

Prelim. Consult.

23/65

9 North Street, Brookeville H.D.

Brookeville LAP Comments on
9 NORTH STREET
Prelim. Consultation 'A'

9/13

(2)

1. Why are they putting German siding on a Georgian House? Just Johns (Beaded board better?)
2. Is the deck over a room? Deck doesn't appear to have supports
3. Why is it 9 North Street when the address is 1?
4. Why are the side elevations so unattractive awkward
Could the elevations be altered to make more in keeping with the rest of the house?
Presently the side elevations are awkward.
5. Why the gambled roof. Rare around Brookeville?
6. Is it modeled on Clifton?
7. It appears to be post modern wedgepodge - can it be cleaned up?
8. Out of mainstream of Brookeville houses. Side elevations are awkward.
9. Rear deck should look more like a porch - not a deck. Is the

(1)

been suggested? As an architect would?

10. The steep slope of the rock
roof is not appropriate;

3

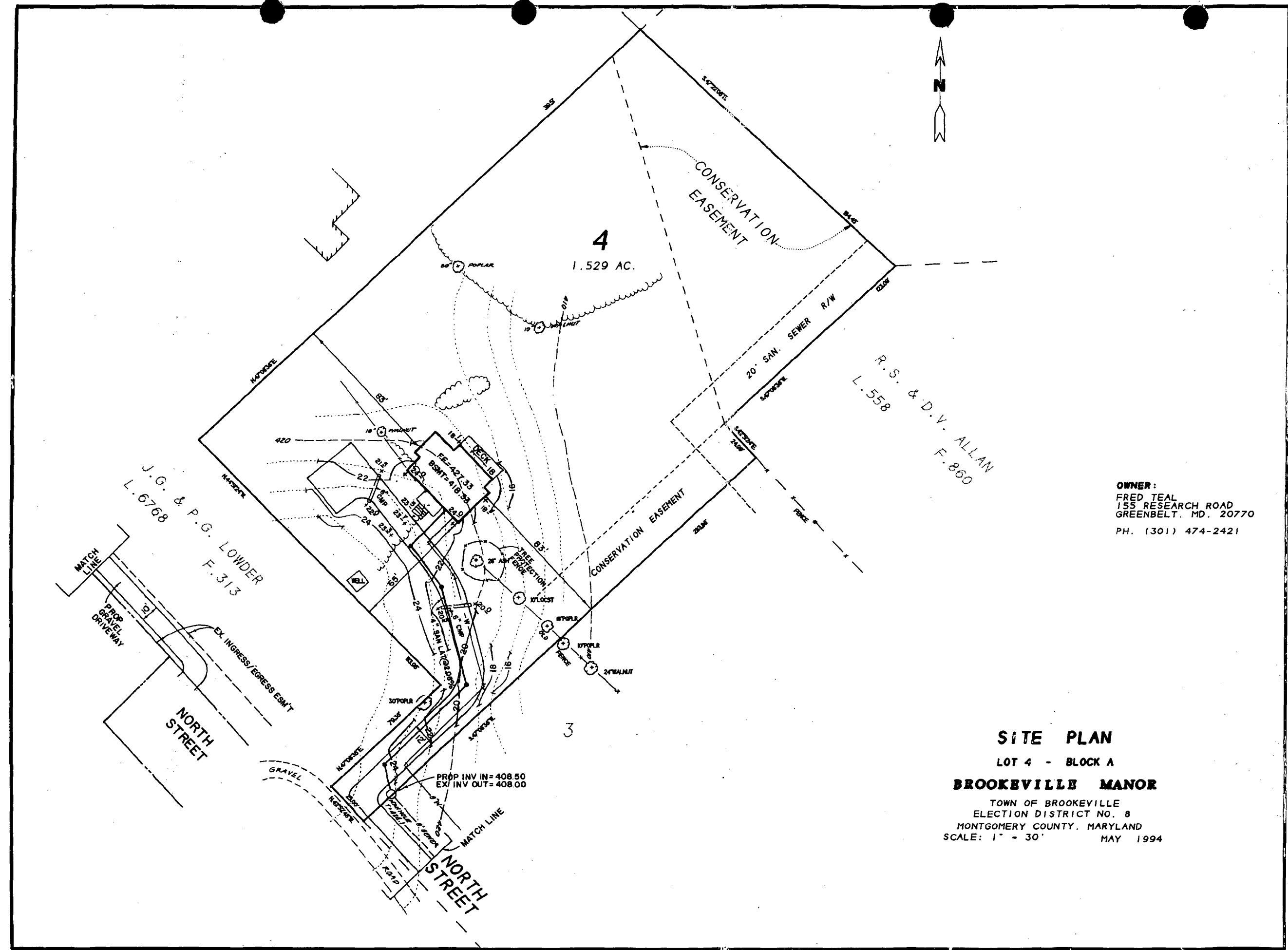
11. It is just like a tract house
All it needs is vinyl siding.

These are comments by
the group - all present

Renee Monaghan
Nita Archer
Miche Booz
Mr. Van Alder
Dee Wentage
Karen Martzney
Debbie Wagner

12. Is this house selling a
bad precedent for size?

3

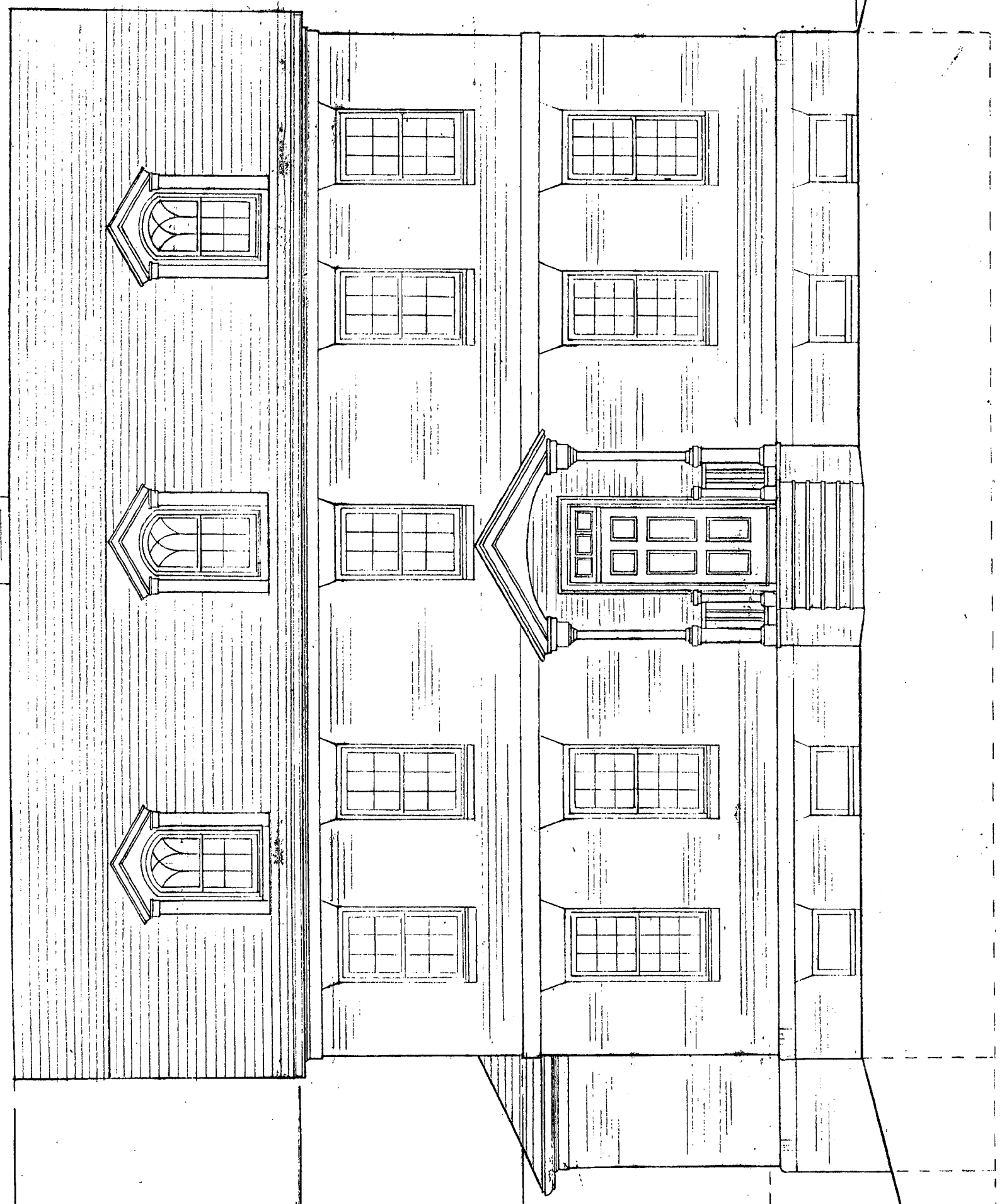


OWNER:
FRED TEAL
155 RESEARCH ROAD
GREENBELT, MD. 20770
PH. (301) 474-2421

SITE PLAN
LOT 4 - BLOCK A
BROOKEVILLE MANOR
TOWN OF BROOKEVILLE
ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' MAY 1994

0-7

2-7/2

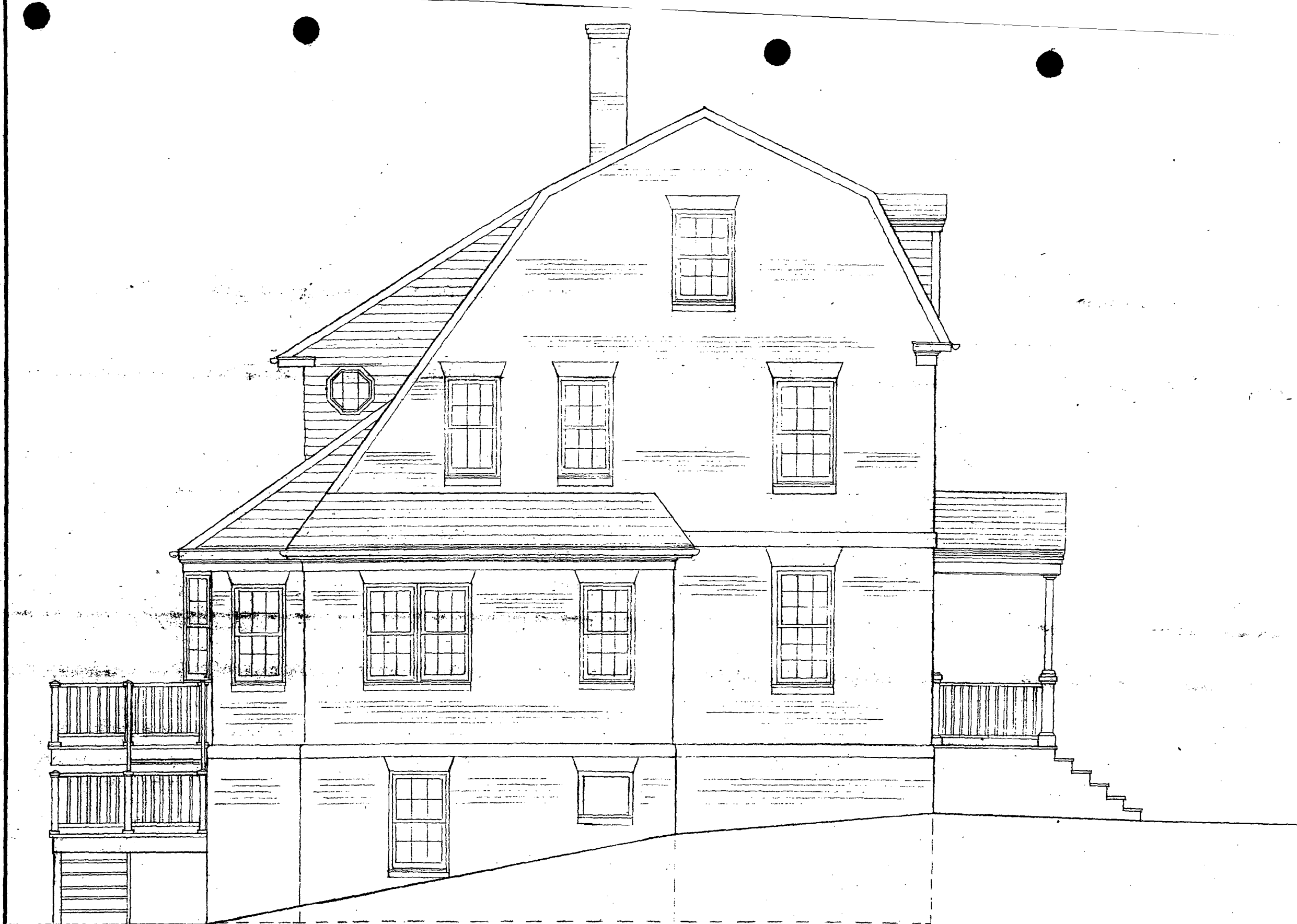


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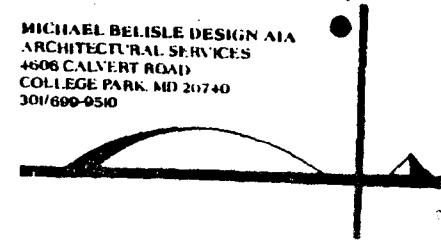
MICHAEL BELISE DESIGN AIA
 ARCHITECTURAL SERVICES
 4008 CALVERT ROAD
 COLLEGE PARK, MD 20740
 301/699-9310



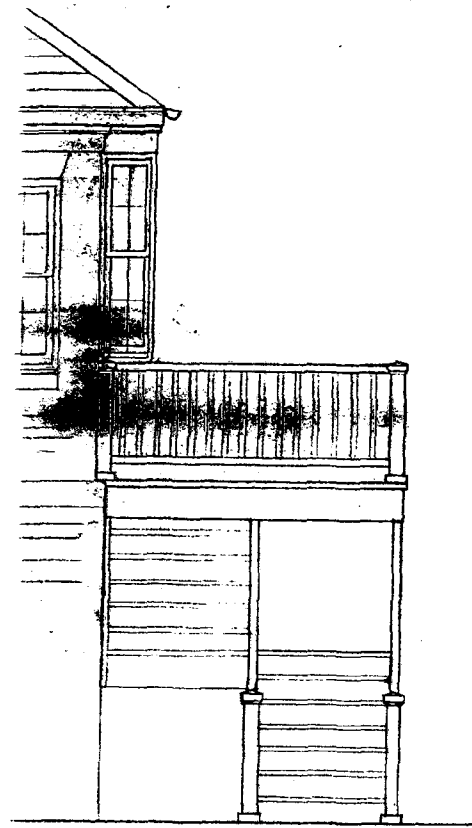
PROJECT INFORMATION



MICHAEL BELISLE DESIGN AIA
ARCHITECTURAL SERVICES
4806 CALVERT ROAD
COLLEGE PARK, MD 20740
301/690-9510



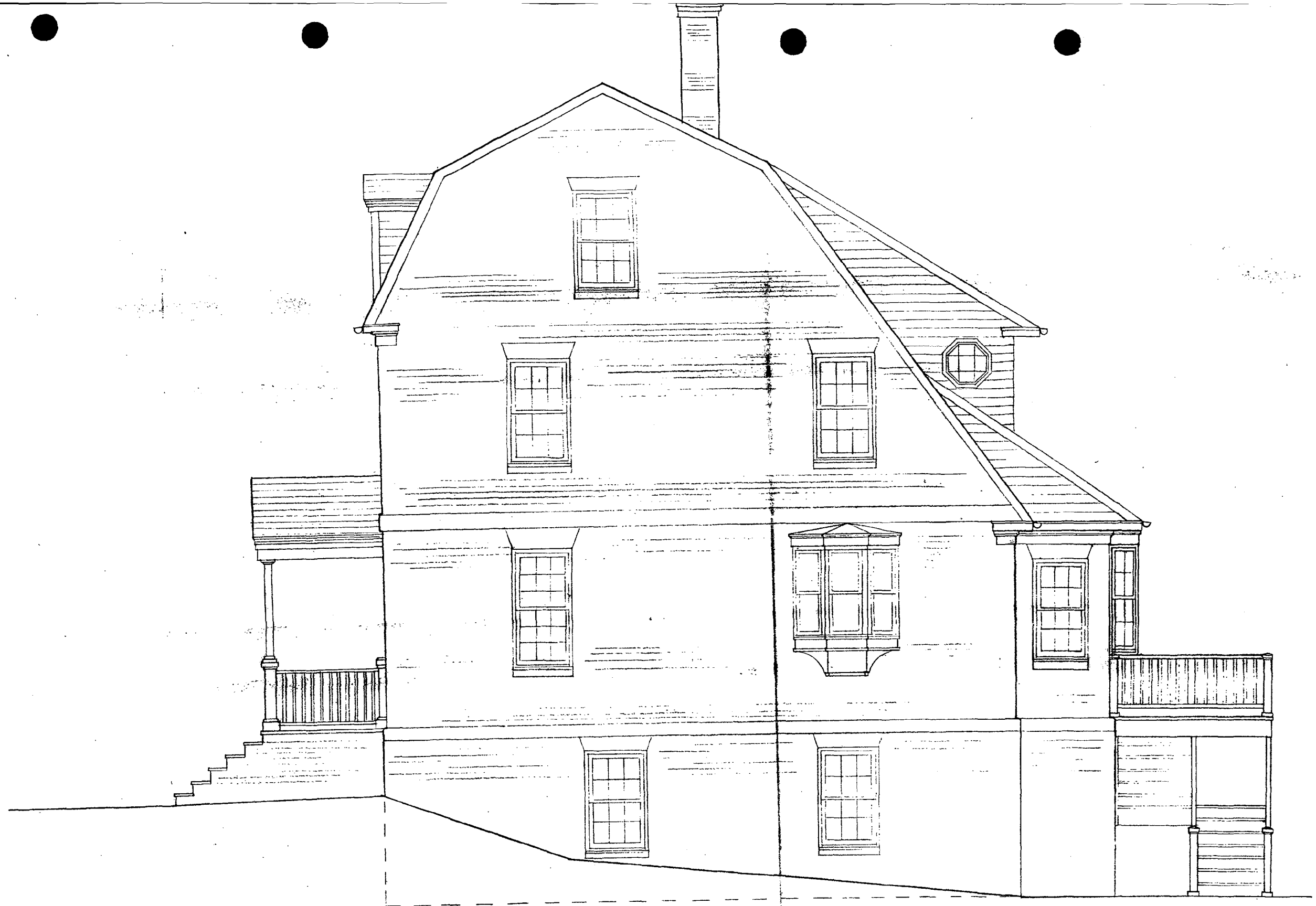
NORTH ELEVATION



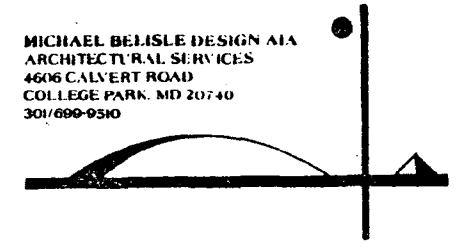
39'-5 3/4"



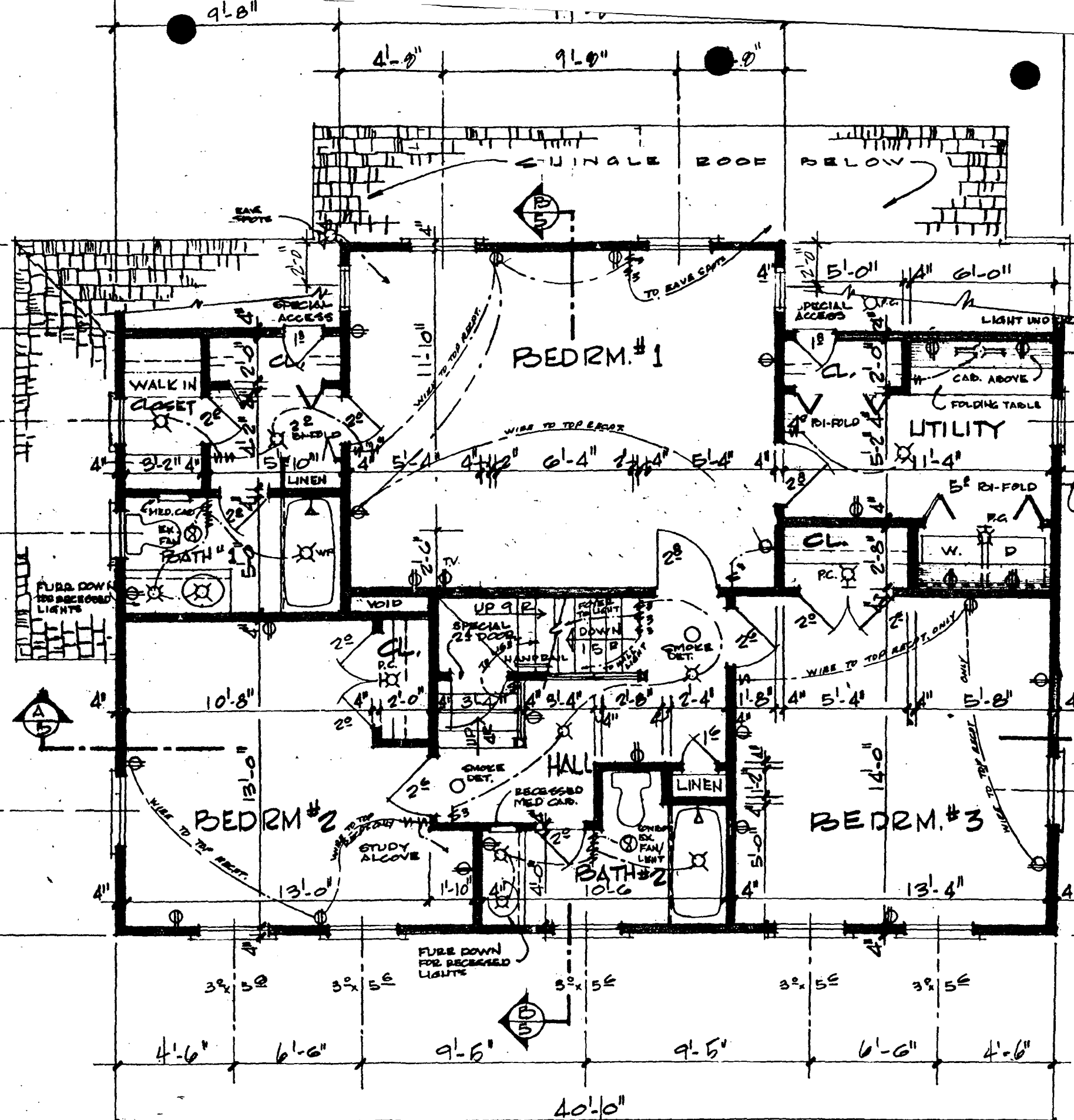
MICHAEL BELISLE DESIGN AIA
ARCHITECTURAL SERVICES
4606 CALVERT ROAD
COLLEGE PARK, MD 20740
301/699-0510



MICHAEL BELISLE DESIGN AIA
ARCHITECTURAL SERVICES
4606 CALVERT ROAD
COLLEGE PARK, MD 20740
301/690-0310



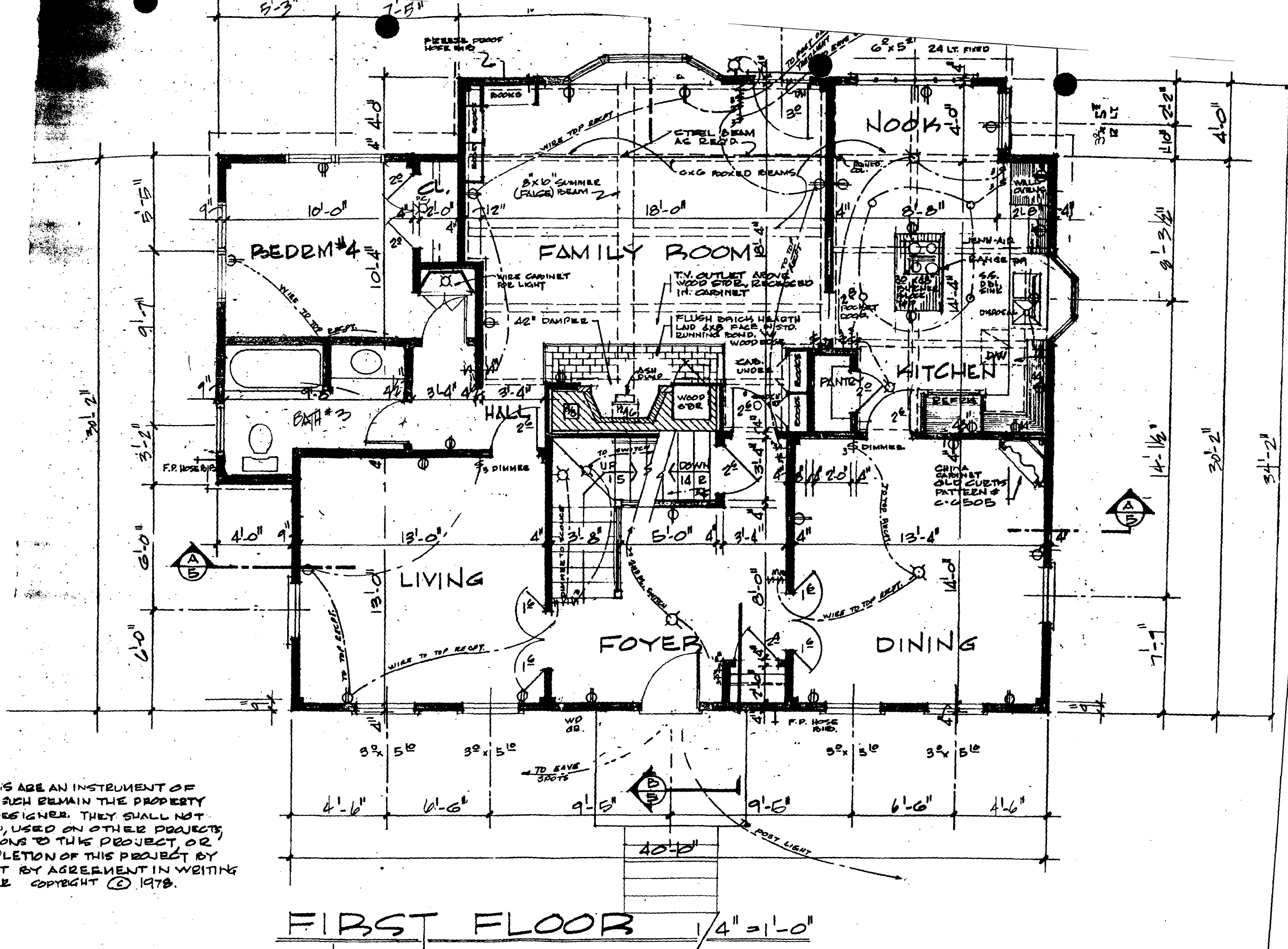
SOUTH ELEVATION



THESE DRAWINGS ARE SERVICE AND AS SUCH OF JAY ARDY, DESIC BE PUBLISHED, US USED FOR ADDITIONS USED FOR COMPLET OTHERS, EXCEPT E WITH THE DESIGNER

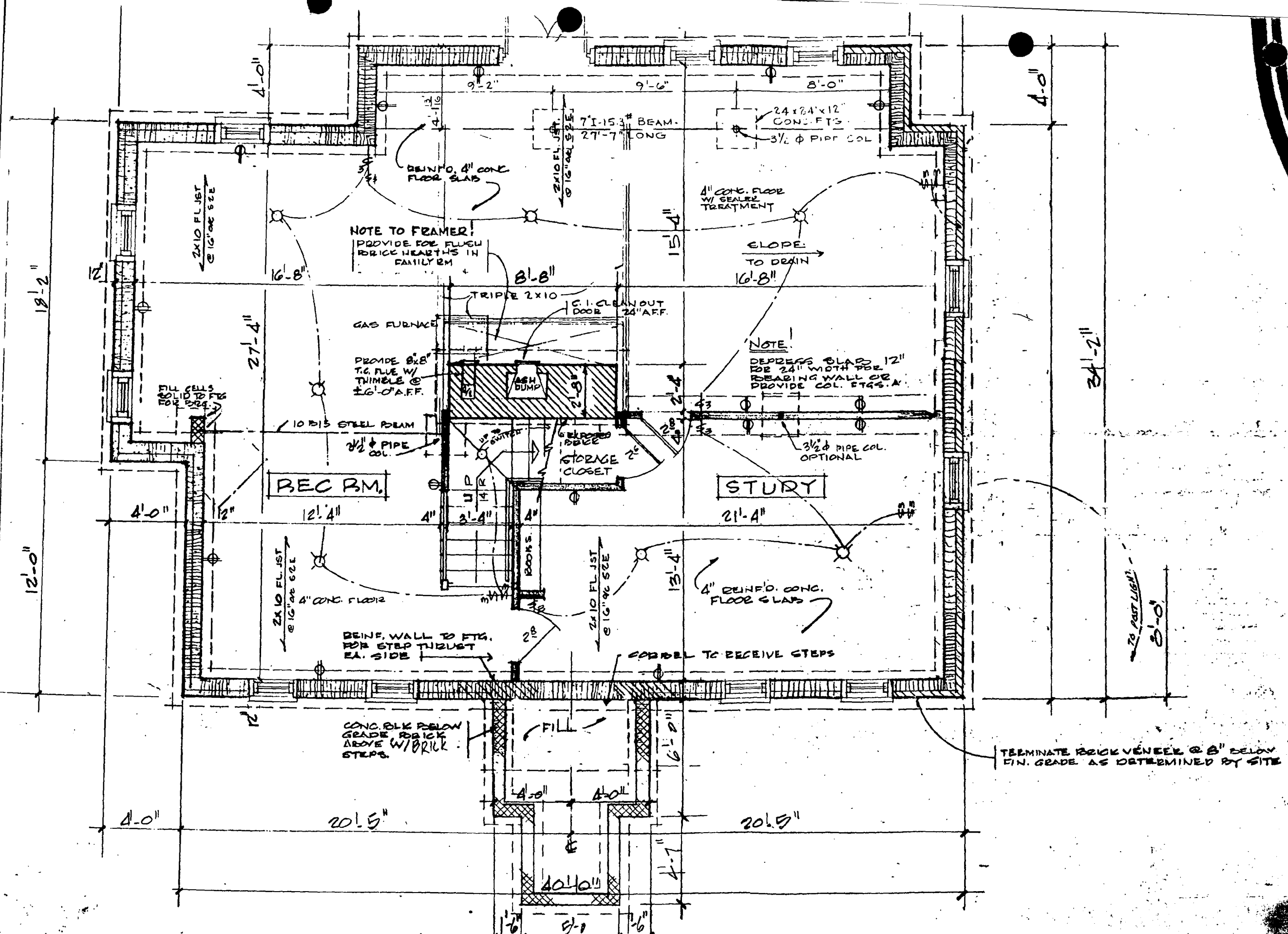
RECORD E1 202 1/11-11-21

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FIRST FLOOR 1/4" = 1'-0"

1357 #



BASEMENT & FOUNDATION PLAN 1/4" = 1'-0"

Fred T. Teal, Jr. & Teresa E. Meeks
155 Research Road
Greenbelt, MD 20770
(Phone 301 474-2421)

August 19, 1994

Ms. Nancy Witherell
Maryland National Park and Planning Commission
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Ms. Witherell:

Enclosed are the materials you requested in order to have a preliminary review done for our proposed home at 9 North Street (Lot 4, Block A, Brookeville Manor) in the town of Brookeville. The materials enclosed are: (1) a revised perspective drawing of the house seen from the West, (2) a site plan showing the proposed location of the house, and (3) a list of the materials which we propose to use on the exterior of the house.

My wife Teresa and I have made a number of changes to the original plans that we reviewed together at our meeting on April 21, 1994. We have shifted as much of the exterior from Georgian to Adam style as was possible without redesigning major aspects of the floorplan. We have obtained a topographical survey and propose to site the house in such a way as to save all of the best trees. (One 18" ash will be sacrificed at the center of the site but great care will be taken to preserve the 28" ash to the South East.)

We will have a gravel driveway but would like to pave the parking area at the North West side of the lot to provide a place for our son to play basketball in the future and to have skates and other toys requiring a hard surface. I have not included photographs of the site but I believe you are familiar with it and also have some photos included with the application that Scott and Marsha Kaufman made in December, 1992.

I hope you will schedule our plans for review at the earliest time possible. Please contact me or Teresa should you require additional information.

Sincerely,


Fred T. Teal, Jr.


Teresa E. Meeks

PROPOSED MATERIALS LIST
(Teal/Meeks Home)

- EXTERIOR WALLS: Local brick including custom shapes for sills, stair treads, chimney and headers over windows. Cedar siding (German lapped) on all dormer areas.
- WINDOWS: All to be double glazed and incorporating true divided lites. All larger front windows will be double hung. Front basement windows may be awning. Others may be fixed or casement but all will have true divided lites.
- ROOF: Porch roof will be standing seam of copper or tern. Several small bay windows (one at SE kitchen and one NE family room) will also use the same material for their roofing. All other roof areas will use architectural grade shingles with deep shadow lines. We propose specifically the Independence Shangle from CertainTeed (fiberglass, 300 lbs per square, deep shadows, double layers). It will simulate wood shakes or slate.
- PAVING: Gravel driveway, asphalt parking area and brick walkways.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9 North Street Meeting Date: 9/16/94
Resource: Brookeville Historic District Preliminary Consultation
Case Number: Not Applicable Tax Credit: No
Public Notice: 8/31/94 Report Date: 9/7/94
Applicant: Fred T. Teal Jr. Staff: David Berg
& Teresa E. Meeks
PROPOSAL: Construction of single family dwelling RECOMMEND: Proceed to HAWP

BACKGROUND

The applicants propose to construct a single family home on lot 4, one of three recently subdivided lots on North Street. The proposed structure is a 2 1/2 story brick house with basement and central chimney. Additional materials to be used include German siding for dormers and double glazed wood windows with true divided lights. The driveway will be gravel and all proposed walkways are brick.

Founded in 1794, the town of Brookeville is designated as a Historic District on both the National Register of Historic Places and the Master Plan for Historic Preservation for Montgomery County. The town has retained its historical rural character to a remarkable degree. North Street is an unpaved one lane road that is itself very rural in character and that character is enhanced by the close proximity of several historic structures. Immediately to the west of the proposed new construction is an late 19th century frame schoolhouse. At the end of North Street, immediately to the north of the proposed structure is the Powers House, a late 19th century farmhouse. To the south, on Market Street, there is the Jordan house which is white painted brick with a fieldstone foundation, and the Madison house, an early 19th century brick structure.

Although the 1794 plan for Brookeville shows dense development with a grid pattern of streets and many small lots, most of these lots were never developed and the town has retained a character of open space. The lots on the north side of Market Street in particular developed in such a way that the houses face the street and have long meadows in the back separated by dense trees and hedgerows. These long meadows create long view corridors that have a uniquely historic rural character.

A conservation easement, placed at the time of the subdivision, prohibits construction of any kind on a small portion of the applicants' lot. It is the easternmost area and is adjacent to dedicated parkland. The same type of easement prohibits construction on much larger percentages of the two lots that face North Street and are currently vacant. These easements aid in the protection of the existing tree lines and hedgerows. The preservation of this historic landscape pattern is of prime importance.

STAFF DISCUSSION

The proposed structure is generally consistent with the massing, size and scale of surrounding historic resources. Staff feels that any proposals made for new construction on North Street should maintain the historical and architectural character of the town. Lots 2 and 3 have immediate frontage on the eastern side of North Street. Lot 4 is set back from North Street and connects to the street via a strip of land approximately 25' wide. Since lot 4 is larger than the other two and is oriented differently to the road, staff feels that a slightly larger house is acceptable on this lot. The applicant's proposal for a house footprint of approximately 1200 square feet seems appropriate.

While the staff agrees that the location and orientation of the proposed house is consistent with the historical development pattern, staff is concerned that the proposed rear cantilevered deck would be easily visible from the bottom of the meadow corridor. This deck is not characteristic of area historic structures and should be situated in such a way that it cannot be seen from this view corridor, or built in a way that causes it to be unobtrusive.

The central chimney design is more consistent with historic structures in the northeastern United States than with those of Maryland. Staff questions whether the central placement of the chimney is appropriate. Although there are other historic structures in Brookeville with apparent central chimneys, these typically resulted from a chimney at the end of a structure being covered by later additions to the structure. Staff also feels that the chimney should be limited to the lowest height allowable by building codes.

North Street, as a public road, presently ends approximately 60' to the south of the applicant's property. The road north of this point is owned by J. Gordon and Patricia Lowder. In order to access the property at 9 North Street, the applicant must either construct a drive parallel to the existing road, or agree with the Lowders to share their road/driveway. Since the existence of two parallel drives would adversely impact the visual character of the area, staff recommends that the applicant seek to make an agreement to share the Lowders' drive.

The property borders the site of a Methodist Church that is no

longer extant. This church was located just northeast of the schoolhouse. Rectangular impressions in the soil that suggest the site of an old foundation exists immediately adjacent to the applicants property. Since historically significant archeological remains may be associated with this site, the applicant should refrain from disturbing the soil in this area to any great extent. The use of a gravel driveway is a good choice as it will have little effect on possible archeological resources.

The use of brick with German siding on the dormers is appropriate and is consistent with materials used on Brookeville's historic structures. While the styling of the proposed structure is certainly compatible with the surrounding architecture, staff emphasizes that it is not the intent of the of this review process to limit new construction to certain architectural styles. Innovative designs for new construction should be encouraged when such designs are characterized by a high quality of materials and workmanship and are compatible with the size, massing and scale of the historic resources.

STAFF RECOMMENDATIONS

In summary, the staff recommends in favor of the proposal, finding it generally consistent with the purposes of Chapter 24A, and recommends that the Commission request that the following issues be addressed at this meeting or at the time the Historic Area Work Permit is sought:

- 1) The design and visibility of the cantilevered deck when viewed from the Market Street end of the meadow corridor.
- 2) The ability of the applicant to acquire an agreement to share the Lowders' driveway.

Fred T. Teal, Jr. & Teresa E. Meeks
155 Research Road
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(Phone 301 474-2421)

August 19, 1994

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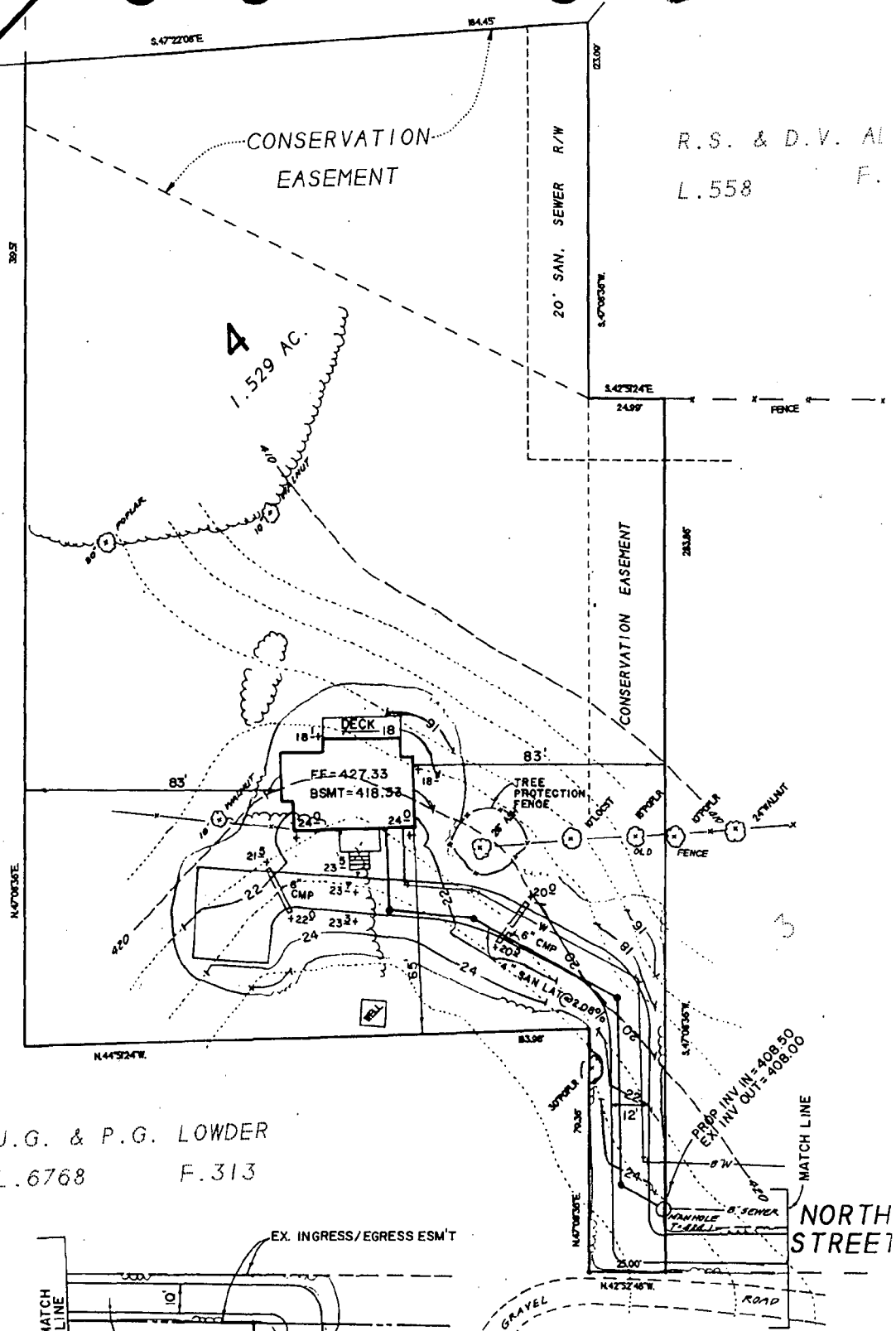
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Fred T. Teal, Jr.


Teresa E. Meeks

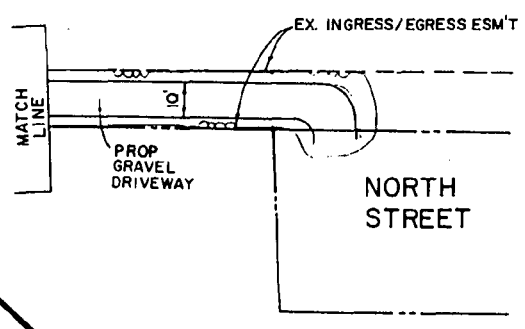
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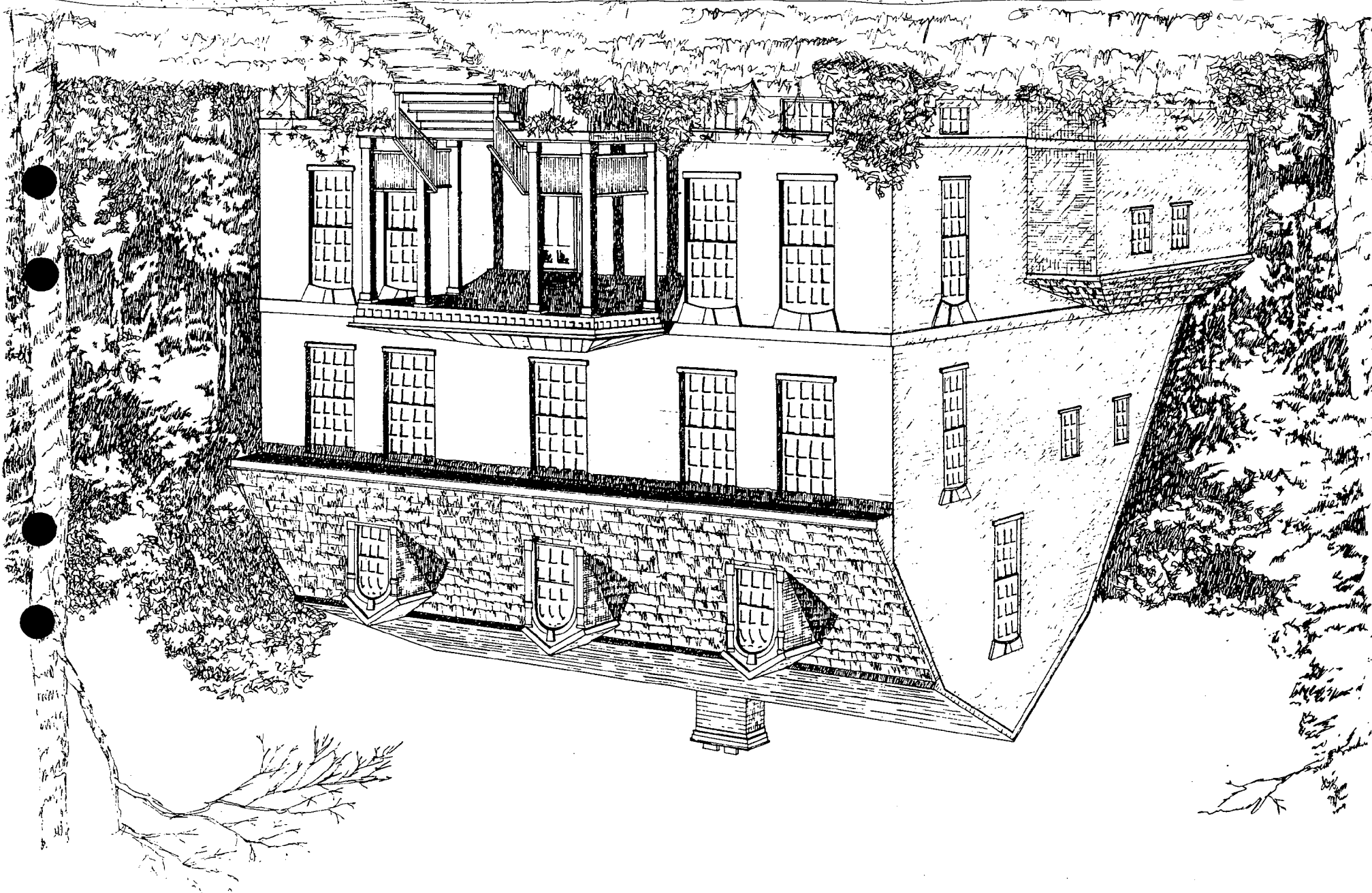


R.S. & D.V. AL
L.558 F.

J.G. & P.G. LOWDER
L.6768 F.313

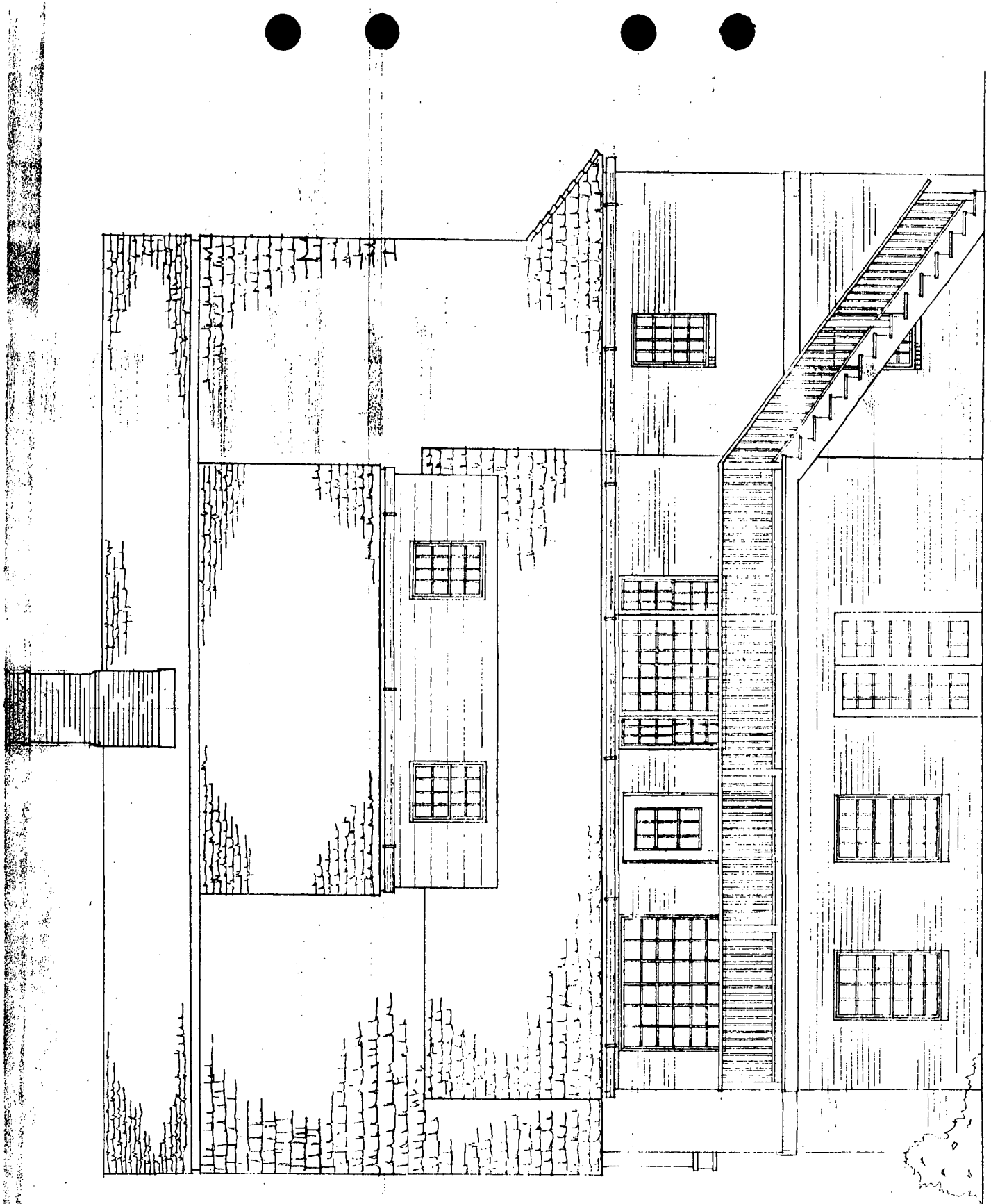


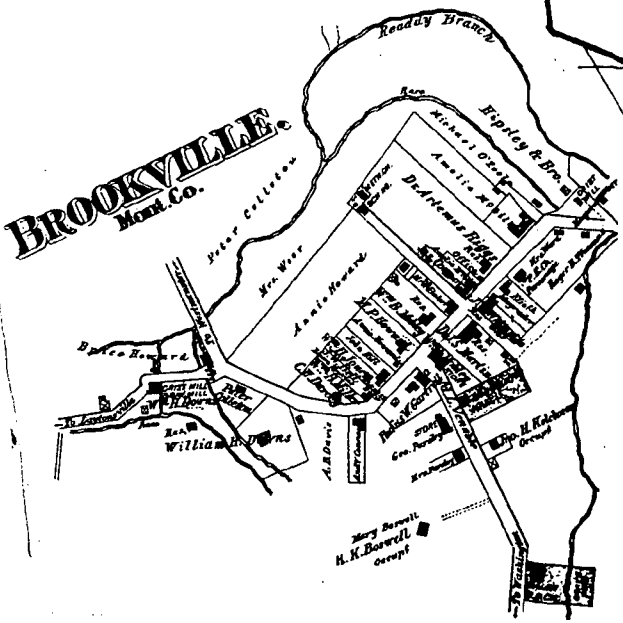
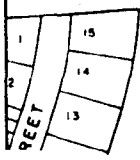
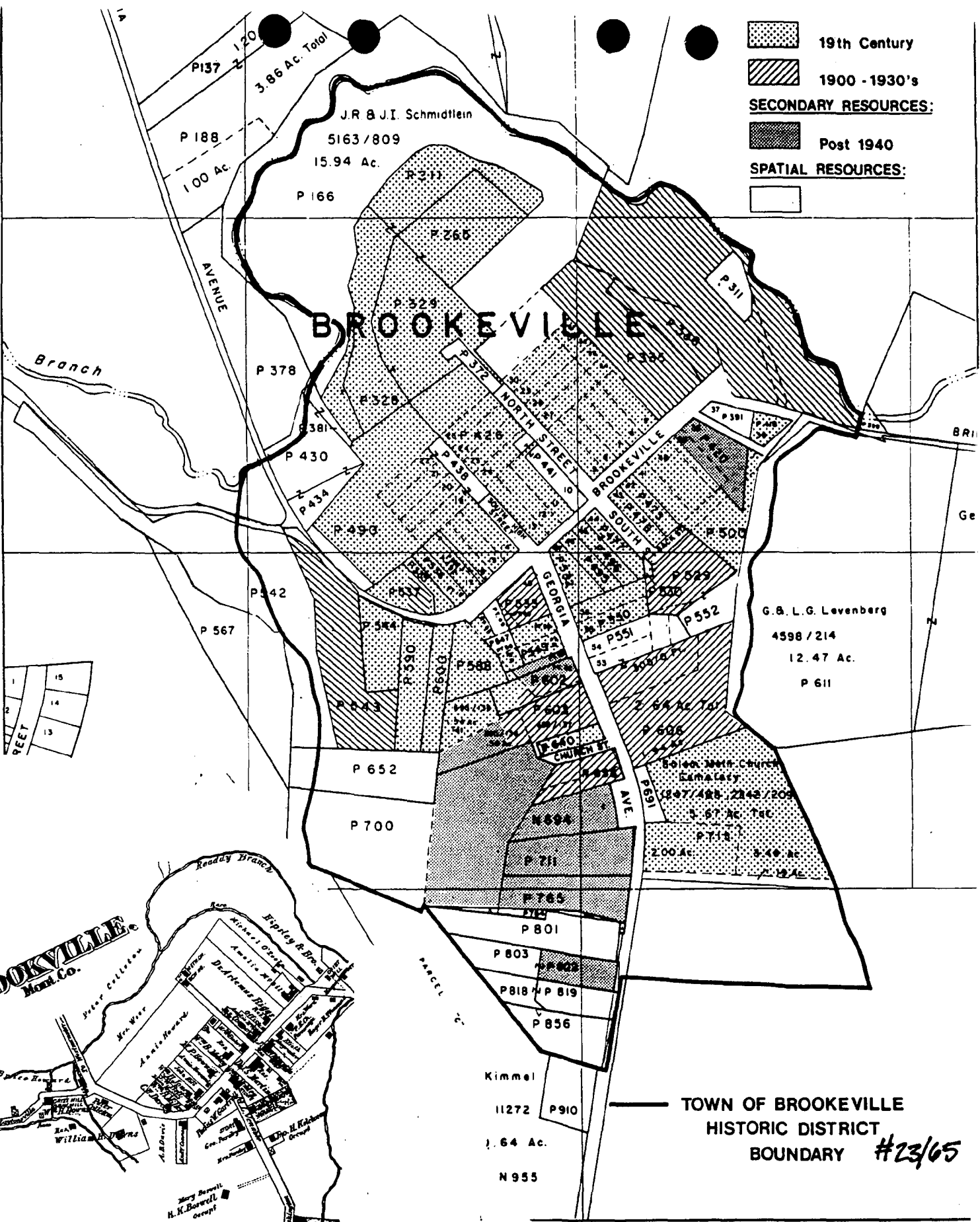
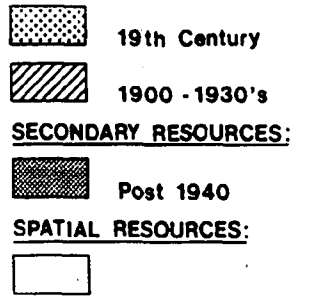
NORTH STREET



MICHAEL BELISLE DESIGN AIA
ARCHITECTURAL SERVICES
4606 CALVERT ROAD
COLLEGE PARK, MD 20740
301/890-0510







**TOWN OF BROOKEVILLE
 HISTORIC DISTRICT
 BOUNDARY #23/65**

The incorporated town of Brookeville, Maryland is located in Montgomery County on Maryland Route 97, two miles north of Olney on what was formerly the Old Westminster Pike. The town is situated on a plateau with the Reddy Branch in an arc to the north of it.

Brookeville is a crossroads village, with almost all of the houses found along the two main streets, Market and High. The majority of the structures were built before 1900. They range in style from the Federal Heritage house to the simple, vernacular cabin known as the Blue House. The houses are built of stone, brick, and frame and cover a period from 1779 to the 1950s. Most of the new buildings are located on the south approach to the town and are built in a modern rambler form not incompatible with the rest of the town.

There are currently forty-five buildings in Brookeville, thirty-three of which are over fifty years old. These include four brick and three stone structures; the rest are of frame. Most of them are situated on quarter-acre lots. With the exception of the Post Office and plumbing shop, the town is a residential one. Of particular interest are the many outbuildings and the brick sidewalks.

Following are descriptions of ten of the buildings in Brookeville. Some are representative structures, while others are the important ones both architecturally and in the town's history.

The Public School House, North Street *Photo #1 C 1890-1910*

The Brookeville Public School House is removed from the crossroads of Market and High Streets and is located on North Street, facing south.

Built on fieldstone foundations, this frame, two bay by one bay 1-1/2 story schoolhouse has white novelty siding. There is a one-gabled pavilion on the south elevation. Stone steps lead to the south (front) wooden paneled door which is centered on this pavilion and is surmounted by a single-light transom. A similar wooden paneled door is located on the north elevation. All the window openings have been covered by plywood boards.

The gable roof has been covered with green asbestos shingles. There is one interior stone chimney and one exterior stove chimney at the northeast corner of the north elevation.

HERITAGE HOUSE, 307 Market Street
This Federal-style, 2-1/2 story, three bay by two bay, L-plan house sits close to Market Street, facing south.

Built on fieldstone foundations, this brick house has Flemish brick on the south elevation and common bonded brick throughout the rest of the house. A frame rear ell built on the north elevation has grooved decorative novelty siding. Two brick steps and a simple wooden lead to the south (front) door. This is a large wooden paneled door.

SEE CONTINUATION SHEET #1.

open fields behind the structures. Brookeville has a particularly distinct pattern of meadows, separated by hedgerows, behind the houses on the north side of Market Street. This pattern and these landscape features are very important to recognize and preserve.

Although the 1794 plan for the Town of Brookeville depicts a more densely developed village with a grid-pattern of streets and many small lots, the Town clearly did not develop in this manner. Instead, it retained its rural character and open space. This fact is important to the history of the Town and is essential to its current character.

o Natural features

There are special topographic features, views, and landscapes that are particular to the Schmidtlein property. For example, the lower meadow provides an important view from Market Street through to the back of the property which should be retained. In addition, the existing hedgerows create an important landscape feature and should be disturbed as little as possible.

o Relationship to surrounding historic buildings

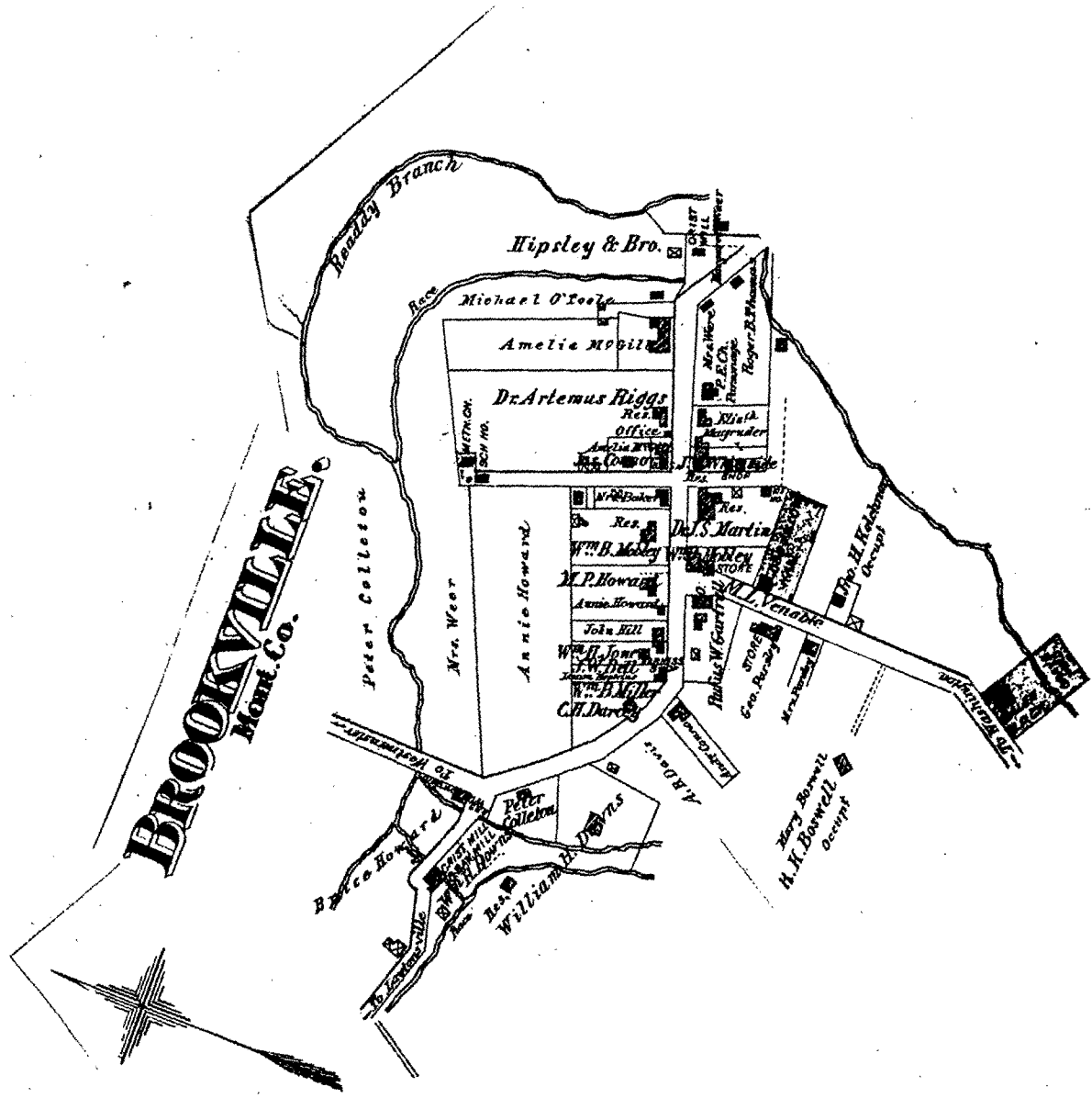
There are a number of historic structures which are directly and indirectly affected by this subdivision. Each needs to be considered carefully: the Jordan House, the existing residence on the Schmidtlein property, is one of the most architecturally important and imposing structures in Brookeville. It needs a large setting around it so that it is not overwhelmed by any new construction that takes place. The old Schoolhouse on North Street is very important to the history of the Town and houses clustered near it should be of a sympathetic size, scale and design. The Lowder House to the north of the Schmidtlein property is also a contributing resource. Again, the houses clustered near it should relate sympathetically to its scale and orientation. Finally, the Monroe House - the most historically important house in Brookeville and one of the most important in the County - should be adequately buffered from new construction.

Late 19th
Century
Frame
1 room school
house

CONCLUSION

The preliminary plan currently under consideration by the Board is the result of a cooperative design process that involved the applicant, the Town, and the Urban Design Division. Although not all concerns were completely resolved, the end product is sensitive to Brookeville's historic development patterns, natural features, and historic structures.

The exact location, size, scale, architectural design, and landscaping of the houses that will be built on any new lots must be reviewed and approved by the Montgomery County Historic Preservation Commission. This review is essential in assuring that the historic character of Brookeville is not adversely affected.



R.S. & D.V.
L.558

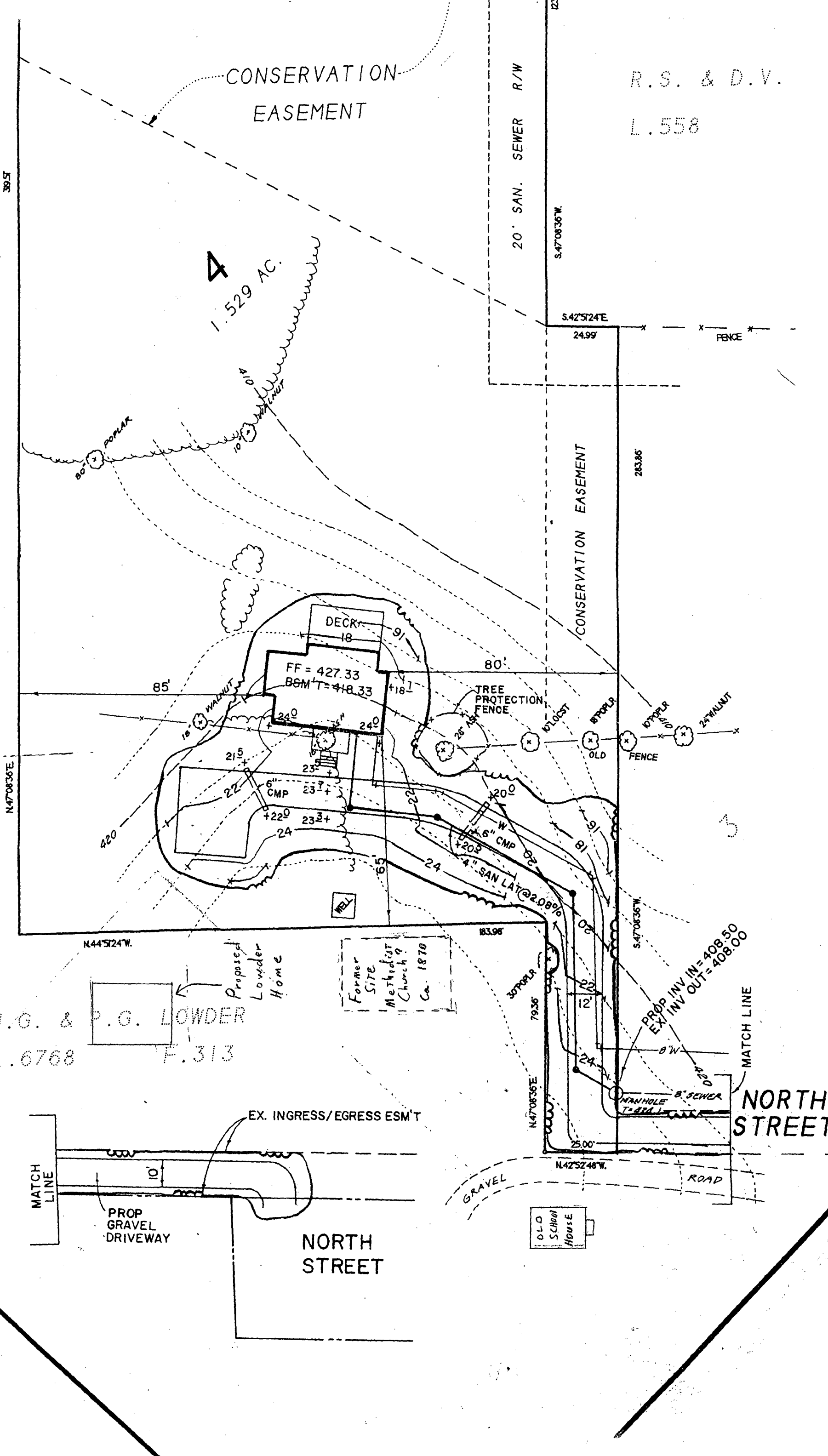
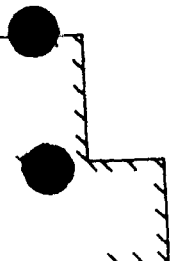
CONSERVATION
EASEMENT

20' SAN. SEWER R/W

395'

4
1.529 AC.

OLD
LOWDER
PROPERTY

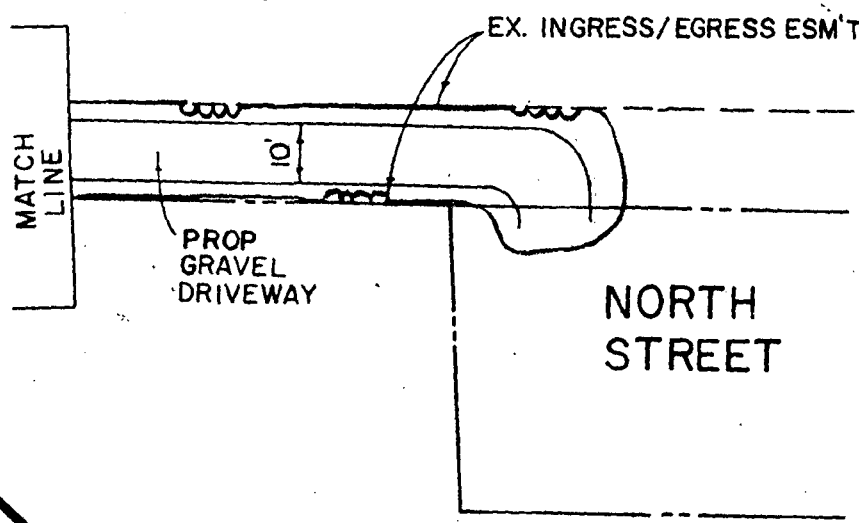


J.G. & P.G. LOWDER
L.6768 F.313

Proposed
Lowder
Home

Former
SITE
Methodist
Church?
Ca. 1870

PROP INV IN = 408.50
EX INV OUT = 408.00



NORTH
STREET

OLD
SCHOOL
HOUSE



4

1.529 AC.

CONSERVATION EASEMENT

20' SAN. SEWER R/W

P.S. & D.V. ALLAN
L. 558
F. 850

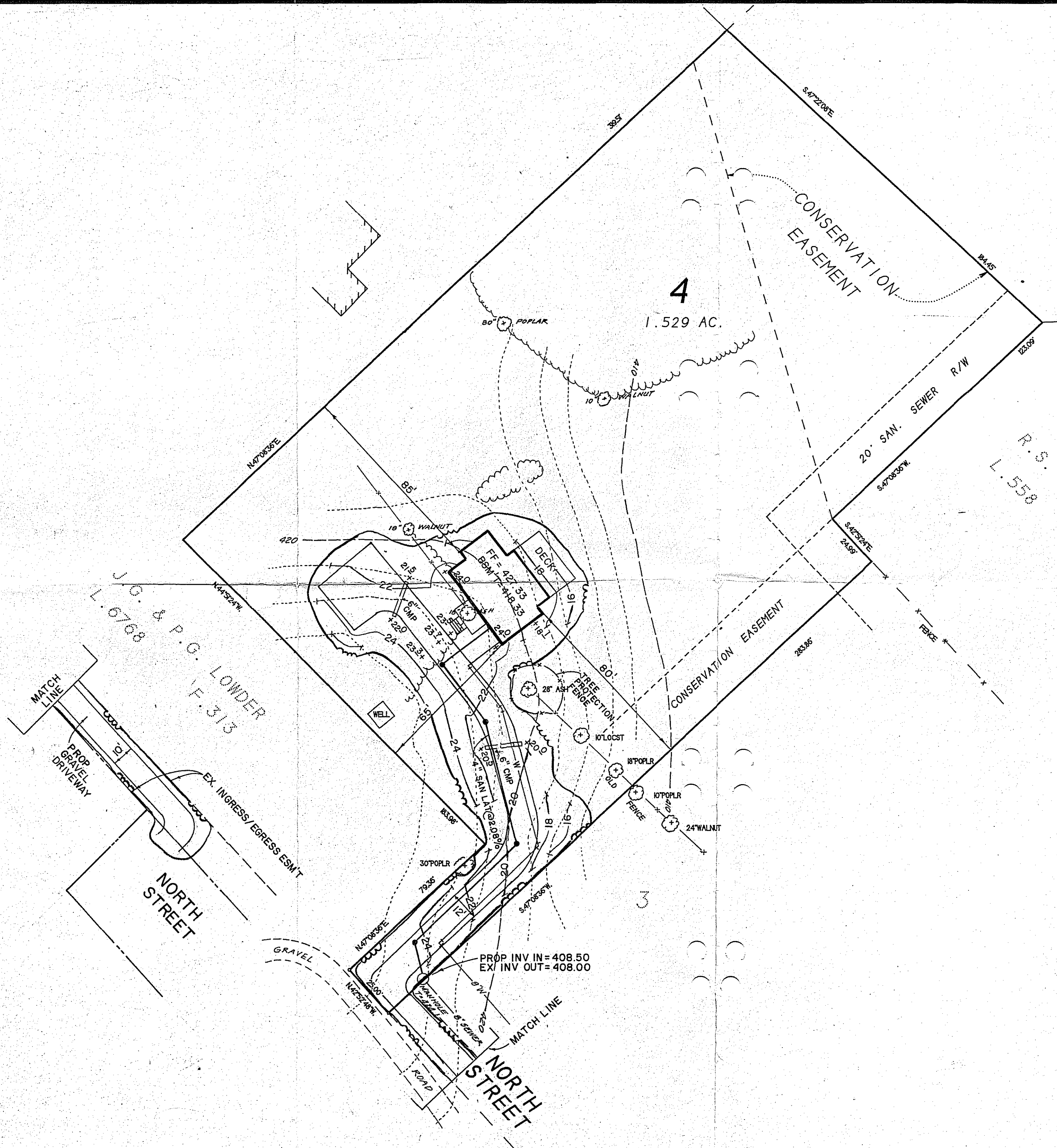
OWNER:
FRED TEAL
155 RESEARCH ROAD
GREENBELT, MD. 20770
PH. (301) 474-2421

SITE PLAN

LOT 4 - BLOCK A

BROOKEVILLE MANOR

TOWN OF BROOKEVILLE
ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' MAY 1994





PROPOSED:
TEAL MEERS' HOME
BROOKVILLE, MD.