

FOR STAF	FONLY:
HAWP#_	1109665
DATE ASSI	GNED

APPLICANT:

Name:	kblackman2@gmail.c	com, petermartel@hotmail.com
Address: 19735 White Ground Road		_{Zip:} 20841
Daytime Phone: 202-740-5411 / 202-997-1738	City: Boyds Tax Account No.: 06-	-00389174
AGENT/CONTACT (if applicable):		
Name: Richard Kirby	_{E-mail:} housinga	art@aol.com_
Address: 28716 Greenberry Dr	E-mail: housinga City: Gaithersburg	zip: <u>20882</u>
Daytime Phone: 301-370-0660	Contractor Registratio	_{n No.:} 97835
LOCATION OF BUILDING/PREMISE: MIHP # of Hi		
Is the Property Located within an Historic District?	YYes/District Name BOY No/Individual Site Name	<u>yds</u>
Is there an Historic Preservation/Land Trust/Environal map of the easement, and documentation from the	nmental Easement on the F	Property? If YES, include a
Are other Planning and/or Hearing Examiner Appro (Conditional Use, Variance, Record Plat, etc.?) If YE supplemental information.	S, include information on th	ese reviews as
	White Ground Ro	
Town/City: Boyds Nearest	Cross Street: Clopper	Road
Lot: MapDU52 Block: Grid 0000 Subdivis	ion: Parcel:	
TYPE OF WORK PROPOSED: See the checklist of for proposed work are submitted with this apply be accepted for review. Check all that apply: New Construction Deck/Porch Addition Fence Demolition Grading/Excavation Roof I hereby certify that I have the authority to make the and accurate and that the construction will complete agencies and hereby acknowledge and accept this	olication. Incomplete App Shed/Ga Solar Tree ren andscape Window Other: he foregoing application, that y with plans reviewed and a s to be a condition for the iss	lications will not arage/Accessory Structure noval/planting /Door at the application is correc pproved by all necessary
Signature of owner or authorized agen	ıt	Date

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

Owner's mailing address Katherine Blackman Peter Martel 19735 White Ground Road Boyds, MD 20841	Owner's Agent's mailing address Housing Art 28716 Greenberry Drive Gaithersburg, MD 20882
Adjacent and confronting	Property Owners mailing addresses
19810 White Ground Road Boyds, MD 20841	Prysbyterian Church 19901 White Ground Road Boyds, MD 20841
19821 White Ground Road Boyds, MD 20841	•

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

This rural Circa 1880's two-story wood-frame Gothic Revival residence features a reverse gable roof facing White Ground Road with main gable ridge line parallel to the road and bookended by brick chimneys. Subsequently constructed rear additions have both one and two-story forms of non-significant character. An open porch spans the front elevation with turned posts and decorative post / beam brackets. A raised planting area adjacent to the front porch steps is supported by pressure treated wood. Exterior finishes include deteriorating ribbed metal roofing, double-five vinyl siding, painted wood trim, and 1/1 double hung aluminum replacement windows.

The 1.1 acre site of mostly lawn is surrounded on all sides by land owned by the Prysbyterian Church with lawn to the east then woods to the south and west. The church building itself is over 500' away. The ground slopes toward the residence with attempts by previous occupants to address drainage concerns with a pressure treated wood retaining wall that encroaches on the church property. Also employed was a partially raised foundation wall to protect the existing floor framing as the finish floor at the rear of the residence is close to the existing grade with minimal slope for drainage.

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

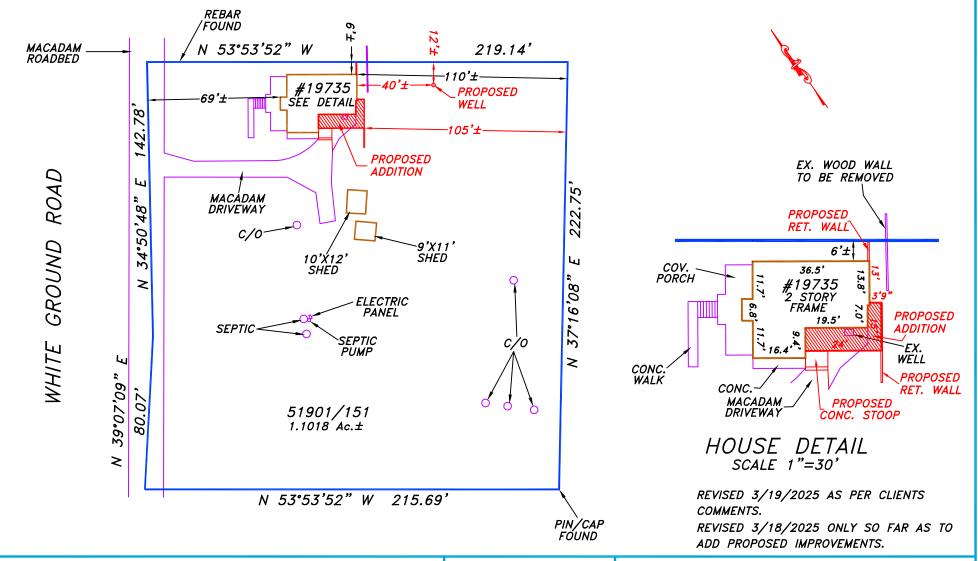
The original main 1880's portion is to remain "As-Is" except for the in kind replacement of the ribbed metal roofing. The existing rear addition is to be partially removed and/or enveloped within the proposed two-story addition with expansion limits at 3.5' to the south and 6.2' to the west. There are no trees to be impacted by this scope. The new addition top plate and truss heel height is to be raised so that the overhangs may match the drip line of the original house, as well as its soffit / frieze height and the space between the frieze and top of the window trim. The new addition is to also receive in kind metal roofing, James Hardie fiber cement siding, and Andersen Series 200 1/1 double hung windows. Two (2) 6 x 6 pressure treated retaining walls (approx 18" to 24" high), raised foundation protection, and adequate postive drainage are proposed for the rear of the residence with the existing retaining wall encroachment on the adjacent property to be eliminated.

Work Item 1: Existing & New Roof Description of Current Condition: Proposed Work: Aged, deteriorating ribbed metal with multiple Remove and replace with Central States Panel Loc coats of paint. Plus prefinished ribbed metal roofing on main house and new addition. Work Item 2: New Addition Description of Current Condition: Proposed Work: One and Two-Story Rear Addition over crawl Partially remove and envelop rear addition with new space and slab-on-grade. Conditions not footprint for a two-story addition. The existing rear adequate to protect against drainage area crawl space is to be maintained. Raise rear above the residence. Non-compliant well foundation wall for grade protection, add two wood location and oil tank eyesore. retaining walls, and provide positive drainage behind the house. Relocate well and eliminate oil tank with new hvac system.

Work Item 3: Concrete Stoop	
Description of Current Condition: Side entry off asphalt driveway.	Proposed Work: Relocate side entry and pour new concrete stoop.

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	* ✓	*~	*	*	* <	NA.	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:

19735 White Ground Road as described in a deed

recorded among the Land Records of Montgomery County, Maryland in Liber 51901 , folio 151

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins Property Line Surveyor #96 Expiration Date: 3/11/2026

SITE PLAN

19735 WHITE GROUND ROAD
6th ELECTION DISTRICT
MONTGOMERY COUNTY. MARYLAND

NTT Associates, Inc.

16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442–2031

Fax: (410) 442-1315

www.nttsurveyors.com

,		–	
Scale:	1 "=	<i>50'</i>	
Date:	2/26,	/2025	
Field By:	RM:	S/KSW	
Drawn By	/:	RMS	
File No.:	MISC	16952 A	
Page No.	: 1	of 2	

GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 2'±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) 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.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates. Inc.
- 9) Flood Zone information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

APPARENT ENCROACHMENT NOTES:

1) The wood wall appears to lie partially over the property line.

JOB SPECIFIC NOTES:

1) The description in deed 51901/151 failed to mathematically close by 5'±. The property outline and area shown hereon were derived from a Boundary Survey performed by Cloverlea Land Surveys Inc., dated February 23, 2016, provided by client.





19735 WHITE GROUND ROAD BOYDS, MARYLAND 20841

PRINTING INSTRUCTIONS:

- With the drawing open in Adobe Reader, select "Print..." in the "File" menu
- Select the desired printer

- Choose the "All" option under "Pages to Print"
 Choose the "Actual size" option under "Page Sizing & Handling"
 To print in COLOR click "Print", for BLACK & WHITE continue to step 6

- Click the "Properties" button
 Choose the "Imaging" tab
 Check the "Print text as black" & "Print graphics as black" boxes (this will remain the default until unchecked)
- Člick "OK"
- 10) Click "Print"

SURVEYOR LEGEND:

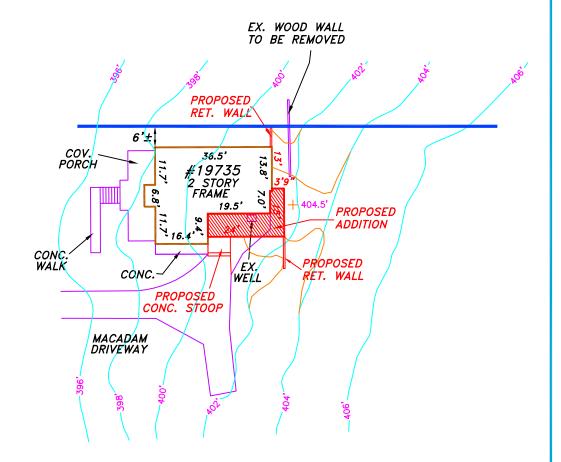
Property Lines: Fence Line (Metal, Wire): Fence Line (Wood, Plastic): Buildinas: Right of Way: Improvements: **Building Restriction Line:** 100 Year Flood Plain: Easement Lines: Forest Conservation: Easement Lines: Septic Reserve Areas: Old Lot Lines: Overhangs:

NTT Associates. Inc.

16205 Old Frederick Rd. Mt. Airy, Maryland 21771 Phone: (410) 442-2031 Fax: (410) 442-1315 www.nttsurveyors.com

Subject property is shown in Zone X on the FIRM Map of Montgomery County, Maryland on Community Panel Number 24031C0165 D , effective 9/29/2006

File No.: MISC 16952 A Page No.: 2 of 2



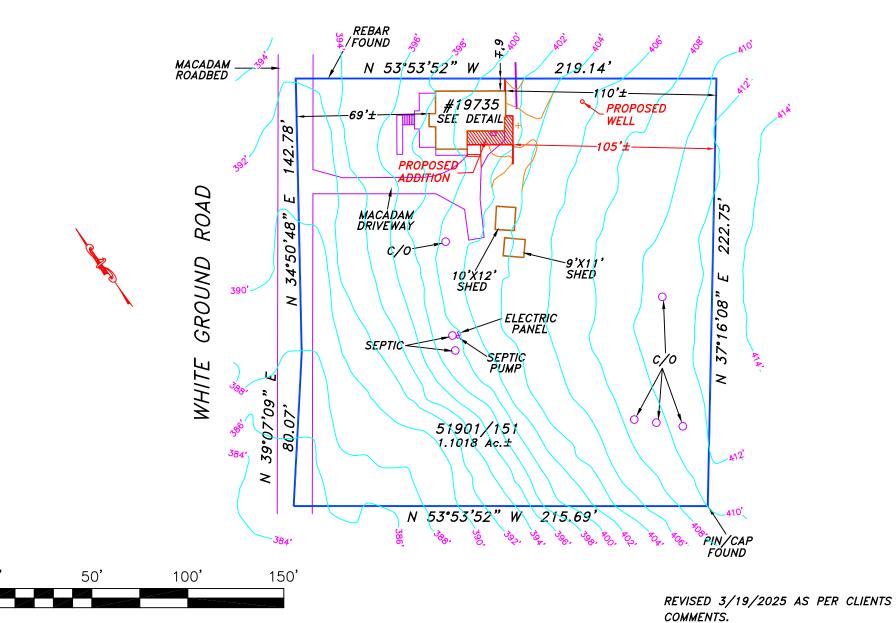
HOUSE DETAIL SCALE 1"=30'



JOB SPECIFIC NOTES:

- 1) The description in deed 51901/151 failed to mathematically close by 5'±. The property outline and area shown hereon were derived from a Boundary Survey performed by Cloverlea Land Surveys Inc., dated February 23, 2016, provided by client.
- 2) The Contours and Elevations shown hereon were derived from MNCPPC GIS data and not based on a field run Topographical Survey.

 3) The accuracy of the distances shown from any structure to any apparent property line is 2'±.
- 4) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are
- not guaranteed by NTT Associates, Inc.
 5) The Subject Property is shown in Zone X on the FIRM Map of Montgomery County, Maryland on Community Panel Number 24031C0165 D, effective 9/29/2006.

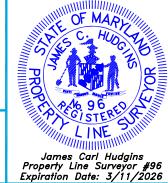


The purpose of this drawing is to locate, describe, and represent the existing and proposed contours in relation to the buildings affecting the property shown hereon, being known as:

19735 White Ground Road as described in a deed recorded among the Land Records of Montgomery County, Maryland in Liber 51901, folio 151.

See Job Specific Note Number 1

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.



www.nttsurveyors.com

GRADING PLAN

19735 WHITE GROUND ROAD 6th ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

NTT Associates, Inc.

16205 Old Frederick Rd. Mt. Airy, Maryland 21771
Phone: (410) 442–2031
Fax: (410) 442–1315

1"= Scale: 50 ° Date: 2/26/2025 Field By: RMS/KSW Drawn By: RMS File No.: MISC 16952 B Page No.: 1 of 1











