

23/65-04G 1 North Street
Brookeville Historic District

Oaks, Michele

From: HousingArt@aol.com
Sent: Tuesday, September 12, 2006 9:12 PM
To: Oaks, Michele
Cc: mzubkus@msn.com; cscanlon@davisconst.com
Subject: #2 North Street Proposed Changes

Michelle,

Kindly check your fax for the proposed changes.

Now that the house is well under construction we can better appreciate how it is relating to it's site and neighbors. To reinforce this idea we are proposing the following changes for HPC approval:

Front Elevation

The house was kept as low as possible so as not to overpower the Lowder House. At the same time, we wish to have a relatively flat front yard so the house doesn't feel like it's in a hole. The grade may then taper off to respect the adjacent trees. The grade line can almost run to the underside of the porch band board. Lattice may be eliminated as well as the railings; the porch floor will be less than two feet from the grade. Eliminating the rails would allow a more fluid connection to landscaping and the yard. The occupants won't have to feel penned in by a very predominant porch.

As a way of softening the boxiness of the house and relate to other houses in Brookeville we'd like go with 10" dia. round (tapered) Doric columns. The rounded wall corners above the porch and proposed columns would help balance the hard edged boxiness of the house. We'd also like to go with 1 x 6 rake and eave fascia instead of 1 x 8 thus reducing the house's presence and impact on the Lowder House. This change as well as the elimination of the rails would have a subtle but very real impact.

Left Elevation

For privacy considerations we'd like to eliminate the double hung on the Left Elevation. It was simply too much window area in a space that needs to feel private. We'd like to go with a smaller square window. It makes sense to match it on the front since this is a small space consisting of shower and water closet.

A high triple unit is proposed centered over the soaker tub. A matching single unit is proposed for the closet. The overhang should be cut back so these windows can be raised to allow sufficient head height for viewing. The sloping roof creates a cozy space but pinches a standard header height considerably.

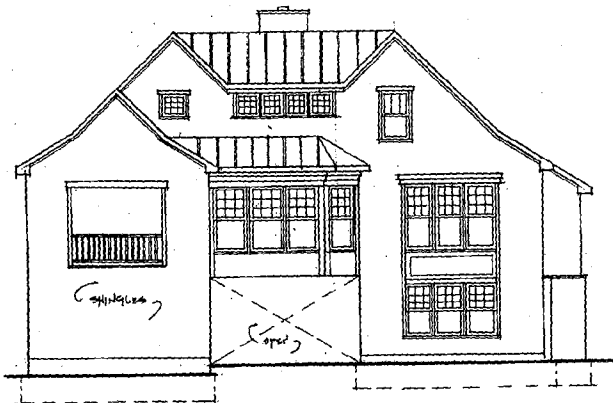
Right Side

The grade and steps off the side landing area will work much more cleanly if they aren't thrust out toward the drive. We can keep the ground gently sloping toward the drive and just let these steps follow the grade.

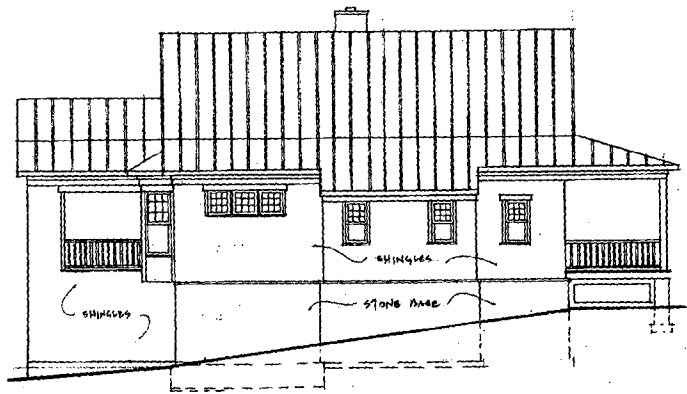
This should cover the issues. We are preparing color samples. Let me know if you'll be in the area and would like to help make a selection.

Best,
RK

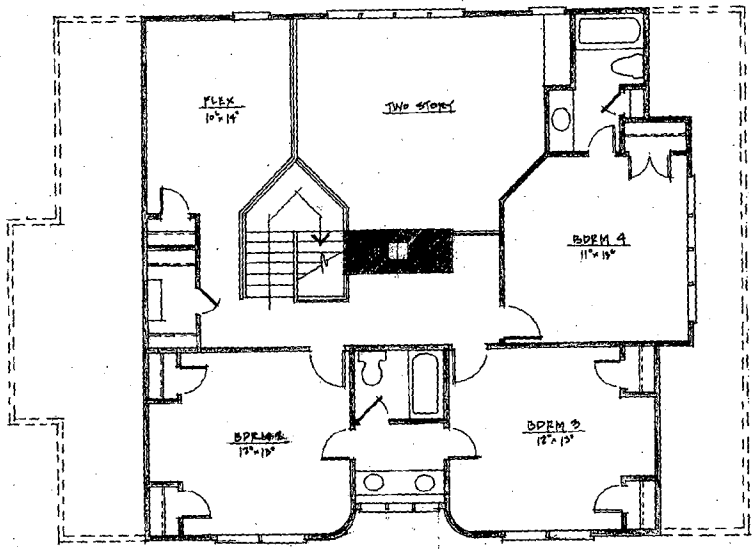
9/13/2006



REAR ELEVATION



LEFT SIDE ELEVATION



SECOND FLOOR

APPROVED PLANS

REVISION

DISCOVERY HOMES
1415 PAPERBUSH DR
POOLEVILLE, VA 22124
951-944-4500

LOT 2 - NORTH STREET

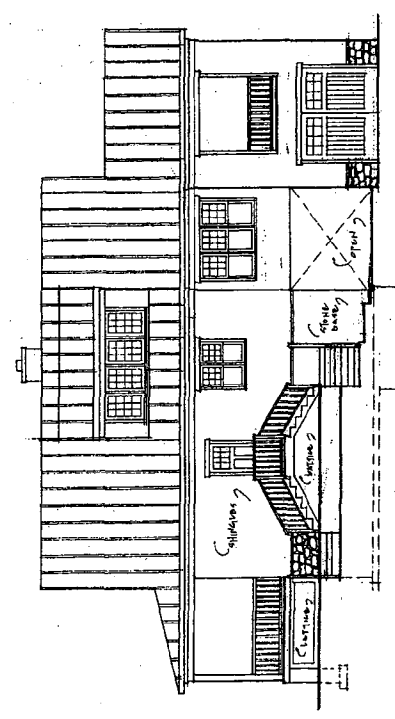
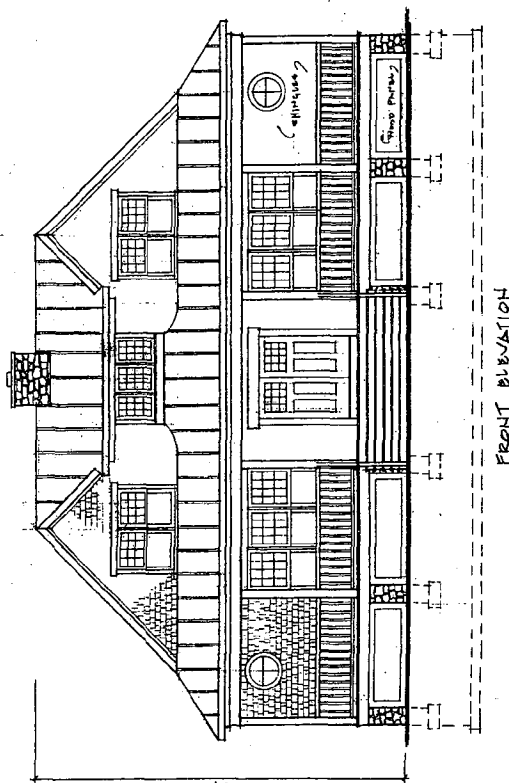
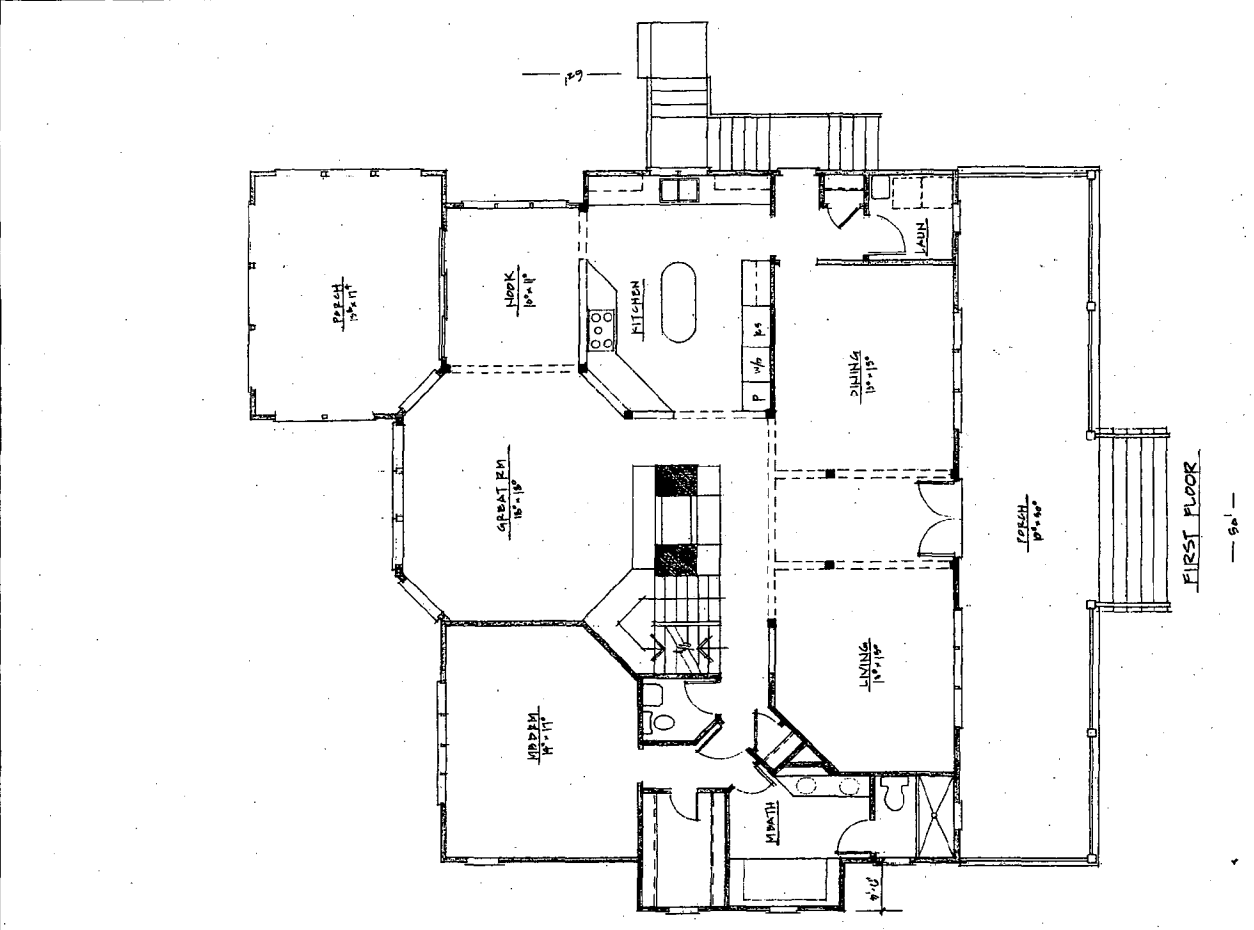
PRELIMINARY PLAN
SECOND FLOOR

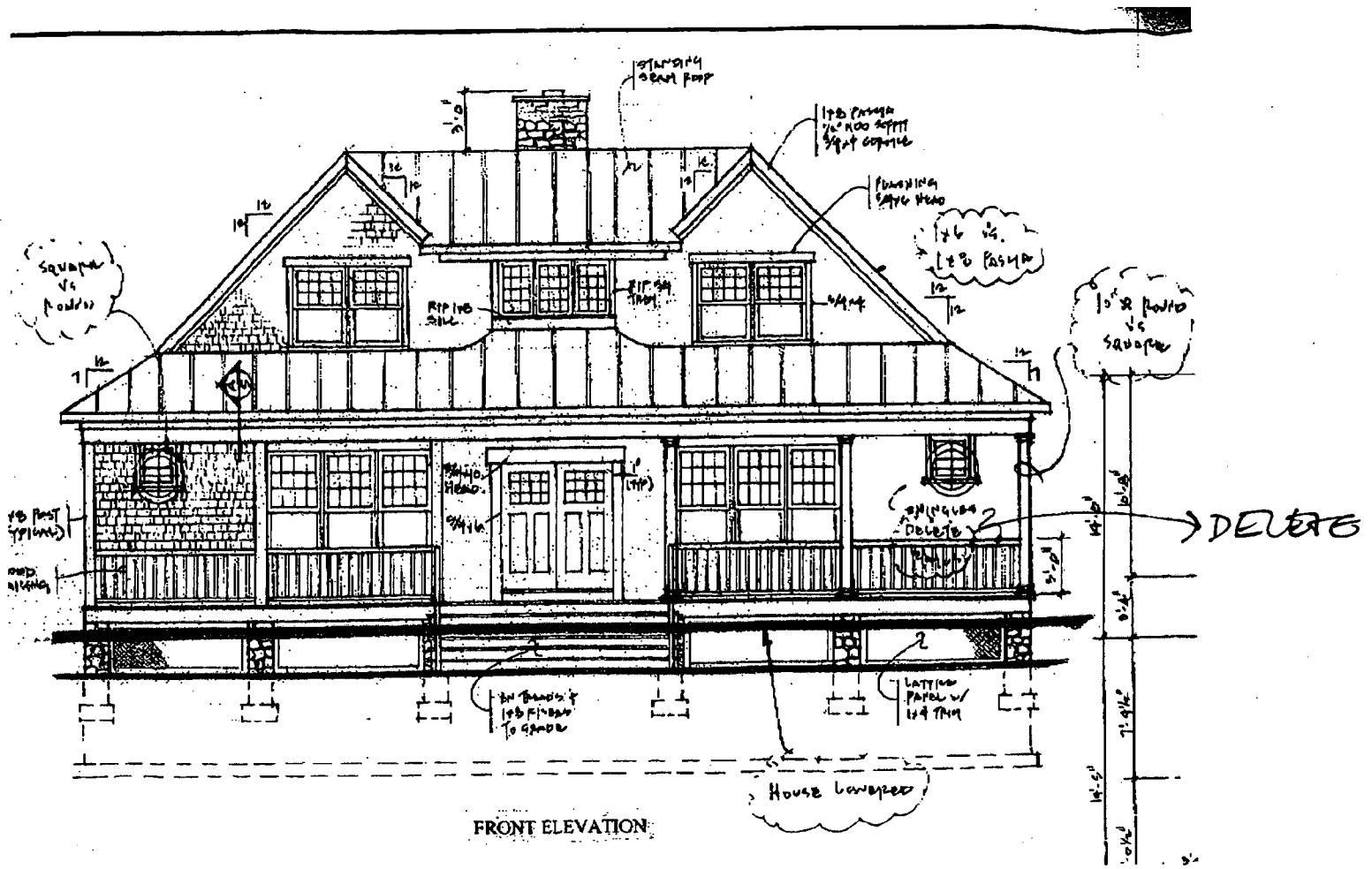
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Sheet	2
Of	2 sheets

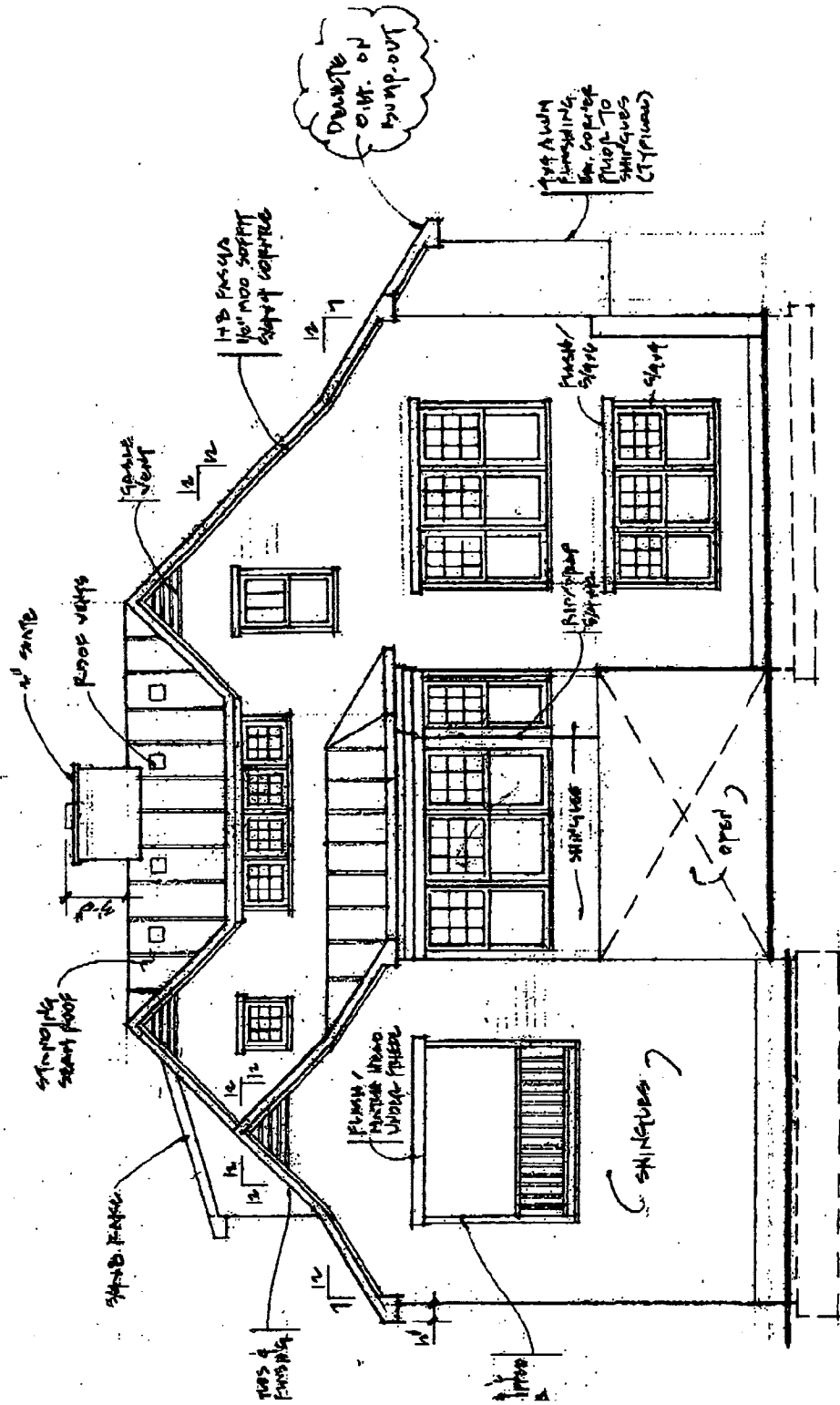
18

APPROVED PLANS

(17)







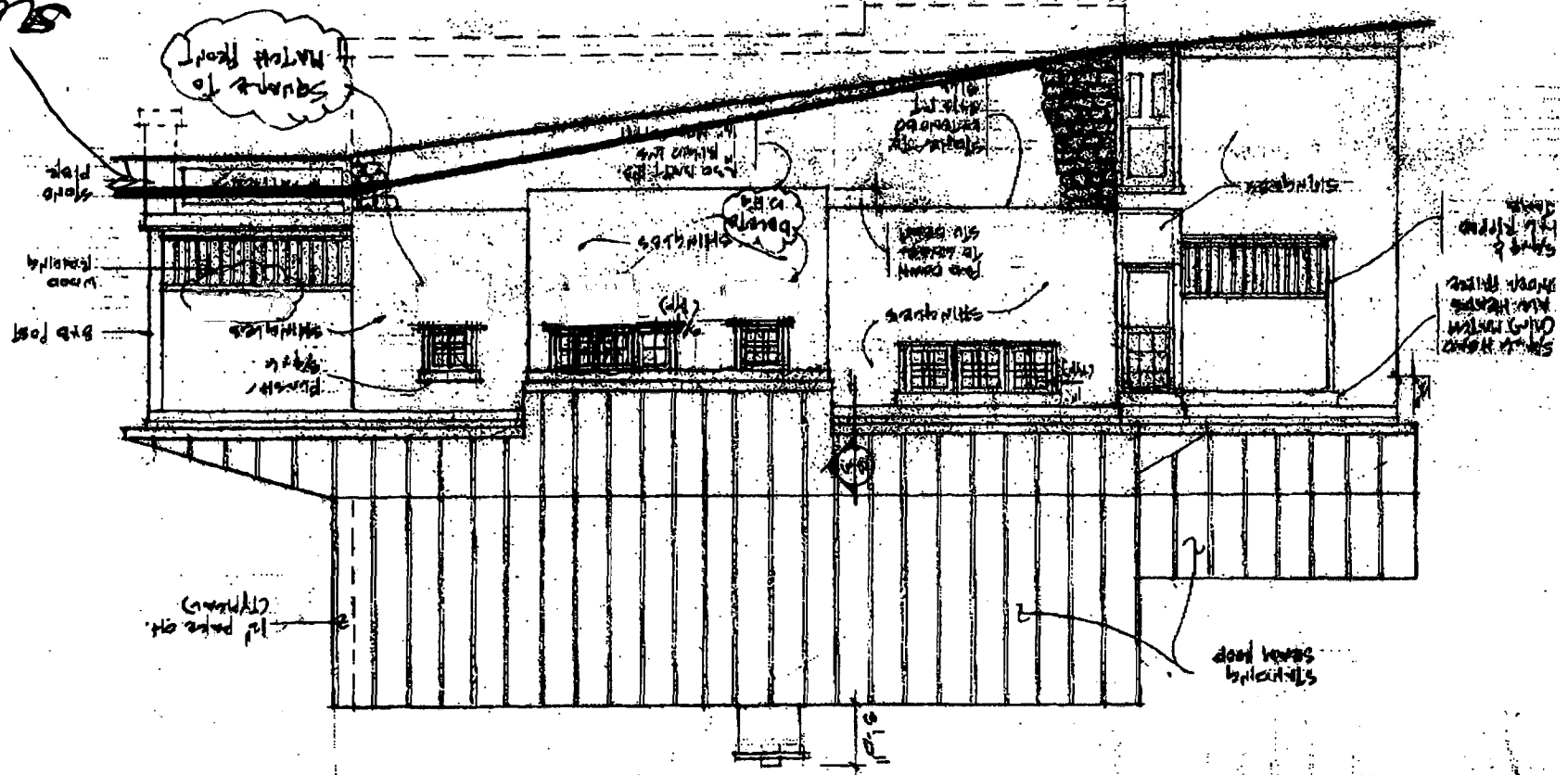
REAR ELEVATION

(Nov 7/98)

*Slope
& Lattice*

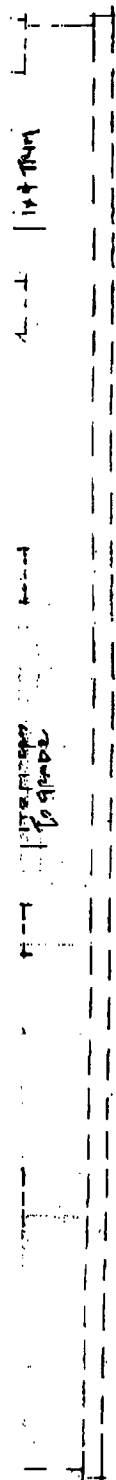
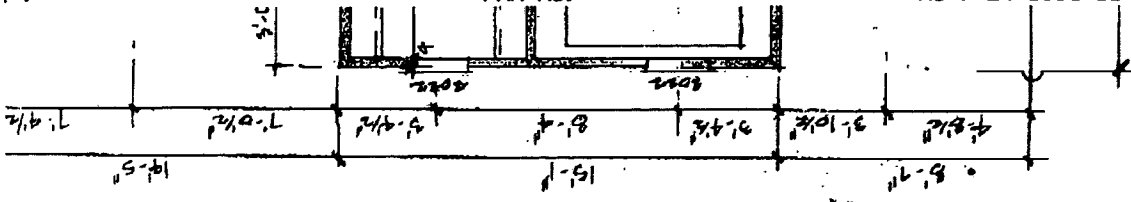
LEFT SIDE ELEVATION

REV 9.15.01

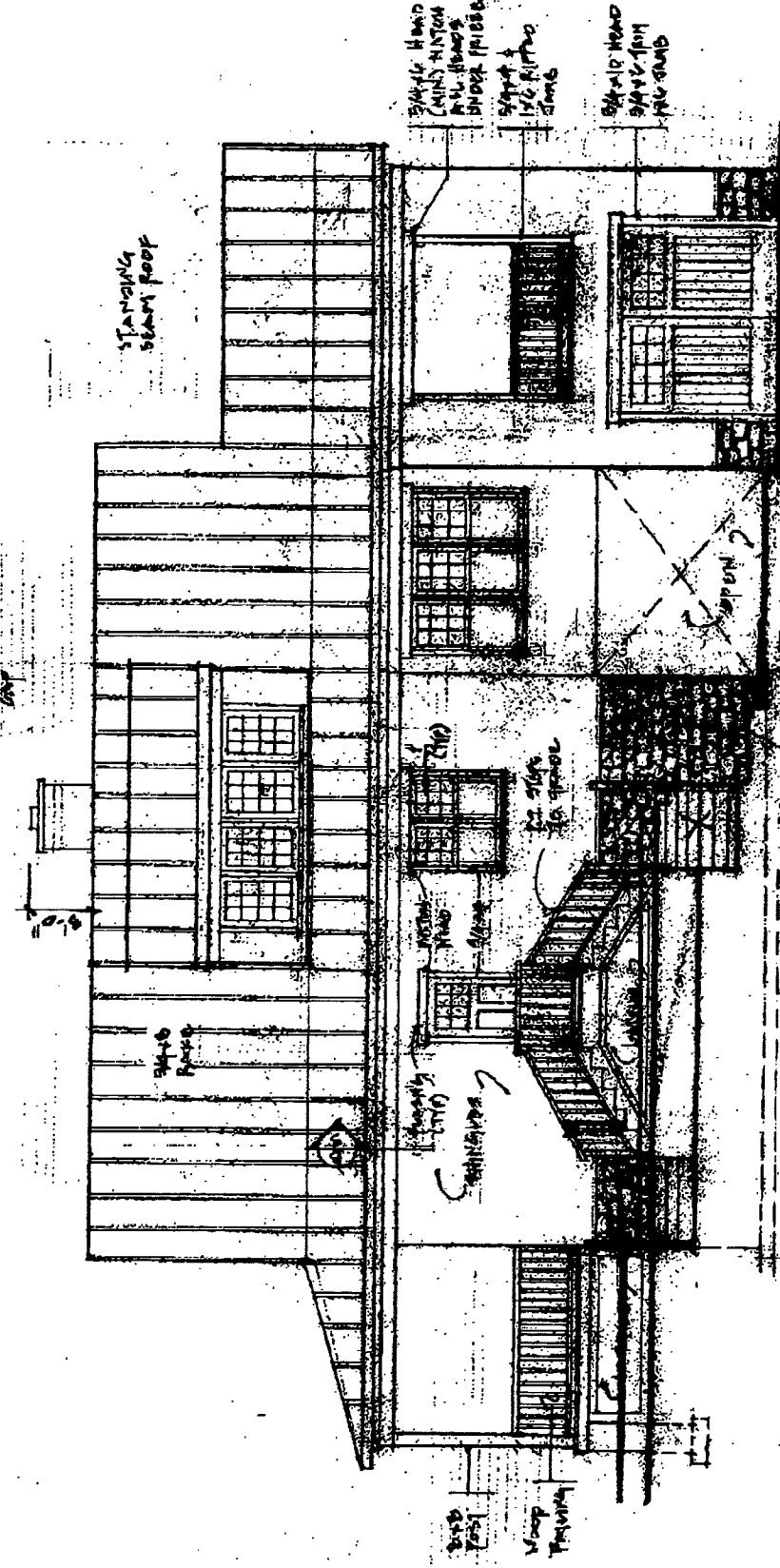


GROUND
LEVEL

WOOD TRIM



FRONT ELEVATION



RIGHT SIDE ELEVATION

Two Stairs to porch

Nov. 9-1998

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	1 North Street, Brookeville	Meeting Date:	12/01/04
Applicant:	Richard Kirby	Report Date:	11/24/04
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	11/17/01
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michele Naru

Proposal: Construct two, new houses on the future lots 1 and 2 in the Brookeville Historic District

Recommendation: Revise as per staff recommendations and proceed to a second preliminary consultation

BACKGROUND

The applicant received approval from the Commission on May 26, 2004 to remove 44, dead, dying, hazardous, and storm damaged trees from this very heavily wooded property in anticipation of the proposed new development.

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.

DESCRIPTION

This c.1880 house is a two-story, gabled farmhouse with center hall plan, typical of the vernacular residential building forms of the period. Ell-shaped in plan, the frame house is clad with German siding and sheathed in standing seam metal. The windows on the main massing are 6/6 double hung sash windows and are flanked with operable two, paneled louvered shutters. The roof is detailed with a center chimney.

A one-story frame addition set upon a concrete block foundation, with a porch extension protrudes from the west, side elevation of the house. The rear ell has a small, one-story shed roof addition along its west elevation. The addition is detailed with 8-light paired, casement windows.

The property is 4-acres in size and is accessed by a gravel driveway extension of North Street. The property is located behind the historic, one-room, frame schoolhouse located at the terminus of North Street. The 4-acre parcel is very heavily wooded.

APPLICABLE GUIDELINES

When reviewing new construction within the Brookeville Historic District two, main documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 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.
- 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.

PROPOSAL:

The applicant is proposing to (see circles 5-21):

1. Construct a frame, two-story dwelling (32' high at front elevation) house on Lot 1. The design of the proposed building takes the form of a three-bay, two-story dwelling (approx. 32'x 49'). The proposed materials are irregular course, uncut stone; wood, board and batten siding; wood windows and doors; cedar shake roof and a front porch sheathed with a metal standing seam roof.

Lot size: 33,423 sq. ft.

2. Construct a frame, two-car garage with studio (22.5' x 29') on Lot 1. This building is designed to look like a carriage house and each "stall" will be set at different grades to take advantage of the existing topography. The proposed materials are wood, board and batten siding, wood windows and doors, cedar shake roof set upon a stone veneer foundation.

3. Construct a frame, 2-1/2-story, house with attached garage on Lot 2. The design of the proposed building takes its detailing and forms from the Shingle/Victorian styles. The proposed materials are wood cedar shingles, wood, windows and doors and a cedar shake roof and a stone foundation.

Lot size: 10,890 sq. ft.

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.

The footprints of the proposed single-family houses to be located on Lots 1 and 2 are much larger than previously 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. Staff does feel that these houses, due to their significant distance from Georgia Avenue, can be larger than the other houses that have been previously approved, however, staff feels that the proposed footprint for Lot 2 is too excessive. We would encourage a footprint of approx. 2,000 sq. ft. and a height of no greater than 34' high. The pyramidal projection at the front elevation tied into the complex roofline adds to the bulk of this house. Staff suggests that the applicant strive to simplify the roof forms and reduce the overall height of the building.

Staff also suggests that the architect consider a house design for Lot 2, that is more of a rambling, ranch style dwelling taking advantage of the existing topography. Staff could support a larger footprint, if the design of the house was brought down to a 1-1/2 story height.

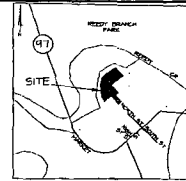
Specific comments on each building are as follows:

Lot 1

1. Change the material specification from board and batten to stucco for the exterior wall cladding. The use of board and batten concerns staff because historically this is a material found on outbuildings or mid-nineteenth century Gothic Revival dwellings.

Lot 2

1. The utilization of a wrap-around porch on the subject house. Wrap-around porches provide a large amount of perceived bulk to a house. Eliminating the "wrap" on the front porch, and utilizing a simple full-width front porch, will help to reduce the bulk and simplify the design of the house.
2. Detach the proposed garage from the house, to maintain the existing established building pattern. Brookeville does not have any attached garages within its historic district.
3. Reduce the height and size of the footprint of the proposed house.
4. Simplify the roofline.



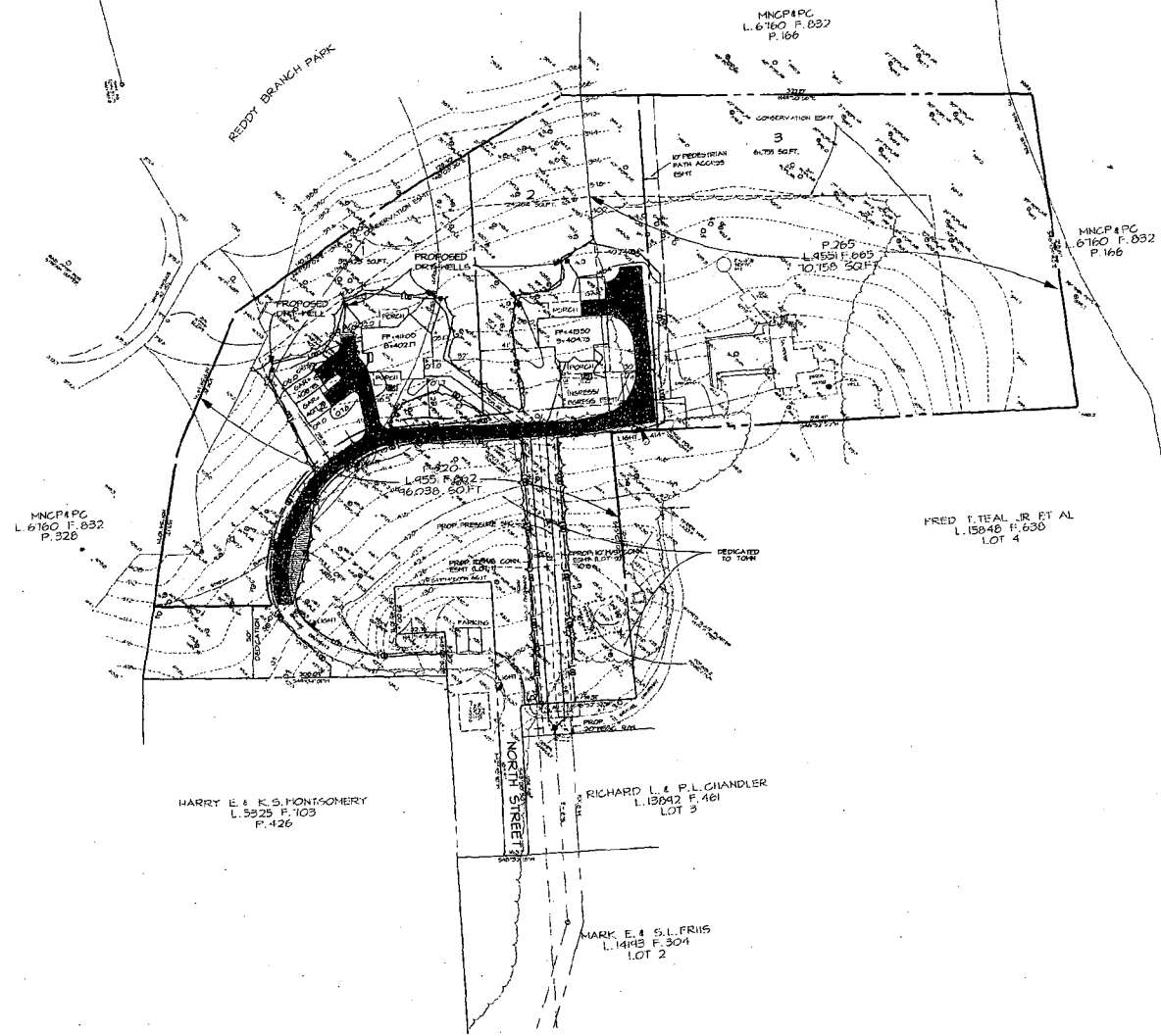
VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS SHOWN AS PARCEL #205 AND P.320 ON TAX MAPS IN 82. THE TOTAL SITE AREA IS 2.63 AC.
2. EXISTING ZONING IS INUR AT TOWN OF BROOKLYNVALE.
3. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY A.E.S. ASSOCIATES, DATED FEBRUARY 20, 2004.
4. PHOTOGRAPHIC INFORMATION IS FROM FIELD SURVEY PREPARED BY A.E.S. ASSOCIATES, DATED FEBRUARY 20, 2004. THE CONTOUR INTERVAL IS 2.00 FEET. ORIGINAL PHOTOGRAPHY FROM PREVIOUS SURVEY INTERVAL IS 2-FEET.
5. THERE ARE NO RECORDS OF THE UNITED STATES OR DISTRICT OF MARYLAND ON THIS SITE.
6. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
7. EXISTING TREES WITH A DBH OF 6" AND GREATER HAVE BEEN FIELD SURVEYED IN THE PROPOSED DEVELOPMENT AREA OF LOT 1 & 2.
8. THE IMPROVEMENT WAS SUBMITTED OCTOBER 1, 2004.
9. ACCORDING TO THE LOCALATION ATLAS & INDEX OF HISTORICAL SITES IN MONTGOMERY COUNTY, THIS PROPERTY IS LOCATED IN THE TOWN OF BROOKLYNVALE.
10. THE SITE IS WITHIN THE TOWNSHIP RIVER WATERSHED WHICH IS A LOW CLASH WATERSHED.
11. CURRENT OFFICE REQUIRED 1:KIRBY.
12. THERE IS ONE EXISTING SINGLE FAMILY HOUSE TO REMAIN AND 2 PROPOSED SINGLE FAMILY HOUSES.
13. DEVELOPMENT STANDARDS:
 NUMBER NUMBER OF LOTS 3
 MINIMUM LOT AREA 10,000 SQ FT
 MINIMUM SETBACKS
 FRONT YARD 10'
 SIDE YARD 5'
 REAR YARD 10'
14. THE EXISTING PRIVATE WELL AND SEPTIC TO SERVE THE EXISTING HOUSE SHALL REMAIN. THE 2 PROPOSED SINGLE FAMILY HOUSES SHALL BE SERVED BY PUBLIC WATER & SEWER 10'0" CONNECTION FROM EXISTING MAINS.
15. EXISTING WATER AND SEWER CATEGORIES IS H-1 AND S-1.
16. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
17. PROPOSED DEVELOPMENT AND HOUSE ARE IN THE PUBLIC UTILITY CORRIDOR THAT WILL PROVIDE SERVICE TO THIS SITE.

PRINER / SURVIVOR CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY IS FROM A DEED PLOT SURVEY PREPARED BY A.E.S. ASSOCIATES DATED OCTOBER 1, 2004. THE TOPOGRAPHY IS ORIGINAL TOPOGRAPHY OBTAINED FROM PHOTOGRAPHY IN 2004 AND FROM FIELD SURVEY PREPARED BY A.E.S. ASSOCIATES IN FEBRUARY 2004. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH TOWNSHIP ORDINANCE OF THE TOWN OF BROOKLYNVALE, MARYLAND.

 SURVEYOR
 HARRY WOODS, INC. 18110 RD 111



OWNER/DEVELOPER
 RICHARD T. KIRBY
 14515 PARTNERSHIP ROAD
 FOOLESVILLE, MD 20831
 301-448-2414

5



NO.	REVISION	BY	DATE	CAUSED	BY

DATE	MARCH 2004
DRAWN BY	TMT
TECHNICAL CHECK	CVG
PLAN LOCATION	UNAPPROVED PRELIMINARY
FORM TABLE	15 LEVEL SURVEY LOG

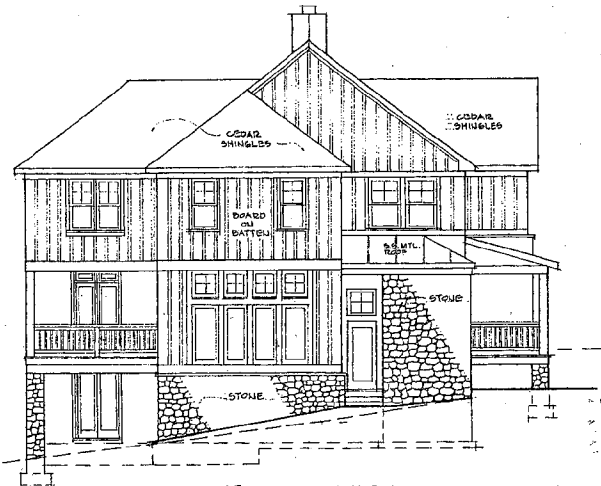
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 JOB NO.
 150122



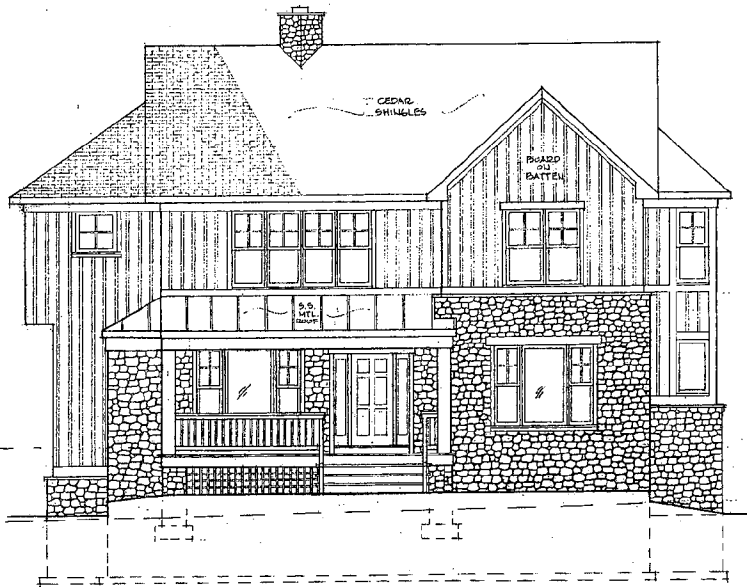
PRELIMINARY PLAN

PRELIMINARY PLAN
 NORTH STREET
 8TH FLOODPLAIN DISTRICT
 MONTGOMERY COUNTY, MARYLAND

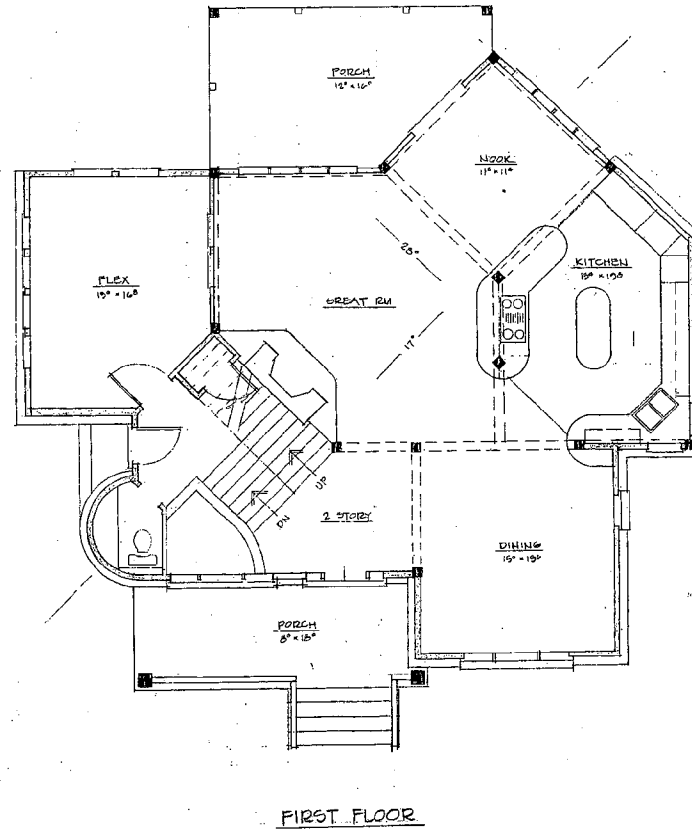
SHEET
 1 OF 1



LEFT SIDE ELEVATION



FRONT ELEVATION



FIRST FLOOR

REVISIONS BY

DISCOVERY HOMES
14315 PARTNERSHIP RD
POOLESVILLE, MD 20857
301-748-2019

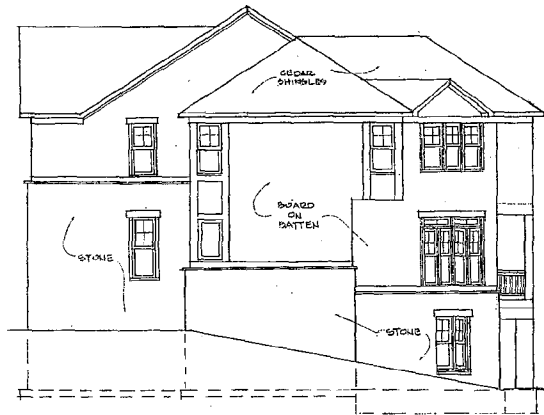
LOT 1 - NORTH STREET

SCALE 1/4" = 1'-0"
- OCT 9, 2004

PRELIMINARY PLAN
FIRST FLOOR

Date	
Scale	
Owner	
Job	
Sheet	
Of	Sheets

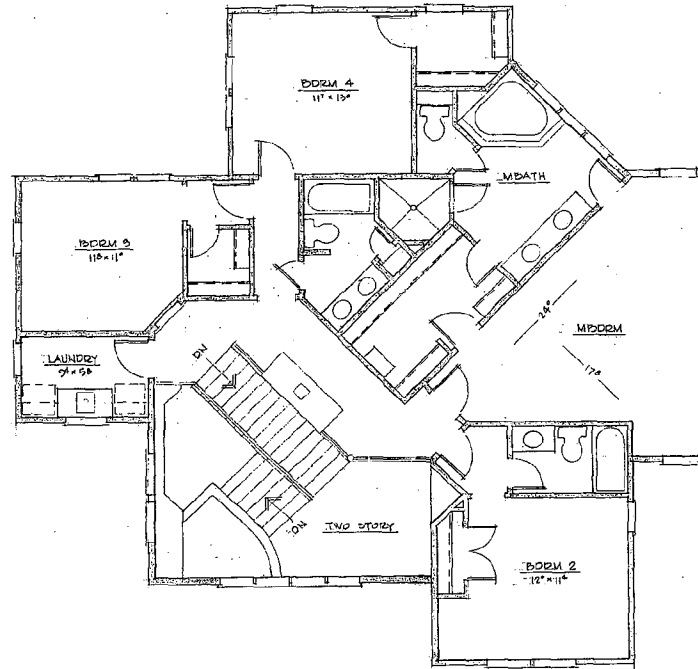
6



RIGHT SIDE ELEVATION



REAR ELEVATION



SECOND FLOOR

REVISIONS	BY

DISCOVERY HOMES
 14415 PARKWAY DR
 POOLEVILLE, VA 22021
 801-945-2997

LOT 1 - NORTH STREET

SCALE: 1/4" = 1'-0"
 OCT 9, 2004

PRELIMINARY PLAN
 SECOND FLOOR

Date
Scale
Drawn
Job
Sheet

Of Sheets

7

Sheet	05
Drawn	
Checked	
Scale	
Date	

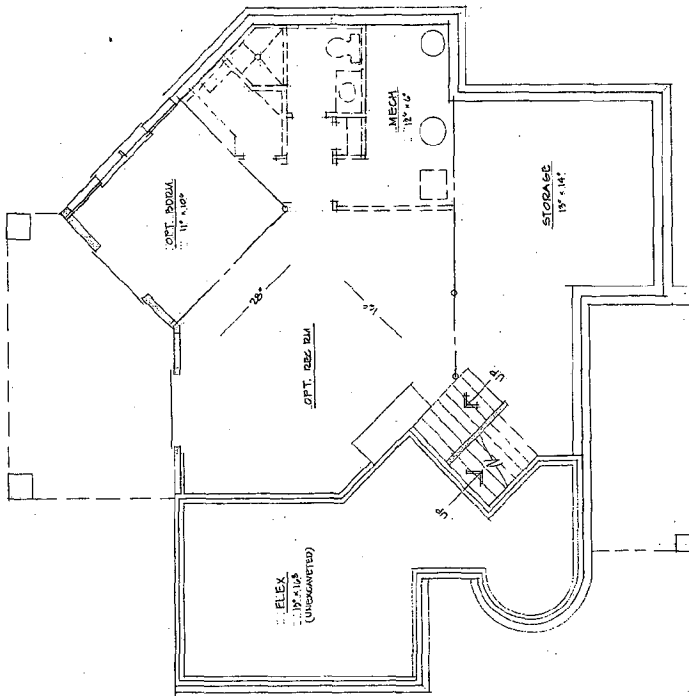
PRELIMINARY PLAN
 BASEMENT

SCALE: 1/8" = 1'-0"
 OCT 5, 2024

LOT 4 - NORTH STREET

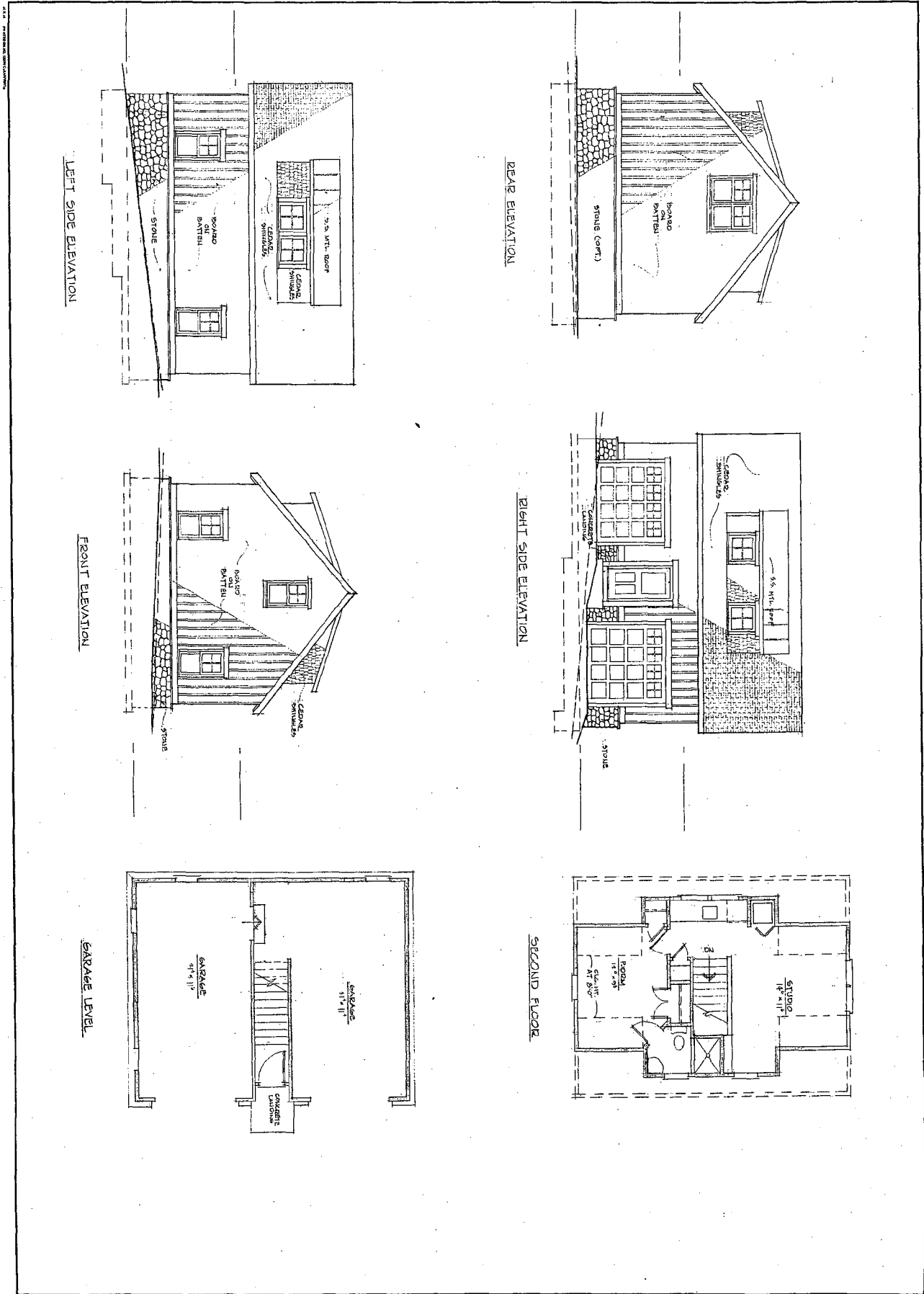
DISCOVERY HOMES
 1418 EASTMANSHIP RD
 FOLEYSVILLE, PA 19327
 201-948-2010

REVISIONS	BY



BASEMENT

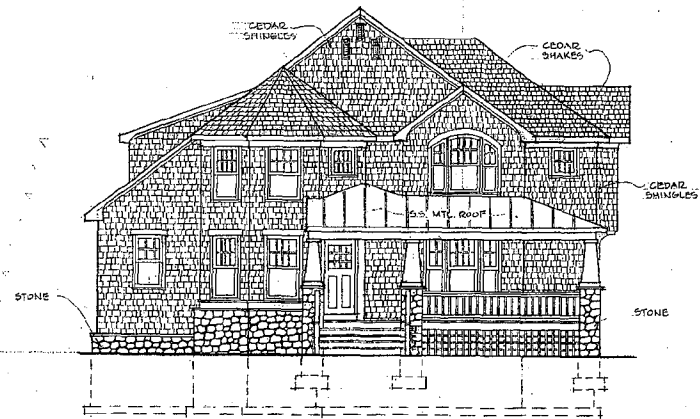
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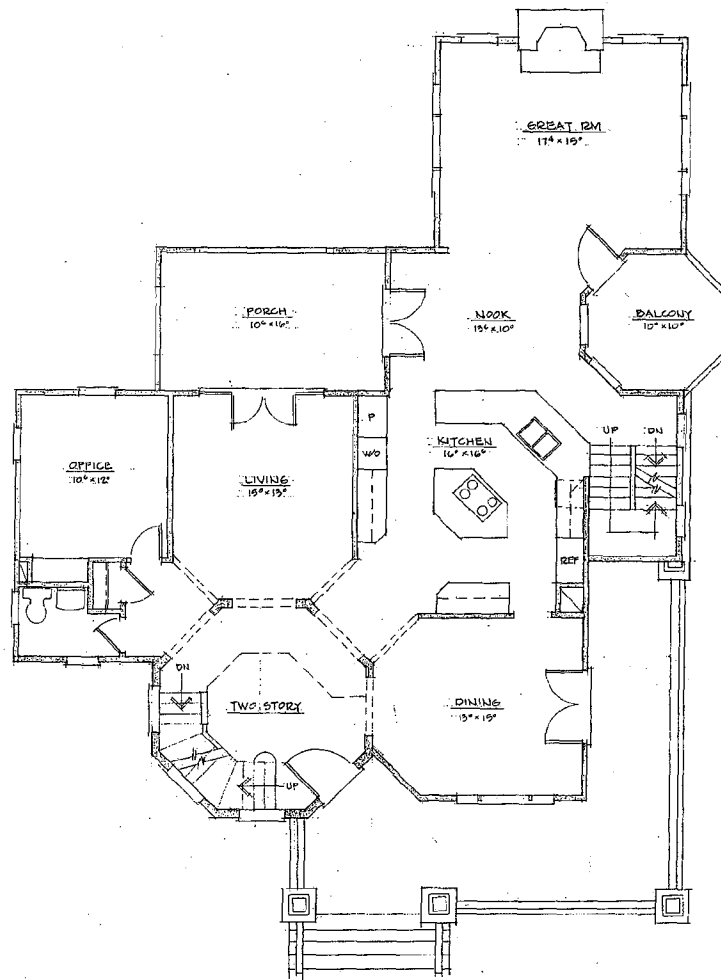
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1		PRELIMINARY PLAN "CARRIAGE" HOUSE	...S.T.S., 2004		
2					
3					
4					
5					
6					
7					
8					
9					
10					



LEFT SIDE ELEVATION



FRONT ELEVATION



FIRST FLOOR

REVISIONS	BY

DISCOVERY HOMES
 14516 PRAIRIEBUSH RD
 CARBONDALE, MO. 63811
 TEL: 736-2719

LOT 2 - NORTH STREET

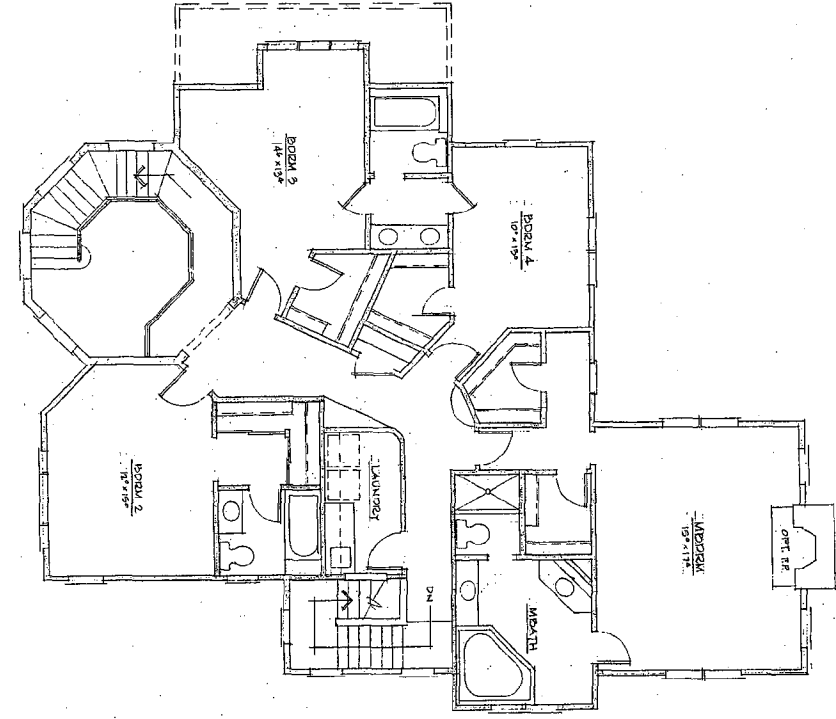
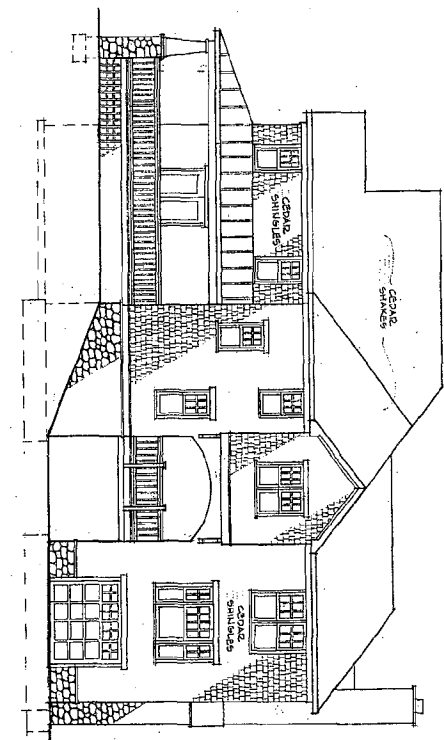
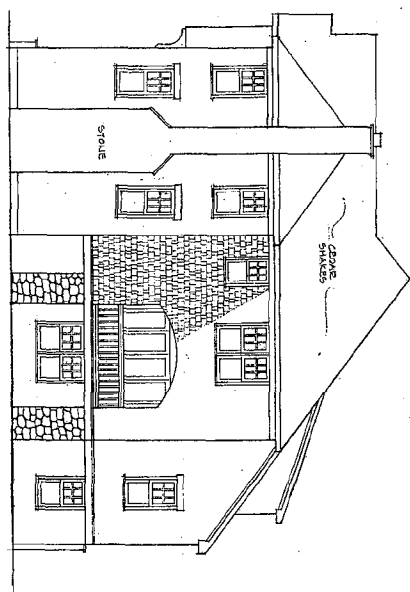
SCALE: 1/4" = 1'-0"
 OCT. 9, 2004

PRELIMINARY PLAN
 FIRST FLOOR

Date
Scale
Drawn
Job
Sheet
01 Sheets

11

DISCOVERY HOMES BY ARCHITECTURE



SECOND FLOOR

DISCOVERY HOMES 14515 PARTNERSHIP RD. POOLESVILLE, MD. 20837 301-946-2919	LOT 2 - NORTH STREET	SCALE: 1/4" = 1'-0" OCT. 5, 2004	PRELIMINARY PLAN SECOND FLOOR	REVISIONS NO. _____ BY _____
	DATE DRAWN CHECKED APPROVED	NO. _____ DATE _____	NO. _____ DATE _____	NO. _____ DATE _____

REVISIONS BY																						

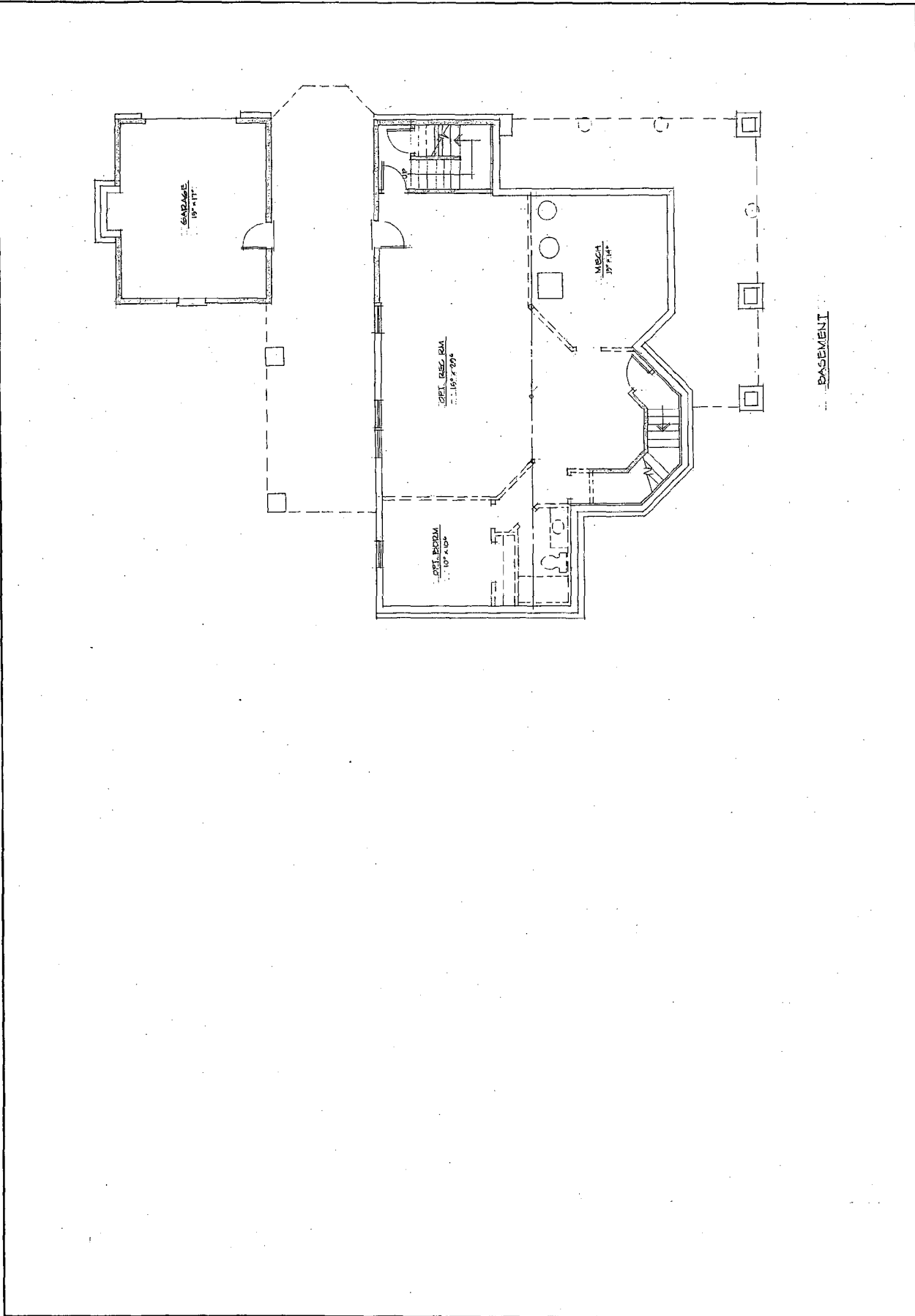
DISCOVERY HOMES
14919 PARTNERSHIP RD
POOLESVILLE, MO 65057
TEL: 948-2919

LOT 2 - NORTH STREET

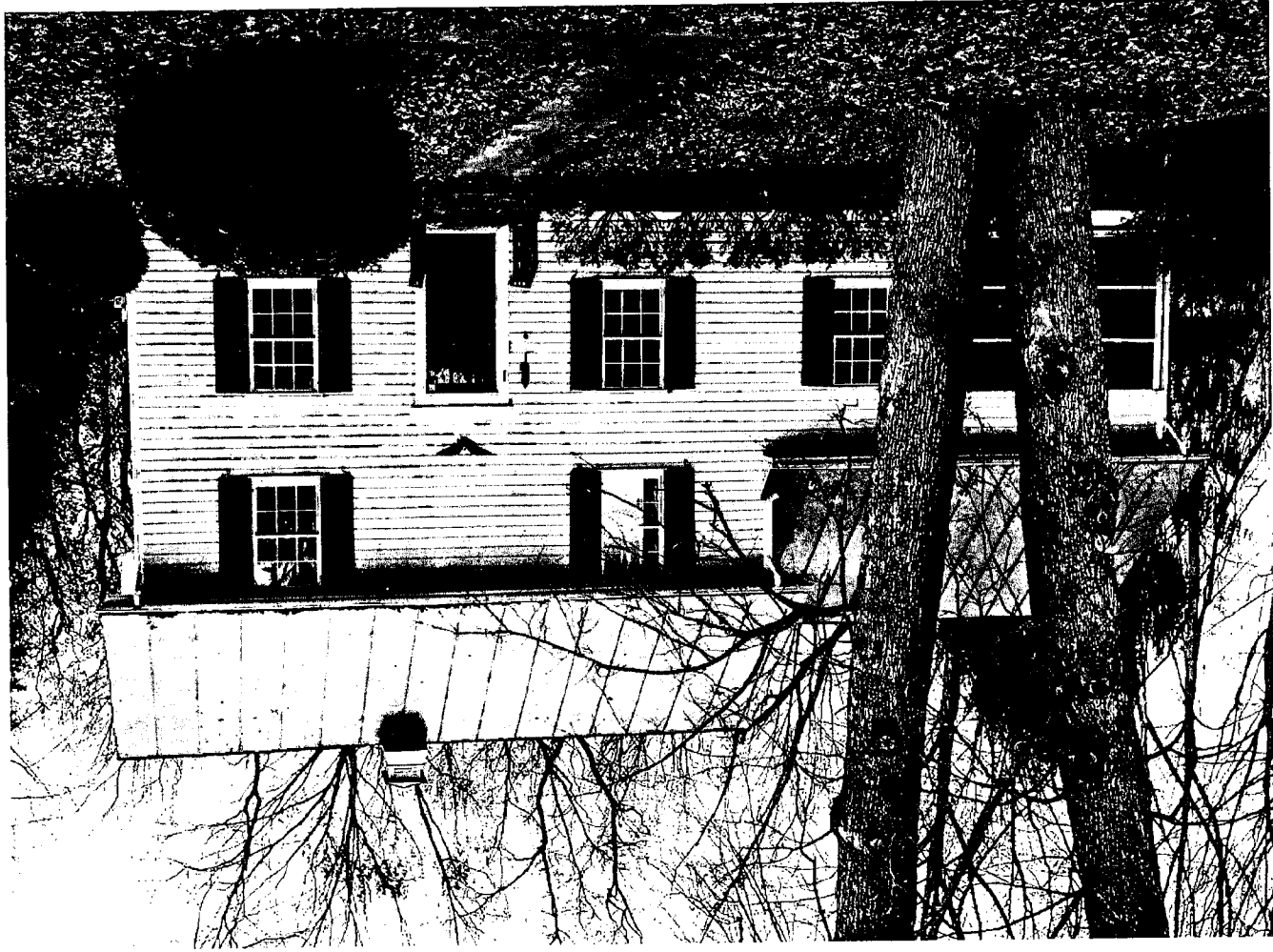
SCALE 3/16" = 1'-0"
DATE: 10/2/04

PRELIMINARY PLAN
BASEMENT

Name	
Scale	
Drawn	
Job	
Sheet	
Of	
Pages	

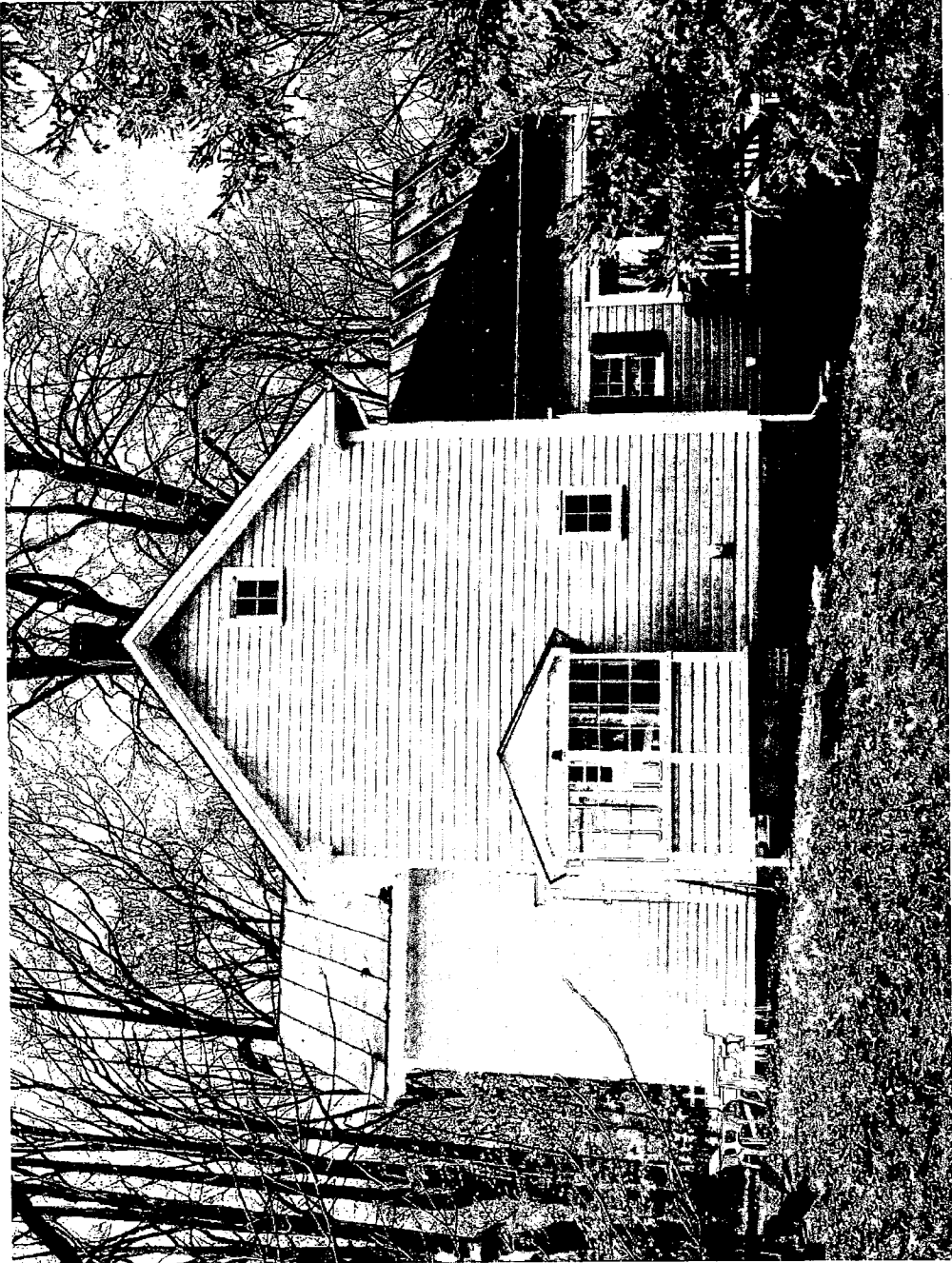


157154 Moose



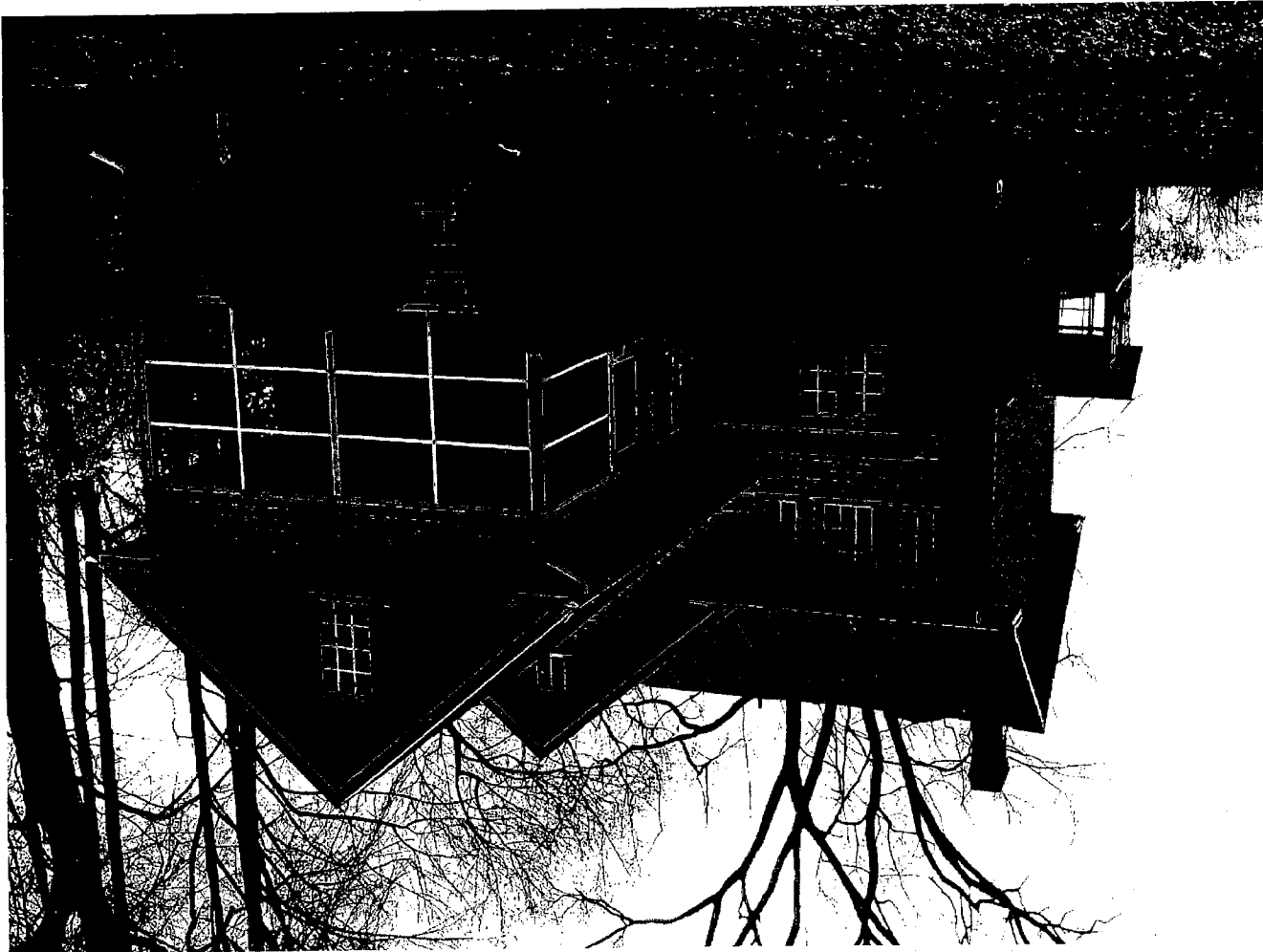


RIGHT SIDE



rear

Left Side



Lot 2 From Teal's Stoop



School House from lot 2





EXISTING HOUSE FROM BACK OF SCHOOL HOUSE
(APPROXIMATELY)

(BEHOLD GRAVE DRIVE)

LOT 1



FAX COVER SHEET

SKZ INVESTMENT INC dba Discovery Homes
14515 Partnership Road
Poolesville, MD 20837

Phone 301-948-2919
Fax 301-948-1409

SEND TO Company name HPC.	From RICHARD KIRBY
Attention MICHELLE OAKS	Date 5-15-06
Office location	Office location
Fax number 301-563-3412	Phone number

Urgent Reply ASAP Please comment Please review For your information

Total pages, including cover: 4

COMMENTS

Please note - garage to be detached and moved

THANKS FOR YOUR HELP

called
Lynn Kirk
on 5/15

- I said -
 - good materials ~ stone/stucco instead of what is shown in photo -
 - no skylights on front gable -
 - wood windows
 - use same garage that was approved
 - no add'l trees removed
- * otherwise sig does not seem problematic - staff could support based on above.



dream home source

Front Photo

Plan #3010



Order online or call now to purchase your dream home plan! 1-800-447-3127

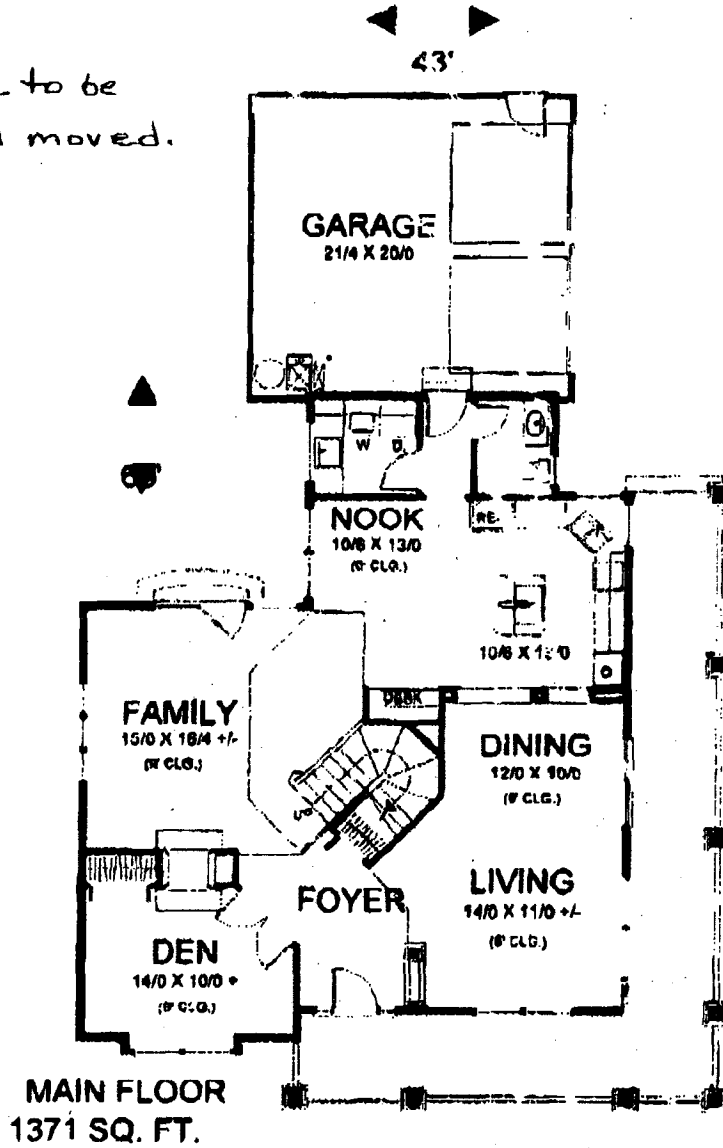


dream home source

Main Floor

Plan #3010

* NOTE: Garage to be detached and moved.



Order online or call now to purchase your dream home plan! 100-447-0027

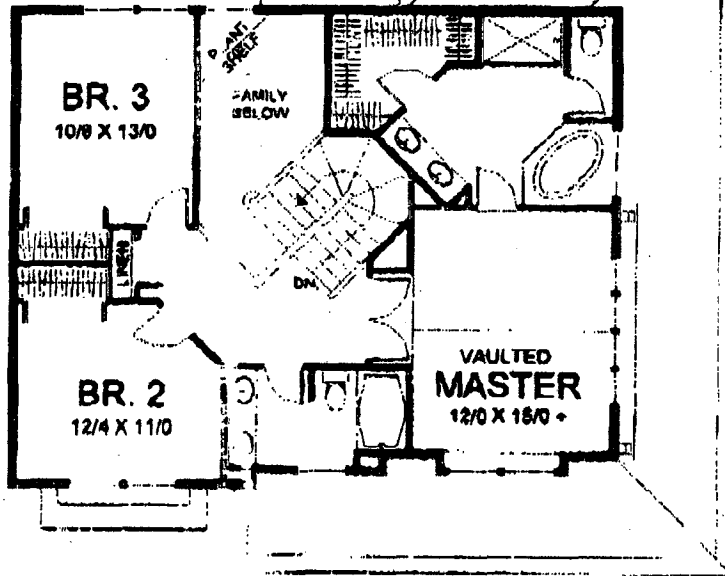


dream home source

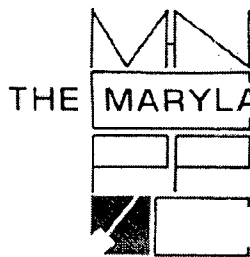
Second Floor

Plan #3010

**UPPER FLOOR
916 SQ. FT.**



Order online or call now to purchase your dream home plan! 1-800-447-0027



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: February 13, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section, MNCPPC

SUBJECT: Historic Area Work Permit # **364841** for construction of two, single-family homes

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on February 9, 2005. This application was **APPROVED with conditions**. The conditions of approval were:

1. The driveway width on Lot 2 will taper from 12' wide to 10' wide. The parking pad at the rear will be reduced – its size to be reviewed and approved by staff.
2. The house, garage and gravel driveway on Lot 2 will be shifted 10' back from the front property line (35' setback from gravel road to front porch) to provide a better sight line from the gravel drive to the historic house. As a result of this change, a 8" Cherry tree requires removal, which is approved.
3. The applicant will provide staff with specifications/cut sheets for the proposed lighting fixtures to be installed along the private road.
4. Final plans and materials to be approved by staff.

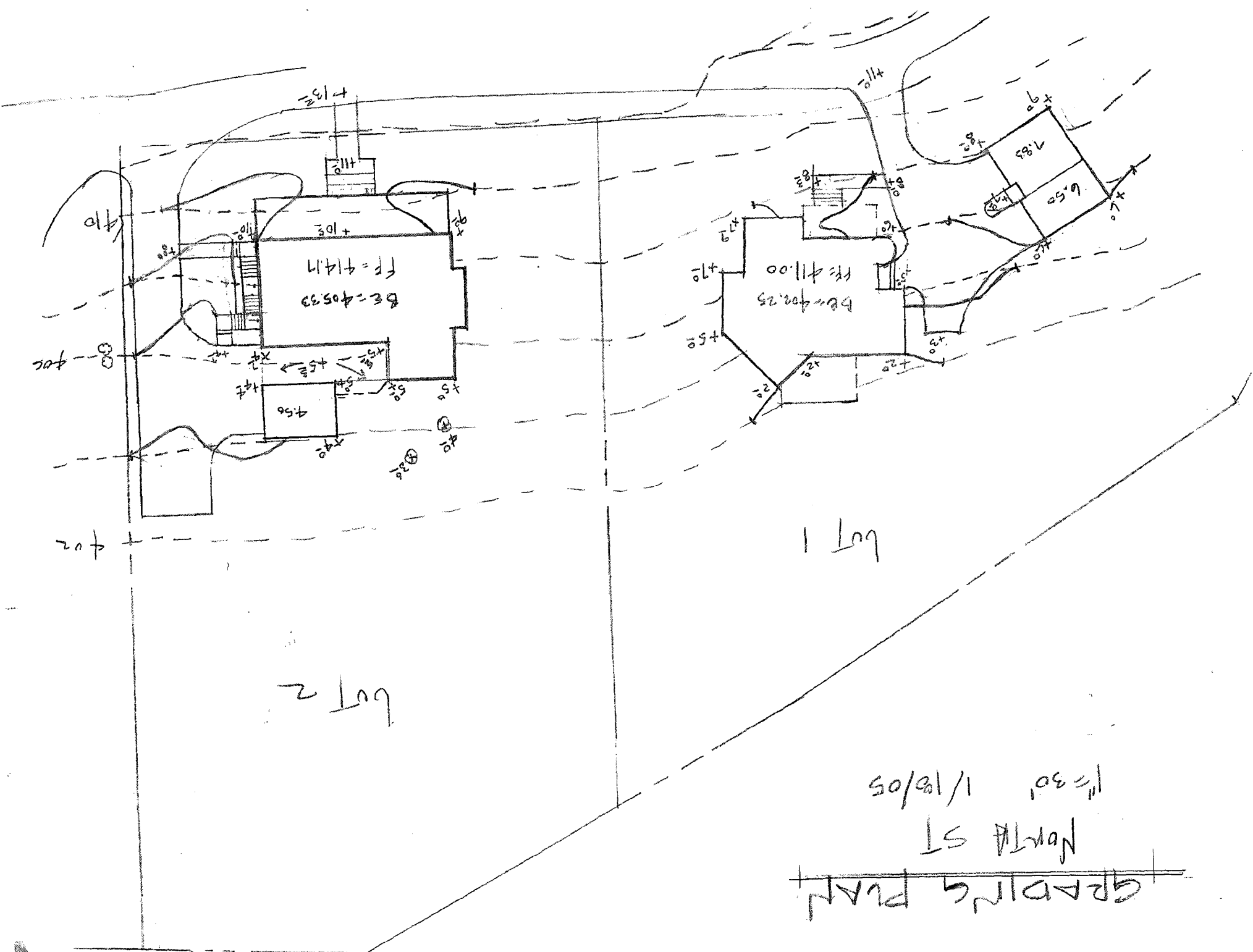
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS.

Applicant: Richard Kirby

Address: Lots 1 and 2 on North Street (Brookeville Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans.

GRADING PLAN
NORTH ST
1" = 30'
1/18/05



Lot 1

Lot 2

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	1 North Street, Brookeville	Meeting Date:	02/09/05
Applicant:	Richard Kirby	Report Date:	02/02/05
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	01/26/05
Review:	HAWP	Tax Credit:	N/A
Case Number:	23/65-05A	Staff:	Michele Naru

Proposal: Construct two, new houses on the Lots 1 and 2 in the Brookeville Historic District

Recommendation: Approve with Conditions

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The driveway width on Lot 2 will be reduced from 12' wide to 10' wide. The parking pad at the rear will be eliminated.
2. The house, garage and gravel driveway on Lot 2 will be shifted 10' back from the front property line (35' setback from gravel road to front porch) to provide a better sight line from the gravel drive to the historic house. As a result of this change, a 8" Cherry tree requires removal, which is approved.
3. The applicant will provide staff with specifications/cut sheets for the proposed lighting fixtures to be installed along the private road.

BACKGROUND

The applicant received approval from the Commission on May 26, 2004 to remove 44, dead, dying, hazardous, and storm damaged trees from this very heavily wooded property in anticipation of the proposed new development.

The Commission reviewed a subdivision plan and a preliminary consultation for this property at their December 1, 2004 meeting. The transcripts from this meeting and the staff report with the drawings from the previous submittal begin on circle 21.

The Brookeville Planning Board approved the subdivision of this property at its January 4, 2005 meeting.

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.

DESCRIPTION

This c.1880 house is a two-story, gabled farmhouse with center hall plan, typical of the vernacular residential building forms of the period. Ell-shaped in plan, the frame house is clad with German siding and sheathed in standing seam metal. The windows on the main massing are 6/6 double hung sash windows and are flanked with operable two, paneled louvered shutters. The roof is detailed with a center chimney.

A one-story frame addition set upon a concrete block foundation, with a porch extension protrudes from the west, side elevation of the house. The rear ell has a small, one-story shed roof addition along its west elevation. The addition is detailed with 8-light paired, casement windows.

The property is 4-acres in size and is accessed by a gravel driveway extension of North Street. The property is located behind the historic, one-room, frame schoolhouse located at the terminus of North Street. The 4-acre parcel is very heavily wooded.

The approved subdivision plan creates two additional lots on this property along the north side of the existing gravel driveway approach to the historic house.

APPLICABLE GUIDELINES

When reviewing new construction within the Brookeville Historic District two, main documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 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.
- 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.

PROPOSAL:

The applicant is proposing to retain the existing historic house on Lot 3 (70,758 sq. ft.) and constructing two houses on the new Lots 1 and 2 (see circles *10-19*). The development plan being proposed is to:

1. Construct a frame, two-story dwelling (32'6" high at front elevation) house on Lot 1. The design of the proposed building takes the form of a three-bay, two-story dwelling (approx. 48'x 50'). The proposed materials are irregular course, uncut stone; synthetic stucco; wood windows and doors; cedar shake roof and a front porch sheathed with a metal standing seam roof.

Lot size: 33,423 sq. ft.
2. Construct a frame, two-car garage with studio (22' x 28') on Lot 1. This building is designed to look like a carriage house and each "stall" will be set at different grades to take advantage of the existing topography. The proposed materials are

wood, board and batten siding, wood windows and doors, cedar shake roof set upon a stone veneer foundation.

3. Construct a frame, 1-1/2-story, house with semi-attached garage on Lot 2. The design of the proposed building takes some of its detailing and forms from the Shingle style. The proposed materials are wood cedar shingles, wood, windows and doors and a standing seam metal roof and a stone foundation.

Lot size: 24,264 sq. ft.

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. Staff feels that the architect has utilized the Commission and Staff's suggestions and has modified the design of the house on Lot 2 so that it relates more sympathetically to the adjacent historic house.

Staff's main concerns are primarily with the site plan submitted. Staff's first concern is the proposed driveway for Lot 2. The proposed driveway is 12' wide and also contains a large parking pad measuring 20' x 20'. The width of the proposed driveway for Lot 1 is 10' wide. It is staff's opinion that in order to maintain consistency and not to provide excess semi-impermeable surface where it is not needed, the driveway on Lot 2 should be reduced to 10' wide and the parking pad should be eliminated (see Staff Proposed Changes drawing on circle 20).

Staff's second concern is with the sight line/viewshed from the road to the historic house as presented on the plan. The goal of this plan, in staff's mind, was to allow development of the property in such a way that the new houses would feel as if they were set back into the woods and not prominent features in the environmental setting of the historic house. Staff felt that this could be achieved through retainment of the original historic driveway approach, of a significant portion of the heavily wooded environment and the placement of the houses as if they were tucked into the existing forest. With this in mind, staff is concerned that the massing of the house on Lot 2 will obscure the sight line from the road's curve to the historic dwelling (the "approach"). Therefore, staff is suggesting that the house and garage on Lot 2 be set back approximately 10' on the property so that the massing of the new house does not obscure this view (see Staff Proposed Changes drawing on circle 20). It will also be noted that moving the proposed house on Lot 2 towards the rear of the property by 10' will create a negative impact to a 8" Cherry tree on the property and further encroach on the 26" and 33" Poplar trees on the property. Root pruning and feeding of the Poplar trees prior, during, and after construction should ensure the viability of the Poplar trees. Staff does note, however, that the proposed change to the plan will require the removal of the 8' Cherry tree and staff supports its removal in order to achieve a more sympathetic house placement.

Finally, the subject site plan also shows the installation of new lighting fixtures along the roadway. Staff has not been provided with specifications or designs for these light fixtures, yet encourages the applicant to research designs that will be very unobtrusive to this very rural rusticated environment. Urban streetlamps would not be appropriate for this location. Staff recommends that the Commission provide staff with authority to review and approve these fixtures at a staff level, prior to the issuance of a building permit for the site.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the abovementioned conditions** this HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #1, #9, and #10 :

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

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.

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.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RICHARD KIRBY
Daytime Phone No.: 301-370-0660

Tax Account No.: T&D

Name of Property Owner: RICHARD KIRBY Daytime Phone No.: 301-370-0660
Address: 28714 GREENBERRY DR. LUTONSVILLE, MD 20882
Street Number City Street Zip Code

Contractor: DISCOVERY HOMES Phone No.: 301-948-2919

Contractor Registration No.: B63609

Agent for Owner: RICHARD KIRBY Daytime Phone No.: 301-370-0660

~~ASD~~
371251

LOCATION OF BUILDING/PREMISE

House Number: T&D Street: NORTH
Town/City: BROOKVILLE Nearest Cross Street: MARKET
Lot: 1/2 Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Well (complete Section 4) Other: _____
1B. Construction cost estimate: \$ unknown
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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 N/A
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.

Richard Kirby
Signature of owner or authorized agent

1-19-03
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

~~ASD~~ 371251

6

lot 2

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

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

WOODEN - 1880'S HOUSE IS ADJACENT

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

CONSTRUCT 1/2 STORY SHINGLE-STYLE SFD ON LOT 2 & A 2 1/2 STORY SFD ON LOT 1 WITH A DETACHED 2 CAR GARAGE.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

7

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

<p>Owner's mailing address MICHAEL KIRBY #1 NORTH ST. BROOKVILLE, MD 20833</p>	<p>Owner's Agent's mailing address N/A</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>FRED TEAL (SIDE) #9 NORTH ST. BROOKVILLE, MD 20833</p>	
<p>RICHARD KIRBY P 320 (FRONT) BROOKVILLE, MD 20833</p>	
<p>HANNA MONTGOMERY 211 MARKET ST. BROOKVILLE, MD 20833</p>	

4-22-04

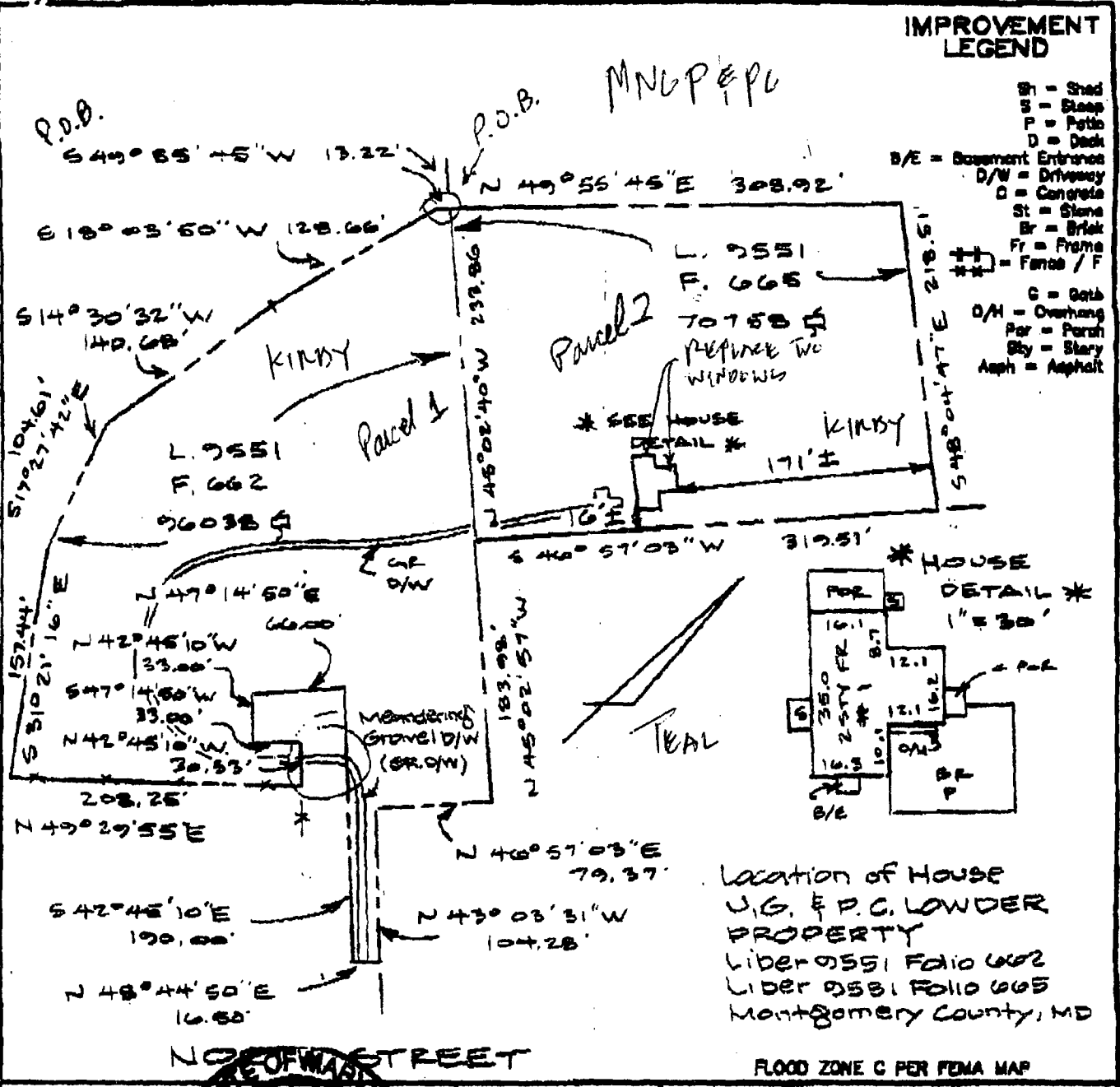
CASE NO. 1-7627-03

NOTE: THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

NOTE: THIS LOCATION FOR THIS PURPOSES ONLY - NOT TO BE USED FOR DETERMINING PROPERTY BOUNDARIES.

IMPROVEMENT LEGEND

- Sh - Shed
- S - Stoop
- P - Patio
- D - Deck
- B/E - Basement Entrance
- D/W - Driveway
- C - Concrete
- St - Stone
- Br - Brick
- Fr - Frame
- ** - Fence / F
- G - Gable
- O/H - Overhang
- Par - Porch
- Sty - Stair
- Asph - Asphalt



Location of House
 U.G. & P.C. LOWDER
 PROPERTY
 Liber 9551 Folio 662
 Liber 9551 Folio 665
 Montgomery County, MD

NO. 1 OF WALK STREET

FLOOD ZONE C PER FEMA MAP

DAVID MARYLAND SURVEYOR

DAVID MARYLAND SURVEYOR

DAVID MARYLAND SURVEYOR

NOTICES
PLAT BK
PLAT NO
L. 9551 F. 662 + L. 9551 F. 665

HALLER-BLANCHARD & ASSOCIATES

P.O. BOX 1774
 FREDERICK, MARYLAND 21702
 (301)223-2200 FAX (301)223-2240

DATE OF PLAN: 5.14.03

SCALE: 1" = 100'

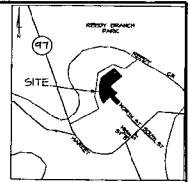
DRAWN BY: EAC

JOB NO.: 03-23816

THIS LOCATION FOR MORTGAGE PURPOSES FOR SETTLEMENT ONLY

001-224-2266





VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES:

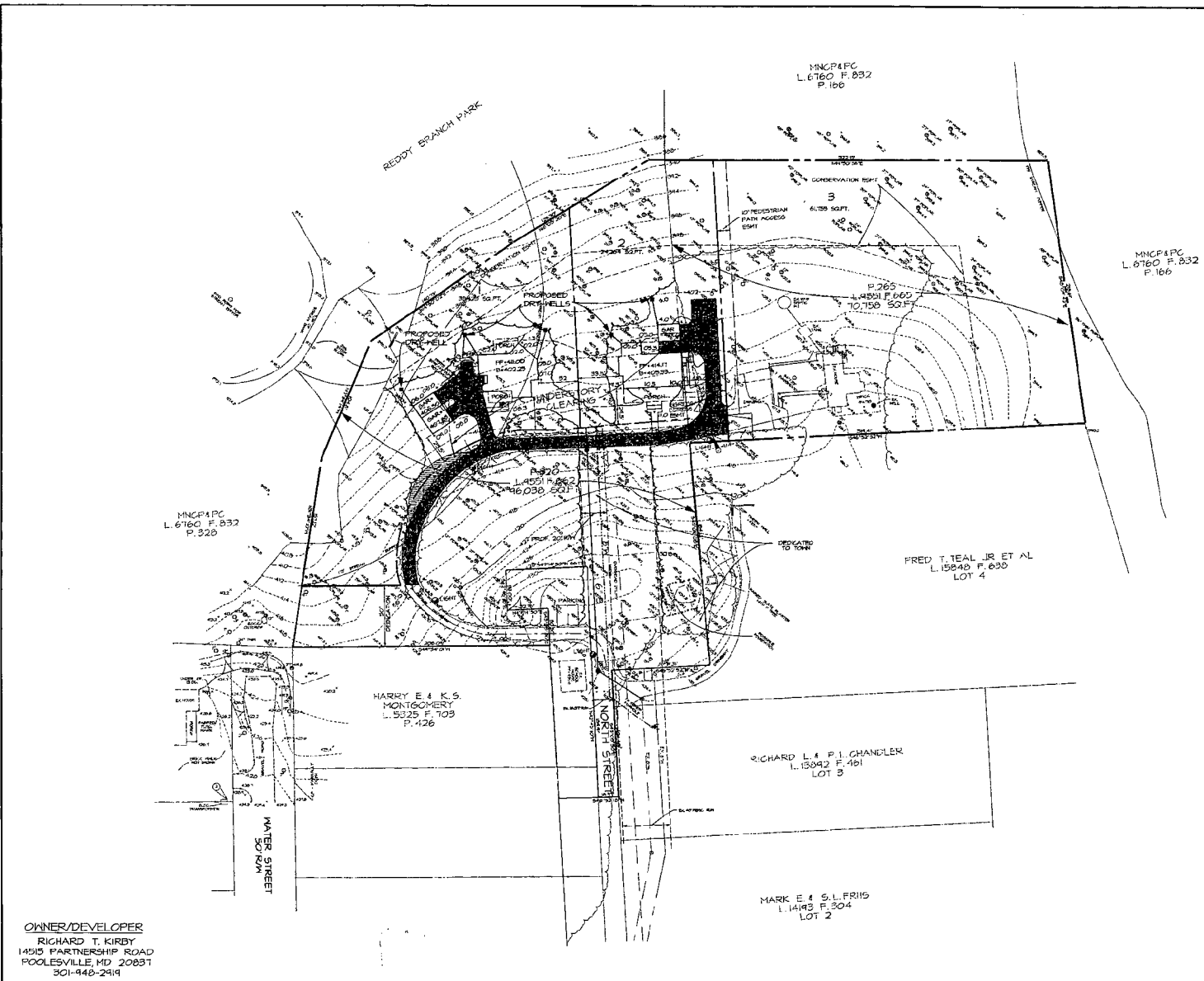
1. THE SUBJECT PROPERTY IS SHOWN AS PARCELS P.206 AND P.230 ON 100' X 100' LOTS. THE TOTAL SITE AREA IS 3.89 AC.
2. EXISTING TREES TO REMAIN AS NOTED ON BROOKVILLE.
3. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY A.E.S. ASSOCIATES, DATED FEBRUARY 26, 2004.
4. TOPOGRAPHIC INFORMATION IS FROM THE D SURVEY PREPARED BY A.E.S. ASSOCIATES, DATED FEBRUARY 26, 2004. THE CONTOUR INTERVAL IS 2.000' AND AERIAL TOPOGRAPHY FROM THE DATE OF THE SURVEY IS 5.000'.
5. THERE ARE NO WATERS OF THE UNITED STATES OR WETLANDS ON THIS SITE.
6. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
7. EXISTING TREES WITH A DBH OF 6" AND GREATER HAVE BEEN FIELD SURVEYED IN THE PROPOSED IMPROVED AREA OF LOTS 1 & 2.
8. THE WETLAND HAS BEEN SURVEYED OCTOBER 1, 2004.
9. ACCORDING TO THE LOCATIONAL ATLAS & INDEX OF HISTORICAL SITES IN MONTGOMERY COUNTY, THIS PROPERTY IS LOCATED IN THE TOWN OF BROOKVILLE.
10. THE SITE IS WITHIN THE HAWKINS RIVER WATERSHED WHICH IS A 100' CLASS WETLAND.
11. CURRENT OWNER: RICHARD T. KIRBY.
12. THERE IS ONE EXISTING SINGLE FAMILY HOUSE TO REMAIN AND 3 PROPOSED SINGLE FAMILY HOUSES.
13. DEVELOPMENT STANDARDS:

MINIMUM SETBACK OF LOTS	3'
MINIMUM LOT AREA	10,000 SF
MINIMUM SETBACKS:	
FRONT YARD	15'
SIDE YARD	5'
REAR YARD	10'
14. THE EXISTING PRIVATE WELL AND SEPTIC TO SERVE THE EXISTING HOUSE SHALL REMAIN. THE 2 PROPOSED SINGLE FAMILY HOUSES SHALL BE SERVED BY PUBLIC WATER & SEWER. HOUSE CONNECTIONS FROM EXISTING MAIN.
15. EXISTING WATER AND SEWER CATEGORIES IS IN-LAND S-1.
16. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
17. DEVELOPMENT, UTILIZATION AND MAINTENANCE OF THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THIS SITE.

ENGINEER / SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEYING IS FROM A LEGAL PLAN SURVEY PREPARED BY A.E.S. ASSOCIATES DATED 02/26/04. THE TOPOGRAPHY IS AERIAL TOPOGRAPHY OBTAINED FROM MAPPING IN SEP. 2004 AND FIELD FIELD SURVEY PREPARED BY A.E.S. ASSOCIATES IN FEB. 2004. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SURVEYING ORDINANCES OF THE TOWN OF BROOKVILLE, MARYLAND.

SIGNATURE: HARRY HANCOCK (1518) DATE: _____



OWNER/DEVELOPER
RICHARD T. KIRBY
14515 PARTNERSHIP ROAD
POOLESVILLE, MD 20831
301-948-2919



NO.	REVISION	BY	DATE

DATE	MARCH 2004
DESIGNED	TYMT
DESIGNED	TYMT
CREATED	KVVC

PLAN LOCATION	
LEVEL	

SCALE
1"=30'
JOB NO.
150122



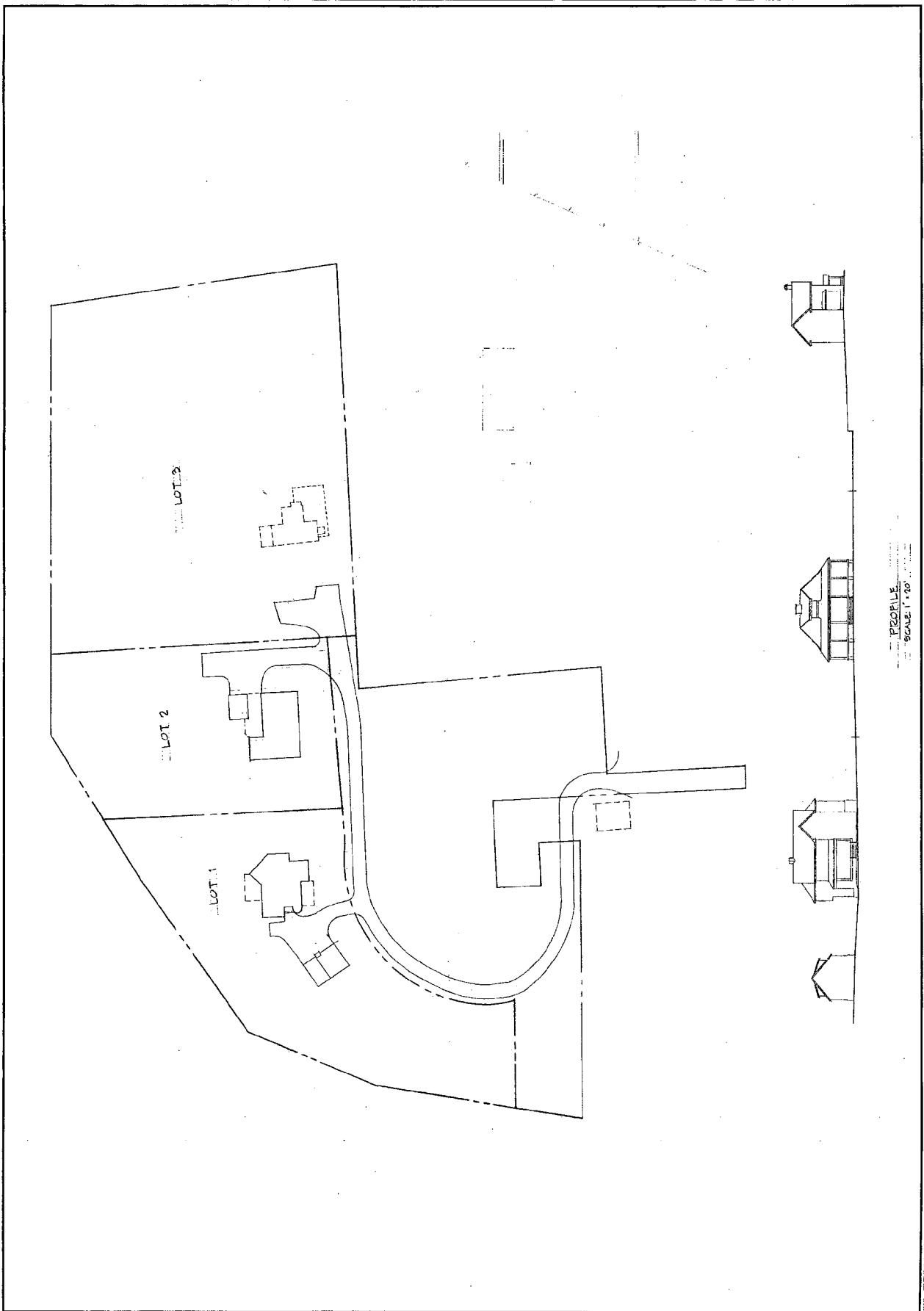
PRELIMINARY PLAN

PRELIMINARY PLAN
NORTH STREET
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SHEET
1 OF
11

10

REVISIONS	BY	DATE	DESCRIPTION

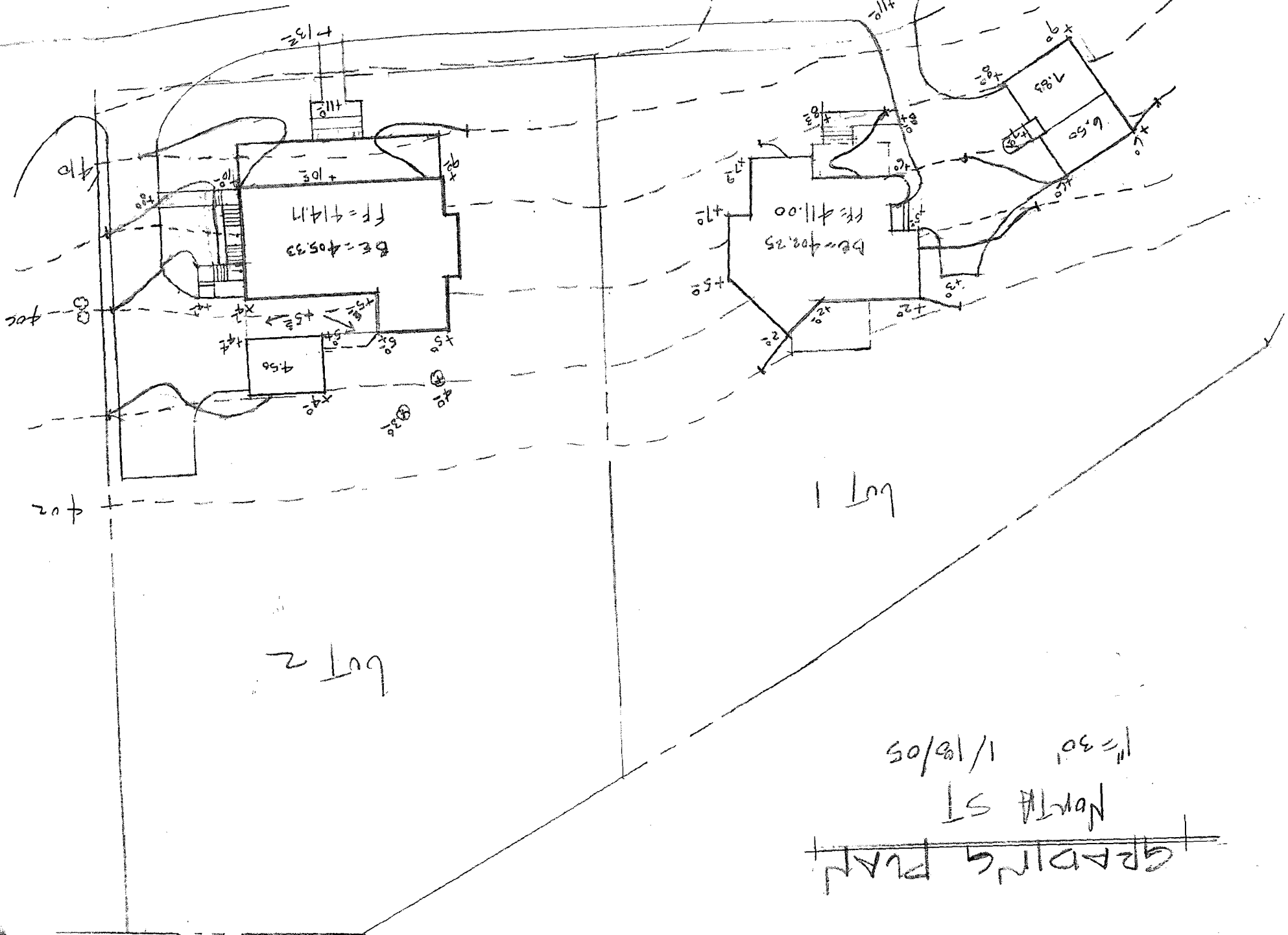


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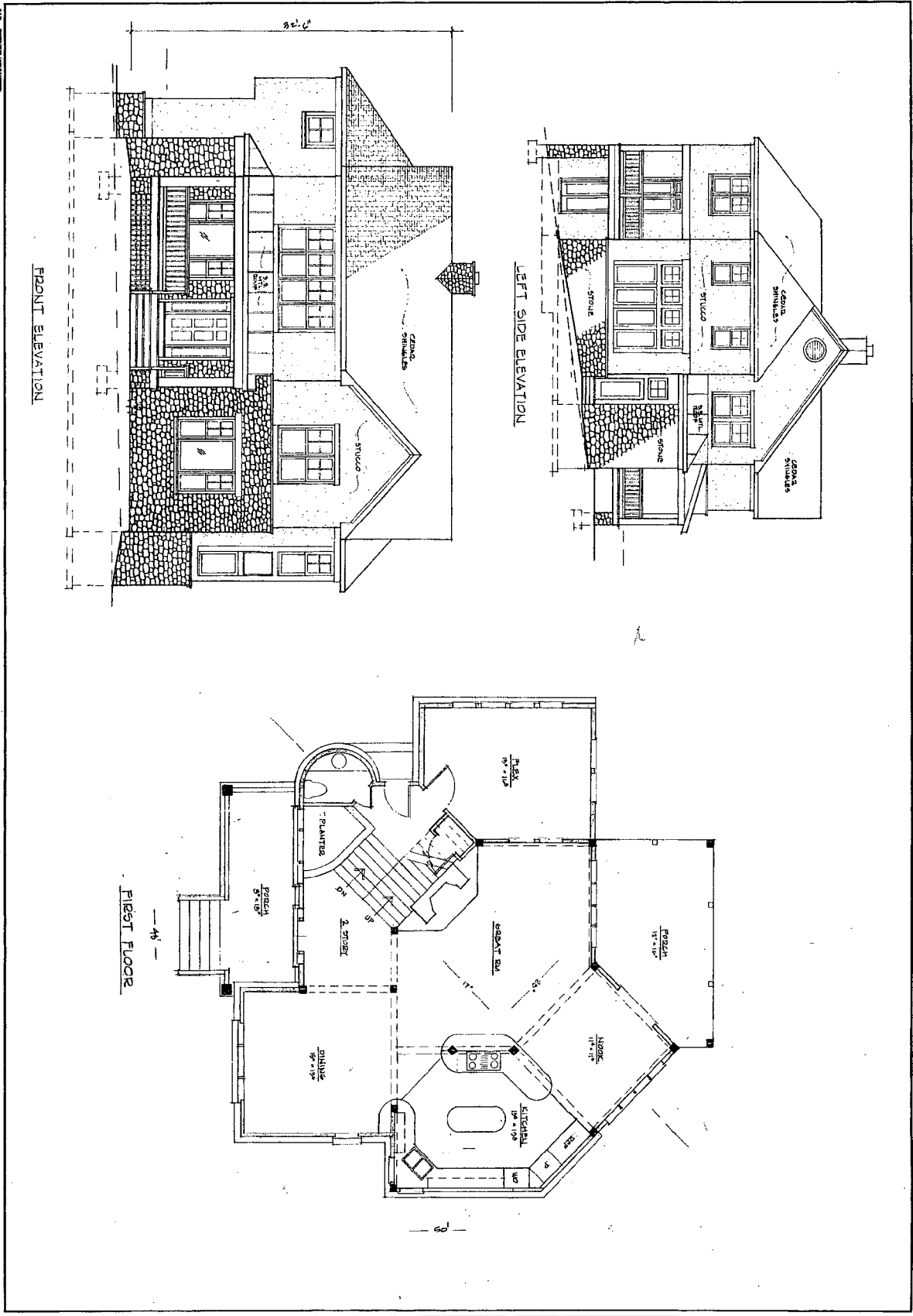
GRADING PLAN
NORTH ST
1" = 30' 1/18/05

but 2

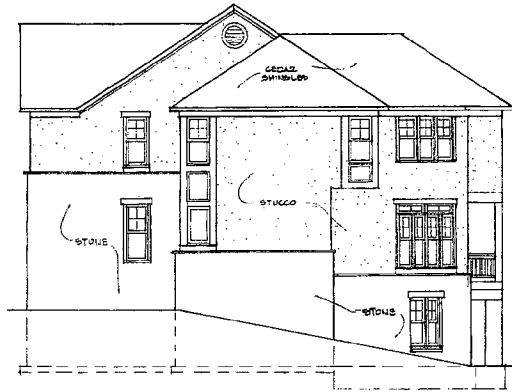
but 1



61



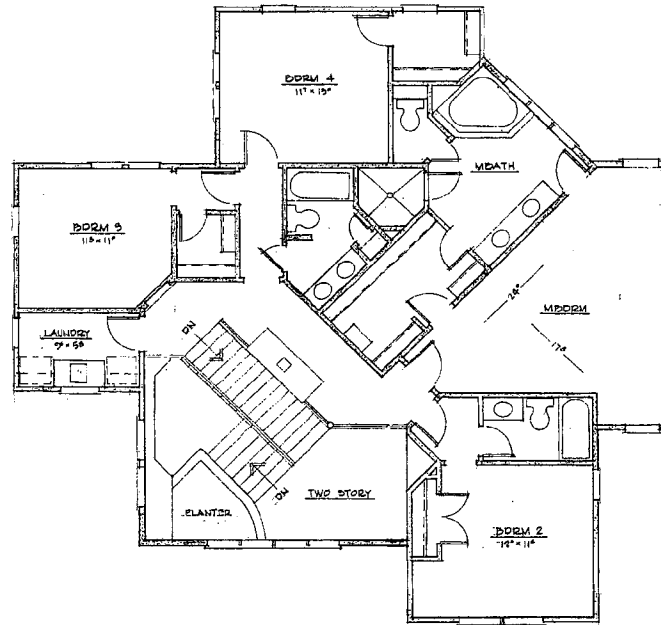
DISCOVERY HOMES 14915 PARTNERSHIP RD. POOLESVILLE, MD 20897 301-748-2919	LOT 1 - NORTH STREET	SCALE: 1/4" = 1'-0" JAN. 18, 2005	PRELIMINARY PLAN FIRST FLOOR
	149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	



RIGHT SIDE ELEVATION



REAR ELEVATION



90' -
SECOND FLOOR

REVISIONS	BY

DISCOVERY HOMES
14518 PARTNERSHIP RD
POOLESVILLE, MO. 63087
901-948-9919

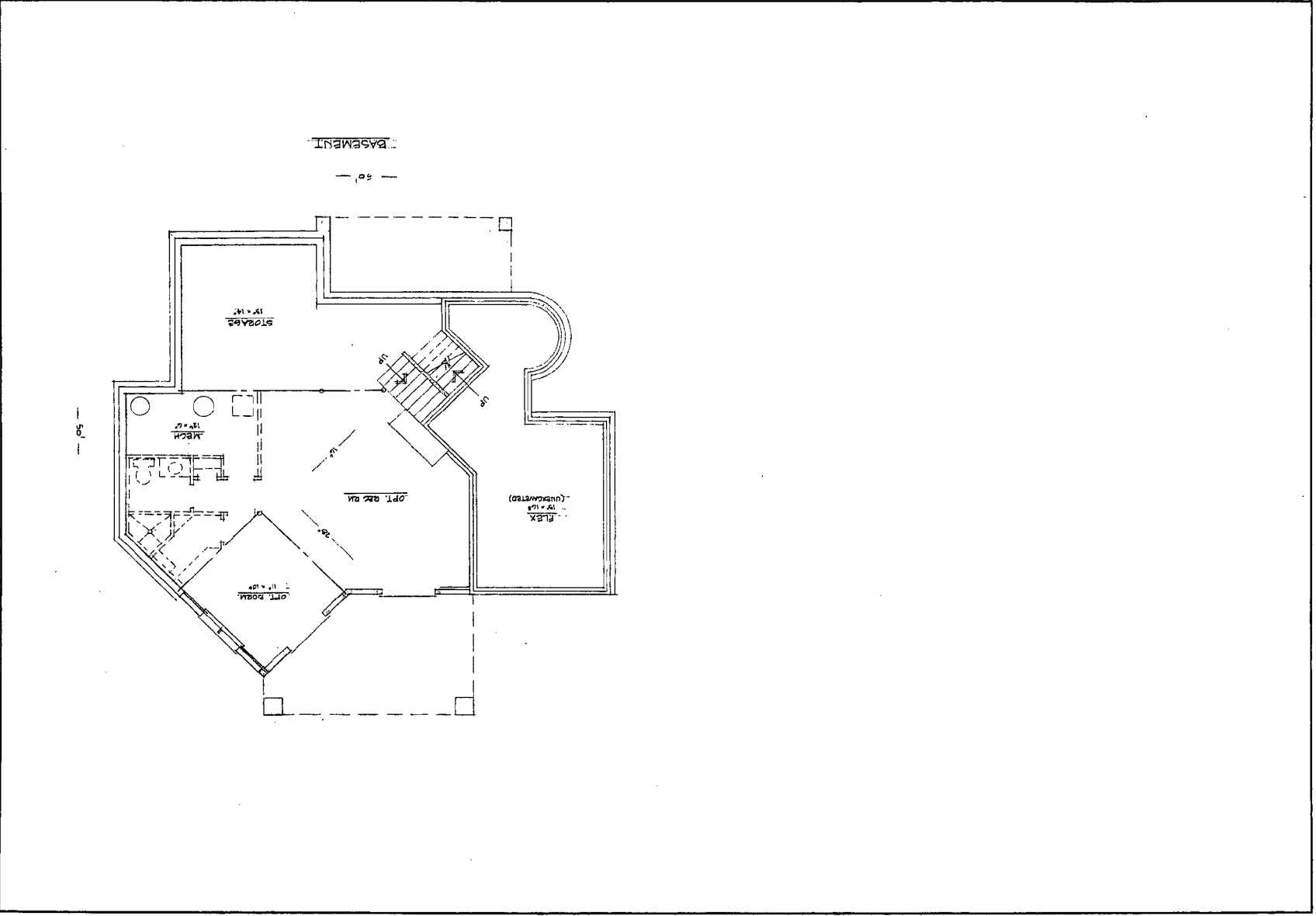
LOT 1 - NORTH STREET

SCALE: 1/8" = 1'-0"
JAN 18, 2009

PRELIMINARY PLAN
SECOND FLOOR

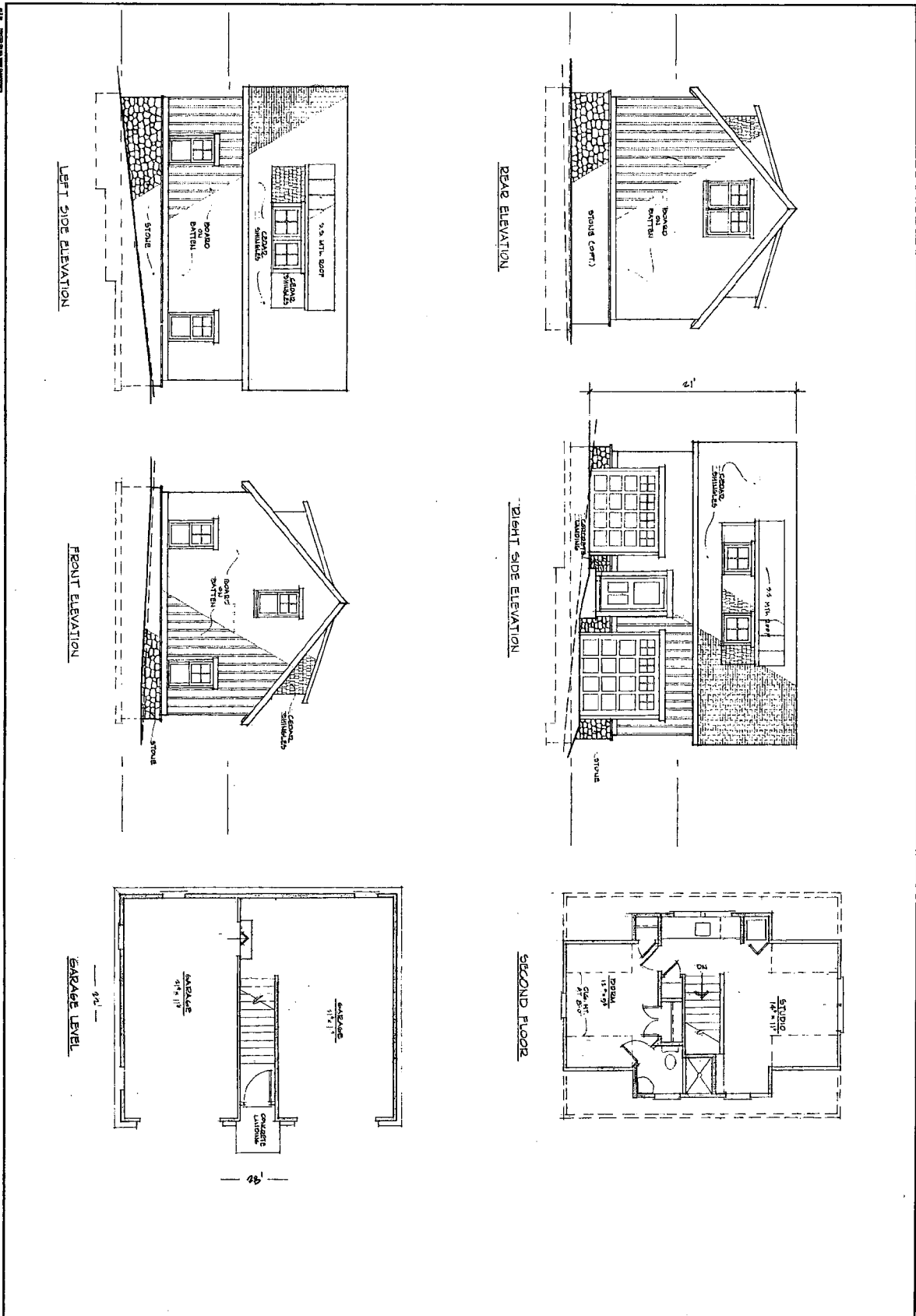
Date	
Scale	
Drawn	
Job	
Sheet	
OF	2
Sheets	

41



NO. SHEETS	3
DRAWN	
CHECKED	
DATE	
BY	
PRELIMINARY PLAN	
BASEMENT	
SCALE: 1/8" = 1'-0"	JAN 16, 2009
LOT 1 - NORTH STREET	
DISCOVERY HOMES 1418 SANDHURST RD FREDERICKS, VA 22031 541.786.6710	
REVISIONS	
BY	

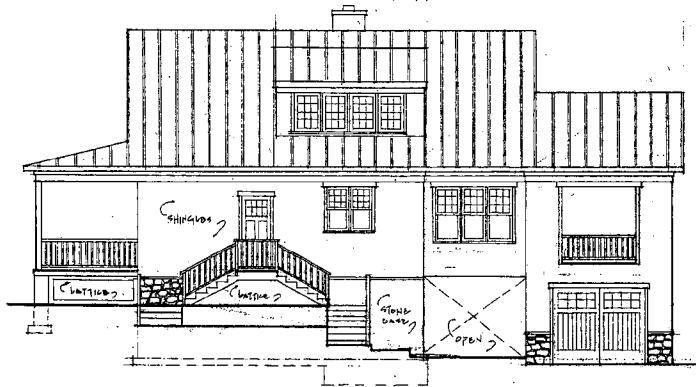
101



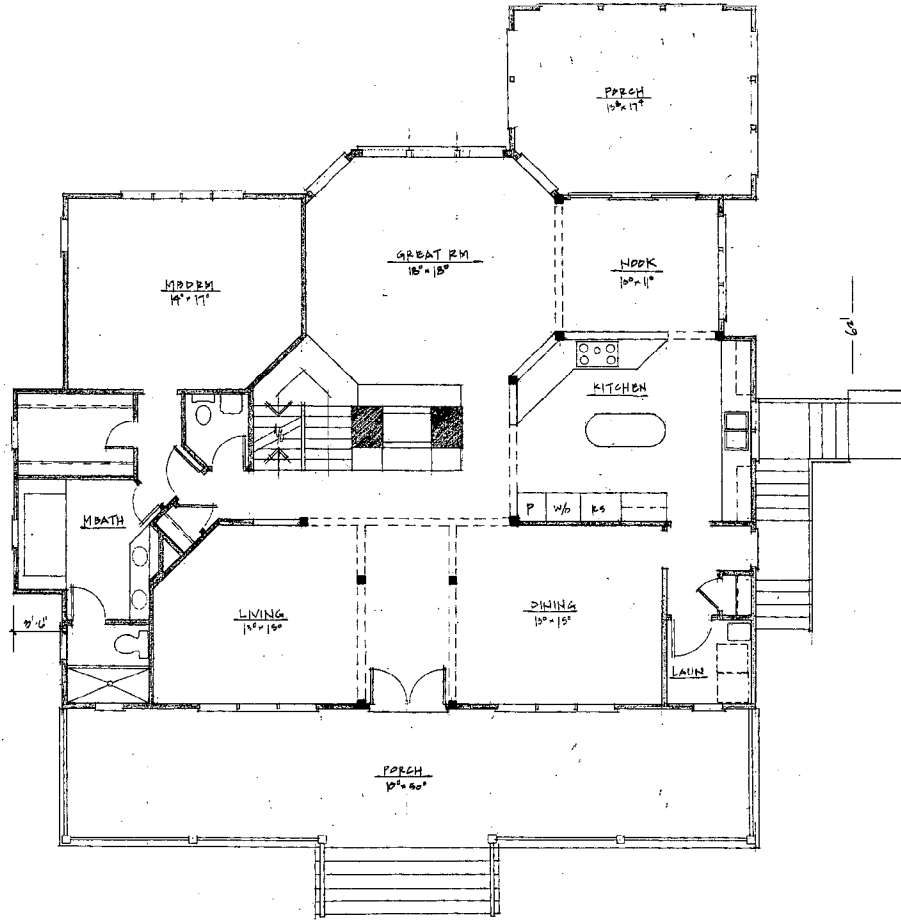
PRELIMINARY PLAN CARRIAGE HOUSE	SCALE: 1/8" = 1'-0" JAN. 16, 2005	LOT 1 - NORTH STREET	DISCOVERY HOMES 14515 PARTNERSHIP RD POOLESVILLE, MD 20857 301-740-2919	REVISIONS BY DATE
Date: _____ Scale: _____ Drawn: _____ Check: _____ 4				



FRONT ELEVATION



RIGHT SIDE ELEVATION



FIRST FLOOR

— 50' —

REVISIONS BY

DISCOVERY HOMES
1818 FRANKLINSHIP RD
PRAIRIEVILLE, MO 65757
301-798-2119

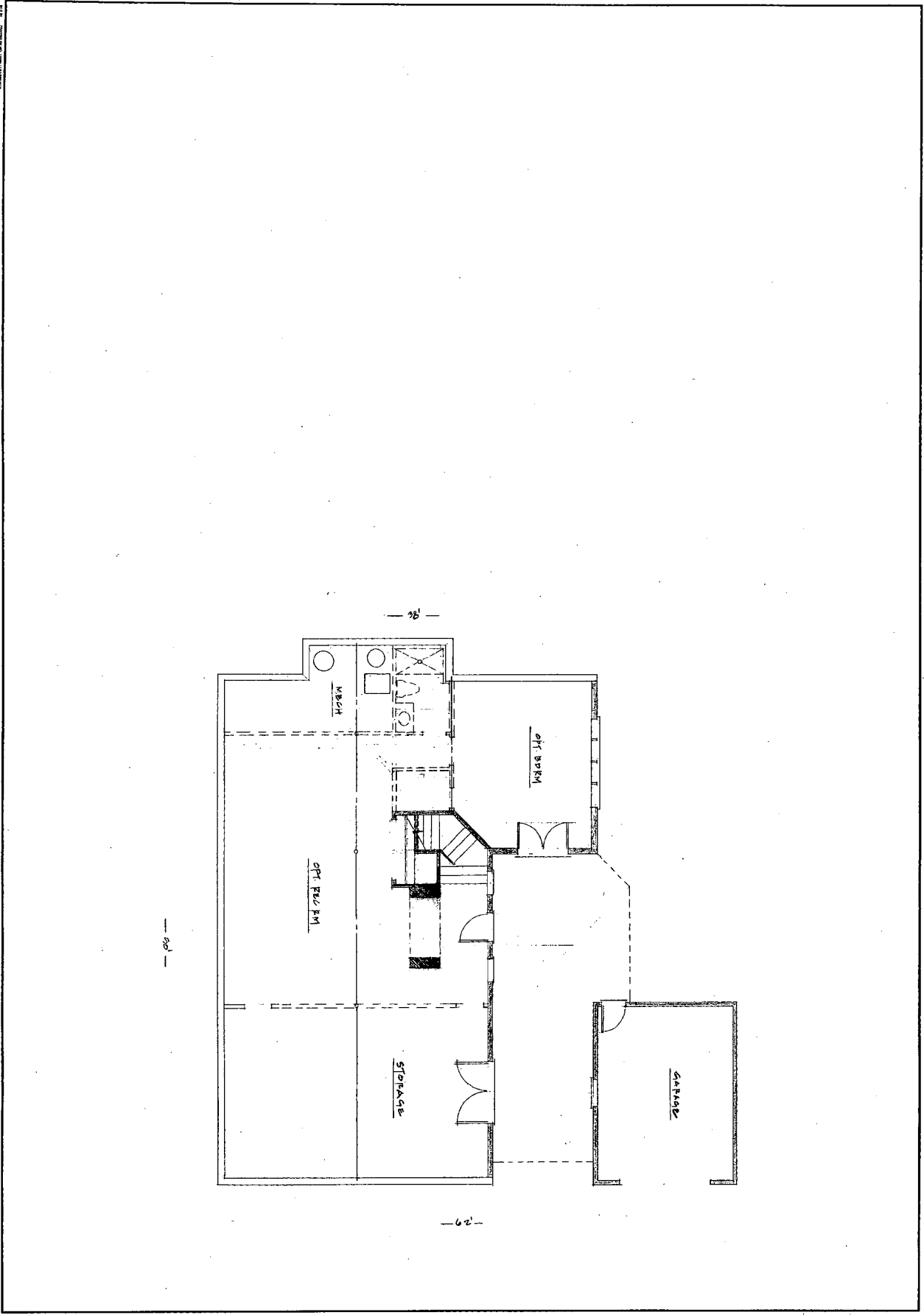
LOT 2 - NORTH STREET

PRELIMINARY PLAN
FIRST FLOOR

Date	1-19-09
Scale	1/8" = 1'-0"
Drawn	JK
Job	
Sheet	1
Of	Sheets

17

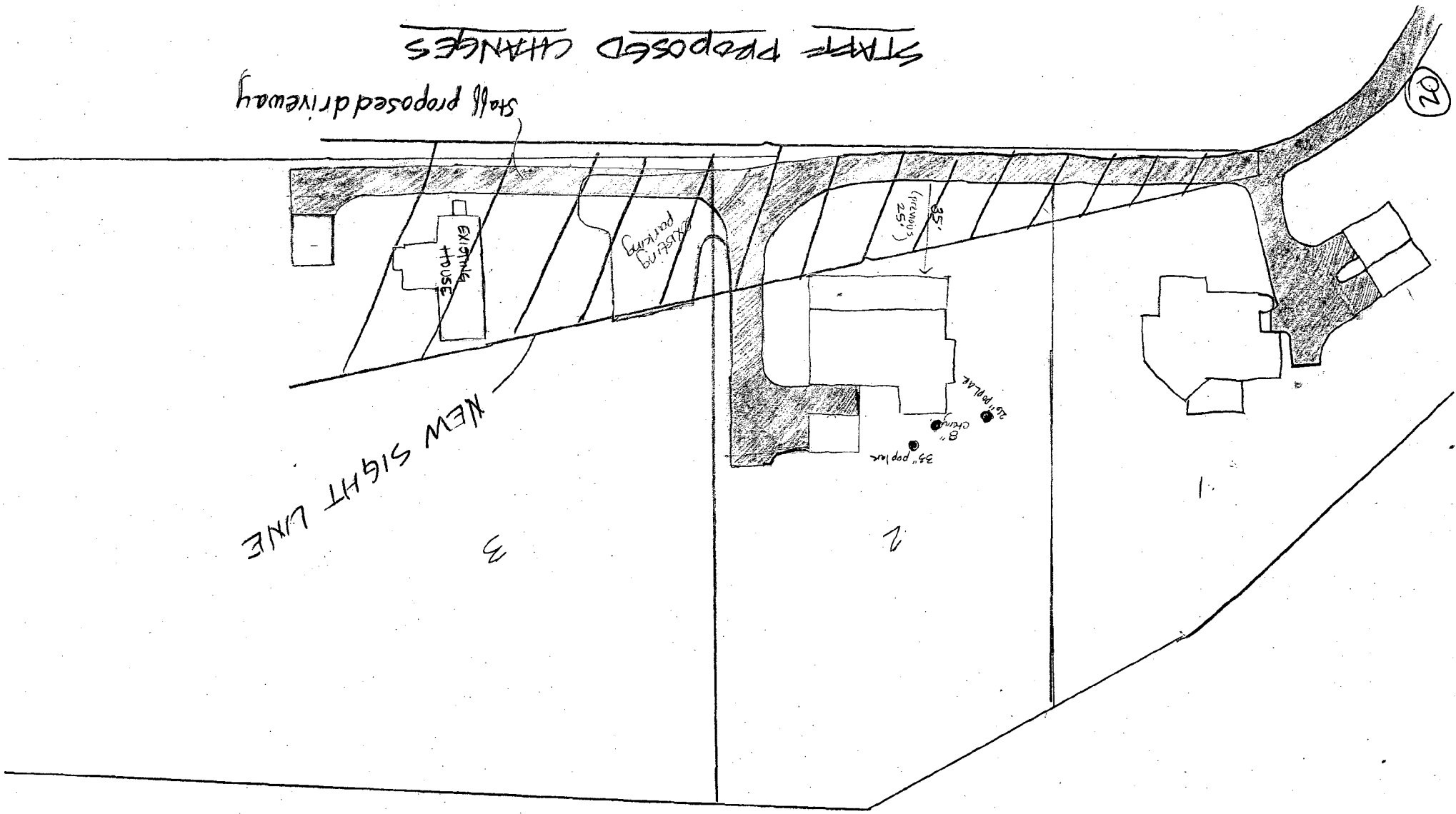
61



NO.	REVISION	5	DATE	1/19/05	DRAWN BY	W. J. W.	CHECKED BY		PROJECT	PRELIMINARY PLAN BASEMENT	LOT 2 - NORTH STREET	DISCOVERY HOMES 14515 PARTNERSHIP RD. POOLESVILLE, MD. 20851 301-993-2919	SCALE	SHEET NO.	TOTAL SHEETS

STAFF PROPOSED CHANGES

Staff proposed driveway



1 on an agenda within that 45 day period.

2 MR. SEARCHINGER: Great. I think that will be great. I appreciate that.

3 MR. FULLER: I'll make a motion for denial.

4 MS. WATKINS: Second.

5 MS. O'MALLEY: All right. All in favor, raise your right hand. I see a unanimous
6 denial.

7 MR. SEARCHINGER: Well, thank you.

8 MS. O'MALLEY: Well, good luck with your process. I hope you can come up with
9 something that works for you. The next item on our agenda is a subdivision on North Street,
10 Rockville Road. Have a staff report.

11 MS. NARU: This parcel 265 is associated living address One North Street on
12 Rockville. That's a property contains -- resource within the Brookeville Historic District. And the
13 applicant is proposing to subdivide the parcels to create three total lots, two additional buildable
14 lots and one for the existing historic house.

15 The parcel is located near the northern boundary of the historic district. Its
16 neighbors are the Cameon parcel to the north which contains the stream and the Brookeville
17 Schoolhouse and the new development along North Street to the south of -- which you reviewed a
18 couple of years back. I will also note that the existing driveway is gravel and the proposed
19 driveway is following the same pattern.

20 The proposed three lots are lot 1 will be .76 acres; lot 2, .55 acres; lot 3, 1.41
21 which will contain the historic house. And a parcel 320 which will be donated to the Town of
22 Brookeville to maintain the open space around the historic schoolhouse which is approximately
23 2.20 acres. I will remind the Commission that you sit as an advisory capacity to the Town of
24 Brookeville's Planning Board. So, we are asking for a recommendation to that Planning Board in
25 terms of this subdivision.

1 Staff feels that this proposed site plan does not adversely affect the historic
2 character of the district. The proposed lots are to be set back in the woods and will not be visible
3 from any of the existing roads. It will, however, be very visible from the existing farmhouse. The
4 design of these -- should not negatively impact the historic house or landscape and its preexisting
5 scale and massing. And we encourage the applicant to take into account the existing historic
6 house when making potential proposals for the new house construction.

7 Staff will additionally note that the applicant has worked with us significantly on the
8 proposal. We feel that maintaining a significant amount of the forest land and the graveled
9 driveway is important features. And we think that their willingness to do so is a stride in the right
10 direction in terms of preserving the historic character of the district.

11 The applicant is here this evening and I will be happy to entertain any questions
12 you might have. At this point, staff is recommending that the HPC forward a letter of support to the
13 Brookeville Planning Board for the subdivision proposal.

14 MS. O'MALLEY: Thank you. Any questions for staff? I had a little trouble with the
15 site plan because it's so small. My eyes are failing. Can you just, or does the applicant have a
16 larger plat?

17 MS. NARU: I have a larger plat back at the officer. Basically if you're looking at the
18 plan, North Street approaches at the bottom of the plan which is approximately west. To the left is
19 the historic schoolhouse. The driveway continues on and curves around. The first lot that you
20 come to on the left is lot 1, the proposed lot 1.

21 MR. FULLER: The vicinity plan is probably one of the best things to orient yourself.
22 In the vicinity plan you can see where 97 comes in from the south, makes a left and wraps around.

23 MS. NARU: Right. And then the north of this plan will show the Ruddy Branch
24 Park and the Park and Planning property is to the north. And then the historic structure is on lot 3,
25 farthest to the northeast.

1 MR. FULLER: Question. In the staff report you commented about this being
2 compatible with Brookeville. But at the same time Brookeville is very much of a linear gridded
3 system of houses in terms of the streets that are there. And this takes on an almost cul-de-sac
4 approach.

5 MS. NARU: I would actually disag-- certainly the houses that line the street, yes, I
6 would agree with that. But, we do have in Brookeville a lot of houses that are for lack of a better
7 term, back in the woods. There's this house that we're subdividing is one included. We also have
8 a couple that are to the I guess it's the northwest that is also as well as all of the houses that are to
9 the west of Georgia. The 1950's ranch development that's off the path and kind of asymmetrical
10 and not facing Georgia Avenue. So, I think we do have a mix in Brookeville. And I think that the
11 pattern of development that has been created with the new development, post the period of
12 significance, is that very asymmetrical, not facing the street setback and really, so I think that helps
13 to define what's the original pattern. What is the new development. At least that's what staff
14 thinks.

15 MR. FULLER: The other houses on North Street are pretty much following the grid.

16 MS. NARU: North Street didn't exist. It was just a paper street. So we kind of
17 made it into more of a subdivision form, so, that subdivision occurred as well as the property to the
18 left that we developed as well. You can respectfully disagree. That's fine.

19 MS. O'MALLEY: Is there anyone else?

20 MS. WATKINS: We're just discussing subdivision --

21 MS. NARU: You will be hearing a preliminary, the new construction. But I think
22 this is only subdivision, so dealing with the lot layout, the lot percentages and acreage and then all
23 the other details will be worked out at the historic area work permit. And the applicant is before you
24 if you have any questions for him as well.

25 MS. O'MALLEY: Did you want to make any statements or add any comments --

1 MR. KIRBY: I agree with everything she said.

2 MS. O'MALLEY: The other paper road that was developed to the west of you, is
3 parallel to North Street?

4 MR. KIRBY: Yes.

5 MS. O'MALLEY: But it just goes straight out and then it goes a circular road that
6 came around to that big house that's now on lot 3, would be on lot 3?

7 MS. NARU: That's the existing drive that is on the plan. He's just defining that
8 more, I guess is the best way to put it.

9 MS. WATKINS: That's gravel?

10 MS. NARU: It's gravel and it's got will stay gravel.

11 MS. WATKINS: Will stay gravel as well as the driveways up into the properties will
12 stay gravel. That's our understanding. Is that correct?

13 MR. KIRBY: Yes.

14 MR. FULLER: What is the 50 foot dedication that runs perpendicular to North
15 Street? Is that a proposal for a future street to connect to other properties?

16 MR. KIRBY: It is. The Town of Brookeville would like to connect North Street with
17 Water Street eventually.

18 MS. WATKINS: It's in the master plan.

19 MS. NARU: I think the Town of Brookeville's goal is to kind of create some sort of
20 town green field in this area to highlight the schoolhouse.

21 MS. O'MALLEY: So you've been working with the Town to develop this layout?

22 MR. KIRBY: Yes, I have. The footprint locations are placed where there would be
23 minimal damage to trees. And the existing driveway was maintained. We didn't expand the
24 existing driveway. The existing drive will be taken over as part of North Street ultimately and
25 maintained by the town. And it winds its way through this wooded site to the existing house on lot

1 3. And the idea was just to preserve the woodlands that are there.

2 MS. O'MALLEY: I guess I'm trying to picture the layout of everything that's right
3 around it.

4 MS. WILLIAMS: What's the layout on the existing house that's there?

5 MS. NARU: That's on the property that's being subdivided. 1890s farmhouse and
6 it has two additions that are later, I think there's a 1920s addition and then there's, you can see the
7 house on circles 4 and 5 and 6 and 7. Kind of shows you it was originally a two bay, one bay deep
8 two story house with a central chimney and was expanded. And also a cross gable at the rear.

9 MS. WILLIAMS: So, was the land cultivated? Was that a structure that provided
10 some support to the Town of Brookeville? I mean was it a cultivated farm?

11 MS. NARU: I don't know exactly what the usage of it was beyond the fact that it
12 was associated.

13 MS. WRIGHT: Yeah, I don't know either, although it's not really associated with the
14 areas of the town that I think of as being cultivated fields. The fields behind the Madison House
15 behind the, what I call the Schmidt line house, it's actually Renee Moneyhun's house were the
16 ones with these long pastures. And this is in an area that, again, is a steep slope down to the
17 stream on the north. And, you know, certainly the trees don't look like their old growth trees, but
18 they've probably been there awhile. It's hard to know if it was actually a cultivated field.

19 MS. WILLIAMS: I want to say it was like a tenant house to a larger older structure.

20 MS. NARU: Possibly either that or even, you know, associated with the stream,
21 maybe the mill. Maybe it was somebody that worked at the mill.

22 MR. FULLER: Are there any plans to renovate the existing house?

23 MR. KIRBY: I would like to talk about that a little later tonight whenever it's
24 appropriate. At some point I would like to add on to that. It's very small.

25 MS. WILLIAMS: I guess I, I just generally have a hard time supporting subdivision

1 of open space and in the County in general and especially within the boundaries of this work
2 district. So, I just have a hard time with it. It's not that I have any good reason or rationale. It's
3 just, it's, you know, our open spaces are getting eaten up with new development. This is an
4 incredibly historic area both architecturally for the town and for the fields and the cultivated land.
5 And I just have a hard time. If we can't protect open space within our historic districts, how can we
6 protect open space anywhere, you know. I struggle with it and on many occasions I do approve or
7 support or recommend to the Planning Board that we do subdivide because the County code
8 allows for it. And it's a matter of right. But I just philosophically, I just have a hard time with this.

9 MS. ALDERSON: In this case, have I interrupted you?

10 MS. WILLIAMS: No.

11 MS. ALDERSON: My, I think principal aspect we need to respond to here is the
12 involvement with the community. And I give a great deal of weight to the interaction you have had
13 with the Town of Brookeville and their sense that this works for them. But, you know, we all share
14 concerns about the open space. But at the same time, the I think the locals do give us a good
15 sense of what can work there and I would be anxious that we not simply say that nothing can work
16 in this town. I think that would not be appropriate. I think if there were some larger concerns they
17 would be passed along to us. But, what I'm hearing from staff is that this is something that the City
18 feels is pretty successful in meeting their needs for compatibility. And that with some of the newer
19 buildings pulled back a little more from the street, they will still let the old buildings dominate.

20 MS. O'MALLEY: I guess that, I agree with Commissioner Williams to some extent,
21 because the problem I see with this layout is that you've put in an extra lot creating a space where
22 you want to build a house that's like right in the front yard of the historic home. I guess we're not
23 really discussing the layout of where the house would be located on the lot. But, I don't know if you
24 can go back farther, over to the other side.

25 MR. KIRBY: There are limitations with trees. That's an issue.

1 MS. NARU: Trees and slope. There is a significant grade change once you hit
2 farther back you can see the topo --

3 MS. ALDERSON: How does the slope affect this building from the old house?

4 MS. NARU: Slopes downwards significantly.

5 MS. ALDERSON: So the --

6 MS. NARU: Towards the, there is a stream in the back.

7 MS. ALDERSON: And the slope impedes the visibility?

8 MS. NARU: But you've got a steep grade. That's what I'm talking --

9 MR. KIRBY: It's almost level once you get in the back.

10 MS. WRIGHT: I think if you look at circle 3, I think the issue that was being raised
11 is that when you drive around on the existing driveway, you drive up to sort of the right hand corner
12 of the existing house. The existing house is a little hard to see on circle 3. It's the oblong shape
13 that's almost dotted. You all can see it? And I think the concern that was just being raised has to
14 do with the fact that the two new houses, we haven't yet really discussed those, are not set beyond
15 the northernmost wall of the historic house. If you see what I'm saying. Was that the concern you
16 were raising?

17 MS. O'MALLEY: Yeah, the one on lot 2 is very close and it's in the front yard. I
18 mean I don't know if you would consider only subdividing it into two lots.

19 MR. KIRBY: I don't think that's an option.

20 MS. O'MALLEY: Instead of three.

21 MR. KIRBY: I've got a partner on this project and that wouldn't go over too well.
22 We'd like to move forward with what we have presented. The existing house is about 100 feet
23 away from the proposed house. And there is an opportunity for plantings as well and just to give
24 you an idea of the topographic change, if you're standing on the front stoop of the existing house
25 and looking from left to right, from south to north, essentially what it's created is a walk out

1 condition. That is the slope that you'll be dealing with. When you're on the front stoop of the
2 existing house looking to the west at the proposed house, that's the grade change, to try and
3 answer that question.

4 MR. FULLER: As you come in the gravel driveway and you're passing the two new
5 houses, the gravel drive is essentially level from there to the existing house. You're following the
6 contours?

7 MR. KIRBY: Right. And so --

8 MR. FULLER: And so the new house is going to sit, it's slightly down the hill, but
9 not particularly from that gravel drive. It's going to loom up above the existing old house.

10 MR. KIRBY: I wouldn't say loom. The first floor elevation should be approximately
11 two feet above the gravel drive. That's roughly what we've proposed.

12 MR. FULLER: Okay. And the first floor of the historic house is probably two or
13 three feet above the driveway?

14 MR. KIRBY: It's, yes. And could I have that larger plan? I can tell you exactly
15 what it is.

16 MR. FULLER: So all the houses are more or less sitting at the same elevation.

17 MR. KIRBY: Yes.

18 MS. ALDERSON: -- the historic house is not visible from, to look right away? I
19 don't have a sense of that on here.

20 MR. FULLER: Except very --

21 MS. O'MALLEY: Although we're not really looking at the site plan for the house
22 right now. We're just looking at whether we want --

23 MR. FULLER: To put in pass where you're saying you're drawing subdivision lines.

24 MR. BURSTYN: I was wondering if you've had any archaeological studies or
25 evaluations of the property?

1 MR. KIRBY: No. No, there has not been. Other than I believe there's a section on
2 the, shown on the site plan that locates a stone perimeter that could have been an old church. And
3 that's part of the area that's going to be dedicated to the town.

4 MR. FULLER: That's the area to the east of the utilities?

5 MR. KIRBY: Correct.

6 MR. BURSTYN: I would recommend that we approve the proposal as the staff, the
7 recommendation that the staff has to the Brookeville Planning Board. However, that it contain a
8 condition that you do an archaeological analysis of the property to determine are there are
9 archaeological, what do you say, resources are found for their evaluation and work undertaken as
10 part of the project.

11 MR. ROTENSTEIN: Can I clarify that?

12 MR. BURSTYN: Sure.

13 MR. ROTENSTEIN: Perhaps you can even word it in a way that recommends a
14 survey to identify significant archaeological resources and evaluate them in accordance with
15 Maryland Historic Trust standards and the National Register criteria.

16 MS. ALDERSON: I think what we may need to add here too, is to provide that if
17 significant resources are found, the opportunity would be provided to the State to investigate
18 further. Not necessarily? Do we have a precedent for that?

19 MS. WRIGHT: There's no one at the State or County to do an investigation very
20 honestly.

21 MS. ALDERSON: The question is what is our precedent with privately owned?

22 MR. ROTENSTEIN: Yeah, I think the approach would be it's incumbent upon the
23 applicant to undertake the identification or evaluation effort and that can be done in consultation
24 with the archaeologist on staff with Park and Planning and also with archaeologist from the
25 Historical Trust. I don't think it's a responsibility of the Historic Preservation Commission to

1 undertake the identification of resources.

2 MS. ALDERSON: No, I didn't say the identification. I said if resources are
3 discovered, then it's what, I guess the question is are we establishing here what happens if they
4 are discovered?

5 MS. NARU: And what we're saying is we don't have staff to provide further phase
6 2, phase 3 analysis of those resources.

7 MS. WILLIAMS: I think what we should probably ask for is some kind of a
8 predictive model. And that if the archaeological predictive model indicates that in future areas of
9 disturbance there are, there's the likelihood of archaeology that at some point we would request
10 some archaeological tests or whatever. But, to just go out there and start digging, I just don't think
11 that's going to really get us anywhere because we might be digging in places that aren't going to be
12 disturbed. I think what we need is a predictive model to say, you know, is here some potential.
13 These are the locations for some potential. But it sounds to me that if there is potential, it's
14 probably going to be in that area where it's deeded to the town. And there might not be any
15 disturbance anyway. I don't think anybody would gain much from this random digging. I think we
16 should do some kind of a predictive model.

17 MS. NARU: I certainly ask would the property owners consent to have our
18 archaeologists at Park and Planning go out and just do a field check with me to see if anything
19 pops up as something abnormal where we're proposing, you know, the footprint of the houses or
20 the driveways. But, beyond that, I don't know that we have any of those resources available to us.

21 MS. ALDERSON: The predictive model is usually created by documents serving to
22 see if there's evidence of former structures.

23 MR. ROTENSTEIN: Actually, sorry to but in again. But, your proximity to the
24 stream and the location along the upper contours also suggest not only a potential for historic
25 archaeological resources but also pre Columbian resources. So, you're limiting the development of

1 so-called predictive model would restrict the identification level to historical. So, I think the idea
2 that the staff archaeologists go out and do a quick reconnaissance and take into account existing
3 disturbances as well as environmental conditions --

4 MS. NARU: And they also have data on the adjacent land.

5 MR. ROTENSTEIN: Right.

6 MS. NARU: It's park land.

7 MS. WRIGHT: So there are some predictive models already in existence for this
8 part of the County.

9 MS. ALDERSON: And this could also allow if appropriate, you're slightly shifting
10 location or some recovery projects.

11 MR. FULLER: What are we saying? We want that done before we would
12 recommend to the Brookeville Planning Commission to do subdivision? Because if you find
13 something you want things changed or what's the result of --

14 MR. ROTENSTEIN: No, part --

15 MS. NARU: Well, let me just tell you the period of evolution for this case. It is
16 going to be heard by the Planning Commission on the 10th of December whether they have
17 recommendation from you or not. So we want a recommendation from you and guidance from
18 them so they can have that when they're looking at the subdivision. They are asking for your
19 guidance.

20 MS. ALDERSON: I don't believe the testing needs to be done in order for the
21 subdivision to be achieved. But the recommendation is that this be done in association with
22 subdivision and plans for future development because it could affect the location of development.

23 MS. WRIGHT: We still do need to talk about the future development tonight. So
24 we should sort of wrap up the subdivision. I'm hearing that most Commissioners, tell me if I'm right
25 or wrong, are leaning towards recommending approval of the subdivision plan with the

1 archaeological recommendations that have been made. But, there's no commitment that the
2 house locations shown on this subdivision plan are ones the HPC will endorse or the footprints,
3 and so on and so forth. Is that accurate?

4 MS. ALDERSON: I can second the motion as stated if there's no further
5 discussion.

6 MS. WRIGHT: I was just stating what I heard. Someone needs to make a motion.

7 MS. O'MALLEY: And you're seconding?

8 MS. ALDERSON: I'm seconding that motion. I don't believe the condition
9 regarding the location of the house needs to be part of the subdivision. Because that can be done
10 at further house review?

11 MS. WRIGHT: Well, I think it's important to mention as part of your subdivision
12 recommendation.

13 MS. ALDERSON: Okay. That's a note for the record. We add that to the motion.

14 MR. BURSTYN: Well, I could restate the motion and it could say that the
15 Commission recommends forwarding a letter of support to the Brookeville Planning Board for the
16 subdivision proposal as presented and include a recommendation that the Town of Brookeville
17 work with Park and Planning to do an archaeological study of the site to determine if further
18 investigation is needed.

19 MS. O'MALLEY: Is there a second?

20 MS. ALDERSON: Second.

21 MS. O'MALLEY: Discussion? Does anybody want to have any more discussion
22 about this? All right.

23 MR. FULLER: Did we state there was a condition about the archaeological
24 investigation included or not?

25 MS. O'MALLEY: No, it was mentioned as a recommendation that the Brookeville

1 Planning Commission --

2 MS. WRIGHT: All of this is the Brookeville Planning Commission's decision. So
3 what we'll be doing is writing a letter to the Brookeville Planning Commission saying we think you
4 should recommend approval of this subdivision. However, we think that you should require the
5 applicant to work with the County archaeologist to do a reconnaissance survey of the area to see if
6 there are potential archeological resources. And we also want to make it clear that we are
7 committing ourselves in the design review field to the footprints or building details shown on the
8 subdivision.

9 MS. O'MALLEY: Would you like to state that that's actually what your motion is?
10 But that's not quite what Commissioner Alderson said in her comments about the conditions.
11 That's acceptable?

12 MR. BURSTYN: That's acceptable to me, sure.

13 MS. O'MALLEY: Okay. And a second? Anymore discussion? All in favor raise
14 your right hand. Anyone opposed? Anyone abstaining. All right. We have Commissioner
15 Williams opposed. Commissioner Fuller abstaining and the rest voted for.

16 And the next item on the agenda was Case A which has been postponed. So, we
17 will hear Case B for two new houses on North Street. Yes.

18 MS. NARU: The applicant, this is a preliminary application because the subdivision
19 has not officially gone through yet. So, we cannot hear this currently as a historic area work permit.
20 But, we, the proposal is to construct two new houses on the proposed new lots. And the first house
21 is a frame two story dwelling to be constructed on lot 1. The design of the building takes the form
22 of a three bay, two story dwelling. The materials are uncut stone, wood, siding with windows and
23 doors and cedar shape roof in the front with sheath, sheathed with metal supporting seam.

24 The second is a two car garage with studio to be placed on lot 1 as well. This
25 building is designed to look like a carriage house with each proposed stall to be set at different

1 grades to take advantage of the existing topography. The applicant is also proposing wood work,
2 vat and siding, wood windows and doors, cedar shape roof set on a stone veneer foundation.

3 Lot 2, the applicant is proposing a frame two and a half story house with attached
4 garage. The design is, takes the detailing and forms from the shingle Victorian styles. The
5 proposed materials are wood, shingles, wood windows, wood doors and a cedar shape roof and a
6 stone foundation.

7 Staff feels that the architectural design of the single family houses are consistent
8 with other new construction within the Brookeville Historic District in that each house is detailed to
9 be unique and not replicative of any of the earlier house types in the district. The footprints of the
10 proposed single family houses to be located on lots 1 and 2 are much larger than the previously
11 approved new construction within the district. The new houses that were reviewed by the HPC on
12 North Market and Water Streets have not exceeded 1300 square feet footprint. But, we will note
13 that these houses were set closer to the road and closer to Georgia Avenue and the two main
14 thoroughfares.

15 So, with that we do feel that the proposed new development on these lots 1 and 2
16 can be slightly bigger in footprint. But, we still feel that the proposed footprint for lot 2 is still too
17 excessive mainly because of its connection to an attached garage. We think that if we separated
18 those masses, that would be more successful.

19 We're also concerned with the pyramidal projection at the front elevation that is
20 tied into this complex roof line for this house on lot 2. I think that that adds a lot of perceivable to
21 the house and we think that by simplifying this roof line and this form and reducing some of the
22 overall height, we could do a lot in terms of reducing some of this perceived mass, excessive mass.

23 We also suggested a kind of alternative design to the architect for lot 2, kind of
24 taking advantage of the existing topography, suggesting maybe more of the one story ranch style
25 dwelling. The land has a lot of different elevations. And, could, I think, staff could support a larger

1 footprint if it was more one story in height and really taking advantage of that topography.

2 So, as such, we are recommending for lot 1 that the house in general is not
3 problematic. The applicant has done a good job in detaching the garage and also with the
4 vernacular vocabulary for the house. The only concern we have is the material specification for the
5 board batten. We would encourage that board batten material to be changed to stucco on the
6 exterior wall cladding. That type of material is typically used on outbuildings or mid-19th Century
7 Gothic Revival dwellings. We just really feel it is not a compatible building material for that house.

8 And then lot 2 couple suggestions would be to eliminate the wrap around porch on
9 this house. We do not find wrap around porches in Brookeville, and so to be consistent with that
10 detail and also to try and eliminate some of that perceived bulk. And we propose that the garage
11 be detached and to reduce the height and size of the footprint of the house and to simplify the roof
12 line.

13 And, again, the applicant is sitting before you this evening, and I'll be happy to
14 entertain questions you might have.

15 MS. O'MALLEY: Thank you. Any questions for staff? Did you have any comments
16 you wanted to make at this time?

17 MR. KIRBY: Yes, I know it's late. I'll try to make it fast.

18 MS. O'MALLEY: I'm sorry, one more thing, for the record, you did in your work
19 session give the handouts that were supplied by the architects. So I want to enter that into the
20 record as well.

21 MR. KIRBY: I would appreciate the feedback on a number of items. And with lot 1,
22 the stucco exterior we're concerned about just because of its negative connotation lately in the
23 marketplace. And we would like to entertain alternatives to the stucco recommendation and even if
24 it's horizontal siding. We offered the board and batten just because we thought it would be a nice
25 mix of materials in the community. And so that's the first thing. So, if you have any feedback on

1 that, I'd appreciate it.

2 MS. WATKINS: I think horizontal siding would probably be fine. I think it's good to
3 differentiate between a board and batten in a carriage house and a main house. Generally they
4 would have been different.

5 MS. ALDERSON: You had shingles in the other one too.

6 MR. FULLER: I guess my take on this is a couple of different things. Number one,
7 I'd like to see that you come in with your proposal for the old house as part of what we come back
8 with and maybe you could speak a little bit to what your thoughts are for it. My concern is that on
9 the lot immediately adjacent to it, it seems as if the driveway is crowding. You start to sort of crowd
10 into the existing house and in particular, the person will drive through the gravel drive, you know. If
11 the existing house is 20 feet, I'm a little concerned even if you say no more than 34 feet above the
12 road. That's still a pretty good power. The grade slopes off pretty quickly, so I'm not so worried
13 about the height of the house because I also think you can slope it down the hill a few feet or back
14 off the driveway just a little bit just to keep it from having such a visual impact.

15 I don't really have a strong impact on material, or strong opinion on the materials
16 for the new houses except for to say that I think as much as possible that all these houses, the two
17 new houses don't try to replicate the existing one. So, to me, so long as they're different from each
18 other, different from the existing house, I'm not going to have a strong opinion about where they
19 are.

20 ...But, my biggest concern is just how the two new houses impact the driveway as
21 you come into the old house and how you can end up with something that doesn't overpower it.
22 What are you going to do as it relates to the addition of the old house to make sure that it doesn't
23 all of a sudden become an insignificant element that's out there.

24 MR. KIRBY: Okay. Well, let me speak to the addition and also the, what might be
25 confusing on the plan is the parking area in front of the house looks like it could be actually the

1 house. And, you're right, if that's the case, it would be very close to the driveway. But, the existing
2 house outlined by dashed lines is approximately 80 feet from the gravel driveway.

3 MR. FULLER: It's running up and down on the page. Right?

4 MR. KIRBY: Exactly. Well, so is the other area that could be confused for the
5 house that looks like it's right on top of the driveway. It's actually the parking path. And as far as
6 each of the houses are going to be roughly two to three feet above the driveway and that's
7 consistent for each of the houses.

8 And, as far as the expansions of the existing house, Anne and Michele and I have
9 been out in the field and at one time I had proposed an addition just to run by you, that would go
10 out the back with the garage to the south, close to the southernmost property line. And then I
11 thought, well, gee, that's probably not a good idea. Why don't we move the driveway toward the
12 north and then have a garage behind the house and you would access the garage from the north.
13 And, anyway, as I've been studying all of this, what I discovered is that there's going to be another
14 massing issue with a nook family room plus garage. And so the people in the back of their houses
15 along North Street are going to have a lot of mass to look at with expanding to the rear, to the east
16 and to the rear of the house. So, I'm a little concerned about that. There's also the issue of trees
17 expanding too far back to the rear. I'm concerned about blocking views to the north to the park
18 land to the north and to the east. And, so we have issues of where is the most logical location for
19 the garage.

20 At one point we talked about creating sort of a courtyard effect, a rough courtyard
21 effect that might pair up and double up the driveway. The garage would be located to the north
22 and you might have a looping area with a planting island in the middle. But that garage location is
23 awfully far from the house doing that.

24 So, anyway, the kitchen is behind the house and immediately the house, and you
25 have this proximity of the property line to the south to where the most logical location for the

1 garage, in my mind, now wants to be. Which is back to the original idea which cuts down on the
2 massing and what people would look at from the back of their houses on North Street. And,
3 unfortunately because of the proximity of the property line, even with the one car garage, you're
4 looking at possibly connecting this. And the topography is gentle right there and the kitchen is right
5 there. So, it's convenient for people pulling in.

6 And the other idea about having a garage located closely here and not going
7 straight out the back is that the living space, this is such a tiny house. The living space wants to be
8 connected with the living space on the second floor of this existing house. So that the family can
9 have enough space, enough practical functional space with a connected garage.

10 So, anyway, my question for you tonight is would you entertain a connecting
11 garage to the south of this existing house?

12 MS. WATKINS: I would have to be thoroughly convinced that nothing else would
13 work. Just, a connecting garage to a house in this time period. I don't think works.

14 MS. ALDERSON: I would strongly recommend a detached garage also.

15 MS. WRIGHT: And one thought on the detached garage, and again, I was trying to
16 follow this. But an issue that I'm sure we'll get to at some point is the right side elevation of the
17 house on lot 2 and how visible that is from the historic house. If you put a one car garage sort of at
18 a right angle to the front facade of the historic house, but sort of in the front yard, frankly, of the
19 historic house, it might block some of that view which is going to be quite, you know, again, if this is
20 the house that is approved, quite a massive view, that right side elevation, might be a way blocker.

21 MS. WATKINS: And the other option if we talk about that house on lot 2, to pull
22 that garage out, maybe some help here. Two attached garages in proximity to each other --

23 MS. WRIGHT: But there's also a massing study that was faxed to you that shows a
24 different right side elevation and again, maybe we'll get to that at some point that's less massive.
25 And so maybe the garage wouldn't be as necessary as a blocking mechanism for that right side

1 elevation.

2 MS. WATKINS: Yeah, I definitely like the massing studies better than what's
3 previously submitted. It's much more sympathetic to the existing house.

4 MR. BURSTYN: I wanted to ask you, the existing house, what kind of roof does it
5 have now?

6 MR. KIRBY: It has a standing seam metal roof.

7 MR. BURSTYN: I was wondering why you came out with the cedar, the shape
8 shingle?

9 MR. KIRBY: On both?

10 MR. BURSTYN: Uh-huh.

11 MR. KIRBY: Well, we do have standing seam used as an accent on the porches
12 and also a couple of dormers.

13 MS. WRIGHT: I guess there's some real big picture issues here and maybe we
14 should talk about those big picture issues and then get into sort of garage locations and materials
15 and so on. You know, I think the big picture issues are do you think the locations of the houses are
16 appropriate? Do you think the sizes are appropriate? What do you think of this massing study A
17 that you received today? I mean I think there are some big picture issues.

18 MR. FULLER: My big picture is start with the existing house. Let's agree on what
19 kind of additions, where the garage goes from there and then work back across the property.
20 Because I think that's the first think you have to dictate. And depending on how that's solved, I
21 think that depends on where you want to locate the house on lot 2 and whether it's high or low and
22 what the massing is. So, I mean to me, I would want to start at that end to make the focus be that
23 as the initiation of things. And to me, in particular, as you get further and further away from the
24 older house, I have less and less concerns about it.

25 MS. WRIGHT: Although, I think the problem is and again, I'm not sure, Mr. Kirby if

1 this is right or not. You personally may or may not be the person who does work to the historic
2 house. It is possible that you will sell that property to someone else who would come in with their
3 own ideas.

4 MR. FULLER: And that's why I think we want to approve the HAWP for it before
5 that happens. And that's why I'd like to see the linkage between the HAWP for the historic property
6 with the HAWP for at least lot 2. Because I think the two are directly related and obviously our first
7 concern should be historic property and not design review for new houses. And that that's not our
8 real job.

9 MR. KIRBY: Well, that could be some time off, the design, a design for an addition
10 for the existing house could happen one year, five years down the road. I would like to design
11 something to propose to show to prospects who are interested in the house. Everybody comes in
12 and says this place is too small.

13 MR. FULLER: Uh-huh.

14 MR. KIRBY: So, I would like to definitely show something. And I'm pretty clear
15 about where that garage wants to be. And that's where I described in the southern east,
16 southernmost corner of the property, just for convenience and functionality. If I were living in that
17 house, that's where I would want it. So, and it would be recessed very far back from the front of
18 the house, almost with the rear of the existing house now which would be, you know, 30 feet or so
19 from the front facade.

20 MR. FULLER: So, you're saying you would continue the existing driveway
21 following the property line, go pass the existing house to get to the garage?

22 MR. KIRBY: Yes, yes, that's what I would propose.

23 MR. FULLER: The eastern corner of the property?

24 MR. KIRBY: Right. It just makes too much sense to keep it there just to, for
25 convenience, ease of convenience getting in and out of the house plus the views to the beautiful

1 park land beyond to the north and to the east.

2 MS. O'MALLEY: Well, if no Commissioners have a strong disagreement with that
3 idea, suppose we consider that idea and then look at lot 2.

4 MS. WATKINS: But that would be a detached garage or an attached garage?

5 MR. KIRBY: Well, again, I'll detach it if that's the direction I'm getting. I don't think
6 in this particular case that it would be a good idea.

7 MS. O'MALLEY: No. I think there's some strong feelings against an attached
8 garage. So then we could go and look at plan 2.

9 MR. FULLER: I guess my first issue there is what forces the driveway to be on the
10 northeast side of the house rather than to have it on the southwest side?

11 MR. KIRBY: Well, since the space behind the schoolhouse is going to be used as
12 communal type space, I didn't want to impact that space with cars parked in front of the house or
13 next to it where that would be visible. And you also have the issue with trees there as well. So,
14 that seems to make the most logical sense to put it right where it is.

15 MS. NARU: And there's an existing driveway there, you know, overtime people
16 have pulled up. There's gravel there at the southeastern portion of it, the south end of the house.

17 MR. FULLER: On lot 2 is that where --

18 MS. NARU: On lot 3 on the historic house.

19 MS. WATKINS: I would like to say I like massing study A rather than what was
20 proposed.

21 MS. O'MALLEY: Yeah, I think your original plan, it shows for lot 2 is way too large,
22 too high, too much mass. It just doesn't go there at all. Can you give us idea about your massing
23 study as for height or square footage?

24 MR. KIRBY: Well, the footprint is probably going to be larger. The idea is to get a
25 first floor master suite in this plan. Not that much, it won't be larger by much, but that's probably

1 the direction this is heading. This is designing from the outside in. I'm not used to that, but the
2 idea would be have a centrally located fireplace when you walk in the door and a great room
3 beyond. And then a master suite to the left of the front elevation, to the left side of the front
4 elevation. And then figure out a way to have some stairs connecting to a car port and a garage
5 behind the house. And, again, this is for, you know, if I were living in the house I would not want to
6 be walking any farther than I had to to get into this house. Because we're putting the garage where
7 I think it needs to be, just kind of a big picture perspective. But, it's real inconvenient getting in and
8 out of this house. And so I'd like to keep the garage as close to the house as possible. So, I'm
9 trying to find a compromise here between, you know, completely detached garage and having one
10 that's separated with a carport and open carport area and allowing people to get in and out of their
11 house conveniently.

12 MR. BURSTYN: I was wondering if a, not a carport, but a breeze way is
13 compatible with the area and I defer to the historic experts on that and throw it out as a question. A
14 detached garage, would it be compatible with the site and homes around there to have a breeze
15 way?

16 MS. WRIGHT: I think --

17 MS. O'MALLEY: A porch connector or something?

18 MR. BURSTYN: No, a roof.

19 MS. WRIGHT: I think what he's tried to do actually in this massing model is just
20 that. If you look at the page of the massing model, he's created a detached garage, but it's
21 connected to the main house by living space hyphen.

22 MS. O'MALLEY: Oh, have you got that?

23 MS. WRIGHT: And then the area that has the x, the hatched x is a pass through
24 carport. It's open space. But I think the breeze way is just what he's trying to do with this.

25 MS. ALDERSON: So, the x is not occupied space. It's open area.

1 MS. NARU: Correct, correct, the last page.

2 MS. WILLIAMS: So it's like a drive through crib barn. You know, the original
3 proposal, that is also the case.

4 MR. BURSTYN: Crib barn?

5 MS. ALDERSON: But it's much more successful than having it read as one
6 continuous mass. Just an idea.

7 MS. WILLIAMS: Well, I definitely prefer the revised massing studies for lot 2 than
8 what was in the original proposal. I have to admit when I first opened this up I got all excited and I
9 thought, wow, finally we're getting a real contextual little house and then I realized I was looking at
10 the garage. So, and then I noticed how big the house was and I got very depressed.

11 I guess I wish sometimes when I see these new houses on new subdivided lots in
12 historic districts that if the houses didn't take or the new architecture didn't take cues from the
13 existing architecture, that it would at least respond to the landscape. And I guess that's my
14 problem with these subdivided lots is it's like nothing, it's neither here nor there. It's not like really
15 wedded to the landscape and really modern and contemporary plan, nor is it really, you know,
16 pretty good contextual vernacular design. And so I just feel left, I feel like I'm just left blank. I just
17 really don't know where to begin because it just, I mean your revised massing studies appeal to me
18 much more, has more of a vernacular quality to it and I can deal with that.

19 So, you know, this is a first preliminary. I think I would just recommend that you
20 continue along that massing study, you know, perspective, and come back for a second and sort of
21 follow that trend with your lot line.

22 MR. FULLER: Speaking to your issue of massing, if the other houses approved in
23 Brookeville have been limited to 1300 square feet as a footprint, staff is recommending going, you
24 know, almost 50 percent bigger than that to say go up to 2,000. And these as proposed here are
25 even bigger than that. I think we need to give some guidance. Do we think that the approximate

1 2,000 that staff has identified is really something we should be working towards?

2 MS. WATKINS: I have a question. The house that we approved kind of I guess
3 across the street, what square footage were those?

4 MS. WRIGHT: They were the 1300.

5 MS. ALDERSON: But they were visible from Georgia Avenue.

6 MS. NARU: My 2,000, just for clarification purposes was more of a rambling lower,
7 give it more square footage idea taking on the existing topography.

8 MS. WATKINS: And lot 1 is what square footage?

9 MS. WRIGHT: They're both large lots.

10 MS. NARU: It's on the first page of --

11 MS. WATKINS: What size house?

12 MS. WRIGHT: 1456 for the, plus 352 for the porch.

13 MS. WATKINS: For the porch right. And then lot 2 will stay at that or get larger?

14 MS. WRIGHT: Lot 2 is larger than lot 1.

15 MS. WATKINS: Right, but with the revised massing, will get even bigger than the
16 1669?

17 MR. FULLER: The total coverage is 3300 square feet.

18 MS. WRIGHT: I think he was saying the footprint would be a bit bigger, but it would
19 be lower.

20 MS. ALDERSON: And the garage would be visually separated somewhat now.

21 MS. WRIGHT: Well, that was the proposal in the existing design, too. Just have
22 two stories stacked on top of it instead of one story stacked on it.

23 MS. ALDERSON: That's a significant difference.

24 MS. WATKINS: Well, I would think if anything it should become smaller --

25 MS. WATKINS: Are we discussing lot 1 or lot 2 or both?

1 MR. KIRBY: To me, 2 is more critical than 1. I mean, again, it's the closer
2 property, so if anything, I would prefer to see 2 smaller than 1 in coverage and that apparent mass.

3 MS. WILLIAMS: I do think, I mean part of the problem here, too, is the existing
4 historic structure is not terribly distinctive. And so when you come back into this area, you see the
5 subdivided lots, you're kind of left scratching your head, okay, where is the historic -- not that you
6 can't tell that it's historic, but it lacks the grandeur that a lot of historic houses have. And so, I
7 mean I think we don't want to overwhelm it so much --

8 MR. KIRBY: Right.

9 MS. WILLIAMS: -- in terms of exuberance.

10 MR. KIRBY: Well, actually, I think the original design acknowledges what's there
11 now better than the massing study with some changes to the original design. Because I think the
12 right side elevation on the original design, if it could get smaller, if its size could get smaller, then
13 yes, I agree. I would like to do something with that because of the feedback I'm getting. And if I
14 honestly, if I were living in that older home, I wouldn't want to look at something really big and
15 massive.

16 But, from a design perspective, what I tried to do here, and if you look at the
17 massing study here with the front porch, you know, it's pretty simple. The front porch is oriented tot
18 he woodland and sort of turns its back or its side to the existing house. And the idea with this
19 octagon and the wrap around porch was actually a friendly gesture to connect with the Tills house,
20 the last house on the existing North Street subdivision and also connect with the existing older
21 home. And also connect with the woodland area. That was a, this was a design gesture that was
22 done in a meaningful way to connect with its site. And unfortunately, though, I think that it started
23 to get kind of massive and so I would be willing to look at, if the rest of the house worked, I'd be
24 willing to look at the side elevation and try to figure out a way to reduce the mass of that right side
25 elevation on lot 2. Because I think from a design perspective for my taste, it's something different.

1 I actually like the idea of something different. I wanted each of these houses to be able to fit in to
2 some extent within the context of what's there. But, really fit in with what's happening on each
3 perspective lot.

4 MS. O'MALLEY: Well, if you could bring down the height and the bulk of that
5 house, 'cause I, if you're driving along that driveway and you pass that big mansion and then in
6 front of you is this little teeny farmhouse, it's going to lose a lot of, the historic home is going to lose
7 a lot of its grandeur. You don't want to have it overwhelming it. You don't want to have the new
8 house overwhelming the historic house. The drive needs to look like it goes up to the historic
9 house.

10 MS. WILLIAMS: I mean looking at your revised lot 2, let's see which one is it? It's
11 the first of your revised lot 2 schemes. You have the right side elevation and the rear elevation --

12 MR. KIRBY: Uh-huh.

13 MS. WILLIAMS: I almost think that the rear elevation is the least successful. That
14 to me just, you know, oozes subdivision builder built house. It's not, and it's got sort of a big wide
15 segmental arch opening center bay. It's got the very long roof line with a projecting gable. I mean I
16 wish there were a way to simplify that and not use some of these just trendy builder details, arches
17 and tripartite windows and things like that. Make it a little bit more contextual like your right side
18 elevation is a little bit more vernacular looking and a little more contextual. So, I don't know.

19 MS. WRIGHT: I think maybe what we need to do because it is getting late and we
20 do have a few staff items to go over is maybe for this particular preliminary consultation, I guess
21 there will be future ones, give, again, sort of the bigger picture reaction to the designs that you see
22 as well as the alternative massive design that was submitted the fax. And just give Mr. Kirby some
23 direction as to where he should be headed.

24 MS. ALDERSON: My feeling, I think I'm hearing from everyone else is supporting
25 the staff recommendations, particularly with regard to bulk and particularly recommending visually

1 separating the garage to reduce the bulk. And then certainly, substituting a different natural
2 material for the board and batten so that the house isn't trying to be a barn and a fancy house at
3 the same time.

4 MS. WILLIAMS: I think you've heard my comments.

5 MS. WATKINS: Yeah, I think sticking with staff recommendations, the 2,000
6 square foot or square foot, whatever and the height, lower height is good direction to go in.

7 MR. ROTENSTEIN: I'll agree with that and I would also like to see when you come
8 back some visual representations of how the house on lot 2 will relate to the historic house as well
9 as the surrounding natural environment. That can be accomplished by renderings or even, what
10 will help me, the scale of the drawing in circle 5 is a little problematic. Perhaps an aerial
11 photograph showing the relationship of the area to the natural surroundings. It would make it a lot
12 easier to be able to visualize what the inner relationships would be in future consultations.

13 MS. ALDERSON: Can we also request for the next, for submission of additions to
14 add to that, that it would help to have a clearer site plan. What we have here is the subdivision site
15 plan. It would help to have a clear site plan that shows the relationship of the houses very explicitly
16 and the garage to the addition. And it would also help to have a separate plan that pulls back at a
17 larger scale to see this in relation to the right-of-way. Because I'm interested in both relationships,
18 both the public right-of-way and the relationship to the historic house.

19 MR. KIRBY: Okay. Two quick questions. The concept with this massing study
20 with the separate carport and the garage next to it, is that going to fly?

21 MS. O'MALLEY: For the house on --

22 MR. KIRBY: 2, uh-huh.

23 MS. WRIGHT: I think you're hearing all positive comments on that massing study.

24 MR. KIRBY: Okay. Because it sort of is attached or it's not attached, depending
25 on how you want to look at it.

1 MS. O'MALLEY: I think that would be --

2 MR. KIRBY: Okay.

3 MS. WRIGHT: I heard everyone saying that massing study is better than the
4 original submission. Isn't that fair?

5 MS. ALDERSON: An acceptable solution.

6 MS. O'MALLEY: And even 2,000 is big. I think 1300.

7 MS. WILLIAMS: Well, the connection of the garage, I think with the open area way
8 is not unprecedented in agricultural buildings.

9 MS. WRIGHT: And I think the 2,000 square feet was, again, this idea of rather than
10 going up, go out and do something that's a little more rambling, that's different levels that works
11 with the terrain. We certainly wouldn't recommend 2,000 square foot footprint for a traditional
12 house. The idea was, you know, rather than trying to do a 1600 square foot three story house, do
13 a 2,000 square foot for a rambling, you know, one and a half story house, something in that range
14 was the idea --

15 MS. O'MALLEY: But for lot 1.

16 MS. WRIGHT: Or for lot 2. Essentially spread it out but make it lower. Like you've
17 seen, you know, again, some good modern contemporary designs that do that.

18 MS. ALDERSON: I think there's one other alternative which you have again
19 suggest with the right side elevation on the lot 2 massing study. And that's the possibility of doing
20 a smaller mass that's two story and the remainder of the mass stepping down like you do in the
21 carriage house here.

22 MR. KIRBY: I'm seeing it in my mind's eye. One last question. Lot 1, is lot 1 close
23 enough since I have a block of time and can start on my working drawings. Is lot 1 close enough,
24 do you think for your liking?

25 MS. ALDERSON: It's big.

1 MS. WRIGHT: I think the question is could he come in for lot 1 or do you want to
2 see the whole property as one historic area work permit?

3 MS. WATKINS: Really, I'd like to see everything together, but I think lot 1 is the
4 one he can start on of the three. Lot 1's okay.

5 MR. BURSTYN: I was going to say that I don't seem to mind larger homes on
6 these sites. I think that being out there in that area that has a history of grander homes over the
7 history it seems to me that it was even a more affluent area 150 years ago. So, I don't have any
8 problem with that. I don't like the use of cedar shape roofs because I think they have a tendency to
9 draw your eye to the roof and they always seem so massive. To me when you see a house with
10 that kind of roof makes even the house look even larger than it is.

11 MS. O'MALLEY: And the fire insurance is more.

12 MR. BURSTYN: Well, it's also, yeah, fire insurance. I just, I don't particularly like it
13 and I don't think it's compatible with older houses in that area. Seems to be used on larger homes,
14 but because they want to do something grander than shingles. But they don't want to do slate
15 because it's too expensive.

16 MR. KIRBY: How about dura slate?

17 MR. BURSTYN: I don't know. I don't like cedar shape roofs.

18 MS. WRIGHT: I mean we have approved some substitute materials on new
19 construction, not as a replacement for original slate. But, I guess the question is, you know, that's
20 getting down to a lot of detail. I think we still are in sort of big picture. Just give you enough
21 information, Mr. Kirby --

22 MR. KIRBY: That's right. Thank you very much.

23 MS. WRIGHT: -- to proceed.

24 MR. KIRBY: Thank you.

25 MS. O'MALLEY: Thank you. The next item on the agenda is the minutes.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	1 North Street, Brookeville	Meeting Date:	12/01/04
Applicant:	Richard Kirby	Report Date:	11/24/04
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	11/17/01
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michele Naru

Proposal: Construct two, new houses on the future lots 1 and 2 in the Brookeville Historic District

Recommendation: Revise as per staff recommendations and proceed to a second preliminary consultation

BACKGROUND

The applicant received approval from the Commission on May 26, 2004 to remove 44, dead, dying, hazardous, and storm damaged trees from this very heavily wooded property in anticipation of the proposed new development.

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.

DESCRIPTION

This c.1880 house is a two-story, gabled farmhouse with center hall plan, typical of the vernacular residential building forms of the period. Ell-shaped in plan, the frame house is clad with German siding and sheathed in standing seam metal. The windows on the main massing are 6/6 double hung sash windows and are flanked with operable two, paneled louvered shutters. The roof is detailed with a center chimney.

A one-story frame addition set upon a concrete block foundation, with a porch extension protrudes from the west, side elevation of the house. The rear ell has a small, one-story shed roof addition along its west elevation. The addition is detailed with 8-light paired, casement windows.

The property is 4-acres in size and is accessed by a gravel driveway extension of North Street. The property is located behind the historic, one-room, frame schoolhouse located at the terminus of North Street. The 4-acre parcel is very heavily wooded.

APPLICABLE GUIDELINES

When reviewing new construction within the Brookeville Historic District two, main documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 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.
- New additions and adjacent or related new construction will be undertaken in such

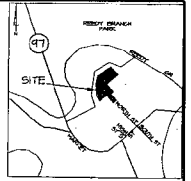
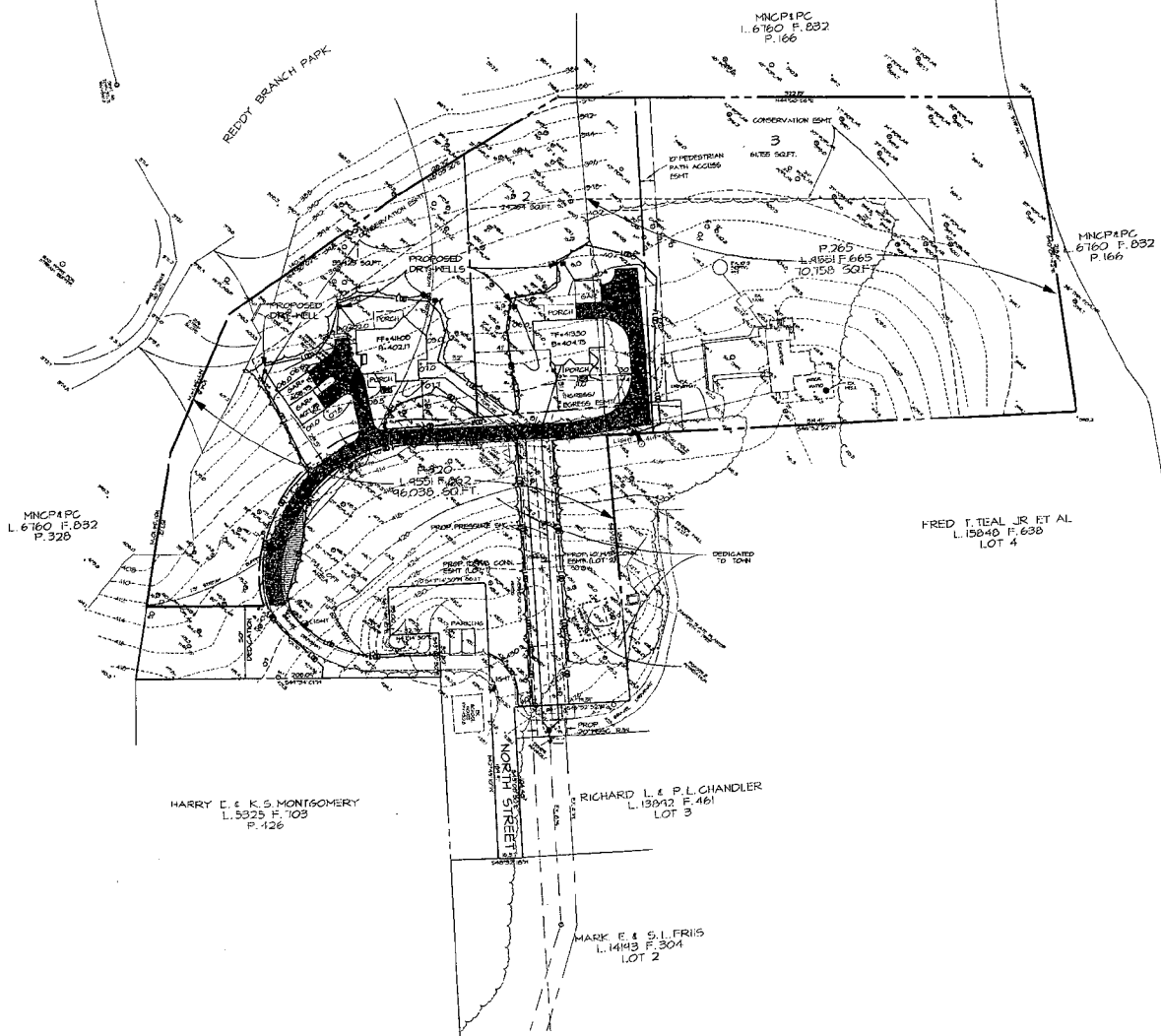
Specific comments on each building are as follows:

Lot 1

1. Change the material specification from board and batten to stucco for the exterior wall cladding. The use of board and batten concerns staff because historically this is a material found on outbuildings or mid-nineteenth century Gothic Revival dwellings.

Lot 2

1. The utilization of a wrap-around porch on the subject house. Wrap-around porches provide a large amount of perceived bulk to a house. Eliminating the "wrap" on the front porch, and utilizing a simple full-width front porch, will help to reduce the bulk and simplify the design of the house.
2. Detach the proposed garage from the house, to maintain the existing established building pattern. Brookeville does not have any attached garages within its historic district.
3. Reduce the height and size of the footprint of the proposed house.
4. Simplify the roofline.



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS SHOWN AS PARCELS P.305 AND P.300 ON THE MAPS HELD BY THE TOTAL RATE AREA 10, 888 AC.
2. EXISTING STORMS 5 INCH AT FOM OF BROOKVILLE.
3. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY A.C.S. ASSOCIATES, DATED FEBRUARY 26, 2004.
4. TOPOGRAPHIC INFORMATION IS FROM FIELD SURVEY PREPARED BY A.C.S. ASSOCIATES, DATED FEBRUARY 26, 2004. THE CONTOUR INTERVAL IS 2 FEET, AND A SLOPE INTERVAL OF 5 FEET.
5. THERE ARE NO WATERS OF THE UNITED STATES OR WETLANDS ON THIS SITE.
6. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
7. EXISTING TREES WITH A DBH OF 6" AND GREATER HAVE BEEN FIELD SURVEYED BY THE PROPOSED DEVELOPER AREA OF LOTS 1 & 2.
8. THE SUBJECT HAS GUARANTEED OCCUPANCY 1,000.
9. ACCORDING TO THE LOCAL ATLAS A INDEX OF HISTORICAL SITES IN HANCOCK COUNTY, THIS PROPERTY IS LOCATED IN THE TOWN OF BROOKVILLE.
10. THE SITE IS WITHIN THE HAWKINS RIVER WATERSHED WHICH IS A USE CLASS IV/IV.
11. CURRENT OWNER, RICHARD T. KIRBY.
12. THERE IS ONE EXISTING SINGLE FAMILY HOME TO REMAIN AND 2 PROPOSED SINGLE FAMILY HOMES.
13. DEVELOPMENT STANDARDS:
 MINIMUM WIDE OF LOTS 3
 MINIMUM LOT AREA 10,000 SF
 MINIMUM SETBACKS
 FRONT YARD 10'
 SIDE YARD 5'
 REAR YARD 40'
14. THE EXISTING PRIVATE WELL AND SEPTIC TO SERVE THE EXISTING HOUSE SHALL REMAIN. THE 2 PROPOSED SINGLE FAMILY HOMES SHALL BE SERVED BY PUBLIC WATER & SEWER TOSE CONNECTIONS FROM EXISTING MAINS.
15. EXISTING WATER AND SEWER CATEGORIES 5 IN AND 51.
16. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
17. UTILITIES (GAS, WATER, AND SEWER) ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THIS SITE.

ENGINEER / ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY IS FROM A DEED PLAT SURVEY PREPARED BY A.C.S. ASSOCIATES DATED FEBRUARY 26, 2004. THE TOPOGRAPHY IS FROM A FIELD SURVEY PREPARED BY A.C.S. ASSOCIATES DATED FEBRUARY 26, 2004. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF BROOKVILLE, MARYLAND.

DATE: MARCH 11, 2004
 DRAWN BY: MARY MARCH 11, 2004

OWNER/DEVELOPER
 RICHARD T. KIRBY
 14515 PARTNERSHIP ROAD
 POOLESVILLE, MD 20691
 301-446-2414



NO.	REVISION	BY	DATE	CHECKED	BY	DATE
			MARCH 2004			
			DESIGNED	YMT		
			TECHNICAL	CDB		
			DRAWN	YMT		
			CHECKED	KVC		

DATE	MARCH 2004
SCALE	1"=30'
JOB NO.	150122



PRELIMINARY PLAN

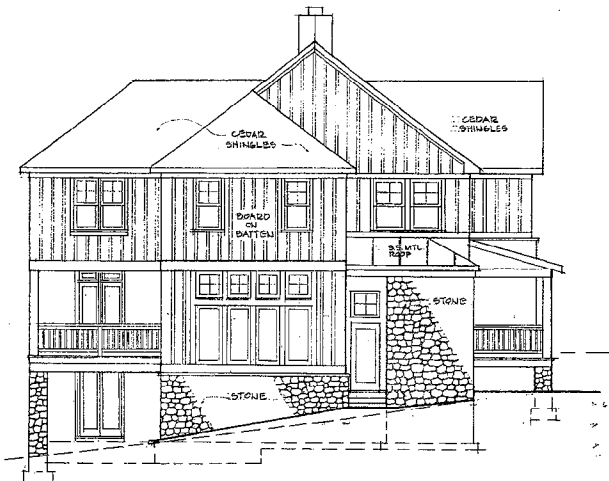
PRELIMINARY PLAN
 NORTH STREET

6TH PLANNING DISTRICT
 HORTONSBURY GORP/PLANNING

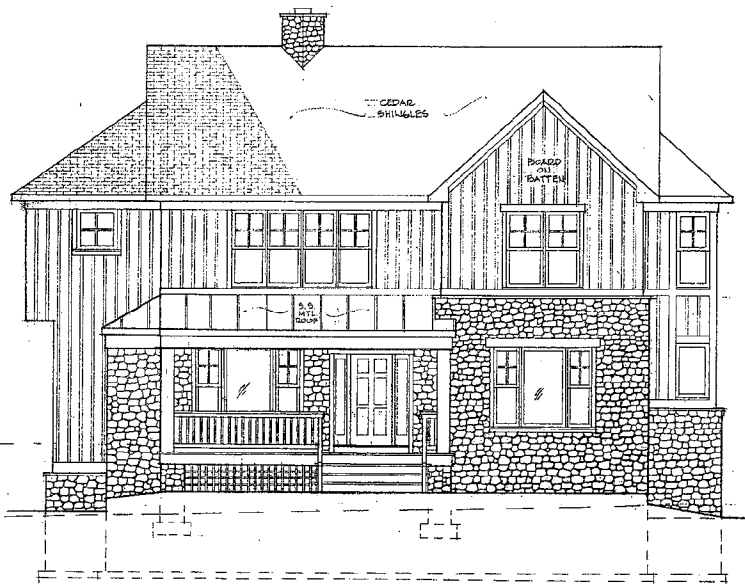
SHEET
 1 OF 1

TOTAL SHEETS IN SET: 1

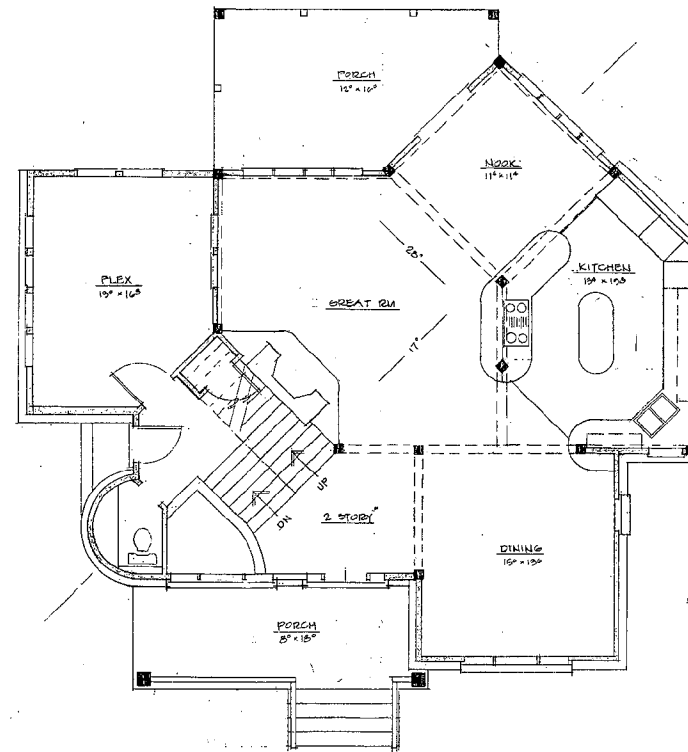




LEFT SIDE ELEVATION



FRONT ELEVATION



FIRST FLOOR

REVISIONS BY

DISCOVERY HOMES
 MARIENBURSHIPS RD.
 ROCKESVILLE, MD 20871
 301-718-2910

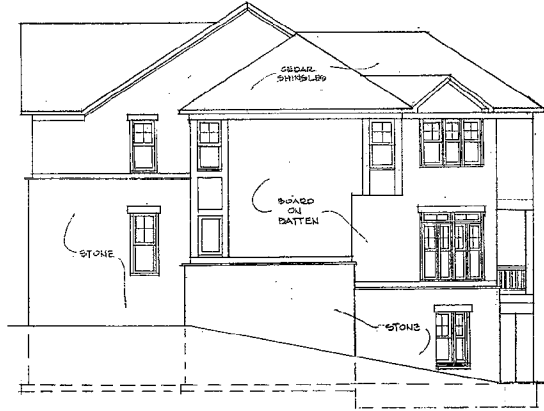
LOT 1 - NORTH STREET

SCALE: 1/4" = 1'-0"
 OCT. 5, 2004

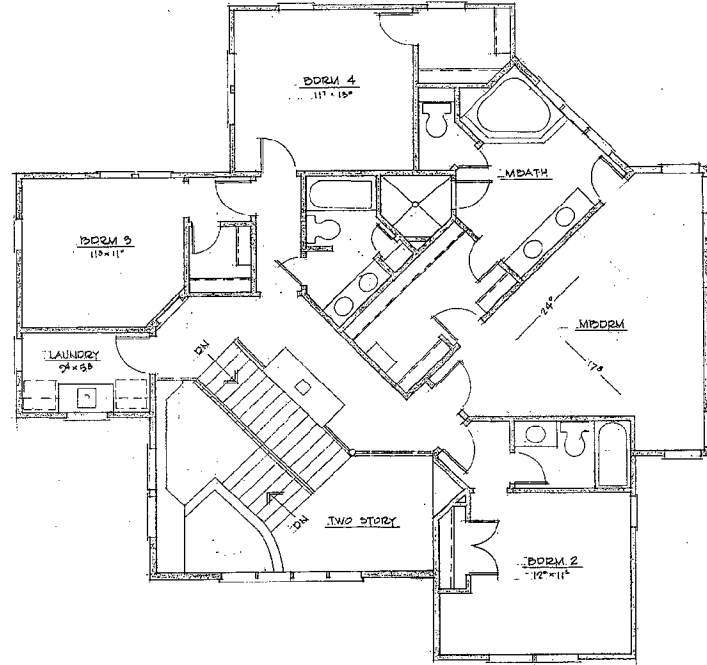
PRELIMINARY PLAN
 FIRST FLOOR

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets





RIGHT SIDE ELEVATION



SECOND FLOOR



REAR ELEVATION

REVISIONS	BY

DISCOVERY HOMES
 14915 PARTNERSHIP RD
 POORESVILLE, MO 64887
 801-948-0010

LOT 1 - NORTH STREET

SCALE: 1/4" = 1'-0"
 OCT 5, 2004

PRELIMINARY PLAN
 SECOND FLOOR

Date
 Scale
 Drawn
 Job
 Sheet

Of Sheets

56

NO.	REVISIONS	BY

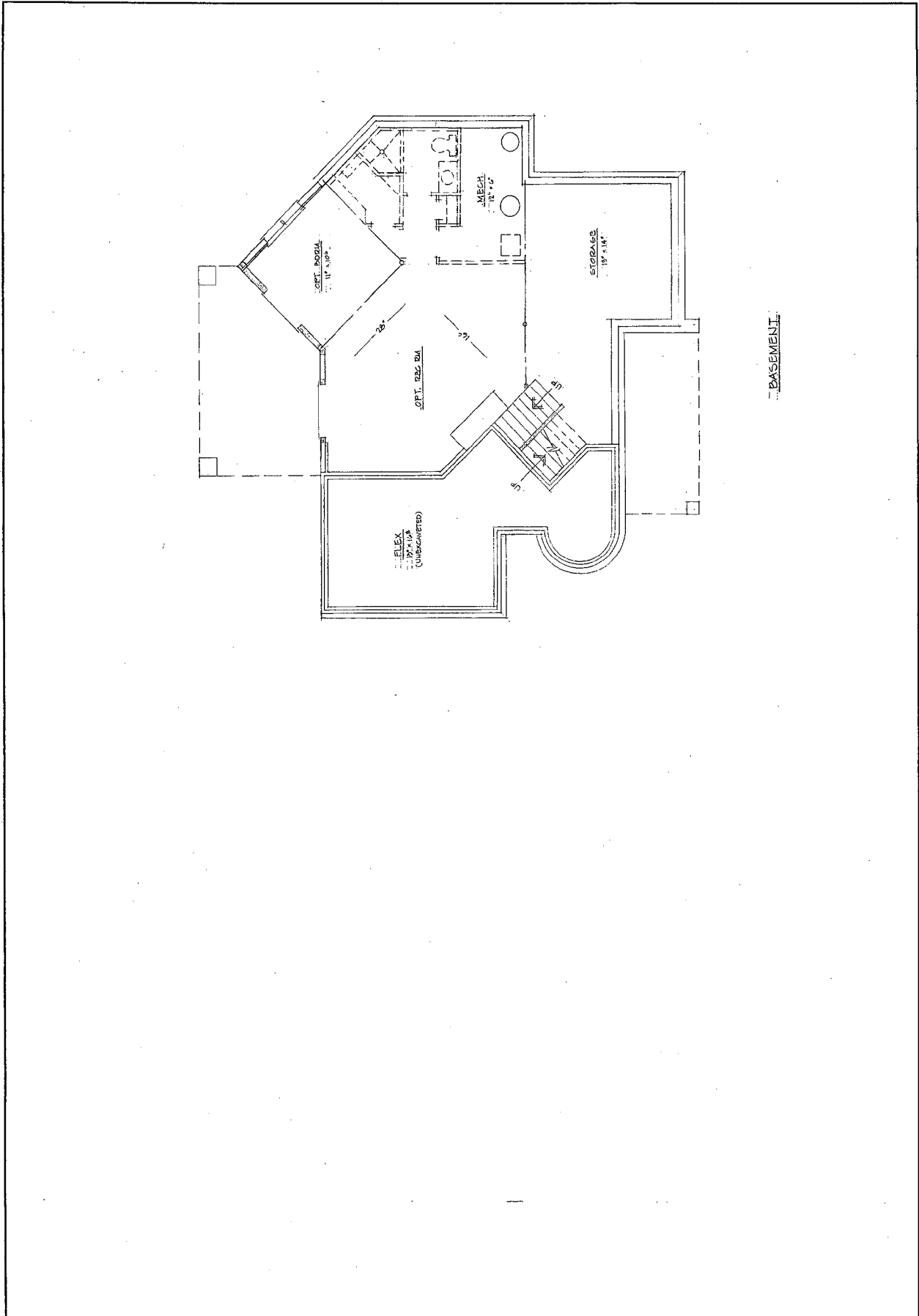
DISCOVERY HOMES
 1445 PACEWAY RD
 ROCKVILLE, MD 20857
 201-948-2919

LOT 1 - NORTH STREET

SCALE: 1/8" = 1'-0"
 OCT 9, 2024

PRELIMINARY PLAN
 BASEMENT

NO.	DATE	BY	CHKD

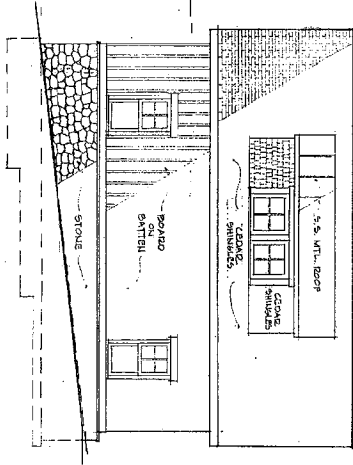


DATE PLOTTING COMPLETED

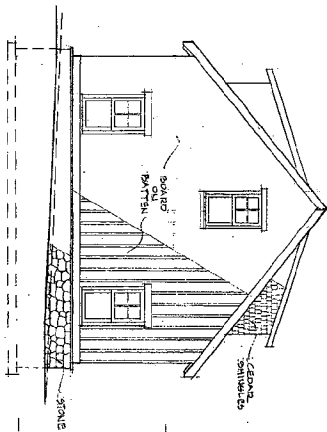
57

DRAWING NUMBER: 14516 PARTNERSHIP RD. POOLESVILLE, MD. 20837

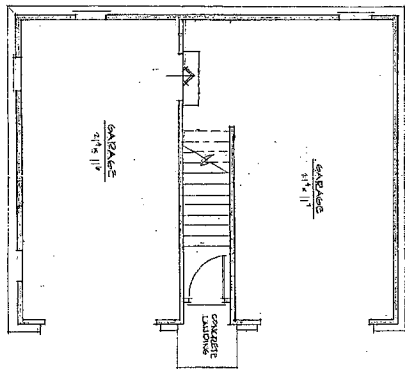
LEFT SIDE ELEVATION



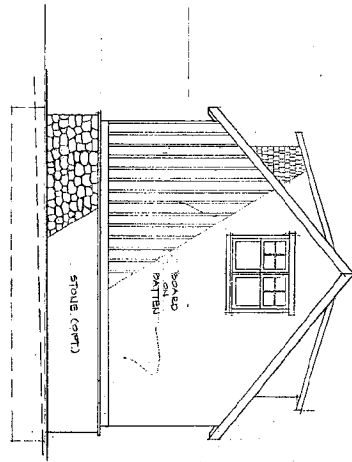
FRONT ELEVATION



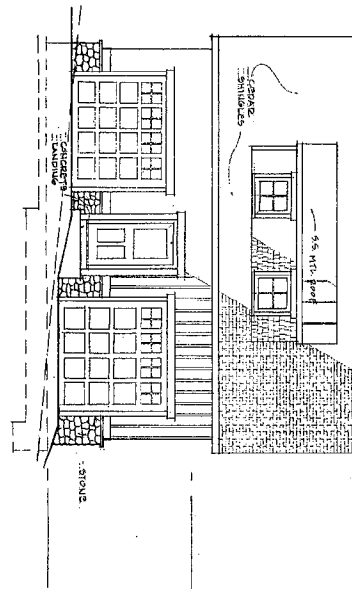
GARAGE LEVEL



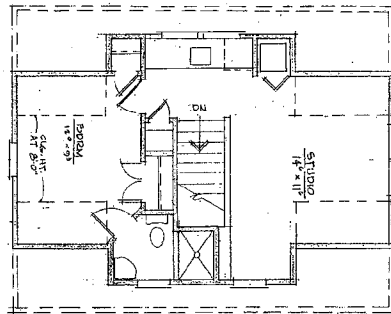
REAR ELEVATION



RIGHT SIDE ELEVATION



SECOND FLOOR



Drawn	
Checked	
App	
Scale	

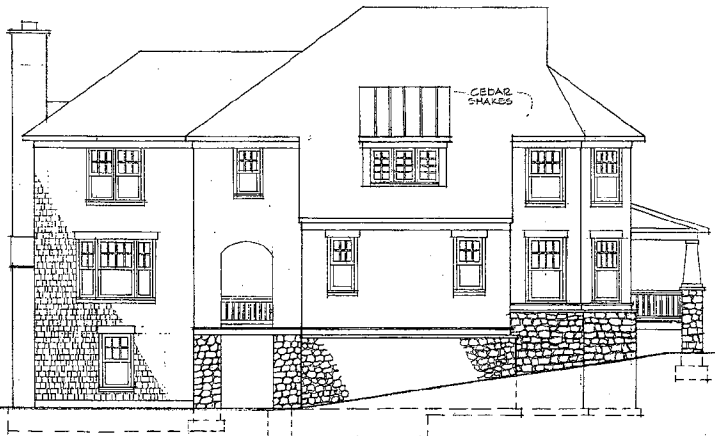
PRELIMINARY PLAN
"CARRIAGE HOUSE"

SCALE: 1/4" = 1'-0"
DATE: 01.15.2004

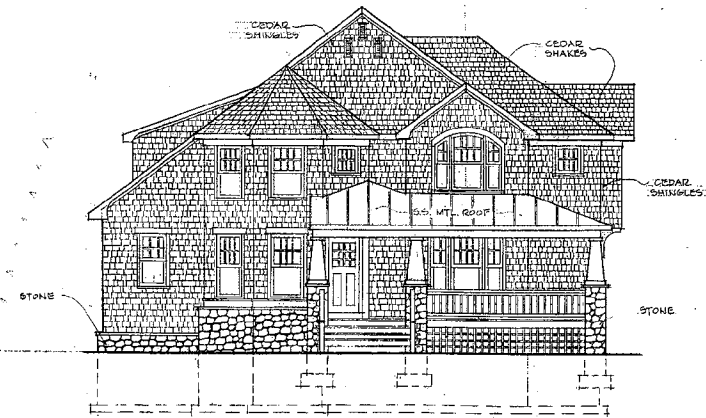
LOT 1 - NORTH STREET

DISCOVERY HOMES
14516 PARTNERSHIP RD.
POOLESVILLE, MD. 20837
301-743-2219

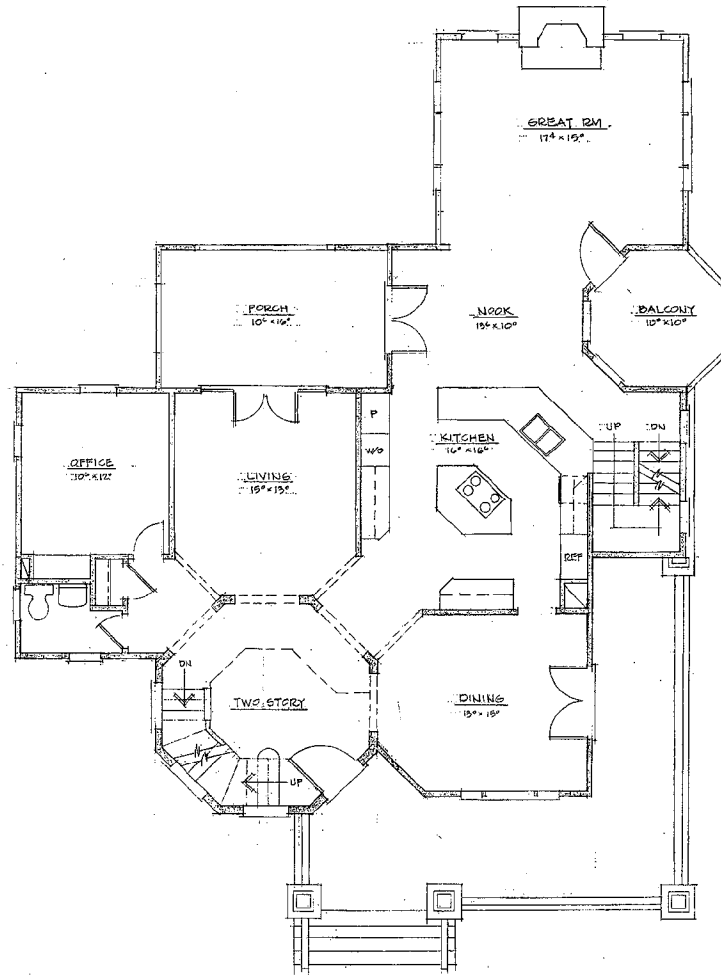
REVISIONS	BY



LEFT SIDE ELEVATION



FRONT ELEVATION



FIRST FLOOR

REVISIONS BY

DISCOVERY HOMES
 MARK PARTERSHIP PC
 FROBENIUS, MD 21057
 588-7965, 2719

LOT 2 - NORTH STREET

SCALE: 1/4" = 1'-0"
 OCT. 9, 2004

PRELIMINARY PLAN
 FIRST FLOOR

Date
 Scale
 Drawn
 Job
 Sheet
 Of Sheets

REVISIONS	BY

DISCOVERY HOMES
 14815 PARTNERSHIP RD.
 POOLESVILLE, MD. 20687
 Phone: 301-945-0219

LOT 2 - NORTH STREET

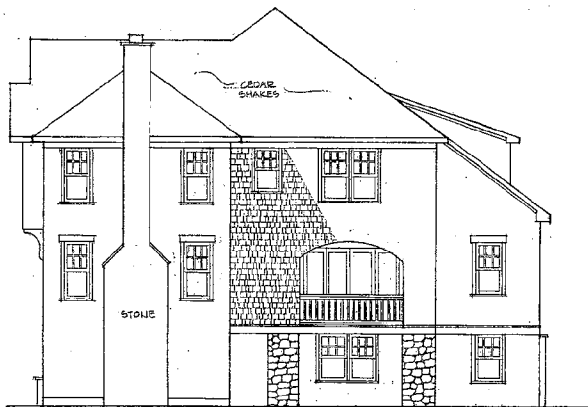
SCALE: 1/4" = 1'-0"
 DATE: 9, 2024

PRELIMINARY PLAN
 SECOND FLOOR

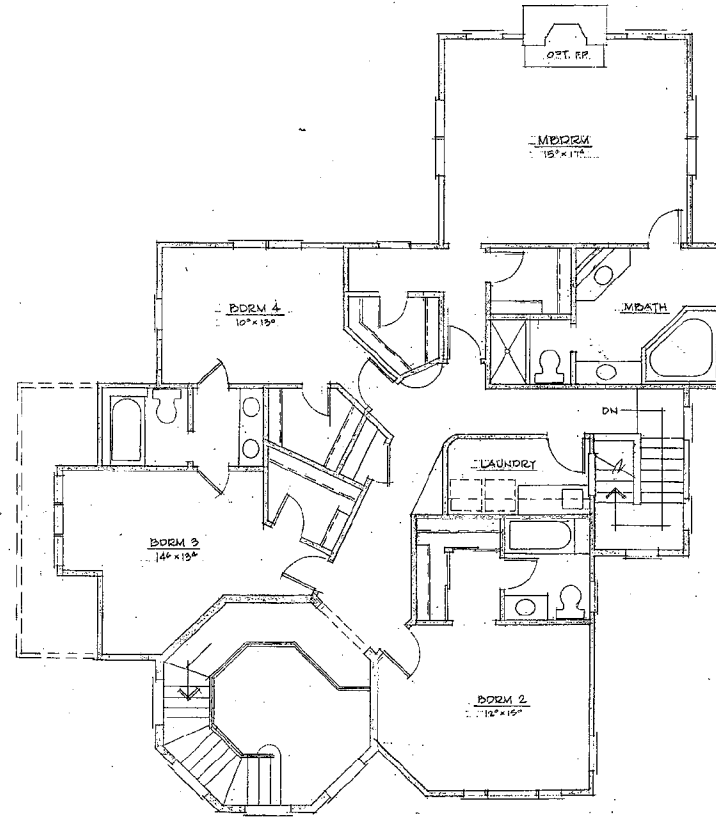
Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets



RIGHT SIDE ELEVATION

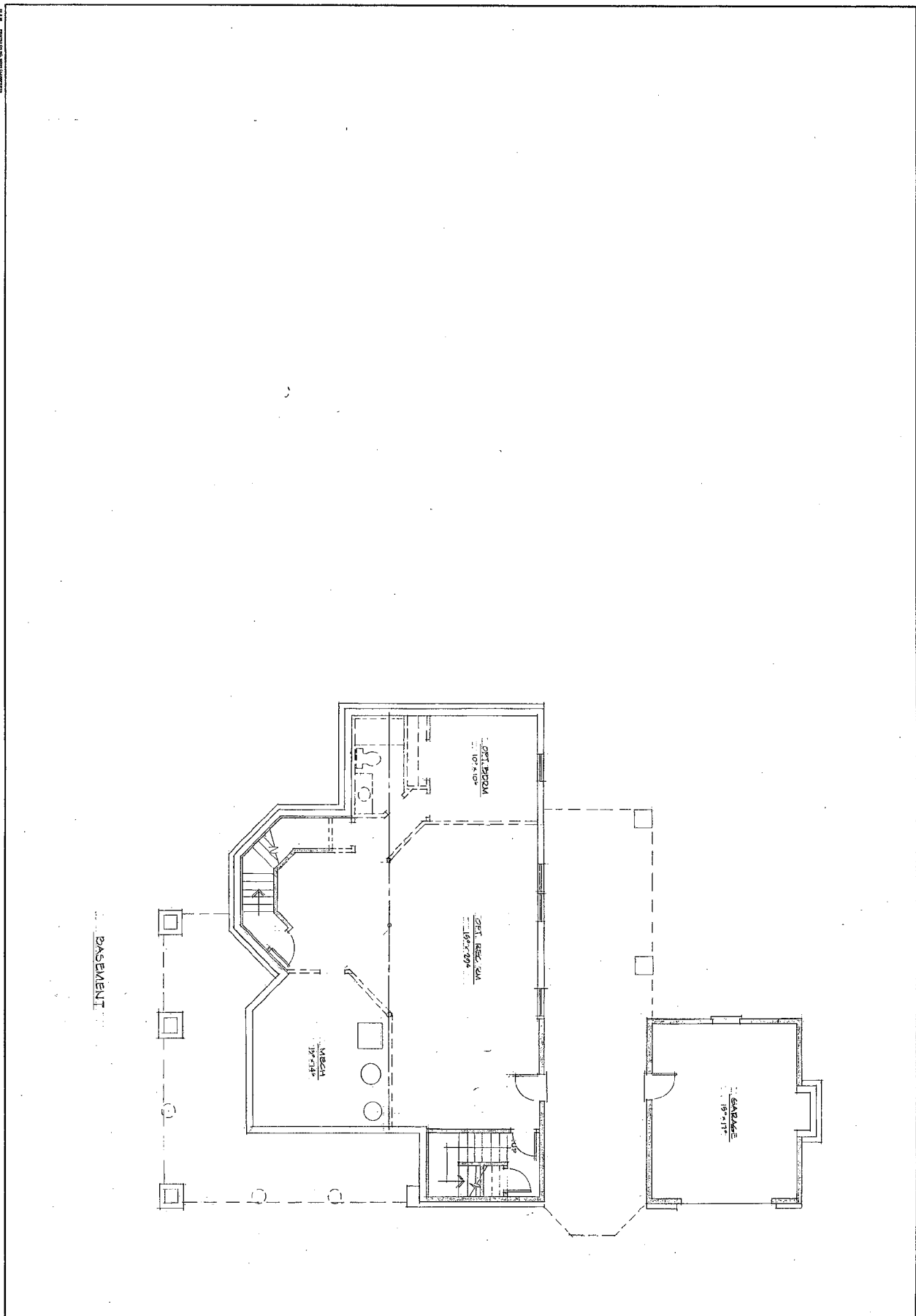


REAR ELEVATION



SECOND FLOOR





NO.	DATE	BY	REVISIONS	DISCOVERY HOMES	14515 PARTNERSHIP RD.	POOLESVILLE, MD. 20857	301-248-3219
PRELIMINARY PLAN BASEMENT				SCALE: 1/4" = 1'-0" OCT. 9, 2004		LOT 2 - NORTH STREET	

Kristina House



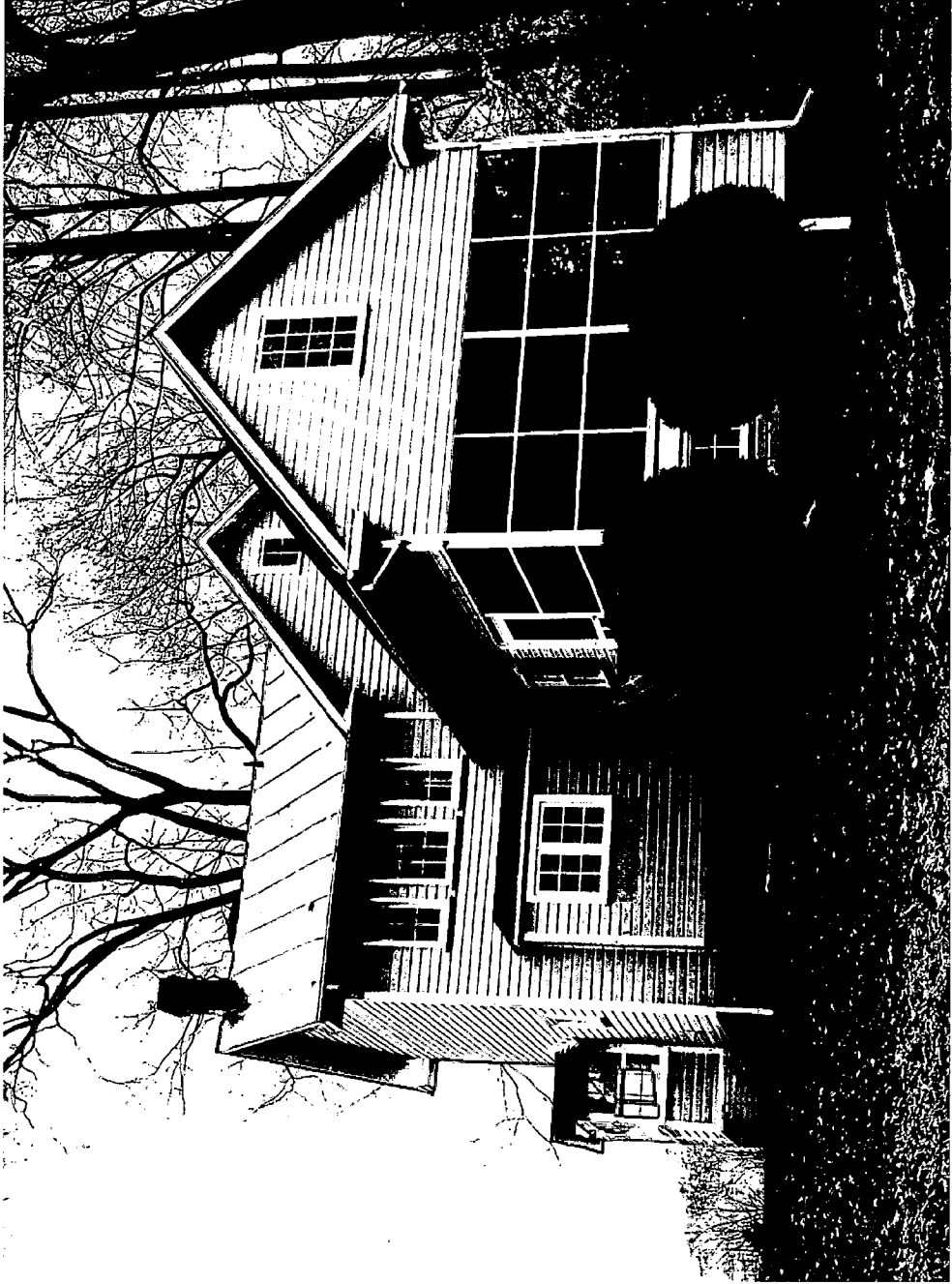
PLANT SIDE





REAR

67



WEST SIDE



LOT 2 FROM TENNIS STOOP



SC 1000 House from lot 2

EXISTING HOUSE FROM BACK OF SCHOOL HOUSE
(APPROXIMATELY)





LOT 2
(BEYOND GAMMA DRIVE)

69

(BEYOND GRANITE DRIVE)

LOT 1






THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 28, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with condition**. The condition of approval is:

The development plan that was displayed on the tree identification plan is not approved.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Richard Kirby

Address: 1 North Street, Brookeville Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHAEL KINSY Daytime Phone No.: 301-370-0660

Tax Account No.: 00732192

Name of Property Owner: MICHAEL KINSY Daytime Phone No.: 301-370-0660

Address: #1 NORTH ST. BROOKENHIRE, MD 20833

Contractor: OWNER Phone No.: 301-370-0660

Contractor Registration No.: N/A

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

LOCATION OF BUILDING/PREMISE

House Number: SAME AS ABOVE Street:

Town/City: Nearest Cross Street: MARKET

Lot: Block: Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other

1B. Construction cost estimate: \$ 750-

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: N/A

2B. Type of water supply: 01 WSSC, 02 Well, 03 Other: N/A

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, In a 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 of the issuance of this permit.

Signature of owner or authorized agent

Date

Approved: W/CONDITION For Chairperson, Historic Preservation Commission

Disapproved: Signature: Julia O'Malley Date: 5/28/04

Application/Permit No.: Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

W/IN BROOKVILLE H.D.

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

① SHORTEN EXISTING CASEMENT WINDOW ON SHED ROOF ADDITION
APPROX 8"-12". ② REPLACE EXISTING DOUBLE HUNG WINDOW IN
GABLE END OF PORCH EXTENSION W/ A CASEMENT WINDOW.
③ REMOVE 44, DEAD, DYING, HAZARDOUS & STORM DAMAGED
TREES FROM PROPERTY PER ATTACHED SITE PLAN.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and finishes proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

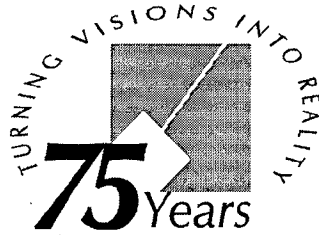
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 28, 2004

MEMORANDUM

TO: Richard Kirby, Owner

FROM: Michele Naru, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval with Condition

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating conditions of approval.

When you file for your building permit at DPS, you must take with you the enclosed forms and the stamped drawings. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	1 North Street, Brookeville	Meeting Date:	05/26/04
Applicant:	Richard Kirby	Report Date:	05/19/04
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	05/12/04
Review:	HAWP	Tax Credit:	N/A
Case Number:	23/65-04G	Staff:	Michele Naru

PROPOSAL: Window Replacement and Tree Removal

RECOMMENDATION: Approval *w/condition that side plan is not approved!*

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.

DESCRIPTION

This c.1880 house is a two-story, gabled farmhouse with center hall plan, typical of the vernacular residential building forms of the period. Ell-shaped in plan, the frame house is clad with German siding and sheathed in standing seam metal. The windows on the main massing are 6/6 double hung sash windows and are flanked with operable two, paneled louvered shutters. The roof is detailed with a center chimney.

A one-story frame addition set upon a concrete block foundation, with a porch extension protrudes from the west, side elevation of the house. The rear ell has a small, one-story shed roof addition along its west elevation. The addition is detailed with 8-light paired, casement windows.

The property is 4-acres in size and is accessed by a gravel driveway extension of North Street. The property is located behind the historic, one-room, frame schoolhouse located at the terminus of North Street. The 4-acre parcel is very heavily wooded.

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:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

#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.

PROPOSAL

The applicant is proposing to:

1. Shorten the existing casement window on the shed roof addition approx 8-12" in height to accommodate a new kitchen counter.
2. Replace the existing, double-hung window in the gable-end of the porch extension with a casement window to provide egress.
2. Remove 44, dead, dying, hazardous, and storm damaged trees from the very heavily wooded property.

STAFF DISCUSSION

Staff does not object to the proposed window replacement on these non-contributing additions. The applicant is proposing sympathetic 7/8" single divided light casement windows, which are compatible with the existing house. Staff recommends approval.

The proposed tree removal has been strongly supported by the Town of Brookeville. The property currently contains hundreds of trees. The applicant is trying to eliminate the "problem" trees and their underbrush to create an opportunity for the healthy ones to mature and flourish. Staff recommends approval.

Staff will note that the applicant will be before the Commission at a later date to discuss subdivision and new construction for this property.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b)1, 2 and 3:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district,

The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

and with the Secretary of the Interior's Standards for Rehabilitation.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

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

Owner's mailing address	Owner's Agent's mailing address
MILWARD KIRBY #1 MORTA ST. BROOKVILLE, MD 20833	N/A
Adjacent and confronting Property Owners mailing addresses	
FRED TEAL (SIDE) #9 MORTA ST. BROOKVILLE, MD 20833	
RICHARD KIRBY P 320 - (FRONT) BROOKVILLE, MD 20833	

Naru, Michele

From: MICHEBOOZ@aol.com
Sent: Tuesday, May 18, 2004 3:38 PM
To: Naru, Michele
Subject: Tree Removal #1 North Street

Attn: HPC, Montgomery County.

Chris Scanlon, Chairman of the Brookeville Planning Commission and myself, Miche Booz, accompanied Richard Kirby to survey the trees to be removed on the property.

The trees which we tagged are either dead, very unhealthy or were smaller trees growing into and crowding healthy ones. We are in accord with the requested tree removal strategy.

Sincerely,

Miche Booz AIA

4-22-04

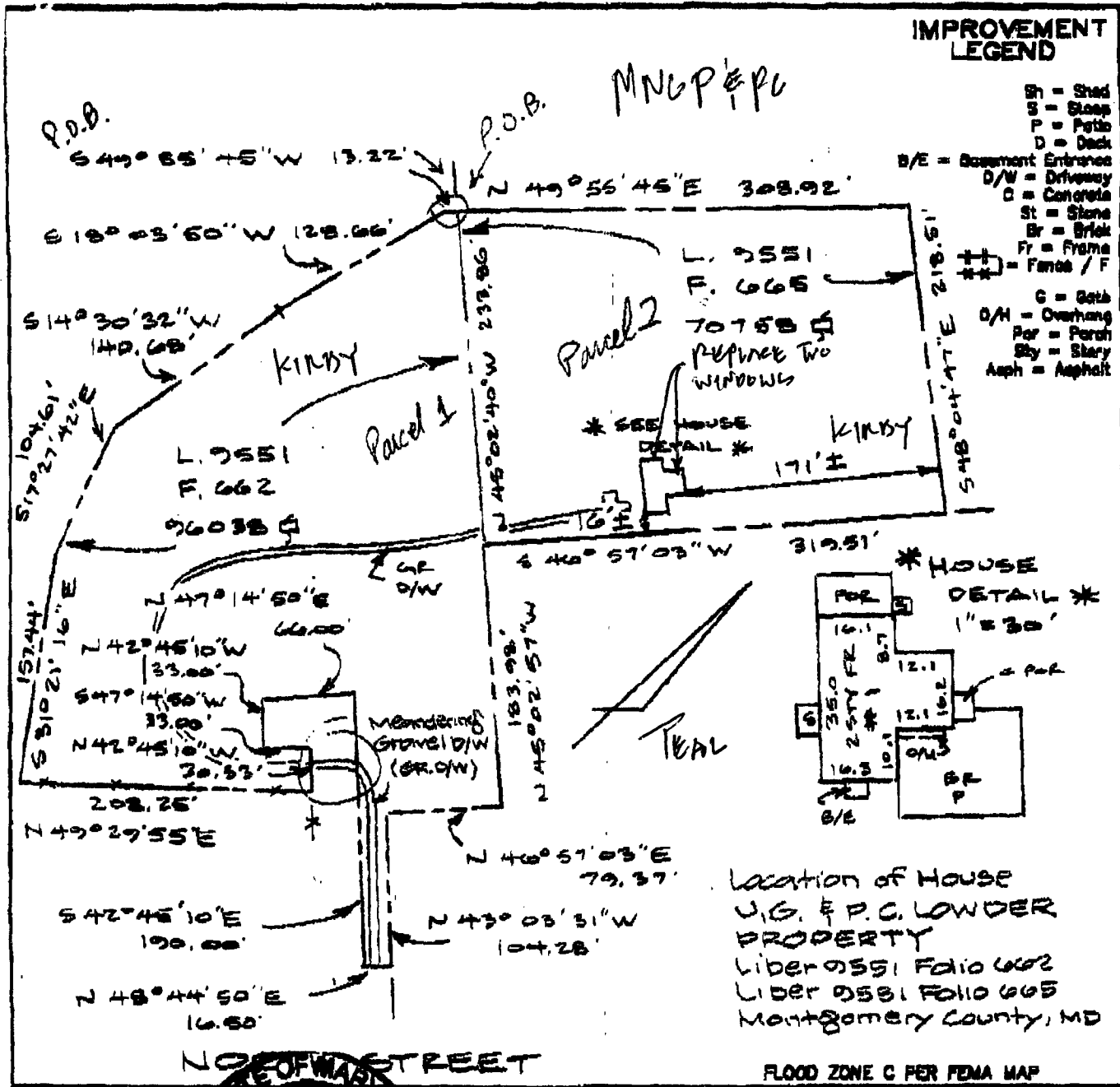
BASE NO. 1-7627-03

NOTE: THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

NOTE: THIS LOCATION FOR THIS PURPOSE ONLY - NOT TO BE USED FOR DETERMINING PROPERTY BOUNDARIES. PROPERTY BOUNDARIES MUST BE DETERMINED BY THIS LOCATION.

IMPROVEMENT LEGEND

- Sh = Shed
- S = Sloop
- P = Patio
- D = Deck
- B/E = Basement Entrance
- D/W = Driveway
- C = Concrete
- St = Stone
- Br = Brick
- Fy = Frame
- ++ = Fence / F
- G = Gate
- O/H = Overhang
- Por = Porch
- Sly = Slaty
- Asph = Asphalt



Location of House
 U.G. & P.C. LOWDER
 PROPERTY
 Liber 9551 Folio 662
 Liber 9551 Folio 665
 Montgomery County, MD

NORTH STREET

FLOOD ZONE C PER FEMA MAP

DAVE MARYLAND PROFESSIONAL SURVEYOR

1. PROPERTY BOUNDARIES HAVE BEEN FIELD LOCATED BY ME OR AN ASSISTANT. THE LOCATION OF ANY BOUNDARY POINTS HAS BEEN ESTABLISHED BY A FIELD LOCATION.

REFERENCES
PLAT BK
PLAT NO
PL. 9551
PL. 662 +
PL. 9551
PL. 665

HALLER-BLANCHARD & ASSOCIATES

P.O. BOX 1774
 FREDERICK, MARYLAND 21702
 (301) 223-2200 FAX (301) 223-2244

DATE OF PLAN	SCALE: 1" = 100'
WALL CHECK	DRAWN BY CAC
THE LOC: 3.14.03	JOB NO: 03-23816
BOUNDARY:	

THIS LOCATION FOR MORTGAGE PURPOSES FOR SETTLEMENT ONLY

201.224.2266

(8)

Attn: Richard Kirby

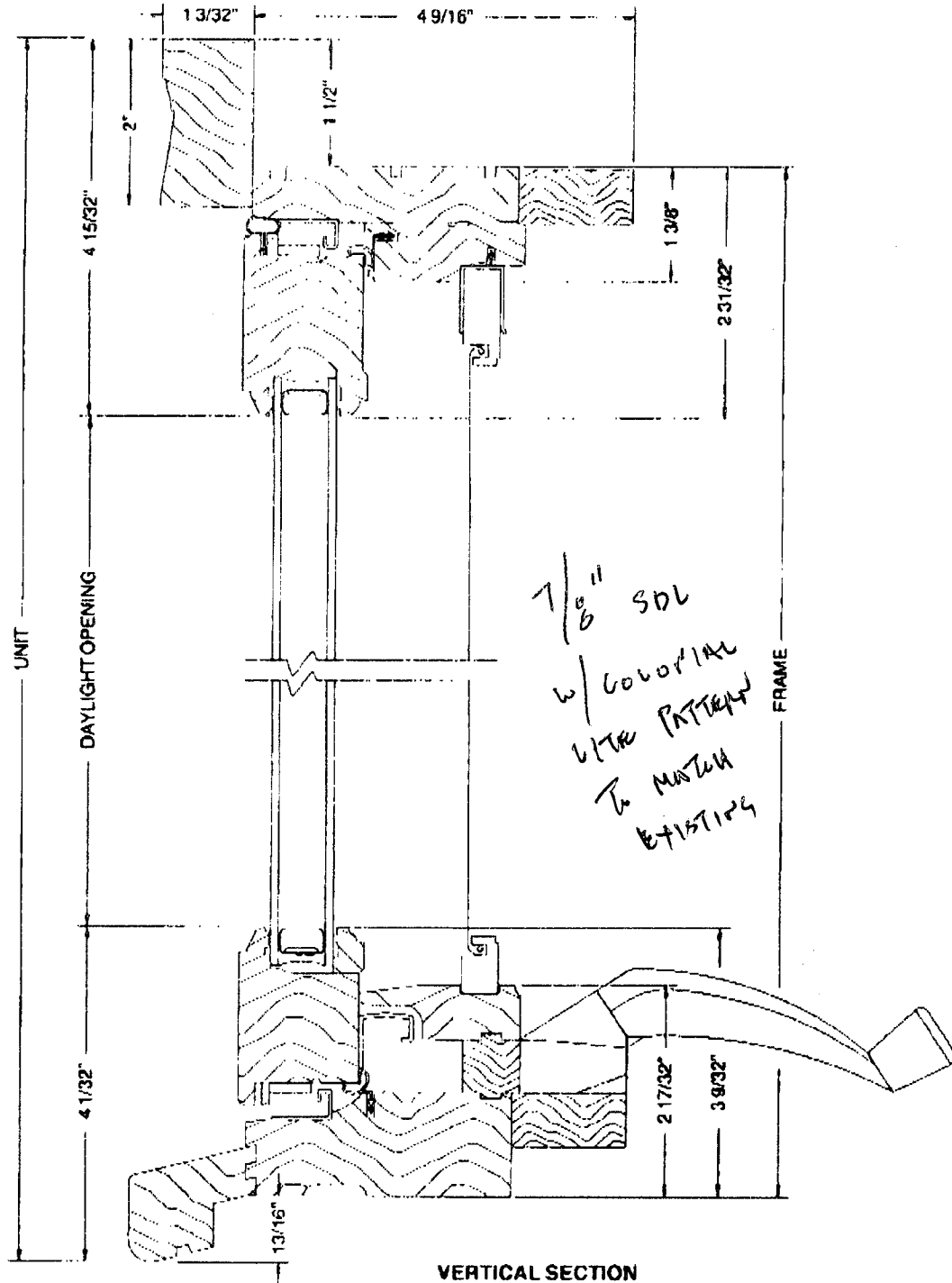
Architectural Detail Manual Primed Casement Windows



Section Details: 6" Scale

Part of the JELD-WEN® family

CASEMENT



VERTICAL SECTION

SCALE 6" = 1'



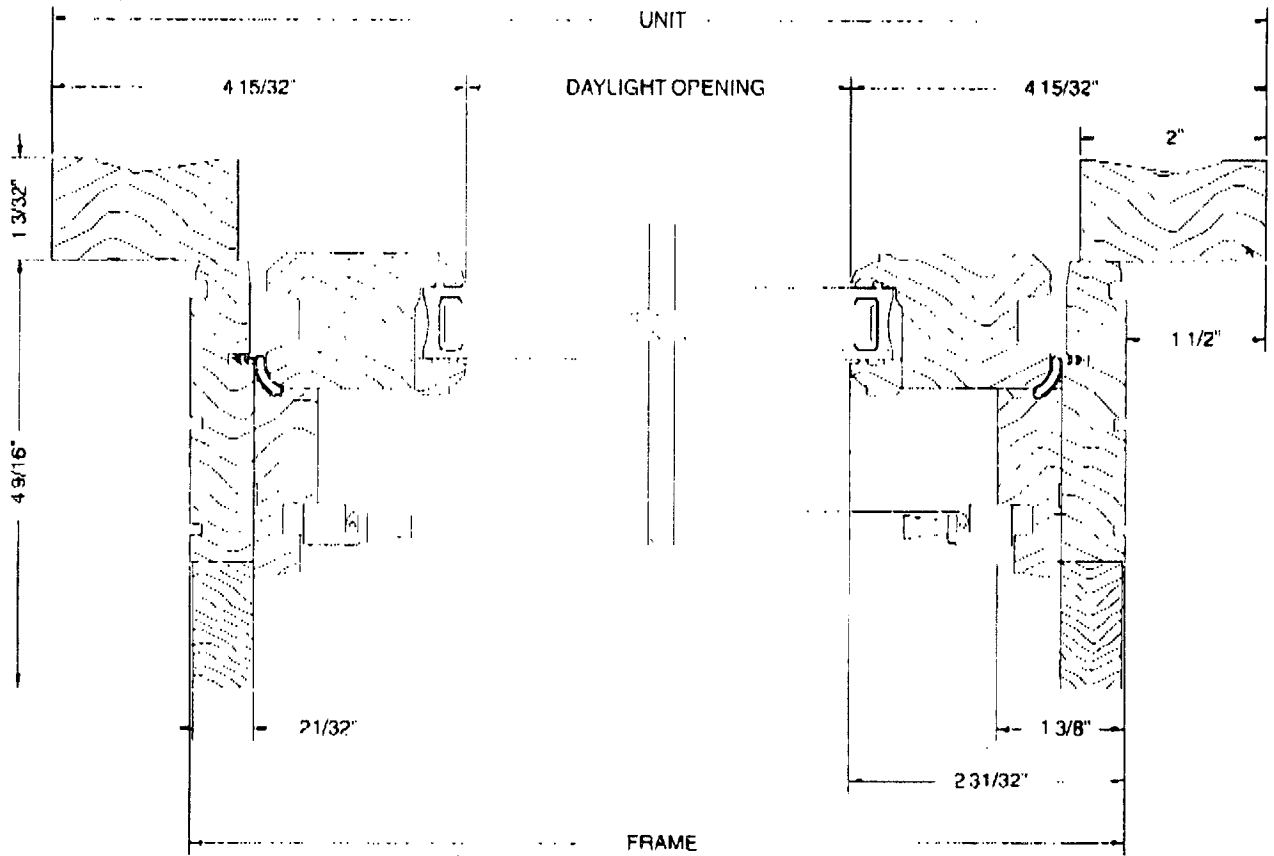


Part of the JELD-WEN® family

Architectural Detail Manual Primed Casement Windows

Section Details: 6" Scale

CASEMENT



HORIZONTAL SECTION

SCALE 6" = 1'

12

471 NORTH ST. DUNELPHEN PA 15004-973



FRONT ELEVATION

PROPOSED SHIFTERING
OF EXISTING FRONT
PORCH TO ACCOMMODATE
NEW KITCHEN COUNTER

PROPOSED
REPLACEMENT OF
DOUBLE HUNG W/
LEFT FOR ACCESS



LEFT SIDE ELEVATION
(FRONTING MURPHY PROPERTY)

44 Trees to be Removed (X) are Numbered and Flagged with Green and Some Pink Tag

Number	dbh Size	Tree Name	Conditio
1	19"	(BC)Black Cherry <u>Prunus serotina</u>	A
2	13"	(BC)Black Cherry <u>Prunus serotina</u>	A
3	14"	(BC)Black Cherry <u>Prunus serotina</u>	A
4	15"	(CO)Chestnut Oak <u>Quercus prinus</u>	A
5	18"	(BC)Black Cherry <u>Prunus serotina</u>	A
6	37"	(BC)Black Cherry <u>Prunus serotina</u>	A
7	12"	(BC)Black Cherry <u>Prunus serotina</u>	A
8	2-15"	(BC)Black Cherry <u>Prunus serotina</u>	B
9	7"	Tulip Poplar <u>Liriodendron tulipifera</u>	B
10	15"	Sugar Maple <u>Acer saccharum</u>	B
11	2-10"	(BC)Black Cherry <u>Prunus serotina</u>	B&C
12	10"	(BC)Black Cherry <u>Prunus serotina</u>	A
13	7"	(BL)Black Locust <u>Robinia pseudo-acacia</u>	A
14	26"	Tulip Poplar <u>Liriodendron tulipifera</u>	D
15	27"	Tulip Poplar <u>Liriodendron tulipifera</u>	D
16	36"	Tulip Poplar <u>Liriodendron tulipifera</u>	D
17	21"	(BC)Black Cherry <u>Prunus serotina</u>	A
18	47"	Tulip Poplar <u>Liriodendron tulipifera</u>	A
19	16"	(BC)Black Cherry <u>Prunus serotina</u>	B&D
20	11"	Tulip Poplar <u>Liriodendron tulipifera</u>	B
21	16"	(BC)Black Cherry <u>Prunus serotina</u>	A
22	11"	(BC)Black Cherry <u>Prunus serotina</u>	A
23	9"	S. Red Oak <u>Quercus falcata</u>	A
24	46"	Tulip Poplar <u>Liriodendron tulipifera</u>	A
25	6"	(BC)Black Cherry <u>Prunus serotina</u>	A
26	12"	(BL)Black Locust <u>Robinia pseudo-acacia</u>	A
27	16"	(BC)Black Cherry <u>Prunus serotina</u>	A
28	9"	(BL)Black Locust <u>Robinia pseudo-acacia</u>	A
29	2-6"	(BC)Black Cherry <u>Prunus serotina</u>	A
30	20"	(BC)Black Cherry <u>Prunus serotina</u>	A
31	8"	(BL)Black Locust <u>Robinia pseudo-acacia</u>	A
32	12"	(BL)Black Locust <u>Robinia pseudo-acacia</u>	A
33	12"	(BL)Black Locust <u>Robinia pseudo-acacia</u>	A
34	10"	(BC)Black Cherry <u>Prunus serotina</u>	A
35	7"	(BC)Black Cherry <u>Prunus serotina</u>	A
36	10"	(BC)Black Cherry <u>Prunus serotina</u>	A
37	20"	(BC)Black Cherry <u>Prunus serotina</u>	A
38	22"	(BC)Black Cherry <u>Prunus serotina</u>	A
39	15"	(BC)Black Cherry <u>Prunus serotina</u>	D
40	16"	Tulip Poplar <u>Liriodendron tulipifera</u>	A
41	16"	(BC)Black Cherry <u>Prunus serotina</u>	A
42	18"	(BC)Black Cherry <u>Prunus serotina</u>	A
43	16"	American Elm <u>Ulmus americana</u>	A
44	22"	White Spruce <u>Picea glauca</u>	D

Condition Legend- A:Hazard B:Construction C:Decay D:Storm Damage

Robin C. Brown 4-30-04

Robin C. Brown /Date Qualified Professional/State of Maryland 08.19.06.01B

44 Trees to be Removed (X) are Numbered and Flagged with Green and Some Pink Tag

Number	dbh Size	Tree Name	Conditio
1	19"	(BC)Black Cherry <u>Prunus serotina</u>	A
2	13"	(BC)Black Cherry <u>Prunus serotina</u>	A
3	14"	(BC)Black Cherry <u>Prunus serotina</u>	A
4	15"	(CO)Chestnut Oak <u>Quercus prinus</u>	A
5	18"	(BC)Black Cherry <u>Prunus serotina</u>	A
6	37"	(BC)Black Cherry <u>Prunus serotina</u>	A
7	12"	(BC)Black Cherry <u>Prunus serotina</u>	A
8	2-15"	(BC)Black Cherry <u>Prunus serotina</u>	B
9	7"	Tulip Poplar <u>Liriodendron tulipifera</u>	B
10	15"	Sugar Maple <u>Acer saccharum</u>	B
11	2-10"	(BC)Black Cherry <u>Prunus serotina</u>	B&C
12	10"	(BC)Black Cherry <u>Prunus serotina</u>	A
13	7"	(BL)Black Locust <u>Robinia pseudo-acacia</u>	A
14	26"	Tulip Poplar <u>Liriodendron tulipifera</u>	D
15	27"	Tulip Poplar <u>Liriodendron tulipifera</u>	D
16	36"	Tulip Poplar <u>Liriodendron tulipifera</u>	D
17	21"	(BC)Black Cherry <u>Prunus serotina</u>	A
18	47"	Tulip Poplar <u>Liriodendron tulipifera</u>	A
19	16"	(BC)Black Cherry <u>Prunus serotina</u>	B&D
20	11"	Tulip Poplar <u>Liriodendron tulipifera</u>	B
21	16"	(BC)Black Cherry <u>Prunus serotina</u>	A
22	11"	(BC)Black Cherry <u>Prunus serotina</u>	A
23	9"	S. Red Oak <u>Quercus falcata</u>	A
24	46"	Tulip Poplar <u>Liriodendron tulipifera</u>	A
25	6"	(BC)Black Cherry <u>Prunus serotina</u>	A
26	12"	(BL)Black Locust <u>Robinia pseudo-acacia</u>	A
27	16"	(BC)Black Cherry <u>Prunus serotina</u>	A
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34	10"	(BC)Black Cherry <u>Prunus serotina</u>	A
35	7"	(BC)Black Cherry <u>Prunus serotina</u>	A
36	10"	(BC)Black Cherry <u>Prunus serotina</u>	A
37	20"	(BC)Black Cherry <u>Prunus serotina</u>	A
38	22"	(BC)Black Cherry <u>Prunus serotina</u>	A
39	15"	(BC)Black Cherry <u>Prunus serotina</u>	D
40	16"	Tulip Poplar <u>Liriodendron tulipifera</u>	A
41	16"	(BC)Black Cherry <u>Prunus serotina</u>	A
42	18"	(BC)Black Cherry <u>Prunus serotina</u>	A
43	16"	American Elm <u>Ulmus americana</u>	A
44	22"	White Spruce <u>Picea glauca</u>	D

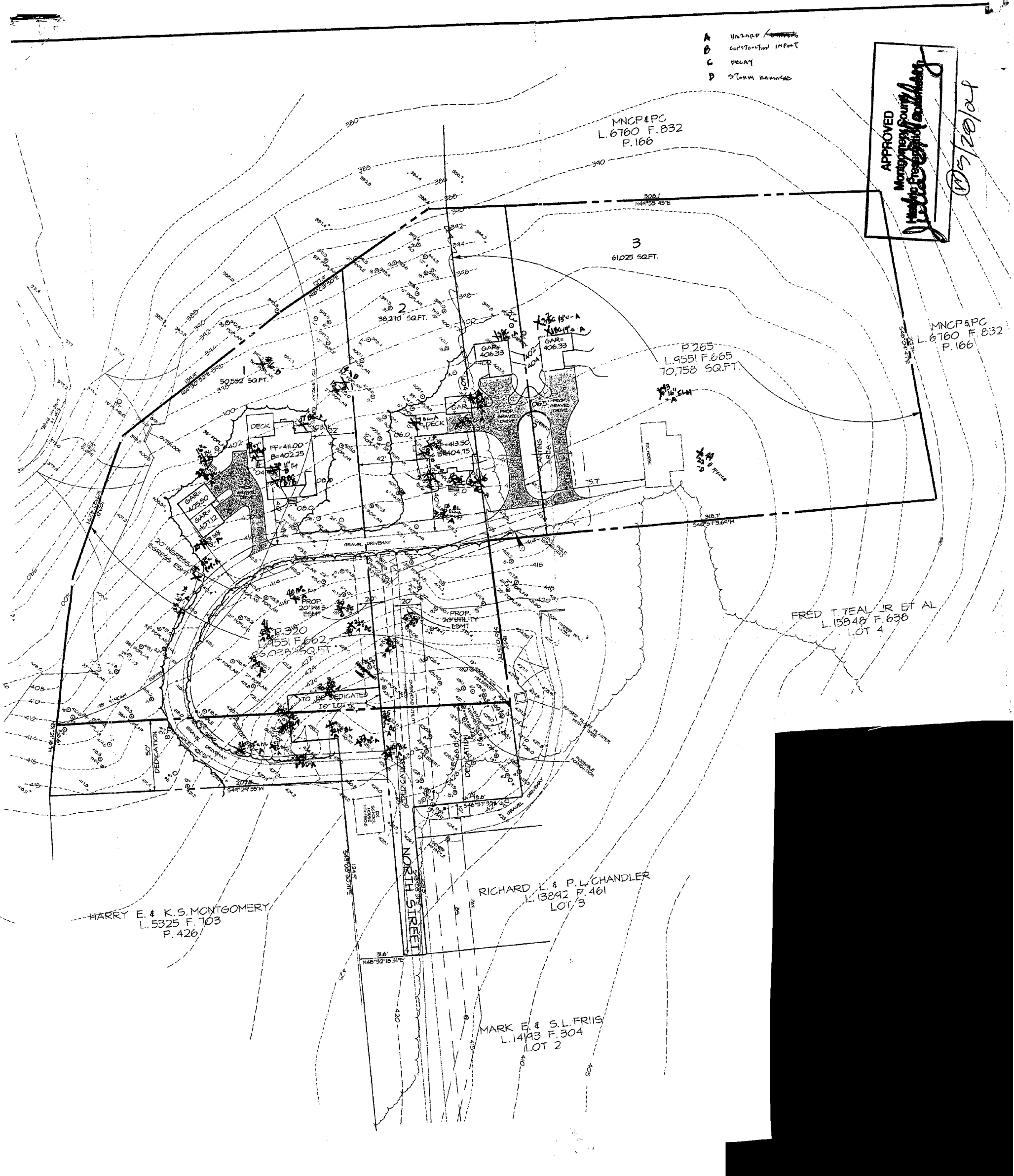
Condition Legend- A:Hazard B:Construction C:Decay D:Storm Damage

Robin C. Brown 4-30-04

Robin C. Brown /Date Qualified Professional/State of Maryland 08.19.06.01B

- A UNZIPPED
- B CONSTANT IMPACT
- C DECK
- D STUMP REMOVAL

APPROVED
 Montgomery County
 Planning & Zoning Commission
 10/5/2012



MNCP&PC
 L. 6760 F. 832
 P. 166

3
 61,025 SQ.FT.

MNCP&PC
 L. 6760 F. 832
 P. 166

P.265
 L. 9551 F. 665
 70,758 SQ.FT.

FRED T. TEAL JR ET AL
 L. 15848 F. 630
 LOT 4

HARRY E. & K.S. MONTGOMERY
 L. 5325 F. 703
 P. 426

RICHARD L. & P.L. CHANDLER
 L. 13892 F. 461
 LOT 3

MARK E. & S.L. FRIIS
 L. 14193 F. 304
 LOT 2

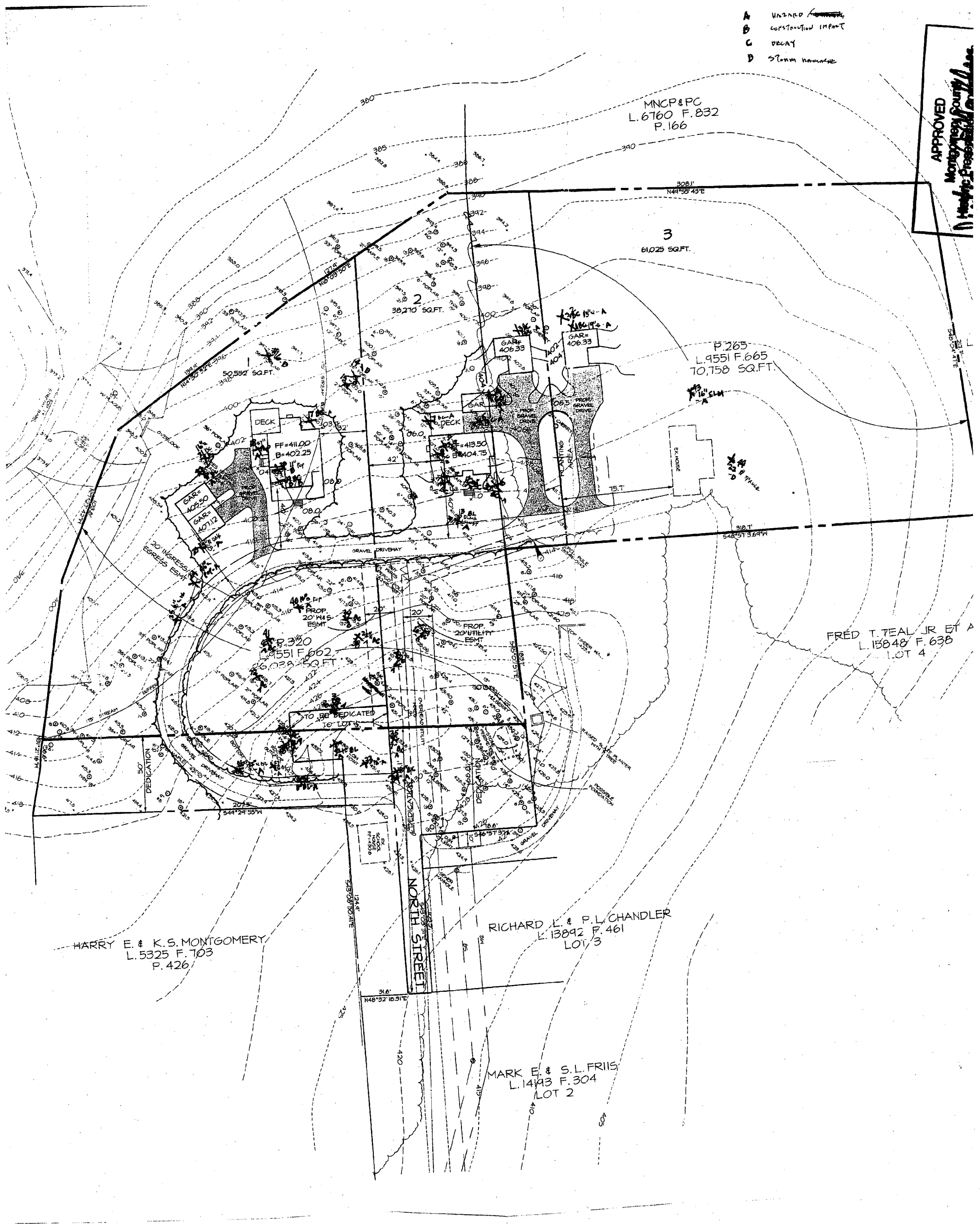
NORTH STREET

GRAVEL DRIVEWAY

TO BE DEDICATED
 TO LOT 3

- A UNZARO /
- B CONSTRUCTION IMPACT
- C DECAY
- D STORM DAMAGE

APPROVED
 Montgomery County
 Planning & Zoning Commission



MNCPC
 L. 6760 F. 832
 P. 166

3
 61,025 SQ.FT.

P. 265
 L. 9551 F. 665
 70,758 SQ.FT.

P. 320
 L. 5551 F. 662
 56,038 SQ.FT.

FRED T. TEAL JR ET AL
 L. 15848 F. 638
 LOT 4

HARRY E. & K.S. MONTGOMERY
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 L. 13892 F. 461
 LOT 3

MARK E. & S.L. FRIIS
 L. 14143 F. 304
 LOT 2

NORTH STREET

4-22-04

CASE NO. 1-7627-03

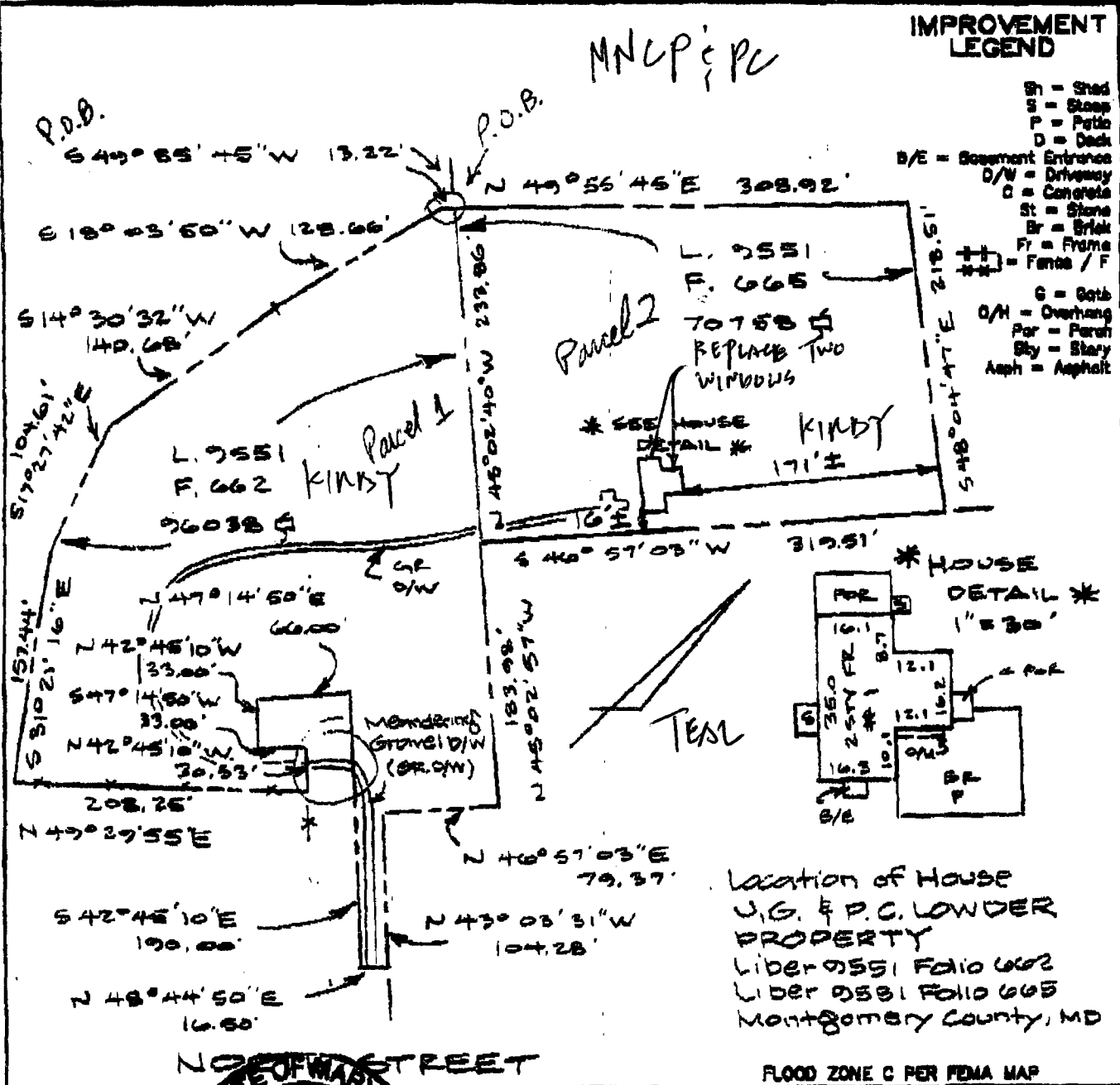
NOTE: THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

NOTE: This location for site purposes only - not to be used for determining property lines. Property owner warrants not guaranteed by this location.

IMPROVEMENT LEGEND

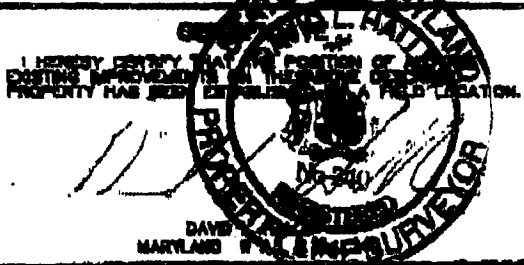
- Sh = Shed
- S = Stoop
- P = Patio
- D = Deck
- B/E = Basement Entrance
- D/W = Driveway
- C = Concrete
- St = Stone
- Br = Brick
- Fr = Frame
- F = Fence / F
- G = Gate
- O/H = Overhang
- Par = Porch
- Sty = Stair
- Asph = Asphalt

MNCP & PC



NORTH OF WASHINGTON STREET

FLOOD ZONE C PER FEMA MAP



REFERENCE
PLAT BK
PLAT NO
L. 9551 F. 662 + L. 9551 F. 665

		HALLER-BLANCHARD & ASSOCIATES P.O. BOX 1774 FREDERICK, MARYLAND 21702 (301) 223-2288 FAX (301) 223-2248	
		DATE OF PLAN	SCALE: 1" = 100'
WALL CHECK:	THE LOC: 2.1 + 0.3	DRAWN BY: GAG	
BOUNDARY:		JOB NO.: 03-23816	

THIS LOCATION FOR MORTGAGE PURPOSES FOR SETTLEMENT ONLY

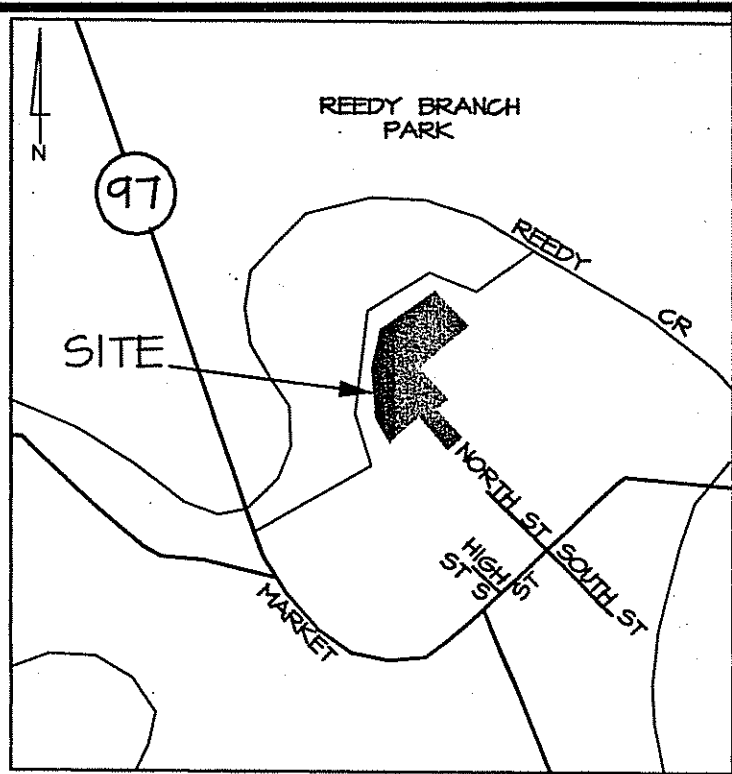
01-228-226

Trees to be Impacted are Numbered and Flagged with Orange Tape

Number	dbh Size	Tree Name	Condition
1	6"	Sugar Maple <i>Acer saccharum</i>	B
2	7"	Sugar Maple <i>Acer saccharum</i>	B
3	Twin 18"	Black Cherry <i>Prunus serotina</i>	B
4	14"	Black Cherry <i>Prunus serotina</i>	C
5	15"	Sweet Cherry <i>Prunus avium</i>	C
6	10"	Black Cherry <i>Prunus serotina</i>	B
7	10"	Black Cherry <i>Prunus serotina</i>	B
8	17"	Tulip Poplar <i>Liriodendron tulipifera</i>	B

Condition Legend- A: Hazard B: Construction C: Dead D: Storm Damage

Robin C. Brown 2-4-05
Robin C. Brown / Date Qualified Professional/State of Maryland 08.19.06.01B



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES:

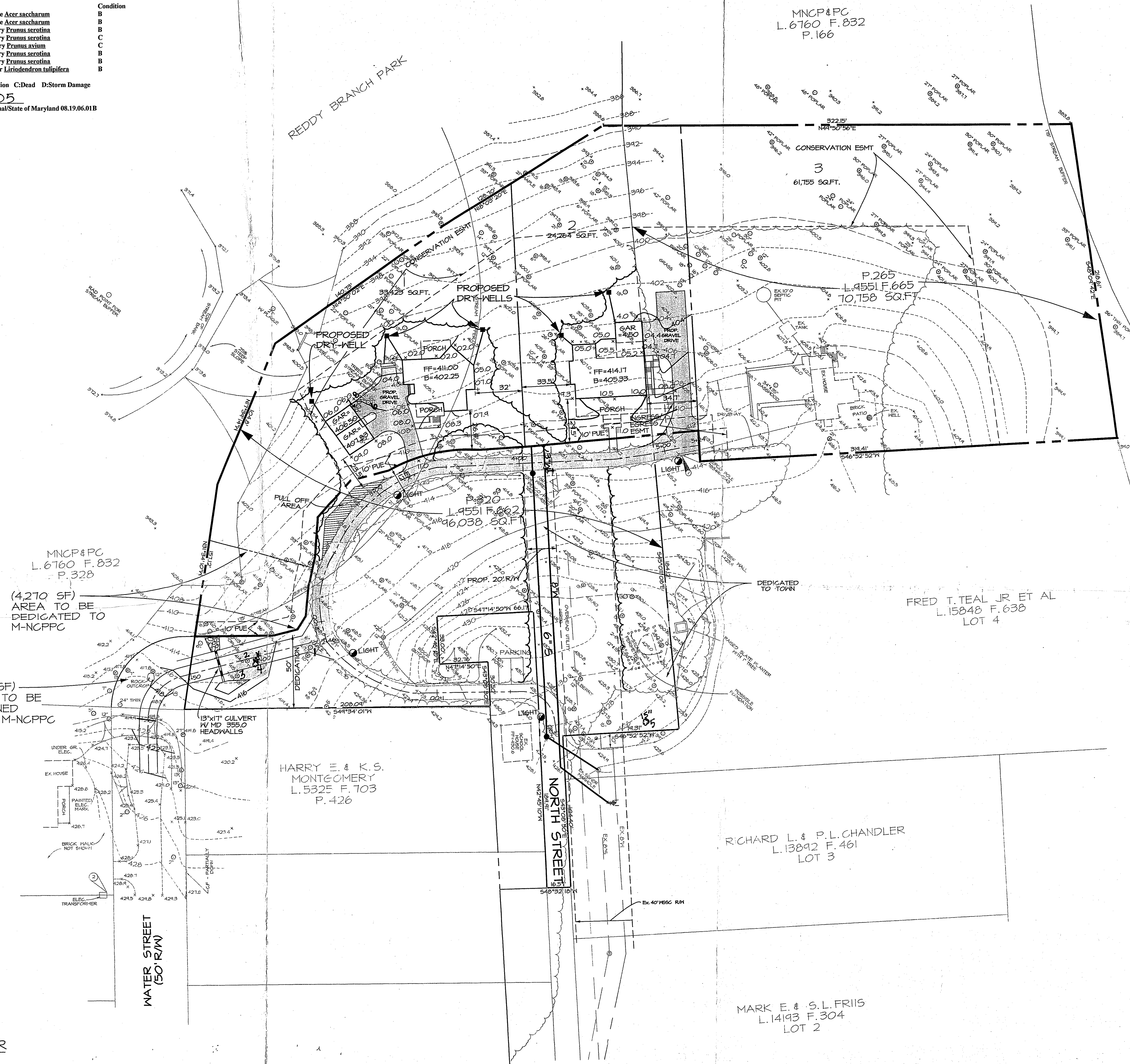
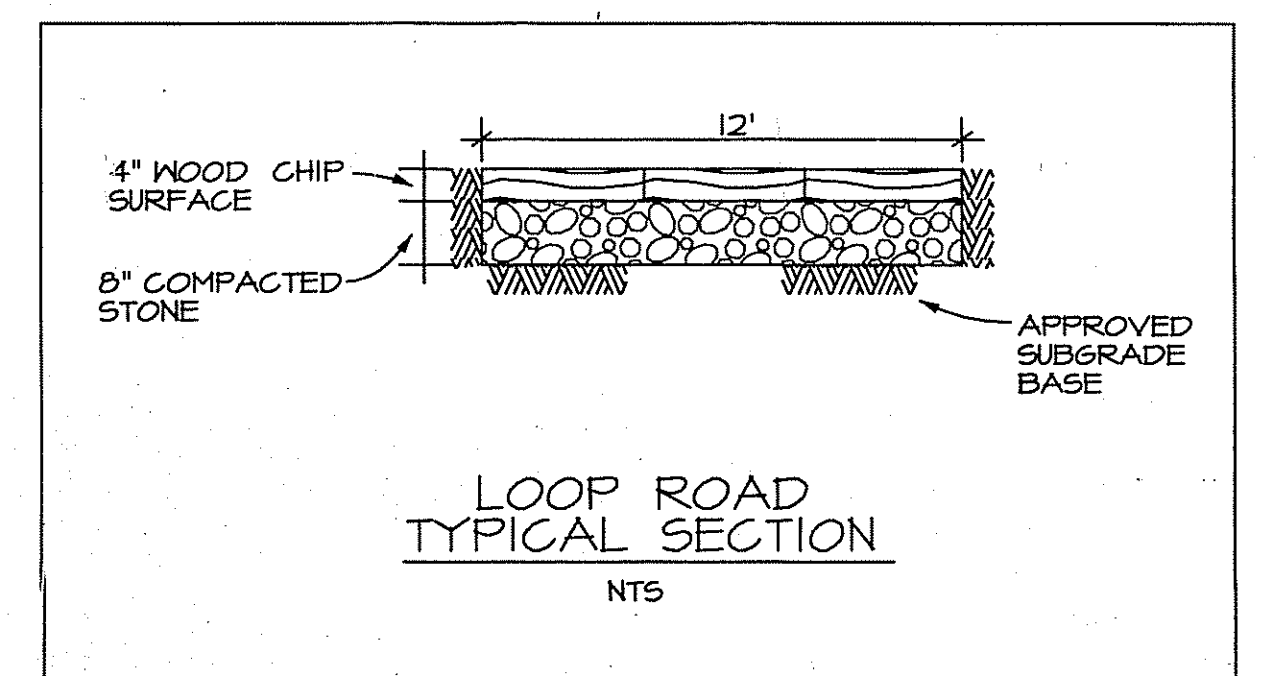
- THE SUBJECT PROPERTY IS SHOWN AS PARCEL P.265 AND P.320 ON TAX MAPS HJ 62. THE TOTAL SITE AREA IS 3.83 AC.
- EXISTING ZONING IS HVR AT TOWN OF BROOKESVILLE.
- BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY A.E.S. ASSOCIATES, DATED FEBRUARY 21, 2004.
- TOPOGRAPHIC INFORMATION IS FROM FIELD SURVEY PREPARED BY A.E.S. ASSOCIATES, DATED FEBRUARY 21, 2004. THE CONTOUR INTERVAL IS 2-FOOT AND AERIAL TOPOGRAPHY FROM M-NCPPC. THE CONTOUR INTERVAL IS 5-FOOT.
- THERE ARE NO WATERS OF THE UNITED STATES OR WETLANDS ON THIS SITE.
- THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
- EXISTING TREES WITH A DBH OF 6" AND GREATER HAVE BEEN FIELD SURVEYED IN THE PROPOSED DISTURBED AREA OF LOTS 1 & 2.
- THE NRI/PSD WAS SUBMITTED OCTOBER 1, 2004.
- ACCORDING TO THE LOCATIONAL ATLAS & INDEX OF HISTORICAL SITES IN MONTGOMERY COUNTY, THIS PROPERTY IS LOCATED IN THE TOWN OF BROOKESVILLE.
- THE SITE IS WITHIN THE HANLINGS RIVER WATERSHED WHICH IS A USE CLASS IV/IV-P.
- CURRENT OWNER: RICHARD T. KIRBY.
- THERE IS ONE EXISTING SINGLE FAMILY HOUSE TO REMAIN AND 2 PROPOSED SINGLE FAMILY HOUSES.
- DEVELOPMENT STANDARD:

MAXIMUM NUMBER OF LOTS	3
MINIMUM LOT AREA	10,000 SF
MINIMUM SETBACKS	
FRONT YARD	15'
SIDE YARD	0'
REAR YARD	40'
- THE EXISTING PRIVATE WELL AND SEPTIC TO SERVE THE EXISTING HOUSE SHALL REMAIN. THE 2 PROPOSED SINGLE FAMILY HOUSES SHALL BE SERVED BY PUBLIC WATER & SEWER HOUSE CONNECTIONS FROM EXISTING MAINS.
- EXISTING WATER AND SEWER CATEGORIES IS W-1 AND S-1.
- THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
- PEPCO, COMCAST, VERIZON AND M&S&C ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THIS SITE.

ENGINEER / SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY IS FROM A DEED PLOT SURVEY PREPARED BY A.E.S. ASSOCIATES DATED 02/21/04. THE TOPOGRAPHY IS AERIAL TOPOGRAPHY OBTAINED FROM M-NCPPC IN SEPT. 2003 AND FROM FIELD SURVEY PREPARED BY A.E.S. ASSOCIATES IN FEB. 21, 2004. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SUBDIVISION ORDINANCE OF THE TOWN OF BROOKESVILLE, MARYLAND.

SIGNATURE _____ DATE _____
MARY HARGOU FERTIG MD. NO. 18411

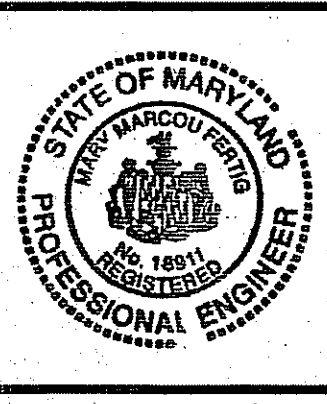


OWNER/DEVELOPER
RICHARD T. KIRBY
14515 PARTNERSHIP ROAD
POOLESVILLE, MD 20837
301-948-2919

NO.	REVISION	BY	DATE

DATE	JANUARY 2005
DESIGNED	GDB
TECHNICIAN	GDB
CHECKED	REH

SCALE	1"=30'
JOB NO.	150122



SITE PLAN
SHEET 1 OF 1
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SITE PLAN
NORTH STREET
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND