

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2240 Brighton Dam Road, Brookeville	Meeting Date:	12/4/2024
Resource:	Master Plan Site #23/82 <i>Grafton Holland Farm</i>	Report Date:	11/27/2024
Applicant:	Duane Epperly	Public Notice:	11/20/2024
Review:	HAWP	Tax Credit:	No
Permit No.:	1094633	Staff:	Laura DiPasquale
Proposal:	Installation of heavy use area pad		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the Historic Area Work Permit (HAWP).



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.



Figure 2: Birds-eye view looking south at the subject property. Source: ConnectExplorer, February 23, 2023.

BACKGROUND

The subject property contains several outbuildings, including the Hay Barn, Corn Crib, Dairy Building (Creamery), Cottage, and Tenant House. The HPC has approved several HAWP applications in recent years, including the demolition of the Tenant House in 2021,¹ additional selective demolition, new construction, and a comprehensive rehabilitation of the Farmhouse in 2022,² deconstruction of the Hay

¹ Link to the recording for the July 28, 2021, HPC meeting:

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/2021/07/1.F-2240-Brighton-Dam-Road-Brookeville-958637.pdf>

² Link to the recording for the October 26, 2022, HPC meeting:

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:

Barn and Corn Crib with several conditions in 2023,³ and construction of new fencing and retroactive approval of construction of three new outbuildings in 2024.⁴

PROPOSAL

The applicant proposes to install a 50-foot by 25-foot (1,250 sq ft/.03 acres) gravel heavy use area pad near the center of the 10.27 acre property.

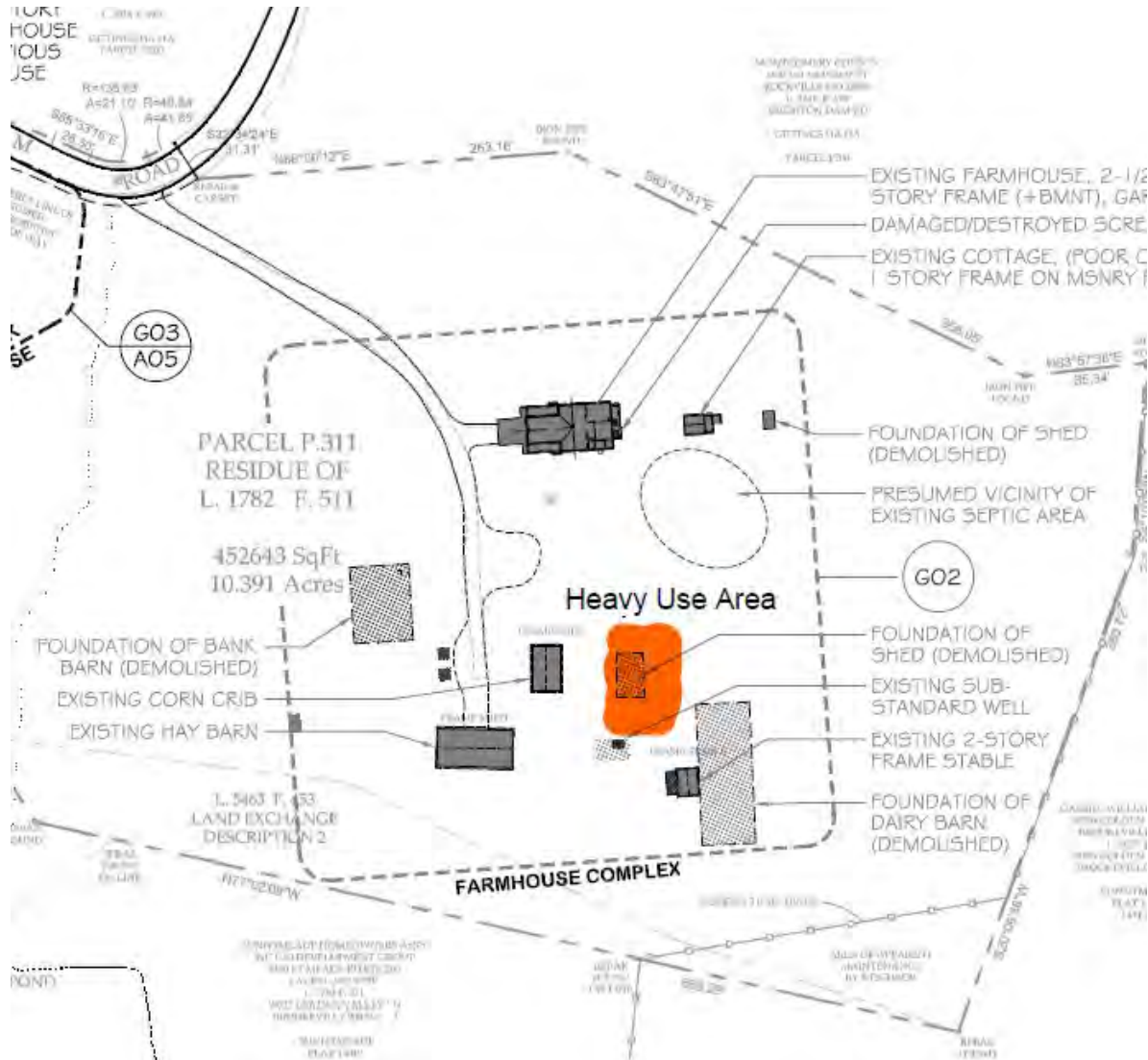


Figure 3: Location of the proposed heavy area use pad shown in orange.

<https://montgomeryplanning.org/wp-content/uploads/2022/10/II.F-2240-Brighton-Dam-Road-Brookeville-1007629.pdf>

³ Link to the recording for the May 24, 2023, HPC meeting:

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>

⁴ Link to the September 4, 2024 HAWP staff report for fencing and construction of outbuildings:

<https://montgomeryplanning.org/wp-content/uploads/2024/08/I.A-2240-Brighton-Dam-Road-Brookeville-1070379.pdf>

The proposal involves the removal of soft soil down to solid surface, roughly a few inches in depth. Next a geotextile fabric underlayment will be added. On top of the fabric, a layer of coarsely crushed stone will be added, followed by a layer of more finely crushed stone.



Figure 4: Example image of typical heavy area use pad for cattle. The gravel types of the proposed vehicular use may differ. Source: Perdue Extension, via Penn State Extension.

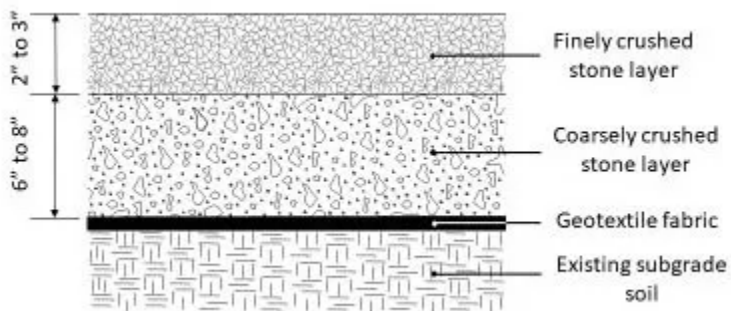


Figure 5: Example section detail of typical heavy area use pad installation. Source: Penn State Extension, Nathan Briggs.

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.
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.

STAFF DISCUSSION

Staff supports the installation of the proposed gravel heavy area use pad and recommends approval. The pad will be slightly proud of the existing ground level for proper drainage, but will not be visible from the public right-of-way, owing to the elevation of the site, distance of the historic buildings from the street, and placement of the pad behind existing structures. Staff finds that the proposed pad removes only the top layer of ground, which has already been heavily disturbed by recent activities, and does not destroy any historic features or spatial relationships that characterize the property, satisfying *Standard 9*. The proposed pad also allows for the continued use of the property for its historic farming purposes, in keeping with *Standard 1*.

Staff further finds that the project does not substantially alter the exterior features of the historic site, and that the proposed gravel paving material is a common feature of agricultural sites, in keeping with Chapter 24A-8(b)(1) and (2), and that the proposal would aid in the protection of the historic site in a manner compatible with its historic use by alleviating muddy conditions which can cause deep ruts in the ground and would be more detrimental to the long-term maintenance of the site, in keeping with Chapter 24A-8(b)(3).



Figure 6: Birds-eye view looking north at the subject property. Approximate location of proposed heavy area use pad shown in yellow. Source: ConnectExplorer, March 17, 2023.



Figure 7: View of the subject property from Brighton Dam Road. The proposed heavy use area pad will be located behind the house in this view (Historic Preservation Office, November 2024).



Figure 8: View of the subject property from Brighton Dam Road. The proposed heavy use area pad will be located behind the corn crib building (center right) in this view.



Figure 9: View of the proposed pad location.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application 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; and 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* #1, #2, and #9,

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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@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# 1094633
DATE ASSIGNED

APPLICANT:

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

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: 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:

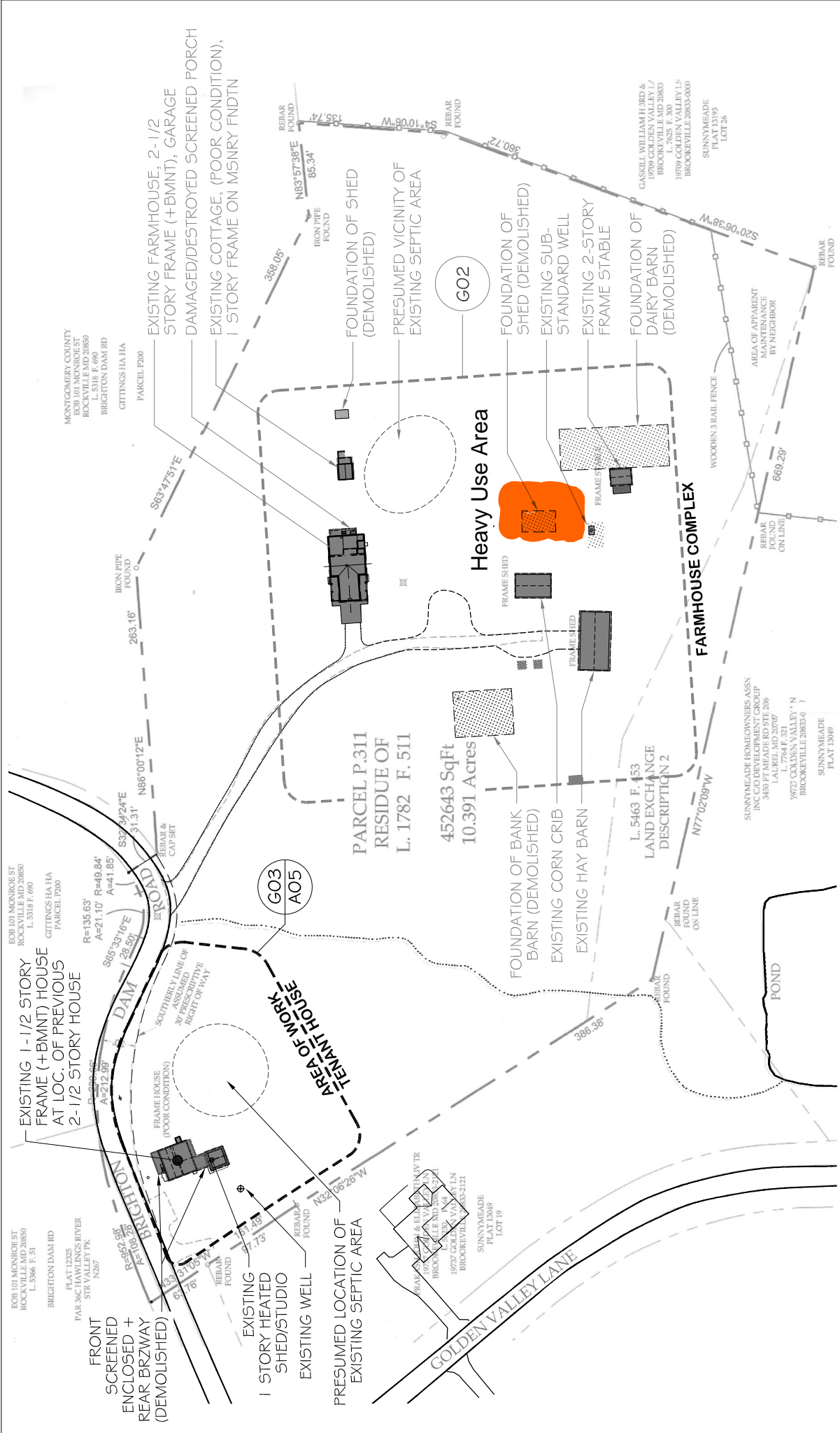
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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



<p>MICHE BOOZ ARCHITECT 15 High St., Brookeville, MD 20833 301.774.6511</p>	<p>Duane & Rachel Epperly Grafton Holland Farm 2240 Brighton Dam Road, Brookeville, MD 20833</p>	<p>"Sunnymead Farm" MHT Inventory M23/62</p>	<p>TENANT HOUSE RECONSTRUCTION FEBRUARY 11, 2022</p>	<p>PROPERTY SITE PLAN</p>	<p>G01</p>
<p>1" = 80'</p>					

Heavy use area

Attached are a few images of the currently proposed Heavy use area.



