

1903 Brighton Dam Rd. #23/69 2012
Provenior



HISTORIC PRESERVATION COMMISSION

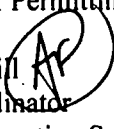
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 9/19/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #602595—new construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with conditions** by the HPC on July 11, 2012. The conditions of approval are:

1. The proposed materials are not approved for the windows, chimney, doors, and foundation; materials to be reviewed and approved at the staff level prior to final approval.
2. The rear deck will be reviewed as part of a separate HAWP application.

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

Applicant: Glen and Nicole Weston
Address: 1903 Brighton Dam Road, Brookeville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: nicole.weston4@gmail.com Contact Person: Nicole Weston
Daytime Phone No.: 561-352-9846

Tax Account No.: _____

Name of Property Owner: Glen & Nicole Weston Daytime Phone No.: 561-352-9846

Address: 2691 Cameron Way Frederick, MD 21701
Street Number City State Zip Code

Contractor: Classic Homes of MD Phone No.: 301-251-2001

Contractor Registration No.: MHBR 5421 / BC 3900

Agent for Owner: JAMIE DEFELICE Daytime Phone No.: 301-251-2001 x314

LOCATION OF BUILDING/PERMIT

House Number: 1903 Street: Brighton Dam Rd.

Town/City: Brookville Nearest Cross Street: Borah

Lot: 4 Block: _____ Subdivision: HAWLING RIVER ESTATES

Liber: _____ Folio: _____ Parcel: _____

PART ONE TYPE OF PERMIT/ACTION/USE

- | | |
|-----------------------------------------------|----------------------------------------------------------|
| 1A. CHECK ALL APPLICABLE | CHECK ALL APPLICABLE |
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> AC |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input checked="" type="checkbox"/> Single Family |
| | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input type="checkbox"/> Other: _____ |

1B. Construction cost estimate: \$ 500,000

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

PART TWO COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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.

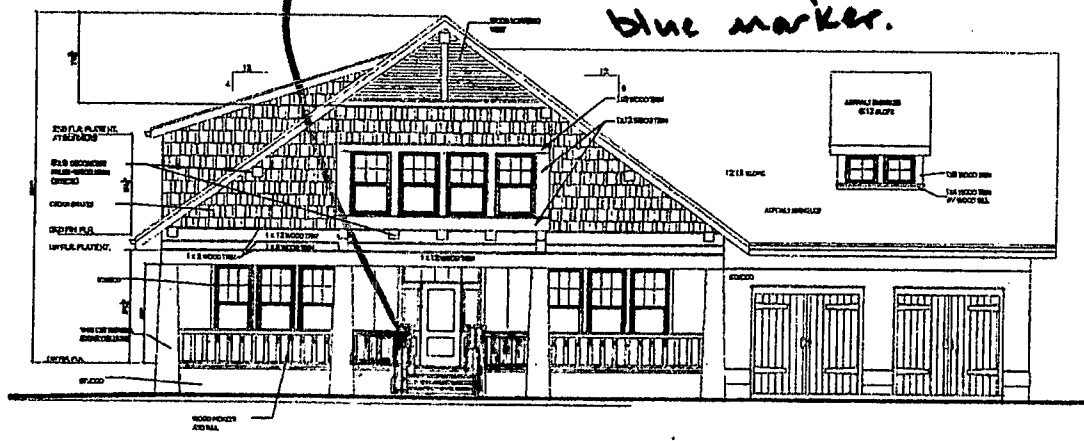
Nicole Weston _____ 6/20/12
Signature of Owner or authorized agent Date

Approved: with 2 conditions Per Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/19/12

Application/Permit No.: 602595 Date Filed: 6/20/12 Date Issued: _____

Proposing to remove railing and
small stone pillars colored in
blue marker.

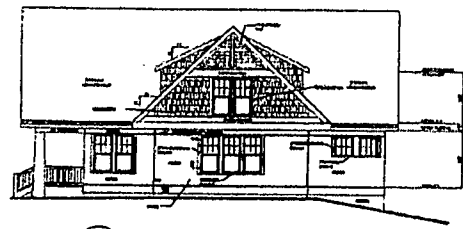


1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

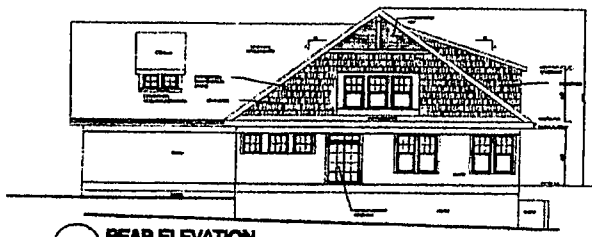
NOTE:

- WINDOWS - ALL ENERGY 200 SERIES VINYL CLAD DOUBLE HUNG WINDOWS
- W/ PERMANENT EXTERIOR AND PERMANENT EXTERIOR GRILLES
- W/ COCA-TIM STUCCO ON 1ST FLOOR
- WOOD TRIM AT 2ND FLOOR AND ALL CORNERS
- FRONT ENTRY DOOR - SAMPSON WOOD DOOR LIFT W/ INSULATED GLASS
- GAUGE DOORS - WATNE DALTON INCORPORATED DOOR W/ HARDWARE
- FRONT PORCH - CONCRETE SLAB BROOM FINISHED
- EXPOSED FOUNDATION - STUCCO
- COLUMNS - 2X4 CUT NATURAL STONE VENEER
- FRONT TRAIL - WOOD RAIL
- DOUBLE DOOR - CEDAR GLAZES
- ROOF - ASPHALT SHINGLES
- CORNER - WOOD PAINTED
- BRACKETS - FALSE RAFTERS WOOD
- SKIN - STUCCO

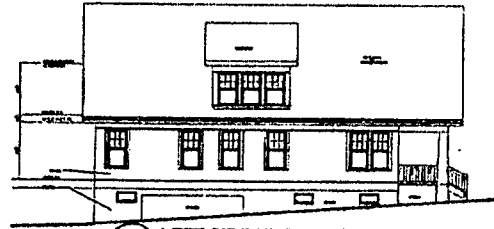
*Think West
12/19/12*



2 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



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



4 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

CLASSIC HOMES
of MARYLAND
Robert D. Williams, P.E., AIA
50 W. WASHINGTON ST., SUITE 405
BROOKVILLE, MD 21037
Tel: 901.251.2000
Fax: 901.251.1222

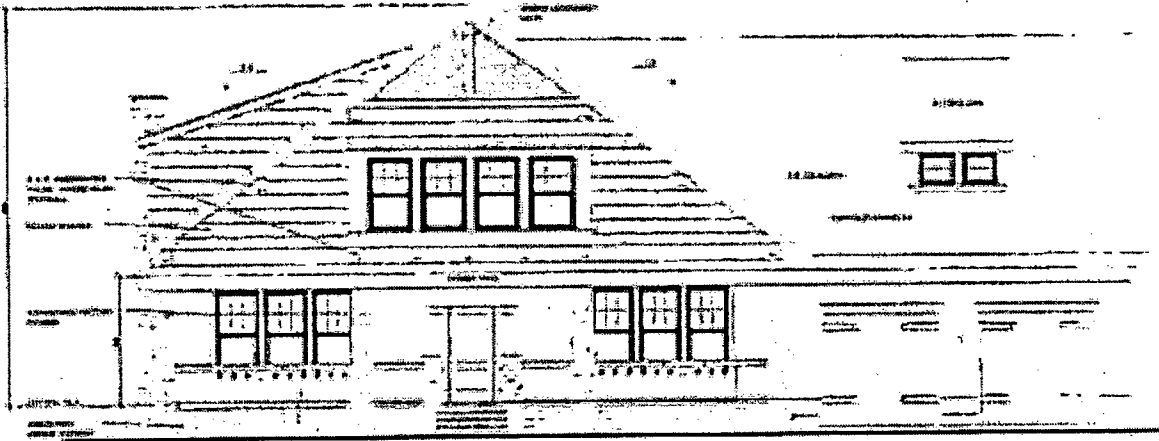
THE BROOKVILLE MODEL
THE WESTON RESIDENCE
1903 BRIGITON DAM ROAD, BROOKVILLE, MD 21101

REVISIONS	
NO.	DESCRIPTION

Professionals:
Civil Engineers
A design, study, test and
drawings are prepared
for the project and shall
be used only for the project
and shall not be used for
any other project without
the written consent of
the engineer.
Signed: R.D. Williams
Registration No. 100000000

DATE	
BY	
CHECKED	
DATE	
SCALE	
A-5.0	

OK ✓



WESTON RESIDENCE - FRONT ELEVATION PLAN A - W/GARAGE
SCALE: 1/4" = 1'-0"

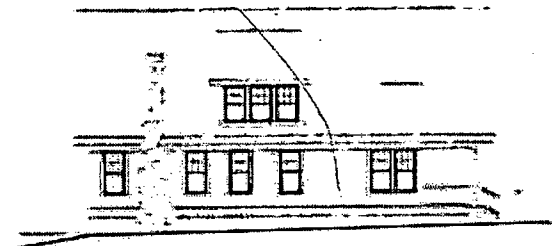
CONCEPTUAL
NOT FOR CONSTRUCTION

- NOTE:
- WINDOWS - VINYL
 - EXTERIOR DOORS - SMALL FINISH AND FINISH
 - SKYLIGHTS - INSULATED AND PAINTED METAL
 - FLOOR - PORCH - CONCRETE SLAB WITH FORMER
 - FOUNDATION - CONCRETE
 - ROOFING - ASPHALT/FLYSH
 - CEILING - 1/2" DRYWALL
 - WALLS - 5/8" DRYWALL
 - FRONT YARD - GRASS
 - SCREENS - 1/2" DRYWALL
 - ROOF - ASPHALT/FLYSH
 - COURTNEY - WOOD PAINTED
 - BRACKETS - FALSE RAFTERS - WOOD
 - EXTERIOR BOARD AND BATTEN - WOOD - PAINTED



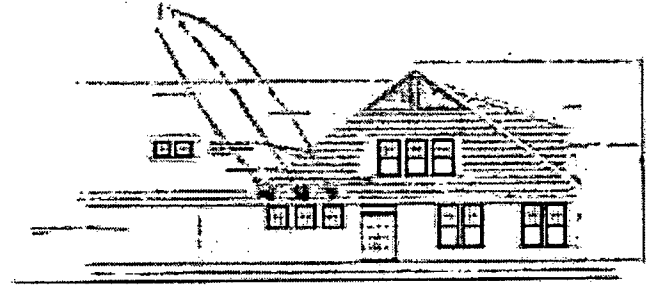
WESTON RESIDENCE - FRONT ELEVATION PLAN B - W/GARAGE
SCALE: 1/4" = 1'-0"

lowered
6'-12"



WESTON RESIDENCE - FRONT ELEVATION PLAN C - W/GARAGE
SCALE: 1/4" = 1'-0"

lowered 6'-12"



WESTON RESIDENCE - FRONT ELEVATION PLAN D - W/GARAGE
SCALE: 1/4" = 1'-0"

CLASSIC HOMES
OF MARYLAND
10000 BELT ROAD, SUITE 100
BETHESDA, MD 20814
TEL: 301-984-1111

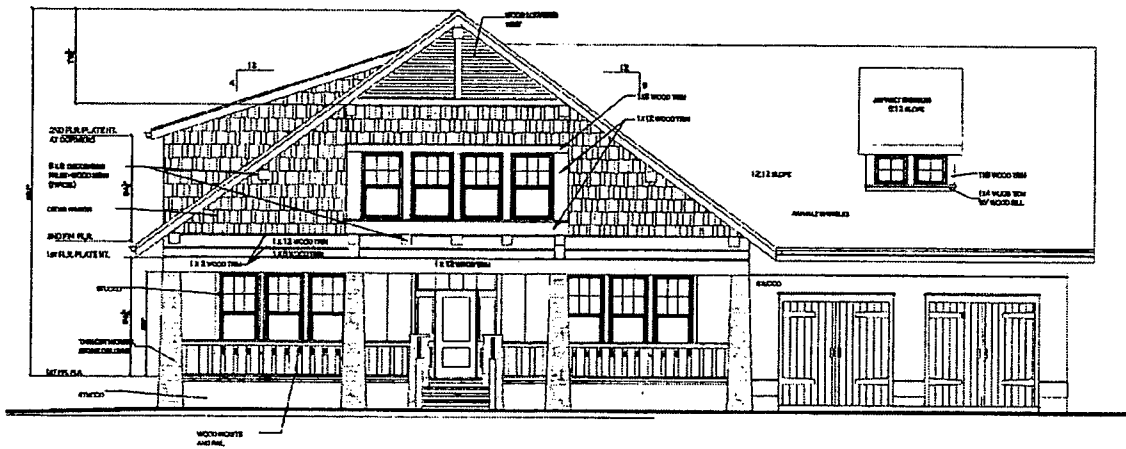
THE LILY STONE MODEL
THE WESTON RESIDENCE
18000 BELT ROAD, SUITE 100, BETHESDA, MD 20814

NO.	DATE	REVISION

NO.	DATE	REVISION

NO.	DATE	REVISION

OK ✓

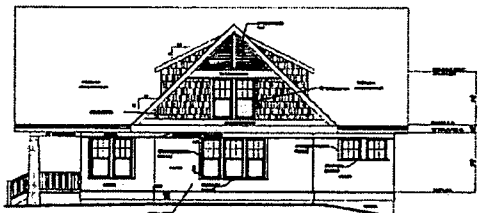


1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

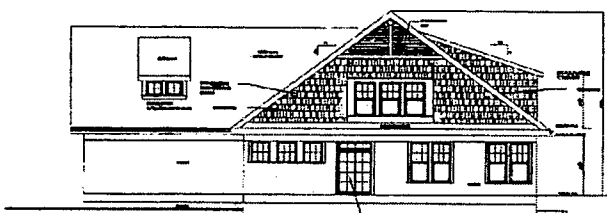
NOTE:
 WINDOWS - ANDERSEN 200 SERIES VINYL CLAD DOUBLE HUNG WINDOWS
 W/ PERMANENT EXTERIOR AND PERMANENT INTERIOR GRILLES
 WINDOW TRIM - STUCCO ON 1ST FLOOR
 WOOD TRIM AT 2ND FLOOR AND ALL DORMERS
 FRONT ENTRY DOOR - SIMPSON WOOD DOOR LMT W/ INSULATED GLASS
 GARAGE DOOR - WHITE DALLON RICHMOND DOOR W/ HORIZONTAL
 FRONT PORCH - CONCRETE SLAB BROOM FINISHED
 EXPOSED FOUNDATION - STUCCO
 COLLARS - 3/4\"/>

Think West
 12/19/12

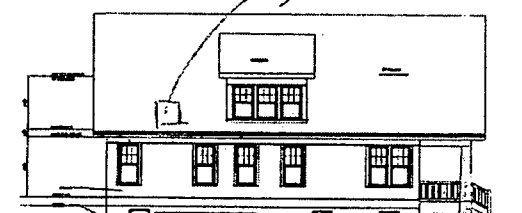
Flume Chase



2 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



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



4 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

CLASSIC HOMES
 of MARYLAND
 Building Division
 80 W. Croomton Dr., Suite 405
 P.O. Box 201
 Tel: 301 251 2001 Fax: 201 251 1222
 www.classicmd.com

THE BROOKVILLE MODEL
 THE WESTON RESIDENCE
 1803 BRIGHTON DAM ROAD, BROOKVILLE, MD 21701

REVISIONS	DATE	BY

Professional Certification
 I hereby certify that the above information was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect in the State of Maryland.
 Date: 12/19/12
 Signature: [Signature]

Sheet
 of
 KCA D/R
 SCALE
 K&H
A-5.0

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, August 16, 2012 12:59 PM
To: 'Jamie Defelice'
Cc: Weston Residence; Elaine Drayton
Subject: RE: 200 Series Windows

The vinyl-clad wood windows with muntins permanently affixed on the exterior and interior (noted below) are approved. Please send the window trim design to me (with traditionally-sized trim around the windows) or show it in your final plans for stamping. Please also show stucco or stone for the front porch columns in the final plans as well as any other material changes that we have discussed.

I will not be in the office tomorrow but will be available to stamp plans next week.

thanks,
Anne

From: Jamie Defelice [<mailto:jamie@classicmd.net>]
Sent: Wednesday, August 15, 2012 6:13 PM
To: Fothergill, Anne
Cc: Weston Residence; Elaine Drayton
Subject: 200 Series Windows

Ms.Fothergill,

I wanted to provide follow up to the submission for windows we would like to use. We would like to use a Anderson 200 Series Tilt Sash Double Hung Clad Window. With Permanent Exterior and Permanent Interior Grilles, Exterior Color Sandtone and Interior Color White. The proposed SDL Grille Pattern would be 6 Over 1.

Please see attached specs and examples

<http://www.andersenwindows.com/servlet/Satellite/AW/AWProduct/awProductDetail/AWProduct/1135095639066/1102951372825?tab=1-1&tableftnav=1102951372825&tabname=Options+%26+Accessories>

examples photos

<http://www.andersenwindows.com/servlet/Satellite/AW/AWProduct/awProductPhotoGallery/AWProduct/1135095639066/1135095639066?shot=2>

Please let us know if you need any additional information.

R/S
Jamie

--
Jamie DeFelice
Production
Classic Homes, Inc

III - A Row

2/10/23/69 Brookville Woolen Mill
Lot #4 (Prelim. Consultation)

8/15/12

Staff Item

New construction: 1903 Brighton Dam Road, Brookeville

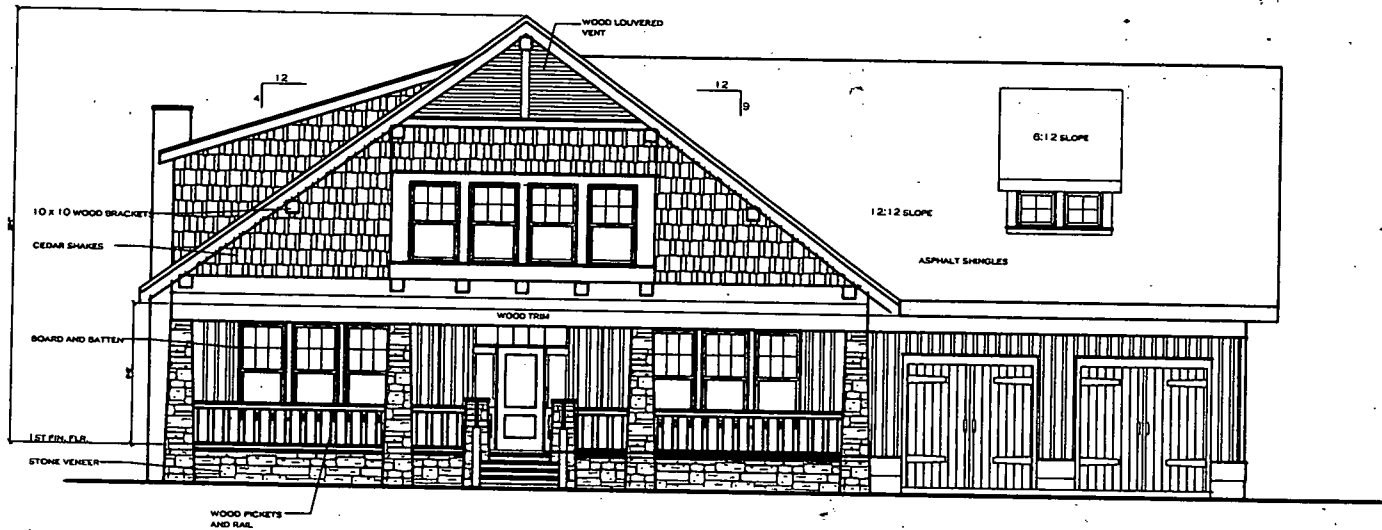
The applicants were approved for board and batten siding on the first floor and cedar shingles on the second floor of the new house(see attached elevation).

The HPC did not approve cultured stone on the foundation and they have changed the foundation material to stucco. The language of the conditional approval did not specifically address the material for the front porch columns, which were shown on the plans as cultured stone.

The applicants are proposing the following materials:

- 1) Front columns: Cultured Stone *No*
- 2) Front Columns: Stone Veneer *yes*
- 3) Front Columns: Stucco and first floor: Stucco (see attached photo of stucco on the first floor and shingles on the second floor) *yes*

Staff recommends approval of options #2 and 3.



WESTON RESIDENCE- FRONT ELEVATION PLAN A-1W/GARAGE
 SCALE: 1/8" = 1'-0"

13



Fothergill, Anne

OK ✓

Subject: FW: Weston Residence design changes

STAFF ITEM - 1903 Brighton Dam Road

Staff recommends approval of these minor changes to the left elevation.

From: Elaine Drayton [<mailto:edrayton@classicmd.net>]
Sent: Wednesday, July 25, 2012 4:39 PM
To: Fothergill, Anne
Cc: 'nicole.weston4'; 'Dinesh Jain'; 'Jamie Defelice'
Subject: Weston Residence design changes

*hopper windows
instead*

Anne,

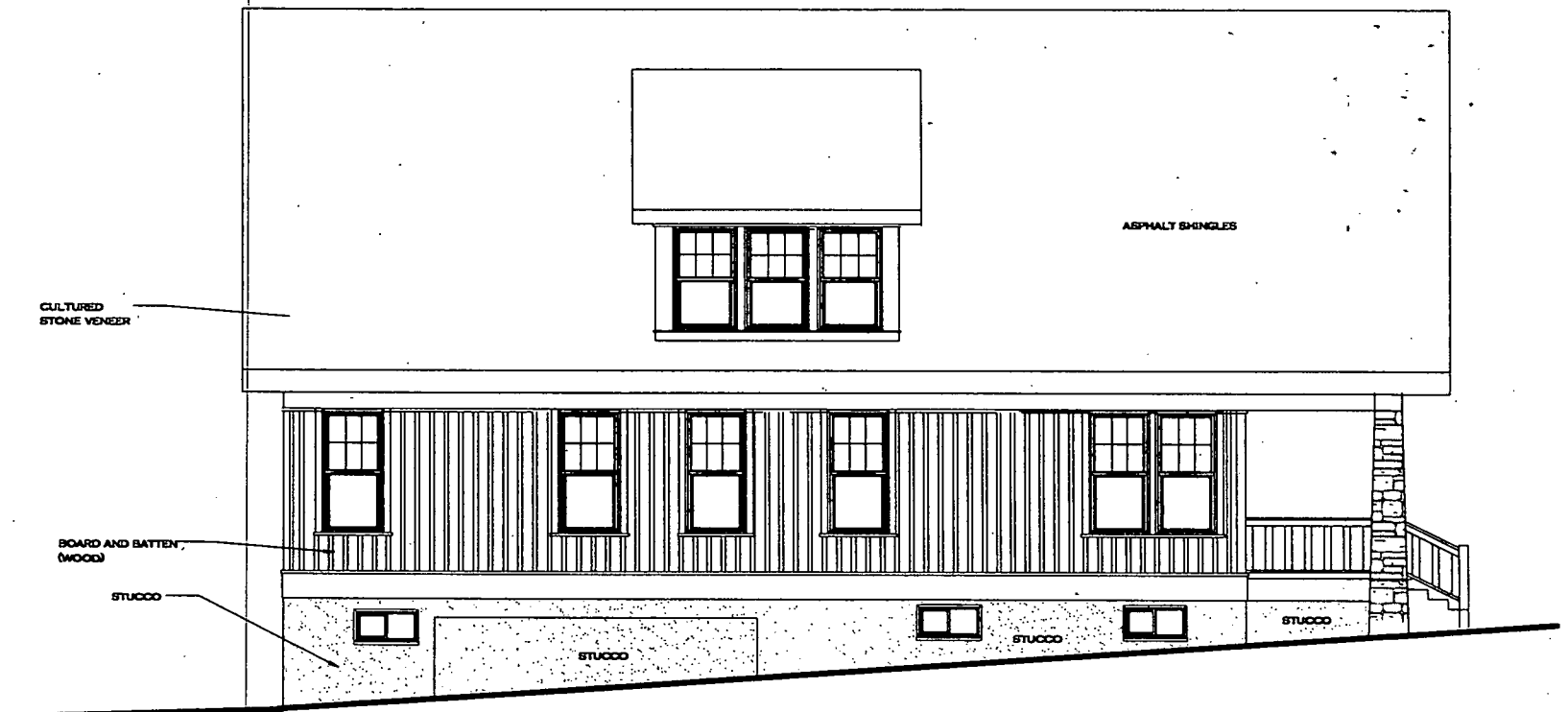
Attached are the pdf 's of the Front, Left and Rear Elevations. The chimney has been removed . An area way along with windows for the basement have been added to the left side elevation.

There are no design changes on the right side elevation.

Thanks,

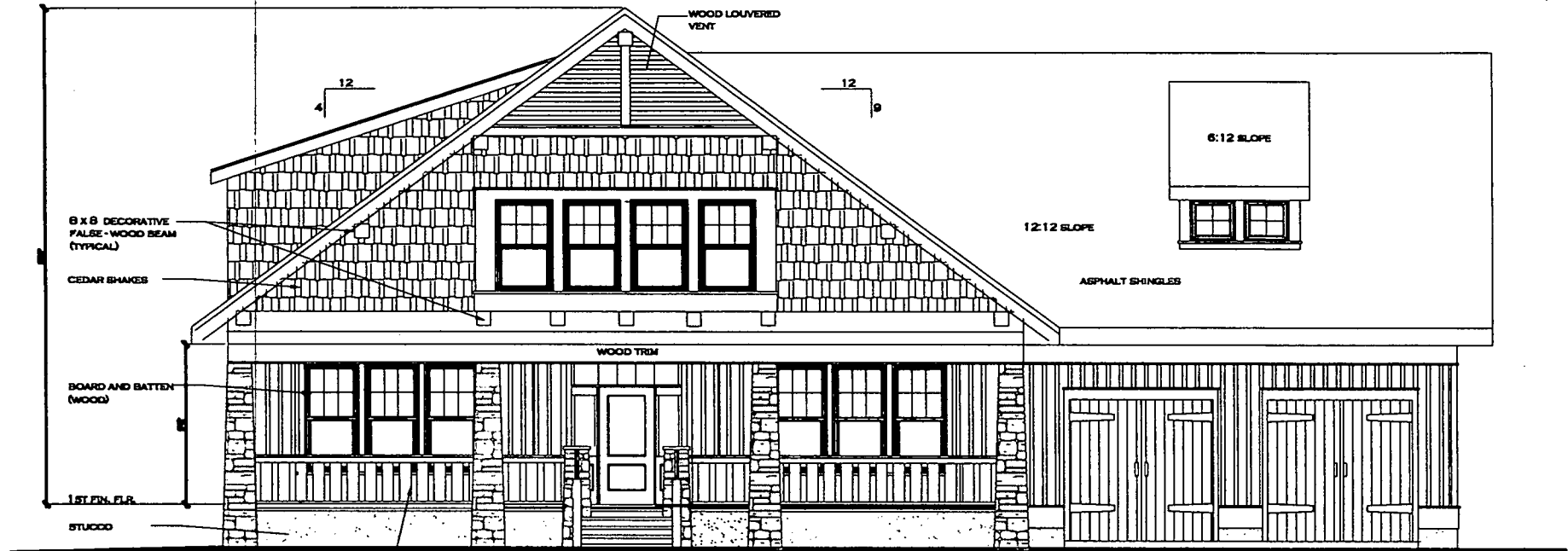
Elaine Drayton
Pre-Production
Classic Homes, Inc
50 W Edmonston Dr, Suite 405
Rockville MD 20852
Tel: (301) 251-2001 ext 318 Fax: (301) 251-1222
Email: edrayton@classicmd.net Web: www.classicmd.net

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LEFT SIDE ELEVATION- PLAN A1 W/ GARAGE

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



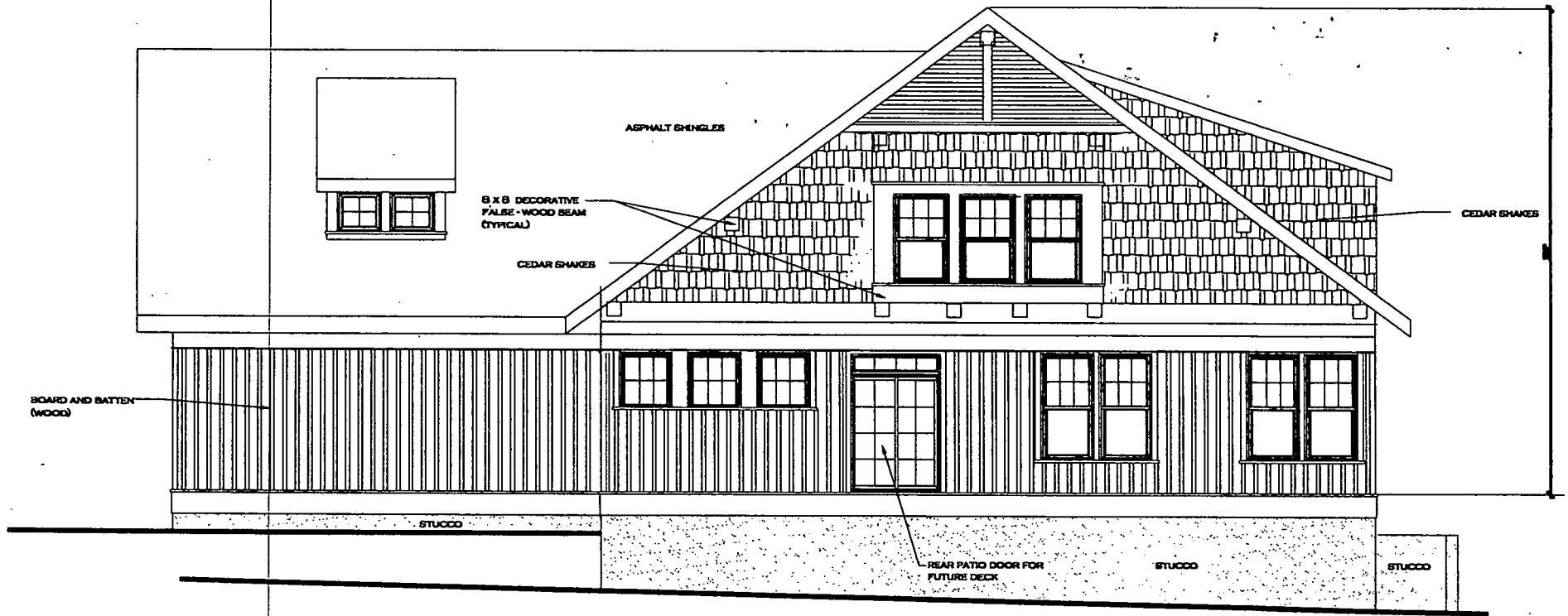
FRONT ELEVATION PLAN A-1W/GARAGE

SCALE: 1/8"=1'0"

material changes:

Foundation = stucco
Columns = need to show stucco or other approvable material

Windows = TBD
Front door = wood



REAR ELEVATION-PLAN A1 W/ GARAGE

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

Fothergill, Anne

From: Fothergill, Anne
Sent: Friday, July 13, 2012 9:56 AM
To: nicole.weston4 (nicole.weston4@gmail.com); glen.weston@siemens.com
Subject: Historic Area Work Permit

On July 11, 2012 the HPC approved your Historic Area Work Permit (HAWP) for new construction at 1903 Brighton Dam Road. The HAWP was approved with conditions and until those conditions are met we cannot send the final approval memo to DPS. However, the approval was for the new house with the dimensions as shown in the application and you can begin the needed site work in anticipation of the construction (and keep this email in the file as your conditional approval). Once we have approved the details for some of the pending materials we can issue the final approval and stamp the permit sets of plans so you can apply for your building permit. As I mentioned to Nicole yesterday I will not be in the office the first two weeks of August so hopefully Classic Homes can provide information on the proposed materials soon and we can get that resolved. Then once they have developed the full permit sets of plans they need to provide three to our office for stamping; we keep one set and you take two sets to DPS for building permits.

thanks,
Anne

Anne Fothergill
Planner Coordinator
M-NCPPC
Montgomery County Planning Department
Functional Planning and Policy Division
Historic Preservation Section
8787 Georgia Avenue, Suite 206
Silver Spring, MD 20910
(301) 563-3400 phone
(301) 563-3412 fax
anne.fothergill@montgomeryplanning.org
www.montgomeryplanning.org/historic

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1903 Brighton Dam Road, Brookeville	Meeting Date:	7/11/12
Applicant:	Nicole and Glen Weston	Report Date:	7/4/12
Resource:	<i>Master Plan Site #23/69</i> Brookeville Woolen Mill and House	Public Notice:	6/27/12
Review:	HAWP	Tax Credit:	None
Case Number:	23/69-12A	Staff:	Anne Fothergill
PROPOSAL: new construction			

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application with the following conditions:

1. The proposed materials are not approved for the windows, chimney, doors, and foundation; materials to be reviewed and approved at the staff level prior to final approval.
2. The rear deck will be reviewed as part of a separate HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan Site #23/69 Brookeville Woolen Mill and House*
STYLE: 1 ½ story stone house
DATE: Late 1700s to early 1800s

excerpt from Places in the Past:

A rare surviving example of a woolen mill complex, this site includes a mill structure and house. Both buildings exhibit superior stone masonry with rough-dressed quarry stone, hewn lintels and quoins. Banked into a hillside, the structures are one and a half stories tall with exposed basements. The stone house type with galleried porches across basement and first story levels on the downhill side is more typical of miller's houses in southeastern Pennsylvania and northeastern Maryland. The Hawlings River valley, tributary to the Patuxent, was one of the first areas in the county to be settled. A number of small woolen factories and fulling mills were built during the embargo period of the War of 1812. The date of the house is uncertain. The 1783 tax assessment lists several stone Riggs houses. By 1816, David Newlin was operating the woolen mill, known as the Brookeville Woolen Factory, manufacturing cloth and blankets from fleece.

additional information:

The house and mill overlook the Hawlings River and the property is adjacent to the Hawlings River Regional Park. The entrance to the historic site is marked by two stone piers flanking a gravel driveway. The driveway runs alongside the Hawlings River for almost a mile to the historic house which sits on the east slope of the hill overlooking the mill building and a pond. The land rises higher to the west and crests behind the house (within Lot 4). The stone house sits on a knoll and the basement is fully exposed in the

front, making it a 2 ½ story house. A 2-story galleried porch runs across the width of the front of the house. The main body of the house is stone and on the left side there is a mid-19th century narrow 1 ½ story frame wing. On the right side there is an addition approved by the HPC in 2004.

The subject property is located behind the historic at 1903 Brighton Dam Road. This is the only remaining lot ("Lot 4") to be developed of the four lots that are accessed off the long gravel driveway shared with the historic house. . See Circles 63+64.

Montgomery County holds an easement on Lot 4 at 1903 Brighton Dam Road, granted by the owners in 1984. The terms of the easement subject this property to Chapter 24A "Historic Resource Preservation," requiring the HPC to review and approve new construction and other exterior alterations (see Circles 64A-66).

BACKGROUND

The applicants had two Preliminary Consultations with the HPC on April 11 and May 16, 2012. Initially the main concerns that the HPC discussed with the applicants were the overall visibility of the new house, the height, massing and scale of the house, the type of materials proposed (vinyl siding and others) and the siting of the house. Changes were suggested that could decrease the visibility and increase the compatibility of the new house with the historic resource. The plans from the first Preliminary Consultation are in Circles 46+47 .

The applicants responded to many of the Commission's initial concerns and at the second Preliminary Consultation they received a lot of positive feedback about the changes they had made including the height reduction, appropriate siding materials (wood), change in the gable roof orientation, shift in siting of the house, and the addition of windows. There was still some concern about breaking up the massing and suggestion of possibly detaching the garage. Plans from the second Preliminary Consultation are in Circles 42+43 and the transcript is in Circles 19-41 .

PROPOSAL

The applicants are proposing to construct a new house on Lot 4 at 1903 Brighton Dam Road, which is to the west of the adjacent historic property at 1901 Brighton Dam Road. The new house will be located across a shared driveway from 1909 Brighton Dam Road, which is not historic.

The proposed new 3858 SF house (plus 582 SF garage) will be approximately 44' x 47" and 28'1" tall at the roof ridge. The front gable house is 1 ½ stories and will face south and slightly east. The siding materials are wood board and batten siding on the first story and cedar shingles on the second story with a horizontal wooden band between the two materials. The doors are painted fiberglass and the windows are vinyl with simulated divided lights. The gable ends will have wood louvered vents and there is a chimney with cultured stone veneer on the left (west) side of the house. There will be a full width front porch with stone columns and concrete flooring and a wood railing. There will be a gravel driveway leading from the shared driveway to the new house with a front-loading two-car garage with metal garage doors that is set back 11' from the front plane of the house. There is 2nd floor space above the garage with front and rear dormers and there is also a dormer on the left side. At the rear of the house there are doors leading to a future deck, which will be reviewed by the HPC as a separate application. The applicants will provide a detail of the porch railing and brackets prior to the HPC meeting.

For the construction of the house and the septic field located to the northeast of the house, 56 trees will be removed in a less than 20,000 SF area, or approximately 1/10 of the trees on the property. The applicants

submitted a tree save plan to the Planning Department which shows that 26 significant trees will be retained - predominantly Tulip Poplars all 20" DBH or larger. They are not proposing to remove any trees on the rest of the wooded property, which is five acres. They also propose to plant additional trees on the property for screening.

Proposed plans are in Circles 11-19.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site 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-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard #2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard #5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

Standard #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 Secretary of the Interior's *Standards for Rehabilitation* state that "the site, including its associated features, contributes to the overall character of the historic property...[and] the relationship between the buildings and landscape features within the site's boundaries should be considered in the overall planning for rehabilitation project work."

The *Standards* advise that it is important to identify, retain, and preserve the building and landscape features which are important in defining the historic character of the setting including woodlands and important views or visual relationships.

The *Standards* recommend that:

- any changes should retain the historic relationship between buildings and the landscape and its site features including trees.
- adjacent new construction should be designed to be compatible with the historic character of the site and preserve the historic relationship between the building or buildings and the landscape.

For new construction, the *Standards* recommend against:

- locating new construction on the building site where important landscape features will be damaged or destroyed.
- introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

DESIGN OF ALTERATIONS, NEW OR INFILL CONSTRUCTION

While the alteration of historic properties may be proposed, the goal should be to design these changes such that they have no – or little – effect on the integrity of the property. Design any alterations to be compatible with the historic character of the property. Avoid alterations that would hinder the ability to interpret the original design character of the house, as well as those that imply an earlier historic period than that of the building. Design alterations such that damage to historic features or materials is minimal, or avoided entirely. These approaches are generally inappropriate. Design alterations such that damage to historic features or materials is minimal, or avoided entirely.

Similarly, new or infill construction should be designed to fit within the setting of the historic site or district. This requires some planning, as well as an understanding of the development site. The Montgomery County historic preservation program recognizes that while historic districts and sites convey a certain sense of time and place associated with their history, they also remain dynamic, with alterations to existing structures and construction of new buildings occurring over time.

The design guidelines that follow were written to help assure that, when new building occurs, it will be in a manner that reinforces the basic visual characteristics of an area. The guidelines do not require that new buildings must look old. In fact, imitating historic styles found in Montgomery County is generally discouraged. Some people may be confused about this concept; for many, the initial assumption is that any new building should appear to be old. But rather than imitating older buildings, a new design should relate to the traditional design characteristics of a neighborhood while also conveying the stylistic trends of today. New construction may do so by drawing upon some basic building features—such as the way in which a building is located on its site, the manner in which it relates to the street and its basic massing, form and materials—rather than applying conjectural historic detailing to a new building. When these design variables are arranged in a new building to be similar to those seen traditionally in the area, visual compatibility results. Therefore, it is possible to be compatible with the historic context while also producing a design that is distinguishable as being newer.

The applicants have again made significant changes from the second preliminary consultation to the final proposal. The house is now 1 ½ stories and the massing is broken up with the use of dormers and the set back garage. The front elevation has a full width porch and the right side elevation, which faces the historic house, has more windows, is shorter than the previous design, has more details and more relief.

Staff supports the house as proposed and finds that it is a creative solution to the massing concerns that were raised. However, the applicants did consider an alternative design with a two-car carport in the location of the garage. If the HPC finds that the attached two-car garage is not approvable, they may want to consider an open and more transparent carport in that location with the same amount of livable space above. Staff is not recommending that change and supports the garage as proposed as meeting the review criteria.

The only part of the proposal that staff had some concern about was a few of the proposed materials—cultured stone, metal doors, and vinyl windows—and notes that generally the more appropriate materials are wood windows and doors and masonry chimneys and foundations. Staff asked the applicants if they would consider painted fiberglass windows but did not receive a response in time for the staff report. In this case, the massing and siding are much more visible and prominent features of this house and they are appropriate and approvable so the Commission may find that these other smaller features and their materials may not be as significant or as visible. The house is set back substantially from the historic house, down a shared driveway, down another driveway, and tucked within trees. Staff recommended a condition to change the materials based on a strict interpretation of the review criteria but encourages the HPC to consider the location of the house and that it is entirely new construction located behind a historic resource, not an addition to a historic house, and perhaps approach the materials with some flexibility and leniency and allow the proposal as is. If that is the case, the recommended condition of approval could be removed.

Overall, staff finds the proposed new house in keeping with the applicable guidelines and recommends that the HPC approve the application with two conditions.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application with two conditions as being

consistent with Chapter 24A-8(b)(1) and (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: nicole.weston4@gmail.com Contact Person: Nicole Weston
 Daytime Phone No.: 561-352-9846
 Tax Account No.: _____
 Name of Property Owner: Glen & Nicole Weston Daytime Phone No.: 561-352-9846
 Address: 2691 Cameron Way Frederick, MD 21701
Street Number City State Zip Code
 Contractor: Classic Homes of MD Phone No.: 301-251-2001
 Contractor Registration No.: MHBR 5421 / BC 3900
 Agent for Owner: JAMIE DEFELICE Daytime Phone No.: 301-251-2001 x314

LOCATION OF BUILDING/PREMISE

House Number: 1903 Street: Brighton Dam Rd.
 Town/City: Brookville Nearest Cross Street: Bordley
 Lot: 4 Block: _____ Subdivision: HAWLING RIVER ESTATES
 Liber: _____ Folio: _____ Parcel: _____

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: _____

1B. Construction cost estimate: \$ 500,000

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.

Nicole Weston
 Signature of owner or authorized agent

6/20/12
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 602595 Date Filed: 6/20/12 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

The site of the proposed new construction is a vacant lot. It sits behind the Brooksville Wooden Mill and House located at 1901 Brighton Dam Rd. Nearby, but not accessible to the wooden mill is the Brooksville Wooden Mill Workers House. There are also 3 other, non historic homes that surround the site of the proposed new construction.

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

We are proposing a single family, 1 1/2 story home to be located about 450 feet away from the historic resource, ~~located~~ partially blocked from view by a barn located on the historic resource and further buffered by dense forest that blocks the view completely while the trees are in leaf.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Elna + Nicole Weston 2691 Cameron Way Frederick, MD 21701	
Adjacent and confronting Property Owners mailing addresses	
Christian Newcomer Pamela Phillips 1901 Brighton Dam Rd. Brookville, MD 20833	
Charles + Carol Kim 1905 Brighton Dam Rd. Brookville, MD 20833	
Chris Stifel Patricia Thornton 1909 Brighton Dam Rd. Brookville, MD 20833	

July 2, 2012

Historic Preservation Commission
C/O Anne Fothergill
Planner Coordinator, M-NCPPC
Montgomery County Planning Policy Division
Historic Preservation Section
1400 Spring Street, Suite 500W
Silver Spring, Maryland 20910

Re: Proposed Home Located at 1903 Brighton Dam Road, Brookeville, Maryland.
Application for Historic Area Work Permit Scheduled for July 11, 2012

Dear Members of the Historic Preservation Commission,

Thank you for the guidance you offered during our first and second preliminary consultations. We have taken your recommendations to heart and have thoughtfully considered those of our neighbors as well. The plans we are submitting for a Historic Area Work Permit reflect our positive response to your recommendations and address the final area of comment, which was the scale/massing.

The plans before you today show a completely redesigned home. As recommended, we removed the garage from the main body of the home, and reduced the square footage of our second floor by tucking it into the roof trusses making it a 1 ½ story house. In order to accommodate engineering constraints, we extended the width of the home by 4 feet. We compensated for this additional space by reducing the depth of the house 8 feet. This change is important to note because it shortens the side elevation facing the historic resource by 8 feet.

We also spread out the mass, as recommended by several commissioners, by redistributing some of it under a cross gable forming more of a "T" shaped footprint. The crossgable is located midway down the length of the house sitting 11 feet back from the front elevation. It is strategically placed in this location to further break up the massing along the now shortened, right side wall elevation. In addition, the fenestration pattern is further enhanced on the right side with the help of additional windows added to the side of the garage.

Redesigning the house to reduce the scale/massing, along with the numerous concessions made in design, materials, height, and massing after our first preliminary consultation, show a clear positive response to HPC comments and should render this house compatible to the historic resource. We thank you for your guidance and seek approval of these plans for a Historic Area Work Permit.

Sincerely,
Glen & Nicole Weston

2691 Cameron Way
Frederick, Maryland 21701
561-352-9846
561-239-2133

VALLEY PARK

S89°59'20"E 467.00'

GENERAL NOTES:

1. Plat number - 12811 (recorded 1/28/1980)
2. Area of property - 5.0 Acres (217,800 sf)
3. Zoning: RC
4. Property served by onsite well and septic.

ZONING NOTES:

1. Setbacks-
Front - 50'
Side - 40' (one side 20')
Rear - 35'
2. Maximum Building Height - 50'
3. Proposed Building Height - 31' ± @ Peak
4. Maximum Lot Coverage - 25%
5. Proposed Lot Coverage - 2,993 sf (<2%)

Septic System Notes

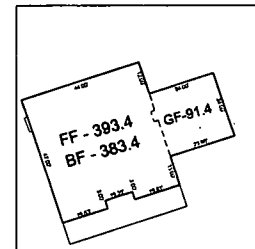
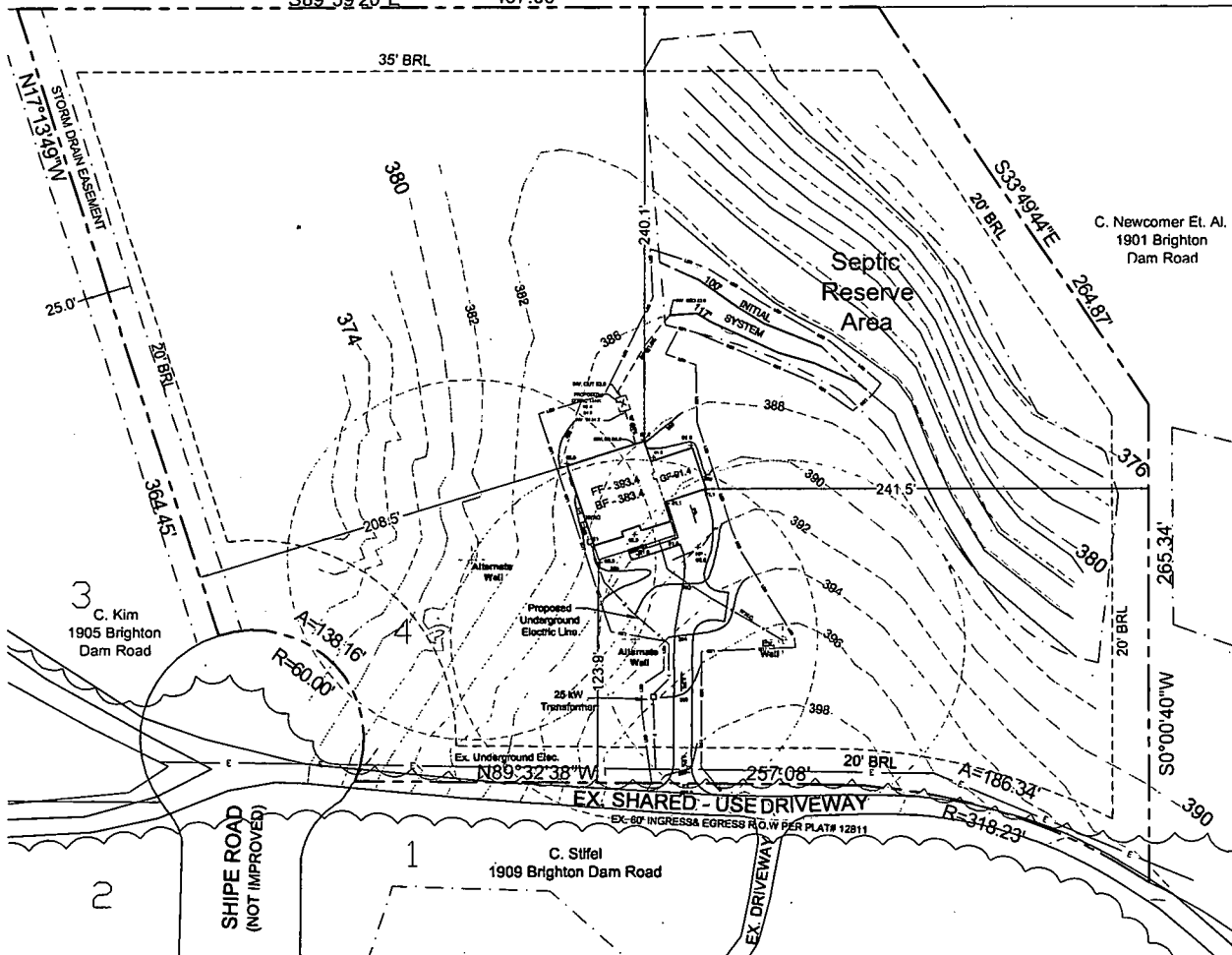
1. Number of Proposed Bedrooms - 4
2. Depth of Stone - 4"
3. Average Test Rate: 13 minutes
4. Length of Initial System - 217'
5. Percolation Depths - 2.5' & 14.5'
6. Length of Entire System Shown - 888'(17,000 sf)
7. Size of Septic Tank - 2,000 gal. Double Compartment Tank

Sheet 1 of 1



date: 6/20/12
scale: 1" = 30'

Bentley & Associates, Inc.
Land Planning Consultants
Columbia, MD 21047
(301) 945-2527

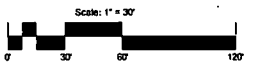
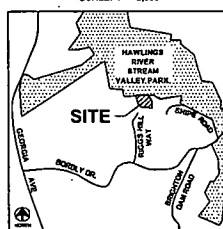


**DETAIL VIEW:
HOUSE DIMENSIONS**
1" = 20'

LEGEND:

- PROPOSED HOUSE
- PROPOSED CONTOUR
- ELECTRIC METERS LOCATION
- PROPOSED SEPTIC TANK
- EX. WELL
- PROPOSED SEPTIC AREA
- PROPOSED SPOT ELEVATION

VICINITY MAP
SCALE: 1" = 2,000'

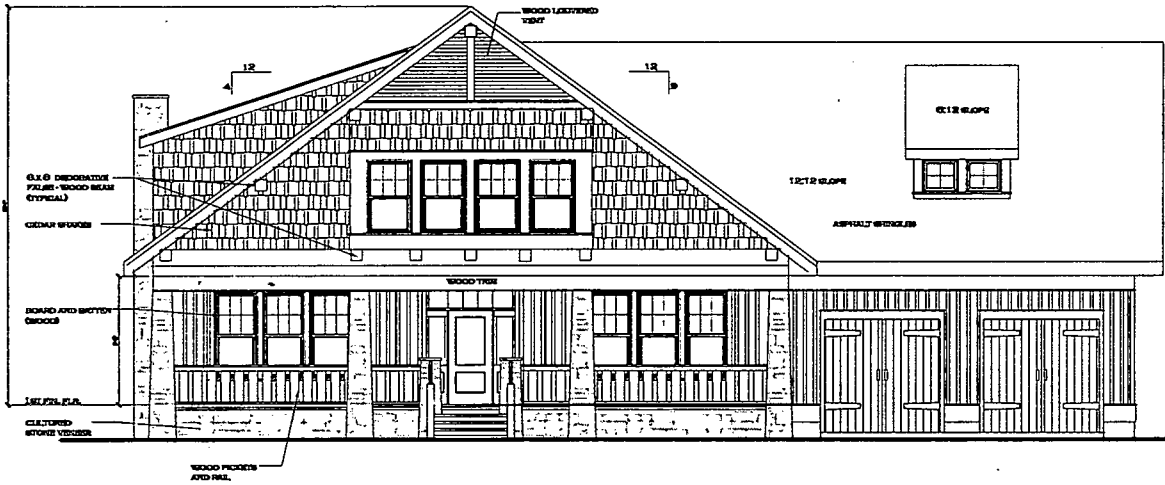


SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY:
THOMAS A. MADDOX, PLS
8933 SHADY GROVE COURT
GAITHERSBURG, MD 20877
301-984-5804

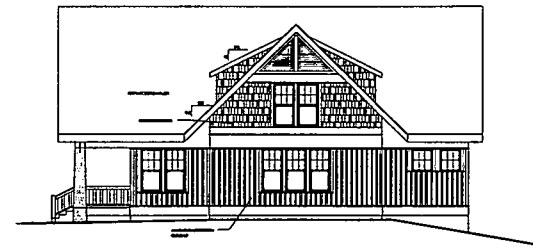
OWNER:
Glen & Nicole Weston
2691 Cameron Way
Frederick MD, 21701
561-352-9846

SITE PLAN A - ATTACHED GARAGE / CARPORT
1903 BRIGHTON DAM ROAD
(HAWLING RIVER ESTATES: LOT 4)
MONTGOMERY COUNTY, MARYLAND

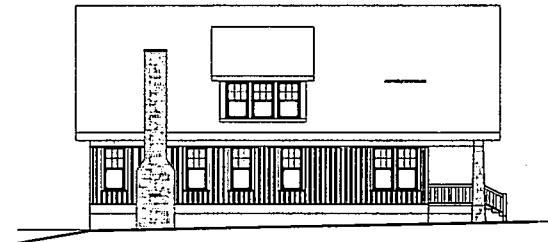
11



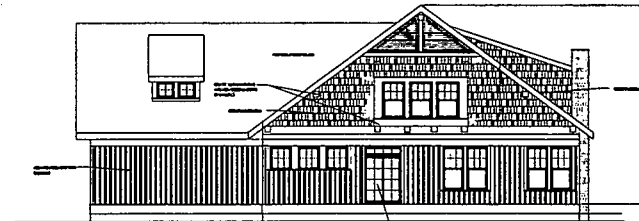
WESTON RESIDENCE- FRONT ELEVATION PLAN A-1 W/GARAGE
SCALE: 1/4"=1'-0"



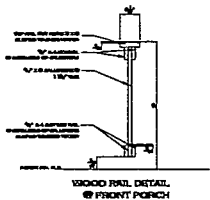
WESTON RESIDENCE- RIGHT SIDE ELEVATION PLAN A-1 W/GARAGE
SCALE: 1/8"=1'-0"



WESTON RESIDENCE- LEFT SIDE ELEVATION- PLAN A & B
SCALE: 1/8"=1'-0"



WESTON RESIDENCE- REAR ELEVATION- PLAN A1 W/ GARAGE
SCALE: 1/8"=1'-0"



NOTE:

- WINDOWS- VINYL
- EXTERIOR DOORS SHALL FIBERGLASS PAINTED
- GARAGE DOORS- INSULATED AND PAINTED METAL
- FRONT PORCH- CONCRETE SLAB BROOM FINISHED
- EXPOSED FOUNDATION- CULTURED STONE VENEER
- COLUMNS- CULTURED STONE VENEER
- CHIMNEY- CULTURED STONE VENEER
- FRONT RAILS- WOOD RAILS
- (3) GABLE ENDS- CEDAR SHAKES
- ROOF- ASPHALT SHINGLES
- CORNICES- WOOD PAINTED
- BRACKETS/FALSE RAFTERS- WOOD
- SIDING- BOARD AND BATTEN (WOOD-PAINTED)

CONCEPTUAL
NOT FOR CONSTRUCTION

CLASSIC HOMES
OF MARYLAND
50 W. Edgewater Drive Suite: 405
Reesville, MD 20857 251-1222
www.classicmd.net

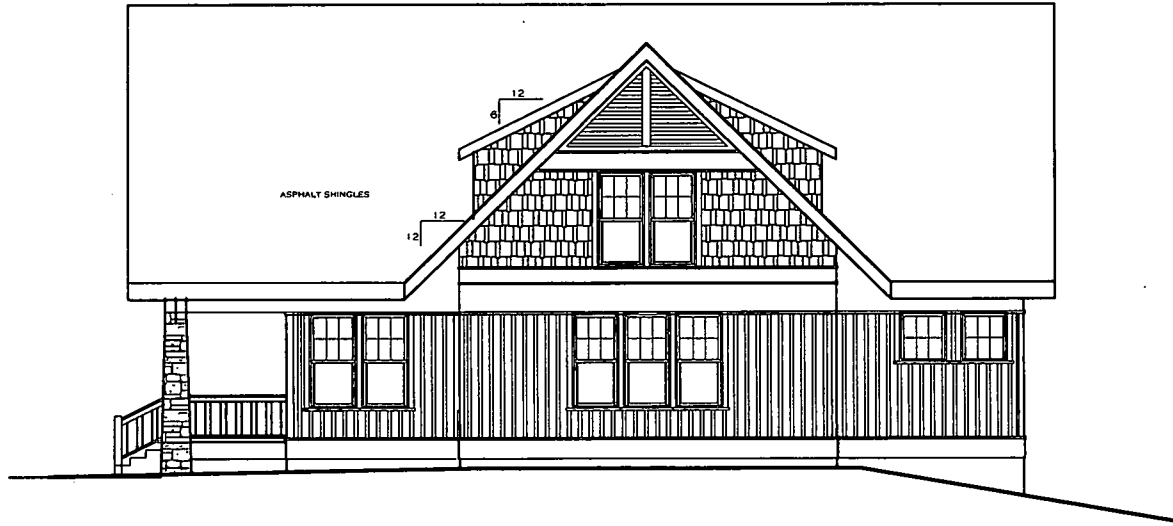
THE LILY STONE MODEL
THE WESTON RESIDENCE
1903 BRIGHTON DAN ROAD, BROOKESVILLE, MD 21701

REVISIONS	
NO.	DATE

Professional
Certification
I hereby certify that I have
personally and directly prepared or
supervised the preparation of the
above drawings and that I am a
licensed professional architect
under the laws of the State of
Maryland.
License No. 18796
Expiration Date 08-01-2018

DRAWN BY	
CHECKED BY	
PLotted DATE	7/2/2012 1:00:04 PM
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JOB NO.	
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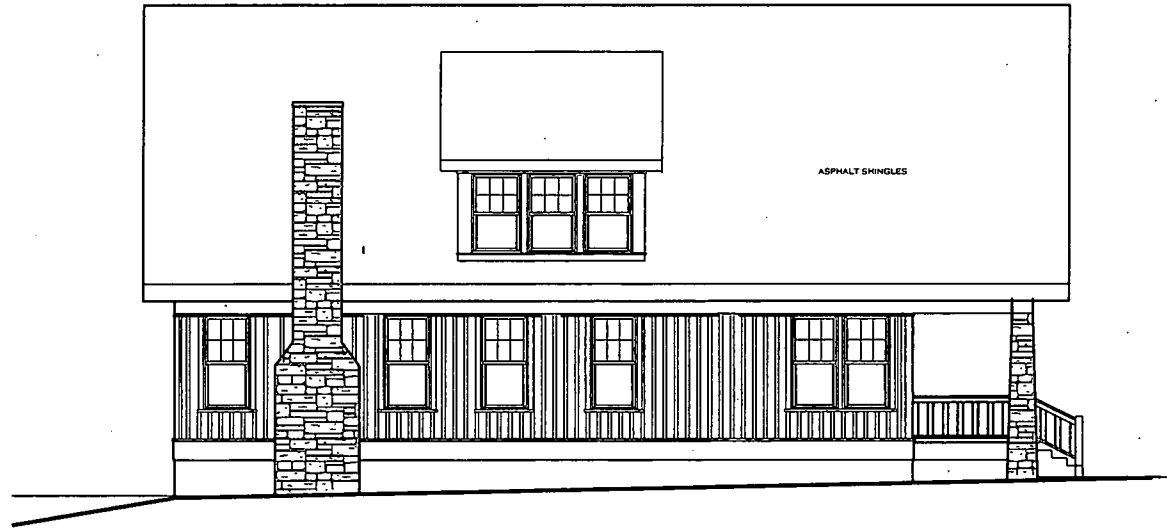
12



WESTON RESIDENCE- RIGHT SIDE ELEVATION PLAN A-1 W/GARAGE

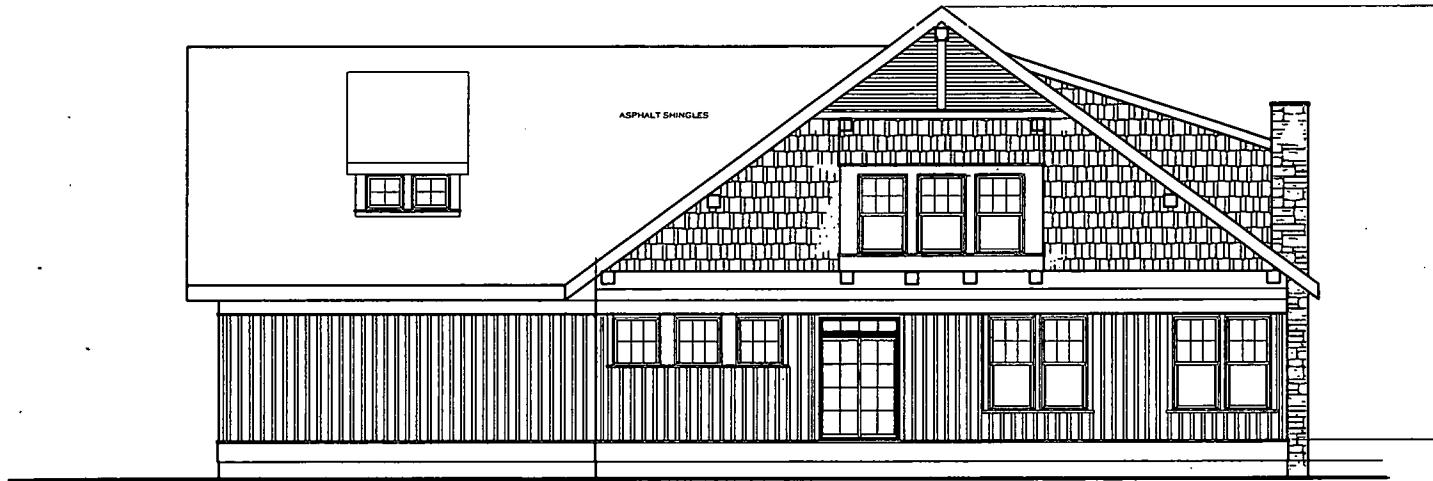
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14



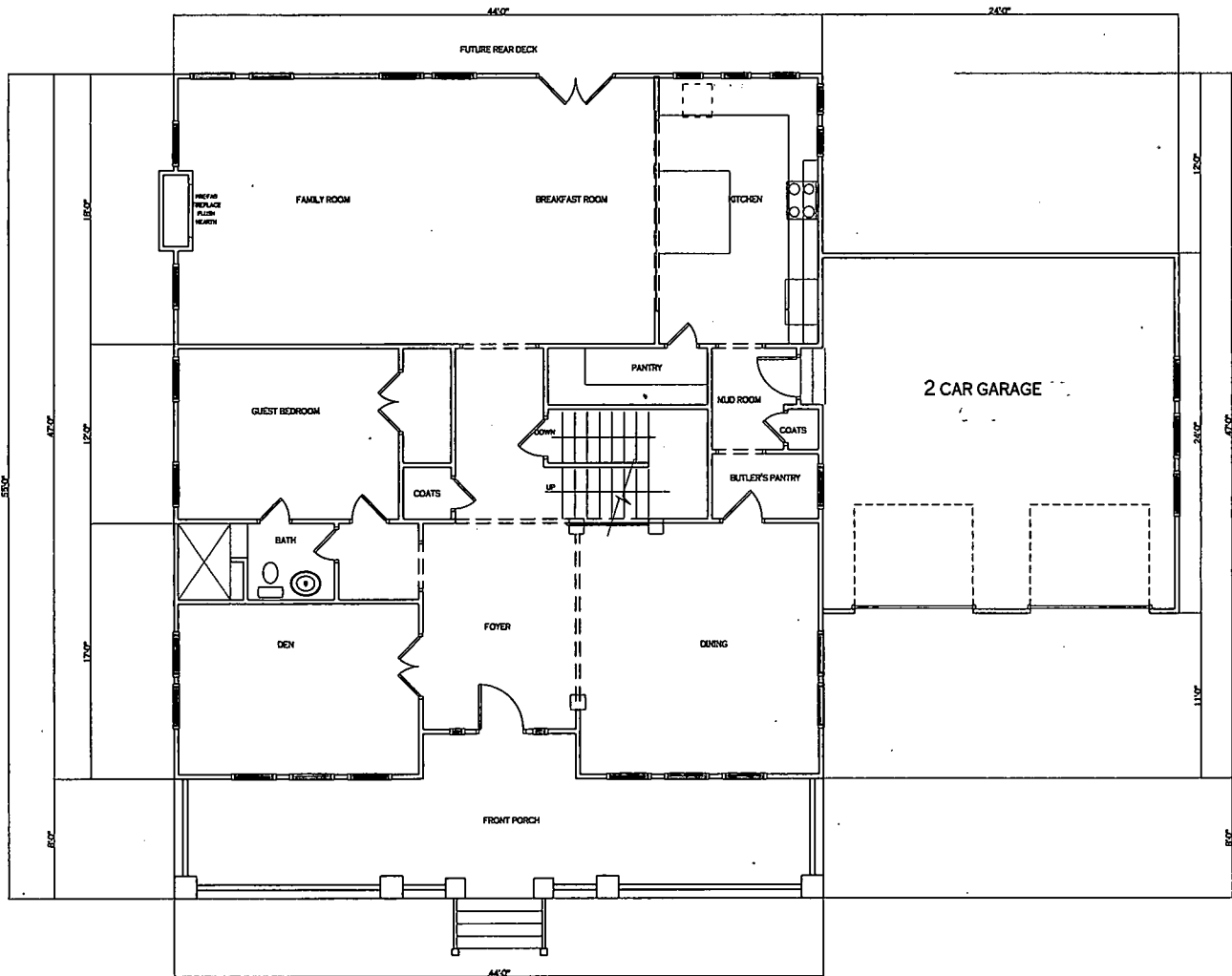
WESTON RESIDENCE- LEFT SIDE ELEVATION- PLAN A

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



WESTON RESIDENCE- REAR ELEVATION- PLAN A1

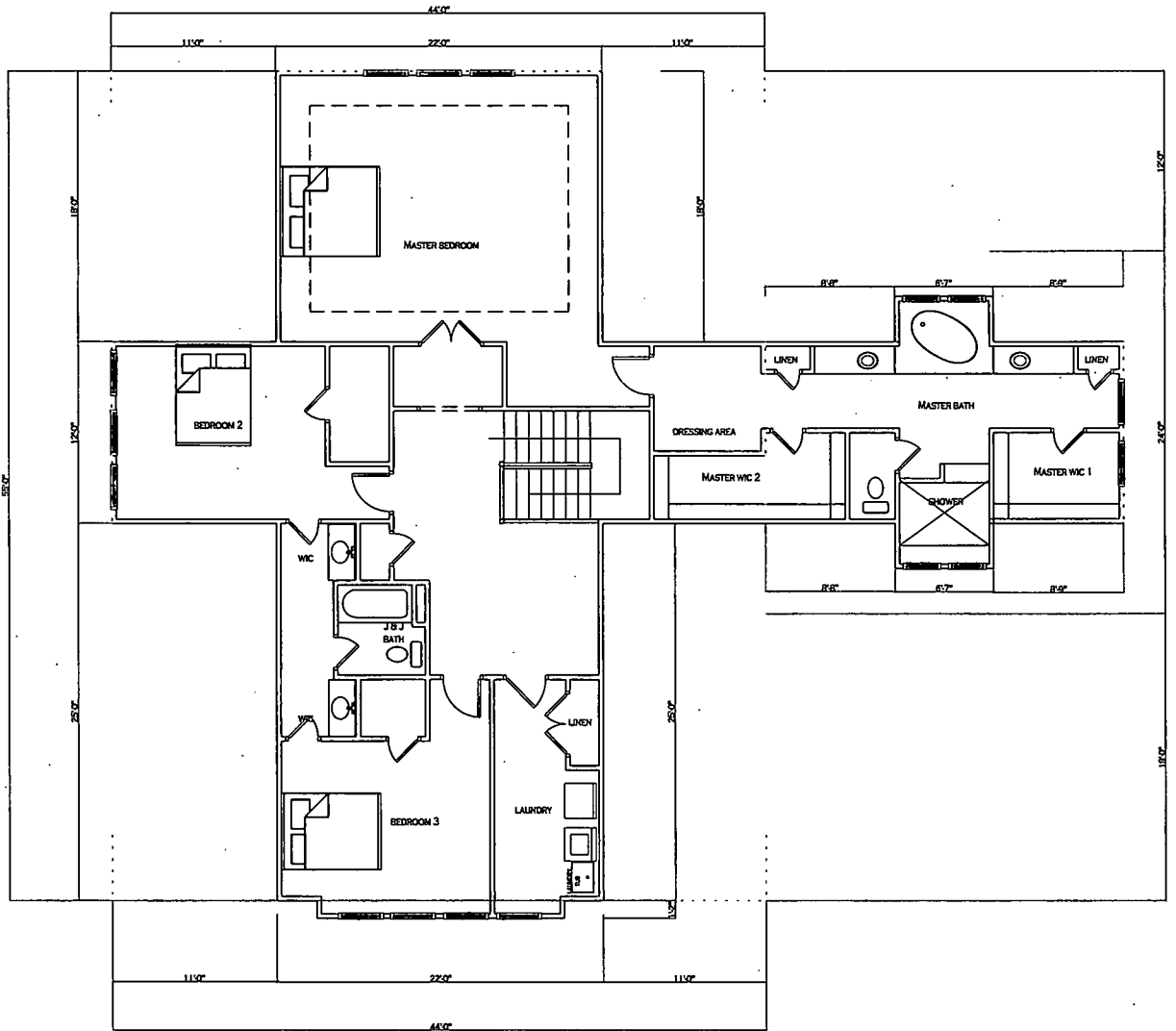
16



1ST FLOOR PLAN WITH GARAGE - PLAN A

WESTON RESIDENCE

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



2ND FLOOR PLAN WITH GARAGE - PLAN A

WESTON RESIDENCE

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

HPC Meeting May 23, 2012

MS. MILES: Okay, next we are going to hear a second preliminary consultation, on new construction at 1903 Brighton Dam Road in Brookeville. If the applicants would please come forward, and do we have a Staff Report?

MS. FOTHERGILL: We do. The Commission should be very familiar with this property and this proposal. The applicants came to the Commission for a preliminary consultation on April 11th and, I believe, the entire Commission was here that night. This is the second preliminary consultation for new construction adjacent to Master Plan Site No. 23/69, the Brookeville Woolen Mill and house, and this map can help orient you. The property that the applicants want to build their house on is 1903 Brighton Dam Road and the Master Plan Site, as you can see in this slide, is the adjacent property at, I believe, 1901. They are also in very close proximity to another Master Plan Site that is related to the historic property, the Brookeville Woolen Mill Workers house.

The applicants had a preliminary consultation for the proposed new construction and, at the time, the Commission had a number of concerns about their proposed new house and the Commission discussed with the applicants concerns about the overall visibility of the new house, specifically the height, the massing, and scale of the house, and then also the type of materials proposed and the different materials on the sides and the front of the house and the siting of the house at the location.

A number of changes were suggested and discussed that could decrease the visibility and increase the compatibility of the new house with the historic resource and the plans from that first preliminary consultation are in your Staff Report in Circles 52 through 55 and you also had the opportunity to read the transcript in your Staff Report.

Overall, the applicants are proposing to construct a new house on this lot and it's located across a shared driveway from 1909 Brighton Dam Road, which you can see in the slide is not historic. I will note that the Commission received an email with comments from the owners of 1909, the

property across the shared driveway.

The new plans we received didn't include floor plans but, I believe, the general dimensions are the same which is a 3450 square foot house, approximately 40 feet by 54 feet, 4 inches long. The house now has a front gable and its 27 feet tall at the roof ridge and it faces south and slightly east.

The materials have changed. The siding materials are board and batten on the first story and cedar shingles on the second story with a horizontal band between those two siding materials. The gable ends will have MDO panels with vertical strips of wood. There's been a slight change from what's in your staff report: there's a front porch that wraps around the right side and we'll see that in the plans in the slide show. There is a masonry chimney on the left side of the house and a gravel drive leading from the shared driveway to the new house and a front loading garage.

For the construction of the house and the septic field, which will be located to the northeast of the house, 56 trees will be removed in a less than 20,000 square foot area, or approximately one-tenth of the trees on the property. The applicants submitted a Tree Save Plan to the Planning Department which shows 26 significant trees will be retained. They're predominantly tulip poplars, all 20 inches diameter breast height or larger. They are not proposing to remove any other trees on the rest of the wooded property which is five acres, and they also are open to planting additional trees on the property for screening.

The new house will be sited approximately 500 feet from the historic house and at an approximately 29 foot higher elevation. They revised their sight line study which is in your staff report and also in the slide show. So, going through the PowerPoint, these are some aerial photos to orient you, and I can come back to any of these but I do believe that you are very familiar with this property. This is the revised house location. You can see in your Staff Report if you look at Circles 12 and 13 how the location of the house has been shifted. It has been angled slightly so that actually the view from the historic house is not directly at the long side wall. It's at an angle now and I believe it was pushed

slightly further back as you can see in this new location. These are the plans -- the sketches that we received today showing the revised plans to the house. You can see some minor changes like the garage doors; and then some more substantial changes, the material changes and the porch wrapping around the side, the change in the roof orientation so now it has a front gable and, in fact, I will list the things that have changed.

Probably the most substantial change is the house is now six feet lower than previously proposed and that was discussed substantially at the first preliminary consultation. As I mentioned, the roof was rotated so that now the tall gable end doesn't face east towards the historic property, this is the side, but at an angle that faces the historic property. Again, it doesn't have a side gable and it is six feet lower and now has the front porch wrapping around, not just the porch roof, but the porch itself. All these things assist in breaking up that long side elevation that we discussed at the first preliminary consultation. The house now has consistent materials on all four sides and the materials are board and batten and cedar shingles and some stones and additional windows were added. You can see in Circles 14 and 15, you can see the changes from the first preliminary consultation to tonight and you can see the additional windows which definitely help break up those long side walls and more in keeping with the historic property.

Here are additional materials that the applicants proposed. This is a revised sight line study, and another one, and I can come back to these if you have questions. This is from the previous submission, so it doesn't show the revised house location, but I just included it so you could get a sense of the footprints of the houses surrounding the proposed house. Here are some photos of -- this is the historic house with its contemporary addition and this is the historic property and then this is the barn, and as you can see in the aerial photos and in the site line, the barn is between the house and the proposed new house and the historic house. This is a photo of the current conditions taken when staff was on-site a few months ago, the current conditions and essentially looking into the property where the house would be constructed and that is looking towards the historic property, and zoomed in

looking towards the historic property. This is the non-historic house across the shared driveway. This is looking further up the shared driveway to the other two drives at the other non-historic houses at the end of that shared driveway. I will point out that the applicants did provide, and the Commission received, color copies of photos that they wanted the Commission to have.

Before we move to the applicants' presentation, I will just note that the changes that the applicants have made are definitely improvements and are responses to the Commission's concerns. As I mentioned, the height reduction and the rotation of the roof assist in reducing the visibility of the new house. The increased angle of the house also assists in sort of breaking up the large massing and that large, long side wall as seen from the adjacent historic property. The proposed materials are more compatible and the consistency of materials around the house is more appropriate. The wraparound porch helps break up that long side elevation.

The concern that is pointed out in the Staff Report is that these improvements are good but the applicants are not proposing to change the overall form and massing of the 40 foot by 54 foot house and the house location wasn't moved substantially, which is what some Commissioners had recommended. Staff continues to recommend that the garage be detached into an accessory building which would decrease the overall footprint of the house and that the massing of the house be broken up to read as a one and a half story house, which would reduce the scale and break up the massing. Finally, staff would point out that this is 500 feet from the historic house, it's off the shared driveway where there are non-historic houses, and the overall setting will remain wooded and so it's possible that the Commission will find that, with those factors that it doesn't have an adverse impact.

The Commission needs to evaluate whether the revised proposal is visually compatible in terms of its size, scale, design, materials, color, and texture and whether it maintains the historic relationships on the site and whether it has an impact on important landscape features. The Secretary of the Interior's Standards discuss in detail, and it's in your Staff Report, features of a site and what's important to preserve and what they recommend against changing. The Commission will need to

evaluate the character-defining features of the historic house and setting and whether this proposed house meets the review criteria.

MS. MILES: Thank you, Anne. Does anyone have any questions for staff?

MR. TRESEDER: Anne, you mentioned some of the proposed materials on the new submission. Did you mention the roof material?

MS. FOTHERGILL: I don't know that I did and I don't know that it changed.

MR. TRESEDER: Okay, so that would still be what?

MS. FOTHERGILL: It's probably asphalt shingles but I don't -- is it called out on the plans?

MR. TRESEDER: Not on the elevations, no.

MS. FOTHERGILL: So it's possible it has -- oh, here it is, asphalt shingles on the first preliminary and not on the second. Unless it was pointed out, I think it stayed the same but we can ask the applicants.

MS. MILES: I gather there are no other questions for staff. Okay, if the applicants could please state your names for the records and you can either speak for seven minutes or you can respond to questions. I would urge you to direct the bulk of your remarks to talking about the ways in which your proposal has changed from the last preliminary.

MS. WESTON: Hello, my name is Nicole Weston. Good evening. I'd like to quickly introduce with me tonight, we have Elaine Drayton with Classic Homes, and we have Dave McKee with Benning and Associates, and, of course, Glen Weston.

Since our first preliminary consultation on April 11th, Glen, Elaine, Dave, and I have carefully reviewed each and every one of your comments and those of our neighbors as well. We have been in constant contact with HPC Planner Coordinator Anne Fothergill. We've met with Miche Booz, the historic architect for the addition to the Woolen Mill house at 1901 Brighton Dam Road, and we have met with the owners of that historic resource. After careful analysis of our options and thanks to

the hard work of Dave, Elaine, and Anne, I'm happy to report that the plans before you tonight show a clear positive response to the HPC's recommendations and our willingness to be as flexible as possible given our current conditions. I'm confident that you will see that our home will not negatively impact or destroy the historic resource at 1901 and at this time I'd like to share -- let's let Dave share a little bit more on how we've done that.

MR. MCKEE: I have some slides. Thank you.

To start out with -- Dave McKee, Benning and Associates, land planner for the project. Just start out with a couple of photos showing the approach and the visibility of the home site from the shared driveway. The home site will be directly forward, beyond the dense trees that you see there, there's really no visibility of the home site. A little bit closer in, historic property off to the right and, again, the proposed home site would be around the bend of the driveway to the left and beyond the trees. Approaching the home site, elevation change. We rise here to a ridge. The proposed home site would be off to the right, beyond the trees, and down, down the slope. You've seen the site plan. The house position has changed. We've slid the house back about seven or eight feet from the driveway, about eight or nine foot over, away from the history property and, again, lowered the house by six feet in elevation.

This shows you the before and after, the red being before, the after being the slight rotation, counter clockwise. We've kept the house within the area which is already cleared. This is mainly meant to avoid clearing of more trees. It's also the approved limit of disturbance approved by the Department of Permitting Services and Park and Planning. So, to go back and start all over with them would be a serious setback in the project. This is a logical position for a septic drainage access -- well, other reasons. The crosshatched area here is the clearing. All the remaining property will be retained as forests; that includes all of the septic reserve area shown, that will not be cleared.

The new Sight Line Study shows the house lowered by six feet. The main thing here is demonstrating that visibility from the historic property, the home site will be very low in elevation

relative to the barn and the foreground and the tall trees all around.

With that, I'll pass it on to Elaine.

MS. DRAYTON: Okay. Thank you. Elaine Drayton, Residential Designer for the Weston residence.

The proposed elevations are result of studying the Commission's concerns, the staff comments, and the design with Michael Booz, Brookeville architect. Our goals were to design with the intent to respect the character of place, complement the lay of the land, honor local building traditions, select durable natural materials, and define the house character with authentic details.

First, we changed the roof line. We have a gently low pitch, 6 and 12 slope, front gable with wide overhang. The front gable, in lieu of the side gable, lessens the visibility of the house to the historic property and aids in lowering the roof height. The overhang extends just above the window heads as seen on the side elevations. The front porch now wraps around the right side, or east side of the house, to break up the elevation and the roof of the porch extends to shelter the walk up.

On the front elevation, the porch roof line extends across the garage doors to create a shadow and minimize the presence of the garage on the front of the home. The garage doors have changed from the giant doors with press panels to look more like swinging doors with hinges and handles. The materials are -- all sides, are the same on all sides. The number of materials we chose were about two, for simplicity. We have wood shingles and vertical board and batten with stone veneer foundation. The second floor of the wood shingles, per the recommendations of Michael Booz, they begin at the top of the window and continue to the windowsill. We use the wood trim to transition from the wood shingles to board and batten at the first floor. The vertical board and batten extends down to the first floor line and resembles the board and batten used on historic property addition and is stopped by a wood skirt board. The skirt board or sill plate serves two purposes. I wanted it to be a transition between the trim materials and also preventing water from collecting there. The sill plate will be pressed on top of the stone foundation and we also will do -- when we're lining those up, the stud

walls will be flush with the foundation walls. So, it will look like the house is being supported by a stone foundation.

The stone piers on the foundation will be the same pattern and texture as the stone columns at the front and the side elevation and also on the chimney on the left side. The stone columns on the front and right side begin at the ground level and extend without breaking at the porch floor to support the wood beams supporting the porch roof. There is also a stone pier with a stone cap between the wood rails on the front porch. Our stone masonry, veneer, will have the look as if it had been produced locally and will match the stone pillars at the front. The use of the columns at the front and right side, also and at the foundations, the stone piers will be laid to resemble structural stone. And we'll also make sure that they will be used with the long dimensions so they look like they are very structural.

On the left side, the stone chimney also begins at the ground level instead of the wood box that was cantilevered from the wall, because it was so light and it looked like it was stuck on. It is treated as if it is a masonry fireplace. Its shoulders, they are not steep with an angle transition. Instead, the stone shoulders have a 40 degree angle and the chimney is capped with a simple concrete cap. The wooden structure with the knee braces is at the front the gable's in, we have wood trim or stick work and our windows are grouped in pairs on the front and wherever possible; but when it was not possible, we used single windows.

Now back to the garage door. Placement is located on the front, possible side entry was looked at as an option but the house would have to be flipped and then the garage would be facing the historic side. And briefly on the windows that we selected, we have the tall windows on the first floor and the shorter ones on the second and the pattern we chose was the four over one grill pattern. We have looked at colors and the colors to be selected would be using the stone pier of the drive front as our palette and we'll look at pre-War World I color scheme which will have earth tones such as browns and darker greens. Possibly two toning dividing the house into two color zones, dark at the top and

lighter at the bottom, to form an illusion of a low structure, and no great contrast between the body trim and the -- the body and the trim work. A similar color value will be done for the body color.

And this style, the craftsman home was selected by the homeowners because, as a part of the arts and crafts movement, it strove to develop an organic style building. One that was more closely reflective of the landscape and fabric in which the house was constructed -- and this is from The Bungalow Colors, Fobert Schweitzer -- it uses indigenous building materials such as stone to make the structure more genuine, designed to be simple to maintain, and during the early 1900's was labeled as common sense style. Thank you.

MS. MILES: Thank you. I will take questions, of course, from the Commission to the applicants and just reminding the Commissioners that we will be evaluating this preliminary as though no work had been done as we do with all, in all matters where work has commenced without a Historic Area Work Permit. Does anyone have any questions?

MR. RODRIGUEZ: Yes. You haven't submitted the floor plans but I believe from what we've seen, the facades, there is a deck somewhere in the back of the house? Is that plan as being part of this?

MS. DRAYTON: The deck is not a plan at this moment, no.

MR. RODRIGUEZ: But that's still showing a door in the back of the house.

MS. DRAYTON: That would be for future construction.

MR. RODRIGUEZ: For future construction?

MS. DRAYTON: Uh-huh, a future addition.

MR. RODRIGUEZ: Okay. So you are going -- did you go ahead and submit that?

MS. DRAYTON: If required, yes.

MR. RODRIGUEZ: You would have to come back to this Commission to submit plans for that deck?

MR. WESTON: Understood.

MR. RODRIGUEZ: Okay.

MR. KIRWAN: A few questions --

MR. VAN BALGOOY: And --

MR. KIRWAN: Go ahead.

MR. VAN BALGOOY: Just to clarify, can you confirm again the square footage? Has it changed or is it the same?

MS. WESTON: It's the same.

MR. VAN BALGOOY: It's the same? And what's the size?

MS. WESTON: I don't have that.

MR. WESTON: 3450 is what comes to mind.

MR. VAN BALGOOY: 3450? Okay, great, thanks.

MR. KIRWAN: The roof material is asphalt shingles?

MS. DRAYTON: Yes.

MR. KIRWAN: Is that correct?

MS. DRAYTON: Uh-huh.

MR. KIRWAN: Okay, and the sort of blank material we see up in the gable ends, that's an MDO panel?

MS. DRAYTON: Right. I wanted something light and not too heavy. We thought about putting shingles up there but it seemed like it would be just too heavy, too much.

MR. KIRWAN: Yes, I think my only concern with that material is, you know, typically that's going to come in 4 by 8 sheets.

MS. DRAYTON: Uh-huh.

MR. KIRWAN: So you're going to have seams in those panels, so if this project moves forward and you come back for a HAWP, we'd want to know a little bit more about how you're going to deal with the seams in the MDO.

MS. DRAYTON: Okay.

MR. KIRWAN: But that's just a minor comment there. The northwest corner of the house appears to have a family room, is that right? I mean, you don't have the plan so we don't really know what that space is.

MS. DRAYTON: Where the chimney is?

MR. KIRWAN: Where the fireplace is, right.

MS. DRAYTON: Uh-huh.

MR. KIRWAN: Is the plan flexible enough to put the family room on the northeast corner of the back side of the house? I assume, given it's a rectangular footprint, the house is somewhat

--

MS. DRAYTON: It is a rectangular footprint.

MR. KIRWAN: -- flexible on the way it is --

MS. DRAYTON: Are you saying you'd like to see that chimney on the other side?

MR. KIRWAN: Well, when I get to my comments, that's going to be one of the comments but I'm asking right now is just if it's, the family room has the ability to be positioned on the northeast corner?

MS. DRAYTON: The plan's in front of me. It is possible. We'd end up flipping those two so you're going to be on that side but it would mean the kitchen would be quite a distance away from the dining room.

MR. KIRWAN: I don't have the plans in front of me so --

MS. DRAYTON: Yeah.

MR. KIRWAN: -- I encourage you to submit those in the next round.

MS. FOTHERGILL: The previous floor plans, which may not have changed, are Circle 54 and 55.

MR. RODRIGUEZ: Can you put the sketches, the elevation sketches, back? Thank you.

MS. MILES: Are there any other questions for the applicant?

MS. FOTHERGILL: The applicant's asking if you want paper copies also since --

MS. MILES: To clarify, these are sketches that are being submitted after the time that we could accept materials for -- is that correct? That's the reason they weren't part of the packet.

MS. FOTHERGILL: We received them today, yes.

MS. MILES: Right, so I'm just clarifying that they're being distributed. I have it. Thank you. And these are sketches that reflect a porch continuing around the side of the house rather than just piers, and that's the distinguished between these sketches and the plans that were submitted, the elevations that were submitted with the preliminary package.

Commissioner Rodriguez, do you have a question?

MR. RODRIGUEZ: No, I just wanted to understand this thing. It's really hard, to be honest, to look at these as a whole package without the floor plan, so we can understand what the windows are doing inside the house; that helps a lot. And, I just like to look at these in a way which I'm trying to understand all the parts without knowing what's going on inside.

MS. DRAYTON: Okay, well, I have one copy of the floor plans but they don't reflect the changes that have been done.

MS. FOTHERGILL: I think the floor plans that are in your packet from the previous submission are the same except the additional windows have been added.

MR. RODRIGUEZ: Okay, thank you.

MR. VAN BALGOOY: Madam Chair? One of the ideas we brought to you last time was looking at the massing and the scale of the house --

MS. DRAYTON: Uh-huh.

MR. VAN BALGOOY: -- to break that apart a little bit and I notice you didn't do that. Is there a reason for that?

MS. WESTON: In terms of the massing, you can probably answer that better, the

massing issue.

MS. DRAYTON: Yeah, I thought I was actually addressing that. I think with you -- were you thinking of seeing more of a one and a half story house instead of a two story house?

MR. VAN BALGOOY: Well, I --

MS. DRAYTON: Or detaching the garage?

MR. VAN BALGOOY: There are lots of different ways. It's a big house and one way to scale it down is not just reduce the height but also break it apart. So, it could be -- you can -- it's your house. You decide how you want to do it. I'm not going to design it for you, but it could be removing the garage and putting that as a separate building. It could be taking the family room and putting elsewhere. It could be dropping one half story. You know, similar to what the person across the street from you has done at 1909; that's a house about the same size, that's why I asked you the square footage. Its 3500 square foot but they broke it apart, if you remember.

MS. WESTON: Nicole Weston. I can answer part of that. It really has to do with finances. It's less expensive to build this way than to create a bigger footprint for materials, say, so that would be the primary reason.

MR. VAN BALGOOY: Okay. Okay, great, thanks.

MS. MILES: I just want to mention, I think you Miche Booz as the person you met with.

MS. DRAYTON: Miche, sorry.

MS. MILES: Okay, I just want to clarify for the record. Are there any other questions for the applicant before we begin to offer some feedback?

Okay, before we do, I'm just going to draw the attention of all of the Commissioners to the guidelines under 24A. I encourage you to look particularly closely at Section 24A 8a which speaks to whether or not a proposal is inappropriate or inconsistent with the protection of a historic site; 24A 8b2 which references whether the proposal's compatible in character and nature with the historical site and the features of the historic site; subpart 3, whether the proposal would enhance or aid in the

preservation of the site and would be compatible with the historical value of the historic site; and, of course, the Secretary of the Interior Standards, most particularly as the staff referenced, any changes should retain the historic relationship between buildings and the landscape and its site features including trees and adjacent new construction should be designed to be compatible with the historic character of the site and preserve the historic relationship between the building or buildings and the landscape.

So, I'm going to ask everyone to comment. Whatever you do, please cite some part of the guidelines, if you can, to support your comments. And, I'm going to actually start to my right, Commissioner Treseder.

MR. TRESEDER: Thank you. Reviewing my comments from the previous submittal, I had several concerns with the previous application and, really, this scheme addresses them all except for the separation of the garage from the main massing. Otherwise, I think the applicant has addressed all of my concerns, especially that of material. I think that the material changes, the overhangs, the roof pitches, changing the roof direction, even though the house is still massive, including the wraparound porch, those elements go a great ways towards breaking up the mass. And I also think that seeing it from a historic resource, looking through the trees, the natural materials will be much less visible.

One concern I have is the roof material. I think that perhaps if a more traditional roof material could be chosen as well, that would be -- complete the package, in my opinion. I'm not thrilled about the garage being part of it but, frankly, I understand the constraints and it is a house on a large piece of property and surrounded by trees so I think that if it was on the street with the streetscape, I think we'd focus in a little bit -- I would focus more directly on those kind of items but because of its nature, standing alone, I could approve this. Thank you.

MR. RODRIGUEZ: I definitely think that you are taking the right steps in terms of refining some of the changes in the materials. When I try to look at these, I try to look from the lenses of the Secretary of the Interior Standards, which we follow, and basically all these issues the Secretary of

the Interior's Standards for Rehabilitation mentions about site features and how these relate to the historic property. They show that there is an easement on these properties because of its relationship with that other house which has a historic value for the community, for the county. So, it's something that's important for us to maintain.

I think you are going in the right direction. When I look at Standard No. 9 from the Secretary of the Interiors, I think there are issues of relationship and scale that have not been fully addressed here. And, I think you have done right things to address that but, for me, it's not a complete solution. I think one of them, detaching the garage would reduce the footprint of the house, which would be a lot more in keeping up with the standards in the terms of you will lower the scale. I don't have much concerns about how much of the height, I believe that the scale would be controlled better when the footprint of the building gets reduced, is smaller, because the garage has separated. That would definitely bring the scale of the building down. I think there are a series of details, you are trying to following the arts and crafts, but there are a series of details in what you're proposing that are not defined clearly. The frieze element is too heavy. You'll want to look at that and that's -- the area to follow my recommendation is look at that carefully, and start looking at the sizes of the things, because those pieces -- when I look at the sketches, and they are very nice sketches, some of the sizes of the pieces I think need to be detailed correctly, so you get exactly what you want. But, I also, in the long run, that will help to reduce the size of the house as well. It's the quality of those details, how they are integrated.

My biggest concern, again, is that we follow the standards and that we meet the standards, mostly the Secretary of the Interior Standard No. 9, which basically is telling us that a new addition or a new construction will not destroy the historic site or the historic materials and features of the site that are there. Regarding that, I think if you move forward, I don't have any concerns regarding the location. I think the turning of the footprint of the house in the site, it's a much better solution to prevent the fronting of the other house, but I think if the house comes down in scale -- and it's a simple

move of moving the garage, that would reduce the footprint of what is the house itself. In the other terms I think that you are going in the right direction.

MR. KIRWAN: I think those are all very good comments you heard. I appreciate greatly the things you have done to improve the plan. I think it has improved significantly. The movement of the house to the west, I think, is very helpful. Reducing the height of the house has been very helpful. The material changes have gone a long way to make this much more palatable to me, and I think the porch massing, the detailing of that porch wrapping the corner, really helps begin to break down the scale of that house as it faces the historic resource.

And, you know, I think the importance of all those things, for me, is how they begin to make this new, sort of, addition to this historic resource compound much more compatible in addressing Chapter 24A-8b2 and 24A-8d of Montgomery County Code. I think those are beginning to get me there. As I alluded to, I think there's one missing piece, particularly to the east façade. You know, if you look at the, what's titled the right side elevation in the drawings you provided today, the porch now wraps around that southeast corner of the house, which is very helpful, but what that does is it draws the eye to that two-story elevation at the northeast corner of the house, and that's why I asked the question about the family room. I think the very nice detail and composition that I see on probably the least important elevation of your house, what's titled the left side elevation, that's your northwest corner with that composition of four windows balanced around that chimney, that would be perfect right there on that corner. And, that vertical element of the chimney would help contrast a bit with the horizontality that has helped the house, but in some ways there's almost too much horizontality going on and that little bit of a vertical element introduced there, I think would be very helpful to, again, reinforcing those scale issues that we're looking for in response to Chapter 24A.

So, again, while I think that taking the garage massing out of the body of the house would be a terrific improvement, I know there's going to be some challenges in doing that on the site that you have now, so I'm not hung up on that being something that limits me from ultimately

approving a HAWP of this project but I think all the improvements you've made, coupled with a few tweaks, as you've already heard, and possibly that chimney relocation, would make this approvable to me.

MS. HEILER: You've heard from everyone that this is an enormous improvement, particularly with the choice of materials, and changes to the design. I'm concerned with the visibility, still. I know you've given us some pictures which showed that there are a lot of trees in front of it. They're deciduous trees, so that in the winter this will be much more visible than it is now. One person had suggested using a natural material for the roof. I think that would make a huge difference if you put a wood roof on this, because you will be viewing it through the trees. Otherwise, I think the idea, the original idea of making it a one and a half story house would be a big improvement, because it's still visible; it's certainly at a height where you'd be able to see it. Possibly removing the garage would make it possible to make some of these other changes to reduce the height. You had mentioned planning in the future to add a deck. Maybe the garage is what has to be postponed until the future, to build a separate building with a garage, and you might be able to substantially reduce the size of the house without a two-car garage.

Otherwise, I think the design meets the standards. It will be much -- I think whatever visibility it has, in some sense, detracts from the historic site because its farmland and forest. And so, anything that you do that makes it less visible, improves or reduces the impact that it has. So, reducing the height more or moving it, which I guess is much more of a problem. I could imagine this house, as it stands, if it were moved back even more, so that it were not as high, or making it a one and a half story house with a separate garage, that possibly you postpone and come back to that. Otherwise, I think this is a great improvement and, with a little lower visibility, it would be compatible and not have a deleterious effect on the historic site.

MS. WHITNEY: Thank you for coming before us once again and thank you for addressing the concerns of some of the members of the Commission from last time. I was not one that had an

issue with anything at all. The improvements are wonderful and thank you for making them.

The only thing that I had commented on last time was I was hoping that you would pull materials more from the earth and that is exactly what you have done. Thank you for doing so. With the slight change in location, I am fine with the location. I am fine with the fenestration, with the placement of the windows. No issues whatsoever with the massing. The footprint kept coming up in discussion. There are currently four houses in that neighborhood and this house, the proposal is smaller than three of these houses. I don't know how much smaller you can make it and still put a family in this home. So, I am fine with the footprint. It is completely in line with all of the others. I don't foresee any adverse impact. It is compatible with the historic site. You have pulled features from the historic site without mimicry and I'm looking forward to seeing you here again with a HAWP.

MR. VAN BALGOOY: Good evening, Mr. and Mrs. Weston. I know you've heard lots of people tell you what a great job you did on making the changes and I'm sure you don't want me to stop at this point. I do think you really made great improvements. The materials, taking the materials and going all the way around I think is wonderful. Lowering the height, I think, is a great idea. The window pattern is really very nice. It's so much better than what you had before. I'm just really very pleased about that. I think the wraparound porch is a great idea. I think the change in materials from the first and second floors is a great idea. So, in terms of design, I think you've done a really wonderful job and I commend you on that. I know that's an enormous amount of work you've done to make that happen.

I do have a concern, though, because of the design guidelines for historic sites and districts in Montgomery County. It does require me to look, if it's designed to fit within the setting of the historic site and that, if a new building occurs, it reinforces the basic visual characteristics of the area and it should relate to the visual design characteristics of the neighborhood. In particular, my concerns about the basic massing and form of the building, and that's why I asked the question about the garage, and you've heard a couple other Commissioners mention that, and that is a concern for me. You know, you can keep the building at the same square footage; that doesn't matter. It's just how you do it. So

rather than putting it all together in one pile, if you could spread it out, I think that would help with the visibility issue because it gets smaller. It looks a little more traditional. You see a little fewer, you know, you see some buildings up there but not one big one, and I think that makes a big difference. But, it doesn't have to be the garage, it could be something else. I mean, you puzzle this out yourself. Maybe you want to have a garage and walk right into your house. I lived in California; that's what we did. So, that's fine. Maybe -- I don't think you want to put the family room in a separate building, but maybe you do. I'll let you figure that out.

On the architectural details, I want to sort of repeat a comment from another Commissioner. So, look very carefully at those details. The arts and crafts movement truly emphasized what the structure is -- what you see sticking out, like the eave ends on the brackets, are structural. They're meant to hold the roof. So, they have to look sort of heavy and they look a little weak to me. And, of course, they're not, in this case, they're not really holding up the roof. So, you're going to fool the eye by putting larger brackets but, for example, I'd look a little more at those details. It may mean going and looking at some arts and crafts houses in Montgomery County, there are lots of examples, or from around the rest of the world -- around the rest of the world -- around the rest of the country to see what would be appropriate. Because I think getting the details right is really important for this house and if you're concerned about money, it won't cost you that much more to get the details right but you're going to live with them for a very long time.

So, again, those are my comments. I think you've done a tremendous job in making it a much better design than you had before and the only thing, before I feel comfortable in approving it, is really getting the massing taken care of and, you know, you can go further in the ground if you wanted to, you can push it further back, but I don't think those are options, so it's really breaking up the massing somehow by, you know, splitting out the garage or doing something else, and then looking at the architectural details. So, again, thanks again for a wonderful improvement on what you presented last

time.

MS. MILES: I think you've had some very good feedback from the Commission and I think we're all really pleased to see the ways in which you've responded to the issues that we've raised and I would certainly concur with that.

I think that the overwhelming sense of the Commission, I would say all but really one Commissioner, either felt that the house should be sited off the peak of the ridge or broken up so that it was not so prominent on the site. I don't think that anybody has any objections to the size of the house. It's the scale and massing which are the ways in which the size is expressed. I think the house could be larger. It's just a matter of how it's expressed on the site. Since you would prefer to keep it at the ridge line, I would concur that it should be broken up. It needs to be easier on the sight. It is visible when the trees are bare. It is subject to the easement and it is, under the standards, it does need to be designed to be compatible with the historic character of the site and certain historic relationship between the buildings and the landscape. And, I think that's the piece that you still need to work on. It's certainly vastly improved, I think, that the stone, the natural materials, the more appropriate arts and crafts details, which do need to be refined, but are definitely going in the right direction, are absolutely all good steps. But I do think that if the garage is removed or if some other steps are taken, according to whatever plans you want to make to break up the massing so that the scale does not sit so heavy as a block, I think that will absolutely enhance your project.

So I think you've heard from everybody now. All those present, at least tonight, and we look forward to seeing you again. Do you have any questions for us? I guess not, okay.

MS. WESTON: I have a quick one.

MS. MILES: Sure.

MS. WESTON: I keep hearing the same words and I'm getting confused. You had mentioned, I think, Commissioner Rodriguez, to detach the garage for scale, scale primarily?

MR. RODRIGUEZ: Uh-huh.

MS. WESTON: And then Commissioner van Balgooy said the same thing but for massing.

That's where, as a -- I don't understand that.

MR. RODRIGUEZ: Okay. Scale is a perceptual.

MS. WESTON: Uh-huh.

MR. RODRIGUEZ: It's what you see.

MS. WESTON: Okay.

MR. RODRIGUEZ: And scale is created by the massing. Basically, the shape of something has a size and the scale is how you relate that size seen from a distance. So, when we talk about scale and massing, we are talking about how those two elements are relating. Basically, we are trying to tell you is the house looks too big, although it's not that big. So, maybe it's in the treatment of the materials, in the treatment of the details, and in the separation. Basically, we would reduce the footprint of the house, when you do that, the pitch of the roof doesn't have to go so high up. So, there is some elements that your architect can do to make the whole house look a lot smaller than it appears and that's, I don't know if that explains it, but that's one of the concerns. Did I translate it well?

MS. MILES: Thank you.

MR. RODRIGUEZ: That clarifies it?

MS. WESTON: Yeah, I mean, it helps as much as a non-architect can understand it.

MS. MILES: You're going to learn more.

MR. RODRIGUEZ: It can sound a little bit like Chinese but, basically, what we are trying to tell you is it's not just pushing it down or, yeah, it's how all these elements relate.

MR. WESTON: May I ask one question just for my clarification as well? Glen Weston. If we leave the structure the way it is, with the design that you see now, would another outlying building suffice in the part of breaking up the massing as we see it? And what I'm talking about another outlying building -- perhaps a small little barn that's adjacent to it. Because, we're having difficulties, obviously, trying to fit into our line of disturbance that we have right now. We're having difficulties, again, they're

our problems and they're not yours but, with the changes that are being, I don't want to say requested, but --

MR. RODRIGUEZ: Suggested?

MR. WESTON: Suggested, thank you. You know, we're obviously trying to make as many of these as possible that we can, with our current financial situation. So, could, perhaps, an outlying building make that, that massing issue that we're apparently having an issue with, be that element that we're missing?

MS. MILES: Well, there's two sides to this. I mean, something has to come out of the house to go into the other building. If there's just additional structure, I don't think that's going to address the issue. Is that what you're -- I'm not really sure I understand what you're asking.

MR. WESTON: That's what I'm trying to understand is what is the issue with the massing? I think we've done a good job with trying to take care of the massing issue, as has been conveyed by all of you, as you can see by our design. We're being asked to do some more changes to break up the massing. So, my simple question is, would breaking up the massing be an option for us by putting an outlying building, and that building could be nothing more than just a shed, but also to be used to break up the appearance of the house of being a square?

MS. MILES: I don't think you're following what we're trying to get at. It's not that you need to do something by diverting attention to something else. It's that we've got a cube that is resting on the ridge line and it is a substantial square and that either it should be moved off the ridge line so it's not as substantial sitting on the site or that it should be broken up in some way, either made one and a half stories or the garage taken out and maybe that made into a separate building, or saved for later or whatever. But, if you just create this house and put something else next to it, that's not going to break up the massing; that's simply going to add another element.

MR. WESTON: Okay, and that's what I was trying to get a little clarity on because --

MS. MILES: Okay, have I explained it to the satisfaction of the others on the panel?

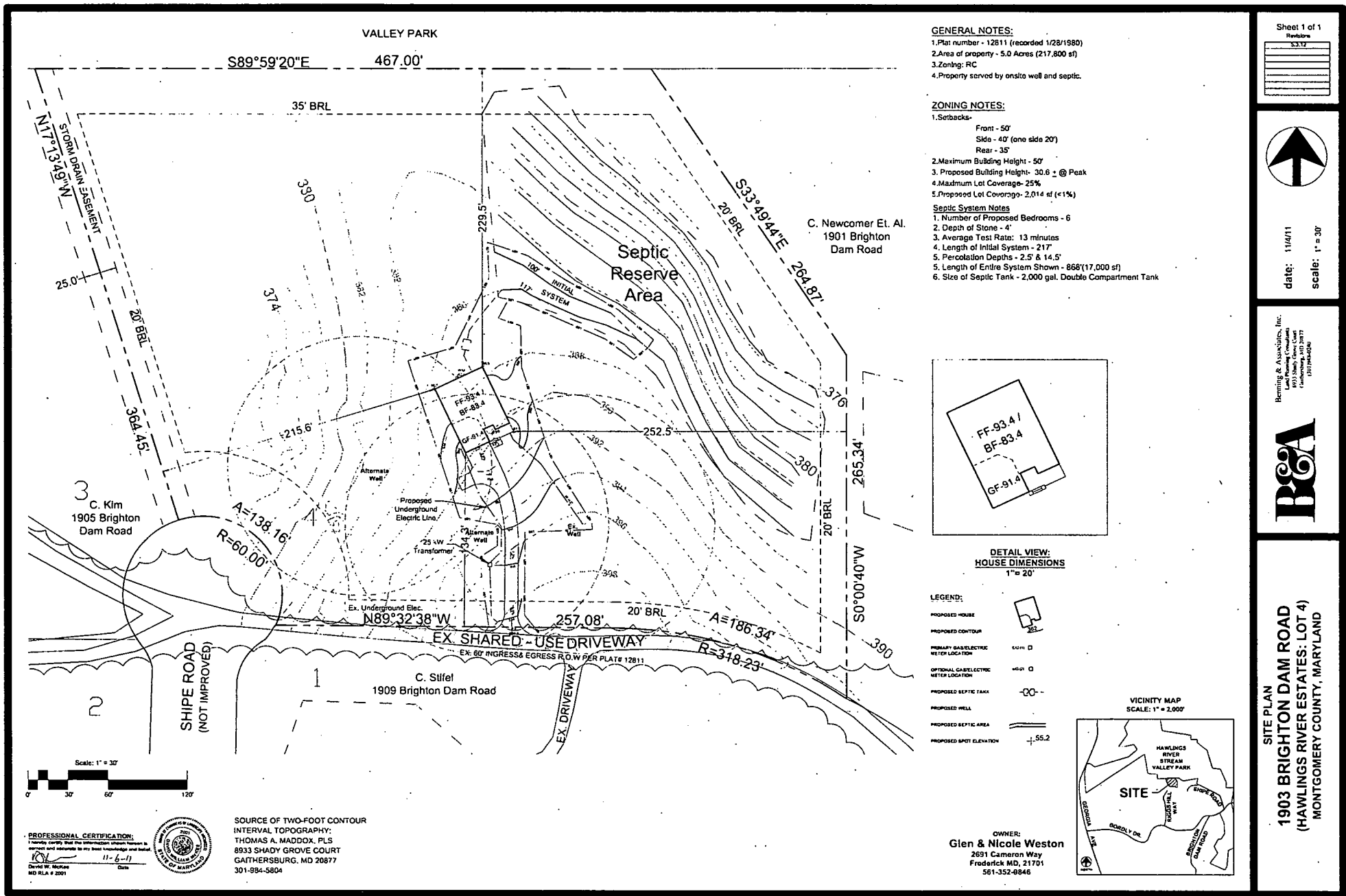
Okay, I think everyone is in agreement.

Okay, all right, do you have any other questions?

MS. WESTON: No.

MS. MILES: Okay. Thanks very much.

MS. WESTON: Thank you.



VALLEY PARK

S89°59'20"E 467.00'

35' BRL

C. Newcomer Et. Al.
1901 Brighton
Dam Road

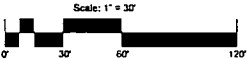
Septic
Reserve
Area

A=138.16'
R=60.00'

EX SHARED-USE DRIVEWAY

EX: 60' INGRESS & EGRESS R.O.W PER PLAT 12811

C. Stifel
1909 Brighton Dam Road



Scale: 1" = 30'

PROFESSIONAL CERTIFICATION:
I hereby certify that the information shown herein is
correct and conforms to all laws, regulations and codes.
Date: 11-6-11
David W. McKee
MD RLA # 2001



SOURCE OF TWO-FOOT CONTOUR
INTERVAL TOPOGRAPHY:
THOMAS A. MADDOX, PLS
8933 SHADY GROVE COURT
GAITHERSBURG, MD 20877
301-994-5804

GENERAL NOTES:

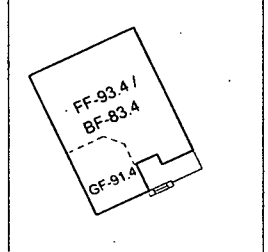
1. Plat number - 12811 (recorded 1/28/1980)
2. Area of property - 5.0 Acres (217,800 sf)
3. Zoning: RC
4. Property served by onsite well and septic.

ZONING NOTES:

1. Setbacks-
Front - 50'
Side - 40' (ono side 20')
Rear - 35'
2. Maximum Building Height - 50'
3. Proposed Building Height - 30.6' @ Peak
4. Maximum Lot Coverage - 25%
5. Proposed Lot Coverage - 2,014 sf (<1%)

Septic System Notes

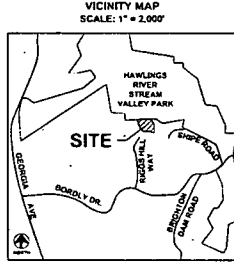
1. Number of Proposed Bedrooms - 6
2. Depth of Stone - 4'
3. Average Test Rate: 13 minutes
4. Length of Initial System - 217'
5. Percolation Depths - 2.5' & 14.5'
5. Length of Entire System Shown - 868'(17,000 sf)
6. Size of Septic Tank - 2,000 gal. Double Compartment Tank



DETAIL VIEW:
HOUSE DIMENSIONS
1" = 20'

LEGEND:

- PROPOSED HOUSE
- PROPOSED CONTOUR
- PRIMARY GAS/ELECTRIC METER LOCATION
- OPTIONAL GAS/ELECTRIC METER LOCATION
- PROPOSED SEPTIC TANK
- PROPOSED WELL
- PROPOSED SEPTIC AREA
- PROPOSED SPOT ELEVATION



OWNER:
Glen & Nicole Weston
2691 Cameron Way
Frederick MD, 21701
561-352-8846

Sheet 1 of 1

Rebking
53172



date: 11/07/11
scale: 1" = 30'

Breming & Associates, Inc.
Lead Planning Consultants
Landscaping, 310 21st St
P.O. Box 204
Dorchester, MA 01928



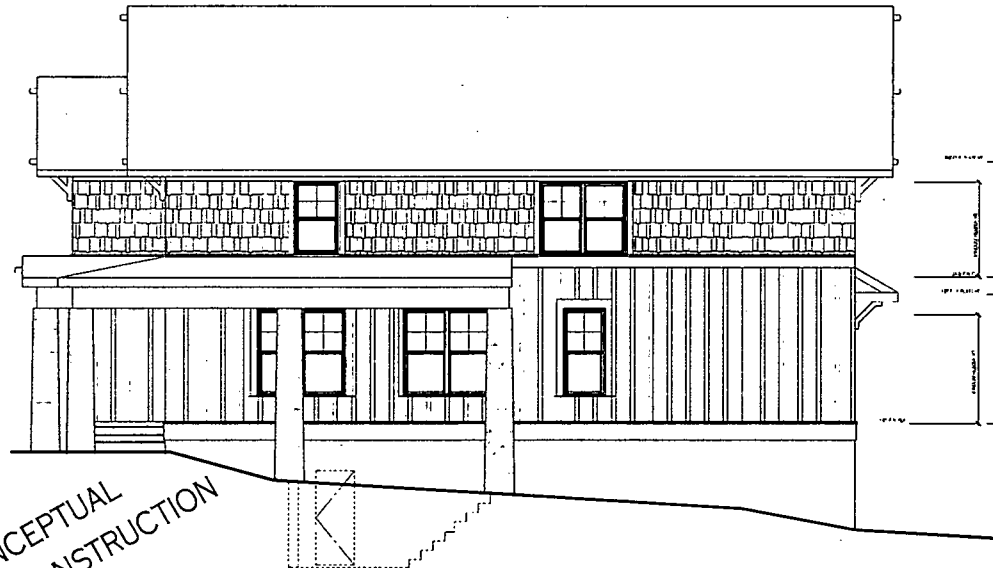
SITE PLAN
1903 BRIGHTON DAM ROAD
(HAWKINGS RIVER ESTATES: LOT 4)
MONTGOMERY COUNTY, MARYLAND

2nd Preliminary Consultation

42
43



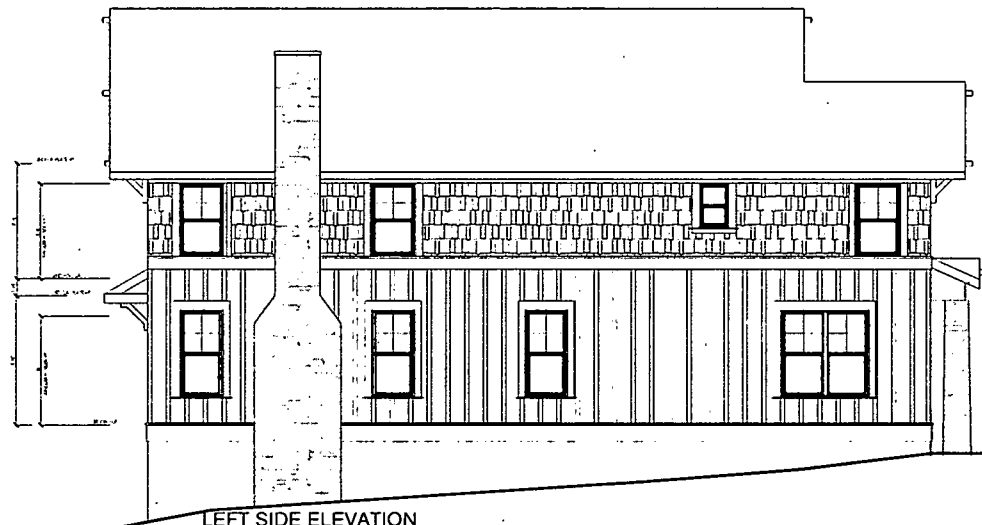
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

CONCEPTUAL
NOT FOR CONSTRUCTION

CLASSIC HOMES
of MARYLAND
Builders, Developers
50 W. Edmondson Drive, Suite: 405
Baltimore, MD 21201, Fax: 410-251-1222
Tel: 301-251-2001, Fax: 410-251-1222
www.classicmd.net

THE LILY STONE MODEL
THE WESTON RESIDENCE
1903 BRIGHTON DAM ROAD, BROOKESVILLE, MD 21701

REVISIONS	
NO. 1	DATE

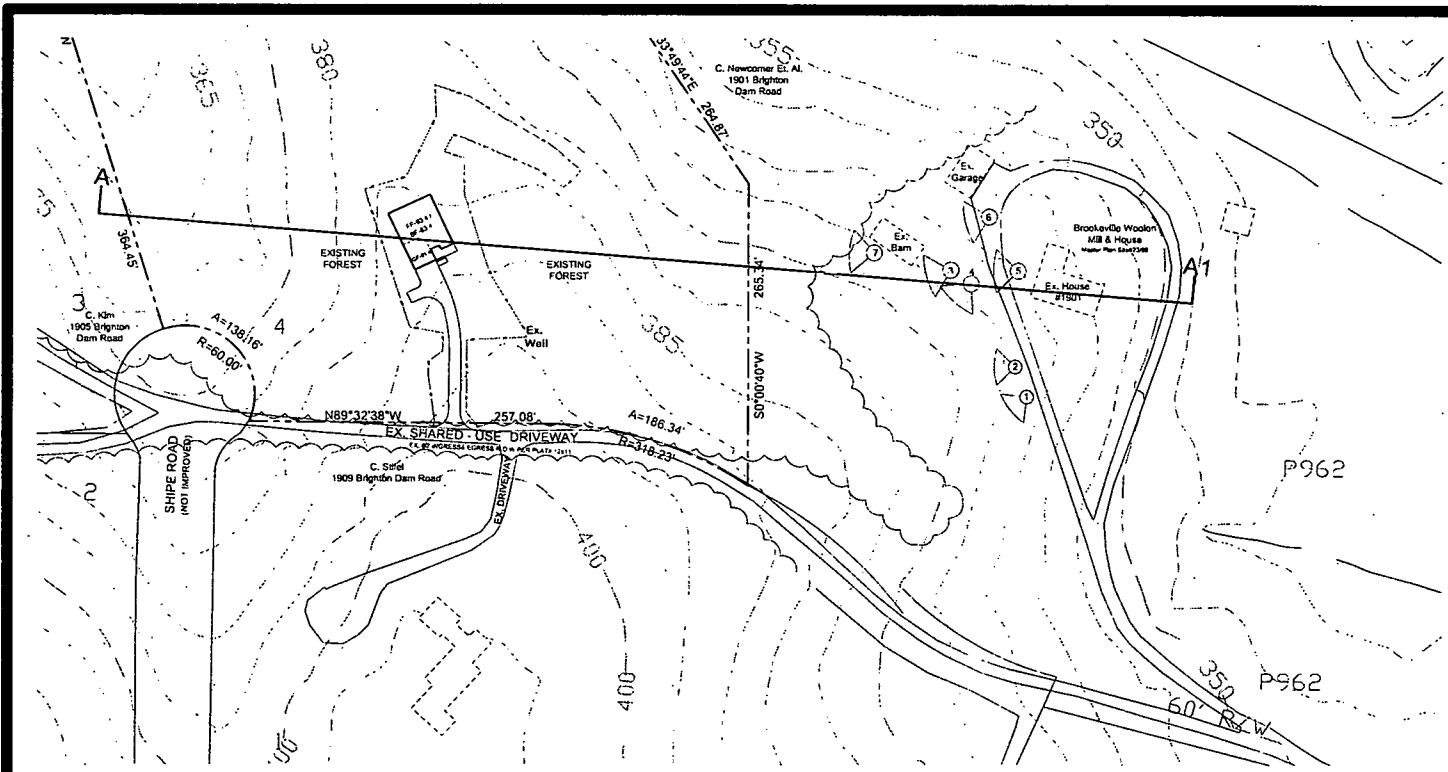
Professional
Certification
I hereby certify that these drawings were prepared by me or under my direct supervision and that I am a duly licensed architect in the State of Maryland.
License No. 12790
Expiration Date 08-07-2013

DRAWN BY	
CHECKED BY	
SCALE	
JOB NO.	
SHEET	
A-5.0	

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2nd preliminary consultation

5/3



- LEGEND:**
- PROPOSED HOME
 - LIMITS OF DISTURBANCE
 - EXISTING BUILDING
 - LOCATION OF SITE PHOTOGRAPH

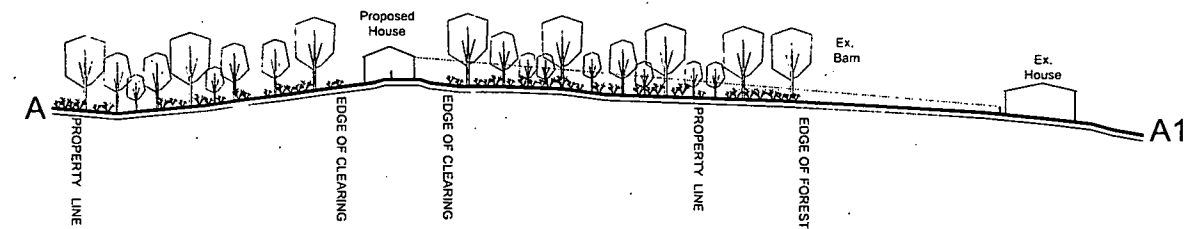
Sheet 1 of 1
Reverts

5/1/2012

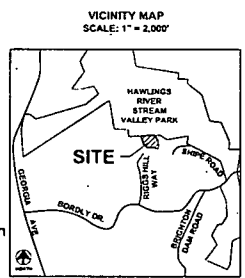


date: 4/10/12
scale: 1" = 50'

Browning & Associates, Inc.
Land Planning Consultants
13711 Rockledge
12011 Rockledge



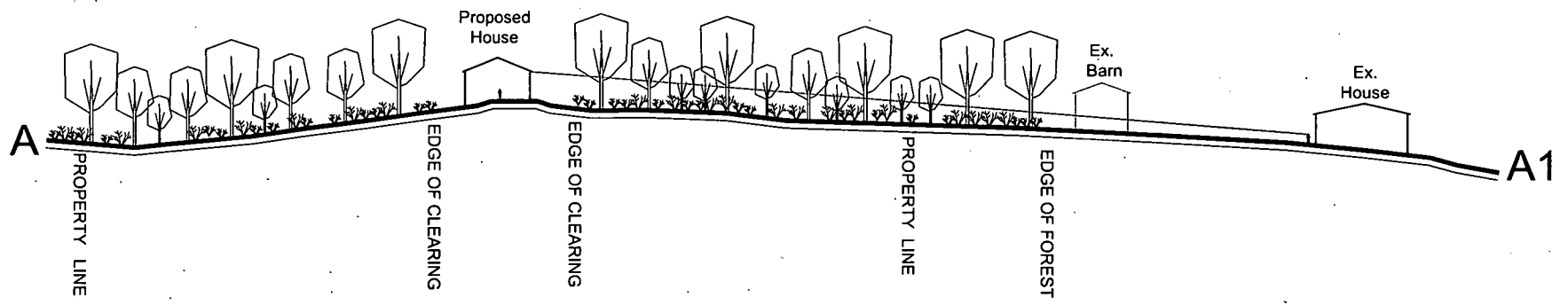
SIGHT LINE SECTION A-A1:
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 50'



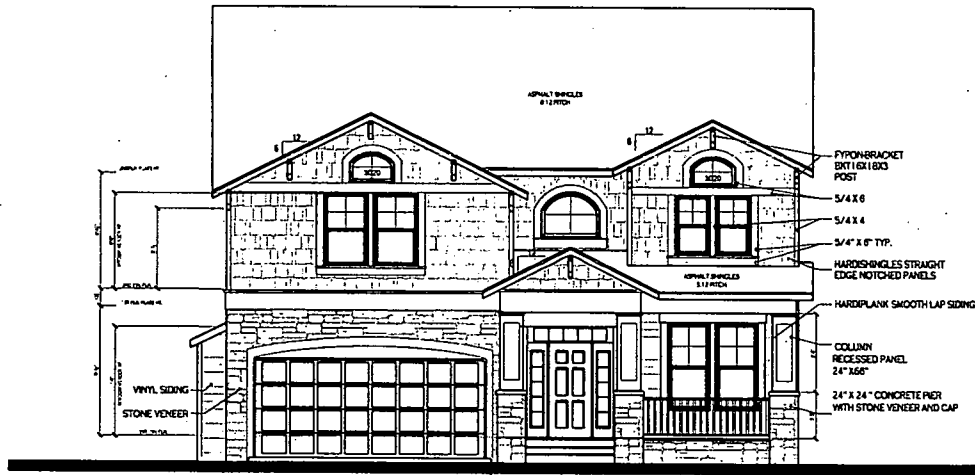
OWNER:
Glen & Nicole Weston
2691 Cameron Way
Frederick MD, 21701
561-352-8848

SIGHT LINE STUDY
1903 BRIGHTON DAM ROAD
(HAWLINGS RIVER ESTATES: LOT 4)
MONTGOMERY COUNTY, MARYLAND

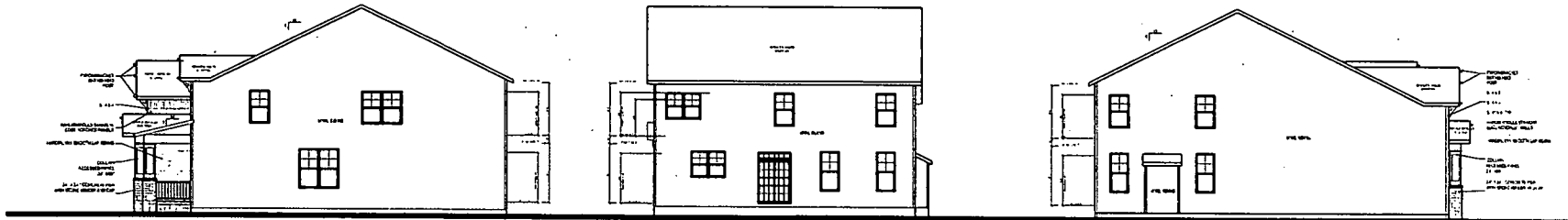
1/6
4/4



45
17



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



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1st Preliminary Consultation

CLASSIC HOMES
of MARYLAND
50 W. Edmonston Drive, Suite 405
Rockville, MD 20850
Tel: 301-251-1222
www.classicmd.com

THE LILY STONE MODEL
THE WESTON RESIDENCE
1903 BRIGHTON DAM ROAD, BROOKVILLE, MD 21701

REVISIONS	
NO. 1	DATE

Professional Certification
I hereby certify that the design shown on these drawings was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Maryland.
License No. 1278
Expiration Date: 08-01-2012

OWNER	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
A-5.0	

Handwritten initials: "M" and "VT" inside circles.

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Shared Drive Approaching Drive to 1901 on the right



View from 1901



Closer view of 1903 site from 1901



Zoomed from same location
(Barn is on the right)



View from edge of forest looking toward 1903 house site



View from shared drive



View from top of drive toward 1901



View from midway down house site looking toward 1901



View from farther down site looking toward 1901



View of 1909 from 1901
Notice the difference in density of forest
between 1901-1909 and 1901-1903





View of single lane Rd that
connects w/ Brighton Dam Rd. Father back on
this ~~is~~ lane is where our property
(1903) is located. you can not see it
from public access on Brighton Dam Rd.

Richard W. W.

58
25



View of property from property line
on 1961 Brighton Dam Rd. This photo
was taken near an old wood/wire fence.

Richard West

59
76



View of property from Ravine located
on property line of 1905 Brighton Dam Rd.
and 1903 Brighton Dam Rd.

Rich Wos

60
54
27



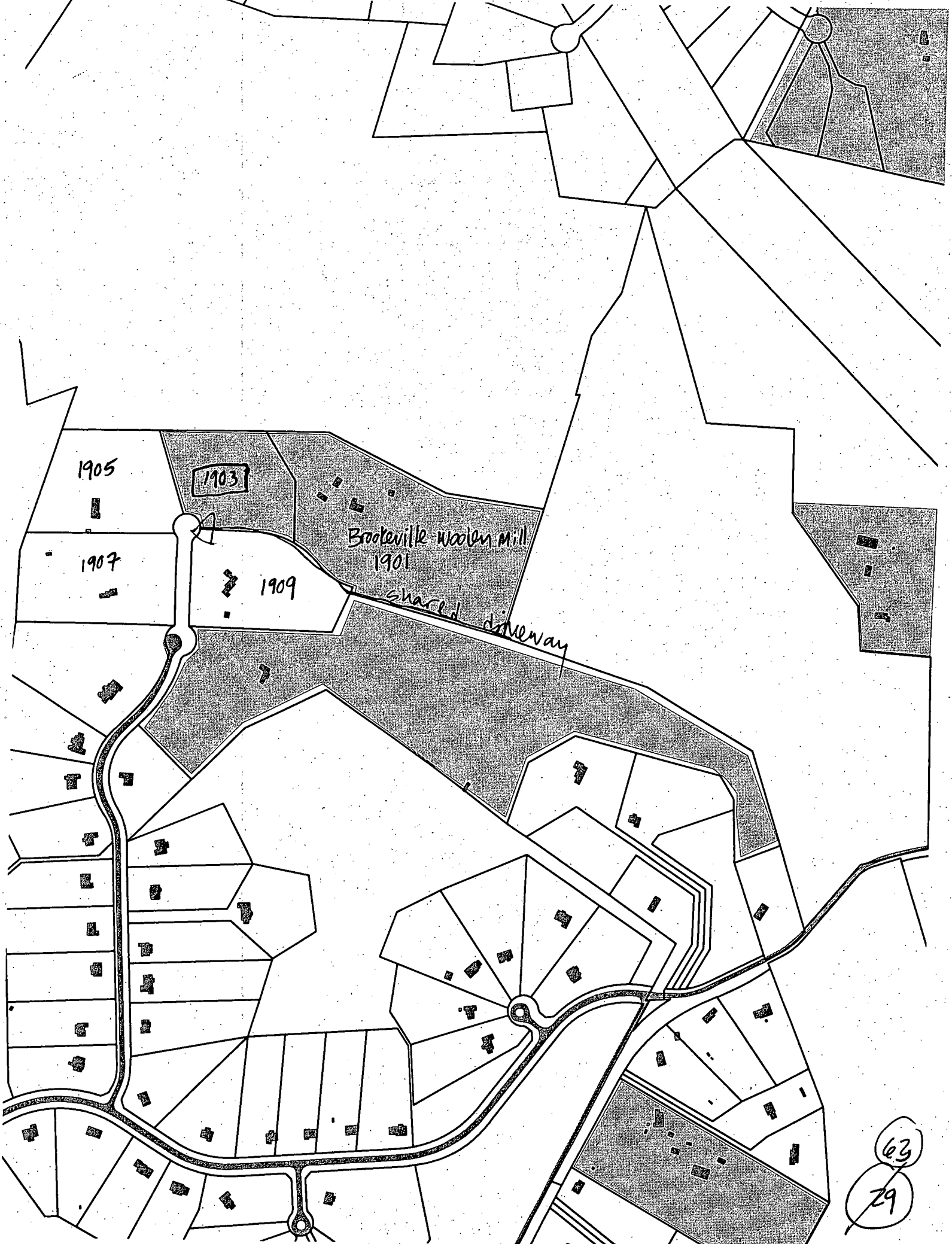
View of property from across the street
at 1909 Brighton Dam. Rd. This
photo was taken from their driveway.

61
59
28



photo taken by applicant--standing on log from the location of home site pointing directly towards the historic home

62
60
28-A



1905

1903

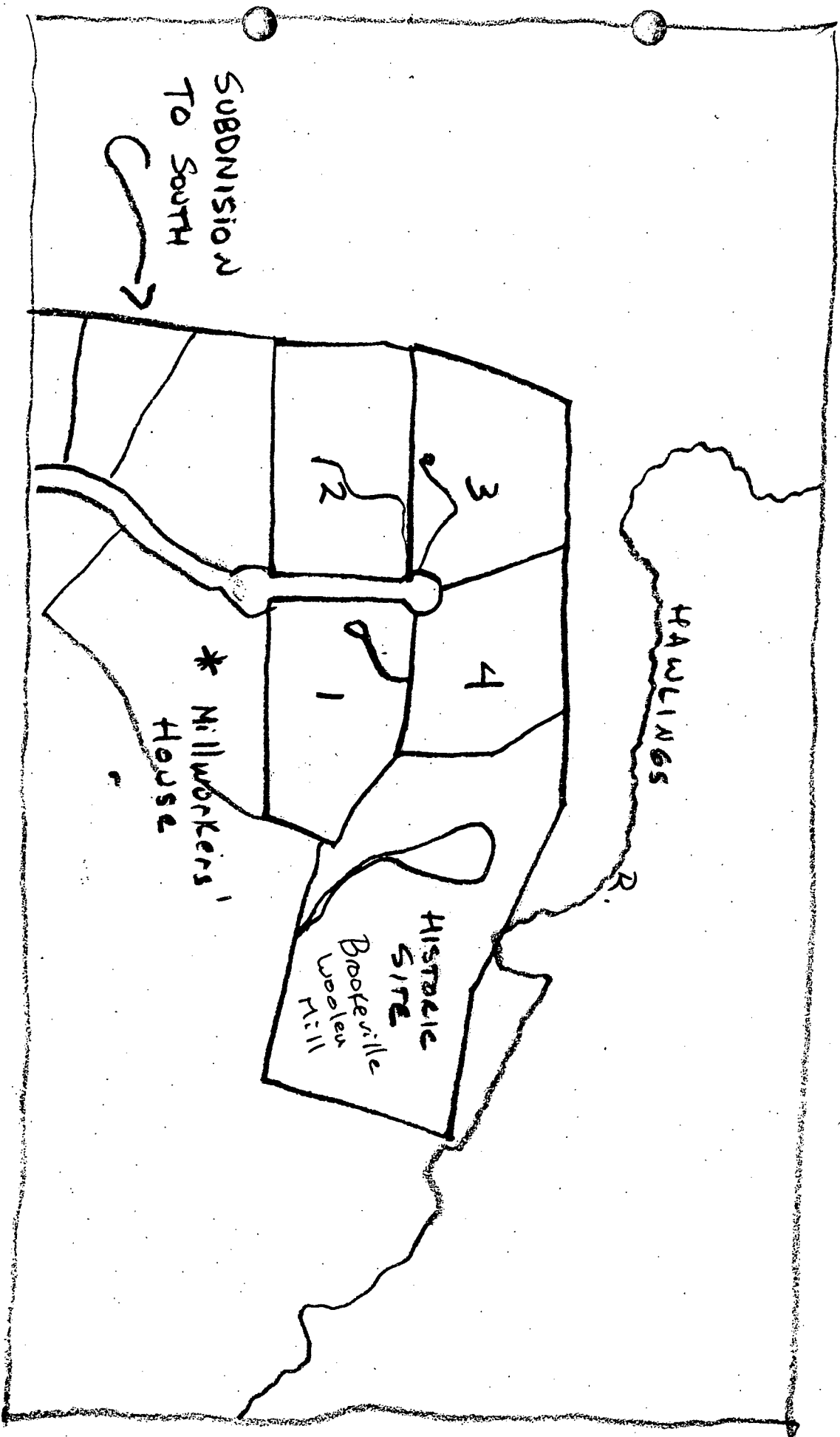
1907

1909

Brookville Woolen Mill
1901

shared driveway

63
29



Map of Subdivision with
Brookville Woolen Mill

~~64~~
~~30~~
~~19~~

PRESERVATION OF HISTORIC RESOURCES
DEED OF EASEMENT

THIS DEED OF EASEMENT, made this 21st day of
August, 1984, by and between

WOODY E. YOUNG and KATHLEEN C. YOUNG, his wife,

, Grantor

and Montgomery County, Maryland, Grantee.

WITNESSETH, WHEREAS, the Grantee, by Ordinance No. 9-4, adopted July 24, 1979, which became effective as Chapter 24-A of the Montgomery County Code entitled "Preservation of Historic Resources", established an Historic Preservation Commission for the purpose generally of protection, preservation, continued use and enhancement of historic resources, all as is more particularly provided for by law; and,

WHEREAS, the property hereinafter described has been designated an Historic Resource by the Historic Preservation Commission, and this easement will promote the protection, preservation, continued use and enhancement of said property, and,

WHEREAS, the Grantee is possessed with the power and duty to accept, hold and administer this easement, and,

WHEREAS, the Grantor has received certain funds and assistance, as hereinafter set out, through the auspices of the Historic Preservation Commission with which to carry out and comply with the agreed upon requirements and recommendations of said Commission, including the granting of this easement.

NOW, THEREFORE, in consideration of these premises and receipt of One Dollar (\$1.00) in hand paid

and other good and valuable considerations, the receipt of which is hereby acknowledged,

NO FEE - MONTG. CO. MD.

Verified By:

D. Wilson

800 OCT 24 PM 2:22
CLERK'S OFFICE
MONTGOMERY COUNTY, MD

64A
31

does hereby grant and convey unto Montgomery County, Maryland, its successors and assigns forever, an easement, as hereinafter set out, over and through all that lot or parcel of land together with all the improvements thereon and all appurtenances, rights and interests thereunto belonging, situate, lying and being in Montgomery County, Maryland, and more particularly described as:

Lot numbered Four (4), in the subdivision known as HAWLING RIVER ESTATES, as per plat thereof recorded in Plat Book 110 at Plat 12811, among the Land Records of Montgomery County, Maryland.

Subject to Thirty (30) feet of a sixty-foot (60') right of way for ingress and egress shown on plat; and together with a sixty-foot (60') right of way for ingress and egress shown on plat. The Thirty-foot (30') right of ways for ingress and egress created at Liber 340 folio 44 and in Plat Book 99 at Plat 11155.

Property Address: 1901 Brighton Dam Road
Brookeville, Maryland

The terms of said easement are as follows:

(A) Duration and Nature of Easement. The Easement shall be perpetual in duration. The parties agree that it is and shall be considered an easement in gross and as such is inheritable and assignable and runs with the land as an incorporeal property interest in the property enforceable by Grantee and its successors and assigns with respect to the Property and against Grantor and Grantor's heirs, successors and assigns, all of whom are collectively referred to herein as "Grantee" and "Grantor" respectively. The easement is subject to any and all presently existing valid encumbrances, easements and rights of way upon the property.

(B) Public Access. Upon specific request of the Grantee, and the agreement of the Grantor as to time, and dates, the Grantor covenants and agrees to make the grounds of the property open to the public on not more than six occasions each calendar year. This particular covenant shall expire fifty (50) years from the date hereof.

(C) Maintenance and Administration. Grantor shall keep and maintain the Property, including the improvements thereon,

65
32

in good, clean and safe condition and shall maintain, repair and administer the Property to preserve the historic, aesthetic and cultural character and appearance of the Property as is shown and described in Exhibit A. The maintenance, repair and administration of the Property shall further conform to the requirements of Paragraph D of this Easement. This covenant does not require reconstruction of any improvements which are destroyed in whole or in part by casualty loss unless insurance proceeds are available for such purposes.

(D) The Grantor and Grantee hereby agree to, and incorporate herein by reference, all the terms and conditions of Chapter 24-A of the Montgomery County Code, entitled "Preservation of Historic Resources" and particularly as it applies to changes, alterations, work permits, inspection, penalties, appeal, and in general, the rights and duties of both the Grantor and Grantee.

In addition, the Grantor and Grantee hereby agreed that this easement shall be construed and interpreted as being created under the Real Property Title 2 Section 2-118 of the Annotated Code of Maryland.

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

Grantor Woody E. Young
Witness Woody E. Young

Grantor _____ (SEAL)

Grantor Kathleen C. Young
Witness Kathleen C. Young

Grantor _____ (SEAL)

Jurat, (individual or corporate)

The following party joins as Grantee and Mortgagee:

Attest: Carol A. Marman
CAROL A. MARMAN

MONTGOMERY COUNTY, MARYLAND
By: Lewis T. Roberts
Lewis T. Roberts
Chief Administrative Officer

Corporate Jurat

66
33

~~STATE OF MARYLAND~~ WASHINGTON }
~~COUNTY OF MONTGOMERY~~ } SS.
DISTRICT OF COLUMBIA

On this 23RD day of AUGUST, 19 84, before me, the undersigned officer, personally appeared Woody E. Young and Kathleen C. Young, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein



Witness Whereof, I hereunto set my hand and official seal.

John W. Joseph
Notary Public

My Commission expires: NOVEMBER 14, 1987.

STATE OF MARYLAND }
COUNTY OF MONTGOMERY } SS.

On this 5th day of September, 19 84, before me, a Notary Public of the aforesaid State and County, the undersigned officer, personally appeared Lewis T. Roberts, who acknowledged himself to be the Chief Administrative Officer of Montgomery County, Maryland, a body corporate and politic, and that he as such Chief Administrative Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself



as Chief Administrative Officer
Witness Whereof, I hereunto set my hand and official seal.

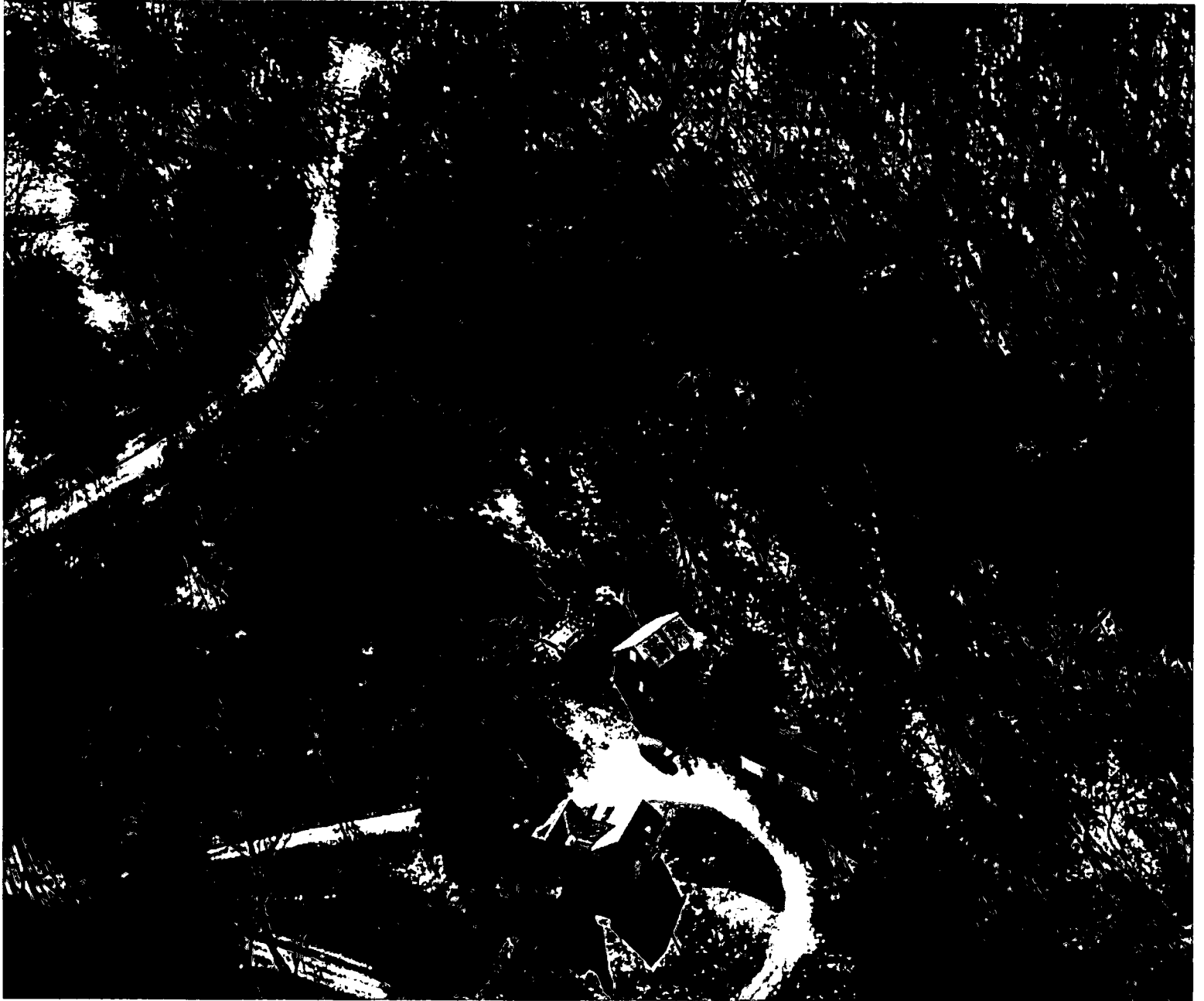
Carol A. Maryman
Notary Public

My Commission expires:

My Commission Expires July 1, 1986

67
34

very approximate
location of house



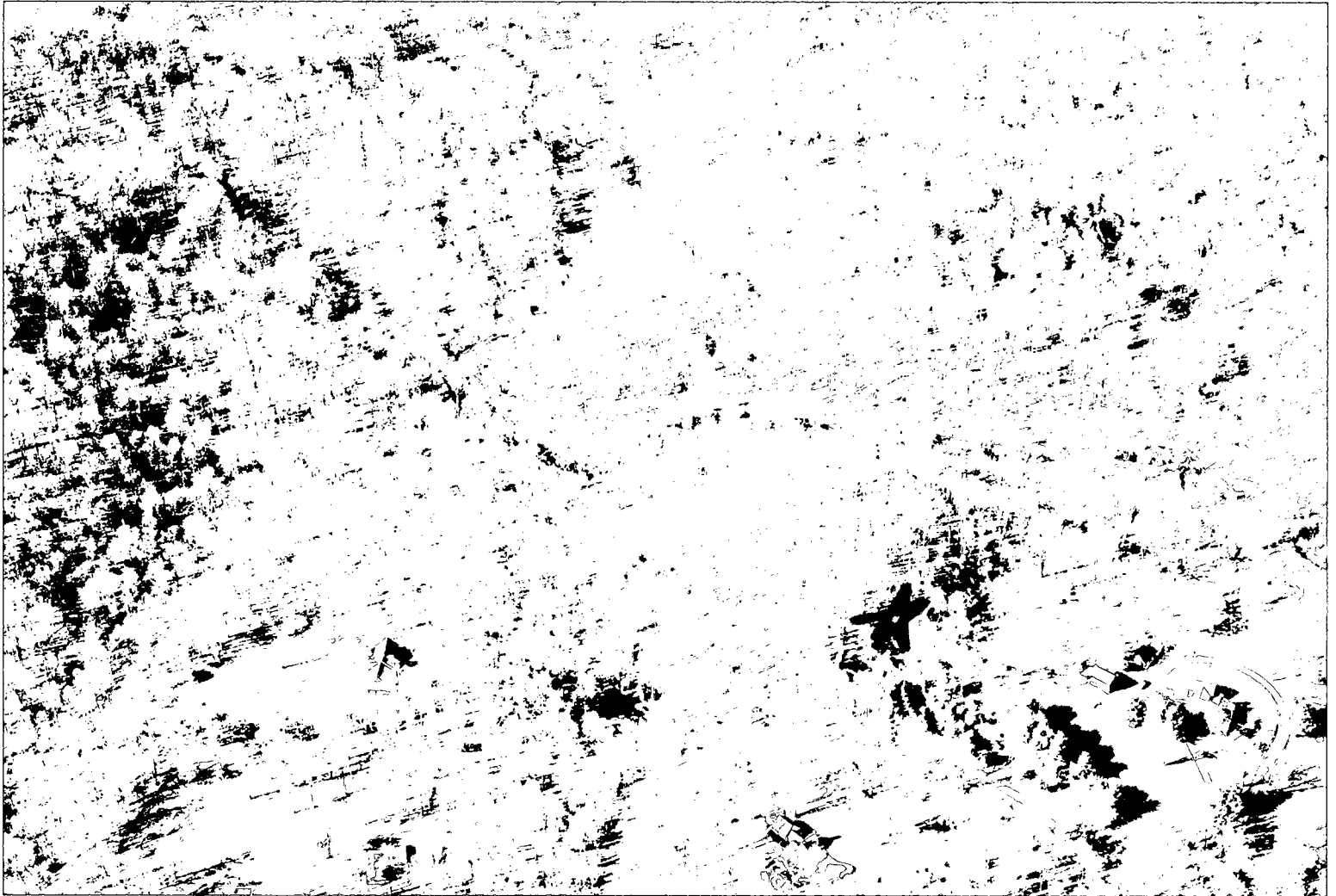
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68
35-A



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(69)
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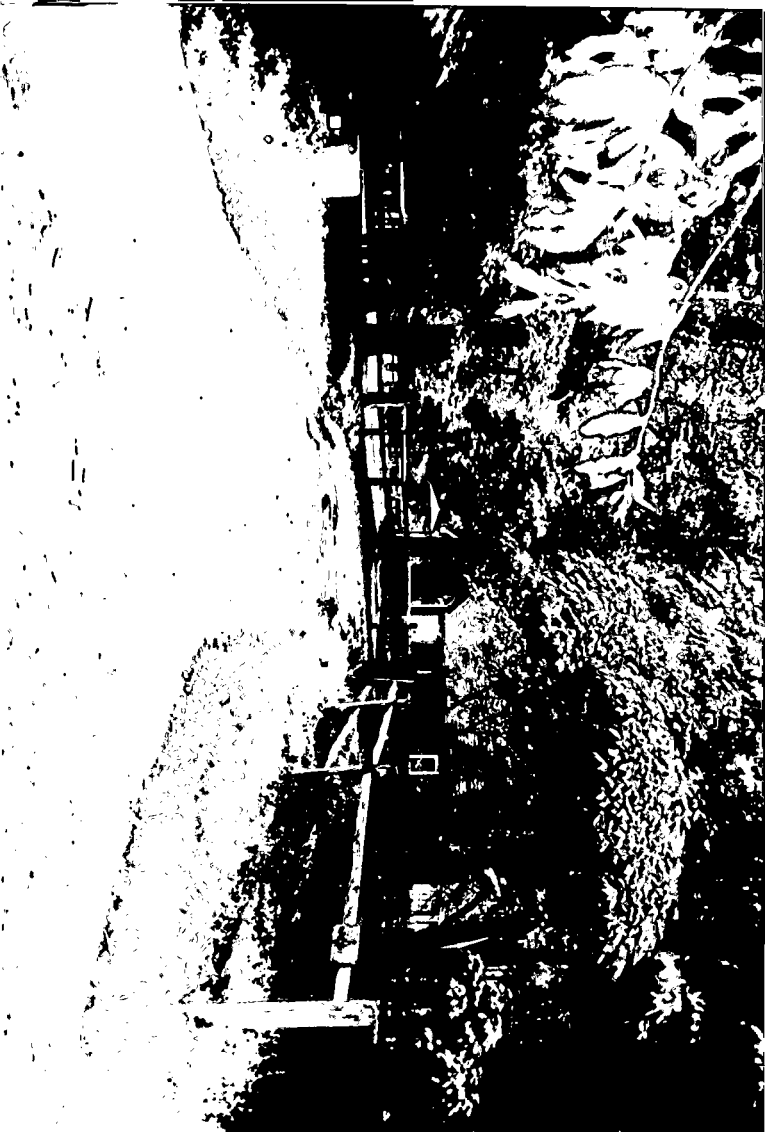


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36









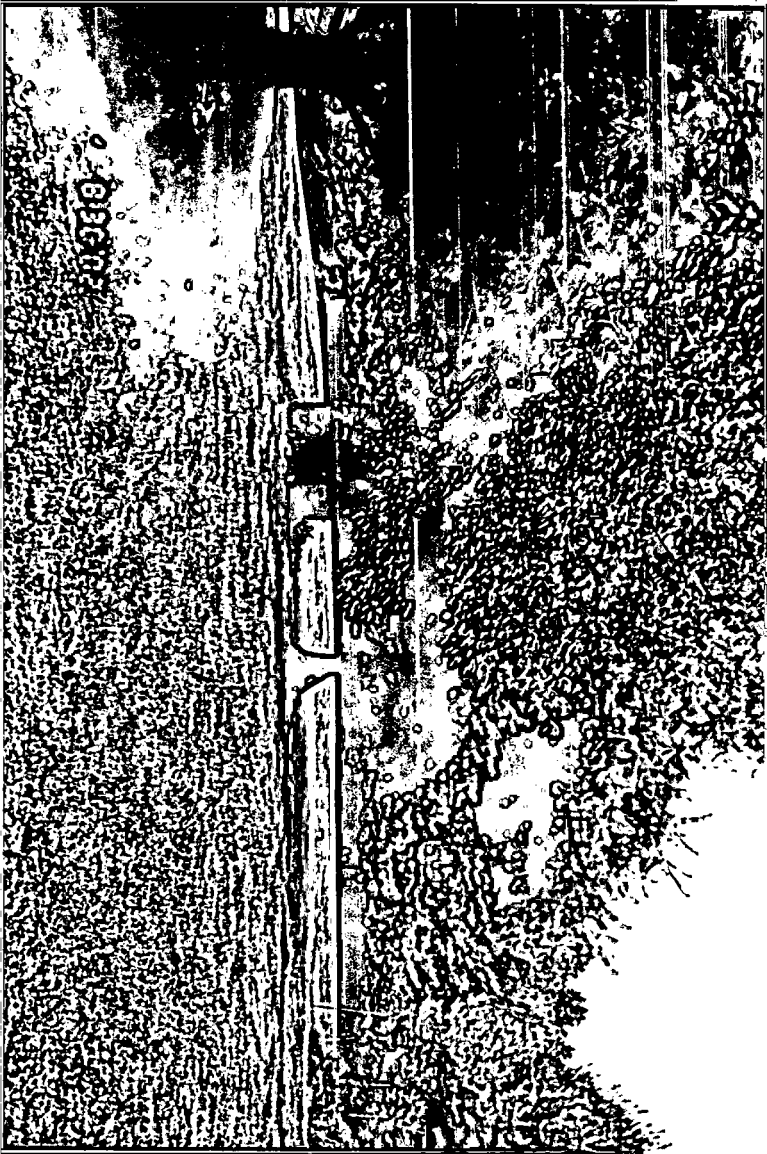








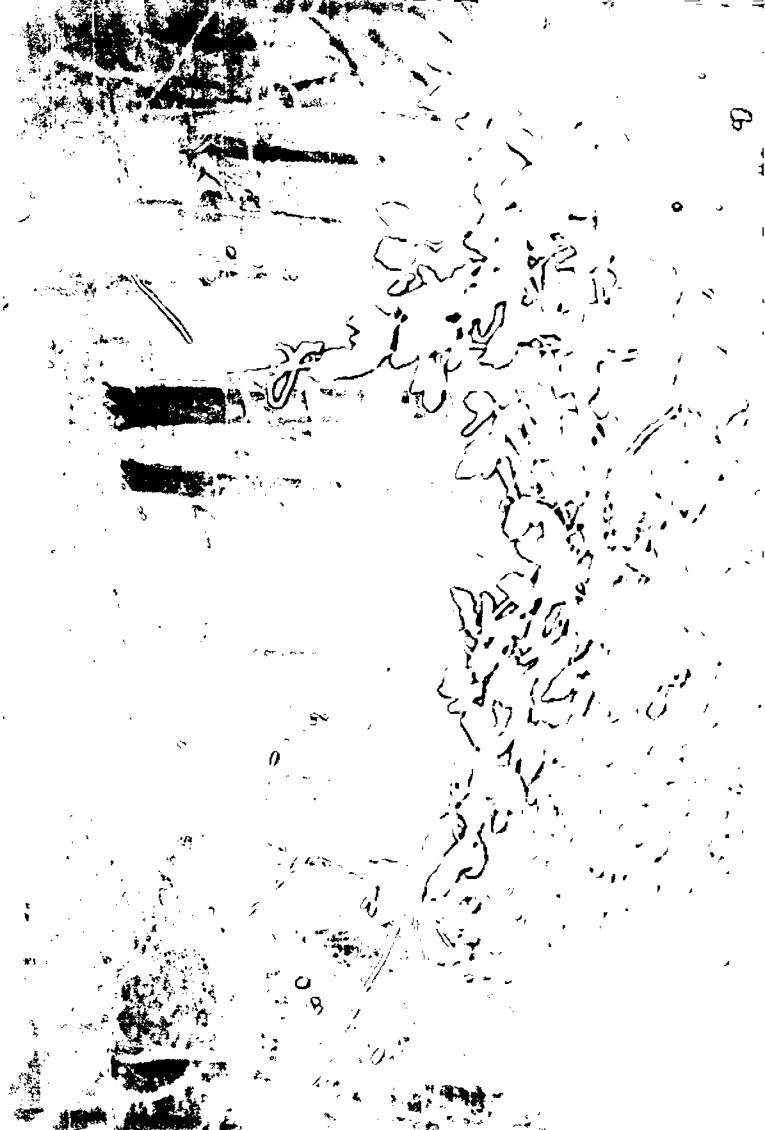


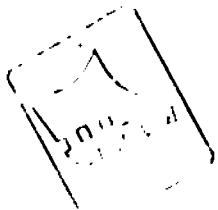
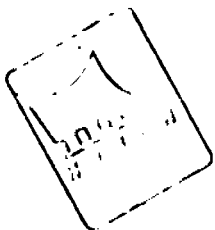
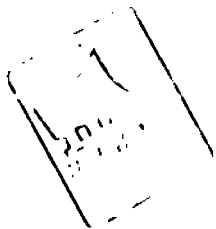


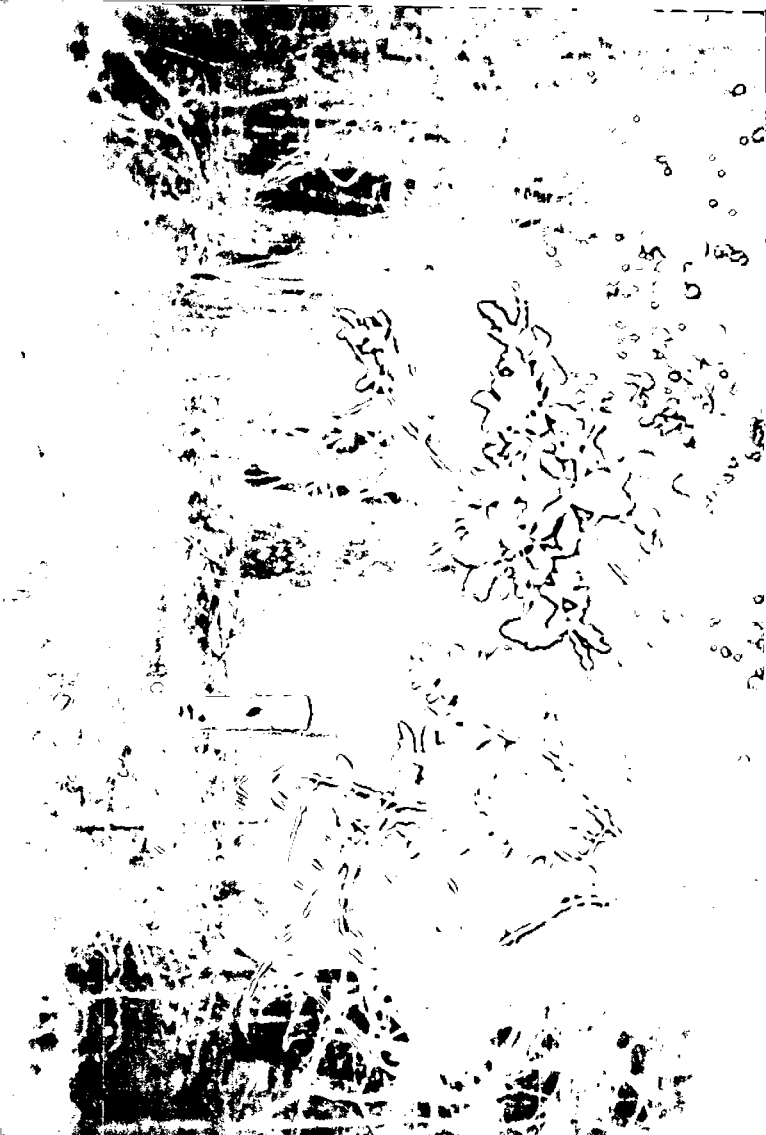


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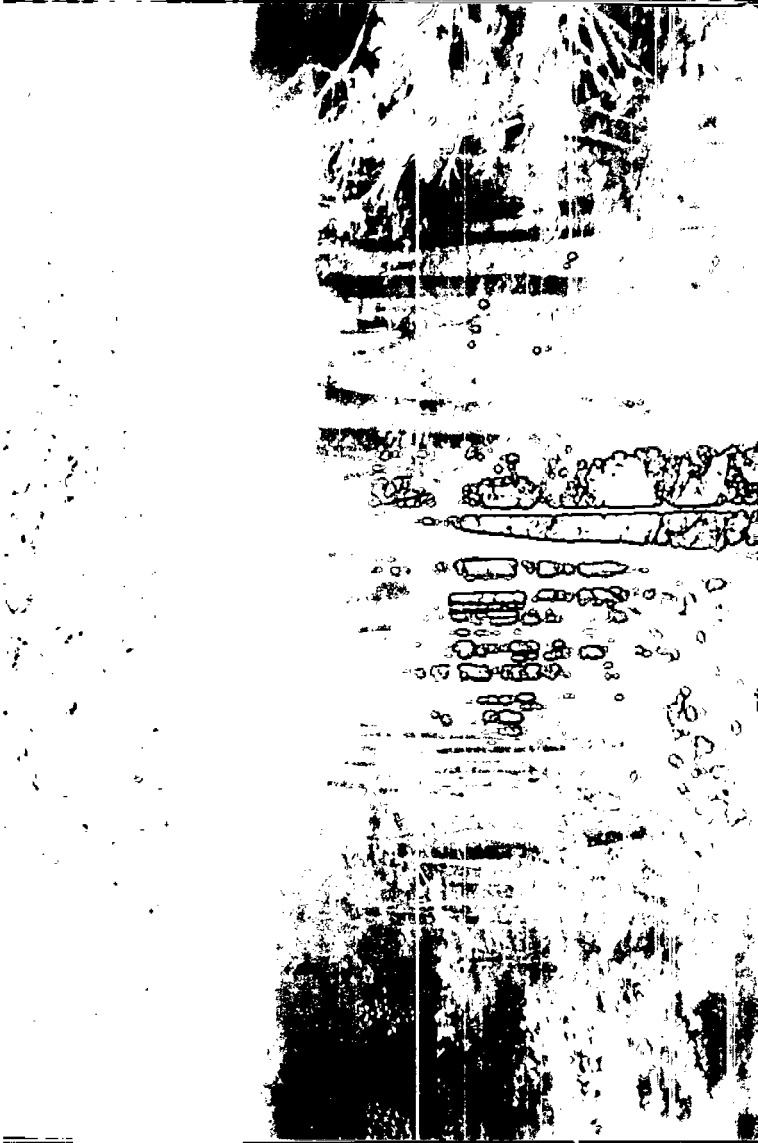


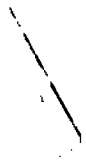




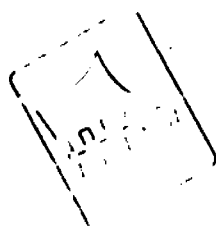
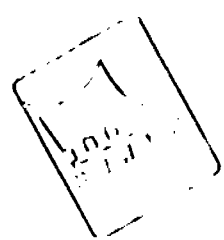








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Kodak Picture
PROCESSING



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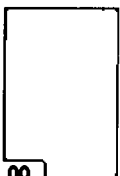
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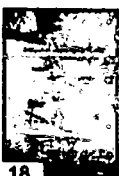
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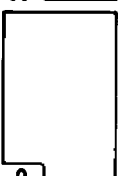
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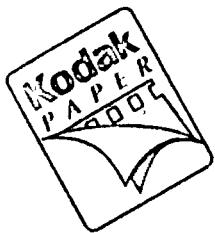
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Kodak Picture
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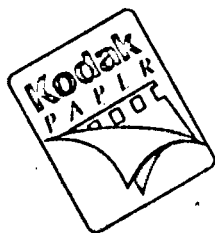
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01 SEP 02

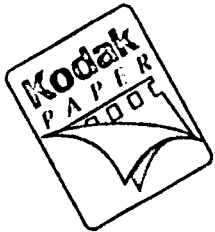


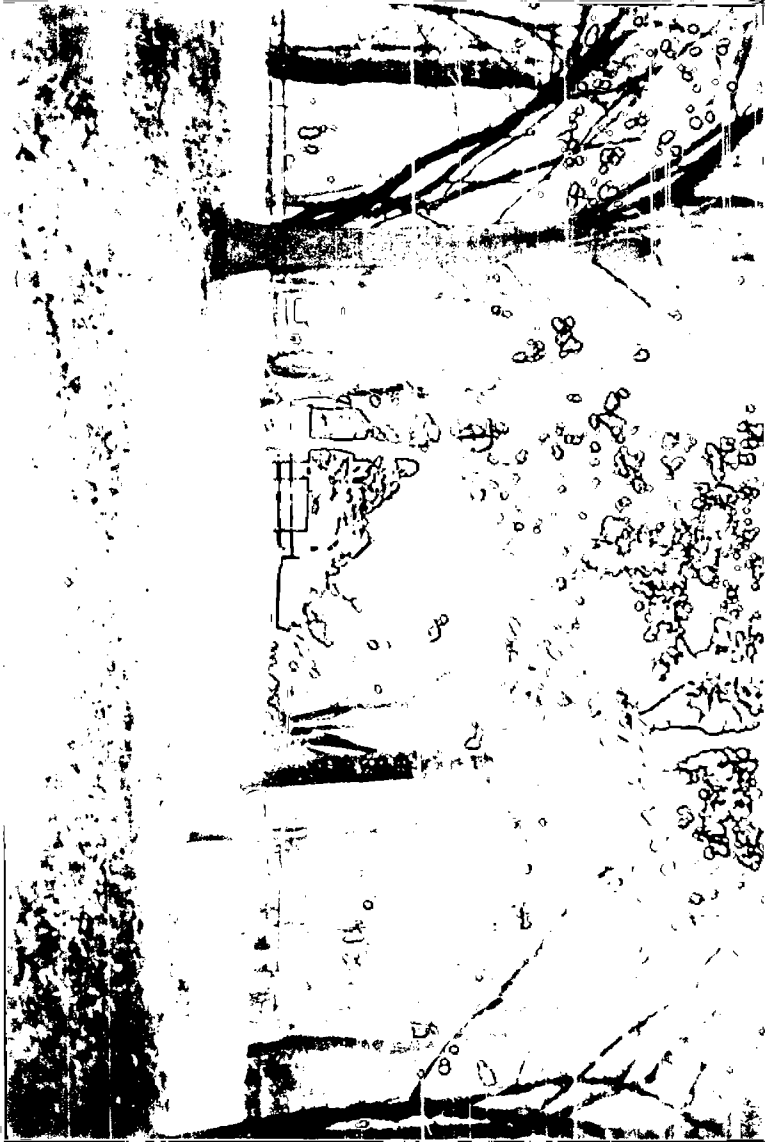
Kodak
PAPER

Kodak
PAPER



Kodak
PAPER







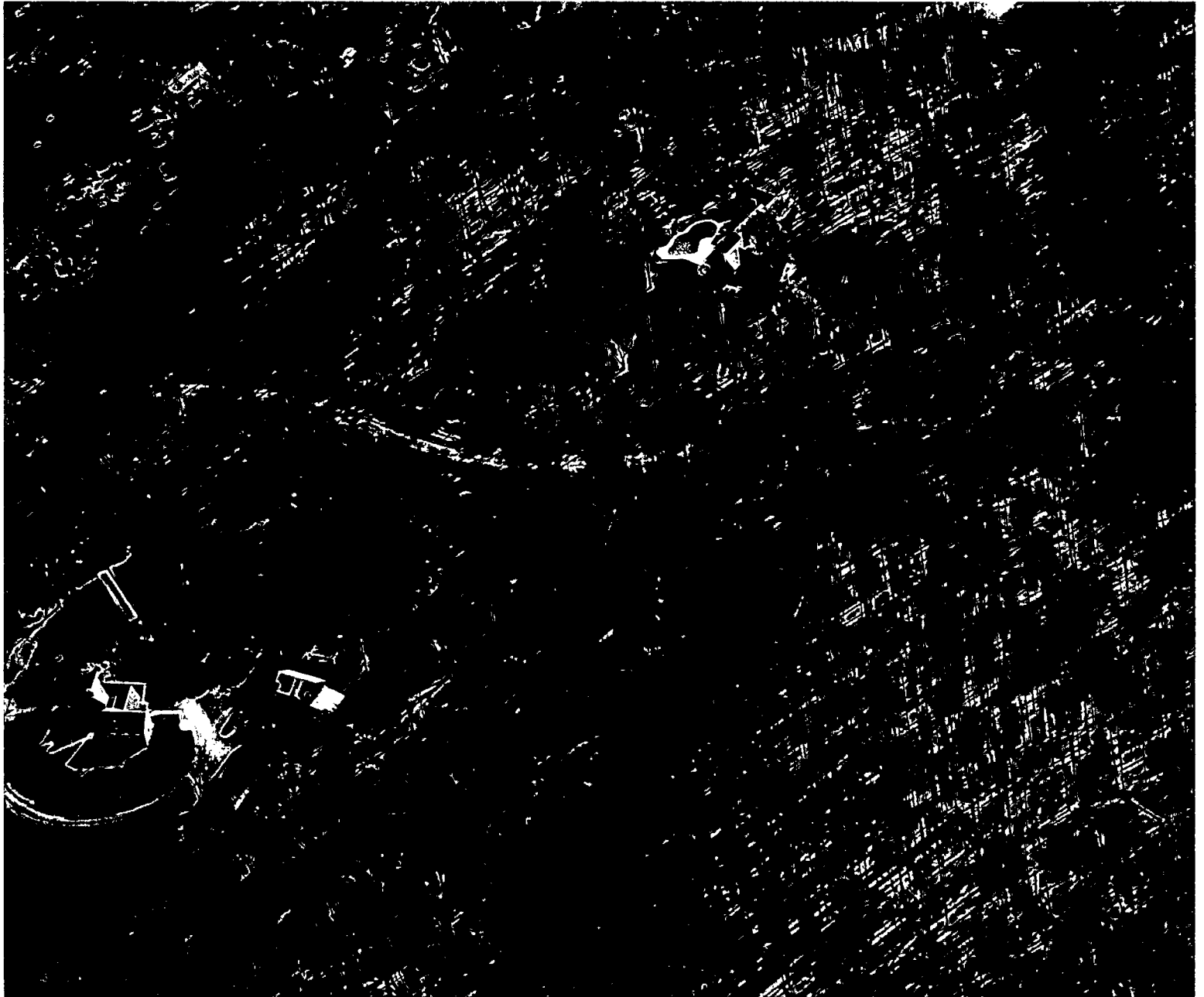








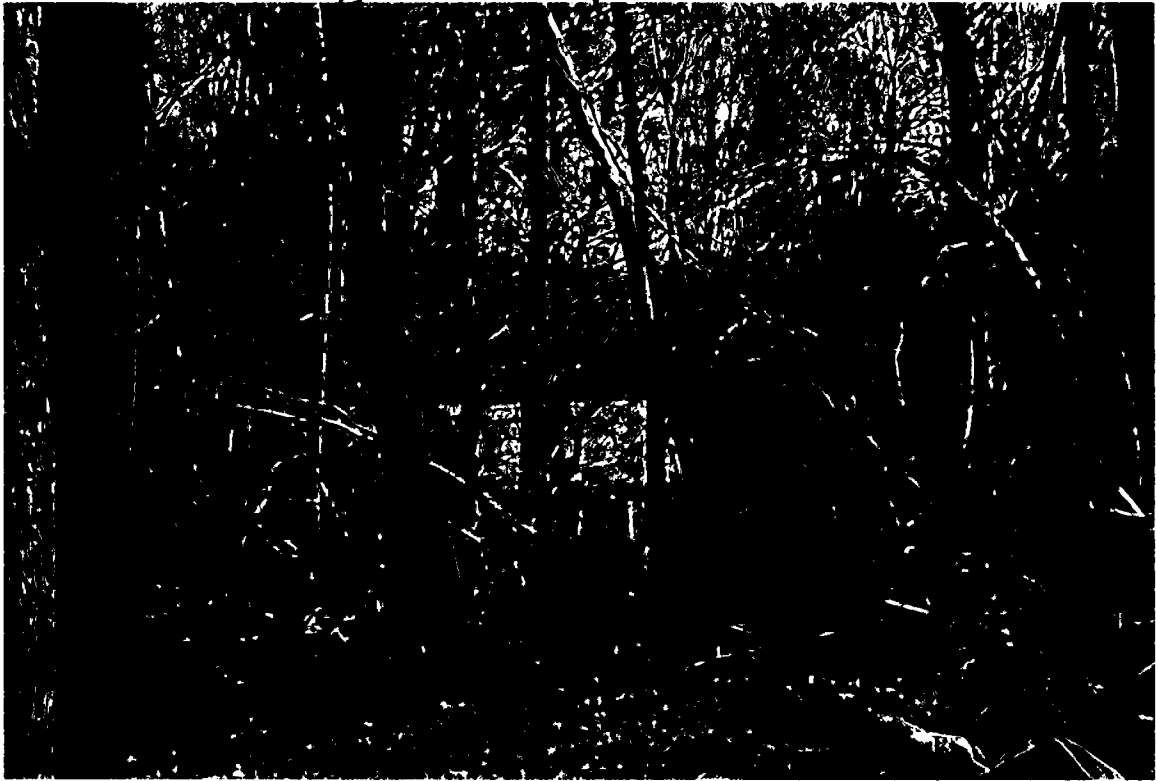




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71
~~37~~

zoom in of view to 1901



house site



72
~~38~~

looking towards 1905 + 1907



looking towards 1901



73
39

NAIVE SITE



1909



74
40

1909



1909



75
41

MP site # 23/69
Brookville woolen mill + house



76
~~42~~



77
13



recent addition

78

~~44~~



79
~~45~~

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1903 Brighton Dam Road, Brookeville	Meeting Date:	5/23/12
Applicant:	Nicole and Glen Weston(Stuart Barr, Agent)	Report Date:	5/16/12
Resource:	<i>Master Plan Site #23/69</i> Brookeville Woolen Mill and House	Public Notice:	5/9/12
Review:	2 nd Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill

PROPOSAL: New construction

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions based on the HPC's feedback and then return for a third Preliminary Consultation if needed or a Historic Area Work Permit.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan Site #23/69* Brookeville Woolen Mill and House
STYLE: 1 ½ story stone house
DATE: Late 1700s to early 1800s

excerpt from Places in the Past:

A rare surviving example of a woolen mill complex, this site includes a mill structure and house. Both buildings exhibit superior stone masonry with rough-dressed quarry stone, hewn lintels and quoins. Banked into a hillside, the structures are one and a half stories tall with exposed basements. The stone house type with galleried porches across basement and first story levels on the downhill side is more typical of miller's houses in southeastern Pennsylvania and northeastern Maryland. The Hawlings River valley, tributary to the Patuxent, was one of the first areas in the county to be settled. A number of small woolen factories and fulling mills were built during the embargo period of the War of 1812. The date of the house is uncertain. The 1783 tax assessment lists several stone Riggs houses. By 1816, David Newlin was operating the woolen mill, known as the Brookeville Woolen Factory, manufacturing cloth and blankets from fleece.

additional information:

The house and mill overlook the Hawlings River and the property is adjacent to the Hawlings River Regional Park. The entrance to the historic site is marked by two stone piers flanking a gravel driveway. The driveway runs alongside the Hawlings River for almost a mile to the historic house which sits on the east slope of the hill overlooking the mill building and a pond. The land rises higher to the west and crests behind the house (within Lot 4). The stone house sits on a knoll and the basement is fully exposed in the front, making it a 2 ½ story house. A 2-story galleried porch runs across the width of the front of the

house. The main body of the house is stone and on the left side there is a mid-19th century narrow 1 ½ story frame wing. On the right side there is an addition approved by the HPC in 2004.

The subject property is located behind the historic at 1903 Brighton Dam Road. This is the only remaining lot ("Lot 4") to be developed of the four lots that are accessed off the long gravel driveway shared with the historic house. . See Circles 62+63 .

Montgomery County holds an easement on Lot 4 at 1903 Brighton Dam Road, granted by the owners in 1984. The terms of the easement subject this property to Chapter 24A "Historic Resource Preservation," requiring the HPC to review and approve new construction and other exterior alterations (see Circles 64-67).

BACKGROUND

The applicants had their first Preliminary Consultation with the HPC on April 11, 2012. After reviewing the proposed plans, the main concerns that the HPC discussed with the applicants were the overall visibility of the new house, the height, massing and scale of the house, the type of materials proposed and the different materials on the sides and the front, and the siting of the house. Changes were suggested that could decrease the visibility and increase the compatibility of the new house with the historic resource. The plans from the first Preliminary Consultation are in Circles 52-55 and the meeting transcript is in Circles 28-51 .

PROPOSAL

The applicants are proposing to construct a new house on Lot 4 at 1903 Brighton Dam Road, which is to the west of the adjacent historic property at 1901 Brighton Dam Road. The new house will be located across a shared driveway from 1909 Brighton Dam Road, which is not historic.

The proposed new 3,450 SF house will be approximately 40' x 54'4" (this information is based on the initial floor plans; revised floor plans were not provided). The front gable house will be 27' tall at the roof ridge and will face south and slightly east. The siding materials are board and batten on the first story and cedar shingles on the second story with a horizontal band between the two materials. The gable ends will have MDO panels with vertical strips of wood. There will be a small front porch with stone columns with a railing along the front and steps down to the grade on the right side (the porch roof wraps around the corner but the floor does not). There is a masonry chimney on the left (west) side of the house. There will be a gravel drive leading from the shared driveway to the new house and a front-loading garage (garage door material not specified).

For the construction of the house and the septic field located to the northeast of the house, 56 trees will be removed in a less than 20,000 SF area, or approximately 1/10 of the trees on the property. The applicants submitted a tree save plan to the Planning Department which shows that 26 significant trees will be retained - predominantly Tulip Poplars all 20" DBH or larger. They are not proposing to remove any trees on the rest of the wooded property, which is five acres. They also propose to plant additional trees on the property for screening.

The new house will be sited approximately 500 feet from the historic house and at an approximately 29 foot higher elevation. A revised sightline study is in Circle 16/17 .

Proposed plans are in Circles 13+15 and the elevations and site plan from the first preliminary consultation are in Circles 12+14 .

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site 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-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard #2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard #5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

Standard #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 Secretary of the Interior's *Standards for Rehabilitation* state that "the site, including its associated features, contributes to the overall character of the historic property... [and] the relationship between the buildings and landscape features within the site's boundaries should be considered in the overall planning for rehabilitation project work."

The *Standards* advise that it is important to identify, retain, and preserve the building and landscape features which are important in defining the historic character of the setting including woodlands and important views or visual relationships.

The *Standards* recommend that:

- any changes should retain the historic relationship between buildings and the landscape and its site features including trees.
- adjacent new construction should be designed to be compatible with the historic character of the site and preserve the historic relationship between the building or buildings and the landscape.

For new construction, the *Standards* recommend against:

- locating new construction on the building site where important landscape features will be damaged or destroyed.
- introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

DESIGN OF ALTERATIONS, NEW OR INFILL CONSTRUCTION

While the alteration of historic properties may be proposed, the goal should be to design these changes such that they have no – or little – effect on the integrity of the property. Design any alterations to be compatible with the historic character of the property. Avoid alterations that would hinder the ability to interpret the original design character of the house, as well as those that imply an earlier historic period than that of the building. Design alterations such that damage to historic features or materials is minimal, or avoided entirely. These approaches are generally inappropriate. Design alterations such that damage to historic features or materials is minimal, or avoided entirely.

Similarly, new or infill construction should be designed to fit within the setting of the historic site or district. This requires some planning, as well as an understanding of the development site. The Montgomery County historic preservation program recognizes that while historic districts and sites convey a certain sense of time and place associated with their history, they also remain dynamic, with alterations to existing structures and construction of new buildings occurring over time.

The design guidelines that follow were written to help assure that, when new building occurs, it will be in a manner that reinforces the basic visual characteristics of an area. The guidelines do not require that new buildings must look old. In fact, imitating historic styles found in Montgomery County is generally discouraged. Some people may be confused about this concept; for many, the initial assumption is that any new building should appear to be old. But rather than imitating older buildings, a new design should relate to the traditional design characteristics of a neighborhood while also conveying the stylistic trends of today. New construction may do so by drawing upon some basic building features—such as the way in which a building is located on its site, the manner in which it relates to the street and its basic massing, form and materials—rather than applying conjectural historic detailing to a new building. When these design variables are arranged in a new building to be similar to those seen traditionally in the area, visual compatibility results. Therefore, it is possible to be compatible with the historic context while also producing a design that is distinguishable as being newer.

At the first preliminary consultation, the Commission expressed a number of concerns about the proposed house and whether it met the applicable review criteria. Specifically, they were concerned about the overall visibility of the new house, the height of the house, the massing and scale, the type of materials proposed and the different materials on the sides than the front, and the siting of the house. The Commission suggested changes that could decrease the visibility and increase the compatibility of the new house with the historic resource.

The applicants have made the following changes in response to the Commission's concerns:

- height: the house is now six feet lower than previously proposed.
- massing and scale: The gable roof was rotated so that the tall gable end does not face east toward the historic property; the front porch roof wraps around the east side which assists in breaking up that long elevation
- materials: the house has consistent materials on all four sides. The materials are board and batten and cedar shingles and some stone on the wraparound porch. The front garage door now has hinge straps.
- other: additional windows were added; size of the eaves was increased; the house location was slightly shifted north and angled to the west.

The changes that the applicants have made are definitely improvements. The reduction of six feet in height and the rotation of the gable roof form so that the tall gable end of the house isn't facing the historic house assists in reducing its visibility. Additionally, the increased angle of the house also assists in breaking up the large massing as seen from the adjacent historic property. The proposed materials are more compatible with the historic site and the consistency of materials around the house is more appropriate. The porch roof and the additional windows help break up the long right side (east) elevation. The garage was not detached or moved to the rear of the house, but the garage door style is an improvement.

While the applicants have made notable improvements to the house, they are not proposing to change the basic form and massing of the approximately 40' x 54' house. Revised floor plans were not provided but it is staff's understanding that the house has essentially the same footprint as the first submission (see Circles 54+55). The house location was not moved substantially which is what some Commissioners had recommended. Staff recommends that the front porch should be a true wraparound porch with a railing instead of just a porch roof along the right side. Staff continues to recommend that the garage be detached into an accessory building, decreasing the overall footprint of the house, and that the massing of the house be broken up to read as a 1 ½ story house.

As noted in the previous staff report, the proposed new house will be located behind and approximately

500 feet from the historic house, off the shared driveway where there are other non-historic houses, and the overall setting will remain very wooded as most trees on the five acre site will remain including more than 20 significant trees. The proposal is for an approximately 3,500 SF house that is 27' tall with a 54' side wall facing the historic house and property. Between the two houses is a barn, which can be seen from the subject property. The house will be sited at a higher elevation than the historic house. The applicants provided a sight line study for the Commission to understand the distance between the houses, the wooded setting, and the topography change (see Circle 17).

As noted in the first staff report and at the preliminary consultation, a new house on this lot is allowable but should reflect the easement which was designed to protect the environmental setting of the Brookeville Woolen Mill site. The Commission will need to evaluate whether the revised proposal is visually compatible in terms of size, scale, design, materials, color, and texture; whether it maintains historic relationships on the site; and whether it has an impact on important landscape features.

After this evaluation, the Commission may determine that this new house is consistent with the criteria for approval based on the changes that have been made. The HPC may find that the house will be sited far from and behind the historic house, will not have an impact on the character-defining features of the historic house and setting, and that the overall property will remain heavily wooded which will assist in decreasing the visibility of the new house. If the Commission supports the new house with relatively minor changes the applicants can proceed to a HAWP.

If the Commission finds that the proposal is incompatible and will have an adverse impact on the historic site, the Commission needs to provide clear guidance so the applicants know what changes need to be made and how to proceed.

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's feedback and then return for a second Preliminary Consultation, if needed, or a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Nicole.Weston@comcast.net Contact Person: Nicole Weston
 Daytime Phone No.: 561-352-9846
 Tax Account No.: 8-501-01969806
 Name of Property Owner: Nicole + Glen Weston Daytime Phone No.: 561-352-9846
 Address: 1903 Brighton Dam Rd Brookville, MD 20833
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 1903 Street: Brighton Dam Rd
 Town/City: Brookville Nearest Cross Street: Brighton Dam Rd - Borderch
 Lot: 4 Block: _____ Subdivision: Hawling River Estates
 Liber: 35033 Folio: 187 Parcel: _____

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: _____

1B. Construction cost estimate: \$ 460,000

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.

Nicole Weston
 Signature of owner or authorized agent

3-9-12
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

There are no historical buildings on lot 4,
However, this property is adjacent to a
historical home at 1901 Brighton Dam Rd.
Trees block the view of the home at 1901
Brighton Dam Rd. from property at 1903,
lot 4.

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

The project is the construction of a single
family home.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Nicole Weston 2691 Cameron Way Frederick, MD 20701	
Adjacent and confronting Property Owners mailing addresses	
Christian E. Newcomer et al 1901 Brighton Dam Rd. Brookeville, MD 20833	
Charles and Chang Kim 1905 Brighton Dam Rd. Brookeville, MD 20833	
Christopher and Patricia Stifel 1909 Brighton Dam Rd. Brookeville, MD 20833	

May 9, 2012

Historic Preservation Commission
C/O Anne Fothergill
Planner Coordinator M-NCPPC
Montgomery County Planning Policy Division
Historic Preservation Section
1400 Spring Street, Suite 500W
Silver Spring, Maryland 20910

Re: Proposed Home Located at 1903 Brighton Dam Road, Brookeville, Maryland
2nd Preliminary Consultation Scheduled for May 23, 2012

Dear Members of the Historic Preservation Commission,

Thank you for the guidance you offered during our first preliminary consultation on April 11, 2012. Please know, we have taken your recommendations to heart and have thoughtfully considered those of our neighbors as well. We sought additional expert advice and met with historic architect, Miche Booz whom designed the addition for the 1901 historic resource. After carefully examining our options, we can happily report that a number of changes have been made to our plans.

The previous site plan proposed a first floor finished elevation of 397.4 feet. The intent at that time was to minimize extra dirt excavation for the basement to achieve a walkout at the back of the house, and to provide a gravity connection from the basement level to the septic system. In order to address concerns about building height, the building was lowered by four feet. The first floor finished elevation is now 393.4 feet. By lowering the floor elevations four feet, the plan no longer proposes a walkout at the back. Furthermore, the gable was turned to front and back lowering the ridge height by two feet. The overall building height is now 6 feet lower than the original plan.

The house is now set lower in the landscape as viewed from the existing shared driveway. Upon approach to the lot, the home site area is partially obscured by the ridge that runs through the lot. In addition to lowering of the overall height, the house has been rotated slightly counter-clockwise and moved further into the site and away from the historic property. The house was moved to the maximum extent possible while keeping within the original limits of disturbance to avoid additional tree and forest removal. There is no visibility of the home site from the shared driveway due to dense vegetation on the lot and also due to a sharp rise in elevation along the driveway. The home site is not visible until one is in front of the subject lot and near the top of the existing ridge.

The new plans contain a number of additional features to break up the overall massing. The most prominent change is the direction of the gable from side and side to front and back. The front porch cover now wraps halfway around the right side of the house which faces the historic resource. Additional windows have been added on both sides and the materials are split top to bottom by a wood beam stretching horizontally down the side and rear elevations.

The previous house plans proposed Hardie Plank and Hardie Shingle on the front elevation and vinyl siding along the side and rear elevations. In order to address concerns over the use of man-made materials, the revised design now incorporates natural materials, to include cedar shingles and board and batten will be used on the front, side and rear elevations, creating a consistent four-side design. In

taking the commissioners' advice into account, elements from the historic resource are now pulled into the design. The garage door now contains hinges and pulls and is designed to resemble a barn door. In the previous plans, stone fronted the garage and continued half way up the porch columns. The new plans propose stone only be used on the columns and that the columns extend to the porch roofing to echo the stone pillars at the front entrance of the shared drive.

Considering that our proposed house is now over 450 feet away from the historic home, obscured by dense forest, and located behind the property, we feel that the changes made to the height, massing, location and materials of our home will ensure it does not negatively impact the beautiful historic Woolen Mill and House.

Sincerely,



Nicole Weston
Glen Weston
2691 Cameron Way
Frederick, Maryland 21701
561-352-9846
561-239-2133
Nicole.weston4@gmail.com
Glen.weston@siemens.com

Attachments:

1. Updated photos
2. Revised site plan prepared by Benning and Associates, Inc
3. Revised sight line study prepared by Benning and Associates, Inc.
5. Revised house plans prepared by Classic Homes, Inc.

Cc: Christian Newcomer and Pamela Phillips-1901 Brighton Dam Road
Christopher Stifel and Patricia Thornton- 1909 Brighton Dam Road
David McKee- Benning and Associates, Inc
Jamie DeFelice- Classic Homes, Inc.

April 11, 2012 HPC Meeting Transcript

MS. MILES: Okay, our last matter tonight is a preliminary consultation for 1903 Brighton Dam Road in Brookeville, which is related to the Master Plan Site of the Brookeville Woolen Mill and House. And, if the applicants could come forward, and do we have a staff report?

MS. FOTHERGILL: We do. As you said, this is Master Plan Site number 23/69, the Brookeville Woolen Mill and Miller's House. As you can see in this slide, the master plan site has an adjacent lot, that's a vacant lot, and the owners donated an easement and so that lot is now subject to Chapter 24-A, which is why we are here.

I also wanted you to see this slide to understand this orientation with another master plan site that is not accessible from the Brookeville Woolen Mill site, but that is the Brookeville Woolen Mill Workers House, which is another master plan site. This is a very historic part of Brookeville with two master plan sites right there.

The subject property is where that dot is, 1903 Brighton Dam Road. One more thing I'll show you is to access this property there is a shared driveway and so you pass the historic property to get to this vacant lot. And then also to three other houses that are not historic, but you can see on this slide. And they are not subject to Chapter 24-A, those other three houses that have been built, only this house is.

Again, this is to orient you. There's the shared driveway coming off of Brighton Dam Road, the historic house, the vacant lot and then across the shared driveway is 1909 Brighton Dam Road which is, as I mentioned, not a historic house. Here are more aerials so you can get oriented. You can see that the vacant lot is heavily wooded. You can also get a sense of the slope. You go uphill from the shared driveway, and the applicants provided a site line study, and you can also see the grade change there.

Here is another aerial photo, just so you are well oriented. This is the house the

applicants are proposing to construct on the vacant lot behind the historic house. It is 40 feet by 54 feet 4 inches and 33 feet 2 inches tall at the roof ridge. It is 3450 square feet, not including the basement. And the proposed materials are fiber cement siding and stone veneer on the front as you can see, and then the sides have vinyl siding.

For the construction of the house and the septic field, which is located to the northeast of the house, 56 trees will be removed in a less than 28,000 square foot area, or approximately one tenth of the trees on the five acre property. The applicants were required to submit a tree save plan to the Planning Department, which shows that 26 significant trees will be retained that are predominantly Tulip Poplars and 20 inches diameter at breast height or larger. They are not proposing to remove any other trees on the rest of the property, and they also propose to plant additional trees for screening.

The new house is sited approximately 500 feet from the historic house, and as I mentioned, the grade change is approximately 29 feet higher in elevation. The applicants provided a footprint comparison, so you can see the historic house footprint, the new house and then the three other new houses that are not historic and, again, were not reviewed by the HPC. Comparing the historic house and the new house to the historic house, they essentially have very similar footprints, 2195 for the historic house and 2187 for the new house.

This is the historic house with an addition that the commission approved a few years ago. This is looking down the hill so you get a sense of the slope, and this is the left side of the historic house which is, as you're going up the shared driveway this is what you pass right by, and here is that addition that was constructed. Here is the barn, which you will see in the sight line study and the footprint comparison and site plan that it's between the historic house and the proposed new house.

This is the building site. You can see the gravel has been laid. For background, and I believe the commission is aware of this, the applicants were not aware that they needed a historic area work permit. They did contact the Historic Preservation office and the Town of Brookeville and you have in your packet some correspondence between those two offices.

They applied for a building permit with DPS and they had started some site work that was approved by DPS, and DPS did not flag it as historic even though it is in their system as needing a historic area work permit, they didn't flag it. The neighbors brought it to DPS's attention when the site work began, and when it was brought to the applicants' attention that they did in fact need a historic area work permit, the work stopped. These are the current conditions but show that work had begun and then was stopped.

You can see the gravel and the fencing. This is some, not all the trees have been removed, but this is some of the trees that have been removed. This is looking towards the historic property. That is zoomed in so the actual distance is that, and then it was zoomed in on the camera. These are just current conditions of the site. This is the house across the shared driveway at 1909. This is looking continuing up the shared driveway to the other two house locations that are further along the shared driveway.

The commission reviewed a proposal in 2002 for a new house on this property and since then staff has fielded numerous calls from prospective buyers and realtors, and the general discussions with staff was that a new house should be small, the number of trees to be removed should be minimal and that the house should be designed to be in keeping with the spirit of the easement and compatible with the historic house and property.

In terms of its impacts, the proposed new house will be located behind and approximately 500 feet from the historic house. The overall setting will remain very wooded. As I mentioned, most of the trees will remain. Between the two houses is a barn that would partially obscure visibility. The proposed septic field is located on the northeast side of the house which means more trees will be removed in that area which is between the two houses.

I'm going to let the applicants talk more about their footprint comparison and their sight line study, but those are valuable plans and information that they provided for this discussion. In the staff report, staff cited the Secretary of the Interior Standards for Rehabilitation and also there is a more

detailed discussion about the site including its associated features, that it contributes to the overall character of the historic property, and that any changes should retain the historic relationship between buildings and the landscape and its site features including trees.

Adjacent new construction should be designed to be compatible with the historic character of the site and preserve the historic relationship between the building or buildings and the landscape. For new construction on the historic site, introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture which destroys historic relationships on the site or which damages or destroys important landscape features -- that is to be avoided, recommended against.

Staff's concern is that this house may be too large for this context and would have an adverse impact on the historic house and the setting and that it may be visually incompatible with the site in terms of its size, scale, design and materials. Unfortunately, because of what happened a year ago in terms of communication, this isn't following the normal process but had it followed the normal process with an early design consultation, staff would have recommended breaking up the massing to lower the overall height, shortening the side walls that face the historic house, possibly detaching the garage into a separate building or moving the garage entrance to the rear or left side, using more compatible building materials and proposing a location and massing that makes that house not visible at all or the least amount visible from the historic site.

As I mentioned before, ideally a new house should reflect the easement which was designed to protect the environmental setting of the Brookeville Woolen Mill site. However, all that said, using the required review criteria, a new house on this lot is definitely approvable and the commission will need to evaluate the historic site and this lot to determine the historic character of the setting and whether this proposal will impact the historic building and landscape features and relationships that characterize the site. The commission will need to determine whether the house that is proposed is visually incompatible in terms of size, scale, design, materials, color and texture, and if it

destroys historic relationships on the site or important landscape features.

It is to be noted that it is 500 feet away and a heavily wooded lot. It is possible that the commission will find that the character-defining features of the historic site are not altered with this new house, but staff does have concerns about the house as proposed and so, you know, the commission needs to determine what is being proposed and whether it is compatible.

MS. MILES: Thank you, Anne, and to clarify that we are evaluating this as a new construction in a master plan site.

MS. FOTHERGILL: That's correct.

MS. MILES: Does anyone have any questions for staff?

MR. RODRIGUEZ: Yes. Is there any difference between that picture that is on the screen and the drawings that have been submitted, mostly Circle 15?

MS. FOTHERGILL: Well, if you look, it is, the house is in Circle 14 but I believe if you look on Circle 18, the applicants and the builder did agree to some changes, so maybe you're referring to those?

MR. RODRIGUEZ: I referring to what I see in Circle 15 compared to this picture. It's not the same.

MS. FOTHERGILL: Well, I think, for example, the double window in lieu of the French door, delete rail, I think possibly the differences you are seeing are in these changed items. But the applicant can speak more to that. I mean, this is the house they're proposing, so, I don't know.

MR. RODRIGUEZ: So, yeah but -- this is a picture of the house they are proposing, but that doesn't match the drawings that are on the house.

MS. FOTHERGILL: I would look at the drawings and I will remove this picture from the slides.

MR. RODRIGUEZ: Okay, that was confusing.

MS. FOTHERGILL: Circle 15 and 16 and 17 are their proposed plans.

MR. TRESEDER: What Jorge is saying, and I concur, is that Circle 14 should not be part of the record since it has no relation to what's being proposed.

MS. FOTHERGILL: I think it does have a relation. They are building the Lilly stone house with some alterations, but I would defer to the applicants. It was submitted as part of the proposal.

MS. MILES: Any other questions for staff?

MR. CORATOLA: Yeah, I actually do. Anne, the location of the septic field, they went through DPS so obviously they gone through well and septic. I assume, and maybe this is a question for the applicant, that the well and septic people sort of dictated the placement of the tank in the field and then the expansion or were there choices?

MS. MILES: Clarify that there has not been any septic field laid yet.

MS. FOTHERGILL: That's my understanding, that's right.

MS. MILES: Thank you. Any other questions for staff?

MR. RODRIGUEZ: And the, just for the record, the easement is recorded with the deed of the property?

MS. FOTHERGILL: Yes.

MR. RODRIGUEZ: So they need to come to the Historic Preservation Commission for approval, is in the deed of the property?

MS. FOTHERGILL: Yes.

MR. RODRIGUEZ: Okay, thank you.

MS. MILES: If there are no other questions for staff, you will have seven minutes altogether. Anybody who speaks please identify yourself and if you could please address the issues that staff has asked we consider most closely, whether the proposed new house is appropriate in location, size, design and materials, and the issues of tree removal. Thank you.

MR. BARR: Thank you, we'll address all those issues. Good evening everyone, it's great to be with you again, I'm Stuart Barr with the law firm Lerch, Early & Brewer. We were asked recently to

assist Glen and Nicole Weston with the historic area work permit process for their proposed new home. Anne Fothergill has spent a lot of time with us recently. We're very appreciative of that. Let me introduce everyone quickly. Glen and Nicole are to my right, they're the property owners obviously. Dave McKee from Benning & Associates is our planner, he'll speak the majority of the time tonight. We also have Jamie DeFelice with Classic Homes, the homebuilder, in the audience just in case there are any questions. All of us would be happy to answer questions and we will address the questions of the staff from a minute ago.

A few quick comments before turning it over to Glen. Anne touched on it but, there is some context and background as to how we got to this point with some of the activity already on the site. We don't want to spend our limited amount of time focusing on that. There was some miscommunication. We explained that in some of the correspondence before tonight. But suffice it to say there was no intent obviously to avoid any requirements, and we don't want the background to prejudice the review of this application obviously.

We would encourage the commission to look at the site. It's a lovely setting, the 1901 historic property is worth seeing, even if there's not a proposed home adjacent to it. If you're up in that area, we would really encourage you to look at the property. And fortunately, as we hope to demonstrate tonight, the proposed home at 1903 will not detract at all from the 1901 historic site in terms of height, size, location and all the other criteria, the proposed home at 1903 will be compatible with the historic site. There won't be any adverse impact, and there will be visual compatibility. I'll let Dave address those issues, but first Glen has a few remarks. Thank you.

MR. WESTON: Good evening, Glen Weston. Good evening members of the Historic Preservation Commission. We thank you for your time and your thoughtful guidance. First and foremost we'd like to reiterate that our intentions have been to follow the appropriate process and preserve the beautiful setting of the historic Woolen Mill House along with the surrounding forest. We appreciate and respect the historic resource's place in history and the comments of our neighbors. This

is why immediately upon learning of the necessity of the HAWP, we stopped all site work, filed the application for review, reached out to our neighbors in order to order the sightline study and to address our neighbor's concerns.

We want to comply with the process and avoid any further confusion. We sought counsel to help us better navigate the process. We purchased the property approximately four and a half years ago with the intention to raise our two daughters there and live there for many, many years to come. When choosing our house we had several space considerations that we have to take into account, including the terminal illness of my father. We selected a house of approximately 3400 square foot in order to accommodate these needs and to match the house up in the neighborhood.

Please note that the size of our proposed house is roughly 2000 square foot smaller than both the staff and our neighbors originally understood our plans to be. It's compatible in size to the neighboring homes including the historic resource at 1901. We selected a Craftsman style design we felt fit the natural surroundings and we limited the tree removal to preserve over 90 percent of the forest in the five acreage lot that we own.

With so few trees removed, our home will be barely visible, if at all, from the historic resource and obscured further by the barn located on the historic property. Our intentions have always been to add additional landscaping to further blend our home into the setting and construction, once the construction was complete. At this time I'm going to turn it over to Dave McKee who can talk in further detail about the planning of our home. Thank you.

MR. MCKEE: Thank you. Dave McKee, land planner for this project. Before you is the site plan we prepared after considering several factors, topography, tree removal, access to the shared driveway, location of well sites and location of the approved septic area. The septic area is large. It is as planned and approved back in 1980 when the property was originally subdivided as part of this area. It is large also because we're in the Patuxent Watershed and there is a requirement to have additional extra septic in that watershed.

We're using only a small part of that septic though, a very limited part, the first couple lines at the very top there. So all of the rest of that will remain uncleared and as it is today. Tree site plan shows the area of clearing. That includes the house, utilities, well, driveway, septic, all of that within the 20,000 square foot area. Again, the small amount of septic. There'll be no clearing of additional septic, in particular, the area between the two houses.

We did prepare a sight line study that shows the view from the historic property to the proposed house and we have a distance there of about 490 feet with an elevation change of about 25 feet. That computes to about a five percent grade, which is a very moderate grade. It's not a severe slope, not a strong rise at all. We took some photos when we were out there doing the sightline evaluation. They're depicted on the map here and I have some of those I'll show you. The main thing to discuss here is that there is no visibility of the proposed home site from the driveway as you approach the historic property. There's dense trees in this corner of the property, there is large pine trees. There are groves of trees on the historic property that block that view. There's really no view until you get midway down the driveway on the historic property where you can start to see into the woods of the subject property.

There's a view, photo No. 1, looking back to the house at 1909, which is visible under the pine trees but screened somewhat by the trees. There's the view I was talking about there across the grass into the woods. The subject home site would be 100 yards further into the woods from what you see there is the edge of trees. Some more views here around the barn and home site area, again, looking towards the home site. The most prominent feature is going to be the barn and some of these larger trees. We did raise a balloon when we were out there and took the photos, it was very difficult to see, but with the naked eye we could see it in certain positions.

The balloon would be about midway which represents the peak of the roof midway up the side of the barn as viewed from the home site. And that's seen here as well from the red line, demonstrating eye level view from the two houses.

MR. BARR: Just say very quickly about the potential additional landscaping.

MR. MCKEE: I certainly could talk about that more, but I would propose some native landscaping within the tree save area at a higher elevation near the proposed home site, you know, 25, 30 foot mature trees, natives obviously, that would blend in well with the natural landscape.

MR. BARR: It looks like we're out of time, but we'd be happy to answer to answer any questions at all.

MS. MILES: Thank you. Does anyone have any questions for the applicant?

MR. RODRIGUEZ: In this graphic that you have on the screen, the line, sight line is to the eave not to the ridge.

MR. MCKEE: That's correct.

MR. RODRIGUEZ: And that is the five percent?

MR. MCKEE: Five percent is on ground, it's the ground level.

MR. RODRIGUEZ: It is the slope, the gravel? What is the angle, the visual angle from the horizontal? Usually when you do view checks of your perspectives, there is a standard that is about 30 degrees is what you will see above your head. How much of that -- can you add some data?

MR. MCKEE: I guess what I would say is you may see a wide angle there, but it's going to be trees. The house is not going to be visible above the trees, it's within the trees and much lower. Like I said, lower than the barn, lower than the trees.

MR. RODRIGUEZ: So when you say half way higher the barn, is the eave --

MR. MCKEE: No, that's the roof peak.

MR. RODRIGUEZ: The roof peak?

MR. MCKEE: The visual balloon of the peak which was raised to the level of the peak.

MR. RODRIGUEZ: Okay, thank you.

MS. HEILER: You had commented on the view, the expected view of the house from the drive that approaches the historic house. I went out a couple of weeks ago when we got the original

application and visited the site, and I did not measure the point at which the lot became visible but, driving up that. It was certainly, there's no house there, but it was certainly visible to me. I could see where the trees had been cut and where the drive was. Do you have any idea how many feet from the house it becomes visible? You know, admittedly the trees were not fully leafed out when I was there but, it was definitely part way up, and I couldn't estimate.

MR. MCKEE: Are you asking where it was visible from this driveway? The driveway to 1901?

MS. HEILER: Yes.

MR. MCKEE: What I recall is I could not see it until we got beyond the pine trees, which was near the front of the driveway. This line here on the plan is the large pine trees that project into the property, the historic property. And we'd have to get by those before we had a good view into the woods. Now the home site, you know, obviously is much further back into the property. There may be visibility of the driveway area, because the road does bend back that way but, like I said, in this area the property was very dense as far as tree growth, under-restored, etcetera, and then the pines and then additional trees in here that don't show on this map, but there were a number of trees, tree groves on the historic property as well. Does that answer your question, I want to understand.

MS. HEILER: I think you need to be very careful in what you say about the visibility from the drive because it was certainly, it was visible from the approach to the historic house.

MR. BARR: What was visible? I'm just trying to understand.

MS. HEILER: The cut trees. The evidence of what I could see of the lot, you know, the cut trees and --

MS. MILES: The proposed building site, you mean, Commissioner Heiler?

MS. HEILER: Yes.

MS. MILES: Thank you.

MR. RODRIGUEZ: Can you address the difference between the drawings and the

picture? Is that something that you want to discuss or you want to add?

MS. WESTON: Yes, hi. This is Nicole Weston. The difference, I forwarded the picture that you saw originally that had the color on it, as a better visual of what the front would look like primarily. We did work with Classic Homes and redesign the sides, so the sides won't look like that and the roof line will be different. So, a more accurate depiction would be the black and white drawings as opposed to the photograph. That was from their website. Circle 15.

MR. RODRIGUEZ: Thank you.

MR. SWIFT: Are there other siting options for the house, and I guess I'm looking at this sight line section and I realized you've located at a high point. Is there a possibility of moving it down the ridge a bit that moves it further away and lower down? I'm just curious what else has been studied, why that site was selected, where you are in the -- we can't consider where you are in the process, we look at it as a new application but, I'm just curious what might be available as far as options there.

MR. MCKEE: Well, the septic area is a fixed location, so we certainly wanted to be within a reasonable proximity of the septic area, the innate gravity connection is the best for maintenance and, you know, concern about that. Moving it down this way, there's a good bit of drainage that comes through this area. It eventually doesn't come drainage way. There's a storm drain easement down there which was created a long time ago just for that reason. So, I feel like it's in the best location. It's not quite on the very, very tippity-top of the ridge. It's set off a little bit to the west side there, but again, --

MR. SWIFT: More or less in the center of the property?

MR. MCKEE: In the center of the property, which is similar, I realize the other three properties are not, I guess, are not reviewed as though, as this one is but they were all sited similarly along the ridge tops or higher ground, the center of the property.

MR. SWIFT: I agree it may be an optimal location given your constraints when you did the design initially. Now knowing that there are other constraints, is there an option to do some

adjustment that might help you with some of the concerns that have been brought up? Maybe you haven't looked at that part yet.

MR. BARR: Not without hardship.

MR. MCKEE: There would be hardship, severe hardship. We have all the approvals in place. It would mean more tree clearing than we already have done because we'd be moving it into an area that's already forested and protected.

MR. SWIFT: So areas have been cleared where the house is sited now?

MR. MCKEE: Yes.

MS. MILES: When you use the word hardship, that is a term of art in the law. I assume that you're not claiming hardship based on the term of art in the law.

MR. BARR: Well, I'm not using it as it is used in 24-A, I'm using it more generally speaking though.

MS. MILES: Okay, I wanted to make that clear. Thank you. Any other questions?

MR. TRESEDER: Yes. I would like to get some data here. Your proposal shows a 3450 square foot house, does that include the garage?

MR. MCKEE: Yes.

MR. TRESEDER: It does?

MR. MCKEE: Yes.

MR. TRESEDER: Okay. It's hard for me to read the dimensions but -- also the height, 33 feet 2 inches measured from the ridge to where? Average grade at the four corners of the house? High grade?

MR. MCKEE: To the peak, in this case.

MR. TRESEDER: Starting from where?

MR. MCKEE: To the average grade along the front of the house.

MR. TRESEDER: Average grade along the front.

MR. MCKEE: Yes.

MR. TRESEDER: Okay, now isn't the height usually measured from average of all four corners?

MR. MCKEE: No, not it's not. Not for zoning purposes.

MR. TRESEDER: Not for zoning purposes?

MR. MCKEE: Right. And the height allowed here is, of course, 50 feet by zoning.

MR. TRESEDER: Okay. Now, is there a reason, you placed the house 11 feet, the first floor is 11 feet above the low corner and three feet above the high corner. Is there some reason why you placed the first floor at that elevation?

MR. MCKEE: Working with the grades. There is some slope there and we achieved a walkout at the back corner, so I expect that was the main reason for that.

MR. TRESEDER: Okay, so the reasoning for the setting of the first floor elevation was to achieve a walkout basement?

MR. MCKEE: Partly, yes.

MS. MILES: Any other questions for the applicant?

MR. RODRIGUEZ: Clarification. All of the trees in the area have been cleared?

MR. MCKEE: I don't think all of them, most of them.

MS. WESTON: Yes, most of the ones that we have proposed to remove have been cleared. There's a few, just a few in the septic area that need to be removed but, at this point they have all, just about, I think there's, I haven't counted the ones that are out there. It's hard to get to them but, most of them have. So in those pictures that you see, that's with the trees gone.

MR. VAN BALGOOY: Thank you, Madame Chair. Mr. McKee, the plan you show, the topo map you show right now on the screen is not one that's in our exhibits, so I just need some help interpreting it.

MR. MCKEE: That's a topographic survey done by a surveyor. The other maps, and you

may have seen the 5 foot contour interval. But this is the site plan that we submitted to the Department of Permitting Services.

MR. VAN BALGOOY: Okay. Can you tell me, there are three elliptical, ellipses, can you tell me what those are?

MR. MCKEE: Those are, you're referring to these, those are well sites. There is one well, this is existing well that's been drilled. The circles are the area that there can be no septic within that location, 100 feet from the well.

MR. VAN BALGOOY: So you've located wells already and foot property as well, okay, perfect. And these are just other potential sites?

MR. MCKEE: Two are potential sites, yes. One is existing.

MS. MILES: If there are no other questions for the applicant, we have a witness, Chris Newcomer. If you could please come forward, the owner of 1901 Brighton Dam, which is the Woolen Mill. Please state your name for the record.

MR. NEWCOMER: Good evening, I'm Chris Newcomer and my wife Pamela Phillips and I are the owners and current stewards of the Brookeville Woolen Mill located at 1901 Brighton Dam Road. I'd like to credit Ms. Fothergill for really detailing many of the concerns and reflections we have on the current proposal to build on the lot behind our house. I think everyone appreciates that the hollow that the house is built in is a very unique hollow, very ecologically unique, and a very wonderful area. In fact, it will be a delightful area to raise children.

And in the course of owning our house, as you've learned, we've put an addition on our house and, to use the generic term hardship, I would say that getting anything through the Historic Preservation Commission is indeed a hardship. But I feel that as that project came through the pipeline we benefited from your tenacity and your sagacity in terms of the oversight that you exercised in that process. So I deeply appreciate that and I we think we have a wonderful house.

The neighborhood is very compatible at present, we believe, with our house. The issues

that have been raised about the massing of the property that is proposed I think are very germane. The current houses in our neighborhood, if they are two stories, certainly don't have a 33 foot ridge pole, which is really quite a behemoth. My wife and I built a house in Maine years ago that's a two story timber frame, it only has a 27 foot ridge pole and it is a huge house. So, I continue to have concerns despite the apparent data to suggest that the house would not be visible. I have real concerns that in fact it will be visible especially when the whole mass of the house is there and not simply a floating balloon. So I would be a skeptic on that point.

The other houses in the neighborhood are diminutive compared to what is being proposed. There are some two story houses. They extensively use dormers on the second story so that the full attic and the roof above, incorporating that attic, does not come into play in the total size of the house. So I think they've appreciated the subtlety of the area and they've tried to design very well into the subtlety of the area.

Staff here has asked questions about the siting of the house. It is maybe unfortunate there wasn't a preliminary negotiation or discussion with you because that discussion might have led to the siting of the house to the north and to the west as was mentioned here where you can take a little more advantage of the grade of the lot and go down a couple of isolines, drop the house deeper into the soil like a bank barn, exploit things like a split level approach or some other approach in order to reduce the visibility and the massing of the house. And I think that's something that certainly we would appreciate if additional consideration was given to.

I think the last issue I would mention, although it hasn't been discussed at this level of detail but, the house that was proposed showed a lot of unnatural materials on it -- you know, synthetic materials. And others in the neighborhood are built with stone, wood and materials which are indeed natural materials. And from the standpoint of that, what we see being compatible with the nature of that, our neighborhood, I think that would be a great benefit to the value of our homes and to the character of that area.

MS. MILES: Thank you, Mr. Newcomer. Does anyone have any questions for the witness? Thank you. All right, we're going to begin deliberations. You can return to your seat or stay, whichever you prefer. And we will, this time, resume with Commissioner Heiler of Brookeville.

MS. HEILER: Thank you. We have listed here two items to consider. The proposed new house, its location, size, design and materials, and then the proposed tree removal. I guess I have some issues with all four of the first things. The location, and I realize that this is difficult because some plans have already been made but, I think the location is such that it makes it most visible from the approach to the historic house. As I mentioned, driving up the driveway I could see the building site.

If it were possible to move the house downhill or, you know, farther from the historic house, or some place where it wasn't at, you know, almost the peak of that hill. It would be far less visible. And I think visibility is a real problem for the historic site. This historic site, you know, has several buildings on it, farm buildings, mill buildings and most things that you would build there would be at least partly incompatible.

The size of the house, I think is less of a problem than its height. The height contributes to visibility and visibility, I think, is the enemy of preserving that pristine site. The design, I think is a problem in that it is incompatible with the historic buildings that are there. And it also doesn't lend itself to blending with the landscape. I think if you choose to use a sort of traditional style, then you probably need to take your cue from the existing buildings there, the mill buildings and farm buildings. At least the materials, some of the style elements you could take from that. If you choose to use a more contemporary style, then you might be able to make it blend in with the landscape better. You might be able to use glass or rustic wood.

I think you need somehow to become more compatible with the existing site. And the more visible it is the more important it is to develop some kind of compatibility or to blend in. And the materials, other people have mentioned them. I think an important way of blending with that landscape would be to use natural materials. So the mill is stone, the mill house is stone, it has some wood.

There's a wood barn. You don't have to build a log cabin, but something that, even if it's a modern style of glass and steel, it needs to simply blend and be less visible on the site and I think what you have proposed really is incompatible with doing that.

Removal of the trees, I think you can't build a house there without removing trees, and you seem to have focused on removing the minimum, and I think that's good. There's no way, because it is so heavily wooded, that you could build without removing at least the trees in the immediate vicinity. I would rather see the trees that have been cut replaced and everything moved to a more compatible location where obviously you would have to cut trees.

MS. MILES: If I could interrupt for just a moment before you begin Commissioner Swift. I just want to make it clear that we do consider this as a proposal that has not begun construction, and that that is the appropriate methodology under the law for us to review by, so I just want to make that clear for you. Commissioner Swift.

MR. SWIFT: Thank you. I think the primary things that I focus on here, I do believe that the size of the house as far as square footage is reasonable. I again focus on the height, the roof line and just looking at the elevations, I don't see a need for that roof ridge to extend so high. I don't know that it adds a whole lot to the house architecturally, interior or exterior. And, I think it takes away from the viewsheds. So my main concern is that massing and height issue, less so the design. I think that the larger space is here and the trees will mask a lot of the material choices that we might typically focus on closer in, you know, in a Chevy Chase type area.

And I would like to see the siting explored further. I'd like to see where, I'd like to see the optimum site chosen given the constraints of the historic area work permit process, and I'd like to see what space would be left open by that choice, given that trees are removed and they can't go back in as large as they were. Because I think the siting with the elevation and the ability to perhaps sink the house into the ground a bit and still have a walkout maybe with an areaway, and lowering the roof line. I think those three in some combination would get this into a reasonable range for approval. To me the

exact material and design choices are of less importance in this site.

MR. VAN BALGOOY: Welcome to Montgomery County and I know you're well aware, well on your way to, you know, planning this project and -- but please understand, I have to review it as if it came to me, brand new. And so my comments will come from that direction. And I was particularly looking at, so that you know where I'm coming from in the Montgomery County Code Chapter 24-A-8 which is, if what you're proposing is compatible in character and nature with the architectural and cultural features of the historic site. So that's sort of what I'm looking at specifically. And what strikes me in going up at this location, it's a wonderful place, my gosh, who knew this was down that road. I didn't know what I was going to encounter down that road, but it's a magical place, so you picked a wonderful place to put a house.

What I would suggest is, you've heard from several people had concern about the size of this house. Take your cue from the buildings that are around you, the historic building particularly, but also take a look at the house at 1909. And what they've done is, the house is, it's staggered or stepped. It's progressive in its silhouette. So, I mean, if you were to cut the building out, the outline, the silhouette is staggered, but also the plan is staggered. If you compare it to the house that you're proposing, it's a block. It's square. And, I think if you would stagger it and step it, you would -- my concern is not so much to make this house invisible and screen it with trees and paint it, I don't know, whatever tree color or bark, you know, so it disappears.

If it's visible, I want it to feel like people look through the trees and go, oh, that feels like it belongs to this place, it doesn't feel different or separate. It can be modern. You can see the addition on the existing mill building. It's a different style, but it fits in feeling and in materials. You'll need to come up, with your architect or your designer, with the appropriate solution. I'm not going to tell you which way to go, that's not our proposal. It's your house. But, I'm going to suggest looking at staggering and stepping and making it have a less of a heavy hand on the property and on the land. You've heard all those suggestions for dropping the height or slipping it deeper into the brow of the hill. Those are all

good suggestions as well but, it's up to you to figure out how to do that, so.

I'd also take a look at making sure that the house is finished on all four sides so that, you're not only looking from the street view but also from the adjacent history property, what's that going to look like. So it looks finished. And that's, I think maybe, some of the questions we had about looking at the photograph and you saw the sides had, windows are trimmed out and all that stuff, and then you look at the plans and it just looks like a flat slab with windows cut out of it. So, I would want to see it look good from all, at least the two sides you're going to see from the historic property and to the street, if not all four sides. So, those are my suggestions and sort of direction for you to go on.

MS. WHITNEY: I'm sorry DPS didn't catch this. It would have saved you a little bit of heartache. Beyond that, I don't have any problem with the site. Historically, houses on a lot are perched at the very top and you didn't even do that, and they do that for drainage and whatever. I don't have any problems with the site. I don't have any problem with the size of the house that you are proposing. Thank you for preserving 90 percent of the trees of the inhabitants who have been there for a long time.

I would like to see your materials, I'd like to see a little more thought in the material for the house. If you look at the houses in the area, perhaps you want to use stone columns, stone veneer, just -- it sounds so vinyl. This is a house that you, as you had said, you want to live in for a very long time. I would like you to pull materials from the earth a little bit more than the concept of veneers.

Your 33 foot roof line, trees are taller than 33 feet. I think your house is going to be very well screened by what's already growing there. And a good idea to replant the trees, I'm happy to see that that was already suggested out there. And I look forward to whatever you're going to bring back to us. Good luck.

MR. KIRWAN: I do appreciate the difficult position you guys find yourselves in with this process, and I do believe the sincerity you've expressed about wanting to do this right now and to work with the standards we have in Montgomery County, and with this commission, particularly in the

context of preliminary consultation. You know, we highly advise those when cases are this challenging. So I really appreciate that.

In reviewing this preliminary application, you know, I first looked at the materials that you presented for the house. I went out to the site today. I stood where the house is going to be sited and I can see the historic resource, you know, through the trees. So I, you know, strongly believe you can see this site and the house ultimately from the historic resource, in reflection. And I see a house that you proposed is, you know, stylistically it's responding to sort of an over-scaled craftsman, kind of, detailing, and unfortunately as it turns the corner to that side elevation and faces the historic resource, it loses all that character, or any character really at all, and it presents a very blank wall with sort of randomly placed windows in the massing.

And I find those qualities of that proposed house to not follow the guidelines that we review, particularly 24-A-8(b)(2), 24-A-8(d) and Standard No. 9 that we follow. I see a problem with compatibility of what's proposed, a problem of scale, a problem of the context and impairment of the character of the historic resource with what's being proposed. And I think you've heard a lot of really terrific suggestions already. I won't go into repeating all of those. I think, you know, Commissioner Swift's initial questions about siting are very good. I know there's difficulty now with the fact that you've placed this house and you've located the septic fields and located wells but, you know, ultimately, what we're reviewing tonight is a blank slate, really, and how would you begin this process. And I think siting the house lower down the slope, away from the historic resource, would have been the place to start with this. Having said that, I think we can probably find a solution with the existing footprint, at least from my perspective. I think the existing house location can be worked with, but it has to be an appropriate response to the resource.

And, I think we've heard a couple of suggestions already that you should really draw upon the rural farmhouse character of the historic resource and of that area, in responding to a design. If you're going to go in that sort of traditional image, not sort of a craftsman kind of image which really

has nothing to do with that resource.

Alternatively, you could go for a very contemporary modern approach which could be lower roof lines and lots of glass, metal, steel, wood, whatever materials would be appropriate. But there are many examples of wonderful modern and contemporary houses that are sited very indiscriminately in their settings and really impact things very minimally.

So I think it's really two very clear directions that you can go with this. The one you're proposing I don't think is the right direction. And, you know, again, I think you've heard some great suggestions already. I won't belabor this any longer, but I think you really need to go back to the drawing board with the house and start fresh.

MR. CORATOLA: I agree with Commission Kirwan's comments about the design. I don't have an issue with the square footage. And I'll just keep it simple. If you go with a more traditional style house, the material changes should break on a horizontal pattern versus a side scenario, so I wouldn't recommend having a stone front and then siding on three other sides. Have a stone base that wraps around all three sides and then an intermediate that's a sided horizontal and a vertical material, but make sure that the materials wrap the building and break logically and not -- this is almost sort of a preplanned development kind of house and because you are working with the historic resource down the hill, you want to relate more to that. So the only thing I'll add to Commissioner Kirwan's comments is that the horizontal break in the materials if you go a more traditional route.

MR. RODRIGUEZ: I agree it's a difficult case. However, you are in a specific place, Brookeville, next to a historic house. How many historic properties are there? Not that many. The question I have is, why would you want to put a house that can be anywhere else, there? This house can be in Florida, can be in Texas, and is the same house. I don't think that's the appropriate response, and I don't think that is compatible with the guidelines of 24-A or the Secretary of the Interior Standard No. 9. I just don't think that it can match that.

My recommendation is explore to your advantage the fact that you are next to a historic

house in a beautiful little town, Brookeville, with all the patterns of agricultural buildings, building that are smaller in plan, broken down, separated. So look at the pattern of those buildings and how they place in the land, and that's where this project should go. My recommendation is hire an architect, work with somebody who can design for you what you want, but this, what you're proposing here, I cannot recommend for approval.

MR. TRESEDER: First, I'd like to agree with Commissioner Kirwan that this site could work for this size house. I don't think it's inherently an unworkable site. Some of examples of things that, even with this design, could be done to make it work would be to face the, not have the massive gable-end face the historic resource, but have the horizontal eave face it, much like in your sight line section. You show a view looking toward the gutter, a horizontal gutter and just as in that drawing, the roof and the gable-end have much less impact on the historic resource when viewed from that direction and just changing the direction of the ridge line without changing anything else alone would make a big difference.

That, and making sure that the material on that facade at least be of a natural material that is dull and not shiny and won't reflect the sun but blend in with the woods. Just those things alone could make this thing work a lot better. You know, the plan will be up to you, but the immediate thing that comes to my mind is a way of making the same size house seem less huge. You know, why insert the bulk of a garage with the house? Why not have it separate from the house? You have lots of land, you're not in tight quarters. You don't need to squeeze the garage into the house like they do in Kentlands where they only have 45 feet of frontage. You've got room to have the garage separate, which in turn could allow you to have just as big a house but yet less bulky. So I think there's lots of opportunities for achieving your goals here on this site and in this location.

The last concern I have, just in terms of another reason why it's important that the side that faces the historic resource is being paid attention to is that when the septic field goes in, currently those trees are not cut down. I wonder when those trees are cut down, what is going to be the visibility.

So, I can imagine that a revised version of this being approvable, but not this particular one.

MS. MILES: I'd like to begin by saying that I too am very sorry that you're in this posture and find yourself here in essentially an almost posthumous preliminary, and I'm sorry that you're going to have to go back to the beginning when you feel that you're already under way. But you are at a very special location on a master plan site with a truly amazing historic resource, and I would have to, as everyone else has, I'd say you got a pretty unanimous view that you're -- I would endorse Commissioner Heiler's comments.

Most particularly, I think that the siting needs to be revisited and, again, the house is not too large, it's too tall. You can have quite a large house on a five acre lot that is not an imposition on the master plan resource. Both in massing, materials, you know, I would agree this should be natural materials. It should be relating to the houses and the farm buildings that are on site and not something that is not relating or you could go very, very modern. I think that would be an alternative as well.

But, I think you've got a pretty clear view of what the commission thinks. Do you have any questions for us? I gather not. Thank you. I know that staff will be very happy to work with you and assist you in moving forward with your project, and looking forward to seeing you again.

MR. BARR: Thank you.



date: 10/5/11
scale: 1" = 30'

Benning & Associates, Inc.
Land Planning Consultants
1400 Rockville Pike, Suite 200
Rockville, MD 20851
(301) 984-5804



SITE PLAN
1903 BRIGHTON DAM ROAD
(HAWLINGS RIVER ESTATES; LOT 4)
MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES:

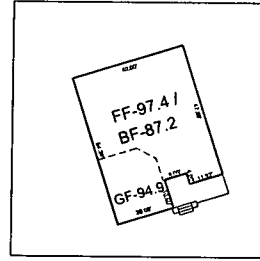
1. Plat number - 12811 (recorded 1/28/1980)
2. Area of property - 5.0 Acres (217,800 sf)
3. Zoning: RC
4. Property served by onsite well and septic.

ZONING NOTES:

1. Setbacks:
 - Front - 50'
 - Side - 40' (ono side 20')
 - Rear - 35'
2. Minimum Lot Frontage - 300' at street
150' at front building line
3. Maximum Building Height - 50'
4. Proposed Building Height - 33' @ Peak
4. Maximum Lot Coverage - 25%
5. Proposed Lot Coverage - 2,014 sf (<1%)

Septic System Notes

1. Number of Proposed Bedrooms - 6
2. Depth of Stone - 4'
3. Average Test Rate: 13 minutes
4. Length of Initial System - 217'
5. Percolation Depths - 2.5' & 14.5'
5. Length of Entire System Shown - 868' (17,000 sf)
6. Size of Septic Tank - 2,000 gal. Double Compartment Tank

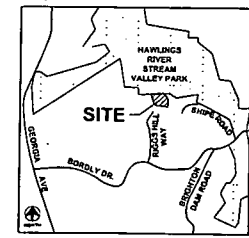


**DETAIL VIEW:
HOUSE DIMENSIONS**
1" = 20'

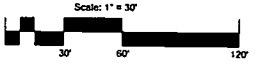
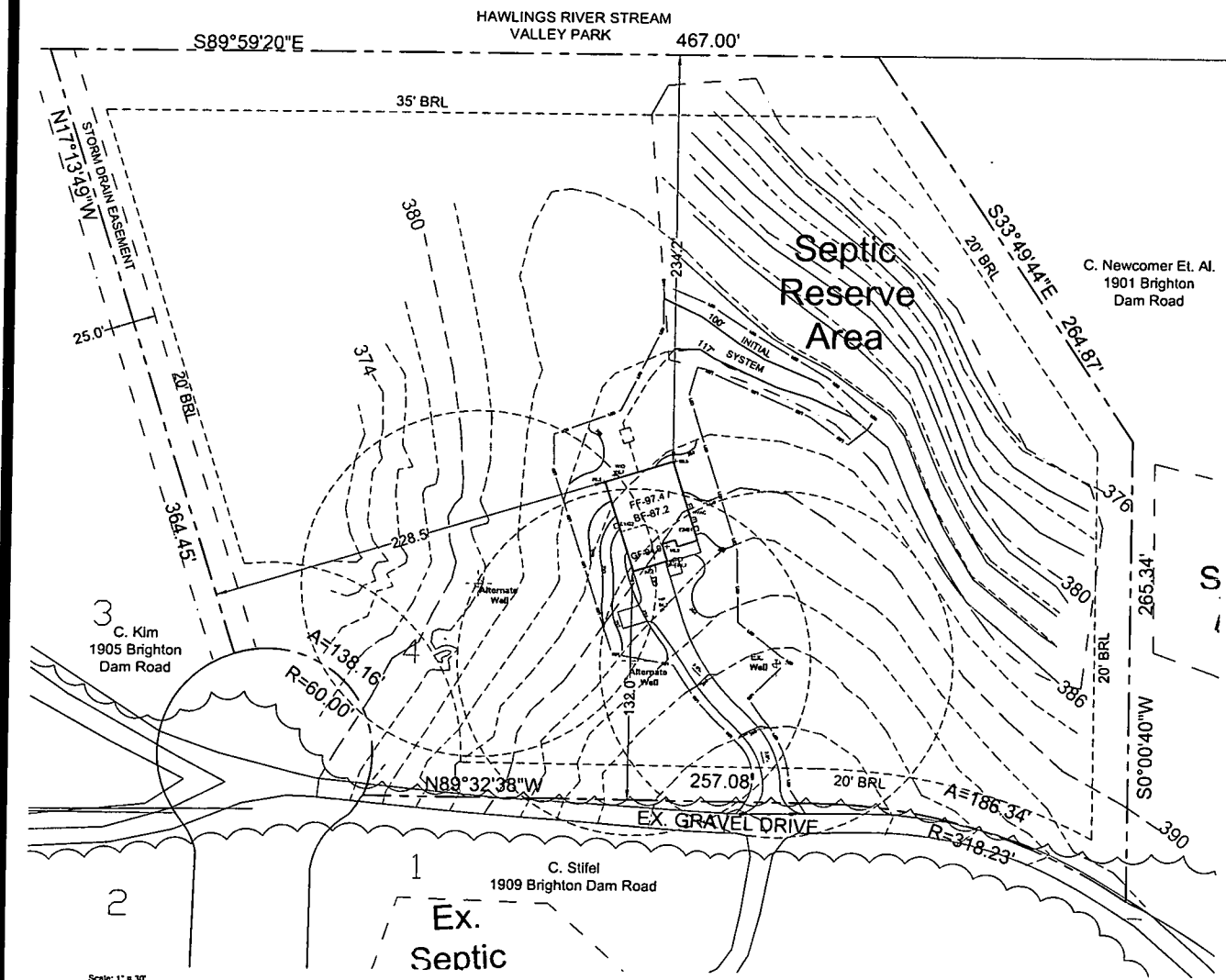
LEGEND:

- PROPOSED HOUSE
- PROPOSED CONTOUR
- PRIMARY GAS/ELECTRIC METER LOCATION
- OPTIONAL GAS/ELECTRIC METER LOCATION
- PROPOSED SEPTIC TANK
- PROPOSED WELL
- PROPOSED SEPTIC AREA
- PROPOSED SPOT ELEVATION

VICINITY MAP
SCALE: 1" = 2,000'



OWNER:
Glen & Nicole Weston
2691 Cameron Way
Frederick MD, 21701
561-352-8848

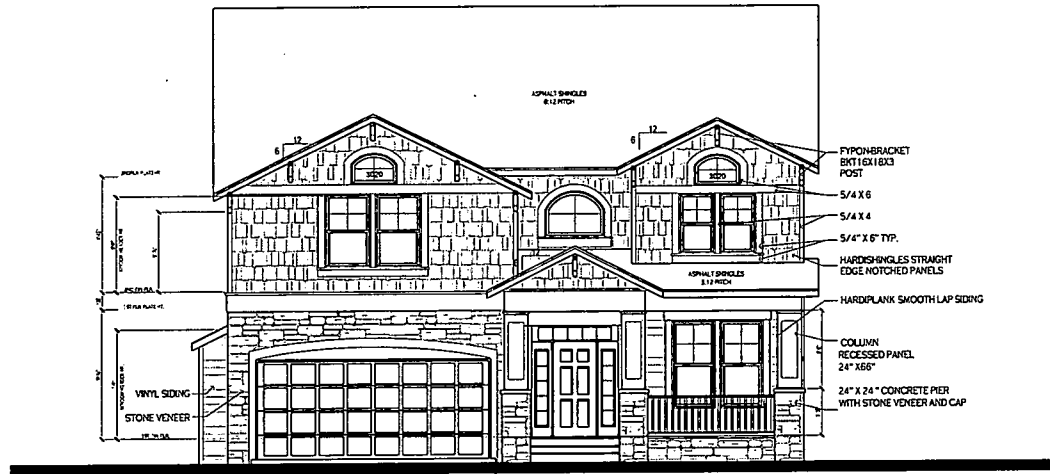


SOURCE OF TWO-FOOT CONTOUR
INTERVAL TOPOGRAPHY:
THOMAS A. MADDOX, PLS
8933 SHADY GROVE COURT
GAITHERSBURG, MD 20877
301-884-5804

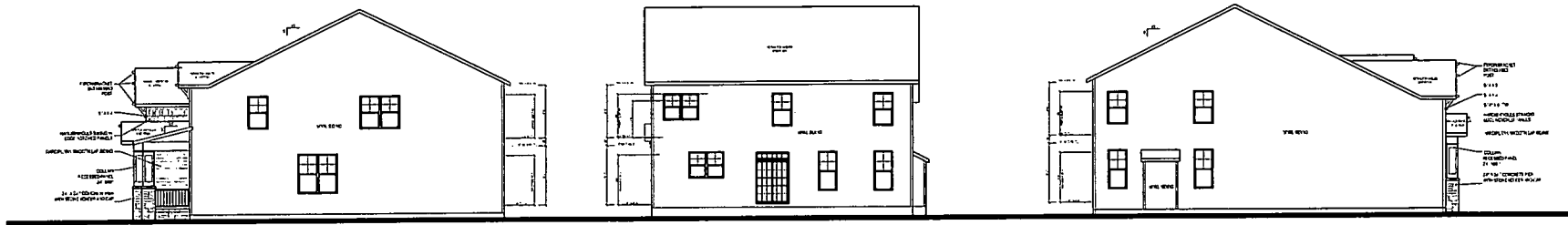
PROFESSIONAL CERTIFICATION:
I hereby certify that the information shown herein is
correct and accurate to my best knowledge and belief.

Date _____
Dwight W. McKee
MD RLA # 2201

(Handwritten signature) Nick West



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



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CLASSIC HOMES
of MARYLAND
Builders Developers
50 W. Edmonstone Drive, Suite: 405
Tel: 301.251.2001 Fax: 301.251.1222
www.classicmd.net

THE LILY STONE MODEL
THE WESTON RESIDENCE
1903 BRIGHTON DAM ROAD, BROOKVILLE, MD 21701

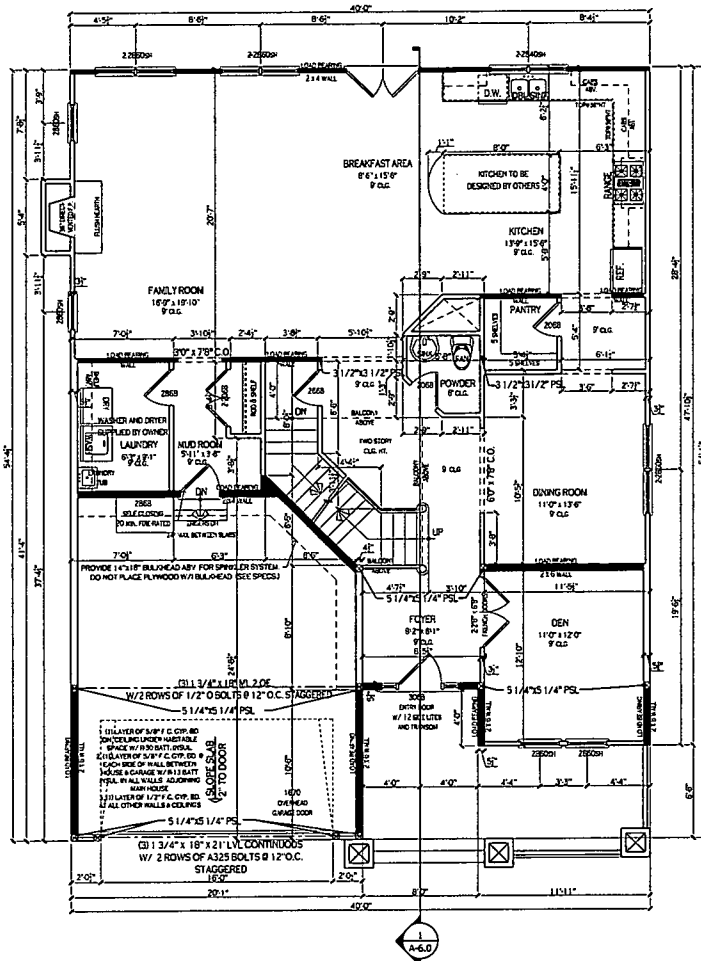
REVISIONS	
NO.	DESCRIPTION

Professional Certification
I hereby certify that these drawings were prepared by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.
License No. 12786
Expiration Date: 08-07-2011

DESIGN	
BY	
DATE	08/20/10
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	
A-5.0	

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15
53



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: FIRST FLOOR HEADER HEIGHTS TO BE 7'-6" FOR 8'-0" CEILING. SECOND FLOOR HEADER HEIGHTS TO BE 6'-7" FOR 8'-0" OR 9'-0" CEILING UNLESS OTHERWISE NOTED.

NOTE: ALL EXTERIOR WALL SHEATHING MUST BE NAILED WITH NAILS-ALL EDGES AND CORNERS MUST BE NAILED 2 ROWS 3" O.C. FIELD MUST BE NAILED 1 ROW 8" O.C.

NOTE: GYPSUM BOARD BRACED WALLS MUST BE BLOCKED AT CENTER HEIGHT OF BOARD BREAK AND MUST BE NAILED 7" O.C. ON EDGES W/ 1 1/2" x 8" GYPSUM BOARD NAILS FOR 1/2" BOARD OR 1 1/2" x 8" FOR 5/8" BOARD.

NOTE: ALL EXTERIOR WALL SHEATHING MUST BE NAILED WITH 8D NAILS ALL EDGES AND CORNERS MUST BE NAILED AT 6" O.C. AND FIELD MUST BE NAILED AT 12" O.C.

NOTE: GYPSUM BOARD BRACED WALLS MUST BE BLOCKED AT CENTER HGT. OF BOARD BREAK AND MUST BE NAILED AT 7" O.C. ON EDGE WITH 5/8" GYPSUM BOARD NAILS. 3/4" O.C. BOARD AND 1/2" BEAMS PER SHEATHING.

MAIN LEVEL CEILING HT. @ 9'-0"

NOTE: ALL BRACED WALLS TO BE CONSTRUCTED PER SECTION R602.1.0.3 OF THE IRC 2006

USE 3/4" STRUCTURAL PLYWOOD AS SHOWN ABOVE. COORDINATE ADDITION OF PLYWOOD WITH TRUSS MANUFACTURER FOR TRUSS DESIGN.

WIND SPEED = 90 MPH

START DATA
18 W/8" @ 24" EACH
13 TRUSS @ 10' EACH

WALL LEGEND
 STUD/PARTITION WALL
 BEARING STUD WALL

THE LILY STONE MODEL
THE WESTON RESIDENCE
1903 BRIGHTON DAM ROAD, BROOKESVILLE, MD 21701

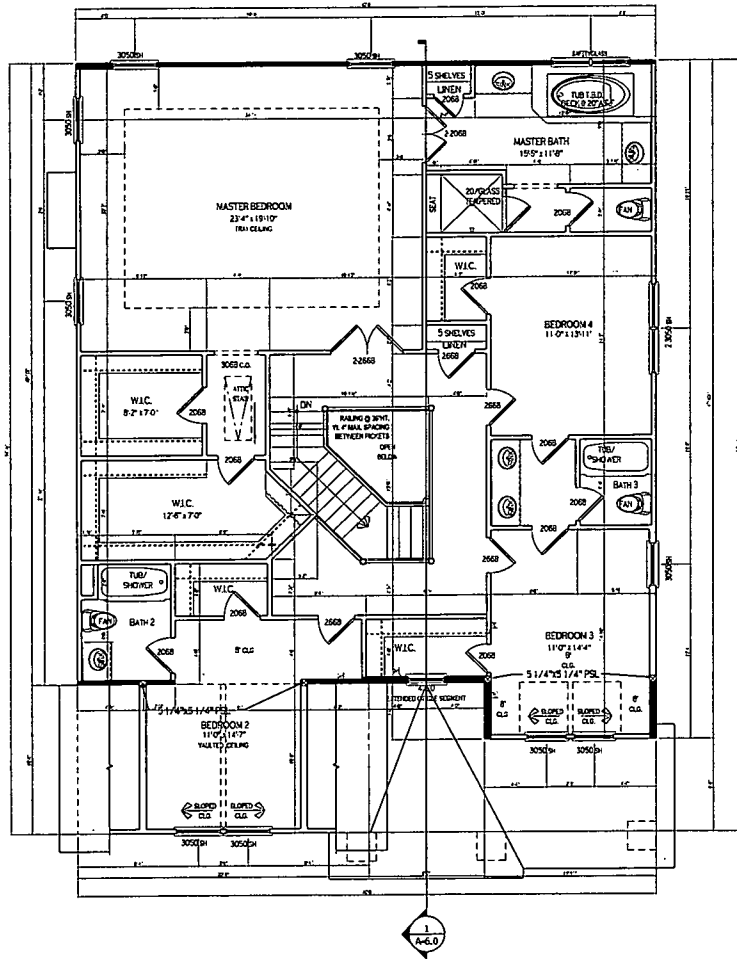
REVISIONS	
NO.	DESCRIPTION

Professional Certification
I hereby certify that these documents were prepared or supervised by me and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland.
Licenses No. 19796
Expiration Date: 08-31-2013

DRAWN BY	
CHECKED BY	
DATE	09/29/2011
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A-2.0

54
51

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1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
FIRST FLOOR HEADER HEIGHTS TO BE 7'-8" FOR 9'-0" CEILING
SECOND FLOOR HEADER HEIGHTS TO BE 6'-8" FOR 8'-0" OR 9'-0" CEILING
UNLESS OTHERWISE NOTED.

NOTE:
ALL EXTERIOR WALL SHEATHING MUST BE NAILED W/8d NAILS - ALL EDGES AND CORNERS MUST BE NAILED 2 ROWS 3" O.C. FIELD MUST BE NAILED 1 ROW 8" O.C.

NOTE:
GYPSUM BOARD BRACED WALLS MUST BE BLOCKED AT CENTER HEIGHT OF BOARD BREAK AND MUST BE NAILED 7" O.C. ON EDGES W/ 1 5/8" GYPSUM BOARD NAILS FOR 1/2" BOARD OR 1 7/8" NAILS FOR 5/8" BOARD.

NOTE:
ALL EXTERIOR WALL SHEATHING MUST BE NAILED WITH 8d NAILS ALL EDGES AND CORNERS MUST BE NAILED AT 6" O.C. AND FIELD MUST BE NAILED AT 12" O.C.

NOTE:
GYPSUM BOARD BRACED WALLS MUST BE BLOCKED AT CENTER HGT. OF BOARD BREAK AND MUST BE NAILED AT 7" O.C. ON EDGE WITH 5d GYPSUM BOARD NAILS FOR 1/2" BOARD AND 7d NAILS FOR 5/8" BOARD.

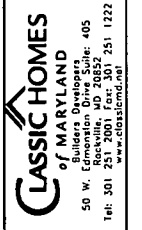
SECOND FLOOR CEILING HT. @ 8'-0"

WALL LEGEND
 - STUD/PARTITION WALL
 - BEARING STUD WALL

NOTE: ALL BRACED WALLS TO BE CONSTRUCTED PER SECTION R602.10.3 OF THE IRC 2005

STAIR DATA
16 RISERS @ 7 3/4" EACH
15 TREADS @ 10" EACH

SECOND FLOOR CEILING HT. @ 8'-0"



THE LILY STONE MODEL
THE WESTON RESIDENCE
1903 BRIGHTON DAM ROAD, BROOKVILLE, MD 21701

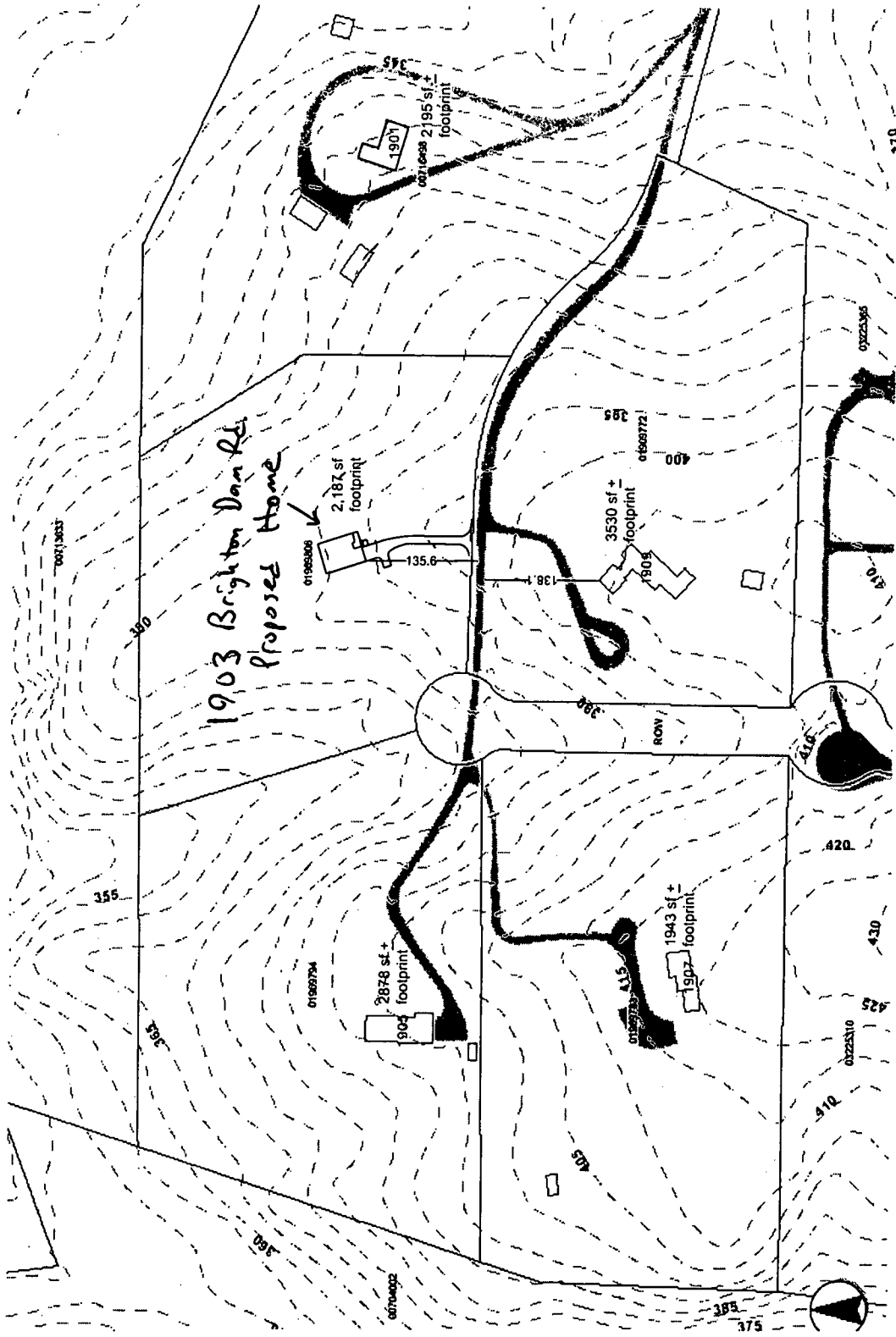
REVISIONS	NO.	DATE

Professional Certification
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 18796
Expiration Date: 06-07-2005

DRAWN BY	
CHECKED BY	
DATE	07/05/05
SCALE	1/2" = 1'-0"
JOB NO.	
SHEET	A-3.0

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Handwritten circled numbers: 74 and 55



(61)
28/B

View of 1909 from 1901
Notice the difference in density of forest
between 1901-1909 and 1901-1903



Shared Drive Approaching
Drive to 1901 on the right



View from 1901



Closer view of 1903 site from 1901



Zoomed from same location
(Barn is on the right)



View from edge of forest looking
toward 1903 house site



View from shared drive



View from top of drive toward 1901



View from midway down house site
looking toward 1901



View from farther down site looking
toward 1901



Fothergill, Anne

From: chris stifel <riggeroon@verizon.net>
Sent: Tuesday, May 22, 2012 1:39 PM
To: Fothergill, Anne
Subject: Re: 1903 Brighton Dam rd Brookeville

Dear Anne – I'm afraid these comments are too late to be considered at the Board meeting tomorrow (no excuse, my own fault) but in case I'm wrong I submit the following :

At the last meeting , it seemed clear to us that the Board found fault with the original plan to develop 1903 Brighton Dam Rd on two fronts -

1) Location – it was suggested that the proposed house be built farther into the lot to eliminate sightlines from the historic 1901 house

2) Design – One particularly telling comment of a Board member was that the proposed design would be equally at home in Florida, Indiana, or anywhere else -
ie. not tailored to sylvan setting of this unique neighborhood

Our view is that these issues were not addressed appropriately by the new proposal, and would recommend that it not be approved.

Respectfully,

Chris Stifel/Patricia Thornton

1909 Brighton Dam

From: Fothergill, Anne
Sent: Monday, May 14, 2012 12:25 PM
To: chris stifel
Subject: 1903 Brighton Dam rd Brookeville

If you would like to submit comments on the revised plans to be included in the staff report, please send them by tomorrow if possible.

Thanks,
Anne

Anne Fothergill
Planner Coordinator
M-NCPPC
Montgomery County Planning Department
Functional Planning and Policy Division
Historic Preservation Section
1400 Spring Street, Suite 500W
Silver Spring, MD 20910
(301) 563-3400 phone

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1903 Brighton Dam Road, Brookeville	Meeting Date:	4/11/12
Applicant:	Nicole and Glen Weston(Stuart Barr, Agent)	Report Date:	4/4/12
Resource:	<i>Master Plan Site #23/69</i> Brookeville Woolen Mill and House	Public Notice:	3/28/12
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill
PROPOSAL:	New construction		

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions based on the HPC's feedback and then return for a second Preliminary Consultation if needed or a Historic Area Work Permit.

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site #23/69 Brookeville Woolen Mill and House*
STYLE: 1 ½ story stone house
DATE: Late 1700s to early 1800s

excerpt from Places in the Past:

A rare surviving example of a woolen mill complex, this site includes a mill structure and house. Both buildings exhibit superior stone masonry with rough-dressed quarry stone, hewn lintels and quoins. Banked into a hillside, the structures are one and a half stories tall with exposed basements. The stone house type with galleried porches across basement and first story levels on the downhill side is more typical of miller's houses in southeastern Pennsylvania and northeastern Maryland. The Hawlings River valley, tributary to the Patuxent, was one of the first areas in the county to be settled. A number of small woolen factories and fulling mills were built during the embargo period of the War of 1812. The date of the house is uncertain. The 1783 tax assessment lists several stone Riggs houses. By 1816, David Newlin was operating the woolen mill, known as the Brookeville Woolen Factory, manufacturing cloth and blankets from fleece.

additional information:

The house and mill overlook the Hawlings River and the property is adjacent to the Hawlings River Regional Park. The entrance to the historic site is marked by two stone piers flanking a gravel driveway. The driveway runs alongside the Hawlings River for almost a mile to the historic house which sits on the east slope of the hill overlooking the mill building and a pond. The land rises higher to the west and crests behind the house (within Lot 4). The stone house sits on a knoll and the basement is fully exposed in the

front, making it a 2 ½ story house. A 2-story galleried porch runs across the width of the front of the house. The main body of the house is stone and on the left side there is a mid-19th century narrow 1 ½ story frame wing. On the right side there is an addition approved by the HPC in 2004.

The subject property is located behind the historic at 1903 Brighton Dam Road. This is the only remaining lot ("Lot 4") to be developed of the four lots that are accessed off the long gravel driveway shared with the historic house. . See Circles 29+30.

Montgomery County holds an easement on Lot 4 at 1903 Brighton Dam Road, granted by the owners in 1984. The terms of the easement subject this property to Chapter 24A "Historic Resource Preservation," requiring the HPC to review and approve new construction and other exterior alterations (see Circles 31-34).

PROPOSAL

The applicants are proposing to construct a new house on Lot 4 at 1903 Brighton Dam Road, which is to the west of the adjacent historic property at 1901 Brighton Dam Road. The new house will be directly across a shared driveway from 1909 Brighton Dam Road, which is not historic.

The proposed new 3,450 SF* house will be 40' x 54'4" and will face south and slightly east. The side gable house will be 33'2" tall at the roof ridge. The materials are fiber cement siding and stone veneer on the front and vinyl siding on the other three sides. There will be a gravel drive leading from the shared driveway to the new house.

For the construction of the house and the septic field located to the northeast of the house, 56 trees will be removed in a less than 20,000 SF area, or approximately 1/10 of the trees on the property. The applicants submitted a tree save plan to the Planning Department which shows that 26 significant trees will be retained that are predominantly Tulip Poplars all 20" DBH or larger. They are not proposing to remove any trees on the rest of the wooded property, which is five acres. They also propose to plant additional trees on the property for screening.

The new house will be sited approximately 500 feet from the historic house and at an approximately 29 feet higher elevation. A footprint comparison is in Circle 28-B and a sightline study is in Circles 28-C-28-H.

A letter from the owners of the historic property is in Circles 46-48 and a letter from the owners of the non-historic house located directly across the shared driveway is in Circles 49-50.

*note: this is a corrected dimension from the previous staff report

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site 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-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought

would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard #2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard #5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

Standard #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 Secretary of the Interior's *Standards for Rehabilitation* state that "the site, including its associated features, contributes to the overall character of the historic property...[and] the relationship between the

buildings and landscape features within the site's boundaries should be considered in the overall planning for rehabilitation project work.”

The *Standards* advise that it is important to identify, retain, and preserve the building and landscape features which are important in defining the historic character of the setting including woodlands and important views or visual relationships.

The *Standards* recommend that:

- any changes should retain the historic relationship between buildings and the landscape and its site features including trees.
- adjacent new construction should be designed to be compatible with the historic character of the site and preserve the historic relationship between the building or buildings and the landscape.

For new construction, the *Standards* recommend against:

- locating new construction on the building site where important landscape features will be damaged or destroyed
- Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

DESIGN OF ALTERATIONS, NEW OR INFILL CONSTRUCTION

While the alteration of historic properties may be proposed, the goal should be to design these changes such that they have no – or little – effect on the integrity of the property. Design any alterations to be compatible with the historic character of the property. Avoid alterations that would hinder the ability to interpret the original design character of the house, as well as those that imply an earlier historic period than that of the building. Design alterations such that damage to historic features or materials is minimal, or avoided entirely. These approaches are generally inappropriate. Design alterations such that damage to historic features or materials is minimal, or avoided entirely.

Similarly, new or infill construction should be designed to fit within the setting of the historic site or district. This requires some planning, as well as an understanding of the development site. The Montgomery County historic preservation program recognizes that while historic districts and sites convey a certain sense of time and place associated with their history, they also remain dynamic, with alterations to existing structures and construction of new buildings occurring over time.

The design guidelines that follow were written to help assure that, when new building occurs, it will be in a manner that reinforces the basic visual characteristics of an area. The guidelines do not require that new buildings must look old. In fact, imitating historic styles found in Montgomery County is generally discouraged. Some people may be confused about this concept; for many, the initial assumption is that any new building should appear to be old. But rather than imitating older buildings, a new design should relate to the traditional design characteristics of a neighborhood while also conveying the stylistic trends of today. New construction may do so by drawing upon some basic building features—such as the way in which a building is located on its site, the manner in which it relates to the street and its basic massing, form and materials—rather than applying conjectural historic detailing to a new building. When these design variables are arranged in a new building to be similar to those seen traditionally in the area, visual compatibility results. Therefore, it is possible to be compatible with the historic context while also producing a design that is distinguishable as being newer.

The applicants understood that there was an easement on the vacant lot but they were not aware that they needed a Historic Area Work Permit (HAWP). The applicants contacted both the Historic Preservation office and the Town of Brookeville to find out if there were any special processes they needed to follow before they finalized the plans for their new house. They applied for a building permit with DPS and had started some site work before the property was flagged by DPS because a neighbor brought it to their attention that a HAWP was needed. When the applicants initially applied for the building permit, DPS did not flag the property as historic and did not include the required HPC review/HAWP as part of the building permit process because of a computer error. See Circles 9-11 and 51-55.

Staff has fielded numerous calls over the past ten years from prospective buyers, realtors, and the most recent seller of the property. The HPC reviewed plans for a new house on this property in 2002 as part of another Preliminary Consultation. In all of the previous discussions with staff, there was a general recommendation that a new house should be small and the number of trees to be removed should be minimal to decrease its visibility from the historic house.

The proposed new house will be located behind and approximately 500 feet from the historic house, off the shared driveway where there are other non-historic houses, and the overall setting will remain very wooded as most trees on the five acre site will remain including more than 20 significant trees. The proposal is for an approximately 3,500 SF house with a 33'2" tall gable end and a long 54' side wall facing the historic house and property. Between the two houses is a barn, which can be seen from the subject property. The house will be sited at a higher elevation than the historic house. The proposed septic field is located on the northeast side of the house, which means trees will be removed in the area located between the two houses.

The applicants provided a footprint comparison of this house and the surrounding houses (see Circle 28-B). The footprint of the new house is essentially the same as the footprint of the adjacent historic house. The footprint is much smaller than the non-historic house across the shared driveway, which is 1 1/2 stories and has a more broken up massing. This plan also shows that the direct line of sight to the new house from the back of the historic house will be partially obscured by the large barn (see Circle 45) but it is unclear whether the new house will be visible on the approach to the historic house or from the historic property. The applicants provided a sight line study which will assist in the Commission's evaluation of the distance between the houses, the wooded setting, and the topography change (see Circles 28-C-28-H).

Staff's concern is that this house as proposed may be too large for this context and will have an adverse impact on the historic house and setting and the house may be visually incompatible with the site in terms of its size, scale, design, and materials. If the applicants and staff had met before the plans were finalized, staff would have recommended some suggestions including: break up the massing to lower the overall height, shorten the long side wall that faces the historic house, add windows on the right side that faces the historic house, detach the garage into a separate building or move the garage entrance to the rear or left side, use compatible building materials (like the wood shingle roof at 1909 which helps it blend into its surroundings), and propose a location and massing that makes the house not visible at all from the historic site. Ideally a new house on this lot should reflect the easement which was designed to protect the environmental setting of the Brookeville Woolen Mill site.

Overall, using the required review criteria, a new house on this lot is approvable. The Commission will need to evaluate the Brookeville Woolen Mill historic site and this adjacent lot to determine the historic character of the setting and whether this proposal will impact the historic building and landscape features

and relationships that characterize the site. Additionally, the Commission will also need to evaluate whether the applicants are proposing new construction which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features. After this evaluation, the Commission may determine that any new construction on this lot – including the proposed house – is allowable since it will be sited far from and behind the historic house, it will not impact its character-defining features, and because the overall property will remain heavily wooded.

The Commission will need to provide the applicants feedback on the proposal so they know how to proceed. If the Commission supports this new house overall and finds that it will not impact the character-defining features of the historic property, they should give guidance on:

- the proposed new house—its location, size, design, and materials
- the proposed tree removal

If the Commission finds that it is incompatible and will have an adverse impact on the historic site, the Commission should advise the applicants on appropriate next steps and what house the Commission could support in this location.

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's feedback and then return for a second Preliminary Consultation if needed or a Historic Area Work Permit.

April 4, 2012

By Email and Hand-Delivery

Historic Preservation Commission
c/o Anne Fothergill
Planner Coordinator, M-NCPPC
Montgomery County Planning Department
Functional Planning and Policy Division
Historic Preservation Section
1400 Spring Street, Suite 500W
Silver Spring, MD 20910

Re: Proposed Home Located at 1903 Brighton Dam Road, Brookeville, MD
Preliminary Consultation Scheduled for April 11, 2012

Dear Members of the Historic Preservation Commission,

We appreciate your time and thoughtful guidance as you review our proposal for a new home at 1903 Brighton Dam Road in Brookeville, MD. When searching for a property to build a home four and half years ago, my husband Glen and I were both immediately enamored with this secluded wooded lot. I'd like to take a quick moment to paint a picture of the landscape for you. After driving well over half a mile down a one-way scenic gravel drive, stopping periodically as deer pass by, you first approach the pristine historic Woolen Mill property on the right. The eye first catches the unexpected pond in the lower right visual field, then travels up and over to the far right as it captures the view of the historic home site which is surrounded by thick woods in the rear and on its right side. If you didn't notice the drive splitting off to the left, it could easily be assumed that the historic home is the only home located along this single lane gravel drive. Once you notice the drive splitting to the left, you see a home located back in the woods on the left hand side (1909 Brighton Dam). As you continue along the drive, it meanders up over a ridge and disappears behind the historic property into the woods. It is past this ridge, out of site, and behind the historic property that you will find our five acre wooded lot off to the right.

Glen and I have been making plans to raise our two daughters, 9 and 7, in this beautiful location since we purchased the property in 2007 and subsequently relocated our family from Florida to Maryland. We hope that as our girls grow up in this wonderfully untamed natural environment, that they will build a strong connection and relationship to nature. This is something near and dear to our hearts. We are peaceful, good-natured and reasonable people and it is our desire to preserve the view and landscape of the historic property and not detract from it in any way.

In order to understand how we got to the point of consulting retroactively, it is necessary to provide you with a little background information. Prior to purchasing the property and again prior to contracting with a builder, we contacted the HPC in order to learn what, if any restrictions applied to our

property as a result of the neighboring historic resource. We were told on both occasions there were no restrictions with regard to design, materials, height, etc. Upon our first communications in 2007, we were told the only two restrictions were that we needed to provide a buffer of trees between our home and historic property and that our driveway could not be at the far south end of the property. We share this background information solely because it influenced the architectural designs and plans we selected with our builder. We were also unaware that a Historic Area Work Permit was required. It was our understanding that any historic review would take place during the building permit process. As a result, we contracted with Classic Homes for the proposed house design and applied for all necessary permits except for the HAWP. Our property was not flagged for historical review and thus the sediment control permit was issued. Once issued, we began site work. Our intentions all along have been and continue to be to comply with the approval process.

Immediately upon learning of the need for a HAWP, we stopped everything, contacted the HPC, and submitted an application for review. We have reached out to our neighbors and are very respectful of their comments. In addition, we ordered a sight line study from our engineer to get a clearer understanding of any possible visibility of our home from the historic property.

We noted that the comments raised in the original staff report and from the neighbors indicated concern over the size, scale and height of our proposed plans. Importantly, we wanted to clarify that the square footage of our home is only 3,450 finished square feet (not 5,500), which is similar to that of the other homes in the neighborhood including the historic site. The footprint of our home is 2,187 square feet, which is relatively small in comparison to the five acre site and is smaller than the footprint of all but one of the neighboring homes including the historic home. With a footprint of this size, we are able to preserve ninety percent of the trees on the lot ensuring that our home is surrounded by woods. We are attaching a simple plan prepared by Benning & Associates that shows a comparison of the footprints in the neighborhood and the location of our proposed home in relation to the lot. The home is located approximately in the center of the five acres. This location at the ridge makes logical sense for stormwater drainage, septic drainage (the septic fields were approved by the County some time ago), and access to the designated well sites. The setback of our proposed home from the shared driveway is a similar distance as the other homes nearby.

Our roof height is 33 feet, which is not unusually tall for a two-story home and is 17 feet lower than the height allowed in the zone (50 feet). The home will sit 500 feet away from the historic property, separated by a buffer of preserved forest, and will be barely visible, if at all. The barn located on the historic property also will help to shield any view from the historic home. In addition, we are willing to provide additional landscaping to ensure that our home is completely hidden from view of the historic property. We are attaching a Sight Line Study, also prepared by Benning & Associates, and additional photos taken from the historic property. We are very confident that our proposed home will not create any adverse impacts on the historic site and will respectfully preserve the picturesque landscape of the historic property.

We apologize for postponing our originally scheduled preliminary consultation. We needed the additional time to reach out to the neighbors and to prepare the sight line study that was requested. We look forward to meeting with you on April 11th.

Sincerely,

Nicole Weston with perm. 3.2.14 / SRB

Nicole Weston

Glen Weston

2691 Cameron Way

Frederick, MD 21701

561-352-9846

561-239-2133

Nicole.weston@comcast.net

Thewclan@comcast.net

Attachments:

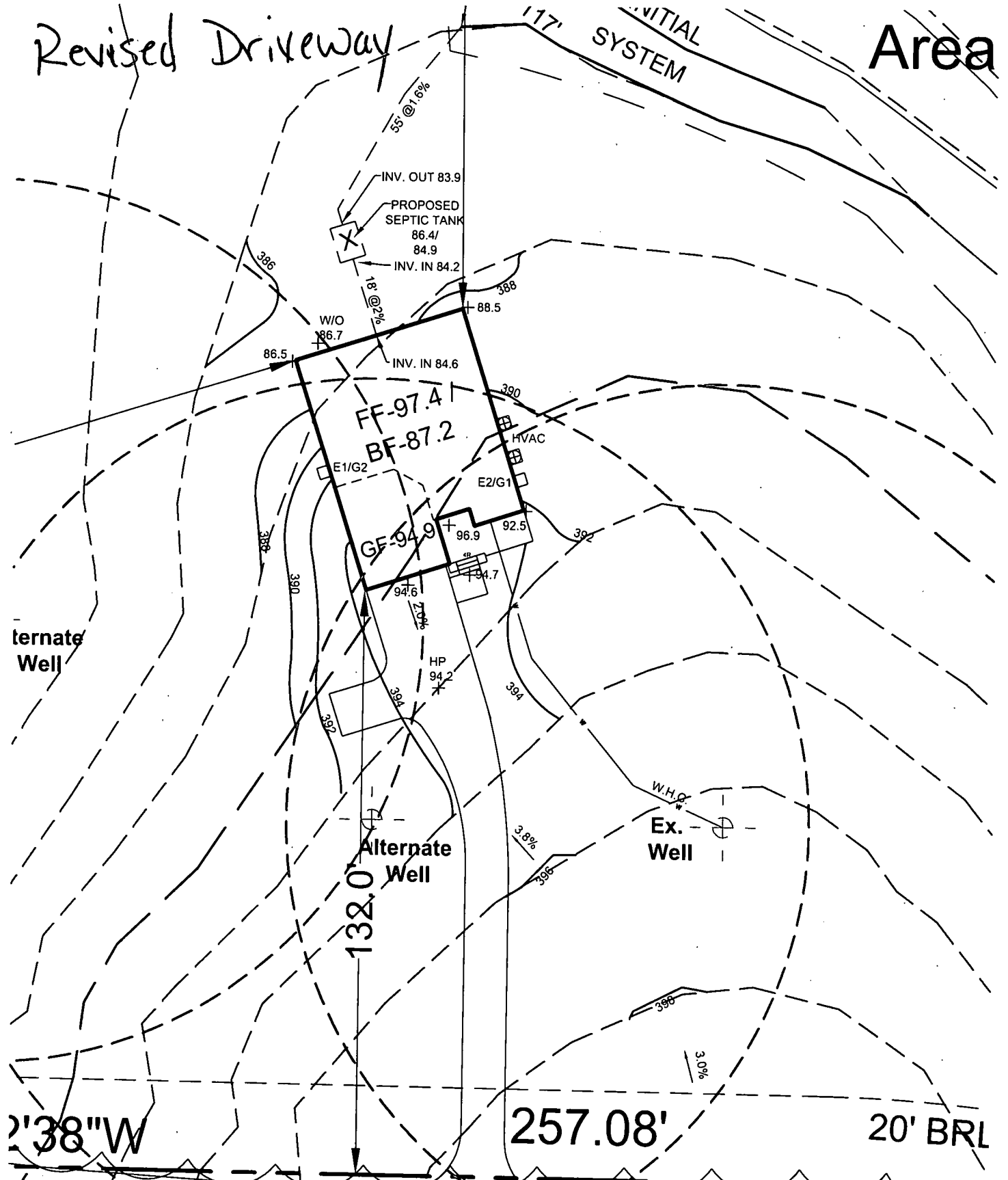
1. Footprint comparison/house location plan prepared by Benning & Associates
2. Sight Line Study prepared by Benning & Associates
3. Photographs that correspondence with Numbers on Sight Line Study

Cc: Christian Newcomer and Pamela Phillips – 1901 Brighton Dam Road
Christopher Stifel and Patricia Thornton – 1909 Brighton Dam Road
David McKee, Benning & Associates, Inc.
Jamie DeFelice, Classic Homes, Inc.

Revised Driveway

INITIAL SYSTEM

Area



2'38"W

257.08'

20' BRL

EX. SHARED USE DRIVEWAY

EX. 60' INGRESS & EGRESS R.O.W PER PLAT# 12811

C. Stifel
1909 Brighton Dam Road

Rich W...

AWAY

13

The Lily Stone



[BACK TO FLOOR PLANS](#) >>

Features

- Total sq ft: 5,500'
- Finished sq ft: 3,450'
- Min Width: 40 ft
- Min Depth: 56 ft
- Bedrooms: 4
- Baths: 3.5

Price: Contact Sales

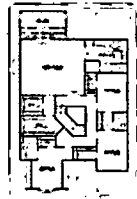
[VIEW FLOOR PLANS AND MORE INFORMATION](#)

A thoughtful floor plan utilizing all square footage makes The Lily Stone an ideal model for a small lot. Among the three Bedrooms, the second floor Master Bedroom includes a Master Bath and walk-in closet. The first floor features a large Great Room with Kitchen and Dining space. And the homeowner is sure to make good use of the first floor Den and extensive Patio.

Floor Plans



First Floor



Second Floor

14

NWESTON

CONTRACT STATUS: OPEN

TOTAL ADDENDU

Nicole Weston

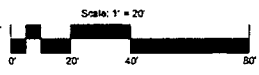
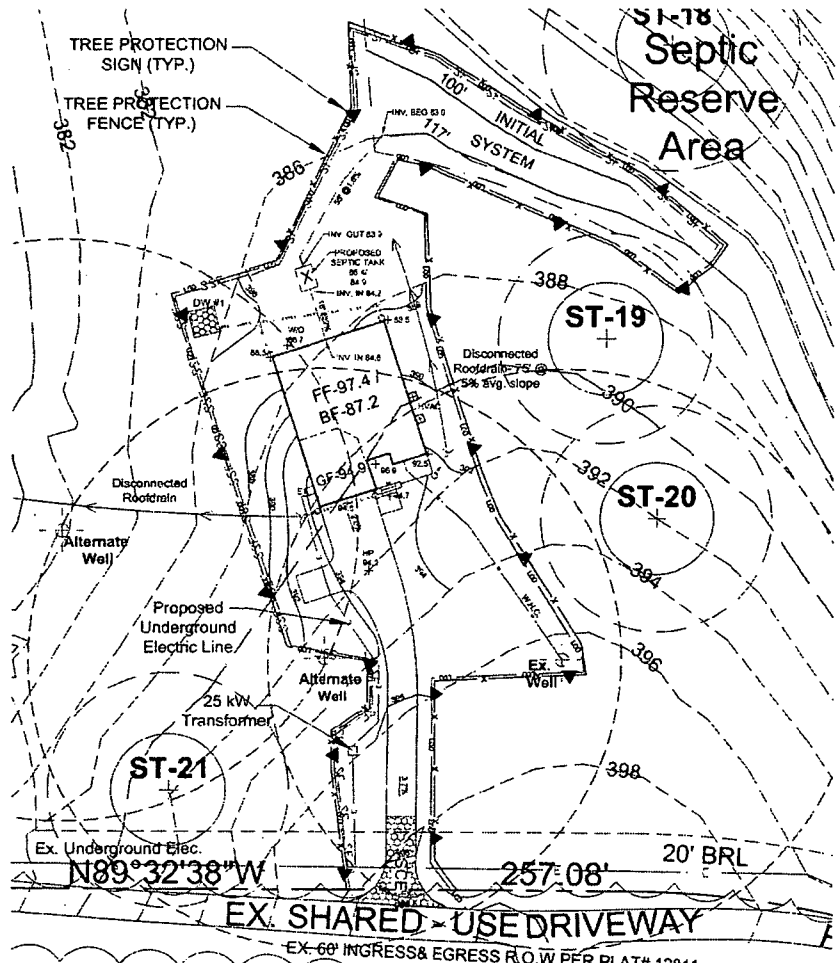
DATE

6/27/2011

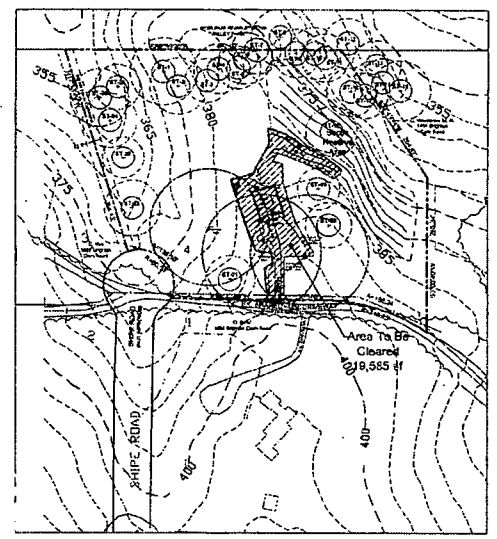
- 1) It is hereby agreed by both Purchaser and Contractor that Purchaser will change house types from Craftsman Rosedale to Craftsman Lily Stone. Purchaser will exchange for discount the Craftmans Series Included Features to be replaced with Classic Series Included Features, plus the options and incentives previously agreed to pursuant to this contract and at a sales price of \$330,000.
- 2) The Lily Stone Front Elevation will retain Hardieplank/Shingle/Stone details and features, as follows:
 - 2.1.) Front will be Hardieplank except for gable peak areas and center section above portico, which will be Hardieshingle. Arched transom window in both gable areas. The center window will also be arched transom.
 - 2.2) Double window in lieu of the french door in BR #4. Delete rail.
 - 2.3) Garage door will be standard, square Classic Series door/no windows.
 - 2.4) Double window in Den in lieu of french door.
 - 2.5) Garage side adjacent to front door will be Hardieplank in lieu of stone. Stone will be retained on front of garage and at base of columns/pediments up to 3 ft to grade, subject to final plans. Front porch rail retained.
 - 2.6) Sides/rear will be vinyl. No bay window to side. Single Gable Roof.
 - 2.7) No optional gables, porch or double porch to rear.
- 3) Contract price will not be reduced. No further discounts. No credits, though equal value items may be traded/exchanged.
- 4) Glen Weston will hereby be added to this contract. All other terms and conditions remain in full force and effect.

The information presented above may not be accurate unless signed here by an executive of Classic Homes: _____

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SOURCE OF TWO-FOOT CONTOUR
INTERVAL TOPOGRAPHY:
THOMAS A. MADDOX, PLS
8833 SHADY GROVE COURT
GAITHERSBURG, MD 20877
301-884-5804



OVERALL VIEW/
FOREST CLEARING:
1" = 100'

- LEGEND:**
- PROPOSED HOUSE
 - LIMITS OF DISTURBANCE
 - PROPOSED CONTOUR
 - BURNED BILT FENCE
 - SILT FENCE
 - DRYWELL
 - UNDERGROUND PIPE
 - DOWNPOUT
 - PROPOSED SUPPLY TANK
 - PROPOSED WELL
 - SIGNIFICANT/RESPONSIVE TREE
 - CRITICAL ROOT ZONE
 - TREE PROTECTION FENCE
 - TREE PROTECTION SIGN

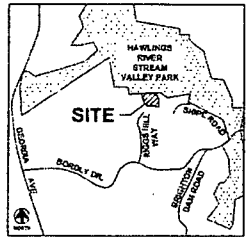
EXEMPTION NARRATIVE

THIS PROPERTY QUALIFIES FOR AN EXEMPTION FROM THE FOREST CONSERVATION LAW PER SECTION 22A-91 (i) ACTIVITY CONDUCTED ON AN EXISTING SINGLE LOT OF ANY SIZE THAT IS REQUIRED TO CONSTRUCT A DWELLING, HOUSE OR ACCESSORY STRUCTURES INTENDED FOR USE BY THE OWNER. THE OWNER OF THIS PROPERTY INTENDS TO CONSTRUCT A NEW SINGLE FAMILY HOUSE ON THE PROPERTY. THERE WILL BE APPROXIMATELY 18,585 SF OF FOREST CLEARED AS A RESULT OF THIS ACTIVITY AND A WATER QUALITY PLAN IS NOT REQUIRED. PER SECTION 22A-90L APPROVAL OF AN EXEMPTION FROM SUBMITTING A FOREST CONSERVATION PLAN REQUIRES APPROVAL OF A TREE SAVE PLAN.

SIGNIFICANT TREE CHART

TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TRUNK CONDITION	COMMENTS	STATUS	TREE PROTECTION MEASURES
ST-1	Liriodendron bicolor	Yellow Poplar	30'	Good		To Retain	
ST-2	Quercus bicolor	White Oak	20'	Top	Large tree in yard, well located, well maintained. No other trees of this size.	To Retain	
ST-3	Thuja occidentalis	Eastern Red Cedar	10' x 12'	Top	Medium sized tree, 1 year older than other trees, very healthy.	To Retain	
ST-4	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-5	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-6	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-7	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-8	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-9	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-10	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-11	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-12	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-13	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-14	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-15	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-16	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-17	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-18	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-19	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-20	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-21	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-22	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-23	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-24	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-25	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-26	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-27	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-28	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-29	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	
ST-30	Liriodendron bicolor	Yellow Poplar	20'	Good		To Retain	

OWNER:
Glen & Nicole Weston
2691 Cameron Way
Frederick MD, 21701
551-352-8848



VICINITY MAP
SCALE: 1" = 2,000'

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Forest Conservation of District
Tree Care Plan
APPROVED
FD Registration No. 1000000000
[Signature]
Date



INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST # MA-5142A

1/2021



date: 10/21/11
scale: 1" = 20'

Resolving & Associates, Inc.
1872 Green Tree Court
Columbia, MD 21046
410-744-0000



TREE SAVE PLAN
1903 BRIGHTON DAM ROAD
(HAWLINGS RIVER ESTATES: LOT 4)
MONTGOMERY COUNTY, MARYLAND

19

date: 10/5/11
scale:

Bentley & Associates, Inc.
Land Planning Consultants
11000 Rockledge Drive, Suite 200
Montgomery, MD 20886
(301) 441-0000



INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST # MA-5142A

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Forest Conservation (FC) Exemption
Tree Save Plan
APPROVED
FC Exemption No. 22012-05-SE
Douglas M. Bennett P.E., C.E.P.
Director
This exemption form shall be an addendum to each of the approved plans.

TREE SAVE PLAN
1903 BRIGHTON DAM ROAD
(HAWLINGS RIVER ESTATES - LOT 4)
MONTGOMERY COUNTY, MARYLAND

Sequence of Events for Property Owners Required to Comply With Forest Conservation and/ or Tree-Save Plans

Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner shall contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.
- No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - Root pruning
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration mulching
 Measures not specified on the forest conservation plan may be required as determined by the M-NCPPC Inspector in coordination with the arborist.
- A Maryland licensed tree expert or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 6787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reduction measures during the pre-construction meeting.
- Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. The protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
 - Chain link fence (four feet high)
 - Support of fence with wire staking between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
- Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of the forest conservation inspector.
- Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown approved plan.
- Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

During Construction

- Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.

Post-Construction

- After construction is completed, an inspection shall be requested. Corrective measures may include:
 - Removal and replacement of dead and dying trees
 - Pruning of limbs with wire staking between the support poles
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
 - Clean up of retention areas
- After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

Inspections

All field inspections must be requested by the applicant. Inspections must be conducted as follows:

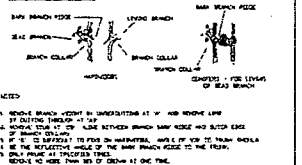
Tree Save Plans and Forest Conservation Plans without Planting Requirements

- After the limits of disturbance have been staked and flagged, but before any clearing or grading resumes.
- After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading resumes.
- After completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan.

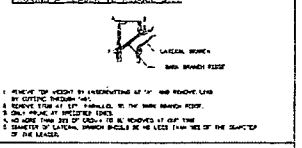
Additional Requirements for Plans with Planting Requirements

- Before the start of any required reforestation and afforestation planting
- After required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan and, if appropriate, release of the performance bond.

BRANCHING A JUBAUNT



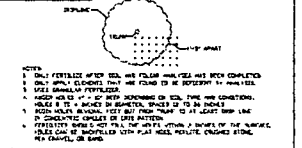
PRUNING A LEADER TO REMOVE SITE



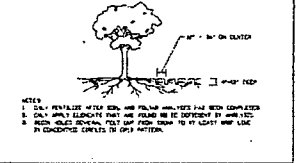
TREE PROTECT

Notes: 1. Selection of trees to be protected... 2. Installation of protection devices... 3. Maintenance of protection devices...

TREE HEALTH METHODS



LEADER SECTION



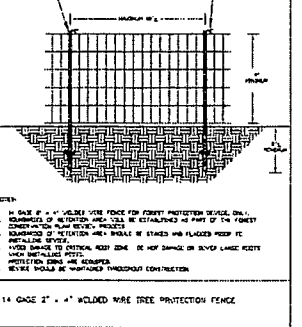
APPLICATION OF FERTILIZERS

Notes: 1. Fertilizer application... 2. Timing of application... 3. Safety precautions...

CONSTRUCTION SONG

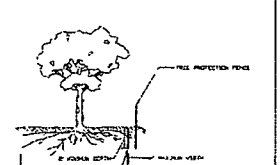
Notes: 1. Construction activities... 2. Tree protection during construction... 3. Post-construction care...

14 GAUGE 2" x 4" WELDED WIRE TREE PROTECTION FENCE

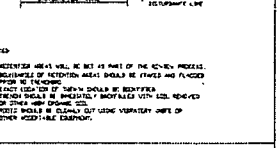


Notes: 1. Fence specifications... 2. Installation requirements... 3. Maintenance instructions...

ROOT PRUNING DETAIL



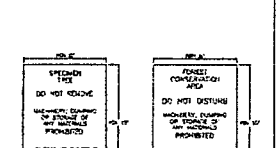
ROOT PRUNING DETAIL



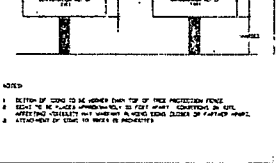
ROOT PRUNING DETAIL

Notes: 1. Root pruning methods... 2. Safety considerations... 3. Post-pruning care...

ROOT PRUNING DETAIL



ROOT PRUNING DETAIL



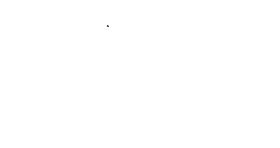
ROOT PRUNING DETAIL

Notes: 1. Root pruning methods... 2. Safety considerations... 3. Post-pruning care...

ROOT PRUNING DETAIL

Notes: 1. Root pruning methods... 2. Safety considerations... 3. Post-pruning care...

ROOT PRUNING DETAIL



ROOT PRUNING DETAIL



Notes: 1. Root pruning methods... 2. Safety considerations... 3. Post-pruning care...

Septic Reserve Area

TREE PROTECTION FENCE (TYP.)

INITIAL SYSTEM

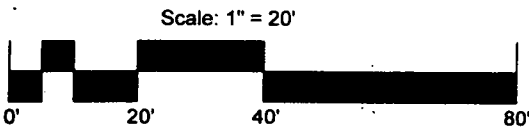
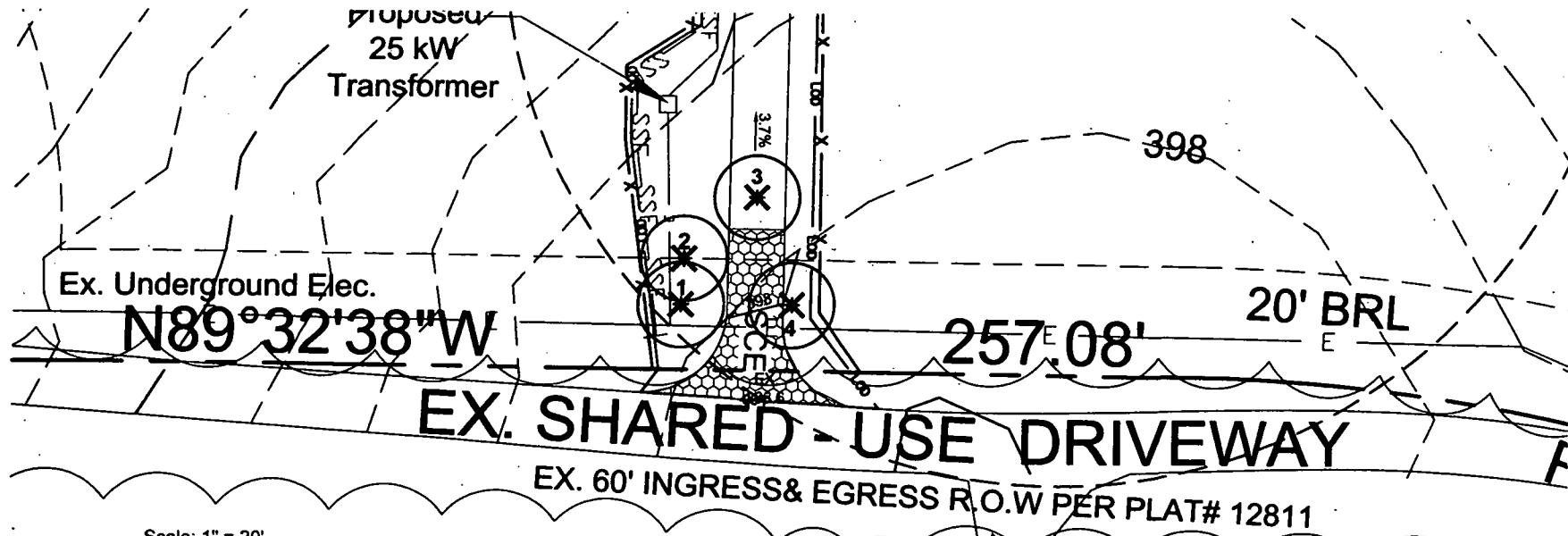
EXISTING FOREST

EXISTING FOREST

LEGEND:

- PROPOSED HOUSE
- LIMITS OF DISTURBANCE
- PROPOSED CONTOUR
- SEDIMENT CONTROL ENTR
- SUPER SILT FENCE
- SILT FENCE
- DRYWELL
- STOCKPILE AREA
- UNDERGROUND PIPE
- DOWNSPOUT
- ELECTRIC METER LOCATION
- PROPOSED SEPTIC TANK
- EXISTING WELL
- EXISTING TREE
- REMOVED TREE

TREE NUMBER	BOTANICA
1	Prunus sp
2	Acer rub
3	Liriodendron
4	Liriodendron
5	Liriodendron
6	Cornus fl
7	Acer platan
8	Pinus virg
9	



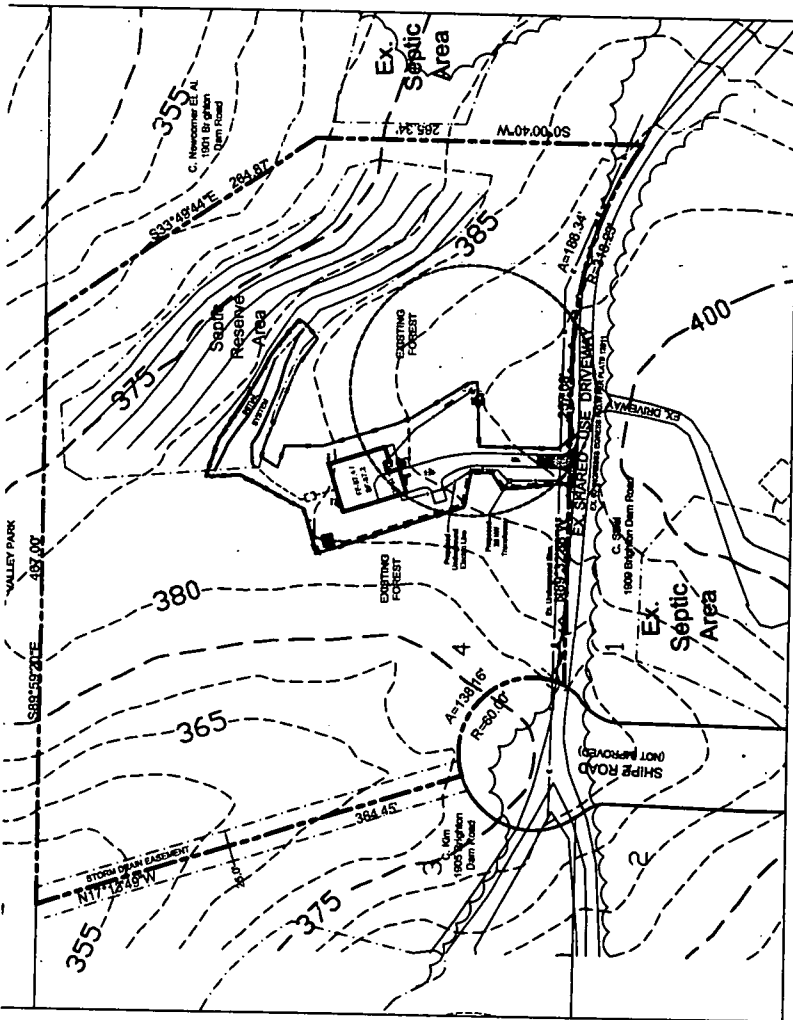
20	Liriodendro
21	Liriodendro
22	Liriodendro
23	Liriodendro
24	Liriodendro
25	Liriodendro
26	Liriodendro
27	Liriodendro
28	Liriodendro
29	Liriodendro
30	Liriodendro
31	Liriodendro
32	Liriodendro
33	Liriodendro
34	Liriodendro
35	Liriodendro
36	Liriodendro
37	Liriodendro
38	Liriodendro
39	Liriodendro
40	Pinus virg
41	Liriodendron
42	Liriodendron
43	Liriodendron
44	Liriodendron
45	Liriodendron
46	Liriodendron
47	Liriodendron
48	Liriodendron
49	Liriodendron
50	Liriodendron
51	Acer rut
52	Liriodendron
53	Liriodendron
54	Acer rut

NOTE:
All trees shown as removed were diameter. Measurements for rem

22

SOURCE OF TWO-FOOT CONTOUR
INTERVAL TOPOGRAPHY:
THOMAS A. MADDOX, PLS
8933 SHADY GROVE COURT
GAITHERSBURG, MD 20877
301-984-5804

VALLEY PARK



OVERALL VIEW:
1" = 100'

TREE CHART

TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	STATUS
1	<i>Prunus serotina</i>	Black Cherry	22"	Removed
2	<i>Acer rubrum</i>	Red Maple	11"	Removed
3	<i>Liriodendron tulipifera</i>	Tulip Poplar	18"	Removed
4	<i>Liriodendron tulipifera</i>	Tulip Poplar	28"	Removed
5	<i>Liriodendron tulipifera</i>	Tulip Poplar	26"	Removed
6	<i>Cornus florida</i>	Flowering Dogwood	12"	Stub cut, measured at DBH
7	<i>Acer platanoides</i>	Norway Maple	12"	Stub cut, measured at DBH
8	<i>Pinus virginiana</i>	Virginia Pine	14"	To be removed
9	<i>Acer rubrum</i>	Red Maple	6"	Removed
10	<i>Acer rubrum</i>	Red Maple	12"	To be removed
11	<i>Acer rubrum</i>	Red Maple	11"	To be removed
12	<i>Liriodendron tulipifera</i>	Tulip Poplar	23"	To be removed
13	<i>Acer rubrum</i>	Red Maple	6"	To be removed
14	<i>Liriodendron tulipifera</i>	Tulip Poplar	19"	To be removed
15	<i>Liriodendron tulipifera</i>	Tulip Poplar	13"	To be removed

23

ELECTRIC
METER LOCATION

□

PROPOSED SEPTIC TANK



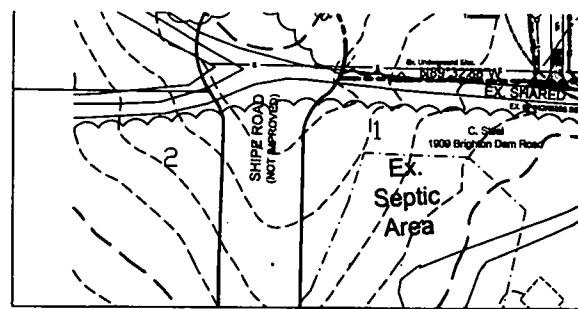
EXISTING WELL



EXISTING TREE



REMOVED TREE



OVERALL VIEW
1" = 100'

TREE CHART

TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE(D.B.H.)	STATUS
1	Prunus serotina	Black Cherry	22"	Removed
2	Acer rubrum	Red Maple	11"	Removed
3	Liriodendron tulipifera	Tulip Poplar	18"	Removed
4	Liriodendron tulipifera	Tulip Poplar	28"	Removed
5	Liriodendron tulipifera	Tulip Poplar	26"	Stub cut, measured at DBH
6	Cornus florida	Flowering Dogwood	12"	Stub cut, measured at DBH
7	Acer platanoides	Norway Maple	12"	To be removed
8	Pinus virginiana	Virginia Pine	14"	Removed
9	Acer rubrum	Red Maple	6"	To be removed
10	Acer rubrum	Red Maple	12"	To be removed
11	Acer rubrum	Red Maple	11"	To be removed
12	Liriodendron tulipifera	Tulip Poplar	23"	To be removed
13	Acer rubrum	Red Maple	6"	To be removed
14	Liriodendron tulipifera	Tulip Poplar	19"	To be removed
15	Liriodendron tulipifera	Tulip Poplar	13"	To be removed
16	Liriodendron tulipifera	Tulip Poplar	13"	To be removed
17	Acer rubrum	Red Maple	8"	To be removed
18	Liriodendron tulipifera	Tulip Poplar	17"	To be removed
19	Acer rubrum	Red Maple	9"	To be removed
20	Liriodendron tulipifera	Tulip Poplar	10"	Removed
21	Liriodendron tulipifera	Tulip Poplar	19"	Removed
22	Liriodendron tulipifera	Tulip Poplar	21"	To be removed
23	Liriodendron tulipifera	Tulip Poplar	19"	Removed
24	Liriodendron tulipifera	Tulip Poplar	23"	Removed
25	Liriodendron tulipifera	Tulip Poplar	15"	Removed
26	Liriodendron tulipifera	Tulip Poplar	19"	Removed
27	Liriodendron tulipifera	Tulip Poplar	10"	Removed
28	Liriodendron tulipifera	Tulip Poplar	21"	Removed
29	Liriodendron tulipifera	Tulip Poplar	13"	Removed
30	Liriodendron tulipifera	Tulip Poplar	24"	Removed
31	Liriodendron tulipifera	Tulip Poplar	24"	Removed
32	Liriodendron tulipifera	Tulip Poplar	28"	Removed
33	Liriodendron tulipifera	Tulip Poplar	11"	To be removed
34	Liriodendron tulipifera	Tulip Poplar	18"	To be removed
35	Liriodendron tulipifera	Tulip Poplar	19"	To be removed
36	Liriodendron tulipifera	Tulip Poplar	24"	Removed
37	Liriodendron tulipifera	Tulip Poplar	23"	Removed
38	Liriodendron tulipifera	Tulip Poplar	24"	Removed
39	Liriodendron tulipifera	Tulip Poplar	19"	Removed
40	Pinus virginiana	Virginia Pine	17"	Removed
41	Liriodendron tulipifera	Tulip Poplar	9"	To be removed
42	Liriodendron tulipifera	Tulip Poplar	20"	To be removed
43	Liriodendron tulipifera	Tulip Poplar	14"	To be removed
44	Liriodendron tulipifera	Tulip Poplar	9"	To be removed
45	Liriodendron tulipifera	Tulip Poplar	11"	To be removed
46	Liriodendron tulipifera	Tulip Poplar	14"	To be removed
47	Liriodendron tulipifera	Tulip Poplar	9"	To be removed
48	Liriodendron tulipifera	Tulip Poplar	13"	To be removed
49	Liriodendron tulipifera	Tulip Poplar	19"	To be removed
50	Liriodendron tulipifera	Tulip Poplar	11"	To be removed
51	Acer rubrum	Red Maple	6"	To be removed
52	Liriodendron tulipifera	Tulip Poplar	24"	To be removed
53	Liriodendron tulipifera	Tulip Poplar	22"	To be removed
54	Acer rubrum	Red Maple	17"	To be removed

NOTE:

All trees shown as removed were cut flush to the ground and sizes for these trees were obtained by measuring the stump diameter. Measurements for remaining trees reflect the diameters measured at breast height.

24



date: 4/2/12
scale: 1" = 50'

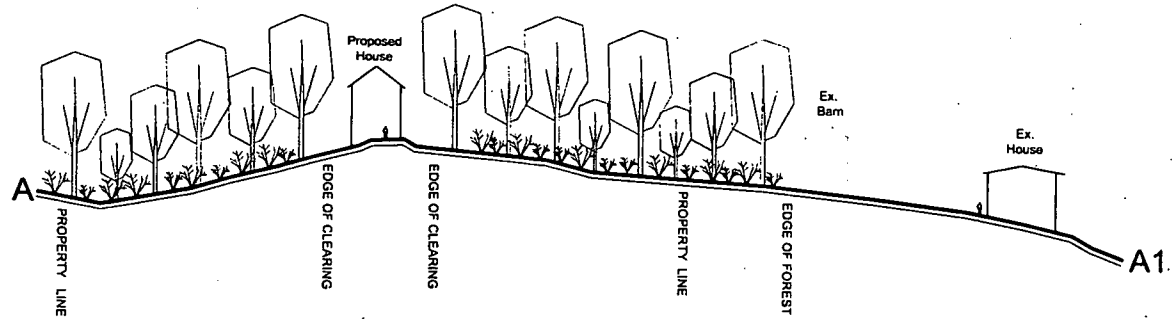
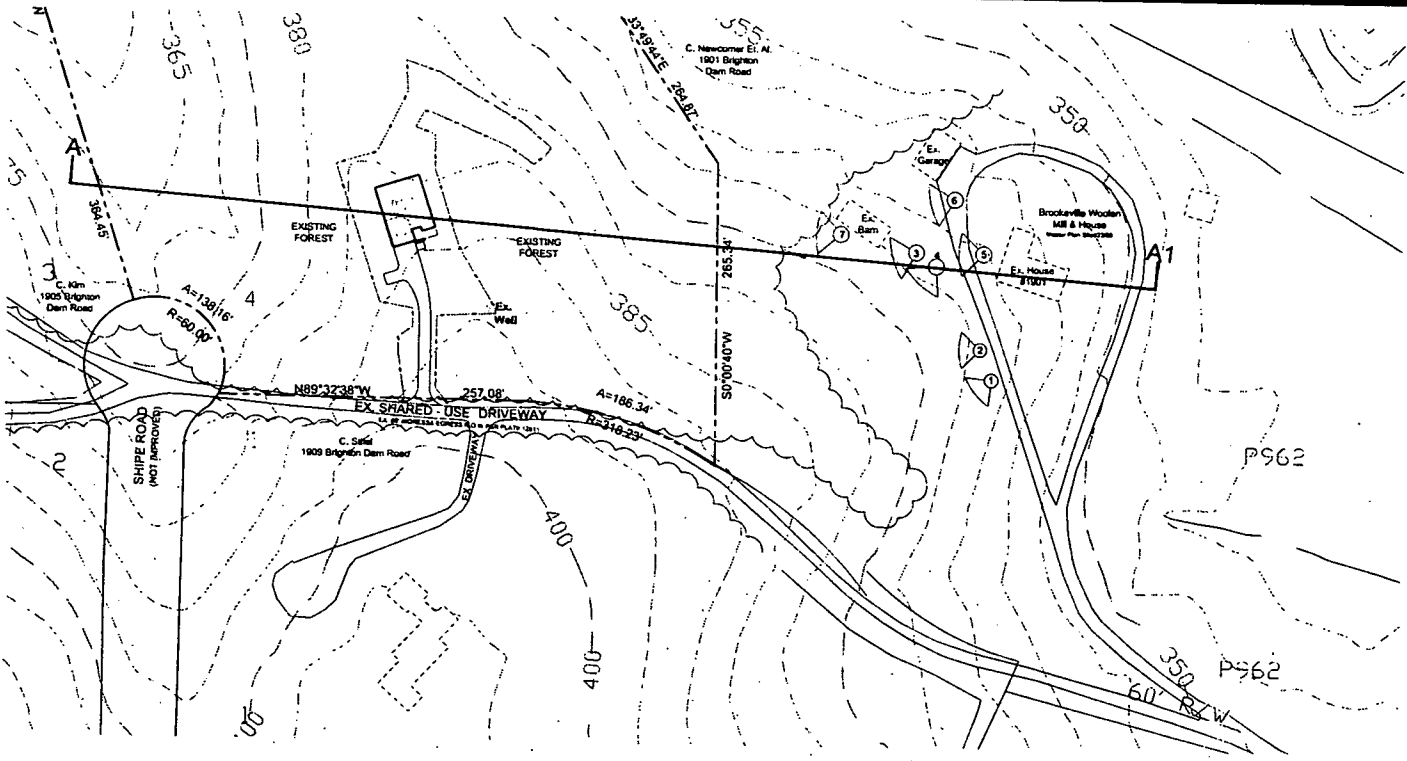
Reming & Associates, Inc.
4711 Marsh Lane, Suite 100
Columbia, MD 21047
410-730-6200



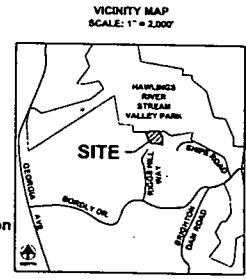
SIGHT LINE STUDY
1903 BRIGHTON DAM ROAD
(HAWLINGS RIVER ESTATES: LOT 4)
MONTGOMERY COUNTY, MARYLAND

LEGEND:

- PROPOSED HOUSE
- LIMITS OF DISTURBANCE
- EXISTING BUILDINGS
- LOCATION OF SITE PHOTOGRAPH

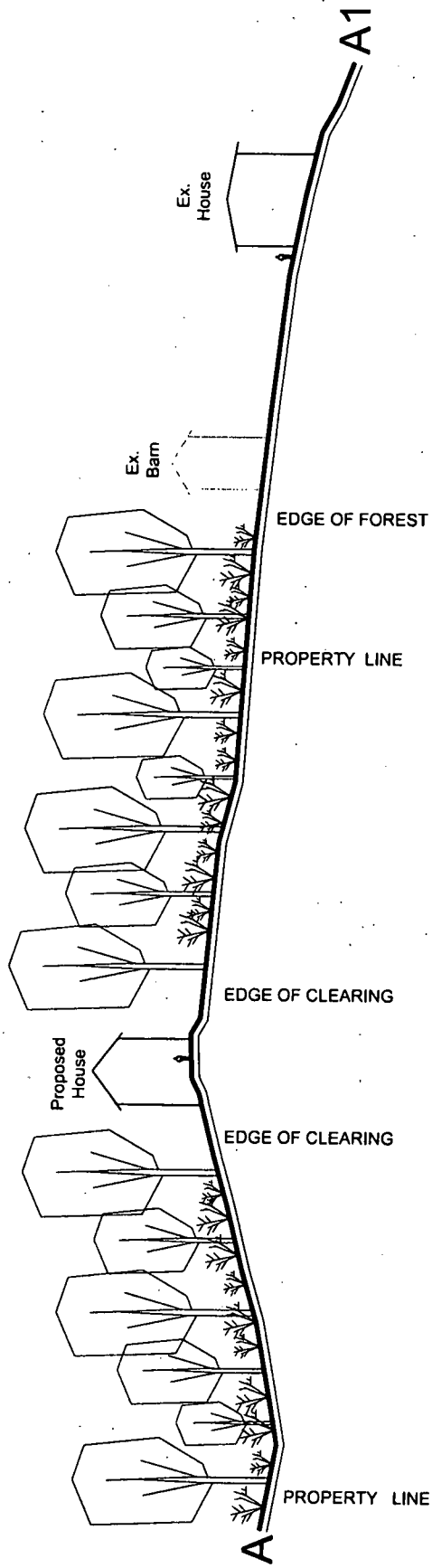


SIGHT LINE SECTION A-A1:
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 25'



OWNER:
Glen & Nicole Weston
2691 Cameron Way
Frederick MD, 21701
561-352-0846

28-C



SIGHT LINE SECTION A-A1:
 HORIZONTAL SCALE 1" = 50'
 VERTICAL SCALE 1" = 25'

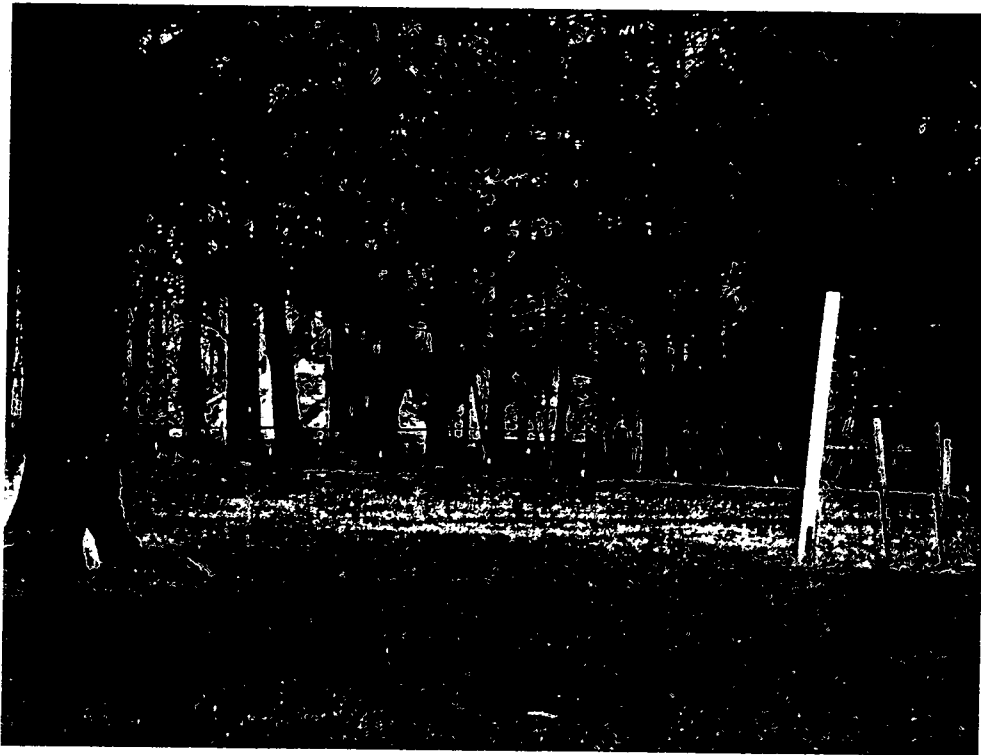
28-D

Preliminary Consultation for 1903 Brighton Dam Road in Brookeville, MD.

April 11, 2012

Photographs taken from 1901 Brighton Dam Road.

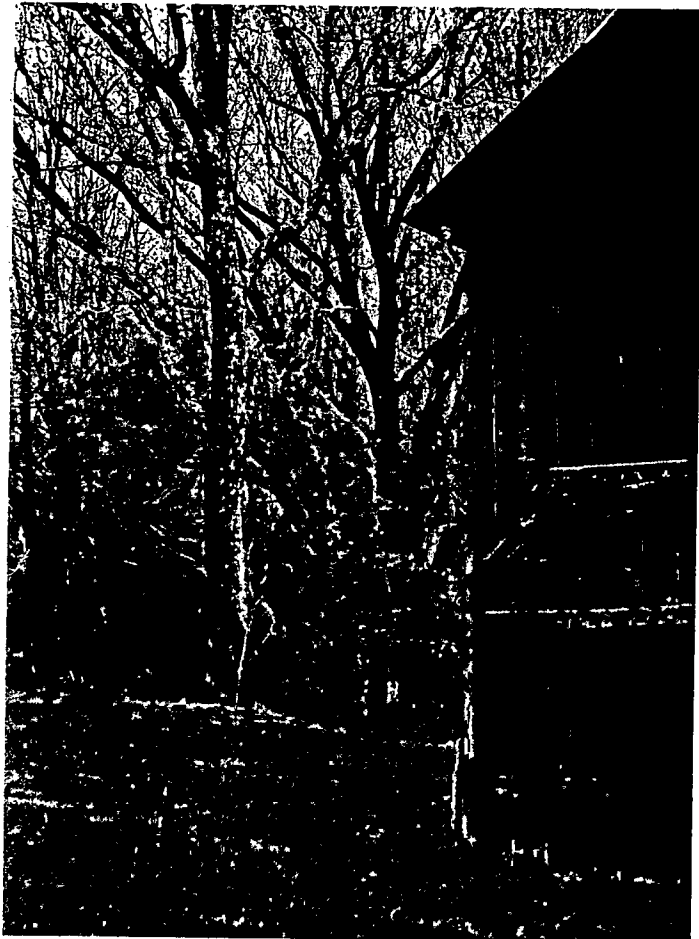
Numbers shown correspond with the numbers on the sight line study.



1



2



3

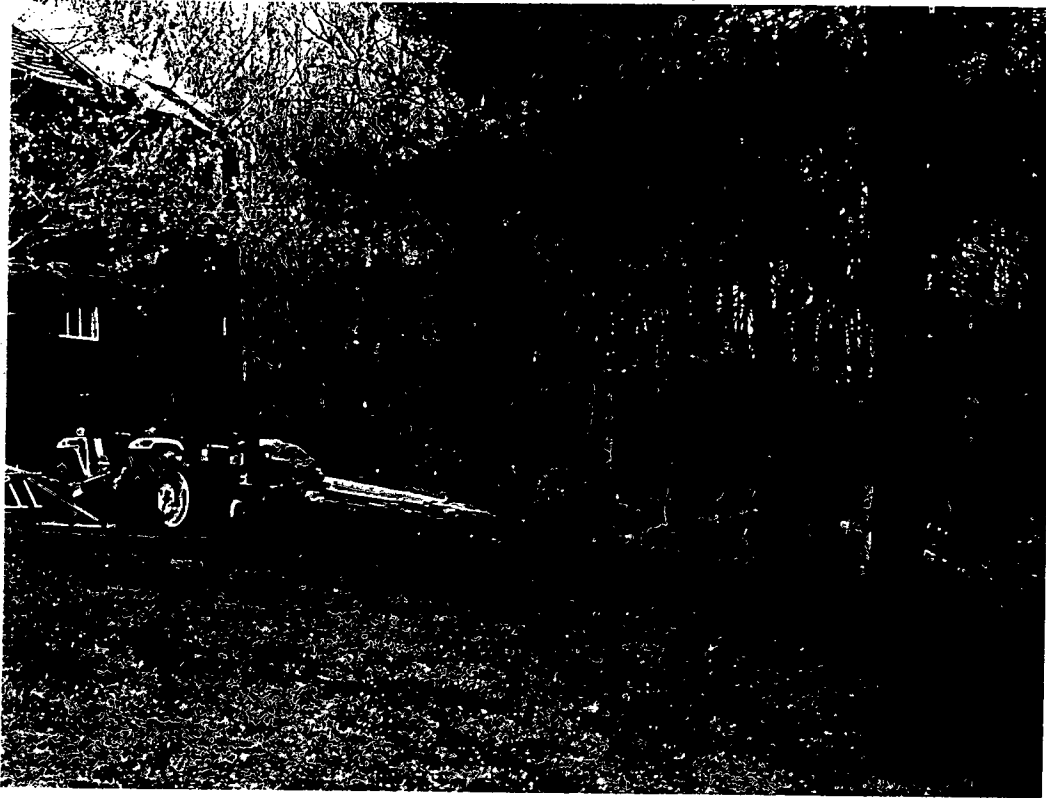
28-F



4



5



6



7

Fothergill, Anne

From: Phillips, Pam <phillips@hhmi.org>
Sent: Tuesday, March 20, 2012 5:28 PM
To: Fothergill, Anne
Cc: 'Christian Newcomer'
Subject: Comments on HAWP for 1903 Brighton Dam Road, Brookeville
Attachments: kitchenview.JPG

Dear Anne,

We appreciate having the opportunity to comment on the application for the Historic Area Work Permit for 1903 Brighton Dam Road, Brookville, Maryland. We were concerned when we observed site work and tree removal progressing on the property as it was our understanding that "once a resource or district is designated on the *Master Plan for Historic Preservation*, the property owner must obtain a Historic Area Work Permit (HAWP) for any proposed changes to the exterior of structures or to the environmental setting of the site or district", and that included any grading and removing live trees greater than six inches in diameter. On February 7, 2012 we called the Montgomery County Permitting Department to report the situation (SR no. 199962613), and discovered that a building permit was in progress and that the owners had not applied for a HAWP. It is our understanding that at this time a historic review was placed on the building permit. We also called Classic Homes (who we thought were the property owners because of a sign they posted at the end of our road stating they would build to suit) and left a message with Jim (301 251 2001 x 311) that the property was a designated historic site and a Historic Area Work Permit was required before building. Subsequent to registering the complaint in February and leaving the message with Classic Homes, additional large trees were removed and site work appeared to be proceeding. We called the Historic Preservation Commission to inquire about the status of the HAWP, and no permit had been submitted as of March 6, 2012. We filed an on-line complaint with the Montgomery County Permitting Department on March 6, 2012 to report that site work was continuing to proceed without a HAWP (SR no. 199962982).

We purchased the Brookeville Woolen Mill and House in May 2002. During the time we have lived there, the property at 1903 Brighton Dam Road has sold three times. Over the years we have spoken to a number of people who were interested in purchasing the property when it was on the market, and all seemed to be aware of the building restrictions because of the historic designation. Our understanding is that some of the potential buyers contacted the HPC to inquire about the building limitations and decided not to pursue the purchase. We were very surprised that the current owner appeared to be unaware that the property was in historic preservation since that information should have been disclosed when the property was conveyed in 2007. It seems that neither the property owner nor Classic Homes did any research on zoning or building restrictions prior to starting the building process. However, after they were made aware of the historic designation, it is a concern that tree removal and site work continued for a month after we initially contacted permitting services and Classic Homes, and the owner still did not start the HAWP application. It was only after our second report on March 6, 2012 that it appears the work stopped and a HAWP was submitted dated March 9, 2012.

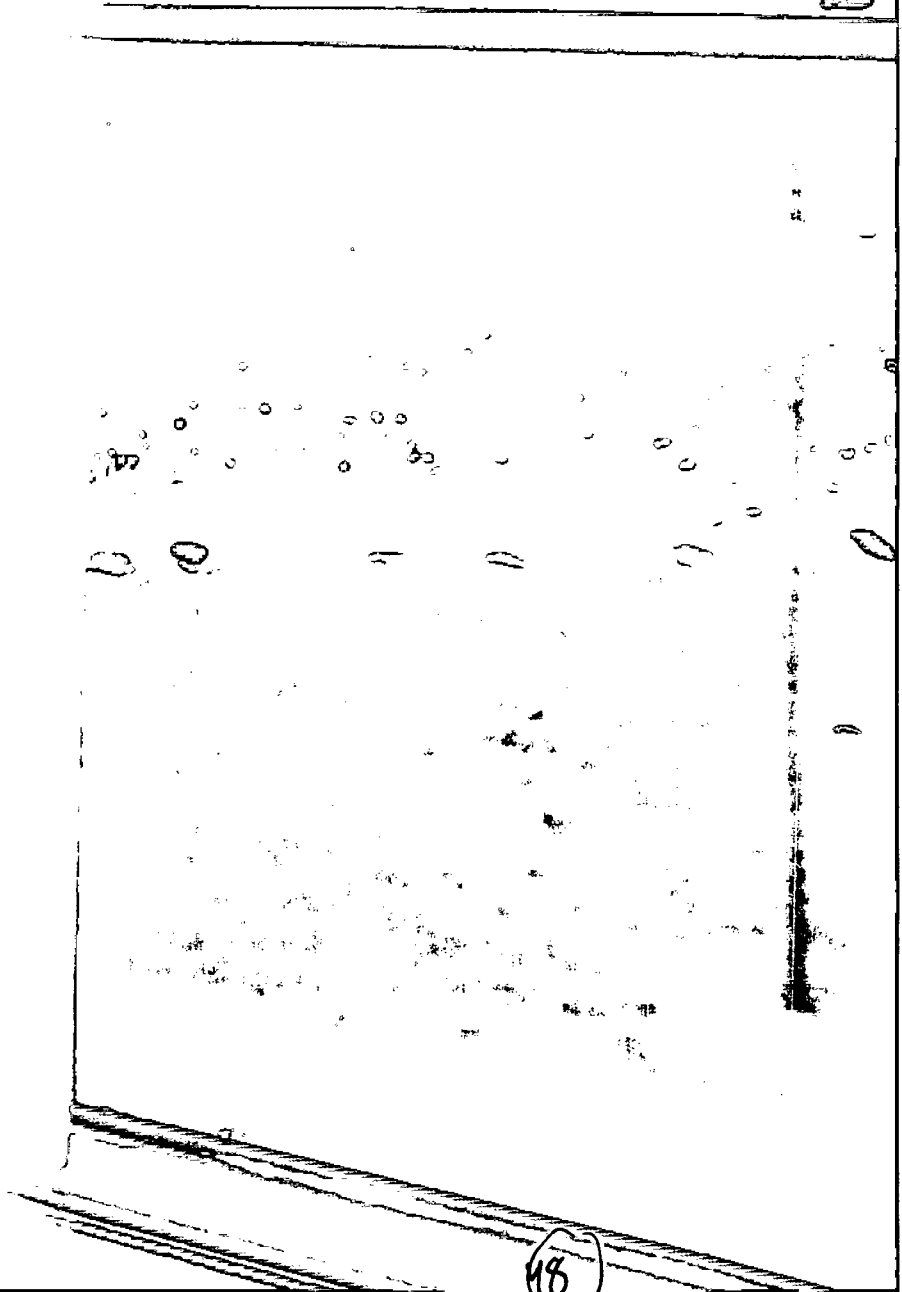
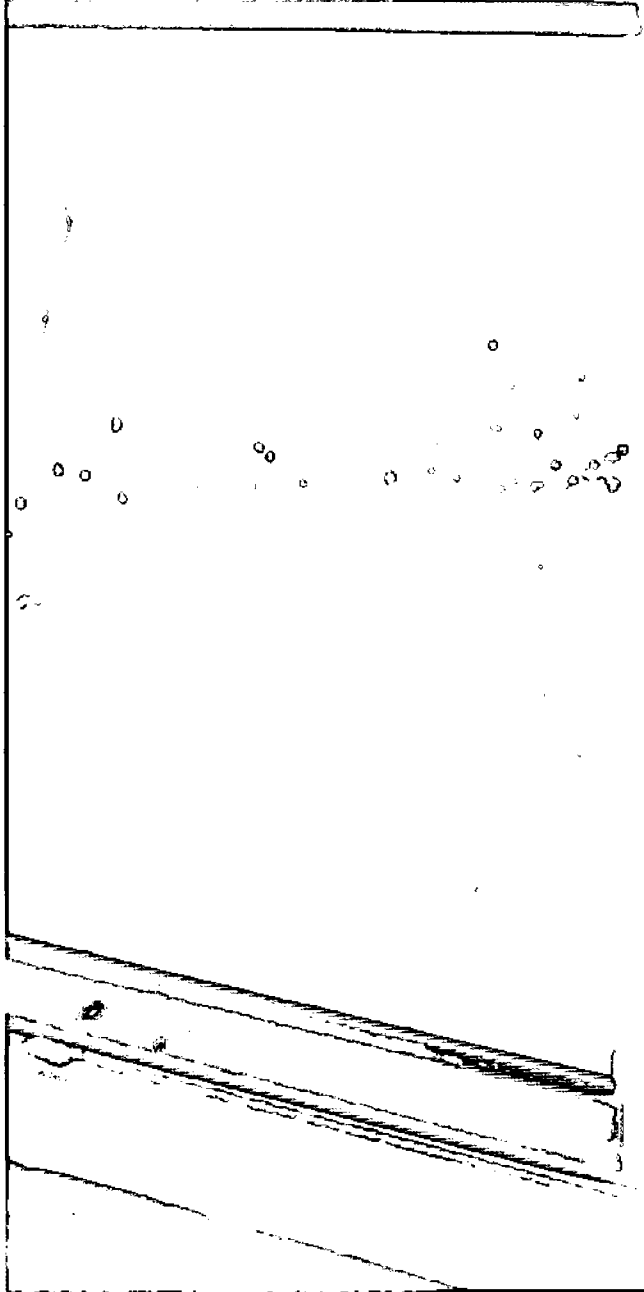
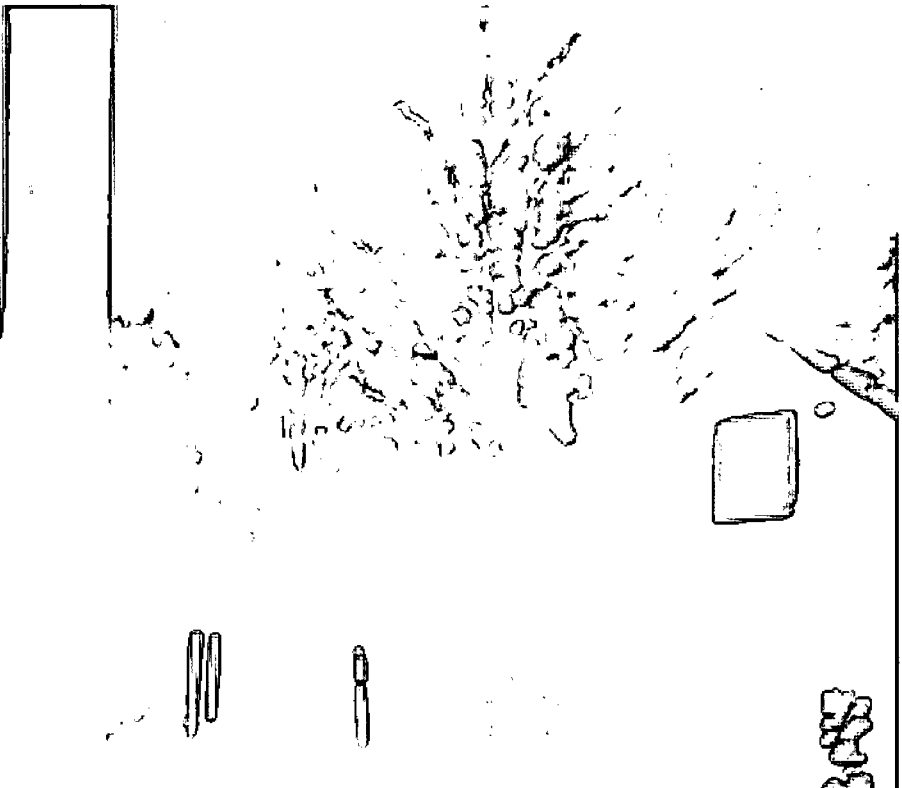
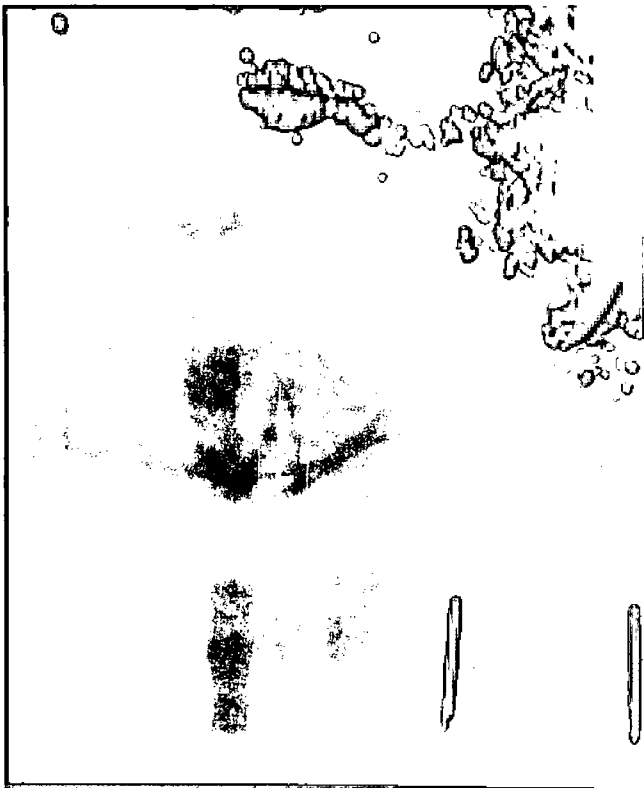
1903 Brighton Dam Road, the property adjoining the Brookeville Woolen Mill and House, is a designated historic site to preserve the historic integrity of the house, mill and property. The house and Mill are located in a pristine and beautiful setting that has been preserved through time. "The house, mill, and natural setting at the site of the Brookeville Woolen Mill comprise one of the most significant historical complexes in Montgomery County." (Quote from Maryland Historic Trust). No other houses or structures interfere with the view of the Mill and House as you approach the property. There are many unfortunate examples of historic manors in Montgomery County surrounded by new developments, and the Brookeville Woolen Mill has been able to maintain its historical context because of the historic site designation of the surrounding property and parkland.

A two story house of the scale and height being proposed in the HAWP would be visible from both the driveway and the house, and the view would be of a vinyl sided tract home. Attached is a photo taken through the kitchen window of the Mill House, and the proposed new house would appear in the distance to the left of the barn. The elevation of our property rises from the driveway to the adjoining property, making the height of the house an issue. The trees in leaf will not obstruct the view of the house, as the canopy is high, and made higher by the elevation of the property. The house plan is one of many models offered by Classic Homes, and has not been designed with either the natural setting or historic context in mind, or even the neighborhood. The other three houses on the driveway are set off from the road and fit more naturally with the landscape.

We object to the house plan as submitted with the HAWP because of the design, scale, elevation and materials (vinyl siding, hardiplank, hardishingle), and there is no attempt in this application or in the actions of the owners to recognize or appreciate the historical context of its location. When we were planning our renovation to the Brookeville Woolen Mill and House our first step was to contact an architect, Miche Booz, who is very familiar with historic preservation and complementary design, and we would recommend the owners of 1903 Brighton Dam Road to do the same.

Thank you for considering our comments.

Christian Newcomer
Pamela Phillips
1901 Brighton Dam Road
Brookeville, MD 20833
(301) 260 2882



Fothergill, Anne

From: chris stifel <riggaroon@verizon.net>
Sent: Wednesday, March 21, 2012 8:46 PM
To: Fothergill, Anne
Subject: 1903 Brighton Dam rd Brookeville

Dear Ms Fothergill – As adjacent homeowners, we would like to add our voice to the dialogue regarding the above mentioned property. The uniqueness of this historic, sylvan neighborhood would, we feel, be substantially compromised by the addition of the tract-style house that the current owners of the 1903 lot are proposing to build. Our objections are 3-fold:

1) the design of the new house is jarringly inconsistent with all the other dwellings in the neighborhood. Every other house is built to blend in with the natural landscape of the area, i.e. low profile, natural materials (cedar shake roof e.g), long set-backs from the common driveway, giving each house an in-the-woods feel, especially in Spring and Summer. When our neighbors, the Newcomers, renovated part of their Woolen Mill house, they took special care not to compromise the natural and historical integrity of that property - a property which adds value to the lives of all who live around it. The Woolen Mill and its grounds represent the natural, the handmade, the dirt road, horse-drawn farming. The new house next to it will represent the man-made (vinyl siding, fake stone), mass production, paved roads.

2) the 1903 lot is at least 5 acres, yet the proposed building site is very near its common border with the Woolen Mill property, (will be clearly visible from there) and also much closer to the road, hence more noticeable than any other house. All other houses built in this enclave were "nestled" toward the center of their respective lots, thereby allowing them to be surrounded by trees. Not the case with the new house. In addition, it will be by far the largest, in square footage, (5500) house in our small neighborhood.

3) When the tree-clearing operation began, we contacted Classic Homes by phone twice to make sure they were aware of the special restrictions for building on the 1903 parcel. These calls were unreturned and the work continued. We don't know whether the builders were attempting an end-run around the regulations, but it's difficult to imagine that they had no notice of them.

We hope this input is helpful in your deliberations.

Respectfully,

Stifel

Thornton

Dam Rd

Christopher

Patricia

1909 Brighton

Brookeville, Md

Fothergill, Anne

Subject: FW: 1903 Brighton Dam Road

From: Nicole Weston [mailto:nicole.weston@comcast.net]
Sent: Monday, March 12, 2012 6:29 PM
To: Fothergill, Anne
Cc: 'Weston, Glen'
Subject: RE: 1903 Brighton Dam Road

Ms. Fothergill,

Yes, when I bought the property I was aware that the home on the adjacent lot was a historical site. I also understood that it may impact the location of our home and the driveway. We got this information when our realtor spoke with you before we purchased the lot. One year ago, I spoke with Scott Whipple regarding this issue prior to contracting with a builder. After speaking with Scott Whipple, my understanding was that since the historic site was adjacent to ours, that there were no restrictions that would apply to our build. Somewhere along the way, what was missed, was that a separate application for a Historic Work Area Permit was required. My understanding of the process was that when the plans and building permit application made their way through the department of Parks and Planning, approval would be given accordingly. I was not alerted by DPS until Friday 3/9/12 when I inquired as to why the building permit had not yet been issued.

Our engineer will be sending you information regarding the trees, most likely from our save a tree plan.

Regarding work completed on the site, we have completed the following work:

1. Well drilled (with removal a few very small trees to permit access)
2. Tree roots pruned along the L.O.D. (signed off by an arborist)
3. Installed super silt, silt and tree protection fencing (all of which has been inspected and approved by DPS)
4. Laid a gravel driveway (entrance only)
5. Removed about 10-15 trees. The remainder of the tree removal was scheduled for tomorrow 3/13, but it has been cancelled. All work at the sight has stopped.

No grading has been done.

I have several questions regarding what to expect during the HPC Preliminary Consultation Process. Could you please explain all the steps involved and the approximate time frame?

I sincerely appreciate your efforts in this matter.

Thank you,
Nicole Weston

Fothergill, Anne

From: Nicole Weston <nicole.weston@comcast.net>
Sent: Wednesday, March 21, 2012 7:05 PM
To: Fothergill, Anne
Subject: FW: building restrictions question

Anne, here is a second email thread I found from last year. Could you please forward this as well.

Nicole

From: Whipple, Scott [<mailto:Scott.Whipple@mncppc-mc.org>]
Sent: Thursday, March 31, 2011 3:12 PM
To: Nicole Weston
Subject: RE: building restrictions question

I'm out of the office today. I'll call you Friday.

Scott

-----Original Message-----

From: Nicole Weston [<mailto:nicole.weston@comcast.net>]
Sent: Thu 3/31/2011 2:39 PM
To: Whipple, Scott
Cc:
Subject: RE: building restrictions question
Hello,

We seem to playing phone tag, so I thought I'd try email.

Our property, as I mentioned is 1903 Brighton Dam Rd. and our lot is adjacent to one in which there is a historical house. I understand that when we build, our home can't be in view of the historical home, but I wanted to know whether there are any other restrictions. Can we plant trees to block the view should that be an issue, which I do not think that it will?

Kind Regards,

Nicole Weston

From: Whipple, Scott [<mailto:Scott.Whipple@mncppc-mc.org>]

Sent: Wednesday, March 30, 2011 1:58 PM
To: Nicole Weston
Subject: RE: building restrictions question

Hi - I just left you a voice message, but I wanted to make sure you had my contact information so you can call me at your convenience.

Scott Whipple, Supervisor

Historic Preservation Section

Montgomery County Planning Department | M-NCPPC

301-563-3404 | scott.whipple@montgomeryplanning.org
<<mailto:scott.whipple@mncppc-mc.org>> | www.montgomeryplanning.org/historic/
<<http://www.mc-mncppc.org/historic/>>

From: Nicole Weston [<mailto:nicole.weston@comcast.net>]
Sent: Wednesday, March 30, 2011 10:54 AM
To: Whipple, Scott
Subject: building restrictions question

Hello Mr. Whipple,

I own property at 1903 Brighton Dam Rd in Brookeville. My lot is adjacent to a lot with a historical home. I am in search of a person who can help me understand what restrictions are in place for building a home on my property as a result of the adjacent historical home.

I appreciate your assistance in this matter.

Kind regards,

Nicole Weston

561-352-9846

Nicole.weston@comcast.net

Fothergill, Anne

From: Nicole Weston <nicole.weston@comcast.net>
Sent: Wednesday, March 21, 2012 7:03 PM
To: Fothergill, Anne
Subject: FW:

Anne,
I just located this email thread from April 2011. Could you please submit this for the meeting. I will be forwarding you two more items.

Thanks,
Nicole

From: townofbrookeville@comcast.net [<mailto:townofbrookeville@comcast.net>]
Sent: Monday, April 04, 2011 9:40 AM
To: Nicole Weston
Subject: Re:

Nicole,

1903 Brighton Dam Road looks to be near the intersection of Bordly Drive and Brighton Dam Road. The municipal boundaries of the Town of Brookeville do not extend that far. The Town's municipal boundaries end where Market Street turns into Brighton Dam Road, which is approximately the 2500 block Brighton Dam Road. Therefore, you do not need a permit from the Town of Brookeville.

You can view the information about the Town's building permits on our website:
http://townofbrookevillemd.org/building_faq.html

Town Clerk
301.570.4465

----- Original Message -----

From: "Nicole Weston" <nicole.weston@comcast.net>
To: townofbrookeville@comcast.net
Sent: Monday, April 4, 2011 9:27:34 AM
Subject: RE:

Cate McDonald,

Thank you for this link. I spoke with Scott Whipple at the MCHPC Friday. What he mentioned contradicted what I originally learned when I purchased the property. Could you please forward this to someone on the planning commission for Brookeville. I want to be sure, I don't waste time, money or resources in the process of building a home on the lot located at 1903 Brighton Dam rd.

Thank you,
Nicole Weston
561-352-9846
Nicole.weston@comcast.net

From: townofbrookeville@comcast.net [mailto:townofbrookeville@comcast.net]

Sent: Wednesday, March 30, 2011 10:03 AM

To: Nicole Weston

Subject: Re:

Hi Nicole,

I would suggest you check with Montgomery County Historic Preservation Commission:

<http://www.montgomeryplanning.org/historic/commission/HPC.shtm>

Your address is not near the municipal boundaries of the Town of Brookeville.

Cate McDonald

Town Clerk

301.570.4465

----- Original Message -----

From: "Nicole Weston" <nicole.weston@comcast.net>

To: townofbrookeville@comcast.net

Sent: Wednesday, March 30, 2011 9:30:01 AM

Hello,

I own property in Brookville at 1903 Brighton Dam Rd. My lot is adjacent to a lot with a historical home, and I need to know who to talk with about building restrictions as a result of this historical home.

Thank you,

Nicole Weston

561-352-9846

Nicole.weston@comcast.net

April 4, 2012

By Email and Hand-Delivery

Historic Preservation Commission
c/o Anne Fothergill
Planner Coordinator, M-NCPPC
Montgomery County Planning Department
Functional Planning and Policy Division
Historic Preservation Section
1400 Spring Street, Suite 500W
Silver Spring, MD 20910

Re: Proposed Home Located at 1903 Brighton Dam Road, Brookeville, MD
Preliminary Consultation Scheduled for April 11, 2012

Dear Members of the Historic Preservation Commission,

We appreciate your time and thoughtful guidance as you review our proposal for a new home at 1903 Brighton Dam Road in Brookeville, MD. When searching for a property to build a home four and half years ago, my husband Glen and I were both immediately enamored with this secluded wooded lot. I'd like to take a quick moment to paint a picture of the landscape for you. After driving well over half a mile down a one-way scenic gravel drive, stopping periodically as deer pass by, you first approach the pristine historic Woolen Mill property on the right. The eye first catches the unexpected pond in the lower right visual field, then travels up and over to the far right as it captures the view of the historic home site which is surrounded by thick woods in the rear and on its right side. If you didn't notice the drive splitting off to the left, it could easily be assumed that the historic home is the only home located along this single lane gravel drive. Once you notice the drive splitting to the left, you see a home located back in the woods on the left hand side (1909 Brighton Dam). As you continue along the drive, it meanders up over a ridge and disappears behind the historic property into the woods. It is past this ridge, out of site, and behind the historic property that you will find our five acre wooded lot off to the right.

Glen and I have been making plans to raise our two daughters, 9 and 7, in this beautiful location since we purchased the property in 2007 and subsequently relocated our family from Florida to Maryland. We hope that as our girls grow up in this wonderfully untamed natural environment, that they will build a strong connection and relationship to nature. This is something near and dear to our hearts. We are peaceful, good-natured and reasonable people and it is our desire to preserve the view and landscape of the historic property and not detract from it in any way.

In order to understand how we got to the point of consulting retroactively, it is necessary to provide you with a little background information. Prior to purchasing the property and again prior to contracting with a builder, we contacted the HPC in order to learn what, if any restrictions applied to our

property as a result of the neighboring historic resource. We were told on both occasions there were no restrictions with regard to design, materials, height, etc. Upon our first communications in 2007, we were told the only two restrictions were that we needed to provide a buffer of trees between our home and historic property and that our driveway could not be at the far south end of the property. We share this background information solely because it influenced the architectural designs and plans we selected with our builder. We were also unaware that a Historic Area Work Permit was required. It was our understanding that any historic review would take place during the building permit process. As a result, we contracted with Classic Homes for the proposed house design and applied for all necessary permits except for the HAWP. Our property was not flagged for historical review and thus the sediment control permit was issued. Once issued, we began site work. Our intentions all along have been and continue to be to comply with the approval process.

Immediately upon learning of the need for a HAWP, we stopped everything, contacted the HPC, and submitted an application for review. We have reached out to our neighbors and are very respectful of their comments. In addition, we ordered a sight line study from our engineer to get a clearer understanding of any possible visibility of our home from the historic property.

We noted that the comments raised in the original staff report and from the neighbors indicated concern over the size, scale and height of our proposed plans. Importantly, we wanted to clarify that the square footage of our home is only 3,450 finished square feet (not 5,500), which is similar to that of the other homes in the neighborhood including the historic site. The footprint of our home is 2,187 square feet, which is relatively small in comparison to the five acre site and is smaller than the footprint of all but one of the neighboring homes including the historic home. With a footprint of this size, we are able to preserve ninety percent of the trees on the lot ensuring that our home is surrounded by woods. We are attaching a simple plan prepared by Benning & Associates that shows a comparison of the footprints in the neighborhood and the location of our proposed home in relation to the lot. The home is located approximately in the center of the five acres. This location at the ridge makes logical sense for stormwater drainage, septic drainage (the septic fields were approved by the County some time ago), and access to the designated well sites. The setback of our proposed home from the shared driveway is a similar distance as the other homes nearby.

Our roof height is 33 feet, which is not unusually tall for a two-story home and is 17 feet lower than the height allowed in the zone (50 feet). The home will sit 500 feet away from the historic property, separated by a buffer of preserved forest, and will be barely visible, if at all. The barn located on the historic property also will help to shield any view from the historic home. In addition, we are willing to provide additional landscaping to ensure that our home is completely hidden from view of the historic property. We are attaching a Sight Line Study, also prepared by Benning & Associates, and additional photos taken from the historic property. We are very confident that our proposed home will not create any adverse impacts on the historic site and will respectfully preserve the picturesque landscape of the historic property.

We apologize for postponing our originally scheduled preliminary consultation. We needed the additional time to reach out to the neighbors and to prepare the sight line study that was requested. We look forward to meeting with you on April 11th.

Sincerely,

Nicole Weston with perm. 3/31/11
SRB

Nicole Weston

Glen Weston

2691 Cameron Way

Frederick, MD 21701

561-352-9846

561-239-2133

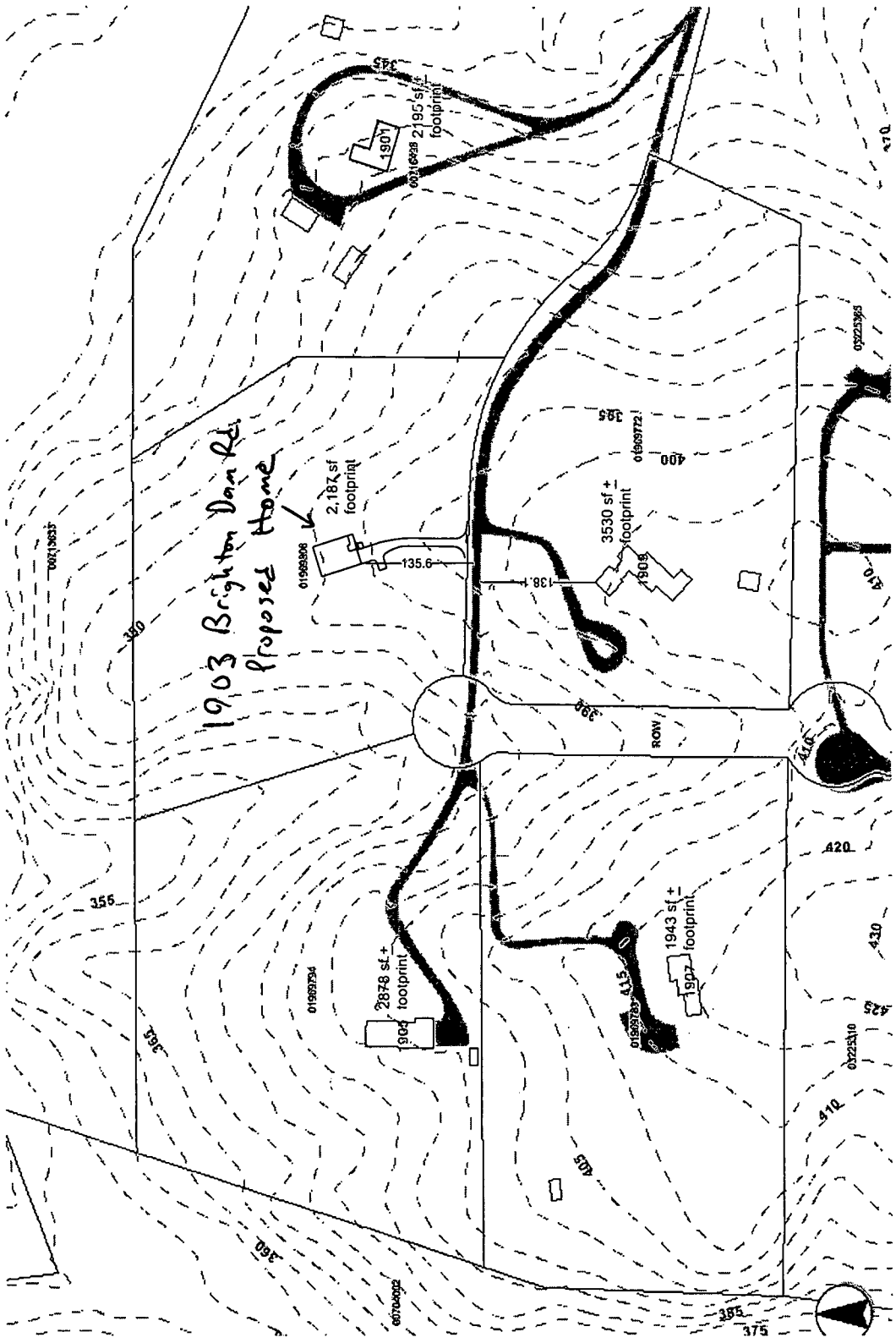
Nicole.weston@comcast.net

Thewclan@comcast.net

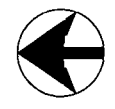
Attachments:

1. Footprint comparison/house location plan prepared by Benning & Associates
2. Sight Line Study prepared by Benning & Associates
3. Photographs that correspondence with Numbers on Sight Line Study

Cc: Christian Newcomer and Pamela Phillips – 1901 Brighton Dam Road
Christopher Stifel and Patricia Thornton – 1909 Brighton Dam Road
David McKee, Benning & Associates, Inc.
Jamie DeFelice, Classic Homes, Inc.



Sheet 1 of 1
 Revision



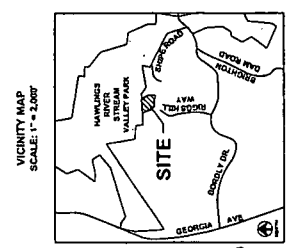
date: 4/2/12
 scale: 1" = 50'

Benning & Associates, Inc.
 Land Planning Consultants
 2013 Shipe Drive, Suite 100
 Landover, MD 21040
 (410) 441-4400

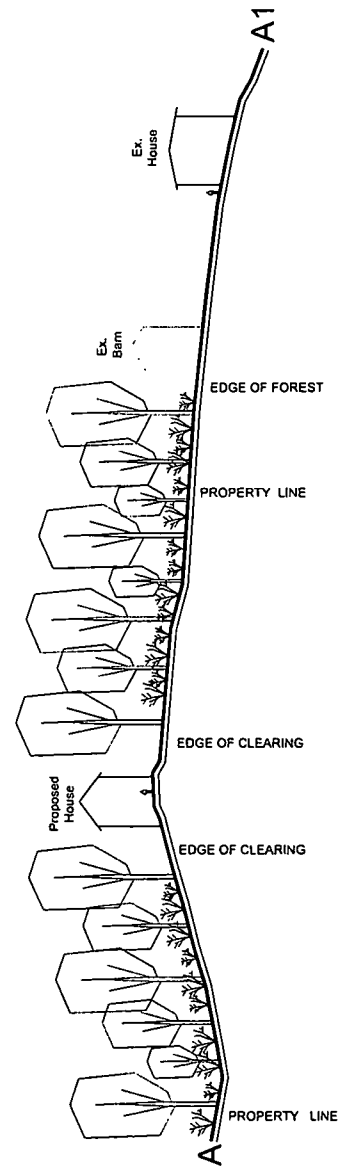
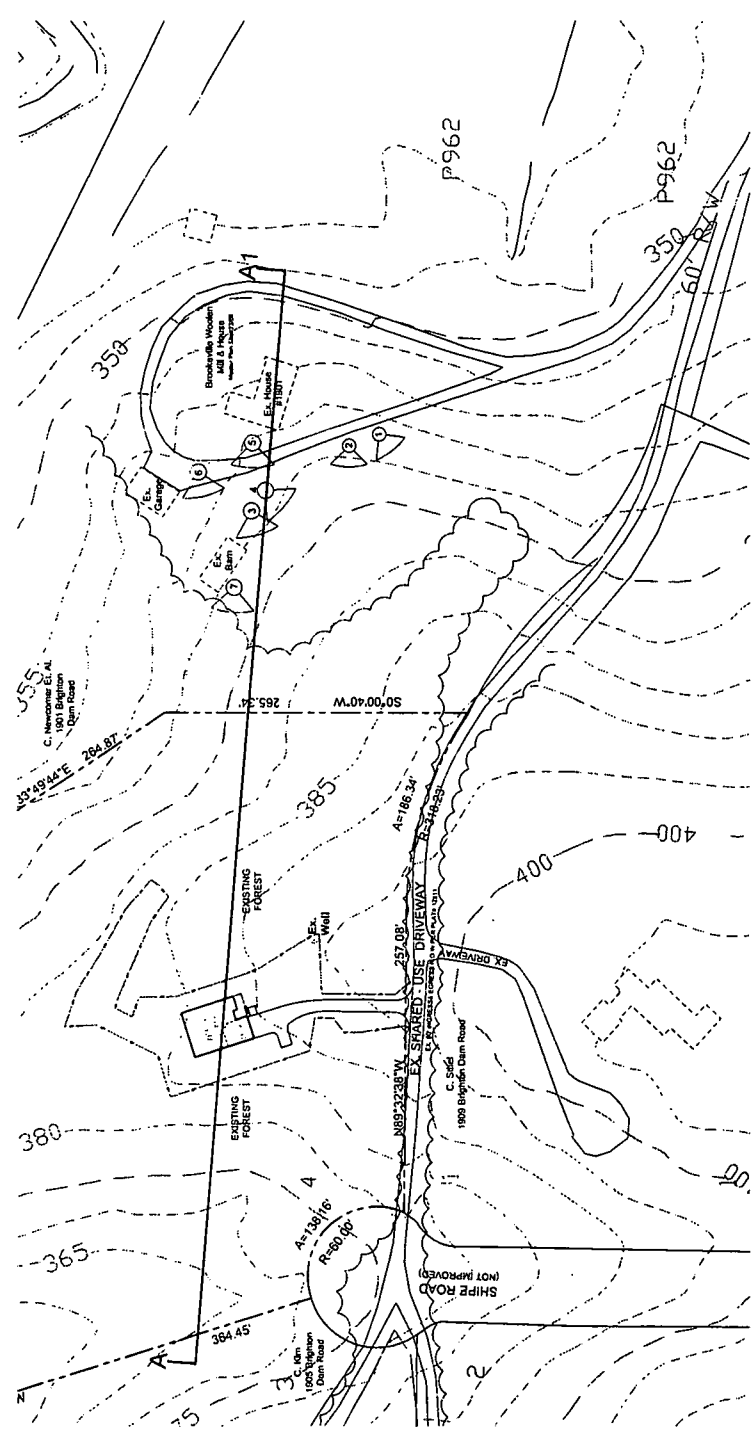
SIGHT LINE STUDY
1903 BRIGHTON DAM ROAD
(HAWLINGS RIVER ESTATES: LOT 4)
 MONTGOMERY COUNTY, MARYLAND

LEGEND:

- PROPOSED HOUSE
- LIMITS OF DISTURBANCE
- EXISTING BUILDINGS
- LOCATION OF SITE PHOTOGRAPH

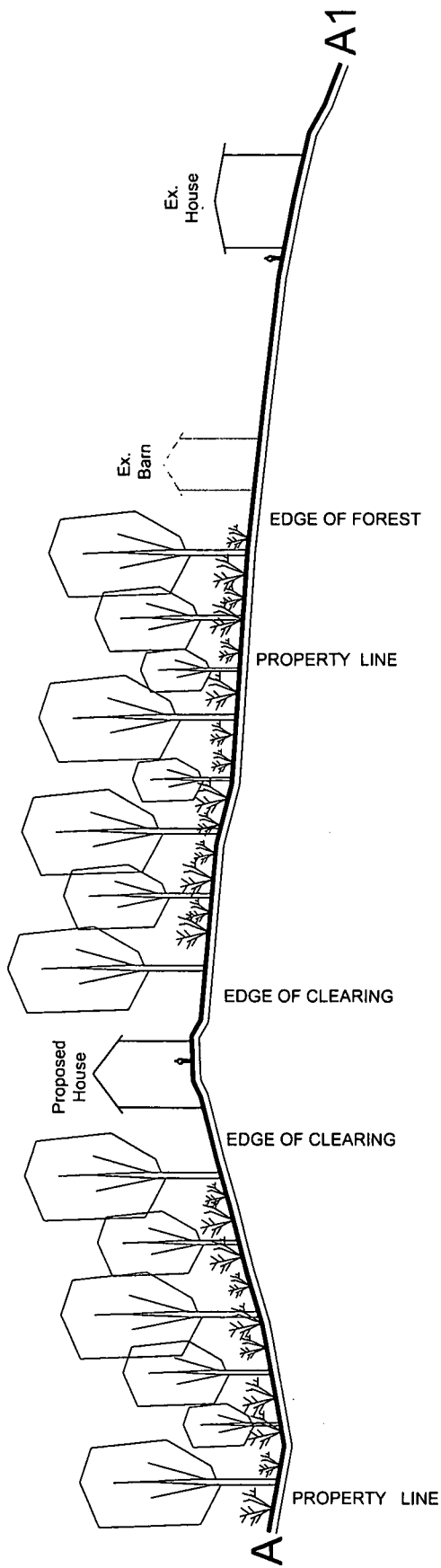


OWNER:
Glen & Nicole Weston
 2891 Cameron Way
 Frederick, MD 21701
 861-332-8848



SIGHT LINE SECTION A-A1:
 HORIZONTAL SCALE 1" = 50'
 VERTICAL SCALE 1" = 25'

2P-C



SIGHT LINE SECTION A-A1:
 HORIZONTAL SCALE 1" = 50'
 VERTICAL SCALE 1" = 25'

Preliminary Consultation for 1903 Brighton Dam Road in Brookeville, MD.

April 11, 2012

Photographs taken from 1901 Brighton Dam Road.

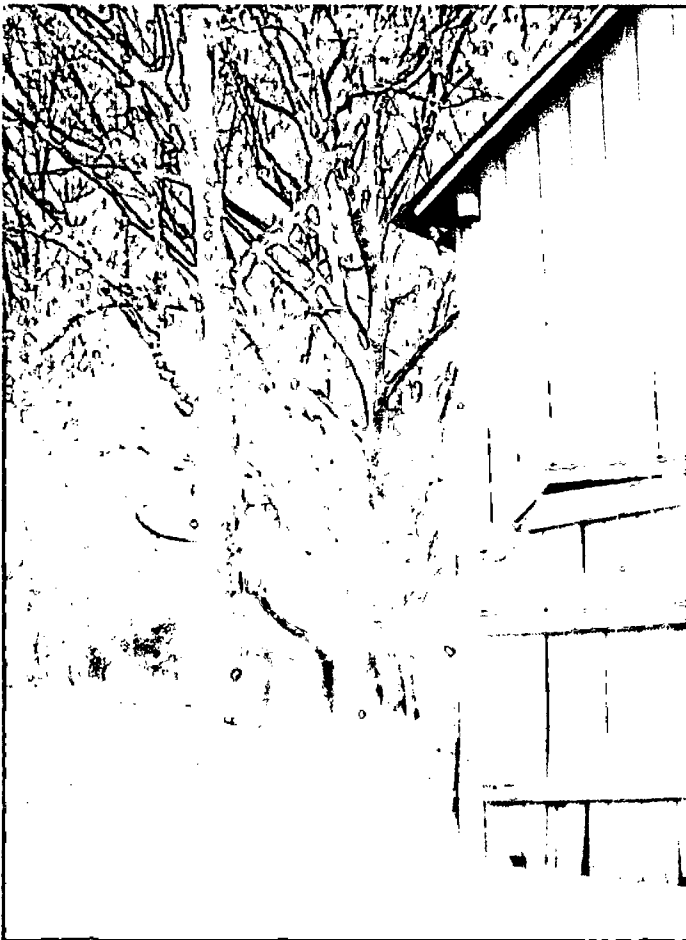
Numbers shown correspond with the numbers on the sight line study.



1



2



3



4



5



6



7

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, April 25, 2012 9:58 AM
To: 'nicole.weston4'
Subject: RE: Question

Good morning,

According to the easement, the property is subject to "all the terms and conditions of Chapter 24A of the Montgomery County Code." There is also reference to preserving "the historic, aesthetic and cultural character and appearance of the property" -- you can see the exact language in pages 31-34 of the staff report.

thanks,
Anne

From: nicole.weston4 [<mailto:nicole.weston4@gmail.com>]
Sent: Tuesday, April 24, 2012 6:35 PM
To: Fothergill, Anne
Subject: Question

Hi Anne,

What level of scrutiny is our property subject to as a result of it being a historic easement and not a historic resource?

Thanks,
Nicole