

203 Market Street - PRELIM
- Brookeville Historic District

MICHE BOOZ

A R C H T E C T

203/Ansel St
Brookville
Maryland 20833
(301)774 4811
fax: 774 1908

A5

Project:
SCANLON HOUSE
Race Street
Brookville, Maryland
Montgomery County

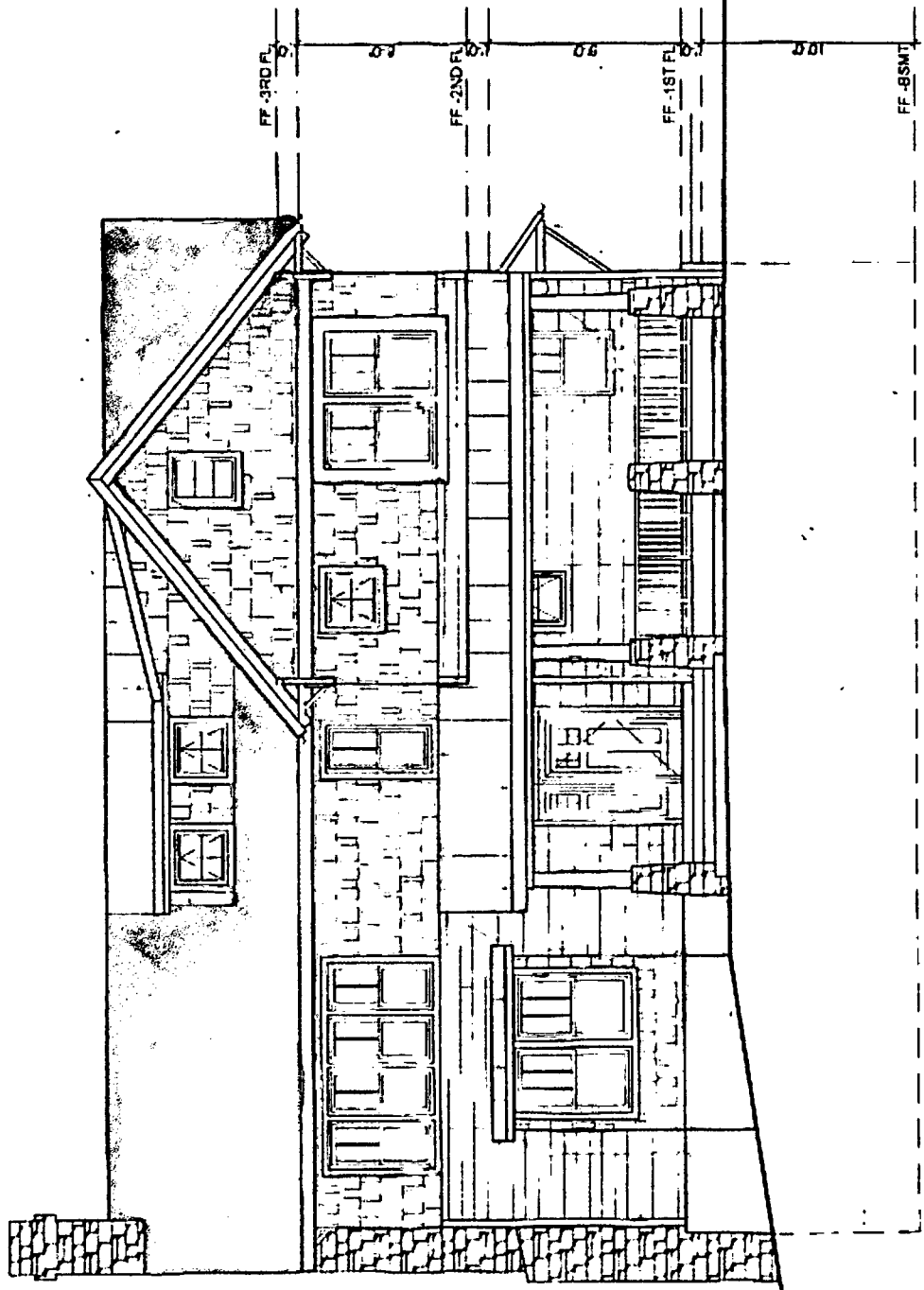
Dates:

TODAY'S DATE 2 FEB 05

Drawing:

ELEVATIONS

H.A.W.P. SUBMISSION - 2 FEBRUARY 05



1 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"
A5

MICHE BOOZ

ARCHITECT

A6

200 West St
Baltimore
Maryland 21201
301.774.0111
Fax: 774.1908

Project:
SCANLON HOUSE
Rock Street
Brooksville, Maryland
Montgomery County

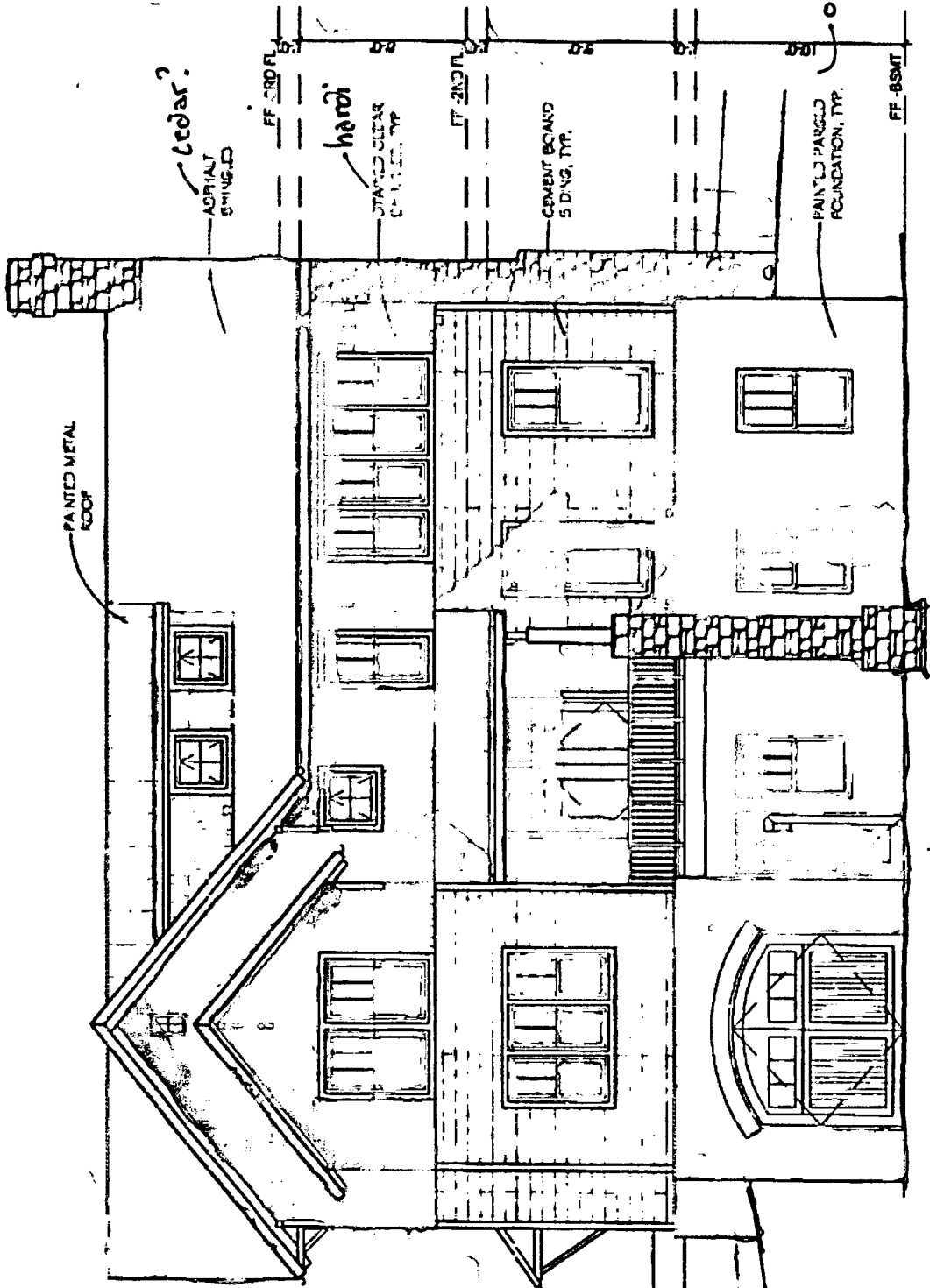
Notes:

TODAY'S DATE 2 FEB 05

Drawings:

ELEVATIONS

H.A.W.P. SUBMISSION - 2 FEBRUARY 05

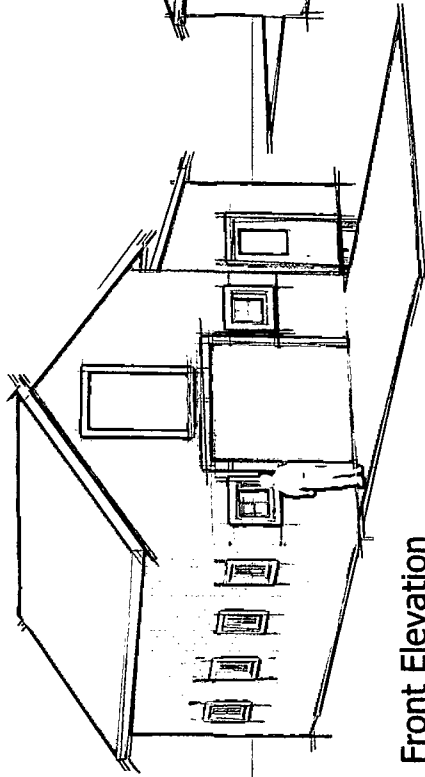


option for stone

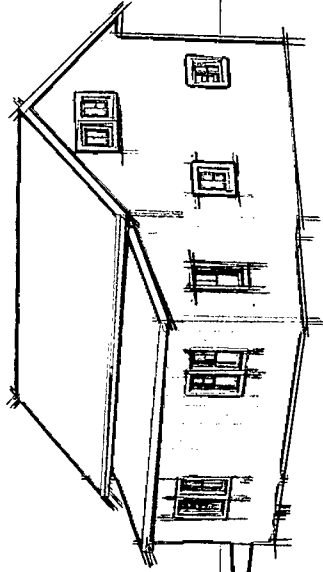
1 NORTH ELEVATION

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

A6



Front Elevation

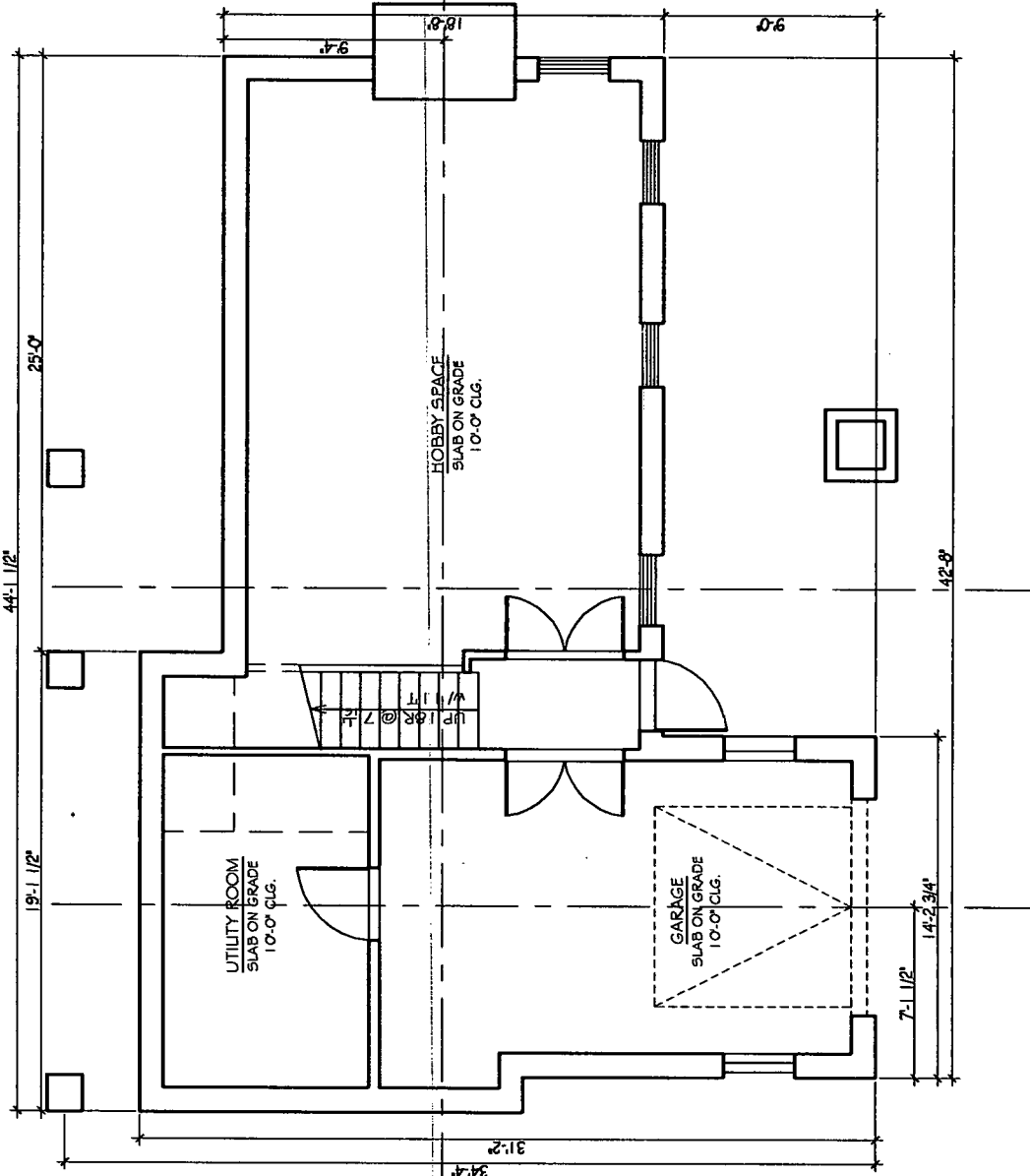


Rear Elevation

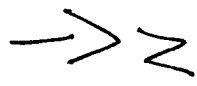
Drehm Handout

MICHE BOOZ ARCHITECT	208 Market St Brookville Maryland 20833 (301) 774 6811 fax: 774 1808
A1	Project: SCANLON HOUSE Race Street Brookville, Maryland Montgomery County
Dates: TODAY'S DATE 2 FEB 05	
Drawings: PLANS	

H.A.W.P. SUBMISSION - 2 FEBRUARY 05



1 BASEMENT PLAN
A1 SCALE: 1/8" = 1'-0"



MICHE BOOZ

ARCHITECT

A3

208 Market St
Brookville
Maryland 20833
(301)774 6811
fax: 774 1808

Project:

SCANLON HOUSE
Race Street
Brookville, Maryland
Montgomery County

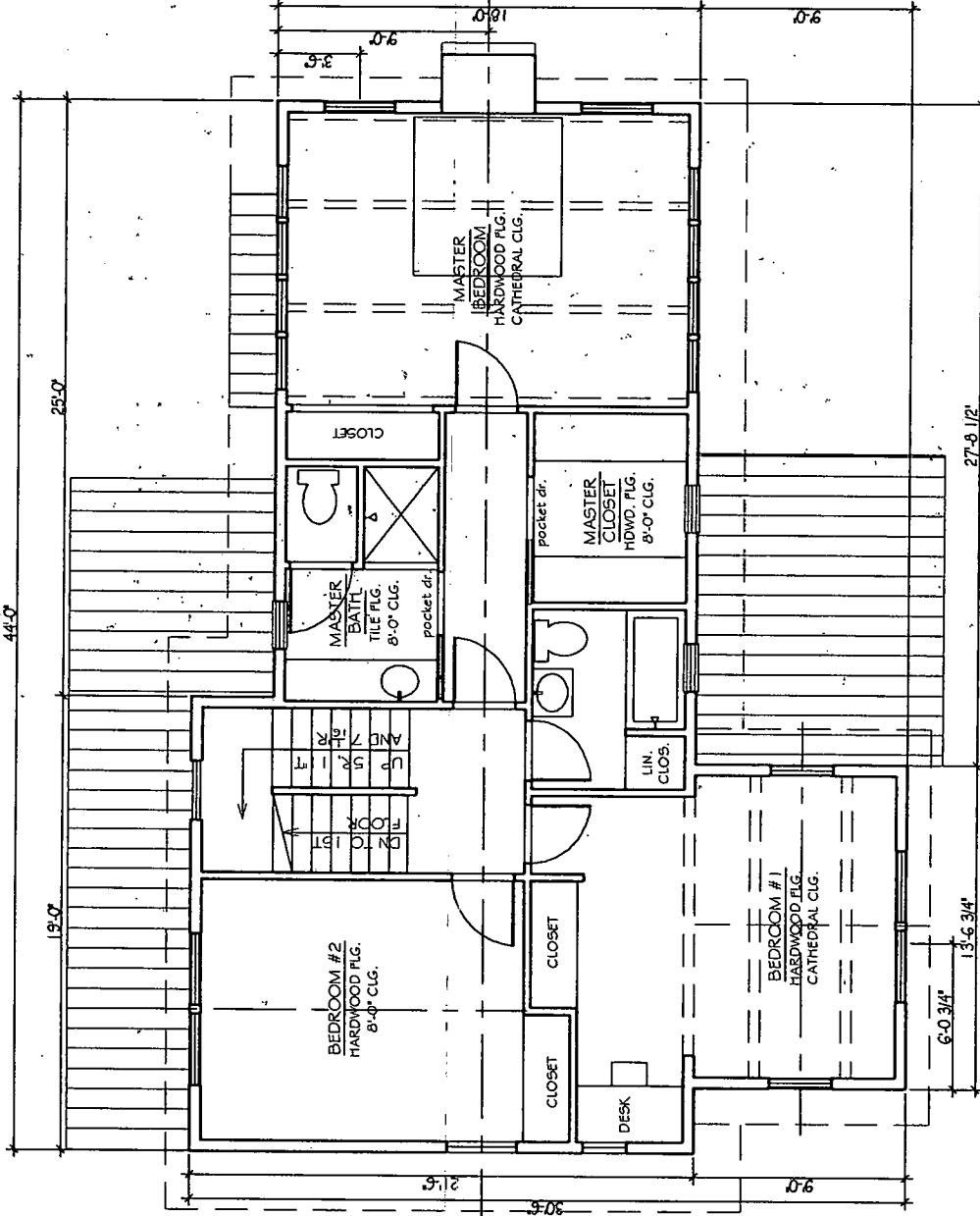
Dates:

TODAY'S DATE 2 FEB 05

Drawings:

PLANS

H.A.W.P. SUBMISSION - 2 FEBRUARY 05



1 2ND FLOOR PLAN
 A3 SCALE: 1/8" = 1'-0"

MICHE BOOZ

ARCHITECT

A5

209 Market St
Brookville
Maryland 20833
(301) 774 8011
fax: 774 1808

Project:
SCALLON HOUSE
Race Street
Brookville, Maryland
Montgomery County

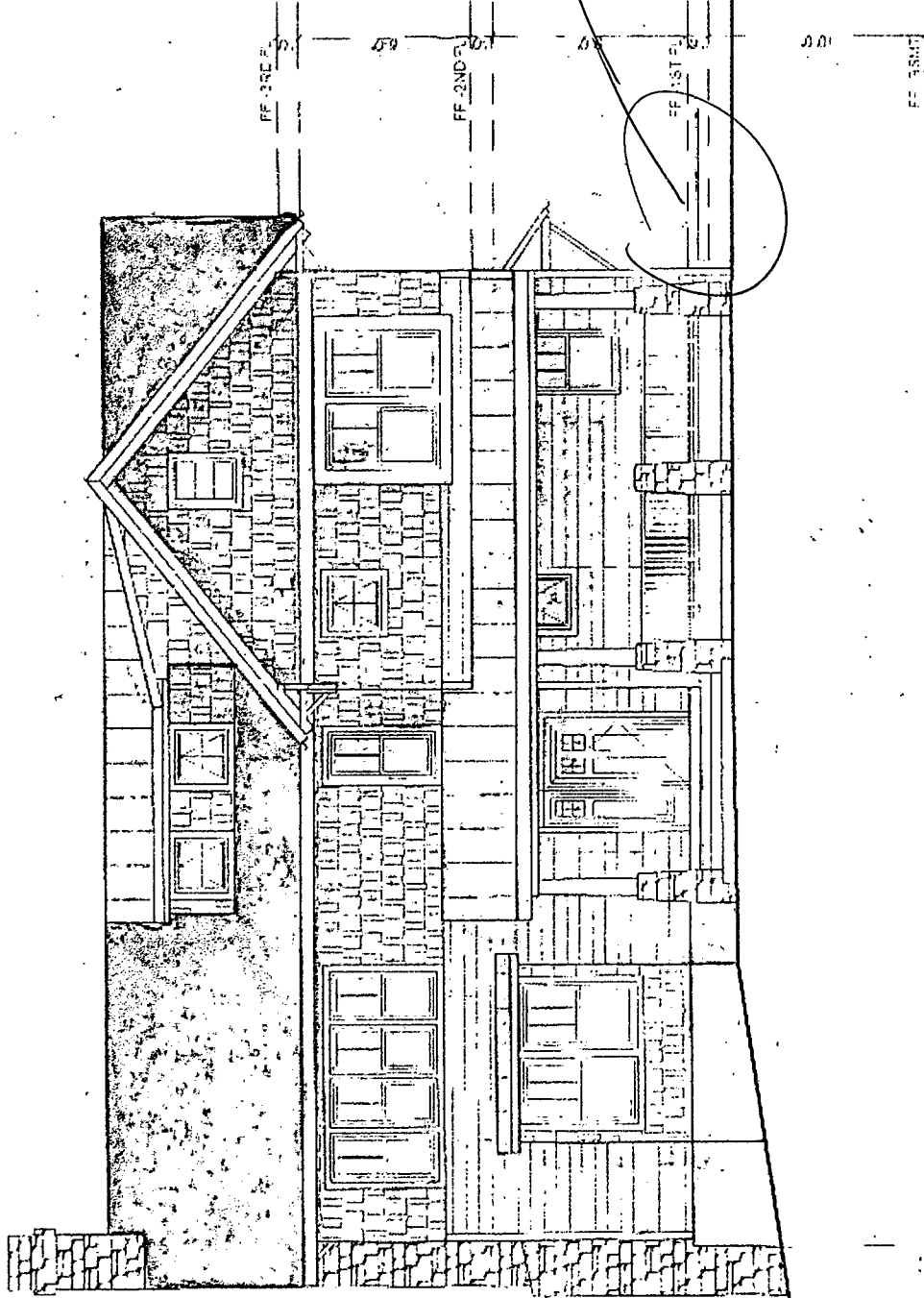
Dates:

TODAY'S DATE: FEB 05

Drawings:

ELEVATIONS

H.A.W.P. SUBMISSION - 2 FEBRUARY 05



SOUTH ELEVATION



MICHE BOOZ

ARCHITECT

208 Market St
Brookville
Maryland 20833
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fax: 774 1808

A6

Project:

SCANLON HOUSE
Race Street
Brookville, Maryland
Montgomery County

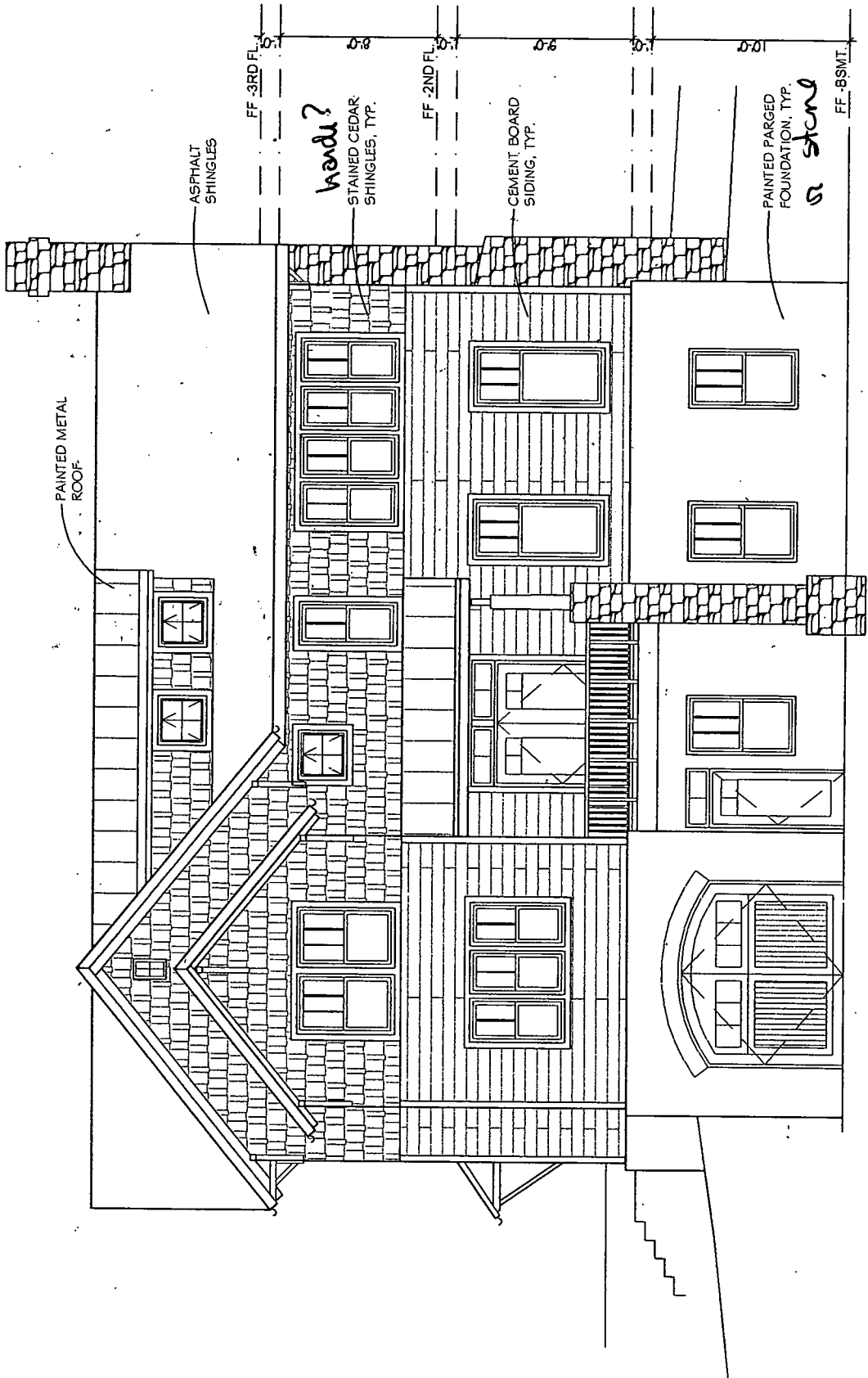
Dates:

TODAY'S DATE 2 FEB 05

Drawings:

ELEVATIONS

H.A.W.P. SUBMISSION - 2 FEBRUARY 05



1 NORTH ELEVATION
 A6
 SCALE: 1/8" = 1'-0"

MICHE BOOZ

ARCHITECT

A7

208 Market St
Brookeville
Maryland 20833
(301)774 8911
fax: 774 1908

Project:

SCANLON HOUSE
Race Street
Brookeville, Maryland
Montgomery County

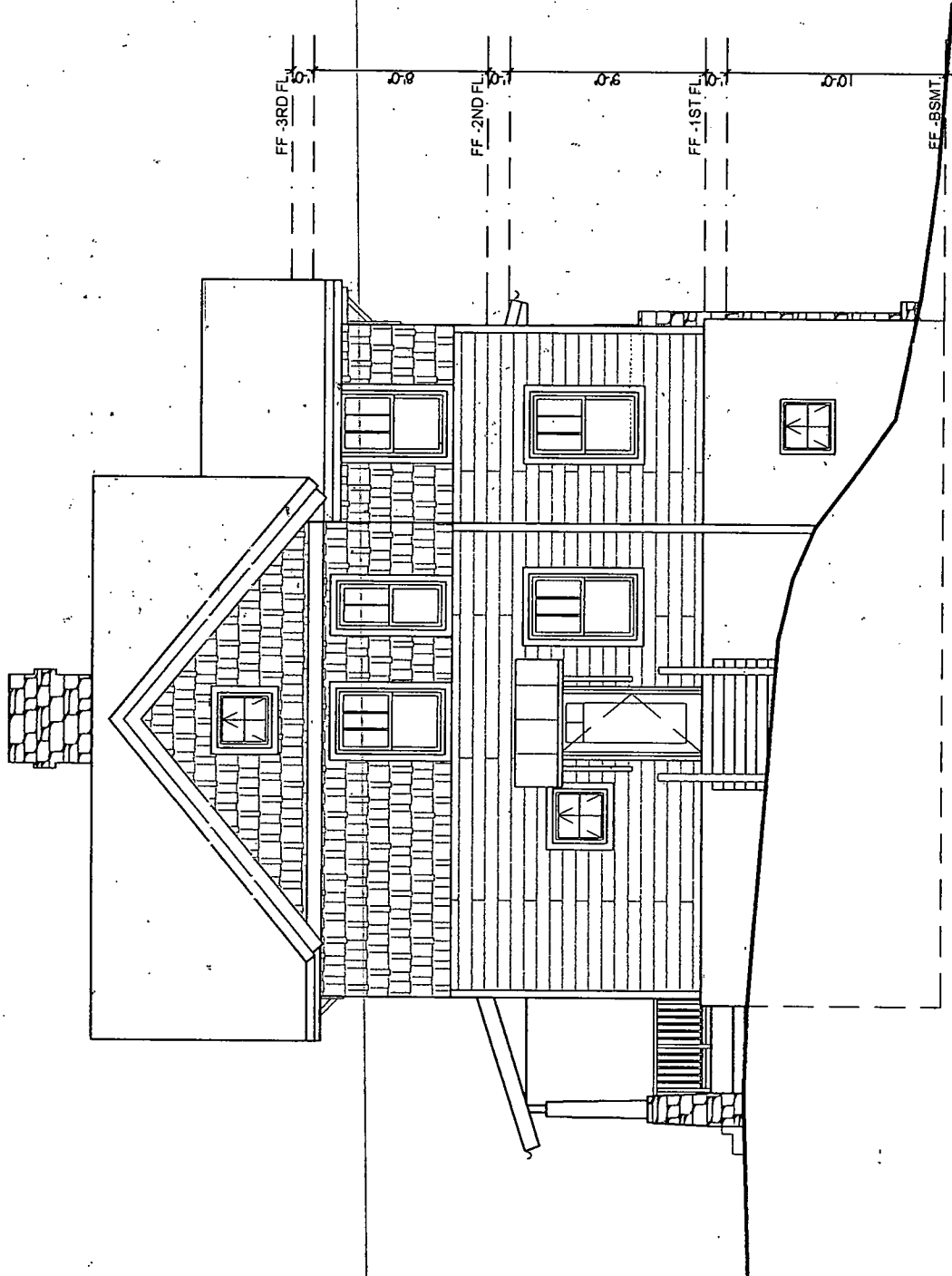
Dates:

TODAY'S DATE 2 FEB 05

Drawings:

ELEVATIONS

H.A.W.P. SUBMISSION - 2 FEBRUARY 05



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
A7

MICHE BOOZ

ARCHITECT

208 Market St
Brykewille
Maryland 20833
(301)774 8811
fax: 774 1908

A8

Project:

SCANLON HOUSE
Race Street
Brookville, Maryland
Montgomery County

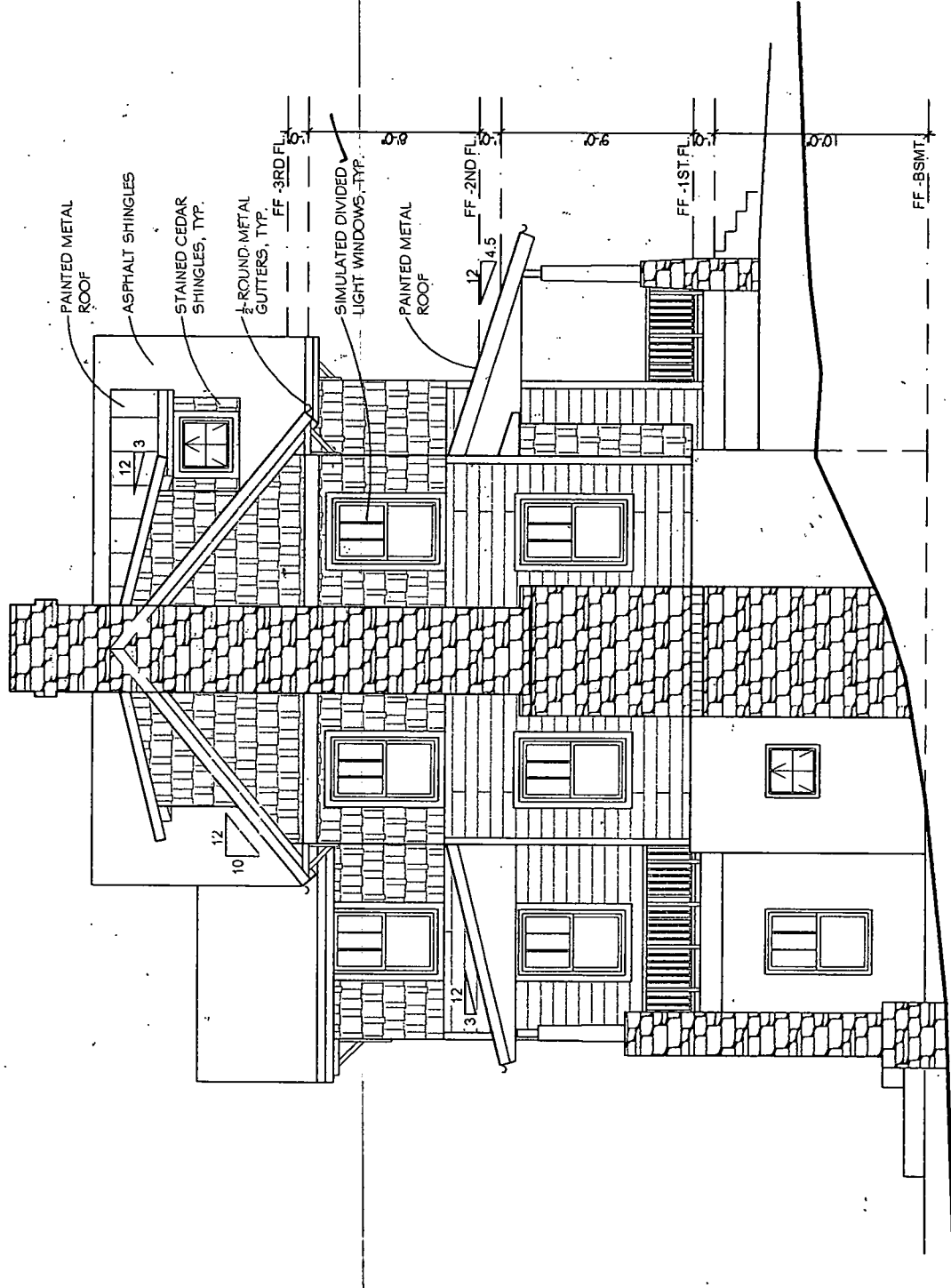
Dates:

TODAY'S DATE 2 FEB 05

Drawings:

ELEVATIONS

H.A.W.P. SUBMISSION - 2 FEBRUARY 05



1 WEST ELEVATION

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

A8

Way - curved lot 4 stories @ rear

hardiplank - ?

IV A.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 203 Market Street *member of Brookeville Planning Commission*
 Meeting Date: 02/09/05
 Applicant: Chris and Andrea Scanlon (Miche Booz, Architect) Report Date: 02/02/05
 Resource: Brookeville Historic District Public Notice: 01/26/05
 Review: Preliminary Consultation Tax Credit: Partial
 Case Number: n/a Staff: Gwen Wright

PROPOSAL: New construction or addition to existing structure, restoration of existing stone structure, construction of new outbuildings

RECOMMEND: Proceed to HAWP *Carroll outbuilding size minus breaking up etc*

a lot going on w/ the roof

SITE DESCRIPTION

SIGNIFICANCE: Master Plan Site, #23/65 (National Register Historic District)
STYLE: 18th Century Federal/Victorian/Early 20th-Century
DATE: c. 1794

The Town of Brookeville was originally platted in 1794 and is situated along Georgia Avenue, MD Route 97. On August 26, 1814 during the War of 1812, Brookeville was the U.S. Capital while President Madison fled the burning of Washington DC by the British. The house the President escaped to was owned by Caleb & Henrietta Bentley and is presently known as the "Madison House" located at 205 Market Street because of this renowned event.

The proposed project will be located at 203 Market Street, which is directly east of the Madison House. The Madison House is a 2-1/2 story brick house with an adjoining 1-story addition, which was the first Brookeville post office - circa 1802. Constructed in 1798, the house is an excellent example of a Federal style house in the district and carries high historical significance.

Adjacent and downhill from the Madison House is the Miller's Cottage at 203 Market Street, and this is the site of the current proposal. Originally constructed in 1788 for the Brookeville Mill and remodeled in the 1960s, this is currently a small 1-1/2 story fieldstone house that exhibits some historic detailing such as a massive external stone chimney with a walk-in fireplace.

*Brookeville has own zoning that allows for accessory apts.
Also separate setbacks*

In addition to the built environment, the topography of Market Street drops prominently southeast as it connects to Brighton Dam Road. Any new development on this lot will be viewed coming up Market Street into the historic downtown of Brookeville.

PROPOSAL

The applicant proposes to undertake a two phase project. Phase I is:

- Restoration of the existing stone structure (including removal of non-historic screen porch, tree removal, and roof repair)
- Construction of a new outbuilding – approximately 16' x 18'.
- Construction of a new single-family home or construction of a new addition to the existing stone structure to use it as a single-family home. Based on conversations with staff, the applicant prefers the approach of constructing a new house.

The second phase of the project would be:

- Construction of a new outbuilding – approximately 26' x 40', with the appearance of a traditional barn.

As part of this proposal, the applicant has provided a series of historic photos of the site that show that there were historically a collection of buildings in and around 203 Market Street including a mill, a mill barn, and a miller's cottage. Other than 203 Market Street, only foundations remain of the other structures that once existed.

Based on this historic information, staff has encouraged the applicant to look at constructing a detached single-family house rather than adding on to the existing small stone building at 203 Market Street. This is consistent with concept of re-creating a small cluster of buildings on the site as originally existed. The applicant has explored this option and prefers it; however, they are providing information on the alternative of adding on to the existing stone structure for the HPC's information.

The new house proposed is modest in size (just under 1,000 square foot footprint) and is designed in a simple, vernacular style with some Craftsman-style elements that is compatible with the historic character of Brookeville. The house makes use of the grade change on the property with the facade facing the Madison House being two stories and the facade facing the parkland being three stories.

The new outbuildings are proposed to be vernacular in style, using board and batten siding and metal or wood shingle roofing.

The applicant has also shown three alternatives for the driveway to the new house and outbuildings depending on whether a new public street (Race Street) is created by the Town of Brookeville in the near future.

STAFF DISCUSSION

The Town of Brookeville is a very significant historic district comprised of houses ranging from the late 1780s to the 1950s, with all of these eras represented immediately adjacent to the proposed project. Staff feels that any new construction that is introduced must be compatible with the surrounding buildings, and particularly sensitive to the older properties. Because this property is in a National Register Historic District, staff is very concerned that proposals for new construction be given the highest level of scrutiny for compatibility with the historic district.

Given this background, staff generally feels that this project is well-conceived. It is consistent with the historic development of this site as it re-creates a cluster of buildings and outbuildings on this site. It makes use of the grade change on the site to minimize the impact of the new buildings on the historic structures nearby – particularly the Madison House.

Staff has four basic suggestions for the applicant and the HPC to consider:

1. Staff strongly recommends that the HPC support the concept of a new detached single-family house rather than adding on to the existing small stone structure. The size of the addition proposed would overwhelm the stone structure and it should not be undertaken. The stone structure should be – over a period of time – restored to its original appearance, including removal of the non-historic rear dormer.
2. The new house is compatible with the character of the historic district – particularly in terms of size and massing. However, staff would suggest that the architectural detailing of the house be as simple as possible. The current design is a bit too replicative and the house should read as a clearly non-historic building.
3. Additional information should be developed about the larger of the new outbuildings proposed. The HPC needs to see a detailed design and a massing study so as to assure that the new building does not add too much “structure” to this lot. barn
4. Finally, the three alternatives for driveways are very helpful. Staff believes that either Configuration A or B would be acceptable, as long as the driveways are gravel and not paved. In addition, the small parking space in front of the proposed new house (that is shown on all three configurations) should not be constructed under any of the scenarios.

STAFF RECOMMENDATION

Overall, staff feels that this is a good project and should proceed to a Historic Area Work Permit. However, there are a number of suggestions – as listed above – that should be incorporated into any final HAWP application.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHE BOOZ
Daytime Phone No.: (301) 774-6911

Tax Account No.: 00731780

Name of Property Owner: CHRIS + ANDREA SCANLON Daytime Phone No.: 301-255-2155

Address: 212 MARKET ST. BROOKEVILLE MD 20833
Street Number City State Zip Code

Contractor: NOT SELECTED YET Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 203 Street: MARKET ST.

Town/City: BROOKEVILLE Nearest Cross Street: RT 97/GEORGIA AVE.

Lot: N/A Block: N/A Subdivision: 5

Liber: 558 Folio: 860 Parcel: P336

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:	CHECK ALL APPLICABLE:
<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> A/C
<input type="checkbox"/> Extend	<input type="checkbox"/> Stab
<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: \$ 300,000

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: IF AVAILABLE

2B. Type of water supply: 01 WSSC 02 Well 03 Other: IF AVAILABLE

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

1/14/2005
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:

SEE ATTACHED.

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

SEE ATTACHED

2. SITE PLAN

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

- ✓ a. the scale, north arrow, and date;
- ✓ b. dimensions of all existing and proposed structures; and
- ✓ c. 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.

- a. *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.
- b. *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

- ✓ a. 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.
- ✓ b. 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 shade 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.

1. WRITTEN DESCRIPTION OF PROJECT

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

203 Market St. includes a single existing stone structure (approx. 18' x 26') with an 18' x 16' screened porch addition constructed some time after 1976. The existing structure has been modified a number of times over the years and has currently suffering badly from the effects of a lack of maintenance.

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

The proposed project consists of the following items:

Phase I

- **Restoration of Existing Stone Structure** – Exterior work includes removal of existing non-historic screen porch and repairs to the existing cedar shingle roof. The large tree leaning over the North corner of the structure would be removed for both for the safety of the structure and its occupants.
- **Construction of New Outbuilding** – Construction of small (approx 16' x 18') outbuilding for storage of lawn and garden equipment. Structure will be detailed as a farmer's outbuilding (board and batten exterior, metal or wood shingle roof).
- **Construction of New House OR Addition to Existing Stone Structure:**
 - **Option 1: Construction of New House (preferred approach by applicant)** – Construction of a new historically appropriate 2 story, 3 Bedroom house.

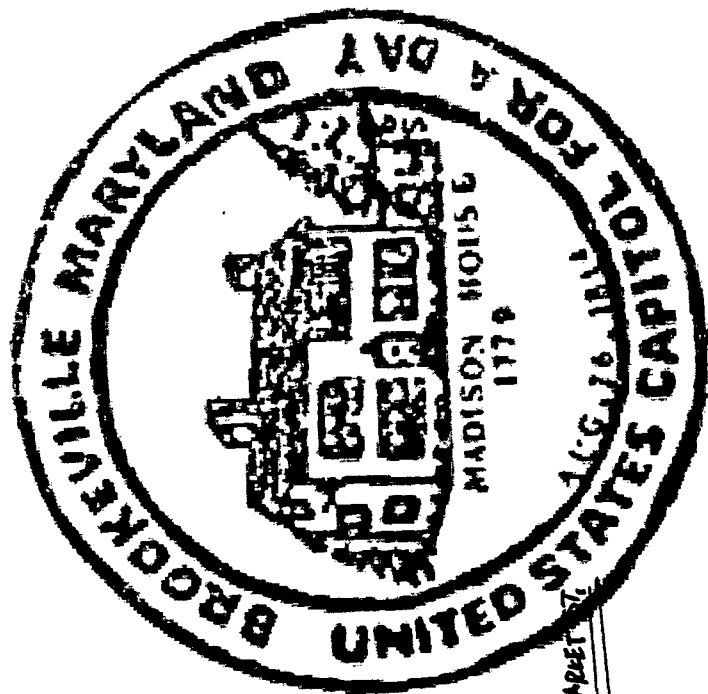
OR

- **Option 2: Construction of an Addition to Existing Structure** – If a new separate building is not allowed by the Brookeville Planning Commission, a 2 story addition with 2 bedrooms would be proposed.

Phase II

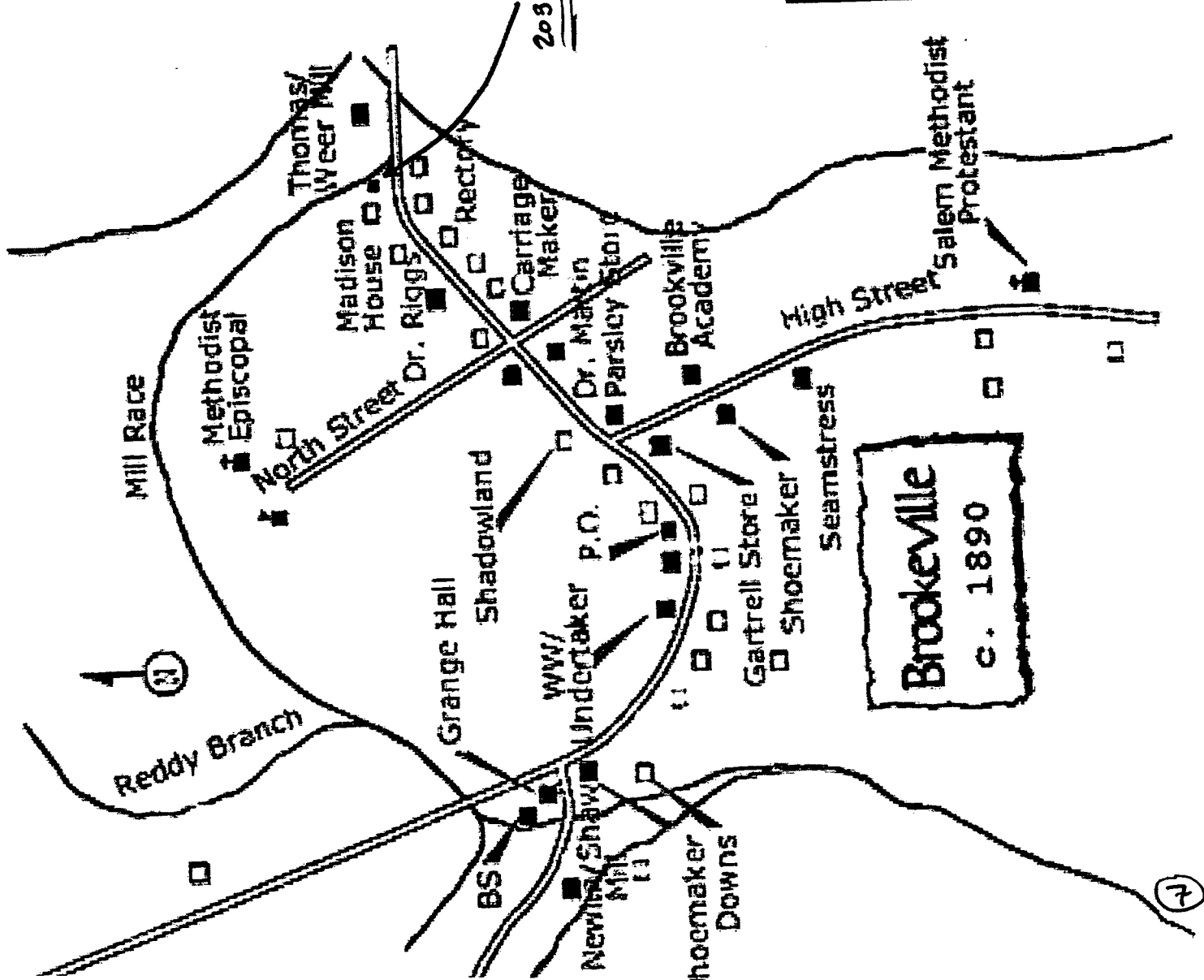
- **Construction of New Outbuilding** – construction of new outbuilding approx 26' x 40' to be used as woodworking hobby shop. Structure will be detailed to look like a traditional barn.

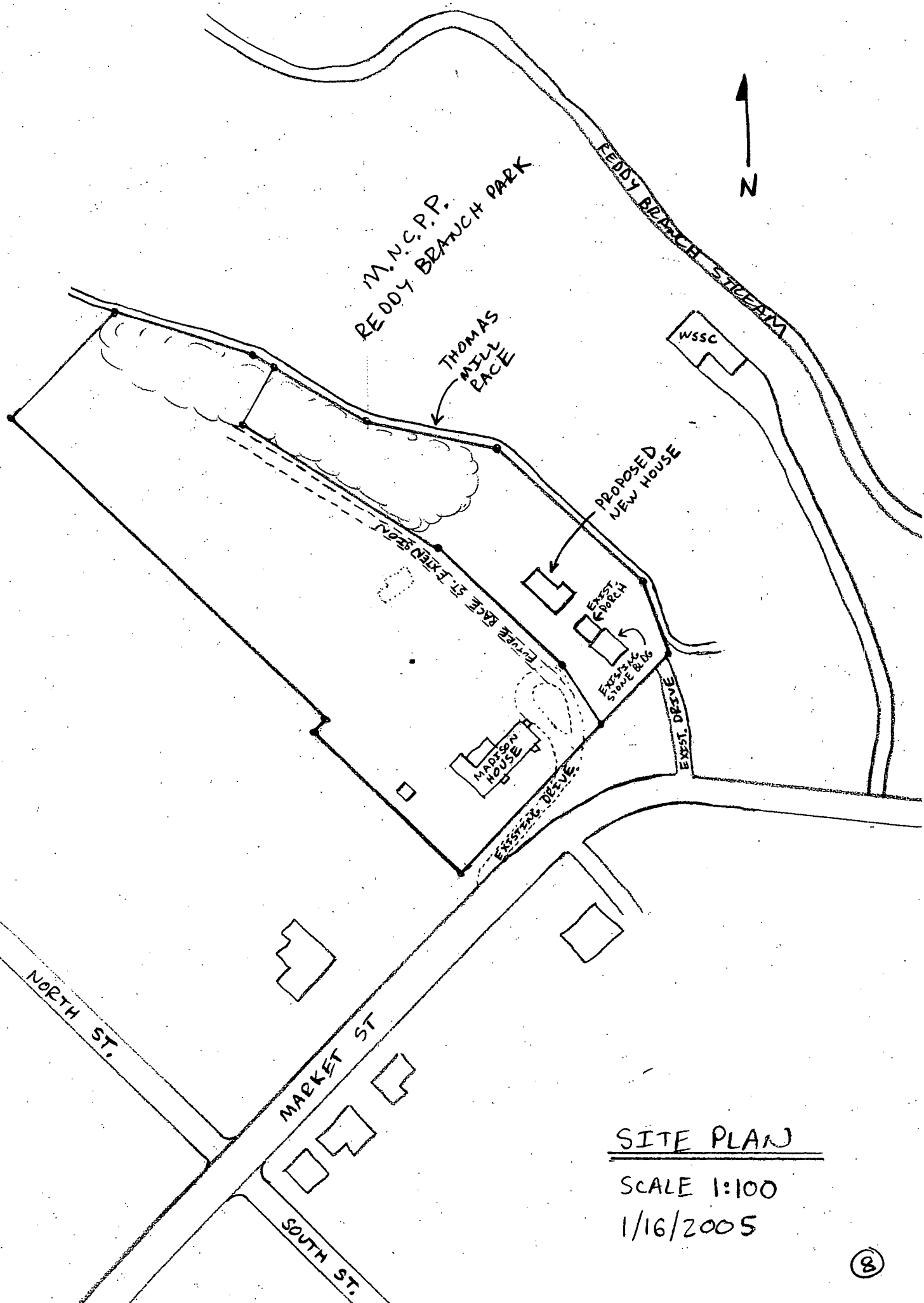
Note Regarding Race Street: Some of the attached plans refer to a road called "Race St. Extension". The Madison House property owners are currently developing plans to subdivide their property and build a house on the rear of their lot. It is anticipated that their proposal will include the public dedication of Race Street as shown on the attached plans. Race St. appears on many early maps of the town at this location, but currently does not exist. Access to the new house or addition at 203 Market St. would be by either extending the existing driveway from Market St. along the NE property line or by constructing a new drive from Race St.



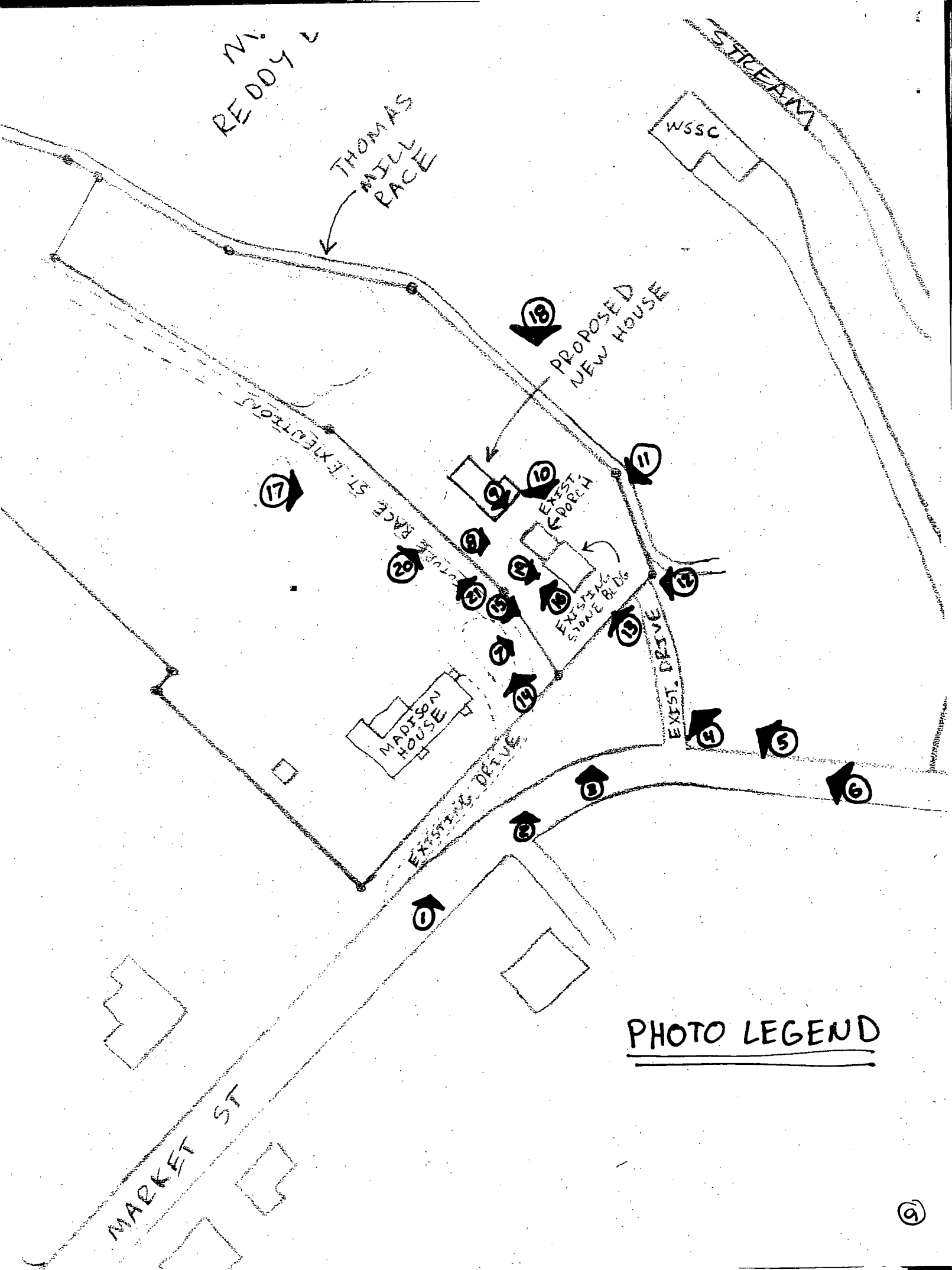
Legend

	Home		Blacksmith
	Business		Wheelwright
	Church		Road
	School		Private Road





SITE PLAN
SCALE 1:100
1/16/2005



M. REDDY & CO.

THOMAS MILL RACE

STREAM

WSSC

PROPOSED NEW HOUSE

ST. EXTENSION

EXIST. PORCH

EXIST. STONE BLDG

MADISON HOUSE

EXIST. DRIVE

EXIST. DRIVE

MARKET ST

PHOTO LEGEND

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)



Photo 1 - View from Market St. looking downhill.
(Madison House in foreground, 203 Market in background)

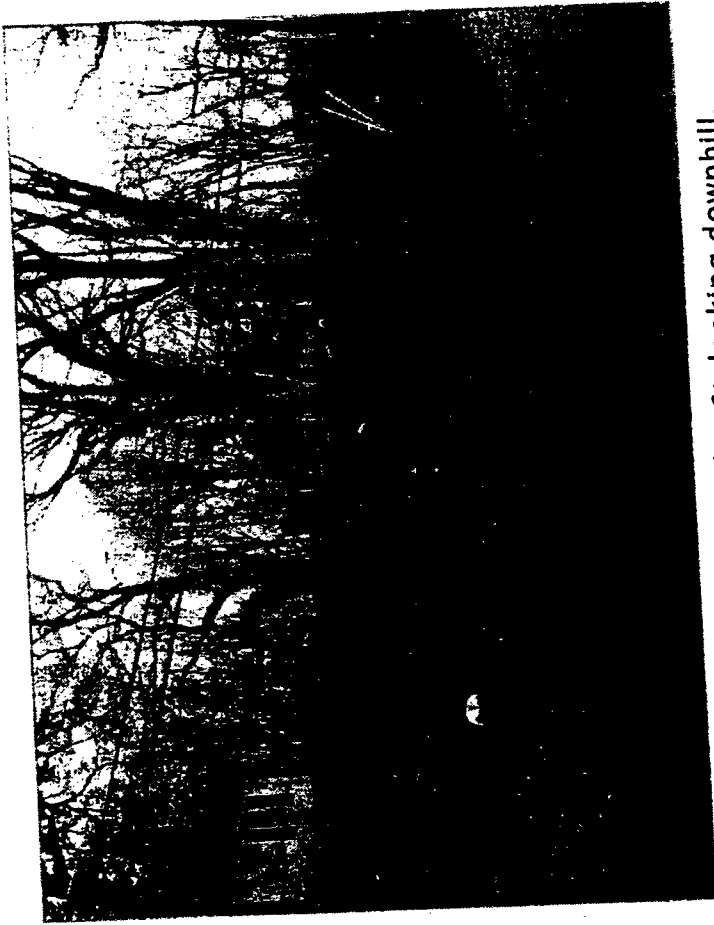


Photo 2 - View from Market St. looking downhill.
(Madison House on far left)

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)



Photo 3 - View from Market St.



Photo 4 - View from directly across from 203 Market

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)

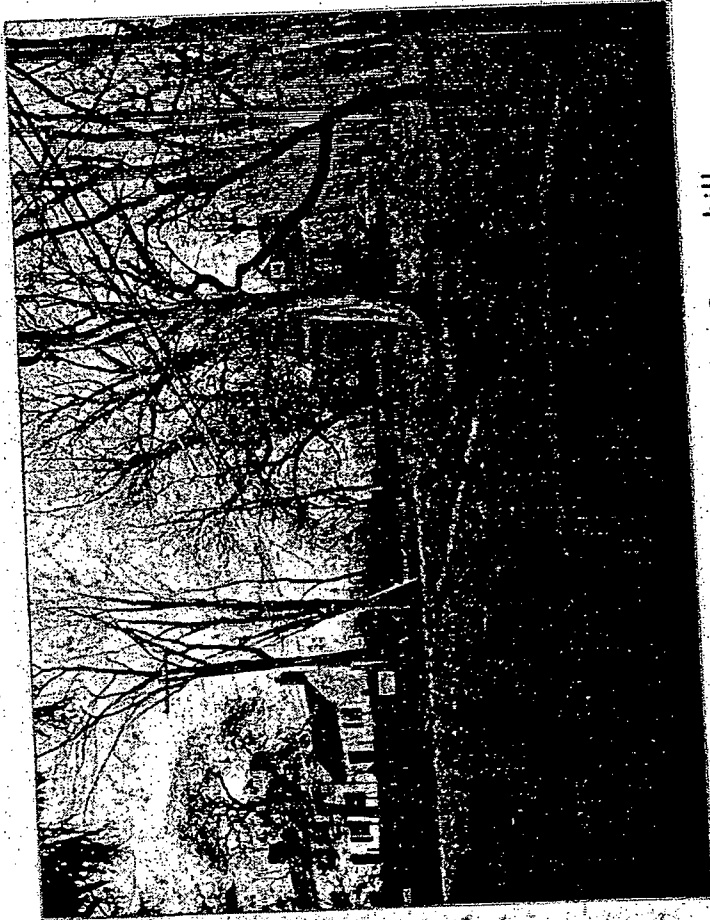


Photo 6 - Looking from Market St. up hill

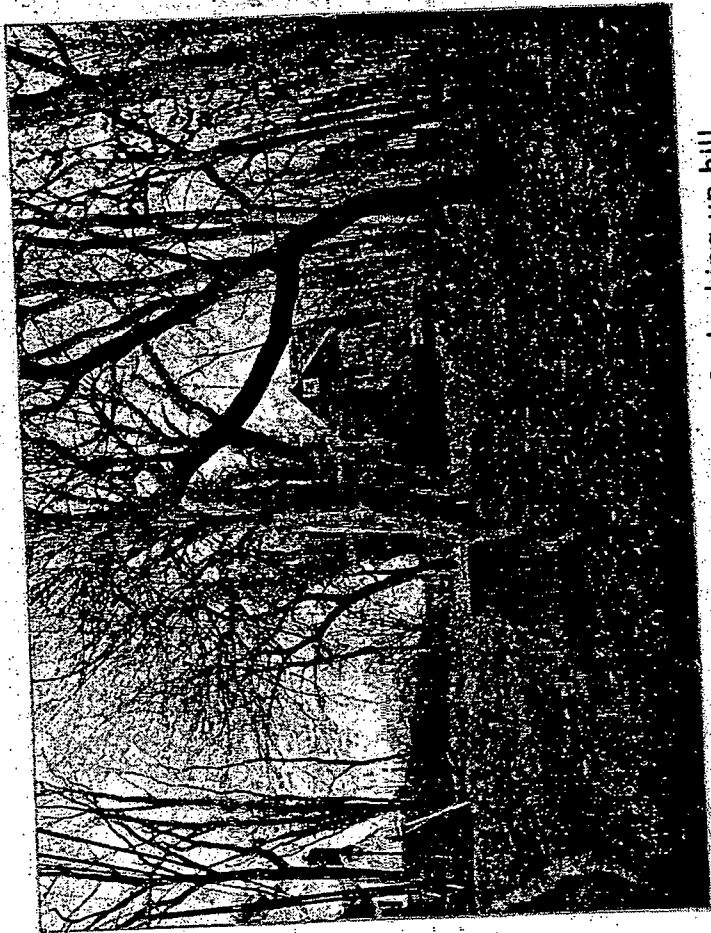


Photo 5 -- View from Market St. looking up hill.
(Madison house on far left)

203 Market St., Brookeville, MD
Existing Stone Structure

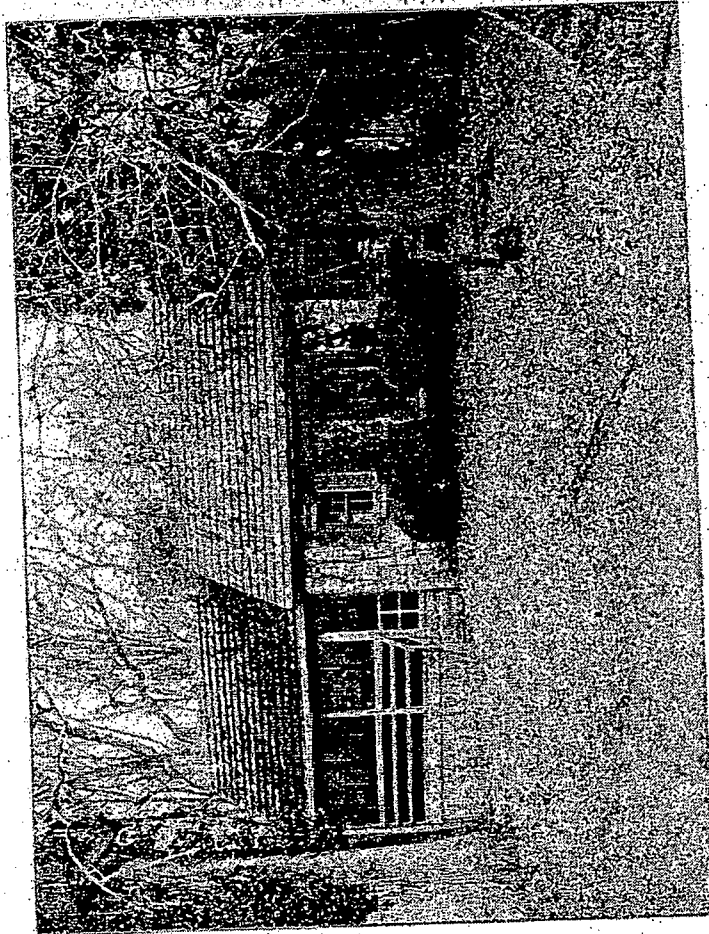


Photo 7 - West Elevation



Photo 8 - West and North Elevations

203 Market St., Brookeville, MD
Existing Stone Structure



Photo 9 - North Elevation

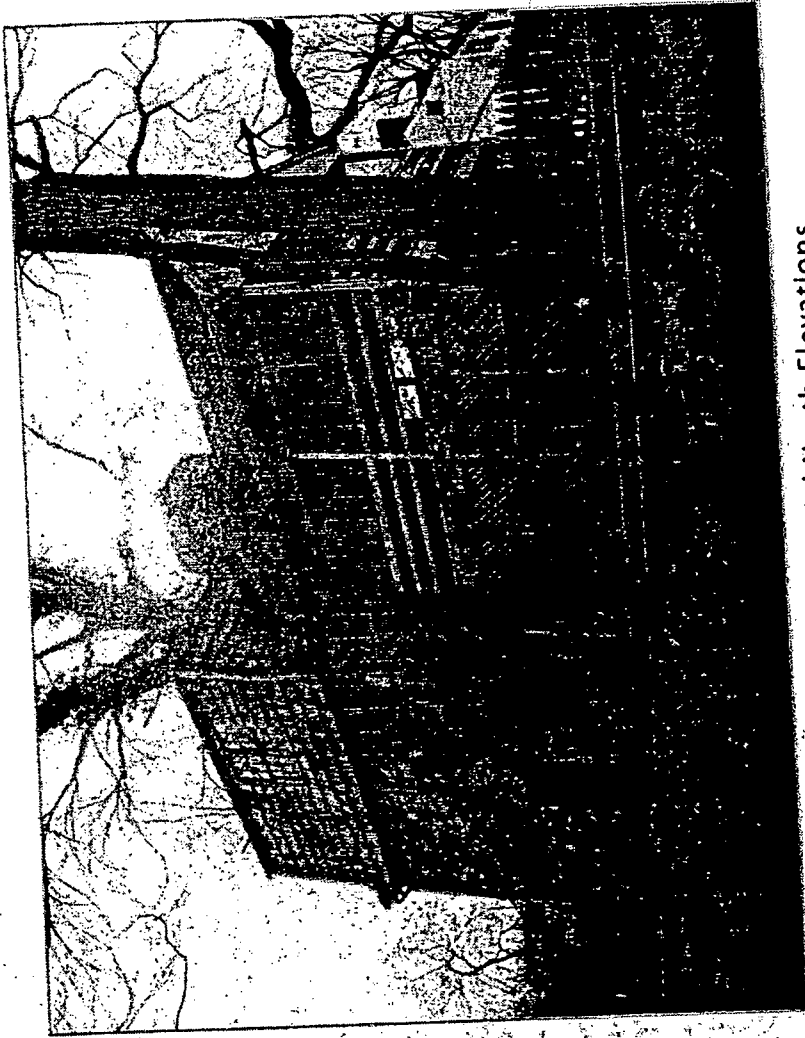


Photo 10 - East and North Elevations

203 Market St., Brookeville, MD
Existing Stone Structure



Photo 12 - South and East Elevation

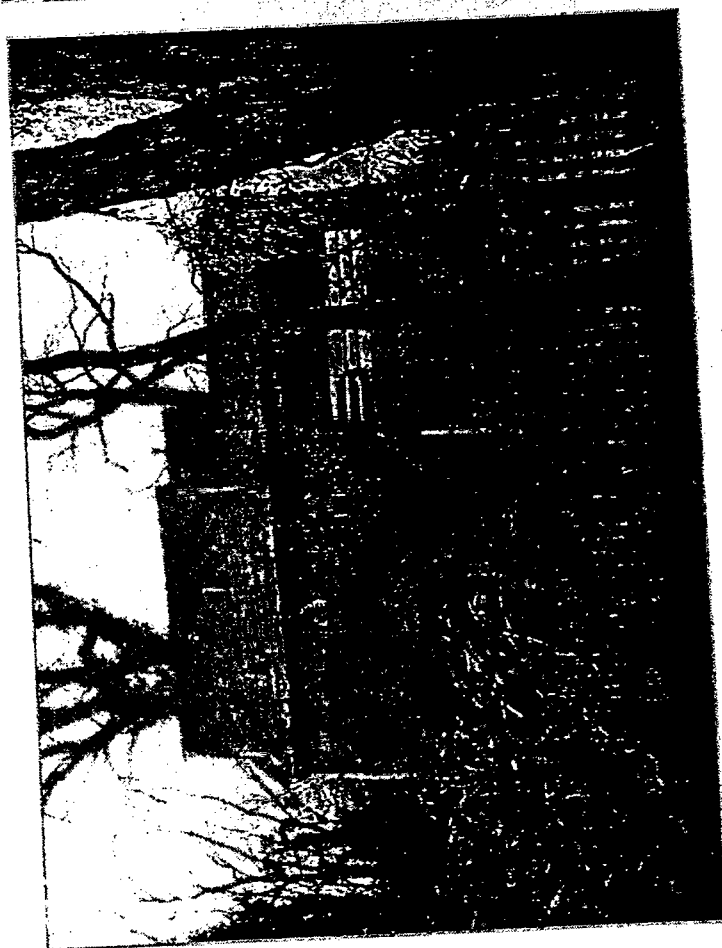


Photo 11 - East Elevation

203 Market St., Brookeville, MD
Existing Stone Structure



Photo 13 - South Elevation

203 Market St., Brookeville, MD
(view of surrounding land)



Photo 15 - View from Madison House drive
down towards Market St.



Photo 14 - View from Madison House drive

203 Market St., Brookeville, MD
(view of surrounding land)

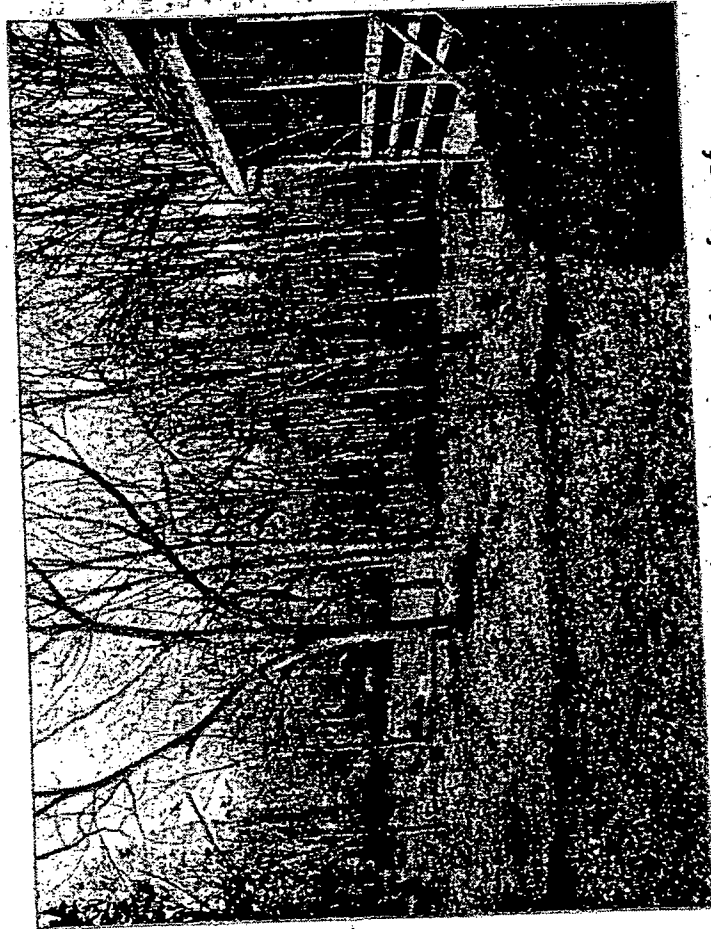


Photo. 16 - View looking NW from face of
existing stone structure



Photo 17 - View from back of
Madison House lot looking East

203 Market St., Brookeville, MD
(view of surrounding land)

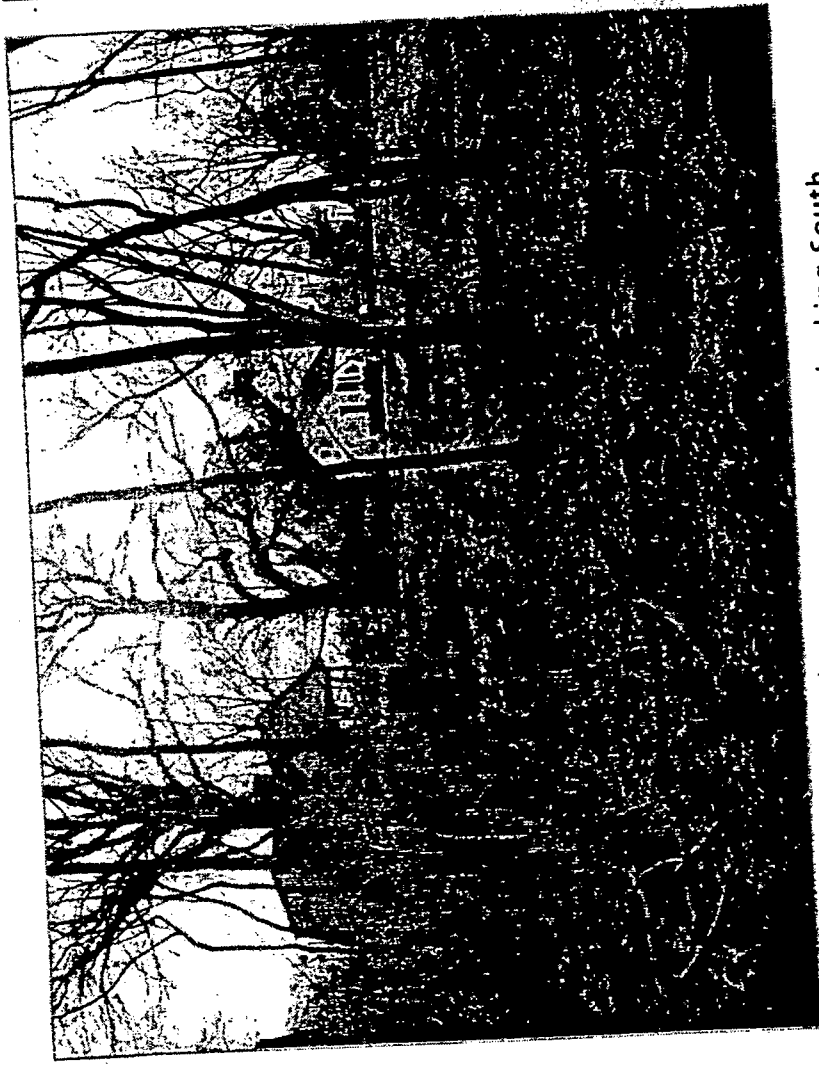


Photo 18 - View from across mill race looking South



Photo 19 - View of large tree looming over existing stone structure. (Due to the tree's significant leaning towards the existing building and proximity to building it's removal is proposed.)

203 Market St., Brookeville, MD (view of surrounding land)

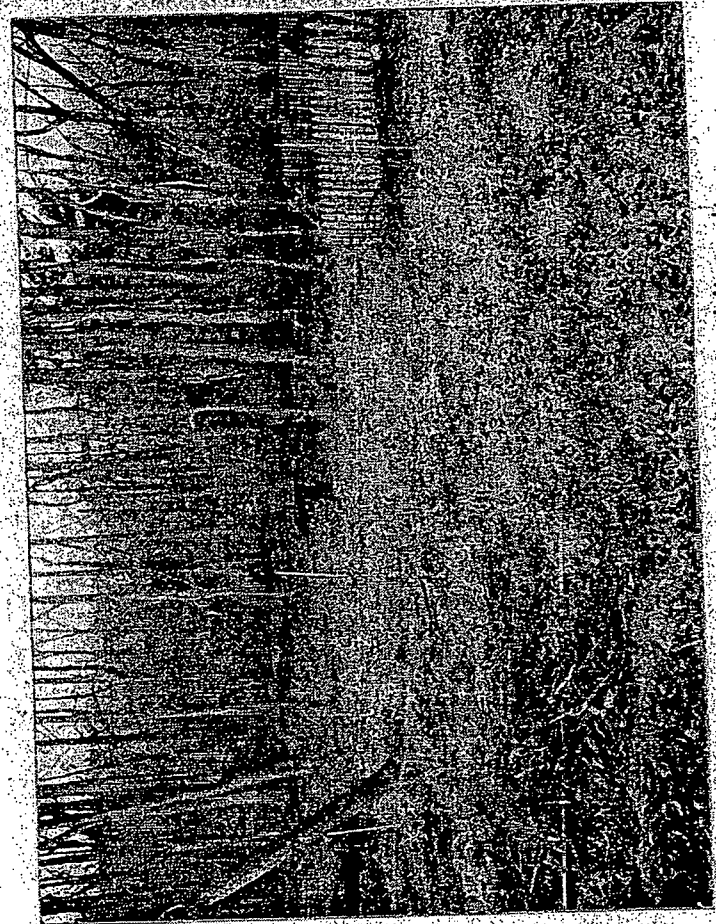


Photo 20 - Proposed new building site

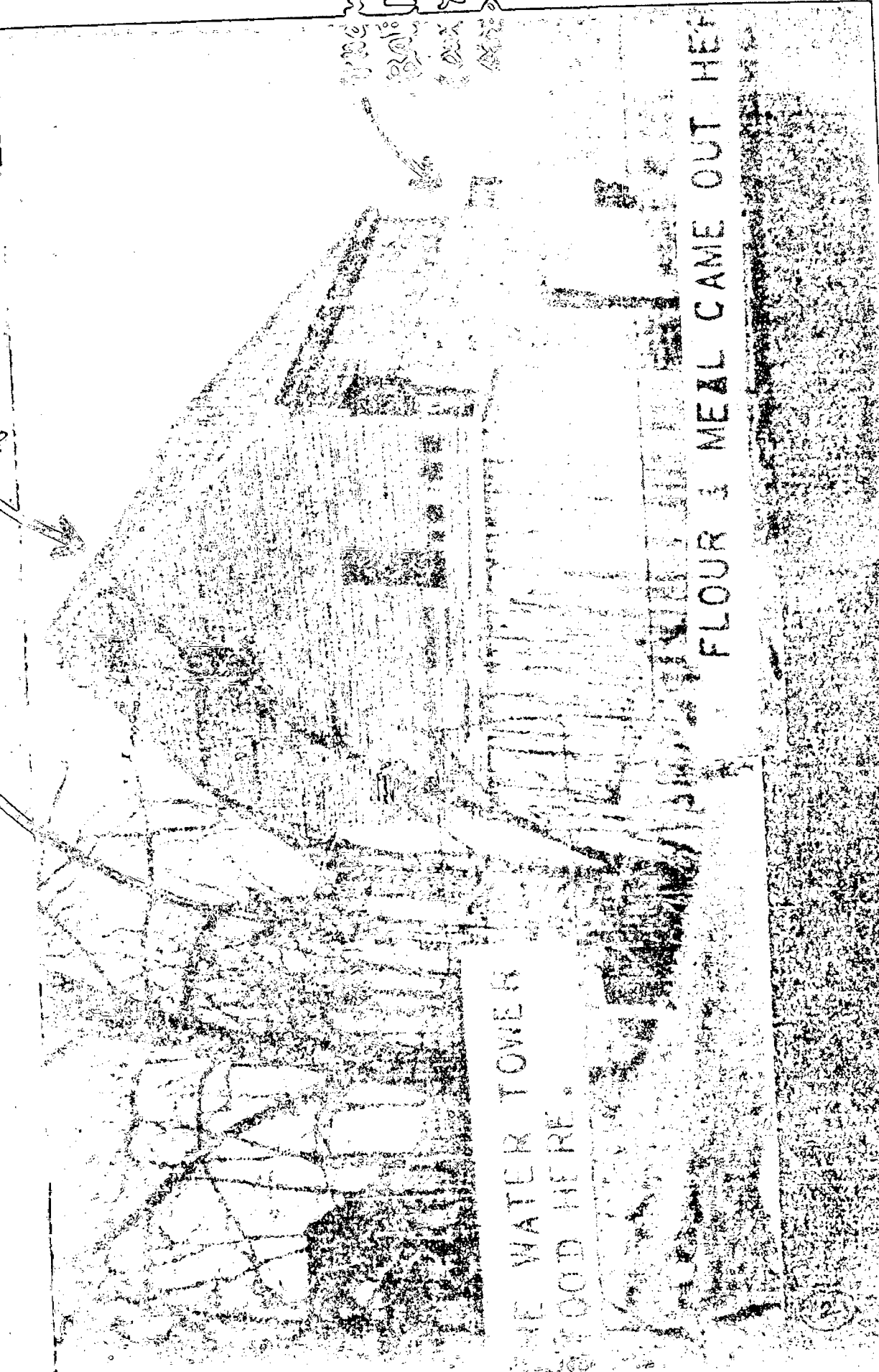


Photo 21 - Route of future Race St. starting at end of existing drive. (Race St would be developed as part of an anticipated subdivision proposal of the Madison house property)

208 MARKET ST

THOMAS MILL

(SHOWS NEARBY REMAINS)



THIS WAS MILL
 FOUND
 FOUND
 FOUND

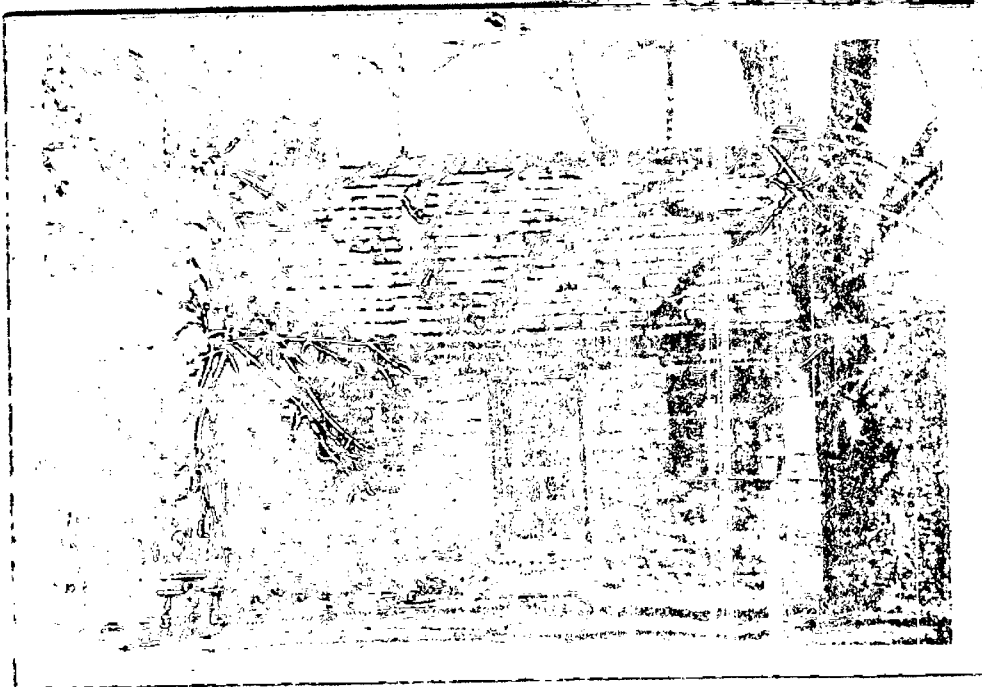
THE WATER TOWER
 WOOD HERE.

FLOUR & MEAL CAME OUT HERE



203 MARKET

THOMAS MILL BARN
IN BACKGROUND



203 MARKET ST
MARCH 1976



THOMAS MILL

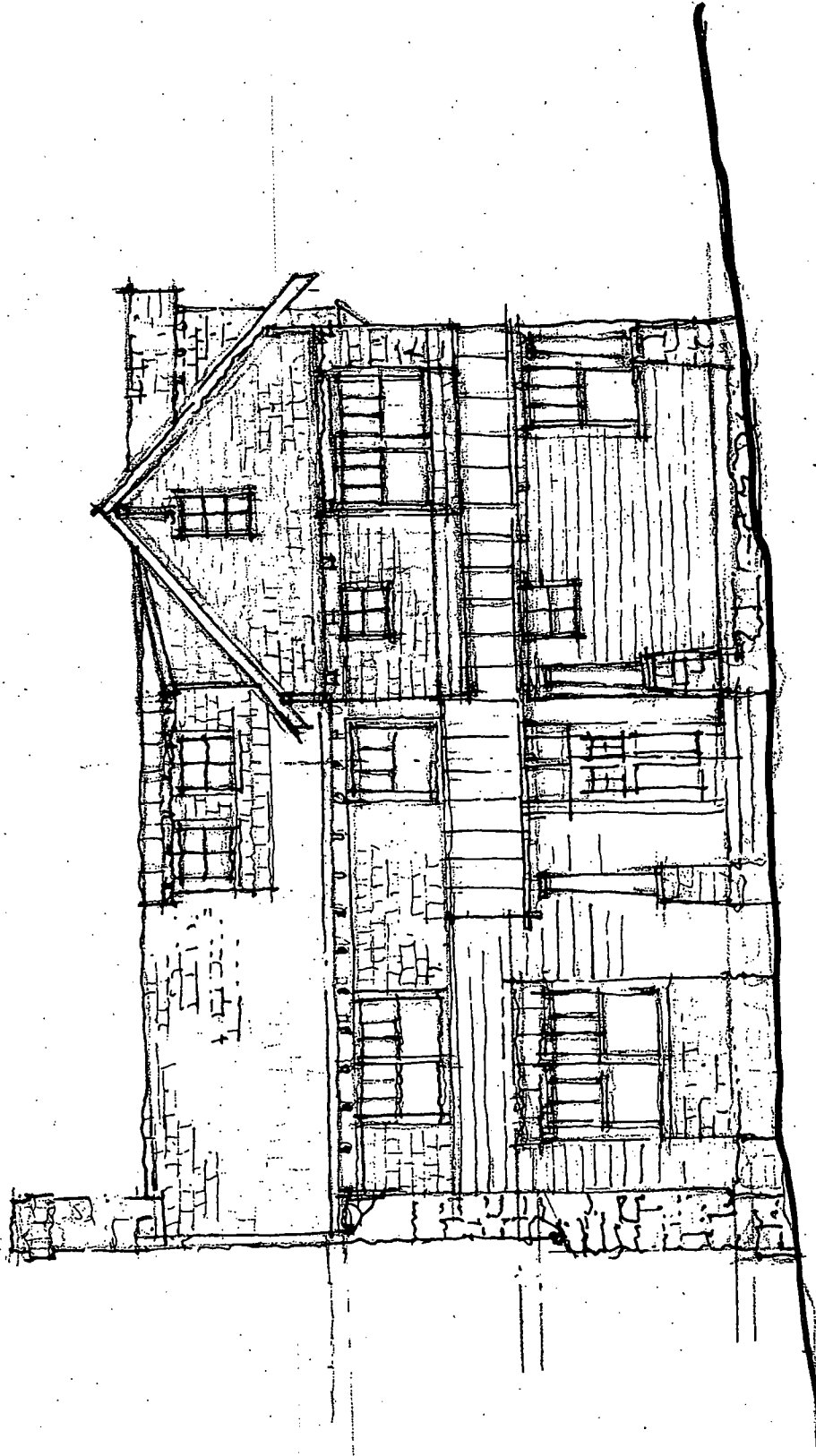
MILLER'S COTTAGE
IN BACKGROUND
(DOES NOT EXIST TODAY)



MILLER'S COTTAGE

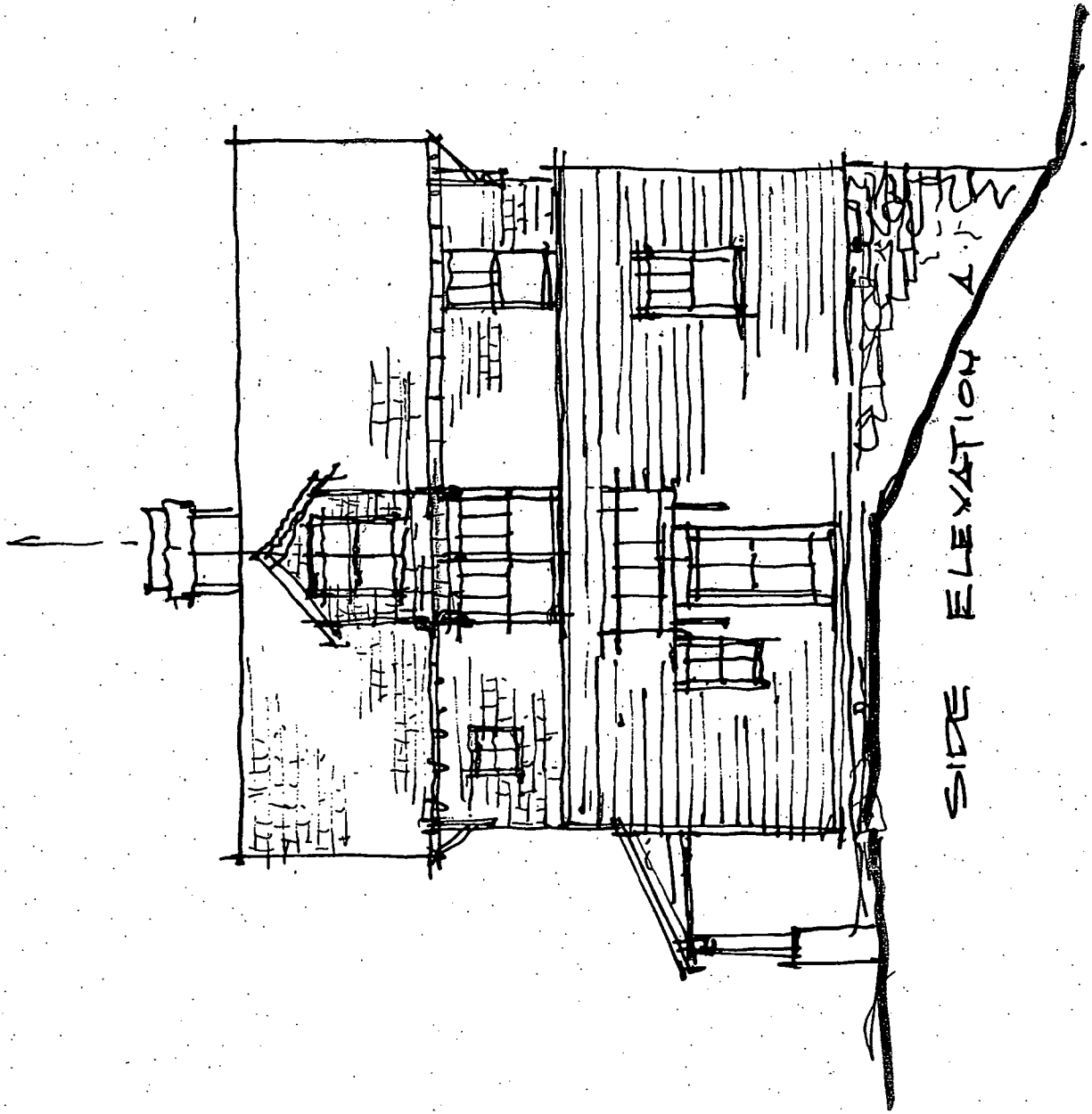
MILLER'S HOUSE AT EAST END OF BROOKEVILLE AND
THE BREADY FAMILY

((LEFT TO RIGHT - ALFRED THOMAS, OLIVE BREADY,
EVA BREADY, JOHN A. BREADY, ELLA BREADY,
CHARLES WILLIAM BREADY (FATHER), DOROTHY



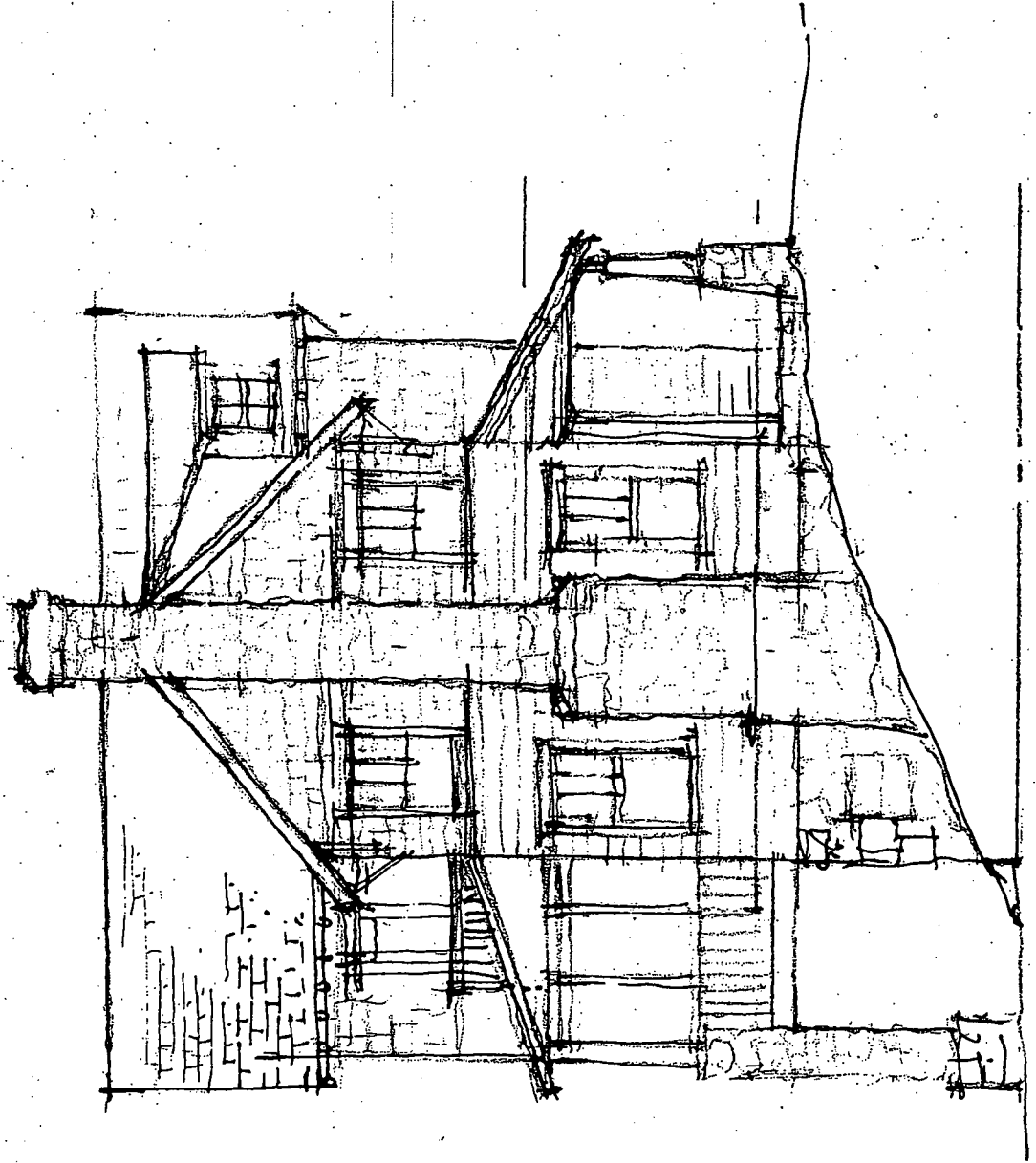
FRONT ELEVATION A

203 MARKET ST,
OPTION #1 (NEW HOUSE)



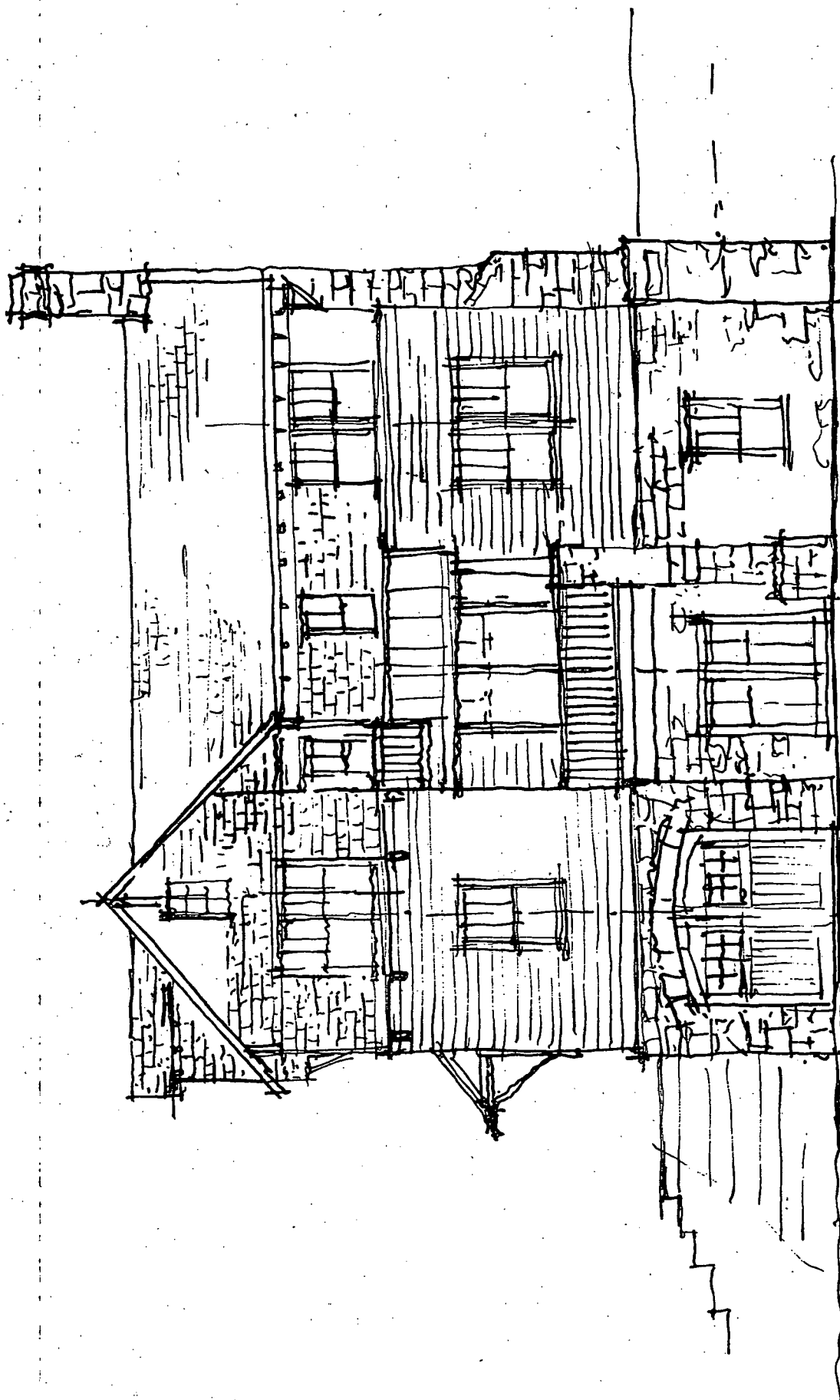
SIDE ELEVATION A.1.1

203 MARKET ST.
OPTION #1 (NEW HOUSE)



203 MARKET ST.
OPTION #1 (NEW HOUSE)

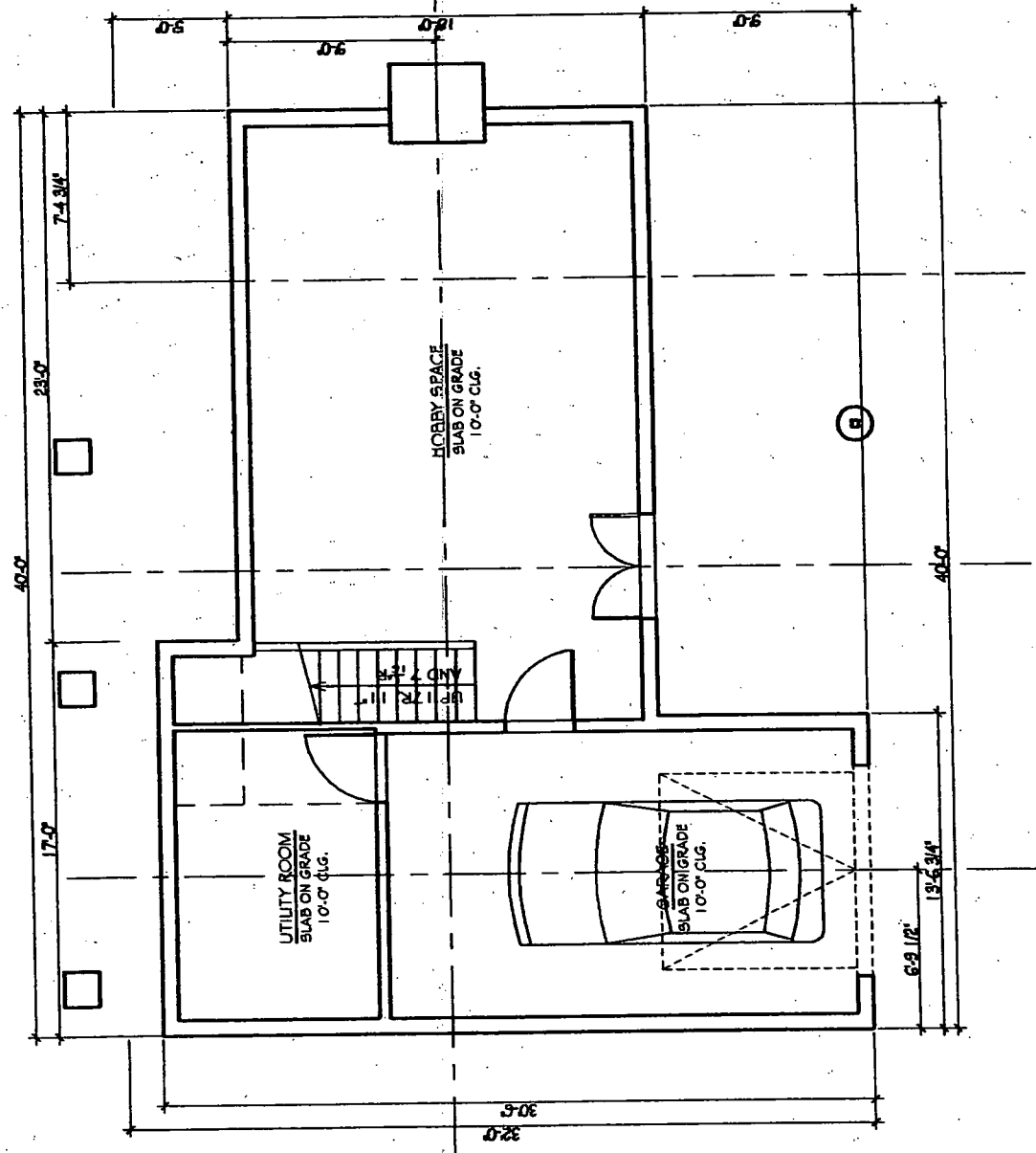
SIDE ELEVATION A



REAR ELEVATION A.

203 MARKET ST.
OPTION #1 (NEW HOUSE)

MICHE BOOZ A R C H T E C T	209 Market St Brooksville Maryland 20833 (301)774 8911 fax: 774 1908
	Project: SCANLON HOUSE Race Street Brookeville, Maryland Montgomery County
A1	Dates: TODAY'S DATE 18 JAN 05
Drawings: PLANS	



1 BASEMENT PLAN
A1 SCALE: 1/8" = 1'-0"
OPTION # 1

MICHE BOOZ
 ARCHITECT
 A2

208 Market St
 Brookville
 Maryland, 20833
 (301) 774 6811
 Fax: 774 1908

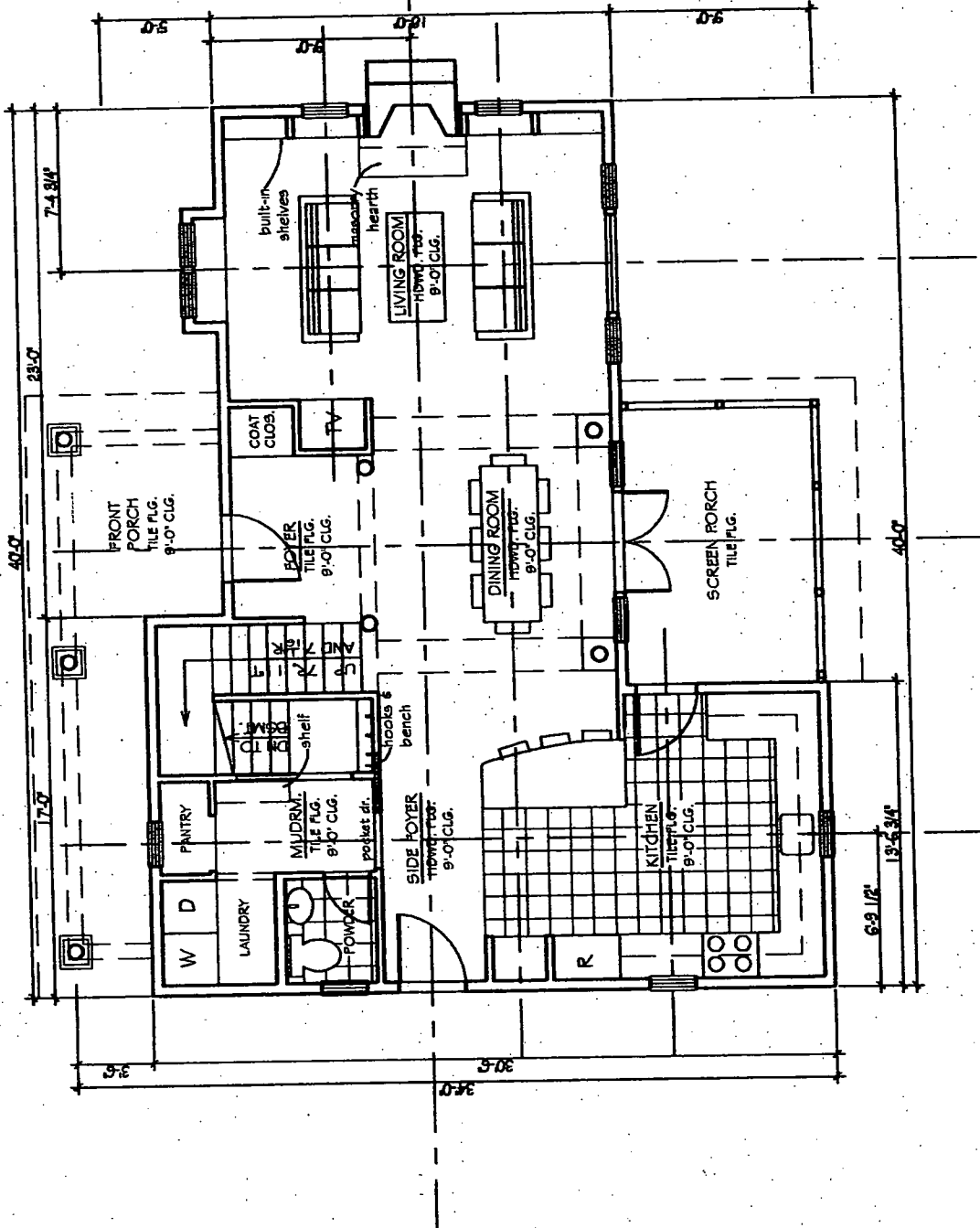
Project:
SCANLON HOUSE
 Race Street
 Brookeville, Maryland
 Montgomery County

Date:
 TODAY'S DATE 18 JAN 05

Drawings:
 PLANS

SCHEMATIC DESIGN - 18 JANUARY 05

9'6" x 14' front porch



1 | 1ST FLOOR PLAN
 A2 SCALE: 1/8" = 1'-0"
 OPTION #1

MICHE BOOZ

ARCHITECT

208 Market St
Brookville
Maryland 20833
(301)774 6811
Fax: 774 1808

A3

Project:

SCANLON HOUSE
Race Street
Brookville, Maryland
Montgomery County

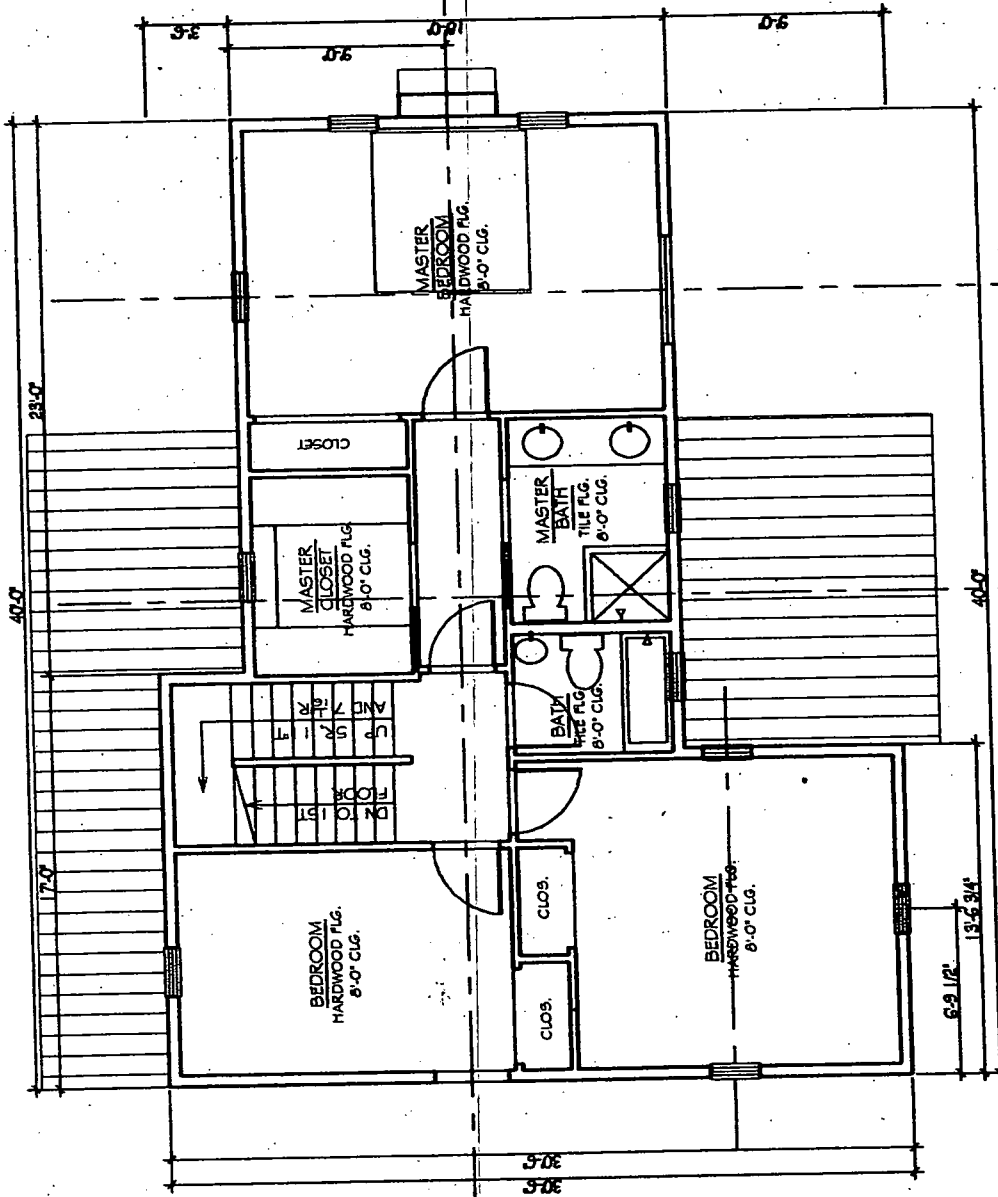
Dates:

TODAY'S DATE 18 JAN 05

Drawings:

PLANS

SCHEMATIC DESIGN - 18 JANUARY 05



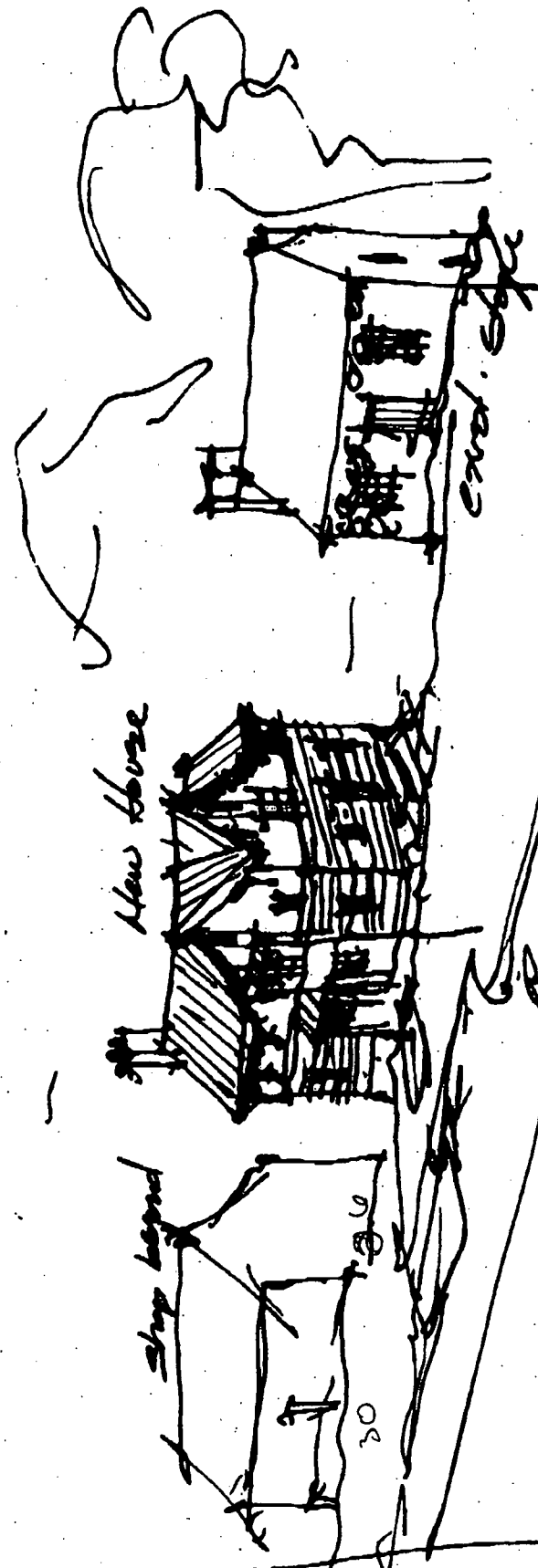
1 2ND FLOOR PLAN

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

OPTION #1

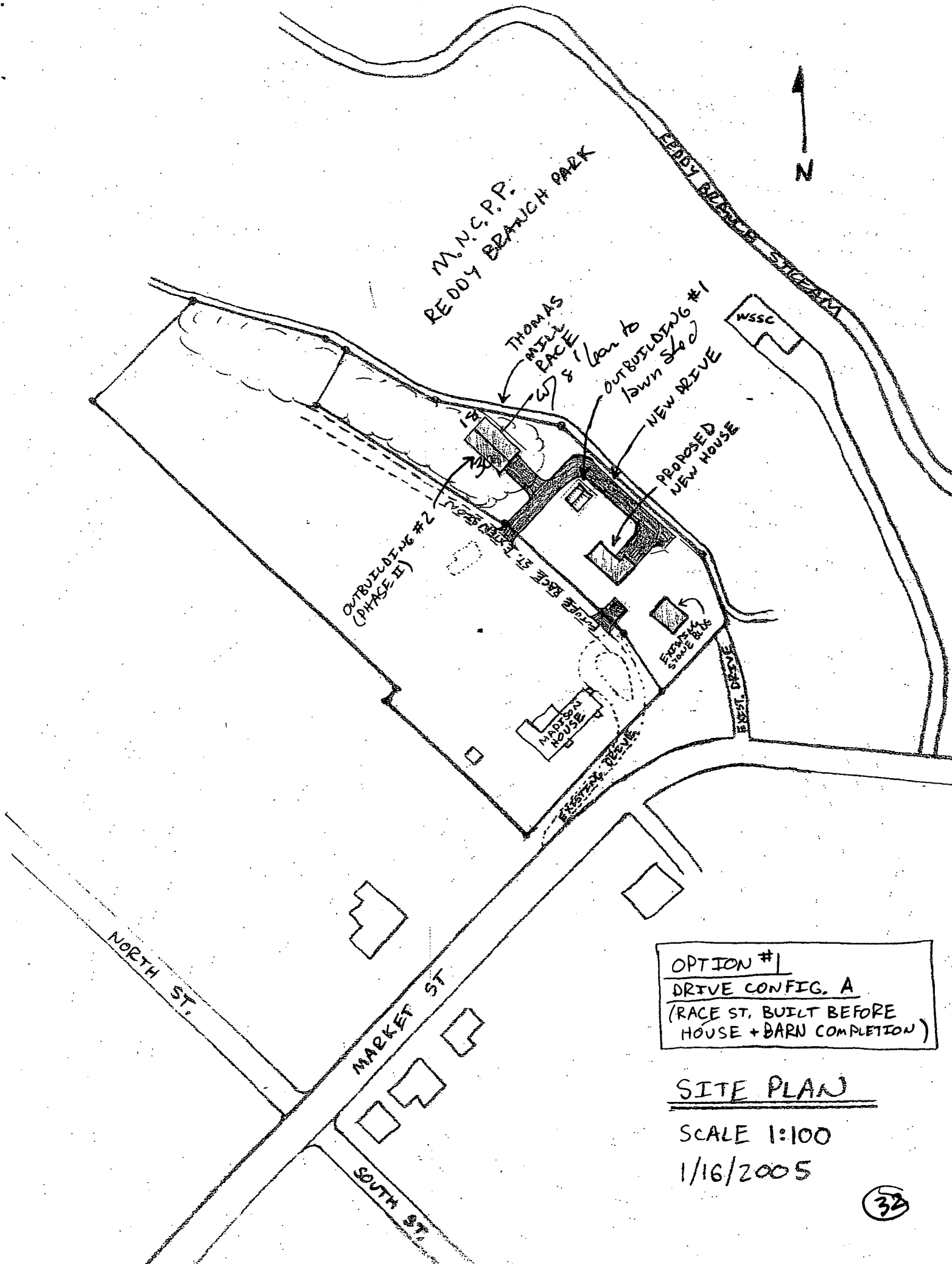


30



Race Street
 sketch of
 Race Street

MB 1.13.05

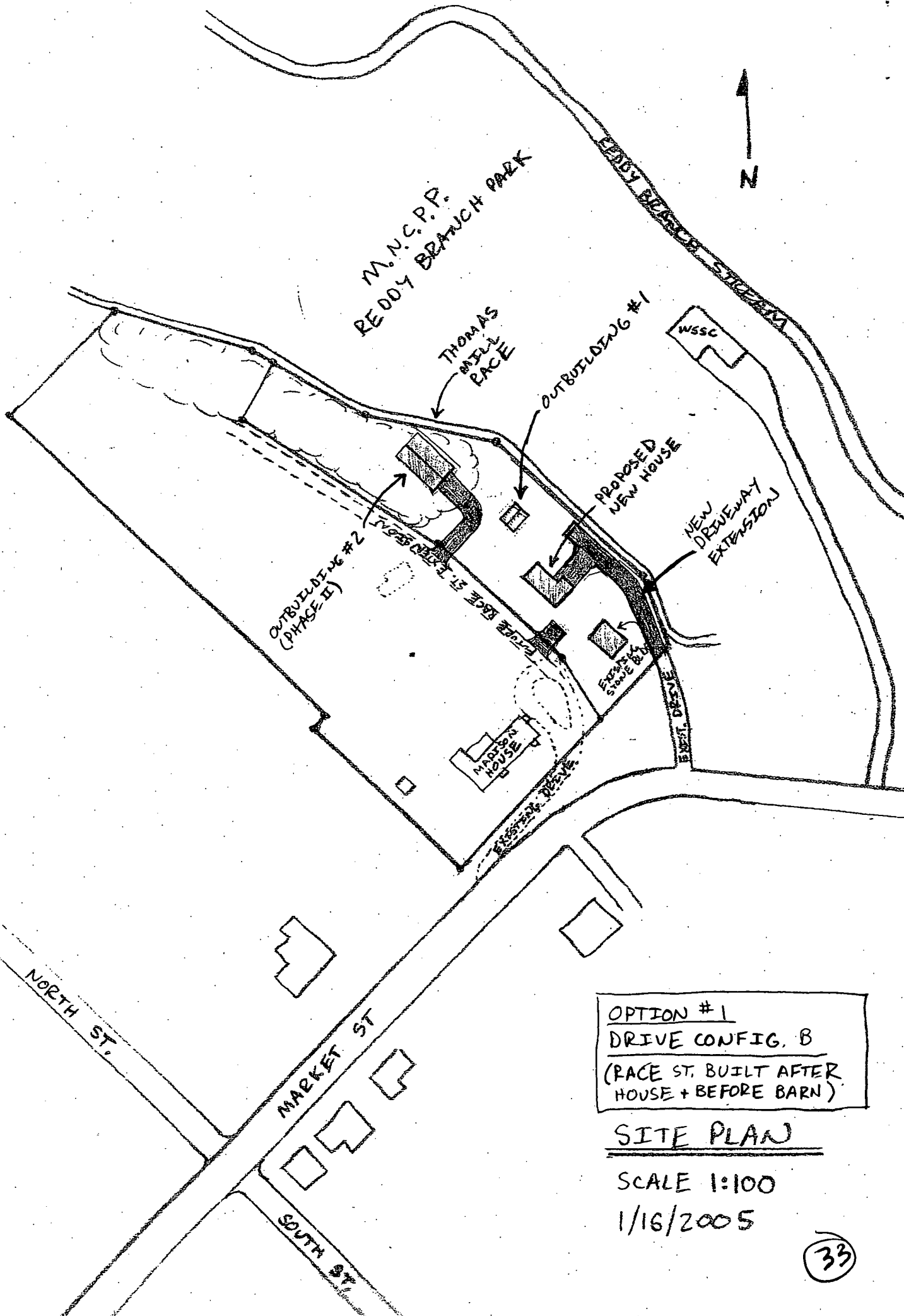


OPTION #1
 DRIVE CONFIG. A
 (RACE ST, BUILT BEFORE
 HOUSE + BARN COMPLETION)

SITE PLAN

SCALE 1:100

1/16/2005

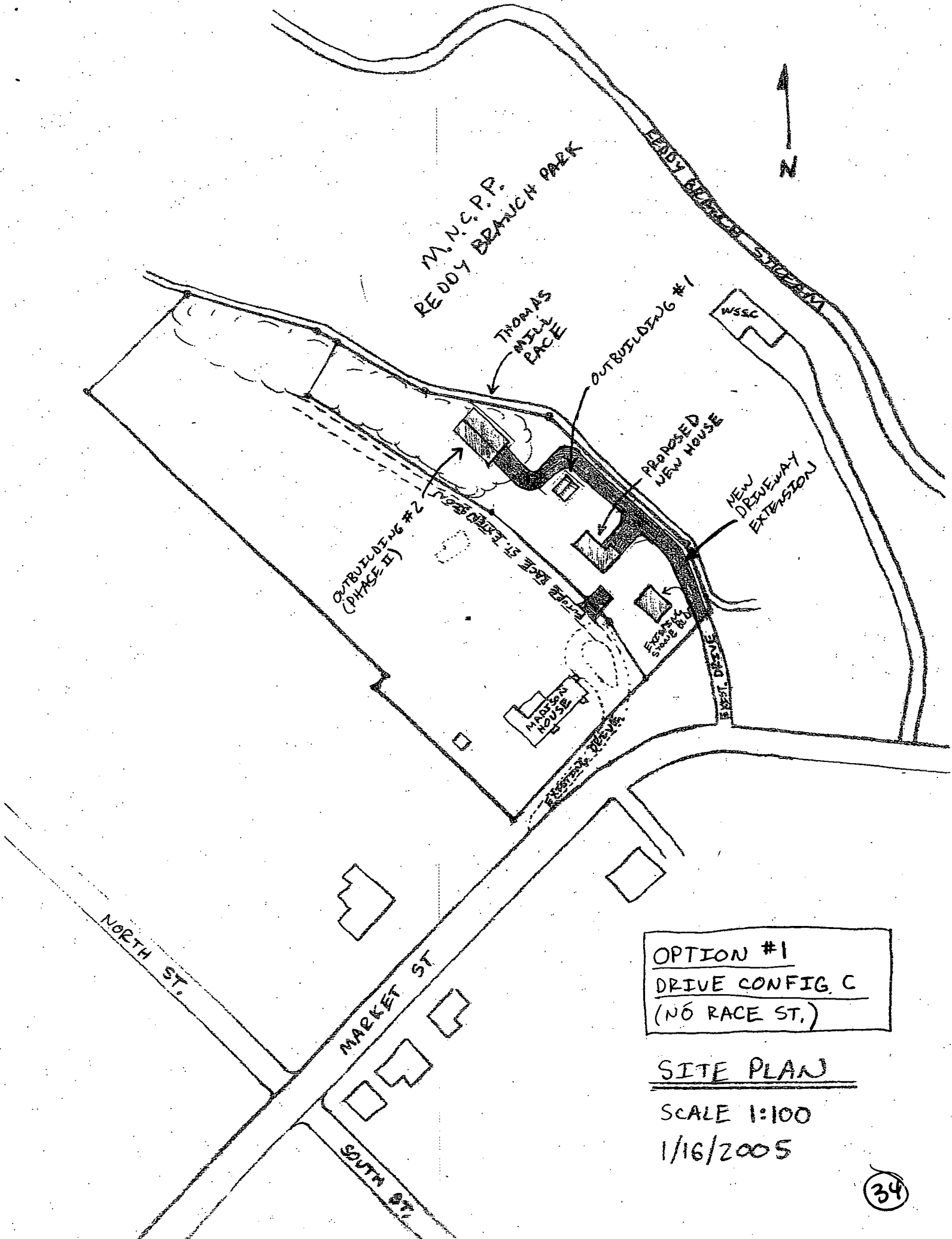


OPTION #1
 DRIVE CONFIG. B
 (PACE ST. BUILT AFTER
 HOUSE + BEFORE BARN)

SITE PLAN

SCALE 1:100

1/16/2005

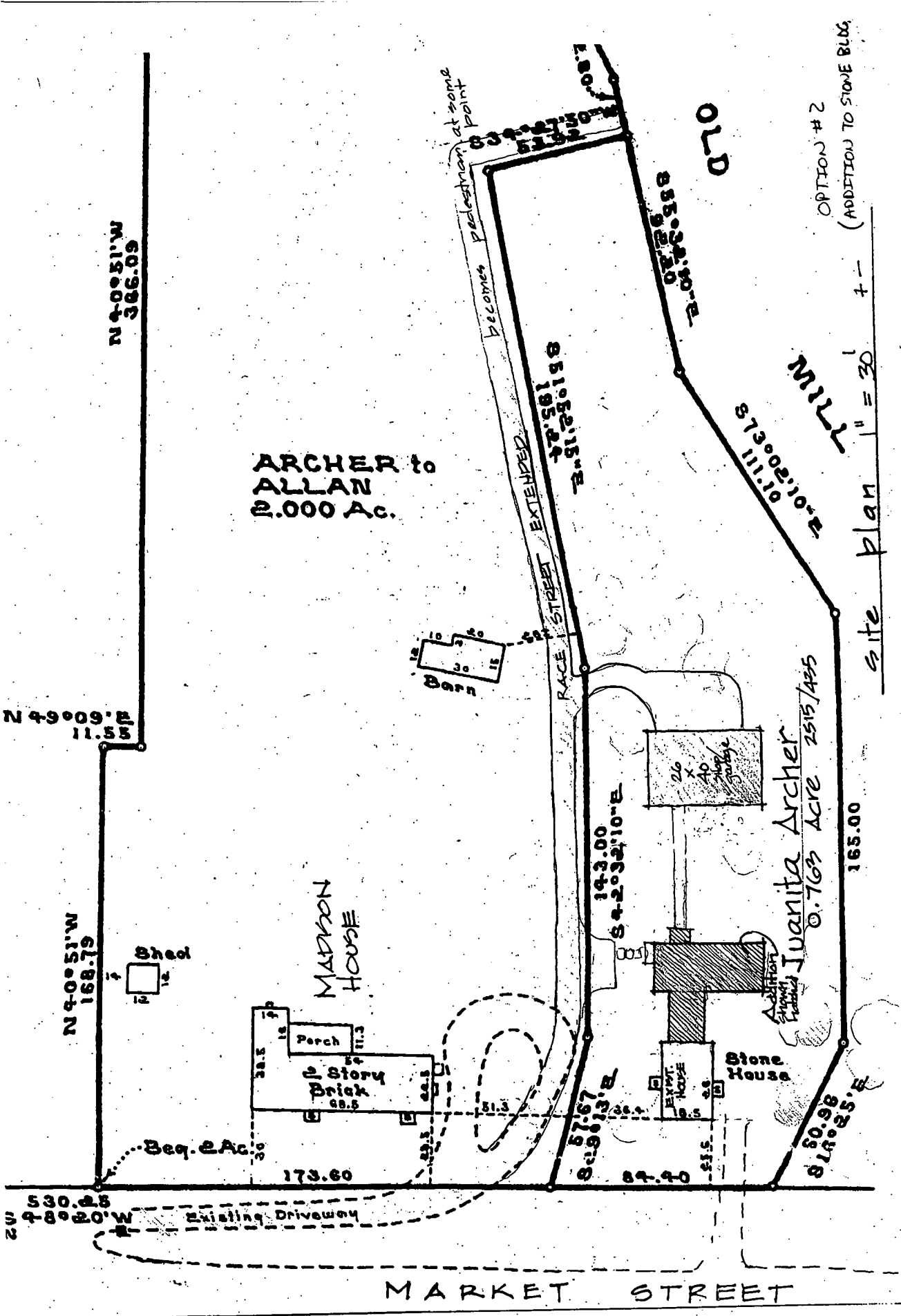


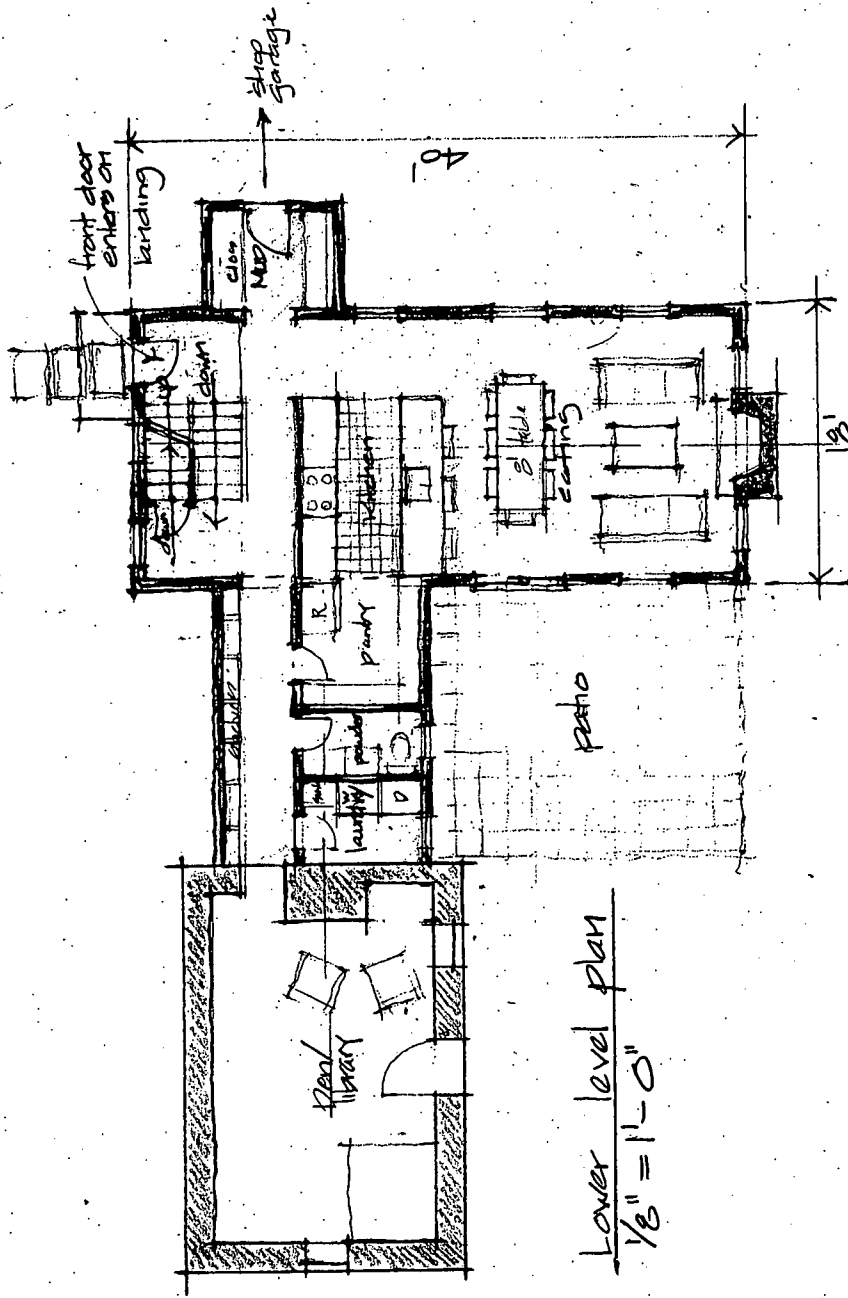
OPTION #1
 DRIVE CONFIG. C
 (NO RACE ST.)

SITE PLAN

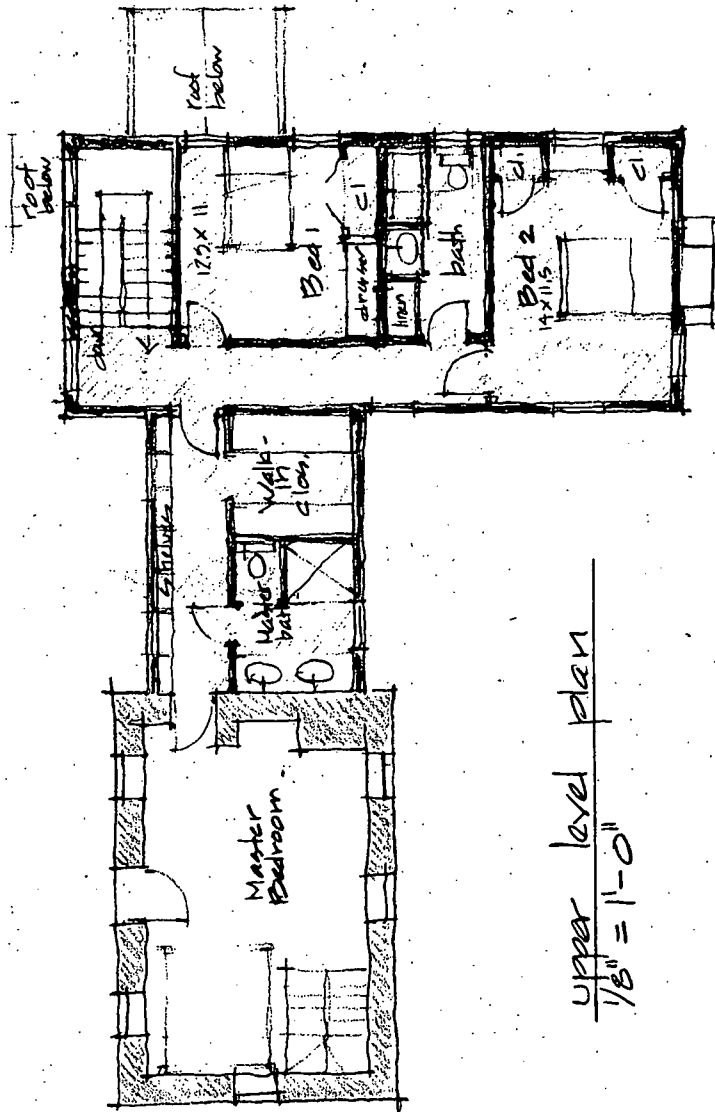
SCALE 1:100

1/16/2005



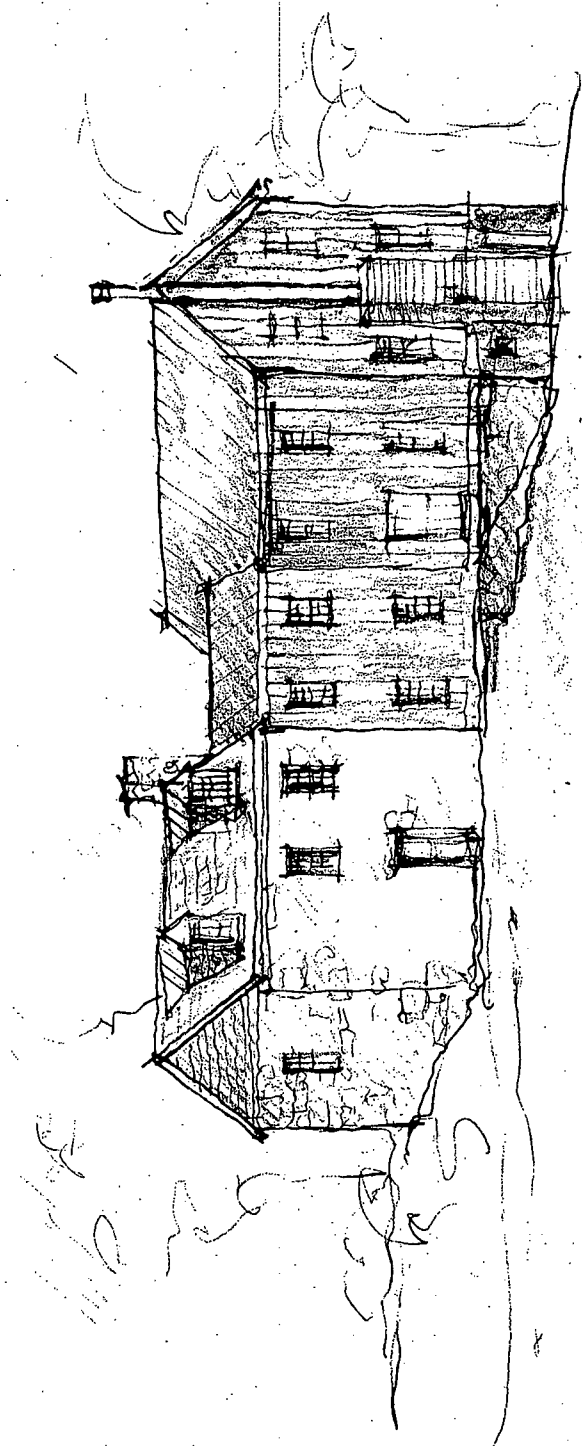


OPTION #2
 (ADDITION TO STONE BLDG.)



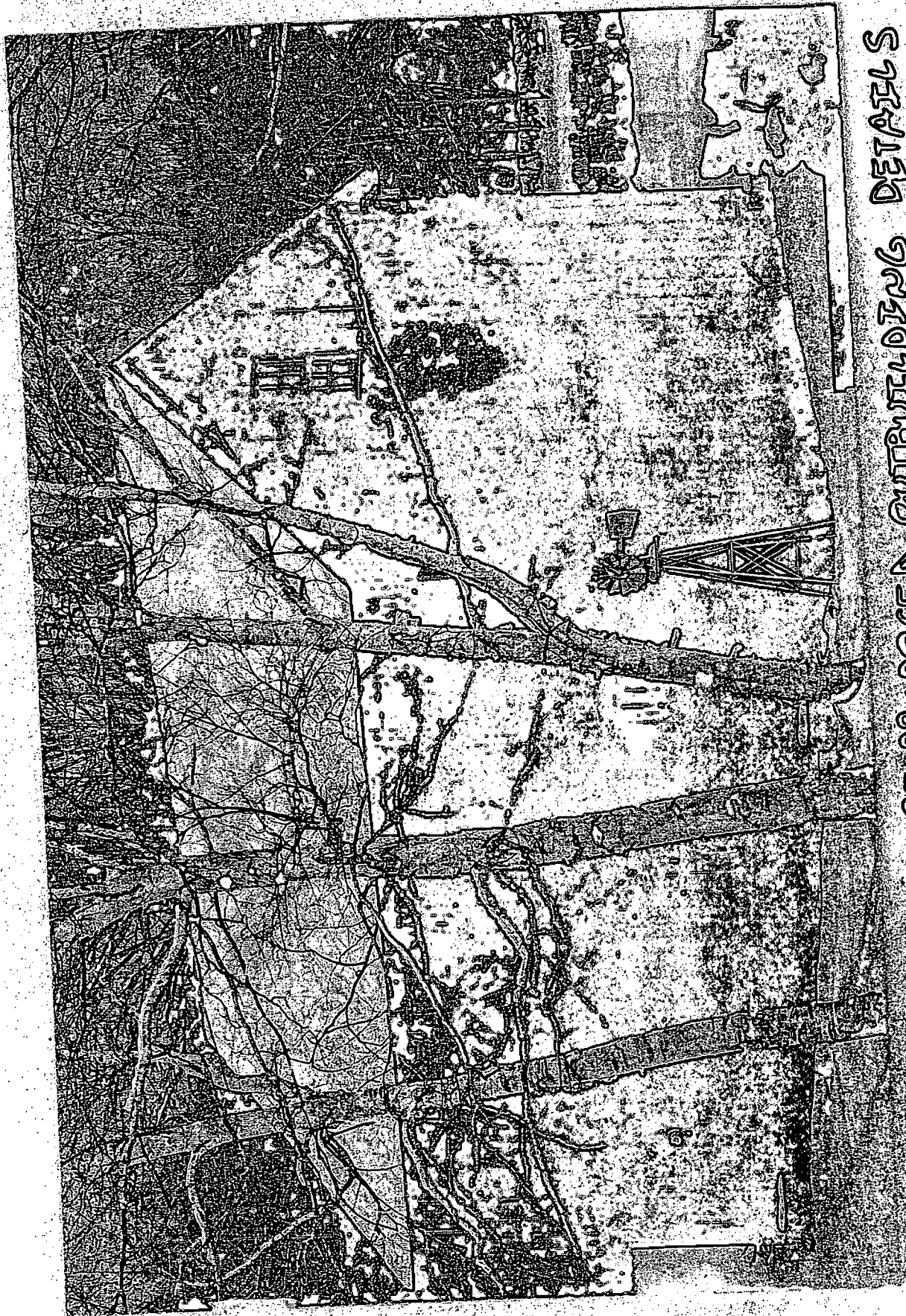
Upper level plan
 1/8" = 1'-0"

OPTION #2
 (ADDITION TO STONE BLDG.)



3A SKETCH

OPTION # 2
(ADDITION TO STONE BLDG.)



EXAMPLE OF PROPOSED OUTBUILDING DETAILS

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

Owner's mailing address

CHRIS + ANDREA SCANLON
 212 MARKET ST.
 BROOKEVILLE, MD 20833

Owner's Agent's mailing address

MICHE BOOZ
 208 MARKET ST.
 BROOKEVILLE, MD 20833

Adjacent and confronting Property Owners mailing addresses

RICHARD + DIANE ALLAN
 205 MARKET ST.
 BROOKEVILLE, MD 20833

THE MARYLAND NATIONAL
 CAPITAL PARK + PLANNING
 COMMISSION
 8787 GEORGIA AVE.
 SILVER SPRING, MD 20910

SCOTT PENLAND +
 CONNIE ANGIULI
 200 MARKET ST.
 BROOKEVILLE, MD 20833

SCOTT PENLAND +
 CONNIE ANGIULI
 198 MARKET ST.
 BROOKEVILLE, MD 20833

Lee - ok as is

Nancy - ok w/ detached, ok w/ handy

Lynne - natural materials - perhaps handy

Jeff - not 2 driveway if possible

clusters good

smaller barn

hee - ok w/ developments

hardiplak ok

Caroline - natural preferable - H ok w/ good details

David - mill race - concern abt new drive
near A - run off + erosion

Julia - accounts treasury showing exstg + proposed for removal

They will have new drawings by Friday

+ attic floor plan (to justify dormers)
+ perspective from SE (looking NW)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	203 Market Street	Meeting Date:	02/09/05
Applicant:	Chris and Andrea Scanlon (Miche Booz, Architect)	Report Date:	02/02/05
Resource:	Brookeville Historic District	Public Notice:	01/26/05
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	n/a	Staff:	Gwen Wright
PROPOSAL:	New construction or addition to existing structure, restoration of existing stone structure, construction of new outbuildings		
RECOMMEND:	Proceed to HAWP		

SITE DESCRIPTION

SIGNIFICANCE: *Master Plan Site, #23/65 (National Register Historic District)*
STYLE: 18th Century Federal/Victorian/Early 20th-Century
DATE: c. 1794

The Town of Brookeville was originally platted in 1794 and is situated along Georgia Avenue, MD Route 97. On August 26, 1814 during the War of 1812, Brookeville was the U.S. Capital while President Madison fled the burning of Washington DC by the British. The house the President escaped to was owned by Caleb & Henrietta Bentley and is presently known as the "Madison House" located at 205 Market Street because of this renowned event.

The proposed project will be located at 203 Market Street, which is directly east of the Madison House. The Madison House is a 2-½ story brick house with an adjoining 1-story addition, which was the first Brookeville post office - circa 1802. Constructed in 1798, the house is an excellent example of a Federal style house in the district and carries high historical significance.

Adjacent and downhill from the Madison House is the Miller's Cottage at 203 Market Street, and this is the site of the current proposal. Originally constructed in 1788 for the Brookeville Mill and remodeled in the 1960s, this is currently a small 1-½ story fieldstone house that exhibits some historic detailing such as a massive external stone chimney with a walk-in fireplace.

In addition to the built environment, the topography of Market Street drops prominently southeast as it connects to Brighton Dam Road. Any new development on this lot will be viewed coming up Market Street into the historic downtown of Brookeville.

PROPOSAL

The applicant proposes to undertake a two phase project. Phase I is:

- Restoration of the existing stone structure (including removal of non-historic screen porch, tree removal, and roof repair)
- Construction of a new outbuilding – approximately 16' x 18'.
- Construction of a new single-family home or construction of a new addition to the existing stone structure to use it as a single-family home. Based on conversations with staff, the applicant prefers the approach of constructing a new house.

The second phase of the project would be:

- Construction of a new outbuilding – approximately 26' x 40', with the appearance of a traditional barn.

As part of this proposal, the applicant has provided a series of historic photos of the site that show that there were historically a collection of buildings in and around 203 Market Street including a mill, a mill barn, and a miller's cottage. Other than 203 Market Street, only foundations remain of the other structures that once existed.

Based on this historic information, staff has encouraged the applicant to look at constructing a detached single-family house rather than adding on to the existing small stone building at 203 Market Street. This is consistent with concept of re-creating a small cluster of buildings on the site as originally existed. The applicant has explored this option and prefers it; however, they are providing information on the alternative of adding on to the existing stone structure for the HPC's information.

The new house proposed is modest in size (just under 1,000 square foot footprint) and is designed in a simple, vernacular style with some Craftsman-style elements that is compatible with the historic character of Brookeville. The house makes use of the grade change on the property with the facade facing the Madison House being two stories and the facade facing the parkland being three stories.

The new outbuildings are proposed to be vernacular in style, using board and batten siding and metal or wood shingle roofing.

The applicant has also shown three alternatives for the driveway to the new house and outbuildings depending on whether a new public street (Race Street) is created by the Town of Brookeville in the near future.

STAFF DISCUSSION

The Town of Brookeville is a very significant historic district comprised of houses ranging from the late 1780s to the 1950s, with all of these eras represented immediately adjacent to the proposed project. Staff feels that any new construction that is introduced must be compatible with the surrounding buildings, and particularly sensitive to the older properties. Because this property is in a National Register Historic District, staff is very concerned that proposals for new construction be given the highest level of scrutiny for compatibility with the historic district.

Given this background, staff generally feels that this project is well-conceived. It is consistent with the historic development of this site as it re-creates a cluster of buildings and outbuildings on this site. It makes use of the grade change on the site to minimize the impact of the new buildings on the historic structures nearby – particularly the Madison House.

Staff has four basic suggestions for the applicant and the HPC to consider:

1. Staff strongly recommends that the HPC support the concept of a new detached single-family house rather than adding on to the existing small stone structure. The size of the addition proposed would overwhelm the stone structure and it should not be undertaken. The stone structure should be – over a period of time – restored to its original appearance, including removal of the non-historic rear dormer.
2. The new house is compatible with the character of the historic district – particularly in terms of size and massing. However, staff would suggest that the architectural detailing of the house be as simple as possible. The current design is a bit too replicative and the house should read as a clearly non-historic building.
3. Additional information should be developed about the larger of the new outbuildings proposed. The HPC needs to see a detailed design and a massing study so as to assure that the new building does not add too much “structure” to this lot.
4. Finally, the three alternatives for driveways are very helpful. Staff believes that either Configuration A or B would be acceptable, as long as the driveways are gravel and not paved. In addition, the small parking space in front of the proposed new house (that is shown on all three configurations) should not be constructed under any of the scenarios.

STAFF RECOMMENDATION

Overall, staff feels that this is a good project and should proceed to a Historic Area Work Permit. However, there are a number of suggestions – as listed above – that should be incorporated into any final HAWP application.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHE BOOZ
Daytime Phone No.: (301) 774-6911

Tax Account No.: 00731780

Name of Property Owner: CHRIS + ANDREA SCANLON Daytime Phone No.: 301-255-2155
Address: 212 MARKET ST. BROOKEVILLE MD 20833
Street Number City Street Zip Code

Contractor: NOT SELECTED YET Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 203 Street: MARKET ST.
Town/City: BROOKEVILLE Nearest Cross Street: RT 97/GEORGIA AVE.
Lot: N/A Block: N/A Subdivision: 5
Liber: 558 Folio: 860 Parcel: P336

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 300,000

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: IF AVAILABLE
2B. Type of water supply: 01 WSSC 02 Well 03 Other: IF AVAILABLE

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

1/14/2005
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:

SEE ATTACHED.

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

SEE ATTACHED

2. **SITE PLAN**

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

- ✓ a. the scale, north arrow, and date;
- ✓ b. dimensions of all existing and proposed structures; and
- ✓ c. 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.

- a. *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.
- b. 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**

- ✓ a. 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.
- ✓ b. 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 decline 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.

1. WRITTEN DESCRIPTION OF PROJECT

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

203 Market St. includes a single existing stone structure (approx. 18' x 26') with an 18' x 16' screened porch addition constructed some time after 1976. The existing structure has been modified a number of times over the years and has currently suffering badly from the effects of a lack of maintenance.

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

The proposed project consists of the following items:

Phase I

- **Restoration of Existing Stone Structure** – Exterior work includes removal of existing non-historic screen porch and repairs to the existing cedar shingle roof. The large tree leaning over the North corner of the structure would be removed for both for the safety of the structure and its occupants.
- **Construction of New Outbuilding** – Construction of small (approx 16' x 18') outbuilding for storage of lawn and garden equipment. Structure will be detailed as a farmer's outbuilding (board and batten exterior, metal or wood shingle roof).
- **Construction of New House OR Addition to Existing Stone Structure:**
 - **Option 1: Construction of New House (preferred approach by applicant)** – Construction of a new historically appropriate 2 story, 3 Bedroom house.

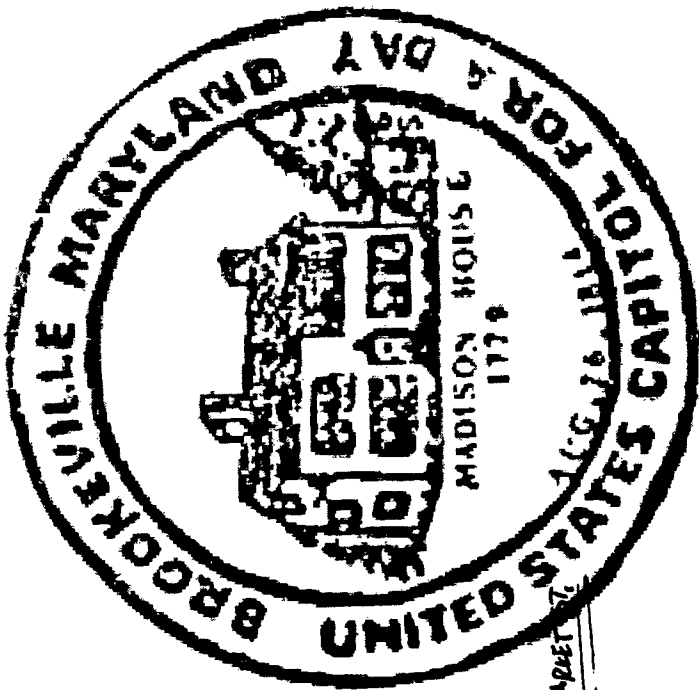
OR

- **Option 2: Construction of an Addition to Existing Structure** – If a new separate building is not allowed by the Brookeville Planning Commission, a 2 story addition with 2 bedrooms would be proposed.

Phase II

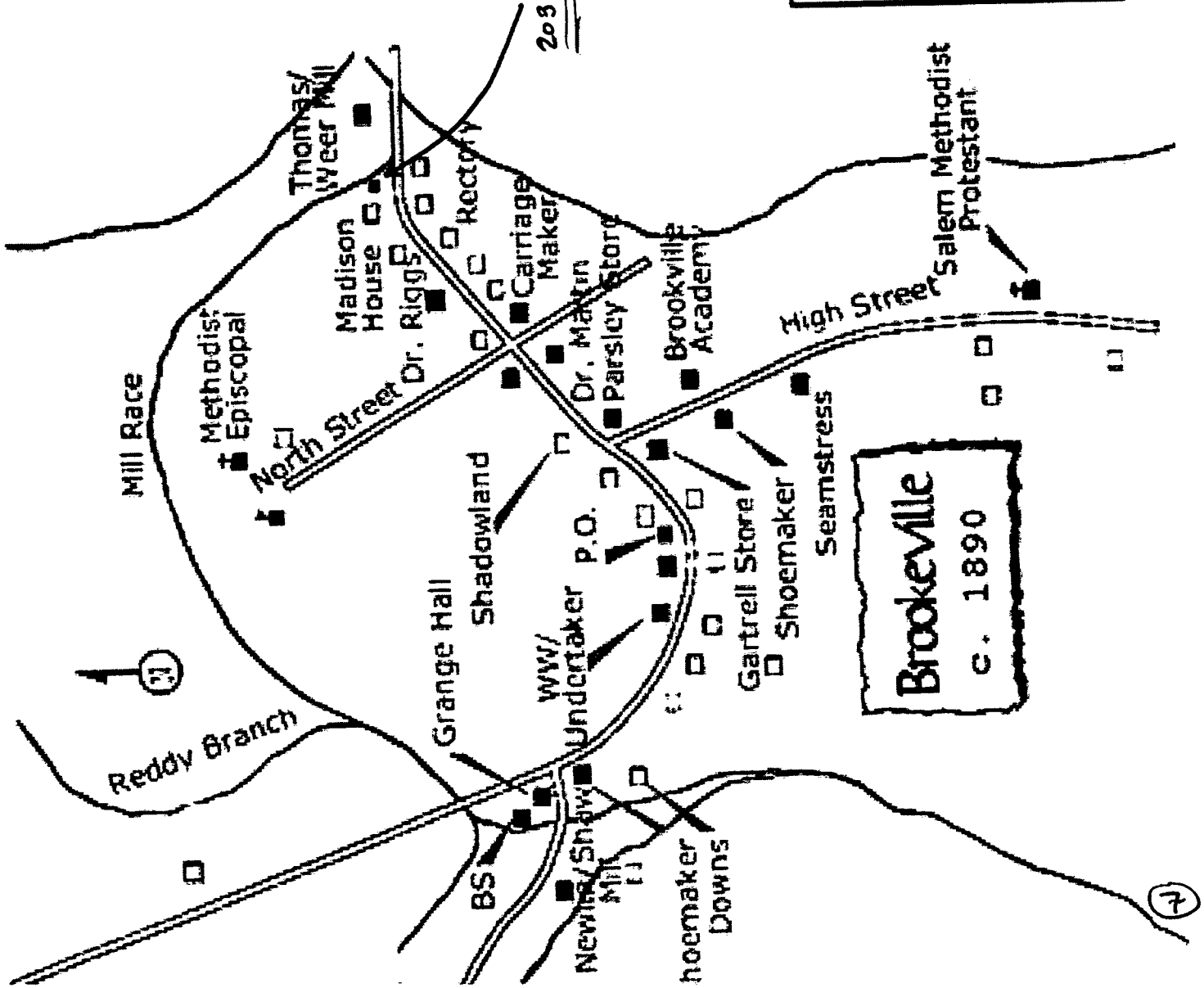
- **Construction of New Outbuilding** – construction of new outbuilding approx 26' x 40' to be used as woodworking hobby shop. Structure will be detailed to look like a traditional barn.

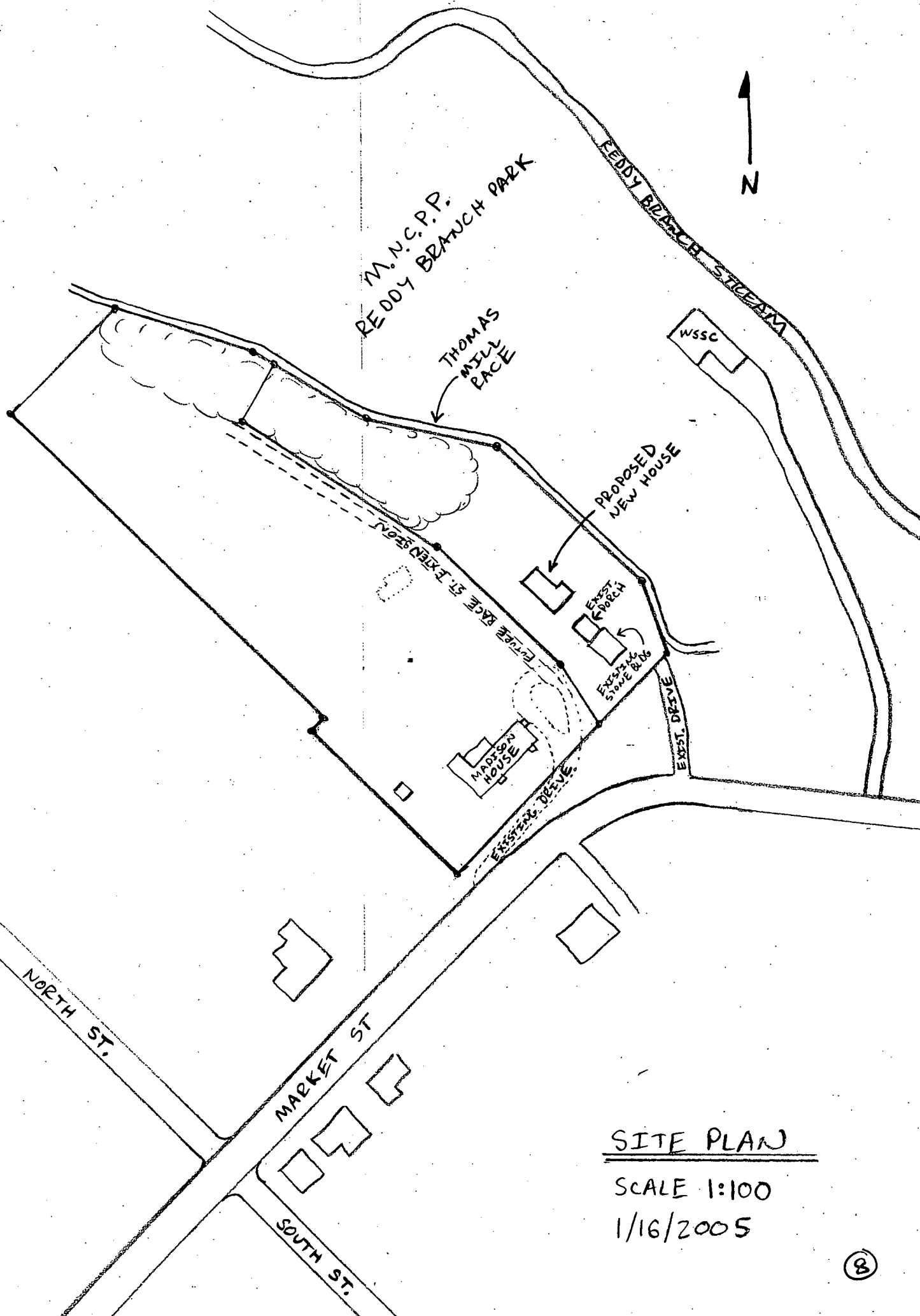
Note Regarding Race Street: Some of the attached plans refer to a road called "Race St. Extension". The Madison House property owners are currently developing plans to subdivide their property and build a house on the rear of their lot. It is anticipated that their proposal will include the public dedication of Race Street as shown on the attached plans. Race St. appears on many early maps of the town at this location, but currently does not exist. Access to the new house or addition at 203 Market St. would be by either extending the existing driveway from Market St. along the NE property line or by constructing a new drive from Race St.



Legend

	Home		Blacksmith
	Business		Wheelwright
	Church		Road
	School		Private Road





SITE PLAN

SCALE 1:100

1/16/2005

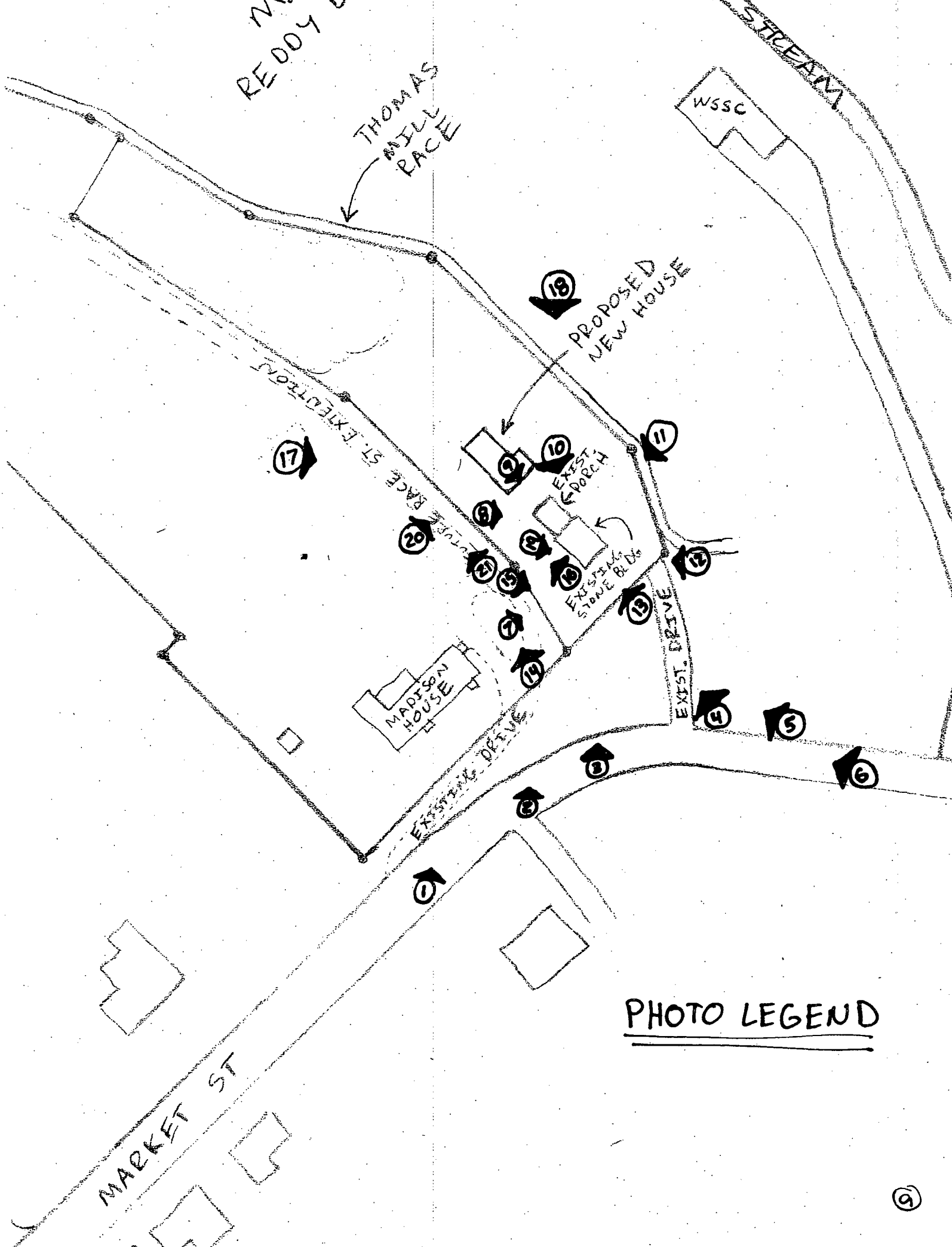


PHOTO LEGEND

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)



Photo 1 - View from Market St. looking downhill.
(Madison House in foreground, 203 Market in background)

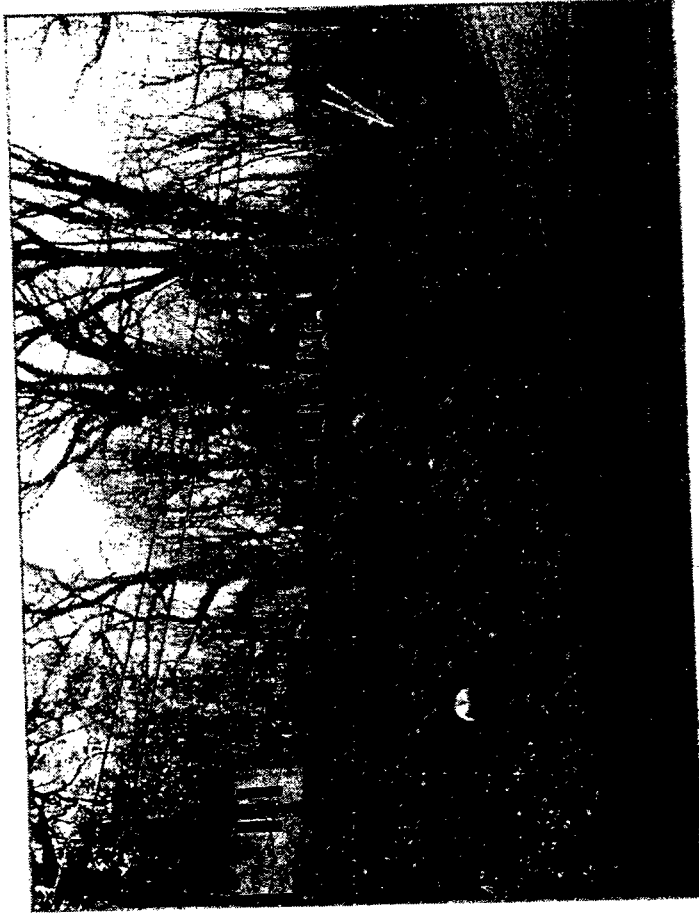


Photo 2 - View from Market St. looking downhill.
(Madison House on far left)

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)



Photo 4 - View from directly across from 203 Market



Photo 3 - View from Market St.

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)



Photo 6 - Looking from Market St. up hill

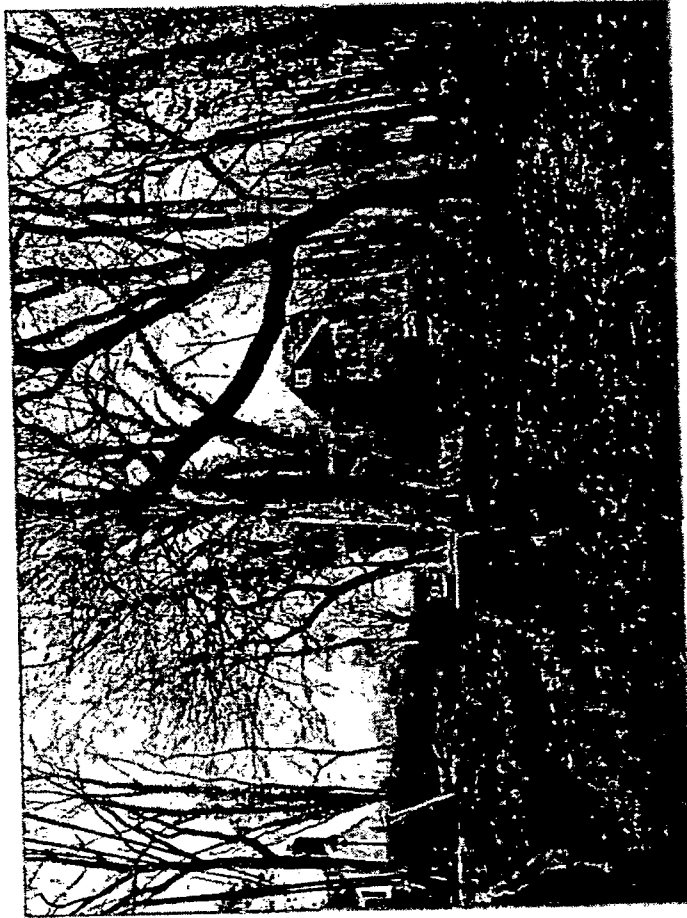


Photo 5 - View from Market St. looking up hill.
(Madison house on far left)

203 Market St., Brookeville, MD
Existing Stone Structure

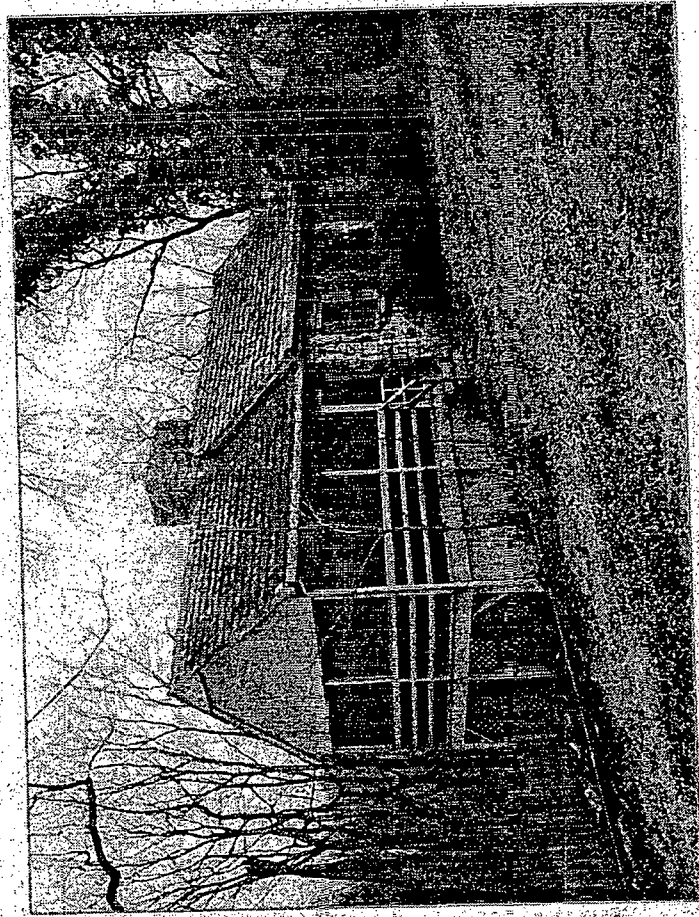


Photo 8 - West and North Elevations

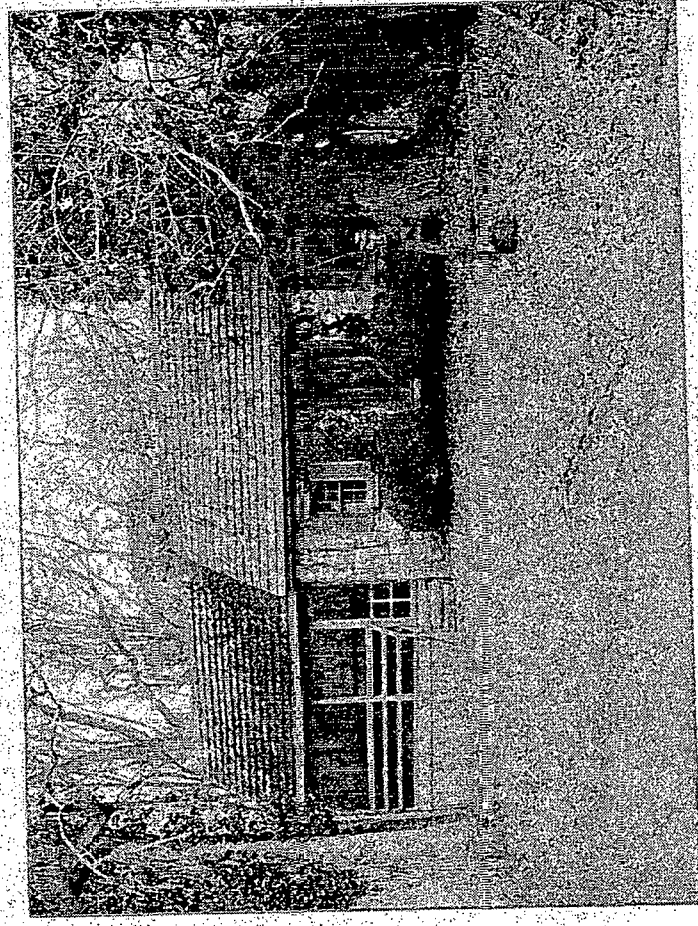


Photo 7 - West Elevation

203 Market St., Brookeville, MD
Existing Stone Structure

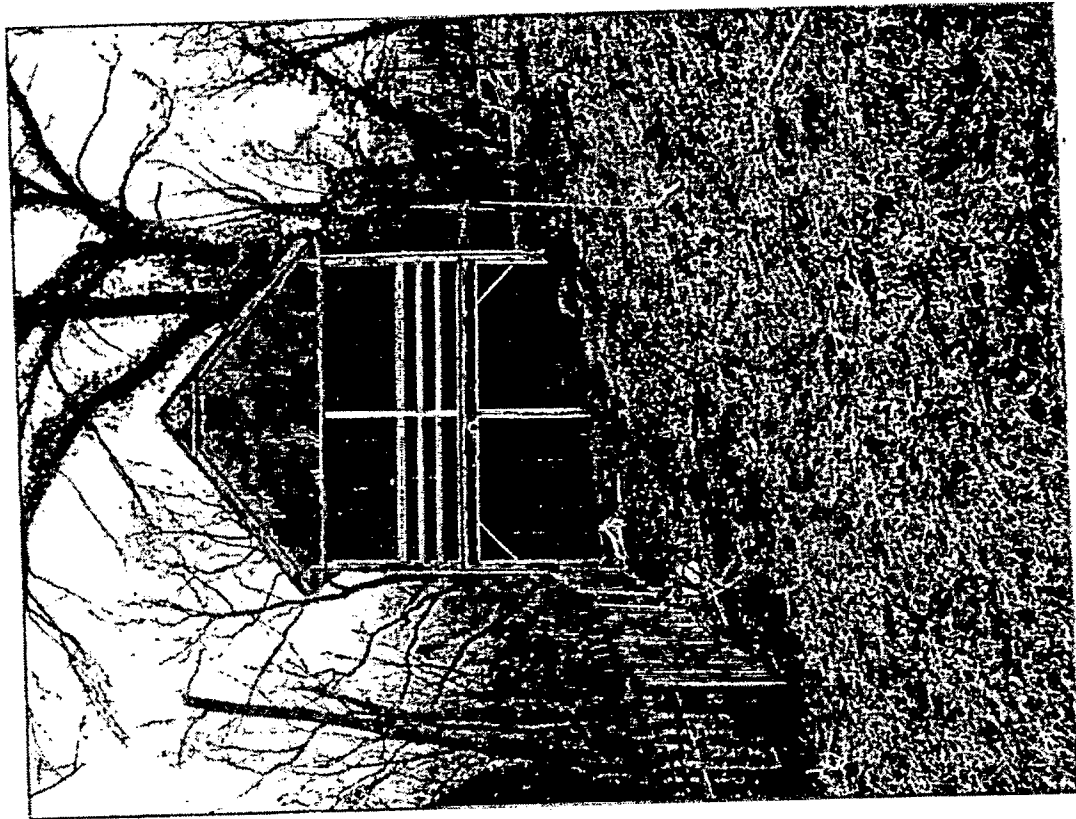


Photo 9 - North Elevation

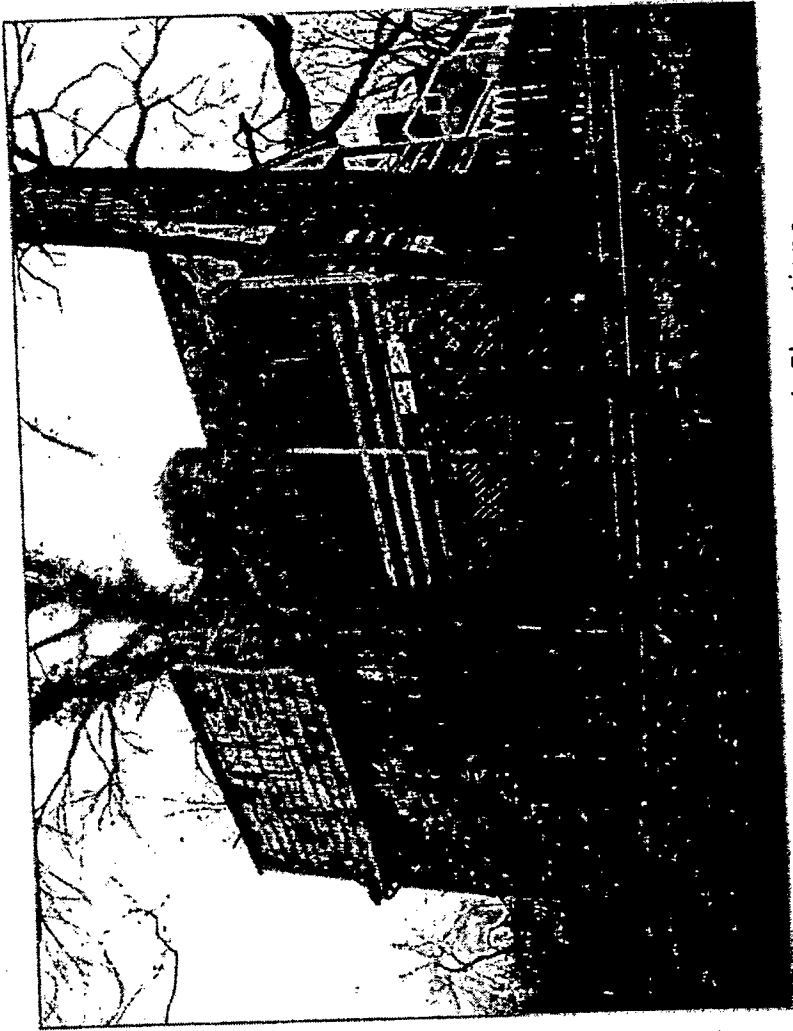


Photo 10 - East and North Elevations

203 Market St., Brookeville, MD
Existing Stone Structure



Photo 12 - South and East Elevation

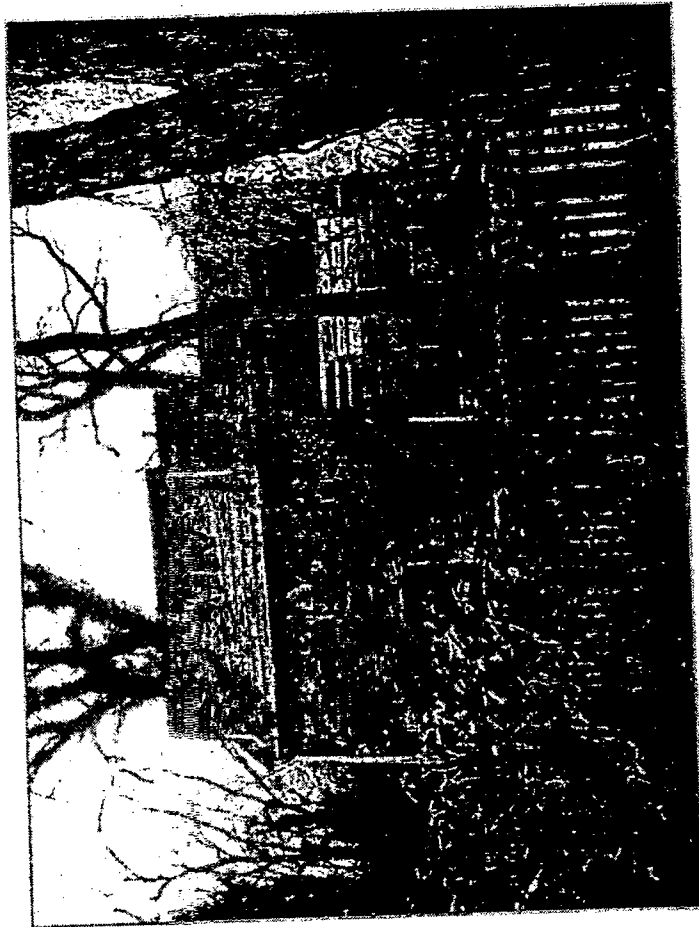


Photo 11 - East Elevation

203 Market St., Brookeville, MD
Existing Stone Structure

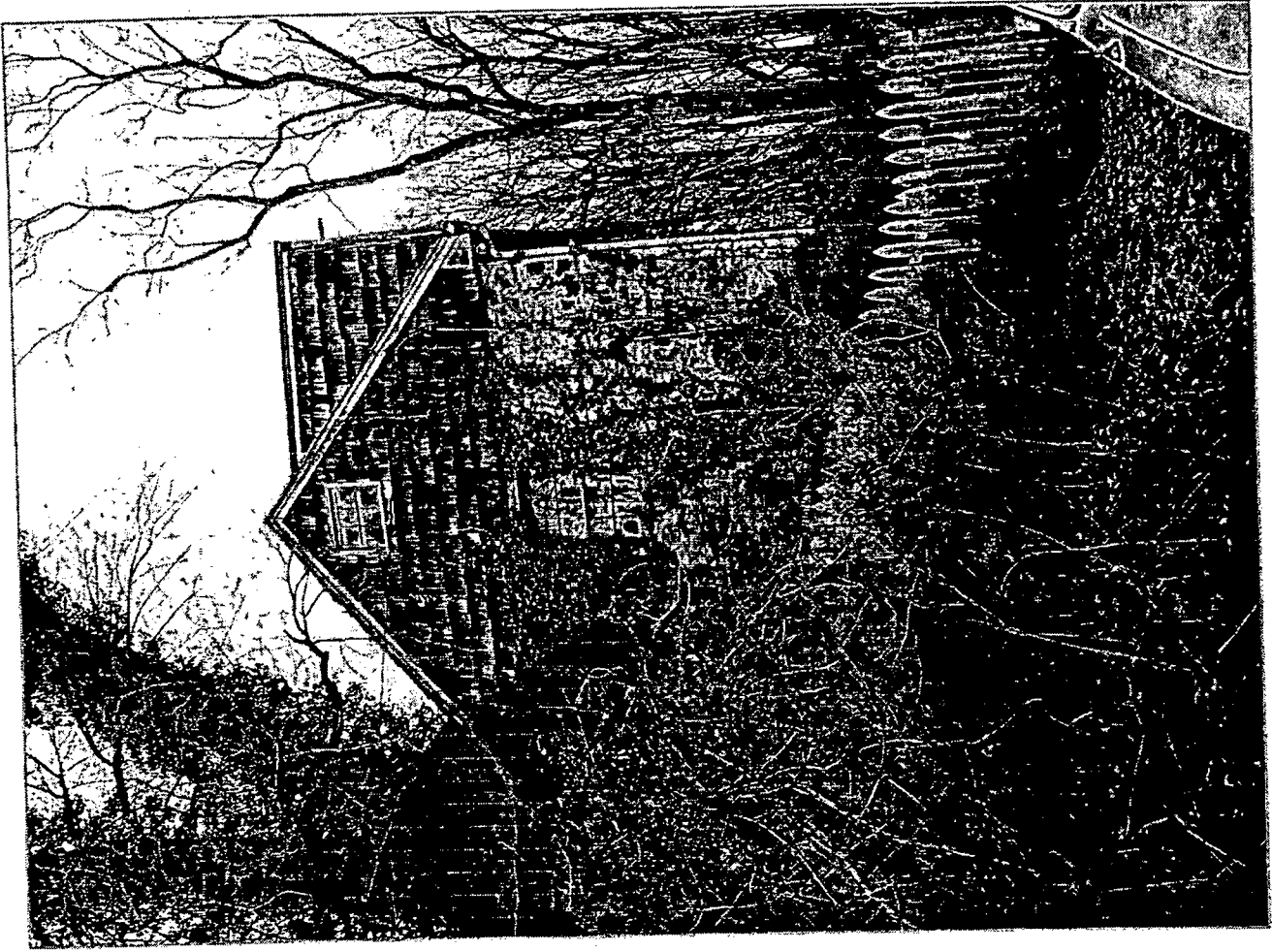


Photo 13 - South Elevation

203 Market St., Brookeville, MD
(view of surrounding land)



Photo 15 - View from Madison House drive
down towards Market St.



Photo 14 - View from Madison House drive

203 Market St., Brookeville, MD
(view of surrounding land)

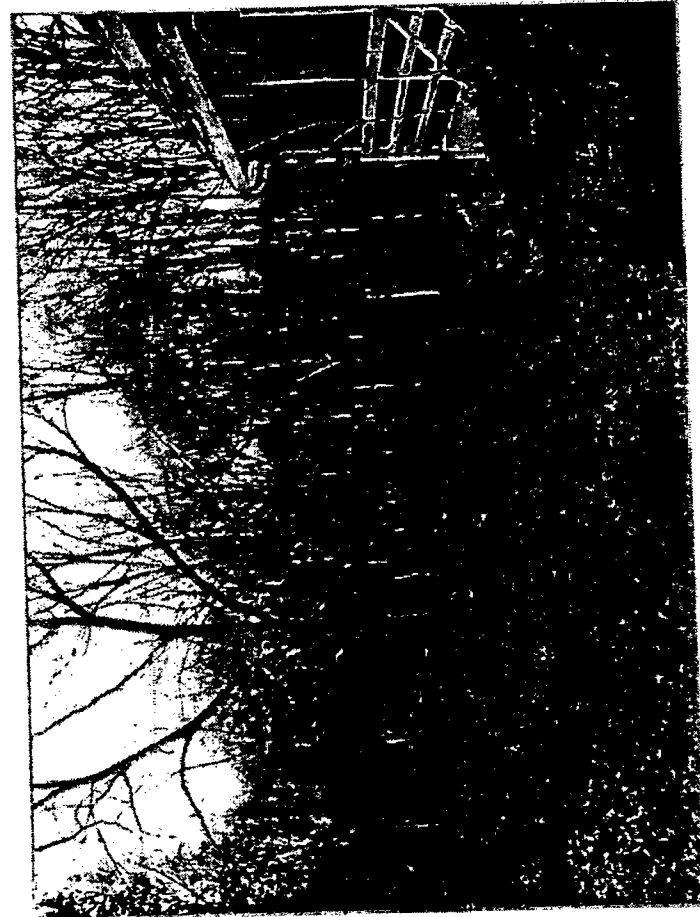


Photo 16 - View looking NW from face of
existing stone structure



Photo 17 - View from back of
Madison House lot looking East

203 Market St., Brookeville, MD
(view of surrounding land)

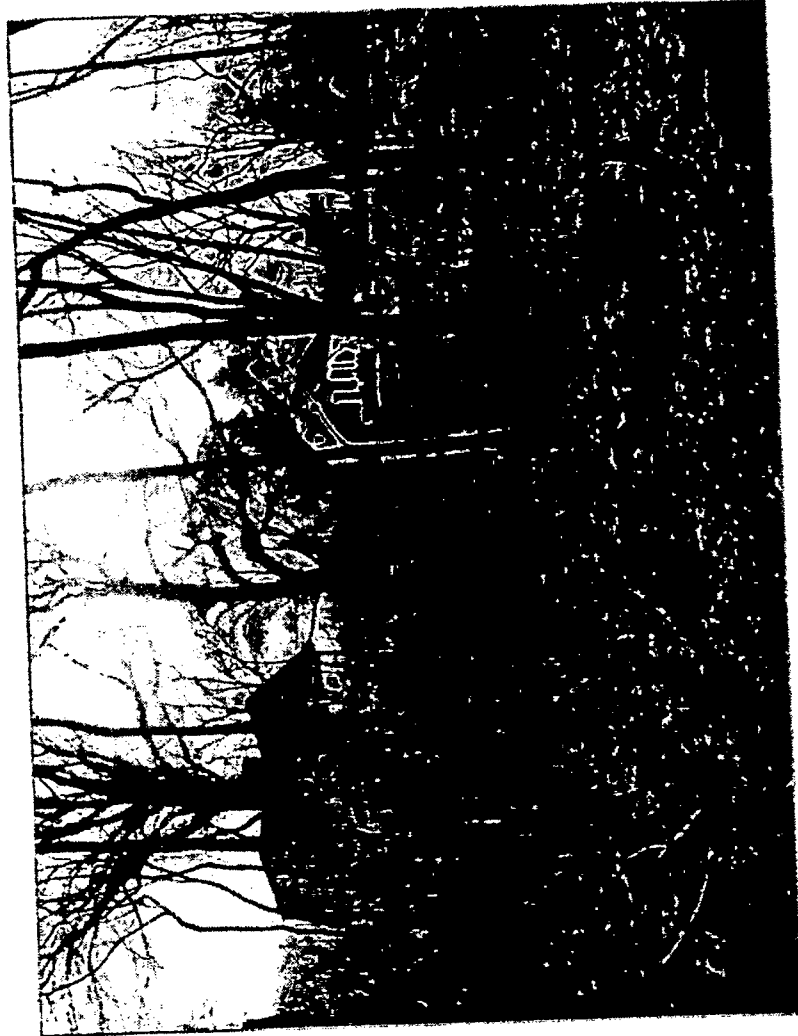


Photo 18 - View from across mill race looking South



Photo 19 - View of large tree looming over existing stone structure. (Due to the tree's significant leaning towards the existing building and proximity to building it's removal is proposed.)

203 Market St., Brookeville, MD
(view of surrounding land)



Photo 21 - Route of future Race St. starting at end of existing drive. (Race St would be developed as part of an anticipated subdivision proposal of the Madison house property)

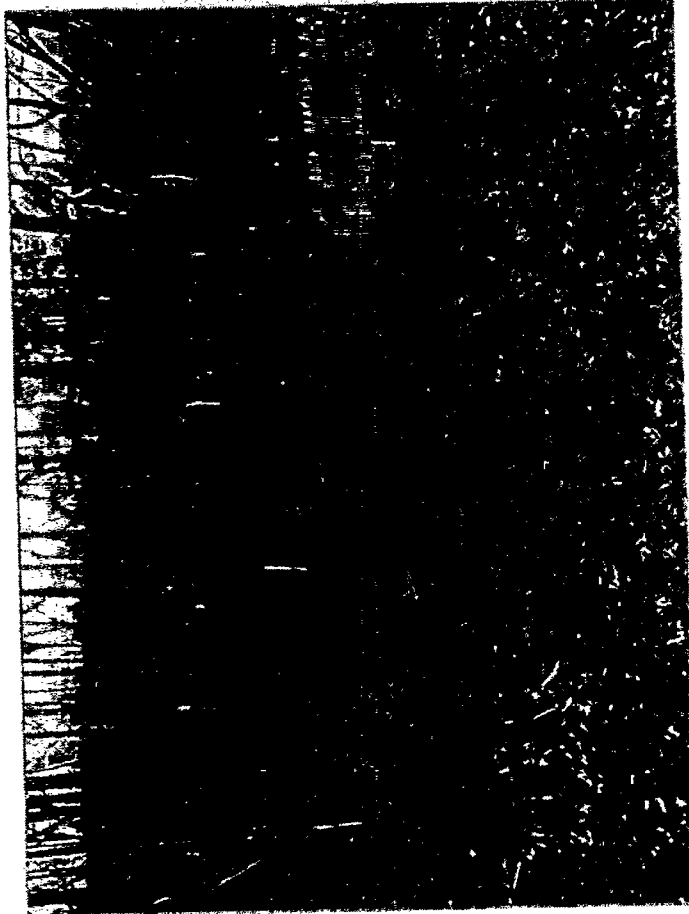


Photo 20 - Proposed new building site

203 MARKET ST.

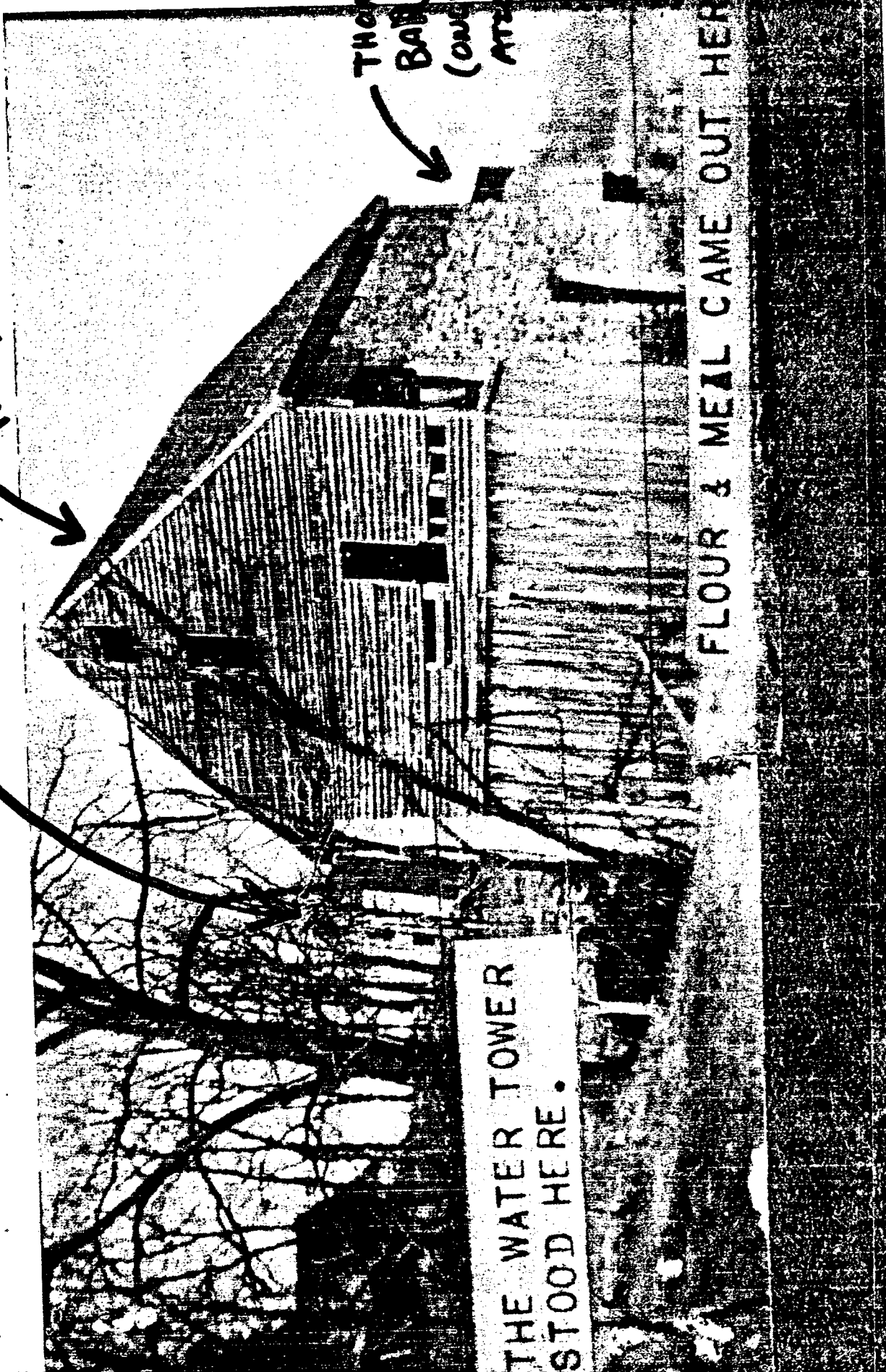
THOMAS MILL

(ONLY FOUNDATION REMAINS)

THOMAS MILL
BARN
(ONLY FOUND-
ATION REMAINS)

FLOUR & MEAL CAME OUT HERE

THE WATER TOWER
STOOD HERE.



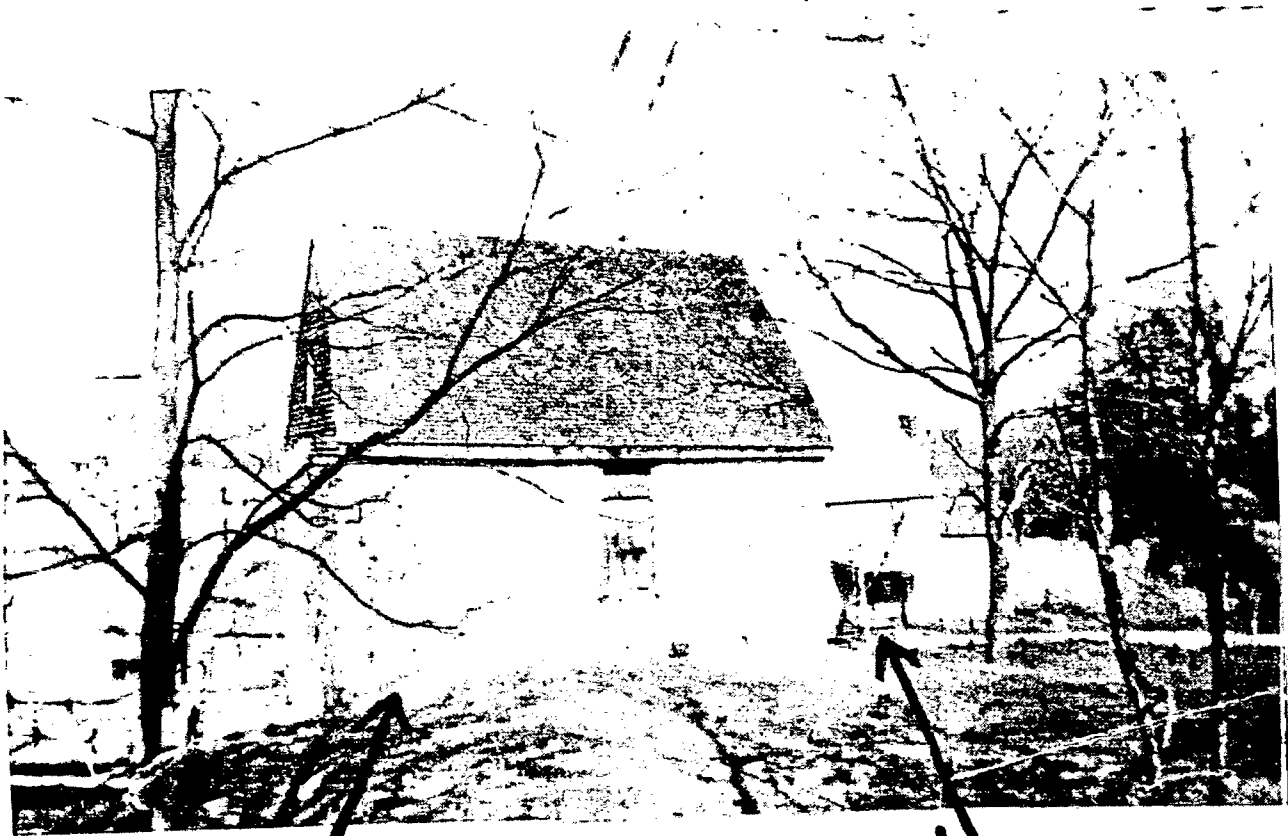


203 MARKET

THOMAS MILL BARN
IN BACKGROUND



203 MARKET ST
MARCH 1976



THOMAS MILL

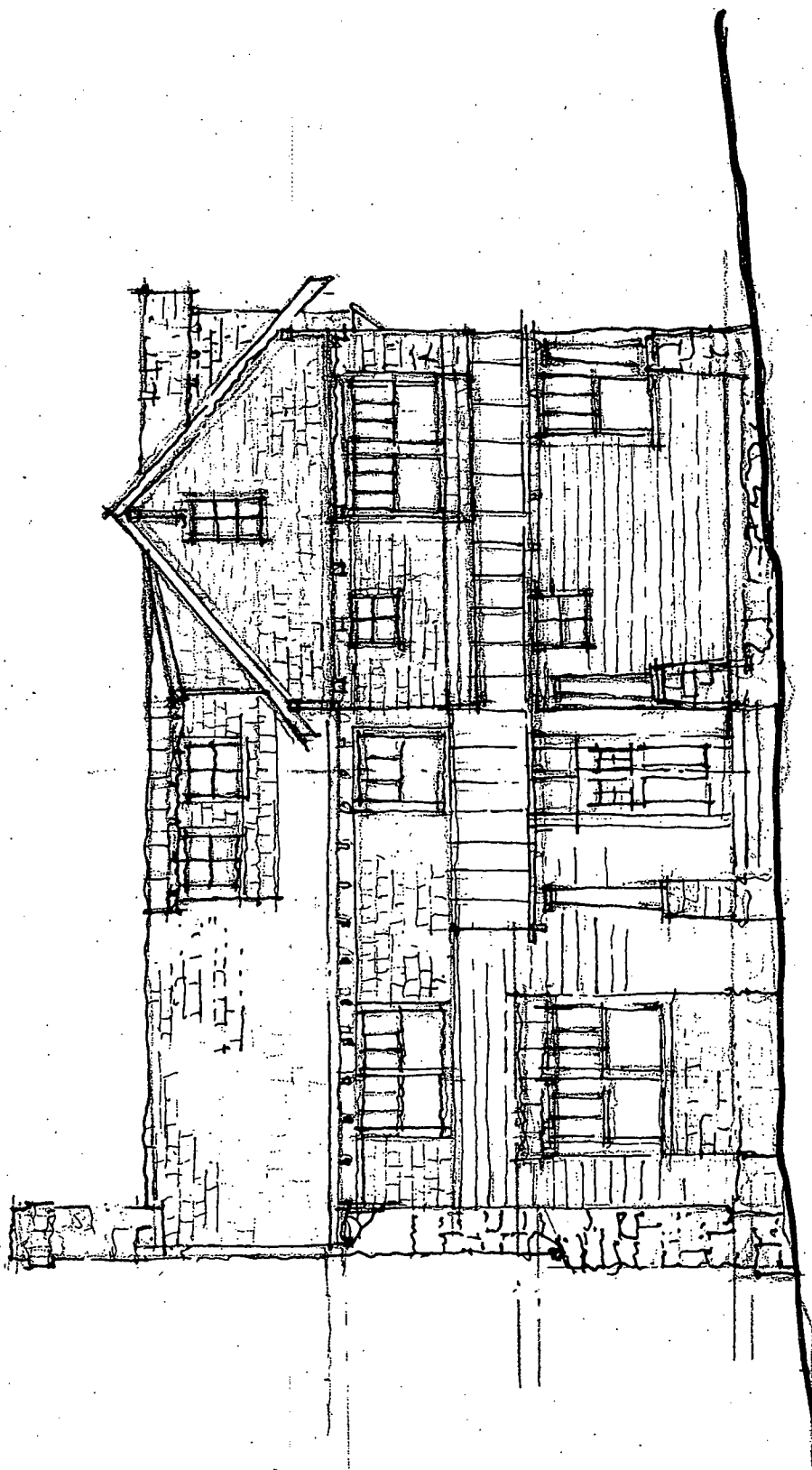
MILLER'S COTTAGE
IN BACKGROUND
(DOES NOT EXIST TODAY)



MILLER'S HOUSE AT EAST END OF BROOKEVILLE AND
THE BREADY FAMILY

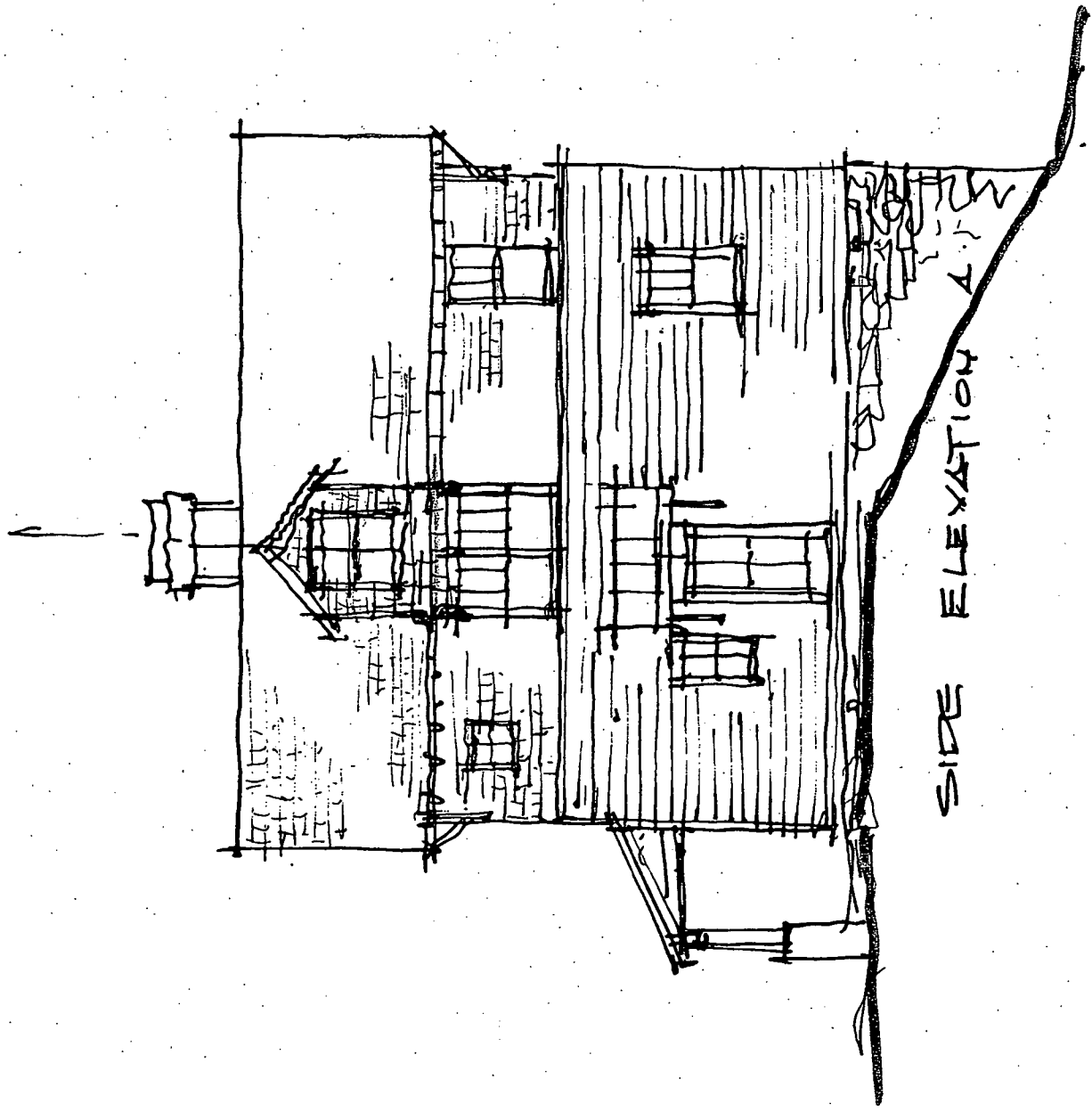
((LEFT TO RIGHT - ALFRED THOMAS, OLIVE BREADY,
EVA BREADY, JOHN A. BREADY, ELLA BREADY,
CHARLES WILLIAM BREADY (FATHER), DOROTHY

MILLER'S COTTAGE



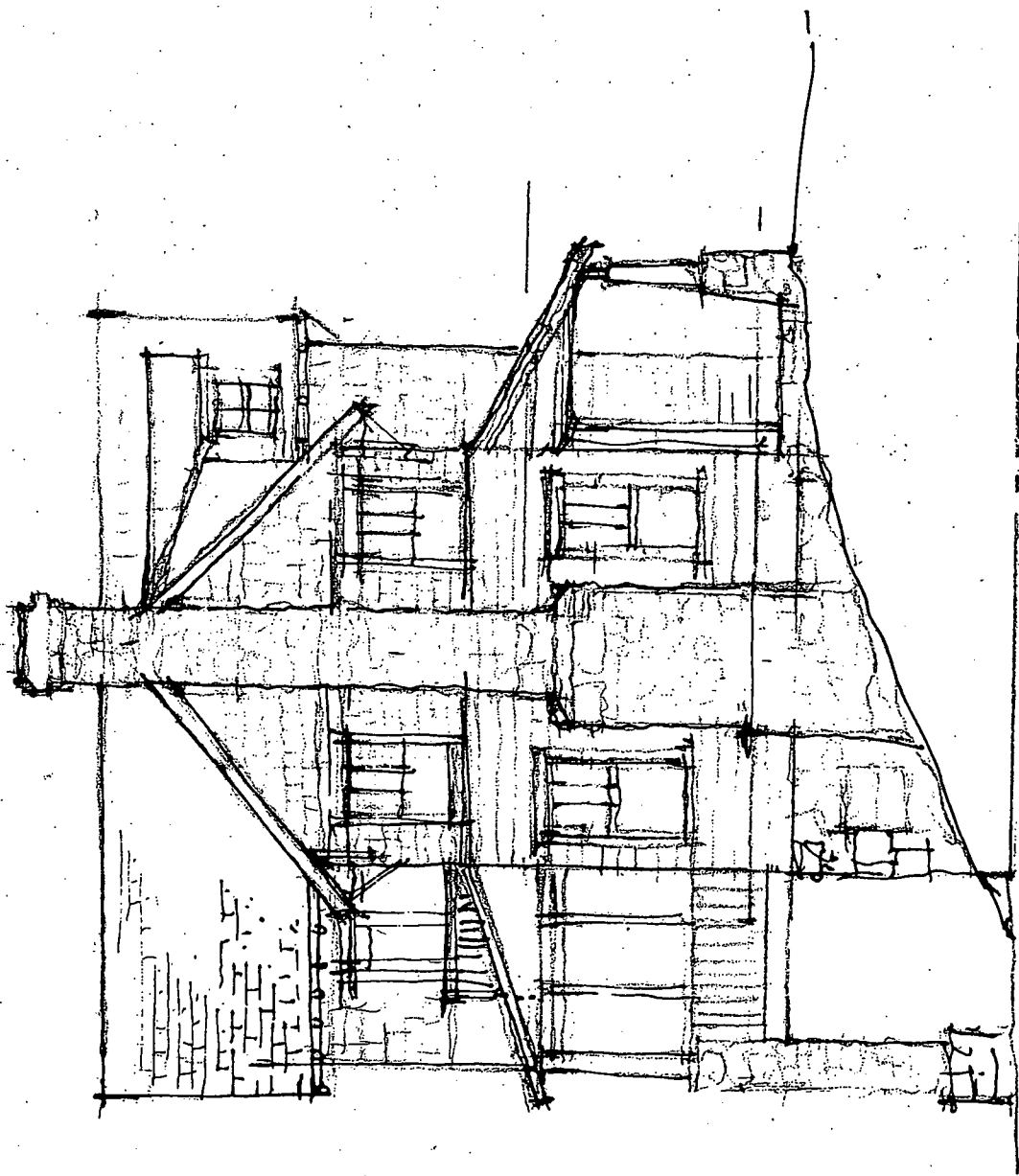
FRONT ELEVATION A

203 MARKET ST,
OPTION #1 (NEW HOUSE)



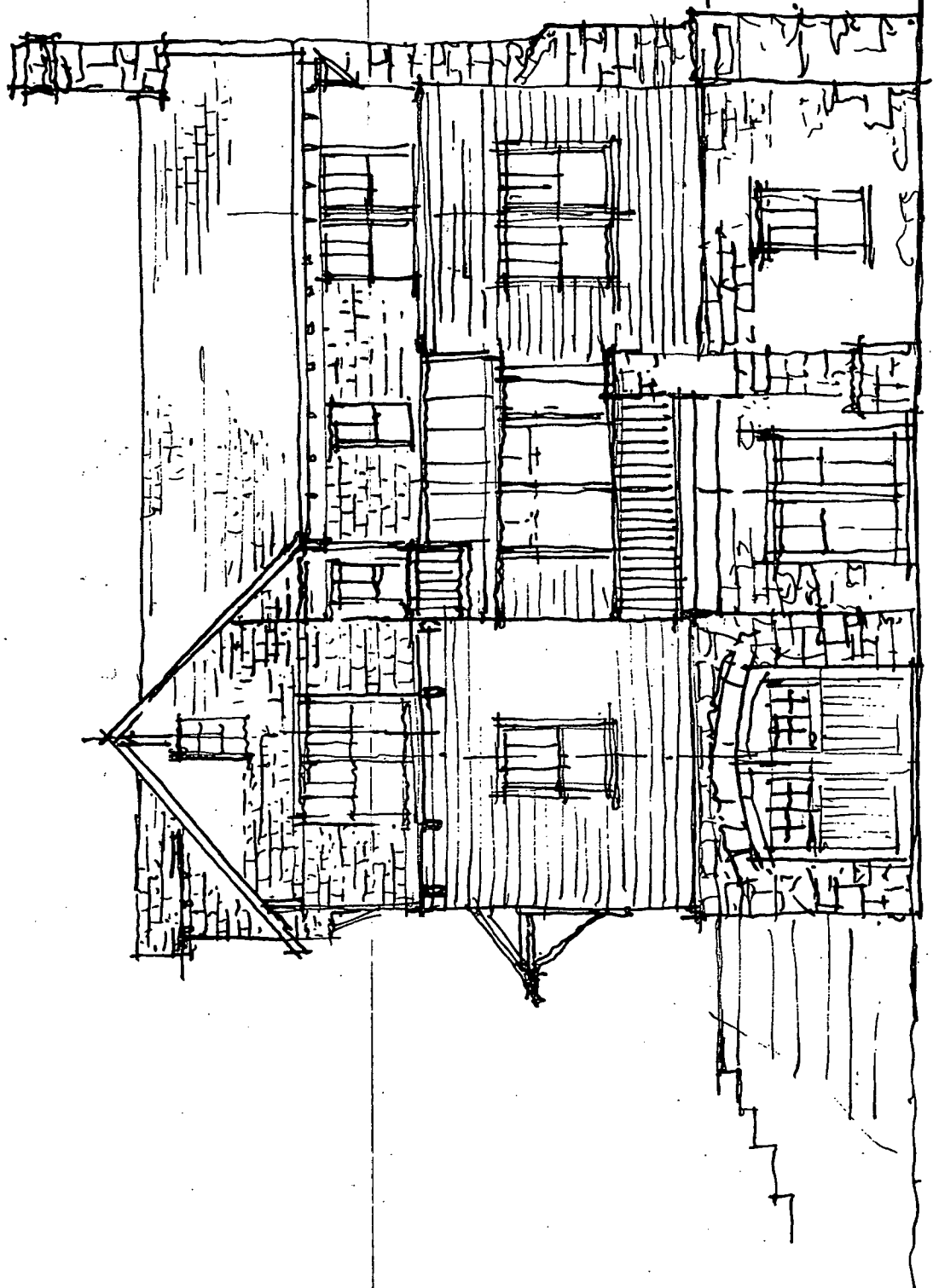
SIDE ELEVATION A

203 MARKET ST,
OPTION #1 (NEW HOUSE)



203 MARKET ST.
OPTION #1 (NEW HOUSE)

SIDE ELEVATION A



REAR ELEVATION A.

203 MARKET ST,
OPTION #1 (NEW HOUSE)

MICHE BOOZ

A R C H T E C T

209 Market St
Brookville
Maryland 20833
(301)774 8911
fax: 774 1808

A1

Project:
SCANLON HOUSE
Race Street
Brookville, Maryland
Montgomery County

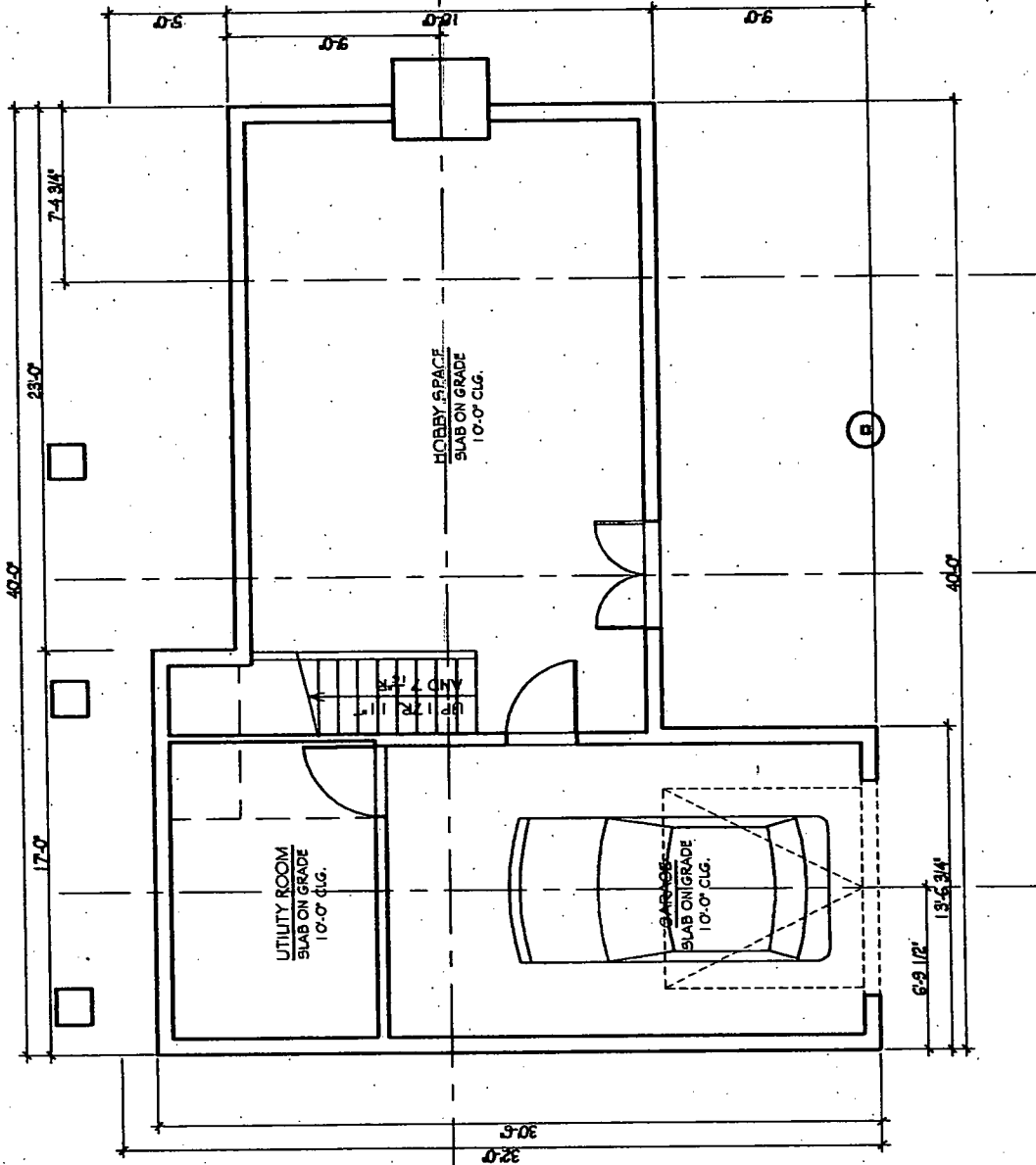
Date:

TODAY'S DATE 18 JAN 05

Drawings:

PLANS

SCHEMATIC DESIGN - 18 JANUARY 05



BASEMENT PLAN

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



OPTION #1

MICHE BOOZ

ARCHITECT

208/Archist St
Brockeville
Maryland 20833
(301)774 6911
fax: 774 1908

A2

Project:
SCANLON HOUSE
Race Street
Brockeville, Maryland
Montgomery County

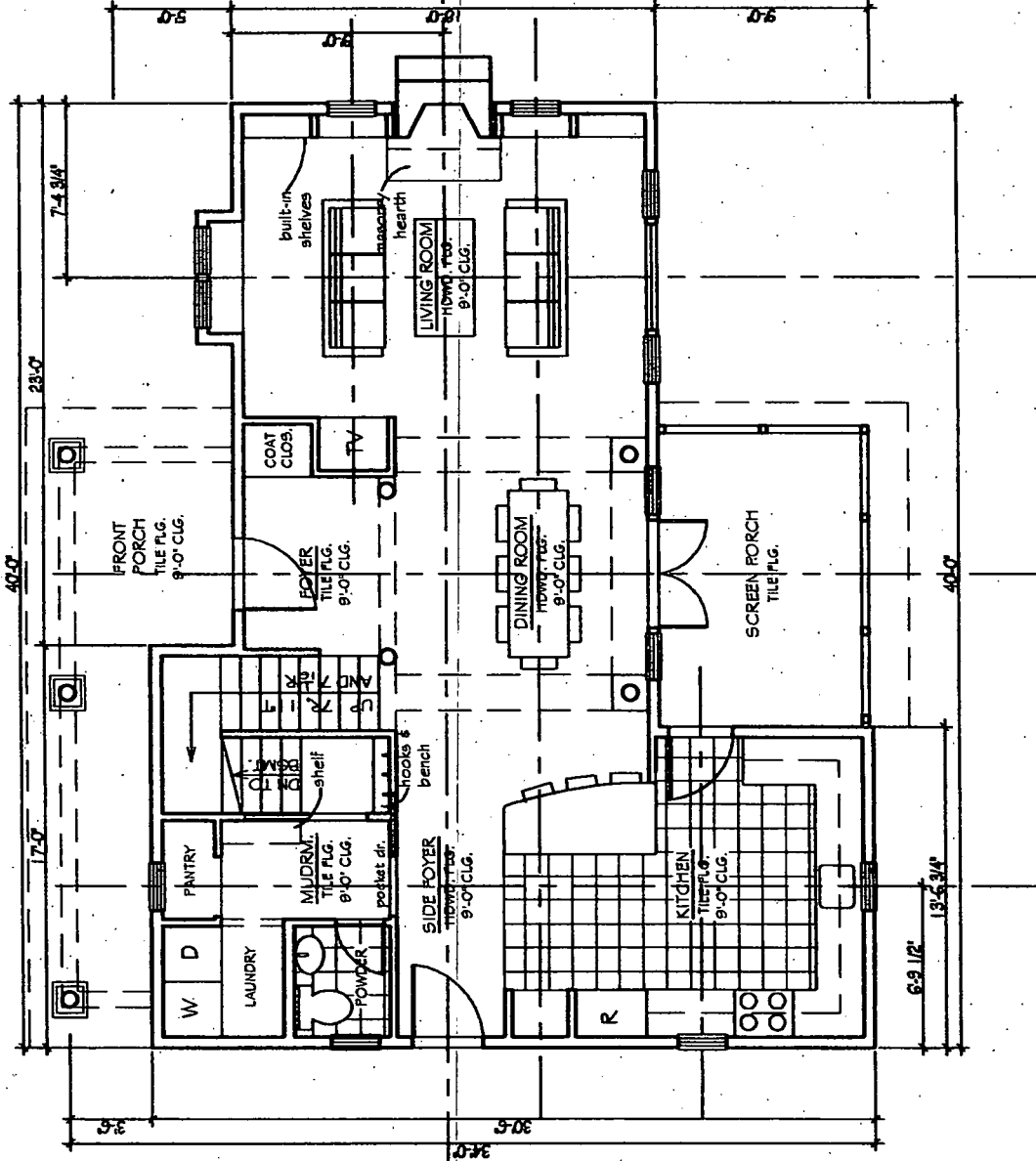
Dates:

TODAY'S DATE 18 JAN 05

Drawings:

PLANS

SCHEMATIC DESIGN - 18 JANUARY 05



1 1ST FLOOR PLAN

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

OPTION #1

29

MICHE BOOZ

ARCHITECT

208 Market St
Brykewille
Maryland 20833
(301)774 6911
fax: 774 1608

A3

Project:
SCANLON HOUSE
Race Street
Brookeville, Maryland
Montgomery County

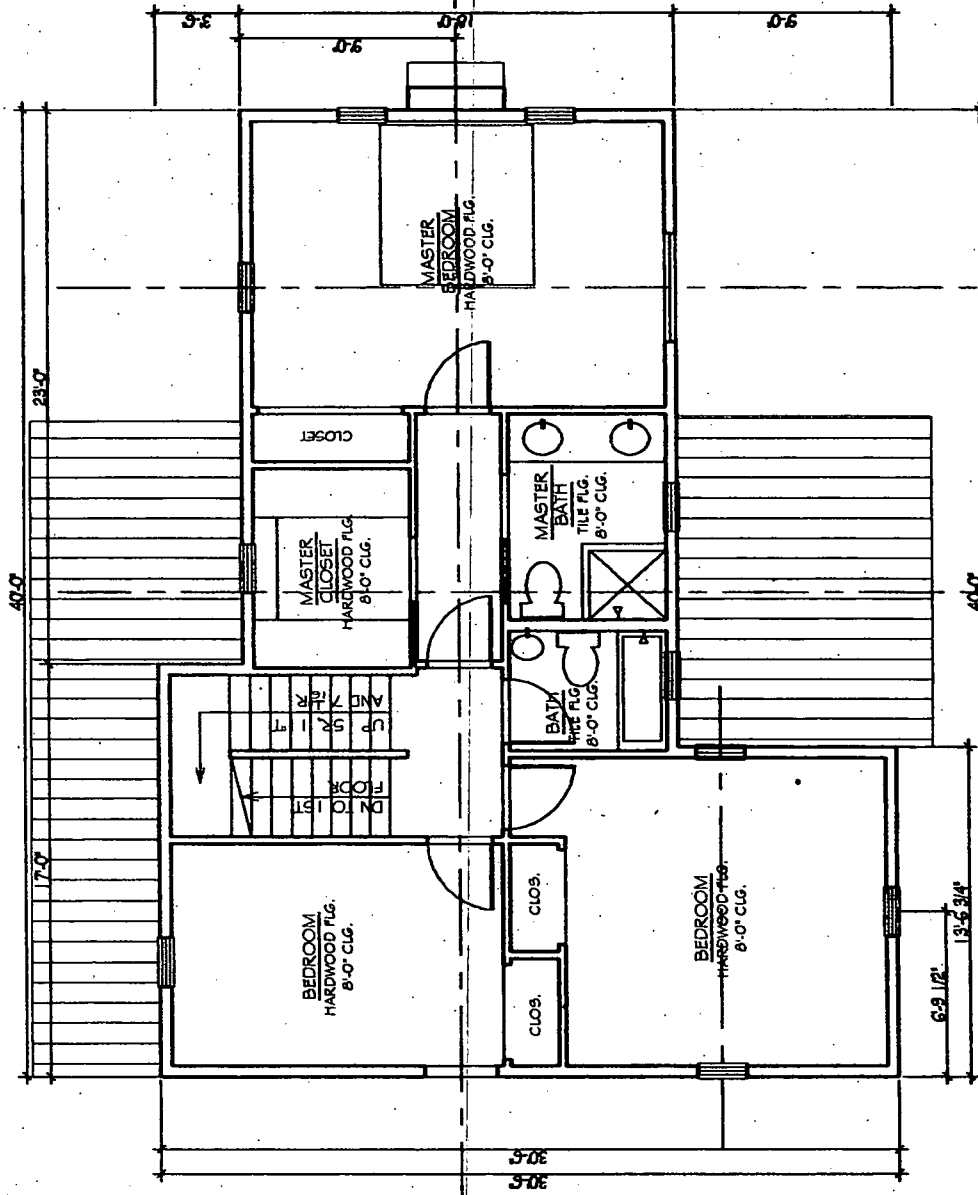
Dates:

TODAY'S DATE 18 JAN 05

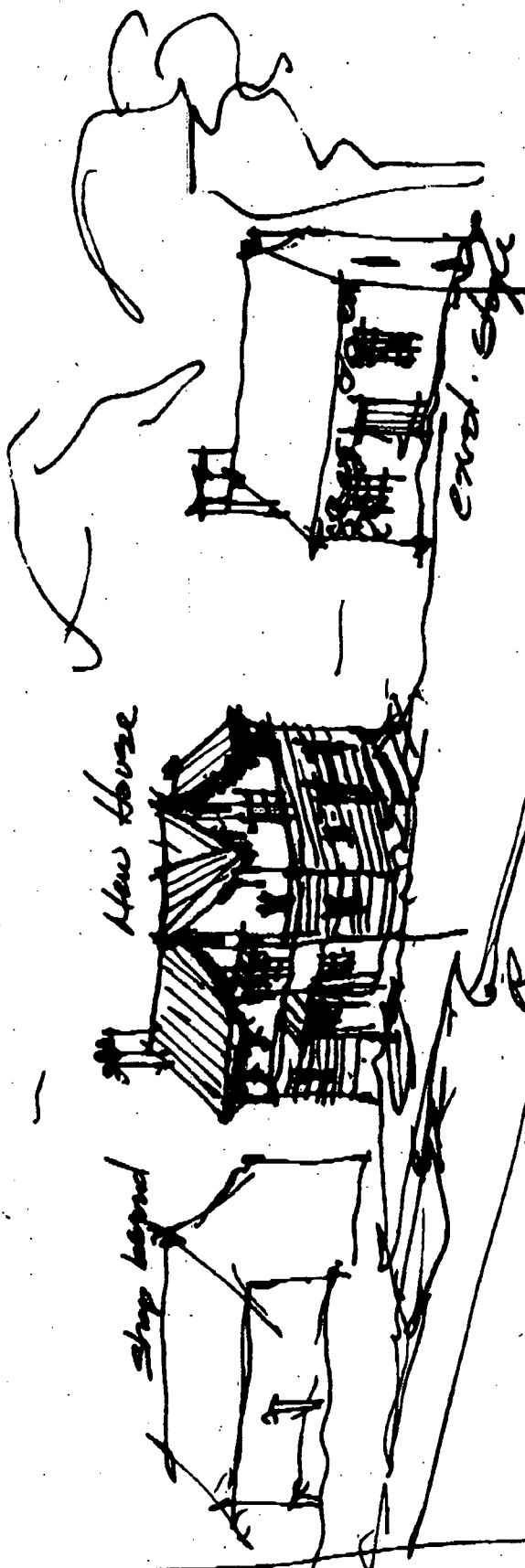
Drawings:

PLANS

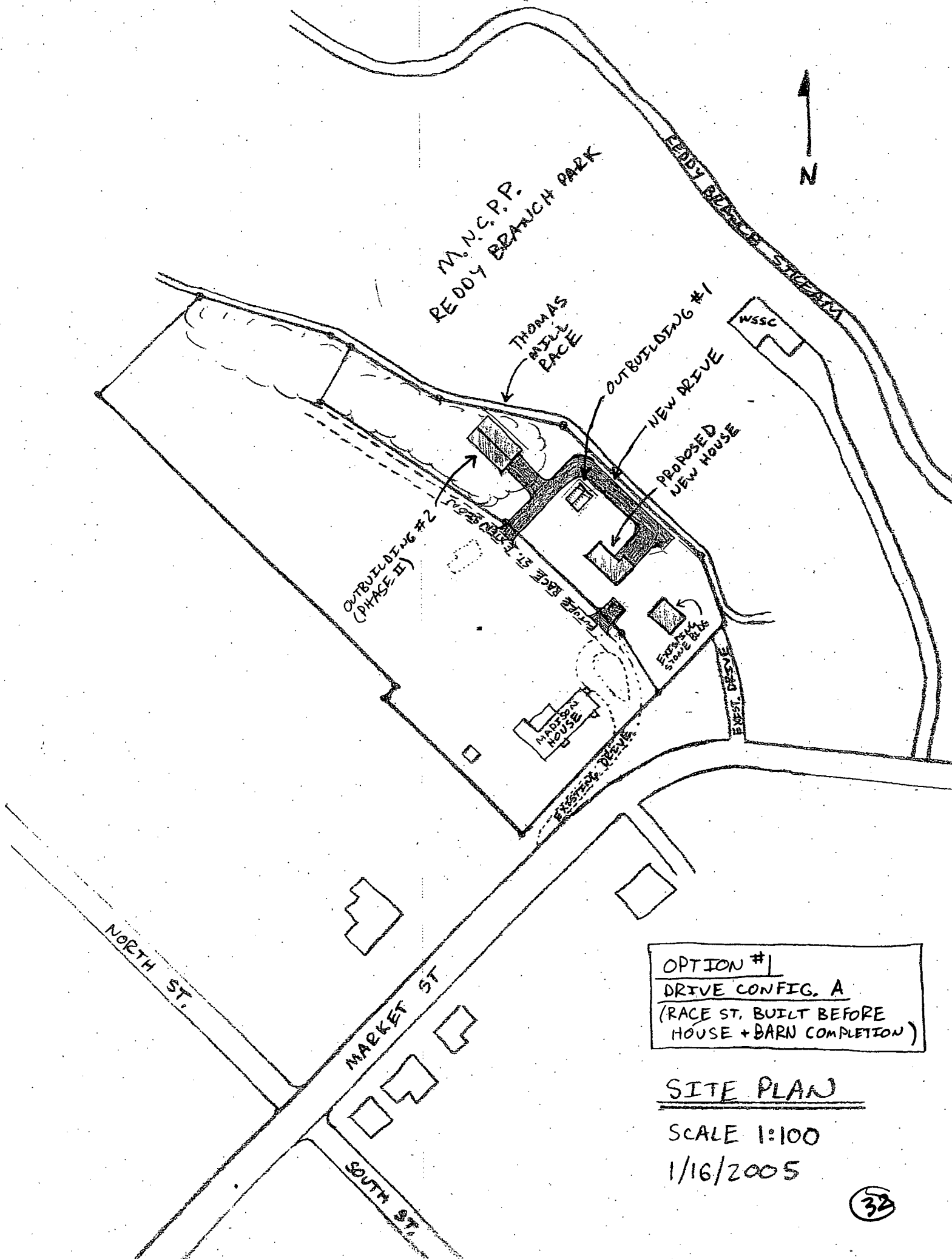
SCHEMATIC DESIGN - 18 JANUARY 05



1 2ND FLOOR PLAN
A3 SCALE: 1/8" = 1'-0"
OPTION #1



Sketch of Race Street
RAB 1.13.05

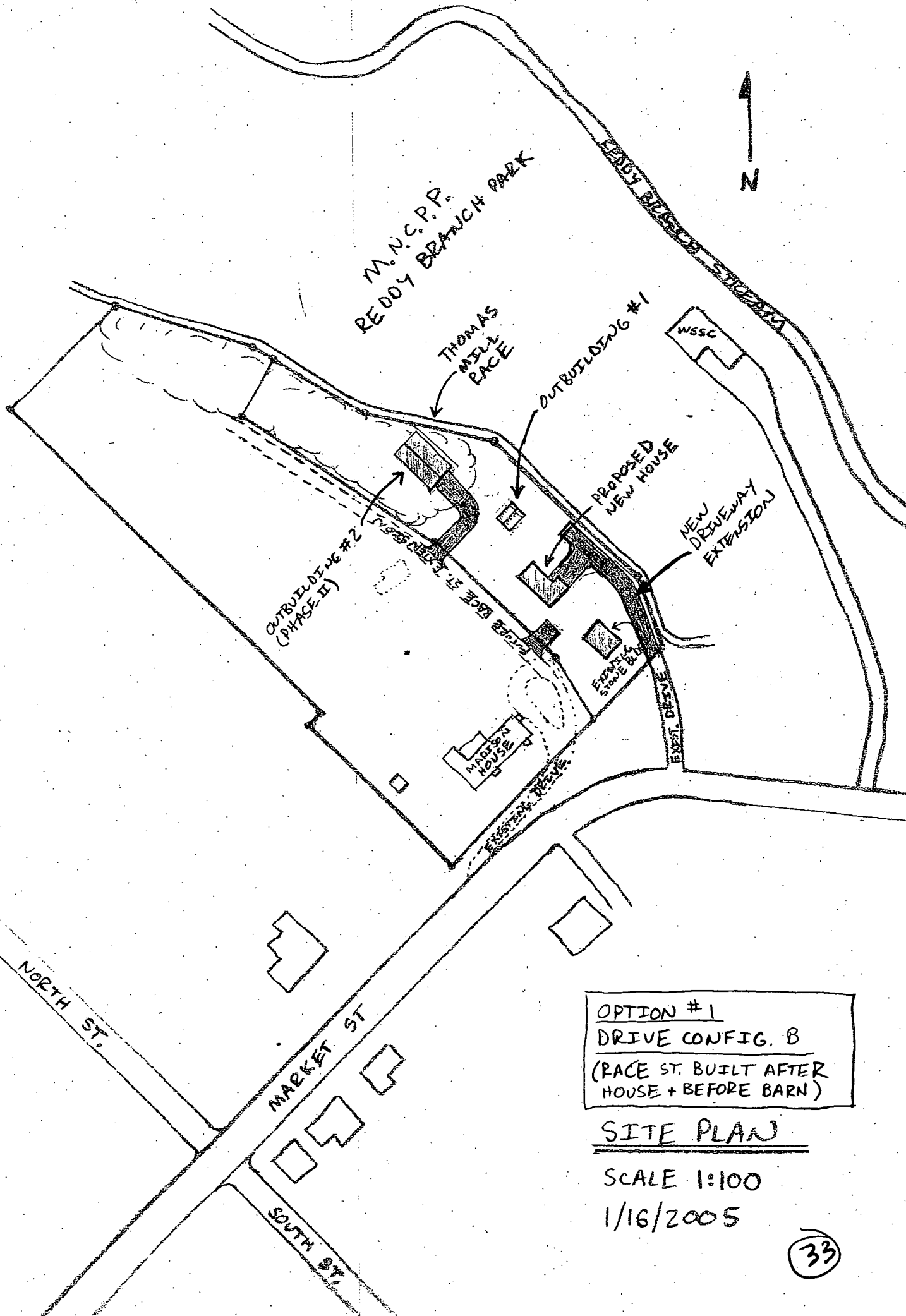


OPTION #1
 DRIVE CONFIG. A
 (RACE ST. BUILT BEFORE
 HOUSE + BARN COMPLETION)

SITE PLAN

SCALE 1:100

1/16/2005

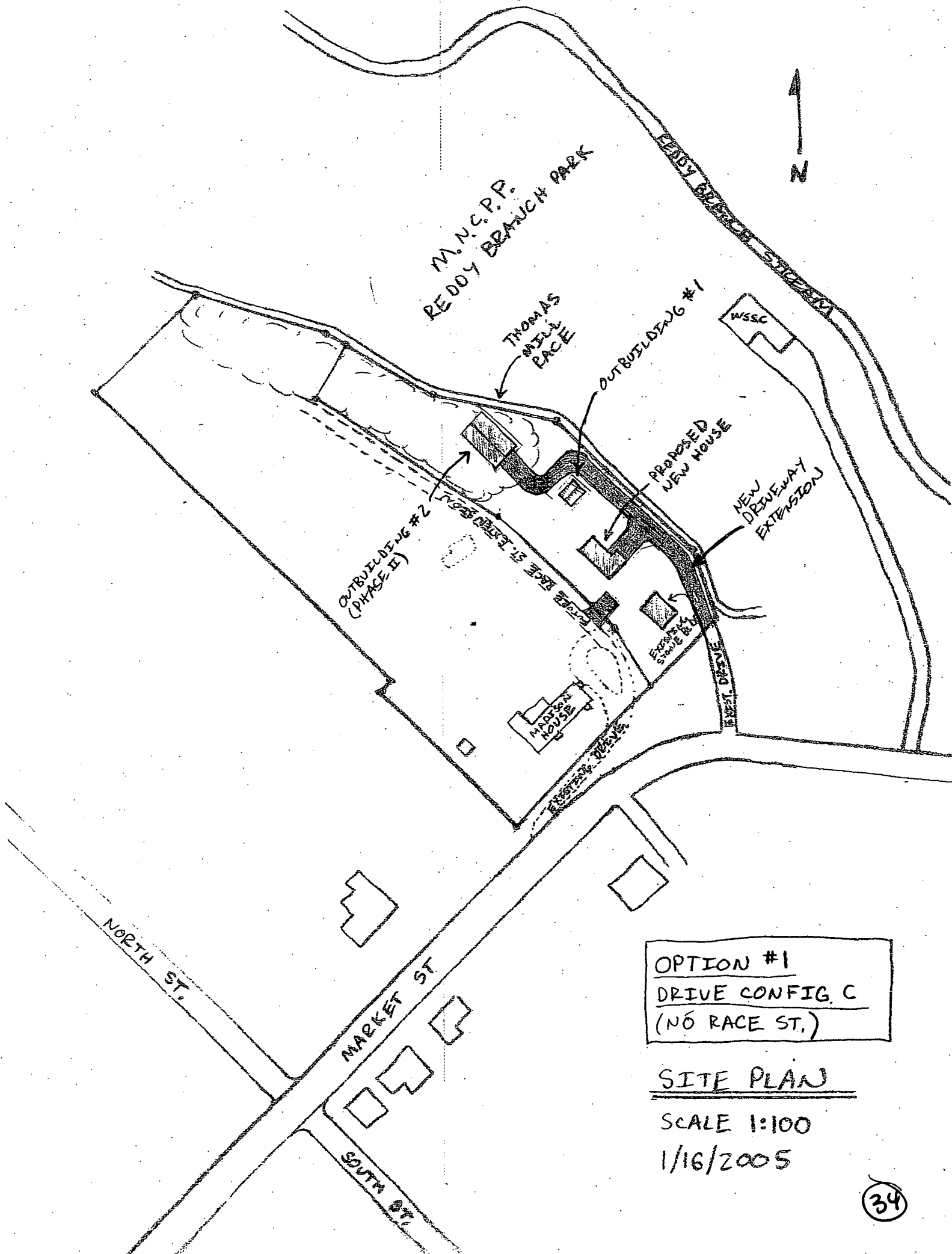


OPTION #1
 DRIVE CONFIG. B
 (RACE ST. BUILT AFTER
 HOUSE + BEFORE BARN)

SITE PLAN

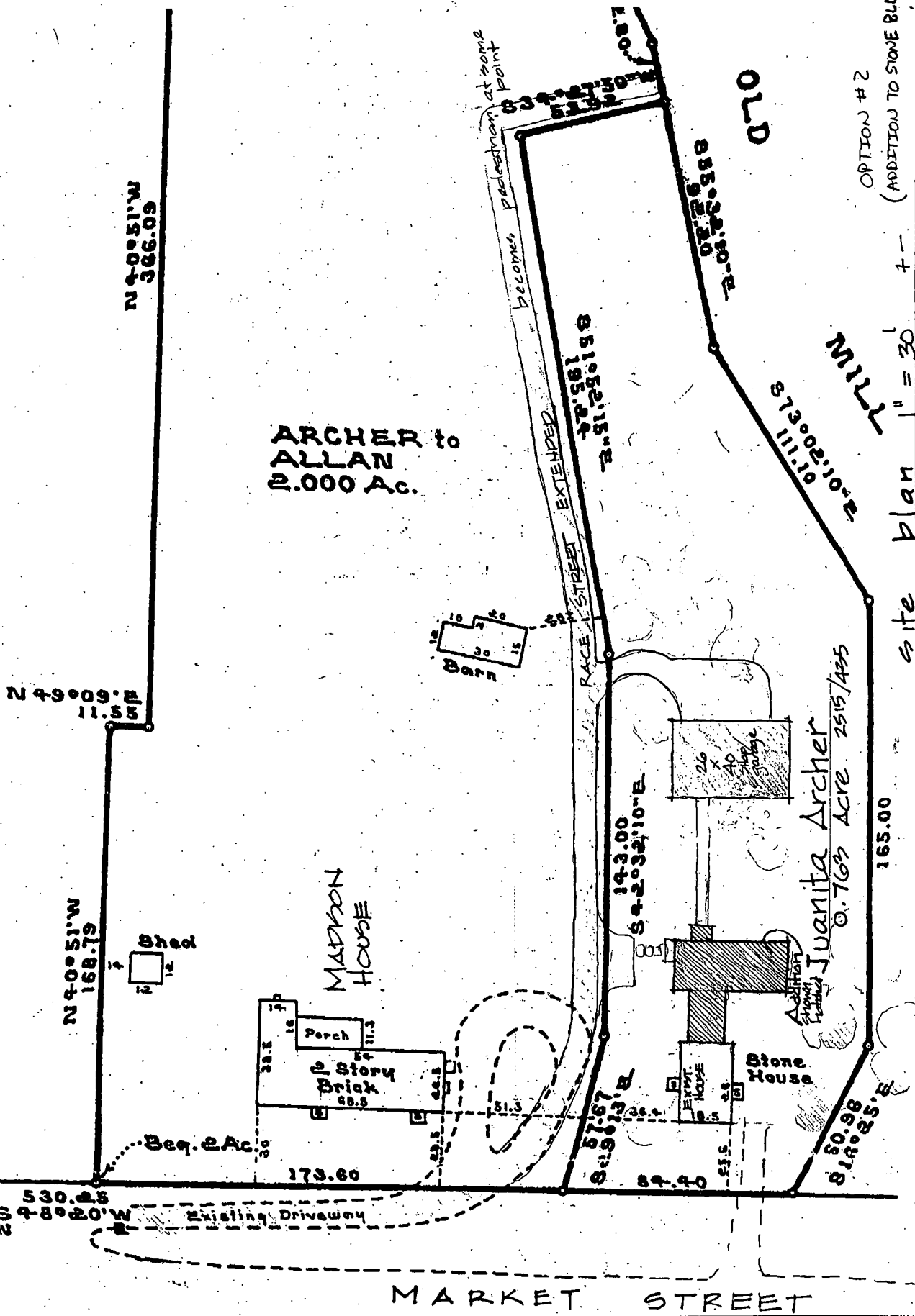
SCALE 1:100

1/16/2005



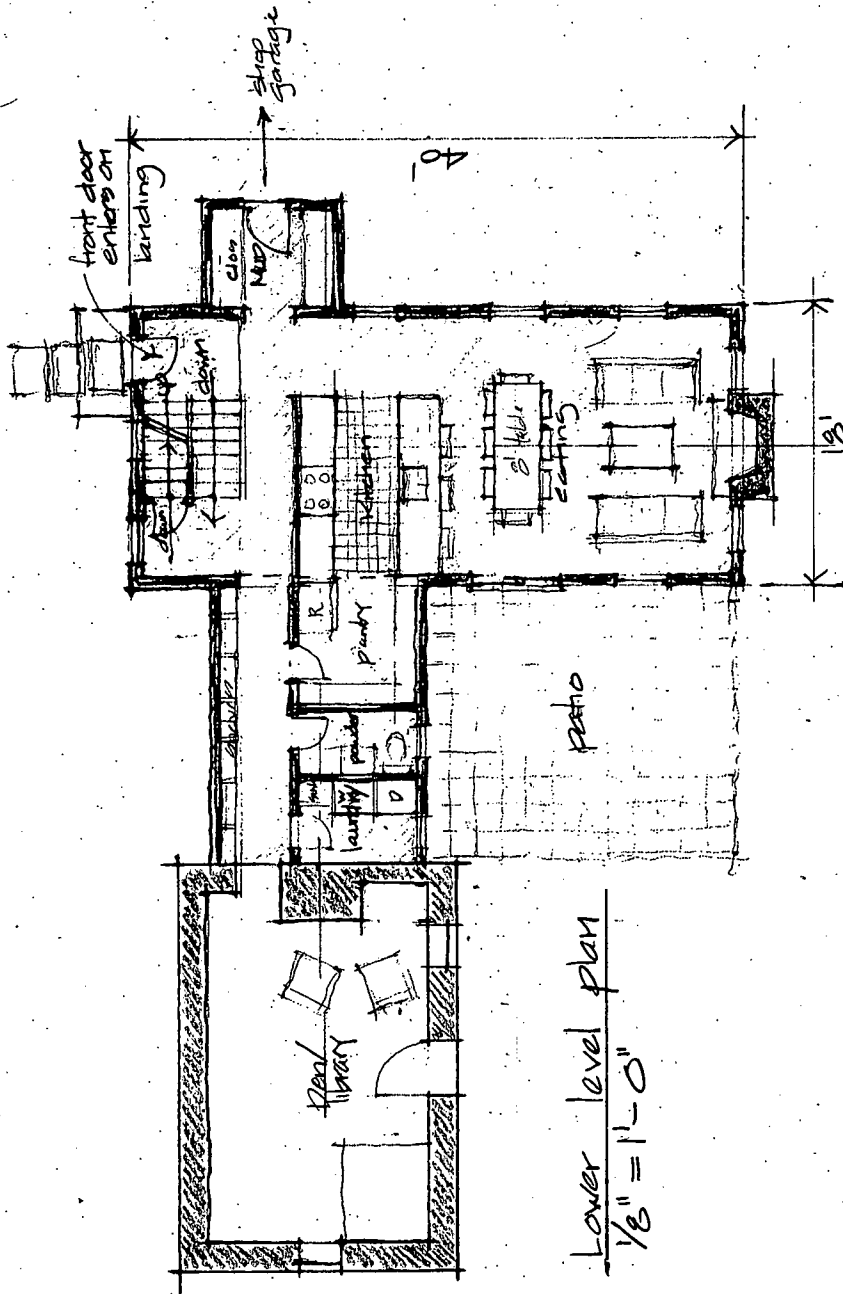
OPTION #1
 DRIVE CONFIG. C
 (NO RACE ST.)

SITE PLAN
 SCALE 1:100
 1/16/2005



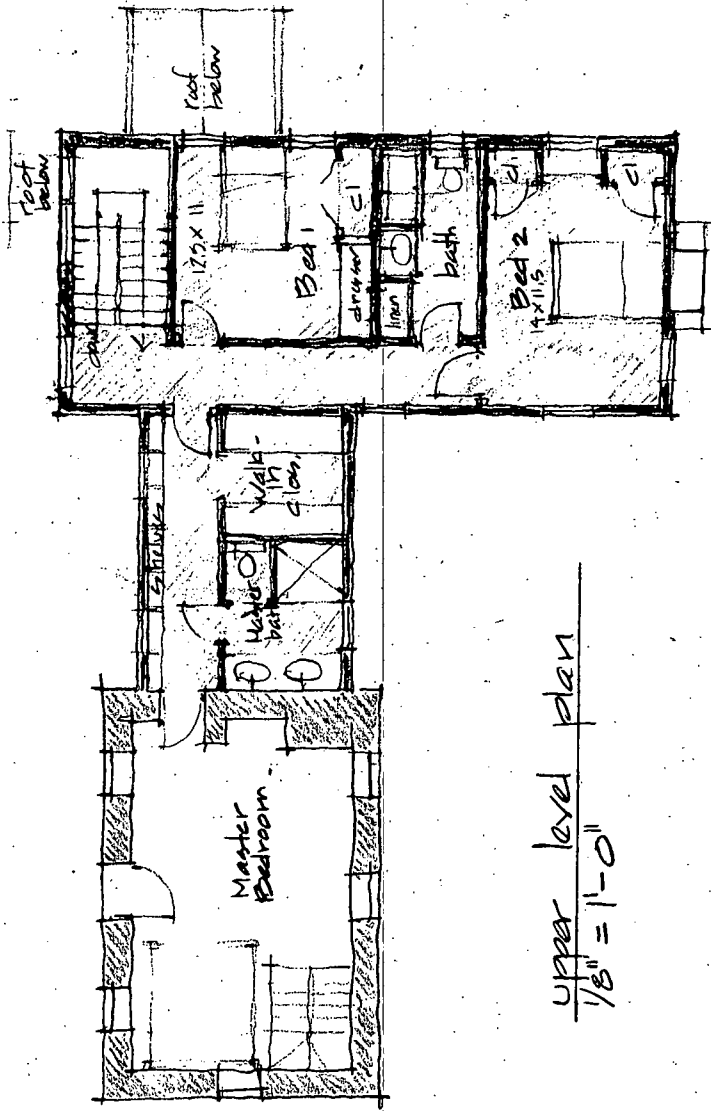
OPTION #2
 (ADDITION TO STONE BLDG.)

1" = 30'



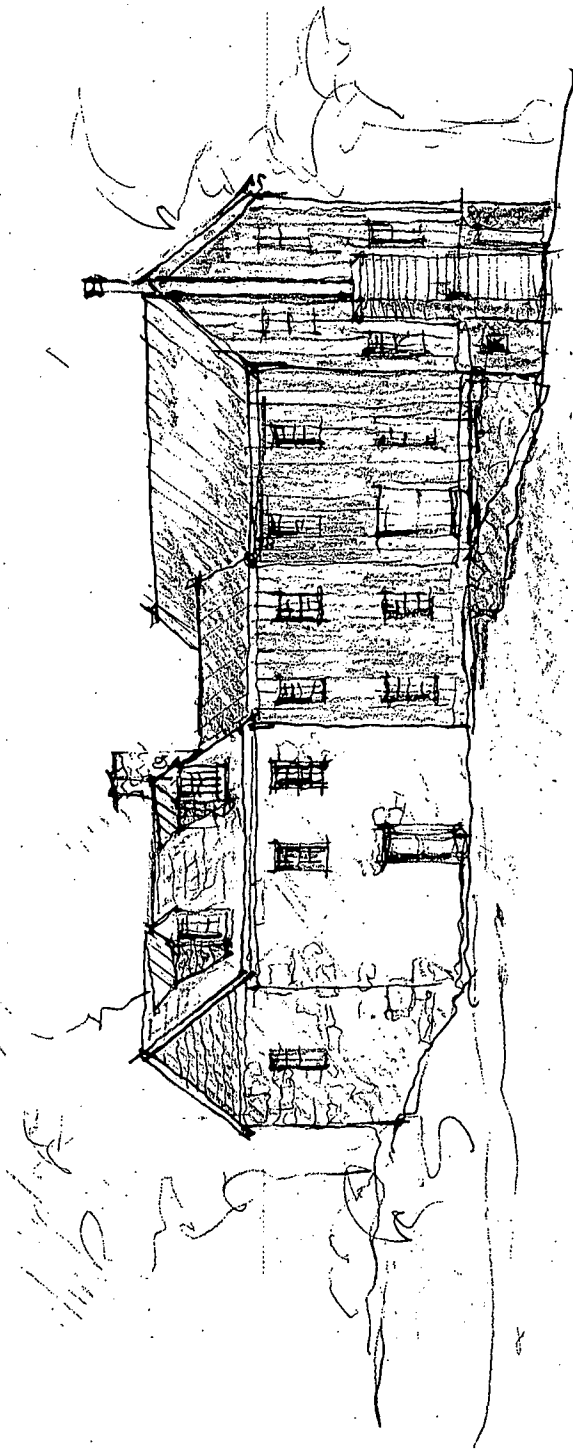
Lower level plan
 $\frac{1}{8}'' = 1'-0''$

OPTION #2
 (ADDITION TO STONE BLDG.)



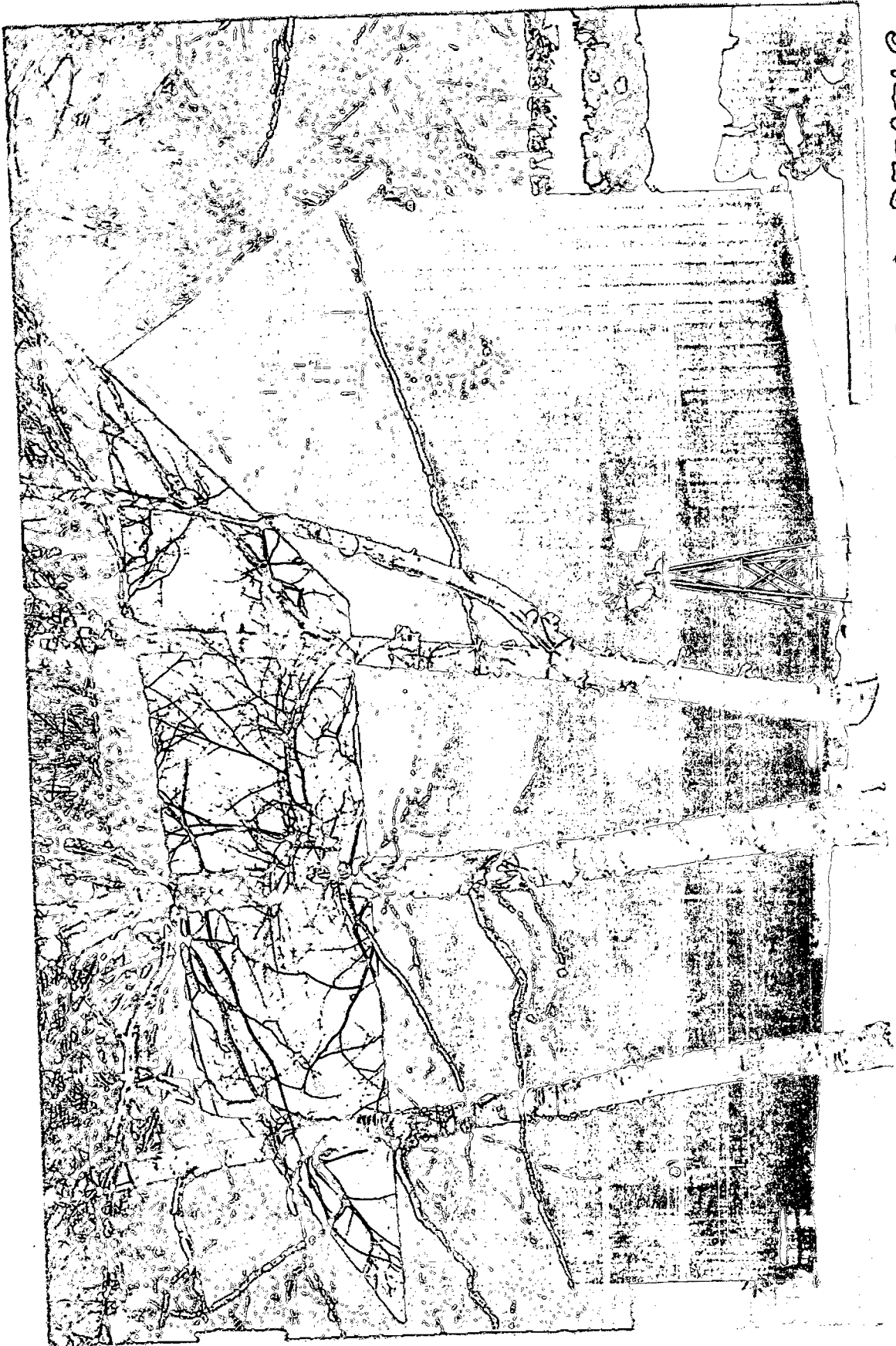
upper level plan
 1/8" = 1'-0"

OPTION #2
 (ADDITION TO STONE BLDG.)



3D SKETCH

OPTION #2
(ADDITION TO STONE BUNG.)



EXAMPLE OF PROPOSED OUTBUILDING DETAILS



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHE BOOZ
Daytime Phone No.: (301) 774-6911

Tax Account No.: 00731780
Name of Property Owner: CHRIS + ANDREA SCANLON Daytime Phone No.: 301-255-2155
Address: 212 MARKET ST, BROOKEVILLE MD 20833
Contractor: NOT SELECTED YET Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 203 Street: MARKET ST.
Town/City: BROOKEVILLE Nearest Cross Street: RT 97/GEORGIA AVE.
Lot: N/A Block: N/A Subdivision: 5
Liber: 558 Folio: 860 Parcel: P336

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[X] Construct [] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [X] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimate: \$ 300,000
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 [X] WSSC 02 [] Septic 03 [] Other: IF AVAILABLE
2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other: IF AVAILABLE

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[] On party line/property line [] Entirely on land of owner [] On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

1/14/2005 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:

SEE ATTACHED.

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

SEE ATTACHED

2. SITE PLAN

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

- ✓ a. the scale, north arrow, and date;
- ✓ b. dimensions of all existing and proposed structures; and
- ✓ c. 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.

- a. *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.
- b. 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

- ✓ a. 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.
- ✓ b. 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 canopy 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).

1. WRITTEN DESCRIPTION OF PROJECT

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

203 Market St. includes a single existing stone structure (approx. 18'x 26') with an 18'x 16' screened porch addition constructed some time after 1976. The existing structure has been modified a number of times over the years and has currently suffering badly from the effects of a lack of maintenance.

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

The proposed project consists of the following items:

Phase I

- **Restoration of Existing Stone Structure** – Exterior work includes removal of existing non-historic screen porch and repairs to the existing cedar shingle roof. The large tree leaning over the North corner of the structure would be removed for both for the safety of the structure and its occupants.
- **Construction of New Outbuilding** – Construction of small (approx 16' x 18') outbuilding for storage of lawn and garden equipment. Structure will be detailed as a farmer's outbuilding (board and batten exterior, metal or wood shingle roof).
- **Construction of New House OR Addition to Existing Stone Structure:**
 - **Option 1: Construction of New House (preferred approach by applicant)** – Construction of a new historically appropriate 2 story, 3 Bedroom house.

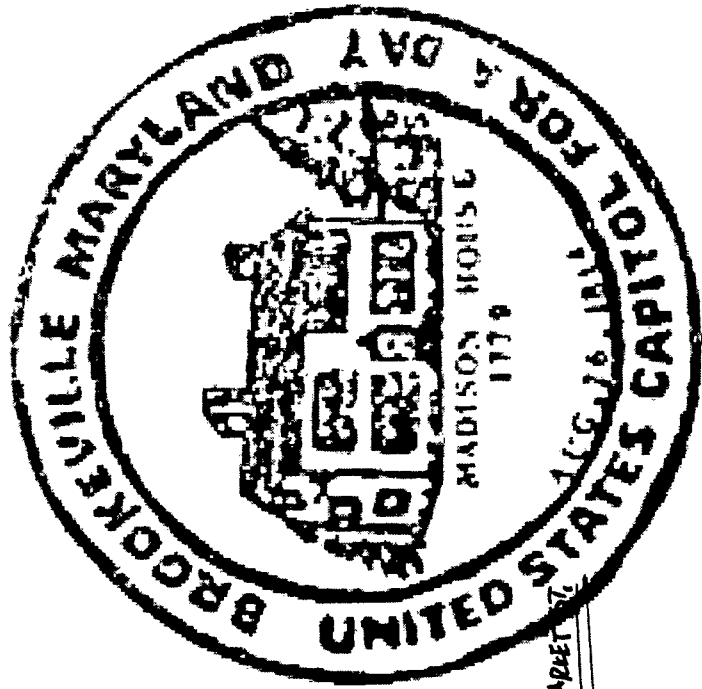
OR

- **Option 2: Construction of an Addition to Existing Structure** – If a new separate building is not allowed by the Brookeville Planning Commission, a 2 story addition with 2 bedrooms would be proposed.

Phase II

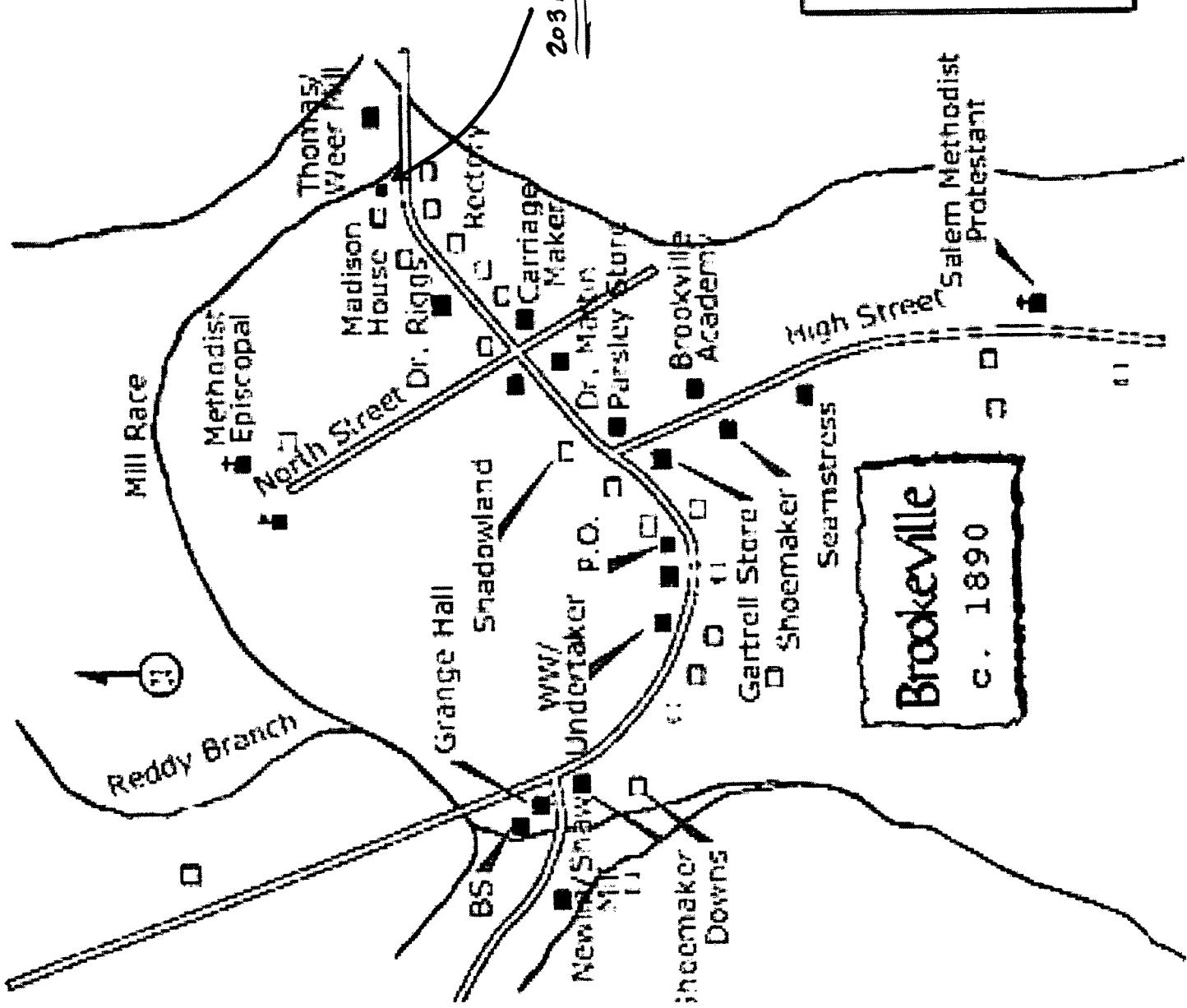
- **Construction of New Outbuilding** – construction of new outbuilding approx 26' x 40' to be used as woodworking hobby shop. Structure will be detailed to look like a traditional barn.

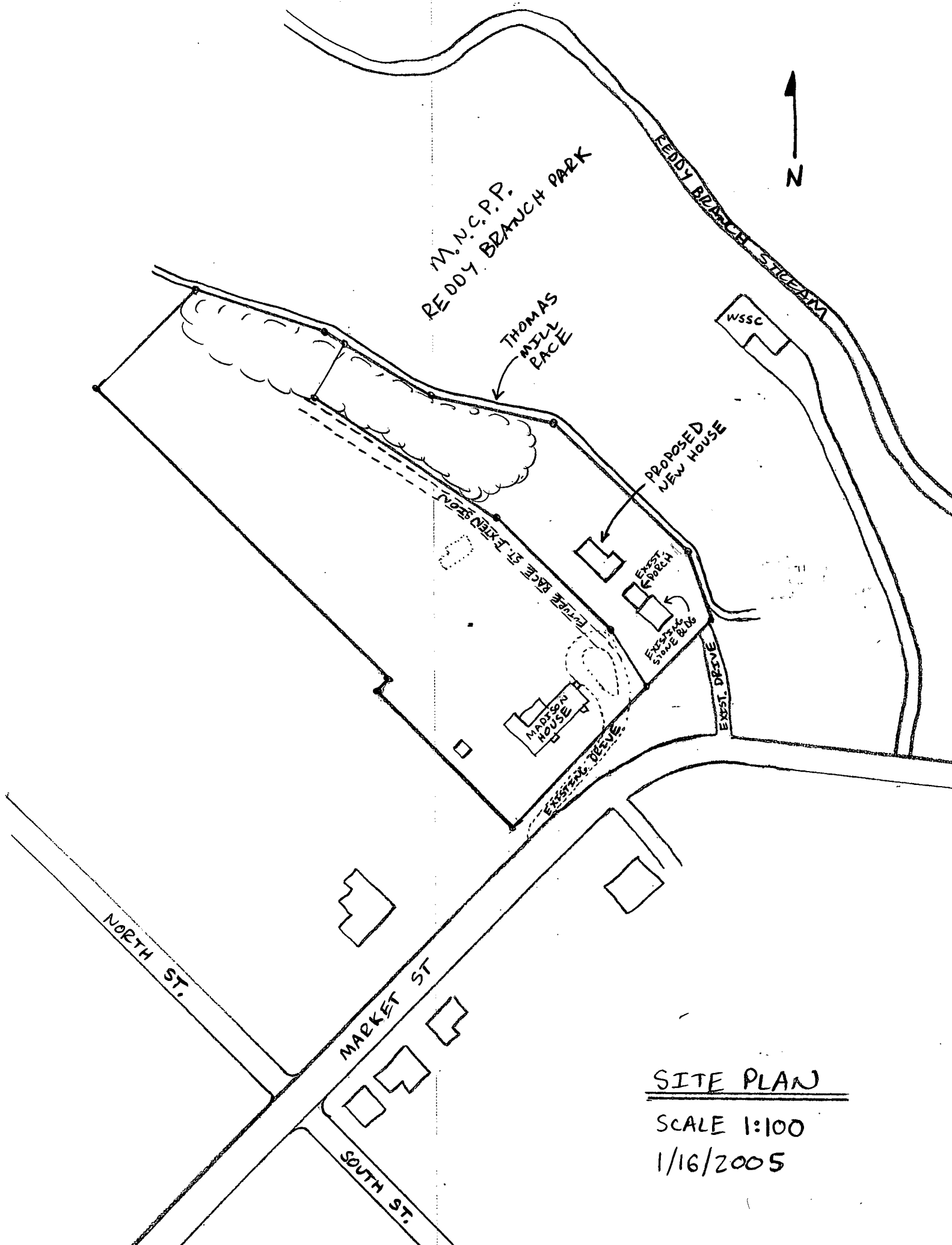
Note Regarding Race Street: Some of the attached plans refer to a road called "Race St. Extension". The Madison House property owners are currently developing plans to subdivide their property and build a house on the rear of their lot. It is anticipated that their proposal will include the public dedication of Race Street as shown on the attached plans. Race St. appears on many early maps of the town at this location, but currently does not exist. Access to the new house or addition at 203 Market St. would be by either extending the existing driveway from Market St. along the NE property line or by constructing a new drive from Race St.



Legend

	Home		Blacksmith
	Business		Wheelwright
	Church		Road
	School		Private Road

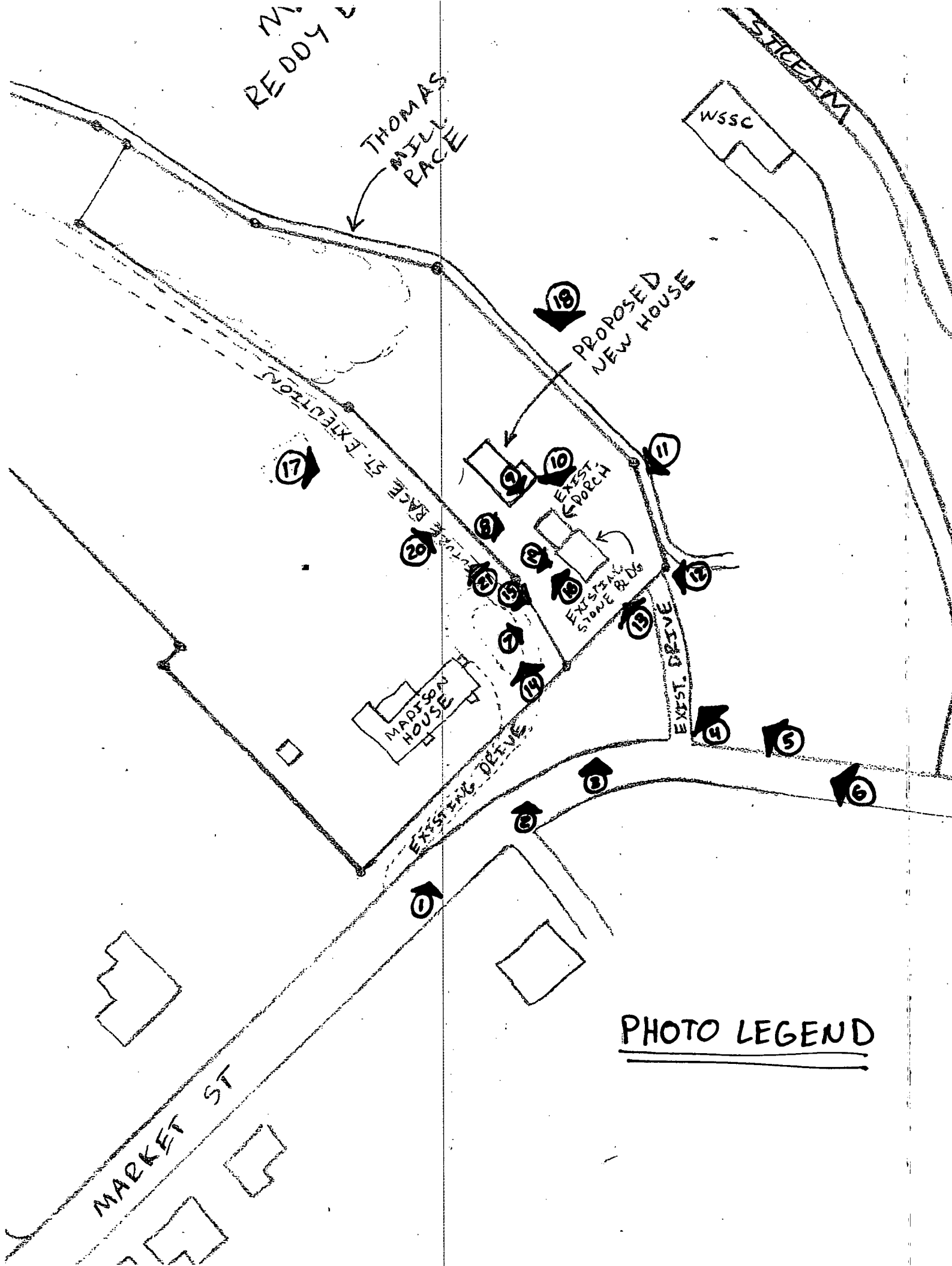




SITE PLAN

SCALE 1:100

1/16/2005



M. REDDY

THOMAS MILL RACE

STREAM

WSSC

PROPOSED NEW HOUSE

RACE ST. EXTENSIONS

EXIST. PORCH

EXIST. STONE R.D.

MADISON HOUSE

EXISTING DRIVE

EXIST. DRIVE

MARKET ST

PHOTO LEGEND

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)

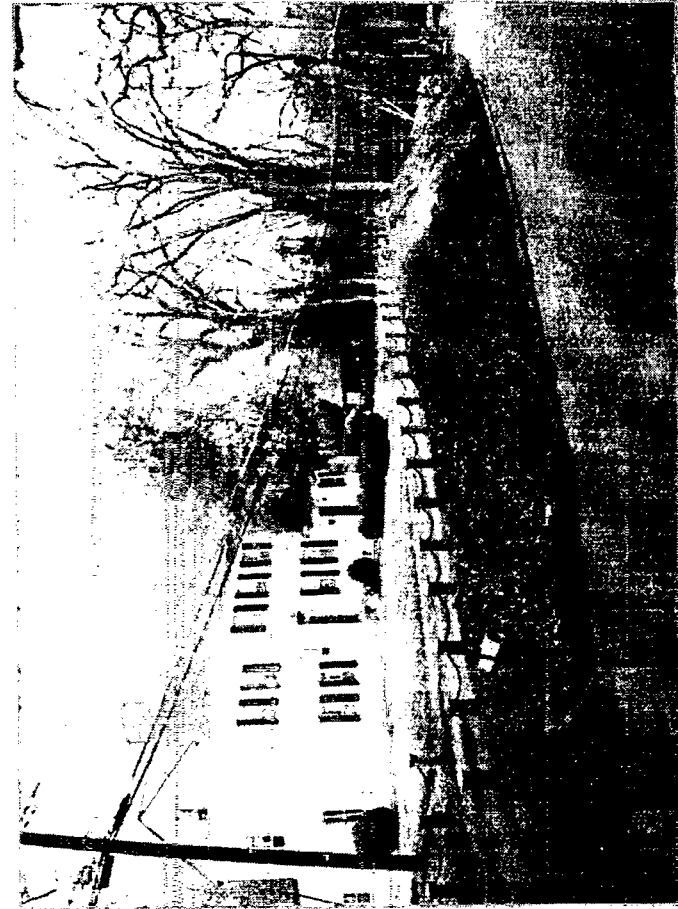


Photo 1 - View from Market St. looking downhill.
(Madison House in foreground, 203 Market in background)

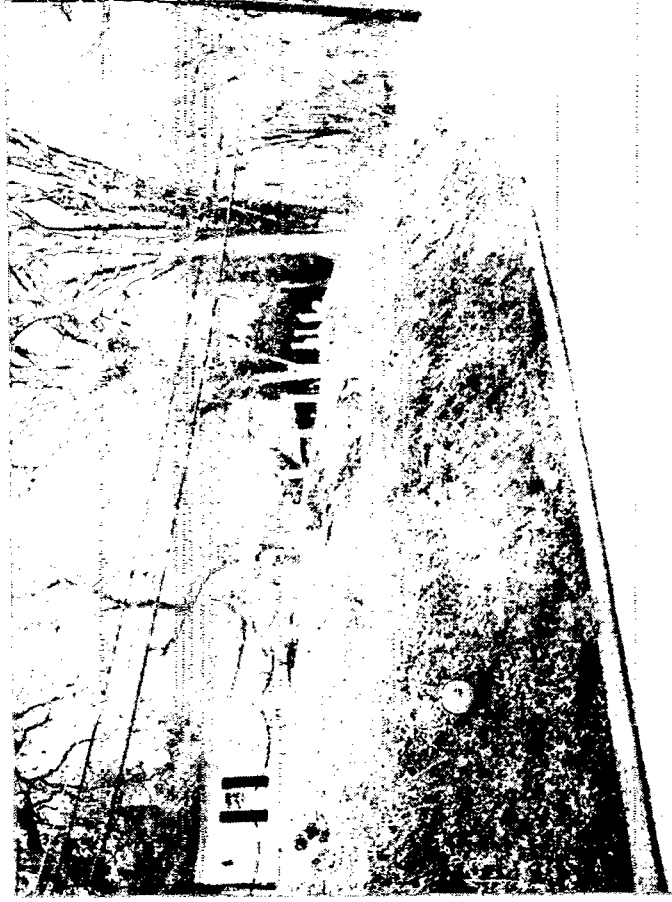


Photo 2 - View from Market St. looking downhill.
(Madison House on far left)

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)

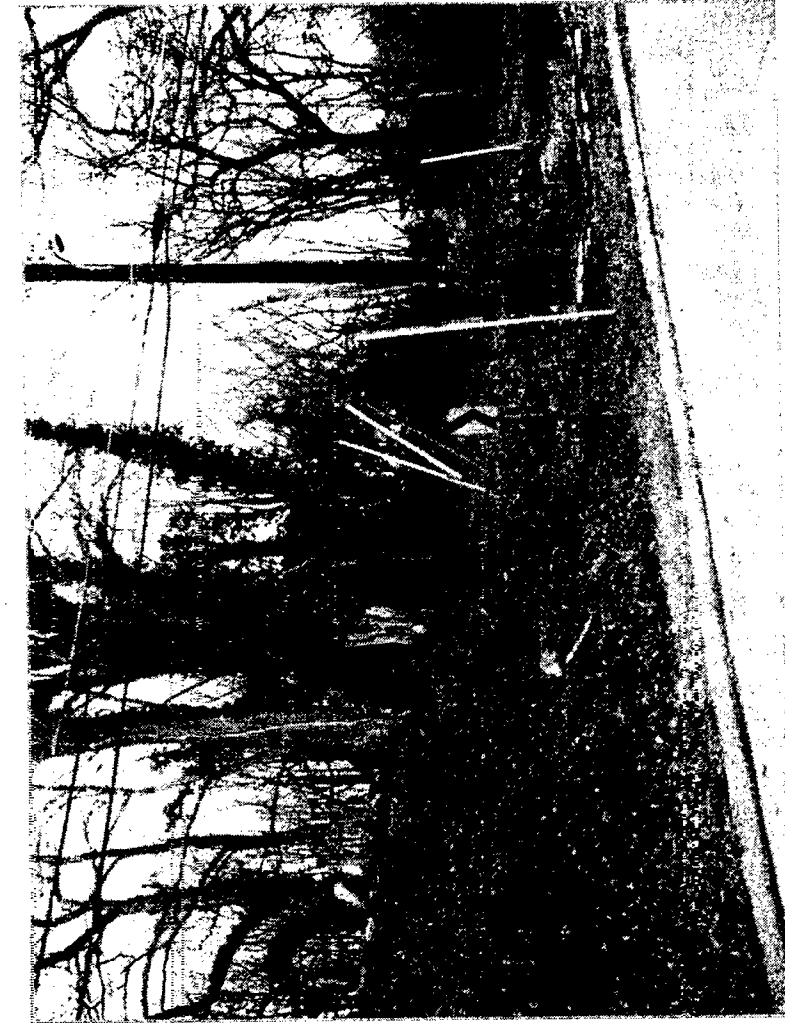


Photo 3 View from Market St.



Photo 4 - View from directly across from 203 Market

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)

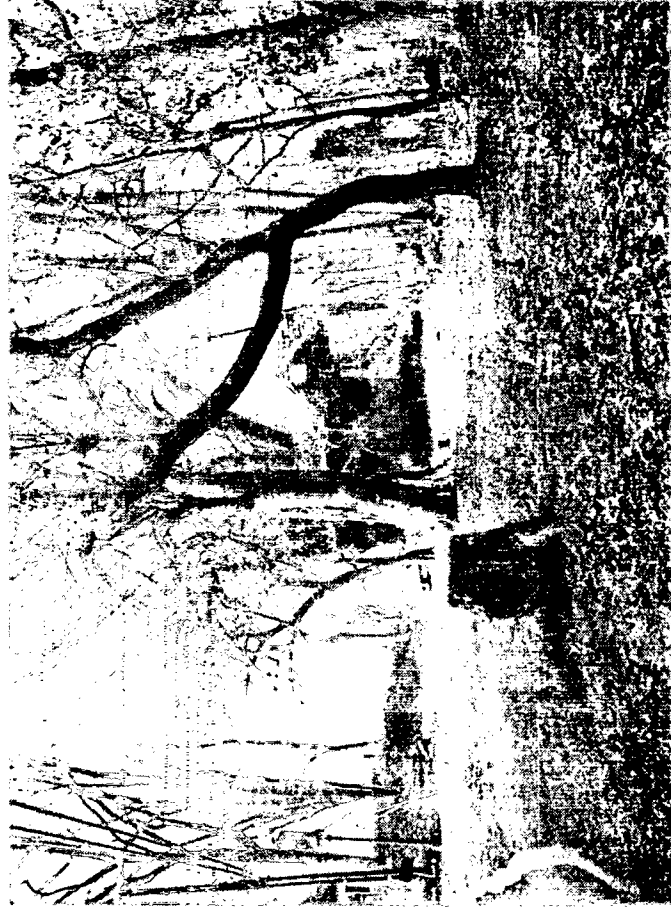


Photo 5 - View from Market St. looking up hill.
(Madison house on far left)



Photo 6 - Looking from Market St. up hill

203 Market St., Brookeville, MD
Existing Stone Structure

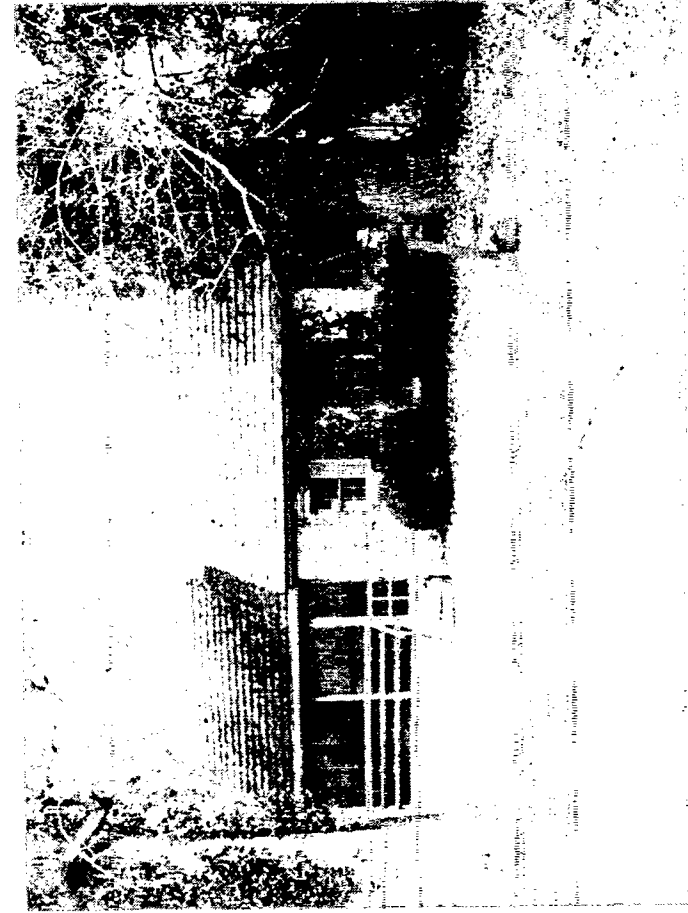


Photo 7 - West Elevation

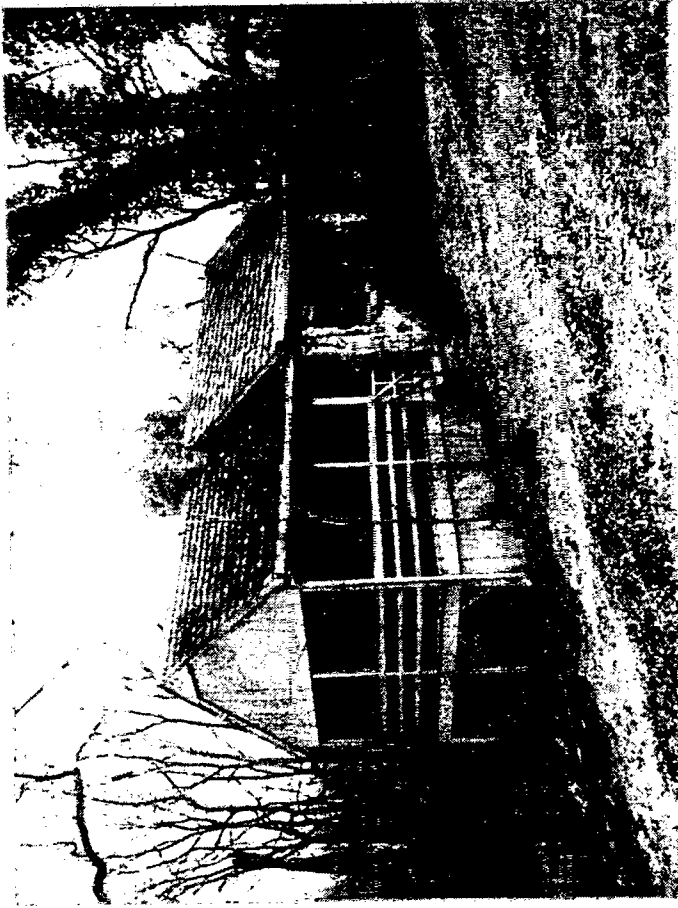


Photo 8 - West and North Elevations

203 Market St., Brookeville, MD
Existing Stone Structure



Photo 9 - North Elevation

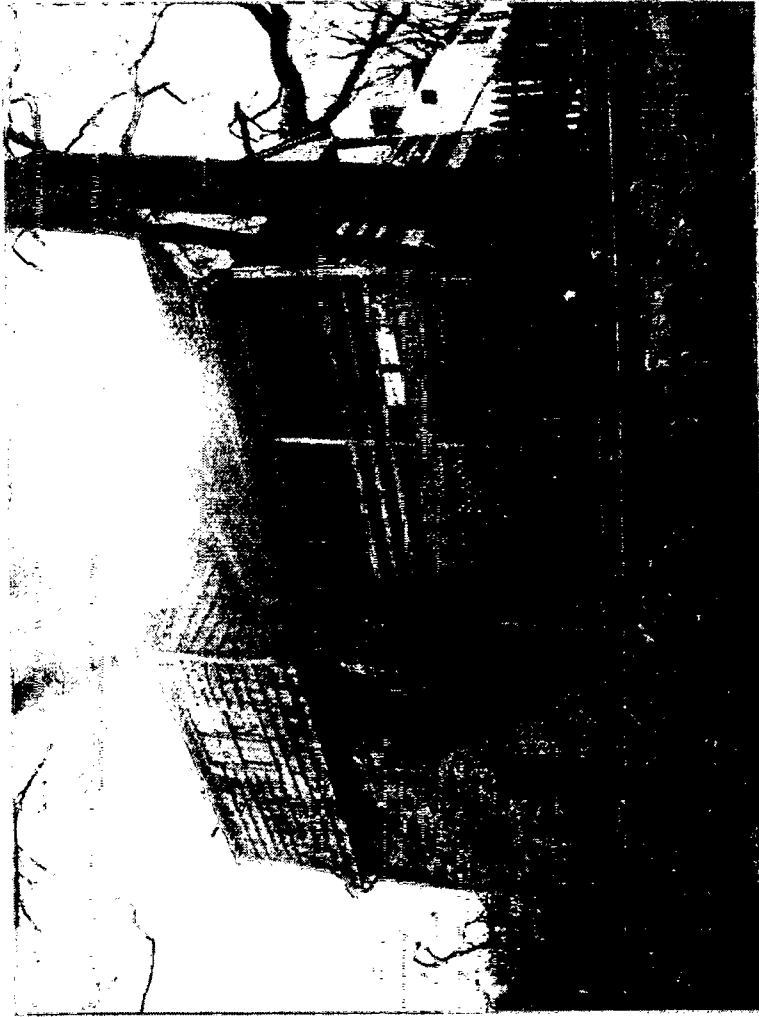


Photo 10 - East and North Elevations

203 Market St., Brookeville, MD
Existing Stone Structure

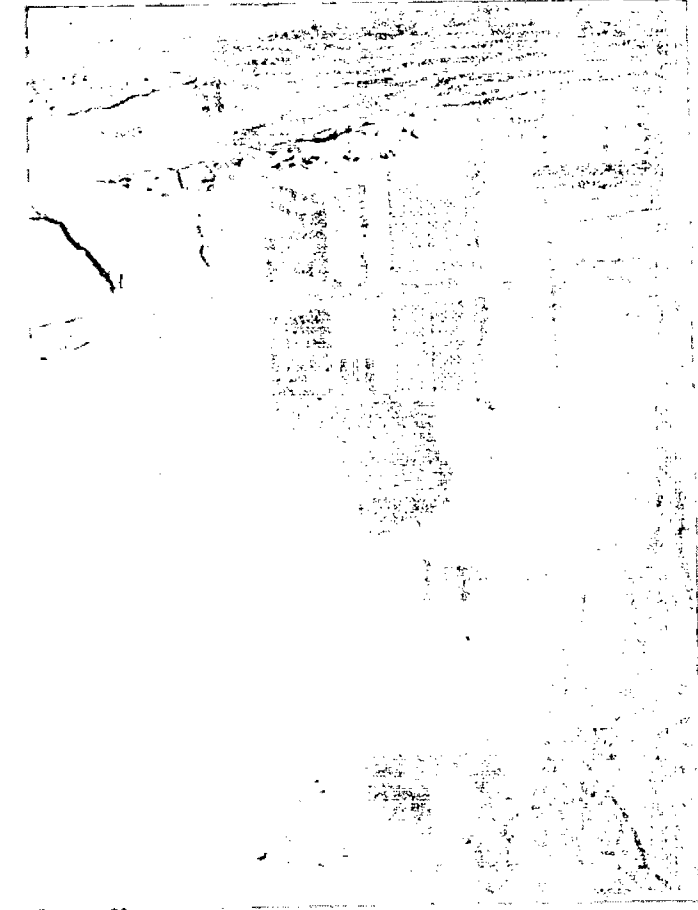


Photo 11 - East Elevation

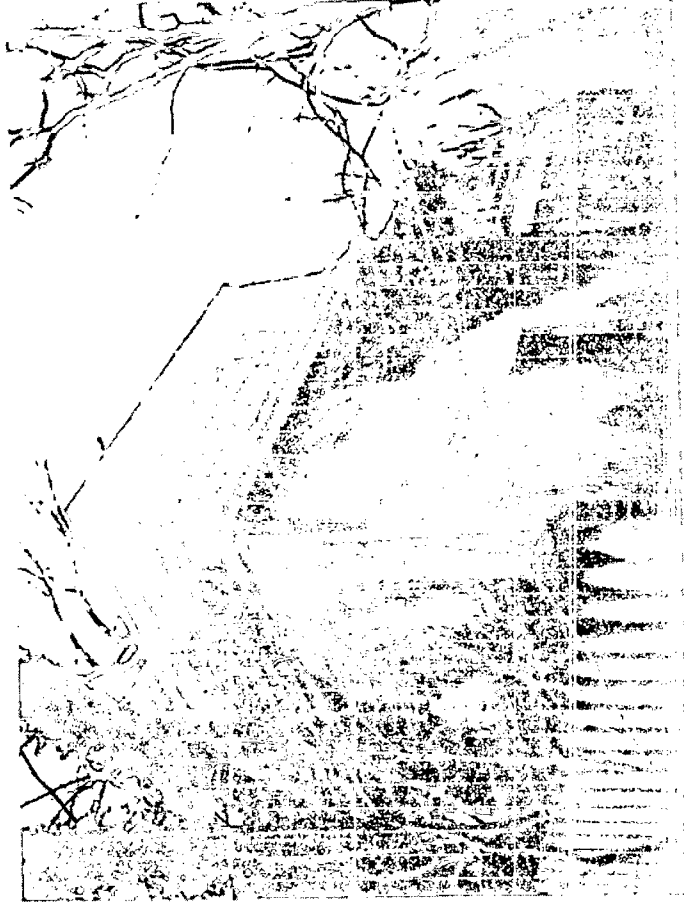


Photo 12 - South and East Elevation

203 Market St., Brookeville, MD
Existing Stone Structure

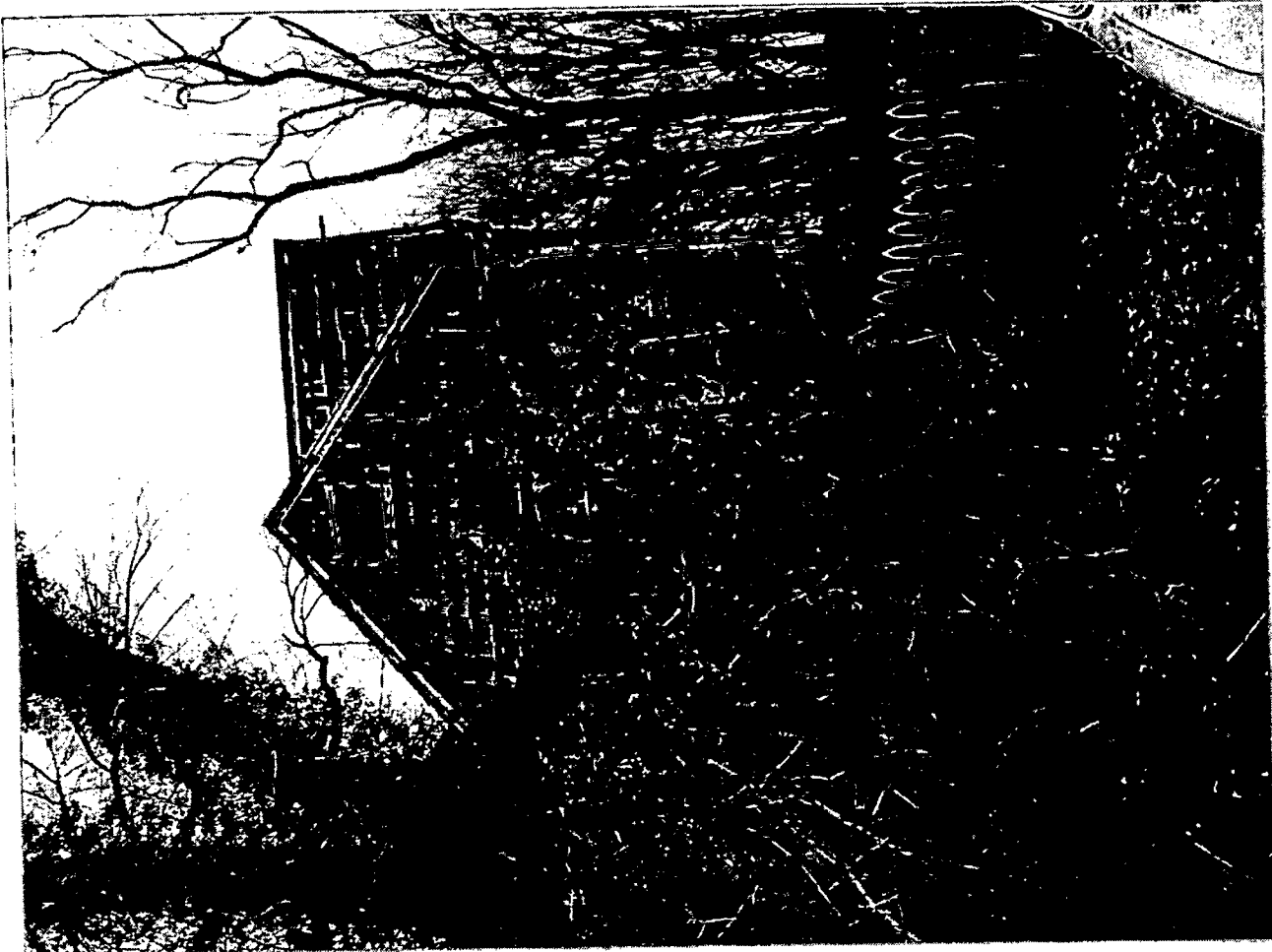


Photo 13 - South Elevation

203 Market St., Brookeville, MD
(view of surrounding land)

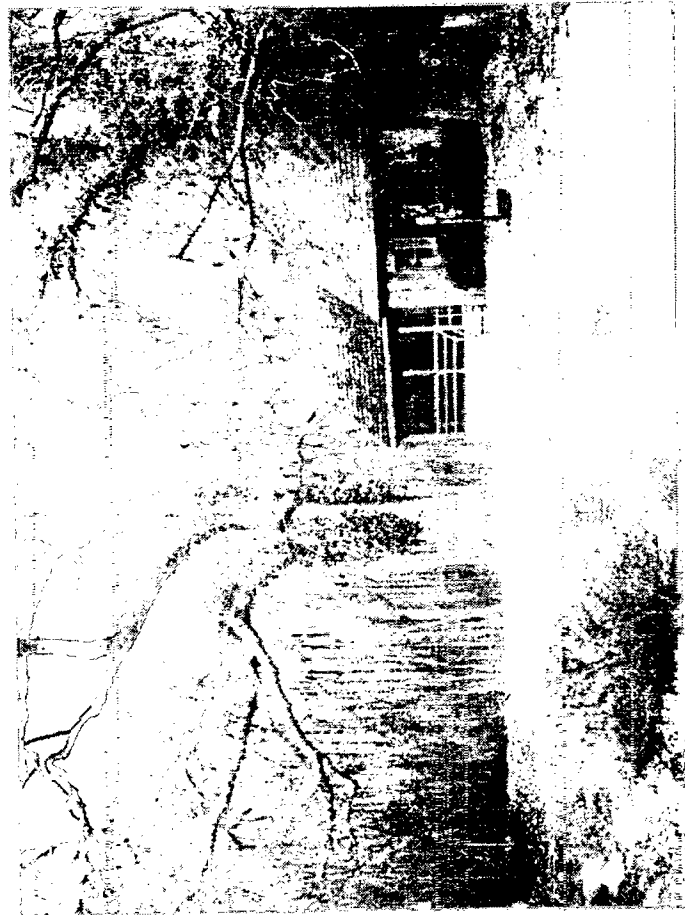


Photo 14 - View from Madison House drive
down towards Market St.



Photo 15 - View from Madison House drive
down towards Market St.

203 Market St., Brookeville, MD
(view of surrounding land)



Photo 17 View from back of
Madison House lot looking East

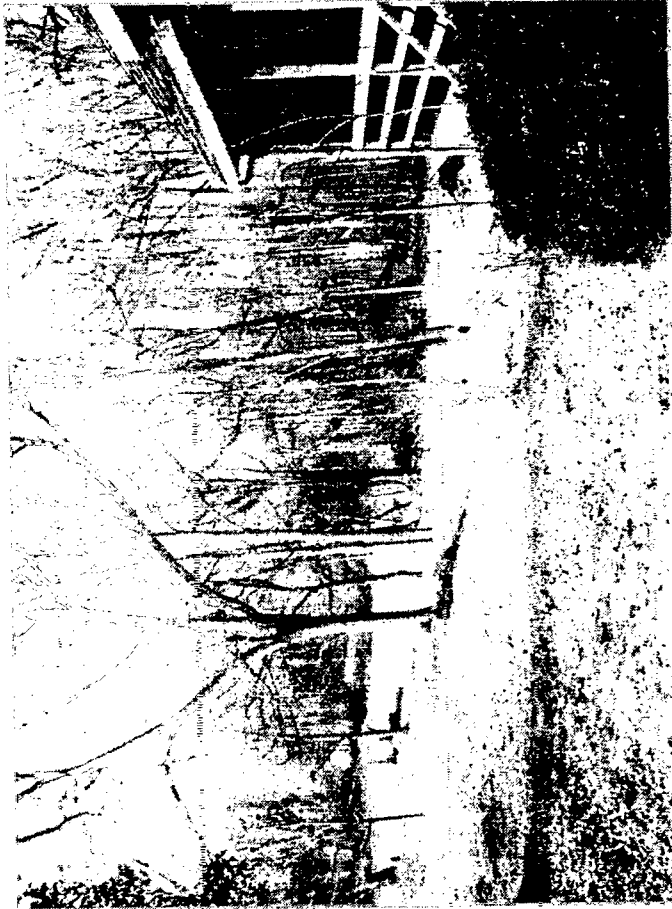


Photo 16 - View looking NW from face of
existing stone structure

203 Market St., Brookeville, MD
(view of surrounding land)

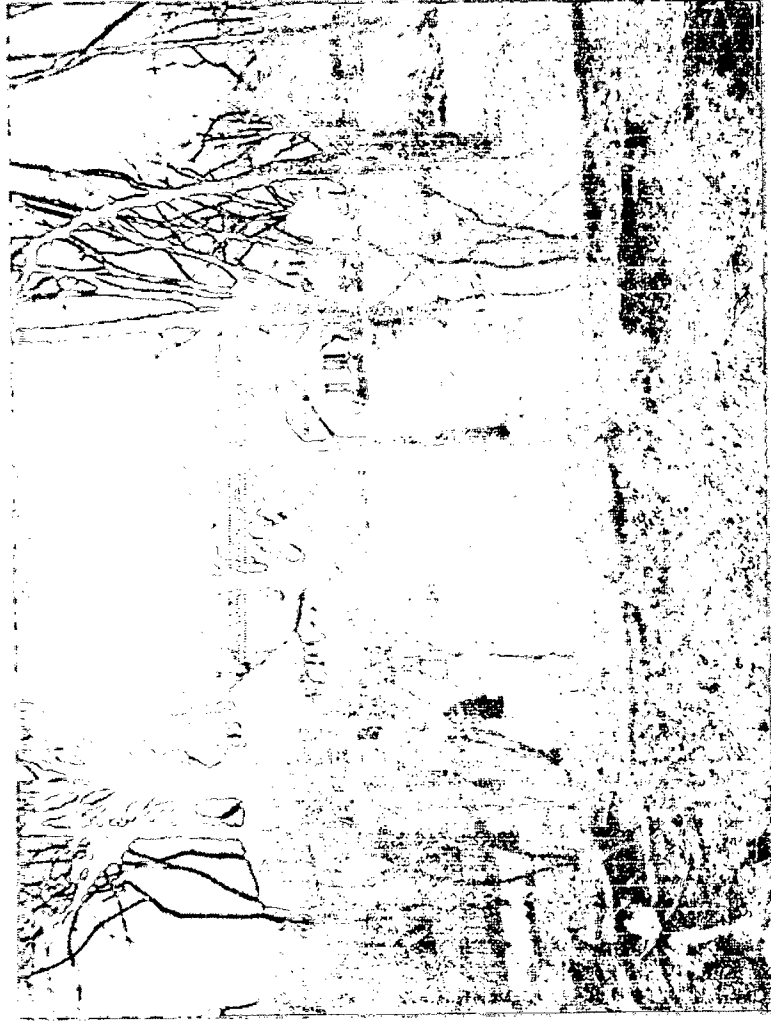


Photo 18 View from across mill race looking South

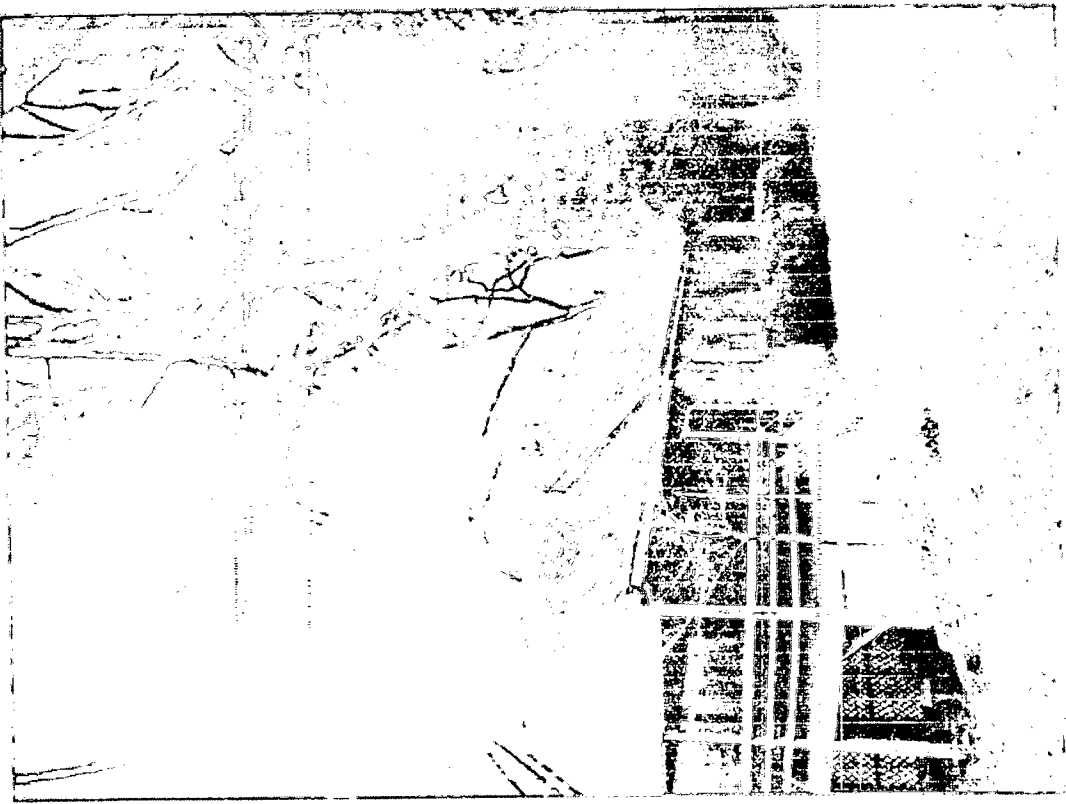


Photo 19 - View of large tree looming over existing stone structure. (Due to the tree's significant leaning towards the existing building and proximity to building it's removal is proposed.)

203 Market St., Brookeville, MD (view of surrounding land)

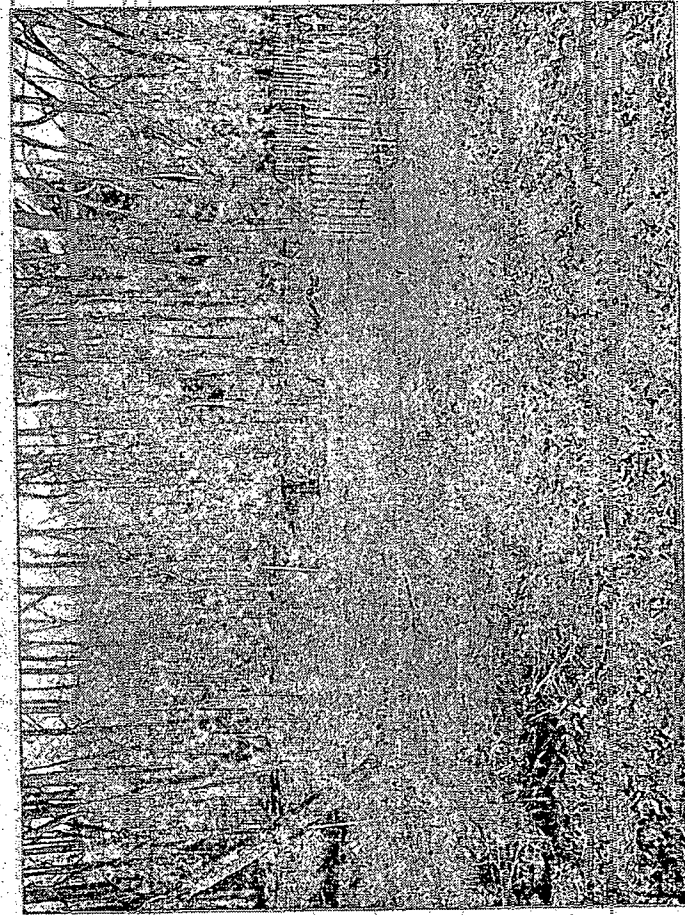


Photo 20 - Proposed new building site

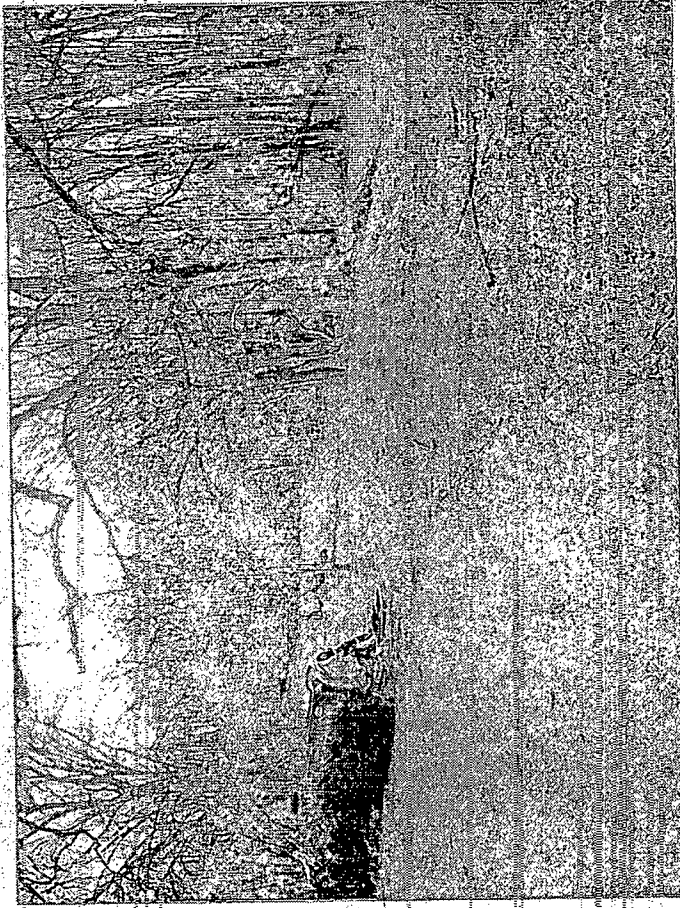
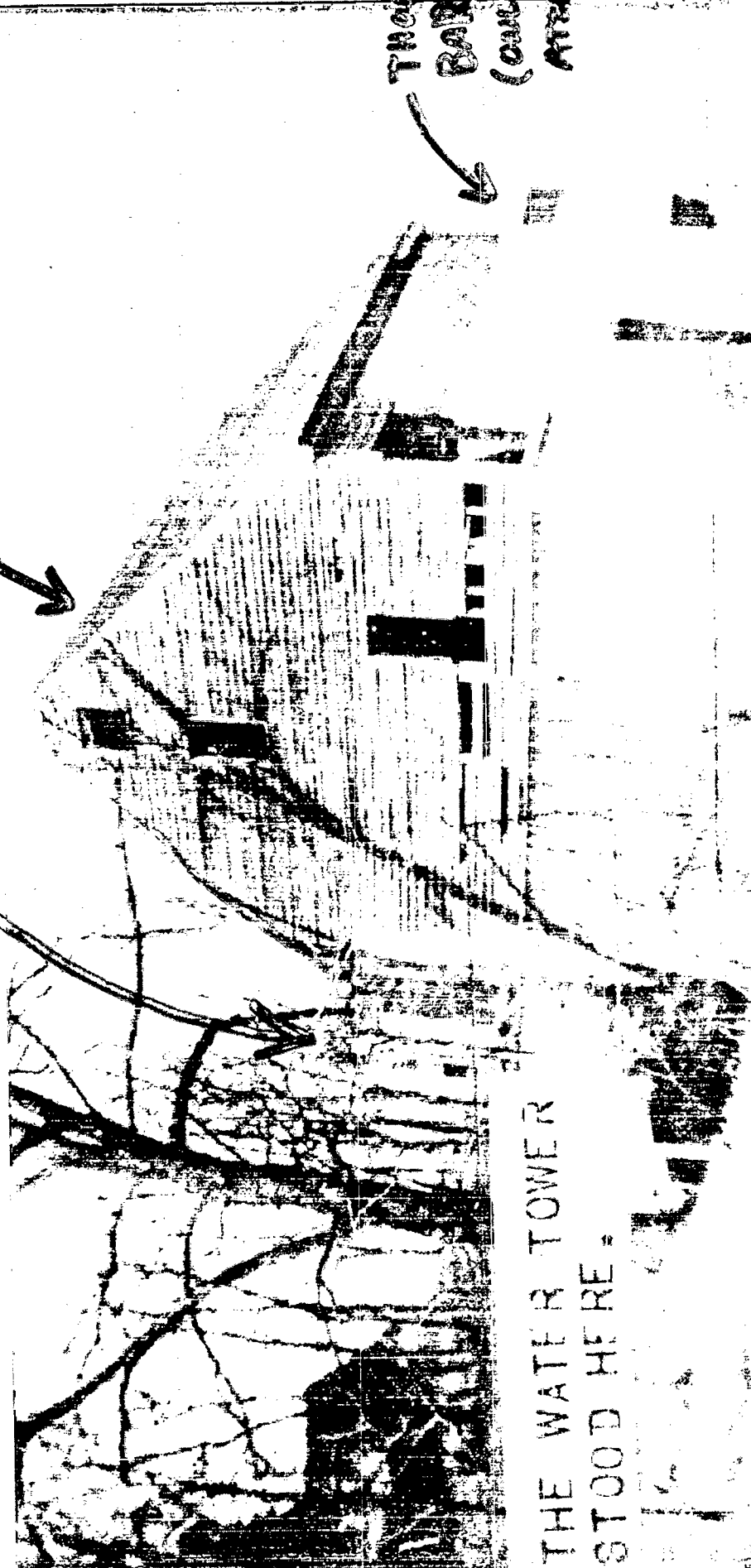


Photo 21 - Route of future Race St. starting at end of existing drive. (Race St would be developed as part of an anticipated subdivision proposal of the Madison house property)

203 MARKET ST.

THOMAS MILL

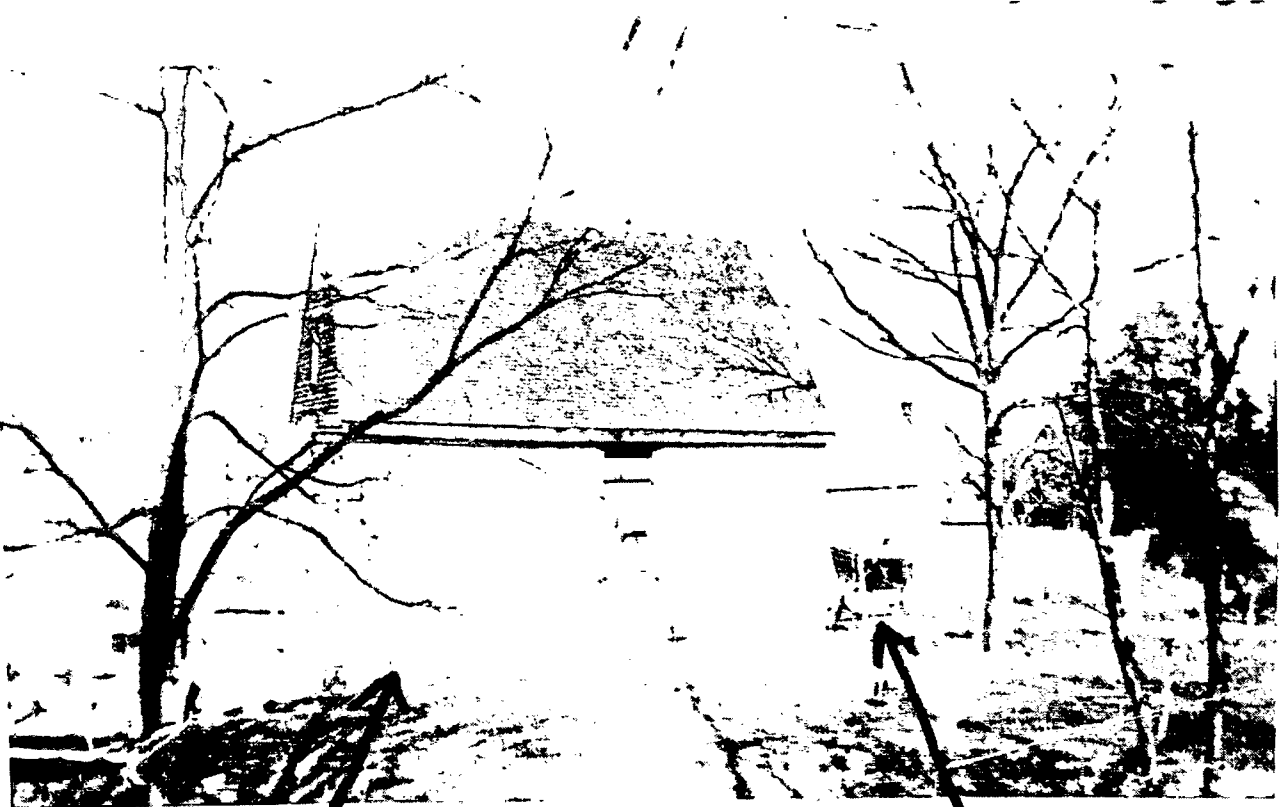
(ONLY FOUNDATION REMAINS)



THOMAS MILL
BATH
(ONLY FOUND-
ATION REMAINS)

THE WATER TOWER
STOOD HERE.

FLOUR - MEAL CAME OUT HER



THOMAS MILL

MILLER'S COTTAGE
IN BACKGROUND
(DOES NOT EXIST TODAY)



MILLER'S COTTAGE

MILLER'S HOUSE AT EAST END OF BROOKEVILLE AND
THE BREADY FAMILY

((LEFT TO RIGHT - ALFRED THOMAS, OLIVE BREADY,
EVA BREADY, JOHN A. BREADY, ELLA BREADY,
CHARLES WILLIAM BREADY (FATHER), DOROTHY
BREADY))

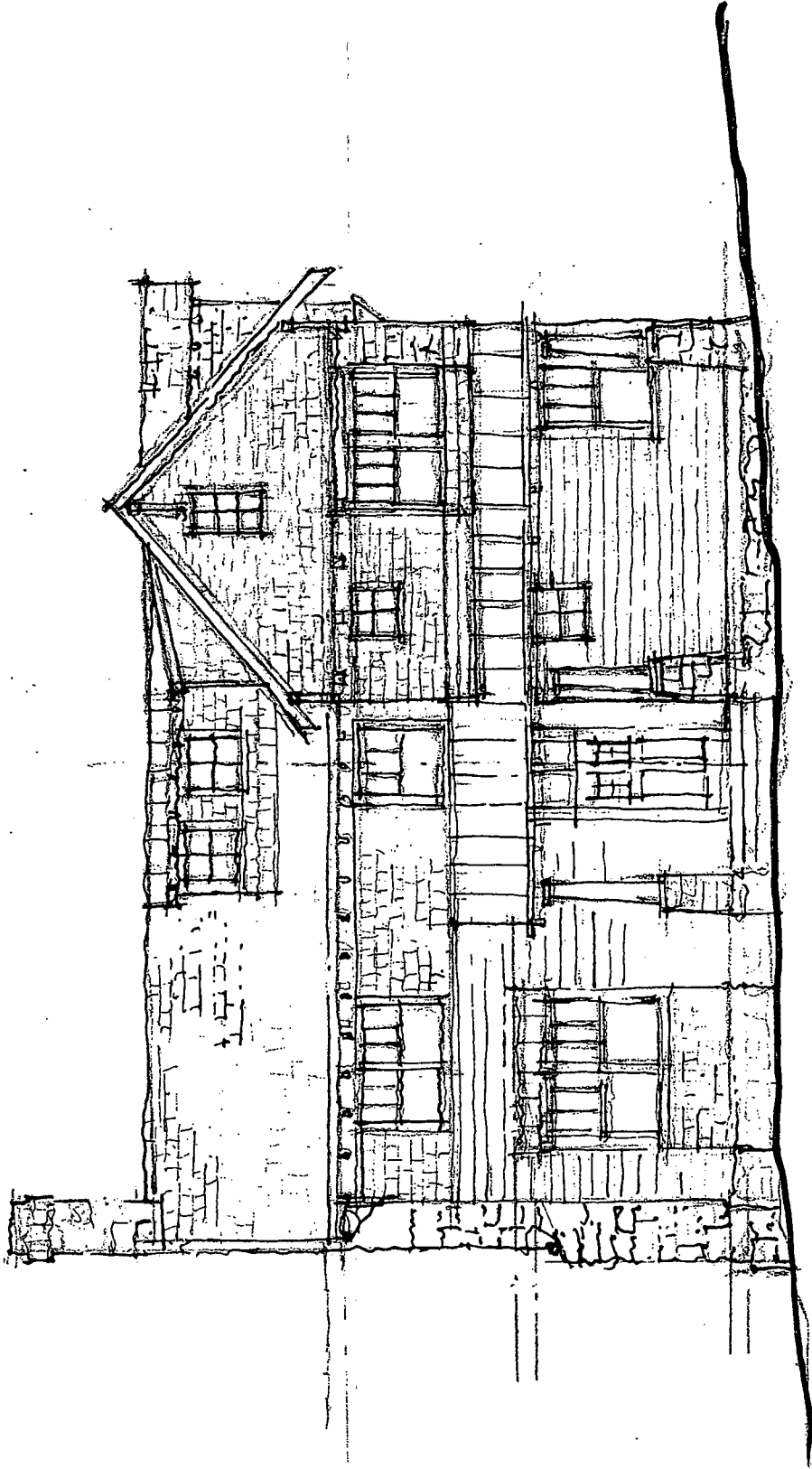


203 MARKET

THOMAS MILL BARN
IN BACKGROUND

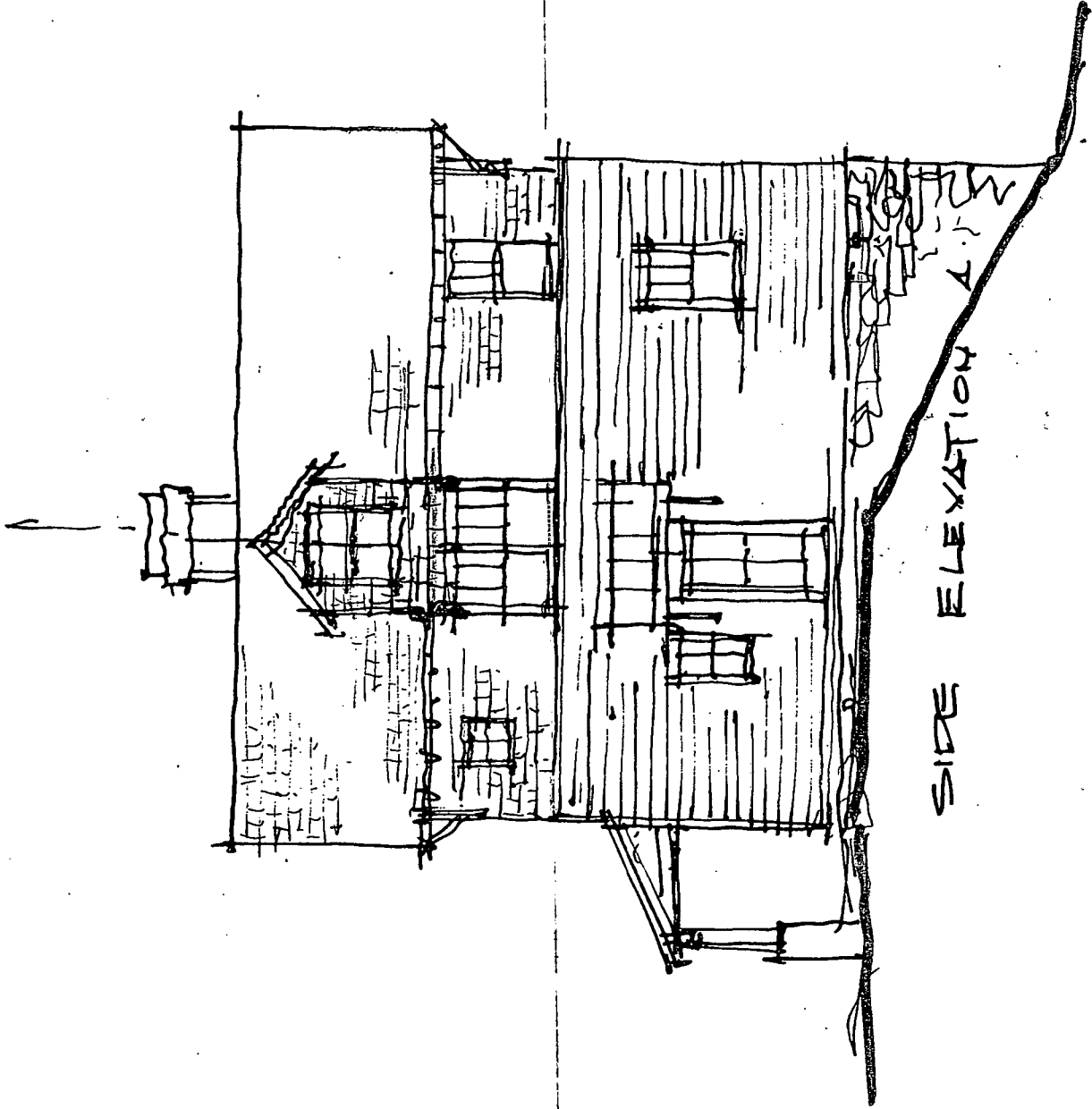


203 MARKET ST
MARCH 1976



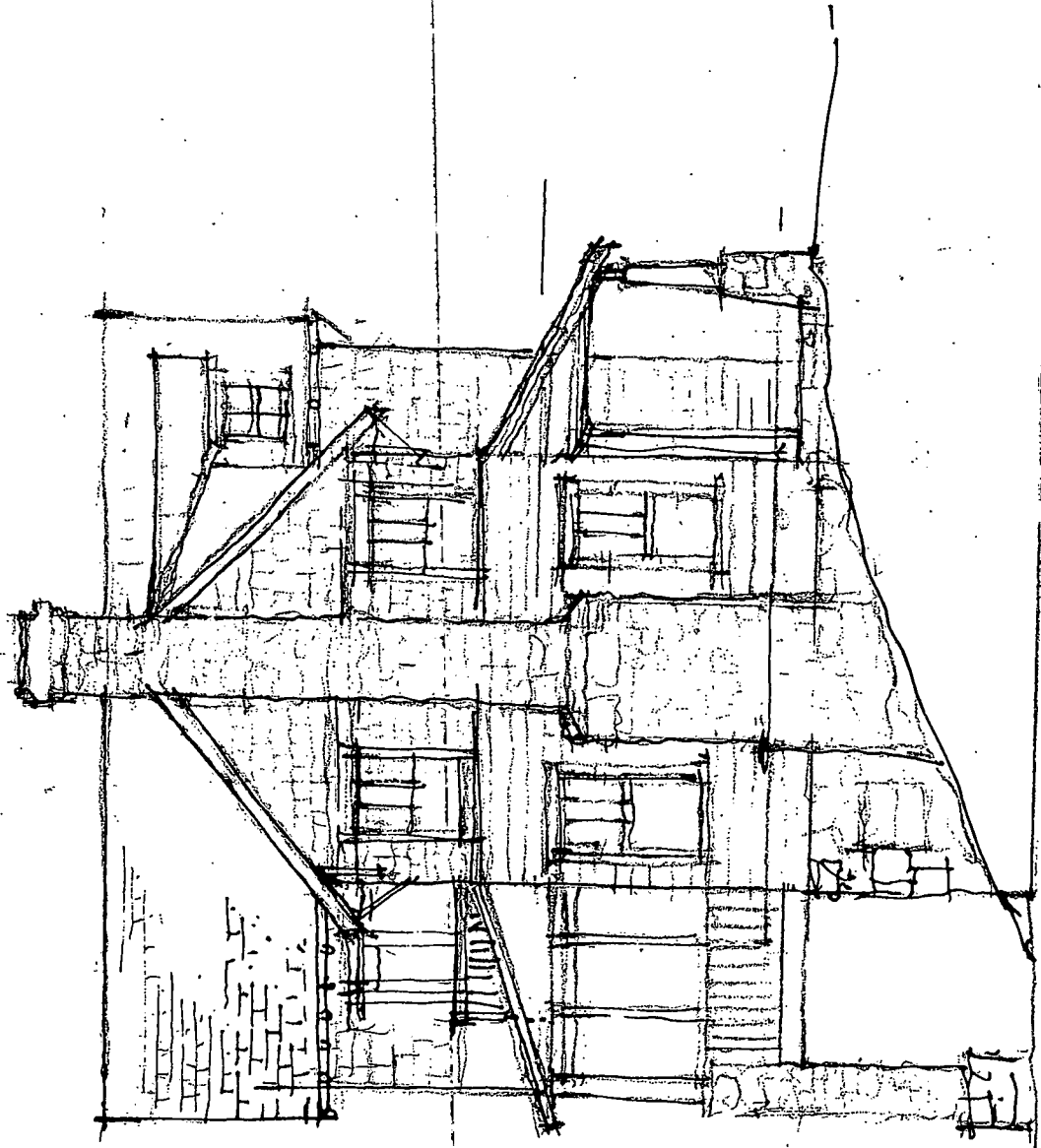
FRONT ELEVATION A

203 MARKET ST,
OPTION #1 (NEW HOUSE)



SIDE ELEVATION A

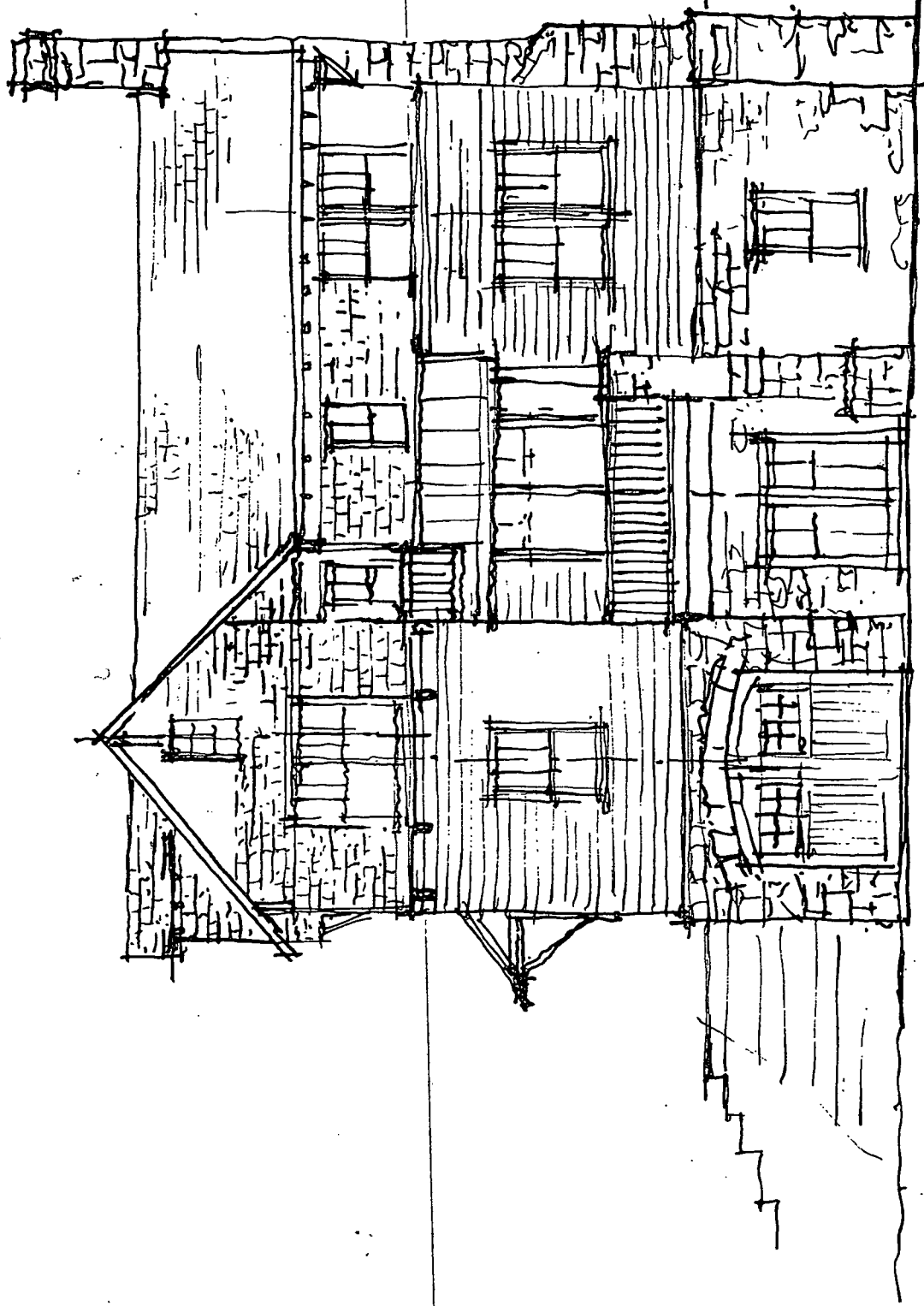
203 MARKET ST,
OPTION #1 (NEW HOUSE)



203 MARKET ST.
OPTION #1 (NEW HOUSE)

SIDE ELEVATION A

11.14



REAR ELEVATION A.

203 MARKET ST,
OPTION #1 (NEW HOUSE)

MICHE BOOZ

ARCHITECT

200 Market St
Brookville
Maryland 20833
(301)774 6911
Fax: 774 1908

A1

Project:
SCANLON HOUSE
Race Street
Brookville, Maryland
Montgomery County

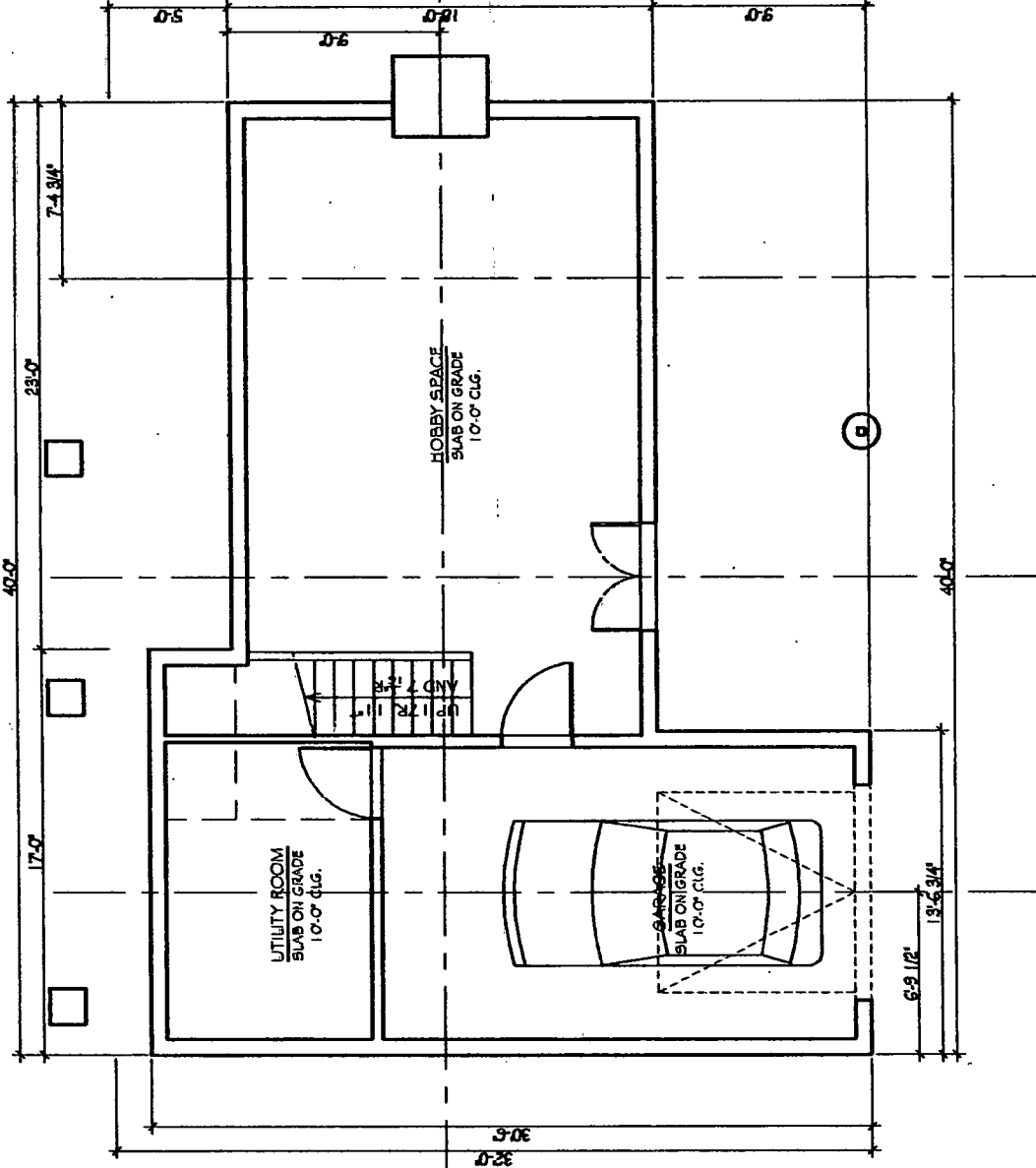
Date:

TODAY'S DATE 18 JAN 05

Drawings:

PLANS

SCHEMATIC DESIGN - 18 JANUARY 05



A1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

OPTION #1

MICHE BOOZ

ARCHITECT

209 Market St
Brookville
Maryland 20833
(301) 774 6911
fax: 774 1906

A2

Project:
SCANLON HOUSE
Race Street
Brookville, Maryland
Montgomery County

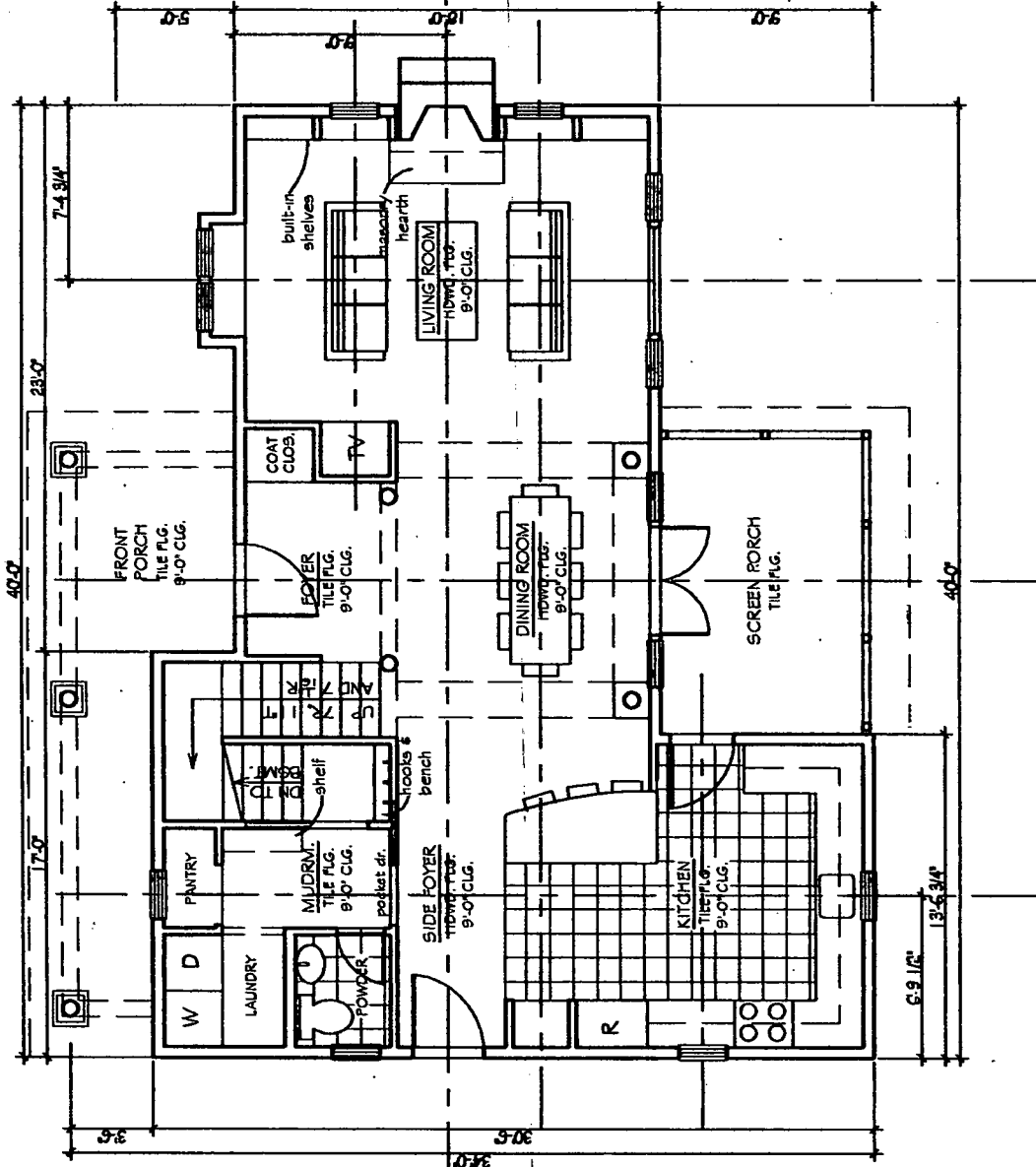
Dates:

TODAYS DATE 18 JAN 05

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PLANS

SCHEMATIC DESIGN - 18 JANUARY 05



1 1ST FLOOR PLAN

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

OPTION #1

MICHE BOOZ

ARCHITECT

208 Market St
Brydenville
Maryland 20833
(301) 774 6911
fax: 774 1808

A3

Project:
SCANLON HOUSE
Race Street
Brookville, Maryland
Montgomery County

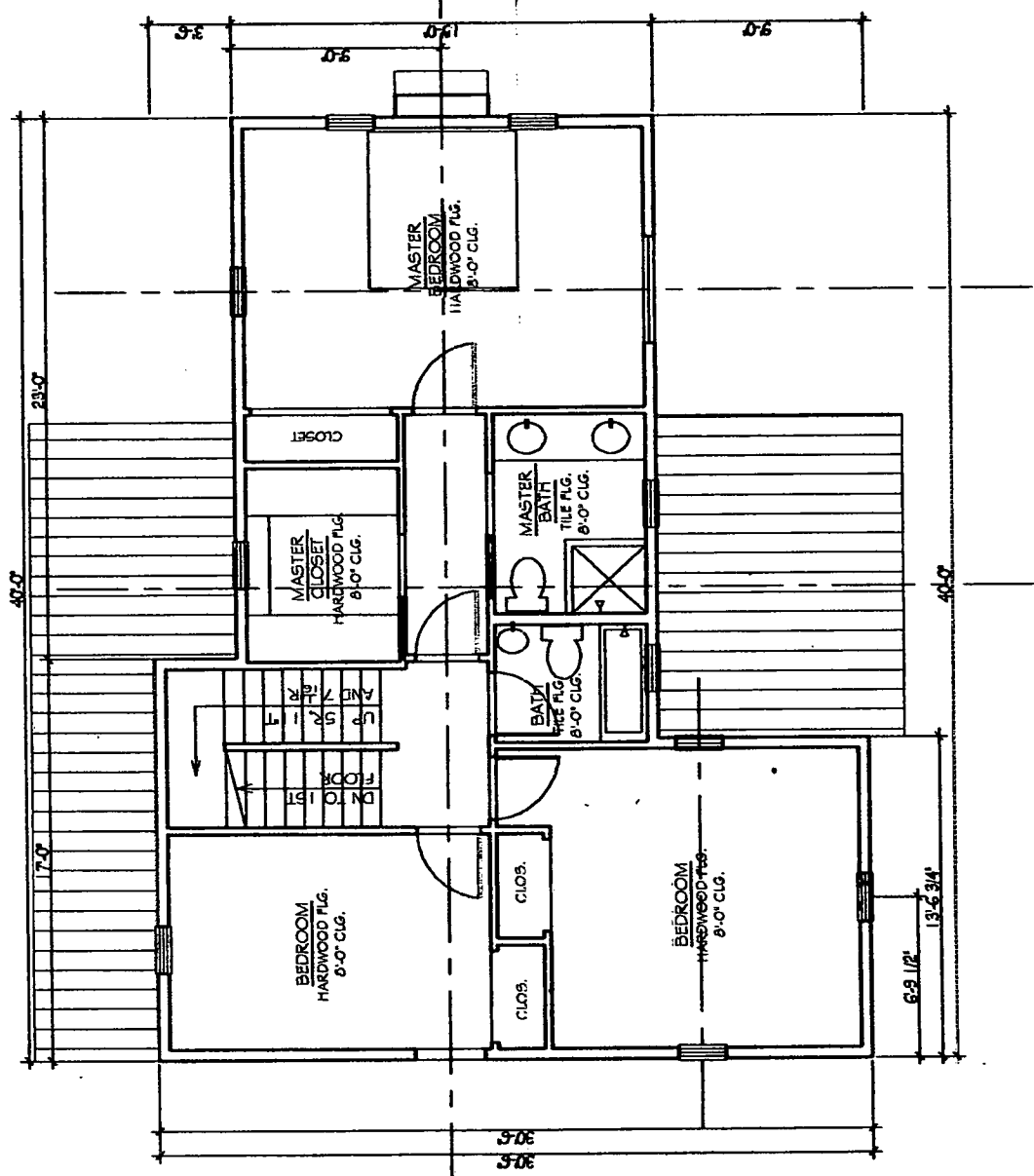
Date:

TODAY'S DATE 18 JAN 05

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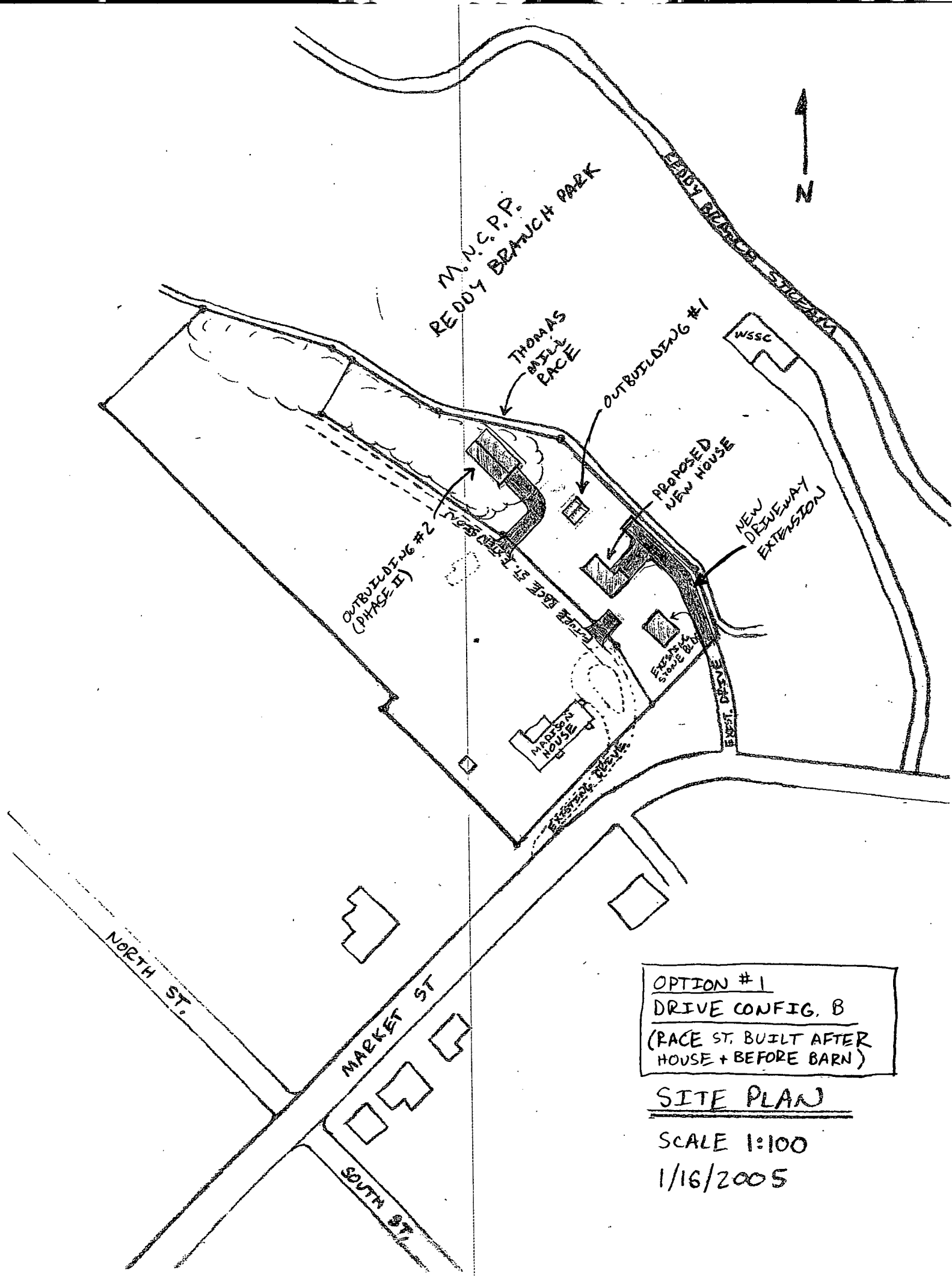
PLANS

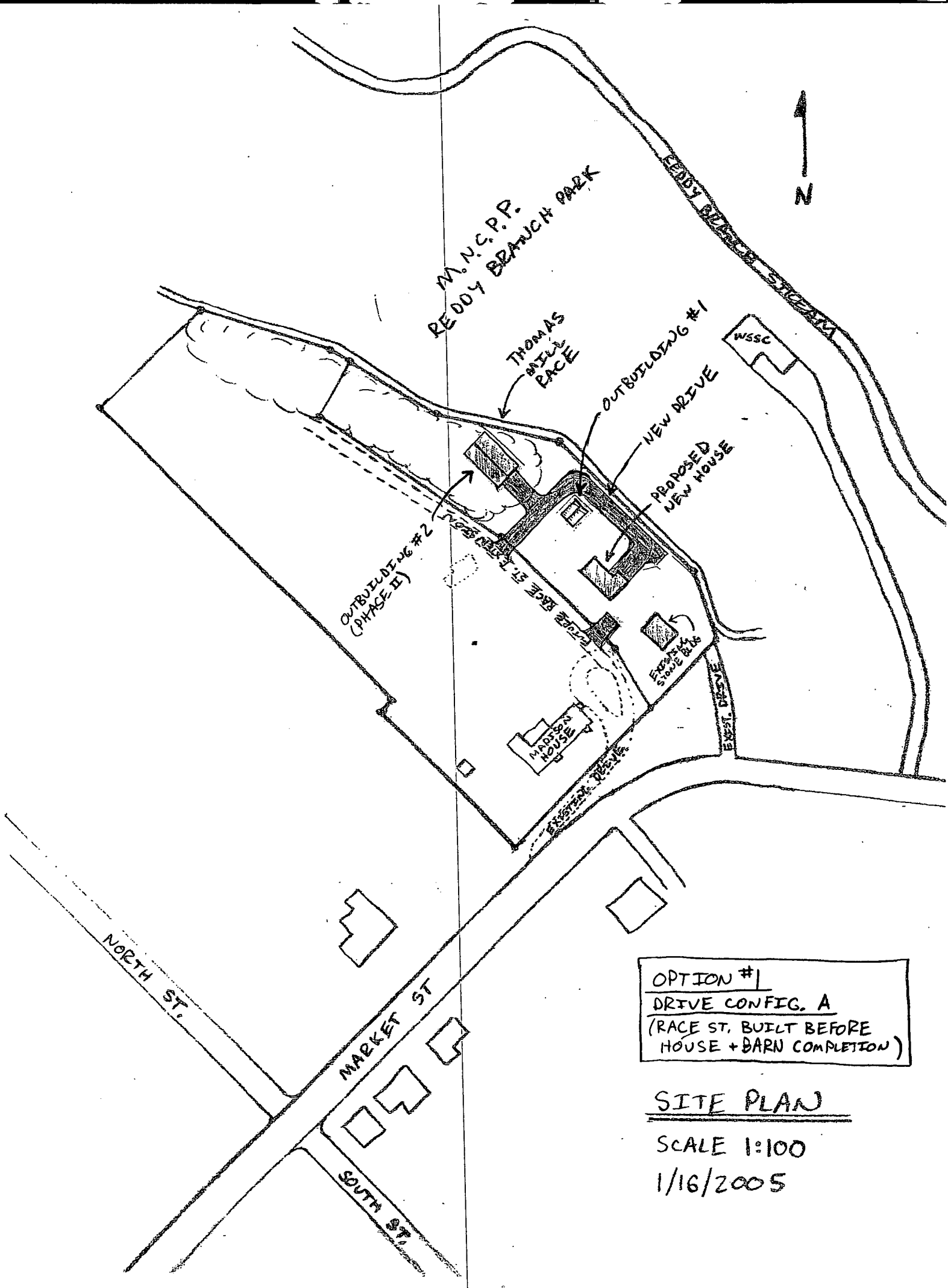
SCHEMATIC DESIGN - 18 JANUARY 05



1 2ND FLOOR PLAN
A3 SCALE: 1/8" = 1'-0"

OPTION #1



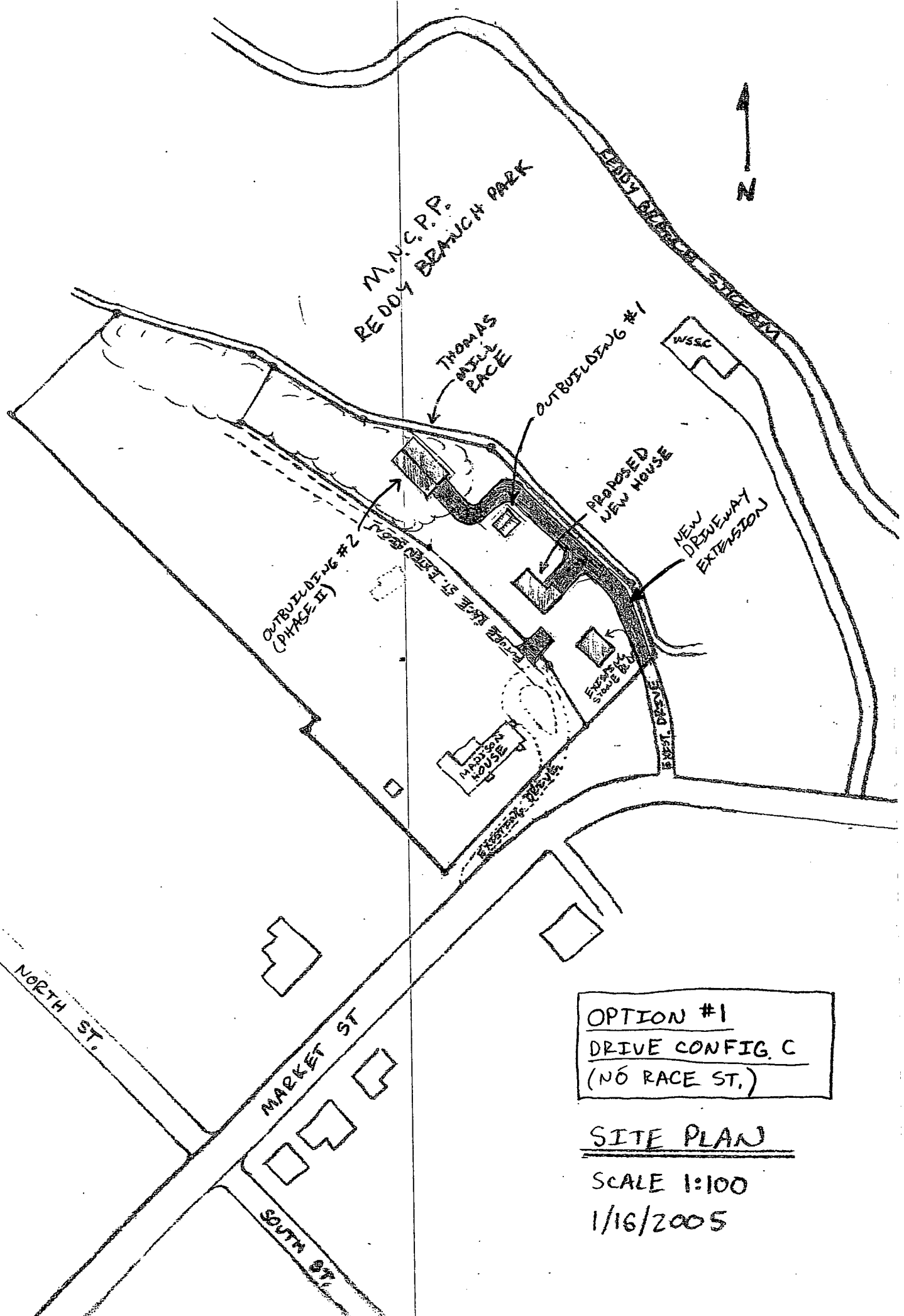


OPTION #1
 DRIVE CONFIG. A
 (RACE ST. BUILT BEFORE
 HOUSE + BARN COMPLETION)

SITE PLAN

SCALE 1:100

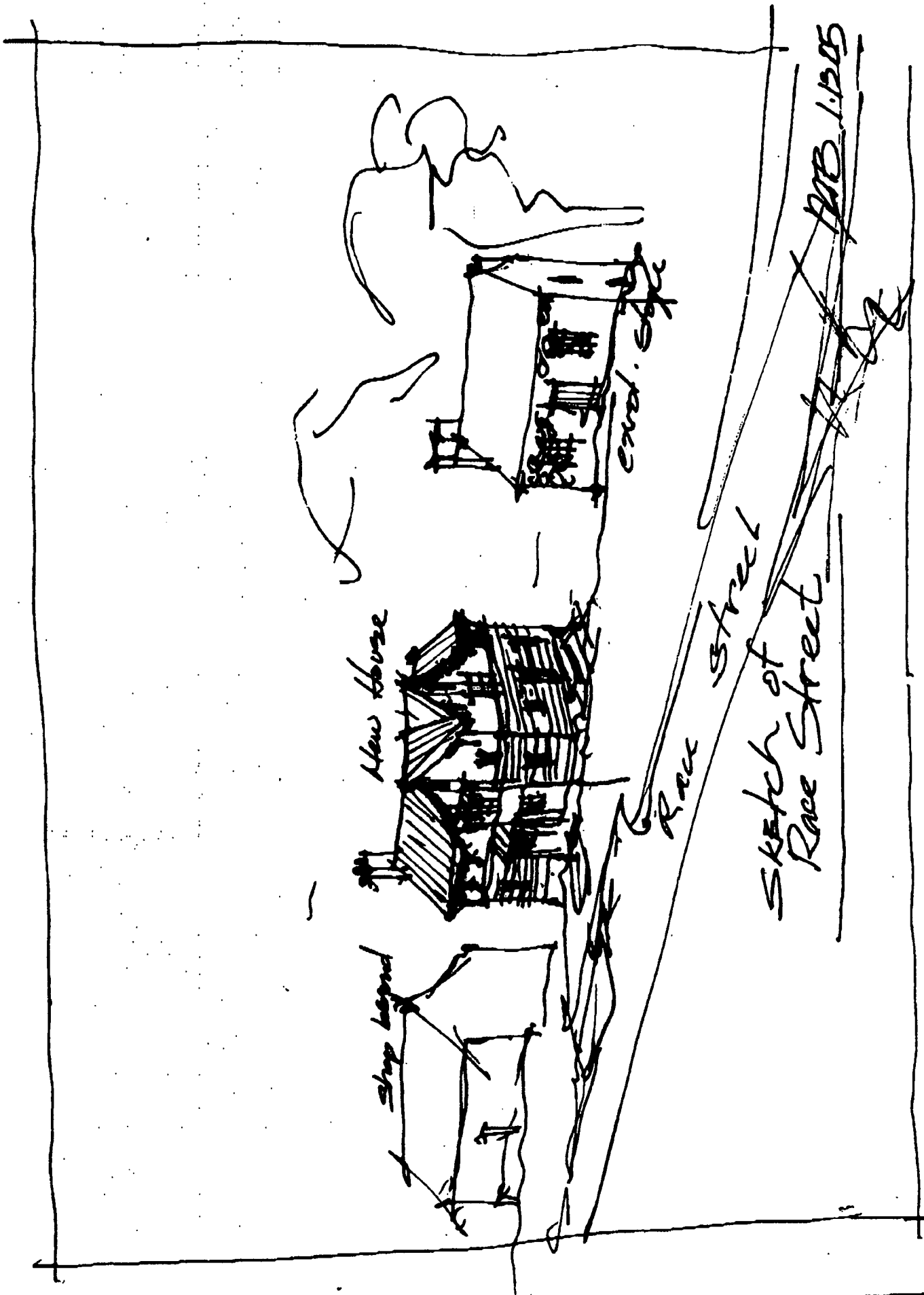
1/16/2005

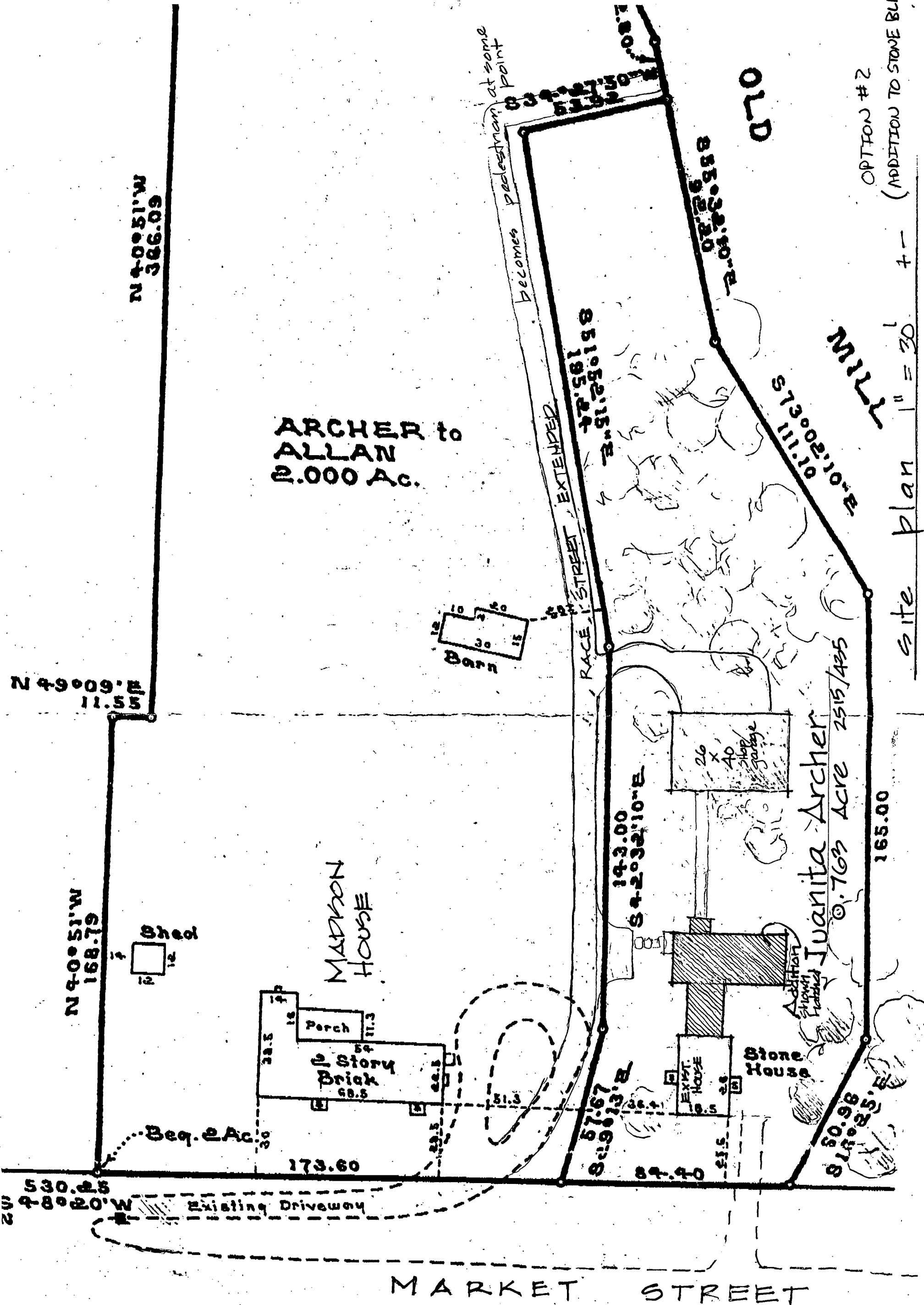


OPTION #1
 DRIVE CONFIG. C
 (NO RACE ST.)

SITE PLAN

SCALE 1:100
 1/16/2005





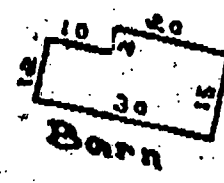
N 49°09'E
11.55

N 49°51'W
168.79

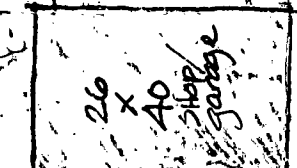
N 49°51'W
386.09

ARCHER to
ALLAN
2.000 Ac.

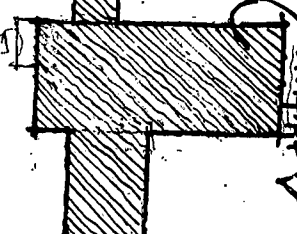
MADRON
HOUSE



S 42°32'10"E
143.00



Juanita Archer
©.763 Acre 2515/435



Stone
House

OPTION #2

(ADDITION TO STONE BLDG.)

165.00

site plan 1" = 30'

MARKET STREET

Becomes pedestrian at some point

OLD
MILL

S 73°02'10"E
111.70

S 60°58'5"E
81.8

S 57°51'3"E
81.4

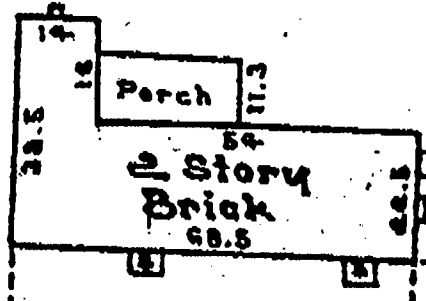
S 77°58'15"E
81.55

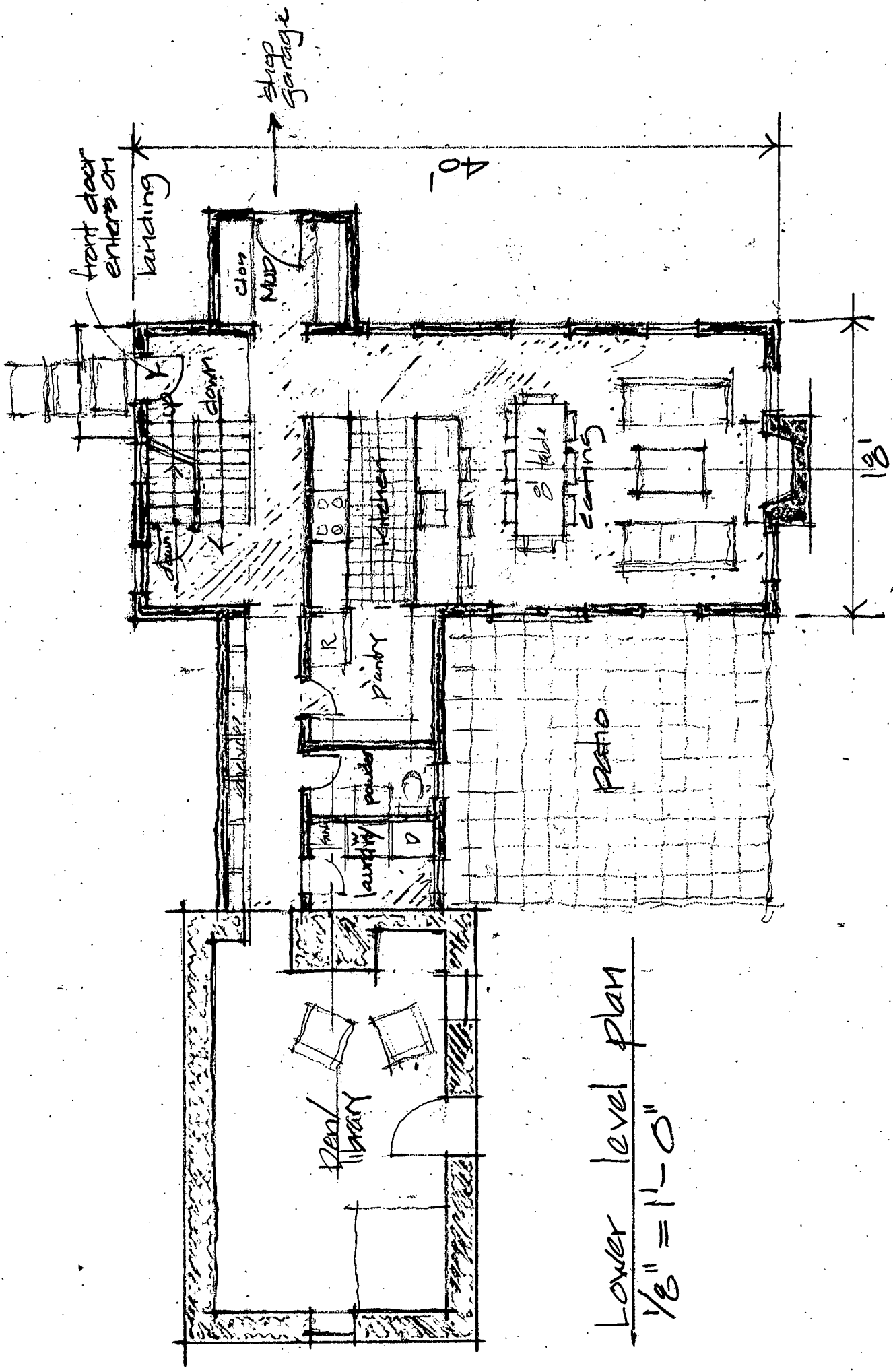
S 01°26'58"E
201.78

N 48°20'W
530.25
Existing Driveway

Beq. @ Ac.

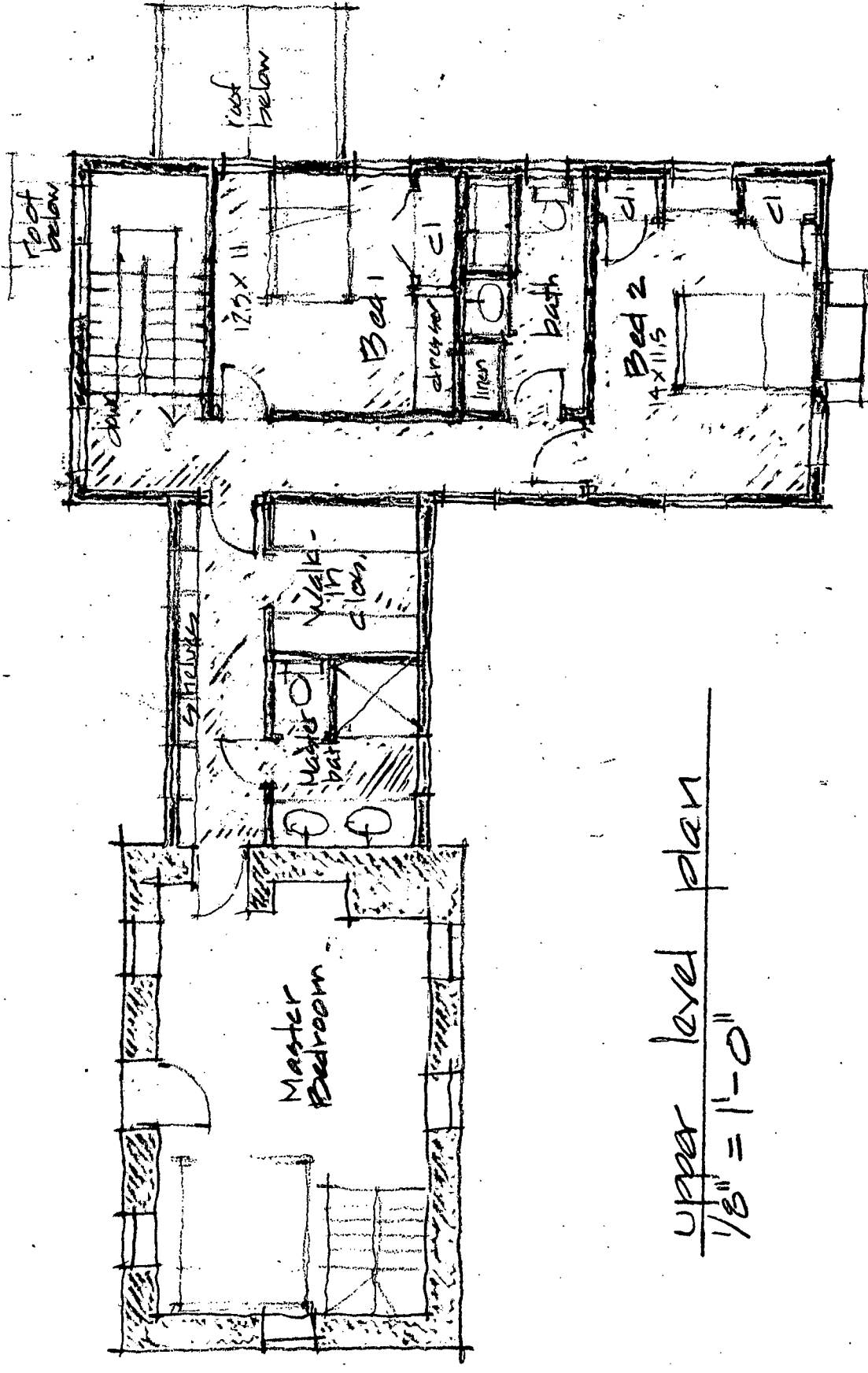
173.60





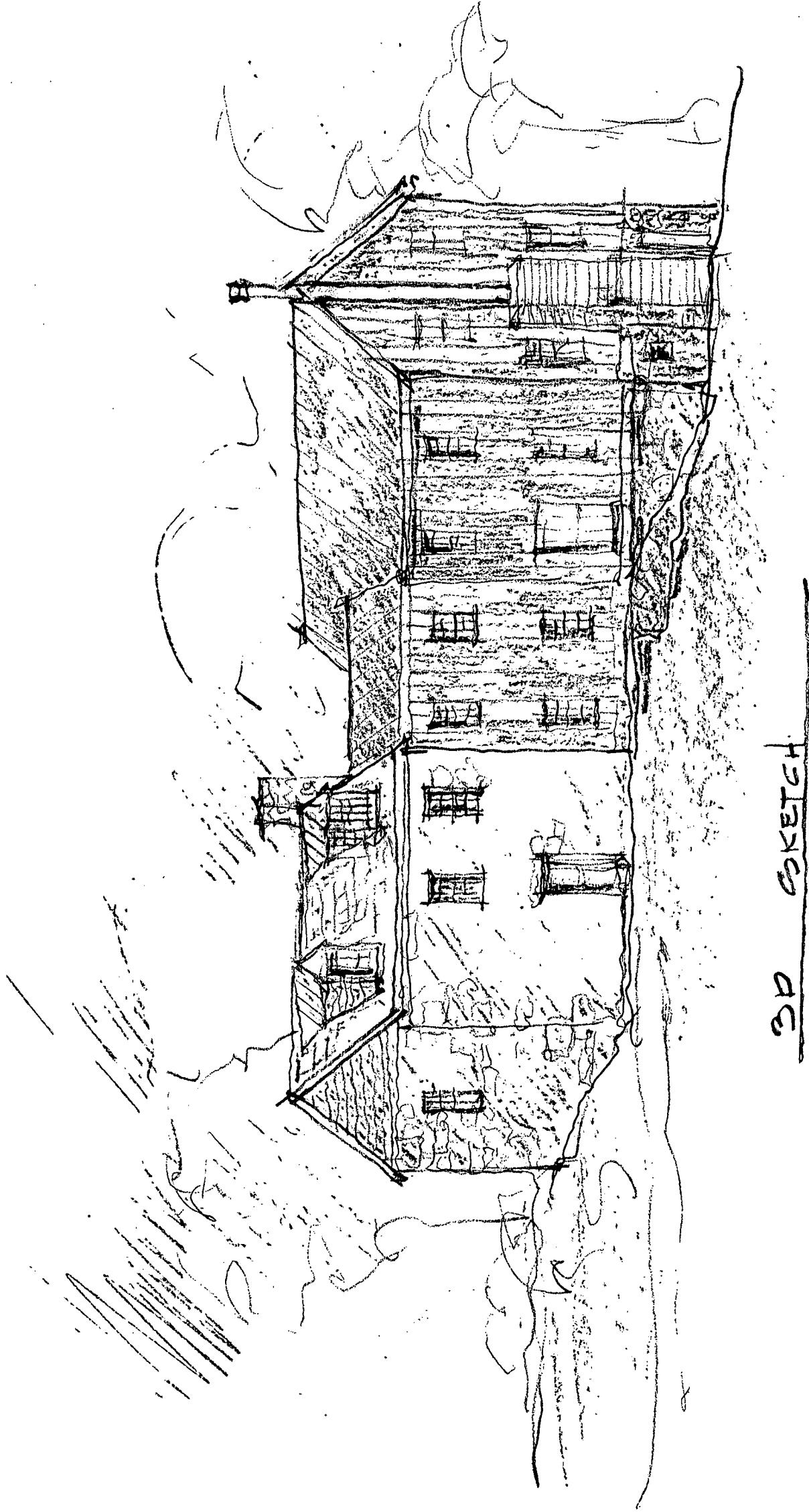
Lower level plan
 1/8" = 1'-0"

OPTION #2
 (ADDITION TO STONE BLDG.)



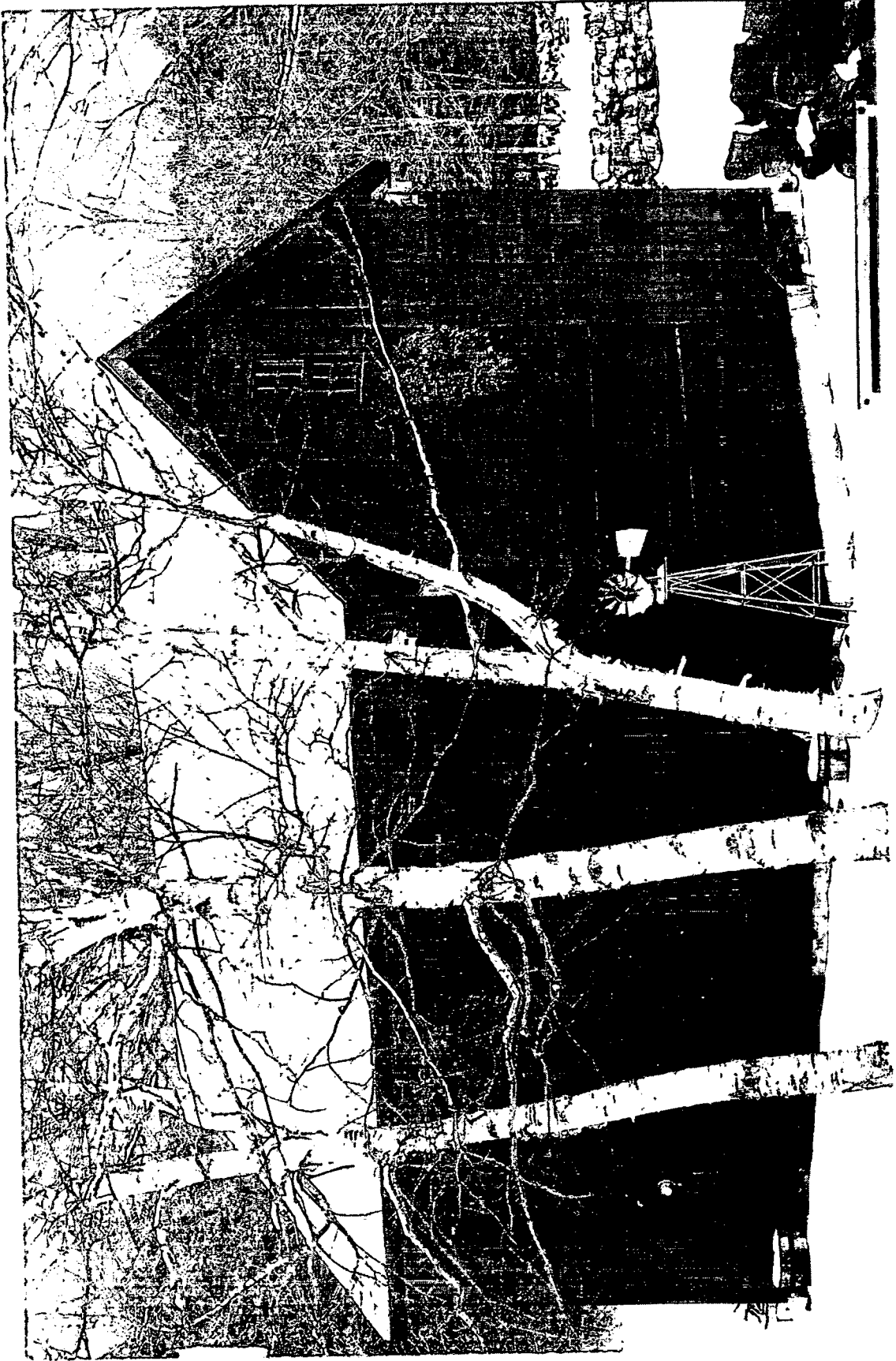
upper level plan
 $\frac{1}{8}'' = 1'-0''$

OPTION #2
 (ADDITION TO STONE BLDG.)



3D SKETCH

OPTION # 2
(ADDITION TO STONE BLDG.)



EXAMPLE OF PROPOSED OUTBUILDING DETAILS

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

<p>Owner's mailing address</p> <p>CHRIS + ANDREA SCANLON 212 MARKET ST. BROOKEVILLE, MD 20833</p>	<p>Owner's Agent's mailing address</p> <p>MICHE BOOZ 208 MARKET ST. BROOKEVILLE, MD 20833</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>RICHARD + DIANE ALLAN 205 MARKET ST. BROOKEVILLE, MD 20833</p>	<p>THE MARYLAND NATIONAL CAPITAL PARK + PLANNING COMMISSION 8787 GEORGIA AVE. SILVER SPRING, MD 20910</p>
<p>SCOTT PENLAND + CONNIE ANGIULI 200 MARKET ST. BROOKEVILLE, MD 20833</p>	
<p>SCOTT PENLAND + CONNIE ANGIULI 198 MARKET ST. BROOKEVILLE, MD 20833</p>	

SCOTT BROWN
1980-1981
1982-1983

1984-1985
1986-1987
1988-1989

1990-1991
1992-1993
1994-1995
1996-1997

1998-1999
2000-2001
2002-2003
2004-2005

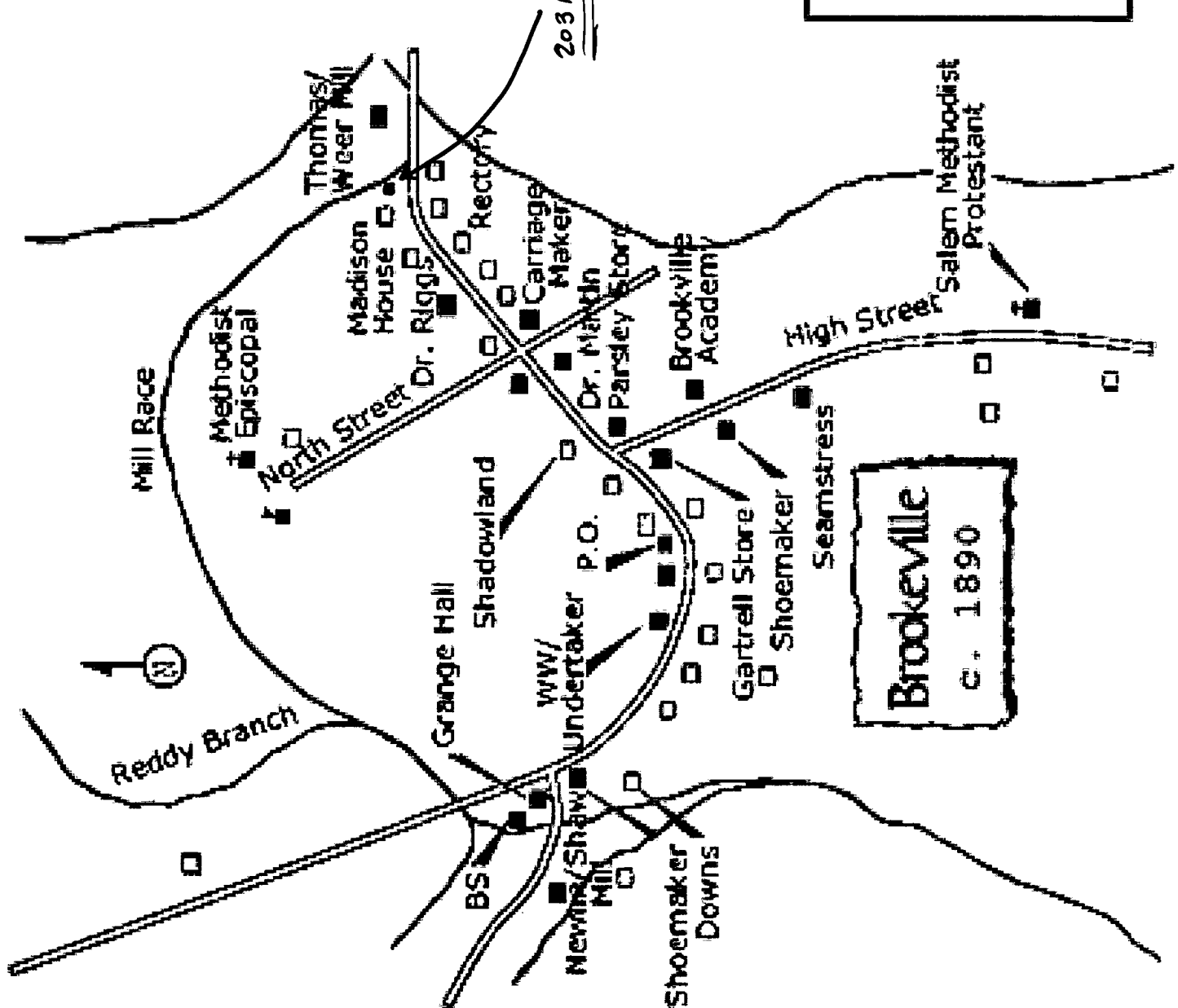
2006-2007
2008-2009
2010-2011
2012-2013

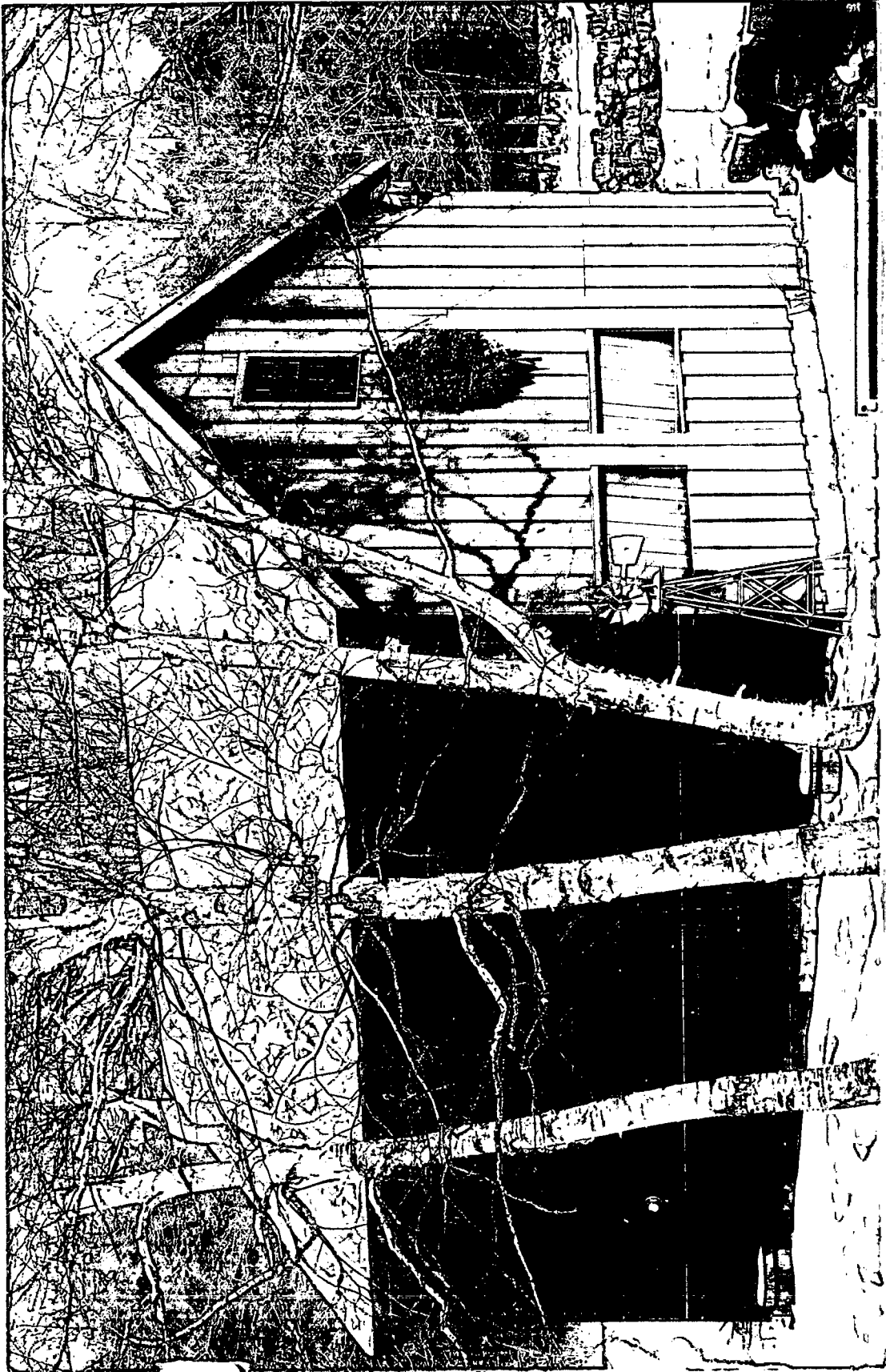
2014-2015
2016-2017
2018-2019
2020-2021



Legend

	Home		Blacksmith
	Business		Wheelwright
	Church		Road
	School		Private Road





EXAMPLE OF PROPOSED OUTBUILDING DETAILS

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)



Photo 1 - View from Market St. looking downhill.
(Madison House in foreground, 203 Market in background)



Photo 2 - View from Market St. looking downhill.
(Madison House on far left)

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)

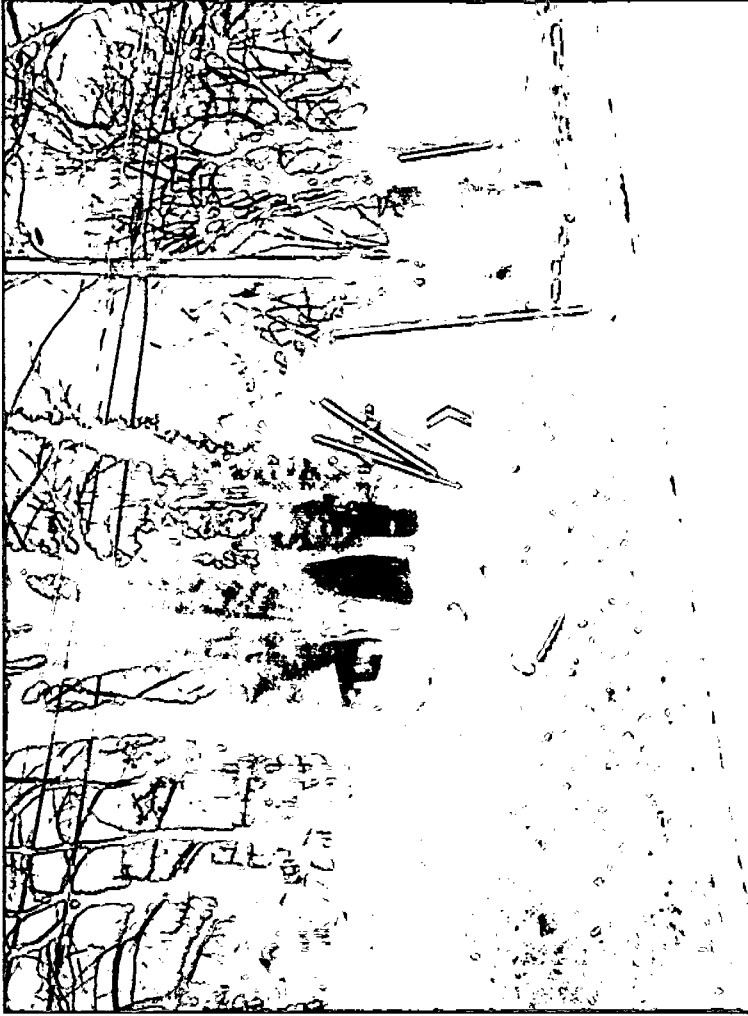


Photo 3 - View from Market St.



Photo 4 - View from directly across from 203 Market

203 Market St., Brookeville, MD
(as viewed from the public right-of-way)



Photo 5 - View from Market St. looking up hill.
(Madison house on far left)



Photo 6 - Looking from Market St. up hill

203 Market St., Brookeville, MD
Existing Stone Structure



Photo 7 - West Elevation



Photo 8 - West and North Elevations

203 Market St., Brookeville, MD
Existing Stone Structure

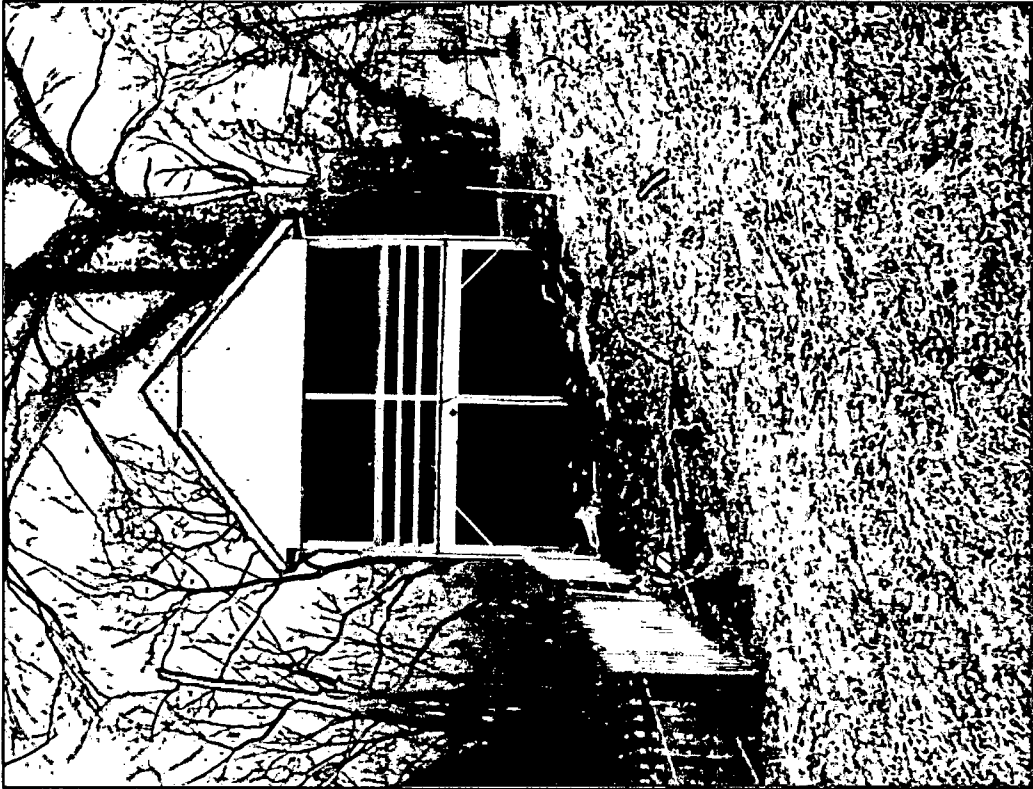


Photo 9 - North Elevation



Photo 10 - East and North Elevations

203 Market St., Brookeville, MD
Existing Stone Structure



Photo 11 - East Elevation



Photo 12 - South and East Elevation

203 Market St., Brookeville, MD
Existing Stone Structure



Photo 13 - South Elevation

203 Market St., Brookeville, MD
(view of surrounding land)



Photo 14 - View from Madison House drive



Photo 15 - View from Madison House drive
down towards Market St.

203 Market St., Brookeville, MD
(view of surrounding land)

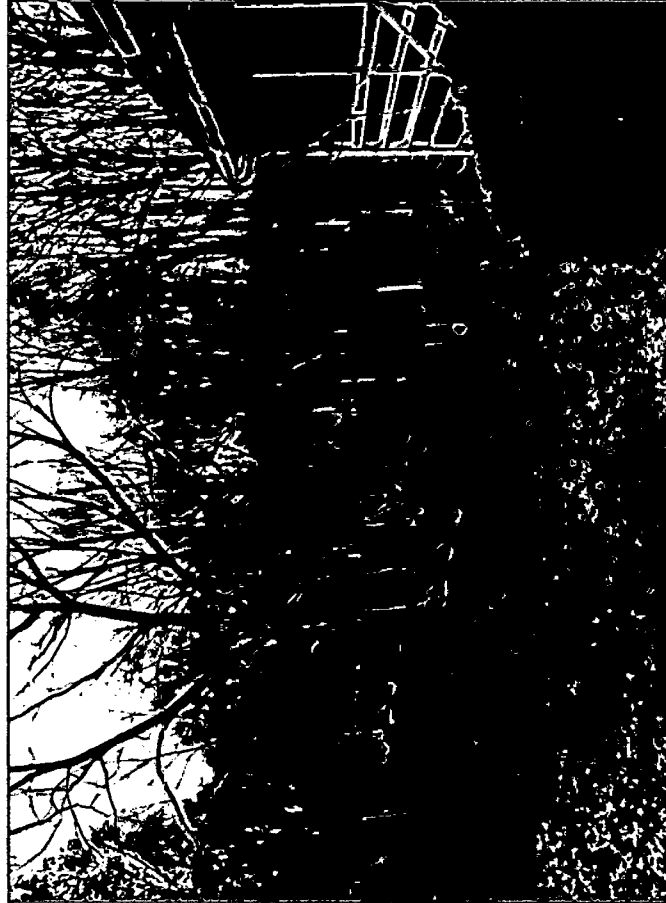


Photo 16 - View looking NW from face of
existing stone structure



Photo 17 - View from back of
Madison House lot looking East

203 Market St., Brookeville, MD
(view of surrounding land)



Photo 18 - View from across mill race looking South



Photo 19 - View of large tree looming over existing stone structure. (Due to the tree's significant leaning towards the existing building and proximity to building it's removal is proposed.)

203 Market St., Brookeville, MD
(view of surrounding land)

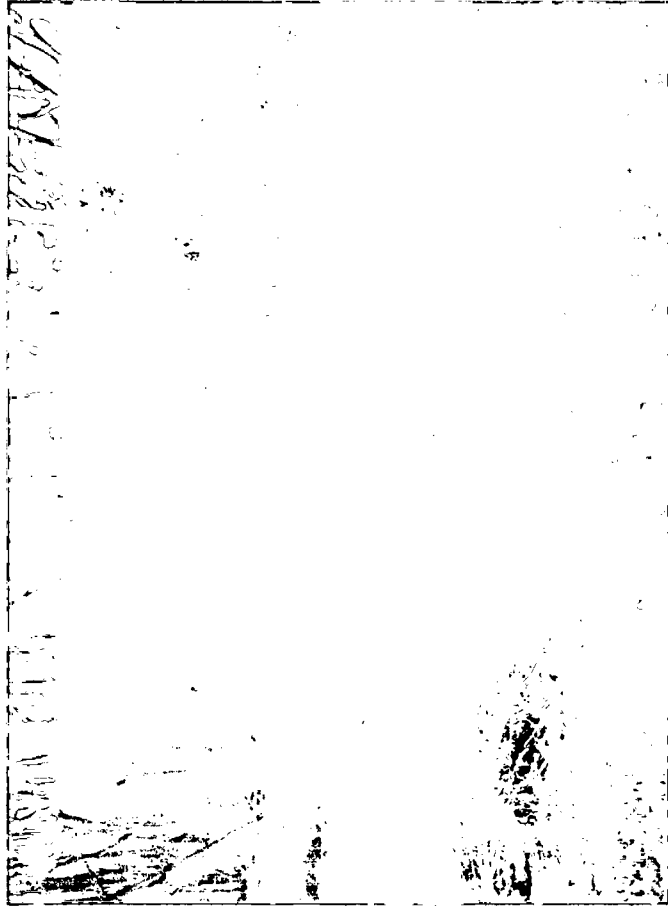


Photo 20 - Proposed new building site

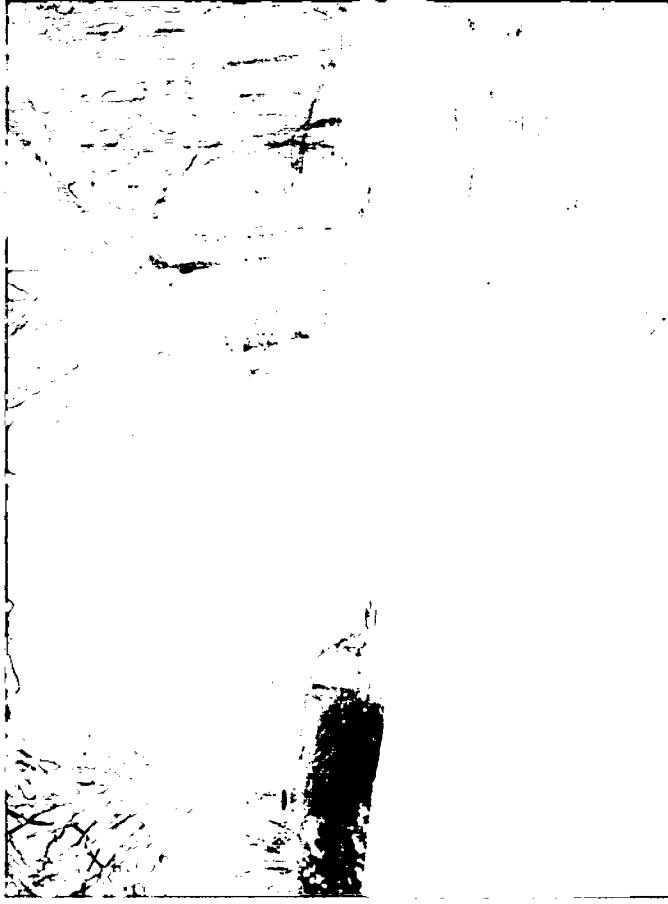
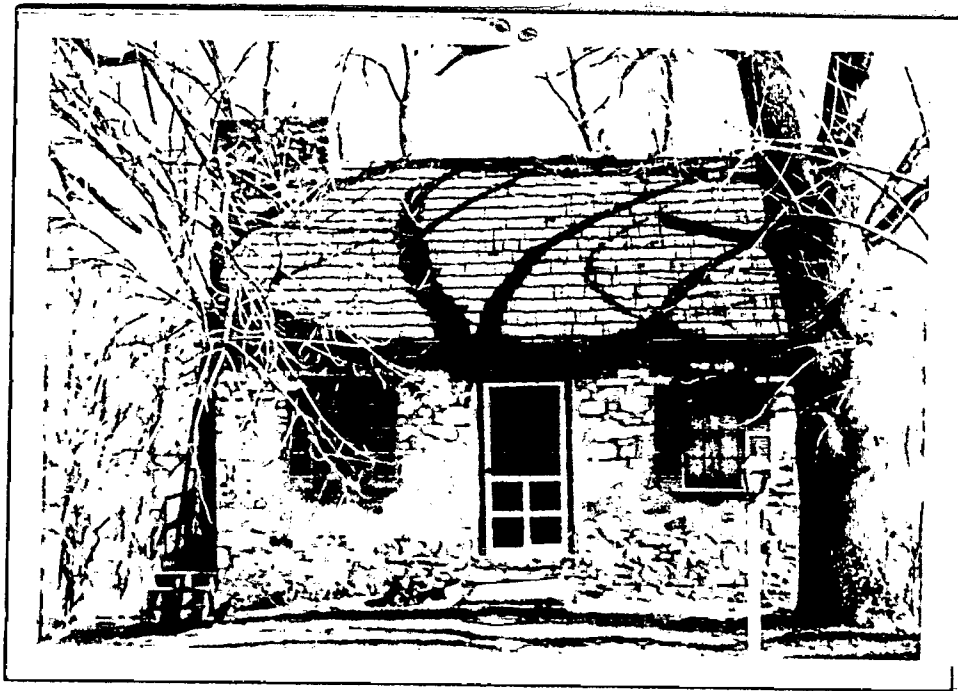


Photo 21 - Route of future Race St. starting at end of existing drive. (Race St would be developed as part of an anticipated subdivision proposal of the Madison house property)



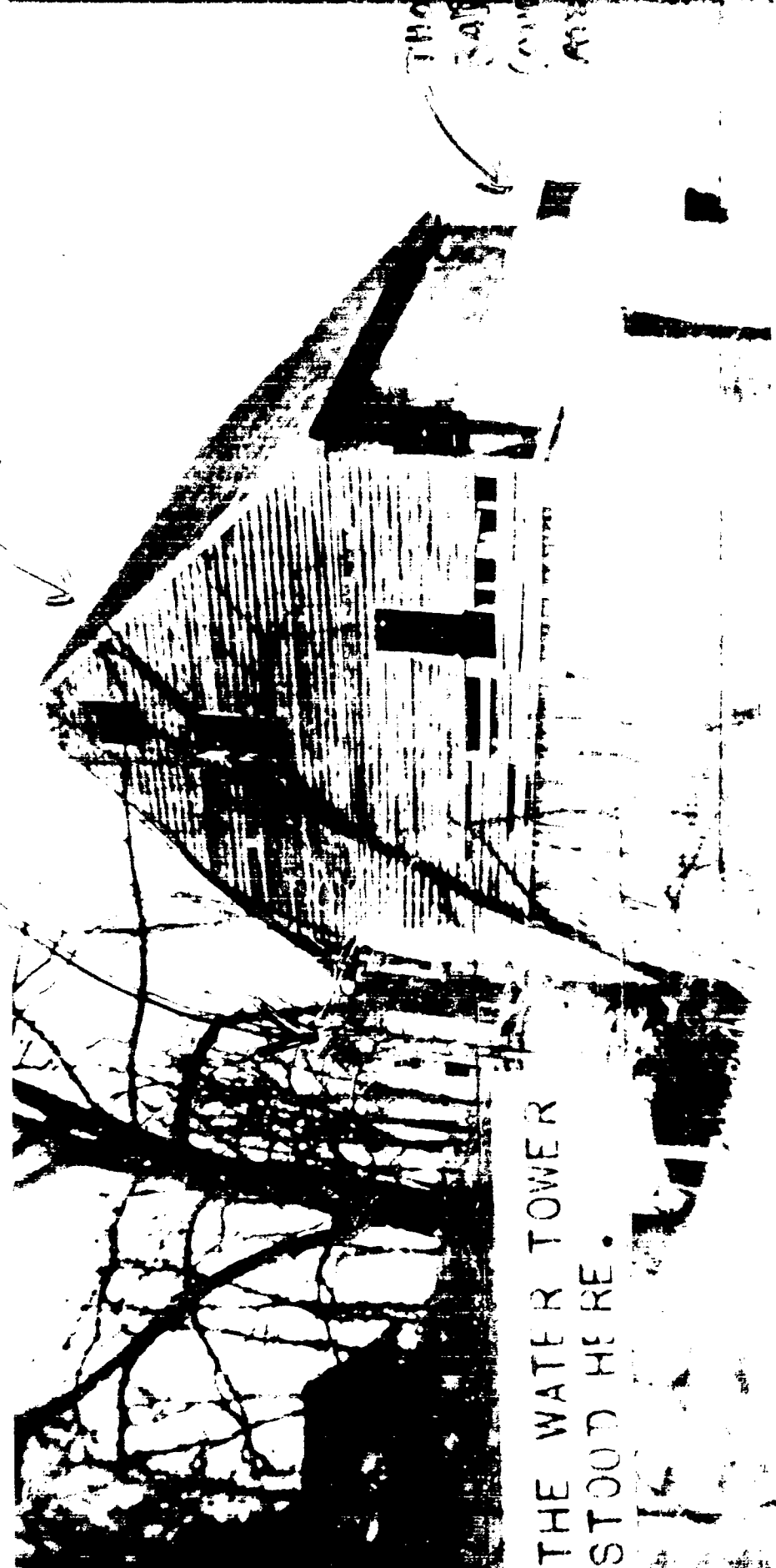
203 MARKET

THOMAS MILL BARN
IN BACKGROUND



203 MARKET ST
MARCH 1976

THOMAS MEAL
KALAN
CAME OUT
MEAL



THE WATER TOWER
STOOD HERE.

FLOUR - MEAL CAME OUT HER



THOMAS MILL

MILLER'S COTTAGE
IN BACKGROUND

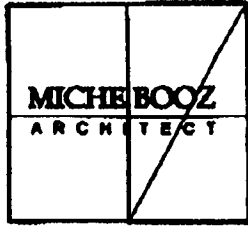


MILLER'S COTTAGE

DOES NOT EXIST TODAY

MILLER'S HOUSE AT EAST END OF BROOKEVILLE AND
THE BREADY FAMILY

((LEFT TO RIGHT - ALFRED THOMAS, OLIVE BREADY,
EVA BREADY, JOHN A. BREADY, ELLA BREADY,
CHARLES WILLIAM BREADY (FATHER), DOROTHY
REF T BREADY))



FAX TRANSMITTAL

Date:

1.13.05

To:

CIVEN WRIGHT, Chris Scanlon

Fax:

Andrea

From:

Miche Booz

Project:

Scanlon House

Page 1 of

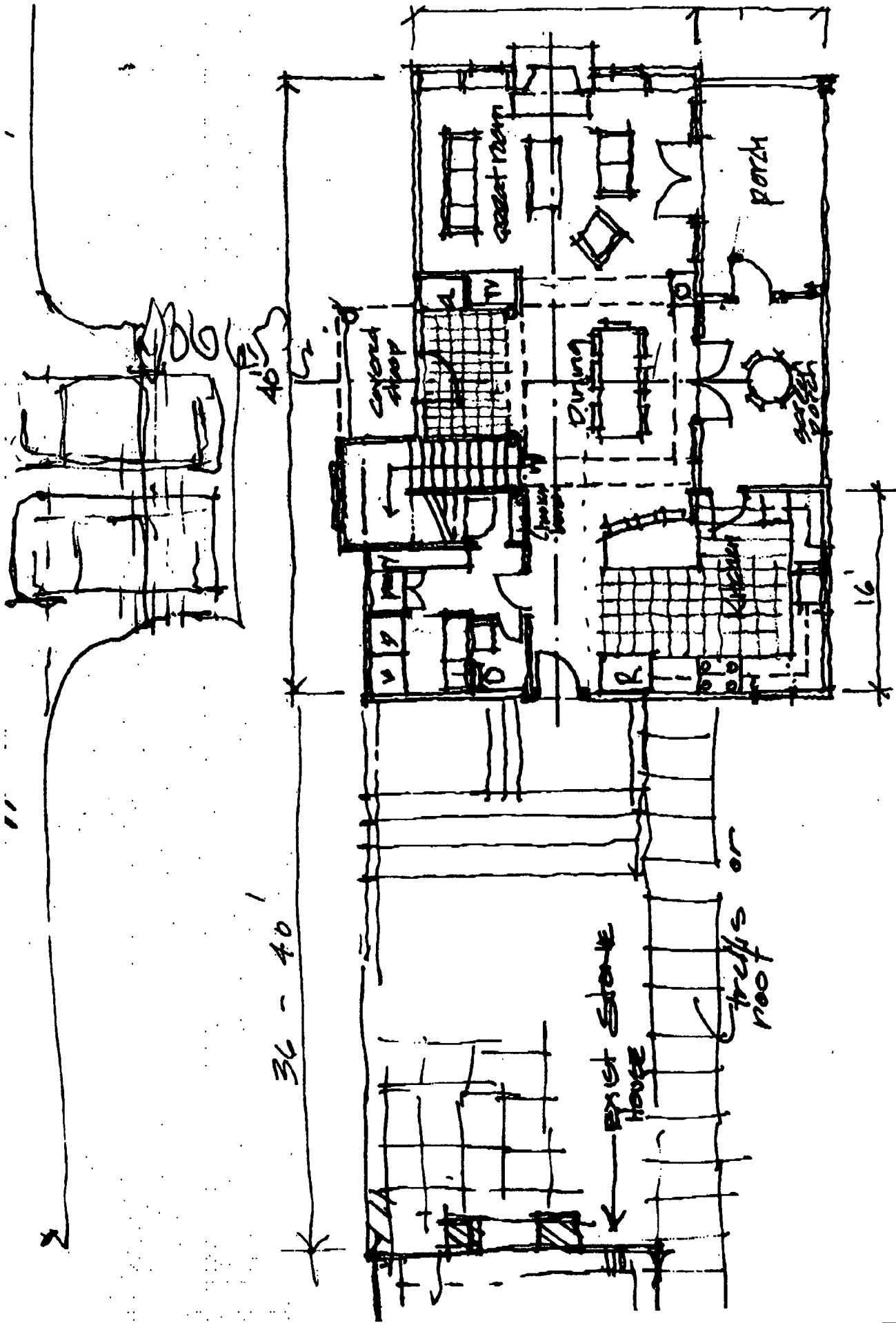
3

Civen;

Here is the Scanlon House
3 bedrooms upstairs
Walk out + garage 1 bay
@ basement.

Please let me know what
you think.

Miche



FROM: MICHE BOOZ ARCHITECT FAX NO.: 3012741908

Jan. 13 2005 06:07PM P2

EXIST STONE HOUSE trellis or screen roof

36 - 40

40

16

STAIRS

TV

patio

guest room

breakfast room

dining

kitchen

bathroom

living

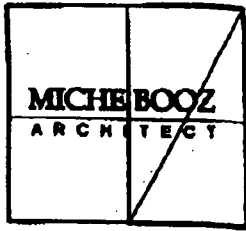
porch

EXIST STONE HOUSE

trellis or screen roof

FROM: MICHE BOOZ ARCHITECT FAX NO.: 3012741908

Jan. 13 2005 06:07PM P2



FAX TRANSMITTAL

Date:

1.13.05

To:

CIVEN WRIGHT, CHRIS Scanlon
Andrea

Fax:

From:

Miche Booz

Project:

Scanlon House

Page 1 of

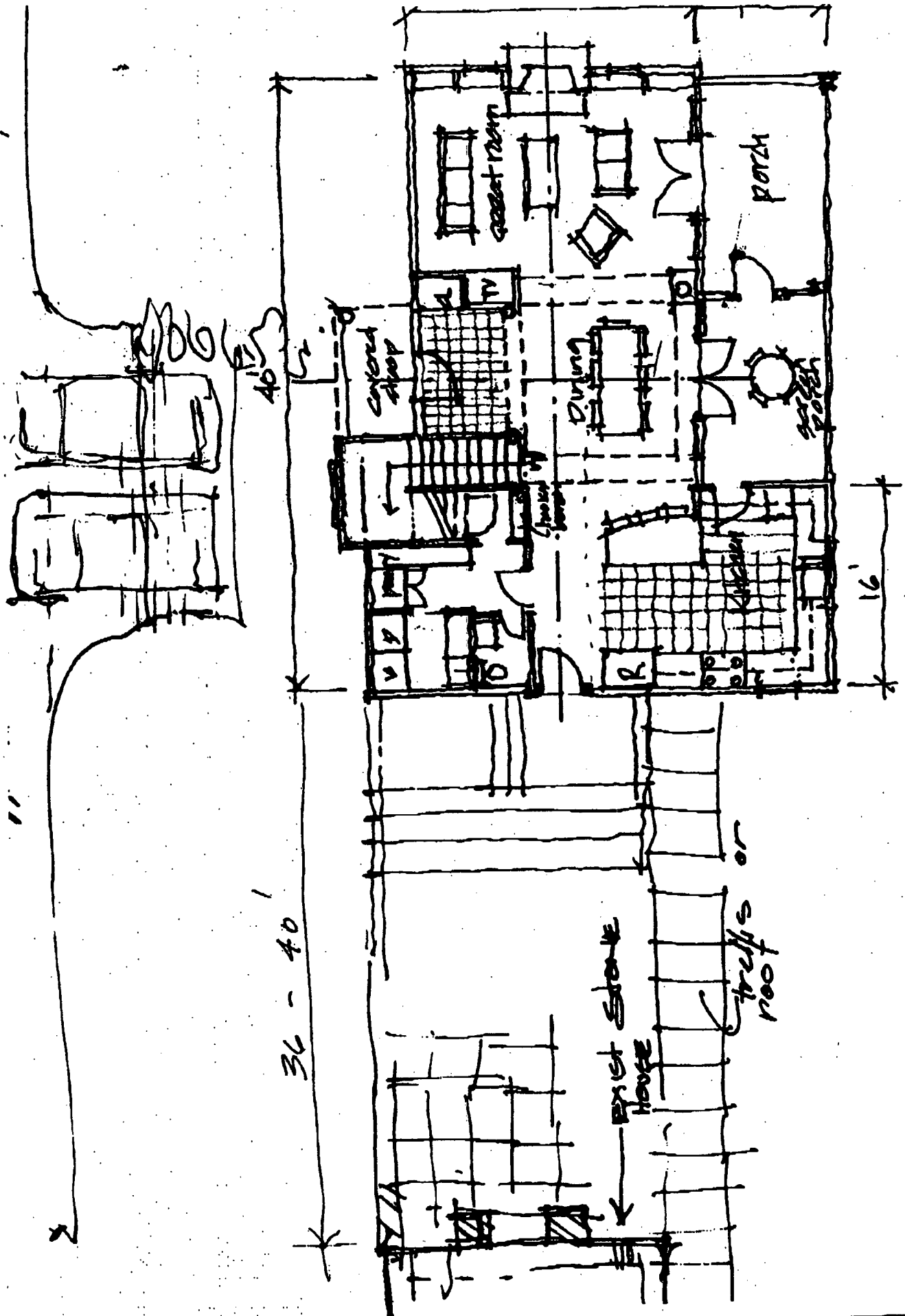
3

Civen;

Here is the Scanlon House
3 bedrooms upstairs
Walk out + garage 1 bay
@ basement.

Please let me know what
you think.

Miche



FIRST FLOOR PLAN T.S.P.C

11 - 1 - 11

MICHE BOOZ
 ARCHITECT
 208 Market St
 Brookeville
 Maryland 20833
 (301)774 6911
 fax: 774 1908

Project:
203 Market St.

203 Market Street
 Brookeville, Maryland 20833
 Montgomery County

Drawings:

Date:

PRINT DATE 4 JAN 05

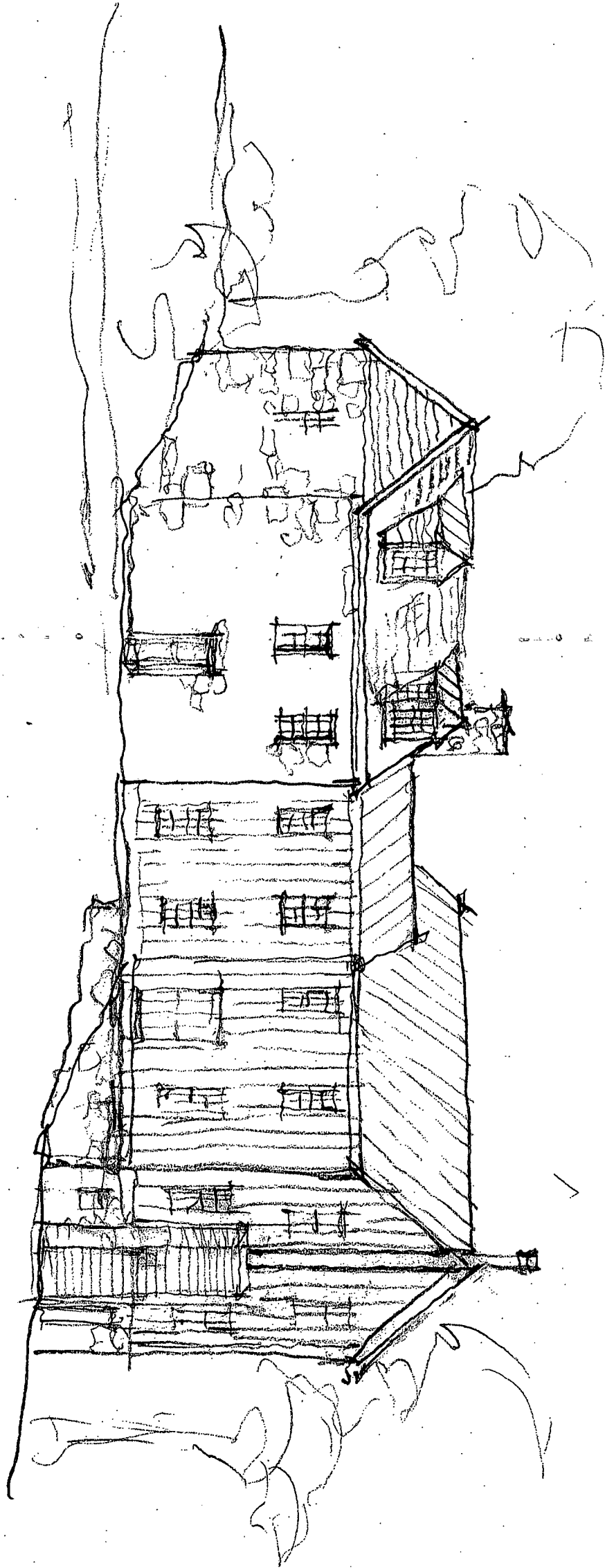
Revision:
 Δ

Sheet No.:

GWEN,
 PLEASE FIND ATTACHED
 THE PLANS FOR OPTION #1
 (NEW HOUSE) AND OPTION #2
 (ADDITION TO STONE BLOG.)
 FOR 203 MARKET.
 PLEASE CALL IF YOU HAVE
 ANY QUESTIONS (301)255-2155.
 THANKS. CHRIS SANDERSON

203 MARKET STREET

Brookeville, Maryland 20833

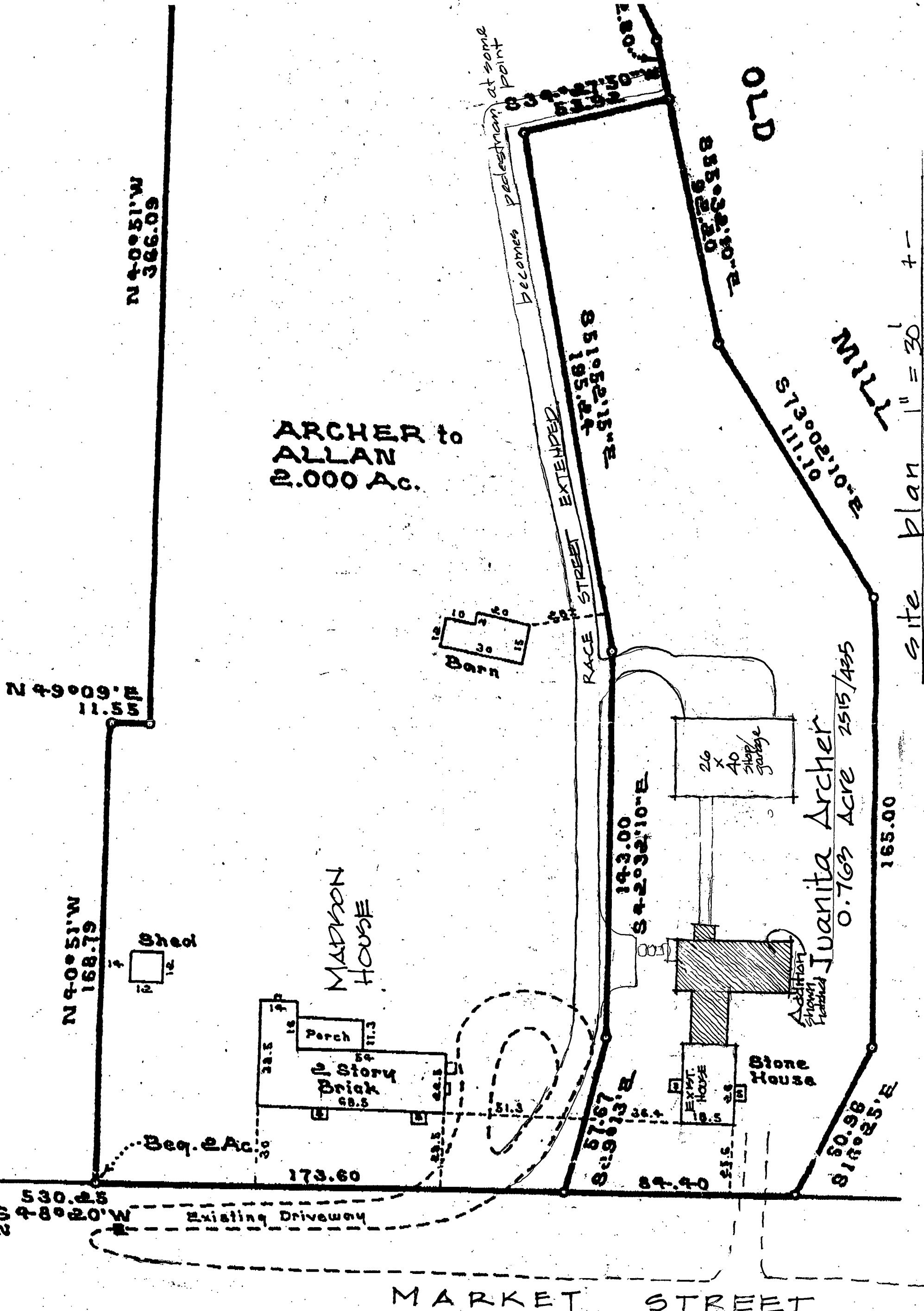


3D SKETCH

ARCHER to
ALLAN
2.000 Ac.

MILL

site plan 1" = 30'



N 49°09' E
11.55'

N 40°51' W
168.79'

9' x 12'

MADISON
HOUSE

Perch
11.3'
15'
28.5'
16'
Brick
19.5'
26'

BARN
12' x 10'
15' x 10'

143.00
S 42°32'10" E

26 x 40
shop
garage

Juanita Archer
0.767 Acre 2515/435

EXMT
HOUSE
19.5' x 26'

Stone
House
18' x 8'

165.00

S 60°25' E
81.60 x 25'

MARKET STREET

Becomes pedestrian at some point

RACE STREET EXTENDED

OLD MILL

S 77°56'1
E 81.15 x 24'
S 81°28'19 S

S 82°26'30
E 201.76 x 98.8

S 73°02'10" E
111.10'

S 40°20' W
98.20' x 530.25'

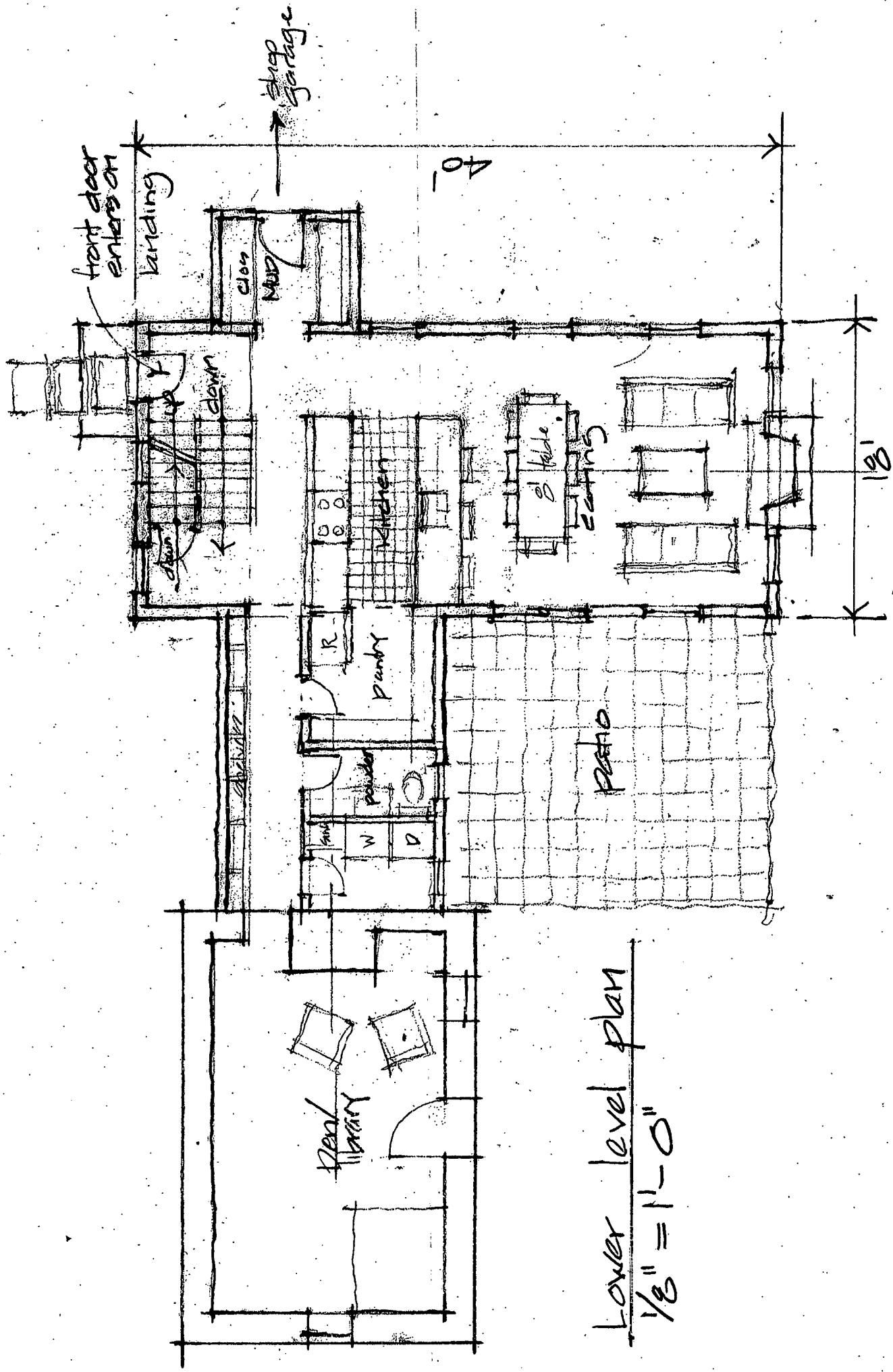
Existing Driveway

173.60

S 57°16'7
E 87.40' x 51.3'

87.40

21.5'



Lower level plan
 1/8" = 1'-0"

Upper level plan
1/8" = 1'-0"

