

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

<b>Address:</b>	16834 Georgia Avenue, Olney	<b>Meeting Date:</b>	3/11/2020
<b>Resource:</b>	Individually Listed Master Plan Site <b>Higgins Tavern and Hotel</b>	<b>Report Date:</b>	3/4/2020
<b>Applicant:</b>	Ravi Abeyhayake	<b>Public Notice:</b>	2/26/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	23/105-20A	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Accessory Structure		

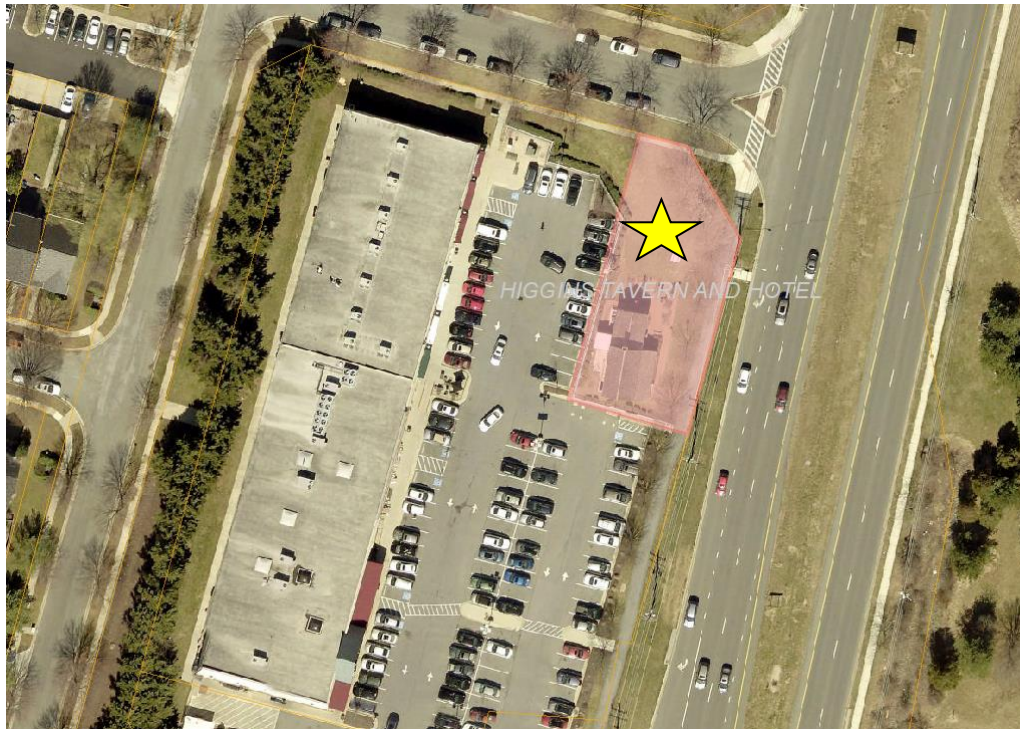
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**STAFF RECOMMENDATION:**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Individually Listed Master Plan Site (*Higgins Tavern and Hotel*)  
**STYLE:** Log construction/vernacular  
**DATE:** c.1820



*Fig. 1: Higgins Tavern and Hotel surrounded by its contemporary development.*

The Higgins Tavern and Hotel was constructed in two phases with a c.1810 log section and a c.1825 2 ½ story clapboard section. The tavern operated for approximately 50 years and was nominated to the Master Plan for Historic Preservation for its contribution to commerce within the county. When the Tavern was placed on the Master Plan, the environmental setting was reduced from approximately 5 acres to its current .5 acre designation.

### **PROPOSAL**

The applicant proposes to install an exterior walk-in cooler on the concrete patio at the rear of the clapboard sided section of the historic building. The 8' × 12' (eight feet by twelve feet) cooler will be covered in clapboard siding to match the exterior of the building.

Staff finds the proposal will have no more than an insignificant impact on the historic character of the site as the proposed structure is at the rear of the historic building and is between the historic site and a large parking lot with a modern commercial strip. Staff additionally finds that this structure can easily be removed without any damage to the house and is preferable to a building an addition onto the historic structure. Staff recommends the HPC approve this HAWP.

### **APPLICABLE GUIDELINES:**

#### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
- 14 Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

#### **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 ensure 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
- (Ord.No. 94, §1; Ord.No. 11-59.)

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

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction 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 RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) and (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



905473

DPS - #8

# HISTORIC PRESERVATION COMMISSION

301/563-3400

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: kabey1@verizon.net Contact Person: Ravi  
 Tax Account No.: \_\_\_\_\_ Daytime Phone No.: (202) 494-2261  
 Name of Property Owner: Waverly real Estate Group Daytime Phone No.: (443)-367-0422  
 Address: 8319 Forest Street Elicott City MD 21043  
Street Number City State Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: Ravi Abeynayake Daytime Phone No.: (202) 494-2261

### LOCATION OF BUILDING/REPAIR

House Number: 16834 Street: Georgia Avenue  
 Town/City: Olney Nearest Cross Street: Emory Lane  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF CONSTRUCTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☒ Revocable

#### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☒ Other: Outside Freezer/Cooler  
 Combo

1B. Construction cost estimate: \$ 20,980.00

1C. If this is a revision of a previously approved active permit, see Permit # NO

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITION

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 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.

Ravi Abeynayake  
 Signature of owner or authorized agent

02/18/2020  
 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

This is a Free Standing building with One Side of the building consist of log cabin which was part of the historic tavern. Other Side consists with clapboard. Behind the house is a shopping mall.  
Length of the log cabin side - 20 feet  
Length of the clapboard side - 20 feet  
Distance between the two windows where walk in cooler will be build - 12 feet

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

Assemble a revocable walk in cooler / freezer combo next to Clapboard Side between the two windows. Cover the cooler with matching Clapboard and roof. This will have no impact on historical features of the building

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

**6. 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/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.









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

**Owner's mailing address**

8318 Forest Street  
 Ellicott City MD 21043

**Owner's Agent's mailing address**

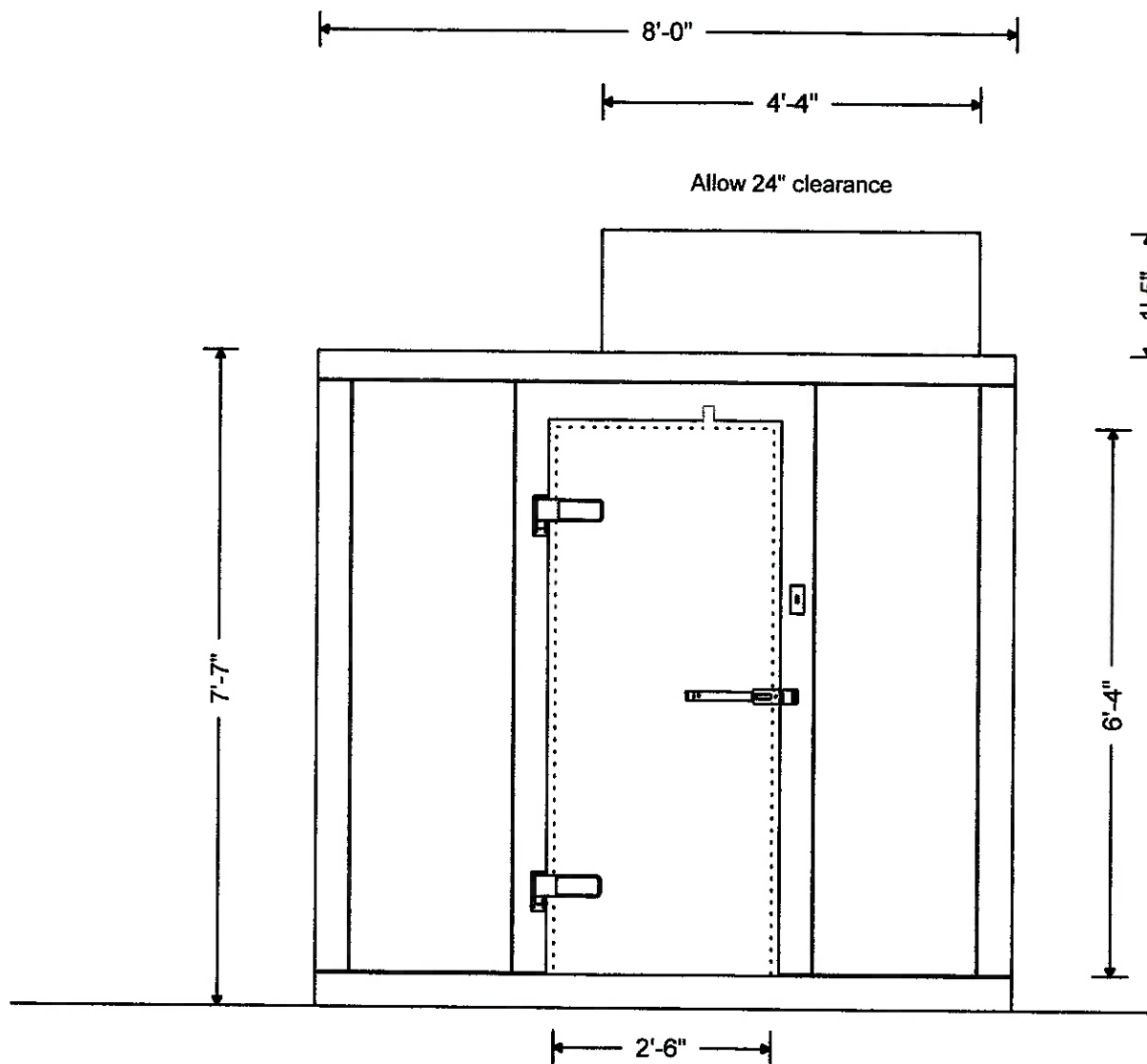
Ravindra Abeynayake  
 16834 Georgia Avenue  
 Olney MD 20832

**Adjacent and confronting Property Owners mailing addresses**

Silo Inns Shopping Center







## -SPECIFICATION-Continued

### Compartment 2 - Cooler

D2 - (1) Standard 30" x 76" Left hinged flush door with brushed hardware. Interior & Exterior finish: 26 Ga. Stucco Embossed Acrylume. Heavy duty deadbolt handle latch. Digital LED Thermometer with pilot light switch. 1807 11w, Vapor Proof, 120V. LED fixture. 82 Lumens /watt Angled face . Requires 115vac. 1 amps.

#### Refrigeration:

(1) 3/4 HP Pro3 Outdoor Top Mount Self-contained Refrig. Unit, Model PTT067H6BE, 208-230/60/1, MCA 11.5 Amps, BTUH 6860, Medium Temperature, R404A, 2 years compressor and parts warranty from date of shipment within Continental USA.

(1) Extended 3 year compressor Warranty for PTT067H6BE

#### Wall Panels

Interior Finish: 26 Ga. Stucco Embossed Acrylume

Exterior Finish: 26 Ga. Stucco Embossed Acrylume

#### Ceiling Panels

Interior Finish: 26 Ga. Stucco Embossed Acrylume

Exterior Finish: 26 Ga. Stucco Embossed Acrylume

#### Floor Panels

Standard NSF Floor panel rated for 600 LBS/ SQ. FT.

.050 Smooth Aluminum Integral


Application: Foot Traffic - No Rolling Carts

Accessories Shipped Loose

(96) Rain roof membrane w/ 10 ft. long with termination bars with 1 screw every 12inch (per sq.ft.)

(1) DOOR HOOD FROM 30" TO 42" LONG ACRYLUME STUCCO EMBOSSED, WITH 4 TEK SCREWS (LOOSE)

Customer Approval:

Quote #: Revision:	Project: 8 x 12 Outdoor Combo	Date: 10/01/2019	
Customer:	Page 2 of 3		

