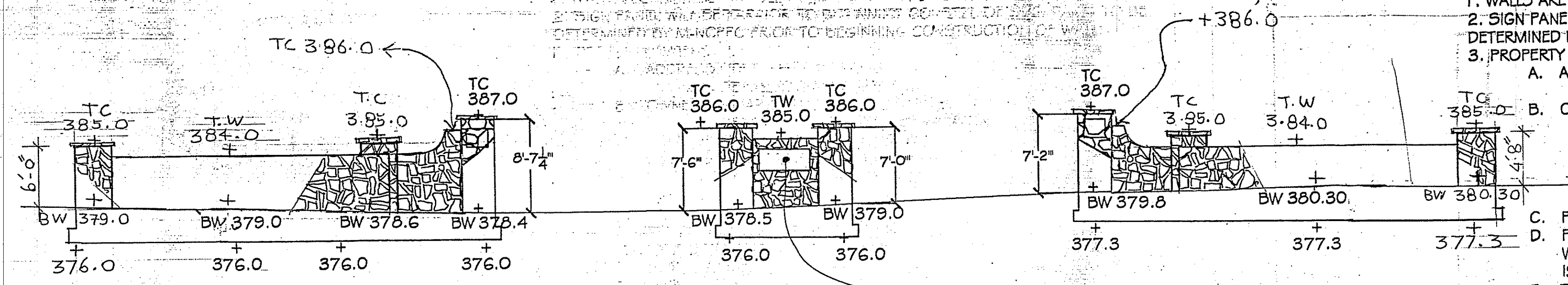
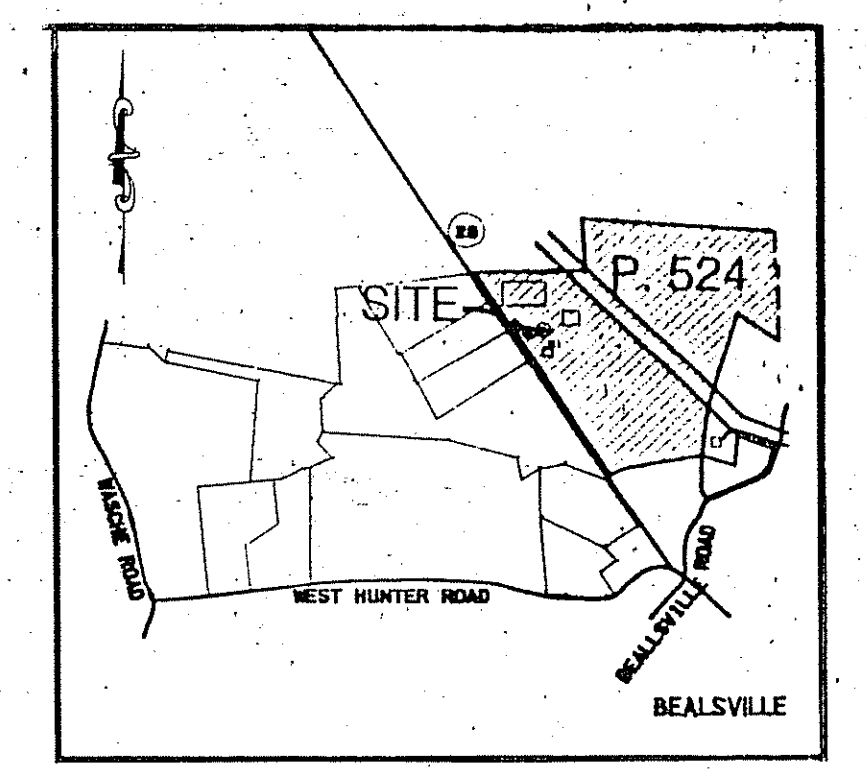


12/38-04A Woodstock Equestrian Center
Master Plan Site #12/38 **Brewer Farm**



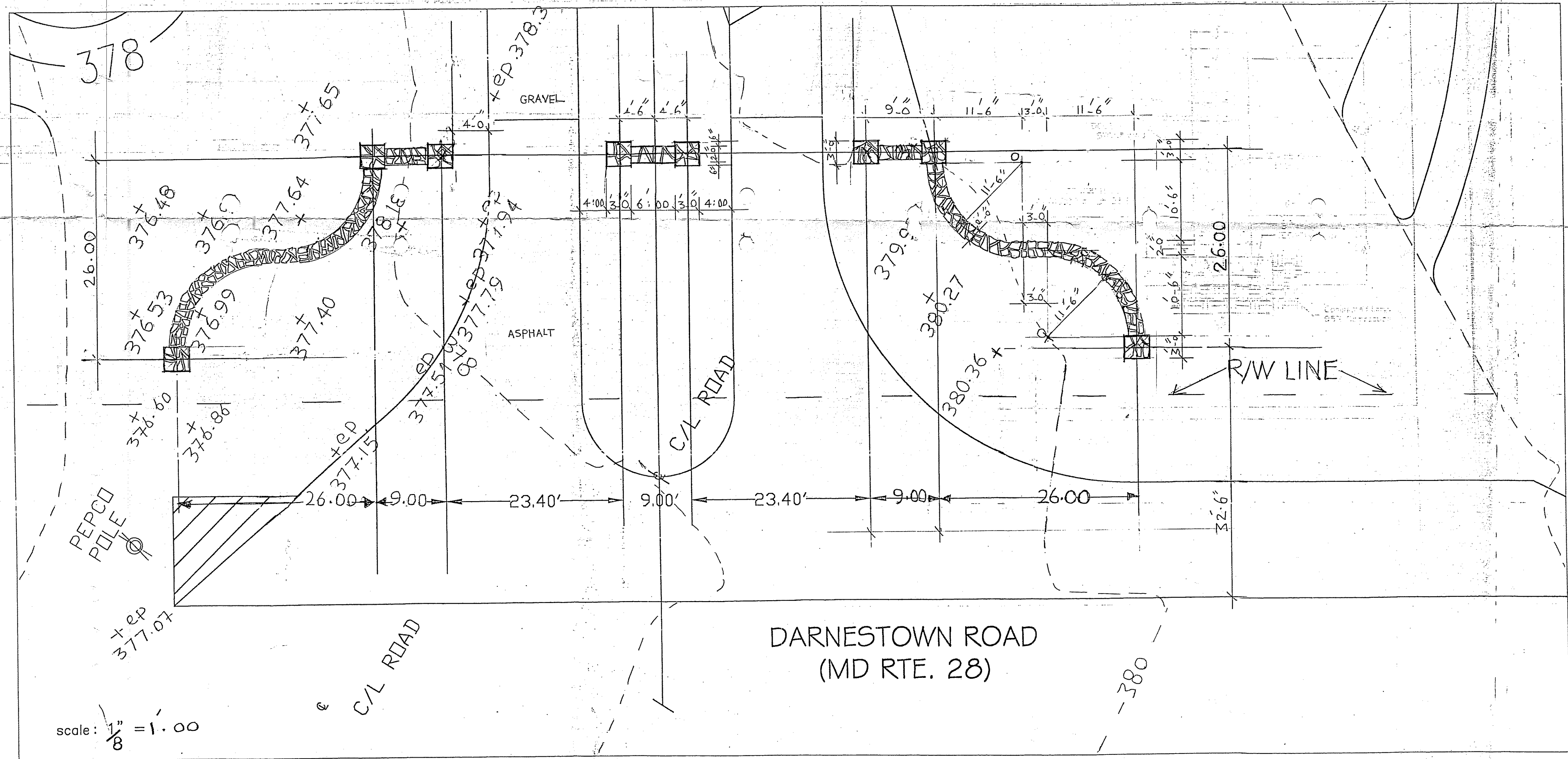
DOUBLE FACE STONE WALL ELEVATION
SCALE 1/8" = 1'-0"

- NOTES:
 1. WALLS ARE TO BE MIRROR IMAGES CENTERED ON ENTRANCE
 2. SIGN PANEL WILL BE PARALLEL TO MD ROUTE 28. SIZE OF SIGN PANEL TO BE DETERMINED BY M-NCPPC PRIOR TO BEGINNING CONSTRUCTION OF WALL.
 3. PROPERTY DATA:
 A. ADDRESS: DARNESTOWN ROAD
 BEALLESVILLE, MARYLAND
 MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 9500 BRUNETTE AVENUE
 SILVER SPRING, MD 20901
 ATTN: MS. LINDA KOMES
 PHONE: (301) 485-2860
 B. OWNER:
 C. PARCEL - 524; LIBER - 18025; FOLIO - 695
 D. PROPERTY AREA 353.62 ACRES, PART OF WOODSTOCK EQUESTRIAN PARK, TOTAL AREA IS 772 ACRES.
 E. TAX MAP NO.: BU # CU
 F. WSSC GRID 228MW20
 G. ADC MAP GRID: C-1 PAGE 16
 H. ELECTION DISTRICT NO. 3
 4. ZONING DATA:
 A. CURRENT ZONING: RDT
 B. PROPOSED ZONING: RDT
 5. PARTIAL TOPOGRAPHICAL SURVEY: LSA # M-NCPPC

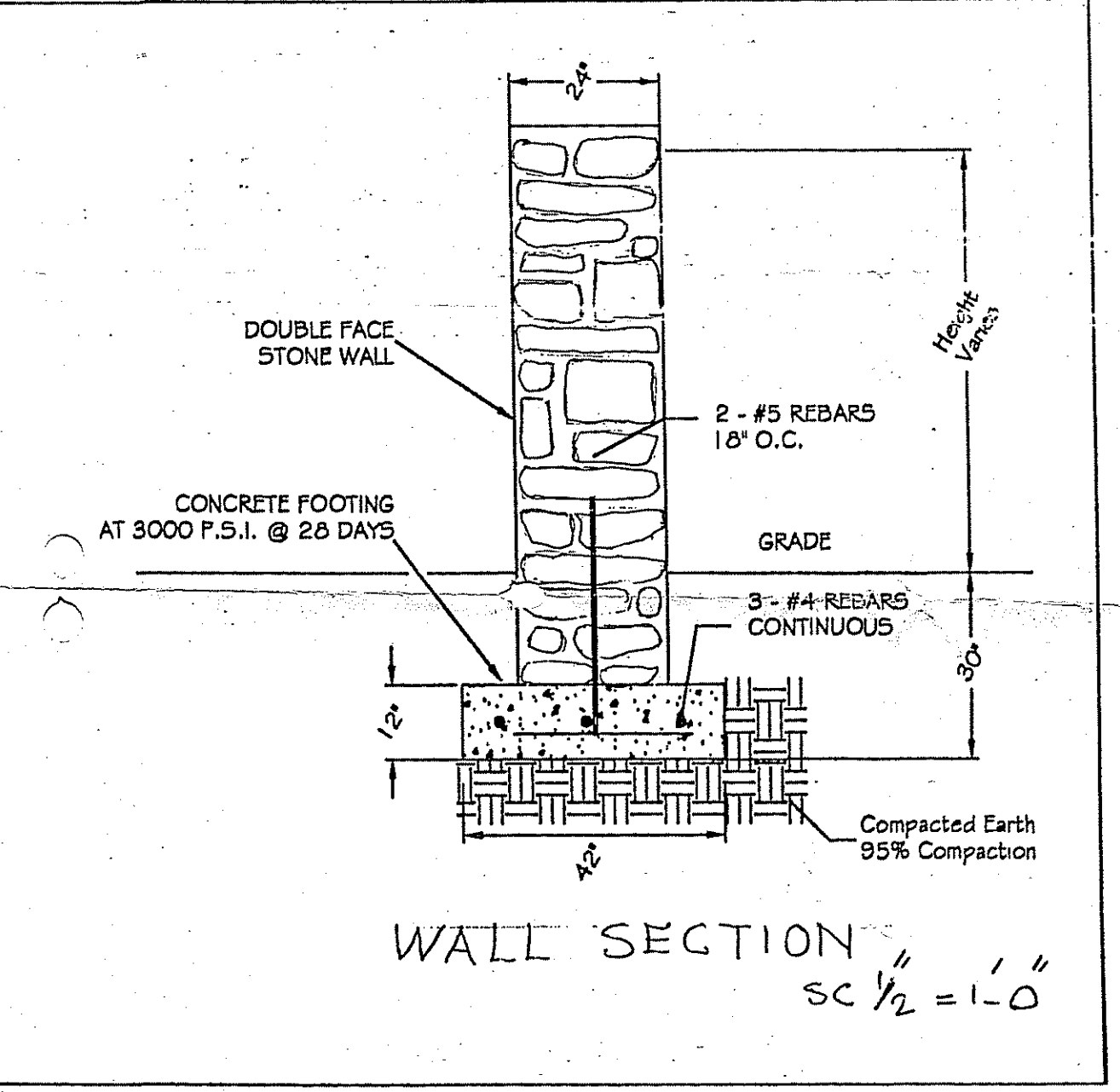


VICINITY MAP
SCALE: 1" = 2000'

VICINITY MAP (N.T.S.)



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

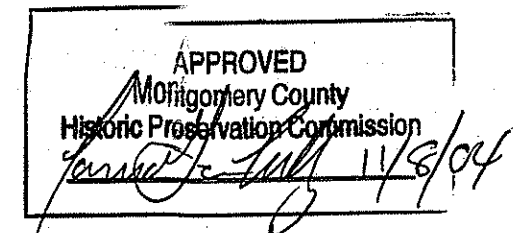


WALL SECTION
SCALE 1/2" = 1'-0"

CODE SUMMARY

Applicable Codes:	2000 International Building Code
Use Group:	Group U (Misc.)
Type of Construction:	V-B
Number of Stories/Height:	8'-1"
Wind Load:	90 P.S.F. (1609.4 Exposure C)
Description:	1 Story Non-Load Bearing Rubble Stone Wall

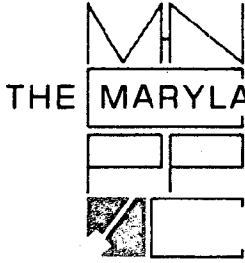
design
 W. M. RICKMAN CONS. CO
 date
 JIM - GHAFARIAN 11-4-2004
 architect
 date
 JIM - GHAFARIAN
 drawn by
 date



revisions:

rev. no.	date	description

project :
 William Rickman
 Equestrian Center
 Entrance Wall
 Montgomery County Dept. 18025/F 695, Parcel 524
 scale: As Shown
 sheet 1 of 1



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Office
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: LINDA KOMES FAX NUMBER: 301 585 1921

FROM: TANIA TULLY

DATE: 11/2/04

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 6

NOTE:



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: November 1, 2004

MEMORANDUM

TO: M-NCPPC (Linda Komes)
20321 Darnestown Road, Beallsville, **Brewer Farm**, Individual *Master Plan* Site #12/38

FROM: Tania Georgiou Tully, Senior Planner ^{TGT}
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 363231

Your Historic Area Work Permit application for Construct stone entrance walls for Woodstock Equestrian Park was **approved with conditions** by the Historic Preservation Commission at its October 1, 2004 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: November 1, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 363231

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with CONDITIONS.**

1. The sign design will be reviewed and approved by staff.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: M-NCPPC (Linda Komes)

Address: 20321 Darnestown Road, Beallsville

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 295 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

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.: -

Name of Property Owner: M-NCPPC Daytime Phone No.: 301-650-2860

Address: 9500 Brunett Ave. Silver Spring MD 20901
Street Number City Street Zip Code

Contractor: Rickman Construction Phone No.: 301-840-2011

Contractor Registration No.:

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

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: _____
 Town/City: _____ Nearest Cross Street: _____
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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"/> Slab | <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/Blaze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Reversible | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | | <input type="checkbox"/> Other: _____ | | |

1B. Construction cost estimate: \$ 50,000

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 _____ feet _____ inches The wall varies in height from 4'-8'-7"

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

10/4/04
 Date

Approved: with condition For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 10/27/04
 Application/Permit No.: 363231 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

M-NCPPC seeks approval to construct stone entrance walls at the MD Rt. 28 east park entrance at Woodstock. The location of the new walls is near where there were existing stone walls on the Brewer Farm. The existing walls were built approx. 20 yrs. ago by Mr. Wm. Fickelman and are non-historic. The entrance walls will be constructed using stone from the site and will vary in height from 4' to 8'-7".

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

see attachment A for additional site background information.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the profile of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the site, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

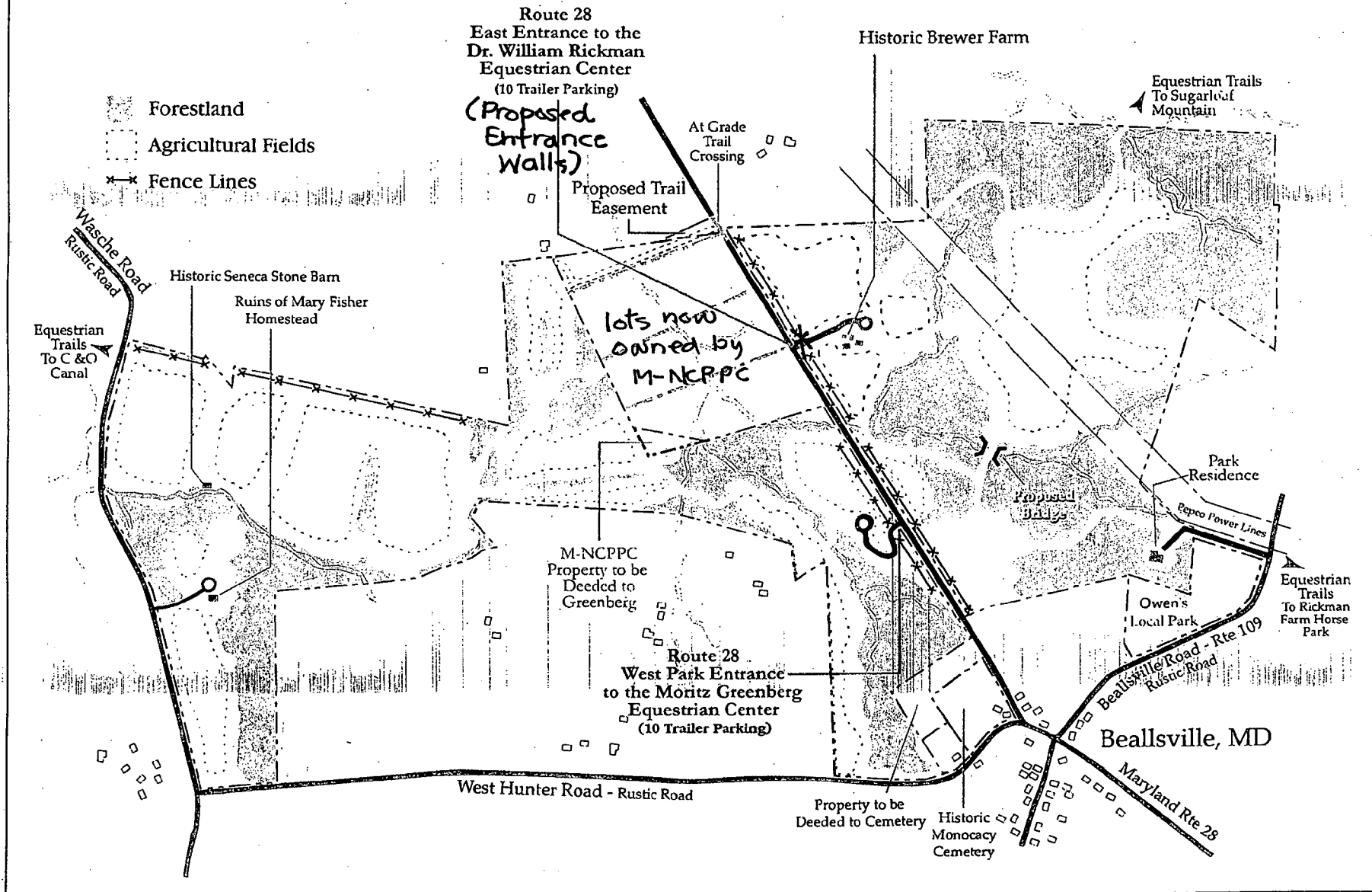
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1365).

Woodstock Equestrian Park

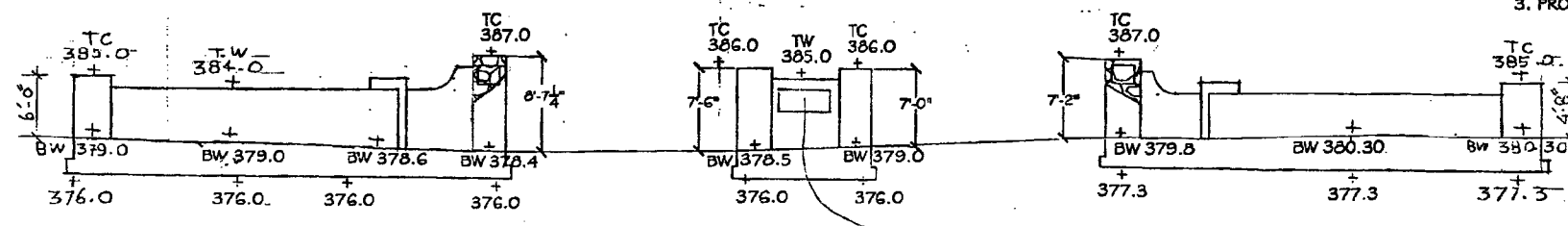
Phase 1

Home of the Moritz Greenberg & Dr. William Rickman Equestrian Centers

Big Woods Road

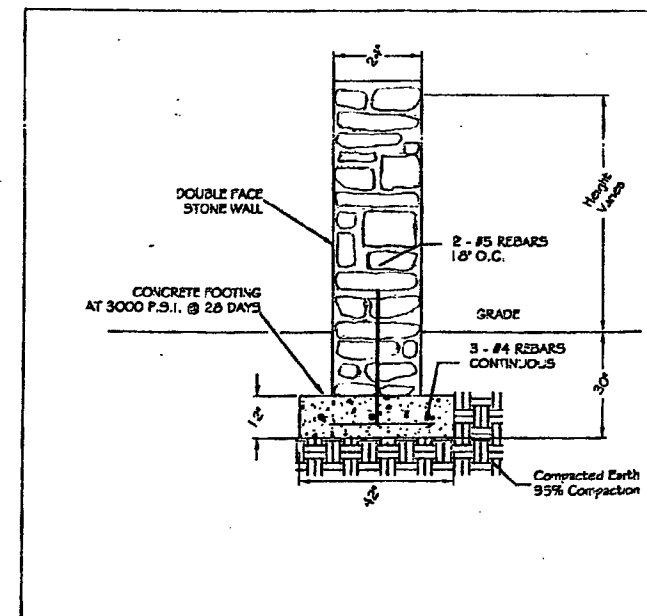
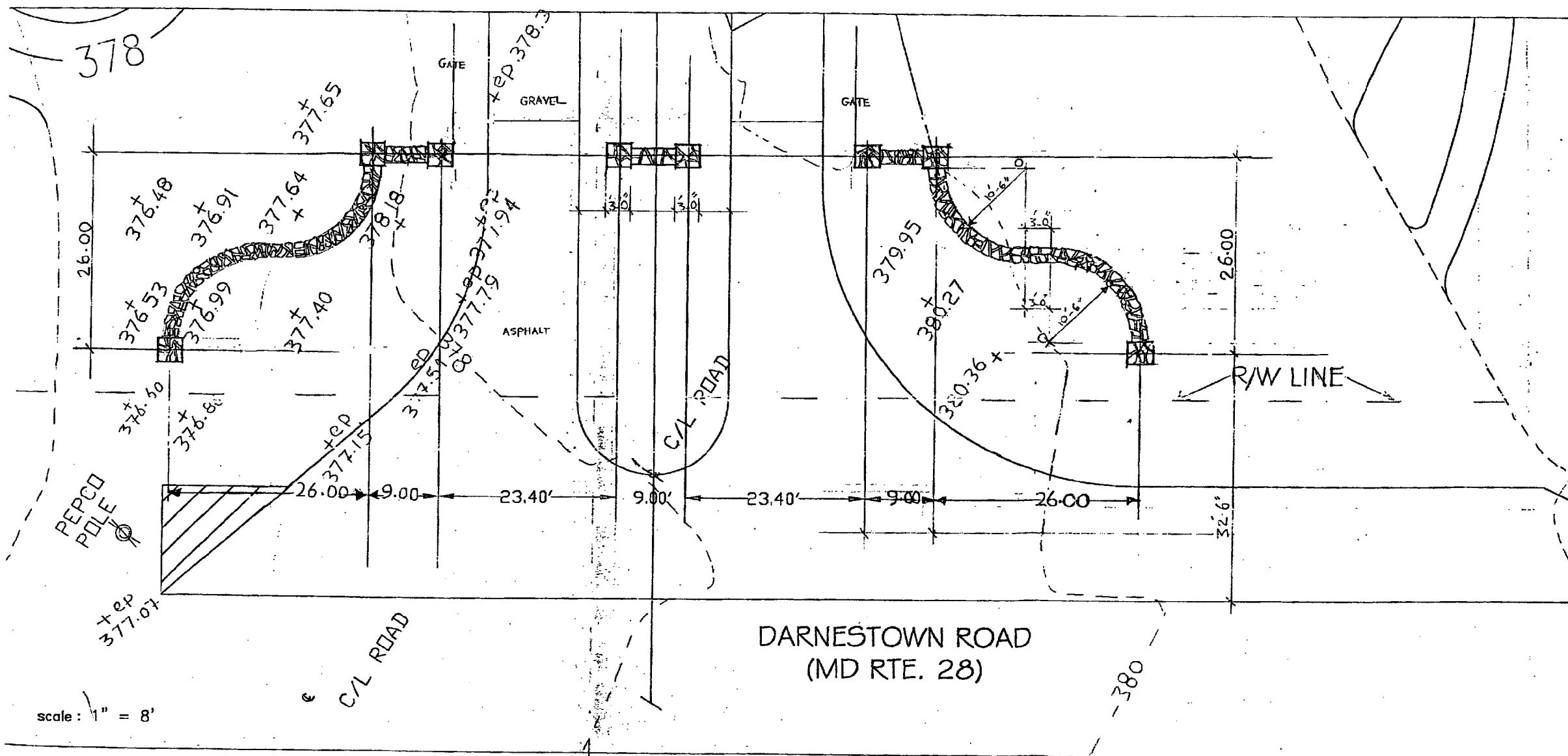
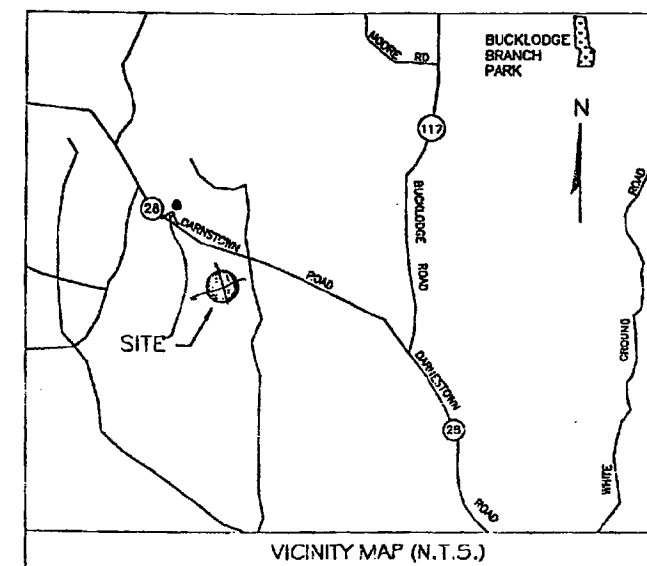


4 - Figure 2: Woodstock Equestrian Park Phase 1 Plan



WALL ELEVATION
SCALE 1/8" = 1'-0"

- NOTES:**
1. WALLS ARE TO BE MIRROR IMAGES CENTERED ON ENTRANCE.
 2. SIGN PANEL WILL BE PARALLEL TO MD ROUTE 28. SIZE OF SIGN PANEL TO BE DETERMINED BY M-NCPPC PRIOR TO BEGINNING CONSTRUCTION OF WALL.
 3. PROPERTY DATA:
 - A. ADDRESS: DARNESTOWN ROAD BEALLESVILLE, MARYLAND
 - B. OWNER: MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION 9500 BRUNETTE AVENUE SILVER SPRING, MD 20901 ATTN: MS. LINDA KOMES PHONE: (301) 495-2860
 - C. PARCEL - 077: LIBER - 17714: FOLIO - 0057
 - D. PROPERTY AREA 97.04 ACRES, PART OF WOODSTOCK EQUESTRIAN PARK, TOTAL AREA IS 772 ACRES.
 - E. TAX MAP NO.: BU # CU
 - F. WSSC GRID 227MY20
 - G. ADC MAP GRID: C-1 PAGE 16
 - H. ELECTION DISTRICT NO. 3
 4. ZONING DATA:
 - A. CURRENT ZONING: RDT
 - B. PROPOSED ZONING: RDT
 5. PARTIAL TOPOGRAPHICAL SURVEY: LSA # M-NCPPC
 6. MASONRY CONTRACTOR SHALL VERIFY THAT RADIUS AND HEIGHT OF WALLS
 7. MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THEFT RESISTANT HARDWARE TO WALL



CODE SUMMARY

Applicable Codes:	2000 International Building Code
Use Group:	Group U (Misc.)
Type of Construction:	V-B
Number of Stones/Height:	8'-1"
Wind Load:	90 P.S.F. (1609.4 Exposure C)
Description:	1 Story Non-Load Bearing Rubble Stone Wall

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 20201 Darnestown Rd., Beallsville	Meeting Date: October 23, 2002
Applicant: MNCPPC (Linda Komes, Agent)	Report Date: October 16, 2002
Resource: Brewer Farm, <i>Master Plan</i> Site #12/38	Public Notice: October 9, 2002
Review: HAWP	Tax Credit: None
Case No.: 12/38-02A	Staff: Gwen Wright
PROPOSAL: Alter entry walls, construct new gravel road and parking lot	RECOMMEND: Approve with condition

PROJECT DESCRIPTION**SIGNIFICANCE:** Brewer Farm, Individual *Master Plan* Site**STYLE:** Stone and frame farm outbuildings**DATE:** Circa 1860 through early 20th century**PROPOSAL**

The applicant proposes to construct a new gravel entrance drive and gravel parking lot. The entrance drive is proposed as a divided entry at Maryland Route 28 (Darnestown Road), with two, twelve-foot-wide lanes and a 20-foot-wide median strip. Construction of the new entrance drive will require dismantling and reconstructing one of two non-historic entrance walls. The wall on the north side of the existing drive will be rebuilt approximately 25 feet north of its current location. A new wall segment utilizing scavenged Seneca sandstone from a non-historic property across the road will be built in the median area to match the flanking walls.

The new drive soon transitions into a single, undivided, 24-foot-wide gravel drive. The drive terminates behind the cluster of historic outbuildings at a new gravel parking lot. The parking lot is intended to accommodate approximately 10 trucks with horse trailers and 15 cars. The new driveway was deliberately located north of the existing drive to avoid impacts to the cluster of historic outbuildings. Special attention has been given to site grading in an effort to limit the impact to existing trees and to preserve the rural character of the site. Two sand filters and a bioretention area are proposed.

STAFF DISCUSSION

The project is intended as the first phase of construction at the new, planned Woodstock Equestrian Park. This facility will be located on both side of Maryland Route 28, just north of

the Beallsville Historic District. The property for the facility was donated to MNCPPC a couple of years ago by William Rickman and Herman Greenberg.

The current project affects the Brewer Farm, a *Master Plan* site designated in 1984. This property has undergone a number of changes since designation: the HPC approved demolition of the main house and the dairy barn on the property in 1986, several historic outbuildings were subsequently removed by the previous owner, William Rickman, without HPC review, and, finally, Mr. Rickman built two curved entry walls without HPC review. The remaining buildings on the site consist of two stone buildings from around 1860, and five frame outbuildings dating from the early to mid-20th century. There are also the foundation ruins of an original barn.

The property is now owned by MNCPPC and they have committed to following the HPC review process for all aspects of their work. They have been coordinating closed with Historic Preservation Section staff.

The current proposal to install a new gravel entry drive and parking lot and to move an existing, non-historic entry wall are appropriate and will not be detrimental to the cluster of historic outbuildings. Staff would, however, recommend that the existing gravel drive that provides access to the cluster of outbuildings be retained and connected in to the new gravel road.

MNCPPC staff from the Park Development Division will continue to work closely with Historic Preservation Section staff on additional planning for the Woodstock Equestrian Park and the HPC will be kept informed as the planning for this facility moves forward.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)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.

The proposal is also consistent with the Secretary of the Interior Guideline #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

With the following condition:

1. The existing gravel drive that provides access to the cluster of outbuildings shall be retained and connected in to the new gravel road.

And with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit set of drawings to Historic Preservation Section staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services, Field Services Office, within two weeks following completion of the work.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	20321 Darnestown Road, Beallsville	Meeting Date:	10/27/04
Applicant:	M-NCPPC (Linda Komes)	Report Date:	10/20/04
Resource:	<i>Master Plan</i> Site #12/38 Brewer Farm	Public Notice:	10/13/04
Review:	HAWP	Tax Credit:	None
Case Number:	12/38-04A	Staff:	Tania Tully

PROPOSAL: Construct stone entrance walls for Woodstock Equestrian Park

RECOMMENDATION: Approval with Condition

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

- The sign design will be reviewed and approved by staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Brewer Farm, Individual *Master Plan* Site
STYLE: Stone and frame outbuildings
DATE: c.1860 through early 20th century

PROPOSAL:

The applicant is proposing to construct a wall built of local stone to flank the entrance drive previously approved by the Commission. It will range in height from 4' to 8'7" based on topography. There will be an approximately 2'x4½' sign on the center section of the wall. The entrance walls will be on MD 28 and in the center of the 800-acre Woodstock Equestrian Park. (circle 5)

APPLICABLE GUIDELINES:

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

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposed walls are near the location of a non-historic entry that was previously approved for removal. The choice of local stone is appropriate for the setting and staff finds that it is compatible with the character of the historic property and does not compromise the integrity of the remaining historic buildings on the historic Brewer Farm. This project is part of the ongoing development of the Woodstock Equestrian Park.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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.

and with the *Secretary of the Interior's Standards for Rehabilitation #9 & 10.*

and with the condition that:

- The sign design will be reviewed and approved by staff.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

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.: -

Name of Property Owner: M-NUPPC Daytime Phone No.: 301-650-2860

Address: 9500 Brunett Ave. Silver Spring MD 20901
Street Number City State Zip Code

Contractor: Rickman Construction Phone No.: 301-840-2011

Contractor Registration No.:

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

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

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
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 50,000

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 _____ feet _____ inches The wall varies in height from 4'-8'-7"

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

10/4/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

M-NCPPC seeks approval to construct stone entrance walls at the MD Rt. 28 east park entrance at Woodstock. The location of the new walls is ~~the~~ near where there were existing stone walls on the Brewer Farm. The existing walls were built approx. 20 yrs. ago by Mr. Wm. Rickman and are non-historic. The entrance walls will be constructed using stone from the site and will vary in height from 4' to 8'-7".

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

see attachment A for additional site background information.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

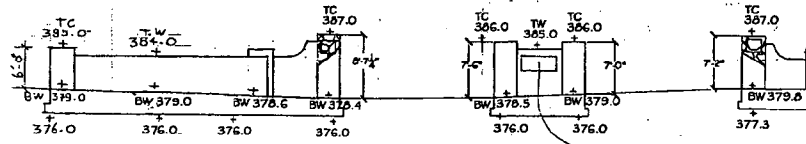
If you are proposing construction adjacent to or within the canopy of any tree 5" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

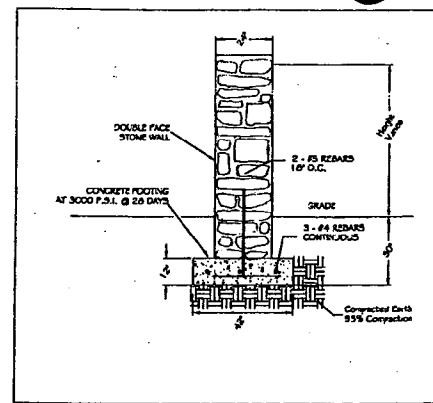
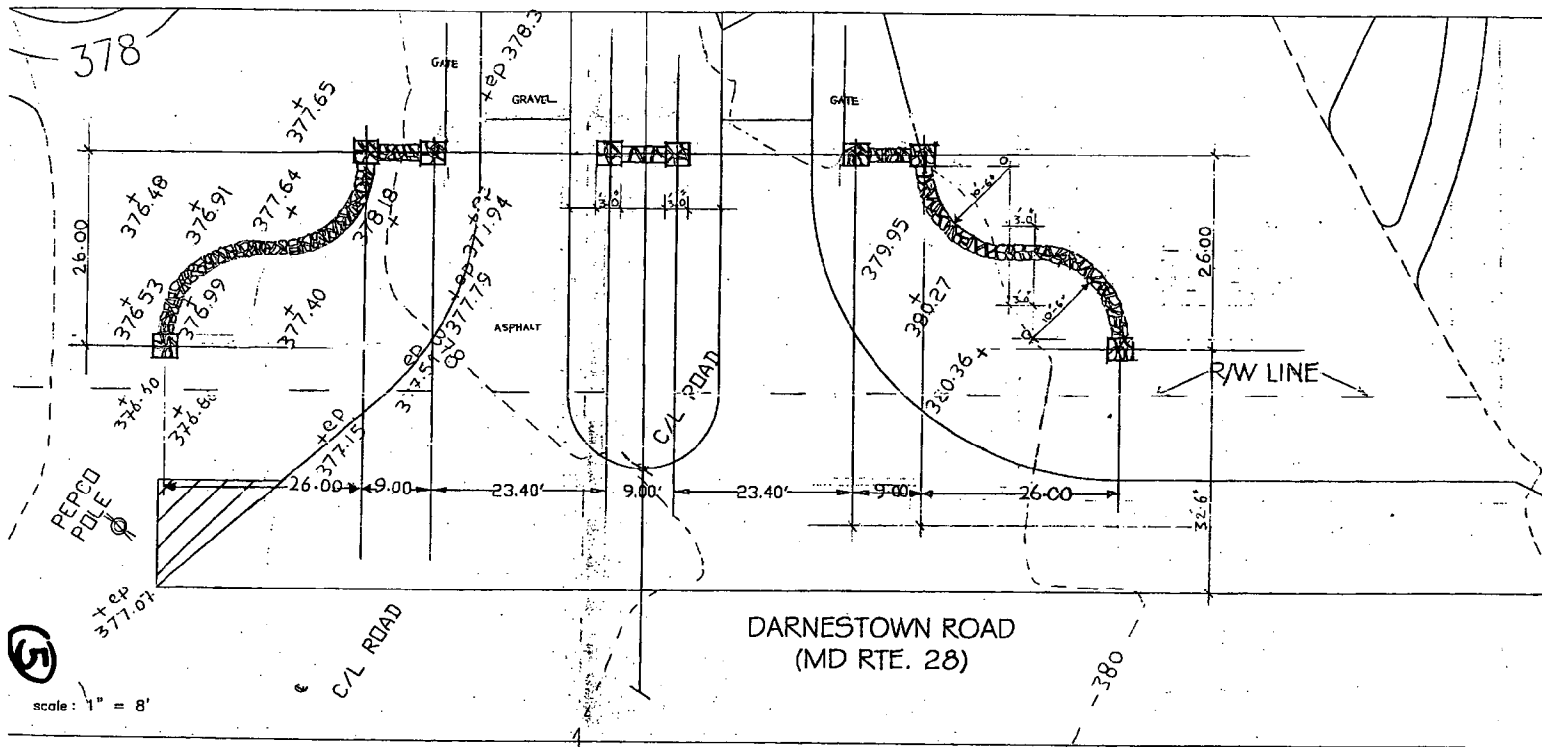
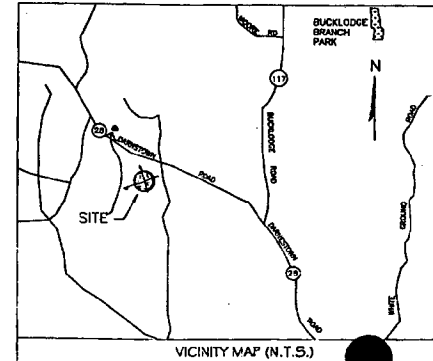
(4)



WALL ELEVATION

SCALE 1/8" = 1'-0"

- NOTES:**
1. WALLS ARE TO BE MIRROR IMAGES CENTERED ON ENTRANCE.
 2. SIGN PANEL WILL BE PARALLEL TO MD ROUTE 28. SIZE OF SIGN PANEL TO BE DETERMINED BY M-NCPPC PRIOR TO BEGINNING CONSTRUCTION OF WALL.
 3. PROPERTY DATA:
 - A. ADDRESS: DARNESTOWN ROAD DEALESVILLE, MARYLAND
 - B. OWNER: MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION 5900 SILVER SPRING AVENUE SILVER SPRING, MD 20901 ATTN: MS. LINDA KOWES PHONE: (301) 493-2860
 - C. PARCEL - 0771 LIDER - 17714; FOUJ - 0057 PROPERTY AREA 97.04 ACRES, PART OF WOODSTOCK EQUESTRIAN PARK, TOTAL AREA IS 772 ACRES.
 - E. TAX MAP NO.: BU # CU
 - F. WOSC GRID 227MY20
 - G. ADC MAP GRID: C - 1 PAGE 16
 - H. ELECTION DISTRICT NO. 3
 4. ZONING DATA:
 - A. CURRENT ZONING: RDT
 - B. PROPOSED ZONING: RDT
 5. PARTIAL TOPOGRAPHICAL SURVEY: LSA # M-NCPPC
 6. MASONARY CONTRACTOR SHALL VERIFY THAT RADIUS AND HEIGHT OF WALLS
 7. MASONARY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THIEF RESISTANT HARDWARE TO WALL



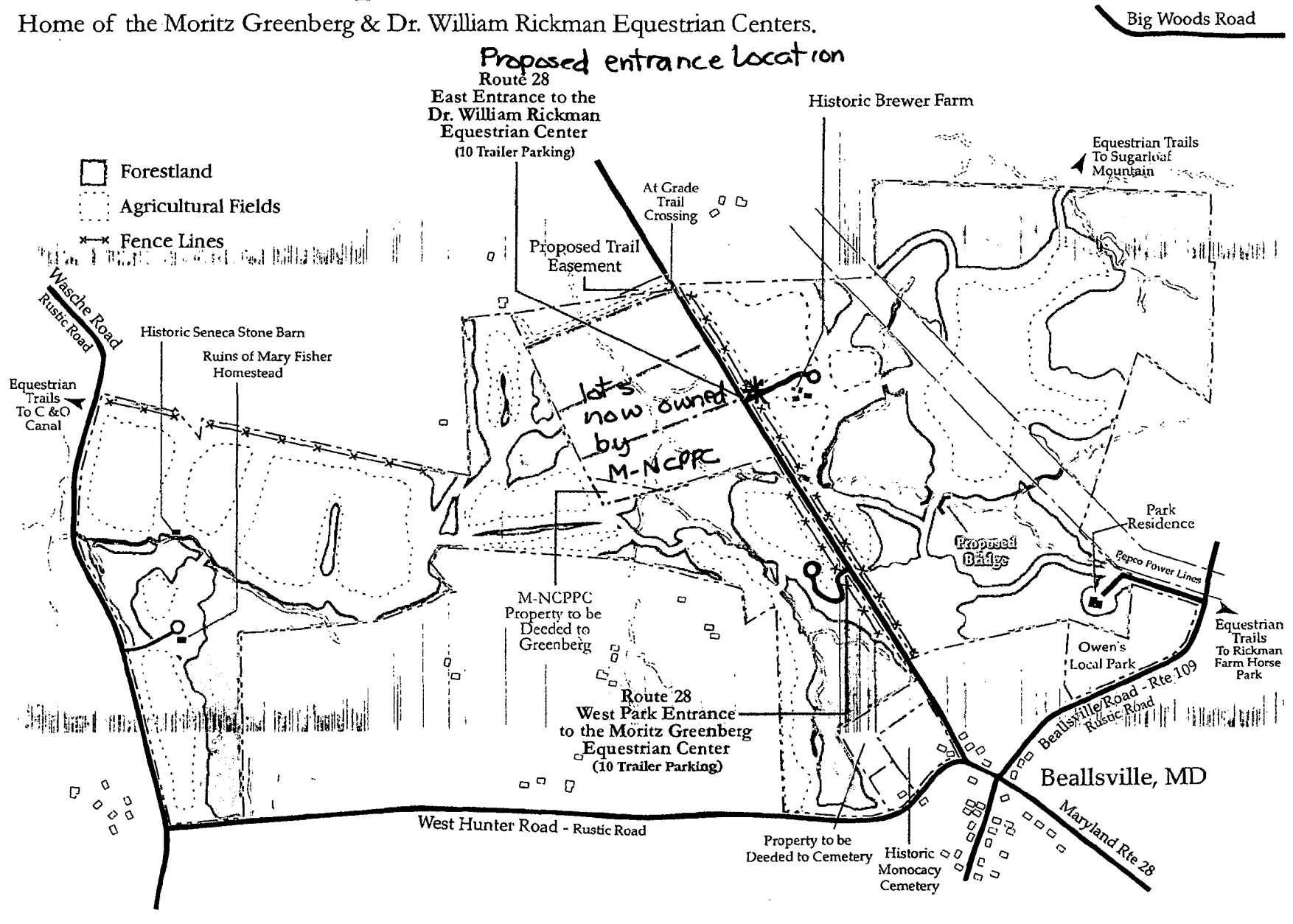
CODE SUMMARY

Applicable Codes:	2000 International Building Code
Use Group:	Group U (Misc.)
Type of Construction:	V-B
Number of Stories/Height:	0-1'
Wind Load:	90 P.S.F. (1609.4 Exposure C)
Description:	1 Story Non-Load Bearing Rubble Stone Wall

Woodstock Equestrian Park

Phase 1

Home of the Moritz Greenberg & Dr. William Rickman Equestrian Centers.



4

Figure 2: Woodstock Equestrian Park Phase 1 Plan

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 20201 Darnestown Rd., Beallsville	Meeting Date: October 23, 2002
Applicant: MNCPPC (Linda Komes, Agent)	Report Date: October 16, 2002
Resource: Brewer Farm, <i>Master Plan</i> Site #12/38	Public Notice: October 9, 2002
Review: HAWP	Tax Credit: None
Case No.: 12/38-02A	Staff: Gwen Wright
PROPOSAL: Alter entry walls, construct new gravel road and parking lot	RECOMMEND: Approve with condition

PROJECT DESCRIPTION**SIGNIFICANCE:** Brewer Farm, Individual *Master Plan* Site**STYLE:** Stone and frame farm outbuildings**DATE:** Circa 1860 through early 20th century**PROPOSAL**

The applicant proposes to construct a new gravel entrance drive and gravel parking lot. The entrance drive is proposed as a divided entry at Maryland Route 28 (Darnestown Road), with two, twelve-foot-wide lanes and a 20-foot-wide median strip. Construction of the new entrance drive will require dismantling and reconstructing one of two non-historic entrance walls. The wall on the north side of the existing drive will be rebuilt approximately 25 feet north of its current location. A new wall segment utilizing scavenged Seneca sandstone from a non-historic property across the road will be built in the median area to match the flanking walls.

The new drive soon transitions into a single, undivided, 24-foot-wide gravel drive. The drive terminates behind the cluster of historic outbuildings at a new gravel parking lot. The parking lot is intended to accommodate approximately 10 trucks with horse trailers and 15 cars. The new driveway was deliberately located north of the existing drive to avoid impacts to the cluster of historic outbuildings. Special attention has been given to site grading in an effort to limit the impact to existing trees and to preserve the rural character of the site. Two sand filters and a bioretention area are proposed.

STAFF DISCUSSION

The project is intended as the first phase of construction at the new, planned Woodstock Equestrian Park. This facility will be located on both side of Maryland Route 28, just north of

the Beallsville Historic District. The property for the facility was donated to MNCPPC a couple of years ago by William Rickman and Herman Greenberg.

The current project affects the Brewer Farm, a *Master Plan* site designated in 1984. This property has undergone a number of changes since designation: the HPC approved demolition of the main house and the dairy barn on the property in 1986, several historic outbuildings were subsequently removed by the previous owner, William Rickman, without HPC review, and, finally, Mr. Rickman built two curved entry walls without HPC review. The remaining buildings on the site consist of two stone buildings from around 1860, and five frame outbuildings dating from the early to mid-20th century. There are also the foundation ruins of an original barn.

The property is now owned by MNCPPC and they have committed to following the HPC review process for all aspects of their work. They have been coordinating closely with Historic Preservation Section staff.

The current proposal to install a new gravel entry drive and parking lot and to move an existing, non-historic entry wall are appropriate and will not be detrimental to the cluster of historic outbuildings. Staff would, however, recommend that the existing gravel drive that provides access to the cluster of outbuildings be retained and connected in to the new gravel road.

MNCPPC staff from the Park Development Division will continue to work closely with Historic Preservation Section staff on additional planning for the Woodstock Equestrian Park and the HPC will be kept informed as the planning for this facility moves forward.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)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.

The proposal is also consistent with the Secretary of the Interior Guideline #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

With the following condition:

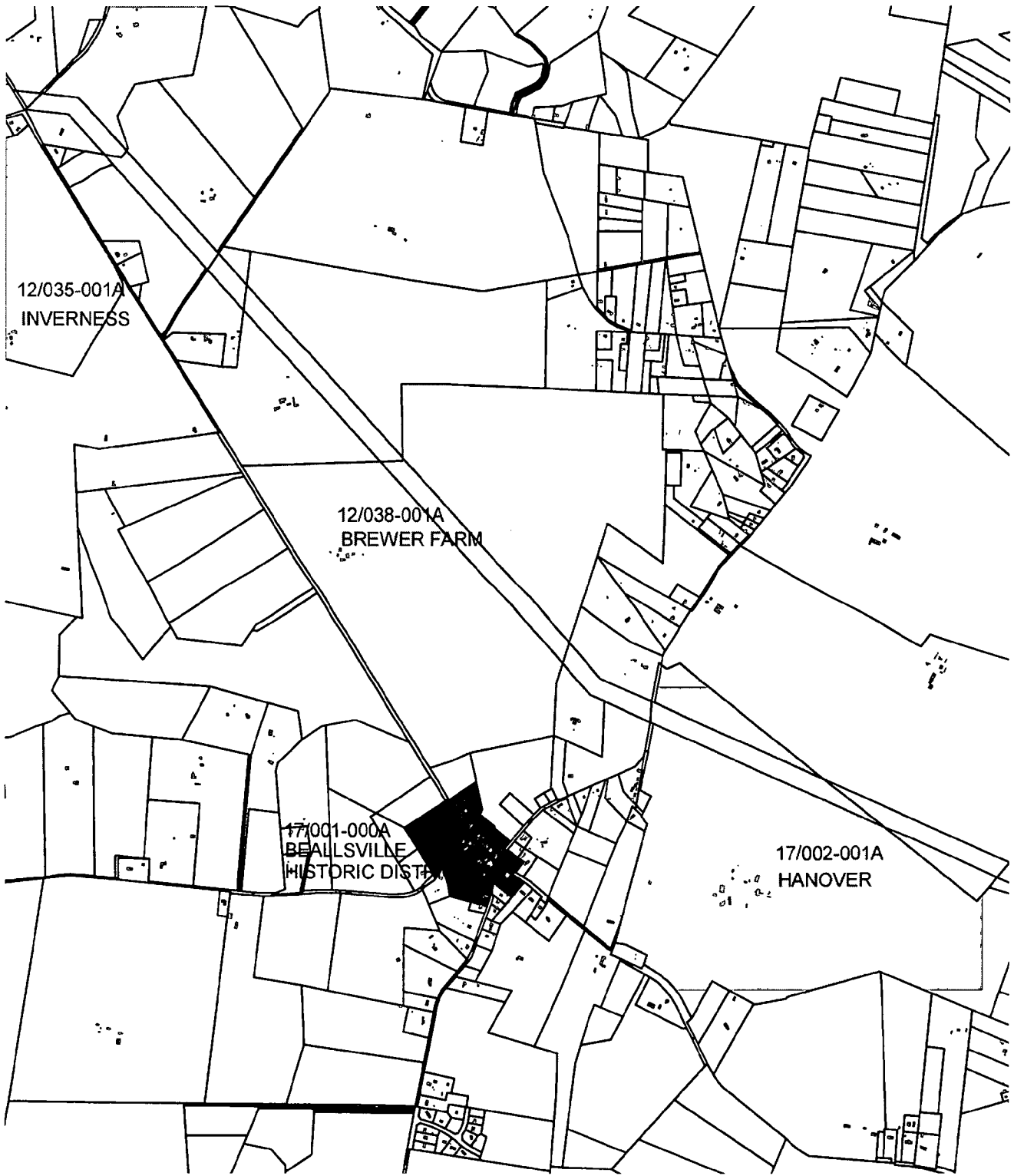
1. The existing gravel drive that provides access to the cluster of outbuildings shall be retained and connected in to the new gravel road.

And with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit set of drawings to Historic Preservation Section staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services, Field Services Office, within two weeks following completion of the work.

* The walls are located in the center of the 800 ac. park. The confronting property is also owned by M-NCPPC. See previous HAWP application for noticing information.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address M-NCPPC 9500 Brunett Ave. Silver Spring, MD 20901	Owner's Agent's mailing address Linda Komes 9500 Brunett Ave. Silver Spring, MD 20901
Adjacent and confronting Property Owners mailing addresses	
NA	

BREWER FARM



Notice:

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Casual User Application



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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