

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2240 Brighton Dam Road, Brookeville	Meeting Date:	05/24/2023
Resource:	Master Plan Site #23/82 <i>Grafton Holland Farm</i>	Report Date:	05/17/2023
Applicant:	Duane Epperly	Public Notice:	05/10/2023
Review:	HAWP	Tax Credit:	Yes
Case Number:	1029036	Staff:	Rebecca Ballo
Proposal:	Accessory buildings (hay barn and corn crib) deconstruction		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the subject application **with seven (7) conditions:**

1. All structural framing members shall be photographed, numbered, and catalogued. All stone to be reused shall be photographed in situ.
2. The applicant and their timber framing consultant/general contractor shall consult with historic preservation staff and submit recommendations as to which historic building materials are suitable for reuse and which must be replicated. All replications shall be in kind unless alterations are approved by historic preservation staff due to construction feasibility or other issues.
3. A final reframing and reconstruction plan shall be submitted as a new HAWP application. So long as the buildings are being reconstructed in generally the same locations and in conformance with Condition #2 above, this HAWP may be approved by historic preservation staff.
4. All framing members and other materials to be salvaged and reused shall be stored on site, on a raised gravel bed, or other suitable surface. The location of the storage area shall be the same as shown in this HAWP application.
5. The applicant shall submit to historic preservation staff samples of any new stone required to rebuild the foundations for a review of material and visual compatibility as part of the HAWP for reconstruction. Details regarding the composition, color, and application techniques for any new mortar shall be submitted as part of the HAWP for reconstruction.
6. The final specifications for new metal roofing shall be submitted as part of the HAWP for reconstruction. The roof may be standing seam metal, with no more than a 1” seam, to be hand turned in the field, or the roof may be made from galvanized sheet metal.
7. Both the hay barn and corn crib shall be reconstructed prior to receipt of a Certificate of Use and Occupancy for the principal dwelling on the property. Historic Preservation staff and Department of Permitting Services staff shall verify both buildings have been reconstructed prior to the release of the Certificate of Occupancy by the Director of the Department of Permitting Services.

ARCHITECTURAL DESCRIPTION:

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

Excerpt from *Places from the Past*:

The Grafton Holland House represents the evolution of a house owned by the same family for over a century. It is one of three Holland farms in the Hawlings River Valley. The first eastern (left) section of the house was probably built about 1800. The one-story log structure has an internal end chimney noteworthy for its substantial stone construction. In 1834, Grafton Holland inherited 92 acres from his father James Holland. Grafton is thought to have built the western section c.1835, 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.

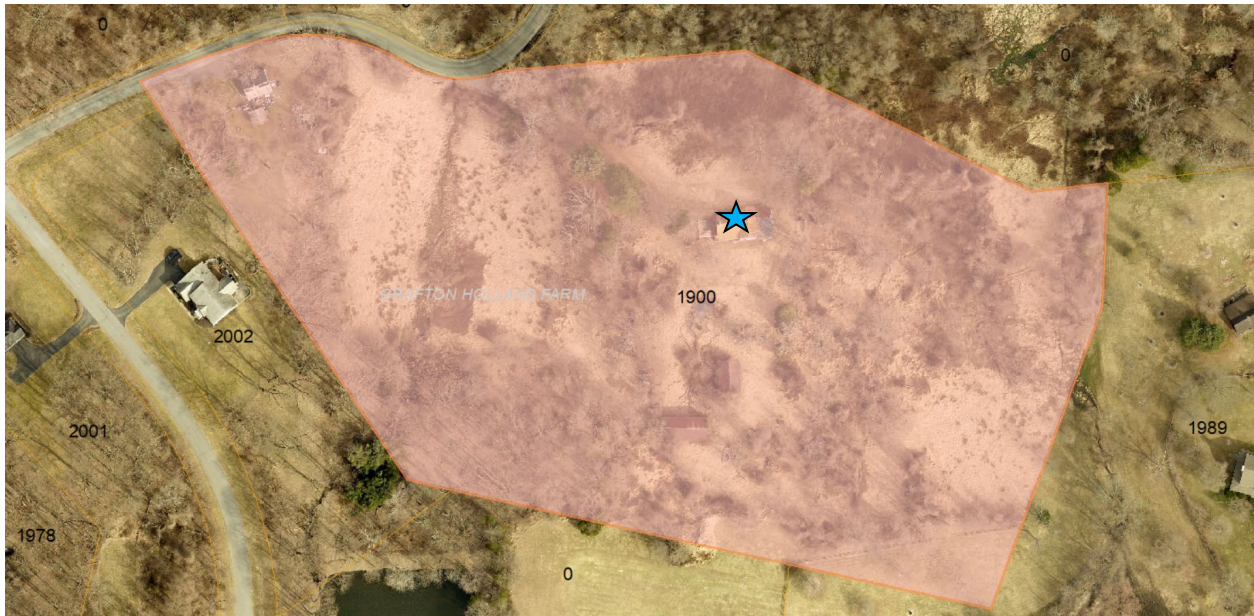


Fig. 1: Subject property, with historic house marked by the blue star.

PROPOSAL:

The applicant proposes to deconstruct the historic hay barn and corn crib due to immediate structural damage. Both buildings will be catalogued, stored on site, and reconstructed.

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:

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 a 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 In October 2022, the HPC approved a HAWP for selective demolition, new construction, and a comprehensive rehabilitation of the main farmhouse.²

Staff visited the subject property in 2021 and again in 2022 when preparing the above staff reports. While the purpose of those visits was to survey the tenant house and main farmhouse, staff did complete a pedestrian survey of the entire property and noted the location and condition of all extant outbuildings and site features. The hay barn and corncrib both suffered from structural deficiencies and significant cracks in the sill plates, joists, and other vertical support framing members. The roofs of both buildings were also in disrepair. Given the overall severely deteriorated state of all buildings on the property, including the main farmhouse, staff worked closely with the new owner to appropriately phase reconstruction efforts to focus on the principal dwelling first. While the owner has been obtaining building permits for the main

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>

² Link to October 26, 2022 HAWP staff report for new construction and rehabilitation: <https://montgomeryplanning.org/wp-content/uploads/2022/10/II.F-2240-Brighton-Dam-Road-Brookeville-1007629.pdf>

farmhouse and tenant house reconstructions, the hay barn and corn crib have been further damaged by severe weather this past Spring.

Based on previous site visits and the documentation submitted with this HAWP, staff believes the buildings are close to collapse and pose a danger on the property. The proposal to deconstruct the buildings, store materials on site, and rebuild both structures within a defined timeframe is a sound preservation approach. Both structures are historic contributing structures to this 19th century farmstead. The applicant is proposing to appropriately record both buildings, catalogue which portions can be reused (thus preserving many hand-hewn beams and other framing members as well as the stone foundations) and submit a new HAWP for reconstruction. New metal roofs, with final roof specifications to be reviewed with another HAWP, will be required for both structures as the existing roofs have completely deteriorated beyond repair. This comprehensive deconstruction will preserve these important buildings with conditions that will ensure final reconstruction on site is tied to occupancy of the main farmhouse.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with seven (7) conditions as noted on page 1**, and under the Criteria for Issuance in Chapter 24A-(b)(1), (2), and (4), 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, #4, #5, and #6;

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.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

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

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

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

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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.

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	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

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	*	*	*	*	*		*

Barn condition images

Hay Barn

Recovered wood storage location



Damage





Corn Crib

Recovered wood storage location



Wood stored here while foundation is being repaired

Damage



