

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3308 Olney Sandy Spring Road, Olney	Meeting Date:	5/27/2020
Resource:	Master Plan Site #23/98 Olney House	Report Date:	5/20/2020
Applicant:	Thomas Zippelli (Ryan Behnemen, Architect)	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	Partial
Case Number:	23/98-20A	Staff:	Michael Kyne
PROPOSAL:	Building rehabilitation and new construction		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. Prior to release of the building permit, HP staff will review the findings of the targeted archaeological excavations and work with the applicant to revise any of the permit drawings, as necessary, if archaeological deposits are discovered and proposed for preservation in place. The HP Office will receive one paper copy and one digital copy of all reports generated by the Ottery Group for this site.

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.

BACKGROUND:

The applicants appeared before the Commission for a preliminary consultation at the April 22, 2020 HPC meeting. The Commission was supportive of the applicants' proposal but recommend revisions to the proposed new front porch and relocation of a proposed new pizza oven flue from the front roof plane.¹

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

- (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 April 22, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/04/III.C-3308-Olney-Sandy-Spring-Road-Olney.pdf>
 April 22, 2020 HPC meeting audio/video transcript:
http://mncppc.granicus.com/MediaPlayer.php?publish_id=95de5380-859b-11ea-99b9-0050569183fa

- (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:

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.
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 and new construction at the subject property, including

removal of an existing c. 1930s front portico and construction of a new full-width front porch, addition of a new ADA ramp and steps, removal of existing rear additions and construction of new rear additions, and other alterations at the subject property. The applicants previously appeared before the Commission for a preliminary consultation at the April 22, 2020 HPC meeting. The Commission provided the following feedback/recommendations at the preliminary consultation:

- The Commission was generally supportive of the project, commending the proposed rehabilitation work and finding the proposed additions appropriately located and proportioned.
- The Commission found that the front porch, as depicted in the undated historic photograph provided by the applicants, was likely not original, and the proposed new front porch could be deeper (the general consensus was that the proposed porch could be up to 8' deep). Further suggestions included a new front porch with hipped roof, in lieu of the currently proposed shed roof. This suggestion was based upon observations of buildings with similar construction dates in the county.
- The Commission recommended that the proposed pizza oven flue be relocated from the front roof plane to the rear roof plane or be rerouted through an existing chimney. Additional recommendations were made regarding an existing altered/partially removed chimney at the east end of the building and that the proposed pizza oven flue provided an opportunity to restore and/or reuse this chimney.
- The Commission recommended archaeological monitoring throughout the project, specifically where excavation may occur (i.e., new construction and hardscaping). Additional comments were made regarding the value that archaeological discoveries could provide to the public and, perhaps, the proposed new restaurant.

The applicants have responded appropriately, proposing an 8' deep full-width front porch with hipped roof and removing the pizza oven flue from the front roof plane. In addition, the applicants have contacted The Ottery Group regarding archaeological monitoring. The Ottery Group's proposed scope of work (see attached) includes targeted excavation to identify specific features related to the construction and occupation of the Olney House, finding that this may enhance the ability to preserve significant features in place and eliminate the need for archeological monitoring during construction. Staff finds that this is an acceptable approach, which addresses the Commission's concerns and recommendations at the preliminary consultation.

Newly proposed work items include the addition of a front/north dining patio enclosed by a curved painted wood railing on the left/east side and a curved ADA ramp at the right/west side. The proposed ADA ramp will terminate at the right/west side of the proposed new front porch.

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

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #8, #9, and #10 outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with one (1) condition noted above** under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) 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, #8, #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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: rbehnenman@penzabailey.com Contact Person: Ryan Behneman, AIA
Daytime Phone No.: 410-435-6677
Tax Account No.: 03340847
Name of Property Owner: Thomas Zippelli Daytime Phone No.: 410-740-2096
Address: 11130 willow bottom drive Columbia MD 21044
Street Number City State Zip Code
Contractor: GYC Group Ltd. Phone No.: 410 840 0800
Contractor Registration No.: MHBR# 125 MHIC#50599
Agent for Owner: Josh Hollman Daytime Phone No.: 443-552-8459

LOCATION OF BUILDING/ PREMISE

House Number: 3308 Street: Olney Sandy Spring Road
Town/City: Olney Nearest Cross Street: Georgia Avenue
Lot: 1 Block: Subdivision: 0001
Liber: Folio: Parcel: N125

PART ONE: TYPE OF PERMIT ACTION AND USE**1A. CHECK ALL APPLICABLE:**

☒ Construct ☒ Extend ☒ Alter/Remove
☐ Move ☒ Install ☒ Wreck/Rebuild
☐ 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:

1B. Construction cost estimate: \$ 1,500,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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.

[Signature]
Signature of owner or authorized agent

3/18/2020
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

Edit 6/21/99

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:
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.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HAWP APPLICATION

Application Date: 5/4/2020

Application No: 912522
AP Type: HISTORIC
Customer No: 1371313

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 3308 Olney Sandy Spring RD
Olney, MD 20832
Othercontact Behneman (Primary)
Homeowner Zippelli

Historic Area Work Permit Details

Work Type ADD

Scope of Work Structural repairs to the original & added support for dining room live load. Repair of historic wood windows. Replacement of vinyl windows with clad. Replacement of standing seam roof with new to match. Replacement of 1930's front portico with 8' deep hipped roof front porch. Addition of new ADA ramp and steps. Replacement of walk-in cooler shed with reconfigured new. Replacement of dining room and toilet additions with a 2-story 695sf dining, bar and restroom addition with covered patio & roof top dining on the second floor. Shed roof addition for new exit access stair.

May 8, 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 8 foot deep hipped roof porch spanning the width of the main structure based on historic precedents.

Construction of new brick and stone ADA ramp and steps leading to the porch.

Construction of a new ADA stone path leading to the new egress door on the west elevation of the stair addition.

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 7" 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 7" exposure Hardie siding under a 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.

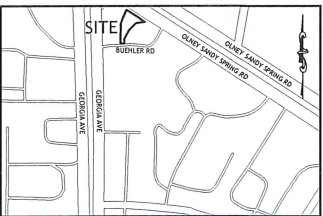
To the west of the proposed perpendicular gable addition is a 107 square foot shed roof addition to contain a new exit access stair.

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

Sincerely,



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.
 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

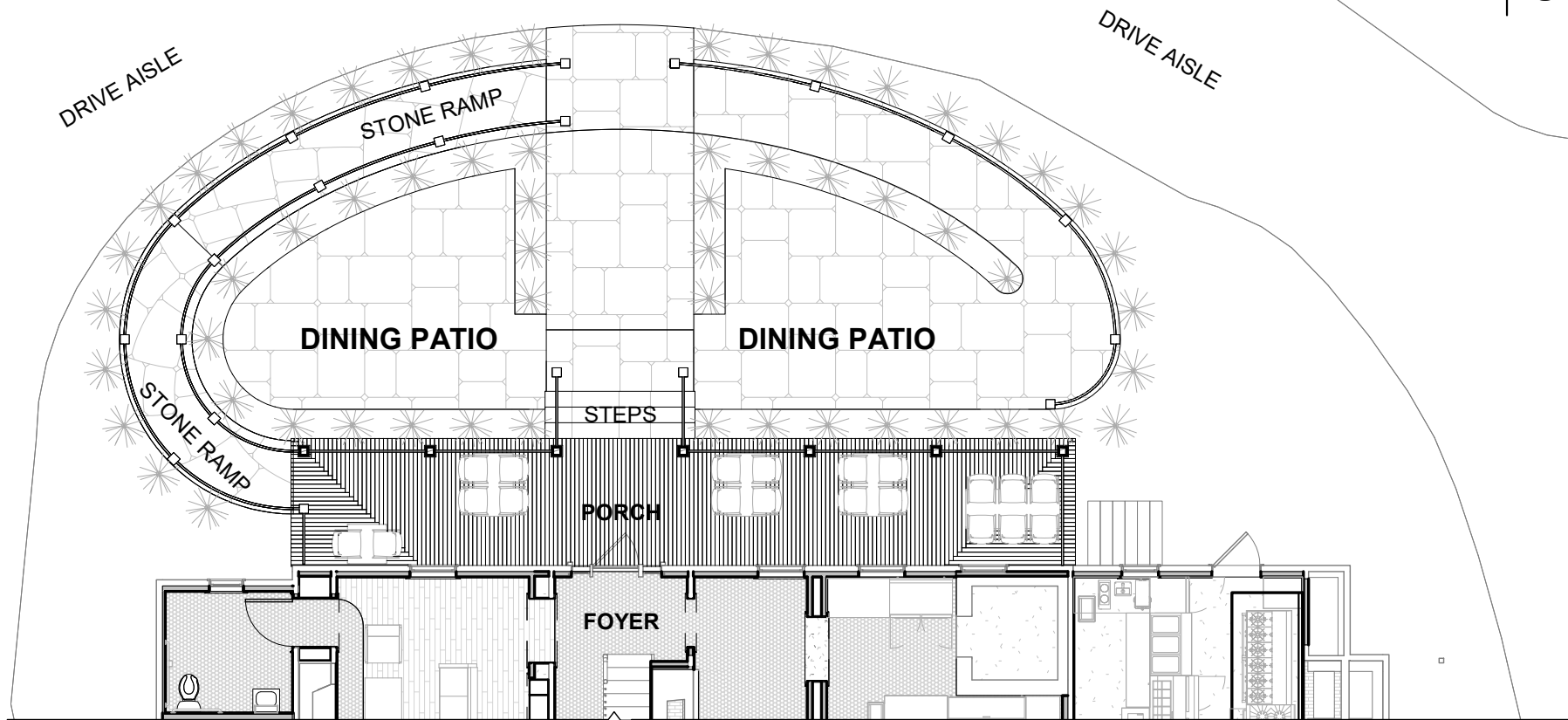
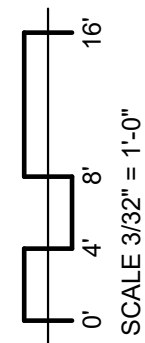
- UTILITY MANHOLE
- SEWAGE MANHOLE
- UTILITY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE
- LIGHT POLE
- GUYWIRE
- ELEC. CONDUIT
- DAY VALVE
- DITCH LINE
- UNDERGROUND BLOC.
- UNDERGROUND PIPE
- FINISH FLOOR ELEV.
- BSH
- PSM CONTROL

0 20 40 80
SCALE: 1" = 20'

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



H1.0

ENTRY PLAN

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

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

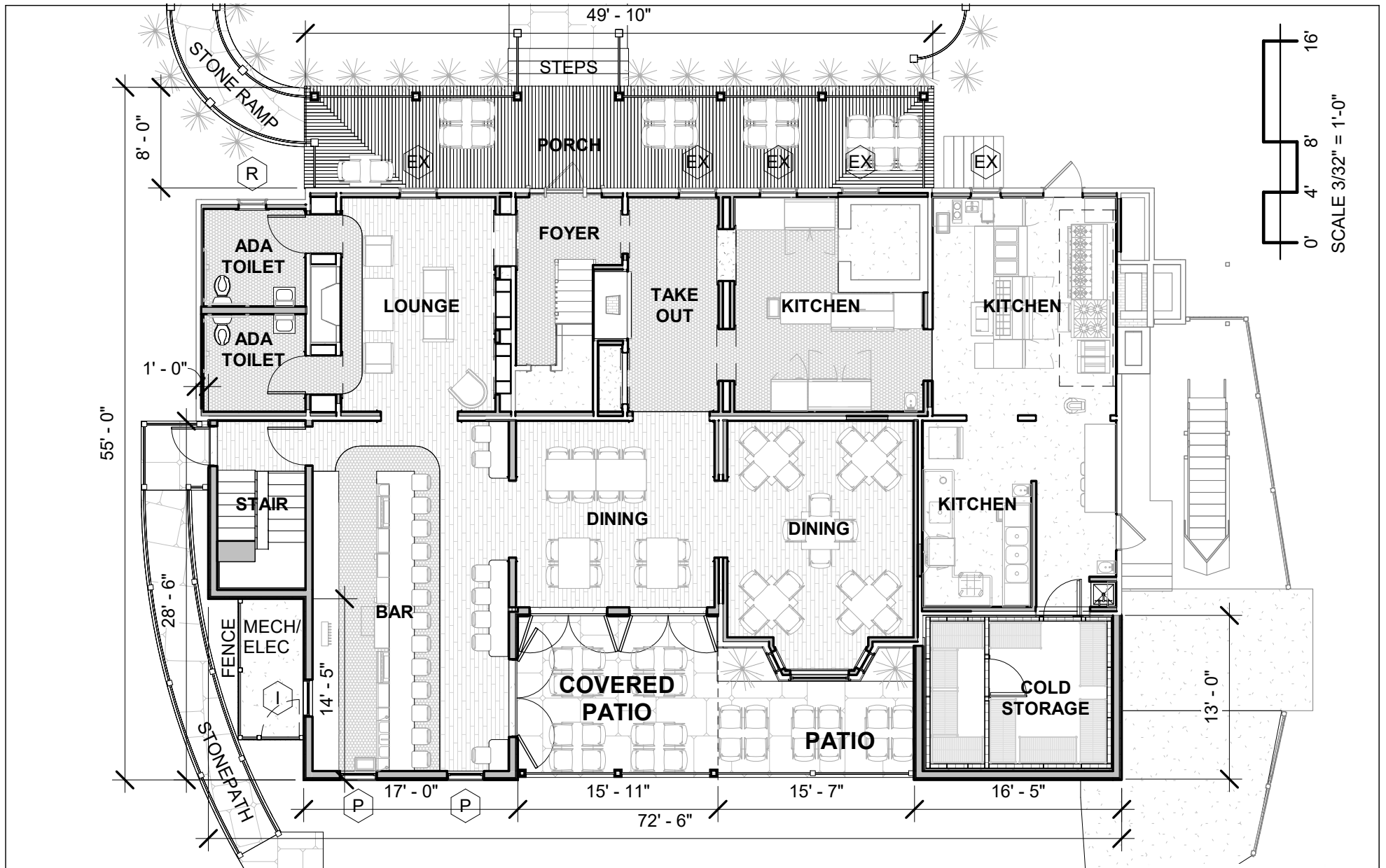
SALT & VINE

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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H1.1

FIRST FLOOR PLAN

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

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

SALT & VINE

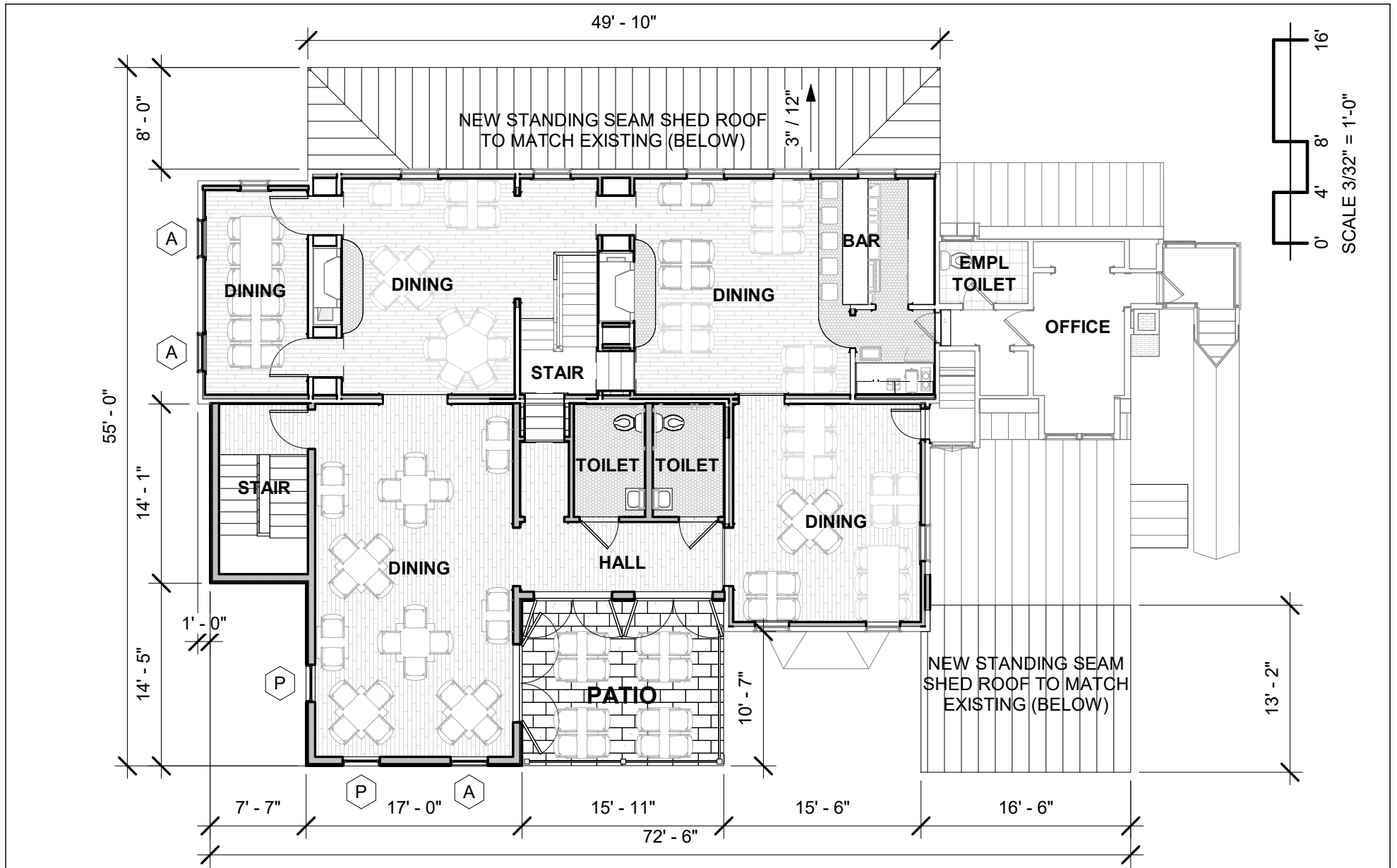
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H1.2

SECOND FLOOR PLAN

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

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

SALT & VINE

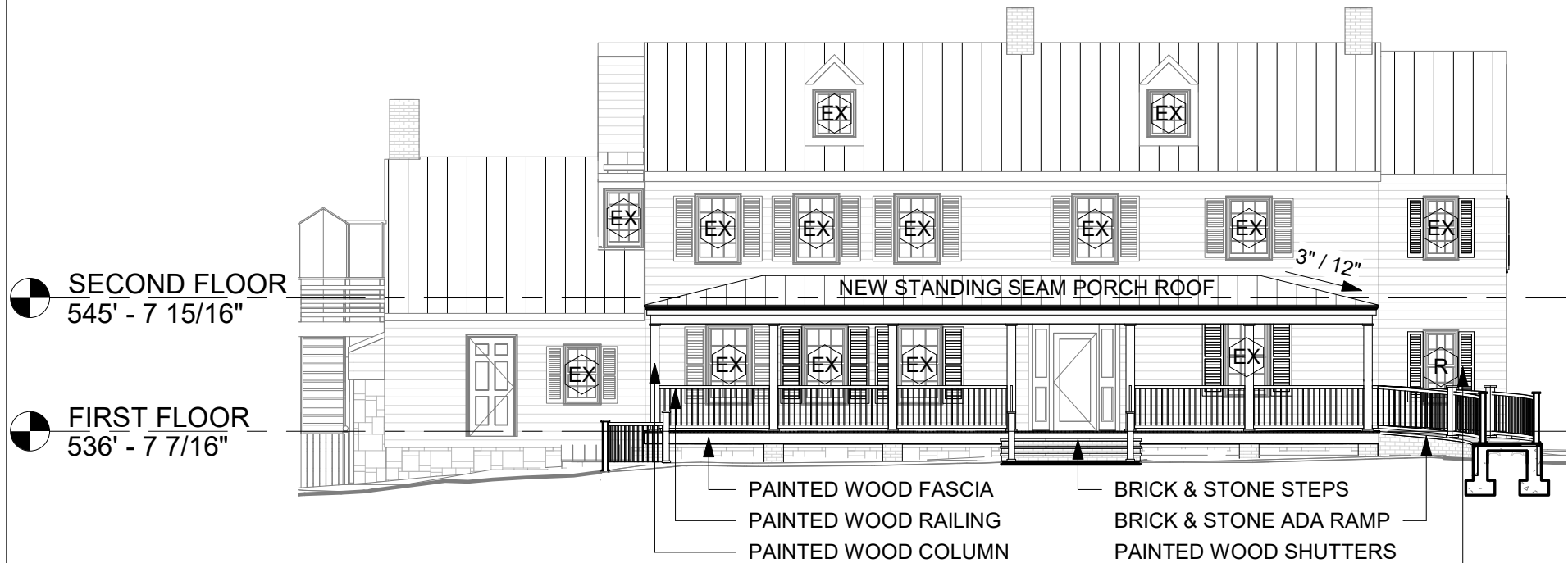
3308 OLNEY-SANDY SPRING RD
OLNEY, MD 20832

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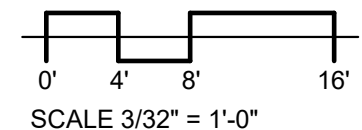
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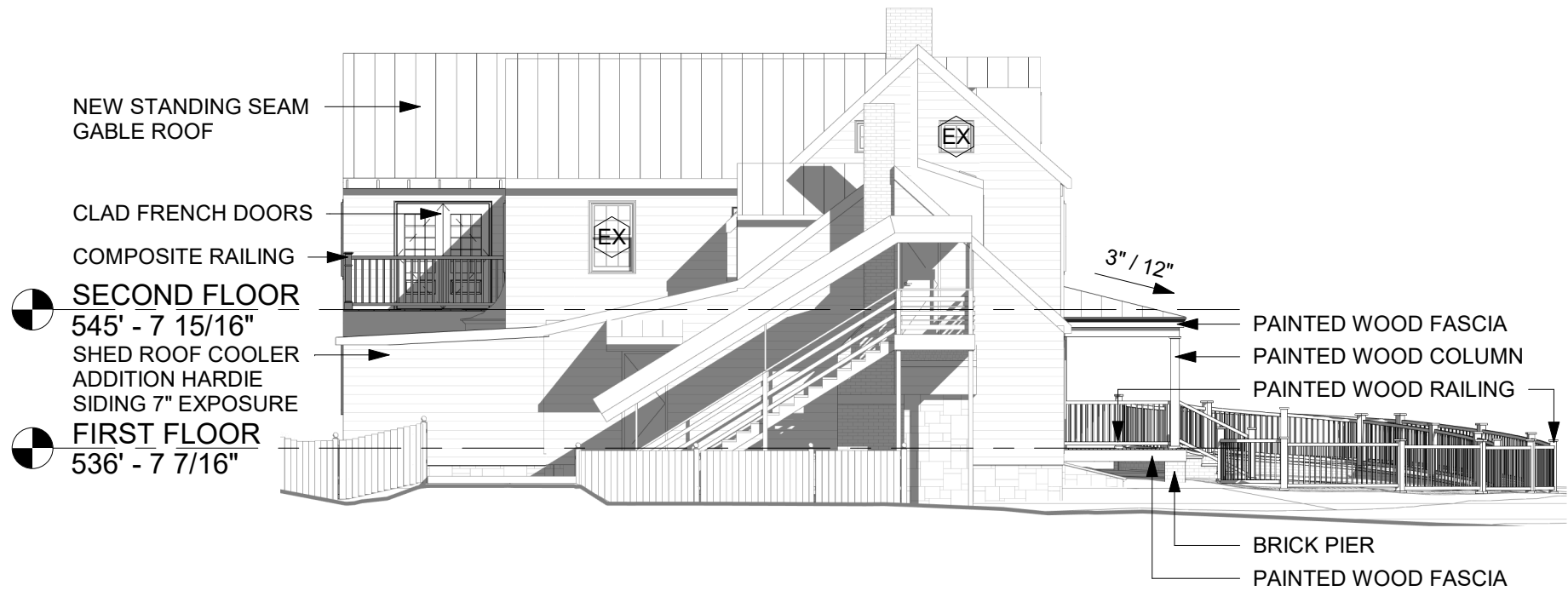
MARK	WINDOW NOTES
EX	EXISTING HISTORIC WOOD WINDOW TO BE REPAIRED OR REBUILT.
R	EXISTING NONCONFORMING REPLACEMENT TO BE REPLACED W/ WOOD WINDOW TO MATCH ADJACENT HISTORIC WINDOWS.
A	MARVIN UDHG2 3026 CLAD DOUBLE HUNG WINDOW
B	MARVIN UDHG2 3020 CLAD DOUBLE HUNG WINDOW
C	MARVIN CLAD DOUBLE HUNG WINDOW CUSTOM SIZE TO FIT EXIST. OPENING
D	MARVIN CLAD PICTURE WINDOW CUSTOM SIZE TO FIT EXIST. OPENING



H2.1	NORTH (FRONT) 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: 5.8.2020			



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: 5.8.2020			



H2.2

EAST ELEVATION

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

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

SALT & VINE

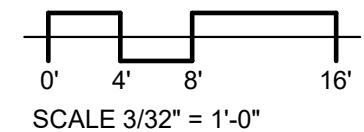
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H2.2E

EXISTING EAST
ELEVATION

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

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

SALT & VINE

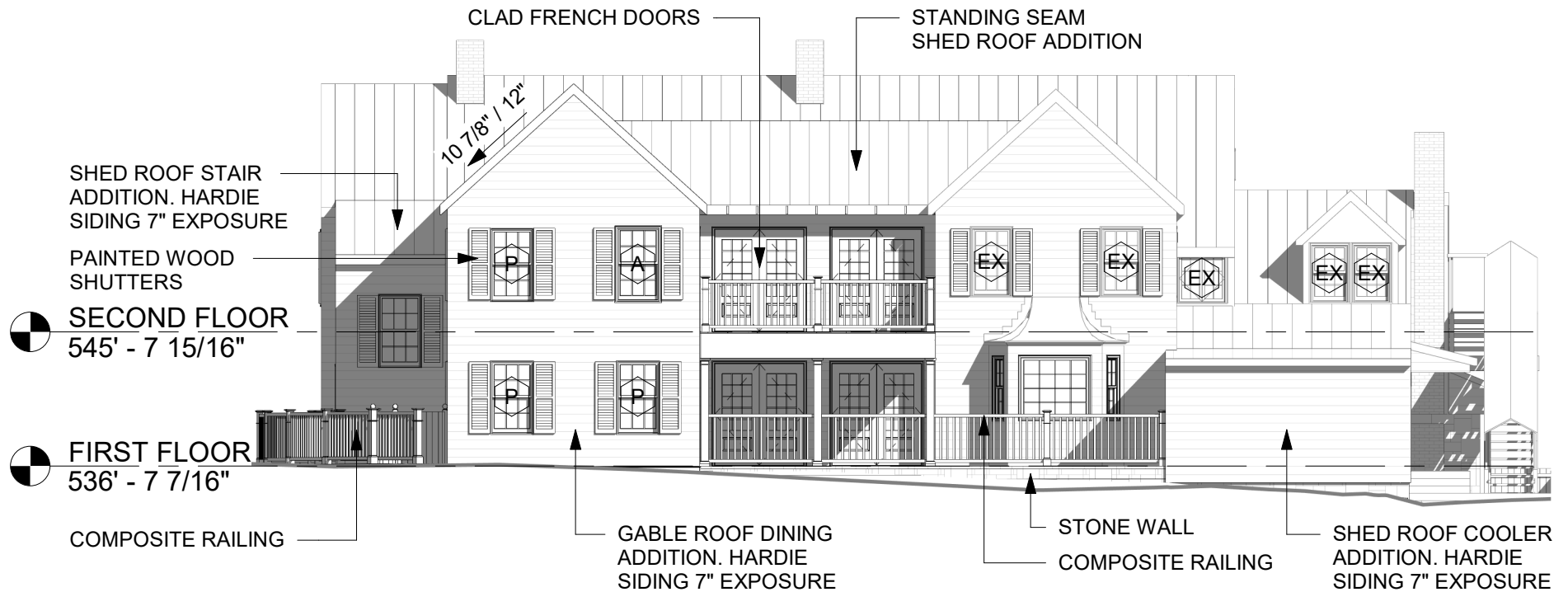
3308 OLNEY-SANDY SPRING RD
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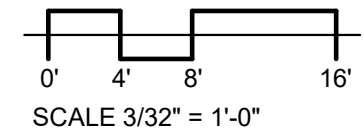
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MARK	WINDOW NOTES
EX	EXISTING HISTORIC WOOD WINDOW TO BE REPAIRED OR REBUILT.
R	EXISTING NONCONFORMING REPLACEMENT TO BE REPLACED W/ WOOD WINDOW TO MATCH ADJACENT HISTORIC WINDOWS.
A	MARVIN UDHG2 3026 CLAD DOUBLE HUNG WINDOW
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C	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: 5.8.2020			

BOILER FLUE TO BE DEMOLISHED

ROOF TO BE DEMOLISHED
AT NEW GABLE

TOILET ADDITION TO BE
DEMOLISHED

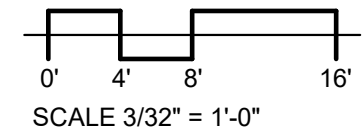
DOOR, WINDOWS,
AND SIDING TO BE
REMOVED AT NEW
ADDITION

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: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

SALT & VINE

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H2.4

WEST ELEVATION

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

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

SALT & VINE

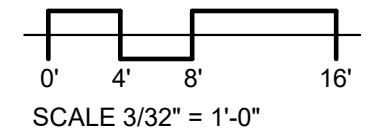
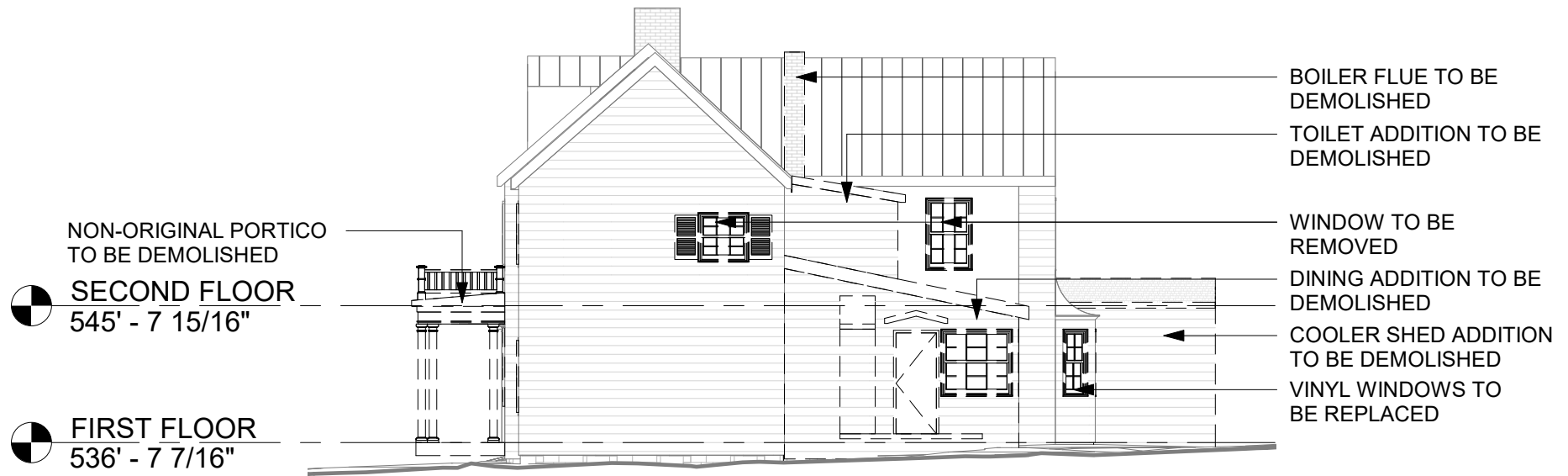
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H2.4E

EXISTING WEST ELEVATION

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

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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H3.1

EXTERIOR
PERSPECTIVE - SW

SCALE:

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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H3.2

EXTERIOR
PERSPECTIVE - SE

SCALE:

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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H3.3

EXTERIOR
PERSPECTIVE - NW

SCALE:

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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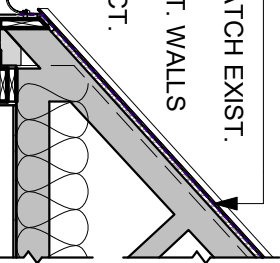
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ROOF ASSEMBLY

- STANDING SEAM METAL ROOFING SYSTEM. MATCH EXIST.
- SYNTHETIC UNDERLAYMENT
- ICE & WATER SHIELD. EXTEND 2' MIN FROM EXT. WALLS
- 3/4" PLYWOOD SHEATHING
- PRE-ENGINEERED ROOF TRUSSES. SEE STRUCT.
- R-38 BATT INSULATION
- 1/2" GYPSUM BOARD, PAINTED



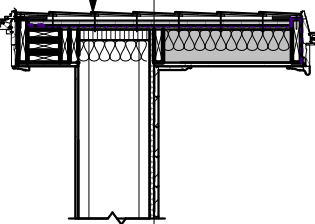
CELLULAR PVC FASCIA, SOFFIT, & FRIEZE, PTD.

ALUMINUM CLAD WOOD WINDOW

SECOND FLOOR
545' - 7 15/16"

RAINSCREEN SIDING WALL 8 3/4"

- 5/16" X 7" EXPOSURE CEMENTITIOUS SIDING
- 3/4" VERTICAL PT FURRING/ COR-A-VENT SV-5
- ±3/4" R3.8 CONTINUOUS INSULATION
- AIR BARRIER
- 1/2" EXT. PLYWOOD SHEATHING
- 2X6 WOOD STUDS @ 16" O.C.
- R-13 BATT INSULATION
- 5/8" GYPSUM WALL BOARD, PTD.

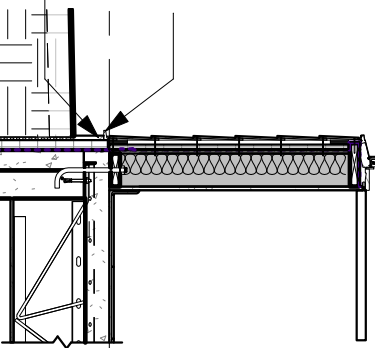


ALUMINUM CLAD WOOD WINDOW

CELLULAR PVC DRIP CAP. AZM197 OR EQ

FIRST FLOOR
536' - 7 7/16"

CELLULAR PVC 1X PROTECTION BOARD



BASEMENT
527' - 7 7/16"



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PROJECT NO.: 20003

TYP WALL SECTION

SCALE: 3/8" = 1'-0"

DATE: 5.8.2020

15.1



EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.1	NORTH (FRONT) 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: 5.8.2020			



EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.2

NORTH-EAST VIEW

SCALE: N.T.S.

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.3

SOUTH-EAST VIEW

SCALE: N.T.S.

DATE: 5.8.2020

PROJECT NO.: 2003

ADDITION & RENOVATION

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EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.4

SOUTH (REAR) VIEW

SCALE: N.T.S.

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.5	SOUTH (REAR) ELEVATION	PROJECT NO.: 20003	ADDITION & RENOVATION <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: 5.8.2020			



EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.6

SIDE (WEST) VIEW

SCALE: N.T.S.

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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EXISTING IMPROVEMENTS TO BE DEMOLISHED

HP.7

NORTH-WEST (FRONT)
VIEW

SCALE: N.T.S.

DATE: 5.8.2020

PROJECT NO.: 20003

ADDITION & RENOVATION

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HP.8

HISTORIC VIEW OF FRONT

SCALE: N.T.S.

DATE: 5.8.2020

PROJECT NO.: 2003

ADDITION & RENOVATION

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**ARCHEOLOGICAL SURVEY AND MONITORING PLAN FOR THE OLNEY HOUSE,
OLNEY, MARYLAND**



Prepared for:

Penza Bailey Architects
401 Woodbourne Avenue
Baltimore, Maryland 21212

Prepared by:

The Ottery Group, Inc.
3910 Knowles Avenue
Kensington, MD 20895

301.946.0219 (main)
301.942.0902 (fax)

May 7, 2020

INTRODUCTION

The Ottery Group, Inc. is pleased to submit this proposal to Penza Bailey for the archeological survey (Phase I) of the Olney House, an approximately one-acre parcel at 3308 Olney-Sandy Spring Road, in Olney, MD. Penza Bailey has requested the professional services in order to comply with the requirements of the Montgomery County Historic Preservation Commission (HPC) which requested archeological testing (Staff Report, April 15, 2020) and archeological monitoring throughout the construction process for the rehabilitation of the historic property (HPC Consultation Report, April 22, 2020). The HPC requirements are associated with the Historic Area Work Permit (HAWP) for the planned new construction and rehabilitation work at the Olney House. The Ottery Group, a Maryland-based small business, is a highly-qualified and experienced firm with the skills and expertise necessary to complete the proposed project on time and within budget. This proposal outlines a scope of work and cost schedule to complete the work in accordance with the HPC recommendations and in fulfillment of the HAWP requirements.

COMPANY PROFILE - THE OTTERY GROUP

The Ottery Group provides professional consulting services in the fields of archeology, historic preservation, and the environmental sciences. The firm was established in 1998 by a group of professionals experienced in a wide array of historic preservation and environmental specialties. The Ottery Group's staff of fifteen environmental and cultural resource professionals has conducted a broad range of studies throughout the Eastern United States and Caribbean regions. The firm offers a full range of services in archaeology, historic preservation, and the environmental planning and has particularly strong credentials in navigating cultural resource compliance for local, state, and federal requirements. Our cultural resource professionals each meet the Secretary of the Interior's Professional Qualifications Standards (36 CFR 61) in their respective disciplines of archeology, history, and architectural history. The Ottery Group is a member of the American Cultural Resources Association. For more information on the firm, visit our website at: www.otterygroup.com.

PROPOSED SCOPE OF WORK

The Phase I archeological survey follows a standardized approach based on the Maryland Historical Trust's standards and guidelines for archeological survey, which is designed to systematically test a project area for the presence of archeological resources. The goal of the survey is to identify and assess archeological resources associated with the Olney House. The report will contain a catalog of artifacts recovered, a discussion of the survey results, and recommendations based on the survey results.

The HPC recommendations request archeological monitoring of construction activities, specifically for the construction of porch footings and associated hardscape. Archeological monitoring is generally a mitigative action, designed to accommodate the unanticipated discoveries during construction. As ground-disturbing construction takes place, an archeologist monitors the construction to record any features of archeological interest and recover any artifacts deposits that are disturbed. Construction work is not significantly impaired during monitoring; if significant features are identified, construction halts for a short duration while the feature is recorded, and then construction is cleared to resume. Generally, monitoring is not an effective mechanism for site preservation.

The proposed scope of work is limited to the articulated request of the HPC and does not include alternatives that might be better suited for the project. The archeological survey is rather broad-scale

overview of artifact types and clustering across the property. Targeted excavation would be better suited to identify specific features related to the construction and occupation of the Olney House. For example, archeology can be useful for determining dates associated with the porch or other additions based on the known chronology of artifacts that may be contained in builder's trenches, remnant footers, or scaffolding associated with the building's earlier construction episodes. If additional excavation is requested by the HPC, it would likely enhance the ability to preserve significant features in place, and may also eliminate the need for archeological monitoring during construction.

All field staff performing work under this scope of services are qualified in accordance with state and federal guidelines, including 36 CFR 61. Key technical staff are identified below, and full resumes are provided as an attachment.

PROJECT EXPERIENCE

The Ottery Group has worked in Maryland for over 20 years. The firm has a demonstrated reputation for meeting the compliance goals under local, state, and federal regulations, balanced with an academic approach that allows for that work to be relevant to public outreach and engagement. The firm has conducted similar projects for Montgomery County, including work at Poole's Store at Seneca Landing Special Park and for museum construction at Josiah Henson Special Park. The firm is currently working with Bell Architects on the rehabilitation of Melwood Park, which involves the coordination of archeology and architectural documentation to establish building episodes, including a chronology for the front porch, at the manor house. Other similar projects included archeology associated with the rehabilitation of Rich Hill by Charles County, George Washington House by the Anacostia Watershed Society, the stabilization of the chapel at Compton Bassett, the adaptive re-use of Concord at Walker Mill Regional Park in Prince George's County, and others throughout Maryland and Virginia.

KEY TECHNICAL STAFF

Mr. Lyle Torp is the Managing Director of the firm and co-founded the company in 1998. Mr. Torp is an expert in cultural resource compliance, research-oriented studies, and environmental compliance with more than 25 years of professional experience. He will serve as Project Manager for this project. He has extensive experience performing Phase I, Phase II and Phase III cultural resource investigations, and has served as Principal Investigator on numerous compliance-related projects. Mr. Torp is thoroughly familiar with all aspects of cultural resources/historic preservation legislation and regulation and he regularly consults on cultural resource issues under NEPA and NHPA. Mr. Torp is fully-qualified under the Secretary of the Interior's Standards for Archeology and Historic Preservation at 36 CFR 61, and is certified in archeology by RPA.

Dr. Matthew Palus is a Senior Archeologist with The Ottery Group. He holds a doctoral degree from Columbia University (2010), and a Master of Applied Anthropology degree from the University of Maryland College Park (2000). He has been an archeologist in the Middle Atlantic for nearly 20 years, with experience in all levels of effort at historic and pre-contact Native American sites. He is an Adjunct Assistant Professor at the University of Maryland and has conducted seminars on a variety of topics in archeology and anthropology, including focused seminars on Native American archeology in the Middle Atlantic region. Dr. Palus is fully-qualified under the Secretary of the Interior's Standards at 36 CFR 61, and is certified in archeology by RPA. Dr. Palus will serve as Principal Investigator for this project.

SCHEDULE

The Ottery Group anticipates the start of fieldwork within 10 days of a NTP from Penza Bailey. A technical report will be submitted to Penza Bailey within 30 calendar days of the NTP for the project. Monitoring will be conducted as necessary following the construction schedule.

COST ESTIMATE

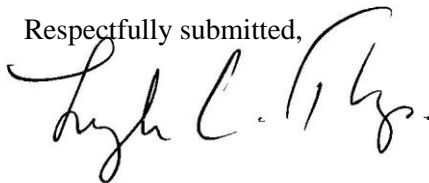
The total estimated cost for completing the **archeological survey and report** is \$5,841.00. The attachment contains a breakdown of all costs and labor rates associated with conducting the scope of work as described in this proposal.

Archeological monitoring will be conducted as requested by the client, and will be invoiced as half-day (1-4 hours, \$350.00) and full-day (5-8 hours, \$700.00) which covers coordination of monitoring with the on-site construction manager, mobilization time, on-site monitoring, and post-monitoring preparation of notes and records.

CONCLUSION

We appreciate the opportunity to provide this proposal to Penza Bailey. Please do not hesitate to contact me if you have any questions on the proposal, or if this firm can be of further service in the pursuit of your project goals.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lyle C. Torp".

Lyle C. Torp
Managing Director

3910 Knowles Avenue
Kensington, MD 20895
301-946-0219 (main)
301-942-0902 (fax)

Attachment 1: Professional Qualifications of Key Staff
Attachment 2: Budget Detail

ATTACHMENT 1: PROFESSIONAL QUALIFICATIONS FOR KEY STAFF

EDUCATION

University of South Florida, M.A., Anthropology (Public Archeology), 1992
Wake Forest University, B.A., Anthropology, 1988

REGISTRATIONS/CERTIFICATIONS

2005 / USDA-NRCS Technical Service Provider (TSP) - Cultural Resource Compliance Studies
2004 / FERC Environmental Compliance Certificate
1996 / OSHA Hazardous Waste Operations Site Worker
2000 / OSHA On-Site Management & Supervision Certification
1995 / RPA (Register of Professional Archeologists) Certification

EXPERIENCE SUMMARY

Lyle C. Torp consults on issues related to compliance with Section 106 of the National Historic Preservation Act (NHPA), directs the preparation of environmental assessments under the National Environmental Policy Act (NEPA), and performs a variety of services related to archeological and historical assessments and historic preservation planning. He has extensive experience performing all phase of cultural resource investigations, and has served as Principal Investigator on numerous compliance-related projects throughout the country. Mr. Torp is fully-qualified under the Secretary of the Interior's Standards for Archeology and Historic Preservation at 36 CFR 61, and is certified in archeology by ROPA. Mr. Torp is a past President of the Council for Maryland Archeology (CfMA), and currently serves on the CfMA Board of Directors. He has also served on the Board of Directors for the American Cultural Resources Association (ACRA). Since 1998, Mr. Torp has directed the operations of a consulting firm with a diverse staff of cultural resource and environmental professionals. In this capacity he has augmented his prior work experience in conducting ESAs, natural resource planning, and other environmental services with a diverse professional staff serving clients throughout the United States.

EMPLOYMENT HISTORY

1998-Present	Managing Director, The Ottery Group, Silver Spring, MD
1996-1998	Senior Archeologist, Andrew Garte and Associates, Annapolis, MD
1994-1996	Cultural Resource Specialist, Risk Management Technologies, Alexandria, VA
1992-1995	Teaching Assistant, Catholic University of America, Washington, DC
1992-1994	Archeologist, Thunderbird Research Associates, Front Royal, VA
1988-1992	Archeological Consultant, University of South Florida, Tampa, FL
1988-1992	Teaching Assistant, University of South Florida, Tampa, FL
1986-1988	Archeological Field and Lab Technician, Wake Forest University Archeological Laboratories, Winston-Salem, NC

SELECTED PROJECT EXPERIENCE

ARCHEOLOGY PROJECTS:

Archeological Assessment (2009), Evaluation (2015), and Mitigative Excavations (2017) at the Emory Church, Washington, DC. Served as Principal Investigator and primary report author for the historical and archeological evaluation of Fort Massachusetts, a precursor to Fort Stevens, which was part of a ring of defensive forts constructed during the Civil War to protect Washington, DC. The 2009 assessment identified the presence of extant fortification features associated with Fort Massachusetts as well as the foundation for the church parsonage constructed after the Civil War. In 2015, soil cores were extracted to confirm the stratigraphy associated with the fortification earthworks and to locate the bombproof and the

original chapel that predates the Civil War. This study also included a geoarcheological assessment and GPR survey to identify subsurface features and assess the integrity of deeply-buried elements associated with the fort and earlier church buildings. Data recovery excavations were completed in 2017. A significant effort includes public outreach and collaborative efforts with the Emory Church congregation, including the preparation of a public-oriented book (2019) that focuses on the interrelated historical contexts of the Civil War fort, the Emory Church, and the Brightwood neighborhood.

Archeological Evaluation of a Mill Site in the Montgomery County Heritage Area (2018). Served as Principal Investigator for archeological survey and construction monitoring within the MHT easement at the ca. 1901 Poole's Store. During construction monitoring, stone foundations were identified and interpreted as an eighteenth century mill. An archeological evaluation was conducted to identify the extent of the mill race, mill buildings, and associated architecture. The Montgomery County Agricultural Heritage Area also contains the Upton Darby miller's house and the remains of the Tschiffely Mill which operated from the nineteenth century to 1918. In conjunction with Montgomery Parks, a larger study of the mill sites on Seneca Creek is planned for 2019.

Survey, Evaluation, and Battlefield Reconstruction of Maxwell's Field at the Princeton Battlefield (2014-2018). Served as Principal Investigator and primary author of interim and final reports to present the findings of the archeological, metal-detection, and geophysical investigation of Maxwell's Field on the campus of the Institute for Advanced Study to reconstruct the historic landscape associated with the Battle of Princeton, which took place in January of 1777 and represents a pivotal point in the Revolutionary War. The analysis of battlefield munitions included protein residue analysis to determine if spent munitions and bayonets contained blood residue. The project also involved providing expert testimony at various public hearings, affidavits for legal proceedings, and press briefings during a highly-contentious construction project affecting a key portion of the Princeton Battlefield.

Archeological Data Recovery at 44LD1496 for the Metropolitan Washington Airports Authority in Support of the Dulles Corridor Metrorail Project (2013-2015). Served as Co-Principal Investigator and primary author of the final report documenting the archeological mitigation of rail construction on Site 44LD1496. The project was a collaborative effort led by The Ottery Group, with Stantec Consulting Services and Versar. The project investigated three broad research domains aimed at documenting site formation and taphonomy associated with the Early Archaic and Late Archaic site in order to clarify the nature of the human occupation within the dynamic environmental transition from the early to middle Holocene, with an emphasis on contributing to the poorly-understood settlement and subsistence practices of Early Archaic groups in the Mid-Atlantic region. The report also focused on the use of space to understand the nature of site activities and how those activities were organized by the site occupants over time.

Route 231 Corridor Study, Charles County, Maryland (2010-2015). Served as a Co-Principal Investigator with Julie Schablitsky of the Maryland SHA for a series of archeological investigations designed to develop an historical context for the range of archeological resources associated with Route 231 near Benedict, MD. Sites investigated included a 17th century trading post, 18th to 19th century slave cemetery, and military occupations at during the War of 1812 (1814 British landing site) and Civil War (recruiting station and training camp for the U.S. Colored infantry between October 1863 and March 1863). Served as general editor and authored portions of the four-volume report.

Archeological Investigations at the Melwood Park Manor House, Upper Marlboro, Maryland (2011-2015, 2019). Serves as Principal Investigator for a series of archeological investigations at a National Register listed property that is currently undergoing restoration. The initial investigations involved the excavation of areas at the interior and exterior of the foundation to establish the construction episodes for the house (1713-14, 1767-68, and ca. 1800). Other elements of the project involved locating the family cemetery, determining the location of outbuildings, and archeological monitoring and mitigation of construction activities during the restoration work at the house and surrounding areas.

Archeological and Geophysical Investigations at Compton-Bassett Plantation, Prince George's County, Maryland (2014). Served as Principal Investigator and co-author for an archeological and geophysical investigation of the two-acre historic core of the Compton Bassett Historic Site (PG:79-063-10) in Prince George's County, Maryland. The investigation addressed the modifications to the landscape from c.1700 through the late-twentieth century and identified the main house and outbuildings predating the construction of the extant c.1788 Compton Bassett Main House.

Identification and Evaluation of Archeological Resources at the Baker-Biddle Property, Cape Cod National Seashore (2012). Served as Principal Investigator and lead author for a survey for the National Park Service at the Baker-Biddle property in Wellfleet, Massachusetts. The property is considered historically significant as the birthplace of Lorenzo Dow Baker, founder of the United Fruit Company, and the summer home of Francis Biddle, who served as Attorney General under Franklin Roosevelt and as a judge during the Nuremberg Trials following World War 2. Several prehistoric Native American sites dating to the Late Archaic through Late Woodland periods were also identified and documented.

Caulk's Field Battlefield Survey and Reconstruction (2012). Participated on a research team led by Julie Schablitsky of the Maryland SHA conducting metal-detection survey and mapping to reconstruct the War of 1812 Battle of Caulk's Field, near Fairlee, Maryland.

Assessments of Archeological Resources Associated with the Revolutionary War Battle of the Clouds Engagement Area (2008, 2011). Served as Principal Investigator and author of several reports documenting the results of a series of small metal detecting projects in parts of West Whiteland Township, Pennsylvania, that were within the core area of what was known as the Battle of the Clouds, a running Revolutionary War battle that ended after intense rains made combat impossible. The initial project (2008) was conducted for the municipality in order to map the locations of battle actions based on historic roads, buildings, and landscape features, and to address the potential for encountering battle-related archeological deposits on the modern landscape.

Archeological Investigations at the Bald Eagle Recreation Center, Washington, DC (2011). Served as Principal Investigator for an archeological survey and geoarcheological investigation of a recreational facility owned by the DC Department of Parks and Recreation that contained rifle trenches associated with the defense of Washington during the Civil War, a WPA-operated convalescence summer camp for children with tuberculosis, and a WWII-era military anti-aircraft battery known as Fort Drum, DC.

Archeological Evaluation of 44FX1999, Great Falls, Virginia (2011, 2013). Served as Principal Investigator for the planned expansion of the DC Water and Sewer Authority's Potomac Interceptor in the Fairfax County Park Authority's Upper Potomac Regional Park. The project evaluated a portion of a reported Paleoindian site, 44FX1999, which was recorded within the easement for the sewer line. Additional geoarcheological and archeological evaluation was conducted in 2013 to investigate buried land surfaces and better define the chronology of the site, which was found to contain a partially-stratified Early-Middle Archaic occupation and a later Terminal Archaic-Early Woodland occupation. Served as author for the 2011 report and lead author for the 2013 report.

Archeological Data Recovery in the Footprint of the Seawater Research Laboratory, Virginia Institute of Marine Science, Gloucester Point, Virginia (2005-2010). Served as Principal Investigator and lead report author for the archeological mitigation of a large multi-component site within the NR-listed Gloucester Point Archeological District. The project involved archeological survey, the development of a mitigation plan, and the excavation of 17th and 18th century domestic structures, Revolutionary War military features associated with the British occupation during the Siege of Yorktown, a large Union military encampment during the Civil War, and prehistoric Native American as well as historic Anglo and African burials. The project also included consultation with the Virginia Council on Indians to determine the disposition of the Native American remains.

Archeological Investigation of the Dowdy Creek Watershed, New River Gorge National River, Fayette County, West Virginia (2008). Served as Principal Investigator and report author for the archeological survey of upland settings within the New River Gorge National River and the development of a GIS-based model for evaluating small, low density lithic scatters within the prehistoric settlement system. The pilot study was sponsored by the National Park Service.

Archeological Survey of the Proposed Easton Village Tract in the Vicinity of Old Fort Stokes (18TA313), Easton, Talbot County, Maryland (2008). Served as Principal Investigator for a Phase I archeological survey of the shoreline of the Tred Avon River near Easton, Maryland. The project involved consultation under Section 106 of the NHPA with the Army Corps of Engineers and the Maryland SHPO due to the issuance of permits by the Corps of Engineers. The remnant earthworks of Fort Stokes represented the last surviving earthen fortification from the War of 1812. As a result of consultation efforts, the developer agreed to donate the land containing the fort to the Archeological Conservancy.

Antebellum Plantations in Prince George's County, Maryland: A Historic Context and Research Guide (2008). Served as a co-author for the preparation of a historic context and research guide for a county-wide effort to document antebellum plantations. The study was published by the Maryland – National Capital Park and Planning Commission.

Archeological Assessment and Archival Review of the Kramer-Jacobs Cemetery, Flint Hill, Frederick County, MD (2005) and Removal and Relocation of the Kramer-Jacobs Cemetery (2007). Served as Principal Investigator for the identification and evaluation of a cemetery containing 29 unmarked graves with burials dating throughout the 19th century, followed by the removal of remains and relocation to another area. Served as primary author for a technical report that was prepared for the Frederick County Department of Planning and Zoning.

Phase II Evaluation of Sites 18QU968, 18QU970, 18QU971/2, and 18QU973 (2006) and Phase III Archeological Data Recovery of the Gibson's Grant Site (18QU968), Stevensville, Maryland (2007). Served as Principal Investigator and primary author for the evaluation of significance and archeological mitigation of a late 17th to early 18th century farmstead on Kent Island in Queen Anne's County, MD. The project involved consultation under Section 106 of the NHPA with the Army Corps of Engineers and the Maryland SHPO.

Phase II Archeological Evaluation of Site 44LD1466, Waterford, Loudoun County, Virginia (2007). Served as Principal Investigator and report author for the archeological evaluation of a prehistoric quartz procurement and workshop site. Also conducted the archeological survey (2007) that identified and recorded the site.

Phase I Archeological Survey of the Melford Property (PG:71B-16), Bowie, Prince George's County, Maryland (2007). Served as Principal Investigator and primary report author for an archeological survey associated with the core area of an 18th century plantation and associated outbuildings that was undergoing restoration. The project identified artifacts and features associated with the manor house, formal gardens, various outbuildings and a slave quarter.

Archeological Excavations at the Waveland Farm Site (18AN17), Annapolis, Anne Arundel County, Maryland (2007). Served as Principal Investigator and primary author for the evaluation of significance and archeological mitigation of impacts associated with the demolition of cottages and the construction of a large residence. The Late Woodland site was one of the early sites associated with the identification of Sullivan Cove ceramics. The project was conducted for compliance with Anne Arundel County subdivision regulations.

An Archeological Assessment and Identification Survey of the Dowdy Tract, South Plank Road, Sanford, NC (2007). Served as Principal Investigator and primary author for the Phase I archeological survey of an agricultural tract that recorded two prehistoric sites and one late 19th century historic artifact scatter. The report was prepared for Fletcher, Heald and Hildreth, PLC.

Cultural Resources Investigation of Proposed Improvements to Blackwood-Clementon Road, Pine Hill Borough, Camden County, New Jersey (2007). Served as Principal Investigator and primary report author for the archeological survey and historic structures evaluation associated with a road-widening and intersection improvement project.

Phase I Archeological Identification Survey of the St Martin's Retreat Subdivision, Anne Arundel County, Maryland (2005). Served as Principal Investigator and co-author of the report for an archeological survey of a 5-acre residential development tract. The report was prepared for Cattail Associates.

Phase I Archeological Identification Survey of the Riverside Station VRE Parcel, Woodbridge, Virginia (2005). Served as Principal Investigator and primary report author for the archeological survey of a proposed parking lot associated with a Virginia Railway Express station within a large mixed-use development in Woodbridge, Virginia. The report was prepared for Hazel Land Companies, Inc.

Identification of Burials and Gravesites within the Higgins Cemetery, Rockville, MD (2004). Served as Principal Investigator for the delineation of a family cemetery and prepared a summary report of the investigations. The project was conducted pro-bono for the Higgins Cemetery Association and Peerless Rockville.

Excavations at the Mallicote-Decker Kiln Site, Washington County, VA (2004). Served as Principal Investigator and a co-author of the technical report for the archeological evaluation and data recovery of a post-Civil War kiln site in southwestern Virginia. The project was funded by the Virginia Department of Historic Resources through the DHR's Threatened Sites Program.

Phase I Archeological Identification Survey of the Bailey Road Bridge Staging Area, Chester County, PA (2004). Served as Principal Investigator and co-author for the archeological survey of a staging area associated with a bridge replacement project.

Phase I Archeological Identification Survey of the Riverside Station Multi-Family Housing Tract, Woodbridge, Virginia (2002). Served as Principal Investigator and primary author for the archeological survey of the HUD-funded portion of a mixed-use development on Neabsco and Powell Creeks. The survey resulted in the identification of several small, low-density, lithic scatters.

Phase I Archeological Survey of the Signal Hill Development Tract, Manassas, Prince William County, Virginia (2002). Served as Principal Investigator and primary author for the archeological survey of a 22-acre tract in Manassas, Virginia. The project identified a prehistoric (Archaic) site and evaluated a portion of a Civil War campsite.

Public Archeology at the Ben Lomond Manor House, Prince William County, Virginia (2001). Served as Principal Investigator for a public-oriented archeology program sponsored by the Prince William County Parks Authority at the NR-listed Ben Lomond Manor House in Manassas, VA. The project was an offshoot of several small-scale investigations that identified several areas of the property that contained archeological features ranging in date from the Civil War to the 1920s, including: Archeological Monitoring of Water and Sewer Trench Excavations (1999), Archeological Investigation of a Proposed Wheelchair Access Ramp (2000), and Archeological Investigations of Various Property Improvements (2000). The public-oriented project drew approximately 300 participants over the course of the six day program, which

involved practical demonstrations, lectures, and tours of the manor house and garden. In addition to technical reports, a brochure was prepared detailing the investigations for the general public.

Phase I Survey of the Coxby's Estates Subdivision Property, Anne Arundel County, MD (2000). Served as Principal Investigator and primary author for the archeological survey of a planned residential subdivision. The project recorded the 19th century foundation of an open air summer kitchen overlooking the South River. A Phase II evaluation of the site was conducted as a separate management summary (2002).

Archeological Identification Survey of the Camden Hills Subdivision Property, Anne Arundel County, MD (1999). Served as Principal Investigator and primary author for the archeological survey of the area surrounding the Ballman/Gischel House (AA-983) which was razed in 1997.

Archeological Identification Survey of the Cayuga Farms Subdivision and HABS Documentation of the Historic Malinowski Farm Property, Anne Arundel County, MD (1998). Served as Principal Investigator and primary author for the archeological survey of a late 19th and early 20th century farmstead and the HABS documentation of a tenant building on the tract.

Archeological Identification Survey of the Glebe Woods Subdivision Property, Anne Arundel County, MD (1998). Served as Principal Investigator and primary author for the archeological survey of a 73.5-acre tract that contained the core area of the Collinson family farm complex (18-AN-574). The project included the delineation of 33 graves within the Collinson family cemetery.

Report on Test Excavations at the Funk Lodge Site (20-GB-1), Gogebic County, Michigan (1994). Served as Principal Investigator and primary author for the archeological investigation and mapping of a burial mound and associated village site in the Upper Peninsula of Michigan.

Archeological, Historical, and Architectural Survey of the Proposed Auburn Dam No. 6 Impact Area, Fauquier County, Virginia (1994). Served as Field Director and co-author of the technical report for an archeological survey of the impact area associated with a proposed reservoir project; conducted by Thunderbird Archeological Associates, Inc., for Fauquier County and the U.S. Soil Conservation Service.

Phase II Archeological Investigations of the Proposed Powells Creek Towne Square Apartments, Prince William County, Virginia (1993). Served as Field Director and co-author of the technical report for a Phase II evaluation of prehistoric sites within a proposed residential development tract; conducted by Thunderbird Archeological Associates.

Phase I Archeological Survey of the Proposed Powells Creek Towne Square Apartments, Prince William County, Virginia (1993). Served as Field Director and co-author of the technical report for an archeological survey of a proposed residential development; conducted by Thunderbird Archeological Associates.

Phase I Archeological Survey of the Core Area of the Proposed Palisades Development, Arlington County, Virginia (1993). Served as Field Director and co-author of the technical report for an archeological survey of a proposed residential development; conducted by Thunderbird Archeological Associates.

Le Project du Garbage: Collier County (Florida) Landfill (1991). Served as a sorting technician for excavated material from the Collier County Landfill as part of Bill Rathje's Le Projet du Garbage.

Archeological Investigations at the Cowhouse East Head and Cowhouse West Head Sites: Final Report to the Southwest Florida Water Management District (1990). Served as Field Director/Co-

Principal Investigator and primary author of the technical report for excavations at a stratified Paleo-Indian and Archaic period base camp and associated quarry site under a research grant from the Southwest Florida Water Management District, Brooksville, Florida.

Archeological and Historical Survey of the Oak Woodlands DRI Property, Hamilton County, Florida (1990). Served as Field Director and co-author of the technical report for a cultural resources investigation of a planned residential development.

Archeological and Historical Survey of the Corkscrew Woods Development in Lee County, Florida (1990). Served as Field Director and co-author of the technical report for a cultural resources investigation of a planned residential development.

Archeological and Historical Survey of the Oak Woodlands PDA Area, Hamilton County, Florida (1990). Served as Field Director and co-author of the technical report for a cultural resources investigation of a planned residential development tract.

Archeological, Architectural and Historical Survey of the Lake Hart Development Property, Orange County, Florida (1989). Served as Field Director and co-author of the technical report for a cultural resources investigation of a planned mixed-use development tract.

Archeological and Historical Survey of Three Small Properties in Leesburg, Florida (1989). Served as Field Director and co-author of the technical report for a cultural resources investigation of three city-owned properties for the City of Leesburg, Florida.

Archeological, Architectural and Historical Survey of the Lucas Lakes Property, Osceola County, Florida (1989). Served as Field Director and co-author of the technical report for a cultural resource survey of an agricultural tract.

SELECTED NEPA-RELATED PROJECTS AND MASTER PLANS:

Cultural Resource Planning and Regulatory Compliance for Princeton University, Princeton, NJ (2018). Served as cultural resource lead for compliance associated with the implementation of projects associated with the Master Plan for the university campus. Efforts included coordinating project review with various local, regional, and federal agencies, and the preparation of technical studies for several projects, including a pedestrian path and flyway over historic Lake Carnegie and the Delaware and Raritan Canal, and a dredging project in Lake Carnegie.

Planning Study for the Rubenstein Commons Project at the Institute for Advanced Study, Princeton, NJ (2017). Served as cultural resource consultant to IAS for the development of new facility at the core of the historic campus. Efforts included coordinating project review with regulatory agencies, technical documentation, and construction monitoring.

Germanna Community College, Locust Grove Campus Master Plan, Orange County, VA (2015). Served as cultural resource lead on a team led by RRMM Architects for the development of a Master Plan for the 100-acre Locus Grove campus. The campus contains Civil War earthworks associated with the Wilderness and Chancellorsville Battlefields that bisect the campus. The Master Plan provided for the preservation and interpretation of the Civil War resources, and also accommodated the needs for systematic survey and evaluation of undeveloped portions of the campus.

Pre-Construction Planning Study for the Facilities Management Complex at the Virginia Institute of Marine Science, Gloucester County, VA (2014). Served as cultural resource consultant to RRMM Architects for the development of a Facilities Management Complex at the VIMS campus. The one-acre portion of campus contains an intact portion of a Confederate star fort, as well as several domestic cellars

associated with the Colonial-era town of Gloucestertown. The project involved the archeological and geophysical survey of the project area, the synthesis of data from prior archeological investigations within the project area, and the preparation of recommendations for mitigation prior to construction activities.

Archeological Management Plan for the George Washington House, Bladensburg, MD (2011). Served as Principal Investigator and author of a management plan for the 1730s George Washington House, a NR-listed complex of buildings protected under a preservation easement with the Maryland Historical Trust that currently serves as the headquarters for the Anacostia Watershed Association. In anticipation of the establishment of a War of 1812 museum and associated ground-disturbing improvements to walkways, exterior lighting, tree removal, handicapped access and parking lots, an archeological management plan was prepared to document the historic landscape over time, and to assist with the necessary consultation regarding the planned improvements. The property is also the site of the Indian Queen Tavern which played a role in the Battle of Bladensburg during the War of 1812.

Environmental Assessment for Communications Infrastructure Improvements at Rock Creek Park, Washington, DC (2011) and Catoctin Mountain Park, Thurmont, MD (2011). Served as Project Manager for the preparation of an EA for the National Park Service. Responsibilities included coordination of natural and cultural resource investigations, direction of consultation efforts with SHPO, NPS, and consulting parties, coordination of project team efforts, weekly conference calls, and other aspects of the project management and contribution to the Environmental Assessment document.

Department of Homeland Security Headquarters Consolidation at St. Elizabeth's Campus, Washington, DC (2009-2011). Served on a team led by Leo A. Daly Corporation involved in Master Plan updates and the preparation of an Environmental Impact Statement (EIS) for the planned redevelopment of the historic St. Elizabeth's Hospital Campus as the consolidated headquarters for DHS, FEMA, US Coast Guard, and other entities. Specific responsibilities included the preparation of natural resource assessments for the campus, preparation of portions of the Master Plan and EIS, and participation in planning meetings, coordination meetings, stakeholder meetings, and public hearings regarding the project.

Biscoe Gray Heritage Farm Master Plan, Calvert County, MD (2009-2010). Served as Principal Investigator for a contract with the Calvert County Department of Planning and Zoning to develop a Master Plan for the Biscoe Gray Heritage Farm. The 196-acre tract was a historic tobacco farm from the 18th through 21st centuries and contained significant historic and archeological resources. The Master Plan provided for the preservation and interpretation of prehistoric and historic archeological resources, restoration of a variety of historic structures; the creation of demonstration plots for historic tobacco farming and sustainable agricultural practices; the development of educational programs and interpretive exhibits; and, the accommodation of user amenities such as horse trails, camping areas, nature walks, a boat launch, community gardening, and other public facilities.

Environmental Assessments for Maryland State Emergency Communications Towers Funded By the Public Safety Interoperative Communications (PSIC) Grant Program, Statewide (2008-2010). Served as Project Manager for the preparation of EAs for the Department of Commerce involving planned tower construction projects in Western Maryland (Mount Savage, Westernport, and Swanton) as well as several southern Maryland (Bushwood) and on the Eastern Shore (Fruitland). Projects involved Section 106 consultation, natural and cultural resource investigations, regulatory compliance, and the preparation of the Environmental Assessment documents.

Environmental Assessment for the New York Avenue Public Art Program, Washington, DC (2009). Prepared an Environmental Assessment for the National Capitol Planning Commission on behalf of the Washington DC Department of Planning and National Museum of Women in the Arts for a planned sculpture allee within a seven block length of New York Avenue in downtown Washington, DC. The project included coordination with a large number of local, regional, and federal agencies, utility and transportation entities, and community organizations. Section 106 consultation was a significant element of the project,

including the coordination of public comment and the coordination of meetings involving various stakeholders.

NEPA Environmental Assessments for Various Telecommunications Projects, Nationwide (1997-2008). Prepared documentation and associated technical studies, coordinated agency reviews, developed mitigation plans, and authored over 100 EAs for the Federal Communications Commission to document the mitigation of identified impacts resulting from the construction of planned telecommunications facilities in Maryland, Virginia, New Jersey, Pennsylvania, Delaware, Virginia, Connecticut, Massachusetts, Oklahoma, Puerto Rico and the US Virgin Islands. Projects included the documentation of a variety of impacts to archeological sites, historic properties, historic districts, wetlands, floodplains, and endangered species. These projects included extensive consultation under Section 106 of the NHPA, including the development of the first Memorandum of Agreement executed with a licensee of the FCC during the siting of a stealth treepole at George Washington's Mount Vernon estate.

Environmental Assessment of Three Planned AAFES West Coast Distribution Center Alternatives in California (1998). Served as lead cultural resources consultant for an Environmental Assessment of a planned Army and Air Force Exchange Service distribution center in central California as a subcontractor to Archer Environmental.

Draft Environmental Impact Statement of Planned Rail Line Improvement Projects Associated with the Acquisition of Conrail by Norfolk Southern (1997). Served as lead cultural resources consultant for the evaluation of 25 planned railway and bridge construction projects in 12 states associated with the Conrail-Norfolk Southern merger. The DEIS was prepared for the Surface Transportation Board by Versar, and incorporated into the Final Environmental Impact Statement of the Proposed Acquisition of Conrail, Inc. by Norfolk Southern Railroad and CSX Railroad (1998).

SELECTED NHPA CONSULTATION (SECTION 106/110) AND MITIGATION PLANS:

Archeological Assessments for the Department of Veteran's Affairs, Nationwide (2011). Served as Project Manager for a pilot program sponsored by the National Park Service Federal Preservation Institute (NPS) and the National Preservation Institute (NPI) in direct coordination with the U.S. Department of Veterans Affairs' Federal Preservation Officer, to complete archeological assessments of VA facilities in Idaho, Iowa, and Louisiana to develop information on archeological resources at each facility and to provide guidance regarding the VA's responsibilities under Section 110 of the NHPA to ensure adequate protections of archeological resources.

Nazarene Village, North East, Cecil County, MD (2009-2011). Coordinated Section 106 compliance between the Army Corps of Engineers and MD SHPO for a commercial development with adverse effects to the North East Nazarene Church Camp. The project involved research and fieldwork to determine the eligibility of the property and the documentation of adverse effects. The mitigation associated with the project involved the coordination of outreach to the public, the preparation of an adaptive re-use plan for preserving significant historical elements of the property, development of a Memorandum of Agreement, and execution of the stipulations of the MoA.

Sparrows Point Shipyard, Determination of Effects (2009-2010). Coordinated Section 106 consultation for the proposed Sparrows Point LNG Terminal at the Sparrows Point Shipyard Historic District. The project involved research and fieldwork to determine the eligibility of the historic district, documentation of adverse effects resulting from the planned LNG terminal, the preparation of a mitigation plan, and coordination between FERC and MD SHPO.

National Business Parkway North, Section 106 Consultation to Resolve Adverse Effects (2009). Served as Project Manager for the archeological and historical architectural evaluations of a proposed

business park in Anne Arundel County, MD. The project involved consultation with MHT, COE, and local officials to resolve adverse effects to the Ringgold House (AA-92), which led to the development of an MoA that outlined agreed-upon stipulations that would preserve and restore the building.

National Park Seminary Redevelopment Project, Forest Glen, MD (2004). Served as a technical consultant to a team led by the Alexander Companies that was engaged in the redevelopment of the NR-listed National Park Seminary, a former school campus that was acquired in the 1940s by the Army as an annex to the Walter Reed Hospital and later declared as surplus and transferred to Montgomery County, MD. The project involved the preparation of tax credit applications that were used to finance the restoration or rehabilitation of various buildings on the campus as well as consultation with project managers regarding the implementation of lead paint and asbestos remediation efforts while preserving the greatest extent of the historic materials as possible.

Alban Towers Restoration Project (1998). Served as lead preservation consultant to Charles E. Smith Residential Realty in the lead paint abatement at a 132-unit historic apartment building opposite the National Cathedral in Washington, DC. The project involved the coordination of DC SHPO and project managers to develop a lead paint abatement plan for the windows that retained the historic character of the exterior façade and maintained the ability to recoup project costs through historic preservation tax credits.

PUBLICATIONS, PAPERS, AND PRESENTATIONS

- 2018 Developing Long-Term Research Goals at Gloucester Point through Problem-Oriented Research. Presented at the annual meeting of the Society for Historical Archeology. January 2018.
- 2017 Archeology as a Means of Fostering Collaboration and Community Engagement with African American Communities. Paper co-authored with Matthew Palus. Presented at the annual meeting of the Society for Historical Archeology. January 2017.
- 2016 The Church on the Hill: Interrelated Narratives, Conflicting Priorities, and the Power of Community Engagement. Paper co-authored with Matthew Palus. Presented at the annual meeting of the Society for Historical Archeology. January 2016.
- 2016 Archeology and Architecture: Restoring an Eighteenth Century Manor House at Melwood Parke. Paper co-authored with Thomas Bodor and Matthew Cochran. Presented at the annual meeting of the Society for Historical Archeology. January 2016.
- 2016 The Social and Political Legacy of the National Historic Preservation Act in the Northeastern Megalopolis. In *The National Historic Preservation Act: Past, Present, and Future*, Kimball Banks and Ann Scott (Eds.), pp. 243-263. Left Coast Press: Walnut Creek, CA.
- 2016 Review of *Field Archaeologist's Survival Guide: Getting a Job and Working in Cultural Resource Management* by Chris Webster. *Historical Archaeology* 50(2), pp. 205-208.
- 2014 The History Under Your Feet: The Fascinating Archeology of Gloucester Point. Presentation to the Faculty and Staff of the Virginia Institute of Marine Science, VIMS After Hours Lecture Series. August 28, 2014.
- 2014 The Archeology of the Revolutionary War at Yorktown and Gloucester Point. Presentation sponsored by the Hampton History Museum, Port Hampton Program Series. August 4, 2014.
- 2013 Who Was Banastre Tarleton? Presentation at the "Return to the Hook" Reenactment of the Battle of the Hook at Warner Hall, Gloucester County, Virginia. October 18-20, 2013.
- 2012 Discovering Ethnicity Through Archeology. Presentation to the Catholic University of America, Department of Anthropology. February 24, 2012.

- 2012 The Kramer-Jacobs Cemetery: A Forgotten Family Cemetery in Frederick County, Maryland. Presentation to the Monocacy Archeological Society. January 11, 2012.
- 2011 Cultural Resource Management as Applied Anthropology: Expanding the Role of Public Archeology within the Framework of Applied Anthropology Programs. A Lecture for the Department of Anthropology, University of South Florida. November 22, 2011.
- 2011 The Archeology of African Americans and Other Neglected People of the Chesapeake. University Lecture Series, University of South Florida. November 21, 2011.
- 2011 The Preservation and Archeology of Forgotten Family Cemeteries. Presentation to Peerless Rockville. October 22, 2011.
- 2011 Camp Life During the Civil War. Presentation at the Civil War Sesquicentennial – First Shots of the Civil War in Virginia Symposium. May 7, 2011.
- 2009 Antebellum Plantations in Prince George's County, Maryland. Authored by Lyle Torp, Thomas Bodor, and Christopher Sperling. Published by the Maryland-National Capital Park and Planning Commission: Upper Marlboro, MD.
- 2008 Small Upland Sites in the Dowdy Creek Watershed, New River Gorge National River, Fayette County, West Virginia. Presented at the Conference to Honor the Work of William M. Gardner, National Conservation Training Center, Shepherdstown, WV. September 2008.
- 2007 Investigations at Gibson's Grant, an Early Colonial Farmstead in Queen Anne's County, Maryland. Paper co-authored by Karl Franz. Presented at the annual meeting of the Mid-Atlantic Archeological Conference. March 2007.
- 2007 The Seeds We Sow: Agriculture and Slavery in Prince George's County, Maryland. Paper co-authored with Christopher Sperling. Presented at the annual meeting of the Mid-Atlantic Archeological Conference. March 2007.
- 2007 World Turned Upside Down: The Gloucester Side of the Yorktown Siege. Presented at the annual meeting of the Society for Historical Archaeology. January 2007.
- 2006 Archeological Investigations at Gloucester Town, Gloucester Point, Virginia. Paper co-authored by Christopher Sperling. Paper presented at the annual meeting of the Mid-Atlantic Archeological Conference. March 2006.
- 2006 Archeology and Historic Preservation as Heritage Discourse. Paper co-authored with Thomas Bodor. Presented at the annual meeting of the Mid-Atlantic Archeological Conference. March 2006.
- 2005 Preservation Efforts at the Higgins Cemetery: Cemetery Preservation Through Reuse as Recreational Land. Keynote presentation presented at the 2005 Annual Meeting of the Daughters of the American Revolution, Washington, DC. December 2005.
- 2004 Public Archeology at the Ben Lomond Manor House. Public awareness booklet for the general public. Prepared for the Prince William County Parks Authority. November 2004.
- 2000 Considerations for Minimizing Adverse Effects to Historic Properties in Telecommunications Facility Siting. Paper presented in a Telecommunications Forum at the Preservation Maryland Conference, Anne Bruden, Session Chair. April 2000.
- 2000 Prehistoric Quarrying Behavior: Evidence from the Cowhouse West Head Site. Submitted to the Florida Anthropologist.

- 2000 Results of Investigations at the Cowhouse East Head and Cowhouse West Head Sites (8-Hi-495 and 8-Hi-496), Hillsborough County, Florida. Submitted to the Florida Anthropologist.
- 1995 The Archeology of Lake Gogebic. Public awareness booklet for the general public, published for circulation in Ontonagon and Gogebic Counties in the Upper Peninsula of Michigan. June 1995.
- 1994 Report to the U.S. Army Central Identification Laboratory, Hawaii (CILHI) on the Importance of Archeological Method and Theory to Full Accounting of U.S. Service Personnel Listed as MIA. December 1994.
- 1991 Lithic Reduction, Group Mobility, and Settlement along Cowhouse Creek, Hillsborough County, Florida. Master's Thesis submitted to the Department of Anthropology, University of South Florida, Tampa. Accepted 17 November 1991.
- 1991 Lithic Procurement and Settlement along Cowhouse Creek, Hillsborough County, Florida. Paper presented at the Southeastern Archeological Conference, Jackson, Mississippi. November 1991.
- 1991 Preliminary Report of Investigations at the Cowhouse East Head and Cowhouse West Head Sites, Hillsborough County. Paper presented at the Florida Anthropological Society Meetings, Pensacola, Florida. March 1991.

PROFESSIONAL AFFILIATIONS

Register of Professional Archeologists
 Society for American Archeology
 Society for Historical Archeology
 Middle Atlantic Archeological Conference
 Council for Maryland Archeology (President-Elect, 2011-12; President 2013-14)
 Midwest Archeological Conference
 Southeastern Archeological Conference (Life Member)
 Florida Anthropological Society (Life Member)
 Florida Archeological Council
 Central Gulf Coast Archeological Society (Life Member)
 American Cultural Resources Association (Corporate Member; Board Member, 2010-2016; Served on the Conference and Membership Committees, ACHP 50th Anniversary Task Force, and currently Chair of the Best Practices Committee)

EDUCATION

Columbia University, Ph.D., Anthropology, 2010
University of Maryland, Master of Applied Anthropology, 2000
University of Maine, B.A, Anthropology, 1994
University of Maine, B.A, Zoology, 1993

EXPERIENCE SUMMARY

Dr. Matthew Palus is a Senior Archeologist with The Ottery Group. He holds a doctoral degree from Columbia University (2010), and a Master of Applied Anthropology degree from the University of Maryland College Park (2000). He has been an archeologist in the Middle Atlantic region for nearly 20 years, with experience in all levels of effort at historic and pre-contact Native American sites in Maryland, Virginia, Pennsylvania, Connecticut and New Jersey. His focus is on historical sites pertaining to urbanization and modern infrastructure, post-Emancipation African American life, and military sites. He is an Adjunct Assistant Professor at the University of Maryland.

EMPLOYMENT HISTORY

2010 - present	Senior Archeologist, The Ottery Group, Inc., Olney, MD.
2001 – 2010	Lecturer, Department of Anthropology, University of Maryland, College Park, MD.
2008	Project Manager, Fleet-Cornhill Archeological Testing Project, Department of Anthropology, University of Maryland, College Park, MD.
2001-2006	Associate Director, University of Maryland Field School in Historical Archeology, College Park, MD.
2002-2003	Oral History Researcher, Historic Annapolis Foundation, Annapolis, MD.
2000-2002	Editorial Assistant, Journal of Social Archeology, Columbia University, New York, NY.
2000	Assistant Project Director, Wye Hall Testing, Wye Island, MD.
1999-2001	Report Preparation, Archeology of the Charles Carroll Garden in Annapolis (18AP45), Annapolis, MD.
1999-2000	Report Preparation, Archeology at Virginus Island, Harpers Ferry National Historic Park, WV.
1998	Archeological Field Technician, Statistical Research, Inc., Tucson, AZ.
1996-1998	Archeological Associate, Archeological Research Services, Inc., Tempe, AZ

SELECTED PROJECT EXPERIENCE

Subsurface Characterization (2015) and Archeological Mitigation (2016) at Emory Church, Washington, DC. Archeological testing and mitigation for redevelopment of the Emory Church property, addressing resources associated with Fort Stevens, a component of the Civil War defenses of Washington formerly located on the property, and also the former parsonage and landscape for the church; responsible for development of archeological testing and mitigation work plans in consultation with the DC Department of Historic Preservation and the DC City Archeologist, project planning and safety, background research, field and laboratory direction and interpretation of results including analysis of artifacts and stratigraphy, client interface and progress reports, public interpretation of the project, and technical reporting.

Archeological Monitoring for the O and P Streets, NW Street Rehabilitation Project in Georgetown, Washington, DC (2011-2012). Daily archeological monitoring of ground-disturbing activities associated with street rehabilitation along residential streets in the Georgetown neighborhood of Washington, DC, including trenching for installation of new utilities, and salvage and reinstallation of elements of historic

street railway infrastructure; provided background and archival research on the project area, direction of GIS spatial analysis, preparation of technical monitoring report addressing results of archival work and all historic features discovered during the year-long monitoring project.

Josiah Henson Archeological Mitigation and Construction Monitoring, North Bethesda, Montgomery County, MD (2018-2019). Completion of archeological excavation in collaboration with Montgomery County Parks Department archeologist, to mitigate anticipated impacts from construction of a new visitors center and house museum at Josiah Henson Special Park in North Bethesda. The Ottery Group oversaw a field crew during episodic work from May 2018 to January 2019, working alongside skilled volunteers from the Archeological Society of Maryland's Certification and Training Program, and provided daily archeological monitoring of construction on the new facility beginning in March 2019.

Cemetery Assessment for the Westbard Development Project, Bethesda, Montgomery County, MD (2017). Provided analysis of documentary sources pertaining to an abandoned, early 20th-century African American cemetery in the Westbard area of Bethesda, Maryland, in order to assess the probability that the cemetery, which had been developed over during the 1960s, contains intact burials and/or human remains in disturbed contexts. The Ottery Group carried out consultation with Montgomery County's planning department, as well as a community of descendants and advocates for the preservation of the cemetery, performed extensive archival research, and prepared an assessment and recommendations on the likely disposition of the cemetery.

Phase I Site Identification Survey of the Polyanski Property, Pasadena, Anne Arundel County, MD (2018). Carried out Phase I archeological survey for proposed subdivision of a ca. 10-ac tract in Anne Arundel County, which was historically part of the "Bare Neck" tract of 450 ac formerly the property of Charles Hammond (1729-1777), who was part of a politically influential Maryland family. The site was developed after 1880, and archeological survey identified a low-density scatter of late nineteenth and twentieth century domestic artifacts associated with the extended occupation of the existing dwelling on the property.

Phase I Underwater and Terrestrial Archeological Survey for Bridge Replacement, Maryland Highway 254 Over Neale Sound, Charles County, MD (2016). Site identification survey of terrestrial portions of the project area for replacement of a bridge linking the Cobb Island community in Charles County, Maryland with the mainland via MD 254. Survey of approximately 15 terrestrial acres was completed in coordination with underwater remote sensing carried out by project partner Geomar Research, LLC. The Ottery Group also prepared a historic context for the project area. The project was completed under contract with the Maryland State Highway Administration.

Archeological Investigations at the Melwood Park, Upper Marlboro, MD (2014 and 2016). Field director for Phase II archeological assessment of the National Register listed Melwood Park manor house that is currently undergoing restoration. The investigations involved the excavation of areas at the interior and exterior of the foundation to determine the presence of any remaining structural evidence for a three-episode construction sequence for the house between ca. 1714 and 1800.

Kenilworth Recreation Center Geoarcheological Evaluation and Archeological Survey, Washington, DC (2014). Completed geoarcheological evaluation and Phase I Archeological Survey of the grounds of Kenilworth Elementary School, in order to identify the presence of paleosols potentially containing evidence of Pre-Contact Native American settlement prior to substantive historic and modern earthmoving activity in this portion of Washington, DC. The Ottery Group worked with specialists to complete recovery and examination of soil cores from the site, and reconstruct the history of grading and construction filling in the project area during the 20th century using GIS. Conventional archeological site-identification survey located evidence for the early 20th-century construction of Kenilworth Elementary School, in 1933, but no other intact cultural resources.

Archeological Mitigation for the Faculty Housing Project, Institute for Advanced Study (IAS), Princeton, NJ (2014-2015). Metal detection survey and evaluation of a portion of the Princeton, NJ Revolutionary War battlefield in order to satisfy requirements of Princeton Township for mitigation prior to residential development of the property by faculty housing; developed a survey strategy providing for data recovery comparable with previous surveys of the property including metal detection survey best-practice, direction of shovel testing and MDS survey, analysis of Revolutionary War artifact assemblage including munitions and other militaria, direction of GIS spatial analysis, technical reporting and preparation of collection for permanent curation.

Maryland State Highway Administration Archeological Survey and Corridor Study Along MD State Highway 231, Benedict, Charles County, MD (2011-2012). Multi-year study entailing evaluation and investigation of historic resources along the MD 231 corridor, including 17th, 18th, and 19th-century components over a 65-acre area. Carried out metal detection survey (MDS) of a Civil War era recruiting station and camp of instruction for the United States Colored Troops located outside of Benedict, which resulted in identification of a grid of winter shelters associated with the camp; responsible for field direction of shovel test pit survey, and MDS of the project area by archeologist and avocational metal detectorists, background archival research, artifact analysis, and co-authorship of the technical report.

Historic Resources Study of the Fort Marcy, Chain Bridge, Little Falls, Pimmit Run Area, George Washington Memorial Parkway, Arlington and Fairfax Counties, VA, Montgomery County, MD, and Washington, DC (2015). Completion of a historic resources study for the National Park Service of segments of the George Washington Memorial Parkway and the Clara Barton Parkway, extending from Pre-Contact Native American occupation of the Potomac watershed through construction of the Parkway during the mid-20th century. The synthetic study includes resources associated with the development of mills and a ferry crossing the Potomac River at the site of Chain Bridge, construction of a sequence of bridges in this location, the Civil War fortifications erected to defend Chain Bridge as part of the Defenses of Washington, and the effort to preserve the landscape and historic resources of the Potomac River Gorge, including the establishment of the scenic highway as part of the planned preservation of the Potomac River by the National Park Service. The project entailed a broad research effort utilizing archival sources and synthesizing existing archeological and historic architectural data.

PUBLICATIONS, PAPERS, AND PRESENTATIONS

- 2019 “Dying Like Sheep There”: Racial Ideology and Concepts of Health at a Camp of Instruction for the U.S. Colored Troops in Charles County, Maryland. Presented at the 52nd Annual Meeting of the Society for Historical Archaeology, St. Charles, Missouri.
- 2019 Panel Discussion: Finding Some Good in the Bad and the Ugly: Critical Views and Lessons-Learned from Public Archaeology and Outreach Programs. John McCarthy, Panel Organizer. 52nd Annual Meeting of the Society for Historical Archaeology, St. Charles, Missouri.
- 2018 Cultural Resource Management Perspectives on African American Struggle with Heritage in Metropolitan Washington, DC. Presented as part of the 2018-19 UMD Heritage Lecture Series, University of Maryland, College Park, November 7, 2018.
- 2018 An Archeology of Segregation After the Unification of Methodism: Archeological Investigations at Emory Church in the Brightwood Neighborhood of Washington, DC. Presented at the 51st Annual Meeting of the Society for Historical Archaeology, New Orleans, LA.
- 2017 Fort Stevens and the Property of Elizabeth Thomas. Keynote Address, Lincoln-Thomas Day Celebration at Fort Stevens Park, Washington, DC, September 16, 2017.

- 2017 A Place of Plural Heritage: Archeological Investigations at Emory Church in the Brightwood Neighborhood of Washington, DC. Presented to the Rock Creek Civil War Roundtable, Rock Creek Nature Center and Planetarium, Washington, DC, May 6, 2017.
- 2016 The Church on the Hill: Inter-related Narratives, Conflicting Priorities, and the Power of Community Engagement. Paper presented at the 43rd Annual Conference on DC History. Hosted by the Historical Society of Washington, DC With Lyle C. Torp.
- 2016 Industry, Entrepreneurship and Patronage: Lewis Wernwag and the Development of Virginius Island. Perspectives from Historical Archaeology: Investigations of Craft and Industrial Enterprise, pp. 87-102. Compiled by Christopher C. Fennell. Society for Historical Archaeology, Germantown, Maryland. Reprint from 2010.
- 2016 Symposium: Along the Patuxent River: The Discontinuous History of a Transportation Landscape. Organized for the 49th Annual Meeting of the Society for Historical Archaeology, Washington, DC With Matthew Cochran.
- 2016 Camp Stanton and the Archaeology of Racial Ideology at a Camp of Instruction for the U. S. Colored Troops in Benedict, Charles County, Maryland. Presented at the 49th Annual Meeting of the Society for Historical Archaeology, Washington, DC.
- 2016 The Church on the Hill: Inter-related Narratives, Conflicting Priorities, and the Power of Community Engagement. Presented at the 49th Annual Meeting of the Society for Historical Archaeology, Washington, DC With Lyle C. Torp.
- 2015 Infrastructure as Heritage and the Archaeology of Infrastructure in Washington, DC. Presented at the Annual Meeting of the Society for Applied Anthropology, Pittsburgh, Pennsylvania.
- 2015 Washington's Board of Public Works and the Burial of Herring Hill in Georgetown, District of Columbia (An Archaeology of Municipal Infrastructure). Presented at the 48th Annual Meeting of the Society for Historical Archaeology, Seattle, Washington.
- 2014 Ruins of Infrastructure in the Georgetown Neighborhood of Washington, DC. Presented at the Annual Meeting of the American Anthropological Association, Washington, DC.
- 2014 "Sometimes Paths Last Longer than Roads": William S. Burroughs for An Archaeology of Modernity. Presented at the 47th Annual Meeting of the Society for Historical Archaeology, Quebec City, Quebec.
- 2013 Machine Truths: Marcuse on Technology, Agency, and Ethics. Presented at the Annual Meeting of the American Anthropological Association, Chicago, Illinois.
- 2012 Deterioration and Rehabilitation of the Infrastructure on O and P Streets in the Georgetown Neighborhood of Washington, DC. Presented at the Middle-Atlantic Archaeology Conference, Virginia Beach.
- 2012 Colonial Analogy or Colonial Uncanny? Liberalism, Security, and Annexation in Maryland's African-American Suburbs. Presented at the Buffalo Theoretical Archaeology Group (TAG) Conference, University of Buffalo.
- 2012 Networked Infrastructure as the Material Culture of Liberal Government. Presented at the 45th Annual Meeting of the Society for Historical Archaeology, Baltimore, Maryland.
- 2011 Significance: Rhetorical Loading in Preservation Discourse and the Relevance of Community Values. Presented at the Annual Meeting of the American Anthropological Association, Montreal, Canada.
- 2011 Public Utilities as Corporate Property in 19th-Century Annapolis, Maryland. Presented at the Contemporary and Historical Archaeology in Theory (CHAT) Conference, Boston University, Boston, Massachusetts.

- 2011 Symposium: Tracing the Cityscape: Archaeologies of Urban Expansion and Corporate Power. Organized for the 44th Annual Meeting of the Society for Historical Archaeology, Austin, Texas. With Rachel Feit.
- 2011 Networked Infrastructure and Classical Liberalism During the Early 20th Century. Presented at the 44th Annual Meeting of the Society for Historical Archaeology, Austin, Texas.
- 2011 Parody, Travesty, and Archaeologies of the Demarcated Present. Presented at the 44th Annual Meeting of the Society for Historical Archaeology, Austin, Texas. With Matthew Cochran.
- 2011 Networked Infrastructure as the Material Culture of Liberal Government. *Historical Archaeology and the Importance of Material Things II*, pp. 91-118. Julie Schablitsky and Mark Leone, eds. The Society for Historical Archaeology, Special Publication 9.
- 2011 Infrastructure and African American Achievement in Annapolis, Maryland during the 20th Century. In *The Materiality of Freedom*, edited by Jodi Barnes. University of South Carolina Press, Columbia, South Carolina.
- 2011 Infrastructure and the Conduct of Government: Annexation of the Eastport Community into the City of Annapolis in the Twentieth Century. In *The Archaeology of Capitalism in Colonial Contexts*, edited by Sarah Croucher and Lindsay Moira Weiss, pp. 261-293. *Global Contributions to Historical Archaeology*. Springer, New York.
- 2010 Industry, Entrepreneurship and Patronage: Lewis Wernwag and the Development of Virginus Island. *Historical Archaeology* 44(2):97-112. With Paul A. Shackel.
- 2010 Connection with Infrastructure and African American Engagement with Government in Annapolis during the Twentieth Century. Presented at the 2010 Departmental Conference, "Windows from the Present to the Past: The Archaeology of Africa & the African Diaspora", Department of Sociology and Anthropology, Howard University, February 25-27. Washington, DC.
- 2009 About Face: On Archaeology, Heritage, and Social Power in Public. In *Ethnographies and Archaeologies: Iterations of the Past*, edited by Lena Mortensen and Julie Hollowell, pp. 131-150. Gainesville: University Press of Florida. With Christopher Matthews.
- 2009 Infrastructure and African American Achievement in Annapolis, Maryland During the 20th Century. Presented at the University of South Carolina Post-Doctoral Conference, "The Archaeology of the Recent African American Past", February 27-28. Columbia, South Carolina.
- 2009 Historical Archaeology and Questions of Government: Explorations of a 20th Century Archaeological Context in the Chesapeake. Presented at the 42nd Annual Meeting of the Society for Historical Archaeology, Toronto, Canada.
- 2008 Symposium: Archaeologies of Tourism. Sixth World Archaeology Congress, Dublin, Ireland. With Petra Tjitske Kalshoven and Christopher Matthews.
- 2008 Archaeology—Tourism—Modernity: Session introduction. Presented at the 6th World Archaeology Congress, Dublin, Ireland. With Christopher Matthews.
- 2008 Infrastructure and the Conduct of Government: Annexation of the Eastport Community into the City of Annapolis during the 20th Century. Presented at the 41st Annual Meeting of the Society for Historical Archaeology, Albuquerque, New Mexico.
- 2008 Methods for Ten Minutes Ago: Archaeological Objects for the Later Twentieth Century. Presented at the 41st Annual Meeting of the Society for Historical Archaeology, Albuquerque, New Mexico.
- 2007 Symposium: The Archaeology of Tourism. 40th Annual Meeting of the Society for Historical Archaeology, Williamsburg, Virginia. With Christopher Matthews.

- 2007 A Landscape of Ruins: Building Historic Annapolis. In *Envisioning Landscape: Situations and Standpoints in Archaeology and Heritage*, edited by Dan Hicks, Laura McAtackney, and Graham Fairclough, pp. 226-250. Walnut Creek, CA: Left Coast Press. With Christopher Matthews.
- 2007 Significance, Value, and Property in the Public Face of Archaeology. In *Contemporary and Historical Archaeology in Theory: Papers from the 2003 and 2004 CHAT Conferences*, edited by Laura McAtackney, Matthew Palus, and Angela Piccini, pp. 9-14. Oxford: Archaeopress (BAR Press Studies in Contemporary and Historical Archaeology). With Christopher N. Matthews.
- 2007 *Contemporary and Historical Archaeology in Theory*. Oxford: Archaeopress (BAR Press Studies in Contemporary and Historical Archaeology). Edited with Laura McAtackney and Angela Piccini.
- 2006 *They Worked Regular: Craft, Labor, and Family in the Industrial Community of Virginius Island*. Knoxville: University of Tennessee Press. With Paul A. Shackel.
- 2006 *Critical Archaeology: Politics Past and Present*. In *Historical Archaeology*, edited by Martin Hall and Stephen W. Silliman, pp. 84-104. Blackwell Studies in Global Archaeology. Oxford: Blackwell Publishing. With Mark P. Leone and Matthew D. Cochran.
- 2006 Archaeological Tourism and Tourist Erotics. Presented at CHAT: Contemporary and Historical Archaeology and Theory. University of Bristol, UK. With Christopher Matthews.
- 2006 Land Rich: Strategies of Opportunity in the Eastport Neighborhood of Annapolis, Maryland. Presented at the 39th Annual Meeting of the Society for Historical Archaeology, Sacramento, California.
- 2006 Remembering an Industrial Landscape. *International Journal of Historical Archaeology* 10(1):49-71. With Paul A. Shackel.
- 2006 The Gilded Age and Working-Class Industrial Communities. *American Anthropologist* 108(4):828-841. With Paul A. Shackel.
- 2005 Building an Architecture of Power: Electricity in Annapolis, Maryland in the 19th and 20th Centuries. In *Archaeologies of Materiality*, edited by Lynn M. Meskell, pp. 162-189. Oxford: Blackwell Publishing.
- 2005 Symposium: Dialogues in Context: Perspectives on Applied Work in African Diaspora Archaeology. Annual Meeting of the American Anthropological Association, Washington, DC. With Jennifer J. Babiarz.
- 2005 Land Rich: Archaeology and Homeownership in the Eastport Neighborhood of Annapolis. Presented at the Annual Meeting of the American Anthropological Association, Washington, DC.
- 2005 Community Archaeology is Ethical Archaeology: Questioning Community in the Eastport Neighborhood of Annapolis. Presented at the Annual Meeting of the Society for Applied Anthropology, Santa Fe, New Mexico.
- 2005 God's Own Junkyard: Blight as a Discursive Strategy and the Historic Preservation Movement in Annapolis, Maryland. Presented at the Annual Meeting of the Society for Applied Anthropology, Santa Fe, New Mexico.
- 2003 Significance, Value, and Property in the Public Face of Archaeology. Presented at CHAT: Contemporary and Historical Archaeology in Theory: Encounters between Past and Present, Bristol, UK. With Christopher Matthews.
- 2002 Archaeologists with Faces: Ethics and Social Power in Public. Presented at the Annual Meeting of the American Anthropological Association, New Orleans, Louisiana. With Christopher Matthews.
- 2002 The Spirit, or Intent, of Public Archaeology. Presented at the Conference on Preservation and Revitalization, May 3, 2002, Easton, Maryland. With Thomas Bodor.

- 2002 Cognitive Archaeology. In *Encyclopedia of Historical Archaeology*, edited by Charles E. Orser, Jr., pp. 309-310. London: Routledge. With Mark P. Leone and Jessica Neuwirth.
- 2002 Social Stratification. In *Encyclopedia of Historical Archaeology*, edited by Charles E. Orser, Jr., pp. 531-534. London: Routledge. With Paul A. Shackel.
- 2001 Reformation or Canonization? Archaeology in Annapolis Set in Context. Presented at the Annual Meeting of the American Anthropological Association, Washington, DC. With Jessica Neuwirth and Matthew Cochran.
- 2001 Historic Preservation as Subtraction from the Contemporary Scene: The Archaeology of Omissions and Marginal Spaces. Presented at the Annual Meeting of the American Anthropological Association, Washington, DC.
- 2000 Tourism, Nostalgia, Legitimation and Meaning in the John D. Rockefeller, Jr. Carriage Road System, Acadia National Park, Maine. In *Contested Memories and the Making of the American Landscape*, edited by Paul A. Shackel, pp. 179—196. Gainesville: University Press of Florida.
- 2000 Reviving Shelved Projects for Internships in Archaeology. *Practicing Anthropology* 22(3):21-24.
- 2000 The Archaeology of Corporate Industry and Absenteeism at Virginus Island, Harpers Ferry National Historical Park, Harpers Ferry, West Virginia. Paper to be presented to the Mid-Atlantic Archaeology Conference, Ocean City, Maryland.
- 2000 Tourism, Nostalgia, Legitimation and Meaning in the John D. Rockefeller, Jr. Carriage Road System, Acadia National Park, Maine. Presented at the Annual Meeting of the Society for Historical Archaeology, Quebec City, Quebec.

PROFESSIONAL AFFILIATIONS

Register of Professional Archeologists
 Society for American Archeology
 Society for Historical Archeology
 Middle Atlantic Archeological Conference
 Council for Maryland Archeology

ATTACHMENT 2: BUDGET DETAIL



**THE OTTERY GROUP, INC.
COST PROPOSAL**

Submitted To:

Penza Bailey Architects
401 Woodbourne Avenue
Baltimore, Maryland 21212

Date:

Prepared By:

The Ottery Group, Inc.
3910 Knowles Ave
Kensington, MD 20895

5/6/2020

L. Torp

Phone: 301-946-0219

FAX: 301-942-0902

Federal TIN: 52-2147623

Proposal Amount:

Proposal Type:

\$5,841.00

Fixed Price/Lump Sum

PROJECT TITLE: Archeological Survey and Monitoring at the Olney House

PROPOSAL DETAILS

TASKS

Task 1: Background Research and Project Coordination

Task 2: Fieldwork, Laboratory Analysis, and Reporting

Task 3: Monitoring, TBD (\$350/half day or \$700/daily rate)

LABOR	RATE	TASK 1 HOURS	TASK 2 HOURS	TOTAL HOURS	TOTAL COST
Project Manager/Principal Investigator	\$90.00	2.00	2.00	4.00	\$360.00
Archeological Field/Laboratory Director	\$77.50	12.00	48.00	60.00	\$4,650.00
Archeological Field Technician(s)	\$45.00		16.00	16.00	\$720.00
TOTAL LABOR HOURS		14.00	66.00	80.00	
TOTAL LABOR COST		\$1,110.00	\$4,620.00	-	\$5,730.00
DIRECT EXPENSES					
Travel Expenses			\$36.00		\$36.00
Lodging/Per Diem					\$0.00
Expendible Field/Lab Supplies			\$75.00		\$75.00
Administrative Expenses					\$0.00
					\$0.00
TASK TOTAL		\$1,110.00	\$4,731.00		\$111.00
TOTAL LUMP SUM*					\$5,841.00

Historic Preservation Commission Preliminary Consultation Report

Address: 3308 Olney Sandy Spring Road, Olney (Master Plan Site #23/98, *Olney House*)

Applicant(s): Michael Zippelli, Owner; Thomas Zippelli, Owner; Ryan Behneman, Architect; Jeffrey Penza, Architect; Josh Hollman, Contractor

Proposal: Building rehabilitation and new construction

Staff Contact: Michael Kyne

HPC Commissioners Providing Comments: Karen Burditt, Sandra Heiler (Chair), Robert Sutton (Vice Chair), Marsha Barnes, Cristina Radu, Jeffrey Hains

Recommendations:

- The Commission was generally supportive of the project, commending the proposed rehabilitation work and finding the proposed additions appropriately located and proportioned.
- The Commission found that the front porch, as depicted in the undated historic photograph provided by the applicants, was likely not original, and the proposed new front porch could be deeper (the general consensus was that the proposed porch could be up to 8' deep). Further suggestions included a new front porch with hipped roof, in lieu of the currently proposed shed roof. This suggestion was based upon observations of buildings with similar construction dates in the county. The Commission recommended that additional research be conducted to support the proposed new front porch construction.
- The Commission recommended that the proposed the pizza oven flue be relocated to the rear or rerouted through an existing chimney. Additional recommendations were made regarding an existing altered/partially removed chimney at the east end of the building and that the proposed pizza oven flue provided an opportunity to restore and/or reuse this chimney.
- The Commission recommended archaeological monitoring throughout the project, specifically where excavation may occur (i.e., new construction and hardscaping). Additional comments were made regarding the value that archaeological discoveries could provide to the public and, perhaps, the proposed new restaurant.
- One commissioner commented that the proposed second-floor dining porch at the rear (south) should be reduced to preserve more of the historic building. Staff notes that this represents a minority opinion, and it is not necessary to make revisions to address this comment.

- The Chair concluded by recommending that the applicants return for a second preliminary consultation with additional information and/or a revised front porch proposal. Staff recommends that the applicants work with staff to address any outstanding concerns regarding research, construction date(s), and/or appropriateness of the proposal and return with a HAWP application.

Findings:

- ☒ Return for an additional preliminary consultation
- ☒ Return for a HAWP in accordance with the Commission's recommendations