

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2240 Brighton Dam Road, Brookeville	Meeting Date:	10/26/2022
Resource:	Master Plan Site #23/82 <i>Grafton Holland Farm</i>	Report Date:	10/19/2022
Applicant:	Duanne Epperly (Miche Booz, Architect)	Public Notice:	10/12/2022
Review:	HAWP	Tax Credit:	Partial
Case Number:	1007629	Staff:	Rebecca Ballo
Proposal:	Comprehensive building rehabilitation, hardscape alterations, fenestration alterations, installation of a new roof, and other alterations.		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the subject application **with five (5) conditions:**

1. The final window schedule detailing each existing window and door, including its condition, details, and hardware components, and each window and door's proposed replacement shall be submitted to staff for final review and approval prior to issuance of the HAWP. The final window schedule shall show the comparative details between the existing and proposed fenestration.
2. The railing on the historic north porch shall be traditionally detailed with wood railings and balusters, with final review of compatibility and detailing delegated to staff.
3. The original fenestration pattern on the south elevation will be retained and shown on the permit level drawings.
4. Final specifications of the new metal roof and details on the installation methods shall be submitted to staff for final review and approval prior to issuance of the HAWP.
5. Final approval of the mortar mix for all masonry repair, and a detailed drawing of the chimney proposed for reconstruction shall be submitted to staff for final review and approval prior to issuance of the HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #23/82, *Grafton Holland Farm*
DATE: c1800, c1835, mid-1800s

Excerpt from *Places from the Past* [updated information on construction dates and techniques are included in the narrative detailed in the staff report]:

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.

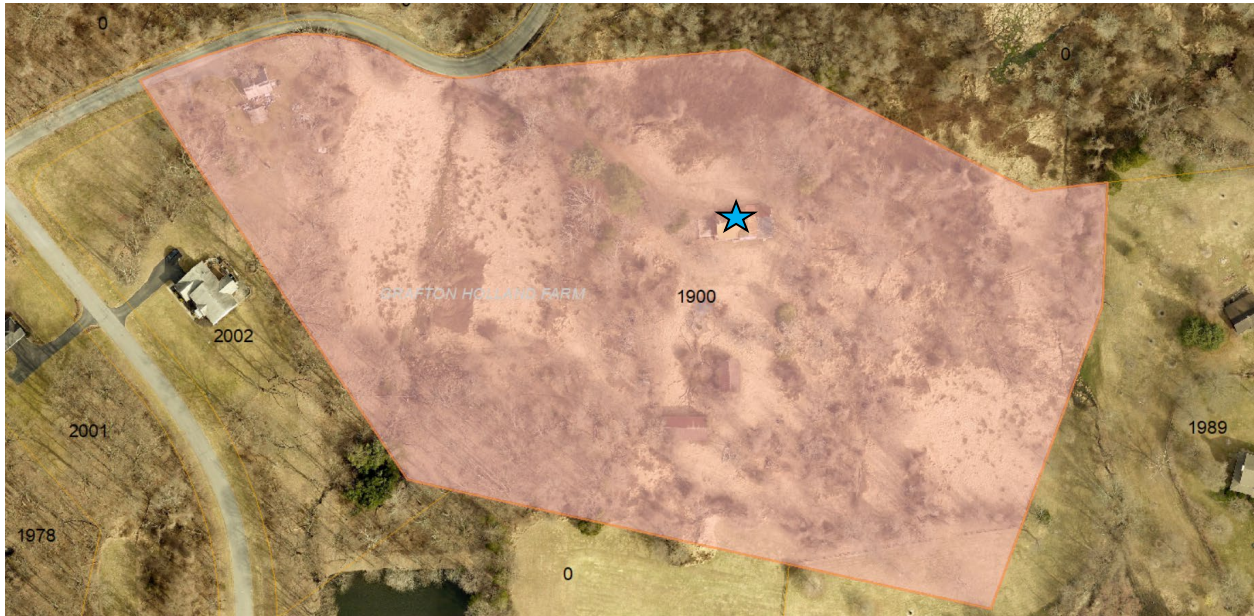


Fig. 1: Subject property, with historic house marked by the blue star.

PROPOSAL:

The applicant proposes comprehensive building rehabilitation, hardscape alterations, fenestration alteration, installation of a new roof, and other alterations.

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 2021 Site Visits

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; the tenant house was approved for demolition at the July 28, 2021 HPC meeting.¹

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

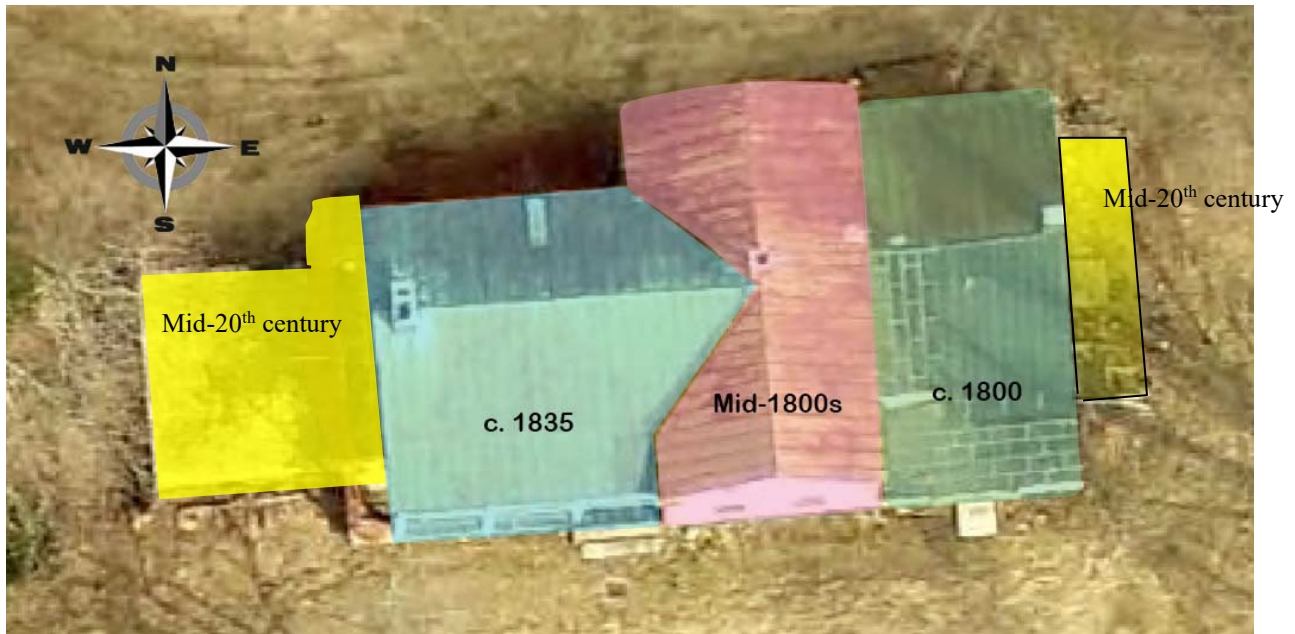


Fig. 2: Sequence of construction.

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.

Previous HPC Hearings and Recommendations

The HPC heard the preliminary consultation for this proposal at its December 15, 2021 public hearing.²

² The link to the staff report is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/12/II.A-2240-Brighton-Dam-Road-Brookeville-Preliminary-Consultation.pdf>

To summarize, the Commission was supportive of the applicant's proposal and indicated that they could approve a HAWP with revisions. Recommendations and comments included:

- Reduce the size of the proposed hyphen and addition.
 - Specific suggestions include: narrowing the hyphen, lowering roof lines, and reducing the size of the Media/Family Room and Bedroom 3 in the proposed addition.
- Consider more traditional or porch-like designs for the proposed hyphen.
- Explore converting existing outbuildings to living spaces, which may allow a reduction in the size of the proposed addition.
- Consider a carport in lieu of the patio at the west end of the house for proximity parking.

Current Proposal

Since that hearing in December 2021, the applicants have scaled back the proposal substantially. All work items related to the bank barn have been removed and may be considered as part of a future HAWP. The new two-story addition with connecting hyphen has been removed from the proposal as well. The applicant has instead proposed a comprehensive and thorough rehabilitation of the historic house with limited alterations to the building and site.

This HAWP is now for consideration of the following items:

- Demolition of non-historic features including the west concrete garage and its associated elevated patio, demolition of concrete slabs around the main house, demolition of the first floor bathroom addition and 2nd floor bathroom dormer;
- Replacement of all deteriorated wood windows, doors, trim, and siding where rehabilitation is not possible;
- Fenestration alterations;
- Installation of new standing seam metal roof;
- Construction of new stone patio at grade with associated retaining walls;
- Construction of new wood deck with exterior access stairs and new railing;
- Construction of new 2nd story dormer on the east elevation;
- Construction of new stone patio and screened in porch on east elevation;
- Rebuilding one chimney and repairing other chimneys;
- Restored basement windows and cellar access;
- Rehabilitation of structural members, foundations, and other repointing and exterior repair as needed;
- Installation of half-round metal gutters throughout; and,
- Expanded driveway and turnarounds to be provided on site for enhanced access to accessory buildings.

Demolition

The applicant proposes to remove the rear porch bathroom enclosures and rooftop bathroom from the eastern section of the historic house. The demolition was proposed and favorably reviewed by the HPC. The applicant is also proposing to demolish the non-historic garage and patio on the west elevation.

General Items: Siding, Windows, Doors

The house has a mix of wood frame siding including several layers of clapboard and German lap siding. The predominant siding is 1"x6" German lap on the majority of the elevations. The applicant will save all exterior framing that is not rotted or deteriorated and replace all damaged siding with new 1"x6" wood German lap siding.

All windows that can be repaired or restored shall be as part of this proposal. Some windows are missing entirely. Other locations such as on the new dormer and egress openings will require all new wood windows. The applicant has not yet submitted a complete window survey and it is unclear from the notations on the floor plans which windows will be ultimately replaced. The window schedule proposes Marvin wood windows with detailing that the HPC has accepted for replacing historic windows. Staff will add a condition that the final window scheduling detailing each window, its condition, and showing the comparative details between the existing window and its proposed replacement be provided. This information should be submitted to staff for final review and approval prior to issuance of the permit. Similar comments apply to all the existing and proposed doors.

New Construction - West Elevation: Patio, Deck, Railing, Hardscape

The applicant is proposing a new stone patio to replace the garage slab on the west elevation. This work will be the same size as the existing concrete slab and will include stone-clad masonry retaining walls on both the north and south sides to retain the grade in substantially the same location as it currently exists. A new flagstone landing, constructed of concrete faced with stone, and stairs will traverse the southern portion of the patio leading to the wood deck which will be constructed directly above the patio. This new wood deck will have wood porch floorboards and will be supported by wooden posts set in concrete footings. The deck will tie into the existing porch on the north elevation. The applicant is proposing new metal cable railings at the northern porch, around the perimeter of the deck, and on the new stairs adjacent to the retaining walls and patio. The portion of the railing on the stairs will be painted black metal.

The demolition of the existing concrete slab garage and patio would remove a non-historic feature and should be approved as a matter of course. The proposed design for the new patio and elevated deck will be built in this already disturbed area. The potential in this area for archaeological features is low given the degree and depth of ground disturbance and no archaeological investigations are recommended. The design of the hardscape will use cut stone and stone facing on concrete block for all visible portions of the work. This will help to tie the new and clearly modern construction both visually and materially to the historic building. This is the most visible portion of the house as it sits on a plateau above the adjacent stream valley and is approached from the gravel road below at Brighton Dam Road. Utilizing the previously disturbed below grade area for this new construction will not have a detrimental visual or physical effect on the historic architecture of the house, and could be easily removed in the future with no impact to the historic house, thereby satisfying SOI #9 and #10. Similarly, the deck about the patio will be constructed from all wood materials and will not have any adverse impact to the site. Staff has no issues with the modern metal railings and cables for the new deck itself, as this is a clearly acceptable method to differentiate modern from historic construction. The railings will have a very light visual ‘weight’. However, staff finds that the extension of this clearly modern railing design on to the historic north porch to be an inappropriate alteration. While the existing wood railings are not original to the house, and it is most likely there were no railings when this block was constructed c. 1835, staff finds that a traditionally detailed wood railing is the only appropriate choice for this location on the historic building itself. There is no need to provide a visual or material differentiation in this historic porch, and staff finds that the addition of this design feature is not-compatible with the historic building. Staff has added a condition that the railing on this portion of the porch be traditionally detailed wood, with final review of compatibility and detailing delegated to staff.

New Construction – East Elevation: Dormer, Screened Porch, Hardscape, Basement Access

On the east elevation, the new construction will be directly connected to the oldest/first period of construction. Information detailing in the staff report above and in the early survey forms do note that this part of the house has been altered several times already.³ The removal of the non-historic bathroom dormer on the southern facing roof of the east elevation would remove this modern addition. The

³ The MIHP form is available here: https://mcatlas.org/hp2/hpdocs/M_%2023-082.pdf

applicant is proposing the addition of a new dormer to be centered on this portion of the roof; the new dormer would be constructed with a shed roof, triple-ganged wood windows, and faced with 1x6 German lap siding (the same siding proposed to be used throughout). The dormer would engage the historic roof at its ridgeline. The removal of the non-historic additions on this portion of the building (and as shown in *Figure 3* above in red) should be approved as a matter of course. The newly proposed dormer is sized appropriately for this diminutive roof and portion of the house. The configuration of the windows and the size of the dormers distinguish this addition from the historic building, satisfying *SOI #9*.

The infill bathroom additions on the first floor of the southeast elevation will be removed. The applicant is proposing to expose the exterior stone wall of the existing fireplace and construct a new screened in porch on this addition. The screened in porch will measure approximately 7.75' wide by 17' long. The screened in porch will be accessed by a new wood screen door, with associated wooden steps and handrail on the south elevation. HP Office documentation from the 1970s and 1980s show there was a small lean-to covered 'porch' in this area. The newly proposed screened in porch is appropriately detailed, constructed of all wood framing and metal mesh for the screens. Much like its predecessor, this screened in porch could be removed without any impact to the historic building, and its compatible size, scale, and design make it an attractive addition to this side of the house.

The applicant is proposing to restore and reconstruct a stone patio at grade along the south and east elevations per the submitted plans. A restored access hatch to the basement will be located within the patio area adjacent to the door to the screened in porch. The restoration of the basement hatch is an appropriate rehabilitation proposal and should be approved. The old concrete slab will be removed and a stone patio installed in this area per the proposed plans. This hardscape addition will have no adverse effect on the historic building and should be approved.

Fenestration Alteration – South Elevation

The applicant is proposing an alteration to the fenestration pattern on the first floor of the central bay. This portion of the building of the building is the most recent, dating to the mid-1800s, however it is an integral part of this historic building composition. It is constructed with a balanced and symmetrical pairing of windows on the south and north elevations. To accommodate sink heights in the kitchen, the applicant is proposing to replace the two original window openings with a ganged triple window opening on the first floor of the south elevation.

While understandable from an interior design perspective, this alteration contravenes the *SOI #2*, specifically, "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." This middle addition to the house, constructed c. 1850s retains its Greek Revival-style elements, most notably the absolute symmetry of fenestration on both the north and south elevations. The HPC has been consistent in finding that when it comes to exterior alterations that are put forward in response to interior design or kitchen placement, that interior solutions must be found so as not to disrupt significant window patterns or other solid to void ratios. This fenestration pattern is a character defining feature of the building, indeed there are few to begin with for this spare and lightly detailed central portion, and therefore these openings should be retained. Staff has added a condition that the original fenestration pattern on this elevation will be retained and this change should be shown on the permit level drawings.



Figure 4: South elevation c.2020. The windows in question are outlined in red.



Figure 5: Proposed south elevation. The windows in question are outlined in red.

Roof Replacement

The applicant is proposing to replace the deteriorated standing seam metal roof and install a new standing seam metal roof throughout. Close investigations in the roof of the various attic spaces in 2021 uncovered evidence of a previous wood shake roof installed beneath the extant metal roof. However, the rehabilitation standards do not require restoration of the first period roof, and the replacement in kind of the standing seam metal roof is an appropriate preservation option that meets the intent of the *SOI* #2, #4, #5, and #6. The metal roof should have seams no greater than 1" and corner seams hand turned in the field. No ridge caps should be permitted. Final review of the roof specifications and installation methods should be submitted to staff with the permit level drawings for review and approval.

Chimney Rebuild and Repointing

The applicant is proposing to remove the centermost brick chimney and reconstruct it with new interior supports. The interior portion of this non-functional chimney will be demolished to accommodate interior alterations. The HPC does not have purview over the interior changes. Rebuilding the chimney to the same height, reusing the existing bricks and matching new bricks exactly where old bricks cannot be reused, using only compatible Type O Mortar, will rehabilitate this character defining feature and will

also meet SOI #2, #4, #5, and #6. Final approval of the mortar mix and a detailed drawing of the chimney will be submitted to staff with the permit level drawings for review and approval.

Gutters

The applicant will remove all deteriorated gutters and replace them with new half round metal gutters throughout. Portions of the building that did not have gutters will have them installed along the drip edge of the roofs. This alteration will have no material effect on the historic character of the resource and should be approved.

Driveway Turnaround

The final alteration will expand the driveway in the southern farmyard to provide better access to the remaining accessory buildings. This alteration will not remove or destroy any mature trees or extant outbuildings. Aerial photographs show there are no former outbuildings located in this area. Archaeological investigations should not be required since this change merely involves adding gravel to the area at grade and will not require excavation.

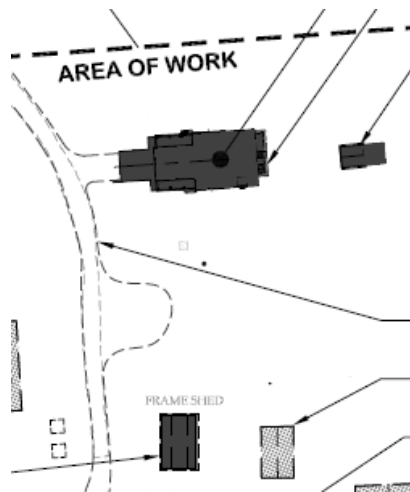


Figure 7: Excerpt from Sheet G01 showing the existing gravel driveway.

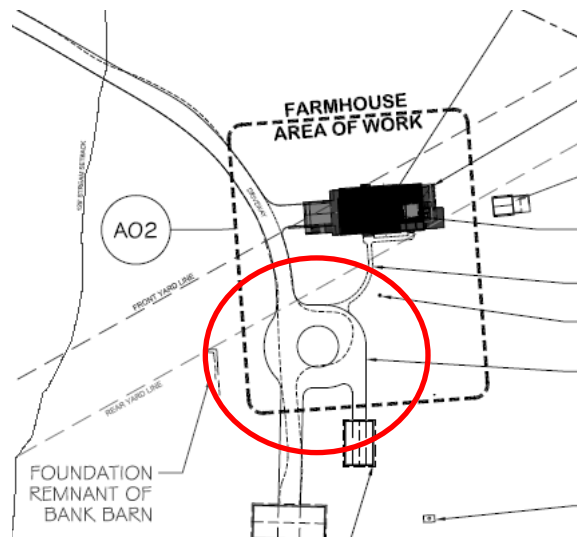


Figure 8: Excerpt from Sheet A01 showing the expanded gravel turnaround within the red circle.

STAFF RECOMMENDATION:

After full and fair consideration of the applicant's submission, staff finds the proposal consistent with the Criteria for Issuance in Chapter 24A-(b)(1) and (2), and having found it consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #3, #5, #6, #9, and #10 as outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with five (5) conditions as noted on page 1**, and under the Criteria for Issuance in Chapter 24A-(b)(1) and (2), and having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #2, #3, #5, #6, #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 301-563-3404 or rebeccah.ballo@montgomeryplanning.org to schedule a follow-up site visit.

THU, MAY 29, 1986, 3:39 PM

ATLAS #: 23/082-000 HIST. NAME: GRAFTON HOLLAND FARM
ADDRESS: 2240 BRIGHTON DAM ROAD LOCATION: LAYTONSVILLE
OWNER: INGRID SOLEM PHONE: 703-356-1989
A: 1130 BASIL ROAD CITY: MCLEAN ST: VA Z: 22101
TAX ACCT. #: 00719470 TAX MAP #: JU122 MAP COORD.: 227W02
LOT/BL/PARCEL: P311 ACREAGE: 11.360
AREA MASTER PLAN: OLNEY - 1980 CIVIC ASSOC.: 357 358
EX. ZONING: RC EX. USE: RURAL/RESIDENTIAL

***** DESCRIPTION/SIGNIFICANCE *****

ORDINANCE CRITERIA 1A: X 1B: 1C: X 1D: 2A: 2B: 2C: 2D: 2E:
YEAR: C 1830 COND.: GOOD STYLE: RURAL VERNACULAR
ENVIR. SETTING & APPURT.: HPC REC. = ENTIRE 74 ACRES AND ALL OUTBUILDINGS

10,2710 acres

***** STATUS *****

SITE: X DISTRICT: RESOURCE: LATLAS: X MPLAN: REMOVE LA:
HISTORIC PRES. COMM. EVAL DATE: 09/19/85 HPC TRANS DATE: 10/29/85 HPC REC: POS
PLAN. BD. PUBLIC HEARING DATE: 04/21/86 PB ACTION DATE:
COUNTY COUNCIL PH DATE: CC ACTION DATE:
CC RESOLUTION NO.: PB RES. NO.: PB RES. DATE:
FULL COMM. RES. NO.: FC RES. DATE: ENTRY DATE: 05/28/86

CRITERIA

- (1) *Historical and cultural significance. The historic resource:*
- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
 - b. Is the site of a significant historic event;
 - c. Is identified with a person or a group of persons who influenced society; or
 - d. Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.

- (2) *Architectural and design significance. The historic resource:*
- a. Embodies the distinctive characteristics of a type, period or method of construction;
 - b. Represents the work of a master;
 - c. Possesses high artistic values;
 - d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
 - e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. (Ord. No. 9-4, § 1.)

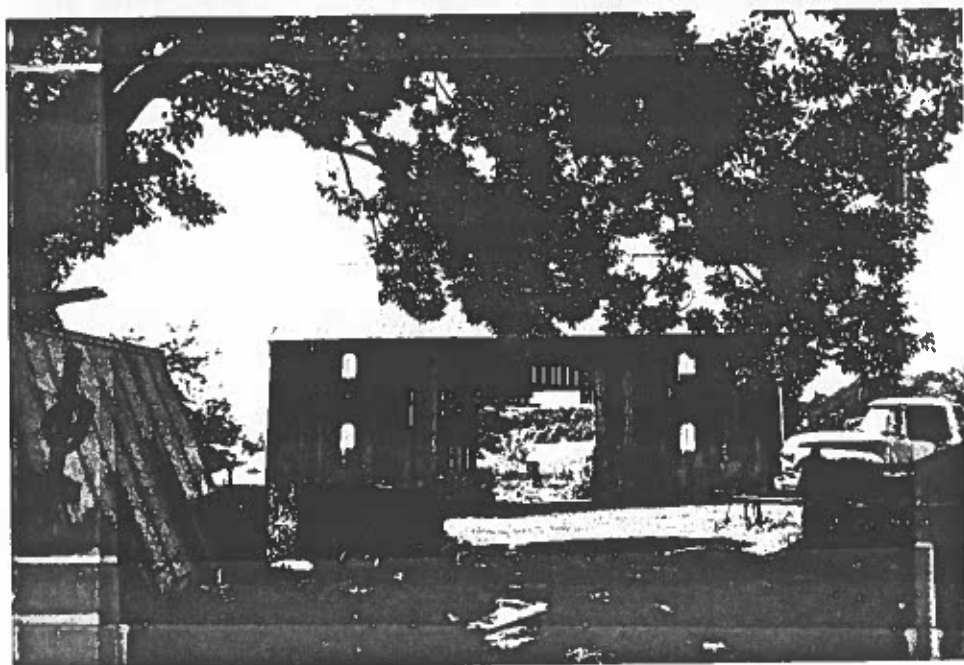
6/25/02 OWNER:
INGRID
SOLEM
1130 BASIL
RD.
MCLEAN 22101

23/82 GRAFTON HOLLAND FARM

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
23/82	Grafton Holland Farm (Sunnymeade Farm)	2240 Brighton Dam Road	
•	Ca. 1830 -- Frame and log farmhouse built in three sections with each section representative of the evolution of rural architecture in the area.		
•	Associated with the Holland family, influential land-owners and farmers in the Brookeville/Brighton area.		
•	The recommended environmental setting includes the entire 11.36-acre parcel and all outbuildings associated with the site."		



GRAFTON HOLLAND #23/82



ACHS SUMMARY FORM

23/82

1. Name: Grafton Hollanu Farm

yes 9/85

2. Planning Area/Site Number: 23/82

3. M-NCPPC Atlas Reference: Map 9^{1A} 1C

Coordinate J-15

4. Address: Brighton Dam Road
Brookeville, Maryland

5. Classification Summary

Category buildingPrevious Survey Recording MNCPPCOwnership privateTitle and Date: Historic Sites Invent
1976Public Acquisition N/AStatus occupiedAccessible noFederal State x County x Local Present use agriculture/private residence

6. Date: c. 1830

7. Original Owner:

8. Apparent Condition

a. good b. altered c. original site

9. Description: The present "farmhouse" appearance of this structure is deceptive, as the house was built in three parts. The main northwest section faces north and has three bays with a door in the northeast bay. A one-story porch crosses the first story. There are interior fireplaces on both levels at the west wall, and there are chair-rails and other early trim here.

Built onto the east end is a two-story section that extends north to south (perpendicular to the horizontal section). This part has two bays on its north end, and there are chair-rails here, also. Windows in both sections are all six-over-six.

The third part is probably earlier yet since it is a low, one-story section with a massive stone fireplace chimney embedded in the east wall. The house is now sheathed in German siding, but old clapboards and nails can be seen on the rear of the west part. Like the two other Holland hous in the valley, there is a blank end wall with two small windows high in th gable end, and a two-story porch extends to the rear of the house.

10. Significance: This farm house overlooking the lovely Hawlings River Valle between Brookeville and Brighton is associated with the Holland family, wh first bought land in the area from Richard Simmons in 1742.

In 1834 the children of James Holland divided the estate of their lat father according to his will. Grafton Holland received 92 acres of land from the tract "Bordley's Choice" with buildings and improvements. He probably built or improved the house at this time which approximately coin cided with the time of his marriage. His first child, Thomas Jr. was born a year later. Grafton added to his holdings, between 1840 and 1854 he accumulated an additional 544 acres of land, two servants, two slaves an \$10,000 in personal property.

The property remained in the Holland family until 1929. The current owner purchased the property in 1953.

Michael Dwyer - Arch. Description

11. Researcher and date researched: Roberta Hahn July 1979

12. Compiler: Margaret Coleman 13. Date Compiled: Sept. 1979 14. Designation
Approval

15. Acreage: 74.48 acres

The first site to be evaluated by the Commission was the Grafton Holland Farm (#23/82). Mrs. Hahn made the staff presentation for this historic site. The Grafton Holland Farm is one of three Holland farms in the Hawlings River valley between Brookeville and Brighton. The first section of this house is believed to have been built sometime around 1800 and was of log construction. This farm was passed on to Grafton Holland as his share of the estate of his father James Holland in 1834 at about which time the western-most block of the house is believed to have been built. The two sections are believed to have been joined sometime soon thereafter, certainly before the death of Grafton Holland in 1864. Although the original log section of the house has been altered in shape, the two later, more massive sections are little changed from their original architectural form. The Hollands were major landowners and farmers in the area and as such were of local importance. Ingrid Solem, the owner, spoke in favor of designation. Mr. Cantelon spoke about the clean lines of the house. Ms. McGuckian noted the fine collection of out-buildings on the property and said that she found the additions to the house interesting.

MOTION: Ms. McGuckian moved that the Grafton Holland Farm be recommended for placement on the Master Plan with the entire 74 acres as the environmental setting and all out-buildings based on criteria 1c and 1a for its association with the Holland family and as a representative of the evolution of rural vernacular architecture in the area. Mrs. Kuklewicz seconded the motion which passed unanimously.

HPC Recommendation - 10/29/85

The Commission recommends the Grafton Holland Farm (#23/82) for placement on the Master Plan for Historic Preservation based on criteria 1a, ("has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State or Nation"); and 1c, ("is identified with a person or group of persons who has influenced society"). The recommended environmental setting is the entire 74 acre parcel including all outbuildings. The first section of this house, located between Brookeville and Brighton in the Hawlings River Valley, is believed to have been built around 1800 and is of log construction. The farm was passed on to Grafton Holland as his share of the estate of his father, James Holland, in 1834 at which time the western-most block of the house was believed to have been built. The sections were joined soon thereafter. Although the original log section of the house has been altered the two later, more massive sections are little changed from their original architectural form. The Hollands were major landowners and farmers in the area and because of their expensive holdings exerted considerable influence in the Brookeville/Brighton area. The house itself is representative of the evolution of rural vernacular architecture in the area.

77 DESCRIPTION**CONDITION**

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The present "farmhouse" appearance of this structure is deceptive, as the house was built in three parts. The main northwest section faces north and has three bays with a door in the northeast bay. A one-story porch crosses the first story. There are interior fireplaces on both levels at the west wall, and there are chair-rails and other early trim here.

Built onto the east end is a two-story section that extends north to south (perpendicular to the horizontal section). This part has two bays on its north end, and there are chair-rails here, also. Windows in both sections are all six-over-six.

The third part is probably earlier yet since it is a low, one-story section with a massive stone fireplace chimney embedded in the east wall. The house is now sheathed in German siding, but old clapboards and nails can be seen on the rear of the west part. Like the two other Holland houses in the valley, there is a blank end wall with two small windows high in the gable end, and a two-story porch extends to the rear of the house.

CONTINUE ON SEPARATE SHEET IF NECESSARY

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Grafton Holland Farm

AND/OR COMMON "Sunnymeade Farm"

2 LOCATION

STREET & NUMBER 2222 Brighton Dam Road

CITY, TOWN Brookeville

VICINITY OF

CONGRESSIONAL DISTRICT

8

STATE Maryland

COUNTY Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Ingrid Solem

Telephone #: 356-1989

STREET & NUMBER 1130 Basil Road

CITY, TOWN McLean

VICINITY OF

STATE, zip code
Virginia 22101**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

Liber #: 1782

Folio #: 511

STREET & NUMBER

CITY, TOWN Rockville

STATE
Maryland**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE M-NCPPC Inventory of Historic Sites

DATE

1976

☐ FEDERAL ☒ STATE ☒ COUNTY ☐ LOCAL

DEPOSITORY FOR SURVEY RECORDS Park Historian's Office

CITY, TOWN Rockville

STATE
Maryland 20855

CONDITION

☐ EXCELLENT☒ GOOD☐ FAIR☐ DETERIORATED☐ RUINS☐ UNEXPOSED

CHECK ONE

☐ UNALTERED☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE☐ MOVED

DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The present "farmhouse" appearance of this structure is deceptive, as the house was built in three parts. The main northwest section faces north and has three bays with a door in the northeast bay. A one-story porch crosses the first story. There are interior fireplaces on both levels at the west wall, and there are chair-rails and other early trim here.

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CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Records of Montgomery County, Maryland.
Montgomery County Tax Assessment Records.
U.S. Census Records.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 74.48 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Roberta Hahn

Michael Dwyer

Architectural Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

July 1979

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1830 BUILDER/ARCHITECT Grafton Holland

STATEMENT OF SIGNIFICANCE

This farm house overlooking the lovely Hawlings River Valley between Brookeville and Brighton is associated with the Holland family, who first bought land in the area from Richard Simmons in 1742.¹

Grafton Holland, who is traditionally considered the builder of this home, was born in 1800, the son of James Holland. In 1834 Grafton and his brothers and sisters, Charles, Lemuel, Philip, Sarah, Ann, and Mercy Ann, divided the estate of their late father according to his oral will.² The three girls were to get the mansion house of James Holland and 369 acres, and the boys were to get their own farms. At that time Grafton received 92 acres of "Bordley's Choice" with buildings and improvements.

It is probable that Grafton Holland built or expanded his home at about the time of his inheritance which was also shortly after his marriage to his wife, Ellen, and shortly before the birth of his first child, Thomas J., in 1835. He seems to have been an industrious and successful farmer: by 1840 he had two servants and two slaves in his household;³ by 1841 he had an additional 100 acres of farm land;⁴ by 1850 his worth was given as \$10,000 in the Census Record, and by the 1854 tax assessment his property includes 100 acres of "Bordley's Choice" and 344 acres of part of "Rum Punch" and part of Dublin.⁶

Following Grafton's death in 1863, his son Thomas J. inherited 99 acres of Bordley's Choice with the home and 49 acres of the Gittings HaHa property.⁷ He and his wife Charlotte apparently had no children, and the sold his land to his nephew, James C. Holland, in 1900 for \$5,863.37.⁸ His son Willie Grafton Holland inherited the property in 1929 and immediately sold it to Gertrude Doyle,⁹ who retained ownership until 1953. The old Grafton Holland farm is now owned by Joseph Solem, a Washington, D.C. attorney.

FOOTNOTES:

1. Mentioned, Land Records of Montgomery County, Md., JA 33/83 (April 1890).
2. Ibid., BS 6/560 - 570 (October 1834).
3. U.S. Census Records (1840).
4. Montgomery County Tax Assessment Records (1841).
5. U.S. Census Records (1850).
6. Tax Assessment Records, Op. Cit., (1854).
7. Ibid., (1879). *Note: 1857 road plat refers to widow Holland (?)*
8. Land Records, Op. Cit., TD 114/139 (Feb. 1900).
9. Ibid., 482/214 (April 27, 1929).

CONTINUE ON SEPARATE SHEET IF NECESSARY

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NAME / TITLE

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Michael Dwyer

Architectural Description

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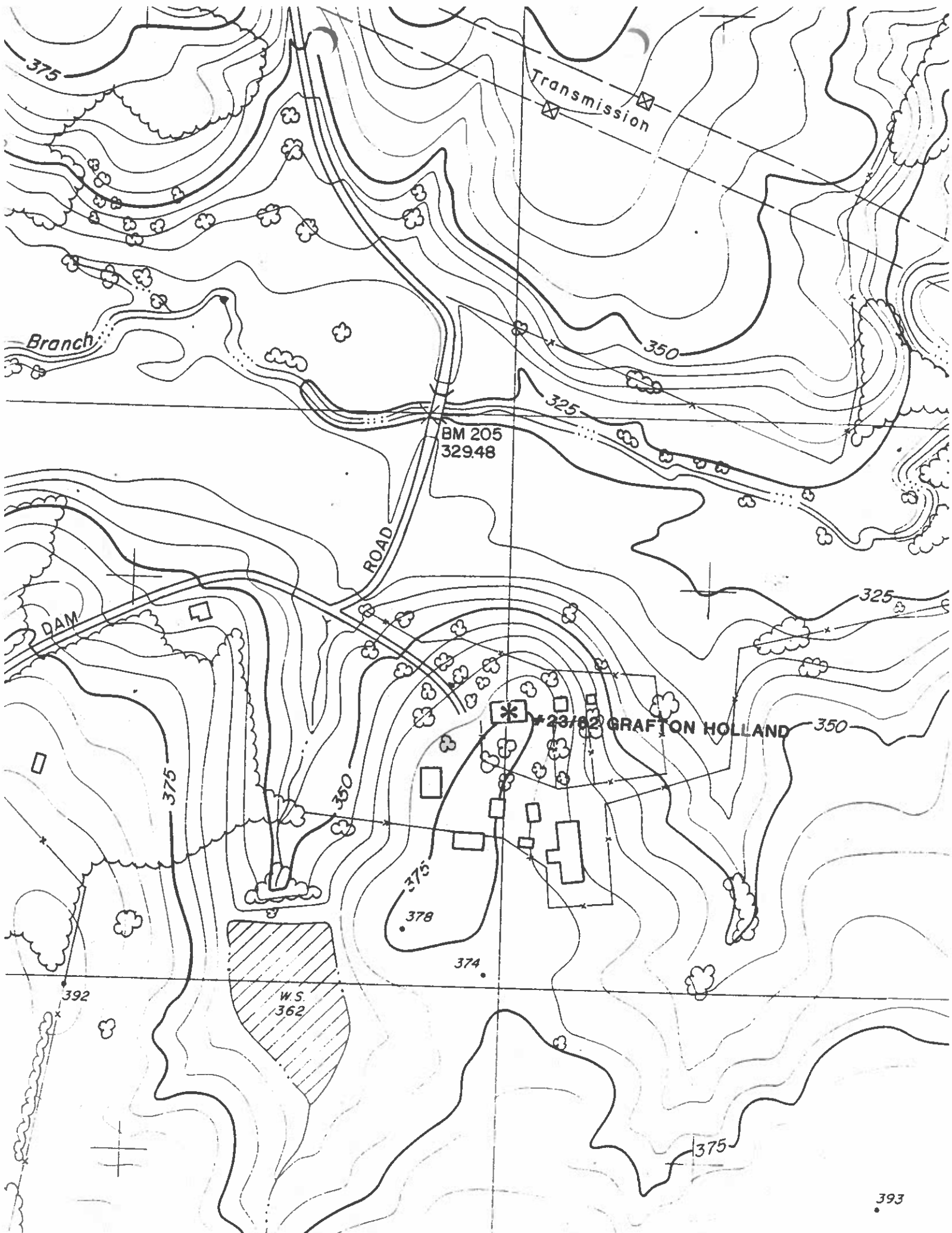
STATE

Maryland 20753

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The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



290.40 Ac.

P 64

P 88

11.34 Ac.

Montgomery County

5318 / 690

Reddy

Branch

Howlings

Montgomery County

5366 / 051

39.57 Ac. Tot.

19.68 Ac.

3.66 Ac.

21.30 Ac.

N 267

BRIGHTON

ROAD

10.70 Ac.

J. A. Solem

1782 / 511

5463 / 453

11.36 Ac. Tot.

P 311



#23/82 GRAFTON HOLLAND

BROOKVILLE

GOLDEN VALLEY LANE

5463 / 453

66 Ac.

M. L. & K. P. Swicord

4920 / 656

9.51 Ac.

P 439

P 381

P 485

Land Development Assoc. Inc.

5068 / 001

39.88 Ac.

P 654

SUNNYMEADE

SUNNYMEADE

W. C. & J. M. Christopher

4361 / 636

35.00 Ac.

P 903

MEADOW

VIEW

Helen Zinder et al Tr.

208.05 Ac.

4927 / 552

5110 / 365

Resolution No. 10-2179
Introduced: September 23, 1986
Adopted: September 23, 1986

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

By: District Council

SUBJECT: Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland re: Six Historic Resources in Northern and Eastern Montgomery County

Background

1. On June 12, 1986, the Montgomery County Planning Board transmitted to the Montgomery County Council a Final Draft Amendment to the Historic Preservation Master Plan proposing the designation of three sites in the Bethesda Central Business District.
2. On September 16, 1986, the Planning, Housing and Economic Development Committee reviewed the Final Draft Master Plan Amendment and the testimony given at the public hearing with the Montgomery County Planning Board, staff, and interested parties.
3. The Montgomery County Council reviewed the Final Draft Amendment and the recommendations of the Planning, Housing and Economic Development Committee at a worksession held on September 23, 1986.

Action

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

The Final Draft Amendment to the Historic Preservation Master Plan, for the designation of six historic resources in Northern and Eastern Montgomery County, dated June 1986, is approved as amended:

-2-

<u>Site</u>	<u>Name</u>	<u>Location</u>	<u>Associated Acreage</u>
#15/67	Maiden's Fancy - * * * - * * * - * * *	15701 Aitcheson Lane	18.97
#23/19	Retirement - * * * - * * * - * * * - * * *	5501 Griffith Road	3.5
#23/33	Bleakwood - * * * - * * * - * * *	3730 Damascus Road	1.87
#23/82	Grafton Holland Farm - * * * - * * * - * * *	2240 Brighton Dam Road	11.36
#23/103	John D. Berry House - * * * - * * *	17201 Palomino Court	4.52
23/123	Jacob Allnutt Farm - * * * - * * * - * * * - * * *	23601 Route 108	2.5

This is a correct copy of Council Action.



Donna Brand, Assistant Secretary
County Council

JA:mc
0026b



2 VIEW FROM SOUTHWEST SHOWING GARAGE ELEVATED PATIO, RAILING & HIGH AWNING, c. 1979
Provided by Ingrid Solem (apparently included in ACHS Summary Form, Sept 1979)



1 VIEW FROM SOUTHEAST SHOWING EAST SHED ROOF WITH LOW EAVE & WEST PATIO, c. 1985
Provided by Ingrid Solem (apparently included in HPC Recommendation, Oct 1985)



FOR STAFF ONLY:

HAWP# 1007629

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Duane Epperly

E-mail: duane@epperly.me

Address: 22600 Fitzgerald Drive

City: Gaithersburg Zip: 20882

Daytime Phone: _____

Tax Account No.: 00719470

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

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

Owner's mailing address

Duane Epperly
22600 Fitzgerald Drive
Gaithersburg, MD 20882

Owner's Agent's mailing address

Miche Booz
208 Market Street
Brookeville, MD 20833

Adjacent and confronting Property Owners mailing addresses

Prakash, John & Elizabeth Liv Trust
19737 Golden Valley Lane
Brookeville, MD 20833

Sunnymeade Homeowners Assn
19727 Golden Valley Lane
Brookeville, MD 20833

Gaskill William H 3RD & K T
19709 Golden Valley Lane
Brookeville, MD 20833

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:

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.

Farmhouse in significant disrepair. Structural work necessary foundation to roof. Many elements have non-original repairs, need replacement for structure/energy. Renovation for accessibility requires adding/modifying +/- 6 windows, improving doors, site access. New to match historic as is possible.

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:




Work Item 3: _____

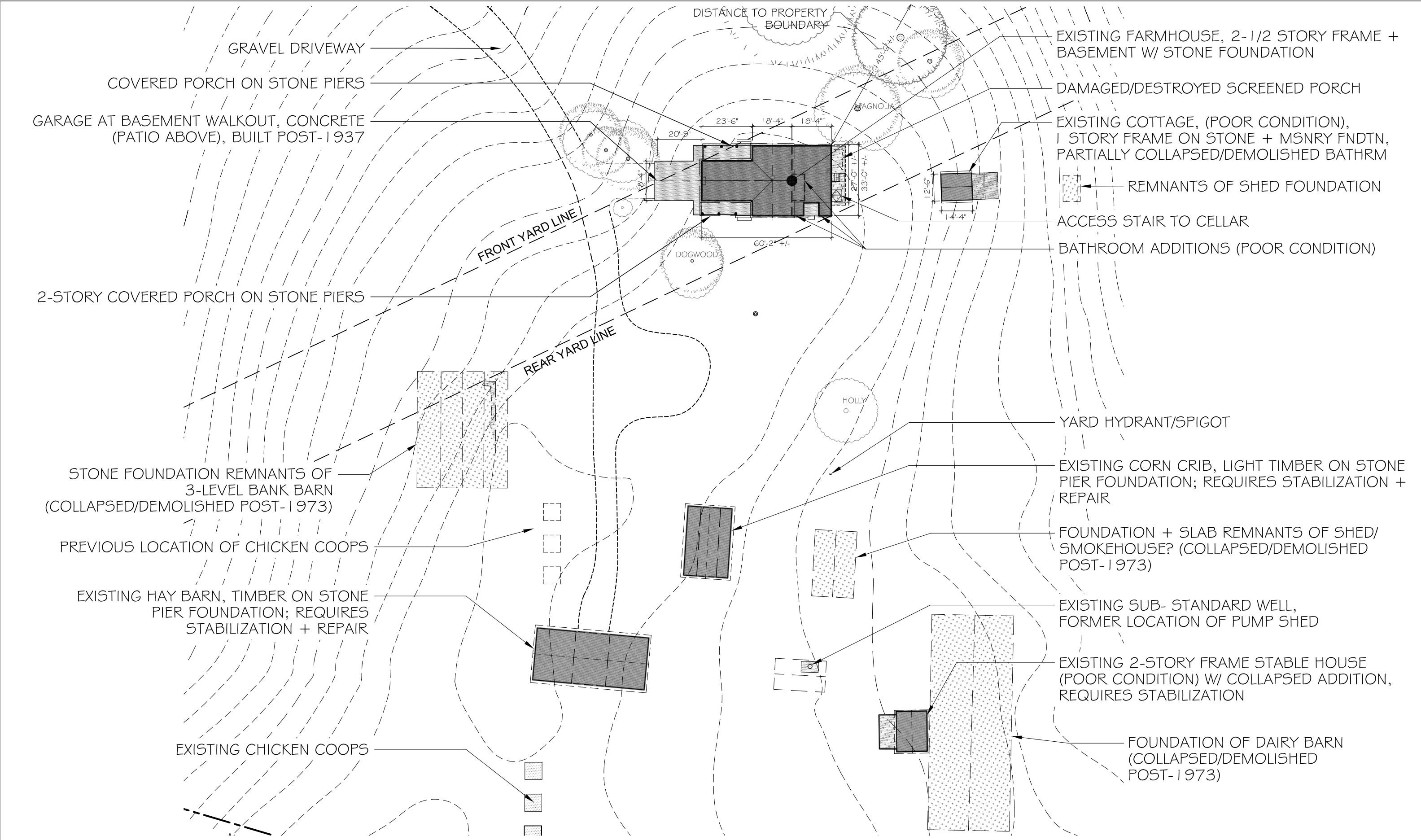
Description of Current Condition:

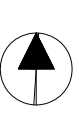
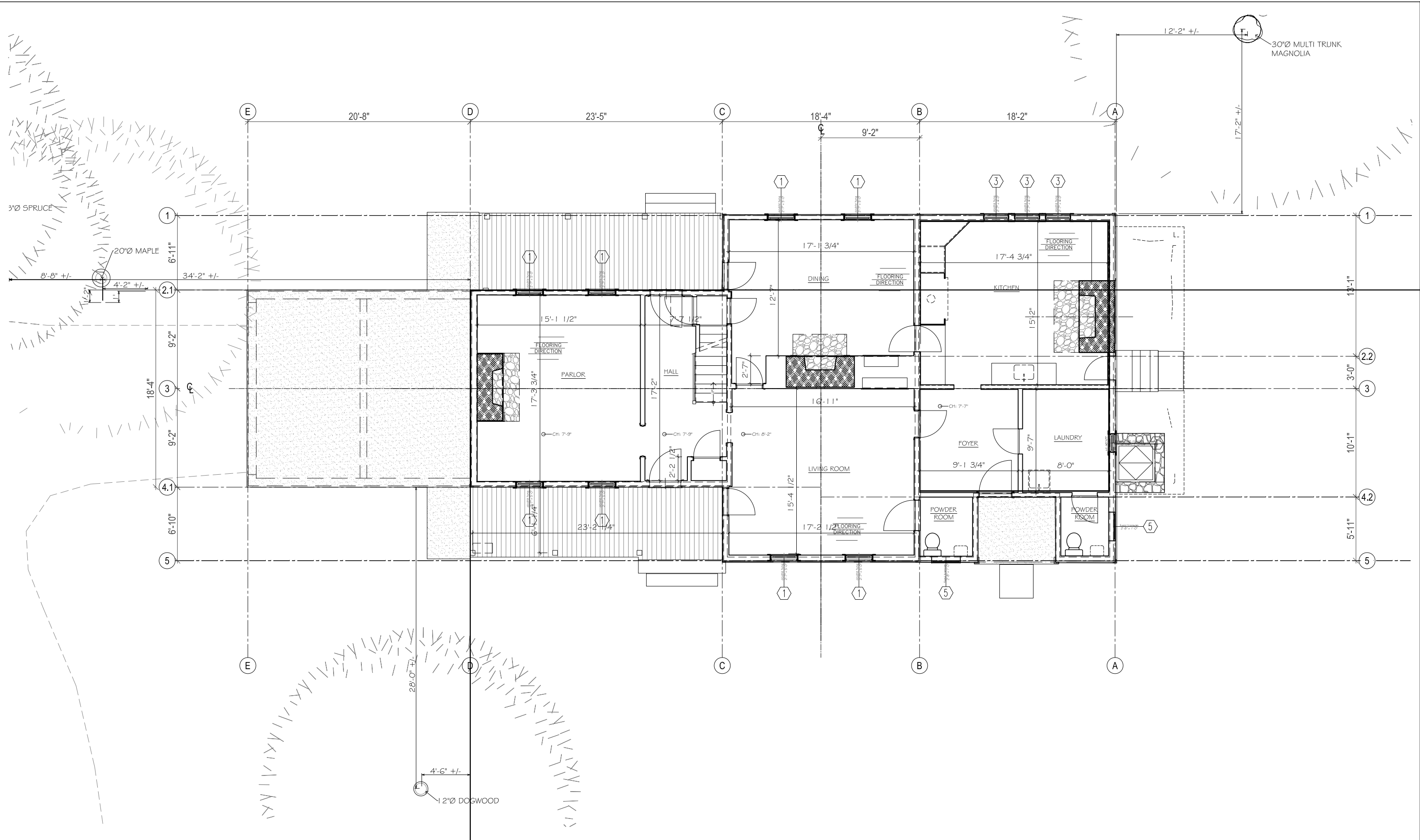
Proposed Work:

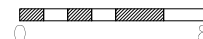
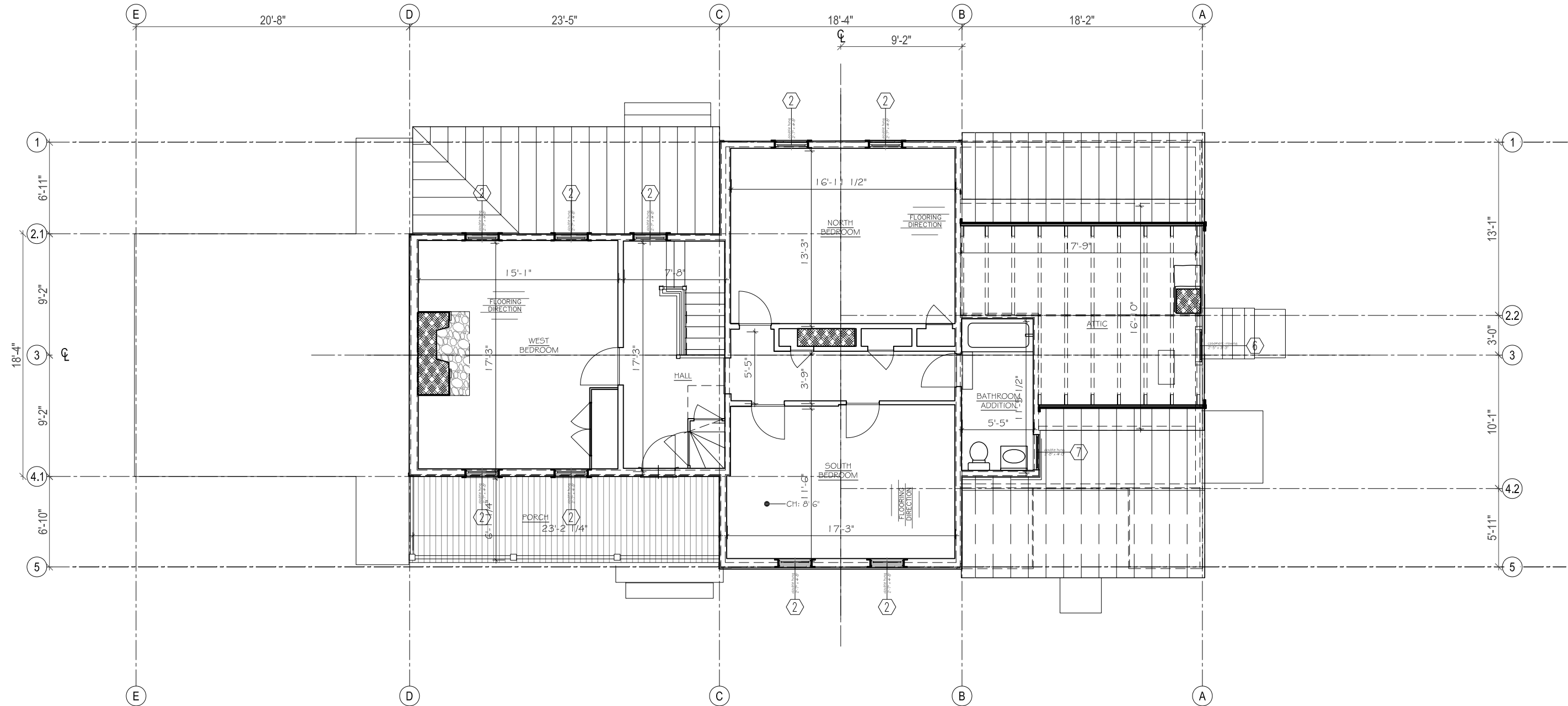
HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

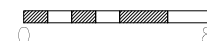
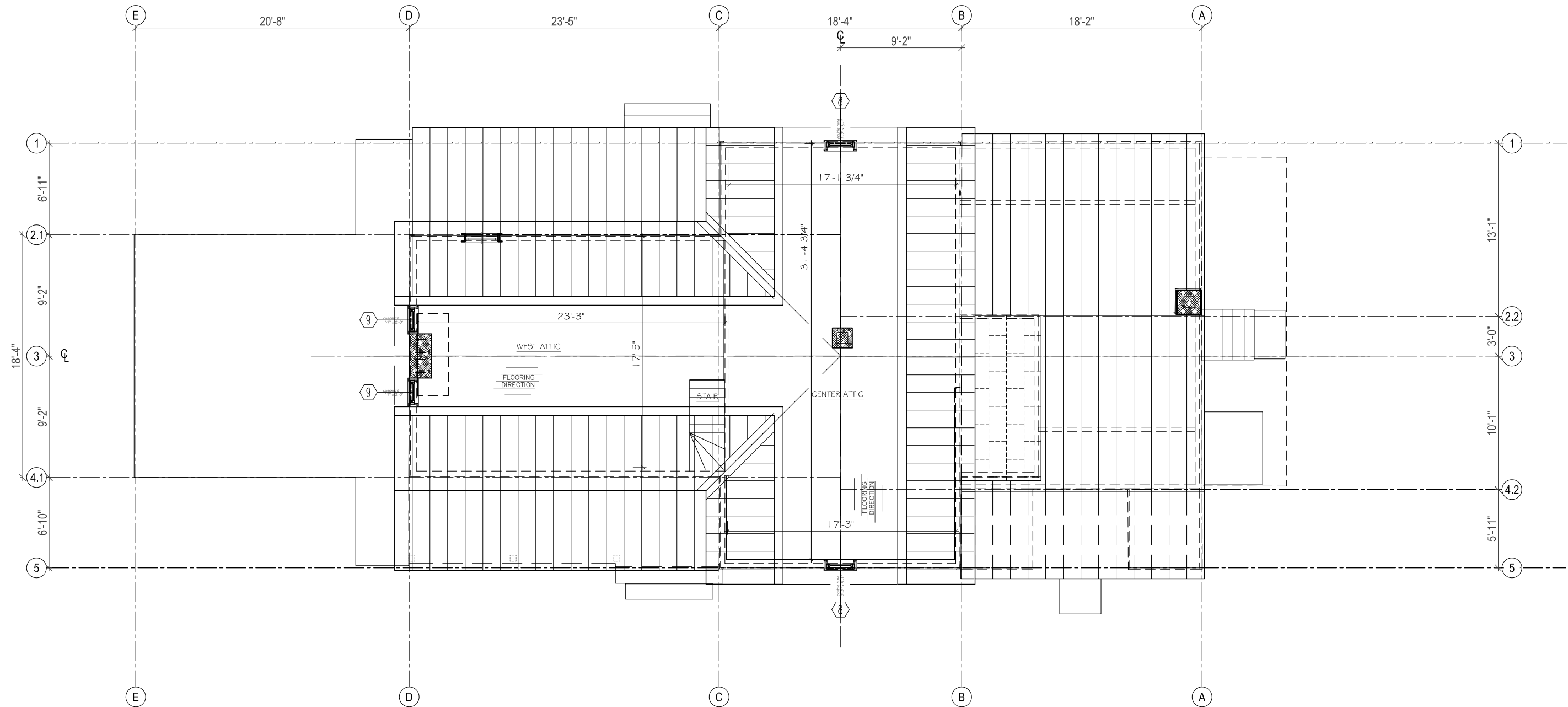
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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

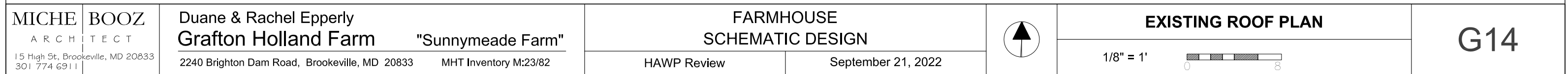
PROPERTY INFO		PROJECT DESCRIPTION								VICINITY PLAN		SCALE 1" = 1000'	
TAX MAP: #JU12 TAX ACCOUNT#: 00719470 PARCEL: P311 LIBER: 64760 FOLIO: 00062 TRACT AREA: 11.36 ACRES WATERSHED: HAWLINGS RIVER-REDDY BRANCH SPA: NO STREAM BUFFER: 100'		THE PROJECT SHALL REPAIR AND RENOVATE THE HISTORIC FARMHOUSE AT "SUNNYMEADE", (THE GRAFTON HOLLAND FARM) AT 2240 BRIGHTON DAM ROAD, BROOKEVILLE (NOT IN HISTORIC DISTRICT). THE EXISTING HOUSE IS IN A DANGEROUS AND DERELICT STATE BUT RETAINS ITS HISTORIC CHARACTER, HOWEVER INVESTIGATION HAS REVEALED SEVERE DEGRADATION OF THE STRUCTURE AND ENVELOPE AS WELL AS EXTENSIVE DAMAGE TO WINDOWS, DOORS + OTHER ELEMENTS. THE WORK SHALL INCLUDE DEMOLITION OF NON-HISTORIC FEATURES NAMELY THE WEST CONCRETE GARAGE + ELEVATED SLAB PATIO, 1ST FLR BATHROOM ADDITONS + 2ND FLR BATHROOM DORMER. THE SIDING, ROOF, TRIM, AND MAJORITY OF WINDOWS AND DOORS SHALL BE REPLACED WITH NEW ELEMENTS TO MATCH EXISTING (AS POSSIBLE). EXTENSIVE REPAIR AND REPLACEMENT OF TIMBER STRUCTURE IS REQUIRED DUE TO ROT; NEW INSULATED EXTERIOR SHEATHING WILL BE USED TO STABILIZE ENCLOSURE. THE WEST ATTACHED GARAGE SHALL BE DEMOLISHED + REPLACED WITH STONE CLAD PATIO ON GRADE (+ RETAINING WALLS); ELEVATED SLAB PATIO/ROOF TO BE REPLACED WITH SMALLER WOOD DECK + SITE STAIRS. BASEMENT ACCESS TO BE MAINTAINED AND DOOR REPLACED.				continued, AT THE EAST SECTION THREE NON-HISTORIC BATHROOMS DEMOLISHED AND MAIN STRUCTURE RESTORED TO EARLIER HISTORIC PROFILE. SECOND FLR BATHROOM REPLACED WITH WIDER DORMER CENTERED IN SOUTH FACING ROOF. AT THE EAST ELEVATION THERE WAS ONCE A WIDE PORCH ROOF THAT WAS APPROX. 2/3 ENCLOSED AND WHICH INCLUDED STEPS TO A STONE PATIO (AS REVEALED THROUGH INVESTIGATION). A NEW ROOF, SCREENED PORCH, AND STONE PATIO WILL BE CONSTRUCTED IN THE APPROXIMATE LOCATION. REPLACEMENT WINDOWS WILL BE WOOD EXTERIOR + INTERIOR WITH DIVISIONS AND DETAILS TO MATCH THOSE REPLACED. THE CENTER CHIMNEY IS NON-FUNCTIONAL AND SHALL BE REMOVED AT THE SECOND FLOOR AND ABOVE. THE LARGE STONE FIREPLACE ON 1ST FLR WILL BE RETAINED AS ORNAMENT AND A NON-FUNCTIONING CHIMNEY ELEMENT CONSTRUCTED AT THE ROOF TO SIMULATE THE ORIGINAL. THE GRAVEL DRIVEWAY WILL BE REGRADED FOR ALIGNMENT AS NEEDED AND THE FARMYARD TURN AROUND SHALL BE EXPANDED FOR BETTER ACCESS TO THE CORN CRIB + HAY BARN.							
PROJECT TEAM													
OWNER DUANE AND RACHEL EPPERLY ARCHITECT MICHE BOOZ ARCHITECT, INC. MICHE BOOZ, AIA CIVIL ENGINEER LANDMARK ENGINEERING, INC. CHARLES T. GRIMSLEY, P.E.													
ZONING		PROPOSED VIEW RENDERING FROM DRIVEWAY LOOKING SOUTHEAST											
LOT DESCRIPTION ZONE: RC SEE TITLEBLOCK FOR PROPERTY INFORMATION REQUIRED SETBACKS FRONT YARD: 80' SIDE YARD: 15' EACH REAR YARD: 35' BUILDING HEIGHT ALLOWABLE: 50' PROPOSED STRUCTURE: 25'-0" FROM AVG. FRONT GRADE LOT COVERAGE (STANDARD DEVEL.) LOT SIZE: 11.36 ac = 494,841 SF ALLOWABLE: 10% OF LOT = 49484 SF INCLUDING ACCESSORY													
		DRAWING LIST				RENDERED VIEWS							
MNCPPC		C01 G01 G03 G10 G20 G21 G22 G23	PROJECT INFORMATION PROPERTY SITE PLAN EXISTING HOUSE SITE PLAN EXISTING BASEMENT PLAN EXISTING NORTH ELEVATION EXISTING EAST ELEVATION EXISTING SOUTH ELEVATION EXISTING WEST ELEVATION	G80 G81 G82 G83 A01 A04 A10 A11	EXISTING CONDITIONS PHOTOS EXISTING CONDITIONS PHOTOS EXISTING CONDITIONS PHOTOS EXISTING CONDITIONS PHOTOS ARCHITECTURAL SITE PLAN FARMHOUSE AREA SITE PLAN BASEMENT PLAN FIRST FLOOR PLAN	A12 A14 A20 A21 A22 A23 A50 A60	SECOND FLOOR PLAN ROOF PLAN NORTH ELEVATION EAST ELEVATION SOUTH ELEVATION WEST ELEVATION WINDOW DETAILS SCHEDULES	A90 A91 A92 A93 A94 A95 A96 A97	HISTORIC COMPARISON FROM SE HISTORIC COMPARISON FROM N AERIAL VIEWS FROM NE + NW AERIAL VIEW FROM SOUTHWEST GROUND LEVEL VIEW GROUND LEVEL VIEW GROUND LEVEL VIEW GROUND LEVEL VIEW				
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 M:23/82			FARMHOUSE SCHEMATIC DESIGN HAWP Review September 28, 2022		PROJECT INFORMATION		C01				













4 VIEW FROM SOUTHEAST



3 VIEW FROM SOUTH



2 VIEW FROM SOUTHWEST



1 VIEW FROM NORTHWEST



4 NORTH FOUNDATION WALL AT PORCH



3 VIEW IN GARAGE LOOKING NORTHEAST



2 NORTH PORCH + ELEVATED SLAB



1 VIEW OF GARAGE FROM WEST



6 DEGRADED ORIGINAL FNDTN + STRUCTURE AT SE



5 HISTORIC SIDING AT 2ND FLR BATHROOM DORMER



4 ROTTED STRUCTURE AT COLLAPSED SHED ROOF AT BATHRMS



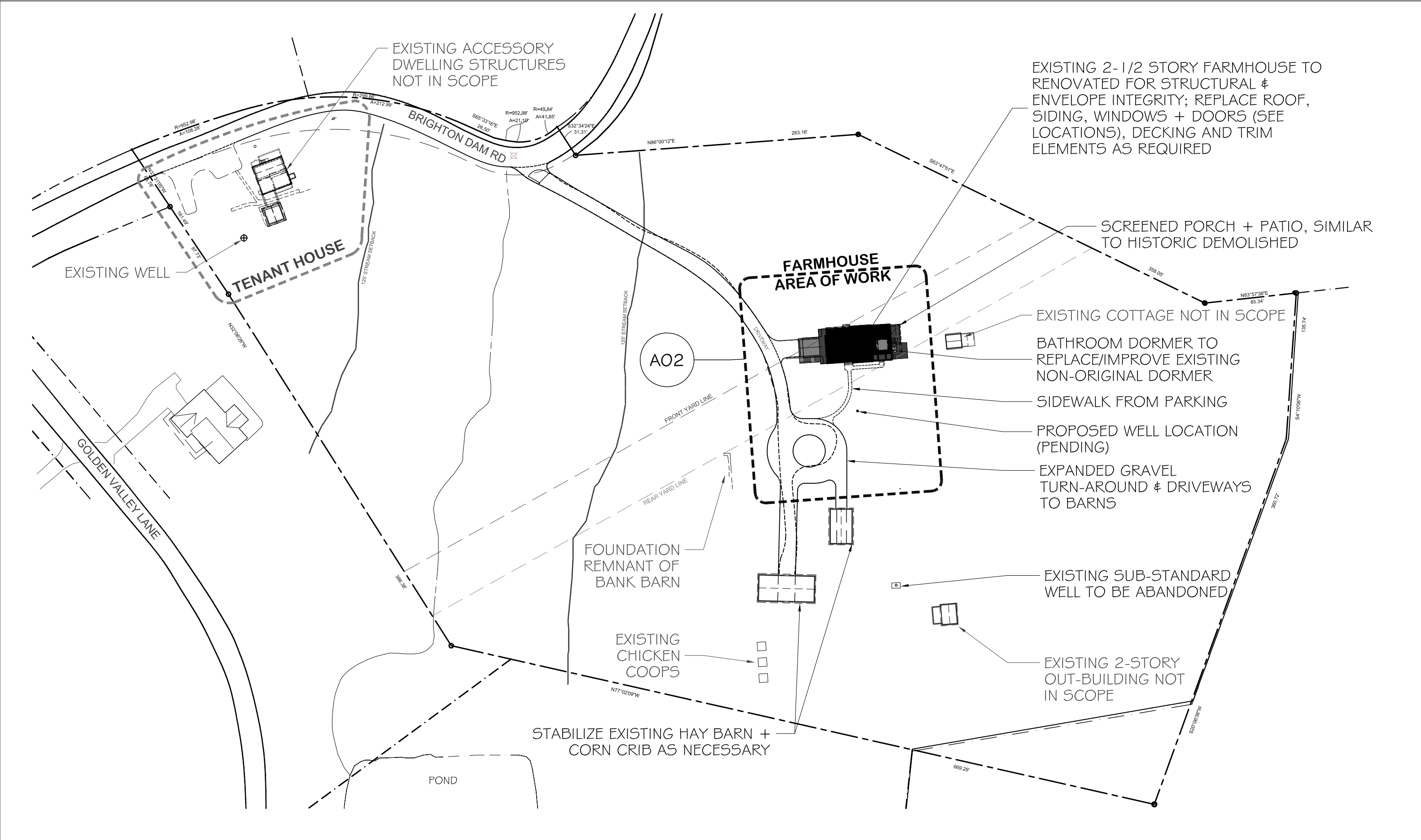
3 ROTTED SILL + RESTORED FNDTN AT NW

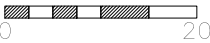
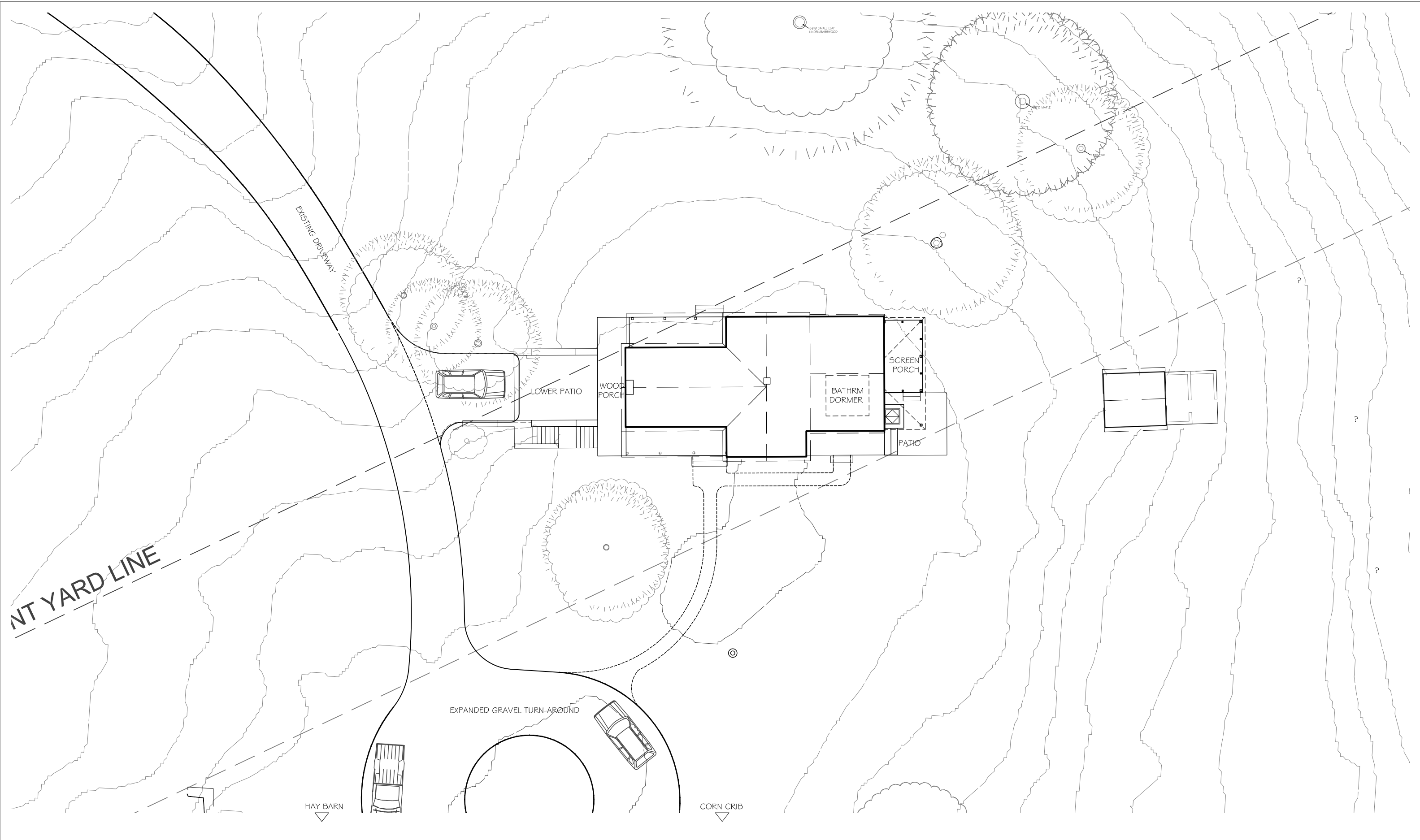


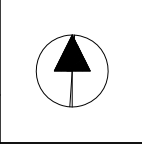
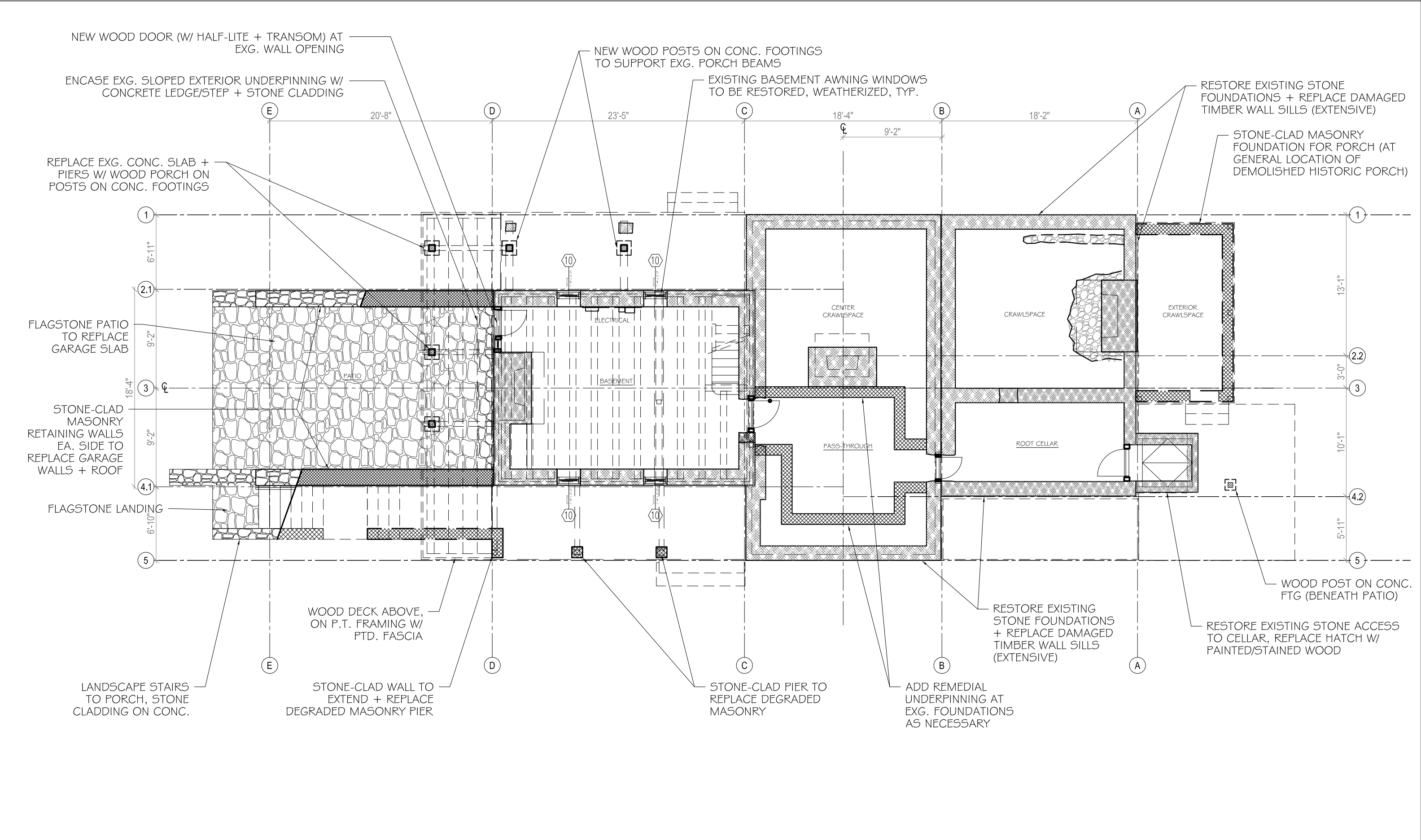
2 EVIDENCE OF STONE PATIO FOUNDATION

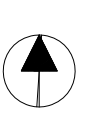
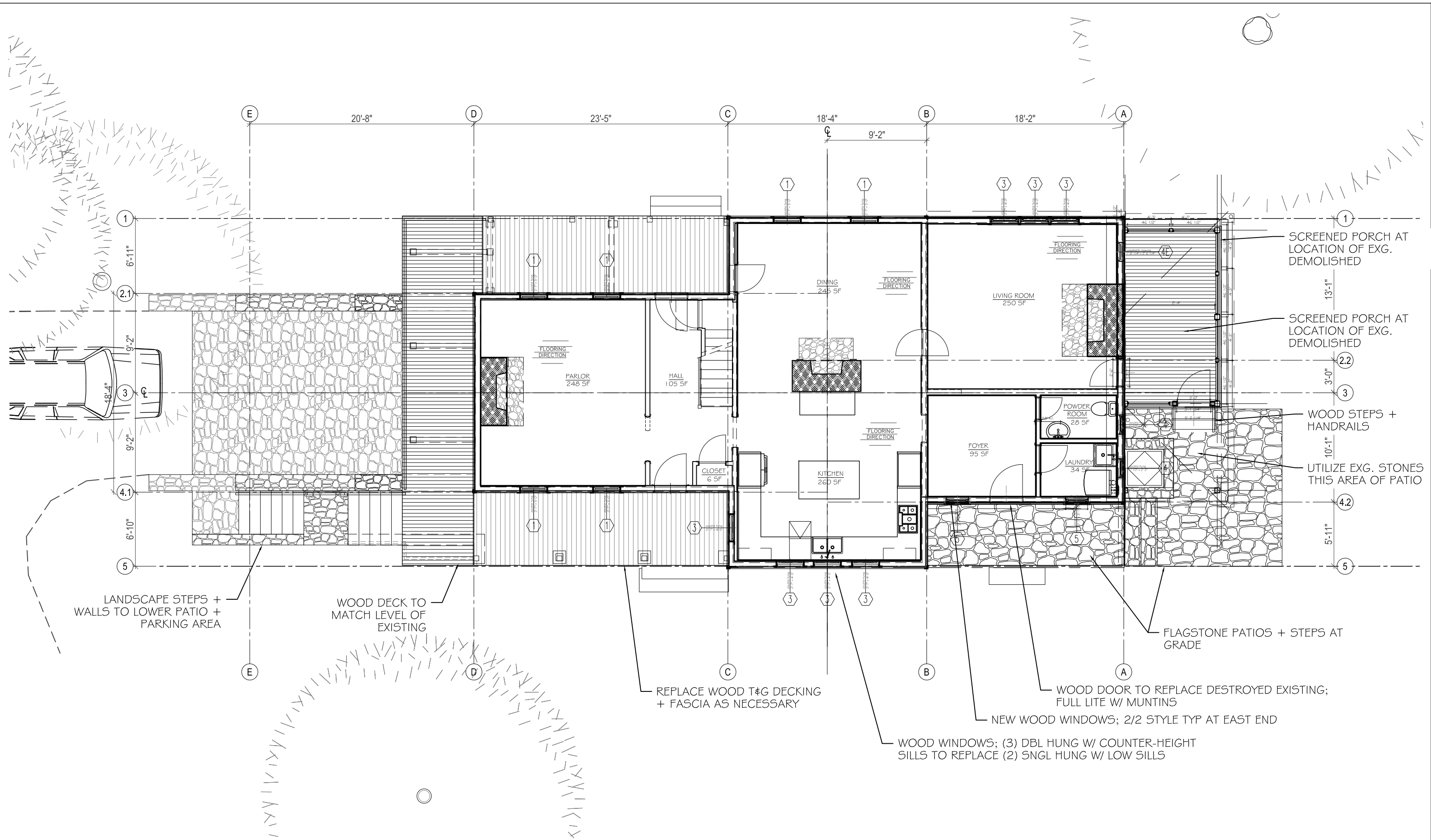


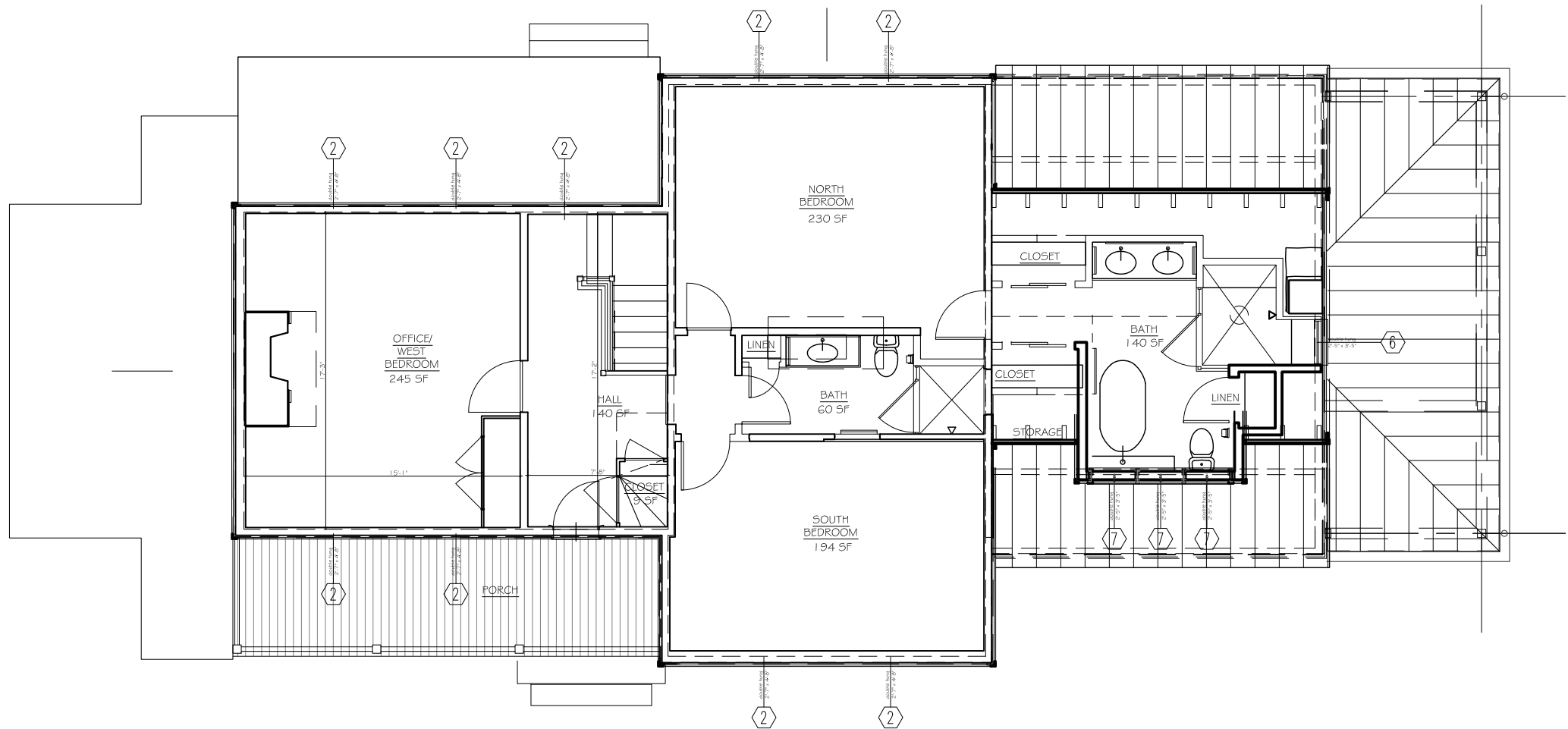
1 VIEW OF EAST SECTION DURING STRUCTURAL STABILIZATION

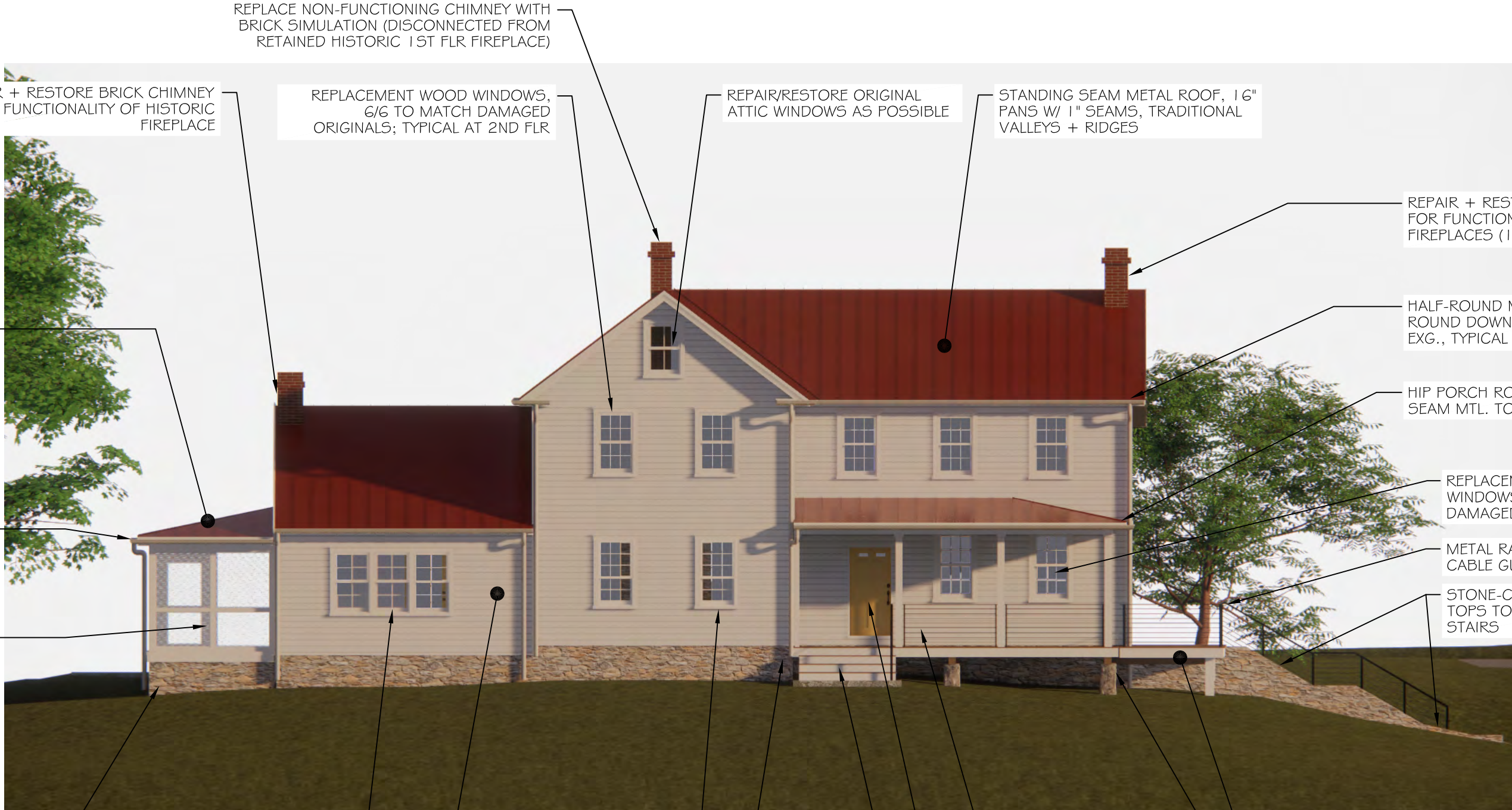


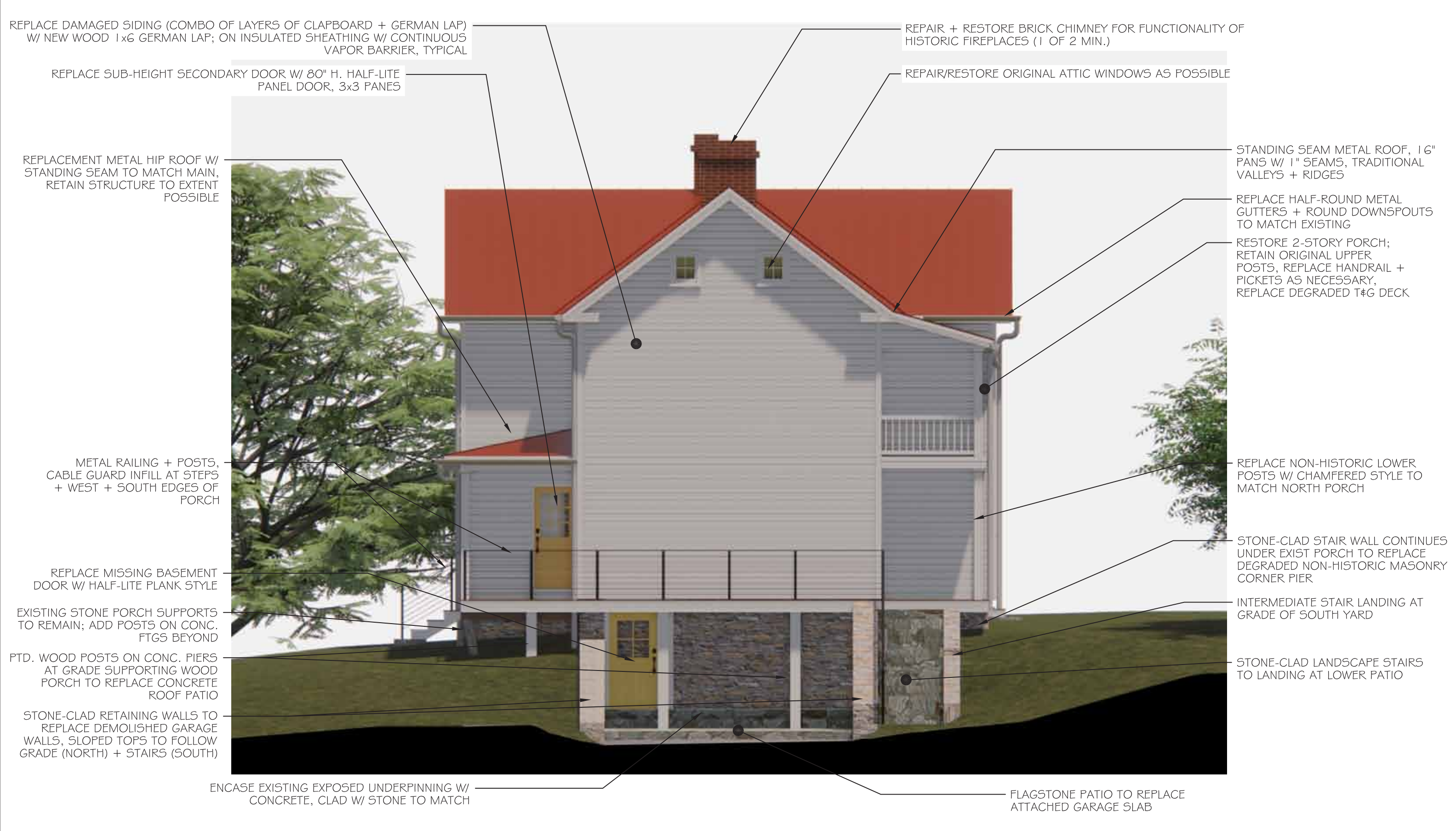


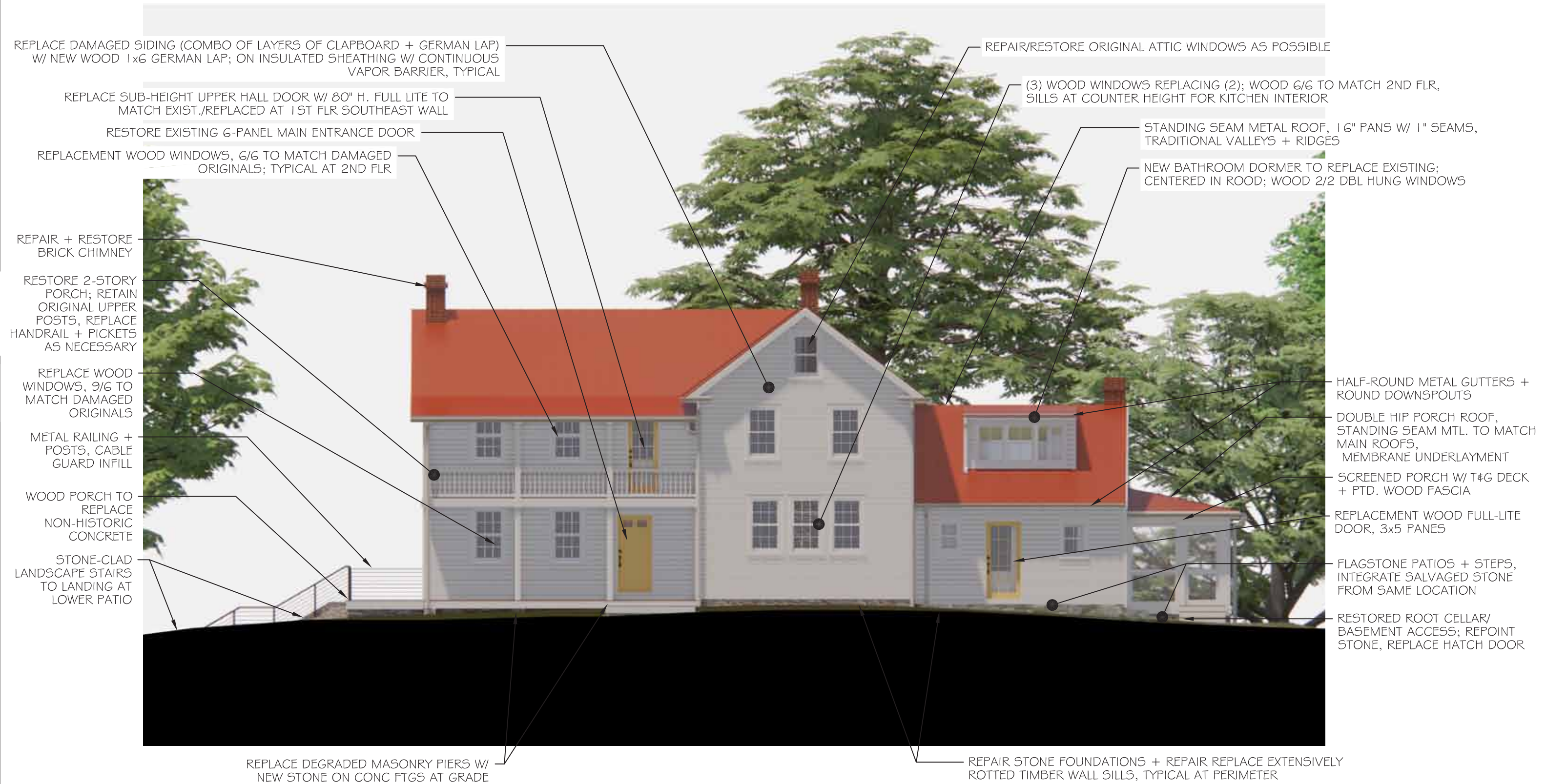




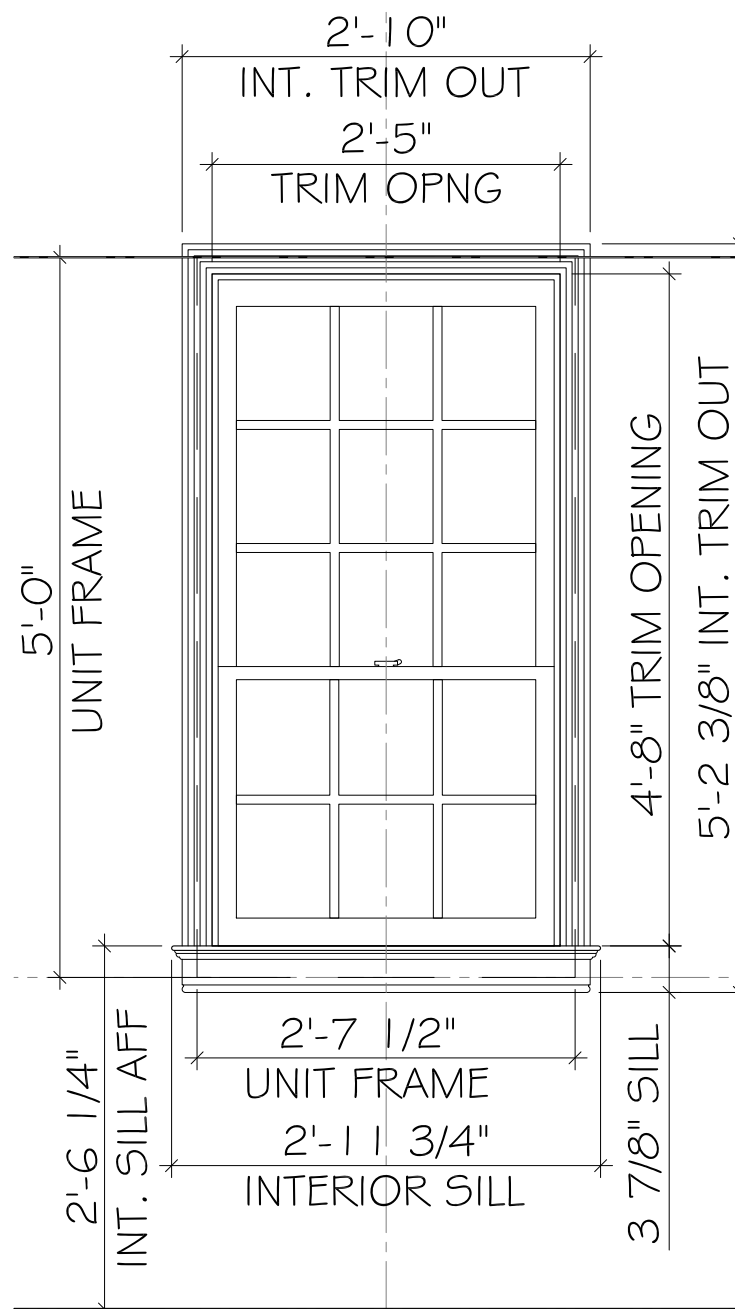




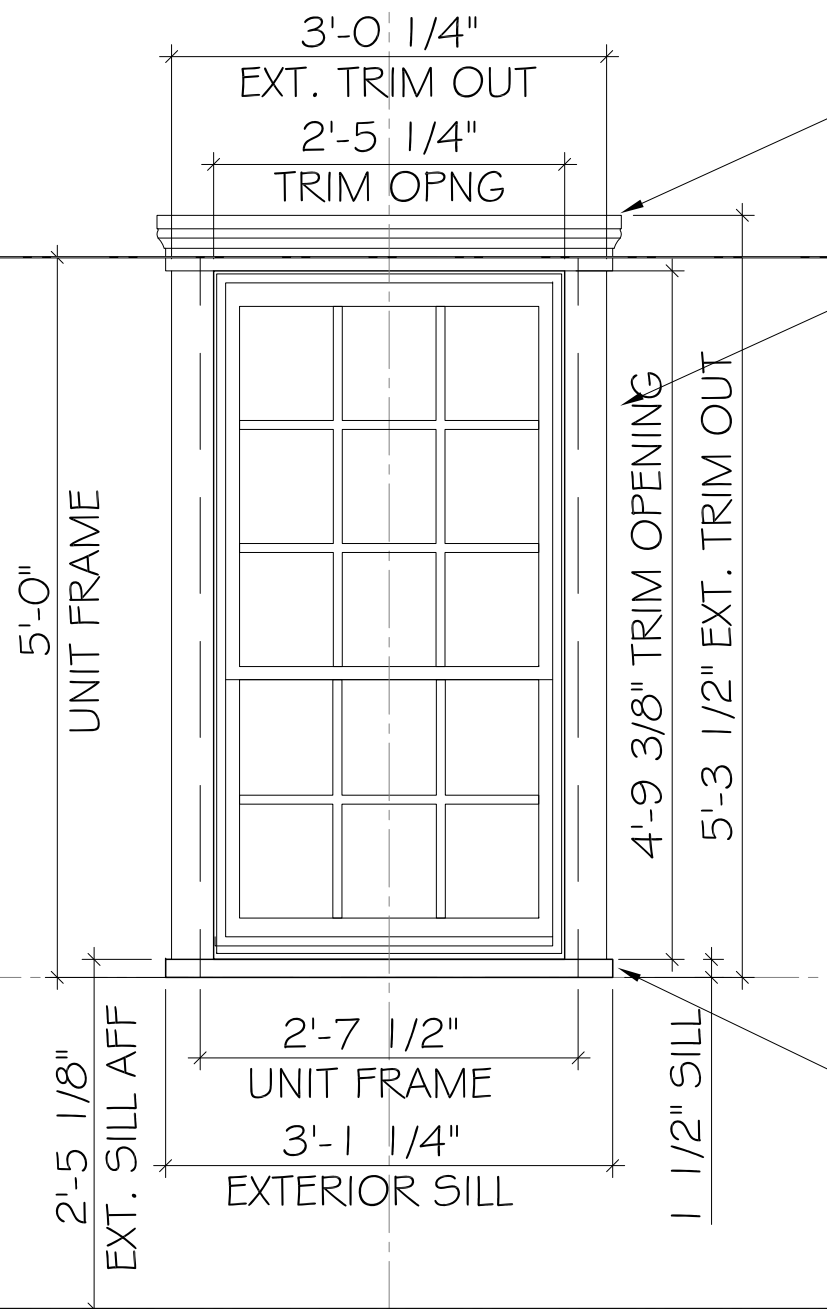




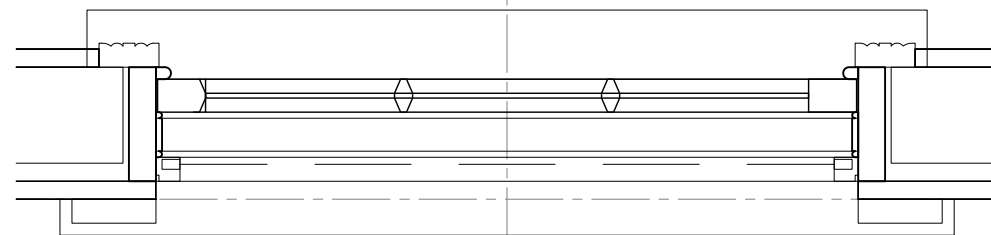




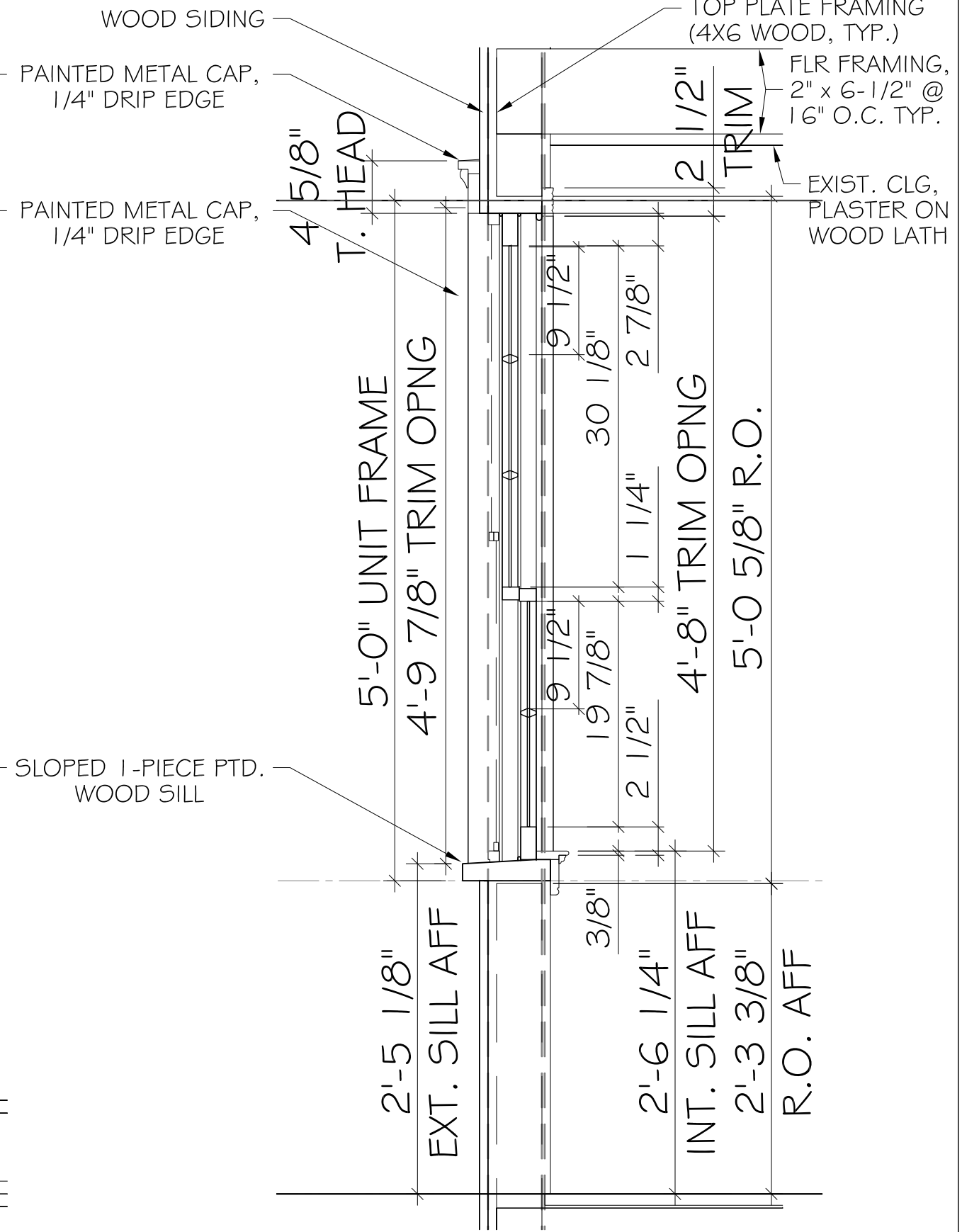
④ EXISTING WINDOW INTERIOR ELEVATION
SCALE: 3/4" = 1'-0"



③ EXISTING WINDOW EXTERIOR ELEVATION
SCALE: 3/4" = 1'-0"



② EXISTING WINDOW EXTERIOR PLAN
SCALE: 1-1/2" = 1'-0"



① EXISTING WINDOW SECTION
SCALE: 1" = 1'-0"

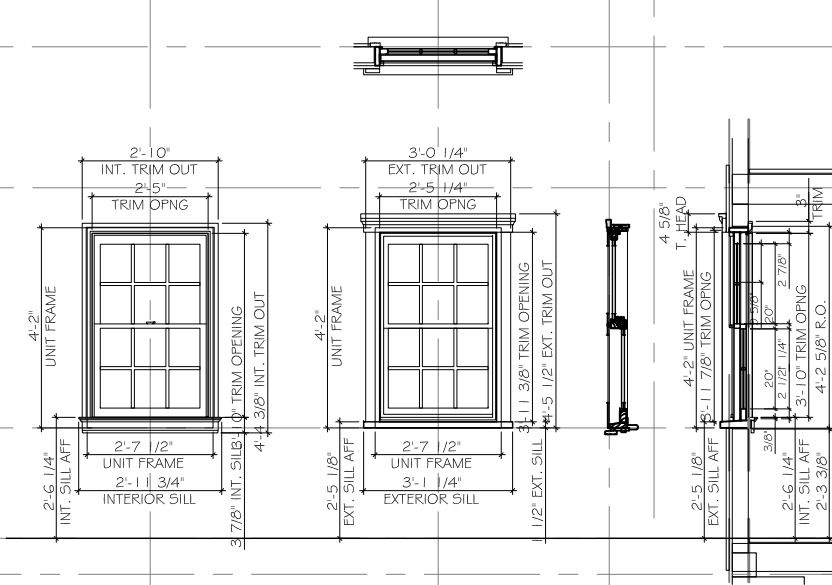
EXISTING WINDOW SCHEDULE

SYMBOL	TYPE	MANUF.	DESCRIPTION	DIM. (W x H)	STYLE	GLAZING	HARDWARE	QTY	NOTES
①	DOUBLE HUNG	EXISTING	1ST FLR TYP (CENTER, WEST)	RO: 2'-8" x 5'-0" (VIF) FS: 2'-7 1/2" x 4'-11 1/2" (VIF)	9/6 DL	SINGLE PANE, CLR, REPLACEMENT	THUMB LATCH	8	
②	DOUBLE HUNG	EXISTING	2ND FLR TYP (CENTER, WEST)	RO: 2'-8" x 4'-3" (VIF) FS: 2'-7 1/2" x 4'-2" (VIF)	6/6 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	9	
③	DOUBLE HUNG	EXISTING	1ST FLR EAST, TRIPLE MULLED	RO: 2'-6" x 4'-0" (VIF) FS: 2'-5 1/2" x 3'-11 1/2" (VIF)	4/4 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	3	
④	CASEMENT INSWING	EXISTING	1ST FLR EAST, HINGED	RO: 1'-10" x 2'-8" (VIF) FS: 1'-9 1/2" x 2'-7 1/2" (VIF)	2/2 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	1	
⑤	FIXED TRANSOM	EXISTING	1ST FLR EAST, POWDER RMS	RO: 2'-9" x 1'-3" (VIF) FS: 2'-8" x 1'-2" (VIF)	3/1 DL	SINGLE PANE, CLEAR, REPLACEMENT	-	2	
⑥	CASEMENT INSWING	EXISTING	2ND FLR EAST, HINGED	RO: 2'-8" x 3'-6" (VIF) FS: 2'-7 1/2" x 3'-5 1/2" (VIF)	SNGL PANE	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	1	
⑦	DOUBLE HUNG	EXISTING	2ND FLR, BATHROOM	RO: 2'-8" x 4'-0" (VIF) FS: 2'-7 1/2" x 4'-0" (VIF)	6/6 DL	SINGLE PANE, FROSTED, REPLACEMENT	THUMB LATCH	1	
⑧	DOUBLE HUNG	EXISTING	ATTIC CENTER	RO: 2'-8" x 3'-6" (VIF) FS: 2'-7 1/2" x 3'-5 1/2" (VIF)	6/3 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	2	
⑨	CASEMENT INSWING	EXISTING	ATTIC WEST, HINGED	RO: 1'-8" x 2'-0" (VIF) FS: 1'-7" x 1'-11 1/2" (VIF)	2/2 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	2	
⑩	AWNING INSWING	EXISTING	BASEMENT WEST, HINGED	RO: 2'-0" x 1'-6" (VIF) FS: 1'-8" x 1'-2" (VIF)	3/1 DL	SINGLE PANE, CLEAR, REPLACEMENT	THUMB LATCH	4	

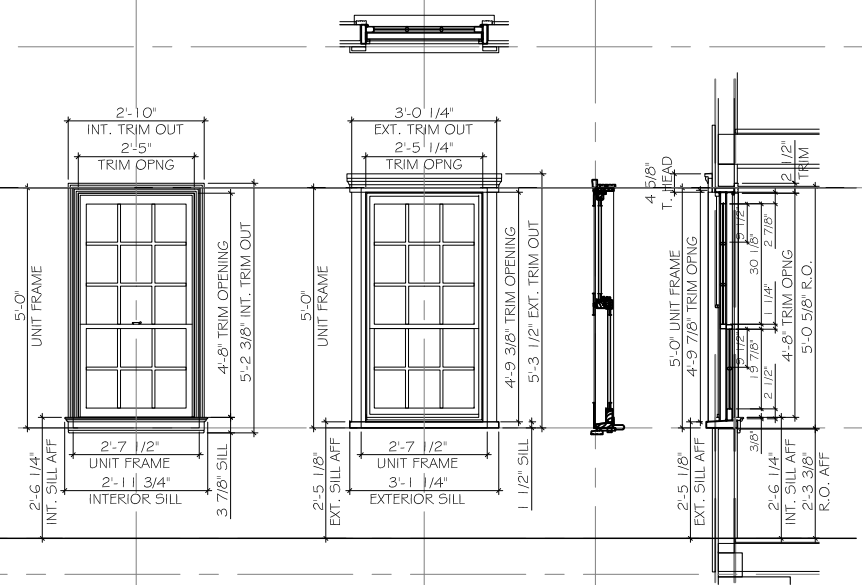
PROPOSED WINDOW SCHEDULE

SYMBOL	TYPE	MANUF.	DESCRIPTION [BASIS OF DESIGN]	DIM. (W x H)	STYLE	GLAZING	U- VALUE	SHGC	VT	HARDWARE	QTY	NOTES
①	DOUBLE HUNG 1ST FLR TYP	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2626]	RO: 2'-8 3/8" x 5'-1 1/2" (VIF) FS: 2'-7 3/8" x 5'-1"	9/6 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	6	
②	DOUBLE HUNG 2ND FLR TYP	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH26custom]	RO: 2'-8 3/8" x 4'-3" (VIF) FS: 2'-7 3/8" x 4'-2" (VIF)	6/6 DL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	4	
②E	CASEMENT 2ND FLR EGRESS	MARVIN	ULTIMATE WOOD CASEMENT PUSH OUT [UWCP03254]	RO: 2'-8 3/8" x 4'-6 5/8" (VIF) FS: 2'-8 1/8" x 4'-6 1/8" (VIF)	3X4 DL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	HANDLE LATCH	5	7.5 SF CLEAR EGRESS (5.7 MIN REQ.)
③	DOUBLE HUNG 1ST FLR EAST TRIPLE	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2622]	RO: 2'-8 3/8" x 4'-5 1/2" (VIF) FS: 2'-7 3/8" x 4'-5"	4/4 DL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	6	
④	DOUBLE HUNG 1ST FLR EAST	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH1612]	RO: 1'-10 3/8" x 2'-9 1/2"(VIF) FS: 1'-9 3/8" x 2'-9"	2/2 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	3	
⑤	DOUBLE HUNG 1ST FLR EAST	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2014]	RO: 2'-2 3/8" x 3'-1 1/2" (VIF) FS: 2'-1 3/8" x 3'-1"	2/2 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	-	1	
⑥	DOUBLE HUNG 2ND FLR EAST	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2416]	RO: 2'-6 3/8" x 3'-5 1/2" (VIF) FS: 2'-5 3/8" x 3'-5" (VIF)	2/2 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	1	
⑦	DOUBLE HUNG 2ND FLR SE TRIPLE	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2416]	RO: 2'-6 3/8" x 3'-5 1/2" (VIF) FS: 2'-5 3/8" x 3'-5" (VIF)	2/2 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	3	
⑧	DOUBLE HUNG ATTIC CENTER	MARVIN	SIGNATURE ULTIMATE WOOD INSERT [UWDH2418]	RO: 2'-6 3/8" x 3'-9 1/2" (VIF) FS: 2'-5 3/8" x 3'-9"	2/2 SDL	INSULATED, LOW E2, ARGON	0.29	0.29	0.51	THUMB LATCH	2	
⑨	CASEMENT INSWING	EXISTING	ATTIC WEST, HINGED	RO: 1'-8" x 2'-0" (VIF) FS: 1'-7" x 1'-11 1/2" (VIF)	2/2 DL	SINGLE PANE, CLEAR, REPLACEMENT	-	-	-	THUMB LATCH	2	
⑩	AWNING INSWING	EXISTING	BASEMENT WEST, HINGED	RO: 2'-0" x 1'-6" (VIF) FS: 1'-8" x 1'-2" (VIF)	3X1 DL	SINGLE PANE, CLEAR, REPLACEMENT	-	-	-	THUMB LATCH	4	

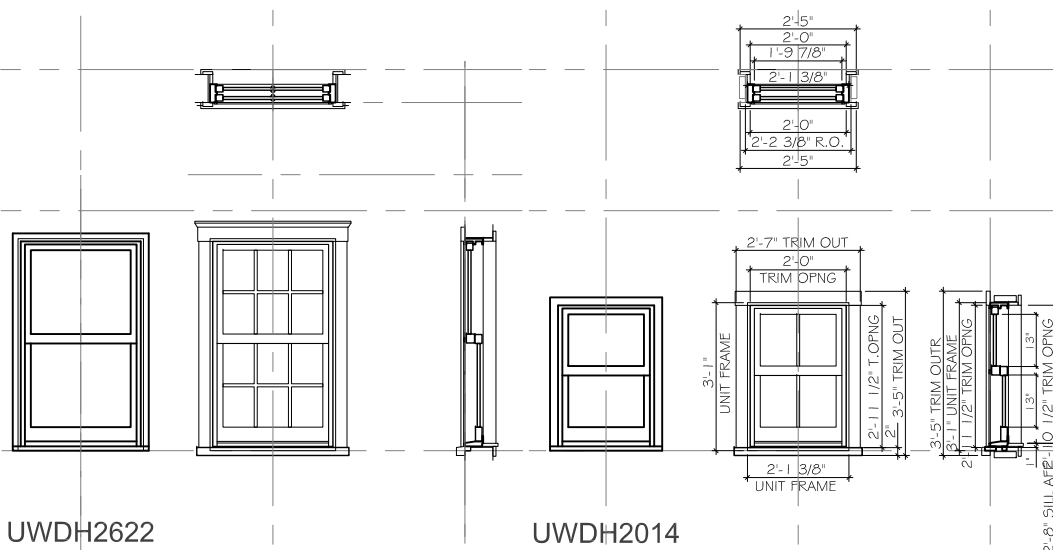
EXISTING SECOND FLR WEST + CENTER



EXISTING FIRST FLR WEST + CENTER



2 EXISTING WINDOW DETAILS



1 PROPOSED WINDOW DETAILS (partial)

DEMOLISH NON-ORIGINAL BATHROOM
DORMER; SEVERLY DEGRADED +
STRUCTURALLY UNSOUND

COLLAPSED/ DEMOLISHED
SHED PORCH ROOF, LOW
EAVE AT +/- 7' ABOVE PATIO

DEMOLISHED SCREENED
PORCH AT DECK SITTING
ON PATIO

REPLACEMENT BATHROOM
DORMER CENTERED ON ROOF

FLAGSTONE PATIOS + STEPS,
INTEGRATING STONES FROM
ORIGINAL PATIO/FOUNDATION

HIP PORCH ROOF, STANDING
SEAM METAL, EAVE TO BE
7'-6" MIN ABOVE FLOOR

SCREENED PORCH ON
WOOD DECK ON STONE
FOUNDATION



REFERENCE AERIAL VIEW FROM EAST-SOUTHEAST, 1974



AERIAL VIEW FROM EAST-SOUTHEAST, PROPOSED



REFERENCE AERIAL VIEW FROM NORTH, 1974



AERIAL VIEW FROM NORTH, PROPOSED



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHEAST



GROUND LEVEL VIEW LOOKING NORTH



GROUND LEVEL VIEW LOOKING NORTHWEST

MICHE BOOZ ARCHITECT 15 High St, Brookeville, MD 20833 301 774 6911	Duane & Rachel Epperly Grafton Holland Farm "Sunnymeade Farm"		FARMHOUSE SCHEMATIC DESIGN		RENDERED VIEWS OF PROPOSED WORK	A95
	2240 Brighton Dam Road, Brookeville, MD 20833 MHT Inventory M:23/82		HAWP Review September 21, 2022			



GROUND LEVEL VIEW LOOKING SOUTH

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 M:23/82	FARMHOUSE SCHEMATIC DESIGN		RENDERED VIEWS OF PROPOSED WORK	A96
		HAWP Review	September 21, 2022		