

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	2240 Brighton Dam Road, Brookeville	<b>Meeting Date:</b>	9/4/2024
<b>Resource:</b>	Master Plan Site #23/82 <i>Grafton Holland Farm</i>	<b>Report Date:</b>	8/28/2024
<b>Applicant:</b>	Duane Epperly	<b>Public Notice:</b>	8/21/2024
<b>Review:</b>	Partial RETROACTIVE HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	1070379	<b>Staff:</b>	Chris Berger
<b>Proposal:</b>	Construction of new fence and retroactive approval of construction of three new outbuildings.		

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**STAFF RECOMMENDATION:**

Staff recommends that the Historic Preservation Commission (HPC) **approve with two conditions** the Historic Area Work Permit (HAWP) application with final approval delegated to staff:

1. Applicant must confirm the depth of the proposed fence posts.
2. Applicant must provide the specifications for the two doors to be installed on the rear elevation of the Dairy House (Creamery).



**Figure 1: The Grafton Holland Farm Master Plan Historic Site is shaded in pink.**

## **ARCHITECTURAL DESCRIPTION**

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

Excerpt from *Places From the Past*:

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

## **BACKGROUND**

The subject property contains several outbuildings, including the Hay Barn, Corn Crib, Dairy Building (Creamery), Cottage, and Tenant House. The HPC approved the demolition of the Tenant House in 2021.<sup>1</sup> In 2022, the HPC approved a HAWP for selective demolition, new construction, and a comprehensive rehabilitation of the Farmhouse.<sup>2</sup>

At the May 24, 2023, HPC meeting, the Commission approved HAWP #1029036 for deconstruction of the Hay Barn and Corn Crib with seven (7) conditions:<sup>3</sup>

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

<sup>1</sup> Link to the recording for the July 28, 2021, HPC meeting:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=d792670e-f08f-11eb-81b1-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=d792670e-f08f-11eb-81b1-0050569183fa)

Link to the July 28, 2021, HAWP staff report for demolition of the tenant house:

<https://montgomeryplanning.org/wp-content/uploads/2021/07/I.F-2240-Brighton-Dam-Road-Brookeville-958637.pdf>

<sup>2</sup> Link to the recording for the October 26, 2022, HPC meeting:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=9d57cb18-5631-11ed-95a3-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=9d57cb18-5631-11ed-95a3-0050569183fa)

Link to the 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>

<sup>3</sup> Link to the recording for the May 24, 2023, HPC meeting:

[https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=003eeffd-faff-11ed-95dd-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=003eeffd-faff-11ed-95dd-0050569183fa)

Link to the May 24, 2023, HAWP staff report:

<https://montgomeryplanning.org/wp-content/uploads/2023/05/II.I-2240-Brighton-Dam-Road-Brookeville-1029036.pdf>

raised gravel bed, or other suitable surface. The location of the storage area shall be the same as shown in this HAWP application.

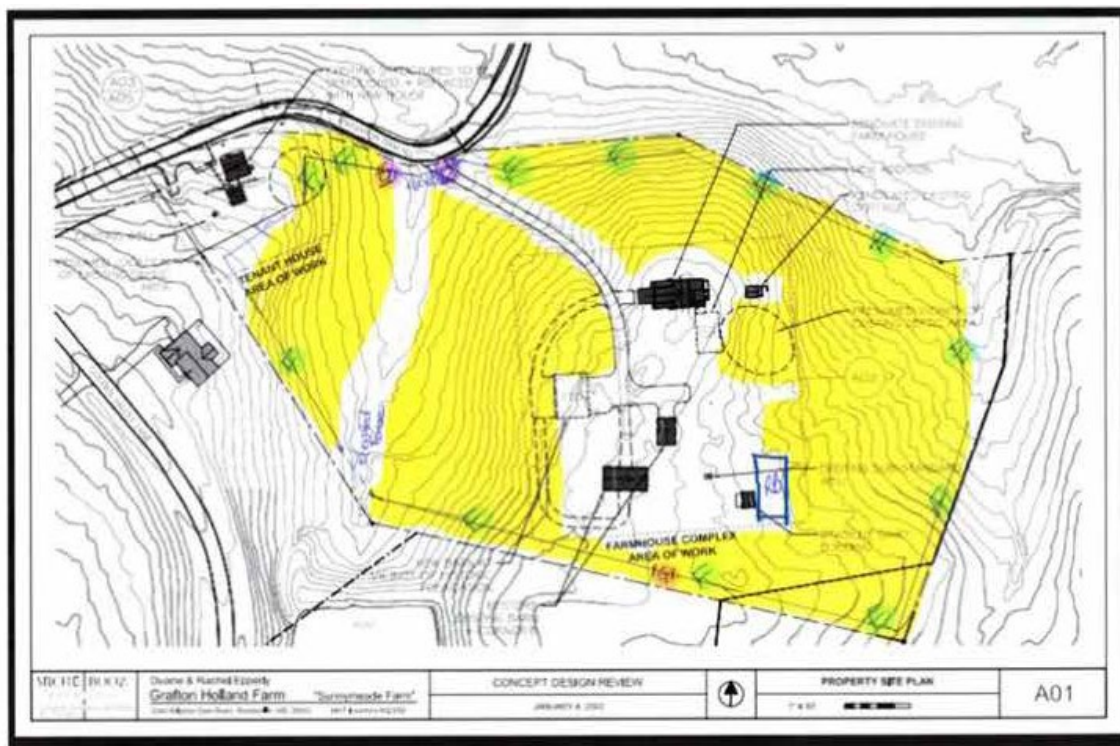
5. The applicant shall submit to historic preservation staff samples of any new stone required to rebuild the foundations for a review of material and visual compatibility as part of the HAWP for reconstruction. Details regarding the composition, color, and application techniques for any new mortar shall 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.

## PROPOSAL

The applicant seeks approval for the proposed construction of a fence and retroactive approval for the construction of three outbuildings.

### **Fence**

The applicant proposes to install an 8-foot tall wood and wire deer fence around the perimeter of the 10.27-acre property (**Figures 2-4**). The fence will be built of 12-foot tall wood posts sunk an unknown depth into the ground. The posts will be spaced 5.5 feet apart. The applicant will install three 8-foot tall gates, including one at the driveway.




**Figure 2:** The applicant provided this site plan to show the proposed location of the fence and gates along the perimeter of the Grafton Holland Farm Master Plan Historic Site.

Example pictures of the proposed fencing;



*Figure 3: The applicant provided these representative photos of the fence to be installed along the perimeter of the master plan historic site.*



**Black Heavy Duty Deer & Game Gate Sizes:**

- 4' - 84G44
- 6' - 86G44
- 8' - 88G44
- 10' - 810G44
- 12' - 812G44
- 16' - 816G44

*All gates are constructed 4" short of stated width to accommodate mounting hardware.*

**Heavy Duty Deer & Game Gate**

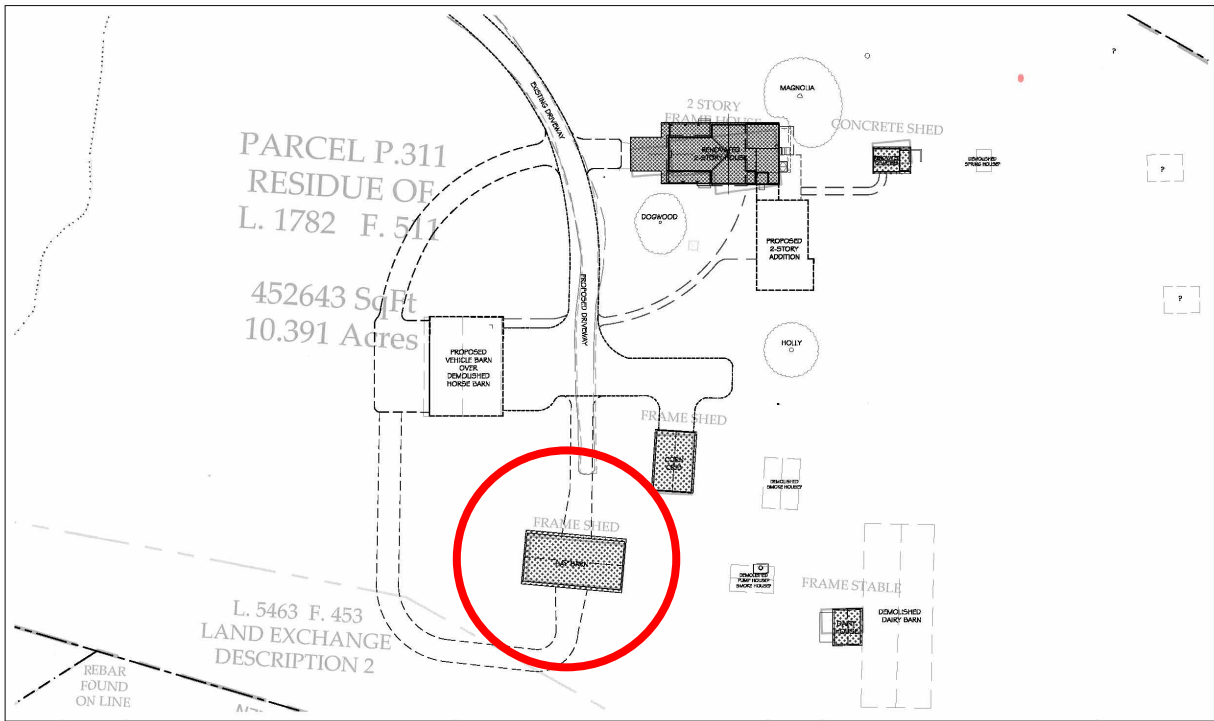
The Heavy Duty Deer & Game Gate is coated with a zinc rich primer and has a black powder coat finish. Includes heavy duty hinges, two 3/4" bolt hooks, and a locking spring loaded latch.

4x4 wire fill. 1.9" 14 gauge tubing, 98" Height. Made in the USA.

*Figure 4: According to the provided specifications, the applicant will install this 8-foot tall gate in three locations.*

### Hay Barn

The applicant seeks retroactive approval for the construction of the Hay Barn, built on the footprint of the previous building (**Figures 5-7**). It measures 52 feet, 2.25 inches, by 24 feet, 3.5 inches, and stands 31 feet tall. The HPC approved the deconstruction of the building last year, but the new construction was completed without a HAWP. The applicant has a stone foundation, utilizing stones from the original building's foundation. The siding and barn doors are made of vertical plank yellow pine, and the gable roof is covered with standing-seam metal.



**Figure 5:** The site plan for the subject property with the Hay Barn, circled in red.



**Figure 6:** The front elevation (left) and rear elevation (right) of the previous Hay Barn in 2021.



Figure 7: The front and right-side elevations of the newly constructed Hay Barn (left), and the rear and left-side elevations (right).

**Corn Crib**

The applicant seeks retroactive approval for the construction of the Corn Crib, built on the footprint of the previous building (Figures 8-10). It measures 32 feet, 3 inches, by 19 feet, 5.25 inches, and stands 27 feet, 3 inches, tall. The HPC approved the deconstruction of the building last year, but the new construction was completed without a HAWP. The applicant has a stone foundation, utilizing stones from the original building’s foundation. The siding and barn doors are made of vertical plank yellow pine, and the gable roof is covered with standing-seam metal. The windows appear to be 6/6 vinyl with the grids between the double-glass panes.

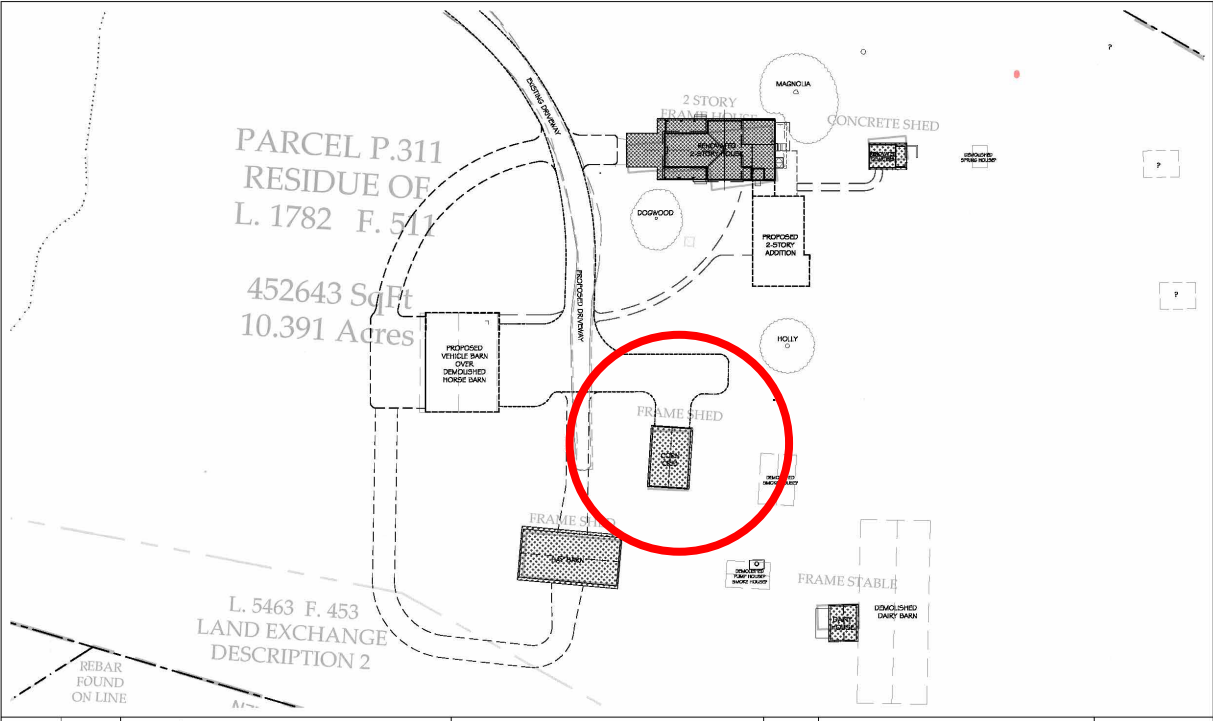


Figure 8: The site plan for the Corn Crib, circled in red.



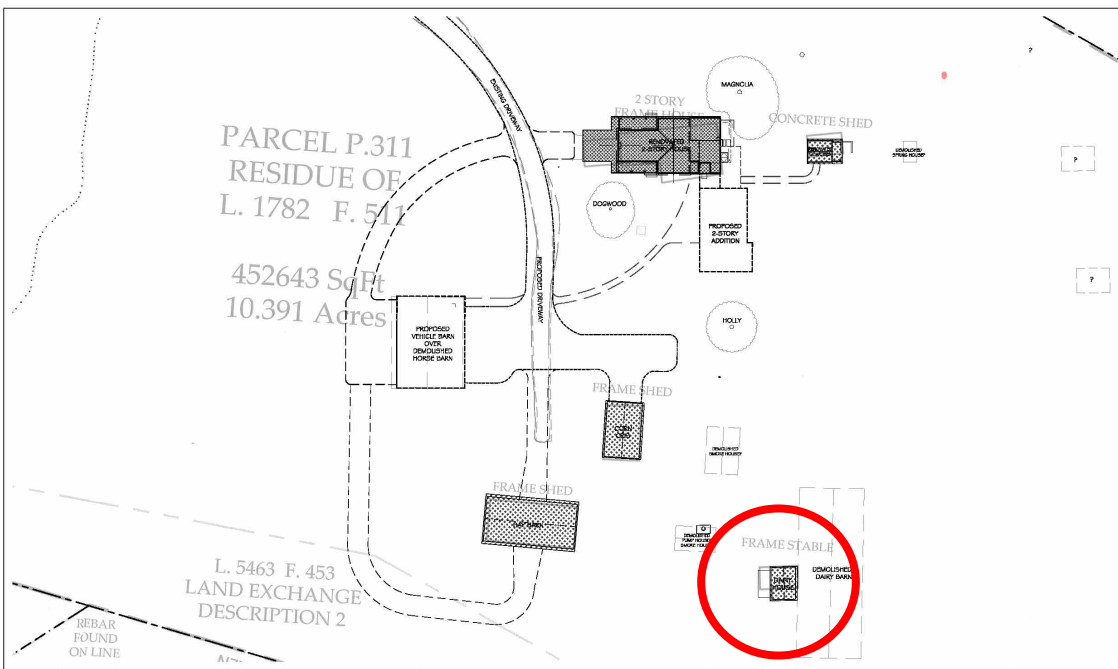
*Figure 9: The rear elevation of the previous Corn Crib in 2021.*



*Figure 10: The front and left-side elevations of the newly constructed Corn Crib (left), and the rear and left-side elevations (right).*

## Dairy House

The previous building, identified as a “Dairy House,” and also known as the Creamery, was demolished and a new building was constructed on its footprint (*Figures 11-13*). Construction of the two-story building is still under way. It measures 14 feet, 7.25 inches, by 20 feet, 8 inches and stands 20.5 feet tall. According to the applicant, the preexisting concrete foundation was repaired and parged, and the horizontal wood siding cladding matches the siding on the previous building. The siding will be painted when the building is completed. The exterior stairs and landing are made of pressure-treated wood. The windows are 6/6 vinyl in grids between the double-glass panes, and the paneled doors have nine lites and appear to be fiberglass. No doors have been installed in the openings on the left-side elevation. The gable roof is covered with standing-seam metal.



*Figure 11: The site plan for the Dairy House, circled in red.*



*Figure 12: The front and right-side elevations of the Dairy Building in 2021.*





**Figure 13: The front and left-side elevation of the Dairy House (left), and the rear and right-side elevations (right).**

### **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 HAWP application for an undertaking at a Master Plan site the Commission uses Chapter 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***

- (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:

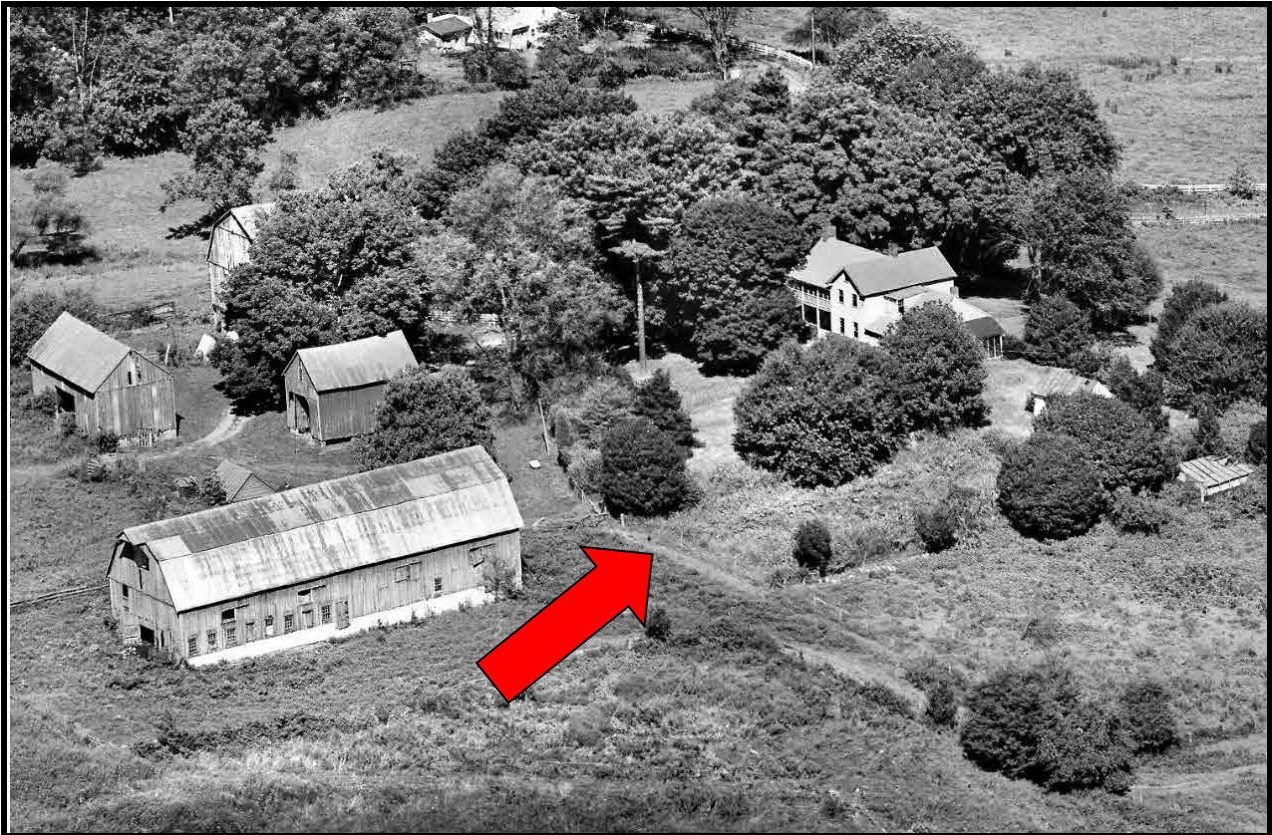
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration 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

### Fence

Staff supports construction of the 8-foot tall deer fence around the perimeter of the property. Generally, the HPC limits fence heights to 6 feet, but those fences are usually found in more urban neighborhoods. The subject property measures 10.27-acres and has retained its rural character and appears to remain in agricultural use. According to the applicant, the fence's post and wire design appears to be similar to the fence visible in the 1973 aerial (*Figure 14*).

Per Chapter 24A-8(b)(1), the simple fence will not substantially alter the exterior features of the historic site. In accordance with Chapter 24A-8(b)(2), the simple fence and its minimalist, transparent design will be compatible in character with the historical, architectural, and cultural features of the traditional farmstead. The Farmhouse and outbuildings are located on a rise, so the view of them from the right of way will be unimpeded by the fence's construction. Per Chapter 24A-8(b)(3), the taller fence will enhance or aid in the private utilization of the historic site in manner compatible with its cultural value as an historic farmstead. Finally, in conformance with the applicable standards, the historic character of the fence will be retained and preserved by the fence's construction; the new construction will not destroy materials that characterize the property' and if removed in the future the essential form and integrity of the historic property and its environment will be unimpaired.



*Figure 14: The Grafton Holland Master Plan Historic Site is seen in this 1973 aerial. An arrow points to the location of a wood and wire fence. Source VintageAerial.com*

## Outbuildings

Staff visited the subject property in 2021 and again in 2022. While the purpose of those visits was to survey the tenant house and main farmhouse, staff did complete a pedestrian survey of the property and noted the location and condition of all extant outbuildings and site features. Staff found the Hay Barn, Corn Crib, and Dairy House were in poor condition and close to collapse.

As part of the 2023 HPC approval for HAWP #1029036, the applicant was to record the Hay Barn and Corn Crib, deconstruct both buildings, store the materials on site, and submit a new HAWP for reconstruction before rebuilding both structures within a defined timeframe. The HPC did not previously review the Dairy House, but its demolition and replacement should have been reviewed beforehand as well.

Despite the work done without a HAWP, staff supports the construction of the three buildings. In accord with Chapter 24A-8(b)(2), the work is compatible in character and nature with the historical and architectural features of the historic site. The buildings are not true reconstructions of the demolished buildings they replaced, but they closely match their size, design, and materials. Staff is thankful the applicant constructed all three of the outbuildings out of what appears to be high quality wood cladding and standing-seam metal roofs. Some materials from the previous buildings were salvaged and reused in the new construction, most notably the foundations and some of the interior framing. The applicant installed vinyl windows on the Corn Crib and Dairy House and composite doors on the Dairy House. Though staff would have preferred wood or aluminum-clad windows and wood doors, staff supports the fenestration materials on the new outbuildings. As noted, the buildings are not true reconstructions, so staff favors leniency. The Dairy House is set back approximately 500 feet from the right of way and is not visible from the public view because of the topography. The Corn Crib is set back approximately 400 feet and is partially visible, but at that distance the window material is imperceptible.

In conformance with Chapter 24A-8(b)(3), the constructions will enhance the private utilization of the historic site. The previous incarnation of the three buildings were in dilapidated condition and unsafe for habitation or agricultural use. The replacement buildings appear to be well constructed and able to be occupied, but the requirement for building permits for agricultural structures is typically waived.

In accordance with *Standards #2*, the historic character of the property has been retained and preserved by the buildings' construction. Per *Standards #3*, the changes do not create a false sense of history. Though they were built on the foundations of the original outbuildings and some materials have been reused, the use of modern construction techniques make it clear they are of modern construction. The new construction did not destroy materials that characterize the property and is differentiated from the old. They also are compatible with the massing, size, scale, and architectural features in conformance with *Standards #9*. And in meeting *Standards #10*, the essential form and integrity of the historic property and its environment would be unimpaired if the buildings are removed in the future.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with two conditions** the HAWP application with final approval delegated to staff:

1. Applicant must confirm the depth of the proposed fence posts.
2. Applicant must provide the specifications for the two doors to be installed on the rear elevation of the Dairy House (Creamery).

under the Criteria for Issuance in Chapter 24A-(b)(1), (2), and (3), having found that the proposal will not substantially alter the exterior features of the historic resource; is compatible in character with the purposes of Chapter 24A; would enhance or aid in the protection, preservation and public or private

utilization of the historic site in a manner compatible with the historical, archeological, architectural or cultural value of the historic site;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #3, #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 Rebeccah Ballo at 301-563-3404 or [rebeccah.ballo@montgomeryplanning.org](mailto: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:

- 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]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**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:



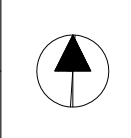
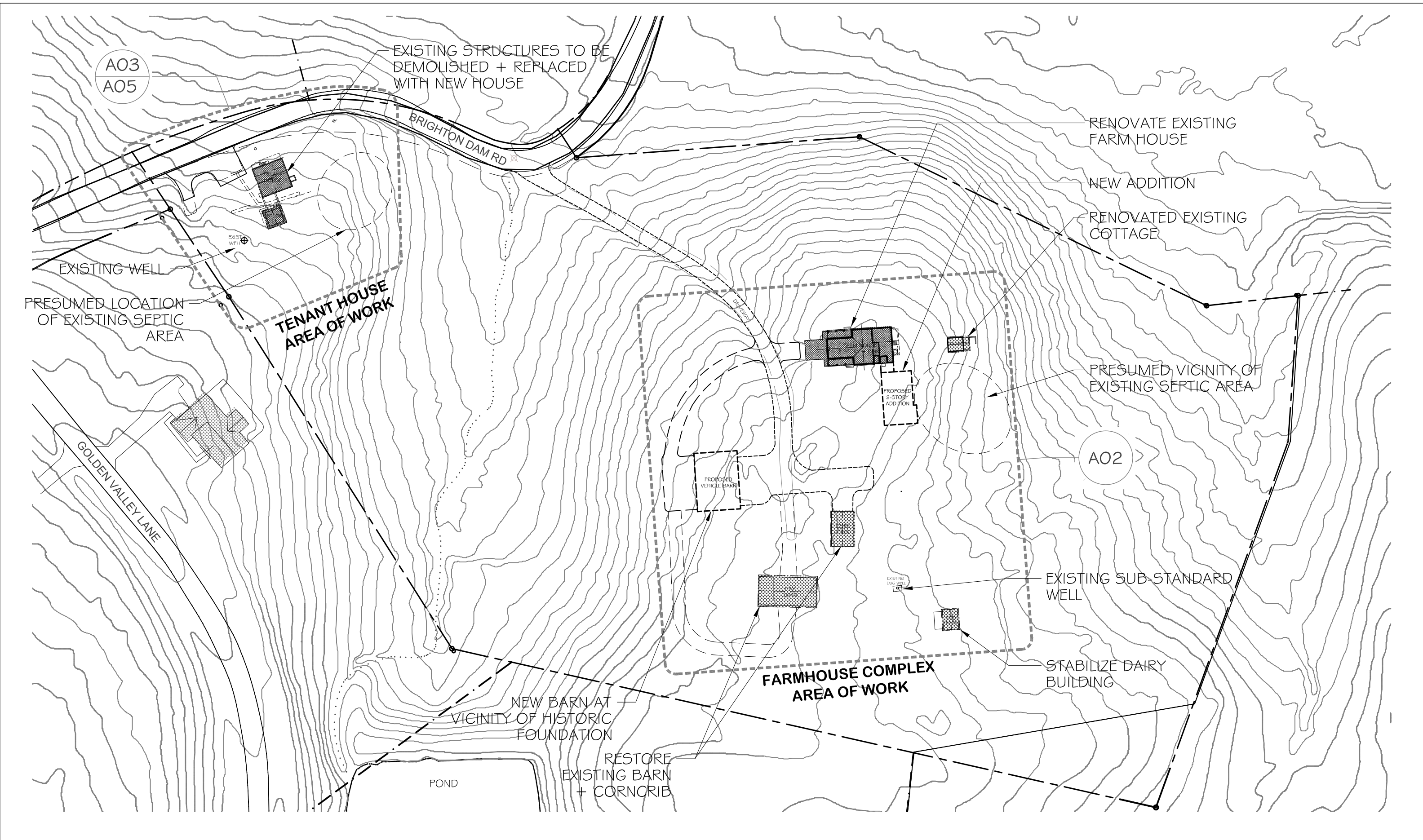
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*

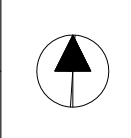
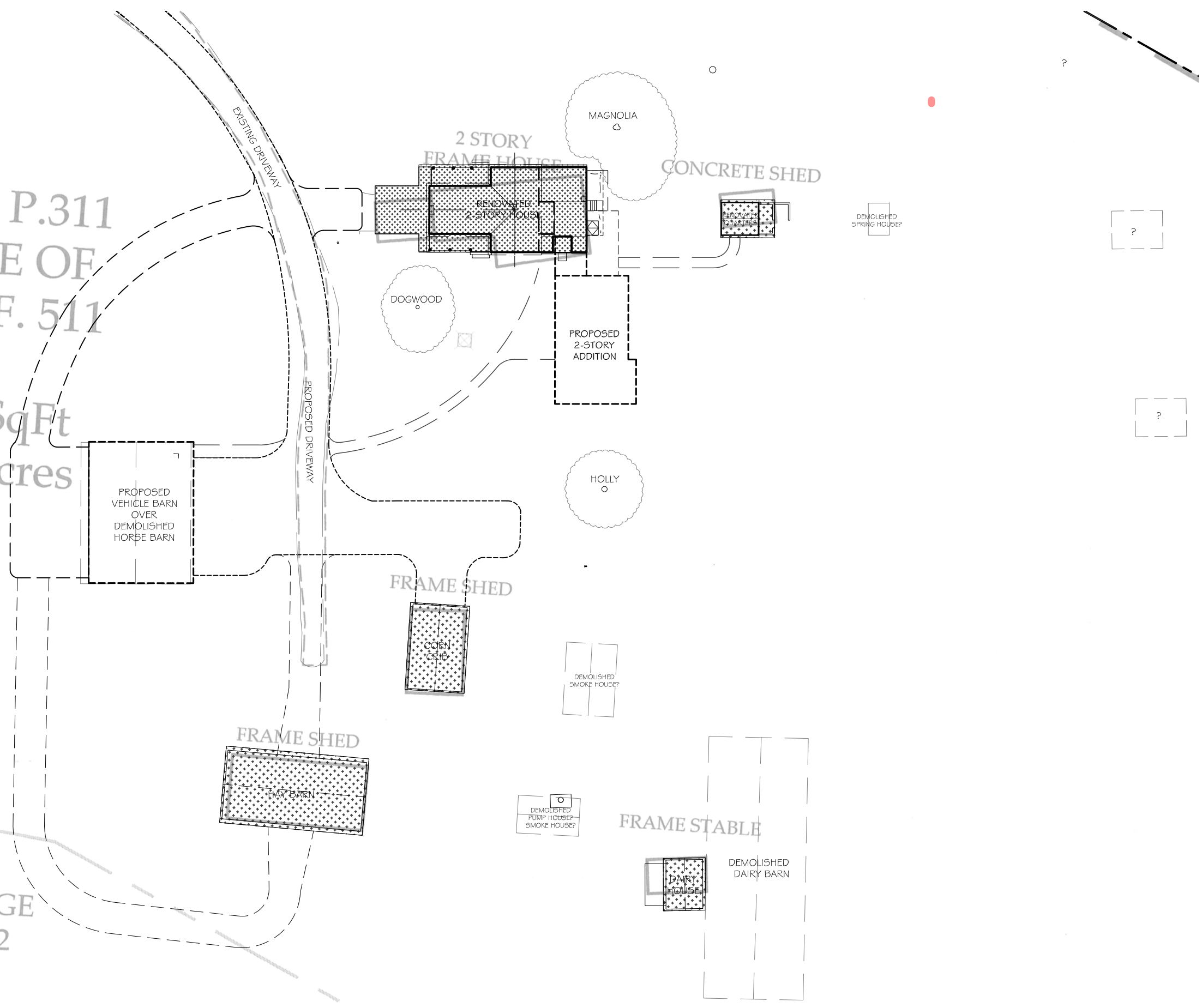


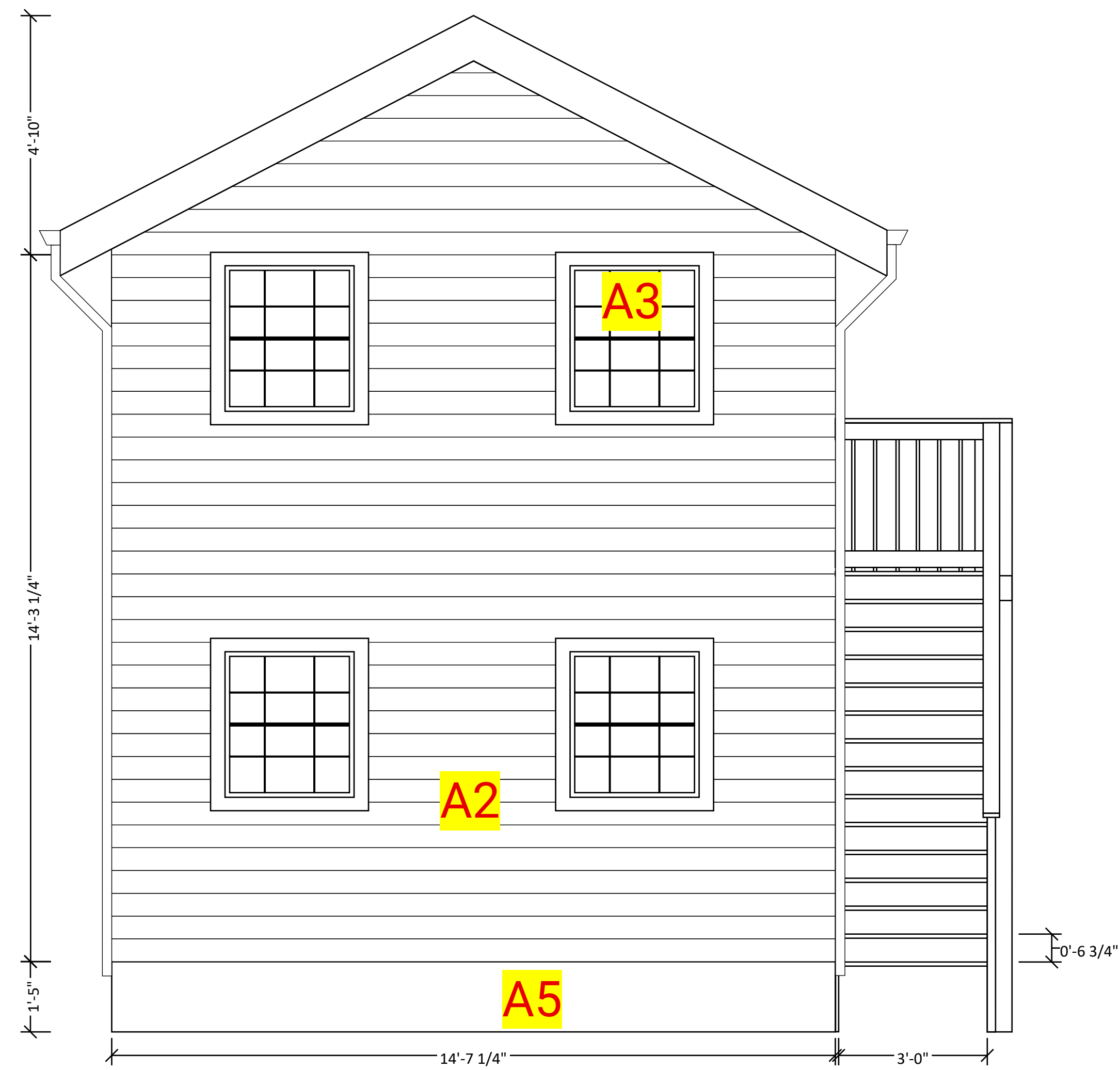
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L. 1782 F. 511

452643 SqFt  
10.391 Acres

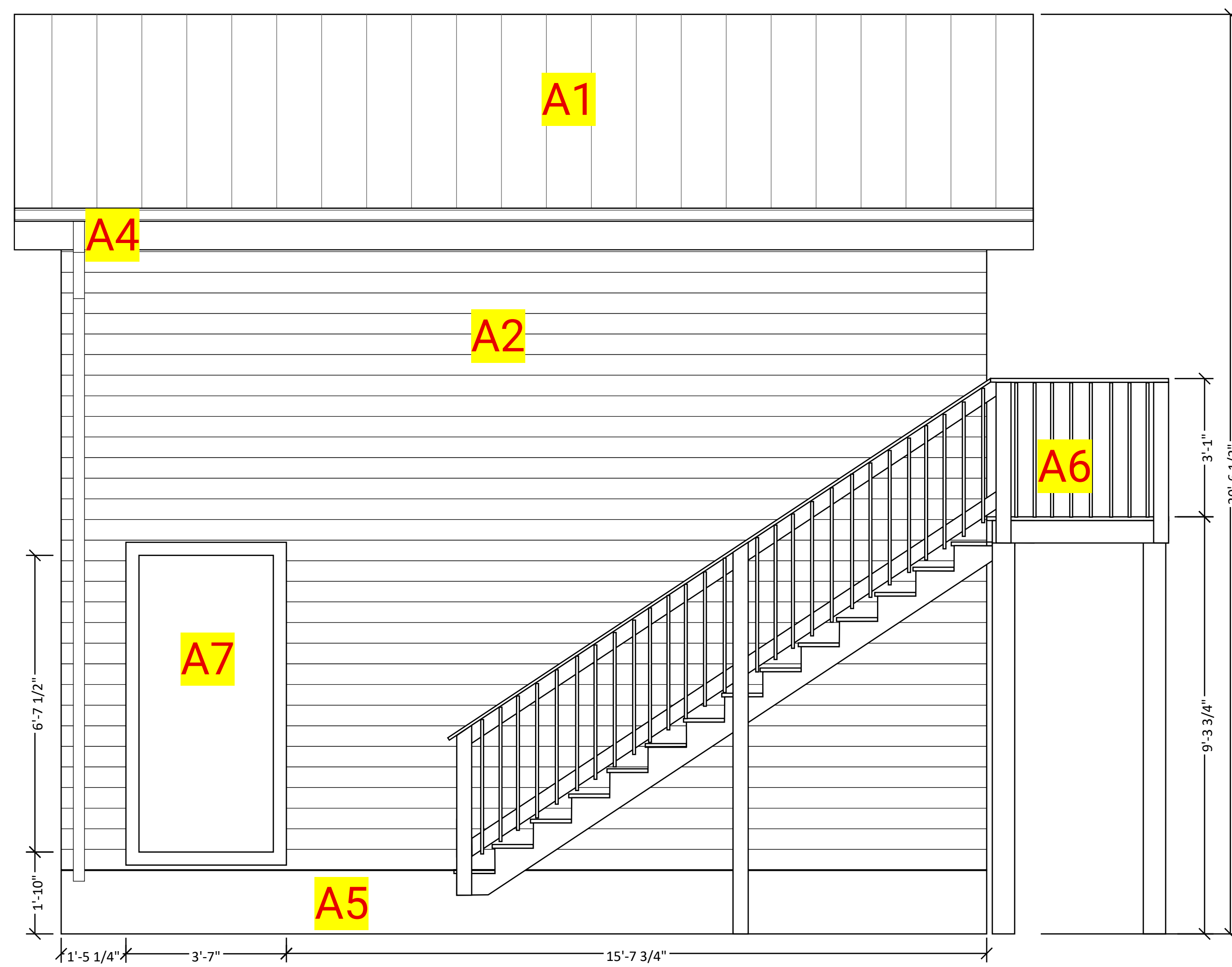
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DESCRIPTION 2

REBAR  
FOUND  
ON LINE





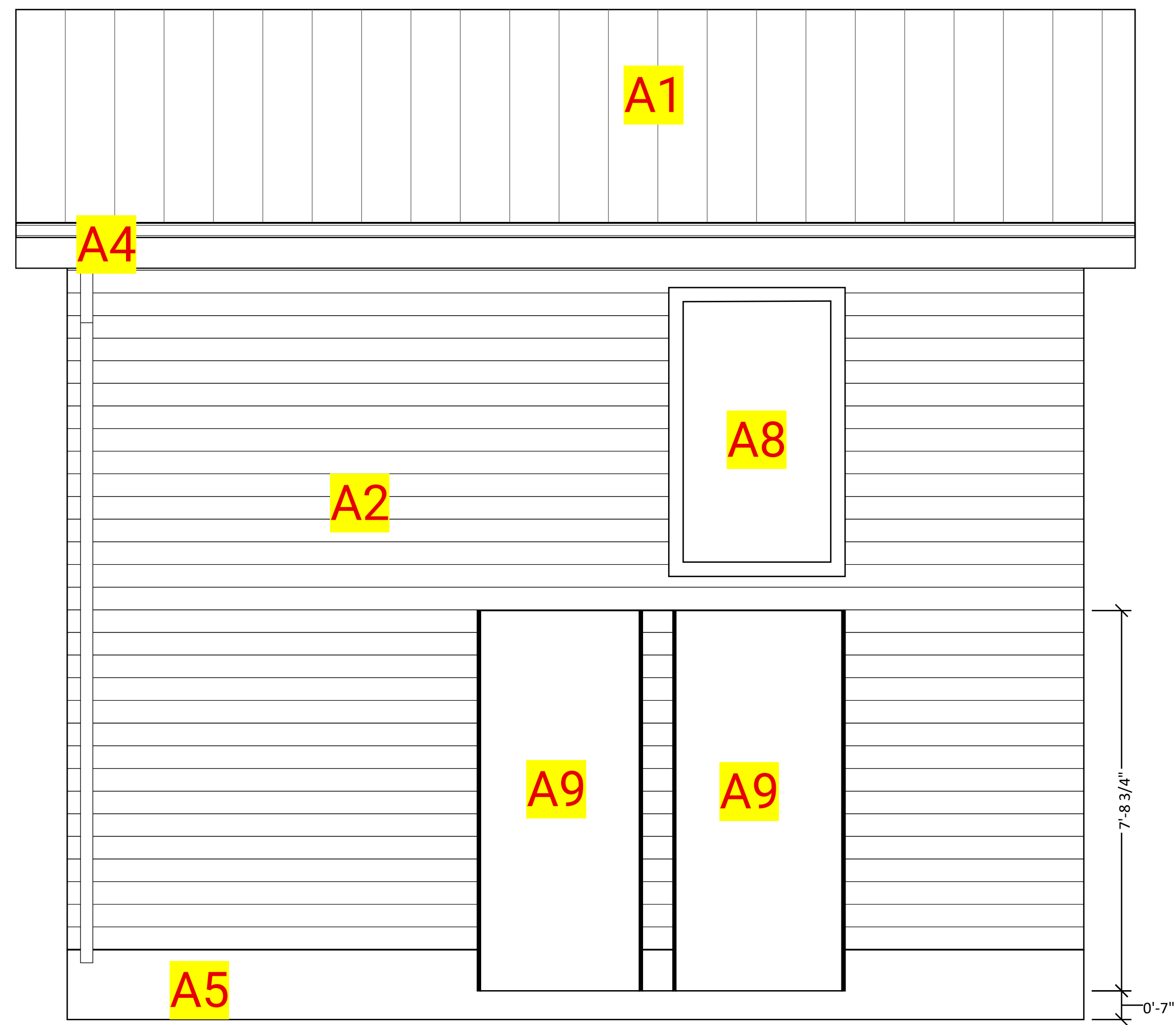
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ELEVATION - EAST  
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ELEVATION - SOUTH  
1/2"=1'



ELEVATION - WEST  
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**CREAMERY**

2240 BRIGHTON DAM RD  
BROOKEVILLE, MD 20833  
SUNNYMEADE FARM

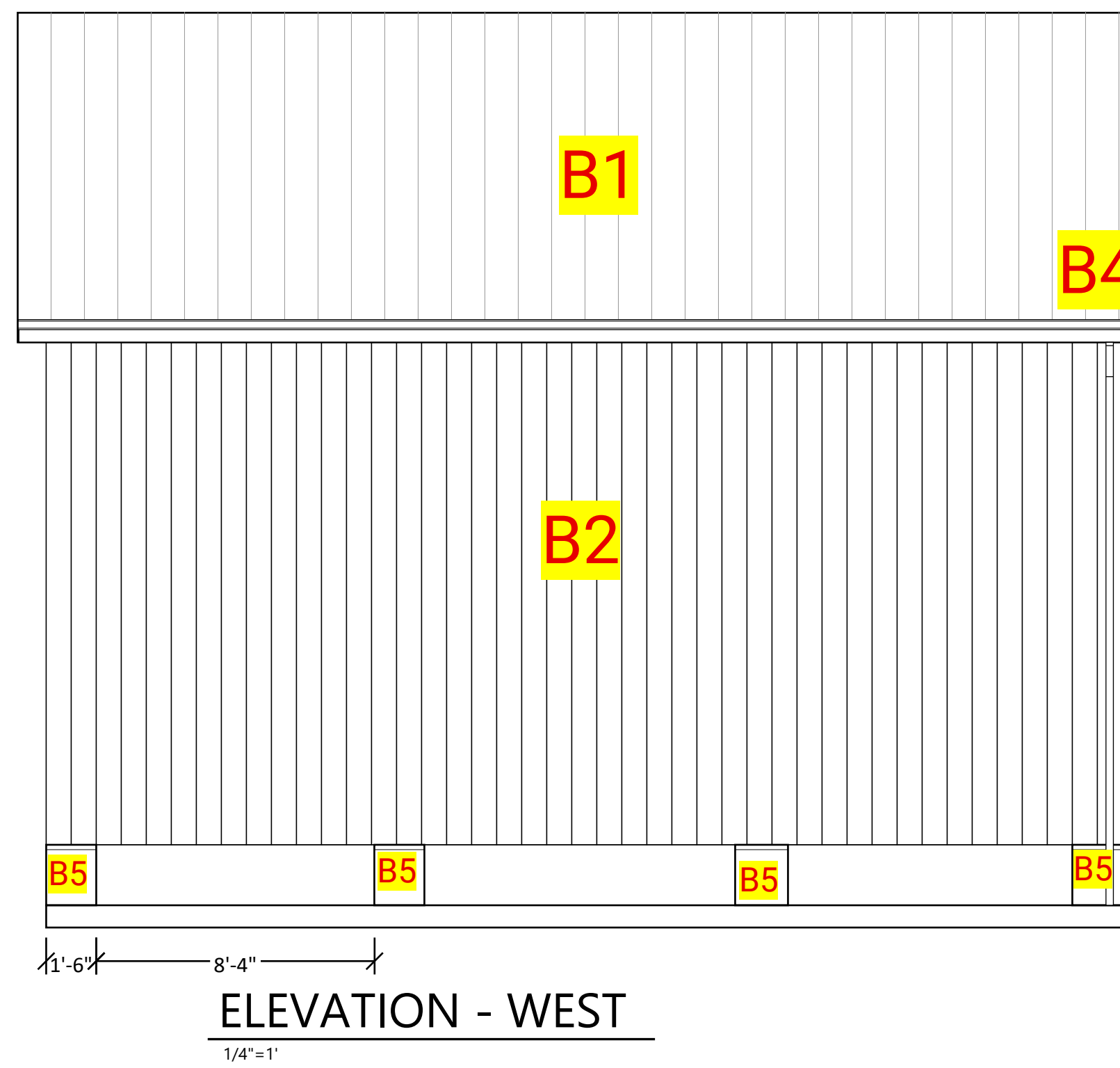
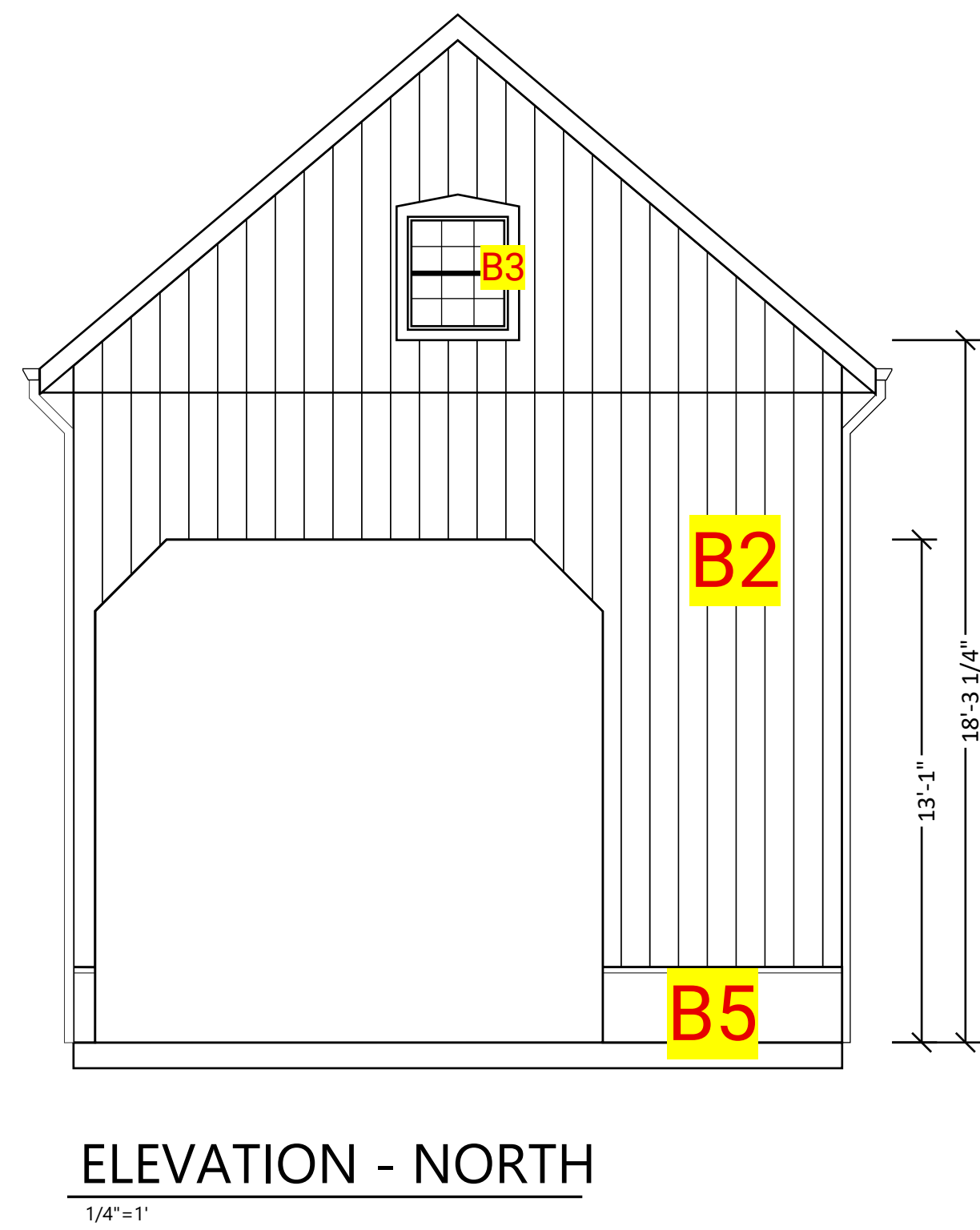
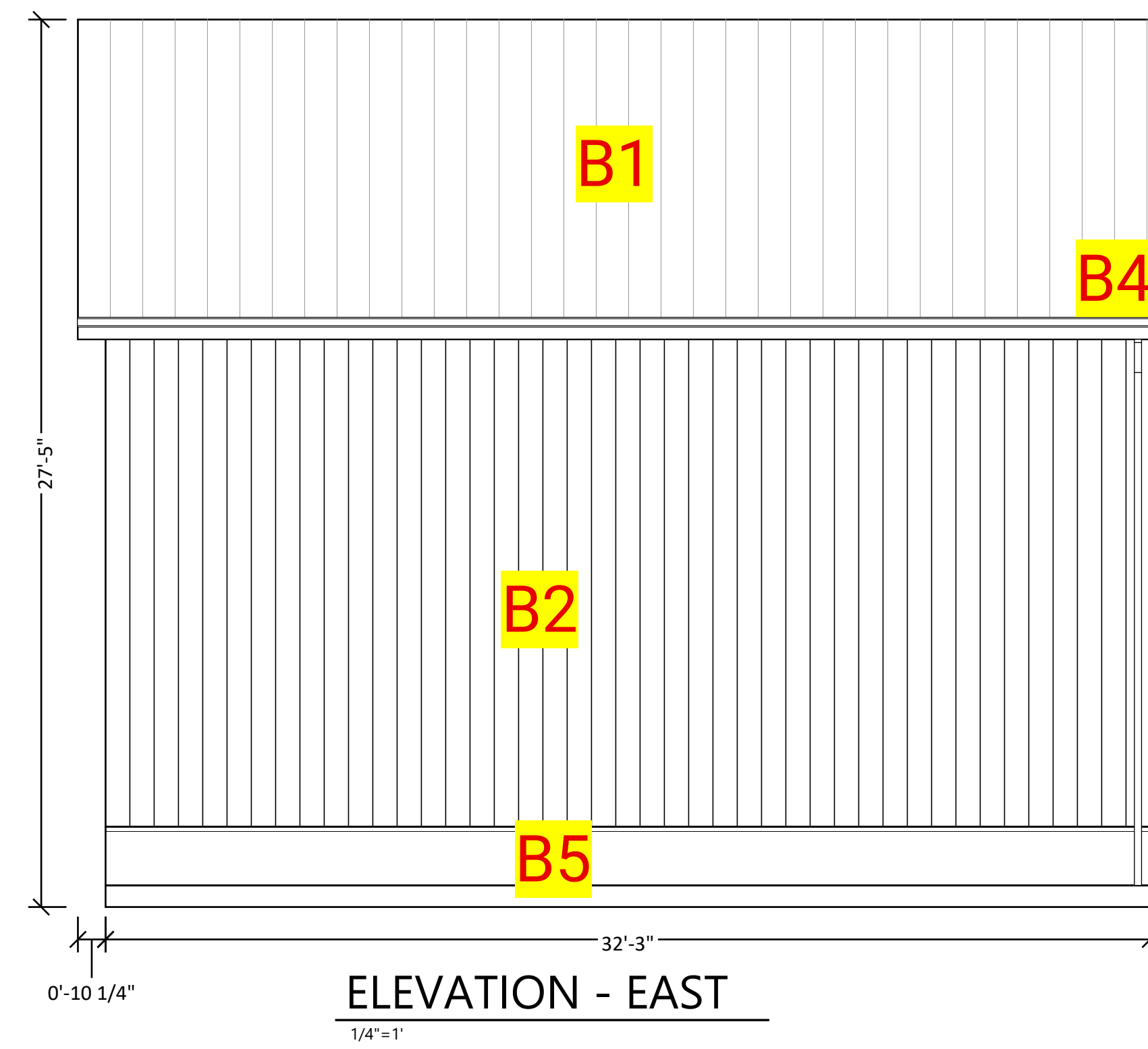
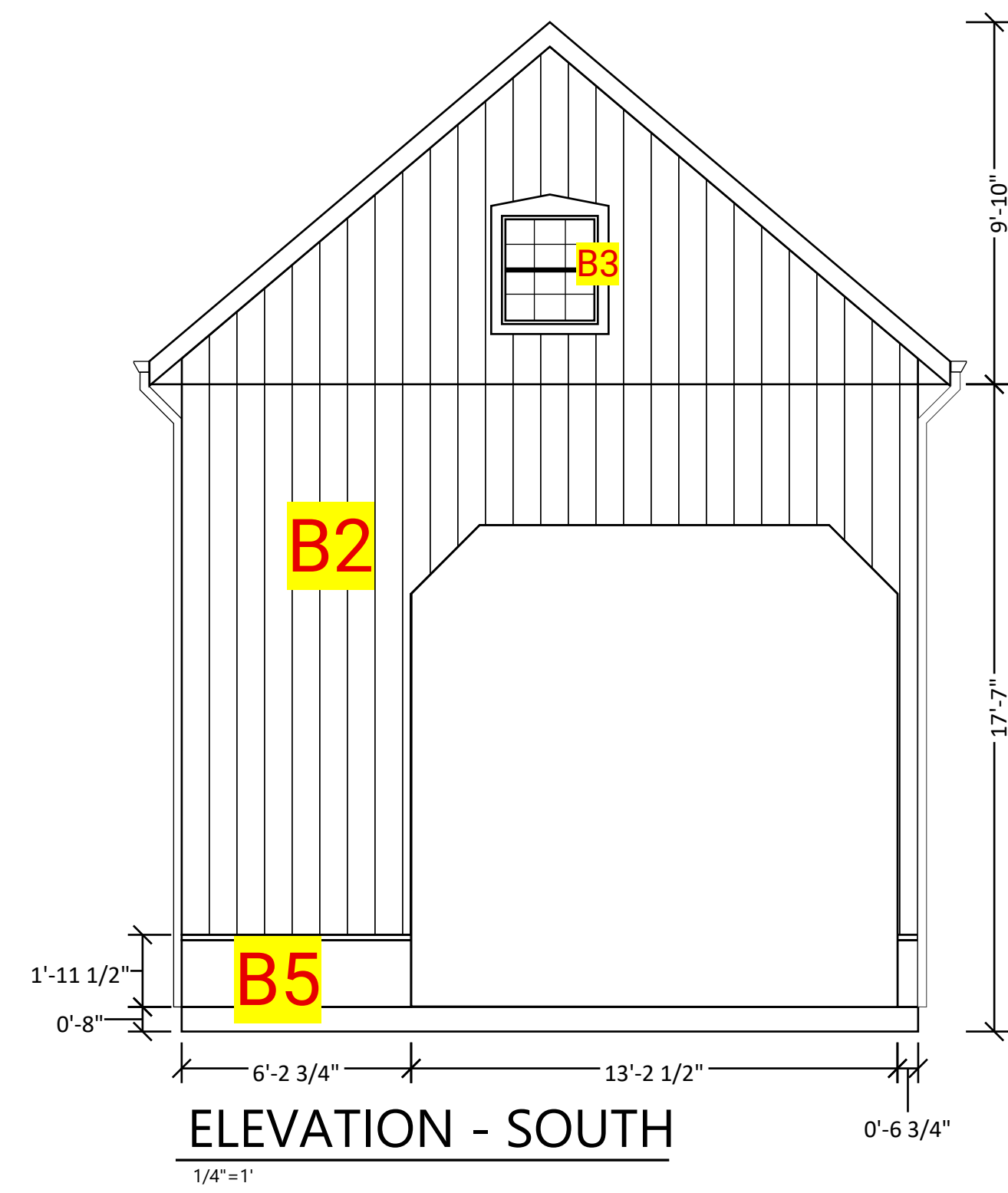
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1/2"=1'

CHECKED BY: AB  
DRAWN BY: AB

05.13.2024

ELEVATIONS

**A101**



**CORN CRIB**

2240 BRIGHTON DAM RD  
BROOKVILLE, MD 20833  
SUNNYMEADE FARM

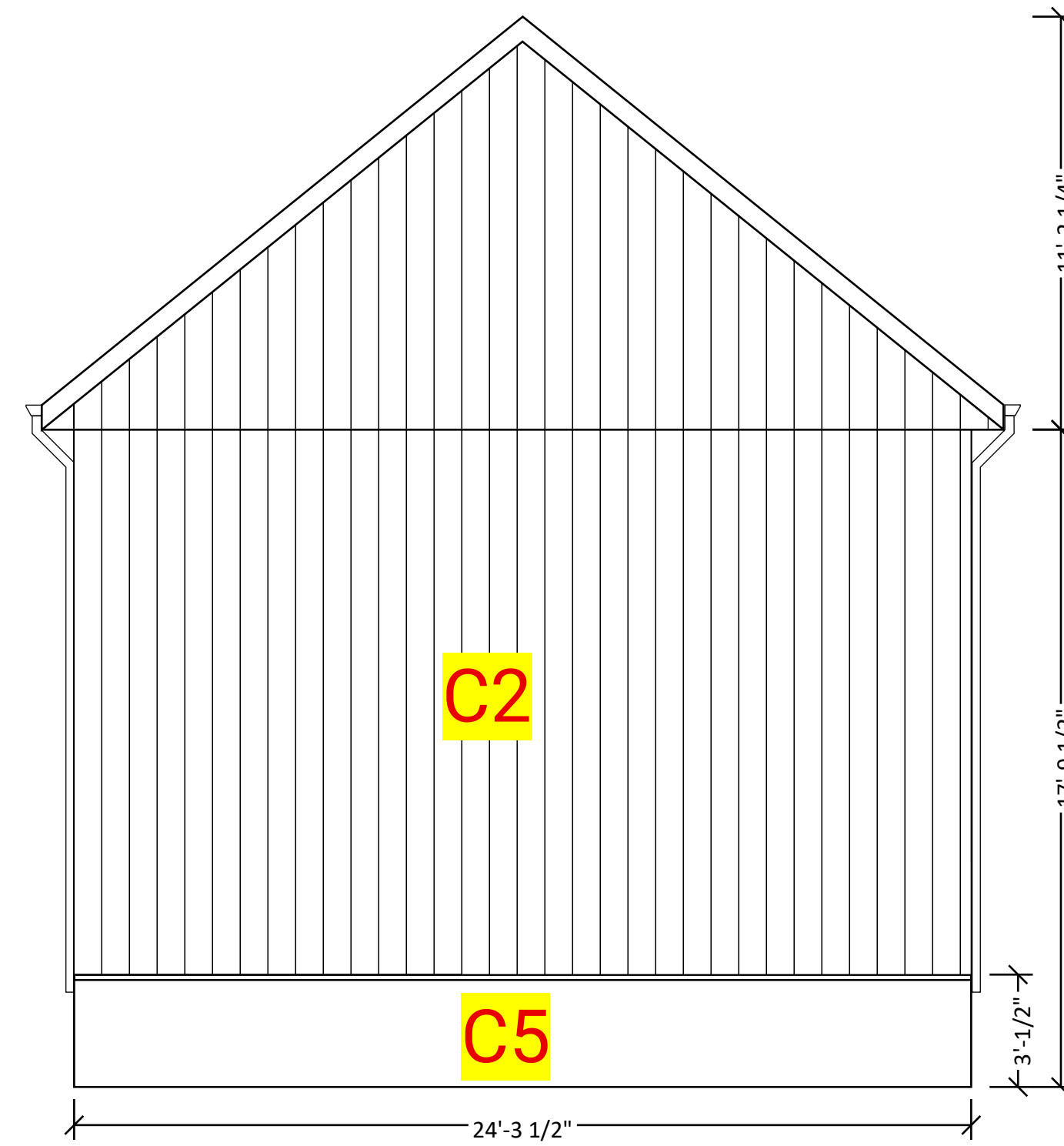
SCALE:  
1/4"=1'

CHECKED BY: AB  
DRAWN BY: AB

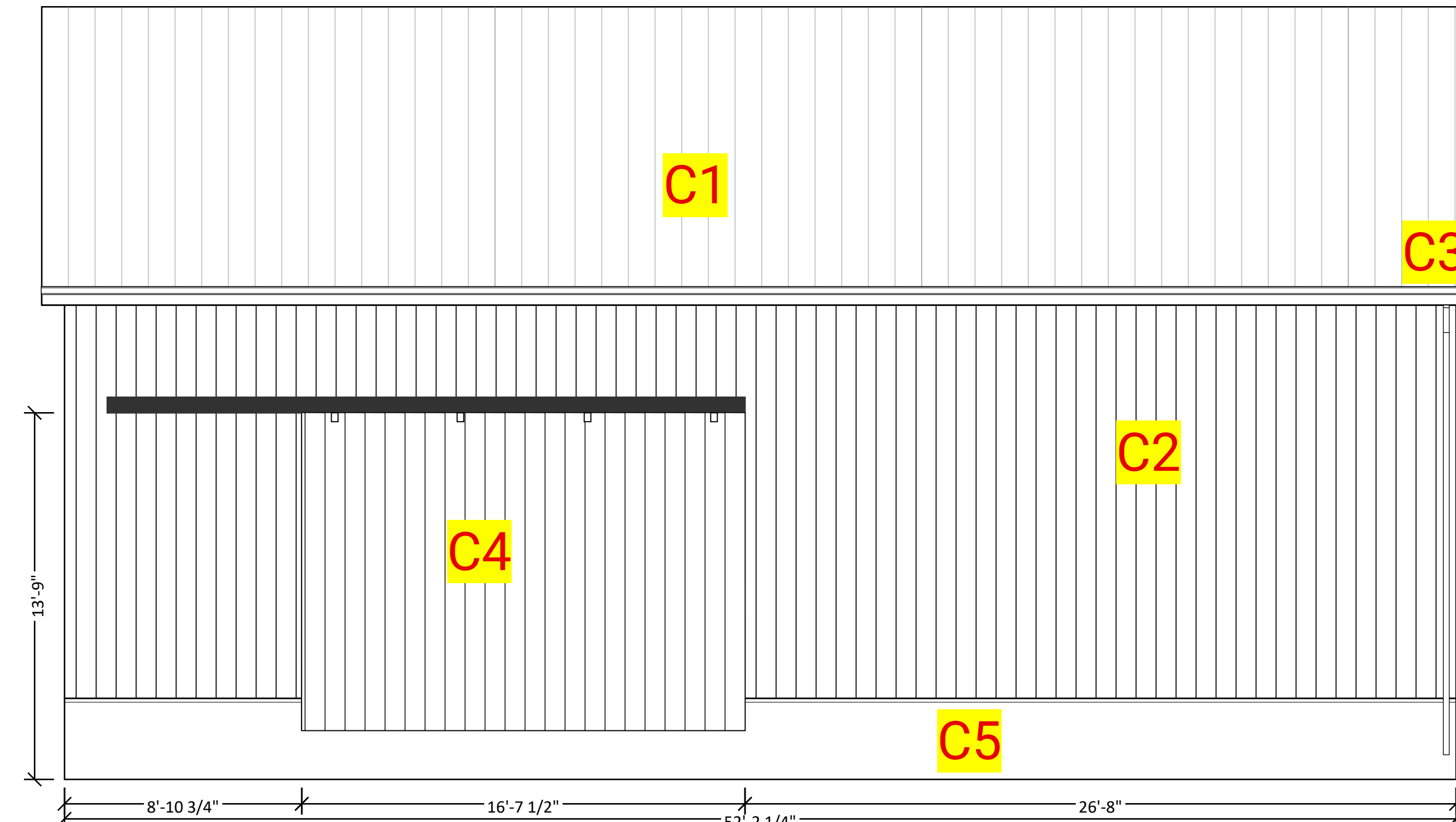
05.30.2024

ELEVATIONS

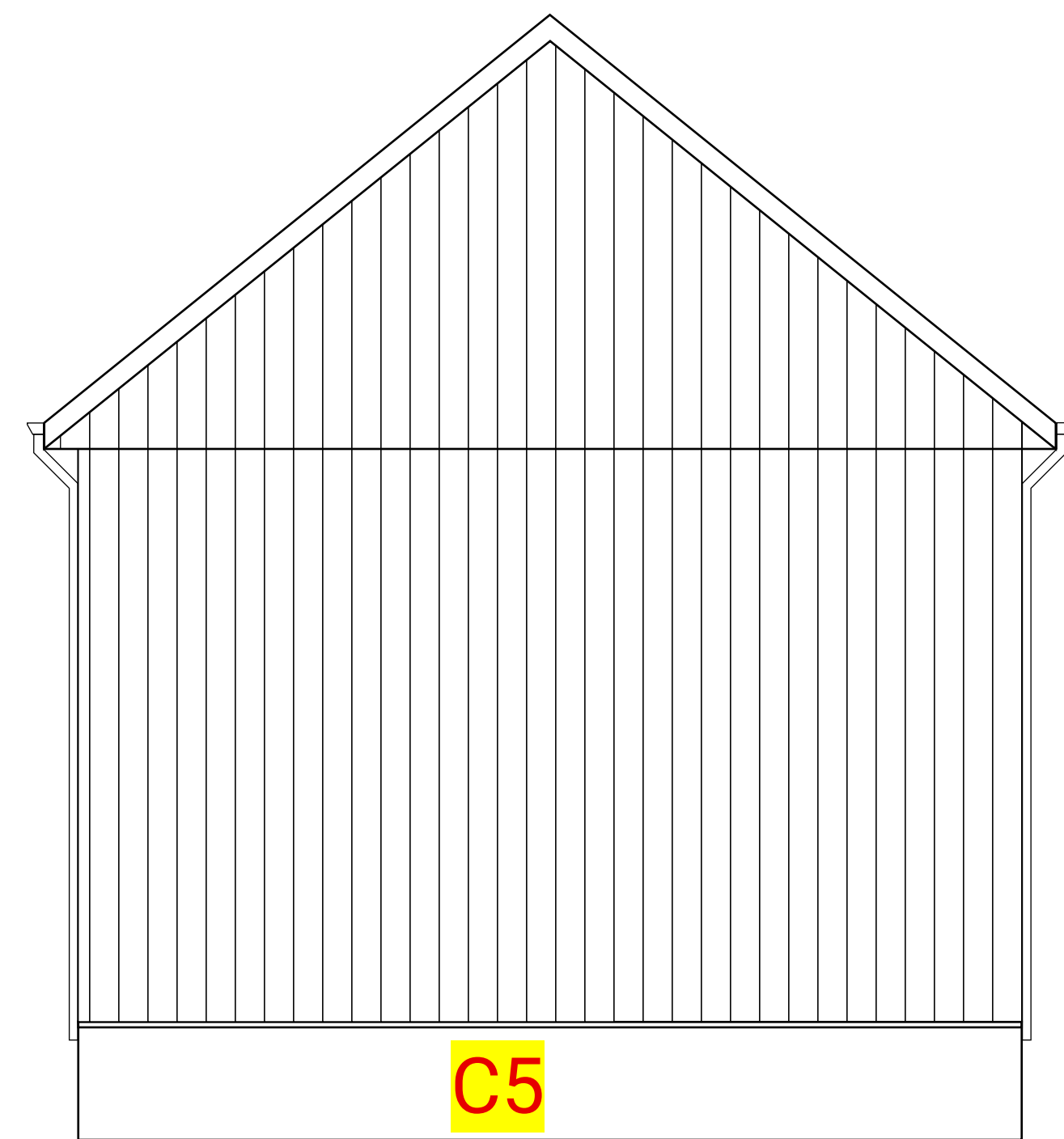
**A102**



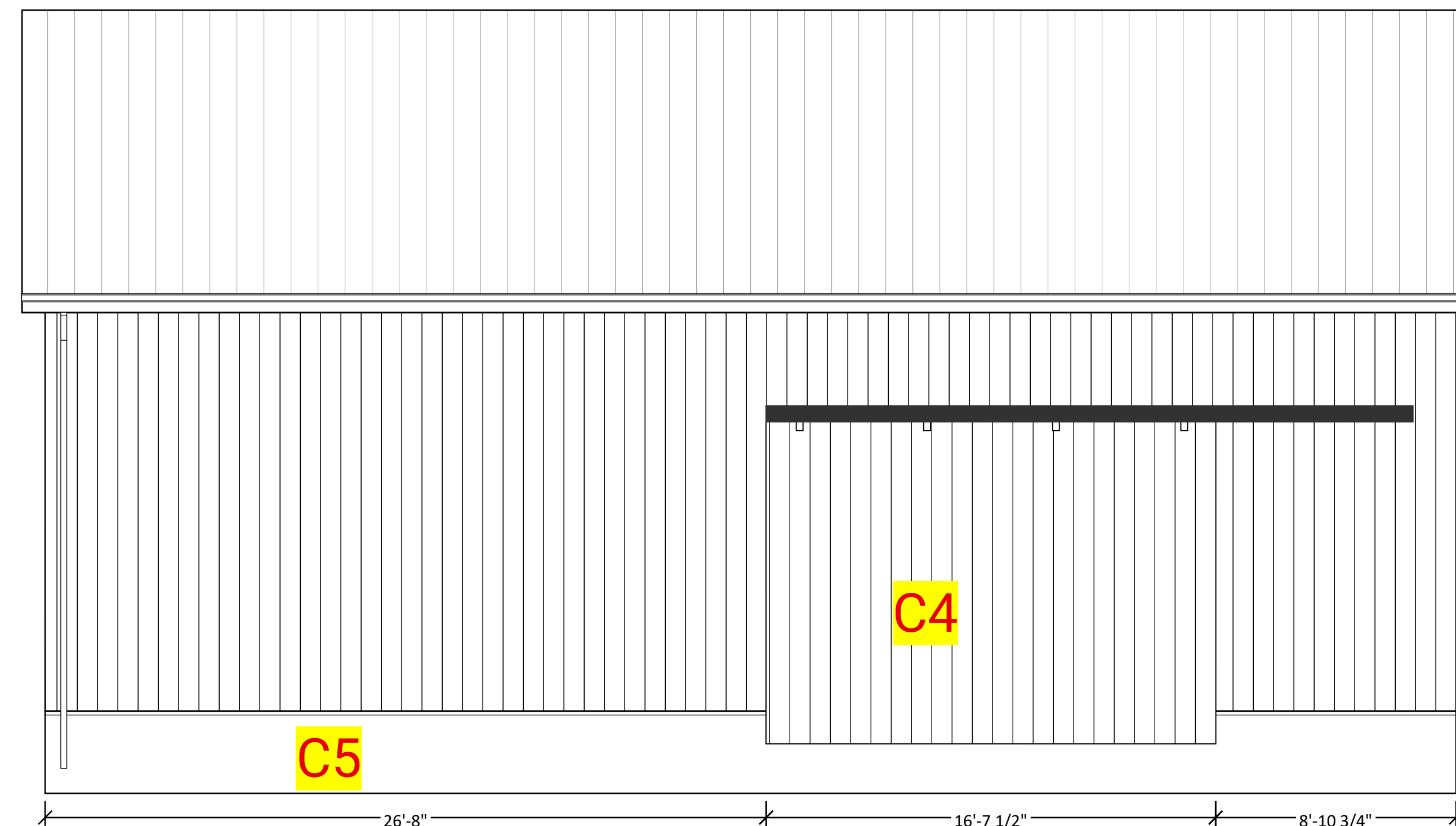
**ELEVATION - EAST**  
1/4"=1'



**ELEVATION - SOUTH**  
1/4"=1'



**ELEVATION - WEST**  
1/4"=1'



**ELEVATION - NORTH**  
1/4"=1'

**HAY BARN**

2240 BRIGHTON DAM RD  
BROOKVILLE, MD 20833  
SUNNYMEADE FARM

SCALE:  
1/4"=1'

CHECKED BY: AB  
DRAWN BY: AB

05.30.2024

ELEVATIONS

**A103**

Building	Code	Material
Creamery	A1	Roofing - Heritage metal agracutrual standing seem roof - black
Creamery	A2	Siding - Rough cut yellow pine siding - milled by Hicksville plaiing mill to match original siding sample - will be paineted red to match historic coloring
Creamery	A3	Window - 6 over 6 used to match a sample found in the upper level of the creamery
Creamery	A4	Gutters - 6" copper guttering - as suggested by the Montgomery county AG department
Creamery	A5	Foundation - Parged and repaired exisiting concrete foundation
Creamery	A6	Stairs/Landing - Pressure treated lumber
Creamery	A7	Door - Insulated 6 pain windowed door
Creamery	A8	Door - False door framed siding
Creamery	A9	Door - Open portal
Corn Crib	B1	Roofing - Heritage metal agracutrual standing seem roof - black
Corn Crib	B2	Siding - #2 yellow pine siding
Corn Crib	B3	Window - 6 over 6 used to match a sample found in the upper level of the creamery
Corn Crib	B4	Gutters - 6" copper guttering - as suggested by the Montgomery county AG department
Corn Crib	B5	Foundation - Stone foundation - stone sourced from original foundation stones
Hay Barn	C1	Heritage metal agracutrual standing seem roof - black
Hay Barn	C2	Siding - #2 yellow pine siding
Hay Barn	C3	Gutters - 6" copper guttering - as suggested by the Montgomery county AG department
Hay Barn	C4	Barn door - #2 Pine siding
Hay Barn	C5	Foundation - Stone foundation - stone sourced from original foundation stones



HAWP Application  
Duane Epperly  
2240 Brighton Dam Rd  
Brookeville, MD 20833

Grafton Holland Farm  
RE: Farm Fencing Application

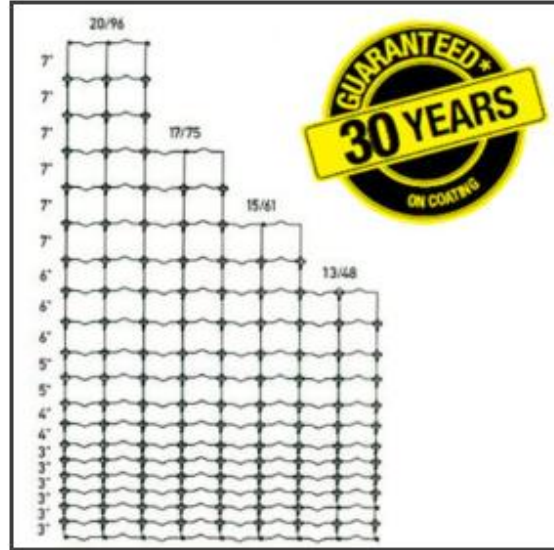
Example pictures of the proposed fencing;



Material Specifications:



**5-6" x 12' CCA Round Post**



**96" Height / 6" Stays / 330' Length  
Solidlock Pro 30 Fixed Knot**

Materials
180546 Solidlock Pro 30 2096-6-330 wired deer fencing x 10 rolls (3000 ft total)
P5612 12' wood fence posts every 5-6" 15' x 220
P6712 6-7" x 12' Corner and bracing posts or bracing pipes x 11 corners x 6 each corner
FW2-3L Clips for crimping x 2 containers (200 total)
288557 Gripple T-clips 150/pk
288463 Gripple T-clup 10pk x 5
400 Strainers x 200
MIL-MPU134-960 Staples x 3 packs x 1000 each
MIL-2843-22 Fence post staple gun
H550 Crimping tool
KN71318 Pliers for cutting high tensile fencing
288595 Gripple cutter
KS96 Stretcher bar
88G44 8' Deer gate with mounting hardware x 3
Quick Attach Montana 750R (1 day)
Bekaert Torsion Free High Tensile Smooth Wire Bezial 200KPSI 12.5g 4000'
109136 FenceGard HDG Brace Pin 5" x 66
109137 FenceGard HDG Brace Pin 10" x 66
301B FenceGard Spinning Jenny

Aerial photo of Grafton Holland Farm with similar fencing;



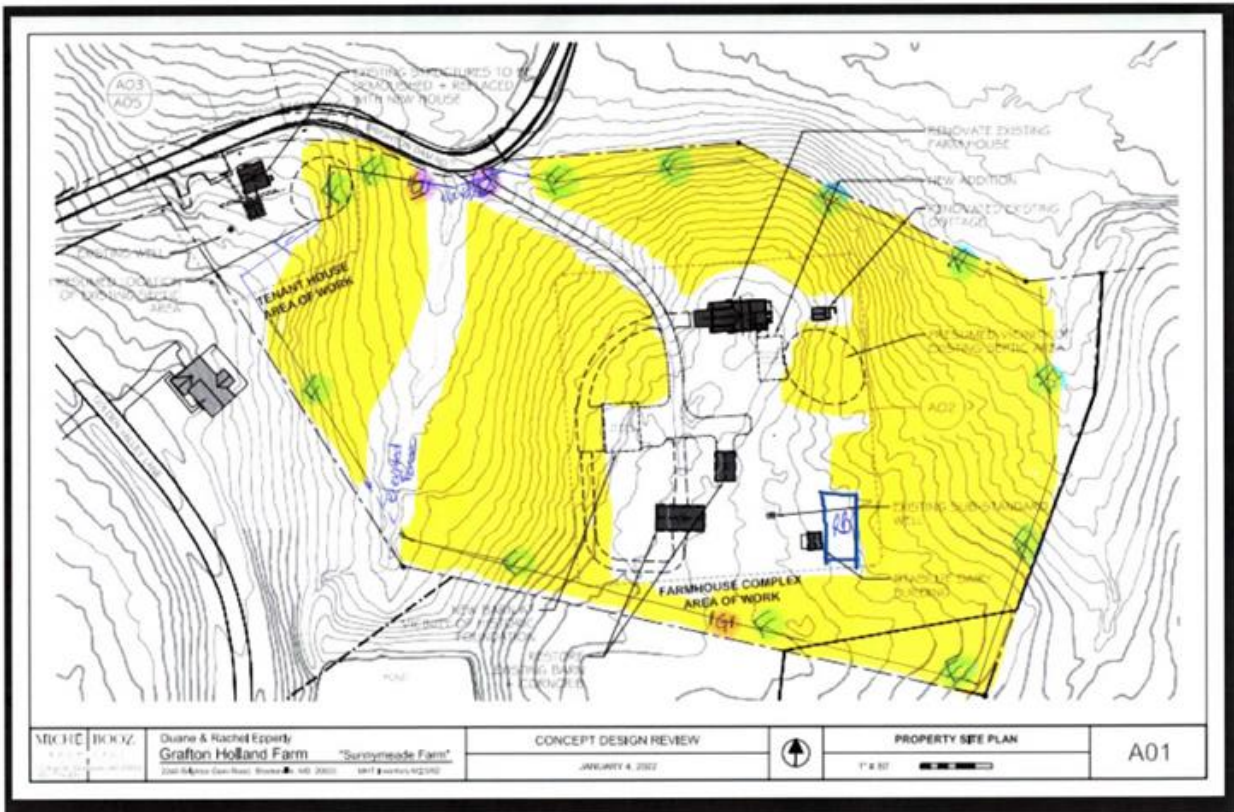
Circa 1974

Aerial photo of Grafton Holland Farm with fencing;



Circa 1957

Site plan map of proposed planting areas and marked fence line;



F = Fence line  
G = Gate

Staff Site Visit 8.14.24





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