

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|-----------------------|---|-----------------------|--------------|
| Address: | 2240 Brighton Dam Road, Brookeville | Meeting Date: | 7/28/2021 |
| Resource: | Master Plan Site #23/82 (Grafton Holland Farm) | Report Date: | 7/21/2021 |
| Applicant: | Ingrid Solem (Brian Kotzker, Esq., Agent) | Public Notice: | 7/14/2021 |
| Review: | HAWP | Tax Credit: | No |
| Permit Number: | 958637 | Staff: | Michael Kyne |
| PROPOSAL: | Demolition of non-contributing outbuildings | | |

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

- The stone foundation of the frame house must be maintained in situ, pending further investigation by HP staff. The foundation may be backfilled with clean fill dirt and all utilities removed so as not to create a hazardous condition on the site.**

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #23/82, *Grafton Holland Farm*
DATE: c. 1800, c. 1835, mid-1800s

Excerpt from *Places from the Past*:

The Grafton Holland House represents the evolution of a house owned by the same family for over a century. It is one of three Holland farms in the Hawlings River Valley. The first eastern (left) section of the house was probably built about 1800. The one-story log structure has an internal end chimney noteworthy for its substantial stone construction. In 1834, Grafton Holland inherited 92 acres from his father James Holland. Grafton is thought to have built the western section c1835, soon after his inheritance. Facing north the three bay dwelling has a two-story rear gallery porch. Like the two other Holland houses in the valley (Prospect Hill and Landgate), there is a blank end wall (west) lit only by two attic windows. The two structures were probably joined in the mid-1800s, before Grafton's 1864 death. The farmstead includes a gambrel-roof bank barn and corncrib.

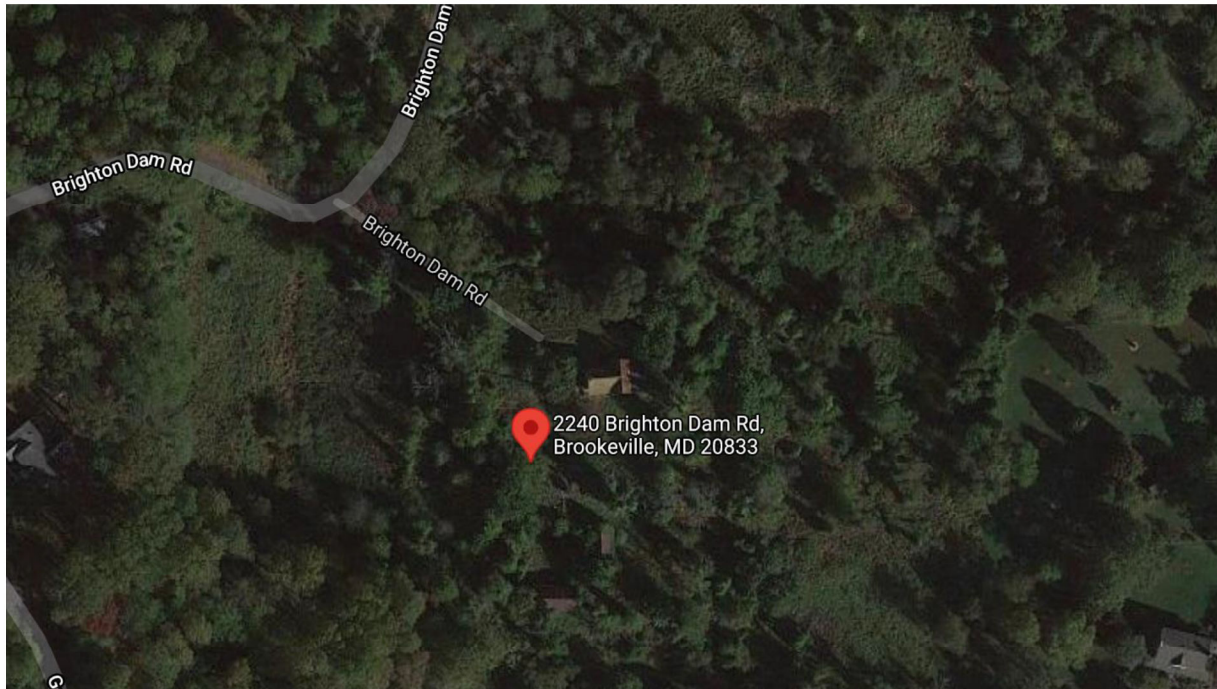


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to demolish two non-contributing outbuildings at the subject property – a 25' x 27' single-story, frame house constructed in 1961, and a 13' x 14' free-standing shed located about 12' behind it. The frame house was significantly damaged by fire in 2008.

Earlier this year, HP staff inspected the frame house and determined that the stone foundation may be historic, based upon materials and construction methods. The frame house currently on the foundation was investigated down to the exterior framing and sill plate, and staff has determined that the dwelling itself is of mid-20th century construction and is not historic. Staff recommends a condition of approval, stipulating that the stone foundation of the frame house must be maintained, pending further investigation by HP staff.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

4. Removal of accessory buildings that are not original to the site or otherwise historically significant.

Montgomery County Code; Chapter 24A-8

- (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation 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.” The applicable *Standards* are as follows:

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

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 with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

and with the general condition that the applicant shall present an electronic set 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 958637
DATE ASSIGNED 06 July 2021

APPLICANT:

Name: Ingrid L. Solem

E-mail: hcf20833@gmail.com

Address: 1130 Basil Road

City: McLean Zip: 22101

Daytime Phone: 703-356-1989

Tax Account No.: 00719470

AGENT/CONTACT (if applicable):

Name: Brian D. Kotzker, Esq.

E-mail: bkotzker@sgrwlaw.com

Address: Selzer-Gurvitch 4416 East West Hwy

City: Bethesda, MD Zip: 20814

Daytime Phone: 301-634-3138

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M:23-082

Is the Property Located within an Historic District? ___ Yes/District Name _____
x No/Individual Site Name Grafton Holland Farm

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: 2240 Brighton Dam Road

Town/City: Brookeville, MD 20833 Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Ingrid L. Solem
Signature of owner or authorized agent

06 July 2021
Date

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

| | |
|---|--|
| <p>Owner's mailing address Ingrid L. Solem 1130 Basil Road McLean, VA 22101</p> | <p>Owner's Agent's mailing address Brian D. Kotzker, Esq. Selzer Gurvitch 4416 East West Highway Fourth Floor Bethesda, MD 20814</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>Prakash, John & Elizabeth Liv Trust 19737 Golden Valley Lane Brookeville MD 20833</p> | <p>Strickland Family Trust 19736 Golden Valley Lane Brookeville MD 20833</p> |
| <p>Sunnymeade Homeowners Assn 19727 Golden Valley Lane Brookeville MD 20833</p> | <p>Gaskill William H 3RD & K T 19709 Golden Valley Lane Brookeville MD 20833</p> |
| | |

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Demolition of both the farmer/worker house and the associated laundry room/shed

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

| | Required Attachments | | | | | | |
|--------------------------------|------------------------|--------------|---------------------|----------------------------|----------------|----------------|-----------------------------|
| Proposed Work | I. Written Description | 2. Site Plan | 3. Plans/Elevations | 4. Material Specifications | 5. Photographs | 6. Tree Survey | 7. Property Owner Addresses |
| New Construction | * | * | * | * | * | * | * |
| Additions/Alterations | * | * | * | * | * | * | * |
| Demolition | * | * | * | | * | | * |
| Deck/Porch | * | * | * | * | * | * | * |
| Fence/Wall | * | * | * | * | * | * | * |
| Driveway/Parking Area | * | * | | * | * | * | * |
| Grading/Excavation/Landscaping | * | * | | * | * | * | * |
| Tree Removal | * | * | | * | * | * | * |
| Siding/ Roof Changes | * | * | * | * | * | | * |
| Window/ Door Changes | * | * | * | * | * | | * |
| Masonry Repair/ Repoint | * | * | * | * | * | | * |
| Signs | * | * | * | * | * | | * |

Attachment 1: Written Description

The Farmer/Worker House

It is a very small single-story, frame house measuring 25 feet x 27 feet. It was built in the Spring/Summer of 1961. There is a free-standing shed located about 12 feet behind it that served as a laundry room; this shed measures 13 feet x 14 feet.

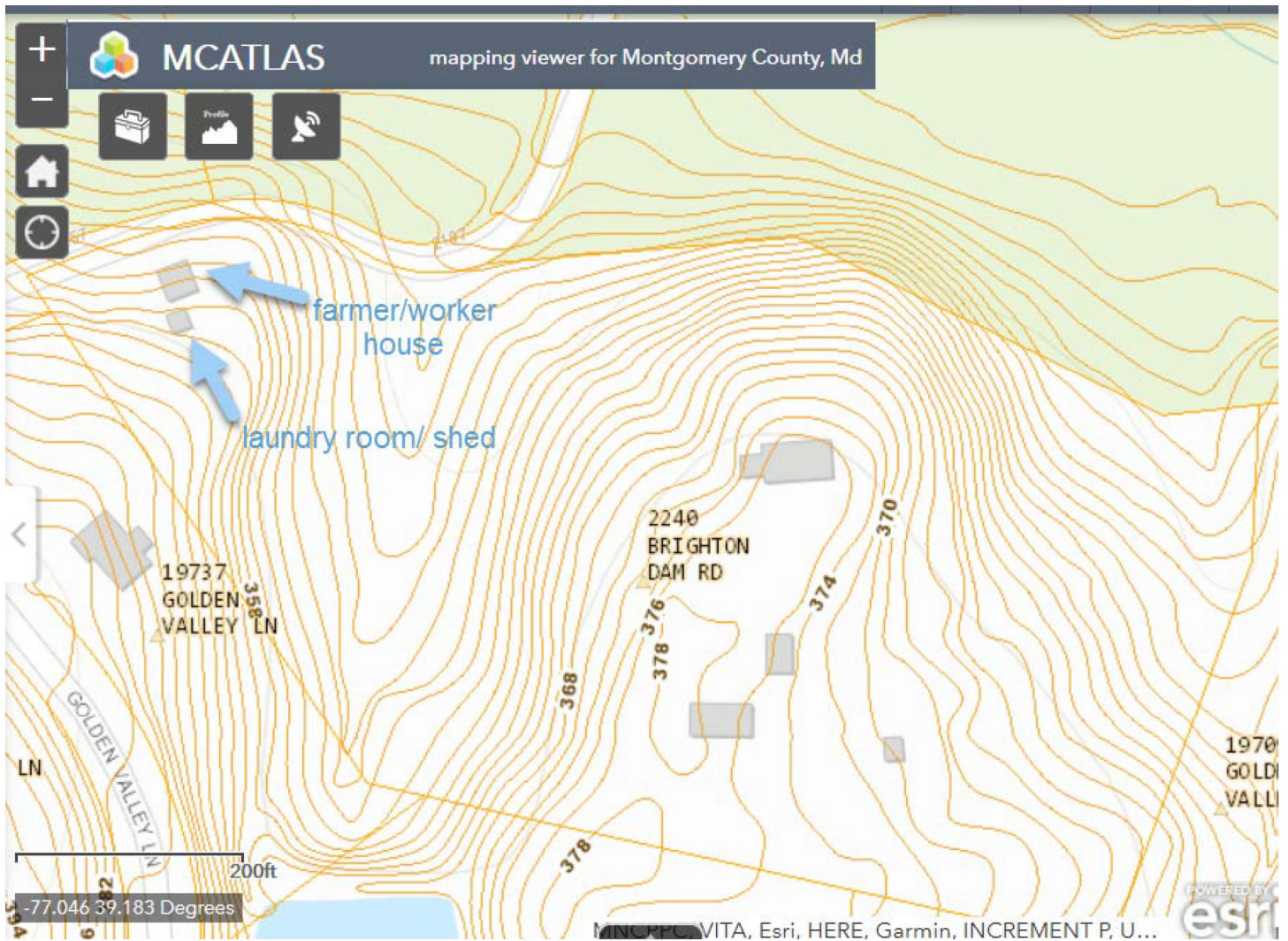
In November 2008, the occupant of the house (Mr Claud Shipe) disconnected from the chimney the high-quality wood burning stove that I had provided for his use and, unbeknownst to me (although he should have consulted me beforehand, and -- had he done so -- I would have dissuaded him), connected instead a pellet-burning stove. Since the chimney of this house had been designed for a wood-burning stove, not a pellet-burning stove, it could not withstand the much hotter exhaust produced by the pellet-burning stove. As a result, shortly after Mr Shipe ignited the pellets, a fire erupted in the chimney and quickly spread to the roof. By the time the fire department extinguished the flames, both the chimney and the roof had sustained major damage. I hired an expert to assess the situation and he informed me that, given the extent and severity of the damage, it would not be cost-effective to attempt to repair the house.

The free-standing laundry room/shed was not damaged by the fire. Although I requested that Mr Shipe leave my property immediately, he said that he would prefer to move his bed into the laundry room/shed and live there, which he did. He continued to live in this structure until Inspectors Jolly and Robinson required him to vacate it on March 31, 2021.

Attachment 2: Site Plan



Attachment 3: Contour Map showing elevations



Attachments 4 and 6 are not applicable to this project.

Attachment 5: Photographs









