



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 # 1131130 RETROACTIVE – Smokehouse reconstruction

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# 1131130
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>Smokehouse Shed structure</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:

BUILD A WOOD FRAME SHED SIZE 10 FT BY 12 FT WITH WOOD TRUSS AND METAL ROOF TO RESTORE AND SIMILAR TO PREVIOUSLY EXISTED SMOKEHOUSE SHED WITH SIMILAR MATERIALS.

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Laura DiPasquale at 7:57 am, Sep 26, 2025

Work Item 1: Smokehouse Shed

Description of Current Condition:

The original smokehouse shed was deteriorated and structurally unstable beyond repair. It was removed due to safety concerns.

Proposed Work:

BUILD A WOOD FRAME SHED SIZE 10 FT BY 12 FT WITH WOOD TRUSS AND METAL ROOF TO RESTORE AND SIMILAR TO PREVIOUSLY EXISTED SMOKEHOUSE SHED WITH SIMILAR MATERIALS.

Work Item 2: _____

Description of Current Condition:

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Proposed Work:

REVIEWED

By Laura DiPasquale at 7:57 am, Sep 26, 2025

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	*	*	*	*	*		*

REVISIONS

LICENSE EXPIRATION DATE: 12-23-2025

HERBERT STATED THAT I WAS IN RESPONSIBLE CHARGE OVER THE REPAIRATION OF THIS PLAT AND THE SURVEY WORKER EMPLOYED HERIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SETFORTH IN REGULATION 12 CHAPTER 09.1306 OF THE CODE OF MATERIALS AND ANNOTATED REGULATIONS. ON THIS REPORT WAS FURNISHED TO ME BY COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD, BUILDING RESTRICTION LINES AND EASEMENTS NOT SHOWN ON RECORD PLAT MAY NOT BE SHOWN HEREON.

SURVEYOR'S CERTIFICATE



#17017 GEORGIA AVENUE
PARCEL 638 TAX MAP HT51
IGLESIA EVANGELICA CRISTO
PROMESA FIEL, INC. PROPERTY
AS DESCRIBED IN
LIBER 571025, FOLIO 85
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100'
DATE: 09-05-2024
DRAWN BY: JCM/SM
FILE #: 246002 - 900

BOUNDARY SURVEY (SHEET 1 OF 2) OF:

A Land Surveying Company

DULLEY

Associates, Inc.

eriving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 1-888-88-DULEY
Fax: 1-888-55-DULEY

For survey order/approval forms, prices & more visit us at www.duley.biz

LOT LINE & FENCE NOTE:
PLEASE REFER TO CERTIFIED MARKERS FOUND
AND/OR SET (AND MARKED IN THE FIELD WITH
WOODEN STAKE AND BLUE FLAGGING) FOR
ACCURATE LOCATION OF PROPERTY LINES NEAR
FENCES AND OTHER IMPROVEMENTS.

GEORGIA AVENUE

APPROVED

Montgomery County

Historic Preservation Commission

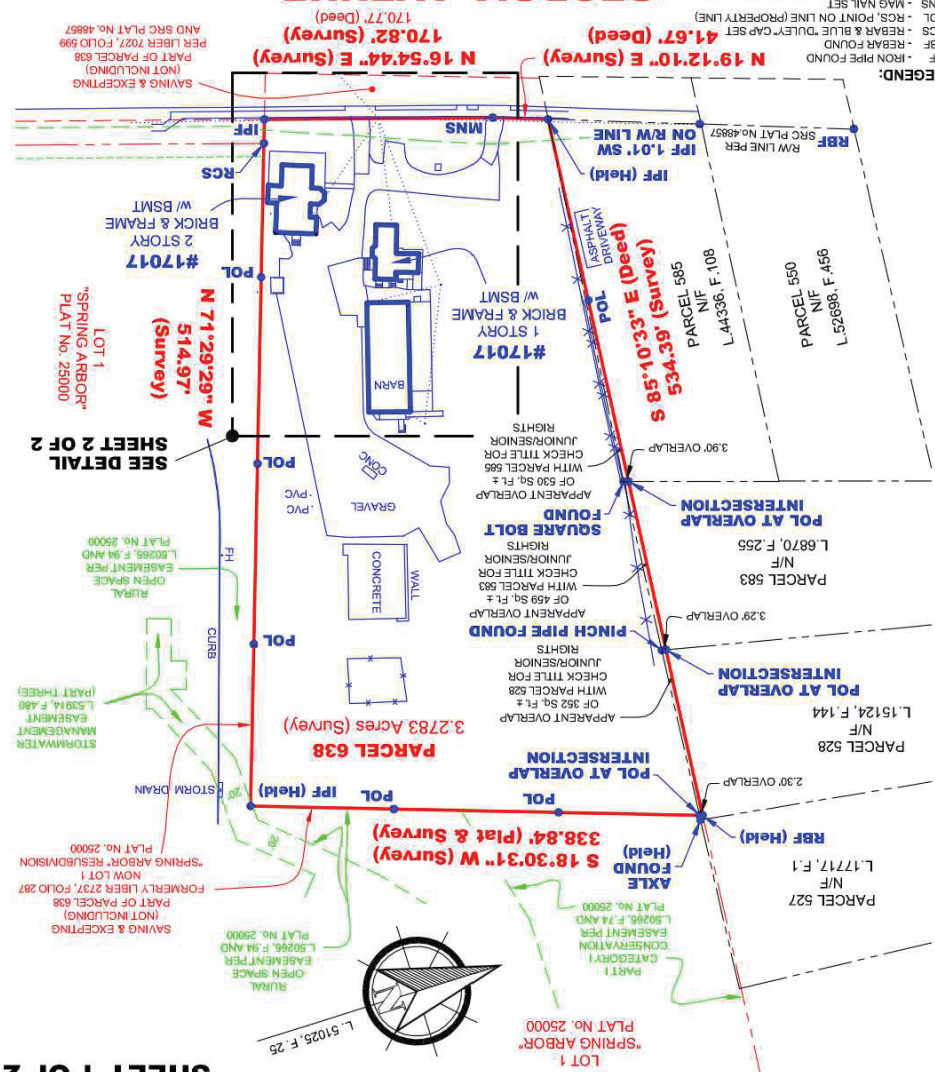
Kate Bunick

REVIEWED

By Laura DiPasquale at 7:58 am, Sep 26, 2025

① SITE SURVEY

SCALE: 1"=100'



② SMOKEHOUSE FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



By Laura DiPasquale at 7:58 am, Sep 26, 2025

Karen Buntz

FLOOR JOISTS: 2X6 P.T. WOOD JOISTS @12' O.C.

12'-0"

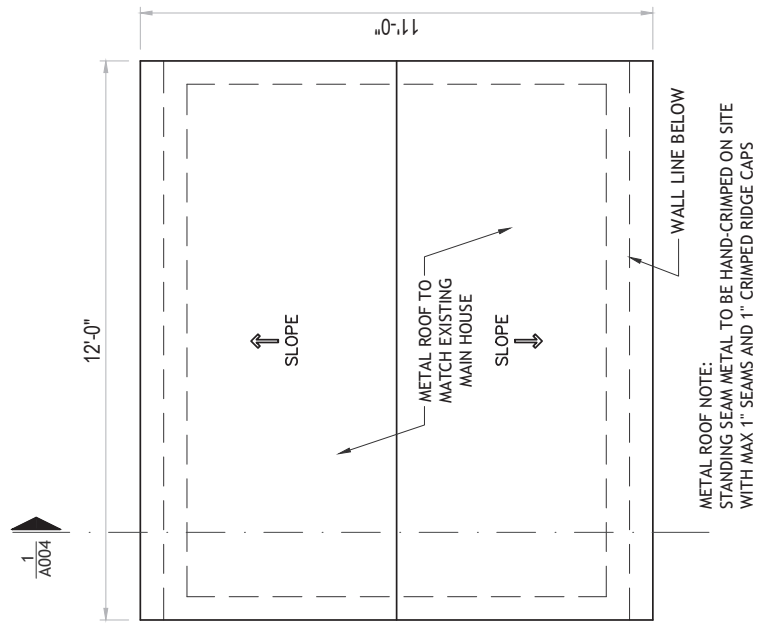
A00-
SHEET

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

BATRAWI DESIGN BUILD
TEL: (443) 841-8920

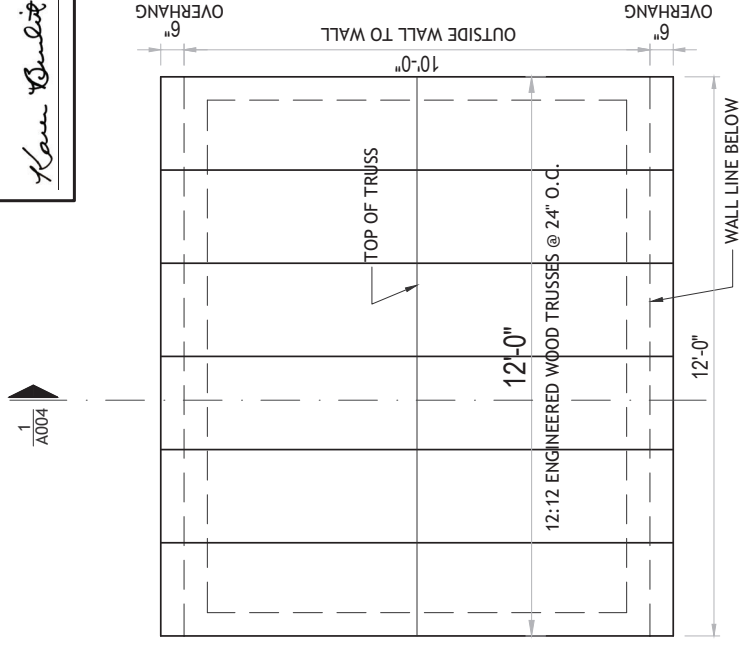
① SMOKEHOUSE SHED ROOF PLAN
SCALE: 3/8" = 1'-0"

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



② SMOKEHOUSE ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"



REVIEWED

By Laura DiPasquale at 7:58 am, Sep 26, 2025

APPROVED
Montgomery County
Historic Preservation Commission

Karen Bunick

REVISIONS						

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

SMOKEHOUSE SHED ROOF PLANS

SHEET

A002

06/29/2025

BATRAHI
DESIGN BUILD
TEL: (443) 841-8920

By Laura DiPasquale at 7:58 am, Sep 26, 2025

METAL ROOF NOTE: METAL ROOF TO BE HAND-CRAMPED ON SITE WITH MAX 1" SEAMS AND 1" CRAMPED RIDGE CAPS

12:13

12:5

ROOF TOP LEVEL

TOP PLATE

FLOOR LEVEL

GRADE LEVEL

0'-0"

0'-11 1/2"

12

13

METAL ROOF

MATCHING EXISTING MAIN HOUSE METAL ROOF

PAINTED WOOD FASCIA

GABLE WINDOW W/4" WOOD TRIM

7 FT ABOVE FLOOR

6" REVEAL

WOOD SIDING

[illegible]


WBI
 DESIGN BUILD
 TEL: (443) 841-8920

REVISIONS							

③ BACK ELEVATION
SCALE: 1/4"=1'-0"

④ LEFT ELEVATION
SCALE: 1/4"=1'-0"

13'-5" ROOF TOP LEVEL

7'-1 1/2" TOP PLATE

12'-5"

12

13

0'-11 1/2" FLOOR LEVEL

0'-9" GRADE LEVEL

METAL ROOF

MATCHING EXISTING MAIN HOUSE METAL ROOF

PAINTED WOOD FASCIA

6" REVEAL WOOD SIDING

4" WOOD TRIM

47" CUSTOM WOOD KNOCKDOWN DOOR

47" CUSTOM WOOD KNOCKDOWN DOOR

STANDING SEAM METAL TO BE HAND-CRIMPED ON SITE WITH MAX 1" SEAMS AND 1" CRIMPED RIDGE CAPS

① FRONT ELEVATION
SCALE: 1/4"=1'-0"

② RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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

**SMOKEHOUSE
SHED
ELEVATIONS**

SHEET
A003

06/29/2025

WINDOW SCHEDULE

TAG NO.	DIMENSION		TYPE	MATERIAL	QTY.	REMARKS
	WIDTH	HEIGHT				
①	48"	30"	DN	WOOD	1	3-OVER-3 DIVIDED-LITE DOUBLE-HUNG WOOD WINDOWS (7'6" MATINGS)
②	12"	12"	PICTURE	WOOD	1	DECORATIVE WINDOW

ALL WINDOWS TO HAVE 4" WOOD TRIM AND WOOD SILL

DOOR SCHEDULE

DOOR SCHEDULE											
DOOR		DOOR				FRAME		FIRE		HDMR	REMARKS
NO.		TYPE	DOOR SIZE	MATERIAL	MATERIAL	SADDLE	RATING	SET			
DOOR 1		RF/SC	3'-6" X 6'-0"	QTY: 1	WOOD	WOOD	ALLUM	1, A		CUSTOM WOOD DOOR	

DOOR HEADER SCHEDULE

EXCEPT WHERE NOTED / SPECIFIED ON PLANS

EXCEPT WHERE NOTED / SPECIFIED ON PLANS		UNITEL SPECIFICATIONS FOR 204 WALL FRAME	UNITEL SPECIFICATIONS FOR 206 WALL FRAME
WALL OPEN'G			
0' TO 3'	(2)2"x10" FILL W/ 1/2" PLYND SPACER	(3)2"x10" FILL W/ 1/2" PLYND SPACER	(3)2"x10" FILL W/ 1/2" PLYND SPACER
3'-1" TO 9'	(2)2"x12" FILL W/ 1/2" PLYND SPACER	(2)2"x12" FILL W/ 1/2" PLYND SPACER	(3)2"x12" FILL W/ 1/2" PLYND SPACER

PLYD. SPACER FOR UNITE TO FIN. FLUSH W/FRMG.

2"X d

SEE d VALUES IN SCHEDULE.

WINDOW NOTES:

1. ALL EGRESS WINDOWS OR RESCUE WINDOWS FRONTAL SILL HEIGHT MUST BE 20" MIN.
2. ALL EGRESS WINDOWS MUST HAVE A MIN NET CLEAR OPENING OF 5.7 SF / MIN NET CLEAR DIMENSIONS OF 24" X 80" MIN HEIGHT AND 20" IN WIDTH.
3. ALL EGRESS WINDOW SILL HEIGHT MUST NOT EXCEED 4" ABOVE FINISH FLOOR.
4. ALL WINDOWS TO HAVE FLASHING AS PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.
5. ALL WINDOWS TO HAVE FULL HEIGHT SCREEN.
6. ALL WINDOWS TO COMPLY WITH WINDOW FALL PROTECTION SECTION R312.21. (FOR ALL WINDOWS WITH SILL HIGHER THAN 24" AND FINISH FLOOR WITH SILL 72" ABOVE FINISH GRADE OR A SURFACE BELOW).
7. ALL WINDOWS TO COORDINATE WITH WINDOW MANUFACTURER FOR ROUGH OPENING REQUIREMENTS.

WINDOW ABBREVIATIONS:

DH: DOUBLE HUNG WINDOW
PIC: PICTURE WINDOW
TG: TEMPER GLASS
FG: FROSTED GLASS
CSMT: CASEMENT WINDOW

WINDOW HEADERS

1. ALL WINDOWS HAVE THE FOLLOWING HEADERS
(SPEC WHERE OTHERS DIFFER)
1ST FLOOR = (3) 2"x12" W/ 1/2" PLYWOOD SPACER
2ND FLOOR = (3) 2"x10" W/ 1/2" PLYWOOD SPACER
2. ALL WINDOW HEADERS TO BE FRAMED DIRECTLY
BELOW THE WALL TOP PLATES.
3. BASEMENT WINDOWS TO HAVE (2) 4"x8" PRE-CAST LINTELS
REINFORCED W/ 2# 4 REBARS
4. PROVIDE DBL JACK STUDS FOR ALL HEADERS
W/ OPENINGS MORE THAN 3'-0" (TYP.)

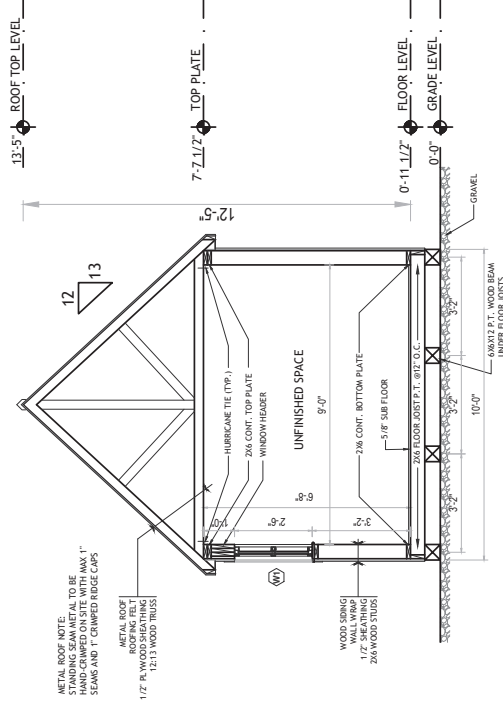
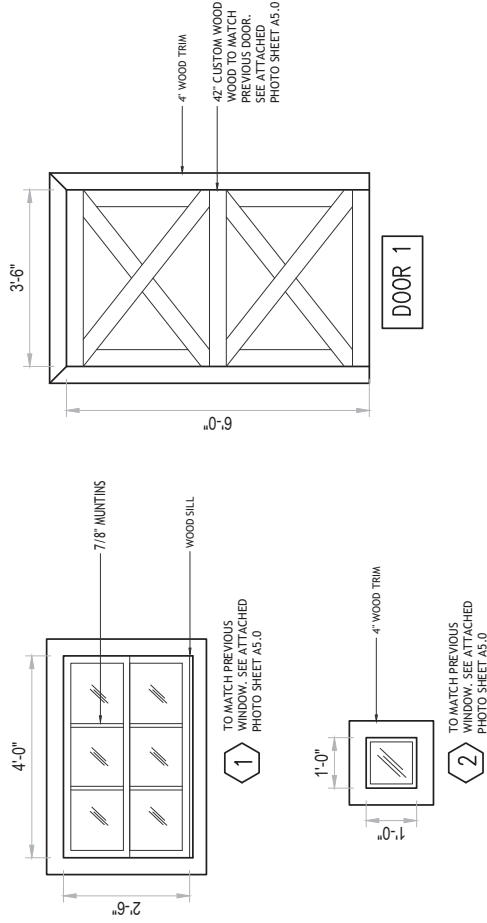
DOOR NOTES

HARDWARE LEGEND

1	ENTRANCE LOCKSET	A	DEADBOLT W/THURSTURN • INTERIOR
2	PRIVACY LOCKSET	B	OVERHEAD CLOSER
3	PASSAGE LOCKSET	C	PEEPHOLE
4	FLUSH PULLS	D	SELF-CLOSING

TYPE | LEGEND

RP/SC RAISED PANEL / SOLID CORE
O.H. OVERHANG
RP/HC RAISED PANEL / HOLLOW CORE
WD/GL WOOD & GLASS



① SMOKEHOUSE SHED SECTION
SCALE: 1/4"=1'-0"

