



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: September 26, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1131129 RETROACTIVE – Siding restoration

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Juan Arias, Iglesia Evangelica Cristo Promesa Inc.; Husam Albatrawi, Architect
Address: 17017 Georgia Avenue, Olney

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by _____ on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 1131129
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: IGLESIA EVANGELICA CRISTO PROMESA INC, Juan Arias
Address: 17017 GEORGIA AVE
Daytime Phone: 301-408-8302

E-mail: info@cristopromesafiel.org
City: OLNEY Zip: 20832
Tax Account No.: 00715288

AGENT/CONTACT (if applicable):

Name: Husam Albattrawi
Address: 1811 Miller Rd.
Daytime Phone: 443-841-8920

E-mail: batrawi.designbuild@gmail.com
City: Cockeysville Zip: 21030
Contractor Registration No.: _____

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

Is the Property Located within an Historic District? X 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: <u>Siding replacement</u> |

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.

husam albattrawi

09/01/2025

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
17017 GEORGIA AVE
OLNEY MD 20832

Owner's Agent's mailing address
1811 Miller Rd
Cockeysville, MD 21030

Adjacent and confronting Property Owners mailing addresses

17001 Georgia Ave, Olney, MD 20832

17111 Old Baltimore Rd Olney, MD 20832

17025 Georgia Ave Olney, MD 20832

17115 Old Baltimore Road Olney, MD 20832

17119 Old Baltimore Rd Olney, MD 20832

16940 Georgia Avenue Olney, MD 20832

17020 Georgia Avenue Olney, MD 20832

17024 Georgia Avenue Olney, MD 20832

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

The historic Berry-Mackall House. Originally built in 1853, this home has been an architectural gem at the gateway to Olney. Huge wrap around front porch invites visitors. Lots of great potential with a extra out buildings: 1 bedroom guest house with hardwood floors, 3 story brooder house (storage barn) has an attic area perfect for finishing, and smoke house. Situated on a 3.26 acre lot.

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

Replace existing Hardie siding all around the house with wood lap siding, 5" reveal.
16 ft. x 1 ft. 4 in. x 1/2 in. Old Mill Cottage Style 5 in. Hardboard Lap Primed Siding

REVIEWED

By Laura DiPasquale at 7:56 am, Sep 26, 2025

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: <u>Exterior Siding</u>	
Description of Current Condition: The whole house currently has Hardie siding was installed to replace existing deteriorated original wood siding.	Proposed Work: Replace existing Hardie siding all around the house with wood lap siding, 5" reveal. 16 ft. x 1 ft. 4 in. x 1/2 in. Old Mill Cottage Style 5 in. Hardboard Lap Primed Siding. See attached material sample sheet.
REVIEWED By Laura DiPasquale at 7:56 am, Sep 26, 2025	
Description of Current Condition:	

APPROVED

Montgomery County

Historic Preservation Commission

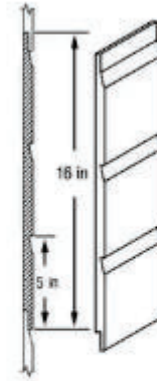
Karen Bunkit

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	*	*	*	*	*		*

16 ft. x 1 ft. 4 in. x 1/2 in. Old Mill Cottage Style 5 in. Hardboard Lap Primed Siding



5 in Cottage Lap
7/8 in Groove
1/2 in Lap Siding
20 sq ft coverage/piece

REVIEWED

By Laura DiPasquale at 7:56 am, Sep 26, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bulitt

replace current
siding to wood
lap siding, 5"
reveal



replace current siding to wood lap siding, 5" reveal

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit

REVIEWED

By Laura DiPasquale at 7:56 am, Sep 26, 2025

replace current siding to wood lap siding, 5" reveal



APPROVED
Montgomery County
Historic Preservation Commission
Karen Benoit

REVIEWED
By Laura DiPasquale at 7:56 am, Sep 26, 2025



replace current siding to wood lap siding, 5" reveal

replace current siding to wood lap siding, 5" reveal



APPROVED
Montgomery County
Historic Preservation Commission

Karen Boudit

REVIEWED

By Laura DiPasquale at 7:56 am, Sep 26, 2025



replace current siding to wood lap siding, 5" reveal



replace current siding to wood lap siding, 5" reveal

