

PRELIMINARY CONSULTATION 1/17/96  
23/65 Lot 3 North Street  
(Brookeville Historic District)

Jim Schmittlein  
8001 Brethern Drive  
Coatesburg  
20879

Send him report too

330-3387

Gwen - 1-10-96

Miche Booz  
Called - LAP  
on Brookeville -  
He'll fax over  
Comments -

Robin

Here are my notes during  
~~the~~ our phone conversation -

R

Niche Booze called "  
re: North Street Prelim

(1) Context

=  
Blend of materials + message -

~~is~~ contemporary in feel -

Could do some small waves -

Parish parapet

street/stucco combo.

Window scale

OK to stuff recam. on carriage

house - 2 car OK - at

Least ~~best~~ even with house -

Mt. Carmel United Methodist Church of  
In Stricko 16, see  
N Rt. 97 on left -  
past Sunrise -  
good parallel.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lot #3, North Street  
Brookeville

Meeting Date: 1/10/96

Resource: Brookeville Historic District  
(Master Plan Site #23/65)

Review: Preliminary Consultation

Case Number: Not applicable

Tax Credit: No

Public Notice: 12/27/95

Report Date: 1/3/96

Applicant: Doug Horsman, Horsman Homes Inc. Staff: Gwen Marcus

PROPOSAL: New Construction

RECOMMEND: Proceed with revisions

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BACKGROUND

The proposed project involves construction of a new house and detached garage on North Street in the Brookeville Historic District. The Town of Brookeville is identified on the Master Plan for Historic Preservation and on the National Register of Historic Places.

The HPC has previously reviewed and approved two new houses (one with a detached single-car garage) on North Street and these houses are nearing completion. The current application is for Lot 3, which is between the two new houses and is the last lot of the "Schmidlein subdivision" to be developed. The lot is approximately 3/4 acre in size, with the entire rear half of the lot (including a central hedgerow) in a conservation easement so as to maintain the rear open meadow.

The applicant is proposing construction of a single-family house which would be two and one half stories at the front (facing North Street) and three and one half stories at the rear (with a walk-out basement). The gross square footage of the house would be 2,303 square feet. The applicant has provided two alternatives for building materials - either all stucco, or stone facing on the front ell and stucco in the rear. The contract purchaser of the lot prefers the stone and stucco combination.

In addition to the house, a one and one half story carriagehouse/garage is proposed. This structure would have room for two cars and usable living space on the upper floor - the dimensions would be 30' wide and 22' deep. The proposed location for the garage is next to and in front of the proposed house. The garage would extend approximately 15' forward of the front facade of the house. The applicant has stated that the intent of this location is:

...to continue the streetscape and to offer a visual connection with the existing one-room schoolhouse. Both buildings are seen as creating a "gateway" between the village-like portions of North Street and the "rural/wooded" areas just beyond the end of the street.

Other proposed changes include the continuation of a gravel driveway the would be shared access to the Teal property (Lot 4). In addition, a circular turnaround or "courtyard" would be located behind the proposed garage. The plan also show a "future tool shed" (but

no elevations for this structure are included). No tree removal is involved; however, substantial grading of the lot will be required.

### STAFF DISCUSSION

The location, size and massing of the proposed single family house is consistent with other new construction approved on North Street. The height, at approximately 33' (estimated from the drawings, which are not dimensioned), is 2.5' lower than the house approved for Lot 2. The width at the rear (the widest point) is 33.5' which compares to 31.5' for the front of the house on Lot 2. The footprint of this proposed house is 1,200 square feet, while the footprint of the house on Lot 2 is 1,189 square feet.

However, this house design is different from other approved new construction designs that have tended to be relatively replicative of historic building forms. This house is unusual in that the widest section of the house is to the rear with a narrower ell extending forward toward North Street. Most historic houses are widest at the front with narrow rear ells.

Staff feels, therefore, that this house design should be viewed as a contemporary structure and not one that is intended to closely replicate a historic building that might have existed in Brookeville. As a **contemporary** structure, staff feels that the proposed house design is successful. It is compatible with size and massing of nearby structures; it has an asymmetrical form that allows for the creation of an interesting garden space; it utilizes a general historic vocabulary for its forms but does not strictly try to recreate an older design.

Because this structure is successful as a contemporary house in a historic district, staff feels that efforts to overemphasize historic building materials or to use them in a way found typically on historic buildings would detract from the final design. Therefore, staff feels that the use of stone facing on the front portion of the house (which is very effectively utilized with the more replicative building on Lot 2) would be inappropriate for this structure. The option that is proposed for using all stucco as an exterior finish would be preferable. Stucco, while being used on some historic houses in Montgomery County (although not in Brookeville), can add to the clarity of this building as a contemporary structure. The use of stone facing would tend to support the idea that some degree of historic replication is being attempted and would result in a confused design - historic use of building materials on a structure that does not utilize a historic massing form.

Staff does have major concerns about the carriagehouse/garage proposed for this lot - including its size and location. First to the issue of size: in reviewing cases in the Brookeville Historic District, staff has recommended the construction of detached garages that are not greater than one-car in size. Historically, Brookeville does not have a history of large ancillary buildings associated with the primary historic structures. There are many small sheds and springhouses, but no large historic barns or formal carriagehouses. The character of outbuildings in Brookeville reflects its rural heritage and they tend to be small and very simple.

There are two garages in Brookeville that have been identified to staff as being designed for two cars: the Jordan House at the corner of North and Market Streets has a two car garage that is attached to the main house with a breezeway structure - staff believes this structure predates the designation of the historic district. In addition, a new two car garage was approved by the HPC for a non-contributing/out of period structure at 1 South Street. Staff has not been able to determine when that garage was approved as the application is not dated and there is not background information in the file; however, it must have been soon after the Brookeville Historic District was designated (1986) as the application form is a very old format that hasn't been used for many years.

Therefore, although the design proposed for the carriagehouse/garage in this project is very attractive, the size (30' X 22') is too large to be compatible with the predominant historic patterns in Brookeville.

Secondly, the proposed location of the carriagehouse/garage is problematic. Historically, it is extremely unusual to find ancillary buildings in front of the main facade of the primary structure. In fact, this is not common in modern construction projects either. Placing the secondary structure forward of the primary structure gives it a precedence that is not appropriate.

Staff is sympathetic to the applicant's desire to relate the new construction on Lot 3 to the historic schoolhouse and to create a "gateway" at the end of North Street. However, placing a similarly-sized carriagehouse/garage in close proximity to the schoolhouse may not be an appropriate way to highlight the historic structure - it may actually serve as visual competition. Additionally, the "gateway" concept may be too formal for North Street - which, even with the new construction, has retained a rural character.

For these reasons, staff strongly recommends that the application be revised to show a one-car detached garage located substantially farther back on the lot - perhaps adjacent to the proposed deck.

In terms of the driveway and "courtyard", staff strongly recommends that the project minimize the area to be paved with gravel. The rural character of Brookeville calls for as much open space and natural vegetation as possible, with as little paved area as possible. The paved turnaround should be deleted or reconfigured as a simple driveway leading to a smaller garage.

Staff would also note that it appears that efforts have failed to utilize a portion of the Lowder property (North Street extended) as vehicular access to Lot 3 and Lot 4. Therefore, this plan shows a private drive on Lot 3 and parallel to the gravel drive on the Lowder property (North Street extended). This drive would need to be utilized by the Lot 4 (the Teals) and would not make it possible for the Teals to meet one of the conditions of approval for their new house.

#### STAFF RECOMMENDATION

Staff recommends that this project be found generally consistent with historic preservation goals in the Brookeville Historic District as long as several significant revisions are made:

- o The option that is proposed for using all stucco as an exterior finish should be the alternative included in the formal HAWP application.
- o The application should be revised to show a one-car detached garage located substantially farther back on the lot - perhaps adjacent to the proposed deck.
- o The project should minimize the area to be paved with gravel. The paved turnaround should be deleted or reconfigured as a simple driveway leading to a smaller garage.



Wednesday, 20 December 1995

Ms. Gwen Marcus  
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
Silver Spring, Md

Ref: Brookeville, Lot #3, North Street, The Chandler Residence

Greetings !!

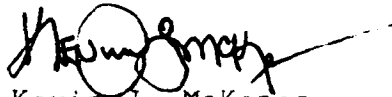
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As we discussed at our last consultation, the exterior elevation drawings have been revised to indicate stucco above a stone foundation where full height stone was previously shown.

Please note that we have also enclosed copies of earlier elevation drawings that indicated additional stonework. After careful study, the homeowner has stated a preference for the additional stone version over the stucco. We submit both versions for consideration and comment by the Commission.

If you have any questions or are in need of any additional information, please do not hesitate to contact me.

Sincerely,



Kevin J. McKenna  
Registered Architect

cc: Doug Horsman, Horsman Homes, Inc

Monday, 18 December 1995

Mr. Doug Horsman  
Horsman Homes, Inc  
Rockville, Md

Reference: the CHANDLER HOUSE  
LOT 3, NORTH STREET, BROOKEVILLE, MD

### O V E R A L L   D E S I G N   P R O G R A M   N O T E S

The Proposed development and building design for lot #3 in the Historic Work Area of Brookeville, Md is based on the interests of both the property owners and the Montgomery County Historic Preservation Commission.

The following list of issues and elements is intended to summarize the Overall Design Program:

#### DESIGN GOALS:

GOAL #1. Overall Design must express an interest in maintaining and blending with the historic fabric of the city.

GOAL #2. The overall development of the property should generally align with the existing development on adjoining lot #2 and contribute to a 'village-like' streetscape along North Street.

GOAL #3. The overall development of the property should be limited to the front portions of the buildable lot area so as to avoid construction near the tree line that separates the buildable portion of the lot from the conservation easement/meadow portions.

Privacy and general ingress/egress concerns should be sensitive to driveway crossing the front of the lot and serving the home on lot #4.

GOAL #4. The overall size and massing of the building should be appropriate to the property and the area.

GOAL #5. In general the house should include 3 bedrooms, 2-1/2 baths, a formal dining room, a private study, a kitchen with a view to the garden and a Living area that takes advantage of the view toward the meadow.

The interior should be in keeping with the historic exterior and include elements that reflect both the history of the area and the general structure of the building itself.

continued .....

Monday, 18 December 1995

Horsman Homes, Inc

Reference: the CHANDLER HOUSE

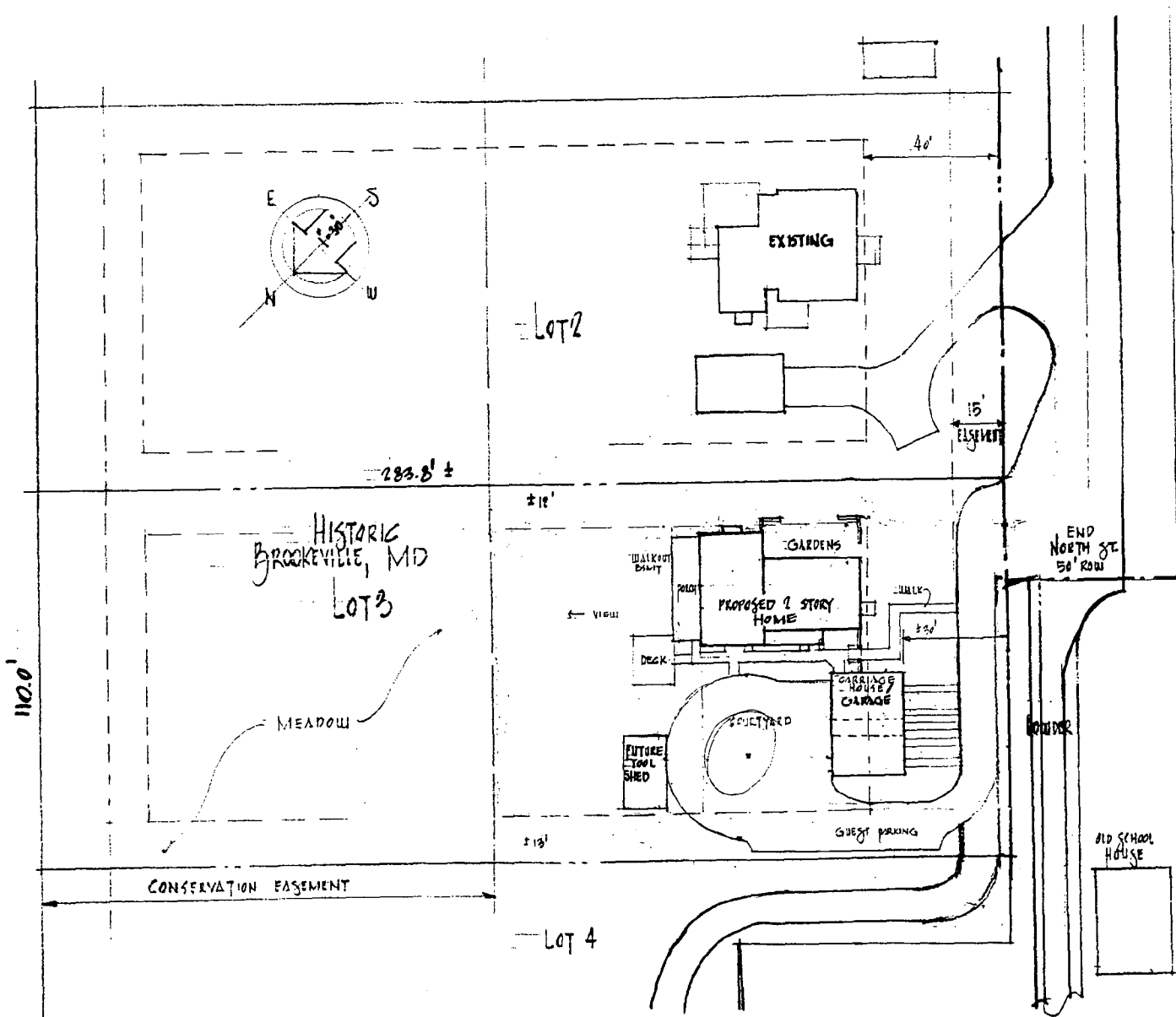
LOT 3, NORTH STREET, BROOKEVILLE, MD

## O V E R A L L D E S I G N P R O G R A M N O T E S

### PROPOSED DESIGN SOLUTIONS:

1. The proposed home is designed in an 'ell' shape. This form allows a less massive gable end wall profile than a comparably sized rectangular plan. The 'ell' also forms a walled-in garden area at the southeast corner to complete the streetscape view from North street.
2. The historic nature of the property is further supported by avoiding the use of an attached garage and by the proposed detached Carriage House/ Garage building.
3. Proposed Exterior materials include authentic STUCCO (intended to appear as parging over stonework) and natural field STONE.  
Stone lintels and belt coursing, authentic divided light windows and a standing seam metal roof complete the basic list of materials.  
Alternate Elevation drawings are included to show more exposed stonework and less stucco.
4. The front wall of the house is positioned just beyond the 40 foot front yard restriction limit and generally in line with the existing house on lot #2. Furthermore, the front elevation of the house includes an entry door in support of the streetscape concept.
5. The size and location of the Carriage House/Garage at 30 feet off the front lot line is intended to continue the streetscape and to offer a visual connection with the existing One-room Schoolhouse.  
Both buildings are seen as creating a 'gateway' between the village-like portions of North Street and the 'rural/wooded' areas just beyond the end of the Street.  
Furthermore, the proposed Carriage House design creates a Courtyard area at the Northeast portion of the lot. This courtyard is visible through the 'Passage' portion of the Carriage House and serves as a shielded area for such modern amenities as automobiles and garage doors.
6. The overall size of the first floor is shown at 1200 Gross Square Feet (heated/ framed area); the second floor level is estimated at 1103 (plus 97 feet 'open') for a total building size of 2303 Gross Square Feet.

(6)

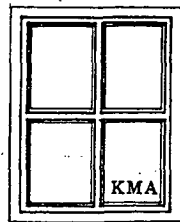


KEVIN MCKEUNA, ARCHITECT

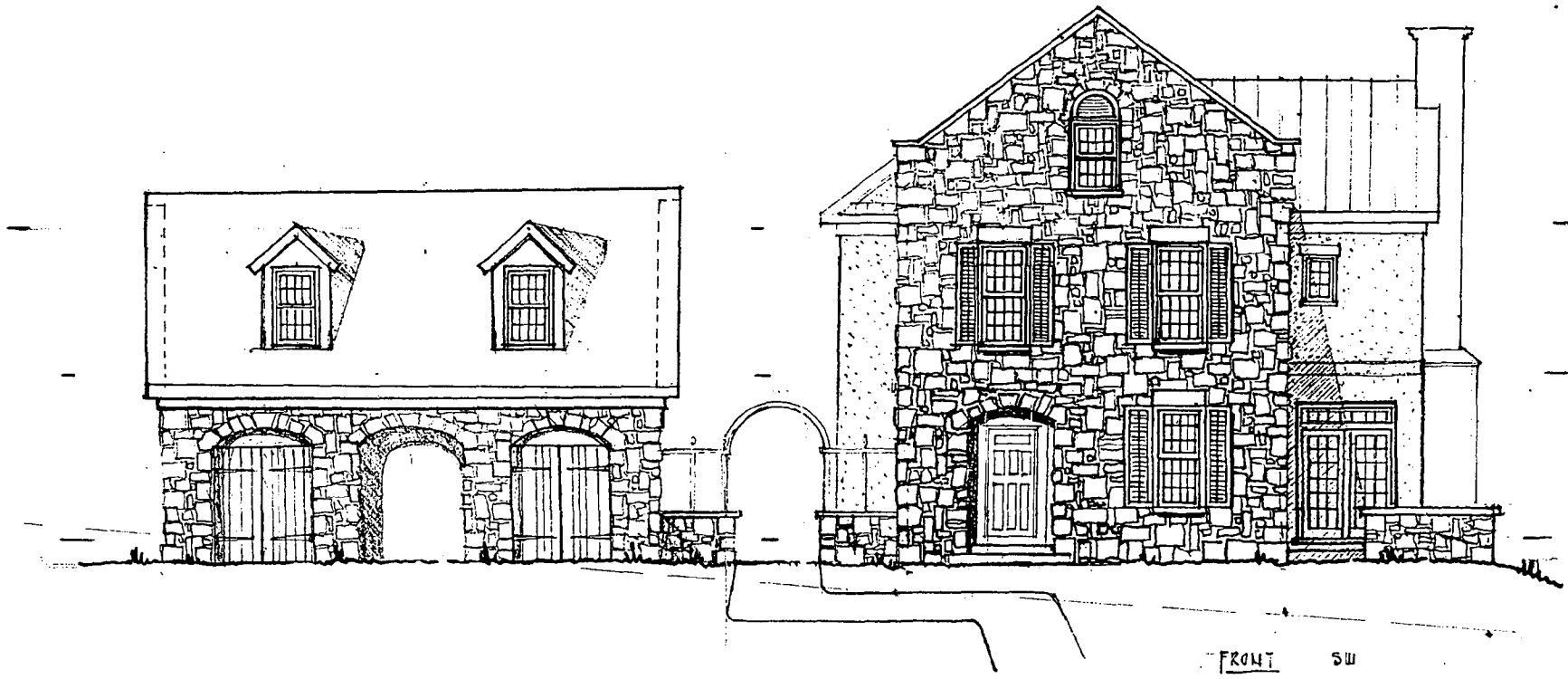
PRELIMINARY SITE PLAN  
 1" = 30'  
 THE CHANDLER HOUSE  
 HORSMAN HOMES, INC



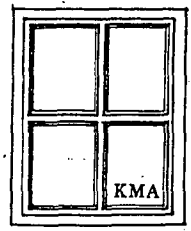
FRONT SW

<p>preliminary design study for the <b>CHANDLER HOUSE</b> brookeville md horsman homes inc 18 DEC. 95</p>	 <p>410-381-5817</p>	<p>Kevin McKenna, architect</p>
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8



preliminary design study  
 for the  
**CHANDLER HOUSE**  
 brookeville md  
 horsman homes inc  
 • 10 DEC. 95 •



Kevin McKenna, architect

410-381-5817

6



RIGHT SIDE SE

preliminary design study

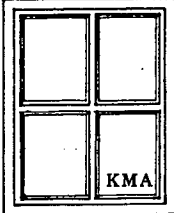
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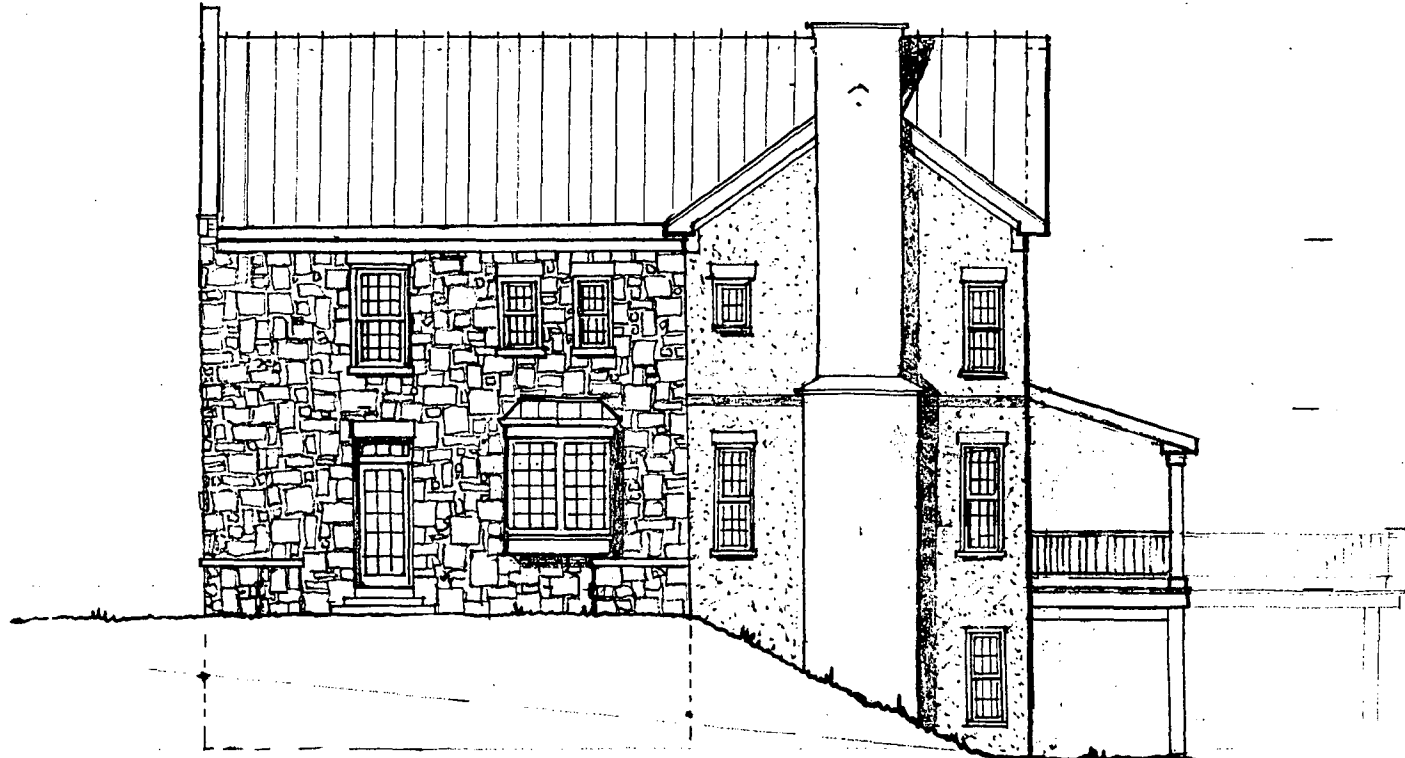
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410-381-5817

kevin mckenna, architect

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RIGHT SIDE SE

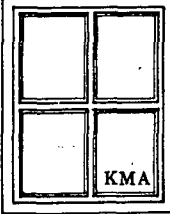
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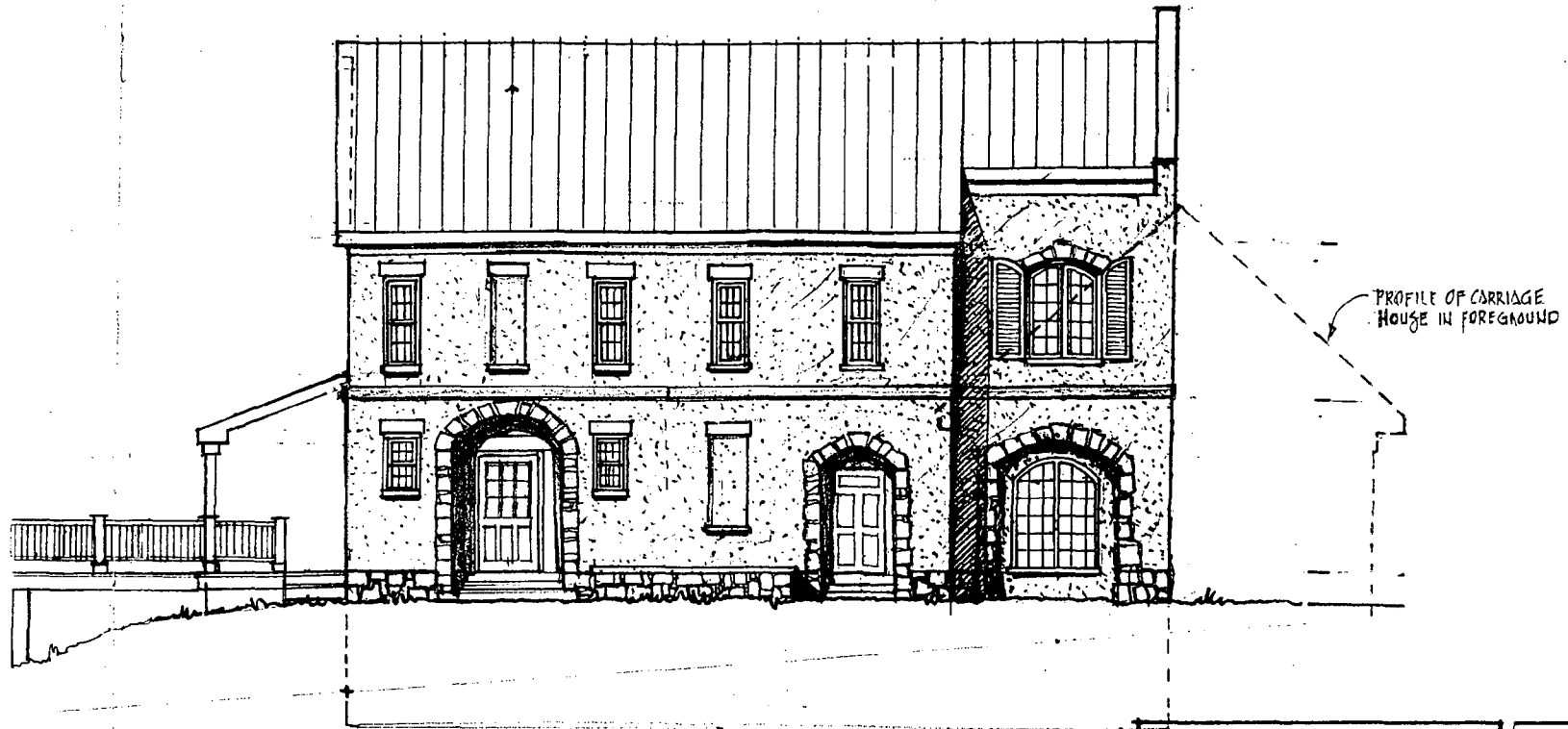


410-381-5817

kevin mckenna, architect

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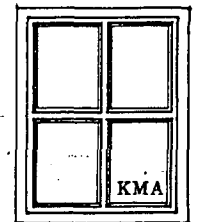




PROFILE OF CARRIAGE HOUSE IN FOREGROUND

LEFT SIDE NW

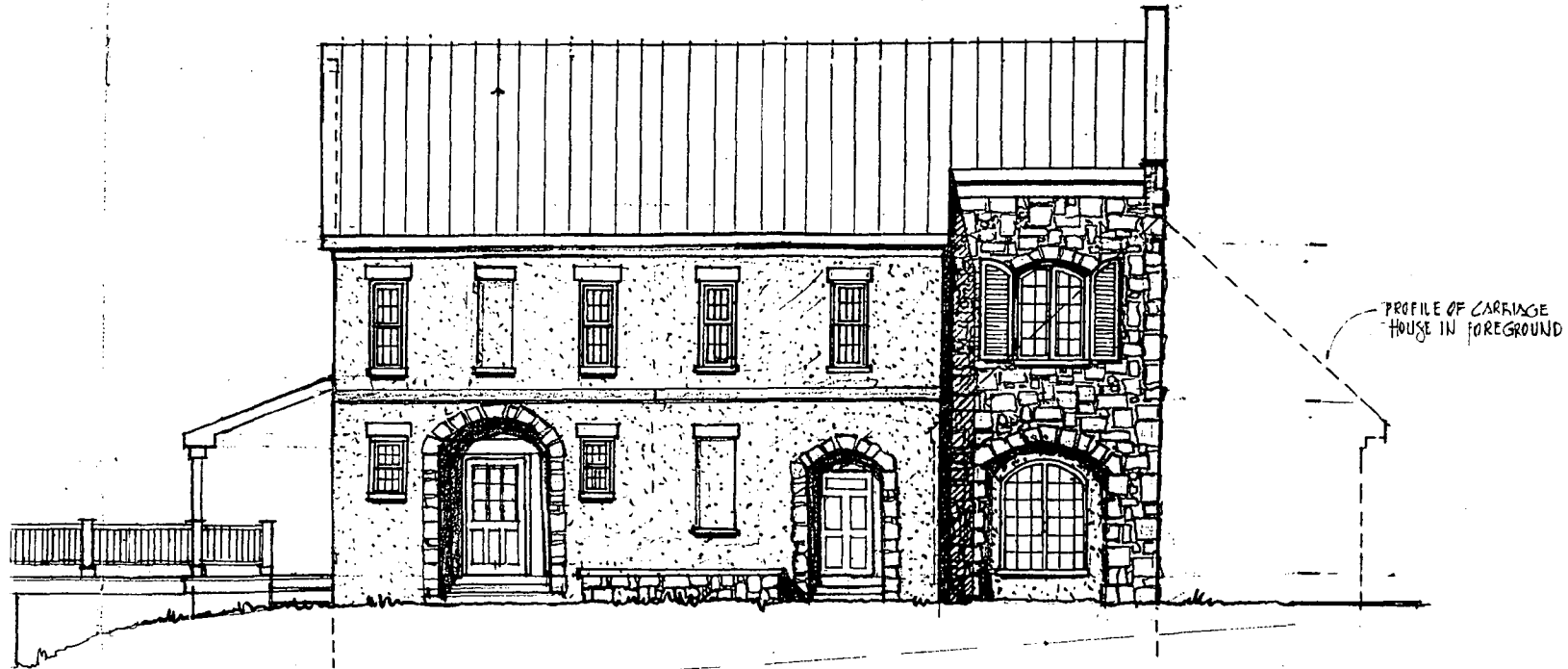
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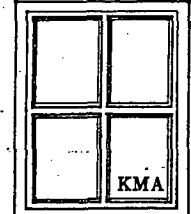
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PROFILE OF CARRIAGE HOUSE IN FOREGROUND

LEFT SIDE NW.

preliminary design study  
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 10 DEC 1995



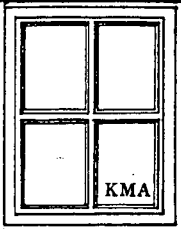
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Kevin McKenna, architect

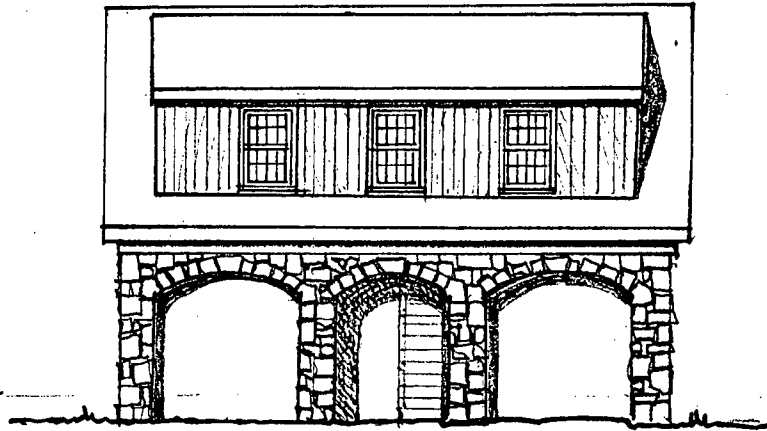
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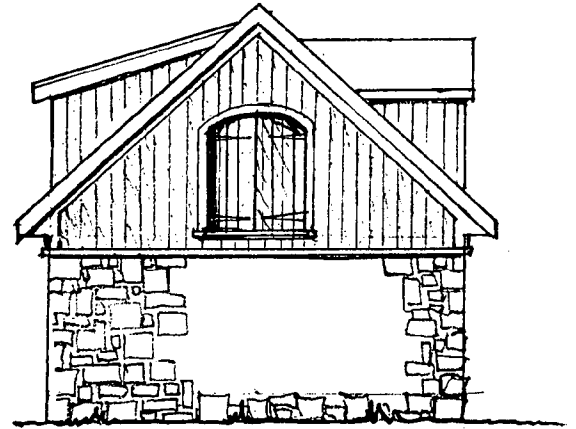
REAR NE

preliminary design study for the <b>CHANDLER HOUSE</b> brookeville md horsman homes inc 18 DEC. 95	 KMA 410-381-5817
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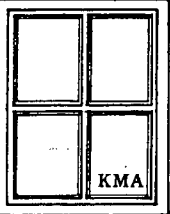
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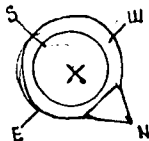
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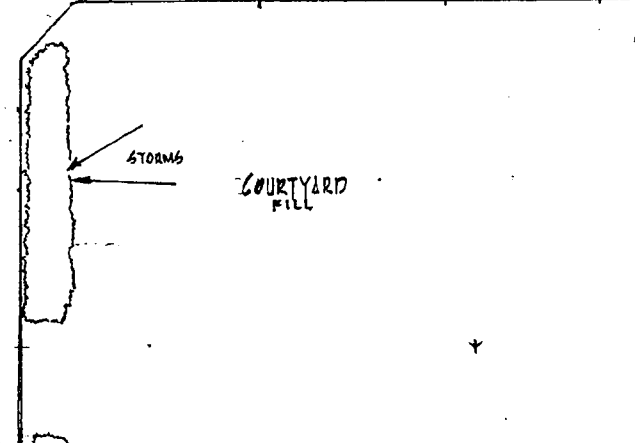
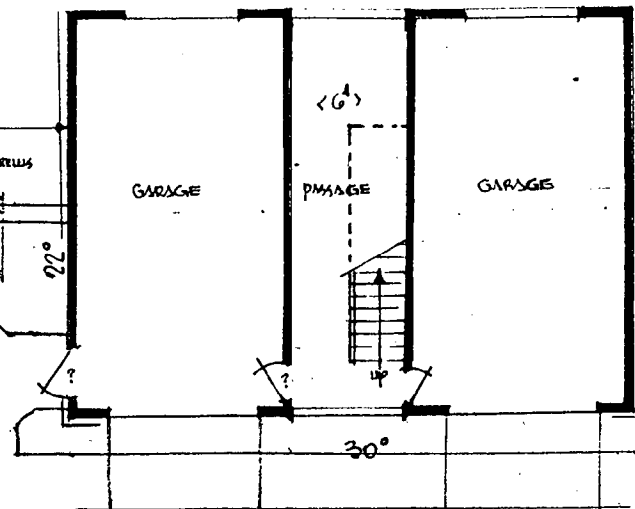
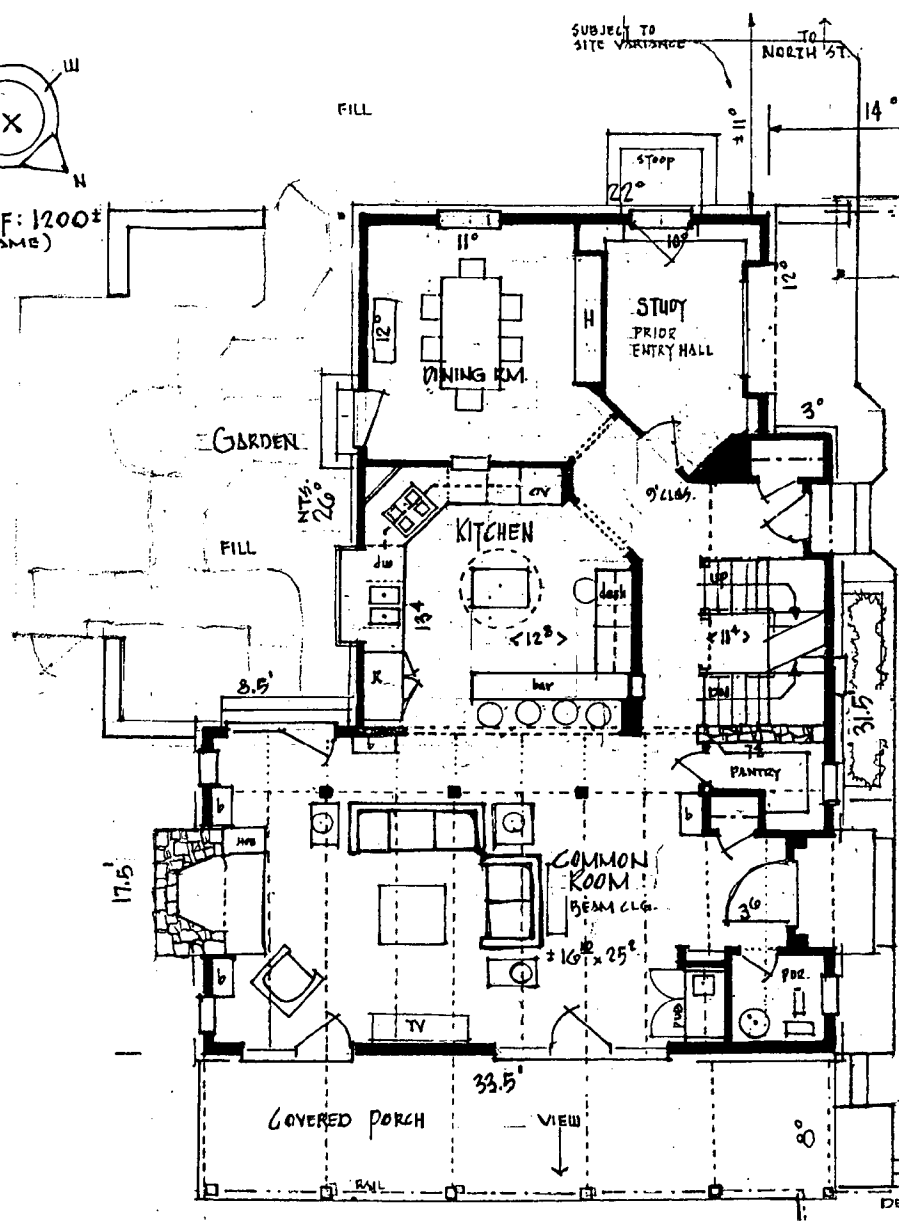
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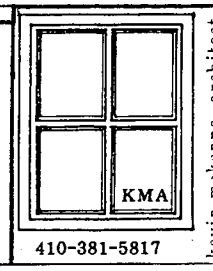
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GSF: 1200±  
(FRAME)

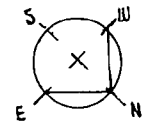


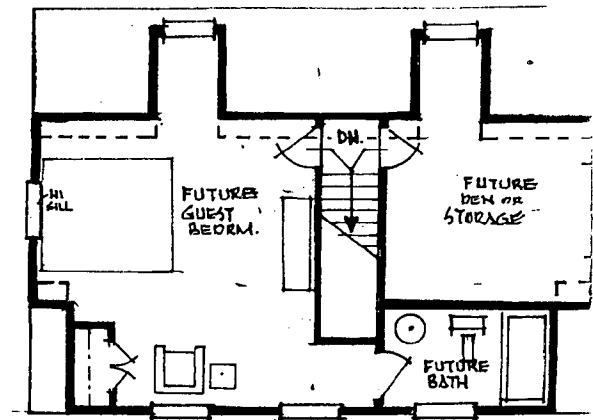
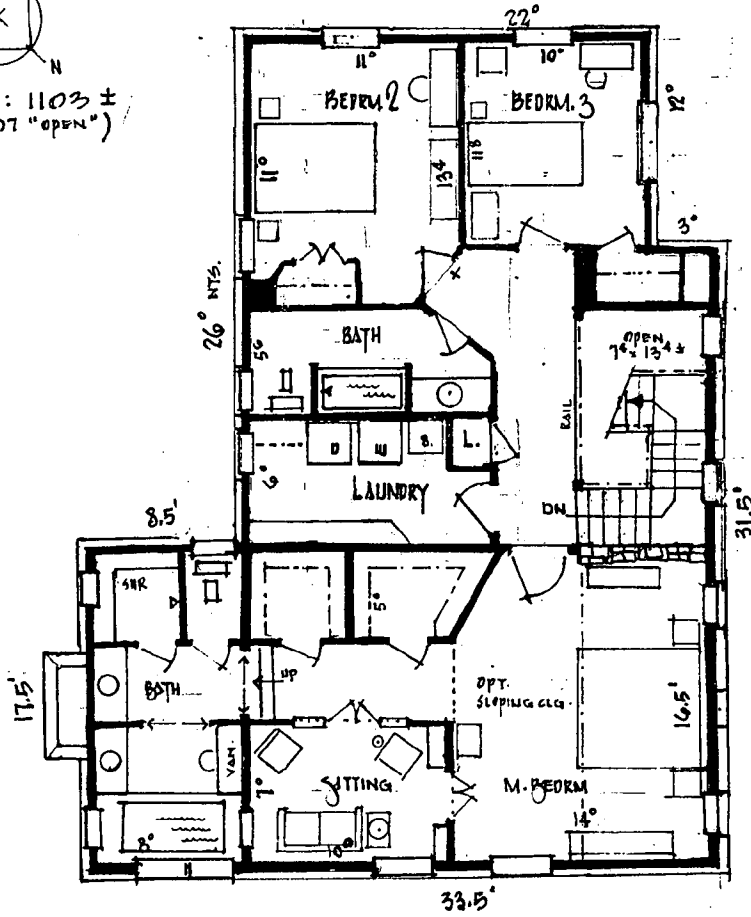
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**CHANDLER HOUSE**  
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• 18 DEC. 95 •



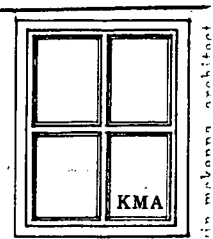
Levin & Kama Architects

19


  
 GSF: 1103 ±  
 (plus 97 "OPEN")



preliminary design study  
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 brookeville md  
 horsman homes inc  
 • 18 DEC 95 •



KMA architect

410-381-5817

17

Ms. Gwen Marcus  
MNCPPC  
8787 Georgia Ave.  
Silver Spring, MD 20910-3670

January 16, 1996

RECOMMENDATIONS REGARDING LOT #3, NORTH STREET, BROOKEVILLE (ALSO KNOWN AS CHANDLER HOUSE) BY **BROOKEVILLE LOCAL AREA PRESERVATION COMMISSION**. THESE COMMENTS ARE FOR SUBMISSION DURING THE HEARING OF JANUARY 17, 1996 REGARDING THE PROPOSED CONSTRUCTION.

1. HEIGHT IN REGARD TO GRADE: We are very concerned about the grading around the proposed structure based on the experience with the Horsman home on lot #2. From the rear view, both homes have four exposed stories giving the appearance of a beach house or walk-up tenement. These designs are inconsistent with any structure in Brookeville.

2. DECK APPENDED TO PORCH: There appears to be a deck appended on to the (rear) porch. This may be a drawn by accident or intended. In either case it is unacceptable. It extends the deck structure to over fifty percent of the length of the house.

3. FRONT PARAPET: The front parapet is an inconsistent addition, which serves no structural purpose. We feel a simple gable end with a roof overhang would far more contextual.

4. CHIMNEY: LAP recommends a stone chimney (as no material is now specified).

5. FACADE STRUCTURE: We recommend the stone and stucco combination. This design would be more consistent with the home on lot #2 and overall area design (eg: The "rural" character mentioned in HPC's recommendations).

6. ARCHES: On both the residence and garage, we suggest stone lintels as opposed to arches on the passageways.

7. GARAGE SIZE: The overall size of the garage should be reduced.

8. GARAGE PLACEMENT: We strongly agree with the HPC in regard to garage placement. The design forward of the house is not in line with surrounding designs and serves no functional purpose.

CONCLUSION: The HPC has many good points in its response to the plans, but the LAP wants to assure that the focus stays on the surrounding historic area, not the recently approved structure next door. In addition, labeling a house "contemporary" in a historic district, does not give license to disregard the surrounding historic properties. Mr. Horsman's previous structure ended up ten feet higher than proposed in the originally drawn plans. This history concerns the LAP. We feel that a clear distinction must be made between what is approved and what is built. If you have any questions or concerns, please contact us. Thank you for your time.

Wednesday, 20 December 1995

Ms. Gwen Marcus  
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
Silver Spring, Md

Ref: Brookeville, Lot #3, North Street, The Chandler Residence

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Sincerely,



Kevin J. McKenna  
Registered Architect

cc: Doug Horsman, Horsman Homes, Inc



Monday, 18 December 1995

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Horsman Homes, Inc  
Rockville, Md

Reference: the CHANDLER HOUSE  
LOT 3, NORTH STREET, BROOKEVILLE, MD

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Monday, 18 December 1995

Horsman Homes, Inc

Reference: the CHANDLER HOUSE

LOT 3, NORTH STREET, BROOKEVILLE, MD

## OVERALL DESIGN PROGRAM NOTES

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Both buildings are seen as creating a 'gateway' between the 'village-like' portions of North Street and the 'rural/wooded' areas just beyond the end of the Street.

Furthermore, the proposed Carriage House design creates a Courtyard area at the Northeast portion of the lot. This courtyard is visible through the 'Passage' portion of the Carriage House and serves as a shielded area for such modern amenities as automobiles and garage doors.

6. The overall size of the first floor is shown at 1200 Gross Square Feet (heated/ framed area); the second floor level is estimated at 1103 (plus 97 feet 'open') for a total building size of 2303 Gross Square Feet.

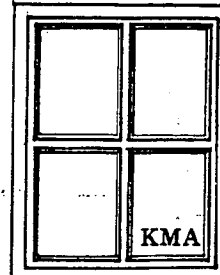


preliminary design study  
for the  
CHANDLER HOUSE

brookeville md

horsman homes inc

18 DEC. 95



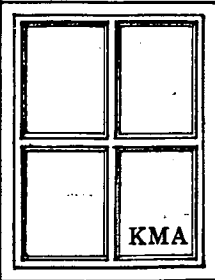
410-381-5817

Kevin McKenna, architect



RIGHT SIDE SE

preliminary design study  
for the  
**CHANDLER HOUSE**  
brookeville md  
horsman homes inc  
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kevin mckenna, architect

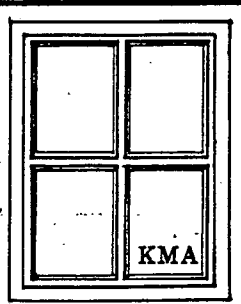
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PROFILE OF CARRIAGE HOUSE IN FOREGROUND

LEFT SIDE NW

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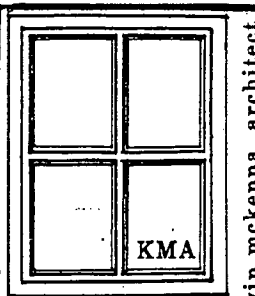
Kevin McKenna, architect

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REAR NE

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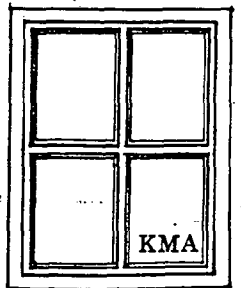
kevin mckenna, architect

410-381-5817



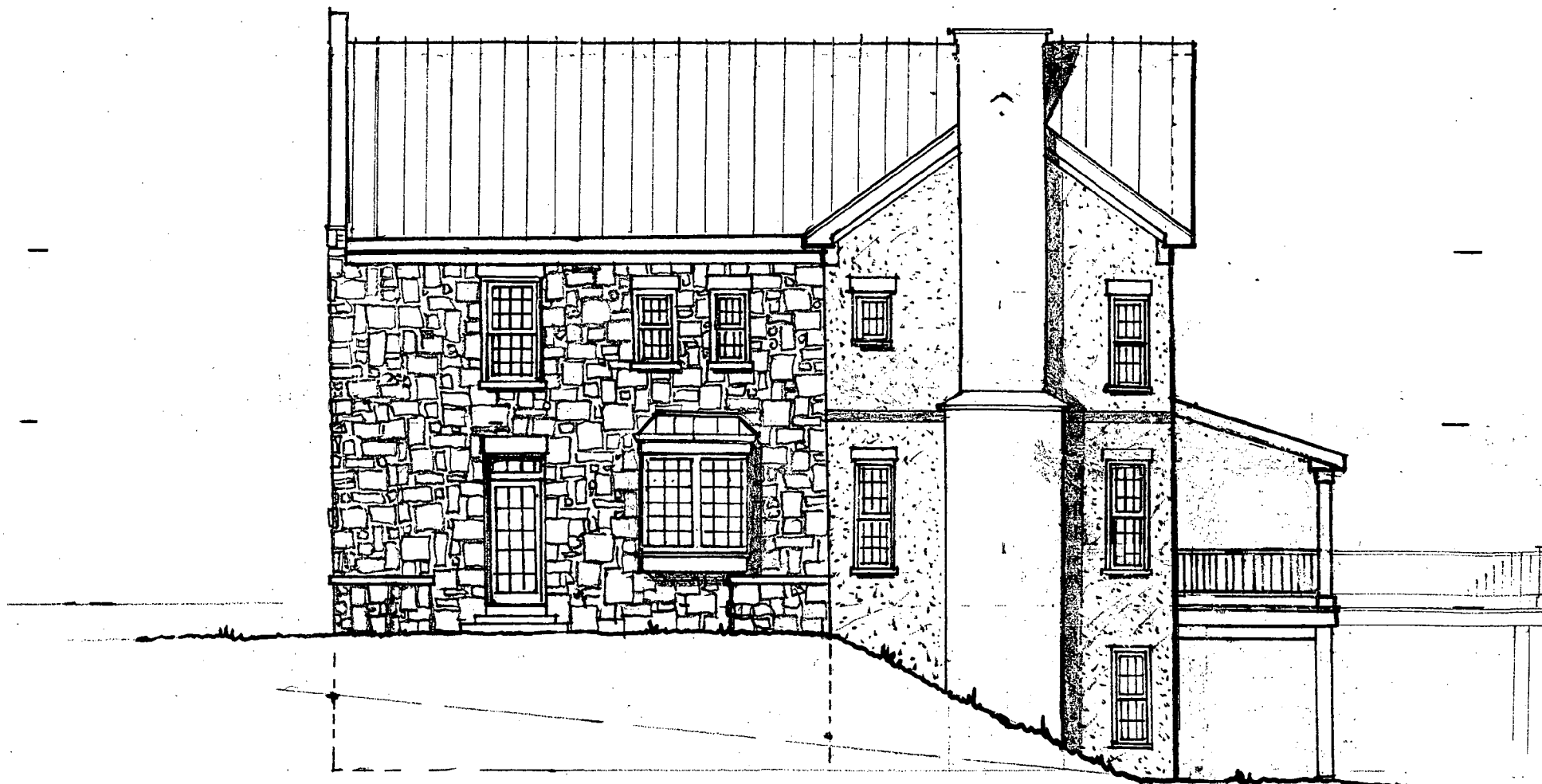
FRONT SW

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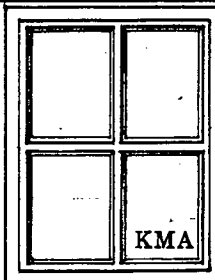
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Kevin McKenna, architect



RIGHT SIDE SE

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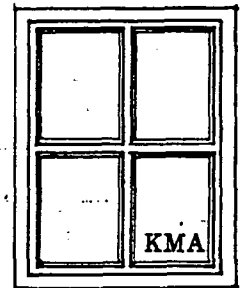




PROFILE OF CARRIAGE HOUSE IN FOREGROUND

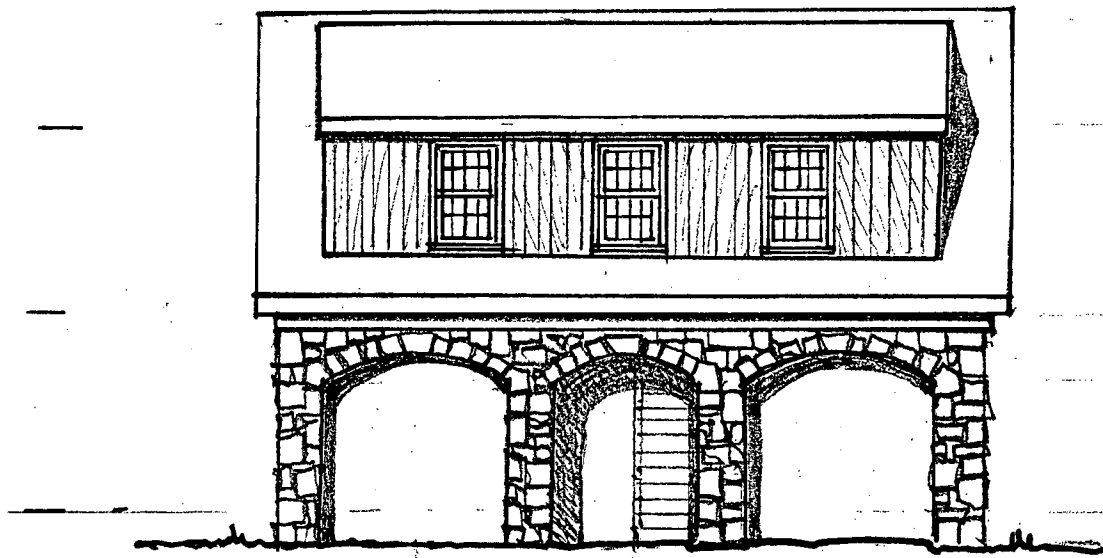
LEFT SIDE NW

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brookeville md  
horsman homes inc  
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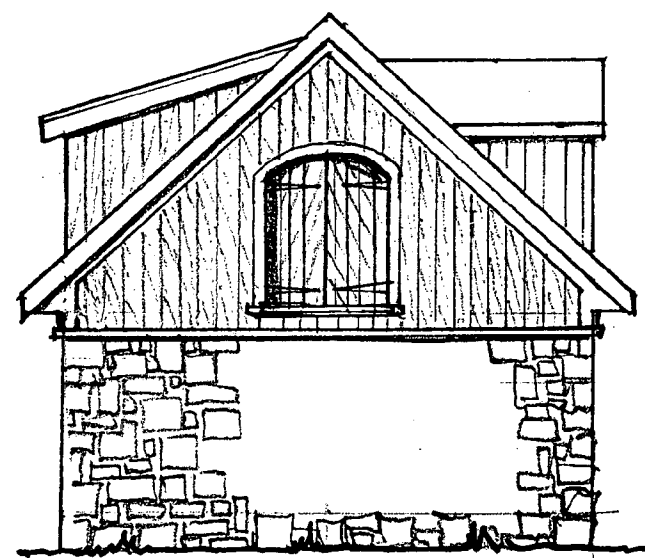


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Kevin Mckenna, architect

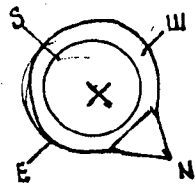


NE

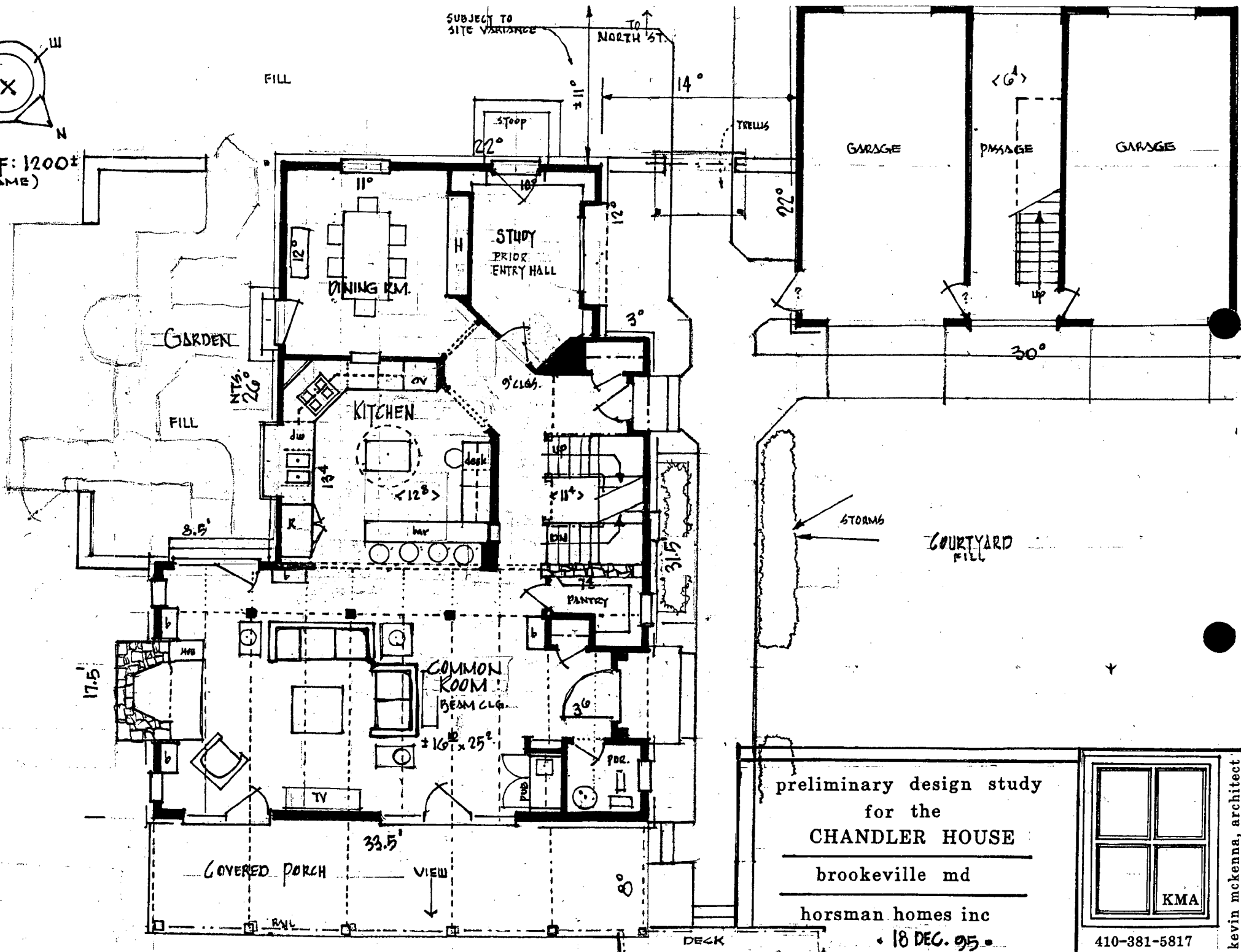


NW

	kevin mckenna, architect
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410-381-5817	



GSF: 1200±  
(FRAME)

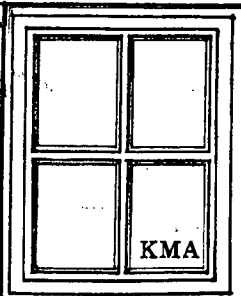


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for the  
**CHANDLER HOUSE**

brookeville md

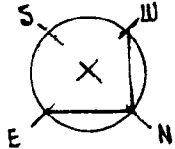
horsman homes inc

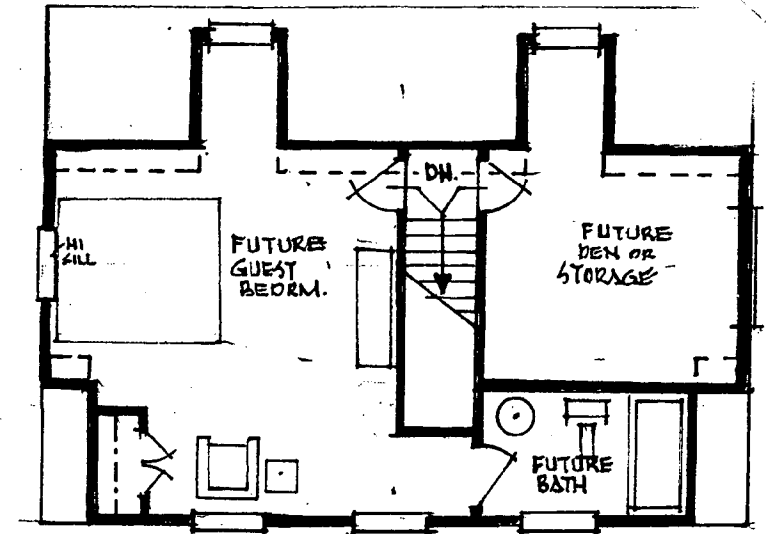
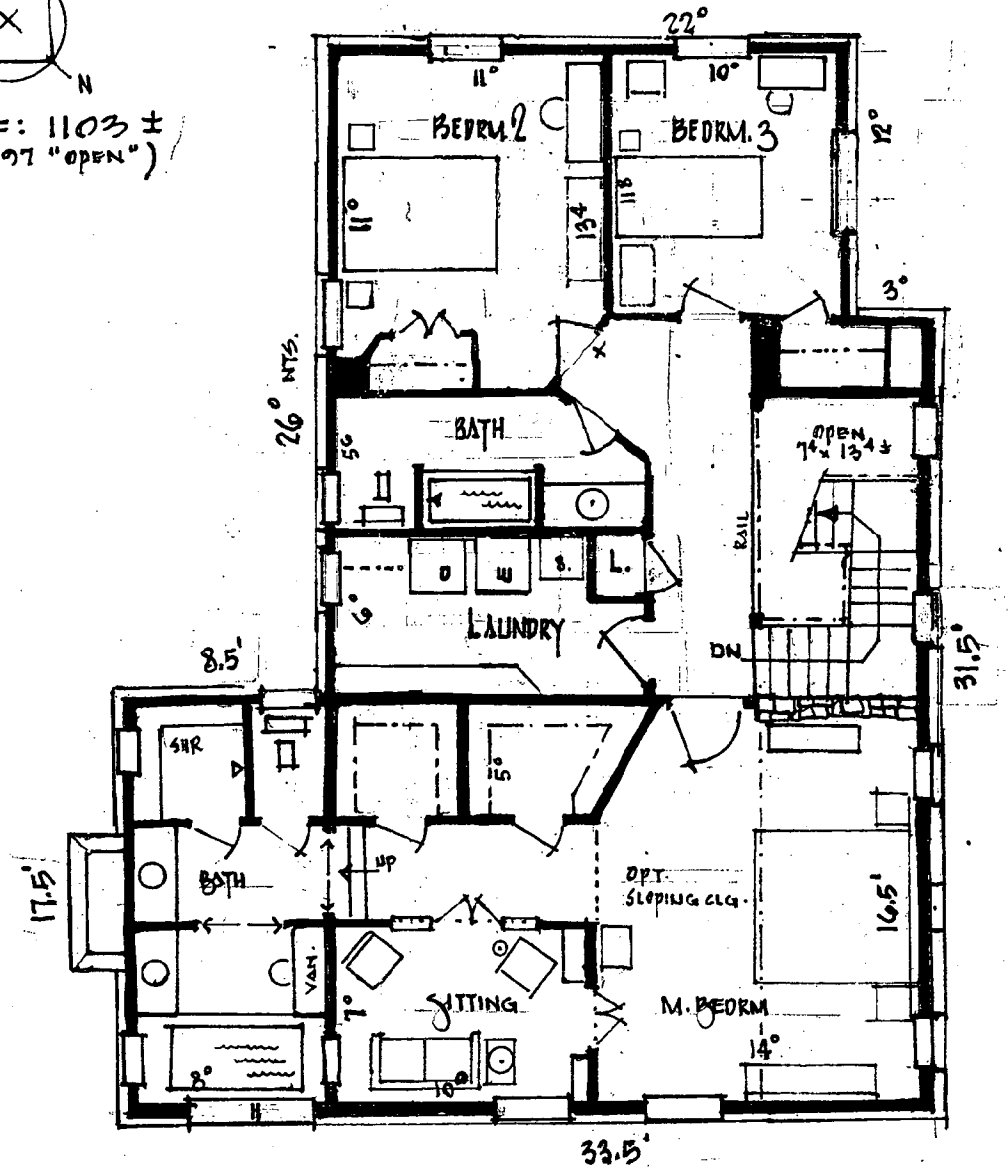
18 DEC. 95.



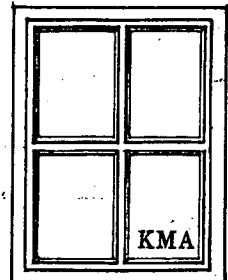
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kevin mckenna, architect


  
 GSF: 1103 ±  
 (plus 97 "OPEN")



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 brookeville md  
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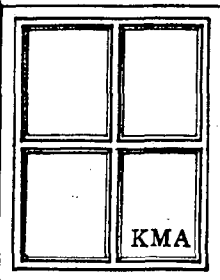
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for the  
**CHANDLER HOUSE**

brookeville md

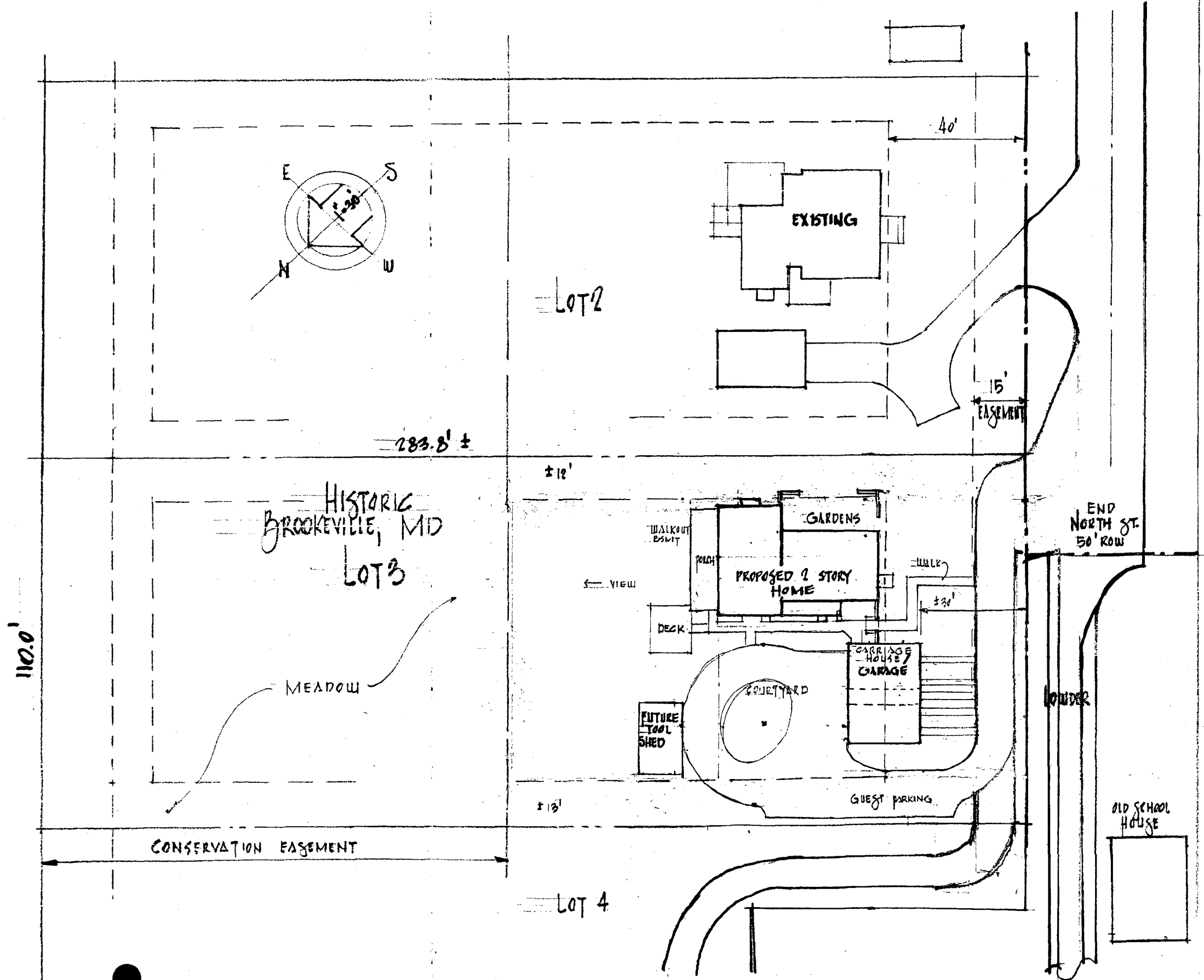
horsman homes inc

18 DEC. 95



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Kevin McKenna, architect



KEVIN MCKENNA, ARCHITECT

PRELIMINARY SITE PLAN  
THE CHANDLER HOUSE  
1" = 30'  
HORSMAN HOMES, INC

KEVIN MCKENNA, ARCHITECT  
410-381-5817

*Workshop of Doug Horsemann*

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

Nov. 6, 1995

1. North Street, Lot 2  
Grading plan  
trees

Closing in January.

2. Lowdee Property  
- Subdivision proposed for 2 more houses

3. Schoolhouse - check w/ DHCOS - any action?

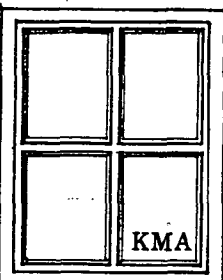
(check Barker st - near Abby Haney's house)

preliminary design study  
for the  
**CHANDLER HOUSE**

brookeville md

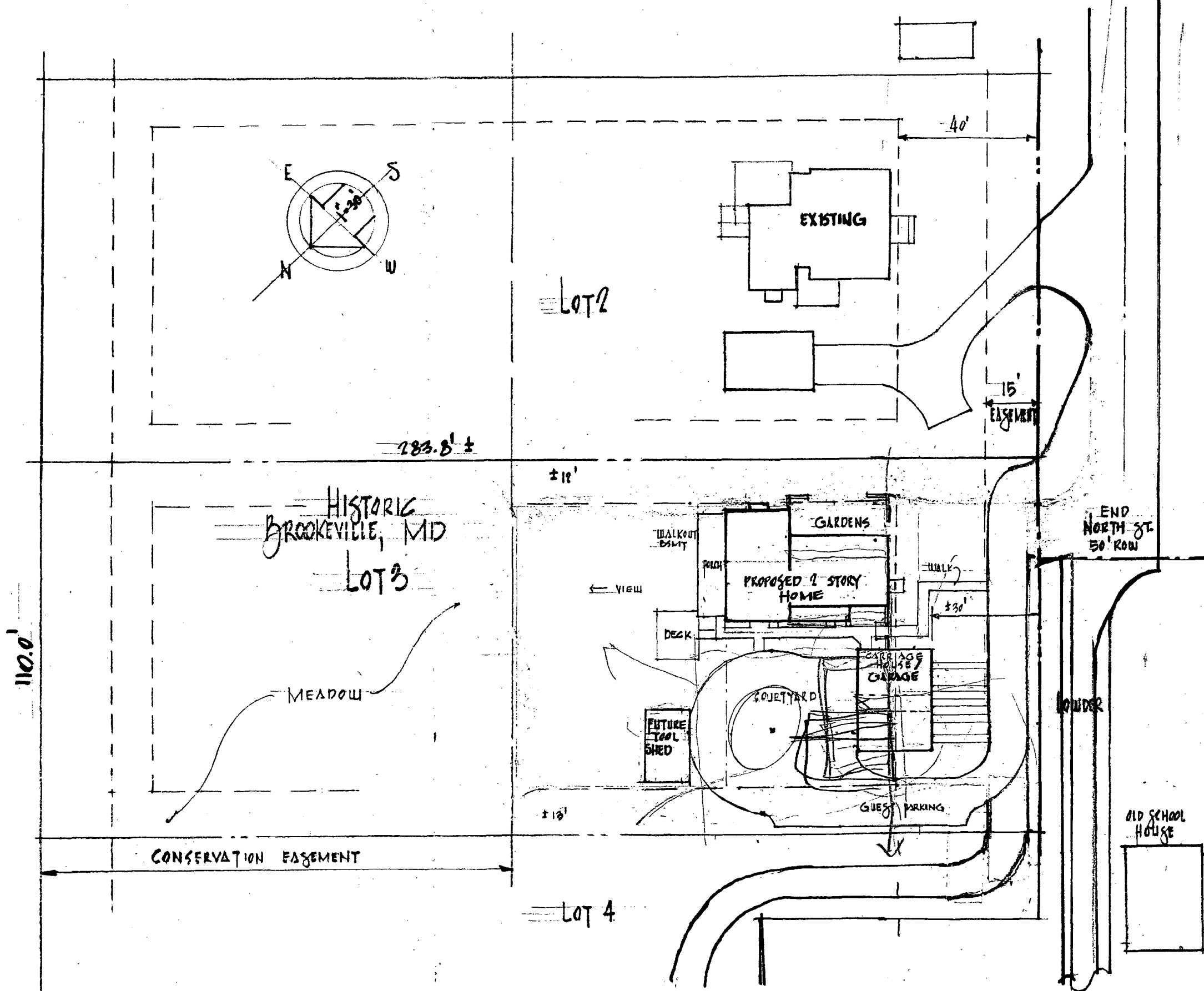
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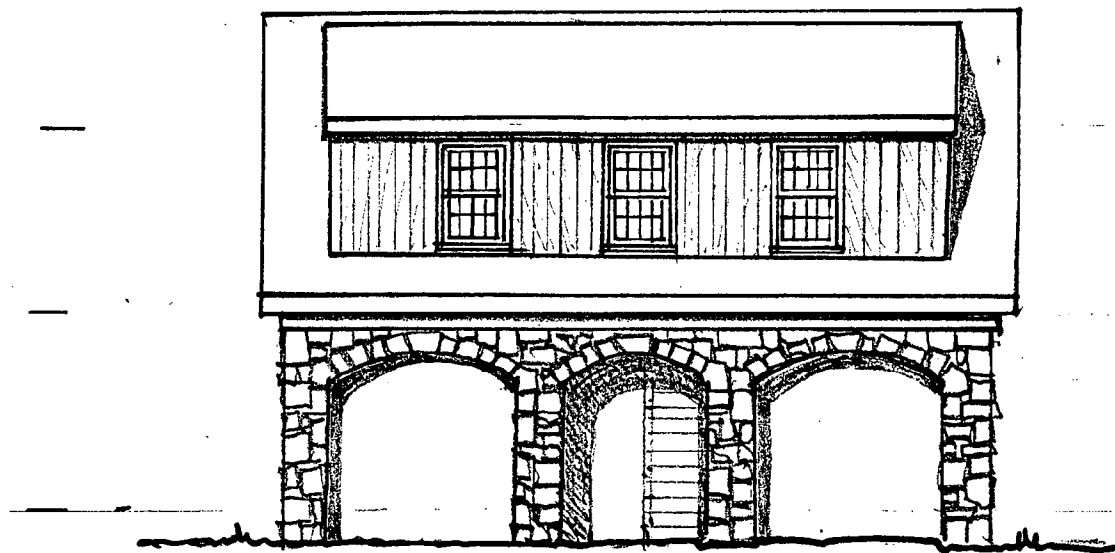
kevin mckenna, architect



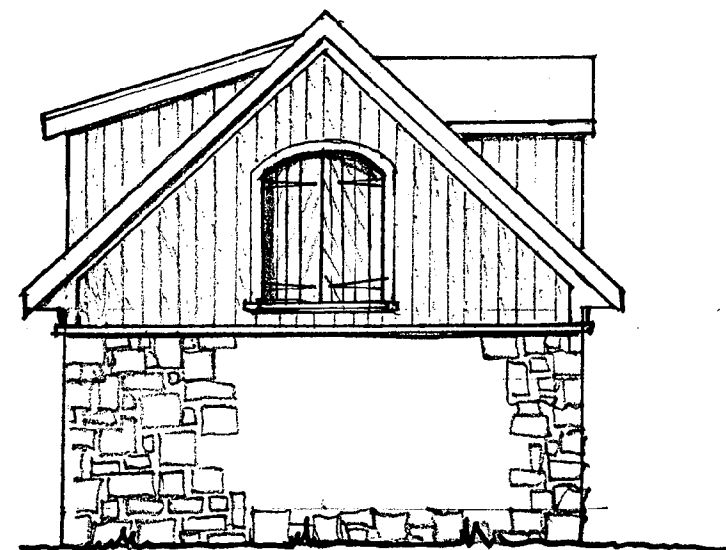
KEVIN MCKENNA, ARCHITECT

PRELIMINARY SITE PLAN  
1" = 30'  
THE CHANDLER HOUSE  
HORSMAN HOMES, INC

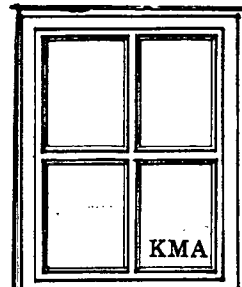




NE



NW



Kevin McKenna, architect

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preliminary design study  
for the  
CHANDLER HOUSE

brookeville md

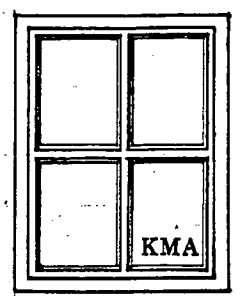
horsman homes inc

10 DEC. 95



LEFT SIDE NW

preliminary design study  
for the  
**CHANDLER HOUSE**  
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horsman homes inc  
10 DEC 95



Kevin McKenna, architect

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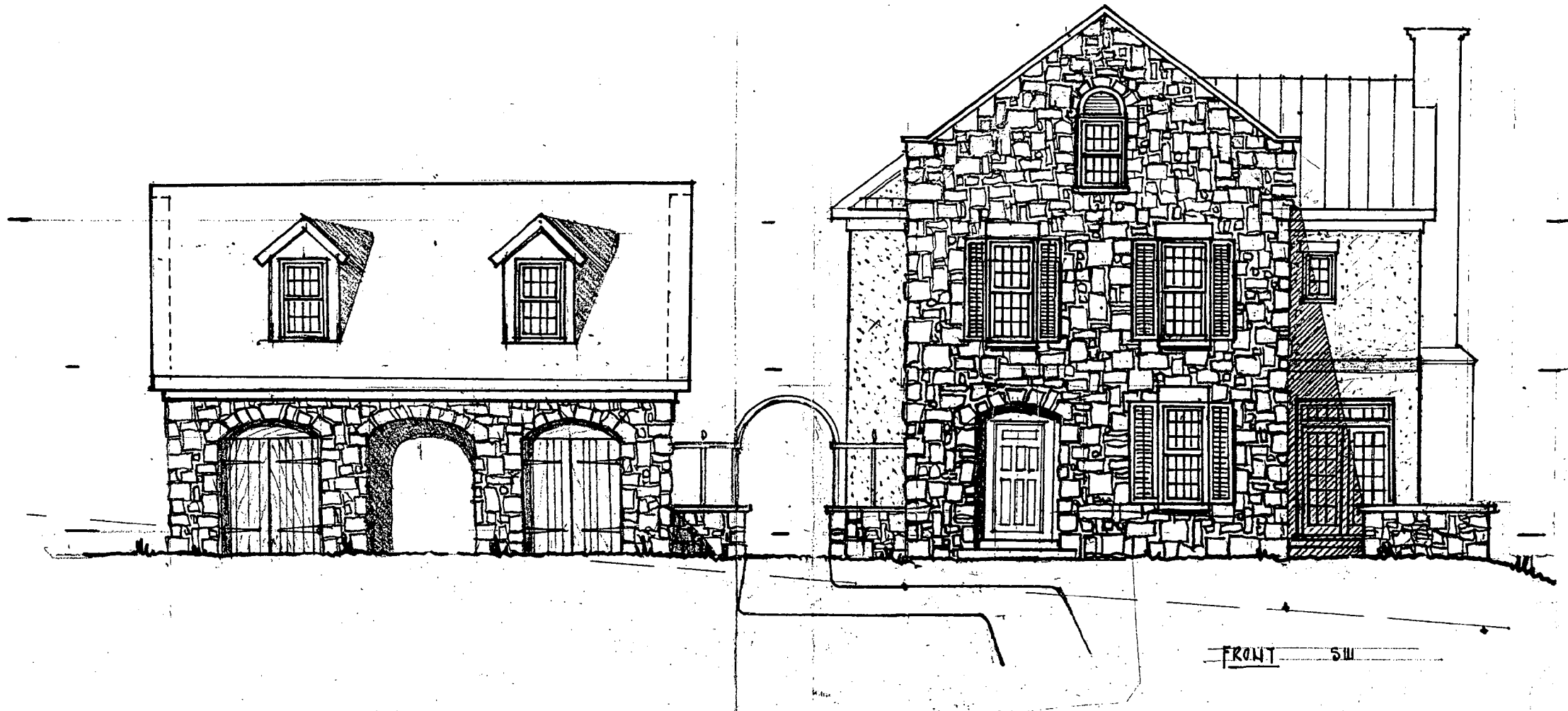


REAR NE

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	KMA

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kevin mckenna, architect



preliminary design study

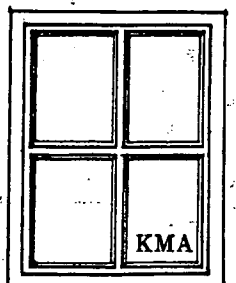
for the

CHANDLER HOUSE

brookeville md

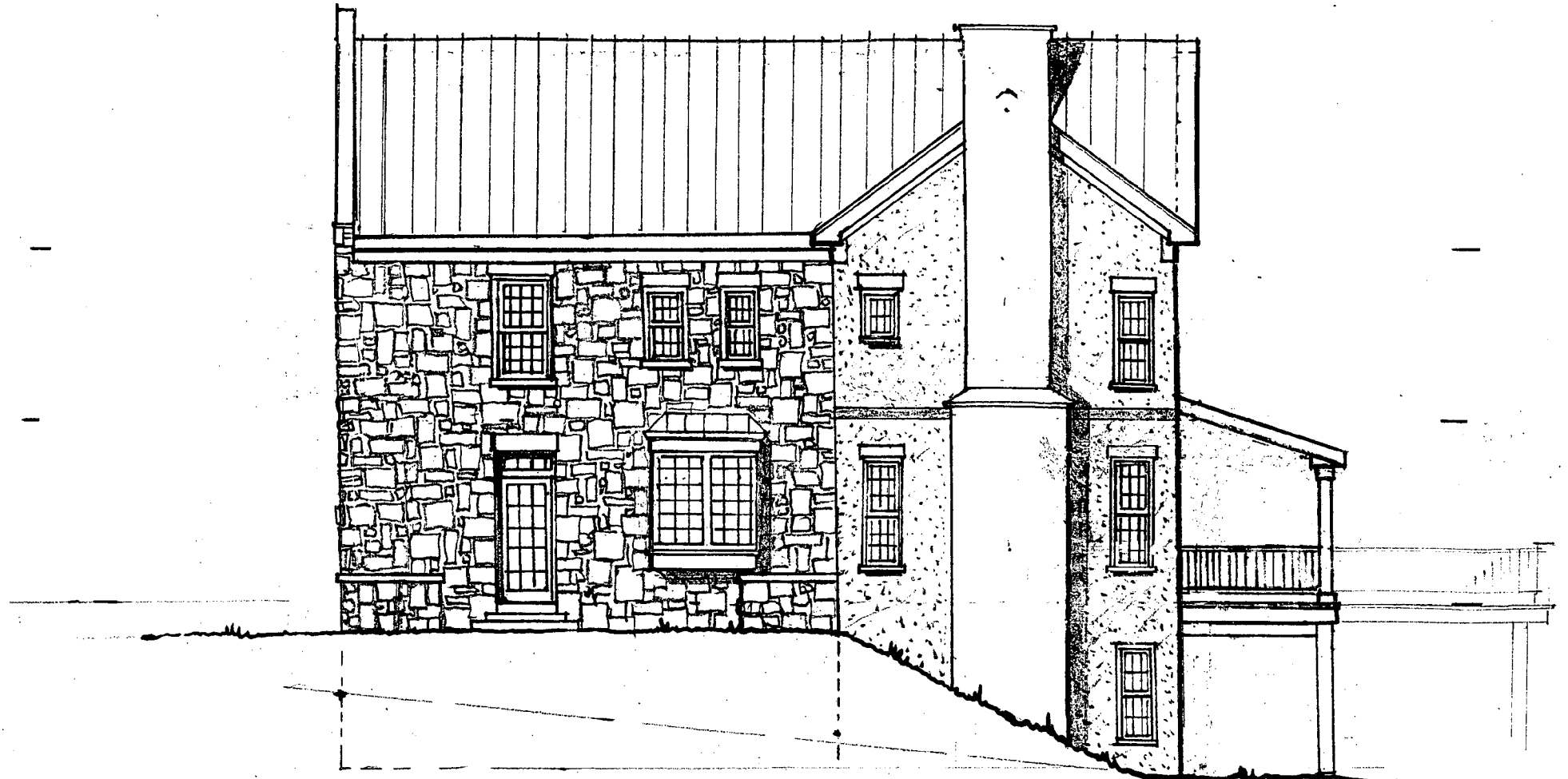
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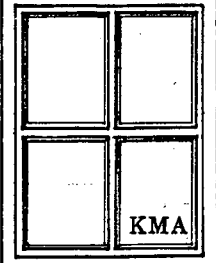


kevin mckenna, architect

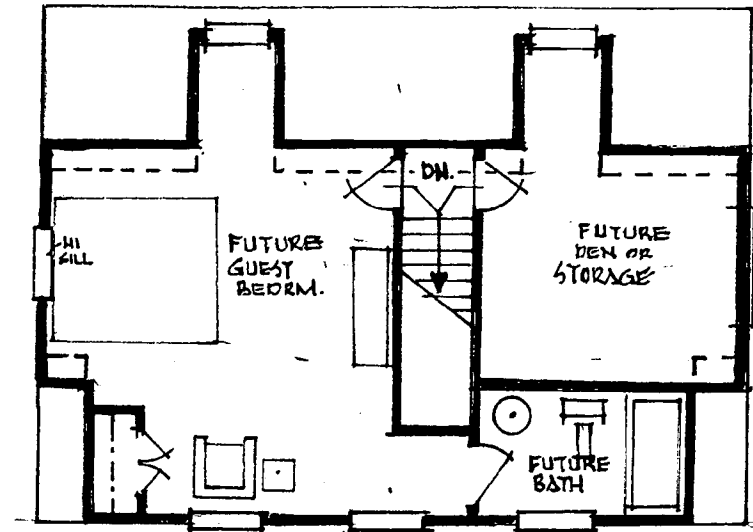
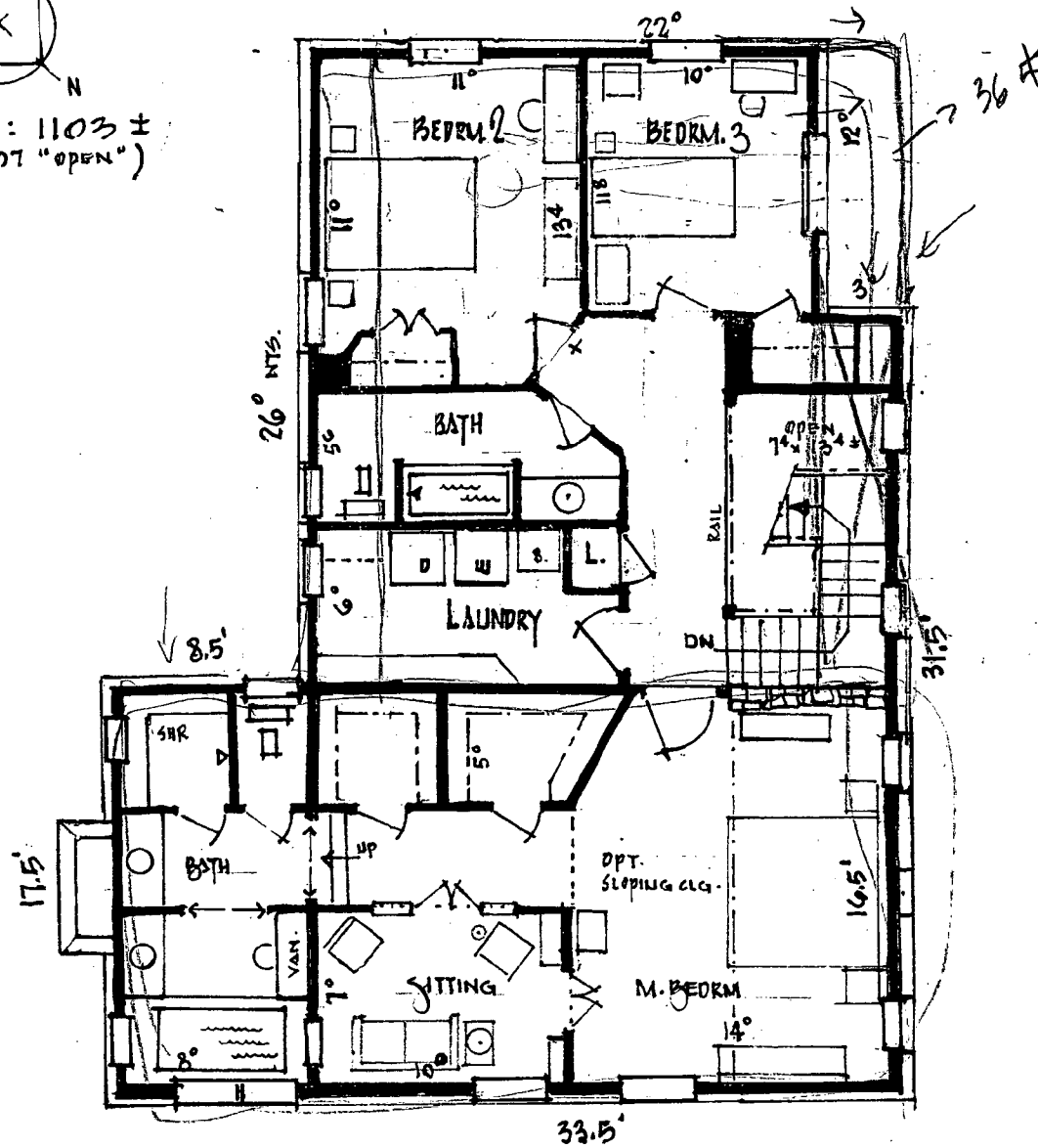
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RIGHT SIDE SE

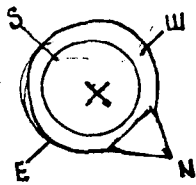
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<p>410-381-5817</p>		

S  
W  
E  
N  
X  
GSF: 1103 ±  
(plus 97 "OPEN")

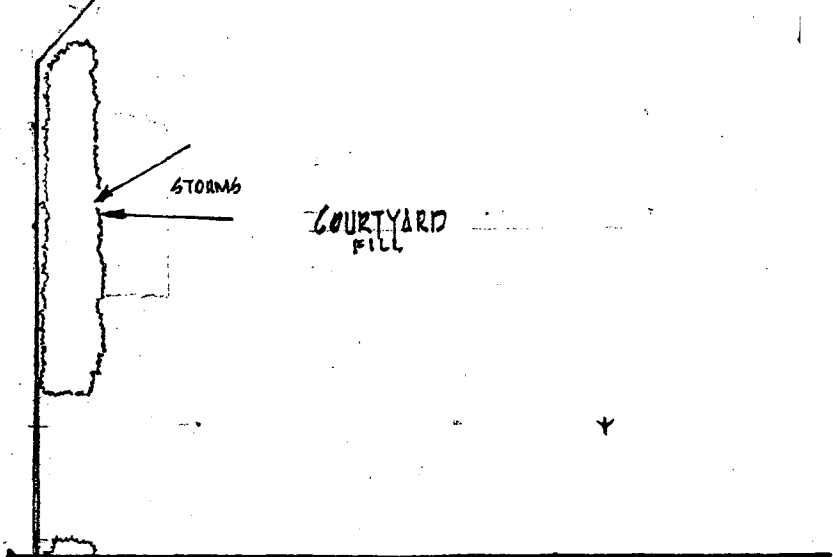
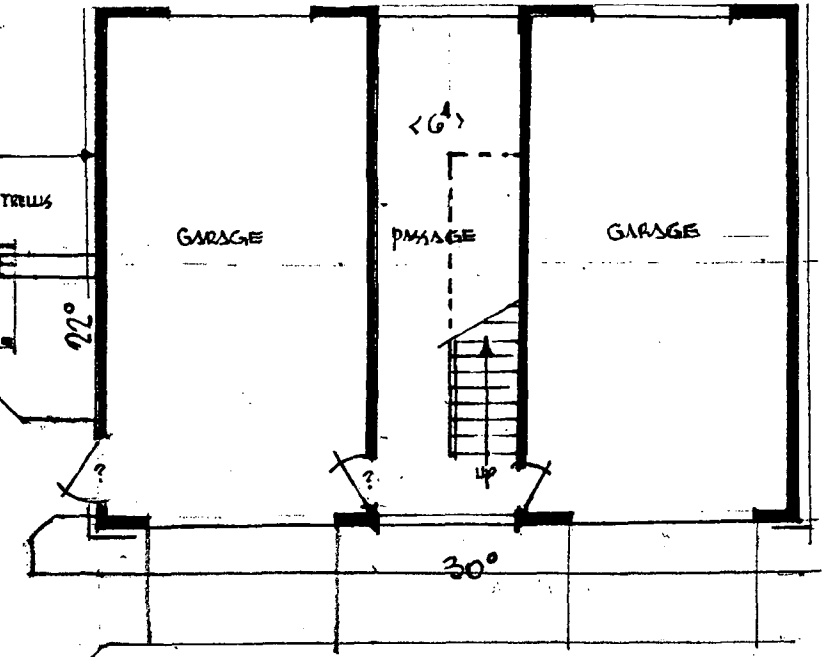
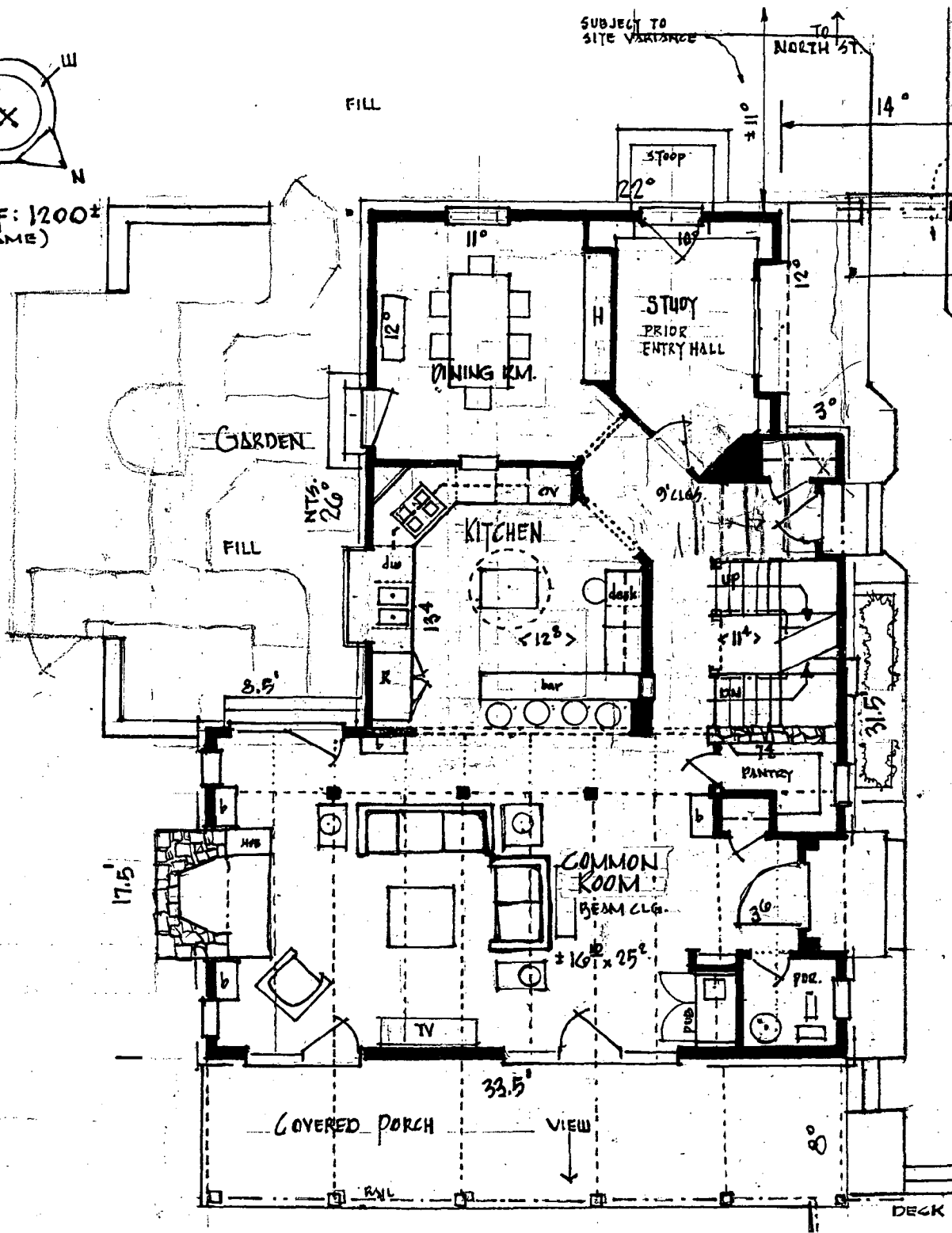


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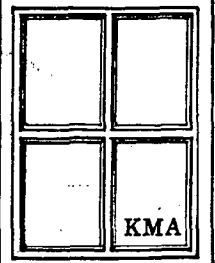
kevin mckenna, architect  
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G.S.F: 1200±  
(FRAME)



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for the  
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brookeville md  
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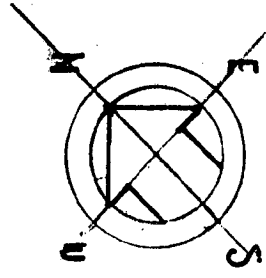
110.0'

CONSERVATION EASEMENT

MEADOW

HISTORIC  
BROOKVILLE, MD  
LOTS 3

233.8' ±



LOT 2

± 11'

LOT 4

± 18'

VIEW

TALKING  
BENCH

EXPANDED 1 STORY  
HOME

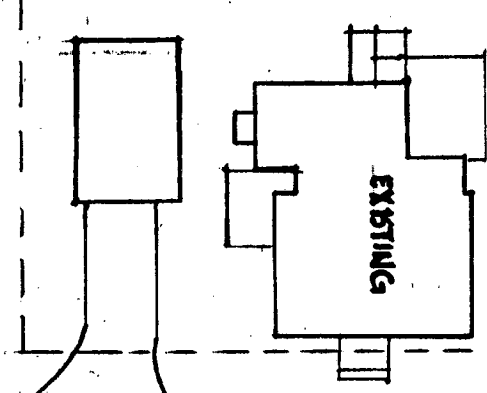
GARDENS

EQUINE RID

GARAGE

GUEST PORCHES

± 34'



EXISTING

40'

15'  
DRIVE

END  
NORTH ST  
50' ROW

OLD SCHOOL  
HOUSE

PRELIMINARY SITE PLAN  
THE CHANDLER HOUSE

HORGSMAN HOMES, INC

1" = 30'

KEVIN MCKENNA, ARCHITECT  
13 NOV. 95



THE CHANDLER RESIDENCE

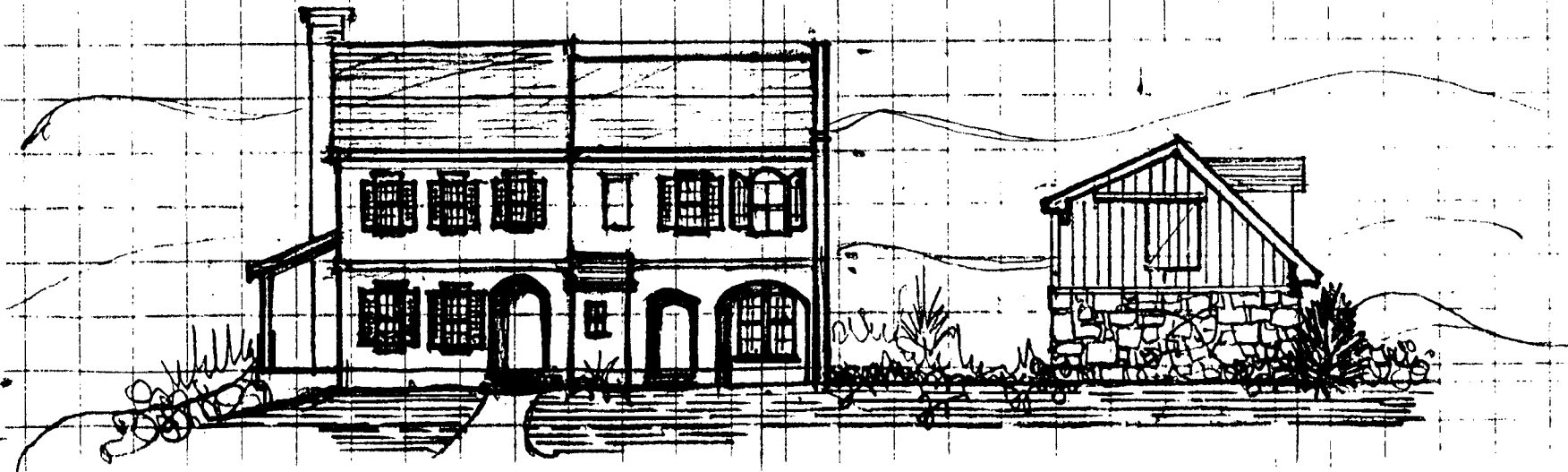
HORSMAN HOMES INC.

13 NOV 95

BROOKVILLE, MD

KEVIN MCKENNA - ARCHITECT

410-381-5817





FROM NORTH STREET

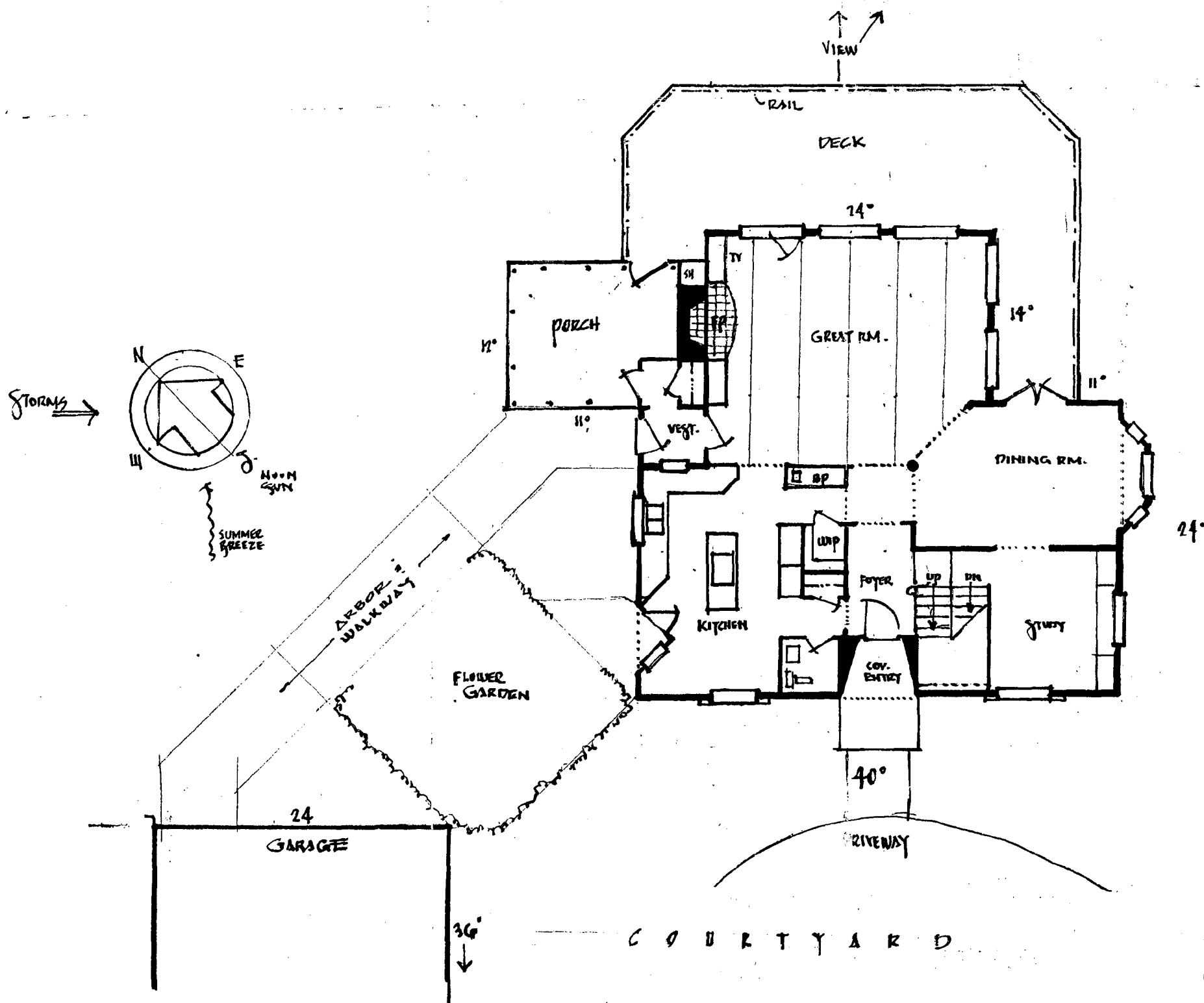
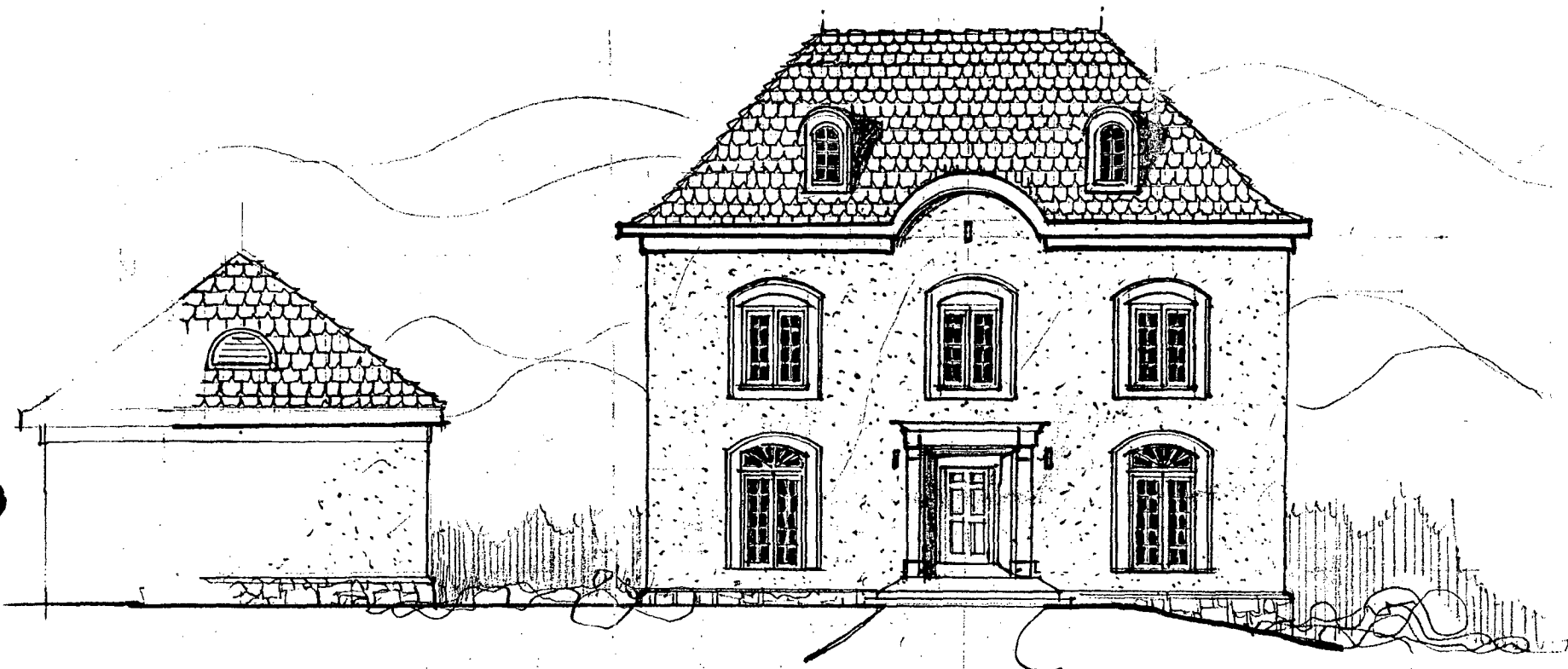
THE CHANDLER RESIDENCE  
BROOKVILLE, MD.

FRYMAN HOMES INC.

KEVIN MCKENNA ARCHITECT

410.381.5517

15 NOV 95



PRELIMINARY FLOOR PLAN  
 THE CHANDLER HOUSE BROOKVILLE, MD - LOT 3  
 NORTH ST.

HORSMAN HOMES INC.  
 KEVIN MCKENNA, ARCHITECT  
 06 NOV 05