse (Primary Resource) at 19900 White Ground Road.

The HPC has approved several HAWPs related to 19820 White Ground. In 2002, the commission approved HAWP #18/08-02A<sup>1</sup> for the construction of a 2.5-story house with a side wing and a one-story barn with conditions that the proposed barn was returned to a one-story building; the chimney on right-side elevation was to be removed from application; the side wing extension will be reduced in width to no greater than 18 feet; and the newly-configured side wing extension's dormer proportions was to be

<sup>1</sup> [18-08-02A\\_Boyds\\_Historic\\_District\\_19820\\_White\\_Ground\\_Rd\\_12-05-2002.pdf \(mcatlas.org\)](#)

reviewed at staff level. The house was to be set back approximately 150 feet from the right of way in an attempt to minimize its visual impact.

The applicant, Paul Chretien, appealed the decision (Case #A-5758) and requested that the Board of Appeals approve a second story on the barn, a second chimney on the house, and the extend the width of the side wing to 23 feet. On Sept. 25, 2002, HPC Commissioner Kim Williams testified at the hearing that she found that a two-story barn could be compatible. She testified the wing on the house was out of character with the district, but the HPC was attempting to be lenient by approving the 18-foot wing on the new construction. She said that the second chimney was out of character with the existing vernacular buildings.

The Board found that the side wing of the proposed house and the chimney on the right side of the house were not compatible with the historical and architectural features of the Boyds Historic District and they would be detrimental features to the historic district. They added that that a two-story, working barn would not be detrimental to the district.

The Board of Appeals ruling set the permissible size, location, and general design for a single-family house on this lot, in particular for the wing/side addition. The previous owner appealed the HPC's 2002 HAWP approval, and one of the grounds for appeal was the proposed width of the side addition/wing. The previous owner requested a side addition/wing of 23 feet. The case was reviewed *de novo* by the Board of Appeals. One of the appeal items was the width of the side addition/wing. The HPC and Historic Preservation staff established findings of fact in 2002 that there were historically no side additions of this size and type in Boyds and that such a design feature was out of character with the historic district. They approved a HAWP with a side addition/wing measuring no more than 18 feet. The Board of Appeals in their *de novo* review upheld this finding of fact and HPC condition of approval, finding that a 23-foot wide side addition/wing was incompatible with the historic district. Though this is a new case, the fundamental elements of design and their consideration in new construction are still bound by these findings by the Board of Appeals from 2002 for a new single-family house on this lot. Staff maintains it would be arbitrary and capricious for the HPC to approve a side addition/wing wider than what was previously recommended for a compatible new house on this lot within the historic district.

Following this ruling by the Board of Appeals, Mr. Chretien submitted HAWP #18/08-02C<sup>2</sup> for the construction of a two-story barn and a house described as follows:

The proposed house is a 2-1/2-story, five-bay, frame dwelling with a side gable roof, a fullwidth front porch and a two-story frame extension measuring 18' x 25.' protruding from the north (side) elevation. The footprint of the proposed house is 1,602 sq. ft. not including the sq. ft. of the front porch (147 sq. ft). The applicant is also proposing to construct a rear deck, with a footprint of 360 sq. ft. The house will be clad in painted, "hardi-plank" fiber-cement, rough sawn, "cedar" grain, lap siding. The chimney will be finished with E.I.F.S (Exterior Insulation Finish System) stucco finish. The roof of the house's main massing will be 30 year, architectural shingles. The roof of the side extension and the front porch will be standing seam metal. All details including the front porch construction, the front door and the 1/1 windows will be wood and surrounded with wood trim and details.

The HPC approved the HAWP at its Dec. 4, 2002, meeting with the conditions that no tree larger than 6 inches in diameter was to be removed and the right (north) chimney was not constructed.

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<sup>2</sup> [18-08-02C Boyds Historic District 19820 White Ground Rd 12-05-2002.pdf \(mcatlas.org\)](#)





**Figure 3: In 2002, the HPC approved HAWP #18/08-02C for the construction of a residence at 19820 White Ground Road. It was not built.**

The barn was constructed, but the house was not. In 2003, the HPC approved HAWP #18/08-03C for two additional outbuildings.<sup>3</sup> According to aerials, the small wood-frame storage shed was installed circa 2003.

At its November 15, 2023, the HPC approved HAWP #1046013 for tree removals and a new fence at the property.<sup>4</sup>

### ***First Preliminary Consultation***

On February 7, 2024, the HPC heard the first Preliminary Consultation to construct a house on the property.<sup>5</sup> The HPC was generally supportive of the design of the proposed house but recommended modifications so it was more compatible with the resources in the Boyds Historic District.

The majority of commissioners commented on the placement and size of the building and recommended the following:

- Move the house back farther from White Ground Road. As was proposed, the house would have been on the highest point of the property and approximately 100 feet from the right of way. The house proposed in 2002 as part of HAWP No. 18/08-02C was set back 150 feet from the right of way, and HPC advised a return to that set back so it would be less visible from the right of way.
- Reduce the building's roof height. At 34'9" tall from grade to the roof peak, the building was too tall for its location—especially with its proposed location on top of a rise.
- Reduce the size of the house. At approximately 4,000 square feet, the proposed house would be the largest house in the district by about 1,000 square feet. Most houses in the district are less than 2,000 square feet, including the most recently constructed home in the district at 15020 Clopper Road that measures 1,810 square feet and was built in 2012.

<sup>3</sup> [18-08-03C\\_Boys\\_Historic\\_District\\_19820\\_White\\_Ground\\_Rd\\_06-25-2003.pdf \(mcatlas.org\)](https://mcatlas.org/18-08-03C_Boys_Historic_District_19820_White_Ground_Rd_06-25-2003.pdf)

<sup>4</sup> [1046013\\_Boys\\_Historic\\_District\\_19820\\_White\\_Ground\\_Rd\\_11-15-2023.pdf \(mcatlas.org\)](https://mcatlas.org/1046013_Boys_Historic_District_19820_White_Ground_Rd_11-15-2023.pdf)

<sup>5</sup> The staff report for the first Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/02/II.B-19820-White-Ground-Road-Boys-1050805.pdf>

The meeting can be viewed here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=c949c82b-c6a9-11ee-8fe8-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=c949c82b-c6a9-11ee-8fe8-0050569183fa)



- Reduce the building’s massing. The building is too boxy when compared to the other homes in the historic district. The design should harmonize with the existing building in Boyds community and not stand out for its large size.

The HPC requested the following:

- Show the septic system location.
- A three-dimensional sketch or another plan to show how the house will relate to its site and other buildings in the historic district.
- Include material details on the plans. The materials should be of a high quality that match those materials found on existing buildings within the district.

The Chair recommended a second Preliminary Consultation.

Staff suggested the following in the Preliminary Consultation Report after the meeting:

- Include proposed hardscaping locations, dimensions, and materials on the plan.
- Include plans for a detached garage—if one is to be built.
- Include dimensions on the floorplans and elevations.
- Include building set back measurements on the site plan.

### ***Second Preliminary Consultation***

On April 3, 2024, the HPC heard a second Preliminary Consultation to construct a house on the property.<sup>6</sup> The commissioners provided the following comments on the design of the building:

- The width of the wing should be limited to 18 feet to adhere to 2002 Board of Appeals ruling in Case No. A-5758.
- The architecture of the house should be more holistic and the character found on the front elevation should continue to the other three elevations.
- Gravel is the preferred driveway material.
- Reduce the building’s massing by emulating the finesse and quality of the detailing found on the Primary Resources in the Boyds Historic District.
- Opinions were mixed on the front porch. One commissioner supported staff’s recommendation that the porch be wood with stone-clad piers to match the foundation. Another commissioner said the concrete slab was OK so long as it had stone or brick detailing.
- The windows on the side elevations were unbalanced and should be paired together and in more standard in sizes. Instead of three grouped windows on the rear elevation consider one or two large double hung windows that are architecturally appropriate to a rural farmhouse.
- The shutters should be sized appropriately; of a high-quality material; and traditionally mounted.
- The rectangular gable vent on the façade instead should be a distinctive feature such as a window. A Gothic Revival-style window with a pointed top was cited as a potential example.
- Consider a high-quality wood front door.
- The low roof pitch on the rear elevation was not appropriate. Consider matching the pitch of the centered gable on the front.

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<sup>6</sup> The staff report for the second Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/03/II.A-19820-White-Ground-Road-Boyds-1050805.pdf>

The meeting can be viewed here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=41a8713f-fe56-11ee-b231-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=41a8713f-fe56-11ee-b231-0050569183fa)

- Consider the addition of a decorative frieze board under the gables.
- Porch columns could be squared or rounded.

The Chair recommended the plans return as a HAWP.

Staff requested the following be included in the HAWP:

- All elevations need to be drawn to the same scale.
- Accurately show the grade on the elevations.
- Include any decks and hardscaping with annotated dimensions.
- Include specification sheets for all building elements, including the siding, doors, windows, vents, trim, columns, shutters, foundation cladding, and roof coverings.

**PROPOSAL**

The applicant proposes to construct a new single-family house with driveway and paths.



Figure 4: The proposed site plan for the subject property. The proposed building is clouded in red, 194.9 feet from the right of way.

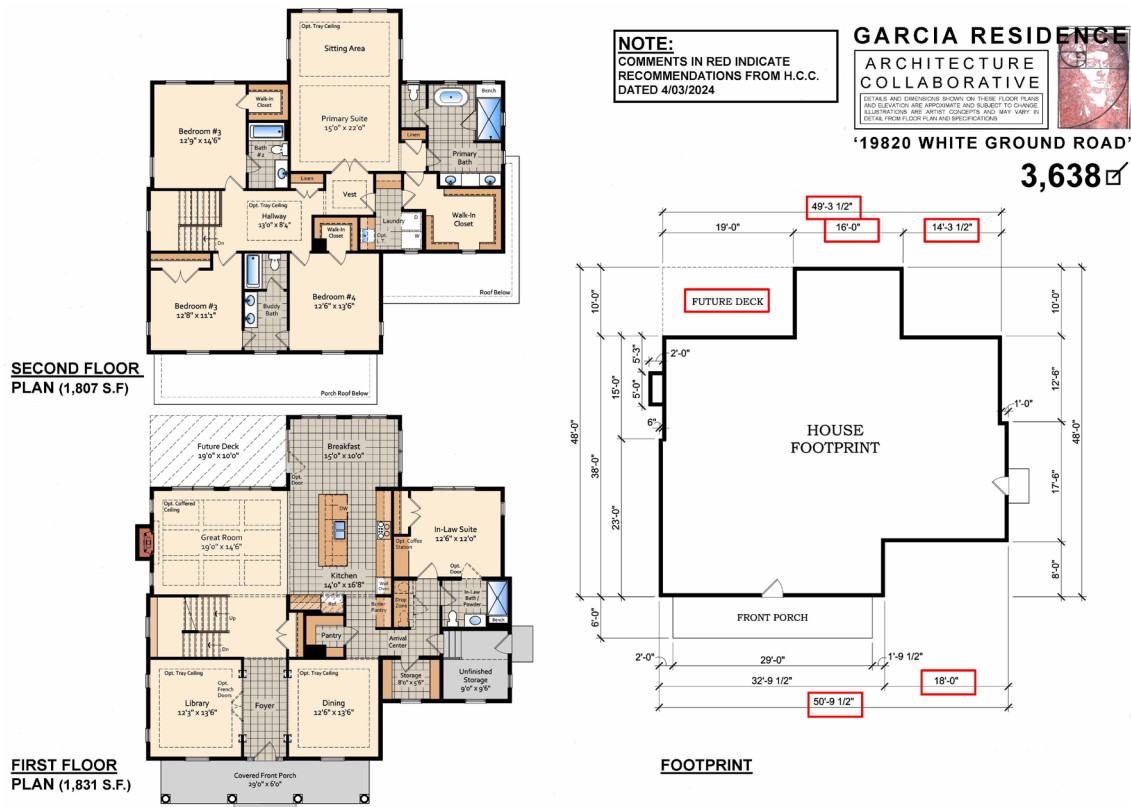


Figure 5: The proposed first and second floor plans and building footprint.

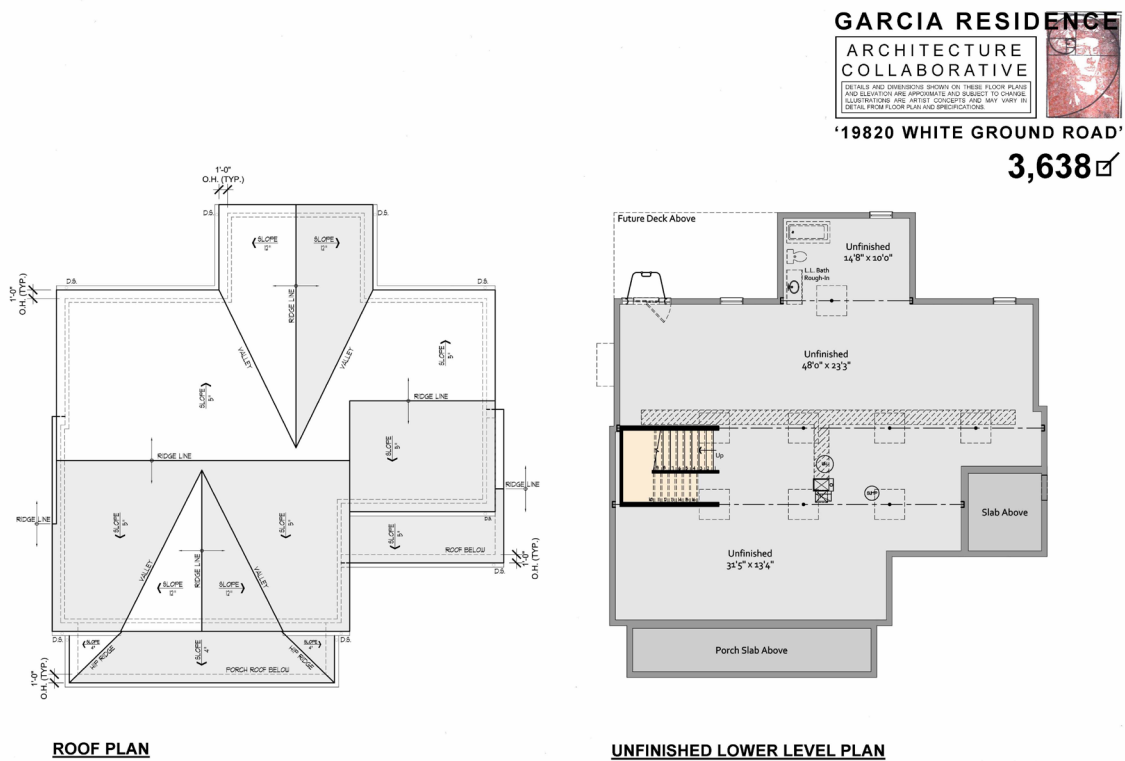


Figure 6: The roof plan and lower level floor plan.



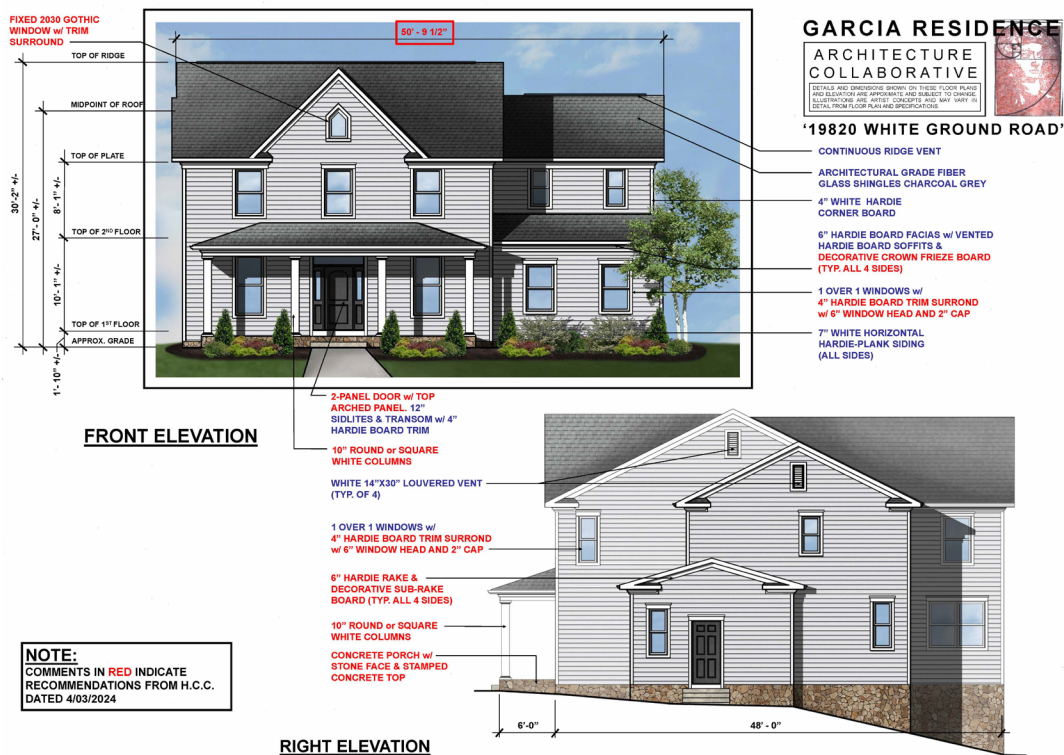


Figure 7: The proposed front and right-side elevations.

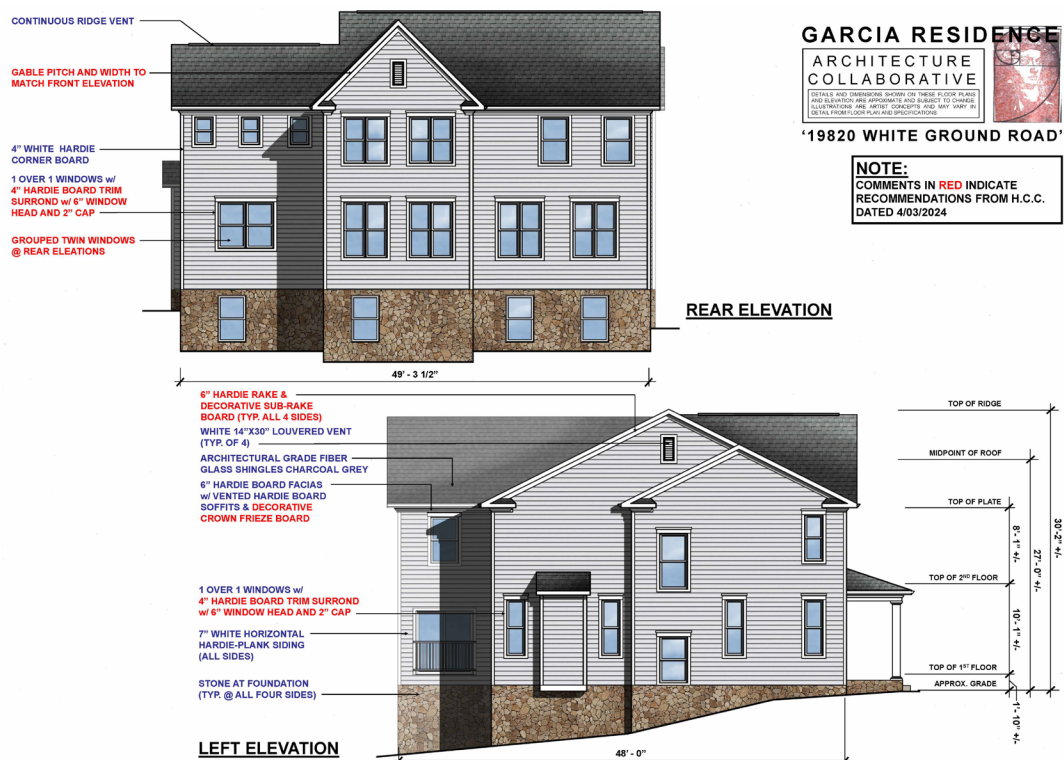


Figure 8: The proposed rear and left-side elevations.

## **APPLICABLE GUIDELINES**

When reviewing 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 the *Vision of Boyds: A Long-Range Preservation Plan (Vision)*<sup>7</sup>, 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. Additionally, the HPC should use the parameters for compatibility established by the Board of Appeals in their review of the appealed HAWP from 2002.

The *Vision* provides the following analysis on the buildings in the Boyds Historic District:

### *Building Setbacks*

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 feet to 50 feet. This characteristic is one of the most important elements that unifies a residential block.

### *Rhythm and Spacing Between Buildings*

In the residential district around the Boyds Presbyterian Church, a major component of the streetscape, the houses are constructed on regular parcels of land with similar setbacks from White Grounds Road. These buildings are spaced evenly from each other, with similar setbacks creating the strongest sense of continuity along the streetscape in the district. These buildings have small front yards and larger rear yards, many with barns or outbuildings.

### *Geographic and Landscape Features*

Boyds is dominated by large, impressive trees that line White Grounds Road. In the summer, these trees create an alley of shade along the winding course of the road. Dwellings are primarily located in the middle of the parcel of land, with fences or landscaping defining the setting of the house. Many of the houses are framed by two large trees with smaller more manicured plantings and flowers in front, and immediately surrounding the dwelling. Grass is the primary ground cover. Large expanses of grass or cultivated gardens are located behind the primary resources.

### *Scale and Building Height*

The historic houses in Boyds are very similar in height, ranging only from two stories to two-and-a-half stories. Of the 27 historic houses in Boyds, 76% are two-and-one-half stories in height. Twenty-three percent of the dwellings are two stories high. This uniform scale contributes and is critical to the reading of the village streetscape, particularly as it winds along White Grounds Road.

### *Directional Expression of Building*

The historic houses in Boyds show a balance between horizontal and vertically emphasized facade 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.

### *Roof Form and Material*

While the majority of Boyds's historic residences have gable roof forms, there are numerous variations

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<sup>7</sup> *Vision of Boyds: A Long Range Preservation Plan* can accessed here: <https://montgomeryplanning.org/wp-content/uploads/2019/09/Vision-of-Boyds.pdf>

including end gables, cross gables and elongated gables.

#### *Porch*

A wide variety of porch types are located in Boyds reflecting all of Boyds' historic house styles. The dominate porch type is the one-story full width porch which characterizes the streetscape particularly along White Grounds Road. Seventy-six percent of the dwellings in Boyds have full one-story front porches.

#### *Dominant Building Material*

The dominant building material in Boyds is wood, executed in clapboard and weatherboard.

#### *Architectural Style – Gothic Revival*

The Gothic Revival style as executed in Boyds is characterized by its symmetrical facade with side gables and a prominent cross gable, oftentimes decorated with bargeboards. Typically the houses have a one-story entry or full-width porch with decorative brackets, spindles or posts.

#### ***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

(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.

#### ***The Secretary of the Interior's Standards for Rehabilitation***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



## STAFF DISCUSSION

Staff supports the proposed construction and recommends approval.

According to the applicant's architect, the following changes were made after the first preliminary consultation:

- Building was set back at least 150 feet from White Ground Road.
- The roof trusses were engineered, lowering the building 12 inches into grade, and setting the building at a lower contour, which reduced the building's height.
- The building square footage was reduced from approximately 4,259 to 3,678 square feet.
- On the front elevation the right side of the house was set back an additional 6 feet.
- A service entry porch was added with a pent roof and brackets.
- Portions of the right-side elevation were removed and two additional turned gables were created.
- Added shutters or traditional trim at windows on all elevations.
- On the left-side elevation exterior stair wall was projected and a single window with shutters were added. A gable was also added.
- On the rear elevation the turn gable was simplified.
- Exterior doors were changed to paneled doors to match existing in Boyds.

According to the applicant's architect, the following changes were made after the second preliminary consultation:

- Added Gothic-style fixed window in front gable.
- Wing length reduced to 18 feet, reducing the building's square footage to 3,638 square feet.
- Showed all four side elevations with the appropriate grade.
- On the rear elevation the cross-gable appendage was simplified.
- Removed shutters and added traditional trim at windows on all elevations.
- Changed the front door to a two-paneled door with two sidelites.
- Added stone cladding to the concrete front porch.

Chapter 24A-8(d) states that the HPC "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."

The home will be set back 194.9 feet from White Ground Road. Staff supports the large set back because it will reduce the visual impact from the right of way. The subject property is adjacent to two residences listed as Primary Resources within the Boyds Historic District: 19810 White Ground Road, a circa 1880s 2.5-story vernacular farmhouse measuring 1,322 square feet, to the south, and 19900 White Ground Road, a circa 1880s 2.5-story Gothic Revival residence measuring 2,340 square feet, to the north. The residence at 19810 White Ground Road is set back 90 from the road, and 19900 White Ground Road is set back 35 feet. The proposed residence at the subject property will now be about 125 feet away from 19810 White Ground Road and 250 feet away from 19900 White Ground Road.

The site plan shows a proposed driveway and parking area of an unknown material that extends from White Ground Road with a loop in front of the proposed residence and another loop among the proposed outbuildings. The existing driveway is gravel, which is the most common driveway material in Boyds, so staff recommends the applicant also choose that material for the drive. The material of the paths that lead

from the driveway to the front and right-side entrances is not indicated on the site plan, so staff seeks a condition they are labeled. The HVAC location also has not been indicated on the site plan.

The applicant proposes a 2.5-story residence measuring 3,638 square feet. The house will have a three-bay wide symmetrical core with a centered gable roof. It will measure 30 feet, 2 inches, tall from ground to roof peak at the front wall plane. This is a reduction of 4-feet, 7 inches, from the building height proposed as part of the first preliminary consultation.

A two-bay wing will be located at the right side measuring 18 feet wide, a reduction of 5 square feet from the design reviewed at the first and second preliminary consultations and in keeping with the limit imposed by the Planning Commission as part of the 2002 Board of Appeals ruling in Case A-5758. The wing will set back 8 feet, an increase of 7 feet from the setback initially proposed. The wing will be one-story tall toward the front of the house before it steps up to two stories toward the back. An appendage will extend 10 feet off the rear elevation.

The porch and foundation will be clad in ledgerstone, but the particular variety has not been indicated in the specifications so staff seeks a condition that material is selected. The building will be clad in horizontal Cedarmill Hardieplank siding with a 7-inch reveal. It appears the selected siding has a faux wood grain, so staff seeks a condition that the siding instead is smooth.

Windows will be Pygem 1/1 sash vinyl. A vinyl Gothic-style window will be placed in the central gable end under the roof peak to meet the HPC's recommendation, but no specification or details have been provided for that window. Staff prefers a better quality window than vinyl, but the material is acceptable based on the distance the building will stand from the right of way and distance from other resources within the Boyds Historic District. The paneled doors on the front and right side will be Therma Tru fiberglass doors. Staff accepts fiberglass because the doors will not be visible from the right of way. The link on the specification sheet does not show the doors drawn on the elevations, so staff seeks an accurate specification. The lites to the side of the front door will be steel. No specification has been provided for them either. Specifications are lacking for the sliding door on the left-side elevation. The window and door sizes are not indicated on the elevations or the specifications, so staff seeks a window and door schedule that includes the material and dimensions of each.

The cross-gable, hip, and shed roofs will be covered with GAF Timberline architectural-grade asphalt shingles. A covered porch with stamped concrete floor and stone cladding that measures 29-by-6 feet will extend along the core of the house. It will have a hip roof supported by four, 10-inch columns. The front elevation indicates the columns will either be square or rounded, so the final design must be selected and specifications must be provided.

The roof will be drained by 5-inch K-style aluminum and 2-by-3 inch downspouts. Staff seeks specifications for the downspouts.

Ornamentation will include 4-inch Hardie trim; 6-inch Hardie soffits; 6-inch Hardie fascia; and 6-inch Haas paintable urethane window headers and louvered vents of an unknown material.

Since the preliminary consultations, the applicant has removed the proposed shutters from the front elevation. Staff's preference is for functional wood or composite shutters but understands the price that comes with these building elements and finds the lack of shutters does not detract from its overall compatibility to the district.

The *Vision* provides criteria for the evaluation of new construction in the Boyds Historic District, and the building's traditional design contains elements found on historic homes in the district. The full-width

front porch and horizontal siding are features common in the district, and the Gothic Revival-style homes have steeply pitched centered gables with centrally placed geometric windows, as the applicant proposes. Staff also finds the proposed steeply pitched cross-gable roofs; lap siding, sash windows, stone-clad foundation, and architectural grade asphalt shingles to be appropriate for the proposed construction.

In accordance with Chapter 24A-8(b)(1), staff finds the proposal will not substantially alter the exterior features of the historic resource, which currently only has modern agricultural buildings. Per Chapter 24A-8(b)(2), the proposal is compatible in character with historic district where similar building forms are common. The work also meets the relevant *Standards*, because the historic character of the property will be retained and preserved; no historic materials will be destroyed, and the new work will be differentiated from the old and compatible with the historic materials; and the essential form and integrity of the historic property will be unimpaired if removed in the future.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with seven conditions** the HAWP application:

1. The driveway must be gravel and marked accordingly on the site plan.
2. The material of the path to the front and right-side entrances must be marked on the site plan.
3. The Hardieplank siding must be smooth and cannot have a faux wood grain as proposed.
4. The applicant must provide either a specification or detailed drawing for the ledgerstone cladding; the exterior doors; the lites surrounding the front door; sliding doors on the left elevation; front porch columns; Gothic-style window; vents; and downspouts.
5. Gutters and downspouts must be drawn on the elevations.
6. The HVAC pad location must be indicated on the site plan.
7. A window and door schedule must be provided that lists the size and material of the fenestration.

under the Criteria for Issuance in Chapter 24A-8(b)(1), Chapter 24A-8(b)(2), Chapter 24A-8(d), having found that the proposal is consistent with the *Vision of Boyds* identified above, and therefore 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 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 301-495-4571 or [chris.berger@montgomeryplanning.org](mailto:chris.berger@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# 1050805 REVISION  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Jaime Garcia  
Address: 11134 Newport Mill RD  
Daytime Phone: 301-755-4862

E-mail: chiry829@gmail.com  
City: Kensington Zip: 20895  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name Boyds  
 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: 19820 Street: White Ground RD  
Town/City: Boyds Nearest Cross Street: Clopper RD  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: 404

**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 type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure  |
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fence    | <input type="checkbox"/> Solar                            |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input checked="" 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.

Jaime Garcia

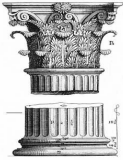
Signature of owner or authorized agent

OCTOBER 4, 2023

Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> 11134 Newport Mill RD Kensington, MD 20895	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Boyd's Presbyterian Church 19821 White Ground RD Boyd's, MD 20841	Mr & Mrs Shaw 19810 White Ground RD Boyd's, MD 20841
Ms. Elena Shuvalov 19900 White Ground RD Boyd's, MD 20841	Mr. Brian August Skoog 19910 White Ground RD Boyd's, MD 20841
19904 White Ground Road, Boyd's 20841	



# Architecture Collaborative, Inc.

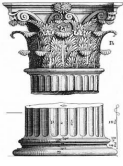
David Robbins,  
Principal Architect / President  
Tom Hager,  
Vice President - Operations  
Stephen Frushon,  
Vice President – Information Technology  
Samuel Stumpf,  
Architect

---

8334 Main Street Ellicott City, MD 21043 • [www.archcol.com](http://www.archcol.com) • Tel.: 410-465-7500 • Fax: 410-465-0903

## Project Description:

We have purchased the land @19820 White Ground Road in Boyd's historical district. We fell in love with the location and have designed our forever home. Our design is a 3,678 square foot single family house sitting 150 feet off White Ground Road. Our design incorporates a first floor In-law suite providing a space for our in-laws to age in place. All four sides of the exterior have been designed to incorporate existing and surrounding characteristics that are present within the historical community of Boyd's.



# Architecture Collaborative, Inc.

David Robbins,  
Principal Architect / President  
Tom Hager,  
Vice President - Operations  
Stephen Frushon,  
Vice President - Information Technology  
Samuel Stumpf,  
Architect

---

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Garcia Residence @ 19820 White Ground Road, Boyd's MD.

We made the following adjustments to the building per the HPC recommendations on April 3<sup>rd</sup>, 2024.

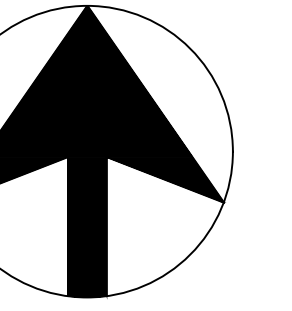
- Setback building approximately 150 feet from White Ground Road.
- By reengineered the roof trusses, lowering the building 12" into grade, and setting the building at a lower contour (2'-0") allowed us to reduce the height of house by approximately 6'-7".
- The building square footage was reduced approximately 4,259 to 3,678 S.F. This reduced the finished square footage by 581 square feet.
- On the front elevation we further set back the right side of the house an additional 6'-0" breaking up the massing on both the front and right side of the elevation.
- Added Gothic style fixed window in front gable.
- Full Porch with a hip roof incorporated with 10" Columns.
- We removed portions of the right-side creating opportunity for two additional turned gables, which visually suggests that the building was added to over time and brings the massing closer to grade.
- Added a service entry door.
- Removed shutters and added traditional trim at windows on all facades.
- On the left elevation we projected the exterior stair wall and went to a single window with shutters which is more in keeping with surrounding houses.
- This projection also allowed us to add a gable which further breaks down the massing.
- On the rear elevation we simplified the turn gable and went to a more traditional addition.
- Both exterior doors went to panel doors to be more in keeping with the Boyd's community.
- Reduced the exposed foundation by 12".
- Showed all four side elevations with the appropriate grade.

In summary we feel the HPC recommendations and proposed modification make the Garcia residence @ 19820 White Ground Road contextually more in keeping with the Boyd's Historic District.

Sincerely,

David Robbins  
Architect

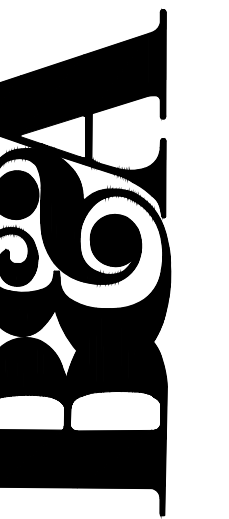


date: 02/27/2024

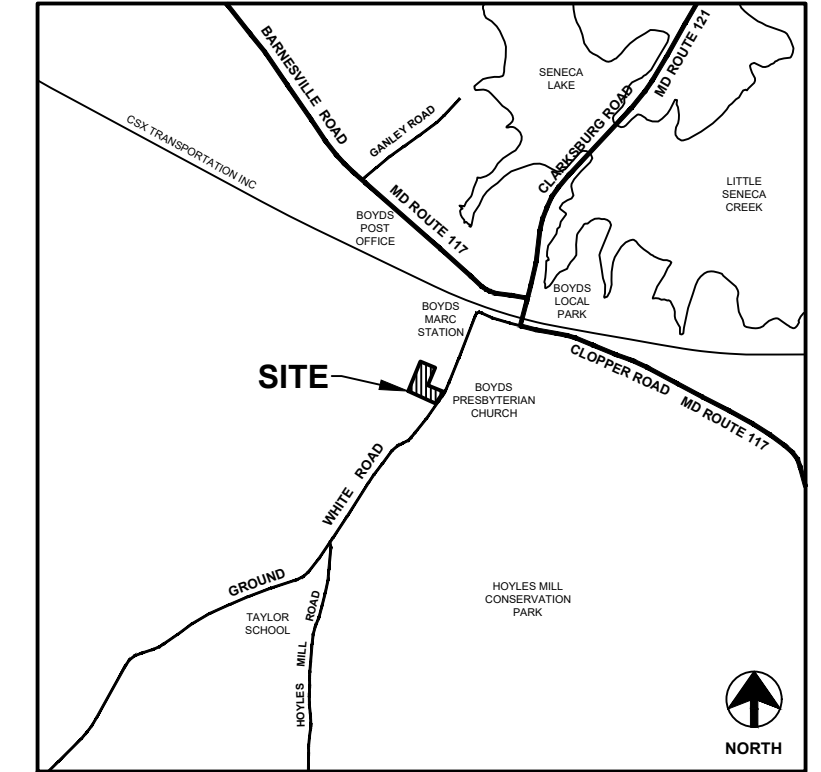
scale: 1" = 20'

Benning & Associates, Inc.  
Landscape Architects  
8933 Shady Grove Court  
Gaithersburg, MD 20878  
(301)944-0240



SITE PLAN  
19820 White Ground Road - P404  
L.67100 F.128  
Montgomery County, Maryland

PREPARED FOR:  
**Daniza Del Carmen Garcia  
& Jaime Antonio Garcia**  
11134 Newport Mill Road  
Kensington, MD 20895  
Daniza: 301-728-983  
Jaime: 301-755-4862  
danizag@yahoo.com  
Chiry829@gmail.com



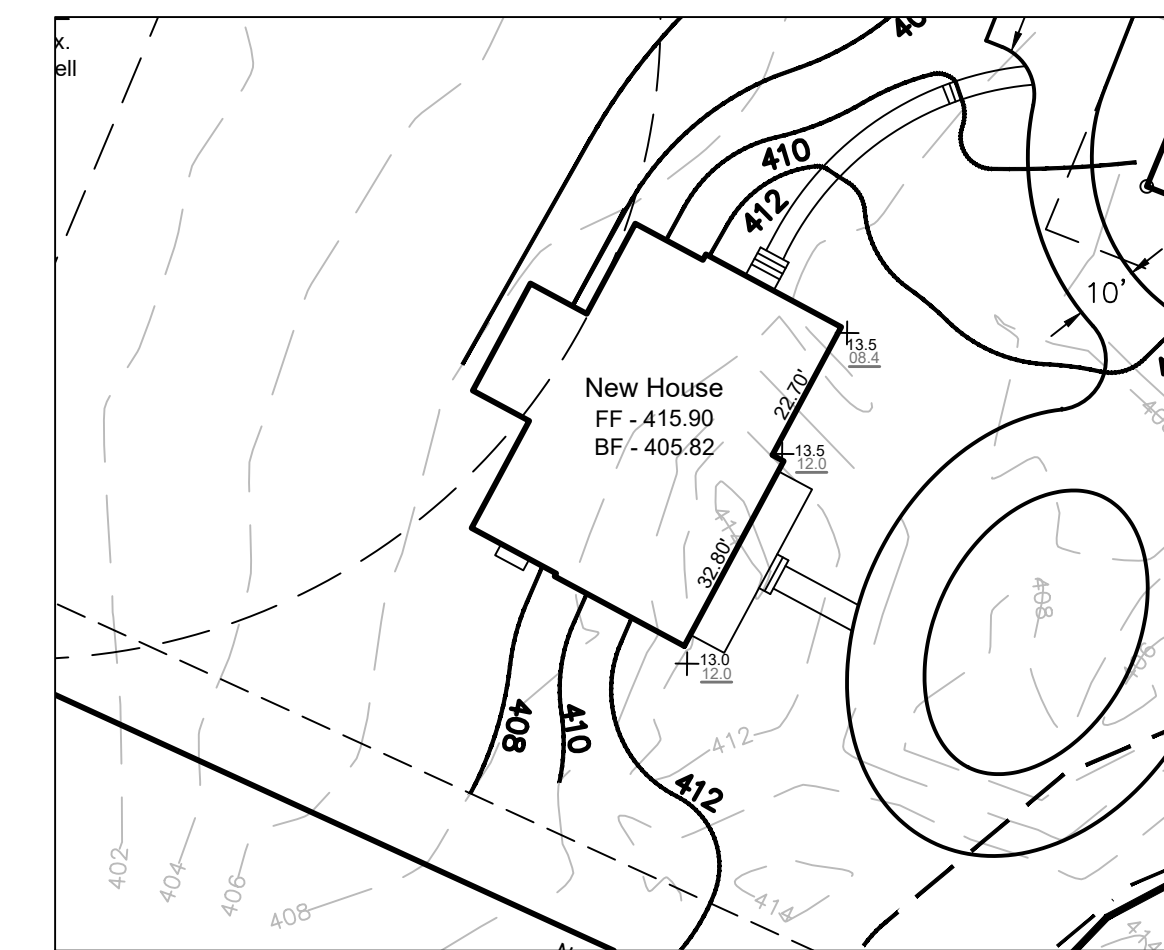
VICINITY MAP  
SCALE: 1" = 2,000'

**GENERAL NOTES:**

1. L.67100 F.128
2. Area of property - 2.06 ac. (90,103 sf)
3. Zoning: R-200
4. Property served by private on-site well and septic system.

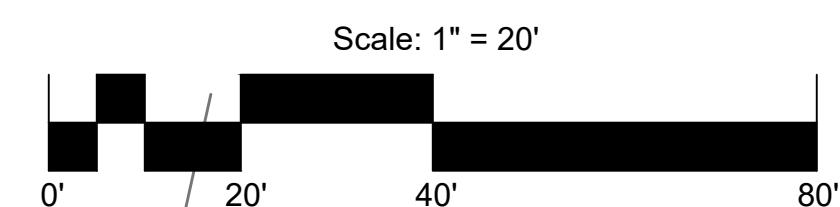
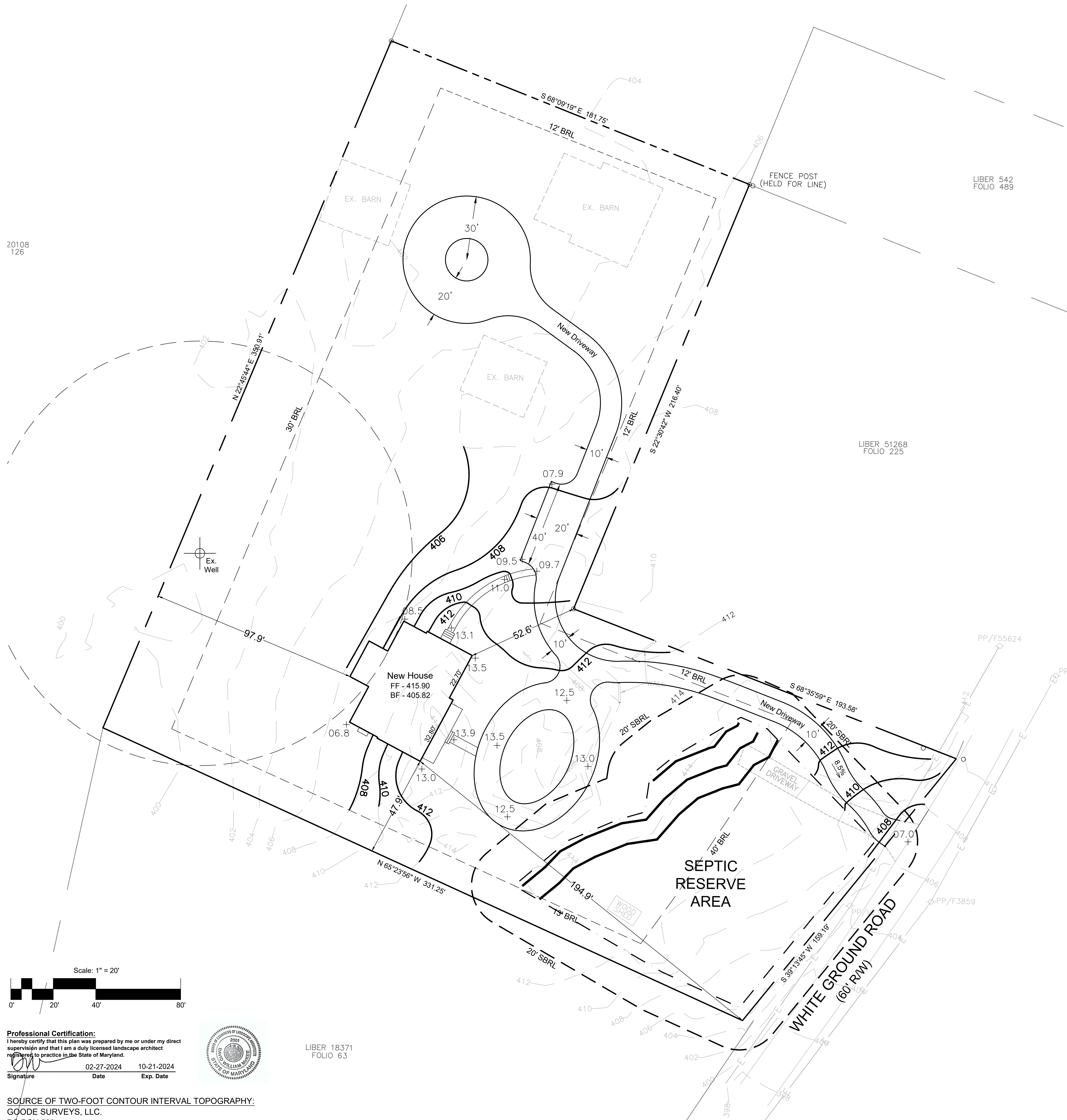
**ZONING NOTES:**

1. Setbacks -  
Front - 40' or EBL, whichever is greater  
Side - 25', min. one side 12'  
Rear - 30'
2. Minimum Lot Frontage -  
25' at street  
100' at front building line
3. Maximum Building Height - 50' if lot area is 40,000 sf or more.  
Calculations -  
32.8' section x avg. elev. 412.0 (pre-development) = 13,513.60'  
22.7' section x avg. elev. 410.2 (post-development) = 9,311.54'  
22,825.14 / 55.50' = 411.26' (average post-development front elevation)  
FFE 415.9 + 28.33' (height from FFE to peak height of roof per architectural drawings) = 444.23'  
444.23' - 411.26' = 32.97' (Average front elevation of building to peak height of roof)
4. Lot Coverage - 25% (including accessory buildings)  
90,103 x 25% = 22,525 sf (maximum allowed)  
New House footprint - 2,234 sf  
Ex. Barns - 3,872 sf  
Total - 6,106 sf (6.8%)
5. Maximum area allowed for parking in front yard (R-200) - 30%  
Area of front yard - 6,969 sf  
Area of proposed driveway - 1,376 sf  
1,376 sf / 6,969 sf = 19.74%



DETAIL VIEW: BUILDING HEIGHT EXHIBIT  
1" = 30'

20108  
126



**Professional Certification:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.  
*[Signature]*  
Date: 02-27-2024 Exp. Date: 10-21-2024



LIBER 18371  
FOLIO 63

SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY:  
GOODE SURVEYS, LLC.  
PO BOX 599  
DAMASCUS, MD 20872  
301-368-3700



**FIXED 2030 GOTHIC WINDOW w/ TRIM SURROUND**

TOP OF RIDGE  
 MIDPOINT OF ROOF  
 TOP OF PLATE  
 TOP OF 2<sup>ND</sup> FLOOR  
 TOP OF 1<sup>ST</sup> FLOOR  
 APPROX. GRADE

30'-2" +/-  
 27'-0" +/-  
 8'-1" +/-  
 10'-1" +/-  
 1'-10" +/-



**FRONT ELEVATION**

**2-PANEL DOOR w/ TOP ARCHED PANEL. 12" SIDLITES & TRANSOM w/ 4" HARDIE BOARD TRIM**

**10" ROUND or SQUARE WHITE COLUMNS**

**WHITE 14"X30" LOUVERED VENT (TYP. OF 4)**

**1 OVER 1 WINDOWS w/ 4" HARDIE BOARD TRIM SURROUND w/ 6" WINDOW HEAD AND 2" CAP**

**6" HARDIE RAKE & DECORATIVE SUB-RAKE BOARD (TYP. ALL 4 SIDES)**

**10" ROUND or SQUARE WHITE COLUMNS**

**CONCRETE PORCH w/ STONE FACE & STAMPED CONCRETE TOP**

**NOTE:**  
 COMMENTS IN **RED** INDICATE RECOMMENDATIONS FROM H.C.C. DATED 4/03/2024

**GARCIA RESIDENCE**

**ARCHITECTURE COLLABORATIVE**

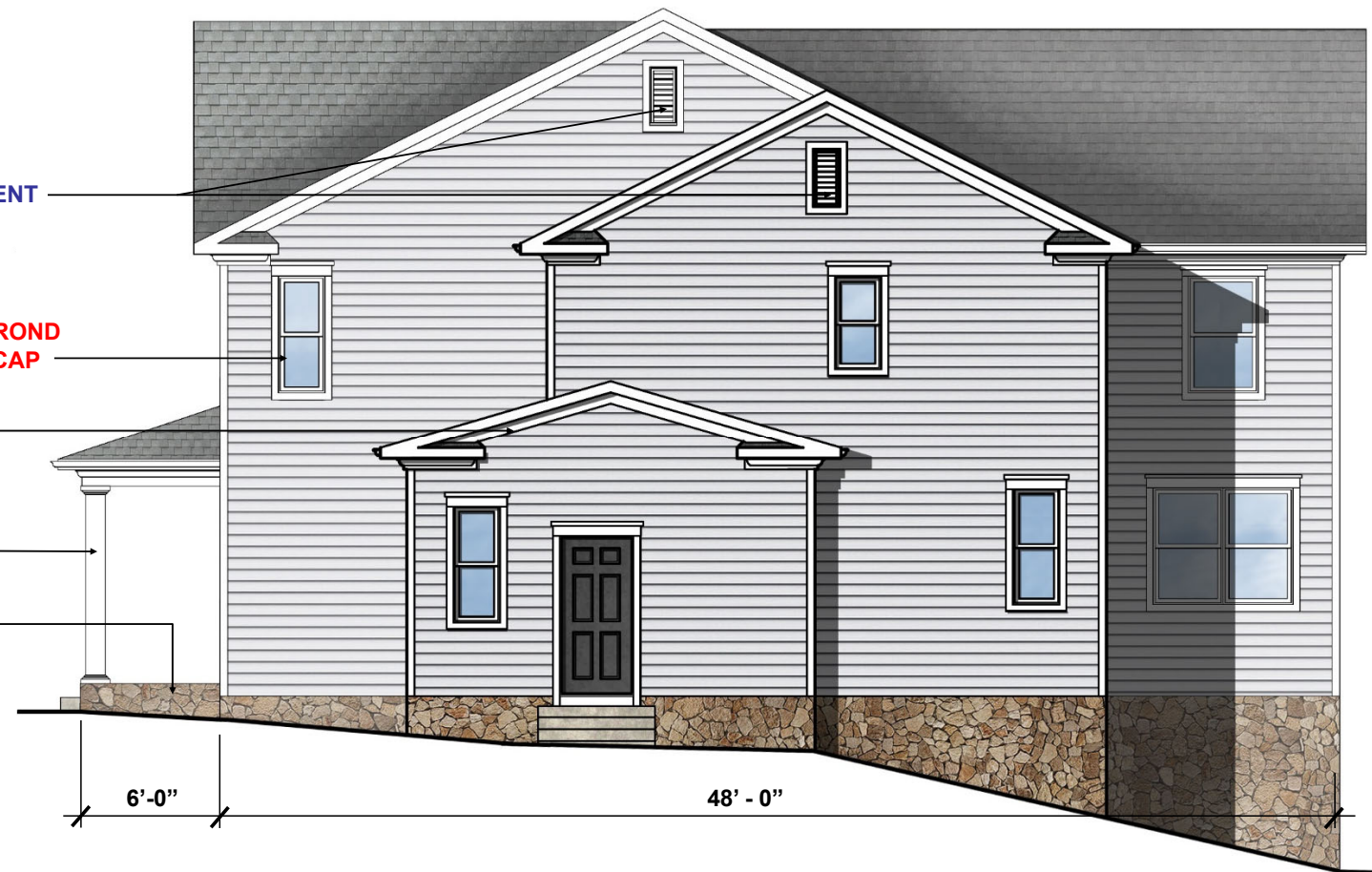
DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



**'19820 WHITE GROUND ROAD'**

- CONTINUOUS RIDGE VENT
- ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY
- 4" WHITE HARDIE CORNER BOARD
- 6" HARDIE BOARD FACIAS w/ VENTED HARDIE BOARD SOFFITS & DECORATIVE CROWN FRIEZE BOARD (TYP. ALL 4 SIDES)
- 1 OVER 1 WINDOWS w/ 4" HARDIE BOARD TRIM SURROUND w/ 6" WINDOW HEAD AND 2" CAP
- 7" WHITE HORIZONTAL HARDIE-PLANK SIDING (ALL SIDES)

**RIGHT ELEVATION**



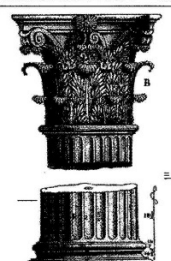
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 Ellicott City, MD 21043  
 www.archcol.com  
 Tel.: (410) 468-7600 Fax: (410) 468-0903

<b>GARCIA RESIDENCE</b>	date 01/15/24
GarciaResidence_ Linden_Renderings	
FILE# 2024.01.15	
scale 3/16" = 1'	
content	
<b>19820 WHITE GROUND ROAD</b>	title

revisions	CLIENT REVIEW COMMENT
01/16/24	CLIENT REVIEW COMMENT
01/23/24	HISTORICAL REVIEW COMMENT
02/23/24	HISTORICAL REVIEW COMMENT
02/26/24	BUILDER COMMENT
03/07/24	CLIENT / BUILDER & H.R. COMMENTS
03/12/24	CLIENT / BUILDER & H.R. COMMENTS
04/23/24	HISTORICAL REVIEW COMMENT
04/23/24	REVIEW COMMENT
06/18/24	REMOVE SIDLITES

SHEET #



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CONTINUOUS RIDGE VENT

GABLE PITCH AND WIDTH TO MATCH FRONT ELEVATION

4" WHITE HARDIE CORNER BOARD

1 OVER 1 WINDOWS w/ 4" HARDIE BOARD TRIM SURROUND w/ 6" WINDOW HEAD AND 2" CAP

GROUPED TWIN WINDOWS @ REAR ELEVATIONS



REAR ELEVATION

49' - 3 1/2"

6" HARDIE RAKE & DECORATIVE SUB-RAKE BOARD (TYP. ALL 4 SIDES)

WHITE 14"X30" LOUVERED VENT (TYP. OF 4)

ARCHITECTURAL GRADE FIBER GLASS SHINGLES CHARCOAL GREY

6" HARDIE BOARD FACIAS w/ VENTED HARDIE BOARD SOFFITS & DECORATIVE CROWN FRIEZE BOARD

1 OVER 1 WINDOWS w/ 4" HARDIE BOARD TRIM SURROUND w/ 6" WINDOW HEAD AND 2" CAP

7" WHITE HORIZONTAL HARDIE-PLANK SIDING (ALL SIDES)

STONE AT FOUNDATION (TYP. @ ALL FOUR SIDES)

LEFT ELEVATION



48' - 0"

# GARCIA RESIDENCE

## ARCHITECTURE COLLABORATIVE

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### '19820 WHITE GROUND ROAD'

#### NOTE:

COMMENTS IN RED INDICATE RECOMMENDATIONS FROM H.C.C. DATED 4/03/2024

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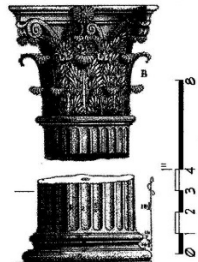
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19820 WHITE GROUND ROAD  
title

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01/16/24				
01/23/24				
02/23/24				
02/26/24				
03/07/24				
03/12/24				
04/23/24				
04/23/24				
06/18/24				

SHEET #



06/26/24 HPC COMMENTS & REVISIONS

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**SECOND FLOOR  
PLAN (1,807 S.F.)**



**FIRST FLOOR  
PLAN (1,831 S.F.)**



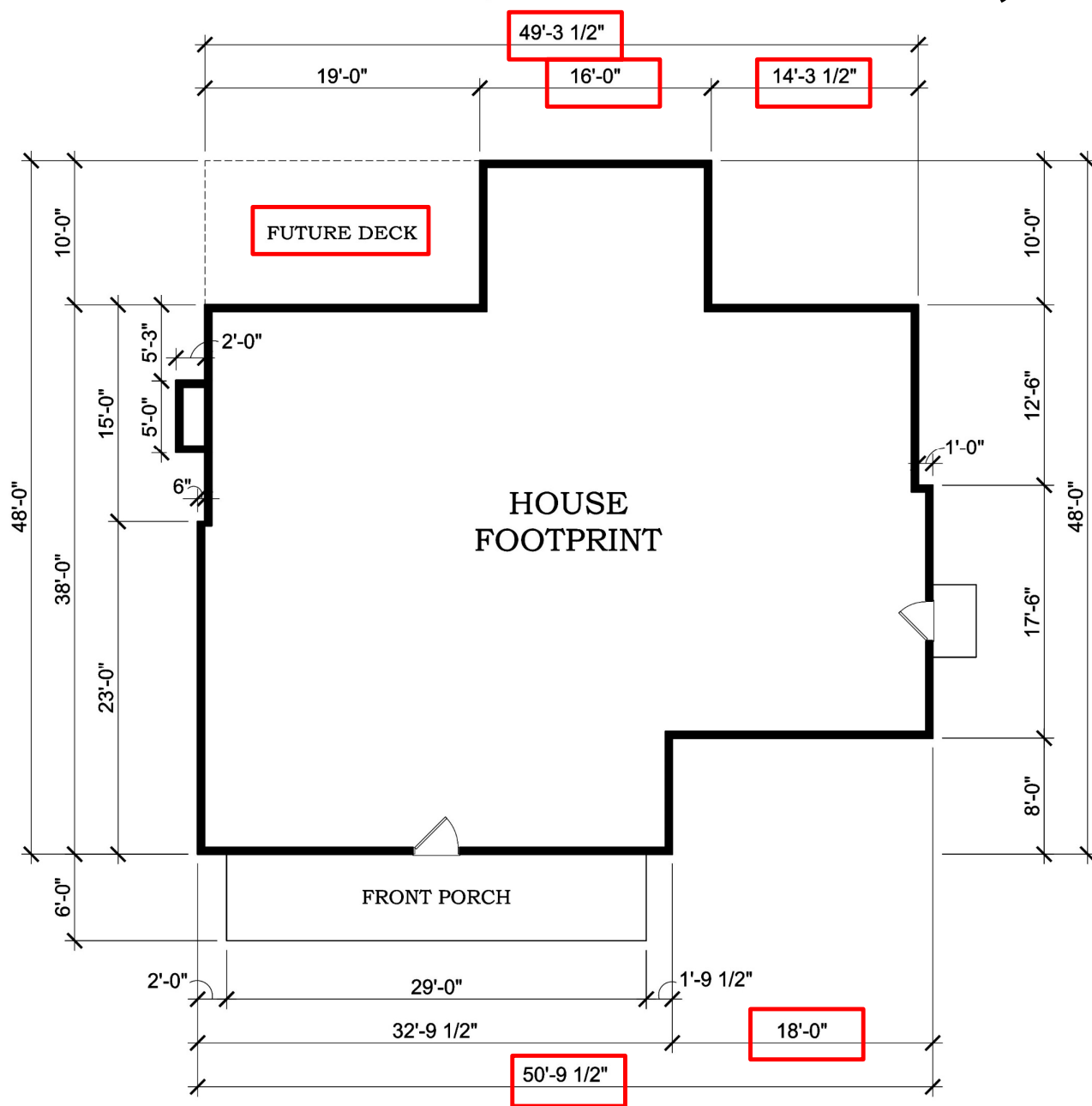
**NOTE:**  
COMMENTS IN RED INDICATE  
RECOMMENDATIONS FROM H.C.C.  
DATED 4/03/2024

**GARCIA RESIDENCE**  
ARCHITECTURE  
COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS  
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DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



**'19820 WHITE GROUND ROAD'**  
**3,638** ✓



**FOOTPRINT**

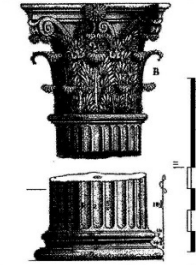
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content	<b>GARCIA RESIDENCE</b>
scale	3/16" = 1'
date	01/15/24
title	<b>19820 WHITE GROUND ROAD</b>

revisions	CLIENT REVIEW COMMENT
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03/07/24	CLIENT / BUILDER & H.R. COMMENTS
04/23/24	HISTORICAL REVIEW COMMENT
04/23/24	REVIEW COMMENT
06/18/24	REMOVE SPLITTERS

SHEET #



# GARCIA RESIDENCE

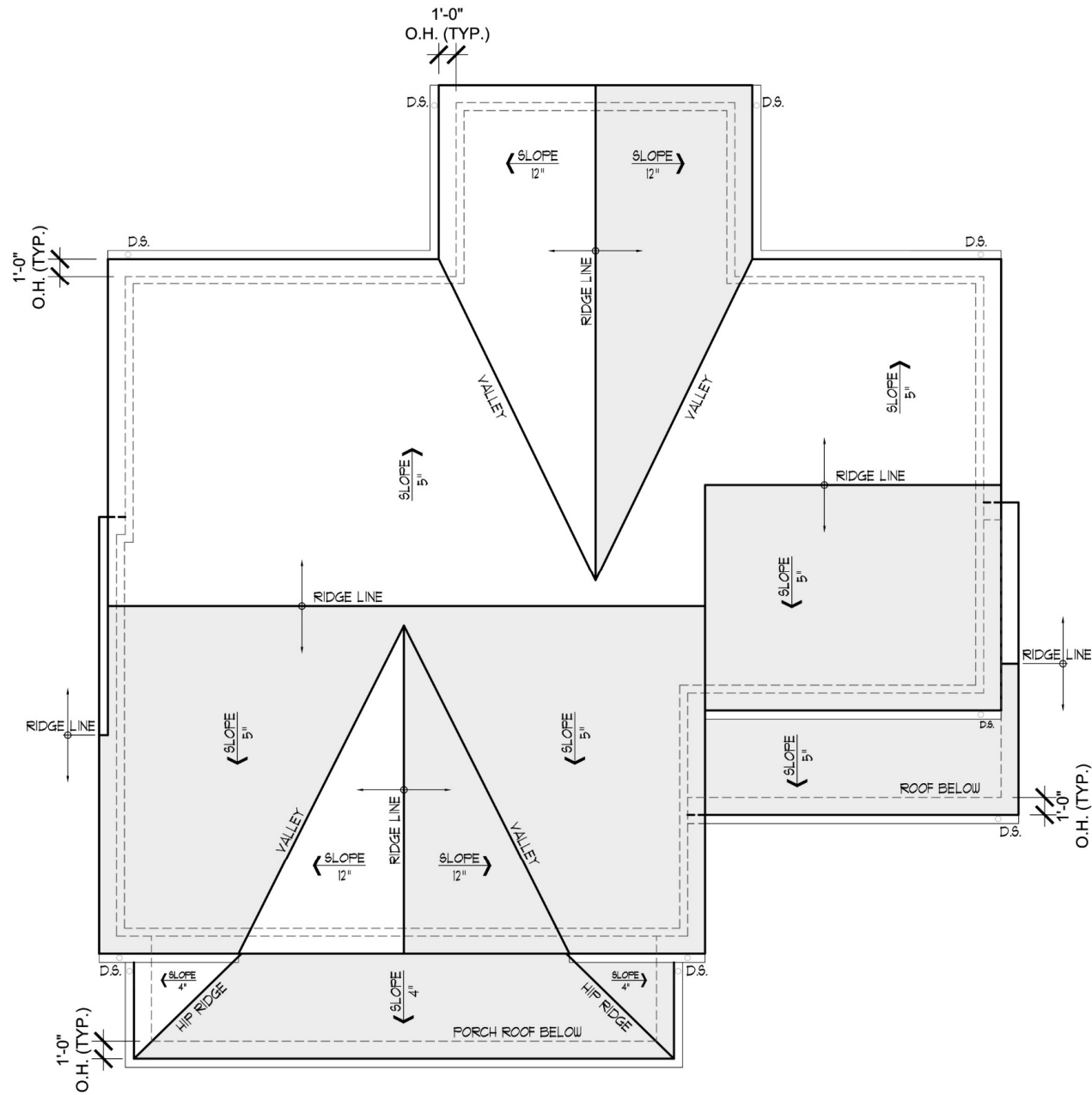
ARCHITECTURE  
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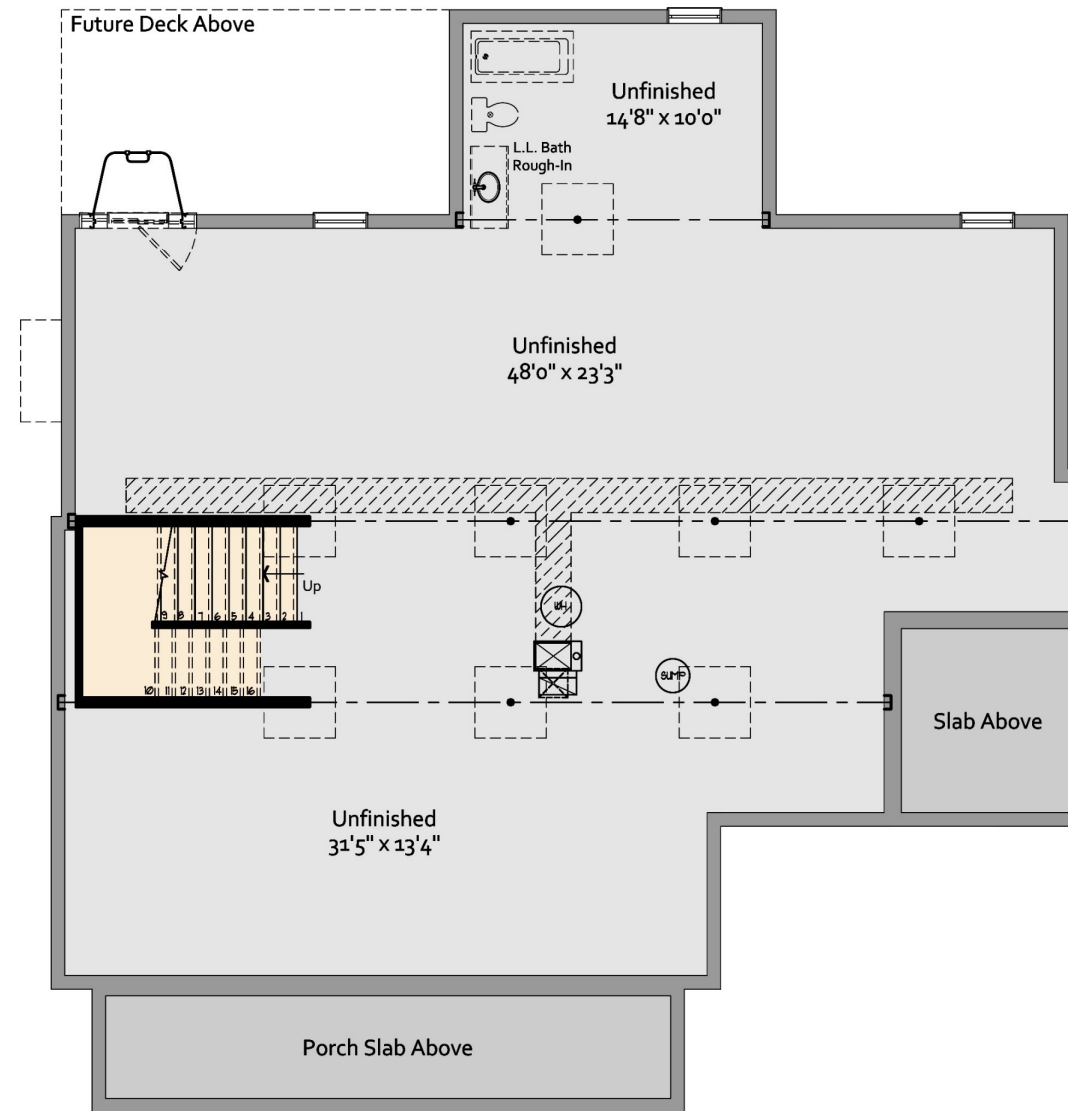


'19820 WHITE GROUND ROAD'

3,638



**ROOF PLAN**



**UNFINISHED LOWER LEVEL PLAN**

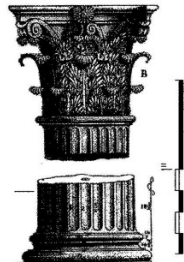
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**GARCIA RESIDENCE**  
GarciaResidence\_Under\_Renderings date 01/15/24  
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**19820 WHITE GROUND ROAD**  
title

revisions	CLIENT REVIEW COMMENT	HISTORICAL REVIEW COMMENT	BUILDER COMMENT	CLIENT / BUILDER & H.R. COMMENTS	HISTORICAL REVIEW COMMENT	REVIEW COMMENT	REMOVE CHANGES
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02/23/24							
03/07/24							
03/12/24							
04/23/24							
04/23/24							
06/18/24							

SHEET #



08/28/24 HPC COMMENTS & REVISIONS

## New Construction Specification Sheet

**Date:** June 12, 2024

**Property:** EXE 104 Garcia – 19820 White Ground Road, Boyds, MD

**Builder:** Timberlake Homes, BT

**Purchaser:** Jaime & Danilza Garcia

**House Design Name:** Modified Linden

*This New Construction Specification Sheet is intended to support the conditions required by the Montgomery County Historic Preservation Commission (HPC).*





- 
- **Roof Shingles:** Fiberglass Asphalt [GAF Timberline HDZ](#) – Charcoal  
**Notes:** Seal tab GAF 30 Year self sealing, Architectural shingles over one (1) ply of #15 asphalt saturated felt, nailed and lapped in accordance with manufacturer’s recommendations with four (4) galvanized nails (or approved staples) per shingle.
- 
- **Exterior Covering:**  
Siding: Fiber Cement – [Hardie Plank Lap Siding](#) – Select Cedarmill – Statement Collection – 7” white horizontal Hardie-Plank siding (all sides)  
Corner Trim: <https://www.jameshardie.com/product-catalog/trim-products/4>” Hardie Board, White  
Soffit: White [6” Hardie Board Sofits](#)  
Fascia & Rake: 6” Hardie Board Facia <https://www.jameshardie.com/product-catalog/soffit-products/White>  
Gutters: [5” K Gutters with 2”x3” Downspouts](#), White  
**Notes:** Accessories to include inside and outside corners, J channel and starter strip. J channel will be used at all siding transitions to windows.
- 
- **Windows:** [PlyGem 1500 Series](#) Single Hung, White  
**Notes:** Window Features include [Haas HWH902 Composite](#), page 87
- 
- **Exterior Doors:** [Therma Tru Smooth Star S608](#)  
**Note:** Exterior door units to be Therma Tru doors. The fiberglass Smooth Star front door and steel side lite with adjustable sill, double lock boring configured.  
**Link has been updated**
- 
- **Front Porch:** Concrete  
**Notes:** Concrete porch with stone face, broom finished with a 2% slope toward the street.
- 
- **Chimney:** None  
**Notes:** NO CHIMNEY- Direct Vent Heat System.
- 
- **Heat System:**

- 
- **Driveway:** Gravel CR6

**Notes**

- 
- **Walkway:** Concrete

**Notes:** Exterior lead walk will be broom finished with a 2% slope toward the street.

- 
- **Stone:** [Environmental Stoneworks](#) –

**Notes:**

Style: Traditional

Profile: LedgeStone, (The “profile” is the shape and facing of the stone.)

- 
- **Concrete**

**Notes:**

**Wall Footings:** Footing and wall mix to be a minimum of 3,000 PSI at 28 day compressive break.

**Column Footings:** Minimum of 4” below finished slab elevation and all areas of slab work are a minimum of 4” of concrete throughout.

**Foundation:** 8 inch thick wall by 7 foot 6 inch high full basement walls.

- **Gothic Window**

**Notes:** PlyGem 1500 Series Geometric shapes

- **Notes:**
- **Porch columns**  
Notes: [10" plain square columns. Not tapered, not fluted, not recessed](#)
- **Front Door Panels** [Design Your Door | Therma-Tru Doors \(thermatru.com\)](#)  
Notes: clear glass 1/2 transom on each side of the door.
- Transom above door with decorative glass
- **Rear Sliding Door**
- Notes: [PlyGem](#) 1500 series
- **Railing At Rear Sliding Door**  
Notes: [safety rail](#) White (required by code)
- **Ridge Vent**  
Notes [GAF](#)