

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

<b>Address:</b>	1811 Brighton Dam Road, Brookeville	<b>Meeting Date:</b>	6/25/2025
<b>Resource:</b>	Master Plan Site #23/72 <b>Prospect Hill</b>	<b>Report Date:</b>	6/18/2025
<b>Applicant:</b>	Jeffrey Shirazi	<b>Public Notice:</b>	6/11/2025
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Permit Number:</b>	RETROACTIVE HAWP#1119197	<b>Staff:</b>	Rebecca Ballo
<b>PROPOSAL:</b>	Retroactive construction of accessory buildings and fencing		

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**STAFF RECOMMENDATION**

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



*Figure 1: The Prospect Hill Master Plan Historic Site is shaded in pink. The larger property boundaries are outlined in red.*

**PROPERTY DESCRIPTION**

<b>SIGNIFICANCE:</b>	Master Plan Site #23/72, <b>Prospect Hill</b>
<b>STYLE:</b>	Federal
<b>DATE:</b>	1783

Prospect Hill farm survives as a significant reminder of Montgomery County's Revolutionary-era heritage. The main house on the property was built by 1783 by James Holland, a Revolutionary War patriot, and used by him and other local patriots as a meeting place to discuss their role in the American Revolution. The 60-acre property includes the farmhouse with its intact, Federal-period interior detailing, an English barn, a single-crib barn, and a family cemetery. Historically, the property included a woolen mill, a stone quarry, and slave quarters, none of which are extant today. The main farmhouse is a two-story, frame structure, with a distinctive double-story porch extending across the south elevation. Similar galleried porches are found on the two nearby Holland Houses: Grafton Holland Farm and Landgate. The house was built in two separate phases, including a one-room, two-bay section to the east, which served as a chapel, and a three-bay, side-passage section to the west.

The property at 1811 Brighton Dam Road measure 40 acres. The designated area measures 5.85 acres and includes the restored residence and its addition, Corn Crib, Main Barn, wooded areas, and pastures. The designated area also includes the Holland Family Cemetery (Burial Sites Inventory #36), which includes approximately 20 graves dating from 1816 to 1911 in a wooded area.<sup>1</sup>

## **BACKGROUND**

On July 9, 2002, the County Council approved the historic designation of Prospect Hill as part of the *Final Draft Amendment to the Approved and Adopted Master Plan Olney-Sandy Spring- Goshen Areas*.

At the December 16, 2015, HPC meeting, the Commission approved the removal of a two-story, 20th century addition at the east side of the historic house as part of HAWP #23/72-15A. The 2015 HAWP also included rehabilitation of the historic house and the construction of a new two-story addition and hyphen connector at the east (right) side of the historic house. At the August 14, 2019, HPC meeting, the Commission approved revisions to the previously approved east-side addition as part of revision to HAWP #23/72-15A. The 2019 revision was chiefly concerned with adding a second floor to a porch on the north side (rear) of the approved addition. At its June 8, 2022, meeting, the HPC approved HAWP #992960<sup>2</sup> for the construction of a three-story vehicle barn measuring 33-by-44 to the northeast of the historic residence. That building has yet to be constructed.

In 2024, the Historic Preservation Office was alerted by Forest Conservation Staff with Montgomery Planning of numerous alterations to the property including grading alterations, stockpiling of materials. After further review, Historic Preservation staff concluded that the applicant installed fencing, graded the site, altered existing buildings, and constructed 12 outbuildings without the required Historic Area Work Permits. The applicant came to the HPC on July, 24, 2024 for a Preliminary Consultation to seek the HPC's guidance on these items. The HPC discussed the alterations and new construction items that they felt could be approved with a future HAWP application and which they did not find appropriate under Chapter 24A and the *Standards*. The applicant was instructed to return with a HAWP application for the items.<sup>3</sup>

Historic Preservation staff communicated with the applicant several times since that hearing in an attempt

<sup>1</sup> The inventory form for the Holland Family Cemetery is available here:

[https://mcatlas.org/filetransfer/HistoricPreservation/Cemeteries/036\\_Holland\\_Family\\_Brighton/036\\_Holland\\_Family\\_Brighton\\_2018/036\\_Holland\\_Family\\_Brighton\\_2018\\_Survey.pdf](https://mcatlas.org/filetransfer/HistoricPreservation/Cemeteries/036_Holland_Family_Brighton/036_Holland_Family_Brighton_2018/036_Holland_Family_Brighton_2018_Survey.pdf)

<sup>2</sup> The approved plans for HAWP #992960 are available here:

[https://mcatlas.org/files6/06\\_HistoricPreservation\\_PhotoArchives/HAWP/06-08-2022/1811%20Brighton%20Dam%20Road,%20Brookeville%20-%20992960%20-%20Approval.pdf](https://mcatlas.org/files6/06_HistoricPreservation_PhotoArchives/HAWP/06-08-2022/1811%20Brighton%20Dam%20Road,%20Brookeville%20-%20992960%20-%20Approval.pdf)

<sup>3</sup> The staff report for the July 24, 2024 Preliminary Consultation is available here:

<https://montgomeryplanning.org/wp-content/uploads/2024/07/II.A-1811-Brighton-Dam-Road-Brookeville-Part1.pdf>

to move the application forward. The applicant did remove two shed roof/lean-to structures that had been placed against the historic corn crib during this time. However, after several months of continued inactivity on all the other violations, the Department of Permitting Services issued a Civil Citation against the applicant on December 2, 2024 for failure to obtain the required Historic Area Work Permits. The applicant and staff appeared in District Court on this matter on March 18, 2025. The applicant pled guilty and agreed to a 30-day abatement order at the hearing. Staff continues to work with the applicant, Department of Permitting Services, and the County Attorney's Office to remedy this situation.

## **PROPOSAL**

The proposal is seeking retroactive approval for the construction of seven (7) accessory buildings and two (2) stretches of fencing at the subject property. While the new construction is an after-the-fact alteration, it should all be reviewed by the HPC as if the construction has not yet occurred.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction to the Master Plan Site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Montgomery County Code Chapter 24A-8 (*Chapter 24A-8*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

### ***Montgomery County Code Chapter 24A-8***

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

### ***Secretary of the Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* read are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **STAFF DISCUSSION**

The applicant is seeking approval for the construction of several agricultural outbuildings/accessory structures and for two sections of fencing adjacent to the house and fields, respectively.

### *Fencing*

The applicant has constructed two new sections of fencing within the boundary of the Environmental Setting that require the HAWP. The first section consists of a post-and-wire fence installed around the perimeter of the house to the rear (north) that effectively separates the backyard from the working/farmyard portion of the property. This fencing measures approximately 158 linear feet. The second section is traditional 3-board wood fencing with wire panels that serves to delineate livestock fields to the east of the house and its driveway. This section of fencing measures approximately 437 linear feet. Both sections of fencing measure approximately 3.5' - 4' in height. Both portions of fencing are traditionally designed for this agricultural setting and are compatible in nature with the historic features of the site, meeting Chapter 24A-8(b)(2).

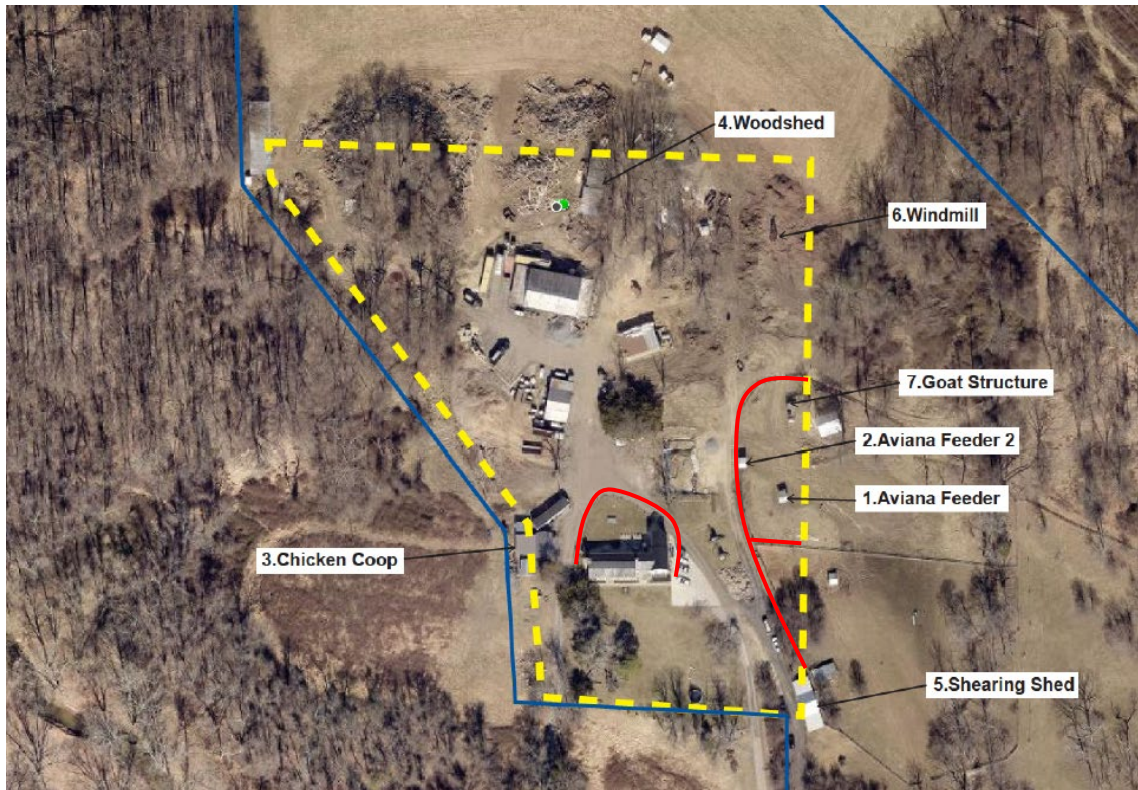


*Figure 2: Post and wire fence at the rear (north) of the property delineating the yard.*





*Figure 3: A section of the 3-board fencing delineating livestock fields.*



*Figure 4: Annotated site plan showing the environmental setting in yellow, with the new sections of fence shown in red. The other buildings under review are also labeled on this plan.*



### *Accessory Buildings*

The applicant has constructed seven (7) accessory buildings associated with the care and keeping of livestock, the production and milling of lumber, and other associated needs for the farm. All the structures are shown on the annotated map in *Figure 4* above and in a site plan provided by the applicant in their packet.



***Figure 5: Windmill***



***Figure 6: Woodshed and sawmill***



*Figure 7: Shearing Shed*



*Figure 8: Chicken Coop*



*Figure 9: Aviana Feeder 1 and 2*





**Figure 10: Goat Structure**

Staff recommends approval of the construction of each of these proposed accessory structures. Each is purpose built from wood, or in the case of the windmill from metal framing, and each contributes to the functional agricultural setting of the historic property. In conformance with Chapter 24A-8(b)(1), the buildings do not substantially alter the exterior features of the historic site. Per Chapter 24A-8(b)(2), the vernacular, small-scale, and utilitarian design for each of these structures is compatible in character with the historical, architectural, and cultural features of the historic site where small outbuildings in the farmyard and fields were common. Likewise, the building meets the *Standards* because the historic character of the property has been retained and preserved and each of these structures are clearly differentiated as new construction; and the essential form and integrity of the historic property would be unimpaired if these buildings were to be removed in the future.

At the Preliminary Consultation in July 2024, the HPC indicated that the fencing and agricultural structures, specifically each of these in the subject application, were compatible with the property and had the support of the Commission. The HPC requested a site plan that showed the location of all the structures, and the applicant has complied with this request.

#### *Other Issues*

There remain additional items from the Preliminary Consultation in 2024 and the abatement order that have not yet been addressed by the applicant. Those include material storage, unpermitted construction of a trailer, c-containers, fuel tank placement, grading and site alterations. Staff continues to work with the applicant on these items.

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to



submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3404 or [Rebecca.Ballo@montgomeryplanning.org](mailto:Rebecca.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: Jeffrey Shirazi

E-mail: jeffreys Shirazi@gmail.com

Address: 1811 Brighton Dam Road

City: Brookeville Zip: 20833

Daytime Phone: 301.674.1406

Tax Account No.: #00703268

**AGENT/CONTACT (if applicable):**

Name: Sean P. Hughes

E-mail: sphughes@mmcanby.com

Address: 200B Monroe Street

City: Rockville Zip: 20850

Daytime Phone: 301.762.5212

Contractor Registration No.: \_\_\_\_\_

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

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_

X No/Individual Site Name Prospect Hill

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

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

Building Number: 1811 Street: Brighton Dam Road

Town/City: Brookeville Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: 0501 Parcel: P115

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fence    | <input type="checkbox"/> Solar                                      |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting                      |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                                |
|   |  | <input type="checkbox"/> Other: _____                               |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Sean Hughes

06-05-2025

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</b> mailing address	<b>Owner's Agents</b> mailing address
JEFFREY SHIRAZI 1811 BRIGHTON DAM ROAD BROOKEVILLE MD 20833	SEAN P. HUGHES 200B MONROE STREET ROCKVILLE MD 20850  PAMELA O. NKWANTABISAH 200B MONROE STREET ROCKVILLE MD 20850
<b>Adjacent and confronting Property Owners</b> mailing addresses	
	BANK OF AMERICA N A TRUSTEE C/O MD 4-302-17-07, PO BOX 995, BALTIMORE MD 21203-0995
POTOMAC ELECTRIC POWER CO C/O CORP TAX DEPT STE 5617 701 9TH ST NW, WASHINGTON DC 20068-0001	1601 BRIGHTON DAM RD BROOKEVILLE MD 20833-2021
1720 BRIGHTON DAM RD BROOKEVILLE MD 20833-0213	1610 BRIGHTON DAM RD BROOKEVILLE MD 20833
1600 BRIGHTON DAM ROAD BROOKEVILLE MD 20833	1700 BRIGHTON DAM RD BROOKEVILLE MD 20833-2018
1710 BRIGHTON DAM RD BROOKEVILLE MD 20833-2018	

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

Please see attached narrative.

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

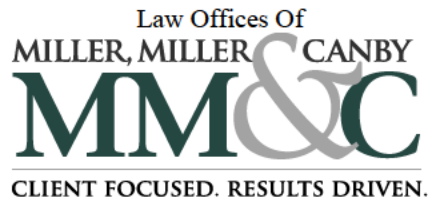
Please see attached narrative.



Work Item 1: <u>Please see attached narrative.</u>	
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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200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044

SEAN P. HUGHES PAMELA O. NKWANTABISAH  
[SPHUGHES@mmcanby.com](mailto:SPHUGHES@mmcanby.com) [PONkwantabisah@mmcanby.com](mailto:PONkwantabisah@mmcanby.com)

## **PROSPECT HILL – 1811 BRIGHTON DAM ROAD**

### **HAWP APPLICATION NARRATIVE**

#### **DESCRIPTION OF PROPERTY**

Prospect Hill is a historically designated property located at 1811 Brighton Dam Road, Brookeville, Maryland 20833, encompassing 38.4 acres of agricultural land within the Rural Cluster (RC) Zone. Pursuant to Section 59.4.3.4 of the Montgomery County Zoning Ordinance, the RC zone permits a mix of low-density residential and agricultural uses, specifically to preserve open spaces, promote farming, and protect environmentally sensitive areas.

The property includes a pre-1783 farmhouse built by James Holland, a patriot of the American Revolution. Other historically or agriculturally significant features include the corn crib barn, English main barn, family cemetery, two animal feeders, goat structure, chicken coop, windmill historic-style cabin, and two sheds. On July 9, 2002, the Montgomery County Council designated Prospect Hill a historic site as part of the Olney–Sandy Spring–Goshen Area Master Plan amendment. Attached to this application are; An aerial map identifying the location and corresponding numbers of each structure and improvement area on the property(Attachment 1), an aerial map from MC Atlas showing the Prospect Hill historic designation (Attachment 2) and a Site Plan (Attachment 3).

#### **2 Animal Feeders on Property**

Given the size of the farm and the scale of daily agricultural operations, the property owner has installed several animal feeders across the property to ensure a consistent and controlled supply of food for the livestock and poultry. Two are in the historic area. These feeders support the

nutritional needs of approximately 20 goats, 6 cows, a horses and 3 emus. Designed for both efficiency and accessibility, the feeders are strategically placed to serve different areas of the farm and are constructed using reclaimed wood and metal roofing in keeping with the property's rural character. The two feeders named the Aviana Feeder and Aviana Too Feeder are essential components of the property's animal care system.

### **Aviana Animal Feeder (#1)**

This feeder, named after one of the property owner's twin daughters, is used to feed approximately 30 animals. This agricultural structure, made of wood from reclaimed building material and a seam metal roof is 12 feet long, 18 feet wide, and 8 feet high and plays an important role in maintaining a regular feeding schedule for the animals. Figure 2 shows the image of the existing Aviana feeder.



*Figure 1: Existing Aviana Feeder.*

### **Aviana Animal Feeder 2 (#2)**

The second Aviana Feeder is a complementary animal feeder that provides nourishment in addition to the above Aviana feeder. Designed to support the farm's growing livestock population, this feeder specifically serves and enhances the efficiency of feeding operations on the property. Constructed entirely from recycled wood and topped with a corrugated metal roof, the structure measures approximately 12 feet by 12 feet. Like the other agricultural buildings on the property, it was built with sustainability in mind and blends with the overall rural character of the farm.





*Figure 2: Image of existing Aviana Feeder 2*

### **Chicken Coop (#3)**

The recently completed chicken coop houses chickens and provides a safe and secure environment for them to roost, lay eggs and be protected. It's a wooded frame wall structure with wood planks and a standing seam metal gable roof with K-style aluminum gutters. The chicken coop is 20 feet long, 12 feet wide and 12 feet tall. Figures 3 shows the existing Chicken Coop.



*Figure 3: Image of existing Chicken Coop*

### **Woodshed (#4)**

The woodshed measures approximately 65 feet long, 16 feet wide and 12 feet high. It was constructed in 2017 using wood framing and a corrugated metal shed-style roof. The structure houses a sawmill, which is used to cut boards for fencing and other agricultural structures, etc. Given the extensive fencing required to manage the property's livestock and pastures, the sawmill and woodshed are critical assets in reducing operational costs. By milling reclaimed wood on-site,

the property owner has maintained both the farm's infrastructure and its sustainability goals. Figure 4 displays the existing Woodshed and sawmill.



*Figure 4: Image showing existing woodshed on property*

### **Shearing Shed (#5)**

The Shearing Shed is located primarily outside the historic designation boundaries, with a small portion extending just within the boundary line. This open-air agricultural structure is constructed with wooden posts, vertical board detailing on the gable ends, and features a central gable roof made of standing seam metal, flanked by shed-style roofs on either side. It measures 56 feet long, 17 feet wide and 17 feet tall and is primarily used for shearing sheep and housing animal pens as part of the property's livestock operations. Figure 5 shows images of the existing shearing shed.



*Figure 5: Image of existing Shearing Shed*

### **Windmill (#6)**

The windmill is a vertical wooden structure standing approximately 25 feet tall. Constructed of timber and designed in a traditional agricultural style, it contributes to the farm's sustainability and

self-sufficiency. The windmill functions as a wind vane, indicating the direction of the wind. Its rustic construction aligns with the overall character of the property and complements the site's historic and agricultural setting.



*Figure 6: Windmill on Property*

### **Goat Structure (#7)**

This elevated wooden deck structure was custom-built around an existing tree stump to serve as an enrichment and play area for the farm's 20 goats.



*Figure 7: All wood goat structure on the farm*

## **DESCRIPTION OF WORK PROPOSED**

This Historic Area Work Permit (HAWP) application is submitted in response to concerns raised by the Montgomery County Historic Planning division and Preservation Commission (HPC) and to bring the Prospect Hill property at 1811 Brighton Dam Road into full compliance with



applicable preservation regulations. Since acquiring the property late 2015, the Shirazi family has put in a tremendous amount of blood, sweat, tears and funds to restore the eighteenth century farm that had fallen into major disrepair. The first step was to remove in excess of 65 large (30-yard) dumpsters of trash, debris, junk, and other materials. Thereafter, they began the required historic and land use reviews and extensive refurbishing of the farm house. Since moving in late 2020 they have undertaken a series of agricultural improvements including the farmhouse, English barn, corn crib and vehicle barn and site enhancements aligned with the property's long-standing use as a working historic farm. However, several of these activities were initiated without prior HAWP approval and are now being presented for retroactive review, along with proposals for mitigation and ongoing preservation.

### **Fencing**

Installation of two types of fencing, the wood post and wire fencing behind the main house and tri-rail wooden fencing with metal infill along the pastures (which is primarily outside the historic area). The yard fence behind the pre-1783 house measures approximately 158 linear feet and the tri-rail wooden fence measures approximately 437 linear feet. HPC staff have determined they are consistent with the agricultural character of the property and do not detract from its historic features.



*Figure 8: Images of the existing Yard fence and Tri-rail fence*



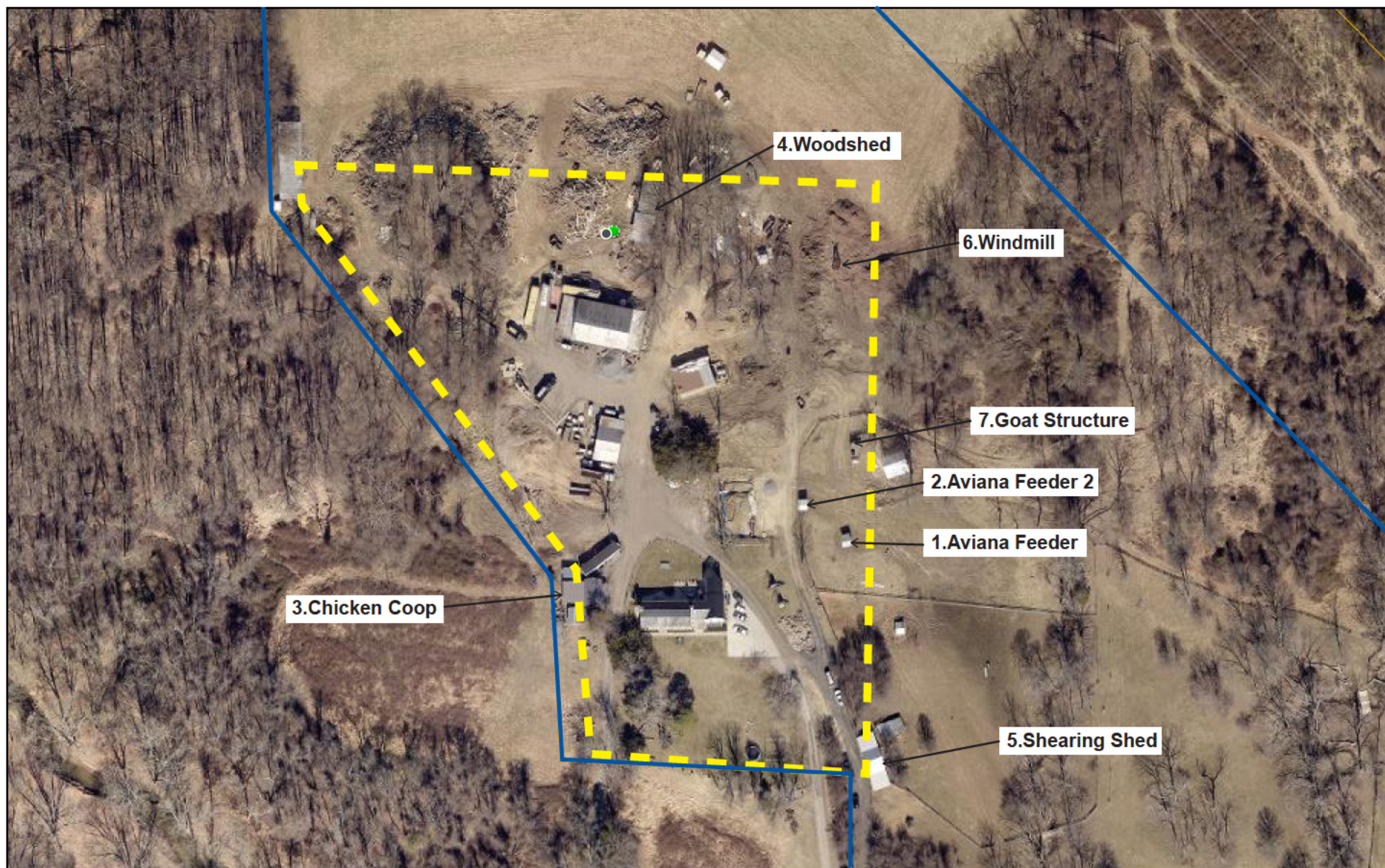
**New Structures:**

The 7 structures seeking approval with this Historic Area Work Permit were primarily built with reclaimed wood and standing seam metal roofing to reflect the rural aesthetic and minimize visual impact. HPC staff has deemed them compatible with the historic setting.

**CLOSING**

Mr. and Mrs. Shirazi, along with their two young daughters, are committed to preserving the agricultural heritage of Prospect Hill while maintaining its functionality as a sustainable, working farm. This application reflects the property owners' intention to collaborate closely with the Historic Preservation Commission to ensure that all current and future site modifications comply with Montgomery County Code Chapter 24A and align with the Secretary of the Interior's Standards for Rehabilitation.

We respectfully request the Commission's support in approving this application so that all farm operations may proceed in compliance with historic preservation standards.











*The new structures seeking approval are labeled 1-7 on this oblique aerial from March 2025. The dash yellow line is the designated boundary. The blue line is the property boundary. Source: Montgomery County Atlas Viewer*

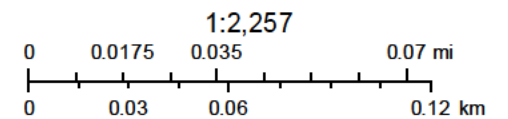


# MC Atlas Webmap



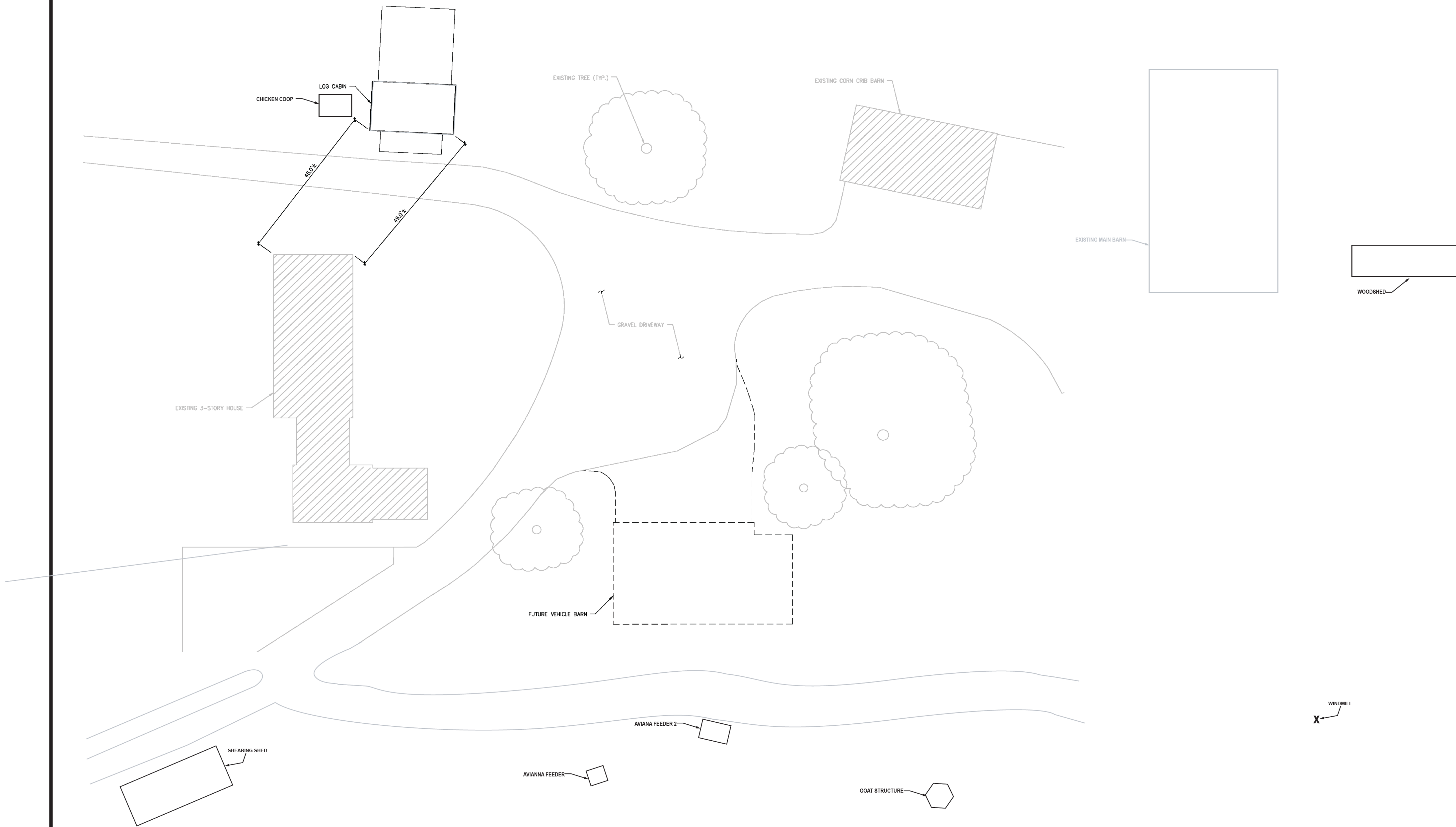
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- |  |  |   |
|--|--|---|
|  Historic Area Work Permits |  National Register Historic Districts |  Green: Band_2 |
|  Property_poly_with_data    |  MP Historic Sites                    |  Blue: Band_3  |
|  SoftLines                  |  Red: Band_1                          |   |



MCG.GIS.ESRI.Pictometry  
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson,





1 SITE PLAN



LOG CABIN  
PROSPECT HILL FAMILY FARM  
1811 BRIGHTON DAM ROAD  
BROOKEVILLE, MD 20833

NO.	REVISION	DATE

SHEET TITLE:  
  
SITE PLAN

DATE: 06/04/25	SHEET NO.:  A1.0
SCALE: AS NOTED	

**Historic Preservation Commission Preliminary Consultation Report**

Address: 1811 Brighton Dam Road, Brookeville

Applicant(s): Jeffrey Shirazi

Proposal: Retroactive review of fencing installation, grading and site alterations, construction of various outbuildings

Staff Contact: Chris Berger

HPC Commissioners Providing Comments: Robert Sutton (Chair), James Doman, Mark Dominianni, Michael Galway, Jeffrey Hains, Zara Naser, Julie Pelletier, and Cristina Radu.

**Recommendations**

The HPC had the following comments:

- The fencing, material storage, and agricultural structures (Historic Cabin, Woodshed, Shearing Shed, Aviana Feeder, Aviana Too Feeder, Windmill, Goat Structure, and Chicken Coop) were compatible with the property and had the support of the commissioners.
- Some of the structures and materials have substantially altered the historic character and environmental setting of the property.
- The C-containers and construction trailer are out of character with the historic property. One commissioner said they should be removed before the HAWP review.
- The fuel tanks posed a safety threat next to the Corn Crib, and the sheds should be moved. It was suggested to move them to a location away from the Corn Crib and reconfigure the two structures into a single structure with a gable roof.
- Opinions were mixed on where to best store the materials (stone, wood chips, and logs). One commissioner suggested placing them in one location along a tree line. Another said they were OK in their current locations.
- A site plan was important to show both the existing features and those proposed.
- The archaeological survey recommended by staff near the Historic Cabin should be conducted. Consider expanding the survey area closer toward to the house.

Staff recommends the following items be included in the HAWP application:

- A detailed, scaled site plan for the designated portion of the property that shows all construction and landscape features.
- Drawings of the "Historic Cabin" with dimensions and materials labeled.
- Specifications for the materials used in each of the newly constructed structures.
- Archaeological investigations should be conducted around the foundation and in the vicinity of the new construction to identify whether there is any evidence of an historic outbuilding in the location or whether there is evidence of historical features or activity areas. This work could consist of close interval shovel test pits at 15-foot intervals in the immediate vicinity of the cabin, and up to two 3-by-3 foot excavation units along or near any possible historic foundations or other features.

☐ Return for an additional preliminary consultation

☒ Return for a HAWP in accordance with the Commission's recommendations