

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1811 Brighton Dam Road, Brookeville	Meeting Date:	6/8/2022
Resource:	Master Plan Site #23/72 (<i>Prospect Hill</i>)	Report Date:	6/1/2022
Applicant:	Jeffery Shirazi (Miche Booz, Architect)	Public Notice:	5/15/2022
Review:	HAWP	Tax Credit:	N/A
Permit Number:	992960	Staff:	Michael Kyne

PROPOSAL: Construction of an accessory structure

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #23/72, *Holland Farm*
DATE: By 1793

Excerpt 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 the 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 slave quarters, 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 the 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.



Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to construct a new accessory structure at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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 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.” The *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 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:

The subject property is the *Prospect Hill* Master Plan Site. The historic house, which was constructed by 1793, is a two-story structure with two-story gallery porch on the (front) south elevation. At the December 16, 2015 HPC meeting, the Commission approved the removal of a two-story, 20th century addition at the east (right, as viewed from the front of the property) side of the historic house. The 2015 HAWP also included rehabilitation of the historic house and the construction of a new two-story addition and hyphen connector at the east (right) side of the historic house. At the August 4, 2019 HPC meeting, the Commission approved revisions to the previously approved east side addition. The 2019 revision was chiefly concerned with adding a second-floor to a porch on the north side (rear) of the approved addition.

The current application proposes construction of a new 33' x 44' bank-style vehicle barn to the northeast (rear/right) of the historic house. The proposed new vehicle barn will have a three-bay garage at the ground level on the west (left) side, with unfinished attic space above. A lower garage for farm equipment will be built into the grade, with three bays accessed from the east (right) side. The proposed vehicle barn will be a gable roofed structure, with a large gable dormer on the east (right) side. A shed roof is proposed

at the north side (rear) on the lowest level. The proposed materials include a field stone foundation, rough wood board-and-batten siding, and a metal standing seam roof.

A gravel driveway is proposed at the west (left) side of the vehicle barn, extending from an existing gravel and grass driveway, which provides access to existing accessory structures at the northwest (rear/left) side of the property. A gravel apron is proposed on the east (right) side at the front of the three vehicle bays.

Staff supports the applicant's proposal. While the proposed vehicle barn will be visible when approaching the historic house from the south (front), it is in keeping with historic and agricultural character of the property. The proposed structure will extend partly behind the previously approved east (right) side addition; however, it will not obstruct the views between the historic house and extant contributing accessory structures (i.e., corn crib and English Barn) at the northwest (rear/left) side of the property. Staff also finds the proposed materials to be generally compatible with the historic house.

Staff notes that the proposed new vehicle barn is far removed from the family cemetery mentioned in the excerpt from *Places from the Past*, which at the northwest side of the subject property.

Staff finds that the proposal will not detract from the character of the subject property, in accordance with *Standards #2 and #9*. Per *Standard #10*, the proposed vehicle barn can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission, staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, as outlined above

STAFF RECOMMENDATION:

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



FOR STAFF ONLY:
HAWP# 992960
DATE ASSIGNED _____

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

APPLICANT:

Name: Jeffrey Shirazi
Address: 1811 Brighton Dam Rd
Daytime Phone: _____

E-mail: _____
City: Brookeville Zip: 20833
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Miche Booz Architect
Address: 208 Market St
Daytime Phone: 301-774-6911

E-mail: mbooz@michebooz.com
City: Brookeville Zip: 20833
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property #23/72

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name Prospect Hill

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: 1811 Street: Brighton Dam Rd.
Town/City: Brookeville Nearest Cross Street: Bordly Drive
Lot: _____ Block: _____ Subdivision: _____ Parcel: P115

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 type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" 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.

Miche Booz

5/10/2022

Signature of owner or authorized agent

Date

Prospect Hill

May 10, 2022

Owner, Owner's Agent, Adjacent and Confronting Property Owners' Addresses

Owner	Owner's Agent
Jeffrey & Roshan Shirazi 1811 Brighton Dam Rd. Brookeville MD 20833	Miche Booz Architect 208 Market St Brookeville MD 20833
SAGE GEOFFREY SCOTT SAGE MELISSA MARIE 1600 Brighton Dam Rd. Brookeville MD 20833	Henry & Therese Anderson 1601 Brighton Dam Rd. Brookeville MD 20833
SUSSMAN MICHAEL D SUSSMAN KAREN 1610 Brighton Dam Rd. Brookeville MD 20833	Clifford & Denise Bedford 1700 Brighton Dam Rd. Brookeville MD 20833
Christian E. Newcomer Tr et al 1901 Brighton Dam Rd. Brookeville MD 20833	Benjamin B. Childs, Sr. 318 SOUTH MARYLAND PARKWAY LAS VEGAS MD 89101-

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

The Prospect Hill property is a 35-acre former farm complex consisting of a pre-1783 house built by James Holland. The main house was renovated with a two-story addition in 2019. The property also contains a single-story corn crib barn, rehabilitated in 2016, an English barn, rehabilitated in 2016, and a family cemetery.

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

A main HAWP, approved in December 2015 and revised in 2019, included the approval of a new accessory structure/ barn on the site NE of the main house. This HAWP application seeks approval for the design of that new barn.

The 33x44-ft bank-style vehicle barn consists of a three-bay garage on the ground level with unfinished attic space above. Tucked into the grade is a lower story with three garage bays for farm equipment. The building is a simple gable roof structure with a large gable dormer on the east side. The building base will be a field stone with rough wood board-and-batten siding and a metal standing seam roof. There is a side shed roof on the lowest level on the north side.

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	*	*	*	*	*		*



SOUTH ELEVATION VIEW BEFORE RESTORATION, 2015



VIEW OF EAST ELEVATION OF MAIN HOUSE
(NEW BARN LOCATED TO RIGHT BEYOND PHOTO FRAME)



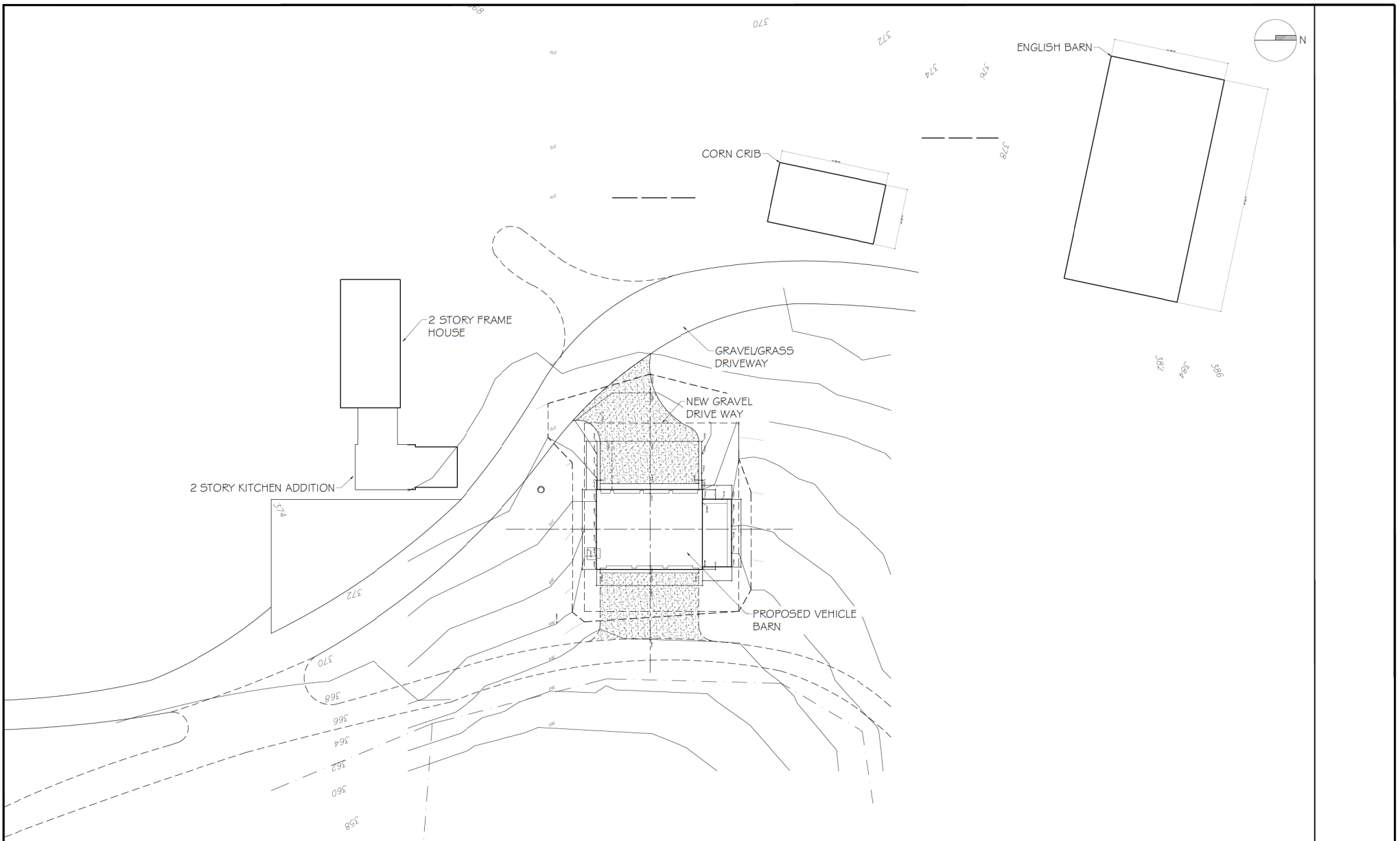
VIEW OF DOUBLE HEIGHT PORCH OF MAIN HOUSE

<div>MICHE BOOZ</div> <div>ARCHITECT</div> <div>209 Market St Brykewich Winnetka 20833 (301) 774 8111 Fax: 774 1908</div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: REFERENCE IMAGES	DATE: 05/10/2022
	"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number: 10064, Expiration Date: 9/30/22."		PROJECT: Vehicle Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833	SCALE (FEET):	SHEET:
				REVISIONS:	
					R100

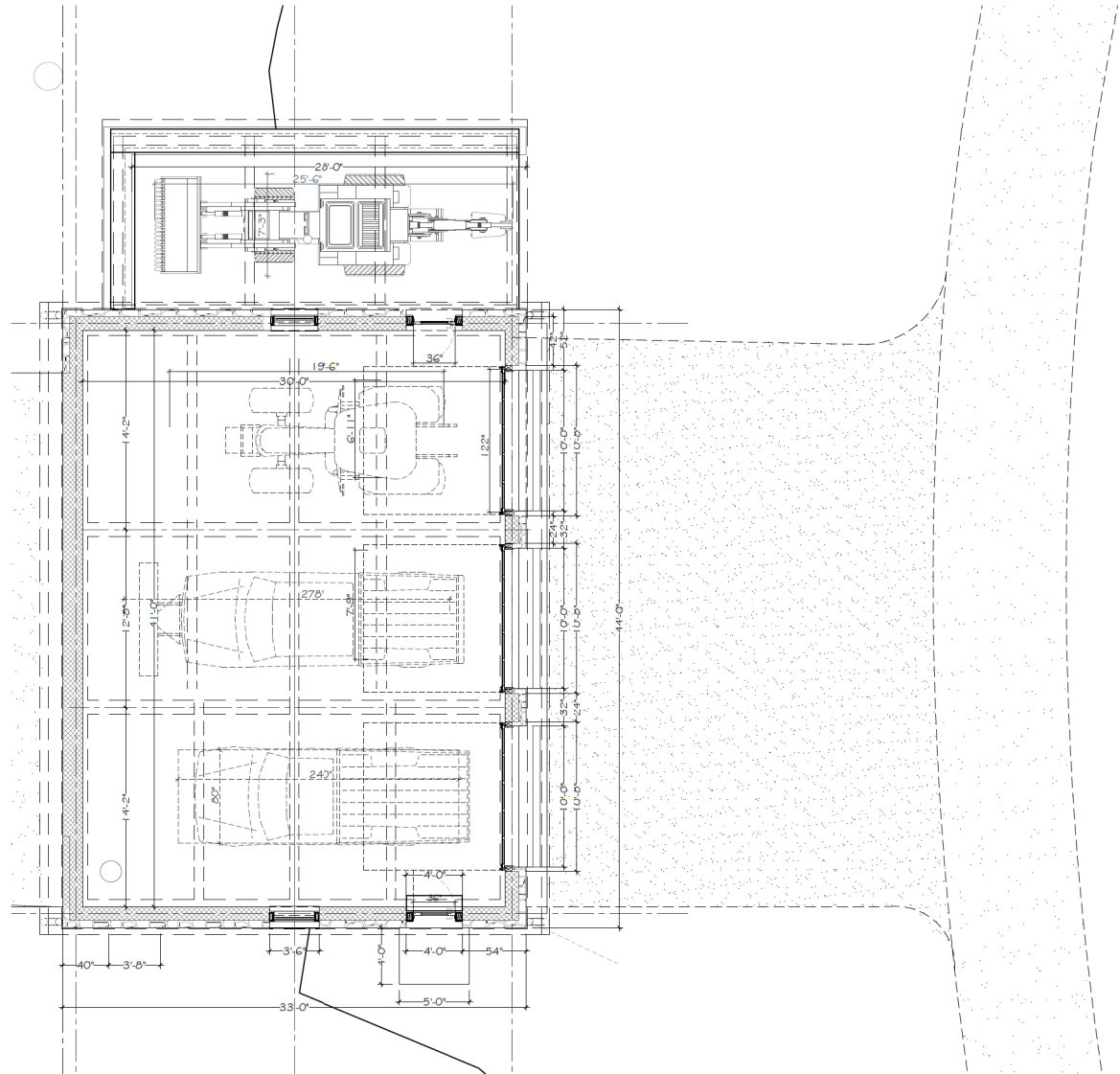


CURRENT SOUTH ELEVATION VIEW

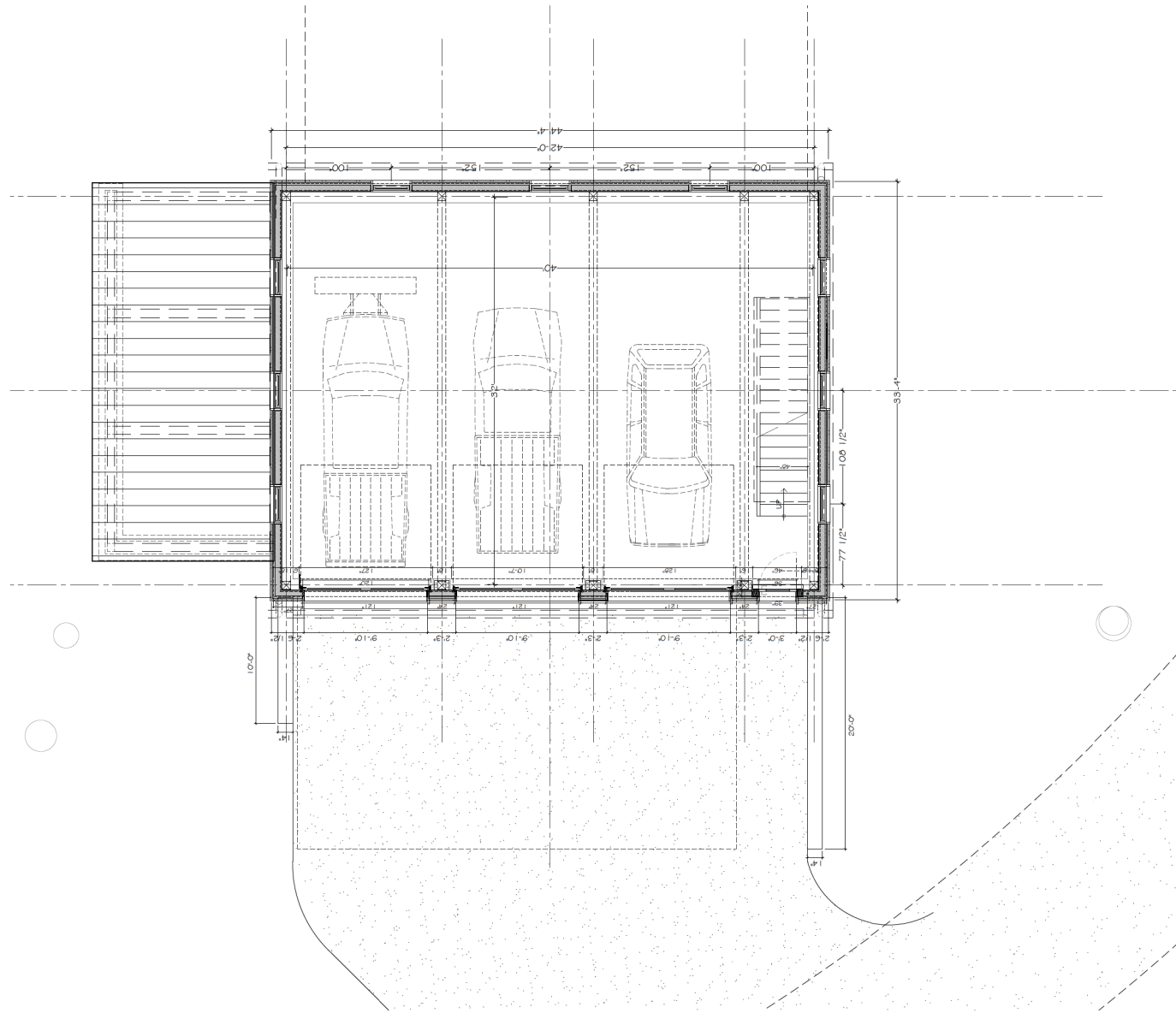
<div><div>MICHEBOOZ</div><div>ARCHITECT</div><div>209 Market St. Brynmore Wilmington 20833 (301) 774-8911 Fax: 774-1908</div></div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: REFERENCE IMAGES	DATE: 05/10/2022
	<p>"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 10064. Expiration Date: 9/9/22."</p>		<p>PROJECT: Vehicle Barn for Shirrazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833</p>	SCALE (FEET): <div><div></div></div>	SHEET: <div>R101</div>
				REVISIONS:	



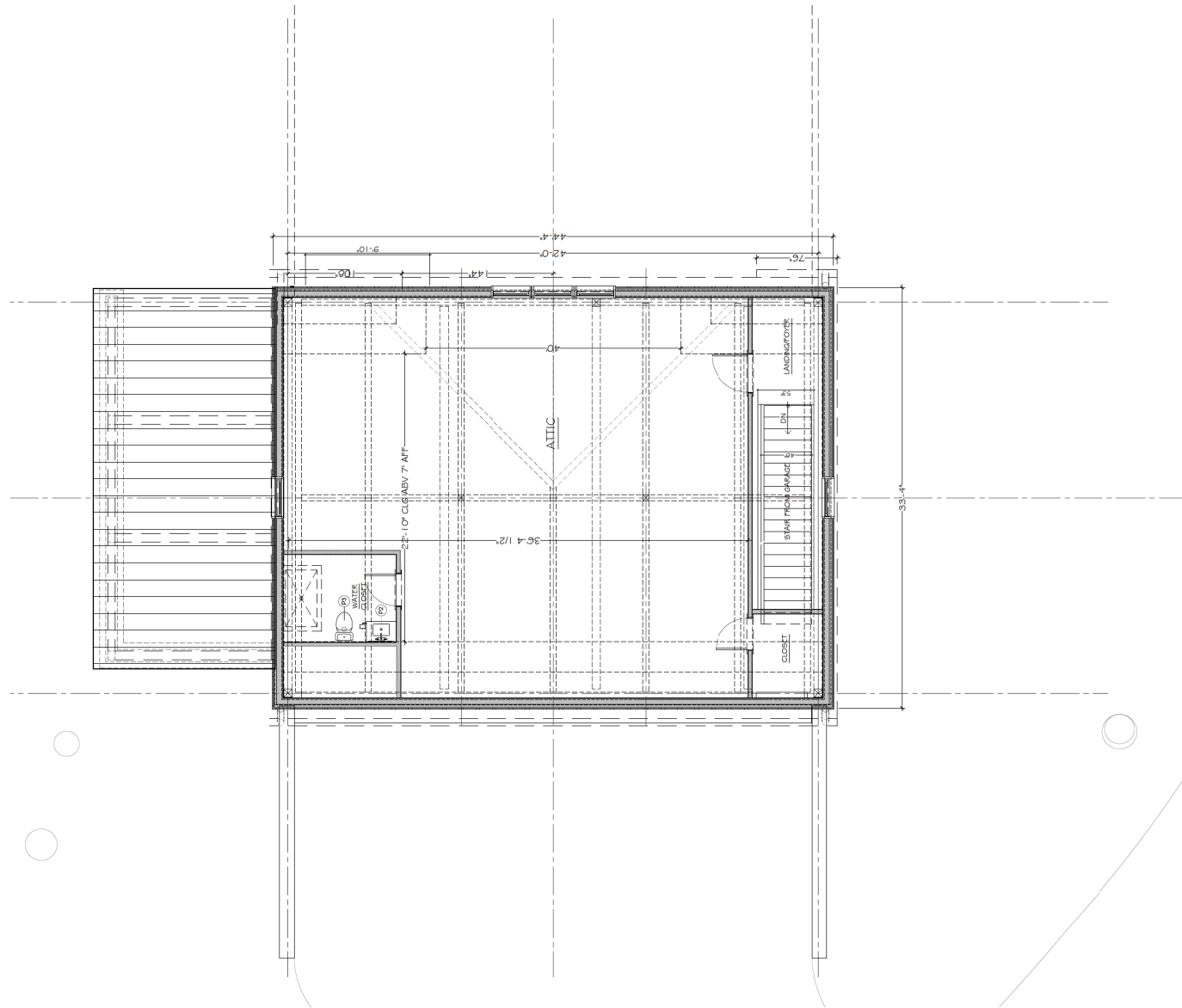
<div><div>MICHEBOOZ</div><div>ARCHITECT</div><div>208 North St. Brookville, Maryland 20833 (301)774-8111 Fax: 374-1908</div></div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: SITE PLAN	DATE: 05/10/2022
	"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 110044, Expiration Date: 9/9/22."		PROJECT: Vehicle Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833	SCALE (FEET): 1" = 200'-0"	SHEET: A002
				REVISIONS:	



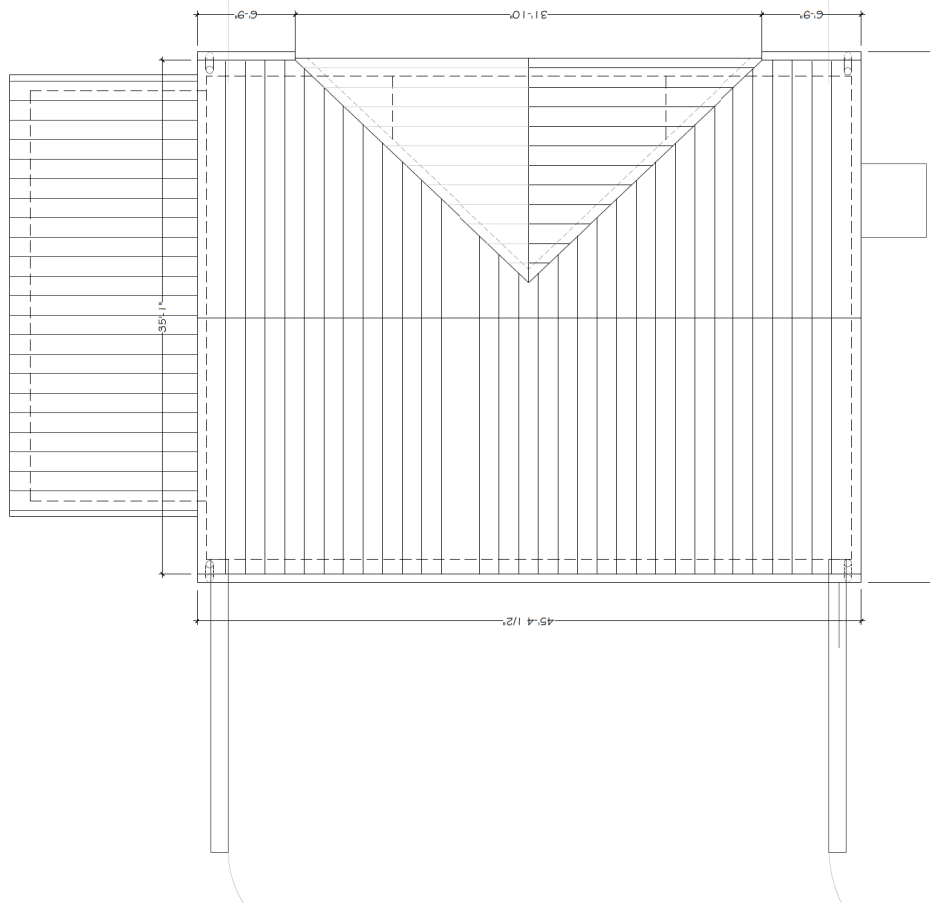
<div>MICHE BOOZ</div> <div>ARCHITECT</div> <div>205 Market St Brooklyn, MD 20833 (301) 774-8111 Fax: 774-1908</div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: LOWER LEVEL PLAN	DATE: 05/10/2022
	"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10004, Expiration Date: 9/30/22."		PROJECT: Vehicle Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833	SCALE (FEET): 1/4" = 1'-0" <div>NOT FULL SCALE</div>	SHEET:
				REVISIONS:	A100



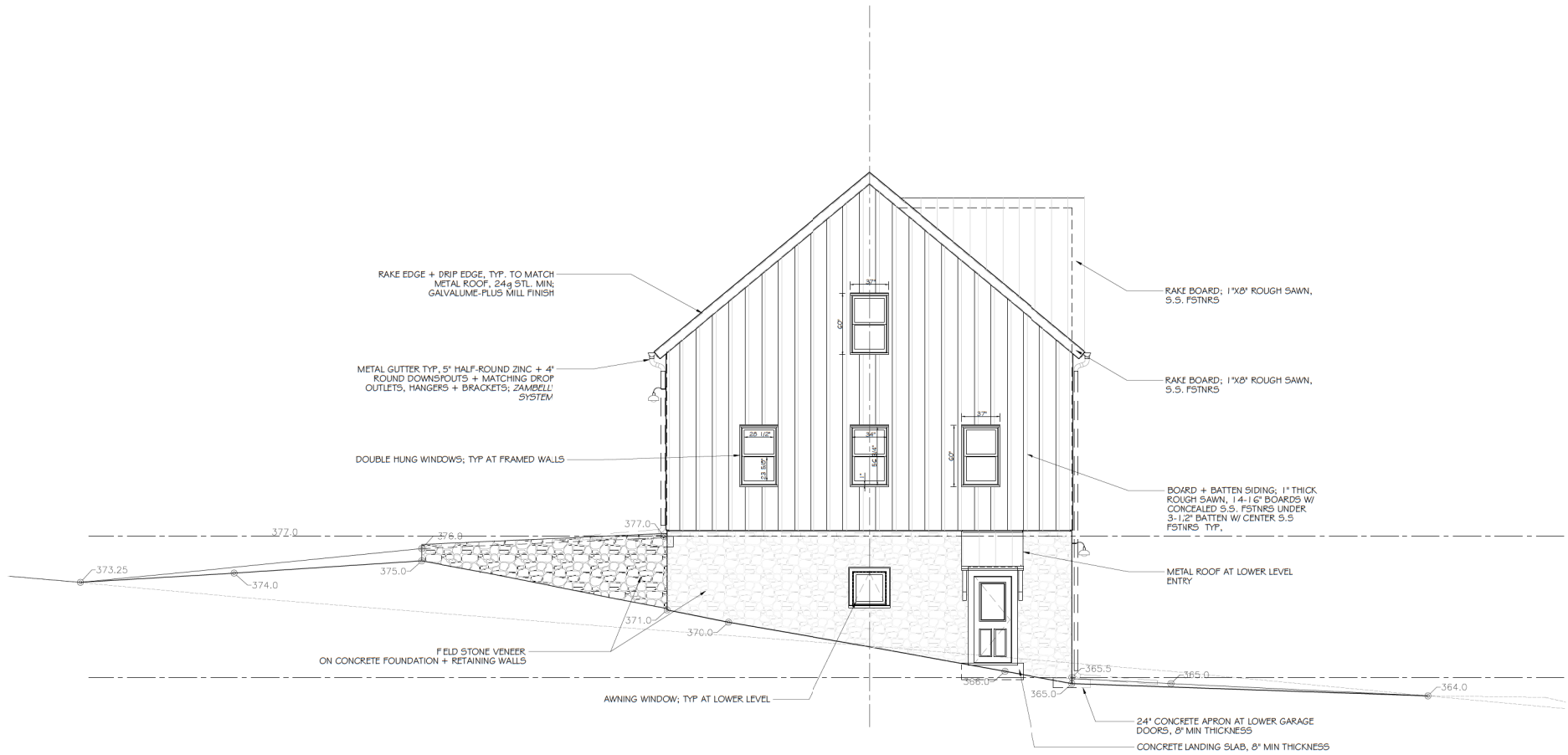
<div>MICHE BOOZ ARCHITECT 205 Market St Brookeville Maryland 20833 (301) 774-0111 Fax: 774-1908</div>		PROFESSIONAL CERTIFICATION: "I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10064, Expiration Date: 9/9/22."	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: GROUND FLOOR PLAN	DATE: 05/10/2022
				PROJECT: Vehicle Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833	SCALE (FEET): 1/4" = 1'-0" <small>"INDICATE FULL SCALE"</small> <div><div></div><div></div><div></div></div>	SHEET:
				REVISIONS:	<div>A101</div>	



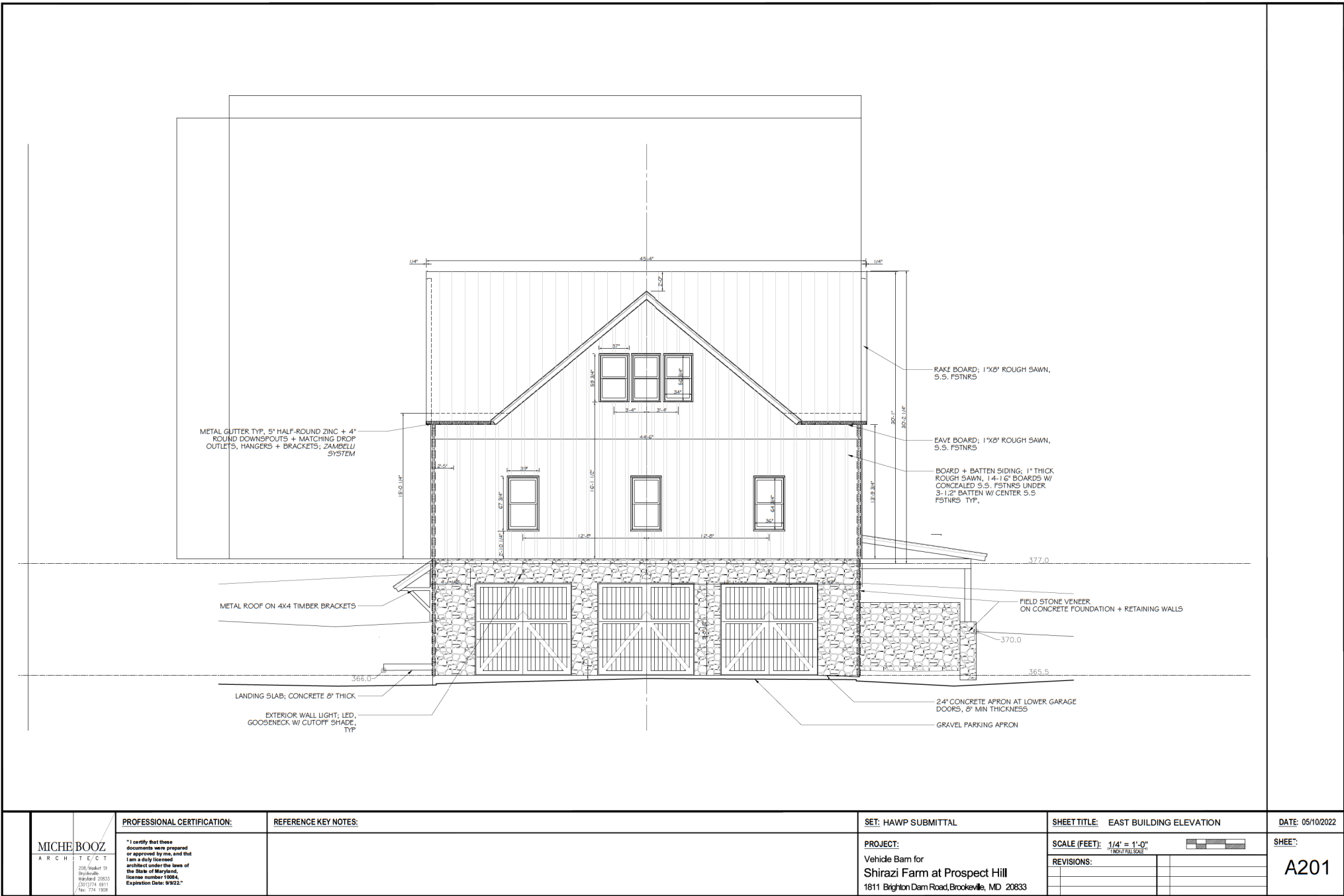
<div>MICHE BOOZ</div> <div>ARCHITECT</div> <div>205 Market St Brookeville, Maryland 20833 301.774.8111 Fax: 374.1908</div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: ATTIC FLOOR PLAN	DATE: 05/10/2022
	"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/22."		PROJECT: Vehicle Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833	SCALE (FEET): 1/4" = 1'-0" <small>INDICATE FULL SCALE</small>	SHEET:
				REVISIONS:	A102

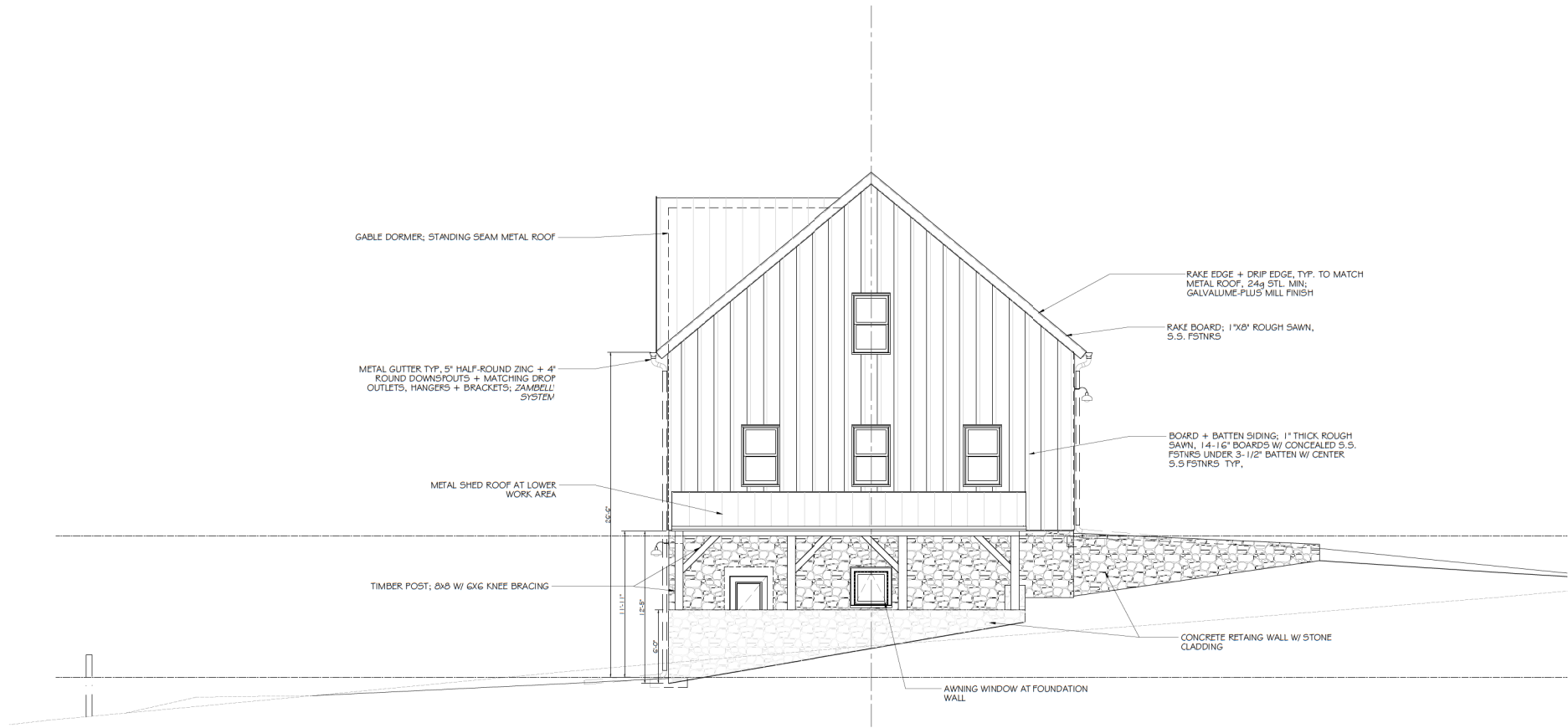


<div>MICHE BOOZ</div> <div>ARCHITECT</div> <div>205 Market St Brookville Maryland 20833 (202) 774-0111 Fax: 774-1908</div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: ROOF PLAN	DATE: 05/10/2022
	I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/22.		PROJECT: Vehicle Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookville, MD 20833	SCALE (FEET): 1/4" = 1'-0" <div>INDICATE SCALE</div> <div></div>	SHEET:
				REVISIONS:	A103



<div>MICHEBOOZ</div> <div>ARCHITECT</div> <div>205 Maple St Brookville Maryland 20833 (301)774-0111 Fax: 374-1908</div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: SOUTH BUILDING ELEVATION	DATE: 05/10/2022
	"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/22."		PROJECT: Vehicle Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833	SCALE (FEET): 1/4" = 1'-0" <small>(NOT FULL SCALE)</small>	SHEET:
				REVISIONS:	A200

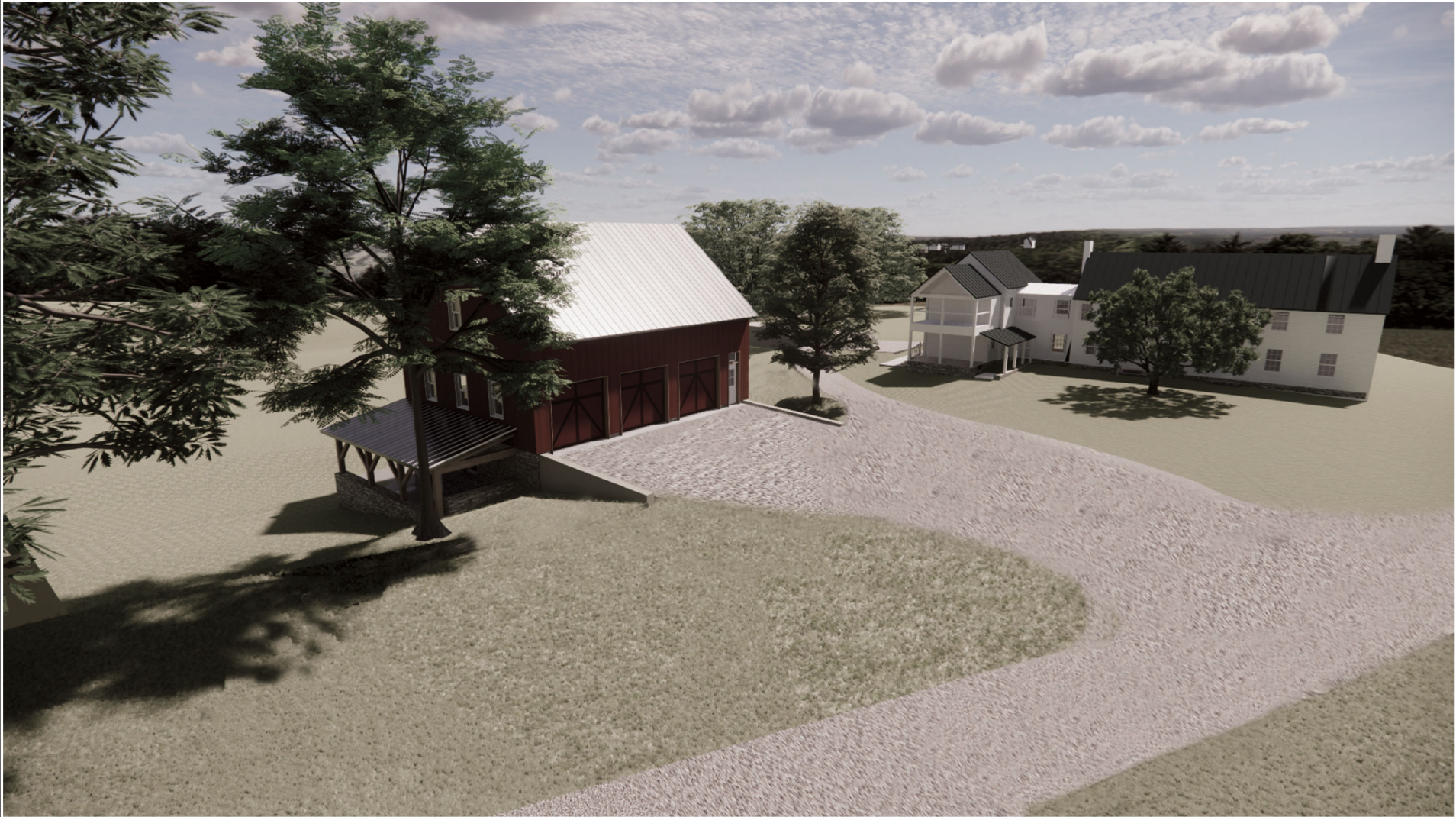




<div><div>MICHEBOOZ</div><div>ARCHITECT</div><div>205 Maple St Brookville Maryland 20833 (301)774-0111 Fax: 774-1908</div></div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: NORTH BUILDING ELEVATION	DATE: 05/10/2022
	<div>"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10064, Expiration Date: 9/30/22."</div>		PROJECT: Vehicle Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833	SCALE (FEET): 1/4" = 1'-0" <div>NOT FULL SCALE</div>	SHEET:
				REVISIONS:	A202



<div>MICHEBOOZ</div> <div>ARCHITECT</div> <div>205 Market St Brookville Maryland 20833 (202) 774-0111 Fax: 774-1908</div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: EAST BUILDING ELEVATION	DATE: 05/10/2022
	<div>"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 10064, Expiration Date: 9/9/22."</div>		<div>PROJECT: Vehicle Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833</div>	SCALE (FEET): 1/4" = 1'-0" <div>NOT FULL SCALE</div>	SHEET:
				REVISIONS:	A203



AERIAL VIEW FROM THE NORTHWEST

<div>MICHE BOOZ</div> <div>ARCHITECT</div> <div>209 Arden St Baltimore, MD 21201 Tel: 410.774.8111 Fax: 410.774.1908</div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: BUILDING VIEWS	DATE: 05/10/2022
	"I certify that these documents were prepared or approved by me, and that I am a duly Licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date 9/9/22."		PROJECT: Vehicle Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833	SCALE (FEET):	SHEET:
				REVISIONS:	
					A701



EYELEVEL VIEW FROM THE SOUTHWEST

<div> <div>MICHE BOOZ</div> <div>ARCHITECT</div> <div> 209 North St. Brooklyn, MD 20833 /301774 8111 fax: 774 1908 </div> </div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: BUILDING VIEWS	DATE: 05/10/2022
	* I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10064, Expiration Date: 9/9/22.		PROJECT:	SCALE (FEET):	SHEET: A702
			Vehicle Barn for Shirazi Farm at Prospect Hill	REVISIONS:	
			1811 Brighton Dam Road, Brookeville, MD 20833		



AERIAL VIEW FROM THE SOUTHEAST

<div>MICHE BOOZ</div> <div>ARCHITECT</div> <div>209 Arden St Brooklyn, MD 20833 301.774.8111 fax: 774.1908</div>	PROFESSIONAL CERTIFICATION:	REFERENCE KEY NOTES:	SET: HAWP SUBMITTAL	SHEET TITLE: BUILDING VIEWS	DATE: 05/10/2022													
	"I certify that these documents were prepared or approved by me, and that I am a duly Licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/22."		PROJECT: Vehide Barn for Shirazi Farm at Prospect Hill 1811 Brighton Dam Road, Brookeville, MD 20833	SCALE (FEET): <div><div></div></div> <div>REVISIONS:</div> <table><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>														