

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	17017 Georgia Avenue, Olney	Meeting Date:	10/8/2025
Resource:	Master Plan Site #23/104 (<i>Berry-Mackall House</i>)	Report Date:	10/1/2025
Applicant:	Juan Arias, Inglesia Evangelica Cristo Promesa Inc. (Husam Albattrawi, Architect)	Public Notice:	9/24/2025
Review:	RETROACTIVE HAWP	Tax Credit:	Partial
Permit No.:	1131128	Staff:	Laura DiPasquale
Proposal:	Restoration of carriage house gable end trim and retroactive window infill/siding installation		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #23/104, *Berry-Mackall House*
 STYLE: Vernacular Farmhouse
 DATE: 1853-57; 1868-75

Excerpt from *Places from the Past*:

The Berry-Mackall House, originally built between 1852 and 1857, is a well-recognized, pre-Civil War landmark along the Washington-Brookeville Turnpike (now Georgia Avenue). The dwelling was built by Elisha Berry, whose ancestors were among the early settlers of Montgomery County. In 1868, the property was acquired by Robert McGill Mackall, a member of Mosby's Raiders during the Civil War, who significantly improved the property by adding the two-story frame building to the front of the original structure, and by constructing the still-extant carriage house on the site. The Berry-Mackall House is a good illustration of the evolution of the rural domestic building in Montgomery County. The house was built in three distinct phases. In the 1850s, Elisha Berry built a modest, two-story frame structure. By 1875, Mackall added a new, side-passage house on front of the original house, and, during the first quarter of the 20th century, a two-story rear wing with a shed roof was further appended to the dwelling, giving the house its three-part appearance. The farmstead features a Gothic Revival carriage house, built 1859-1868, (currently a secondary residence), a smokehouse from the original period of construction, and a 20th-century barn.

The property was designated as a Master Plan site as part of the *Approved and Adopted Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen* areas in 2002.



Figure 1: Aerial view of the Berry-Mackall House property at 17017 Georgia Avenue, March 2025, with the property boundary in blue (ConnectExplorer).

PROPOSAL:

The applicants propose to construct a restore decorative gable end trim on the historic carriage house and seeks retroactive approval for infill of windows and installation of vertical wood siding on a rear shed addition.

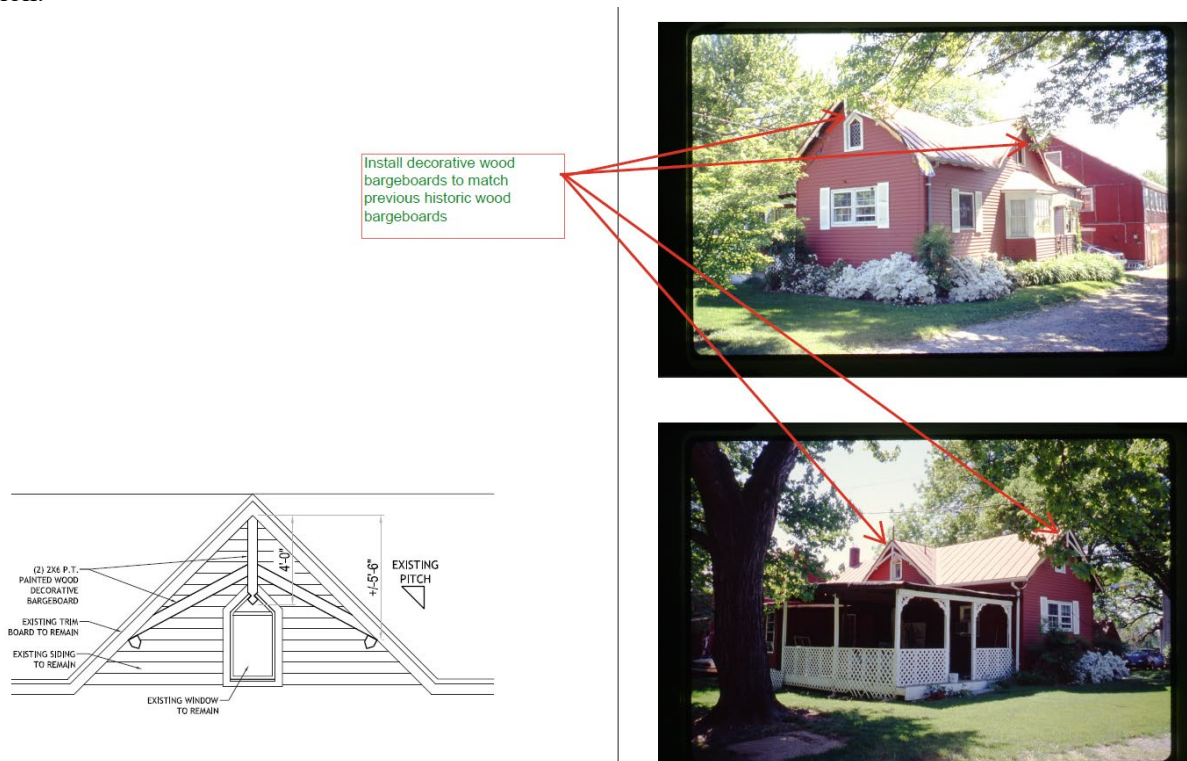


Figure 2: Proposed gable end trim detail and historic photographs.



The bump out portion is considered as we believe not a historic part, and we would like to apply for enclosed and infill of the windows. The exterior siding is still wood siding no change

existing aluminum siding with no change

Figure 3: Proposed window infill and siding replacement on rear addition to carriage house.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined 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 ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION:***Background***

In November 2024, staff conducted an initial site visit to the subject property regarding a proposed addition. At that time, staff noticed that many elements of the property appeared new or recently-installed. Upon reviewing the HPC's files, aerial and Google Streetview imagery of the property, staff concluded that numerous alterations had been made to the property in recent years without the requisite Historic Area Work Permits or building permits. At the request of staff, the Department of Permitting Services issued five citations to the property on April 23, 2025. Historic Preservation staff met with the applicants on May 19, 2025 to discuss the work items and to assist them in bringing the property into compliance with the requirements of *Chapter 24A*. On September 2, 2025, the applicants applied for five Historic Area Work Permits seeking retroactive approval of the work items.

HAWP application 1131128

This application addresses work to the carriage house building, which included removal of some gable-end trim, infill of windows and installation of new vertical wood siding on a rear shed addition. Staff supports the proposal, which includes recreating the historic gable-end trim and retroactive approval of the infill and siding, and recommends approval. Staff finds that the proposed gable-end trim on the carriage house replaces a missing historic feature and is substantiated by documentary evidence, per *Standard 6*. This restoration work qualifies for the County's historic preservation tax credit. Staff finds that the infill of the windows on the rear elevation of the shed addition off the rear of the carriage house did not remove distinctive materials or features that characterized the property, per *Standards 2 and 9*, and that the installation of the new vertical siding on the three sides of the addition is compatible with the historic resource per *Standard 9 and Chapter 24A-8(b)(2)* and did not substantially alter the exterior features of the historic resource, per *Chapter 24A-8(b)(1)*.



Figure 4: Photograph of the west and south elevations of the carriage house in 1999 (Historic Preservation Office, MCAtlas).



Figure 5: Photograph of the rear (north) and west elevations of the carriage house in 1999 (Historic Preservation Office, MCAtlas).



Figure 6: Carriage house, October 2022, before alterations (Google Streetview).



Figure 7:: Carriage house, July 2024, after alterations (Google Streetview).



Figure 8: Carriage house, October 2022, before alterations (Google Streetview).



Figure 9: Carriage house, July 2024, after alterations (Google Streetview).

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #6, and #9;

and with the general condition that the applicant shall present an electronic set 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 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

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

Signature of owner or authorized agent

Date

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



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REVISIONS

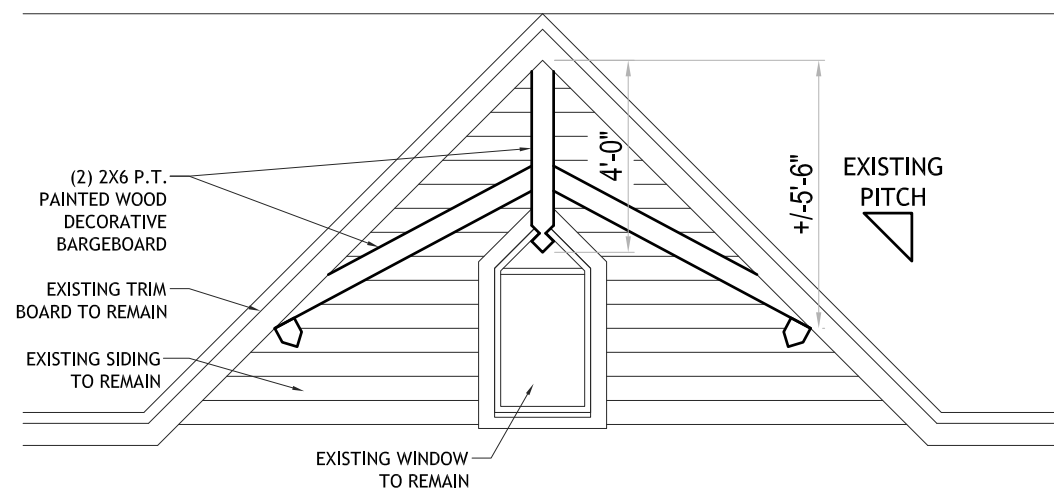
17017 GEORGIA AVE
SMOKEHOUSE SHED
17017 GEORGIA AVE.
OLNEY, MD 20832

HISTORIC
CARRIAGE HOUSE
BARGEBOARDS

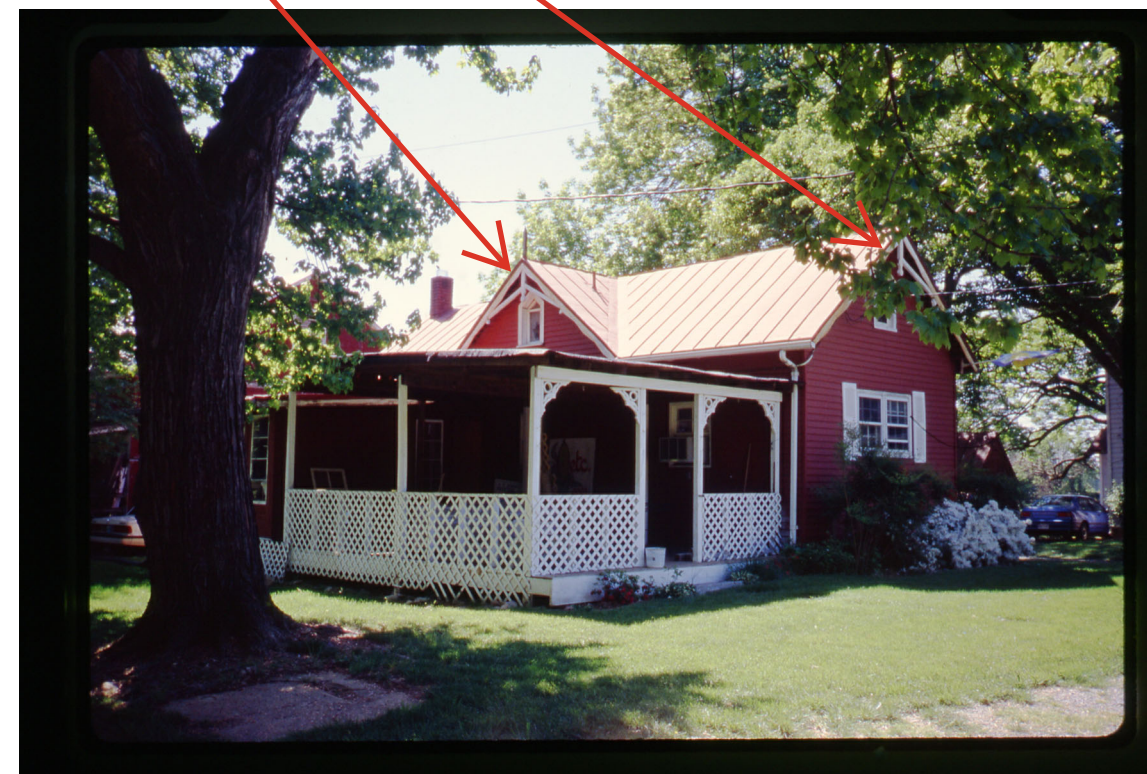
SHEET
A001

06/29/2025

Install decorative wood
bargeboards to match
previous historic wood
bargeboards



① CARRIAGE BARGEBOARDS RESTORATION SKETCH



② HISTORIC CARRIAGE HOUSE PHOTOS

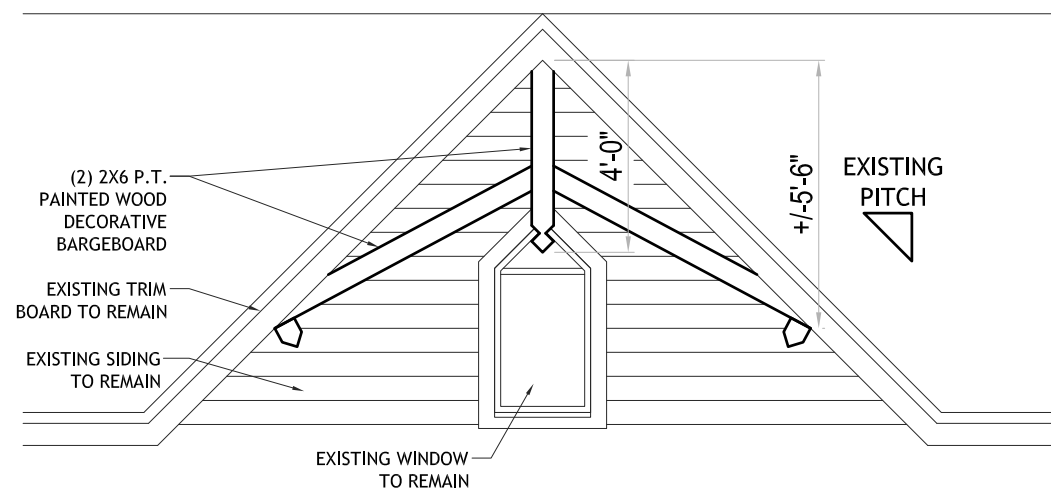
REVISIONS

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