

23/65 Prelim. Cons. Lot 2 North St.
Brookeville Historic district

Gwen Mercus

Doug Horsman / Bookville

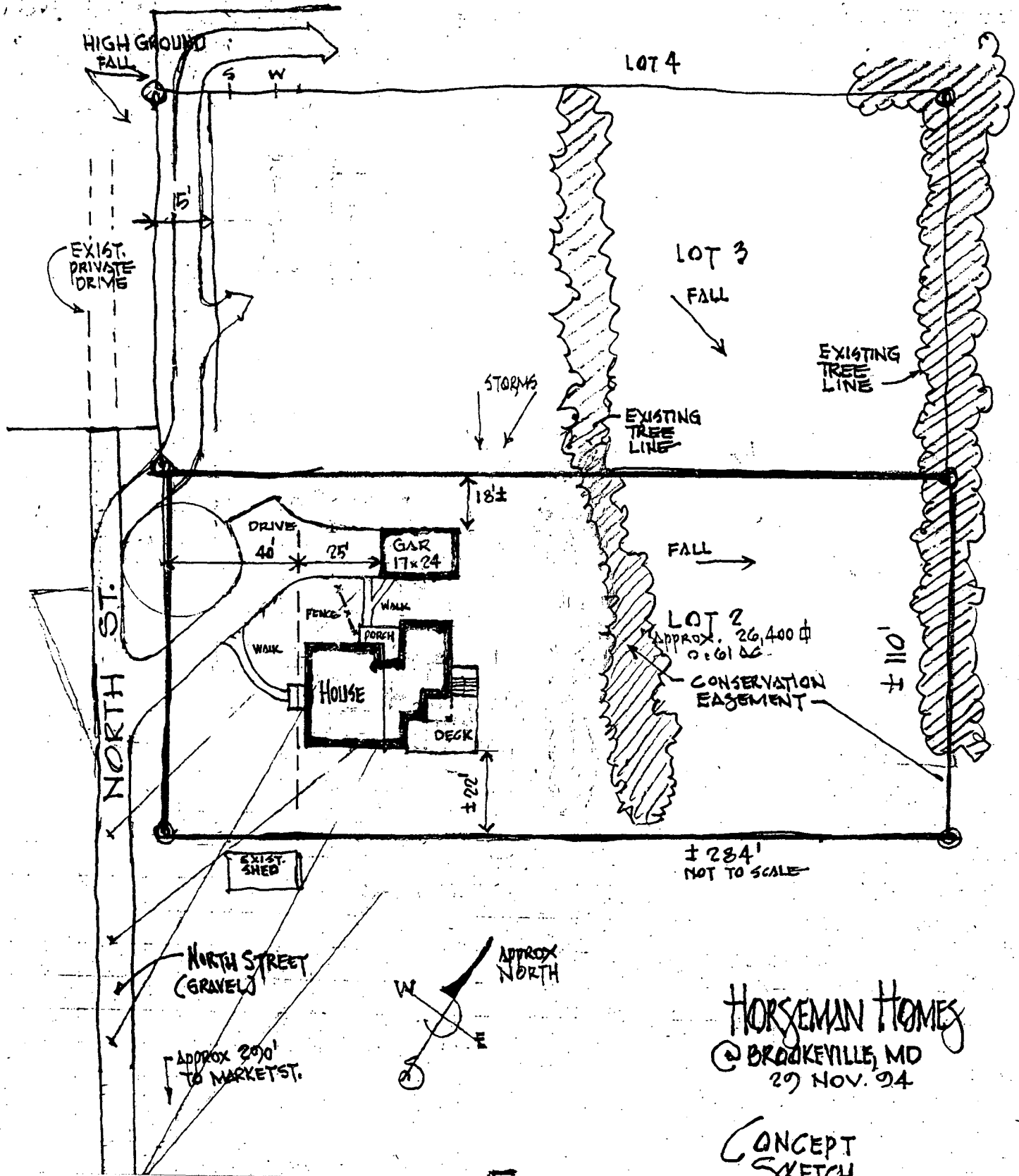
Suggestions:

1. Limit scale of clapboard "addition" in proportion to stone main house.
2. Lower roofline of clapboard addition
3. Simplify multipediment look ~ especially on ~~west~~ south elevation ~ ie: straight outer walls clean up roof line
4. Use more similar materials in "addition" ~ ie: metal roof like on main house
5. Have deck look more like a balcony or covered porch with Greek-Revival columns, than like a modern wooden deck

we like: front elevation ~ west
 - stone house walls
 - metal roof
 - detached garage

Attendees
 Nicole Booz
 Renee Monahan
 Margaret Van Gelder
 Debbie Wagner
 Anita Archer

In put Occair
 K... .. - a g u e



HORSEMAN HOMES
 @ BROOKVILLE, MD
 29 NOV. 24

CONCEPT SKETCH
 APPROX 1" = 40'

KEVIN MCKENNA, ARCHITECT
 410-381-5817

P.O. BOX 722 COLUMBIA, MD 21045-0722



APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Douglas L. Horsman DAYTIME TELEPHONE NO. (301) 924-1771

ADDRESS 15708 Sycamore Grove Ct. Rockville Md. 20853
CITY STATE ZIP CODE

CONTRACTOR Horsman Homes Inc. TELEPHONE NO. () _____

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 1 STREET North Street

TOWN/CITY Brookville Md. NEAREST CROSS STREET Market street

LOT #2 BLOCK _____ SUBDIVISION Brookville Manor

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. CONSTRUCTION COST ESTIMATE \$ \$150,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:

On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

[Signature]
 Signature of owner or authorized agent

11/30/94
 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

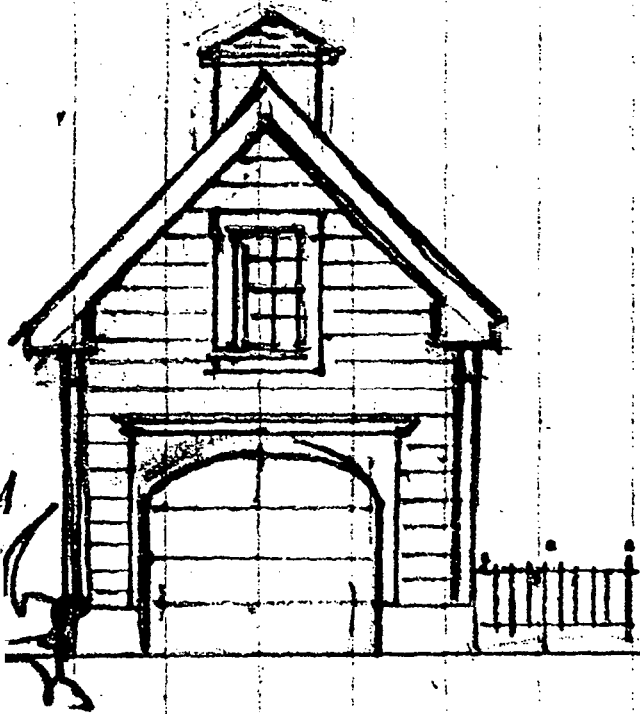
DISAPPROVED _____ Signature _____ Date _____

(4) A

APPLICATION/PERMIT NO: 941130070 DATE FILED: _____ DATE ISSUED: _____

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HORSMAN HOMES
FRONT ELEVATION
27 NOV 04



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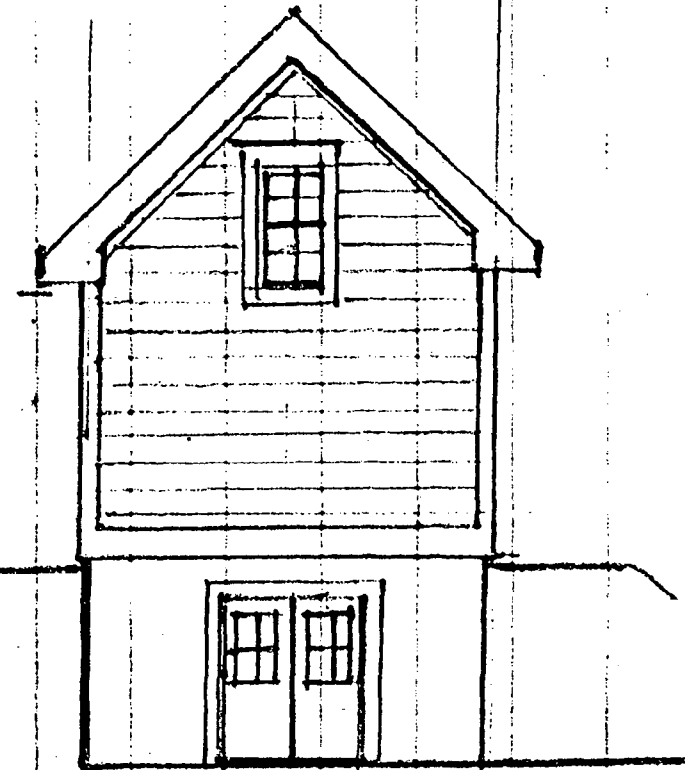
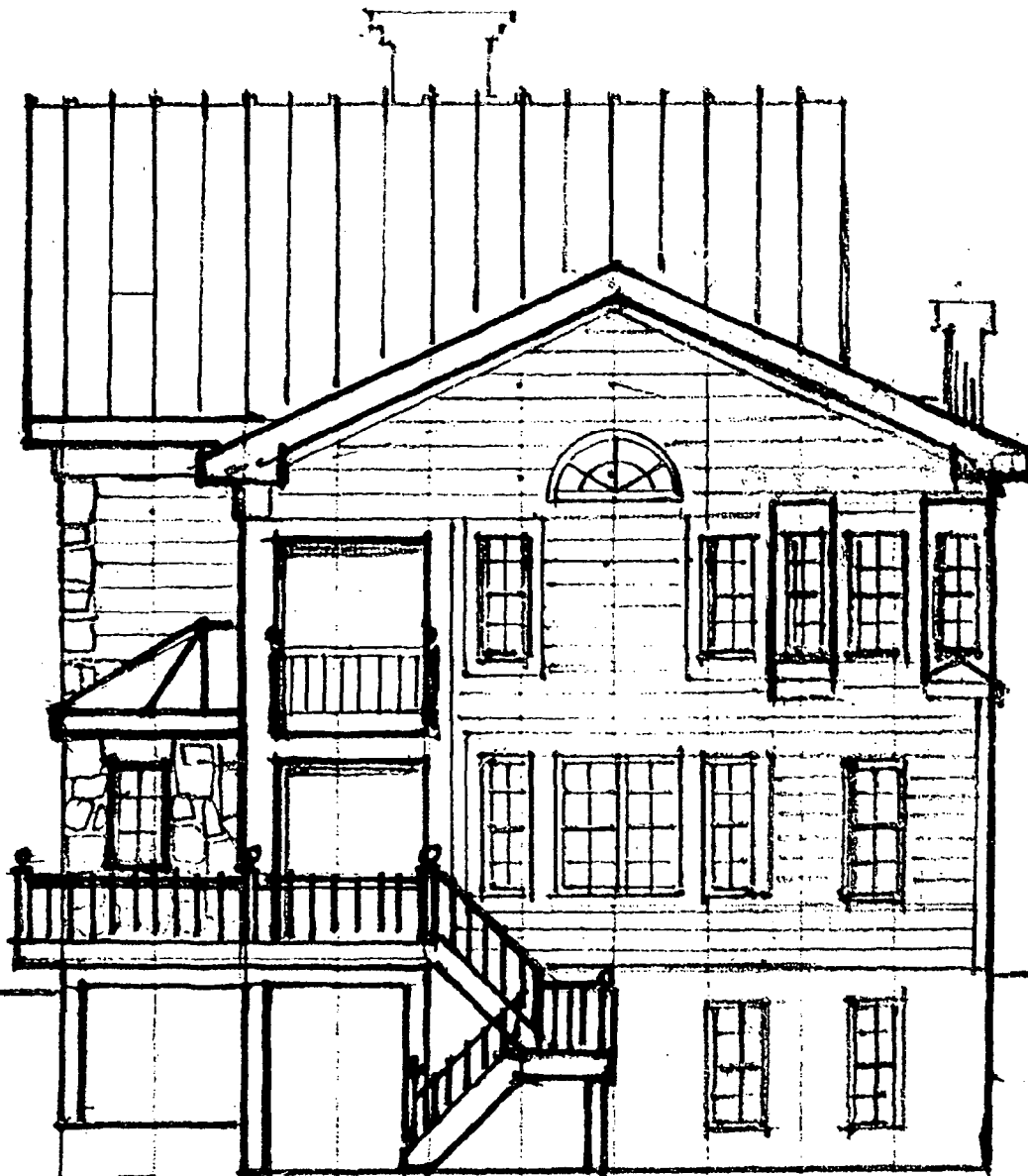
HORSMAN HOMES
RIGHT SIDE ELEVATION
27 NOV. 94

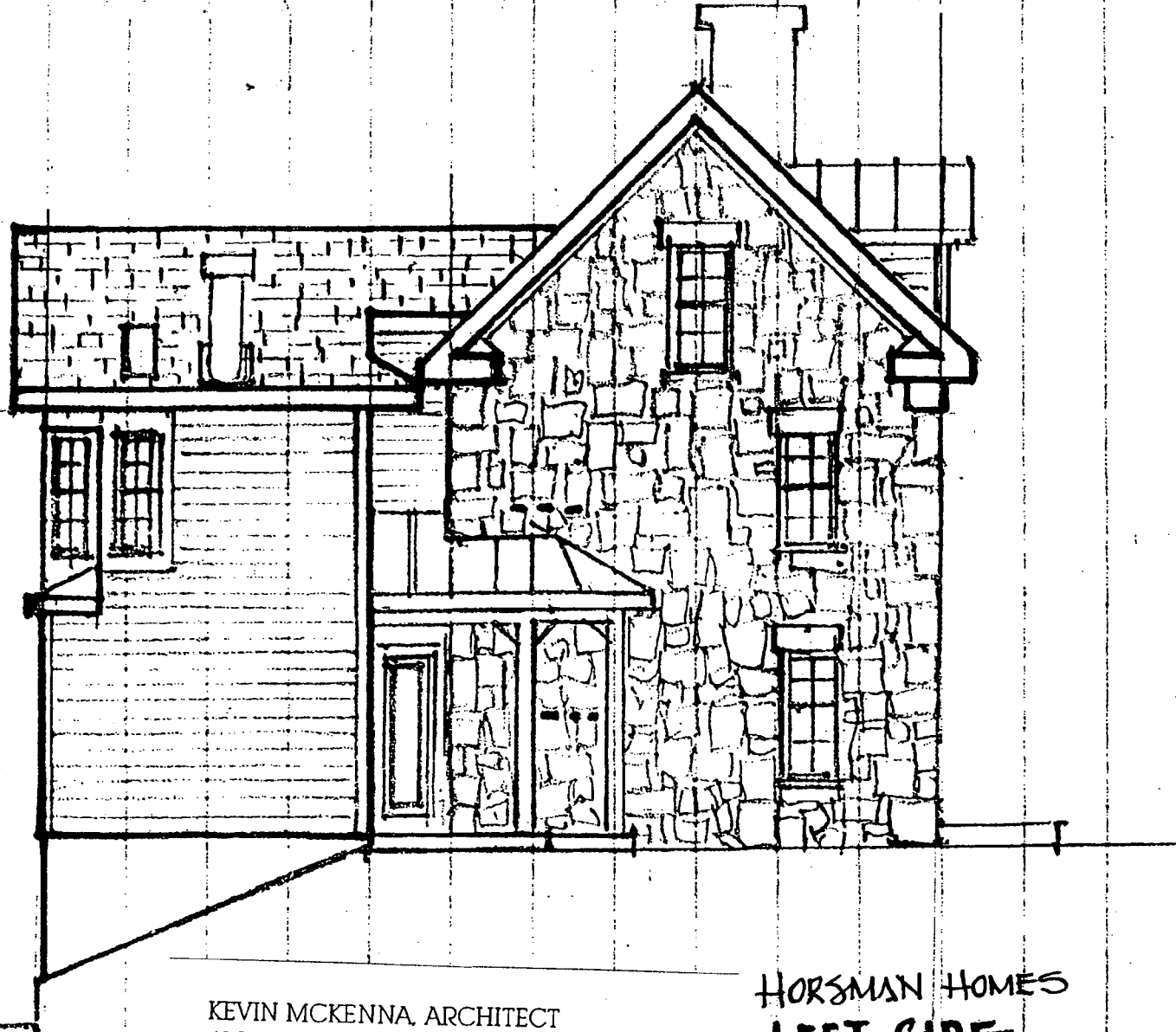
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HORGSMAN HOMES
REAR ELEVATION
27 NOV 04

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HORSMAN HOMES
LEFT SIDE
27 NOV. 94

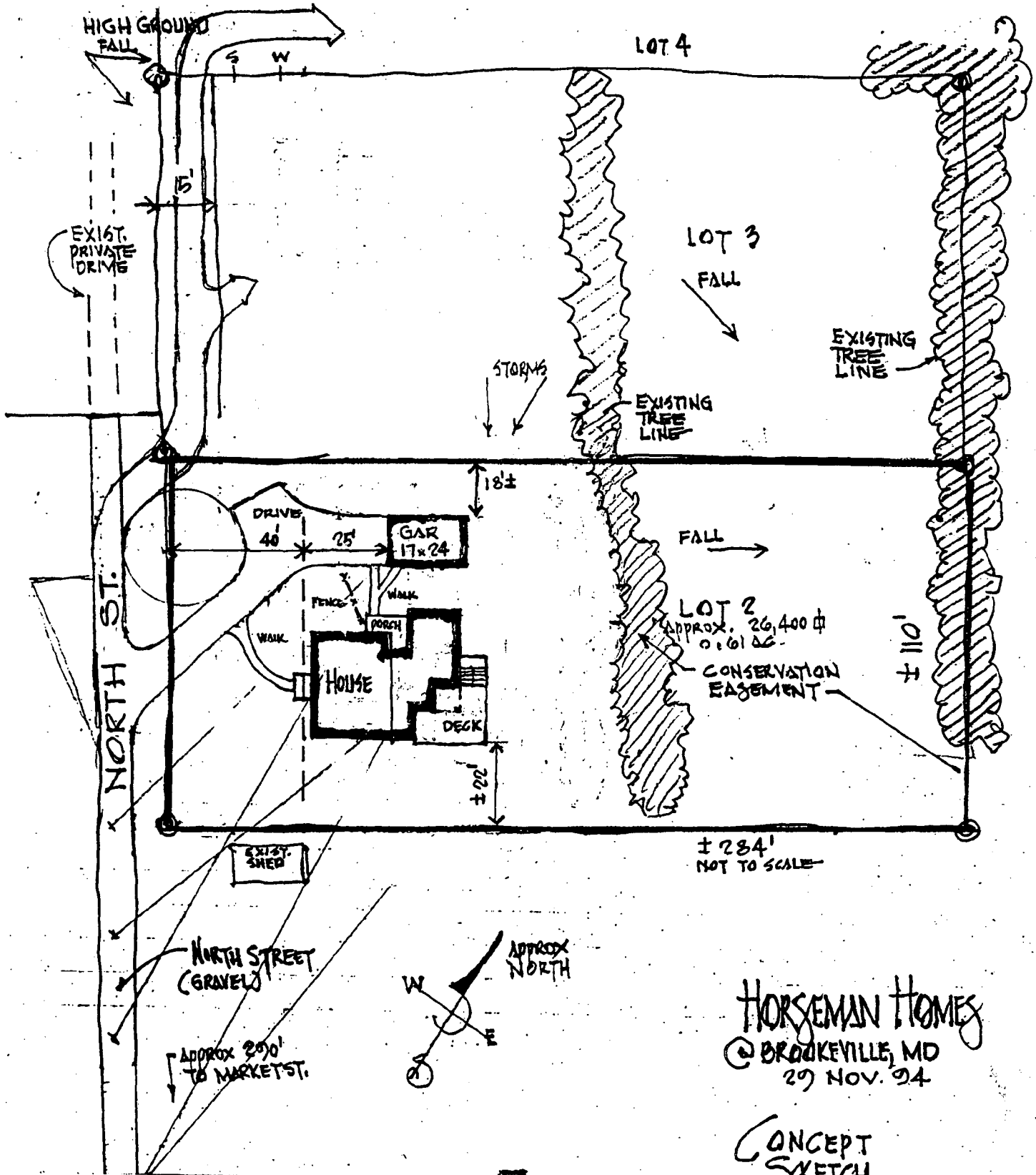
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336
48
46
16
112
768

1320

exact

30 600	old 1265
2 100	-OH
532	New
24	1320-M2
1256	1356 OH



HORSEMAN HOMES
 @ BROOKVILLE, MD
 29 NOV. 24

CONCEPT SKETCH
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CONCEPT SKETCH
HORSMAN HOMES @ BROOKEVILLE
FRONT ELEVATION
29 NOV 94



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HORSMAN HOMES @ BROOKEVILLE
RIGHT SIDE ELEVATION
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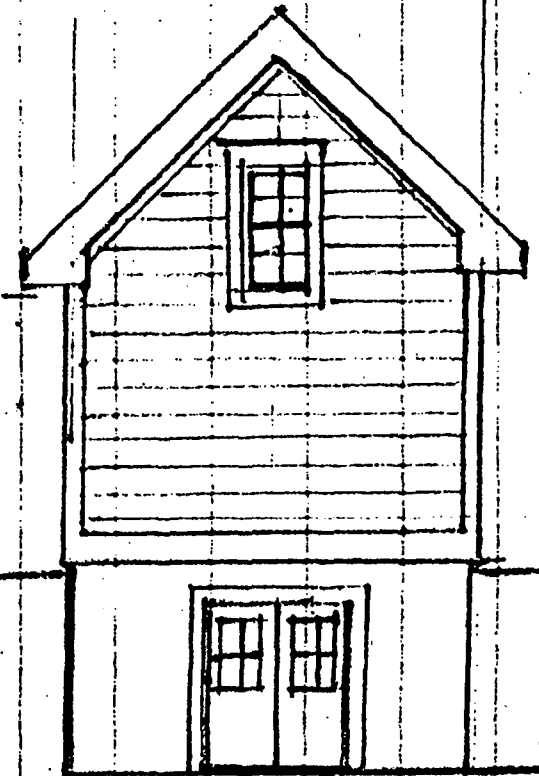
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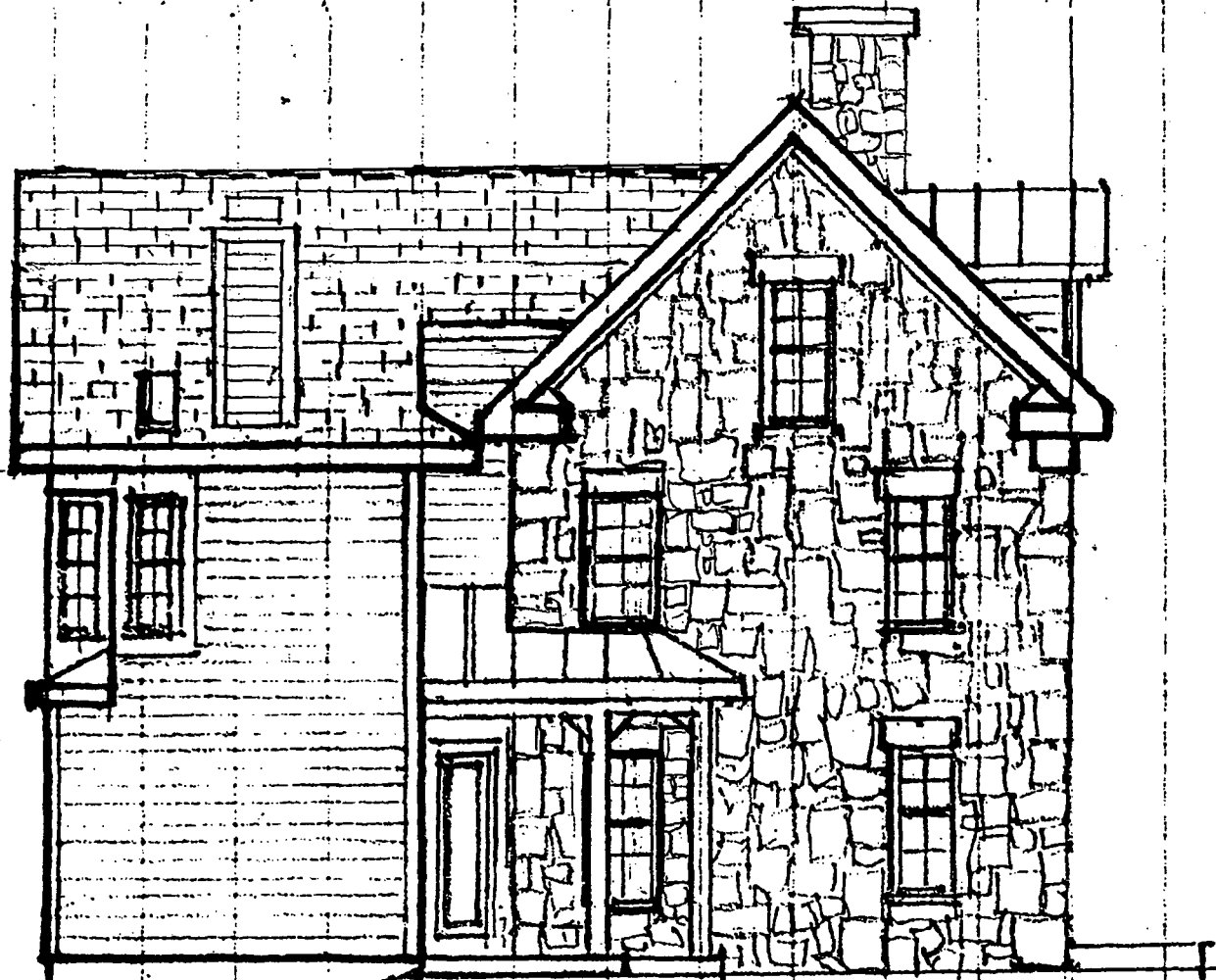
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CONCEPT SKETCH
HORSMAN HOMES @ BROOKEVILLE
REAR ELEVATION
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HORSMAN HOMES @ BROOKEVILLE
LEFT SIDE
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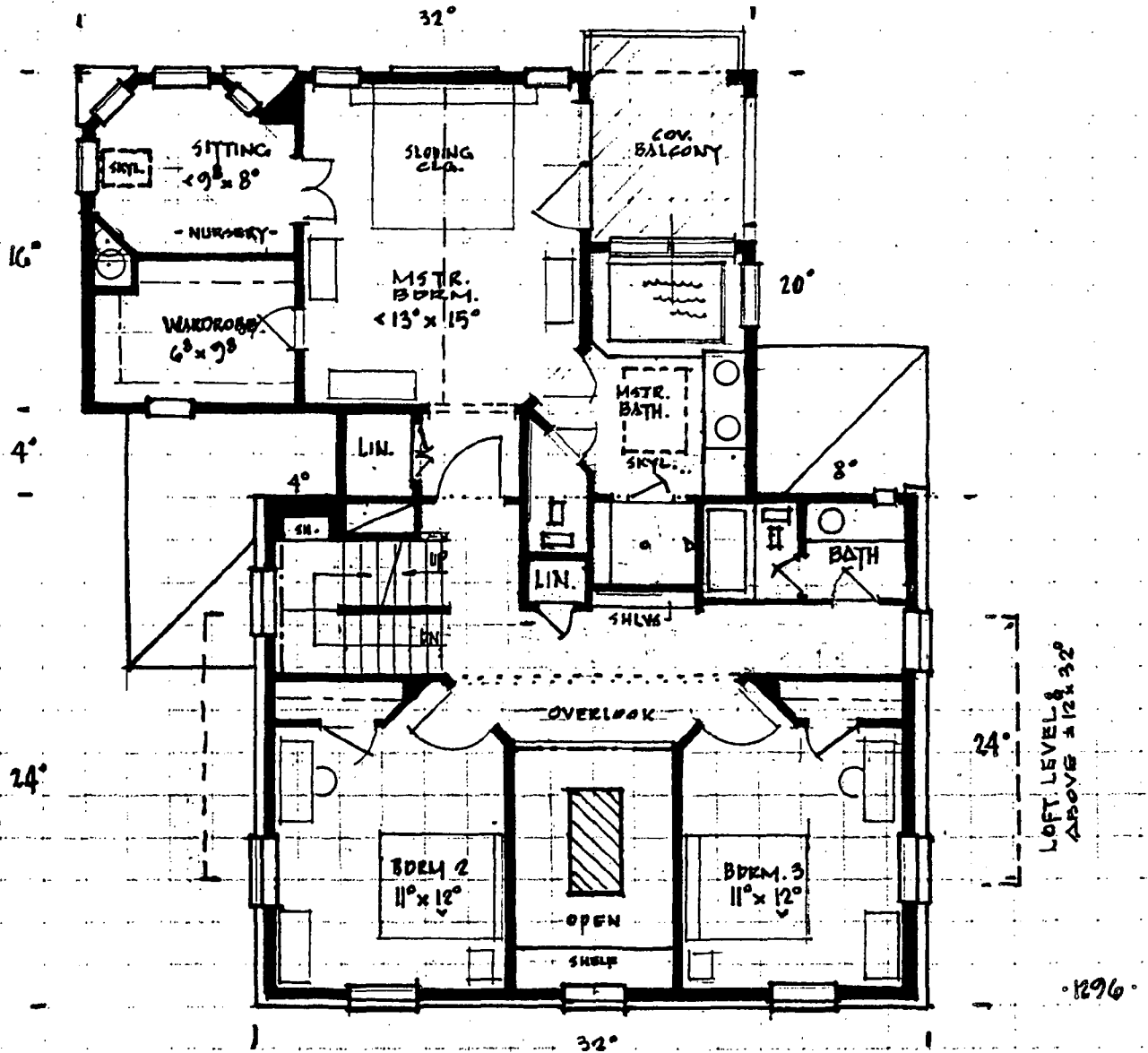
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SECOND FLOOR
9' CLGS.



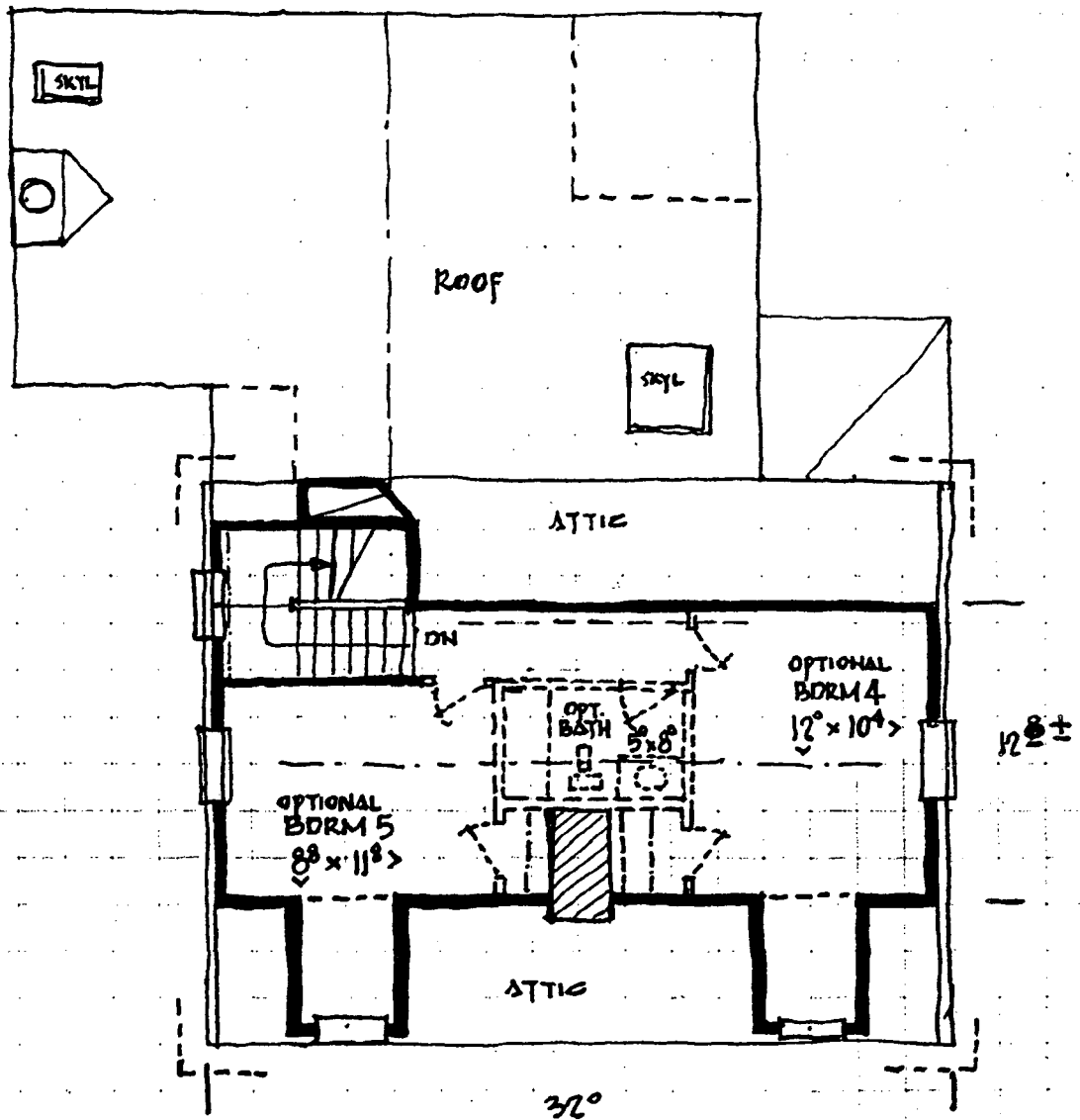
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CONCEPT SKETCH @
BROOKVILLE, MD
29 NOV 94



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↖ LOFT LEVEL



CONCEPT SKETCH

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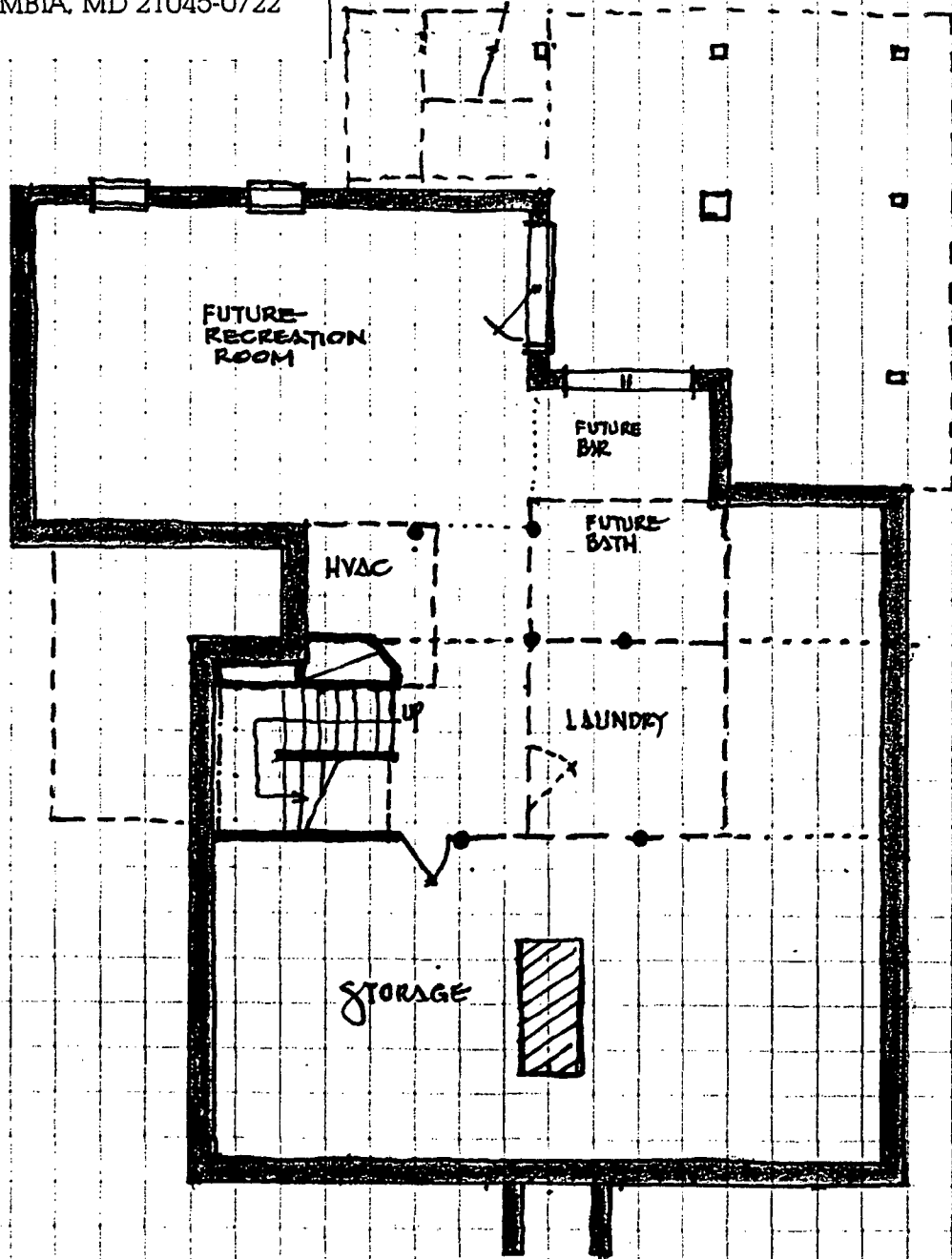
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BASEMENT

STORAGE
UNDER
GARAGE



CONCEPT SKETCH
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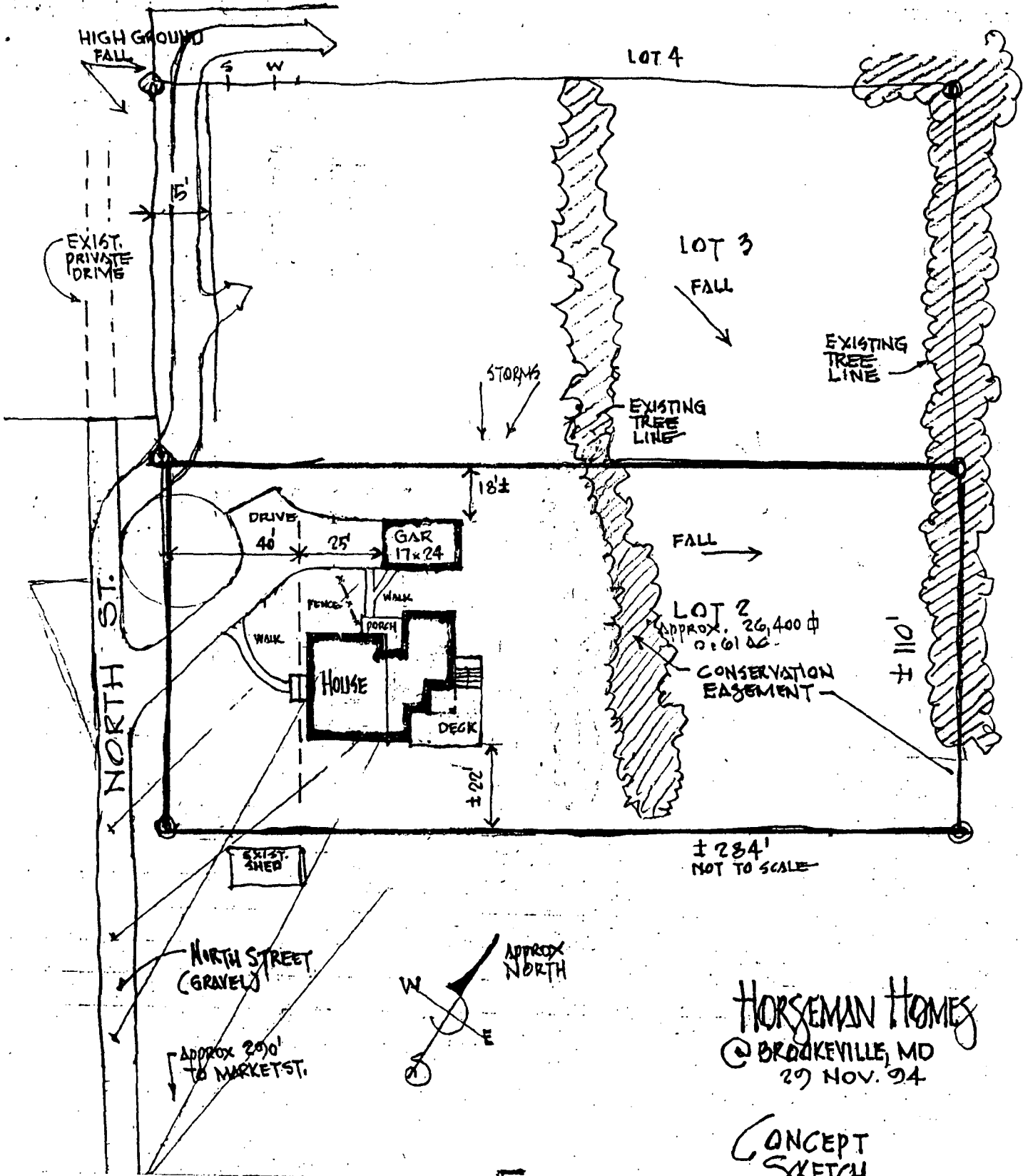
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P 372 Jas. H. Howard Jr.
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Harry E. + K.S. Montgomery
~~211 Market St.~~
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20833



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CONCEPT SKETCH
HORSMAN HOMES @ BROOKEVILLE
FRONT ELEVATION
29 NOV 04



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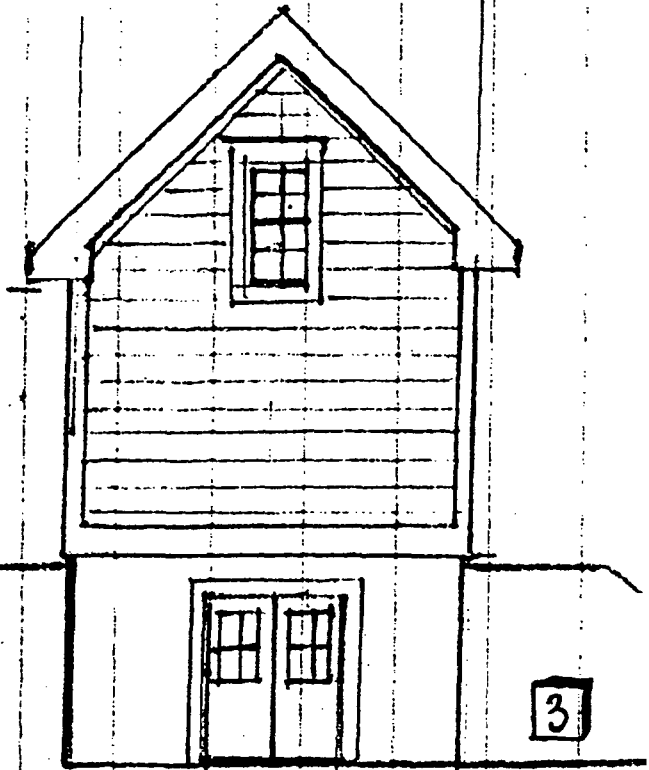
CONCEPT SKETCH
HORSMAN HOMES @ BROOKEVILLE
RIGHT SIDE ELEVATION
29 NOV. 94

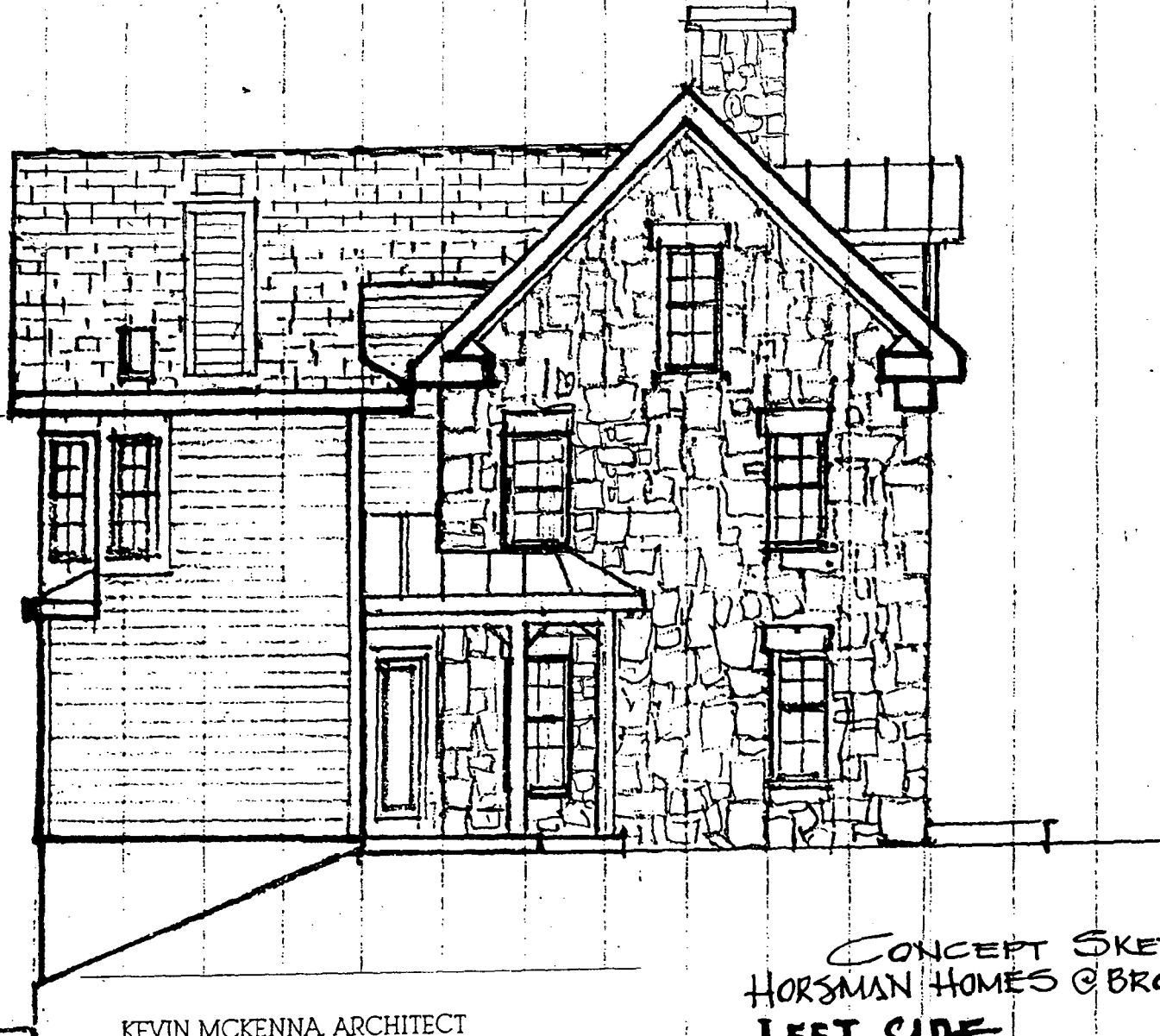
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HORSMAN HOMES @ BROOKEVILLE
REAR ELEVATION
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CONCEPT SKETCH
HORSMAN HOMES @ BROOKEVILLE
LEFT SIDE
29 NOV. 94

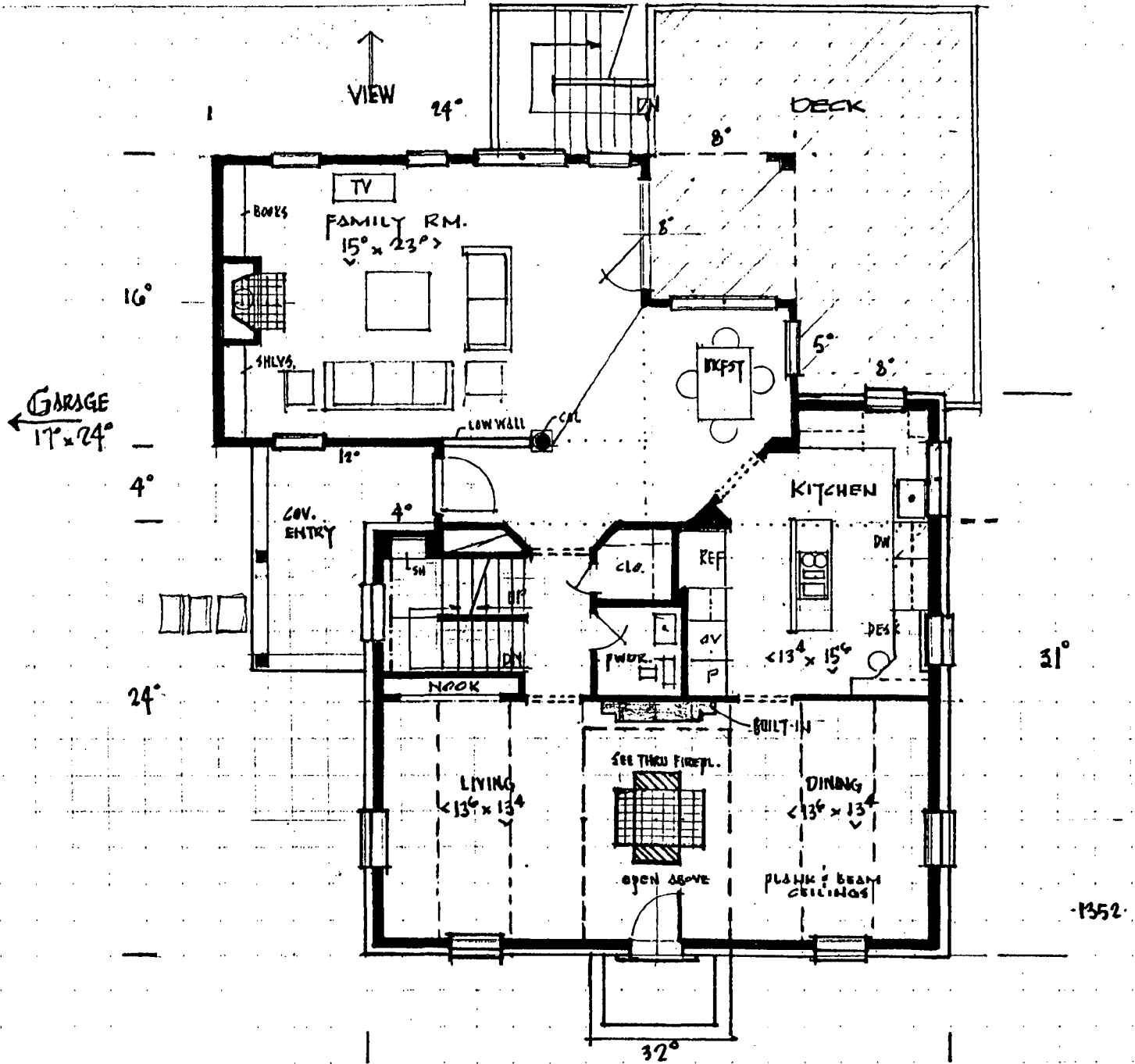
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FIRST FLOOR
9' CLGS.



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CONCEPT SKETCH @
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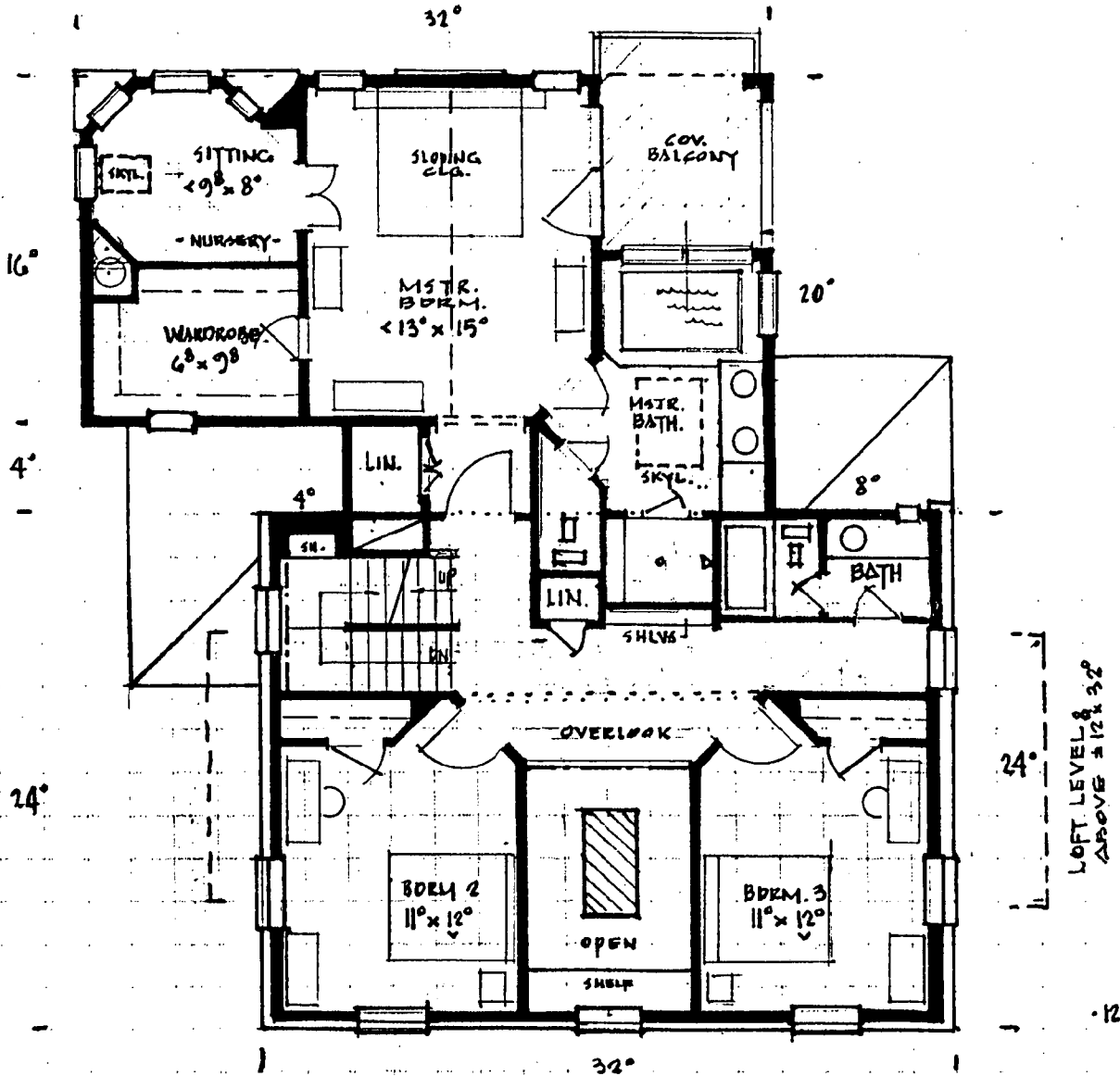
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SECOND FLOOR
9' CLGS.



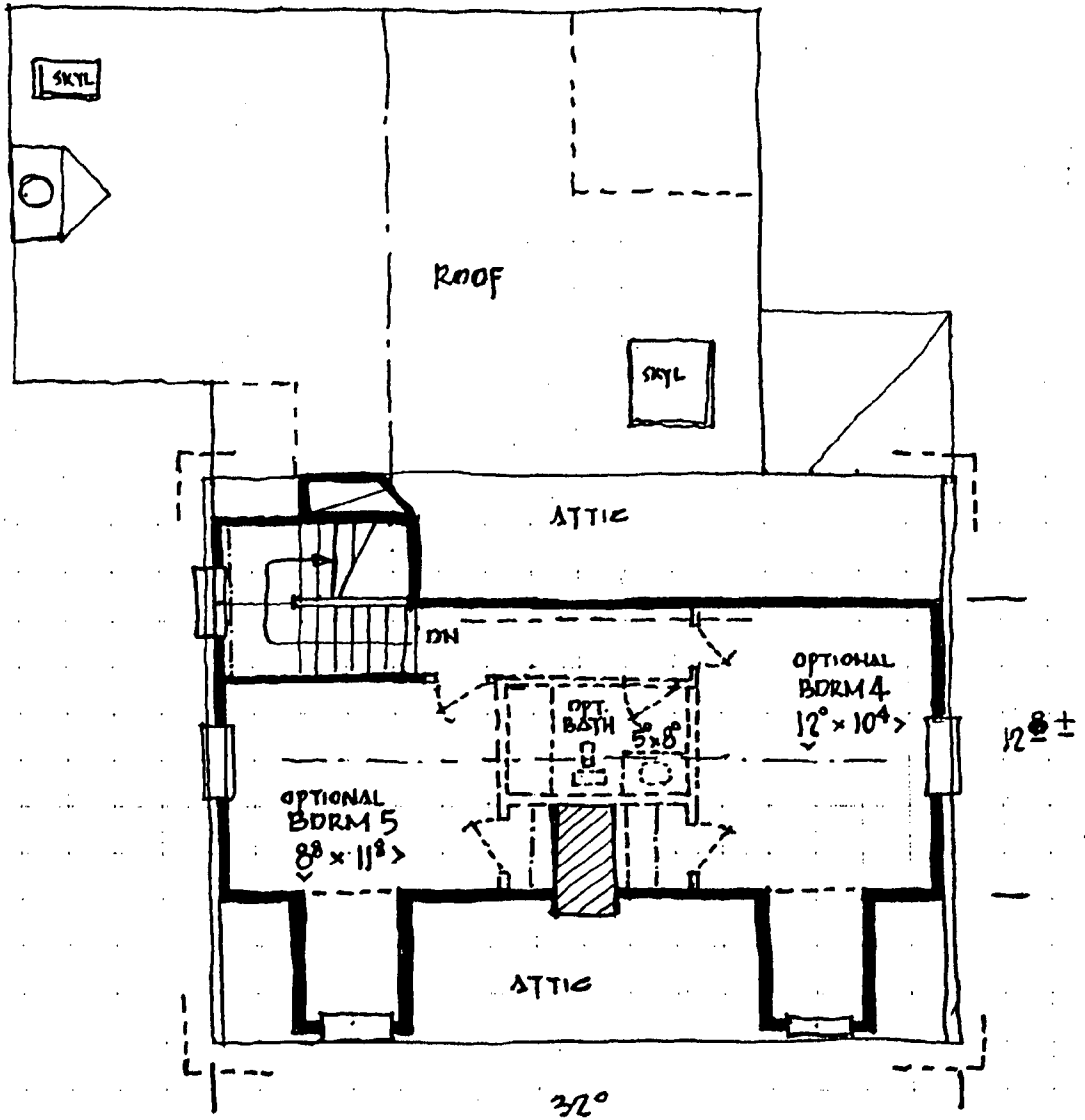
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CONCEPT SKETCH @
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↙ LOFT
LEVEL



CONCEPT SKETCH

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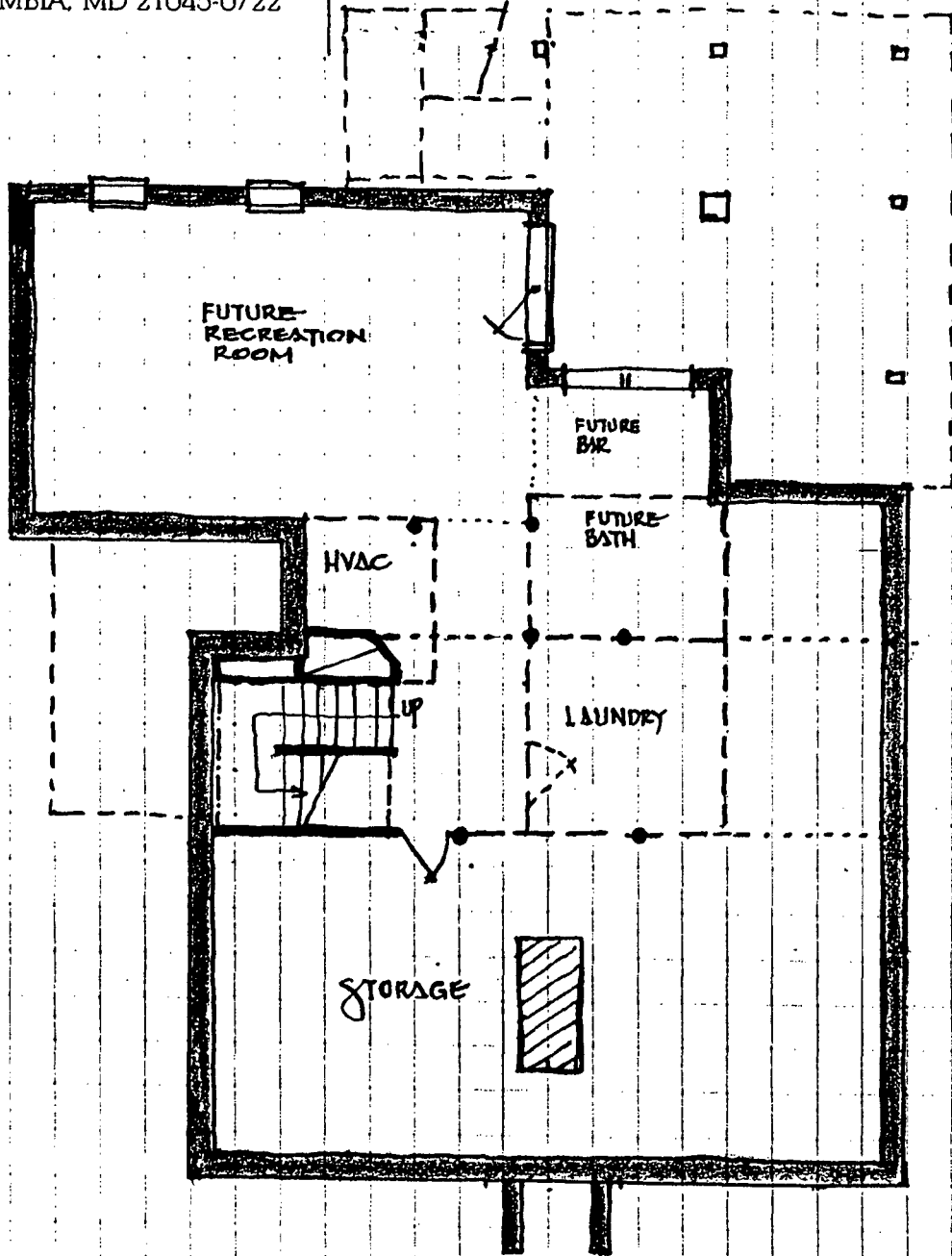
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BASEMENT

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STORAGE
UNDER
GARAGE



CONCEPT SKETCH
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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lot 2, North Street Meeting Date: 12/21/94
Resource: Brookeville Historic District Review: HAWP/New Const.
Case Number: 23/65-94F Tax Credit: No
Public Notice: 12/7/94 Report Date: 12/14/94
Applicant: Douglas Horsman Staff: David Berg
PROPOSAL: New Construction of Single Family Dwelling RECOMMEND: **FURTHER STUDY
or DENIAL**

BACKGROUND

RESOURCE: Brookeville Historic District

PROPOSAL:

This proposal for new construction was the subject of a Preliminary Consultation before the Commission on November 16, 1994. The proposal was for a 2 1/2 story dwelling consisting of a traditional stone "I" house side gabled front section with a more modern looking extension off the rear of the stone section. The intention was to create the appearance of an original "I house" having a later "rear addition."

The front section would be constructed of stone, having a central stone chimney, standing seam metal roof, and 6/6 wood windows. The rear "addition" would be of frame construction utilizing wood clapboard siding, wood 6/6 and 4/4 windows and multi-light patio doors. The footprint of the original proposal, according to the applicant, was about 1,265 square feet.

A detached one car garage was proposed just north of the house. The garage would be frame with clapboard and wood trim to match the house.

STAFF DISCUSSION

Issues at the Preliminary Consultation:

Staff's concerns at the Preliminary Consultation focused on the following issues:

- 1) **Character and visibility of the South Elevation (right side):**

As Staff has discussed at several HPC meetings, the preservation of the historic meadow corridors north of Market

Street and parallel to North Street is an important goal for historic preservation in this part of the Brookeville Historic District.

Staff was concerned that the applicant's original design for the South Elevation was complicated, having a double or twin pedimented gable as well as two decks: one on the first and one on the second story. The Commission's comments at the November 11 meeting reflected the Staff's concerns and asked the applicant to re-design the "rear addition" (South Elevation portion) to a less complicated design.

2) Size of the house:

Staff also felt that the size of the house was out of character with the majority of the houses in the Brookeville Historic District. While the Commission looked favorably upon a Preliminary Consultation for a 1,200 square foot (footprint) house on Lot 4, it was with the understanding that any proposal for Lot 4 could be larger than proposals for lots 2 and 3 since lot 4 is oriented differently from the road and nearly twice as large as these lots.

- o At the Preliminary Consultation Mr. Horsman stated that the proposal's footprint was 1,265 square feet. The Commission advised him that the house needed to be a bit smaller to be compatible with the historic character of the area.

Current Issues:

Although the applicant has met some of the Commission's concerns expressed on November 11, 1994, these issues have not been completely resolved. Staff feels that the Commission should address the following:

1) Character and visibility of the South Elevation (right side):

The applicant has simplified the South Elevation and met some of the Commission's concerns. The rear twin gable has been eliminated from this elevation but the two decks have remained essentially unchanged in appearance. A small one story hipped roof bay has been added to the rear of the stone section. A skylight has also been added to the roof of this elevation. Staff remains concerned with the complexity of the South Elevation due to its visibility from the streetscape and meadow corridor. Staff recommends that the applicant eliminate the skylight and one of the decks on this elevation.

2) Size of the house:

- o The original proposal's footprint was 1,265 square feet and the Commission advised the applicant that the house should be smaller. The current proposal is actually larger than the

previous proposal, being 1,356 square feet according to the applicant. Staff has measured the new proposals footprint at 1,320 square feet. Staff feels that the applicant has not addressed the concerns of the Commission regarding the size of the house.

As a point of comparison, Staff measured the area of other houses in the vicinity of the proposal. 209 Market Street has a footprint of 1,335 square feet. This 1 1/2 story house has an approximate total area of 2,000 square feet.

208 Market Street has a footprint of 868 square feet, or an approximate total area of 1,740 square feet.

211 Market Street is a large and prominent house in the Brookeville Historic District. The original house has a footprint of about 800 square feet, with a total square footage of about 1600 square feet. A recent one story addition with a footprint of 650 square feet gives the house a total square footage of about 2,250:

- o Staff points out that the footprint of a house is only one component of the size of the house. Equally important are the massing, scale, and total square footage of the structure. The total square footage of the applicants's proposal adds up to at least 2,700 square feet. The presence of a walkout basement at the rear, makes the structure appear even more massive.

Staff reminds the Commission that the plan for North Street is to retain a rural character with houses close to the road that would be smaller than the average houses in the Brookeville Historic District.

3) Addition of a framed chimney on the North Elevation (Left Side):

The applicant has added to the proposal a framed, wood sided chimney on the North Elevation of the house. Framed, sided chimneys are not historically compatible with the historic resources in the Brookeville Historic District. Therefore, Staff recommends that the applicant revise the construction of this chimney to be either brick or stone.

LOCAL ADVISORY PANEL COMMENTS

The Brookeville Local Advisory Panel (LAP) has forwarded its comments regarding the proposal to Staff. In summary, the LAP had the following concerns:

- 1) The house should be solid stone or wood, but not both.
- 2) The roof should all be of one material, preferably all metal standing seam.

- 3) The house is too large. It takes up too much of the lot space, and is too high.
- 4) The proposal is too sketchy. It is ambiguous in its design and materials.
- 5) The decks are incompatible in materials, size, and design.
- 6) The wood frame chimney is incompatible with the house, and with the historic district.
- 7) The design is too complicated.

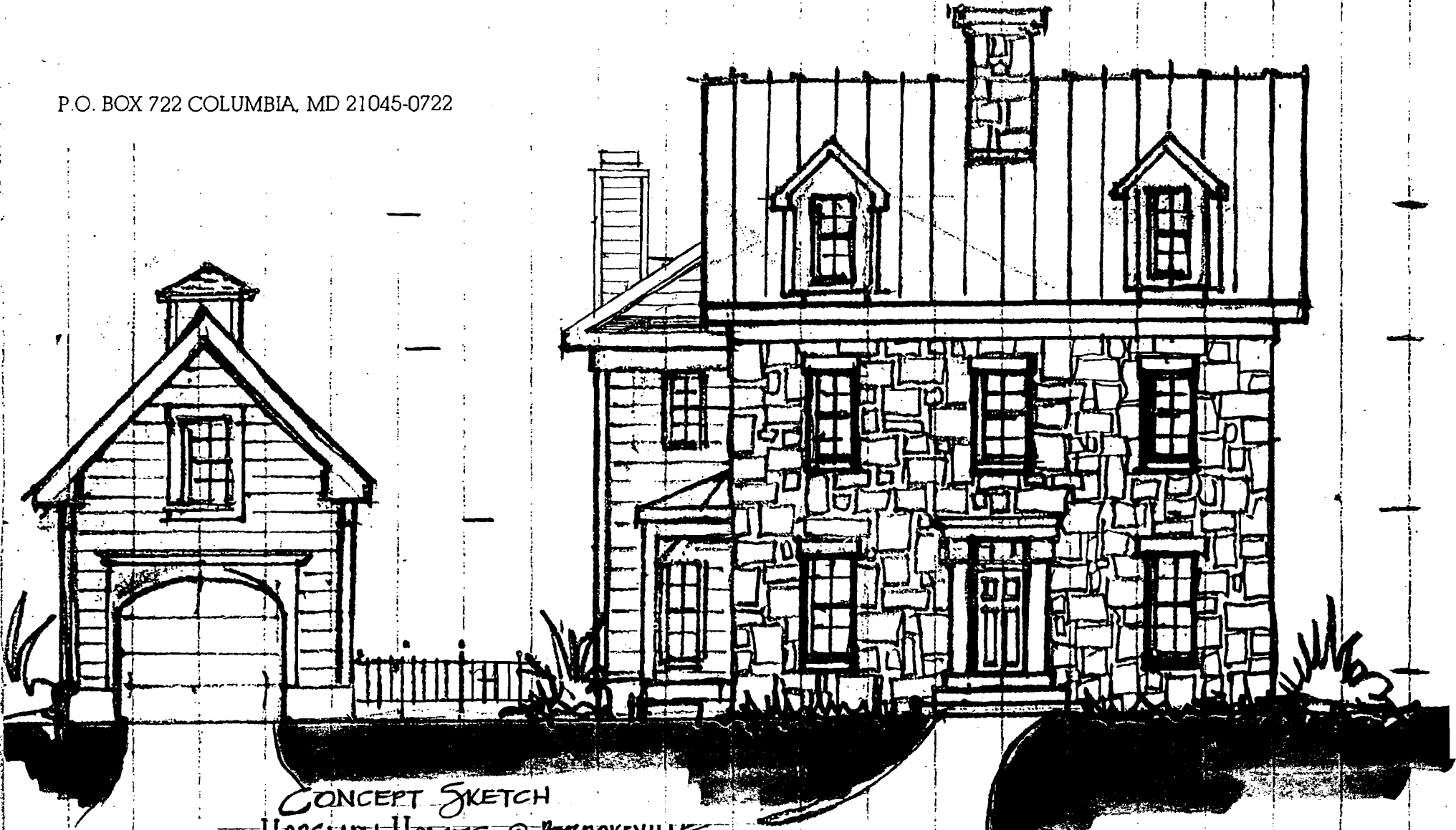
STAFF RECOMMENDATION

Staff feels that there are still too many unresolved issues in this case to recommend approval. Therefore, Staff recommends that the Commission ask the applicant to revise the proposal to reflect the concerns raised in this report, or to deny the proposal consistent with the purposes of Chapter 24A-8(a):

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

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CONCEPT SKETCH
HORSMAN HOMES @ BROOKEVILLE
FRONT ELEVATION West Elevation
29 NOV 94

5

1



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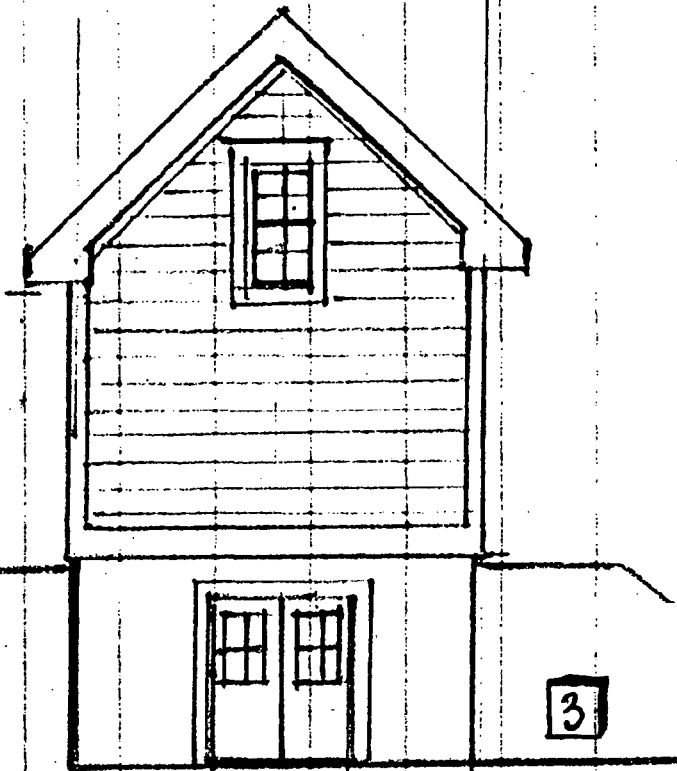
CONCEPT SKETCH
HORSMAN HOMES @ BROOKEVILLE
RIGHT SIDE ELEVATION
29 NOV. 94
South Elevation

2

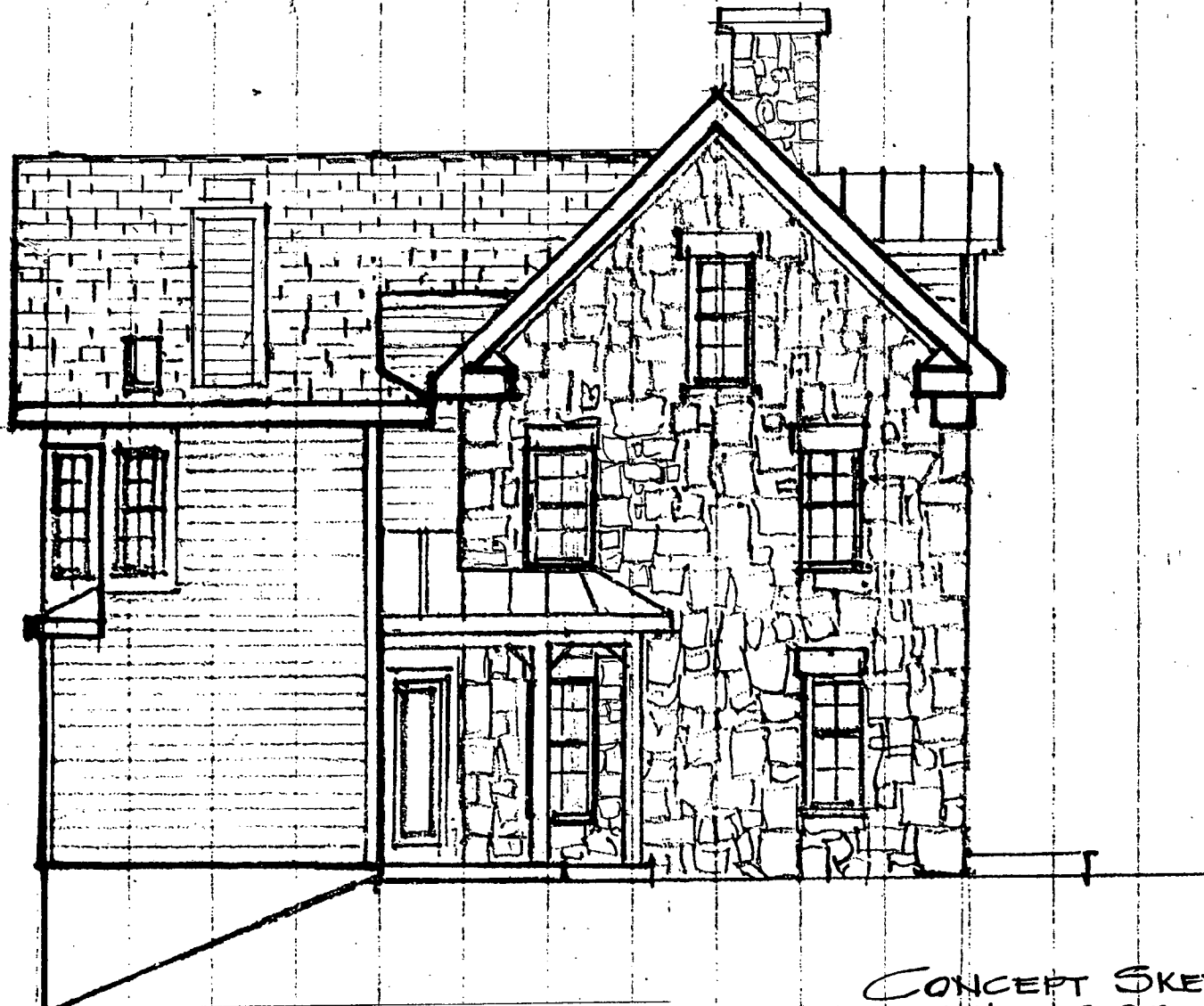
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REAR ELEVATION
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East Elevation (Rear)



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CONCEPT SKETCH
HORSMAN HOMES @ BROOKEVILLE
LEFT SIDE
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North Elevation

8

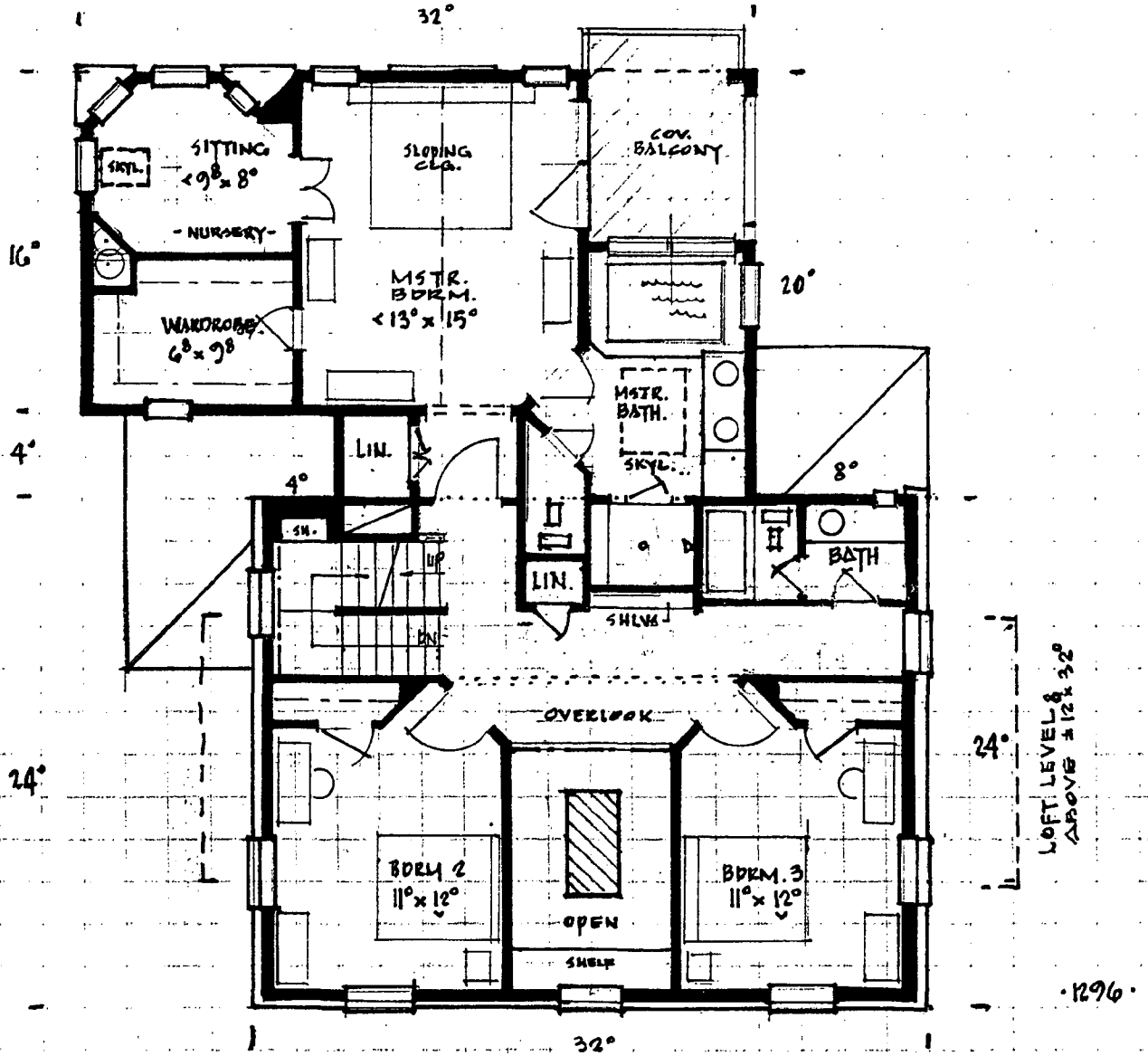
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SECOND FLOOR
9' CLGS.



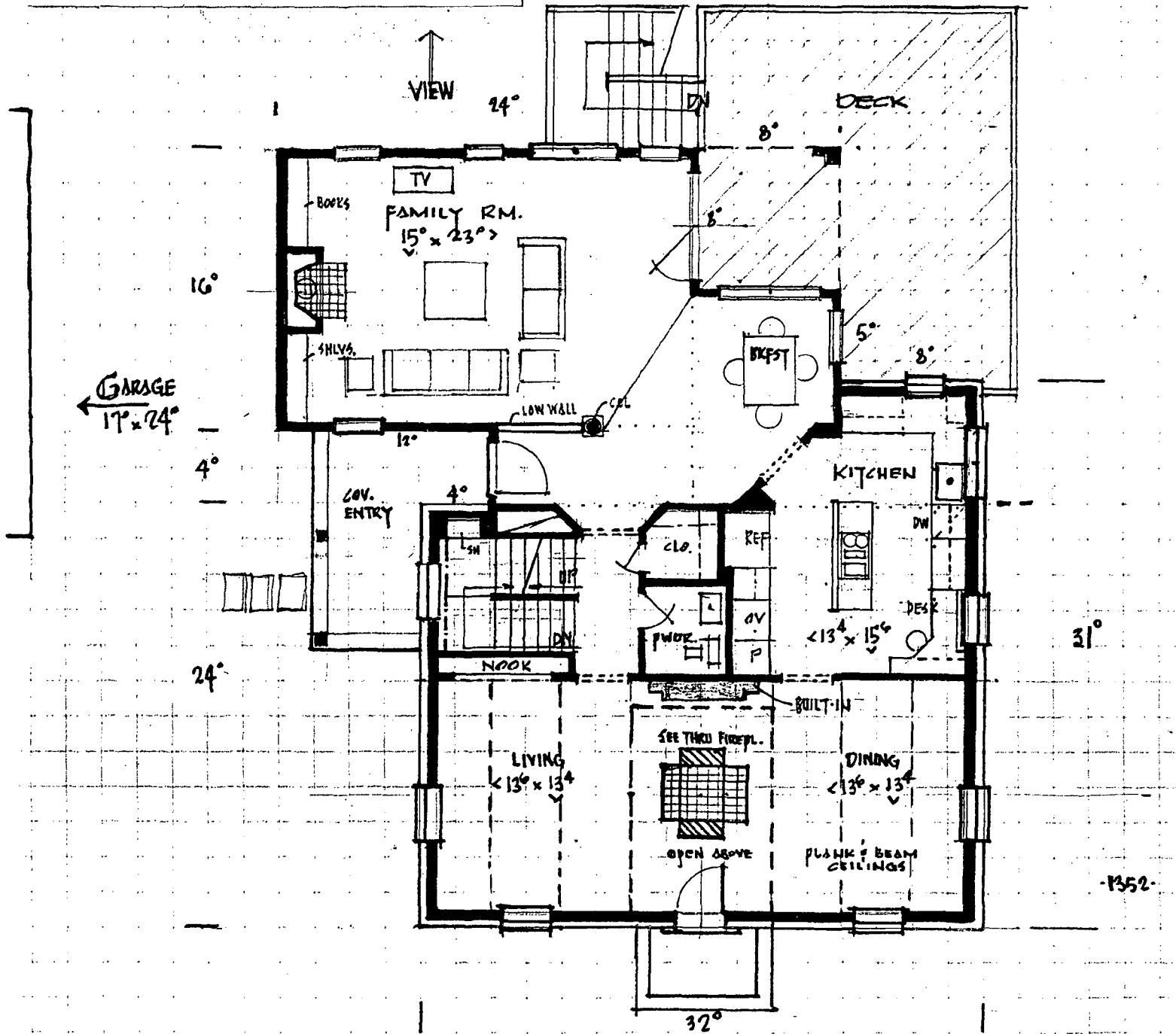
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CONCEPT SKETCH @
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FIRST FLOOR
9' CLGS.



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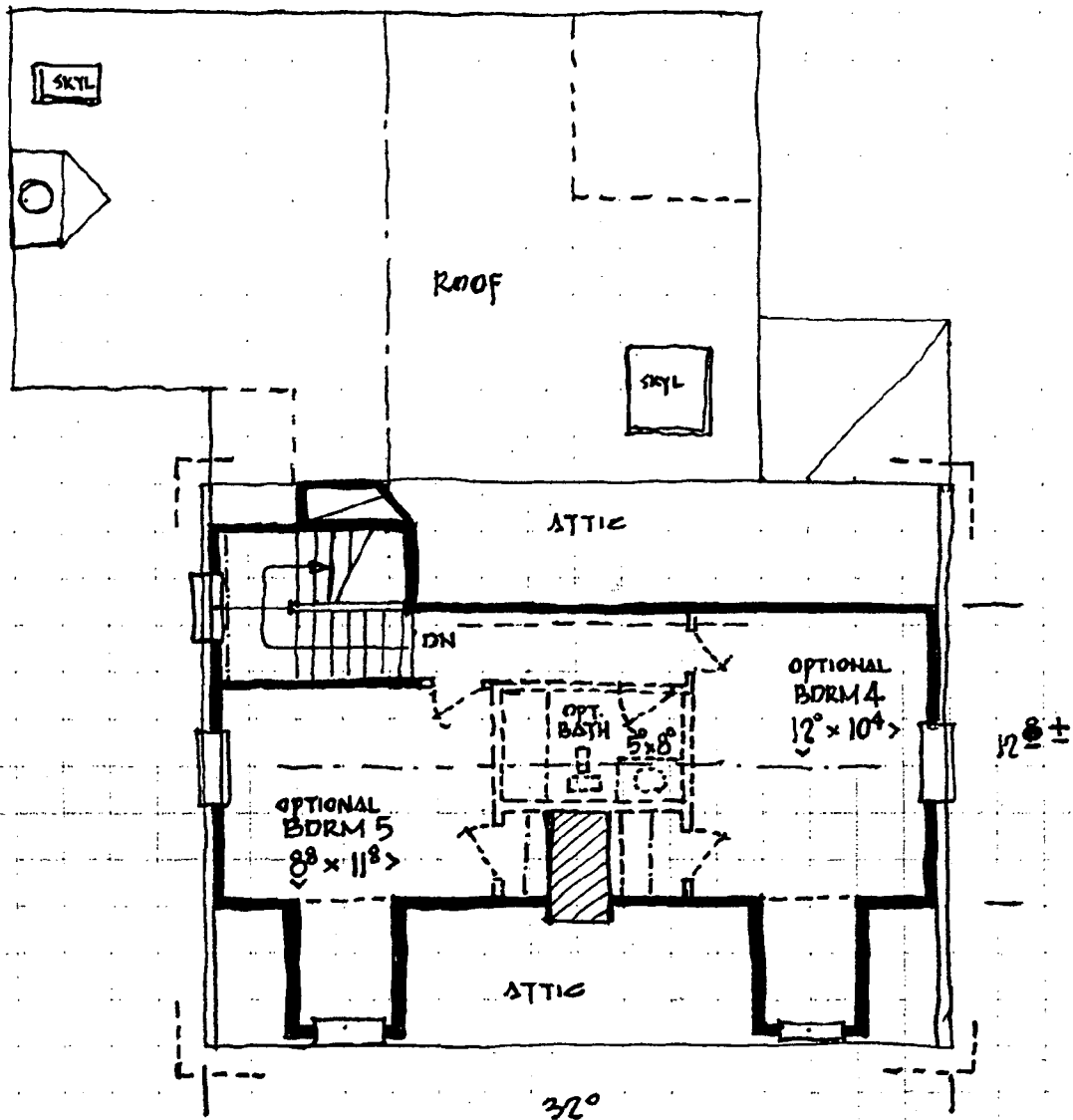
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9

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↙ LOFT LEVEL



CONCEPT SKETCH

HORSMAN HOMES

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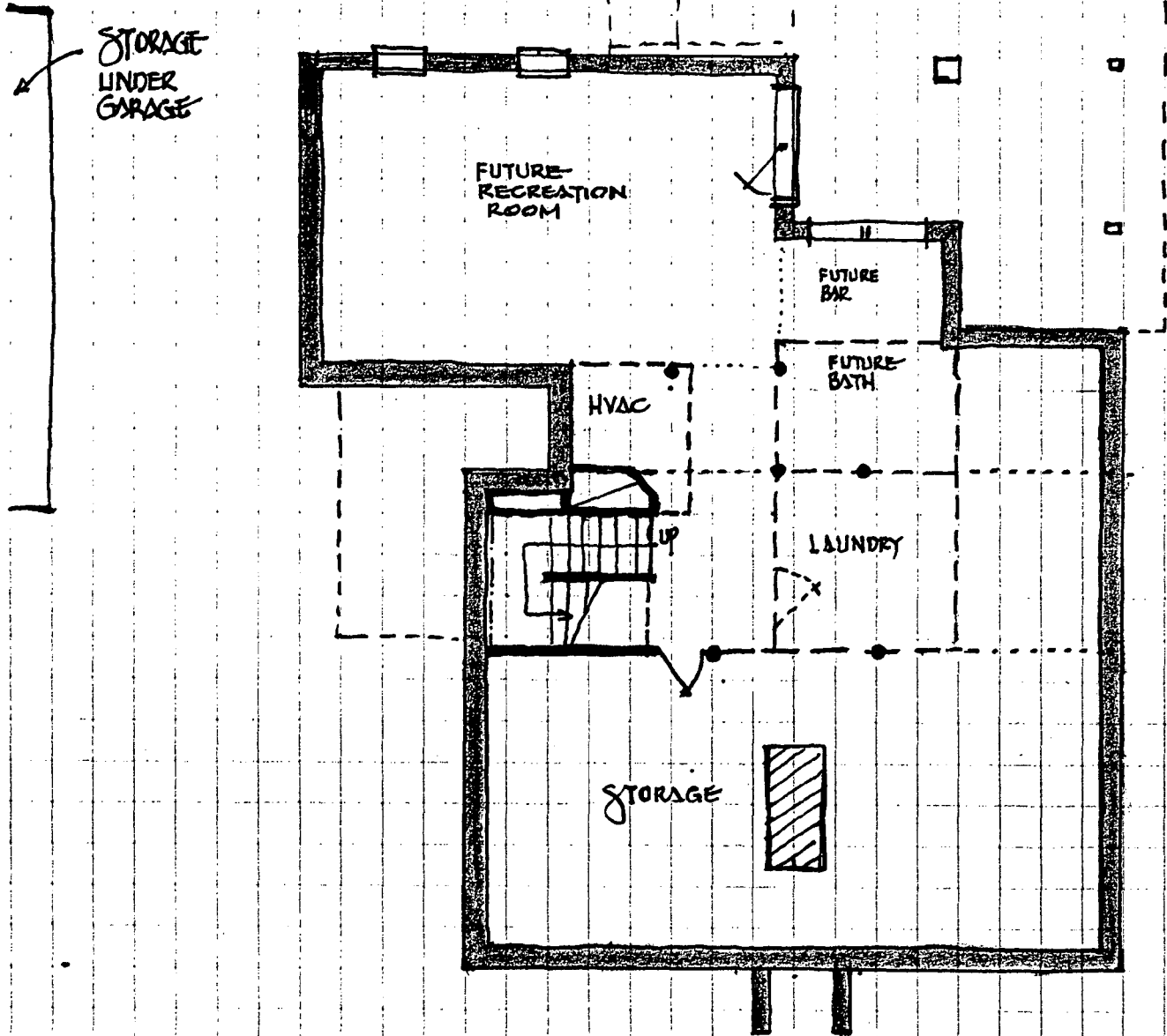


(11)

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BASEMENT



CONCEPT SKETCH
HORSMAN HOMES
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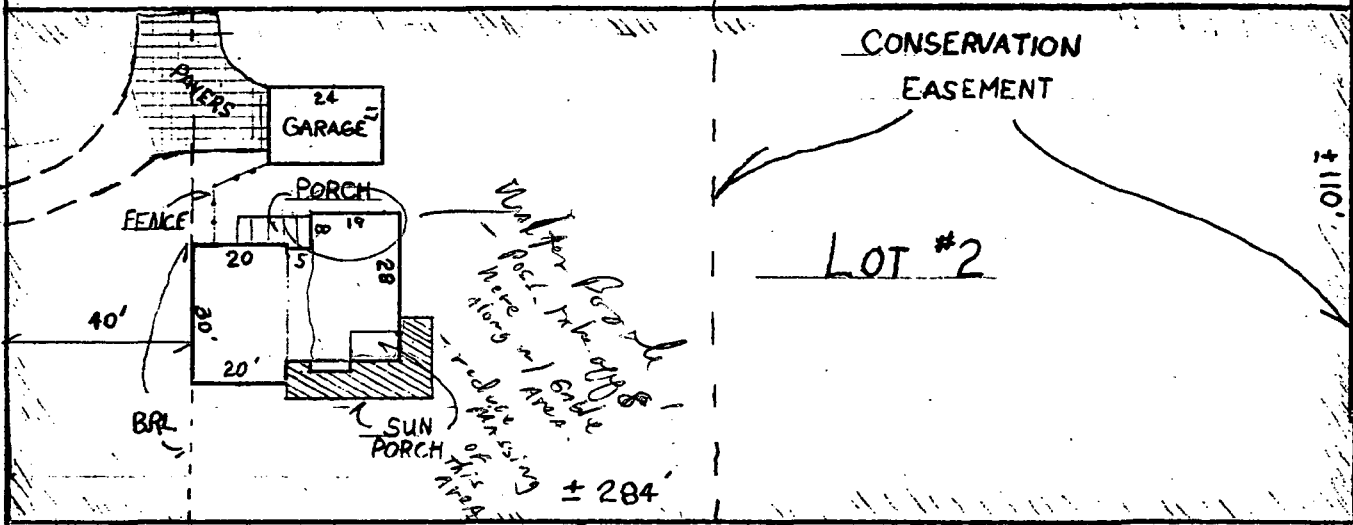
J. Renee Monahan, Et. AL.
207 Market St.
Brookeville Md.
20833

BROOKVILLE HISTORIC AREA
PRELIMINARY REVIEW FOR
HISTORIC AREA WORK PERMIT
SUBMITTED BY DOUG HORSMAN

10/26/94

Proposed Site Plan

NORTH STREET



SCALE 1"=40'

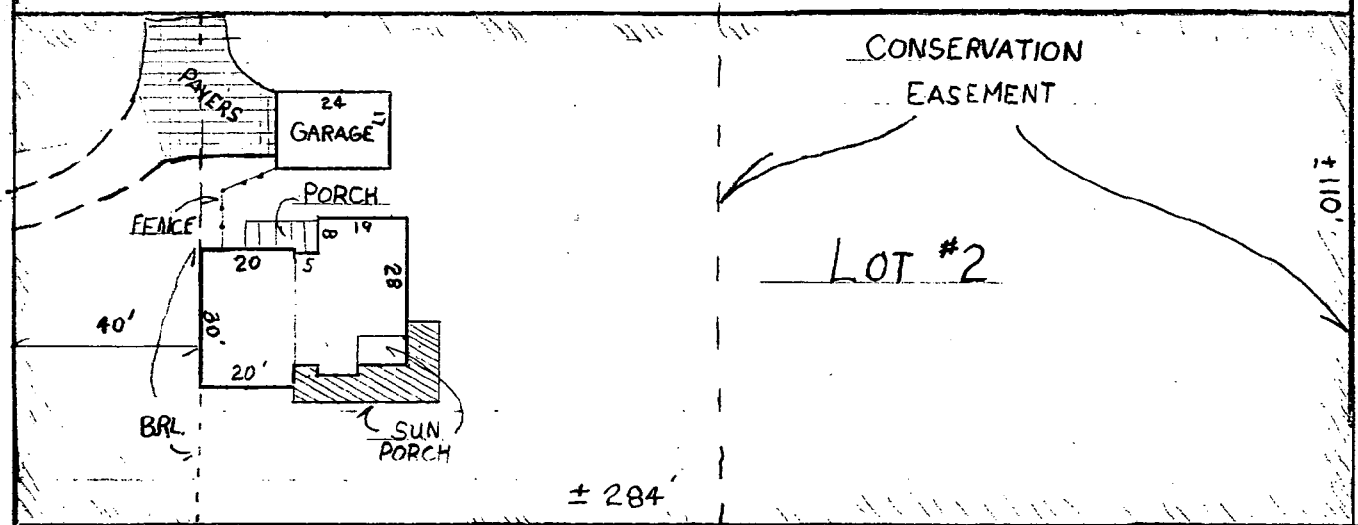
Doug Horsman "1265"
59'

4

BROOKVILLE HISTORIC AREA
PRELIMINARY REVIEW FOR
HISTORIC AREA WORK PERMIT
SUBMITTED BY DOUG HORSMAN

10/26/94

NORTH STREET



SCALE 1"=40'

