

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	1811 Brighton Dam Rd., Brookeville	<b>Meeting Date:</b>	8/14/2019
<b>Resource:</b>	Master Plan Site #23/72 <b>Prospect Hill</b>	<b>Report Date:</b>	8/7/2019
<b>Applicant:</b>	Jeffery Shirazi Miche Booz, Architect	<b>Public Notice:</b>	7/31/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	23/72-15A REVISION	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Building Addition		

---

**RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP.

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Individually Listed Master Plan Site #23/72 (Prospect Hill)  
 STYLE: Federal  
 DATE: c.1783

*From Places from the Past:*

“Prospect Hill farm survives as a significant reminder of Montgomery County’s Revolutionary-era heritage. The main house on the property was built by 1783 by James Holland, a Revolutionary War patriot, and used by him and other local patriots as a meeting place to discuss their role in the American Revolution. The 60-acre property includes a farmhouse with its intact, Federal-period interior detailing, an English barn, a single-crib barn, and a family cemetery. Historically, the property included a woolen mill, a stone quarry, and a slave quarters[sic] none of which are extant today. The main farmhouse is a two-story, frame structure, with a distinctive double-story porch extending across the south elevation. Similar galleried porches are found on two nearby Holland Houses: Grafton Holland Farm and Landgate. The house was built in two separate phases, including a one-room, two-bay section to the east, which served as a chapel, and a three-bay, side passage section to the west.”



*Figure 1: Prospect Hill is setback a significant distance from Brighton Dam Rd.*

## **BACKGROUND**

On December 16, 2015 the HPC approved, by consent, a HAWP to remove a non-historic addition and construct a more sympathetic addition in the same approximate area; and to complete repairs/rehabilitation to the historic house. The drawings submitted with that HAWP application are attached to this Staff Report.

## **PROPOSAL**

The applicant proposes revise the design of the previously approved addition and expand the second floor on the north rear of the property.

## **APPLICABLE GUIDELINES**

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (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;

**Secretary of the Interior's Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. 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.

**STAFF DISCUSSION**

The applicant proposes to expand the second floor of the previously approved side-projecting addition to the rear. Staff finds that this is not a significant alteration to the design and is compatible with the house and approved addition and recommends approval.

**2015 Approval**

In 2015, the applicant presented a proposal to remove the existing, non-historic, right side addition and construct a 33' (thirty-three foot) wide addition to the east of the historic house and to complete a rehabilitation of the historic house. A side addition was deemed most appropriate due to the fact that the historic resource is a single pile house that sits on the bluff above the road. After a preliminary consultation and subsequent revisions, the HPC approved a two-story, one room deep addition with a gable-roofed, screened-in porch to the north (rear). The screened in porch is inset from the east wall of the addition by 1' (one foot).

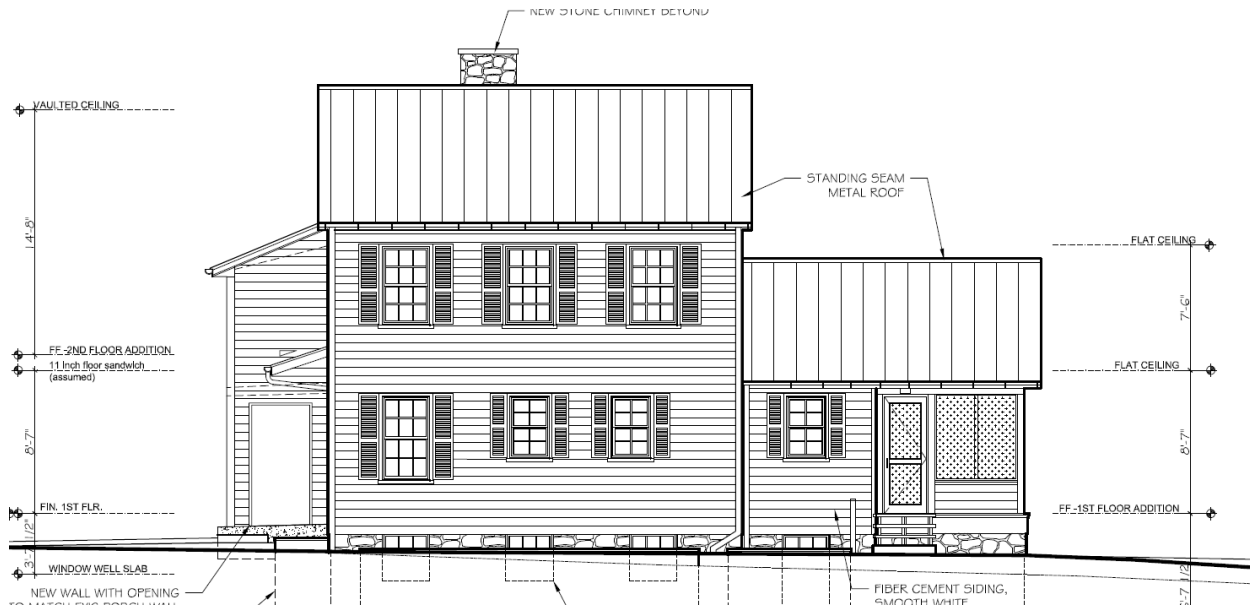


Figure 2: East elevation of the approved side-projecting rear addition.

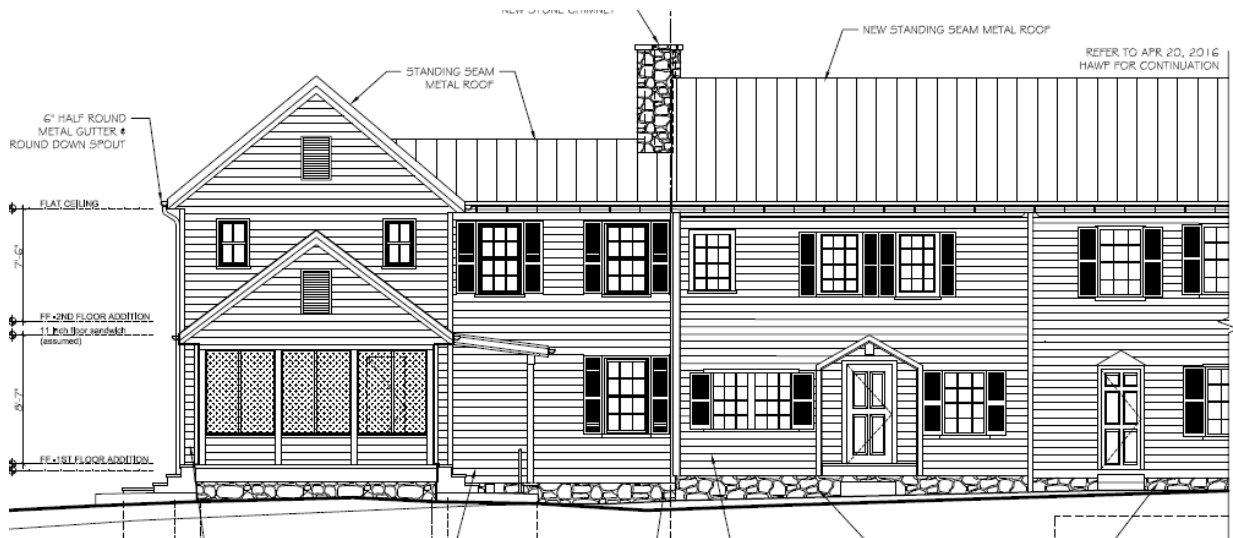


Figure 3: South (rear) elevation of Prospect Hill with the approved addition.

### Proposed Revision

The applicant proposes to expand the approved addition on the second floor by 7' 5 1/2" (seven feet, five-and-one-half inches) to the north over the first-floor porch with an 8' 6" x 16' 7" (eight foot six inch by sixteen foot seven inch) second-story porch. The ridge of this rear facing gable is lower than the addition's principal gable and the second story walls will match the 1' (one foot) inset from the east wall plane. Materials and finishes for the proposed expansion are consistent with the previously approved work.





Figure 4: Proposed east elevation with 2nd story expansion.

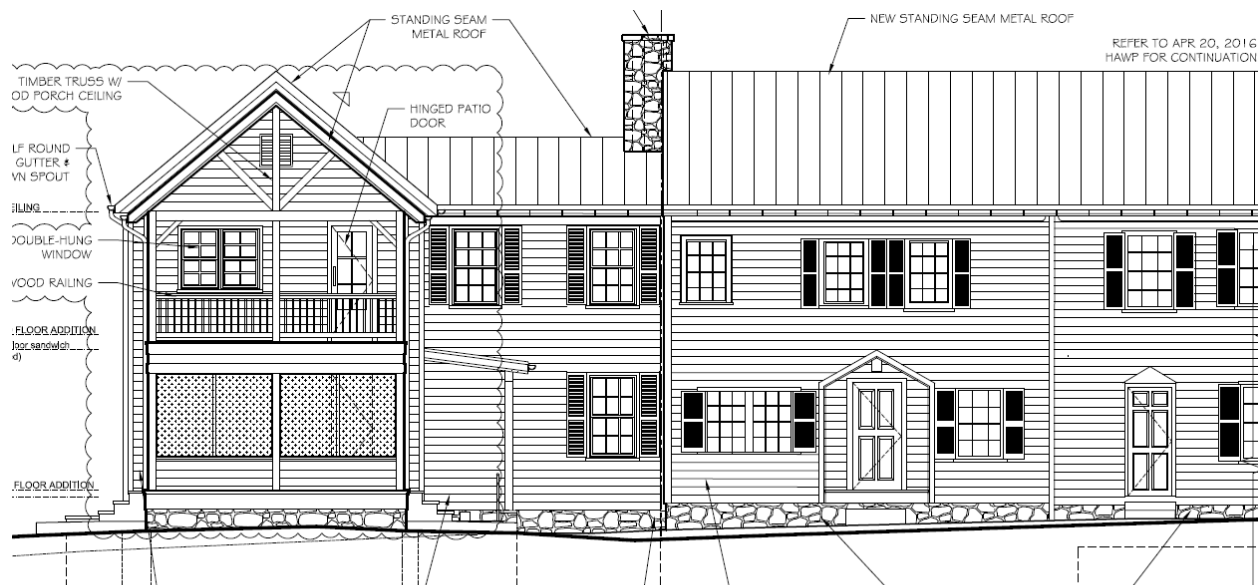


Figure 5: Proposed south elevation with 2nd floor porch and addition.

Staff finds that the proposed work is compatible with the historic house and the under-construction addition. This expansion will preserve the character of the historic building because it is placed away from the historic massing below the historic ridge (Standard 2). The design of the proposed work will be compatible in form with the historic construction, but is differentiated by using an open gable in the second-floor porch (Standard 9). Additionally, the addition is being constructed on an independent foundation so that it may be removed at some future date and not harm the form or integrity of the historic house (Standard 10). Staff finds that the new work will not be visible from the public right-of-way, as it is on the rear elevation of the house and the topography prevents any other view of the historic house. Staff additionally finds that while the addition does alter the massing of the addition, it does so in the location farthest from the historic massing to minimize its impact (per 24A-8(b)(1)). Staff additionally finds the size and massing of the

proposal are consistent with the historic house and previous HAWP, as the expansion is occurring over the existing foundation. Additionally, the double hung windows and the shutters in the proposed expansion match those on the first floor; and the fiber cement siding will help to differentiate the new construction from the historic. Staff finds the addition to be compatible in size, scale, design, and materials with the historic house (per 24A-8(b)(2)) and are consistent with the previous approval.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10.

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400****APPLICATION FOR  
HISTORIC AREA WORK PERMIT**Contact Email: mbooz@michebooz.comContact Person: MICHE BOOZDaytime Phone No.: 301-774-6911

Tax Account No.: \_\_\_\_\_

Name of Property Owner: JEFFREY SHIRAZIDaytime Phone No.: 301-674-1406Address: 4205 ELIZABETH ST. ROCKVILLE MD 20853  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: MICHE BOOZ ARCHITECT Daytime Phone No.: 301-774-6911**LOCATION OF BUILDING/PREMISE**House Number: 1811 Street: BRIGHTON DAM ROADTown/City: BROOKEVILLE Nearest Cross Street: BORDLY DRIVE

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: "P115 TAX JU123"**PART ONE: TYPE OF PERMIT ACTION AND USE****1A. CHECK ALL APPLICABLE:**

- ☐ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☒ 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: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # HAWP 736440 #23/72A-15B**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**2A. Type of sewage disposal: 01 ☐ WSSC 02 ☒ Septic 03 ☐ Other: \_\_\_\_\_2B. Type of water supply: 01 ☐ WSSC 02 ☒ Well 03 ☐ Other: \_\_\_\_\_**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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

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

  
Signature of owner or authorized agent7/24/2019  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:**

The property is a 35-acre former farm complex consisting of a pre-1783 house with early-20th century addition as well as a single-crib barn, english barn, family cemetery and pool with poolhouse. The house is a two-story frame structure on a low stone foundation with a partial basement accessed from a hatch door. This original portion is 5 irregular bays wide divided in two parts with a center hall and has a distinctive double-story porch under a catslide roof. The winder stair in the hall and rooms to the west include intact federal-period detailing. The metal-covered gable roof has a brick chimney at either end- the east chimney has been rebuilt in more than once and has a stone fireplace on the first floor. The kitchen addition on the south east corner is a two-story brick structure covered with various types of siding and a low-gable roof. The ground floor is stone in concrete on grade and there is a large brick fireplace in the east wall, dating from 1972. Neither level of this addition aligns to the original house. East of the house are two concrete slabs. The barns are overall sound but require repair. The pool and poolhouse are greatly dilapidated.

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

Please find refer to attached description for proposed revision.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

<b>Owner's mailing address</b> Jeffrey & Roshan Shirazi 4205 Elizabeth St. Rockville, MD 20853	<b>Owner's Agent's mailing address</b> Miche Booz 208 Market St. Brookeville, MD 20833
<b>Adjacent and confronting Property Owners mailing addresses</b>	
William & A.J. Whelan 1600 Brighton Dam Rd Brookeville, MD 20833	Henry & Therese Anderson 1601 Brighton Dam Rd Brookeville, MD 20833
Lawerence & E.F. Derx 1610 Brighton Dam Rd Brookeville, MD 20833	Clifford Bedford & D.A. Denise 1700 Brighton Dam Rd Brookeville, MD 20833
Christian E Newcomer Tr et al 1901 Brighton Dam Rd Brookeville, MD 20833	Daniel B Childs & H.A.S. 1911 Brighton Dam Rd Brookeville, MD 20833



PROSPECT HILL – 1811 BRIGHTON DAM ROAD. BROOKEVILLE, MD  
NARRATIVE OF PROPOSED HAWP REVISION

As construction has proceeded on the previously approved addition to the historic house at Prospect Hill, the owners have had a chance to experience the interior spaces first hand and would like to revise the Historic Area Work Permit to create a more functional series of spaces at the north end of the second floor of the new structure. Formally, we propose to lift the first floor roof over the Mudroom and screened porch vertically 8'-9" +/- to be approximately 1 foot below the ridge height of the main addition roof. The resultant interior space above the Mudroom would be used to allow for the Master Bedroom, Master Bathroom and Walk-In Closet to be improved and the area above the screened porch would be a second story open porch which references the historic second story porch on the south elevation which is being restored.

A condition of the previously approved design that has been aesthetically unfortunate is the location of the interior north wall of the Master Bedroom immediately adjacent to the large window in the center of the east building elevation. In addition to restricting the desired bedroom space, the proximity of it to the window leaves the interior of the room very off-center and the wall presents an unusual visual condition if viewed through the window from exterior ground level. The previous design sought to really minimize the volumetric reading of the addition so the primary program (kitchen/dining + master bedroom suite) were restrained to the 18' x 24' footprint of the primary volume under the main new roof. While the Kitchen functions are able to make use of adjacent space in the Mudroom, on the second floor the minimum dimensions of the Master Bathroom and Walk-In Closet (and desired window composition on the east elevation) necessitated the unfortunate wall/window condition and left all three spaces much smaller than desired.

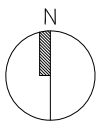
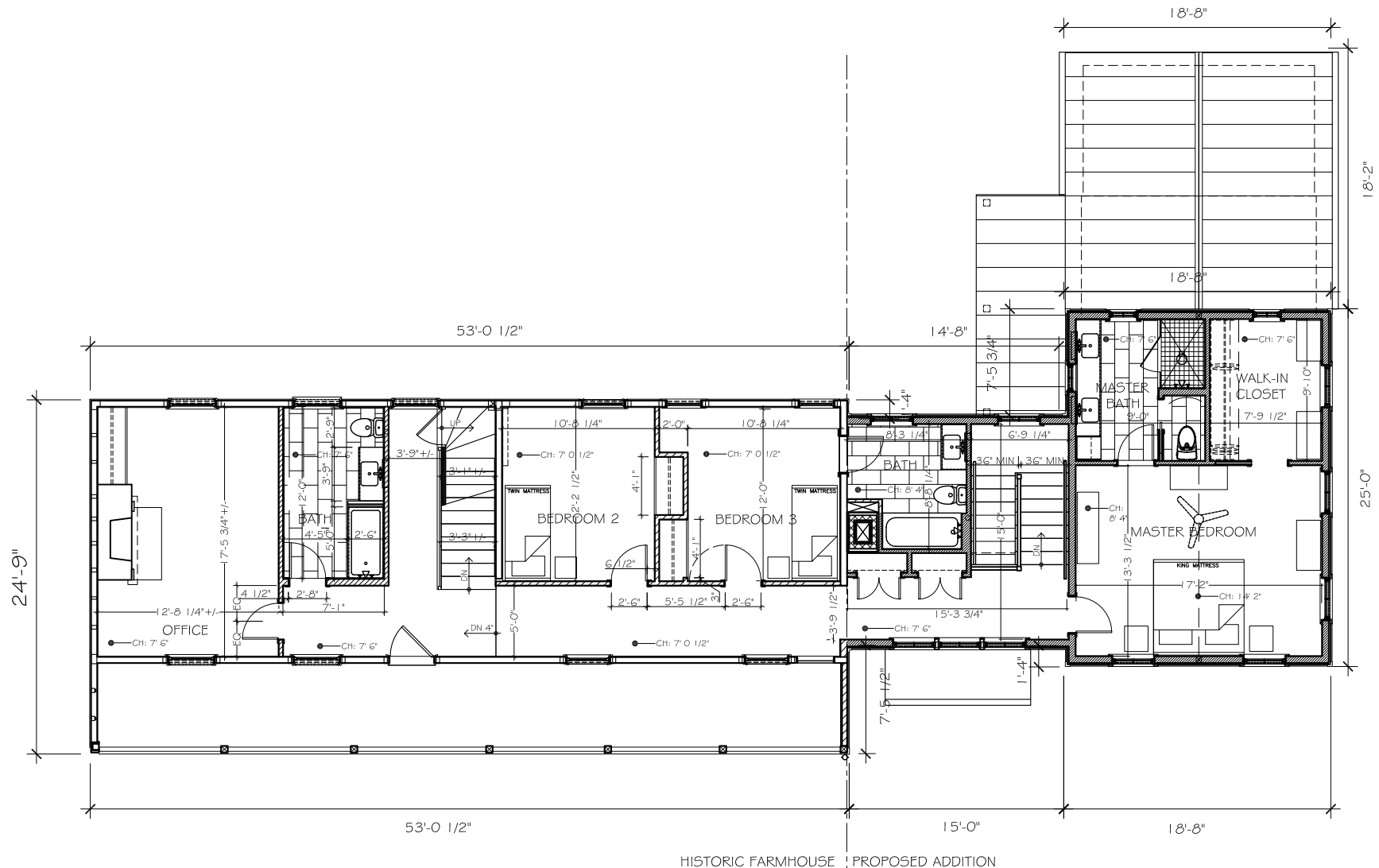
We propose that the footprint of the Mudroom be extended to create second floor space with windows matching the Mudroom on the east and west elevations. On the north elevation there would be a patio door to the second story porch that matches the location of the door to the screened porch below. Adjacent to that would be a twin double-hung window centered on the interior bathing area for a freestanding tub (there is an existing twin-window on the north elevation of the historic house that is being restored). To better reference the historic exterior proportions, the lower and upper porch column spacing will be modified to be closer to the 8' center spacing of the existing south porch. The railing of the new porch would be detailed to match the historic porch to the greatest extent possible.

While these changes slightly alter the volume of the addition, there is no direct effect on the historic house. We feel that if approved, the resultant addition will be clearly complimentary to and coherent with the valuable resource of Prospect Hill, as well as provide a useful and pleasant master bedroom suite for its caretakers.

Sincerely,  
Miche Booz Architect

07/24/2019





SCALE: 3/32" = 1'-0"

0' 2' 4' 8' 12'

**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville MD 20833  
301 774 6911 www.michebooz.com

**PROSPECT HILL**  
1811 Brighton Dam Rd  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

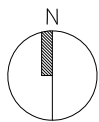
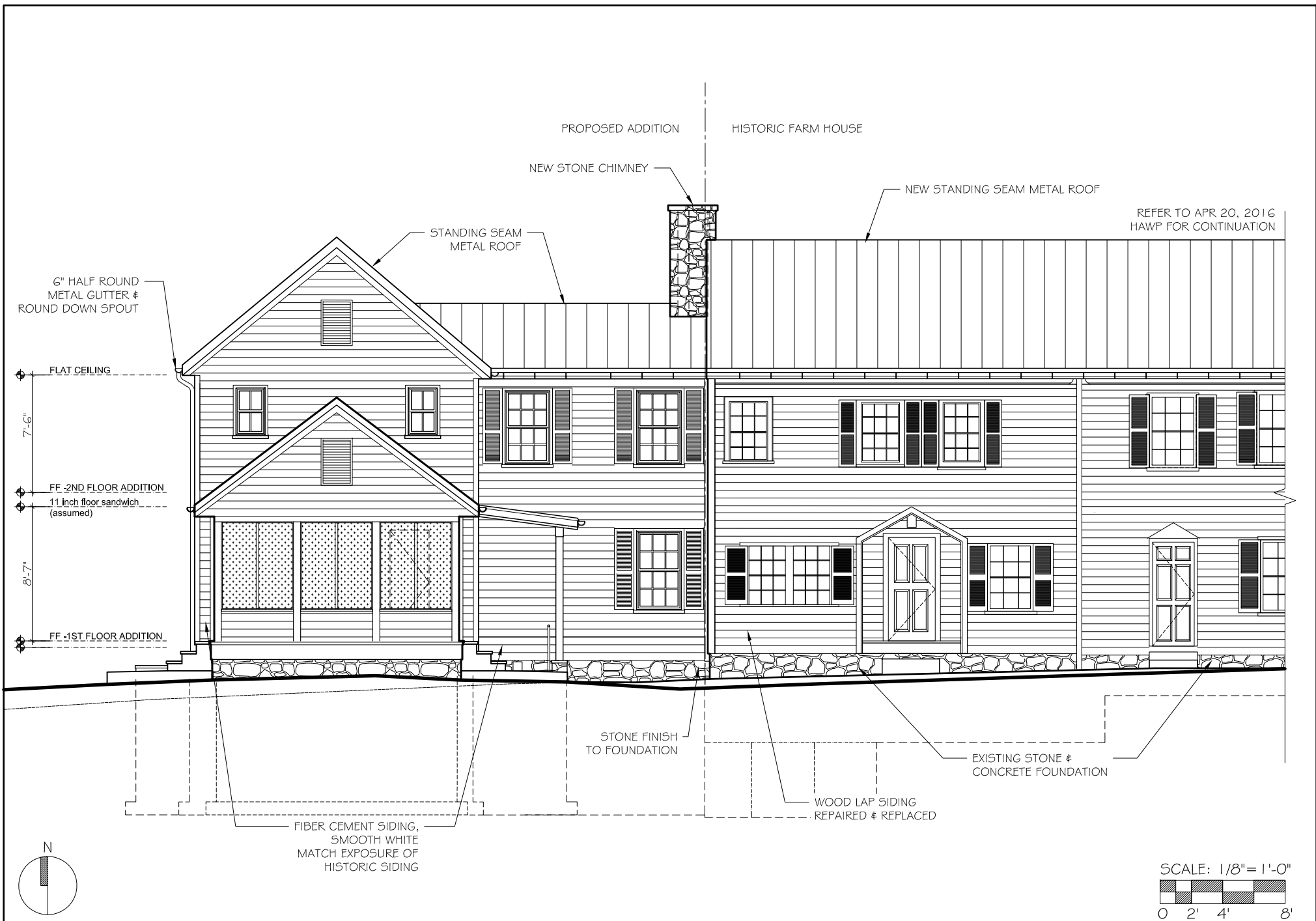
**PREVIOUSLY APPROVED SECOND FLOOR PLAN**  
**HISTORIC AREA WORK PERMIT - REVISION**

**JULY 24, 2019**

**A3.0**







SCALE: 1/8" = 1'-0"

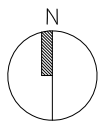
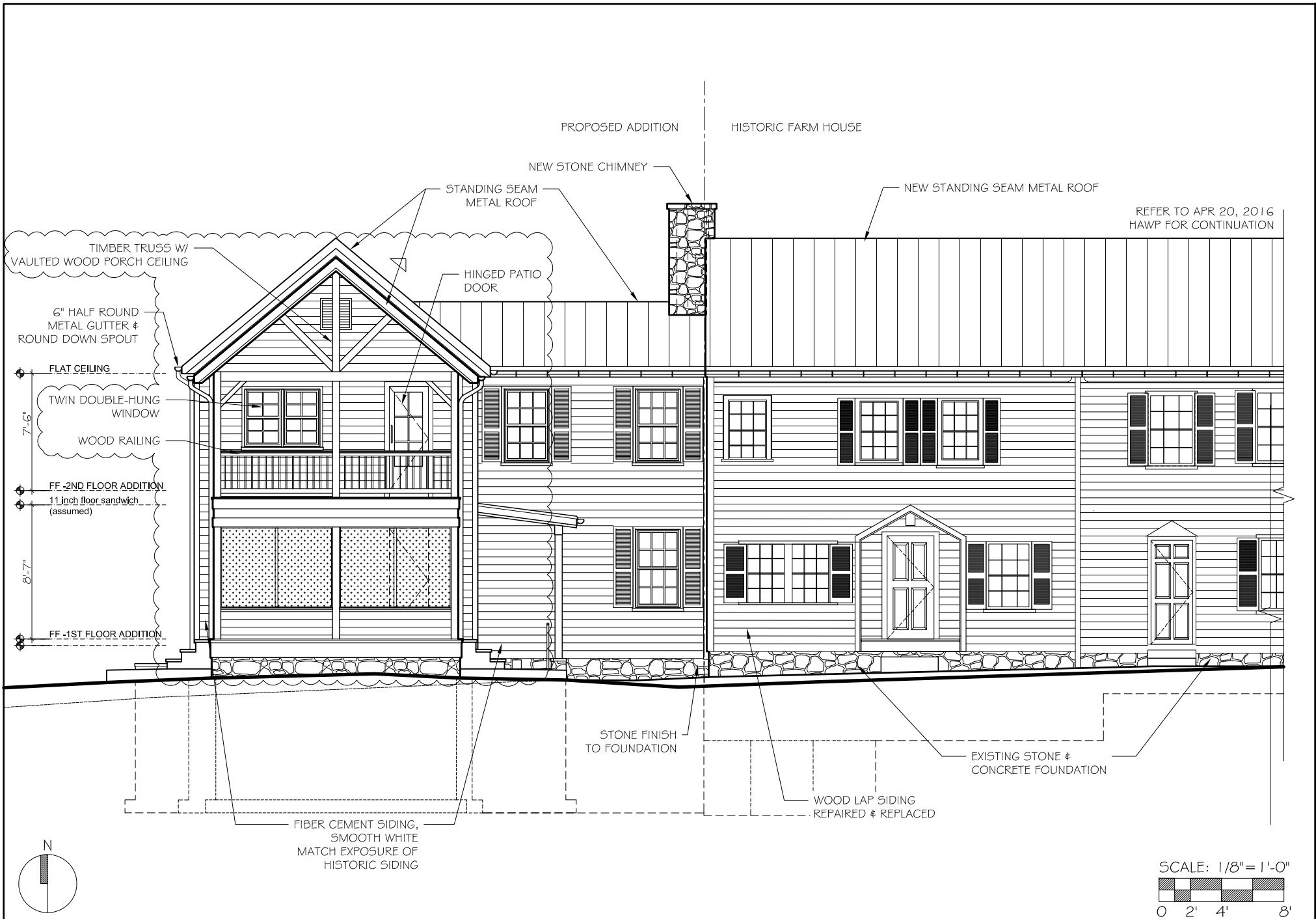
**MICHE BOOZ**  
 ARCHITECT  
 208 Market St. Brookeville, MD 20833  
 301 774 6911 www.michebooz.com

**PROSPECT HILL**  
 1811 Brighton Dam Rd  
 Brookeville, MD 20833  
 Jeffrey + Roshan Shirazi

**PREVIOUSLY APPROVED NORTH ELEVATION**  
**HISTORIC AREA WORK PERMIT - REVISION**

**JULY 24, 2019**

**A8**



SCALE: 1/8" = 1'-0"

**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville, MD 20833  
301 774 6911 www.michebooz.com

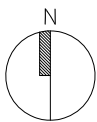
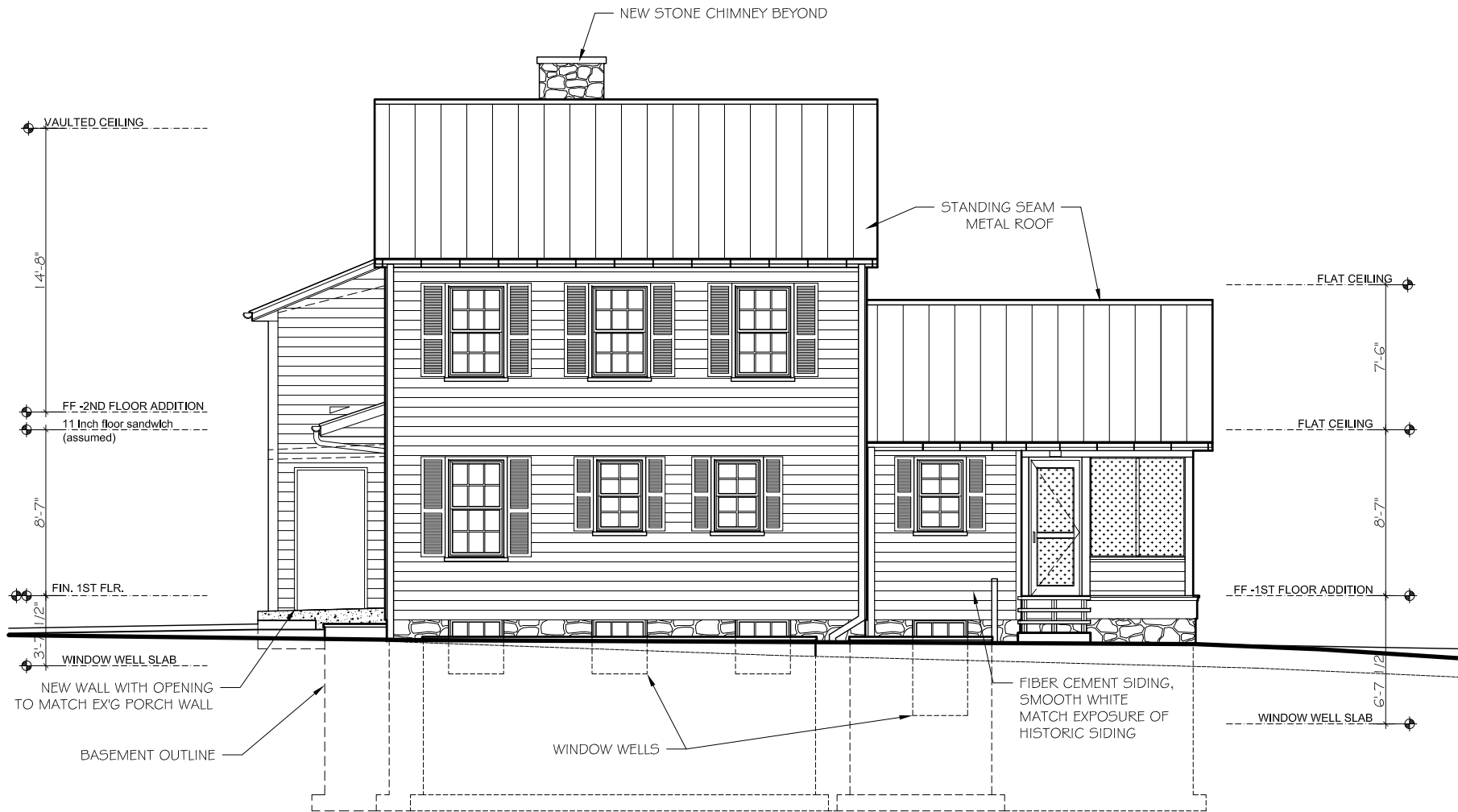
**PROSPECT HILL**  
1811 Brighton Dam Rd  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

**PROPOSED NORTH ELEVATION**

**HISTORIC AREA WORK PERMIT - REVISION**

**JULY 24, 2019**

**A8.1**



SCALE: 1/8" = 1'-0"

0 2' 4' 8'

**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville, MD 20833  
301 774 6911 www.michebooz.com

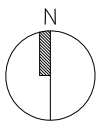
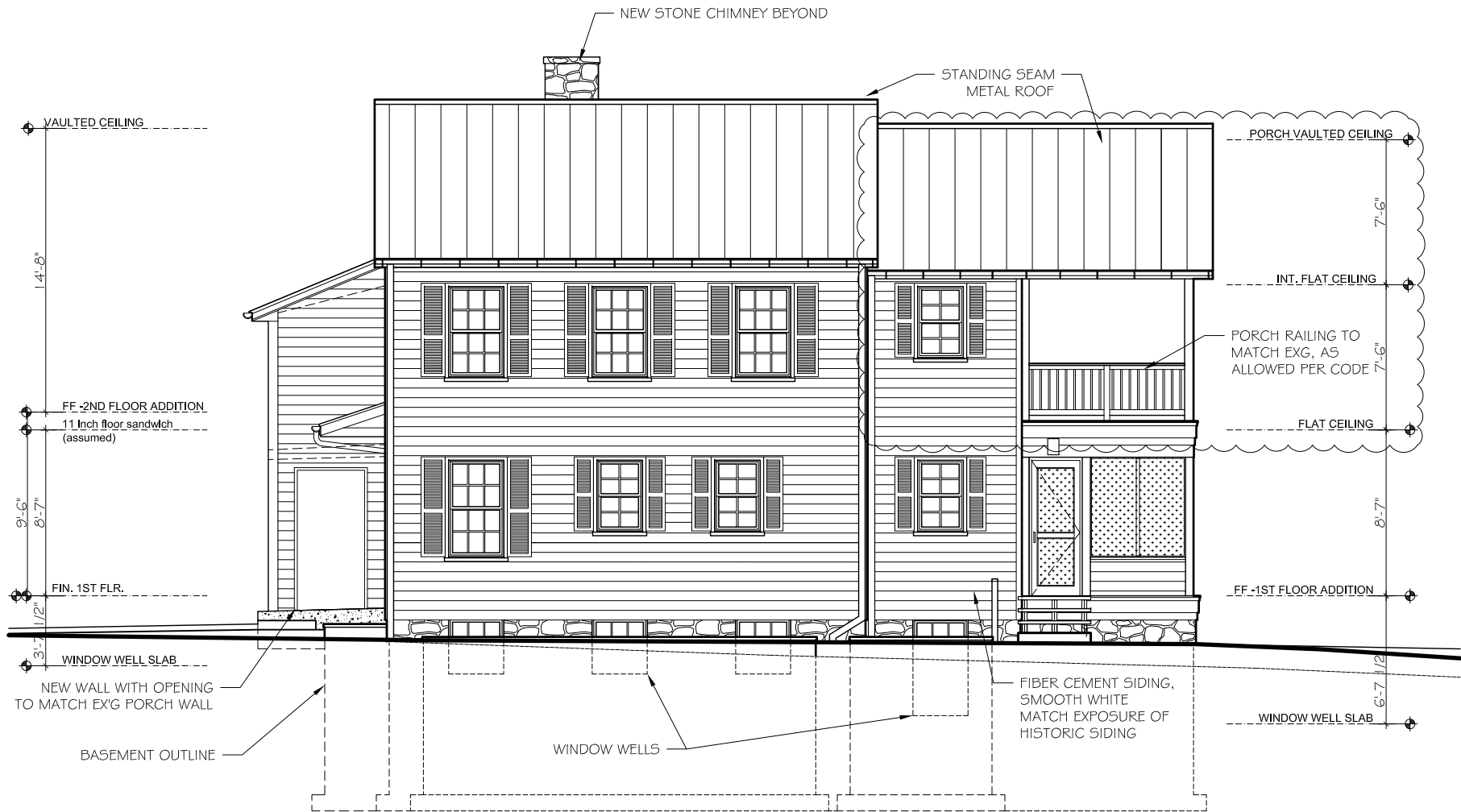
**PROSPECT HILL**  
1811 Brighton Dam Rd  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

**PREVIOUSLY APPROVED EAST ELEVATION**  
**HISTORIC AREA WORK PERMIT - REVISION**

**JULY 24, 2019**

**A9**





SCALE: 1/8" = 1'-0"

0 2' 4' 8'

**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville, MD 20833  
301 774 6911 www.michebooz.com

**PROSPECT HILL**  
1811 Brighton Dam Rd  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

**PROPOSED EAST ELEVATION**

**HISTORIC AREA WORK PERMIT - REVISION**

**JULY 24, 2019**

**A9.1**



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
*County Executive*

William Kirwan  
*Chairman*

May 4, 2016

RE: Prospect Hill, MIHP # 23/71, 1811 Brighton Dam Road, Brookeville

To Whom It May Concern:

The Montgomery County Historic Preservation Commission on December 16, 2015, reviewed and approved plans for the rehabilitation of the above referenced property, a site listed in the Montgomery County Master Plan for Historic Preservation.

Subsequently, on January 27, 2016 the Commission gave preliminary support for the construction of accessory structures and other alterations. Final approval is pending submission of a historic area work permit reflecting the comments the Commission provided on January 27, 2016.

Sincerely,

Scott Whipple, Supervisor  
Historic Preservation Section





DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: mbooz@michebooz.com Contact Person: MICHE BOOZ  
Daytime Phone No.: 301-774-6911  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JEFFREY SHIRAZI Daytime Phone No.: 301-674-1406  
Address: 4205 ELIZABETH ST. ROCKVILLE MD 20853  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: MICHE BOOZ ARCHITECT Daytime Phone No.: 301-774-6911

**LOCATION OF BUILDING/PREMISE**

House Number: 1811 Street: BRIGHTON DAM ROAD  
Town/City: BROOKEVILLE Nearest Cross Street: BORDLY DRIVE  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: "P115 TAX JU123"

**PART ONE: TYPE OF PERMIT ACTION AND USE****1A. CHECK ALL APPLICABLE:**

☐ Construct ☒ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ 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: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☒ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☐ WSSC 02 ☒ Well 03 ☐ Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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

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

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

The property is a 35-acre former farm complex consisting of a pre-1783 house with early-20th century addition as well as a single-crib barn, english barn, family cemetery and pool with poolhouse. The house is a two-story frame structure on a low stone foundation with a partial basement accessed from a hatch door. This original portion is 5 irregular bays wide divided in two parts with a center hall and has a distinctive double-story porch under a catslide roof. The winder stair in the hall and rooms to the west include intact federal-period detailing. The metal-covered gable roof has a brick chimney at either end- the east chimney has been rebuilt in more than once and has a stone fireplace on the first floor. The kitchen addition on the south east corner is a two-story brick structure covered with various types of siding and a low-gable roof. The ground floor is stone in concrete on grade and there is a large brick fireplace in the east wall, dating from 1972. Neither level of this addition aligns to the original house. East of the house are two concrete slabs. The barns are overall sound but require repair. The pool and poolhouse are greatly dilapidated.

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

The project will reveal and preserve the original 18th century house to the greatest extent possible and create a new two-story addition to the east as well as a new carriage-house/ garage to the north of the farmhouse. The 20th-century kitchen addition will be removed and the double-story porch will be seen from the approach road as it would have originally appeared. The metal roof will be replaced with standing seam while the siding, exterior details, and windows will be restored. Rotted and otherwise damaged material will be replaced to match existing. Original interior doors and details will be restored, floors will be re-finished. The new wood-framed addition will be connected to the east end of the original house with a 'hyphen' that includes a new code-compliant stair. The addition will have a kitchen and living room on the first floor and a master bedroom suite on the second. A gabled screen porch on the north facade will face a new carriagehouse-style 2-bay garage across the parking area. The pool and poolhouse will be replaced.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

<b>Owner's mailing address</b> Jeffrey & Roshan Shirazi 4205 Elizabeth St. Rockville, MD 20853	<b>Owner's Agent's mailing address</b> Miche Booz 208 Market St. Brookeville, MD 20833
<b>Adjacent and confronting Property Owners mailing addresses</b>	
William & A.J. Whelan 1600 Brighton Dam Rd Brookeville, MD 20833	Henry & Therese Anderson 1601 Brighton Dam Rd Brookeville, MD 20833
Lawerence & E.F. Derx 1610 Brighton Dam Rd Brookeville, MD 20833	Clifford Bedford & D.A. Denise 1700 Brighton Dam Rd Brookeville, MD 20833
Christian E Newcomer Tr et al 1901 Brighton Dam Rd Brookeville, MD 20833	Daniel B Childs & H.A.S. 1911 Brighton Dam Rd Brookeville, MD 20833



PROSPECT HILL – 1811 BRIGHTON DAM ROAD. BROOKEVILLE, MD  
NARRATIVE OF PROPOSED HAWP REVISION

In the course of preparing construction documents for the building permit application we and the owner have found the existing East chimney of the farm house to be substandard and propose that it and the fireplace be replaced.

The East fireplace in the first floor Living Room is not original construction. In the MSA report the excerpt from *Historic Montgomery County*, Farquhar mentions that the room “had a hug fireplace in the early days”. It is clear from the construction of the existing fireplace and chimney that they are not of the same material and assembly as the original West chimney (plaster over stone built around framing). Inspection of the basement foundation reveals evidence of the original hearth extending about 18” wider than the current hearth. Furthermore a modern brick chimney that vented a furnace in the basement has been added to the North side of the older chimney, clearly visible from the exterior photographs.

The east fireplace and chimney in question are non-functional. The throat of the fireplace is undersized for the opening area and it appears the flue above is undersized as well. The chimney is only about 16” thick and the combined fireplace chimney and furnace chimney are only about 32” wide. The available opening within the chimney is not sufficient for rehabilitation and it is our belief, given that this narrow chimney is not anchored to the house, that the assembly is a hazard to the structure and the occupants.

We proposed to replace the East assembly with a new larger fireplace and chimney clad with stone mainly from the site. We would like to design the dimensions of the fireplace to be similar to regional revolutionary-era construction and emphasize the prominence of this feature in the Living Room.

The new chimney would extend in plan about 2’-10” from the East wall of the house compared to the existing 1’-4”. Our earlier design which we submitted for a preliminary HAWP on 11/16/2016 kept the existing chimney and planned the first floor Powder Room and second floor Bathroom and Laundry around those smaller dimensions. Due to the larger (and code-compliant) chimney we have had to expand the hyphen 12” to the East, 9” to the North and 9” to the South to allow accommodate the Powder Room and Bathroom. The Laundry could no longer fit on the second floor and we have relocated it to the first floor Mudroom. The Mudroom will need to be expanded 12” in the East-West dimension and 18” to the North.

These changes slightly increase the footprint dimensions that we submitted in November and we ask that these revisions be permitted as they are relatively minor and resultant from coordinating the design with a more thorough understanding of the existing conditions.

Sincerely,  
Miche Booz Architect





EXISTING WEST CHIMNEY TO REMAIN



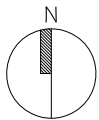
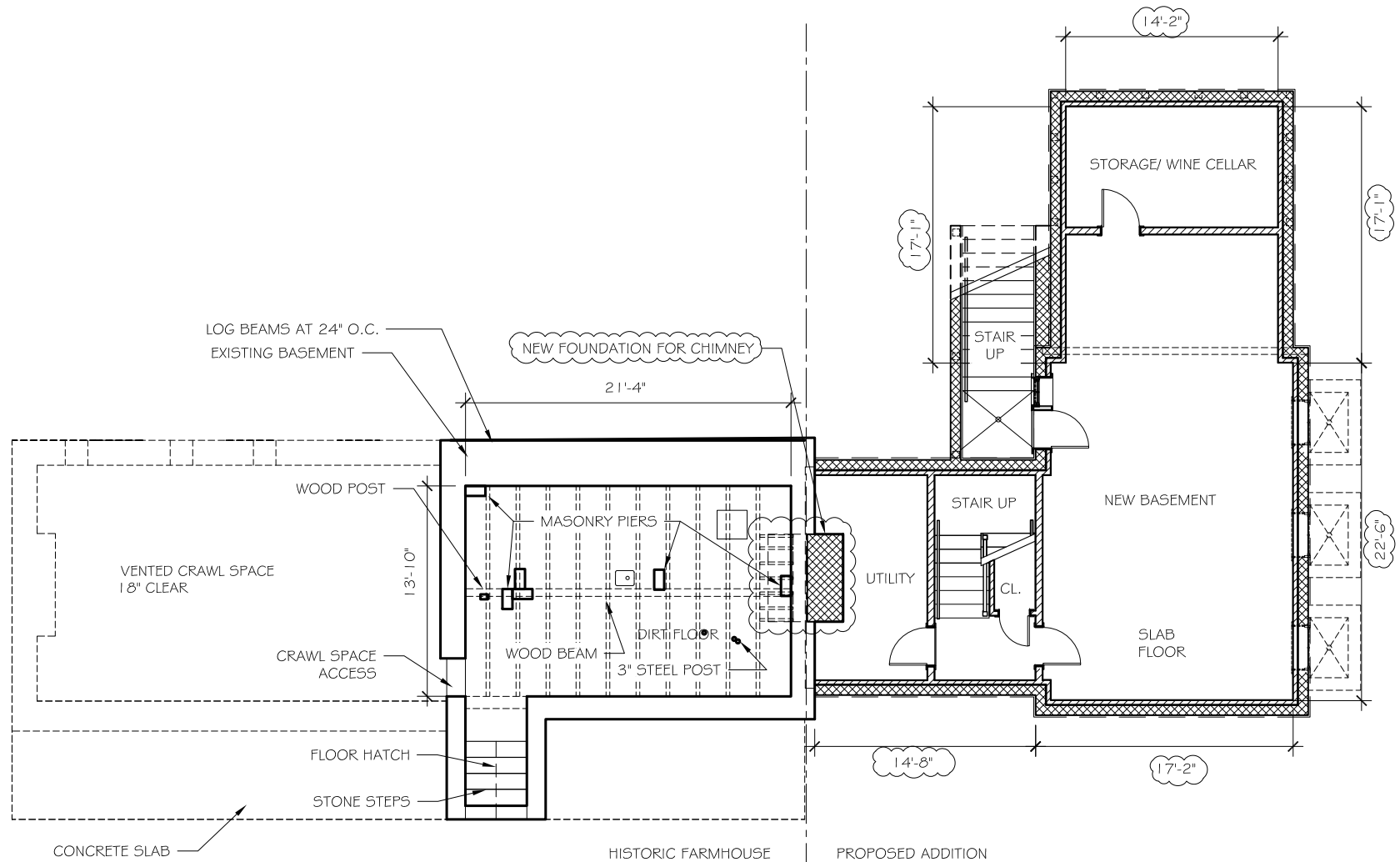
EAST STONE FIREPLACE TO BE REPLACED



EAST ELEVATION OF EAST CHIMNEY  
SHOWING ADDED BRICK VENT TO  
NORTH



NORTH ELEVATION OF EAST CHIMNEY  
SHOWING 16 INCH WIDTH



SCALE: 3/32" = 1'-0"

0 2' 4' 8' 12'

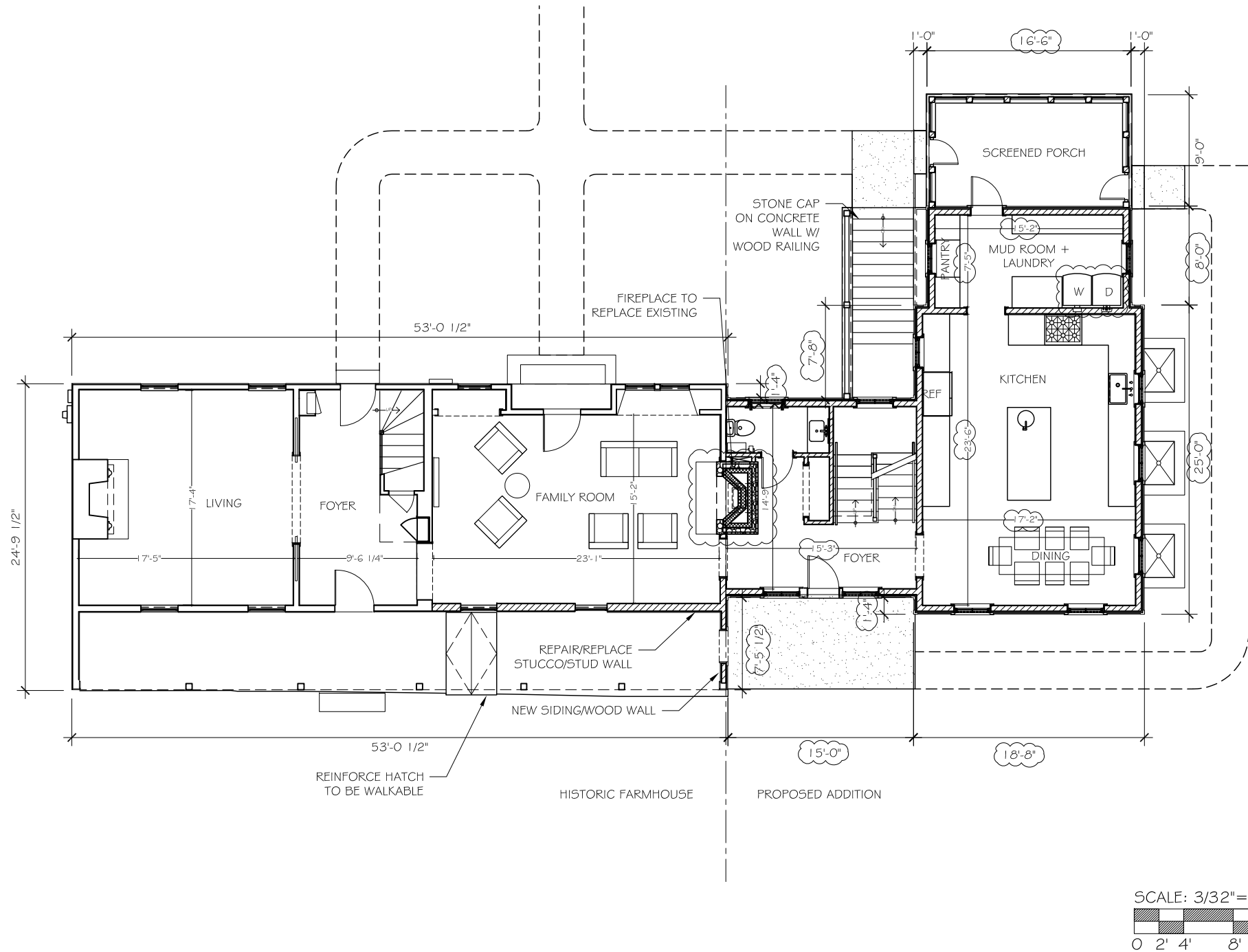
**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville MD 20833  
301 774 6911 www.michebooz.com

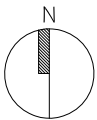
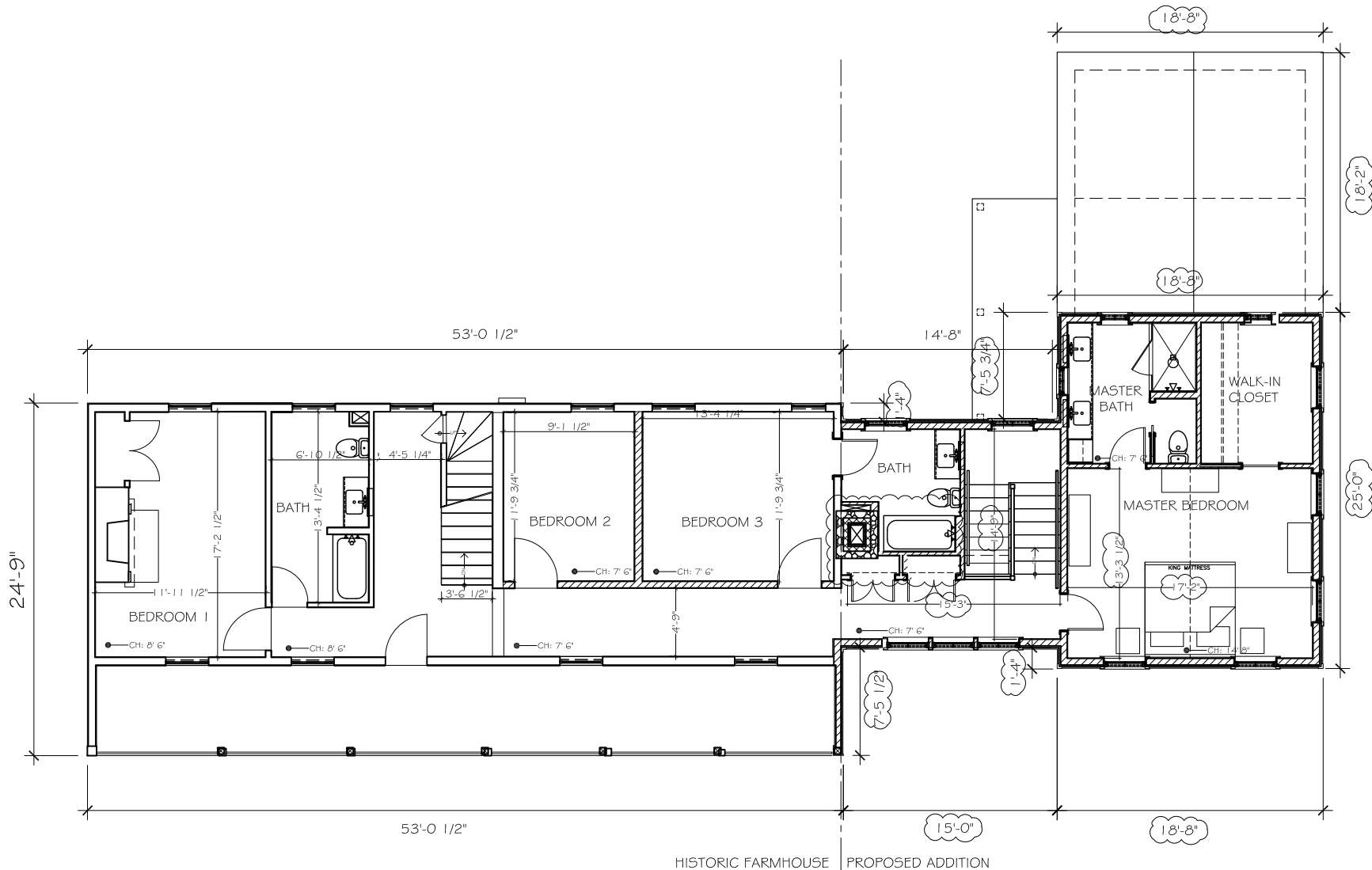
**PROSPECT HILL**  
1811 Brighton Dam Rd  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

**PROPOSED BASEMENT PLAN**  
**HISTORIC AREA WORK PERMIT**

**APR 12, 2016**

**A1**





SCALE: 3/32" = 1'-0"

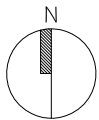
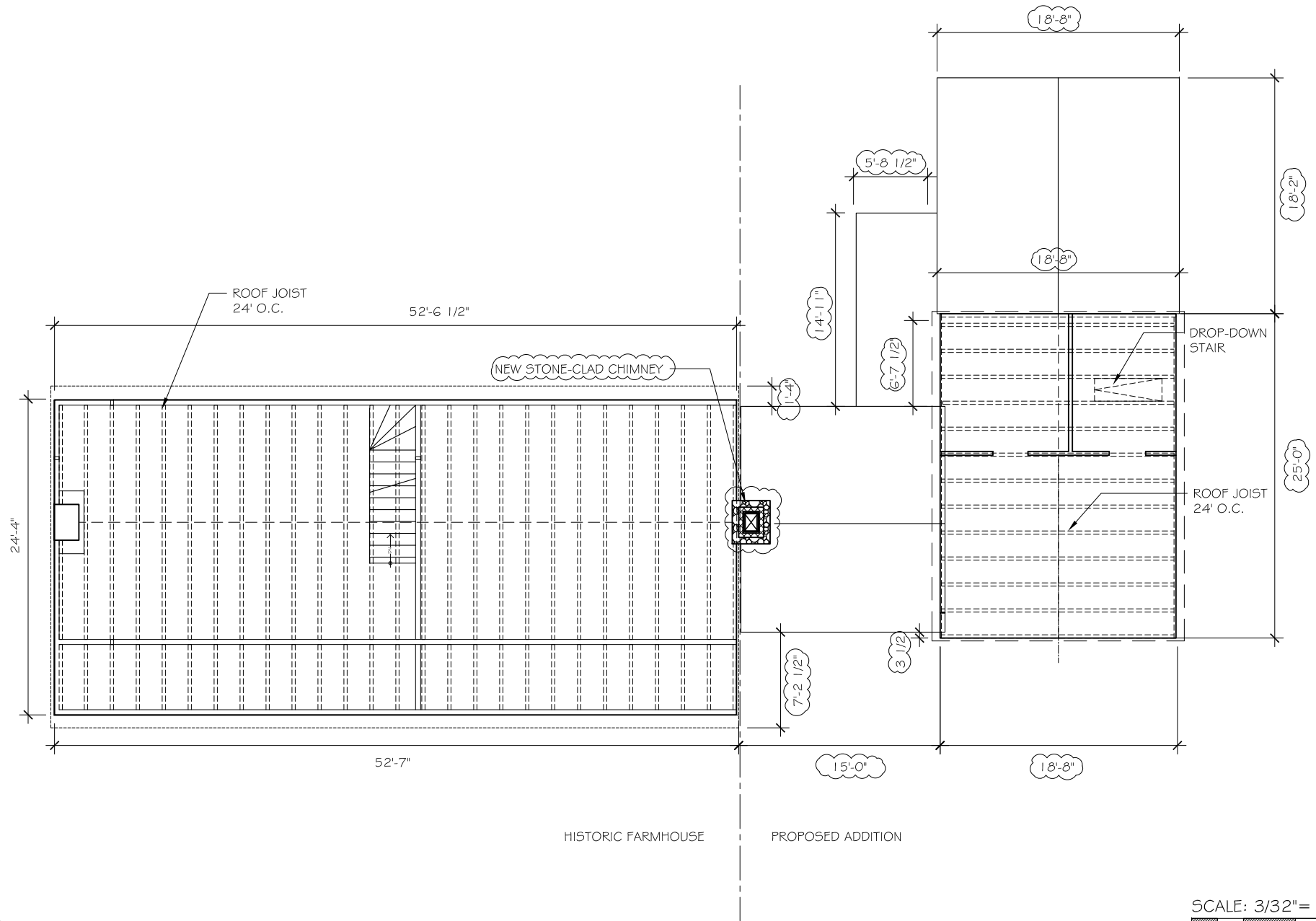
**MICHE BOOZ**  
 ARCHITECT  
 208 Market St. Brookeville MD 20833  
 301 774 6911 www.michebooz.com

**PROSPECT HILL**  
 1811 Brighton Dam Rd  
 Brookeville, MD 20833  
 Jeffrey + Roshan Shirazi

**PROPOSED SECOND FLOOR PLAN**  
**HISTORIC AREA WORK PERMIT**

**APR 12, 2016**

**A3**



SCALE: 3/32" = 1'-0"

**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville MD 20833  
301 774 6911 www.michebooz.com

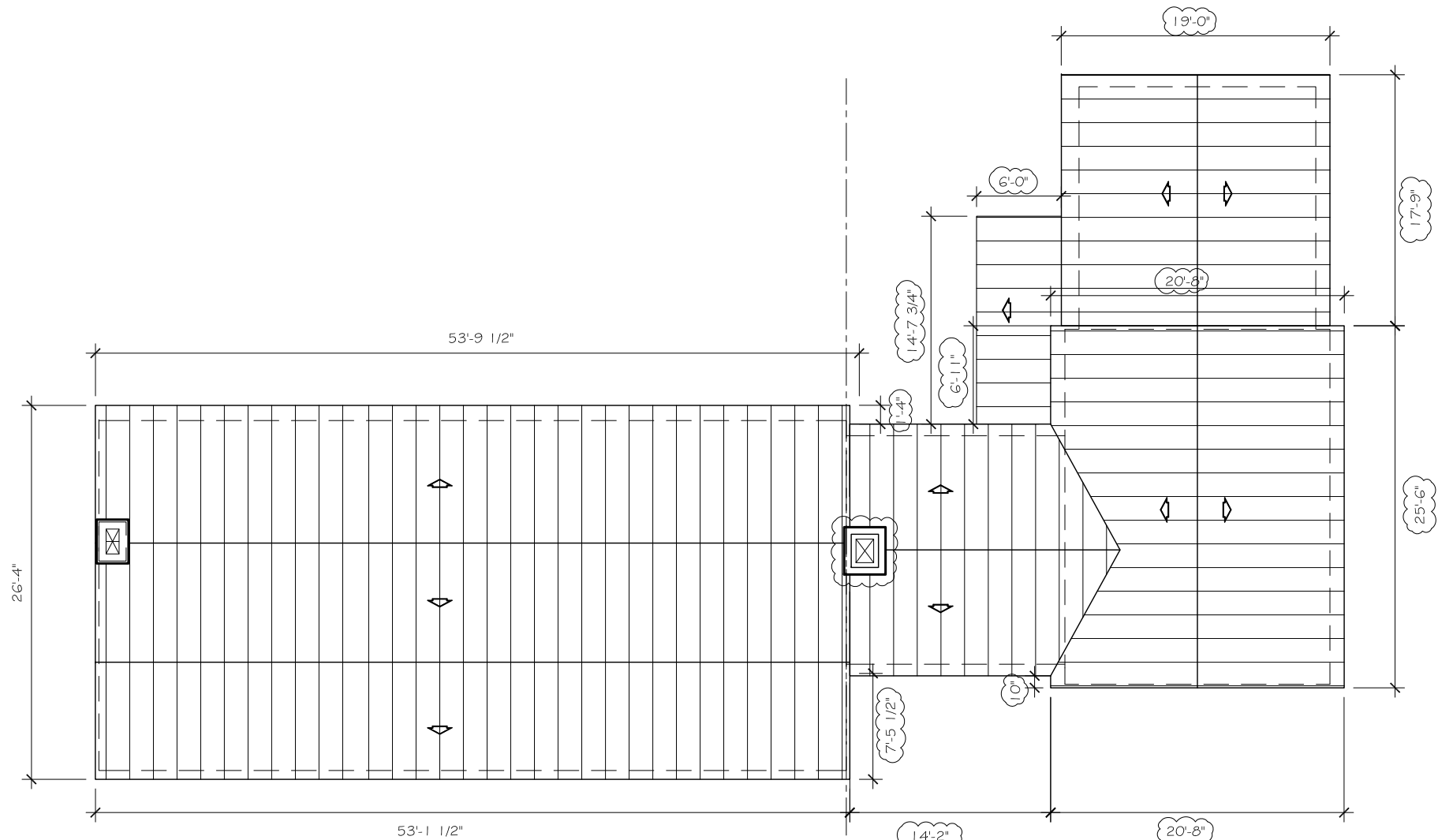
**PROSPECT HILL**  
1811 Brighton Dam Rd  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

**PROPOSED ATTIC PLAN**

**HISTORIC AREA WORK PERMIT**

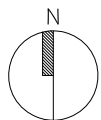
**APR 12, 2016**

**A4**



HISTORIC FARMHOUSE

PROPOSED ADDITION



SCALE: 3/32" = 1'-0"

**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville MD 20833  
301 774 6911 www.michebooz.com

**PROSPECT HILL**  
1811 Brighton Dam Rd  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

PROPOSED ROOF FLOOR PLAN

**HISTORIC AREA WORK PERMIT**

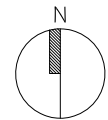
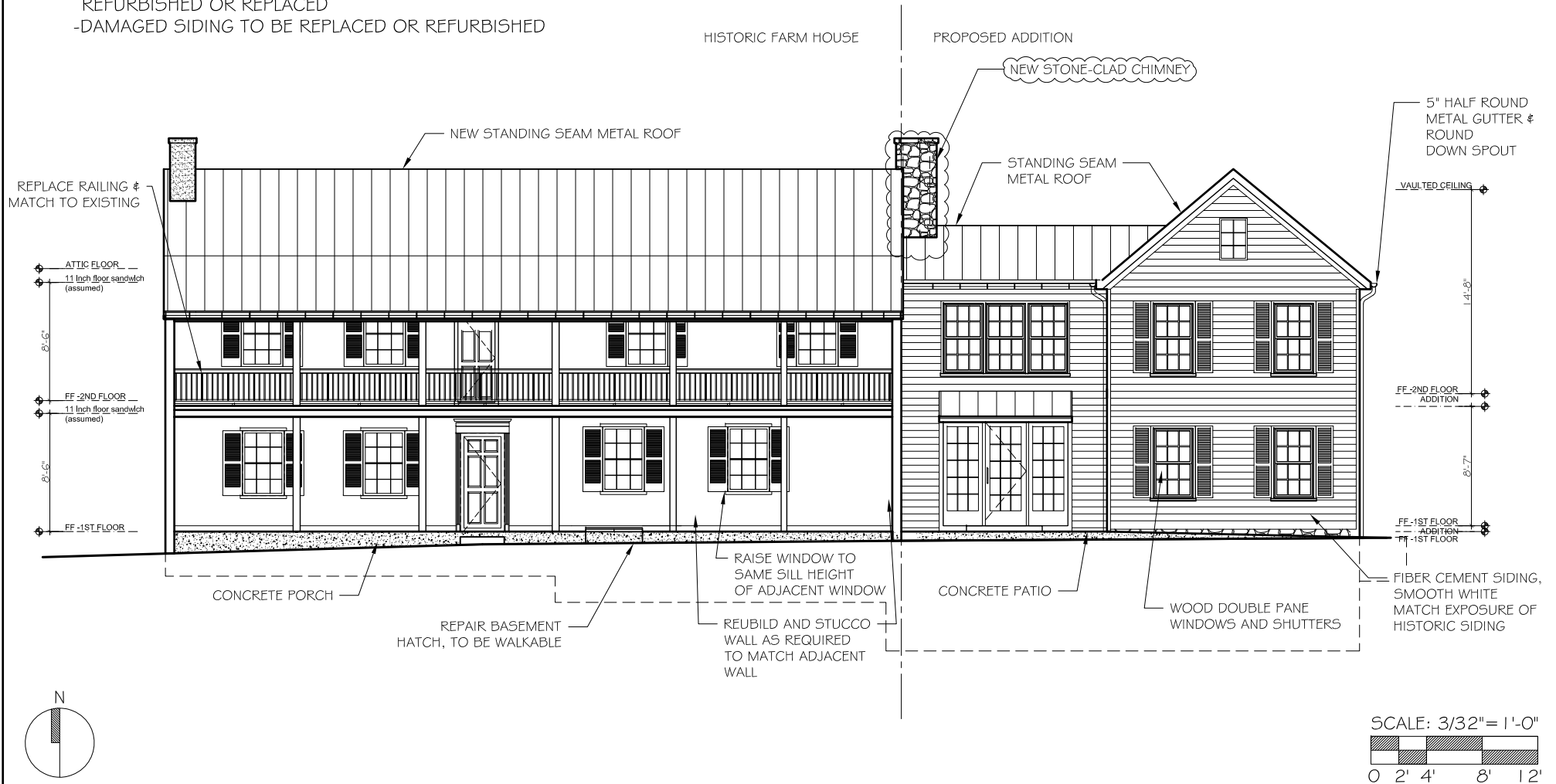
**APR 12, 2016**

**A5**



NOTES:

- STORM DOORS AND WINDOWS TO BE REMOVED
- HISTORIC DOORS AND WINDOWS TO BE REFURBISHED OR REPLACED TO MATCH EXISTING
- NEW WINDOWS TO MATCH EXISTING HISTORIC WINDOWS
- ROOF OF 18TH CENTURY FARM HOUSE TO BE REPAIRED AND SLOPED BASED ON ON SITE MEASUREMENTS
- DAMAGED PLASTER AND WALLS TO BE RESTORED OR REPLACED
- NEW MATERIALS TO MATCH EXISTING HISTORIC MATERIALS
- DAMAGED HISTORIC TRIM AND WOODWORK TO BE EXAMINED BEFORE REFURBISHED OR REPLACED
- DAMAGED SIDING TO BE REPLACED OR REFURBISHED



**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville MD 20833  
301 774 6911 www.michebooz.com

**PROSPECT HILL**  
1811 Brighton Dam Rd  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

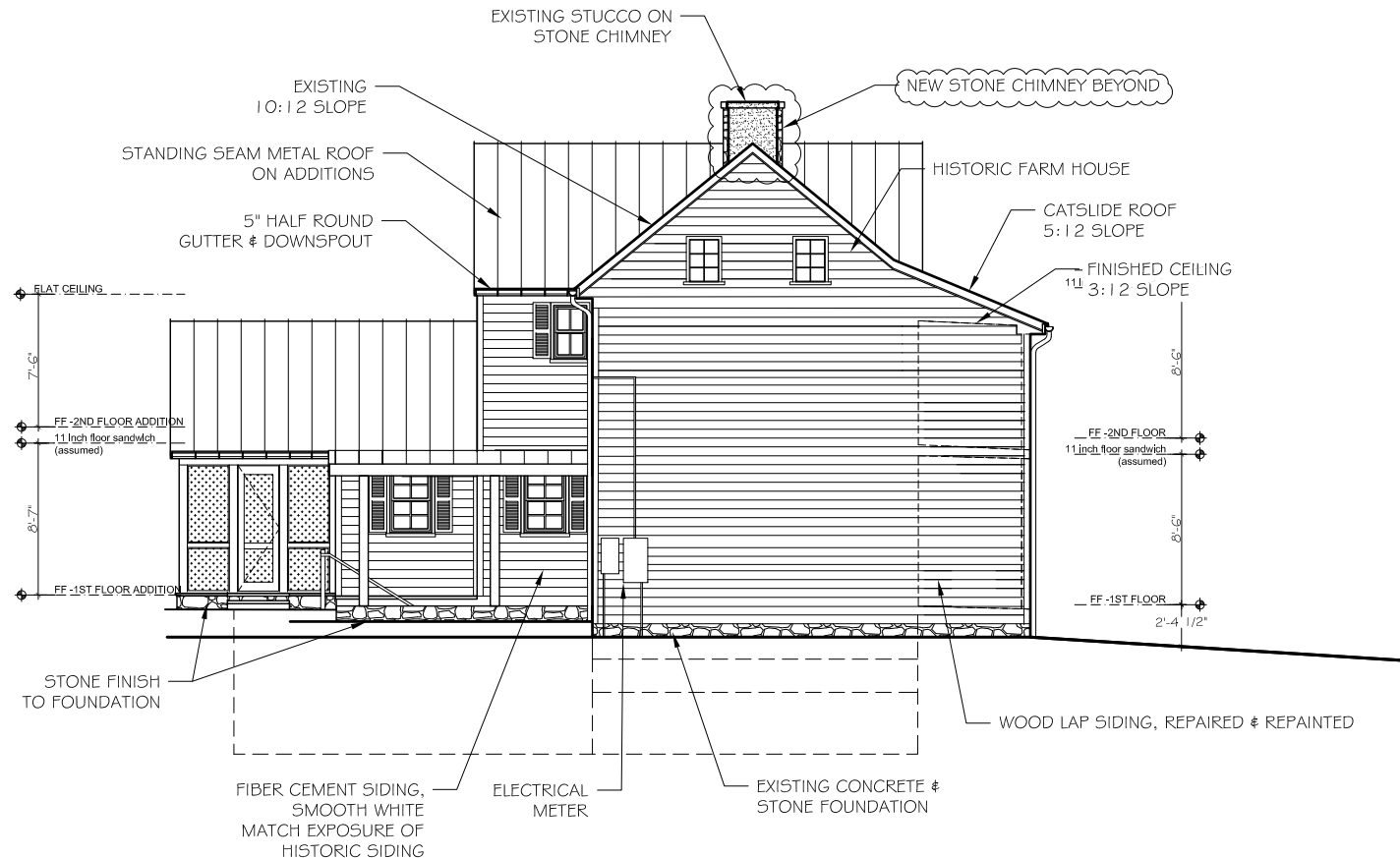
**PROPOSED SOUTH ELEVATION**  
**HISTORIC AREA WORK PERMIT**

**APR 12, 2018**

**A6**

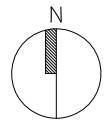
NOTES:

- STORM DOORS AND WINDOWS TO BE REMOVED
- HISTORIC DOORS AND WINDOWS TO BE REFURBISHED OR REPLACED TO MATCH EXISTING
- NEW WINDOWS TO MATCH EXISTING HISTORIC WINDOWS
- ROOF OF 18TH CENTURY FARM HOUSE TO BE REPAIRED AND SLOPED BASED ON ON SITE MEASUREMENTS
- DAMAGED PLASTER AND WALLS TO BE RESTORED OR REPLACED
- NEW MATERIALS TO MATCH EXISTING HISTORIC MATERIALS
- DAMAGED HISTORIC TRIM AND WOODWORK TO BE EXAMINED BEFORE REFURBISHED OR REPLACED
- DAMAGED SIDING TO BE REPLACED OR REFURBISHED



SCALE: 3/32" = 1'-0"

0 2' 4' 8' 12'



**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville MD 20833  
301 774 6911 www.michebooz.com

**PROSPECT HILL**  
1811 Brighton Dam Rd  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

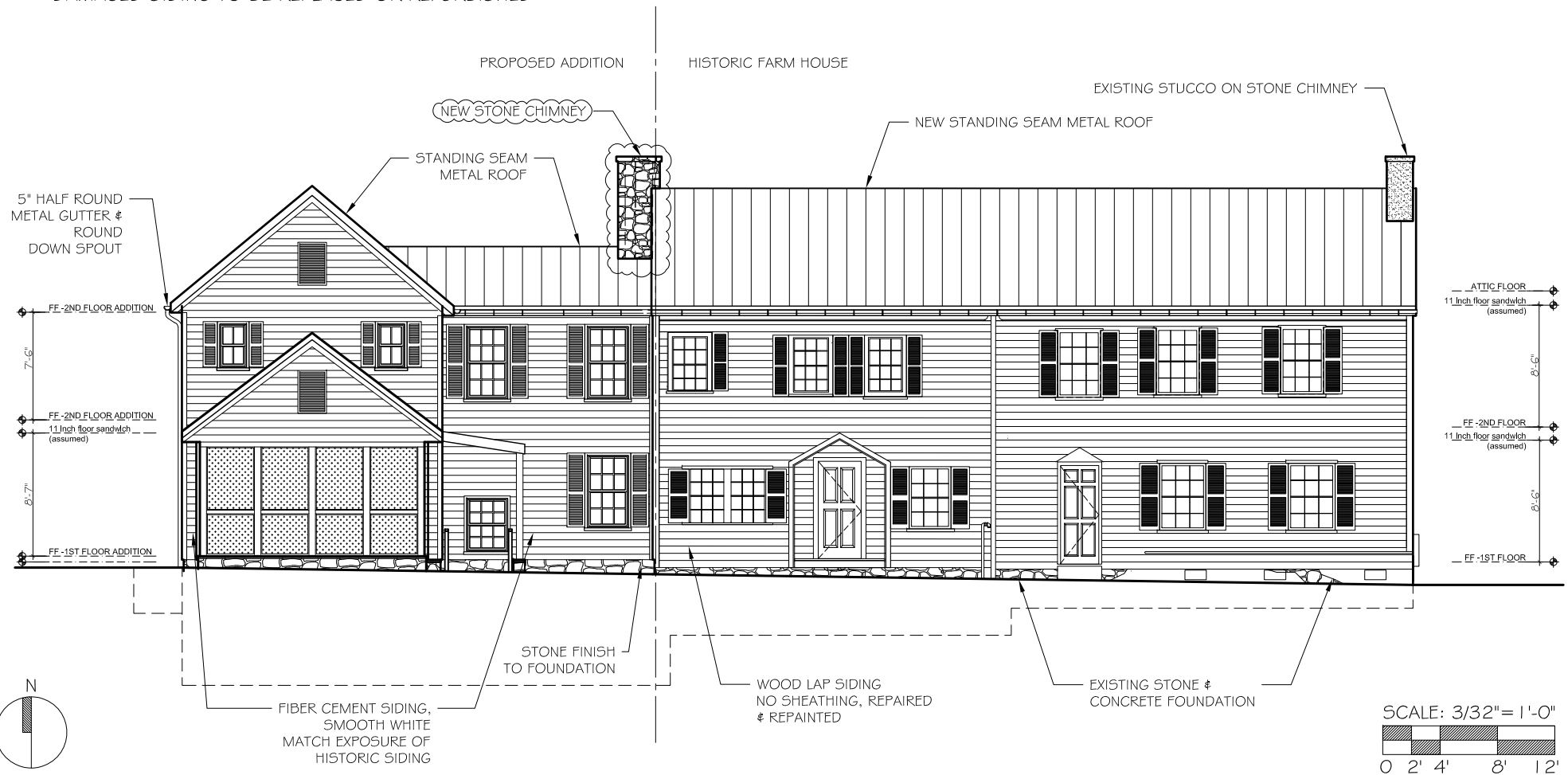
**PROPOSED WEST ELEVATION**  
**HISTORIC AREA WORK PERMIT**

**APR 12, 2018**

**A7**

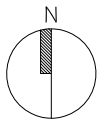
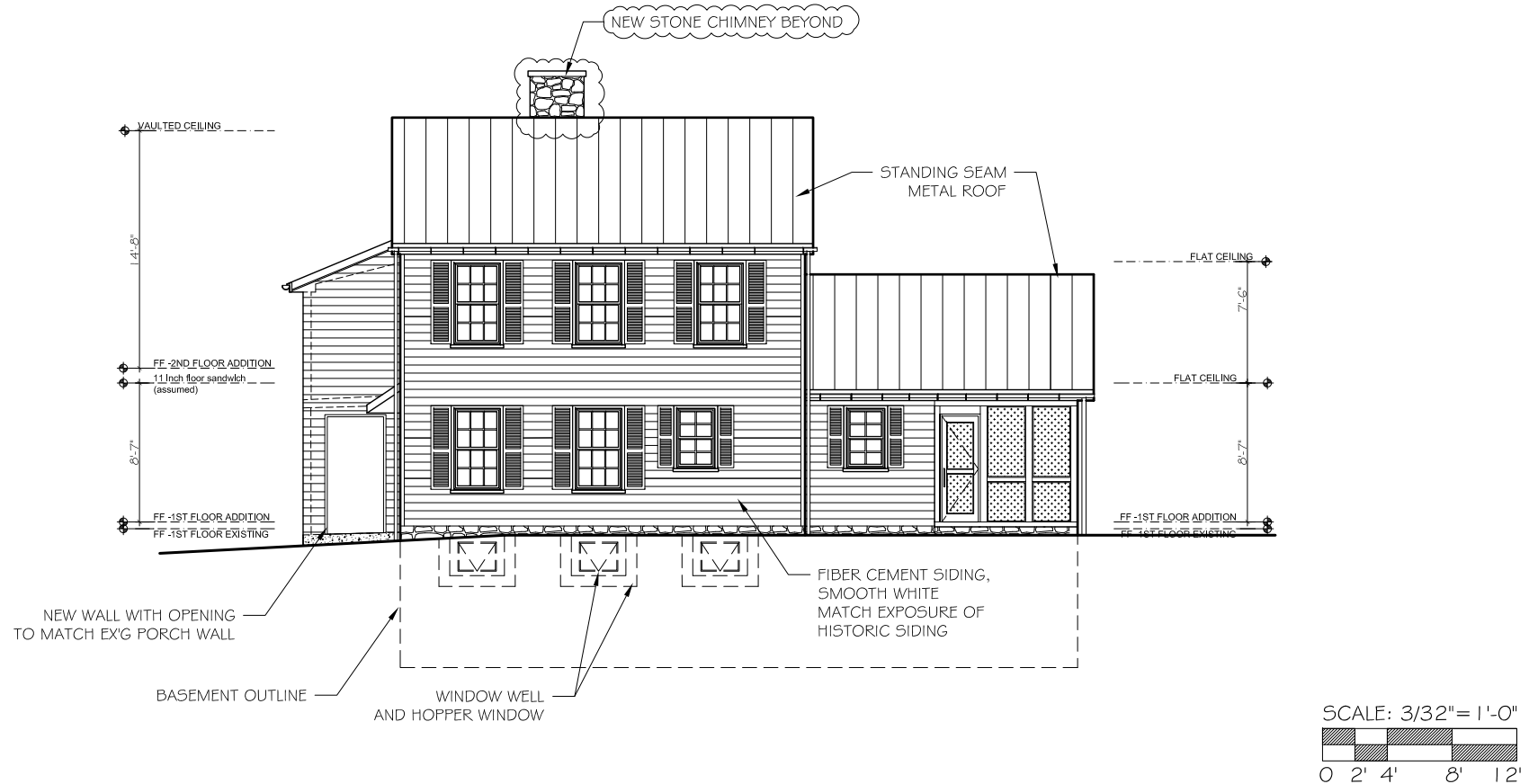
NOTES:

- STORM DOORS AND WINDOWS TO BE REMOVED
- HISTORIC DOORS AND WINDOWS TO BE REFURBISHED OR REPLACED TO MATCH EXISTING
- NEW WINDOWS TO MATCH EXISTING HISTORIC WINDOWS
- ROOF OF 18TH CENTURY FARM HOUSE TO BE REPAIRED AND SLOPED BASED ON ON SITE MEASUREMENTS
- DAMAGED PLASTER AND WALLS TO BE RESTORED OR REPLACED
- NEW MATERIALS TO MATCH EXISTING HISTORIC MATERIALS
- DAMAGED HISTORIC TRIM AND WOODWORK TO BE EXAMINED BEFORE REFURBISHED OR REPLACED
- DAMAGED SIDING TO BE REPLACED OR REFURBISHED



NOTES:

- STORM DOORS AND WINDOWS TO BE REMOVED
- HISTORIC DOORS AND WINDOWS TO BE REFURBISHED OR REPLACED TO MATCH EXISTING
- NEW WINDOWS TO MATCH EXISTING HISTORIC WINDOWS
- ROOF OF 18TH CENTURY FARM HOUSE TO BE REPAIRED AND SLOPED BASED ON ON SITE MEASUREMENTS
- DAMAGED PLASTER AND WALLS TO BE RESTORED OR REPLACED
- NEW MATERIALS TO MATCH EXISTING HISTORIC MATERIALS
- DAMAGED HISTORIC TRIM AND WOODWORK TO BE EXAMINED BEFORE REFURBISHED OR REPLACED
- DAMAGED SIDING TO BE REPLACED OR REFURBISHED



**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville MD 20833  
301 774 6911 www.michebooz.com

**PROSPECT HILL**  
1811 Brighton Dam Rd  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

**PROPOSED EAST ELEVATION**

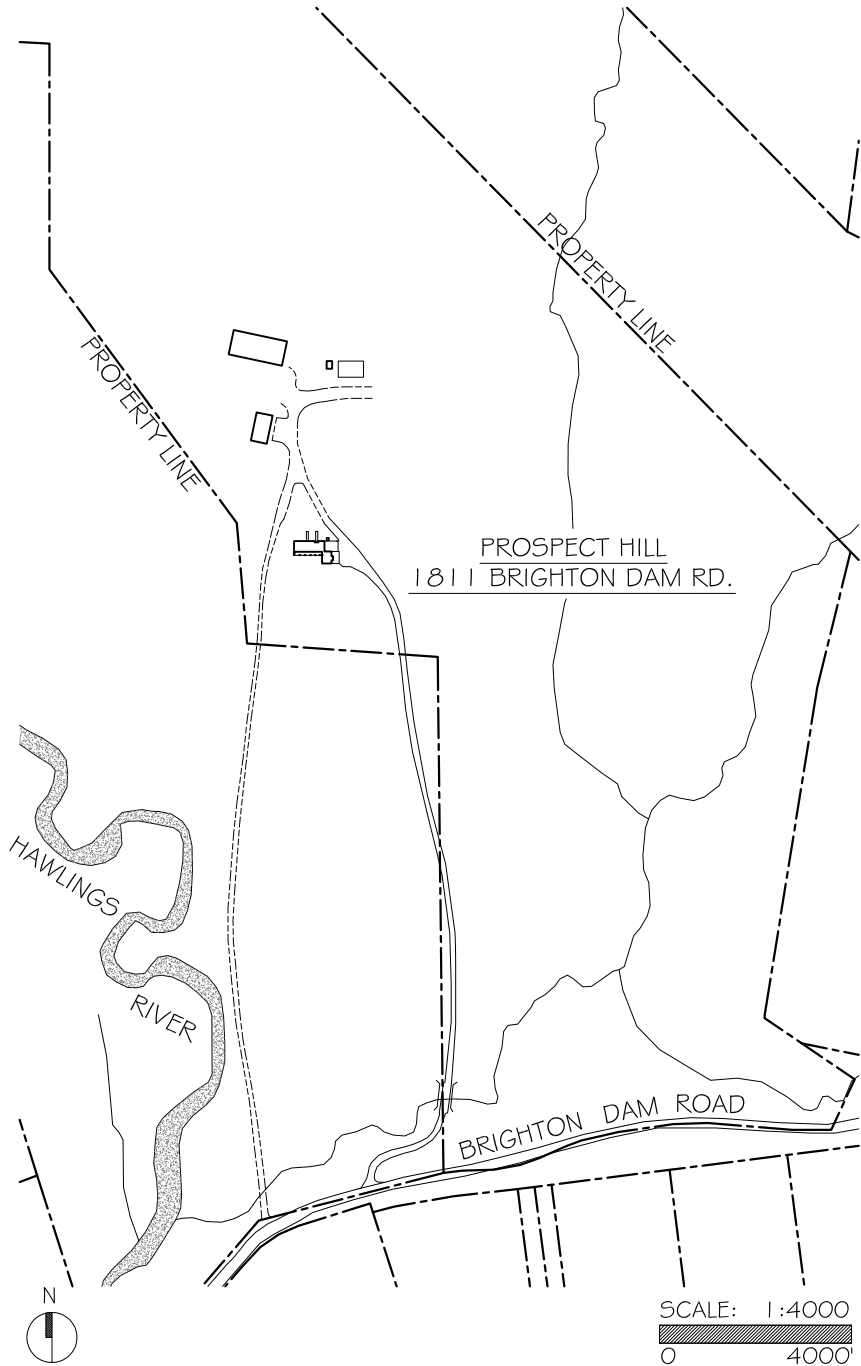
**HISTORIC AREA WORK PERMIT**

**APR 12, 2016**

**A9**



## VICINITY PLAN



## AERIAL VIEW



**MICHE BOOZ**  
 ARCHITECT  
 208 Market St. Brookeville MD 20833  
 301 774 6911 www.michebooz.com

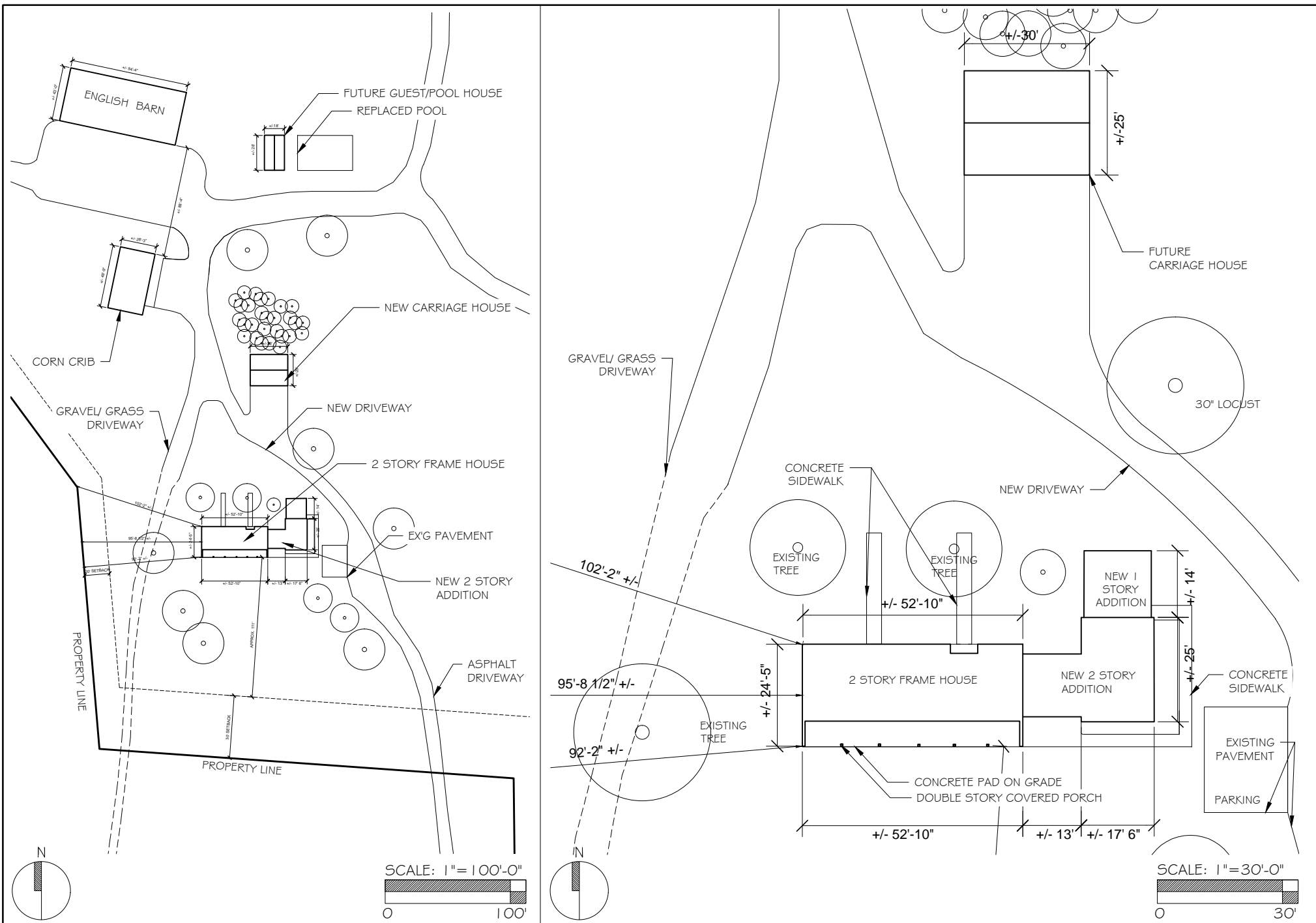
**PROSPECT HILL**  
 1811 Brighton Dam Road  
 Brookeville, MD 20833  
 Jeffrey + Roshan Shirazi

**COVER SHEET**

**HISTORIC AREA WORK PERMIT - PRELIMINARY**

**AUG 27, 2013**

**CS**







WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

**MICHE BOOZ**  
 A R C H I T E C T  
 208 Market St. Brookeville MD 20833  
 301 774 6911 www.michebooz.com

**PROSPECT HILL**  
 1811 Brighton Dam Road  
 Brookeville, MD 20833  
 Jeffrey + Roshan Shirazi

REFERENCE IMAGES

**HISTORIC AREA WORK PERMIT - PRELIMINARY**

**AUG 27, 2013**

**R1**





BASEMENT HATCH AT PORCH SLAB



SECOND FLOOR OF PORCH LOOKING EAST



EAST CORNER OF PORCH



NE CORNER DETAIL



NORTHEAST CORNER



EAST DOOR ON NORTH ELEVATION



WEST DOOR ON NORTH ELEVATION

**MICHE BOOZ**  
ARCHITECT  
208 Market St. Brookeville MD 20833  
301 774 6911 www.michebooz.com

**PROSPECT HILL**  
1811 Brighton Dam Road  
Brookeville, MD 20833  
Jeffrey + Roshan Shirazi

REFERENCE IMAGES

**HISTORIC AREA WORK PERMIT - PRELIMINARY**

**AUG 27, 2013**

**R2**