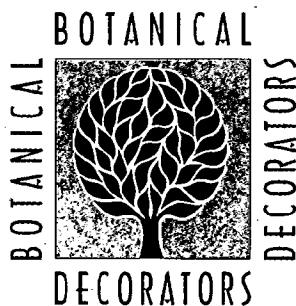




23/102-04A 17510 Prince Phillip Dr.  
*Master Plan Site #23/102 Olney Manor*



Montgomery County Department of Park and Planning  
Anne Fothergill  
1109 Spring Street, Suite 801  
Silver Spring, Maryland 20910

Dear Anne,

Please find enclosed the tree preservation plan for the swimming pool project at the Olney Manor House. As per your request, I identified the location of the existing tree drip lines and showed the location of where the construction fence is to be installed. I also placed some protection notes on the plan.

Please contact Deanna at Browning Pools, 301-972-3800 to inform her of when she can pick up your permit and then pull the building permit to begin the project.

Thanks for all your help.

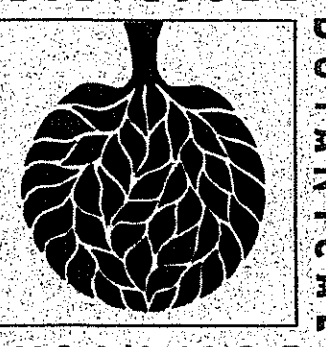
Sincerely,

A handwritten signature in black ink, appearing to be 'Stephen Wlodarczyk', written over a horizontal line.

Stephen Wlodarczyk  
Landscape Architect



**BOTANICAL DECORATORS**



**LANDSCAPE DESIGN / BUILD**

5018 OLNEY-LAYTONSVILLE RD.  
OLNEY, MD 20832  
301.948.6625  
HMM.BOTDEC.COM

**THE BROWN RESIDENCE**

17510 Prince Philip Dr.  
Olney, MD 20833

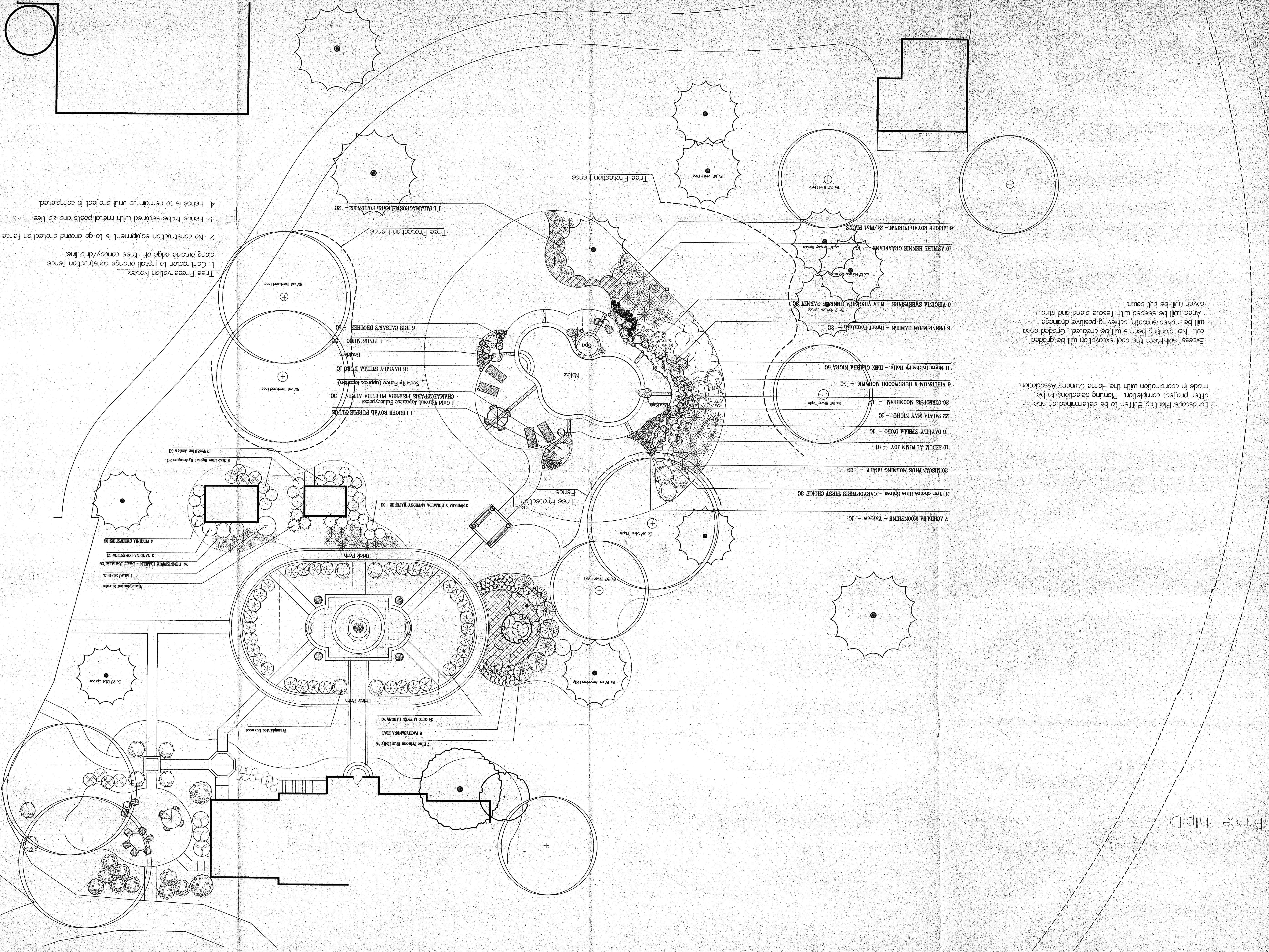
**Drawings:** Planting Plan and Tree Preservation

**Designer:** Stephen Wiodarczyk

**Date:** May 2004

**Scale:** 1"=10'-0"

**North**



- Tree Preservation Notes:**
1. Contractor to install orange construction fence along outside edge of tree canopy/drip line.
  2. No construction equipment is to go around protection fence.
  3. Fence to be secured with metal posts and zip ties.
  4. Fence is to remain up until project is completed.

Landscape Planting Buffer to be determined on site after project completion. Planting selections to be made in coordination with the Home Owners Association.

Excess soil from the pool excavation will be graded out. No planting berms will be created. Graded area will be seeded with Fescue blend and straw cover will be put down.

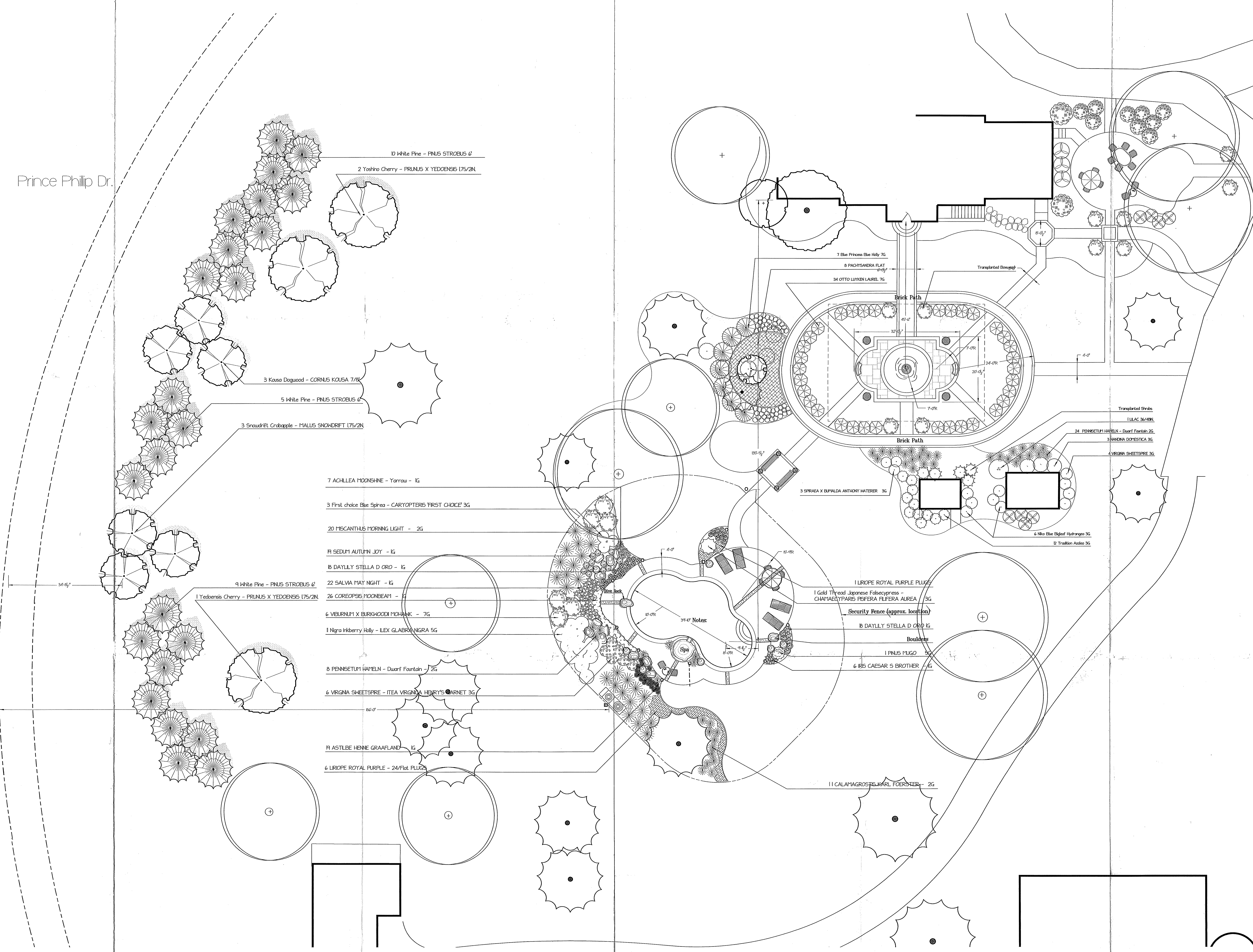
- 7 ACHILLEA MOONSHINE - Yarrow - 10
- 3 First choice Blue Spirea - CARPOPTERIS FIRST CHOICE 30
- 20 MISCANTHUS MORNING LIGHT - 20
- 19 SEDUM APTUMN JOY - 10
- 18 DAYLILY STELLA DORO - 10
- 22 SALVIA MAY NIGHT - 10
- 26 CORBOPSIS MOONBAM - 10
- 9 YIBURNUM X BURKHOODI MOHAWK - 70
- 11 Nigra Inkberry Holly - ILEX GLABRA NIGRA 50
- 8 PENNSYLVANIA HAMLEN - DWARF BOUTANIN - 20
- 6 VIRGINIA SWAMPSPICE - THIA VIRGINICA HENRYS GARDEN 30
- 19 ASTYLABE HENNIB GRAVILLAN - 10
- 6 LIRIODENDRON ROYAL PURPLE - 24/PRINCE PHILIP

- 1 LIRIODENDRON ROYAL PURPLE 24/PRINCE PHILIP 30
- 1 Gold Thread Japanese Fallopia 30
- CHAMADOPARIS PISIFERA PILIFERA AURIA 30
- Security Fence (approx. 10'x10')
- 18 DAYLILY STELLA DORO 10
- 1 PINUS MITIS 20
- 6 IRIS CASBARI'S BROTHER 40
- 6 Nigra Blue Hydrangea 30
- 12 Hydrangea 30
- 1 LILAC 30/40N
- 2 PENNSYLVANIA HAMLEN - DWARF BOUTANIN 20
- 3 NANAUNA BOUQUET 30
- 4 VIRGINIA SWAMPSPICE 30
- 3 SPYRALIS X BOKALADA ANTHONY WARDEN 30
- 8 PACHYSTANORA BLAU 70
- 34 OSTIA LOKYEN LAUREL 70

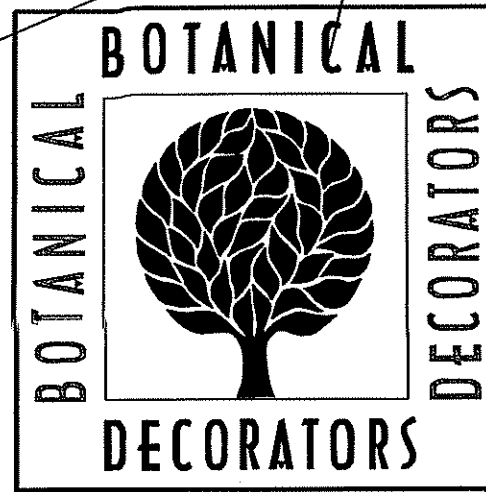
Prince Philip Dr



Prince Phillip Dr.



- 10 White Pine - PINUS STROBUS 6'
- 2 Yoshino Cherry - PRUNUS X YEDOENSIS 175/2IN
- 3 Kousa Dogwood - CORNUS KOUSA 7/8'
- 5 White Pine - PINUS STROBUS 6'
- 3 Snowdrift Crabapple - MALUS SNOWDRIFT 175/2IN
- 7 Achillea Moonshine - Yarrow - 1G
- 3 First Choice Blue Spirea - CARYOPTERIS FIRST CHOICE 3G
- 20 Miscanthus Morning Light - 2G
- 11 Sedum Autumn Joy - 1G
- 18 Daylily Stella D'oro - 1G
- 9 White Pine - PINUS STROBUS 6'
- 1 Yedoensis Cherry - PRUNUS X YEDOENSIS 175/2IN
- 22 Salvia May Night - 1G
- 26 Coreopsis Moonbeam - 1G
- 6 Veurnum x Burkwoodii Mohawk - 7G
- 1 Nigra Highberry Holly - ILEX GLABRA NIGRA 5G
- 8 Pennsetum Hameln - Dwarf Fountain - 2G
- 6 Virginia Sweetspire - ITEA VIRGINICA HENRI'S CARNET 3G
- 11 Astilbe Henne Graafland - 1G
- 6 Liriope Royal Purple - 24/Flat PLUGS



LANDSCAPE DESIGN / BUILD  
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# The Brown Residence

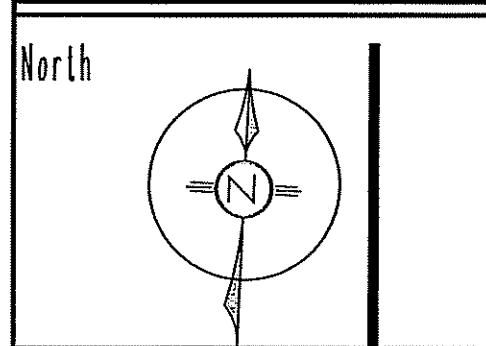
Client:  
 The Brown Residence  
 1750 Prince Phillip Dr.  
 Olney, MD 20832

Drawing:  
 Landscape Master Plan  
 Planting Plan

Designer:  
 Stephen Wlodarczyk

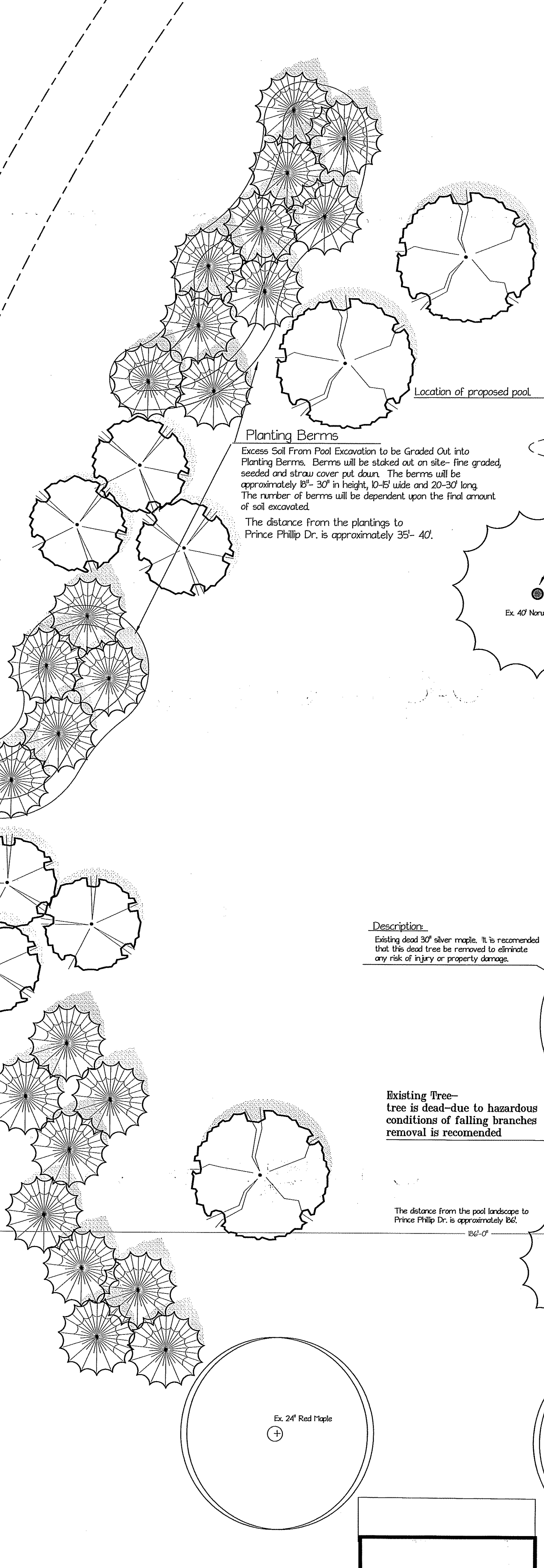
Date:  
 February 2004

Scale:  
 1"=10'-0"





Prince Phillip Dr.



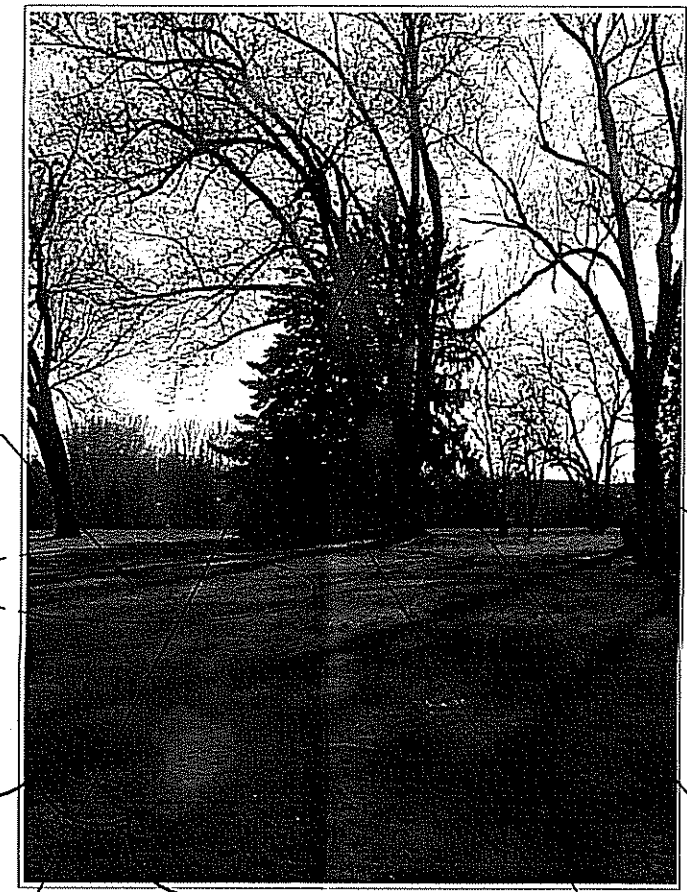
**Planting Berms**  
 Excess Soil From Pool Excavation to be Graded Out into Planting Berms. Berms will be staked out on site - fine graded, seeded and straw cover put down. The berms will be approximately 18"- 30" in height, 10-15 wide and 20-30' long. The number of berms will be dependent upon the final amount of soil excavated.  
 The distance from the plantings to Prince Phillip Dr. is approximately 35'- 40'.

**Description:**  
 Existing dead 30' silver maple. It is recommended that the dead tree be removed to eliminate any risk of injury or property damage.

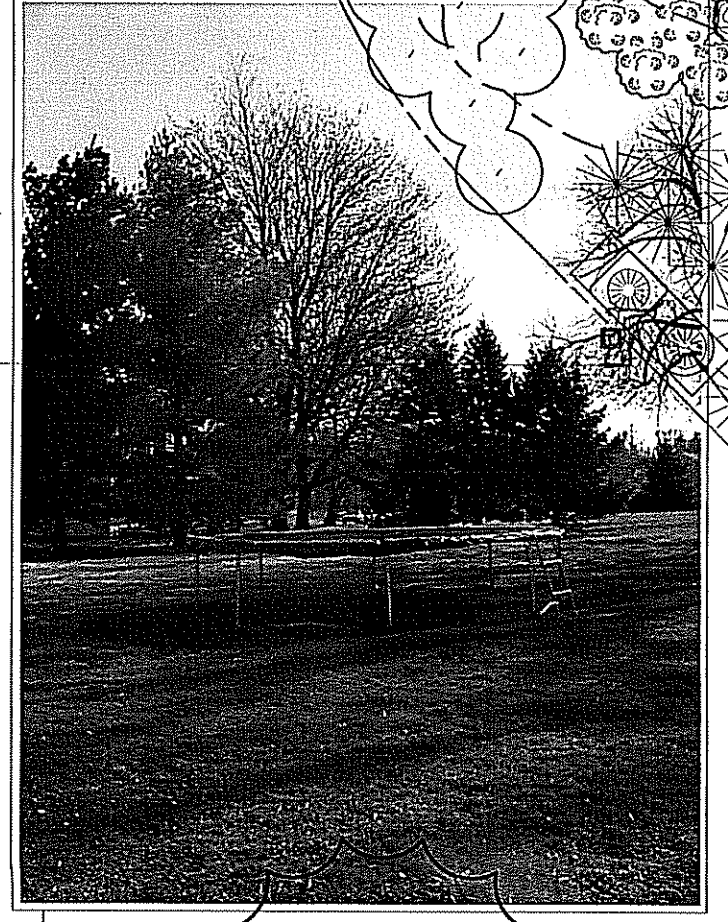
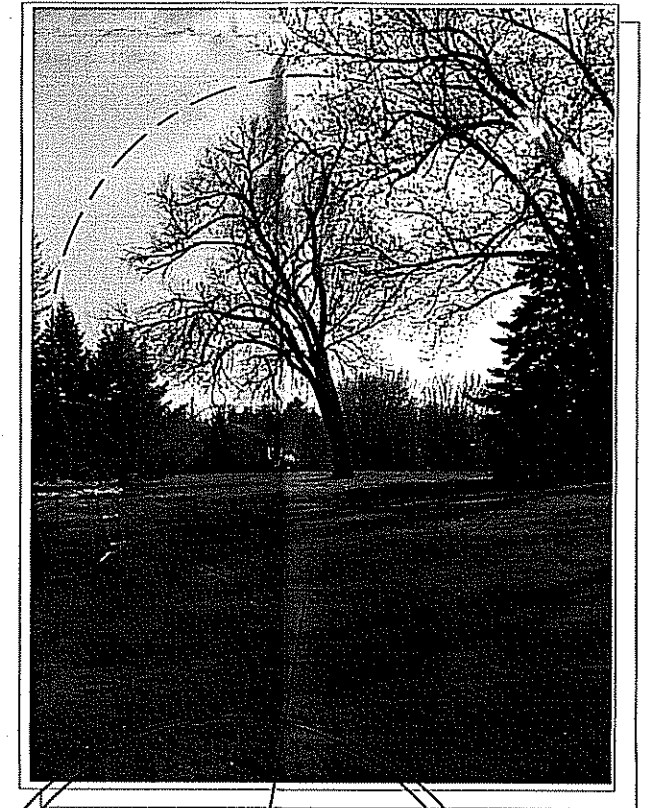
**Existing Tree-**  
 Tree is dead—due to hazardous conditions of falling branches removal is recommended

The distance from the pool landscape to Prince Phillip Dr. is approximately 60', 20'-0"

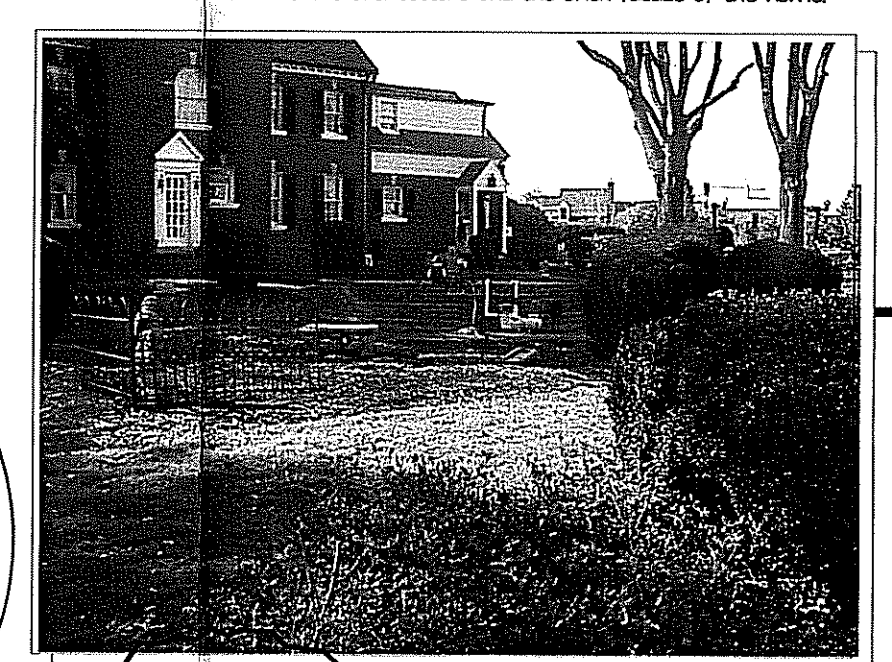
**Description:**  
 Existing 36' cal. silver maple is the hardwood tree in front of a 14' cal. American Holly. The evergreen tree in the background is a 22' cal. Norway Spruce.



**Description:**  
 Existing 30' cal. silver maple is the hardwood tree. To the left is a 12' cal. American Holly. Flacciduous bushes and a small shade garden are in the foreground.



**Description:**  
 View of the rear elevation of the main residence. There will be no architectural changes to the facade of the home. The intent of the garden design is to reflect the historical reference of the architecture and the brick facade of the home.

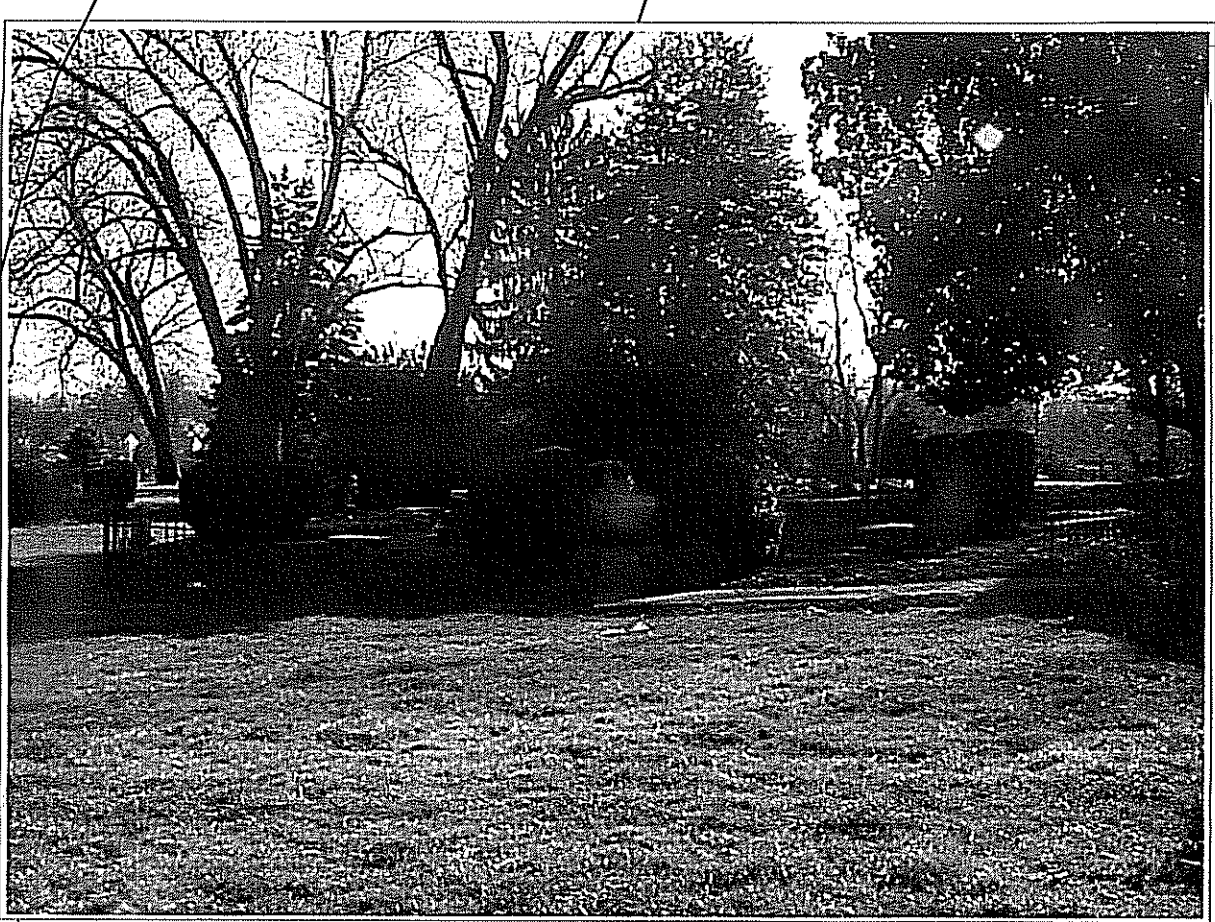


**Description:**  
 View to the right of the main residence from the backyard (facing the rear of the house). This area features a multitude of eclectic garden ornaments collected over time by the previous owners of the property.

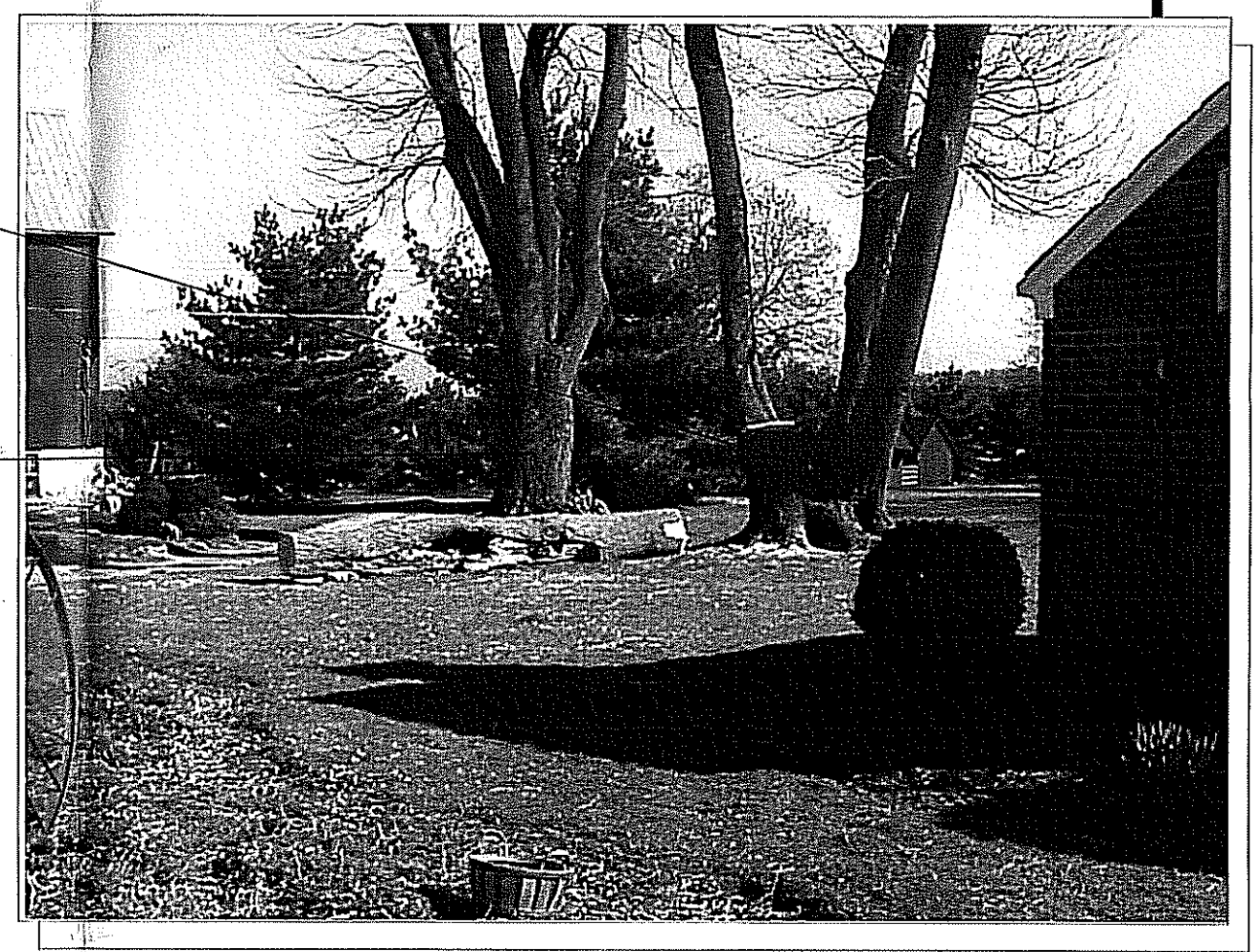


**Proposed Improvements:**  
 The existing 6' Japanese Locust Maple will be transplanted to the left of the existing fountain to create a focal point from the fountain garden area and develop a definition of the paths and garden area. The pool area will be sloped up and new plantings will be installed to fill in gaps. The area in the foreground of the photo will be converted to lawn. This will remove some of the clutter and give the garden a stronger historical context.

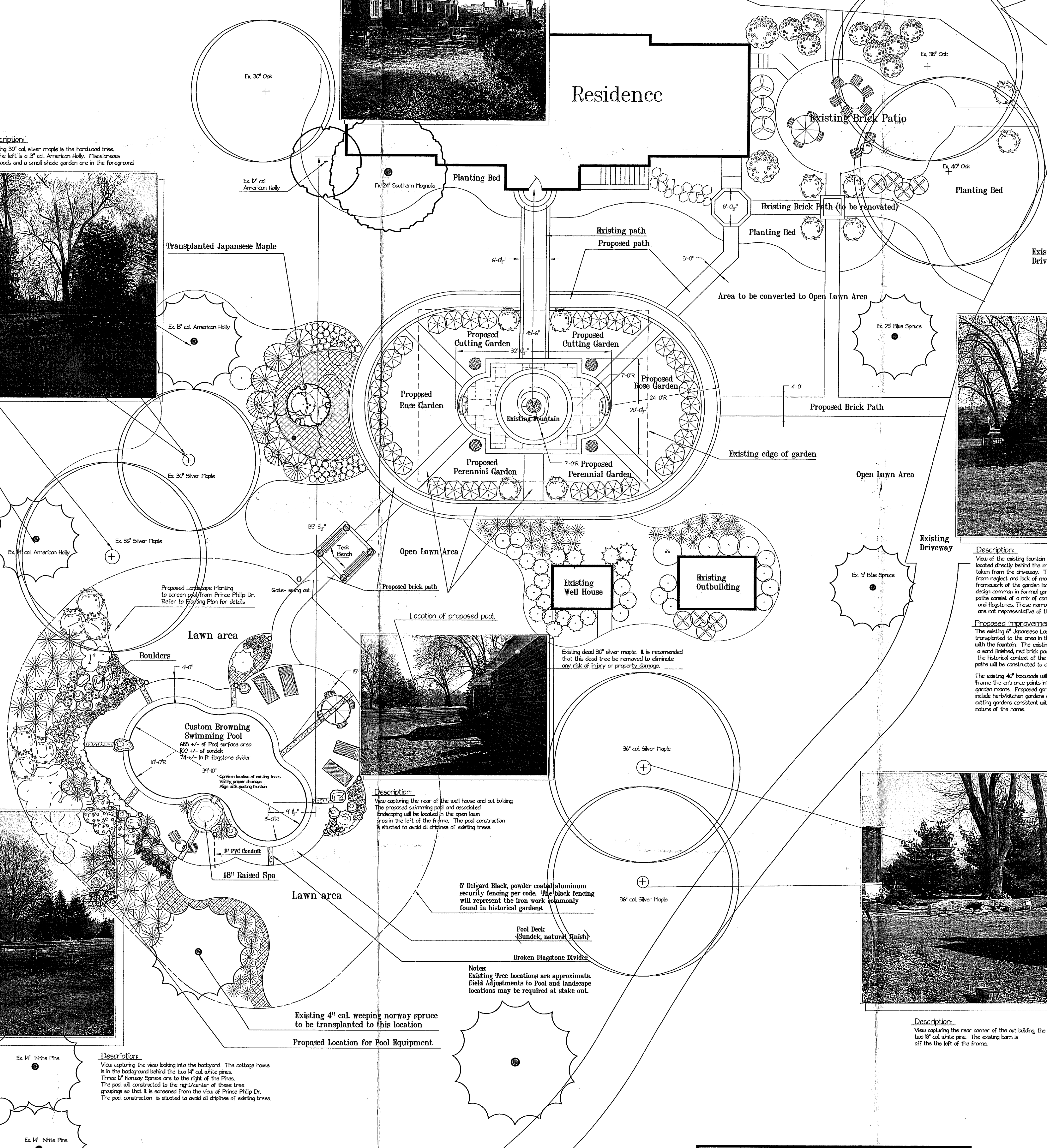
**Description:**  
 View of the existing fountain and garden located directly behind the main residence taken from the driveway. The area suffers from neglect and lack of maintenance. The framework of the garden lacks a strong and design common in formal gardens. The existing paths consist of a mix of concrete stepping stones and flagstones. These narrow, uneven paths are not representative of the historical period of the home.



**Proposed Improvements:**  
 The existing 6' Japanese Locust Maple will be transplanted to the area in the background of the photo on axis with the fountain. The existing uneven paths will be replaced with a sand finished, red brick paver (Glen Garry # ) to restore the historical context of the garden. Additionally, the garden paths will be constructed to create strong axis across the garden.



**Description:**  
 View capturing the rear corner of the out building, the two 36' cal. hardwood trees and two 8' cal. white pine. The existing berm is off to the left of the frame.



**Description:**  
 View capturing the view looking into the backyard. The cottage house is in the background behind the two 14' cal. white pines. Three 12' Norway Spruce are to the right of the Pines. The pool will be constructed to the right/center of these trees groupings so that it is screened from the view of Prince Phillip Dr. The pool construction is situated to avoid all styles of existing trees.

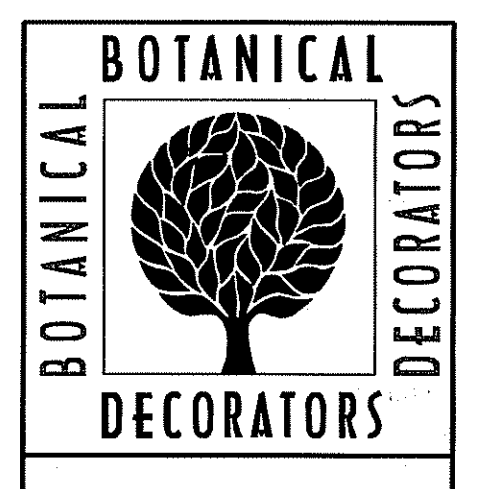
**Description:**  
 View capturing the rear of the well house and out building. The proposed swimming pool and associated landscaping will be located in the open lawn area in the left of the frame. The pool construction is situated to avoid all styles of existing trees.

Existing dead 30' silver maple. It is recommended that the dead tree be removed to eliminate any risk of injury or property damage.

5' Belgard Black, powder coated aluminum security fencing per code. The black fencing will represent the iron work commonly found in historical gardens.

Pool Deck (Sandek, natural finish)  
 Broken Flagstone Divides

**Notes:**  
 Existing Tree Locations are approximate. Field Adjustments to Pool and landscape locations may be required at stake out.



LANDSCAPE DESIGN / BUILD

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The Brown Residence

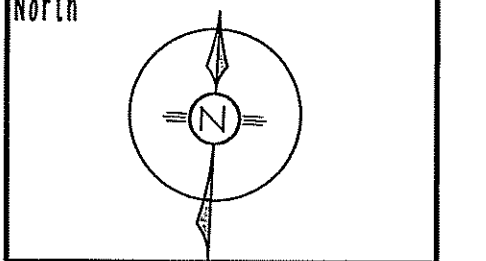
**Client:**  
 The Brown Residence  
 1730 Prince Philip Dr.  
 Olney, MD 20832

**Drawing:**  
 Landscape Master Plan  
 Tree Survey and  
 Historical Context

**Designer:**  
 Stephen Wlodarczyk

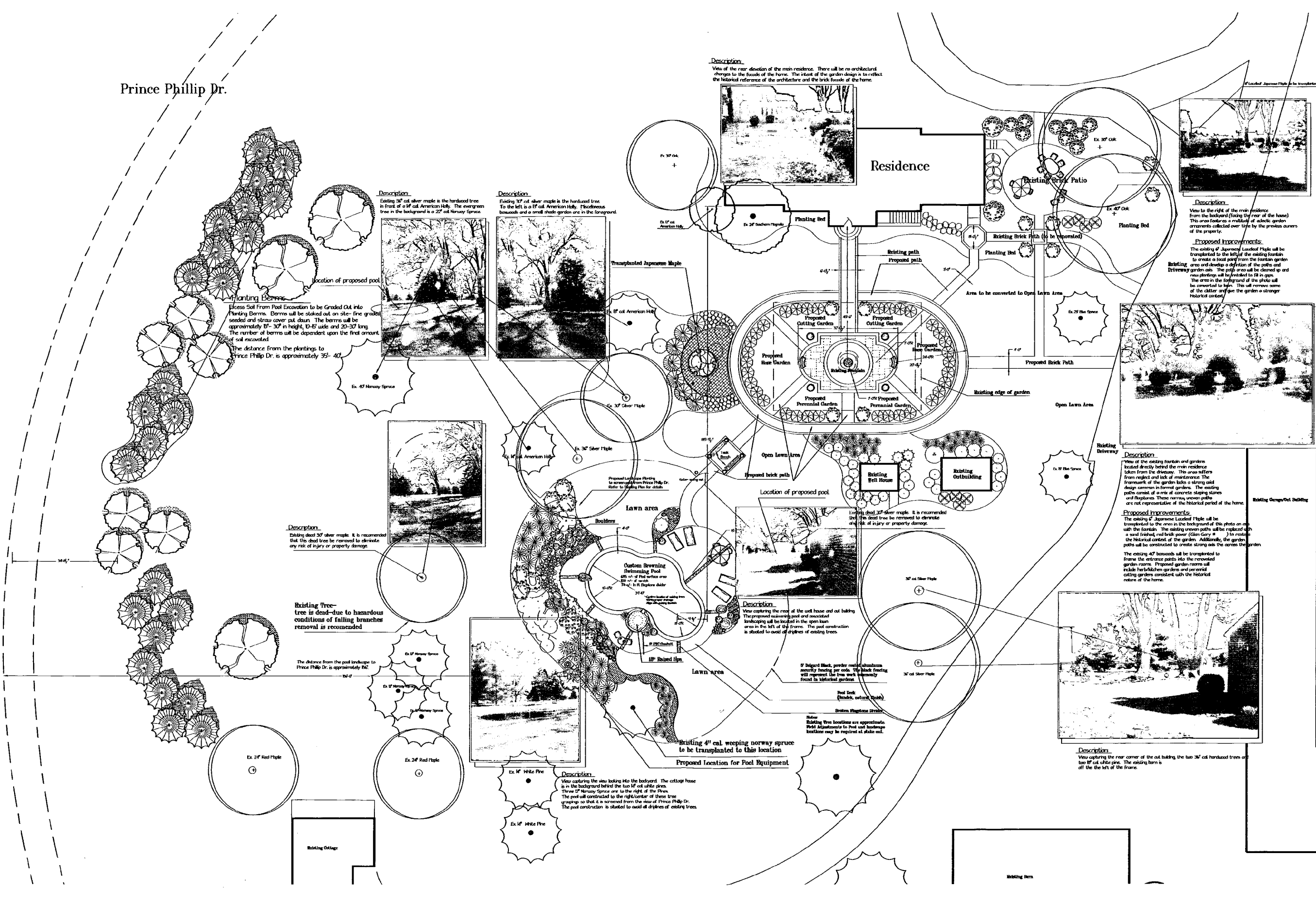
**Date:**  
 February 2004

**Scale:**  
 1"=10'-0"





Prince Phillip Dr.



**Description:**  
View of the rear elevation of the main residence. There will be no architectural changes to the facade of the home. The intent of the garden design is to reflect the historical references of the architecture and the brick facade of the home.



**Description:**  
View to the right of the main residence from the backyard (facing the rear of the house). This area features a multitude of eclectic garden ornaments collected over time by the previous owners of the property.

**Proposed Improvements:**  
The existing Japanese Laced Maple will be transplanted to the left of the existing fountain to create a focal point from the fountain garden area and develop a definition of the patio and Driveway garden area. The patio area will be cleared up and new planting will be installed to fill in gaps. The area in the foreground of the photo will be converted to lawn. This will remove some of the clutter and give the garden a stronger historical context.



**Description:**  
View of the existing fountain and garden located directly behind the main residence taken from the driveway. The area suffers from neglect and lack of maintenance. The framework of the garden lacks a strong axial design common in formal gardens. The existing paths consist of a mix of concrete stepping stones and flagstones. These narrow, uneven paths are not representative of the historical period of the home.

**Proposed Improvements:**  
The existing Japanese Laced Maple will be transplanted to the area in the background of the photo on axis with the fountain. The existing uneven paths will be replaced with a well finished and built paver (Glen Garry #1) to restore the historical context of the garden. Additionally, the garden paths will be constructed to create strong axis across the garden.

The existing 40' boxwood will be transplanted to frame the entrance paths into the renovated garden rooms. Proposed garden rooms will include herb kitchen gardens and perennial cutting gardens consistent with the historical nature of the home.



**Description:**  
View capturing the rear corner of the out building, the two 36" oak hardwood trees or two 12" oak white pine. The existing barn is off the left of the frame.

**BOTANICAL DECORATORS**

LANDSCAPE DESIGN / BUILD  
5810 OLNEY LANTONVILLE RD  
OLNEY, MD 20832  
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The Brown Residence

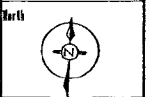
Client:  
The Brown Residence  
17530 Prince Phillip Dr.  
Olney, MD 20832

Project:  
Landscape Master Plan  
Tree Survey and Historical Context

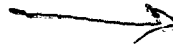
Designer:  
Stephen Wodarczyk

Date:  
February 2004

Scale:  
1"=30'-0"



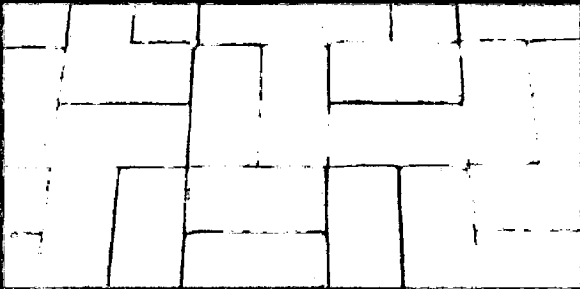
BLACK  
GUARDIAN/ELBA →



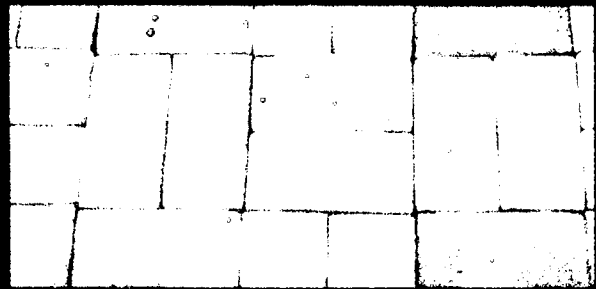
# Pavers



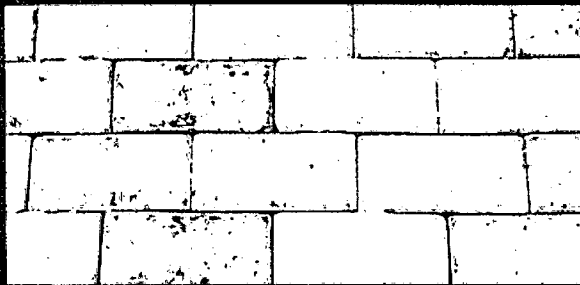
#104 Victorian Modular Paver



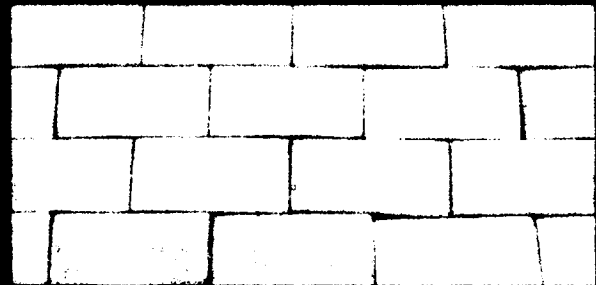
#10 4x8 Rose Red Range Paver



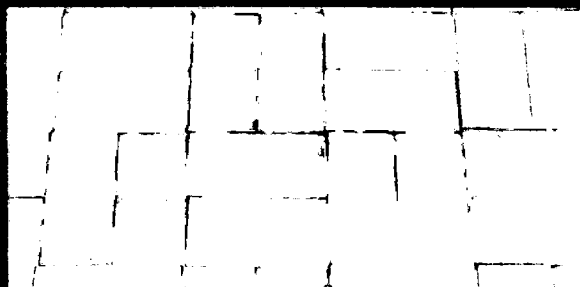
#237 4x8 Cambridge Paver



#82 Pastel Rose Modular Paver



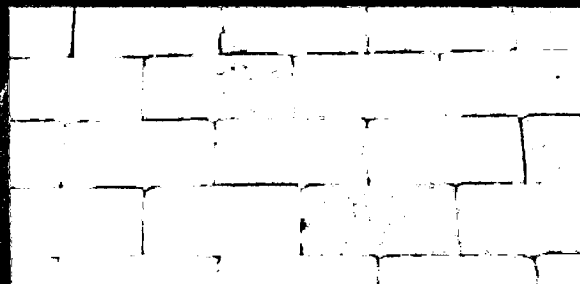
#238 Lexington Modular Paver



#103 4x8 Georgian Paver



#115 Shenandoah Modular Paver



#30 Rose Full Range Modular Paver



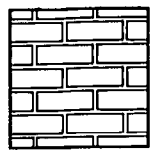
#40 Santa Fe Modular Paver



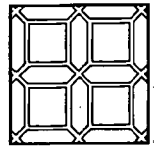
NATURAL SURFACE  
TEXTURE  
IN BONE WHITE



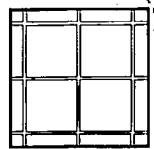
# ...but it doesn't have to be!



Running Bond



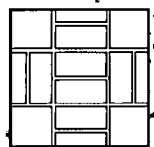
Mediterranean Tile



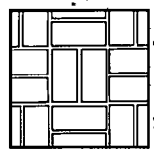
Tile



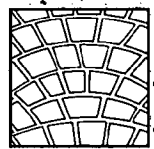
Random Stone



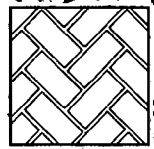
Soldier Course



Basketweave



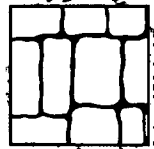
European Fanstone



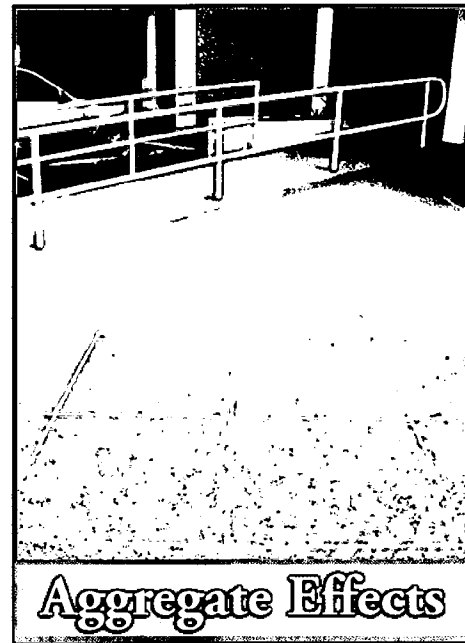
Large Herringbone



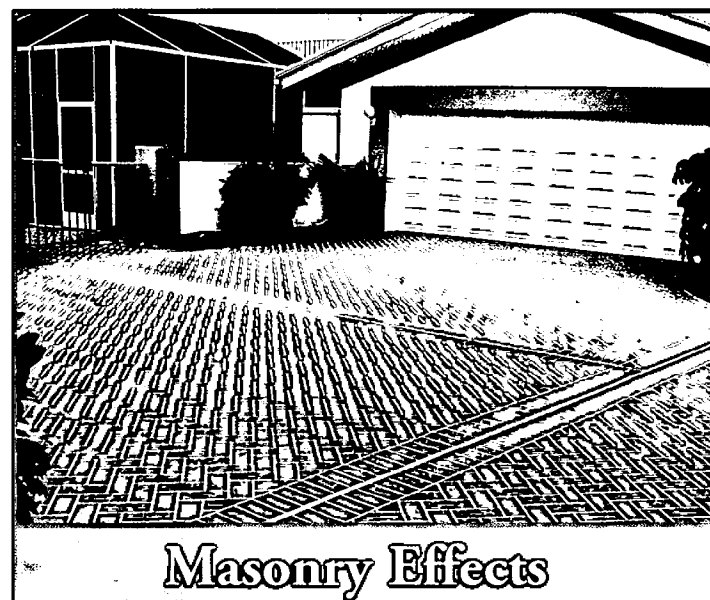
Palos Verdes Stone



Ashlar Stone



Get the natural beauty associated with stone paving and none of the difficulties connected with the use of stone or river rock.

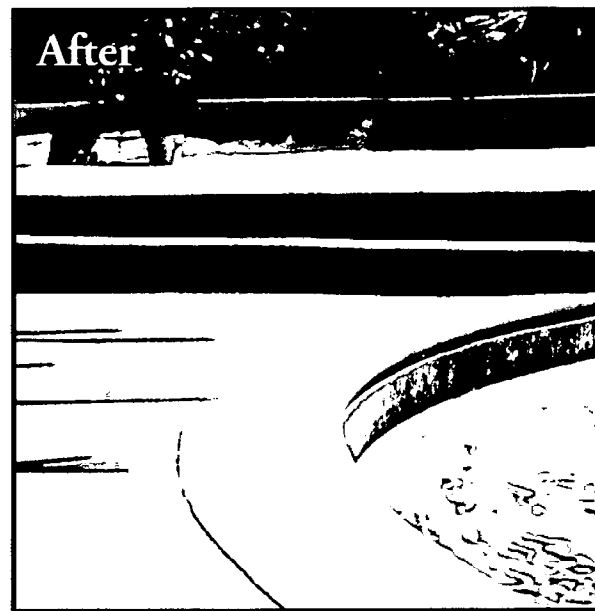


**SUNDEK** is also available in a unique brick, tile or stone effect – the perfect accent!

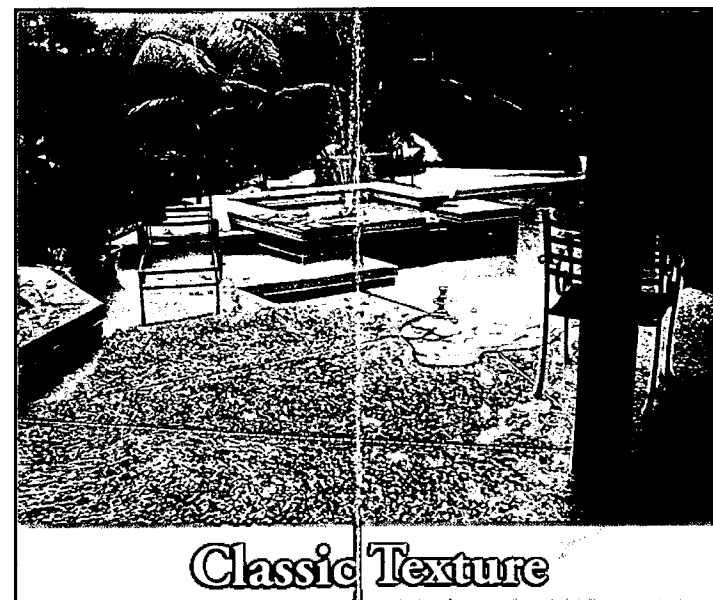
The exciting way to combine color, texture and character with the economy, durability and strength of concrete. A highly flexible and creative design tool, **SUNDEK** will transform the monotony of plain gray concrete into a multi-dimensional, colorful, textured surface. Designed to cover old or new concrete, **SUNDEK** combines an impressive array of colors and textures with structural integrity far exceeding that of standard concrete finishes. Durability, safety and comfort combined with lasting elegance truly make **SUNDEK** the superior choice.



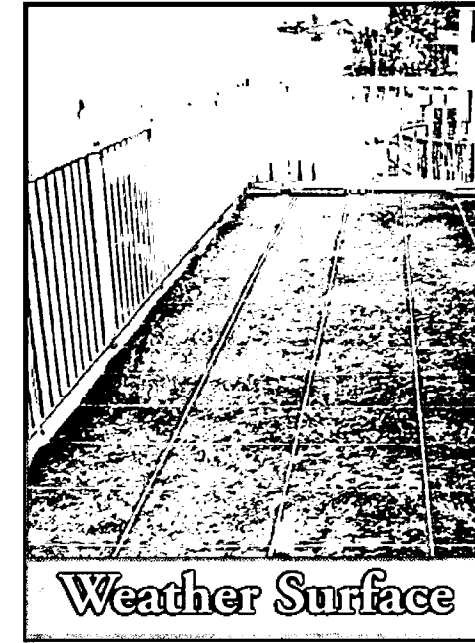
Before



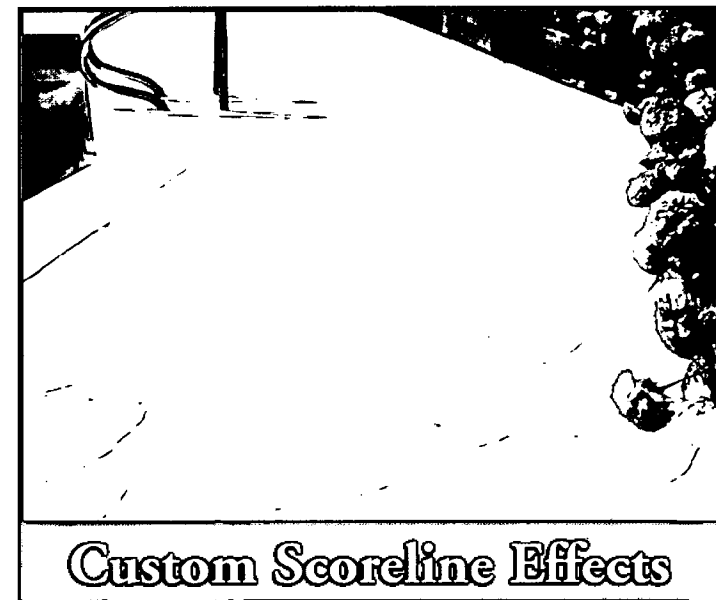
After



**SUNDEK** offers an artistic solution designed to cover new or old concrete with an intriguing color textured design, enhancing landscape plans.



**SUNDEK** is also available in Sundek Weather Surface, a multi-layered waterproof coating combining beauty and practicality with a flexible rubber underlayment.

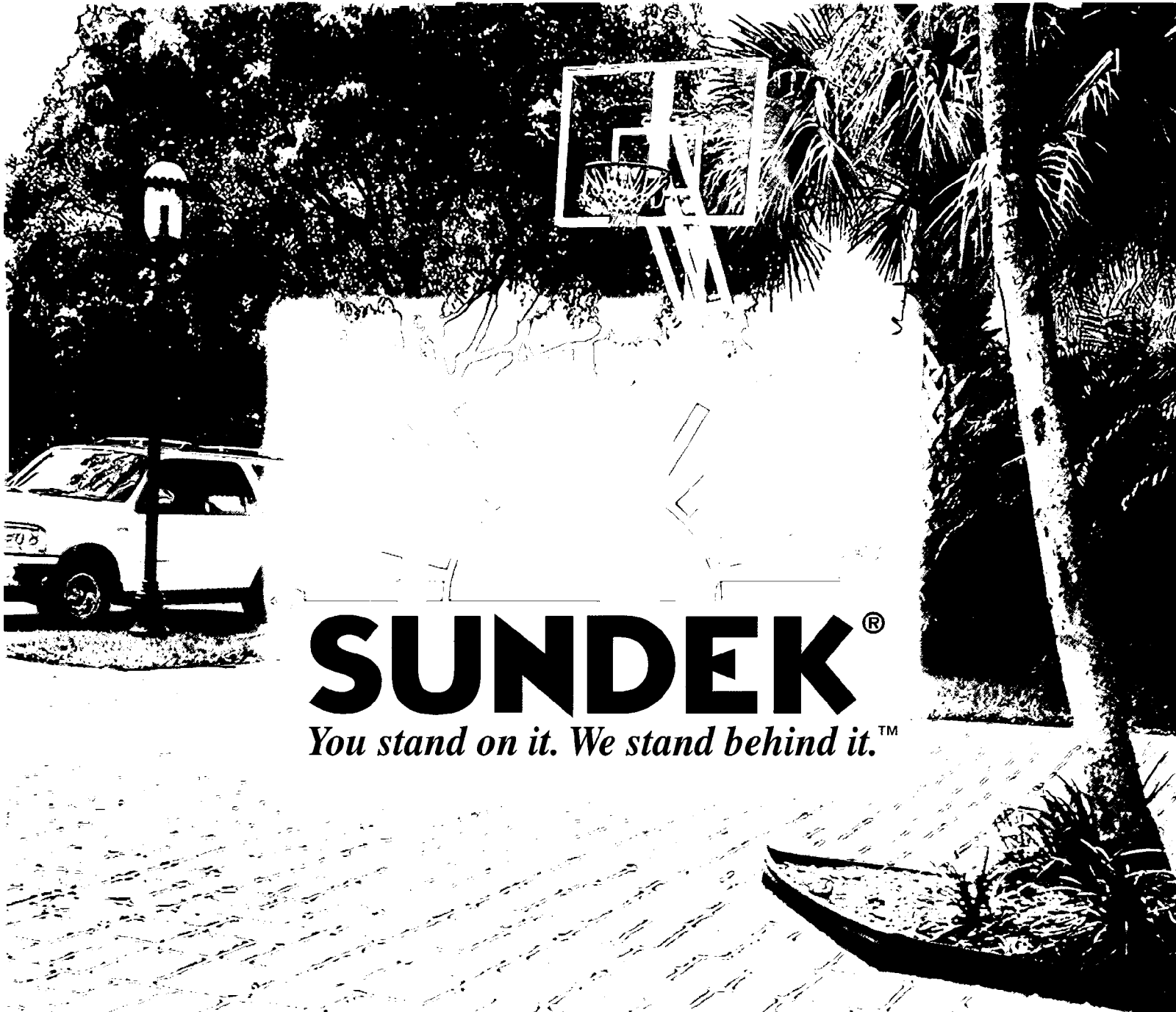


Existing concrete cracks (nature's own expansion joints) can be integrated into a unique, decorative pattern.

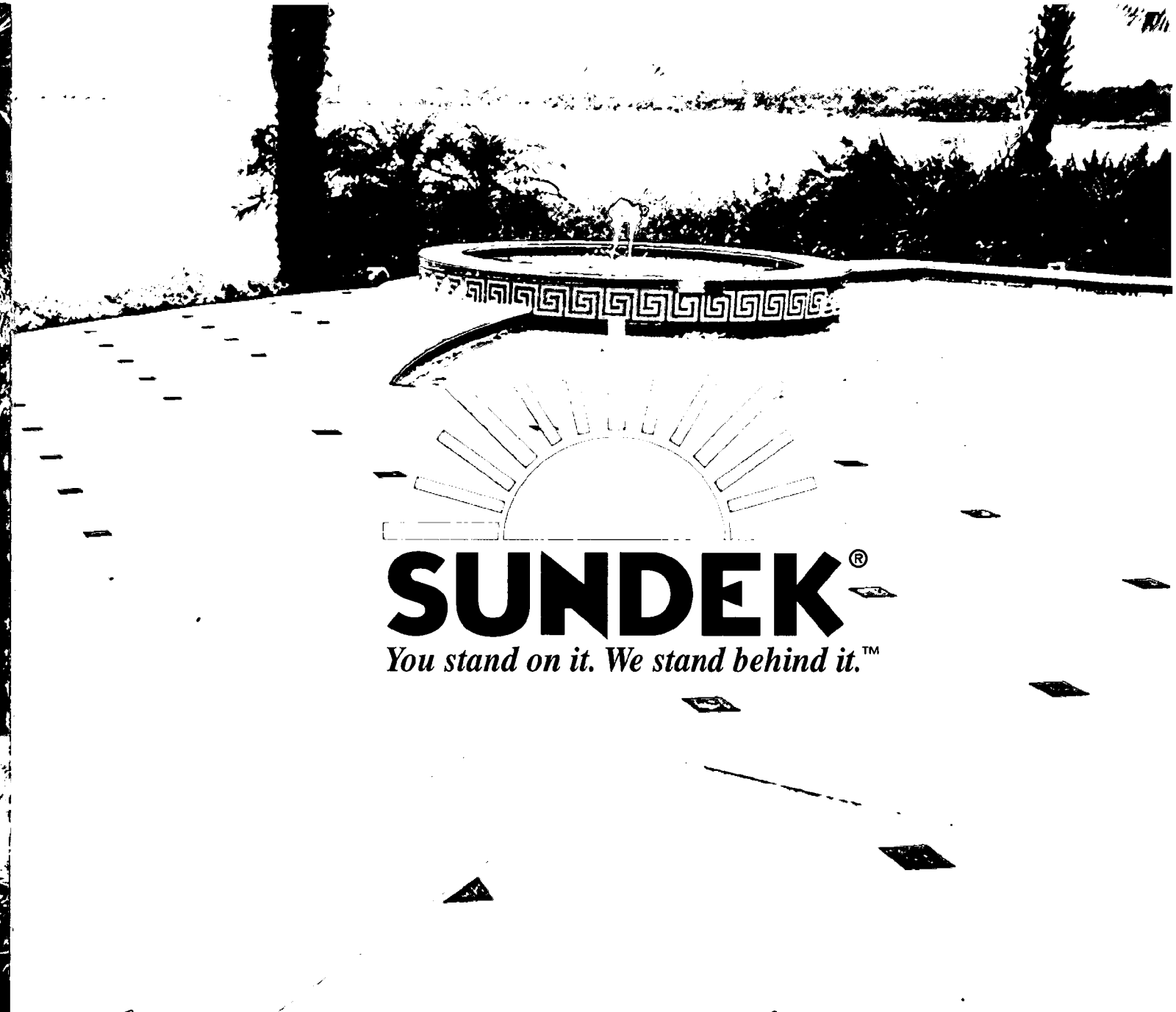
- PEKING BLUE
- OYSTER WHITE
- SUNSET ROSE
- MOJAVE SAND
- FRANCISCAN TAN
- CORAL
- INDIAN WHEAT
- PEWTER GRAY
- BONE WHITE
- TWEED GRAY
- TERRA COTTA
- SLATE BLUE
- SMOKE GRAY
- BRANDY WINE
- SANTA FE
- SABLE

Printed colors are representations only. See samples for actual colors.





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*You stand on it. We stand behind it.™*



**SUNDEK®**  
*You stand on it. We stand behind it.™*

**Service, Experience & Reliability.**

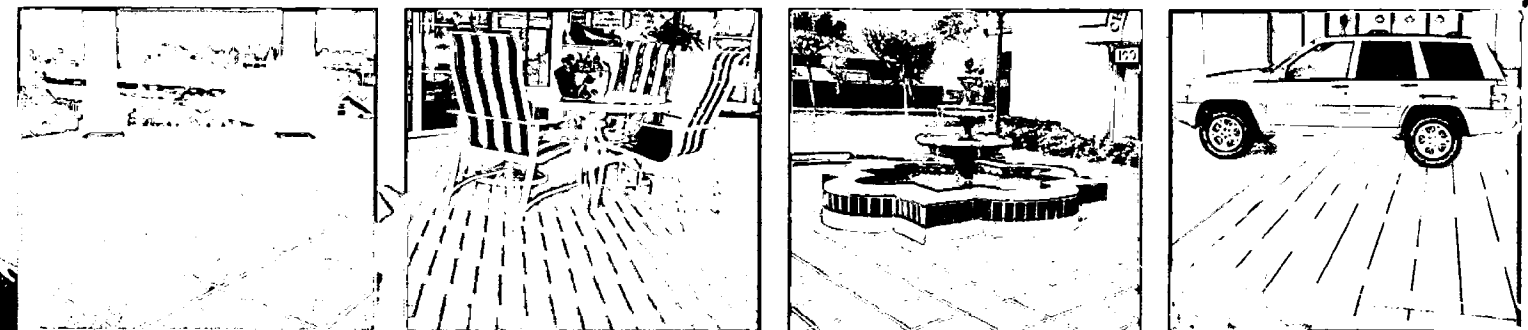
*For a FREE Estimate Call:*

**SUNDEK OF WASHINGTON**  
 4230P Lafayette Center Drive • Chantilly, VA 20151  
 (703) 631-8664  
[sundek@aol.com](mailto:sundek@aol.com)

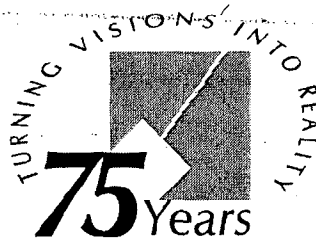
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Sundeck Products, Inc. 805 Avenue H., Suite 508, Arlington, TX 76011 • Phone Toll Free (877) 4SUNDEK / (877) 478-6335  
 Fax (817) 649-7292 • E-mail: [sundek@thecoatingsgroup.com](mailto:sundek@thecoatingsgroup.com) • Or log on to: [sundek.com](http://sundek.com)  
 Form 630 07/01 © 2001 Sundek

*Plain concrete is boring...*








THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 29, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit #339596

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH CONDITIONS**. The conditions of approval are:

- 1) Before the HAWP is issued, the applicant will provide staff with an arborist's report certifying that the tree to be removed is hazardous.
- 2) The applicant will plant one tree (2" in caliper minimum) somewhere on the property. The tree to be planted must be selected from the Montgomery County Native Species List.
- 3) A tree protection plan will be provided to staff, and tree protection measures will be undertaken during pool construction.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Frank and Virginia Brown

Address: 17510 Prince Phillip Dr. Olney, MD 20832

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

APR 02 2004

Contact Person: DEANNA GRAHAM

Daytime Phone No.: 301 972-3800 x124

Tax Account No.: 02509352

Name of Property Owner: FRANK + VIRGINIA BROWN Daytime Phone No.: 301-570-5355

Address: 17510 PRINCE PHILLIP DR OLNEY MD 20832  
Street Number City State Zip Code

Contractor: BROWNING CONSTRUCTION Phone No.: 301-972-3800

Contractor Registration No.: 1377

Agent for Owner: DEANNA GRAHAM Daytime Phone No.: 301-972-3800

LOCATION OF BUILDING/PREMISE

House Number: 17510 PRINCE PHILLIP Street

Town/City: OLNEY Nearest Cross Street: GEORGIA AVE

Lot: 23 Block: C Subdivision:

Liber: Folio: Parcel: J

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- 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: INGROUND POOL

1B. Construction cost estimate: \$ 76187

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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]  
Signature of owner or authorized agent

4/2/04  
Date

Approved: [Signature] w/ three conditions For Chairman, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 4-29-04

Application/Permit No.: 339596 Date Filed: 4/2/04 Date Issued: \_\_\_\_\_  
EMC






THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 29, 2004

MEMORANDUM

TO: Frank and Virginia Brown  
17510 Prince Phillip Dr., **Olney Manor**

FROM: Anne Fothergill, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 339596

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Your Historic Area Work Permit application was **approved** by the Historic Preservation Commission at its April 28, 2004 meeting.

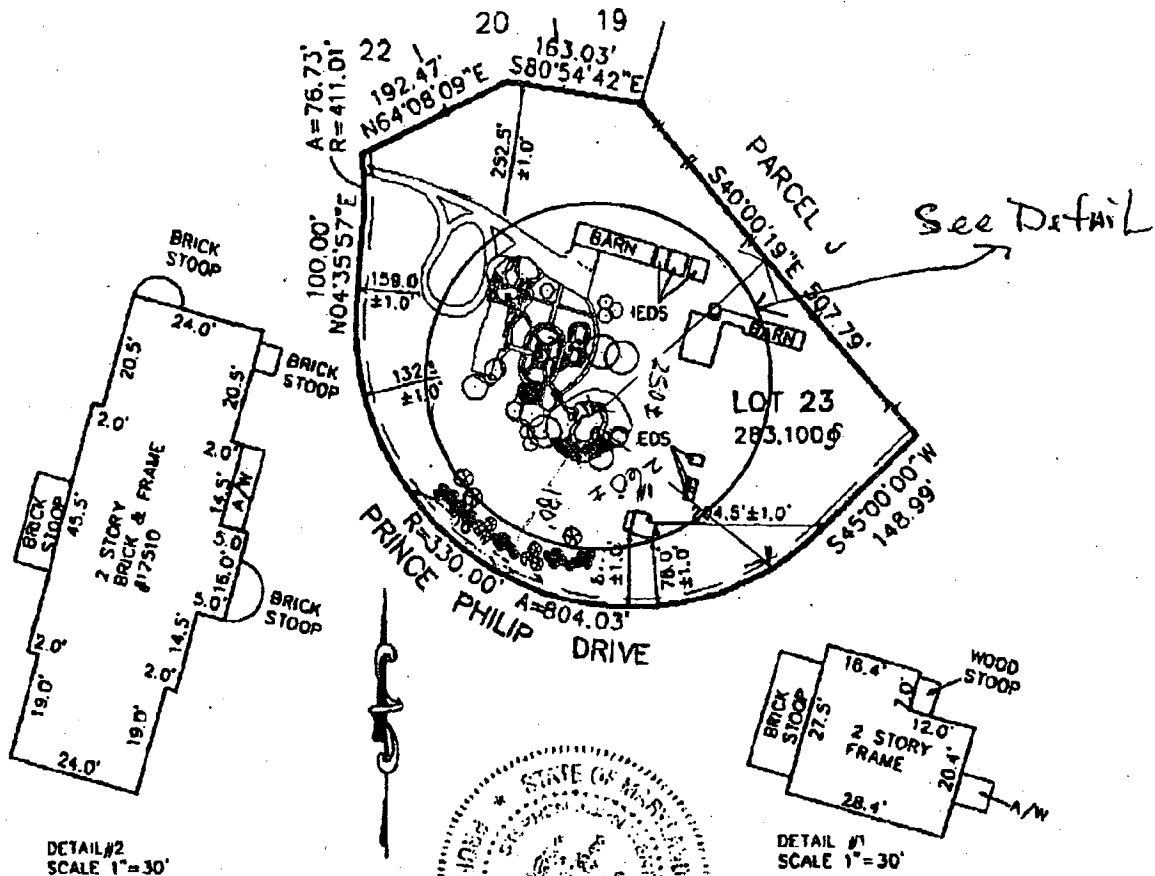
Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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



No evidence of property corners was found. Apparent occupation is shown.

Date: 08-28-03 Scale: 1"=200' Dwn: DB  
 Plat Book: 131  
 Plat No.: 15278  
 Work Order: 03-4384  
 Address: 17510 PRINCE PHILIP DRIVE  
 District: 8  
 Jurisdiction: MONTGOMERY COUNTY, MD

NO TITLE REPORT FURNISHED

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location of existence of property corners is neither guaranteed nor implied. Fence lines shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

*Shirley J. ...*

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.  
 811 Russell Avenue  
 Suite #303  
 Gaithersburg, MD 20879  
 (301) 721-8400

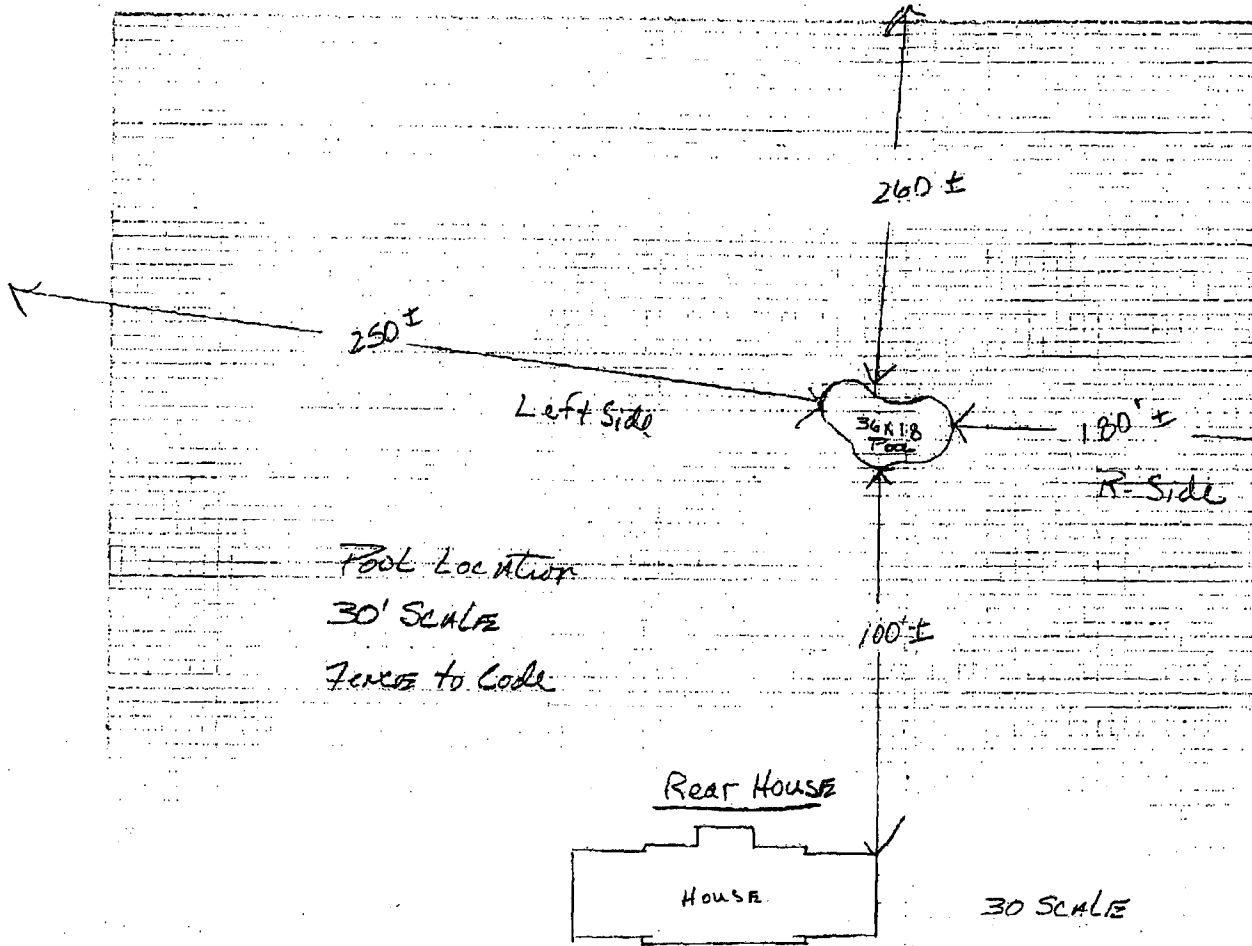
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia O'Malley*

5-13-04

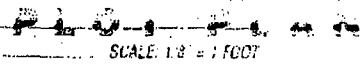


APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia D. Malley*

AF 5-13-04



Lot 23 Block C Hallowell  
 17510 Prince Phillip Dr Olney



SCALE: 1" = 1 FOOT

ADDRESS

POOL SHAPE:	DRAWING #:
LENGTH: _____ WIDTH: _____ DEPTH: _____	IS
SWIMMING SURFACE AREA:	PERIMETER:
INTERIOR FINISH:	
COPIING SELECTION:	COLOR:
PAVE SELECTION:	TRIM TILE YES/NO
PUMP SIZE:	PAVE SURFACE:
FILTER BRAND:	TYPE: _____ SIZE: _____
PUMP BRAND:	HP: _____ VOLTS: _____
SYSTEM CONTROL UNIT:	
AUTOMATIC CLEANING UNIT:	TIME CLOCK:
AUTOMATIC SANITIZER:	
HEATER BRAND:	TYPE: _____
	TYPE: N. GAS • PROPANE • HEAT PUMP • OIL
LARGE COLLECTION AREA SURFACE BRIMMERISW:	
CHILD SAFE FLOOR INTAKES: _____	
CIRCULATION RETURN SYSTEM:	
DIVING BOARD:	LENGTH: _____ SLICE: _____
UNDERWATER LIGHTS: # _____ VOLTS: _____ WATTS: _____	
HANDRAILS: # _____ LADDERS: # _____ WALK IN STEPS: _____ SIZE: _____	
BUFFET SEAT/LOVE SEAT SIZE: _____ CONTOUR STEP UNIT: _____	
DECK DETAIL:	
RETAINING WALL TYPE: _____ TOTAL LENGTH: _____ MAX. HT: _____	
RETAINING WALL DETAIL:	
FOUNDATION DESCRIPTION:	
ADDITIONAL OPTIONS:	
<b>Browning</b> POOL & SPA	
ELECTRIC SERVICE METER SHOWN: _____	
ADDRESS SHOWN: Y. W. ADDRESS: _____	
SALES CONSULTANT:	

MAY 13 04 01:13P Browning 3015409646 P.2



Wednesday, March 31, 2004

Subject: Historic Preservation Work Permit

Owners:

Frank and Virginia Brown  
17510 Prince Phillip Drive  
Olney, MD 20832

Project Site:

The Olney Manor  
17510 Prince Phillip Drive  
Olney, MD 20832

**1. Written Description of Project**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The Olney Manor was built in 1937. There are many outbuildings located throughout the property along with the main manor house. The home embodies 20th century classical revival architecture with features including three-story Georgian central mass, columned double-story portico, a front door framed by sidelights and broken-pedimented lintel. Symmetrical end wings give the home a total length of 93 feet. The Olney Manor was a working dairy farm up until the 1980's and was owned by John M. Beanes. Prior to being sub-divided the property encompassed most of the triangle bounded by Route 108, Georgia Avenue, and Old Baltimore Road. The Manor House property is now a 6-acre tract bordered by a mature buffer of white pine along the southeast and southwest borders and mature evergreens and hardwoods along a portion of the northeast border. The driveway entrance is framed with two brick pillars and edged with 5-6' boxwoods. Surrounded by ¼ acre lots with center hall colonials, split levels and townhouses it is difficult to imagine the once pastoral setting this grand house overlooked. It is now a hidden oasis. The grounds in general are not visible from Prince Phillip Dr. and seem rather secluded.

Currently, a visual inspection of the property will lead one to the conclusion that a lack of maintenance and concern for the historical context of the property has taken its toll. The original manor remains relatively the same, but the barns and out buildings are in need of repair and some cosmetic maintenance. The landscape is dotted with an eclectic array of plantings, fountains, light fixtures and patio areas. There is evidence of a garden framework, but the previous owners in some way neglected most of these items. The existing large trees are generally in good health, but could use some pruning; however there is one large hardwood that is at least 85% dead in the back yard and poses as a hazard. There are many large boxwoods, assumingly original to the landscape, which adds a distinct historical context that we would like to re-establish with the new garden design.



b. General description of project and its effect on the historical resource(s), the environmental setting, and where applicable the historic district:

The proposed project consists of a multiple staged landscape master plan that the new owners have commissioned in order to improve the property and attempt to restore the property to its original grandeur. The first stage of the project is to construct a swimming pool in the southwestern open lawn area clear of any tree drip lines, hidden from view of passers by on Prince Phillip Dr. and away from the central view of the gardens. The pool project is to fit in the without disrupting the current drainage patterns. Some planting berms around the pool and along Prince Phillip Dr. will be gently contoured to add to the screening buffer and re-create the pastoral feel of the property. The goal of the pool project is to give the new owners an amenity within the grounds that will fulfill their desire to enjoy the property to its full potential and as a first step in re-building the surrounding gardens. The next stage of the project will be to re-construct the central fountain garden. The existing clutter of plantings and garden beds will be transformed into a central garden on axis with the Manor House and consist of cutting and kitchen gardens surrounded by a hedge reminiscent of gardens with similar historical context. The existing boxwoods will be carefully transplanted to frame entry points into the garden in order to restore the historical significance. The existing central fountain will remain and a patio area will be reconstructed around the fountain using Pennsylvania Blue Stone and sand finished red brick pavers Cushwa # 238 Lexington Modular. Walking paths through the gardens and the lawn areas will develop axial connections and create focal points. The paths will be sand finished red brick pavers Cushwa # 238 Lexington Modular. Some landscape beds will be created around the existing brick out buildings directly behind the Manor House and plantings such as Lilac and Hydrangea will be installed. The existing cottage house will be subtly landscaped to improve its appearance. The owners wish to create a fruit tree grove located northeast of the driveway and a vegetable garden near the barn in the southeast corner. No living trees will be removed and the remaining existing gardens through out the rest of the property will be cleaned up and restored. No architectural improvements are being made to the Manor House or any of the outbuildings in the proposed project. The overall effect of this project will be a positive improvement to the historic resources of the property. The swimming pool will be located in a way as to add continuity to and become part of the many outdoor 'garden rooms' that already exist through out the property.

## **2. Site Plan**

Refer to Historical Survey and Planting plans included in this submittal

## **3. Plans and Elevations**

There are no elevations being submitted since the proposed work is exclusively related to the landscape and the property grounds. No architectural/structural improvements are being made to the Manor House or any of the outbuildings on the property in this proposed project.

## **4. Materials Specifications**

Proposed garden paths will be constructed with sand finished red brick pavers # Cushwa # 238 Lexington Modular

The fountain patio will be constructed using Pennsylvania Patterned Blue Stone

Please refer to the planting plan for plant material.

Please refer to notes on the Historical Survey plan for the Swimming Pool specifications.

**5. Photographs**

a. Please refer to the photographs on the Historical Survey plan.

**6. Tree Survey**

Please refer to the Historical Survey plan

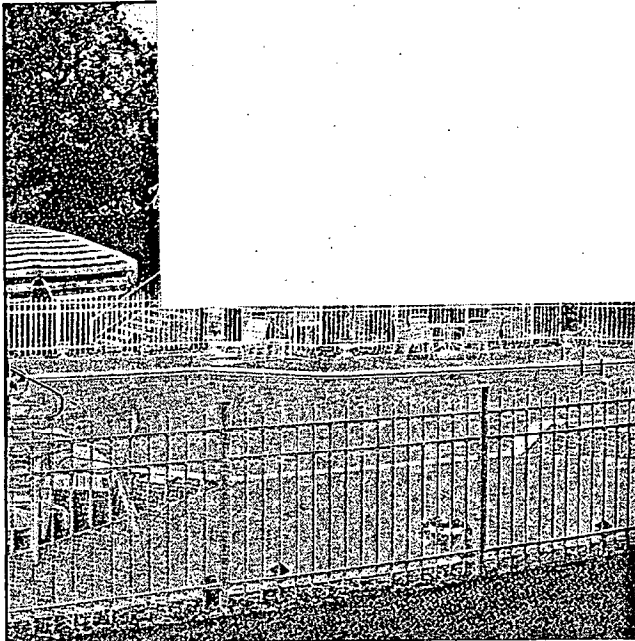
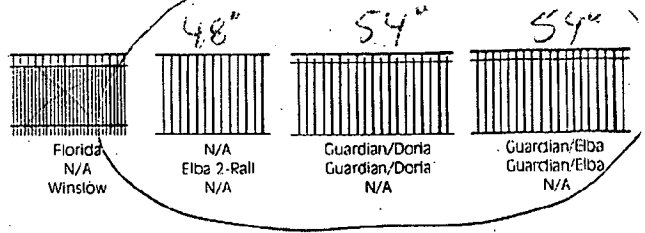
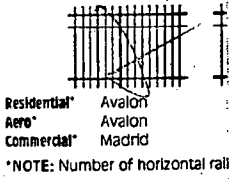
**7. Addresses of Adjacent and Confronting Property Owners**

Attached as requested

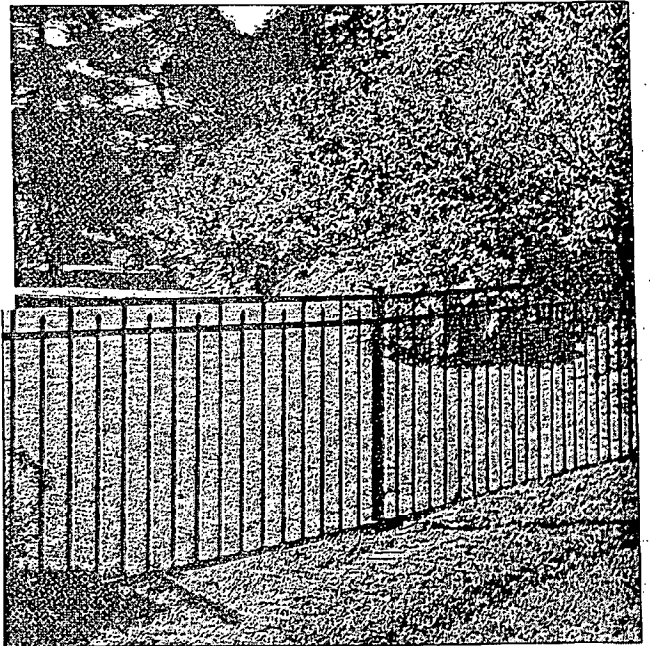


BLACK  
GUARDIAN/ELBA

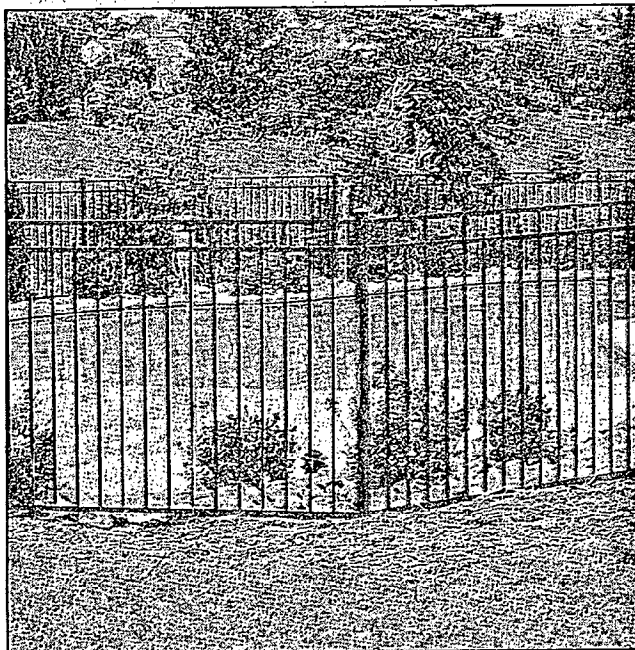
Pool  
FENCE STYLE Fences



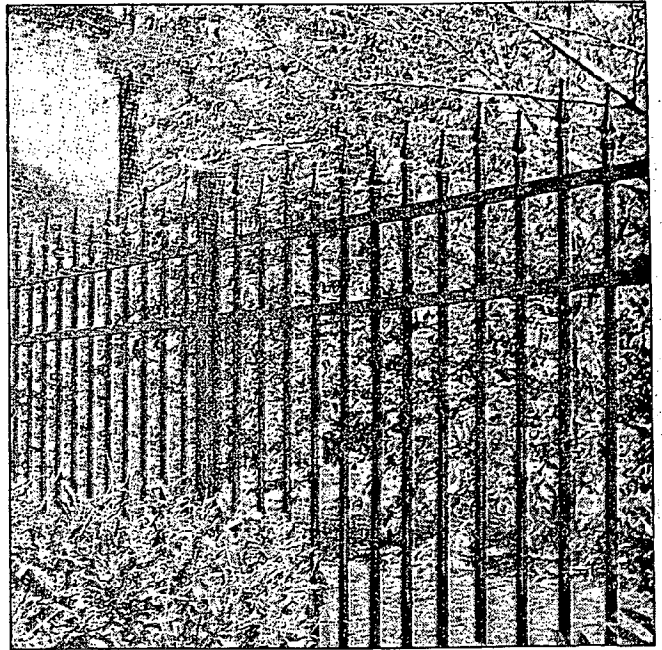
WHITE RESIDENTIAL BARCELONA



BLACK AERO GUARDIAN DORIA



BRONZE RESIDENTIAL GUARDIAN DORIA



BLACK RESIDENTIAL BARCELONA WITH ROYAL FINIALS

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 17510 Prince Phillip Drive, Olney      **Meeting Date:** 04/28/04  
**Applicant:** Frank and Virginia Brown      **Report Date:** 04/21/04  
**Resource:** *Master Plan Site # 23/102, Olney Manor*      **Public Notice:** 04/14/04  
**Review:** HAWP      **Tax Credit:** None  
**Case Number:** 23/102-04A      **Staff:** Anne Fothergill

**PROPOSAL:** Tree removal and pool installation

**RECOMMEND:** Approval with conditions

---

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application with the conditions that:

- 1) Before the HAWP is issued, the applicant will provide staff with an arborist's report certifying that the tree to be removed is hazardous.
- 2) The applicant will plant one tree (2" in caliper minimum) somewhere on the property. The tree to be planted must be selected from the Montgomery County Native Species List.
- 3) A tree protection plan will be provided to staff, and tree protection measures will be undertaken during pool construction.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** *Master Plan Site # 23/102, Olney Manor*  
**STYLE:** Georgian Revival  
**DATE:** 1937

John Beane built Olney Manor in 1937 in the Georgian Revival style with a double-story, pedimented portico. Beane was a businessman who ran a wholesale supply company in Washington, D.C. and operated dairy farms on his Montgomery County property until his death in 1941. The farm remained in the Beane family for forty years, and the property is now located in a residential subdivision.

The house faces west to Georgia Avenue and the property includes a tenant house, a large bank barn, a crib barn, several equipment sheds, and several domestic outbuildings, most of which are from the 19<sup>th</sup> century. The farm was originally part of a large 114-acre estate owned during the 19<sup>th</sup> century by the Farquhar family.



## PROPOSAL

The applicants are proposing installation of a pool and spa in their backyard and a 5' aluminum security fence around the pool (black Guardian/Elba, see Circle 16 ). The proposal is for 685 SF of pool surface area, 1100 SF of deck around the pool (Sundek natural finish bone white color, see Circle 15 ), and 8 broken flagstone divider sections around the deck. See Site Plan in Circle 11 .

No trees will need to be removed for the pool installation. The HAWP application narrative dated March 31, 2004 (see Circles 6-8 ) requests approval to remove one tree, a 30" dbh silver maple. But the applicants now are not requesting to remove this tree as they have found an arborist who believes it can be rejuvenated. They are proposing the removal of a 36" dbh silver maple which is a split-trunk tree that has already lost one of its trunks and the arborist has determined it to be hazardous. See photo of tree in Circle 18 . The applicant will provide the arborist's report describing the hazards the tree poses as soon as possible.

At present the applicants will not be installing the new brick pathways or the other landscaping alterations described in the narrative, but they will leave the lawn, pathways, and existing patio as is. Of all the alterations requested in the application, only the above-mentioned ones are actually a part of the HAWP at this time. The applicants may return to the HPC at a later date to make some additional landscaping changes.

## STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided;

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed new pool and fencing would be located behind the historic resource and in a site where trees would not need to be removed. However, staff wants to be certain that the existing trees would be protected during construction. Staff is recommending as a condition of approval that a tree protection plan be provided to staff so the trees will not be adversely impacted by the pool construction.

The 36" dbh silver maple tree with the split trunk is a large beautiful tree and it will be a loss to the environmental setting to remove it. But it has already lost a trunk and has been determined to be hazardous. Staff is recommending as another condition of approval that the applicants submit the arborist's report describing its hazardous condition before it can be removed. Additionally, staff is recommending the tree replacement condition that the applicants will plant one new tree for the removal of this tree.

In terms of the pool, staff suggests the applicants consider a black-bottom pool with dark blue tiles around the edges to keep the pool darker and have more of a natural pond look. This could help the pool fit in better with the surrounding landscape and farm outbuildings.

The open type of fencing proposed is appropriate to maintain the sightlines to the vista of the lot and outbuildings.

Staff is pleased to see this house under new ownership with owners who appreciate the historic house and its outbuildings and setting and will hopefully be good stewards of it. Staff will provide the applicants with tax credit information so they can be aware of the benefits of restoration and rehabilitation of the buildings.

Staff recommends approval of this amended proposal with 3 conditions.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with the conditions listed at the beginning of this report** the HAWP application as being consistent with Chapter 24A-8 (b) 2:

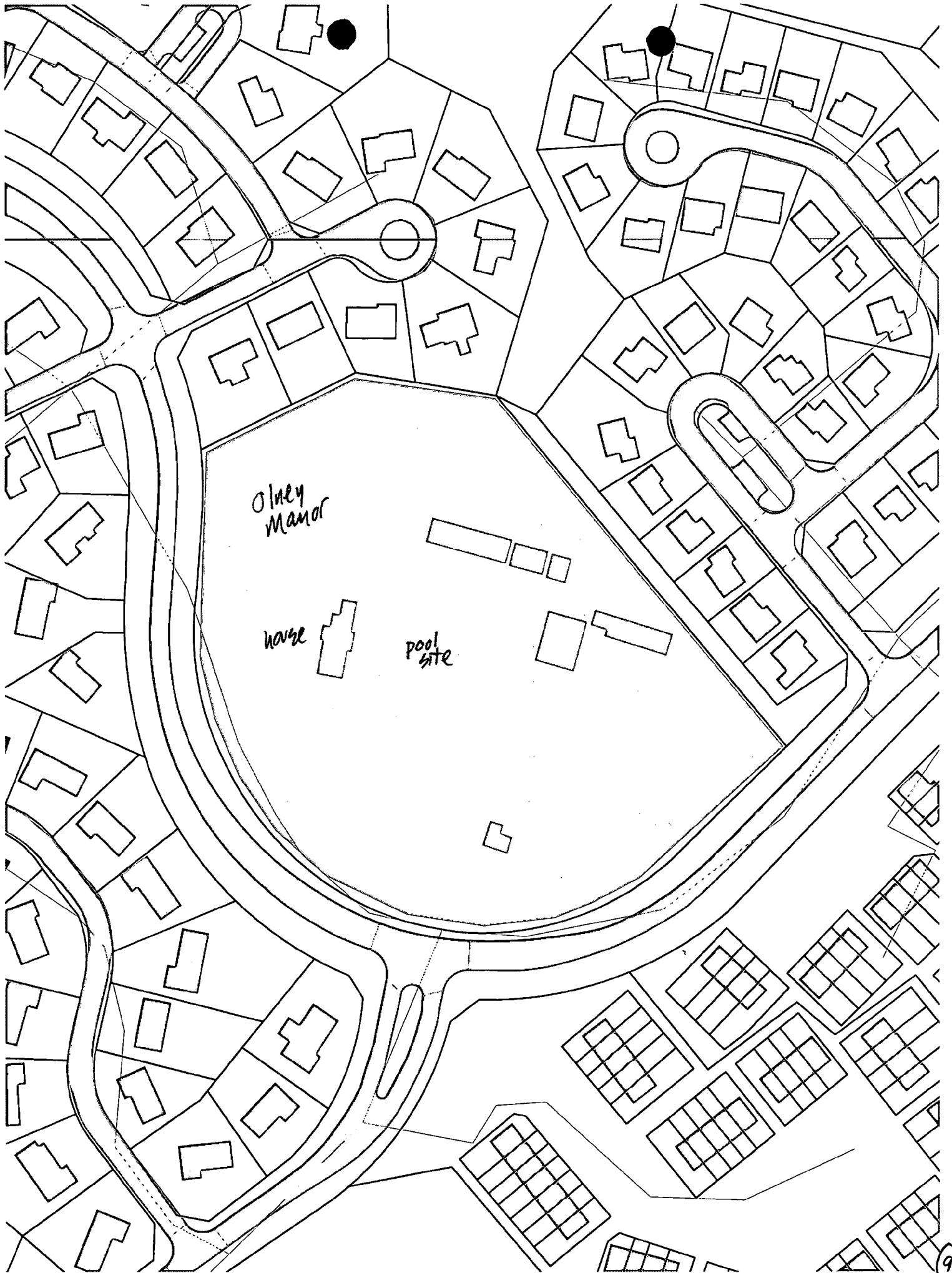
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

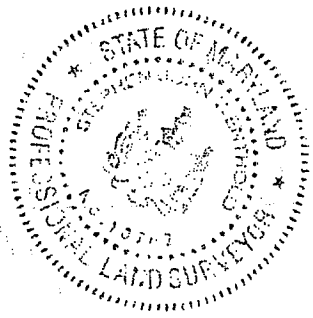
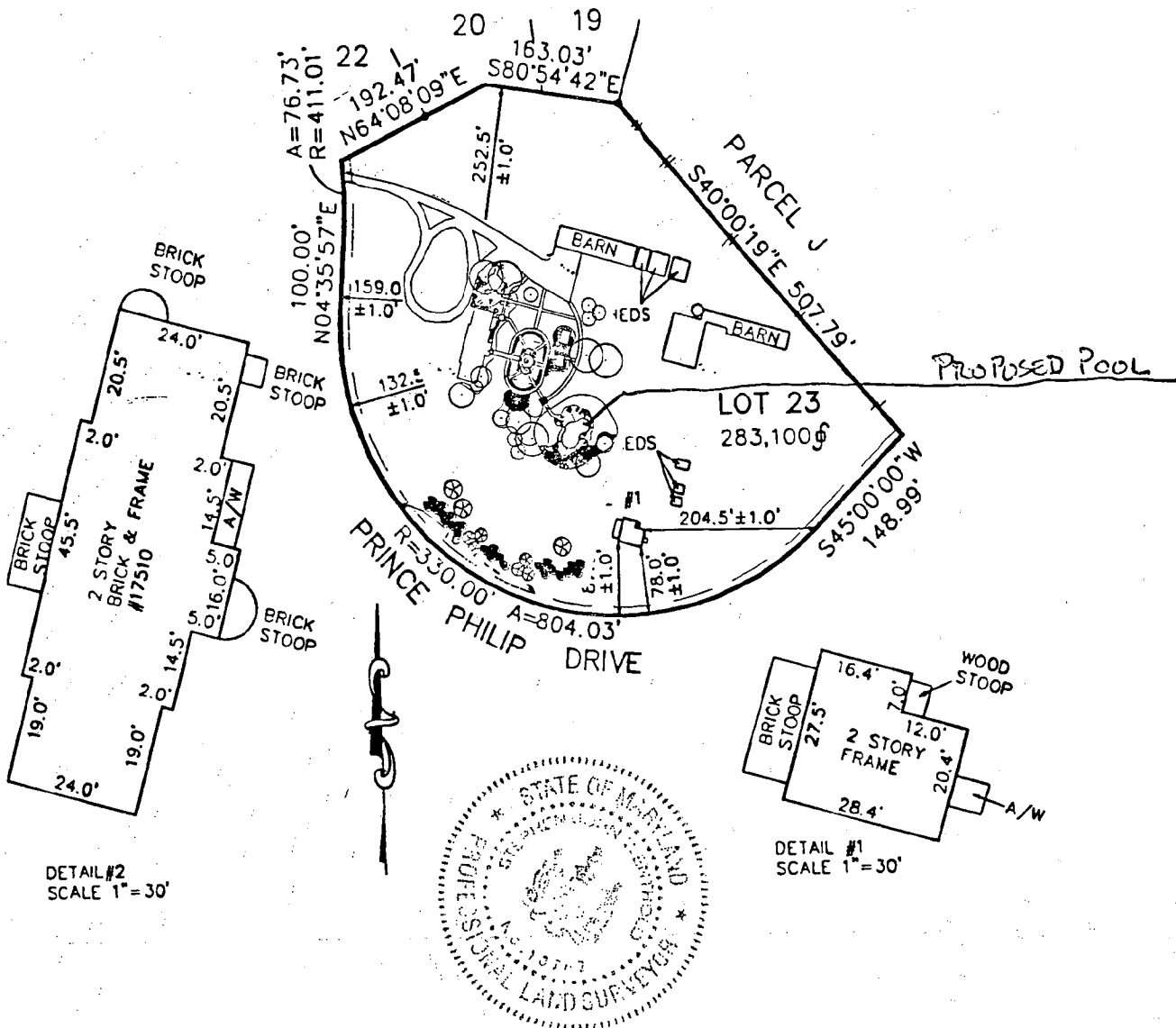
and with the Secretary of the Interior's *Standards for Rehabilitation* #9:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.







No evidence of property corners was found. Apparent occupation is shown.

Date: 08-28-03 Scale: 1/4" = 200' Dm: DB  
 Plat Book: 131 NO TITLE REPORT FURNISHED  
 Plat No.: 15278  
 Work Order: 03-4364  
 Address: 17510 PRINCE PHILIP DRIVE  
 District: 8  
 Jurisdiction: MONTGOMERY COUNTY, MD

**Surveyor's Certification**

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location of existence of property corners is neither guaranteed nor implied. Fence lines if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

*Sheffield*

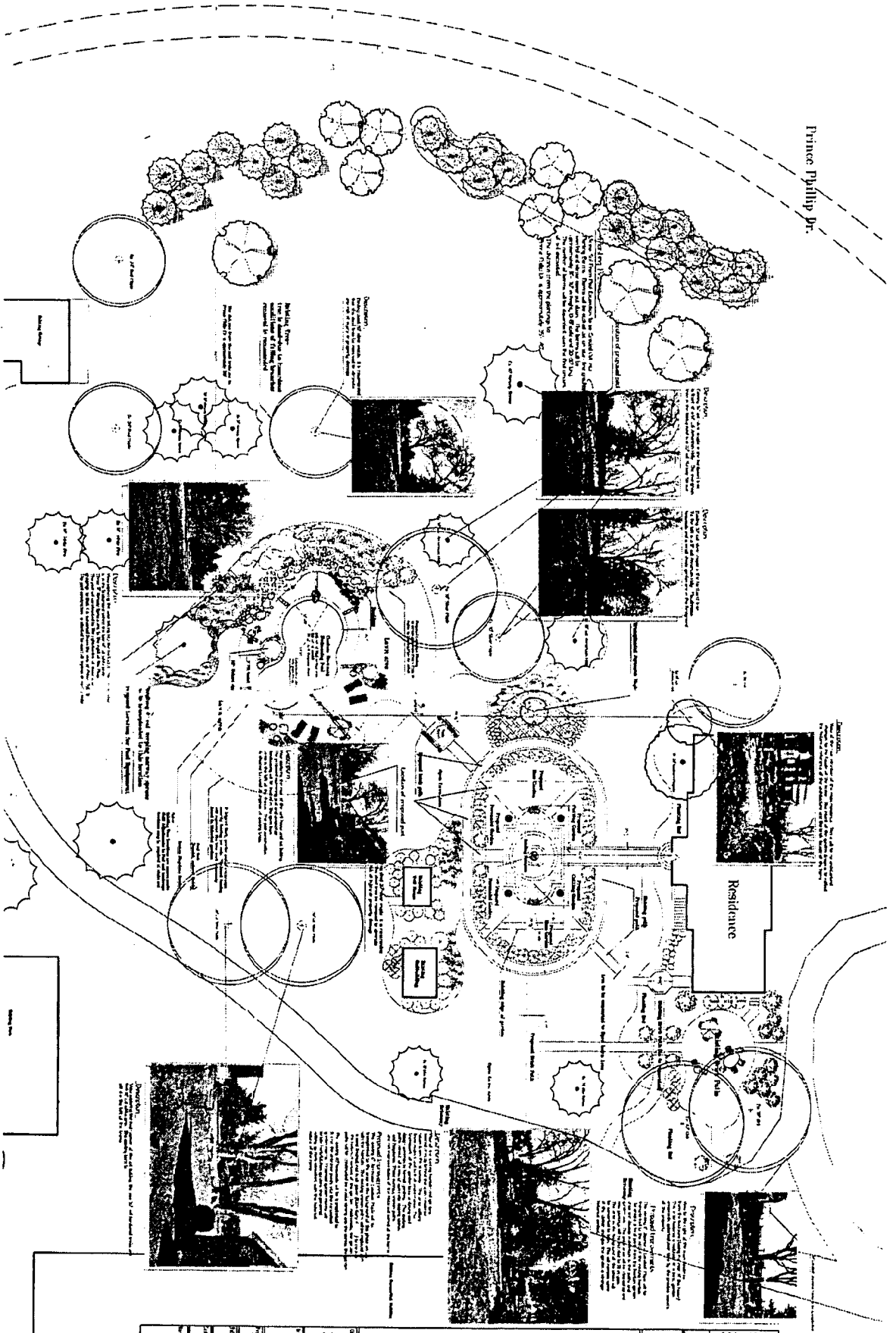
LOCATION DRAWING  
 LOT 23  
 BLOCK C  
 HALLOWELL

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.  
 811 Russell Avenue  
 Suite #303  
 Gaithersburg, MD 20879  
 (301) 721-9400

Prince Philip Dr.

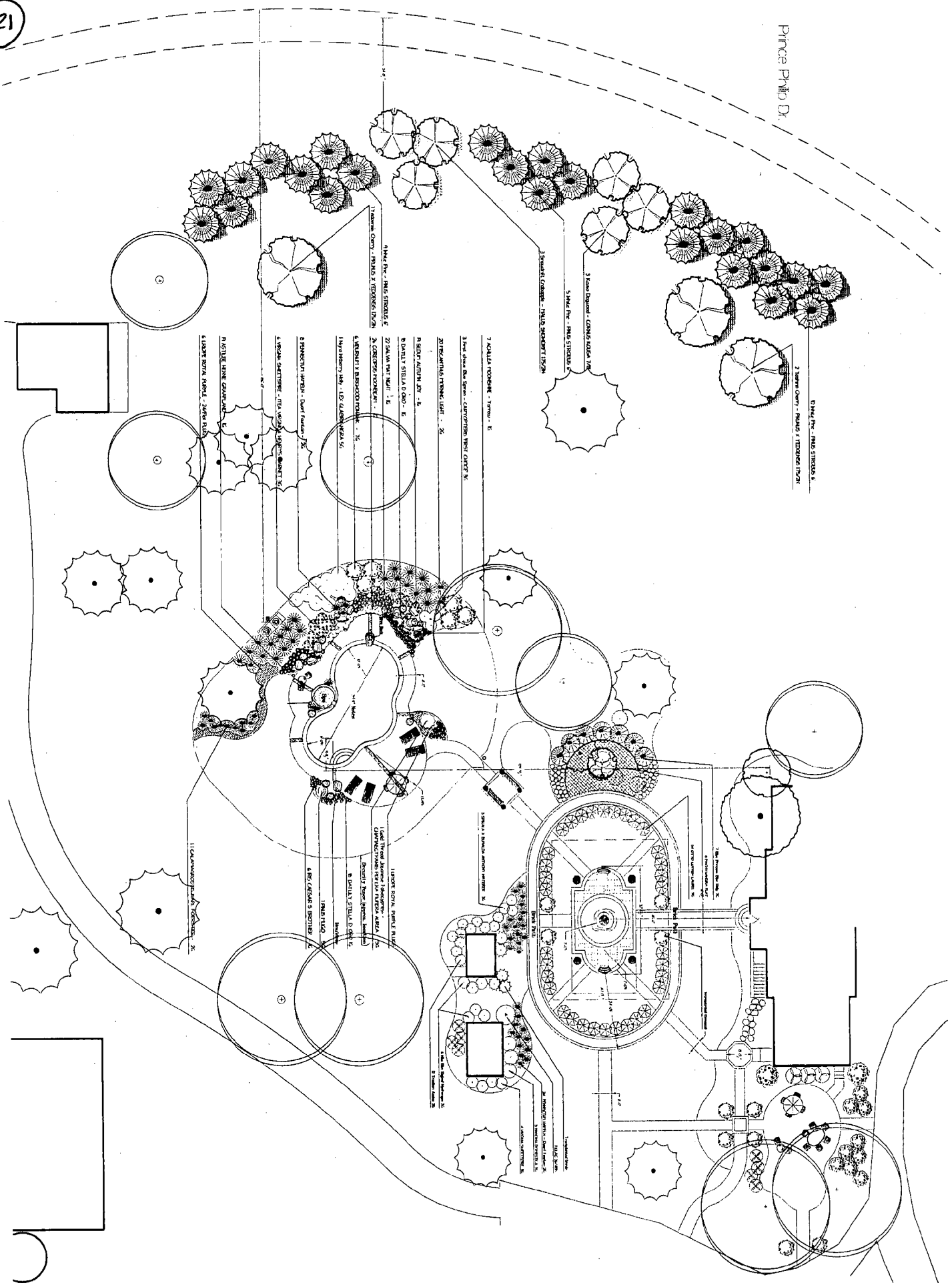


	Scale	1" = 10'
	North	
	Tree	As Shown
	Shrub	As Shown
	Lawn	As Shown
	Path	As Shown
	Driveway	As Shown
	Building	As Shown
	Fence	As Shown
	Water Feature	As Shown
	Utility	As Shown
	Existing Tree	As Shown
	Proposed Tree	As Shown
	Existing Shrub	As Shown
	Proposed Shrub	As Shown
	Existing Lawn	As Shown
	Proposed Lawn	As Shown
	Existing Path	As Shown
	Proposed Path	As Shown
	Existing Driveway	As Shown
	Proposed Driveway	As Shown
	Existing Building	As Shown
	Proposed Building	As Shown
	Existing Fence	As Shown
	Proposed Fence	As Shown
	Existing Water Feature	As Shown
	Proposed Water Feature	As Shown
	Existing Utility	As Shown
	Proposed Utility	As Shown

**ROTHSCHILD**  
**LANDSCAPE ARCHITECTS**  
 1000 RIVINGTON ST.  
 NEW YORK, N.Y. 10022  
 (212) 850-1234

DATE: 10/15/88  
 DRAWN BY: J. ROTH  
 CHECKED BY: M. ROTH  
 SCALE: AS SHOWN





**BOTANICAL DECORATORS**

LABORATORY PLANTS & BUIL

1111 BENTLEY LANE, SUITE 100  
FARMINGTON, CT 06030  
TEL: 860-635-1111  
WWW.BOTANICALDECORATORS.COM

# The Brown Residence

Client:  
The Brown Residence  
1750 Prince Philip Dr.  
Orem, UT 84058

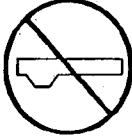
Architect:  
Landscape Architects  
1750 Prince Philip Dr.  
Orem, UT 84058

Scale:  
1" = 30'-0"

Date:  
February 2004

Sheet:  
SHEETS 12 OF 12

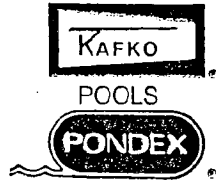
P.I.



E 0

NON DIVING POOL

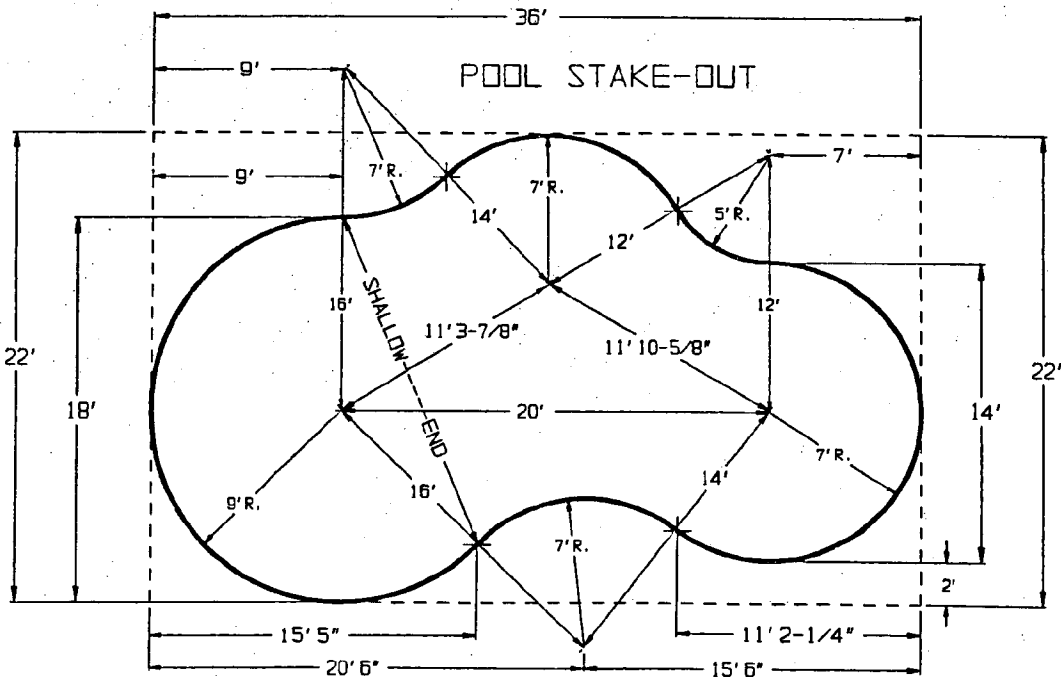
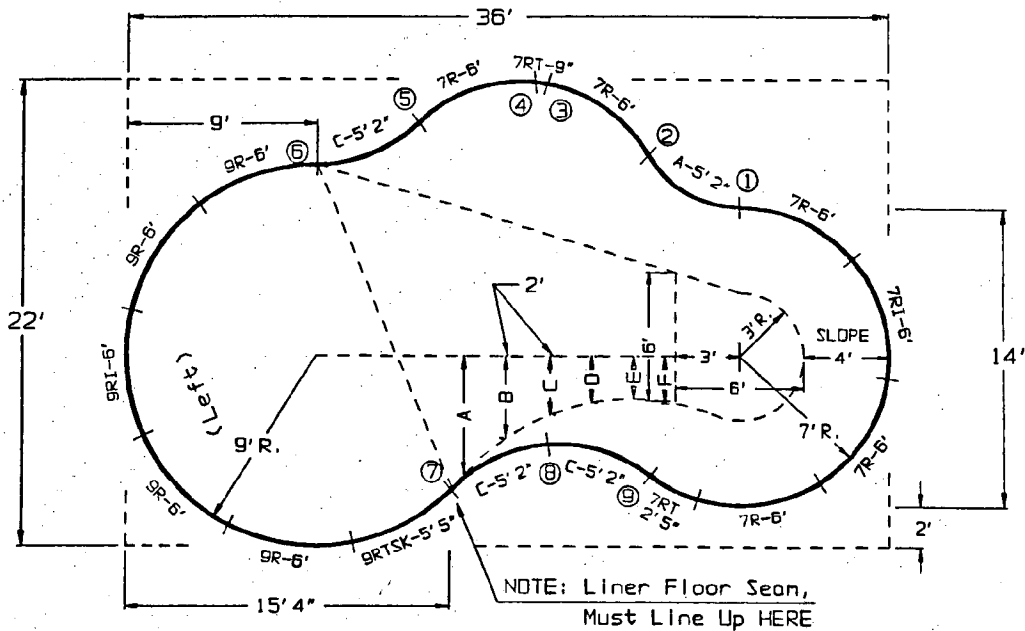
MODEL: (Reverse) TAHITI (Left)  
 SIZE: 22' X 36'  
 Depth: 8'  
 Perimeter: 95' 4"  
 Area: 539 Sq. Ft.  
 Volume: 15,100 US Gal. (57,400 Litres)  
 Date: January 1996



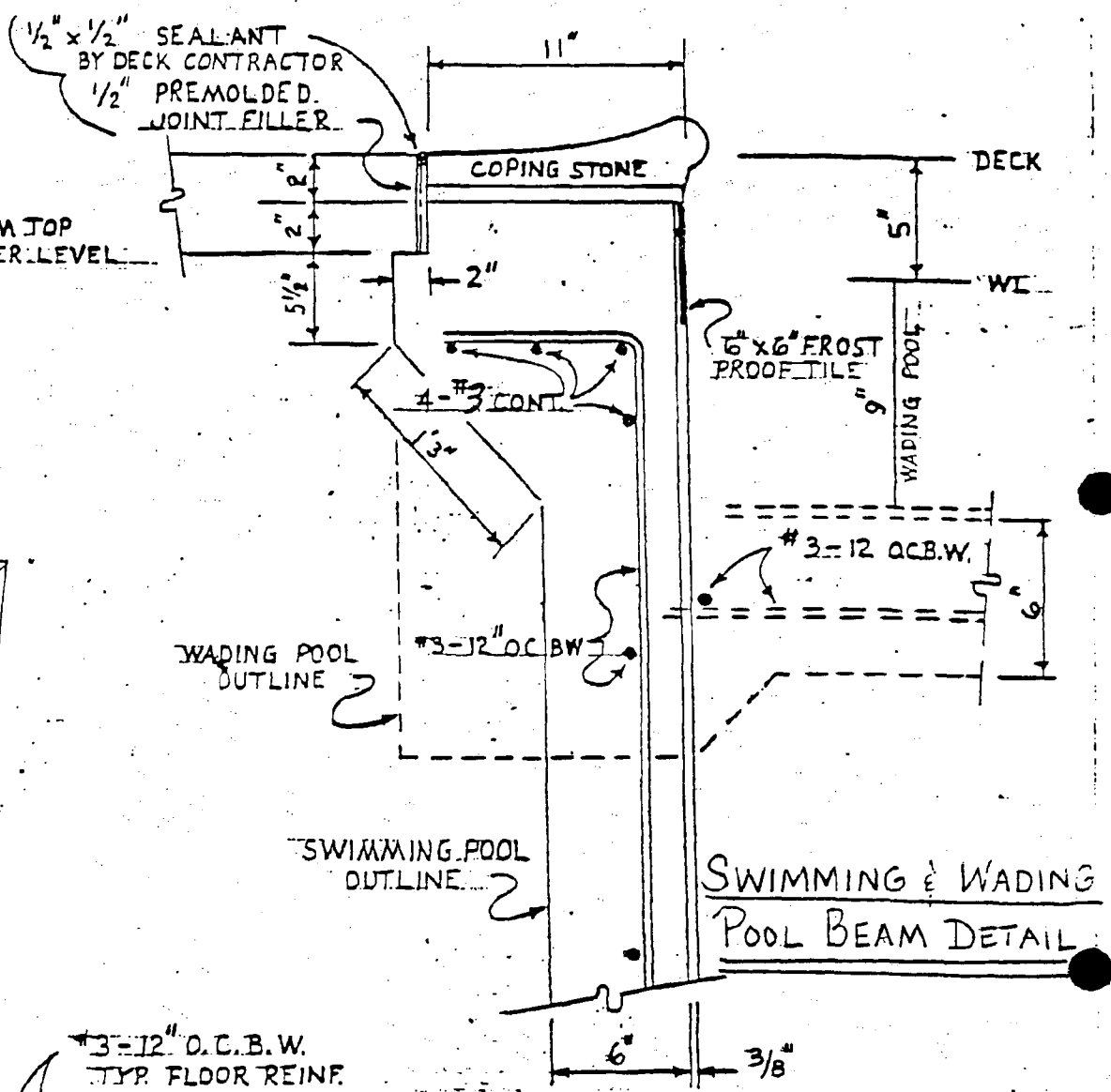
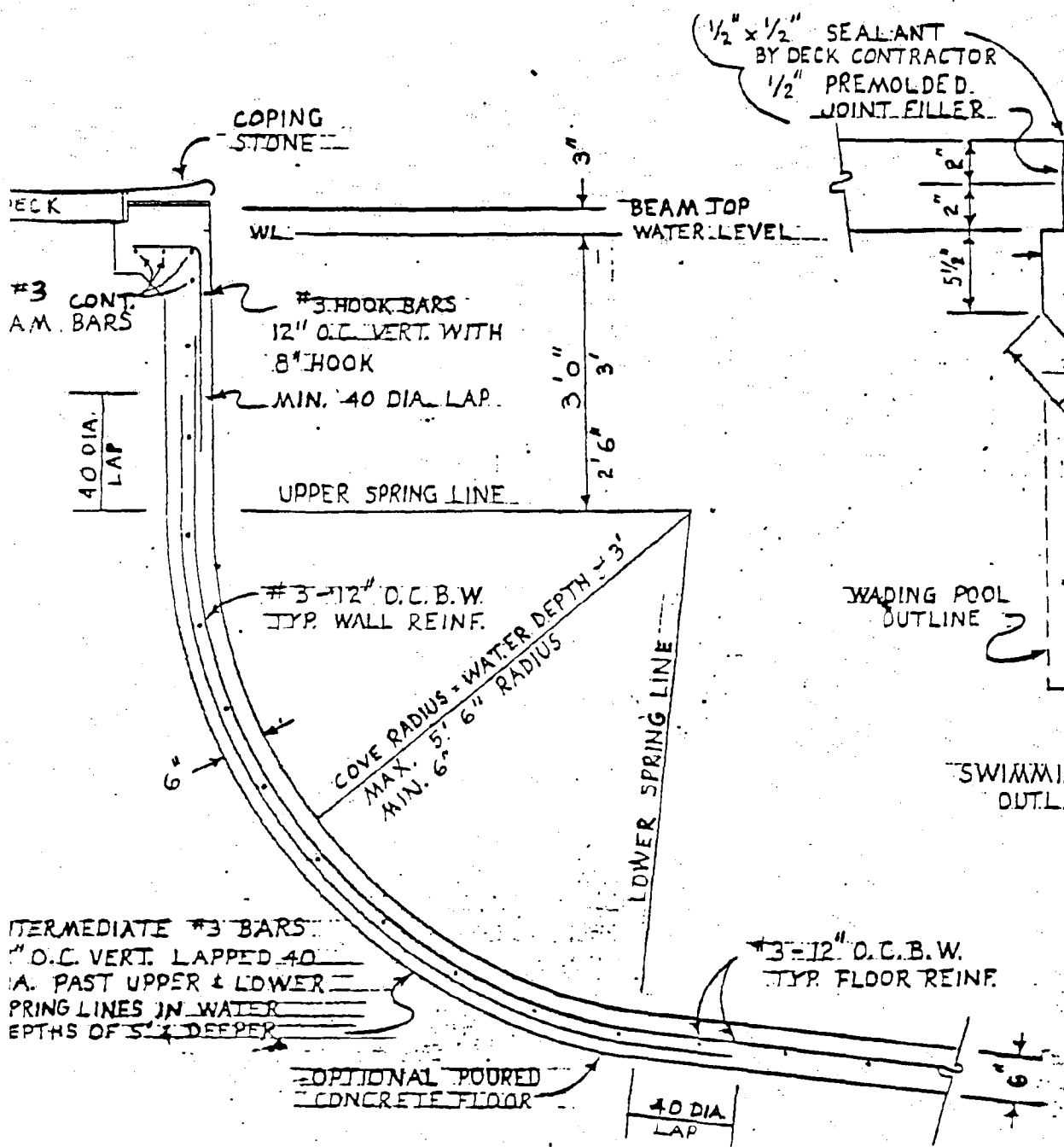
E DIM. ELEMENTS
7"
10"
9"
2"
2"


  

DIMENSIONS
19'
14' 4"
13' 3"
18' 3"
14' 5"
15' 1"
19' 7"
16' 11"
19' 0"
19' 7"
17' 0"
19' 3"
17' 4"
16' 4"
19' 10"
16' 7"
17' 1"
21' 6"



NOTE: All Measurements Are Horizontal and Finished Dimensions. 2003



STRUCTURAL DETAILS		
<b>BROWNING CONSTRUCTION CO. SWIMMING POOL</b>		
	FENER & ASSOCIATES ENGINEERS RFD-2 WOODBINE, MD. 21797	DWG. NO.
	CONTRACT NO.	DATE 7/2/70

(11)



Olney Manor



back of house



site of future pool and fencing



hazardous tree to be removed on right

