

23/65-prelim 9 North Street (lot 4)

Brookeville Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9 North Street Meeting Date: 1/16/93
Resource: Brookeville Historic District Preliminary Consultation
Case Number: n/a Tax Credit: No
Public Notice: 12/31/92 Report Date: 1/9/93
Applicant: Scott & Marsha Kaufman Staff: Nancy Witherell
PROPOSAL: Construct House RECOMMEND: Proceed

The applicants would like to construct a single family home on Lot 4, one of three vacant lots near the end of North Street. The lots were recently subdivided with the anticipation that homes would be constructed on them. A conservation easement restricts construction of any kind in a rear corner of this lot. (The other two lots are both smaller than this lot and have a larger area under constraint by easement.)

In conversations with the staff, the applicants expressed a sensitivity to the natural, historical, and architectural significance of the site and Brookeville. The house design they have proposed uses architectural motifs found in Brookeville and is scaled and massed appropriately for the historic district and the site, in the staff's judgment. The proposed materials (see attached list) also reflect a desire to build a house compatible with the context of the historic district.

The staff considers the siting of the house, placement of the driveway, and retention of viable trees to be significant factors in the review of the proposal. The lot has a panhandle that would be used for the gravel driveway. The house, using an L-shaped plan, would face both North Street and a large open field on which two long hedgerows grow. These hedgerows, part of other buildable lots, are protected by easement. Adjacent property owners to the north maintain privacy by the placement of the house facing away from theirs. Views of the school house across North Street would be afforded from front windows of the house.

The driveway is located toward the front of the lot, and bypasses the dripline of a large Walnut tree shown on the site plan. A 22" Maple would be removed. Although photos of the site show a thick concentration of trees in the area where the house would be built, the trees are dead. The appearance of the front of the

lot would change significantly due as much to the removal of these trees as to the construction of the house.

Approximately the front fourth of the 66,603 square foot lot would be built or altered; the rear fourth is controlled against construction by the easement. The middle of the lot, which slopes noticeably away from North Street, would remain open space, as well. (The cistern shown on the site plan is modern--at least above ground.)

STAFF DISCUSSION

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

1. The design and location of the proposed garage and connecting breezeway. Although this is new construction, it is typical of historic houses in Brookeville to have detached ancillary structures. The staff would recommend that a separate garage be proposed, with its entrance facing south. This would result in a shorter driveway (a smaller graveled area) that would avoid the Walnut tree and allow for the maintenance or planting of vegetation in front of the house. The site should remain as unaltered as possible. It might be possible to save the 22" Maple, as well.
2. Final decision on materials. The staff finds any of the alternatives for exterior wall and roof materials to be consistent with the historic materials found in Brookeville.
3. A proposed plan for the protection and retention of trees that would include the use of protective storm fencing during construction and the indication of where construction materials would be stored on the site.
4. A detailed tree survey prepared by a tree expert or landscape architect showing the condition and proposed treatment of trees on the site.

December 28, 1992

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

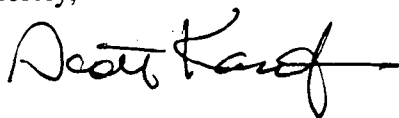
Dear Ms. Witherall:

Enclosed please find our preliminary materials for Historic Preservation Commission review. We anticipate building a house at number 9 North Street (Lot 4, Block A, Brookeville Manor) in the town of Brookeville. We would like to be included on the January 13, 1993 agenda for an informal review of our design intent prior to filing an application for an Historic Area Work Permit.

Thank you for the help you have provided to-date, we look forward to working with the Town of Brookeville and the Commission to develop a home for our family and a property the town will be happy with.

If you need further information we may be reached at the address and telephone numbers below.

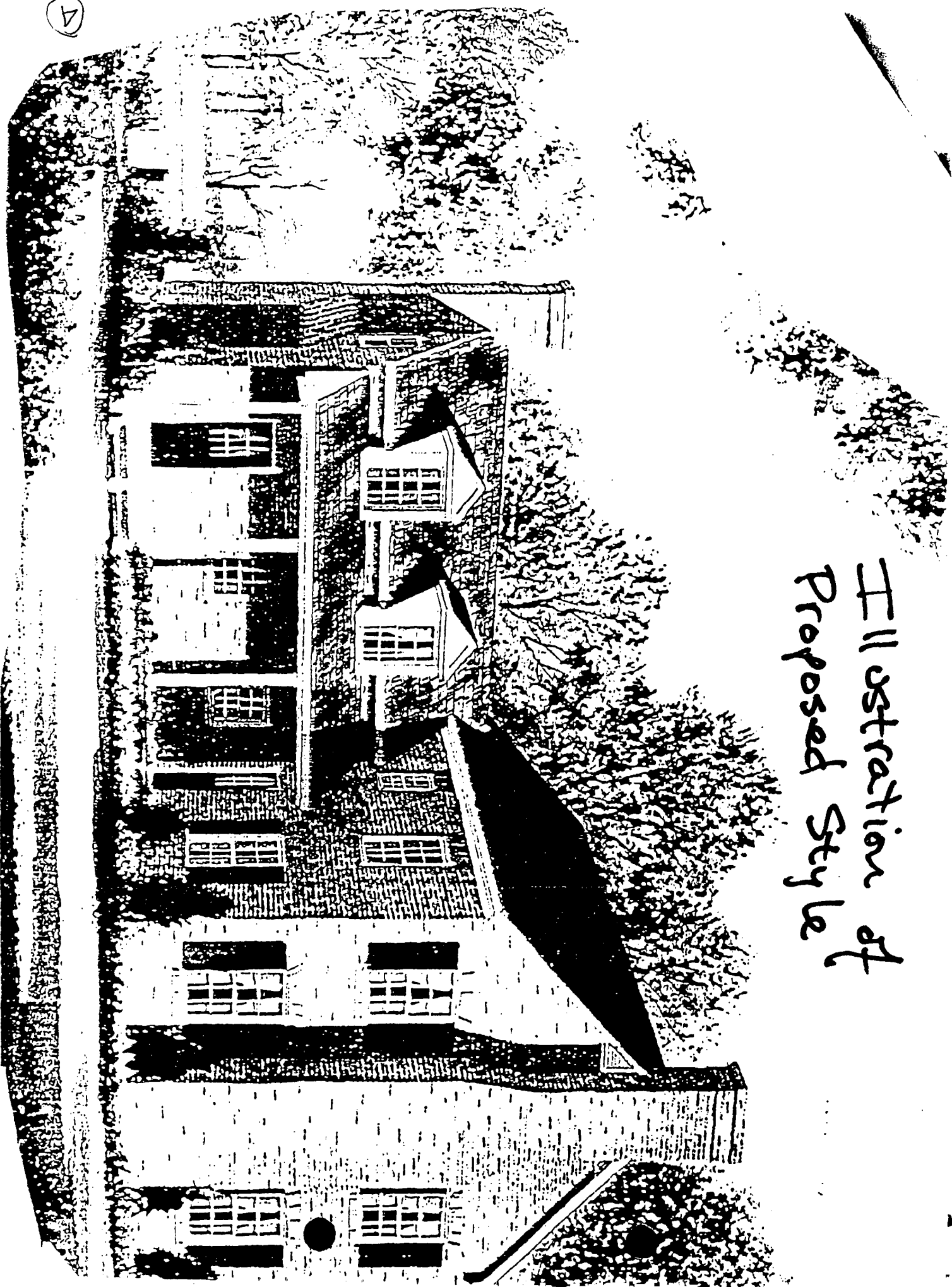
Sincerely,



Scott and Marsha Kaufman
9145 Goshen Valley Drive
Laytonsville, Maryland 20882

(301) 963-4580 home
(301) 216-2343 message
(301) 587-6500 office

Illustration of
Proposed Style



4

PRELIMINARY MATERIALS LIST

for
9 North Street
Brookeville, Maryland

EXTERIOR WALLS:

Local brick including custom shapes for sills, stair treads etc. Alternately a german lapped siding board. Stone foundation where exposed below the first level.

WINDOWS:

From an architectural style incorporating true divided lites or reading from the exterior at minimum.

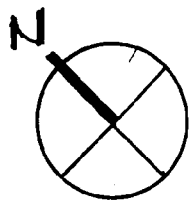
ROOF:

Standing seam metal, cedar or mock slate.

PAVING:

Gravel drive, brick walkways.

547° 22' 08" E
184.45



CONSERVATION
EASEMENT
L. 10102
F. 848

20.00 FOOT
WAY FOR

123.00
547° 08' 36" W

24.99

116

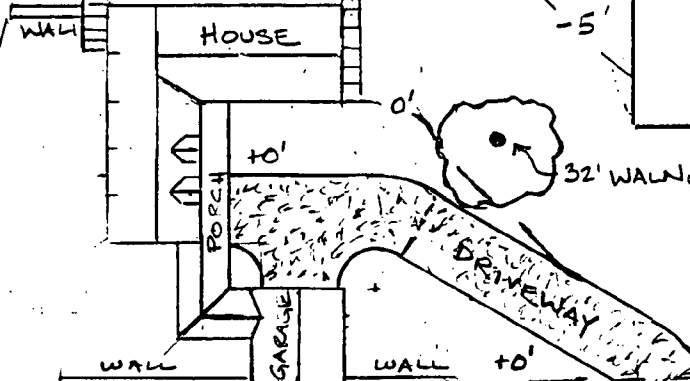
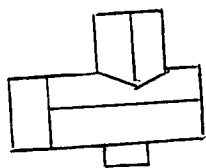
N 47° 08' 36" E

319.51

LOT 4

66,003 #
OR 1.529 AC.

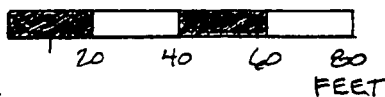
CONSERVATION
EASEMENT



LOT

31.26
OR 0.71

+5' 183.98 +5'
N 44° 51' 24" W



J. GORDON & R. G. LOWDER

L. 6720 E. 313

SITING & GRADING PLAN
FOR NEW CONSTRUCTION

N 47° 08' 36" E

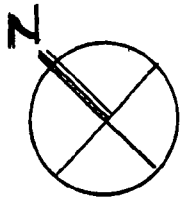
183.86

25.00

110.0

6

S 47° 22' 08" E
180.45



CONSERVATION
EASEMENT

L. 10102
F. 84.8

60" POPLAR

54" POPLAR

WOODS

60" POPLAR

7" WALNUT

LOT A

66,603 #
OR 1.529 AC.

VARIOUS POPLAR
OR OAKS

22" MAPLE
PROPOSE
TO REMOVE

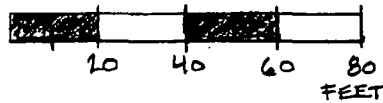
32" WALNUT

WOODED AREA
LARGE TREES
ARE ALL DEAD

ABANDONED
CISTERN

183.98

B.R.T./SETBACK
PRESUMED



J. GORDON & P.G. LOWDER

L. 6728 F. 813

EXISTING SITE PLAN

TREES & GRADING SHOWN

173.00
S 47° 08' 36" W

20.00 FOOT
WAY FOR

24.99

110.00

N 47° 28' 36" E
319.51

135.00

L. 10
CONSERVATION
EASEMENT

12" POPLAR

LOT

31,22
OR 0.71

N 47° 08' 36" E
283.86

N 47° 08' 36" E
79.37

25.00

110.00

7

property begins
opposite the old
school house
to the right
of the lane
(North St.)



View of proposed
entrance site.
The existing
house is the
lower property



View to
East from
Meyers site
(meadow)



Looking south
down North
St.
site to left



woods adjacent to site -
(tree damage from vines)



isolated tree at end of measurement site at left →



Southwest
view from
project
west of
present
Schmittler
Residence



Looking
Northwest -
away from
town +
toward
creek
(your site)





looking south from below building site
~~at~~ at meadow. Conservation easement
on left.



LOOKING SOUTH FROM
PROPERTY'S EDGE DOWN
NORTH STREET. FUTURE
BUILDING SITES ON ADJACENT
LOTS ARE IN THE GRASSY
AREA ON THE LEFT.



VIEW TO EAST FROM
PROPOSED SITE OF
HEDGE ROW IN
CONSERVATION EASEMENT



VIEW OF PROPOSED
BUILDING SITE.

THE EXISTING HOUSE
IS THE LOWER
PROPERTY.



PROPERTY BEGINS
OPPOSITE THE OLD
SCHOOL HOUSE TO
THE RIGHT OF THE
LANE (N. STREET)



LOOKING SOUTH FROM
BELOW BUILDING SITE
AT HEDGEROW. CONSERVATION
EASEMENT ON LEFT.



LOOKING NORTH EAST, AWAY
FROM TOWN & TOWARD
CREEK FROM BUILDING
SITE



SOUTH EAST VIEW FROM
PROPERTY INGRESS OF
PRESENT SCHMIDTLEIN
RESIDENCE .



EXISTING WALNUT TREE
AT END OF HEDGEROW.
BUILDING SITE WOULD
BEGIN AT LEFT EDGE
OF PHOTO



VIEW INTO WOODS ADJACENT
TO BUILDING SITE. NOTE
THE DAMAGE TO THE TREES
FROM VINES. THIS CONDITION
IS PREVALENT IN BROOKEVILLE