

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--|---|-----------------------|--------------|
| Address: | 2240 Brighton Dam Road, Brookeville | Meeting Date: | 5/14/2025 |
| Resource: | <i>Master Plan Site #23/82</i> (Grafton Holland Farm) | Report Date: | 5/7/2025 |
| Applicant: | Duane Epperly and Rachel Epperly | Public Notice: | 5/1/2025 |
| Review: | HAWP | Tax Credit: | Partial |
| Case Number: | 1113182 | Staff: | Devon Murtha |
| PROPOSAL: Partial grading and tenant house construction | | | |

RECOMMENDATION

Staff recommends that the Commission **approve with six (6) conditions** the HAWP application with final approval of all details delegated to staff:

1. Final specifications of the new metal roof and details on the installation methods must be submitted to staff for final review and approval prior to issuance of HAWP.
2. Final specifications of the porch materials must be submitted to staff for final review and approval prior to issuance of HAWP.
3. A grading plan and tree survey must be submitted to staff for final review and approval prior to issuance of HAWP.
4. This approval does not extend to any hardscaping surrounding the property.
5. The stone foundation must be retained in situ (as approved in HAWP #958637). If the applicant plans to deconstruct the chimney foundation, they must use this material in the construction of this project.
6. A section detail showing the relationship between the existing foundation and the new exterior wall and siding must be submitted to staff for final review and approval prior to issuance of HAWP. The applicant must include Montgomery County Planning Staff in the initial preconstruction meeting with the Department of Permitting Services (DPS).

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #23/82, *Grafton Holland Farm*
DATE: c. 1800, c. 1835, mid-1800s; tenant house constructed in the early 20th century



Figure 1: Location of tenant house is indicated with a yellow star.

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 c1835, soon after his inheritance. Facing north the three-bay dwelling has a two-story rear gallery porch. Like the two other Holland houses in the valley (Prospect Hill and Landgate), there is a blank end wall (west) lit only by two attic windows. The two structures were probably joined in the mid-1800s, before Grafton's 1864 death. The farmstead includes a gambrel-roof bank barn and corncrib.

PROPOSAL

The applicant proposes to construct a two-and-a half story building on an existing stone foundation.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation.

Rehabilitation is defined 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.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

BACKGROUND:

The Grafton Holland Farm (#23/82) is an eleven-acre property in Brookeville, Maryland. The property is significant for its nineteenth century architecture and agricultural setting, best exemplified by the c. 1830 frame and log farmhouse and historic outbuildings. These buildings, including a hay barn, corn crib, and frame stable, are all located within the farm complex. The HPC approved a restoration to the main farmhouse in 2021, and the restoration of the hay barn and corn crib in 2023.¹

In the early twentieth century, a former property owner constructed a two-and-a-half story frame tenant house on the site, along Brighton Dam Road. The tenant house was located approximately 500 feet to the northwest of the historic farmhouse, outside of the main farm complex area (*Figure 2*). Based on construction methods, HPC Staff believes that the stone foundation likely pre-dates the early twentieth century house.

In 1961, the tenant house was severely damaged in a fire. The house was rebuilt as a one-and-a-half story structure using the existing stone foundation (*Figure 3*). In 2010, there was another fire, further damaging the house. The house was deemed to be uninhabitable through an abatement order with the Department of Housing and Community Affairs in March 2021. In 2021, the HPC approved the demolition of a one-story frame tenant house on the site, with the condition that the stone foundation be maintained in-situ.² The house has since been demolished.

¹ These case approvals can be found here:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/HAWP/5-24-2023/2240%20brighton%20dam%20road,%20brookeville%20-%201029036%20-%20approval.pdf and https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/HAWP/10-26-2022/2240%20Brighton%20Dam%20Road,%20Brookeville%20-%201007629%20-%20Approval.pdf.

² The case approval can be found here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/HAWP/7-28-2021/2240%20Brighton%20Dam%20Road,%20Brookeville%20-%200958637%20-%20Letter%20to%20DPS.pdf.

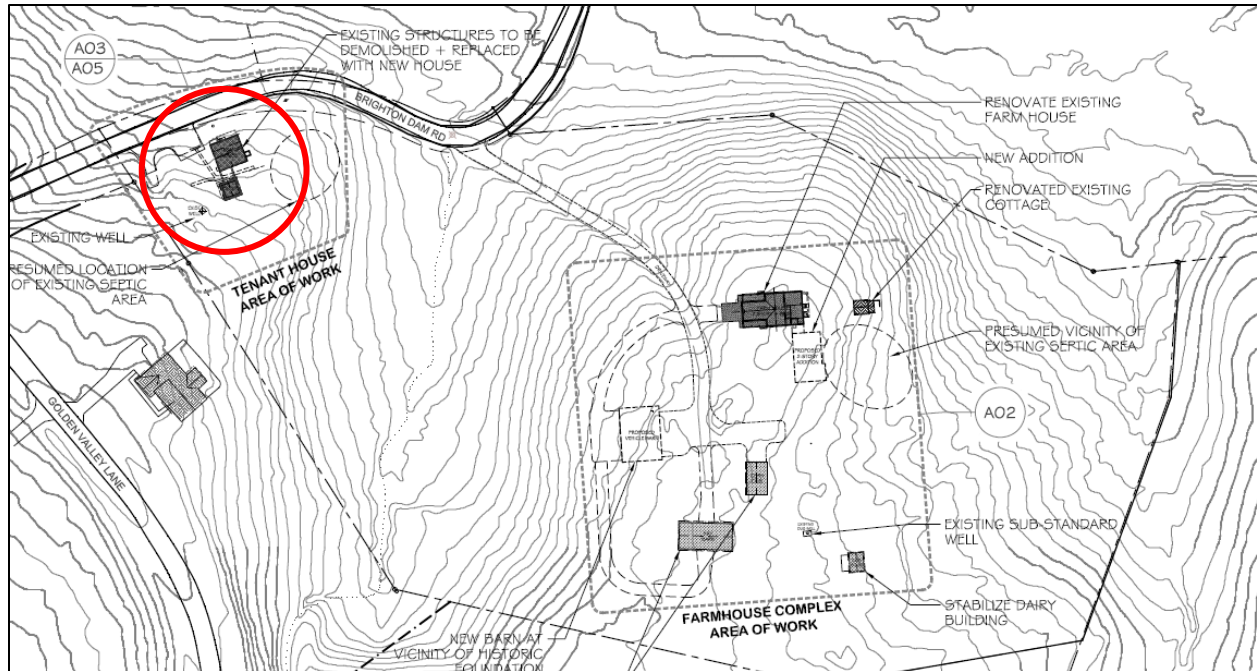


Figure 2: The location of the tenant house on-site is noted with a red circle.



Figure 3: Photo of the tenant house in 2021 (Courtesy of the applicant).

STAFF DISCUSSION

Staff finds that the proposal will not have a significant impact on the historic character of the resource or surrounding site and recommends approval.

The applicant is proposing to construct a new frame tenant house on the footprint of the former tenant house, using the existing stone foundation. This project is considered new construction; however, the design of the proposed tenant house replicates elements of the design of the pre-1961 tenant house. In particular, the applicant took cues from the 1956 photo of the tenant house (*Figure 4*). The project also includes partial regrading of the site, although the applicant has not submitted a regrading plan.



Figure 4: View of the tenant house in 1956.

Currently, there is no structure in this area. The footprint of the previous tenant house remains and includes both a section of the historic rubblestone foundation and a section of concrete foundation to the rear/south of the rubblestone foundation (*Figure 5*).



Figure 5: Stone foundation in 2025 (Courtesy of the applicant).

Rehabilitation of the Stone Foundation

Staff notes that the only rehabilitation work in this proposal is the retention and restoration of the stone foundation. Per the condition in HAWP #958637, the applicant has retained the existing stone foundation in-situ for reuse with a lime mortar mix, in keeping with *Standards 2* and *9*. If the applicant plans to deconstruct the chimney foundation, they must use this material in the new construction, in keeping with *Standard 2*. Work related to the foundation is eligible for the Montgomery County Historic Preservation Tax Credit program; however, work related to the new construction of the tenant house is not.

Staff finds that the applicant has largely satisfied the condition of HAWP #958637 in this proposal. However, Staff requires additional information about the relationship between the historic stone foundation and the new construction. Historically, the exterior walls and siding would be aligned with the outer edge of the stone foundation, and the clapboard siding would slightly overlap (*Figure 4*). The applicant must submit a section drawing showing this detail and include Montgomery County Planning Staff in preconstruction meetings with DPS.

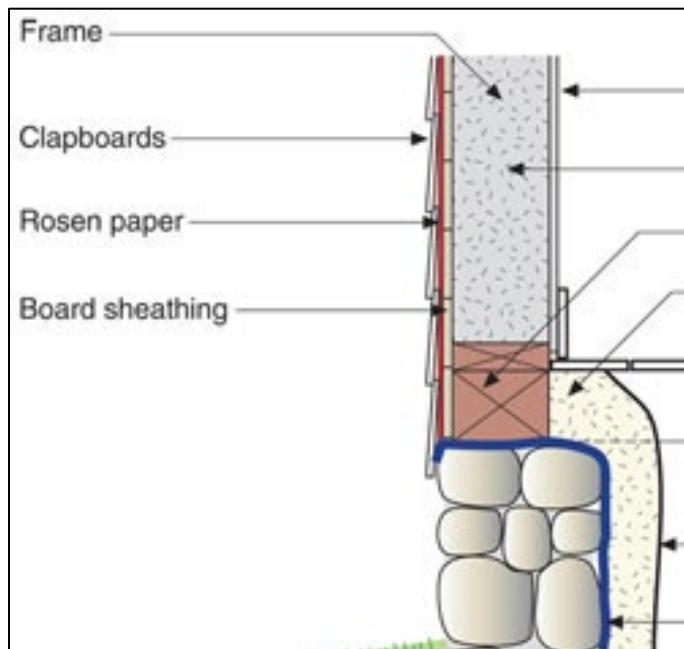


Figure 4: Diagram showing the relationship between clapboards and rubblestone foundation (BuildingSciences.com)

New Construction

The proposed house is two-and-a-half stories with side-gabled standing seam metal roof and a one-story front porch. This section of the house will be constructed on top of the historic rubblestone foundation. Like the design of the former tenant house, the new design features several one-story and two-story blocks attached on the rear of the house, which have a combination of pitched and gabled roofs. The applicant is proposing to use stones found on-site to construct the foundation under these rear blocks. The drawings show that this will be a rubblestone finish, in roughly the same location as the existing concrete foundation.

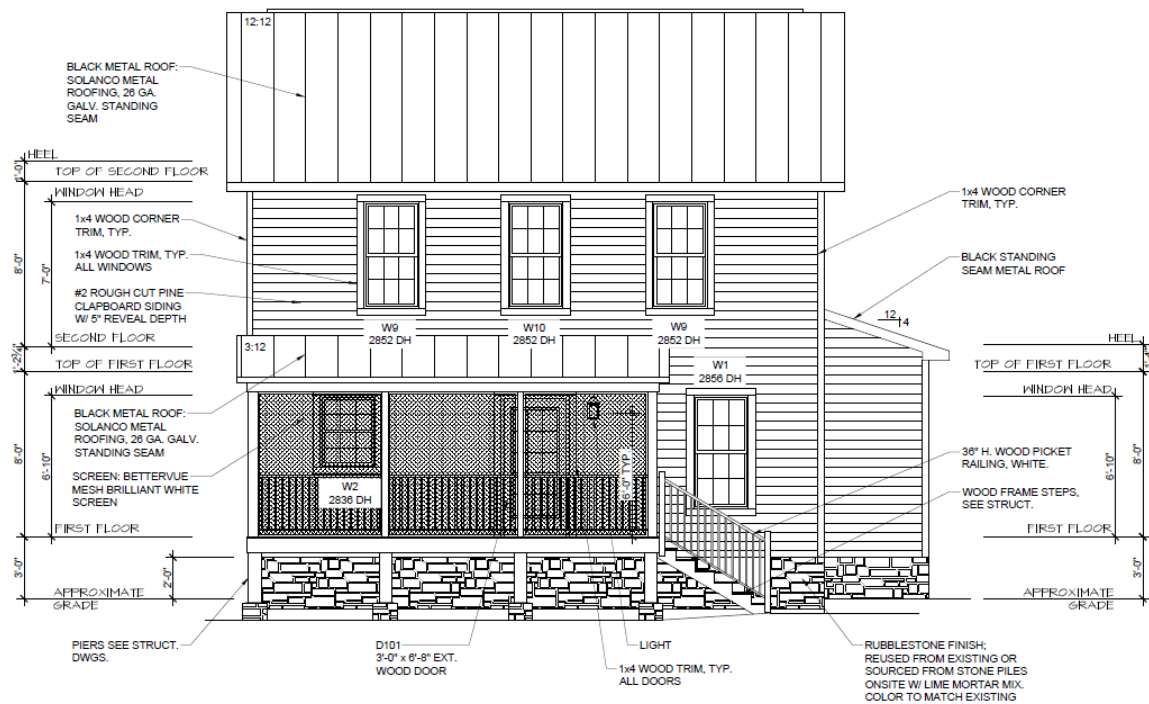


Figure 5: North (front) elevation of the proposed tenant house.

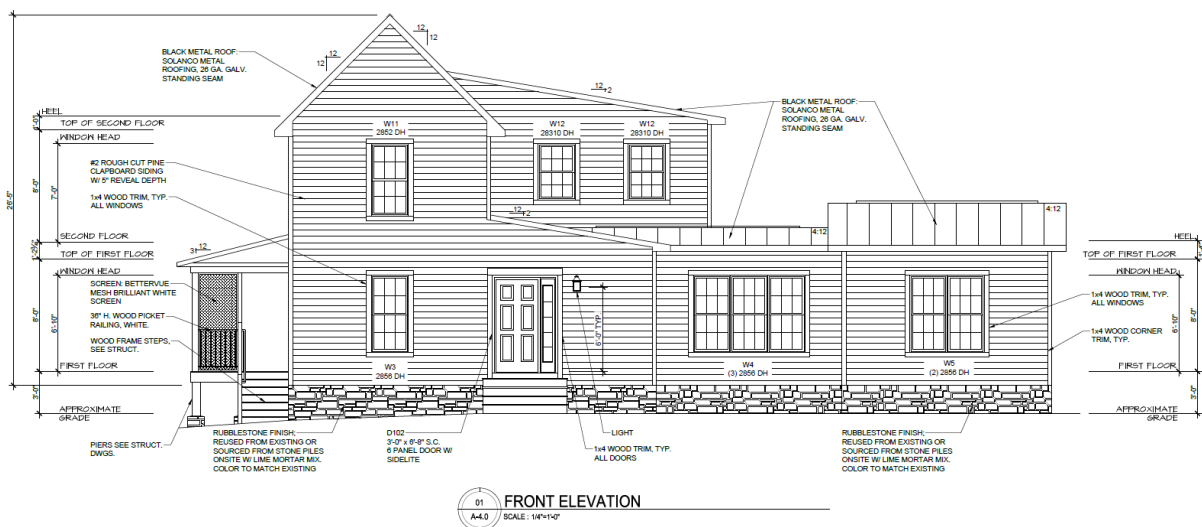


Figure 6: West elevation of the proposed tenant house.

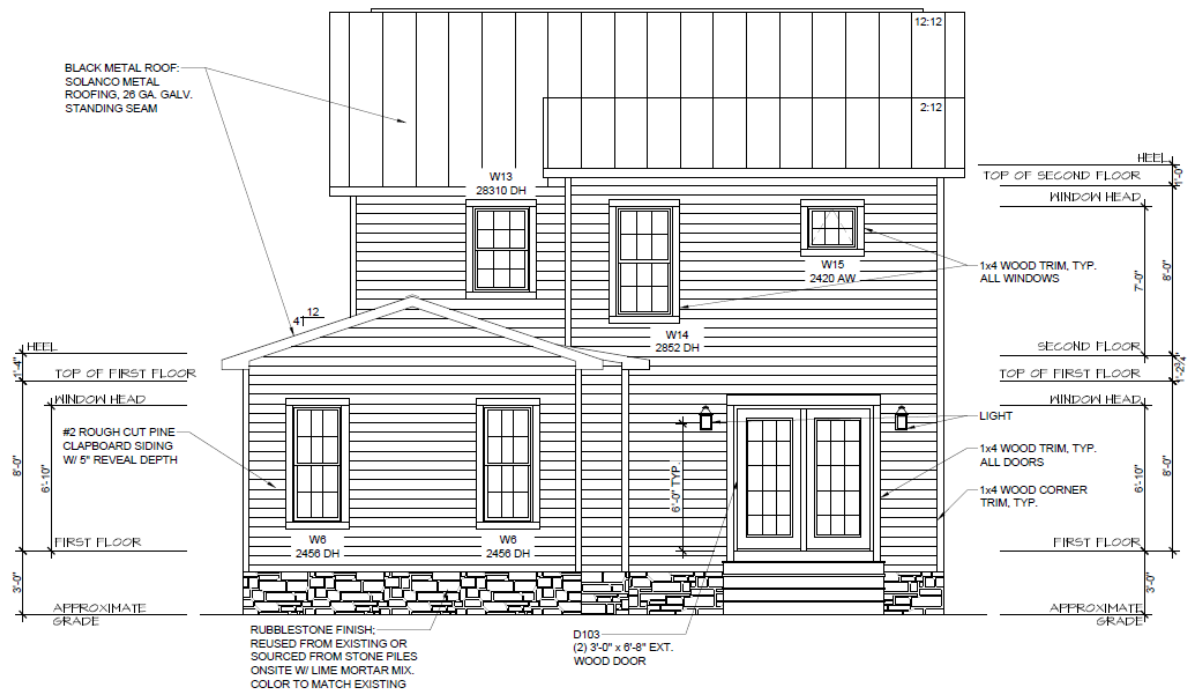


Figure 7: South (rear) elevation of proposed tenant house.

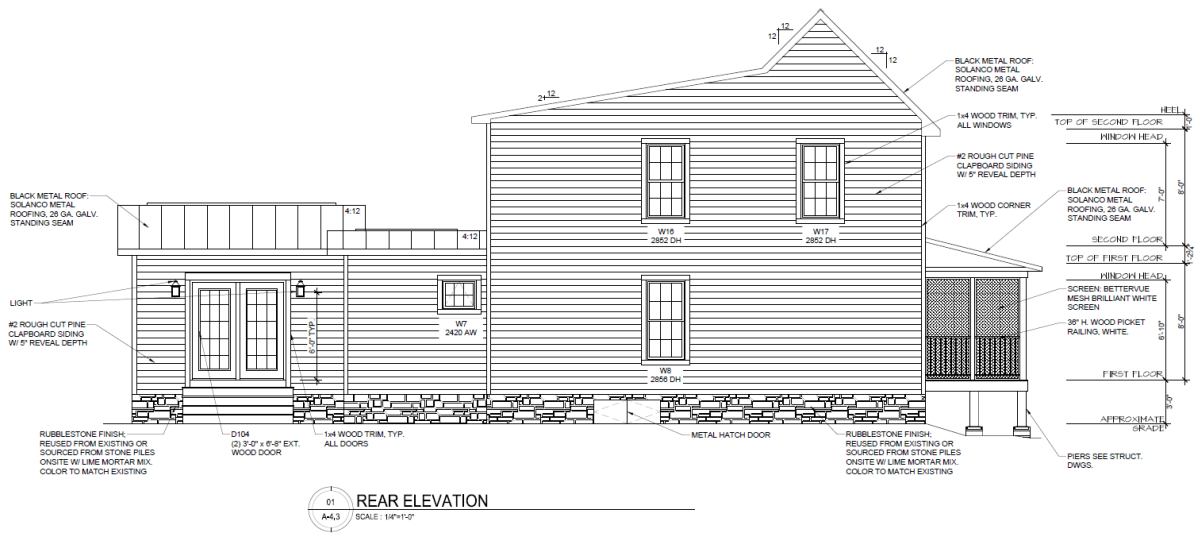


Figure 7: East elevation of the proposed tenant house.

The applicant is proposing to use the following materials:

- A combination of 6/6 and 1/1 JELD-WEN Sitaline wood double hung wood windows with 7/8" bead simulated divided lites and mesh screens.
- JELD-WEN Sitaline wood casement windows.
- Wood clapboard siding with a five-inch reveal.
- Three (3) 15-Lite wood doors.

- One (1) six-panel wood door with sidelites.
- Metal hatch door.
- Solanco 26-gauge galvanized standing seam metal roof. The applicant indicated that the roof would be the same system installed on the main farmhouse on the property (approved by the HPC in 2021).³ Based on the approval documents for that property, the roof will have double lock I seams and traditional seamed terminations at rides, hips, and valleys with no caps. The applicant must submit confirmation of these details prior to the approval of a HAWP.
- Wood corner and window trim
- A wood frame porch on masonry pier posts.

The construction of the new tenant house is subject to review under 24A(b) and *Standards 2, 9, and 10*. Although the design for the proposed house has been modeled after a historic construction, Montgomery County Code does not adhere to any specific preservation standards for reconstruction. Therefore, review of this proposal centers on evaluating the new construction for compatibility with the historic site and not on its fidelity to the design of the pre-1961 tenant house.

Staff finds although the applicant is not bound to mimic the historic design, replicating the overall size, scale, proportions, and massing of the historic tenant house is a good strategy to ensure compatibility with the historic resource and site under *Standard 9*. The proposed materials, which include wood double hung windows, wood clapboard siding with a 5 (five) inch reveal, and a standing seam metal roof, are compatible with the character of the property, also in accordance with *Standard 9*. This new construction, if removed in the future, will not impact the essential form and integrity of the property, as the only remaining historic material is the stone foundation, in accordance with *Standard 10*. The proposed house has no significant impact on the environment of the property.

Staff does not have sufficient information on the porch decking materials to make an assessment of their compatibility. Staff supports wood decking. The installation of any wood substitute material is subject to for final review and approval prior to issuance of HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with six (6) conditions** the HAWP application with final approval of all details delegated to staff:

1. Final specifications of the new metal roof and details on the installation methods must be submitted to staff for final review and approval prior to issuance of HAWP.
2. Final specifications of the porch materials must be submitted to staff for final review and approval prior to issuance of HAWP.
3. A grading plan and tree survey must be submitted to staff for final review and approval prior to issuance of HAWP.
4. This approval does not extend to any hardscaping. The applicant must submit a new HAWP with material specifications for any hardscaping.
5. The stone foundation must be retained in situ (as approved in HAWP #958637). If the applicant plans to deconstruct the chimney foundation, they must use this material in the construction of this project.

³ See approval documents here: https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/10-26-2022/2240%20Brighton%20Dam%20Road,%20Brookeville%20-%201007629%20-%20Approval.pdf.

6. A section detail showing the relationship between the existing foundation and the new exterior wall and siding must be submitted to staff for final review and approval prior to issuance of HAWP. The applicant must include Montgomery County Planning Staff in the initial preconstruction meeting with the Department of Permitting Services (DPS).

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 district and 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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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 301-495-1328 or devon.murtha@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: _____

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:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ 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 | * | * | * | * | * | | * |

| PROPERTY INFO | | | CODES | | | PROJECT DESCRIPTION | | | VICINITY PLAN | | | | | |
|--|--|--|---|--|--|---|--|--|---|--|--|---|--|--|
| TAX MAP: #JU12 TAX ACCOUNT#: 00719470 PARCEL: P311 LIBER: 64760 FOLIO: 00062 TRACT AREA: 11.36 ACRES WATERSHED: HAWLINGS RIVER-REDDY BRANCH SPA: NO STREAM BUFFER: 100' | | | 2018 INTERNATIONAL RESIDENTIAL CODE W/ APPLICABLE MONTGOMERY COUNTY AMENDMENTS | | | THIS BUILDING PERMIT IS FOR A 2-STORY TENANT HOUSE (3 BEDROOM) + SCREENED PORCH RE-CONSTRUCTION ON THE HISTORIC (CIRCA 1960) STONE FOUNDATION AT 2240 BRIGHTON DAM ROAD, BROOKEVILLE (NOT IN HISTORIC DISTRICT). FOLLOWING DAMAGES TO THE HISTORIC TENANT HOUSE, A 1-STORY HOUSE WITH DETACHED SHED IS EXISTING (CONSTRUCTED CIRCA 1961) ON THE HISTORIC FOUNDATION. | | | <div>SCALE1" = 1000'<div><div></div></div></div> <div></div> | | | | | |
| | | | | | | | | | | | | | | |
| PROJECT TEAM | | | GENERAL NOTES <div>1. <u>CODES</u> ALL WORK MUST CONFORM TO APPLICABLE CODES.</div> <div>2. <u>CONTRACTOR</u> SHALL CONFIRM ALL DIMENSIONS AND CONDITIONS AND VERIFY AND COORDINATE THE SAME.</div> <div>3. <u>BEARING</u> FOUNDATION CALCULATIONS ARE BASED ON 2000 PSF MINIMUM SOIL BEARING. IT IS THE CONTRACTOR'S RESPONSIBLITY TO BE CERTAIN THAT SOIL CONDITIONS MEET OR EXCEED 2000 PSF BEARING. IF SOIL CONDITIONS ARE INADEQUATE, NOTIFY ARCHITECT.</div> <div>4. <u>DIMENSIONS</u> NUMBER DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASURAMENTS AND ALL MEASUREMENTS MUST BE VERIFIED AT THE BUILDING SITE.</div> <div>5. <u>DETAILS</u> DETAIL DRAWINGS ARE TO BE FOLLOWED IN PREFERENCE TO THE GENERAL DRAWINGS FOR THE SAME WORK.</div> <div>7. <u>COLUMN FOUNDATIONS</u> SHALL BE CONSTRUCTED PER ENGINEER'S DRAWINGS.</div> <div>10. <u>STUCTURAL STEEL</u> SHALL BE A-36 AND SHALL BE DETAILED AND ERECTED AS PER A.I.S.C. MANUAL.</div> <div>12. <u>FLOOR JOIST</u> SIZE AND DIRECTION AS INDICATED ON DRAWINGS. DOUBLE JOIST UNDER ALL PARTITIONS. DOUBLE JOIST UNDER ALL BATHROOMS. ARRANGE FLOOR JOISTS TO ACOMMODATE AIR CONDITIONING AND HEATING DUCTS AND PLUMBING. FLOOR TRUSSES OR SIMILAR MAY BE SUBSTITUTED FOR DIMENSIONAL LUMBER UNLESS OTHERWISE INDICATED.</div> <div>13. <u>CROSS BRACING</u> OF FLOOR JOISTS SHALL BE AT 6'-0" O.C. MAX.</div> <div>14. <u>INTERIOR PARTITIONS</u> ARE 2x4'S @ 16" O.C. UNLESS NOTED OTHERWISE.</div> <div>15. <u>LINTELS</u> UNLESS OTHERWISE INDICATED, PROVIDE LOOSE ANGLE LINTELS FOR EACH 4" OF MASONRY W/ THE 3 1/2" LEG HORIZONTAL. STEEL LINTELS SHALL HAVE 6" BEARING EA. END.</div> <div>17. <u>DOORS</u> UNLESS OTHERWISE INDICATED, ALL ARE TO BE 6'-8" HIGH.</div> <div>18. <u>RADON/HAZ-MAT TESTING & ABATEMENT</u> AS REQUIRED, BY OWNER.</div> <div>19. <u>STRUCTURAL MANUFACTURERS</u> MANUFACTURERS/ FABRICATORS/ SUPPLIERS OF ENGINEERED WOOD, STRUCTURAL INSULATED PANELS, TIMBER TRUSSES/POSTS/BEAMS SHALL PROVIDE ENGINEERED SHOP DRAWINGS INDICATING SATISFACTION OF STRUCTURAL REACTIONS + REQUIREMENTS. ALLOW 2 WEEKS FOR REVIEW.</div> <div>ABOVE NOTES APPLY UNLESS OTHERWISE SPECIFIED ON DRAWINGS OR IN SPECIFICATIONS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.</div> | | | OWNER DUANE AND RACHEL EPPERLY ARCHITECT MICHE BOOZ, AIA | | | DRAWING LIST <div>CO1PROJECT INFORMATION</div> <div>G01PROPERTY SITE PLAN</div> <div>G03EXISTING TENANT HOUSE SITE PLAN</div> <div>G05TENANT HOUSE COMPARISON</div> <div>G10EXISTING BASEMENT PLAN</div> <div>G20EXISTING NORTH ELEVATION</div> <div>G21EXISTING EAST ELEVATION</div> <div>G22EXISTING SOUTH ELEVATION</div> <div>G23EXISTING WEST ELEVATION</div> <div>A03TENANT HOUSE ARCHITECTURAL SITE PLAN</div> <div>A10BASEMENT PLAN</div> <div>A11FIRST FLOOR PLAN</div> <div>A12SECOND FLOOR PLAN</div> <div>A20NORTH ELEVATION</div> <div>A21EAST ELEVATION</div> <div>A22SOUTH ELEVATION</div> <div>A23WEST ELEVATION</div> | | | | | |
| | | | | | | | | | | | | | | |
| ZONING | | | DESIGN CRITERIA <div>FLOOR LOAD 40 PSF</div> <div>ROOF SNOW LOAD 30 PSF</div> <div>ROOMS OTHER THAN SLEEPING: MIN. 40 PSF</div> <div>STAIRS: MIN. 40 PSF</div> <div>FLOOR/CLG. DEFLECTION: L/360</div> <div>WIND CRITERIA 90 MPH (3 SEC. GUSTS)</div> <div>CONCRETE WEATHERING: SEVERE</div> <div>TERMITE INFESTATION: MODERATE TO HEAVY</div> <div>DECAY PROBABILITY: SLIGHT TO MODERATE</div> <div>SEISMIC DESIGN CATEGORY: B</div> <div>FROST LINE DEPTH: 24 IN.</div> <div>WINTER DESIGN TEMP.: 13°F</div> <div>FLOOD HAZARDS: NONE</div> <div>SPECIES/GRADE OF FRAMING LUMBER: SPRUCE PINE FIR NO.1 OR NO.2</div> | | | <div>DRAINAGE</div> <div>DRAINAGE PLAN EXEMPTION. THE TENANT HOUSE COVERAGE IS INCREASING BY 11 GSF (0.0%) NOT REQUIRING STORMWATER MANAGEMENT.</div> | | | <div>SEDIMENT</div> <div>LIMIT OF DISTURBANCE = 4500 SF</div> <div>EXCAVATION: (-- SLAB-ON-GRADE x --FT DEPTH) = -- CUYD</div> | | | <div>WELL AND SEPTIC</div> <div>SEPTIC: EXISTING* WELL: EXISTING*</div> <div>*LATEST RECORD: 1972 CONSTRUCTION PERMIT APP. NO. 3275 CC-14</div> | | |
| | | | | | | | | | | | | | | |
| MNCPPC | | | TENANT HOUSE RECONSTRUCTION | | | PROJECT INFORMATION | | | C01 | | | | | |
| | | | | | | | | | | | | | | |
| THERE IS PRELIMINARY HAWP APPROVAL FOR THE DEMOLITION OF THE NON-CONTRIBUTING OUT-BUILDINGS PER HPC STAFF REPORT DATED 7/21/2021, MICHAEL KYNE. PERMIT NUMBER: 958637 | | | FEBRUARY 11, 2022 | | | | | | | | | | | |

MICHE BOOZ

ARCHITECT

15 High St, Brookeville, MD 20833
301 774 6911

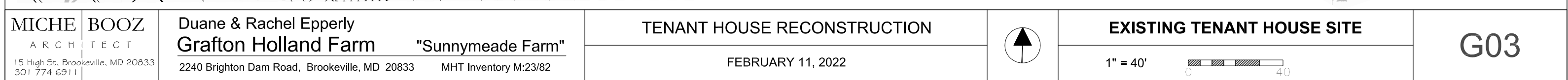
Duane & Rachel Epperly

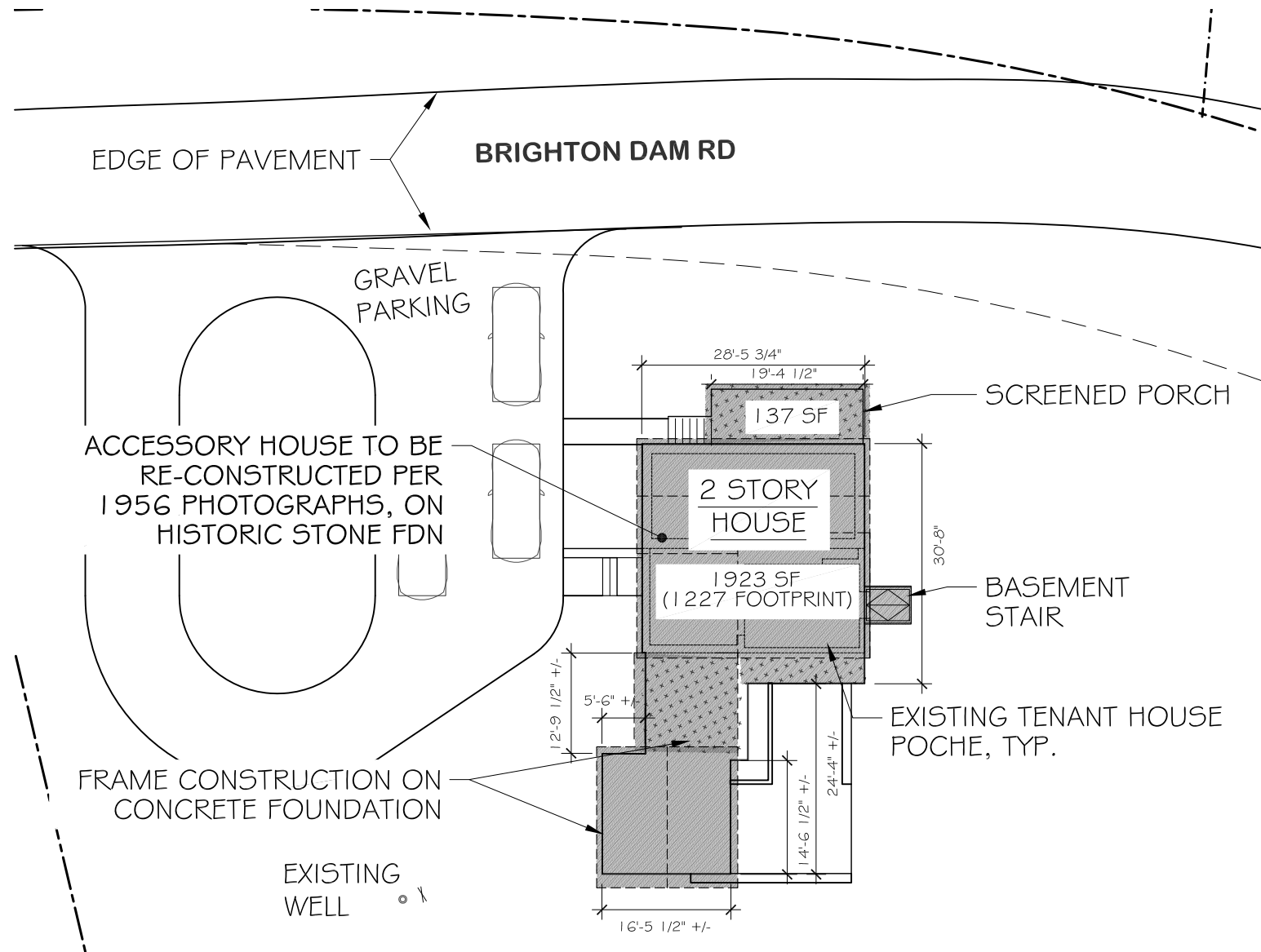
Grafton Holland Farm

2240 Brighton Dam Road, Brookeville, MD 20833

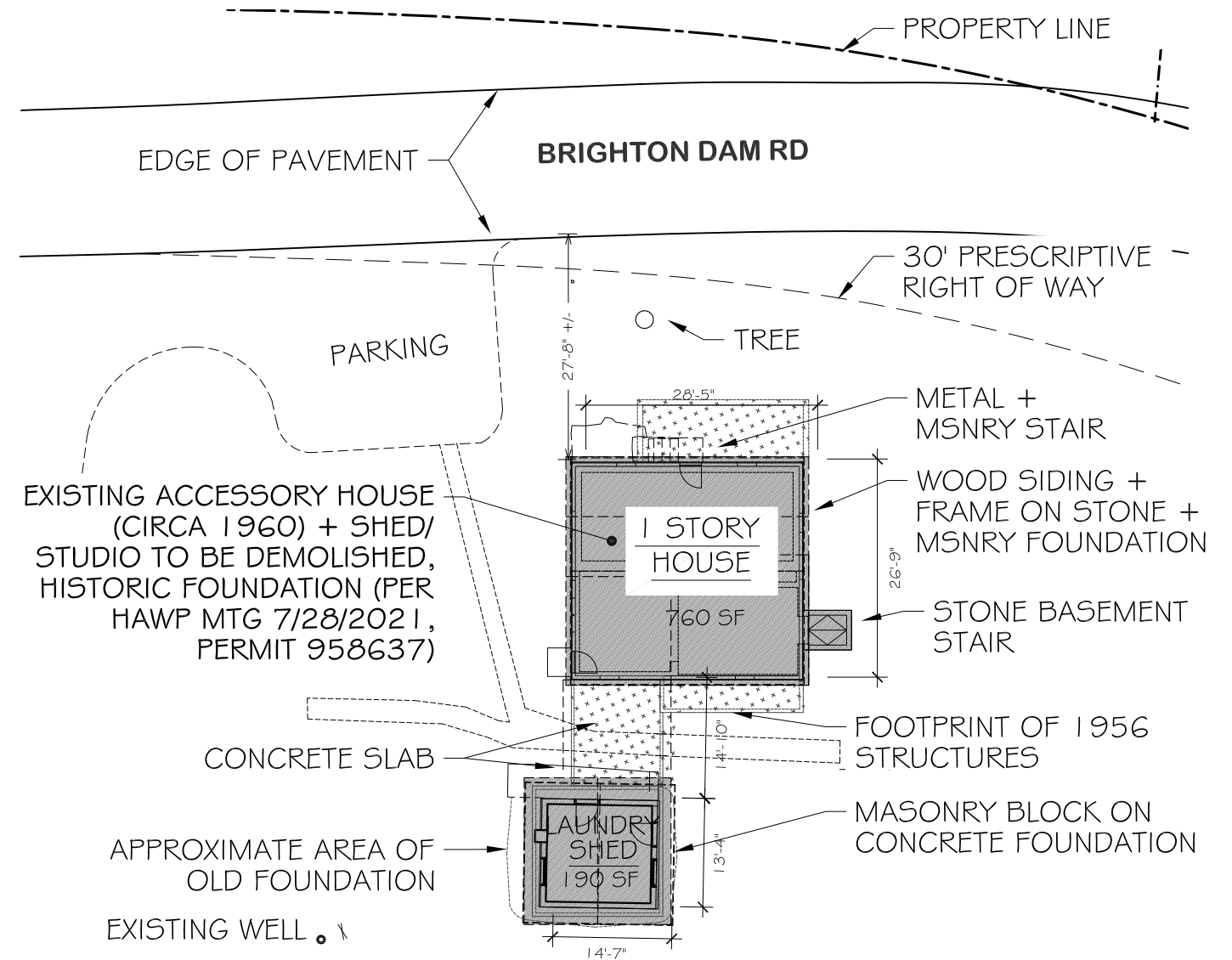
"Sunnymeade Farm"

MHT Inventory M:23/82





② PROPOSED TENANT HOUSE SITE PLAN



① EXISTING TENANT HOUSE SITE PLAN



GENERAL DEMOLITION NOTES

PATCH AND REPAIR EXISTING CONDITIONS THAT ARE TO REMAIN. COORDINATE WITH ARCHITECT. DEMOLITION TO BE CARRIED OUT IN SUCH A MANNER THAT THE REMAINING STRUCTURE IS SAFE AND IN ACCORDANCE WITH ALL APPLICABLE CODES.

MATCH EXISTING MATERIALS WITH NEW MATERIALS SO THAT PATCHING WORK IS AS UNDETECTABLE AS POSSIBLE, UNLESS OTHERWISE DIRECTED BY ARCHITECT.

PROVIDE SHUT-OFFS AND CONNECTIONS, INCLUDING NEW BULKHEADS TO RELOCATE EXISTING SYSTEMS TO NEW LOCATIONS, WHERE APPLICABLE, COORDINATE W/ ARCHITECT.

COORDINATE REMOVAL OF MOLD, LEAD, ASBESTOS, RADON, OR ANY OTHER HAZ-MAT W/ OWNER, TYPICAL. IF NECESSARY.

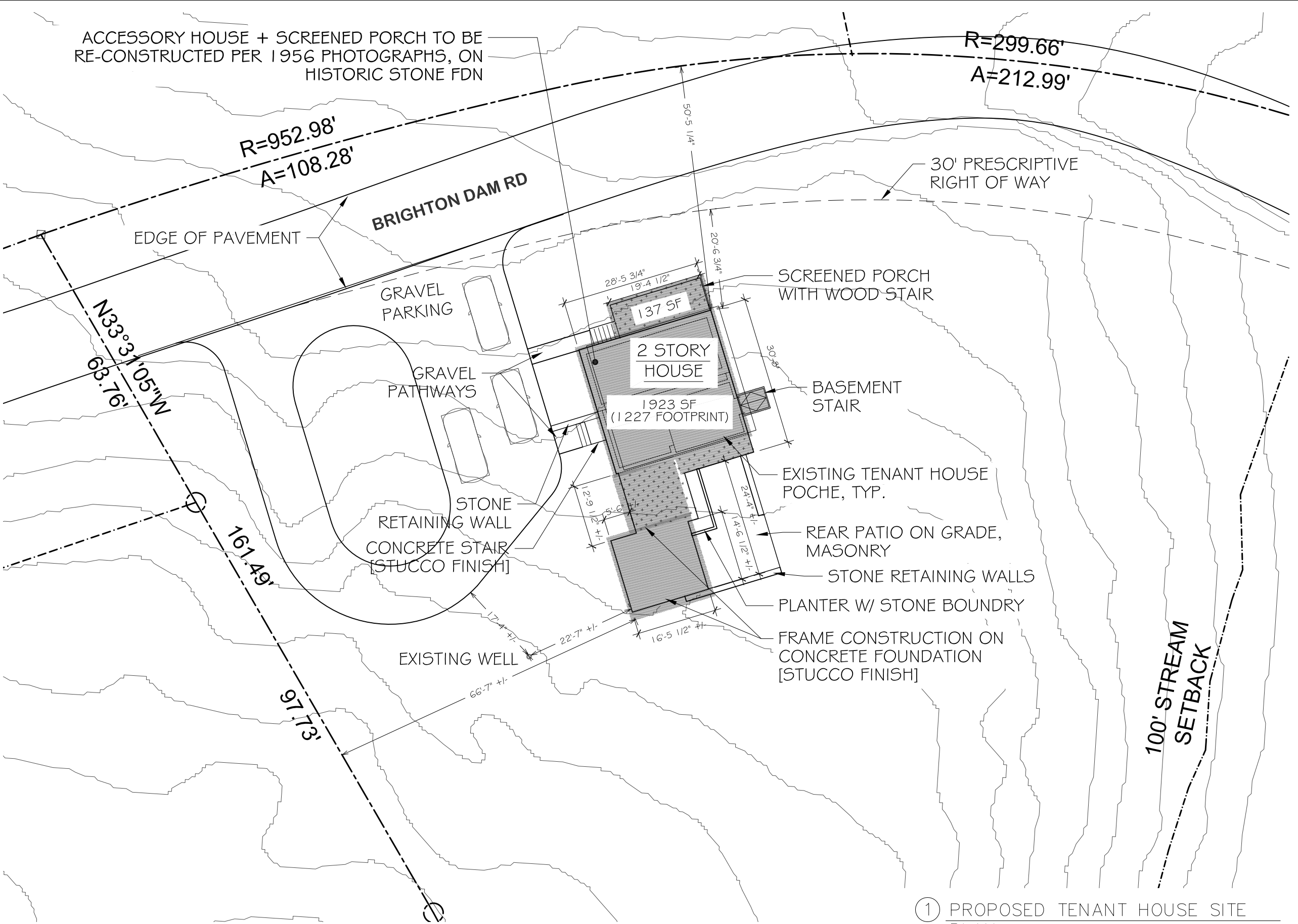
EXISTING ELECTRICAL, GAS, WATER, AND OTHER UTILITIES SHALL BE DISCONNECTED OR OTHERWISE MADE TO REMAIN SAFE WHILE PARTIAL DEMOLITION IS UNDERWAY. TEMPORARY DISCONNECTION TO BE COORDINATED WITH ARCHITECT AND HOMEOWNER.

GENERAL SITE NOTES

ALL SITEWORK TO BE COORDINATED WITH CIVIL ENGINEER AND ARCHITECT.

ANY DISCREPANCIES BETWEEN DOCUMENTS ARE TO BE BROUGHT TO THE ATTENTION OF ARCHITECT.

SEDIMENT CONTROL MEASURES ARE TO BE UTILIZED APPROPRIATE TO LOCAL REGULATION AND STANDARD PRACTICE



1 PROPOSED TENANT HOUSE SITE PLAN



| WINDOW SCHEDULE | | | | | | | | |
|-----------------|-----|--------------|--------|-------------|---------|----------|------------|----------|
| FLOOR | ID | NOMINAL SIZE | | TYPE | U-VALUE | MATERIAL | ELEVATION | COMMENTS |
| | | WIDTH | HEIGHT | | | | | |
| FIRST FLOOR | | | | | | | | |
| | W1 | 2'-8" | 5'-6" | DOUBLE-HUNG | 0.28 | WOOD | LEFT SIDE | |
| | W2 | 2'-8" | 3'-6" | DOUBLE-HUNG | 0.28 | WOOD | LEFT SIDE | |
| | W3 | 2'-8" | 5'-6" | DOUBLE-HUNG | 0.28 | WOOD | FRONT | |
| | W4 | (3) 2'-8" | 5'-6" | DOUBLE-HUNG | 0.28 | WOOD | FRONT | |
| | W5 | (2) 2'-8" | 5'-6" | DOUBLE-HUNG | 0.28 | WOOD | FRONT | |
| | W6 | 2'-4" | 5'-6" | DOUBLE-HUNG | 0.28 | WOOD | RIGHT SIDE | |
| | W7 | 2'-4" | 2'-0" | AWNING | 0.28 | WOOD | REAR | TEMP. |
| | W8 | 2'-8" | 5'-6" | DOUBLE-HUNG | 0.28 | WOOD | REAR | |
| SECOND FLOOR | | | | | | | | |
| | W9 | 2'-8" | 5'-2" | DOUBLE-HUNG | 0.28 | WOOD | LEFT | EGRESS |
| | W10 | 2'-8" | 5'-2" | DOUBLE-HUNG | 0.28 | WOOD | LEFT | |
| | W11 | 2'-8" | 5'-2" | DOUBLE-HUNG | 0.28 | WOOD | FRONT | EGRESS |
| | W12 | 2'-8" | 3'-10" | DOUBLE-HUNG | 0.28 | WOOD | FRONT | |
| | W13 | 2'-8" | 3'-10" | DOUBLE-HUNG | 0.28 | WOOD | RIGHT | EGRESS |
| | W14 | 2'-8" | 5'-2" | DOUBLE-HUNG | 0.28 | WOOD | RIGHT | |
| | W15 | 2'-4" | 2'-0" | AWNING | 0.28 | WOOD | RIGHT | TEMP. |
| | W16 | 2'-8" | 5'-2" | DOUBLE-HUNG | 0.28 | WOOD | REAR | |
| | W17 | 2'-8" | 5'-2" | DOUBLE-HUNG | 0.28 | WOOD | REAR | EGRESS |

DOOR & WINDOW NOTES:

WINDOWS:

JELD-WEN
MODEL: AURALAST PINE
EXTERIOR FINISH: PRIMED EXTERIOR
INTERIOR FINISH: PRIMED INTERIOR
HARDWARE: WHITE HARDWARE WITH RECESSED SASH LOCK & NO FINGER LIFTS
GLASS: INSULATED SUNRESIST ANNEALED GLASS WITH PROTECTIVE FILM, BLACK SPACER & ARGON FILLED
GRILLES: PRIMED WOOD SDL, 7/8" BEAD SDL WITH PERM WOOD TRADITIONAL BEAD BAR, LIGHT BRONZE
SHADOW BAR
SCREEN: BETTERTVUE MESH BRILLIANT WHITE SCREEN
ENERGY EFFICIENCY: U-FACTOR= 0.29, SHGC= 0.18, VLT=0.41, ENERGY RATING=13.00 1
THE WINDOWS WILL BE CUSTOM-MADE TO MATCH THE HISTORICAL PROFILES & MATERIALS, ENSURING THEY ALIGN WITH THE ORIGIANL ARCHITECTURAL STYLE OF THE TENANT HOUSE.

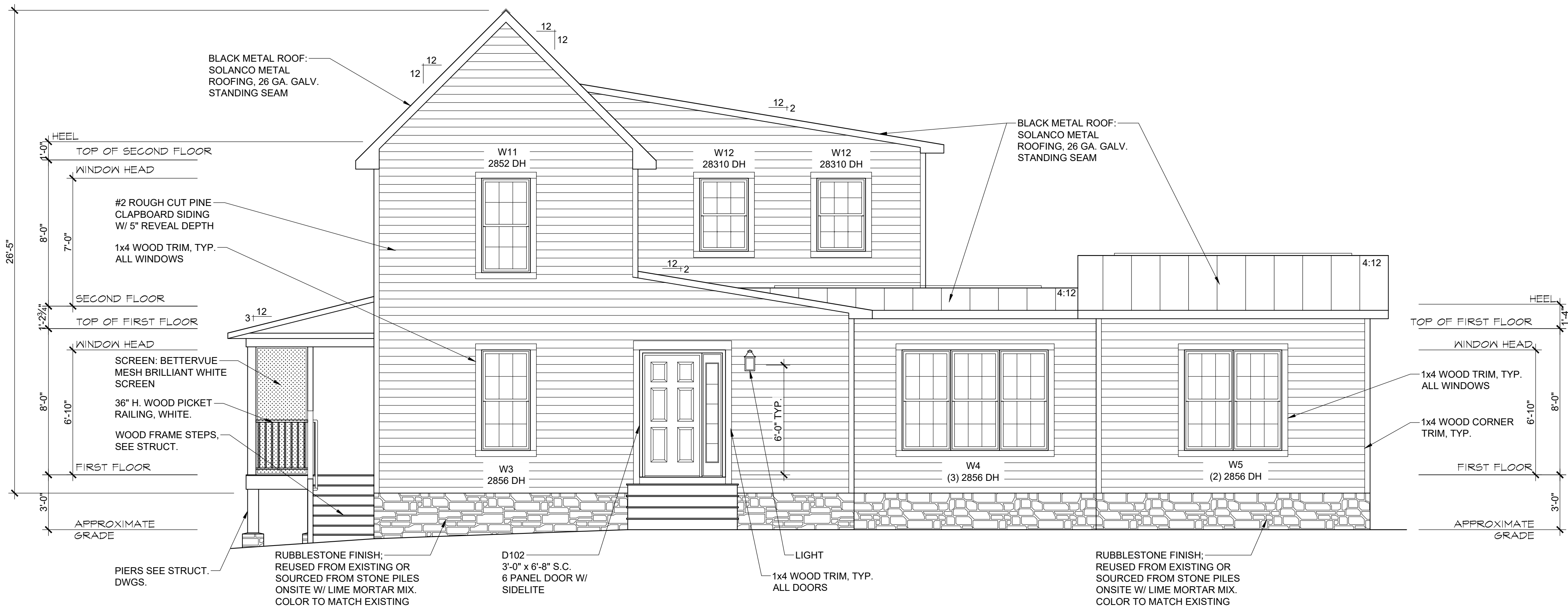
WINDOWS LOCATED IN BEDROOMS AND BASEMENT SHALL COMPLY WITH SECTION 310.1, "EMERGENCY ESCAPE AND RESCUE OPENINGS" OF THE INTERNATIONAL RESIDENTIAL CODE. MINIMUM OPENING AREA - 5.7 SQUARE FEET, MINIMUM OPENING HEIGHT - 24 INCHES, MINIMUM OPENING WIDTH - 20 INCHES. ANY SUBSTITUTIONS SHALL MEET THE CODE REQUIREMENTS NOTED ABOVE.

WINDOWS AND DOORS LOCATED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH SAFETY GLAZING. REFER TO SECTION 308, "GLAZING" OF THE INTERNATIONAL RESIDENTIAL CODE SPECIFIC REQUIREMENTS.

DOORS:

SIMPSON (TRADITIONAL LINE)
WOOD SPECIES: FIR
PROFILE: OVOLO STICKLING
THICKNESS: 1 3/4"
GLASS TYPE: 3/4" DHRP
STILE WIDTH: 4 1/2"
ULTRABLOCK: YES

| EXTERIOR DOOR SCHEDULE | | | | | | | | | |
|------------------------|------|--------------|--------|--------|---------------|----------|---------|----------|------------------------------|
| FLOOR | ID | NOMINAL SIZE | | THK | OPERATION | MATERIAL | GLAZING | HARDWARE | NOTES |
| | | WIDTH | HEIGHT | | | | | | |
| FIRST FLOOR | | | | | | | | | |
| | D101 | 3'-0" | 6'-8" | 1 3/4" | SWINGING DOOR | WOOD | CLEAR | ENTRY | 15 LITE WHITE DOOR |
| | D102 | 3'-0" | 6'-8" | 1 3/4" | SWINGING DOOR | WOOD | N/A | ENTRY | 6 PANEL DOOR W/ 14" SIDELITE |
| | D103 | (2) 3'-0" | 6'-8" | 1 3/4" | FRENCH DOOR | WOOD | CLEAR | ENTRY | 15 LITE WHITE DOOR |
| | D104 | (2) 3'-0" | 6'-8" | 1 3/4" | FRENCH DOOR | WOOD | CLEAR | ENTRY | 15 LITE WHITE DOOR |



WADE
ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

EPPERLY TENANT HOUSE
2240 Brighton Dam Road
Brookeville, MD
FRONT, SIDE, AND
REAR ELEVATIONS

| REV. | DESCRIPTION | DATE |
|------|-------------|------|
| 1 | 1 | 1 |
| 2 | 2 | 2 |
| 3 | 3 | 3 |
| 4 | 4 | 4 |
| 5 | 5 | 5 |
| 6 | 6 | 6 |
| 7 | 7 | 7 |
| 8 | 8 | 8 |
| 9 | 9 | 9 |
| 10 | 10 | 10 |
| 11 | 11 | 11 |
| 12 | 12 | 12 |
| 13 | 13 | 13 |
| 14 | 14 | 14 |
| 15 | 15 | 15 |
| 16 | 16 | 16 |
| 17 | 17 | 17 |
| 18 | 18 | 18 |
| 19 | 19 | 19 |
| 20 | 20 | 20 |

PROJECT NUMBER : 24-08-1377
FILE NAME : EPPEPLY TENANT HOUSE
DRAWN BY : WADE
PLOT DATE : 4/30/2025
SHEET No.

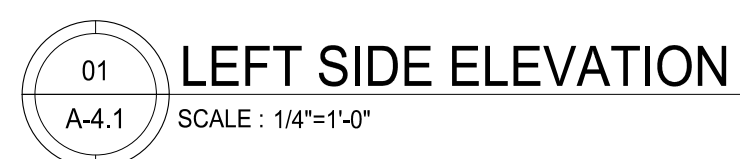
A-4.0

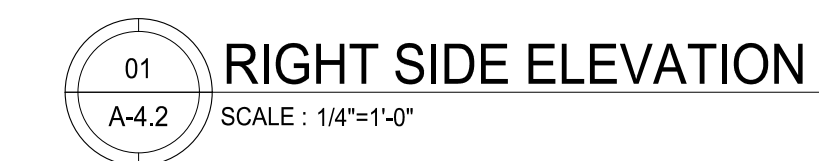
2240 Brighton Dam Road
Brookeville, MD

FRONT, SIDE, AND
REAR ELEVATIONS

| | |
|------------------|----------------------|
| PROJECT NUMBER : | 24-08-137 |
| FILE NAME : | EPPEPLY TENANT HOUSE |
| DRAWN BY : | WAD |
| PLOT DATE : | 4/30/202 |
| SHEET No. | |

A-4.1



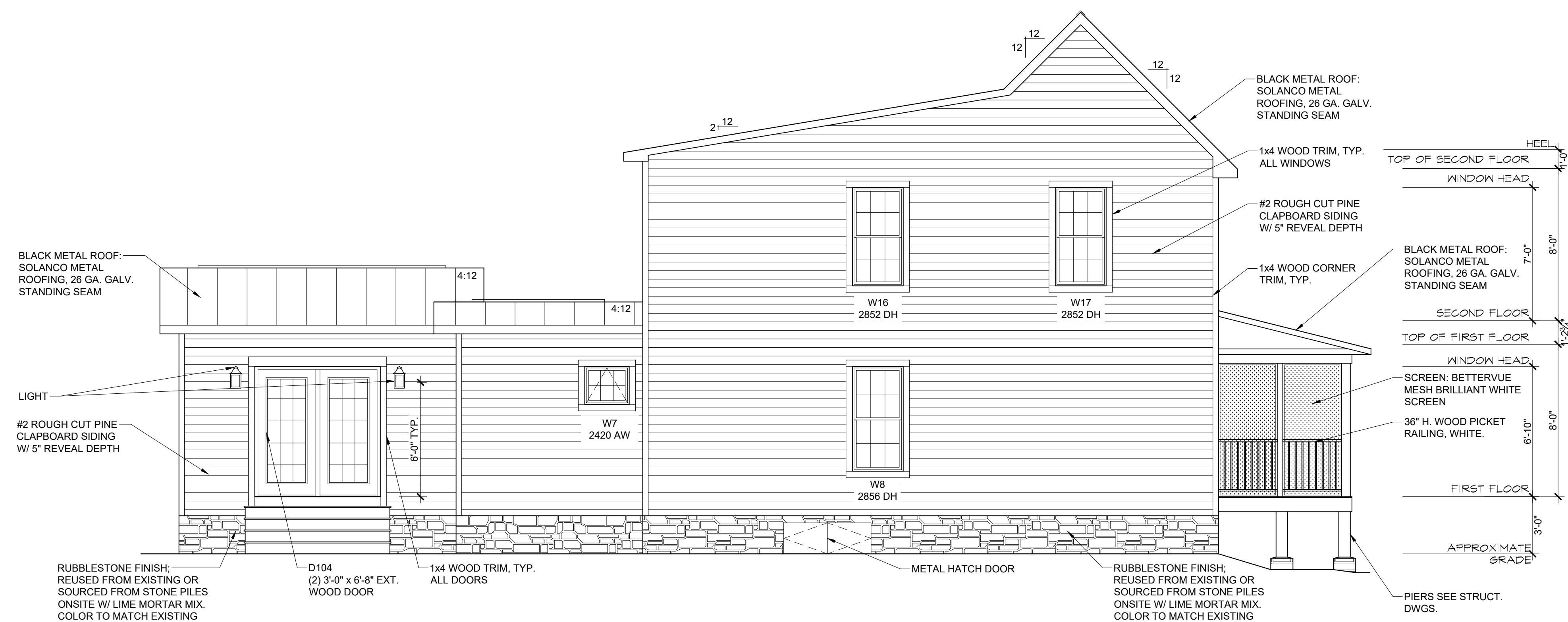


2240 Brighton Dam Road
Brookeville, MD

FRONT, SIDE, AND
REAR ELEVATIONS

| | |
|------------------|----------------------|
| PROJECT NUMBER : | 24-08-137 |
| FILE NAME : | EPPEPLY TENANT HOUSE |
| DRAWN BY : | WAD |
| PLOT DATE : | 4/30/202 |
| SHEET No. | |

A-4.3



01
A-4.3

REAR ELEVATION

SCALE : 1/4"=1'-0"

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
<http://www.montgomerycountymd.gov/boa/>
(240) 777-6600

**Case No. A-6747
PETITION OF DUANE AND RACHEL EPPERLY**

OPINION OF THE BOARD
(Hearing Held on May 25, 2022)
(Effective Date of Opinion: June 3, 2022)

Case No. A-6747 is an application by Duane and Rachel Epperly (the "Petitioners") for two variances necessary to permit the proposed construction of an accessory structure. The proposed construction requires a variance of two hundred sixty-five (265) feet as it is within fifty (50) feet of the front lot line. The required setback is three hundred fifteen (315) feet, in accordance with Section 59-4.3.4.B.2.d of the Montgomery County Zoning Ordinance. In addition, the proposed construction requires a variance to be located forward of the rear building line. Section 59-4.3.4.B.2.d of the Montgomery County Zoning Ordinance requires that accessory structures be located behind the rear building line of the principal building.

Due to COVID-19, the Board of Appeals held a remote hearing on the application on Wednesday, May 25, 2022. All participation was done via Microsoft Teams. Petitioners Duane and Rachel Epperly participated in the hearing, assisted by architects Miche Booz and Emmett Van Riper.

Decision of the Board: Variances **GRANTED**.

EVIDENCE PRESENTED

1. The subject property is Parcel P311, 1782/511 Gittings HA Subdivision, located at 2240 Brighton Dam Road in Brookeville, Maryland, 20833, in the RC Zone.
2. The Petitioners' Statement of Justification ("Statement") describes the subject property as an 11+ acre farm that is the "historic core of the Grafton Holland Farm (Master Plan Site #23/82), also known as "Sunnymeade...." The Statement describes the various buildings on the property, noting that "the property includes a Farmhouse (the principal building and historic resource) constructed in the mid-nineteenth century and various adjacent outbuildings (historic setting), as well as the accessory Tenant House, located about 500 feet to the northwest on a separate driveway." See Exhibit 3.
3. The Petitioners are seeking variance relief needed to replace the existing Tenant House. Their Statement summarizes the proposed project, stating that:

The 2.5-story frame house known as the Tenant House was likely initially constructed in the early twentieth century, substantially damaged by fire in 1961 and repaired as a 1.5-story home, then substantially damaged by fire again in 2008 and neglected until the Petitioner purchased the property in 2021. The structure is currently uninhabitable and the Petitioner intends to rebuild the house approximately as it appeared in 1956 according to historic photographs and investigations.

See Exhibit 3. The Petitioners include photographs of the structure as it existed in 1956 with their submission, as well as elevations for the proposed reconstruction. See Exhibits 5(b), (d), (f), (h), and (o). The Statement goes on to provide the following detailed background information regarding the project:

The accessory dwelling (Tenant House) is located at the northwest corner of the site, approximately 50 feet from the nearest property line (a 953-ft radius arc) and 25 feet from the right of way for Brighton Dam Road which runs inside the northwest property boundary. This portion of the site is distinct from that of the Farmhouse complex; the driveway entrances are separated by about 300 feet and a sharp curve in Brighton Dam Rd. as well as a stream that bisects the property. The most useful agricultural land lies on either side of the stream and abuts [the] edge of the Tenant House site.

The Tenant House is a Farm Labor Housing Unit as defined in Montgomery County Zoning Ordinance Section 59.3.3.3.B and is accessory to the farm as defined in Section 59.3.7.4.B. As an FLHU in existence before 1958, the dwelling may be rebuilt and rented to a tenant other than an agricultural worker. However, the Petitioner and their family intend to occupy it while operating the farm, as well as observing the applicable covenants.

There is an approved Historic Area Work Permit (#958637) to demolish the existing Tenant House (and adjacent outbuilding), stipulating that the original stone house foundation be maintained. The Petitioner submitted a building permit application (#983187) to demolish the house and outbuilding, investigate and preserve the original foundation, and construct a new house atop it, approximating the original building as it was documented in 1956 (**Document 7 of 7, page G56 "Historic Conditions-Tenant House"**). The HPC staff (Rebecca Ballo) supports this approach and the Commissioners have approved a preliminary HAWP which describes the rehabilitation the Farmhouse and other buildings.

In November 2021 the Petitioner requested an interpretation of the Front and Rear yards from DPS zoning staff (Delvin Daniels) which revealed the nonconformance of the accessory dwelling location.

4. The Statement at Exhibit 3 asserts that the subject property satisfies all five of the "uniqueness" tests set forth in Sections 59.7.3.2.E.2.a.i through v of the Zoning Ordinance, elaborating of the reasons for each, as follows:

i. exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary conditions peculiar to a specific property;

The topographical conditions of the farmland surrounding the stream isolate the relatively flat 0.5 acre site of the existing accessory structure and its adjacent well from the rest of the property. The structure is remote from the principal building, at a substantially lower elevation, and has no spatial relationship with it or other farm outbuildings. Due to the slopes, stream, and curved path of the road, there is no meaningful relationship of the accessory dwelling site to the "Front Yard" or "Rear Yard" of the principal dwelling.

ii. the proposed development uses an existing legal nonconforming property or structure;

The proposed dwelling utilizes the existing legal nonconforming stone foundation and basement as well as the arrangement of the driveway and would minimize land disturbance and avoid potential impact to adjacent farmland and views from the neighboring residence.

iii. the proposed development contains environmentally sensitive features or buffers;

The typology of the stream would require a 125-ft buffer which, in combination with restrictive slopes and side setbacks, precludes relocating the accessory dwelling to conform with the 80-ft front setback. Permitting the new dwelling to be sited on the existing foundation would minimize disturbance to soil and vegetation at this property adjacent to Hawlings River Stream Valley Park.

iv. the proposed development contains a historically significant property or structure; or

The existing damaged structure (found to be non-contributing to the Historic Resource) to be demolished sits atop a stone foundation which the HPC has stipulated is to be preserved; the best method of preservation is for it to be investigated, stabilized and utilized for the replacement dwelling. Any other potentially locations for this dwelling that do not reduce useable farmland would be in such proximity to the Historic Resource (Farmhouse) that the Historic Setting would be negatively impacted. Furthermore, the current location is indicative of the traditional agricultural site use of this area.

v. the proposed development substantially conforms with the established historic or traditional development pattern of a street or neighborhood;

The proposed dwelling would occupy the historic location of the dwelling it is replacing, which conforms to the traditional relationship a "tenant house" (Farm Labor Housing) would have to the principal building. That is, the accessory dwelling on a farm property such as this would typically be visually remote and have separate access from the farmhouse complex, and not occupy useable

farmland or wooded slopes. By nature of its proximity to Brighton Dam Rd the existing house has been a familiar sight for generations. Other examples of small two-story houses and accessory dwellings sited in this way are common in the neighboring historic communities of Brookeville, Brighton, and Unity. The preservation of the house's relationship the road would benefit the historic character of the local context.

5. The Statement states that the conditions and circumstances that make the subject property unique and that necessitate the replacement of the Tenant House occurred prior to the Petitioners' purchase of the subject property in 2021. The Statement notes that "the proximity of the existing accessory dwelling to the front property boundary is the result of the boundary being delineated after the accessory was first constructed in the early-twentieth century (or earlier), as well as the adjacent road evolving from a dirt farm path to a wider paved surface," and that "[t]he location of the accessory dwelling in the 'front yard' of the principal building is the result of the historic type of accessory dwellings on farms (whether occupied by tenants, laborers, or family members) as well as the particular topography." See Exhibit 3.

6. The Statement explains that the requested variances are the minimum needed to overcome the practical difficulties that siting the reconstructed Tenant House in compliance with the Zoning Ordinance would entail, stating that compliance with the requirement that the structure be located behind the rear building line of the principal building would "displace the dwelling a minimum of 500 feet from the existing location, likely over 750 feet in order to avoid the immediate historic setting of the resource as well as other environmental features and setbacks," such that the accessory structure "would be located in potential farmland and extensive site disturbance would be necessary in order to provide access, well and septic to such a location." The Statement further explains that compliance with the front lot line setback would "displace the [accessory] dwelling from its historic location at least 40 feet, in the direction of other constraining existing site features such as the well + setback, stream + buffer, 25% slopes, existing trees, and the neighbor's rear yard." See Exhibit 3.

7. The Statement states that the requested variances can be granted without substantial impairment to the intent and integrity of the general plan and the applicable master plan, noting that granting the requested variances would allow construction of the proposed accessory structure at the location of the existing structure, and accordingly "supports the integrity of the historic character of the general area as well as preserves the specific relationships of the historic resource at this property." See Exhibit 3.

8. Finally, the Statement at Exhibit 3 states that granting the requested variances will not be adverse to the use of abutting or confronting properties, as follows:

Granting the variance will allow the new structure to occupy the same location of the old, not changing the visual or functional relationship with the abutting properties. Demolition of the damaged dwelling and the (near) recreation of the house that historically stood there before earlier fire damage will improve the enjoyment of the abutting properties as well as the general public using Brighton Dam Road.

Without the variance any potential location the accessory dwelling structure could be relocated to would be adverse to the enjoyment of abutting properties as it would be immediately behind their homes and occupy their view which had previously been vegetation or farmland.

9. The Patuxent Watershed Protective Association, Inc. ("PWPA") submitted a letter stating that the PWPA did not want to be a party to the proceedings, but did want to advise the Board of certain "facts." See Exhibit 9. The PWPA letter states that the organization has "no environmental objection to the proposed construction" provided the septic fields are appropriately located, and specifies what the organization believes that would entail. Because the matter before the Board does not involve the location of the septic field(s), those details are not recounted here.

The PWPA letter states that the Tenant House is 50 feet from the property's front lot line, but is only approximately 20 feet from a "sharp curve" on Brighton Dam Road because the property line goes under the road to the other side. The letter states that it is the opinion of the PWPA that the "existing structure's location is dangerously close to the existing roadway and any right-of-way associated with the roadway," and that for this reason, "Mr. Epperly should be allowed to construct an historically accurate replica of this structure at an environmentally safe location of his choice elsewhere on this large property." The PWPA letter states that allowing Mr. Epperly to do so would "eliminate potential environmental dangers to the creek on the property, eliminate a clear danger to any inhabitants of the restored structure – particularly if any children were to reside or visit there – and remove the present eyesore from the view of the adjacent property." The letter states that relocating the structure may still entail variance relief, but suggests that the extent of such relief may be less, and encourages the Board to work with the HPC on the relocation option, stating that the "[s]trict literal interpretation of historic restoration rules should not override valid environmental concerns and safety matters." The PWPA includes a topographic map with their letter, and states that the pond on the neighboring property is the "source of the creek which flows generally from south to north through the Epperly property." See Exhibits 9 and 9(a).

10. Robert K. Sutton, Chair of the Montgomery County Historic Preservation Commission, submitted a letter dated May 19, 2022, supporting the grant of the requested variances. Mr. Sutton's letter indicates that the proposed construction will be on top of the historic stone foundations, and states that "[t]he HPC unanimously supported this proposal and instructed the applicant to proceed with obtaining any variances necessary to submit permit drawings." His letter further states that "[t]he HPC believes that the unique historic character of this site will be best served" by granting the requested variances, and that "[t]he HPC voted unanimously at its May 18, 2022 meeting to send this letter to your attention recommending approval of the variance[s]." Finally, Mr. Sutton's letter states that the HPC has reviewed the evidence and rationale put forward by the Petitioners in their variance application, and "supports each piece of evidence as presented." See Exhibit 10.

11. At the hearing, Emmett Van Riper testified that the subject property is the remainder of the historic Grafton Holland Farm, also known as "Sunnymeade," which

dates to the early 1800s. Mr. Van Riper testified that the entire property is on the historic inventory, and explained that the Farm House is the historic resource, and the rest of the property is part of its historic setting. He testified that the farmstead was used as a second home in the mid-1900s, and that it has essentially been abandoned for the last 40 years, during which time the property's caretaker, who lived in the Tenant House, was the property's only occupant. He testified that it was normal at the time this farm was developed for farmsteads to have additional houses and outbuildings on their properties, and stated that all of the structures on the subject property are in disrepair.

Mr. Van Riper recounted the more recent history of the Tenant House, including multiple fires, and testified that it is currently uninhabitable. He testified that the Tenant House is located approximately 50 feet from the north property line and has its own driveway, noting that the north property line is actually on the other side of Brighton Dam Road, which he characterized as a "small rural road" and later testified was originally used by farmers rather than common people. Mr. Van Riper testified that the HPC has determined that the front portion of the Tenant House foundation must be preserved, maintained, and investigated, and that the best way to do this is to build on top of it. He testified that the Petitioners intend to demolish the existing Tenant House structure, which was built in 1961, and rebuild it as it existed prior to that time. He showed the Board photographs of the Tenant House as it currently exists, and as it existed in 1956. See Exhibits 5(m)-(o). Mr. Van Riper testified that the relationship of the existing structure to the road will be maintained. Comparing the photographs of the prior house with the proposed elevations, Mr. Van Riper testified that the Petitioners were seeking to rebuild a structure that would closely but not exactly approximate the structure shown in the 1956 photographs, stating, for example, that the ceiling height would be raised to eight (8) feet where possible, but that the roof would be kept as low as possible, later stating that the roof of the two-story portion of the rear addition may be raised slightly to accommodate this ceiling height. See Exhibit 5 (elevations and photographs).

Mr. Van Riper testified that the topography of the subject property limits potential locations for the Tenant House. He further testified that the driveway also limits access and locations, explaining that there is a need for extensive driveway frontage to allow the site lines necessary to safely enter and exit the road. Mr. Van Riper testified that a stream runs through the property with a slope on either side, and stated that that area of the property is prime farming area. He testified that there are a 125-foot stream buffer and slope restrictions on the property which also limit placement of the Tenant House. Finally, Mr. Van Riper testified that in light of these factors, it would be difficult to relocate the structure to a place that was not immediately adjacent to the historic Farm House, which he testified would not be appropriate. He testified that there are already handsome outbuildings in the area around the Farm House, and that the remaining land has a higher slope or is prime growing area. He testified that water table and perc tests were being done to locate appropriate areas for the septic field.

Mr. Van Riper testified that the proposed construction would not increase any load on the property's neighbors, explaining that the Tenant House was occupied until relatively recently, and that it will continue to be used as a single family dwelling. Mr. Van Riper testified that the proposed Tenant House will be two stories instead of the present-

day one-story structure, and that there is good tree screening from the closest neighbor's house.

Mr. Van Riper testified that the Statement further addresses the hardship to the Petitioners that having to relocate the Tenant House would pose, as well as the historic compatibility that favors allowing it to remain where it is. He testified that the proposed Tenant House and its location are typical for the area. In response to a Board question asking if he knew when the original Tenant House was built, Mr. Van Riper testified the original Tenant House was probably built around 1900, and was subsequently enlarged, noting again that the structure shown in the 1956 photograph was destroyed in a 1961 fire.

12. Duane Epperly testified, regarding the water issues raised by the PWPA, that their civil engineer has done two water table tests near the existing Tenant House structure, and that if the property percs there, they may move the well and relocate the septic field to that area.

Mr. Epperly testified that they have had good support from their neighbors, and that the owners of the house closest to the existing Tenant House are excited to have that structure gone. He testified that all of their abutting and confronting neighbors were notified about the requested variance, and no one objected.

13. Mr. Epperly testified that they had a mason inspect the stone foundation. He testified that the foundation is made of field stone, and is of the same construction as the historic Farm House, and as such, could date to the early to mid-1800s. Mr. Booz then testified that it would have been "highly likely" that construction of the original Tenant House would have accompanied construction of the other structures which were built in the 1860s. Mr. Van Riper testified that the historic portion of the Tenant House foundation corresponds to the 2-story portion of the house, and that based on the construction of the foundation of the rear portion of the house, that the location of the rear addition has changed over time. Mr. Epperly testified that the intent is to rebuild the Tenant House to the way it existed in the early 1900s to the best of their ability. Rachel Epperly testified that the plan is to remove the existing Tenant House, have a mason re-point the foundation, and then build a house appropriate to the time period that replicates the house shown in the photographs. Mr. Epperly then testified that the front portion of the proposed Tenant House will be precise in its replication, and that the rear will be as close as possible using modern construction technology.

FINDINGS OF THE BOARD

Based on the binding testimony and the evidence of record, the Board finds that the variances from the front lot line and from the requirement that accessory structures be located behind the rear building line of the principal building can be granted. The requested variances comply with the applicable standards and requirements set forth in Section 59-7.3.2.E as follows:

1. *Section 59.7.3.2.E.2.a. one or more of the following unusual or extraordinary situations or conditions exist:*

Section 59.7.3.2.E.2.a.i exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary conditions peculiar to a specific property;

The Board finds, for the reasons set forth in the Statement and recounted in paragraph 4 under the heading "Evidence Presented," above, that the subject property's topography and other extraordinary conditions combine to constitute an extraordinary condition peculiar to the property, in satisfaction of this element of the variance test. See Exhibit 3.

Section 59.7.3.2.E.2.a.ii the proposed development uses an existing legal nonconforming property or structure;

The Board finds, based on the Statement and the building permit denial, and for the reasons set forth in the Statement and recounted in paragraph 4 under the heading "Evidence Presented," above, that the existing accessory structure is nonconforming, is in disrepair, and is uninhabitable. See Exhibits 3 and 6. The Board further finds, based on the Statement, the HPC letter, and the testimony of Mr. Van Riper, that the Montgomery County Historic Preservation Commission is requiring that the Petitioners retain the foundation of the existing accessory structure but is not requiring retention of the rest of the structure, which is non-contributing, and that the HPC has approved the Petitioners' plans to demolish the existing structure, except for its foundation, and to reuse that foundation in the construction of the proposed replacement structure. See Exhibits 3 and 10. Thus the Board finds that the proposed development uses an existing legal nonconforming structure, and satisfies this element of the variance test.

Section 59.7.3.2.E.2.a.iii the proposed development contains environmentally sensitive features or buffers;

The Board finds, for the reasons set forth in the Statement and recounted in paragraph 4 under the heading "Evidence Presented," above, and based on the testimony of Mr. Van Riper, that the subject property is encumbered with a stream and a 125-foot stream buffer, and that this limits the area available for construction and constitutes an environmentally sensitive feature or buffer, in satisfaction of this element of the variance test. See Exhibit 3.

Section 59.7.3.2.E.2.a.iv. - the proposed development contains a historically significant property or structure;

The Board finds, based on the Statement, the letter from the HPC, and the testimony of Mr. Van Riper, that the subject property is designated as a historic resource. The Board further finds that the HPC has required preservation of the stone foundation of the Tenant House, and that the HPC supports the Petitioners' proposed construction on top of the existing foundation. See Exhibits 3 and 10. Finally, the Board finds that the proposed development would preserve the historic foundation as well as the historic setting of the property, for the reasons set forth in the Statement and recounted in paragraph 4 under the heading "Evidence Presented," above. Accordingly, the Board finds that this element of the variance test is satisfied.

Section 59.7.3.2.E.2.a.v the proposed development substantially conforms with the established historic or traditional development pattern of a street or neighborhood;

The Board finds, for the reasons set forth in the Statement and recounted in paragraph 4 under the heading "Evidence Presented," above, that the proposed dwelling would occupy the historic location of the Tenant House that it is replacing, and that this conforms to the traditional relationship that a "tenanthouse" (Farm Labor Housing) would have to the principal building on this type of property. The Board further finds that the siting of the proposed dwelling in this location is consistent with the location of similar tenant dwellings in neighboring historic communities. See Exhibit 3. Thus the Board finds that this element of the variance test is satisfied.

2. Section 59.7.3.2.E.2.b the special circumstances or conditions are not the result of actions by the applicant;

The Statement and testimony indicate, and the Board finds, that the nonconforming Tenant House accessory structure was part of the property at the time of its purchase by the Petitioners in 2021. See Exhibit 3. The Board further finds, based on the Statement, that the Petitioners are not responsible for their property's slope or for the presence of the stream and stream buffer. Similarly, the Board finds that the Petitioners are not responsible for the historic designation of the subject property, for the historic location of the Tenant House on that property, or for the historic placement of similar tenant dwellings in nearby historic communities. Thus the Board finds that the special circumstances or conditions applicable to this property are not the result of actions by the Petitioners, in satisfaction of this element of the variance test.

3. Section 59.7.3.2.E.2.c the requested variance is the minimum necessary to overcome the practical difficulties that full compliance with this Chapter would impose due to the unusual or extraordinary situations or conditions on the property;

The Board finds, based on the Statement, that the requested variances are the minimum needed to overcome the challenges posed by the unique physical features of this property and to allow the proposed construction on the existing historic foundation of the non-conforming accessory structure. The Board further finds, based on the Statement and the testimony of Mr. Van Riper and the Petitioners, that the proposed construction is intended to approximate the original Tenant House as depicted in photographs, that the structure's current location "is indicative of the traditional agricultural site use of this area," and that moving the structure elsewhere on the property would negatively impact the historic setting of the historic resource (Farmhouse). See Exhibit 3. In addition, the Board finds that the HPC supports the grant of the requested variances and supports the proposed construction. See Exhibit 10. Thus the Board finds that the requested variances are the minimum needed to allow the proposed construction to use the historic foundation of the existing legal nonconforming structure, that the proposed construction would not be inconsistent with the history of the property, as indicated by the HPC's approval, and that the variances are therefore the minimum necessary to overcome the practical difficulties that would otherwise be imposed by full compliance with the restrictions of the Zoning Ordinance, in satisfaction of this element of the variance test.

4. *Section 59.7.3.2.E.2.d the variance can be granted without substantial impairment to the intent and integrity of the general plan and the applicable master plan;*

The Board finds, based on the Statement and the testimony of Mr. Van Riper, that the structure at issue is located on the historically designated Grafton Holland Farm (Master Plan Site #23/82), and that the proposed construction has been approved by the Historic Preservation Commission, as evidenced by the HPC's letter. See Exhibits 3 and 10. The Board further finds that the Olney Master Plan recognizes the importance of and seeks to protect historically designated resources within the Master Plan area. Thus, the Board finds that the variance can be granted without substantial impairment to the intent and integrity of the applicable plans, in satisfaction of this element of the variance test.

5. *Section 59.7.3.2.E.2.e granting the variance will not be adverse to the use and enjoyment of abutting or confronting properties.*

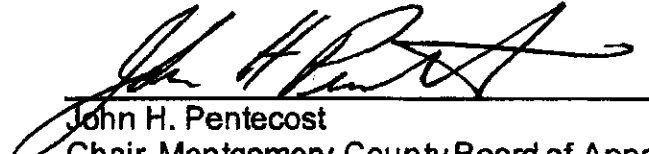
The Board finds that granting a variance to allow the proposed construction will not be adverse to the use and enjoyment of abutting or confronting properties, in satisfaction of this element of the variance test. In support of this, the Board notes that the replacement structure will be in the same location as the existing structure, and thus will maintain the visual and functional relationship of the existing structure (and its predecessor) to abutting properties, as well as to the historic Farmhouse and its historic setting. See Exhibit 3. In addition, the Board notes that the proposed construction, in the proposed location, is supported by the HPC. See Exhibit 10. Finally, the Board notes the testimony of Mr. Van Riper and Mr. Epperly that the proposed construction will not increase the burden on neighboring properties, and is welcomed by and somewhat screened from the most affected neighbor. The Board recognizes that the PWPA has expressed concerns about the proposed structure being so close to the road, but notes that a structure has been on this property, in this location, since at least the early twentieth century, and finds, per the Statement and testimony of Mr. Van Riper, that if the structure were to be moved to a location on the property that did not require variance relief, it would negatively affect the historic setting of this historic property, and would be adverse to the enjoyment of abutting properties because it would be immediately behind their homes and would occupy their view, which had previously been vegetation or farmland. See Exhibits 3 and 9.

Accordingly, the requested variances are **granted**, subject to the following conditions:

1. The Petitioners are bound by the testimony and exhibits of record; and
2. Construction shall be in accordance with Exhibits 4(a)-(b) and 5(b), (d), (f), and (h)-(i) (interior layout excluded).

Therefore, based upon the foregoing, on a motion by John H. Pentecost, Chair, seconded by Richard Melnick, Vice Chair, with Caryn Hines and Roberto Pinero in agreement, the Board adopted the following Resolution:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that the opinion stated above is adopted as the Resolution required by law as its decision on the above-entitled petition.


John H. Pentecost
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 3rd day of June, 2022.

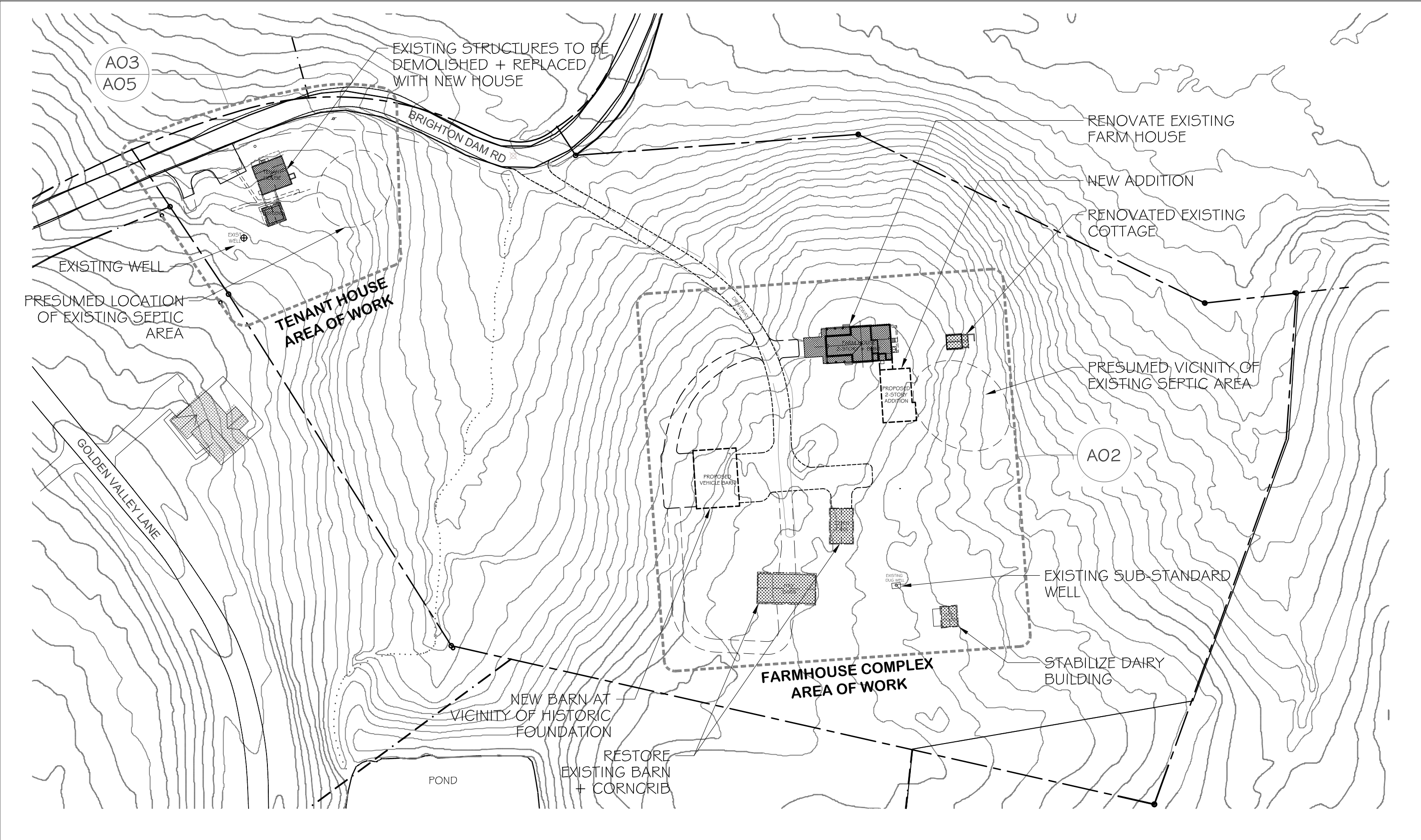

Barbara Jay
Executive Director

NOTE:

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book. Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure. It is each party's responsibility to participate in the Circuit Court action to protect their respective interests. In short, as a party you have a right to protect your interests in this matter by participating in the Circuit Court proceedings, and this right is unaffected by any participation by the County.

See Section 59-7.3.2.G.1 of the Zoning Ordinance regarding the twelve (12) month period within which the variance granted by the Board must be exercised.

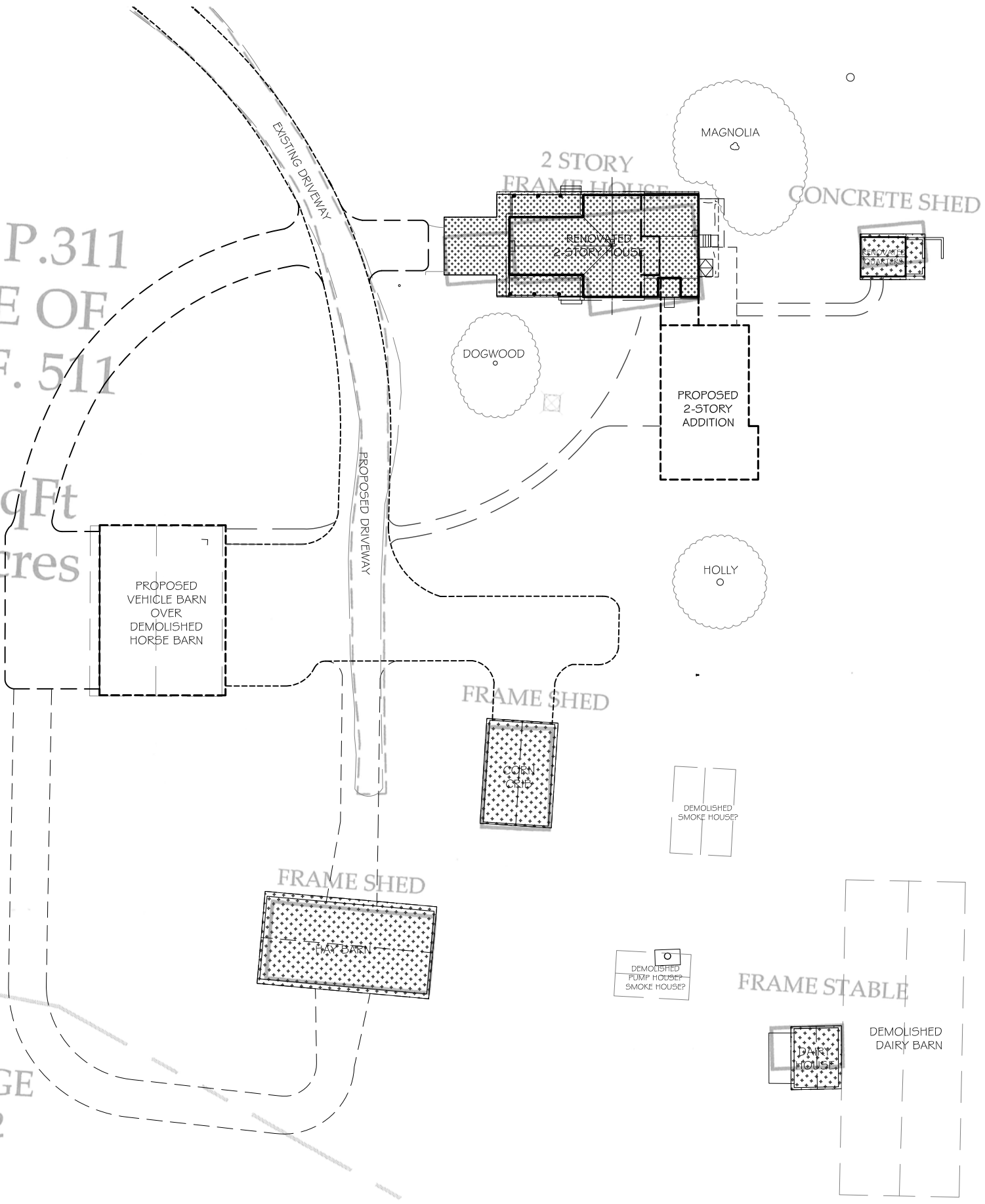


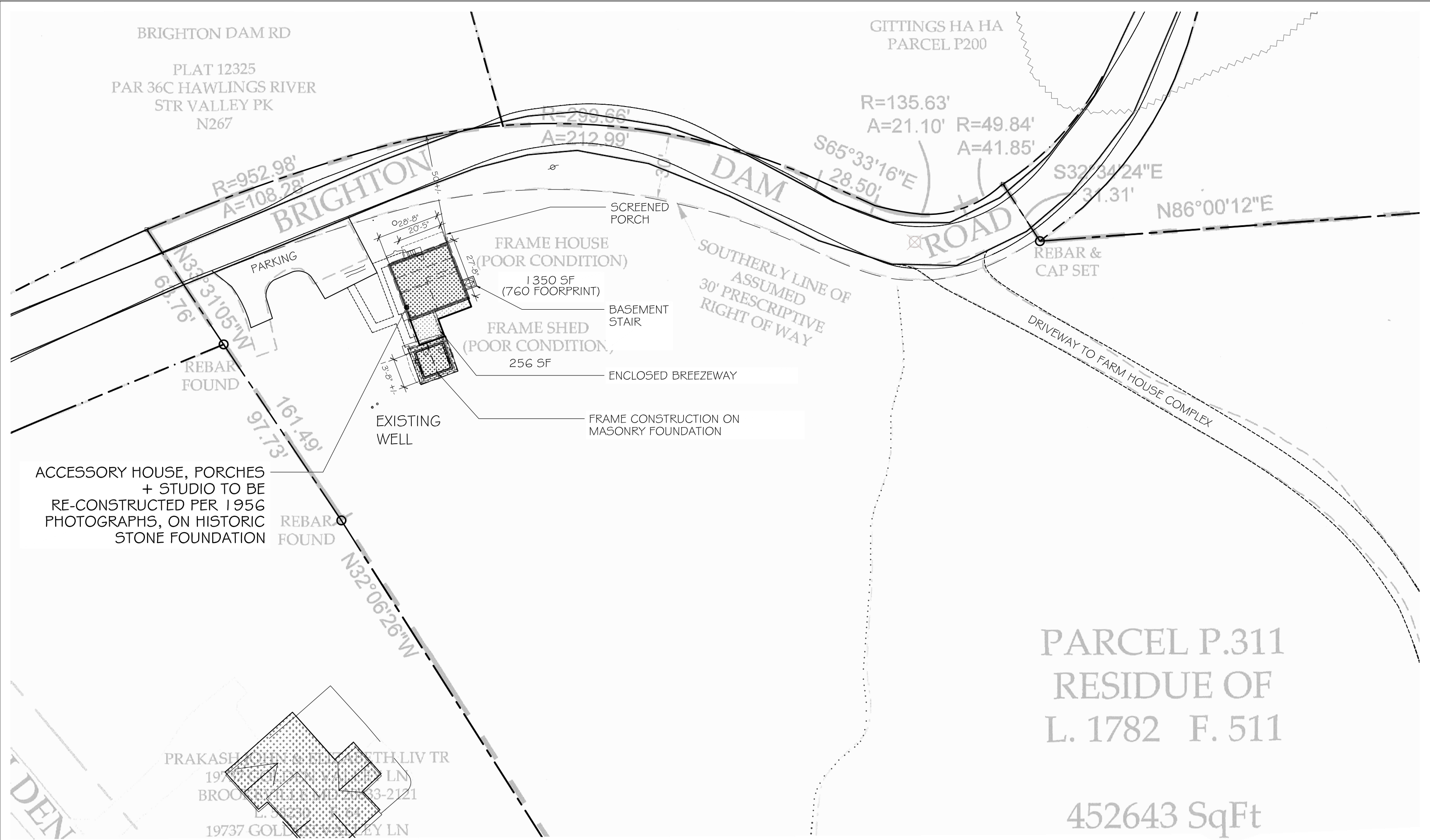
PARCEL P.311
RESIDUE OF
L. 1782 F. 511

452643 SqFt
10.391 Acres

L. 5463 F. 453
LAND EXCHANGE
DESCRIPTION 2

REBAR
FOUND
ON LINE







⑥ VIEW FROM NORTHWEST, 1956



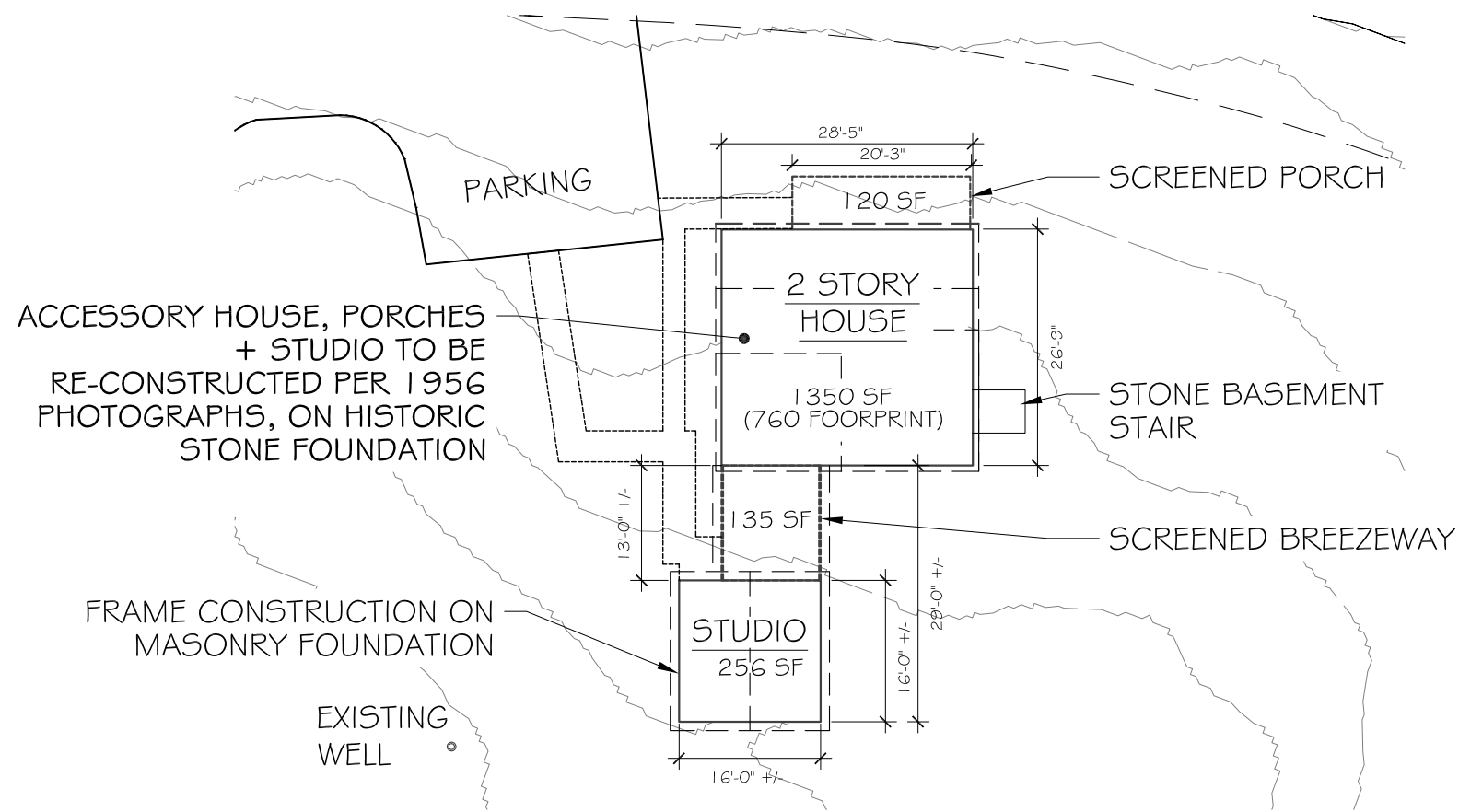
⑤ VIEW FROM SOUTHEAST, 1956



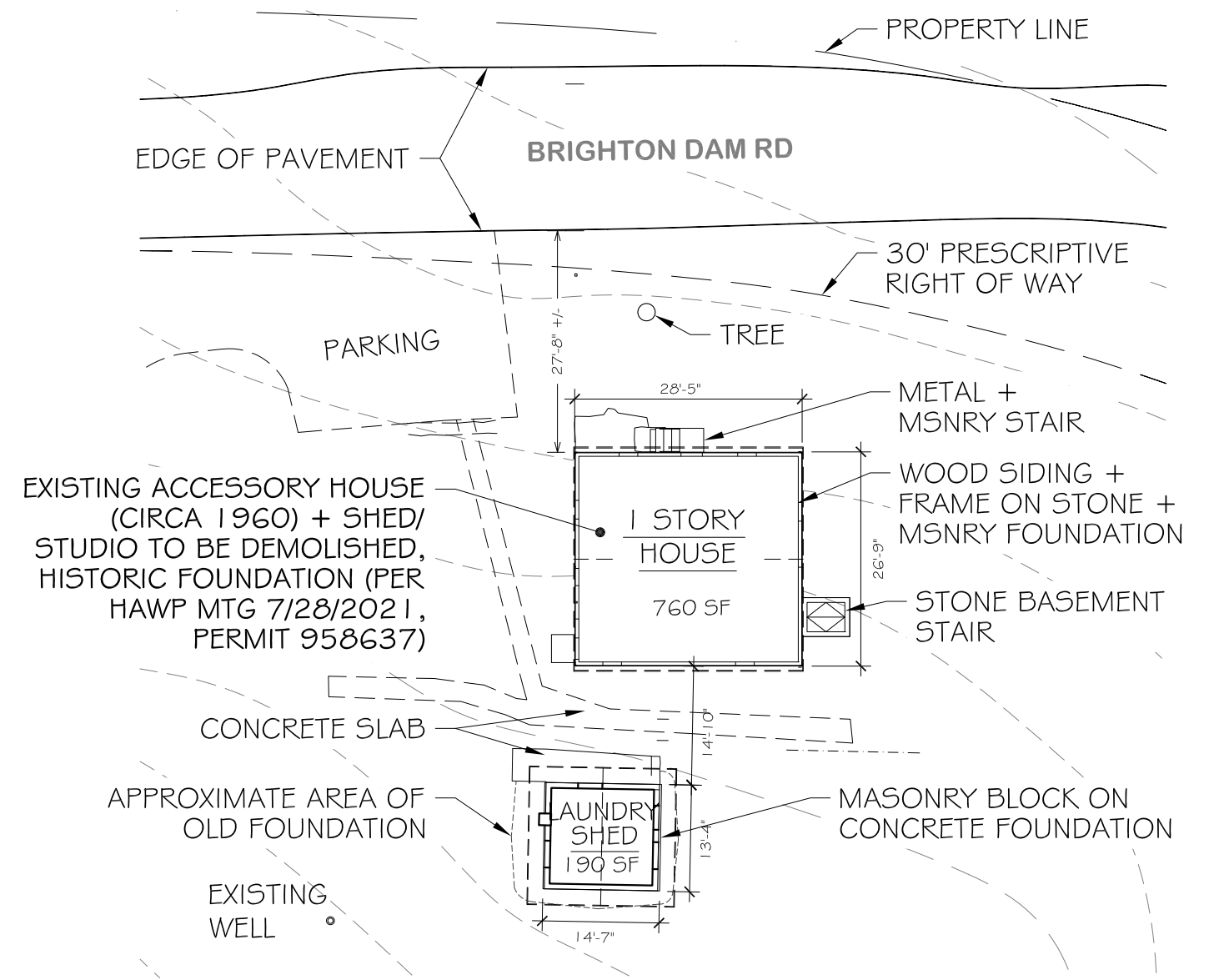
④ VIEW FROM NORTHWEST, 2021



③ VIEW FROM EAST, 2021



② PROPOSED TENANT HOUSE SITE PLAN



① EXISTING TENANT HOUSE SITE PLAN



Lyn Windsor
23 West Diamond Avenue
Gaithersburg, MD 20877

QUOTE BY : Lyn Windsor

SOLD TO : epperly

PO# :

Ship Via : Ground

QUOTE # : JW250300CT5 - Version 0

SHIP TO :

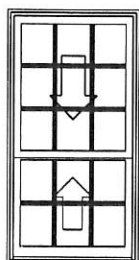
PROJECT NAME :

REFERENCE :

U-Factor Weighted Average: 0.29

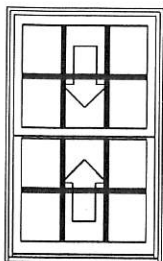
SHGC Weighted Average: 0.18

| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
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| Line 1 | #1 | Frame Size : 31 3/8 X 60 (Outside Casing Size: 34 X 63 1/8), Siteline Wood Double Hung, Auralast Pine, Reverse Cottage, Btm Vent= 24 15/32 , Top Vent= 34 5/32 Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 3 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05366-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | \$1,409.68 | 8 | \$11,277.44 |



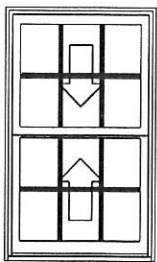
Viewed from Exterior. Scale: 1/2" =1'

| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
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| Line 2 | #2 | Frame Size : 31 3/8 X 50 | | | |
| | Rough Opening : 32 1/8 X 50 3/4 | (Outside Casing Size: 34 X 53 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, 3 1/2" Bottom Rail *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:27.6w, 20.8h, 3.9 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05366-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |
| | | | \$1,269.26 | 9 | \$11,423.34 |

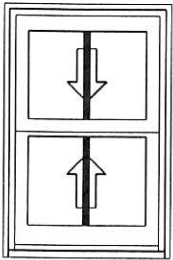


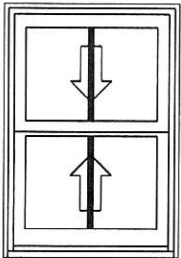
Viewed from Exterior. Scale: 1/2" =1'

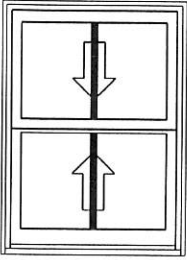
| | | | | | |
|--------|---------------------------------|--|------------|---|------------|
| Line 3 | #3 | SWD3152 | | | |
| | Rough Opening : 32 1/8 X 52 3/4 | Frame Size : 31 3/8 X 52 (Outside Casing Size: 34 X 55 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), Clear Opening:27.6w, 21.8h, 4.1 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05366-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |
| | | | \$1,172.08 | 3 | \$3,516.24 |

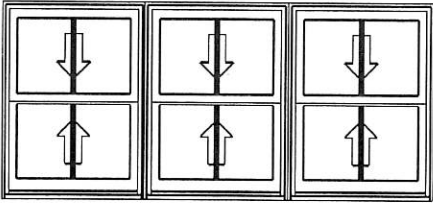


Viewed from Exterior. Scale: 1/2" =1'

| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|--------|---|--|-------------------|-----|-------------------|
| Line 4 | #4 | SWD2132 | | | |
| | Rough Opening : 22 1/8 X 32 3/4 | Frame Size : 21 3/8 X 32 (Outside Casing Size: 24 X 35 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), Clear Opening:17.6w, 11.8h, 1.4 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05366-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |
| |  | | | | |
| | Viewed from Exterior. Scale: 1/2" =1' | | | | |
| | | | \$661.68 | 1 | \$661.68 |

| | | | | | |
|--------|---|--|----------|---|----------|
| Line 5 | #5 | SWD2536 | | | |
| | Rough Opening : 26 1/8 X 36 3/4 | Frame Size : 25 3/8 X 36 (Outside Casing Size: 28 X 39 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), Clear Opening:21.6w, 13.8h, 2 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05366-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |
| |  | | | | |
| | Viewed from Exterior. Scale: 1/2" =1' | | | | |
| | | | \$736.36 | 1 | \$736.36 |

| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|--------|---|--|-------------------|-----|-------------------|
| Line 6 | #6 | SWD2940 | | | |
| | Rough Opening : 30 1/8 X 40 3/4 | Frame Size : 29 3/8 X 40 (Outside Casing Size: 32 X 43 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), Clear Opening:25.6w, 15.8h, 2.8 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05366-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |
| |  | | | | |
| | Viewed from Exterior. Scale: 1/2" =1' | | | | |
| | | | \$821.08 | 1 | \$821.08 |

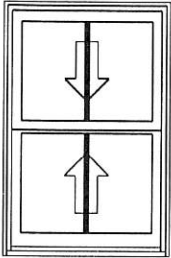
| | | | | | |
|--------|---|---|------------|---|------------|
| Line 7 | #7 | SWD2940-3 | | | |
| | Rough Opening : 88 7/8 X 40 3/4 | Frame Size : 88 1/8 X 40 (Outside Casing Size: 90 3/4 X 43 1/8), Siteline Wood Double Hung, Auralast Pine, 3 Wide Flanker= 29 3/8 , Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, White Jambliner, Concealed Jambliner 3 1/2" Bottom Rail White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |
| |  | | | | |
| | Viewed from Exterior. Scale: 1/2" =1' | | | | |
| | | | \$2,581.62 | 1 | \$2,581.62 |

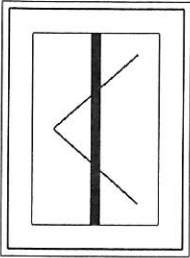
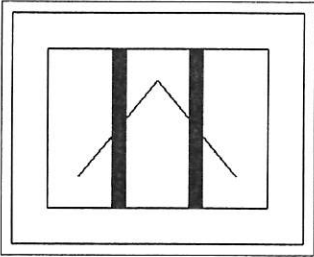
| | | | | | |
|--------------|---------------------------------|--|--|--|--|
| Line 7-1(A1) | | SWD2940 | | | |
| | Rough Opening : 30 1/8 X 40 3/4 | Frame Size : 29 3/8 X 40 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, | | | |


| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|------|-----------------------|--|-------------------|-----|-------------------|
| | | Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), Clear Opening:25.6w, 15.8h, 2.8 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05366-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |

| | | | | | |
|---------------------------------|--|--|--|--|--|
| Line 7-2(A2) | | SWD2940 | | | |
| Rough Opening : 30 1/8 X 40 3/4 | | Frame Size : 29 3/8 X 40 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), Clear Opening:25.6w, 15.8h, 2.8 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05366-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |

| | | | | | |
|---------------------------------|--|--|--|--|--|
| Line 7-3(A3) | | SWD2940 | | | |
| Rough Opening : 30 1/8 X 40 3/4 | | Frame Size : 29 3/8 X 40 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 | | | |

| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|--------|--|--|-------------------|-----|-------------------|
| | | High Btm, BetterVue Mesh Brilliant White Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), Clear Opening:25.6w, 15.8h, 2.8 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05366-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |
| Line 8 | #8 | SWD2944 | | | |
| | Rough Opening : 30 1/8 X 44 3/4 | Frame Size : 29 3/8 X 44 (Outside Casing Size: 32 X 47 1/8), Sitaline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, 3 1/2" Bottom Rail IGThick=0.726(1/8 / 1/8), Clear Opening:25.6w, 17.8h, 3.1 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N- 885-05366-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |
| |  Viewed from Exterior. Scale: 1/2" =1' | | | | |
| | | | \$856.79 | 2 | \$1,713.58 |

| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|---------|--|---|---------------------|-----|-------------------|
| Line 9 | #9 | SWC1824 | | | |
| | Rough Opening : 18 3/4 X 24 3/4 | Frame Size : 18 X 24 (Outside Casing Size: 21 X 27 3/8), Siteline Wood Casement, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, 4/4 Thick, Hinge Left, Traditional Handle, White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial 2 Wide 1 High BetterVue Mesh Brilliant White Screen, IGThick=0.726(1/8 / 1/8), Clear Opening:8.1w, 19.5h, 1.1 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.27, SHGC: 0.17, VLT: 0.39, Energy Rating: 16.00, CPD: JEL-N- 877-04292-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |
| |  | | | | |
| | Viewed from Exterior. Scale: 1/2" =1' | | | | |
| | | | \$566.29 | 2 | \$1,132.58 |
| Line 10 | #10 | Frame Size : 20 X 16 | | | |
| | Rough Opening : 20 3/4 X 16 3/4 | (Outside Casing Size: 23 X 19 3/8), Siteline Wood Awning, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, 4/4 Thick, Venting, Traditional Handle, White Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial 3 Wide 1 High BetterVue Mesh Brilliant White Screen, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.27, SHGC: 0.17, VLT: 0.39, Energy Rating: 16.00, CPD: JEL-N- 879-05888-00001 PEV 2025.1.0.5075/PDV 7.803 (02/27/25)CW | | | |
| |  | | | | |
| | Viewed from Exterior. Scale: 1/2" =1' | | | | |
| | | | \$696.20 | 1 | \$696.20 |
| | | | Total: | | \$34,560.12 |
| | | | Total Units: | 29 | |

 **Auralast**™ Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.

From: [Duane Epperly](#)
To: [Murtha, Devon](#)
Subject: Re: HAWP 1113182
Date: Sunday, April 27, 2025 6:56:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Barrons Lumber GAITHERSBURG MD \(REF 10448\) 20250314 105157.pdf](#)
[Barrons Lumber GAITHERSBURG MD \(REF 10448\) 20250331 133813.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Devon,

Please find the answers to your questions below:

Yes, the drawings dated 1/1/2025 are for the proposed reconstruction. Our initial plan was to use a prefab house, but we have since decided to stick-build. The drawings are from the architectural group handling the design and permit set for the structure.

Here are the answers to your questions as best as I can provide:

1. Window and Door Details: For the restoration of the tenant house, we will use JELD-WEN windows, the same brand we have sourced for the main house. Although we do not yet have a specific quote for the tenant house, we are attaching the window quote from Barrons Lumber for the main house as a sample of the specifications.

The JELD-WEN windows specified in the quote include:

Model: Siteline Wood Double Hung

Material: Auralast Pine

Exterior Finish: Primed Exterior

Interior Finish: Primed Interior

Hardware: White Hardware with Recessed Sash Lock and No Finger Lifts

Glass: Insulated SunResist Annealed Glass with Protective Film, Black Spacer, and Argon Filled

Grilles: Primed Wood SDL, 7/8" Bead SDL with Perm Wood Traditional Bead Interior Bar, Light Bronze Shadow Bar

Screen: BetterVue Mesh Brilliant White Screen

Energy Efficiency: U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00 1.

The windows will be custom-made to match the historical profiles and materials, ensuring they align with the original architectural style of the tenant house. Additionally, we will be using Simpson doors from the Traditional line, which is being used on the main house. Please see the attached Barrons Lumber quote for the specifications of these doors. The Simpson Traditional doors include:

Wood Species: Fir

Profile: Ovolo Sticking

Thickness: 1 3/4"

Glass Type: Clear

Panel Type: 3/4" DHRP

Stile Width: 4-1/2"

UltraBlock: Yes

2. Roof Materials: The roof for the tenant house will use the same system identified for the main house, ensuring a consistent look throughout the property. We will color match the tenant house roof to the main house roof to provide a cohesive aesthetic across the entire property, enhancing the historical setting.

3. Siding Materials: The siding will be #2 rough cut clapboard siding, which is consistent with the historical design of the tenant house. The depth of the reveal for the clapboard siding will be approximately 5 inches, matching the siding used on the creamery to provide a consistent look throughout the historic setting. This is as best we can tell what was used on the original tenant house based on the only 2 original photos in our possession.

4. Current Condition of the Stone Foundation: The stone foundation of the tenant house has been maintained in-situ as per the approved HAWP for demolition. The foundation stones have not been removed; they remain in place to ensure the historical integrity of the structure. Extensive repairs will be required to the stone foundation and the stone will be sourced from the existing structure or from stone piles onsite. See attached images of the current condition of the foundation.





On Thu, Apr 24, 2025 at 12:37 PM Murtha, Devon <Devon.Murtha@montgomeryplanning.org> wrote:

Hello, Duane and Rachel,

I hope this email finds you well! I am currently reviewing your Historic Area Work Permit application for the construction of a new tenant house at 2240 Brighton Dam Road. I

I have a few questions about the application. To begin with, there are multiple sets of drawings. Are the drawings dated 1/1/2025, and labeled as “Not for Construction,” the ones you are proposing?

In order to schedule a hearing, I need you to submit some additional information. In particular,

1. Window and door details, including the material and profiles. If you plan to use non-custom windows and doors, please include the manufacturer specifications.
2. More information about the roof materials, including type of metal, and manufacturer specifications if possible.
3. Information on the siding materials. If you are proposing wood clapboard siding, please note the depth of the reveal.
4. The current condition of the stone foundation. Per the approved HAWP for demolition, the stone foundation of the frame house must be maintained in-situ. The drawings

currently note that the foundation will be built from existing or reused stone. Has the foundation been maintained, or have you already removed the stones and placed them in piles?

Thank you so much! I may have more some additional questions as I go through the drawings, but please coordinate with the architect for this information as soon as possible.

Warm regards,

Devon



Devon Murtha

Cultural Resources Planner II

she/her

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

devon.murtha@montgomeryplanning.org

o: 301.495.1328

