

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2240 Brighton Dam Road, Brookeville	Meeting Date:	12/15/2021
Resource:	Master Plan Site #23/82 <i>Grafton Holland Farm</i>	Report Date:	12/8/2021
Applicant:	Duanne Epperly (Miche Booz, Architect)	Public Notice:	12/1/2021
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	975256	Staff:	Michael Kyne
Proposal:	Partial demolition and new construction		

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #23/82, *Grafton Holland Farm*
DATE: c1800, c1835, 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 corner crib.

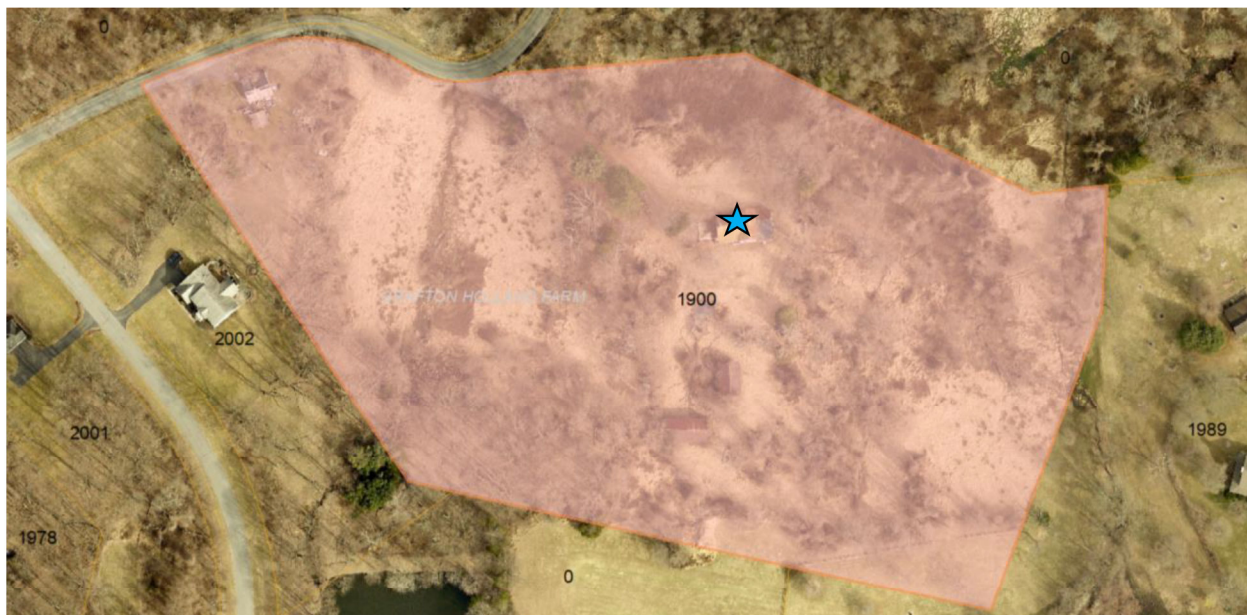


Fig. 1: Subject property, with historic house marked by the blue star.

PROPOSAL:

The applicant proposes partial demolition and new construction at the subject property.

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 ensure 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 the 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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:

Background and Site Visit

The Grafton Holland House is an early-to-mid 19th century farmhouse, which was constructed in three phases. The designation states that the earliest part of the house, dating to c. 1800, is the 1 ½-story eastern section (left side, as viewed from the public right-of-way of Brighton Dam Road). The westernmost/rightmost section dates to c. 1835 and is two stories, with two-level gallery porch on the south side (rear). The eastern and western sections of the house were connected via the construction of the two-story center section in the mid-1800s. The subject property contains several extant outbuildings, including the hay barn, corn crib, dairy building, cottage, and tenant house, which was approved for demolition at [the](#) July 28, 2021 HPC meeting.¹



Fig. 2: Sequence of construction.

¹ Link to July 28, 2021 HAWP staff report for demolition of the tenant house: <https://montgomeryplanning.org/wp-content/uploads/2021/07/I.F-2240-Brighton-Dam-Road-Brookeville-958637.pdf>

The applicant proposes phased rehabilitation and construction projects at the subject property. Future projects, which are not part of this application, include the following:

- Demolition of the non-historic/non-contributing tenant house (approved with the condition that the foundation will be retained at the July 28, 2021 HPC meeting) and reconstruction of the original two-story tenant house based on historic photographs.
 - The proposed reconstruction will require a waiver from Zoning and/or a variance, as the tenant house is front of the historic house and does not comply with setback requirements.
- Construction of a new three-level bank barn, replacing the original bank barn, which previously collapsed.
- Demolition of a non-historic concrete pad with CMU block garage underneath at the western end of the historic house, and construction of a patio in its place.

The proposals pertinent to this preliminary consultation are limited to the following:

- Demolition of non-historic additions/alterations at the eastern section of historic house.
- Construction of a new two-story rear addition with one-story hyphen to connect the addition to the eastern section of the historic house.
 - Neither elevations nor material specifications have not been provided for the proposed addition and/or hyphen, as the applicant is only seeking feedback regarding the proposed location and scale and massing.

Staff visited the subject property on December 2, 2021 and noted that all three sections of the house have a mix of materials and construction techniques, making it difficult to verify the sequence of construction via physical evidence.

On the eastern section, areas where siding has deteriorated and/or been removed reveals frame construction, not log as stated in the designation. Additionally, the roofing on the south/rear slope has been replaced with standing seam copper, while the north/front slope is covered with tin. From inside the attic, cedars shingles are present in some locations beneath the tin roofing. Notable alterations include two areas of the rear porch that have been enclosed to accommodate separate bathrooms, as well as the addition of a second-floor rooftop bathroom, which is accessed from an altered window in the center section.



Fig. 3: Rear of the eastern section of the historic house, with previous alterations/bathroom additions tinted red.

All three sections of the house share common features throughout, including a mix of cut nails and wire nails (the cut nails are not exposed enough to determine if they are Type A or B), hand-hewn joists in the basements and root cellar, locally found quartz and fieldstone foundations, a mix of circular saw marks and machine operated pit saw marks on the attic rafters and purlins, and pegged mortise and tenon joints.

Staff also noted that the attic/roof construction in the eastern section (believed to be the earliest) and center (the latest, connecting section) share similar atypical ridge boards with centered lap joints and notched rafters at the wall plates. However, the rafters in the attic of the western section exhibit a different method of construction. In the western section, staff also observed hand carved numbers on the rafters, which were likely used during construction, as well as the year 1855 hand painted with plaster on one rafter.

Based upon observations in the field, staff finds that the original log structure (eastern section) may have been altered and/or replaced with frame construction at some point, perhaps when the center section was constructed. This is supported by the matching atypical roof/attic construction techniques and materials, which at least indicate that the roof of the eastern section was replaced when the center section was constructed.

Demolition

The applicant proposes to remove the rear porch bathroom enclosures and rooftop bathroom from the eastern section of the historic house. The demolition is being proposed to restore the eastern section to its original condition and provide better connections/transitions for the proposed hyphen.

New Construction: Hyphen

As noted above, details and material specifications have not been provided for the proposed two-story rear addition and/or one-story hyphen. However, the submitted aerial perspective drawing indicates that the proposed hyphen will be constructed from glass and minimal wood framing. Based upon discussions with the architect, it is staff's understanding that the glass will be large single-lite windows to preserve openness and visibility, and the framing will take cues from the existing house features (i.e., rear gallery porch posts). The architect has also stated that the proposed glass hyphen will be designed for minimal direct impact to the historic building, and, where there is a direct impact, it will be limited to previously altered areas (i.e., the rear porch bathroom enclosures and rear roof slope/rooftop bathroom location). According to the submitted plans, the proposed glass hyphen will also be inset from the southeast corner of the center section of the historic house, preserving the original corners and building articulation.

New Construction: Addition

While the applicant has not provided existing or proposed elevations, they have provided scaled floorplans, indicating the following approximate footprints:

Existing Length	Proposed Length (Including 16' Long Hyphen)	Existing Width	Proposed Width (At Widest Point)
59'-10 1/4"	64'	32'	32'

Fig. 4: Existing and proposed footprints.

Although staff is unable to determine the height of the proposed two-story addition with the submitted information, the architect has stated that ridge of the addition will be lower than that of the center section of the historic house (highest point of the historic house).

Findings: Location

Although the eastern section of the house may be the oldest, there is evidence that it has been previously altered, particularly where the proposed hyphen will directly impact the historic house (at the rear roof slope and altered/enclosed rear porch, where the bathrooms were added). Conversely, constructing the hyphen at other sections of the historic house would directly impact original/historic materials and unaltered features. This is particularly true at the western section, where any connection to the rear would impact (and necessitate partial removal of) the two-level gallery porch, which is a historic character-defining feature.

In terms of building-to-building visibility and interaction, staff finds that new construction at the rear of the eastern section of the historic house will interrupt the view of other buildings on the property from the cottage building. However, new construction at the rear of the center or western sections of the historic house would create an even greater disruption, at least partially obscuring the historic house from several contributing buildings (i.e., the hay barn and corn crib), as well as interrupting the building-to-building view.

The historic house is approached from the west via a long, upward sloping gravel driveway off Brighton Dam Road. The historic house was intentionally constructed on a flat area at the top of a hill, and it is important to preserve the character/view of the historic house from this approach. In this regard, staff finds that the most appropriate location for an addition is at the east end of the house opposite the driveway.

Findings: Scale and Massing

Staff is concerned about the scale and massing of the proposed addition and hyphen. As noted in the table above (*Fig. 4*), the overall length of the addition and hyphen exceeds that of the historic house by approximately four feet, and the width of the addition at its greatest point is equal to that of the historic house.

An addition that is perceptibly as large or larger than the historic house has the potential to compete with or overwhelm the historic house; staff finds that that is the case with this proposal. This is contrary to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as outlined in the "Guidelines for Rehabilitating Historic Buildings." The guidelines recommend "constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building," and "ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color." The guidelines specifically do not recommend "constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character)."

Accordingly, staff finds that the proposal is inconsistent with *Standards #2* and *#9*, as the scale and massing of the proposed addition and hyphen will detract from the historic house and environmental setting. Staff recommends that the applicant explore a smaller rear addition, which is no more than 50% the size of the historic house, thus allowing the historic house to retain its prominence and hierarchy over the addition.

Findings: Hyphen Design

Staff supports the location of the proposed hyphen, as well as connecting the proposed addition to the historic house where previous alterations have occurred, and fewer original/historic materials will be impacted. However, staff expresses concerns regarding the design of the proposed hyphen. Glass hyphens have been employed successfully in urban or suburban projects where a clear break in materials or a formal transition is required (such as at a museum or other public site). Staff does not support the use of this material at the subject property. Other materials and designs using traditional building materials and forms of the 19th century should be explored.

Questions for the Commission

Staff seeks the Commission's feedback regarding the scale and massing of the proposed addition and hyphen connector, noting staff's findings above. Staff also seeks the Commission's guidance regarding the proposed glass hyphen, including any recommended alternatives that should be explored.

Recommended alternatives might include:

- A traditional enclosed hall connector, with open gallery porch/veranda on the inner/west elevation.
- A more direct one-story connection or enclosed breezeway, which is shortened to reduce the overall scale and massing (staff notes that a smaller rear addition with reduced height could help make this approach more successful).
- A hyphen with rural characteristics, taking design cues from utilitarian outbuildings, sheds, or farm buildings.

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.



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

FOR STAFF ONLY:

HAWP# 975256

DATE ASSIGNED _____

APPLICANT:

Name: Duane Epperly

E-mail: duane@epperly.me

Address: 22600 Fitzgerald Drive

City: Gaithersburg Zip: 20882

Daytime Phone: _____

Tax Account No.: 01780901

AGENT/CONTACT (if applicable):

Name: Miche Booz Architect

E-mail: mbooz@michebooz.com

Address: 15 High Street

City: Brookeville Zip: 20833

Daytime Phone: 3017746911

Contractor Registration No.: -

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 23-82

Is the Property Located within an Historic District? Yes/District Name _____
 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: 2240 Street: Brighton Dam Road

Town/City: Brookeville Nearest Cross Street: Golden Valley Lane

Lot: - Block: - Subdivision: 0501 Parcel: P311

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

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.

Signature of owner or authorized agent

Date

10

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

<p>Owner's mailing address</p> <p>Duane Epperly 22600 Fitzgerald Drive Gaithersburg, MD 20882</p>	<p>Owner's Agent's mailing address</p> <p>Miche Booz 208 Market Street Brookeville, MD 20833</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>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:

- tree removal to be discussed as needed. - miche

Stabilization + renovation of historic farm house and outbuildings. The 2-story frame house will have the exterior siding and finishes restored and interior renovated with preservation of original woodwork detailing. A new 2-1/2 story addition will be constructed to accommodate a code staircase, master bedroom and bath, and two- three bathrooms.

An existing tenant house at the northwest corner of site will be demolished (per previous HAWP 958637) and will be replaced by a new house on the historic foundation, built to closely resemble the previous house that was constructed in the early 1900s.

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/Exc avation/Land scaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



MICHE BOOZ
ARCHITECT
15 High St, Brookeville, MD 20833
301 774 6911

Duane & Rachel Epperly
Grafton Holland Farm "Sunnymeade Farm"
2240 Brighton Dam Road, Brookeville, MD 20833 MHT Inventory N:23/82

PRELIMINARY SCHEMATIC DESIGN REVIEW

NOVEMBER 11, 2021

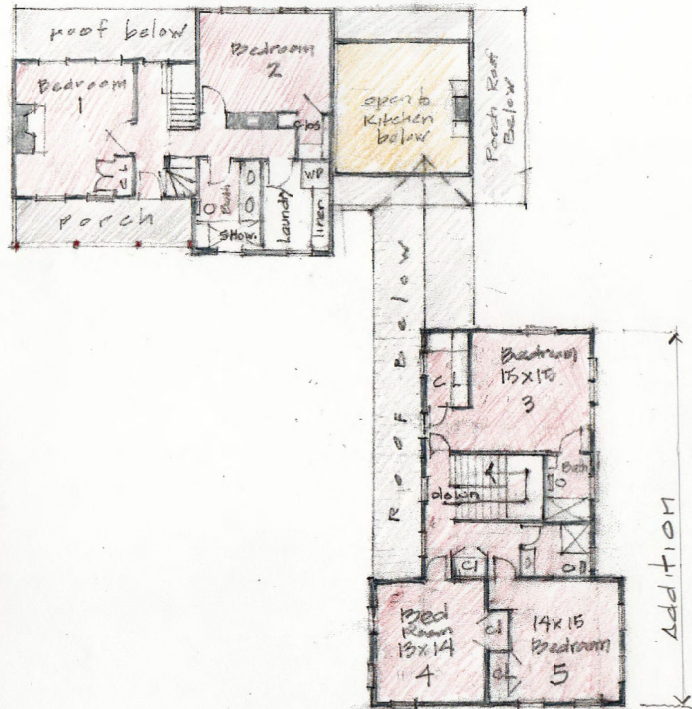


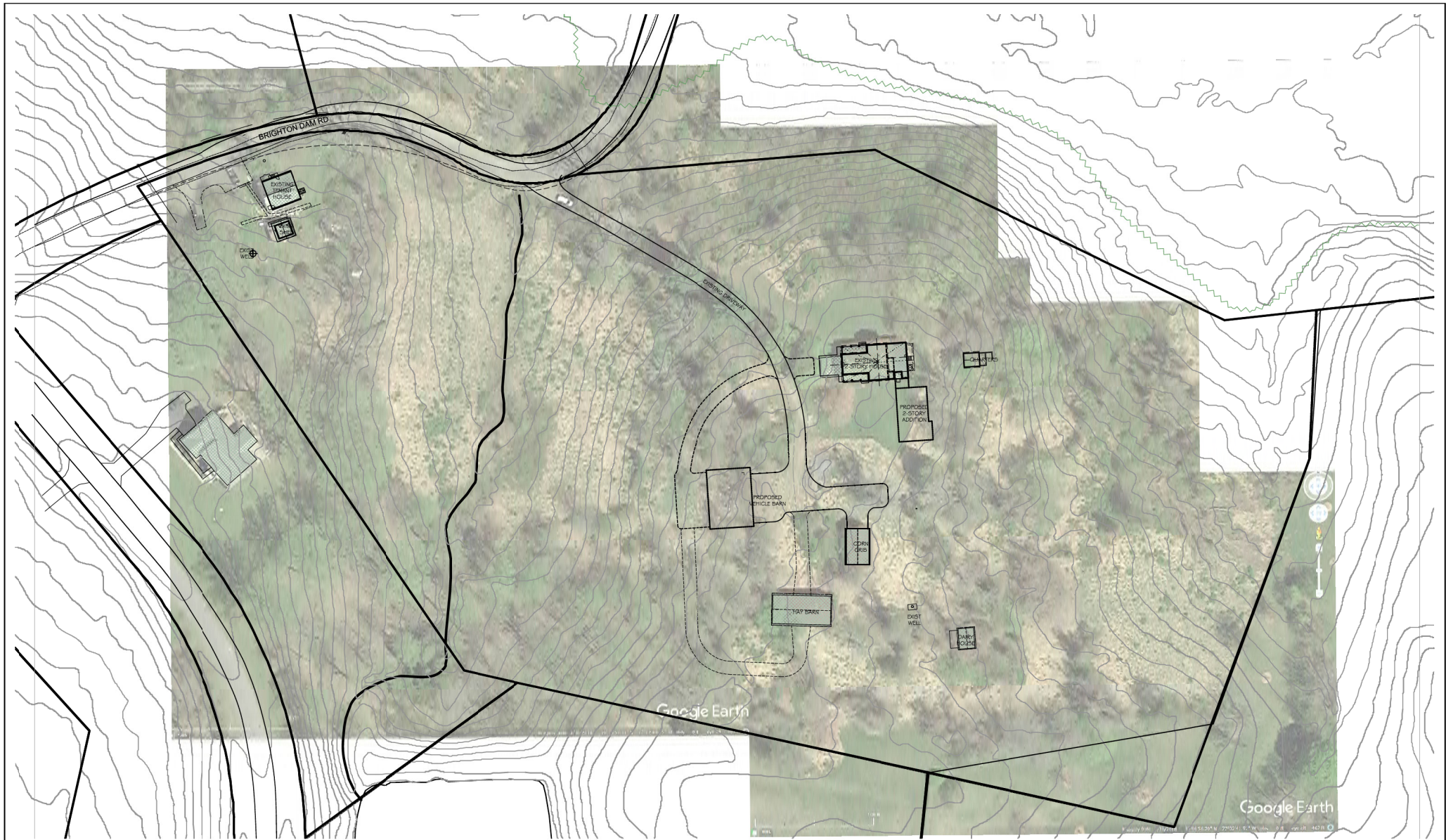
AERIAL VIEW FROM SOUTHWEST

1" = 40'



A90





MICHE BOOZ
ARCHITECT
15 High St, Brookeville, MD 20833
301 774 6911

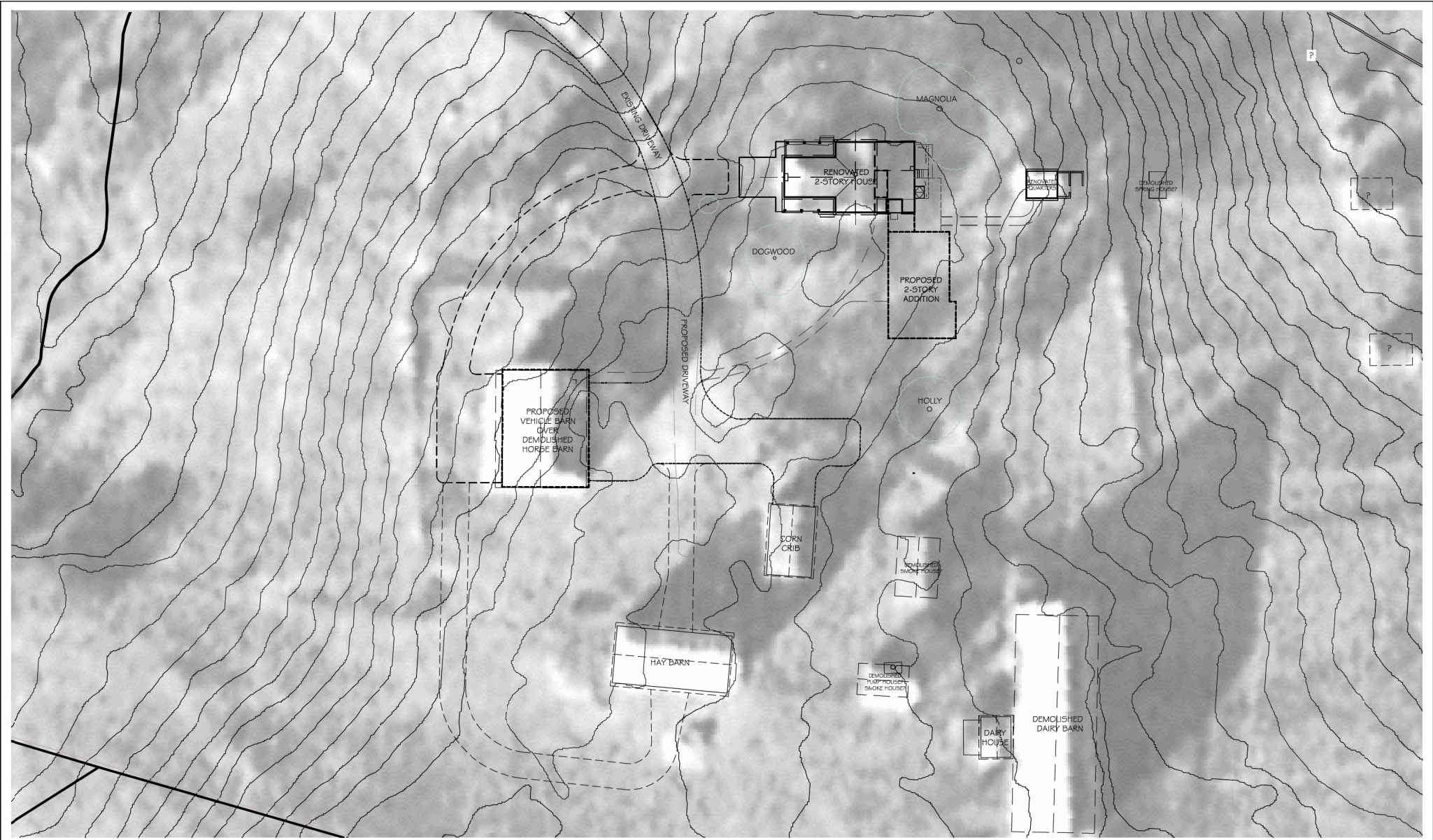
Duane & Rachel Epperty
Grafton Holland Farm "Sunnymeade Farm"
2240 Brighton Dam Road, Brookeville, MD 20833 MHT Inventory N:23/82

PRELIMINARY SCHEMATIC DESIGN REVIEW
NOVEMBER 11, 2021



PROPERTY SITE PLAN
1" = 80'
0 80

A01



MICHE BOOZ
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PRELIMINARY SCHEMATIC DESIGN REVIEW
NOVEMBER 11, 2021



SITE PLAN + HISTORIC AERIAL
1" = 40'
0 40

A02