EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 16834 Georgia Avenue, Olney
Meeting Date: 3/11/2020

Resource: Individually Listed Master Plan Site
Higgens Tavern and Hotel
Report Date: 3/4/2020

Applicant: Ravi Abeyhayake
Public Notice: 2/26/2020

Review: HAWP
Tax Credit: n/a

Case Number: 23/105-20A
Staff: Dan Bruechert

PROPOSAL: Accessory Structure

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:

1. Modifications to a property, which do not significantly alter its visual character.
2. 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. 9-4, § 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:

1. 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.
2. 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 to schedule a follow-up site visit.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Rabey1@Verizon.net  Contact Person: Ravi
Daytime Phone No.: (202) 494-2261

Tax Account No.:

Name of Property Owner: Waverly Real Estate Group  Daytime Phone No.: (443) 367-0422
Address: 8310 Forest Street  Ellicott City MD 21043

Contractor:
Contractor Registration No.:
Agent for Owner: Ravi Abyaprayaka  Daytime Phone No.: (202) 494-2261

OCURRENT/LIQUID WORK info:

House Number: 16834  Street: Georgia Avenue
Town/City: Olney  Nearest Cross Street: Emory Lane

Let:  Block:  Subdivision:
Lib:  Folio:  Parcel:

PART I - CONTROL INFORMATION

1A. CHECK ALL APPLICABLE:
☐ Construct  ☐ Extend  ☐ Alter/Remodel
☐ Move  ☐ Install  ☐ Winch/Frame
☐ Revision  ☐ Repair  ☐ Remove

1B. Construction cost estimate: $20,980.00

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

PART II - COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal:  ☐ 01 WSSC  02 Septic  03 Other:

2B. Type of water supply:  ☐ 01 City  02 Well  03 Other:

PART III - COMPLETE ONLY FOR FENCES OR 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/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]
Date: 02/18/2020

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:

Applications/Permit No.:  Data Filed:  Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 5/21/99
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 - 22 feet
   Length of the clapboard side - 20' feet
   Distance between the two windows where wall 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 reversible indoor 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 effected 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 drip line 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 at or 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]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>8318 Forest Street, Elicott City, MD 21043</td>
<td>Ravindra Abeynayaka, 16834 Georgia Avenue, Olney, MD 20832</td>
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**Adjacent and confronting Property Owners mailing addresses**

- Silo Inns Shopping Center
- [Blank]
- [Blank]
- [Blank]
**SPECIFICATION**

Box Height: Freezer 7'-7" (6'-11" Interior)  
Cooler 7'-7" (6'-11" Interior)  
Insulation: 4" thick AK-XPS4 Extruded foam UL classified core flame spread 15, Smoke rating less than 165

**Compartment 1 - Freezer**


**Refrigeration:**

(1) 1 HP Pro3 Outdoor Top Mount Self-contained Refrig. Unit. Model PT044L6BE. 208-230/60/1, MCA 15.9 Amps. Low Temperature, R404A. 2 years compressor and parts warranty from date of shipment within Continental USA.

(1) Extended 3 year compressor Warranty for PT044L6BE 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

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**Customer Approval:**

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<table>
<thead>
<tr>
<th>Quote #: Revision:</th>
<th>Project: 8 x 12 Outdoor Combo</th>
<th>Date: 10/01/2019</th>
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<tbody>
<tr>
<td>Customer:</td>
<td>Page 1 of 3</td>
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**SPECIFICATION-Continued**

**Compartment 2 - Cooler**


**Refrigeration:**
(1) 3/4 HP Pro3 Outdoor Top Mount Self-contained Refrig. Unit, Model PTTO67H6BE, 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 PTTO67H6BE

**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
with1 screw every 12inch (per sq.ft.)

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

Customer Approval:

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**Quote #: Revision:**

**Project:** 8 x 12 Outdoor Combo  
**Date:** 10/01/2019

**Customer:**

Page 2 of 3