Once designated on the <u>Master Plan for Historic Preservation</u>, any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a Historic Area Work Permit issued. The <u>Ordinance</u> also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

It is the intent of the Master Plan and <u>Ordinance</u> to provide a rational system for evaluating, protecting and enhancing Montgomery County's heritage for the benefit of present and future residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

# THE AMENDMENT TOWN OF BROOKEVILLE HISTORIC DISTRICT #23/65

Note: On March 11, 1985, the Commissioners of the Town of Brookeville enacted Ordinance No. 85-1 under the applicable provisions of the Town's Charter. That action accepted coverage of Montgomery County's Historic Preservation Ordinance, Chapter 24A of the County's Code and requested enforcement thereof. The purpose of this amendment is to designate the Town of Brookeville as a Historic District to be protected under Montgomery County's Preservation Ordinance:

#### Finding of Historic and Architectural Significance

The Town of Brookeville was established in 1794 by Richard Thomas on land inherited by his wife, Debra, from her grandfather, James Brooke the elder, a Quaker. At that time there were three houses in the community, the Madison house, the Blue house, and the Valley house. Fifty-six lots were laid out by Richard Thomas, 20 of which were sold by 1806. Brookeville grew and thrived as it met the demands of the many prosperous farms which surrounded it. By 1813 the thriving rural community had fourteen houses, two mills, a tanning yard, two stores, the blacksmith, the post office, a boys school, and a constable. town continued to flourish in the 19th century as additional shops and services, including a girls school, two churches, and a cemetery were added. Brookeville was important locally as the center of commerce and education. It also had national significance as the home of the Bentley and Moore families, both of which were nationally prominent and were instrumental in founding the U.S. Department of Agriculture. Attesting to this is the fact that President Madison sought shelter for the night at the home of Caleb Bentley on August 26, 1814, when the British occupied Washington during the War of 1812. Brookeville is unique as a collection of relatively unaltered 19th century buildings which continue to exist in the same relationship as when they were originally built.

## Ordinance Criteria

The Brookeville Historic District meets the following Ordinance criteria for designation:

- "Has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation" based on its importance as a commercial and education center for the surrounding Quaker community;
- "Is the site of a significant historic event" specifically President Madison's visit during the War of 1812, making Brookeville capitol of the United States for a day;
- "Is identified with a person or group of persons who influenced society" the Brooke family who were prominent and influential Quakers, the Bentleys, and the Moores;
- "Exemplifies the cultural, economic, social, political or historic heritage of the county and its communities";
- "Embodies distinctive characteristics of a type, period, or method of construction" including the spectrum of building styles typical in Montgomery County from the late 18th through the 19th century;
- 2c "Possesses high artistic values";
- 2d "Represents a significant and distinguishable entity whose components may lack individual distinction."

In addition, the Brookeville Historic District met the following criteria from the "Guidelines for Historic Districts": associative, location, design, setting, combination of materials, ambiance, and age.

#### District Boundaries

At the request of the Town Commissioners, the recommended boundaries of the Brookeville Historic District will coincide with the Town boundaries. As shown in the attached map, the district incorporates approximately 173 acres. Future annexations in the District should not be automatic but based on the historic/architectural merit of the property or its visual contribution to the district and should be reviewed on a case by case basis.

(Note: Historic research submitted by the Preservation Commission in support of the nomination and a description of the buildings in the district are provided in the Appendix of the Amendment.)

#### IMPLEMENTATION

# Historic Area Work Permit Process

As noted earlier, once designated on the Master Plan, any significant changes to historic resources within a Historic District must be reviewed by the Historic Preservation Commission and a Historic Area Work Permit issued under Sections 24A-6, 7, and 8 of the Historic Preservation Ordinance.

The Historic Preservation Commission has developed <u>Guide-lines</u> to assist individuals wishing to nominate potential Districts and individual property owners within designated Districts. The general philosophy of these <u>Guidelines</u> is that Historic Districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts not only can vernacular architecture and important settings be protected, but working farms can be sustained to provide close to market produce, and rural villages retained to provide local, small-scale goods and services.

According to the <u>Guidelines</u> a Historic District as identified, and if approved for inclusion in the County's Master Plan for Historic Preservation, shall consist of the <u>entire</u> area represented by <u>all</u> of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and part of the environmental setting of the historic resources of the District.

The <u>Ordinance</u> does require the Preservation Commission to be lenient in its judgment of plans for structures of little historic or architectural significance or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district.

#### Local Advisory Committees

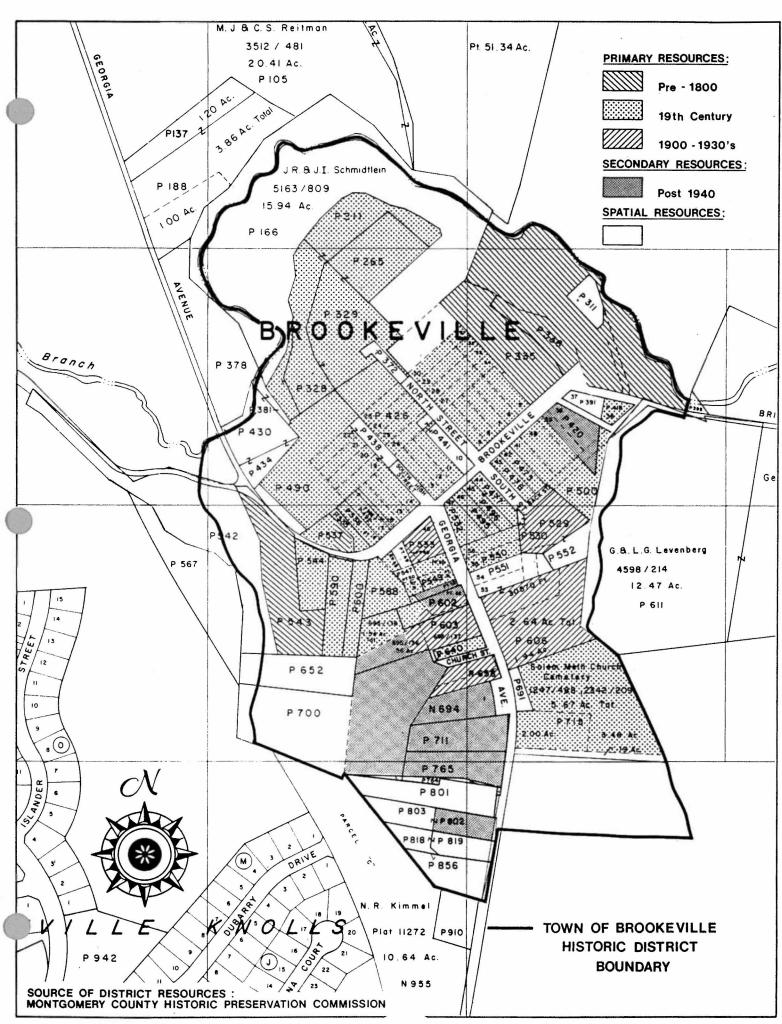
The <u>Guidelines</u> encourage the establishment of local advisory committees for District supervision where appropriate, e.g., local municipalities may wish to appoint such committees for Historic Districts lying within their jurisdiction. The committees' work can include development of local design review guidelines which set a standard for physical changes which can be made in the District. They also monitor design activities in their Districts for the County Commission. Local guidelines may be based on the <u>Design Guidelines Handbook</u>, and are subject to the approval of the Commission.

#### Preservation Incentives

Appendix A of the <u>Master Plan for Historic Preservation</u> outlines a number of federal and state incentives for designated historic properties including tax credits, tax benefits possible through the granting of easements on historic properties and outright grant or low interest loan programs.

In addition to these federal and state incentives, the Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to properties designated on the Master Plan for Historic Preservation either individually or as recognized resources within a designated Historic District. (Chapter 52, Art. VI.)

The Montgomery County Historic Preservation Commission, together with the County's Department of Finance, administers the tax credit. Information concerning the eligibility requirements and application procedures for the credit is available through the Preservation Commission at 251-2799.



Description of the houses in the Brookeville Historic District

- 1. 203 Market Street This small gable roofed, bank type fieldstone cottage with dormer once served as a Miller's house for the old Brookeville mill that dated back to 1794. The mill foundation is adjacent down the hill. Although remodeled most noticeable with the addition of a deck, the Miller's house still exhibits a massive external stone chimney with a large brick stack, wood shingle roof and gable ends, and 6 over 6 pane windows.
- 205 Market Street The Madison House a seven bay by 2. three bay, 2 1/2 story white painted brick house, with standing seam tin on the gable roof was built in three sections over a period of years, facing south on Market Street. Built on fieldstone foundations, the 1 1/2 story eastern section was Brookeville's first post office opened in 1802. The middle section is three bays across, 2 1/2 stories high, the western section is two bays across and 2 1/2 stories high. The front door on the south facade is a wooden panelled door surmounted by a fourlight transom. There are a variety of window types ranging from two-six light windows in the east gable to twelve over eight double hung windows on the north and south facade. There are two interior chimneys in the east and west ends of the center section, an exterior chimney on the east end of the eastern section, and an exterior chimney at the end of the north There is also a board and batten corrugated tin roof shed on the property.
- 207 Market Street A 2 1/2 story, three bay by two bay L-shaped house which faces south on Market Street. on fieldstone foundations the house is white painted common The south porch has a square roof with full bonded brick. entablature and a dentiled cornice line supported by two fluted, square, wooden posts on each corner. There are six over six double-hung windows throughout the house set in The front door is a double wooden panelled flat arches. door flanked by six-light sidelights and surmounted by a This design is reflected on the second five-light transom. level of the south elevation by a large central six over six window flanked by two over two double-hung windows, the whole surmounted by a triangular wooden-panelled pediment and supported at outer corner by brackets. A small window at the third level repeats this design motif. has a shed roof covered by copper and tin standing seam. The cornice line is boxed and bracketed on the south, east, and west elevations. On the north elevation is a brick addition added during the 1920s. Attached to the northern ell of the main house is the old office of Dr. Artemus Riggs, moved to this location from a position west of the house.

## Page two

- 4. At the end of North Street is the <u>Powers House</u>. A three bay by one bay structure with German siding and tin roof, built in the 1880s. The windows are primarily six over six paned. There is a one story frame addition on the west side of the house and a modern porch addition west of that.
- 5. The public schoolhouse on North Street is built on fieldstone foundations and is a two-room 1 1/2 story structure with white German siding. This turn-of-the-century building has a gable roof with asbestos shingles. There is a single light transom over the main door. All windows have been covered with plywood. There is one interior stone chimney; an exterior stone chimney which was recently removed.
- 6. 211 Market Street An L-shaped gothic revival structure with center-front gable, two stories, three bay by two bay with shiplapped siding and standing tin roof. The house has a full width one story porch across the front, bracketed cornice and porch supports, an arched window in the front pediment, and a brick chimney on the west side. The six over six pane windows are surmounted by wooden lintels.
- 7. 301 Market Street A two-story, 3 bay by 3 bay brick structure in the Federal style with Italianate touches. The house has a flat roof and three corbelled brick chimneys. The windows are primarily six over six paned with wooden lintils, the eaves are bracketed as is the cornice over the front entrance. The front entrance has double wooden panelled doors with a six-light transom and sidelights. There is a two story frame addition with German siding on the rear.
- 307 Market Street A Federal style, 2 1/2 story, three bay 8. by two bay, brick structure with a frame ell in the back. The house, which faces south, has a standing seam tin gabled roof on the front block and an interior brick chimney on the west end. The windows are six over six on the top story and nine over six on the first floor. front entrance, the east bay of the front facade, is a wood panelled door with transom and sidelights. The windows on the front facade have wooden shutters. The main section of the rear ell is a two story frame addition with German lapped siding, standing seam tin, gable roof, with chimney and a one story porch on the west facade. A small wooden one story frame addition extends off the north end of the This was the home of the first blacksmith in Brookeville.

#### Page three

- 9. 309 Market Street A 2 1/2 story, three bay by two bay frame building with shiplapped wood siding, asbestos shingle roof, and a stone foundation. The windows are six over six panes and the central entrance has a wood panelled door and a three-light transom. The one story porch across the front (south facade) has a half-hipped roof which is supported by four square columns with a wooden railing between them. There is a two bay two story gable roofed addition with end chimney extending from the rear.
- 10. 311 Market Street A 2 1/2 story, three bay by one bay frame dwelling with standing seam tin roof. The house has six over six windows with a twelve pane centerbay door and a stone foundation.
- 11. 313 Market Street Commonly known as Blue House, this small structure is one of the three 18th century dwellings in Brookeville. The original three bay block of the house has a steep pitched standing seam tin roof with an over-hanging porch. There is a two-story flat roof, one bay frame addition on the northwest end of this structure which at one time served as the village candy shop. The windows are 6 over 6 with wooden shutters. The front door in the center of the main block is a simple wood panel door. There is a large exterior brick chimney on the southeast end wall.
- 12. The final houses on the north side of Market Street in the town of Brookeville are the Yinger Houses at 19801 Georgia
- 13. Avenue, two brick 1 1/2 story houses built in the 1950s which are set back from the road at the northern end of the town of Brookeville.
- 14. On the south side of the street, 318 Market Street is the Valley House, circa 1799-1800. A 2 1/2 story stone structure with gable roof and two internal end chimneys, the main block is three bay by two bay with a two bay one story addition on the west end in stone, a small one bay brick addition off of that, and a rear addition. The windows are six over six and the main entrance has a plain wooden panelled door with a fourlight transom. The property also contains numerous stone outbuildings. contemporary with the house.
- 15. 316 Market Street 2 1/2 story frame, center gable, three bay house with standing seam tin roof and wood shiplapped siding. The house has the full width, one story porch on the front, the porch roof is supported by turned porch posts. The windows are primarily two over two paned windows with an arched fourpaned window in the center front gable. The house rests on a stone foundation. There are several farm outbuildings with tin roofs, on the property.

## Page four

- 16. 314 Market Street A one story concrete block, gabled roof dwelling behind 316 and 312 Market Street, apparently constructed in the 1940s.
- 17. 312 Market Street A three bay by two bay, two story house with shed roof and aluminum siding. The full width, one story front porch has been completely enclosed, the windows remain six over six panes for the most part.
- 18. 310 Market Street A 1 1/2 story, center gabled, gothic revival structure with patterned shingles in the gable and asbestos siding on the first floor. There is an arched nine pane over four pane window in the gable and decorative barge boards in the eaves. There is a central one bay wide shed roof porch with plain square columns in the front facade.
- 19. 308 Market Street A simple one bay by three bay, 2 1/2 story, gable roof, house with asbestos shingle siding and asphalt shingle roof. There is a full width, one story, half-hipped roof across the front facade, the porch posts are turned, the windows are six over six, and the center bay entrance door is surmounted by a four paned transom.
- 20. 306 Market Street A two story frame dwelling which originally began as a one story, modest scale building which served as a funeral parlor. It had a front to back roof which has been raised for a recessed second story. There is a three bay extension on the rear of the house with a west facing porch. There is a full width shed roof porch across the front of the house with simple square porch posts. The house has asphalt shingle roofing and aluminum siding and there is a central corbelled chimney.
- 21. The corner of High and Market Streets The main block is a one story elongated house with a shed roof with asbestos shingles and a central chimney which was built in the 1920s and is a Sears catalog house. There is a large one story brick addition on the High Street side of the house which is of brick and was built in 1950.
- 22. 6 High Street Facing east on Georgia Avenue is a 2 1/2 story frame 3 bay by 2 bay center gable house with a standing seam tin roof. There is a one story front porch with ionic columns across the full width of house. The windows are 2 over 2 with a small six pane arched window in the center gable. The front door is surmounted by a transom and side lights.
- 23. 8 High Street a 2 1/2 story 3 bay by 2 bay brick colonial revival structure ca. 1940s has a small one story addition on the south side and a triangular pedimented portico at the front entrance. The house has a standing seam tin roof and six over six windows.

## Page five

- 24. Orndorff Hall-High Street A two story seven bay by 2 bay brick building with an asphalt shingle hipped roof, this building was built in about 1927 as the meeting hall for the adjoining Salem Methodist Church. There is a 1 1/2 story enclosed projecting pavilion front entrance with double doors surmounted by a semi-circular window.
- 25. Salem Methodist Church-High Street A two bay by five bay frame church with a steep pitched gable roof now covered with asphalt shingle. There is a 3 story square flat roofed bell tower on the south side behind the main entrance. The opening at the upper level of the bell tower has extensive decorative wood features which are reflected in the bracketing of the entrance portico and the decorative woodwork in the front gable. The main facade is dominated by a multi-section arched stained glass window and there are single lancet stained glass windows on the other facades.
- 26. 14 High Street A 2 1/2 story 3 bay by 1 bay gable roof vernacular house with a two story rear addition. The house has German siding, an asphalt shingle roof, and a full width one story porch across the front (east) facade. The 2 over 2 windows on the first floor of the front facade are as tall as the center entrance door which is surmounted by a transom.
- 27. <u>16 High Street</u> A one story brick rambler ca. 1950s facing east on High Street.
- 28. <u>18 High Street</u> A one story brick and aluminum siding rambler, ca. 1950s, set back from Georgia Avenue.
- 29. 20 High Street A one and a half story brick cape cod with . two front dormers constructed in 1948. A breezeway and garage were added in 1965 to the south end of the house.
- 30. Howes Plumbing (p 691) High Street A one story frame commercial structure with standing seam tin roof facing west on High Street.
- 31. 7 & 9 High Street A two story 3 bay frame building with asphalt shingle gable roof with a one story enclosed porch addition on the south end and a one story addition on the north end. The house, which dates from ca. 1930, has two front entrance doors, one in the main block and one in the north addition.

#### Page six

- 32. Shigh Street The Brookeville Academy. A three bay by 2 bay uncoursed fieldstone building built on fieldstone foundations. This building served as the Brookeville Academy during the 1800s. The first floor, which has 6 over 6 windows, was built in 1801; the second story, with 12 over 8 windows was added in 1840. There were two doors on the south elevation although the east door has been covered and the west replaced by a modern wooden door. The building has a gable roof with black asbestos shingles and interior chimneys on both the north and south ends. There is a one story frame addition with a shed roof on the east elevation which has a small cinder block addition appended to it.
- 33. 3 High Street A 2 1/2 story square, hipped roof 2 bay by 2 bay frame dwelling with a standing seam tin roof. The house has a front hipped roof dormer and a central corbelled chimney. The windows are 6 over 1 and the one story full width front porch has ionic columns mounted on brick bases.
- 34. <a href="https://doi.org/10.10/10.10-1
- 35. 212 Market Street A 2 story 5 bay by 3 bay Dutch Colonial house with German siding and asphalt shingle roof. The house has a center corbelled chimney in the main block, 3 over 1 windows, and a one story full width porch with ionic columns and a railing with square ballustrade. There is a one story shed-roofed rear addition.
- 36. 210 Market Street A 2 1/2 story Gothic revival house with a central gable. The house has German siding with shingles in the gable ends and a standing seam tin roof, and there is a 3-sided, 2 story bay on the west side. The windows are a mixture of 2 over 2's (on the front and in the bay) and 6 over 6's (in the gable ends, the front gable, the east side, and the rear dormers). The side and front gable windows are flanked by 2 pane side lights. There are 2 interior corbelled brick chimneys, one at either end of the gable roof of the main block, and a one story full width porch with ionic columns and a half hipped roof across the front. The main door is wood paneled and surmounted by a one-light transom and first floor windows are full length. There is a two story frame rear addition with gable roof and an exterior stone chimney. This house served as Mrs. Porter's Cottage School for Girls from 1844-1864.

## Page seven

- 37. South Street A 1 1/2 story rambler with aluminum siding dating from the 1960's.
- 38. 208 Market Street A 2 story 3 bay by 3 bay frame building with an offset gable roof of standing seam tin. The 3 bay front facade which faces north has 2 over 2 windows, eave brackets, and a wood panel door surmounted by a three light transom on the east end. There is a one bay wide porch with half hipped roof and simple wooden posts. The west facade has two 2 over 2 windows on the second floor, and two 6 over 6 windows and a door with a simple gable roof porch over it.
- 39. 206 Market Street Similar in shape to 312 Market Street, this is a 3 bay by 2 bay house with shed roof, aluminum siding, eave brackets, 2 over 2 windows, and a central door on the north facade. There is a one bay porch with half hipped roof at the front door which has turned fret work, railings, and porch posts.
- 40. 204 Market Street A 3 bay by 2 bay 2 story gable roof house with 2 story rear addition. The house has German siding with shingles in the gable ends, 2 over 2 windows and interior brick chimneys at either end of the gable roof. There is a one bay wide, one story, flat roofed porch over the central door on the north facade which has decorative brackets and fret work.
- 41. 202 Market Street A 2 story brick Dutch Colonial dating from the 1950s.
- 42. 200 Market Street A one story stone structure presently covered in aluminum siding except for the stone foundation visible at the ground level entrance on the north facade. The building has 6 over 6 windows, a standing seam tin roof and was a 19th century inn.

0784E

Resolution No. 10-2180

Introduced:

September 23,

Adopted:

September 23, 1986

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

SUBJECT: Amendment to the Approved and Adopted Master Plan for Historic

Preservation in Montgomery County, Maryland re: Brookeville

Historic District

#### Background

- 1. On June 13, 1986, the Montgomery County Planning Board transmitted to the Montgomery County Council a Final Draft Amendment to the Historic Preservation Master Plan to designate an Historic District in the Town of Brookeville.
- 2. On September 16, 1986, the Planning, Housing and Economic Development Committee reviewed the Final Draft Master Plan Amendment.
- It was the position of the Planning, Housing and Economic Development Committee that the Town of Brookeville be designated an historic district.
- 4. On September 23, 19886, the Montgomery County Council reviewed the Final Draft Amendment to the Historic Preservation Master Plan, and the recommendations of the Planning, Housing and Economic Development Committee.

#### Action

For these reasons, the County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Final Draft Amendment to the Historic Preservation Master Plan. dated June 1986, is approved designating the Town of Brookeville an Historic District.

This is a correct copy of Council Action.

Donna Brand, Assistant Secretary

County Council

JA:mc 0020ъ THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MCPB No: 86-49 M-NCPPC No: 86-32

#### RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission held a public hearing on June 5, 1986, on a preliminary draft amendment to the Master Plan for Historic Preservation, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and Master Plan of Highways; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, at a meeting held June 5, 1986, approved and forwarded to the Montgomery County Council the Final Draft Amendment: Town of Brookeville Historic District and recommended that said amendment be approved by the County Council; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County, on September 23, 1986, approved the designation of the Town of Brookeville as identified in the amendment, attached hereto and made a part of, for inclusion in the Master plan for Historic Preservation;

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said amendment to the Master Plan for Historic Preservation, together with the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways as approved by the Montgomery County Council in Resolution 10-2180, and

BE IT FURTHER RESOLVED, that this amendment be reflected on copies of the aforesaid plan and that such amendment shall be certified by The Maryland-National Capital Park and Planning Commission, and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Heimann, seconded by Commissioner Krahnke, with Commissioners Granke, Christeller, Krahnke, Keeney, and Heimann voting in favor at its regular meeting held on Thursday, October 2, 1986, in Silver Spring, Maryland.

Thomas H. Countee, Jr.

Executive Director

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Granke, seconded by Commissioner Rhoads, with Commissioners Botts, Chirsteller, Dabney, Granke, Heimann, Keller, and Rhoads voting in favor and with Commissioners Keeney, Krahnke, and Yewell being absent, at its regular meeting held Wednesday, October 8, 1986, in Riverdale, Maryland.

Thomas H. Countee, Jr.

Thomas A. Countee VR

Executive Director