

Georgia Ave - BROOKEVILLE FARMS SUBDIV.  
Brookeville Historic District, 23/65

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	Parcel 770, Brookeville	<b>Meeting Date:</b>	12/21/05
<b>Resource:</b>	Parcel within the <b>Brookeville Historic District</b>	<b>Report Date:</b>	12/14/05
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	12/07/05
<b>Case Number:</b>	N/A	<b>Tax Credit:</b>	N/A
<b>Applicant:</b>	Anthony Caldwell et al (Miche Booz, Architect)	<b>Staff:</b>	Michele Oaks

**Proposal:** New House Construction

- MODERN INTERPRETATION OF  
HISTORIC HOUSE TYPE -  
NOT REPLICATIVE ~ DETAILS

- closer relationship to  
landscape - for rear lots -

- Massing to OK / Materials OK

**STAFF RECOMMENDATION:**

Staff recommends that this project be found generally consistent with historic preservation goals in the Brookeville Historic District and as additional houses are designed, staff recommends that the Commission develop a set of criteria that the other new houses must conform. These suggested criterions are as follows:

- The footprint of the houses to be located on the front lots will not exceed 1,300 sq. ft.
- Wrap-around porches will not be supported.
- All of the garages will contain simulated, double doors.
- The material specifications for the houses will contain materials found within the Brookeville Historic District, or a Commission approved sympathetic substitute such as fiber cement siding or stone veneer. All the houses will utilize wood trim, simulated, divided-light or true-divided light wood windows, wood entry doors, and if applicable, operable wooden shutters.
- Each lot will prepare a tree survey and protection plan. The tree survey should identify the trees to be removed, their size and species. The protection plan will identify the trees that are to be located within the Limits of Disturbance (LOD) and provide details on the measures that will be implemented prior to the commencement of the new construction.

**HISTORIC INFORMATION**

Richard Thomas founded the community of Brookeville in 1794 by on land his wife Deborah Brooke Thomas inherited from grandfather James Brooke. Brooke was an influential Quaker settler and major landholder in Montgomery County. Thomas laid out 56 quarter-acre lots sited along two major streets and two side streets. The majority of



houses in the historic district date from the 1800s with several Federal style buildings that were built in the early 1800s.

Quickly growing as a bustling market town, Brookeville had two mills, a tanning yard, stores, a post office, and two schools. During the early 1800s, Brookeville was a center for commerce and education serving the surrounding, largely agricultural area. The Brookeville Academy was a regionally prominent center of learning, which attracted students from Baltimore, Washington, and Frederick.

Brookeville is a Master Plan and National Register Historic District.

### PROJECT DESCRIPTION

SIGNIFICANCE: Secondary Resource in the Brookeville Historic District  
STYLE: Open Parcel  
DATE: N/A

*Brookeville*  
The subject parcel 770 encompasses 4.29 acres and is located at the southeastern boundary of the historic district. Its neighbors are Brookeville Church's cemetery to the north and the Inn at Brookeville Farms to the south - which is outside the historic district's boundary. The properties on the west side of Georgia Avenue, across from the subject parcel, are predominantly c1950s, non-contributing resources. The parcel currently contains an existing tree line.

The parcel is currently in the subdivision review process. The design of the proposed lot division can be seen on circle 5. The HPC reviewed this subdivision at its public hearing on December 1, 2004. The Commission forwarded a letter of support to the Brookeville Planning Commission. The subdivision has not been finalized to date.

The applicants are the current owners of the subject property and are proposing to build each house individually as buyers are sought. This proposal is the first preliminary consultation for a house in this soon, to be formed subdivision.

### PROPOSAL

The applicants are proposing to construct a single house with a detached garage on Lot 2. The access to this lot will be from a shared, gravel driveway from Georgia Avenue. The proposed house on Lot 2 will be sited with an approx. 80' setback from its front property line and approx 300' back from Georgia Avenue. The width of the front facade is 48' and the length of the house excluding porches is 58'. The subject house is a five bay, two-story, "L" shaped house with a full width, hipped front porch supported by simple square columns. The material specifications are fiber-cement lap siding, stone veneer foundation, painted-standing seam metal roof, clad simulated divided light wood windows. *WOOD TRIM*

The lot will also contain a detached, 2-car garage with loft measuring 24' x 24' to be located along the left side of the house. The material specifications for the garage are board and batten with a standing seam metal roof.

Lot size:	49,142 sq. ft.
Footprint of house:	2,168 sq. ft.
Footprint of Garage	576 sq.ft.
Total Lot Coverage	5%

### APPLICABLE GUIDELINES

The Historic Preservation Commission utilizes the Secretary of Interior's Standards for Rehabilitation when reviewing alterations to properties located within the Brookeville Historic District. The standards, which pertain to the proposed project, are as follows:

#8 Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

#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.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### STAFF DISCUSSION

*especially the lots* The architectural design of the single-family house is consistent with other new construction within the Brookeville Historic District. This house is detailed to be complementary to the historic house types in the district. The sketch drawing conveys a house sited in a very agricultural type landscape, with a non-formal gravel drive, stepping stone walkway leading to the front door. Staff would like to continue this direction by encouraging the applicants to seek a professional landscape designer to develop non-suburban landscape treatments for the entire site. This property is being sited in a field, thus will feel like a farmhouse, and not formal estate. The landscape design needs to sympathetic to that treatment (see attached photos of similar historic farmhouses on circles 18-20 as examples). Staff recommends that the applicant refine the design of the house and the landscape design and proceed with a HAWP application.

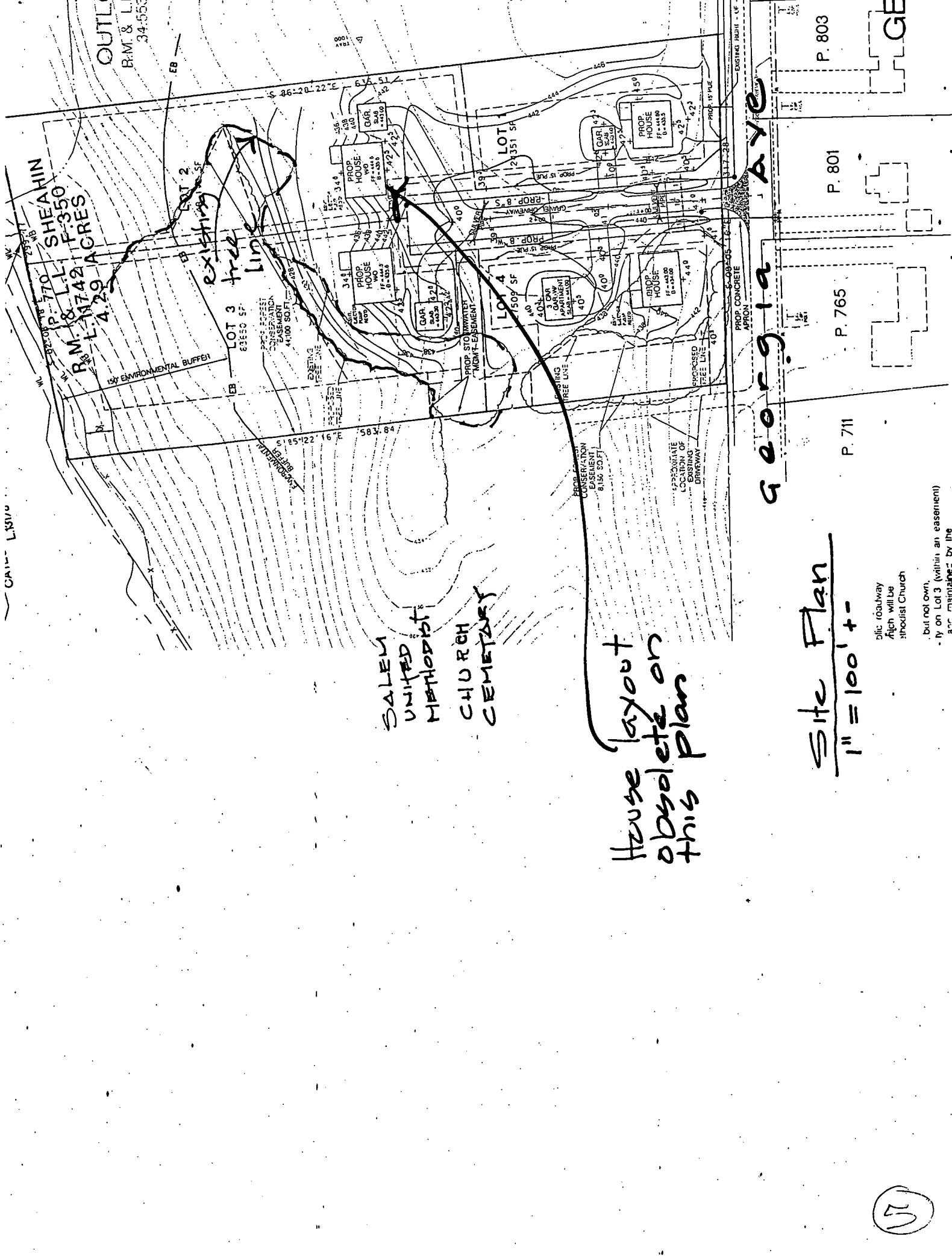
*go to staff recommendation*

Pg 1

MICHE BOOZ ARCH TECT		PROJECT	DATE
		Brookeville Farms	11.30.09

## Narrative

- The 'Brookeville Farms' site, also known as the 'Sheahin' site is in the pre-preliminary plan phase of site planning for Brookeville's Subdivision process. The enclosed Pre-preliminary plan has been approved in concept by the Brookeville Planning Commission.
- The proposed house design is a contextual center-hall stone veneer structure with a lap sided 'cl' extending to the rear. The finished basement will provide an at grade walk-out only if retaining walls are feasible given the existing topography.
- Materials include: a painted standing seam metal roof, stone veneer and Fiber-cement lap siding, painted columns, Clad simulated divided light windows.
- There is a two car garage which forms an edge to the courtyard. The siding will be board and batten for the barn-like structure.



OUTLINE  
 B.M. & L.I.  
 34:553

SHEAHIN  
 P. 770  
 L.L. F. 350  
 R.M. & L.I.  
 L. 1742 ACRES  
 4.29

15' ENVIRONMENTAL BUFFER  
 15' ENVIRONMENTAL BUFFER

15' ENVIRONMENTAL BUFFER  
 15' ENVIRONMENTAL BUFFER

15' ENVIRONMENTAL BUFFER  
 15' ENVIRONMENTAL BUFFER

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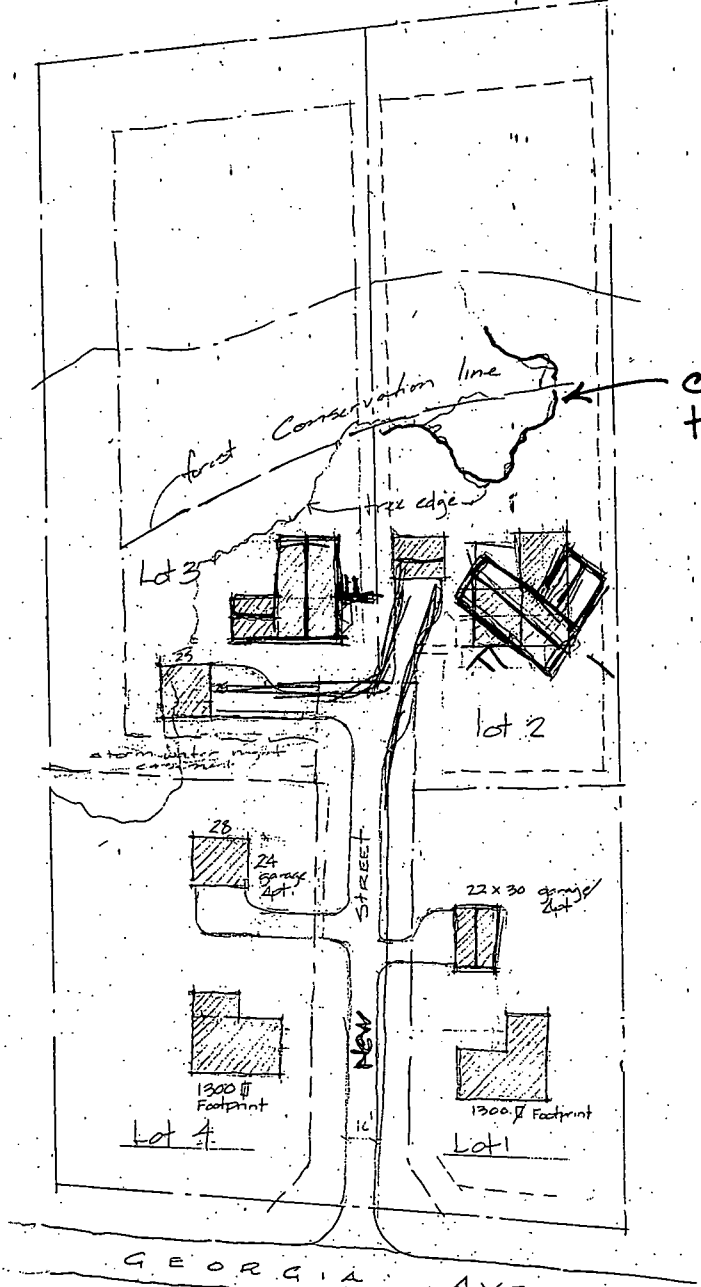
Georgia Ave

P. 803  
 P. 801  
 P. 765  
 P. 711

Site Plan  
 1" = 100' ±

5' public roadway  
 5' ditch will be  
 maintained by Methodist Church  
 but not own, (within an easement)  
 by on Lot 3

MICHE BOOZ	
ARCHITECT	
208 Market Street Brookville, MD 20633	tel: 301 774 6911 fax: 301 774 1908



existing tree line

M. B. ARCHITECT

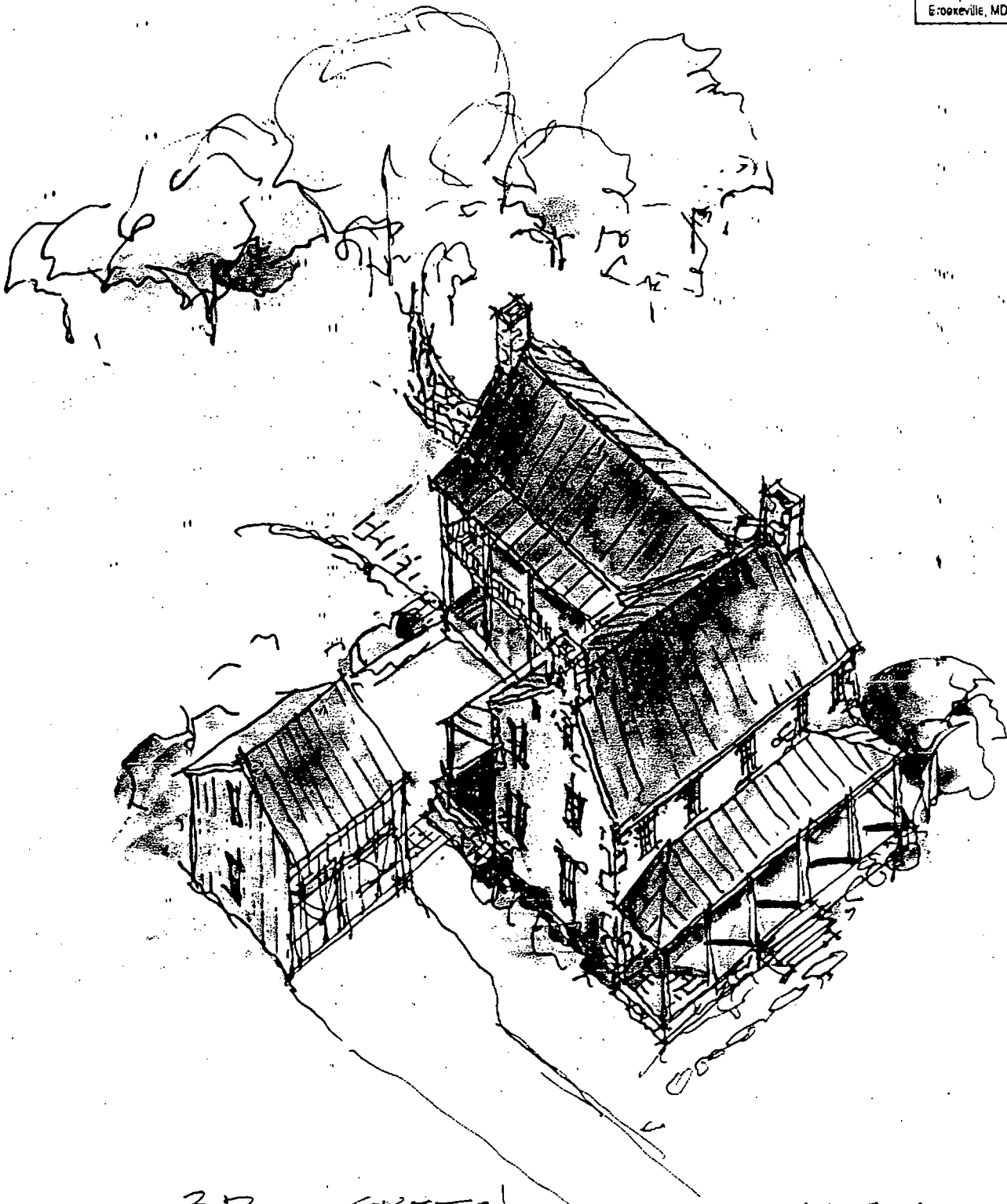
Site plan  
1" = 100'

11.1.05

(6)

MICHE BOOZ  
ARCHITECT

268 Market Street    tel: 301 774 6911  
Brookville, MD 20833    fax: 301 774 1908



3D SKETCH

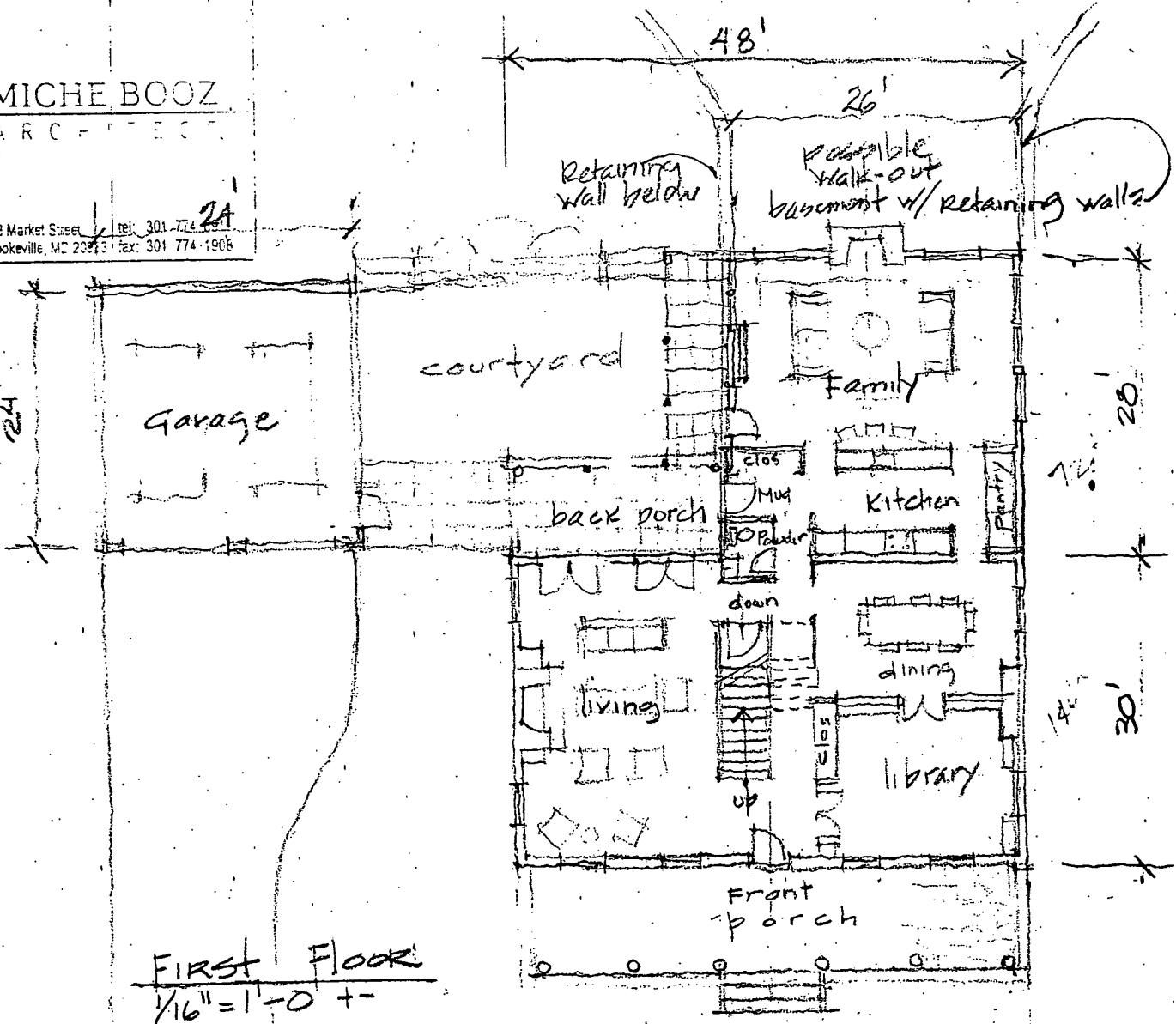
M B A  
11.1.05



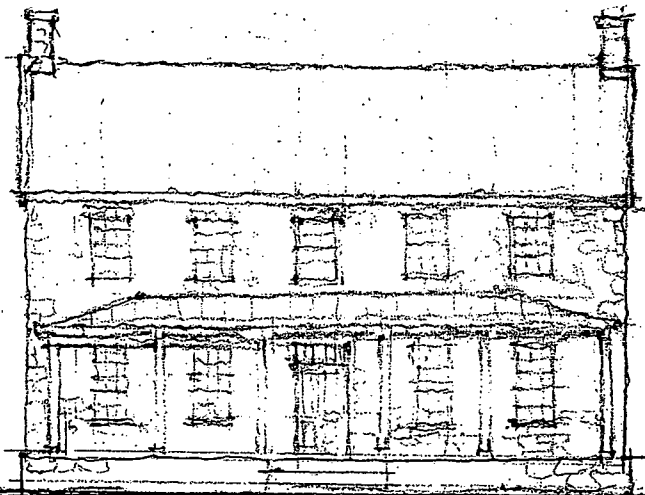
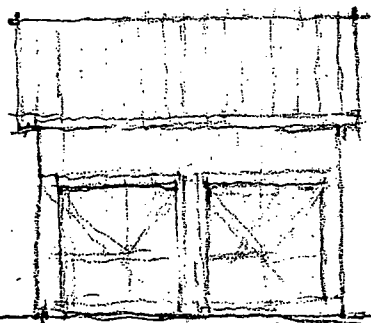
MICHE BOOZ  
ARCHITECT

208 Market Street, Tel: 301-774-2011  
Brookeville, MD 20840 Fax: 301-774-1908

2A



2/16/88

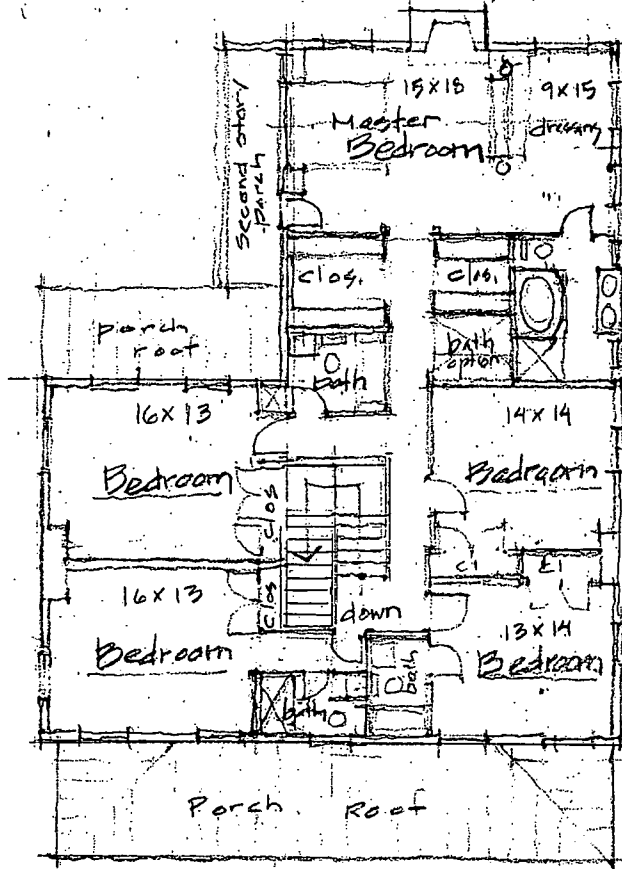


FRONT ELEVATION  
1/16" = 1'-0"

8

MICHE BOOZ  
ARCHITECT

272 Market Street    tel: 301 774 8811  
Ettoville MD 20633    fax: 301 774 1806



SECOND FLOOR



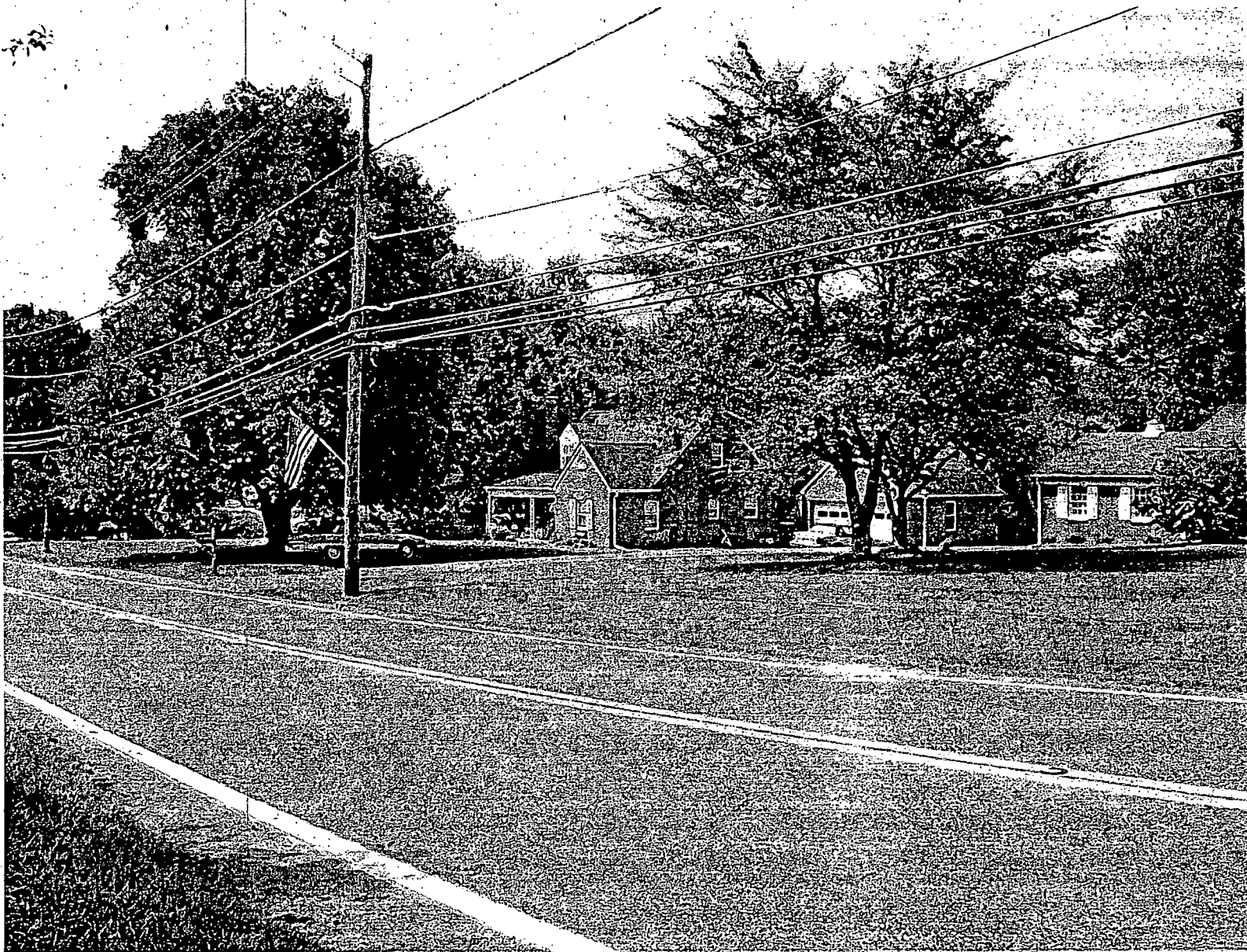
GEORGIA AVE NORTH



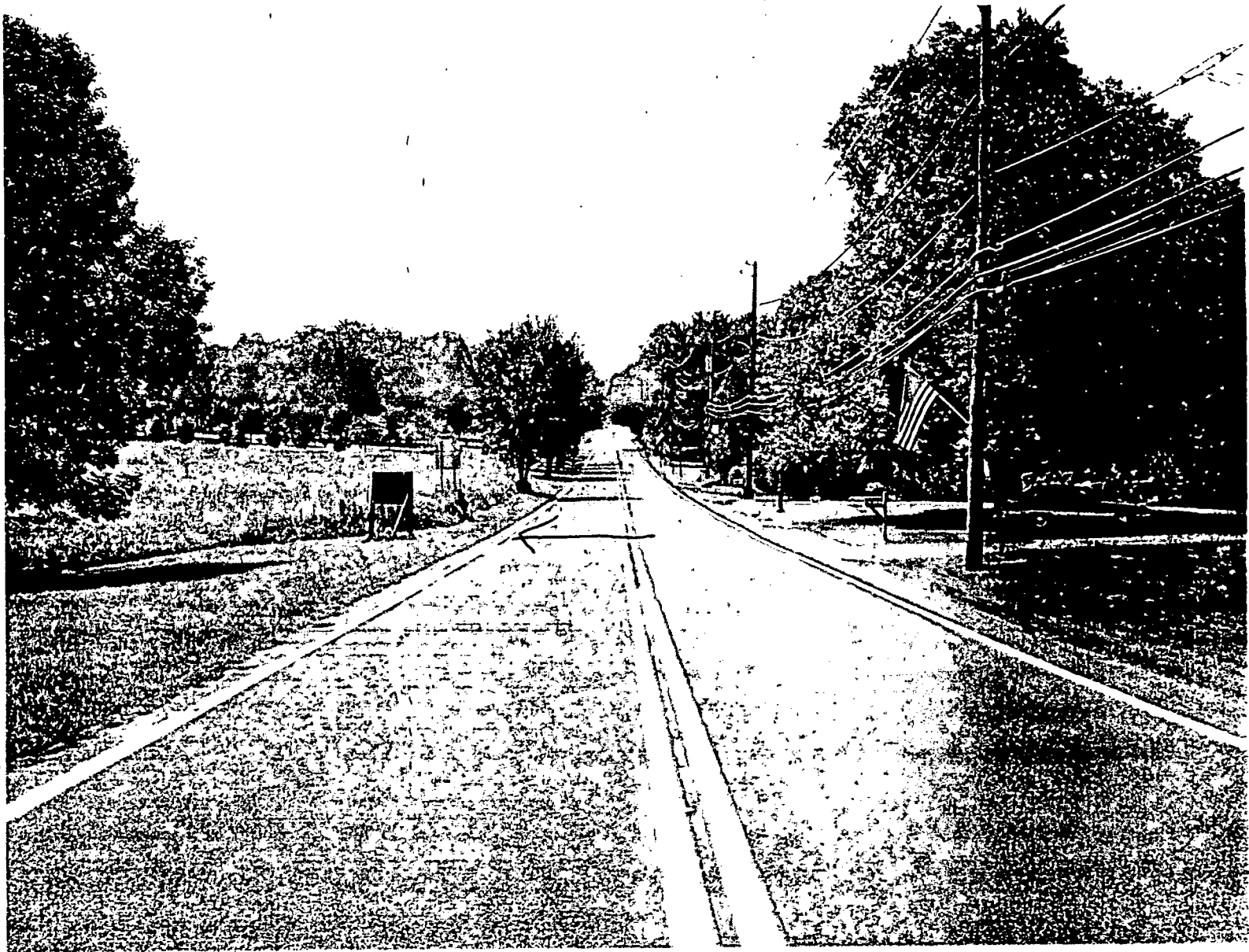
GEORGIA AVE NORTH

@ POINT WHERE PROPERTY  
BEGINS

(11)



GEORGIA AVE - HOUSES  
ACROSS FROM SUBJECT  
PARCEL



GEORGIA AVENUE SOUTH  
SUBJECT PROPERTY ON  
LEFT

(13)

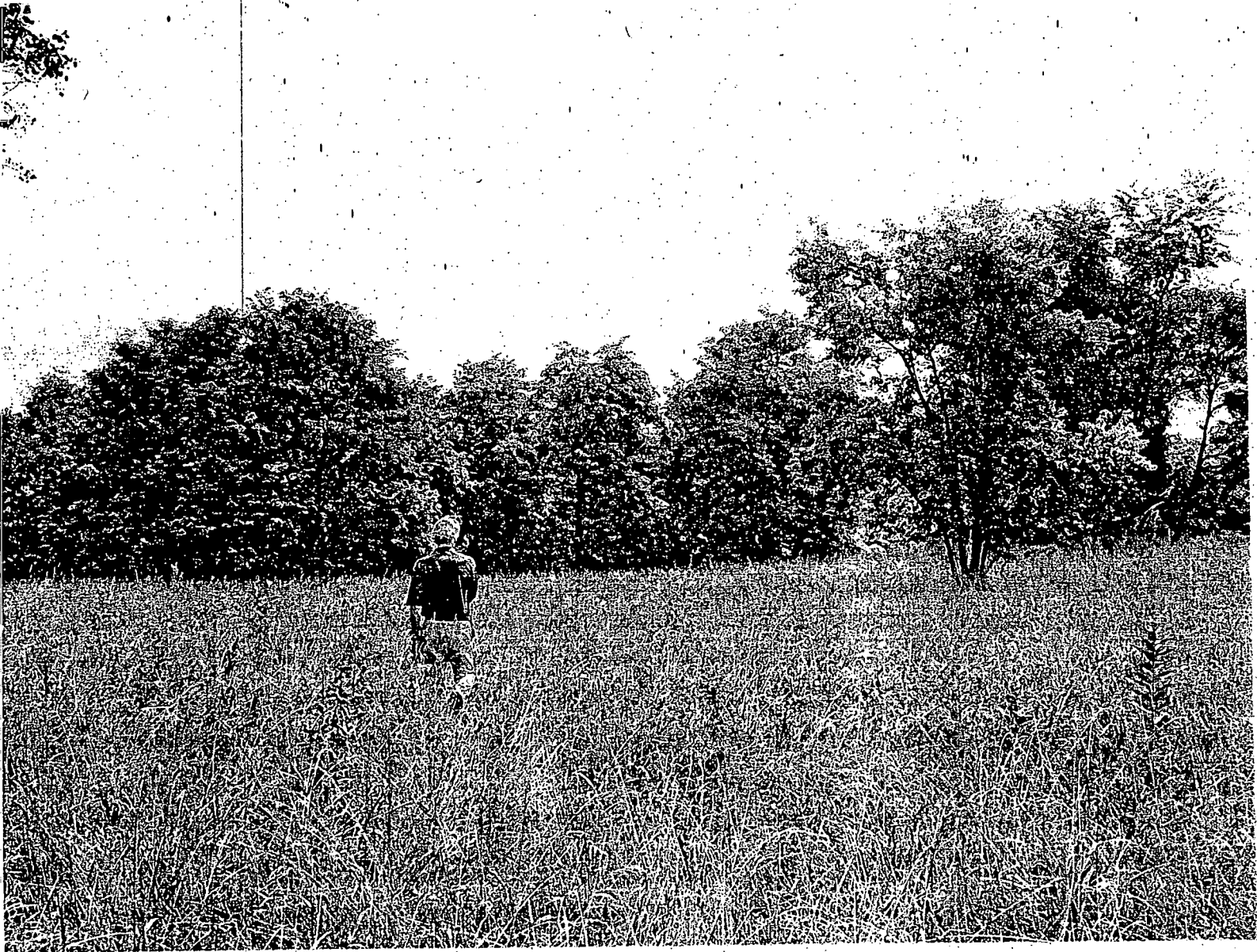


STANDING ON SUBJECT PROPERTY  
LOOKING NW TOWARDS GEORGIA  
AVE.



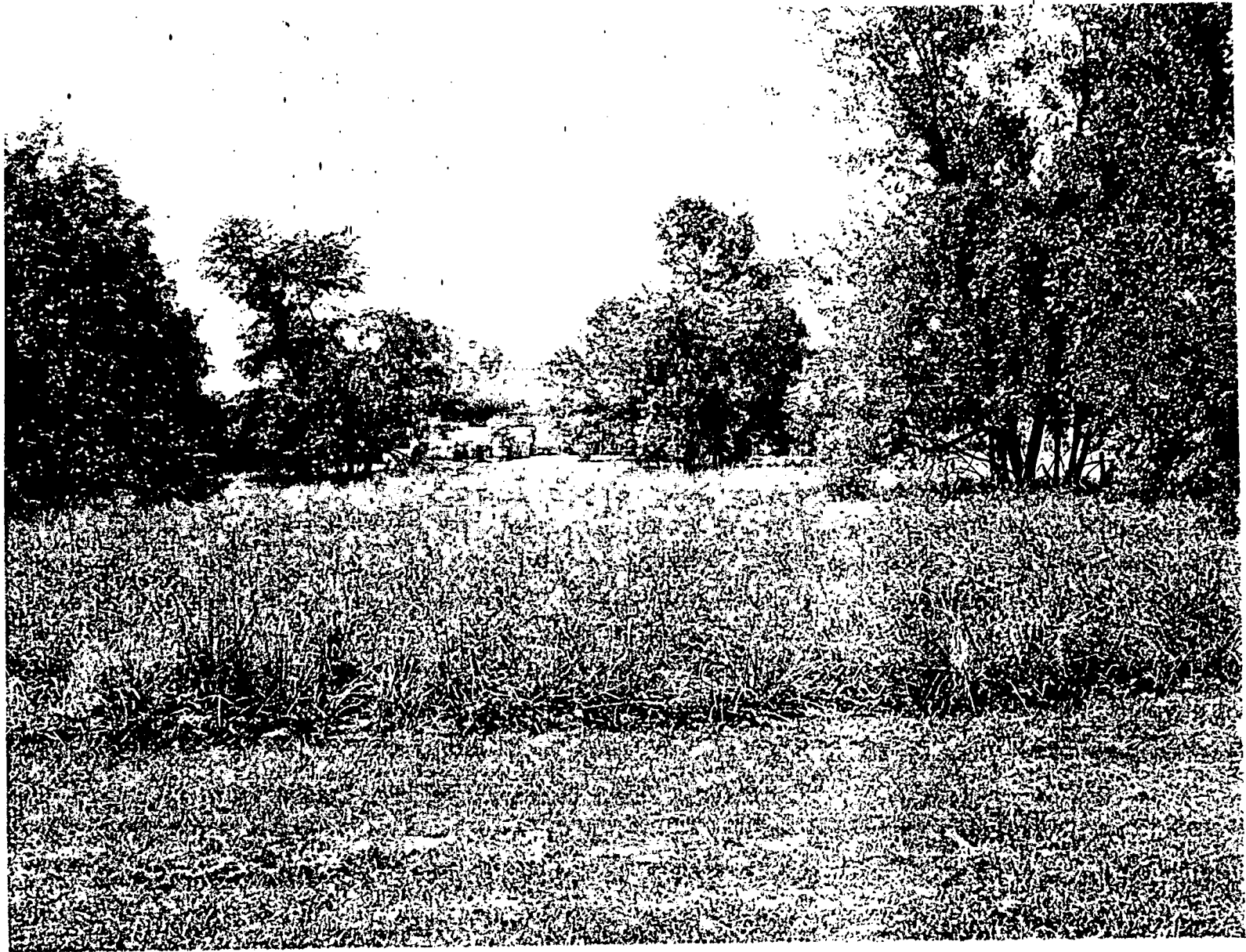
STANDING @ NW CORNER OF  
PROPERTY LOOKING @ PROPERTY SOUTH





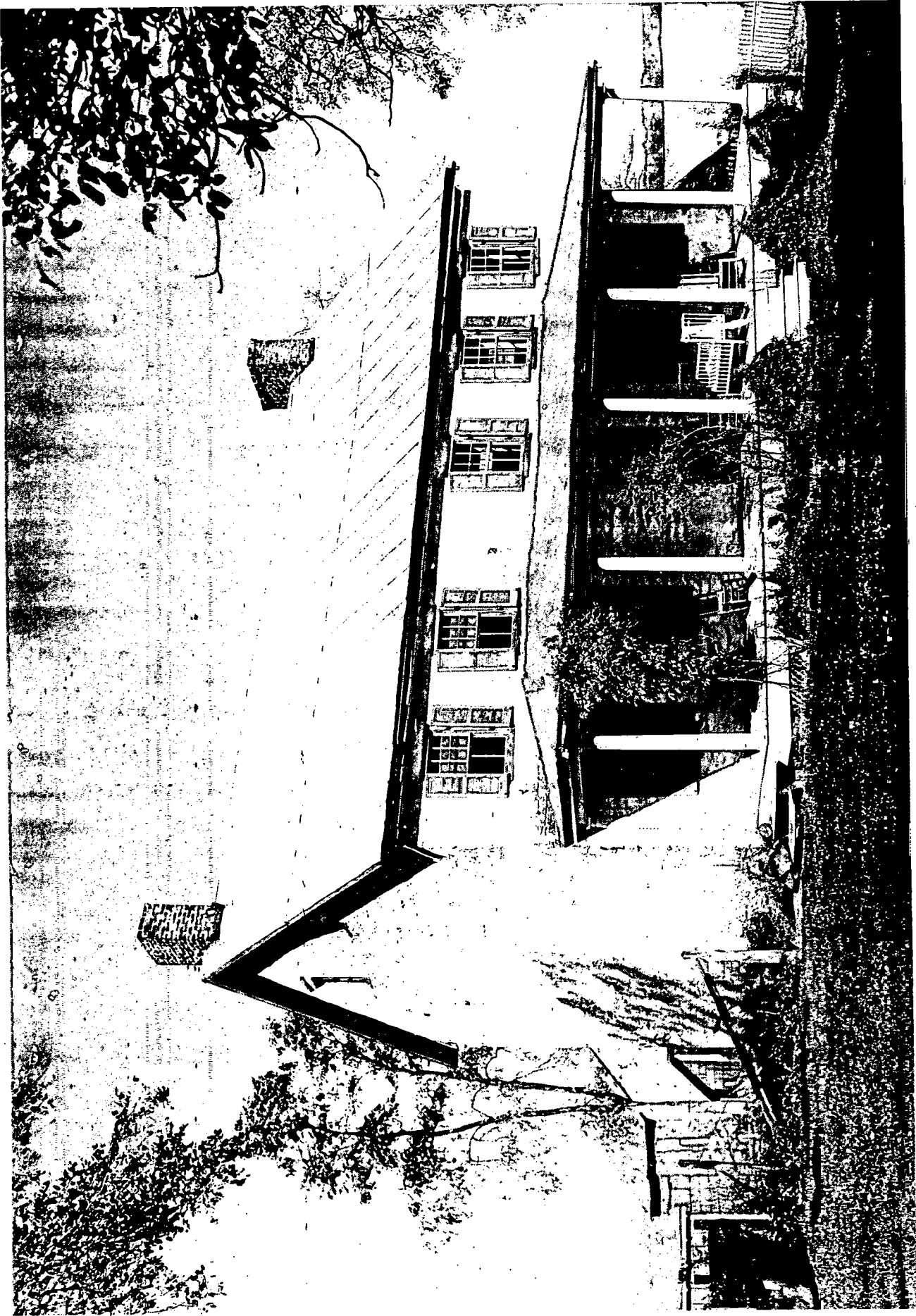
STANDING @ GEORGIA AVE LOOKING  
EAST INTO PROPERTY

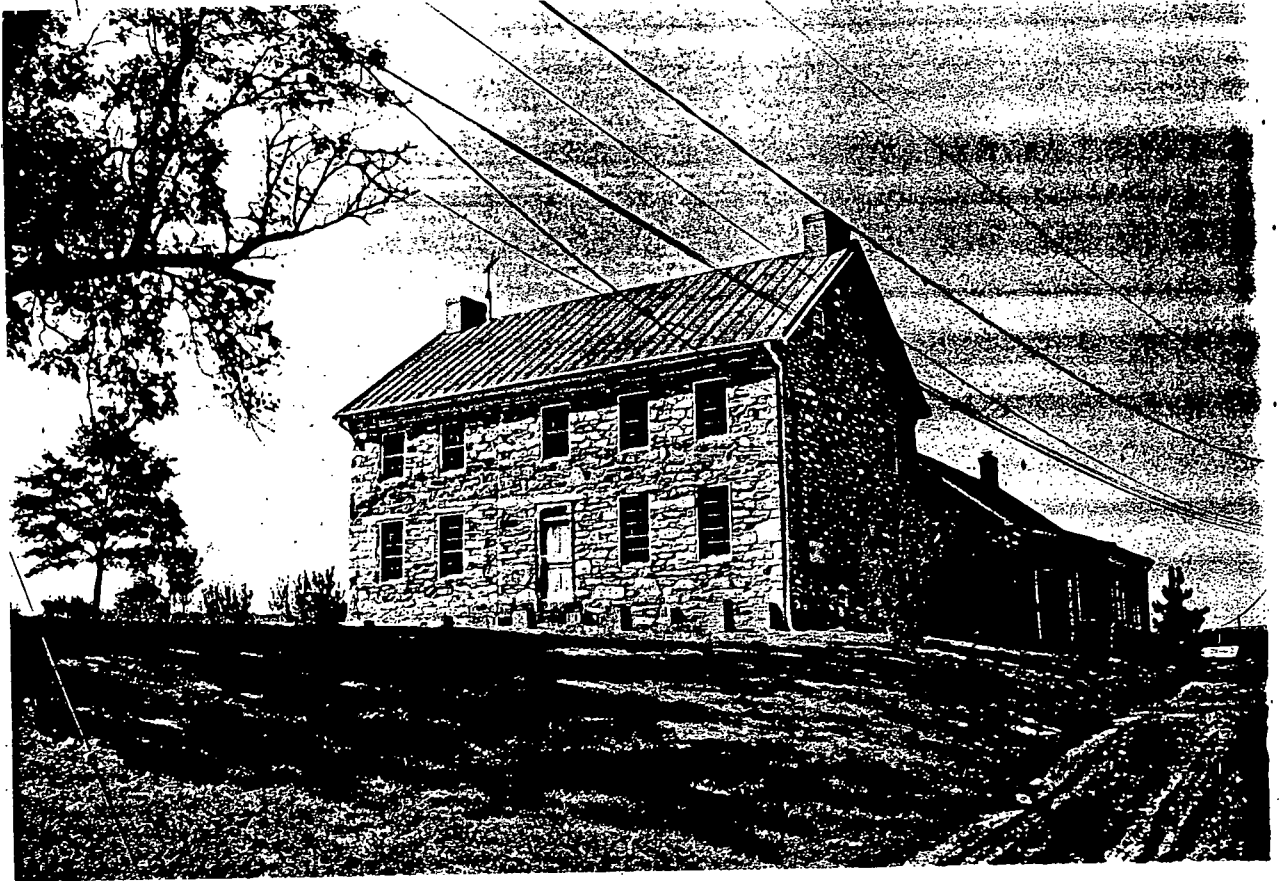
116



INSIDE PROPERTY LOOKING @  
APPROX LOCATION OF SUBJECT  
LOT

(17)

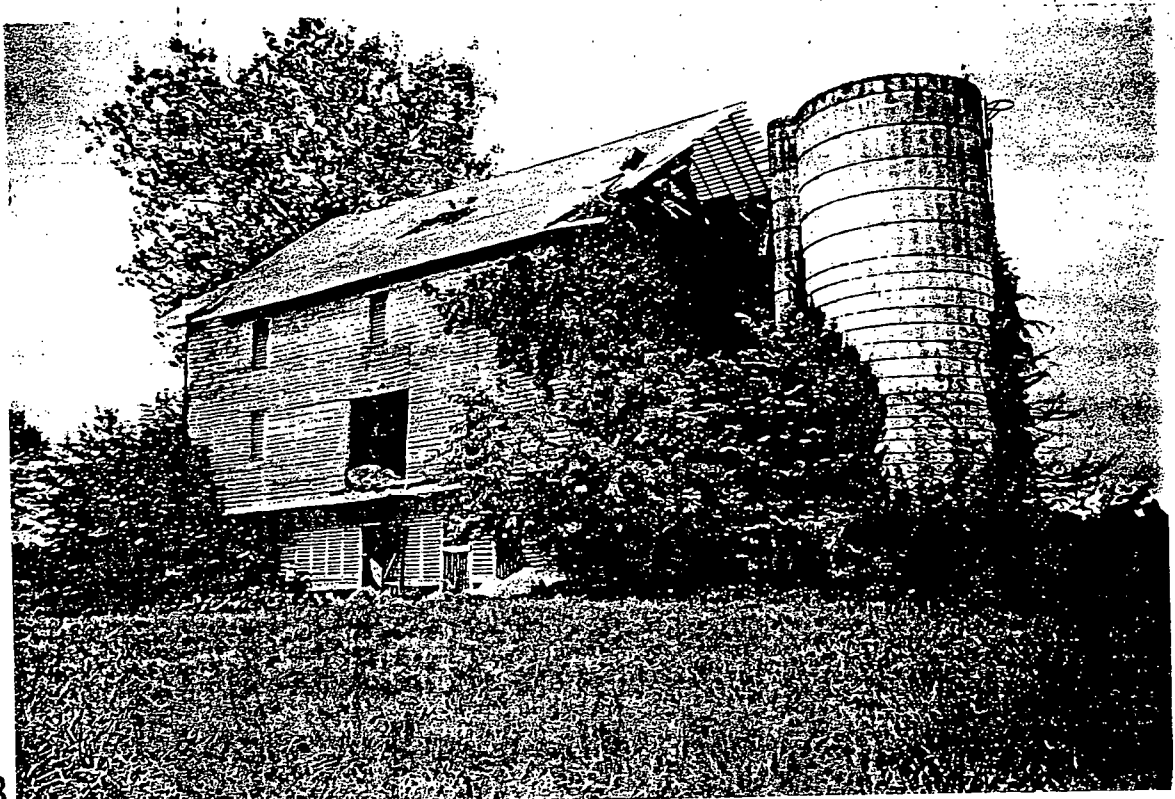






A

*There is not helping  
my next case in  
showing case -*



B

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	Parcel 770, Georgia Ave, Brookeville	<b>Meeting Date:</b>	3/8/2006
<b>Resource:</b>	Parcel within the Brookeville Historic District, 23/65	<b>Report Date:</b>	3/1/2006
<b>Applicant:</b>	Anthony Caldwell et al (Miche Booz, AIA)	<b>Public Notice:</b>	2/22/2006
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	N/A
		<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Second new house on the Sheahin property

**RECOMMENDATION:** Proceed to HAWP

**BACKGROUND:**

The applicant was before the Commission on December 21, 2005 (transcript circles 16-34) with a design for a new house to be built on Lot 2 (design for this house can be seen on circles 35-37). The Commission was very supportive of the proposed design's massing and materials and encouraged the architect to explore the idea of using more modern forms of detailing and glazing. They concluded with directing that the applicant must finish the subdivision process with the Town of Brookeville prior to proceeding with filing for a Historic Area Work Permit.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Secondary Resource in the Brookeville Historic District  
**STYLE:** Open Parcel  
**DATE:** N/A

The subject parcel 770 encompasses 4.29 acres and is located at the southeastern boundary of the historic district. Its' neighbors are Brookeville Church's cemetery to the north and the Inn at Brookeville Farms to the south, which is outside the historic district's boundary. The properties on the west side of Georgia Avenue, across from the subject parcel, are predominantly c1950s, non-contributing resources. The parcel currently contains an existing tree line.

The parcel is currently in the subdivision review process. The design of the proposed lot division can be seen on circle 6. The HPC reviewed this subdivision at its public hearing on December 1, 2004. The Commission forwarded a letter of support to the Brookeville Planning Commission. The subdivision has not been finalized to date.

The applicants are the current owners of the subject property and are proposing to build each house individually as buyers are sought. This proposal is the second preliminary consultation for a second house in this soon, to be formed subdivision.

## **HISTORIC CONTEXT**

Richard Thomas founded the community of Brookeville in 1794 by on land his wife Deborah Brooke Thomas inherited from grandfather James Brooke. Brooke was an influential Quaker settler and major landholder in Montgomery County. Thomas laid out 56 quarter-acre lots sited along two major streets and two side streets. The majority of houses in the historic district date from the 1800s with several Federal style buildings that were built in the early 1800s.

Quickly growing as a bustling market town, Brookeville had two mills, a tanning yard, stores, a post office, and two schools. During the early 1800s, Brookeville was a center for commerce and education serving the surrounding, largely agricultural area. The Brookeville Academy was a regionally prominent center of learning, which attracted students from Baltimore, Washington, and Frederick.

Brookeville is a Master Plan and National Register Historic District.

## **PROPOSAL:**

The applicants are proposing to construct a single house with a detached garage on Lot 1. The access to this lot will be from a shared, gravel driveway from Georgia Avenue. The proposed house on Lot 1 will be sited with an approx. 40' setback from its front property line and approx 65' back from Georgia Avenue. The width of the front façade is 40' and the length of the house excluding porches is 47'. The subject house is a five bay, 2-1/2--story, "L" shaped house with a full width, hipped front porch supported by simple square columns. The material specifications are fiber-cement lap siding, stone veneer foundation, painted-standing seam metal roof, clad, simulated divided-light, wood windows.

The lot will also contain a detached, 2-car garage with loft measuring 22'W x 34'L to be located behind the house. The material specifications for the garage are board and batten with a standing seam metal roof.

Lot size:	24,351 sq.ft.
Footprint of house with porches	1,204 sq.ft. approx. 1800 sq. ft.
Footprint of Garage	748 sq.ft.
Total Lot Coverage	10%



## **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### **Montgomery County Code; Chapter 24A**

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

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

#8 Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

#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.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **STAFF DISCUSSION:**

At the previous preliminary consultation for the house to be constructed on Lot 2, staff recommended a set of design criteria for architects to utilize when developing future houses on the remaining lots in this subdivision. These criteria were:

- The footprint of the houses to be located on the front lots will not exceed 1,300 sq. ft.
- Wrap-around porches will not be supported.
- All of the garages will contain simulated, double doors.



- The material specifications for the houses will contain materials found within the Brookeville Historic District, or a Commission approved sympathetic substitute such as fiber cement siding or stone veneer.
- All the houses will utilize wood trim, simulated, divided-light or true-divided light wood windows, wood entry doors, and if applicable, operable wooden shutters.
- Each lot will prepare a tree survey and protection plan to be submitted with the HAWP application. The tree survey should identify the trees to be removed, their size and species. The protection plan will identify the trees that are to be located within the Limits of Disturbance (LOD) and provide details on the measures that will be implemented prior to the commencement of the new construction.

The current proposal conforms to most of the above criteria except for the recommendation not to utilize wrap-around porches. This recommendation was drafted by staff based on a survey of the Brookeville Historic District. Wrap-around porches are not found in the district, thus this design detail, in staff's opinion would feel out of place in this district. The location of this house, the first lot within the district on the east side of the street as one approaches from the south on Georgia Avenue, requires it to have two, "front" facades. The west façade of the house is its principal façade, and the south façade, is the façade visible from the northern approach on Georgia Avenue. A discussion of a wrap-around porch in this district needs to be addressed in this preliminary consultation by the Commission to provide direction to staff and their architect.

As the architect begins refining his designs of the elevations for the carriage house, staff would ask that the detailing for the rear façade of the carriage house be looked at closely as, this façade will be facing Georgia Avenue.

Overall, the design of the house and its associated carriage house is compatible in size, scale and massing to the other new construction within the historic district. This house is detailed to be complementary to the historic house types in the district and the proposed materials are consistent with the above-stated recommendations.

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

ANTHONY CALDWELL  
908-812-4002  
301-249-3564

Owner's Agent's mailing address

MICHE BOOZ  
208 MARKET ST  
BROOKEVILLE, MD 20833

Adjacent and confronting Property Owners mailing addresses

OWNER  
28 HIGH ST  
BROOKEVILLE, MD  
20833

OWNER  
26 HIGH ST  
BROOKEVILLE, MD  
20833

OWNER  
24 HIGH ST  
BROOKEVILLE, MD  
20833

OWNER  
22 HIGH ST  
BROOKEVILLE, MD  
20833

OWNER  
20 HIGH ST  
BROOKEVILLE, MD  
20833

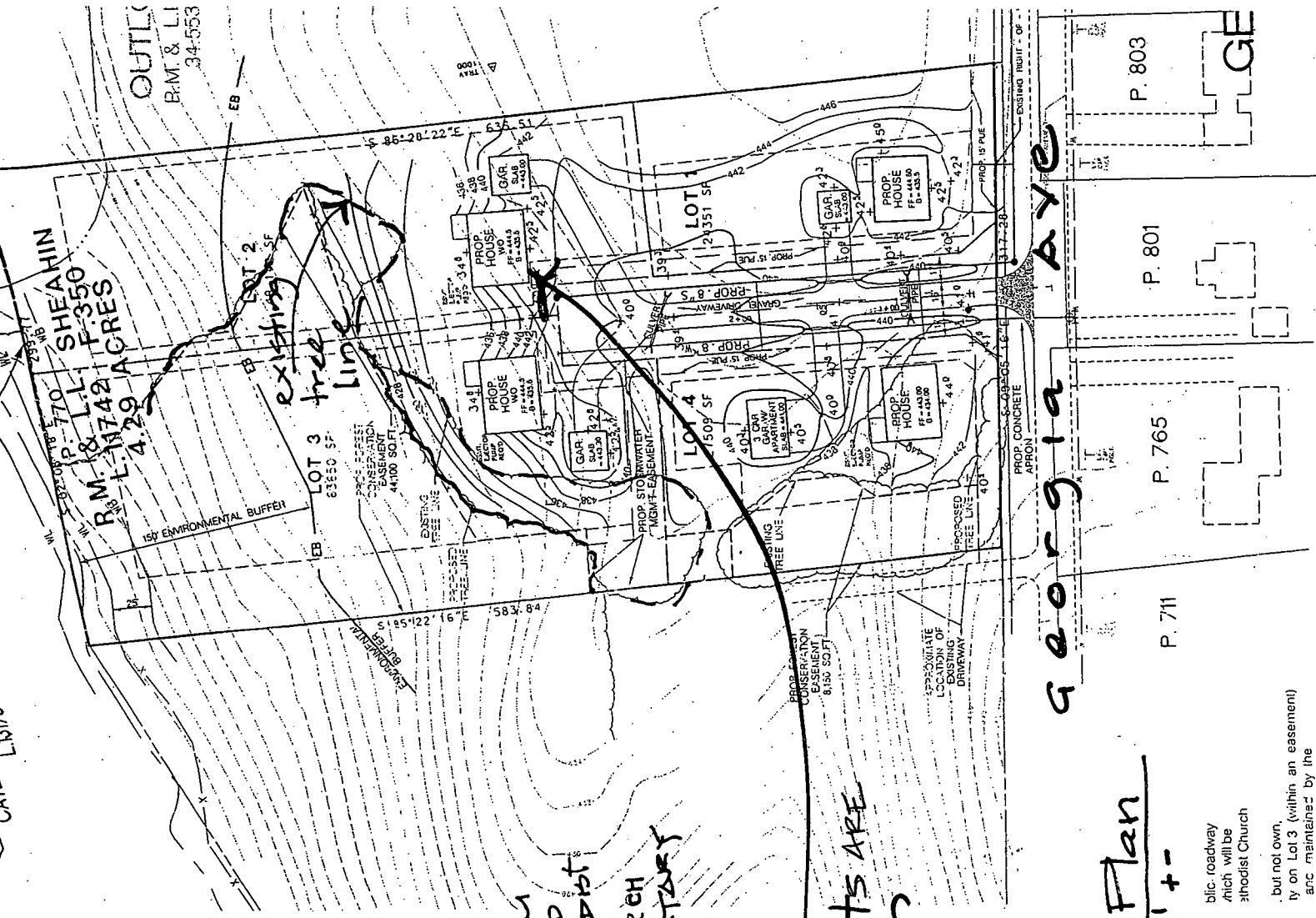
OWNER  
18 HIGH ST  
BROOKEVILLE, MD  
20833

OWNER  
16 HIGH ST  
BROOKEVILLE, MD  
20833

SALEM UM CHURCH  
12 HIGH ST  
BROOKEVILLE, MD  
20833

g addresses: noticing table

CATV L 10718



SALEM  
UNITED  
METHODIST  
CHURCH  
CEMETERY

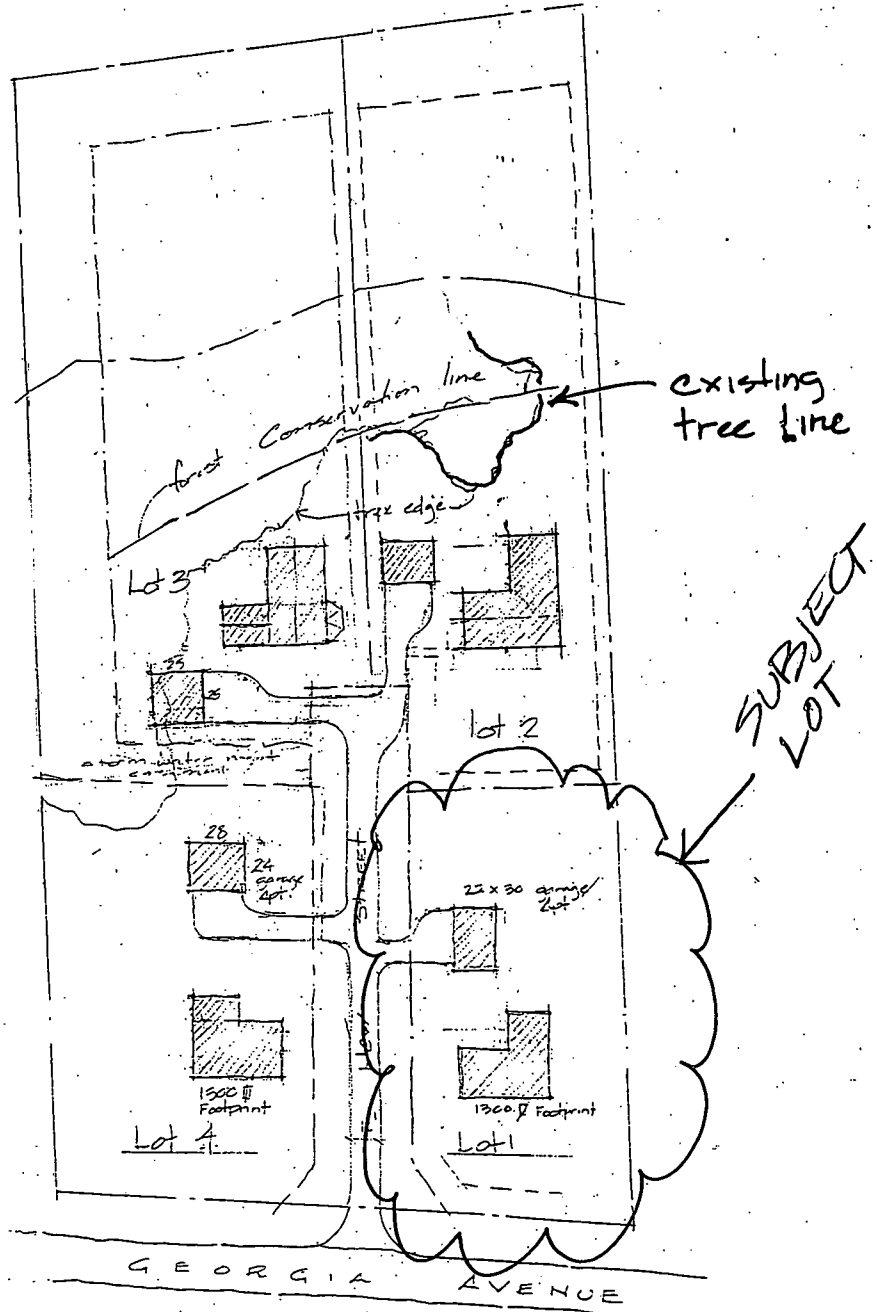
House layouts are  
obsolete on  
this plan

Site Plan  
1" = 100' ±

blc. roadway  
which will be  
Methodist Church  
but not own,  
ty on Lot 3 (within an easement)  
and maintained by the

MICHE BOOZ  
ARCHITECT

208 Market Street  
Brookville, MD 20833  
tel: 301 774 6941  
fax: 301 774 1936



M. B. ARCHITECT

Site plan  
1" = 100'

11.1.05

MICHELLE OAKS (FAX: 301.563.3412)

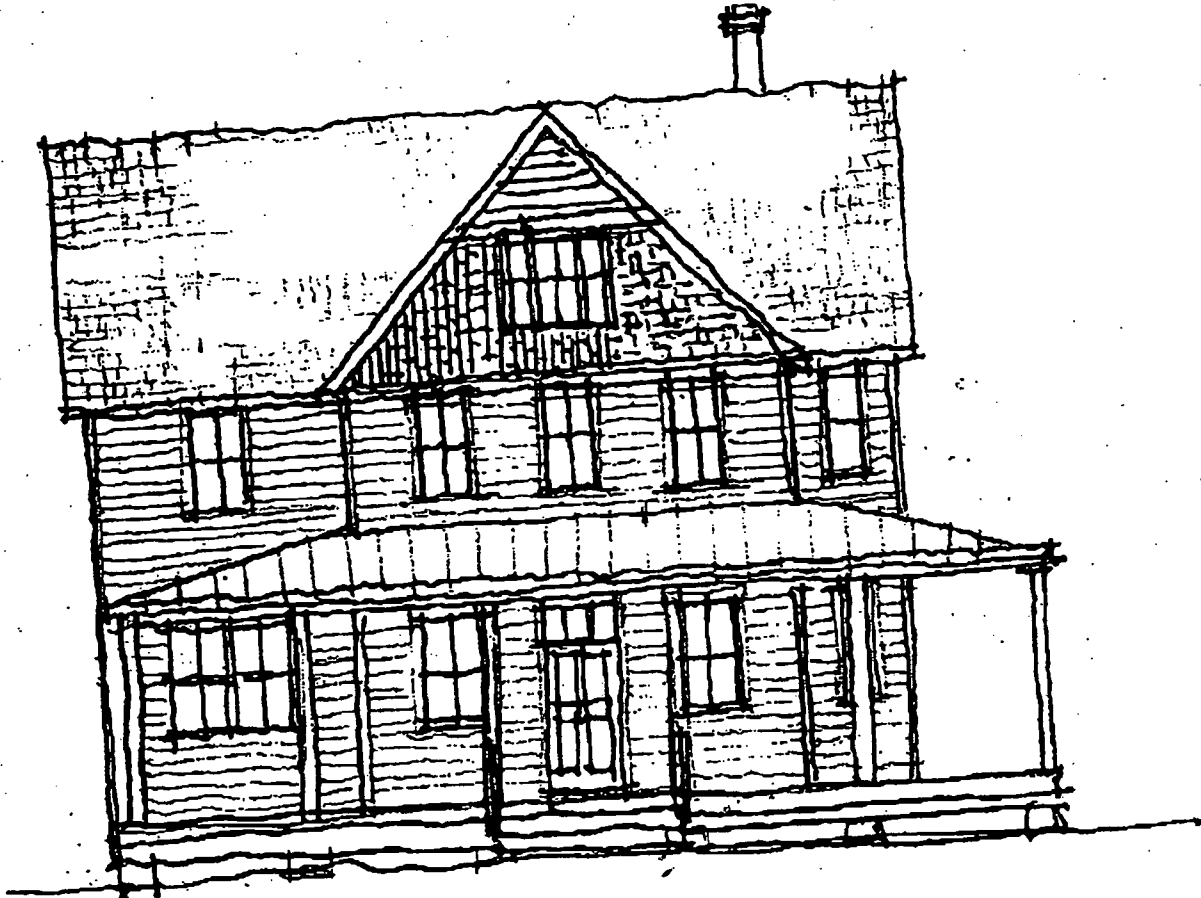
To: ^

FROM: JOE HARRIS (FAX: 202.986.1501)

PAGES: 1 of 4

DATE: 2/15/06

BROOKVILLE GATEWAY, HOUSE TWO  
MICHE BOOZ, ARCHITECT



WEST FRONT ELEVATION

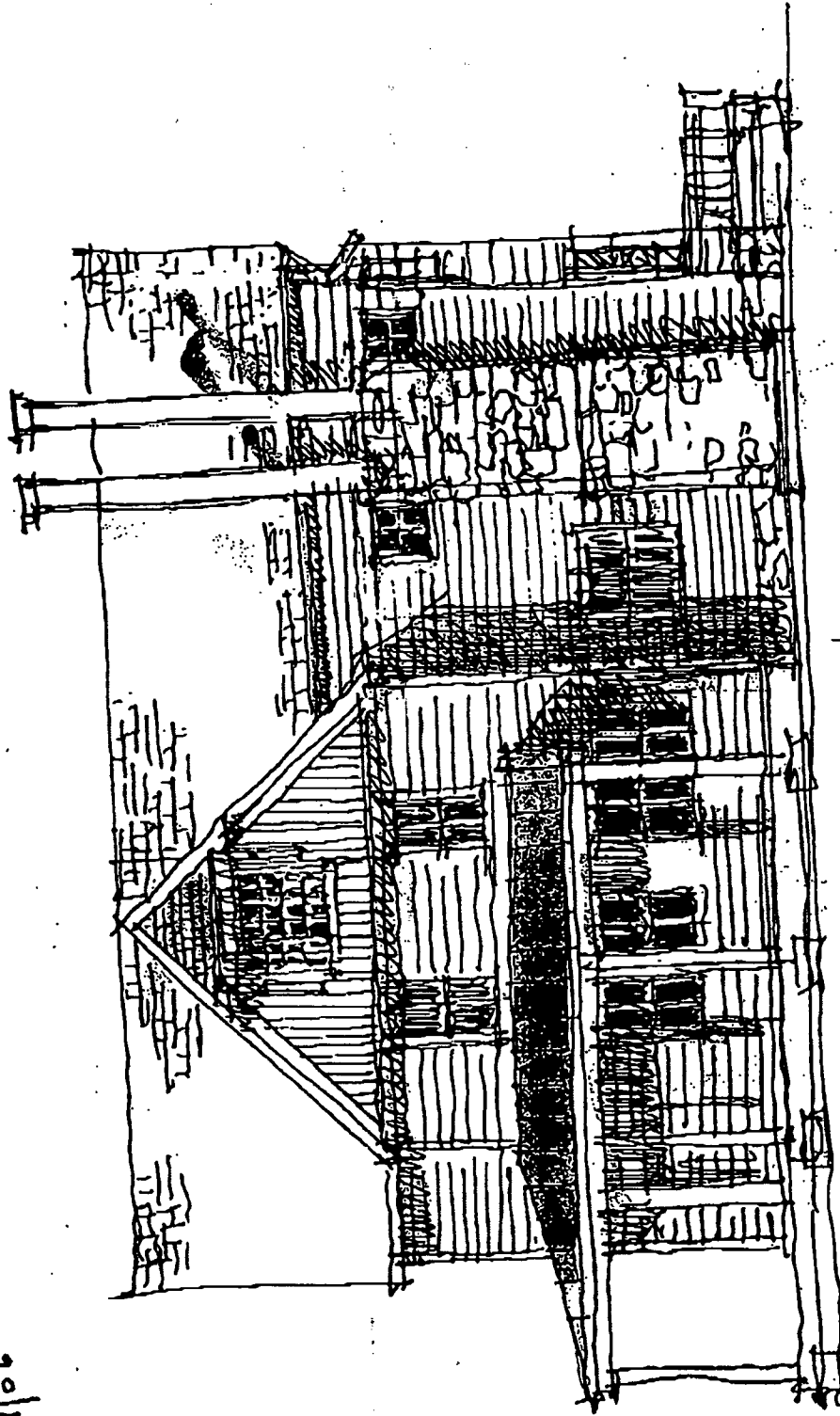
BROOKVILLE GATEWAY PROJECT  
MICHE BOOZ, ARCHITECT  
HOUSE TWO, ELEVATIONS

TO: MICHELE OAKS  
Fax: 301.563.3412

From: JOE HARRIS, MICHE BOOZ ARCHITECT

Pages: 1 of 2

Date: 2/17/06

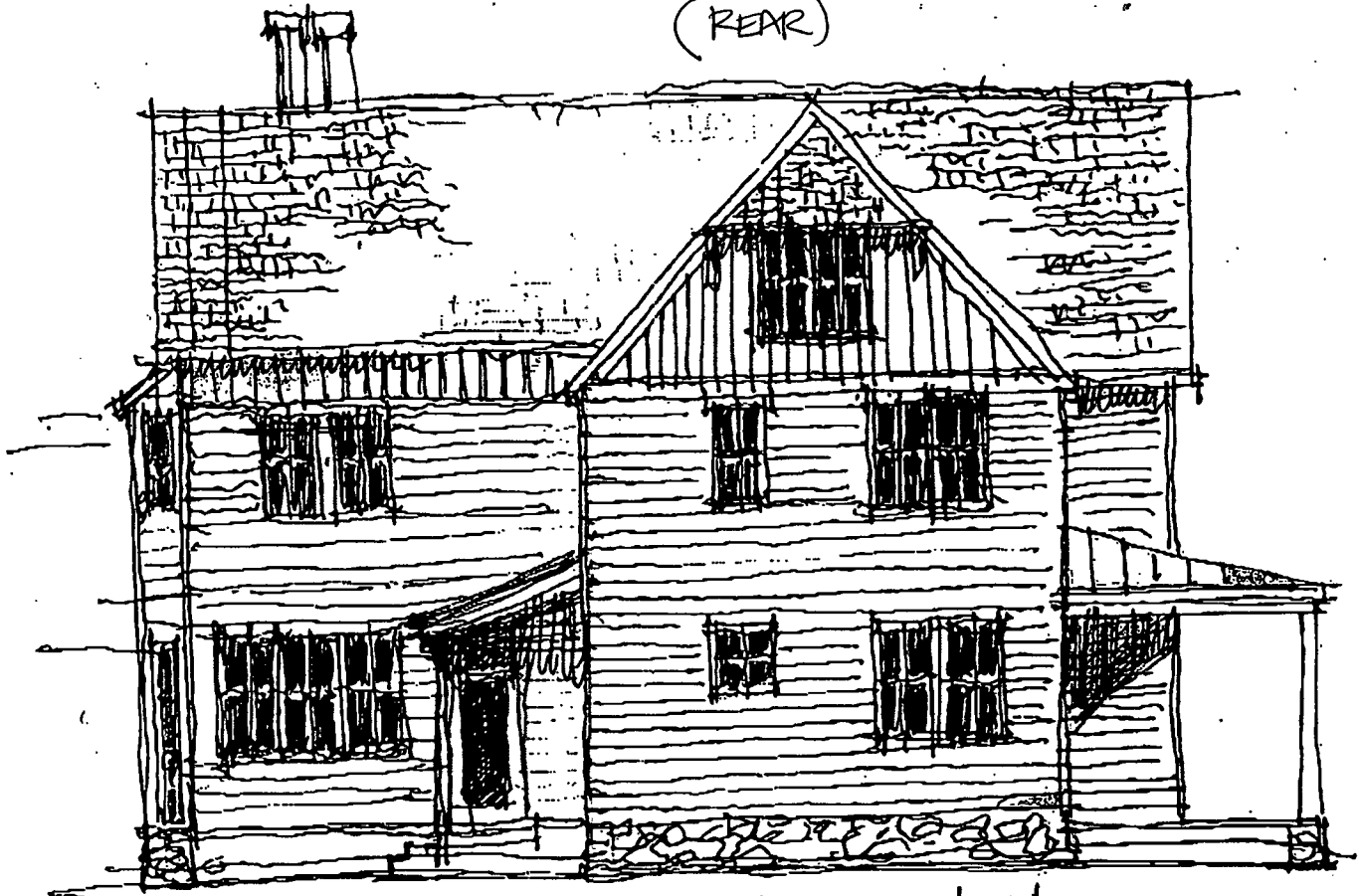


South elevation  
(RIGHT)

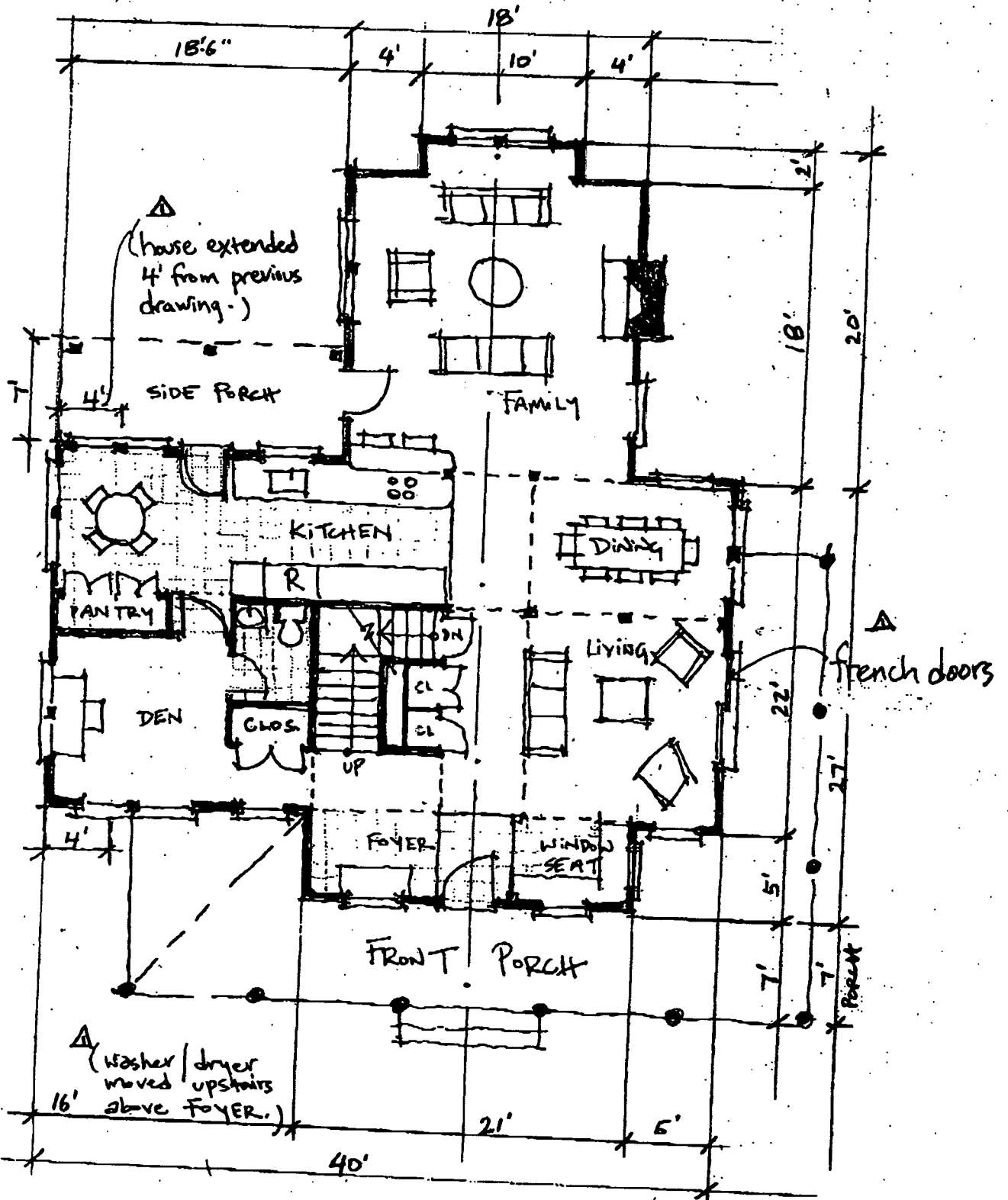
(GEORGIA AVE APPROACH)



East Elevation  
(REAR)



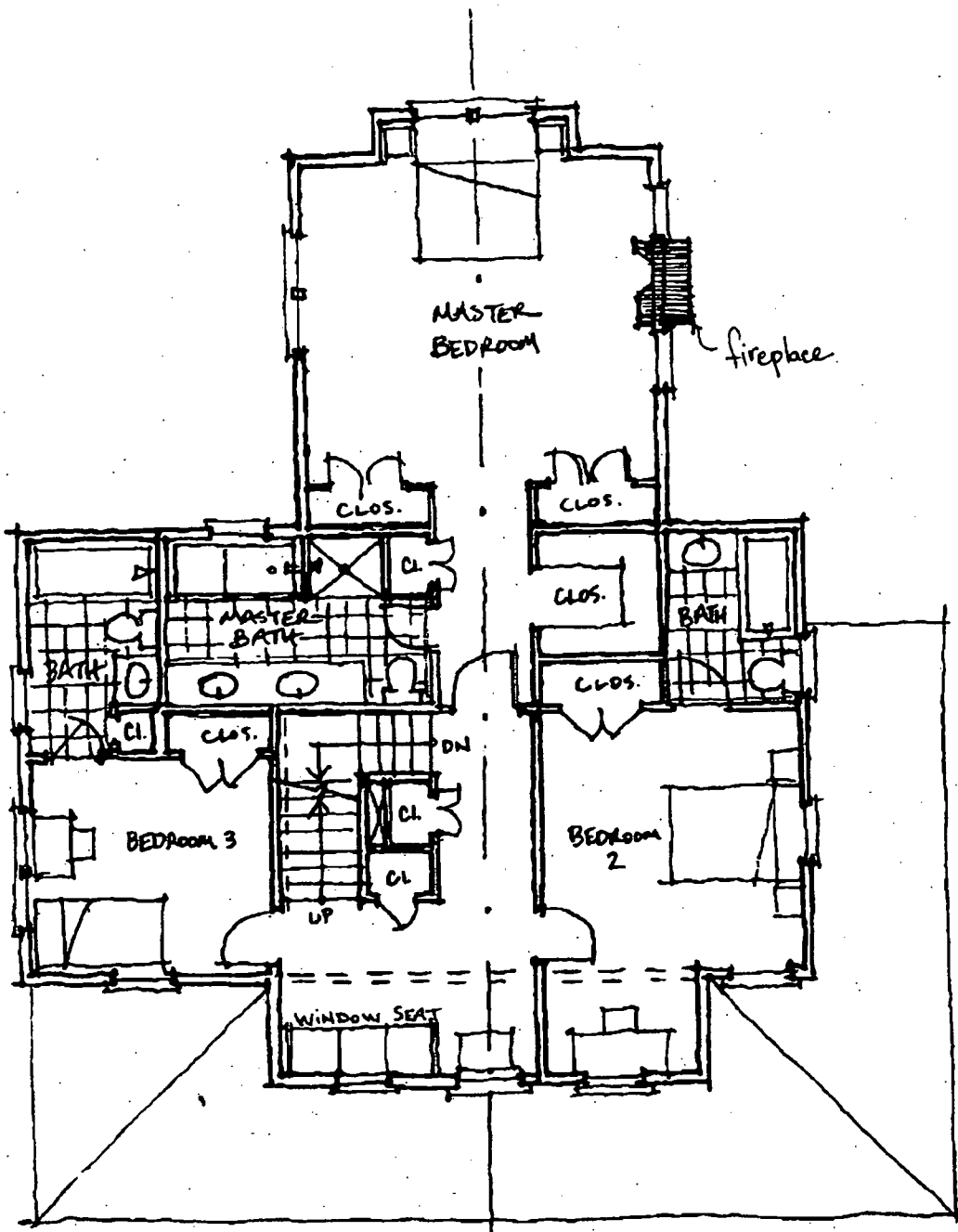
North Elevation  
(LEFT)



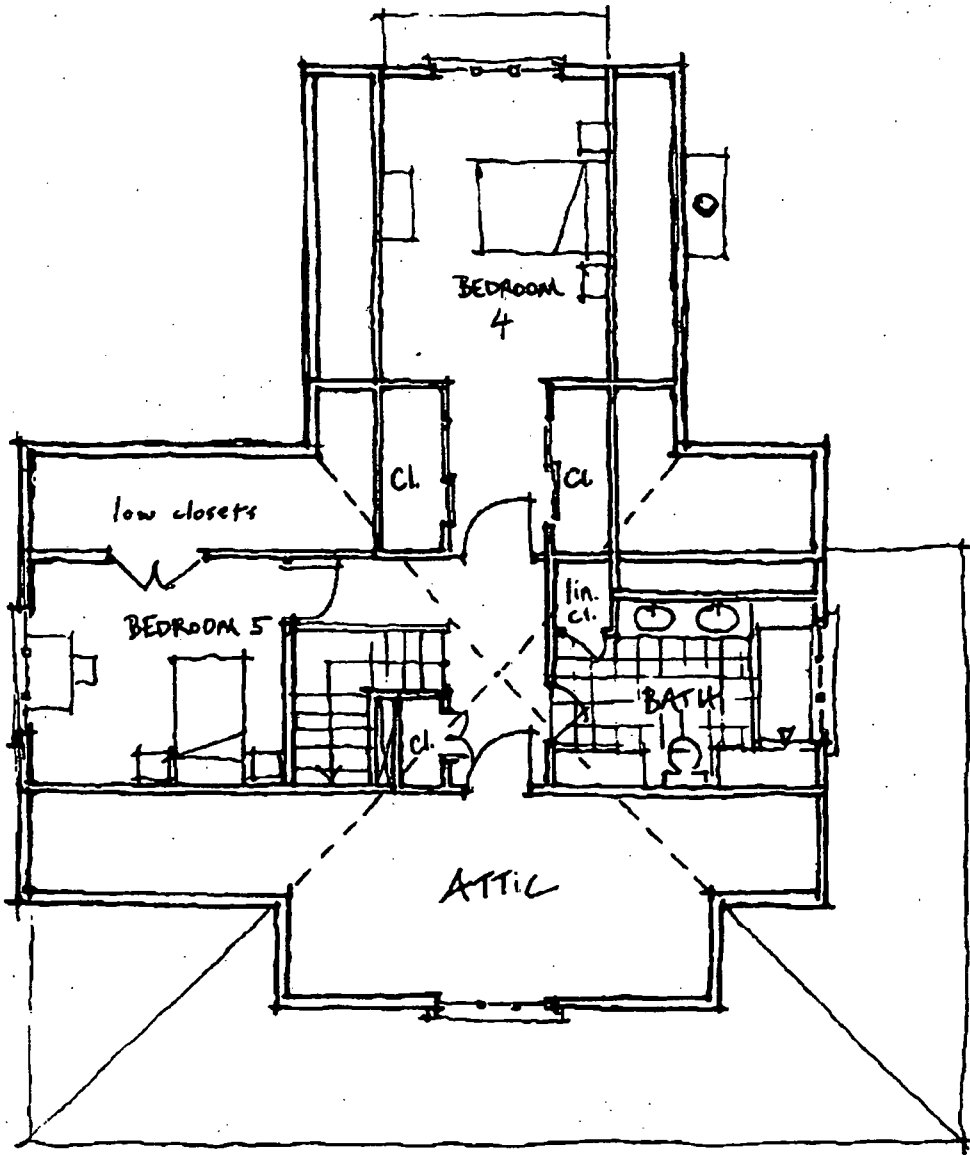
△ REVISIONS TO PREVIOUSLY SUBMITTED SKETCHES. 2/27/06  
 ALL DIMENSION STRINGS ADDED FOR 2/27/06 SUBMISSION.

BROOKVILLE GATEWAY, HOUSE TWO  
 MICHE BOOZ, ARCHITECT





SECOND FLOOR PLAN

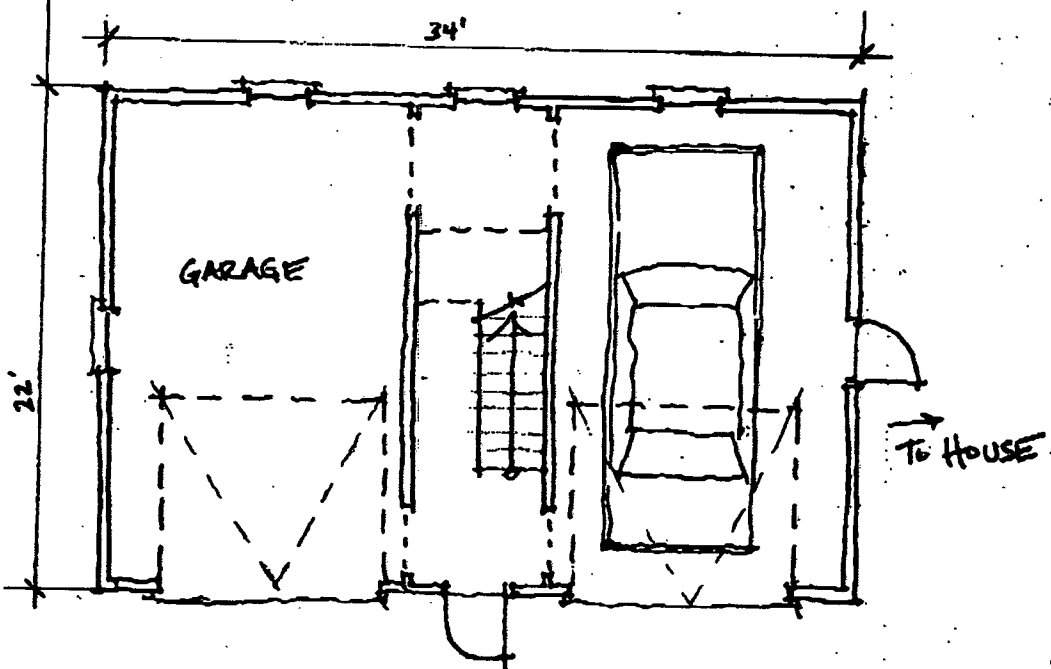


ATTIC FLOOR PLAN

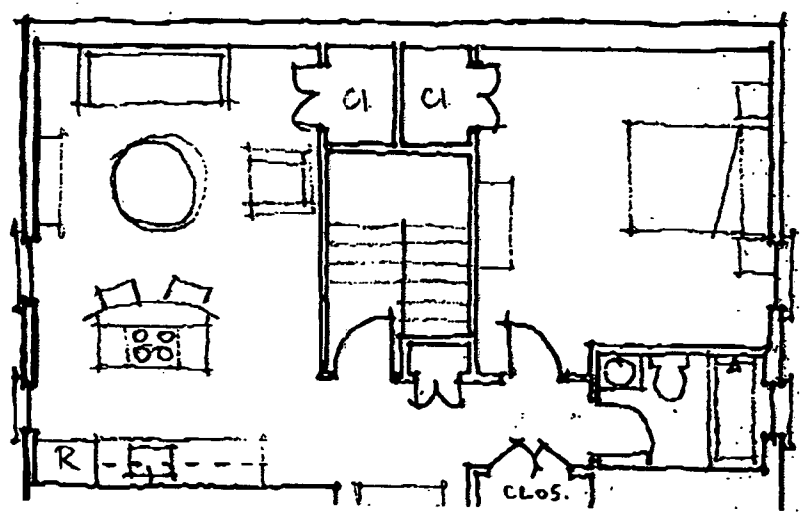
BROOKENVILLE GATEWAY PROJECT  
MICHE BOOZ, ARCHITECT  
LOT ONE CARRIAGE HOUSE

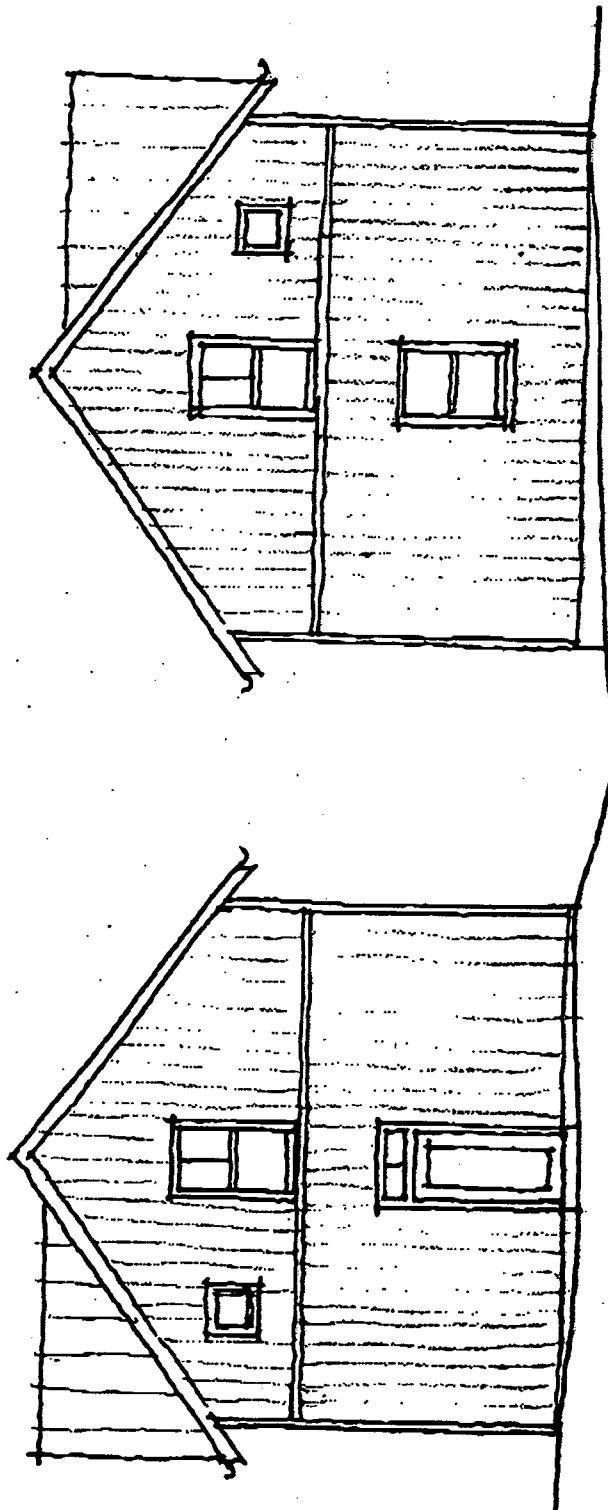


CARRIAGE HOUSE  
LOT ONE



TO: MICHELE DAKS  
FAX: 301.503.3412  
FROM: JOE HARRIS, MICHE BOOZ ARCHITECT  
PAGE: 1 of 3  
DATE: 2/27/06





GARAGE SKETCHES, BROOKVILLE GATEWAY PROJECT, LOT ONE 2/27/06  
MICHE BOOZ, ARCHITECT

1 MR. DUFFY: Well, one of the primary standards is  
2 the Secretary of the Interior's Guidelines.

3 MS. TULLY: Which discusses character of historic  
4 districts and the vision of Clarksburg discusses the various  
5 character defining aspects of the Clarksburg Historic  
6 District. It talks about open space versus built up, along  
7 with setback and all of that. So Commissioner Duffy is  
8 correct. The character of areas vary, open spaces more or  
9 less significant in the district.

10 MS. O'MALLEY: Well, I think you have a pretty  
11 good idea of what the commissioners are thinking on this,  
12 and maybe you can work with staff some more and see whether  
13 you can come back with something that might work here. Thank  
14 you.

15 Parcel 70 in Brookeville.

16 MS. OAKS: This subject parcel is located at the  
17 southeastern boundary of the Brookeville Historic District.  
18 It's neighbors are the Brookeville church and cemetery to  
19 the north and the In It Before Farms to the south, which I  
20 will note is outside the historic district boundary.

21 The properties on the west side of Georgia Avenue  
22 across from the subject parcel predominantly circa 1950s and  
23 non-contributing resources. This parcel is currently in the  
24 subdivision review process. The proposed lot division is  
25 seen in your packet in Circle 5. You've reviewed this  
26 proposal at your public hearing on December 1, 2004 and

1 forwarded a letter of support to the Brookeville Planning  
2 Commission.

3           The applicants are the current owners of the  
4 subject property and are proposing to build each house  
5 individually as the buyers are sought. This proposal is the  
6 first preliminary consultation for a house on these lots.

7           This subject house is a single house with a  
8 detached garage and it's proposed to be on Lot 2, which is  
9 the back right lot. Access to this lot will be from a  
10 shared gravel driveway from Georgia Avenue. The proposed  
11 house will be sited approximately 80 feet, with an 80 foot  
12 setback from its front property line and approximately 300-  
13 feet from Georgia Avenue.

14           The width of the front facade is 48 feet and the  
15 length of the house, excluding porches is 58 feet. The  
16 house is a five bay two story L shaped house with full width  
17 hipped roof front porch supported by simple square columns.

18           The applicants are proposing material specifications that  
19 include fiber cement lap siding with wood trim, stone veneer  
20 foundation, painted standing seam metal roof and clad  
21 simulated divided light wood windows.

22           I also note that they propose a detached two car  
23 garage with loft measuring 24 by 24 to be located along the  
24 left side of the house, and the material specification for  
25 the garage are board and batten with a standing seam metal  
26 roof.

1           On Circle 3 you will note I did show you that the  
2 current lot size and the lot coverage would be for this  
3 project is five percent for this site. We do feel that the  
4 proposed design is consistent with the other new  
5 construction within the Brookeville Historic District.

6           We feel that the house is detailed to be  
7 complimentary to the other house types in the district. We  
8 would like to ensure that the house is sited on a very  
9 agricultural type landscape and a very non-formal gravel  
10 driveway. Some stone walkways, very non-formal landscape  
11 around it. No foundation plan. Nothing very formal. We'd  
12 like to have this house feel very farmhouse like in design.

13           We encourage them to hire a landscape designer to  
14 achieve that. On the first page of the staff report I also  
15 recommended that the Historic Preservation Commission  
16 provide some guidelines for the other lots, for the new  
17 houses on the other lots and those are listed on the first  
18 page. Basically that the footprints of the houses to be  
19 located on the front lots not to exceed 1,300 square feet,  
20 which is consistent with other houses on front lots.

21           Wrap around porches will not be supported. That's  
22 consistent with other, we do not see wrap around porches in  
23 Brookeville. All the garages will contain simulated double  
24 doors to really have it feel barn like and that the material  
25 specifications will contain materials found within the  
26 Brookeville Historic District or commission approved

1 sympathetic substitutes such as cement fiber siding or stone  
2 veneer. And the houses will utilize wood trim and simulated  
3 divided light or two divided light wood windows. And if  
4 they are to use wood shutters, they will be operable.

5 And finally, that each lot will have a tree survey  
6 and protection plan prepared and submitted for your review.

7 The applicant and the architect are here this evening. I  
8 do have some pictures to kind of orient you to the property,  
9 and I'll be happy to entertain questions you might have.

10 MS. O'MALLEY: Any questions for staff?

11 MR. BOOZ: While they're messing with that, I'm  
12 Miche Booz and to my right is my client, Byron Caldwell.

13 MS. O'MALLEY: Good evening.

14 MR. BOOZ: I don't know other than perhaps a  
15 little history on the development project. These lots and  
16 the site design really have evolved from a few previous  
17 applications which you may or may not remember for one  
18 reason or another also. But we in a sense inherited the  
19 four lots in their current configuration which were in fact  
20 reviewed by the Brookeville Planning Commission and approved  
21 as such. What was not approved for the previous applicant  
22 was for the houses either by Brookeville or by you.

23 And this application is a new attempt with a new  
24 owner, and I'm the architect. You've seen the plans and I  
25 think for the basis of this speaks for itself, so if you  
26 have any questions about anything I can answer.



1 MS. O'MALLEY: Actually, I have a question. You  
2 own all of the properties?

3 MR. CALDWELL: Not yet. No, ma'am. We have not  
4 settled on the property. It's still in the preliminary  
5 feasibility study.

6 MS. O'MALLEY: I was going to say, it would be  
7 nice if the front lot went with the back lot.

8 MR. BOOZ: I'm working on the design of the front  
9 lot directly in front of his fence.

10 MS. O'MALLEY: I mean as a field.

11 MR. BOOZ: Oh.

12 MS. OAKS: This is as you're approaching the  
13 historic district. Obviously, this is Georgia Avenue.  
14 We're heading north on Georgia Avenue. Again, coming closer  
15 into the district. The subject parcel is off to the right.  
16 We'll be in the historic district once we get to the  
17 parcel, remember this parcel starts the historic district.  
18 This is the gateway.

19 The subject parcel is off to the right. And I'll  
20 remind you to the left is a circa 1950s ranch style brick  
21 homes. A little bit further up Georgia Avenue, this is the  
22 cemetery that we talked about that's at the north side of  
23 the parcel, and of course the historic district sign right  
24 up on this key identifier.

25 This is looking south. This is the subject  
26 parcel. This is standing on the site and looking east.

1 You'll notice the tree line. Again, this is looking east.  
2 This is standing on the site looking north towards the  
3 cemetery. You can see the cemetery here.

4 Again, panning around towards, this is Georgia  
5 Avenue. You can see some of those circa 1950s homes.  
6 Again, looking north again. Northwest. So we're standing  
7 obviously on what would be the front lots. This is looking  
8 south towards Brookeville Farms. This is outside the  
9 historic district. This is the end.

10 And again looking south across and this is the  
11 subject parcel. And again looking south again, this is the  
12 Brookeville Farms property. This is a great shot here.

13 Again, it's Georgia Avenue, Brookeville Farms. This would  
14 be your front lots here. Another view. Looking southeast.

15 You're standing at the rear looking less towards Georgia  
16 Avenue. I will note there is a slight dip in the grade.  
17 You can barely see the peaks of the ranch style homes.

18 Again, the peaks of the homes. This is the back  
19 lots. We're standing where approximately the new houses  
20 would be.

21 MS. O'MALLEY: Who would like to start asking  
22 questions? I have a question that has to do with the  
23 layout, and that is, you're expecting that the front houses  
24 will face Georgia. So you're proposing a house that faces  
25 the back of the house next to it?

26 MR. BOOZ: We are, actually this is something that

1 took up some time in the Brookeville Planning Commission and  
2 how exactly to address that issue which is fronts looking at  
3 the backs. The front houses will both have accessory  
4 apartment. And Brookeville zoning allows that, so the  
5 thought was that the accessory apartment will in fact be  
6 bigger than a standard two car garage. In a sense it's  
7 going to read as a carriage house in the rear.

8 Those houses, those smaller houses will in effect,  
9 I don't know if it's fair to say whether they have fronts or  
10 backs, but the way they're developed is intention to put a  
11 structure between the two and to develop them as if, at  
12 least you have will have side facing the front as opposed to  
13 a back.

14 MS. O'MALLEY: Well, I think some of the  
15 commissioners have questions about this design. Feel free  
16 to jump in.

17 MR. JESTER: At our work session before the  
18 meeting started we had some discussion about the  
19 philosophical discussions about the style and design for new  
20 construction in historic environments, and it's not a new  
21 discussion, but was prompted by discussions that are in this  
22 preliminary.

23 I wondered whether or not it might be possible to  
24 do something, I'll use the word less literal than what I  
25 perceive in the drawings, but very vernacular in form, maybe  
26 if we could look at the possibility of, I don't know, make

1 them a little bit more contemporary or kind of look at the  
2 possibility of kind of, the idea of tweaking vernacular  
3 forms a little bit more so that there's not read so much as  
4 historicized. It was just an observation. I don't know  
5 whether that's, whether you've given any thought to that.

6 I know you've worked in the area quite a bit, so  
7 it might be something to think about, so they're not reading  
8 as simply historic structures.

9 MR. DUFFY: While you're thinking and before you  
10 answer, I'll throw in two cents. Part of, and we did have a  
11 discussion about this prior, and I tend to agree with  
12 Commissioner Jester, and part of the thinking is, that we  
13 were discussing is that there is a historic district and  
14 there are houses in Brookeville that are rather old.

15 Something built today, it's similar to the  
16 philosophy of when we add to a 100 year old house, we tend  
17 to encourage having a hyphen and then an addition that's  
18 distinct so that the old stands on its own and is clearly,  
19 it's clear what is 150 years old, and it's clear what's new,  
20 and there's a difference between the two but the two are  
21 nevertheless have a comfortable relationship.

22 So, you know, and this is a difficult thing, it  
23 can be. But what we were talking about is because these are  
24 new and they're not immediately adjacent to the historic  
25 older parts of Brookeville, that these could have a  
26 character that is sympathetic and ties into the historic,

1 but has an identity that is not, that's 2005 and doesn't try  
2 to appear to have been built at the same time as the  
3 originals.

4 MS. O'MALLEY: In other words, not replicative of  
5 the historic.

6 MR. DUFFY: Not replicative, but sympathetic.

7 MR. BOOZ: Yeah, and I recognize, I mean, I've  
8 been down this road with you guys. I think that our  
9 approach here was to do a contextual house that to the, at  
10 least to the somewhat trained eye would immediately  
11 understand that it was a veneer stone and that it was a, the  
12 standing seam roof was a prepainted roof, and that although  
13 these are extremely good materials, you would know  
14 immediately that, and if you look closely the windows are  
15 clearly not made in 1950.

16 That you would understand that this house was  
17 built in 2005. But from a distance, you're right. I mean,  
18 and I think this is replicative, and I think that was our  
19 intent. If it is a matter of massing, or I guess the  
20 question is, is it a matter of massing or is a matter of  
21 detail that you're talking about? And you know, if it's a  
22 matter of detail, I would be happy to discuss that.

23 MR. DUFFY: Well, I don't want to throw a curve  
24 ball at you because I'm not sure that we all are in complete  
25 agreement. I wonder if any of the other commissioners  
26 besides myself and Commissioner Jester have any comments to

1 make.

2 MS. O'MALLEY: Well, I'll say that I like the  
3 massing because it is a design type that you would have up  
4 in the field. So if it's a matter of keeping the massing  
5 but changing the details.

6 MR. DUFFY: And I would agree with that. I don't  
7 think, the issue for me is not massing. And it's also not a  
8 major issue. It's a suggestion of what could be done since  
9 we're at an early stage. I don't think massing is the  
10 issue. I think the issue is, the statements that you're  
11 making about the trained eye and I understand what you're  
12 saying, and those of us who are architects would immediately  
13 know, you know, that this is not 150 years old. But I think  
14 a lot of people not looking closely would not know that  
15 necessarily.

16 And that's, I think, the kind of thing that  
17 Commissioner Jester and I are getting out. Is that the  
18 untrained eye might pick up that it's not 19th century, but  
19 it nevertheless fits in very comfortably. And I'm sure that  
20 you have been through this. And again, you know, there's  
21 sympathy. It can be tricky. What's the definition? It's  
22 in the next drawings.

23 MR. BOOZ: Yeah, and I was going to draw three  
24 elevations too. This is a sort of exemplar at least that I  
25 can take back and respond to. I have to think about how to  
26 do this.

25

1 MR. DUFFY: Let me ask you one other question.  
2 I'm sorry to interrupt you, but a short one. Are these  
3 speculative? Is the housing to be built and sold on the  
4 market or is it being built for specific families?

5 MR. BOOZ: At this point not, I mean speculative,  
6 yeah. There is not a, you know, currently, as far as I  
7 know, somebody, unless it's you, Byron.

8 MR. CALDWELL: No.

9 MR. DUFFY: The reason I ask is because something  
10 this wildly modern doesn't sell as easily as something  
11 that's traditional and I think we all understand that. So  
12 I'm not suggesting that you do something that's wildly  
13 modern and that will not sell.

14 MR. BOOZ: I think we're talking about somewhat  
15 subtle distinction.

16 MR. DUFFY: Exactly.

17 MS. WRIGHT: What about orientation on the site  
18 too?

19 MR. JESTER: I wanted to, if I could, I was going  
20 to move the conversation in the direction. I wanted to ask  
21 if you felt that the orientation and the siting of the  
22 houses as they're drawn here is accomplished in a way that  
23 kind of maximizes the potential to preserve the rural  
24 character of the site? In other words, the only concerns I  
25 have is just that with a nice rural setting now, and want to  
26 avoid the, a development that is just very obviously

(26)

1 traditional spec development, they're just going to bulldoze  
2 whatever needs to be bulldozed to get housing on the site,  
3 and I'm just wondering, if you want to just address that?

4 MR. BOOZ: Are you talking about the city  
5 orientation, you mean the fact that the front space is in  
6 front of the lot or do you mean where the house sits in  
7 relation to the street as far as looking forward?

8 MR. JESTER: Well, I mean were any of the houses  
9 put on the site just to maximize the retention of the rural  
10 character?

11 MR. BOOZ: Yeah. As far as I know, we're really  
12 hardly cutting any trees down. it's essential meadow. We're  
13 not scraping the site in a sense, there may be some  
14 excavation in the rear to get a walk out basement, it may  
15 involve some retaining walls, but not any sort of extensive  
16 reworking of the site. We're planning to have gravel  
17 driveways with detached garages, informal landscaping.  
18 Probably they'll be some trees actually brought into the  
19 landscape equation because there are none now really.  
20 They're all behind that house.

21 MS. WRIGHT: I think one of the issues that  
22 apparently is, the way the houses in front face Georgia  
23 Avenue, and then the houses in back face Georgia Avenue.  
24 They're very parallel to the road. It seems like a very  
25 formalized plan. You know, I can understand certainly the  
26 houses in front historically would have very formally faced



1 Georgia, but as we've seen on North Street and in some of  
2 the other areas, the houses that were behind other historic  
3 houses didn't necessarily always still face the main street  
4 that way.

5           So one question would be, what if you took the  
6 house on Lot 2 and either angled it or turned it completely  
7 on its side, you know, rotated it so that the front was  
8 facing north? Or if not completely facing north, at least  
9 angled a bit. Would that give it a somewhat less formal  
10 kind of feel, and not have everything, you know, again,  
11 heading towards Georgia Avenue which may be historically the  
12 front houses would have, but the houses in the back may have  
13 been a little more different?

14           MS. OAKS: And then maybe Lot 3 instead of, you  
15 still have an L, but maybe the L, maybe the front facade  
16 would face Lot 2 instead of facing Lot 4.

17           MR. DUFFY: One of the comments that was made  
18 along these lines upstairs that might be a helpful way to  
19 think about it is, as we're saying it makes sense, I think,  
20 for the houses on Georgia Avenue to have that formal  
21 parallel relation to Georgia Avenue, whereas perhaps the  
22 houses on Lots 2 and 3 their site plans are more driven by  
23 the natural features of those lots as opposed to maintaining  
24 that relationship to Georgia.

25           MR. BOOZ: It's funny, this lot could go what, a  
26 half a mile in any direction, you're surrounded by suburbia,

28

1 and you know that part of the world, and it's interesting  
2 that the suburbans of Montgomery County or really any other  
3 sort of suburban planning, you know, does a lot of this sort  
4 of let's twist this house that way and let's twist this one  
5 this way, and there's absolutely no formality whatsoever,  
6 it's just of course some, you know, sort of a 20th century  
7 artifice that we live with, and personally kind of react  
8 against.

9           Not that I'm, you know, a strict formist or  
10 anything like this, but in Brookeville houses tend to face  
11 the road or if, you know, we are in fact making a public  
12 road here. Part of the discussion of the Brookeville  
13 Planning Commission was, you know, exactly what we're  
14 talking about. Where do the fronts go? How do we do this?  
15 And concluded that if the outbuildings, in a sense we have  
16 not four houses but almost six houses in the sense that  
17 these are two carriage houses in the back, and we're trying  
18 to make a sense of composition out of those.

19           What we struggled with was, you know, where the  
20 fronts were, backs, what faces what? If we took the two  
21 houses on Lot 3 and Lot 2 and say turned them 90 degrees to  
22 face each other, and to an extent the street, I might treat  
23 the garages differently. They're not treated symmetrically  
24 as you can see. One of the things that we were after in Lot  
25 2 was to create by using the two car garage was to create  
26 essentially an ocular room by making a courtyard between,

1 and I think it's, you know, has architectural merit.

2 I guess I'd be hesitant to try and change it so  
3 that that was lost. I'm not sure turning it 90 degrees is  
4 the only way you can do that, but then, let's try not to  
5 drag the garage across the front of the lawn for instance.  
6 I suppose I could then come through the back.

7 MS. O'MALLEY: I almost feel as though this is the  
8 farm house on Lot 2 and all the others are in fill.

9 MR. BOOZ: For better or for worse. Brookeville's  
10 Planning Commission has just been in operation for 10 years  
11 or so, since we've gotten our zoning authority. I struggled  
12 with the zoning requirements and subdivision issues, and  
13 this is what we've come up with.

14 MS. O'MALLEY: But there are other streets in  
15 Brookeville where they, the other new street that they put  
16 in when the houses --

17 MR. BOOZ: Water Street.

18 MS. O'MALLEY: -- faced the street. All of them?

19 MS. OAKS: Yes.

20 MR. BOOZ: North Street and Water Street have  
21 houses that face the street, and North Street extended  
22 actually is having two new houses on it that are also going  
23 to face the street.

24 MS. O'MALLEY: Although I guess if they were on  
25 the main street, you still had the historic houses facing  
26 the other street.

20

1 MR. BOOZ: Yeah, and they're next to active  
2 historic home. Whereas these one, I suppose, the word is  
3 non-contributing. Although those people always get offended  
4 when you say that.

5 MR. BURSTYN: Let me ask you. Are you limited by  
6 the zoning since the front lots have the carriage houses  
7 there as well? Could the back lots also have that? Could  
8 you end up with theoretically eight residential structures  
9 all with a smaller capacity? Kind of like a little small  
10 farm community.

11 MR. BOOZ: The Brookeville Planning Commission  
12 actually was --

13 MR. BURSTYN: Kind of a framed design.

14 MR. BOOZ: Yeah. In other words they don't  
15 approve accessory structures, although we allow them. In  
16 something like where it's a sub development like this, they  
17 were hesitant to allow accessory structures for all four  
18 houses. They said because we're having smaller houses in  
19 the front that they could have carriage houses with them.  
20 And it will end up attempt to break up the massing. The  
21 houses in the back are going to be bigger. And usually  
22 there's a .100 square foot footprint house that we're  
23 looking at. The ones in the front are 1,300 square foot,  
24 for instance.

25 MS. O'MALLEY: Which wouldn't typically have a  
26 carriage house behind.

(31)

1 MR. BOOZ: Which might not.

2 MS. O'MALLEY: Now you can't build on the back of  
3 Lots 2 or 3?

4 MR. BOOZ: Well, there's trees.

5 MS. O'MALLEY: That's forest.

6 MR. BOOZ: This house isn't really really all that  
7 visible frankly. I mean, you're going to be able to see the  
8 second story from Georgia Avenue. It's going to be over the  
9 hump of the hill, so it's not going to be very visible. I  
10 don't know if you remember the photograph that was taken  
11 from where the house sat, but you're looking at the roofs of  
12 the other houses, and not really seeing anything else.

13 But I think the first floor is very large and it's  
14 obscured by the landscape.

15 MR. DUFFY: I wouldn't, I don't think, at least  
16 speaking for myself, and I don't sense that the other  
17 commissioners have serious issues. I'm not saying that what  
18 we have before us is problematic, and wouldn't want you to  
19 have a misunderstanding about that.

20 And also, what you're showing here is consistent  
21 with the recent development that's been happening in  
22 Brookeville, and so there's something to be said for that.  
23 That it's sympathetic to the way things have been developing  
24 in Brookeville recently. So I would just finish with the  
25 comment that perhaps as you move forward with this, on the  
26 back lots it looks like thee might be an opportunity for

1 those two houses in there, out buildings, to have a closer  
2 relationship to that forest conservation to the natural  
3 features, and maybe that, and I understand what you're  
4 saying about the, you know, kind of putting words in your  
5 mouth or rephrasing it, a false informalism.

6           Understood and appreciated, and not asking for  
7 anything false, and I appreciate what you're saying about  
8 maintaining a formal plan that's rational for a reason. So,  
9 perhaps, and that's very rationality the landscape and the  
10 site features on those back lots might inform what happens  
11 on them and maybe they're slightly different from the front  
12 two because of the nature of those properties. But again, I  
13 don't think we're talking about problems or major issues.  
14 We're talking about how to take something that's early and  
15 nice and take an opportunity to work with it.

16           MS. O'MALLEY: All right. Any other comments?  
17 All right. Well you've got a few ideas.

18           MR. BOOZ: Plenty to think about. That there's an  
19 opportunity here to perhaps to look at some detailing of  
20 these houses with regard to their place in history. And I  
21 suppose, I mean we could look at, since we haven't really  
22 drawn several elevations, so certainly this might include  
23 the way the glazing is treated. In obvious place. I mean,  
24 thee's, it seems to me that there is a number of ways of  
25 bridging, sort of something that's contextual and perhaps,  
26 you know, uses some of the obvious advantages of the modern

1 construction.

2 But I hear, I think in general that the massing is  
3 consistent with what would be the central size, and the  
4 materials are not so much an issue. We've chosen high  
5 quality, not materials at issue here. Am I sort of going  
6 the right way here?

7 MS. O'MALLEY: I think so.

8 MR. DUFFY: I would say yes, and I'd say well put.

9 MR. BOOZ: Thank you.

10 MS. O'MALLEY: Thank you for coming in.

11 We're up to C. 7401 Brookeville Road.

12 MS. OAKS: 7401 Brookeville Road in Chevy Chase.

13 This is the second preliminary consultation for the  
14 addition. This is the third that you've seen on this house.  
15 You saw a first preliminary consultation in September. You  
16 saw a second preliminary consultation which had the  
17 schematic landscape plans in November, and this is the  
18 third.

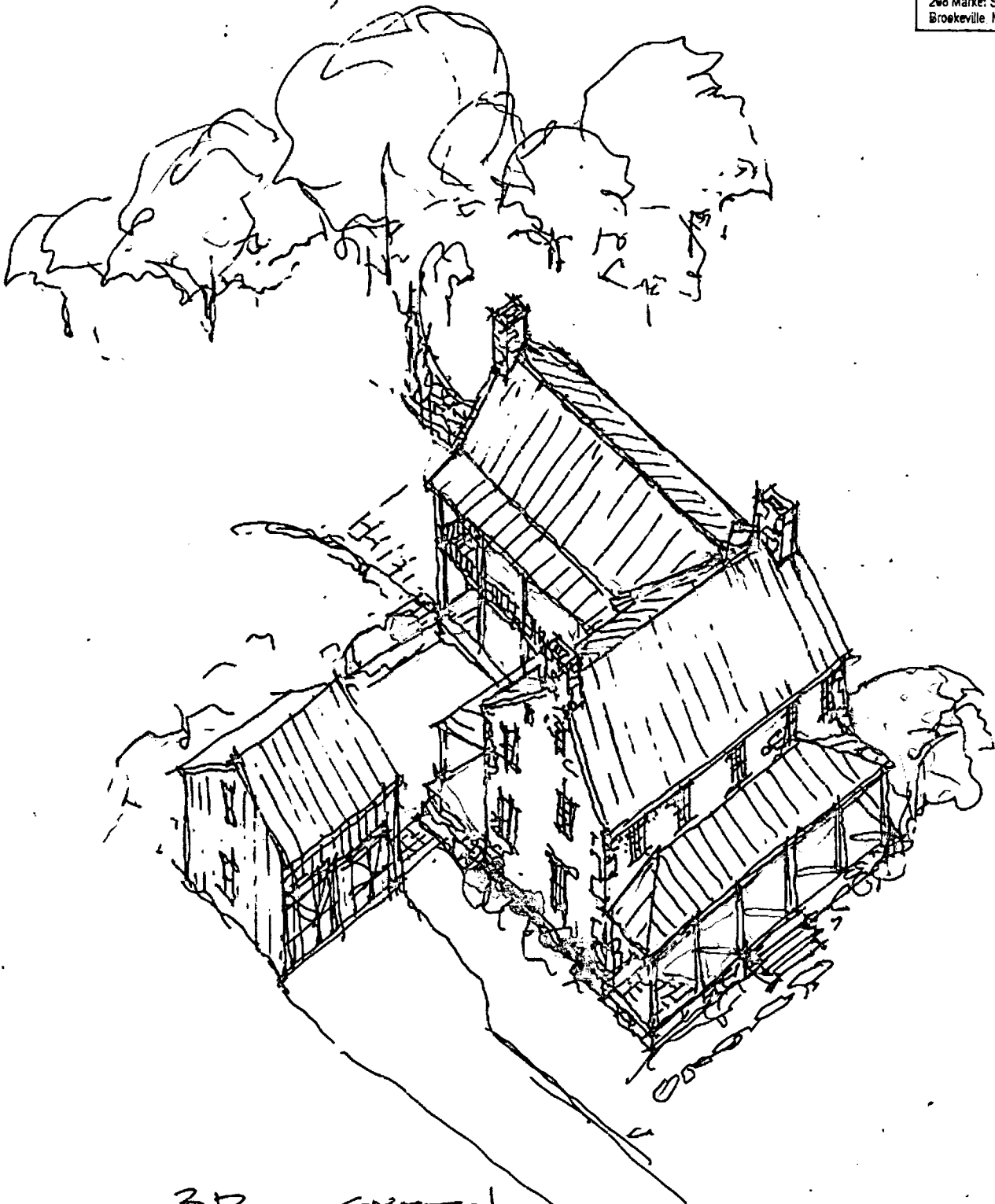
19 I kind out outlined on the first page and a half  
20 the consensus of each of those meetings and how the  
21 commission felt regarding those plans. I'm just going to  
22 give you kind of my impressions of the current proposal and  
23 then the applicants design team is going to give you a  
24 formal presentation. It's redundant to have staff do it and  
25 then have them do it as well.

26 We feel that since the first preliminary

(34)

MICHE BOOZ  
ARCHITECT

298 Market Street tel: 301 774 6911  
Brookville MD 20133 fax: 301 774 1908



3D SKETCH

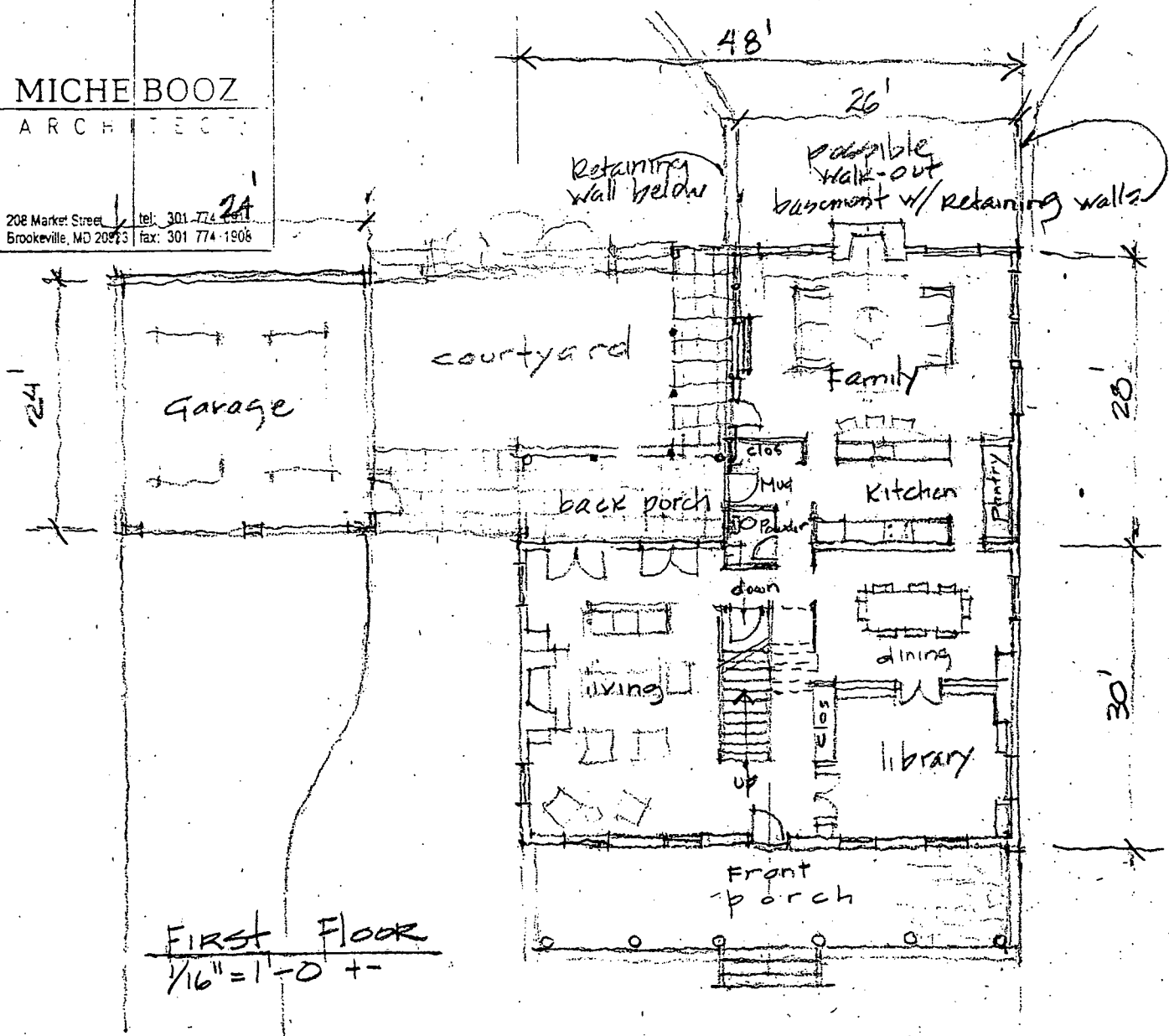
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MICHE BOOZ  
ARCHITECT

208 Market Street  
Brookeville, MD 20833  
tel: 301 774-2001  
fax: 301 774-1908

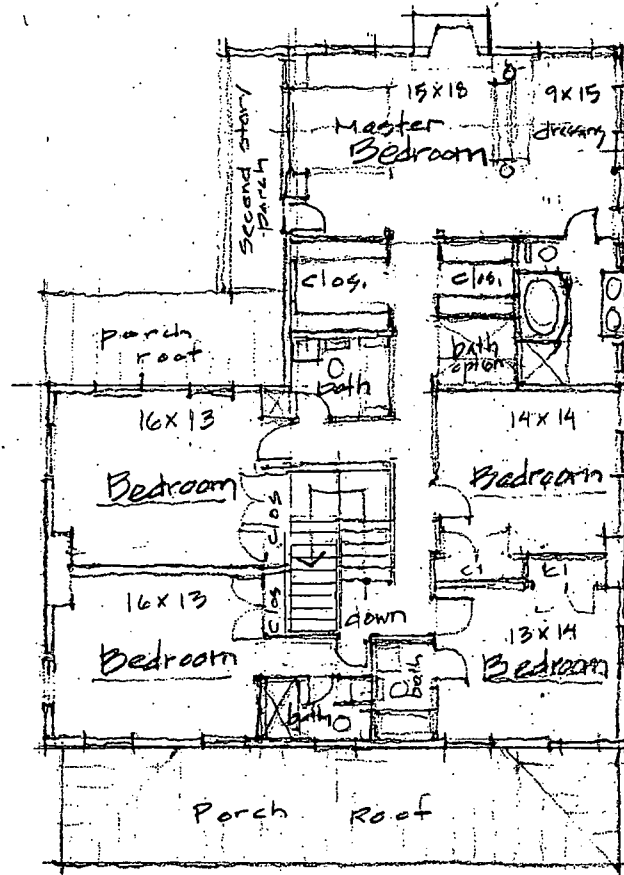


FRONT ELEVATION  
1/16" = 1'-0"

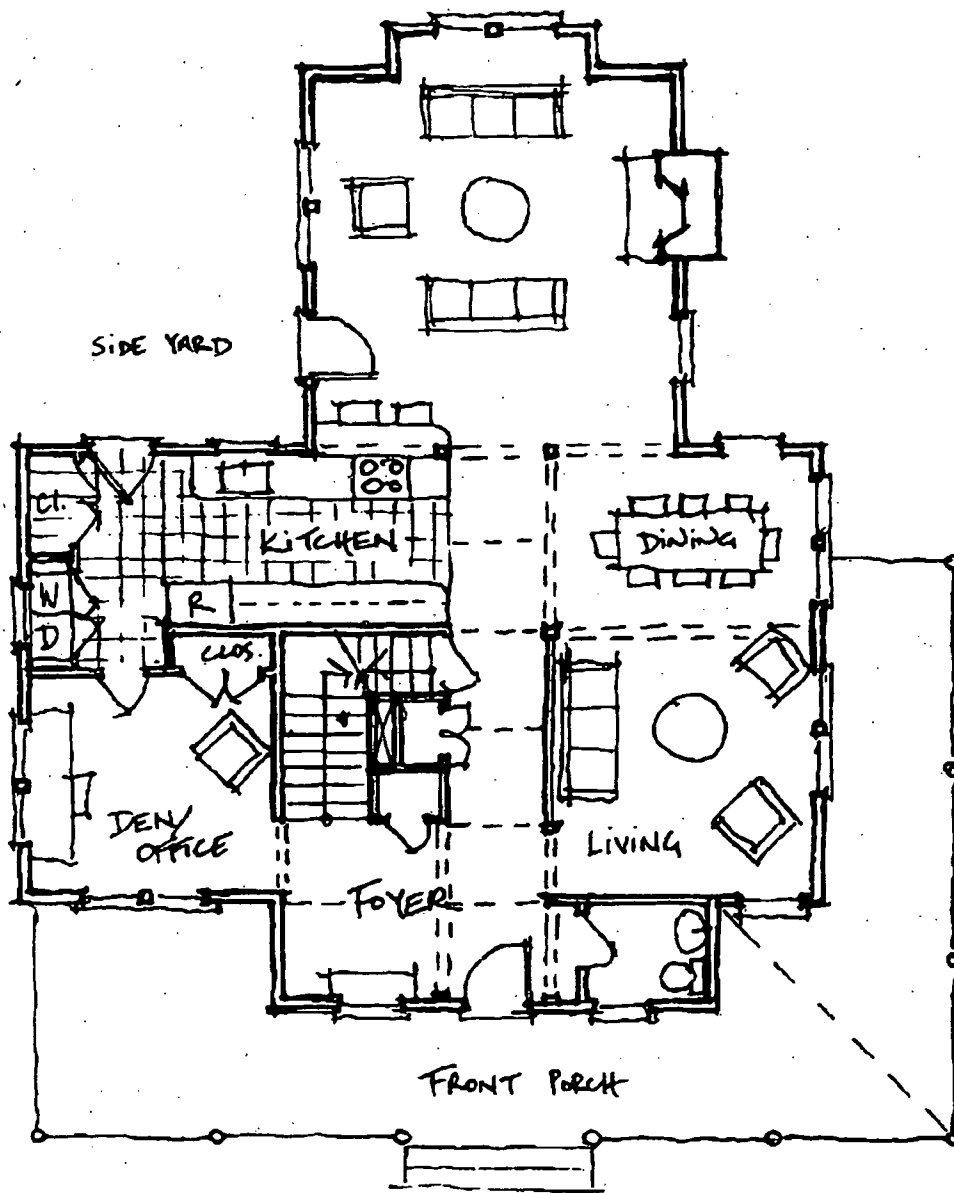
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MICHE BOOZ  
ARCHITECT

228 Market Street tel: 301 774 8511  
Ettusville MD 20833 fax: 301 774 1808



Second Floor

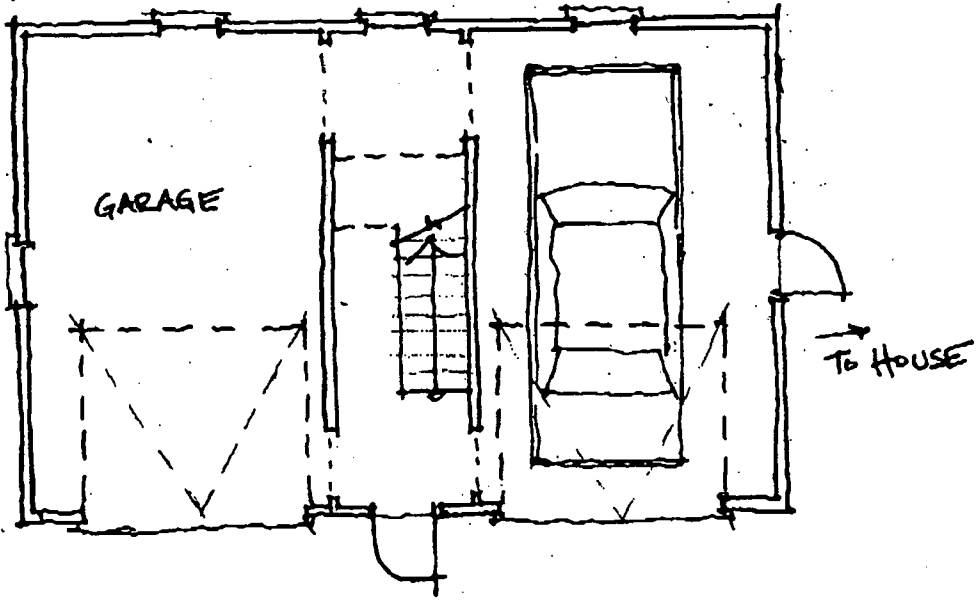


GROUND FLOOR PLAN

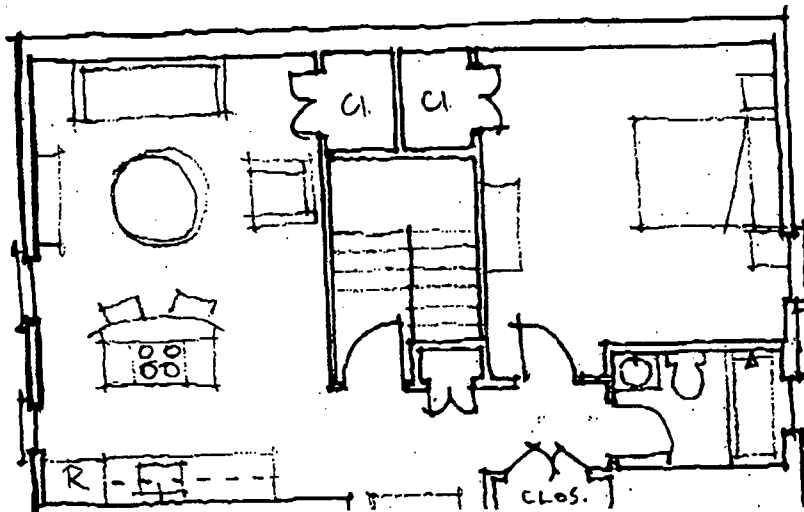
BROOKENVILLE GATEWAY PROJECT  
MICHE BOOZ, ARCHITECT  
LOT ONE CARRIAGE HOUSE

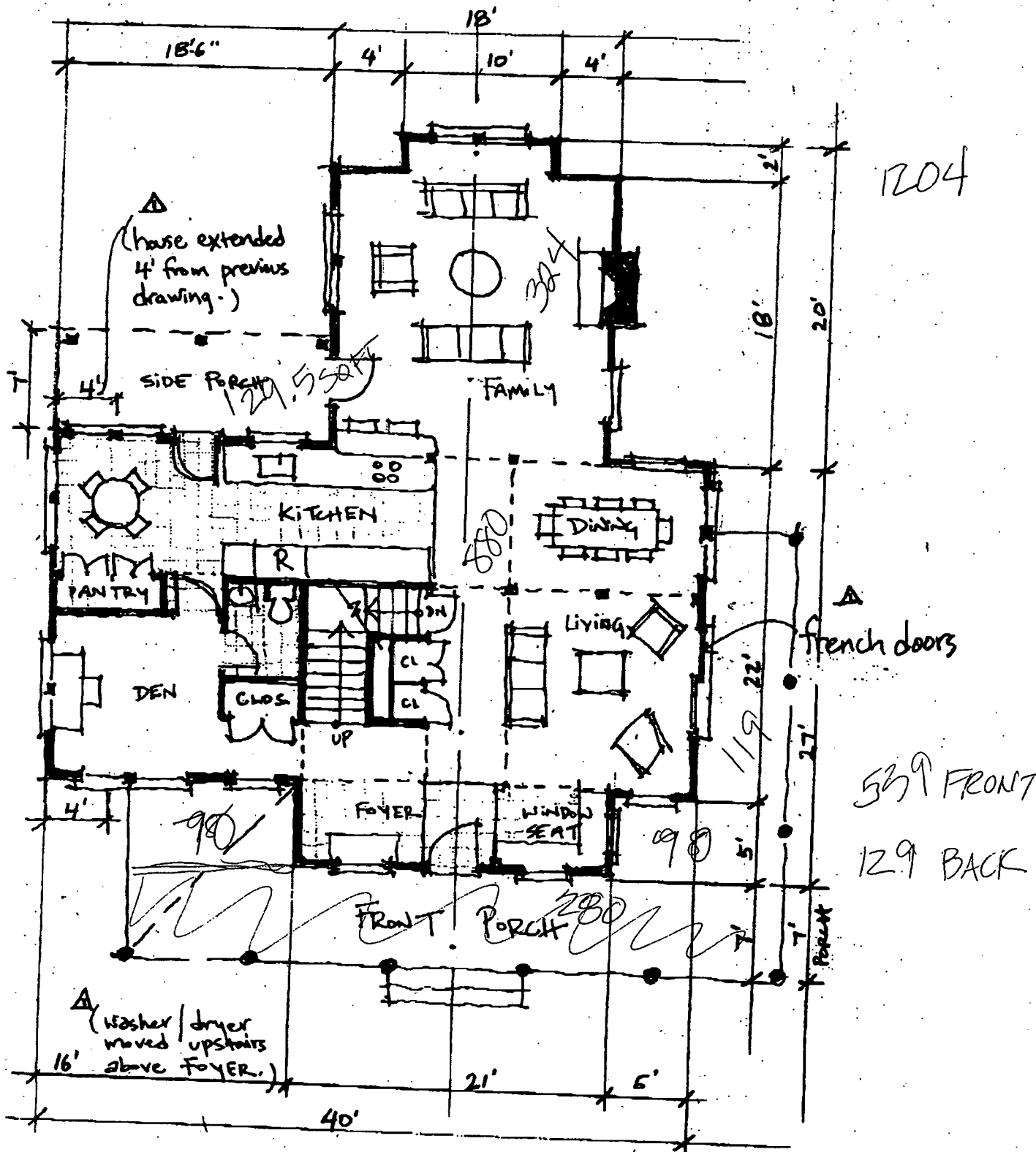


CARRIAGE HOUSE  
LOT ONE



TO: MICHAEL DAKS  
FAX: 301.503.3412  
FROM: JOE HARRIS, MICHE BOOZ ARCHITECT  
PAGES: 1 of 1  
Date: 2/16/06





△ REVISIONS TO PREVIOUSLY SUBMITTED SKETCHES. 2/27/06  
 ALL DIMENSION STRINGS ADDED FOR 2/27/06 SUBMISSION.

BROOKVILLE GATEWAY, HOUSE TWO  
 MICHE BOOZ, ARCHITECT

MICHELLE DAKS (FAX: 301.563.3412)

To: ^

FROM: JOE HARRIS (FAX: 202.986.1501)

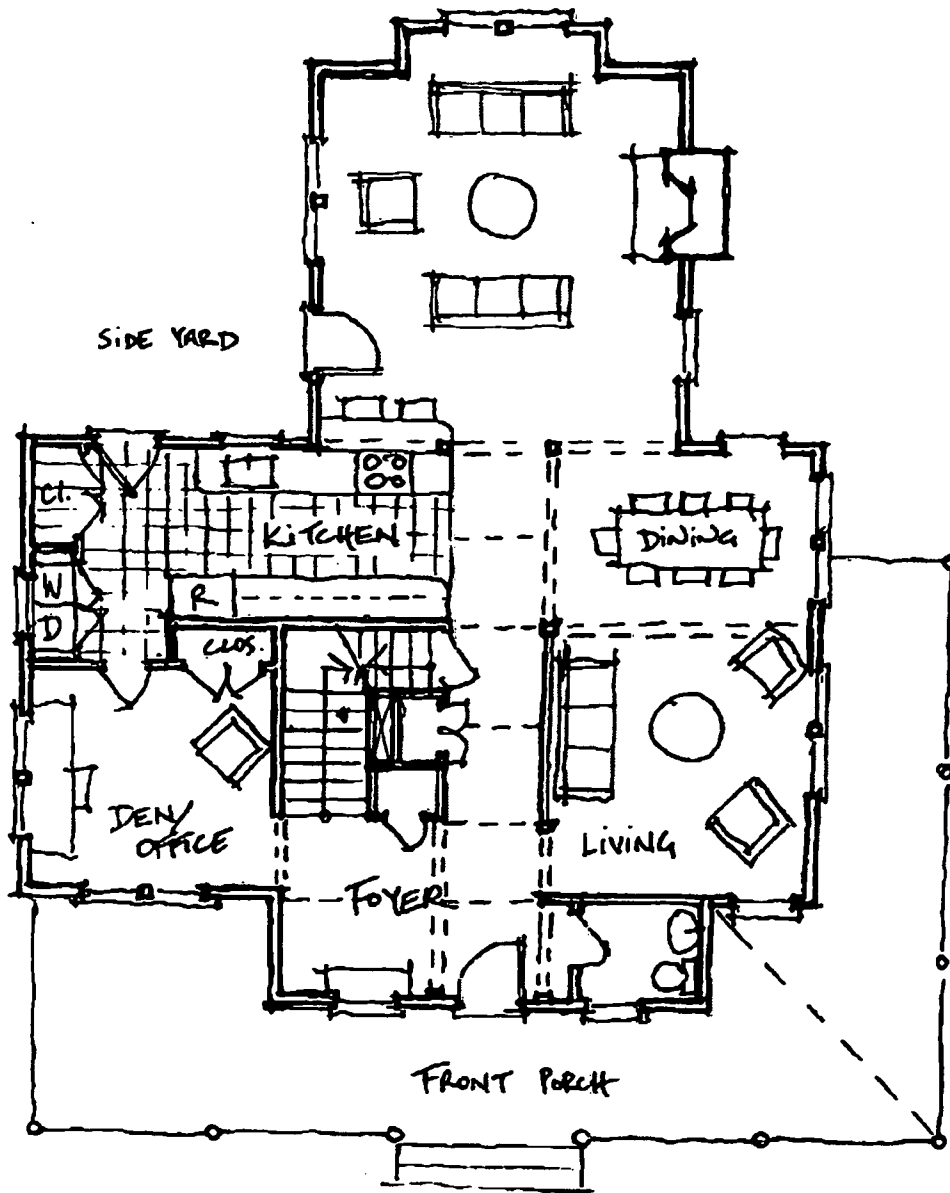
PAGES: 1 of 4

DATE: 2/15/06

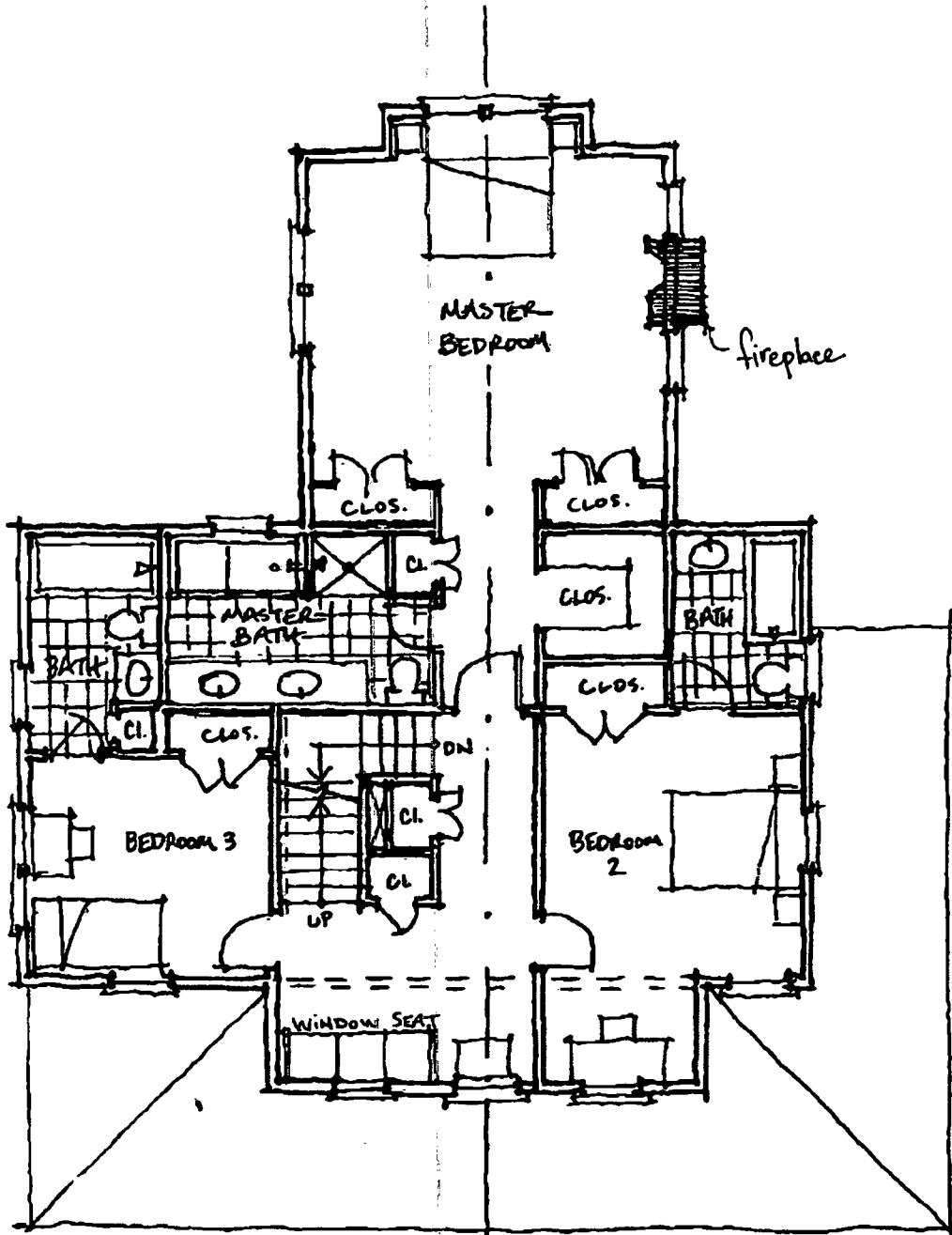
BROOKVILLE GATEWAY, HOUSE TWO  
MICHE BOOZ, ARCHITECT



FRONT ELEVATION

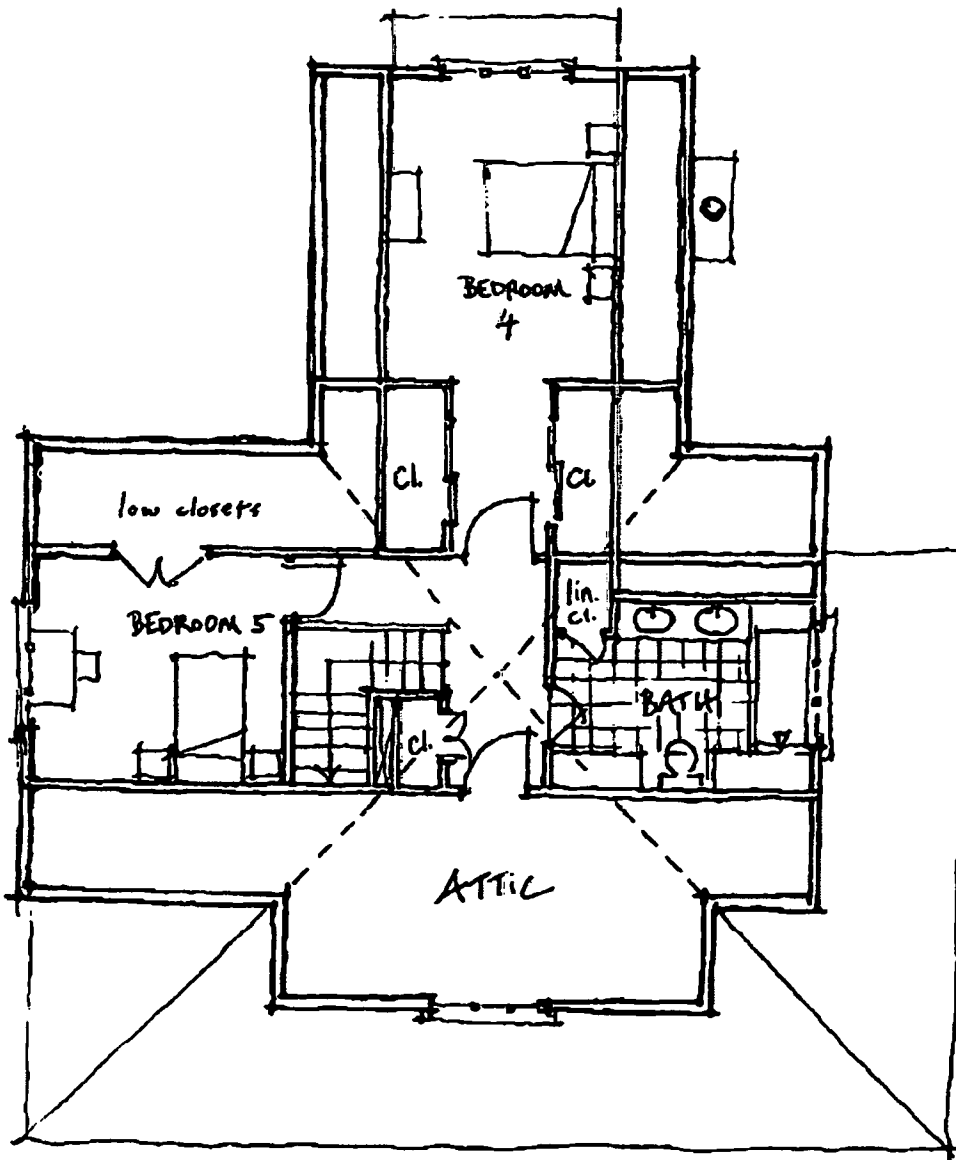


GROUND FLOOR PLAN



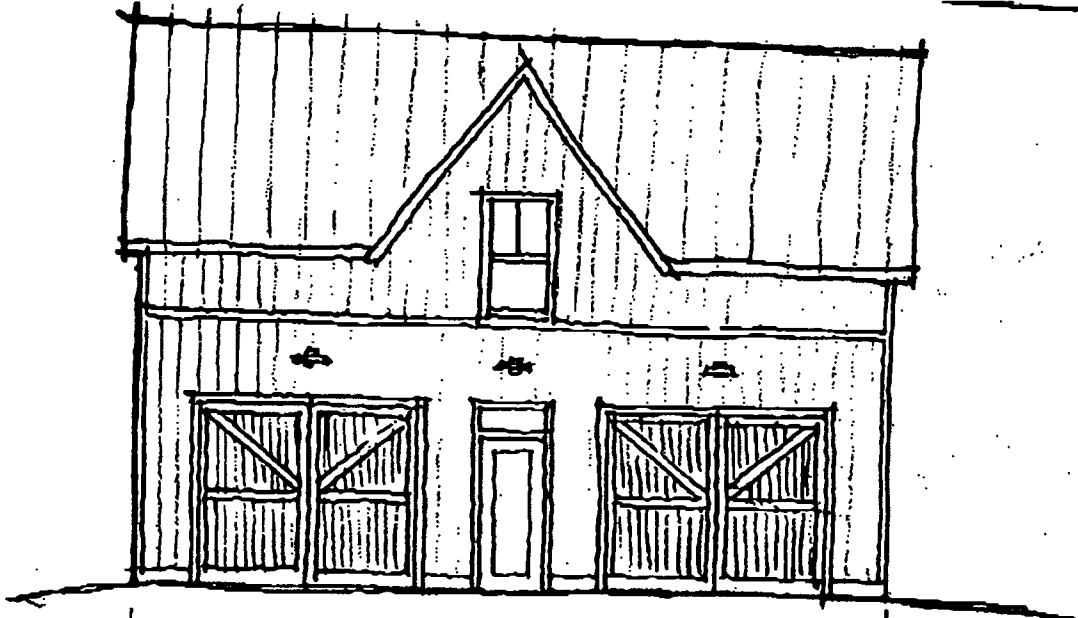
SECOND FLOOR PLAN



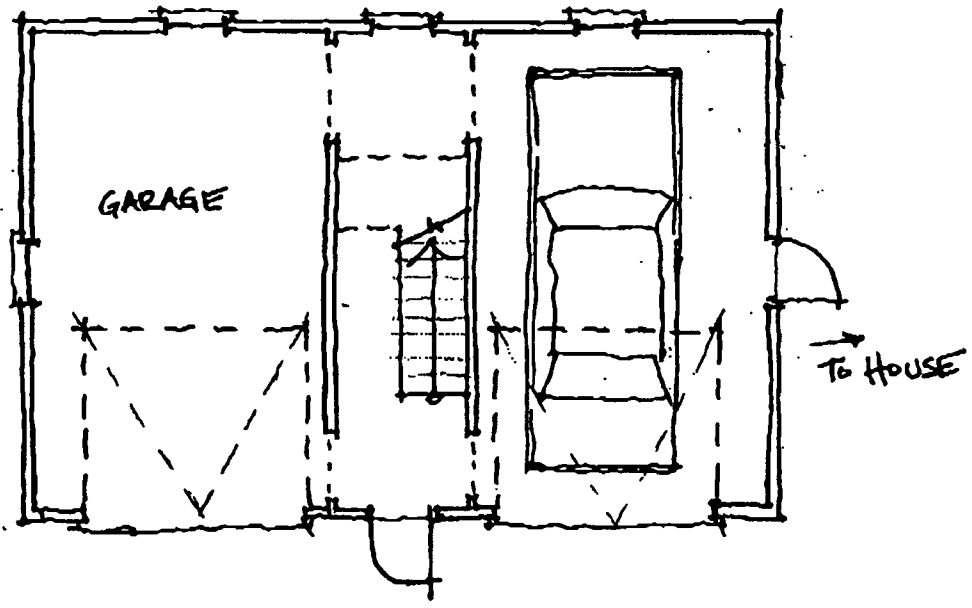


ATTIC FLOOR PLAN

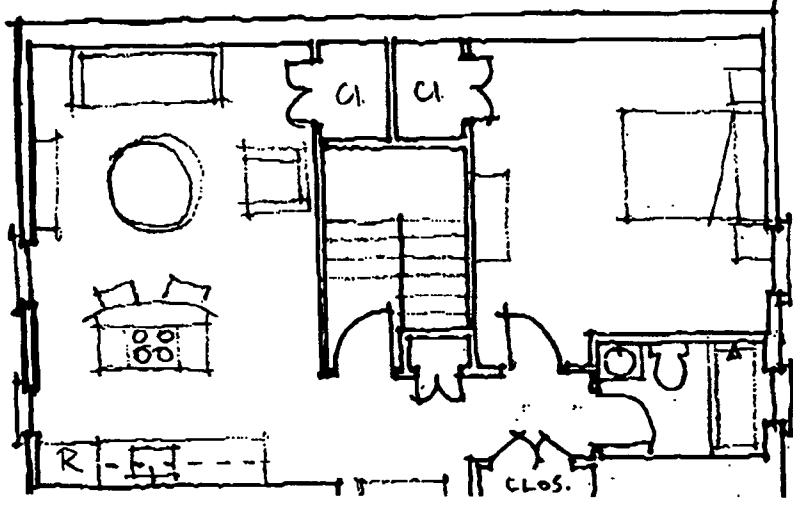
BROOKVILLE GATEWAY PROJECT  
MICHE BOOZ, ARCHITECT  
LOT ONE CARRIAGE HOUSE



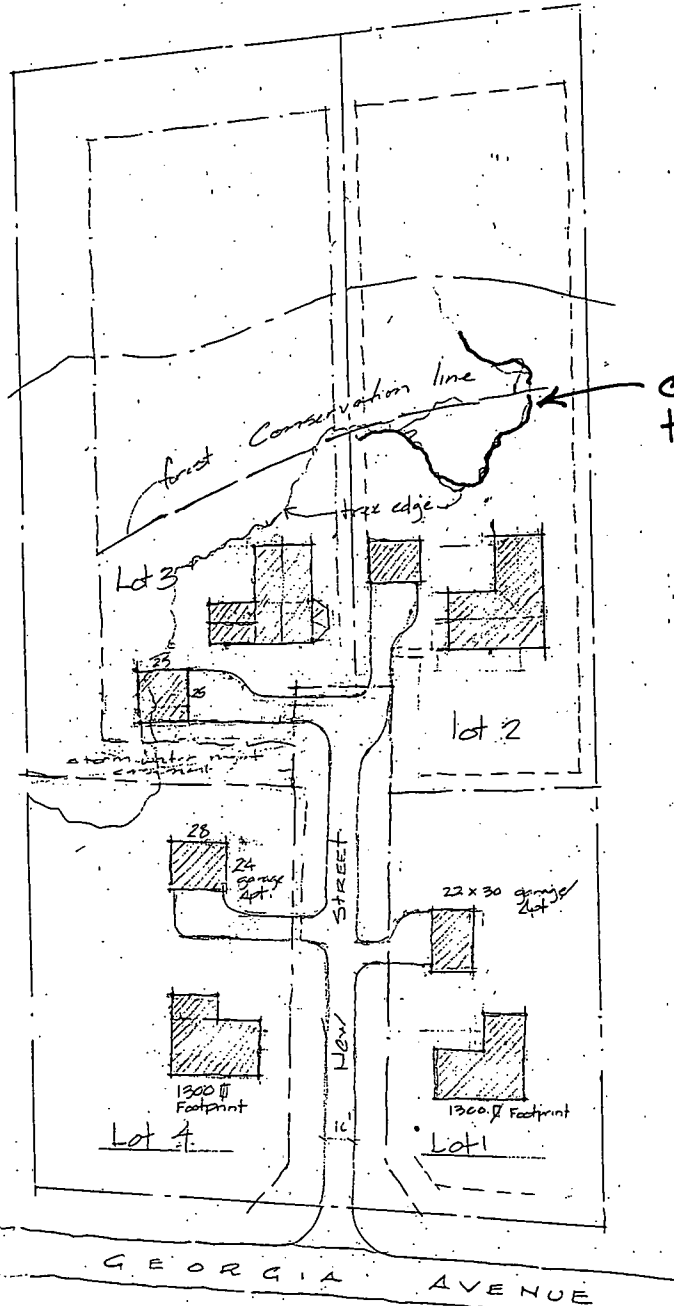
CARRIAGE HOUSE  
LOT ONE



TO: MICHAEL DAKS  
FAX: 301.503.3412  
FROM: JOE HARRIS, MICHE BOOZ ARCHITECT  
PAGES: 1 of 1  
DATE: 2/16/06



<b>MICHE BOOZ</b>	
ARCHITECT	
208 Market Street Brockville, MD 20633	tel: 301 774 6311 fax: 301 774 1508



existing tree line

M. B. ARCHITECT

Site plan  
1" = 100'

11.1.05

OUTLET  
R.M. & L.L.  
34.553

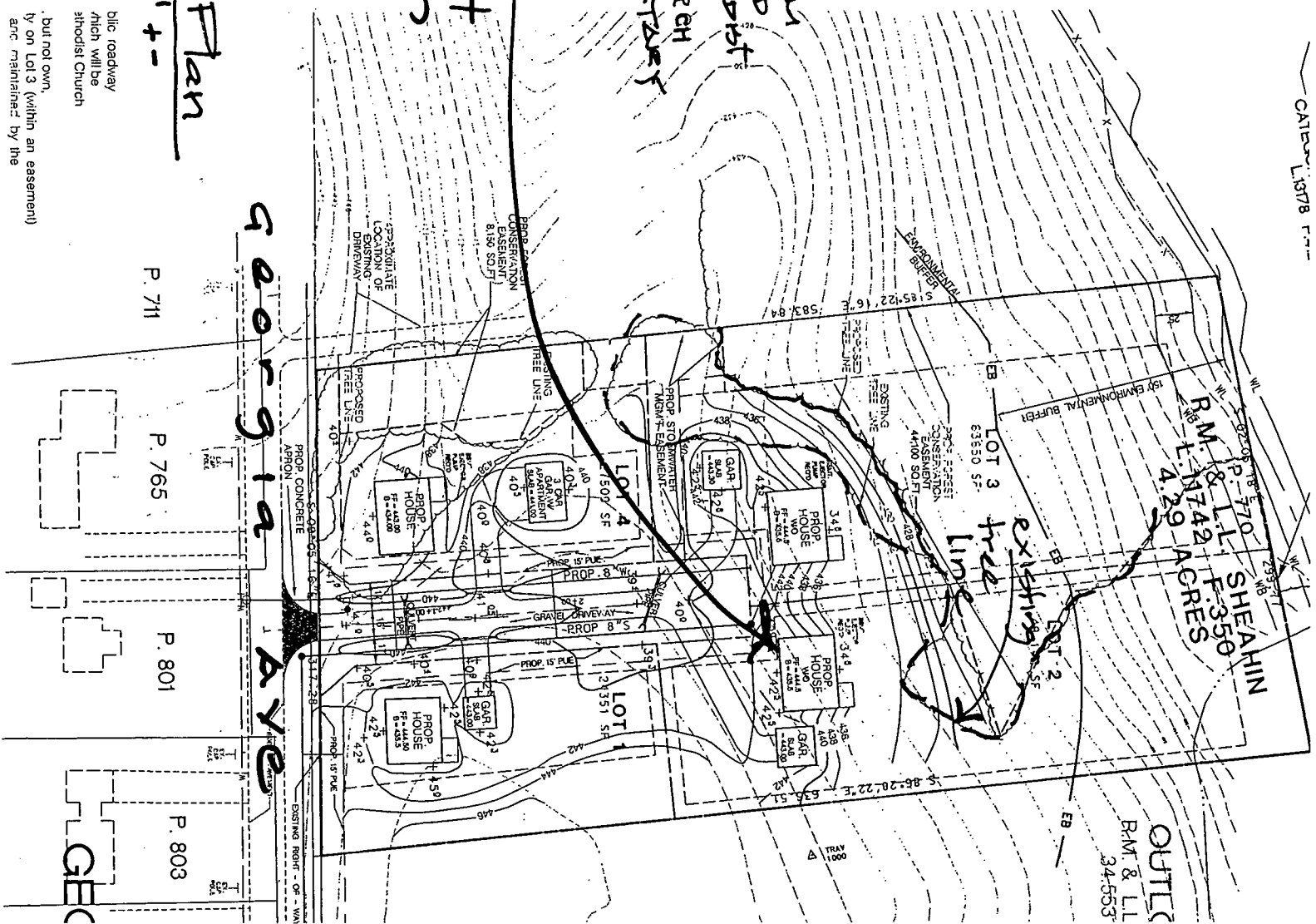
P. 770 SHEAHIN  
R.M. & L.L. F. 350  
L. 1742 ACRES  
4.29

SALEM  
UNITED  
METHODIST  
CHURCH  
CEMETERY

House layout  
obsolete on  
this plan

Site Plan  
1" = 100' +-

blic roadway  
which will be  
Methodist Church  
but not own,  
by on Lot 3 (within an easement)  
and maintained by the



P. 711

P. 765

P. 801

P. 803

Georgia Ave

GEC

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

ANTHONY CALDWELL  
908-812-4002  
301-249-3564

Owner's Agent's mailing address

MICHE BOOZ  
208 MARKET ST  
BROOKEVILLE, MD 20833

Adjacent and confronting Property Owners mailing addresses

OWNER  
28 HIGH ST  
BROOKEVILLE, MD  
20833

OWNER  
26 HIGH ST  
BROOKEVILLE, MD  
20833

OWNER  
24 HIGH ST.  
BROOKEVILLE, MD  
20833

OWNER  
22 HIGH ST.  
BROOKEVILLE, MD  
20833

OWNER  
20 HIGH ST.  
BROOKEVILLE, MD  
20833

OWNER  
18 HIGH ST.  
BROOKEVILLE, MD  
20833

OWNER  
16 HIGH ST  
BROOKEVILLE, MD  
20833

SALEM UM CHURCH  
12 HIGH ST  
BROOKEVILLE, MD  
20833





**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	Parcel 770, Brookeville	<b>Meeting Date:</b>	12/21/05
<b>Resource:</b>	Parcel within the <b>Brookeville Historic District</b>	<b>Report Date:</b>	12/14/05
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	12/07/05
<b>Case Number:</b>	N/A	<b>Tax Credit:</b>	N/A
<b>Applicant:</b>	Anthony Caldwell et al (Miche Booz, Architect)	<b>Staff:</b>	Michele Oaks

**Proposal:** New House Construction

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**STAFF RECOMMENDATION:**

Staff recommends that this project be found generally consistent with historic preservation goals in the Brookeville Historic District and as additional houses are designed, staff recommends that the Commission develop a set of criteria that the other new houses must conform. These suggested criterions are as follows:

- The footprint of the houses to be located on the front lots will not exceed 1,300 sq. ft.
- Wrap-around porches will not be supported.
- All of the garages will contain simulated, double doors.
- The material specifications for the houses will contain materials found within the Brookeville Historic District, or a Commission approved sympathetic substitute such as fiber cement siding or stone veneer. All the houses will utilize wood trim, simulated, divided-light or true-divided light wood windows, wood entry doors, and if applicable, operable wooden shutters.
- Each lot will prepare a tree survey and protection plan. The tree survey should identify the trees to be removed, their size and species. The protection plan will identify the trees that are to be located within the Limits of Disturbance (LOD) and provide details on the measures that will be implemented prior to the commencement of the new construction.

**HISTORIC INFORMATION**

Richard Thomas founded the community of Brookeville in 1794 by on land his wife Deborah Brooke Thomas inherited from grandfather James Brooke. Brooke was an influential Quaker settler and major landholder in Montgomery County. Thomas laid out 56 quarter-acre lots sited along two major streets and two side streets. The majority of



houses in the historic district date from the 1800s with several Federal style buildings that were built in the early 1800s.

Quickly growing as a bustling market town, Brookeville had two mills, a tanning yard, stores, a post office, and two schools. During the early 1800s, Brookeville was a center for commerce and education serving the surrounding, largely agricultural area. The Brookeville Academy was a regionally prominent center of learning, which attracted students from Baltimore, Washington, and Frederick.

Brookeville is a Master Plan and National Register Historic District.

### **PROJECT DESCRIPTION**

SIGNIFICANCE: Secondary Resource in the Brookeville Historic District  
STYLE: Open Parcel  
DATE: N/A

The subject parcel 770 encompasses 4.29 acres and is located at the southeastern boundary of the historic district. Its' neighbors are Brookeville Church's cemetery to the north and the Inn at Brookeville Farms to the south – which is outside the historic district's boundary. The properties on the west side of Georgia Avenue, across from the subject parcel, are predominantly c1950s, non-contributing resources. The parcel currently contains an existing tree line.

The parcel is currently in the subdivision review process. The design of the proposed lot division can be seen on circle 5. The HPC reviewed this subdivision at its public hearing on December 1, 2004. The Commission forwarded a letter of support to the Brookeville Planning Commission. The subdivision has not been finalized to date.

The applicants are the current owners of the subject property and are proposing to build each house individually as buyers are sought. This proposal is the first preliminary consultation for a house in this soon, to be formed subdivision.

### **PROPOSAL**

The applicants are proposing to construct a single house with a detached garage on Lot 2. The access to this lot will be from a shared, gravel driveway from Georgia Avenue. The proposed house on Lot 2 will be sited with an approx. 80' setback from its front property line and approx 300' back from Georgia Avenue. The width of the front façade is 48' and the length of the house excluding porches is 58'. The subject house is a five bay, two-story, "L" shaped house with a full width, hipped front porch supported by simple square columns. The material specifications are fiber-cement lap siding, stone veneer foundation, painted-standing seam metal roof, clad simulated divided light wood windows.

The lot will also contain a detached, 2-car garage with loft measuring 24' x 24' to be located along the left side of the house. The material specifications for the garage are board and batten with a standing seam metal roof.

Lot size: 49,142 sq. ft.

Footprint of house 2,168 sq. ft.

Footprint of Garage 576 sq.ft.

Total Lot Coverage 5%

### **APPLICABLE GUIDELINES**

The Historic Preservation Commission utilizes the Secretary of Interior's Standards for Rehabilitation when reviewing alterations to properties located within the Brookeville Historic District. The standards, which pertain to the proposed project, are as follows:

#8 Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

#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.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION**

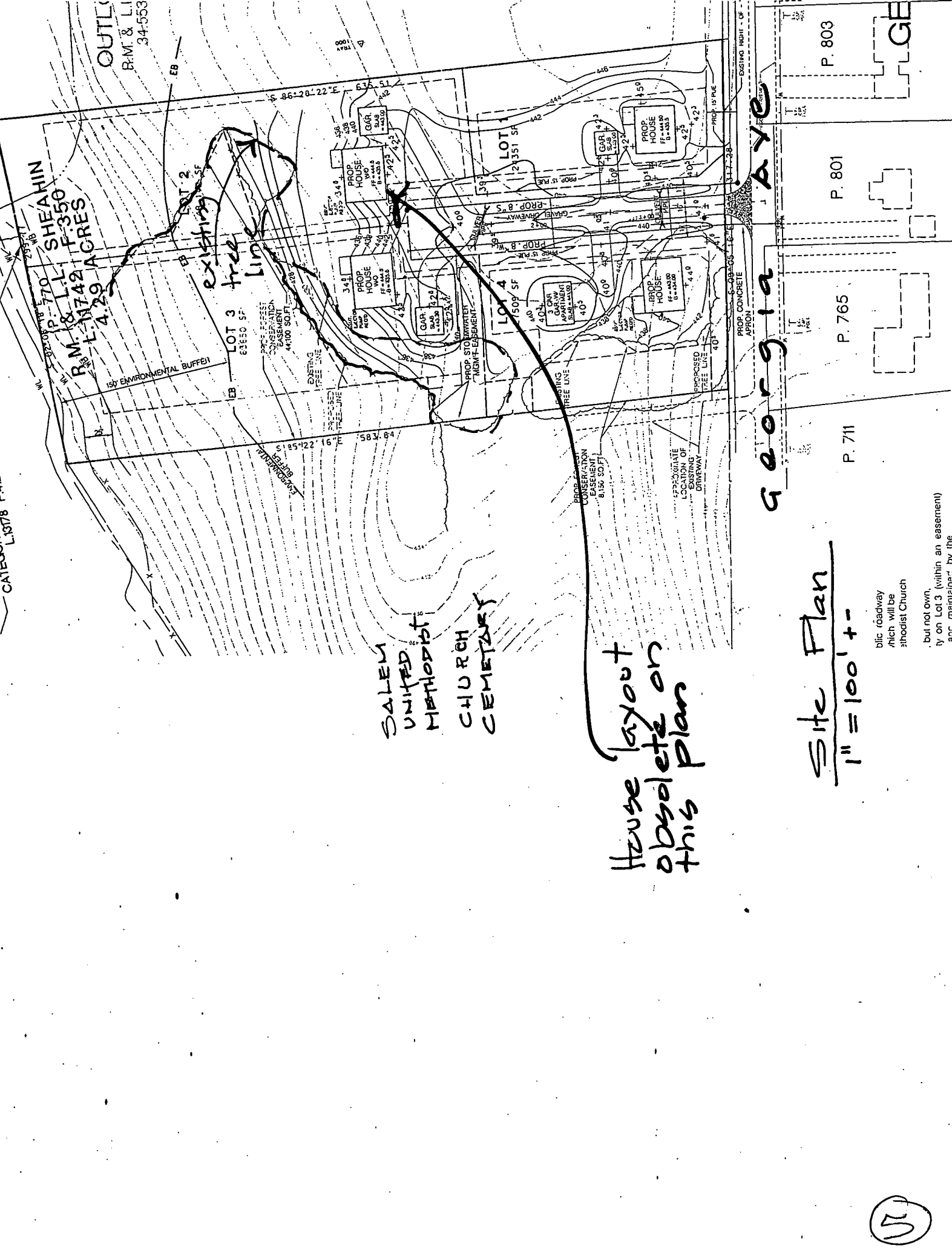
The architectural design of the single-family house is consistent with other new construction within the Brookeville Historic District. This house is detailed to be complementary to the historic house types in the district. The sketch drawing conveys a house sited in a very agricultural type landscape, with a non-formal gravel drive, stepping stone walkway leading to the front door. Staff would like to continue this direction by encouraging the applicants to seek a professional landscape designer to develop non-suburban landscape treatments for the entire site. This property is being sited in a field, thus will feel like a farmhouse, and not formal estate. The landscape design needs to sympathetic to that treatment (see attached photos of similar historic farmhouses on circles 18-20 as examples). Staff recommends that the applicant refine the design of the house and the landscape design and proceed with a HAWP application.

MICHE BOOZ ARCHITECT		PROJECT	DATE
		Brookeville Farms	11.30.09

## Narrative

- The 'Brookeville Farms' site, also known as the 'Sheahin' site is in the pre-preliminary plan phase of site planning for Brookeville's Subdivision process. The enclosed Pre-preliminary plan has been approved in concept by the Brookeville Planning Commission.
- The proposed house design is a contextual center-hall stone veneer structure with a lap sided 'el' extending to the rear. The finished basement will provide an at grade walk-out only if retaining walls are feasible given the existing topography.
- Materials include: a painted standing seam metal roof, stone veneer and Fiber-cement lap siding, painted columns, Clad simulated divided light windows.
- There is a two car garage which forms an edge to the courtyard. The siding will be board and batten for the barn-like structure.

CAT# L1378 F...



SALEM  
UNITED  
METHODIST  
CHURCH  
CEMETERY

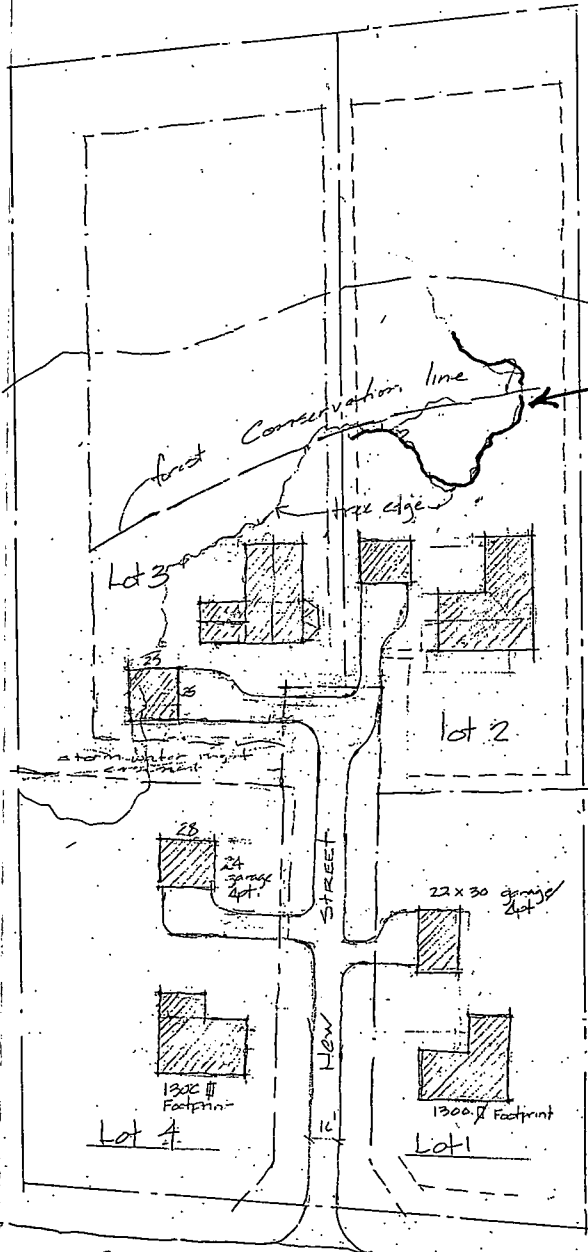
House layout  
obsolete on  
this plan

Site Plan  
1" = 100' ±

Public roadway  
which will be  
maintained by the  
Methodist Church  
but not own,  
entirely on Lot 3 (within an easement)  
and maintained by the

170

<b>MICHE BOOZ</b>	
ARCHITECT	
208 Market Street Brockville, MD 20833	tel: 301 774 6911 fax: 301 774 1908



existing tree line

M. B. ARCHITECT

Site plan  
1" = 100'

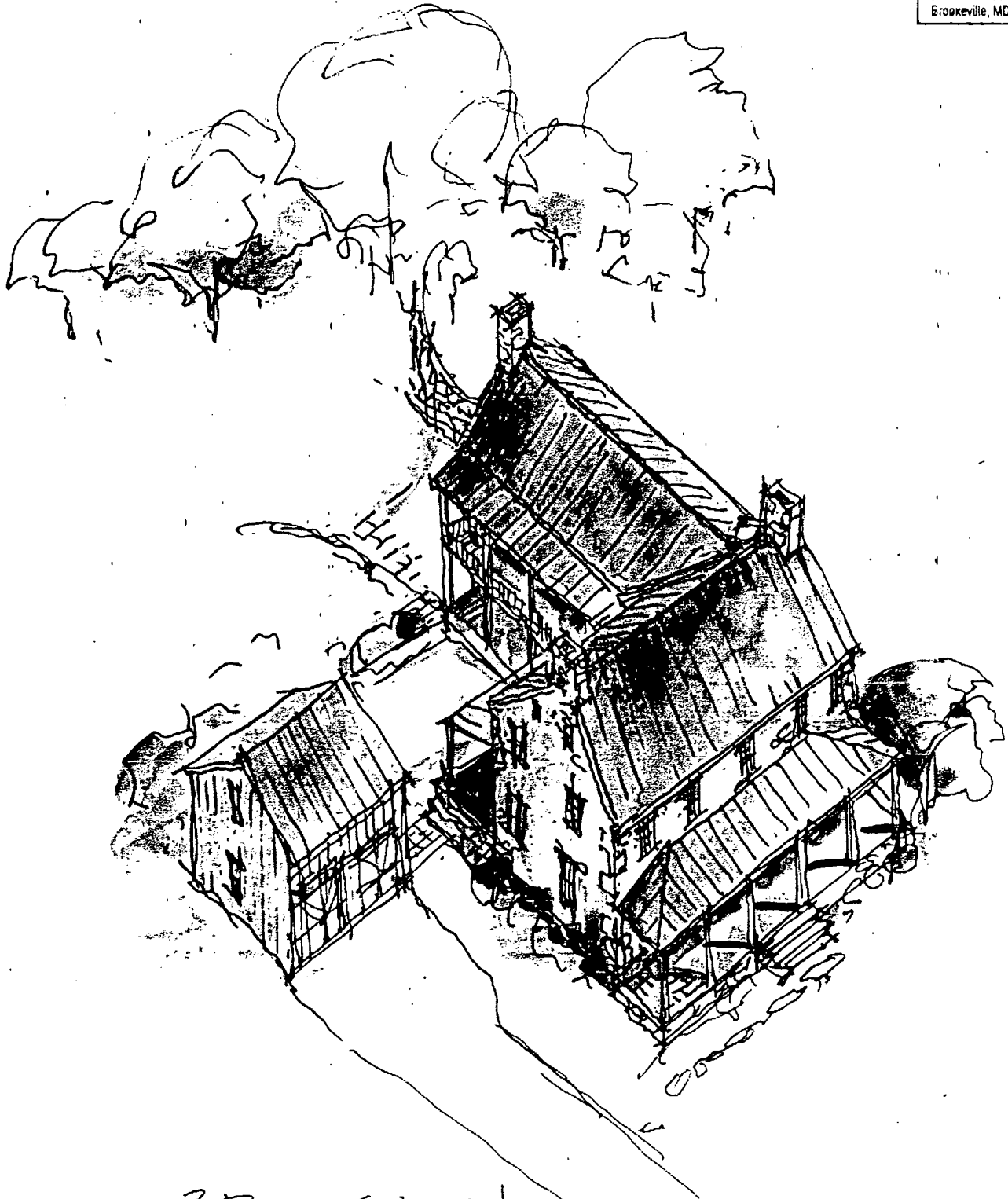
11.1.05

6

MICHE BOOZ  
ARCHITECT

298 Market Street  
Brookville, MD 20833

tel: 301 774 6911  
fax: 301 774 1908



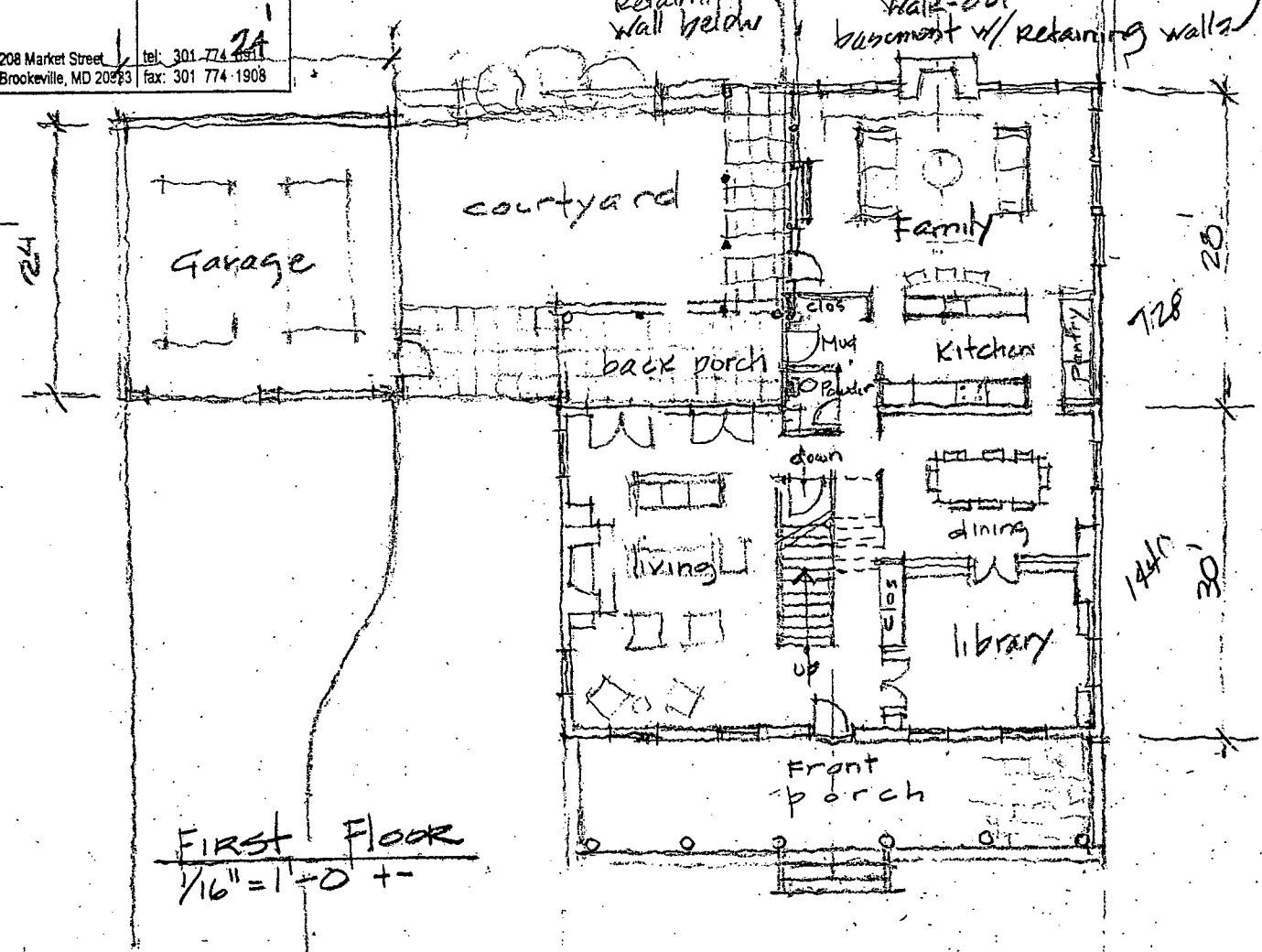
3D SKETCH

M B A  
11-1-05

7

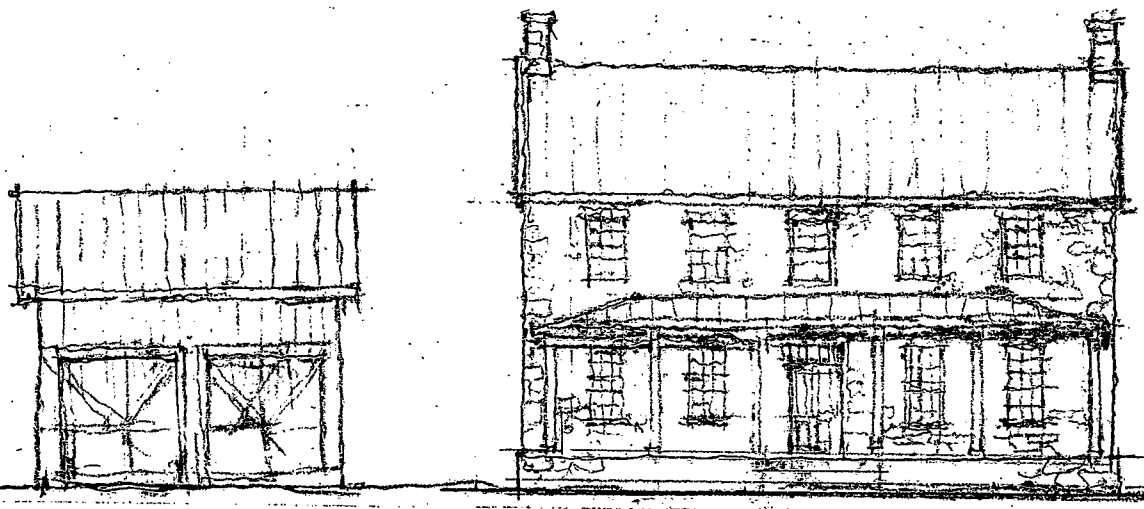
MICHE BOOZ  
ARCHITECT

208 Market Street  
Brookeville, MD 20833  
tel: 301 774-1511  
fax: 301 774-1908



FIRST FLOOR  
1/16" = 1'-0" +/-

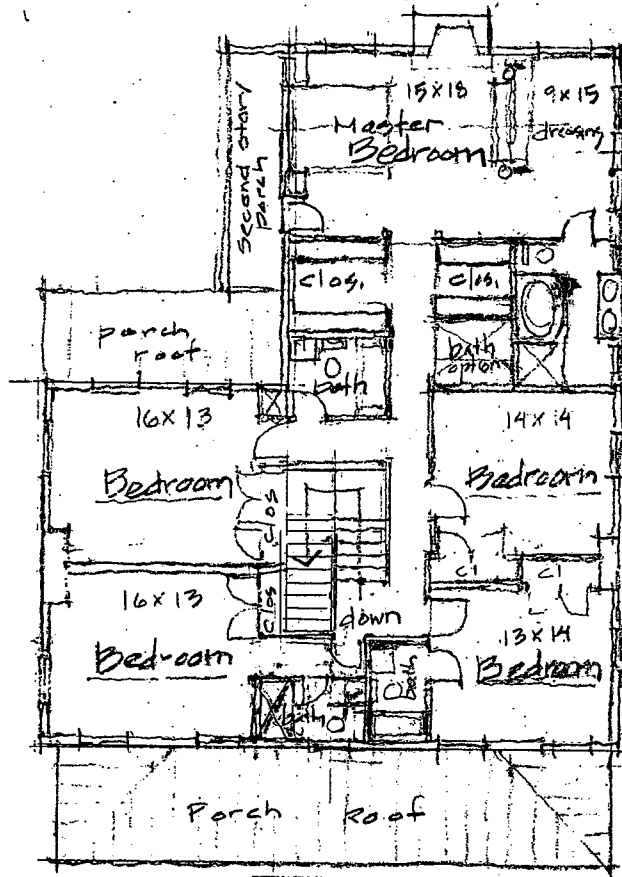
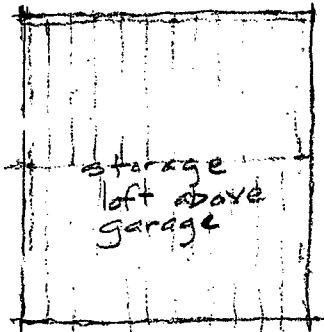
216'  
50"



FRONT ELEVATION  
1/16" = 1'-0"



<b>MICHE BOOZ</b>	
ARCHITECT	
225 Walker Street Eppesville MD 20633	tel: 301 774 6911 fax: 301 774 1908



Second floor





GEORGIA AVE NORTH



GEORGIA AVE NORTH

@ POINT WHERE PROPERTY  
BEGINS

(11)



GEORGIA AVE - HOUSES  
ACROSS FROM SUBJECT  
PARCEL

(12)



GEORGIA AVENUE SOUTH  
SUBJECT PROPERTY ON  
LEFT

(13)



STANDING ON SUBJECT PROPERTY  
LOOKING NW TOWARDS GEORGIA  
AVE.



STANDING @ NW CORNER OF  
PROPERTY LOOKING @ PROPERTY SOUTH

(15)



STANDING @ GEORGIA AVE LOOKING  
EAST INTO PROPERTY

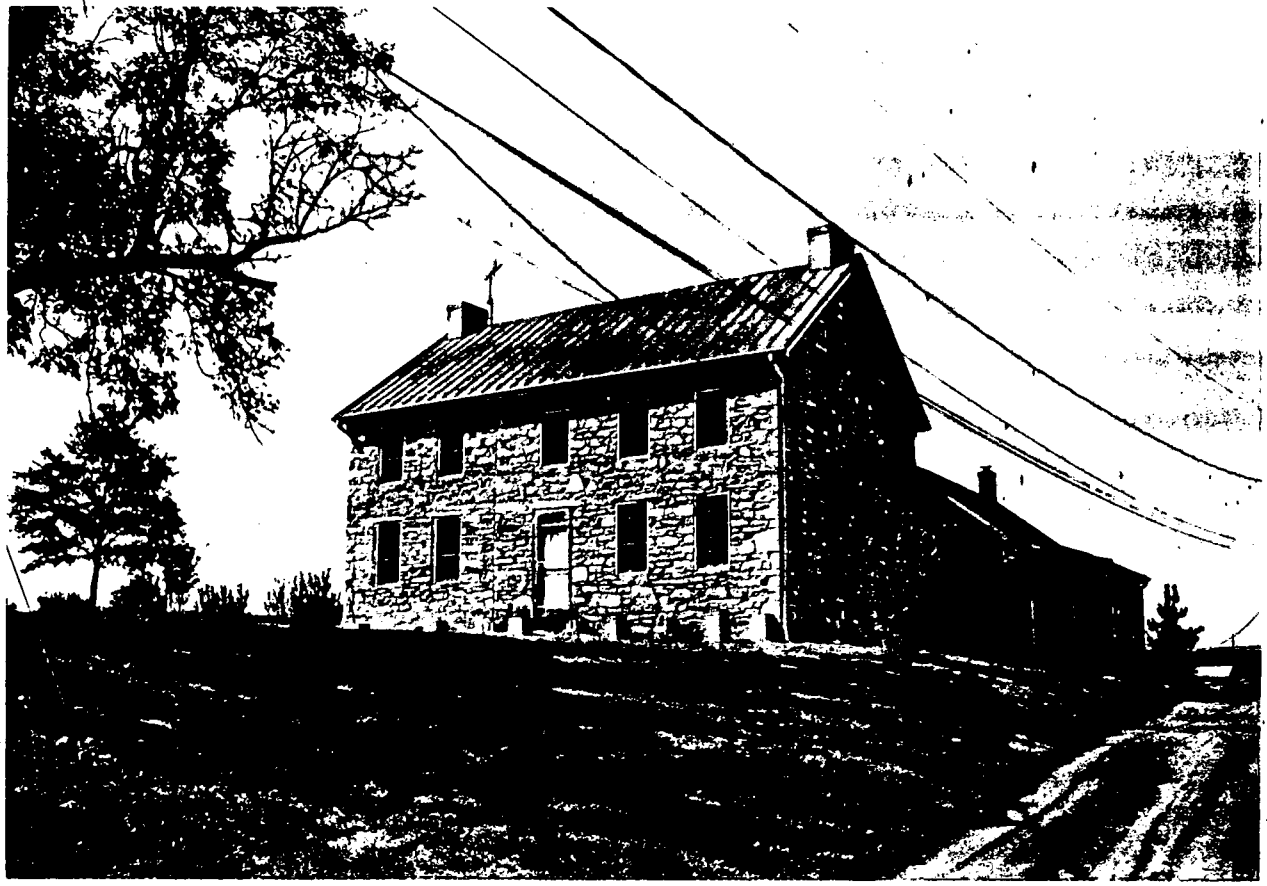


INSIDE PROPERTY LOOKING @  
APPROX LOCATION OF SUBJECT  
LOT.

(17)

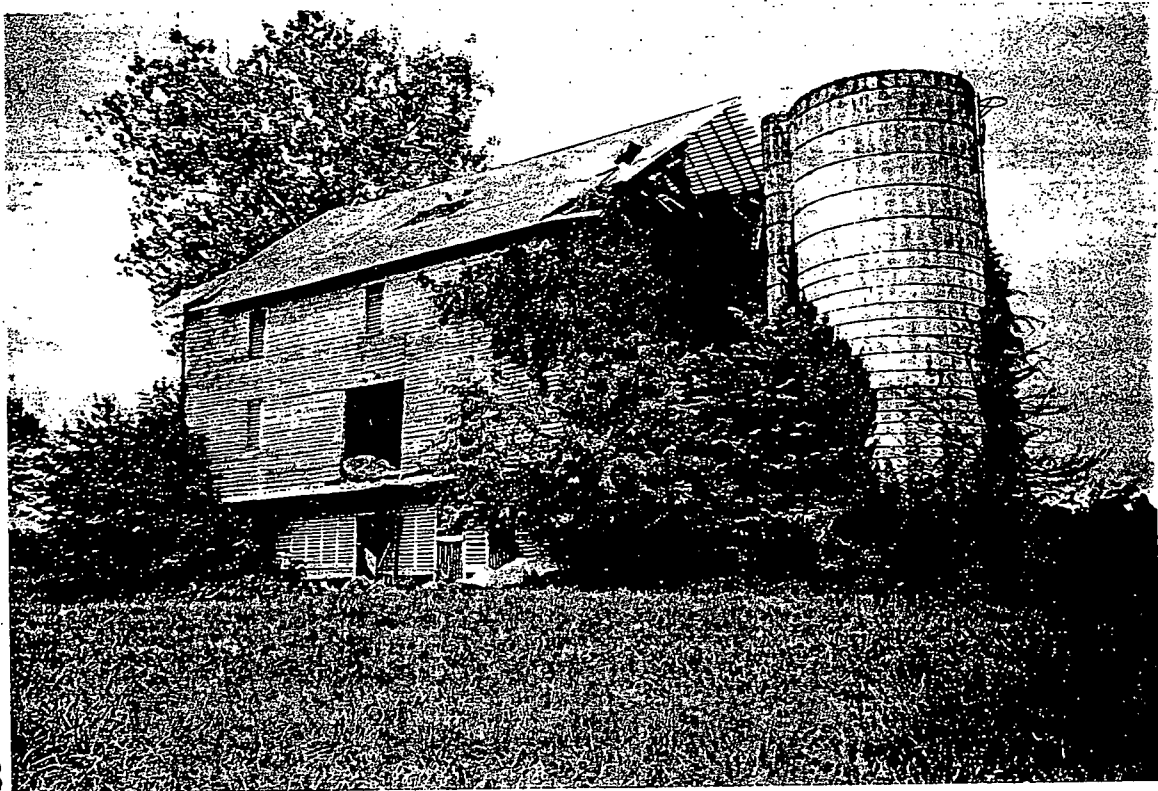








A



B

			PROJECT	DATE
MICHE ARCH	BOOZ TECT	Brookeville Farms		11.30.09

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