

BROOKVILLE FARMS - PRELIM

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	Parcel 770, Brookeville	<b>Meeting Date:</b>	09/22/04
<b>Resource:</b>	Parcel Brookeville Historic District	<b>Report Date:</b>	09/15/04
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	09/08/04
<b>Case Number:</b>	N/A	<b>Tax Credit:</b>	N/A
<b>Applicant:</b>	Holly Ridge Development (John Petrella, Agent)	<b>Staff:</b>	Michele Naru

**Proposal:** New Construction – (4 houses and 4 detached garages)

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**STAFF RECOMMENDATION:**

Staff recommends that this project be found generally consistent with historic preservation goals in the Brookeville Historic District as long as several significant revisions are made. These suggested revisions are as follows:

- The footprint of the houses to be located on the front lots will not exceed 1,300 sq. ft.
- Wrap-around porches will be eliminated from the plans.
- All of the garages will contain simulated, double doors.
- The material specifications for the houses will be altered, whereby utilizing wood trim, simulated, divided-light or true-divided light wood windows, wood entry doors, and operable wooden shutters.
- Refine design details on houses per staff recommendations
- Generate a tree survey and protection plan. The tree survey should identify the trees to be removed, their size and species. The protection plan will identify the trees that are to be located within the Limits of Disturbance (LOD) and provide details on the measures that will be implemented prior to the commencement of the new construction.

**HISTORIC INFORMATION**

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

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

Brookeville is a Master Plan and National Register Historic District.

### **PROJECT DESCRIPTION**

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

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

### **PROPOSAL**

The applicants are proposing to construct 4 houses with 4 detached garages on the subject lots. The access to these lots will be from a shared, gravel driveway from Georgia Avenue. The individual specifications for each lot are as follows:

#### ***Lot 1 – Right Front Lot***

The proposed house on Lot 1 will be sited with an approx. 45' setback. The width of the front façade is 30' and the length of the house excluding porches is 52'. The subject house is a 2-1/2 story house with a full-width front porch supported by battered columns set upon stone piers. The material specifications are a stucco foundation, stone fireplace and column piers, Hardi-plank and Hardi-shingle siding, Synboard exterior trim (PVC product), Patriot Manufacturing vinyl windows, Therma-Tru fiberglass doors and wood shake roofing.

The lot will also contain a detached 2-car garage with apartment measuring 22' x 22' to be located approx. 130' back from the front property line. The material specifications for the garage are the same as the main house.

Lot size:	24,351 sq. ft.	Footprint of house	1,400 sq. ft.
		with porches	1,704 sq. ft.

Footprint of Garage	484 sq.ft.
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Total Lot Coverage	8%
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***Lot 2 – Right Rear Lot***

The proposed house on Lot 2 will be sited with an approx. 80' setback from its front property line and approx 300' back from Georgia Avenue. The width of the front façade is 35' and the length of the house excluding porches is 58'. The subject house is a four bay, three-story house with an offset, entry porch supported by Doric columns. The material specifications are brick foundation and water table, Hardi-plank siding, Synboard exterior trim (PVC product), Patriot Manufacturing vinyl windows, Therma-Tru fiberglass doors and wood shake roofing.

The lot will also contain a detached, 2-car garage with apartment measuring 22' x 22' to be located along the right side of the house. The material specifications for the garage are the same as the main house.

Lot size:	49,142 sq. ft.	Footprint of house	1,783 sq. ft.
		with porches	2,031 sq. ft.

Footprint of Garage 484 sq.ft.

Total Lot Coverage 5%

***Lot 3 – Left Rear Lot***

The proposed house on Lot 3 will be sited with an approx. 77' setback from its front property line and approx. 290' back from Georgia Avenue. The width of the front façade is 35' and the length of the house excluding porches is 57'. The subject house is a four bay, 2-1/2-story house with a full-width, wrap-around front porch supported by battered columns set upon stone piers. The material specifications are stucco foundation, stone piers, Hardi-plank and Hardi-shingle siding, Synboard exterior trim (PVC product), Patriot Manufacturing vinyl windows, Therma-Tru fiberglass doors and wood shake roofing.

The lot will also contain a detached, 2-car garage with apartment measuring 22' x 22' to be located in front of the house in the property's northwestern corner. The material specifications for the garage are the same as the main house.

Lot size:	63,650 sq. ft.	Footprint of house	1,761 sq. ft.
		with porches	2,365 sq. ft.

Footprint of Garage 484 sq.ft.

Total Lot Coverage 4%



### ***Lot 4 – Left Front Lot***

The proposed house on Lot 4 will be sited with an approx. 37' setback from the front property line. The width of the front façade is 30' and the length of the house excluding porches is 53'. The subject house is a five-bay, 2-1/2-story house with a full-width, wrap-around front porch supported by Doric columns. The material specifications are brick foundation, fireplace and piers, Hardi-plank siding, Synboard exterior trim (PVC product), Patriot Manufacturing vinyl windows, Therma-Tru fiberglass doors and a standing-seam metal roof.

The lot will also contain a detached, 2-car garage with apartment measuring 22' x 22' to be located at the rear of the house, approx. 125' front the front property line. The material specifications for the garage are the same as the main house.

Lot size:	27,509 sq. ft.	Footprint of house	1,404 sq. ft.
		with porches	2,108 sq. ft.

Footprint of Garage      484 sq.ft.

Total Lot Coverage          9%

### **APPLICABLE GUIDELINES**

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

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

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

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

### **STAFF DISCUSSION**

The architectural designs of the single-family houses are consistent with other new construction within the Brookeville Historic District. Each house is detailed to be unique and not replicative of other house types in the district.

However, the footprints of the proposed single-family houses to be located on Lots 1 and 4 are inconsistent with other approved new construction within the district. Footprints of the new houses built under HPC review on North, Market and Water Street have not exceeded 1,300 sq. ft. The footprint sizes of the houses on the backlots do not concern staff, due to their significant distance from Georgia Avenue.

A second area of concern, is the utilization of wrap-around porches and reducing the level of detailing on the houses. Wrap-around porches provide a large amount of perceived bulk to a house. Eliminating the "wrap" on the front porches, and utilizing a simple full-width front porch, will simplify the design of the houses. Additionally, the level of detailing needs to be reduced on all of the subject houses. Simple detailing on new houses is the most successful infill within a historic district.

The sketch designs for the garages proposed for the lots indicate a single overhead door. The goal of these garages is to feel as if they are carriage houses in form. As such, staff recommends that the single garage doors be changed to double doors with detailing that simulate carriage house doors (see example on circles 28 & 29 ).

Finally, staff encourages the applicant to revise their material specifications to include more sympathetic and compatible materials, including wood trim, operable shutters, simulated divided light wood windows, wood doors.

Specific comments on each building are as follows:

#### Lot 1

1. Construct front porch balustrade out of wood with inset square pickets and square battered porch columns.
2. Eliminate pediment on front porch.
3. Eliminate the transoms above the windows on the first story.
4. Select a craftsman inspired wood, front door without a transom (see circles 30-33)
5. Select 6/1 wood, simulated divided or true-divided light wood windows.
6. Eliminate the sidelight windows flanking the double hung window on the second story of the front elevation.
7. Install double wood overhead doors on the garage (see Circles 28 & 29).

#### Lot 2

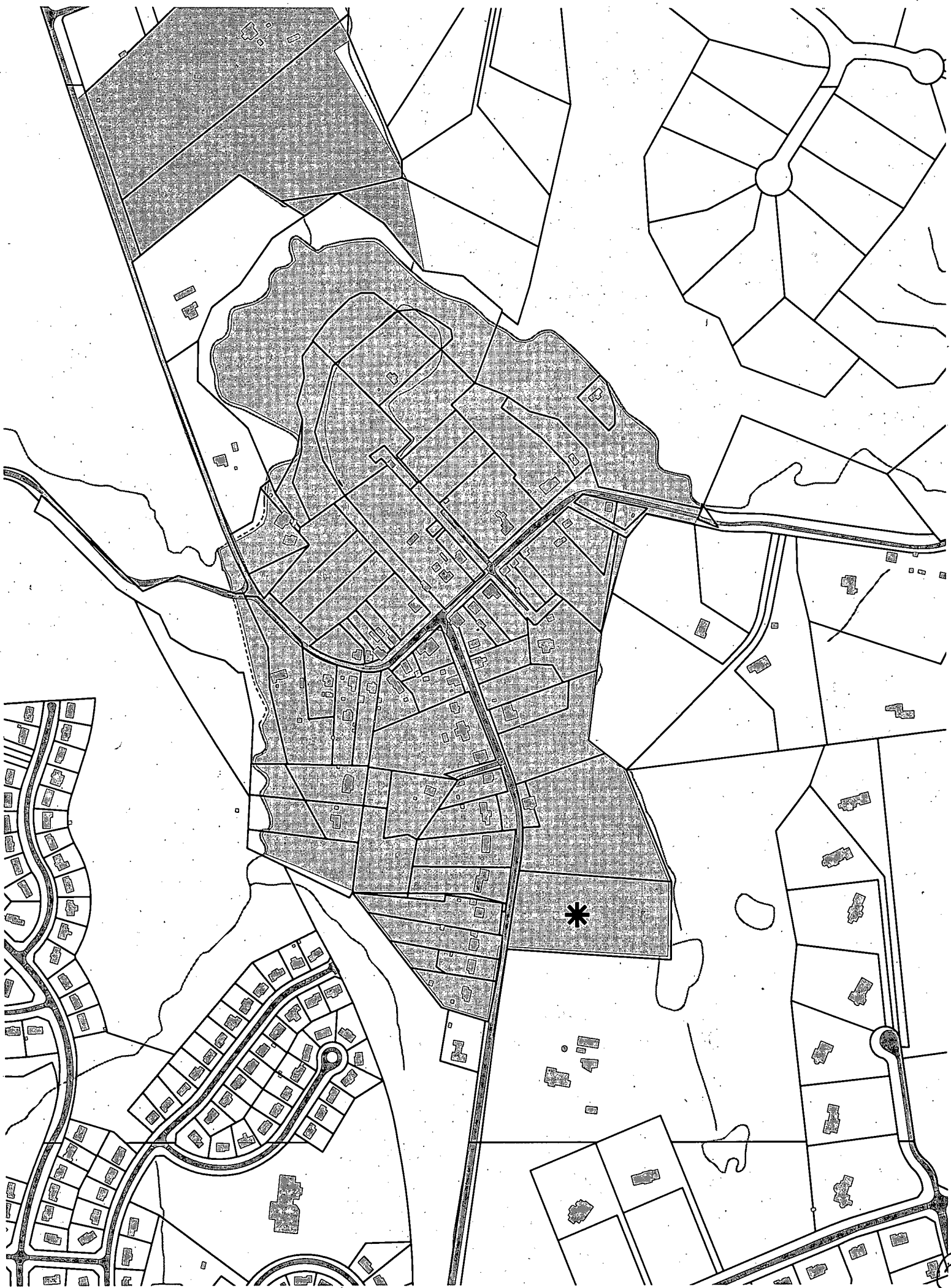
8. Construct the front porch with square porch columns.
9. Eliminate lintels, and transoms on the windows.
10. Install shutters on all window openings consistent with their width and make the proposed shutters operable.
11. Simplify the front entry door by installing a simple four-light transom.
12. Eliminate the oval and ½ moon windows from the elevations.

Lot 3

13. Eliminate the wrap-around front porch and install a hipped roof, full-width front porch.
14. Construct front porch balustrade out of wood with inset square pickets and square battered porch columns.
15. Eliminate the oval and ½ moon windows from the elevations.
16. Eliminate the sidelight windows flanking the double hung windows and the transoms above the double hung windows.
17. Select 6/1 wood, simulated divided or true-divided light wood windows
18. Select a craftsman or shingle style wood, front door without a transom (see circles
19. Install double wood overhead doors on the garage (see Circles 20+29 ).

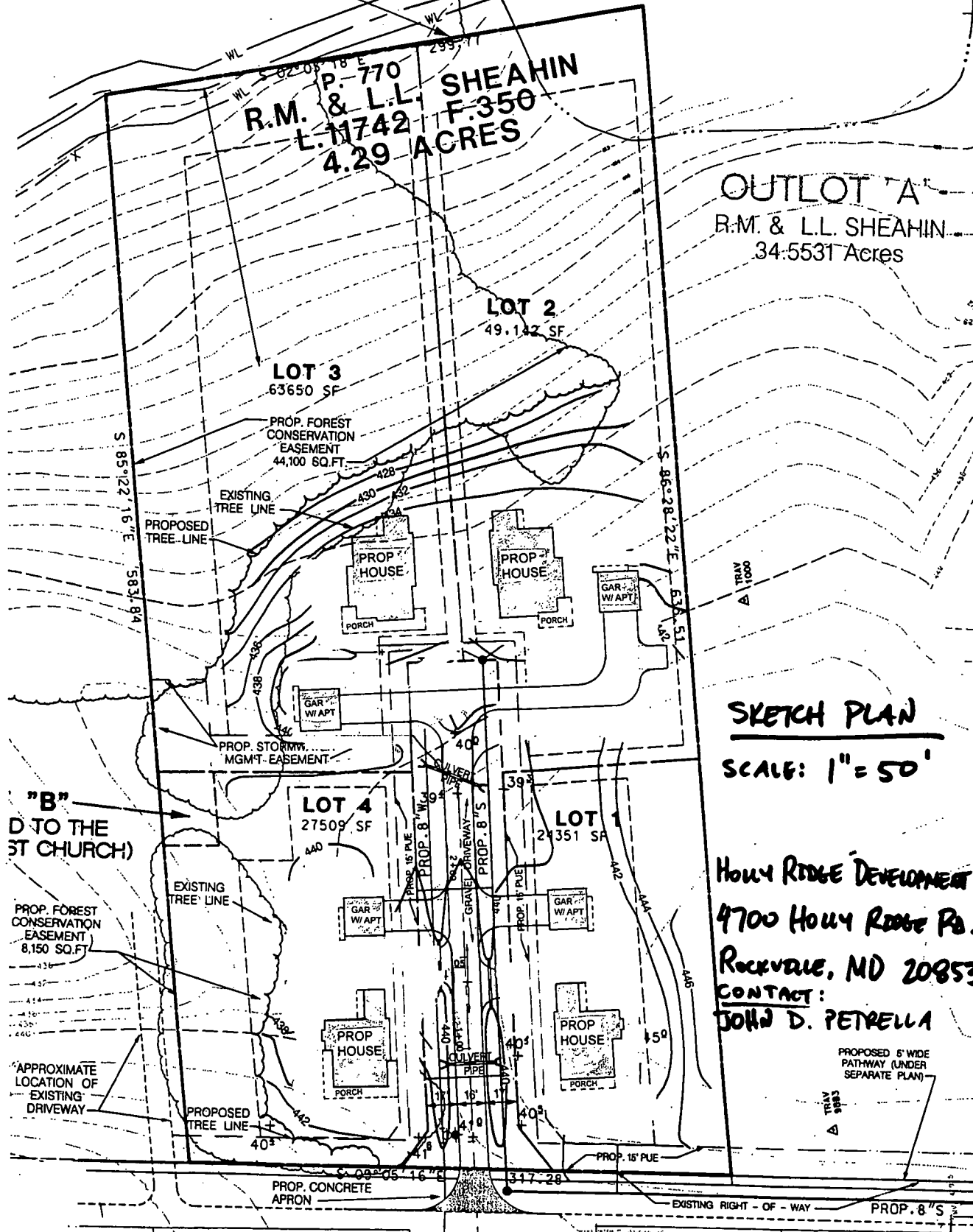
Lot 4

20. Eliminate the wrap-around front porch and install a hipped roof, full-width front porch.
21. Construct front porch balustrade out of wood with inset square pickets and square porch columns.
22. Eliminate the transoms above the windows on the first story and the lintels on the second.
23. Install shutters on all window openings consistent with their width and make the proposed shutters operable.
24. Install double wood overhead doors on the garage (see Circle 20+29).



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

OUTLOT "A"  
R.M. & L.L. SHEAHIN  
34.5531 Acres



**SKETCH PLAN**  
SCALE: 1" = 50'

HOLLY RIDGE DEVELOPMENT  
4700 HOLLY RIDGE RD.  
ROCKVILLE, MD 20853  
CONTACT:  
JOHN D. PETRELLA

"B"  
D TO THE ST CHURCH)

P. 711

P. 765

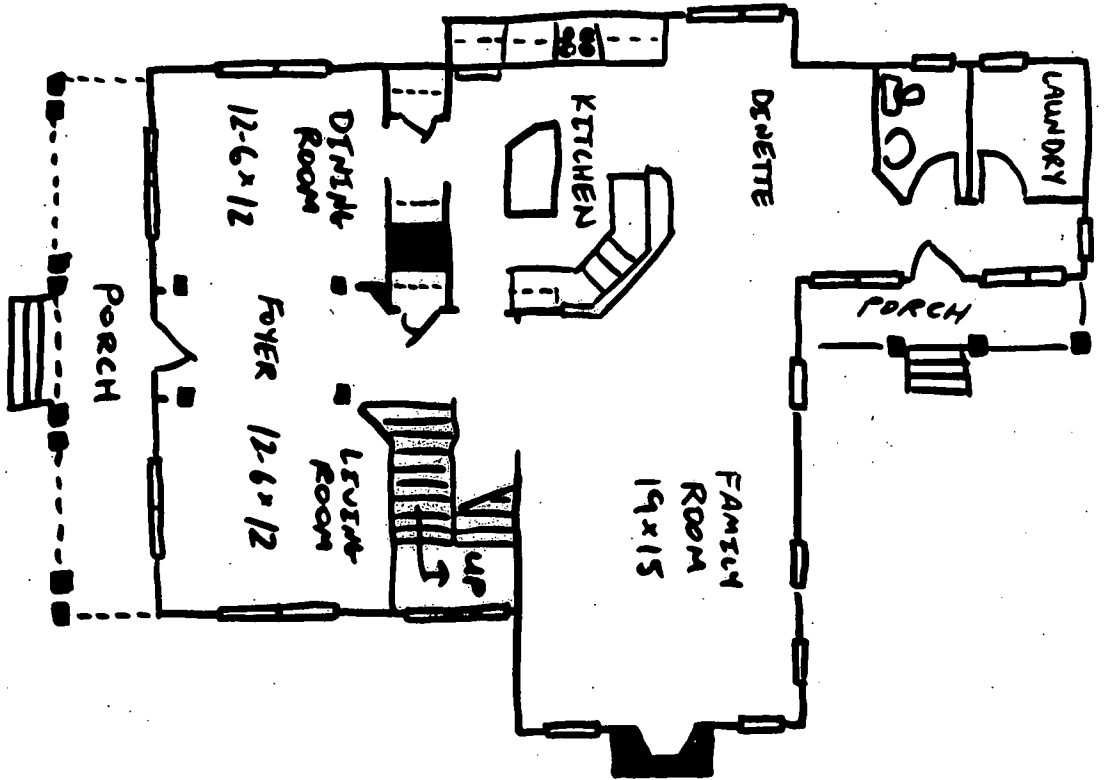
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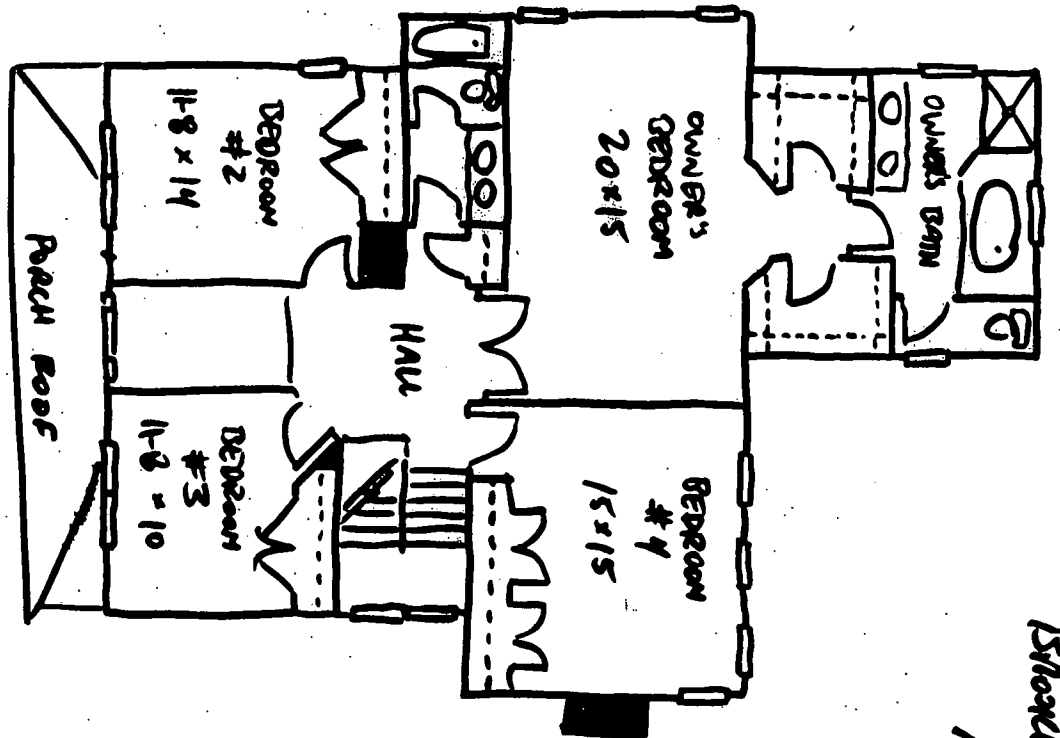
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Ryan Homes  
BROOKVILLE

N.T.S.



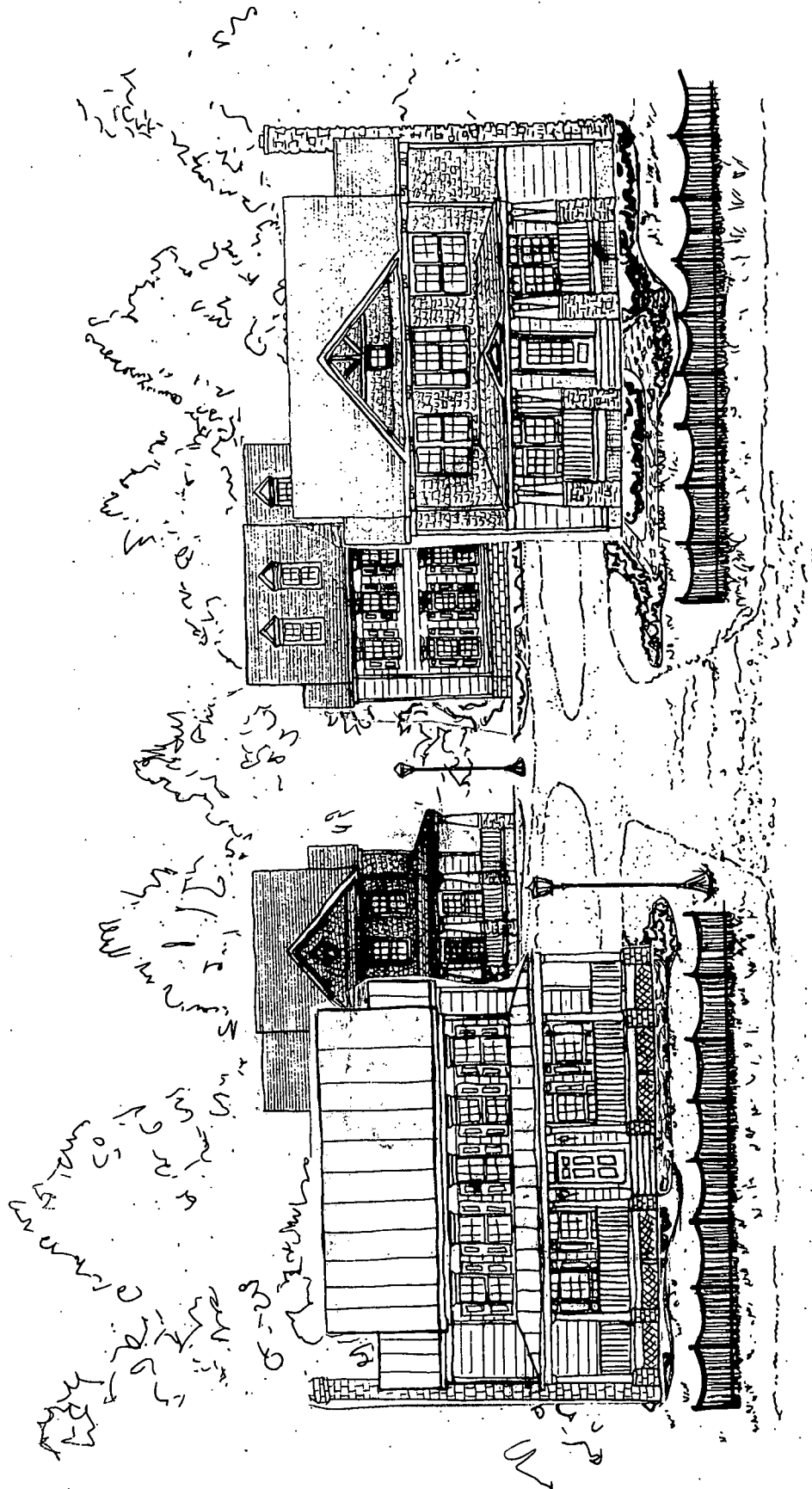
1ST FLOOR



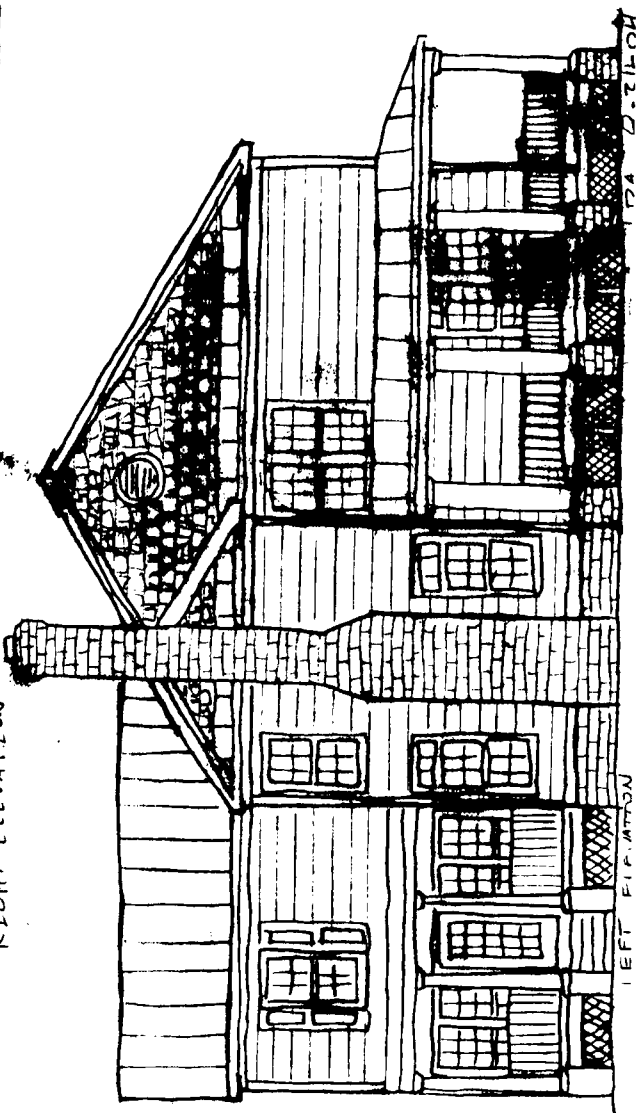
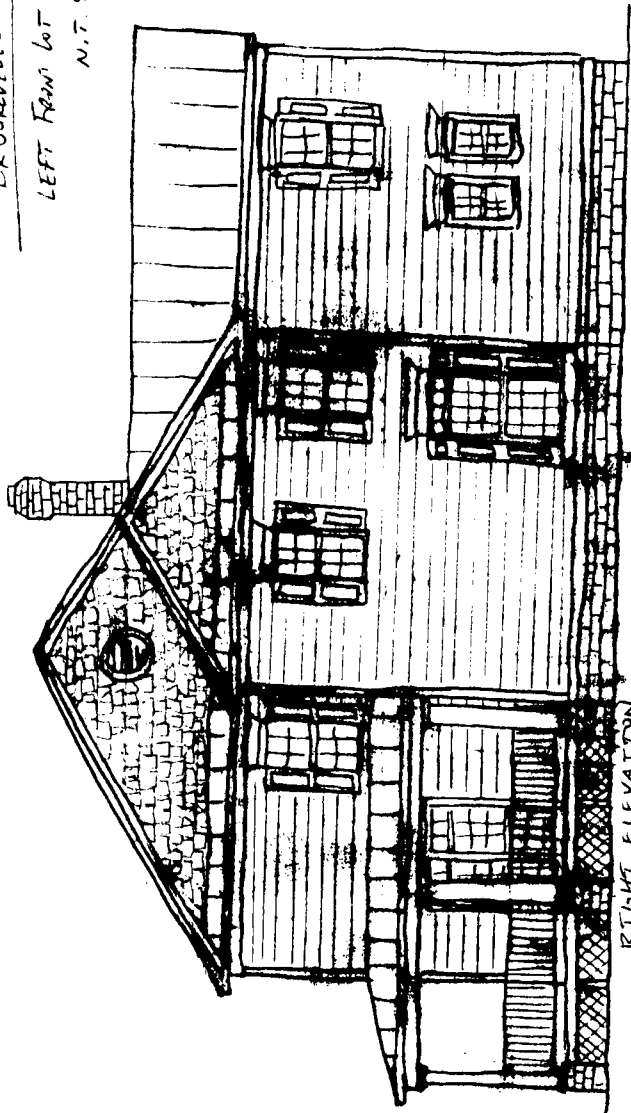
2ND FLOOR

RIGHT FROM 10  
(3/16 7)

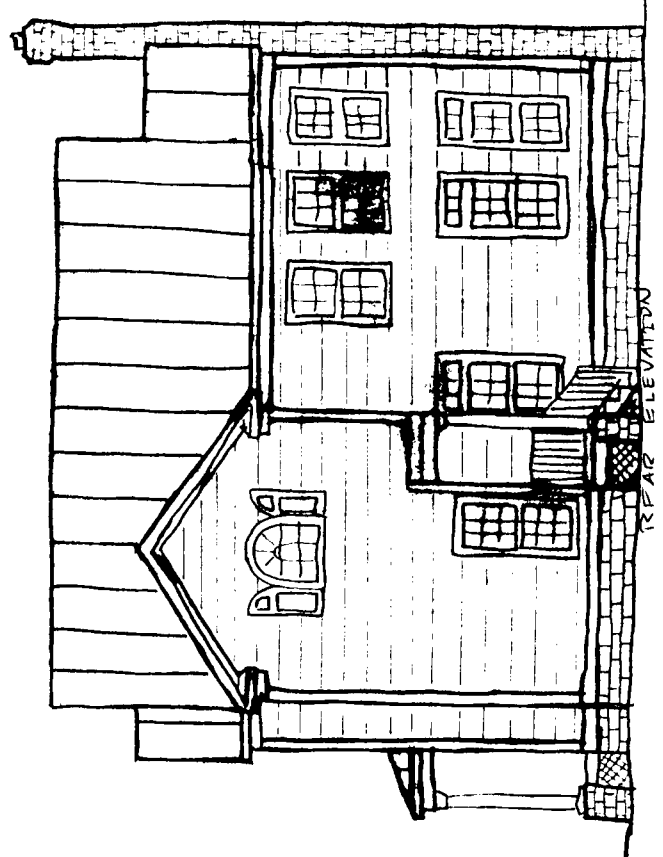
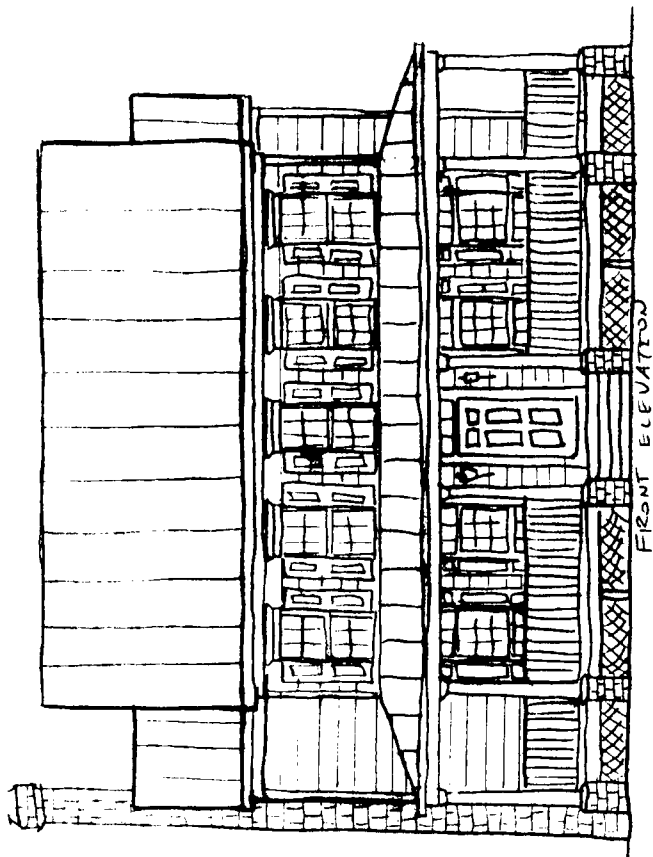
N. Q. 51. 04



RYAN HOMES  
BROOKVILLE  
LEFT FRONT LOT  
N.T.S

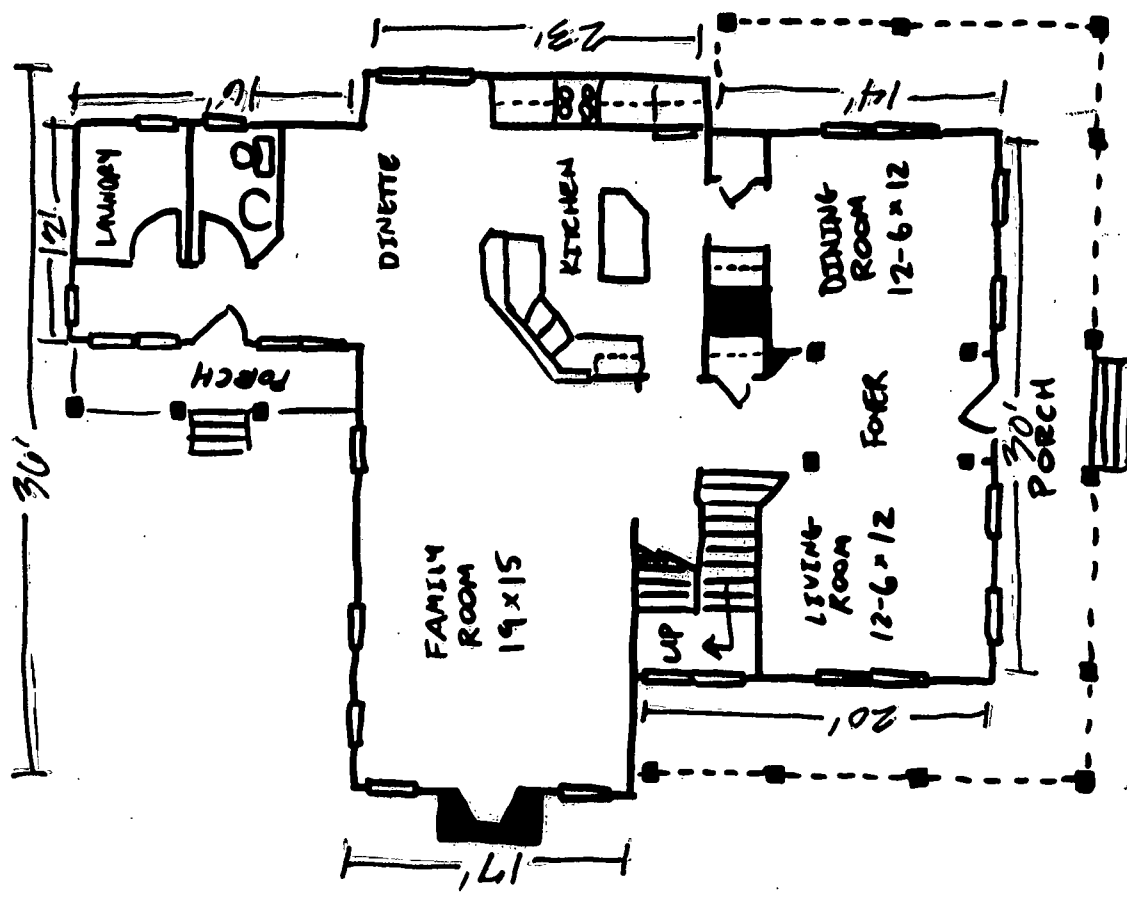


LOT 4



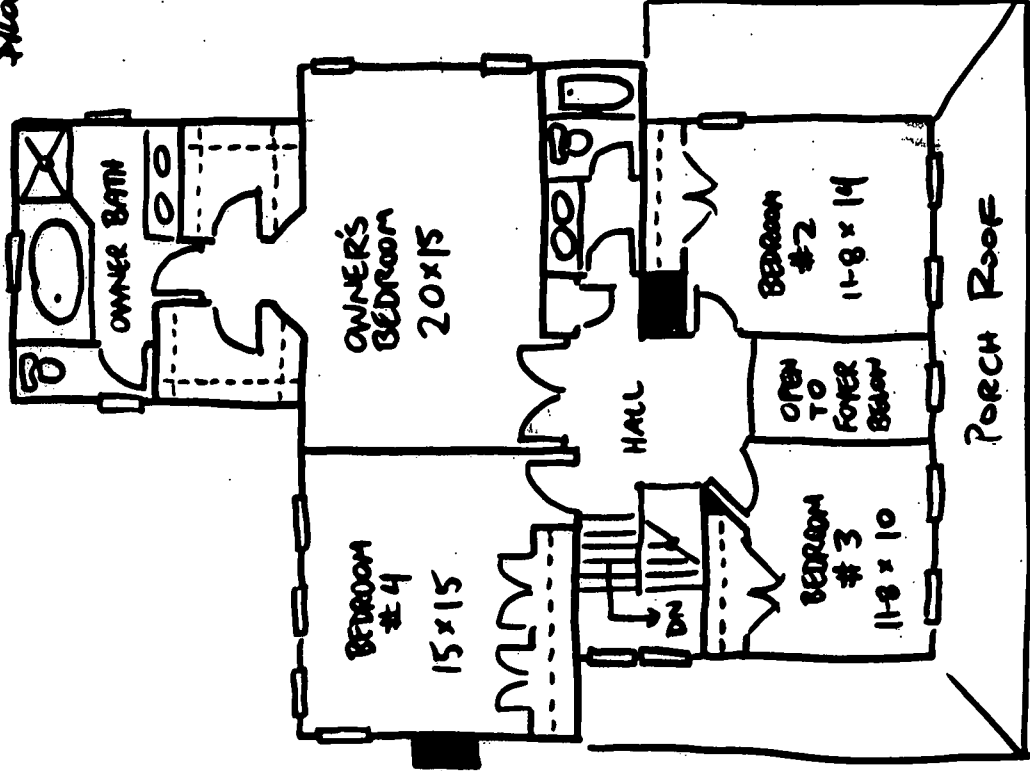


RYAN HOMES  
 BROOKFIELD  
 N.T.S.



1st Floor

600  
 612  
 192  
 1404 SQ FT



2nd Floor

LEFT FRONT LOT  
 (S/L 4)

LOT 4

224  
 240  
 176  
 640 FRONT PORCH  
 + 64 REAR PORCH  
 704 TOTAL PORCHES  
 2,108 TOTAL HOUSE SQ. FT.

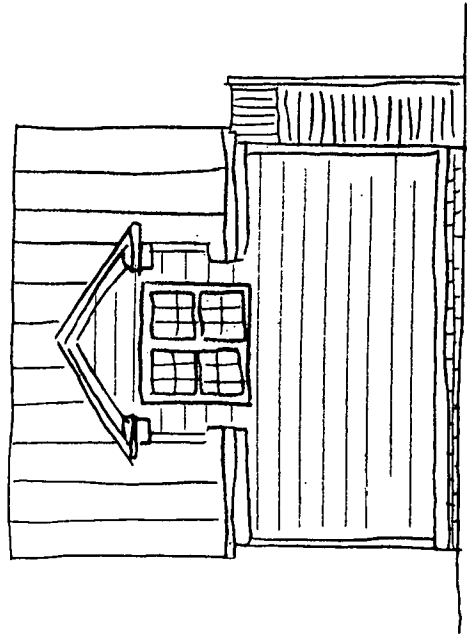
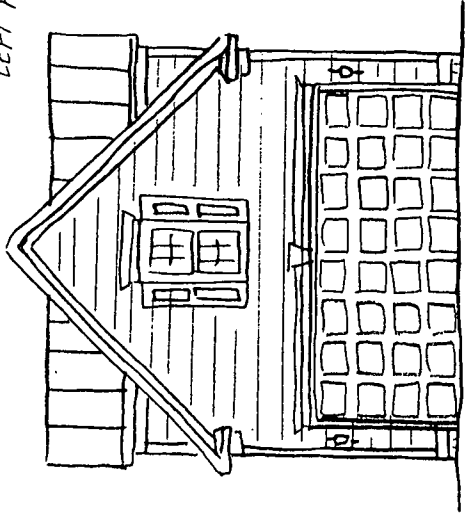
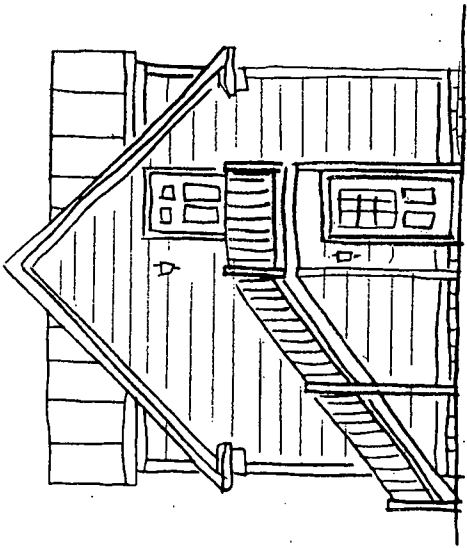
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RYAN HOME  
BROOKVILLE

LEFT FRONT VIEW

N.T.S.

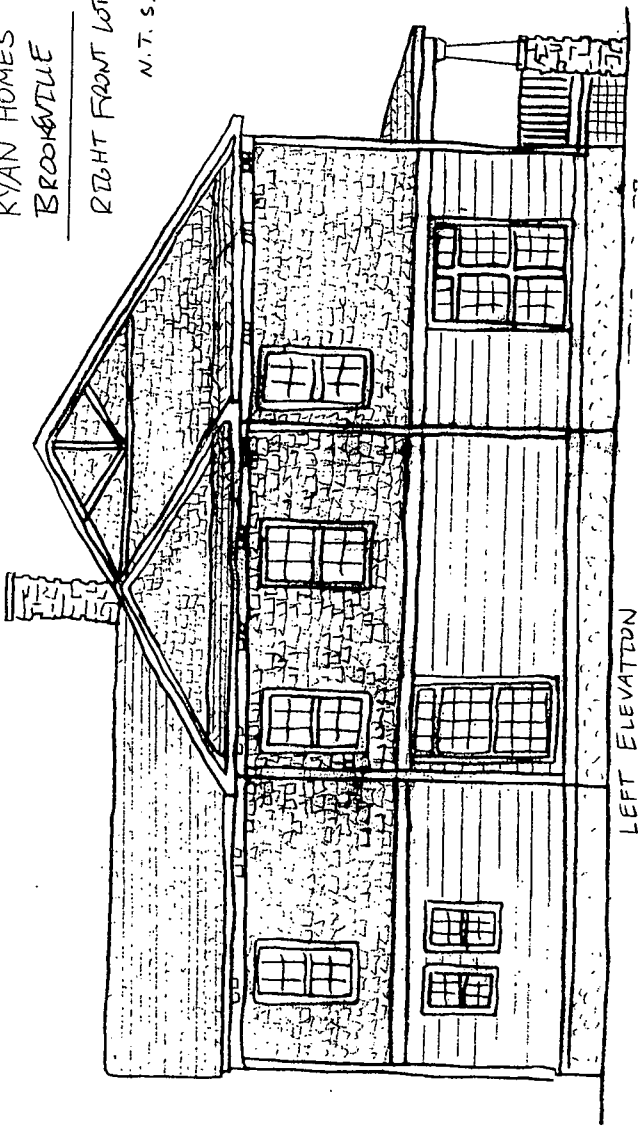


LOT 4

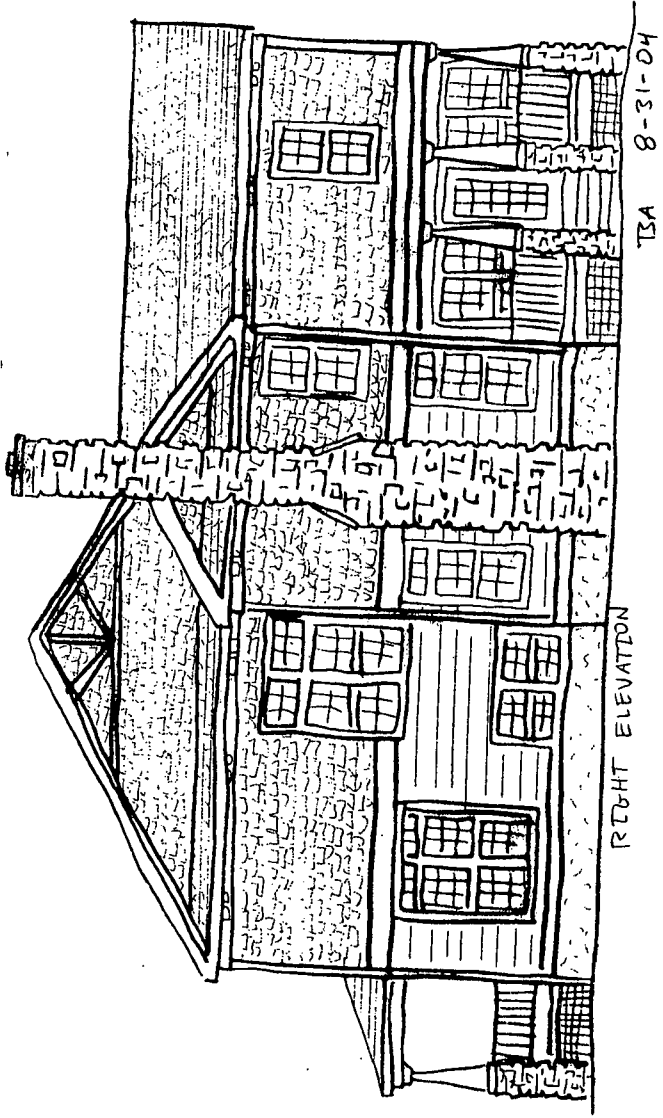
BA 9-31-04

RYAN HOMES  
BROOKVILLE

RIGHT FRONT LOT  
N.T.S.



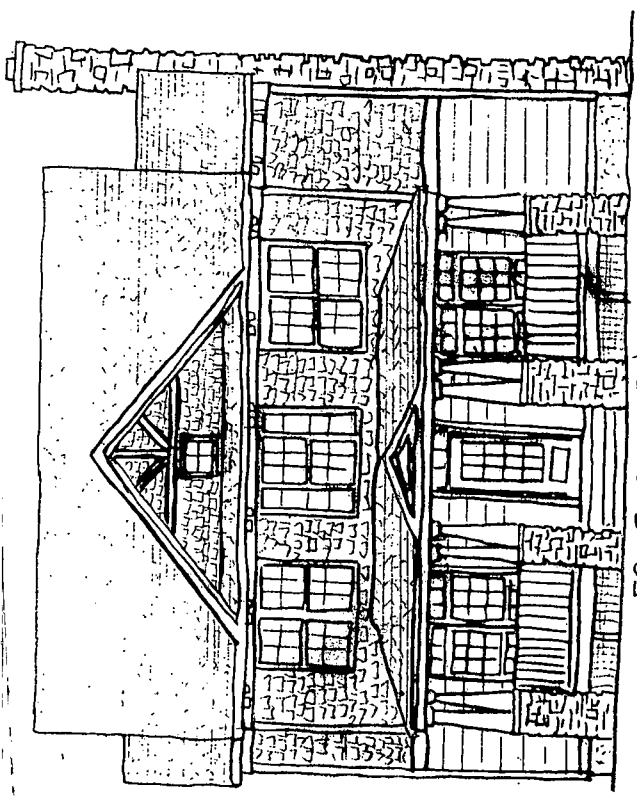
LEFT ELEVATION



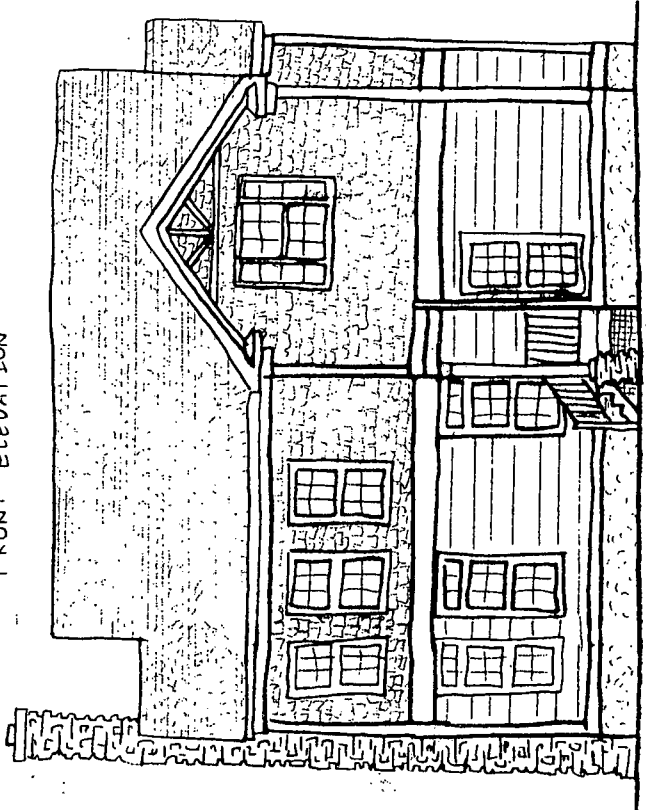
RIGHT ELEVATION

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LOT 7

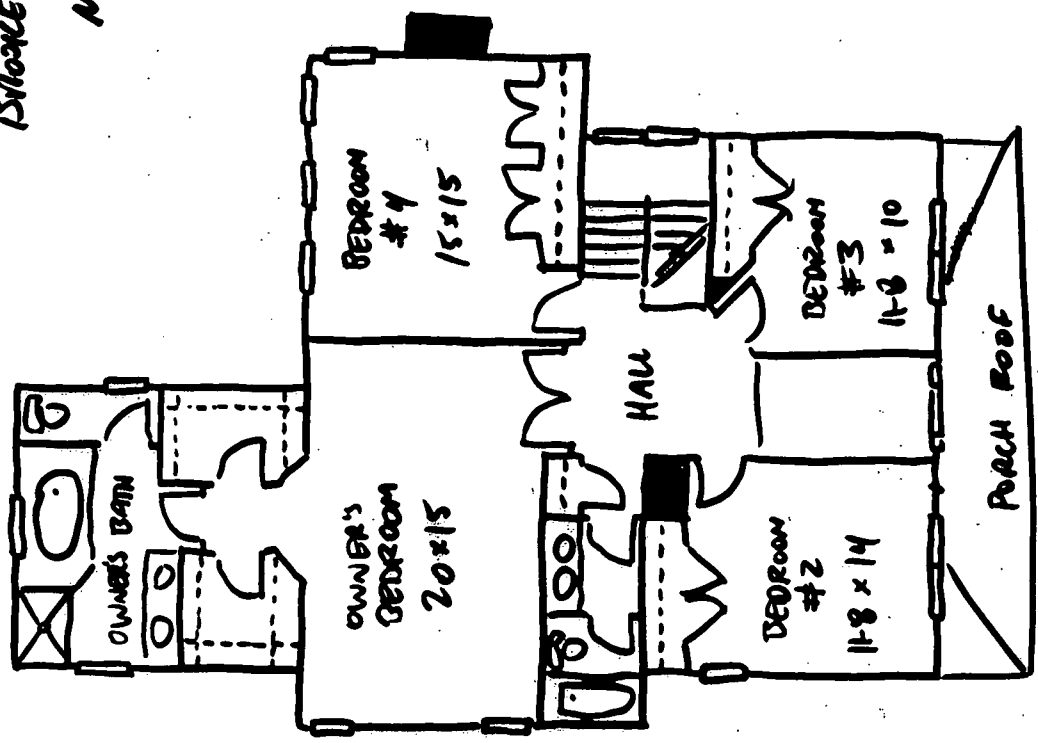


FRONT ELEVATION



REAR ELEVATION

RYAN HANES  
 BLOKENTICE  
 N.T.S.

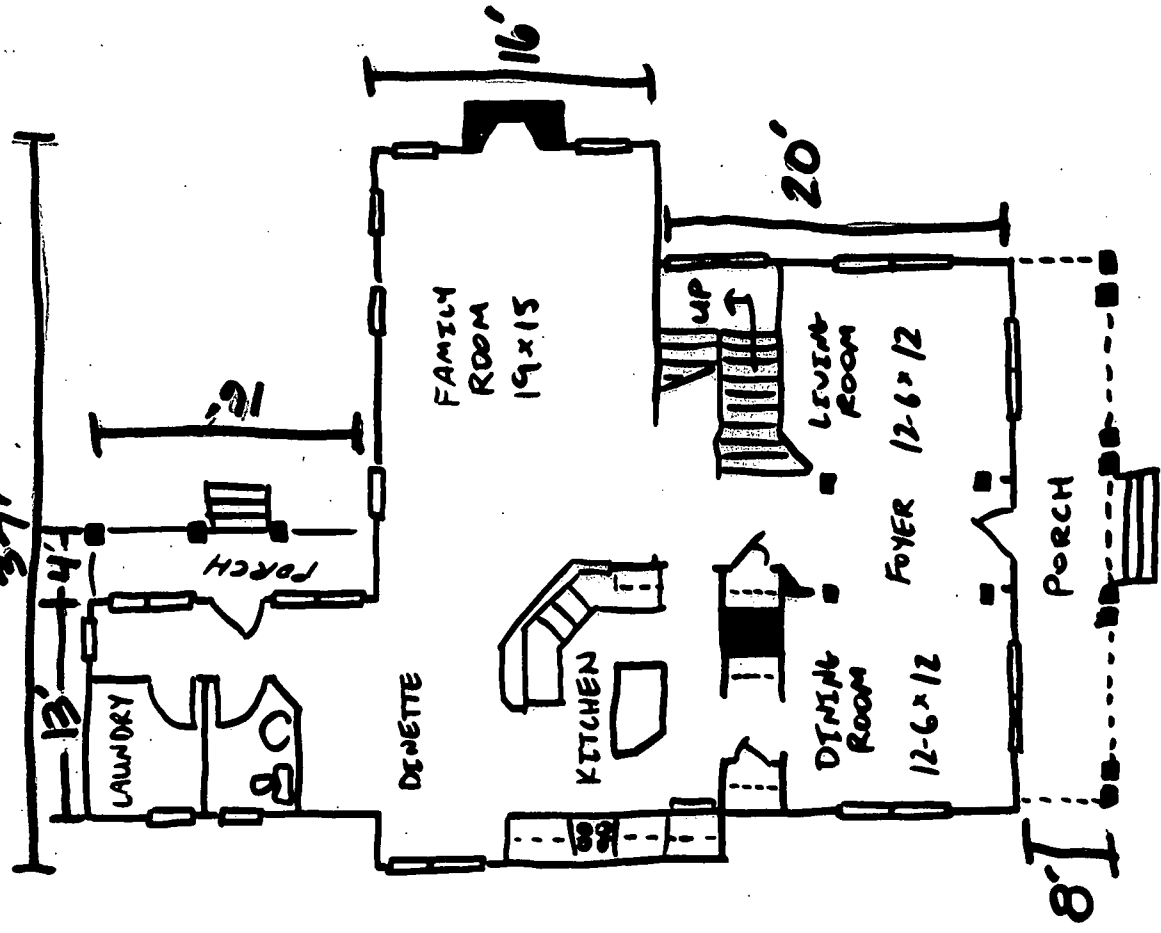


2ND FLOOR

RIGHT FRONT LOT

(3/0 2)

LOT #1



1ST FLOOR

30'

600  
 592  
 + 208

1400SQ FT  
 + 240 ] PORCHES  
 + 64 ]

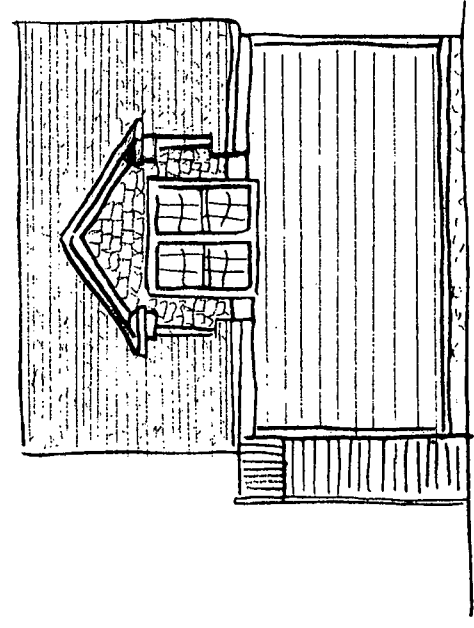
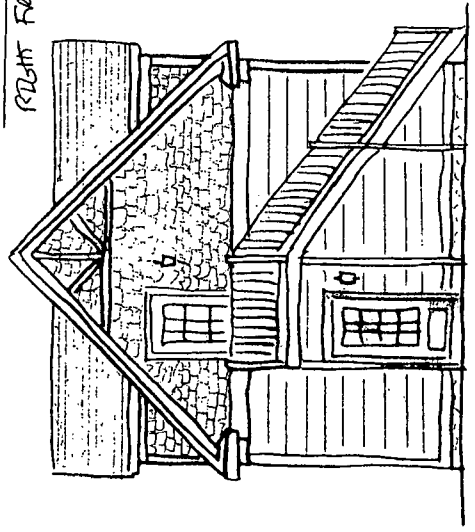
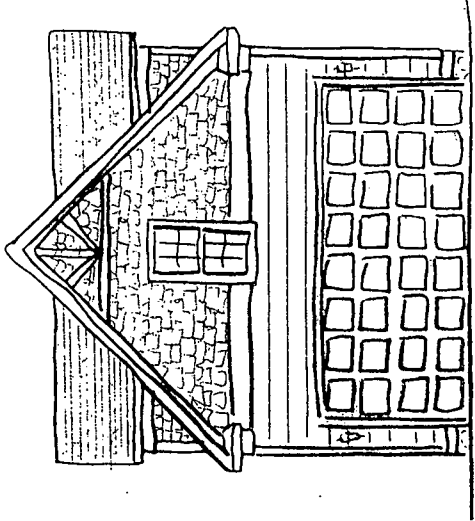
TOTAL SQ FT  
 INCL PORCHES: 1704

A 8-31-04

14

RYAN HOMES  
BROOKVILLE  
RIGHT FRONT LO

N.T.



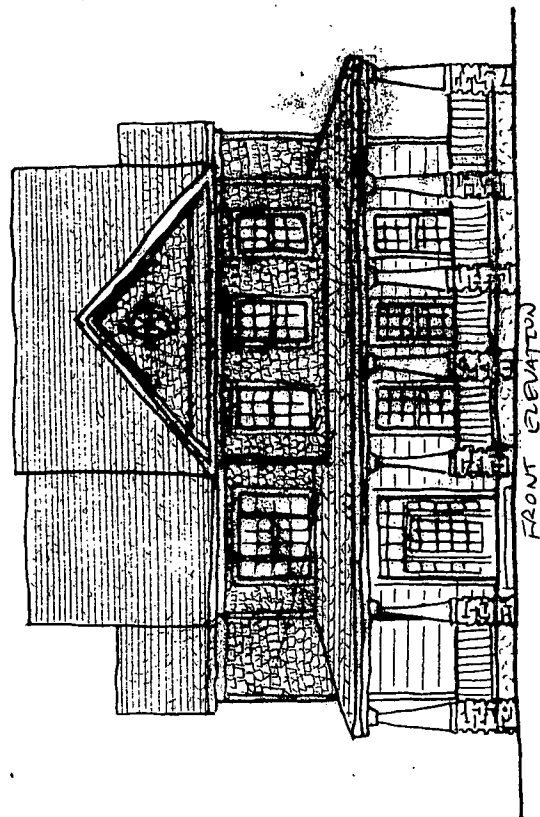
LOT 1

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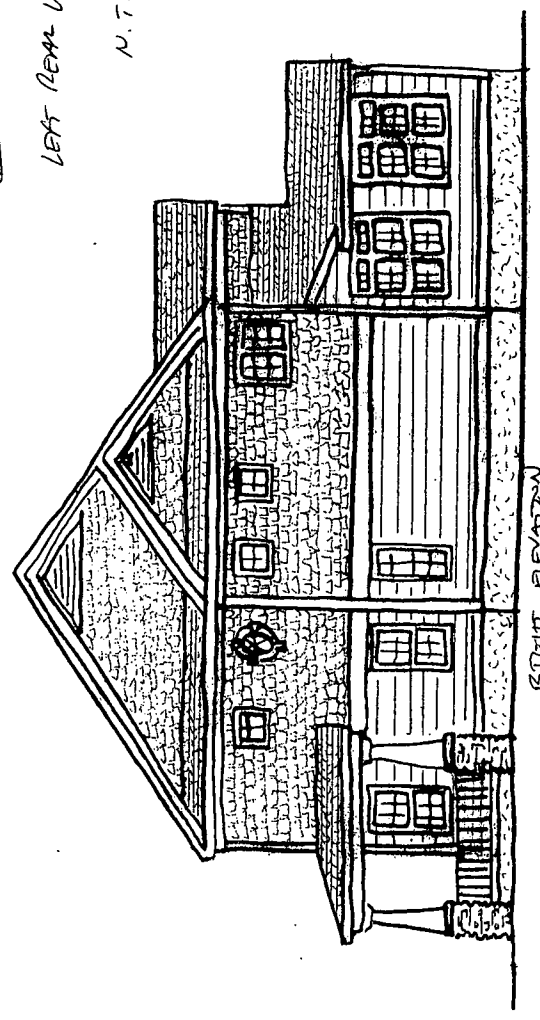
RYAN HOMES  
BRANDVILLE

LEFT REAR LOT

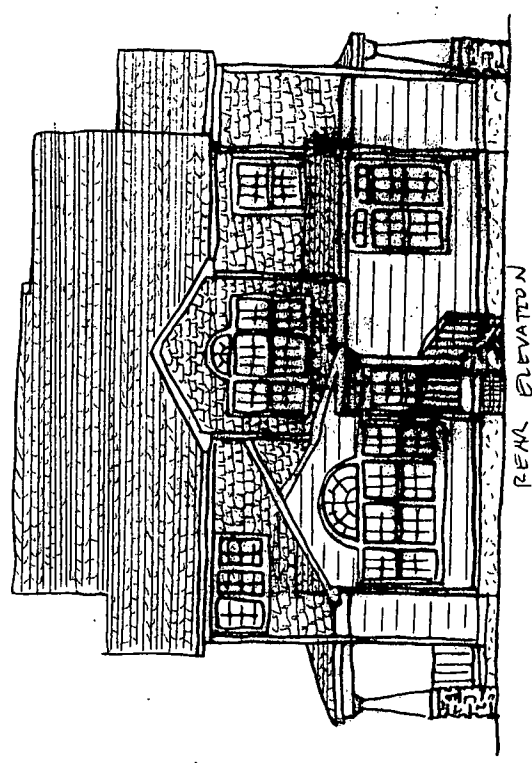
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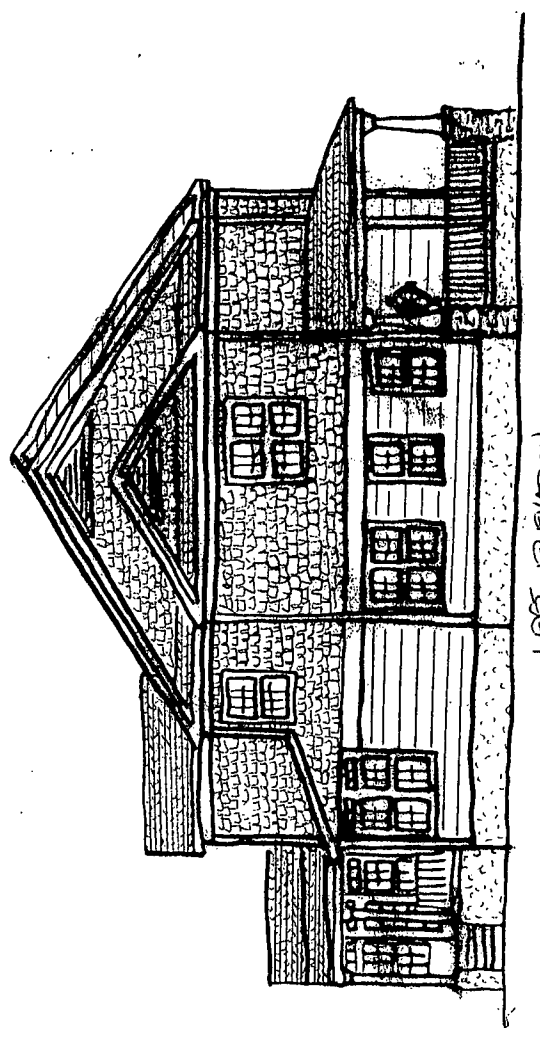
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

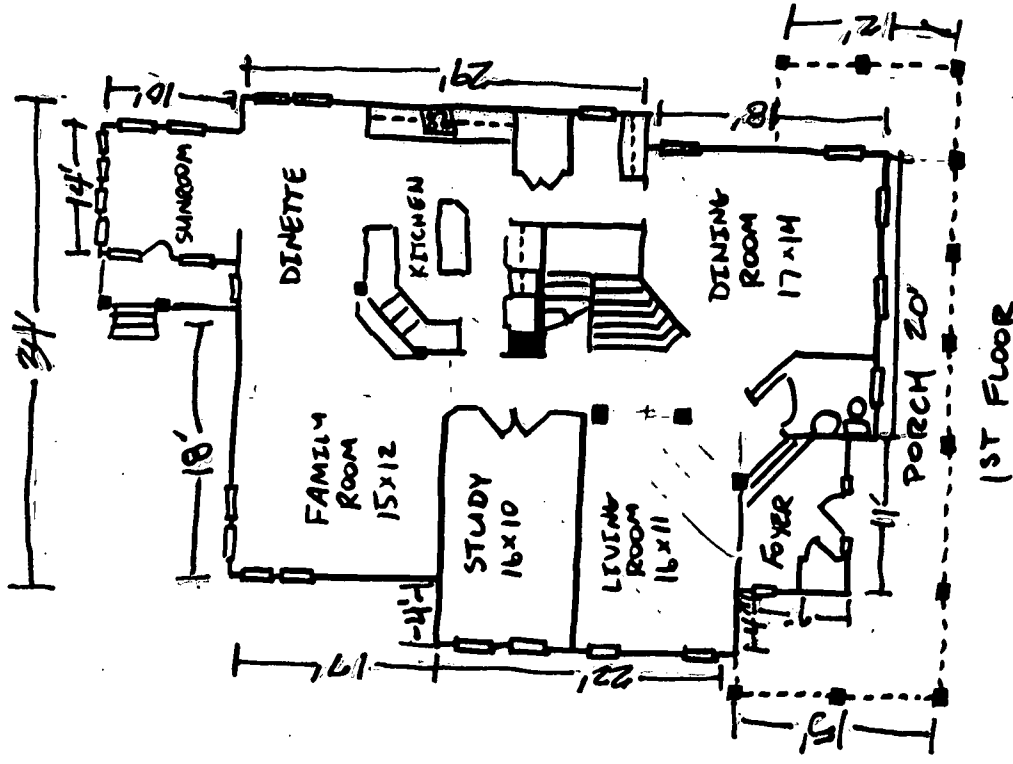


LEFT ELEVATION

BA 8-31-04

LOT 3

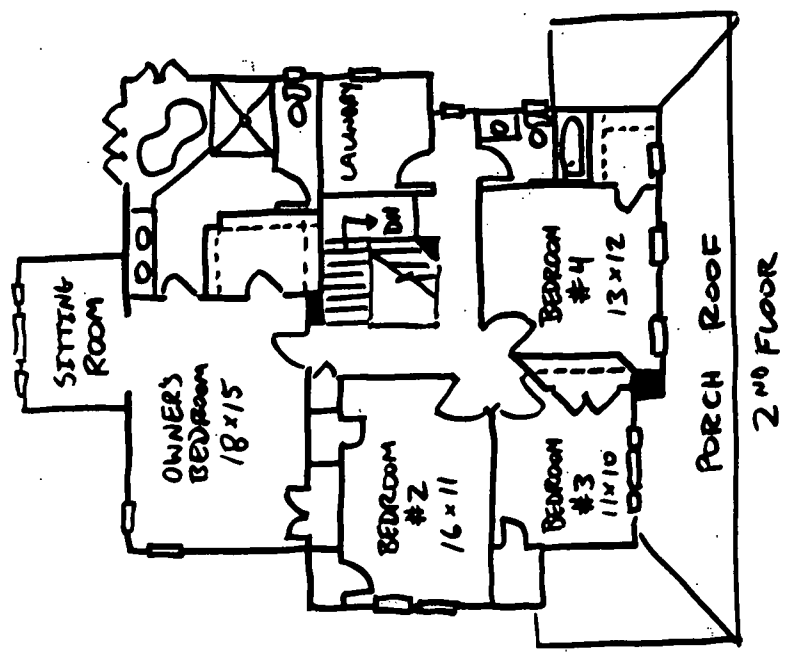
RYAN HOMES  
 BROOKEVILLE  
 N.T.S.



140 SM PORCH  
 77  
 300  
 370  
 667  
 187  
 140  
 1761 SQ FT

94  
 120  
 248  
 464 FRONT PORCH  
 + 140  
 604 TOTAL PORCHES

3365 SQ FT TOTAL

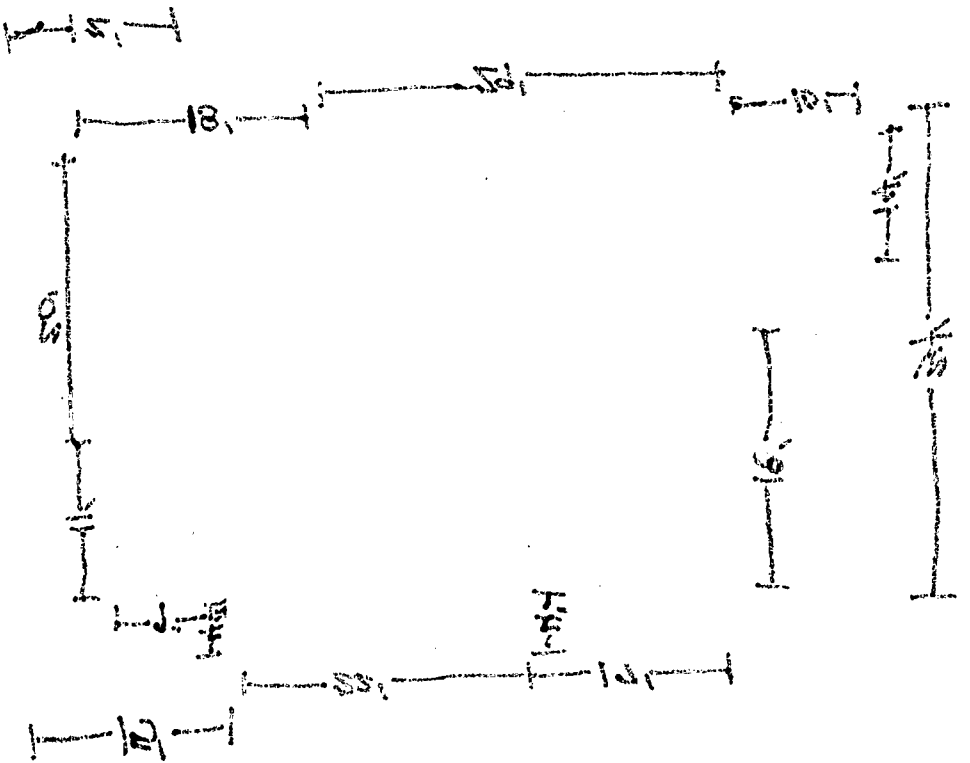


LEFT REAR LOT  
 (5/4 3)

LOT 3

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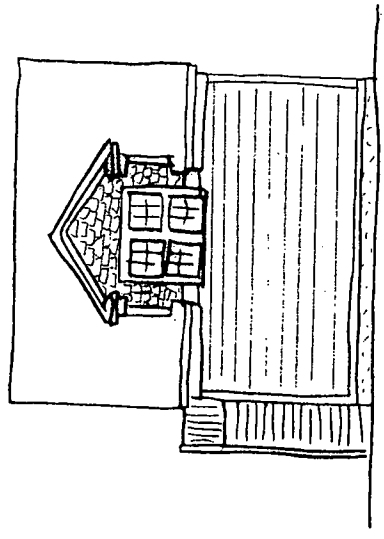
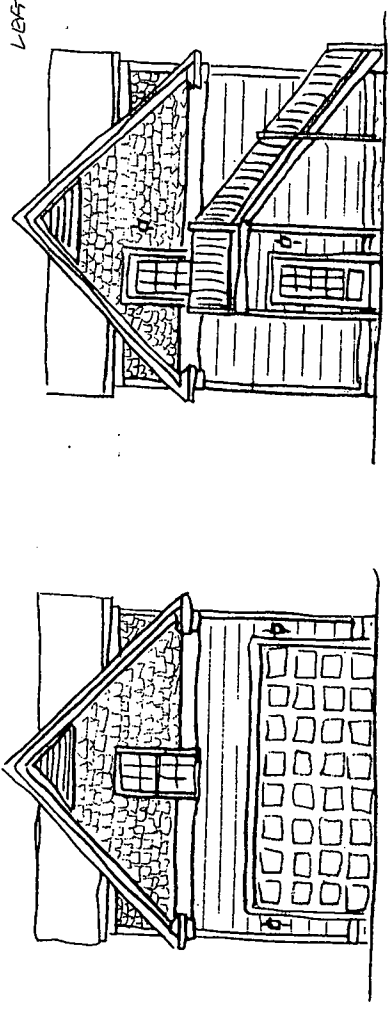
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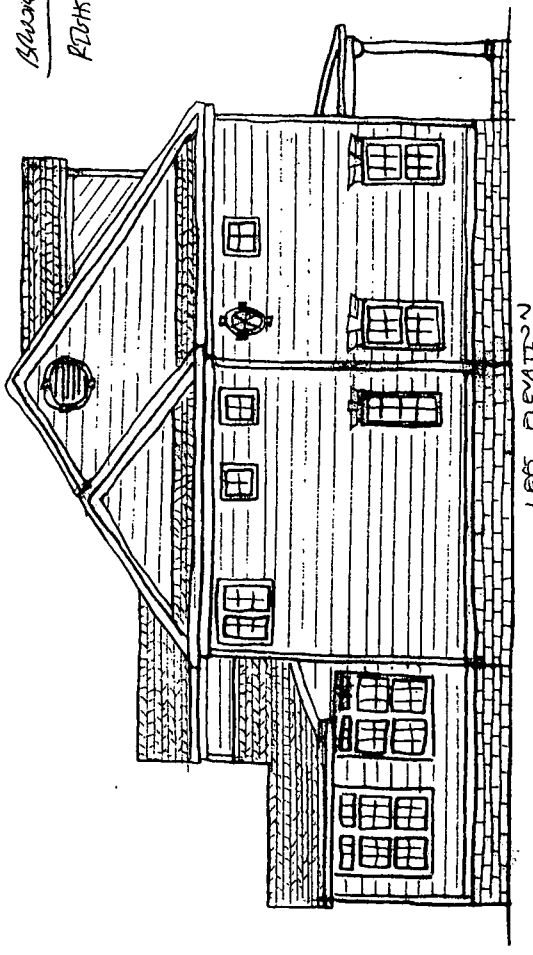
KYAN HOME  
BLOOMINGDALE  
LEFT SIDE LOT  
N.T.S



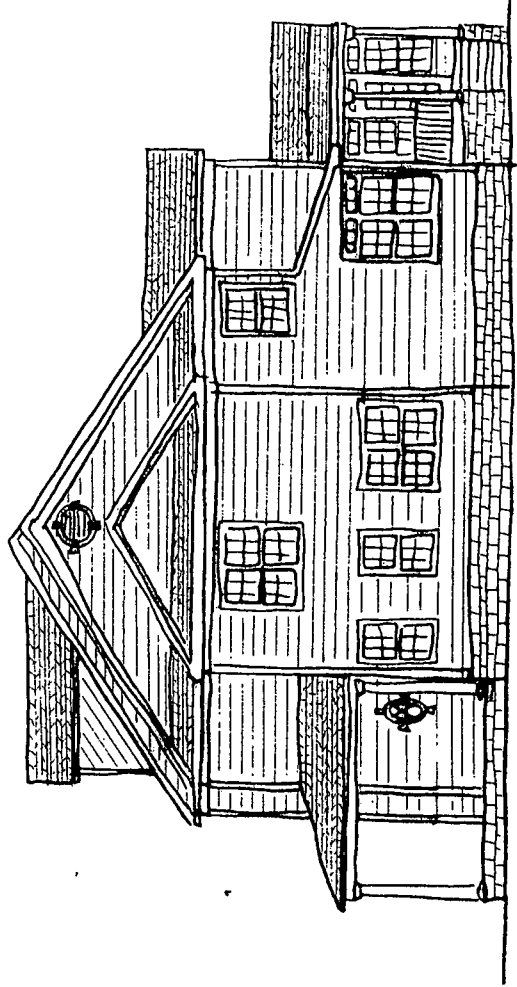
LOT 3

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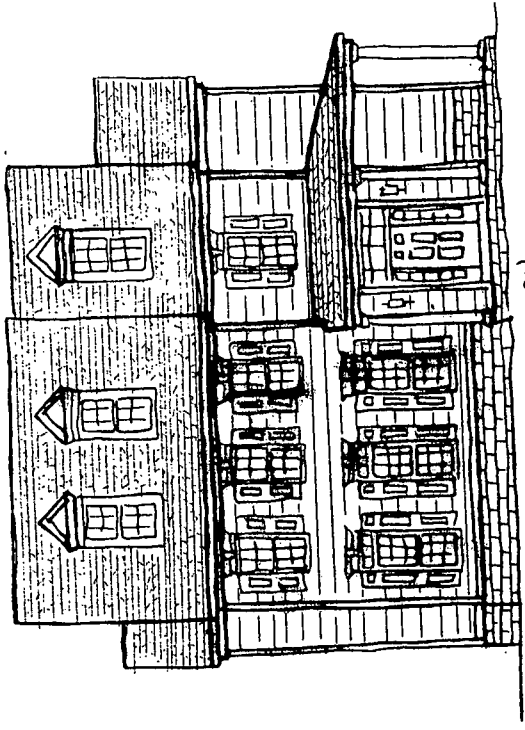
RYAN HOMES  
SASSENVILLE  
FLOOR PLAN W/ST  
N.T.S.



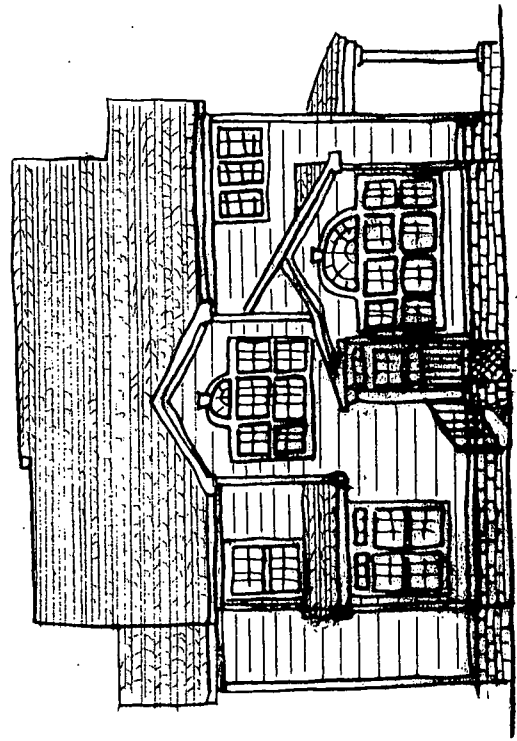
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

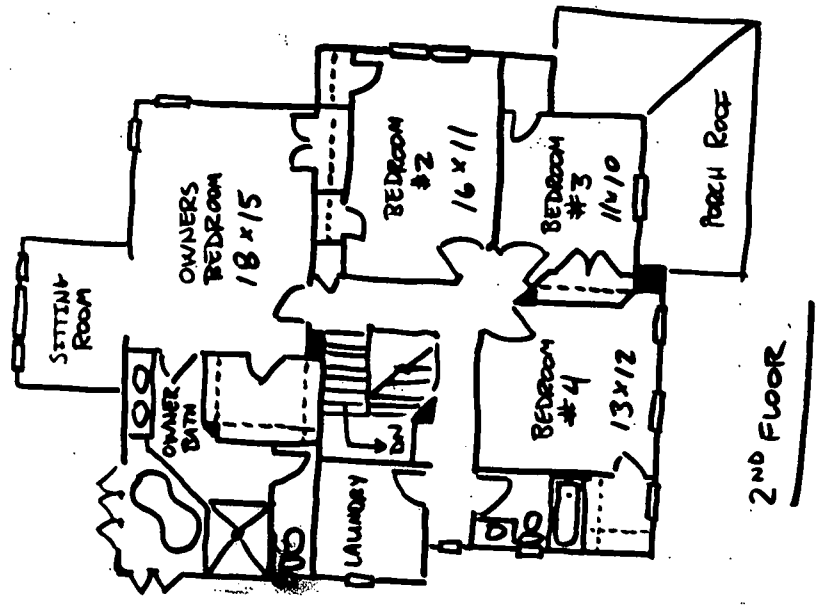


REAR ELEVATION

BA 0.71.241

LOT 2

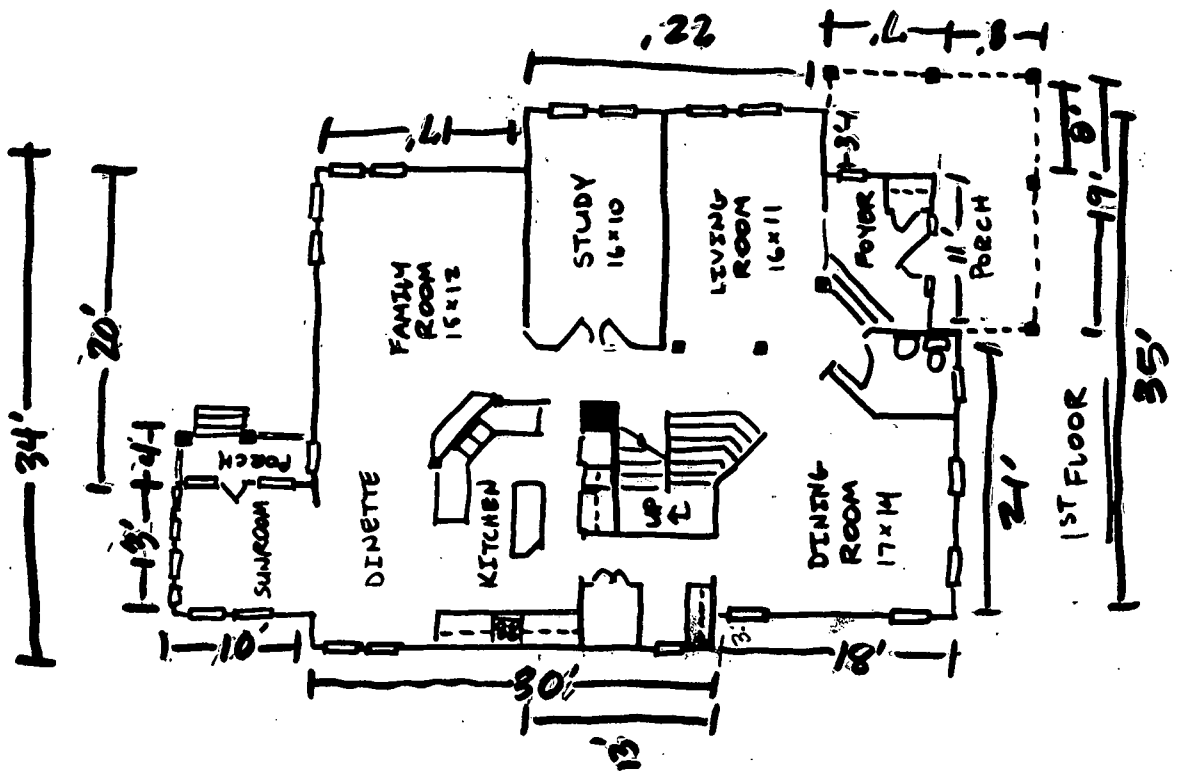
RYAN HOMES  
 BROOKVALE  
 N.T.S.



RIGHT REAR LOT  
 (S/L 2)

LOT 2

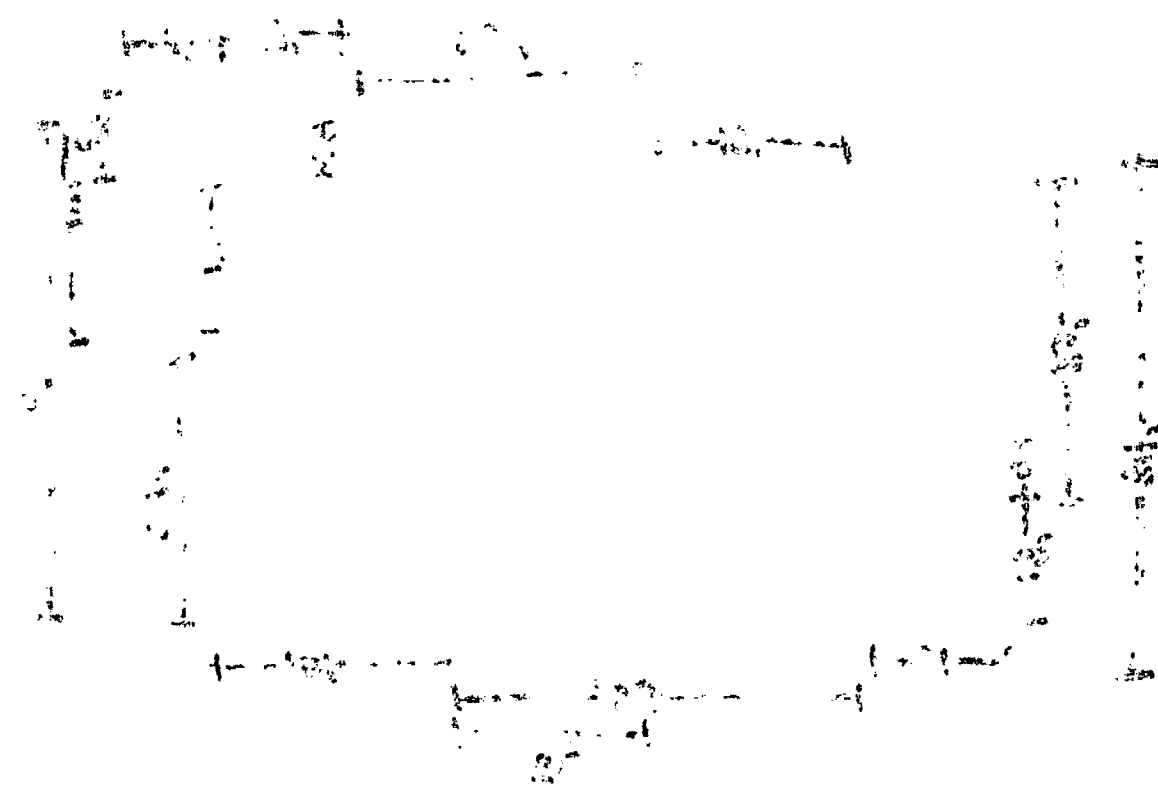
2ND FLOOR



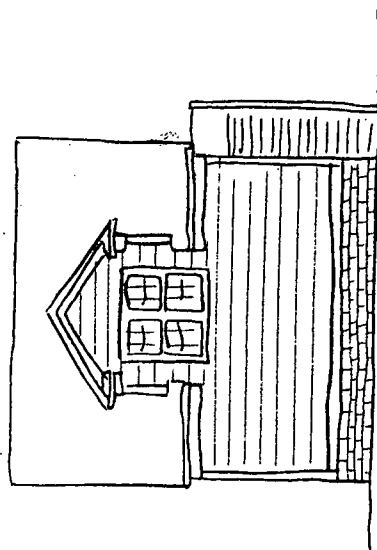
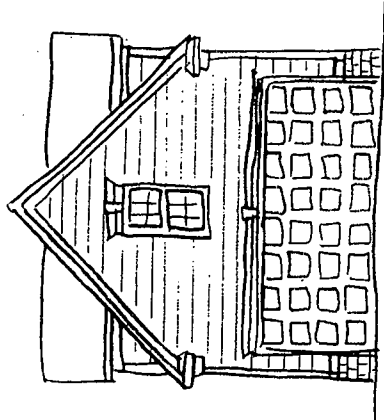
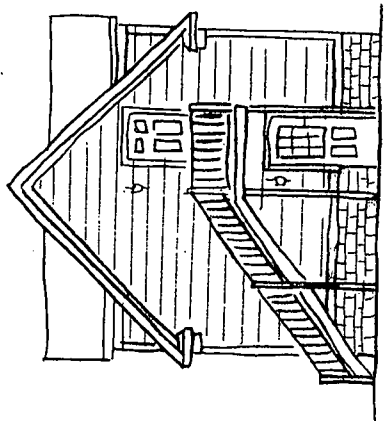
378	192
77	56
308	208 FRONT PORCH
312	40 REAR PORCH
578	
130	
<u>1783</u>	<u>2031 FOOTPRINT TOTAL FOR HOUSE</u>

14 6-31-04

Handwritten notes on the left side of the page, including the words "State", "United", "States", "of", "America", and "Washington".



RYAN HOMES  
BROOKVIEW  
RD#15 NEAR W5  
N.T.S



LOT 2

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Sheahin Property  
Historic Brookeville

Proposed Schedule of Materials

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Right Front Lot - LOT 1

Exposed Foundation: Stucco  
Fireplace and Column Piers: Stone  
Siding: Hardiplank and Hardishingle (or equal)  
Exterior Trim: Synboard  
Windows: Patriot Manufacturing "Continental Series" (w/ Brick Moulding)  
Exterior Doors: Therma-Tru fiberglass  
Roofing: Wood shake

Left Front Lot - LOT 4

Exposed Foundation: Brick  
Fireplace and Column Piers: Brick  
Siding: Hardiplank and Hardishingle (or equal)  
Exterior Trim: Synboard  
Windows: Patriot Manufacturing "Continental Series" (w/ Brick Moulding)  
Exterior Doors: Therma-Tru fiberglass  
Roofing: Standing -seam metal

Right Rear Lot - LOT 2

Exposed Foundation and Water Table: Brick  
Column Piers: Brick  
Siding: Hardiplank (or equal)  
Exterior Trim: Synboard  
Windows: Patriot Manufacturing "Continental Series" (w/ Brick Moulding)  
Exterior Doors: Therma-Tru fiberglass  
Roofing: Wood shake

Left Rear Lot - LOT 3

Exposed Foundation: Stucco  
Column Piers: Stone  
Siding: Hardiplank and Hardishingle (or equal)  
Exterior Trim: Synboard  
Windows: Patriot Manufacturing "Continental Series" (w/ Brick Moulding)  
Exterior Doors: Therma-Tru fiberglass  
Roofing: Wood shake



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## SYNBOARD



Synboard, a solid PVC product, is a replacement for wood anywhere on a home's exterior where traditional lumber would be used.

Manufactured in most standard board sizes, Synboard can be substituted for fascia, soffits, overhangs, trim, columns or shutters, etc. It displays performance characteristics wood cannot achieve; there are no knots to fall out or "bleed" sap and Synboard will not rot, split or cup like wood.

This innovative product is paint-ready with no need for priming, saving a complete step for the builder. Synboard is also available in several popular exterior-moulding styles.



[Where to buy Synboard](#)

[Click here](#) for Synboard's 10-year Limited Warranty

[Click here](#) for Application & Installation Instructions

For more information about Synboard, [click here](#), or call 1.800.482.5717.

### Synboard can be seen on several high-profile construction projects, such as:

- Bay Harbor Inn - Petoskey, Michigan
- Disney's Celebration Community - Orlando, Florida
- Pulte Homes— one of the nation's largest builders.

### Synboard Size Chart

Synboard is available in:

1 X = 3/4" Net Thickness	5/4 X = 1" Net Thickness
1 x 4 x 18'	5/4 x 4 x 18'
1 x 6 x 18'	5/4 x 6 x 18'
1 x 8 x 18'	5/4 x 8 x 18'
1 x 10 x 18'	5/4 x 10 x 18'
1 x 12 x 18'	5/4 x 12 x 18'





Patriot Manufacturing, located in Hammonton, NJ, has become a leader in the manufacturing of vinyl window systems. Since 1985, Patriot Manufacturing has been refining our products of both Custom Replacement Windows and New Construction Windows. We offer an extensive line of New Construction Single Hung, Double Hung, Casement, Awning, Slider, Patio Doors and special shapes. Our Replacement Windows offer custom sized Double Hung, Casement, Awnings, Hopper Slider plus custom made Bays and Bows. Through excellent distributorship, such as Universal Supply, Patriot Manufacturing is currently serving the East Coast from Maine to Florida. As we look forward to the future, we want to make one thing certain, the customer will always be first. We, at Patriot, are committed to forecasting the upcoming needs of both the remodeler and the builder.

For more information concerning the diversified Patriot Manufacturing Line of products, please contact your Universal Supply representative.

**Warrantee Information**

[lurbaniak@mwwindows.com](mailto:lurbaniak@mwwindows.com)

1-800-220-2021



The Most Preferred Brand in

# Classic-Craft® Oak Colle

[Introduction](#) | [Raised-panel](#) | [Embossed \(recessed-panel\)](#) | [8' Tall Doors](#)

**DESIGN SHOWCASE**  
**PRODUCT CATALOG**

**Residential Doors**

- Classic-Craft Mahogany
- Classic-Craft Rustic
- Classic-Craft Oak
- Fiber-Classic
- Smooth-Star
- Fire Doors
- Steel Doors

**Patio Doors**

**DEALER LOCATOR**

**PRODUCT HELP**

**COMPANY**

**TRADE RESOURCES**

**MEDIA CENTER**

**INTERNATIONAL**

**FLORIDA BUILDING CODE**

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**CONTACT US**

**LOGO MERCHANDISE**

**SITE MAP**

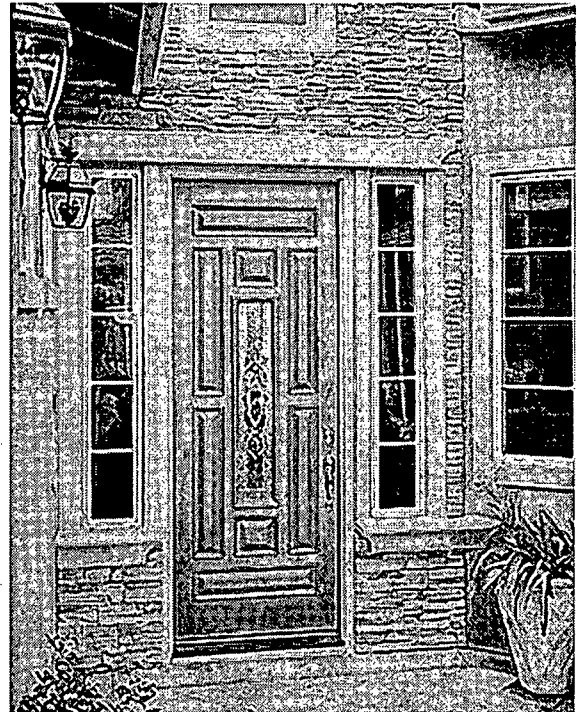
**A Choice Like No Other**

Classic-Craft 8' tall doors are more than just impressive. Breath taking are the words that come to mind.

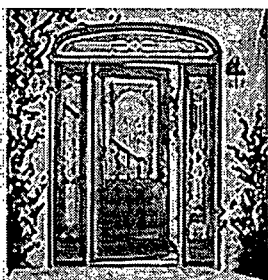
Classic-Craft 8' tall doors compare to the finest wood doors in looks. Their rich, natural red oak grain, deep detailed panels and solid oak square edges are indistinguishable from wood.

But their durability far exceeds wood with a compression-molded fiberglass surface that won't dent, crack or split like wood.

And, as part of Therma-Tru's complete door system, Classic-Craft 8' tall doors are backed by a lifetime limited warranty.

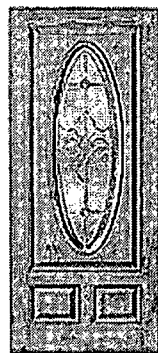


See more  
the i



See more entryways in the idea showcase...

**Doors:**

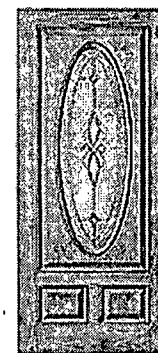


CC879



CC877

- 1A
- 1C
- 1D



CC876

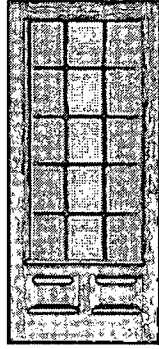
**Finishing**

**Installation**

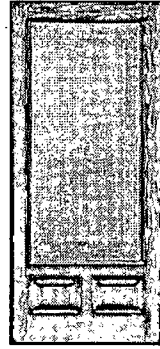
**Warranty**

25

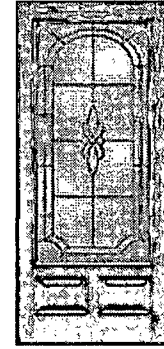
1D



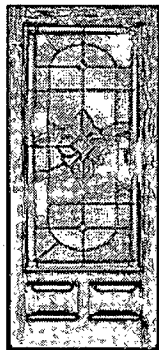
CC882



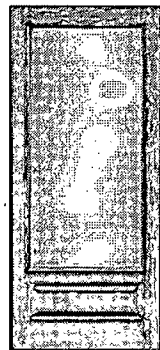
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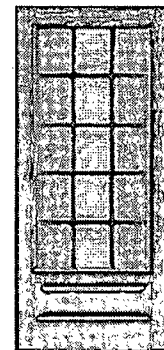
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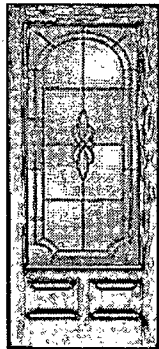
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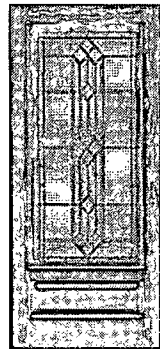
CC890



CC892



CC896

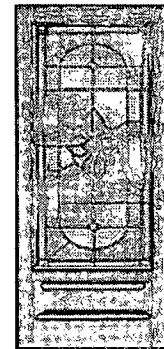


CC897-

1A

1C

1D



CC899

Sidelites:

STAFF'S SUGGESTED  
MATERIAL  
SPECIFICATIONS

21st JAN 2020

JAI HIND

INDIA



America's Favorite Garage Doors\*

# Residential Garage

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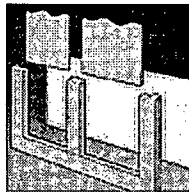
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# Reserve Collection™

## Semi-Custom Wood Doors

These doors take you to a more beautiful place.

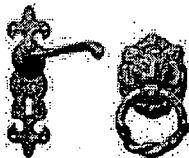


### Semi-Custom Wood Doors

- Assembled with rail and stile and luan backer
- Available in redwood, cedar and hemlock
- Click [here](#) to view Custom Wood Doors
- Consult your Clopay distributor for design availability

### Decorative Hardware

Decorative hardware for Semi-Custom and Custom Wood Doors.



Beautiful. Durable. Reliable.

### Woods



Redwood

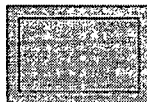


Cedar

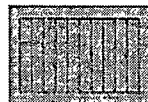


Hemlock

### Panel Type



Smooth



Grooved

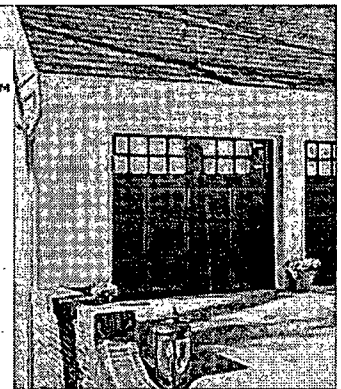
Grooved Panel available in Hemlock only. Not stainable.

(Cedar and Hemlock frames. Panels are imported hardwood.)

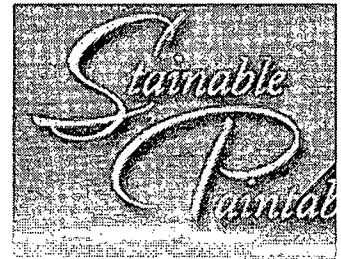
To view the window/panel combinations available roll your cursor over the available styles below.

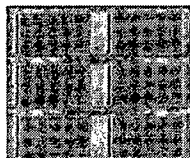
### Panel Styles

7' high doors are illustrated. To view all available panel-size arrangements click [here](#). Design upon the height and number of sections of the door. Please contact your dealer for illustration dimensions and line drawings for each design.

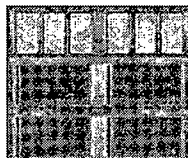


SOLID WOOD





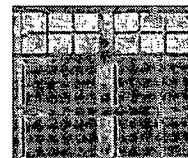
Solid



REC13 windows



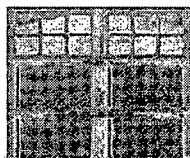
REC14 windows



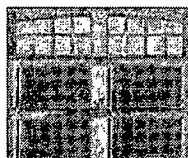
SQ23 windows



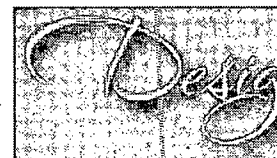
SQ24



ARCH3 windows



ARCH4 windows



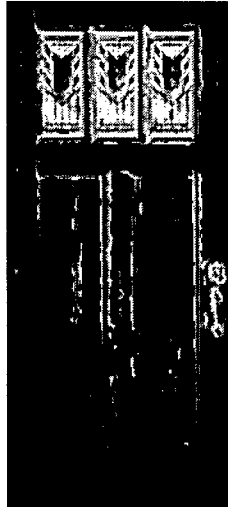
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# Your Door Specifications

[Previous Door](#)

[Next Door](#)



### Door Options

Matching Sidelights:

[Holbrook I \(6173\)](#)

[Holbrook \(6172\)](#)

Matching Transoms:

[Holbrook 3'0" \(6784\)](#)

[Holbrook 6'0" \(6784\)](#)

Glass Options:

[Tempered Glass](#)

[Dentil Shelf Options](#)



### General Information

Door Name: Torrance II  
 Door Number: 6823  
 Door Series: Craftsman  
 Door Type: Exterior Decorative  
 Door Species: American Red Oak

### Standard Features

Panels: 3/4" VG Flat Panel  
 Moulding: na  
 Glass: 3/4" Insulated  
 Caming: Silver

### Standard Sizes\*

Door Widths: 3'0", 3'2", 3'4", 3'6"  
 Door Heights: 6'8", 7'0", 8'0"

\*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

[New Search](#)



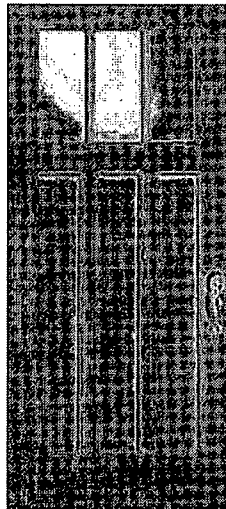




# Your Door Specifications

[Previous Door](#)

[Next Door](#)



### Door Options

Matching Sidelights:

[Craftsman One Lite \(6175\)](#)

[Craftsman Full Lite \(6111\)](#)

Matching Transoms:

[Craftsman One Lite \(6781\)](#)

Glass Options:

[Tempered Glass](#)

[Dentil Shelf Options](#)

### General Information

Door Name: Craftsman Three Lite III

Door Number: 6863

Door Series: Craftsman

Door Type: Exterior Decorative

Door Species: Fir/Hemlock

### Standard Features

Panels: 3/4" VG Flat Panel

Moulding: na

Glass: 3/4" Insulated

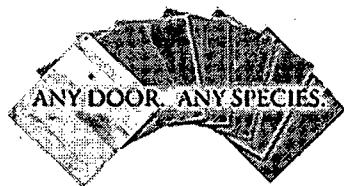
Caming: na

### Standard Sizes\*

Door Widths: 3'0", 3'2", 3'4", 3'6"

Door Heights: 6'8", 7'0", 8'0"

\*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.



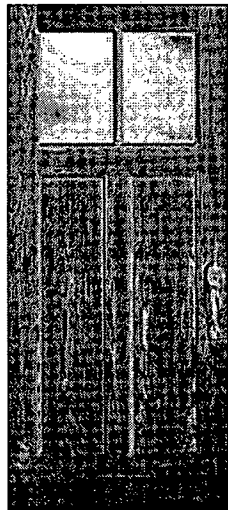
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# Your Door Specifications

[Previous Door](#)

[Next Door](#)



### Door Options

Matching Sidelights:

[Craftsman One Lite \(6175\)](#)

[Craftsman Full Lite \(6111\)](#)

Matching Transoms:

[Craftsman One Lite \(6781\)](#)

Glass Options:

[Tempered Glass](#)

[Dentil Shelf Options](#)



### General Information

Door Name: Craftsman Two Lite II

Door Number: 6802

Door Series: Craftsman

Door Type: Exterior Decorative

Door Species: American Red Oak

### Standard Features

Panels: 3/4" VG Flat Panel

Moulding: na

Glass: 3/4" Clear Insulated

Caming: na

### Standard Sizes\*

Door Widths: 3'0", 3'2", 3'4", 3'6"

Door Heights: 6'8", 7'0", 8'0"

\*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

[New Search](#)

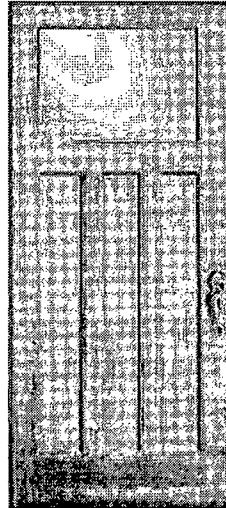




# Your Door Specifications

[Previous Door](#)

[Next Door](#)



### Door Options

Matching Sidelights:

[Craftsman One Lite \(6175\)](#)

Matching Transoms:

[Craftsman One Lite \(6781\)](#)

Glass Options:

[Tempered Glass](#)

[Dentil Shelf Options](#)

### General Information

Door Name: Craftsman One Lite III

Door Number: 6861

Door Series: Craftsman

Door Type: Exterior Decorative

Door Species: Fir/Hemlock

### Standard Features

Panels: 3/4" VG Flat Panel

Moulding: na

Glass: 3/4" Clear Insulated

Caming: na

### Standard Sizes\*

Door Widths: 3'0", 3'2", 3'4", 3'6"

Door Heights: 6'8", 7'0", 8'0"

\*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.



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Quickly locate

[Idea Gallery](#)

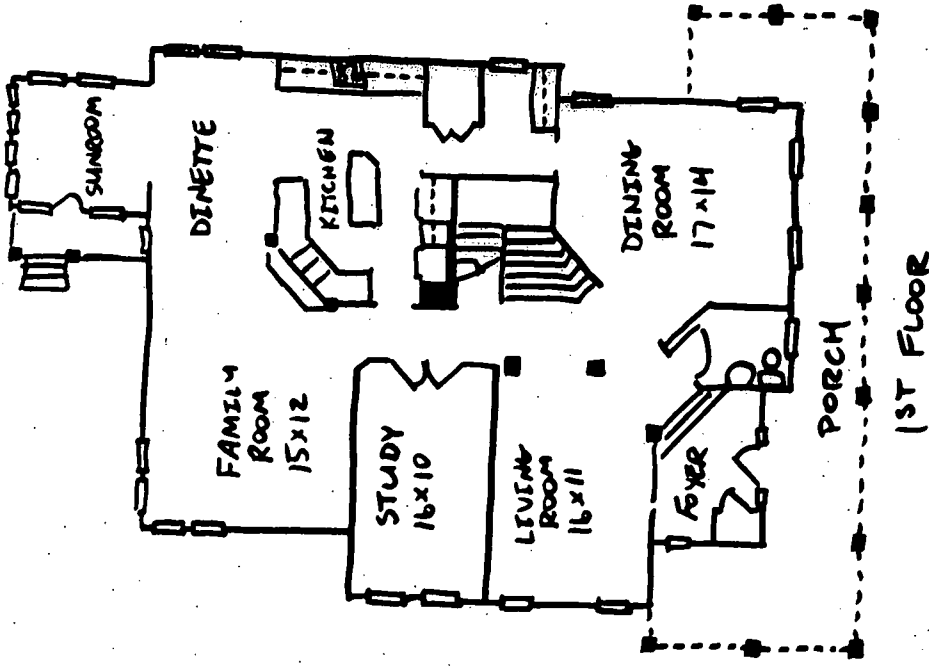
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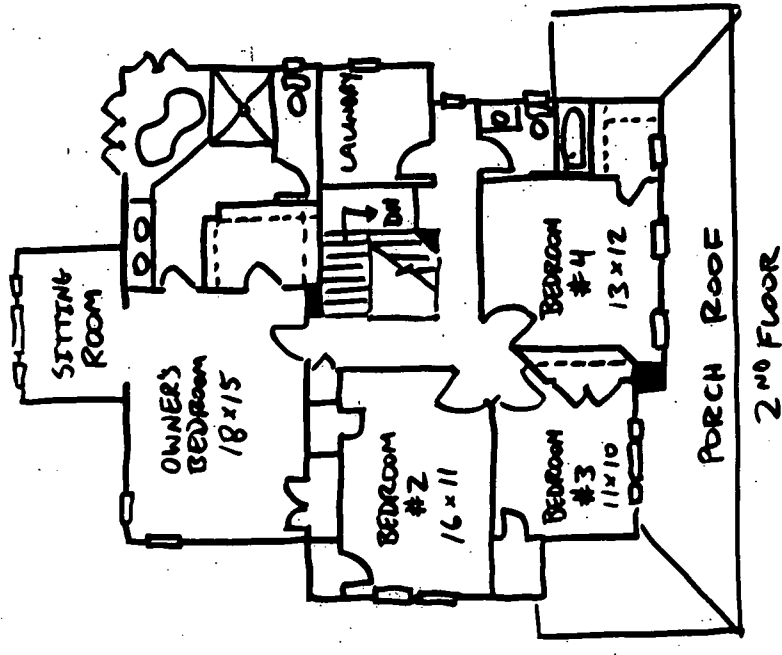
Want more information?



RYAN HOMES  
BROOKEVILLE  
N.T.S.



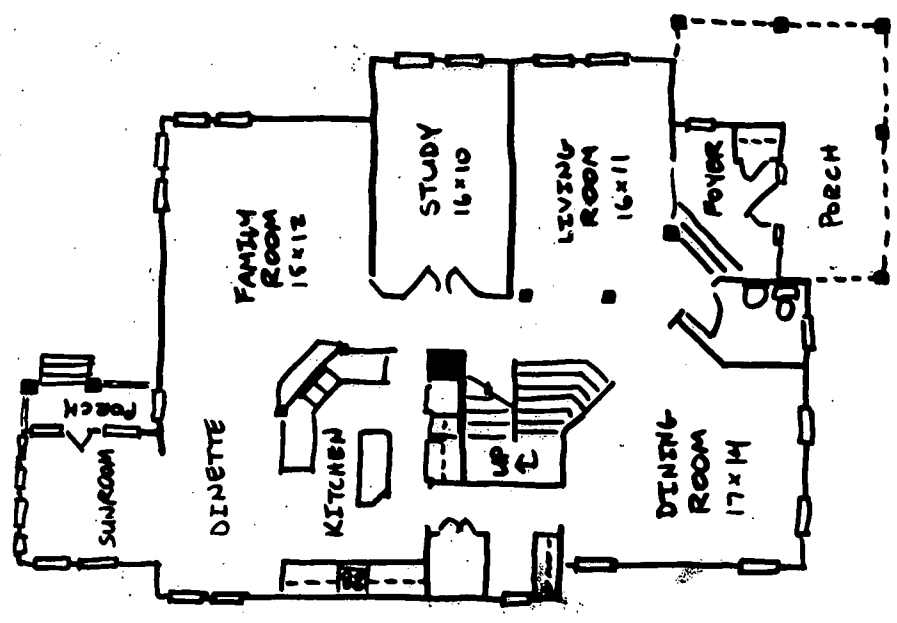
1ST FLOOR



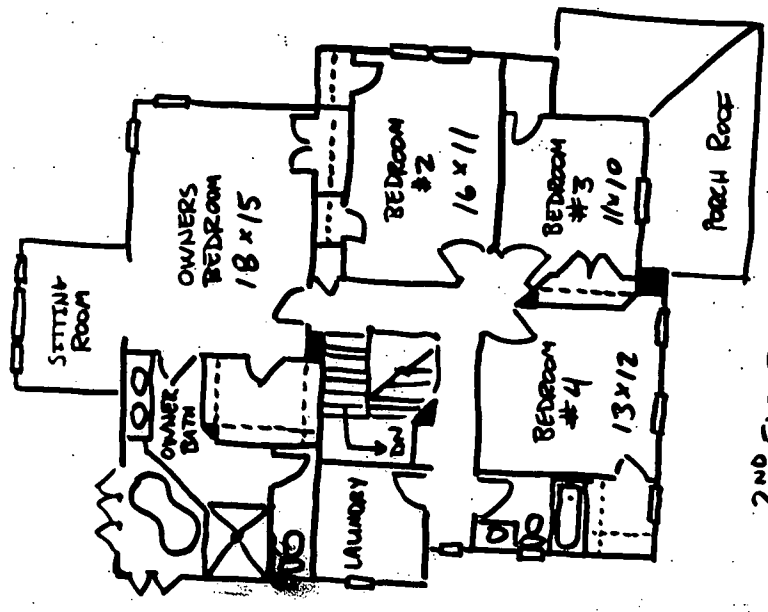
2ND FLOOR

LEFT HAND LOT  
(5/4 3)

RYAN HOMES  
BROOKVIEW  
N.T.S.



1ST FLOOR



2ND FLOOR

RIGHT REAR LOT  
(S/L 2)

10-11-01

September 7, 2004

The Maryland-National Capital Park & Planning Commission  
1109 Spring Street  
Suite 801  
Silver Spring, MD 20910  
Attn: Michele C. Naru, Historic Preservation Planner

VIA HAND DELIVERY

RE: Sheahin Property, Historic Brookeville

Dear Ms. Naru:

Attached please find a sketch plan resite for the homes that we discussed on the Sheahin property in historic town of Brookeville. Also attached are sketch floorplans for the four (4) proposed homes.

Please contact me if you have any questions. Thank you.

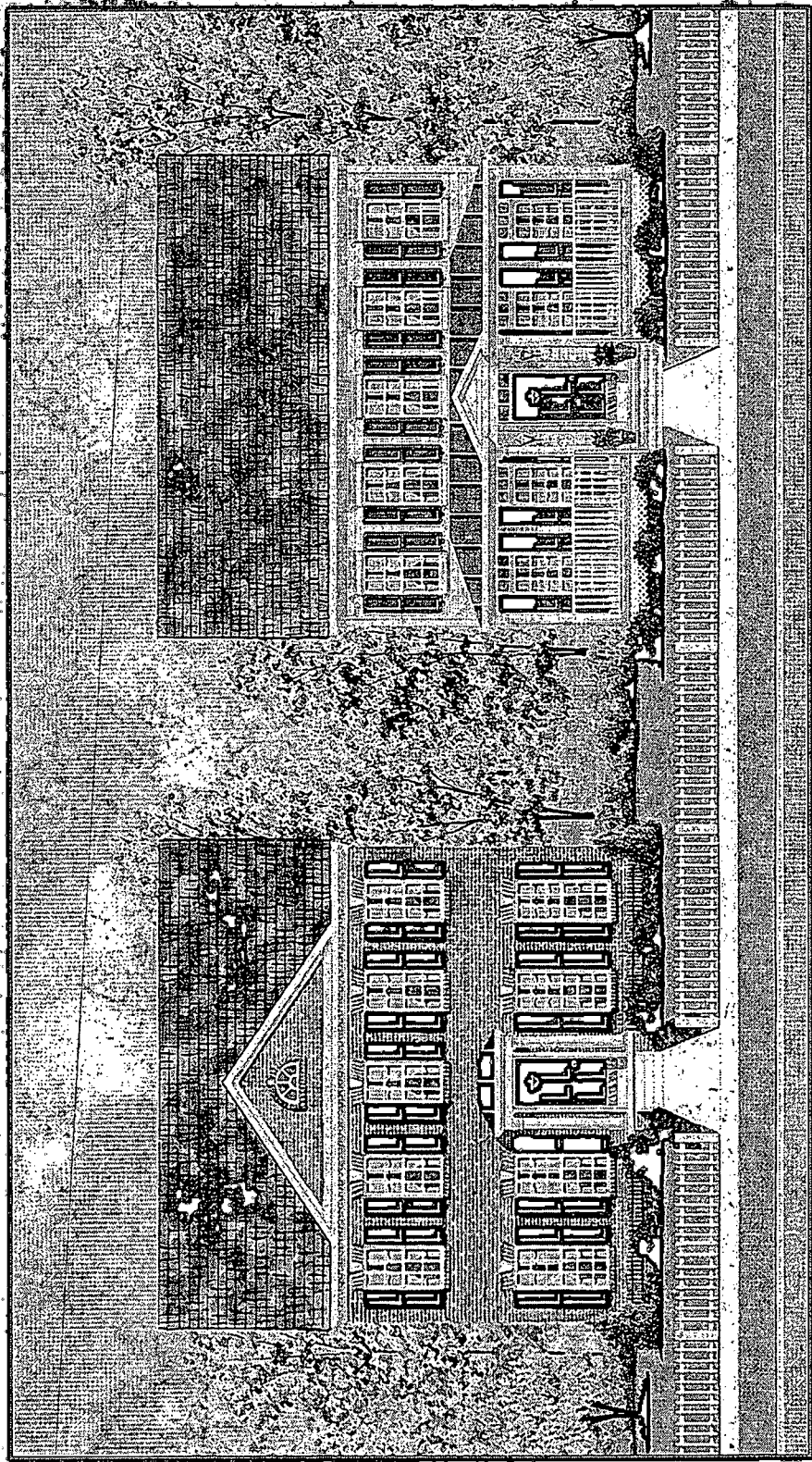
Sincerely,

A handwritten signature in black ink, appearing to read "John D. Petrella". The signature is fluid and cursive, with a large initial "J" and "P".

John D. Petrella

Attachment

# THE MICHENER

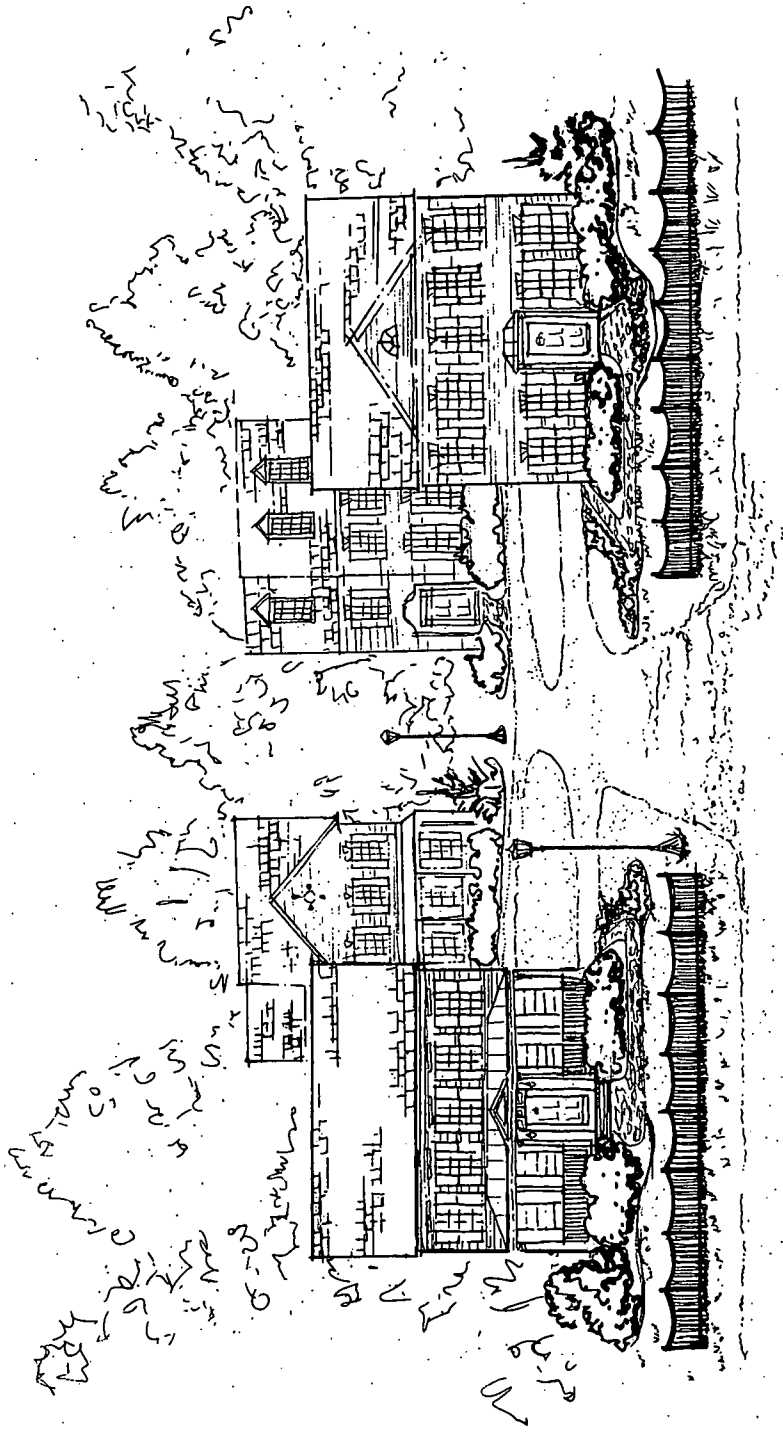


EXCEPTIONAL DESIGN  ENDURING CONSTRUCTION  EXQUISITE DETAIL



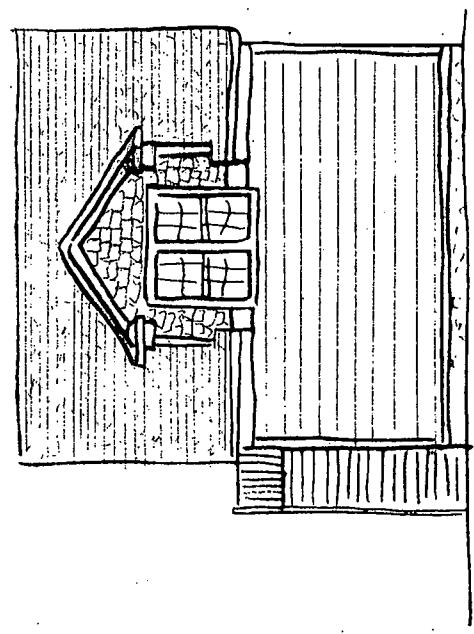
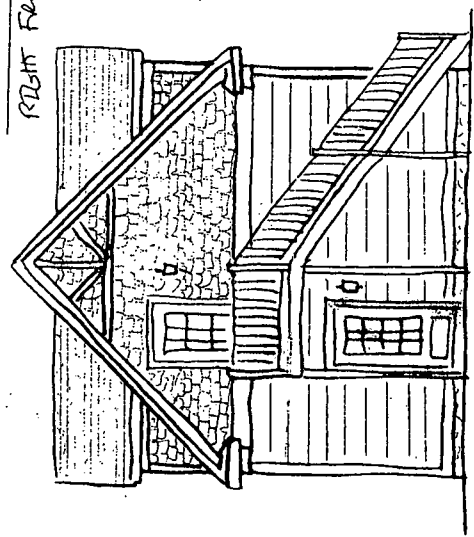
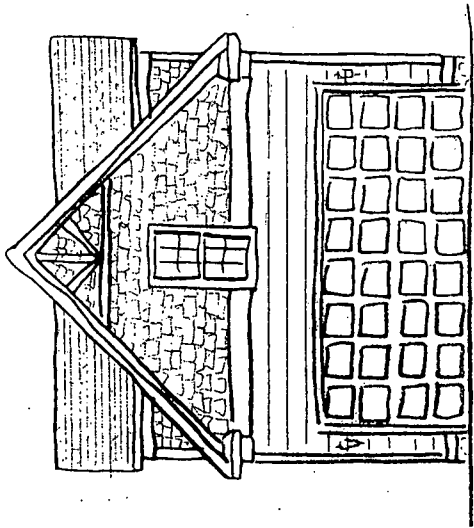
R Y A N

# CLASSICS



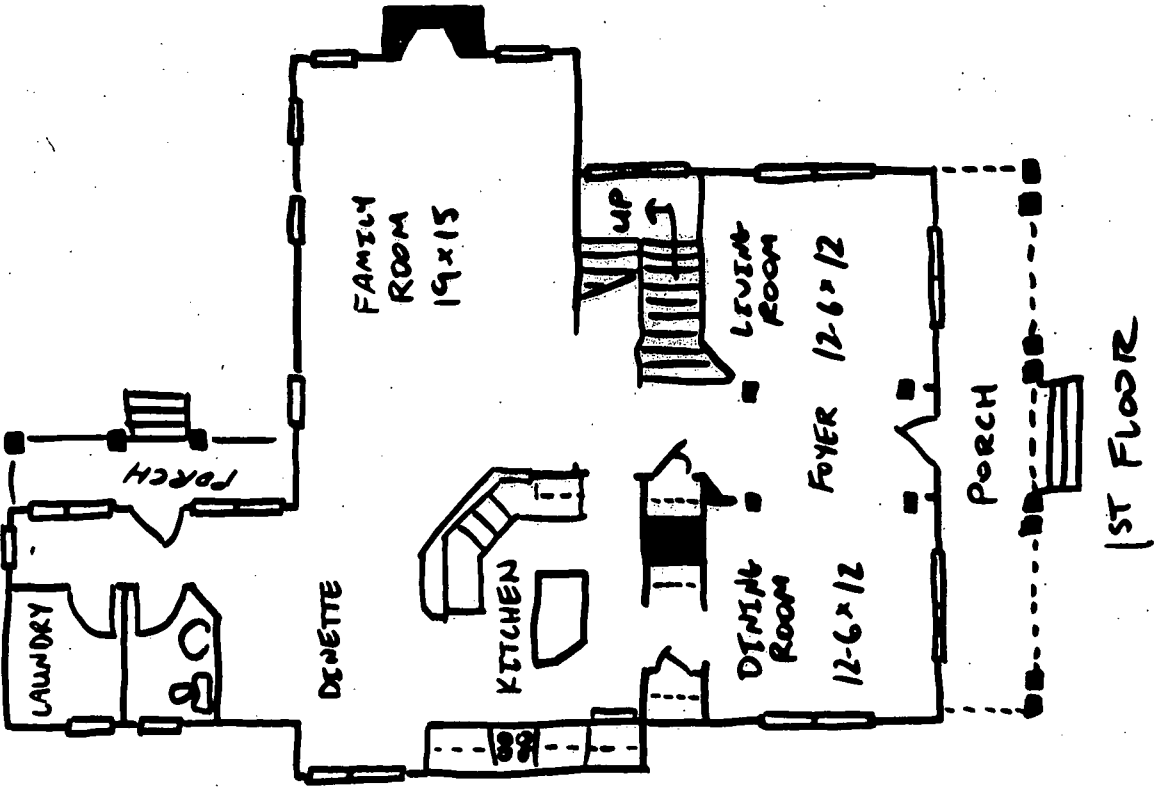


RYAN HOMES  
BROOKVILLE  
RIGHT FRONT W  
N.T.

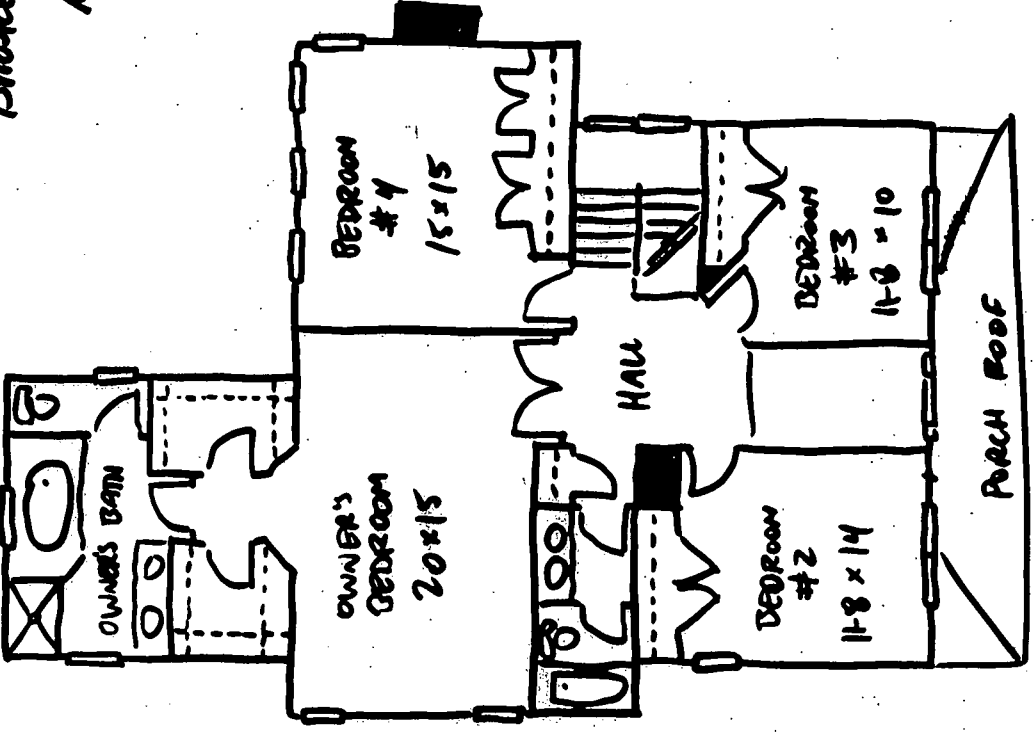


BA R-31-04

RYAN HANES  
BLACKWELL  
N.T.S.



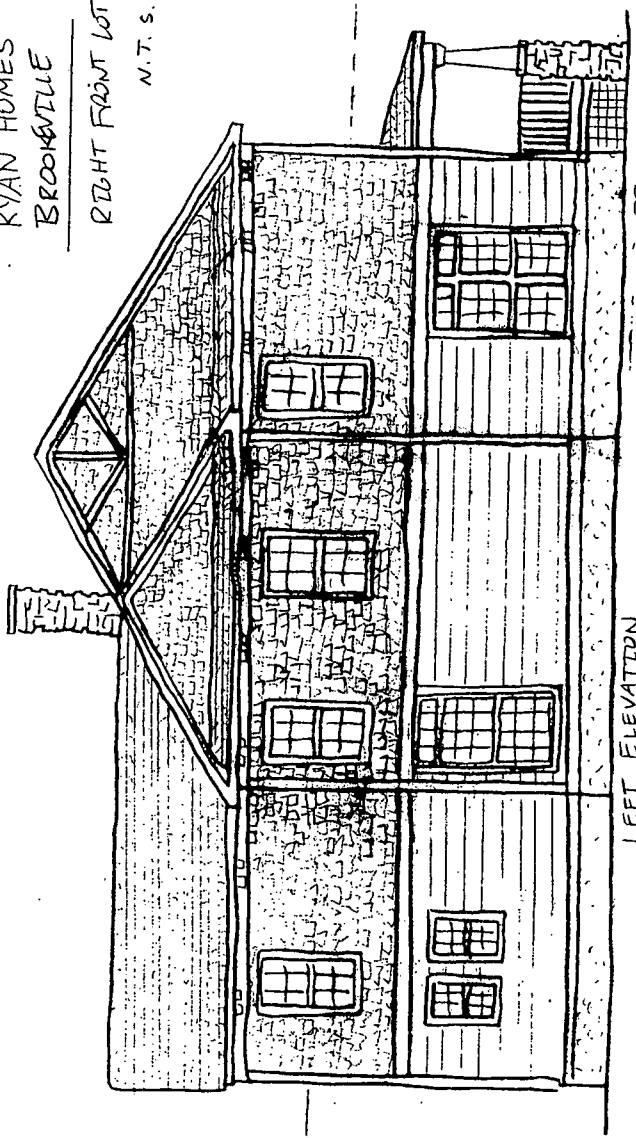
1ST FLOOR



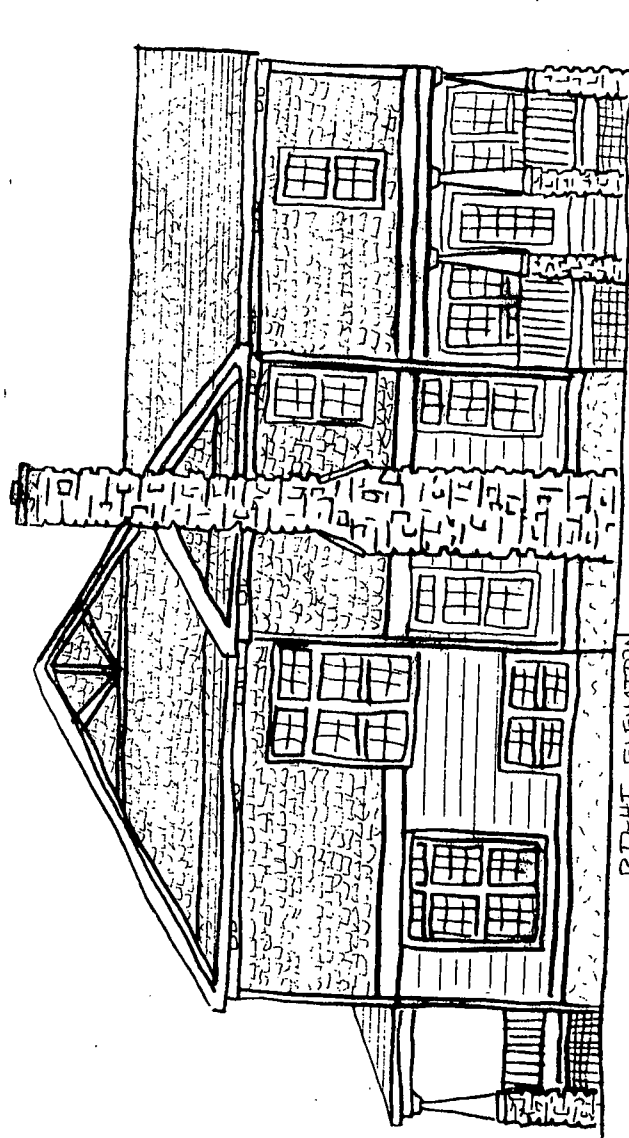
2ND FLOOR

RIGHT FRONT LOT  
(S/L 2)

RYAN HOMES  
BROOKVILLE  
RIGHT FRONT LOT  
N.T.S.

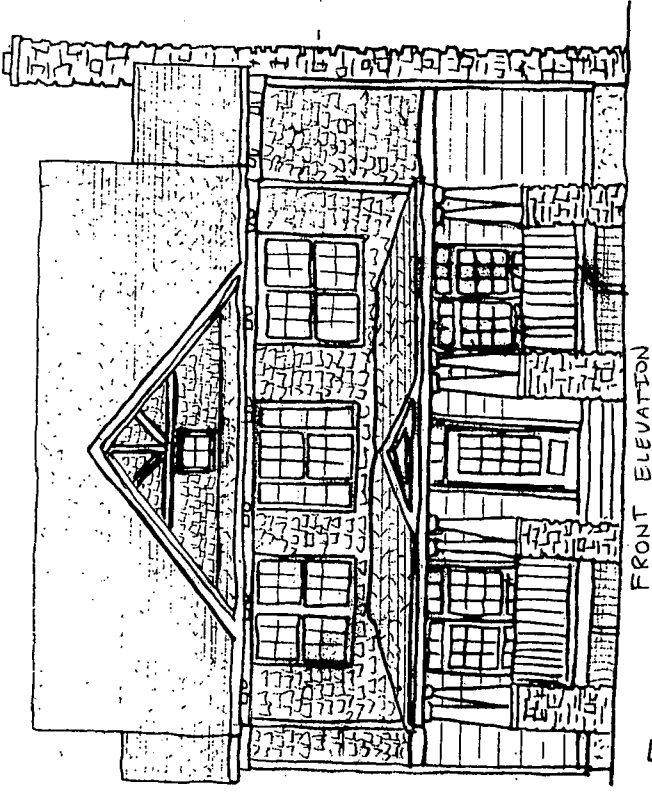


LEFT ELEVATION

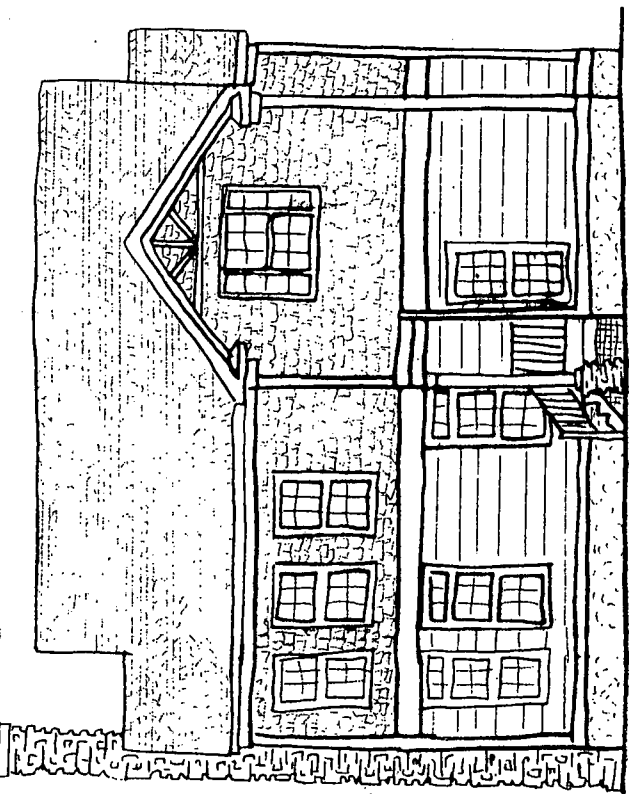


RIGHT ELEVATION

TSA 8-31-04



FRONT ELEVATION

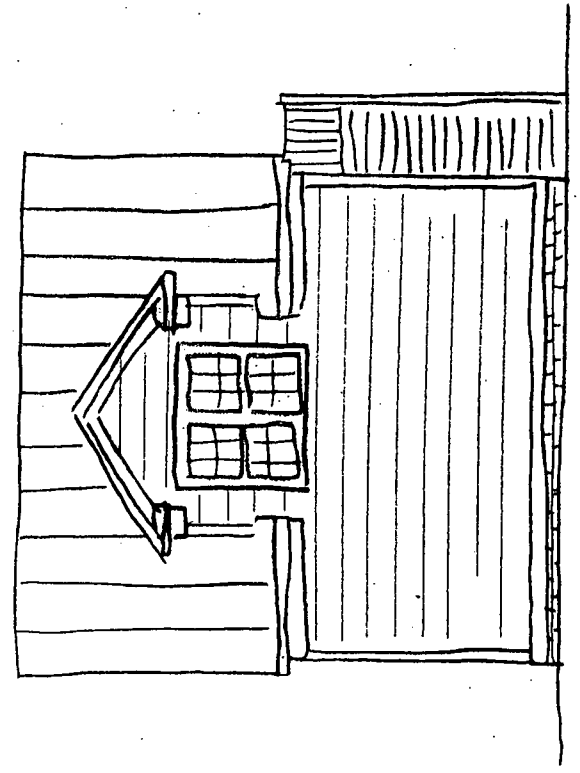
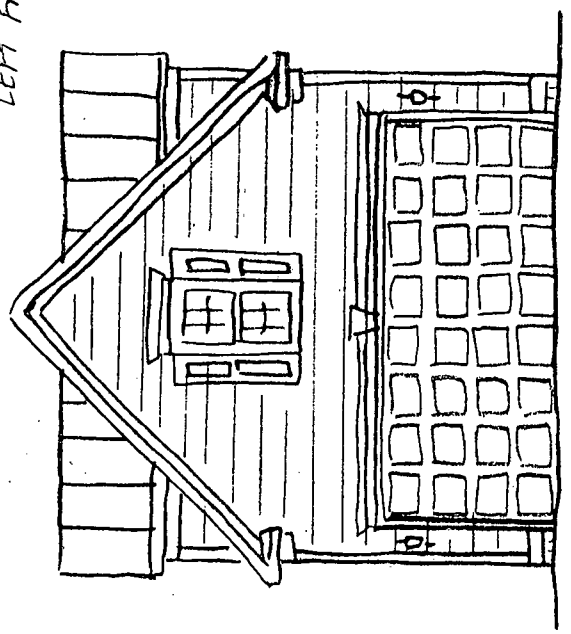
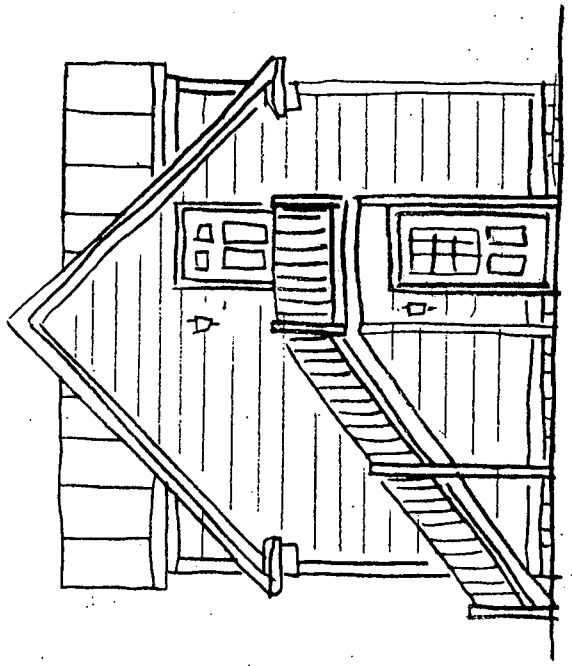


REAR ELEVATION

RYAN HOME  
BROOKVILLE

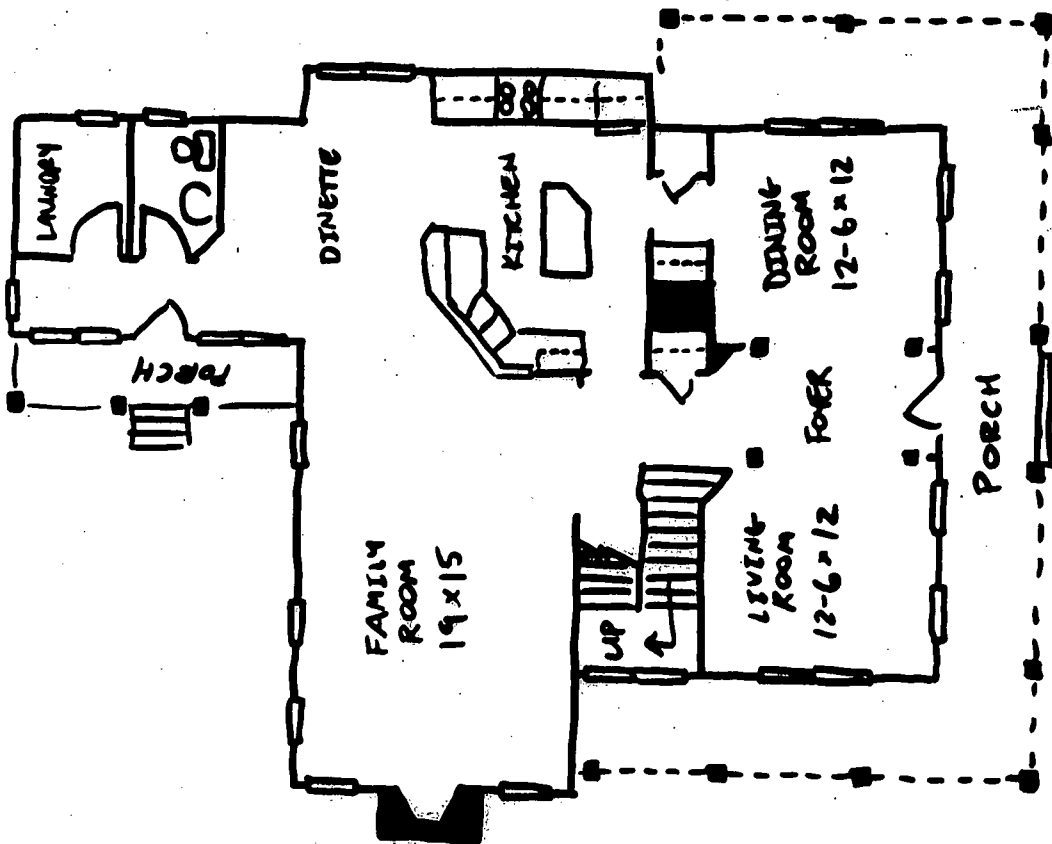
LEFT FRONT W/

N.T.S.

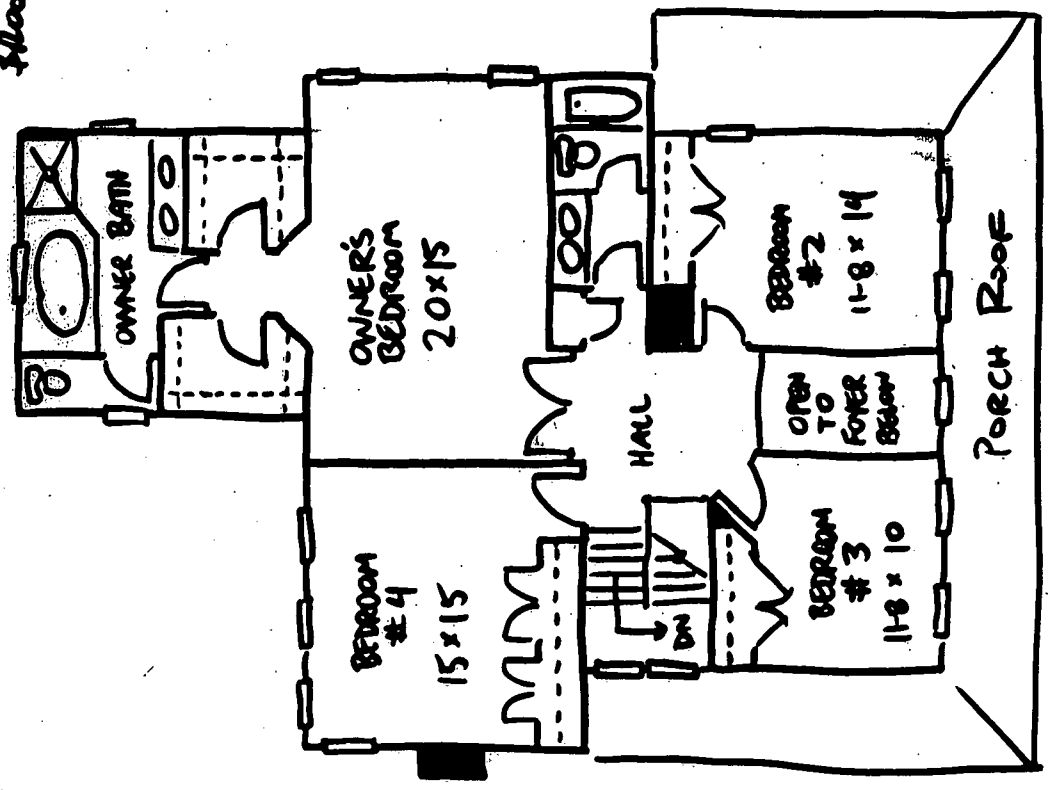


BA 9-31-04

RYAN HOMES  
 BROOKFIELD  
 N.T.S.



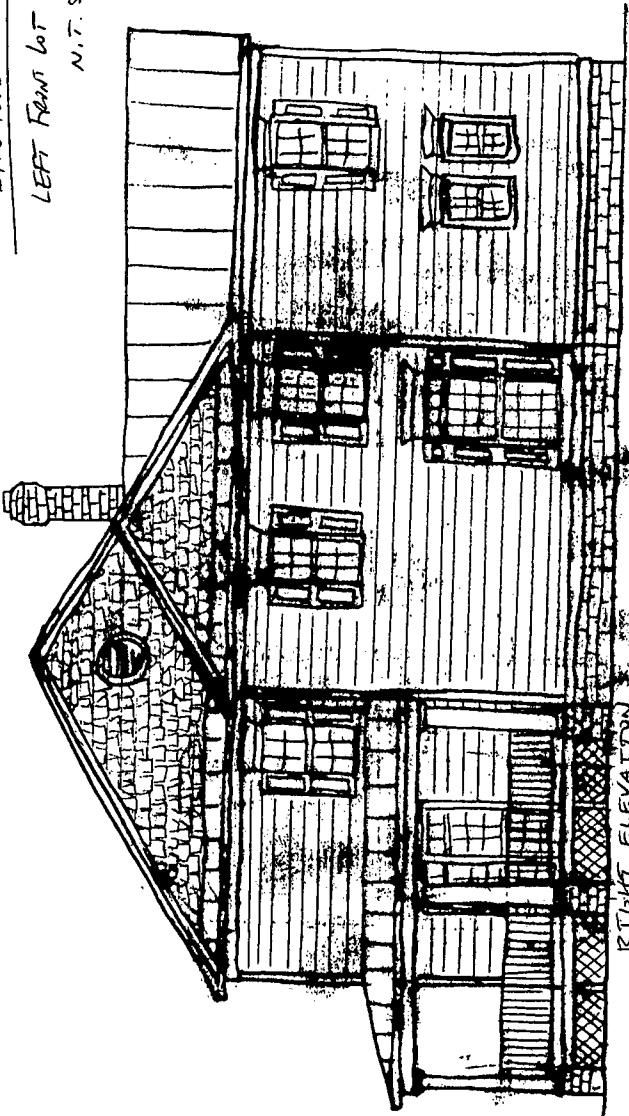
1ST FLOOR



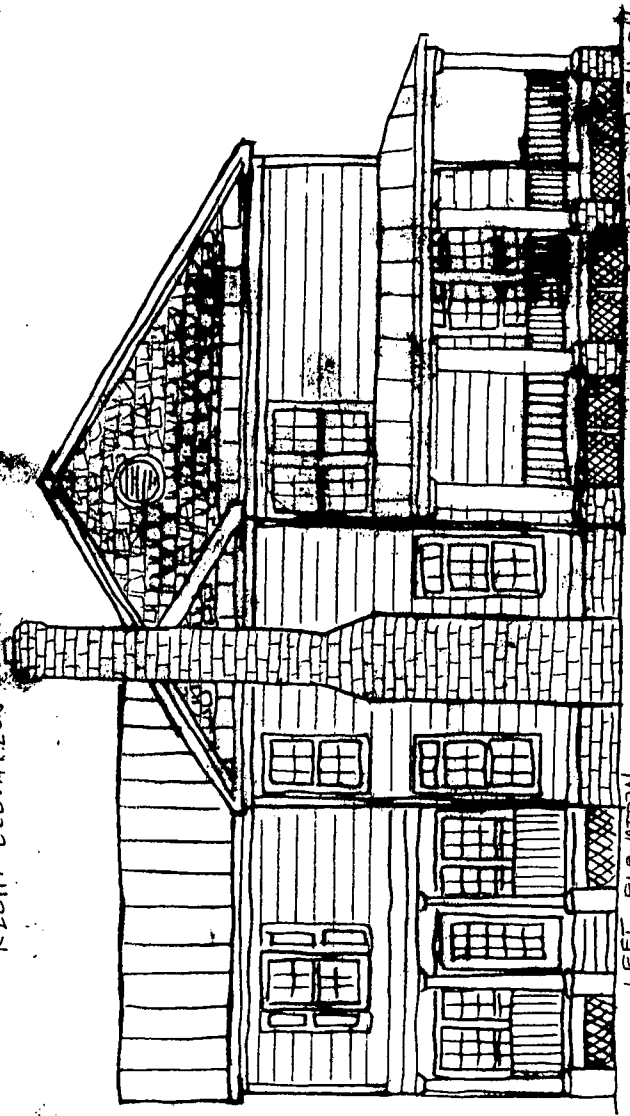
2ND FLOOR

LEFT FRONT LOT  
 (S/L 4)

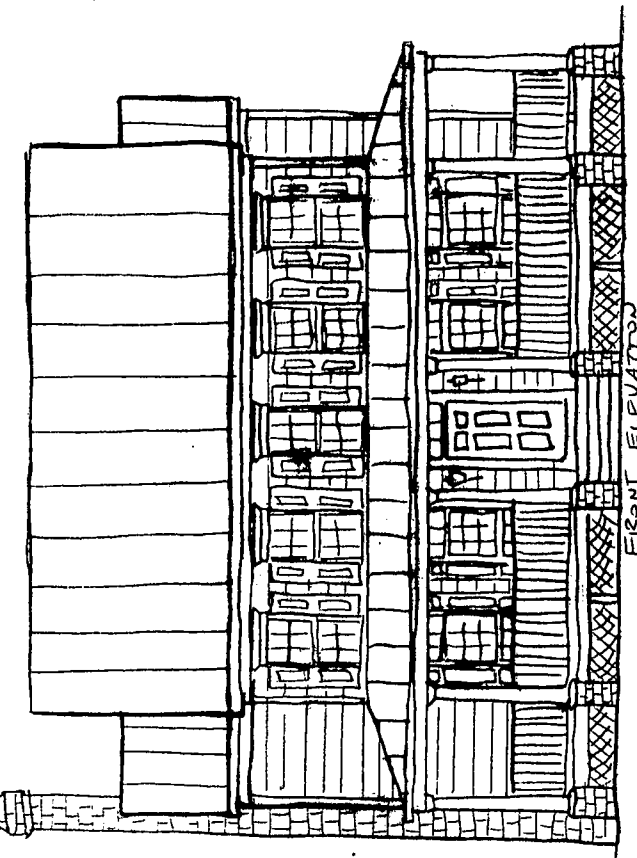
RYAN HOMES  
BROOKVILLE  
LEFT FRONT LOT  
N.T.S



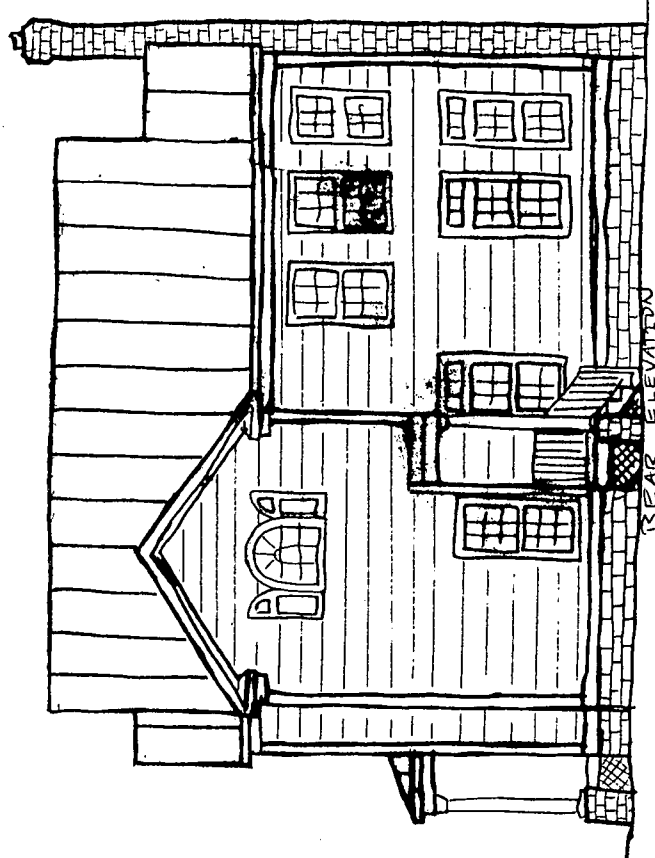
RIGHT ELEVATION



LEFT ELEVATION

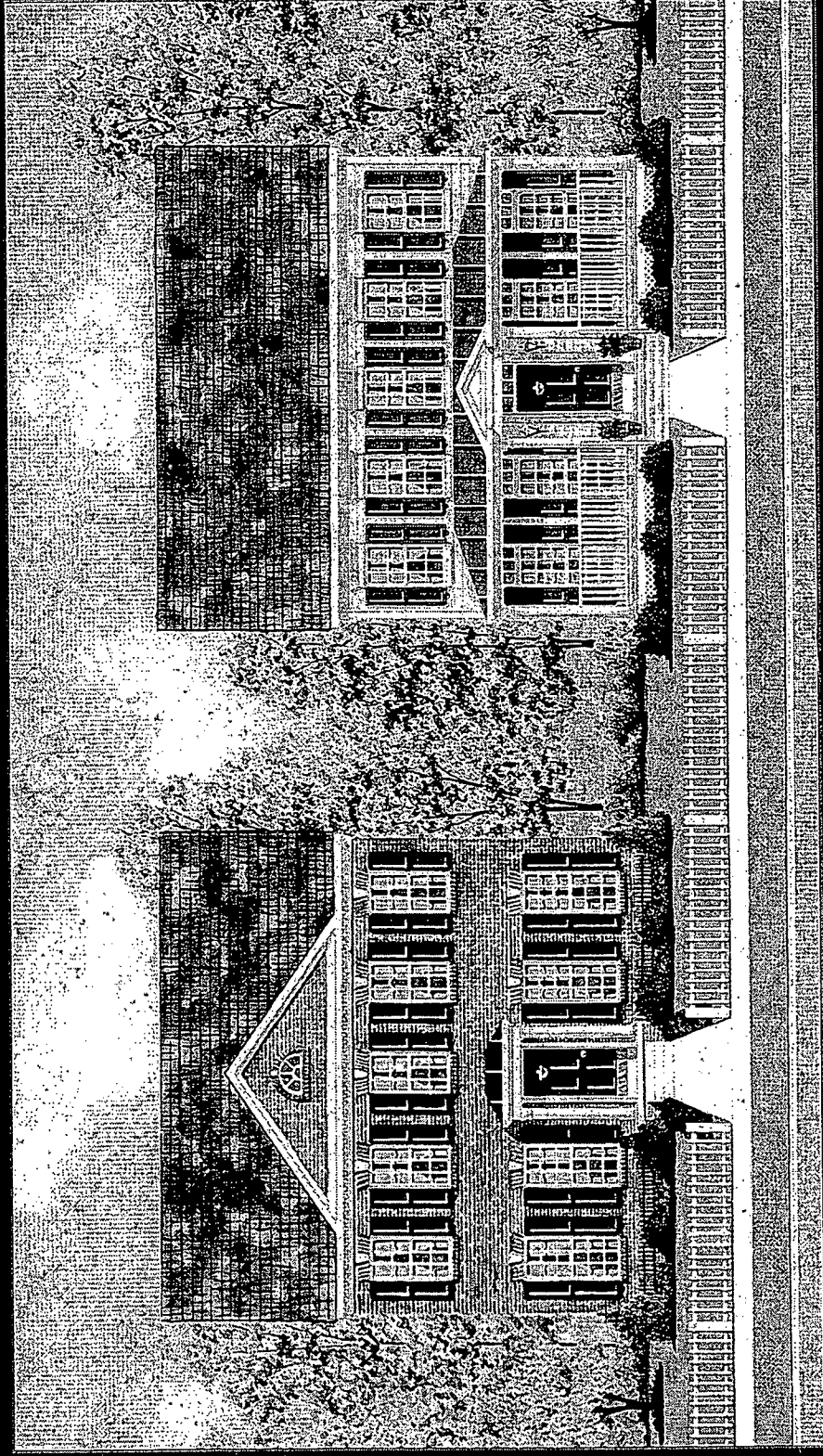


FRONT ELEVATION



REAR ELEVATION

# THE MICHENER



EXCEPTIONAL DESIGN  ENDURING CONSTRUCTION  EXQUISITE DETAIL



R Y A N

# CLASSICS



# THE CARROLL II



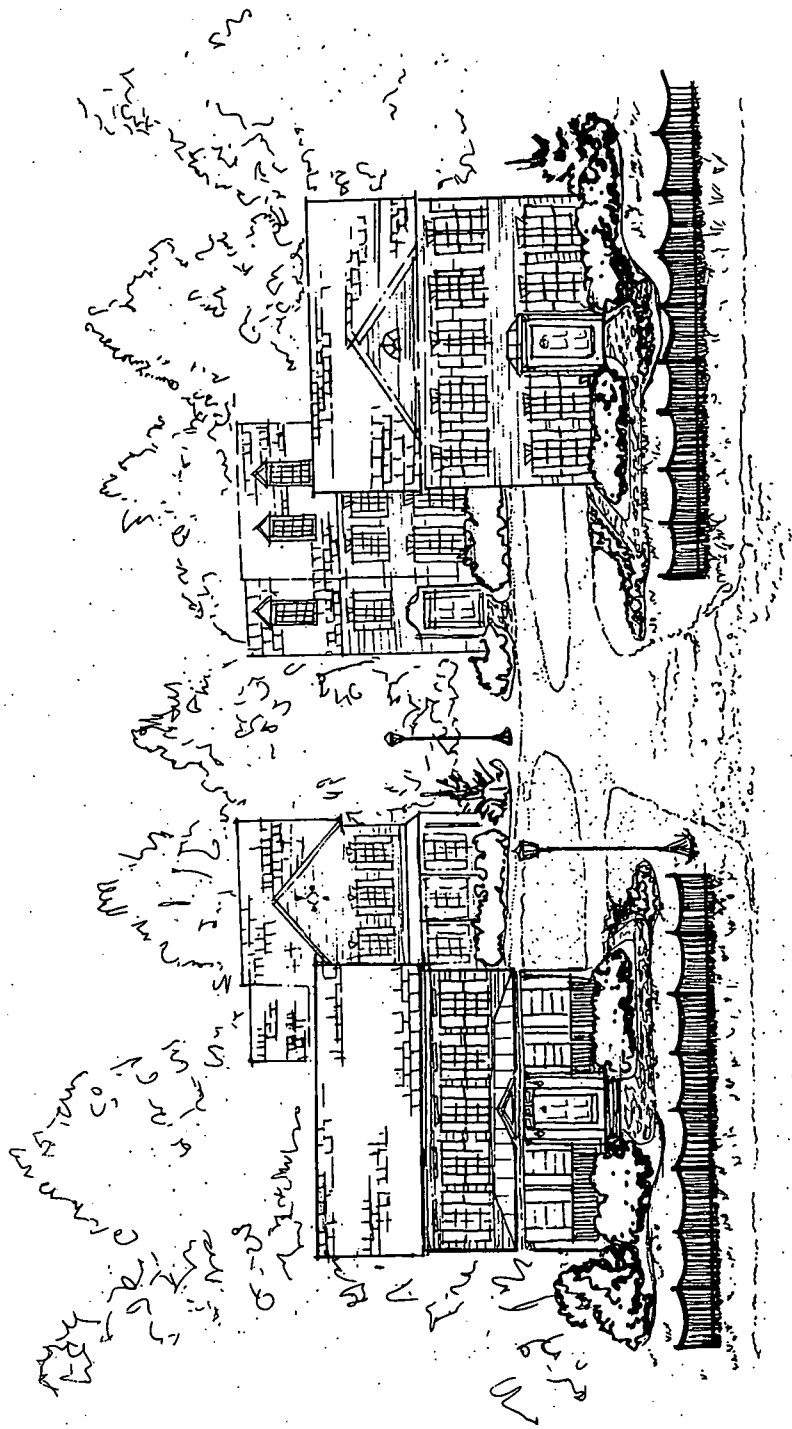
EXCEPTIONAL DESIGN  ENDURING CONSTRUCTION  EXQUISITE DETAIL



R · Y · A · N

# CLASSICS

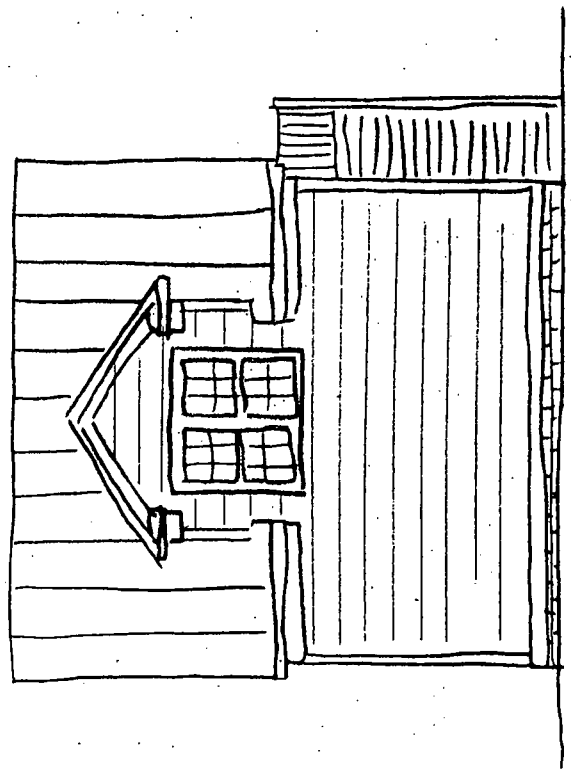
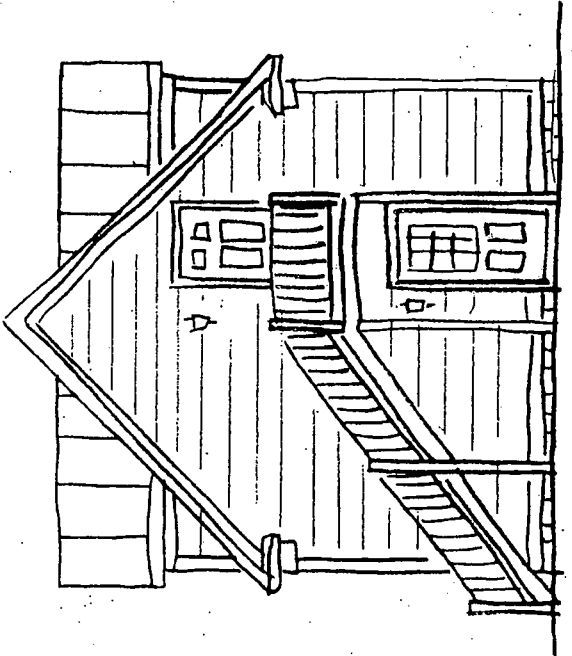
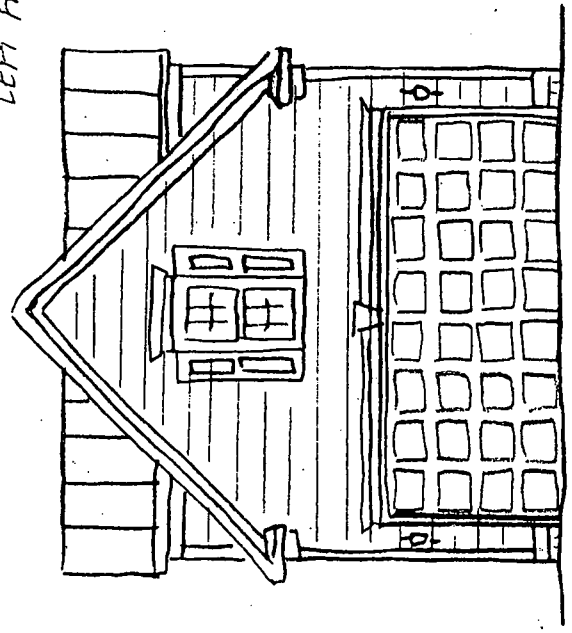




KYAN HUMES  
BROOKFIELD

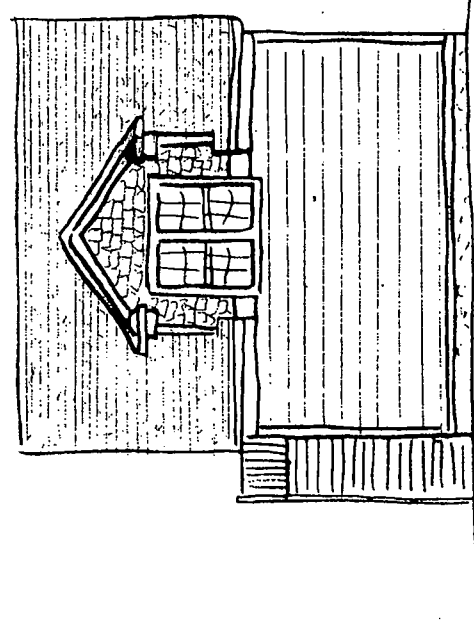
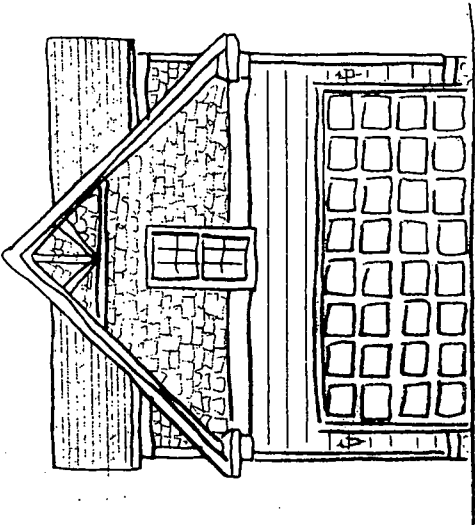
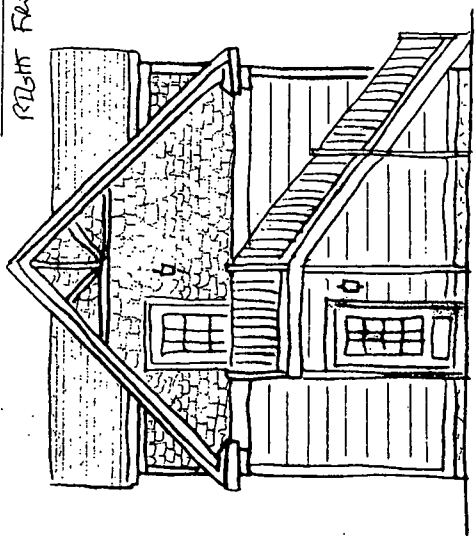
LEFT FRONT W/

N.T.S.



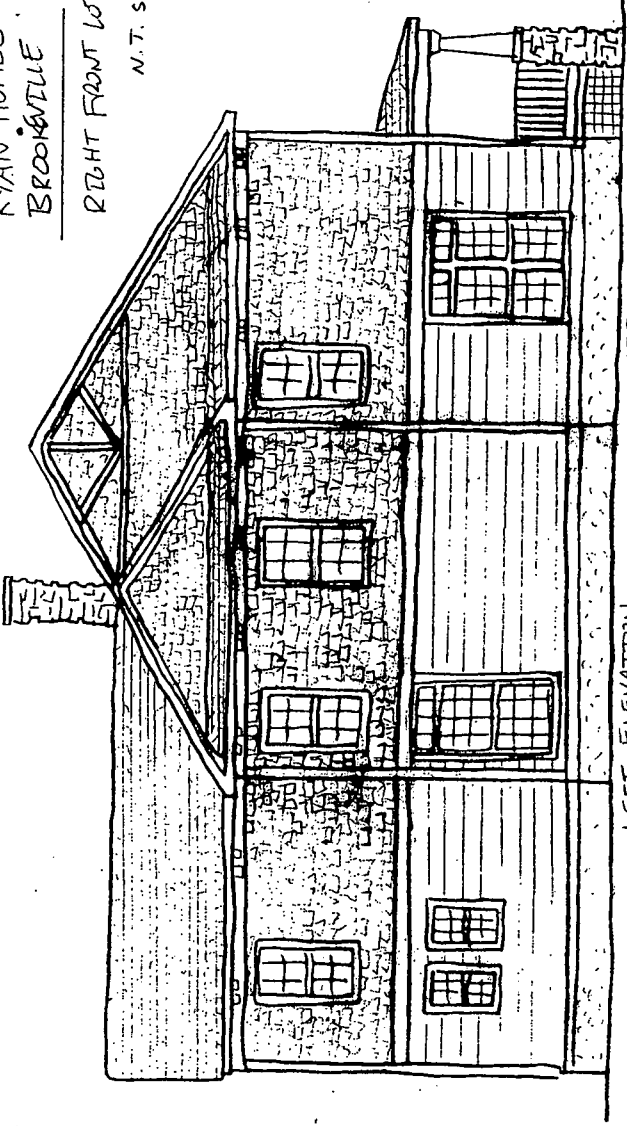
TA 8-31-04

ROOSEVELT  
RIGHT FRONT V  
N.T.

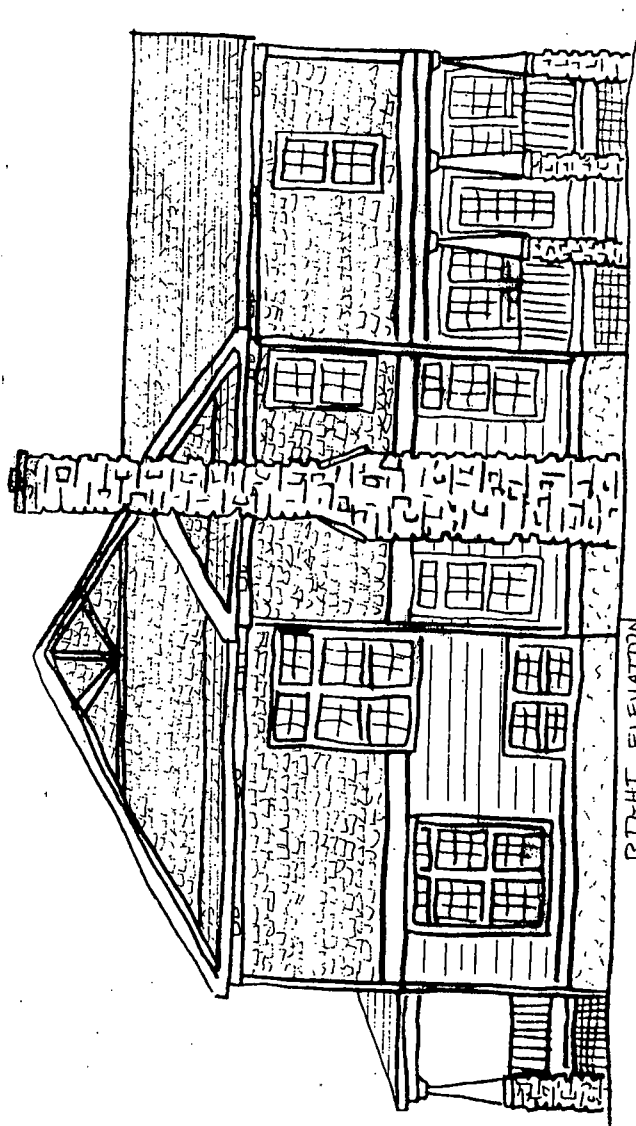


BA R-31-04

KYAN HOMES  
BROOKVILLE  
RIGHT FRONT LOT  
N. T. S.

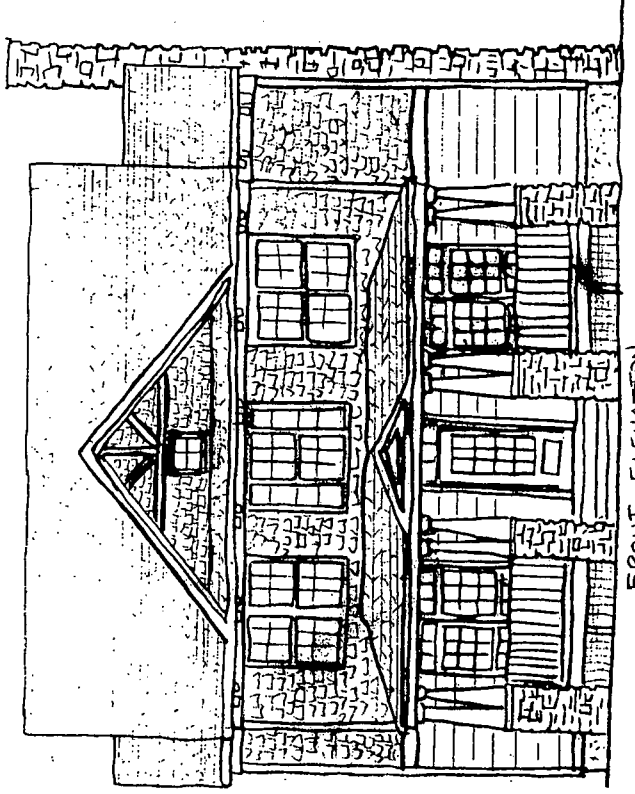


LEFT ELEVATION

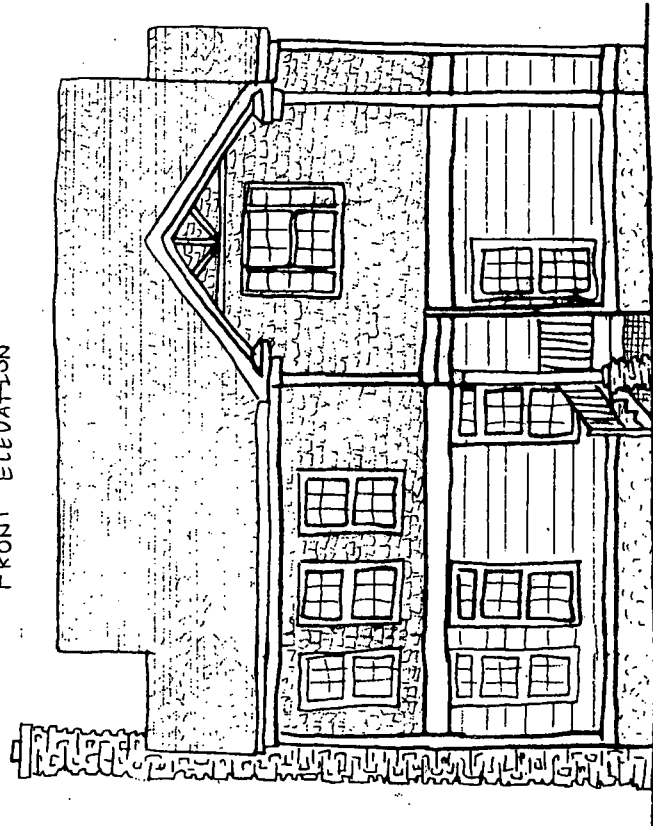


RIGHT ELEVATION

TSA 8-31-04

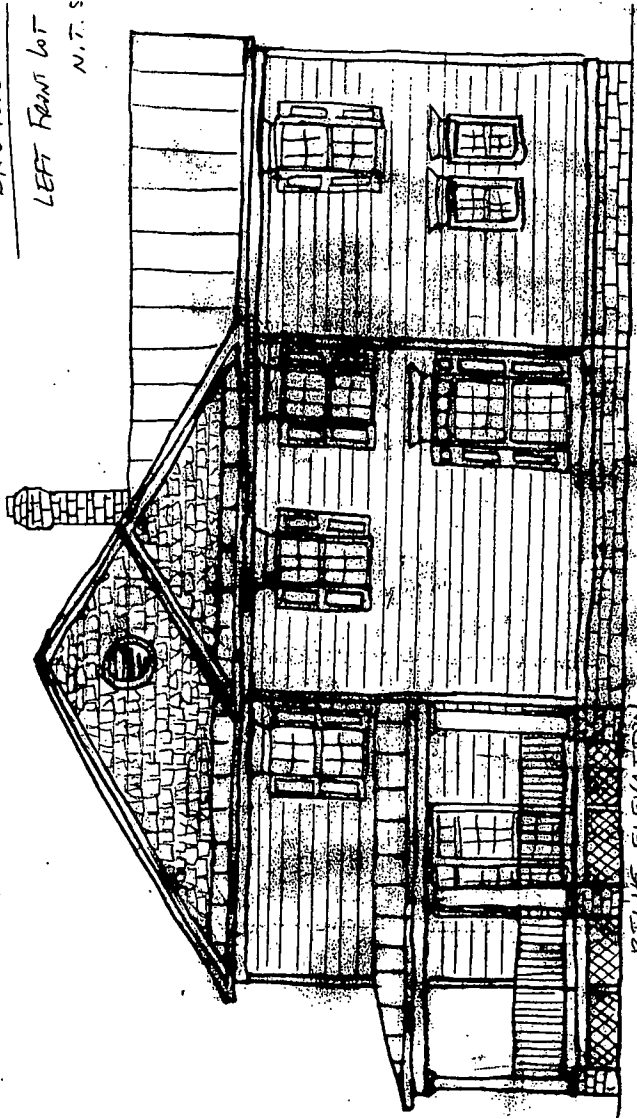


FRONT ELEVATION

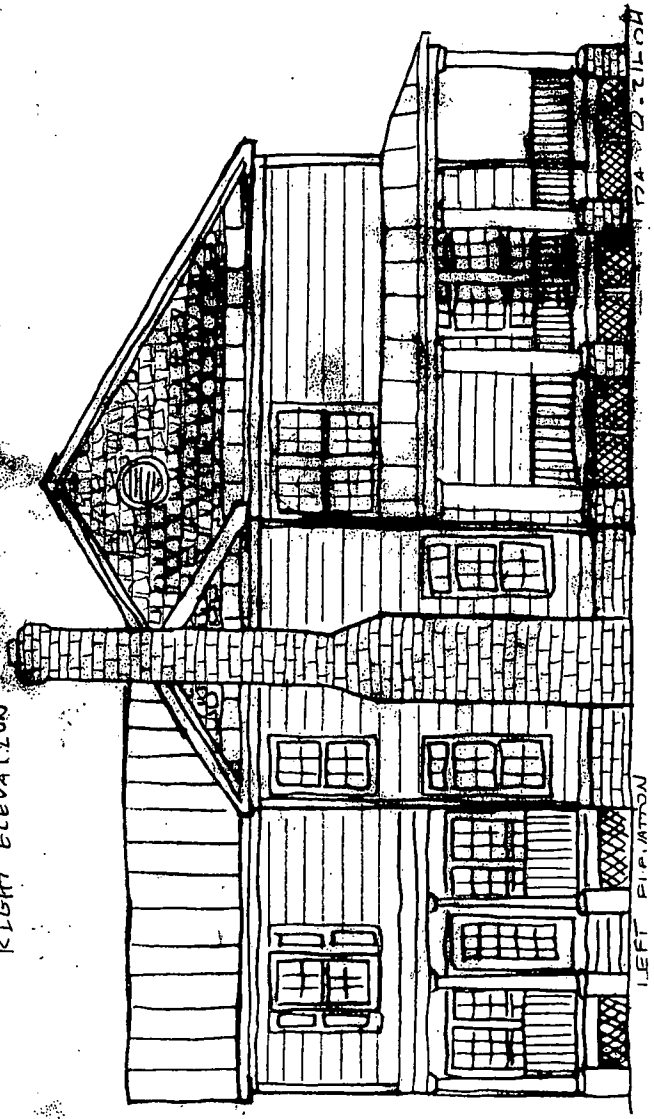


REAR ELEVATION

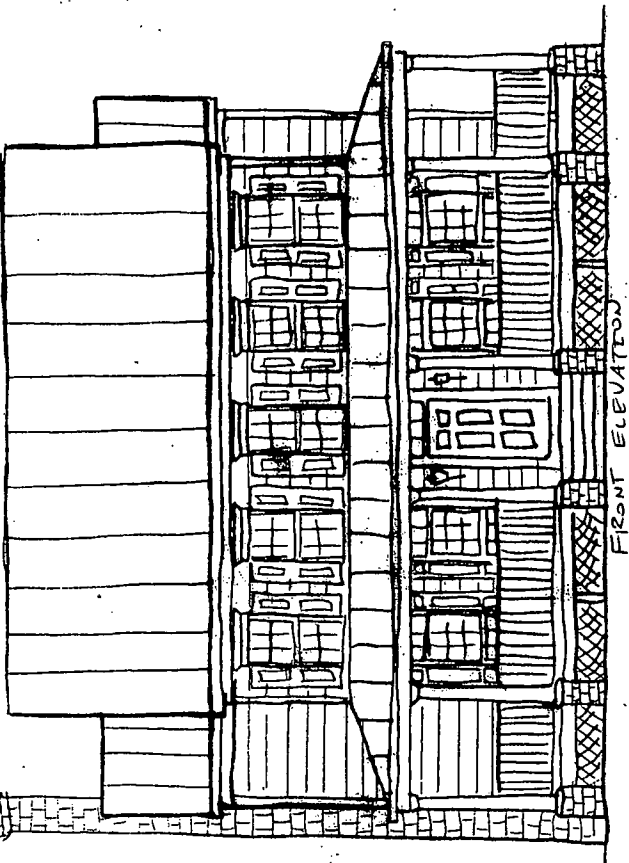
BROOKVILLE  
LEFT FRONT LOT  
N.T.S.



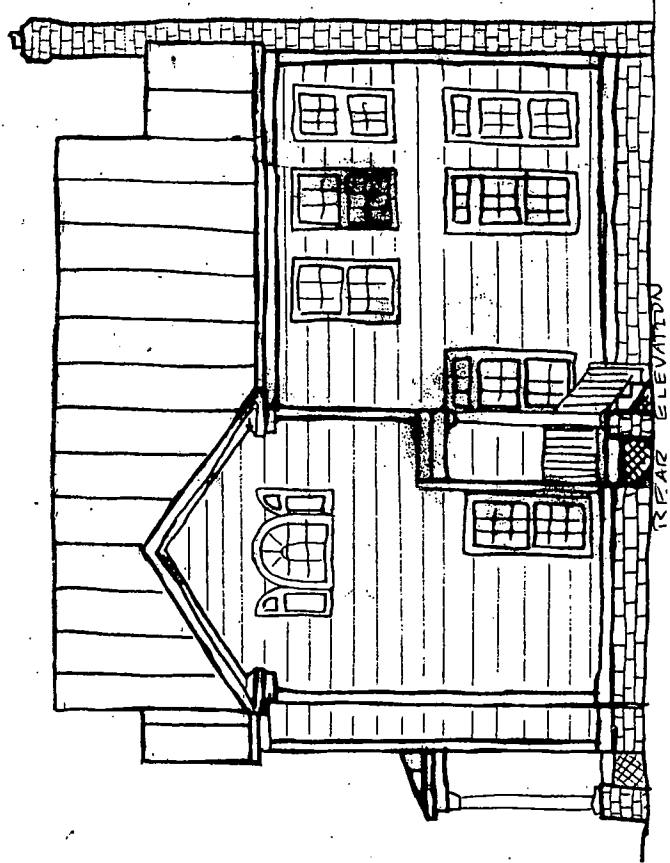
RIGHT ELEVATION



LEFT ELEVATION



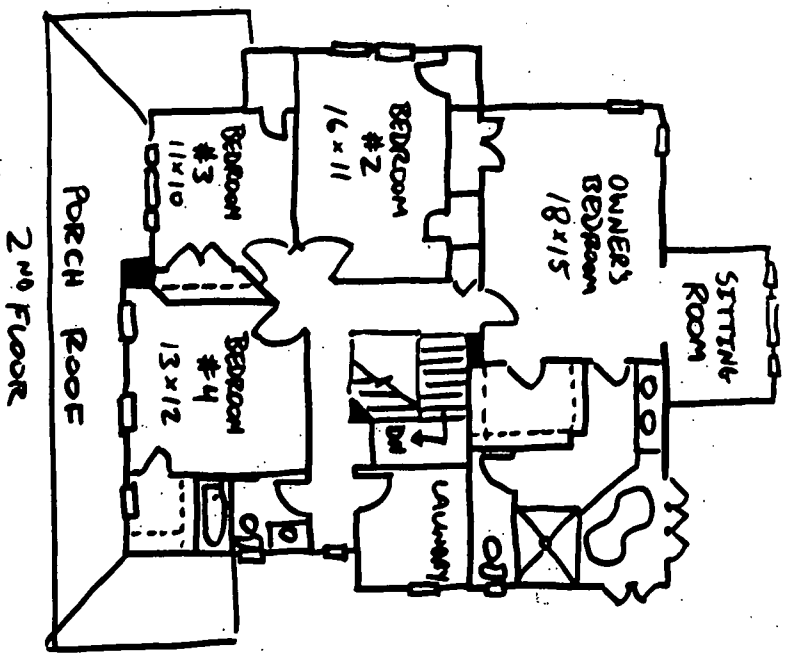
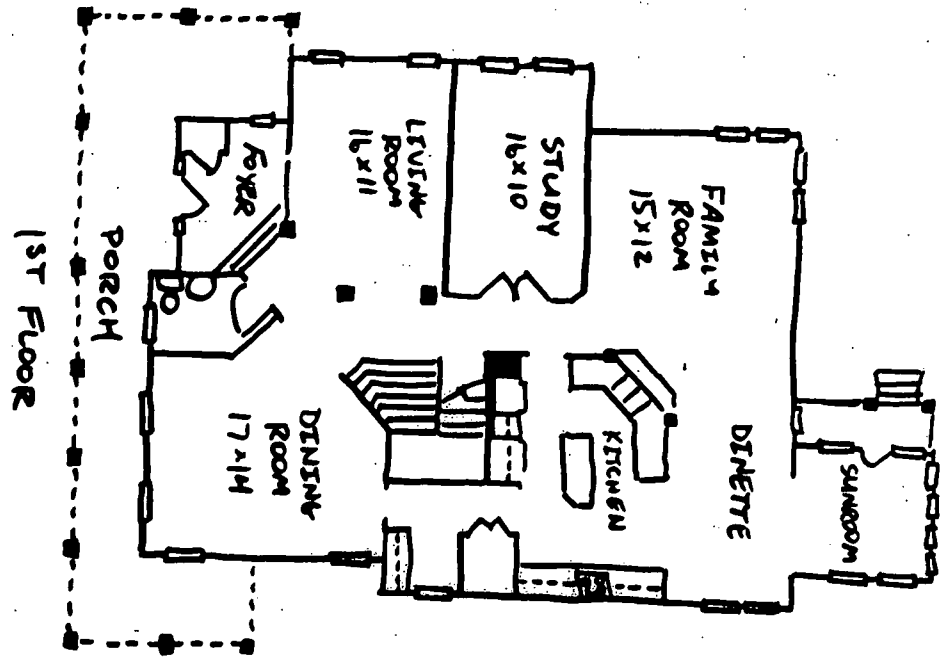
FRONT ELEVATION



REAR ELEVATION

Ryan Jones  
Brookville

N.T.S.

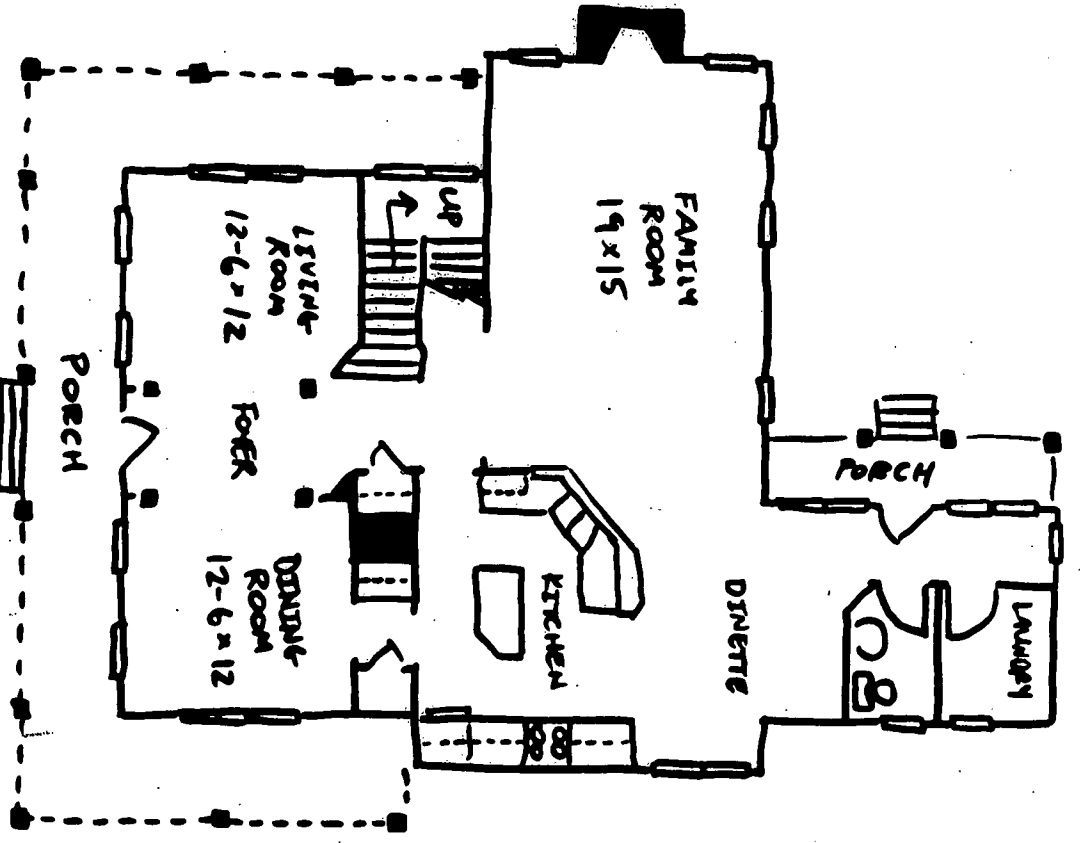


Left Hand Lot  
(5/1/3)

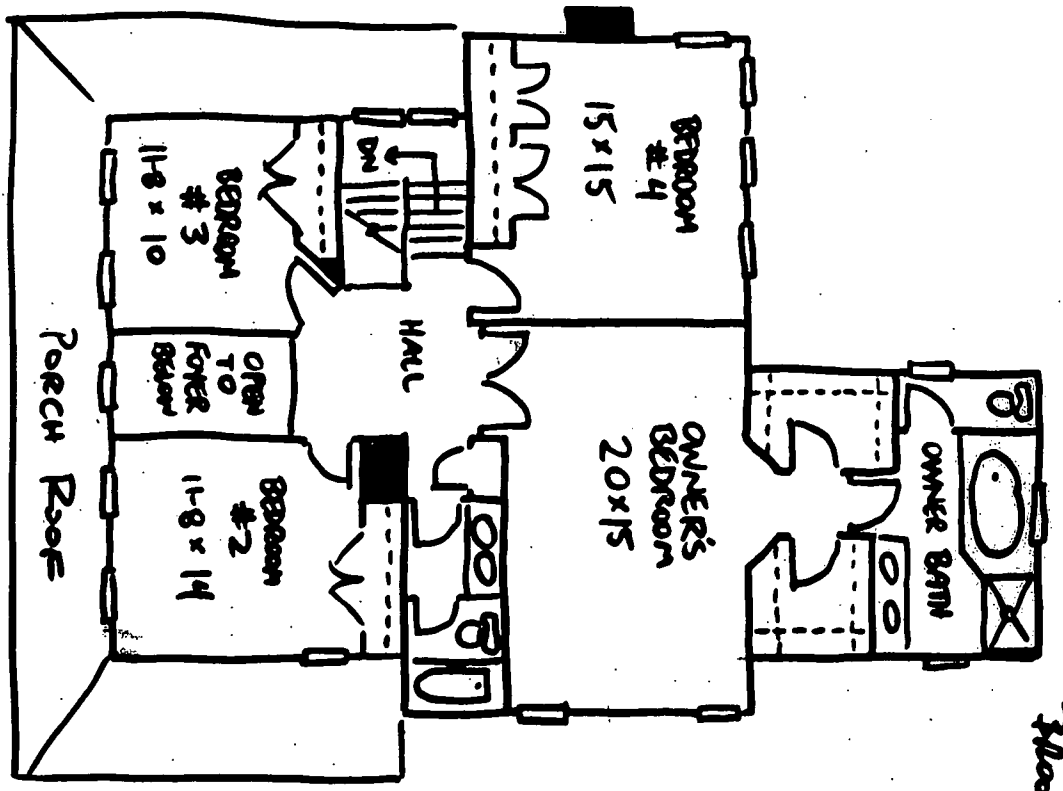
2A 8-31-01

RYAN HONES  
Architect

N.T.S.



1st Floor



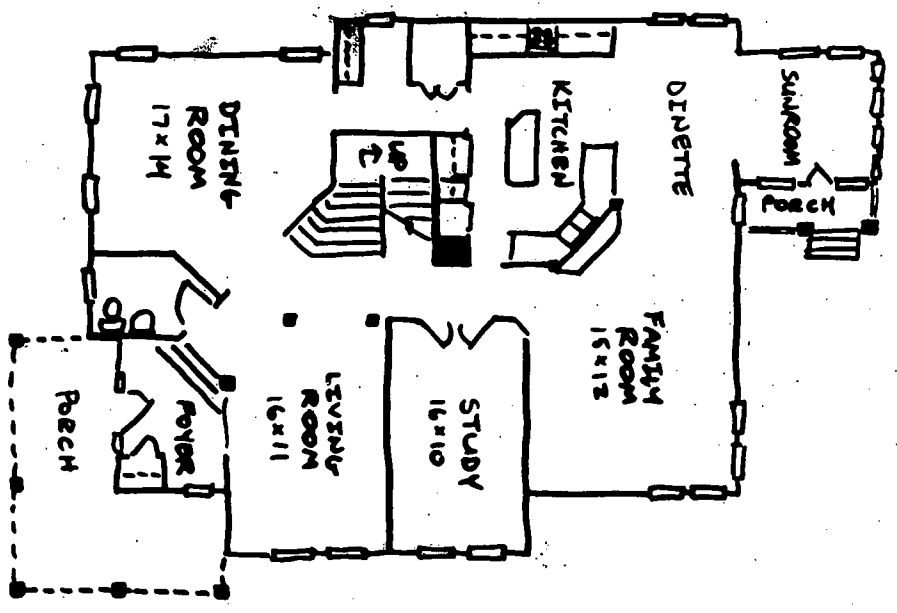
2nd Floor

LEFT HAND LOT  
(S/L 4)

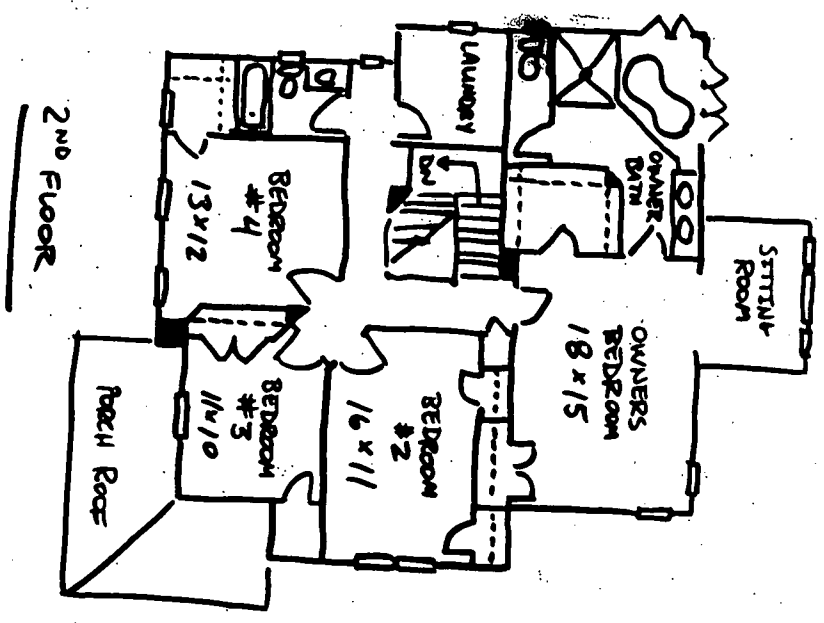
U 2-31-24

RYAN HONGS  
BROOKVALE

N.T.S.



1st Floor



2nd Floor

RIGHT HAND LOT  
(S/L 2)

JA 8-31-01



Sheahin Property  
Historic Brookeville

Proposed Schedule of Materials

---

Right Front Lot

Exposed Foundation: Stucco  
Fireplace and Column Piers: Stone  
Siding: Hardiplank and Hardishingle (or equal)  
Exterior Trim: Synboard  
Windows: Patriot Manufacturing "Continental Series" (w/ Brick Moulding)  
Exterior Doors: Therma-Tru fiberglass  
Roofing: Wood shake

Left Front Lot

Exposed Foundation: Brick  
Fireplace and Column Piers: Brick  
Siding: Hardiplank and Hardishingle (or equal)  
Exterior Trim: Synboard  
Windows: Patriot Manufacturing "Continental Series" (w/ Brick Moulding)  
Exterior Doors: Therma-Tru fiberglass  
Roofing: Standing -seam metal

Right Rear Lot

Exposed Foundation and Water Table: Brick  
Column Piers: Brick  
Siding: Hardiplank (or equal)  
Exterior Trim: Synboard  
Windows: Patriot Manufacturing "Continental Series" (w/ Brick Moulding)  
Exterior Doors: Therma-Tru fiberglass  
Roofing: Wood shake

Left Rear Lot

Exposed Foundation: Stucco  
Column Piers: Stone  
Siding: Hardiplank and Hardishingle (or equal)  
Exterior Trim: Synboard  
Windows: Patriot Manufacturing "Continental Series" (w/ Brick Moulding)  
Exterior Doors: Therma-Tru fiberglass  
Roofing: Wood shake

September 2, 2004

The Maryland-National Capital Park & Planning Commission  
1109 Spring Street  
Suite 801  
Silver Spring, MD 20910  
Attn: Michele C. Naru, Historic Preservation Planner

VIA FACSIMILE TO: 301-563-3412

RE: Sheahin Property, Historic Brookeville

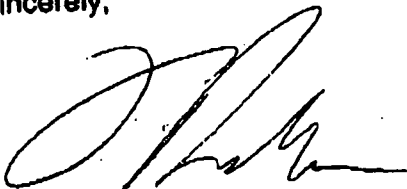
Dear Ms. Naru:

Thank you for taking the time to meet with me to discuss the proposed development of the Sheahin property, located in historic Brookeville. I appreciate the feedback that you have provided and look forward to beginning the necessary approval process.

Accordingly, please allow this letter to serve as my request that the aforementioned development be included on your September 22, 2004 meeting agenda for "Preliminary Consultation" discussion. Attached is a proposed material schedule for each of the four (4) proposed homes. The architectural sketches that you received today will serve as my formal submittal with the updated sketch siteplan illustrating updated footprints to follow pursuant to your instructions.

Please contact me if you have any questions. Thank you again, and I look forward to our meeting on September 22, 2004.

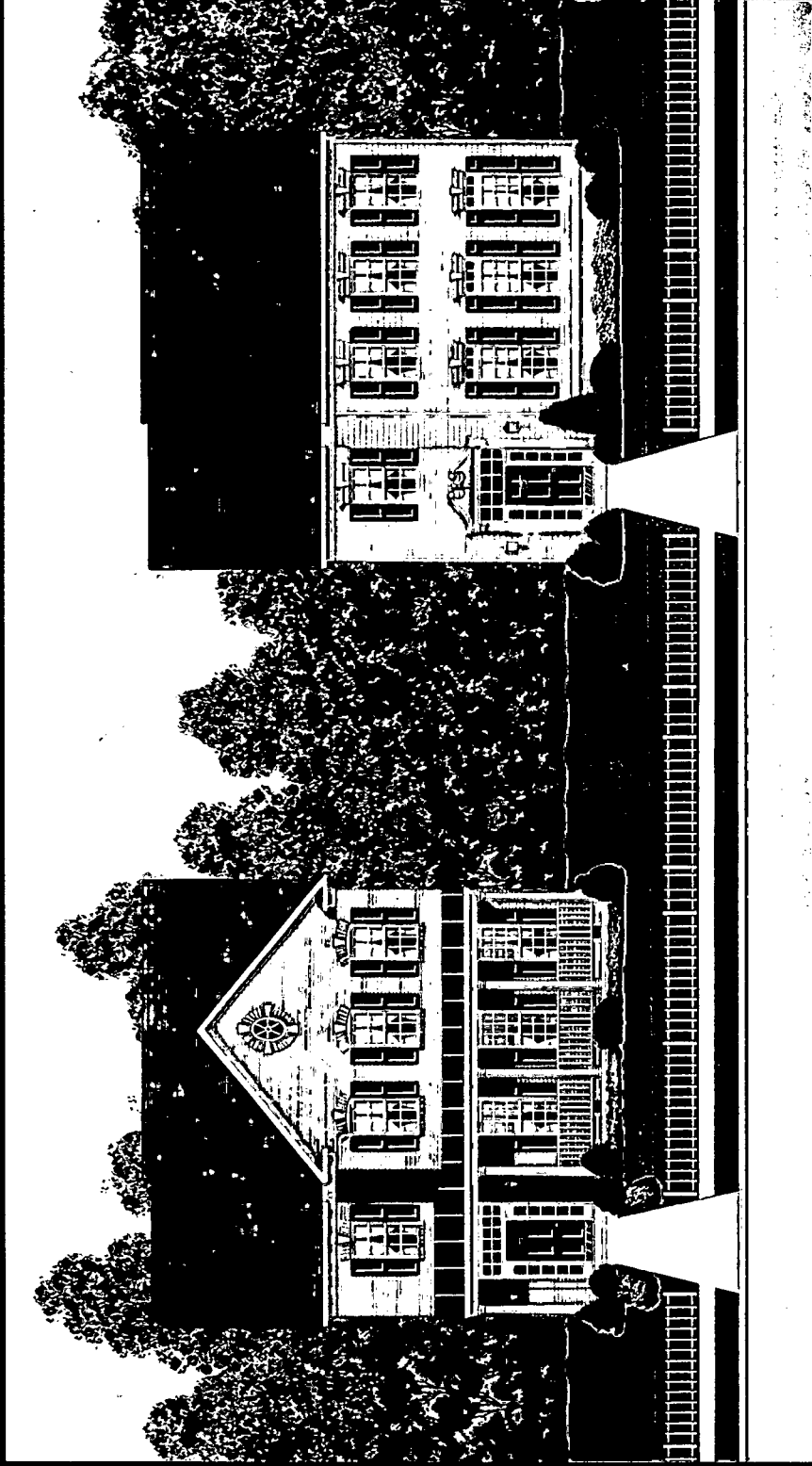
Sincerely,



John D. Petrella

Attachment

# THE CARROLL II



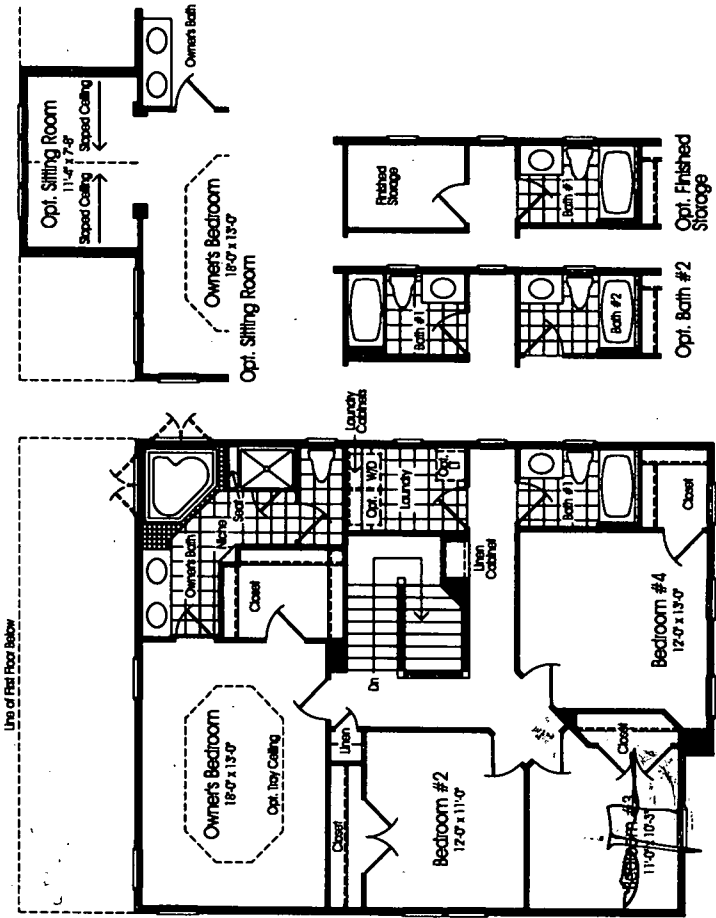
EXCEPTIONAL DESIGN  ENDURING CONSTRUCTION  EXQUISITE DETAIL

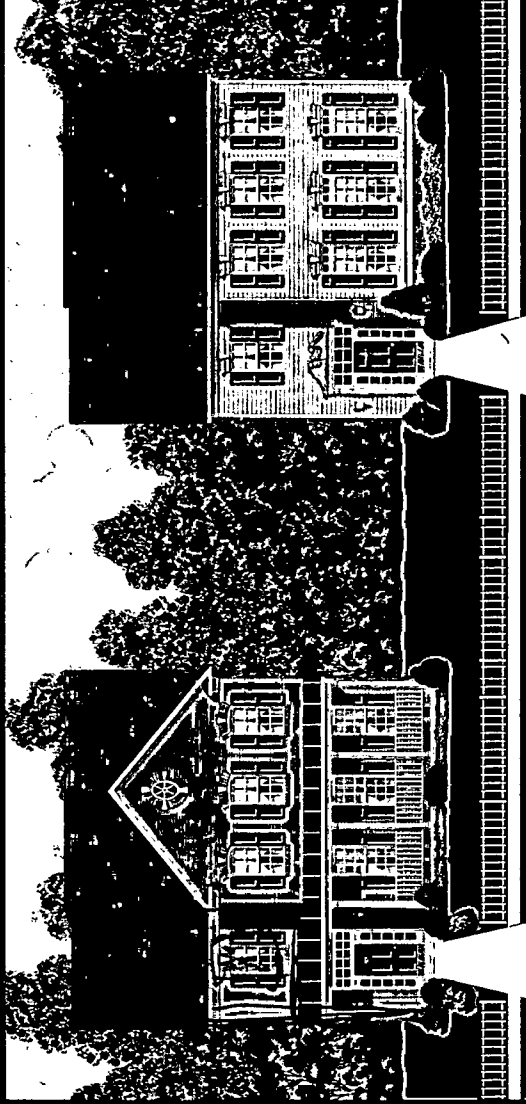


R Y A N  
CLASSICS

# THE CARROLL II

## UPPER LEVEL



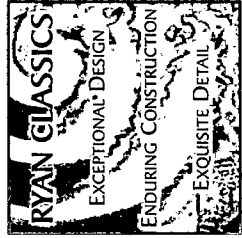


Elevation B

Elevation A

*RC*

## THE CARROLL II



One of our largest homes, the Carroll is an exciting addition to the Ryan Classic Neo-Traditional Series. The Carroll features a dramatic sunken foyer, a spacious living room framed by three elegant columns, and a formal dining room with butler's pantry. A private study adjoins the oversized family room, where you may add a fireplace for warmth and comfort. The gourmet eat-in kitchen is a true cook's paradise with a center island and large pantry. Add the optional laundry room extension off the dinette or choose to add the delightful and spacious morning room. Both options include a covered rear porch. Upstairs, the owner's suite features a large walk-in closet and luxurious bath with a corner soaking

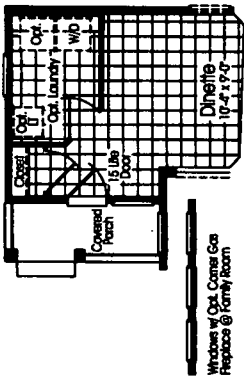
tub, dual vanities and a separate shower. Personalize your owner's suite with the optional sitting room and tray ceiling. The upper level comes equipped with three additional bedrooms, a full bath and convenient laundry room. If you choose the laundry room extension off the dinette, you can add an optional third full bath or oversized finished storage closet to the upper level. Enhance the lower level with an optional powder room or full bath and an optional media room and/or private home office.

*Regardless of which model you select, our trained professionals will work with you on every step of the process to create the perfect home.*



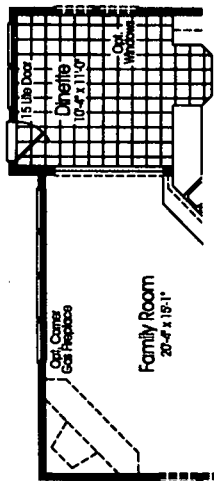
# THE CARROLL II

## MAIN LEVEL



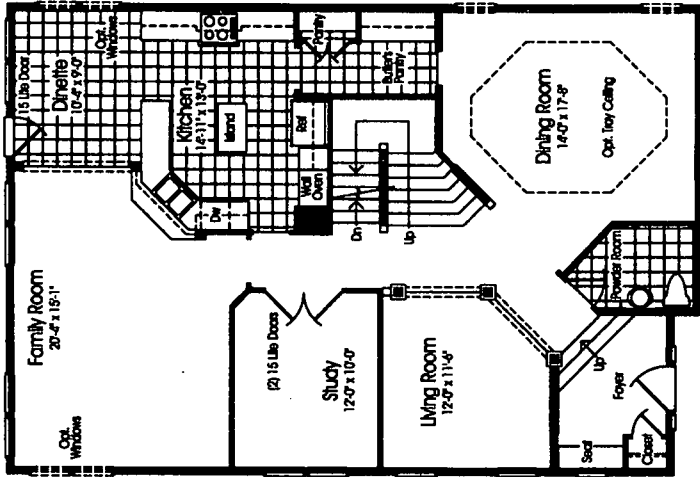
Windows w/ Opt. Corner Gas Fireplace @ Family Room

Opt. Laundry  
Not Available w/ Opt. 2'-0" Extension @ Dinette

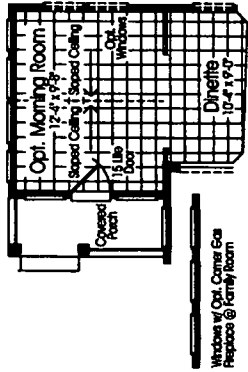


Opt. Windows @ Corner Gas Fireplace

Opt. 2'-0" Extension @ Dinette  
Opt. Corner Gas Fireplace

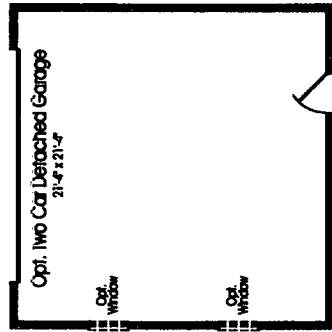


Note: Windows & Doors May Vary w/ Standards

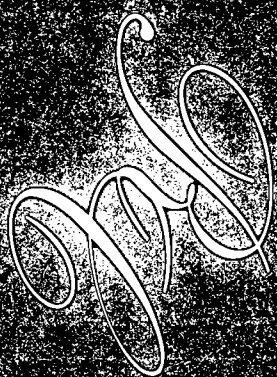


Windows w/ Opt. Corner Gas Fireplace @ Family Room

Opt. Morning Room  
Not Available w/ Opt. 2'-0" Extension @ Dinette



Opt. Two Car Detached Garage



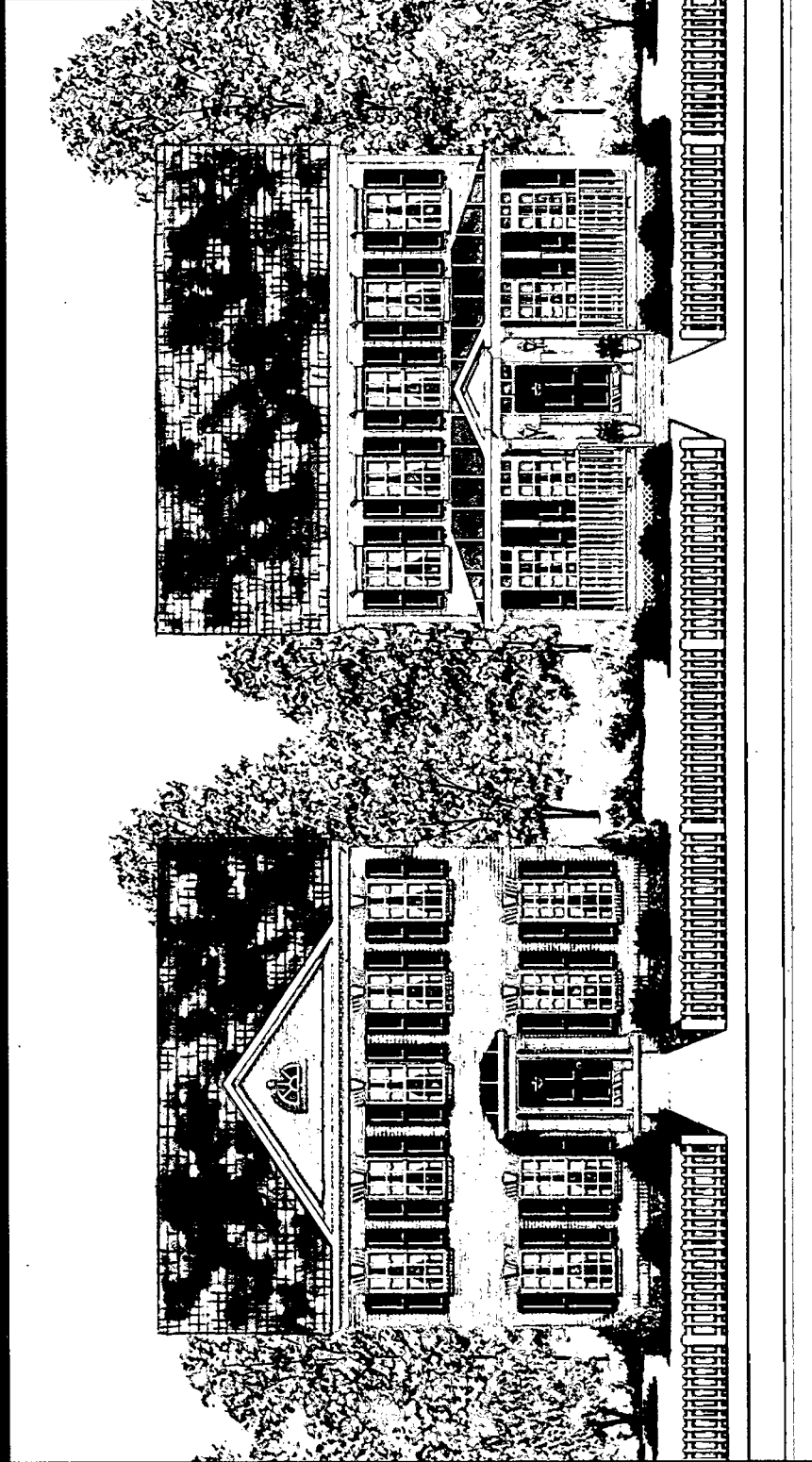
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Options/items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reviewed for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.

[ryanhomes.com](http://ryanhomes.com)

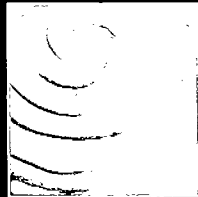
*We are pledged to the letter and spirit of U.S. policy for the achievement of Equal Housing Opportunity throughout the nation. We encourage and support an affirmative action program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.*



# THE MICHENER

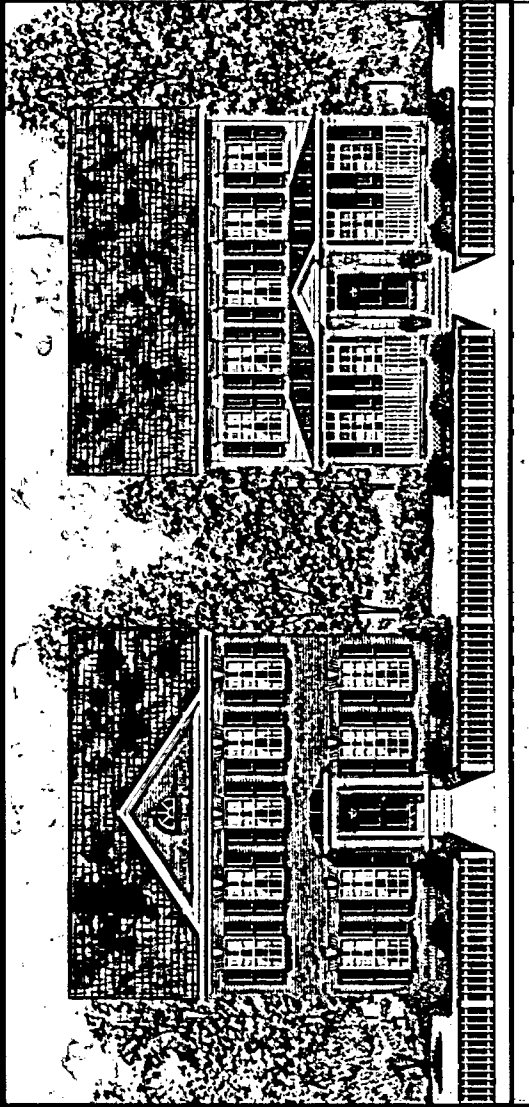


EXCEPTIONAL DESIGN  ENDURING CONSTRUCTION  EXQUISITE DETAIL



R Y A N  
CLASSICS





*RM*

ELEVATION B

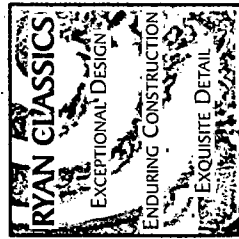
ELEVATION A

## THE MICHENER

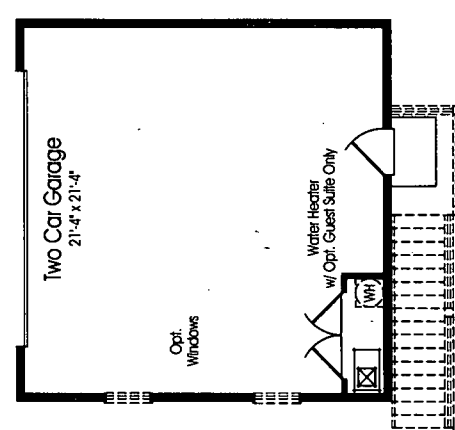
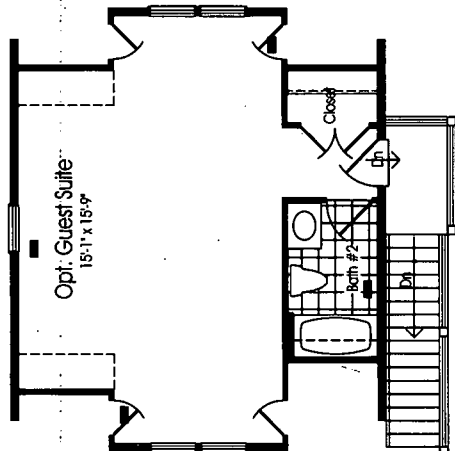
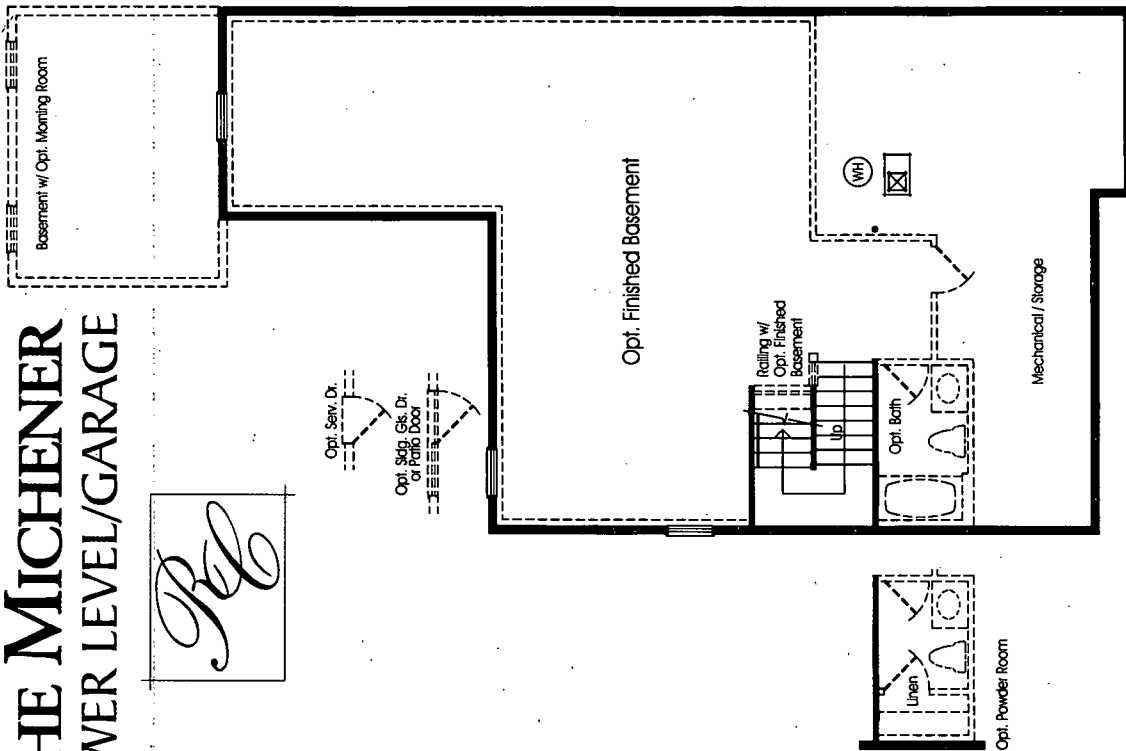
The Michener is a neo-traditional home and winner of the Finest for Family Living Award. Ryan has taken the best of the traditional and designed it to meet the demanding lifestyles of today's families. As you enter the foyer, you are greeted by an unobstructed view of the spacious, light-filled family room and a turned staircase filled with light from a dramatic arched window. The spacious center-island kitchen and dinette are well located just off the family room and includes a butler's pantry. The formal dining room is perfect for entertaining with its optional

tray ceiling. An optional morning room or upgraded kitchen can be added. Upstairs, the owner's suite is luxurious and private behind double French doors and includes two walk-in closets and a full bath with center soaking tub, separate shower and dual vanities. Your Michener includes a two-car garage. Additional options can include a bonus room over the garage and/or a finished lower level. Both are perfect for a home office, guest suite or play room and can include full baths if desired.

*Regardless of which model you select, our trained professionals will work with you on every step of the process to create the perfect home.*

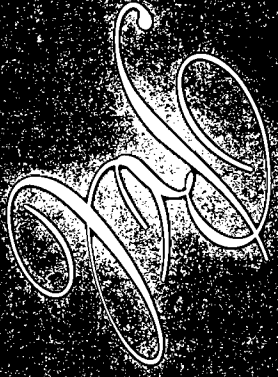


# THE MICHENER LOWER LEVEL/GARAGE



COC 01/00 MICH (REAR GARAGE) (TRIM B) VER.01

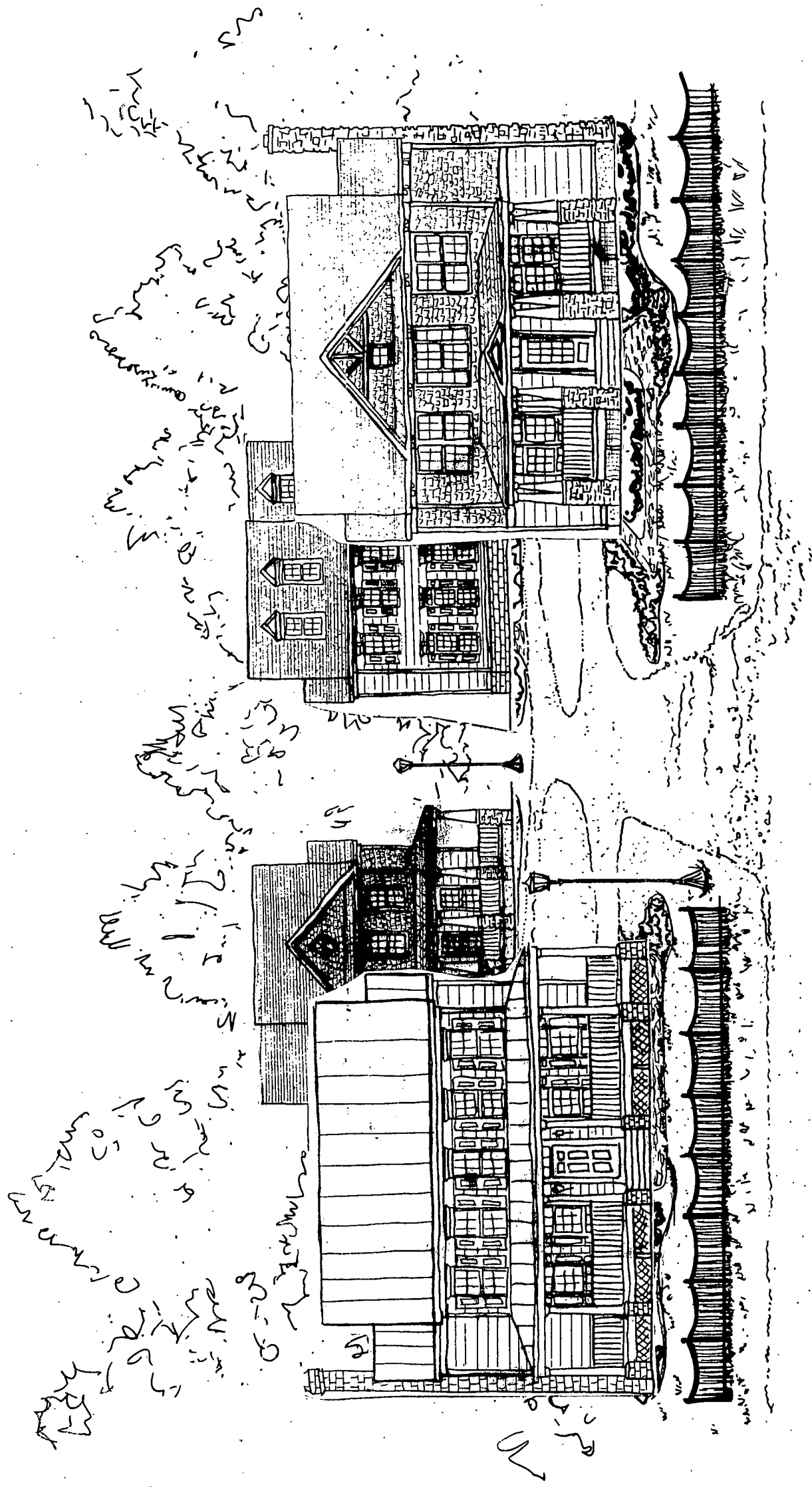




Although all illustrations and specifications are believed correct at the time of publication, the rights reserved to make changes without notice or obligation. Windows, doors, eaves, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available for additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reviewed for further clarification of features. No illustrations are shown. Please ask our Sales and Marketing Representative for complete information.

[ryanhomes.com](http://ryanhomes.com)

*We are pleased to be here and proud of U.S. policy for the achievement of equal housing opportunities throughout the nation. We encourage and support affirmative action programs to which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.*

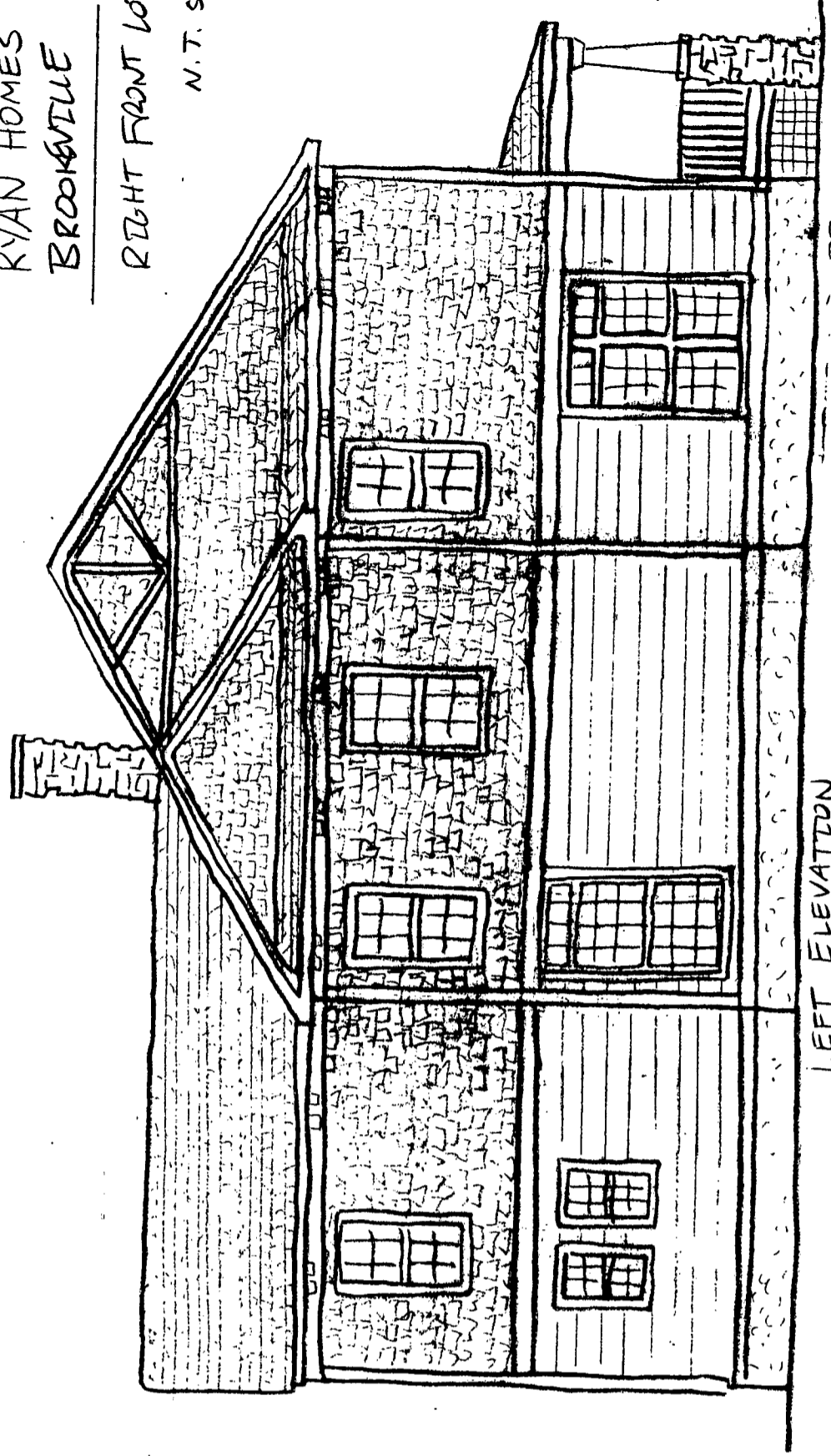




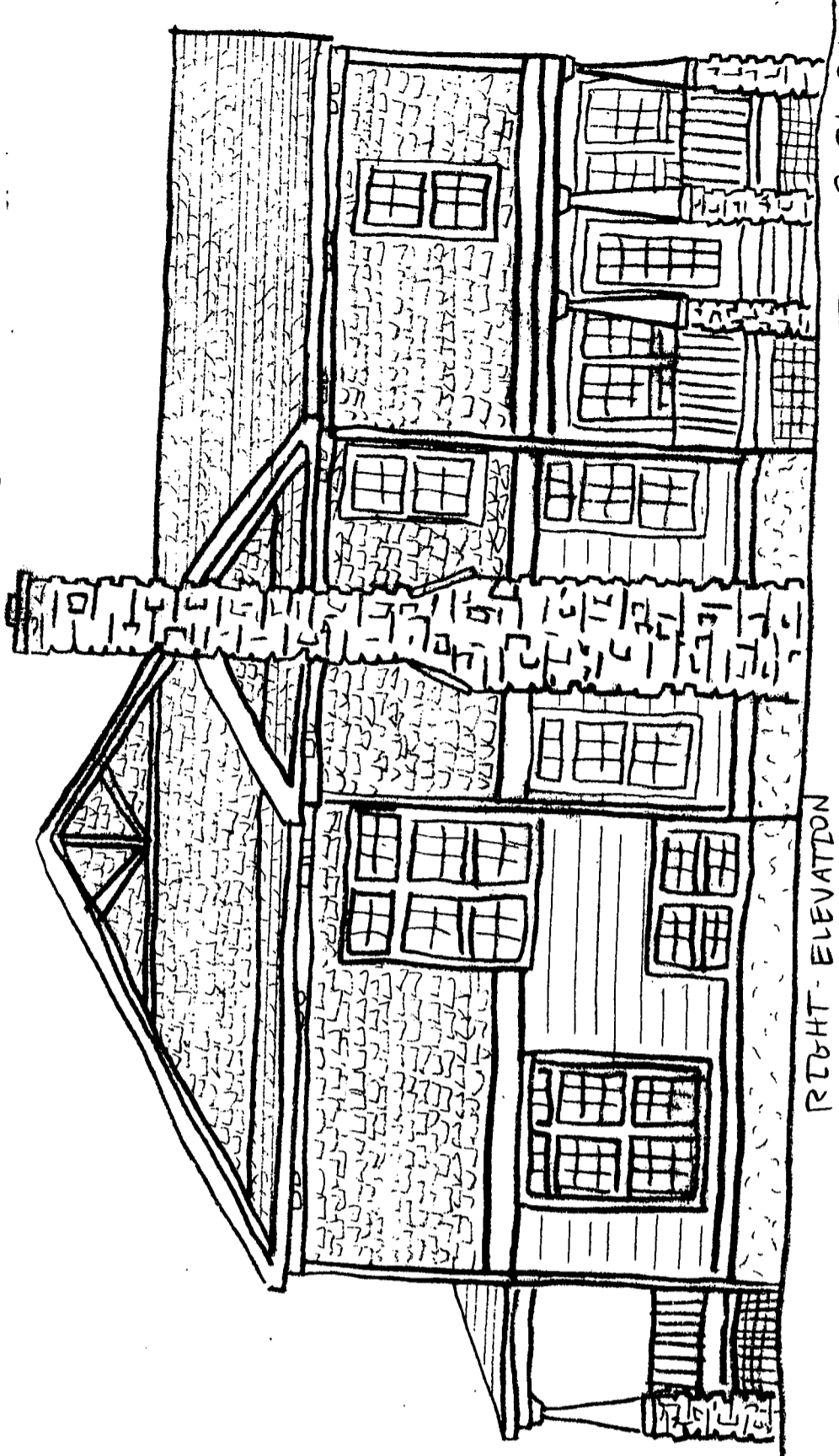
RYAN HOMES  
BROOKVILLE

RIGHT FRONT LOT

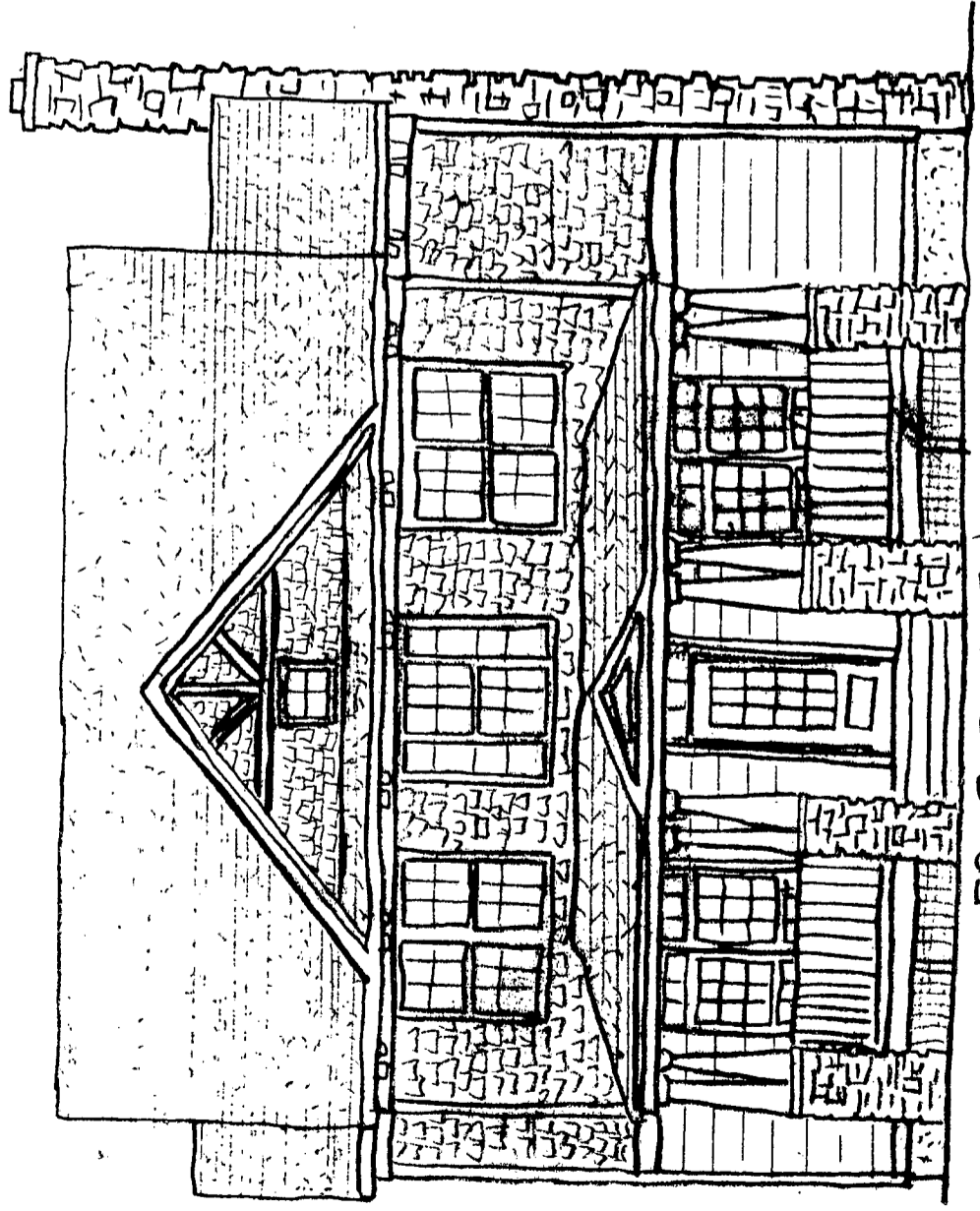
N.T.S.



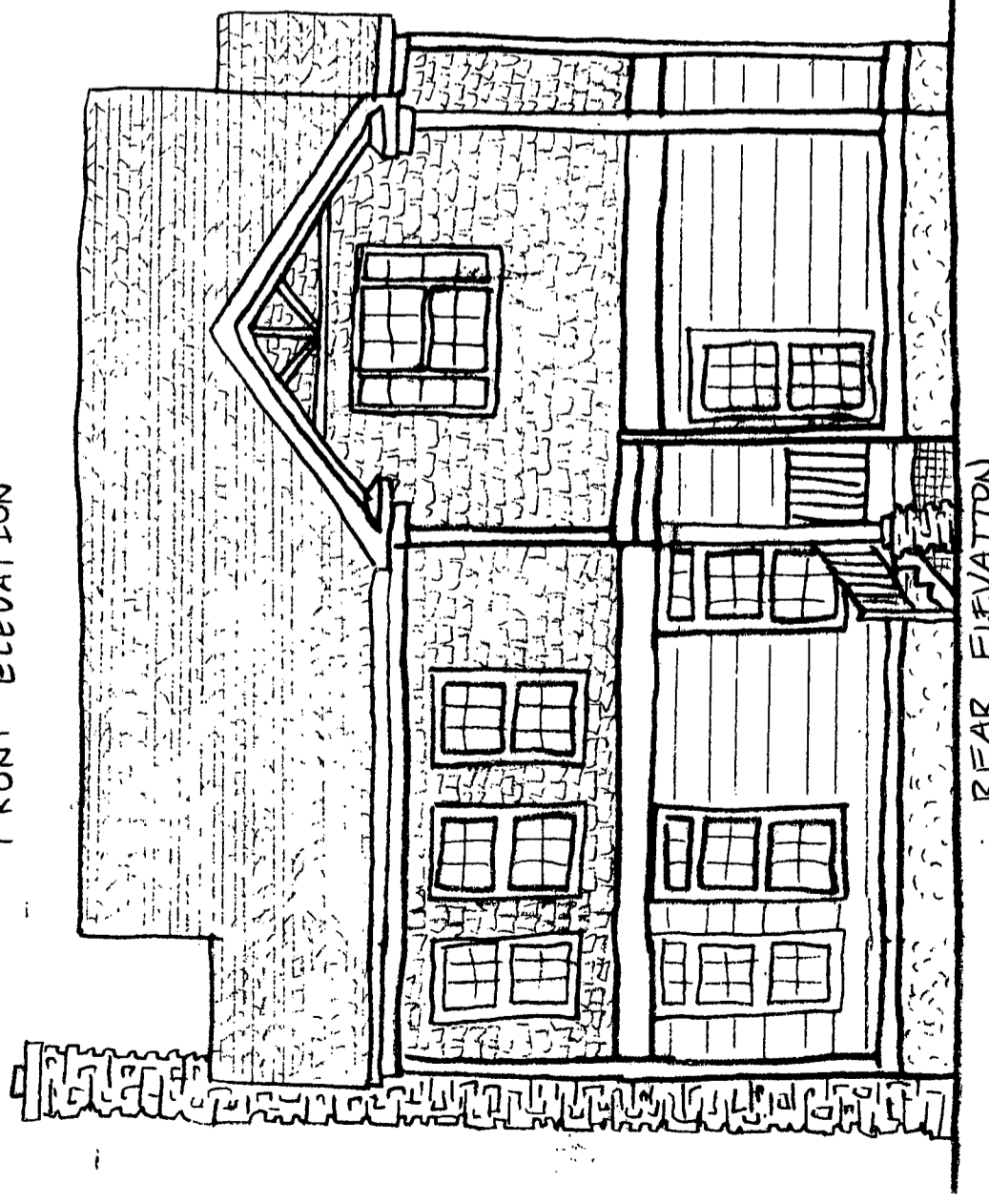
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

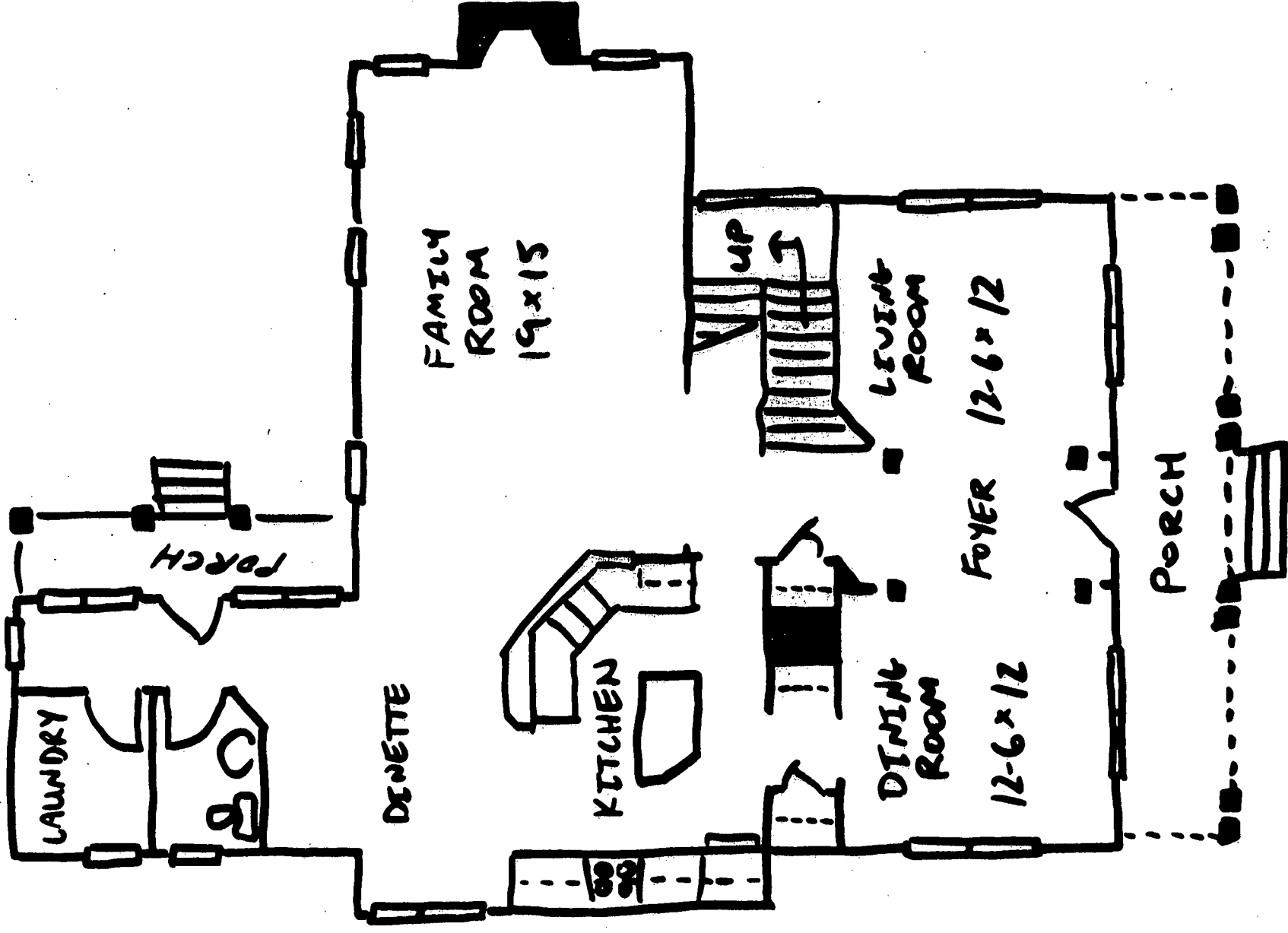


REAR ELEVATION

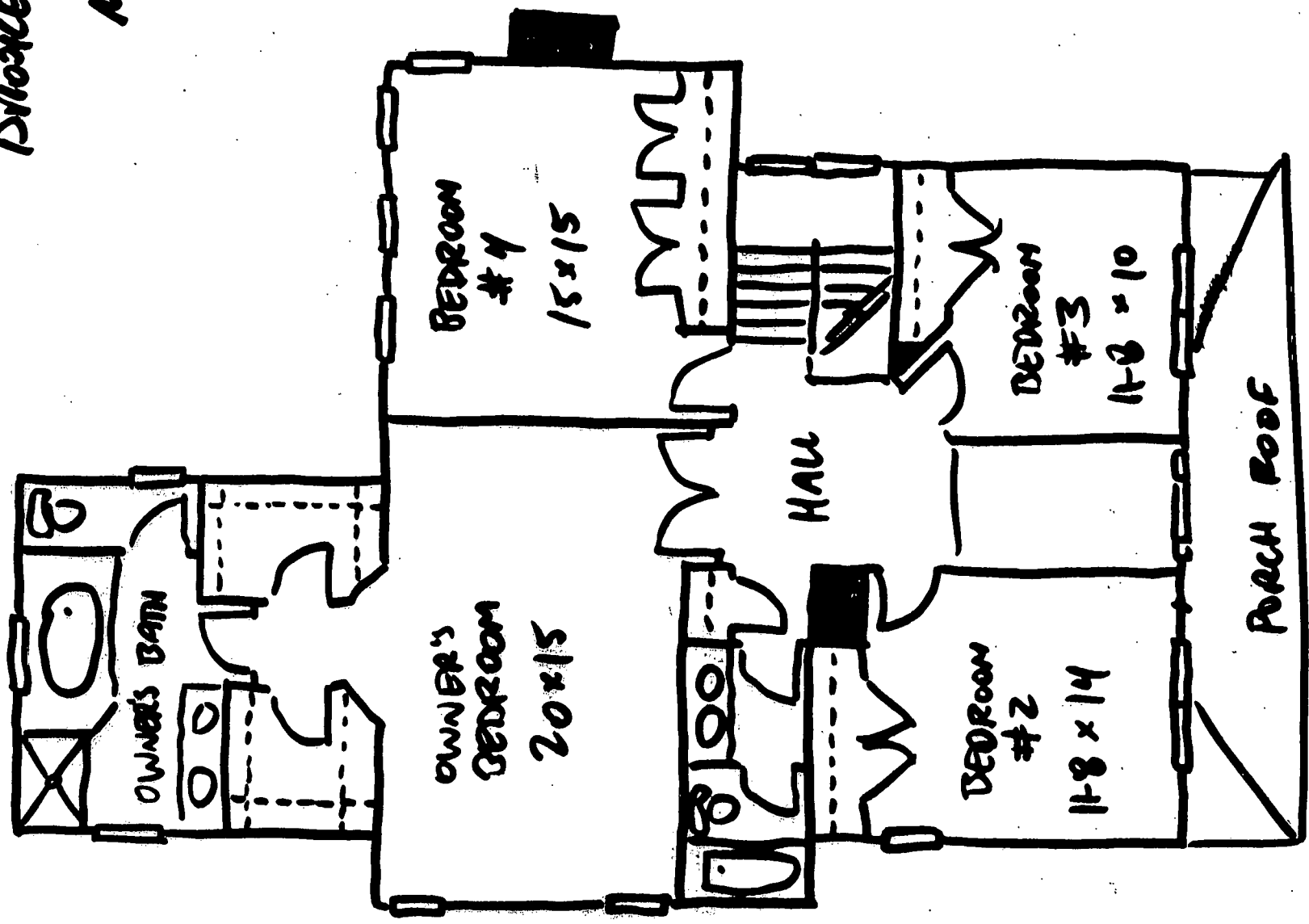


RYAN HOWES  
BLOCKVILLE

N.T.S.



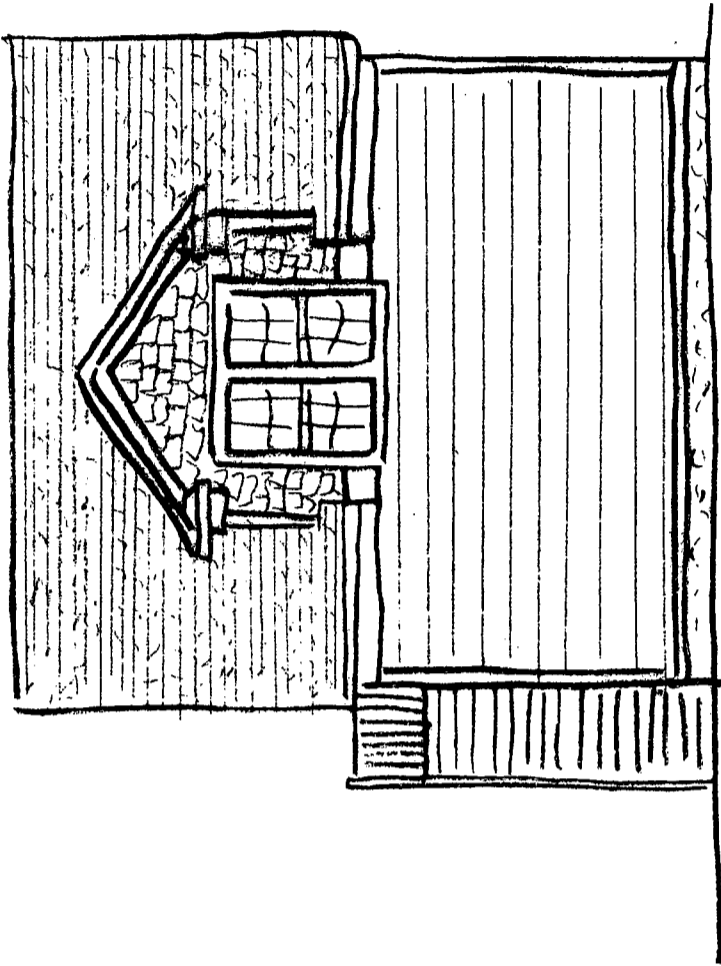
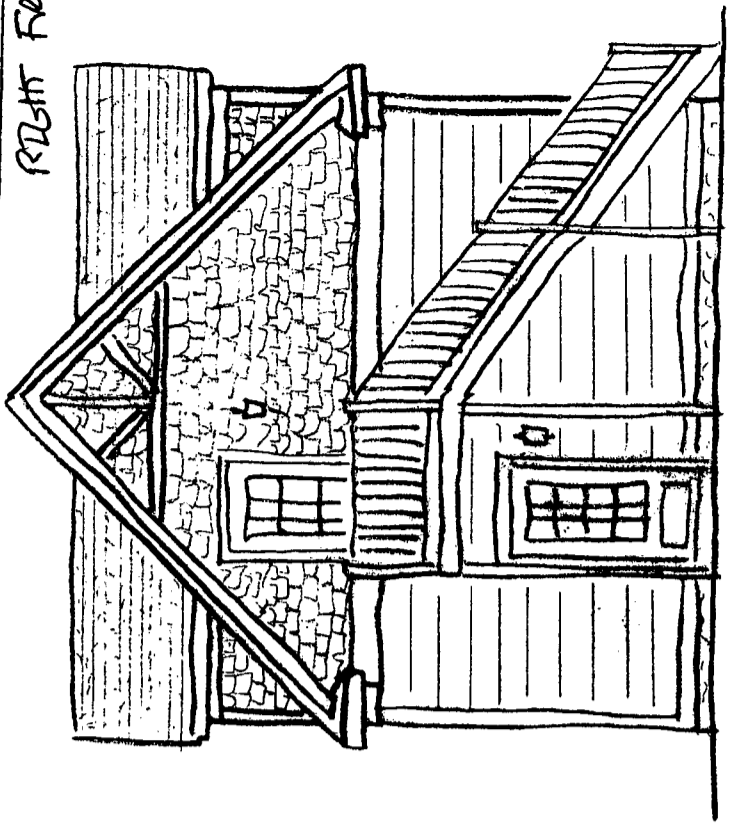
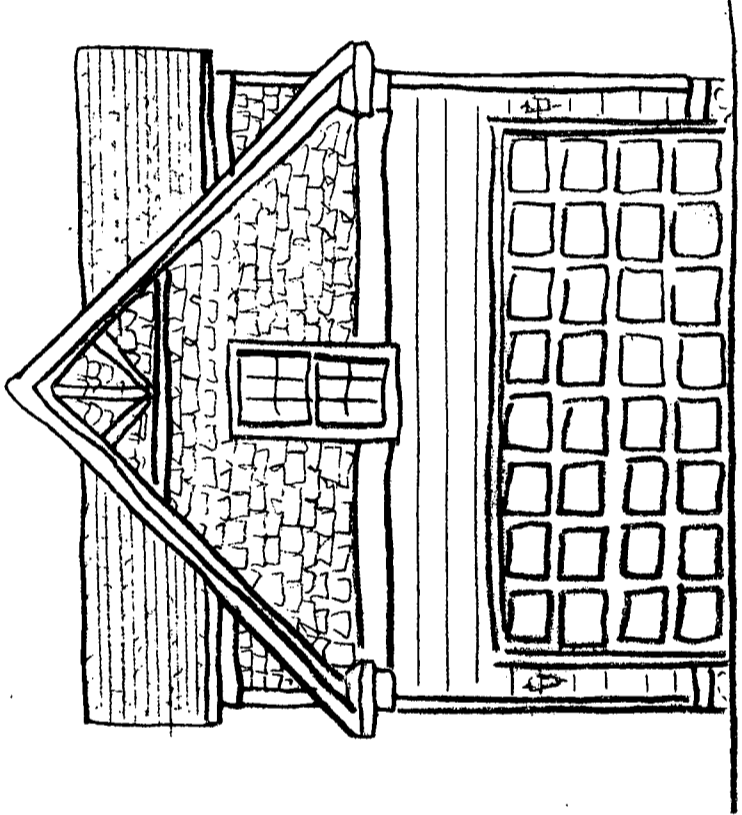
1ST FLOOR



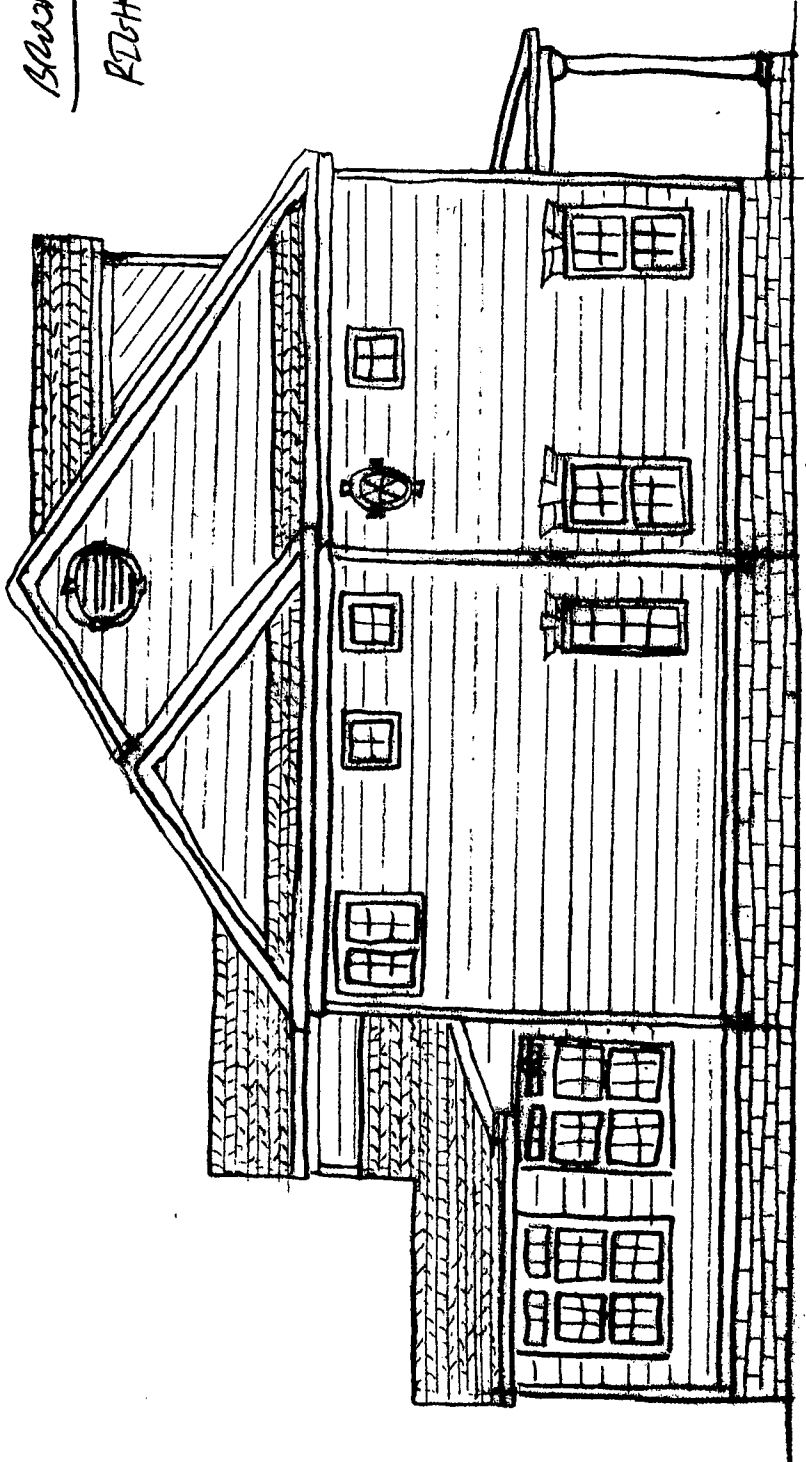
2ND FLOOR

RIGHT FRONT LOT  
(S/L 1)

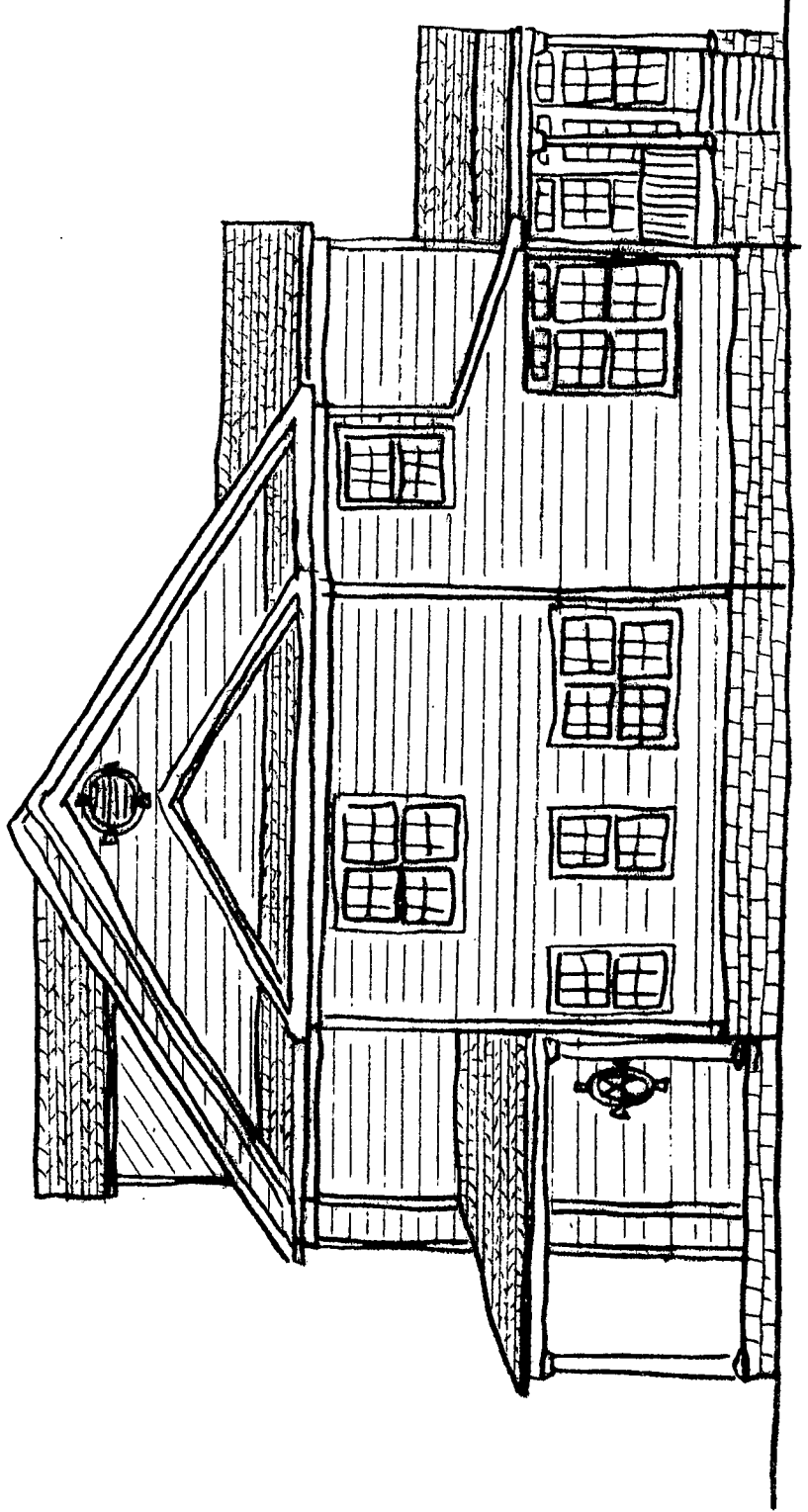
RYAN HOMES  
BROOKVILLE  
RIGHT FRONT LO  
N.T.



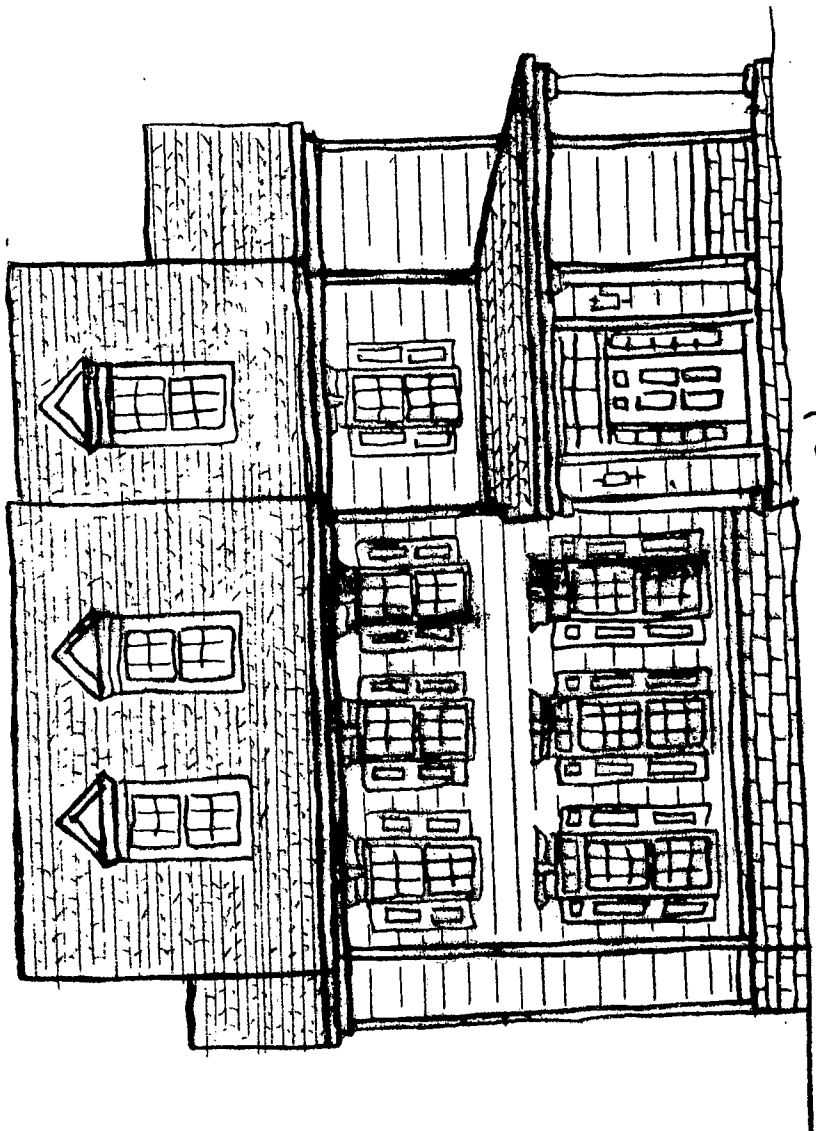
RYAN HOMES  
BROOKVILLE  
EIGHT NEW W  
N.T.S.



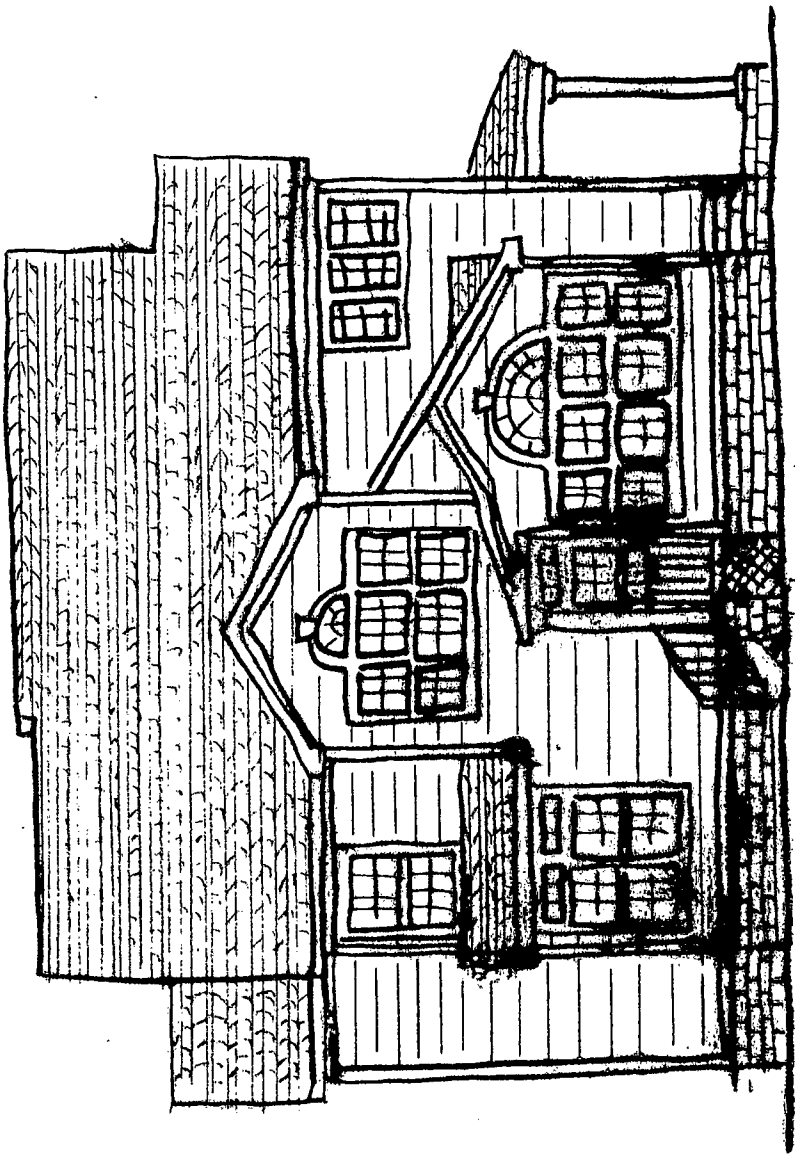
LEFT ELEVATION



RIGHT ELEVATION



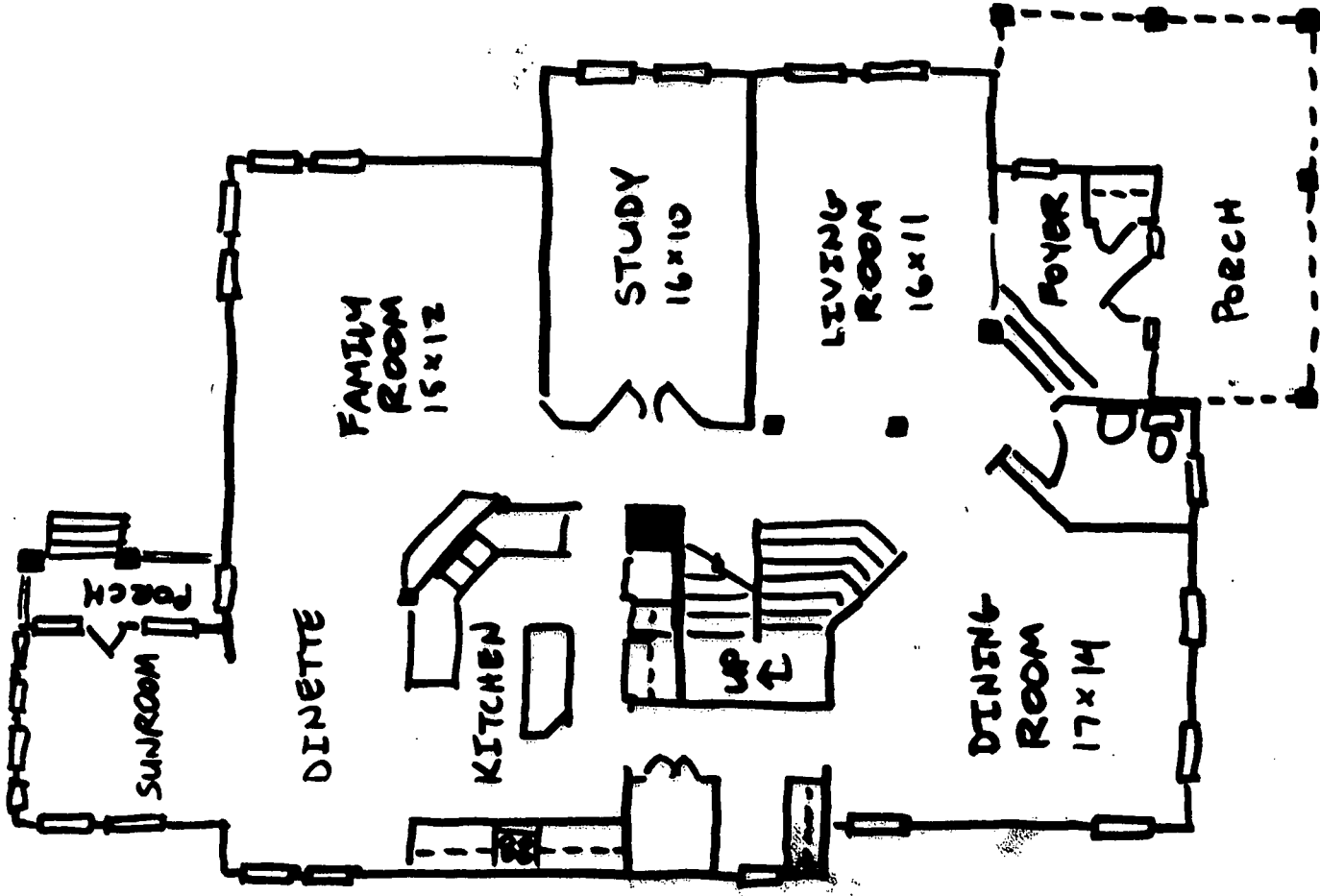
FRONT ELEVATION



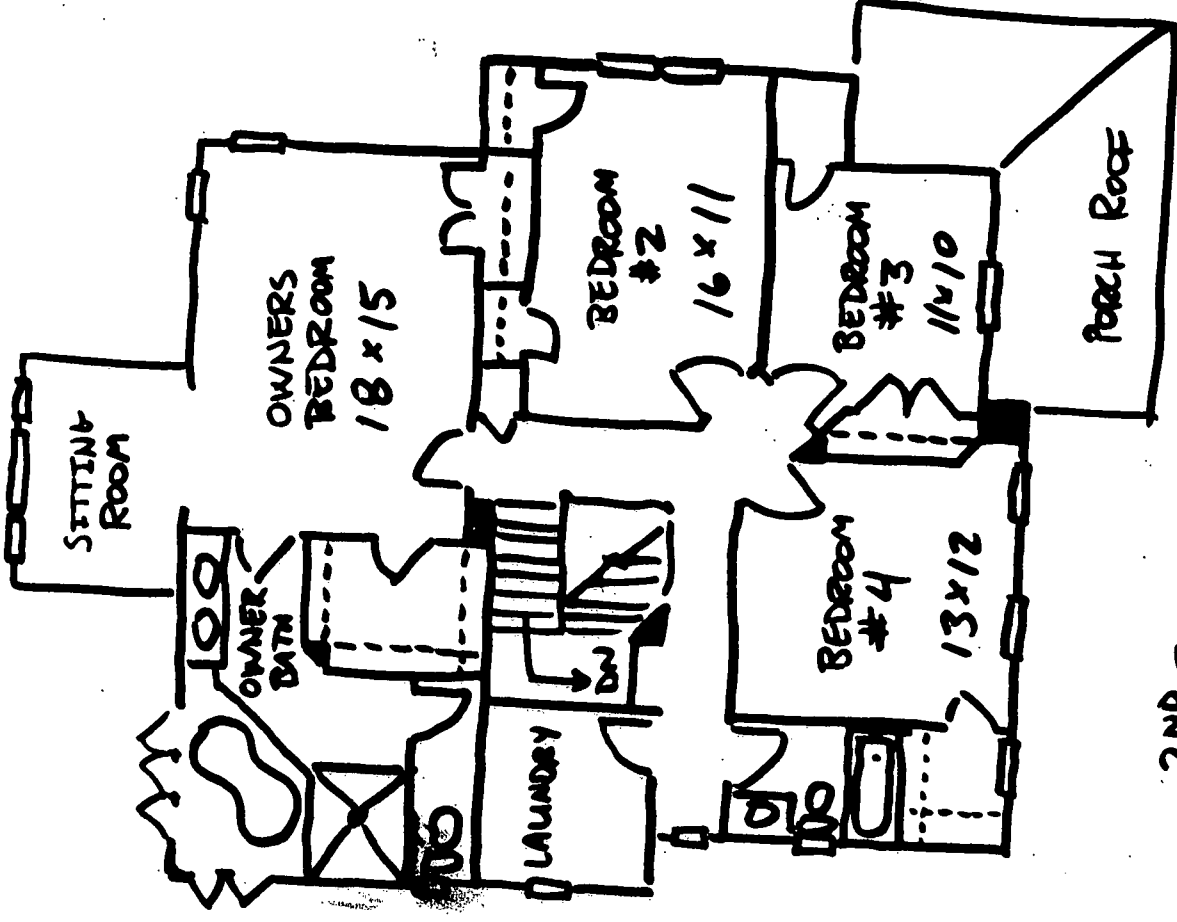
REAR ELEVATION

RYAN HOMES  
BROOKVALE

N.T.S.



1ST FLOOR



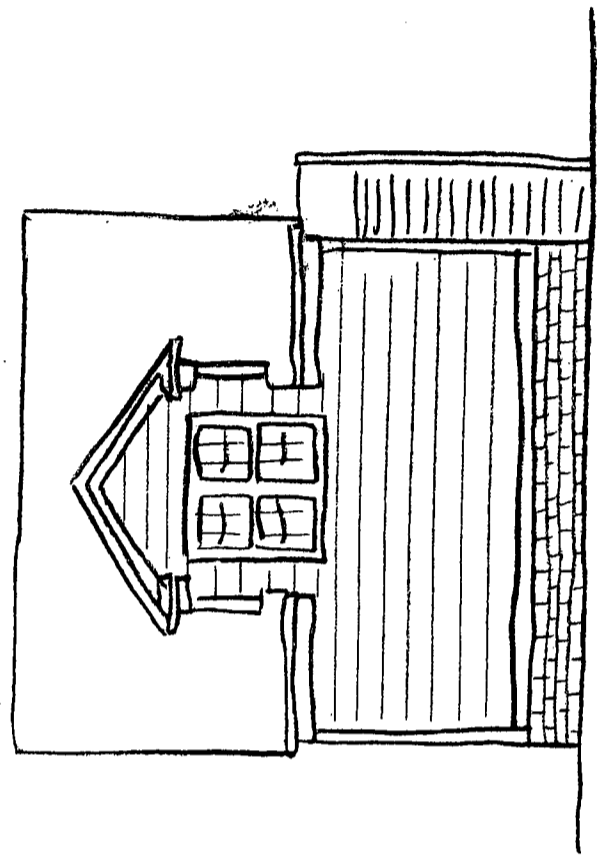
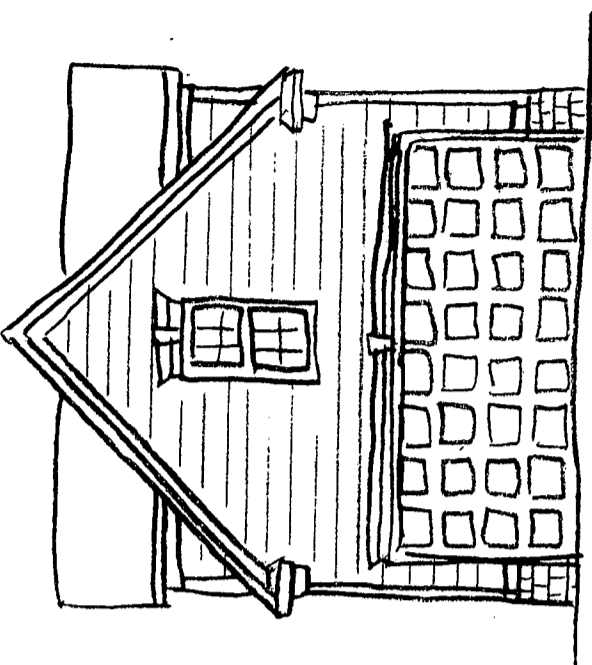
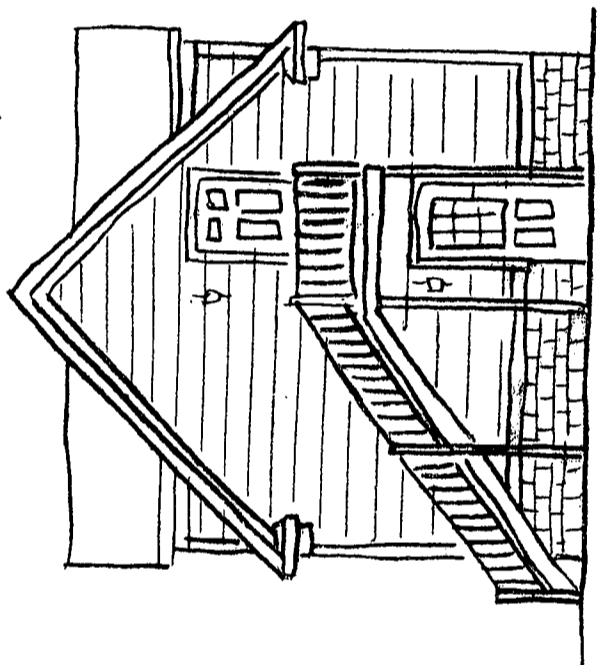
2ND FLOOR

RIGHT REAR LOT  
(S/L 2)

RYAN HOMES  
BROOKFIELD

RD 115 NEAR 65

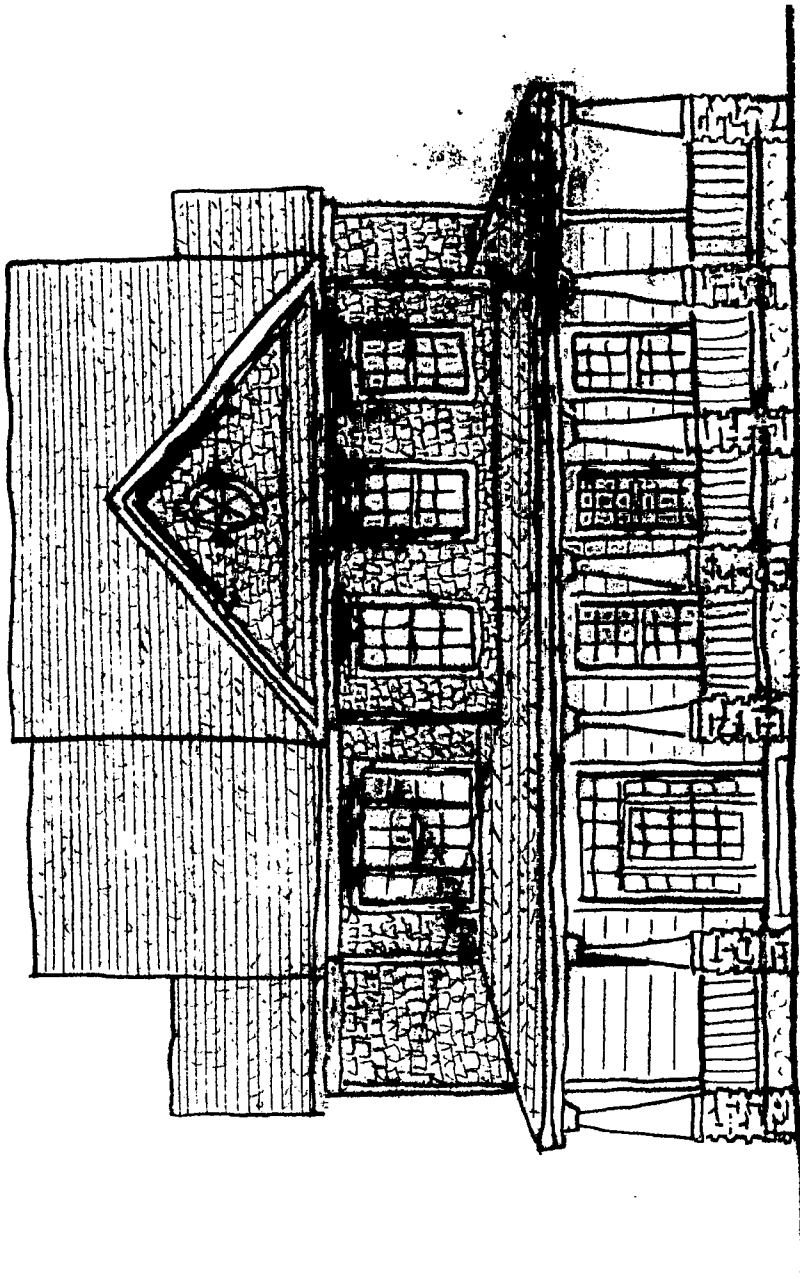
N.T.S.



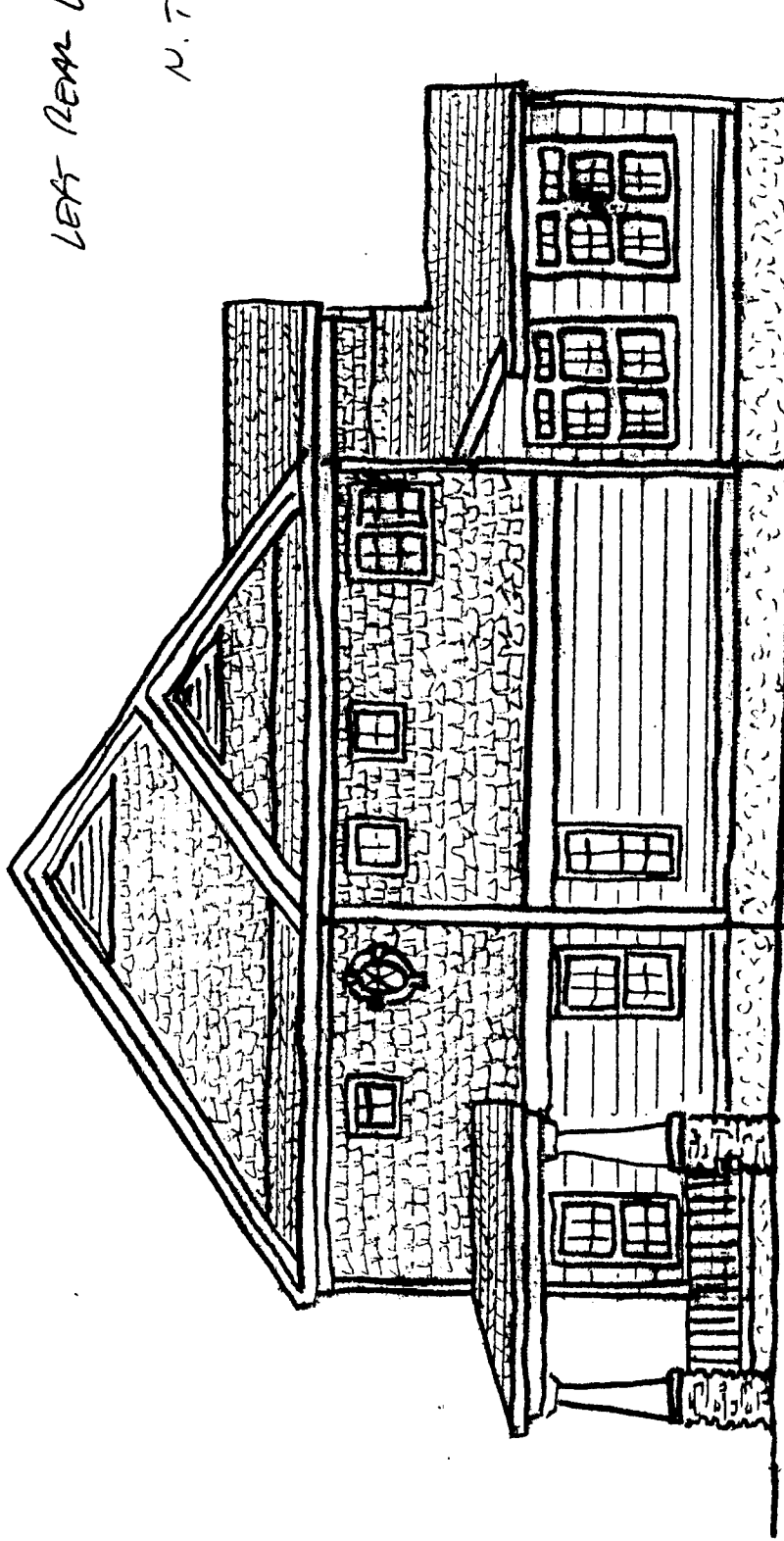
RYAN HOMES  
BANDONVILLE

LEFT REAR LOT

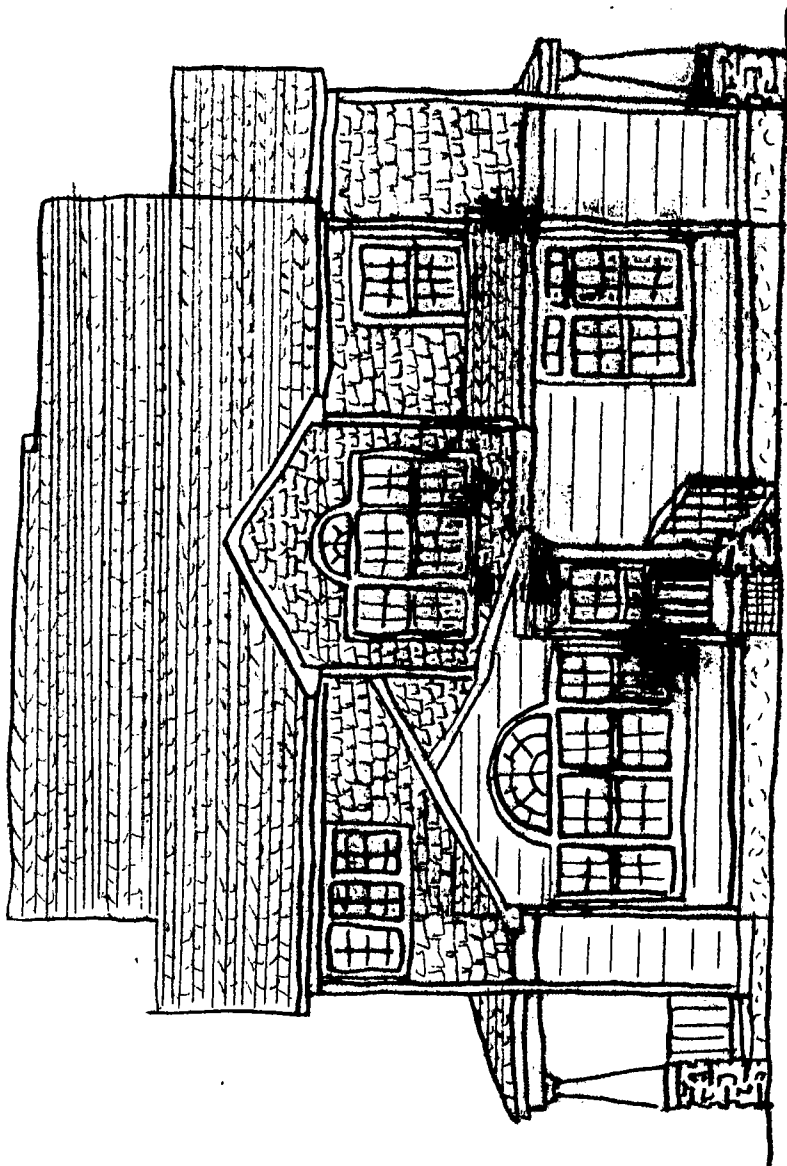
N.T.S.



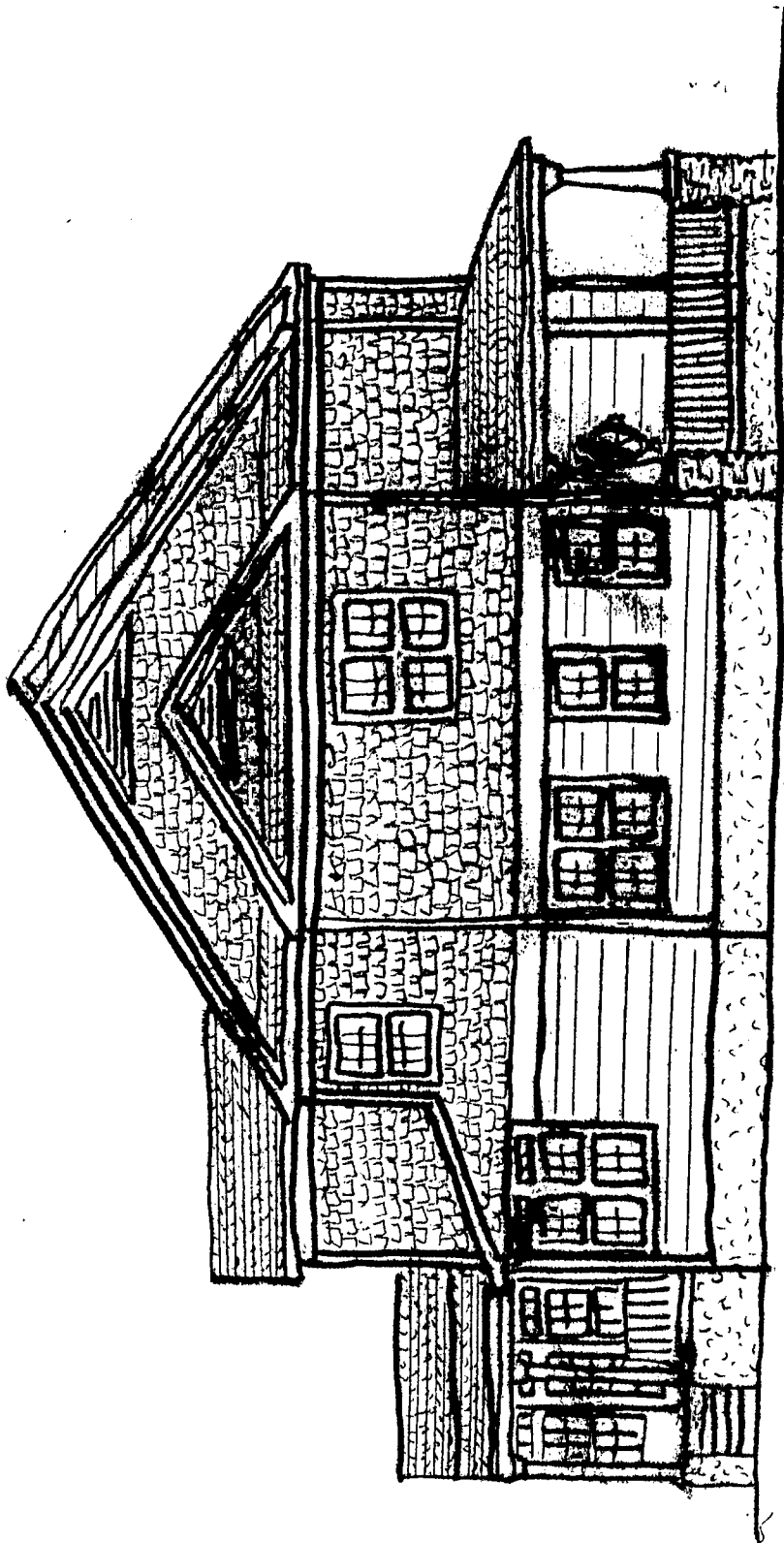
FRONT ELEVATION



RIGHT ELEVATION

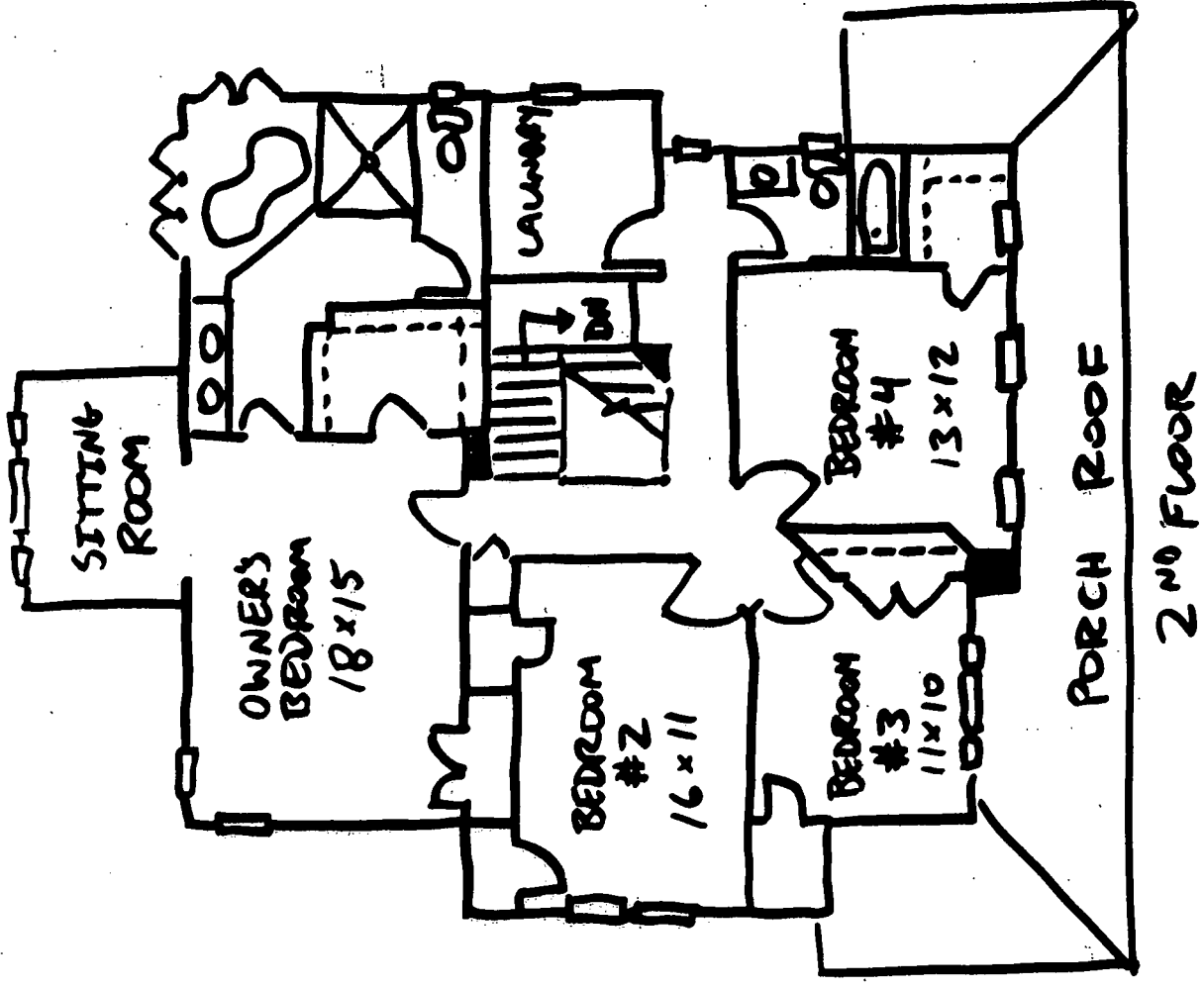
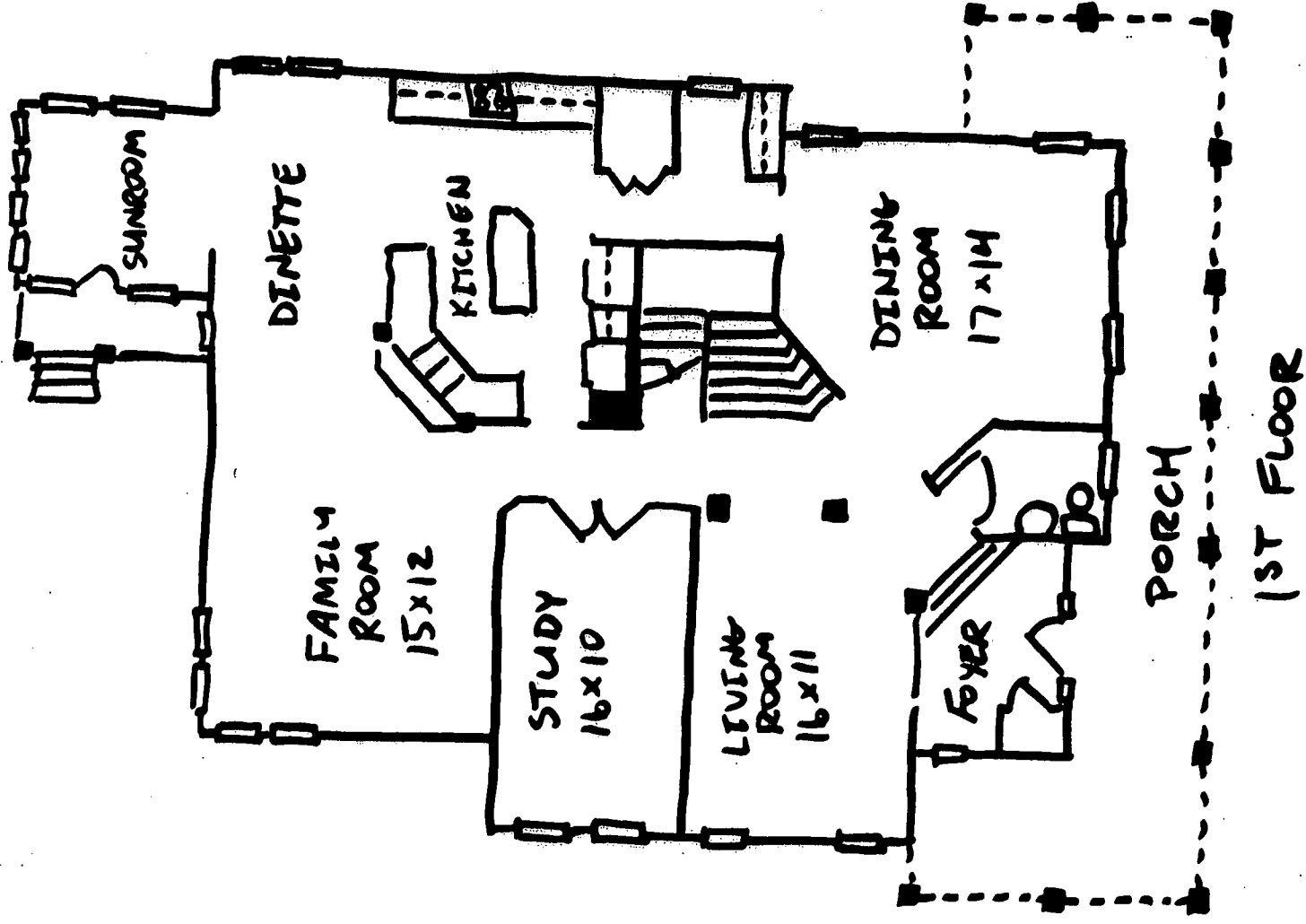


REAR ELEVATION



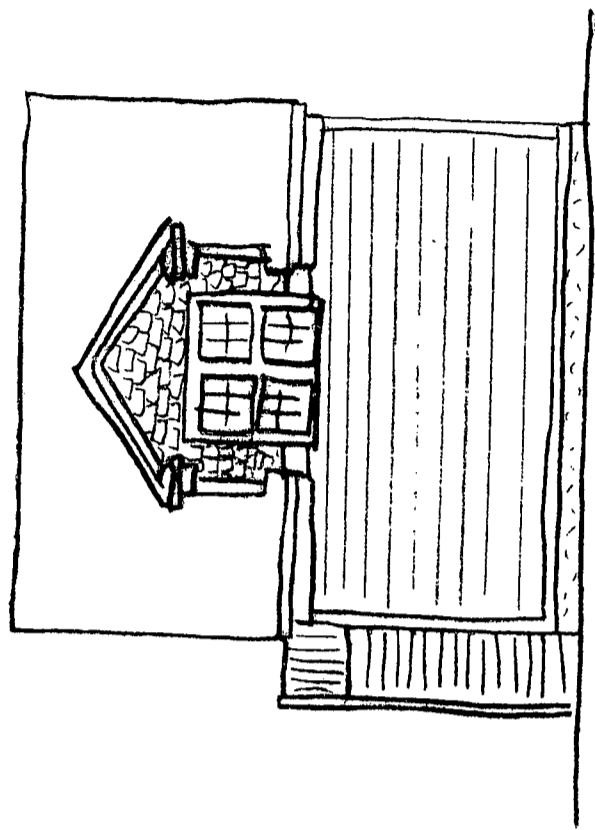
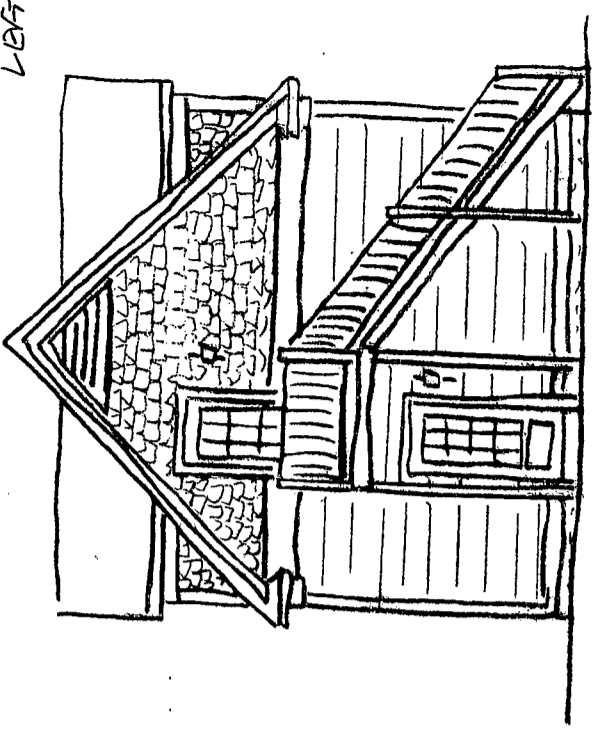
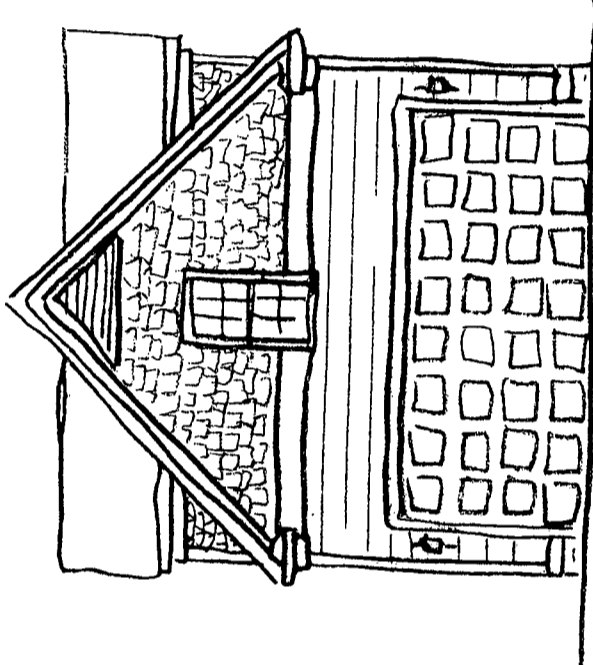
LEFT ELEVATION

RYAN HONES  
BROOKVILLE  
N.T.S.



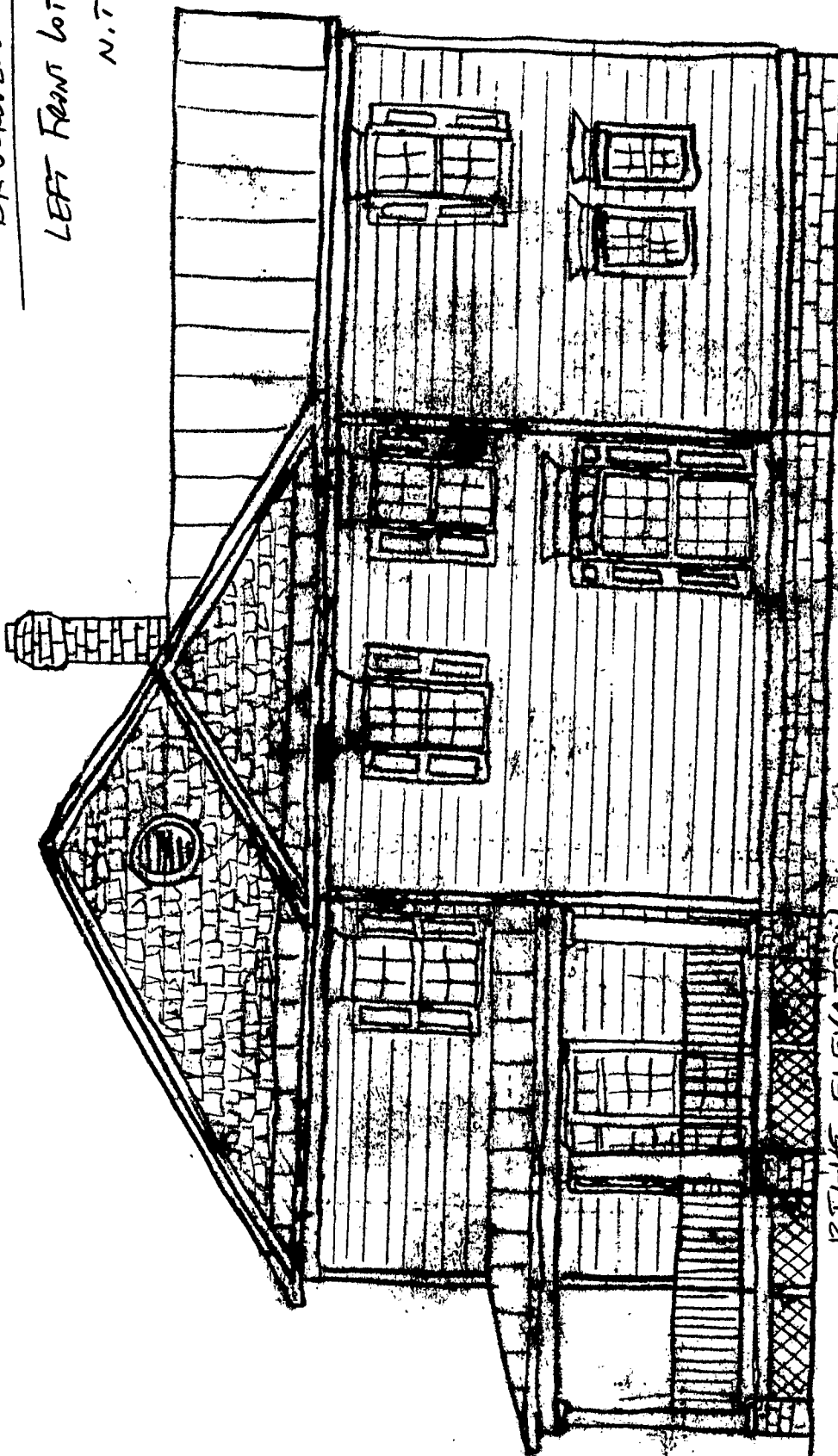
LEFT REAR LOT  
(S/L 3)

RYAN HOME  
BLONDIE  
LEFT REAR LOT  
N.T.S

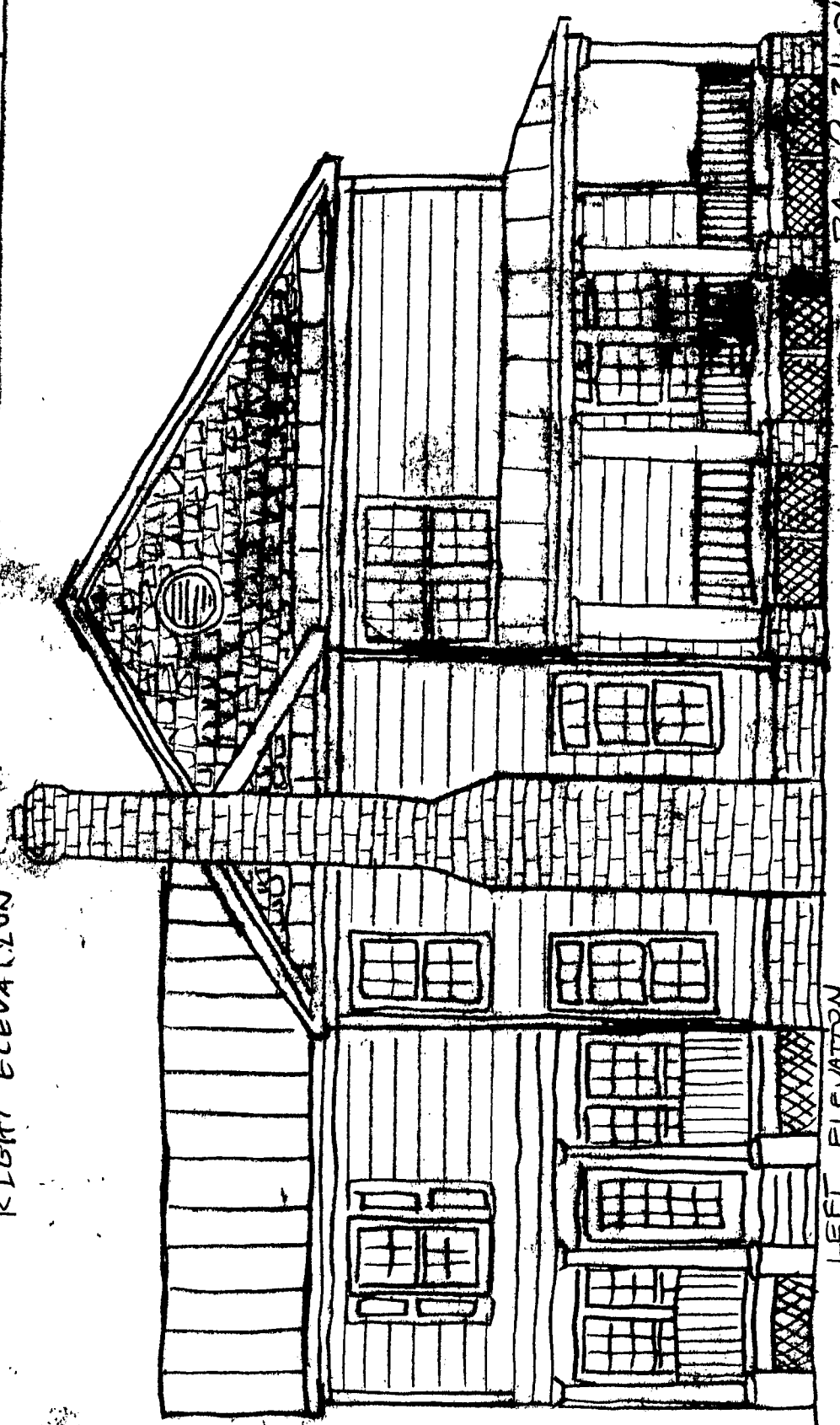




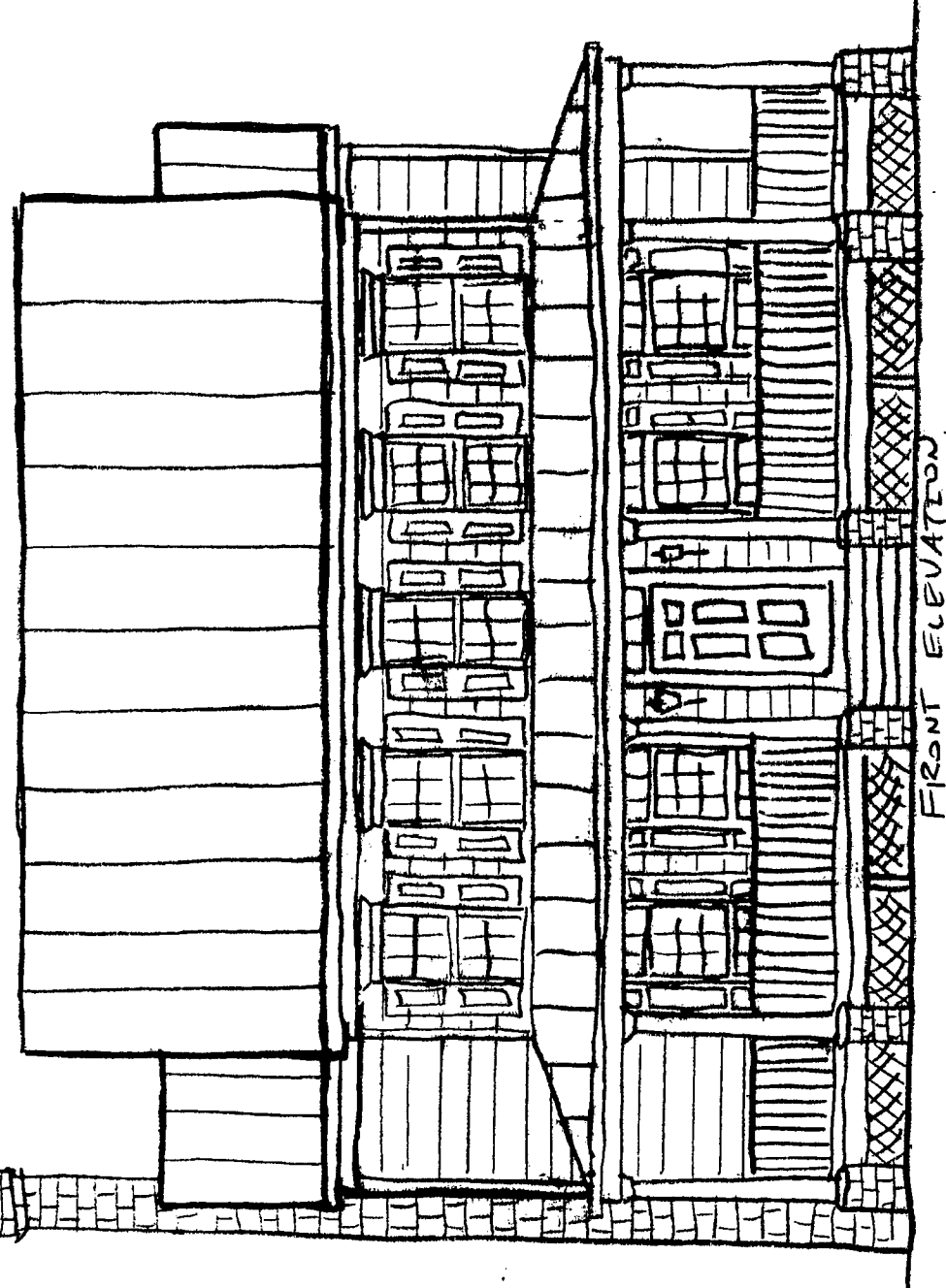
RYAN HOMES  
BROOKVILLE  
LEFT FRONT LOT  
N.T.S



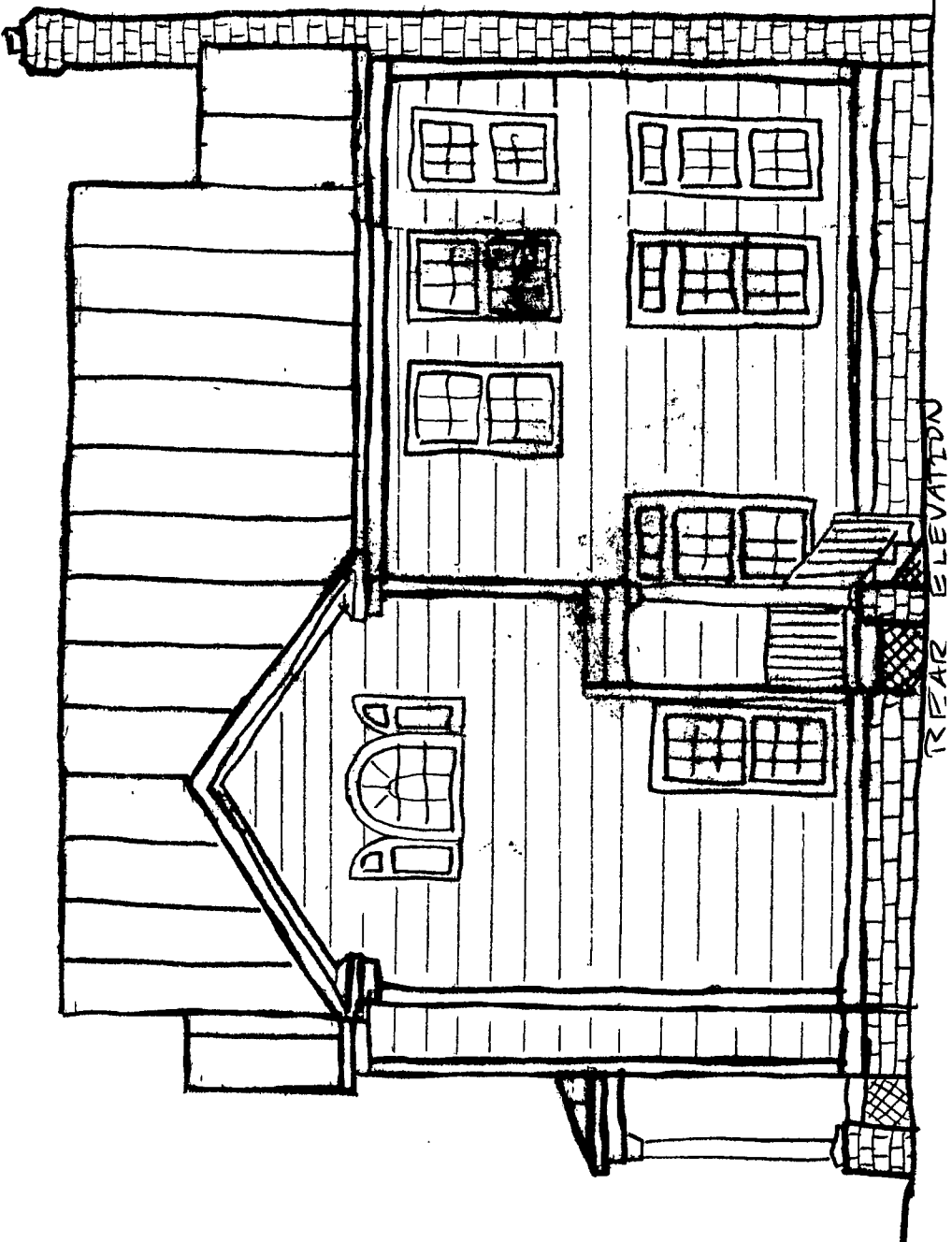
RIGHT ELEVATION



LEFT ELEVATION

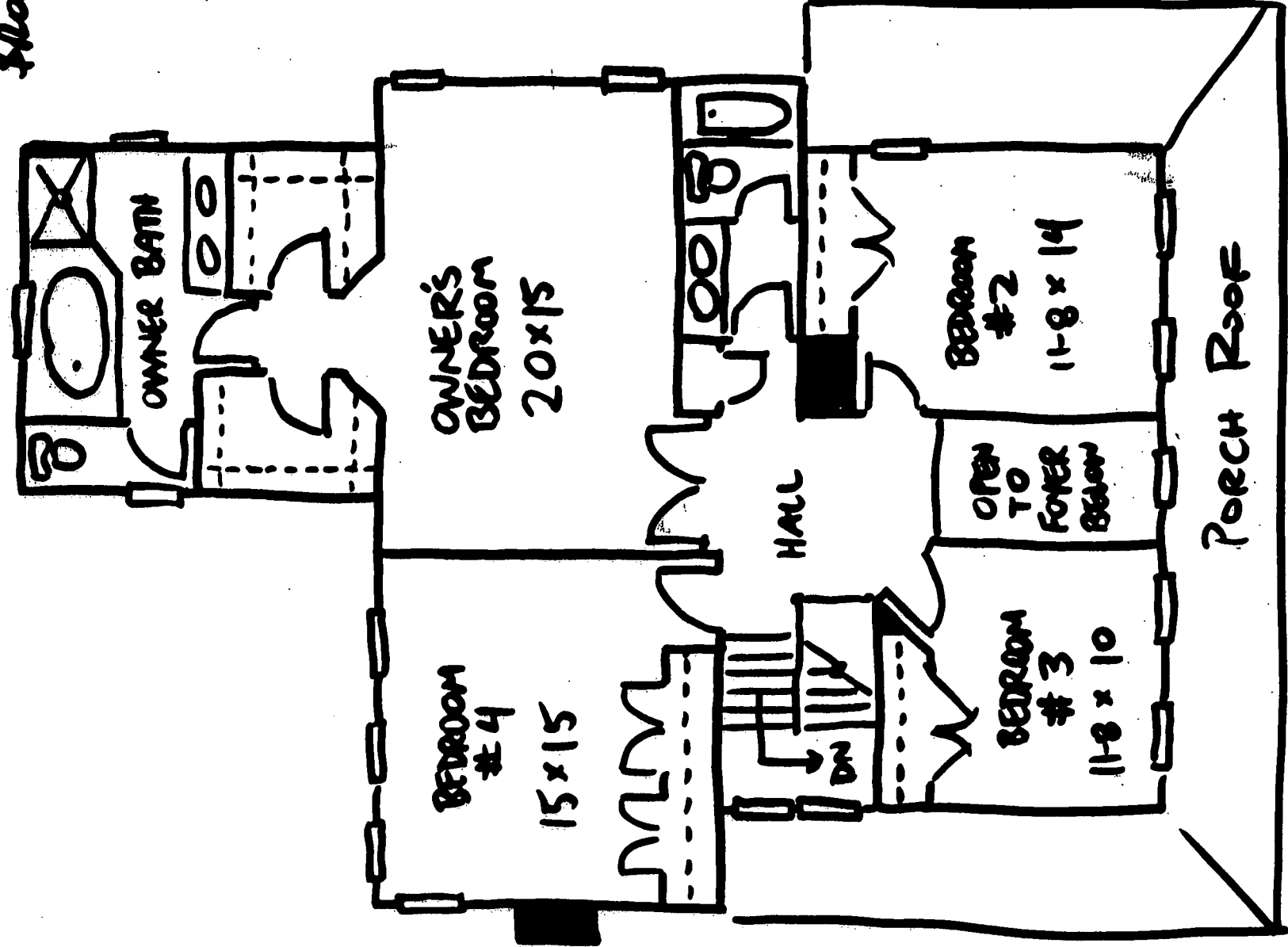


FRONT ELEVATION



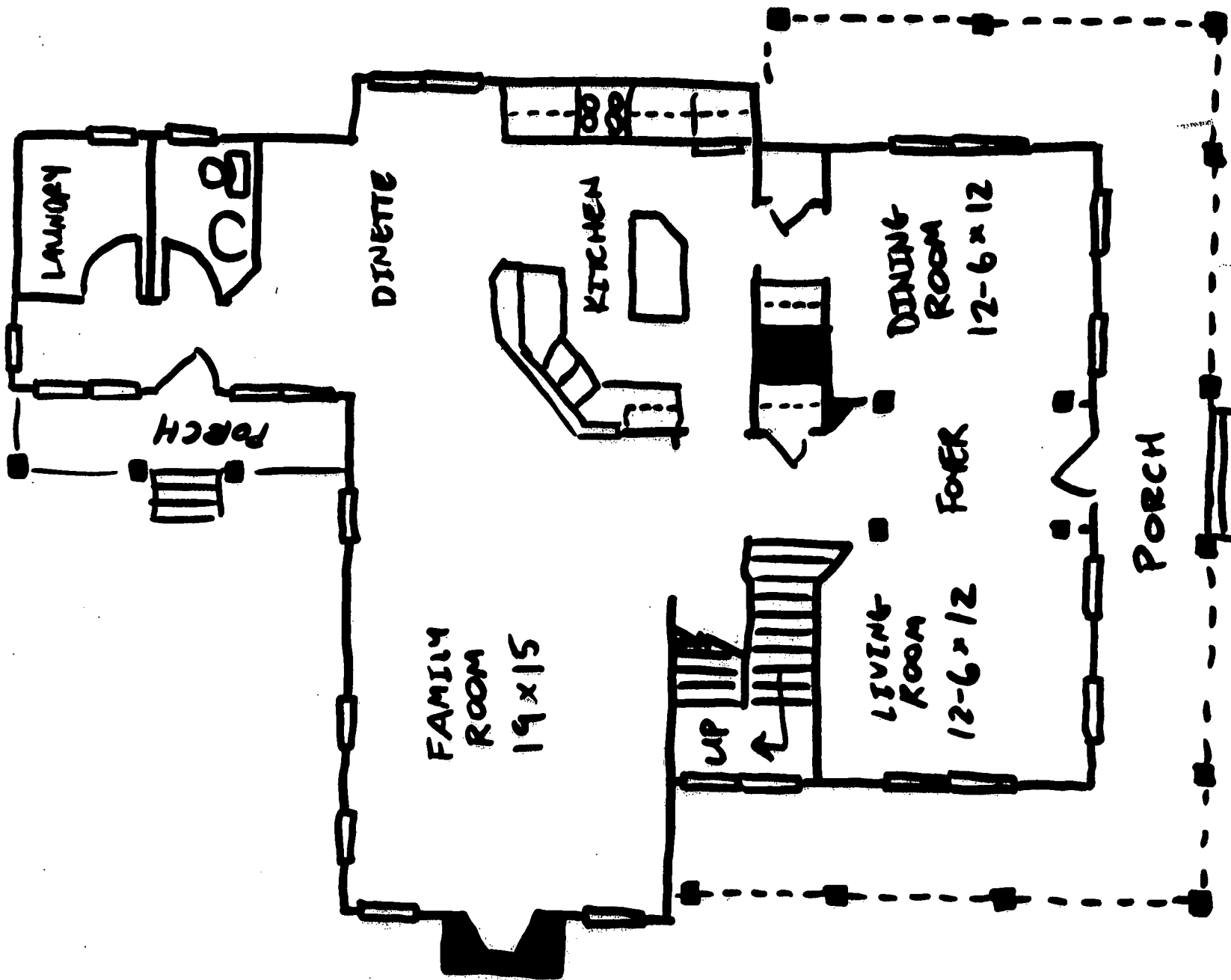
REAR ELEVATION

RYAN HOMES  
 BROOKFIELD  
 N.T.S.



2ND FLOOR

LEFT FRONT LOT  
 (S/L 4)

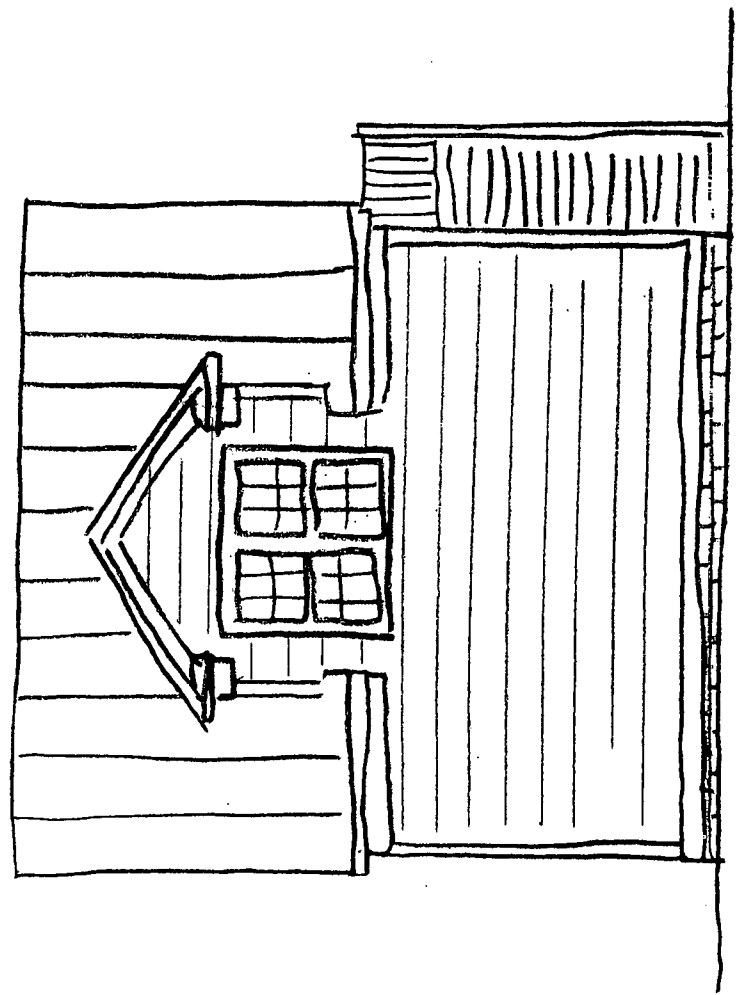
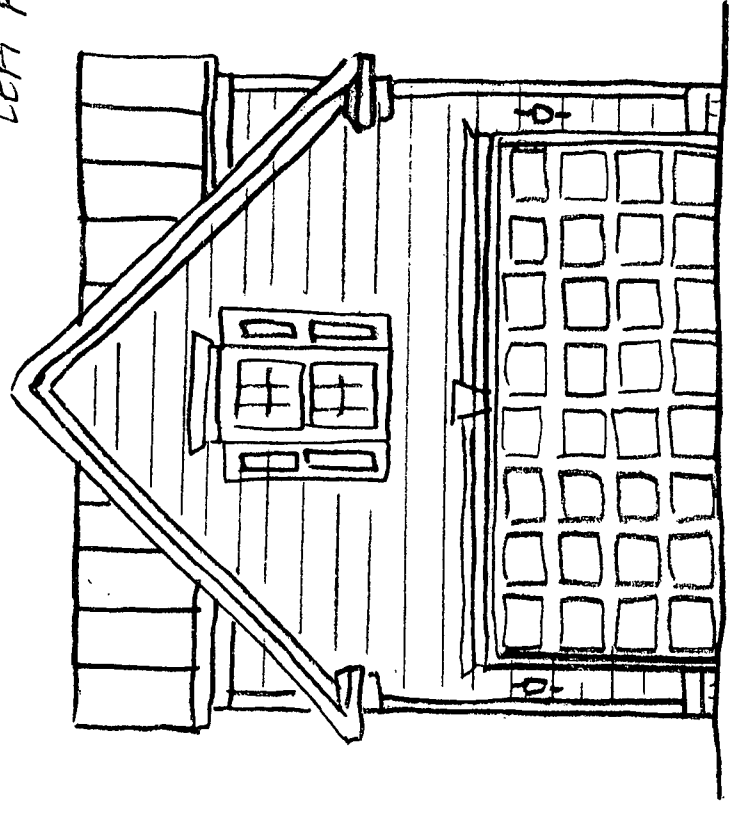
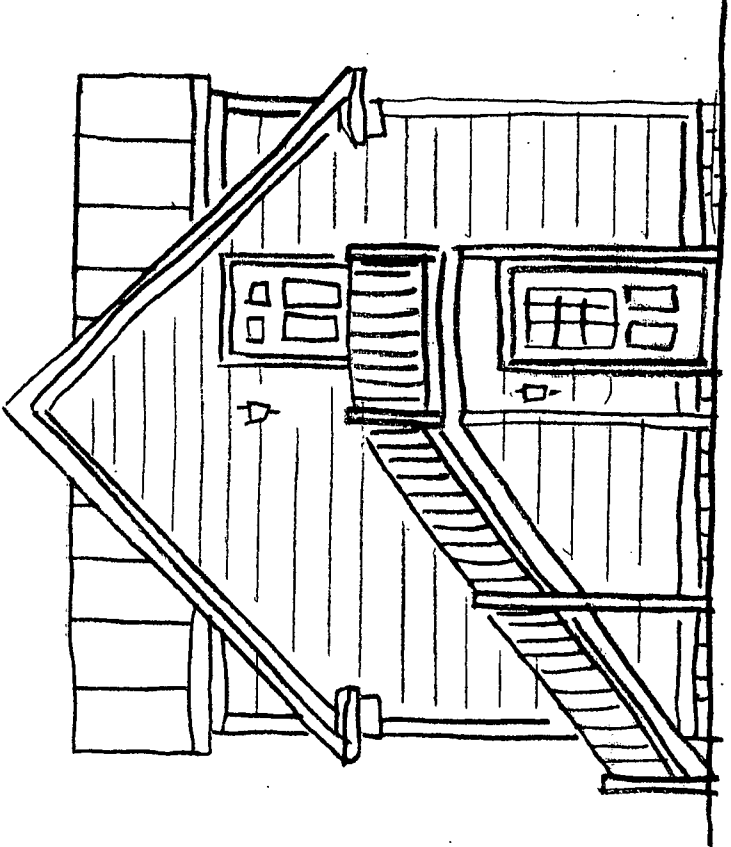


1ST FLOOR

RYAN HOMES  
BROCKVILLE

LEFT FRONT W/

N.T.S.



BA 8-31-04

## Naru, Michele

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**From:** Naru, Michele  
**Sent:** Monday, December 27, 2004 3:15 PM  
**To:** Julie O'Malley 2 (E-mail)  
**Subject:** Brookeville HD Letter

**Importance:** High

Julie,

Attached is the recommendation letter to the Brookeville Planning Board for the subdivision of the parcel of land at 1 North Street in Brookeville. Please review and give me the ok to send.

Thanks.



MEMO.122704.1No  
rthStreet.Brook...

Michele

---

Michele Naru, Senior Planner  
Historic Preservation Office  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
[michele.naru@mncppc.org](mailto:michele.naru@mncppc.org)  
[www.mncppc.org](http://www.mncppc.org)

December 27, 2004

**Mr. Chris Scanlon, Chair**  
Town of Brookeville Planning Commission  
P.O. Box 67  
Brookeville, MD 20833

Re: Proposed Preliminary Plan for the Subdivision of 1 North Street, Brookeville

Mr. Chairman:

On Wednesday, December 1, 2004, the Montgomery County Historic Preservation Commission (HPC) reviewed a preliminary plan, dated March 2004, for the subdivision of the Parcel 265 located at 1 North Street in Brookeville. This parcel is located within the boundaries of the *Master Plan* Historic District of Brookeville.

The HPC is recommending that the Brookeville Planning Board approve this proposed subdivision. This recommendation also encourages the Planning Board to require the applicant to work with the County archaeologist to do a reconnaissance survey of the area make a determination of potential archeological resources.

The Commission further expressed in their recommendation that this decision is not binding them to the footprints or building details shown in this subdivision plan. These details will be reviewed and approved during the Historic Area Work Permit process for these new houses.

If you have any questions, please feel free to contact my staff at 301-563-3400.

Sincerely,

Julia O'Malley, Chairman  
Historic Preservation Commission



[30' WIDE x 52' DEEP]

Brookville subs go through  
DRC @ MOCO.

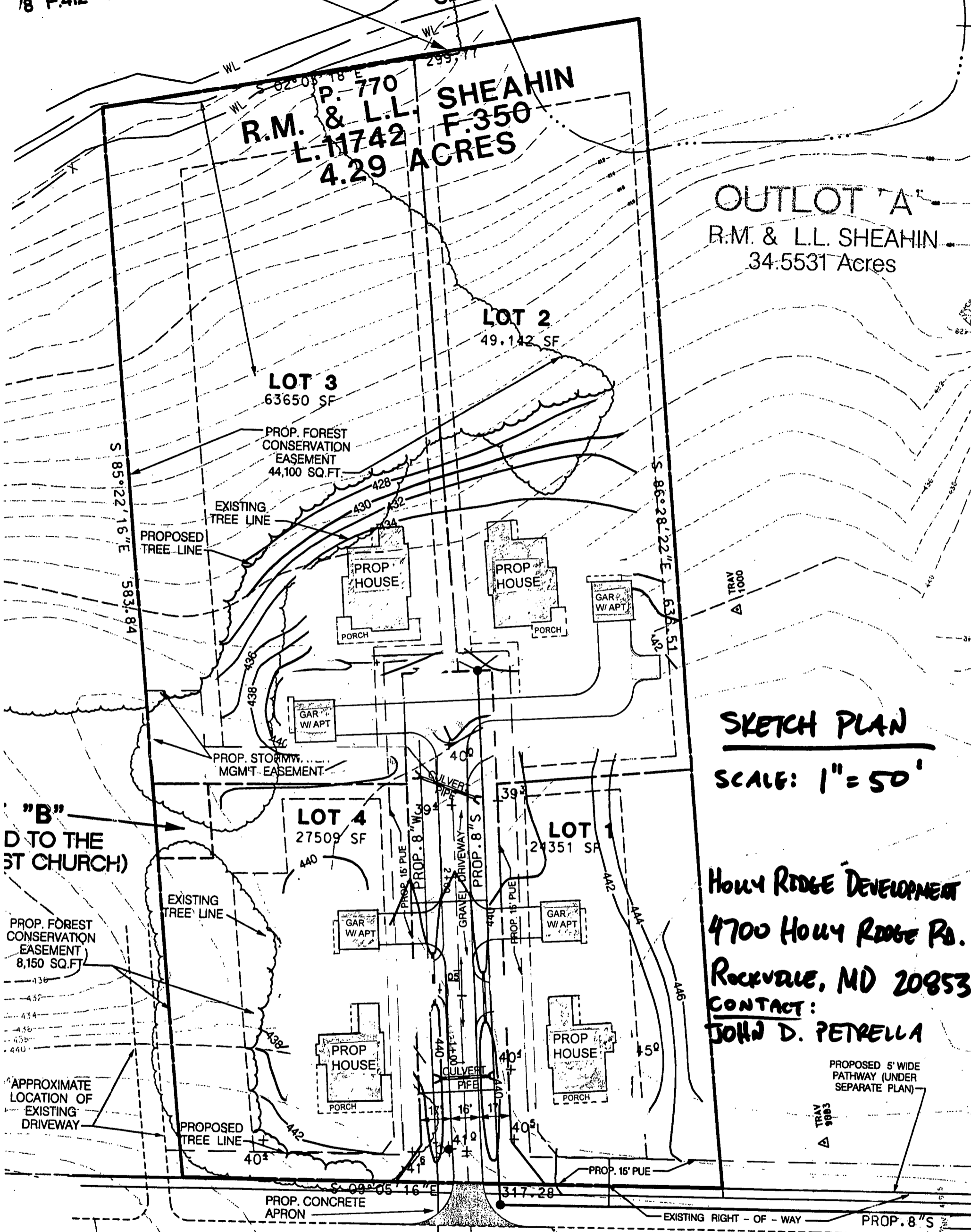
then to Brookville Planning Board  
for approval.

HPC comments on those subdws.

HPC reviews + approves architecture

R.M. & L.L. SHEAHIN  
L. 11742 F. 350  
4.29 ACRES

OUTLOT 'A'  
R.M. & L.L. SHEAHIN  
34.5531 Acres



**SKETCH PLAN**  
SCALE: 1" = 50'

**HOUY RIDGE DEVELOPMENT**  
4700 HOUY RIDGE RD.  
ROCKVILLE, MD 20853  
CONTACT:  
**JOHN D. PETRELLA**

"B"  
D TO THE  
ST CHURCH)

PROP. FOREST  
CONSERVATION  
EASEMENT  
8,150 SQ. FT.

APPROXIMATE  
LOCATION OF  
EXISTING  
DRIVEWAY

P. 711

P. 765

P. 801

P. 803

P. 819

**GEORGIA**