

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3308 Olney Sandy Spring Road, Olney	Meeting Date:	4/22/2020
Resource:	Master Plan Site #23/98 Olney House	Report Date:	4/15/2020
Applicant:	Thomas Zippelli (Ryan Behnemen, Architect)	Public Notice:	4/8/2020
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Building rehabilitation and new construction		

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #23/98
Olney House
DATE: Late 1700s; Early 1800s

Excerpt from Places from the Past:

Located at the intersection of the Brookeville-Washington Turnpike and the Olney-Sandy Spring Road, the Olney House is a rare survivor of the historic Olney community. The area was first known as Fair Hill, named for Richard Brooke's house built near the crossroads in 1770. By 1800 the area became known as Mechanicsville after artisans and craftsmen flocked to the area. Whitson Canby, a Quaker potter who ran the Fair Hill Pottery Manufactory, built the log core of today's Olney House. This original structure is now the east wing (left). In 1837, Charles and Sarah Brooke Farquhar took residence here. Naming their estate Olney, after the English village inhabited by poet William Cowper, the Farquhars expanded the log house over the years. Adjacent to the brick chimney on the east end is a bake oven with stone foundation carved with the initials "C F" and date of 1841. The five-bay main block was built in two parts, a three-bay east section and a two-bay west section. Both parts are believed to date from the early 1800s. The front door opens into a stair hall with a parlor on either side. The property includes a stone springhouse.



Fig. 1: Subject property.

PROPOSAL:

The applicants propose building rehabilitation and new construction at the subject property.

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation* ("*Standards*"), and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of the 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the Secretary of the Interior’s Standards for Rehabilitation. The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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 shall 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 DISCUSSION:

The applicants propose building rehabilitation at the subject property, much of which constitutes in-kind repair/maintenance or restoration. Specifically, the applicants propose the following:

- Structural repairs;
- Repair of the existing historic wood windows;
- Replacement of non-original shutters on the front elevation with operable wood shutters to match the historic shutters, where applicable;
- Replacement of existing vinyl windows on the south (rear) elevation with aluminum-clad wood windows; and,
- Removal of an existing non-original front portico.



Fig. 2: Undated historic photograph of the front of the subject property. Image provided by the applicants.

Staff is generally supportive of the applicants' proposal, finding the proposed work items and/or alterations generally compatible with the style and date of the historic building. Staff does request additional information regarding the date(s) of construction of the existing additions to be removed. Based upon the information available at the time of this writing, it is clear that the easternmost section adjacent to the main block is the original log building, dating to the late 1700s, and the main five-bay block consists of two later additions (one three-bay block and one two-bay block addition), which were both constructed in the early 1800s. The existing vinyl windows suggest that the dining room and bathroom additions to the south (rear) date to the mid to late 20th century; however, physical and/or pictorial evidence, which demonstrates that the additions to be removed are not historic, should be submitted.

The proposed new additions are in the appropriate location at the rear of the historic house, and they are sufficiently differentiated from the historic house, with insets and lower ridge heights.

Staff is concerned about the proposed new pizza oven flue on the front roof plane of the easternmost/original section of the historic building. The proposed flue will be highly visible in this location, and it has the potential to detract from the character-defining features of the historic building. Staff recommends that the proposed flue be relocated.

Based upon the submitted undated historic photograph, the existing front portico to be removed is not original and/or historic. However, it is unlikely that the front porch depicted in the historic photograph is original, as it runs the full-width of the five-bay main block, which is thought to have been built in two separate sections. Staff asks for the Commission's feedback regarding the depth of the proposed new front porch, which will only be 6' deep. While this appears to be consistent with the porch depicted in the undated historic photograph, it is generally inconsistent with early 1800s construction.

The applicants should submit complete material specifications for the proposed roofing, windows, doors, masonry ADA ramp, foundations/masonry walls, and railings, when returning for a HAWP application. Regarding the roofing, the applicants should propose a traditionally installed standing seam metal roof, with hand crimped seams, ridges, and edge details. The proposed aluminum-clad windows and doors should have permanently affixed interior and exterior muntins with internal spacer bars.

Staff and the applicants have previously discussed the need for archaeological monitoring for the excavation associated with the construction of the new front porch footers and associated hardscape installation. The HPC can require a Phase 1 archaeological report and limited testing to be undertaken prior to the applicants applying for a building permit. Archaeological monitoring of all ground disturbance could also be conditioned.

Staff encourages the applicants to apply for the County's 25% Historic Preservation Tax Credit for the proposed maintenance and restoration work.

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

**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:
See attached

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

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.

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.

March 18, 2020

Rebecca Ballo
Historic Preservation Supervisor

Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, MD 20910
Rebecca.Ballo@montgomeryplanning.org
301.563.3404

RE: Renovations and Additions to Olney House, Salt & Vine Restaurant, 3308 Olney Sandy Spring Road

Written Description of Project:

Description of existing structure and environmental setting, including their historical significance:

The existing structure is a wood framed 2 ½ story home with several additions originally constructed circa 1820. The building was previously converted into a restaurant. The existing building footprint is approximately 2,417 square feet

The structure is located at 3308 Olney – Sandy Spring Road (Maryland Route 108) in Olney, Maryland. The site is approximately 1.00 acres, is roughly triangular in shape, and measures approximately 254'-4" along Olney – Sandy Spring Road, 45'-0" along Buehler Road at the back of the site and is approximately 403'-0" long. The property is also known as Lot Numbered One (1) in the subdivision known as "Olney House" as per plat thereof recorded among the Plat Records of Montgomery County, Maryland as Plat No. 21850.

General Description of project and its effect on the historic resources, and the environmental setting:

Proposed improvements include:

Structural repairs to ensure the future survival of the original structure as well as support the additional live load imposed by the restaurant use.

Repair of the existing historic wood windows.

Replacement of existing vinyl windows on the south (rear) elevation with clad windows.

Replacement of the existing standing seam roof with a new standing seam roof to match.

Demolition of the existing front portico and replacement with a 300 square foot porch based on historic photographs.

Construction of new masonry ADA ramp and steps leading to the reconstructed porch.

Demolition of the existing walk-in cooler shed to the southeast, and replacement with a new 212 square foot addition under a shed roof and clad in 8" exposure Hardie lap siding to house new walk-in cold storage.

Demolition of the existing dining room and toilet additions to the south, and replacement with a 2-story 695 square foot dining, bar and restroom addition. 408 square feet of which are under a gable roof perpendicular to the ridge of the main house. The remaining 287 square feet are located under a shed roof that spans between the new and existing gable additions. All new construction is proposed to be wood framed clad in 8" exposure Hardie siding under standing seam roofing with aluminum clad double hung windows and French doors.

Also proposed between the perpendicular gable additions is a 205 square foot covered patio with roof top dining on the second floor.

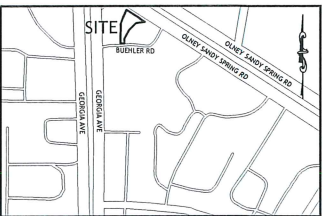
To the west of the proposed perpendicular gable addition is a 107 square foot shed roof addition to contain a new exit access stair.

The total proposed building footprint is 3,496 square feet which represents a delta of 1,079 additional square feet.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Behneman", followed by a horizontal line.

Ryan Behneman, AIA, NCARB, LEED AP



VICINITY MAP
N.T.S.



GENERAL SURVEY NOTES:

1. THE LOCATION OF IMPROVEMENTS SHOWN HEREON ARE DERIVED FROM MARYLAND COORDINATE SYSTEM (NAV83/NA2011 EPOCH 2010) & NAVD83 FOR VERTICAL.

PointNo.	Northing(Y)	Easting(X)	Elev(Z)	Description
PSM-1	541013.226	1293850.665	526.472	IRS
PSM-2	541146.650	1293559.195	533.748	IRS
PSM-3	541076.043	1293730.788	530.822	NLS
PSM-4	541019.271	1293682.445	531.879	IRF
PSM-5	540935.491	1293637.440	535.369	IRS
PSM-6	540934.216	1293580.377	535.903	IRS
PSM-7	540872.478	1293545.082	537.868	IRS
PSM-8	540992.069	1293561.856	536.696	IRS

2. SITE DATA:

LOT 1
OWNERSHIP: BUCKSKIN PROPERTIES LLC.
DEED: L.58847 F.240
ADDRESS: 3308 OLNEY SANDY SPRING ROAD, OLNEY, MD 20832

3. A BOUNDARY SURVEY WAS NOT PERFORMED.

4. UTILITY INFORMATION SHOWN HEREON IS BASED ON ABOVE-GROUND LOCATIONS AND PAINT MARKINGS.

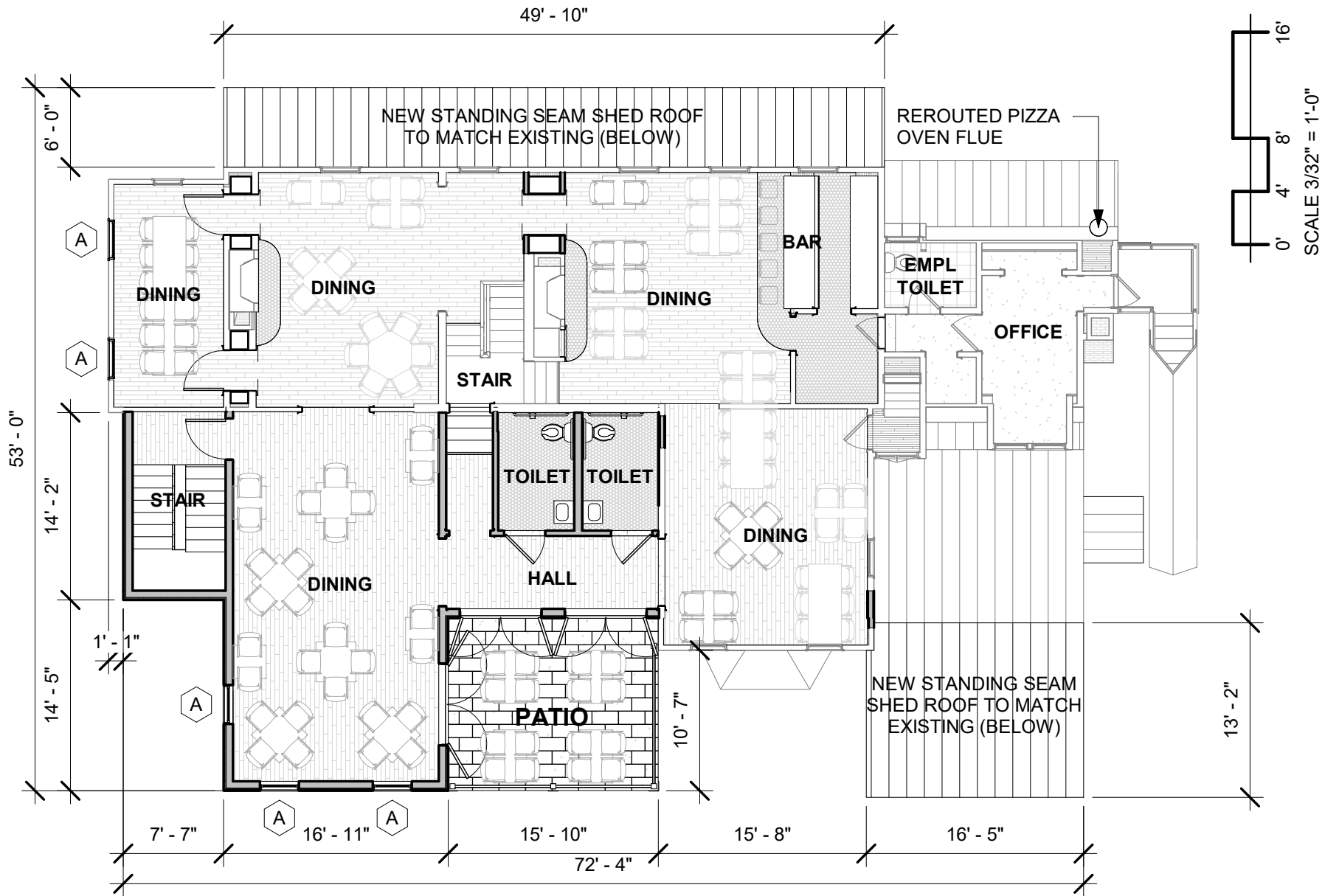
LEGEND



No.	REVISIONS	Date



PARTIAL TOPOGRAPHIC SURVEY
#3308 OLNEY SANDY SPRING
OLNEY, MARYLAND 20832
BUCKSKIN PROPERTIES LLC. PROPERTY
L.58847 F.240
LOT 1
FEBRUARY 21, 2020



H1.2

SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

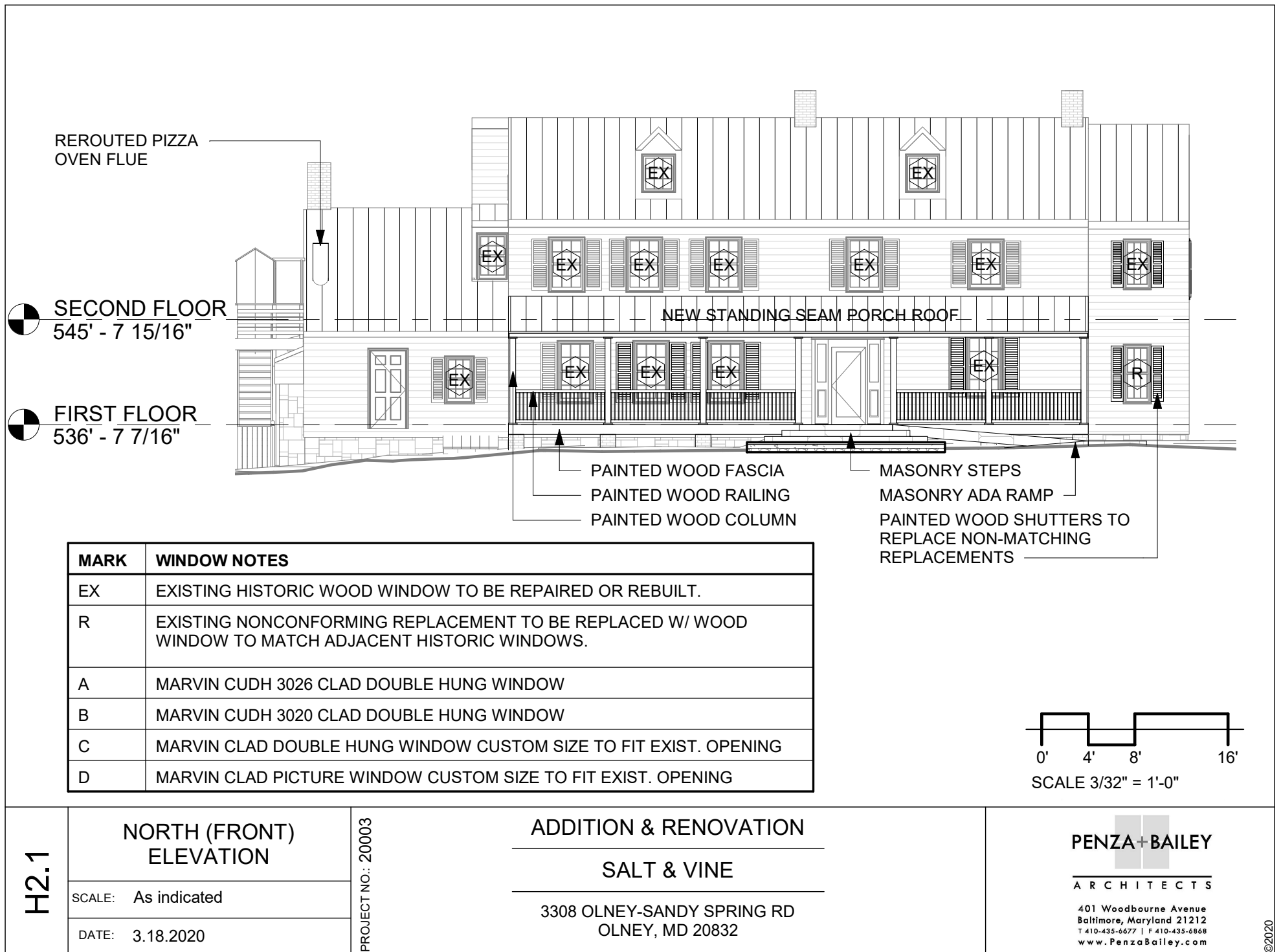
SALT & VINE

3308 OLNEY-SANDY SPRING RD
OLNEY, MD 20832

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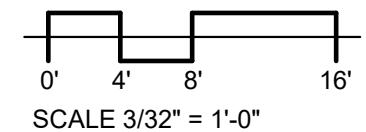
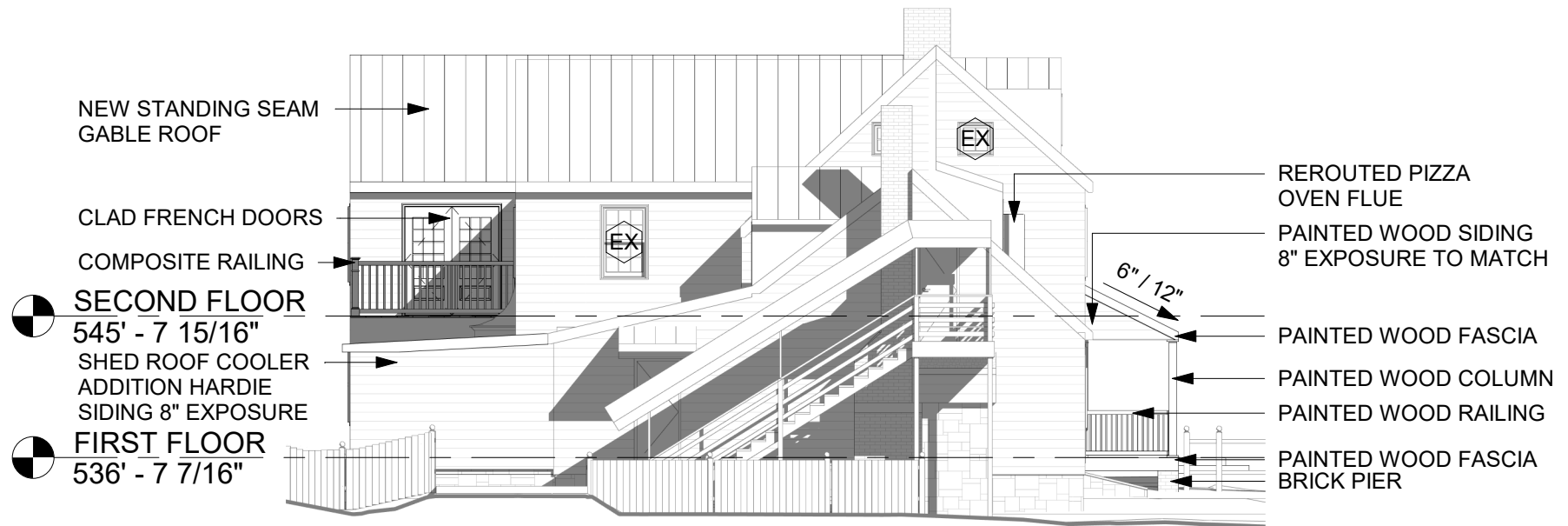
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H2.1E	EXISTING NORTH ELEVATION	PROJECT NO.: 20003	ADDITION & RENOVATION SALT & VINE 3308 OLNEY-SANDY SPRING RD OLNEY, MD 20832	PENZA+BAILEY ARCHITECTS 401 Woodbourne Avenue Baltimore, Maryland 21212 T 410-435-6677 F 410-435-6868 www.PenzaBailey.com
	SCALE: 3/32" = 1'-0"			
	DATE: 3.18.2020			



H2.2

EAST ELEVATION

SCALE: 3/32" = 1'-0"

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

SALT & VINE

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H2.2E

EXISTING EAST
ELEVATION

SCALE: 3/32" = 1'-0"

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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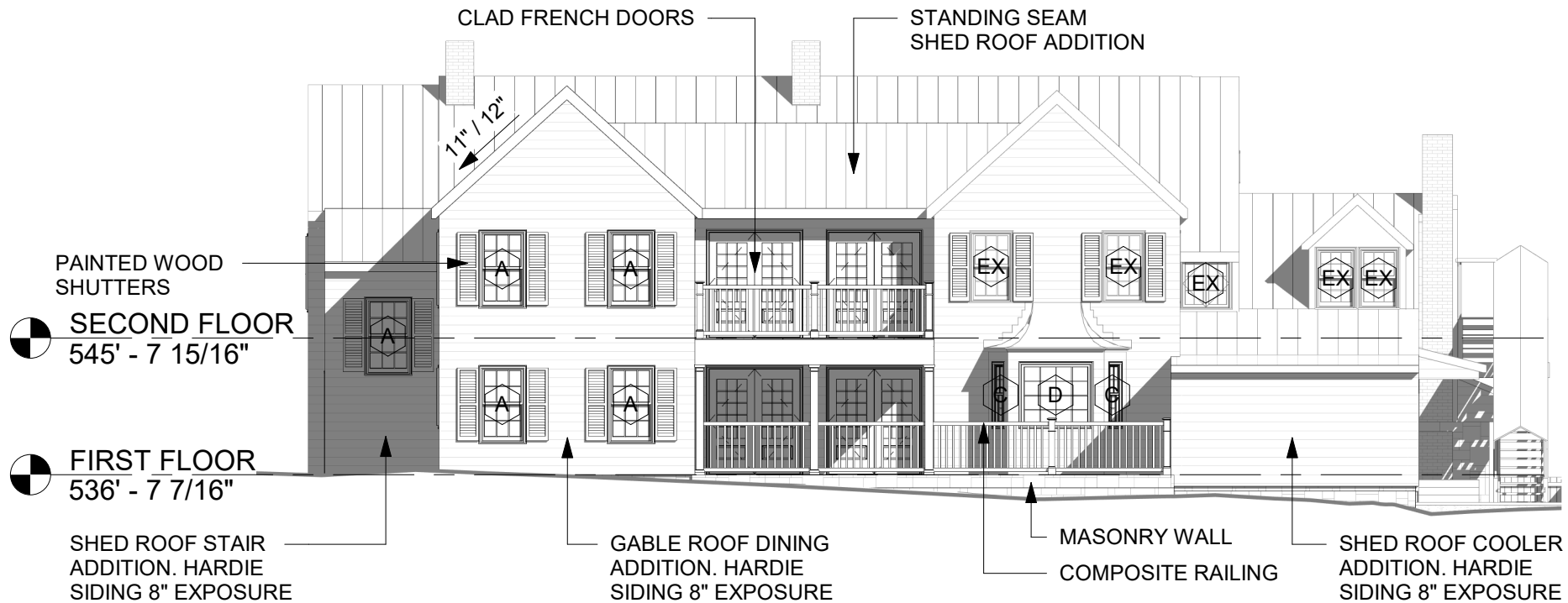
3308 OLNEY-SANDY SPRING RD
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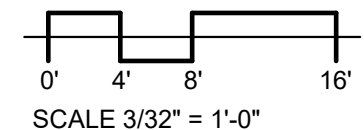
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MARK	WINDOW NOTES
EX	EXISTING HISTORIC WOOD WINDOW TO BE REPAIRED OR REBUILT.
R	EXISTING NONCONFORMING REPLACEMENT TO BE REPLACED W/ WOOD WINDOW TO MATCH ADJACENT HISTORIC WINDOWS.
A	MARVIN CUDH 3026 CLAD DOUBLE HUNG WINDOW
B	MARVIN CUDH 3020 CLAD DOUBLE HUNG WINDOW
C	MARVIN CLAD DOUBLE HUNG WINDOW CUSTOM SIZE TO FIT EXIST. OPENING
D	MARVIN CLAD PICTURE WINDOW CUSTOM SIZE TO FIT EXIST. OPENING



H2.3	SOUTH (REAR) ELEVATION	PROJECT NO.: 20003	ADDITION & RENOVATION SALT & VINE 3308 OLNEY-SANDY SPRING RD OLNEY, MD 20832	PENZA+BAILEY ARCHITECTS 401 Woodbourne Avenue Baltimore, Maryland 21212 T 410-435-6677 F 410-435-6868 www.PenzaBailey.com
	SCALE: As indicated			
	DATE: 3.18.2020			

BOILER FLUE TO BE DEMOLISHED

ROOF TO BE DEMOLISHED
AT NEW GABLE

TOILET ADDITION TO BE
DEMOLISHED

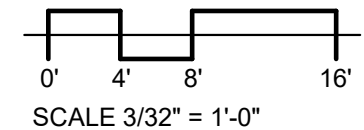
DOOR, WINDOWS,
AND SIDING TO BE
REMOVED AT NEW
ADDITION

SECOND FLOOR
545' - 7 15/16"

FIRST FLOOR
536' - 7 7/16"

DINING ADDITION TO BE
DEMOLISHED
VINYL WINDOWS TO
BE REPLACED

COOLER SHED ADDITION
TO BE DEMOLISHED



H2.3E

EXISTING SOUTH
ELEVATION

SCALE: 3/32" = 1'-0"

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

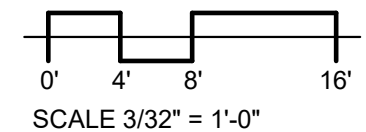
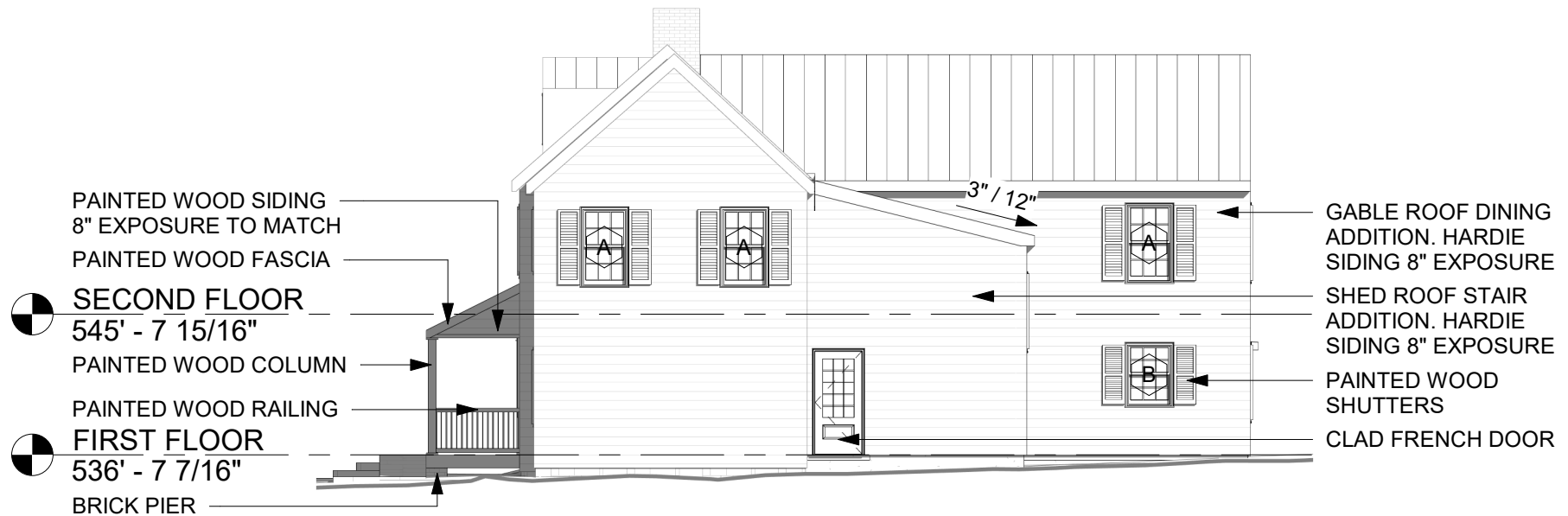
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H2.4

WEST ELEVATION

SCALE: 3/32" = 1'-0"

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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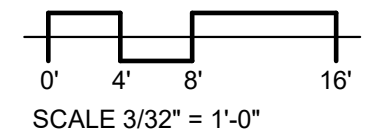
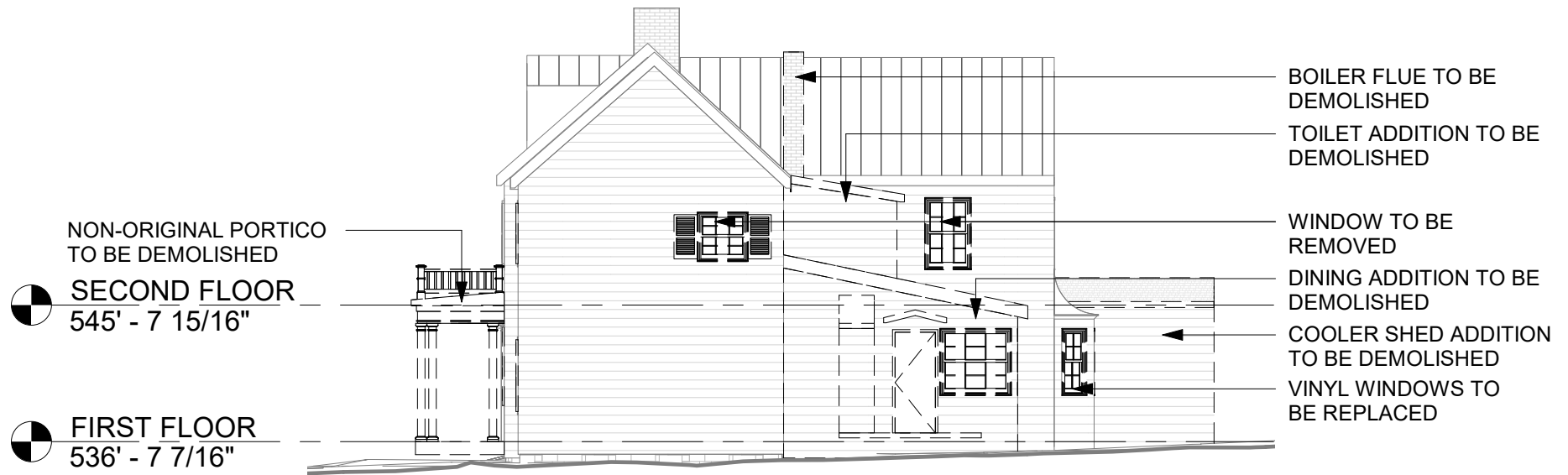
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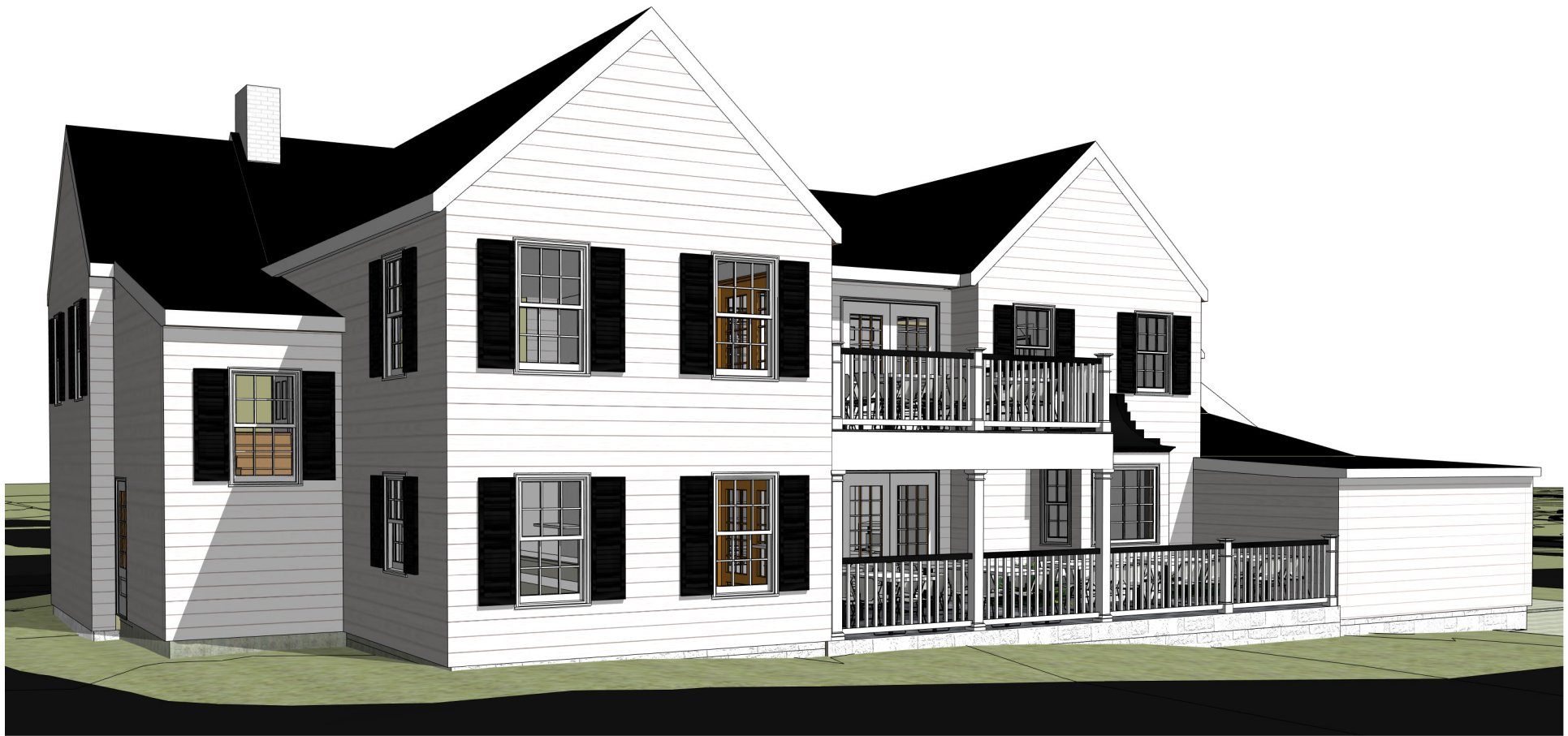
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H2.4E	EXISTING WEST ELEVATION	PROJECT NO.: 20003	ADDITION & RENOVATION SALT & VINE 3308 OLNEY-SANDY SPRING RD OLNEY, MD 20832	PENZA+BAILEY ARCHITECTS 401 Woodbourne Avenue Baltimore, Maryland 21212 T 410-435-6677 F 410-435-6868 www.PenzaBailey.com
	SCALE: 3/32" = 1'-0"			
	DATE: 3.18.2020			



H3.1

EXTERIOR
PERSPECTIVE - SW

SCALE:

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

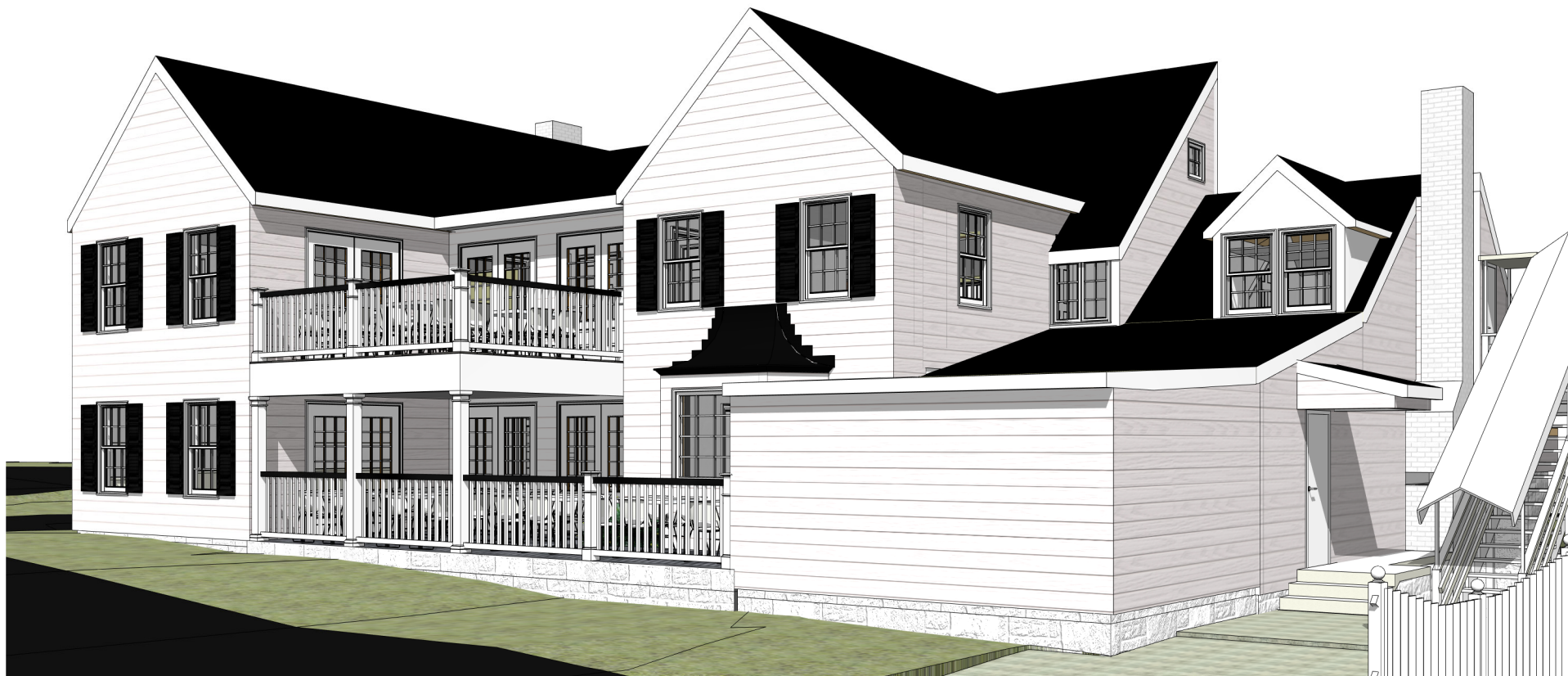
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H3.2

EXTERIOR
PERSPECTIVE - SE

SCALE:

DATE: 3.18.2020

PROJECT NO.: 20003

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H3.3

EXTERIOR
PERSPECTIVE - NW

SCALE:

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.1	NORTH (FRONT) ELEVATION	PROJECT NO.: 20003	ADDITION & RENOVATION <hr/> SALT & VINE <hr/> 3308 OLNEY-SANDY SPRING RD OLNEY, MD 20832	<div> <div>PENZA+BAILEY</div> <div>ARCHITECTS</div> <div> 401 Woodbourne Avenue Baltimore, Maryland 21212 T 410-435-6677 F 410-435-6868 www.PenzaBailey.com </div> </div>
	SCALE: N.T.S.			
	DATE: 3.18.2020			



EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.2

NORTH-EAST VIEW

SCALE: N.T.S.

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.3

SOUTH-EAST VIEW

SCALE: N.T.S.

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.4

SOUTH (REAR) VIEW

SCALE: N.T.S.

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.5	SOUTH (REAR) ELEVATION	PROJECT NO.: 20003	ADDITION & RENOVATION SALT & VINE 3308 OLNEY-SANDY SPRING RD OLNEY, MD 20832	PENZA+BAILEY ARCHITECTS 401 Woodbourne Avenue Baltimore, Maryland 21212 T 410-435-6677 F 410-435-6868 www.PenzaBailey.com
	SCALE: N.T.S.			
	DATE: 3.18.2020			



EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.6

SIDE (WEST) VIEW

SCALE: N.T.S.

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

SALT & VINE

3308 OLNEY-SANDY SPRING RD
OLNEY, MD 20832

PENZA+BAILEY
ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

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EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.7

NORTH-WEST (FRONT)
VIEW

SCALE: N.T.S.

DATE: 3.18.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

SALT & VINE

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HISTORIC PORCH TO BE RECREATED

HP.8	HISTORIC VIEW OF FRONT	PROJECT NO.: 20003	ADDITION & RENOVATION <hr/> SALT & VINE <hr/> 3308 OLNEY-SANDY SPRING RD OLNEY, MD 20832	<div> <div>PENZA+BAILEY</div> <div>ARCHITECTS</div> <div> 401 Woodbourne Avenue Baltimore, Maryland 21212 T 410-435-6677 F 410-435-6868 www.PenzaBailey.com </div> </div>
	SCALE: N.T.S.			
	DATE: 3.18.2020			