

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	18623 Olney Mill Rd., Olney	Meeting Date:	1/10/18
Resource:	Oatland Individually Listed Masterplan Site	Report Date:	1/3/18
Review:	HAWP	Public Notice:	12/28/17
Case Number:	22/14-18A	Tax Credit:	n/a
Applicant:	Lawrence Fess & Gladys Collazo	Staff:	Dan Bruechert
Proposal:	Deck Construction		

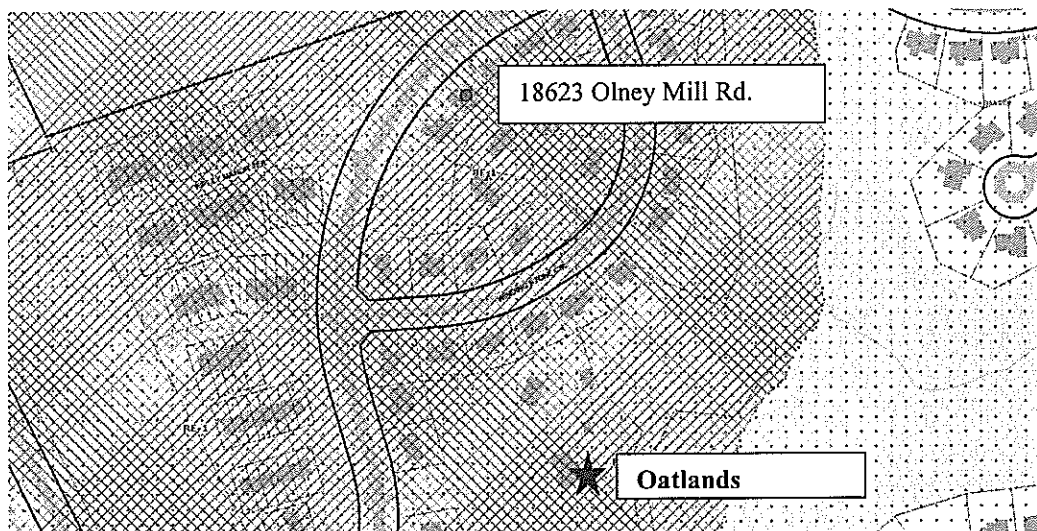
STAFF RECOMMENDATION:

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

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Historic Site ("Oatlands")
STYLE: Greek Revival
DATE: c.1870 w/ 1999 site redevelopment

The subject property is one of several houses constructed in 1999 within the environmental setting of the individually listed Master Plan Site Oatlands. In 1993 the Planning Board approved the development of 305 houses on the site, with another 5 houses approved in 1995. The subject property was constructed in 1999 and is more than 700 feet away from Oatlands. The proposal to construct a rear deck will not be visible from the historic resources as there are four houses, covering more than 700 feet, between the subject property and the historic house.



From *Places from the Past*:

“Oatland Farm was the residence of Washington Bowie, a successful export merchant who was one of the wealthiest citizens of early 19th century Georgetown in the early 1800s. In 1820, Bowie purchased about 2,000 acres in Montgomery County and settled in a stone dwelling at Oatland with his wife Margaret Johns. Bowie’s grandson Washington Bowie Chichester and wife Lydia Brown are said to have built the present house about 1875. With its oversize pediment entry porch with classical columns and small second story windows, the frame, double pile residence has a Greek Revival character more typical of pre-Civil War era houses. The stone Bowie House is no longer standing, however two early outbuildings and a cemetery remain. A two-level stone springhouse has corner quoins and a projecting gable roof sheltering exterior stairs to the second level. The Bowie family graveyard is protected by a massive stone wall.”

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

7381288

Contact Email: Christina@probuiltconstruction.com Contact Person: Christina Speiden
 Daytime Phone No.: 301-854-0521
 Tax Account No.: 08-03241558
 Name of Property Owner: Lawrence Fess & Gladys Collozo Daytime Phone No.: 301-382-4308
 Address: 18623 Olney Mill Rd, Olney, MD 20832
Street Number City State Zip Code
 Contractor: Pro-Built Construction, Inc. Phone No.: 301-854-0521
 Contractor Registration No.: MHC # 20247, MontCo ID # 1216937
 Agent for Owner: Christina Speiden Daytime Phone No.: 301-854-0521
Edward Pacylowski, owner of Pro-Built

LOCATION OF BUILDING/PREMISE

House Number: 18623 Street: Olney Mill Rd
 Town/City: Olney Nearest Cross Street: Winding Stone Circle
 Lot: 2 Block: 7 Subdivision: Oakland Farm
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Other: _____				

1B. Construction cost estimate: \$ 10,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Edward Pacylowski Signature of owner or authorized agent 12/4/17 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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**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:

Single Family Dwelling in Oakland Farm Community.

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

Construct approx. 16' x 22' x 8' Trex deck off rear of home. No anticipated effects on historical resources, environmental setting or historic district.

*See attached "Project Specifications" document.

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 resource(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 fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

- 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.

N/A **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.

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.

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

Owner's mailing address Lawrence Fess 18623 Olney Mill Rd Olney, MD 20832	Owner's Agent's mailing address Edward Pacylawski ProBuilt Construction, Inc. 13330 Clarksville Pike Highland, MD 20777
Adjacent and confronting Property Owners mailing addresses	
Mr Brandon Morick 18621 Olney Mill Rd Olney, MD 20832 (right neighbor)	
Mr + Mrs John + Kate Churchwell 18625 Olney Mill Rd Olney, MD 20832 (left neighbor)	
Mr + Mrs Roberto Lisa Migliozzi 4611 Winding Stone Circle Olney, MD 20832 (rear neighbor)	


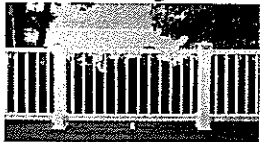

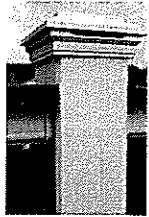
* Note: All these effected neighbors currently have a deck on the back of their home of approximately same size.

(5)

December 5, 2017

Mr. Lawrence Fess & Mrs. Gladys Collazo
 18623 Olney Mill Rd
 Olney, MD 20832
 Ph. 301-332-4308
lafess@aol.com

This quote is to provide a price for the following work.

DESCRIPTION	ILLUSTRATION
<p>TREX DECK: Build approximately 16'x22', 352 square foot Trex deck as outlined in plan and per Montgomery County Deck Construction Guidelines.</p> <ul style="list-style-type: none"> ○ Framing: All #1 grade pressure treated wood to be used for the framing. Joist framing to be installed 12" on center. Support post and beam to remain exposed pressure treated wood (<i>See Options/Upgrades on last page of quote for option to cover under deck posts and beams with white vinyl sleeves and trim</i>). ○ Frame Tape: Install Trex Protect framing tape on joists and beams of deck. ○ Hardware: Exterior triple grade zinc galvanized hardware to be used per code. ○ Foundation: Post footings to be concrete dug to county code requirements. ○ Decking: Trex Transcend decking installed at a diagonal using hidden fasteners, color to be LAVA ROCK. ○ Pattern: Herringbone pattern with 2-board center boards. ○ Railing: Trex Select 36" rails in classic white with flat or pyramid caps (<i>See Options/Upgrades section on last page of quote for Trex Transcend rail options</i>). ○ Trim: Fascia around perimeter of deck frame to be Palight vinyl trim. Replace trim under door with new white vinyl. <p><i>*Note: Crew to try to save any siding that they remove for homeowner. Homeowner to let crew know where to leave it after it has been removed.</i></p>	<p>Decking:</p>  <p>Lava Rock</p> <p>Railing:</p>  <p>Trim:</p> 
<p>TREX POST CAP LIGHTS: Labor and materials to install Trex low-voltage rail cap lights on every rail posts on deck. Estimated to be 10 lights.</p> <ul style="list-style-type: none"> ○ Lights to be wired to transformer and controlled via timer. 	

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INCLUDES

- Labor and Materials
- County Permits
- Licenses and Insurances
- Assistance with HOA Application, if needed.
- Daily yard tidying/trash removal, and final yard cleaning with soap and water cleaning of deck upon completion of work (pending water availability from hose bib of homeowner).
- Seed/straw of any area of yard damaged by construction of deck.

DOES NOT INCLUDE

- Any staining, painting or caulking.
- Any electrical or plumbing, additional or otherwise.
- Any cabinetry, furniture, appliances or fixtures not listed above.
- Relocation or removal of any furniture, appliances and/or major undergrowth.
- Any architect or engineer plan(s) changes that could not be anticipated prior to construction.
- Any and all modifications, structural or otherwise, to home or proposed project made by the Homeowner(s) and/or county permitting officials anticipated prior to the start of construction.
- Any fees associated with submitting the Homeowners Association application.

WORK SCHEDULE

Work shall begin within **30** days of notice and shall be completed within **30** business days of start, barring any unforeseen problems such as permitting, inspection, or HOA delays, material delays, inability of Homeowner to make timely payments throughout the duration of the project, inclement weather conditions that may delay the progress of the job and/or any Change Orders produced that may require additional time to complete.

- **Anticipated Start Date:** The Week of December 18, 2017
- **Anticipated Completion date:** By January 5, 2018

WARRANTIES

All workmanship is warranted for a standard of *three years* from the completion date of the project. Warranties for the materials used in the project are subject to the manufactures own policies and can be provided upon request. *ProBuilt is a certified TrexPro Platinum, EP Henry and Nicolock Installer.*

PHOTOS OF EXISTING HOME:



Left side of rear of home (showing neighbor at 18625)



Right side of rear of home (showing neighbor at 18621)



Rear property and house behind home (showing rear neighbor at 4611 Winding Stone Circle)



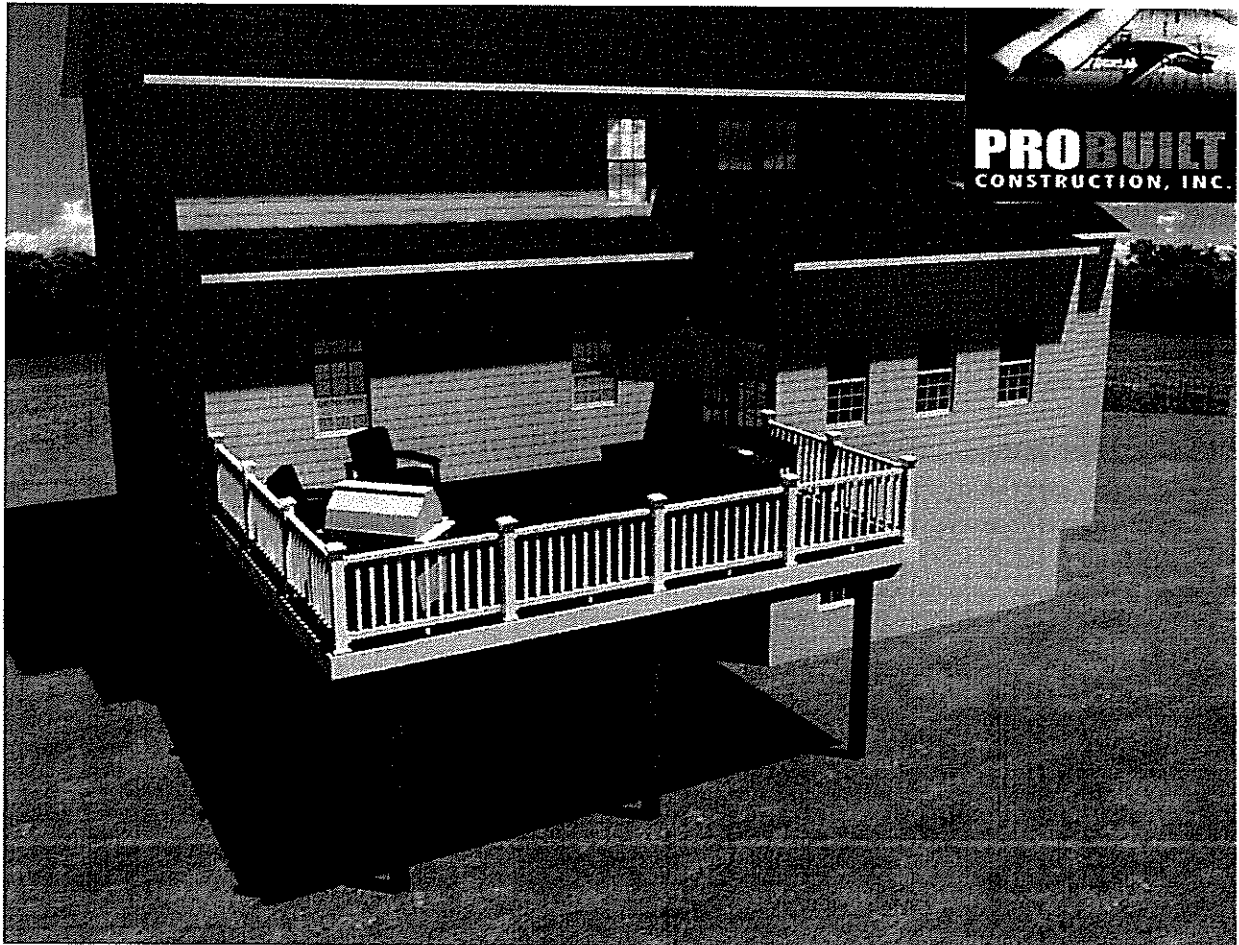
Front public right of way street view of 18623 Olney Mill Rd, Olney, MD 20823

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Satellite view of 18623 Olney Mill Rd, showing adjacent and rear neighbors (& their decks).

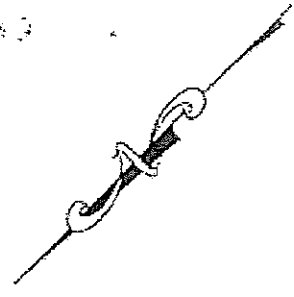
3D RENDERING OF PROPOSED DECK:



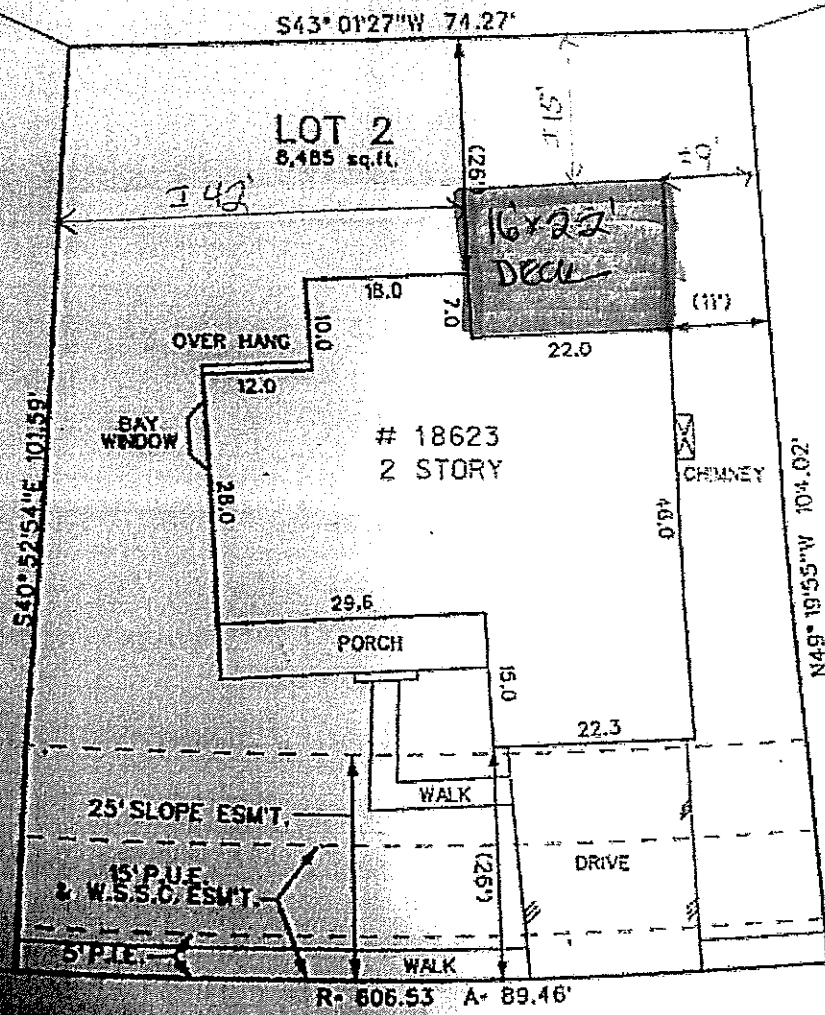
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This property lies within Zone C, area of minimal flooding, as indicated on Federal Emergency Management Agency maps entitled "FIRM, Flood Insurance Rate Map", Montgomery County, Maryland.

18623 Olney Mill Road
Olney, MD 20833



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APPROVED BY: [Signature]
DATE: 12/5/17
PAGE: 225 MWS
ZONING CLASS: R-1
BOARD OF APPEALS CASE: #821065

OLNEY MILL ROAD
(77' R/W)

Building setbacks as listed on approved site development plan.
Front: 25'
Side: 5'
Rear: 25'

LOCATION DRAWING

OF PLUS OR MINUS ONE FOOT.
RIGHTS-OF-WAY AND COVENANTS OF RECORD.
REQUIRED BY A LENDER OR A TITLE INSURANCE
TRANSFER, FINANCING OR REFINANCING.
OF FENCES, GARAGES, BUILDINGS OR FUTURE IMPROVE-
PROPERTY BOUNDARY LINES, BUT SUCH

Job No. 322-30
Scale 1" = 20'
WALL CHECK
Date 8-04-1999



Probuilt Construction, Inc.
13330 Clarksville Pike
Highland, MD 20777
(301) 854-0821

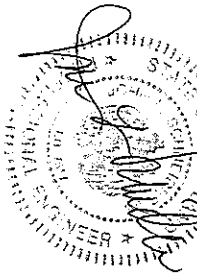
Sheets Consultant
Ed Pacyfowski
Date of Drawing
11/30/17

Design Consultant
April Jordan
Drawing Title
Structural Drawing

Project Manager
Ryan Spaiden
Drawing Scale
1/4" = 1'-0"

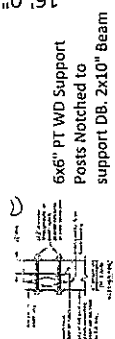
Project Information
The Fess Residence
18623 Olney Mill Rd
Olney, MD 20832

Probuilt Construction, Inc. is a licensed contractor in the State of Maryland. The company is not a structural engineer. The drawings are prepared by a structural engineer who is not a member of the Professional Engineers Board of the State of Maryland. The drawings are prepared for the use of the contractor and are not to be used for any other purpose. The drawings are prepared in accordance with the Maryland Building Code and the International Building Code. The drawings are prepared in accordance with the Maryland Building Code and the International Building Code. The drawings are prepared in accordance with the Maryland Building Code and the International Building Code.



Expiration Date: 12/03/2018
I hereby certify that these documents were prepared or approved by me & that I am a duly licensed professional engineer under the laws of the State of Maryland License #7517

Professional Certification



- Notes:
- Decking to be installed diagonally and to be 5/4"x6" Trex Transcend composite decking material.
 - Decking to be installed using Tiger Claw Hidden Fasteners as per manufacturers recommendations.
 - Rails to be 36" Trex Transcend Composite Railing system see attached rail detail for specs.

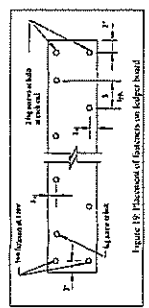


Figure 18: Detail of fasteners on ledger board
2x10" PT Wood Ledger to be attached to house rim board using 1/2" dia lag screws staggered 10" o.c.

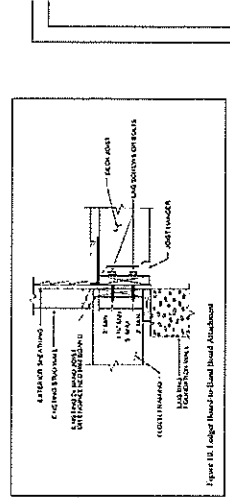
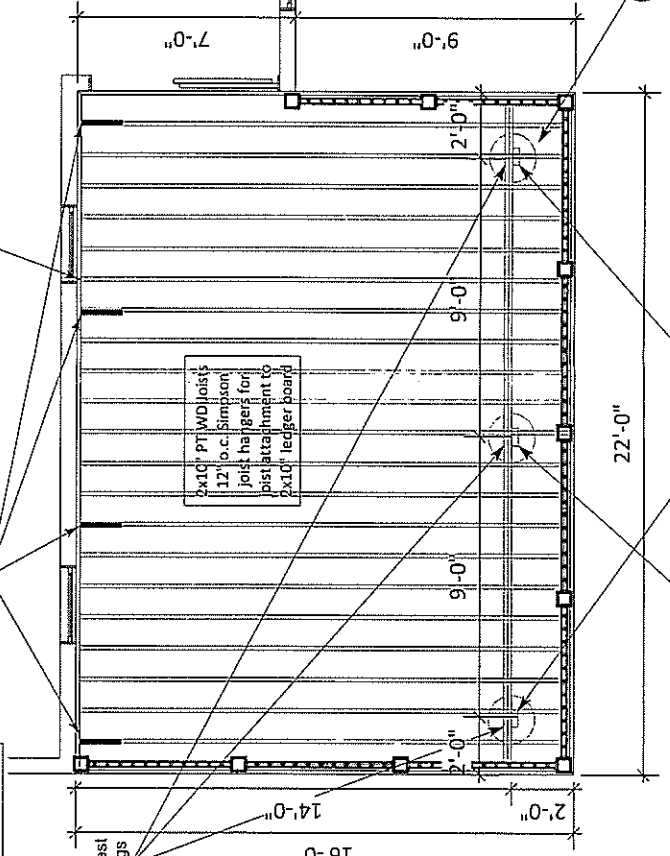


Figure 18: Ledger Board to Band Attachment

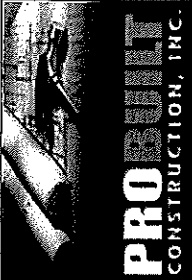


Diagonal Bracing: Simpson LCE4 Bracket for Lateral Support Connecting to beam for corner deck posts



Diagonal Bracing: Simpson AC Bracket for middle post connection to beam

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ProBuilt Construction, Inc.
 13330 Clarksville Pike
 Highland, MD 20777
 (301) 854-0821

Sales Consultant

Ed Pacylowski

Design Consultant

April Jordan

Project Manager

Ryan Speiden

Date of Drawing

08/24/17

Drawing Title

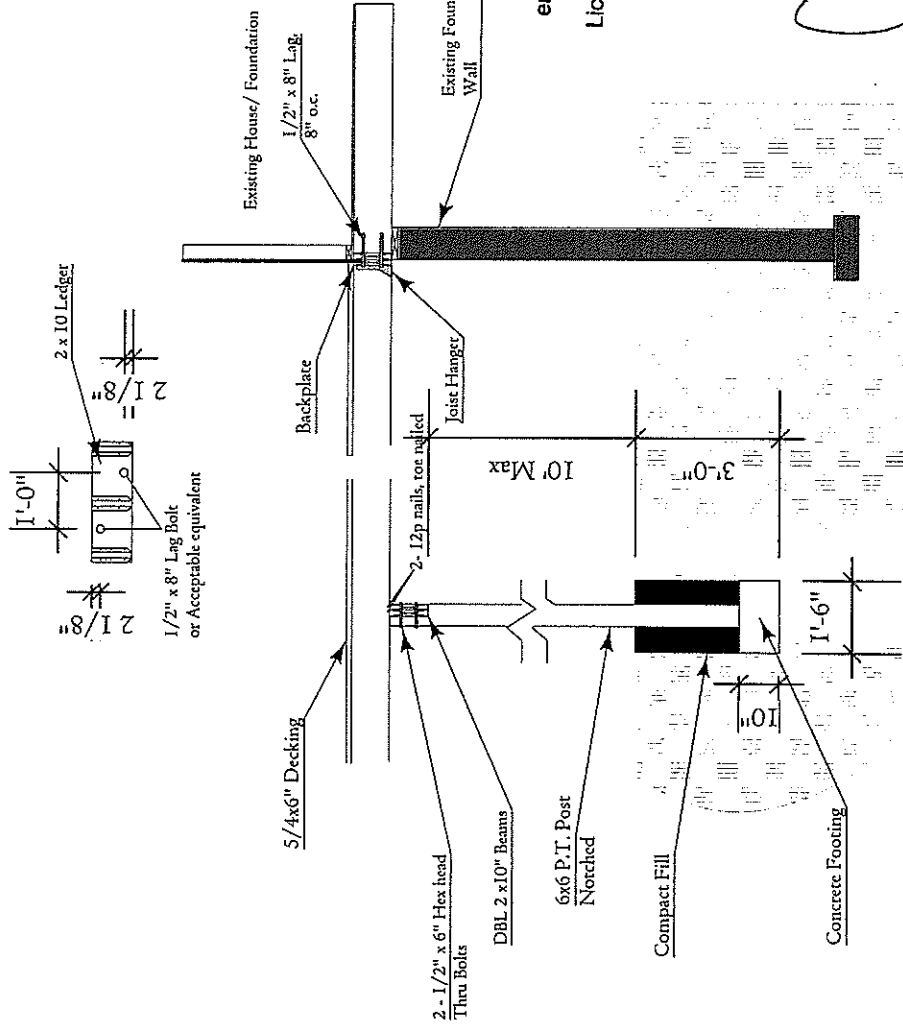
Deck Attachment Detail

Drawing Scale

1/4" = 1'0"

Project Information

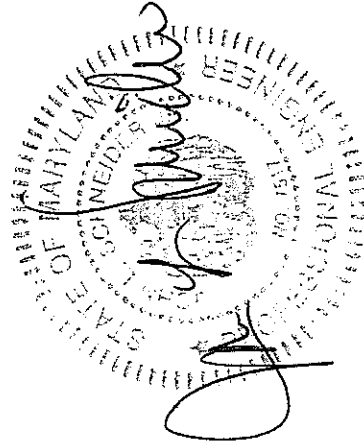
Renderings, drawings, samples and other intellectual properties provided by ProBuilt Construction, Inc. to the client above are for the express benefit of the client. Note that ProBuilt Construction has SOLE OWNERSHIP of all documents. Client can never own, use and/or distribute documents without written consent of ProBuilt Construction. If client uses and/or encloses any renderings, drawings, samples and/or other intellectual properties provided by ProBuilt Construction, Inc. to the client, the cost of \$1,500 will be immediately sent to the client to cover the cost of the intellectual property used without permission of ProBuilt Construction, Inc.



Professional Certification
 I hereby certify that these documents
 were prepared or approved by me,
 & that I am a duly licensed professional
 engineer under the laws of the State of Maryland

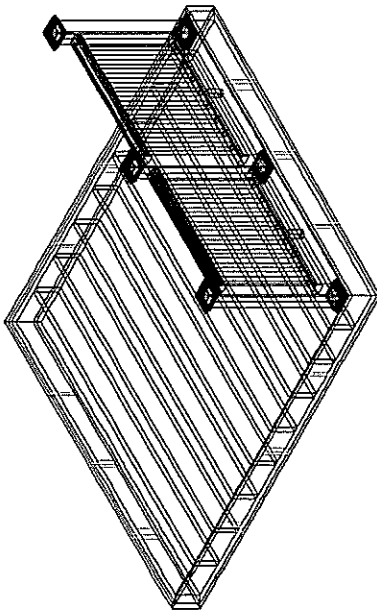
License #7517

Expiration Date: 12/03/2018



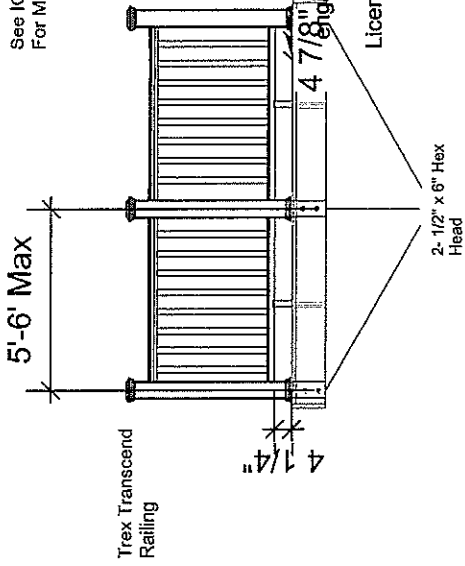
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Isometric View



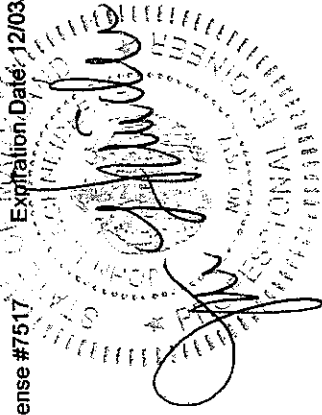
Front View

See ICC-ES Evaluation Report
For Material Specifications

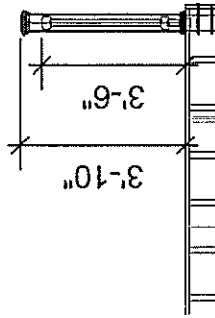


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License #7517 Expiration Date: 12/03/2018

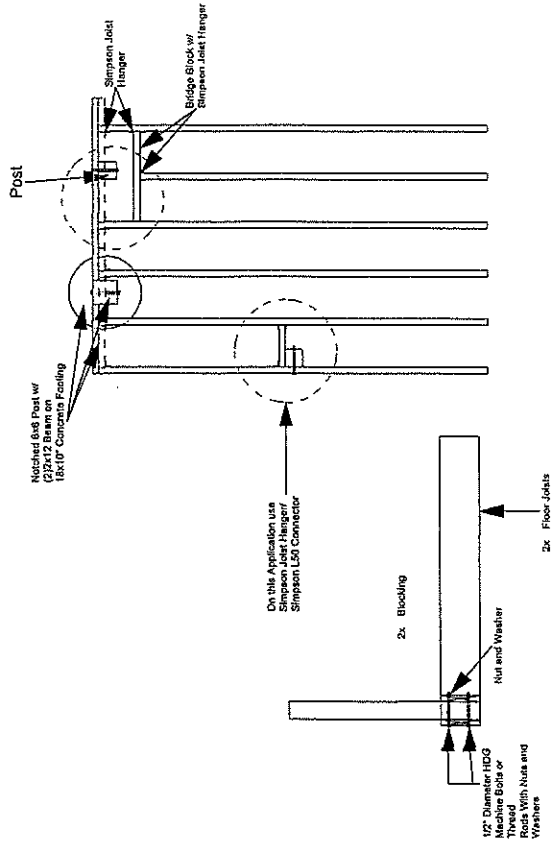


Side View



4x4 wood-Pressure treated ACQ.40
Southern Yellow Pine
Size Grade #2
All Frame #1

Post Attachment



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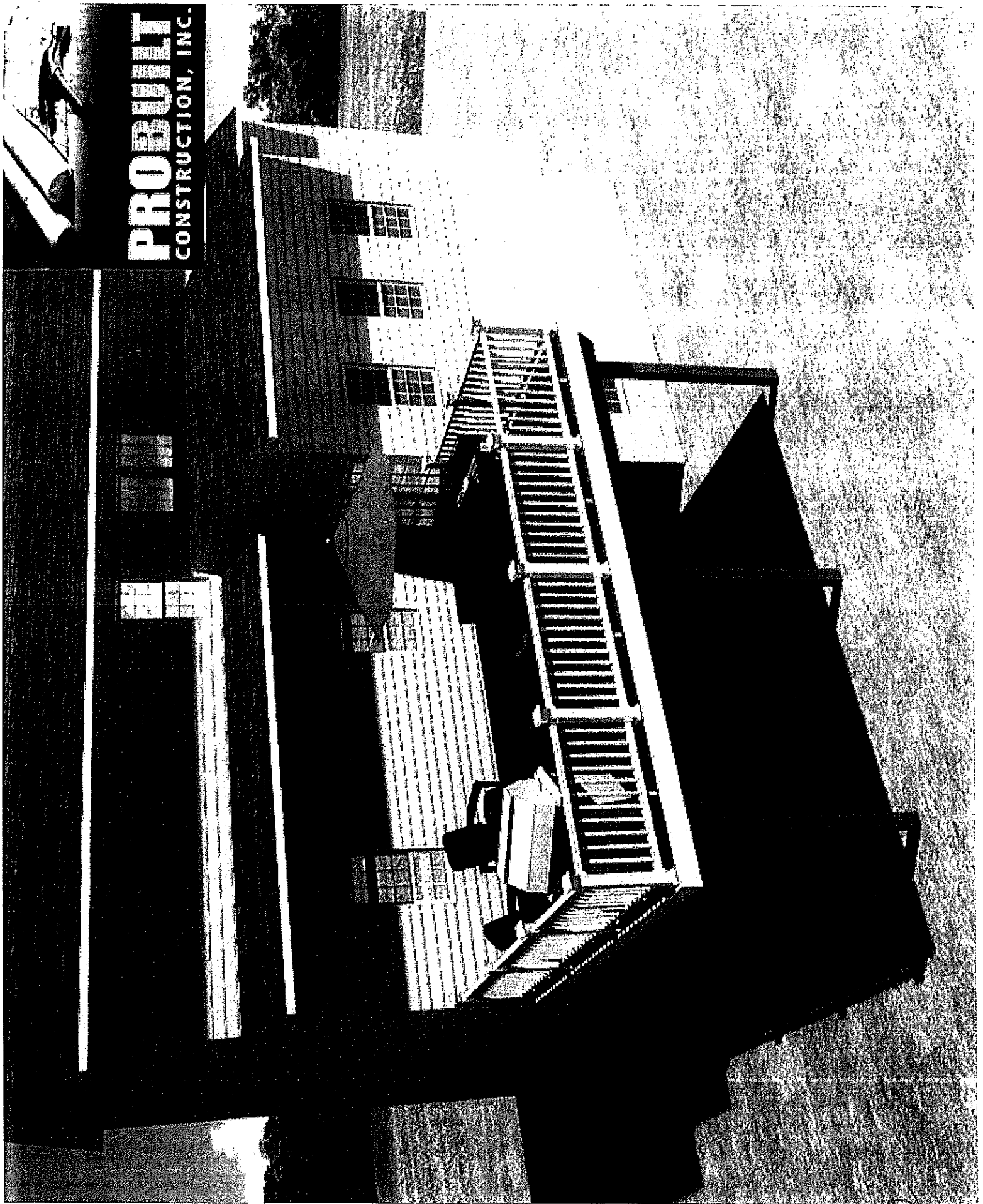
Project Name

Rail Attachment Details

Client Name and Address

Job Site

Sheet Number: 11A11-41 Rev 1 Sheet Title: Rail Attachment Details



ELEVATION DRAWING OF PROPOSED DECK