



23/65-05F 1 North Street
Brookeville Historic District

301-370-0660 ↗

301-253-3498

Hand Approval.

INERTIA ST.

**KATHERINE FARQUHAR
ONE NORTH STREET
BROOKEVILLE, MD 20833**

Monday, July 31, 2006

Michelle Oaks
Montgomery County Department of Park & Planning
The Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Michelle,

We have broken ground on the addition to One North Street in Brookeville (Plan # 412240). At long last, the foundation is underway.

I would like to make a single change to the approved drawings. That is to change one basement window (to left of the chimney as one looks at the addition) from a SPAW 3020 to a SPDH 2820 double-hung, which will be furnished with a window well. The other window, to right of the chimney, will remain per plan. I chose the left-hand window to enlarge because it is on the downhill side of the addition. I have shown this on the photocopy of the exterior elevation that is attached here.

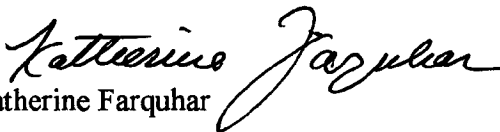
The reason is safety. Currently, the sole egress from the basement is the stairway to the first floor. I feel strongly that there should be a second way to escape in an emergency, as the room where these windows are is to be used as a recreation room. On the approved plan stamped by the County and Brookeville, there is a red notation that says (in reference to the two windows in question):

NOTE: Each bedroom (and hand written above, it says: "AND BASEMENT") shall have at least one window with a clear opening of 5.7 square feet. The minimum clear width shall be 20" and the minimum clear height shall be 24". The sill height shall not be more than 44" above the floor.

I believe that the construction will now be in better compliance with this requirement and request approval for this one change in the plans.

Thank you for reviewing this.

Sincerely,


Katherine Farquhar

412240

Farquhar Addition

1/4 FASGIA @
1/2" MOO SOFFIT
5/4 x 4 WORKING

1/2" SVP
#4 CON
ENCL CE
WELL

5/4 x 6
WORK
FLUSH

12
+ 1

WOOD SIDING
5" TO WEATHER

STANDING
SEAM

PURCHING @
5/4 x 6 HEAD
(TYP)

± HT.

LEVEL

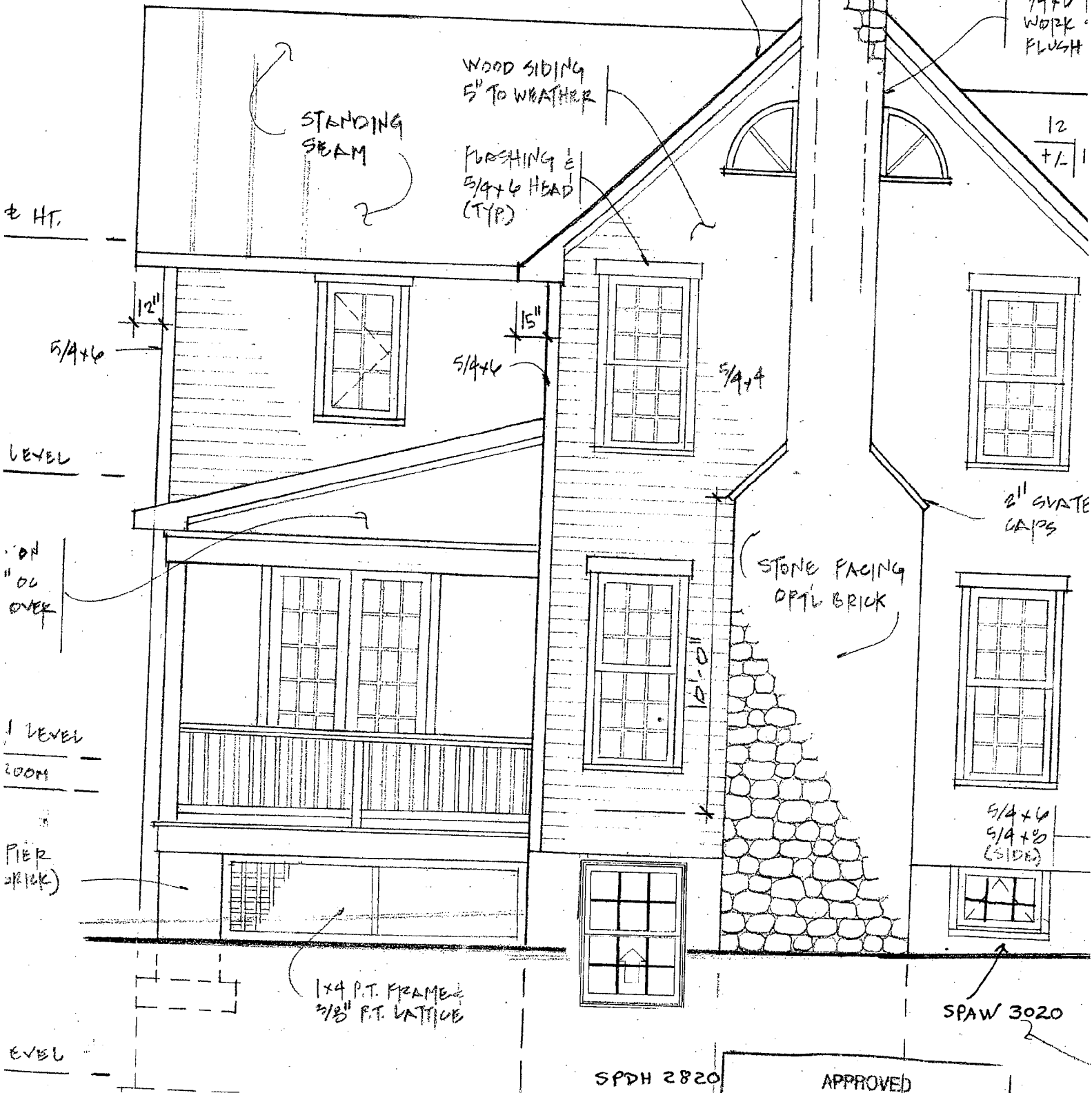
ON
"OO
OVER

1 LEVEL

ROOM

PIER
BRICK

LEVEL



1 x 4 P.T. FRAME @
3/8" P.T. LATTICE

STONE FACING
OPTL BRICK

2" GATE
CAPS

5/4 x 6
5/4 x 6
(SIDE)

SPAW 3020


SPDH 2820

APPROVED
Montgomery County
Historic Preservation Commission
Michelle Clark
7/31/00

Date: July 15, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit # **388278** for rear addition, garage construction, driveway and tree removal

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on July 13, 2005. This application was **APPROVED with conditions**. The conditions of approval were:

1. The garage door design will simulate barn-like doors and will be fabricated of wood. Design to be submitted with permit drawings to staff for review and approval.
2. The permit sets of drawings will show the true finish grades on the elevations.
3. The ridge height on the new addition will not exceed the height of the ridge on the existing house. The height of the roof of the hyphen will be a minimum 3-1/2' lower than the height of the existing house.
4. The roof pitches delineated on the drawings will not be altered unless reviewed and approved by the Commission.
5. For every tree approved to be removed, one tree from Montgomery County's native species list (min. 3" caliper deciduous or 6' high evergreen) will be planted on the property prior to use and occupancy permits being issued by the Department of Permitting Services.
6. Reconstruction of the stone wall be somewhere on the subject property where it will be visible from the public ROW.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AFTER THE PERMIT DRAWINGS HAVE BEEN STAMPED BY HPC STAFF AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS.

Applicant: Katherine Farquhar (Richard Kirby, Agent)

Address: 1 North Street, Brookeville (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 are made prior to the implementation of such changes to the project.



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

DPS - #8

M

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.: 08-03484187
Name of Property Owner: KATHERINE FAROUKAR Daytime Phone No.: _____
Address: # 1 NORTH ST. BROOKVILLE MD 20883
Street Number City Street Zip Code
Contractor: TBB Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: RICHARD KIRBY Daytime Phone No.: 301-370-0660

LOCATION OF BUILDING/PREMISE
House Number: # 1 Street: NORTH ST.
Town/City: BROOKVILLE Nearest Cross Street: MARKET ST.
Lot: _____ Block: _____ Subdivision: _____
Liber: 29807 Folio: 613 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 (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 300,000
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: PENDING EXTENSION
2B. Type of water supply: 01 WSSC 02 Well 03 Other: || ||

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ 6.22.05
Signature of owner or authorized agent Date

Approved: X W/ CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 7-15-05
Application/Permit No.: 388218 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:

EXISTING 1890'S HOUSE ON 1.4 ACRE LOT TO MACHINE
A PROPOSED EXPANSION TO TAKE REAR WITH A
DETACHED ONE CAR GARAGE / OUTBUILDING.

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

FRONT RENOVATION IS PROPOSED WITH CONSTRUCTION
ORIENTED TO TAKE REAR. MINIMUM IMPACT ON
ADJACENT 1990'S VERNAL (REAL RESIDENCE). IT
WALL OUT IS PROPOSED TO BE REMOVED TO ACCOMMODATE
THE DRIVEWAY EXTENSION.

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 decline 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).

FRED TEAL
9 NORTA ST
BROOKENILE, MD 20833

RICHARD KIRBY
28716 GREENBERRY DR. (8)
LAYTONSVILLE, MD 20882

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	1 North Street, Brookeville	Meeting Date:	07/13/05
Applicant:	Richard Kirby	Report Date:	07/06/05
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	06/29/05
Review:	HAWP	Tax Credit:	N/A
Case Number:	23/65-05F	Staff:	Michele Oaks

Proposal: Rear addition, garage construction, driveway and tree removal

Recommendation: Approve with Conditions

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

1. The garage door design will simulate barn-like doors and will be fabricated of wood. Design to be submitted with permit drawings to staff for review and approval.
2. The permit sets of drawings will show the true finish grades on the elevations.
3. The ridge height on the new addition will not exceed the height of the ridge on the existing house. The height of the roof of the hyphen will be a minimum 3-1/2' lower than the height of the existing house.
4. The roof pitches delineated on the drawings will not be altered unless reviewed and approved by the Commission.
5. For every tree approved to be removed, one tree from Montgomery County's native species list (min. 3" caliper deciduous or 6' high evergreen) will be planted on the property prior to use and occupancy permits being issued by the Department of Permitting Services.

*6. Reconstruction of stone wall on property where
BACKGROUND it will be visible from the Public ROW.*

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 Brookeville Planning Board approved the subdivision of this property into three lots at its January 4, 2005 meeting. This approved

subdivision plan creates two additional lots on this property along the north side of the existing gravel driveway approach to the historic house, and retains the historic house on a separate lot.

The Commission reviewed and approved the construction of two, new houses on the newly created Lots 1 and 2 at its February 9, 2005 meeting. The conditions of approval were:

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.

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 current lot upon which this house currently resides is 61,155 sq. ft in size and is accessed by a shared gravel driveway extension of North Street. The property is located behind the historic, one-room, frame schoolhouse located at the terminus of North Street. This and the adjacent lots are 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 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 rehabilitate the existing historic house and:

1. Construct a frame, 2-1/2 story, rear addition with a two-story hyphen. The

proposed materials are irregular course, uncut stone; wood lap siding; vertical, 1x 8 tongue and groove wood siding, wood trim and details, wood windows and doors; and a metal standing seam roof.

2. Construct a one-car garage with workshop/shed extension. The proposed materials are vertical, 1x 8 tongue and groove wood siding, wood trim and details, wood windows and doors; and cedar shingle roof.
3. Extend the existing gravel driveway approx. 75' along the side elevation of the house. The driveway will be 10' wide.
4. Disassemble existing stonewall along the eastern property line and possibly re-use the stone within design of the new addition.
5. Remove a 27" walnut tree from the property.

CALCULATIONS:

Existing footprint:	922 sq. ft.
Proposed addition footprint:	922 sq. ft.
Porch:	162 sq. ft.
Proposed garage footprint:	362 sq. ft.
Total new footprint:	1,446 sq. ft.
Lot size:	61,155 sq. ft.
Existing lot coverage:	1%
Proposed lot coverage with garage and porches:	2%

STAFF DISCUSSION

The architect has been working with staff for several months on the design for the proposed addition and garage construction and we applaud the architect's willingness to utilize and incorporate staff's suggestions into his designs.

Staff's assessment of the proposal is as follows:

Topic #1 Construct a frame, 2-1/2 story, rear addition with a two-story hyphen. The proposed materials are irregular course, uncut stone; wood lap siding; vertical, 1x 8 tongue and groove wood siding, wood trim and details, wood windows and doors; and a metal standing seam roof.

The proposed new addition will be located at the rear of the dwelling and is separated with a hyphen. Utilizing a hyphen on this project detaches the bulk of the new massing from the original, which, also helps to further differentiate the new from the old. The design of the proposed rear addition is sympathetic in size, scale and massing to the original block of the house

and takes details from the original house, yet is not replicative. Staff feels that by setting in the addition from the side elevations, utilizing a hyphen and maintaining a lower roofline, that there is a clear delineation between the historic fabric and the proposed new construction. The proposed addition is large in size, yet is the same size in footprint to the existing house and is sited on a very large lot (61,155 sq. ft). Therefore, staff feels that the proposed addition is compatible with the building and its associated landscape and does not negatively impact the original house.

Additionally, staff supports the applicants proposed material specification list, which includes painted wood clapboard siding, 1 x 8 tongue and groove, vertical siding and trim, wood double hung, simulated-divided light windows and a standing seam metal roof to match the existing house. Staff commends the applicant's desire to use compatible building materials for this project. The Commission appreciates reviewing projects where the applicant is specifying the use of quality materials.

Topic #2 Construct a one-car garage with workshop/shed extension. The proposed materials are vertical, 1x 8 tongue and groove wood siding, wood trim and details, wood windows and doors; and cedar shingle roof.

Topic #3 Extend the existing gravel driveway approx. 75' along the side elevation of the house.

Staff encouraged the applicant to place the garage and driveway in this location and configuration, as it is a typical development pattern and requires the most minimal amount of driveway extension. Staff's goals when recommending this placement were to maintain open space, reduce the amount of additional gravel required for the driveway and to keep the loss of trees and changes in topography to a minimum.

Topic #4 Disassemble existing stone wall along the eastern property line and possibly re-use the stone within design of the new addition.

The removal of an original landscape feature is problematic, however, the alternative locations for the driveway and garage would require a longer more expansive driveway, the removal of many more trees and additional grading on the property. The applicant has suggested that they would like to reuse the stone from the wall for the piers and fireplace in the new addition.

Topic #5 Remove a 27' walnut tree from the property.

The tree is currently in the location of the proposed driveway. Since the lot is so heavily wooded, staff does not object to the removal of this tree for a driveway application.

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.

with the general conditions applicable to all Historic Area Work Permits that **the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project** and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.



M

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.: 00-03494187
Name of Property Owner: KATHERINE FARQUHAR Daytime Phone No.: _____
Address: #1 NORTH ST. BROOKVILLE MD 20883
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: RICHARD KIRBY Daytime Phone No.: 301-370-0660

LOCATION OF BUILDING/PREMISE

House Number: #1 Street: NORTH ST.
Town/City: BROOKVILLE Nearest Cross Street: MARKET ST.
Lot: _____ Block: _____ Subdivision: _____
Liber: 29807 Folio: 613 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Reuse Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 300,000
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: PENDING EXTENSION
2B. Type of water supply: 01 WSSC 02 Well 03 Other: II II

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

6.22.05
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 388278 Date Filed: _____ Date Issued: _____

7

**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:

EXISTING 1830'S HOUSE ON 1.4 ACRE LOT TO MAINTAIN

A PROPOSED EXPANSION TO THE REAR WITH A

DETACHED ONE CAR GARAGE/OUTBUILDING.

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

FRONT ELEVATION IS PRESERVED WITH CONSTRUCTION
ORIENTED TO THE REAR. MINIMUM IMPACT ON
ADJACENT 1990'S VOLUNTARY (TEAL RESIDENCE). 27th
WALKWAY IS PROPOSED TO BE REMOVED TO ACCOMMODATE
THE DRIVEWAY EXTENSION.

2. SITE PLAN

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

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

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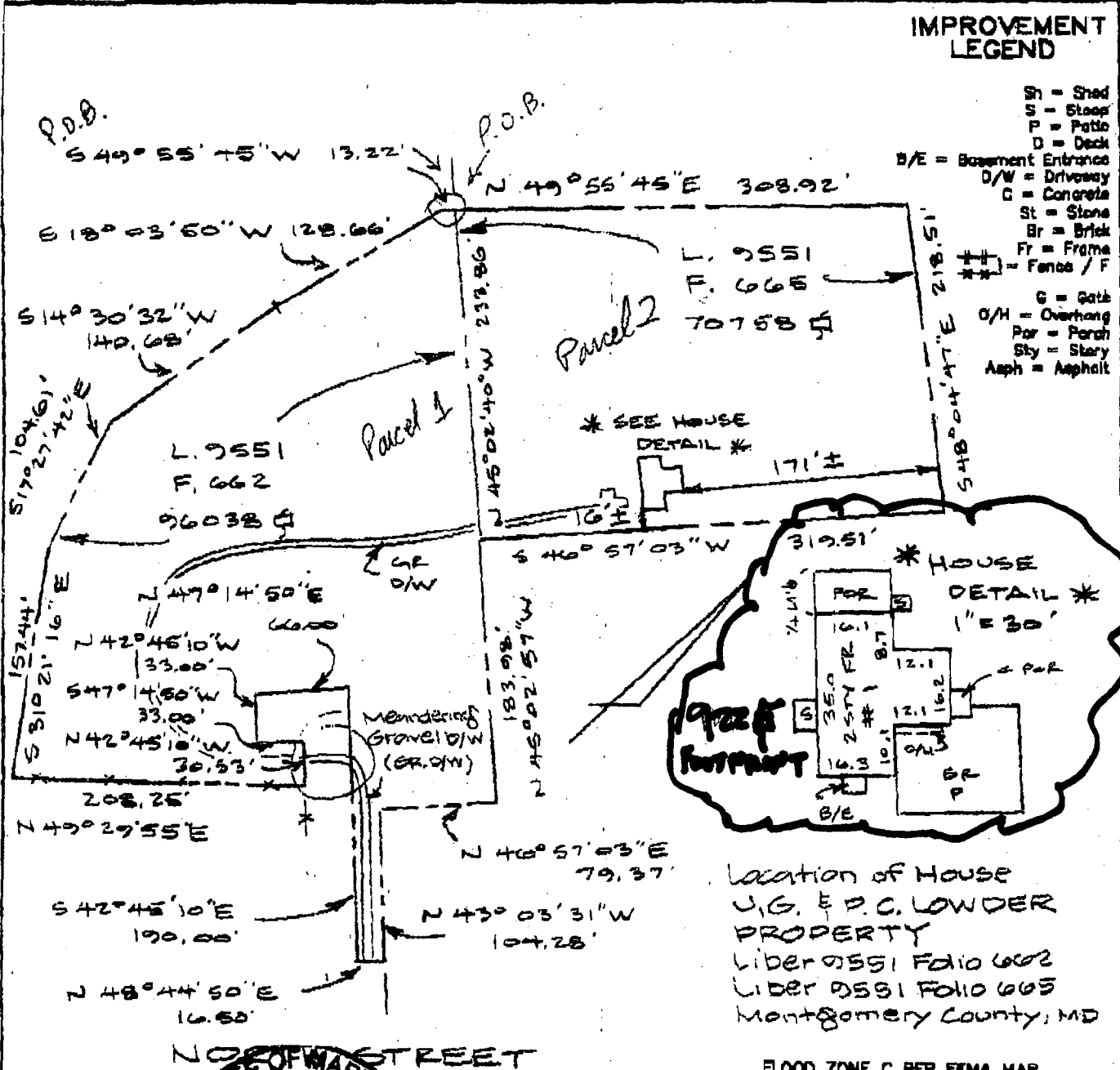
CASE NO. 1-17627-03

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

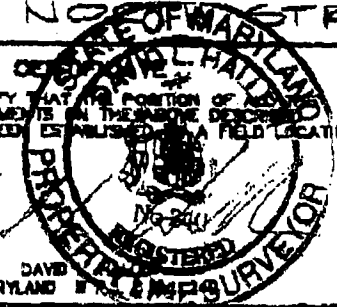
NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location

IMPROVEMENT LEGEND

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



Location of House
 J.G. & P.C. LOWDER
 PROPERTY
 Liber 0551 Folio 602
 Liber 0551 Folio 605
 Montgomery County, MD



REFERENCES	
PLAT BK	
PLAT NO	
L. 9551	
F. 602 +	
L. 9551	
F. 605	

HALLER-BLANCHARD & ASSOCIATES
 P.O. BOX 1774
 FREDERICK, MARYLAND 21702
 (301) 228-2200 FAX: (301) 228-1248

DATE OF PLANS	SCALE 1" = 100'
WALL CHECK	DRAWN BY: CAC
FILE LOC: 8.14.03	JOB NO: 03-23816
BOUNDARY	

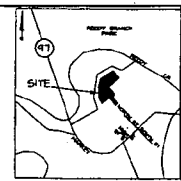
THIS LOCATION FOR MORTGAGE PURPOSES FOR SETTLEMENT ONLY

MONTG ADDRESS
 MATTHEW McDONALD

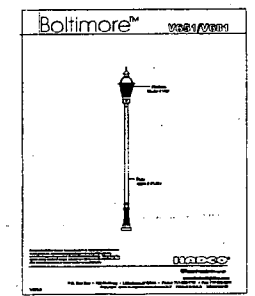
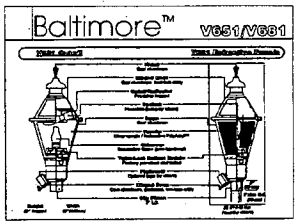
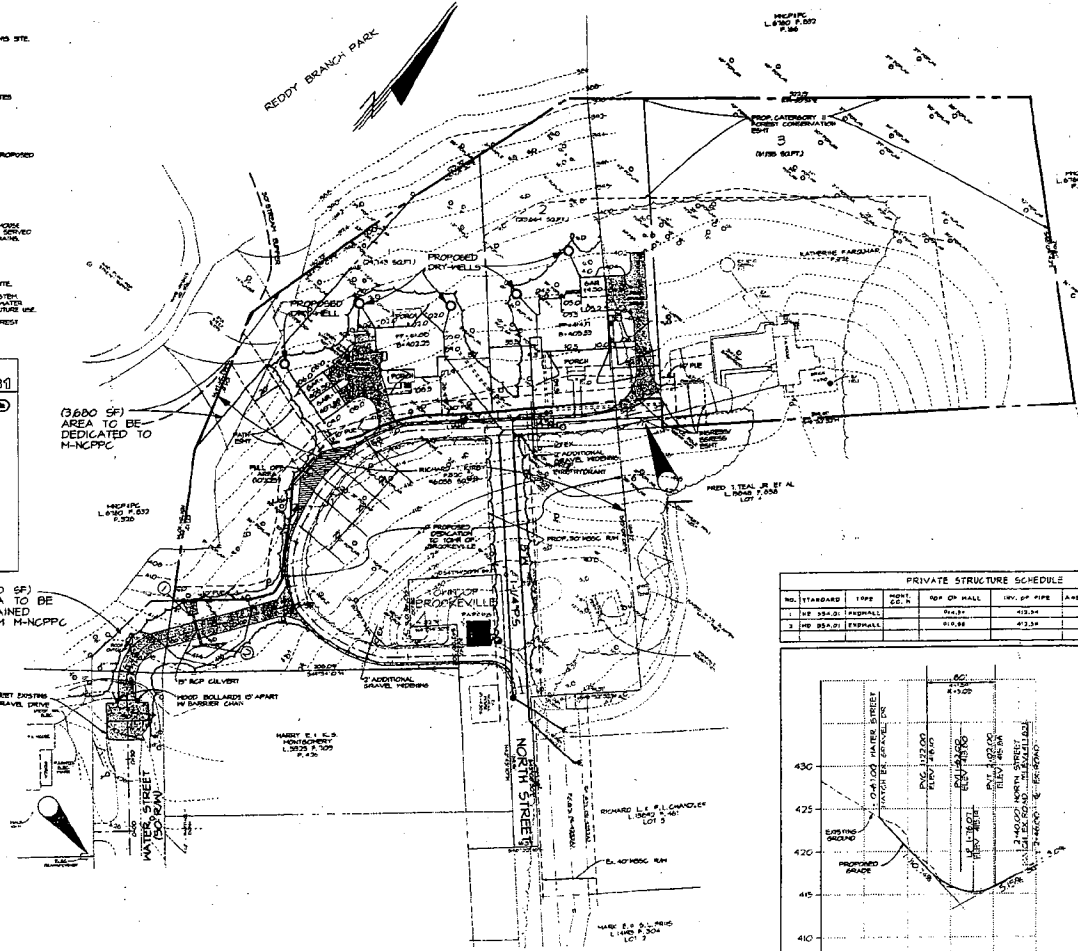
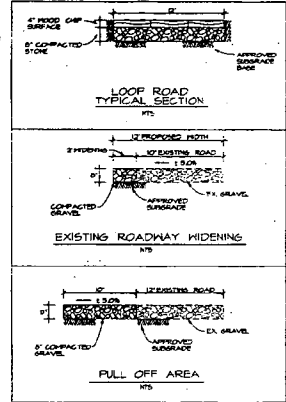
201-228-2266

- GENERAL NOTES:**
1. THE SUBJECT PROPERTY IS SHOWN AS PARCELS P.330 AND P.332 ON THE MAPS IN AND THE TOTAL SITE AREA IS 8.86 AC.
 2. EXISTING ZONING IS MAP AT TOWN OF BROOKESVILLE.
 3. BOUNDARY SURVEY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY A.E.S. ASSOCIATED, DATED FEBRUARY 23, 2004.
 4. TOPOGRAPHIC INFORMATION IS FROM FIELD SURVEY PREPARED BY A.E.S. ASSOCIATED DATED FEBRUARY 23, 2004. THE CONTOUR INTERVAL IS 3.00 FT. AND AREAL TOPOGRAPHY FROM MAPS WITH THE CONTOUR INTERVAL IS 3.00 FT.
 5. THERE ARE NO MATTERS OF THE UNITED STATES OR HETLANDS ON THIS SITE.
 6. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
 7. EXISTING TREES WITH A DBH OF 4" AND GREATER HAVE BEEN FIELD SURVEYED IN THE PROPOSED DISTURBED AREA OF LOTS 11 & 12.
 8. THE NEIGHBOR HAS SUBMITTED OCTOBER 1, 2004.
 9. ACCORDING TO THE EDUCATIONAL AREA 11 AREA OF HISTORICAL SITES IN HANOVER COUNTY, THIS PROPERTY IS LOCATED IN THE TOWN OF BROOKESVILLE.
 10. THE SITE IS ADJACENT TO THE HANOVER RIVER WATERWAY WHICH IS A 100 YEAR FLOODPLAIN.
 11. CURRENT OWNER, RICHARD T. KIRBY.
 12. THERE IS ONE EXISTING SINGLE FAMILY HOME AND 2 PROPOSED THREE FAMILY HOUSES.
 13. DEVELOPMENT CHARACTERISTICS:

TOTAL NUMBER OF LOTS	3
MINIMUM LOT AREA	5,000 SF
MINIMUM FRONT YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	5'
 14. THE EXISTING PRIVATE WELL AND BOREHOLE SERVE THE EXISTING HOME. SHALL REMAIN. THE 2 PROPOSED SINGLE FAMILY HOMES SHALL BE SERVED BY PUBLIC WATER & SEWER CONNECTIONS FROM EXISTING MAINS.
 15. EXISTING WATER AND SEWER CATEGORIES IS 44 AND 54.
 16. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
 17. PUBLIC UTILITY SERVICES AND WIRE ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THIS SITE.
 18. PROPOSED LOTS 11 & 12 TO BE SERVED BY PRIVATE SEWER SYSTEMS. ALL NEW LOTS TO BE SERVED BY PUBLIC SEWER. SEWER, PUBLIC WATER AND PUBLIC UTILITY SERVICE CONNECTIONS ARE PROVIDED FOR FUTURE USE.
 19. PROPOSED DEVELOPMENT SHALL COMPLY WITH HANOVER STATE FOREST CONSERVATION LAW.

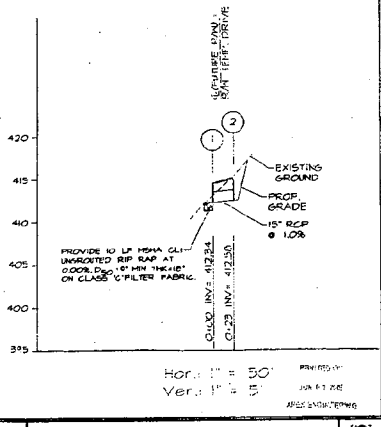
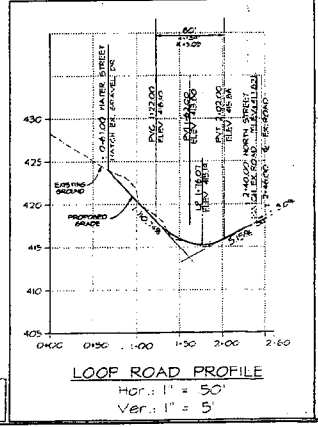


VICINITY MAP
SCALE 1" = 2000'



PRIVATE STRUCTURE SCHEDULE						
NO.	STANDARD	TYPE	QTY	TOP OF WALL	INCH. OF PIPE	REMARKS
1	THE 3840	TRIPHAL	3	412.34		P.110'
2	THE 3840	TRIPHAL	4	412.34		P.110'

PRIVATE STORM DRAIN					
NO.	TYPE	LENGTH	DEPTH	REMARKS	
1	18"	24'	4"		P.110'



BORDER / SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY IS FROM A DEED AND SURVEY PREPARED BY A.E.S. ASSOCIATED DATED FEBRUARY 23, 2004. THE TOPOGRAPHY IS AREAL TOPOGRAPHY OBTAINED FROM A FIELD SURVEY BY A.E.S. ASSOCIATED DATED FEBRUARY 23, 2004. I HEREBY CERTIFY THAT THIS PLAN AND DATA PREPARED IS ACCORDING TO THE BEST PRACTICES OF THE TOWN OF BROOKESVILLE, VA.

Richard L. Kirby
DATE: APRIL 2005

OWNER/DEVELOPER
RICHARD T. KIRBY
1415 PARTNERSHIP ROAD
POOLESVILLE, MD 20831
301-448-2919

SITE PLAN APPROVAL
CHAIRMAN
TOWN OF BROOKESVILLE
PLANNING COMMISSION



NO.	REVISION	DATE	BY	CHKD.	APP'D.
1		APRIL 2005			

SCALE: 1" = 30'

DATE: APRIL 2005

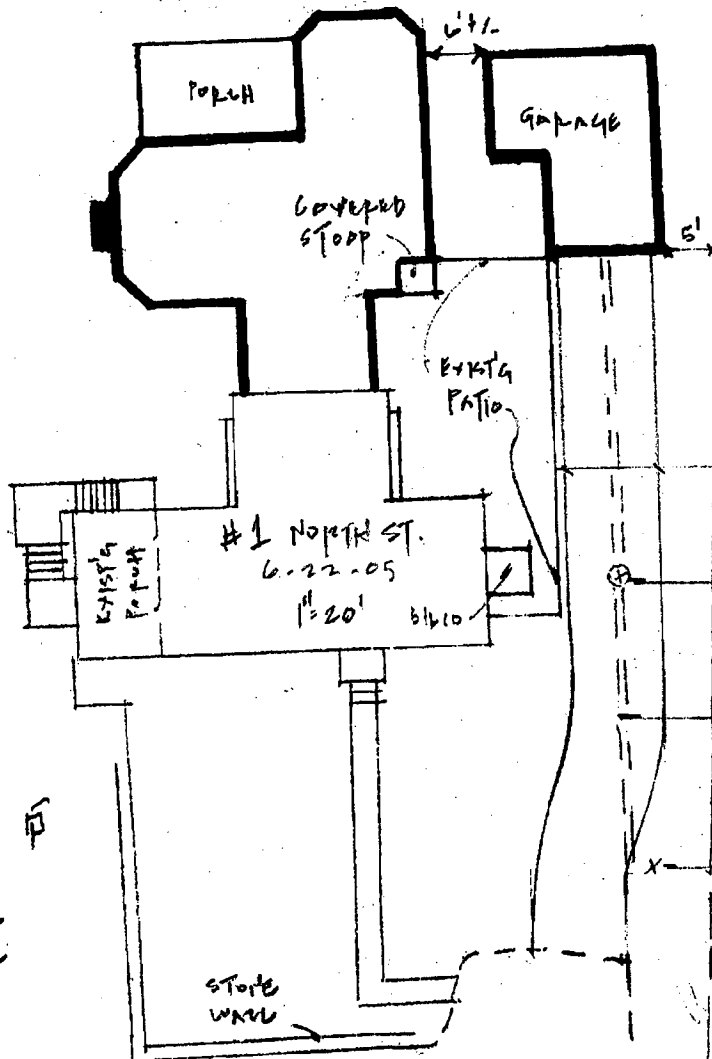
SITE LIGHTING, GRADE ESTABLISHMENT AND STORM DRAIN & PAVING PLAN

SITE PLAN NORTH STREET

876 ELECTION DISTRICT
HANTOVER COUNTY, VIRGINIA

APPROVED SITE PLAN 2-9-05

EXISTING / PROPOSED



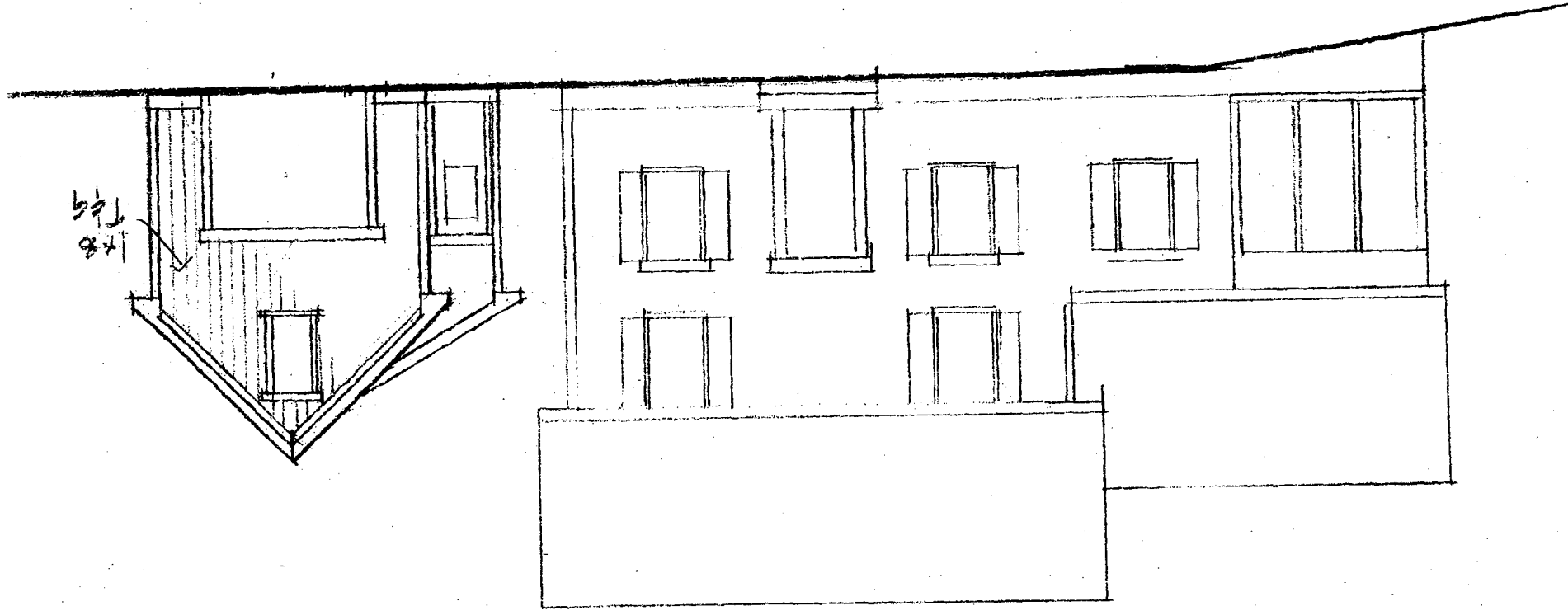
10' PROPOSED GRAVEL DRIVE
EX 27\"/>
EX 12'-6\"/>
EX BUSH

EXISTING FOOTPRINT	922	sq ft
PROPOSED FOOTPRINT	922	
GARAGE	362	
PORCH	162	

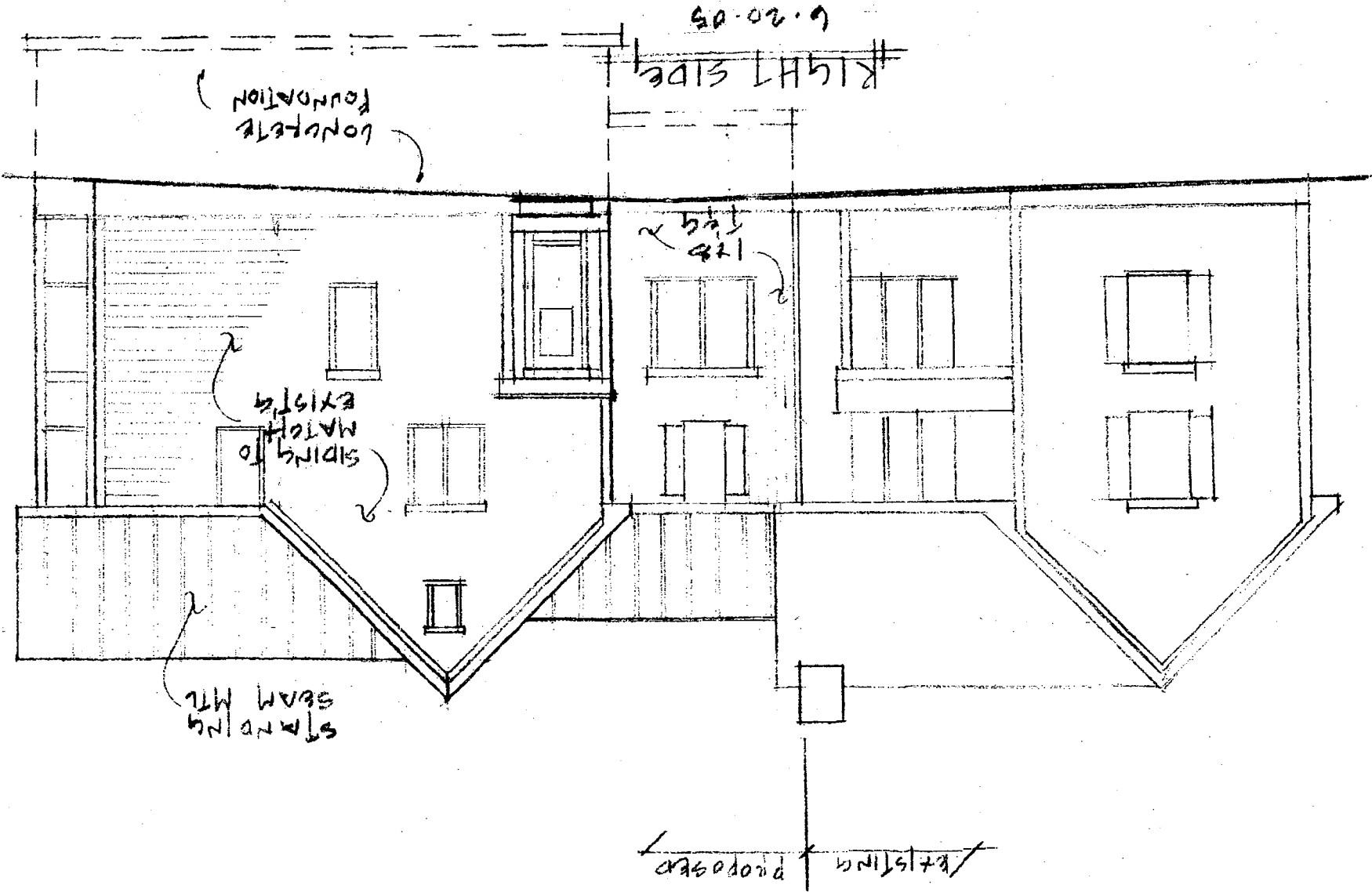
STONE WALL

EXIST'G GRAVEL

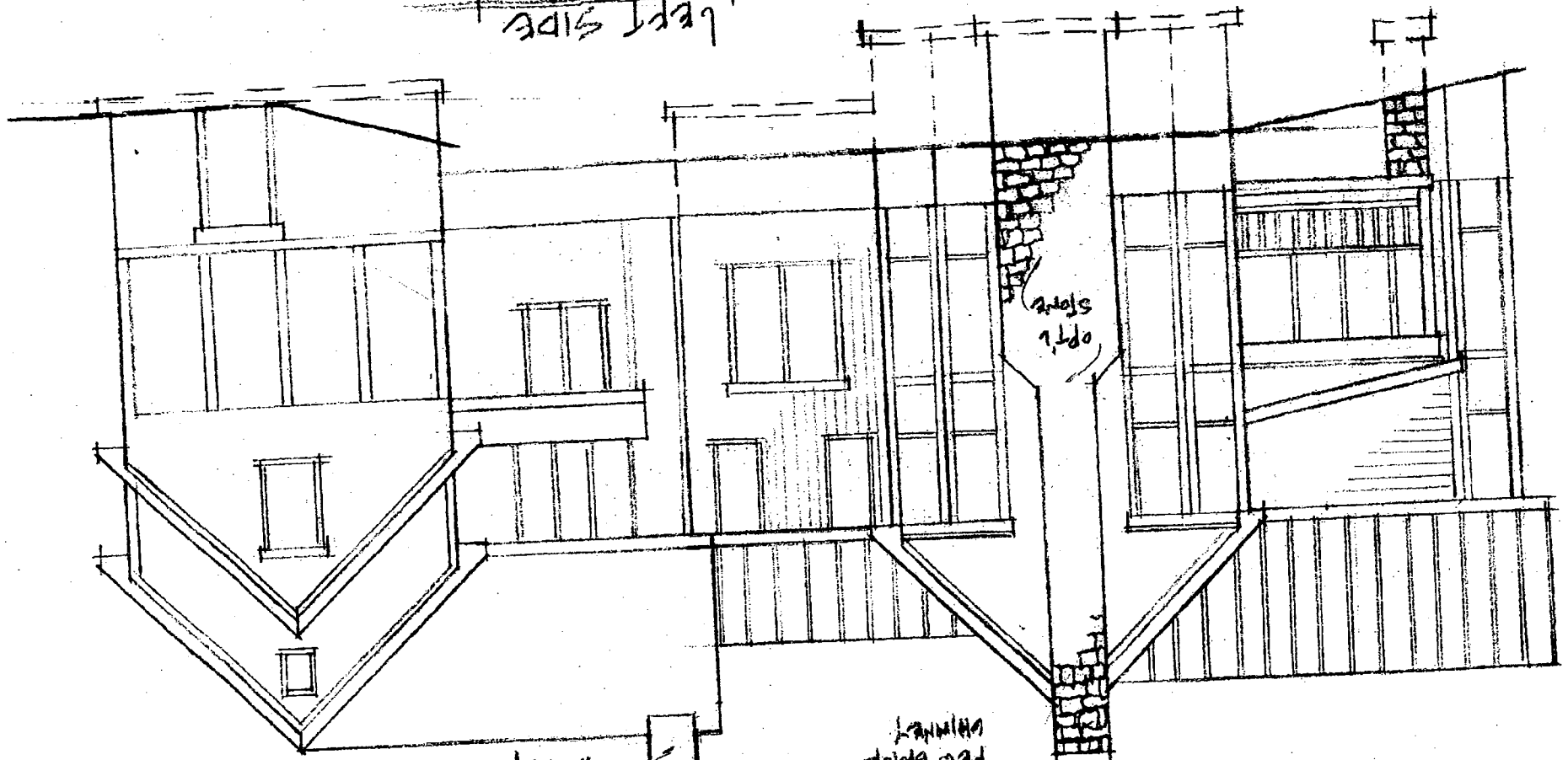
6-20-05
FRONT ELEVATION



178
179



Left Side
6-20-05

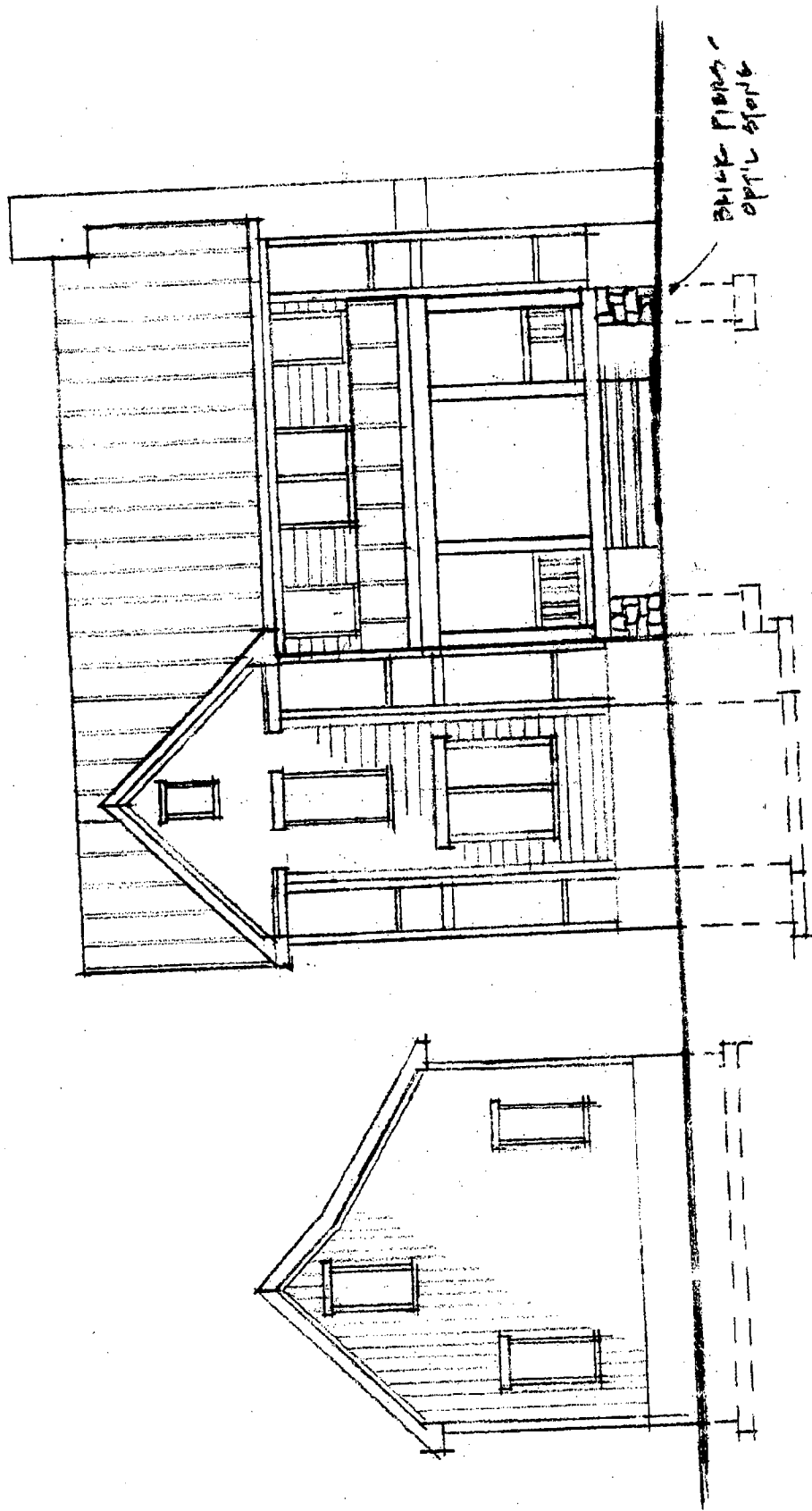


opt. stone

ex. brick chimney

new brick chimney

Proposed / Existing

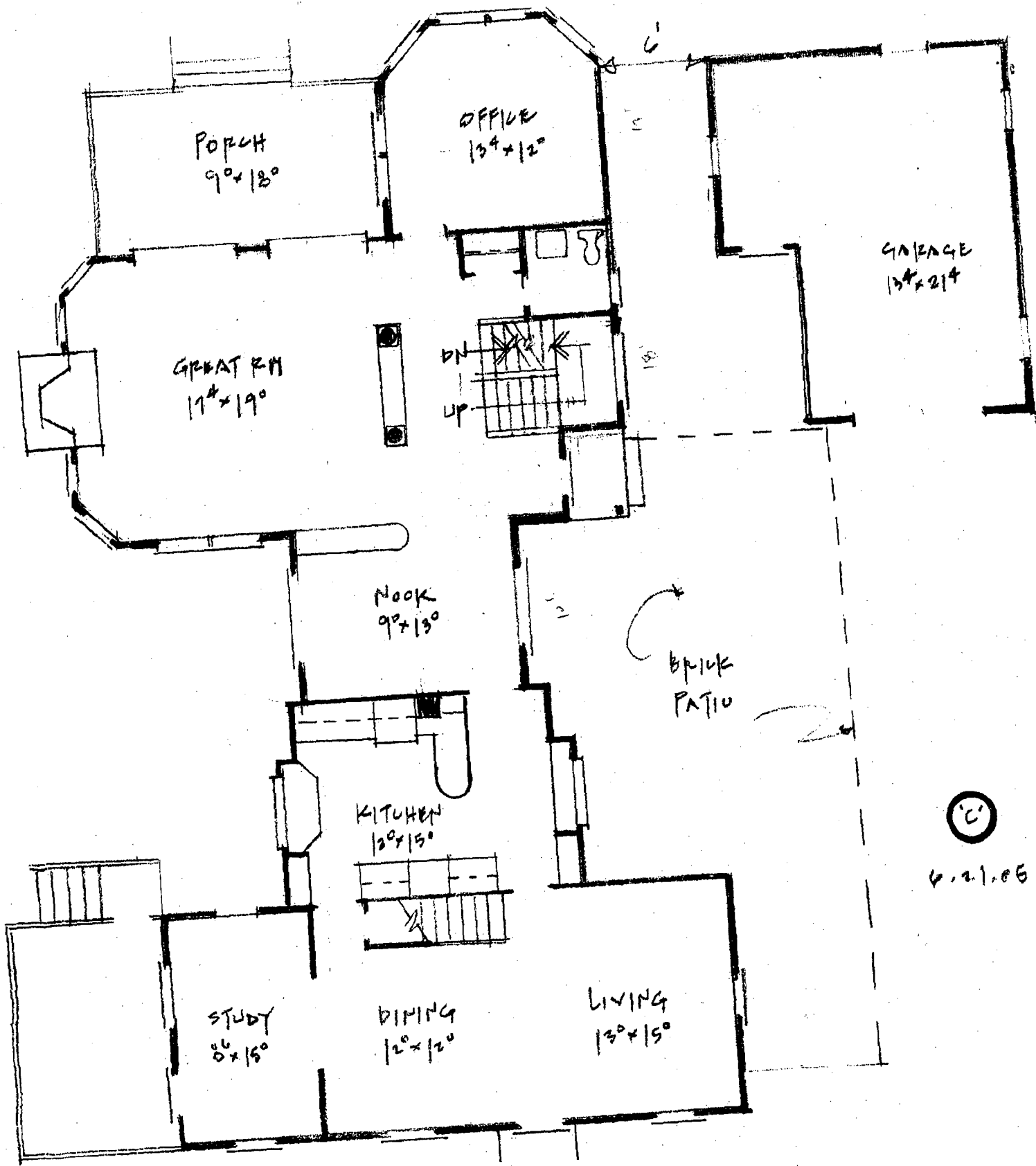


BRICK CHIMNEY
OPT'L STONE

(1/8" = 1')

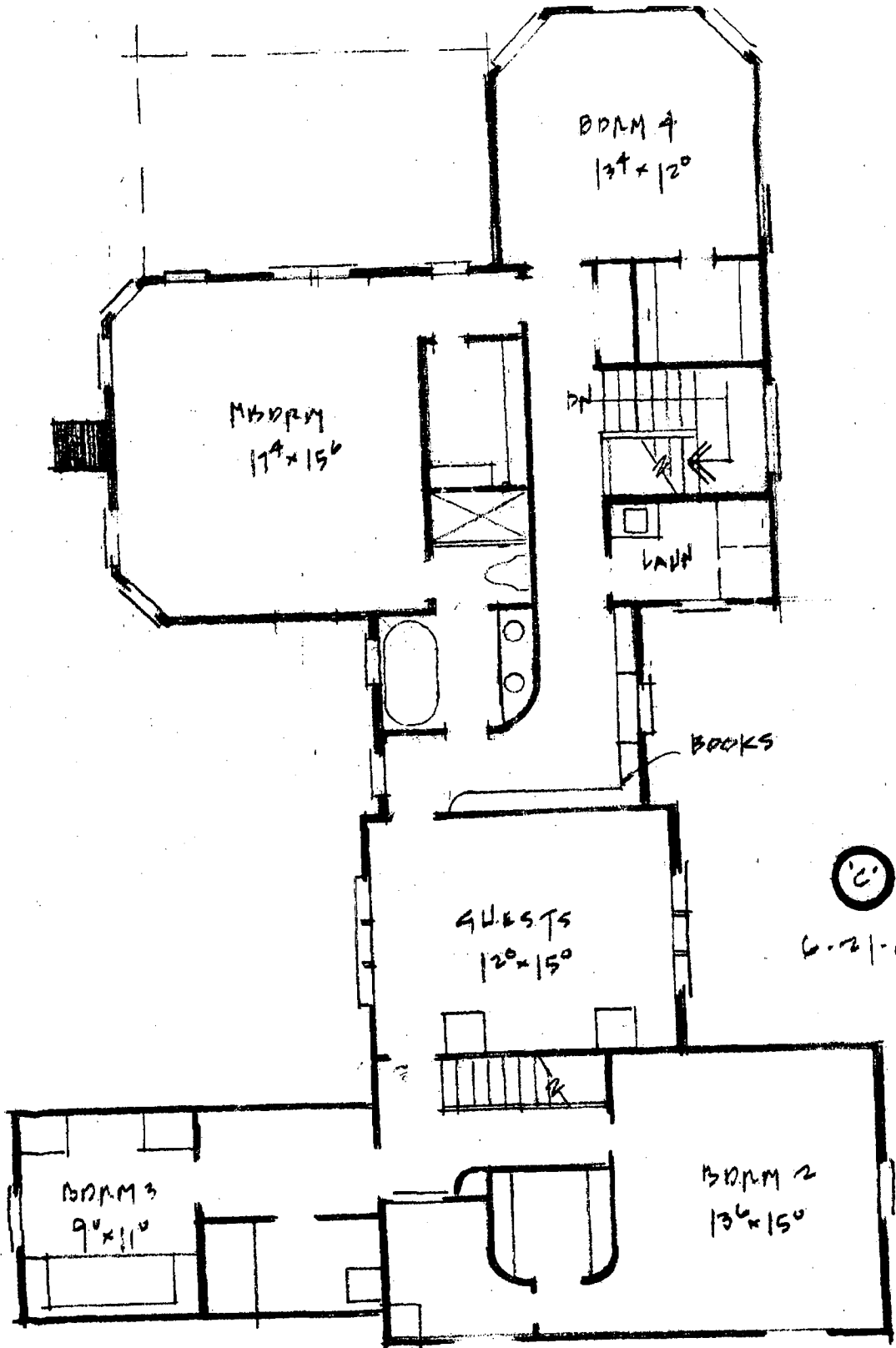
FRONT ELEVATION

4.20.05

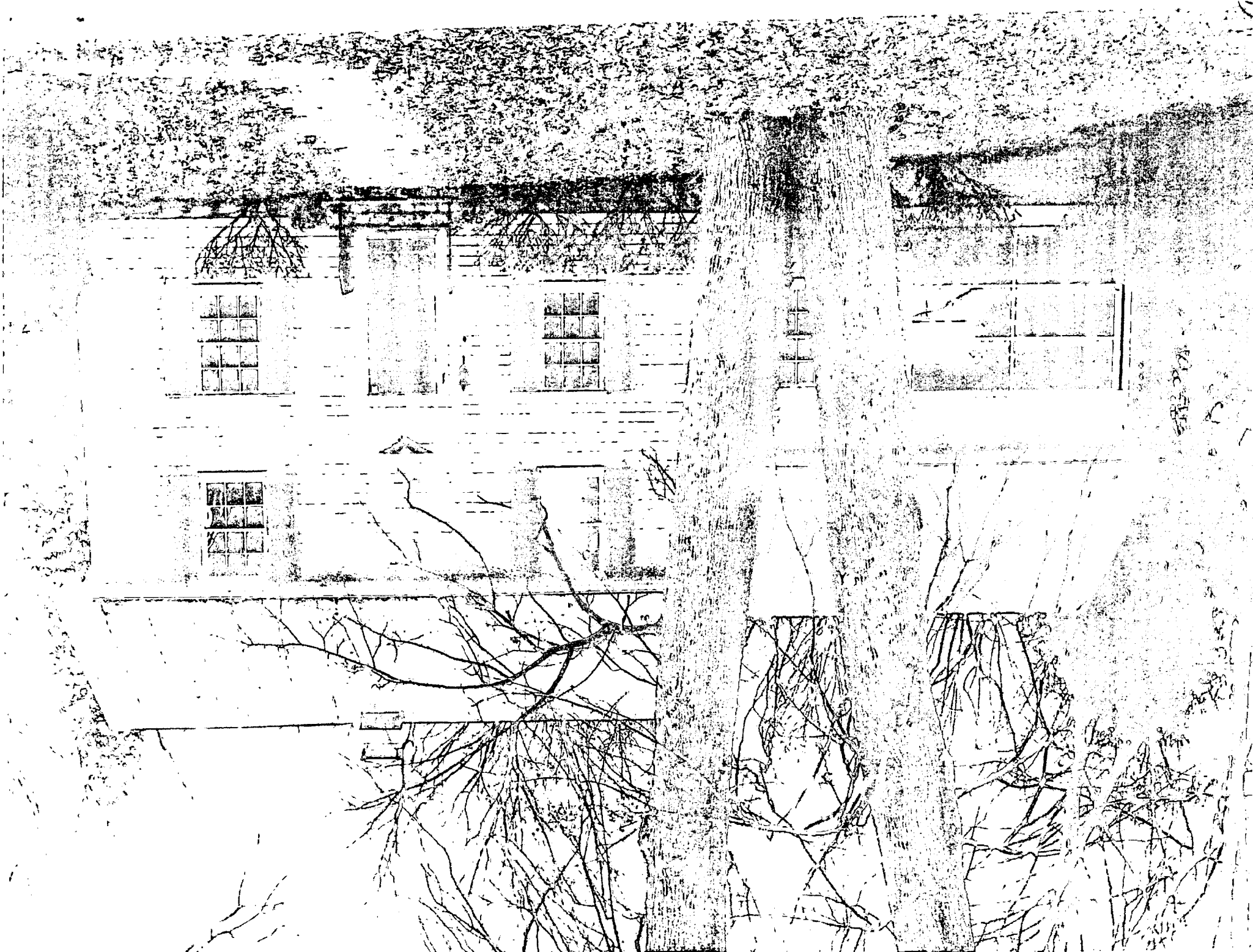


©
6.21.06

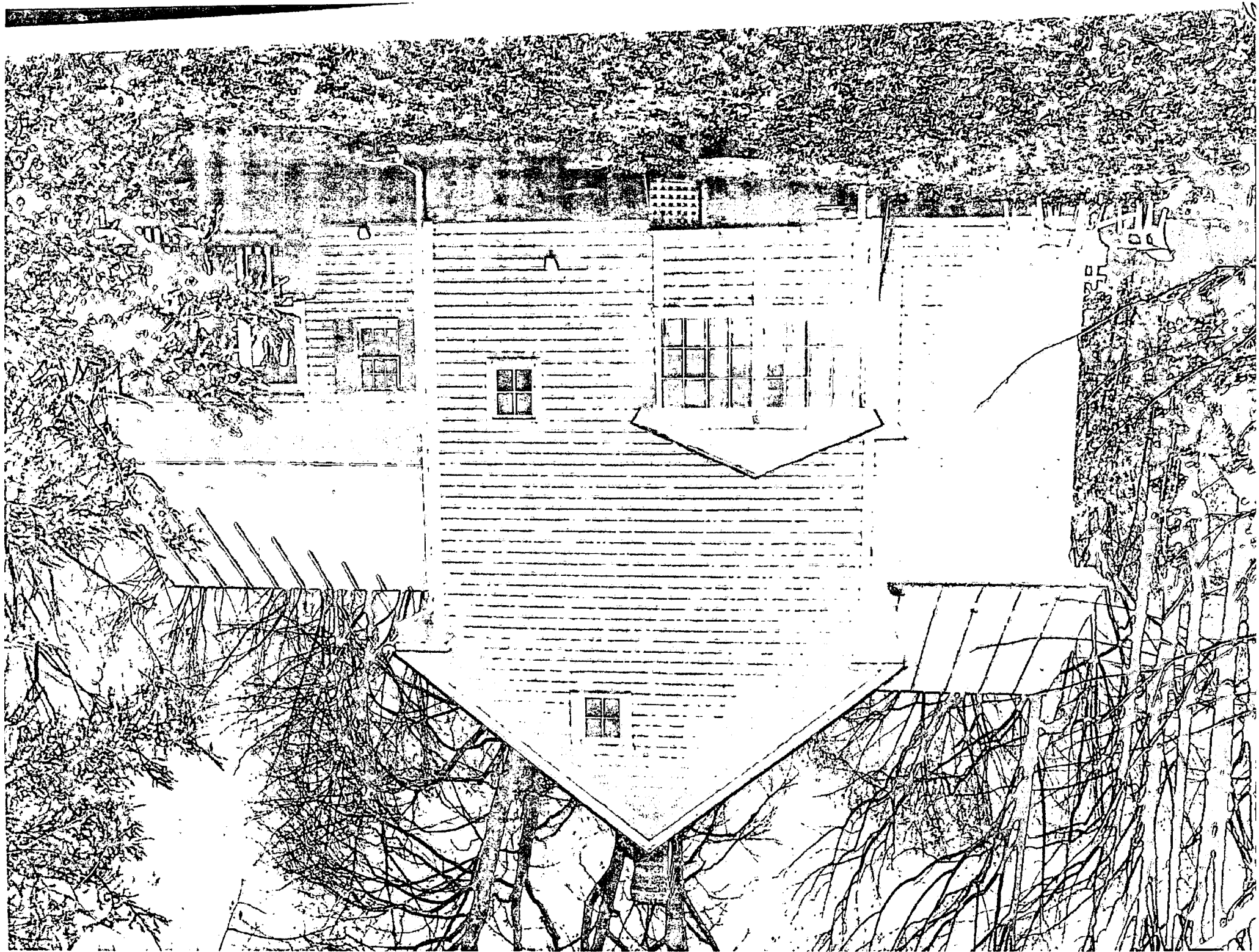
FIRST FLOOR

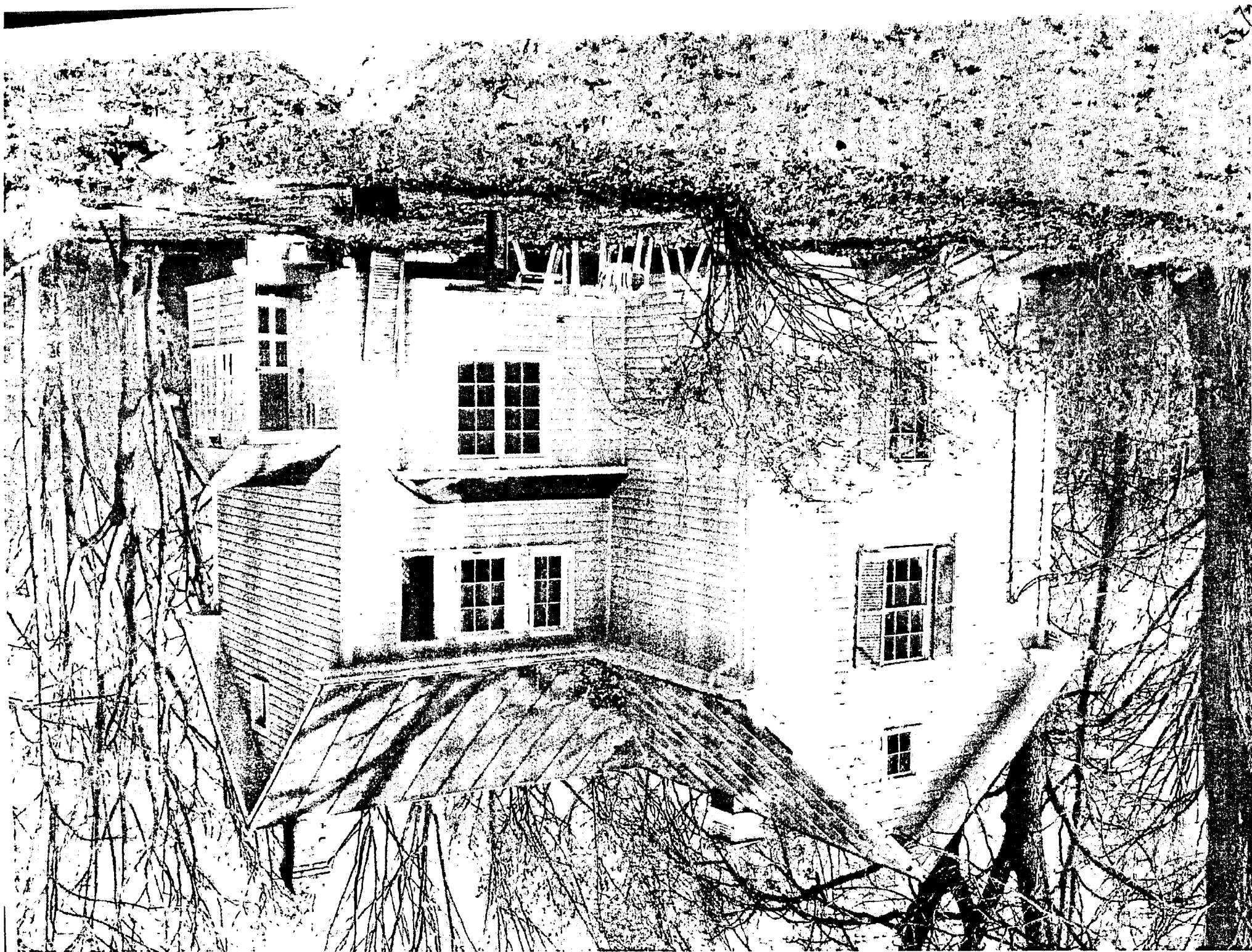


SECOND FLOOR









HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	1 North Street, Brookeville	Meeting Date:	07/13/05
Applicant:	Richard Kirby	Report Date:	07/06/05
Resource:	Outstanding Resource Brookeville Historic District	Public Notice:	06/29/05
Review:	HAWP	Tax Credit:	N/A
Case Number:	23/65-05F	Staff:	Michele Oaks

Proposal: Rear addition, garage construction, driveway and tree removal

Recommendation: Approve with Conditions

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

1. The garage door design will simulate barn-like doors and will be fabricated of wood. Design to be submitted with permit drawings to staff for review and approval.
2. The permit sets of drawings will show the true finish grades on the elevations.
3. The ridge height on the new addition will not exceed the height of the ridge on the existing house. The height of the roof of the hyphen will be a minimum 3-1/2' lower than the height of the existing house.
4. The roof pitches delineated on the drawings will not be altered unless reviewed and approved by the Commission.
5. For every tree approved to be removed, one tree from Montgomery County's native species list (min. 3" caliper deciduous or 6' high evergreen) will be planted on the property prior to use and occupancy permits being issued by the Department of Permitting Services.

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 Brookeville Planning Board approved the subdivision of this property into three lots at its January 4, 2005 meeting. This approved

subdivision plan creates two additional lots on this property along the north side of the existing gravel driveway approach to the historic house, and retains the historic house on a separate lot.

The Commission reviewed and approved the construction of two, new houses on the newly created Lots 1 and 2 at its February 9, 2005 meeting. The conditions of approval were:

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.

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 current lot upon which this house currently resides is 61,155 sq. ft in size and is accessed by a shared gravel driveway extension of North Street. The property is located behind the historic, one-room, frame schoolhouse located at the terminus of North Street. This and the adjacent lots are 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 rehabilitate the existing historic house and:

1. Construct a frame, 2-1/2 story, rear addition with a two-story hyphen. The

proposed materials are irregular course, uncut stone; wood lap siding; vertical, 1x 8 tongue and groove wood siding, wood trim and details, wood windows and doors; and a metal standing seam roof.

2. Construct a one-car garage with workshop/shed extension. The proposed materials are vertical, 1x 8 tongue and groove wood siding, wood trim and details, wood windows and doors; and cedar shingle roof.
3. Extend the existing gravel driveway approx. 75' along the side elevation of the house. The driveway will be 10' wide.
4. Disassemble existing stonewall along the eastern property line and possibly re-use the stone within design of the new addition.
5. Remove a 27' walnut tree from the property.

CALCULATIONS:

Existing footprint:	922 sq. ft.
Proposed addition footprint:	922 sq. ft.
Porch:	162 sq. ft.
Proposed garage footprint:	362 sq. ft.
Total new footprint:	1,446 sq. ft.
Lot size:	61,155 sq. ft.
Existing lot coverage:	1%
Proposed lot coverage with garage and porches:	2%

STAFF DISCUSSION

The architect has been working with staff for several months on the design for the proposed addition and garage construction and we applaud the architect's willingness to utilize and incorporate staff's suggestions into his designs.

Staff's assessment of the proposal is as follows:

Topic #1 Construct a frame, 2-1/2 story, rear addition with a two-story hyphen. The proposed materials are irregular course, uncut stone; wood lap siding; vertical, 1x 8 tongue and groove wood siding, wood trim and details, wood windows and doors; and a metal standing seam roof.

The proposed new addition will be located at the rear of the dwelling and is separated with a hyphen. Utilizing a hyphen on this project detaches the bulk of the new massing from the original, which, also helps to further differentiate the new from the old. The design of the proposed rear addition is sympathetic in size, scale and massing to the original block of the house

and takes details from the original house, yet is not replicative. Staff feels that by setting in the addition from the side elevations, utilizing a hyphen and maintaining a lower roofline, that there is a clear delineation between the historic fabric and the proposed new construction. The proposed addition is large in size, yet is the same size in footprint to the existing house and is sited on a very large lot (61,155 sq. ft). Therefore, staff feels that the proposed addition is compatible with the building and its associated landscape and does not negatively impact the original house.

Additionally, staff supports the applicants proposed material specification list, which includes painted wood clapboard siding, 1 x 8 tongue and groove, vertical siding and trim, wood double hung, simulated-divided light windows and a standing seam metal roof to match the existing house. Staff commends the applicant's desire to use compatible building materials for this project. The Commission appreciates reviewing projects where the applicant is specifying the use of quality materials.

Topic #2 Construct a one-car garage with workshop/shed extension. The proposed materials are vertical, 1x 8 tongue and groove wood siding, wood trim and details, wood windows and doors; and cedar shingle roof.

Topic #3 Extend the existing gravel driveway approx. 75' along the side elevation of the house.

Staff encouraged the applicant to place the garage and driveway in this location and configuration, as it is a typical development pattern and requires the most minimal amount of driveway extension. Staff's goals when recommending this placement were to maintain open space, reduce the amount of additional gravel required for the driveway and to keep the loss of trees and changes in topography to a minimum.

Topic #4 Disassemble existing stone wall along the eastern property line and possibly re-use the stone within design of the new addition.

The removal of an original landscape feature is problematic, however, the alternative locations for the driveway and garage would require a longer more expansive driveway, the removal of many more trees and additional grading on the property. The applicant has suggested that they would like to reuse the stone from the wall for the piers and fireplace in the new addition.

Topic #5 Remove a 27' walnut tree from the property.

The tree is currently in the location of the proposed driveway. Since the lot is so heavily wooded, staff does not object to the removal of this tree for a driveway application.

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.

with the general conditions applicable to all Historic Area Work Permits that **the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project** and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.

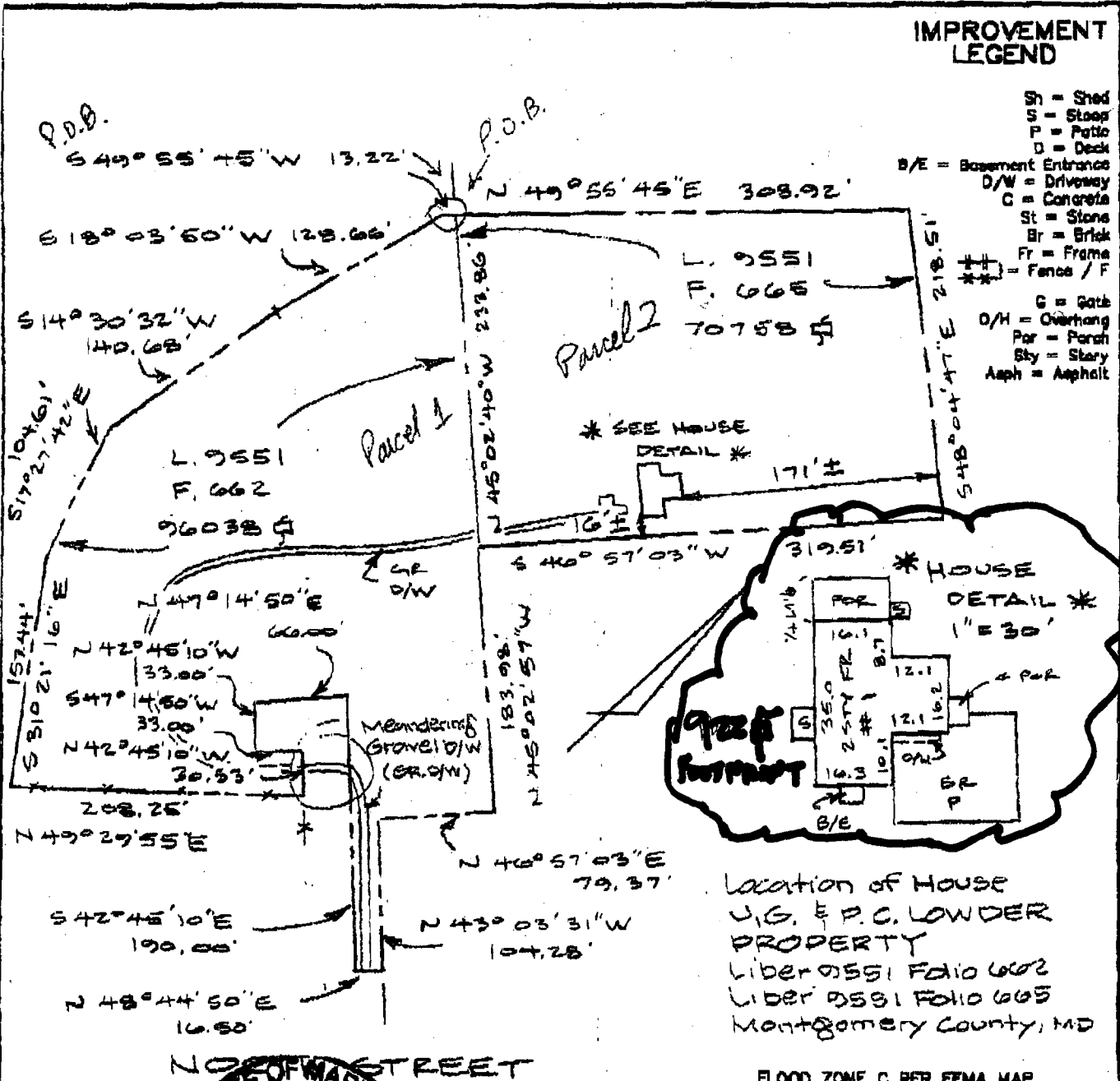
CASE NO. 1-17627-03

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

NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed 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
- Fr = Frame
- ## = Fence / F
- G = Gate
- O/H = Overhang
- Por = Porch
- Sty = Stary
- Asph = Asphalt



Location of House
 U.S. & P.C. LOWDER
 PROPERTY
 Liber 0551 Folio 662
 Liber 0551 Folio 665
 Montgomery County, MD

NORTH STREET

FLOOD ZONE C PER FEMA MAP

I HEREBY CERTIFY THAT THE POSITION OF ANY AND ALL DISTINGUISHED IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED IN A FIELD LOCATION.

DAVID HALLER
 MARYLAND PROFESSIONAL SURVEYOR

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

HALLER-BLANCHARD & ASSOCIATES
 P.O. BOX 1774
 FREDERICK, MARYLAND 21702
 (301) 228-2288 FAX (301) 228-2248

DATE OF PLANS	SCALE: 1" = 100'
WALL CHECK:	DRAWN BY: GAC
FILE NO.: 8.14.03	JOB NO.: 03-23816
BOUNDARY:	

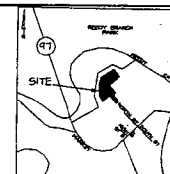
THIS LOCATION FOR MORTGAGE PURPOSES FOR SETTLEMENT ONLY

NOTED ADDRESS
 MATTHEW McDONALD

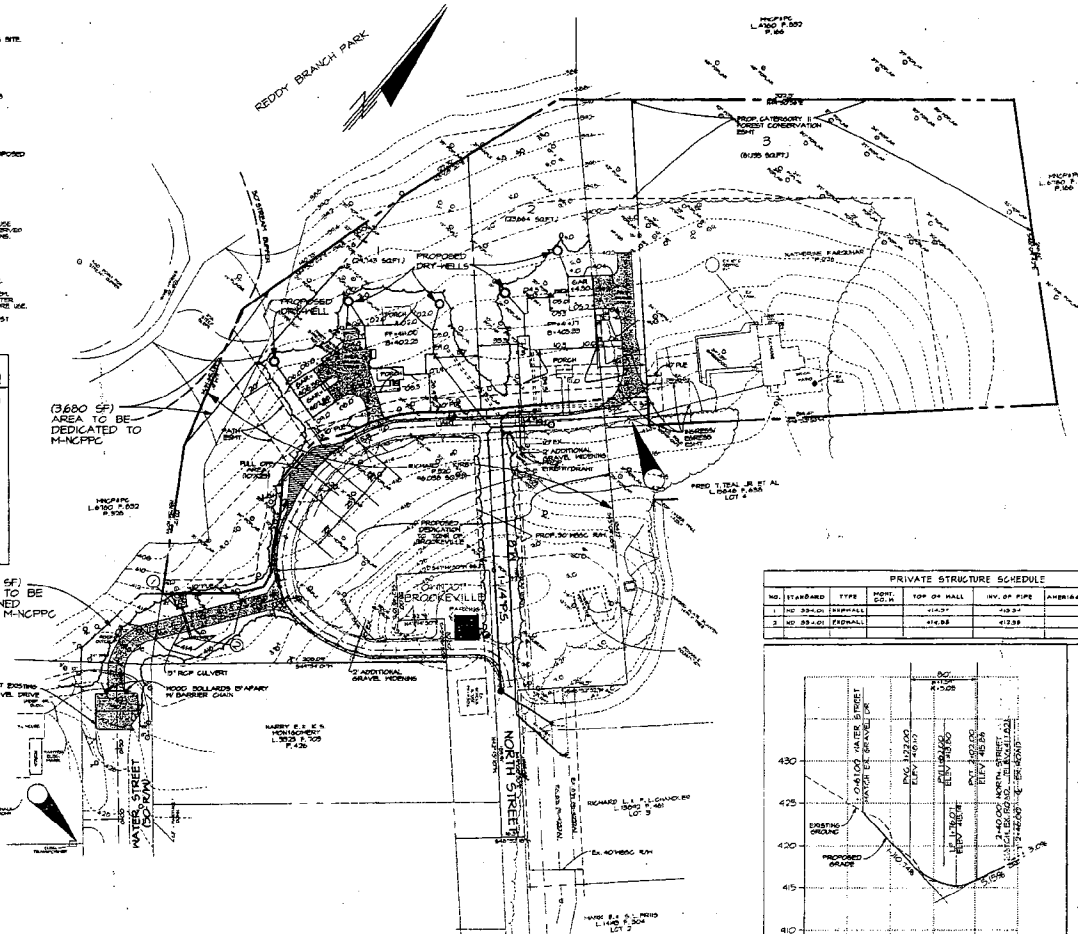
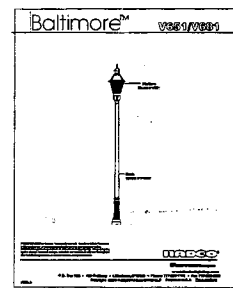
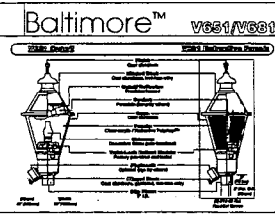
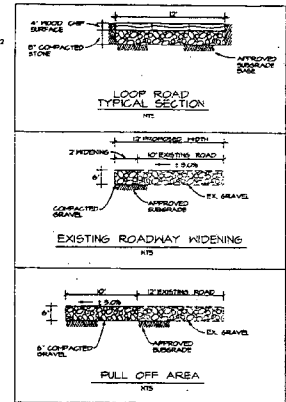
201.228.2248

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS SHOWN AS PARCELS P.000 AND P.002 ON TAX MAPS IN AND THE TOTAL SITE AREA IS 3.00 AC.
2. EXISTING ZONING IS R-1R AT TOWN OF BROOKESVILLE.
3. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY P.E.S. ASSOCIATES, DATED FEBRUARY 21, 2004.
4. TOPOGRAPHIC INFORMATION IS FROM FIELD SURVEY PREPARED BY P.E.S. ASSOCIATES DATED FEBRUARY 21, 2004. THE CONTOUR INTERVAL IS 5 FEET.
5. THERE ARE NO MATERS OF THE UNITED STATES OR NEIGHBORS ON THIS SITE.
6. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
7. BOUNDARY MARKERS HAVE BEEN PLACED AND HAVE BEEN FIELD LOCATED IN THE PROPOSED DISTURBED AREA OF LOTS 1 & 2.
8. THE RECORD WAS SUBMITTED OCTOBER 1, 2004.
9. ACCORDING TO THE LEGISLATION, A 6" RIBBON OF HISTORICAL SITE IN MONTGOMERY COUNTY, THIS PROPERTY IS LOCATED IN THE CORNER OF BROOKESVILLE.
10. THE SITE IS WITHIN THE HAWKINS RIVER WATERSHED WHICH IS A CLASS B WMA.
11. CURRENT OWNER, RICHARD T. KIRBY.
12. THERE IS ONE EXISTING SINGLE FAMILY HOME AND 2 PROPOSED PROPOSED LOTS.
13. DEVELOPMENT STANDARD:
 MAXIMUM NUMBER OF LOTS: 2
 MINIMUM SETBACKS:
 FRONT: 10 FT
 SIDE: 5 FT
 REAR: 5 FT
14. THE EXISTING PRIVATE WELL AND BATTERY 10' DEPTH THE EXISTING WOOD SHED, THROUGH THE 2 PROPOSED SINGLE FAMILY HOMES SHALL BE SERVED BY PUBLIC WATER & SEWER HOSE CONNECTIONS FROM EXISTING MAINS.
15. EXISTING WATER AND SEWER CATEGORIES IS H-4 AND S-1.
16. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
17. PROPOSED CONCRETE DRIVEWAY AND WALK ARE THE ONLY QUALITY CONNECTIONS THAT SHALL PROVIDE SERVICE TO THIS SITE.
18. 60 PROPOSED LOTS 1 & 2 TO BE SERVED BY PRESSURE SEWER SYSTEM. EXISTING 12" S. CONCRETE 12" DIAMETER 12" DIAMETER PUBLIC WATER AND PUBLIC PRESSURE SEWER CONNECTIONS ARE PROVIDED FOR FUTURE USE.
19. PROPOSED DEVELOPMENT SHALL COMPLY WITH MARYLAND STATE FOREST CONSERVATION LAW.



VICINITY MAP
SCALE 1"=2000

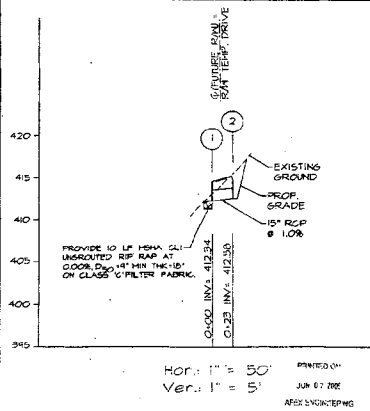
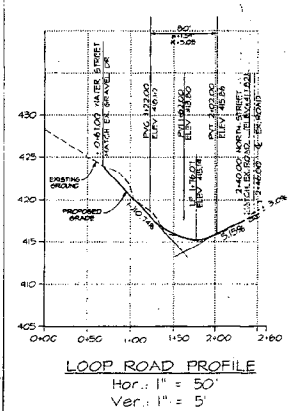


PRIVATE STRUCTURE SCHEDULE

NO.	STANDARD	TYPE	DEPTH	TOP OF WALL	WV. OF PIPE	AMOUNT	REMARKS
1	NO. 3000	APPARALL	10.00'	10.00'	1.00%	1.00'	FL.01'
2	NO. 3000	APPARALL	10.00'	10.00'	1.00%	1.00'	FL.01'

PRIVATE STORM DRAIN

SIZE	TYPE	DEPTH	LENGTH	COMPLETY
12"	S.P.	10'	22'	FL.01'



OWNER/DEVELOPER
 RICHARD T. KIRBY
 1455 PARTNERSHIP ROAD
 POOLESVILLE, MD 20837
 301-448-2914

SITE PLAN APPROVAL
 CHAIRMAN
 TOWN OF BROOKESVILLE
 PLANNING COMMISSION

DRAWN / SURVEYOR CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY IS FROM A REED PLAT SURVEY PREPARED BY P.E.S. ASSOCIATES DATED OCTOBER 1, 2004. THE TOPOGRAPHY IS ORIGINAL TOPOGRAPHY OBTAINED FROM MEASUREMENTS IN 2004 AND FROM FIELD SURVEY PREPARED BY P.E.S. ASSOCIATES IN THIS JURISDICTION. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SUBDIVISION ORDINANCES OF THE TOWN OF BROOKESVILLE, MARYLAND.

DATE: APRIL 2005
 DESIGNED: CDB
 TECHNICIAN: CDB
 PLAN LOCATION: SHOPPING CENTER
 NEW TABLE: 1/2 LEVEL SYMBOLS



2000 GREEN BRIDGE HWY. SUITE 300
 BROOKESVILLE, MD 20837-3677
 301-470-0200 FAX 301-470-0247

NO.	REVISION	BY	DATE	CAUSE

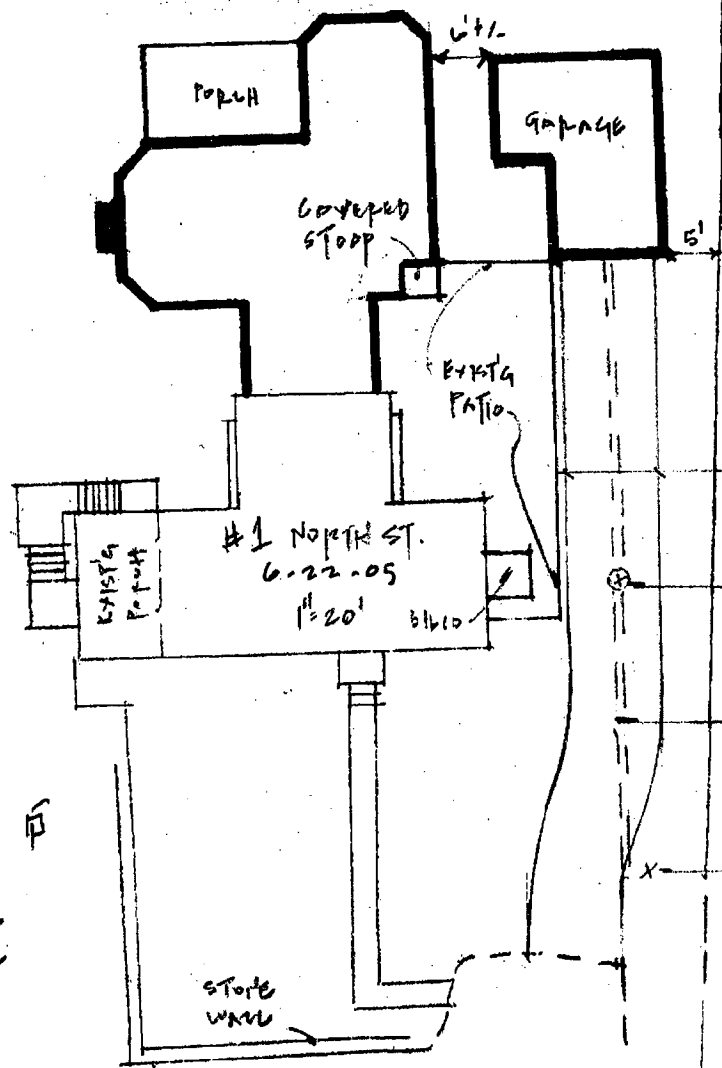
SCALE: 1"=30'
 JOB NO.: 150122

SITE LIGHTING, GRADE ESTABLISHMENT AND STORM DRAIN & PAVING PLAN

SITE PLAN NORTH STREET
 60' SECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

APPROVED SITE PLAN 2-9-05

EXISTING / PROPOSED



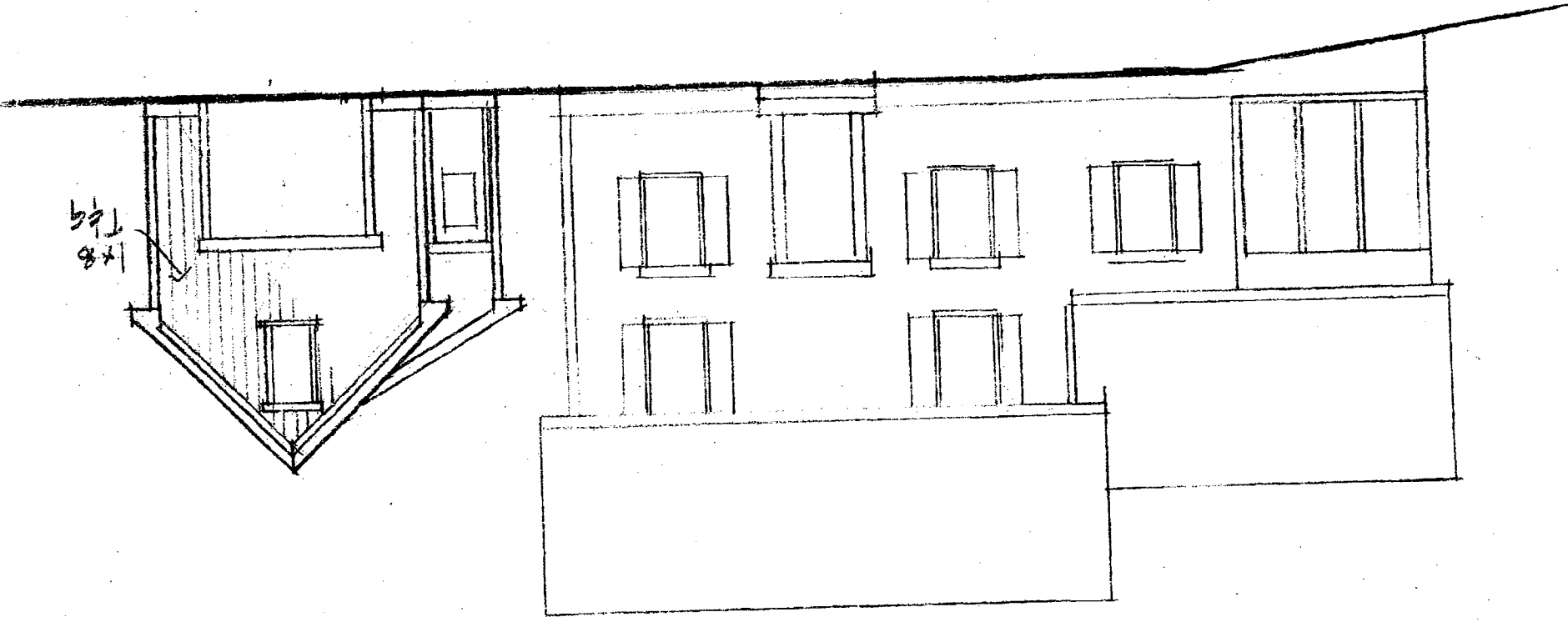
10' PROPOSED GRAVEL DRIVE
 EX 21" VACUUM
 EX 12-10" STONE WALL
 EX BUSH

EXISTING FOOTPRINT	922	sq ft
PROPOSED FOOTPRINT	922	
GARAGE	362	
PORCH	162	

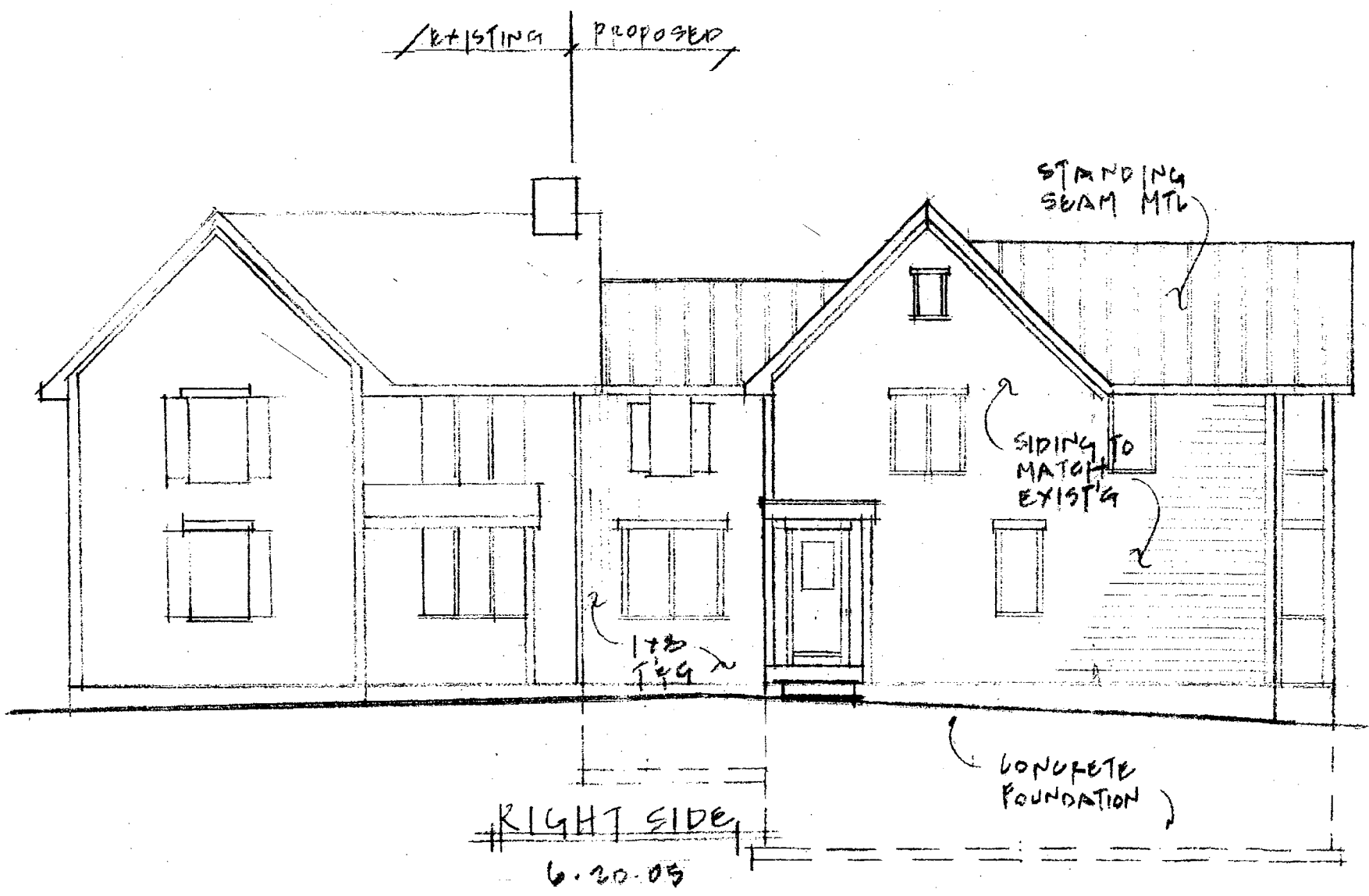
STONE WALL

EXIST'G GRAVEL

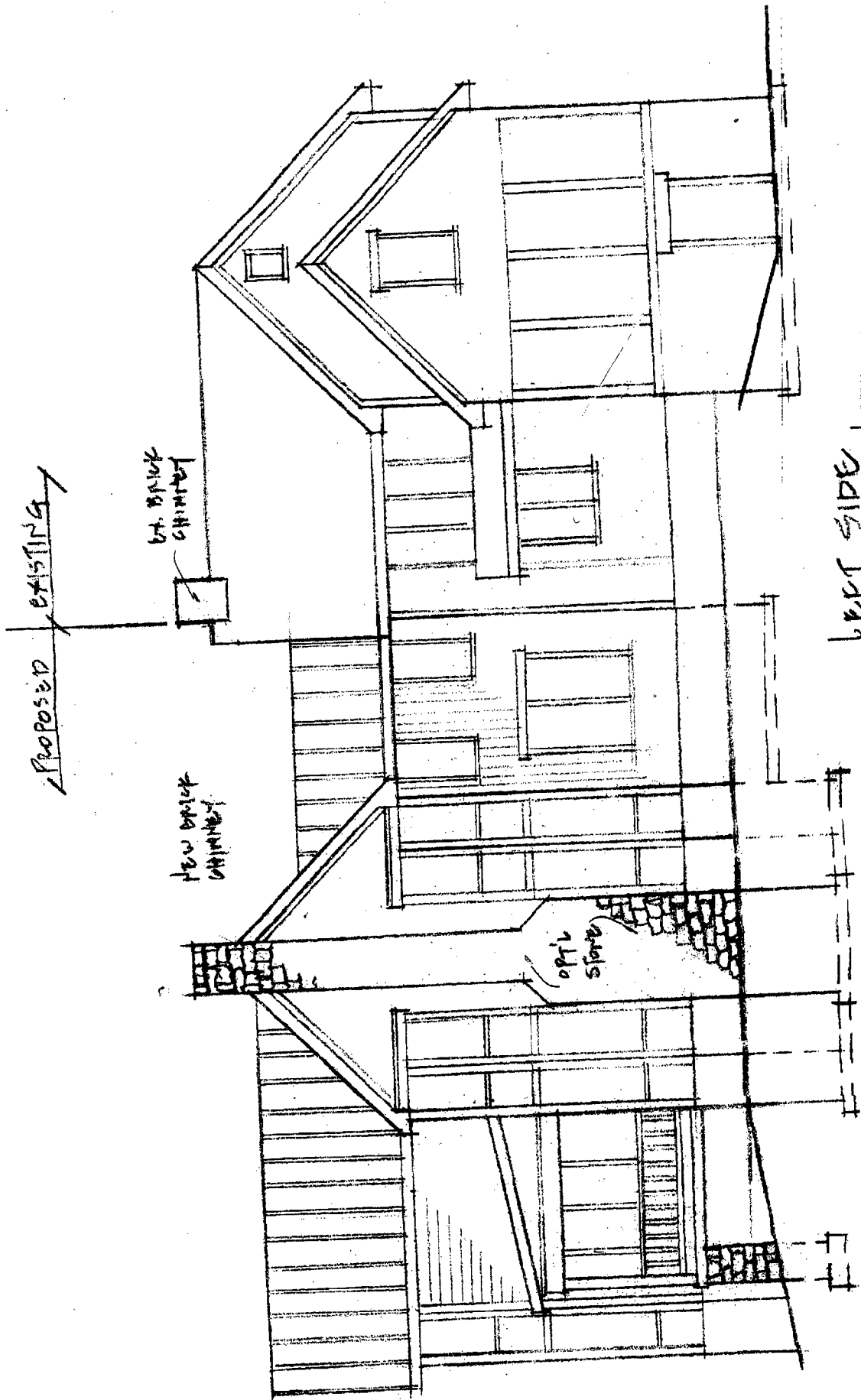
6-20-05
FRONT ELEVATION



128
T64



125



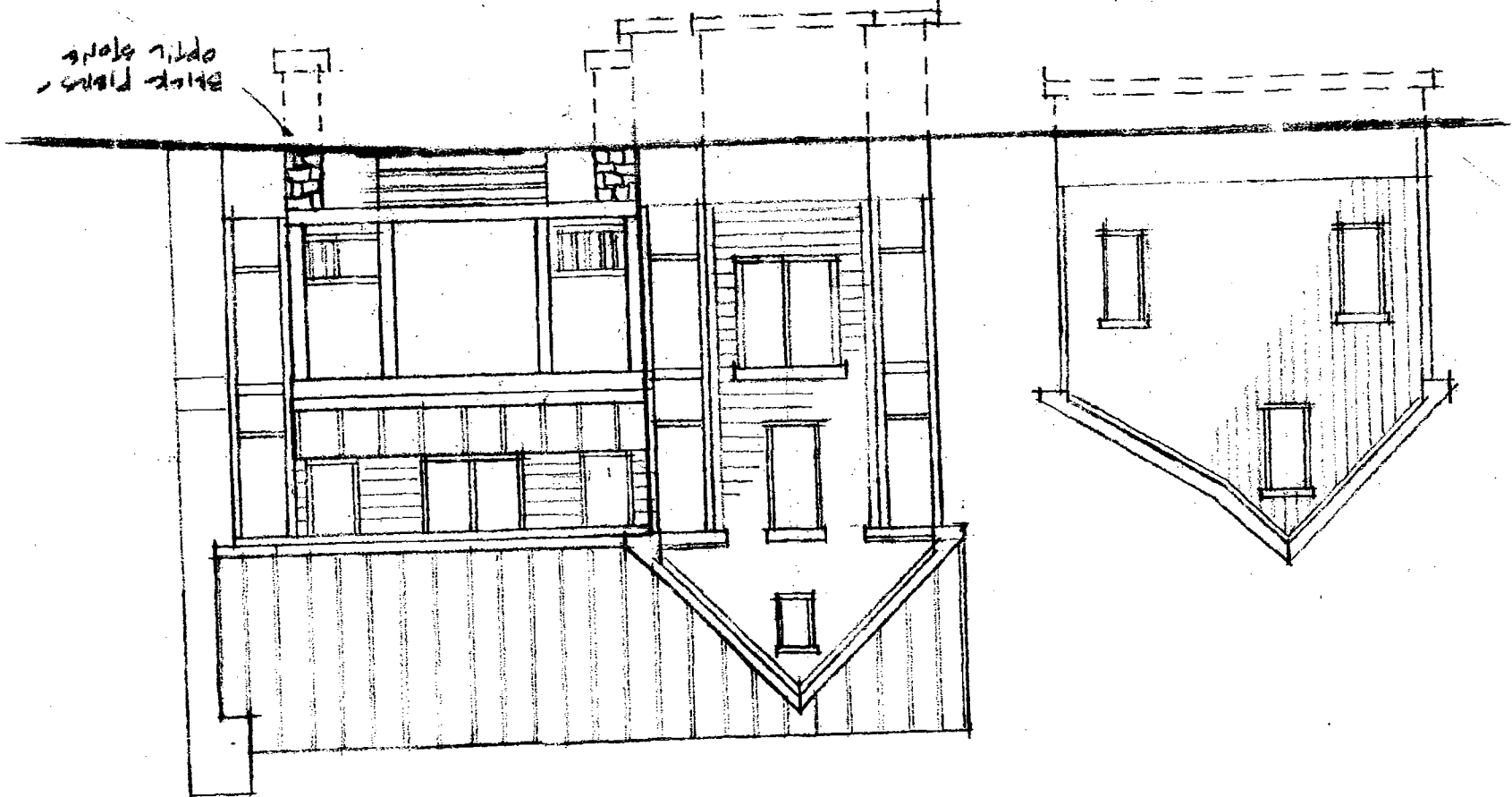
LEFT SIDE
6-20-05

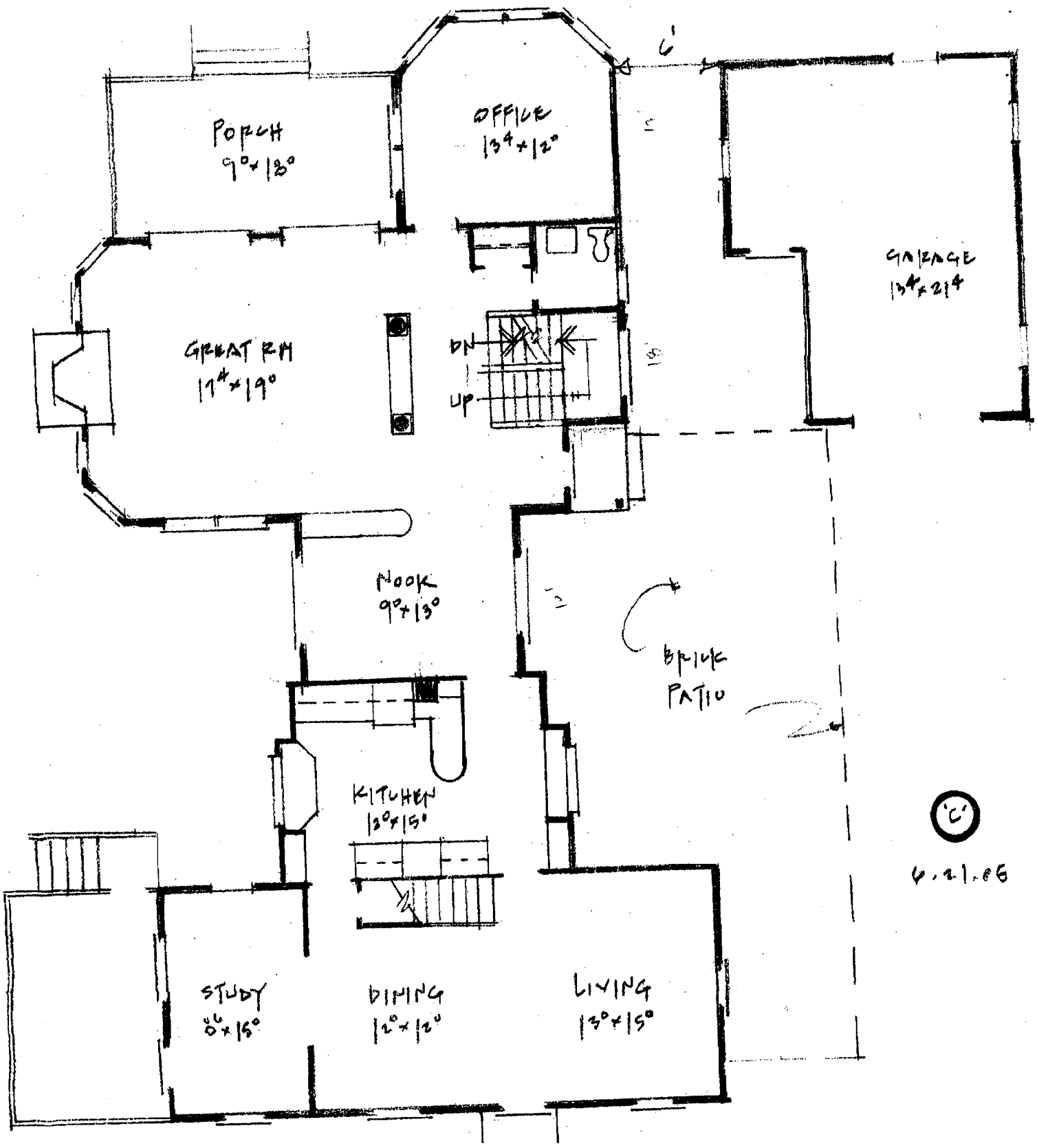
4-20-05

REAR ELEVATION

(1/8" = 1')

brick piers -
optic stone



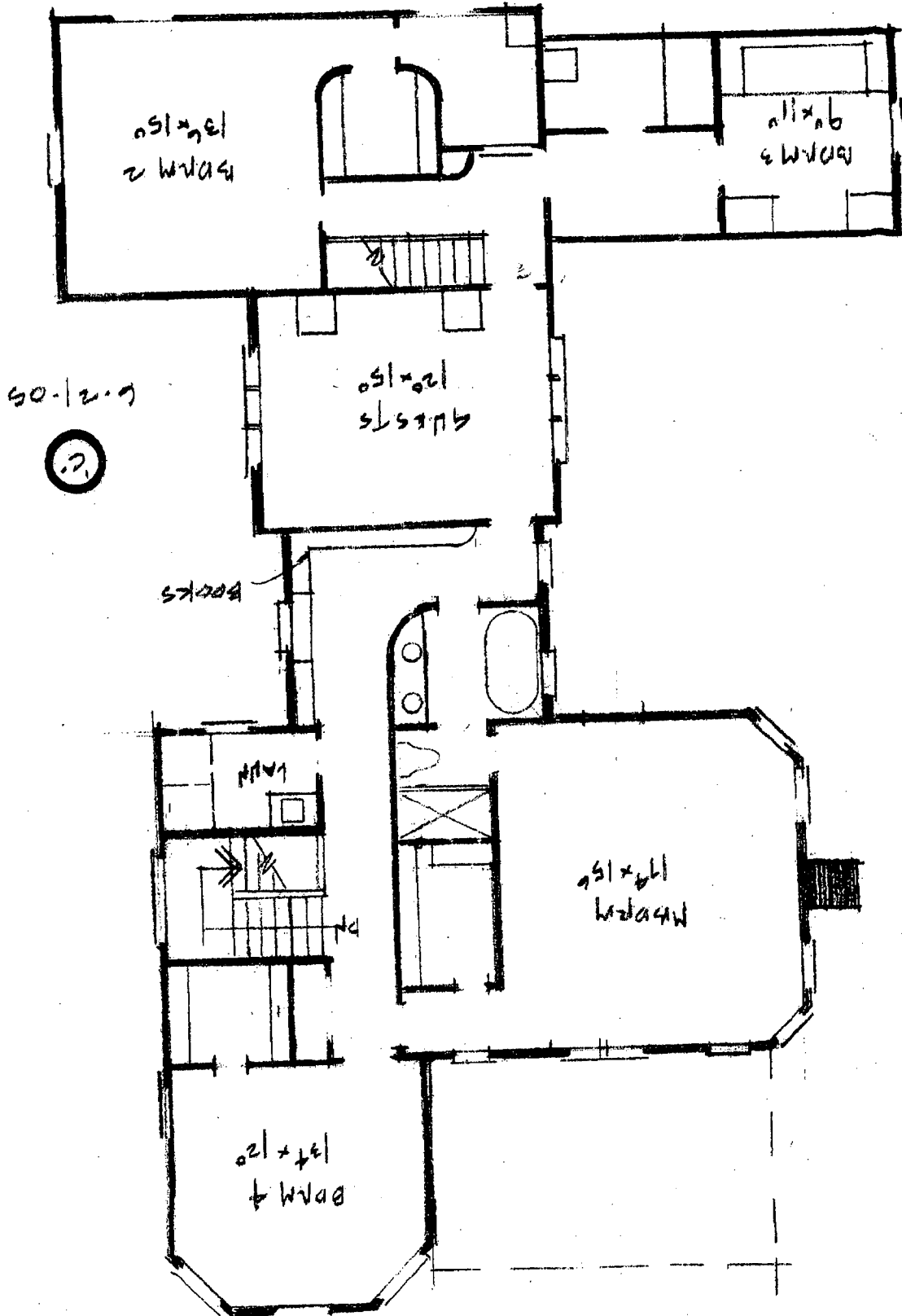


4.21.86

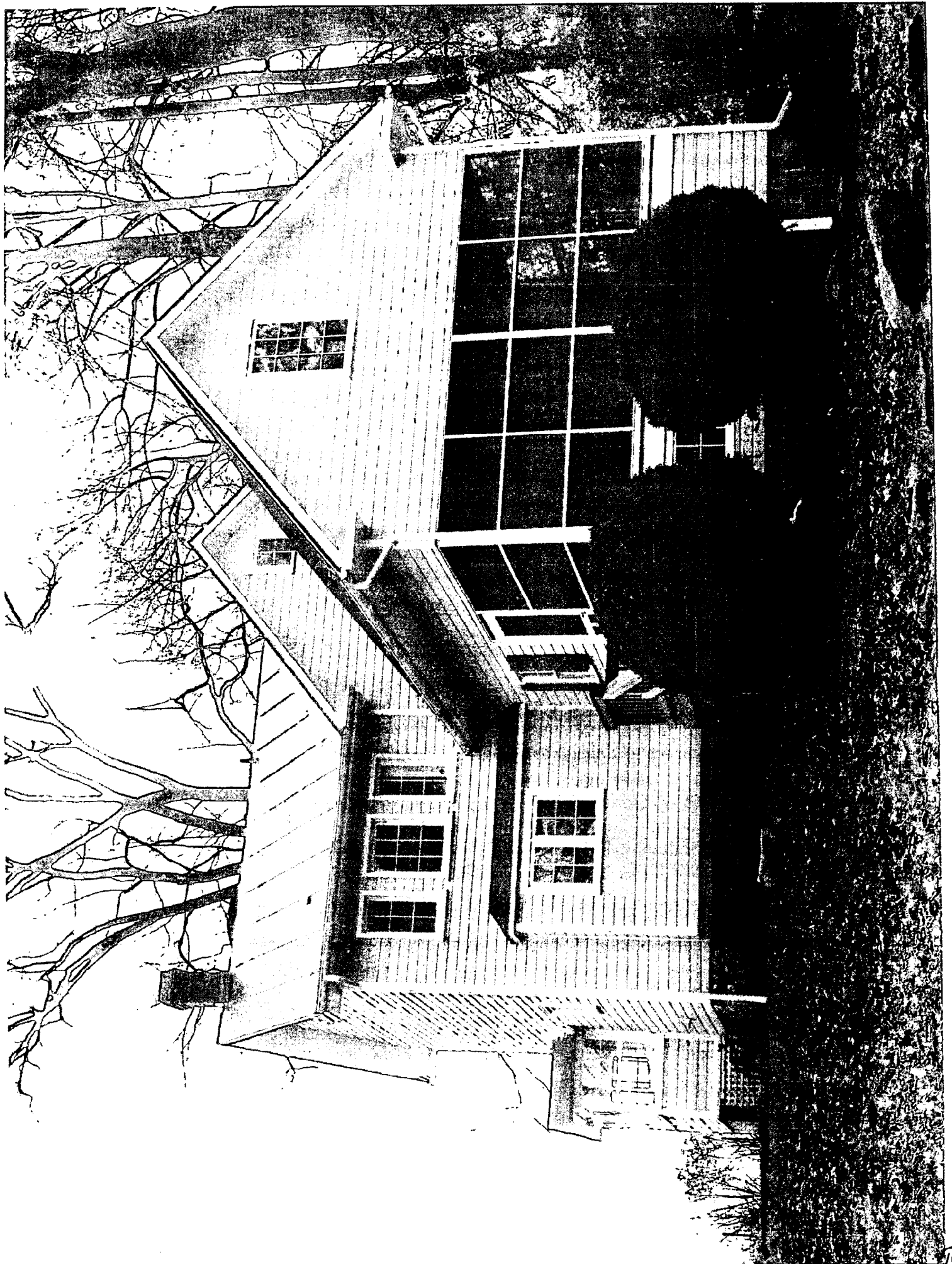
FIRST FLOOR

(17)

SECOND FLOOR











Oaks, Michele

From: Scanlon, Chris [cscanlon@davisconstruction.com]
Sent: Wednesday, July 13, 2005 4:11 PM
To: Oaks, Michele
Subject: Partial LAP Comments for Hearing Re:1 North Street Brookeville Tonight

Hi Michelle,

Here are some last minute comments from a couple of members of the Brookeville LAP regarding tonight's hearing. But, half of the Brookeville Local Advisory Panel have had not opportunity to look at (much less gather comment on the application) since no one in the town was notified by HPC of the hearing until Sat. July 9th (4 days prior to the hearing)! It's frustrating to see in the staff report that the applicant "has been working with staff for several months" and that the town has 2 working days to respond with comments on this application. In the past the application was distributed to the LAP as soon as it was received by HPC with the full staff report to follow. This notification did not happen on this application to modify a very important resource in the town. Three of the 6 members of the LAP were able to quickly have an informal meeting last night and these are the comments that were generated:

1. **Scale:** Members of the LAP were concerned about the scale of the addition overpowering the small original house. The staff report says the original footprint is 922sf. How was this value calculated? The applicant's survey shows a 35'x16.3' main portion with a 12.1'x16.2' ell. That totals 766sf (not 922sf). The porch was added much after the original construction of the original portion of the house as evidence by the different construction techniques. There is concern regarding the "house added to a house" appearance shown on page 13 of the proposal. This elevation is visible from Market St when standing in front of the Madison house. Obstructing the view of the bulk of the addition by the garage is a good idea, but the applicant is encouraged to consider taking advantage of a sloping lot and consider utilizing lower level living spaces if their program has specific sq ft requirements. Grading on the "left side" of the house can allow for plenty of natural light to the lower level (even a walk-out) while minimizing the overall size of the addition. Perhaps this could be the location for the office and guest rooms and reduce the overall footprint size of the addition.
2. Some panel members were concerned with what appears to be modern full height two-story windows on the left side and rear elevations that are not appropriate to the town.
3. Rather than re-use the original landscape stone wall in construction, panel members would like to see it rebuilt along the property line between this lot and the Teal-Meeks lot.
4. A tree preservation plan should be required given the age of trees on the property and proximity to a large amount of construction at this property and adjacent ones.

Please confirm receipt of this email and enter this email as part of the public record at the hearing tonight.

Sincerely,

Christopher T. Scanlon
Brookeville Planning Commission / Local Advisory Panel Chairperson

7/13/2005