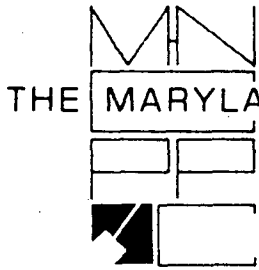


22/14-96A Oatland Farm  
(Master Plan Site #22/14)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: May 9, 1996

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

X Approved \_\_\_\_\_ Denied

\_\_\_\_\_ Approved with Conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

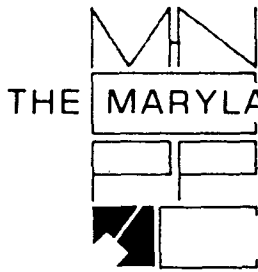
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Oatland Farm L.L.C.

Address: Classic Community Corp., 7200 Wisconsin Avenue Ste. 901  
Bethesda, Md.

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK. 20814

Property Address: 4441 Brightwood Road  
Alney, Md.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: May 9, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

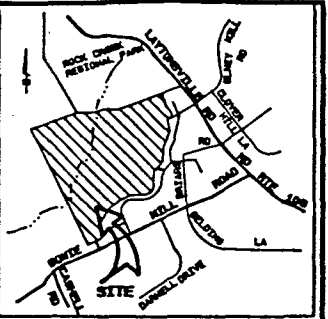
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



C.M. Freeman Assoc., Inc.  
L.8182 F.741

Montgomery Co.  
L.4707 F.202

DiMaio Bros., Inc.  
L.7856 F.110

P.E.P.Co.  
L.3438 F.446

BARNESLEY MANOR ESTATES  
P.B.176 P.19734

BARNESLEY MANOR ESTATES  
P.B.176 P.19741

BARNESLEY MANOR ESTATES  
P.B.176 P.19687

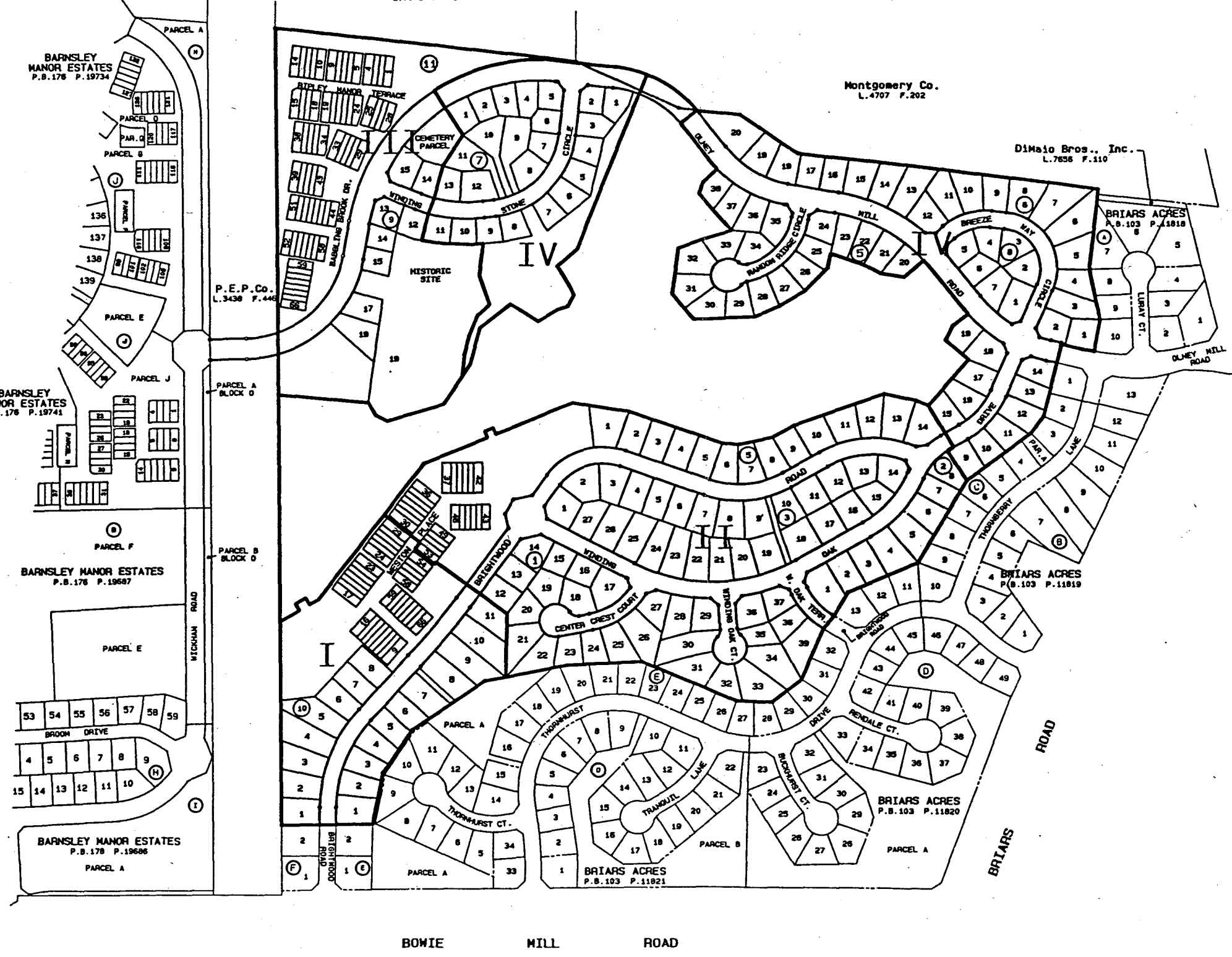
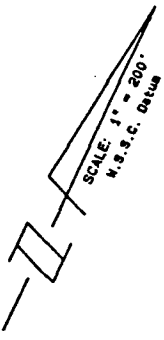
BARNESLEY MANOR ESTATES  
P.B.176 P.19686

BRIARS ACRES  
P.B.103 P.11821

BRIARS ACRES  
P.B.103 P.11818

BRIARS ACRES  
P.B.103 P.11819

BRIARS ACRES  
P.B.103 P.11820



**LOIEDERMAN ASSOCIATES, INC.**  
CIVIL ENGINEERING LAND PLANNING LAND SURVEYING  
ENVIRONMENTAL STUDIES

15200 Shady Grove Road  
Rockville, Maryland 20850  
(301) 948-2750

4407 Forbes Boulevard  
Lanham, Maryland 20706  
(301) 794-7350

258 West Patrick Street  
Frederick, Maryland 21701  
(301) 696-1240  
Metro (301) 631-4544

Designed	PRC			
Drafted	PRC			
Checked				
Proj. Eng.	EDW			
OFFICE	ROCKVILLE			
DATE	9/8/95	NO.		
		REVISIONS	BY	DATE

**PHASING PLAN**

**OATLAND FARM**  
Olney (8th) Election District Montgomery County, Maryland  
March 1996

SCALE	1" = 200'
SHEET	1
OF 1 SHEETS	
JOB NO.	589-06

April 17, 1996



## Historic Area Work Permit Written Description

### Oatland Farm a.k.a. Keys Property

Oatland Farm is a new subdivision in Olney, Md. off of Bowie Mill Road. The 310 unit site is being developed by Oatland Farm L.L.C. c/o Classic Community Corporation. The Oatland Farm historic site was reviewed and approved under Site Plan No. 8-95037. Per that approval three structures were determined to be historic: the house, log cabin, and the mill house. The historic site is located on approximately 3.2 acres.

The historic house and lot will be sold to a private homeowner. In order to market the house we are proposing to clean up the site by removing the non historic buildings. The buildings are labeled on the approved Site Plan as existing buildings to remain or removed at the Owners discretion. We believe these buildings are detrimental to the marketing of the historic house. In addition they pose a safety hazard due to their unstable construction. The two buildings within the historic area that we are proposing to remove are shown on the attached site plan and enclosed photographs.

Building No. 1: As shown on photograph labeled no. 1. This is a metal trailer with a built on porch.

Building No. 2: As shown on photographs labeled nos. 2 & 3. This is a white structure formerly used to store livestock.

The remaining non historic buildings on the site are not within the historic area.

In addition we are requesting permission to remove a holly tree located next to the front door. The photograph labeled no. 4 shows the location. The tree is about 14 feet tall and 8 inches in diameter. This tree is over grown and blocks the entrance into the house. It is also causing damage because it touches the house allowing insects a path into the house. In addition the tree branches are damaging the house siding. We believe the tree is also detrimental to the marketing of the historic house.

We respectfully request to remove the two non historic structures and one tree as described herein. We are not proposing any alterations to any of the historic structures. The historic property is surrounded by lots within the Oatland Farm subdivision, therefore we are the only affected or confronting property owner. Thank you for your consideration of this permit application. Should you have any questions or concerns please call.

Sincerely,



Chuck Sullivan

I:\CHUCK\OATLAND\MNCPPCHAWP.LTR



①

METAL TRAILER TO BE REMOVED



②

LIVESTOCK STRUCTURE TO BE REMOVED



③

LIVESTOCK STRUCTURE TO BE REMOVED



④

TREE TO BE REMOVED

**EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 4441 Brightwood Road

Meeting Date: 5/8/96

Resource: Master Plan Site #22/14,  
Oatland Farm

Public Notice: 04/24/96

Case Number: 22/14-96A

Report Date: 5/01/96

Review: HAWP

Tax Credit: No

Applicant: Oatland Farm, L.L.C.,  
Chuck Sullivan, Agent

Staff: Patricia Parker

**DATE OF CONSTRUCTION:** ca. 1875

**SIGNIFICANCE:**  Individual Master Plan Site  
 Within a Master Plan Historic District  
 Outstanding Resource  
 Contributing Resource  
 Non-Contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION:** Master Plan Site #22/14, Oatland Farm is a fine example of transitional Greek/Revival/Italianate style with features such as a pedimented portico and bracketed boxed cornice. The farm is associated with the Bowie family. The environmental setting of approximately 4 acres includes a portion of the historic drive, stone spring house, small log house and a historic cemetery fenced on separate 1/2 acre. A subdivision proposal of the entire property (30.31 acres) was reviewed and approved by the HPC on July 26, 1995.

**PROPOSAL:** 1) To demolish two non-contributing buildings within the environmental setting - a metal trailer with porch and a deteriorated white outbuilding used for storing livestock. Other non-contributing buildings proposed for removal are not within the environmental setting.

2) And to remove a holly tree (improving visibility) located very close to the front entrance of the historic house. The HPC may choose to discuss the possibility of pruning the holly tree to an acceptable size and height. Due to its size, removal may be the best option.

**RECOMMENDATION:**  Approval  
 Approval with condition:

~~The applicant shall consider pruning the holly tree first before removing it.~~

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code,

Section 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. 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.



# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON CHUCK SULLIVAN  
 DAYTIME TELEPHONE NO. (301) 913-0404  
 TAX ACCOUNT # 52 1900841  
 NAME OF PROPERTY OWNER OATLAND FARM L.L.C. DAYTIME TELEPHONE NO. (301) 913-0404  
 ADDRESS C/O CLASSIC COMMUNITY CORP, 7200 WISCONSIN AVE, SUITE 901, BETHESDA, MD 20814  
CITY STATE ZIP CODE  
 CONTRACTOR TBD TELEPHONE NO. ( )  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( )

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 4441 STREET BRIGHTWOOD ROAD  
 TOWN/CITY OLNEY NEAREST CROSS STREET THORNHURST DRIVE  
 LOT 16 BLOCK 9 SUBDIVISION OATLAND FARM  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 5000.00  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 of owner or authorized agent 4-17-96 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

April 17, 1996



## Historic Area Work Permit Written Description

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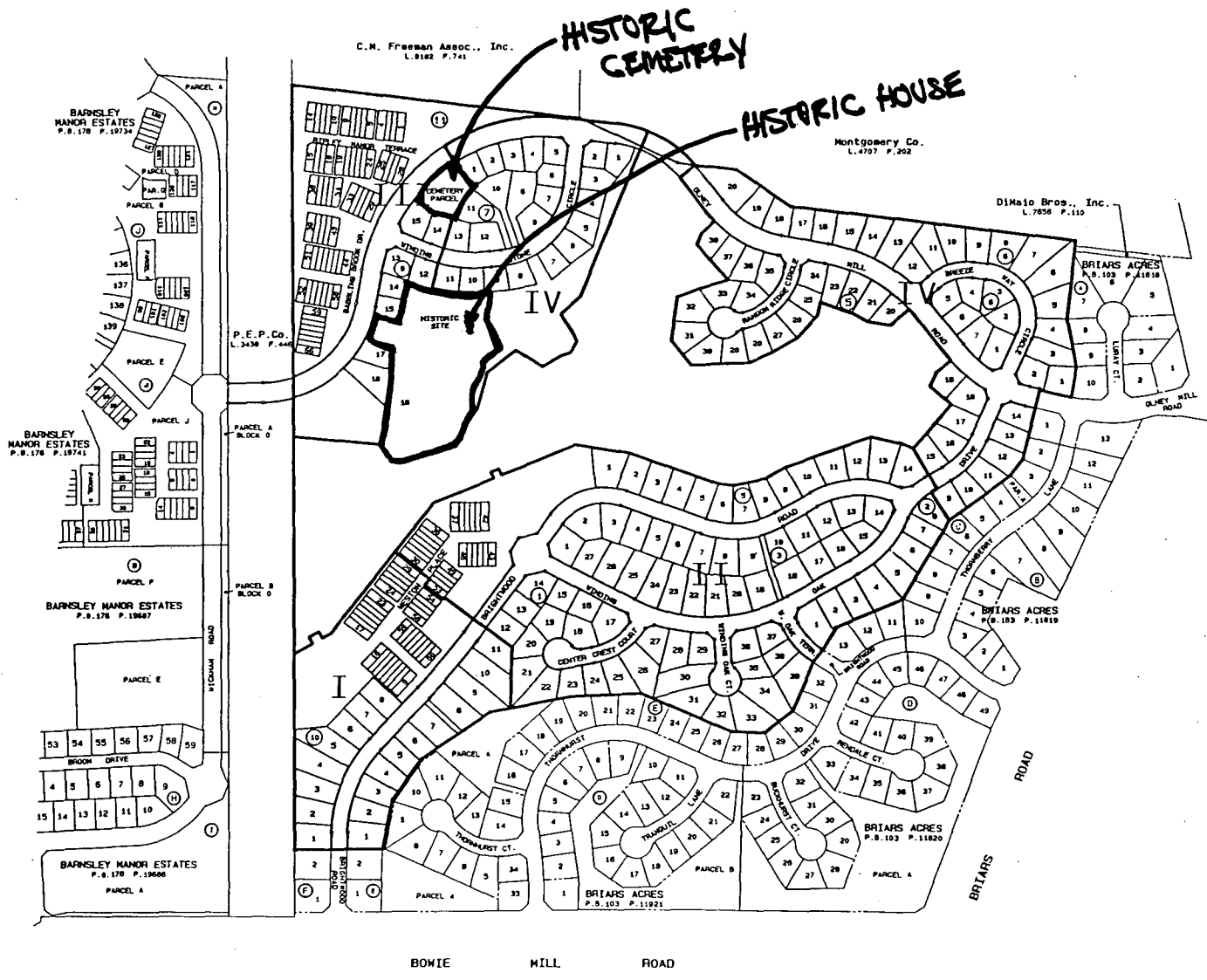
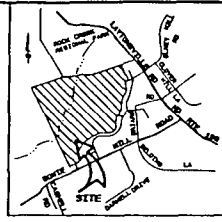
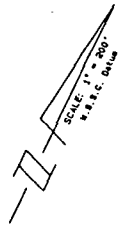
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Chuck Sullivan

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**LOIEDERMAN ASSOCIATES, INC.**  
 CIVIL ENGINEERING LAND PLANNING LAND SURVEYING  
 ENVIRONMENTAL STUDIES

12000 Shady Grove Road  
 Gaithersburg, Maryland 20878  
 (301) 948-2750

6407 Parkers Boulevard  
 Lanham, Maryland 20706  
 (301) 784-7200

250 West Wallace Street  
 Frederick, Maryland 21701  
 (301) 896-1240

OFFICE ROCKVILLE  
 DATE 8/8/95

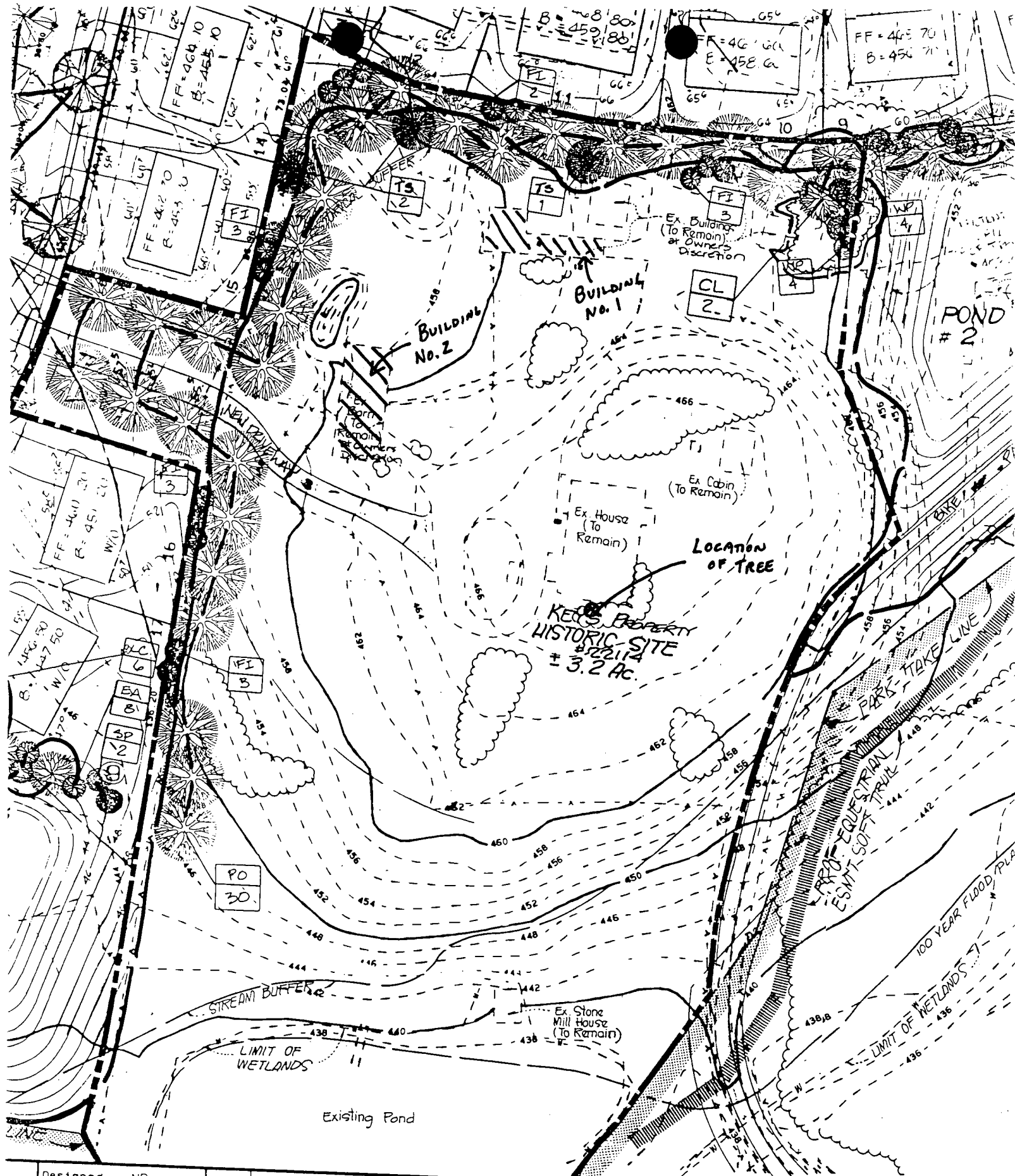
DESIGNED	PMC		
DRAWN	PMC		
CHECKED			
PROJECT ENGINEER	ECY		
DATE	8/8/95	NO	REVISIONS
			BY
			DATE

**PHASING PLAN**

**OATLAND FARM**

0109 (8th) Election District Montgomery County, Maryland  
 MARCH 1996

SCALE	1" = 200'
DRAWN	1
DATE	8/8/95
BY	ECY
DATE	8/8/95





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