EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 18623 Olney Mill Rd., Olney  Meeting Date: 1/10/18
Resource: Oatland  Report Date: 1/3/18
Individually Listed Masterplan Site
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*:
“Oakland 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 Oakland 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:**

_X_ 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:

_x_ 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

_x_ 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Name: Christine Speckman
Contact Phone: 301-854-0821

Tax Account No.: DE-03244556

Name of Property Owner: Lawrence Pez & Gladys Cook
Contact Phone: 301-882-4308
Address: 18625 Olney Mill Rd, Olney, MD 20832

Contractor: Pro-Built Construction Inc.
Phone: 301-854-0821

Agent for Owner: Edward Pacywenski, Owner of Pro-Built

Location of Building Project:
House Number: 18625
Street: Olney Mill Rd
Town/City: Olney
Nearest Cross Street: Winding Stone Circle
Lot: 2
Block: 4
Subdivision: Oaklawn Farm

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
- Construct
- Extend
- Alter/Rehab
- A/C
- Sub
- Room Addition
- Porch
- Deck
- Shed
- Move
- Install
- Wired/Grace
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Revision
- Repair
- Removable
- Fence/Wall (complete Section 4)
- Other:

1B. Construction cost estimate: $ 0.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION ADDITIONS
2A. Type of sewage disposal: 01: WSSC
2B. Type of water supply: 01: WSSC

PART THREE: COMPLETE ONLY FOR FENCE OR RETAINING WALL
3A. Height (feet) _______ inches _______

3B. Indicate whether the fence or retaining wall will be constructed on one of the following locations:
- On party line/property line
- On land of owner
- On public right of way/assessment

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

Signature of owner or authorized agent

Approved: ____________________
For Chairperson, Historic Preservation Commission

Date: 12/4/17

See Reverse Side for Instructions
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      Single Family Dwelling in Oatland 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. 1,000 sq. ft. Toilets off rear of home. No anticipated effects on historic 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:
   1. The scale, north arrow, and date:
   2. Dimensions of all existing and proposed structures; and
   3. 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 11" x 17" 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 notated on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
   A 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.

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/roadway 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 UNTO MAILING LABELS.
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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</thead>
<tbody>
<tr>
<td>Lawrence Foss</td>
<td>Edward Pacylowski</td>
</tr>
<tr>
<td>18623 Olney Mill Rd</td>
<td>ProBuilt Construction, Inc.</td>
</tr>
<tr>
<td>Olney, MD 20832</td>
<td>18350 Clarksdale Pike</td>
</tr>
<tr>
<td></td>
<td>Highland, MD 20777</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Mr. Brandon Moore</td>
</tr>
<tr>
<td>18621 Olney Mill Rd</td>
</tr>
<tr>
<td>Olney, MD 20832</td>
</tr>
<tr>
<td>(right neighbor)</td>
</tr>
<tr>
<td>Mr. &amp; Mrs. John &amp; Kate Churchwell</td>
</tr>
<tr>
<td>18665 Olney Mill Rd</td>
</tr>
<tr>
<td>Olney, MD 20832</td>
</tr>
<tr>
<td>(left neighbor)</td>
</tr>
<tr>
<td>Mr. &amp; Mrs. Roberto &amp; Lisa Mylizzi</td>
</tr>
<tr>
<td>4111 Winding Stone Circle</td>
</tr>
<tr>
<td>Olney, MD 20832</td>
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<tr>
<td>(rear neighbor)</td>
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</tbody>
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*Note: All these affected neighbors currently have a deck on the back of their home of approximately same size.*
This quote is to provide a price for the following work.

<table>
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<tr>
<th>DESCRIPTION</th>
<th>ILLUSTRATION</th>
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| **TREX DECK:** Build approximately 16’x22’, 352 square foot Trex deck as outlined in plan and per Montgomery County Deck Construction Guidelines.  
  - 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 (See Options/Upgrades on last page of quote for option to cover under deck posts and beams with white vinyl sleeves and trim).  
  - 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 (See Options/Upgrades section on last page of quote for Trex Transcend rail options).  
  - Trim: Fascia around perimeter of deck frame to be Palight vinyl trim. Replace trim under door with new white vinyl.  
  
  *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.*

| 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.  
  - Lights to be wired to transformer and controlled via timer.
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:
Satellite view of 18623 Olney Mill Rd, showing adjacent and rear neighbors (& their decks).

3D RENDERING OF PROPOSED DECK:
PROJECT SPECIFICATIONS
- 16'x22'x8' TREX DECK, APPROX. 352 SQ.FT. AREA.
- DECKING: TRANSCEND LAVA ROCK
- PATTERN: HERRINGBONE WITH 2 BOARD CENTER INLAY (SAME COLOR)
- RAILING: SELECT WHITE
- FRAME: #1 GRADE PRESSURE TREATED WOOD
- TREX PROTECT TAPE INSTALLED ON JOISTS AND BEAMS.
- LIGHTING: TREX RAIL CAP LIGHTS ON EVERY CAP (10)
  TRANSFORMER PLUGGED INTO OUTLET BY BACK DOOR.
Lateral Support: LTT19 Simpson Tension Tie

2x10" PT Wood Ledger to be attached to house rim beam using 1-1/2" dia. lag screws, stagger 10" o.c.

(3) 2x12" PT wood drop beams on 6'x6" PT wood posts. Front deck post to rest on 18" round concrete footings min. 30" below grade.

6x6 PT WD Support Posts Galvanized to support 12" x 12" Simpson post hanger for post attachment to 2x10" ledger board

10x16" Round Concrete Footings min. 30" below grade

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

Notes:
1. Decking to be installed diagonally and to be 1/4" x 6" trex transcend composite decking material.
2. Decking to be installed using Tiger Claw HDR/Fasteners as per manufacturer's recommendations.
3. Rails to be 3" trex transcend composite railing system set attached rail detail for specs.