

Brewer Farm / Woodstock
MP site 12/38

2016
HAWP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 1/26/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #544266—building rehabilitation, window installation, roof replacement, parking expansion, installation of paths, riding rings, fencing and signage

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with one condition** by the HPC on December 15, 2010. The condition of approval is:

1. Final plans showing materials, dimensions, and locations of all proposed signage will be reviewed and approved at the staff level.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: M-NCPPC Parks Department
Address: 20207 Darnestown Road, Darnestown

This HAWP approval is subject to 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





DEPARTMENT OF PERMITTING SERVICES
255 RIVERVIEW DRIVE, SILVER SPRING, MD 20910
301-441-2300

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Linda Komes
Daytime Phone No.: 301-650-2860

Tax Account No.: none

Name of Property Owner: M-NCPPC Daytime Phone No.: _____
Address: 9500 Brunett Ave. Silver Spring, MD 20901
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Linda Komes Daytime Phone No.: 301-650-2860

LOCATION OF BUILDING/PREMISE 20207

House Number: ~~9500~~ Street: Darnestown Road
Town/City: Darnestown Nearest Cross Street: Route 109
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|--|---|---|--|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revoicable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>Replace roofs, windows & doors. Build outdoor riding ring, gravel park lot & paths, X-count course</u> | | | | |

1B. Construction cost estimate: \$ 650,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height 5 feet 0 inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

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

Linda Komes
Signature of owner or authorized agent

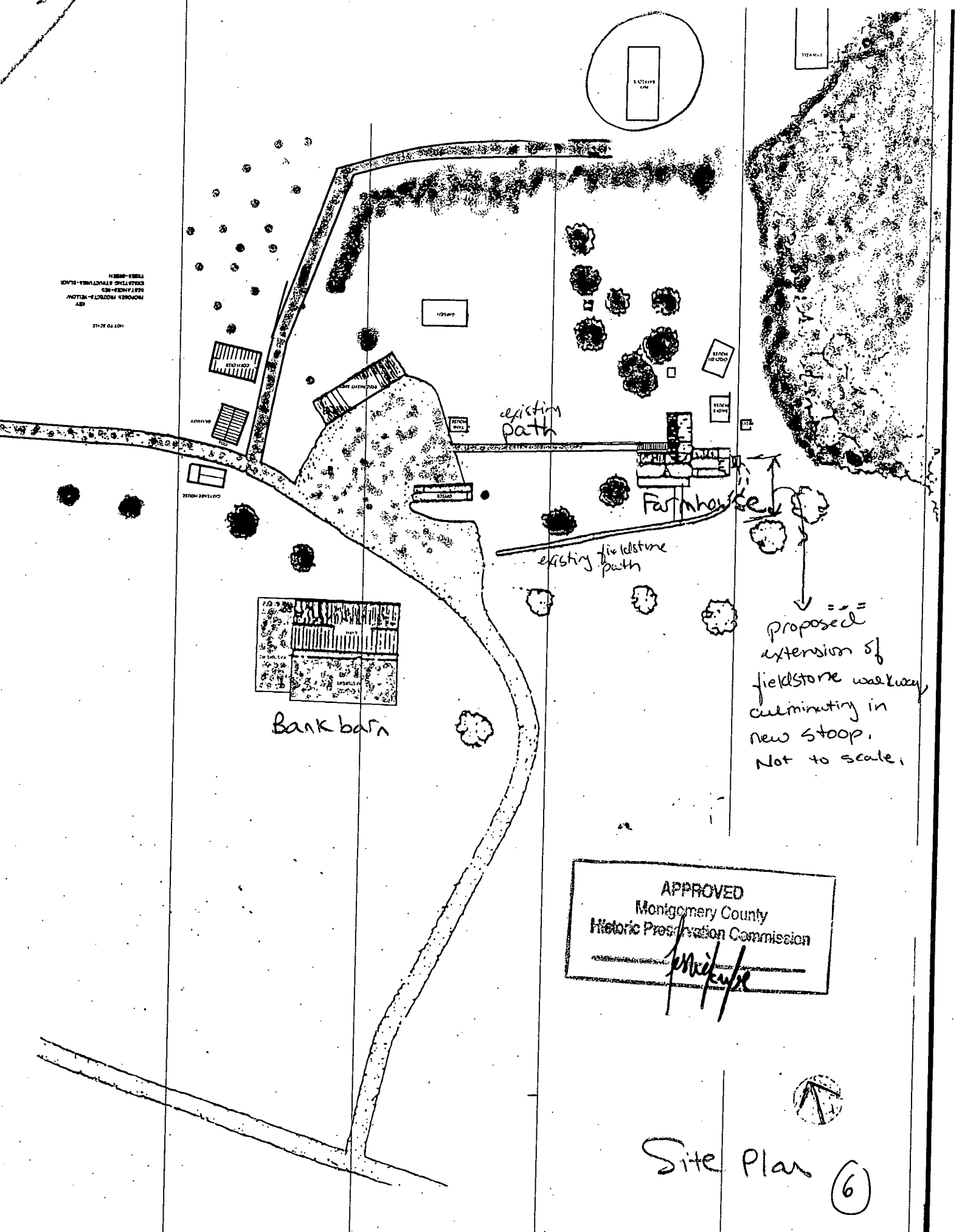
10.25.10
Date

Approved: with one condition for Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 1/26/12

Application/Permit No.: 544266 Date Filed: _____ Date Issued: _____

PROPERTY RECORDS - MONTGOMERY COUNTY
DEPARTMENT OF PLANNING & ZONING
1001 TO 1010



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Site Plan (6)

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, December 22, 2010 9:55 AM
To: Lampl, Joey
Cc: Komes, Linda
Subject: Brewer Farm/Woodstock buildings

Joey,

On December 15, 2010 the HPC approved the Historic Area Work Permit (HAWP) for Woodstock Equestrian Park which included the rehabilitation of the historic buildings on the property. The HAWP was approved with one condition regarding the proposed signage and the permit will be issued when that condition is met. However, the work on the buildings including the window and roof replacement and other alterations shown on the plans has been approved by the HPC and that work can be started at any time. Please consider this email your approval memo until I can forward you a copy of the official approval paperwork when the sign condition is met.

thanks,
Anne

Anne Fothergill
Planner Coordinator
Urban Design | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>
1400 Spring Street, Suite 500 W
Silver Spring, MD 20910

Please note: Our office will be closed December 23, 2010-January 3, 2011 due to a mandatory furlough.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20207 Darnestown Road, Darnestown	Meeting Date:	12/15/10
Applicant:	M-NCPPC Parks Department (Linda Komes, Agent)	Report Date:	12/8/10
Resource:	Master Plan Site #12/38 Brewer Farm	Public Notice:	12/1/10
Review:	HAWP	Tax Credit:	Partial
Case Number:	12/38-10A	Staff:	Anne Fothergill

PROPOSAL: Building rehabilitation, window installation, roof replacement, parking expansion, and installation of paths, riding rings, fencing and signage

STAFF RECOMMENDATION

Staff is recommending that the HPC approve the HAWP application with one condition:

1. Final plans showing materials, dimensions, and locations of all proposed signage will be reviewed and approved at the staff level.

PROPERTY DESCRIPTION

Master Plan Site #12/38—Brewer Farm

Excerpt from the Maryland Inventory of Historic Properties form:

The Brewer Farm, part of a larger tract known as Woodstock, contains some important early stone outbuildings. The farm was in the Brewer family from 1834 to 1942. The Brewers moved to Montgomery County from Anne Arundel County, already possessing wealth and social position. Dr. William Brewer, of Aix La Chapelle, was a progressive farmer and founder of the State Agricultural Society who educated small family farmers in the use of modern tools and fertilizers. In 1857, George Brewer acquired this 276-acre property. Like his grandfather, William, and father, George Chiswell, George Brewer practiced of modern farming techniques and Woodstock prospered.

George Brewer added improvements valued at \$1,500 between 1857 and 1861. Still standing is a three-bay by one-bay stone dwelling that was likely used as slave quarters and a stone spring house. Other structures include a large corncrib, early 20th century garage and storage buildings, and stone ruins of a bank barn. No longer standing are a log structure, which according to tradition was used as a school house, a log smokehouse, a board and batten building with interior chimney, and dairy barn. The main house, remodeled and enlarged in 1908, was demolished about 1983. M-NCPPC acquired the property as part of the proposed Woodstock Equestrian Center in 1999-2000.

BACKGROUND

The applicants came to the HPC for a Preliminary Consultation in December 2008. At that time the HPC was generally supportive of the overall plan for the adaptive reuse of the farm as an equestrian facility and

the proposed changes to the property. The HAWP application includes fewer changes to the property than were reviewed at the Preliminary Consultation. The transcript is in Circles 70-92.

PROPOSAL

The applicants plan to rehabilitate the five remaining historic outbuildings, which are two mid-19th century stone buildings and three 20th century frame storage/agricultural buildings. Vegetation will be removed from the buildings and they will be repaired and painted, new gutters will be installed, and there will be limited in-kind material replacement as needed.

Specifically, the applicants propose the following:

Stone spring house (Circles 18-22):

Remove non-original single pane windows and install wood louver screens in existing openings on west and north elevations

Install cedar shakes on roof

Install operable wooden shutters for security

Remove non-original door and install new wooden vertical plank door in existing opening on east elevation

Stone dwelling (Circles 23-33):

Replace door in hayloft opening with custom-built wood panel door in existing opening (Circle 23+24)

Install cedar shakes on roof

Replace missing and deteriorated non-original windows with wood true divided light windows in existing openings (see details in Circle 26-30+33)

Install operable wooden shutters for security

Remove non-original doors and install new wooden vertical plank doors in existing openings

Large equipment shed (Circles 34-43):

Remove non-original asphalt shingle roof and replace with 5V crimp metal roofing* (see Circle 35)

Remove existing non-original doors and install new wooden entry doors in existing openings

Remove existing non-original deteriorated doors with wood vertical tongue and groove sliding doors in existing openings

Replace missing and deteriorated non-original windows with wood true divided light windows in existing openings (see details in Circle 38+43)

Install operable wooden shutters for security

Outbuilding (Circles 44-48):

Remove non-original asphalt shingle roof and replace with 5V crimp metal roofing* (see Circle 45)

Remove existing non-original doors and install new wooden entry doors in existing openings

Replace missing and deteriorated non-original windows with wood true divided light windows in existing openings (see details in Circle 46-48)

Remove plywood on south elevation and infill existing openings with wood to match existing siding

Install operable wooden shutters for security

Small garage (Circles 49-55):

Remove non-original asphalt shingle roof and replace with 5V crimp metal roofing* (see Circle 50)

Remove existing non-original doors and install new wooden entry doors in existing openings

Remove existing non-original deteriorated doors with overhead doors in existing openings (based on doors from 1926 Sears catalog) (Circles 50+55)

Replace missing and deteriorated non-original windows with wood true divided light windows in existing openings (see details in Circle 55)

Install operable wooden shutters for security

*The same roofing material was recently approved by HPC for roof replacement on the Seneca Stone Barn, Oliver Watkins House, and other designated historic Parks Department properties (see Circle 56).

Additionally, the applicants propose alterations to the property (see overall site plan in Circle 13 and enlarged site plans in Circles 14-17):

- A 230' x 350' outdoor riding ring with three-rail wood fencing and terraced grass seating
- A future cross country course with jumps across five acres along Route 28
- Four-rail wood fencing along the entrance road (to match HPC-approved fencing along the road)
- Expanded gravel parking lot
- Crushed stone driveway and paths to access the cluster of buildings
- Bioretention facility for runoff
- Wayfinding signage (no information was provided on signage location, dimensions and materials)
- three interpretive signs (see sign text and layout in Circles 67-69)—one will be located near the Seneca Stone barn, one near the historic buildings cluster, and one along the trail between the parking lot and riding ring; signs are 24" x 36" x 1/2" and are digital high pressure laminate (no information was provided on the sign post/frame dimensions or material)

Note:

There is a possible picnic structure to be constructed in the future but that is not part of this application.

The site plan shows "future" riding rings and those are not part of this application.

Some trees on the property have received a dead/dying/hazardous tree removal waiver and are not part of this application.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* 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:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner

- compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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, spaces, and spatial relationships that characterize a property will be avoided.
- # 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #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 proportion, 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.

STAFF DISCUSSION

The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:

Preserve primary historic building materials whenever feasible.

2.1 Retain and preserve original wall and siding materials.

- Avoid removing original materials that are in good condition or that can be repaired in place. Avoid replacing a major portion of an exterior wall that could be repaired. Reconstruction may result in a building that has lost its integrity, and may cause maintenance problems in the future.
- In many cases, original building materials may not be damaged beyond repair and do not require replacement. Cleaning, repainting or restaining, ensuring proper drainage and keeping the material clean may be all that is necessary.
- Painting or staining wood surfaces is recommended.

Original materials that have deteriorated over time should be repaired rather than replaced.

2.9 Repair deteriorated, primary building materials by patching, piecing-in, consolidating or otherwise reinforcing them.

- Avoid the removal of damaged materials that can be repaired.

- Use the gentlest means possible to clean a structure. Perform a test patch to determine that the cleaning method will cause no damage to the material's surface. Many procedures, such as sandblasting and pressure washing, can actually result in accelerated deterioration or damage materials beyond repair.
- Use technical procedures for removal of hazardous materials that preserve, clean, refinish or repair historic materials and finishes

Replace original building materials in-kind when repair is not an option.

2.10 When replacement is needed, use materials similar to those employed historically.

- Match the original in composition, scale and finish when replacing exterior siding. If the original material is wood clapboard, for example, then the replacement should be wood as well. It should match the original in size, the amount of exposed lap and surface finish.
- If original material is painted, replacement material should be painted.
- Do not use synthetic materials, such as aluminum, vinyl siding, fiber-cement board, or other synthetic materials, as replacements for primary building materials.

Preserve the size and shape of windows and doors because they significantly affect the character of a structure.

4.1 Preserve the functional and decorative features of original windows and doors.

- Repair frames, sashes, and shutters by patching, splicing or reinforcing.
- Use original windows, doors and their hardware when they can be repaired and reused in place.
- Ornamental and structural details, such as lintels and window hoods, should be preserved and repaired.

4.2 Maintain original window and door proportions.

- Altering the original size and shape is inappropriate.
- Reducing the size of an original opening to accommodate a smaller window is inappropriate.
- Restoring original openings which have been altered is encouraged.

Repair a deteriorated window or door instead of replacing it or enclosing the opening.

4.4 Repair wooden window and door components by patching, piecing-in, consolidating or otherwise reinforcing the wood.

- Avoid the removal of damaged wood that can be repaired.
- Remove built-up paint on both the interior and exterior surfaces.
- Disassemble sash components and repair or stabilize the wood.
- Re-glazing, or replacement of the putty that holds in glazing, may also be necessary.
- Repair and refinish the frame as needed.
- Replace broken sash cords with new cords or chains.
- Repair and repaint window shutters.
- Install weather-stripping.
- Repaint the wooden members of the repaired and reassembled window or door.

Replace a window or door that is damaged beyond repair with one similar to that seen historically.

4.7 When window or door replacement is necessary, match the replacement to the original design as closely as possible.

- In most cases, wood, true-divided light (TDL) windows are recommended. In limited situations, wood, simulated-divided light (SDL) windows, undivided lights windows, or non-wood windows may be appropriate. Reference the table on page 62 for guidance.
- Replacement windows and doors that do not reflect the character of the building are inappropriate.
- If the original window is double-hung, then the replacement should also be double-hung. Match the replacement also in the number, dimension and position of glass panes.
- Match, as closely as possible, the profile of the sash and its components to that of the original window.
- Preserve the original casing.

- Consider using a salvaged historic door or window as a replacement.

Preserve the original form and scale of a roof.

5.1 Preserve the original roof form of a historic structure.

- Most roof forms are pitched, such as gable, hipped, mansard and gambrel roofs.
- Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
- Retain and repair roof detailing.

5.3 Preserve the original eave depth of a historic roof.

- The shadows created by traditional overhangs contribute to one's perception of the building's historic character and scale.
- Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is inappropriate.
- Boxing in exposed roof rafters is inappropriate.

Use roof materials in a manner similar to that seen historically.

5.4 Preserve original roof materials.

- Avoid removing roof material that is in good condition. Replace it with similar material only when necessary.

5.5 Replacement roof materials for a historic house should convey a scale and texture similar to those used traditionally.

- Replacement in-kind is encouraged. A roof replacement material should be in keeping with the original architectural style of the structure.
- New roof materials should match the original in scale, color and texture as closely as possible.

The applicants have proposed a sensitive rehabilitation of the historic buildings and a compatible adaptive reuse of the rural property. The HPC reviewed this proposal and supported it at the Preliminary Consultation, and the HAWP application actually proposes fewer changes to the site than previously discussed. The materials and plans are sympathetic and appropriate and will allow the historic buildings to be repaired and secured and hopefully all of them will have future uses. They are proposing custom-made wood true divided light replacement windows which will be compatible and appropriate for the resource. The shutters are needed to secure the buildings and are similar to the shutters used on National Park Service historic buildings. All of the proposed rehabilitation and in-kind material replacement is in keeping with the *Standards* and will help preserve the historic buildings and setting.

The only detail of the plans that was not described in detail was the proposed signage and staff is recommending as a condition of approval that those details be provided to staff prior to installation.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with one condition** as being consistent with Chapter 24A-8(b)(1) , (2), and (3);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
285 ROLIVILLE PIKE, SUITE 100B, ROCKVILLE, MD 20850
247-771-1775

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Linda Komes
Daytime Phone No.: 301-650-2860

Tax Account No.: none
Name of Property Owner: M-NCPPC Daytime Phone No.: _____
Address: 9500 Brunett Ave. Silver Spring, MD 20901
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
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Agent for Owner: Linda Komes Daytime Phone No.: 301-650-2860

LOCATION OF BUILDING/PREMISE 20207
House Number: ~~20207~~ Street: Darnestown Road
Town/City: Darnestown Nearest Cross Street: Route 109
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Stab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: Replace roofs, windows & doors. Build outdoor riding ring, gravel part lot & paths, X-court course
1B. Construction cost estimate: \$ 650,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/ easement

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

Linda Komes _____ 10-25-10
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 549266 Date Filed: _____ Date Issued: _____

Application for Historic Area Work Permit-Dr. Wm. Rickman Jr. Equestrian Center at Woodstock Equestrian Park

1. WRITTEN DESCRIPTION OF PROJECT

a. **Description of existing structures(s) and environmental setting, including their historical features and significance:**

Located in the Woodstock Equestrian Park on the east side of Darnestown Road, the Brewer Farm is an assemblage of nineteenth and twentieth-century buildings associated with an agrarian complex owned by the same family for over one hundred years. In 1984, this property was listed on the Montgomery County Master Plan for Historic Preservation, identified as a "Mid-19th Century farmstead" with an "outstanding collection of largely unaltered Civil War era outbuildings." Five of the site's designated buildings stand, while the sixth, a simple run-in shed, collapsed last winter during heavy snow storms. Those that are covered in the Historic Area Work Permit include:

- 1) Two mid-nineteenth-century stone masonry structures: a springhouse that functioned as a storage facility for dairy products and a domestic dwelling potentially utilized by enslaved laborers; and
- 2) Three twentieth-century frame storage or agricultural facilities (likely from the second quarter of the 20th century). These one-story wood-frame structures are surmounted by a hipped roof and utilized for the storage of cars, farm vehicles and equipment, and tools.

Since the Master Plan designation, several of the original structures – including the frame main house, a possible log slave quarter, a possible log smokehouse, two tenant houses, a board-and-batten workshop, a frame outhouse, a bank barn, and a dairy barn with an attached silo – were demolished, most with approved permits prior to M-NCPPC's acquisition of the farm in 2000. Recently, the structurally compromised corn crib was torn down. Materials from the corncrib were salvaged so that these can be reintegrated into a future picnic shelter that will sit on the original stone foundation.

b. **General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**

The proposed facilities to be developed as part of the Dr. William Rickman Jr. Equestrian Center at Woodstock Equestrian Park are located on the east side of Maryland Rt. 28 (Darnestown Road). The facilities consist of an outdoor riding ring, 230' x 350' in size with an all-weather, sand footing and black stained, three-rail fencing, four-rail equestrian style fencing along either side of the existing entrance road (to match existing black stained fencing along MD 28), an expanded gravel parking lot, gravel access trails, a bioretention facility and rehabilitation of the existing historic structures. A beginner novice cross country course has been designed and is

included as part of this permit application and will be constructed dependent upon the availability of adequate funding. Preliminary water table and soil percolation testing have been completed. At this time it is not known whether a viable perc site will be approved by Montgomery County. If one is approved, the septic field would most likely be located on the east side of the ridge, in the vicinity of the proposed expanded parking lot. An existing well has been tested and appears to be adequate. A new pump will be installed in the well and water lines will be run to the Stone Dwelling, to two frost free Murdock Hydrants and if funding permits, to a planned water jump to be developed as part of the Beginner Novice Cross Country course.

Repairs to the Brewer Farm buildings include paint, carpentry, the repair of the few remaining windows that have integrity, recreation of missing windows and door, new roofs with gutters and downspouts, and supporting infrastructure including electricity, and well and septic, if approved. It is hoped that sufficient funding will be available to rehabilitate the interior of the Stone Dwelling so as to enable its adaptive reuse as an office by the Park Manager during equestrian events. The Small Garage and the Large Equipment Shed will be used for storage of maintenance equipment and jumps for the riding ring and cross country course. A small conditioned room will be created in the Large Equipment Shed to house the well pump mechanical equipment. No use has been identified for the Outbuilding or the stone Spring House. The roofing material proposed to be used on the Stone Dwelling and stone Spring House is cedar shakes. Metal roofing with a 5V crimp is proposed to be used on the frame buildings. This same material was approved and recently used on the Seneca Stone Barn, several buildings at the Rickman Farm Horse Park, the Agricultural History Park, Oliver Watkins and others. Because of its remote location in the far northwest corner of the county in the Agricultural Reserve, custom wood shutters will be fabricated to cover and protect the windows providing additional security for the structures. These shutters will be fully removable and will be similar to the shutters provided by the National Park Service for many of the historic structures along the C & O canal.

A crushed stone driveway will provide park personnel vehicular access to the Brewer Farm Buildings and crushed stone trails will provide users access to the new facilities from the parking lot. Wayfinding signage and three Interpretive signs are also included in this application. One of the interpretive signs will be installed near the recently stabilized Seneca Stone Barn located on the west side of the park. The two remaining interpretive signs will provide historical background on the Brewer Farm and the Equestrian Heritage of Montgomery County.

The existing parking area located on the east side of the ridge will be expanded to improve circulation and will accommodate approximately 20 trucks with trailers and 15 cars. A required bioretention facility will be constructed to filter runoff from the expanded parking area. Neither of these facilities is within the view shed of the Brewer Farm complex.

A Plan of Compliance (POC) was approved by the Environmental Planning Division in April of 2010. This plan, among other things, granted approved to remove several hazardous and dying

trees in the vicinity of the Brewer Farm buildings. The trees have not been removed pending approval of the Historic Area Work Permit. The trees to be removed include a large Silver Maple Tree growing in the foundation of the northwest corner of the small garage, and which is compromising the structural integrity of the building. A Black Walnut tree will also be removed from in front of the small garage building. The Walnut tree which is a volunteer is approximately 20" in caliper and is growing within 18" of the front façade. Both the Silver Maple and the Black Walnut are volunteers. See attached photos.

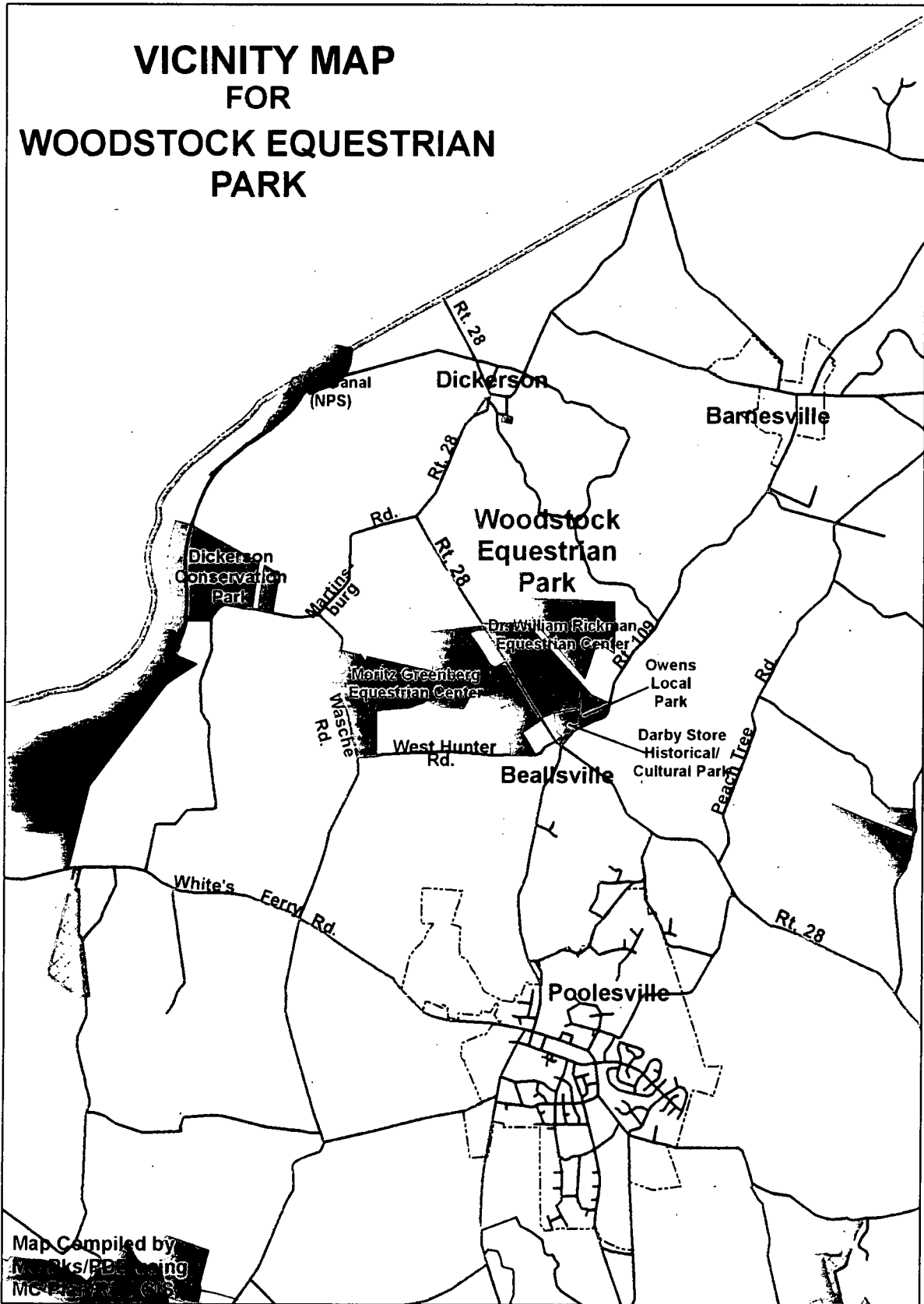
In addition to the trees around the small garage, five dying and hazardous trees will need to be removed around the stone dwelling. These trees are predominately Red Maples ranging in size from 15"-19" in caliper. These trees were inspected by the Department of Parks Arborists and were approved for removal by the Environmental Planning Division. Two additional volunteer Silver Maples will also be removed from the west side of the Large Equipment Shed where they are beginning to undermine the structural integrity of the building.

Woodstock Equestrian
Park - Adjacent and
Contending Owners

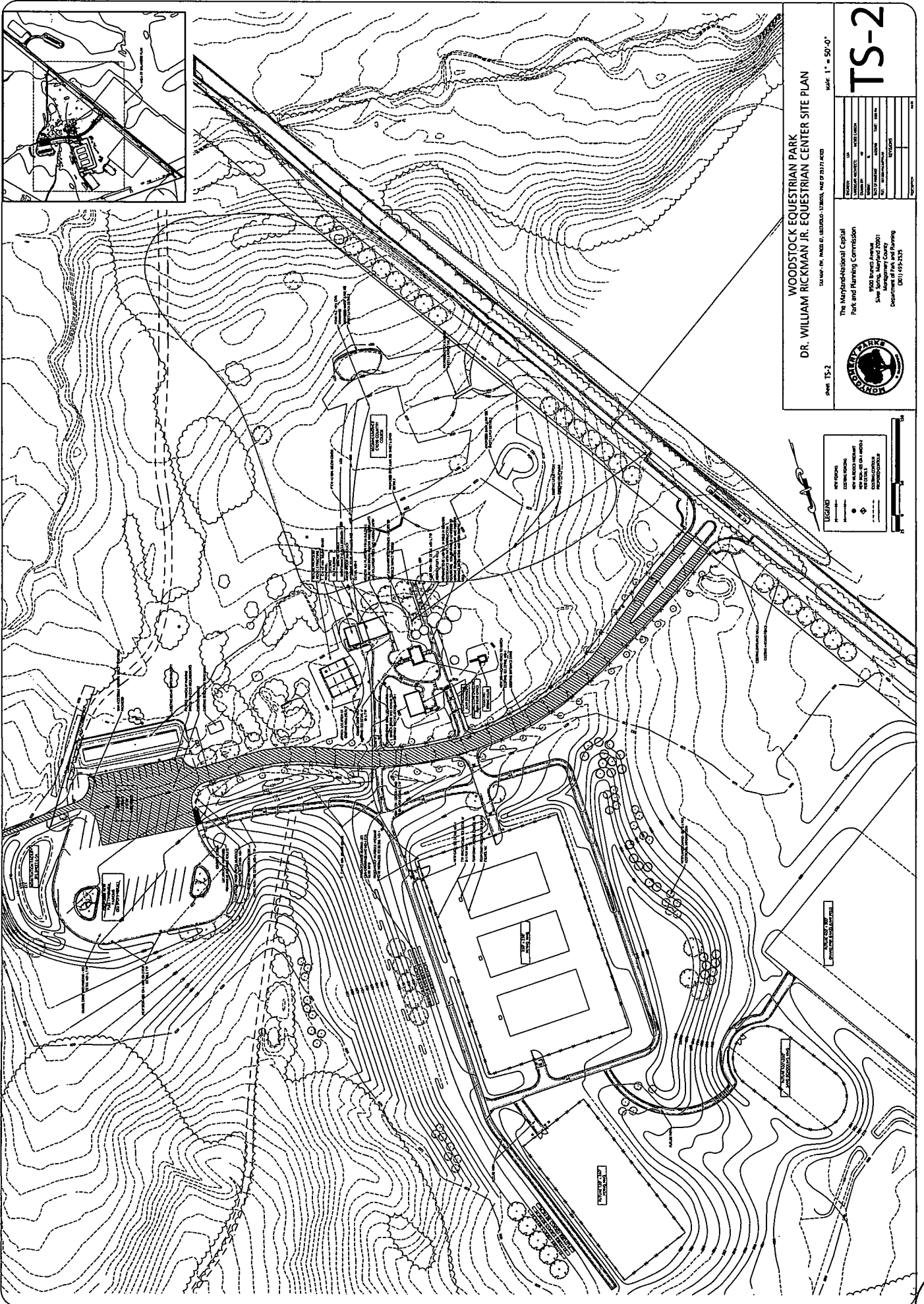
Owner's Name 1	Owner's Name 2	Owner's Address Line 1	Owner's City
ALEXANDER, H RICHARD & JANETTE		13321 BEALL CREEK CT	POTOMAC
ANTONELLI, LEE		10 ISLAND RD	STUART
BAUROTH, JANICE & CRAIG		14204 TRAVILAH RD	ROCKVILLE
BOLDEN, CLARENCE U & M E	C/O ANNABELLE BOLDEN	PO BOX 41	BEALLSVILLE
BROWN, WANDA JEANNE		20955 BIG WOODS RD	DICKERSON
BUSH, RYAN E & D C		20197 W HUNTER RD	BEALLSVILLE
CRONQUIST, S E		PO BOX 131	BEALLSVILLE
DONALDSON, JOHN W & E P		20425 WASCHE RD	DICKERSON
FERNANDEZ, TIMOTHY		20936 BIG WOODS RD	DICKERSON
FEYS, G STEVEN		20631 W HUNTER RD	BEALLSVILLE
GORDON, DEBRA FORD		20315 W HUNTER RD	BEALLSVILLE
HAMILTON, DOROTHEA M & ROBERT L SR		18737 JERUSALEM CHURCH RD	POOLESVILLE
JAMISON, FRANKLIN A & O P		PO BOX 15	BEALLSVILLE
JAN, HAN S & J P C		10909 BALENTREE LA	POTOMAC
JONES, STEPHEN M & A C		10500 ROCKVILLE PIKE #1705	ROCKVILLE
KEPHART, MARY A G		P O BOX 25	POOLESVILLE
LERMOND, WILLIAM		PO BOX 1	BEALLSVILLE
LEWIS, EARL W TR ET AL		20601 WEST HUNTER RD	DICKERSON
MAIER, MARK J & ANNETTE		20401 W HUNTER RD	BEALLSVILLE
MCCARTIN, THOMAS M & J		20100 BEALLSVILLE RD	BEALLSVILLE
MILLER, JAMES S ET AL		19911 W HUNTER LN	BEALLSVILLE
MIRANT MD ASH MNGNT LLC	C/O PHIL WILLIAMSON	1155 PERIMETER CTR W	ATLANTA
MONOCACY CEMETERY COMPANY OF	BEALLSVILLE MARYLAND INC	P O BOX 368	POOLESVILLE
MONT CO MD DEPT OF TRANSPORTATION	C/O DSW S 5090	101 MONROE ST FL 6	ROCKVILLE
MONTGOMERY COUNTY	C/O SOLID WASTE SERVICES	101 MONROE ST 6TH FL	ROCKVILLE
ONLEY, GLORIA R ET AL		19313 SAINT JOHNSBURY LN	GERMANTOWN
PEREZ, RAMON & JENNIFER		2812 CALVERTON BLVD	SILVER SPRING
POTOMAC EDISON COMPANY	C/O TAX DEPT	800 CABIN HILL DR	GREENSBURG
POTOMAC ELECTRIC POWER CO	C/O CORP TAX DEPT STE 5617	701 9TH ST NW	WASHINGTON
SCOTT, DAVID O & J N		20400 DARNESTOWN RD	DICKERSON
SEELY, GARTH C & A R		P O BOX 364	BARNESVILLE
SHAPIRO, THOMAS C TR		20440 BEALLSVILLE RD	DICKERSON
SUGARLOAF CITIZENS ASSOC INC		20900 MARTINSBURG RD	DICKERSON

~~①~~ ②

VICINITY MAP FOR WOODSTOCK EQUESTRIAN PARK



Map Compiled by
[Redacted]
[Redacted]



**WOODSTOCK EQUESTRIAN PARK
DR. WILLIAM RICKMAN JR. EQUESTRIAN CENTER SITE PLAN**

SCALE: 1" = 50'-0"

DATE: 10/15/03
DRAWN BY: J. B. BROWN, JR.
CHECKED BY: J. B. BROWN, JR.

PROJECT NO.	103-000000-01
DATE	10/15/03
PROJECT NAME	WOODSTOCK EQUESTRIAN PARK
CLIENT	THE MARYLAND HISTORICAL CAPITAL PARK AND PLANNING COMMISSION
LOCATION	3300 BRANCO AVENUE, SILVER SPRING, MARYLAND 20910
DESIGNER	THE MARYLAND HISTORICAL CAPITAL PARK AND PLANNING COMMISSION
CONTACT	DR. WILLIAM RICKMAN JR.
PHONE	(301) 975-2575
FAX	(301) 975-2575
EMAIL	WILLIAM@HISTORICALCAPITAL.PA.MD.GOV



LEGEND

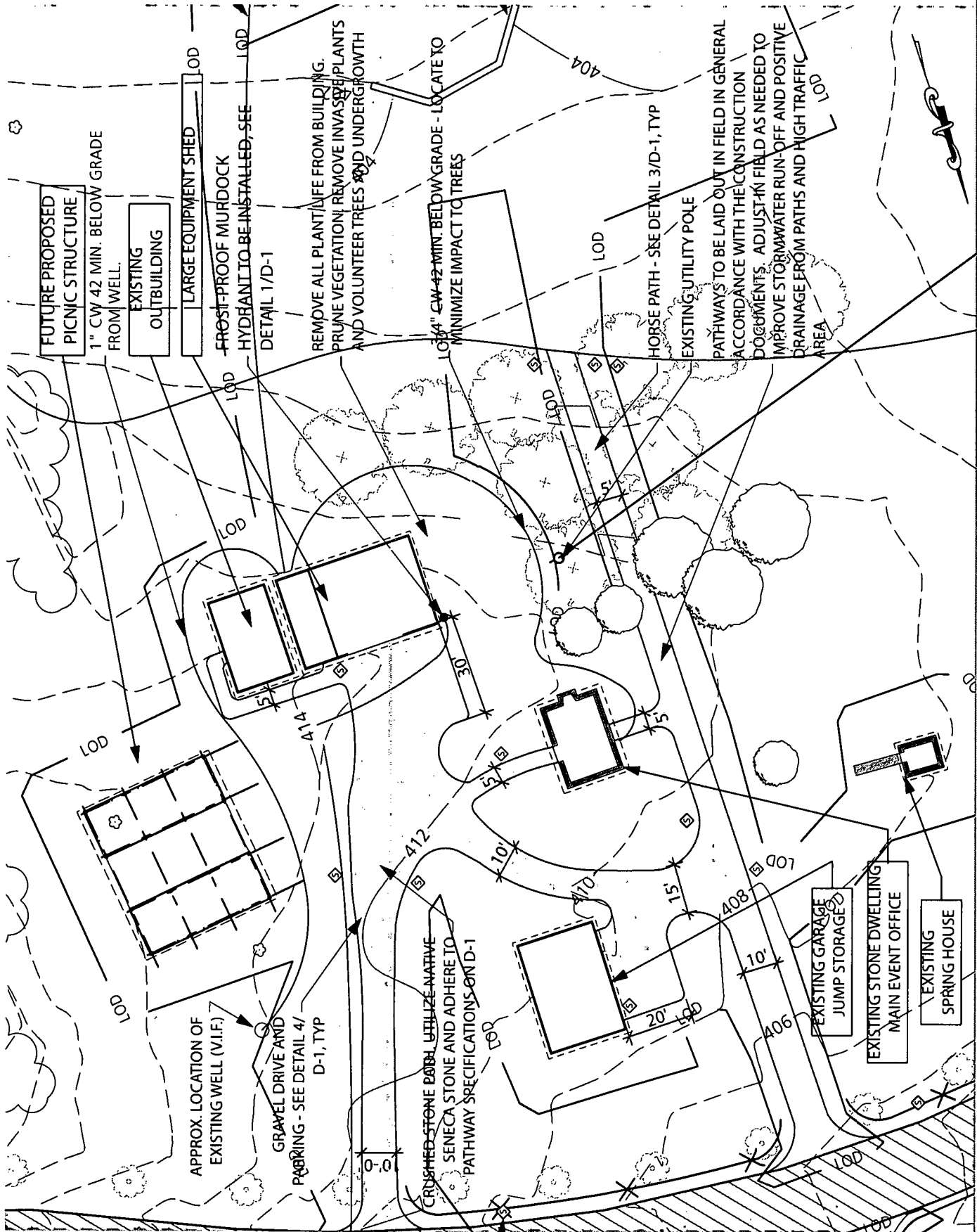
- NEW PROPOSED
- EXISTING
- CONTRIBUTIONS
- EXISTING UTILITIES
- PROPOSED UTILITIES
- PROPOSED DRIVEWAYS
- PROPOSED SIDEWALKS
- PROPOSED BIKEWAYS

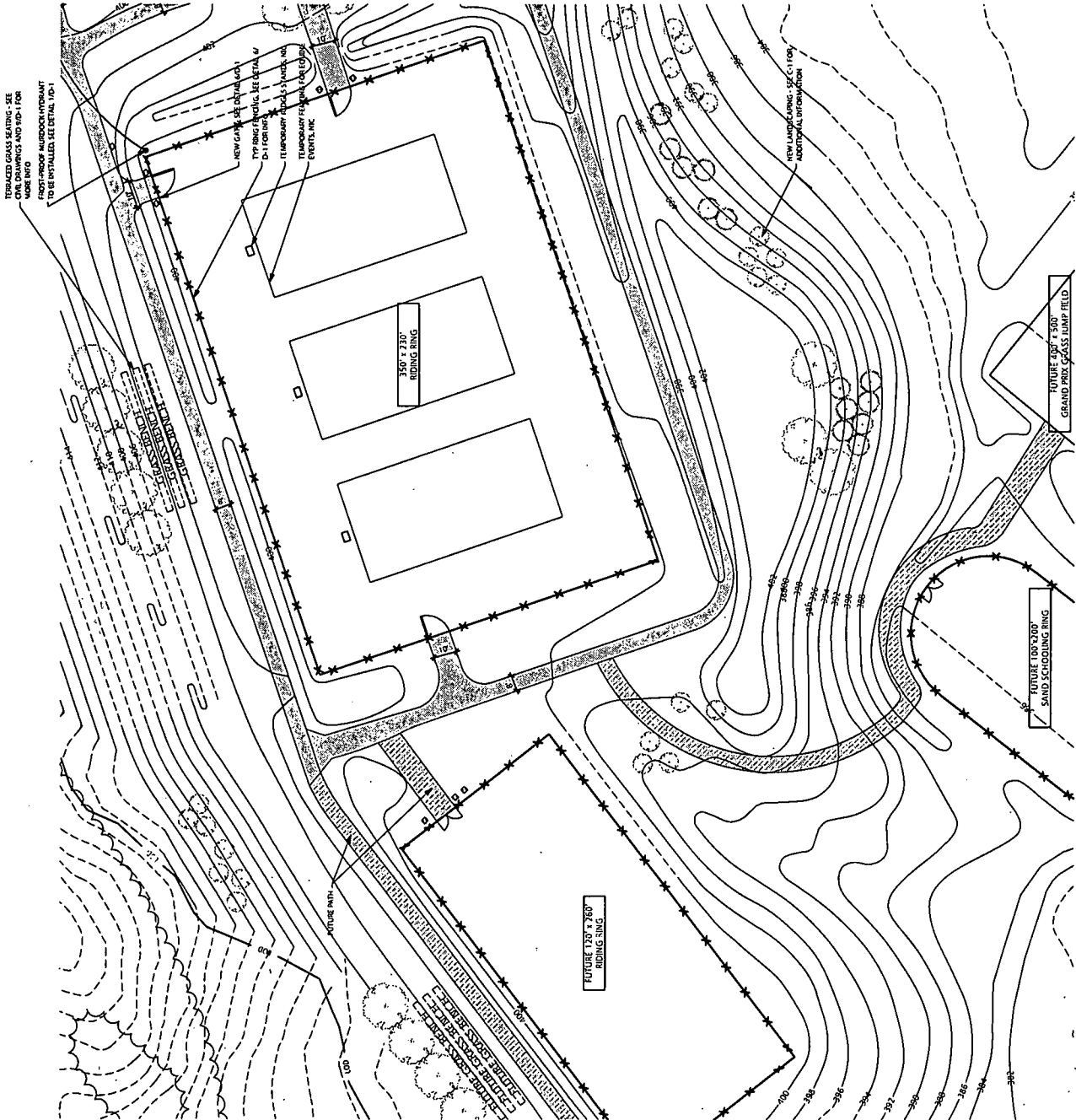


PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY



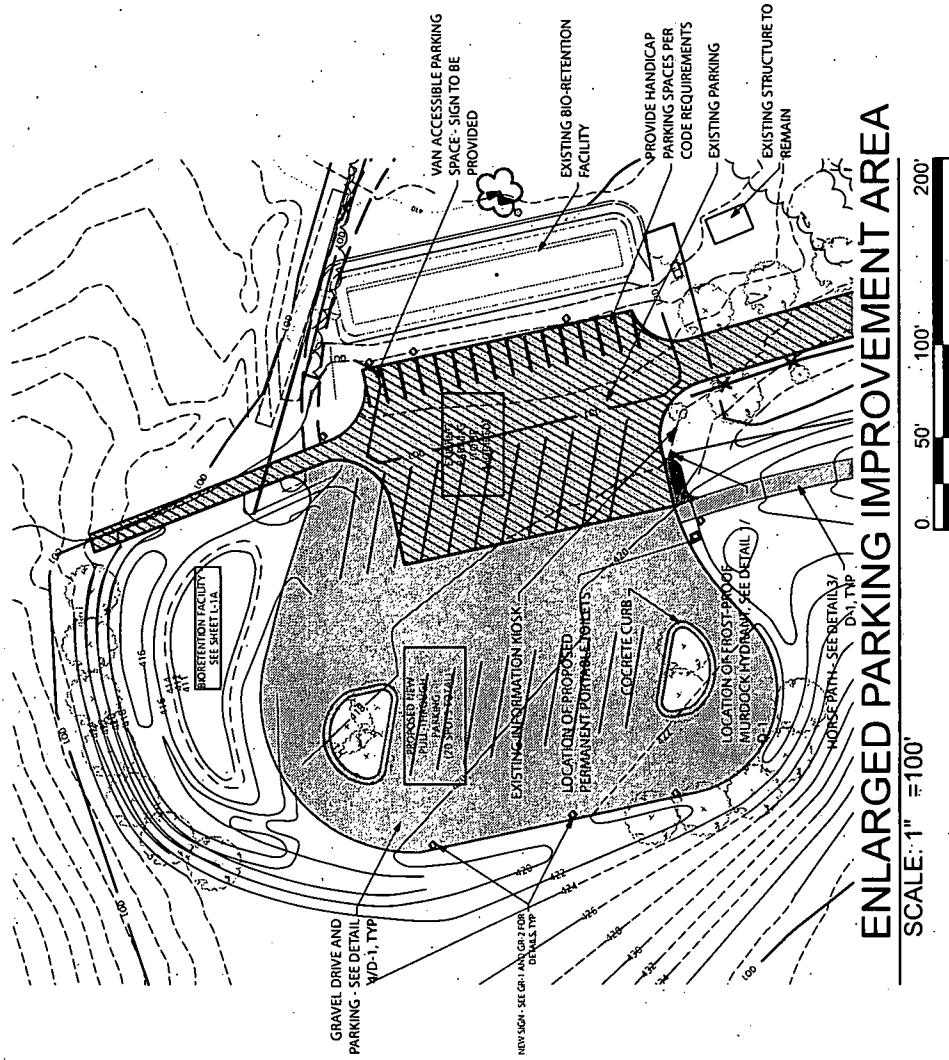


ENLARGED OUTDOOR RIDING RING AREA

SCALE: 1" = 100'



15



ENLARGED PARKING IMPROVEMENT AREA

SCALE: 1" = 100'



WOODSTOCK EQUESTRIAN PARK
MNCPPC - BUILDING RENOVATIONS

ARCHITECTS, P.C.

BLACKBURN

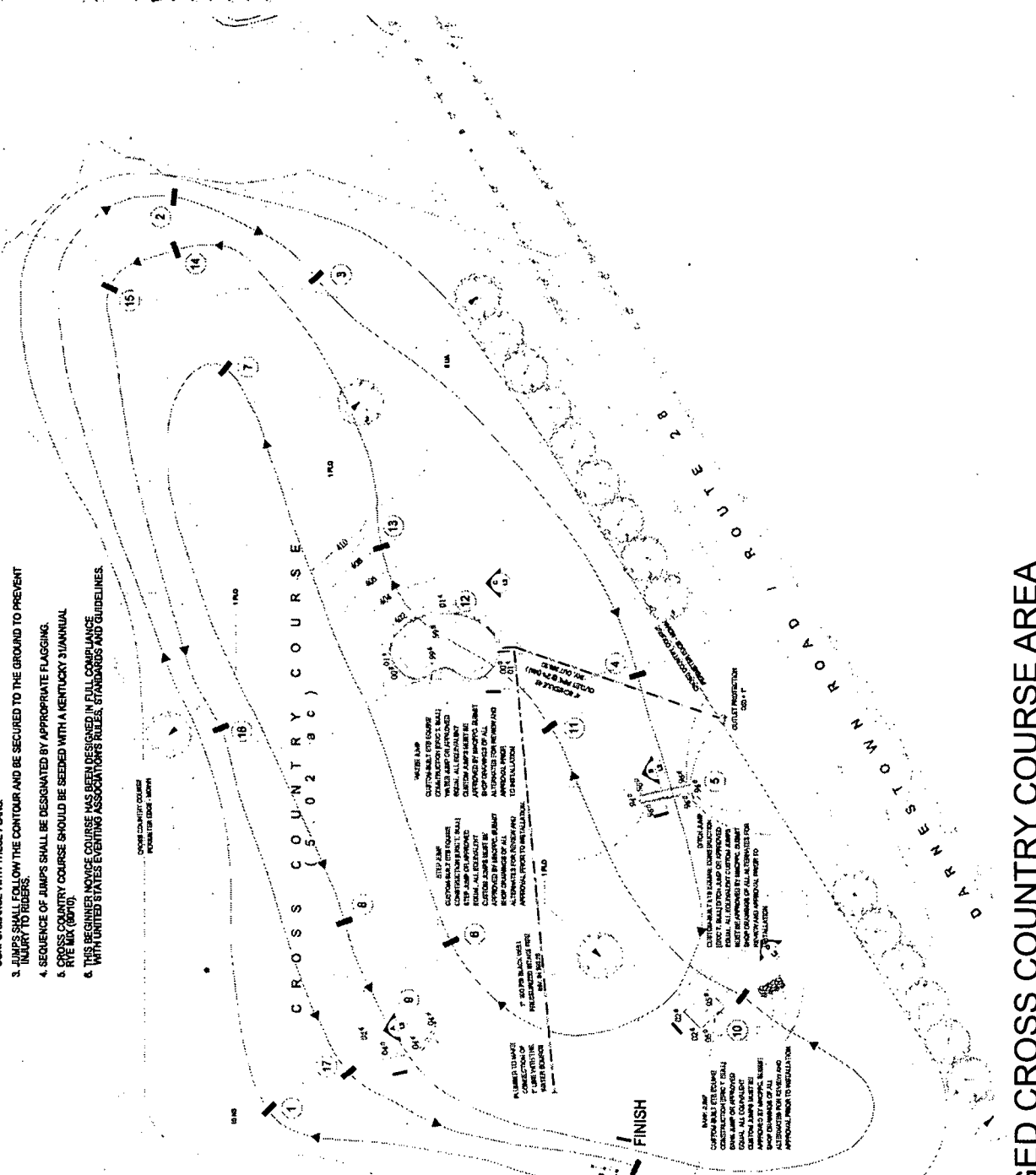
PLANNING
ARCHITECTURE &
INTERIORS

NOTES

- COURSE DESIGN AND JUMP SELECTION BY ERIC T. BULL, ETB EQUINE CONSTRUCTION
- PORTABLE JUMP'S (VAL FENCES, EFFORTS) SHALL BE FIELD LOCATED IN GENERAL CONFORMANCE WITH THESE PLANS.
- JUMPS SHALL FOLLOW THE CONTOUR AND BE SECURED TO THE GROUND TO PREVENT INJURY TO RIDERS.
- SEQUENCE OF JUMPS SHALL BE DESIGNATED BY APPROPRIATE FLAGGING.
- CROSS COUNTRY COURSE SHOULD BE SEEDED WITH A KENTUCKY 3/ANNUAL RYE MIX (80/10).
- THIS BEGINNER NOVICE COURSE HAS BEEN DESIGNED IN FULL COMPLIANCE WITH UNITED STATES EVENTING ASSOCIATION'S RULES, STANDARDS AND GUIDELINES.

CROSS COUNTRY COURSE 'A' LEGEND

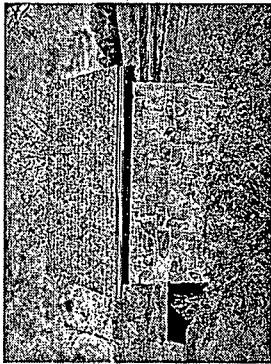
- TAXI BEACH (# 16 ON COURSE 'B')
- AVENUE
- PRODUCE STAND (# 4 ON COURSE 'B')
- COOP AND POLE (# 10 ON COURSE 'B')
- DITCH JUMP (# 11 ON COURSE 'B')
- STEP TABLE (# 7 ON COURSE 'B')
- 1/2 ROUND TABLE (# 9 ON COURSE 'B')
- ROLL TOP (# 14 ON COURSE 'B')
- STEP JUMP (# 13 ON COURSE 'B')
- LOG JAM (# 12 ON COURSE 'B')
- PALISADE
- WATER JUMP (# 8 ON COURSE 'B')
- BENCH
- CABIN (# 15 ON COURSE 'B')
- BARN (# 3 ON COURSE 'B')
- BENCH AND ROLL (# 2 ON COURSE 'B')
- LATTICE LOG (# 1 ON COURSE 'B')



ENLARGED CROSS COUNTRY COURSE AREA

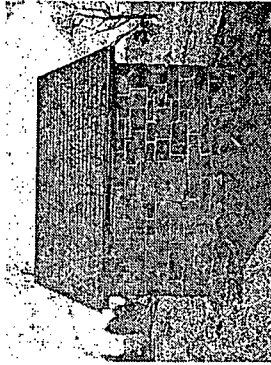
SCALE: 1/4" = 1'-0"





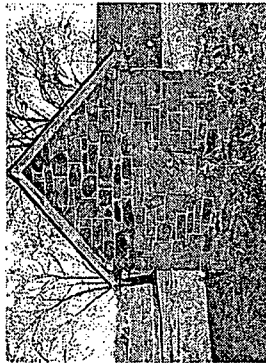
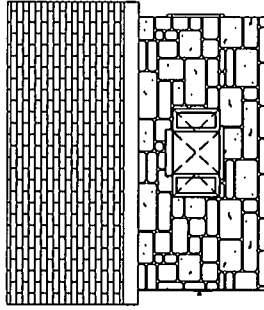
EXIST SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



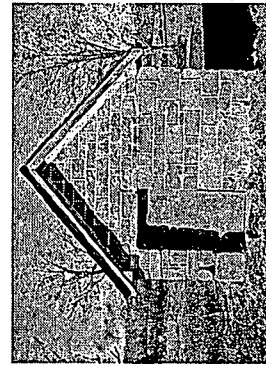
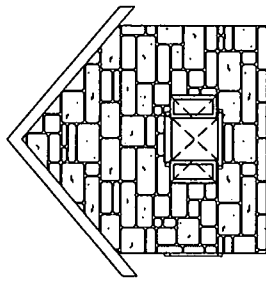
EXIST NORTH ELEVATION

SCALE: 1/8" = 1'-0"



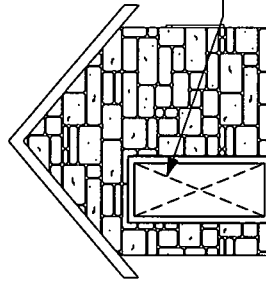
EXIST WEST ELEVATION

SCALE: 1/8" = 1'-0"



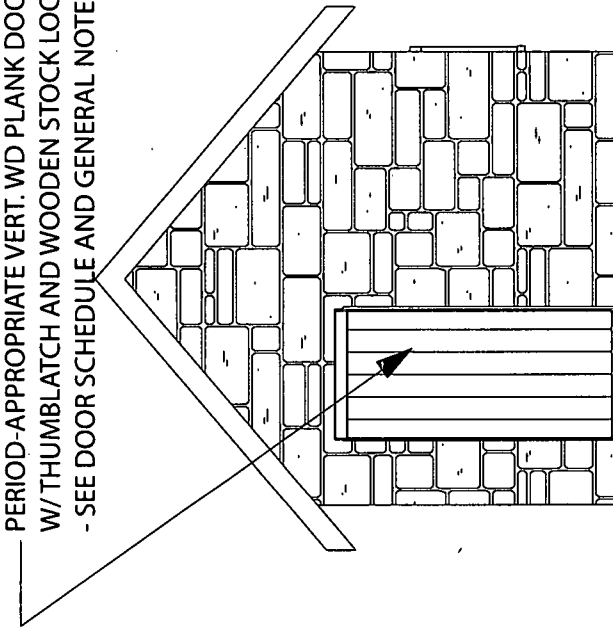
EXIST EAST ELEVATION

SCALE: 1/8" = 1'-0"



REMOVE EXISTING DETERIORATED NON-ORIGINAL W/D DOOR. REPLACE WITH NEW PERIOD-APPROPRIATE VERT. W/D PLANK DOOR W/ THUMB LATCH AND WOODEN STOCK LOCK - SEE DOOR SCHEDULE AND GENERAL NOTES.

REMOVE EXISTING DETERIORATED NON-ORIGINAL WD DOOR. REPLACE WITH NEW PERIOD-APPROPRIATE VERT. WD PLANK DOOR W/ THUMBLATCH AND WOODEN STOCK LOCK - SEE DOOR SCHEDULE AND GENERAL NOTES.

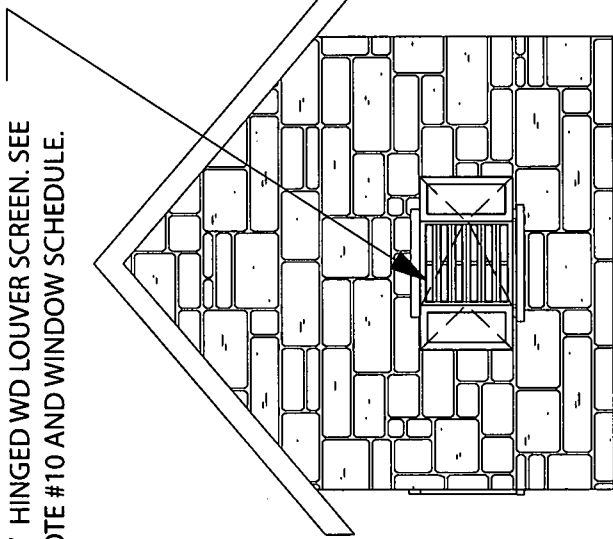


PROPOSED EAST ELEVATION

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



REPLACE EXISTING DETERIORATED AND BROKEN SINGLE-PANE WINDOW AND HINGED WD LOUVER SCREEN. SEE NOTE #10 AND WINDOW SCHEDULE.

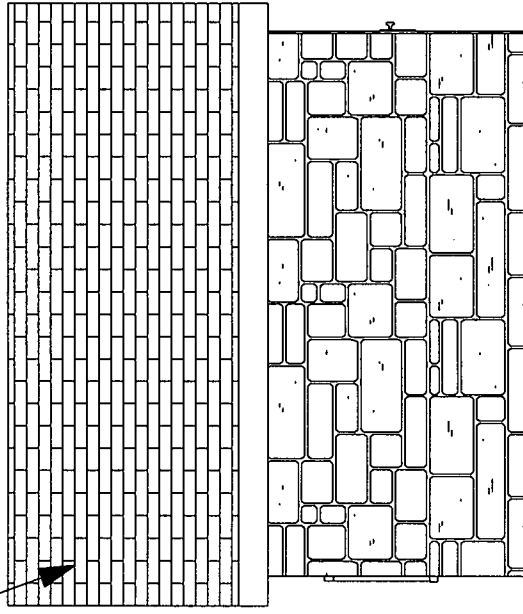


PROPOSED WEST ELEVATION

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



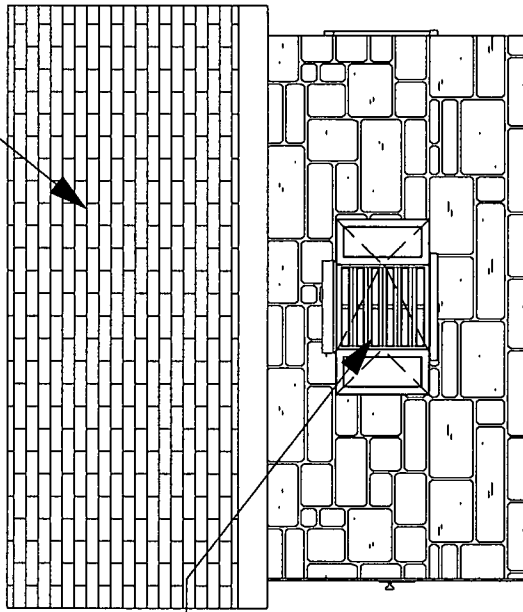
NO. 1 GRADE, HANDSPLIT, RESAWN WESTERN
 RED CEDAR SHINGLE ROOF OVER TYPE 30
 (ASTM D226) ROOF FELT. SEE GENERAL NOTES
 FOR ADDITIONAL SPECIFICATIONS



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0" 0 2' 4' 8'

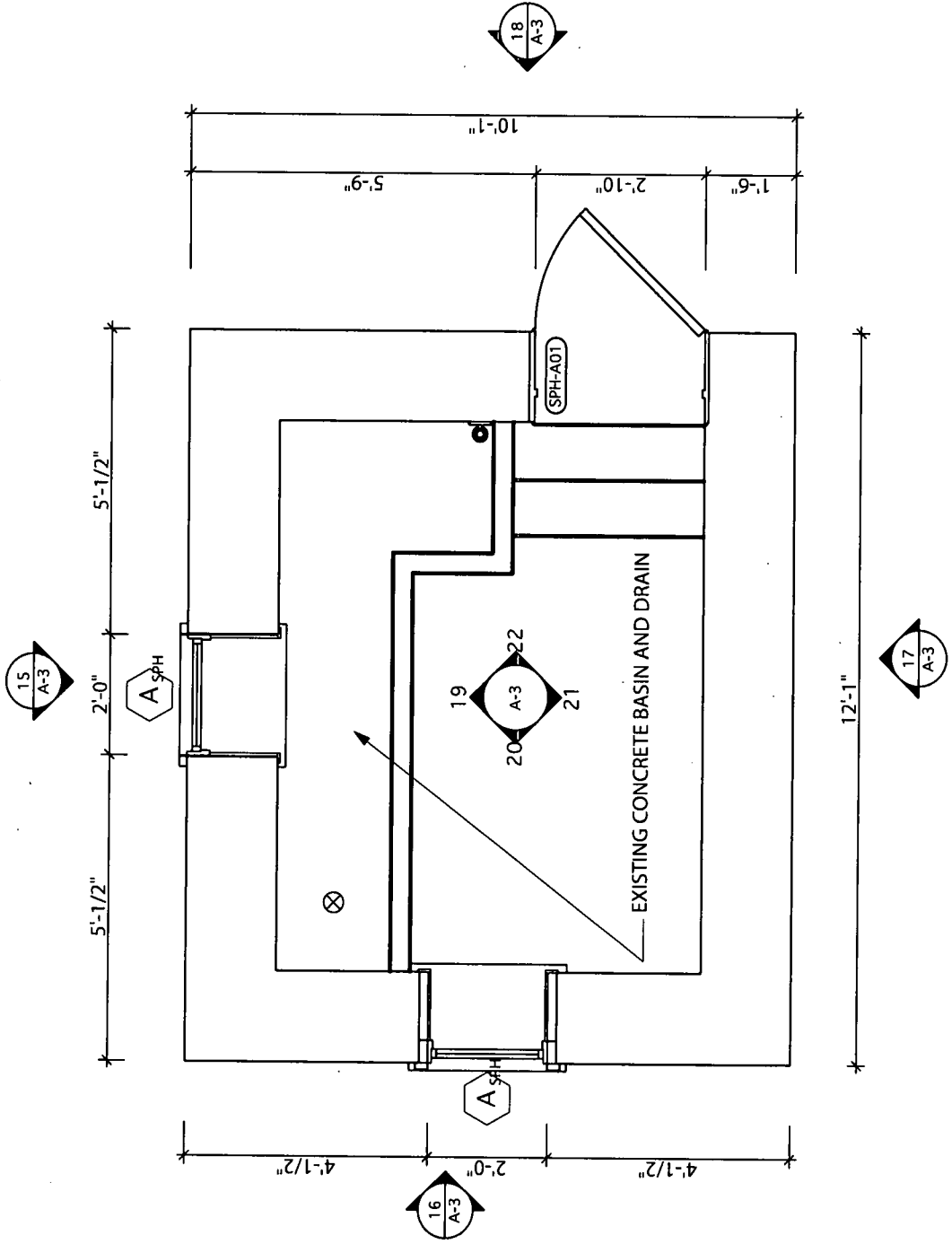
NO. 1 GRADE, HANDSPLIT, RESAWN WESTERN
 RED CEDAR SHINGLE ROOF OVER TYPE 30
 (ASTM D226) ROOF FELT. SEE GENERAL NOTES
 FOR ADDITIONAL SPECIFICATIONS



PROPOSED NORTH ELEVATION

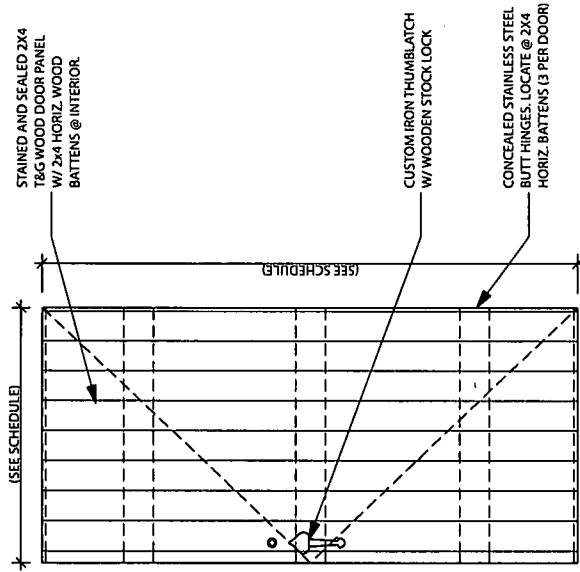
SCALE: 1/4" = 1'-0" 0 2' 4' 8'

REPLACE EXISTING DETERIORATED
 AND BROKEN SINGLE-PANE WINDOW
 W/ HINGED WD LOUVER SCREEN. SEE
 NOTE #10 AND WINDOW SCHEDULE.



SPRING HOUSE FLOOR PLAN
SCALE: 3/8" = 1'-0"

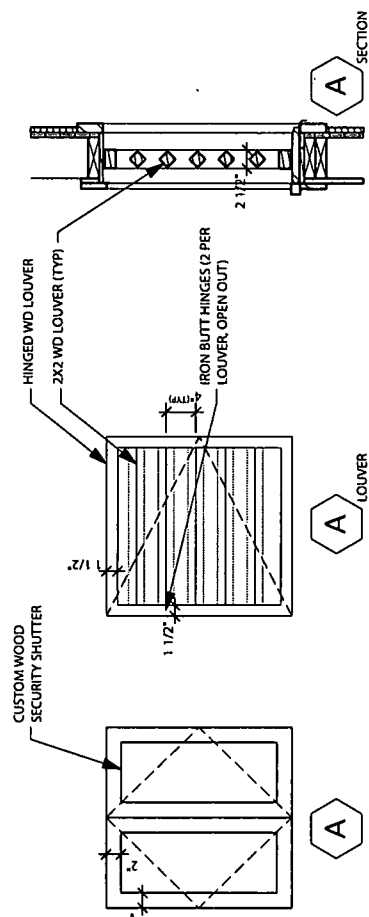




DOOR ELEVATION

1/2" = 1' - 0"

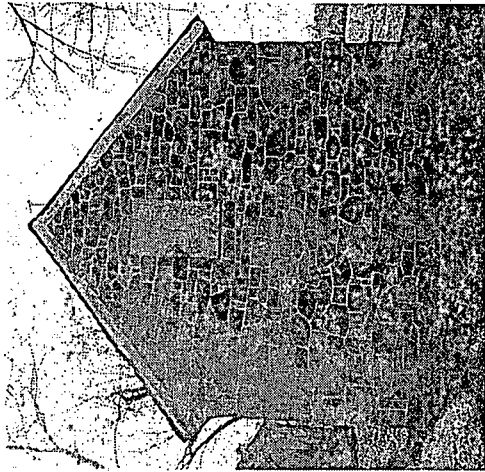
NOTE: NEW DOORS TO BE CONSTRUCTED TO REPLICATE EXISTING. WHERE DOORS DO NOT EXIST, ELEVATIONS PROVIDED SHALL BE USED TO ILLUSTRATE THE GENERAL APPEARANCE AND PROPORTION OF WHAT IS BELIEVED TO BE THE ORIGINAL DOORS INSTALLED WHEN THE BUILDING WAS CONSTRUCTED. REPLACE IN KIND W/ MATCHING MATERIAL IN SPECIES, FINISH, CONSTRUCTION, AND DETAIL. ALL DOORS TO BE FABRICATED BASED OFF OF EXISTING ORIGINAL DOORS OR DOOR TEMPLATES PREAPPROVED BY MNCPPC CONSTRUCTION MANAGER. ELEVATIONS ARE REPRESENTATIONAL AND NOT BE USED FOR PRODUCING SHOP DRAWINGS. SHOP DRAWINGS OF ALL NEW DOORS DESIGNS TO BE SUBMITTED TO MNCPPC CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION. CONTRACTOR RESPONSIBLE FOR PROVIDING ACCURATE, FIELD-VERIFIED CUSTOM DOORS THAT FIT THE EXISTING OPENINGS. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS AND WHERE INDICATED ON DRAWING. INSTALL LOW PROFILE, HANDICAP ACCESSIBLE THRESHOLDS.



WINDOW ELEVATION

1/2" = 1' - 0"

NOTE: NEW WINDOWS TO BE CONSTRUCTED TO REPLICATE THE EXISTING. REPLACE IN KIND W/ MATCHING MATERIAL IN SPECIES, FINISH, CONSTRUCTION, AND DETAIL. ALL WINDOWS TO BE FABRICATED BASED OFF OF EXISTING ORIGINAL WINDOWS OR WINDOW TEMPLATES PREAPPROVED BY MNCPPC CONSTRUCTION MANAGER. ELEVATIONS ARE REPRESENTATIONAL AND NOT BE USED FOR PRODUCING SHOP DRAWINGS. SHOP DRAWINGS OF ALL NEW WINDOW DESIGNS TO BE SUBMITTED TO MNCPPC CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION. CONTRACTOR RESPONSIBLE FOR PROVIDING ACCURATE, FIELD-VERIFIED CUSTOM WEATHER-TIGHT WINDOWS THAT FIT THE EXISTING OPENINGS.



NORTH ELEVATION

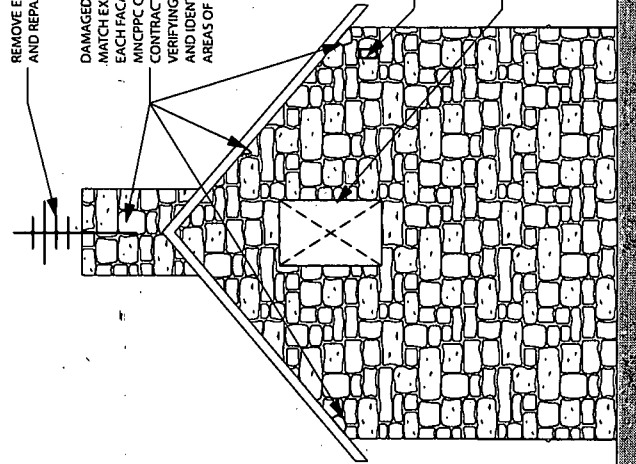
STONE DWELLING

REMOVE EXISTING ANTENNAE AND FASTENERS AND REPAIR STONE WORK AS NEEDED

DAMAGED STONEMWORK. REPOINT TO MATCH EXISTING. EXTENT OF REPAIR AT EACH FACADE TO BE COORDINATE WITH MNCPPC CONSTRUCTION MANAGER. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING EXTENT OF EXISTING DAMAGE AND IDENTIFYING ANY ADDITIONAL AREAS OF REPAIR. SEE GENERAL NOTES

REMOVE EXISTING METAL STRAP AND REPAIR AS NECESSARY. AREA OF REPAIR TO BE UNDETECTABLE TO WHATEVER EXTENT POSSIBLE

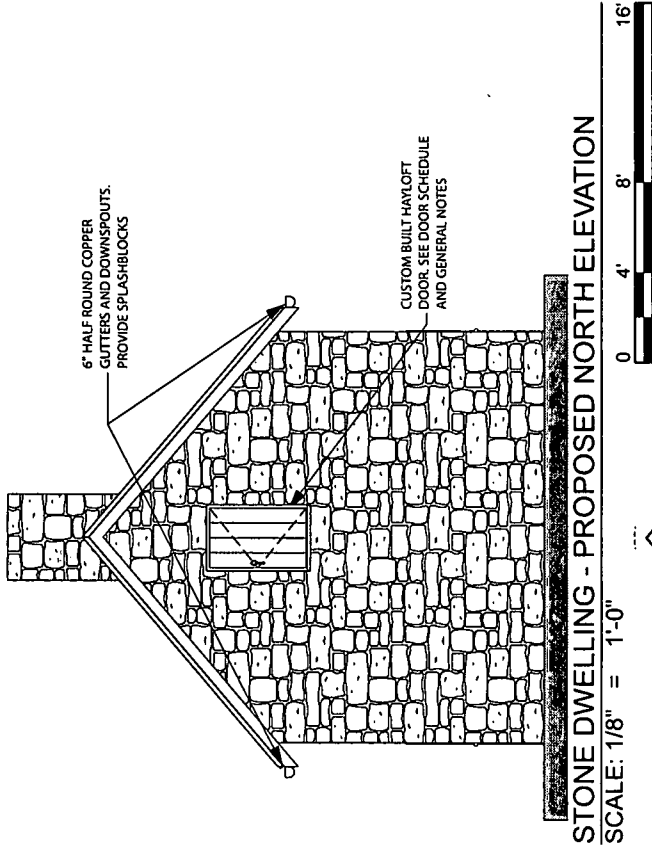
EXISTING HAY LOFT DOOR OPENING. REPLACE MISSING DOOR



STONE DWELLING - EXIST NORTH ELEVATION

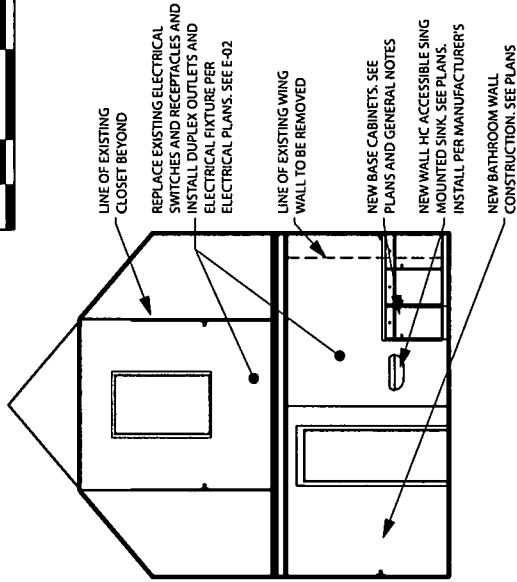
SCALE: 1/8" = 1'-0"





STONE DWELLING - PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



STONE DWELLING - PROPOSED NORTH INT ELEVATION

SCALE: 1/8" = 1'-0"

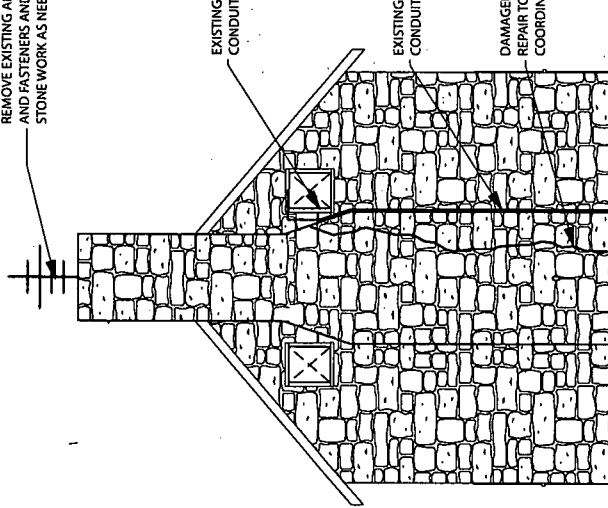


REMOVE EXISTING ANTENNAE
AND FASTENERS AND REPAIR
STONE WORK AS NEEDED

EXISTING ELECTRICAL
CONDUIT TO BE REMOVED

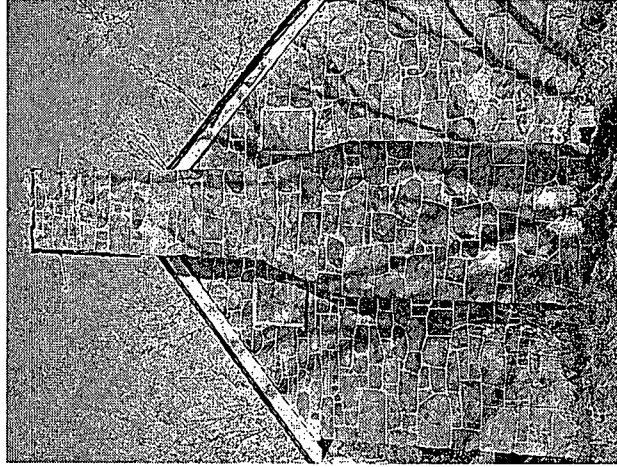
EXISTING ELECTRICAL
CONDUIT TO BE REMOVED

DAMAGED AND CRACKED STONEMWORK.
REPAIR TO MATCH EXISTING.
COORDINATE W/ ARCHITECT



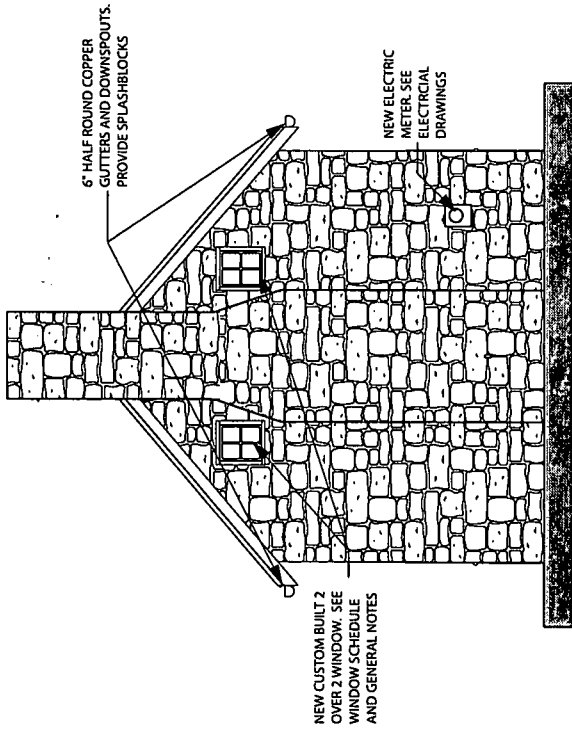
STONE DWELLING - EXIST SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



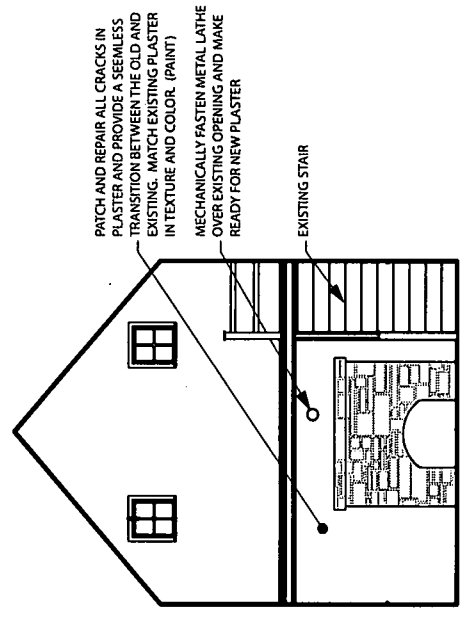
SOUTH ELEVATION

STONE DWELLING



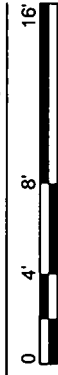
STONE DWELLING - PROPOSED SOUTH ELEVATION

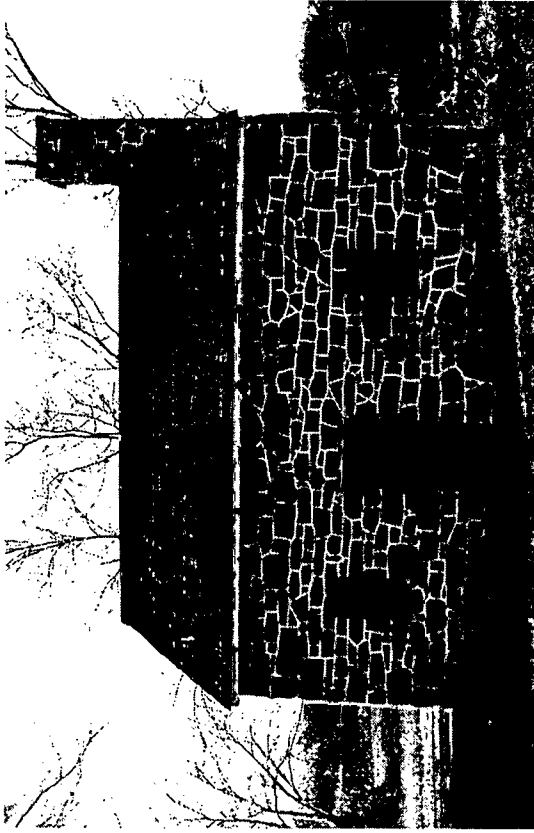
SCALE: 1/8" = 1'-0"



STONE DWELLING - PROPOSED SOUTH INT ELEVATION

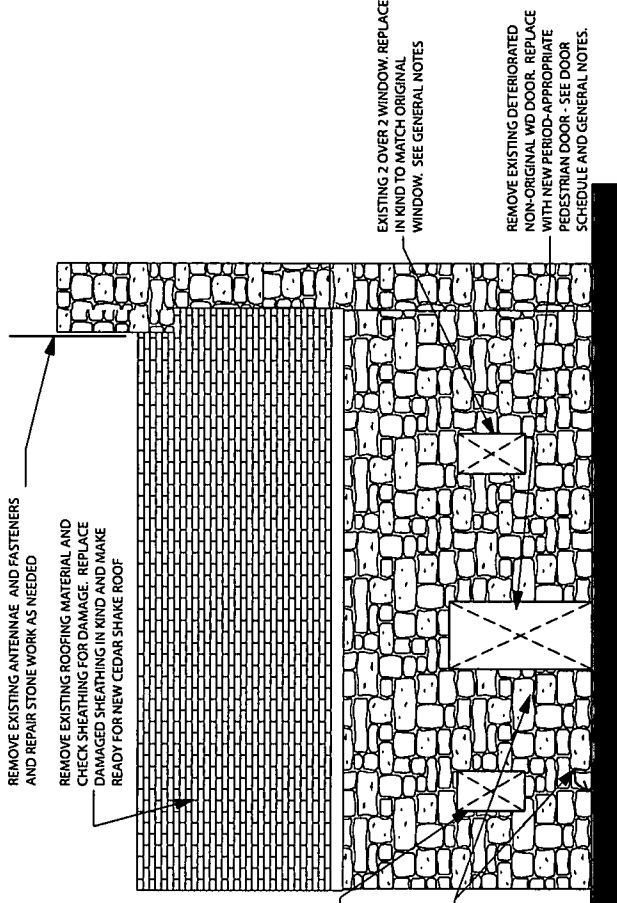
SCALE: 1/8" = 1'-0"





EAST ELEVATION

STONE DWELLING



EXISTING 2 OVER 2 WINDOW. REPLACE IN KIND TO MATCH ORIGINAL WINDOW. SEE GENERAL NOTES

DAMAGED STONEMWORK. REPOINT TO MATCH EXISTING. EXTENT OF REPAIR AT EACH FACADE TO BE COORDINATE WITH MNCPPC CONSTRUCTION MANAGER. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING EXTENT OF EXISTING DAMAGE AND IDENTIFYING ANY ADDITIONAL AREAS OF REPAIR. SEE GENERAL NOTES

STONE DWELLING - EXIST EAST ELEVATION

SCALE: 1/8" = 1'-0"



ARCHITECTS, P.C.

PLANNING
ARCHITECTURAL
INTERIORS

WOODSTOCK EQUESTRIAN PARK
MNCPPC - BUILDING RENOVATIONS

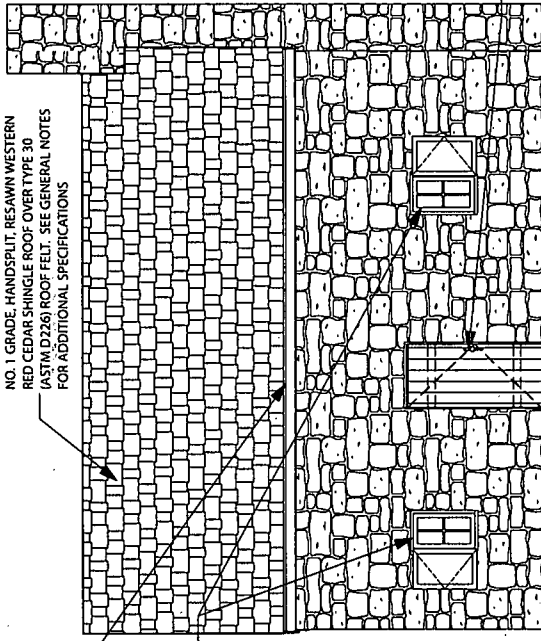
STONE DWELLING - EXISTING EAST ELEVATION
1/8" = 1'-0" P15 - HPC Nov, 2010

NO. 1 GRADE HANDSPLIT, RESAWN WESTERN RED CEDAR SHINGLE ROOF OVER TYPE 30 (ASTM D 226) ROOF FELT. SEE GENERAL NOTES FOR ADDITIONAL SPECIFICATIONS

6" HALF ROUND COPPER GUTTERS AND DOWNSPOUTS. PROVIDE SPLASHBLOCKS

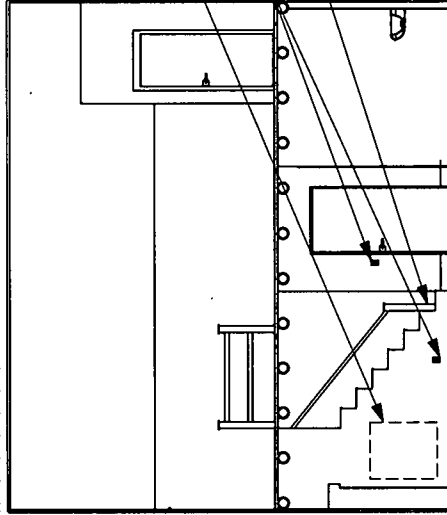
REPLACE EXISTING DETERIORATED AND BROKEN SINGLE-PANE WINDOW W/ NEW 4-PANE TRUE DIVIDED LITE WD CASEMENT WINDOWS W/ OPERABLE SHUTTER. SEE NOTE #10 AND WINDOW SCHEDULE.

REMOVE EXISTING DETERIORATED NON-ORIGINAL WD DOOR. REPLACE WITH NEW PERIOD-APPROPRIATE PEDESTRIAN DOOR - SEE DOOR SCHEDULE AND GENERAL NOTES.



STONE DWELLING - PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



LOCATION OF PROPOSED A/C UNIT - SEE ELECTRICAL DRAWINGS

REPLACE EXISTING ELECTRICAL SWITCHES AND RECEPTACLES PER ELECTRICAL PLANS ON E-02

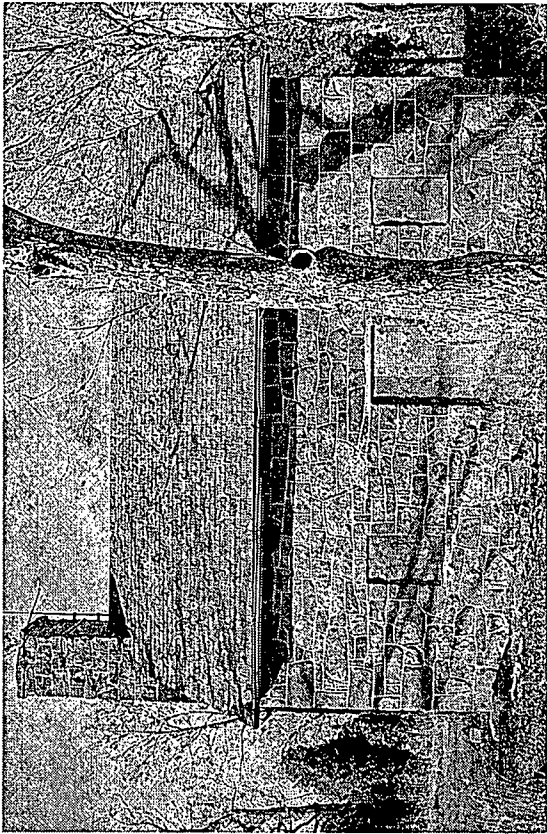
EXISTING STAIR

STONE DWELLING - PROPOSED EAST INT ELEVATION

SCALE: 1/8" = 1'-0"



82

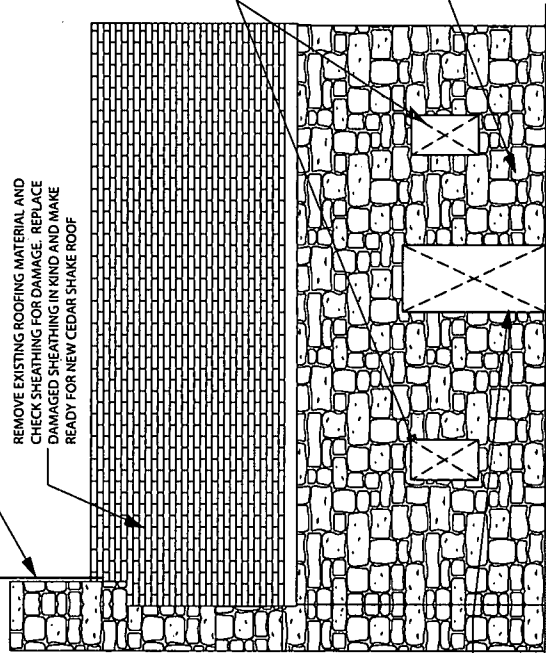


WEST ELEVATION

STONE DWELLING

REMOVE EXISTING ANTENNAE AND FASTENERS AND REPAIR STONE WORK AS NEEDED

REMOVE EXISTING ROOFING MATERIAL AND CHECK SHEATHING FOR DAMAGE. REPLACE DAMAGED SHEATHING IN KIND AND MAKE READY FOR NEW CEDAR SHAKE ROOF



EXISTING 2 OVER 2 WINDOW. REPLACE IN KIND TO MATCH ORIGINAL WINDOW. SEE GENERAL NOTES

DAMAGED STONEMWORK. REPOINT TO MATCH EXISTING. EXTENT OF REPAIR AT EACH FACADE TO BE COORDINATE WITH MNCPPC CONSTRUCTION MANAGER. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING EXTENT OF EXISTING DAMAGE AND IDENTIFYING ANY ADDITIONAL AREAS OF REPAIR. SEE GENERAL NOTES

REMOVE EXISTING DETERIORATED NON-ORIGINAL WD DOOR. REPLACE WITH NEW PERIOD-APPROPRIATE PEDESTRIAN DOOR. SEE DOOR SCHEDULE AND GENERAL NOTES.

STONE DWELLING - EXIST WEST ELEVATION

SCALE: 1/8" = 1'-0"

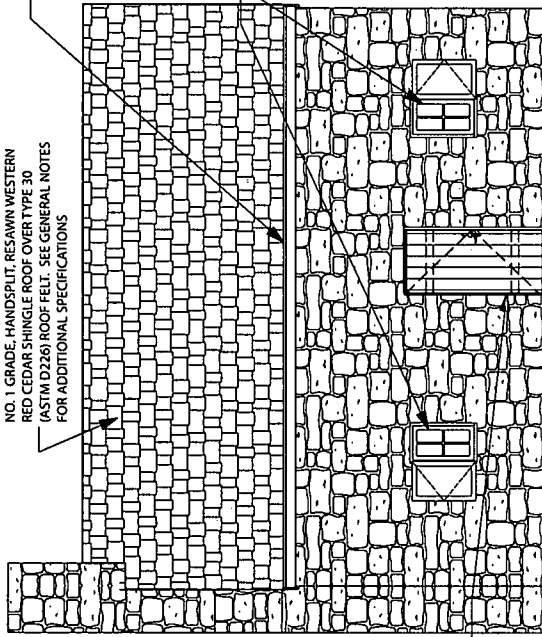


NO. 1 GRADE, HANDSPLIT, RESAWN WESTERN RED CEDAR SHINGLE ROOF OVER TYPE 30 (ASTM D2261) ROOF FELT. SEE GENERAL NOTES FOR ADDITIONAL SPECIFICATIONS

6" HALF ROUND COPPER GUTTERS AND DOWNSPOUTS. PROVIDE SPLASHBLOCKS

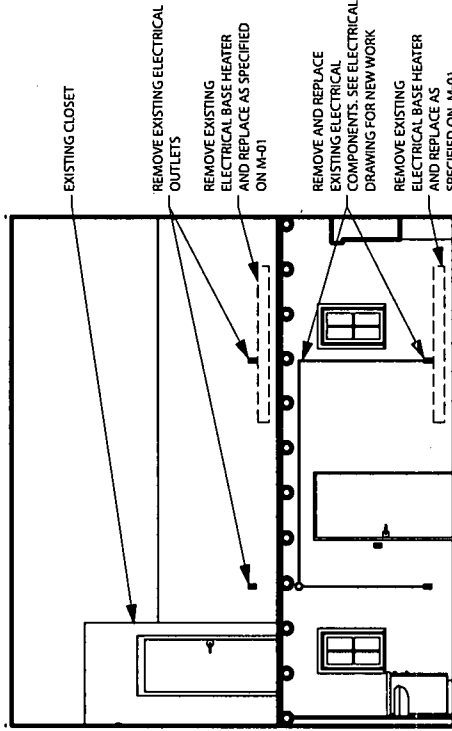
REMOVE EXISTING DETERIORATED NON-ORIGINAL WD DOOR. REPLACE WITH NEW PERIOD-APPROPRIATE PEDESTRIAN DOOR - SEE DOOR SCHEDULE AND GENERAL NOTES.

REPLACE EXISTING DETERIORATED AND BROKEN SINGLE-PANE WINDOW W/ NEW 4-PANE TRUE DIVIDED LITE WD CASEMENT WINDOWS W/ OPERABLE SHUTTER. SEE NOTE #10 AND WINDOW SCHEDULE.



STONE DWELLING - PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



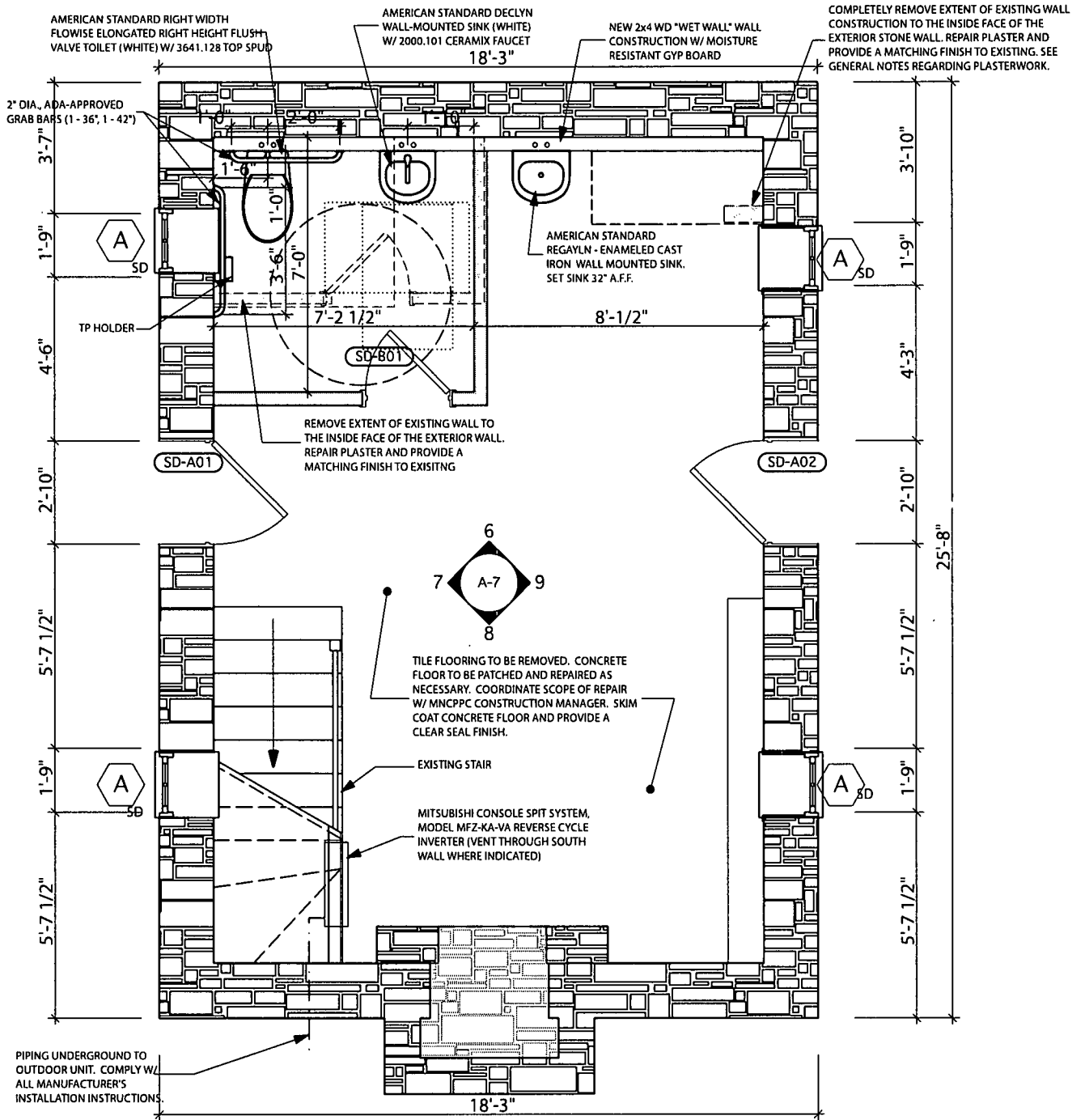
STONE DWELLING - PROPOSED WEST INT ELEVATION

SCALE: 1/8" = 1'-0"

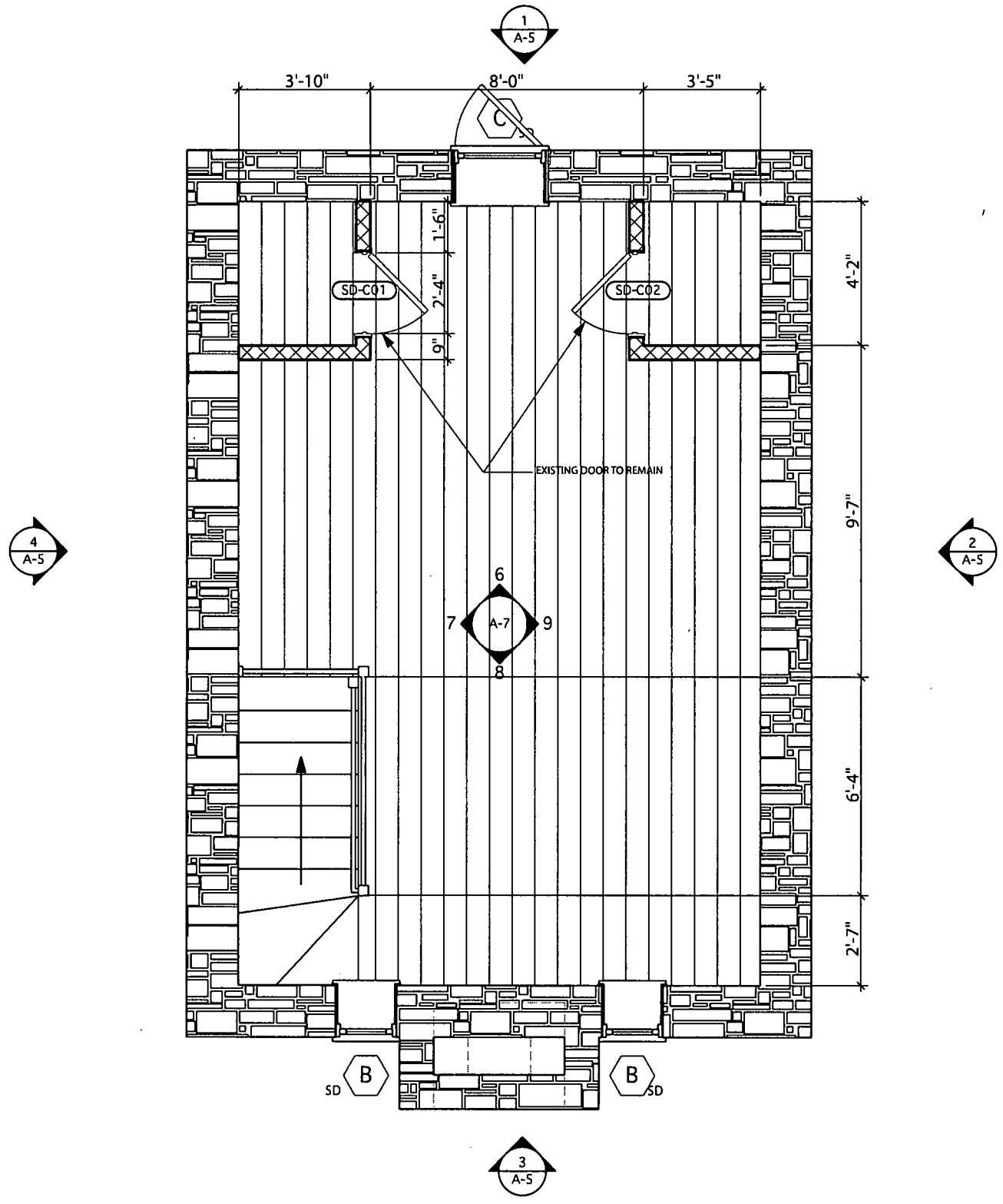


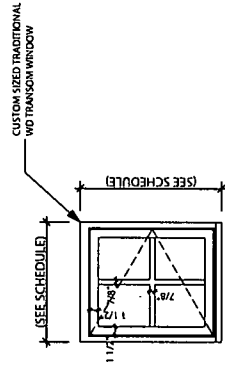
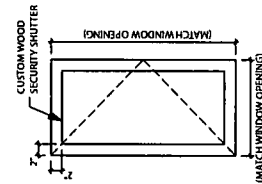
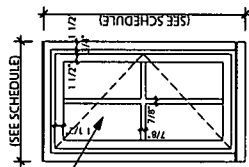
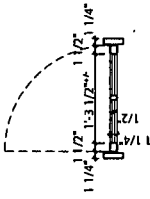
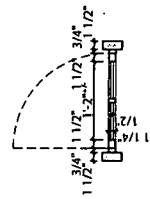
WOODSTOCK EQUESTRIAN PARK
MNCPPC - BUILDING RENOVATIONS

STONE DWELLING - FIRST FLOOR
1/4" = 1'-0"
P/S - HPC NOV, 2010



WOODSTOCK EQUESTRIAN PARK
MNCPPC - BUILDING RENOVATIONS





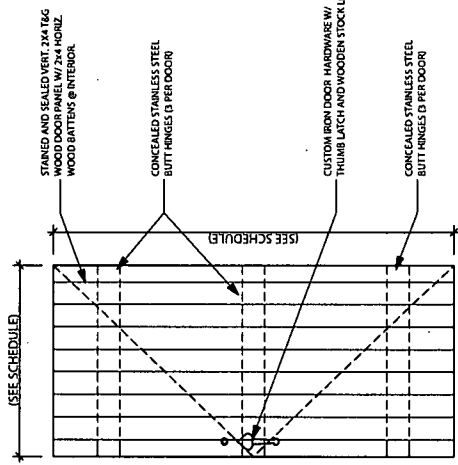
A

B

WINDOW ELEVATIONS

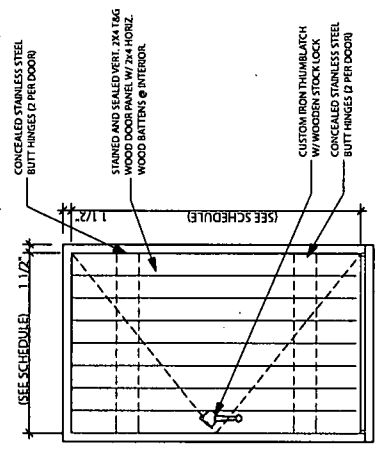
1/2" = 1'-0"

NOTE: NEW WINDOWS TO BE CONSTRUCTED TO REPLICATE THE EXISTING. REPLACE IN KIND W/ MATCHING MATERIAL IN SPECIES, FINISH, CONSTRUCTION, AND DETAIL. ALL WINDOWS TO BE FABRICATED BASED OFF OF EXISTING ORIGINAL WINDOWS OR WINDOW TEMPLATES PREAPPROVED BY MNCPPC CONSTRUCTION MANAGER. ELEVATIONS REPRESENTATIONAL AND NOT TO BE USED FOR PRODUCING SHOP DRAWINGS. SHOP DRAWINGS OF ALL NEW WINDOW DESIGNS TO BE SUBMITTED TO MNCPPC CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION. CONTRACTOR RESPONSIBLE FOR PROVIDING ACCURATE, FIELD-VERIFIED CUSTOM WEATHER-TIGHT WINDOWS THAT FIT THE EXISTING OPENINGS.



C

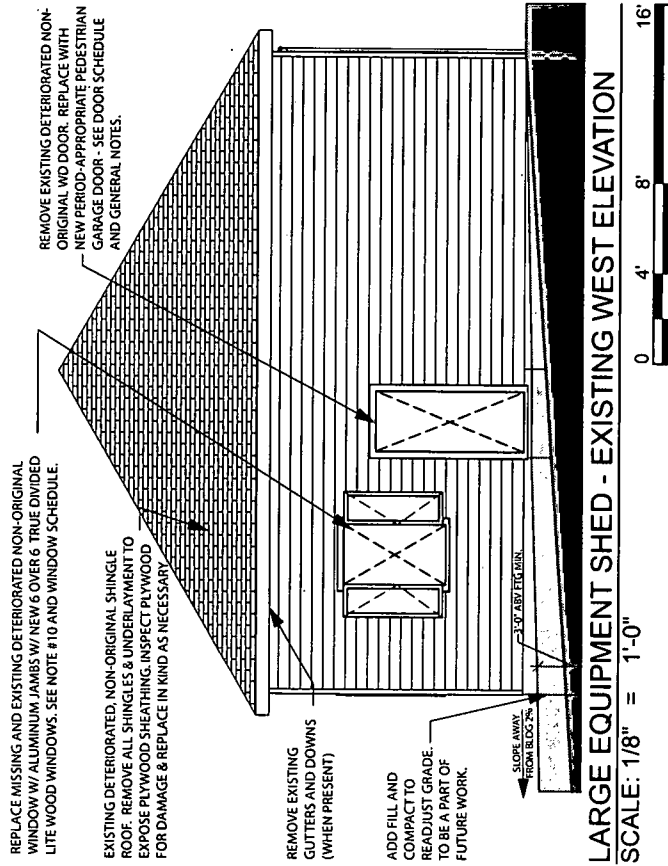
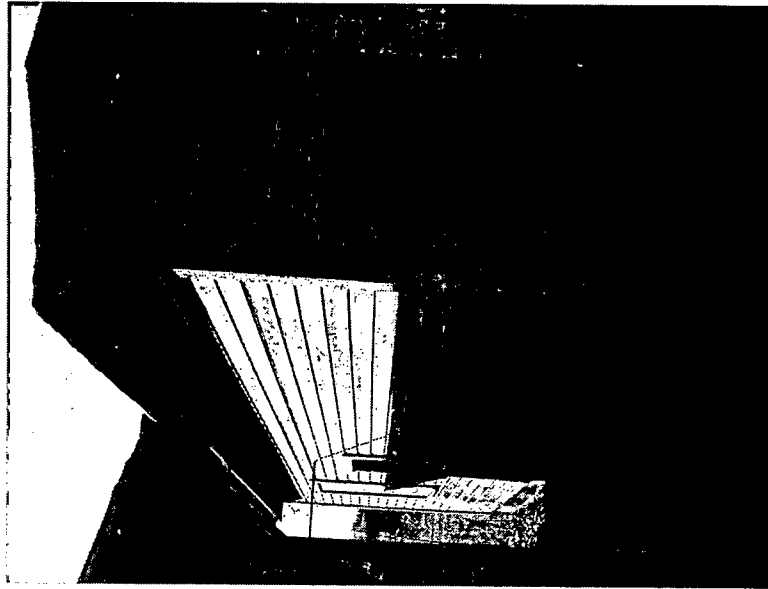
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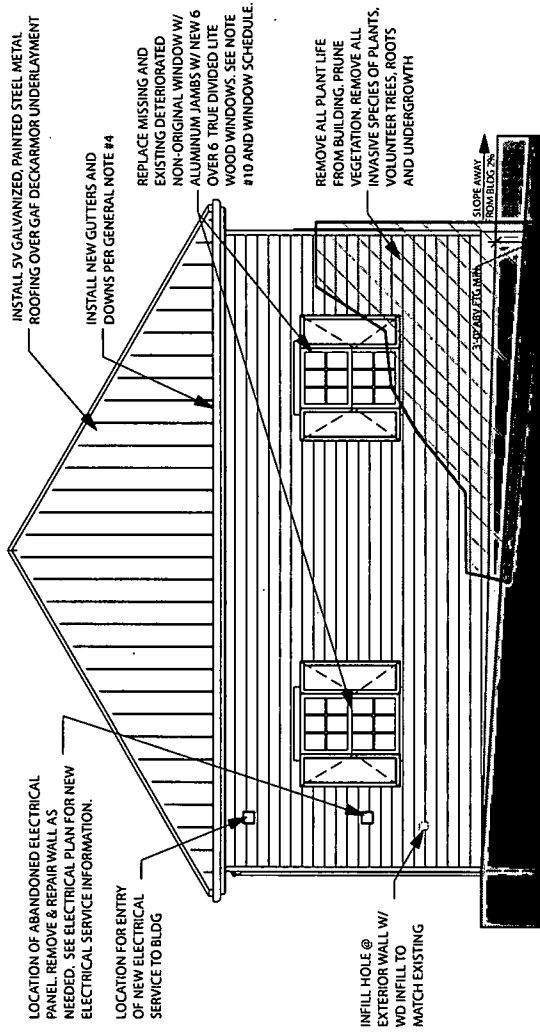


DOOR ELEVATIONS

1/2" = 1'-0"

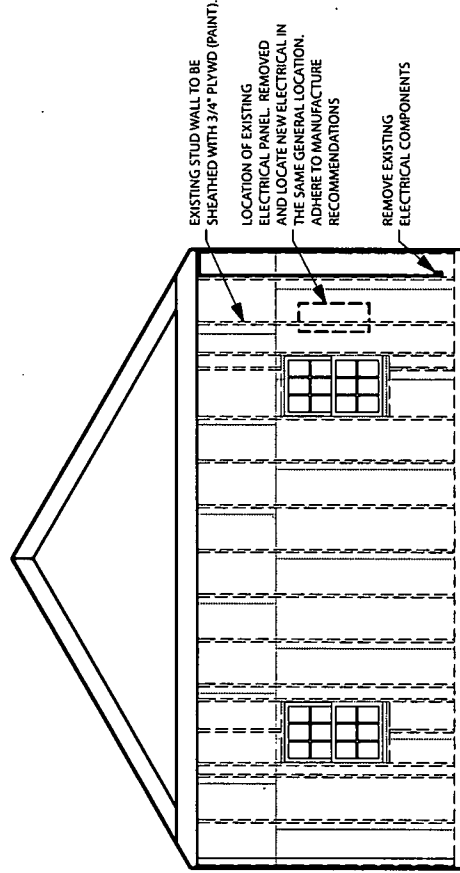
NOTE: NEW DOORS TO BE CONSTRUCTED TO REPLICATE EXISTING. WHERE DOORS DO NOT EXIST, ELEVATIONS PROVIDED SHALL BE USED TO REPLICATE EXISTING. REPLACE IN KIND W/ MATCHING MATERIAL IN SPECIES, FINISH, CONSTRUCTION, AND DETAIL. ALL DOORS TO BE FABRICATED BASED OFF OF EXISTING ORIGINAL DOORS OR DOOR TEMPLATES PREAPPROVED BY MNCPPC CONSTRUCTION MANAGER. ELEVATIONS ARE REPRESENTATIONAL AND NOT TO BE USED FOR PRODUCING SHOP DRAWINGS. SHOP DRAWINGS OF ALL NEW DOOR DESIGNS TO BE SUBMITTED TO MNCPPC CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR PROVIDING ACCURATE, FIELD-VERIFIED CUSTOM DOORS THAT FIT THE EXISTING OPENINGS. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS AND WHERE INDICATED ON DRAWING. INSTALL LOW PROFILE, HANDICAP ACCESSIBLE THRESHOLDS.





LARGE EQUIPMENT SHED - PROPOSED WEST ELEVATION

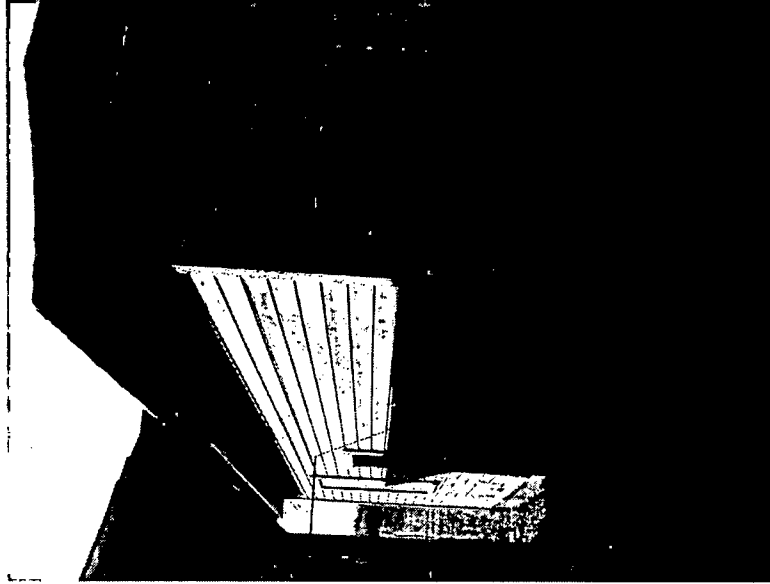
SCALE: 1/8" = 1'-0"



LARGE EQUIPMENT SHED - PROPOSED WEST INTERIOR ELEVATION

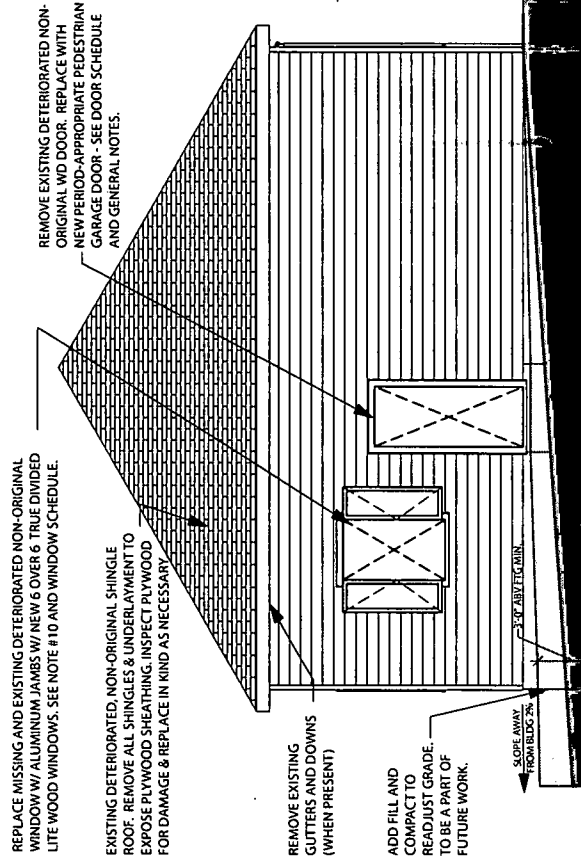
SCALE: 1/8" = 1'-0"





EAST ELEVATION

LARGE EQUIPMENT SHED



LARGE EQUIPMENT SHED - EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



REPLACE MISSING AND EXISTING DETERIORATED NON-ORIGINAL WINDOW W/ ALUMINUM JAMBS W/ NEW 6 OVER 6 TRUE DIVIDED LITE WOOD WINDOWS. SEE NOTE #10 AND WINDOW SCHEDULE.

INSTALL 5/8 GALVANIZED, PAINTED STEEL METAL ROOFING OVER GAF DECKARMOR UNDERLAYMENT

INSTALL NEW GUTTERS AND DOWNS PER GENERAL NOTE #4

ADD FILL AND COMPACT TO READJUST GRADE TO BE A PART OF FUTURE WORK.

3" SLOPE AWAY FROM BLDG 2%

REMOVE EXISTING DETERIORATED NON-ORIGINAL W/D DOOR. REPLACE WITH NEW PERIOD-APPROPRIATE PEDESTRIAN GARAGE DOOR - SEE DOOR SCHEDULE AND GENERAL NOTES.

LARGE EQUIPMENT SHED - PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



ADD 2x6 COLLAR TIES TO EXIST RAFTERS @ 24" OC - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INSTRUCTIONS

EXIST 2x6 RAFTER @ 24" OC

EXIST 2x10 @ 24" OC

NEW PERIOD-APPROPRIATE W/D PEDESTRIAN GARAGE DOOR - SEE DOOR SCHEDULE

REMOVE EXISTING WALL FINISH AND SHEATH EXISTING STUD WALL WITH 3/4" PLY W/D (PAINT). INSTALL BATT INSULATION AS INDICATED ON PLANS

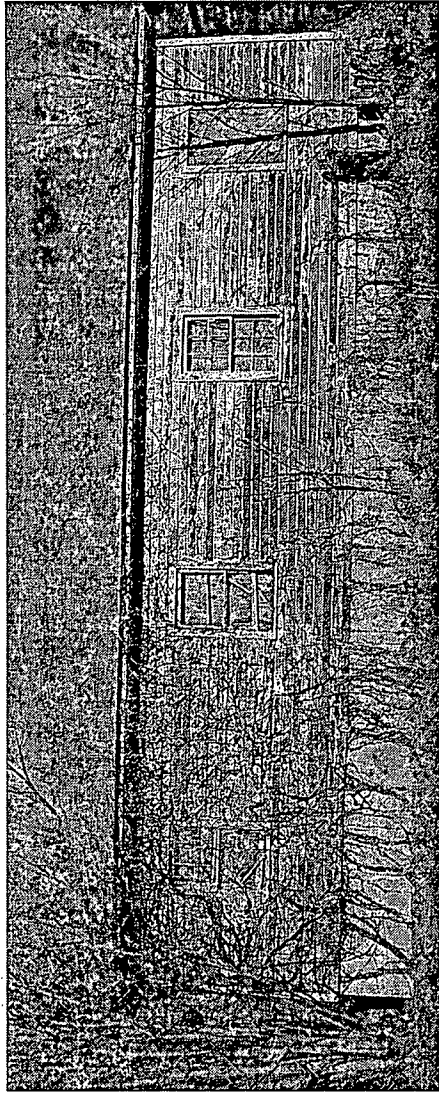
REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING BRACING AND ANCHORING

LARGE EQUIPMENT SHED - PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING FOOTING/TURNED DOWN SLAB

10
D-1



SOUTH ELEVATION

LARGE EQUIPMENT SHED

REPLACE MISSING AND EXISTING DETERIORATED
NON-ORIGINAL WINDOW W/ ALUMINUM JAMBS W/
NEW 6 OVER 6 TRUE DIVIDED LITE WOOD WINDOWS.
SEE NOTE #10 AND WINDOW SCHEDULE.

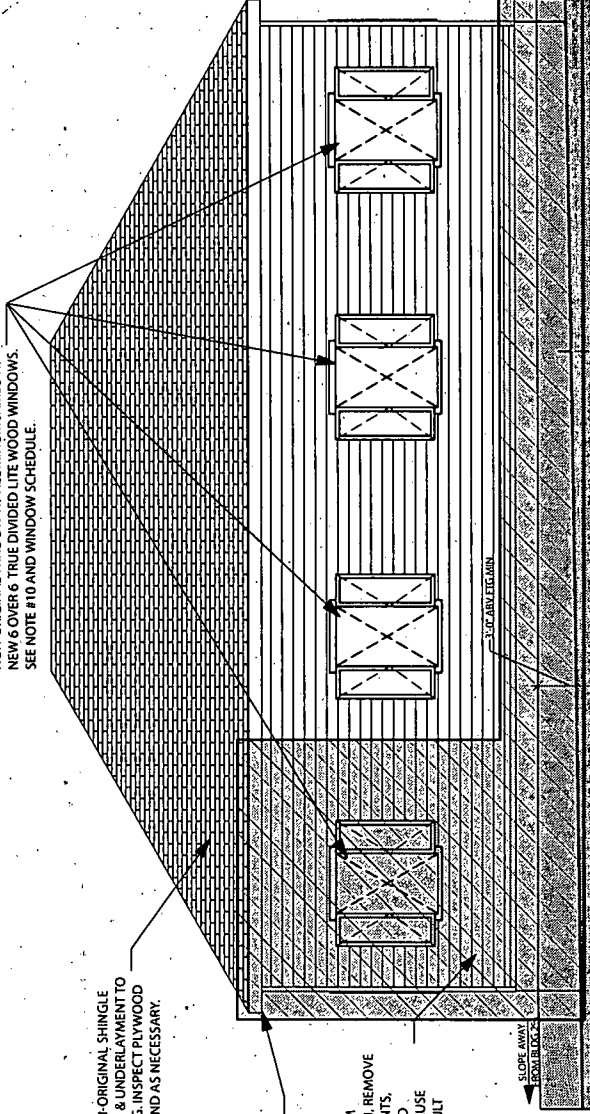
EXISTING DETERIORATED, NON-ORIGINAL SHINGLE
ROOF. REMOVE ALL SHINGLES & UNDERLAYMENT TO
EXPOSE PLYWOOD SHEATHING. INSPECT PLYWOOD
FOR DAMAGE & REPLACE IN KIND AS NECESSARY.

REMOVE EXISTING
DETERIORATED
GUTTERS AND DOWNS
(WHEN PRESENT)

REMOVE ALL PLANT LIFE FROM
BUILDING. PRUNE VEGETATION. REMOVE
ALL INVASIVE SPECIES OF PLANTS,
VOLUNTEER TREES, ROOTS AND
UNDERGROWTH THAT MAY CAUSE
DAMAGE TO BUILDING. CONSULT
ARCHITECT AND PARK
HORTICULTURALIST

3/4" ASP. TEG. ANN.

SLOPE AWAY
FROM BLDG.



LARGE EQUIPMENT SHED - EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



ARCHITECTS, P.C.

BLACKBURN

PLANNING
ARCHITECTURE
INTERIORS

WOODSTOCK EQUESTRIAN PARK

MNCPPC - BUILDING RENOVATIONS

LARGE EQUIPMENT SHED - EXISTING SOUTH ELEVATION

1/8" = 1'-0" Pfs - HPC Nov, 2010

REPLACE MISSING AND EXISTING DETERIORATED
NON-ORIGINAL WINDOW W/ ALUMINUM JAMBS W/
NEW 6 OVER 6 TRUE DIVIDED LITE WOOD WINDOWS.
SEE NOTE #10 AND WINDOW SCHEDULE.

INSTALL 5V GALVANIZED, PAINTED STEEL METAL
ROOFING OVER GAF DECKARMOR UNDERLAYMENT

INSTALL NEW GUTTERS AND
DOWNS PER GENERAL NOTE #4

REMOVE ALL PLANT LIFE FROM
BUILDING. PRUNE VEGETATION. REMOVE
ALL INVASIVE SPECIES OF PLANTS,
VOLUNTEER TREES, ROOTS AND
UNDERGROWTH THAT MAY CAUSE
DAMAGE TO BUILDING. CONSULT
ARCHITECT AND PARK
HORTICULTURALIST.

← SLOPE AWAY
FROM BUILDING

3'-2" ABOVE GROUND

LARGE EQUIPMENT SHED - PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING STUD WALL TO BE
SHEATHED WITH 3/4" PLYWD
(PAINT).

WELL ROOM
EQUIPMENT. SEE
MEP DRAWINGS

LARGE EQUIPMENT SHED - PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



ARCHITECTS, P.C.

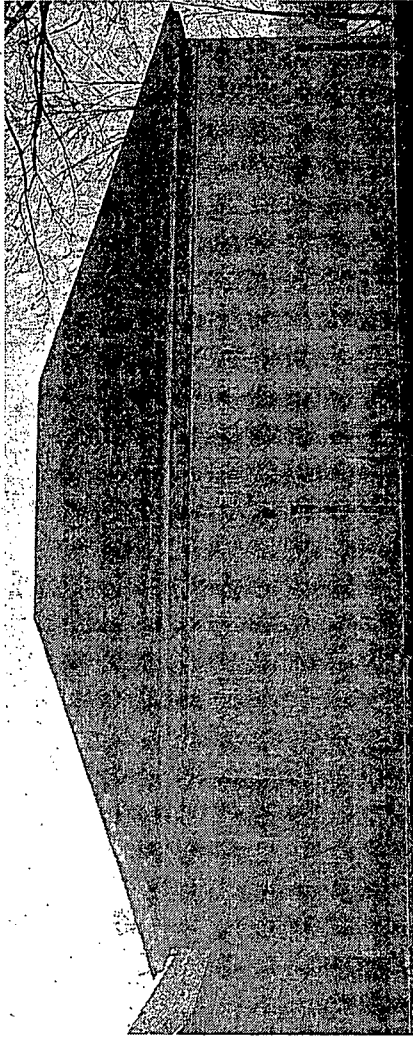
BLACKBURN

WOODSTOCK EQUESTRIAN PARK

MNCPPC - BUILDING RENOVATIONS

**LARGE EQUIPMENT SHED - PROPOSED SOUTH
ELEVATION**

1/8" = 1'-0" Prs. - HPC Nov, 2010



NORTH ELEVATION

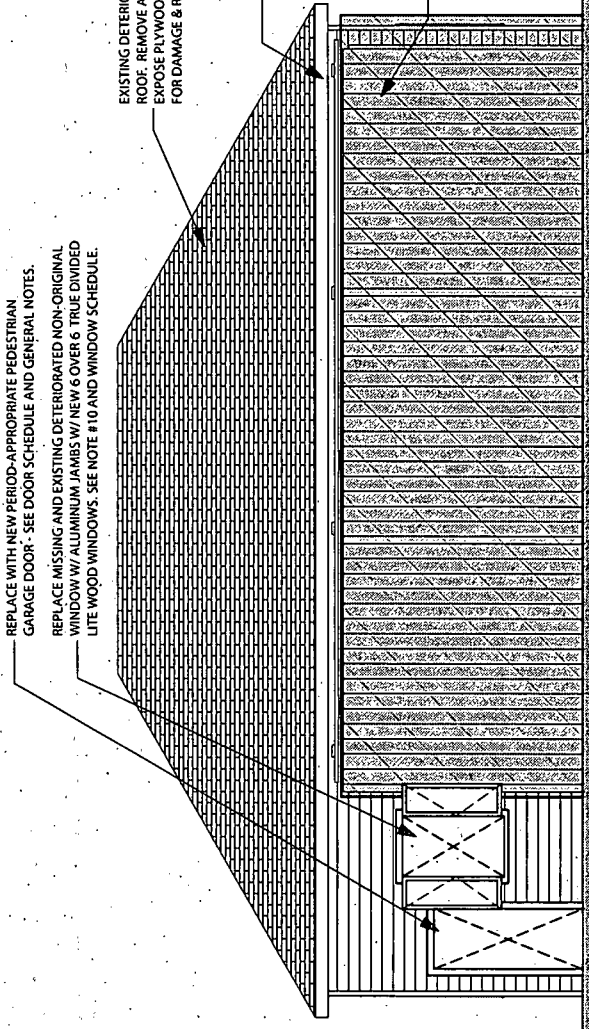
LARGE EQUIPMENT SHED

REMOVE EXISTING DETERIORATED NON-ORIGINAL WD DOOR.
 REPLACE WITH NEW PERIOD-APPROPRIATE PEDESTRIAN
 GARAGE DOOR. SEE DOOR SCHEDULE AND GENERAL NOTES.
 REPLACE MISSING AND EXISTING DETERIORATED NON-ORIGINAL
 WINDOW W/ ALUMINUM JAMBS W/ NEW 6 OVER 6 TRUE DIVIDED
 LITE WOOD WINDOWS. SEE NOTE #10 AND WINDOW SCHEDULE.

EXISTING DETERIORATED, NON-ORIGINAL SHINGLE
 ROOF. REMOVE ALL SHINGLES & UNDERLAYMENT TO
 EXPOSE PLYWOOD SHEATHING. INSPECT PLYWOOD
 FOR DAMAGE & REPLACE IN KIND AS NECESSARY.

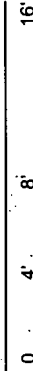
REMOVE EXISTING GUTTERS
 AND DOWNS (WHEN PRESENT)

REMOVE EXISTING DETERIORATED WD
 DOORS AND HARDWARE AND
 REPLACE WITH NEW PERIOD-
 APPROPRIATE SLIDING DOORS AND
 HARDWARE. INSTALL (3) VERT. T&G
 PLANK DOORS (24" WD STIFFENERS @
 INSIDE). PROVIDE CUSTOM LENGTH
 WALL-MOUNTED IRON TRIPLE ROLLER
 TRACK. REFER TO DOOR SCHEDULE
 FOR DETAILS.



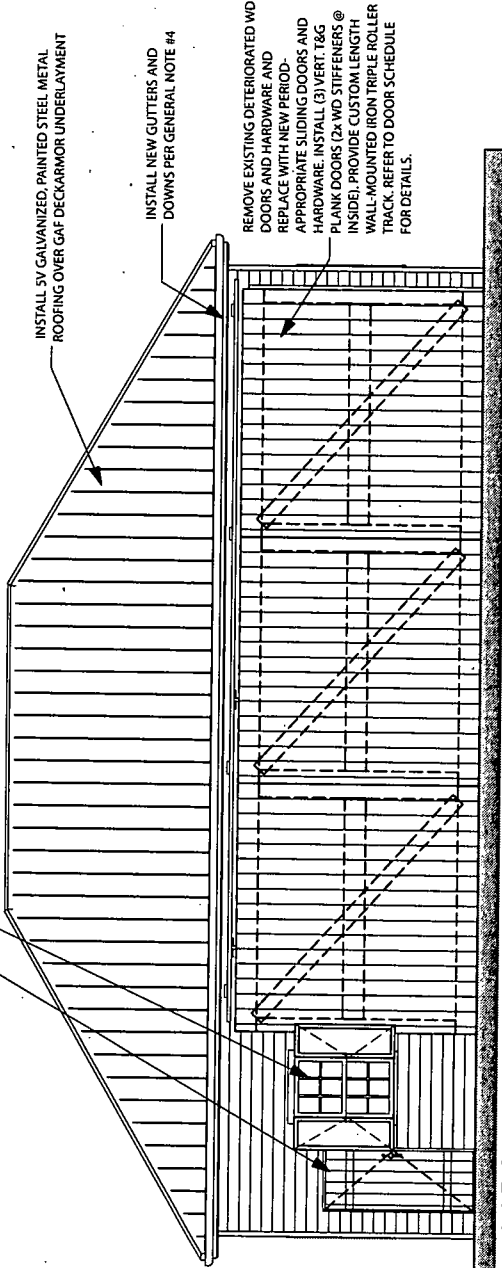
LARGE EQUIPMENT SHED - EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



REMOVE EXISTING DETERIORATED NON-ORIGINAL WD DOOR. REPLACE WITH NEW PERIOD-APPROPRIATE PEDESTRIAN GARAGE DOOR - SEE DOOR SCHEDULE AND GENERAL NOTES.

REPLACE MISSING AND EXISTING DETERIORATED NON-ORIGINAL WINDOW W/ ALUMINUM JAMBS W/ NEW 6 OVER 6 TRILE DIVIDED LITE WOOD WINDOWS. SEE NOTE #10 AND WINDOW SCHEDULE.



LARGE EQUIPMENT SHED - PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

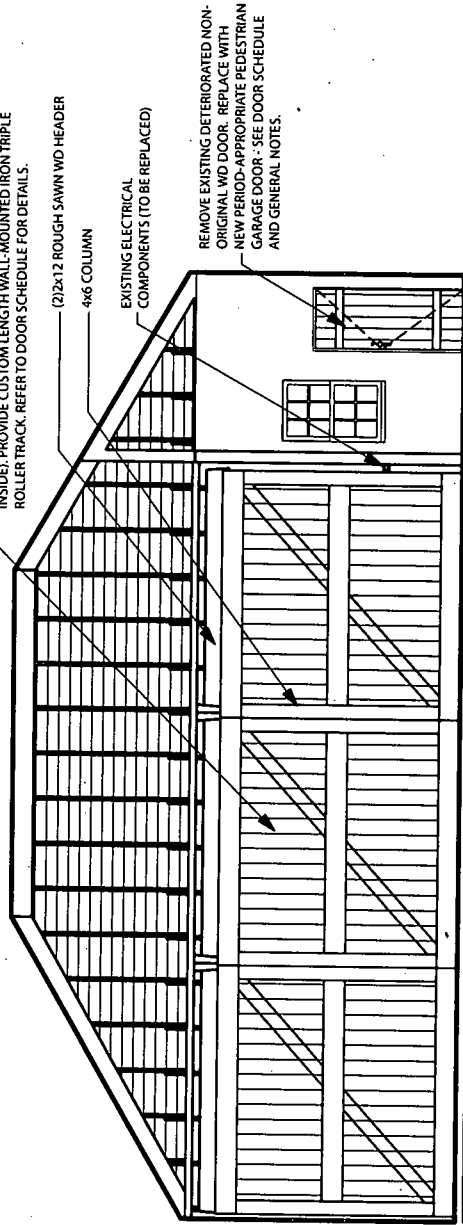
INSTALL 5V GALVANIZED, PAINTED STEEL METAL ROOFING OVER GAF DECKARMOR UNDERLAYMENT

INSTALL NEW GUTTERS AND DOWNS PER GENERAL NOTE #4

REMOVE EXISTING DETERIORATED WD DOORS AND HARDWARE AND REPLACE WITH NEW PERIOD-APPROPRIATE SLIDING DOORS AND HARDWARE. INSTALL (3) VERT. T&G PLANK DOORS (2x WD STIFFENERS @ INSIDE). PROVIDE CUSTOM LENGTH WALL-MOUNTED IRON TRIPLE ROLLER TRACK. REFER TO DOOR SCHEDULE FOR DETAILS.

0 4' 8' 16'

REMOVE EXISTING DETERIORATED WD DOORS AND HARDWARE AND REPLACE WITH NEW PERIOD-APPROPRIATE SLIDING DOORS AND HARDWARE. INSTALL (3) VERT. T&G PLANK DOORS (2x WD STIFFENERS @ INSIDE). PROVIDE CUSTOM LENGTH WALL-MOUNTED IRON TRIPLE ROLLER TRACK. REFER TO DOOR SCHEDULE FOR DETAILS.



LARGE EQUIPMENT SHED - PROPOSED NORTH INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

REMOVE EXISTING DETERIORATED NON-ORIGINAL WD DOOR. REPLACE WITH NEW PERIOD-APPROPRIATE PEDESTRIAN GARAGE DOOR - SEE DOOR SCHEDULE AND GENERAL NOTES.

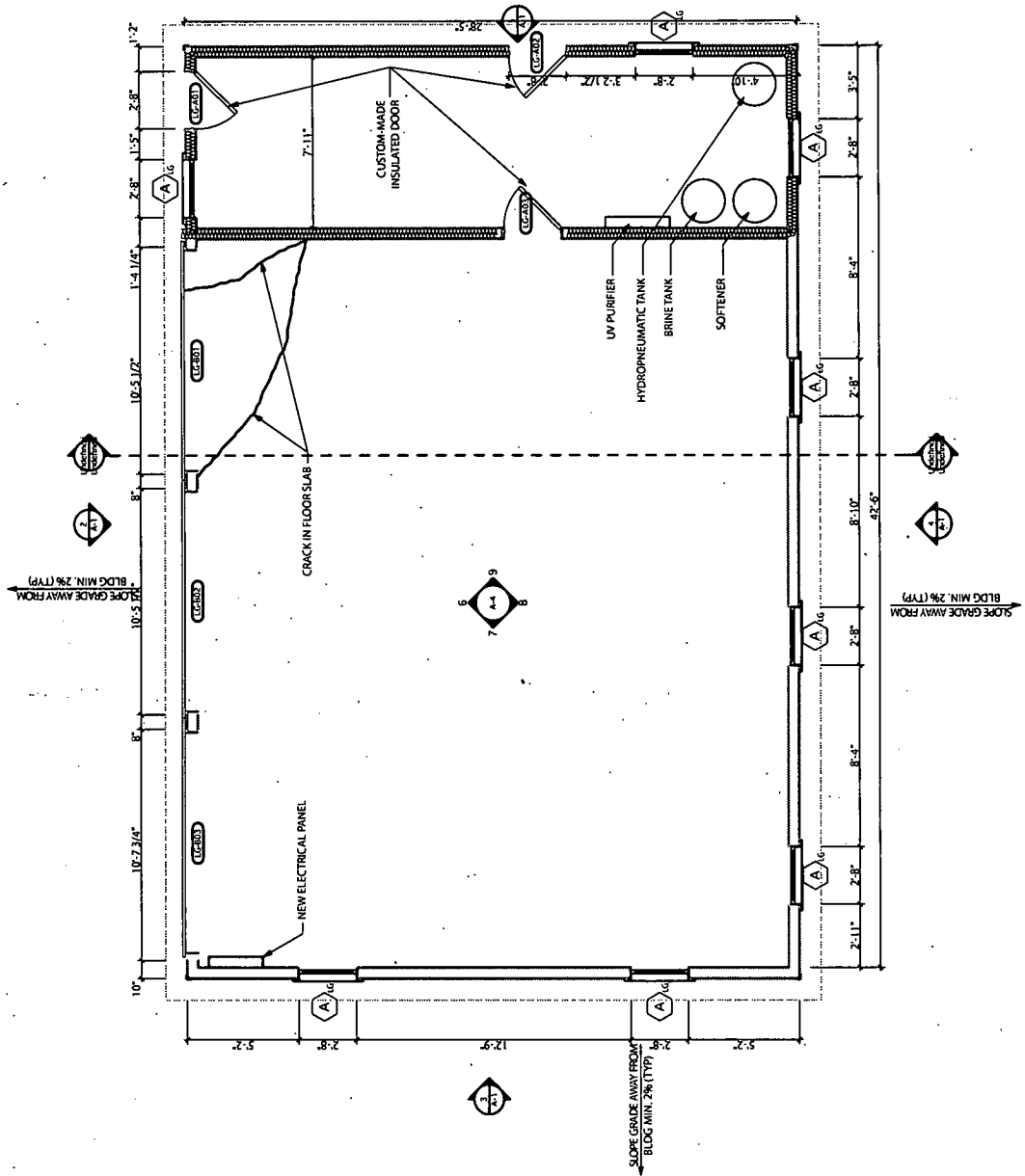
(2)2x12 ROUGH SAWN WD HEADER

4x6 COLUMN

EXISTING ELECTRICAL COMPONENTS (TO BE REPLACED)

0 4' 8' 16'



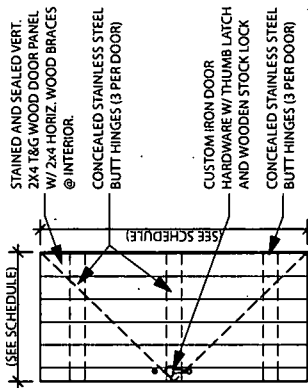
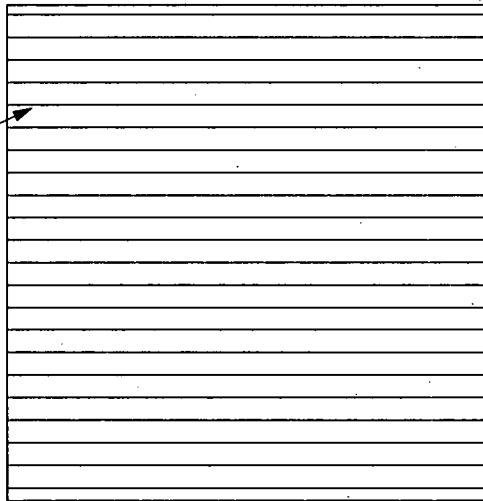


LARGE EQUIPMENT SHED FLOOR PLAN
 SCALE: 1/8" = 1'-0"



42

REMOVE EXISTING DETERIORATED WD DOORS AND HARDWARE AND REPLACE WITH NEW PERIOD-APPROPRIATE SLIDING DOORS AND HARDWARE. INSTALL (3) VERT. T&G PLANK DOORS (2x WD STIFFENERS @ INSIDE). PROVIDE CUSTOM LENGTH WALL-MOUNTED IRON TRIPLE ROLLER TRACK. REFER TO DOOR SCHEDULE FOR DETAILS.



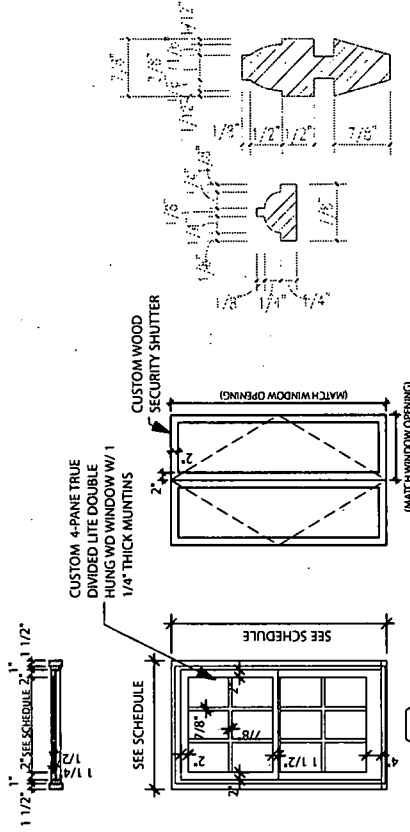
(A)

(B)

DOOR ELEVATIONS

1/4" = 1'-0"

NOTE: NEW DOORS TO BE CONSTRUCTED TO REPLICATE EXISTING. WHERE DOORS DO NOT EXIST, ELEVATIONS PROVIDED SHALL BE USED TO ILLUSTRATE THE GENERAL APPEARANCE AND PROPORTION OF WHAT IS BELIEVED TO BE THE ORIGINAL DOORS INSTALLED WHEN THE BUILDING WAS CONSTRUCTED. REPLACE IN KIND W/ MATCHING MATERIAL IN SPECIES, FINISH, CONSTRUCTION, AND DETAIL. ALL DOORS TO BE FABRICATED BASED OFF OF EXISTING ORIGINAL DOORS OR DOOR TEMPLATES PREAPPROVED BY MNCPPC CONSTRUCTION MANAGER. ELEVATIONS ARE REPRESENTATIONAL AND NOT BE USED FOR PRODUCING SHOP DRAWINGS. SHOP DRAWINGS OF ALL NEW DOORS DESIGNS TO BE SUBMITTED TO MNCPPC CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION. CONTRACTOR RESPONSIBLE FOR PROVIDING ACCURATE, FIELD-VERIFIED CUSTOM DOORS THAT FIT THE EXISTING OPENINGS. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS AND WHERE INDICATED ON DRAWING. INSTALL LOW PROFILE, HANDICAP ACCESSIBLE THRESHOLDS.



(A)

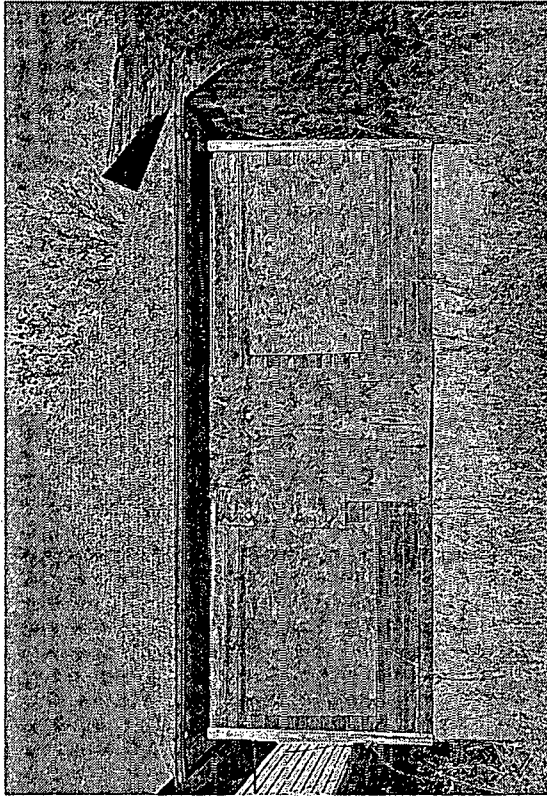
MUNTIN DETAIL (TYP)

WINDOW ELEVATION

1/4" = 1'-0"

NOTE: NEW WINDOWS TO BE CONSTRUCTED TO REPLICATE THE EXISTING. REPLACE IN KIND W/ MATCHING MATERIAL IN SPECIES, FINISH, CONSTRUCTION, AND DETAIL. ALL WINDOWS TO BE FABRICATED BASED OFF OF EXISTING ORIGINAL WINDOWS OR WINDOW TEMPLATES PREAPPROVED BY MNCPPC CONSTRUCTION MANAGER. ELEVATIONS ARE REPRESENTATIONAL AND NOT BE USED FOR PRODUCING SHOP DRAWINGS. SHOP DRAWINGS OF ALL NEW WINDOW DESIGNS TO BE SUBMITTED TO MNCPPC CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION. CONTRACTOR RESPONSIBLE FOR PROVIDING ACCURATE, FIELD-VERIFIED CUSTOM WEATHER-TIGHT WINDOWS THAT FIT THE EXISTING OPENINGS.

43

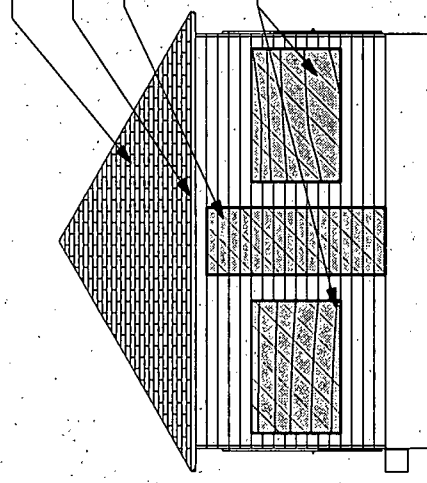


SOUTH ELEVATION

OUTBUILDING

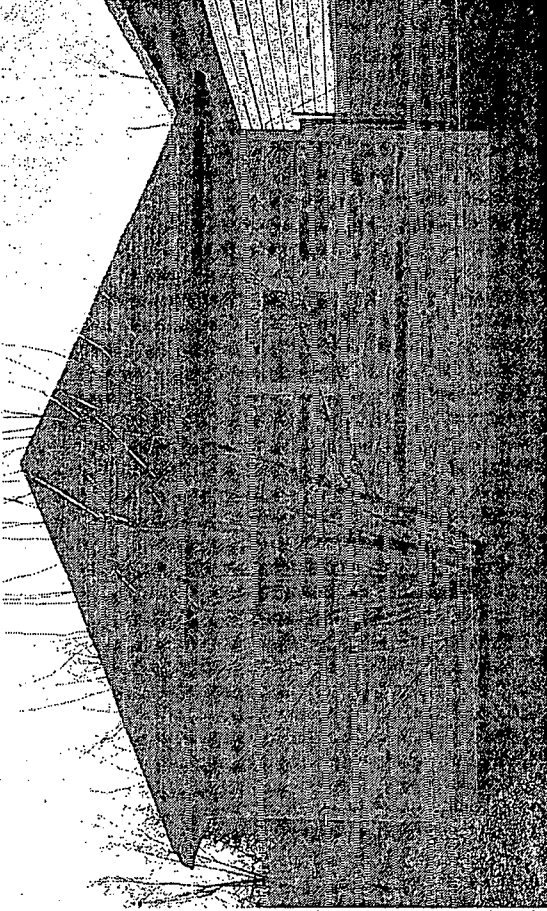
EXISTING DETERIORATED, NON-ORIGINAL SHINGLE ROOF. REMOVE ALL SHINGLES & UNDERLAYMENT TO EXPOSE PLYWOOD SHEATHING. INSPECT PLYWOOD FOR DAMAGE & REPLACE IN KIND AS NECESSARY.
 REMOVE EXISTING GUTTERS AND DOWNS (WHEN PRESENT)
 REMOVE PLYWD AND INFILL WALL AS NEEDED WITH WD INFILL TO MATCH EXISTING SIDING.

REMOVE PLYWD AND INFILL WALL AS NEEDED WITH WD INFILL TO MATCH EXISTING SIDING. COORDINATE WITH NEW WINDOW INSTALLATION



OUTBUILDING - EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

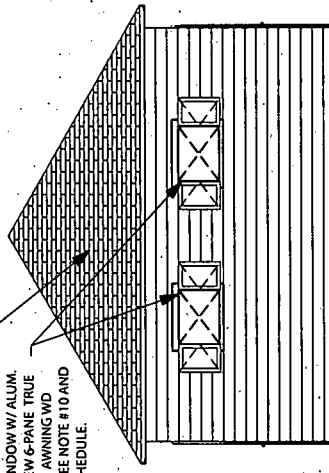


NORTH ELEVATION

OUTBUILDING

REPLACE MISSING AND EXISTING DETERIORATED NON-ORIGINAL WINDOW W/ ALUM. JAMBS W/ NEW 6-PANE TRUE DIVIDED LITE AWNING WD WINDOWS. SEE NOTE #10 AND WINDOW SCHEDULE.

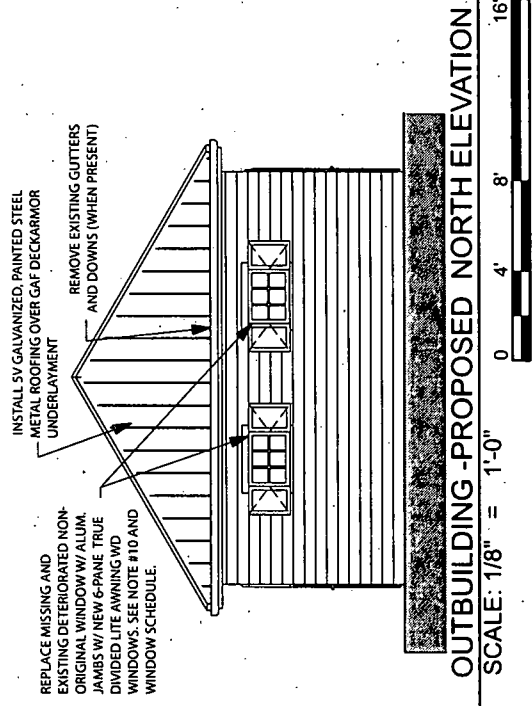
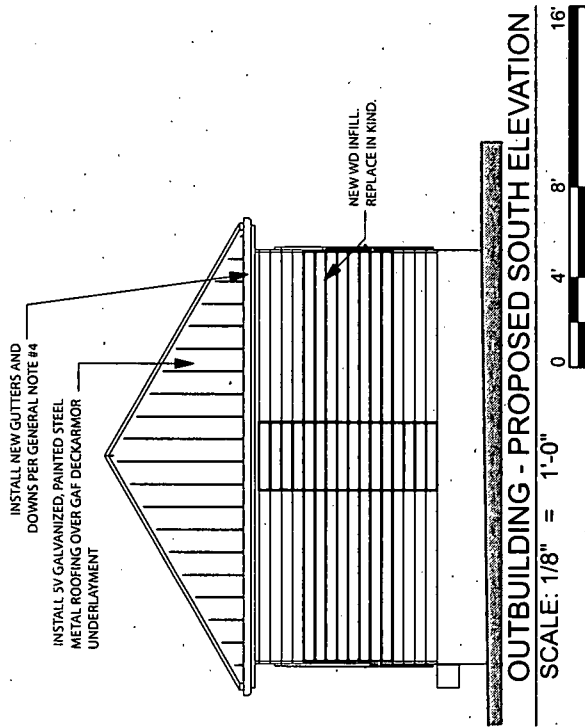
EXISTING DETERIORATED, NON-ORIGINAL SHINGLE ROOF. REMOVE ALL SHINGLES & UNDERLAYMENT TO EXPOSE PLYWOOD SHEATHING. INSPECT PLYWOOD FOR DAMAGE & REPLACE IN KIND AS NECESSARY.

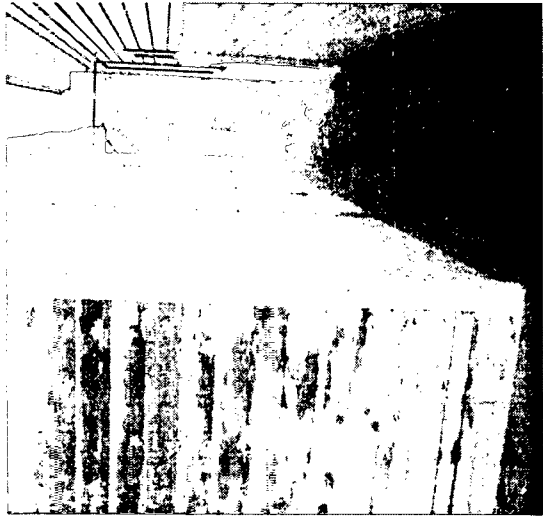


OUTBUILDING - EXISTING NORTH ELEVATION

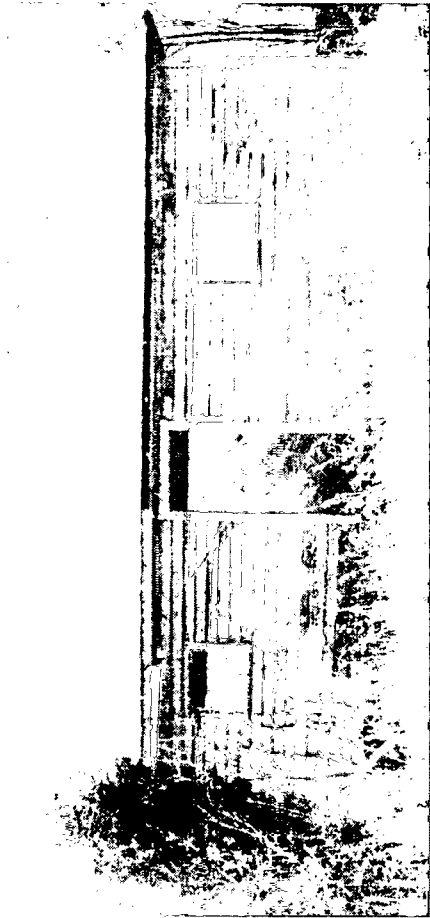
SCALE: 1/8" = 1'-0"





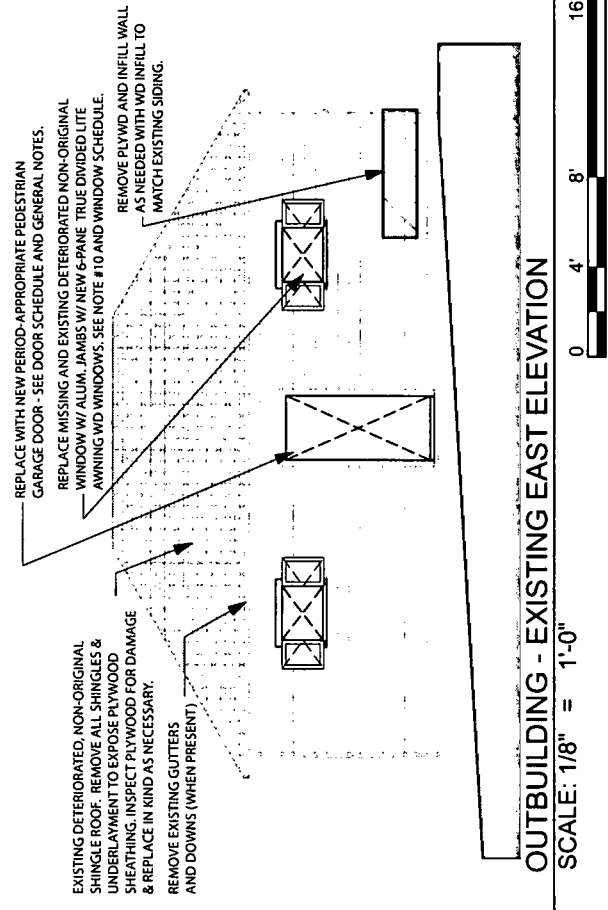


WEST ELEVATION

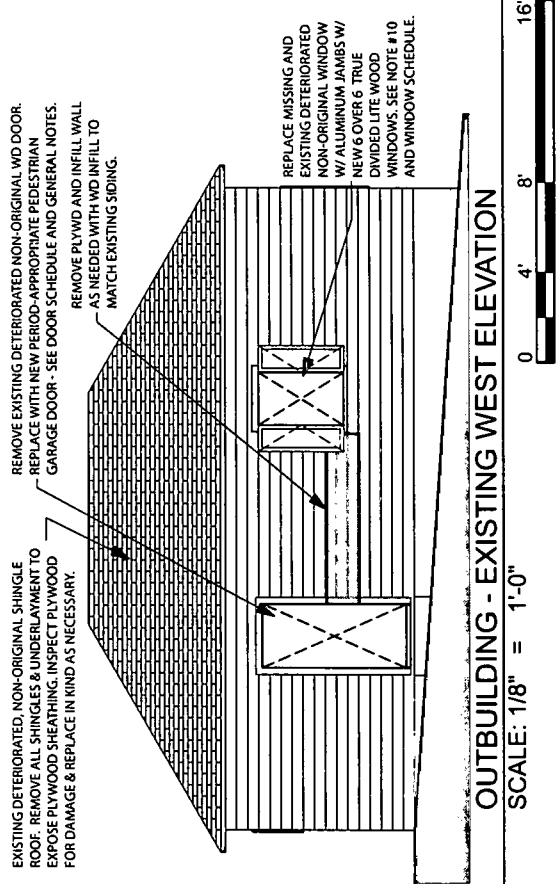


EAST ELEVATION

OUTBUILDING



OUTBUILDING



ARCHITECTS, P.C.

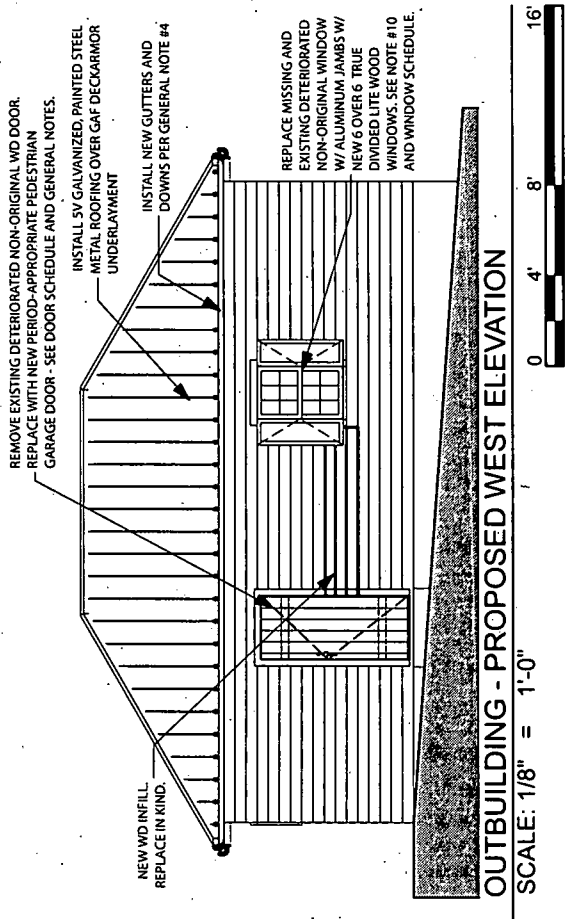
1 ANNE
APRIL 11, 2010
SHEA, LLC

WOODSTOCK EQUESTRIAN PARK

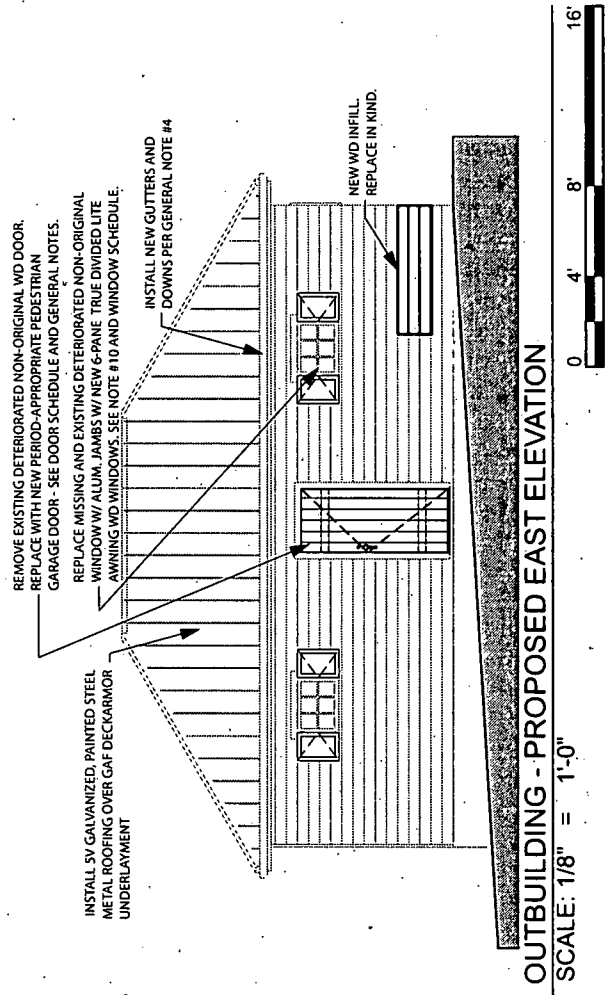
MNCPPC - BUILDING RENOVATIONS

OUTBUILDING - EXIST. EAST & WEST ELEVATIONS

1/8" = 1'-0"; 1" = 1'-0" P15 - HPC Nov, 2010

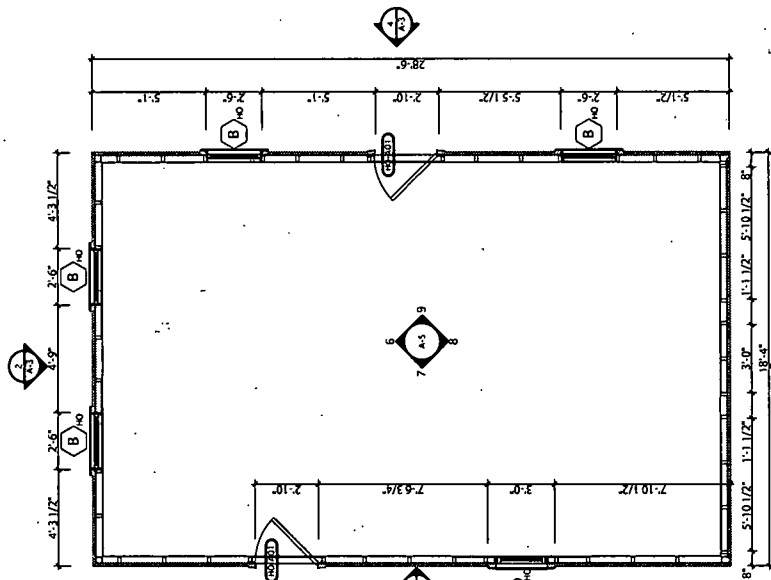


OUTBUILDING - PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

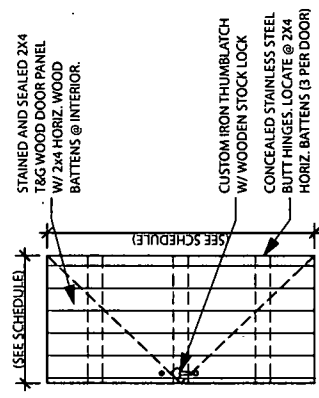


OUTBUILDING - PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

47



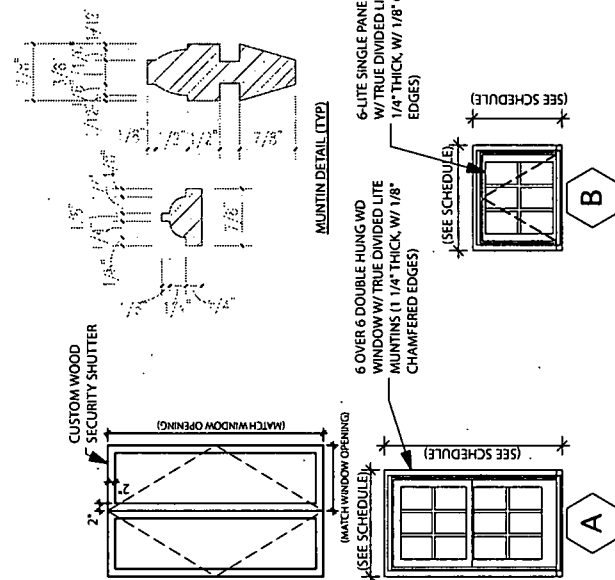
OUTBUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"



DOOR ELEVATION

1/4" = 1'-0"

NOTE: NEW DOORS TO BE CONSTRUCTED TO REPLICATE EXISTING. WHERE DOORS DO NOT EXIST, ELEVATIONS PROVIDED SHALL BE USED TO ILLUSTRATE THE GENERAL APPEARANCE AND PROPORTION OF WHAT IS BELIEVED TO BE THE ORIGINAL DOORS INSTALLED WHEN THE BUILDING WAS CONSTRUCTED. REPLACE IN KIND W/ MATCHING MATERIAL IN SPECIES, FINISH, CONSTRUCTION, AND DETAIL. ALL DOORS TO BE FABRICATED BASED OFF OF EXISTING ORIGINAL DOORS OR DOOR TEMPLATES PREAPPROVED BY MNCPPC CONSTRUCTION MANAGER. ELEVATIONS ARE REPRESENTATIONAL AND NOT TO BE USED FOR PRODUCING SHOP DRAWINGS. SHOP DRAWINGS OF ALL NEW DOORS DESIGNS TO BE SUBMITTED TO MNCPPC CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION. CONTRACTOR RESPONSIBLE FOR PROVIDING ACCURATE, FIELD-VERIFIED CUSTOM DOORS THAT FIT THE EXISTING OPENINGS. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS AND WHERE INDICATED ON DRAWING. INSTALL LOW PROFILE, HANDICAP ACCESSIBLE THRESHOLDS.

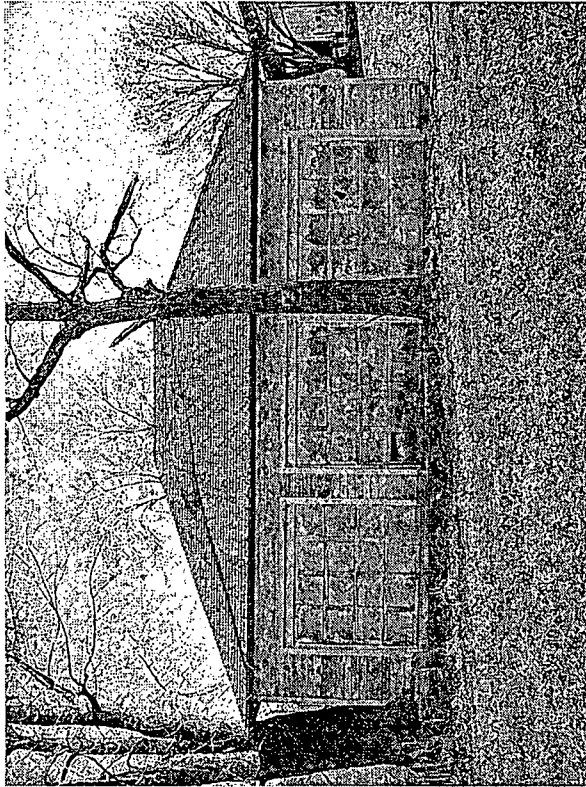


WINDOW ELEVATIONS

1/4" = 1'-0"

NOTE: NEW WINDOWS TO BE CONSTRUCTED TO REPLICATE THE EXISTING. REPLACE IN KIND W/ MATCHING MATERIAL IN SPECIES, FINISH, CONSTRUCTION, AND DETAIL. ALL WINDOWS TO BE FABRICATED BASED OFF OF EXISTING ORIGINAL WINDOWS OR WINDOW TEMPLATES PREAPPROVED BY MNCPPC CONSTRUCTION MANAGER. ELEVATIONS ARE REPRESENTATIONAL AND NOT TO BE USED FOR PRODUCING SHOP DRAWINGS. SHOP DRAWINGS OF ALL NEW WINDOW DESIGNS TO BE SUBMITTED TO MNCPPC CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION. CONTRACTOR RESPONSIBLE FOR PROVIDING ACCURATE, FIELD-VERIFIED CUSTOM WEATHER-TIGHT WINDOWS THAT FIT THE EXISTING OPENINGS.

48



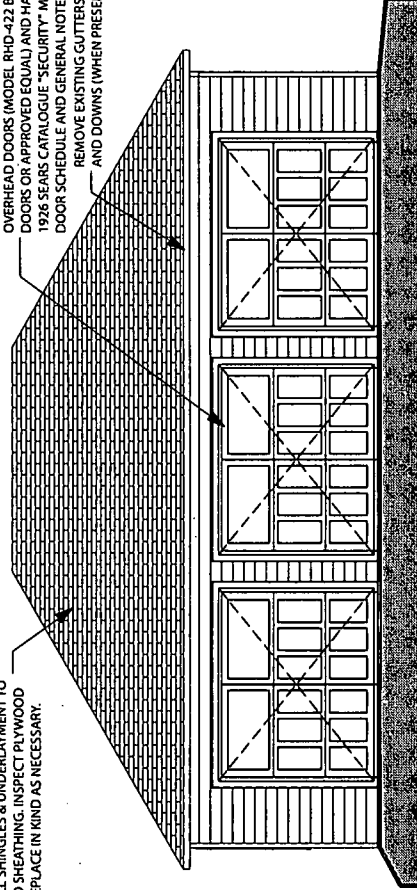
WEST ELEVATION

SMALL GARAGE

EXISTING DETERIORATED, NON-ORIGINAL SHINGLE ROOF. REMOVE ALL SHINGLES & UNDERLAYMENT TO EXPOSE PLYWOOD SHEATHING. INSPECT PLYWOOD FOR DAMAGE & REPLACE IN KIND AS NECESSARY.

REMOVE EXISTING GUTTERS AND DOWNS (WHEN PRESENT)

REMOVE EXISTING DETERIORATED WD DOORS AND HARDWARE AND REPLACE WITH NEW PERIOD-APPROPRIATE OVERHEAD DOORS (MODEL RHO-422 BY RANCH HOUSE DOORS OR APPROVED EQUAL) AND HARDWARE BASED ON 1926 SEARS CATALOGUE "SECURITY" MODEL. REFER TO DOOR SCHEDULE AND GENERAL NOTES FOR DETAILS.



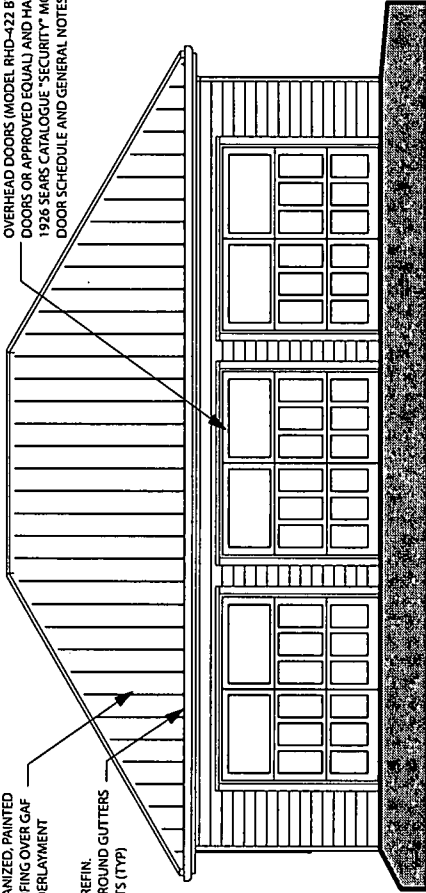
SMALL GARAGE - EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



REMOVE EXISTING DETERIORATED WD DOORS AND HARDWARE AND REPLACE WITH NEW PERIOD-APPROPRIATE OVERHEAD DOORS (MODEL RHD-422 BY RANCH HOUSE DOORS OR APPROVED EQUAL) AND HARDWARE BASED ON 1926 SEARS CATALOGUE "SECURITY" MODEL. REFER TO DOOR SCHEDULE AND GENERAL NOTES FOR DETAILS.

INSTALL SV GALVANIZED PAINTED STEEL METAL ROOFING OVER GAF DECKARMOR UNDERLAYMENT

INSTALL NEW 6" PREFIN ALUMINUM HALF ROUND GUTTERS AND DOWNSPOUTS (TYP)

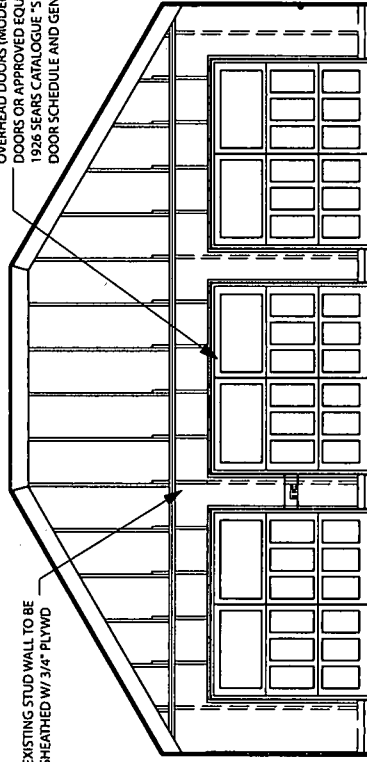


SMALL GARAGE - PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

REMOVE EXISTING DETERIORATED WD DOORS AND HARDWARE AND REPLACE WITH NEW PERIOD-APPROPRIATE OVERHEAD DOORS (MODEL RHD-422 BY RANCH HOUSE DOORS OR APPROVED EQUAL) AND HARDWARE BASED ON 1926 SEARS CATALOGUE "SECURITY" MODEL. REFER TO DOOR SCHEDULE AND GENERAL NOTES FOR DETAILS.

EXISTING STUD WALL TO BE SHEATHED W/ 3/4" PLYWD



SMALL GARAGE - PROPOSED WEST INTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



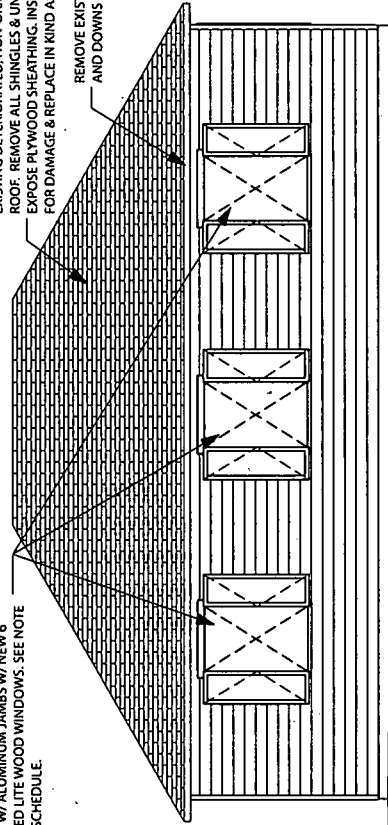
EAST ELEVATION

SMALL GARAGE

REPLACE MISSING AND EXISTING DETERIORATED NON-ORIGINAL WINDOW W/ ALUMINUM JAMBS W/ NEW 6 OVER 6 TRUE DIVIDED LITE WOOD WINDOWS. SEE NOTE #10 AND WINDOW SCHEDULE.

EXISTING DETERIORATED, NON-ORIGINAL SHINGLE ROOF. REMOVE ALL SHINGLES & UNDERLAYMENT TO EXPOSE PLYWOOD SHEATHING. INSPECT PLYWOOD FOR DAMAGE & REPLACE IN KIND AS NECESSARY.

REMOVE EXISTING GUTTERS AND DOWNS (WHEN PRESENT)



SMALL GARAGE - EXISTING EAST ELEVATION

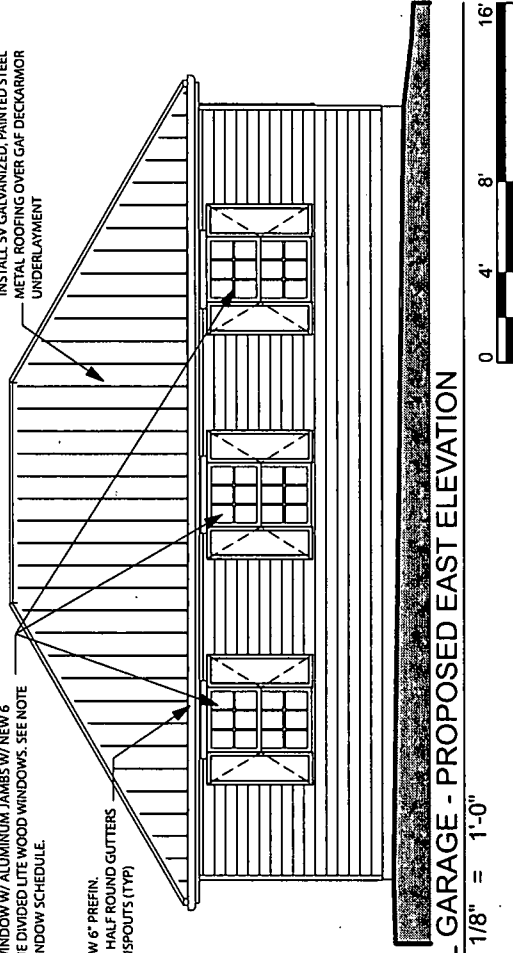
SCALE: 1/8" = 1'-0"



REPLACE MISSING AND EXISTING DETERIORATED NON-ORIGINAL WINDOW W/ ALUMINUM JAMBS W/ NEW 6 OVER 6 TRUE DIVIDED LITE WOOD WINDOWS. SEE NOTE #10 AND WINDOW SCHEDULE.

INSTALL NEW 6" PREFIN. ALUMINUM HALF ROUND GUTTERS AND DOWNSPOUTS (TYP)

INSTALL 5/8 GALVANIZED, PAINTED STEEL METAL ROOFING OVER GAF DECKARMOR UNDERLAYMENT



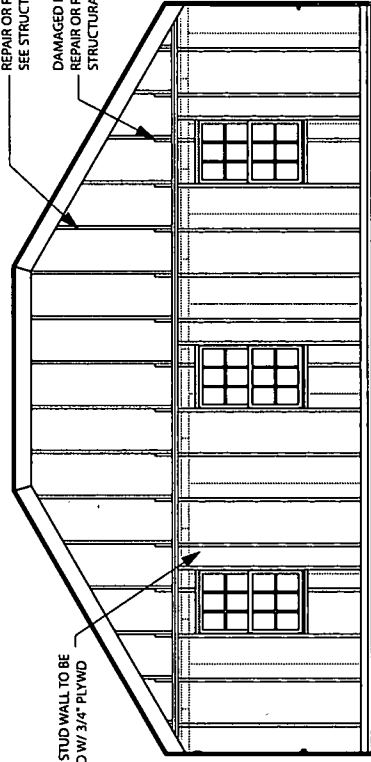
SMALL GARAGE - PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

DAMAGED TOP CHORD OF TRUSS - REPAIR OR REPLACE AS NECESSARY. SEE STRUCTURAL DRAWINGS

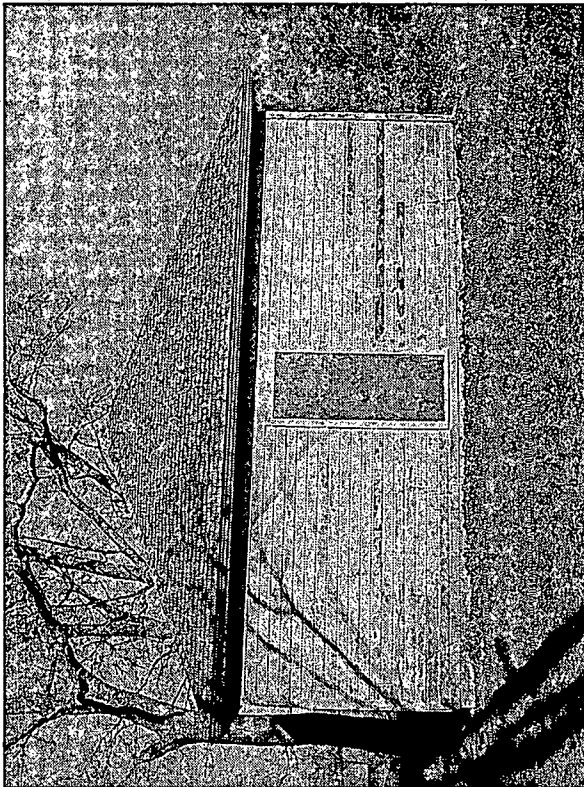
DAMAGED BOTTOM CHORD OF TRUSS - REPAIR OR REPLACE AS NECESSARY. SEE STRUCTURAL DRAWINGS

EXISTING STUD WALL TO BE SHEATHED W/ 3/4" PLYWD



SMALL GARAGE - PROPOSED EAST INTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

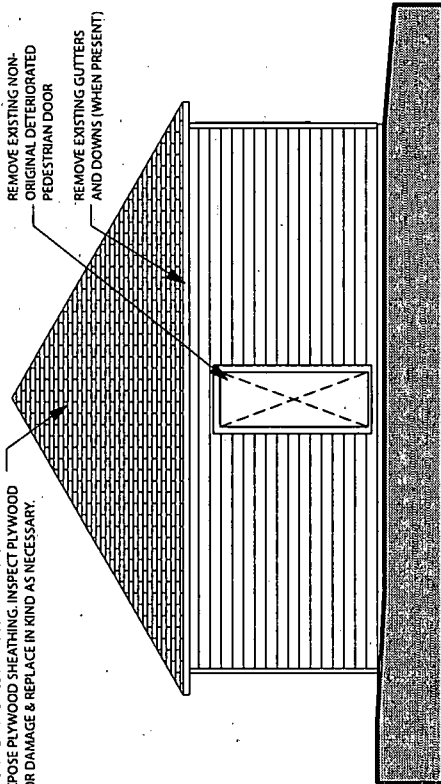


SOUTH ELEVATION

EXISTING DETERIORATED, NON-ORIGINAL SHINGLE ROOF. REMOVE ALL SHINGLES & UNDERLAYMENT TO EXPOSE PLYWOOD SHEATHING. INSPECT PLYWOOD FOR DAMAGE & REPLACE IN KIND AS NECESSARY.

SMALL GARAGE

REMOVE EXISTING NON-ORIGINAL DETERIORATED PEDESTRIAN DOOR
REMOVE EXISTING GUTTERS AND DOWNS (WHEN PRESENT)



SMALL GARAGE - EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



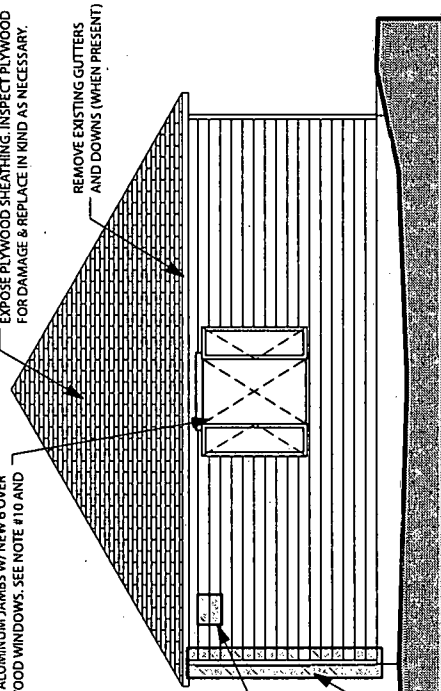
NORTH ELEVATION

REPLACE MISSING AND EXISTING DETERIORATED NON-ORIGINAL WINDOW W/ ALUMINUM JAMBS W/ NEW 6 OVER 6 TRUE DIVIDED LITE WOOD WINDOWS. SEE NOTE #10 AND WINDOW SCHEDULE.

SMALL GARAGE

EXISTING DETERIORATED, NON-ORIGINAL SHINGLE ROOF. REMOVE ALL SHINGLES & UNDERLAYMENT TO EXPOSE PLYWOOD SHEATHING. INSPECT PLYWOOD FOR DAMAGE & REPLACE IN KIND AS NECESSARY.

REMOVE EXISTING GUTTERS AND DOWNS (WHEN PRESENT)

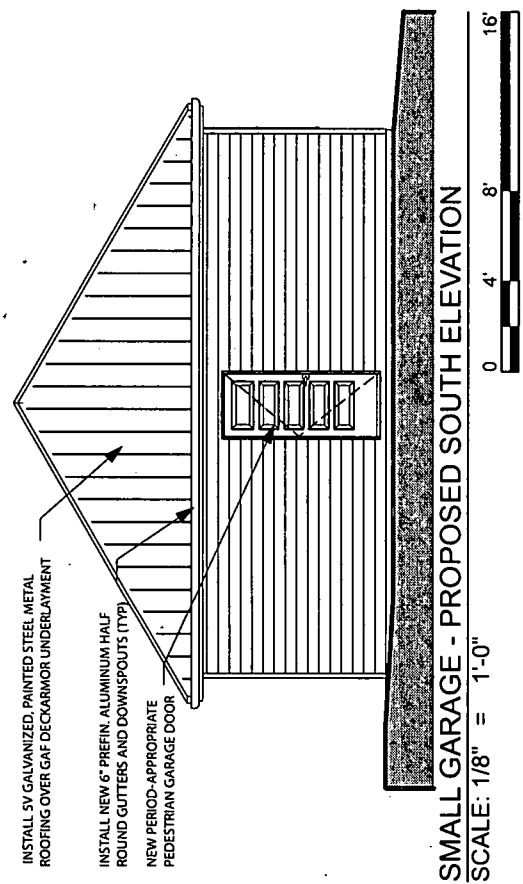


REPAIR HOLE IN EXTERIOR WALL WITH WD INFILL TO MATCH EXISTING

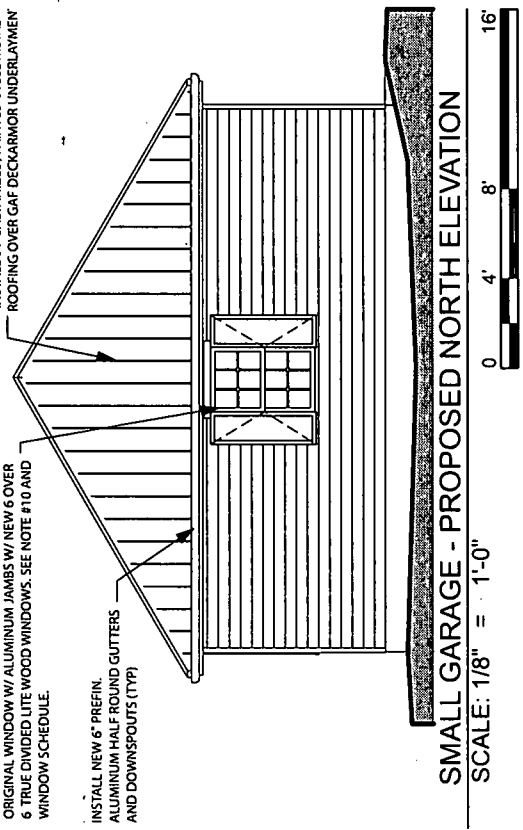
REPLACE CORNER TRIM BOARD W/ WD TRIM BOARD TO MATCH EXISTING

SMALL GARAGE - EXISTING NORTH ELEVATION

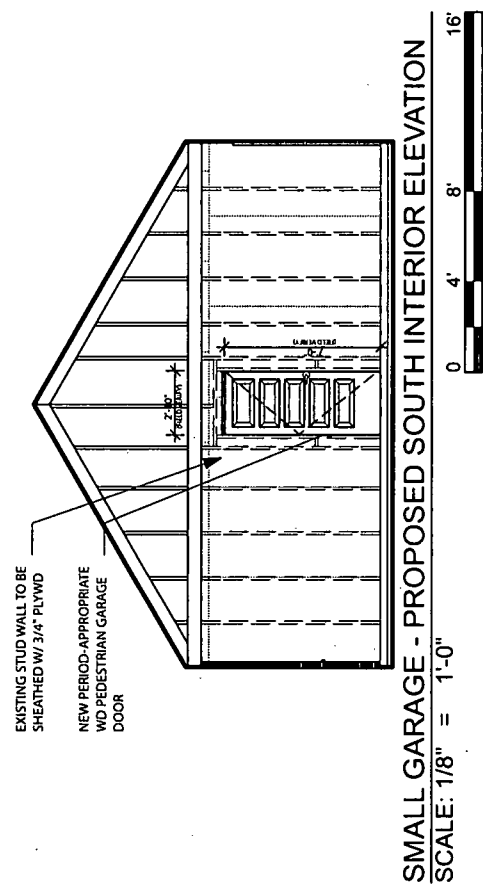
SCALE: 1/8" = 1'-0"



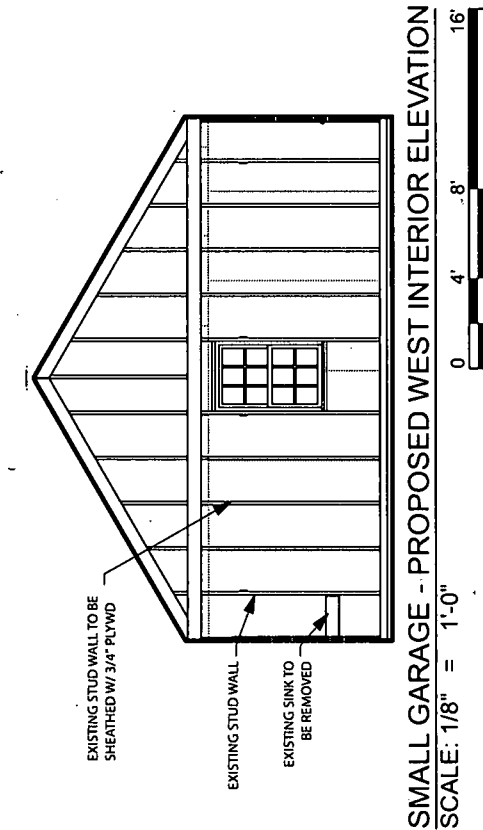
SMALL GARAGE - PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



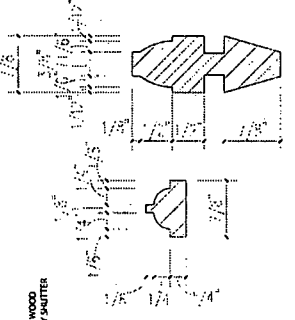
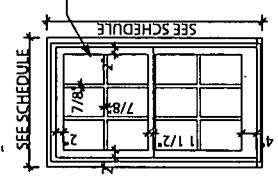
SMALL GARAGE - PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SMALL GARAGE - PROPOSED SOUTH INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



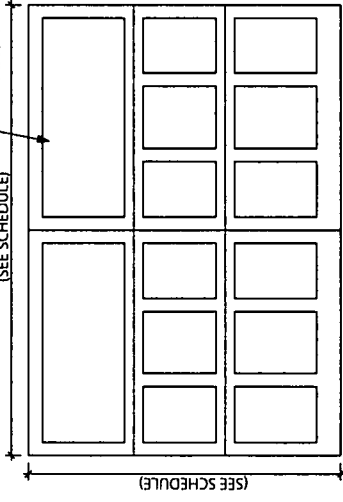
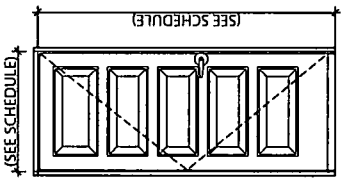
SMALL GARAGE - PROPOSED WEST INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



WINDOW ELEVATION

3/8" = 1'-0"

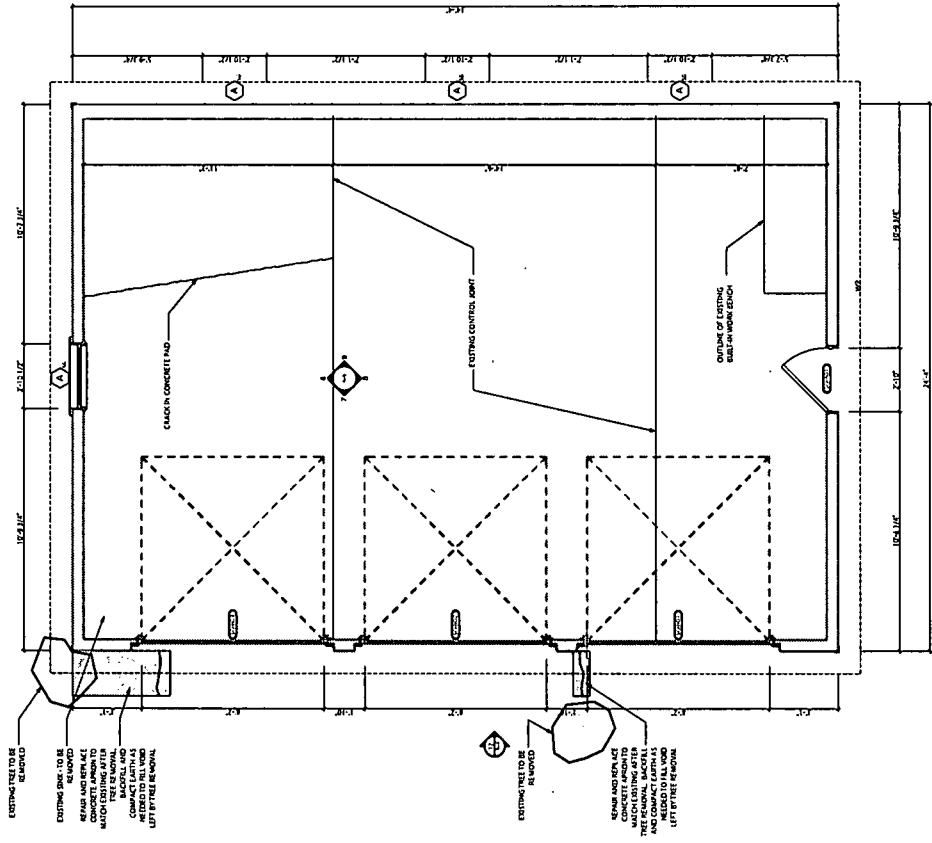
NOTE: NEW WINDOWS TO BE CONSTRUCTED TO REPLICATE THE EXISTING. REPLACE IN KIND W/ MATCHING MATERIAL IN SPECIES, FINISH, CONSTRUCTION, AND DETAIL. ALL WINDOWS TO BE FABRICATED BASED OFF OF EXISTING WINDOW SCHEDULES. ALL WINDOW SCHEDULES TO BE SUBMITTED TO MNCPPC CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION. CONTRACTOR RESPONSIBLE FOR PROVIDING ACCURATE, FIELD-VERIFIED CUSTOM WINDOW SCHEDULES THAT FIT THE EXISTING OPENINGS.

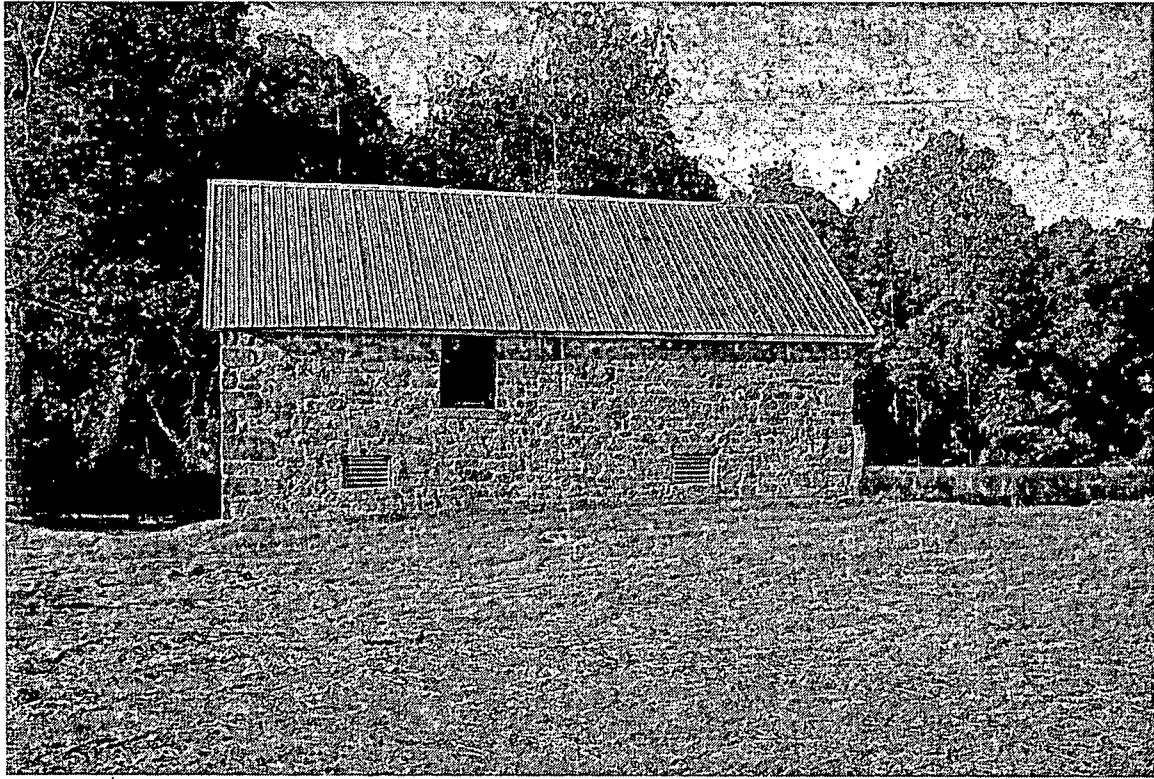


DOOR ELEVATIONS

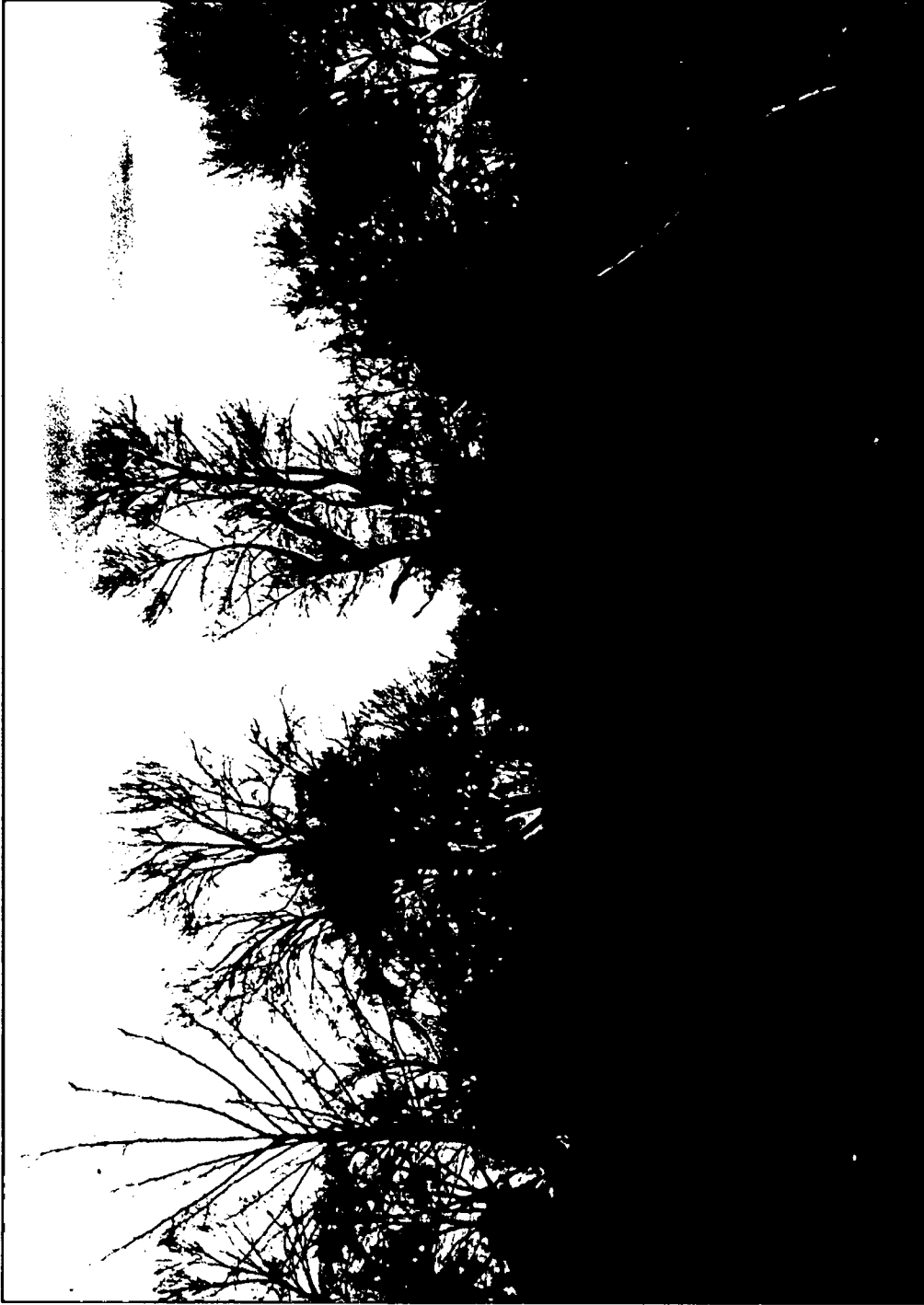
3/8" = 1'-0"

NOTE: NEW DOORS TO BE CONSTRUCTED TO REPLICATE EXISTING, WHERE DOORS DO NOT EXIST. ILLUSTRATIONS TO BE BASED OFF OF EXISTING DOOR SCHEDULES. ALL DOORS TO BE FABRICATED BASED OFF OF EXISTING DOOR SCHEDULES. ALL DOOR SCHEDULES TO BE SUBMITTED TO MNCPPC CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION. CONTRACTOR RESPONSIBLE FOR PROVIDING ACCURATE, FIELD-VERIFIED CUSTOM DOOR SCHEDULES THAT FIT THE EXISTING OPENINGS.





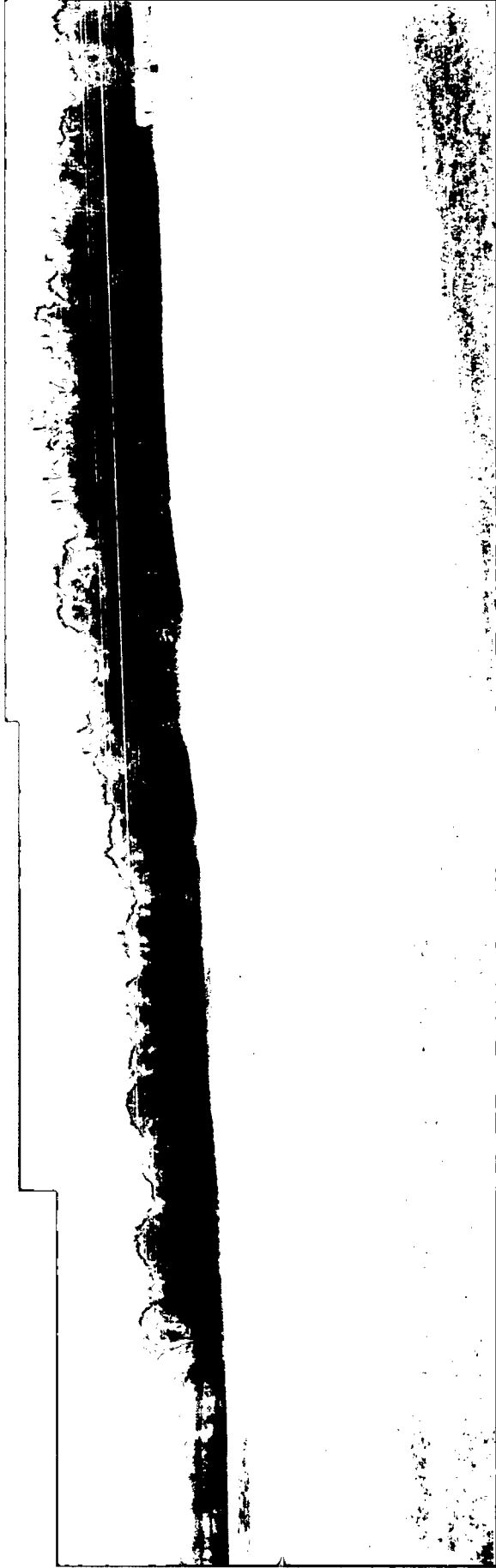
HPC-approved roof replacement
on Seneca Stone Barn
(same roofing material as
proposed for Brewer Farm)



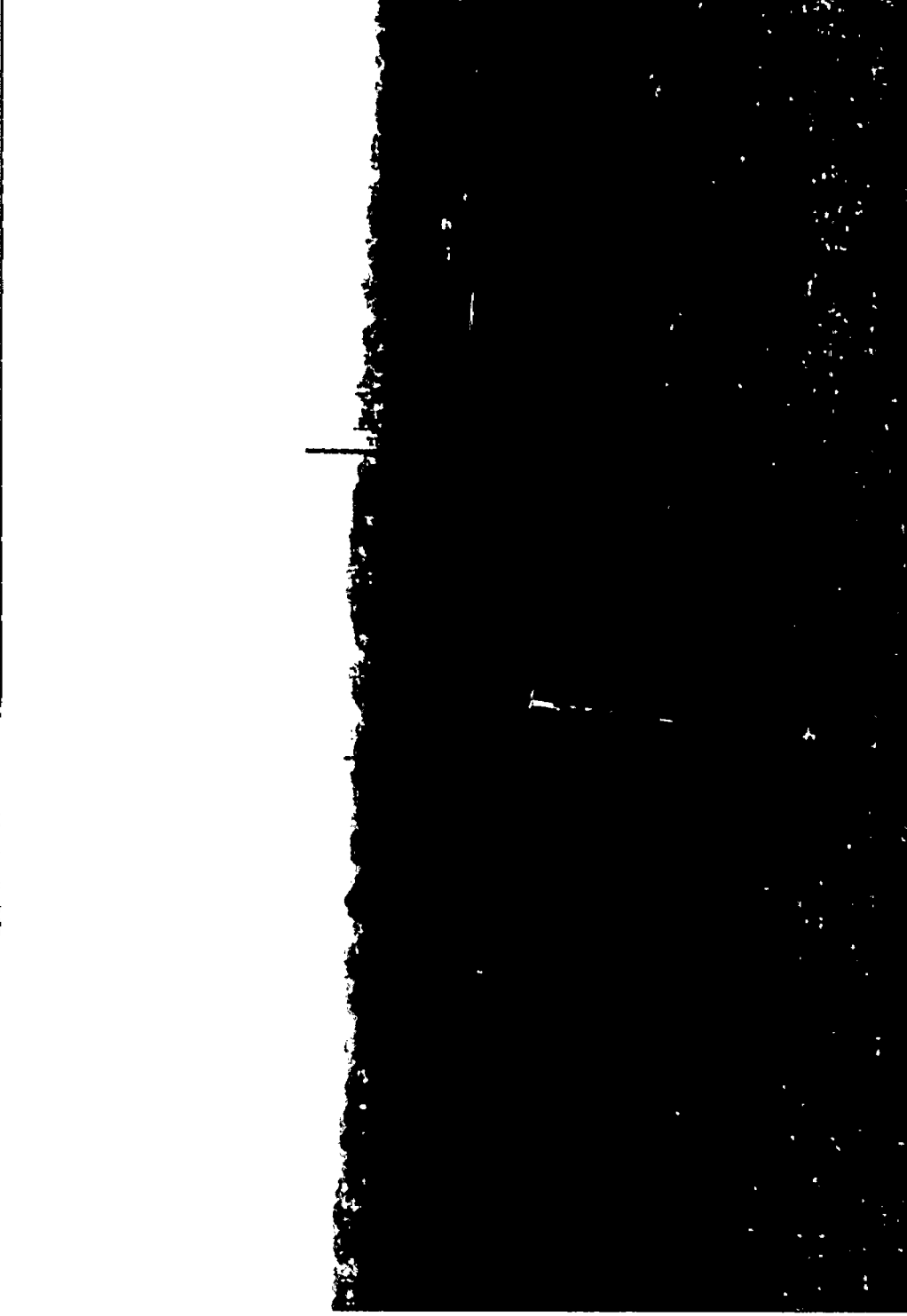
View of Brewer Farm from Park Entrance



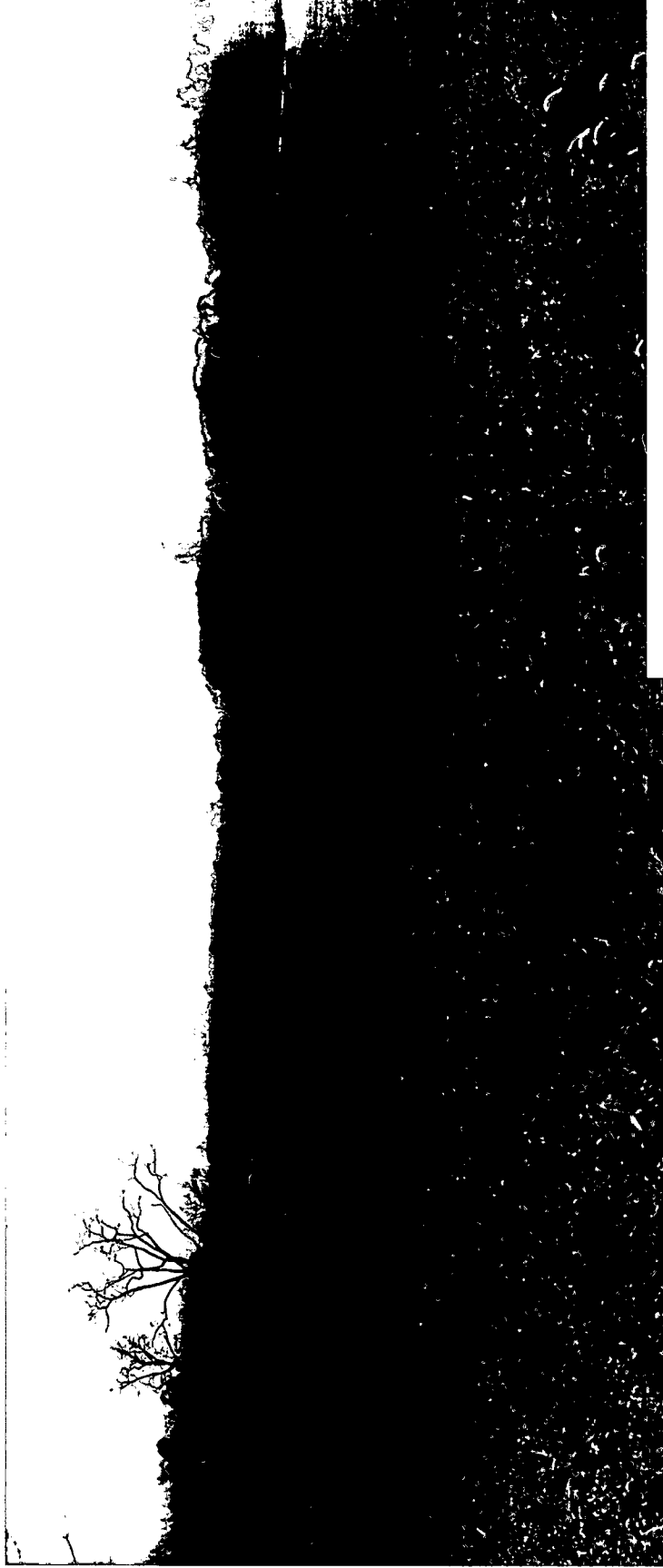
Typical Four Rail Equestrian Fencing along MD 28



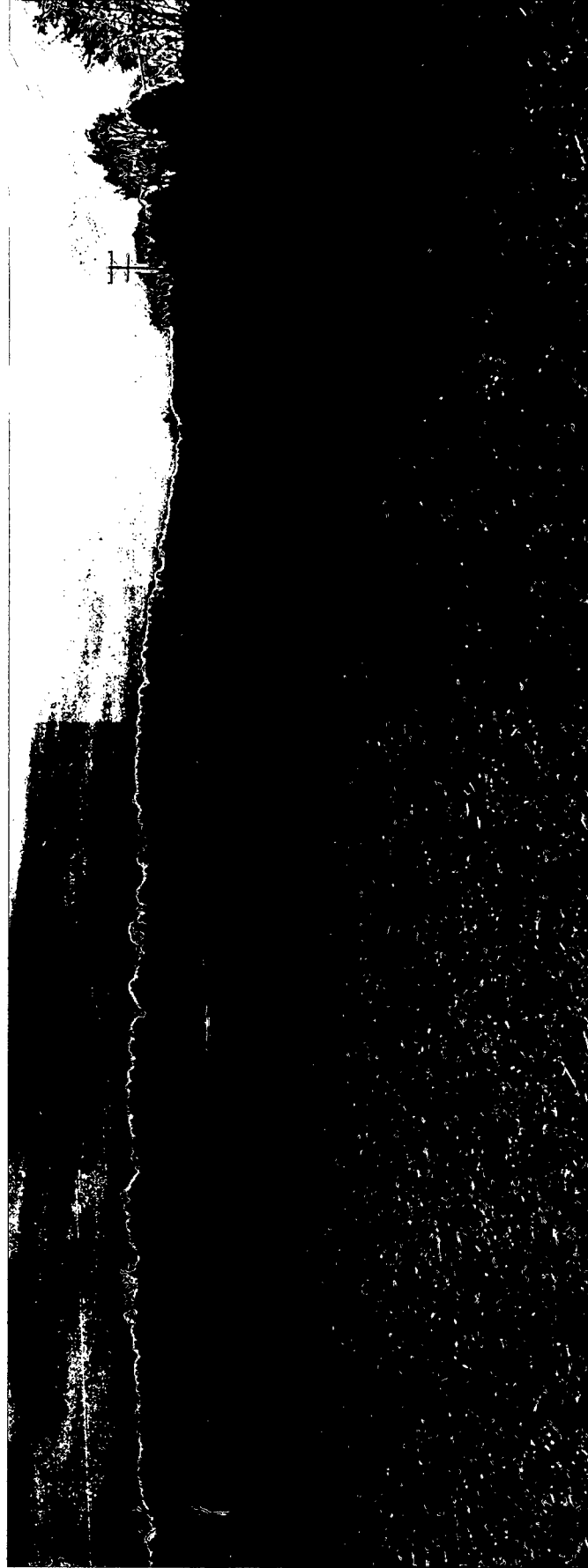
Location of Future Outdoor Ring



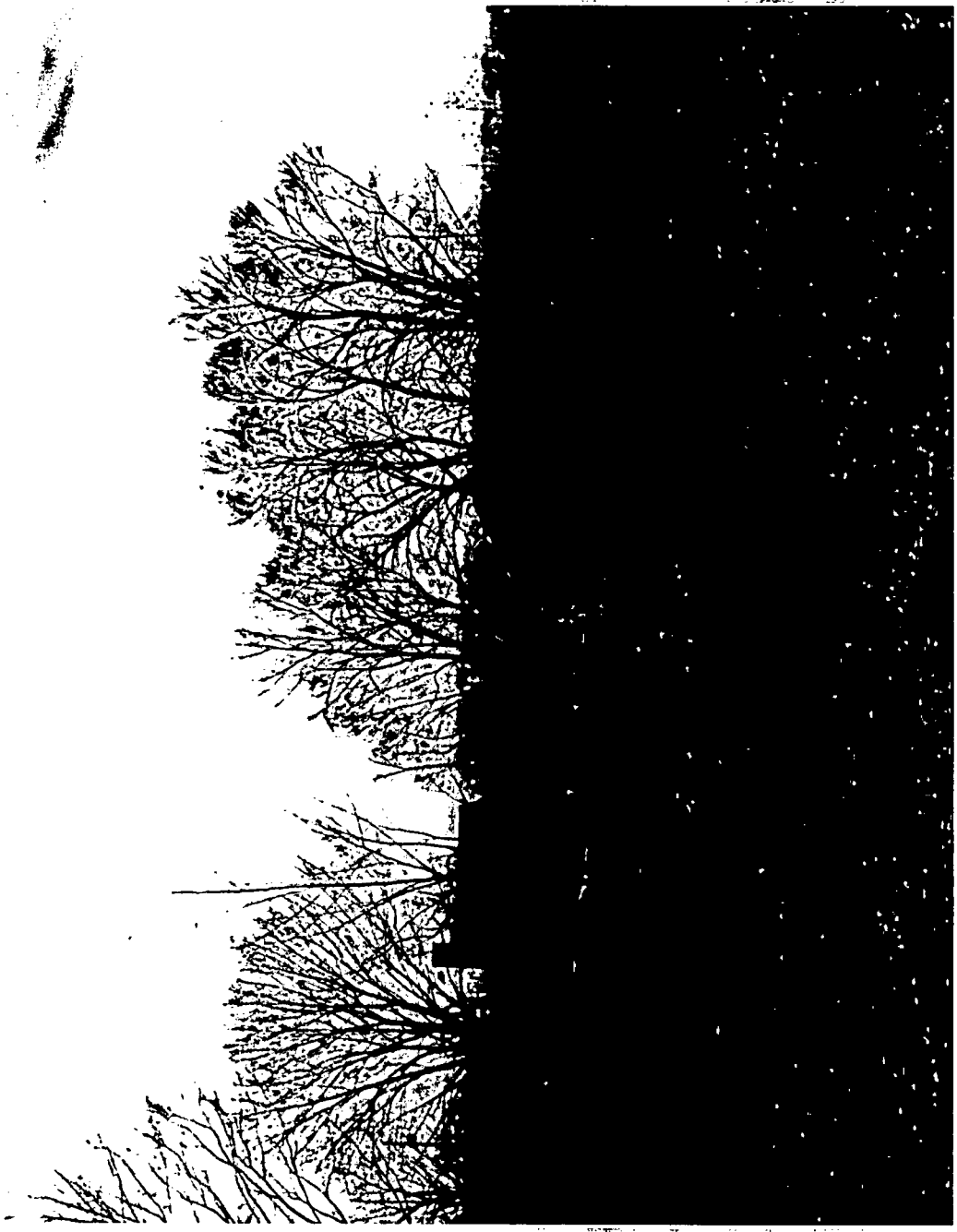
View from Ridge towards MD 28,
Overlooking Site of Outdoor Ring



Location of Future Cross Country Course



Location of Future Cross Country Course



View of East side of Brewer Farm looking West

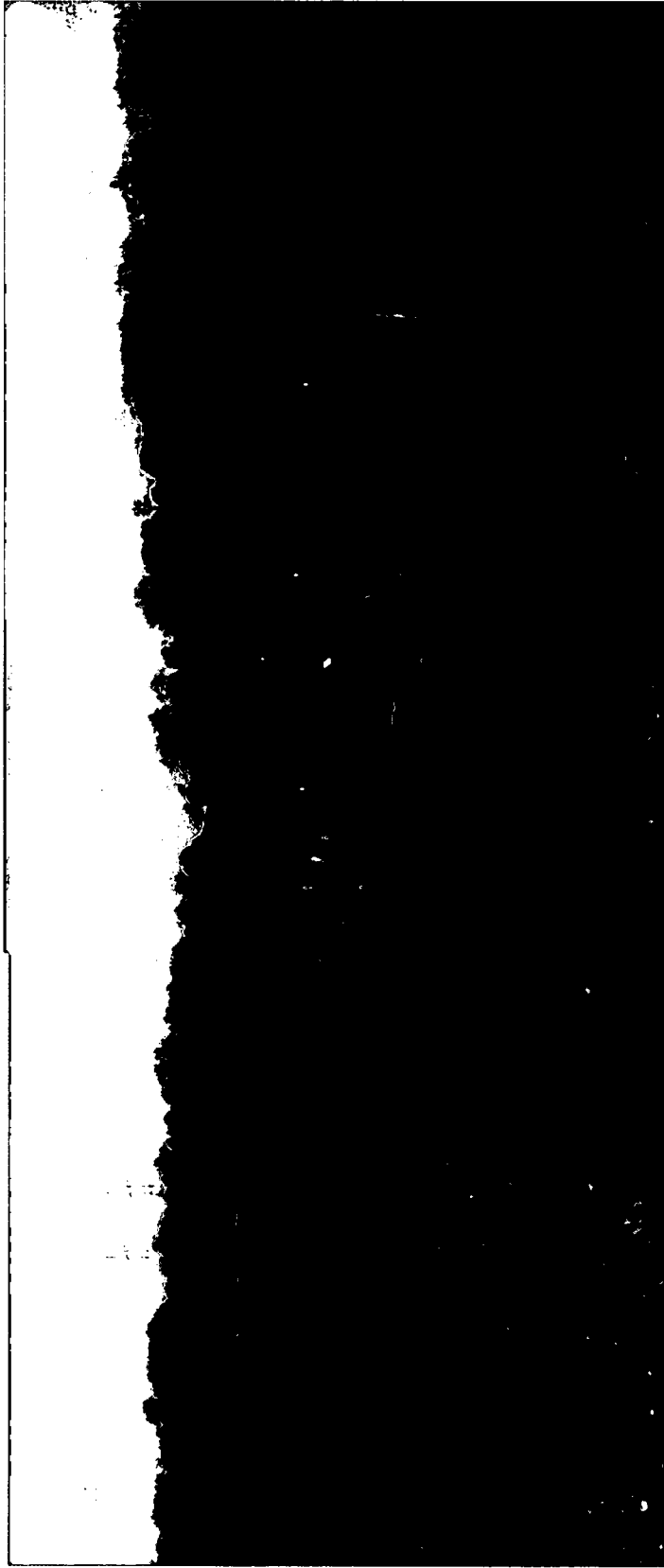


Small Garage

(Note: Silver Maple and Black Walnut Tree to be removed)



View of Brewer Farm Service Area
(Note trees to be removed in front of Stone Dwelling)



View of Existing Parking Lot-Expansion Area to left

Equestrian Heritage



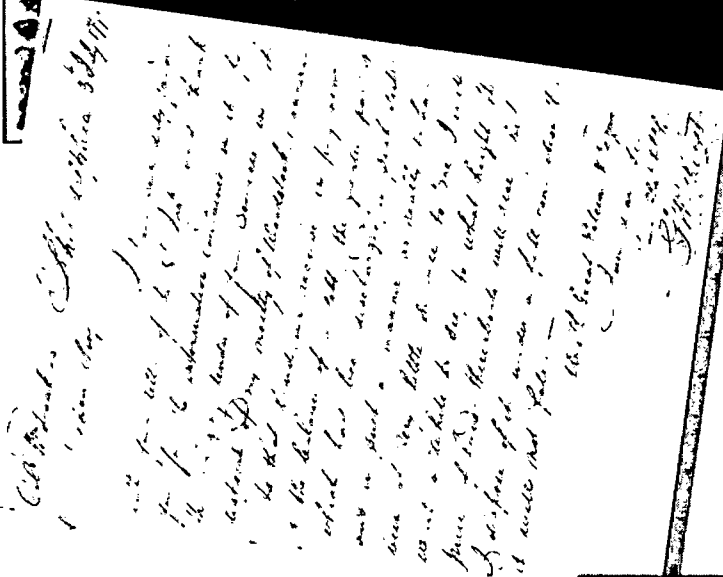
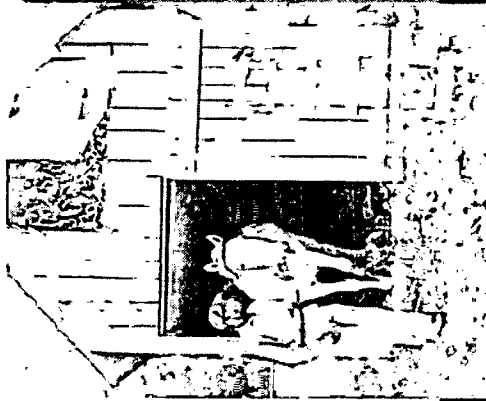
MontgomeryParks.org

Importance of Horses

Horses were brought to this continent by Spanish explorers in the 16th century. Their speed and endurance were invaluable in the New World.

In early America, specific breeds were relatively unknown. Horses were identified by color, gender, and size, or by their use. Horses were small, standing only 14 to 15 hands (56 to 60 inches). Physical characteristics mattered to the prospective buyer—a healthy horse could be used for farming, transportation, combat and recreation.

Before mechanized transportation, horses were essential for a variety of services from Pony Express mail delivery to pulling water trucks for fighting fires. Reliance on the horse in everyday society began to decline in the early 20th century with the introduction of the automobile.



An avid horseman, our first president, George Washington accepted acreage at Woodstock in final payment of a debt owed to him. He intended to use the property for fox hunting and, as he says in the letter above, to hold it "a while to see to what height the price of land thereabouts will rise."

Even in difficult economic times American farmers knew the value of a horse. The photograph at left, taken for the Farm Security Administration during the Great Depression of the 1930s, shows a horse owned cooperatively by three Maryland farmers.

Montgomery County is Horse Country

Of the 87,000 horses registered in Maryland, 12,000 are in Montgomery County. More than 20,000 acres in the county are dedicated to horse farms. This equestrian community contributes over \$200 million to the area economy, as horses are the primary consumers of locally grown hay.

Recognizing the need for an equestrian park, the late Mr. William Rickman, Sr., donated 118 acres of land at Woodstock to the Maryland-National Capital Park and Planning Commission in 2000. The property is dedicated to the memory of Mr. Rickman's great-grandfather, Dr. William Rickman, who was a surgeon in the British Army during the French and Indian War, and later, during the American Revolution, was appointed Director of Hospitals for the Continental Army under General George Washington.

The equestrian skills of George Washington, which were well-known and widely admired, were a factor in his appointment to lead the Continental Army. Washington's preferred mount in battle was Nelson, a brave and steady sorrel. Washington owned and rode many horses. The portrait at left shows Washington astride his horse Blue Skin, named for his light bluish gray, almost white color.

Austrianus Portrait of George Washington painted by Rembrandt Peale in 1848.



MontgomeryParks.org

Seneca Stone Barn

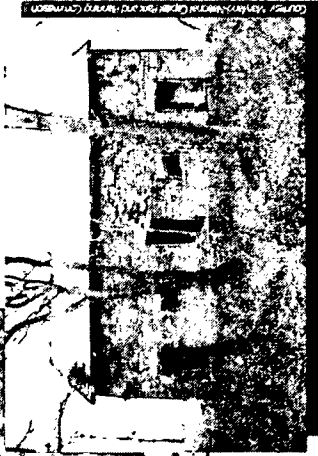


Workers at the Seneca Stone Cutting Mill around 1850.

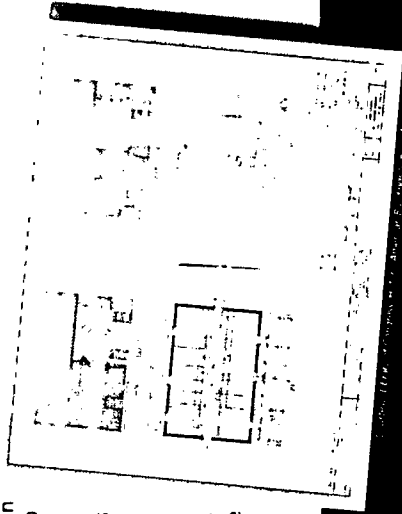


Stone Barn during restoration, left, in 2009.

Below, in 2003 during a site assessment, the barn was judged "extremely deteriorated, structurally unstable, and potentially dangerous" but also an historic treasure worth preserving.



Below, drawings of the Brick Horse Barn at Hayfields in Cockeyville, Maryland, similar in design to the Seneca Stone Barn here at Woodstock.



Restoring History

This circa 1800 stable was built either by the Young family or the Fisher family of Seneca sandstone most likely quarried nearby on the Potomac River. Seneca stone was prized for its ruddy variegated color, local abundance, and durability. A stable built of stone was truly exceptional because the vast majority of agricultural buildings in Montgomery County were made of wood.

Today this restored barn is the centerpiece of the 418 acres donated by Mr. Herman Greenberg to the Maryland-National Capital Park and Planning Commission in 1999, and dedicated to equestrian pursuits.

Sheltering Horses

Maintenance of horses requires a special shelter: a barn or stable. The term "stable" became associated with horses in the 18th century. Stables were built for racing and hunting clubs, the military, commercial enterprises, urban residences and farms.

Of all common livestock, horses seemed to be most susceptible to disease, so their health was the first consideration in stable design. Horses had long been kept in dark and damp quarters, but in the early 1800s owners came to recognize the importance of proper drainage and a balance of light and air with shelter from cold winds. Other considerations included the height of the horses, the number of animals to be sheltered, and the local climate.

Whether built of wood, masonry, or brick, the expense of constructing a horse barn or stable demonstrated a considerable investment. This Seneca Stone Barn is a rare example of a traditional British-style horse barn — one of a very few still standing in the mid-Atlantic region.



Can you locate the initials "J.F.F." on the front of the stable? These initials were carved by Joseph Fisher whose father, Martin Fisher, bought this acreage in 1824, from William Young.

December 3, 2008 HPC Meeting Transcript

MS. KENNEDY: Yes, this is for 20321 Darnestown Road, Darnestown. This is the individually designated master plan site, number 1238, Brewer Farm. And that's 363 acres, incidentally, is the environmental setting; a significant estate, 1857 to 1861, approximately.

The applicants are proposing to add several features to the existing environmental setting at the Brewer Farm. The additions to the complex will be done in phases, depending on the funding. I do also want to note that this is a very preliminary preliminary. They are still working on a lot of the details that will be forthcoming, I'm sure, in a later HAWP or another preliminary.

Anyway, what this is consisting of a two large horse riding rings on the north side of the gravel road in front of the site of the historic complex of structures. A sand schooling ring is also intended to be part of this complex.

Also potential to add a spectators amphitheater banked into the hill directly to the east. Expand the current gravel parking lot to the south to accommodate approximately 30 vehicles with horse trailers. And the lots are not visible from the main historic complex of buildings. An older sycamore tree and old riding shed exist to the south of the current footprint of the proposed new lot. Four-board painted wood fencing is proposed along the entrance road and enclosing the riding rings. Repairs and rehab work on existing farm complex structures, including stone houses to be moved in an events office; three of the garage carriage house outbuildings will be used as storage and maintenance buildings, and the fourth will be used as a restroom facility. The stone spring house does not have intended reuse at this time.

Construction of a new corn crib barn structure for use as a picnic shelter, plans indicate sympathy with the older barn corn crib structure in design and materials. Interpretative signage addressing the history of the site and standing structures; narrow wood chip pedestrian pathways

connecting the various facilities and areas; vehicular gravel roads connecting maintenance facilities; and a beginning cross-country riding course added to the southwest of the existing farm complex.

Staff discussion. The applicant wishes to get the HPC's suggestions regarding the proposed additions to the environmental setting. Staff is generally supportive of this reuse project. The reuse is rural in nature and certainly sympathetic to the property's historic character. Staff applauds Parks for undertaking the rehab of the historic structures on the site, and reusing them. Staff also supports the construction of a new structure where the barn was formerly that recalls the barn's historic character.

Some items that the staff feels could use further consideration and research include a clear understanding of the property's history, including the dates of construction to the structure before interpretation and rehabilitation is undertaken.

There is some question, incidentally, because I have not been on the interior of these buildings, but on the exterior they certainly appear to be circa 1850's and '60s to me. However, on the interior, one of Parks' employees has noted that it has an early 20th century interior. And I haven't seen it, so I can't say for sure, but in any case, that needs to be cleared up before any rehab and interpretation is done, just when those buildings do date from.

The garage structure with the roll top metal garage door is supposed to be a carriage house, and investigation should be done to determine appropriate wooden carriage house doors during the rehab project, and we've already been looking through things that we've got in Montgomery County to assist the applicant.

Reuse is needed for the spring house. This building should retain its historic cooling trough, louvered wood windows and other features, and has to be a good location for materials on the history of farm for the interpretive part of it.

Preservation of the old sycamore tree and the footprint of the new gravel parking lot

should be a priority. And reuse for the riding shed might also be a good idea, if possible.

The maintenance gravel road should be as narrow as possible, especially the ones that are running through the historic farm complex. They should be made to appear similar to a typical farm road.

Materials for all proposed additions should be natural materials, and all the rural character of the property. And archeology might be important, is important in areas where there is to be significant ground disturbance.

Just for the record there has been some archeology done at the farm complex part of the site, as well as at the existing parking area. That was done in 2004 by Elizabeth Comer and Associates. They prepared a report detailing limited archeological work at the site. They did find a brick pathway that led from the spring house to the main house, and artifacts suggestion human occupation by local Americans from the mid-19th century.

The report recommended additional archeological work be done on the farm complex before any ground disturbance is done.

The applicant is seeking input from the HPC on the following items. The desirability of the overall proposed reuse plan; specific suggestions for the layout materials used and et cetera; and comments on any items listed above or any other item.

And I have a brief Powerpoint I can go through here. I'm not sure that these plans turned out any better, in the standing version of them, and the Xerox version, but I'll try to go through here and just show you what I have. I think they also brought plans with them that are in color. And I'll just go through this quickly.

MR. JESTER: If they brought plans that are more clear, why don't we not spend too much time on those. Do you have any photographs of the site?

MR. SILVER: We have some photographs of the historical building site, additional

photos of the corn crib, and I also have a color site plan and we have a color rendering of what we propose for the historic structure.

MS. KENNEDY: Yes, I have those. I'll run through it real quick. This actually is not in your packet, and this actually shows, just for purposes of archeology, to see the main house right there. That one was there, and those two log structures were there, and that's the existing stone house that we're talking about. That's basically three things are what's left out of the complex. This was done in '98 and '99 before the house was torn down.

This is actually the entry gate to the equestrian park. The area that I'm looking toward is where the riding rings will be. And it's kind of a gentle slope that kind of goes up and then kind of comes back down before it goes to the parking area.

To the right of the main gates is the Brewer farm complex, which you can kind of see. The roof is poking out there, straight ahead, and that's visible from Darnestown Road. That's actually looking again towards the, from the entry toward the riding ring area.

This is a view of the proposed cross-country course from Route 28. It's currently pasture land, and it was historically, as well, pasture land. It's kind of, the historic buildings are on the left of that screen. You kind of see a piece of them there.

This is the gravel entry road to be enclosed by the four-board wood fencing. This is a view of the historic farm complex looking west. That's the view of the stone house to be reused as an events office. That's the west elevation. That's the south elevation from the proposed cross-country -- yes, from the beginner's course. There's only going to be two courses. That's the barn, we've seen that.

That's the spring house. No use is currently proposed. It does enclose the western boundary of the farm complex at this point, although the house would have done that originally.

That's the garage carriage house structure. This is supposed to be a storage facility for the equestrian events that occur there. Looking north toward the riding rings, these two frame

buildings form the southern boundary and they also are right next to the beginner's course.

The one on the right, and I'm sure Linda will correct me if this is changed, but the one on the right, I believe is going to be a restroom facility, and the other one is supposed to be maintenance. They are probably early 20th century. You guys can talk about that when we get there, but that's fine.

The one on the right is going to be maintenance. They are both early 20th century buildings, probably. They've got poured concrete foundations, wood siding.

This is actually the field that's the beginner's cross-country course, right behind that. I just turned around and took that picture from when I was taking the other one.

This is the existing gravel lot. This is looking toward the historic farm complex. This is actually down in the existing, the proposed lot. And that's the tree that is in question. There is the tree to the right in the photo.

This is looking toward the farm complex, showing the riding shed, and beyond, standing in the footprint of the parking expansion. This is actually the Brewer House that was torn down. And they did have approval when they tore it down. It was in pretty terrible condition. And that was, and to the right of that, you can't really see it in this photo, but to the right of that was the step spring directly to the side. And that's all I have.

MR. ROTENSTEIN: Rachel, do you have any photos or maps showing the master plan designation boundary?

MS. KENNEDY: No, I don't. But it's that entire side of the road. It's 363 acres, and it's all on the -- correct me if I am wrong, but it's all on the west, the east side of Darnestown Road.

MR. ROTENSTEIN: So the entire parcel is designated in the master plan?

MS. KENNEDY: The entire side of Darnestown Road, according to the file.

MR. ROTENSTEIN: Because the MIHP that I looked at on the MHP website showed it as seven acres for this property.

MS. KENNEDY: Well, I'm not sure about the National Register boundary, but the boundary that I have in the GIS, and the boundary that we were able to come up with is 363. So --

MR. ROTENSTEIN: Okay.

MS. KENNEDY: Yes. I did look at it a couple of times, because I thought the same thing. There was a lack of clarity about that, but from what I could tell, that's what was designated. It wasn't changed.

MR. ROTENSTEIN: Okay. And the entry gate and that stone wall, is that in the designated area, or is that outside?

MS. KENNEDY: Yes, it is. And I understand that that was done by the former owner, the same person that actually carted off the wrong buildings off the site, and just took them when he left.

MR. ROTENSTEIN: Okay. All right. Would the applicant like to come forward and make a presentation?

MS. MILES: Wait, can I ask a question?

MR. DUFFY: I have a question for staff.

MS. MILES: Can I ask a question of Rachel.

MR. DUFFY: Go ahead.

MS. MILES: No, you go ahead, Commissioner Duffy.

MR. DUFFY: You, please.

MS. MILES: Rachel, when you were standing on the part of the parcel that contains the buildings, could you see the area that is proposed for the parking lot?

MS. KENNEDY: No, you can't. But you can see the area from the parking lot. The parking lot kind of slopes downward from the historic farm complex into that area where the parking lot is currently, and even the proposed. You can kind of see it. You can see from the parking lot the historic

complex, but not the other way around.

MS. MILES: Because of the elevation.

MS. KENNEDY: Yes.

MS. MILES: And what if they relocate the parking so as to preserve that sycamore tree?

MS. KENNEDY: They may have that in the plans, actually, and I think they might speak to that. But you can talk about that with them.

MS. MILES: Okay. Thank you.

MR. ROTENSTEIN: Commissioner Duffy.

MR. DUFFY: My question, it's not really clear to me from the documentation we have exactly what is existing and exactly what the proposed would look like compared to what's existing. Maybe using circle 19 you could explain that?

MS. KENNEDY: Sure. Just to clarify, these are 30 percent guidelines. They are coming to us, because they are actually going to the Planning Commission. Now it's actually January 15th, rather than the December date that was in the report. That's actually changed.

But in any case, basically, what was in the beginning of the HAWP report is what they are actually proposing. The riding rings, they are proposing, the expanded parking, the sand schooling ring.

MR. DUFFY: Could you describe, I mean, that's text.

MS. KENNEDY: Sure.

MR. DUFFY: I can't tell what it really means and where these things are and how it impacts this site.

MS. KENNEDY: Do you -- you guys might actually have better visuals than I do, because I think there are things that were finished now that were not finished when I did the report. So perhaps maybe they could show you. If you still have questions, we can --

MR. DUFFY: That's fine.

(Discussion off the record.)

MR. ROTENSTEIN: Let me ask the reporter, if she speaks up, are you able to pick her up?

Okay. Thanks.

MS. KOMES: Let me just back up a little bit. The plan that you are about to see is a facility plan, and we did find that in the Parks Department people kind of use the same standards, 30 percent complete construction document. And we routinely take these facility plans to the Planning Board for approval.

And one of the most important products of the facility plan process, in addition to, you know, we go out to the community, we go out to the community and have community meetings, but we also, it allows us to get some of our concept approval.

We do preliminary grading studies, some preliminary engineering, and we have a relatively accurate cost estimate which we go to the Planning Board with and ask for approval to spend the funding that we have.

MR. DUFFY: But what I'm asking about is, can you compare apples to future apples? What exists now, and what are the proposed changes? I'm trying to compare circle 13 with circle 19 and figure out -- and circle 13 is not a site plan. It's just black, you know, rectangles on a gray background. I can't tell what's paved now, other than maybe a white rectangle and a couple of white lines. Then we have some very detailed drawings.

So what exists now? What's paved now? And what is intended to be added, and what is intended to be removed?

MS. KOMES: The entrance walls along Route 28 do exist, and those were actually built by the Park and Planning Commission and we did come before you with a historic area work permit application to construct those walls and the entrance drive. And it is existing.

It is a gravel drive that does not go through.

We deliberately chose to not continue the alignment, the existing alignment through the Brewer Farm, because we didn't want to bring this wide road with horse trailers through the farm buildings. So we took it around the side.

MR. DUFFY: So all of that darker green including the parking at the bottom of it exists now?

MS. KOMES: This piece of parking exists.

MR. DUFFY: Okay.

MS. KOMES: And it is, this is a ridge, so we deliberately located the parking on the far side of the ridge so it would not be visible from Route 28.

When Rachel saw the plans last, we were looking at -- this is the sycamore tree that she was talking about, which is existing. It is a large, beautiful sycamore tree. What this doesn't show is there is also a large parking facility right there, and we were looking at expanding the parking and having sort of a loop configuration, which would have been better for circulation, but it got too close to the stream valley buffer here. So instead we flipped it over here, and instead of providing parking for 30 trailers, we're providing parking for 20, because the parking lot just got too big. There was too much grading required.

MR. DUFFY: Question then. Did that parking configuration on the image you have, is different from the configuration on circle 19?

MS. KOMES: That's correct. That's correct.

MR. JESTER: This is more current.

MS. KOMES: We flipped it from -- what you are looking at, at some point, we believe is the parking configuration on this side of the existing lot.

MR. DUFFY: No, it's along the figure that comes out to the right.

MS. KOMES: That was an earlier version, and that is in sort of this area, although it's at an angle. And this now actually touches the existing parking lot and creates a better circulation.

MR. DUFFY: Okay.

MR. ROTENSTEIN: So that lighter area is what's proposed?

MS. KOMES: This would be the expanded parking area.

MR. ROTENSTEIN: Okay.

MS. KOMES: This dark green is a pathway that comes into the event office, which is the tenant farmers house, and that would be added. But once again, these drawings are preliminary and we'd like to get your early feedback on them. And they will, I'm quite certain we will continue to refine them and change them.

MS. KENNEDY: And just to be clear, that path you're talking about is a pedestrian pathway that you intend to wood chip, and the maintenance paths or roads are intended to be gravel, correct?

MS. KOMES: Yes. This actually probably will not ever be wood chipped, just because it will be difficult for us to maintain it. It will be crushed stone or could even be, we might choose to do this in a herringbone brick pattern that would be sympathetic to the existing on the other side. In an ideal world, I think that's what we would like to do, but of course this would depend on funding.

MR. ROTENSTEIN: Even that path you're talking about appears different in the version that you gave us and the path --

MR. KELLY: Yes, I think what you have is, all the drawing that you have are generated from an earlier master plan, and the drawings have since been refined and adapted based on cut fill calculations and all sorts of different, the storm water management plan.

We ran into an issue with the existing storm water management plan. It can't exceed one acre. So we couldn't expand upon it. So we had to figure out another way to redirect that storm

water to a different bio-retention facility to facilitate the expanded parking area.

MR. ROTENSTEIN: Sure. One thing I want to point out, though, is in order to get the maximum benefit for you as the applicant, and afford us the best opportunity to review this ahead of time, it would have been more beneficial for us to have what you're showing up there to review ahead of time, because just trying to look at it from a distance here is very, very difficult. I don't know if the other Commissioners --

MS. MILES: It is --

MR. JESTER: I think we can still provide some -- and it's pretty clear there's going to be a need for a second preliminary, and I think they probably realize that.

MR. DUFFY: I agree with the chair. I would simply ask you to, in light of that, to please point out to us which items that you're showing us now are different than what's in the packet. And you've already explained the parking at the bottom. And that path is similar but slightly different. Are there any other items that you have on the board there that are different than on circle 19?

It appears that the main features in the center of the site are the same.

MR. KELLY: Well, there are things that change, like the rings, one of the rings has changed to facilitate more of -- the ring, actually, the ring configuration you guys have is consistent. It looks to me that the only thing that has changed is really the expanded parking. The configuration, you know, the historic structures are still being reused in the same way as they are intended on this drawing, except for there is actually not an intended, at this present time, a permanent bathroom facility. We haven't had a perk, we have to get a perk test done in the springtime, and not until that time will we be able to determine whether or not it can actually be used as a restroom facility.

So right now, currently, as far as the historic buildings are concerned, we have the main stone attendant house which will be reused as the main event office. Then we have the historic garage, which will be reused as the maintenance storage and equipment storage.

There is another garage that is going to be reused as an equine storage facility for jumps and harrow and drags for the rings. And then the corn crib structure which is going to be demolished, we're proposing a reused picnic shelter structure which we actually have a drawing of down here.

And what our intent was, was just to rebuild the existing framework structure, at least replicate it in a way which that would maintain the exterior shell, but allow it to be an open air picnic structure, and it being a corn crib, we actually, the way it has been designed is that there are open wooden slats on the sides and all of the walls, which is the way traditional corn cribs are built. And so it would be very much in keeping with what it was before, even though it is a new use.

MR. ROTENSTEIN: Do you have any other drawings of buildings or structures?

MR. KELLY: Yes, we do, actually, but -- I'll show them to you, but the only thing that's actually really changing in any of the buildings is the historic, the structure rehabilitation report asks that we provide hurricane straps and joist hangers and wind bracing. So there really isn't much change going on inside here.

MS. KENNEDY: We actually have, they have existing, as you know what's in your packet, they have existing elevations of the buildings, and they have some rough plans. But I don't think they have actually done any, and I think they are actually looking to you guys for advice about that. I think that's what they really want to know. They're at the stage where we don't often get applicants, where they actually haven't really totally made up their minds on what they're doing, so perhaps some advice on what they should do would be a good thing.

MS. KOMES: We just really wanted to get your, a feeling from you whether you think we're headed in the right direction; whether you find any of this objectionable or not in keeping with the historic character of the property.

MR. ROTENSTEIN: Fair enough. And I think we're eager to get there. I guess what I'd like to ask first before we get into a dialogue, is there anybody here that wants to talk about the case?

MS. MILES: Can I ask a couple of questions before we get to deliberations.

MR. ROTENSTEIN: Well, we're not necessarily deliberating.

MS. MILES: No, I know, we're not really deliberating, but you know, since you said, before we start like talking amongst ourselves.

MR. ROTENSTEIN: All right. Sure.

MS. MILES: I just don't know what you mean by an open air -- so the part of the facility that's going to be closest to the road, that's going to be the beginner area. What are you going to do to change the configuration of the land? How will that be visible?

MS. KOMES: Show them where that is.

MR. KELLY: It actually is the furthest structure away from the road. It is the point of construction that we just discussed, and basically --

MS. MILES: No, I don't think -- no, that's not what I'm asking you about.

MS. KOMES: She's asking about the novice course.

MS. MILES: Yes, the novice course.

MR. KELLY: Okay. This course is actually, cross-country is a certain style of riding in which they go over a variety of different types of jumps. And it's different in the discipline that would be used in the rings.

MS. MILES: I know what dressage and all of that is.

MR. KELLY: Okay.

MS. MILES: So how are you going to reconfigure? Are you going to be like putting in natural stone walls, and natural water furrows. Or are you going to be putting in the kinds of things usually in a ring that are temporary? I mean, tell me how you are going to change the configuration of the land, is I guess what I'm asking.

MR. KELLY: There really isn't any intensive plan for changing the grounds. I believe the

course design that we've been working with our landscape architect, has been to show off, I think he has an Irish ditch planned here, and possibly a water jump here, and other than that, I think all of the other jumps will be of the temporary kind, with triangle pins and, you know, they will be movable for the most part.

MS. MILES: Okay.

MR. ROTENSTEIN: Okay. I think Rachel has given us a really good staff report with some structure. And what I would like to do, while we're talking about this, is go through what Rachel has laid out in terms of getting through the actual consultation.

So I think first off, what I want to try to move towards is the overall desirability of the proposed plan, before you even get into the details.

MS. MILES: Before I can answer that, I wanted to know how it was going to change the land. And I guess my other question would be, how visible will the dressage pits on the other more formal structures, you know, the pits be from the road?

MR. ROTENSTEIN: Well, I mean, before we can get into whether something is going to be visible, is an equestrian park on the scale that they're proposing, an appropriate reuse plan for this designated property?

MS. MILES: My answer, at this point is, so long as it does not look like it's just kind of overlaid, completely, on top of the historic resource. I think it's probably a perfectly wonderful adaptive reuse, but I want to know more details about it before I answer that.

MR. JESTER: I think if it is handled sensitively with the design of the elements that we're incorporating, I think it can be successful. I don't think it's an inappropriate use for this property.

MR. DUFFY: I tend to agree with both Commissioner Miles and Jester. It's not inherently necessarily inappropriate, but I still have some questions.

MR. ROTENSTEIN: Commission Fleming.

MR. FLEMING: I think what you are doing is going to enhance the area very well, and there ought to be more of it.

MR. ROTENSTEIN: Commissioner Burstyn?

MR. BURSTYN: Yes, I have a question. How does this court fit in with the existing Woodstock property? Is this part of it?

MR. KELLY: Yes, actually both sides of Woodstock Equestrian Park were donated with the intent use that it would be used for equine and purposes for the community, and that it be maintained and used for those purposes.

MR. BURSTYN: So it's all under jurisdiction of Park and Planning, the whole thing, right?

MR. KELLY: As far as I know, I believe so.

MR. ROTENSTEIN: So is this reuse plan something that you would like to see pursued?

MR. BURSTYN: Yes.

MR. ROTENSTEIN: Okay. Commissioner Alderson?

MS. ALDERSON: It's rare that we can find a fit this good, so it's a great thing, and it's nicely done. We're going to be working with a very sympathetic body, so we're thrilled.

MR. ROTENSTEIN: And I think it's pretty much unanimous that this is a good reuse for this historic farmstead, so that then takes us to the more detailed level of this section about the specifics of the layout, materials, and all of the other elements of the proposal here.

So with that, can we start on Commissioner Miles and -- okay, start with Commissioner Jester.

MR. JESTER: Before I give you my overall thoughts, I just want to ask one other specific question, and that is, have you confirmed yet that the existing gravel road that has already been constructed satisfies the requirement for Fire Department access so that you don't need to have any additional wider roads or different road treatment to provide access, Fire Department access to these

historic structures?

MS. KOMES: Yes. When the first phase of facilities came through, which is what you are looking at, the entrance road, the parking lot, we went through the whole process, which we are also going through again, where we have a team of -- it's called the PDCO process which stands for planning, design, construction and operations. And there are about 15 different departments that are represented on that committee. And as part of this, also, we went to the State Highway Commission. They told us the length of accel/decel lanes. We went to the Fire Department, the State, looked at the turning radius width of the road between the entrance walls, and also the width of the entrance drive.

MR. JESTER: I think you answered my question.

MS. KOMES: Okay.

MR. JESTER: You've satisfied that. I think that many of the aspects that you've already incorporated are very sensitive. The shift of the parking, additional parking component has, I think, my concerns would be just making sure that the infill construction, the corn crib building structure is compatible. I think the direction of what I'm seeing looks like it's moving that direction. It does seem very compatible to fit in with the vernacular, the rural vernacular of the buildings that are on the site.

My concerns would be, again, just making sure that it does not appear overly developed with the treatment of the fencing, the site lighting, treatment of the materials and even the plantings that are shown on one of the plans look a little bit heavy handed. So I would just encourage you to make it as minimal as possible to retain the rural character that already exists there, basically, the remains of the existing environmental setting.

And, you know, I think it's moving in the right direction. It's going to be a nice project.

MR. ROTENSTEIN: Commissioner Alderson.

MS. ALDERSON: I couldn't agree more. It's great that you found a solution for the

parking lot that saves the sycamore. And it looks like then the running shed could also be preserved?

MS. KOMES: Yes.

MS. ALDERSON: Great. Terrific. I think it's nice the outbuilding scale has been very modest, and absolutely I'm also the first one to advocate for earth colored materials for paths where paths will exist. I would say herringbone would be lovely, but if that doesn't work out, the backup choice would be brownstone, because at least that's a darker earthy color, as opposed to the gray that looks more like a building material.

The only other -- I completely agree with the staff recommendation to keep the path as narrow as we can, and that as we move forward, I love the idea of adapting the corn crib concept to a pavilion. It's a great idea. And I think using the same vernacular materials is the way to go.

And as you get further into the details on the rehab, we would just encourage you to work with staff on minor details like what will be the right doors. We've got plenty of material to make that look authentic and fit. And thanks for coming to us early this time.

MR. ROTENSTEIN: Commissioner Miles.

MS. MILES: I agree, it looks wonderful. I am excited about it. I think it looks like you've got all the right instincts and it is going to be great. I was also, my main concern was the parking lot, so to see that makes me feel a lot better.

I'm also very pleased that what you are going to do to what was originally pasture isn't going to really dramatically alter it. It's still going to look like pasture through which people occasionally ride horses. And that probably is actually even historically correct.

And as long as the more mundane things, like the parking and the dressage and all that is really not visible from either the historic resources or the road, I think it's going to be fantastic, and I concur with everything that's been said.

MS. KOMES: Can I address that, though, because we want to make sure that everyone

is clear that you will see that ring from 28.

MS. MILES: Can you describe exactly how you think it will look, because I can't -- we don't have any elevations that would give us a sense from -- I mean, obviously, it is so early, but you know, site lines, can you tell us what you think we'll see?

MS. KOMES: This is all very open, and sort of gently rolling. And so you will, if driving along 28, this is the, the complex sits up above 28 on a little rise. So when you are, especially when you are heading south on 28, it will be, you will definitely see these rings, because this is just all open pasture.

And the plan, this illustration doesn't show it, but there is definitely terraced seating along, making use of this ridge here. It's a natural sort of seating area. And our whole intent was to have this lie as lightly on the land as possible. But I want to be honest with you. You will see this. This is a good size ring. It's 230 by 350 or thereabouts.

MS. ALDERSON: We're talking about natural materials, right?

MS. MILES: Yes, we're talking about sand and split rail fencing.

MS. KOMES: Correct.

MR. KELLY: Those rings will be, they will have a sand footing, but they will also be, along the western edge of both greens will be an earth berm, about three feet high, and there will be vegetation to also help break up and screen some of that visibly from the road.

MS. MILES: It all sounds fine to me.

MR. KELLY: There is no doubt that you'll know something is there, but I think that's also kind of part of the intrigue and interest for it. So, you know, it will be visible, though.

MS. MILES: That all sounds like --

MR. ROTENSTEIN: It's also not going to interrupt or obstruct any views from the road to the historic buildings.

MS. MILES: Right. And that's my concern. And also, you know, what you are doing is making it look like something that really could have even been there originally. It doesn't, you know, it's not going to just like sit on a flat plane that you see from all angles coming up and down the road. So I think that would be fine.

Can you just help me understand, though, I was also wondering what those darker pond shaped green things are that are -- yes, all of those. What are they?

MR. KELLY: They are actually the tree outcroppings. Those, they are actually from an earlier illustrative drawing that, before we had the forest conservation information, we just had bits of some of the tree outcroppings. And they are actually to be removed before we submit for -- we have all the forestry conservation information and those aren't actually existing trees.

MS. MILES: Okay. And are people going to be able to board horses there? Can you tell me a little bit more about the intended uses?

MR. KELLY: Right. There are currently, all facilities are planned for, no boarding. So horses will have to be taken off the site every day. So there is no temporary or permanent boarding on site. And so that is kind of aimed at keeping the user groups of the Woodstock facility of the local and regional nature.

MS. MILES: Great. I will look forward to you coming back. Thank you.

MR. ROTENSTEIN: Commissioner Burstyn.

MR. BURSTYN: Is it going to be a facility that is also operated at night, and that would require lighting at some time in the future?

MR. KELLY: No. Currently, we are not planning any site lighting whatsoever. There was discussion of possible way finding light near the parking areas at one time, but currently there is no lighting being added to the site.

MR. ROTENSTEIN: Commissioner Duffy.

MR. DUFFY: I have a few questions. What is the fencing that's proposed? It's a considerable amount of fencing.

MS. KOMES: The fencing is the same as what currently exists out there, which is typical four-board equestrian fencing that is stained black.

MR. DUFFY: Like on circle 26?

MS. KOMES: Yes.

MR. DUFFY: Okay. That's great, I think. And I think you said this, would all of the vehicular paving be gravel?

MS. KOMES: Yes.

MR. DUFFY: That's the intention?

MS. KOMES: It's important in an equestrian facility to not have asphalt, as it is slipper.

MR. DUFFY: Right. The -- I think the wood chip sort of trial is a good idea. I'll just leave that as a comment. The two historic buildings where the paving, the trails flare adjacent to the existing buildings, why such a large flare? Is that -- and what would the material be there? Wood chips for the paving?

MS. KOMES: It definitely would not be wood chips, because it will have to, you know, equipment and vehicles will drive over it. So we wouldn't be able to maintain that. So it will likely be, we haven't gotten to that level of detail yet, but it will likely be CR6, which is a stone.

MR. DUFFY: Crushed stone.

MS. KOMES: Right.

MR. DUFFY: Yes.

MS. KOMES: Which is what the entrance road is now.

MR. DUFFY: But those large flares of the paving adjacent to those buildings, is that kind of conceptual, or does that represent the size that you think is necessary?

MS. KOMES: I think it's conceptual, because this piece right here has no garage doors on it, so it probably doesn't need to be this big, but it will flare up, because these are garages.

MR. DUFFY: Understood. It's just that they are drawn that they flare to be the entire width of the facades, and I would urge you to minimize as much as possible the amount of that impervious surface in those locations. But understanding that that's conceptual, that's just my comment.

One last, I agree with the questions and observations that staff has made on circles 4 and 5, and would request that you, you know, pursue those.

MR. ROTENSTEIN: Commissioner Fleming, any comments?

MR. FLEMING: No.

MR. ROTENSTEIN: Commissioner Alderson.

MS. ALDERSON: Very minor additional suggestion. As you are thinking about landscaping options for those areas, where you mentioned there are berms, and you had some landscaping kind of screening there, you may already be on this track, but I think it would be nice to research plantings that would be kind of historically appropriate for our rural setting. This could look like something that looks really suburban and too groomed. It's going to look out of place, and something that blends would be nice.

MS. KOMES: Actually, the berm is on the west side of the ring. It's really not so much to screen the view, it's really to block the wind so we don't, the sand footing doesn't blow off the, out of the ring. And along 28 we thought we might try and recreate in certain areas a hedgerow.

MS. ALDERSON: Exactly what I was thinking of. Thank you.

MR. ROTENSTEIN: I guess from my perspective, in addition to the comments you have gotten from the other Commissioners, I like what you've done adapting to the topography. I think you have a very sensitive design, and are moving in the right direction for this property.

I have some comments about the bullet points that Rachel has pulled out. I really think a historic structure or related surviving historic buildings would be appropriate, something that would flesh out the history of the property, as well as give you an idea of what the evolution of the surviving buildings has been.

Again, building on my comments on the archeology, I'd like to ensure that whatever ground altering activities you undertake out there are preceded by an archeological evaluation and the appropriate mitigation or treatment, if anything significant is found.

Regarding the spring house, I like the idea of using one of the historic buildings as a possible interpretive opportunity. I think there are a wealth of opportunities out there, and I think this is one of them.

You are going before the Planning Board in January to discuss the facility plan. I think after that, based on the evolution of your drawings and proposal, a second preliminary consultation would be in order, and I could encourage you to provide us with drawings that are somewhat easier to interpret than what we've got here.

And also, as Commissioner Duffy pointed out earlier, clearly delineate the existing buildings and historic landscape from the proposed, because it is very difficult to read, what we got in our packets, and most certainly what we are trying to see from a distance here to the Board's view.

So in general, I think you have gotten a favorable response. This is a very exciting project, and you are approaching it with new sensitivity. And I think what we got to see is a second preliminary consultation to flesh out some of the details that you've been working on, and you'll be in a better position, I think, after going to the Planning Board for your facilities. So do you have any other questions for us?

MS. KOMES: I do. And that is, at what point, and maybe staff can guide us on this, too, is it appropriate for us to come back with a secondary consultation?

MR. ROTENSTEIN: Staff?

MR. WHIPPLE: We'll have more conversations --

MS. KOMES: Okay.

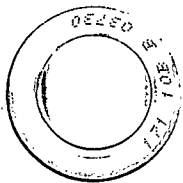
MR. WHIPPLE: -- after you've visited with the Planning Board.

MS. KOMES: Okay.

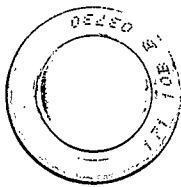
MR. ROTENSTEIN: And I'm sure staff will make themselves easily available to you. Is there anything else? I think you have a great project. Thank you for coming in and enduring us for the HAWP and those preliminaries. Thank you.

MS. KOMES: Thank you.

11.30.10
Woodstock



11-30-10
Woodstock



December 3, 2008 HPC Meeting Transcript

MS. KENNEDY: Yes, this is for 20321 Darnestown Road, Darnestown. This is the individually designated master plan site, number 1238, Brewer Farm. And that's 363 acres, incidentally, is the environmental setting; a significant estate, 1857 to 1861, approximately.

The applicants are proposing to add several features to the existing environmental setting at the Brewer Farm. The additions to the complex will be done in phases, depending on the funding. I do also want to note that this is a very preliminary preliminary. They are still working on a lot of the details that will be forthcoming, I'm sure, in a later HAWP or another preliminary.

Anyway, what this is consisting of a two large horse riding rings on the north side of the gravel road in front of the site of the historic complex of structures. A sand schooling ring is also intended to be part of this complex.

Also potential to add a spectators amphitheater banked into the hill directly to the east. Expand the current gravel parking lot to the south to accommodate approximately 30 vehicles with horse trailers. And the lots are not visible from the main historic complex of buildings. An older sycamore tree and old riding shed exist to the south of the current footprint of the proposed new lot. Four-board painted wood fencing is proposed along the entrance road and enclosing the riding rings. Repairs and rehab work on existing farm complex structures, including stone houses to be moved in an events office; three of the garage carriage house outbuildings will be used as storage and maintenance buildings, and the fourth will be used as a restroom facility. The stone spring house does not have intended reuse at this time.

Construction of a new corn crib barn structure for use as a picnic shelter, plans indicate sympathy with the older barn corn crib structure in design and materials. Interpretative signage addressing the history of the site and standing structures; narrow wood chip pedestrian pathways

connecting the various facilities and areas; vehicular gravel roads connecting maintenance facilities; and a beginning cross-country riding course added to the southwest of the existing farm complex.

Staff discussion. The applicant wishes to get the HPC's suggestions regarding the proposed additions to the environmental setting. Staff is generally supportive of this reuse project. The reuse is rural in nature and certainly sympathetic to the property's historic character. Staff applauds Parks for undertaking the rehab of the historic structures on the site, and reusing them. Staff also supports the construction of a new structure where the barn was formerly that recalls the barn's historic character.

Some items that the staff feels could use further consideration and research include a clear understanding of the property's history, including the dates of construction to the structure before interpretation and rehabilitation is undertaken.

There is some question, incidentally, because I have not been on the interior of these buildings, but on the exterior they certainly appear to be circa 1850's and '60s to me. However, on the interior, one of Parks' employees has noted that it has an early 20th century interior. And I haven't seen it, so I can't say for sure, but in any case, that needs to be cleared up before any rehab and interpretation is done, just when those buildings do date from.

The garage structure with the roll top metal garage door is supposed to be a carriage house, and investigation should be done to determine appropriate wooden carriage house doors during the rehab project, and we've already been looking through things that we've got in Montgomery County to assist the applicant.

Reuse is needed for the spring house. This building should retain its historic cooling trough, louvered wood windows and other features, and has to be a good location for materials on the history of farm for the interpretive part of it.

Preservation of the old sycamore tree and the footprint of the new gravel parking lot

should be a priority. And reuse for the riding shed might also be a good idea, if possible.

The maintenance gravel road should be as narrow as possible, especially the ones that are running through the historic farm complex. They should be made to appear similar to a typical farm road.

Materials for all proposed additions should be natural materials, and all the rural character of the property. And archeology might be important, is important in areas where there is to be significant ground disturbance.

Just for the record there has been some archeology done at the farm complex part of the site, as well as at the existing parking area. That was done in 2004 by Elizabeth Comer and Associates. They prepared a report detailing limited archeological work at the site. They did find a brick pathway that led from the spring house to the main house, and artifacts suggestion human occupation by local Americans from the mid-19th century.

The report recommended additional archeological work be done on the farm complex before any ground disturbance is done.

The applicant is seeking input from the HPC on the following items. The desirability of the overall proposed reuse plan; specific suggestions for the layout materials used and et cetera; and comments on any items listed above or any other item.

And I have a brief Powerpoint I can go through here. I'm not sure that these plans turned out any better, in the standing version of them, and the Xerox version, but I'll try to go through here and just show you what I have. I think they also brought plans with them that are in color. And I'll just go through this quickly.

MR. JESTER: If they brought plans that are more clear, why don't we not spend too much time on those. Do you have any photographs of the site?

MR. SILVER: We have some photographs of the historical building site, additional

photos of the corn crib, and I also have a color site plan and we have a color rendering of what we propose for the historic structure.

MS. KENNEDY: Yes, I have those. I'll run through it real quick. This actually is not in your packet, and this actually shows, just for purposes of archeology, to see the main house right there. That one was there, and those two log structures were there, and that's the existing stone house that we're talking about. That's basically three things are what's left out of the complex. This was done in '98 and '99 before the house was torn down.

This is actually the entry gate to the equestrian park. The area that I'm looking toward is where the riding rings will be. And it's kind of a gentle slope that kind of goes up and then kind of comes back down before it goes to the parking area.

To the right of the main gates is the Brewer farm complex, which you can kind of see. The roof is poking out there, straight ahead, and that's visible from Darnestown Road. That's actually looking again towards the, from the entry toward the riding ring area.

This is a view of the proposed cross-country course from Route 28. It's currently pasture land, and it was historically, as well, pasture land. It's kind of, the historic buildings are on the left of that screen. You kind of see a piece of them there.

This is the gravel entry road to be enclosed by the four-board wood fencing. This is a view of the historic farm complex looking west. That's the view of the stone house to be reused as an events office. That's the west elevation. That's the south elevation from the proposed cross-country -- yes, from the beginner's course. There's only going to be two courses. That's the barn, we've seen that.

That's the spring house. No use is currently proposed. It does enclose the western boundary of the farm complex at this point, although the house would have done that originally.

That's the garage carriage house structure. This is supposed to be a storage facility for the equestrian events that occur there. Looking north toward the riding rings, these two frame

buildings form the southern boundary and they also are right next to the beginner's course.

The one on the right, and I'm sure Linda will correct me if this is changed, but the one on the right, I believe is going to be a restroom facility, and the other one is supposed to be maintenance. They are probably early 20th century. You guys can talk about that when we get there, but that's fine.

The one on the right is going to be maintenance. They are both early 20th century buildings, probably. They've got poured concrete foundations, wood siding.

This is actually the field that's the beginner's cross-country course, right behind that. I just turned around and took that picture from when I was taking the other one.

This is the existing gravel lot. This is looking toward the historic farm complex. This is actually down in the existing, the proposed lot. And that's the tree that is in question. There is the tree to the right in the photo.

This is looking toward the farm complex, showing the riding shed, and beyond, standing in the footprint of the parking expansion. This is actually the Brewer House that was torn down. And they did have approval when they tore it down. It was in pretty terrible condition. And that was, and to the right of that, you can't really see it in this photo, but to the right of that was the step spring directly to the side. And that's all I have.

MR. ROTENSTEIN: Rachel, do you have any photos or maps showing the master plan designation boundary?

MS. KENNEDY: No, I don't. But it's that entire side of the road. It's 363 acres, and it's all on the -- correct me if I am wrong, but it's all on the west, the east side of Darnestown Road.

MR. ROTENSTEIN: So the entire parcel is designated in the master plan?

MS. KENNEDY: The entire side of Darnestown Road, according to the file.

MR. ROTENSTEIN: Because the MIHP that I looked at on the MHP website showed it as seven acres for this property.

MS. KENNEDY: Well, I'm not sure about the National Register boundary, but the boundary that I have in the GIS, and the boundary that we were able to come up with is 363. So --

MR. ROTENSTEIN: Okay.

MS. KENNEDY: Yes. I did look at it a couple of times, because I thought the same thing. There was a lack of clarity about that, but from what I could tell, that's what was designated. It wasn't changed.

MR. ROTENSTEIN: Okay. And the entry gate and that stone wall, is that in the designated area, or is that outside?

MS. KENNEDY: Yes, it is. And I understand that that was done by the former owner, the same person that actually carted off the wrong buildings off the site, and just took them when he left.

MR. ROTENSTEIN: Okay. All right. Would the applicant like to come forward and make a presentation?

MS. MILES: Wait, can I ask a question?

MR. DUFFY: I have a question for staff.

MS. MILES: Can I ask a question of Rachel.

MR. DUFFY: Go ahead.

MS. MILES: No, you go ahead, Commissioner Duffy.

MR. DUFFY: You, please.

MS. MILES: Rachel, when you were standing on the part of the parcel that contains the buildings, could you see the area that is proposed for the parking lot?

MS. KENNEDY: No, you can't. But you can see the area from the parking lot. The parking lot kind of slopes downward from the historic farm complex into that area where the parking lot is currently, and even the proposed. You can kind of see it. You can see from the parking lot the historic

complex, but not the other way around.

MS. MILES: Because of the elevation.

MS. KENNEDY: Yes.

MS. MILES: And what if they relocate the parking so as to preserve that sycamore tree?

MS. KENNEDY: They may have that in the plans, actually, and I think they might speak to that. But you can talk about that with them.

MS. MILES: Okay. Thank you.

MR. ROTENSTEIN: Commissioner Duffy.

MR. DUFFY: My question, it's not really clear to me from the documentation we have exactly what is existing and exactly what the proposed would look like compared to what's existing. Maybe using circle 19 you could explain that?

MS. KENNEDY: Sure. Just to clarify, these are 30 percent guidelines. They are coming to us, because they are actually going to the Planning Commission. Now it's actually January 15th, rather than the December date that was in the report. That's actually changed.

But in any case, basically, what was in the beginning of the HAWP report is what they are actually proposing. The riding rings, they are proposing, the expanded parking, the sand schooling ring.

MR. DUFFY: Could you describe, I mean, that's text.

MS. KENNEDY: Sure.

MR. DUFFY: I can't tell what it really means and where these things are and how it impacts this site.

MS. KENNEDY: Do you -- you guys might actually have better visuals than I do, because I think there are things that were finished now that were not finished when I did the report. So perhaps maybe they could show you. If you still have questions, we can --

MR. DUFFY: That's fine.

(Discussion off the record.)

MR. ROTENSTEIN: Let me ask the reporter, if she speaks up, are you able to pick her up?

Okay. Thanks.

MS. KOMES: Let me just back up a little bit. The plan that you are about to see is a facility plan, and we did find that in the Parks Department people kind of use the same standards, 30 percent complete construction document. And we routinely take these facility plans to the Planning Board for approval.

And one of the most important products of the facility plan process, in addition to, you know, we go out to the community, we go out to the community and have community meetings, but we also, it allows us to get some of our concept approval.

We do preliminary grading studies, some preliminary engineering, and we have a relatively accurate cost estimate which we go to the Planning Board with and ask for approval to spend the funding that we have.

MR. DUFFY: But what I'm asking about is, can you compare apples to future apples? What exists now, and what are the proposed changes? I'm trying to compare circle 13 with circle 19 and figure out -- and circle 13 is not a site plan. It's just black, you know, rectangles on a gray background. I can't tell what's paved now, other than maybe a white rectangle and a couple of white lines. Then we have some very detailed drawings.

So what exists now? What's paved now? And what is intended to be added, and what is intended to be removed?

MS. KOMES: The entrance walls along Route 28 do exist, and those were actually built by the Park and Planning Commission and we did come before you with a historic area work permit application to construct those walls and the entrance drive. And it is existing.

It is a gravel drive that does not go through.

We deliberately chose to not continue the alignment, the existing alignment through the Brewer Farm, because we didn't want to bring this wide road with horse trailers through the farm buildings. So we took it around the side.

MR. DUFFY: So all of that darker green including the parking at the bottom of it exists now?

MS. KOMES: This piece of parking exists.

MR. DUFFY: Okay.

MS. KOMES: And it is, this is a ridge, so we deliberately located the parking on the far side of the ridge so it would not be visible from Route 28.

When Rachel saw the plans last, we were looking at -- this is the sycamore tree that she was talking about, which is existing. It is a large, beautiful sycamore tree. What this doesn't show is there is also a large parking facility right there, and we were looking at expanding the parking and having sort of a loop configuration, which would have been better for circulation, but it got too close to the stream valley buffer here. So instead we flipped it over here, and instead of providing parking for 30 trailers, we're providing parking for 20, because the parking lot just got too big. There was too much grading required.

MR. DUFFY: Question then. Did that parking configuration on the image you have, is different from the configuration on circle 19?

MS. KOMES: That's correct. That's correct.

MR. JESTER: This is more current.

MS. KOMES: We flipped it from -- what you are looking at, at some point, we believe is the parking configuration on this side of the existing lot.

MR. DUFFY: No, it's along the figure that comes out to the right.

MS. KOMES: That was an earlier version, and that is in sort of this area, although it's at an angle. And this now actually touches the existing parking lot and creates a better circulation.

MR. DUFFY: Okay.

MR. ROTENSTEIN: So that lighter area is what's proposed?

MS. KOMES: This would be the expanded parking area.

MR. ROTENSTEIN: Okay.

MS. KOMES: This dark green is a pathway that comes into the event office, which is the tenant farmers house, and that would be added. But once again, these drawings are preliminary and we'd like to get your early feedback on them. And they will, I'm quite certain we will continue to refine them and change them.

MS. KENNEDY: And just to be clear, that path you're talking about is a pedestrian pathway that you intend to wood chip, and the maintenance paths or roads are intended to be gravel, correct?

MS. KOMES: Yes. This actually probably will not ever be wood chipped, just because it will be difficult for us to maintain it. It will be crushed stone or could even be, we might choose to do this in a herringbone brick pattern that would be sympathetic to the existing on the other side. In an ideal world, I think that's what we would like to do, but of course this would depend on funding.

MR. ROTENSTEIN: Even that path you're talking about appears different in the version that you gave us and the path --

MR. KELLY: Yes, I think what you have is, all the drawing that you have are generated from an earlier master plan, and the drawings have since been refined and adapted based on cut fill calculations and all sorts of different, the storm water management plan.

We ran into an issue with the existing storm water management plan. It can't exceed one acre. So we couldn't expand upon it. So we had to figure out another way to redirect that storm

water to a different bio-retention facility to facilitate the expanded parking area.

MR. ROTENSTEIN: Sure. One thing I want to point out, though, is in order to get the maximum benefit for you as the applicant, and afford us the best opportunity to review this ahead of time, it would have been more beneficial for us to have what you're showing up there to review ahead of time, because just trying to look at it from a distance here is very, very difficult. I don't know if the other Commissioners --

MS. MILES: It is --

MR. JESTER: I think we can still provide some -- and it's pretty clear there's going to be a need for a second preliminary, and I think they probably realize that.

MR. DUFFY: I agree with the chair. I would simply ask you to, in light of that, to please point out to us which items that you're showing us now are different than what's in the packet. And you've already explained the parking at the bottom. And that path is similar but slightly different. Are there any other items that you have on the board there that are different than on circle 19?

It appears that the main features in the center of the site are the same.

MR. KELLY: Well, there are things that change, like the rings, one of the rings has changed to facilitate more of -- the ring, actually, the ring configuration you guys have is consistent. It looks to me that the only thing that has changed is really the expanded parking. The configuration, you know, the historic structures are still being reused in the same way as they are intended on this drawing, except for there is actually not an intended, at this present time, a permanent bathroom facility. We haven't had a perk, we have to get a perk test done in the springtime, and not until that time will we be able to determine whether or not it can actually be used as a restroom facility.

So right now, currently, as far as the historic buildings are concerned, we have the main stone attendant house which will be reused as the main event office. Then we have the historic garage, which will be reused as the maintenance storage and equipment storage.

There is another garage that is going to be reused as an equine storage facility for jumps and harrow and drags for the rings. And then the corn crib structure which is going to be demolished, we're proposing a reused picnic shelter structure which we actually have a drawing of down here.

And what our intent was, was just to rebuild the existing framework structure, at least replicate it in a way which that would maintain the exterior shell, but allow it to be an open air picnic structure, and it being a corn crib, we actually, the way it has been designed is that there are open wooden slats on the sides and all of the walls, which is the way traditional corn cribs are built. And so it would be very much in keeping with what it was before, even though it is a new use.

MR. ROTENSTEIN: Do you have any other drawings of buildings or structures?

MR. KELLY: Yes, we do, actually, but -- I'll show them to you, but the only thing that's actually really changing in any of the buildings is the historic, the structure rehabilitation report asks that we provide hurricane straps and joist hangers and wind bracing. So there really isn't much change going on inside here.

MS. KENNEDY: We actually have, they have existing, as you know what's in your packet, they have existing elevations of the buildings, and they have some rough plans. But I don't think they have actually done any, and I think they are actually looking to you guys for advice about that. I think that's what they really want to know. They're at the stage where we don't often get applicants, where they actually haven't really totally made up their minds on what they're doing, so perhaps some advice on what they should do would be a good thing.

MS. KOMES: We just really wanted to get your, a feeling from you whether you think we're headed in the right direction; whether you find any of this objectionable or not in keeping with the historic character of the property.

MR. ROTENSTEIN: Fair enough. And I think we're eager to get there. I guess what I'd like to ask first before we get into a dialogue, is there anybody here that wants to talk about the case?

MS. MILES: Can I ask a couple of questions before we get to deliberations.

MR. ROTENSTEIN: Well, we're not necessarily deliberating.

MS. MILES: No, I know, we're not really deliberating, but you know, since you said, before we start like talking amongst ourselves.

MR. ROTENSTEIN: All right. Sure.

MS. MILES: I just don't know what you mean by an open air -- so the part of the facility that's going to be closest to the road, that's going to be the beginner area. What are you going to do to change the configuration of the land? How will that be visible?

MS. KOMES: Show them where that is.

MR. KELLY: It actually is the furthest structure away from the road. It is the point of construction that we just discussed, and basically --

MS. MILES: No, I don't think -- no, that's not what I'm asking you about.

MS. KOMES: She's asking about the novice course.

MS. MILES: Yes, the novice course.

MR. KELLY: Okay. This course is actually, cross-country is a certain style of riding in which they go over a variety of different types of jumps. And it's different in the discipline that would be used in the rings.

MS. MILES: I know what dressage and all of that is.

MR. KELLY: Okay.

MS. MILES: So how are you going to reconfigure? Are you going to be like putting in natural stone walls, and natural water furrows. Or are you going to be putting in the kinds of things usually in a ring that are temporary? I mean, tell me how you are going to change the configuration of the land, is I guess what I'm asking.

MR. KELLY: There really isn't any intensive plan for changing the grounds. I believe the

course design that we've been working with our landscape architect, has been to show off, I think he has an Irish ditch planned here, and possibly a water jump here, and other than that, I think all of the other jumps will be of the temporary kind, with triangle pins and, you know, they will be movable for the most part.

MS. MILES: Okay.

MR. ROTENSTEIN: Okay. I think Rachel has given us a really good staff report with some structure. And what I would like to do, while we're talking about this, is go through what Rachel has laid out in terms of getting through the actual consultation.

So I think first off, what I want to try to move towards is the overall desirability of the proposed plan, before you even get into the details.

MS. MILES: Before I can answer that, I wanted to know how it was going to change the land. And I guess my other question would be, how visible will the dressage pits on the other more formal structures, you know, the pits be from the road?

MR. ROTENSTEIN: Well, I mean, before we can get into whether something is going to be visible, is an equestrian park on the scale that they're proposing, an appropriate reuse plan for this designated property?

MS. MILES: My answer, at this point is, so long as it does not look like it's just kind of overlaid, completely, on top of the historic resource. I think it's probably a perfectly wonderful adaptive reuse, but I want to know more details about it before I answer that.

MR. JESTER: I think if it is handled sensitively with the design of the elements that we're incorporating, I think it can be successful. I don't think it's an inappropriate use for this property.

MR. DUFFY: I tend to agree with both Commissioner Miles and Jester. It's not inherently necessarily inappropriate, but I still have some questions.

MR. ROTENSTEIN: Commission Fleming.

MR. FLEMING: I think what you are doing is going to enhance the area very well, and there ought to be more of it.

MR. ROTENSTEIN: Commissioner Burstyn?

MR. BURSTYN: Yes, I have a question. How does this court fit in with the existing Woodstock property? Is this part of it?

MR. KELLY: Yes, actually both sides of Woodstock Equestrian Park were donated with the intent use that it would be used for equine and purposes for the community, and that it be maintained and used for those purposes.

MR. BURSTYN: So it's all under jurisdiction of Park and Planning, the whole thing, right?

MR. KELLY: As far as I know, I believe so.

MR. ROTENSTEIN: So is this reuse plan something that you would like to see pursued?

MR. BURSTYN: Yes.

MR. ROTENSTEIN: Okay. Commissioner Alderson?

MS. ALDERSON: It's rare that we can find a fit this good, so it's a great thing, and it's nicely done. We're going to be working with a very sympathetic body, so we're thrilled.

MR. ROTENSTEIN: And I think it's pretty much unanimous that this is a good reuse for this historic farmstead, so that then takes us to the more detailed level of this section about the specifics of the layout, materials, and all of the other elements of the proposal here.

So with that, can we start on Commissioner Miles and -- okay, start with Commissioner Jester.

MR. JESTER: Before I give you my overall thoughts, I just want to ask one other specific question, and that is, have you confirmed yet that the existing gravel road that has already been constructed satisfies the requirement for Fire Department access so that you don't need to have any additional wider roads or different road treatment to provide access, Fire Department access to these

historic structures?

MS. KOMES: Yes. When the first phase of facilities came through, which is what you are looking at, the entrance road, the parking lot, we went through the whole process, which we are also going through again, where we have a team of -- it's called the PDCO process which stands for planning, design, construction and operations. And there are about 15 different departments that are represented on that committee. And as part of this, also, we went to the State Highway Commission. They told us the length of accel/decel lanes. We went to the Fire Department, the State, looked at the turning radius width of the road between the entrance walls, and also the width of the entrance drive.

MR. JESTER: I think you answered my question.

MS. KOMES: Okay.

MR. JESTER: You've satisfied that. I think that many of the aspects that you've already incorporated are very sensitive. The shift of the parking, additional parking component has, I think, my concerns would be just making sure that the infill construction, the corn crib building structure is compatible. I think the direction of what I'm seeing looks like it's moving that direction. It does seem very compatible to fit in with the vernacular, the rural vernacular of the buildings that are on the site.

My concerns would be, again, just making sure that it does not appear overly developed with the treatment of the fencing, the site lighting, treatment of the materials and even the plantings that are shown on one of the plans look a little bit heavy handed. So I would just encourage you to make it as minimal as possible to retain the rural character that already exists there, basically, the remains of the existing environmental setting.

And, you know, I think it's moving in the right direction. It's going to be a nice project.

MR. ROTENSTEIN: Commissioner Alderson.

MS. ALDERSON: I couldn't agree more. It's great that you found a solution for the

parking lot that saves the sycamore. And it looks like then the running shed could also be preserved?

MS. KOMES: Yes.

MS. ALDERSON: Great. Terrific. I think it's nice the outbuilding scale has been very modest, and absolutely I'm also the first one to advocate for earth colored materials for paths where paths will exist. I would say herringbone would be lovely, but if that doesn't work out, the backup choice would be brownstone, because at least that's a darker earthy color, as opposed to the gray that looks more like a building material.

The only other -- I completely agree with the staff recommendation to keep the path as narrow as we can, and that as we move forward, I love the idea of adapting the corn crib concept to a pavilion. It's a great idea. And I think using the same vernacular materials is the way to go.

And as you get further into the details on the rehab, we would just encourage you to work with staff on minor details like what will be the right doors. We've got plenty of material to make that look authentic and fit. And thanks for coming to us early this time.

MR. ROTENSTEIN: Commissioner Miles.

MS. MILES: I agree, it looks wonderful. I am excited about it. I think it looks like you've got all the right instincts and it is going to be great. I was also, my main concern was the parking lot, so to see that makes me feel a lot better.

I'm also very pleased that what you are going to do to what was originally pasture isn't going to really dramatically alter it. It's still going to look like pasture through which people occasionally ride horses. And that probably is actually even historically correct.

And as long as the more mundane things, like the parking and the dressage and all that is really not visible from either the historic resources or the road, I think it's going to be fantastic, and I concur with everything that's been said.

MS. KOMES: Can I address that, though, because we want to make sure that everyone

is clear that you will see that ring from 28.

MS. MILES: Can you describe exactly how you think it will look, because I can't -- we don't have any elevations that would give us a sense from -- I mean, obviously, it is so early, but you know, site lines, can you tell us what you think we'll see?

MS. KOMES: This is all very open, and sort of gently rolling. And so you will, if driving along 28, this is the, the complex sits up above 28 on a little rise. So when you are, especially when you are heading south on 28, it will be, you will definitely see these rings, because this is just all open pasture.

And the plan, this illustration doesn't show it, but there is definitely terraced seating along, making use of this ridge here. It's a natural sort of seating area. And our whole intent was to have this lie as lightly on the land as possible. But I want to be honest with you. You will see this. This is a good size ring. It's 230 by 350 or thereabouts.

MS. ALDERSON: We're talking about natural materials, right?

MS. MILES: Yes, we're talking about sand and split rail fencing.

MS. KOMES: Correct.

MR. KELLY: Those rings will be, they will have a sand footing, but they will also be, along the western edge of both greens will be an earth berm, about three feet high, and there will be vegetation to also help break up and screen some of that visibly from the road.

MS. MILES: It all sounds fine to me.

MR. KELLY: There is no doubt that you'll know something is there, but I think that's also kind of part of the intrigue and interest for it. So, you know, it will be visible, though.

MS. MILES: That all sounds like --

MR. ROTENSTEIN: It's also not going to interrupt or obstruct any views from the road to
the historic buildings.

MS. MILES: Right. And that's my concern. And also, you know, what you are doing is making it look like something that really could have even been there originally. It doesn't, you know, it's not going to just like sit on a flat plane that you see from all angles coming up and down the road. So I think that would be fine.

Can you just help me understand, though, I was also wondering what those darker pond shaped green things are that are -- yes, all of those. What are they?

MR. KELLY: They are actually the tree outcroppings. Those, they are actually from an earlier illustrative drawing that, before we had the forest conservation information, we just had bits of some of the tree outcroppings. And they are actually to be removed before we submit for -- we have all the forestry conservation information and those aren't actually existing trees.

MS. MILES: Okay. And are people going to be able to board horses there? Can you tell me a little bit more about the intended uses?

MR. KELLY: Right. There are currently, all facilities are planned for, no boarding. So horses will have to be taken off the site every day. So there is no temporary or permanent boarding on site. And so that is kind of aimed at keeping the user groups of the Woodstock facility of the local and regional nature.

MS. MILES: Great. I will look forward to you coming back. Thank you.

MR. ROTENSTEIN: Commissioner Burstyn.

MR. BURSTYN: Is it going to be a facility that is also operated at night, and that would require lighting at some time in the future?

MR. KELLY: No. Currently, we are not planning any site lighting whatsoever. There was discussion of possible way finding light near the parking areas at one time, but currently there is no lighting being added to the site.

MR. ROTENSTEIN: Commissioner Duffy.

MR. DUFFY: I have a few questions. What is the fencing that's proposed? It's a considerable amount of fencing.

MS. KOMES: The fencing is the same as what currently exists out there, which is typical four-board equestrian fencing that is stained black.

MR. DUFFY: Like on circle 26?

MS. KOMES: Yes.

MR. DUFFY: Okay. That's great, I think. And I think you said this, would all of the vehicular paving be gravel?

MS. KOMES: Yes.

MR. DUFFY: That's the intention?

MS. KOMES: It's important in an equestrian facility to not have asphalt, as it is slipper.

MR. DUFFY: Right. The -- I think the wood chip sort of trial is a good idea. I'll just leave that as a comment. The two historic buildings where the paving, the trails flare adjacent to the existing buildings, why such a large flare? Is that -- and what would the material be there? Wood chips for the paving?

MS. KOMES: It definitely would not be wood chips, because it will have to, you know, equipment and vehicles will drive over it. So we wouldn't be able to maintain that. So it will likely be, we haven't gotten to that level of detail yet, but it will likely be CR6, which is a stone.

MR. DUFFY: Crushed stone.

MS. KOMES: Right.

MR. DUFFY: Yes.

MS. KOMES: Which is what the entrance road is now.

MR. DUFFY: But those large flares of the paving adjacent to those buildings, is that kind of conceptual, or does that represent the size that you think is necessary?

MS. KOMES: I think it's conceptual, because this piece right here has no garage doors on it, so it probably doesn't need to be this big, but it will flare up, because these are garages.

MR. DUFFY: Understood. It's just that they are drawn that they flare to be the entire width of the facades, and I would urge you to minimize as much as possible the amount of that impervious surface in those locations. But understanding that that's conceptual, that's just my comment.

One last, I agree with the questions and observations that staff has made on circles 4 and 5, and would request that you, you know, pursue those.

MR. ROTENSTEIN: Commissioner Fleming, any comments?

MR. FLEMING: No.

MR. ROTENSTEIN: Commissioner Alderson.

MS. ALDERSON: Very minor additional suggestion. As you are thinking about landscaping options for those areas, where you mentioned there are berms, and you had some landscaping kind of screening there, you may already be on this track, but I think it would be nice to research plantings that would be kind of historically appropriate for our rural setting. This could look like something that looks really suburban and too groomed. It's going to look out of place, and something that blends would be nice.

MS. KOMES: Actually, the berm is on the west side of the ring. It's really not so much to screen the view, it's really to block the wind so we don't, the sand footing doesn't blow off the, out of the ring. And along 28 we thought we might try and recreate in certain areas a hedgerow.

MS. ALDERSON: Exactly what I was thinking of. Thank you.

MR. ROTENSTEIN: I guess from my perspective, in addition to the comments you have gotten from the other Commissioners, I like what you've done adapting to the topography. I think you have a very sensitive design, and are moving in the right direction for this property.

I have some comments about the bullet points that Rachel has pulled out. I really think a historic structure or related surviving historic buildings would be appropriate, something that would flesh out the history of the property, as well as give you an idea of what the evolution of the surviving buildings has been.

Again, building on my comments on the archeology, I'd like to ensure that whatever ground altering activities you undertake out there are preceded by an archeological evaluation and the appropriate mitigation or treatment, if anything significant is found.

Regarding the spring house, I like the idea of using one of the historic buildings as a possible interpretive opportunity. I think there are a wealth of opportunities out there, and I think this is one of them.

You are going before the Planning Board in January to discuss the facility plan. I think after that, based on the evolution of your drawings and proposal, a second preliminary consultation would be in order, and I could encourage you to provide us with drawings that are somewhat easier to interpret than what we've got here.

And also, as Commissioner Duffy pointed out earlier, clearly delineate the existing buildings and historic landscape from the proposed, because it is very difficult to read, what we got in our packets, and most certainly what we are trying to see from a distance here to the Board's view.

So in general, I think you have gotten a favorable response. This is a very exciting project, and you are approaching it with new sensitivity. And I think what we got to see is a second preliminary consultation to flesh out some of the details that you've been working on, and you'll be in a better position, I think, after going to the Planning Board for your facilities. So do you have any other questions for us?

MS. KOMES: I do. And that is, at what point, and maybe staff can guide us on this, too, is it appropriate for us to come back with a secondary consultation?

MR. ROTENSTEIN: Staff?

MR. WHIPPLE: We'll have more conversations --

MS. KOMES: Okay.

MR. WHIPPLE: -- after you've visited with the Planning Board.

MS. KOMES: Okay.

MR. ROTENSTEIN: And I'm sure staff will make themselves easily available to you. Is there anything else? I think you have a great project. Thank you for coming in and enduring us for the HAWP and those preliminaries. Thank you.

MS. KOMES: Thank you.