

20321 Darnestown Rd, Darnestown
(Woodstock Equestrian Park)

HPC Care No

Prelim/HAWP

Brewer Farm 12/38



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20321 Darnestown Road, Darnestown	Meeting Date:	12.03.2008
Resource:	Master Plan Site 12/38 Brewer Farm	Report Date:	11.26.2008
Applicant:	M-NCPPC Linda Komes, Project Manager Park Development Division	Public Notice:	11.19.2008
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Rachel Kennedy
PROPOSAL:	Additions of features to environmental setting; repairs to historic buildings		

STAFF RECOMMENDATION:

Staff recommends that the applicants make revisions based upon comments from staff and the Historic Preservation Commission and return for a Historic Area Work Permit, providing that plans do not change drastically.

BACKGROUND

MNCPPC Montgomery County Parks Division will present their Phase II Facility Plan for Woodstock Equestrian Park to the Montgomery County Planning Board on Thursday, 18 December 2008. MNCPPC would like to get the HPC's comments before the application is heard by the Planning Commission, in order to request site alterations that will meet with eventual HPC approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually designated Master Plan Site #12/38, Brewer Farm
STYLE: N/A
DATE: c1857-61

HISTORIC CONTEXT

Excerpted from Places in the Past

12/38 Brewer Farm (c1857-61)

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

*Shuseley
 12/15/2009
 ← 363 acres (already has
 not proven -
 yet*

State bond issue - it may be subject to a MHT covenant - because this

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.

PROPOSAL:

The applicants are proposing to add several features to the existing environmental setting of the Brewer Farm. The additions to the complex will be done in phases with the first portion consisting of:

- Two large horse riding rings on the north side of the gravel road that runs beside the historic complex of structures. A sand-schooling ring is also intended be part of this complex. Also, potential to add a spectator's amphitheatre banked into hill directly to the east.
- Expand current gravel parking lot to the south, to accommodate approximately 30 vehicles with horse trailers. Lots are not visible from the main historic complex of buildings. An older sycamore tree and an old run-in shed exist to the south of the current lot in the footprint of the proposed new lot.
- Four-board painted wood fencing is proposed along the entrance road and enclosing the riding rings.
- Repairs and rehabilitation work on existing farm complex structures. The main stone house is to be used as an events office. Three of the garage/carriage house outbuildings will be used as storage and maintenance facilities, and the fourth will be utilized as a restroom facility. The stone spring house does not have an intended reuse.
- Construction of new corncrib/barn structure for use as a picnic shelter. Plans indicate sympathy with the older barn/corncrib structure in design and materials.
- Interpretive signage addressing the history of the site and the standing structures.
- Narrow wood-chip pedestrian pathways connecting the various facilities and areas. Vehicular gravel roads connecting maintenance facilities.
- Beginner Cross-Country Riding Course added to southwest of existing historic farm complex.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction in an individually listed Master Plan site several documents are to be used as guidelines to assist the Commission in developing their decision. These documents include the Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of

Interior's Standards for Rehabilitation (the Standards). The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24-8

(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 a historic site or historic resource within a historic district; or
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 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.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant wishes to get the Historic Preservation Commission's suggestions regarding the proposed additions to the environmental setting. Staff is generally supportive of this reuse project. The proposed reuse is rural in nature and is certainly sympathetic to the property's historic character. Staff applauds MNCPPC Parks for undertaking the rehabilitation of the historic structures on site. Staff also supports the construction of a new structure, where the historic barn was formerly (if the demolition meets HPC approval), that recalls the barn's historic character. Some items that staff feels could use further consideration and research include:

- A clear understanding of the property's history, including the dates of construction for the stone structures, before interpretation or rehabilitation is undertaken.

- The garage structure with the roll-top metal garage doors appears to be a carriage house. Investigation should be done to determine appropriate wooden carriage house doors during the rehabilitation project. HPC staff can find examples from Montgomery County.
- A reuse is needed for the stone spring house. This building should retain its historic cooling trough, louvered wood windows, and other features. Perhaps, it would be a good location for materials on the history of the Brewer Farm and farming in this portion of Montgomery County?
- Preservation of the old sycamore tree in the footprint of the new gravel parking lot should be a priority. Additionally, a reuse for the older cattle/horse run-in shed on this part of the site would be preferable. Moving the run-in shed is certainly a consideration. It could make a nice open shelter for park users.
- The maintenance gravel roads should be as narrow as possible, especially the ones that run through the historic farm complex. Every effort should be made to ensure that these roads appear similar to typical farm roads that would have existed on the site for the farmer's use.
- Materials for all proposed additions should be natural materials that recall the rural character of the property.
- Archaeology might be important in areas in which there will be significant ground disturbance.

→ there has been some arch. done at the farm complex part of the site as well as the exotics parking area.

The applicant is seeking input from the HPC on the following items:

- Desirability of the overall proposed reuse plan
- Specific suggestions for the layout, materials used, and etc.
- Comments on any item bulleted above.

In 2004 - El. 7. (Coker + Ass) prepared a report detailing limited arch. work at the site - did find a brick path from spring to main house - recommended additional arch. work at the farm complex -

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions based upon the Historic Preservation Commission's suggestions and return for a Historic Area Work Permit.

4 arch facts suggest Euro-American occupation from mid-19th



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

DPS - #8

R

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Preliminary Consultation

Contact Person: Linda Komes
Daytime Phone No.: 301-495-2860

Tax Account No.: _____

Name of Property Owner: Manlaw-National Op. Pk & Pl. Daytime Phone No.: _____

Address: 9500 Brunett Avenue Silver Spring, MD 20910
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Linda Komes, PM Daytime Phone No.: 301-650-2860
Linda Komes 11/12/08

LOCATION OF BUILDING/PREMISE

House Number: 20321 Street: Darnestown Rd.

Town/City: Darnestown Nearest Cross Street: Route 109

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: Woodstock Equestrian Park

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|---|---|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> A/C |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input type="checkbox"/> Other: _____ |

1B. Construction cost estimate: \$ _____

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
- 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

(6)

**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:

See attached.

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

See attached.

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.

7

Preliminary Consultation: Woodstock Equestrian Center, East Side, Riding Rings and Building Repair

Description of existing structure(s) and environmental setting:

There are a number of contributing resources of the Brewer Farm, a Master Plan designated site (MP #12-38) on the east side of Route 28 in Woodstock Equestrian Park. The Brewers were progressive and prominent farmers and leaders in the county in the 19th century. Most of the buildings are contained within a squarish collection of outbuildings that include a sandstone "tenant house/manager's house," a large framed shed, a framed building of unknown purpose, a framed garage, a run-in shed, and—set a bit further away—a stone springhouse. (See Attachment 1, site plans.) Most of the standing buildings, if not all, appear upon exterior and interior, visible inspection to date to the 20th century, despite writings in the files and perpetuated in reports that depict the stone structures as mid-19th century. In a call from Joey Lampl to former countywide historian, Mike Dwyer, Mr. Dwyer confirmed that he too believes the stone buildings are "early-to-mid 20th century." He believes they are probably contemporaneous with the framed buildings on site. (Phone call to Mike Dwyer, November 12, 2008.) The farm was owned from 1908 to 1942 by William G. Brewer. (See Attachment 2 for photos of buildings.)

General description of project and its effect on the historic resources and environmental setting:

The proposed facilities on the east side of Route 28 in Woodstock Equestrian Park include two, large fenced riding rings with all-weather sand footings, an expanded gravel parking lot to accommodate approximately 30 vehicles with horse trailers, repairs to all of the remaining Brewer Farm Buildings (paint, carpentry, repair of any remaining windows that have integrity, re-creation of missing windows and doors based on documentation if it can be found), supporting infrastructure (including utilities and well and septic), fencing, landscape planting, and historic interpretive signage. (See Attachment 3 for conceptual drawings relating to Equestrian Park.)

The stone "manager's house/tenant house" will be adaptively reused as an office for use by the Park Manager and during equestrian events. The frame buildings will be used for maintenance and storage of equipment. The stone springhouse will remain unused. Interpretive signage will be included on the site to inform the public of the history of the Brewer Farm and Woodstock. There will be a new, stone dust or gravel pedestrian/equestrian path that will take patrons from the existing vehicular park road into the center of the historic building complex. Fencing around the rings and along the entrance road will consist of traditional, four-board, wooden paddock fencing, painted and/or stained black, as currently exists along the park frontages. (See Attachment 4 for sample fencing type.) The expanded parking lot will be located on the other side of the ridge and therefore not visible from the Brewer Farm or MD Rt. 28.

See Attachment 5 for Existing Conditions Drawings of Manager's House and Springhouse.

8

Woodstock Equestrian
Park - Adjacent and
Contracting 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 DSWS 5090	101 MONROE ST FL 6	ROCKVILLE
MONTGOMERY COUNTY	C/O SOLID WASTE SERVICES	101 MONROE ST 6TH FL	ROCKVILLE
MONTGOMERY COUNTY		19313 SAINT JOHNSBURY LN	GERMANTOWN
ONLEY, GLORIA R ET AL		2812 CALVERTON BLVD	SILVER SPRING
PEREZ, RAMON & JENNIFER		800 CABIN HILL DR	GREENSBURG
POTOMAC EDISON COMPANY	C/O TAX DEPT	701 9TH ST NW	WASHINGTON
POTOMAC ELECTRIC POWER CO	C/O CORP TAX DEPT STE 5617	20400 DARNESTOWN RD	DICKERSON
SCOTT, DAVID O & J N		P O BOX 364	BARNESVILLE
SEELY, GARTH C & A R		20440 BEALLSVILLE RD	DICKERSON
SHAPIRO, THOMAS C TR		20900 MARTINSBURG RD	DICKERSON
SUGARLOAF CITIZENS ASSOC INC			

5

TIBBS, HERBERT A

430 QUINCY ST

BROOKLYN

19



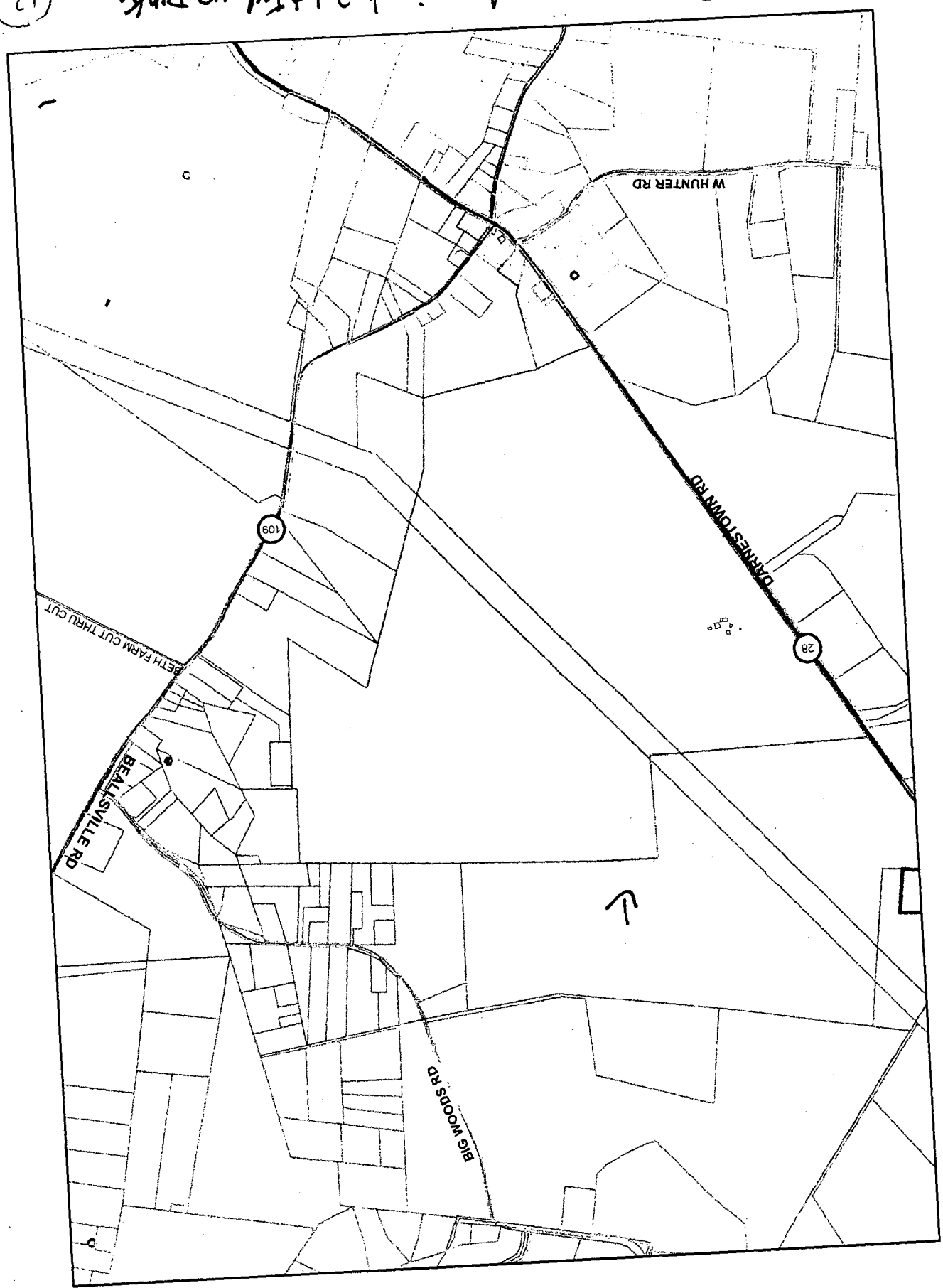
Farm Complex, Designated area

15 363 acres on east of (11)
Darnestown Rd.

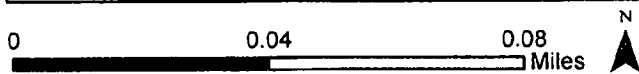
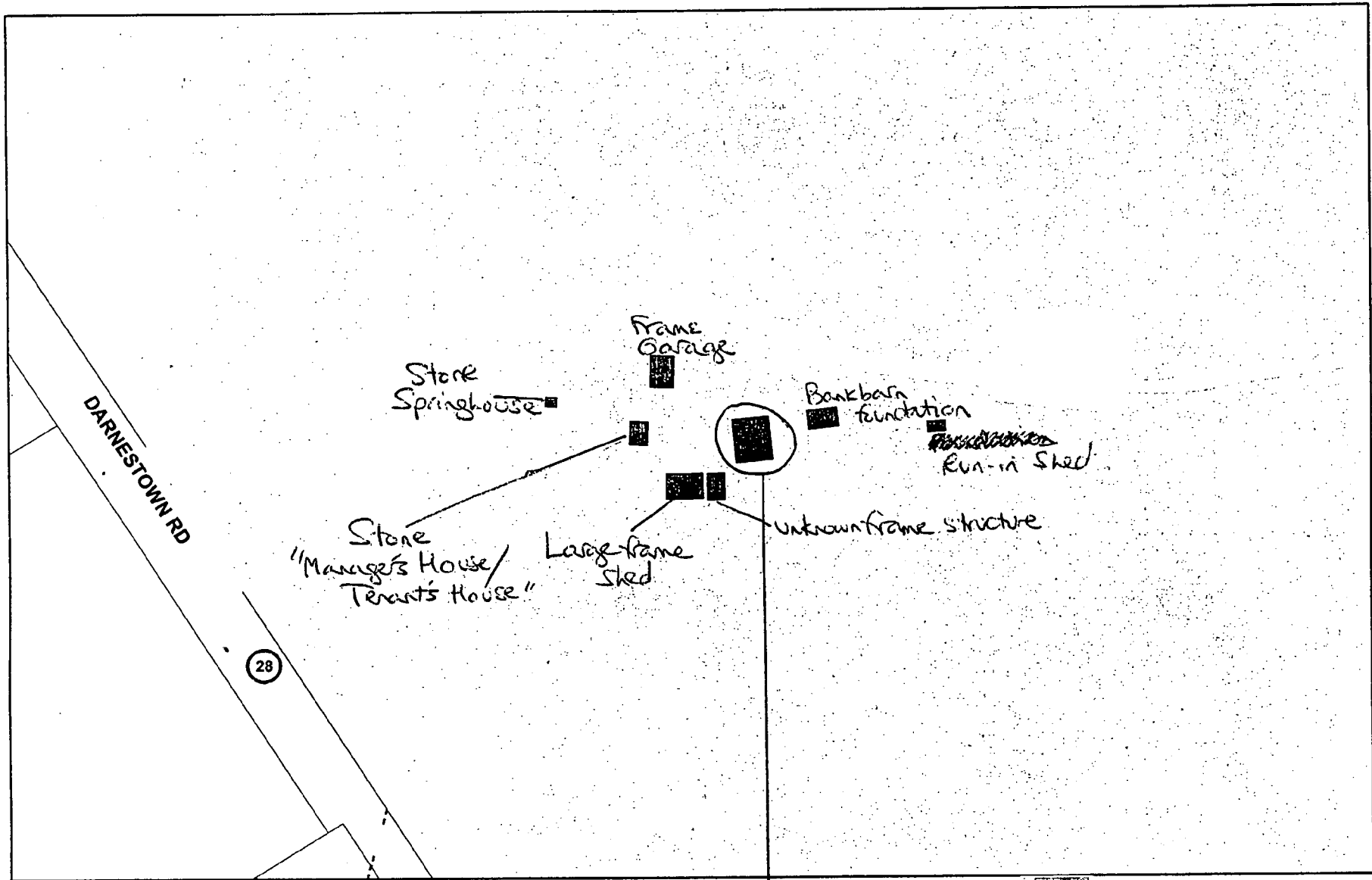
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12

Designated Area is highlighted in pink.



Brewer Farm Complex



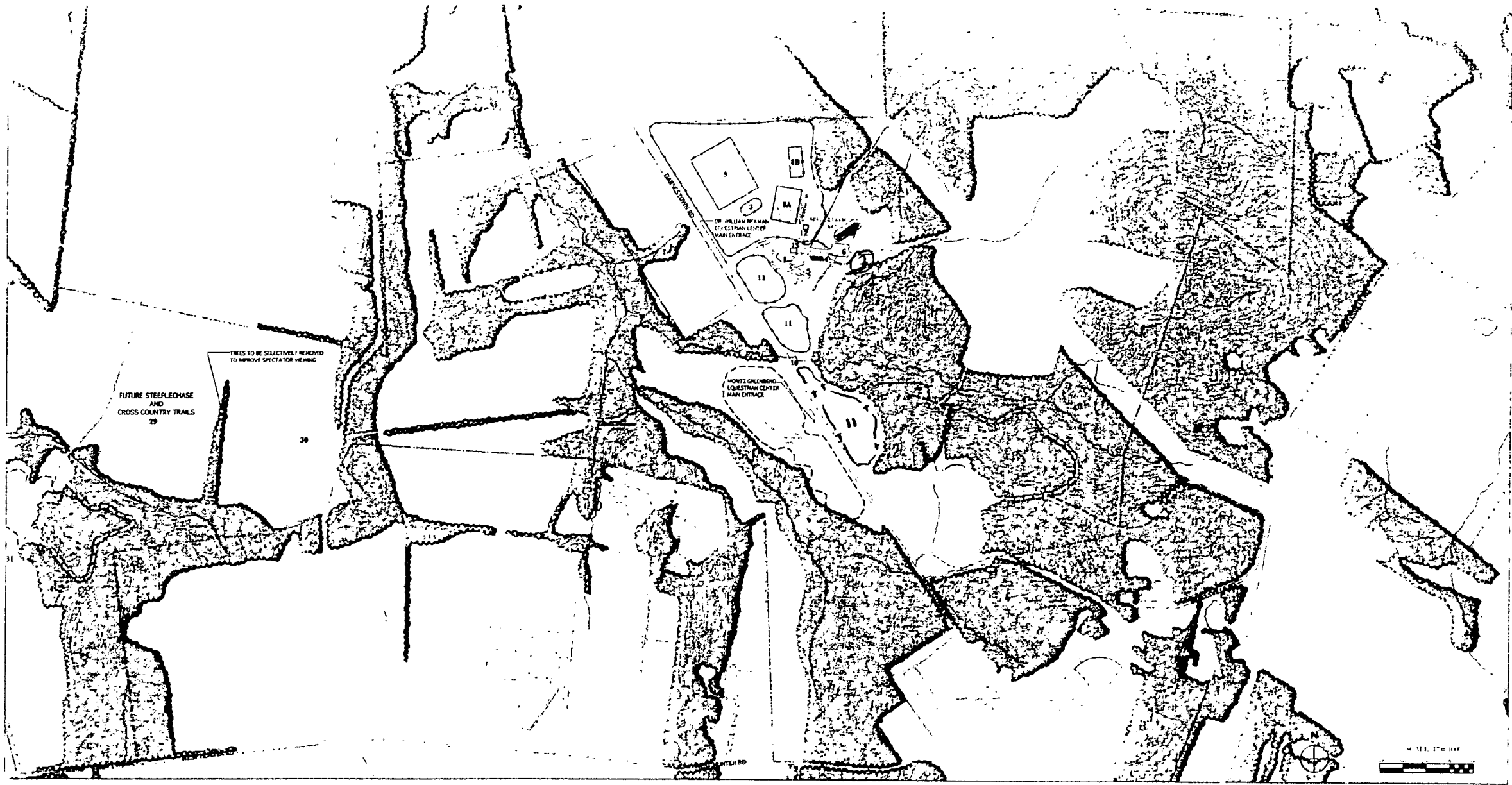
10 November 2008
Sources: M-NCPPC, 2007

Brewer farm (HP 12/38)
Corncrib

(13)

Attachment 1





WOODSTOCK EQUESTRIAN PARK

MASTER SITE PLAN

MARCH 7, 2007

ARCHITECTS P.C.

KEY

---	TRAIL HIKE/HORSE
- - - -	TRAIL HIKE ONLY
---	EXISTING FENCE
---	NEW FENCE
---	SURFACE DRAINAGE
---	PROPERTY LINE
---	WATER
---	FUTURE PADDOCKS

LEGEND

1	EVENT OFFICE RESTORED STRUCTURE
2	SERVICE BUILDING RESTORED STRUCTURE
3	SAND SCHOOLING RING 100' X 200'
4	TEMPORARY GRAVEL TRAILER PARKING 50'
5	TEMPORARY STABLES
6	EXISTING GRAVEL VISITOR PARKING
7	NEW GRAVEL VISITOR PARKING 40'
8A	SAND RIDING RING 150' X 300'
8B	SAND RIDING RING 120' X 200'
9	GRASS JUMP FIELD 100' X 300'
10	NEW HORSE FEED BINS

Highlighted items are proposed.

11	EVENT OFFICE RESTORED STRUCTURE	Possible beginner Cross Country Course
12	TEMPORARY TENTS AND SPOONS	
13	PORTABLE WATER TANK STORAGE	
14	INDOOR ARENA 125' X 250'	
29	FUTURE STEEPCHASE & CROSS COUNTRY TRAILS	
30	SPECTATOR SEATING	
31	VISITOR PARKING UP TO 10 VEHICLES	

STORM WATER MANAGEMENT
CONCEPT PLAN
SHEET C-1



(14)

Proposed Plant List

CONCEPT NAME	SCIENTIFIC NAME	COMMON NAME
Large Tree	Quercus sp.	Oak
Medium Tree	Prunella sp.	Cherry
Small Tree	Malus sp.	Malus
Shrub	Hydrangea sp.	Hydrangea
Perennial	Hosta sp.	Hosta
Annual	Impatiens sp.	Impatiens
Groundcover	Thymus sp.	Thyme
Grass	Poa sp.	Poa
Wildflower	Asclepias sp.	Asclepias
Water Plant	Najas sp.	Najas

SMALL CONCEPT NAME	SCIENTIFIC NAME	COMMON NAME
Small Tree	Quercus sp.	Oak
Shrub	Prunella sp.	Cherry
Perennial	Hosta sp.	Hosta
Annual	Impatiens sp.	Impatiens
Groundcover	Thymus sp.	Thyme
Grass	Poa sp.	Poa
Wildflower	Asclepias sp.	Asclepias
Water Plant	Najas sp.	Najas

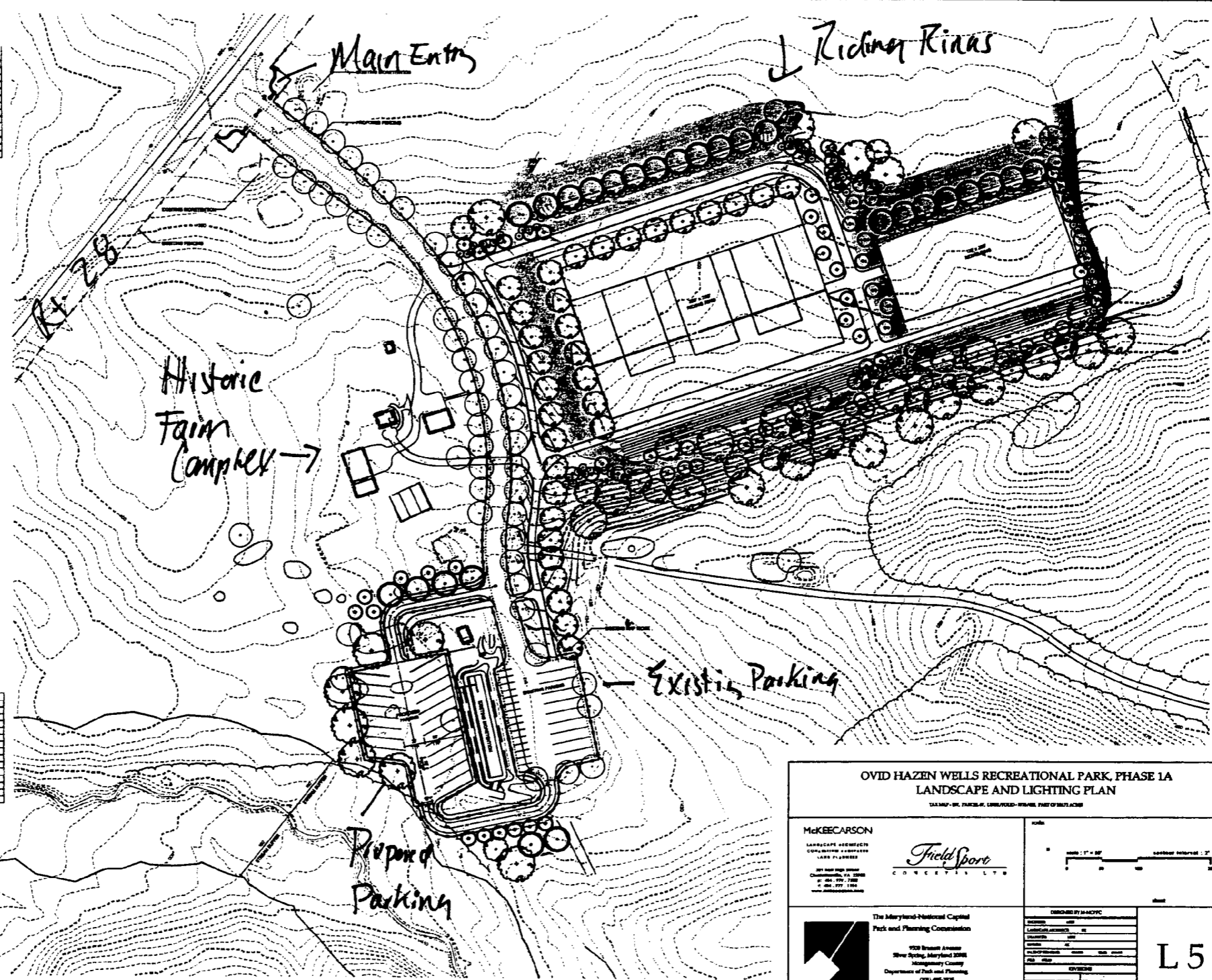
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Shrub	Prunella sp.	Cherry
Perennial	Hosta sp.	Hosta
Annual	Impatiens sp.	Impatiens
Groundcover	Thymus sp.	Thyme
Grass	Poa sp.	Poa
Wildflower	Asclepias sp.	Asclepias
Water Plant	Najas sp.	Najas

WATERPLANT	SCIENTIFIC NAME	COMMON NAME
Water Plant	Najas sp.	Najas
Water Plant	Utricularia sp.	Utricularia
Water Plant	Alisma sp.	Alisma
Water Plant	Sparganium sp.	Sparganium
Water Plant	Hydrocotyle sp.	Hydrocotyle
Water Plant	Elodea sp.	Elodea
Water Plant	Potamogeton sp.	Potamogeton
Water Plant	Chara sp.	Chara
Water Plant	Wolffia sp.	Wolffia
Water Plant	Salvinia sp.	Salvinia
Water Plant	Wrightia sp.	Wrightia
Water Plant	Utricularia sp.	Utricularia
Water Plant	Alisma sp.	Alisma
Water Plant	Sparganium sp.	Sparganium
Water Plant	Hydrocotyle sp.	Hydrocotyle
Water Plant	Elodea sp.	Elodea
Water Plant	Potamogeton sp.	Potamogeton
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Grass	Poa sp.	Poa
Wildflower	Asclepias sp.	Asclepias
Water Plant	Najas sp.	Najas



**OVID HAZEN WELLS RECREATIONAL PARK, PHASE 1A
LANDSCAPE AND LIGHTING PLAN**

TAKING UP THREE (3) LOTS, PHASE 1A, PART OF 100-1-1-100

<p>McKEECARSON LANDSCAPE ARCHITECTS CONCEPTUAL LANDSCAPE PLANNING</p> <p>201 North High Street Columbia, Maryland 21046 P: 410-739-7700 F: 410-739-7702 www.mckee Carson.com</p>	<p style="text-align: center;"><i>Field Sport</i> CONCEPTUAL</p>	<p>SCALE</p> <p style="text-align: center;">1" = 10' - 0"</p> <p style="text-align: center;">1" = 20' - 0"</p> <p style="text-align: center;">1" = 40' - 0"</p>
<p>The Maryland-National Capital Park and Planning Commission</p> <p>9200 Branch Avenue Silver Spring, Maryland 20910 Montgomery County Department of Park and Planning 410-497-1525</p>	<p>DESIGNED BY: MCKEECARSON</p> <p>DATE: 08/10/10</p> <p>PROJECT: OVID HAZEN WELLS RECREATIONAL PARK, PHASE 1A</p> <p>DATE: 08/10/10</p> <p>PROJECT: OVID HAZEN WELLS RECREATIONAL PARK, PHASE 1A</p>	<p style="font-size: 2em; font-weight: bold;">L5</p>

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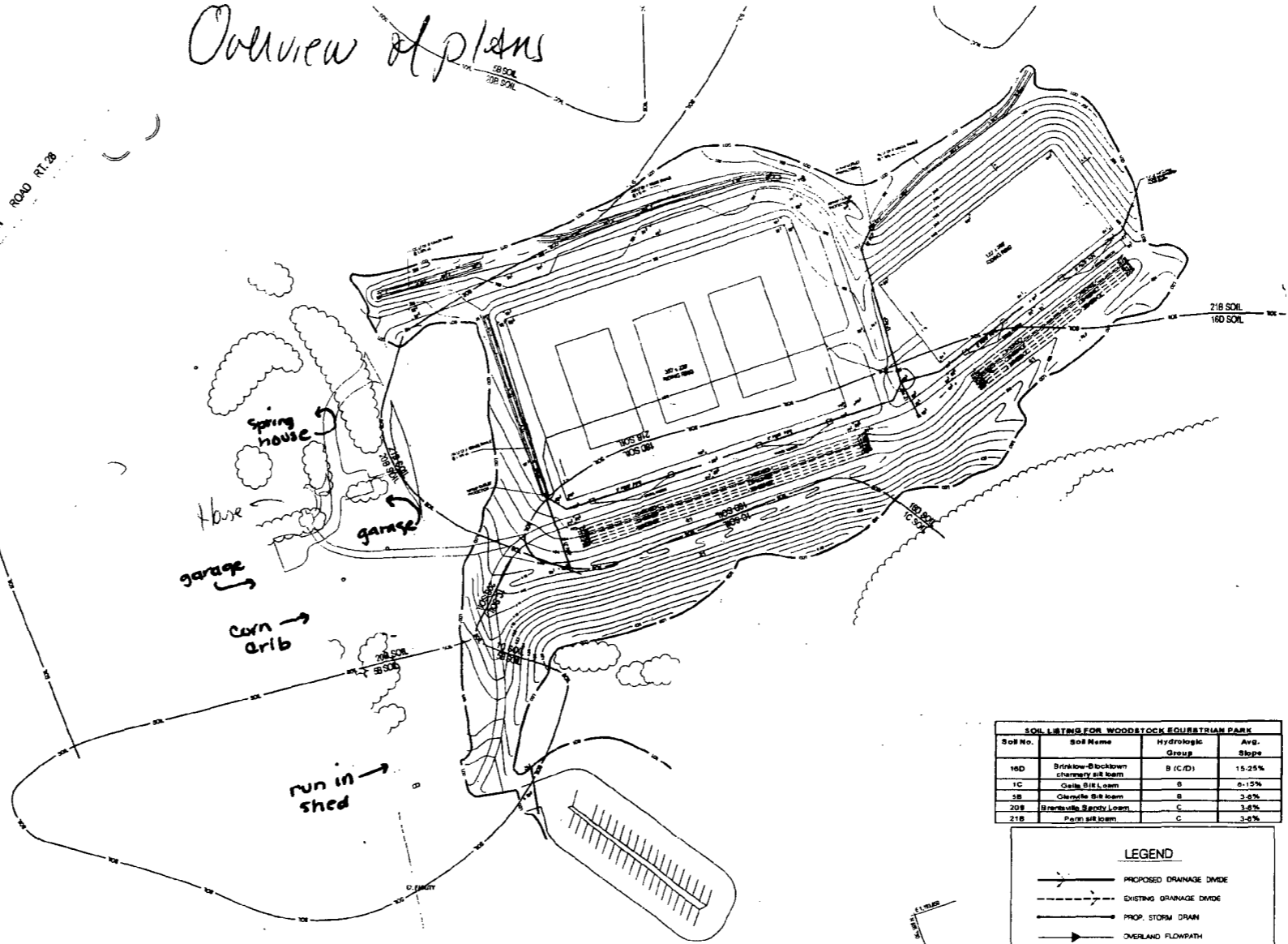
Overview of plans

PT. P709

92.60 Ac.
P877



DARNESTOWN ROAD RT. 28



Soil No.	Soil Name	Hydrologic Group	Avg. Slope
10D	Bristow-Bucktown clayey silt loam	B (C/D)	15-25%
1C	Chalk Hills loam	B	0-15%
5B	Cleaveland silt loam	B	3-8%
20B	Brentsville Sandy Loam	C	3-8%
21B	Parr silt loam	C	3-8%

LEGEND

- PROPOSED DRAINAGE DIVIDE
- EXISTING DRAINAGE DIVIDE
- PROP. STORM DRAIN
- OVERLAND FLOWPATH
- SOIL BOUNDARY LINE
- PROP. GRASS SWALE

W. M. Rickman
7415/483
353.52 Ac.
P524

WOODSTOCK EQUESTRIAN PARK SITE PLAN

DATE: 11/11/03
SCALE: 1" = 50'

DESIGNED BY: M-ACPP
PROJECT: Woodstock Equestrian Park
LOCATION: Prince Georges County, Maryland

3500 Dupont Avenue
Silver Spring, Maryland 20901
Montgomery County
Department of Park and Planning
(301) 486-2535

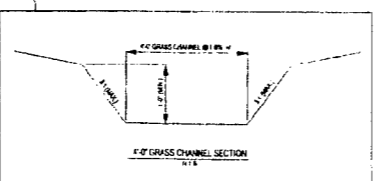
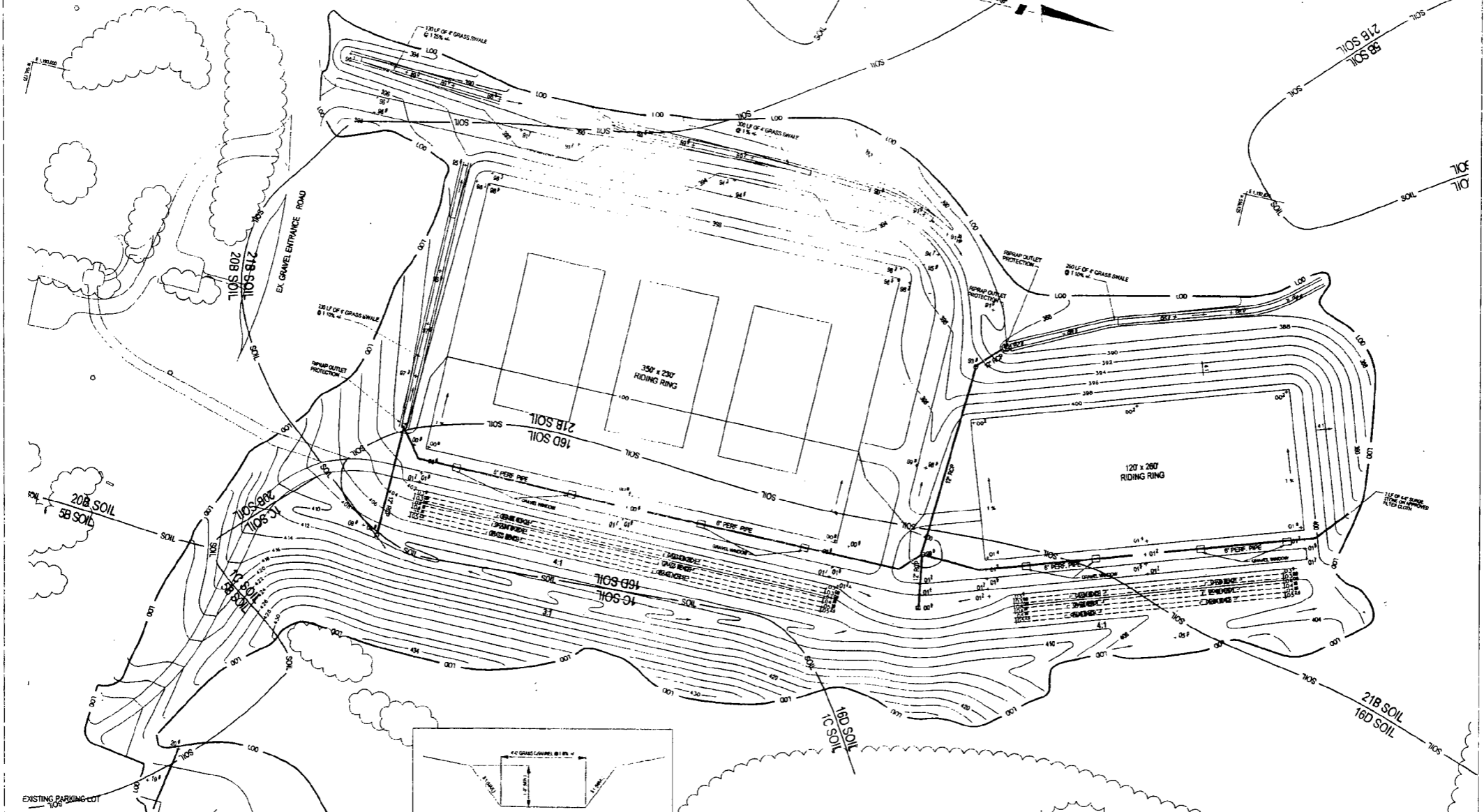
NO.	DATE	REVISIONS

ES Environmental Sciences, Inc.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
1-931-948-2750 F. 301-948-0087
www.ESRockville.net

Florida
Landscape
Professional
Landscape

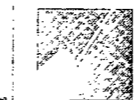
16

Riding Rings, close-up



WOODSTOCK EQUESTRIAN PARK SITE PLAN

TAB MAP - ODDY PARCELS P162, P221, P222, P223, P224, P225, P226, P227, P228, P229
 SHEET C-3



DESIGNED BY M&P/C/P
 M&P/C/P
 The Maryland-National Capital
 Park and Planning Commission
 9500 Brunel Avenue
 Severn Spring, Maryland 20851
 Montgomery County
 Department of Parks and Planning
 (301) 466-2536

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

WALDORF OFFICE
 481 Post Office Road, Suite 103
 Waldorf, MD 20692
 (301) 870-2166 | 301.870.2884

Services:
 Planning
 Landscape Architecture
 Surveying
 Environmental Science

17

Close-up of alterations near
historic farm complex

APPROX. LOCATION OF
EXISTING WELL (W.I.F.)

GRAVEL MAINTENANCE
DRIVES

MURDOCK HYDRANT TO BE
INSTALLED

EXISTING UTILITY POLE

FROST-PROOF MURDOCK
HYDRANT TO BE INSTALLED

GRAVEL ENTRANCE DRIVE

GRAVEL COMPETITOR PULL
OFF & CHECK-IN ZONE

PEDESTRIAN AND EQUINE
MULCH WD CHIP PATH

EXISTING STRUCTURE TO BE
DEMOLISHED AND REUSED AS VISITOR
PICNIC STRUCTURE - USE OF SALVAGED
MATERIALS AS APPROVED BY ARCHITECT

HISTORIC GARAGE
MAINTENANCE VEHICLE STORAGE
(222)

HISTORIC FARM OUTBUILDING
FUTURE SECONDARY EVENT OFFICE
(122)

HISTORIC
CORN BARN
(222)

HISTORIC STONE HOUSE
MAIN EVENT OFFICE
(222)

HISTORIC GARAGE
EQUIP STORAGE
(122)

**WOODSTOCK EQUESTRIAN PARK, PHASE 1A
HISTORIC STRUCTURES ENLARGED SITE PLAN**

sheet A-7

TAX MAP - BK. PARCEL 42, LOTS/POLE-STRIPES, PART OF 213.77 ACRES

scale: 1" = 10'-0"



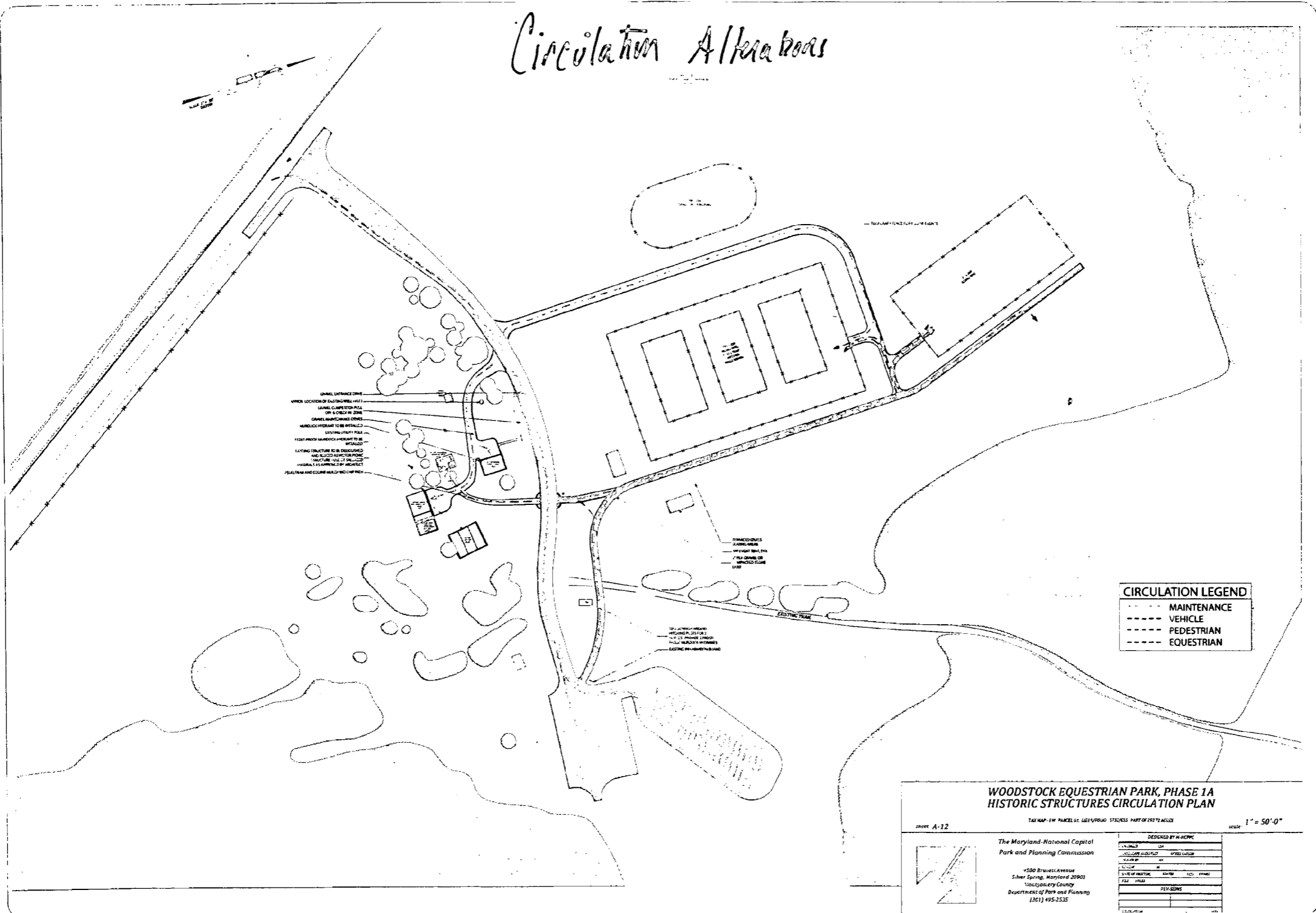
The Maryland-National Capital
Park and Planning Commission

9500 Bransford Avenue
Silver Spring, Maryland 20901
Montgomery County
Department of Park and Planning

DESIGNED BY MNCPPC	
PROJECT	LA
CLIENT/OWNER	MARSH GREEN
DATE OF	07
REVISION	12
DATE OF PREVIOUS	04/10 THE OTHER
FILE	1004
REVISIONS	

18

Circulation Alterations



.....	MAINTENANCE
-----	VEHICLE
- - - - -	PEDESTRIAN
- . - . -	EQUESTRIAN

WOODSTOCK EQUESTRIAN PARK, PHASE 1A HISTORIC STRUCTURES CIRCULATION PLAN

Sheet A-12

TAX MAP - EW PARCEL 07, 18E/VP/14D, 373 ACROSS PART OF 20372 ACRES

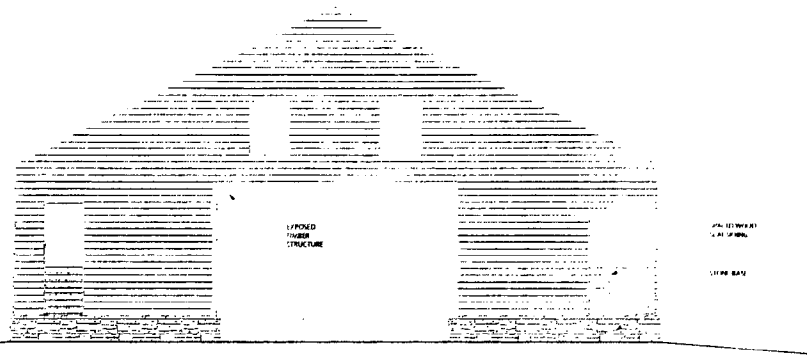
Scale 1" = 50'-0"

The Maryland-National Capital
Park and Planning Commission
5500 Brantwell Avenue
Silver Spring, Maryland 20901
Issaquah County
Department of Park and Planning
(301) 495-2535

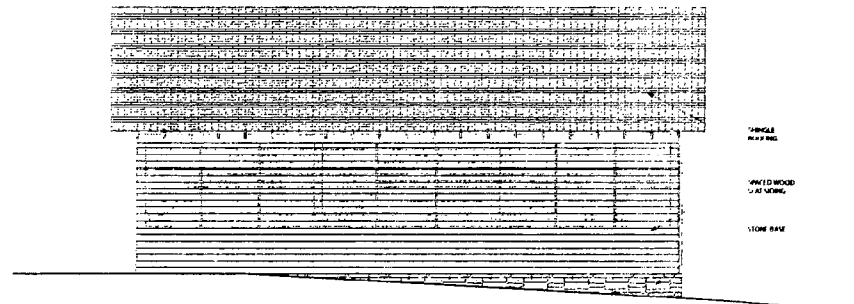
DESIGNED BY M/AN/PC	
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY

19

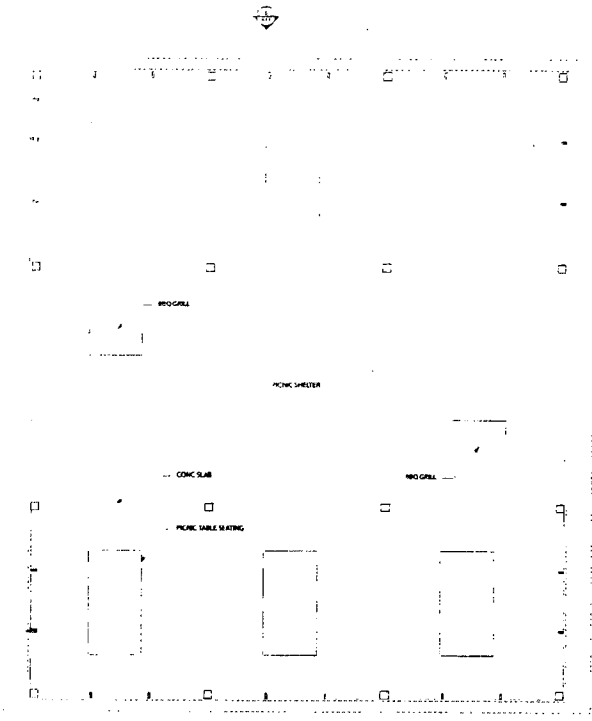
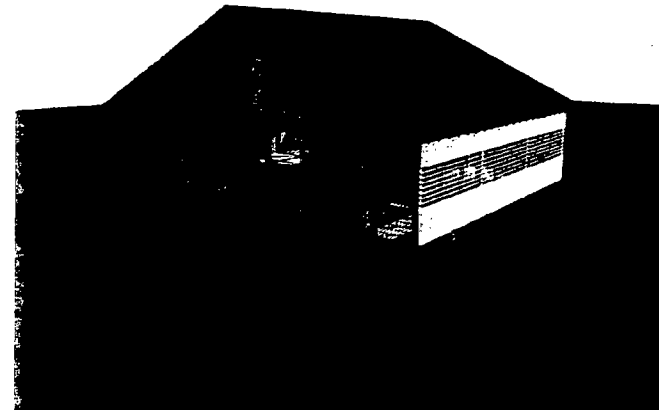
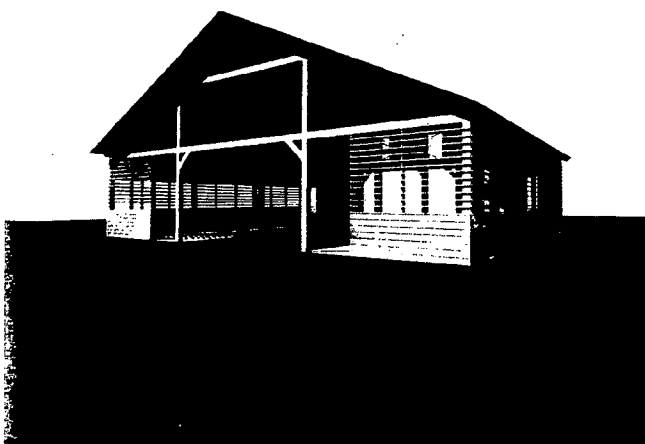
Proposed Concept for Picnic structure (on site of current deteriorated barn)



3 ELEVATION
SCALE 1/4" = 1'-0"



2 ELEVATION
SCALE 1/4" = 1'-0"



1 RENOVATION PLAN
SCALE 1/4" = 1'-0"

WOODSTOCK EQUESTRIAN PARK, PHASE 1A
CONCEPT FOR PICNIC STRUCTURE

sheet A-11 TAX MAP: SW. PARCEL 47, LIBERTY ROAD, STONYHILL, PART OF 242.72 ACRES SCALE: 1/4" = 1'-0"

DESIGNED BY: M-ACPPC

PROJECT NO.	254
ARCHITECT	WILL LARSON
DATE BY	07
REVISION	
DATE OF PRINTING	04/20/04 TIME 11:04
FILE NAME	REVISONS

The Maryland-National Capital
Park and Planning Commission

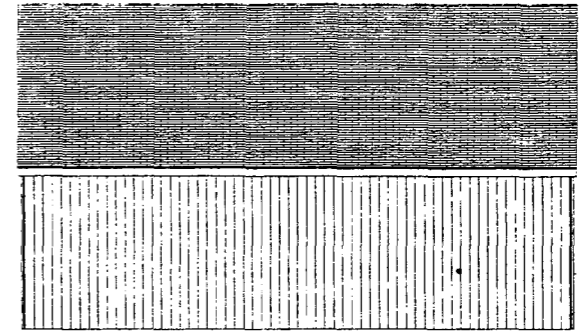
9500 Brunnet Avenue
Silver Spring, Maryland 20901
Montgomery County
Department of Park and Planning
(301) 495-2325

70

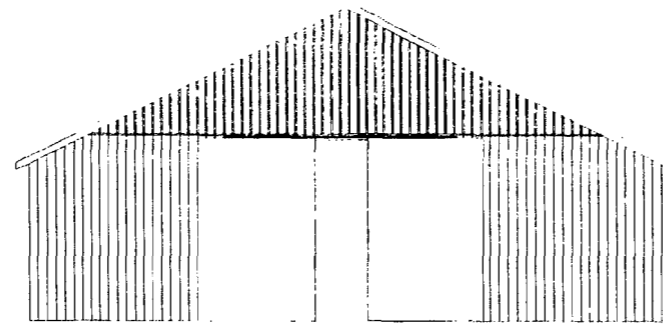
Existing Elevations,
Farm Complex



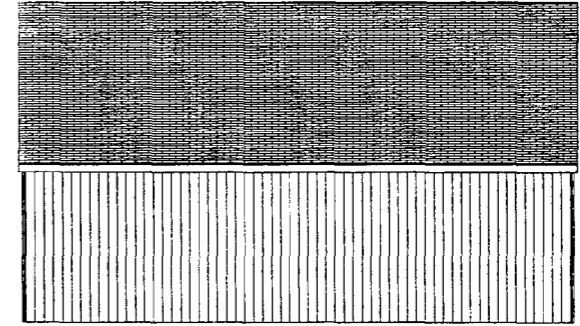
12 CORN BARN - W
SCALE 1/4" = 1'-0"



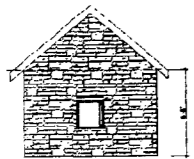
11 CORN BARN - S
SCALE 1/4" = 1'-0"



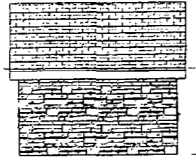
10 CORN BARN - E
SCALE 1/4" = 1'-0"



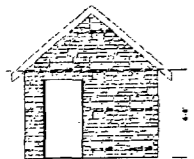
9 CORN BARN - N
SCALE 1/4" = 1'-0"



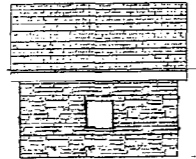
8 SPRING HOUSE - W
SCALE 1/4" = 1'-0"



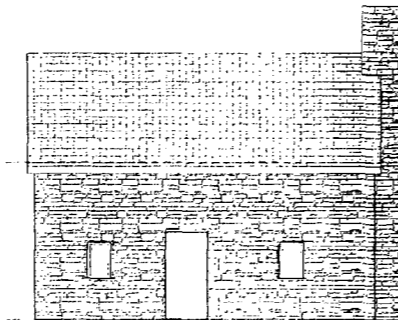
7 SPRING HOUSE - S
SCALE 1/4" = 1'-0"



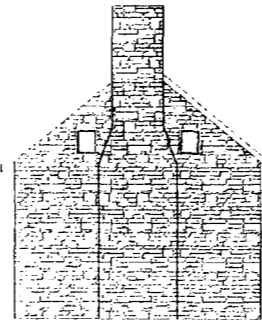
6 SPRING HOUSE - E
SCALE 1/4" = 1'-0"



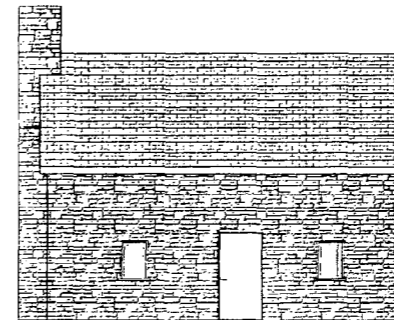
5 SPRING HOUSE - N
SCALE 1/4" = 1'-0"



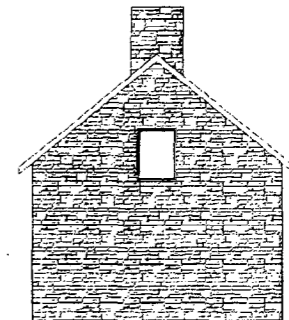
4 EVENT OFFICE 1 - W
SCALE 1/4" = 1'-0"



3 EVENT OFFICE 1 - S
SCALE 1/4" = 1'-0"



2 EVENT OFFICE 1 - E
SCALE 1/4" = 1'-0"



1 EVENT OFFICE 1 - N
SCALE 1/4" = 1'-0"

WOODSTOCK EQUESTRIAN PARK, PHASE 1A
HISTORIC STRUCTURES ELEVATIONS

THE MAP, ENCL. PARCELS 67, LIBERTY HOLLOW STAMPS, PART OF 14577 ACRES

Sheet A-10

Scale 1/4" = 1'-0"

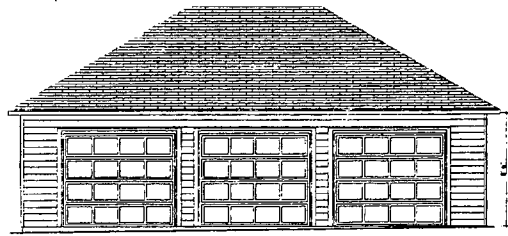


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Park and Planning Commission
1500 Brunetti Avenue
Silver Spring, Maryland 20903
Montgomery County
Department of Parks and Planning
(301) 495-2535

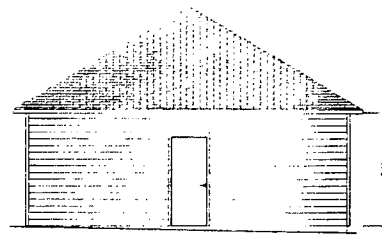
DESIGNED BY: AN-NCPPC	
DATE:	02/10
PROJECT:	WOODSTOCK EQUESTRIAN PARK
CLIENT:	MD-DC
DATE OF PREPARED:	02/10
FILE NAME:	WOODSTOCK
REVISIONS:	
DATE:	
BY:	

12

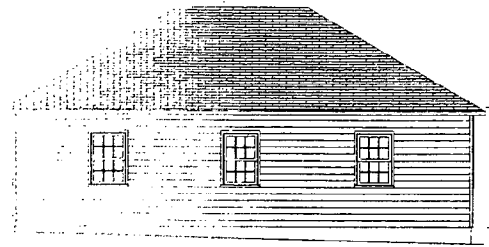
Existing Elevations, Farm Complex w/ proposed views



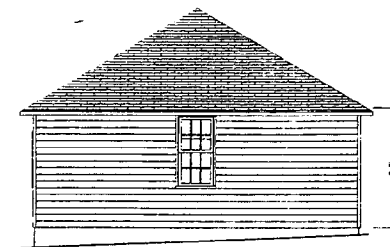
12 SMALL GAR. - W
SCALE 1/4" = 1'-0"



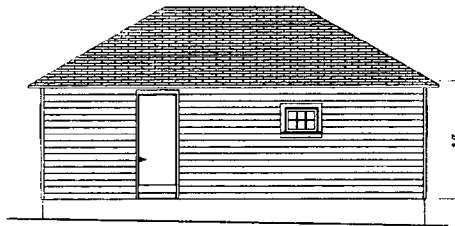
11 SMALL GAR. - S
SCALE 1/4" = 1'-0"



10 SMALL GAR. - E
SCALE 1/4" = 1'-0"



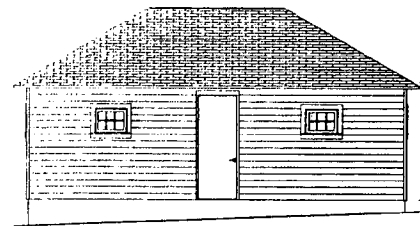
9 SMALL GAR. - N
SCALE 1/4" = 1'-0"



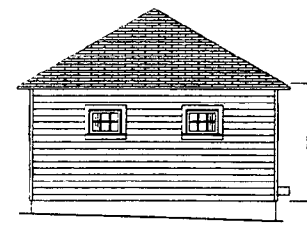
8 EVENT OFFICE 2-W
SCALE 1/4" = 1'-0"



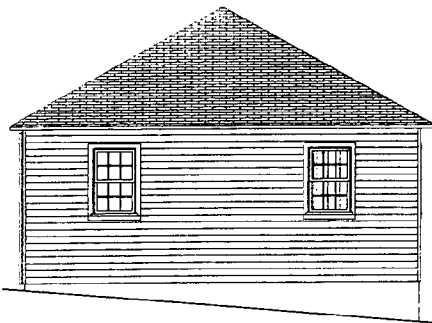
7 EVENT OFFICE 2-S
SCALE 1/4" = 1'-0"



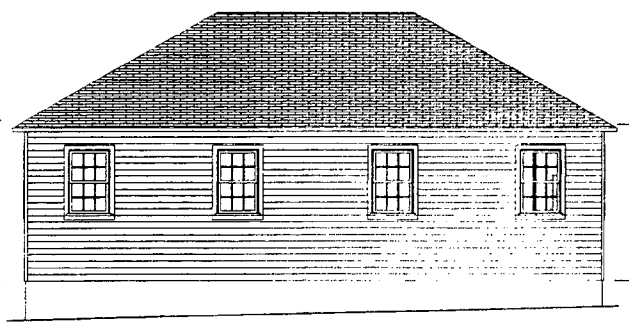
6 EVENT OFFICE 2-E
SCALE 1/4" = 1'-0"



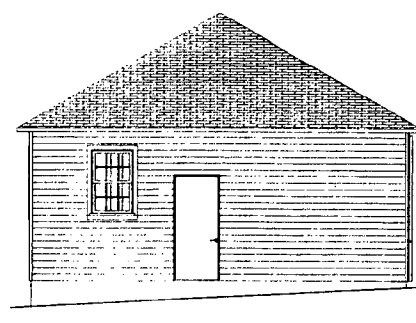
5 EVENT OFFICE 2-N
SCALE 1/4" = 1'-0"



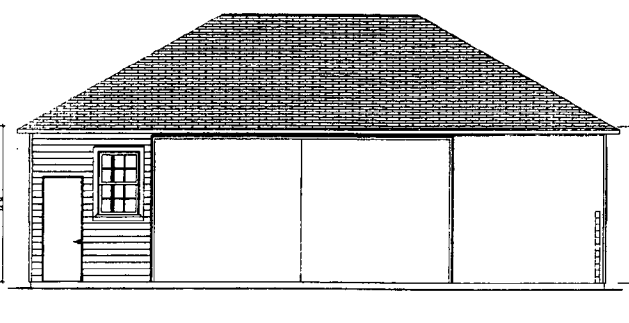
4 MAINTENANCE GAR. - W
SCALE 1/4" = 1'-0"



3 MAINTENANCE GAR. - S
SCALE 1/4" = 1'-0"



2 MAINTENANCE GAR. - E
SCALE 1/4" = 1'-0"



1 MAINTENANCE GAR. - N
SCALE 1/4" = 1'-0"

WOODSTOCK EQUESTRIAN PARK, PHASE 1A HISTORIC STRUCTURES ELEVATIONS

Sheet A-9

TAX MAP, FW, PARCEL 47, LIBERTY/ROAD, 5738/1955, PART OF 243.72 ACRES

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



The Maryland-National Capital
Park and Planning Commission
1500 Bruner Avenue
Silver Spring, Maryland 20901
Montgomery County
Department of Park and Planning
(301) 495-2535

DESIGNED BY: M-NAPPC	
DESIGNER	LLS
LANDSCAPE ARCHITECT	OF PAUL GARDNER
DATE	10/11/11
REVISION	02
CITY OF PRINCETON	DATE: 11/08/11
TITLE: PHAS	REVISIONS

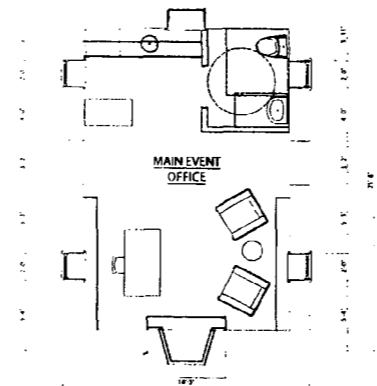
22

Existing plans (very conceptual) for reuse.

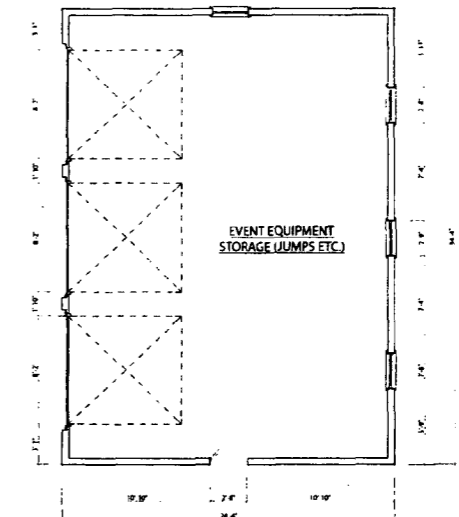
3 SPRING HOUSE
SCALE 1/4" = 1'-0"



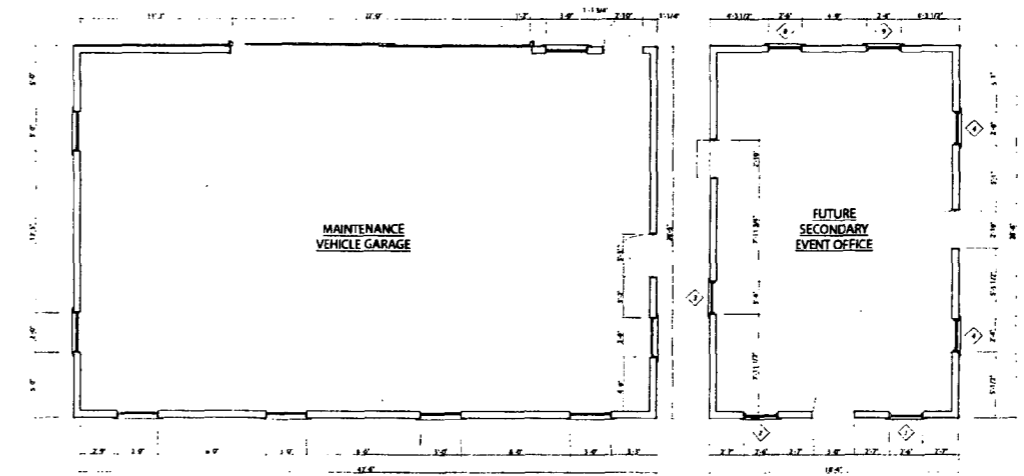
4 EVENT OFFICE
SCALE 1/4" = 1'-0"



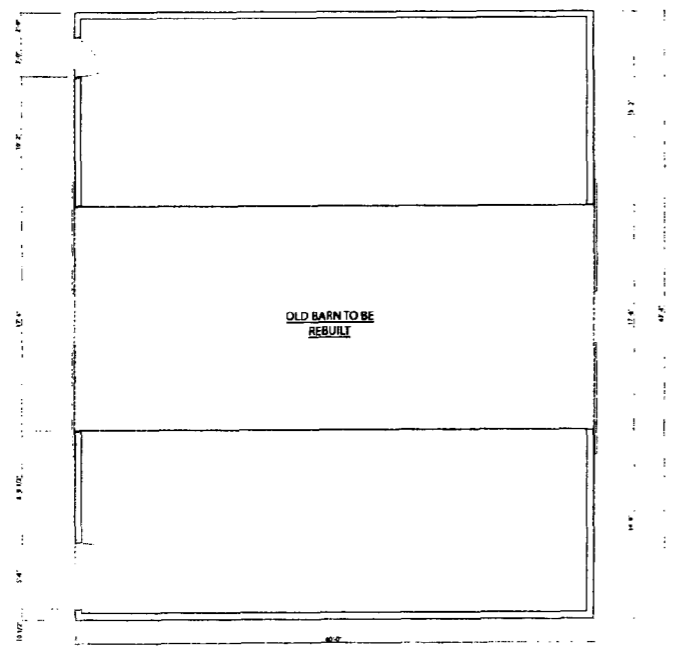
5 SMALL GARAGE
SCALE 1/4" = 1'-0"



2 MAINTENANCE GARAGE & SECONDARY EVENT OFFICE
SCALE 1/4" = 1'-0"



1 CORN BARN
SCALE 1/4" = 1'-0"



POTENTIAL INTERCOURT OF FUTURE EVENT OFFICE EXISTING INTERIOR CONDITIONS COMPLETELY UNKNOWING FOR ALL WORKING STRUCTURE TYPE



WOODSTOCK EQUESTRIAN PARK, PHASE 1A
HISTORIC STRUCTURES PLANS

Sheet A-B

TAX MAP E.W. PARCEL 42 LIBERTY ROAD - 5700000 PART OF 29372 ACRES

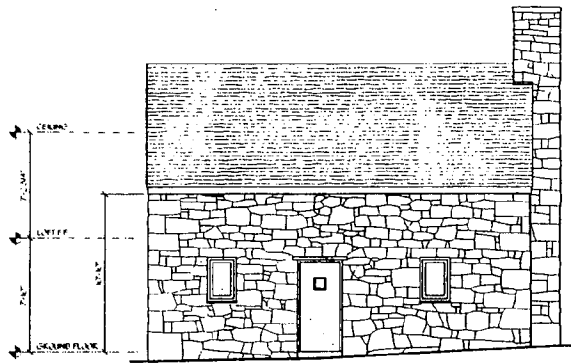
scale: 1/4" = 1'-0"



DESIGNED BY M-NCPMC
ENGINEER: LSA
LANDSCAPE ARCHITECT: WELLS GARDEN
DRAWN BY: [blank]
DATE: [blank]
DATE OF PRINTING: [blank] BY: [blank] TIME: [blank]
FILE: [blank] FILE: [blank]
REVISIONS: [blank]

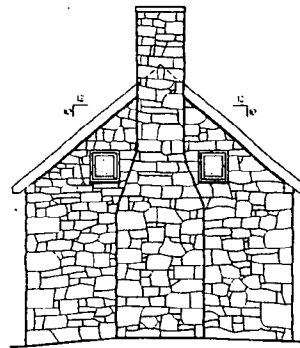
The Maryland-National Capital
Park and Planning Commission
5500 Brunsell Avenue
Silver Spring, Maryland 20901
Montgomery County
Department of Parks and Planning
(301) 495-2535

23

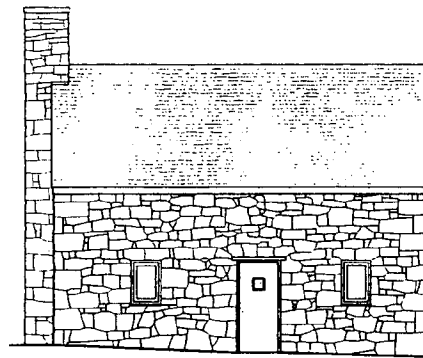


EAST ELEVATION

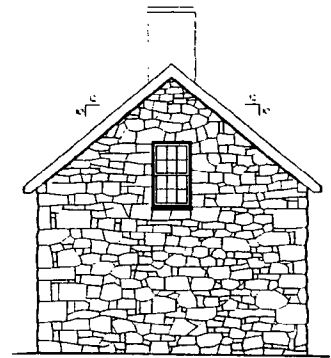
MATERIALS LISTED:
 WALLS: REGULARLY COURSED, PEDESTAL-PATTERN
 ROOF: SHINGLES WITH KORNWALL FLASHING
 FLOOR: ASPHALT/SHINGLES OVER WOOD
 CEILING: PLASTER OVER LATH
 INTERIOR: WOOD
 EXTERIOR: WOOD
 WINDOWS: WOOD
 DOORS: WOOD



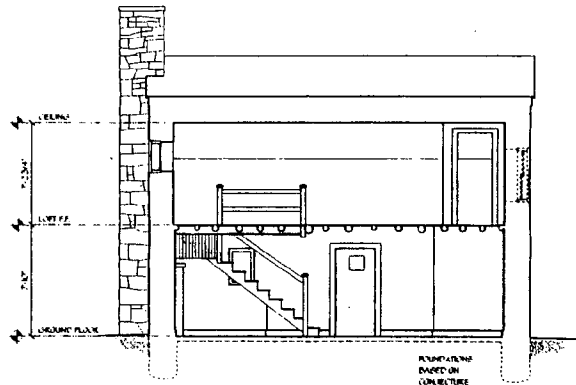
SOUTH ELEVATION



WEST ELEVATION

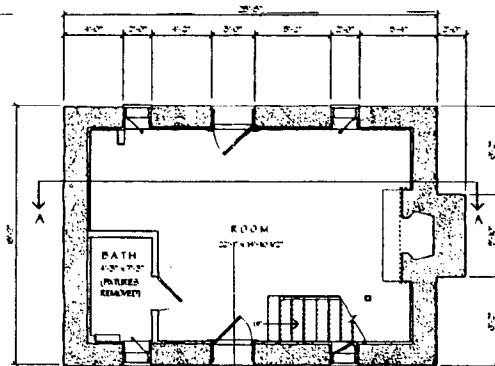


NORTH ELEVATION

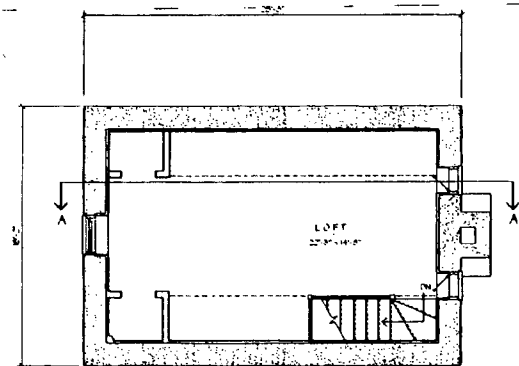


LONGITUDINAL SECTION A-A

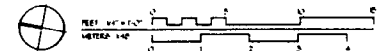
MATERIALS LISTED:
 INTERIOR WALLS: FINISH PLASTER OVER STUDS
 INTERIOR PARTITION WALLS: PLASTER OVER WOOD LATH
 CEILING: PLASTER OVER LATH
 FLOORING: ASPHALT/SHINGLES
 EXTERIOR WALLS: STONE
 EXTERIOR ROOFING: SHINGLES
 EXTERIOR CEILING: PLASTER OVER LATH
 INTERIOR CEILING: PLASTER OVER WOOD LATH
 INTERIOR FLOORING: WOOD



LOWER FLOOR PLAN



UPPER FLOOR PLAN



REV#	DATE	DESCRIPTION

THE MARYLAND-NATIONAL CAPITAL
**PARK AND PLANNING
 COMMISSION**

FW
 FREDERICK WARD ASSOCIATES
 ARCHITECTS | ENGINEERS | PLANNERS | HISTORIC PRESERVERS
 www.frederickward.com

P.O. Box 727, 5 South Main Street
 Bel Air, Maryland 21034 - 0727
 410-620-7000
 410-620-1203 fax
 ABBOTTS DRIVE
 Columbia, Maryland and Warrenton, Virginia
 www.frederickward.com

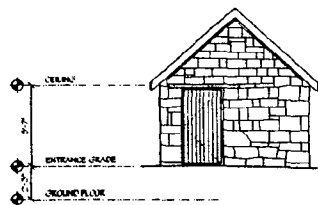
SURVEY OF EXISTING CONDITIONS OF:
BREWER FARM - MANAGER'S HOUSE

MANISTOCK EQUESTRIAN PARK,
 MONTGOMERY COUNTY, MARYLAND

DATE	DATE
REVISED	BY

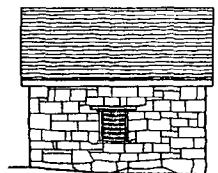
Sheet: **A1**
 2 of 4
 20201403

201

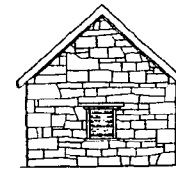


WEST ELEVATION

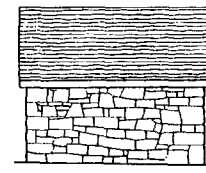
MATERIALS NOTES:
 WALLS: IRREGULARLY COURSED STONEMASONRY
 SQUARE SANDSTONE, WITH IRREGULAR FINISHING
 ROOF: SHINGLE SHINGLES FACE WEST
 SHALE PATTERN & WOOD SHAKES
 CLING PATTERN WITH SHALE SHINGLES
 LINTELS: WOOD
 JAMBS & HEADS: WOOD
 THRESHOLD: WOOD
 FINISHING:
 LINTELS: WOOD
 JAMBS & HEADS: WOOD
 SILL: WOOD



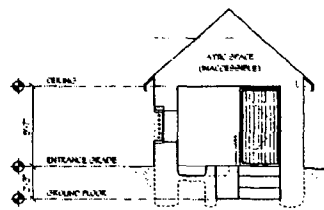
NORTH ELEVATION



EAST ELEVATION

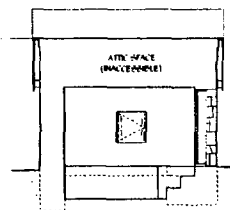


SOUTH ELEVATION

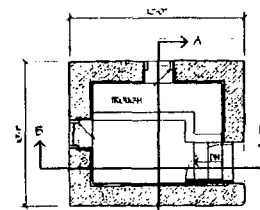


TRANSVERSE SECTION AA

MATERIALS NOTES:
 INTERIOR WALL FROM PLASTER OF THE SUBSTRUCTURE
 PLASTER FINISH: PLASTER
 CEILING: PLASTER

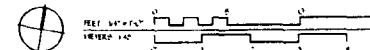


LONGITUDINAL SECTION BB



FLOOR PLAN

29



REV#	DATE	REVISION DESCRIPTION

THE MARYLAND-NATIONAL CAPITAL
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 COMMISSION

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SURVEY OF EXISTING CONDITIONS OF:
BREWER FARM - SPRING HOUSE
 WAXSTOCK EQUESTRIAN PARK,
 MONTGOMERY COUNTY, MARYLAND

DATE DRAWN	A2
SCALE AS NOTED	
DESIGNED BY	SHEET 1 OF 1
DATE OF PLAN	
2015-04-20	



(26)

Sample Board Fence

Bremen Farm 17138



View of main entry gates (modern) toward
location of horse riding rings from Darnestown Rd

(27)

Brewer Farm 12/38



View of farm complex from the road (Darnestun)
looking east.

Brewer Farm 12/38



View of proposed cross-county course from
Darnestown Road.

Brewer Farm 12/39



View of gravel entry roads. Roads will be separated from surrounding grassland by four-board wood fencing.

Brewer Farm 12/38



View of farm complex from barn/rooming structure.
looking west.

32

Stow Springs house. No use is prepared for this
structure. View is of east elevation. Springs house
is at far western boundary of farm complex.



Brewer Farm
12/38

Brewer Farm 12/30



Old stone house, date undetermined. To be reused
as an events office. View looking west.

(33)

Bremen Farm 12/38



Old stone house, view of west elevation. Prepared
parents office.

Brewer Farm 12/30



South Side of old Stone House / proposed events office
from field on southeast.

(35)

Brewer Farm 12/38



Front view, looking northeast, of garage / carriage
house structure. Triple modern garage doors ^{+ building from 1930s} suggest
that the structure may have been a carriage house originally.

Brewer Farm 12/38



Frame garage outbuilding. Located at the northern edge of farm complex. Structure has a hipped roof, triple garage doors, and wood siding.

(37)

Brewer Farm 12/38



Two frame outbuildings to the southern boundary of main farm bldg complex. Both structures have hipped roofs, an older poured concrete foundation, and wood siding. Looking west. To be used as maintenance structure and possibly restroom facilities.

Brewer Farm 12/38



Rear elevations of two outbuildings that abut the Southern Farm complex boundary. View is taken from field on southwest, proposed location of cross-country course. Building to the right is being considered as a restroom facility. Bldg to the left is proposed maintenance/storage structure.

Brewer Farm 12/38



View of west elevation of frame outbuilding. Looking
past.

(40)

Brewer Farm 12/38



View of field to southeast of farm complex. MNCAPPE
Parks Division proposes a possible beginner's cross country
riding course on this location.

(41)

Brewer Farm 17138



Current gravel lot, view to west toward
main farm complex.

47

Brewer Farm 12/38



View of proposed gravel pit (possible wetlands?), looking west.

43

Brewer Farm 12/39



Sycamore tree located in proposed gravel lot.

(44)

Bremen Farm 12/39



Run-in shed, located in proposed new gravel parking lot. View looking west.

(45)

- (20 min) *11. **Preliminary Plan No. 120050230, Slater Property** P. Butler
- RE-2 zone; 7.32 acres; 2 lots requested; 2 one-family detached residential dwellings, one existing to remain; located on Chandlee Mill Road, 3,500 feet east of Brooke Road; Sandy Spring-Ashton.
Staff recommendation: Approval with conditions
- (30 min) 12. **Discussion: Annual Report from the Maryland Soccer Foundation regarding the Soccerplex.** T. Brooks
afternoon
Annual Report as required by partnership lease
- (45 min) 13. **Woodstock Equestrian Park Phase II** J. Penn
- A. Forest Conservation Plan Amendment, No. PP2003001, Woodstock Equestrian Park. Amendment to allow additional disturbances for Phase II of facility plan. Located on Darnestown Road northwest of Beallsville Road; Dickerson.
Staff recommendation: Approve with conditions
- B. Facility Plan
Woodstock Equestrian Park, Route 28, Northern Region-Black Hill Maintenance Area, Potomac/Rural Master Plan Area. Presentation of Phase II facility plan, including Operations Plan, Operating Budget impact, cost estimate, and request for supplemental appropriation. The equestrian facilities include beginner/novice cross country eventing course, outdoor rings, rehabilitation of existing historic structures, expanded parking lot, and infrastructure improvements.
- Staff recommendation: Approve facility Plan for Phase II of Woodstock Equestrian Park, including, Operations Plan, Operating Budget Impact, Cost Estimate, and Request for Supplemental Appropriation*
- (45 min) 14. **Board of Appeals No. S-2736** E. Tesfaye
DAVCO Restaurants, Inc., applicant, requests a special exception for an eating & drinking establishment, including a drive-in (Drive-in Restaurant); C-1 Zone; located at intersection of Vital Way & Randolph Road (MD Route 183), Silver Spring
- Staff recommendation: TBD*
(Action required for hearing by the Hearing Examiner on 01/05/09)

1 new construction.

2 MR. ROTENSTEIN: Okay. Do we have a second?

3 MS. MILES: It was seconded. That was just a
4 clarification.

5 MR. ROTENSTEIN: Okay. Any discussion? All those
6 in favor, please raise your right hands? It looks like it's
7 unanimous. You are approved. And since you're next on the
8 agenda for the preliminary consultation, can we have the
9 staff report, please?

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

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

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

1 Also potential to add a spectators amphitheater
2 banked into the hill directly to the east. Expand the
3 current gravel parking lot to the south to accommodate
4 approximately 30 vehicles with horse trailers. And the lots
5 are not visible from the main historic complex of buildings.

6 An older sycamore tree and old ^{run-in} riding shed exist
7 to the south of the current footprint of the proposed new
8 lot. Four-board painted wood fencing is proposed along the
9 entrance road and enclosing the riding rings. Repairs and
10 rehab work on existing farm complex structures, including
11 stone houses to be ~~moved~~ in an events office; three of the
12 garage/carriage house outbuildings will be used as storage
13 and maintenance buildings, and the fourth will be used as a
14 restroom facility. The stone spring house does not have
15 intended reuse at this time.

16 Construction of a new corn crib barn structure for
17 use as a picnic shelter, plans indicate sympathy with the
18 older barn corn crib structure in design and materials.
19 Interpretative signage addressing the history of the site
20 and standing structures; narrow wood chip pedestrian
21 pathways connecting the various facilities and areas;
22 vehicular gravel roads connecting maintenance facilities;
23 and a beginning cross-country riding course added to the
24 southwest of the existing farm complex.

25 Staff discussion. The applicant wishes to get the
26 HPC's suggestions regarding the proposed additions to the

1 environmental setting. Staff is generally supportive of
2 this reuse project. The reuse is rural in nature and
3 certainly sympathetic to the property's historic character.
4 Staff applauds Parks for undertaking the rehab of the
5 historic structures on the site, and reusing them. Staff
6 also supports the construction of a new structure where the
7 barn was formerly that recalls the barn's historic
8 character.

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

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

23 The garage structure with the roll top metal
24 garage door is supposed to be a carriage house, and
25 investigation should be done to determine appropriate wooden
26 carriage house doors during the rehab project, and we've

1 already been looking through things that we've got in
2 Montgomery County to assist the applicant.

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

8 Preservation of the old sycamore tree and the
9 footprint of the new gravel parking lot should be a
10 priority. And reuse for the riding shed might also be a
11 good idea, if possible.

12 The maintenance gravel road should be as narrow as
13 possible, especially the ones that are running through the
14 historic farm complex. They should be made to ~~make sure~~
15 ~~that they appear~~ similar to a typical farm road.

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

21 Just for the record there has been some archeology
22 done at the farm complex part of the site, as well as at the
23 existing parking area. That was done in 2004 by Elizabeth
24 Comer and Associates. They prepared a report detailing
25 limited archeological work at the site. They did find a
26 brick pathway that led from the spring house to the main

1 house, and artifacts suggestion human occupation by local
2 Americans from the mid-19th century.

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

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

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

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

20 MR. SILVER: We have some photographs of the
21 historical building site, additional photos of the corn
22 crib, and I also have a color site plan and we have a color
23 rendering of what we propose for the historic structure.

24 MS. KENNEDY: Yes, I have those. I'll run through
25 it real quick. This actually is not in your packet, and
26 this actually shows, just for purposes of archeology, to see

1 the main house right there. That one was there, and those
2 two log structures were there, and that's the existing stone
3 house that we're talking about. That's basically three
4 things are what's left out of the complex. This was done in
5 '98 and '99 before the house was torn down.

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

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

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

21 This is the gravel entry road to be enclosed by
22 the four-board wood fencing. This is a view of the historic
23 farm complex looking west. That's the view of the stone
24 house to be reused as an events office. That's the west
25 elevation. That's the south elevation from the proposed
26 cross-country -- yes, from the beginner's course. There's

1 only going to be two courses. That's the barn, we've seen
2 that.

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

7 That's the garage carriage house structure. This
8 is supposed to be a storage facility for the equestrian
9 events that occur there. Looking north toward the riding
10 rings, these two frame buildings form the southern boundary
11 and they also are right next to the beginner's course.

12 . The one on the right, and I'm sure Linda will
13 correct me if this is changed, but the one on the right, I
14 believe is going to be a restroom facility, and the other
15 one is supposed to be maintenance. They are probably early
16 20th century. You guys can talk about that when we get
17 there, but that's fine.

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

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

25 This is the existing gravel lot. This is looking
26 toward the historic farm complex. This is actually down in

1 the existing, the proposed lot. And that's the tree that is
2 in question. There is the tree to the right in the photo.

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

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

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

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

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

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

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

1 is 363. So --

2 MR. ROTENSTEIN: Okay.

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

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

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

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

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

17 MR. DUFFY: I have a question for staff.

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

19 MR. DUFFY: Go ahead.

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

21 MR. DUFFY: You, please.

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

25 MS. KENNEDY: No, you can't. But you can see the
26 area from the parking lot. The parking lot kind of slopes

1 downward from the historic farm complex into that area where
2 the parking lot is currently, and even the proposed. You
3 can kind of see it. You can see from the parking lot the
4 historic complex, but not the other way around.

5 MS. MILES: Because of the elevation.

6 MS. KENNEDY: Yes.

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

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

12 MS. MILES: Okay. Thank you.

13 MR. ROTENSTEIN: Commissioner Duffy.

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

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

24 But in any case, basically, what was in the
25 beginning of the HAWP report is what they are actually
26 proposing. The riding rings, they are proposing, the

1 expanded parking, the sand schooling ring.

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

4 MS. KENNEDY: Sure.

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

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

12 MR. DUFFY: That's fine.

13 (Discussion off the record.)

14 MR. ROTENSTEIN: Let me ask the reporter[?] if she
15 speaks up, are you able to pick her up? Okay. Thanks.

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

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

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

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

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

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

20 It is a gravel drive that does not go through.
21 We deliberately chose to not continue the alignment, the
22 existing alignment through the Brewer Farm, because we
23 didn't want to bring this wide road with horse trailers
24 through the farm buildings. So we took it around the side.

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

1 MS. KOMES: This piece of parking exists.

2 MR. DUFFY: Okay.

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

6 When Rachel saw the plans last, we were looking at
7 -- this is the sycamore tree that she was talking about,
8 which is existing. It is a large, beautiful sycamore tree.

9 What this doesn't show is there is also a large parking
10 facility right there, and we were looking at expanding the
11 parking and having sort of a loop configuration, which would
12 have been better for circulation, but it got to close to the
13 stream valley buffer here. So instead we flipped it over
14 here, and instead of providing parking for 30 trailers,
15 we're providing parking for 20, because the parking lot just
16 got too big. There was too much grading required.

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

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

21 MR. JESTER: This is more current.

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

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

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

5 MR. DUFFY: Okay.

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

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

10 MR. ROTENSTEIN: Okay.

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

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

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

1 like to do, but of course this would depend on funding.

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

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

10 We ran into an issue with the existing storm water
11 management plan. It can't exceed one acre. So we couldn't
12 expand upon it. So we had to figure out another way to
13 redirect that storm water to a different bio-retention
14 facility to facilitate the expanded parking area.

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

23 MS. MILES: It is --

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

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

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

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

23 So right now, currently, as far as the historic
24 buildings are concerned, we have the main stone attendant
25 house which will be reused as the main event office. Then
26 we have the historic garage, which will be reused as the

1 maintenance storage and equipment storage.

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

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

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

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

25 MS. KENNEDY: We actually have, they have
26 existing, as you know what's in your packet, they have

1 existing elevations of the buildings, and they have some
2 rough plans. But I don't think they have actually done any,
3 and I think they are actually looking to you guys for advice
4 about that. I think that's what they really want to know.
5 They're at the stage where we don't often get applicants,
6 where they actually haven't really totally made up their
7 minds on what they're doing, so perhaps some advice on what
8 they should do would be a good thing.

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

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

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

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

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

24 MR. ROTENSTEIN: All right. Sure.

25 MS. MILES: I just don't know what you mean by an
26 open air -- so the part of the facility that's going to be

1 closest to the road, that's going to be the beginner area.
2 What are you going to do to change the configuration of the
3 land? How will that be visible?

4 MS. KOMES: Show them where that is.

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

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

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

11 MS. MILES: Yes, the novice course.

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

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

18 MR. KELLY: Okay.

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

25 MR. KELLY: There really isn't any intensive plans
26 for changing the grounds. I believe the course design that

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

7 MS. MILES: Okay.

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

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

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

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

25 MS. MILES: My answer, at this point is, so long
26 as it does not look like it's just kind of overlaid,

1 completely, on top of the historic resource. I think it's
2 probably a perfectly wonderful adaptive reuse, but I want to
3 know more details about it before I answer that.

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

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

11 MR. ROTENSTEIN: Commission Fleming.

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

15 MR. ROTENSTEIN: Commissioner Burstyn?

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

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

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

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

26 MR. ROTENSTEIN: So is this reuse plan something

Good
luck

1 that you would like to see pursued?

2 MR. BURSTYN: Yes.

3 MR. ROTENSTEIN: Okay. Commissioner Alderson?

4 MS. ALDERSON: It's rare that we can find a fit
5 this good, so it's a great thing, and it's nicely done.

6 ~~We~~You're going to be working with a very sympathetic body,
7 so we're thrilled.

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

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

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

24 MS. KOMES: Yes. When the first phase of
25 facilities came through, which is what you are looking at,
26 the entrance road, the parking lot, we went through the

1 whole process, which we are also going through again, where
2 we have a team of -- it's called the PDCO process which
3 stands for planning, design, construction and operations.

4 | And there areis about 15 different departments that are
5 represented on that committee. And as part of this, also,
6 we went to the State Highway Commission. They told us the
7 length of excel/decel lanes. We went to the Fire
8 Department, the State, looked at the turning radius width of
9 the road between the entrance walls, and also the width of
10 the entrance drive.

11 MR. JESTER: I think you answered my question.

12 MS. KOMES: Okay.

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

22 My concerns would be, again, just making sure that
23 it does not appear overly developed with the treatment of
24 the fencing, the site lighting, treatment of the materials
25 and even the plantings that are shown on one of the plans
26 look a little bit heavy handed. So I would just encourage

1 you to make it as minimal as possible to retain the rural
2 character that already exists there, basically, the remains
3 of the existing environmental setting.

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

6 MR. ROTENSTEIN: Commissioner Alderson.

7 MS. ALDERSON: I, couldn't agree more. It's great
8 that you found a solution for the parking lot that saves the
9 sycamore. And it looks like then the running⁻ⁱⁿ shed could
10 also be preserved?

11 MS. KOMES: Yes.

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

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

25 And as you get further into the details on the
26 rehab, we would just encourage you to work with staff on

1 minor details like what will be the right doors. We've got
2 plenty of material to make that look authentic and fit. And
3 thanks for coming to us early this time.

4 MR. ROTENSTEIN: Commissioner Miles.

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

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

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

20 MS. KOMES: Can I address that, though, because we
21 want to make sure that everyone is clear that you will see
22 that ring from 28.

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

1 tell us what you think we'll see?

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

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

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

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

19 MS. KOMES: Correct.

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

25 MS. MILES: It all sounds fine to me.

26 MR. KELLY: There is no doubt that you'll know

1 something is there, but I think that's also kind of part of
2 the intrigue and interest for it. So, you know, it will be
3 visible, though.

4 MS. MILES: That all sounds like --

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

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

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

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

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

1 about the intended uses?

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

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

10 MR. ROTENSTEIN: Commissioner Burstyn.

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

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

19 MR. ROTENSTEIN: Commissioner Duffy.

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

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

26 MR. DUFFY: Like on circle 26?

1 MS. KOMES: Yes.

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

5 MS. KOMES: Yes.

6 MR. DUFFY: That's the intention?

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

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

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

20 MR. DUFFY: Crushed stone.

21 MS. KOMES: Right.

22 MR. DUFFY: Yes.

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

25 MR. DUFFY: But those large flares of the paving
26 adjacent to those buildings, is that kind of conceptual, or

1 does that represent the size that you think is necessary?

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

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

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

15 MR. ROTENSTEIN: Commissioner Fleming, any
16 comments?

17 MR. FLEMING: No.

18 MR. ROTENSTEIN: Commissioner Alderson.

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

1 out of place, and something that blends would be nice.

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

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

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

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

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

26 Regarding the spring house, I like the idea of

1 using one of the historic buildings as a possible
2 interpretive opportunity. I think there are a wealth of
3 opportunities out there, and I think this is one of them.

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

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

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

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

1 MR. ROTENSTEIN: Staff?

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

3 MS. KOMES: Okay.

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

6 MS. KOMES: Okay.

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

12 MS. KOMES: Thank you.

13 (Discussion off the record.)

14 MR. ROTENSTEIN: The next item on the agenda is
15 minutes. Do we have some minutes from November 12th?

16 MS. FOTHERGILL: We have corrected minutes for
17 October 22nd and November 12th that are ready to review.

18 MR. ROTENSTEIN: Do I hear a motion for the
19 minutes?

20 MS. MILES: I move that we approve the minutes of
21 October 26th and the November 12th.

22 MS. FOTHERGILL: 22nd.

23 MS. MILES: Whatever.

24 MR. ROTENSTEIN: Second?

25 MR. DUFFY: Second.

26 MR. ROTENSTEIN: All approved. The minutes are

1 approved.

2 MS. FOTHERGILL: And could we have a volunteer for
3 tonight?

4 MS. MILES: It's only fair.

5 (Discussion off the record.)

6 MR. ROTENSTEIN: Other business. Do we have any
7 staff items?

8 MR. WHIPPLE: Yes, I have a few things. I want to
9 remind everybody about the HPC training with Rockville next
10 Tuesday night. I've gotten RSVP's from some of you, but
11 please RSVP so I can get back to them so they can provide
12 enough food. It's at 6:30 at Gaithersburg City Hall. I
13 said Rockville. It's Gaithersburg City Hall. 31 South
14 Summit Avenue. Second floor.

15 MR. DUFFY: Can I RSVP now?

16 MR. WHIPPLE: You may.

17 MR. DUFFY: I will not be able to make it.

18 MR. JESTER: I won't be able to make it either.

19 MS. MILES: I'm with Tim. I'm with Tim and Tom.

20 MS. ALDERSON: I'm not going to be able to make it
21 uptown --

22 MR. WHIPPLE: Raise your hand if you cannot make
23 it?

24 MR. ROTENSTEIN: Come on.

25 MR. WHIPPLE: So that's Lee and David who can make
26 it at the moment. Thank you. I'd also like to let you know

Notes Planning Commission Meets

15 Jan 09

= east side - Rehman Center - Es Park

→ BO Council in April 09

**PHASE I ARCHAEOLOGICAL INVESTIGATIONS
AT SELECT PROPERTIES WITHIN THE PROPOSED
WOODSTOCK EQUESTRIAN PARK,
MONTGOMERY COUNTY, MARYLAND**

Prepared for
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and

**Maryland-National Capital Park and Planning Commission
Department of Parks, Montgomery County, Maryland
9500 Brunett Avenue
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by

**Roger W. Kirchen, Genevieve P. Gwiazda,
and Elizabeth Comer**

Elizabeth A. Comer, Principal Investigator

**ELIZABETH A. COMER ARCHAEOLOGY
4303 North Charles Street
Baltimore, Maryland, 21218**

January 13, 2004

MANAGEMENT SUMMARY

A Phase I archaeological study was conducted by Elizabeth A. Comer Archaeology (EAC/A) at select properties within the Woodstock Equestrian Park in Montgomery County, Maryland for Frederick Ward Associates, Inc. The Woodstock Equestrian Park project area covers 765 acres of rolling rural property current owned by the Maryland-National Capital Park and Planning Commission. This study involved extensive historical background research and limited archaeological investigations at four locations within the park boundary. These four locations covered a total area of 9.8 acres. This report summarizes the historic background of the region, the methodology employed during the investigations, and the results of site-specific historical and archaeological research. This research was performed under contract with the Maryland-National Capital Park and Planning Commission and in compliance with state historic preservation legislation (Article 83B, Sections 5-617 of the Annotated Code of Maryland), and the *Standards and Guidelines for Archaeological Investigations in Maryland* (Shaffer and Cole 1994).

The locations of two proposed parking lots were assessed for the presence of archaeological and historical resources. Parking Lot #1, located on the west side of MD 28 (Darnestown Road) one-half mile northwest of Beallsville, is a proposed 15,000 ft² (0.34 acre) parking area currently in pasture. Parking Lot #2, located immediately east of the Brewer Farm complex, is a proposed 15,000 ft² (0.34 acre) parking area currently in cultivation. Neither parking lot area contained archaeological material and no further work is recommended at these two locations. The proximity of Parking Lot #2 to the Brewer Farm complex, however, requires care be taken not to disturb adjacent historic resources during its construction. It should be noted that the access road leading to Parking Lot #2 was not assessed as part of this project and may contain potentially significant archaeological resources.

The Brewer Farm complex (18MO576) is a 19th century farmstead constructed by George Brewer around 1861. Investigations at this 8.22 acre location centered on the tenant house (Manager's House) and springhouse that likely date to the earliest days of this farm. Although no subsurface cultural features were identified during excavations at either structure, the assemblage of recovered artifacts reflect an occupation dating from the mid-19th to 20th centuries. A laid brick path, adjacent to the springhouse, was identified and recorded as a previously unknown archaeological element at the farm. The Brewer Farm complex is undoubtedly an important historic resource and steps should be taken to preserve its remaining integrity. Although removed, the original locations of the main house and log buildings remain potentially significant archaeological resources and efforts should be made to investigate these areas.

Investigations at the 0.9 acre Seneca Stone Barn and Stone House foundation site (18MO575) answered many questions concerning the possible date of their construction and the 19th century history of the area. Excavations at the Seneca Stone Barn provided little insight into the dates of its use; however, test units placed at the Stone House

foundation have demonstrated the presence of intact structural remains and a tight chronology of use between the first quarter of the 19th century to the middle/late 19th century. Based on documentary research, this area was not a part of the original "Eleven Brothers" tract owned by the Jones family, but rather had a separate history involving the Young and Fisher families. If the stone barn and house foundation are considered as a single unit, constructed at the same time by the same family, it is most likely that Martin Fisher, who acquired the land in 1824, is responsible for both. It is recommended that both the Seneca Stone Barn and Stone House foundation be avoided in future development of the area. Furthermore, it is recommended that steps be taken to stabilize the Stone Barn to arrest its decay from shifts in the ground surface. Lastly, it is recommended that additional archaeological investigations be conducted at the Stone House site to determine the exact age of the structure, building technique, orientation, and location of related structures.

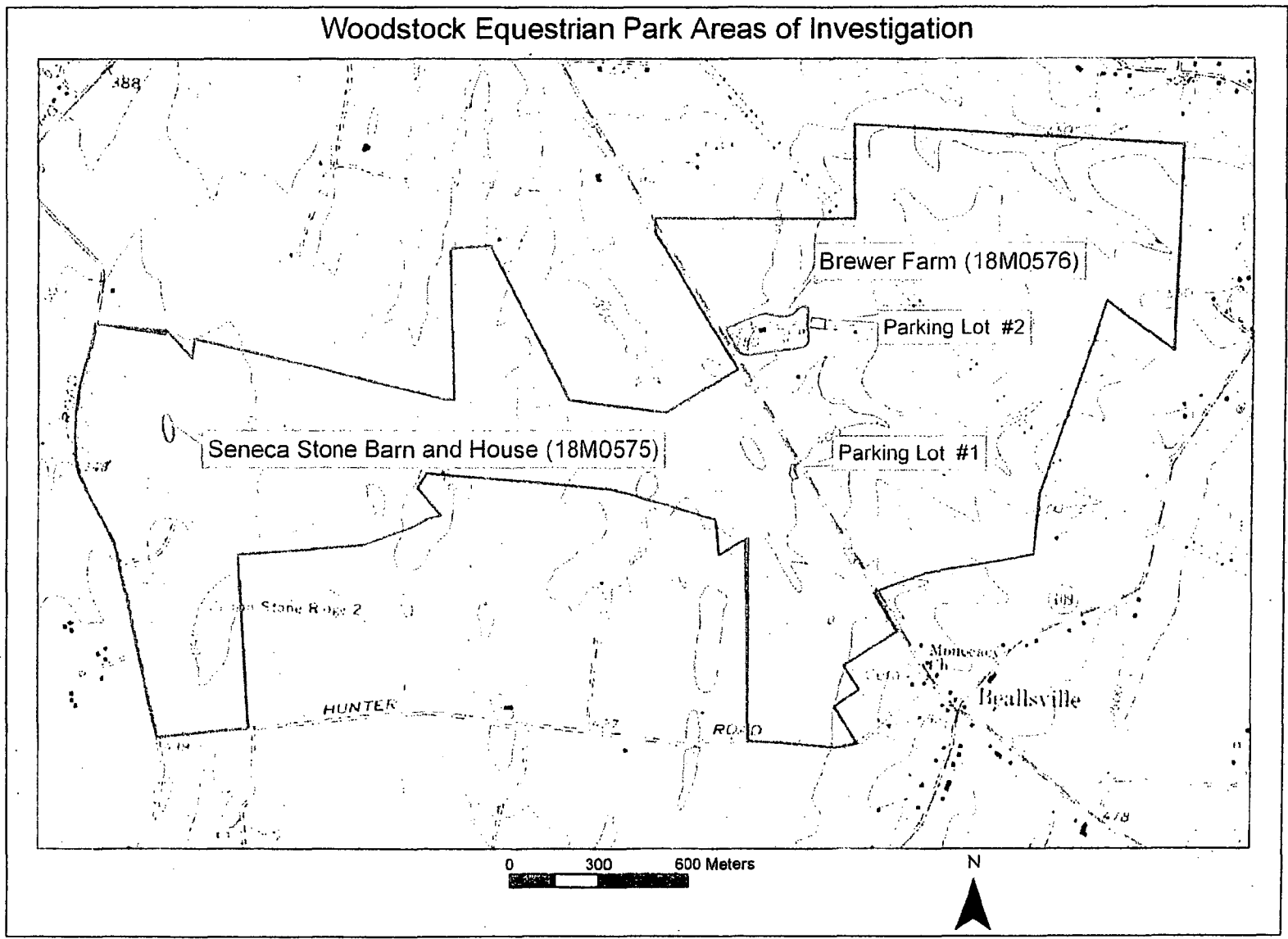


Figure 2. Areas of investigation on USGS 7.5' Poolesville, MD topographic map (PR1978).

piece of container glass, two lead-glazed redware sherds, one sherd of plain pearlware, and one underglaze painted whiteware sherd.

Also recorded at the springhouse location was a laid brick walkway or drive which bends around the east side of the springhouse from the existing driveway to the former location of the main house (Figure 16, bottom). The herringbone brickwork is mostly obscured under a thick mat of grass and is approximately 5 feet wide. The walkway/driveway appears to be remarkably intact to the north and east of the springhouse but has been heavily disturbed or removed as it passes to the south. Although determination of the age of landscape masonry is difficult at best, the rough composition of the bricks themselves suggests an earlier, rather than later, date for this path.

Site Summary and Recommendations

Although limited, the archaeological work conducted at the Brewer Farm complex (18MO576) demonstrates the presence of potentially significant cultural remains from its century of use. From the archaeological record, it cannot be determined whether the tenant house served as slave quarters early in its history or whether it was used exclusively as a manager's or tenant house. The co-occurrence of relatively high-status, refined earthenware and porcelains with utilitarian stonewares and redwares speaks to a varied use of this structure.

The archaeological investigation at the springhouse contributes little to the understanding of the chronology of this structure. The identification of the brick path running adjacent to the springhouse adds to the interpretation of the cultural landscape of the Brewer Farm complex by providing an insight into the access to and egress from the main house location.

Historic photographs illustrate the presence of additional outbuildings in this complex that have since been removed. Undoubtedly, further archaeological investigations, including excavations in the open areas north of the driveway and east of tenant house, would provide a more thorough understanding of the 19th century life at the Brewer Farm. It is recommended that the Brewer Farm complex be avoided in future development plans and that additional archaeological work be undertaken to fully assess the resources present within the complex.

Seneca Stone Barn and Stone House Foundation (18MO575)

Research at site 18MO575 focused on two structures: the Seneca Stone Barn (MIHP #12-40) and a Stone House foundation (Figures 17, 18, 19, and 20). This site is located east of Wasche Road and north of a small, unnamed drainage that runs 0.75 miles to the west to join the Potomac River. The site is situated on the southern toe of a north-south ridge overlooking the creek. Based on historical documentation, these two structures may both be related to the Fisher ownership of the property.

Woodstock Equestrian Center -- No. 018712

Category M-NCPPC
 Subcategory Development
 Administering Agency M-NCPPC
 Planning Area Lower Seneca Basin

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

December 23, 2008
 No
 None
 On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	329	259	0	70	0	70	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	803	123	0	680	0	680	0	0	0	0	0
Construction	273	273	0	0	0	0	0	0	0	0	0
Other	5	5	0	0	0	0	0	0	0	0	0
Total	1,410	660	0	750	0	750	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Contributions	250	0	0	250	0	250	0	0	0	0	0
Current Revenue: General	60	60	0	0	0	0	0	0	0	0	0
State Aid	850	600	0	250	0	250	0	0	0	0	0
State Bonds (P&P only)	250	0	0	250	0	250	0	0	0	0	0
Total	1,410	660	0	750	0	750	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				132	0	0	33	33	33	33
Program-Other				141	0	0	54	29	29	29
Program-Staff				148	0	0	37	37	37	37
Net Impact				421	0	0	124	99	99	99
Work Years					0.0	0.0	0.8	0.8	0.8	0.8

DESCRIPTION

The Woodstock Equestrian Center consists of 672 acres on both sides of MD Route 28 near Beallsville. Completed in FY01-07 are: vehicular access improvements along Route 28 including entrance roads and walls, landscape planting and signage, parking lots, multi-purpose natural surface trails and bridges, historic and archaeological assessment of on-site historic resources and structural assessment of standing historic structures, and fencing.

The Phase II program will consist of outdoor riding rings, an expanded parking lot and adaptive re-use of historic structures and a beginner/novice cross-country course. Initial construction will be limited to the available funding of \$750,000 and will include the following priorities: Riding Ring #1 with fenced seating and berms, rough grading for future rings and expanded parking, a working well, renovation of one building for storage and maintenance, trails, signage and fencing. Future phases may include an eventing center, a training center, competition ring, polo field, steeplechase course, cross country course, indoor riding arena, grade separated crossing of Route 28, and site improvements.

COST CHANGE

Increase due to the addition of Phase II facilities

JUSTIFICATION

This project preserves open space in the County and provides significant recreational opportunities in the agriculture preserve. A fully developed equestrian center expands the economic impact of the equestrian industry in both the State and County. The equestrian industry contributes in both direct and indirect ways to a majority of Montgomery County's agricultural income.

The Woodstock Equestrian Park Master Plan was approved and adopted by the Montgomery County Planning Board on January 31, 2002 and amended in March 2004.

FISCAL NOTE

Supplemental request for \$750,000 in FY 2009: \$250,000 in contributions; \$250,000 in State Aid (Community Parks and Playgrounds Grant); and \$250,000 in State Bonds

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY01 (\$000)	State of Maryland Historic Preservation Commission Montgomery County Parks Foundation Restoration of Historic Structures PDF 808494	See Map on Next Page
First Cost Estimate FY00 680		
Current Scope		
Last FY's Cost Estimate 660		
Appropriation Request FY08 0		
Appropriation Request Est. FY10 0		
Supplemental Appropriation Request 750		
Transfer 0		
Cumulative Appropriation 660		
Expenditures / Encumbrances 659		
Unencumbered Balance 1		
Partial Closeout Thru FY06 0		
New Partial Closeout FY07 0		
Total Partial Closeout 0		

January 12, 2009 - January 16, 2009

January 2009

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2009

M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

	12 Monday	13 Tuesday	14 Wednesday	15 Thursday	16 Friday
	CLARE GIRLS ☺🔒	CLARE GIRLS ☺🔒	DICK GIRLS ☺🔒	DICK GIRLS ☺🔒	CLARE GIRLS ☺🔒 Need Niu referral fo
7 am					
8 00				Experian check credit report ☺	Send out Time Sheet reminders: My desk Manarolla, Kevin
9 00	jennifer bethesda mag				
10 00		Weekly Staff Meeting Conference Table Manarolla, Kevin ☺	Conceptual work on the open space system for Wheaton CBP Work Room Tallant, Sandra		
11 00					
12 pm					
1 00		Wild Acres public hearing			
2 00					
3 00	Pick up J				
4 00			VE Gordon	J Gordon	
5 00					
6 00					



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

Item #
MCPB 1-15-09

MEMORANDUM

Date: December 29, 2008
TO: Montgomery County Planning Board
VIA: Mark Pfefferle, Acting Chief, Environmental Planning *MP*
FROM: Josh Penn, Senior Planner, Environmental Planning *JP*
REVIEW TYPE: Forest Conservation Plan Review
APPLYING FOR: Amendment to a Final Forest Conservation Plan (FCP)
PLAN NAME: Woodstock Equestrian Park
PLAN NUMBER: PP2003001
PLAN TYPE: Park Facility Plan
REVIEW BASIS: Forest Conservation Regulations, Section 113.A.(2), Regulation No. 1-01AM (COMCOR) 18-01AM
ZONE: RDT
LOCATION: Located on the east and west sides of Darnestown Road north of West Hunter Road in Beallsville.
APPLICANT: Montgomery County Parks Department
ENGINEER: Loiderman Soltesz Associates, Inc.
HEARING DATE: January 15, 2009

STAFF RECOMMENDATION: Staff recommends approval of the amendment to the Final Forest Conservation Plan PP2003001 "Woodstock Equestrian Park" dated October 16, 2008.

BACKGROUND

The Montgomery County Planning Board approved Park Plan PP2003001 "Woodstock Equestrian Park", on March 18, 2004. The Planning Board approved the Forest Conservation Plan (FCP) PP2003001 "Woodstock Equestrian Park", with conditions, on March 18, 2004. A minor amendment to the Final Forest Conservation Plan was approved by the Environmental Planning Division on August 4, 2008, principally to restore the historic Seneca Stone Barn site. The proposed change the facility plan is to allow construction of three outdoor riding rings, a beginner/novice cross-country course, historic structure rehabilitation and/or reuse, and expanded infrastructure improvements. This plan proposes an additional 0.33-acre of forest clearing to accomplish all these goals. The changes to the Park Facility Plan require another amendment to the approved forest conservation plan.

SITE DESCRIPTION

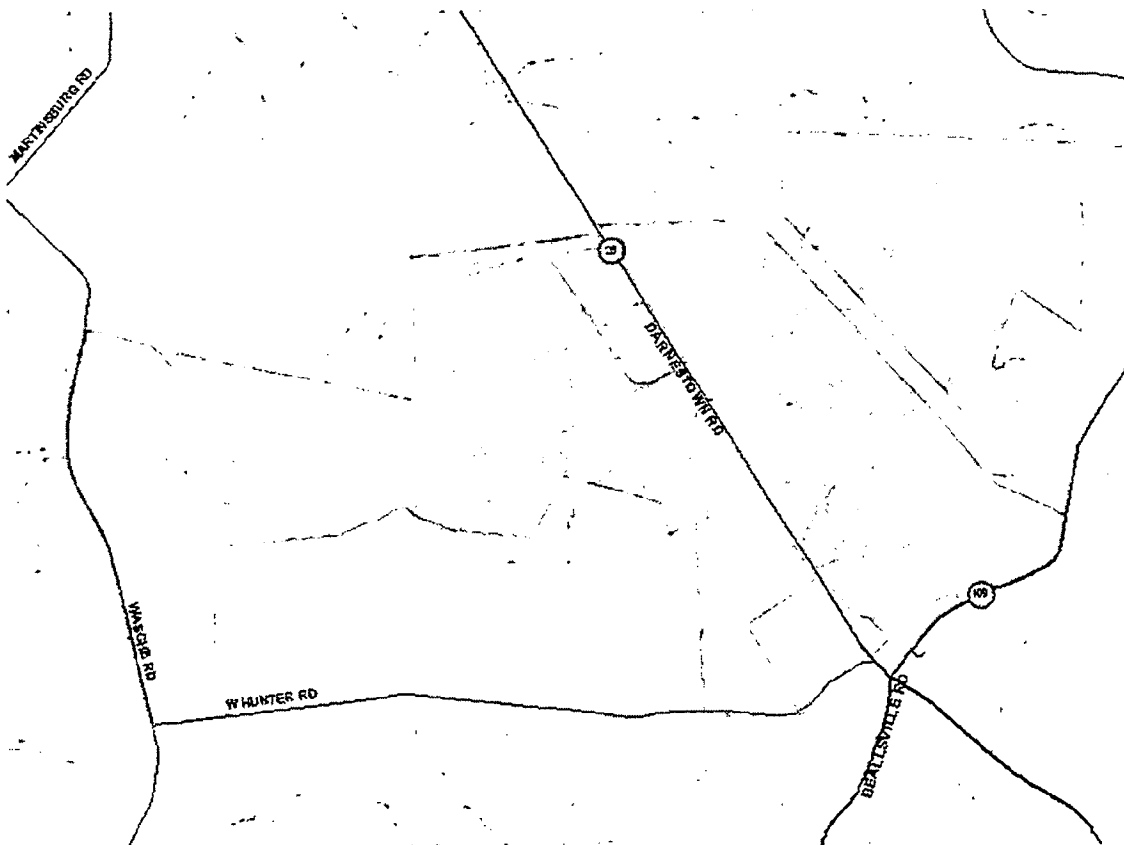
The site is located on the east and west sides of Darnestown Road north of West Hunter Road in Beallsville. This forest conservation plan covers 764.72 acres, the entirety of the Woodstock Equestrian Park.

The subject property is a mix of open agricultural fields and forest. The site contains 432.83 acres of forest and 331.89 acres of open areas and agricultural fields. The property is currently used as a park with both hiker and equestrian trails and as active farmland.

Woodstock Equestrian Park can best be described as rolling uplands with the majority of the slopes being between 0-15 percent. The steepest slopes (>15%) are mostly located on the eastern side of Route 28 and mostly within the forest and stream valley buffers (approximately 116 acres). There are two major drainage basins; Little Monocacy River and the Potomac River basins. The central and eastern parts of the park contain drain to the little Monocacy River, while the western portion of the site drains to the Potomac River. All the streams within the park are Use Class I-P.

In addition to the environmental setting the Woodstock Equestrian Park has a rich cultural setting. The park itself has four historic sites, Brewer Farm, Seneca Stone Barn, Seneca Stone House, and the Mary Fisher Farm. While adjacent and in the immediate vicinity there is an additional sixteen historic sites.

Vicinity Map



PLANNING BOARD REVIEW AUTHORITY

The Forest Conservation Regulations requires Planning Board action of certain types of modifications to an approved FCP. Section 113.A.(2) of the Forest Conservation Regulation states:

Major amendments, which entail more than a total of 5000 square feet of additional forest clearing, must be approved by the Planning Board or Planning Director (depending on who approved the original plan). Notice of each major plan amendment must be given to adjacent property owners as part of the Planning Board or Planning Director approval processes.

The proposed amendment includes the removal of an additional 12,632.4 square feet (0.29-acres) of forest and therefore constitutes a major amendment requiring Planning Board approval.

PROPOSED FOREST CONSERVATION PLAN CHANGES

This is an application to amend Final FCP PP2003001. The forest conservation plan shows the retention of 432.50 acres of forest, the removal of 0.29 acres of forest. The additional forest removal will result in the site having 259.7 acres of forest retention above the breakeven point. The breakeven point is the level at which forest planting is required.

REVIEW ISSUES

Applicant's Position

The applicant believes they have minimized forest clearing and environmental impacts to the greatest extent possible while striving to achieve the goals set forth in the approved park master plan and input from the community.

Community Issues

All adjoining and confronting property owners were notified of the proposed amendment on or about January 5, 2009. Any comments received will be forwarded to the Board.

Staff Analysis/Position

This final forest conservation plan amendment will increase the amount of total forest clearing from 0.0 acres to 0.29 acres. The amount of forest cleared is minimal, not in environmentally sensitive areas, and the property is still 259.70-acres above the breakeven point for forest retention. The breakeven point is the level in which planting requirements begin.

STAFF FINDING

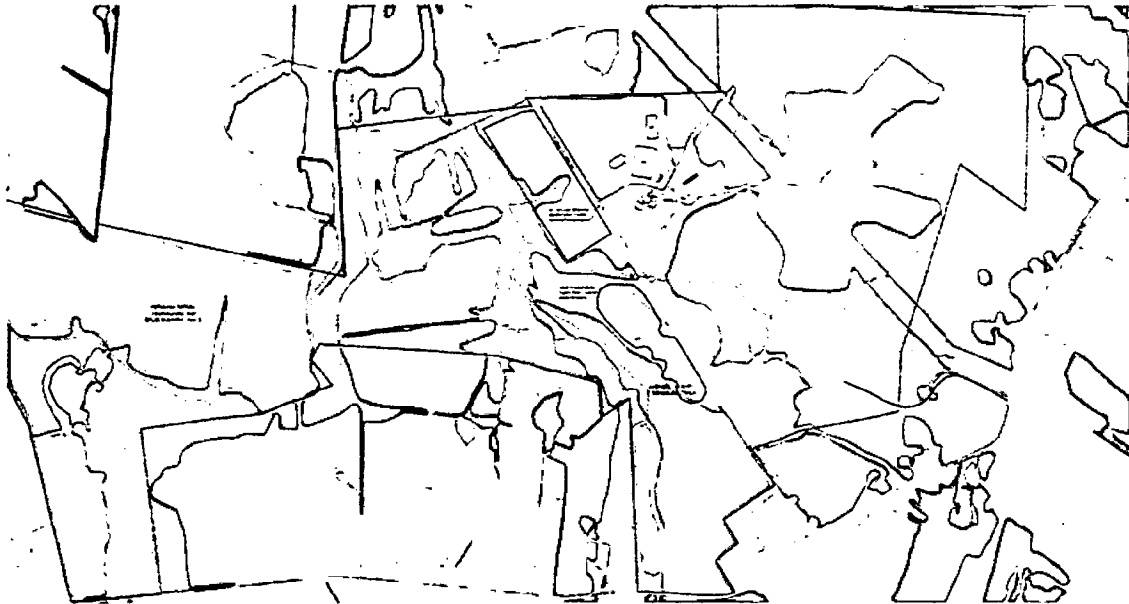
Staff finds that the amount of forest clearing has been minimized, and is located in non-environmentally sensitive areas. The forest clearing is necessary to achieve the goals of the park. The applicant has done a good job minimizing forest impacts and protecting environmentally sensitive areas.

Staff recommends approval of the amendment to the Final Forest Conservation Plan PP2003001 "Woodstock Equestrian Park" dated October 16, 2008

WOODSTOCK EQUESTRIAN PARK

FACILITY PLAN

PRESENTED DECEMBER 2008



PREPARED BY:
BLACKBURN ARCHITECTS, PC
LOIEDERMAN SOLTESZ ASSOCIATES, INC.
MCKEE CARSON & FIELD SPORT CONCEPTS, LTD.
TATE, SHAHBAZ, & ASSOCIATES, PC
MENDOZA, RIBAS, FARINAS & ASSOCIATES
GEOCONCEPTS ENGINEERING, INC.
O'CONNOR CONSTRUCTION MANAGEMENT, INC.

TABLE OF CONTENTS

1) Introduction

- 1.1 Purpose of Report
- 1.2 Project History
- 1.3 Project Description

2) Program Elements (including applicable sketches, diagrams, & reduced dwgs)

- 2.1 East Side - Rickman Side
 - A. Riding Rings
 - B. Beginner/Novice Cross Country Course
 - C. Parking Expansion
 - D. Landscaping & Grading
 - E. Historic Structures Reuse & Picnic Structure
 - F. Signage - Interpretive & Way Finding
 - G. Paths and Trails
 - H. Fencing

3) Description of Sustainable Efforts/Elements

- 3.1 Stormwater Management
- 3.2 Forest Conservation Plan
- 3.3 Low Impact Design
- 3.4 Summary of Structural Assessment & Adaptive Reuse
- 3.5 Local & Green Materials
- 3.6 Passive Design

4) Facility Demand & Precedent for Uses

- 4.1 Greater Equine Community/Infrastructure & how Woodstock fits in
- 4.2 User Groups (use types, frequency, maintenance needs per use)
- 4.3 Precedent - other similar projects use and sizes
 - A. Frying Pan Park
 - B. Green Hill Park
 - C. Schooley Mill Park
 - D. Loch Moy (private facility)
- 4.4 Public/Open Uses
- 4.5 Permitting Process and Uses
- 4.6 Event Anticipations

5) Community Feedback

- Summary of Community & User Meetings (size of events, overuse, traffic, crossing 28, modest but well done facility)

6) Maintenance

- Tasks, Staffing, Equipment

7) Appendices

7.1 Facility Plans

TS-1	COVER SHEET
A-1	CIRCULATION PLAN
A-2	HISTORIC STRUCTURES - ENLARGED SITE PLAN
A-3	HISTORIC STRUCTURES PLANS
A-4	HISTORIC STRUCTURES ELEVATIONS -1
A-5	HISTORIC STRUCTURES ELEVATIONS -2
A-6	HISTORIC STRUCTURES CONCEPT FOR PICNIC
L-1	LANDSCAPE PLAN 1 OF 4
L-2	LANDSCAPE PLAN 2 OF 4
L-3	LANDSCAPE PLAN 3 OF 4
L-4	LANDSCAPE PLAN 4 OF 4
L-5	SIGNAGE PLANS AND DETAILS - 1
L-6	SIGNAGE PLANS AND DETAILS - 2
L-7	CROSS COUNTRY COURSE PLAN
C-1	SWM MASTER CONCEPT PLAN
C-2	OVERALL SWM CONCEPT PLAN
C-3	ENLARGED SWM PLAN 1 OF 4
C-4	ENLARGED SWM PLAN 2 OF 4
C-5	ENLARGED SWM PLAN 3 OF 4
C-6	ENLARGED SWM PLAN 4 OF 4
C-7	WATER DISTRIBUTION PLAN
FCP-1	FOREST CONSERVATION PLAN - RICKMAN
FCP-2	FOREST CONSERVATION PLAN - GREENBERG 1
FCP-3	FOREST CONSERVATION PLAN - GREENBERG 2

7.2 Structural Assessment Report of Historic Structures

7.3 Preliminary Cost Estimate

1.0 INTRODUCTION

1.1 Purpose of Report

The purpose of this report is to identify the extent of proposed work at the Woodstock Equestrian Park and to clearly outline the history and process taken in preparing the Master Facility Plan. It will also briefly describe the concept behind its development and the vision for the facilities that has been adapted to meet the needs and concerns of the community, friends and neighbors of Woodstock Equestrian Park, and the greater Maryland equine community as a whole. This narrative will identify the program elements in Phase I of the Facility Plan, the design approach and green initiatives taken to provide a sensitive, responsible design, and the anticipated facility needs and uses. A summary of the community feedback in response to early conceptual versions of the proposed facilities, its maintenance demands, and a preliminary cost analysis of construction and budgetary needs are also provided.

1.2 Project History

The need for this type of facility is well established. A Woodstock Equestrian Park Master Plan was approved and adopted by the Planning Board on January 31, 2002. A March 2004 Facility Plan for the Woodstock Equestrian Park identifies the rapidly growing equine community within Montgomery County and the loss of open space, rural trails and access to public land as impetus for preserving this park which is located in the Agricultural Reserve, by establishing a center for equestrian activities and "galvanizing the equine sector as a part of Montgomery County's economy" (pg. 6, July 2008 Feasibility Analysis & Business Plan).

Since the time when the need for Woodstock Equestrian Park had been established, the plan has developed to fit the level and kind of growth that both the community and the local equine groups were comfortable with based upon needs and feasibility. Initially, the Master Plan envisioned a facility that could host sanctioned events, recognized both nationally and internationally. Its scope would facilitate 200 temporary stalls and at least 6 rings, including an indoor arena.

In March of 2007 Blackburn Architects, PC completed an enhanced and more detailed Master Site Plan. That site plan illustrated the extents of the earlier vision of the Woodstock Equestrian Park to be implemented in phases over an extended period of time. The phases to be completed in the master plan will be addressed in general accordance with the following objectives and priorities: to honor Moritz Greenberg and Dr. William Rickman in accordance with the intended purpose of their land grants, to become a center of equestrian prestige and a venue for equine eventing, to provide local and regional equestrian facilities, to be financially sustainable, and to safeguard the health and safety of visitors and horses, while preserving the local environment and protecting community interests.

Currently, the Master Plans scope has been scaled back to meet the shared vision and agreed upon goals of the community, neighbors and friends of Woodstock, and the County's equine community. This vision was described in a July 2008 Feasibility Analysis & Business Plan as *Alternative 2: "No Boarding"*. Alternative 2: "No Boarding" option was described thusly:

This alternative would involve implementing a small equestrian center with no permanent stables. This alternative would be similar to the Mid-Range option except that boarding horses would be excluded; thus, all horses would have to be either transported or ridden in and out of the Park. The cost of horse care and related staffing would therefore be significantly reduced, but there would also be a significantly reduced customer and revenue base. Activities at the Park would be limited to equestrian events and perhaps special-purpose clinics, however the limited revenue base would constrain the investment that could be supported in the facilities necessary for a first-class equestrian park.

Currently, the facilities proposed would be open from dawn till dusk, free of charge to the general public with the exception of permitting and maintenance fees for organized events and clinics. At least some portion of the facility will always be open to the public on a "first come, first serve" drop-in basis. One ring will have controlled access with padlocks, allowing only permitted riding. The facilities would be able to hold events and clinics that would last one to three days, providing that the horses are removed from the park each day. Users would ride at their own risk and groups requesting a permitted use would be responsible for any insurance coverage needed to safeguard the users.

1.3 Project Description

The property is a 765-acre site located off Maryland route 28 in western Montgomery County, Maryland near the village of Beallsville. The site is divided into two distinct parcels separated by route 28; the east side is known as the Dr. William Rickman Equestrian Center in memory of Mr. William Rickman's great-great grandfather, a surgeon and physician for the English during the French and Indian War. William Rickman, Sr. donated a portion of the 354-acres to the county in 2000. This land was once part of a large tract of land known as "Woodstock", which was owned by George Washington.

The historic Brewer Farm complex is located on the Rickman side of the property with access from Route 28. The farm complex consists of a stone tenant house and stone springhouse, a wood corncrib (partially collapsed) and outbuildings. Much of the existing forest within the park is located on the Rickman side. The Rickman side also contains moderate to steep slopes along with stream valleys, which makes much of it undesirable for farming. Overhead power lines bisect the parcel from north to south and access along this right-of-way is restricted. Owens Local Park bounds the property to the southeast and provides access to Beallsville road, recreational facilities, restrooms, parking and a community building.

The primary focus of this facility plan is improvements to the Rickman side of the park. On the Rickman side, the large fields to the North of the entrance drive and historic barn structures will be the new location of the proposed riding rings. Three rings: a 350'x230' event and games sand ring, a 240'x120' riding sand ring, and a 100'x200' sand schooling ring are currently proposed with a fourth planned as a future addition. The three rings will have a sand/stone dust footing with a crush stone base (CR6 or approved alternate) and geotechnical filter fabric. Each ring will be fenced in and have a wooden skirt board to reduce the amount of footing displaced by use or wind. The grass surrounding the rings will stop before the edge of the ring fencing to provide a 1'-0" buffer of crushed stone (CR6 or approved alternate). The rings will be partially protected by earth berms and vegetative screening to break the wind and reduce the amount of wind-drift at the footing. On the

east side of the rings is a natural steep sloping hill. Natural steps will be cut into the hill for spectators to lay blankets or set up lawn chairs.

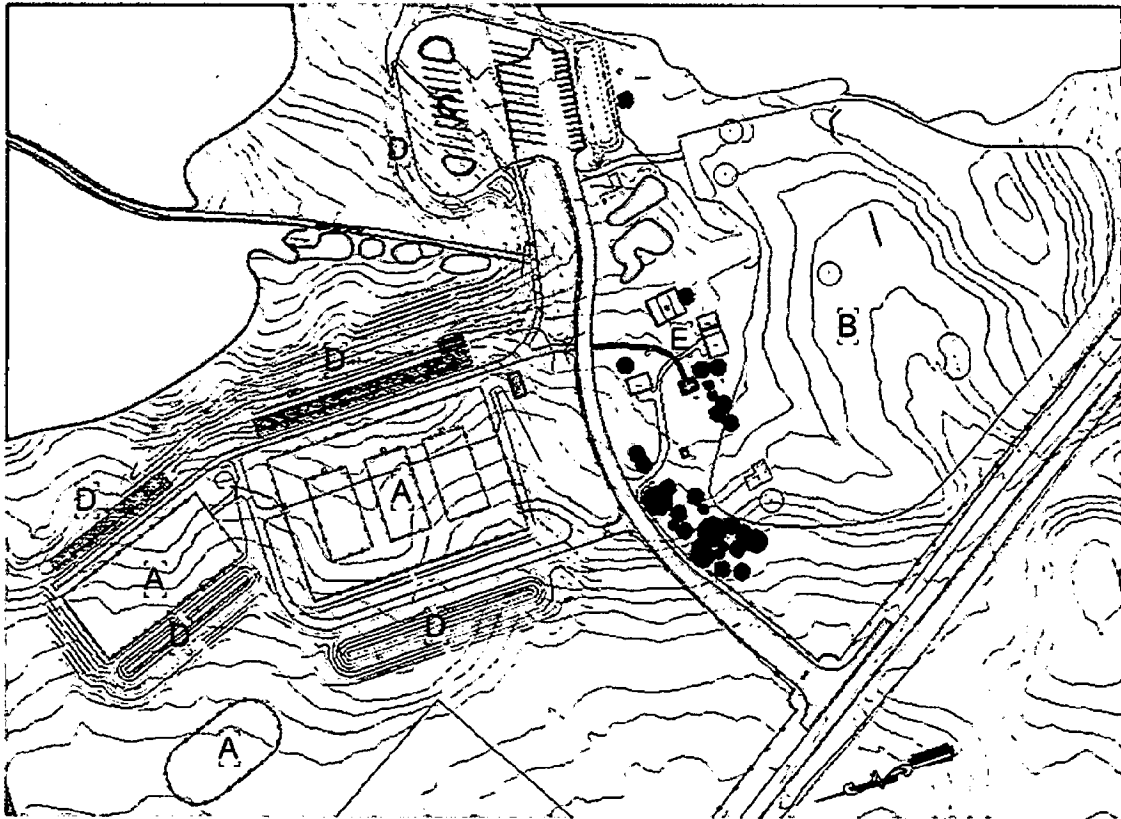
A beginner/novice cross-country course is being developed on the Rickman side to the south of the existing historic structures and existing entrance drive. It will include approximately 20 jumps and will comply with the regulations of a certified beginner/novice course. A course designer, Eric Bull, has been hired to help direct and design the course based off of needs and function. Eric Bull has provided preliminary estimates for the cost of the portable and fixed jumps and evaluated the locations considered for the improvements. The current location was decided upon based off its proximity to the other new facilities currently planned. It is closer to parking in this location than any of the other locations considered, and it can stay in place if and when a larger course with a higher difficulty level is established where it was originally proposed in the original master plan dated, March 7, 2007; to the far west end of the Moritz Greenberg side of Woodstock Equestrian Park.

The facility plan also proposes expanded parking, restoration and reuse of the existing historic structures, and a proposed reuse of the historic corncrib, which cannot be salvaged, as a picnic structure built off of the existing, restored foundation. There will also be a pad of crushed stone (CR6 or approved alternate) where one can tie a horse. A Murdock hydrant will be located there for washing down a horse or get water. It will be located near the existing signage kiosk and the parking lot.

The cost of the facilities envisioned will likely exceed the funding currently available for this phase of work. Therefore, the extent of the facility plan may be phased in overtime. If it is economically feasible, the expanded parking, all 3 rings, grading for a Grand Prix Field, and the cross-country course will all be included in this phase. Pending approval of the facility plan, the budget will be evaluated to determine what of the facilities planned can be developed and what will need to be phased-in over time.

2.0 PROGRAM ELEMENTS

2.1 Rickman Side (East of Rt. 28)



A. Sand/Stone Dust Mix Riding Rings:

(1) 350'x230' - This ring is large enough to meet the needs of the most demanding of the expected size requirements per use, mounted games. It could also facilitate multiple dressage rings set up within the overall ring. This ring will be most useful and advantageous to groups for events and clinics. This ring is a lot bigger than what is needed for individual riders.

Due to its size, the maintenance needs will be somewhat intensive. The ring will need to be dragged and watered before events and preparation could take several hours. A regular maintenance schedule will be established and adapted as needed to help control the quality of the ring. It is recommended that this ring be only available by permit and that it remained locked otherwise. This can help to reduce the general maintenance by limiting it to permitted use. The other rings are of adequate size for any other individual use. The day before large events, this ring may be unavailable to the public for maintenance and preparation for the event.

(1) 240'x120' - This ring is large enough to be used for most types of riding and could also be subdivided into multiple riding areas. This ring would be useful for groups or individuals for events, clinics, and recreational riding or practice. Priority for this ring will also be for permitted uses although it is recommended that this ring

be available to the general public at least a few times a week. A schedule should be developed to determine what days of the week the course should be open to the public. It is recommended that the ring be reserved for permitted use Friday through Sunday, and perhaps one other day during the week, and open to the general public the rest of the week.

Maintenance needs for this ring are moderate. This ring should be dragged at least once a week or as required by permitted uses. The ring will also need to be watered at least once a week, or more, depending on the need for dust suppression. A regular maintenance schedule will be established and adapted as needed to help control the quality of the ring.

(1) 200'x100' - This ring is large enough for individual use and some groups. It will be available to the general public at all times with the exception of during the few times a year that Woodstock Equestrian Park hosts large shows or events; during large events it will be used as a warm-up ring. The maintenance needs are small in comparison to the other rings, but it is expected that this ring will be used extensively, which may require it to be dragged and watered more regularly than the other rings. A regular maintenance schedule will be established and adapted as needed to help control the quality of the ring.

B. Beginner/Novice Cross-Country Course

Establish a cross-country course to include approximately 20 jumps, with frangible pins, and with a low to moderate level of difficulty. A cross-country course designer will assist in its design to ensure its adherence to standard recommended course layout and configuration. It is the intent of Woodstock Equestrian Park that the cross-country course be used at the rider's own risk, therefore, limiting liability. Designing a course of a higher level of difficulty would increase the risk of injury to horse and human and could possibly increase the Park's liability.

At this time, a course with beginner/novice level jumps seems to be the appropriate amount of difficulty and would therefore be able to serve more of the riding community. If at a later date the community would like to expand on the cross-country course, different levels of experience can be offered. At that time, track record documentation can be required to determine eligibility for the different difficulty levels.

C. Parking Expansion:

The existing parking area will be expanded to accommodate a total of 20, pull-through, trailer parking spaces. Due to the variety of activities, the anticipated need for parking varies greatly. Larger events could draw up to 100 competitors and additional spectators, the smaller events may only draw 15 or 40 competitors with few spectators, and everyday use would be even less. Since the larger events will only take place approximately 3-4 times a year, the parking facilities will be planned to accommodate the smaller events and everyday use. A third parking area will be designated on the facility plan for overflow parking. This area can be located in one of the grass fields to the north of the entrance drive along Rt. 28. Groups sponsoring large events will be responsible for having someone direct competitor and

spectator traffic at the beginning and end of an event.

D. Landscaping and Grading:

Grading improvements will be made at the Rickman side to install 3 riding rings and provide grading for a future grand prix field. There will be terraced grass seating cut into the hill located to the east side of both rings. New trees and vegetation will be plant around the rings, partially screening the view and breaking winds coming across the open field. Shade trees will be located behind the terraced grass seating.

All grading improvements for the site will have balanced cut/fill calculations based off of the grading plans. Eliminating the need to import or export dirt off-site will reduce costs for transportation and removal. All of the fill needed for the site improvements will be taken from the grading for landscaping, parking, and stormwater management.

E. Historic Structures Reuse & Picnic Structure:

Tate, Shahbaz & Associates have prepared a structural assessment and recommendations for the needed restorative and rehabilitative work to be performed. This phase of work will include renovating the existing buildings in adherence with the structural recommendations to stabilize and reinforce each building to meet current codes for wind loads. The maintenance storage, facility/equine equipment storage, and an event office are all a part of this restorative work.

shahbaz

The historic corncrib has deteriorated beyond repair and will be demolished. As a part of the facility plan, we propose reusing the existing foundation, replacing the main structural elements, and creating a new covered picnic structure that will be designed to resemble the old historic structure that must be demolished.

F. Signage - Interpretive & Way Finding:

This facility plan proposes new illustrative drawings and text to be used for interpretive signage of the Brewer Farm's historical buildings and way-finding signage for the riding rings, trails, and cross-country course. The signage will be based on earlier studies prepared in 2004.

G. Electric and Lighting:

Electric supply and exterior lighting will be provided at the historical building complex. All lighting will have full cut-off capabilities to help reduce light pollution and to greatly reduce the limits of the light's disturbance.

H. Paths and Trails:

Trail and path improvements, where impacted by disturbance of the new facility plan, and as needed to access the proposed facilities are included in the facility plan. A new maintenance drive will also be included to access and service the new rings. All paths will be compacted, screened crushed stone (CR6 or approved alternate).

I. Fencing and Ring Equipment:

Fencing - New fencing will be installed along the north side of the entrance drive with two gates; one gate at the maintenance/service drive that accesses the rings, and one at the pedestrian and equine path connecting the historic building complex to the proposed riding rings. The fencing will terminate near the existing signage kiosk

at the existing parking area. Fencing will also be provided at the perimeter of the 3 proposed rings. Additional fencing will be required at the south side of the entrance drive with the presence of the cross-country course. The extent of fencing needed at the cross country course will be determined in the next phase, contingent on available funding and to provide the minimum amount of fencing needed to safeguard from a horse getting off the property on to Rt. 28.

Portable Ring Fencing - (Approx. 530 Lin. Ft.) These fencing units are utilized to subdivide the rings into multiple riding areas. Enough portable fencing for a minimum of 3-66'x198' rings is recommend. The larger ring could potentially hold up to 5 rings when subdivided. At a later date, more fencing could be purchased.

Jumps - A variety of 10-16 portable jumps will be needed for each ring. 4 sets of jumps (16 per set) are recommended for this phase of development but more should be purchased when more portable ring fencing is purchased.

Tractor w/ Attachments - A new tractor and attachable equipment will be needed to maintain the sand rings and grass fields. Attachments will be needed to drag and water the rings. Separate equipment for mowing grass and maintaining the rings may be necessary. The extent and amount of facility equipment needed will be determined by the facility manager and coordinated in the next phase of work.

3.0 DESCRIPTION OF SUSTAINABLE EFFORTS

3.1 Stormwater Management Plan

The stormwater management plan consists of on-site water quality control and on-site recharge via the use of non-structural practices and surface filtrations. The one-year post development is less than or equal to 2.0 cfs for each sub area, therefore, channel protection volume (quantity control storage facilities) will not be required for this phase of development.

At the proposed riding rings we have planned a total of 920 linear feet of grass swale (1' deep by 4' wide) with appropriate storm drain system to provide quality for this portion of development.

For the proposed parking lot we are proposing to retrofit the existing bio-retention pond adjacent to the existing parking lot to provide quality control for the additional parking lot imperviousness.

3.2 Forest Conservation Plan

Loiederman, Soltez & Associates prepared has submitted a Forest Conservation Plan (see appendices) outlining revisions and limits of disturbance for the proposed Phase I Facility Plan. Included in the FCP is the JEB Stewart bridge repair project which is officially not a part of the Facility Plan, but rather than submitting two separate revisions to the FCP, it was included in the FCP prepared for the Facility Plan. Clearing near the site of the Seneca Stone Barn/House and the clearing of a 60-foot wide path leading to the steeplechase course is also specified in the FCP. The amendment proposes 0.11 acres of forest clearing and retains 432.83 acres of forest. The forest conservation requirement of 108.21 acres is met with the retained forest area and is provides a

credit of 324.51 acres of retained forest above the conservation threshold. For detailed information, refer to the attached FCP in the appendices.

3.3 LID Design Concept

Low Impact Design is a concept used in Landscape Design that calls for all improvements to be done in an environmentally sensitive way so not to add unnecessary maintenance and watering needs. In low impact design all plantings generally need low to no maintenance and can survive through unseasonably dry periods. This approach helps reduce water usage and maintenance creating a smaller ecological footprint than what would be needed with a more elaborate design.

3.4 Summary of Structural Assessment and Adaptive Reuse

A. Summary of Structural Assessment:

The structural assessment concludes that the majority of the buildings, except the historic barn, are in structurally acceptable conditions and no major repair/reinforcement work is required. Most deficiencies noticed include absence of the hangers at connections of the roof rafters to the ridge and valley beams, absence of hurricane ties where roof rafters are resting on perimeter stud walls and absence of structurally adequate headers at door and window openings. Correction of these deficiencies is not evaluated as labor intensive.

Additionally, in order to bring all buildings up to the current requirements of governing building codes, proper wind-bracing systems must be installed. Wind-bracing systems are designed to withstand lateral pressure imposed on buildings due to wind or hurricane loads and are required by almost all current building codes.

The foundation of the historic barn (corncrib) is in need of complete structural rehabilitation and stabilization. This work must be performed before any work takes place on the super-structure. The historic barn's (corncrib) super-structure is on the verge of collapsing, and therefore cannot be repaired or reconditioned. As per project documents, the super-structure will be completely demolished.

B. Adaptive Reuse:

Since the historic structures on site are in generally good condition, with the exception of the corncrib, this facility plan calls for the restoration and reuse of the existing buildings whenever possible. Steps will be taken to improve the integrity of the existing structure and renovate them for their proposed future use as: an event office, vehicle and maintenance storage, and facility/equine equipment storage. The existing historic barn (corncrib), which is damaged beyond repair due to age, lack of appropriate maintenance, and rehabilitative efforts, will be demolished and material salvaged wherever possible for reuse in a new picnic structure that will be designed to resemble the original building.

Stone
Springhouse?

The structure would be covered and offer a place for guests to enjoy their lunch or rest in the shade. Its location is ideal for this use due to its proximity to the riding rings and proposed cross-country course. This use will also serve to attract more visitors to the series of historic buildings where interpretive signage will be located, offering a history and background of the former uses of the buildings and the site.

3.5 Local & Green Materials

Wherever possible, this facility plan will call for the use of local, salvaged, ecologically

friendly materials (if and when possible). By using local materials, we will reduce the amount of energy used to transport the materials to the location of their intended use. The main goal of the re-grading effort is to ensure a balanced cut/fill calculation, reducing the amount of imported material needed to the site. The use of paints, stains, and adhesives containing a high VOC (volatile organic compounds) content will be prohibited.

3.6 Passive Design

Passive Design can best be defined by any effort to reduce the need for mechanical intervention in controlling thermal comfort, ventilation, and lighting. By designing in a way sensitive to the climate, prevailing winds, and natural light, we can take advantage of nature and greatly reduce the demand for mechanical and electrical systems in a building.

When dealing with existing structures, these goals cannot always be easily achieved. The planned reuse of the existing structures, however, has a very low demand for energy and will need to be heated and cooled infrequently. There will be no permanent staff and therefore only the minimal amount of work will be necessary to achieve thermal comfort, proper ventilation, and adequate lighting needs.

Since the buildings are historic, it is likely that any air-conditioning and heating needs at the eventing office will have to be addressed using equipment that does not alter the appearance of the exterior. Providing a plug-in electric heater and a stand-alone air conditioning unit can provide thermal comfort, as needed, without altering the exterior façade. The exhaust from the air conditioning unit can be dispensed into the loft area, which will not be occupied, or through a removable window insert that will maintain the building envelope while allowing the exhaust to dispense through the insert temporarily set up in an open window.

which loft area?

The design intent for the new rings is to sit as lightly on the land as possible preventing, where possible, excessive grading. Adjustments may be made in the next phase to ensure that all disturbances to the natural terrain are done so sensitively and with careful attention being paid to balance the cut and fill and locate the rings in areas that won't require an extensive amount of grading.

4.0 FACILITY DEMAND, PRECEDENT, AND USE

4.1 Greater Equine Community/Infrastructure

Maryland has a particularly active equestrian community. There are at least 200 horse associations in the State and over 600 stables offering riding lessons or boarding services to the general public. Estimates of direct spending in Maryland reach as high as \$1 billion, based on as many as 153,000 horses, effectively making the State the 8th largest horse economy in the nation. Equine assets in the State are valued at over 5.2 billion. Indeed, there are twice as many horses per square mile in Maryland than in the better-known and generally more commercialized horse communities of Virginia and Kentucky.

In Montgomery County, in particular, there are an estimated 14,000 to 20,000 horses, supported by 20,000 acres of farmland and a 93,000-acre agricultural reserve. The County has the third greatest number of horses in the State and 23rd in the nation. It should be noted, however, that an estimated 27% (3,500 horses) of its horses are boarded outside the County.

Woodstock can facilitate a much-needed part of this equine community. Although there are a number of locations for events and clinics, there are not many locations where one can go to use such facilities for practice at low to no cost. Most of the local riding facilities have become so popular that they are often over used and unavailable to the general public due to events or clinics. Providing a facility such as the one planned at Woodstock Equestrian Park will create more opportunity for riders to practice riding during events or on their own, building experience and confidence in their riding ability. This will help to incorporate more of the equine riding community in activities and allow them to use facilities on a "first come, first serve" basis or through a permitting process.

4.2 User Groups

A number of local equine groups have expressed strong interest in the proposed facilities. A large public facility like this will serve the equine community in a way that some other facilities cannot. Because Woodstock Equestrian Park is largely open to the general public, organizations like TROT, Potomac Pony Club, Seneca Valley Pony Club, 4-H groups, and many others will be able to use these facilities at low or no cost. There aren't many locations where groups like this can practice because most well established facilities have events every weekend or are too expensive to use regularly.

Woodstock Equestrian Park will be open from dawn till dusk and at least one ring will be open to the public at all times; with the exception of the few times a year that a large event will be taking place. The Woodstock community will likely develop a schedule of events over time and have these large events at the same time each year. In addition, signs, mailers, and web postings will notify users of these events in advance to help prevent someone from traveling to Woodstock Equestrian Park and then being unable to use a ring or the cross-country course due to an on-going event. Events will be prohibited from coinciding with the same day as any other events being held at Woodstock Equestrian Park to limit the additional traffic and parking needs that such events can cause.

A. Use Types:

Events and Shows - One of the primary functions at the new facilities will be events and shows that invite all age riders to practice, participate, and enjoy the facilities. These events will likely range between 1 and 3 days and since there is currently no permanent or temporary stabling of horses proposed, the participants will be, by nature of proximity, local and regional riders and horse enthusiasts.

Some types of events have different equipment and maintenance needs. Some rider groups do not need the rings dragged as regularly as others and some groups will not need jumps or temporary fencing setup that would be needed, for example, with Dressage riding in the larger 350'x230' ring. This facility plan will help to establish its typical and or common and individual needs per riding group. Once a list of equipment and maintenance procedures have been established and tested, a schedule can be derived to make best use of the sequencing of events/activities and maintenance. An index of maintenance and equipment needs has been established and can be found in the Maintenance-Operating Budget Index prepared by M-NCPPC staff.

Signage and literature will be available to the public that will reduce Woodstock Equestrian Park's liability in the event of an accident. Riders ride at their own risk and Woodstock Equestrian Park and Montgomery County will not be held accountable for injuries or loss of life as a result of using these facilities.

Clinics and Schooling - The new facilities at Woodstock offer an opportunity for riders of all ages to participate in Clinics and Schooling events, where classes could be offered to improve and hone skills in a variety of equine disciplines. These events will likely be between 1 and 2 days and offer lessons for beginner and intermediate riders to Adult Hunter, Jumper, and Pleasure riders. Clubs and or trainers will sponsor clinics and schooling events and a fee structure will be restricted to attempt to prevent the facilities being used for profit. The intention of the facilities is to be used for and by all; therefore it would be antithetical to promote clinics and schooling events that were for profit. Recommendations for establishing fee guidelines will be addressed at a later date.

Practice & Recreational Use - With the exception of one ring, the new facilities would be open throughout the week, and on weekends when no events are scheduled, for practice and recreational riding on a "first come, first serve" basis. Without a permit and maintenance request, the facilities will be available to the public "as is" with no additional maintenance or preparation beyond the established weekly and monthly maintenance needs.

4.3 Precedent Research

A. Frying Pan Park:

Frying Pan Park is part of the Floris Community in western Fairfax County, known as Frying Pan from 1726 to 1892 when the name was changed to Floris. Today, the park preserves and interprets a 1920s through 1950s farm, agricultural process, rural community life and landscape for the educational, cultural, and recreational enrichment of citizens and visitors of Fairfax County. It offers much of the same equine facilities planned at Woodstock Equestrian Park.

Frying Pan Park has 2 outdoor riding rings and an indoor arena. Their facilities hosts local and regional events for multiple different equine disciplines. The footing used at their rings is 8" of compacted stone dust over 8" of a sand/clay mix. This type of footing, depending on the use, can require regular maintenance. If not maintained regularly, the surface can become very hard, uneven, and unforgiving. Also, stone dust tends to create dust clouds that can obstruct view. This type of footing needs to be watered regularly to suppress dust.

Frying Pan Park recently expanded their gravel parking facility to allow for more parking. While the expanded parking facilitates a larger regular crowd, it is still isn't large enough for some of the events held. During those events, the guests and competitors use the sides of the entrance drive and an open pasture for additional overflow parking.

B. Green Hill Park:

Green Hill Park in Roanoke county Virginia is a public facility available to the community through annual membership. The facility offers 3 exterior riding rings and a cross-country course. The riding rings are an all-weather sand surface and are regularly maintained. The facilities are available for rent for events and shows. Green Hill Park has gravel parking and also uses whatever space it has available for parking during large organized events. They also have some of the same issues with the ring footing that were described by Frying Pan Park (hard and unforgiving if not properly maintained). Green Hill uses a clay dirt additive to the predominately sand footing with crushed stone base. Adequate watering and dragging is necessary to properly maintain their rings.

C. Schooley Mill Park:

Schooley Mill Park's ring is a mixture of stone dust and a clay dirt/sand mix. It needs to be maintained regularly and can get very "soupy" and sloppy when wet. Regular dragging and watering helps to suppress dust when it is dry.

D. Loch Moy:

Loch Moy is a private facility located nearby to Woodstock Equestrian Park that offers a 260'x520' outdoor arena with all-weather footing, a 100'x400' outdoor warm-up ring, and a cross-country course. In 2008, Loch Moy expanded their parking facilities and cross-country course as well as adding 2 new outdoor rings.

In speaking to Carolyn MacIntosh (owner of Loch Moy) about their cross-country course, she indicated to be aware of the hidden costs in developing an affective cross-country course. Regular maintenance and repairs will need to be made to the jumps over time. Especially in the first year of operation, jumps can break or be knocked down. They may need to be reset or rebuilt. In addition, many of the jumps should be moved periodically to reconfigure the course and provide for a variety of riding experiences and challenges.

4.4 Public/Open Uses

It has been determined that at least one ring should be always available to the public. Excluding when the larger events take place, this ring will be always open and available to users at their own risk. This ring will be regularly maintained on a weekly or bi-weekly basis, to be determined over time as average use anticipations are established. Jumps will not be offered in this ring due to the inherent dangers involved in jumping. For those riders who wish to use jumps, a permit will be required to establish when Maintenance will need to setup jumps and also to establish acknowledgement of the dangers involved and that said dangers are taken at the rider's own risk.

4.5 Permitted Process and Uses

The permitting process will be useful in determining the level of maintenance and preparation that will be required for each permitted use. Similar to the way the permit process is used to determine what type of activity a ball field is being used for, the permit process will identify the intended use, it's maintenance needs, and any equipment that may be required. The person obtaining a permit will also be required to estimate the number of competitors and visitors that are anticipated at the event or activity planned. A permit will only be honored for the explicit use defined in the permit. A permit will be required for each and every use and cannot be transferred to another party or group.

4.6 Event Participants Expectations

Each event will have different levels of expected numbers of participants from the potential users groups. Three levels of anticipation will be defined in this report: small, moderate, and large. The facilities proposed will be largely planned for the moderate level expectations.

A. **Small:** This level of expectation will require very little additional maintenance and the existing parking should be sufficient. Typical uses for this type of expectations include: practice and recreational ridings, as well as permitted use by small groups and organizations. An average of 1 to 15 riders, and 1 to 10 trailers, will be anticipated at this level. A small amount of additional visitors and spectators is also anticipated.

B. **Moderate:** This level of expectation will cover the majority of events and activities planned for Woodstock Equestrian Park. The existing and expanded parking will be utilized and additional maintenance and preparation may be required as established through the permitting process. An average of 16 to 30 riders, and 10 to 30 trailers, will be expected at this level. An average of 20-40 additional visitors and spectators can be anticipated at this level.

C. **Large:** this level of expectation applies to the larger events that will occur approximately 3-4 times a year. The existing and expanding parking will be heavily utilized and additional overflow parking will be necessary. Approximately 30 to 100 riders could be anticipated over the course of the event, with the possibility of 100 to 500 additional spectators. This would require the use of an overflow parking area that will be located adjacent to the main parking. It is anticipated that the existing and proposed parking would be completely full with trailers and that the additional parking would need to facilitate trailers, trucks, and cars.

A high level of additional maintenance and preparation will be required, as established through the permit process. Notification for the general public and surrounding community will be required. The group sponsoring the event will be required to have someone assisting in directing traffic and ensuring that the additional parking need is addressed in an orderly way that does not cause undo stress or harm to the areas impacted by the additional parking. In addition, particular attention should be paid to ensuring the parking does not become a visual distraction or bother to the neighboring community members.

5.0 COMMUNITY FEEDBACK

5.1 User Group Meeting:

In September of 2008, the design team presented and discussed the facility concept plan to 7 members of what has been identified as the potential user group. These members all currently use Woodstock Equestrian Park and or other local equine facilities. At this meeting we refined ring sizes, facility needs, and priorities for this phase of development. Some of the improvements will be determined by feasibility and funding. This meeting helped to define the size of events, parking and equipment needs, how to control the level of use as to not adversely affect the community, maintenance demands of the new facilities, and the location of the cross-country course.

It was determined at this meeting that the cross-country course was much too far from any existing parking. Where it was originally planned would only be easily accessible if some of the other elements of Ph II of the facility plan were in place (i.e. indoor arena, parking, and access road).

The cross-country course's new location is as a result of this user group meeting and the study of alternate locations that followed. Not crossing Rt. 28, proximity to parking, limiting the course size and difficulty, and adjacencies all played a role in determining the current location for the cross-country course.

5.2 Community Meeting: In October of 2008, the design team presented the facility plan to a group of the local community, neighbors, and users of the park. In general, the concept was well received with the following comments: Limit size and number of events as to no over-burden local traffic and the general public, prevent overuse/abuse of facility, and make sure the facility is modest, but very well done.

There was also a very large outcry at the meeting for a better means of crossing Rt. 28 from one side of the park to the other. Currently there is only one place along all of Rt. 28 where it is considered safe enough to cross with a horse. It is close to the furthest point north on Woodstock Equestrian Park's property along Rt. 28. This is inconvenient and far from all of the trails and facilities planned and in place at the park. Ideas about passing over or under Rt. 28 were discussed, as well as some kind of traffic light or crossing mechanism. It was determined that the funding for this would be difficult to secure as well as a hot button issue that could draw negative feelings. As opposed to risking the opposition, a road crossing will be left out of the scope of work. This issue, however, needs to be addressed at a later date. Hopefully, the currently proposed facility plan will establish even more of a need for some kind of road crossing and at that time, one will be established through a new project.

6.0 MAINTENANCE

6.1 Tasks: There are several maintenance tasks that will need to be performed on a regular basis at Woodstock Equestrian Park. Many of these tasks have already been established as a part of a regular maintenance plan. However, with the added facilities there will be specific tasks beyond the ordinary scope of maintenance that will need to be performed regularly. These tasks may include watering and dragging the riding rings, setting up and removing portable jumps and fencing, and miscellaneous repair to equine jumps and fencing.

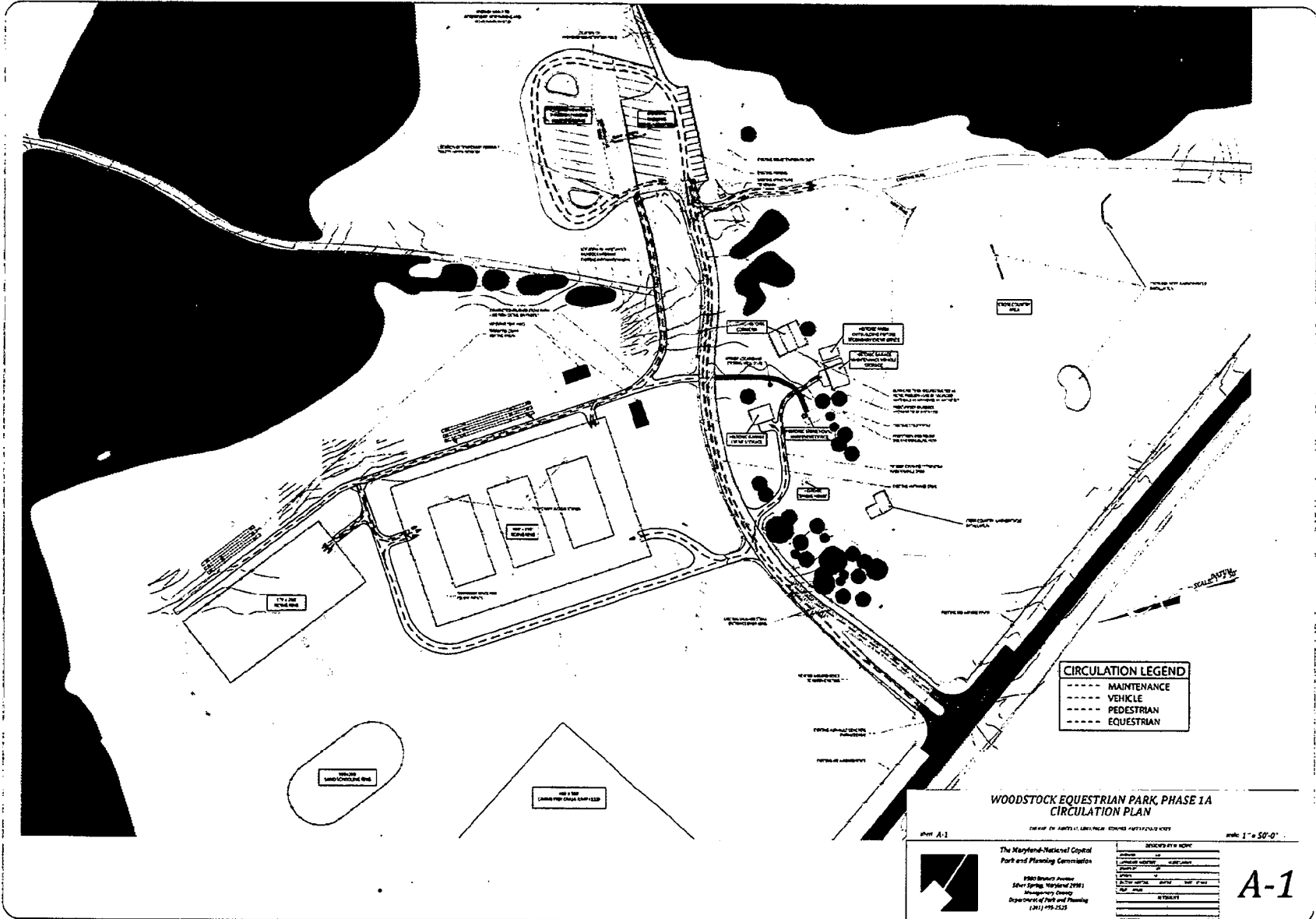
The frequency in which the rings need to be watered and dragged will largely depend on demand. Initially, each ring will be watered and dragged on a weekly basis and on an as needed basis established through the permit process. Overtime, the schedule can be modified to meet the actual demand. Fencing and jumps will be setup and removed on an as needed basis determined by the permitting process. It should be anticipated that jumps and fencing will be setup or removed at least 2 times per week. Miscellaneous repair work for jumps and fencing will occur on an as need basis as well. The amount of time and money spent on fixing or replacing fencing and jumps can depend on how well made they are. The main objective when purchasing jumps and fencing, should be to find safe, sturdy, and durable products and material that help to reduce the amount of maintenance needed overtime.

6.2 Staffing: Currently, it is not anticipated that any full-time park staff will be needed at Woodstock Equestrian Park. Although it is difficult to fully anticipate the actual maintenance demand on these facilities until it is being used regularly, it can be expected that a maintenance crew could spend the equivalent of 1 and 2 days worth of time a week performing maintenance tasks related to the new equine facilities. Additional maintenance time will be needed in anticipation

of events and clinics. It is possible that the day before large events that one or more of the rings will be inaccessible so that additional maintenance can be performed in preparation for the upcoming event.

6.3 Equipment: The new facility will require all of the regular equipment used to properly maintain the general conditions of park. In addition, equipment directly associated with equine maintenance will be needed. This equipment can include, but may not be limited to, a tractor with a watering and dragging attachment for the sand rings, a bobcat or tractor attachment to move a large number of jumps simultaneously, and possibly a batwing mower.

- End of Report -



CIRCULATION LEGEND
 --- MAINTENANCE
 --- VEHICLE
 --- PEDESTRIAN
 --- EQUESTRIAN

**WOODSTOCK EQUESTRIAN PARK, PHASE 1A
 CIRCULATION PLAN**

DATE OF SHEET: 11/15/2001 PROJECT NUMBER: 0101-0010

SHEET A-1

SCALE: 1" = 50'-0"

The Maryland-National Capital
 Park and Planning Commission
 2000 Research Avenue
 Silver Spring, Maryland 20903
 Telephone: (301) 999-2525
 Fax: (301) 999-2525

PROJECT INFORMATION		
PROJECT NAME	WOODSTOCK EQUESTRIAN PARK, PHASE 1A	
PROJECT NUMBER	0101-0010	
DATE OF SHEET	11/15/2001	
PROJECT LOCATION	WOODSTOCK EQUESTRIAN PARK, PHASE 1A	
DRAWN BY	[Name]	
CHECKED BY	[Name]	
APPROVED BY	[Name]	
DATE		
REVISIONS		
NO.	DATE	DESCRIPTION

A-1

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Wednesday, Jan. 21, 2009

Planning Board approves Woodstock improvements

Riding rings, beginners cross-country course high priorities

by Meghan Tierney | Staff Writer

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The Montgomery County Planning Board unanimously approved \$750,000 in improvements to Woodstock Equestrian Park in Beallsville to help the growing facility achieve the goals outlined in its master plan.

Phase II as described in the park's master plan includes riding rings, a cross-country course, trails, fencing, renovations to historic structures, plantings and infrastructure improvements, according to board documents. The first phase of development at the 872-acre park included 16 miles of trails, equestrian bridges, stone entrance walls and parking lots.

The parks department has \$750,000 in state grants and private donations, the documents state. Phase II would cost an estimated \$1.8 million, so an abbreviated priority list that would cost just under \$750,000 that can be added to if more funds become available was developed. The list includes a large outdoor riding ring, a beginners cross-country course, grading for two smaller rings, expanded parking lots, renovating a stone tenant farm house into an office, rebuilding a historic corn crib as a picnic pavilion and establishing a working well.

Several members of the equestrian community testified in favor of the park and said local riding facilities are often expensive or overbooked.

"One of the most fantastic opportunities Woodstock has presented to the community is a place for the average person to trail ride," said Monica Breland of Dickerson.

The rings would likely host unsanctioned events, according to the documents. Most would draw 16-30 riders and 20-40 spectators, though large events with 30-100 riders are anticipated three to four times a year, the documents state. The cross-country course is expected to book two to four events a year.

The scope of the master plan, which included a proposed indoor arena, has been scaled back due to concerns about compatibility with the surrounding rural community, according to the documents. The arena was not included in the second phase and would require a large private endowment to cover operating costs, the documents state.

"It's been a long haul to see the park shaped into an entity that will serve the community, both the one that rides there and the one that lives there," said Laura Van Eetten, who runs a tack and supply store in Poolesville. "...I think a good compromise has been struck."

The appropriation request is expected to go to the County Council in April. If approved, an estimated six months of

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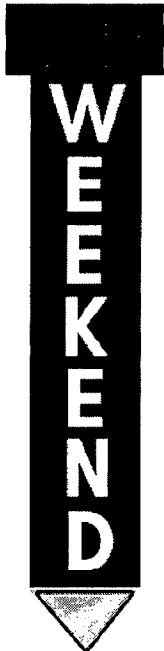
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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20321 Darnestown Road, Darnestown	Meeting Date:	12.03.2008
Resource:	Master Plan Site 12/38 Brewer Farm	Report Date:	11.26.2008
Applicant:	M-MCPC Linda Komes, Project Manager Park Development Division	Public Notice:	11.19.2008
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Rachel Kennedy
PROPOSAL:	Additions of features to environmental setting; repairs to historic buildings		

STAFF RECOMMENDATION:

Staff recommends that the applicants make revisions based upon comments from staff and the Historic Preservation Commission and return for a Historic Area Work Permit, providing that plans do not change drastically.

BACKGROUND

MNCPC Montgomery County Parks Division will present their Phase II Facility Plan for Woodstock Equestrian Park to the Montgomery County Planning Board on Thursday, 18 December 2008. MNCPC would like to get the HPC's comments before the application is heard by the Planning Commission, in order to request site alterations that will meet with eventual HPC approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually designated Master Plan Site #12/38, Brewer Farm
STYLE: N/A
DATE: c1857-61

HISTORIC CONTEXT

Excerpted from Places in the Past

12/38 Brewer Farm (c1857-61)

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.

PROPOSAL:

The applicants are proposing to add several features to the existing environmental setting of the Brewer Farm. The additions to the complex will be done in phases with the first portion consisting of:

-Two large horse riding rings on the north side of the gravel road that runs beside the historic complex of structures. A sand-schooling ring is also intended be part of this complex. Also, potential to add a spectator's amphitheatre banked into hill directly to the east.

-Expand current gravel parking lot to the south, to accommodate approximately 30 vehicles with horse trailers. Lots are not visible from the main historic complex of buildings. An older sycamore tree and an old run-in shed exist to the south of the current lot in the footprint of the proposed new lot.

- Four-board painted wood fencing is proposed along the entrance road and enclosing the riding rings.

-Repairs and rehabilitation work on existing farm complex structures. The main stone house is to be used as an events office. Three of the garage/carriage house outbuildings will be used as storage and maintenance facilities, and the fourth will be utilized as a restroom facility. The stone spring house does not have an intended reuse.

- Construction of new corncrib/barn structure for use as a picnic shelter. Plans indicate sympathy with the older barn/corncrib structure in design and materials.

-Interpretive signage addressing the history of the site and the standing structures.

-Narrow wood-chip pedestrian pathways connecting the various facilities and areas. Vehicular gravel roads connecting maintenance facilities.

-Beginner Cross-Country Riding Course added to southwest of existing historic farm complex.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction in an individually listed Master Plan site several documents are to be used as guidelines to assist the Commission in developing their decision. These documents include the Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of

Interior's Standards for Rehabilitation (the Standards). The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24-8

(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 a historic site or historic resource within a historic district; or
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; 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.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant wishes to get the Historic Preservation Commission's suggestions regarding the proposed additions to the environmental setting. Staff is generally supportive of this reuse project. The proposed reuse is rural in nature and is certainly sympathetic to the property's historic character. Staff applauds MNCPPC Parks for undertaking the rehabilitation of the historic structures on site. Staff also supports the construction of a new structure, where the historic barn was formerly (if the demolition meets HPC approval), that recalls the barn's historic character. Some items that staff feels could use further consideration and research include:

- A clear understanding of the property's history, including the dates of construction for the stone structures, before interpretation or rehabilitation is undertaken.

- The garage structure with the roll-top metal garage doors appears to be a carriage house. Investigation should be done to determine appropriate wooden carriage house doors during the rehabilitation project. HPC staff can find examples from Montgomery County.
- A reuse is needed for the stone spring house. This building should retain its historic cooling trough, louvered wood windows, and other features. Perhaps, it would be a good location for materials on the history of the Brewer Farm and farming in this portion of Montgomery County?
- Preservation of the old sycamore tree in the footprint of the new gravel parking lot should be a priority. Additionally, a reuse for the older cattle/horse run-in shed on this part of the site would be preferable. Moving the run-in shed is certainly a consideration. It could make a nice open shelter for park users.
- The maintenance gravel roads should be as narrow as possible, especially the ones that run through the historic farm complex. Every effort should be made to ensure that these roads appear similar to typical farm roads that would have existed on the site for the farmer's use.
- Materials for all proposed additions should be natural materials that recall the rural character of the property.
- Archaeology might be important in areas in which there will be significant ground disturbance.

The applicant is seeking input from the HPC on the following items:

- **Desirability of the overall proposed reuse plan**
- **Specific suggestions for the layout, materials used, and etc.**
- **Comments on any item bulleted above.**

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions based upon the Historic Preservation Commission's suggestions and return for a Historic Area Work Permit.

R



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**

Preliminary Consultation

Contact Person: Linda Komes

Daytime Phone No.: 301-495-2860

Tax Account No.: _____

Name of Property Owner: Maryland-National Cap. Pk & Pl. Daytime Phone No.: _____

Address: 9500 Brunett Avenue Silver Spring, MD 20910
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Linda Komes, PM Daytime Phone No.: 301-650-2860
Linda Komes 11/12/05

LOCATION OF BUILDING/PREMISE

House Number: 20321 Street: Darnestown Rd.

Town/City: Darnestown Nearest Cross Street: Route 109

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: Woodstock Equestrian Park

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: \$ _____

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

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

(6)

**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:

See attached.

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

See attached.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

7

Preliminary Consultation: Woodstock Equestrian Center, East Side, Riding Rings and Building Repair

Description of existing structure(s) and environmental setting:

There are a number of contributing resources of the Brewer Farm, a Master Plan designated site (MP #12-38) on the east side of Route 28 in Woodstock Equestrian Park. The Brewers were progressive and prominent farmers and leaders in the county in the 19th century. Most of the buildings are contained within a squarish collection of outbuildings that include a sandstone "tenant house/manager's house," a large framed shed, a framed building of unknown purpose, a framed garage, a run-in shed, and—set a bit further away—a stone springhouse. (See Attachment 1, site plans.) Most of the standing buildings, if not all, appear upon exterior and interior, visible inspection to date to the 20th century, despite writings in the files and perpetuated in reports that depict the stone structures as mid-19th century. In a call from Joey Lampl to former countywide historian, Mike Dwyer, Mr. Dwyer confirmed that he too believes the stone buildings are "early-to-mid 20th century." He believes they are probably contemporaneous with the framed buildings on site. (Phone call to Mike Dwyer, November 12, 2008.) The farm was owned from 1908 to 1942 by William G. Brewer. (See Attachment 2 for photos of buildings.)

General description of project and its effect on the historic resources and environmental setting:

The proposed facilities on the east side of Route 28 in Woodstock Equestrian Park include two, large fenced riding rings with all-weather sand footings, an expanded gravel parking lot to accommodate approximately 30 vehicles with horse trailers, repairs to all of the remaining Brewer Farm Buildings (paint, carpentry, repair of any remaining windows that have integrity, re-creation of missing windows and doors based on documentation if it can be found), supporting infrastructure (including utilities and well and septic), fencing, landscape planting, and historic interpretive signage. (See Attachment 3 for conceptual drawings relating to Equestrian Park.)

The stone "manager's house/tenant house" will be adaptively reused as an office for use by the Park Manager and during equestrian events. The frame buildings will be used for maintenance and storage of equipment. The stone springhouse will remain unused. Interpretive signage will be included on the site to inform the public of the history of the Brewer Farm and Woodstock. There will be a new, stone dust or gravel pedestrian/equestrian path that will take patrons from the existing vehicular park road into the center of the historic building complex. Fencing around the rings and along the entrance road will consist of traditional, four-board, wooden paddock fencing, painted and/or stained black, as currently exists along the park frontages. (See Attachment 4 for sample fencing type.) The expanded parking lot will be located on the other side of the ridge and therefore not visible from the Brewer Farm or MD Rt. 28.

See Attachment 5 for Existing Conditions Drawings of Manager's House and Springhouse.

8

Woodstock Equestrian
Park - Adjacent and
Contiguous 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 DSWS 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

5

TIBBS, HERBERT A

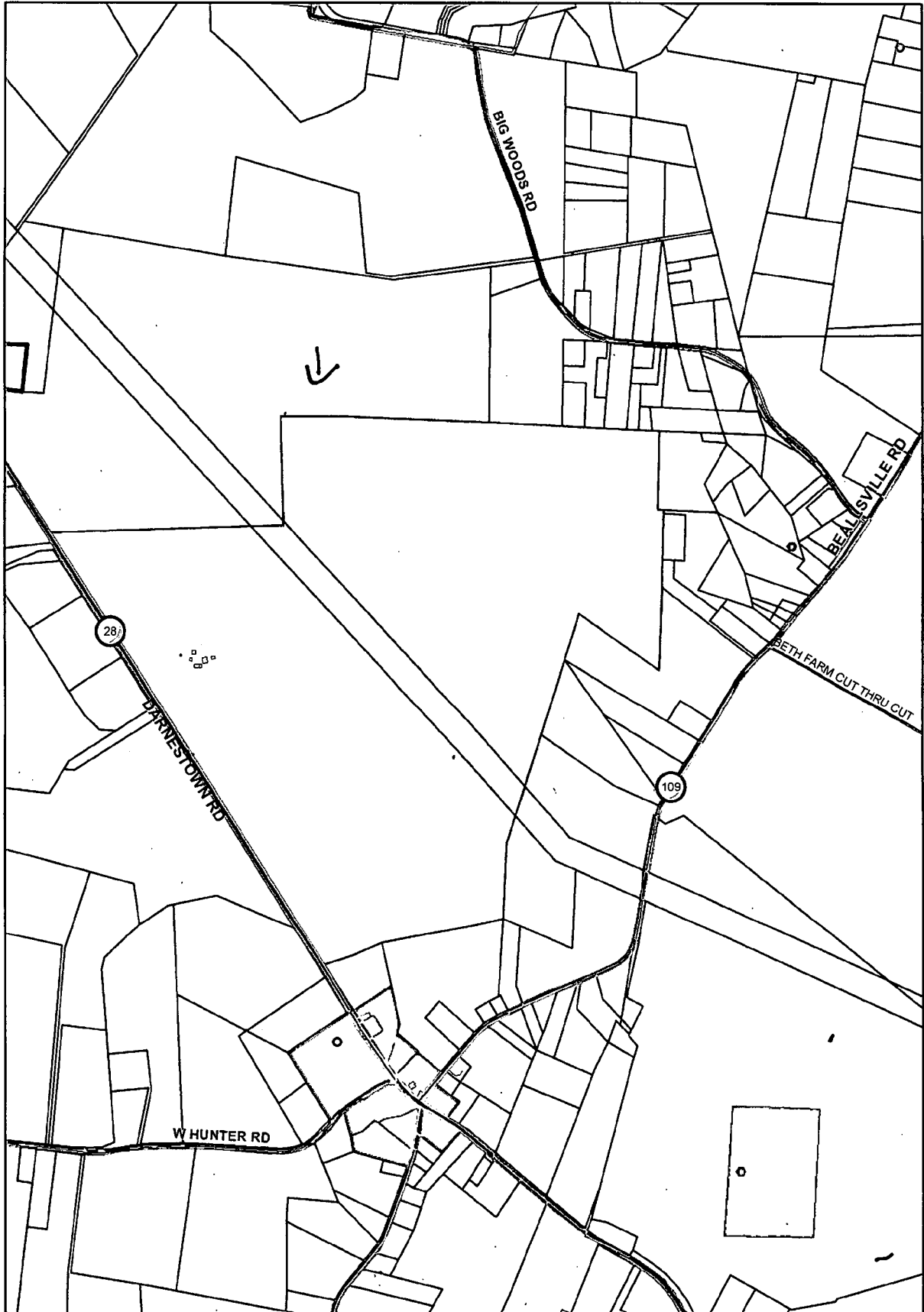
430 QUINCY ST

BROOKLYN

18



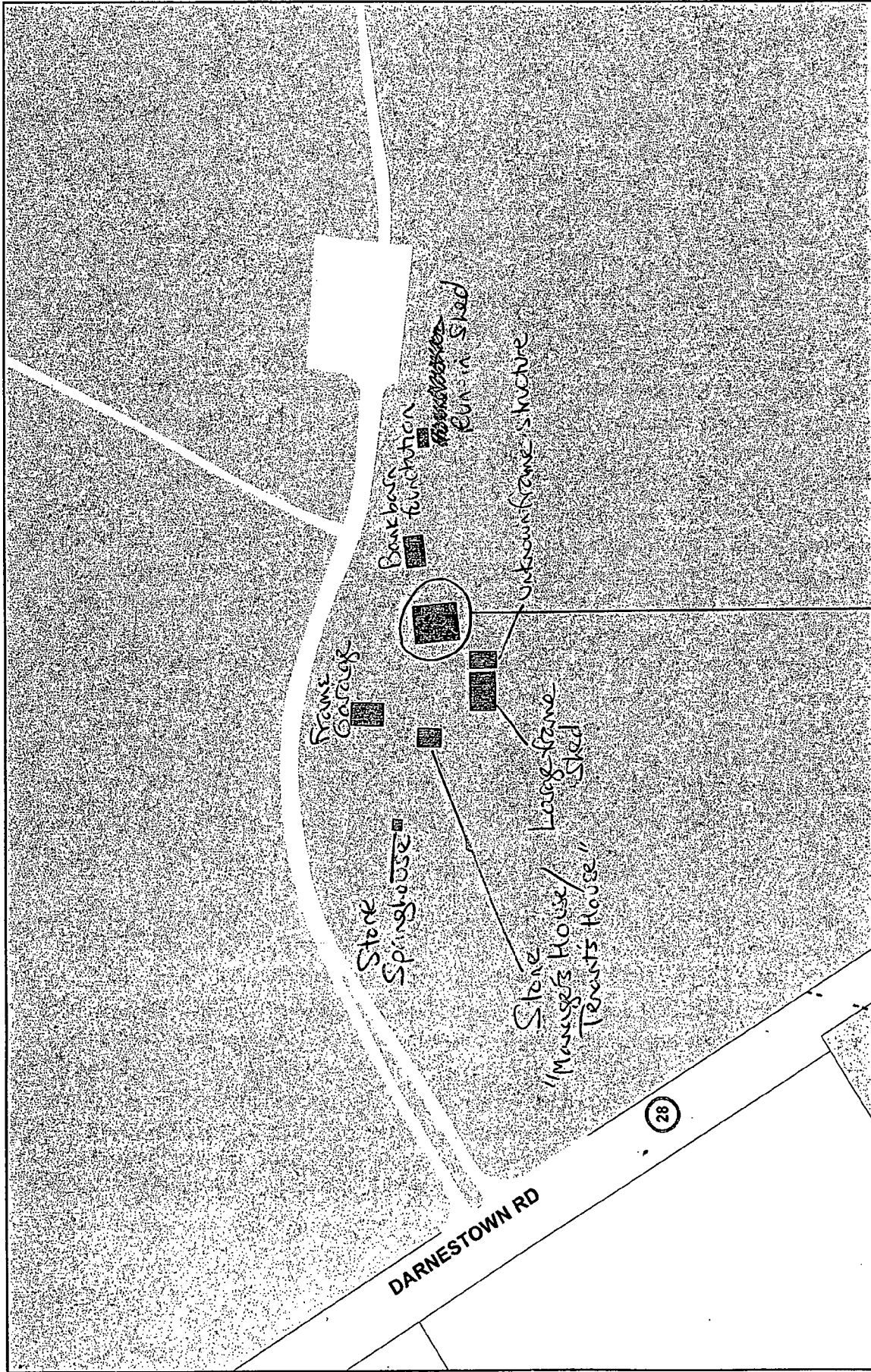
② Farm Complex, Designated area
is 363 acres on east of ⑪
Darnestown Rd.



Designated Area is highlighted in pink.

(12)

Brewer Farm Complex



10 November 2008
Sources: M-NCPPC, 2007



Brewer Farm (HP 12/38)
Corncrib

13

Attachment 1



WOODSTOCK EQUESTRIAN PARK

MASTER SITE PLAN

MARCH 7, 2007

KEY

- TRAIL/HIKE/HORSE
- - - - TRAIL/HIKE ONLY
- - - - EXISTING FENCE
- - - - NEW FENCE
- - - - SURFACE DRAINAGE
- - - - PROPERTY LINE
- - - - WATER
- - - - FUTURE BADDOCKS

LEGEND

- 1 EVENT OFFICE (RESTORED STRUCTURE)
- 2 SERVICE BUILDING (RESTORED STRUCTURE)
- 3 SAND SCHOOLING RING (100' X 200')
- 4 TEMPORARY GRASSED TRAILER PARKING (50)
- 5 TEMPORARY STALLS
20 X 10 STALLS, 21 STALLS/STABLE
- 6 EXISTING GRAVEL VISITOR PARKING
- 7 NEW GRAVEL VISITOR PARKING (40)
- 8A SAND RIDING RING (250' X 500')
- 8B SAND RIDING RING (120' X 260')
- 9 GRASS JUMP FIELD (400' X 500')
- 10 NEW HORSE TRAIL BRIDGE (2,000' X 20')

Highlighted items are proposed.

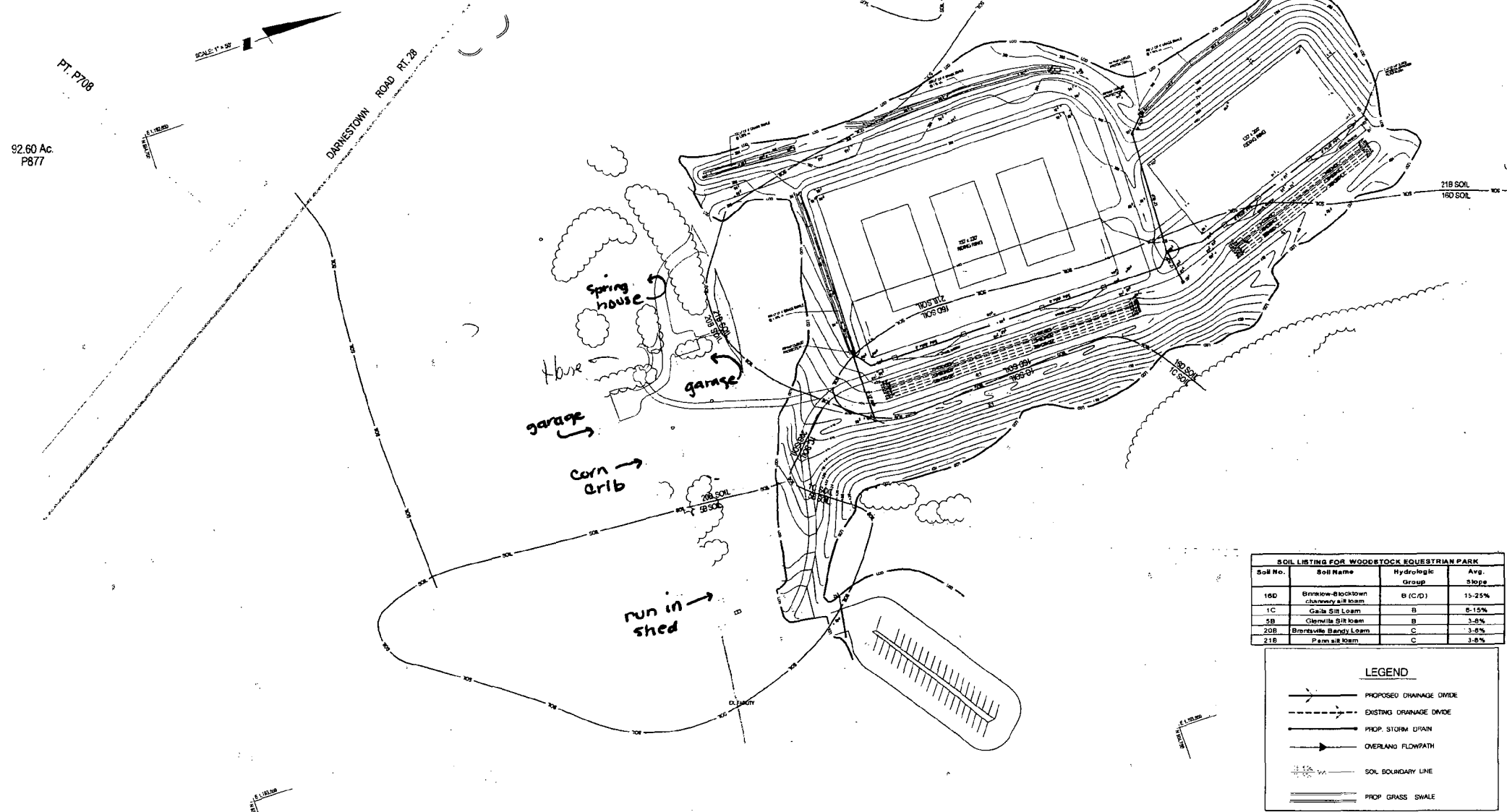
- 11 ~~INDOOR ARENA (125' X 225')~~ Possible beginner Cross Country Course
- 12 TEMPORARY TENT STALL SPONSORS
- 13 PORTABLE WATER TANK STORAGE/
PORTABLE PUBLIC TOILET AREA
- 14 INDOOR ARENA (125' X 225')
- 29 FUTURE STEEPLECHASE & CROSS COUNTRY TRAILS
- 30 SPECTATOR SEATING
- 31 VISITOR PARKING (UP TO 10 VEHICLES)

STORM WATER MANAGEMENT
CONCEPT PLAN
SHEET C-1



14

Overview of plans



SOIL LISTING FOR WOODSTOCK EQUESTRIAN PARK

Soil No.	Soil Name	Hydrologic Group	Avg. Slope
10S	Brinklow-Blocktown (clayey silt loam)	B (C/D)	15-25%
1C	Gale Silt Loam	B	5-15%
5B	Clensville Silt loam	B	3-8%
20B	Brensville Sandy Loam	C	3-8%
21B	Penn silt loam	C	3-8%

LEGEND

- PROPOSED DRAINAGE DIVIDE
- EXISTING DRAINAGE DIVIDE
- PROP. STORM DRAIN
- OVERLAND FLOWPATH
- SOIL BOUNDARY LINE
- PROP. GRASS SWALE

W. M. Rickman
7416/483
353.62 Ac.
P524

PRELIMINARY - NOT FOR CONSTRUCTION

**WOODSTOCK EQUESTRIAN PARK
SITE PLAN**

sheet C-2 scale: 1" = 50'

DESIGNED BY: H&MPC

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission

9500 Brunnet Avenue
Silver Spring, Maryland 20901
Montgomery County
Department of Park and Planning
(301) 496-2536

NO.	DATE	REVISIONS

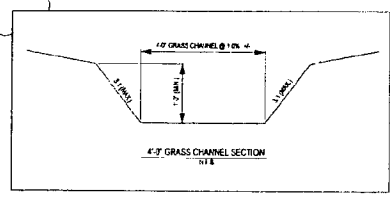
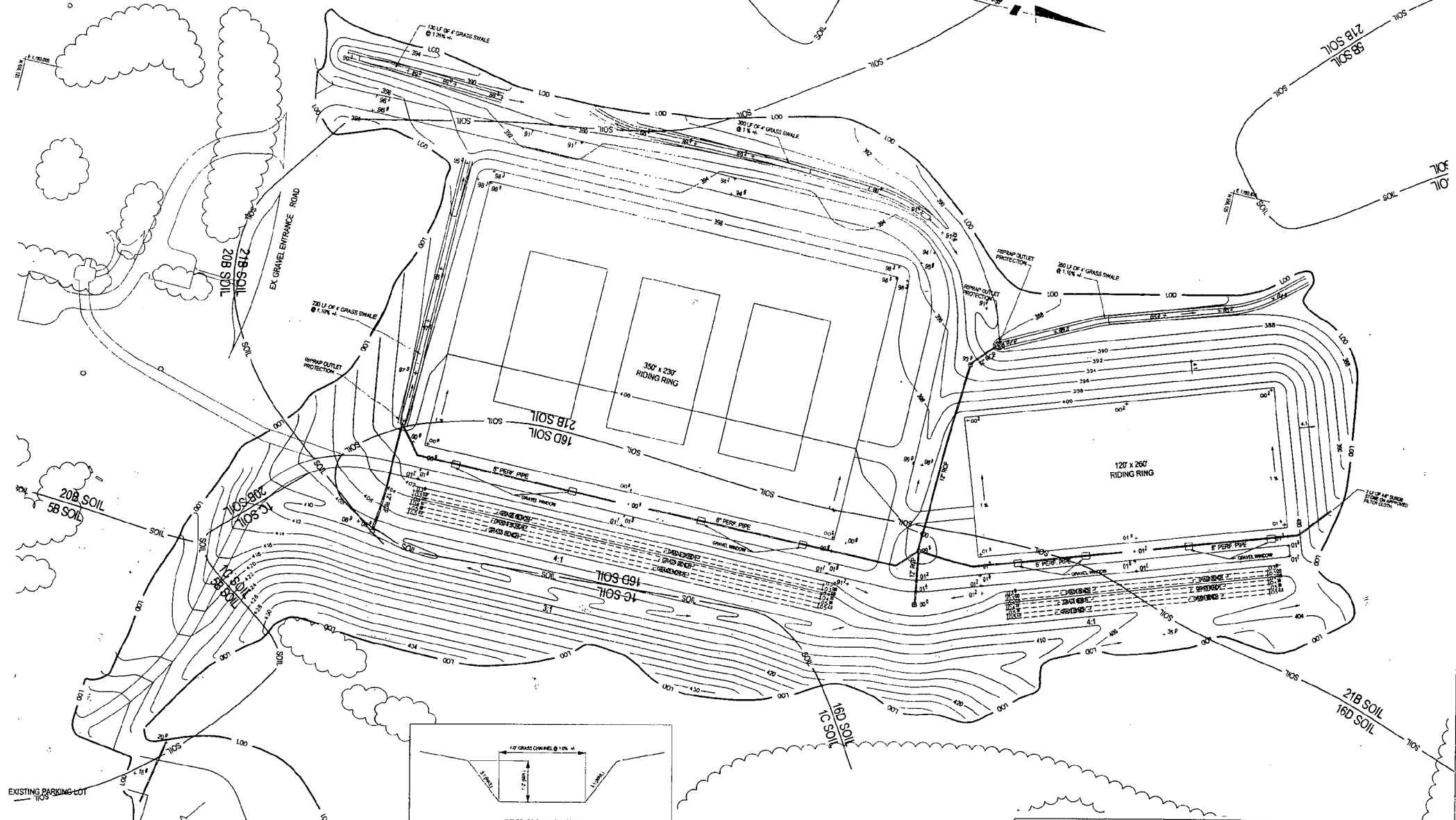
DATE: _____

L&S Environmental Science
Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
T: 301.948.2750 F: 301.948.9607
www.L&Sassoc.com

16

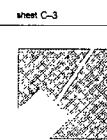
Riding Rings, close-up

SCALE 1" = 30'



WOODSTOCK EQUESTRIAN PARK SITE PLAN

TAX MAP - CD, CV, PARCELS P251, P252, P253, P254, P255, P256, P257, P258, P259



The Maryland-National Capital
Park and Planning Commission

8500 Brunell Avenue
Silver Spring, Maryland 20901
Montgomery County
Department of Park and Planning
301-495-2835

DESIGNED BY M.A.C.P.C.	
ENGINEER	Lawrence Smith Associates, Inc.
LANDSCAPE ARCHITECT	Mark Cason
DATE OF PLAN	FEB 1986
DATE OF REVISED	NOVEMBER 2, 1986
FILE #	#14200000000000000000
REVISIONS	
DESCRIPTION	DATE

scale: 1" = 30'

LS Lockman
Software Associates, Inc.

WALDORF OFFICE
401 Post Office Road, Suite 103
Waldorf, MD 20682
301.870.2166 / 301.870.2884

Services:
Landscape Architecture
Site Planning
Grading
Site Preparation
Construction Management

PRELIMINARY - NOT FOR CONSTRUCTION

17

Close-up of alterations near
historic farm complex

APPROX. LOCATION OF
EXISTING WELL (W.I.F.)
GRAVEL MAINTENANCE
DRIVES
MURDOCK HYDRANT TO BE
INSTALLED

EXISTING UTILITY POLE
FROST-PROOF MURDOCK
HYDRANT TO BE INSTALLED

GRAVEL ENTRANCE DRIVE
GRAVEL COMPETITOR PULL
OFF & CHECK-IN ZONE

PEDESTRIAN AND EQUINE
MULCH WD CHIP PATH
EXISTING STRUCTURE TO BE
DEMOLISHED AND REUSED AS VISITOR
PICNIC STRUCTURE - USE OF SALVAGED
MATERIALS AS APPROVED BY ARCHITECT

HISTORIC
STONE HOUSE
[SCALE]

HISTORIC STONE HOUSE
MAIN EVENT OFFICE
[SCALE]

HISTORIC GARAGE
EVENT STORAGE
[SCALE]

HISTORIC GARAGE
MAINTENANCE VEHICLE STORAGE
[SCALE]

HISTORIC FARM OUTBUILDING
FUTURE SECONDARY EVENT OFFICE
[SCALE]

EXISTING
CORN BARN
[SCALE]

**WOODSTOCK EQUESTRIAN PARK, PHASE 1A
HISTORIC STRUCTURES ENLARGED SITE PLAN**

TAX MAP: DM, PARCEL 62, LIBER/PL40-378/955, PART OF 3.12 ACRES

Sheet A-7

Scale: 1" = 10'-0"

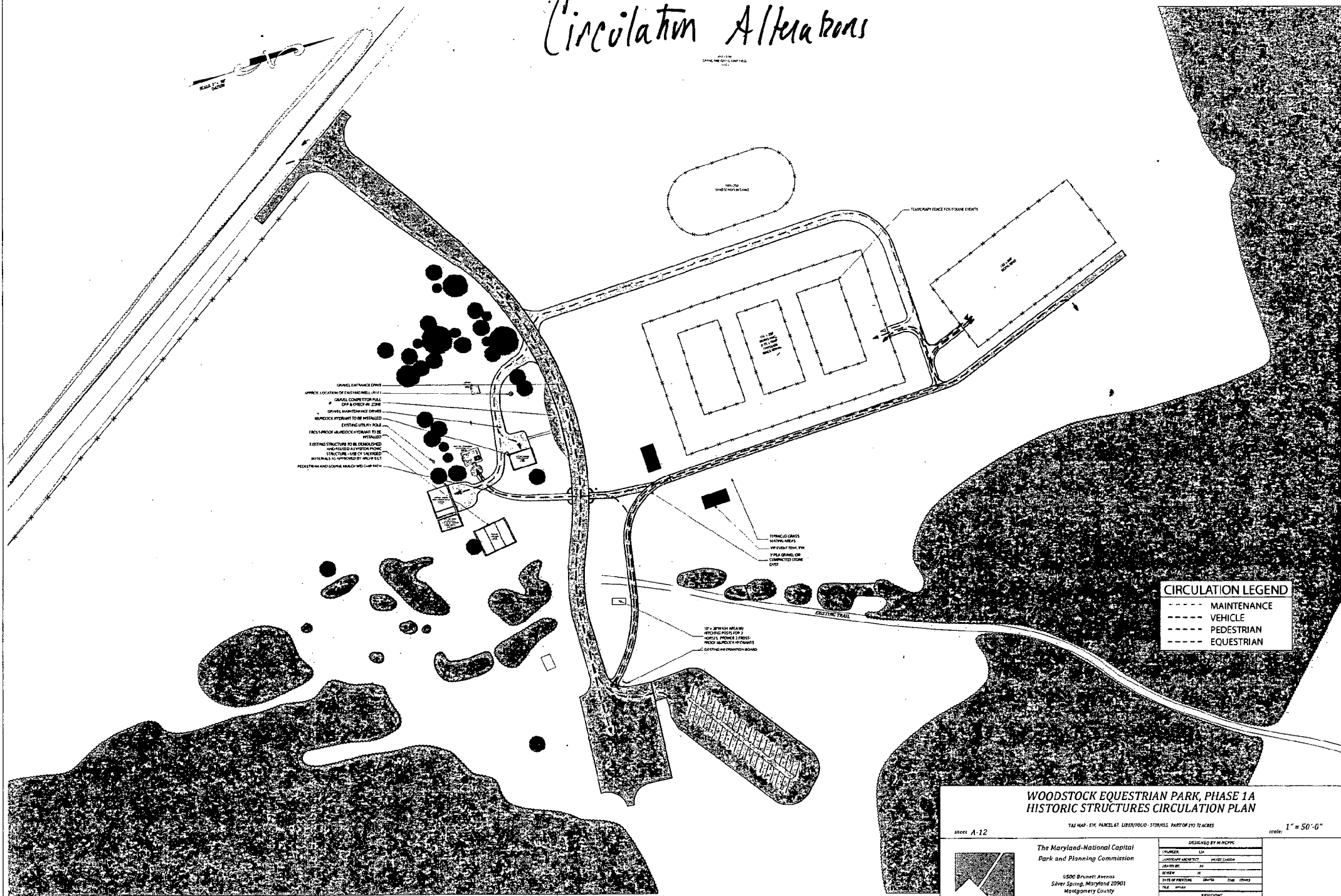


The Maryland-National Capital
Park and Planning Commission
9500 Brunel Avenue
Silver Spring, Maryland 20901
Montgomery County
Department of Park and Planning
(301) 495-2535

DESIGNED BY M-NPPC	
DESIGNED	SA
LANDSCAPE ARCHITECT	MARIE GARDNER
DRAWN BY	JW
DATE OF MEETING	DATE TIME
DATE	DATE TIME
DATE	DATE TIME
DATE	DATE TIME
DATE	DATE TIME

18

Circulation Alterations



CIRCULATION LEGEND	
---	MAINTENANCE
---	VEHICLE
---	PEDESTRIAN
---	EQUESTRIAN

WOODSTOCK EQUESTRIAN PARK, PHASE 1A HISTORIC STRUCTURES CIRCULATION PLAN

TAX MAP: E14, PARCELS 61, LIBERTY/OLD-STONERS, PART OF 263 ACRES
 sheet: A-12
 scale: 1" = 50'-0"

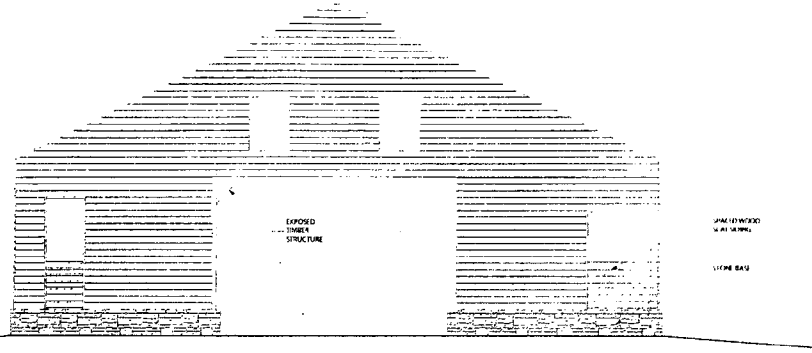


The Maryland-National Capital
 Park and Planning Commission
 6500 Brunner Avenue
 Silver Spring, Maryland 20901
 Montgomery County
 Department of Parks and Planning
 (301) 495-2315

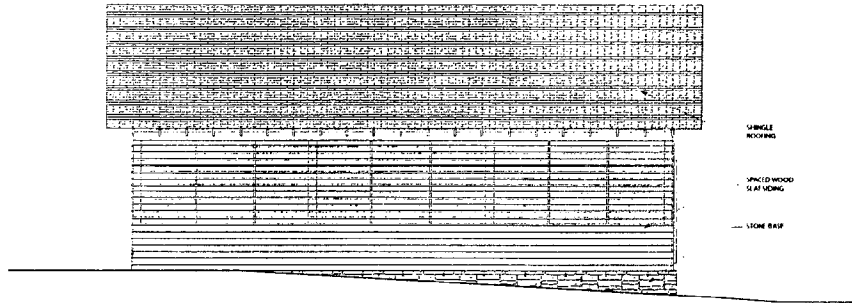
DESIGNED BY M/NCP/PC	
PROJECT:	LD
CONTRACT NUMBER:	MAILED CADDIS
DATE:	02
BY:	LD
DATE OF PRINTING:	DATE: TIME: 11:00
TITLE:	REVISED:
DESCRIPTION:	DATE:

19

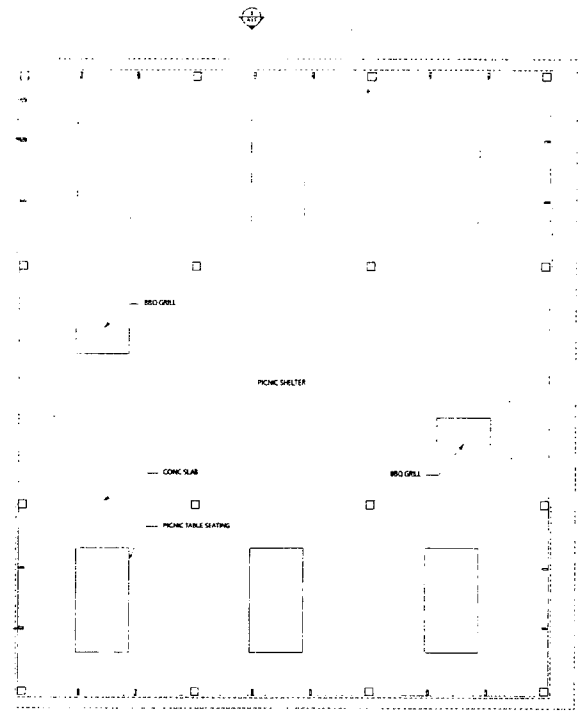
Proposed Concept for Picnic structure (on site of current deteriorated barn)



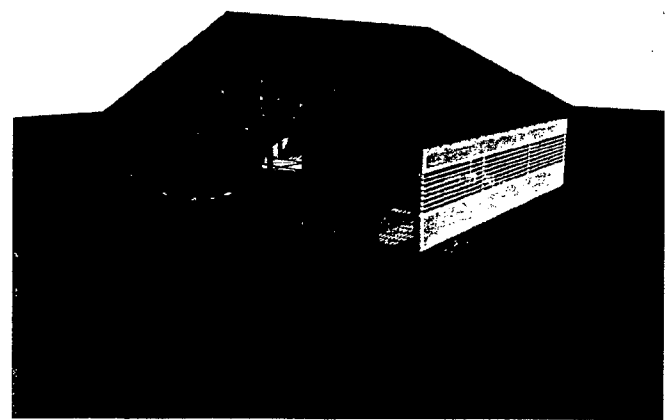
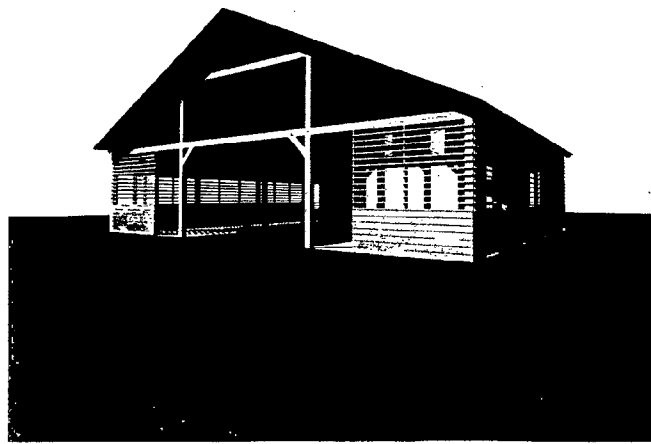
3 ELEVATION
SCALE: 1/4" = 1'-0"



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



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



WOODSTOCK EQUESTRIAN PARK, PHASE 1A
CONCEPT FOR PICNIC STRUCTURE

7.56 ACP. 1.00 PARCELS BY LIBERTY ROAD - 578/866 PART OF 25.232 ACRES

Sheet A-11

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

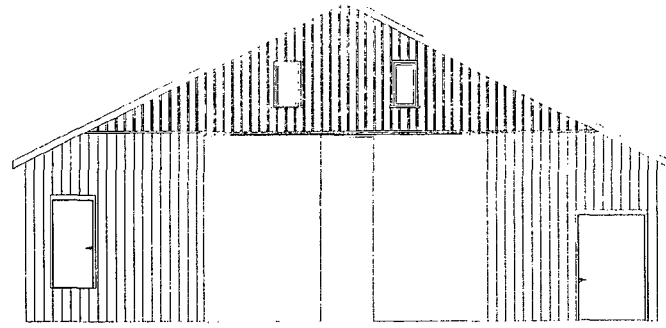


The Maryland-National Capital
Park and Planning Commission
9500 Brunel Avenue
Silver Spring, Maryland 20903
Montgomery County
Department of Park and Planning
(301) 495-2535

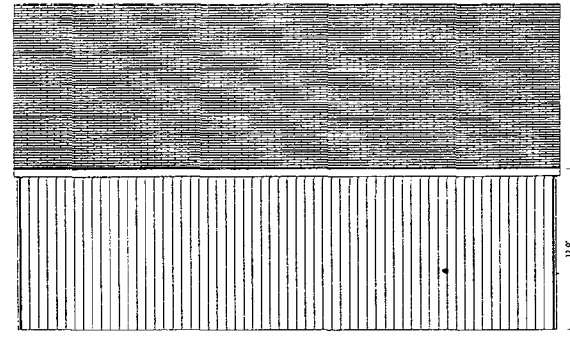
DESIGNED BY	H. JACOPE		
DATE			
LANDSCAPE ARCHITECT	NEEDS LARSON		
CHECKED BY	HJ		
DATE			
DATE OF PREPARE	DATE	TIME	STATE
FILE	FILE	FILE	FILE
REVISIONS			
NO.	DESCRIPTION	DATE	

70

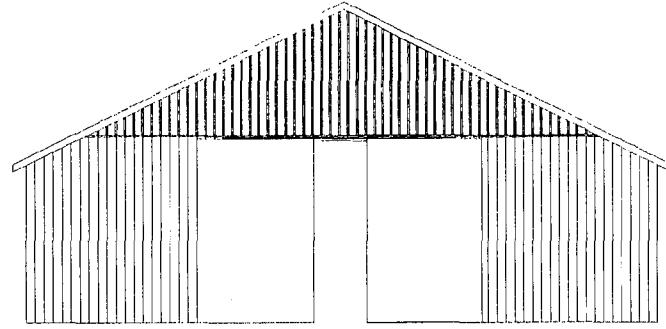
Existing Elevations, Farm Complex



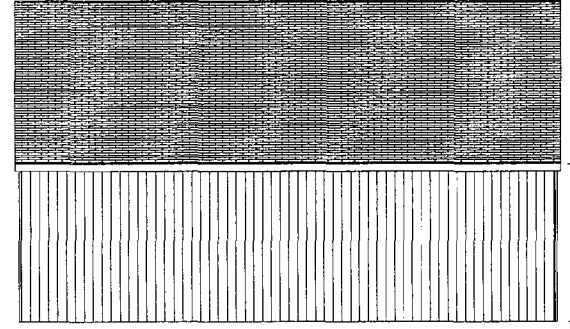
12 CORN BARN - W
SCALE: 1/4" = 1'-0"



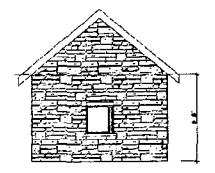
11 CORN BARN - S
SCALE: 1/4" = 1'-0"



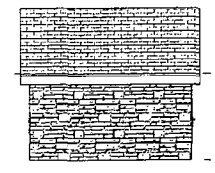
10 CORN BARN - E
SCALE: 1/4" = 1'-0"



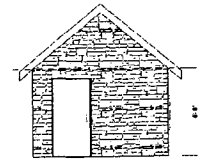
9 CORN BARN - N
SCALE: 1/4" = 1'-0"



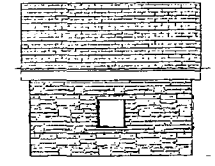
8 SPRING HOUSE - W
SCALE: 1/4" = 1'-0"



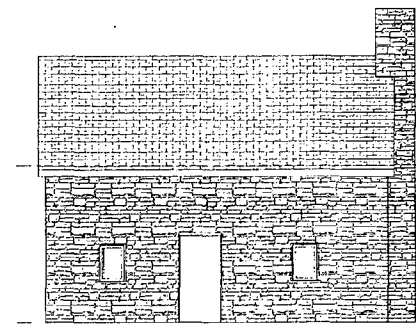
7 SPRING HOUSE - S
SCALE: 1/4" = 1'-0"



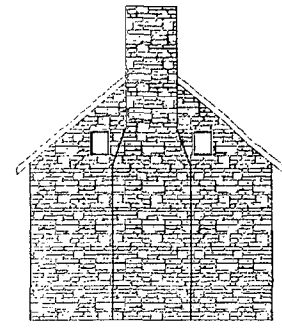
6 SPRING HOUSE - E
SCALE: 1/4" = 1'-0"



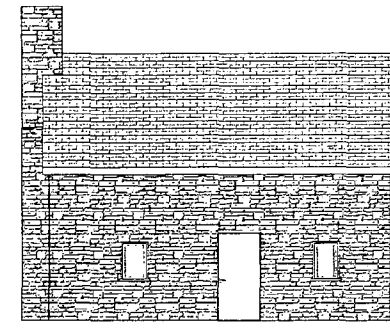
5 SPRING HOUSE - N
SCALE: 1/4" = 1'-0"



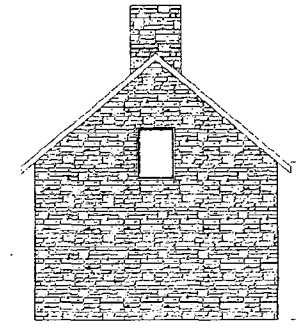
4 EVENT OFFICE 1 - W
SCALE: 1/4" = 1'-0"



3 EVENT OFFICE 1 - S
SCALE: 1/4" = 1'-0"



2 EVENT OFFICE 1 - E
SCALE: 1/4" = 1'-0"



1 EVENT OFFICE 1 - N
SCALE: 1/4" = 1'-0"

WOODSTOCK EQUESTRIAN PARK, PHASE 1A HISTORIC STRUCTURES ELEVATIONS

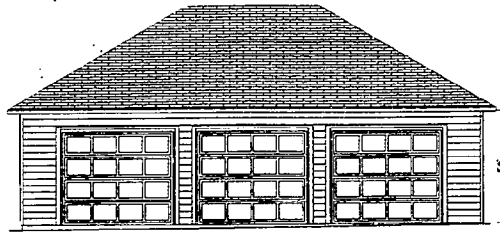
sheet A-10
TAX MAP: EW, PARCEL 45, LIBER, HOLID: 1534/005, PART OF 302.72 ACRES
scale: 1/4" = 1'-0"



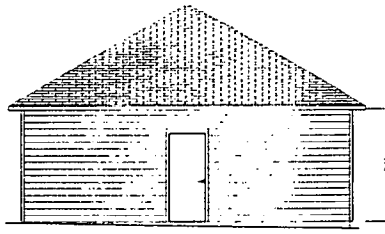
DESIGNED BY M. NCPPC
PROJECT: PHASE 1A
LANDSCAPE ARCHITECT: MCKEE/CASANOVA
DATE: 05/01/01
REVISIONS:
DATE OF REVISION: BY: TIME: APPROVED:
DATE: 05/01/01
FILE: 1534/005
REVISIONS:
DESCRIPTION: 01/01

12

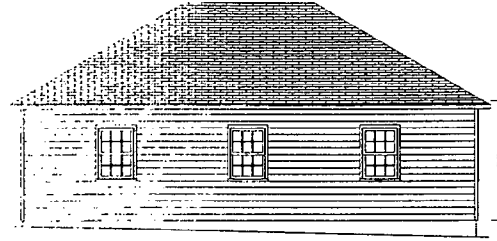
Existing Elevations, Farm Complex w/ proposed uses



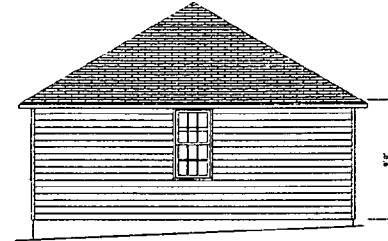
12 SMALL GAR. - W
SCALE: 1/4" = 1'-0"



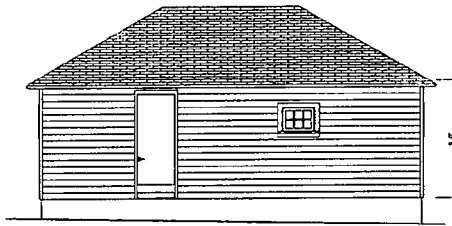
11 SMALL GAR. - S
SCALE: 1/4" = 1'-0"



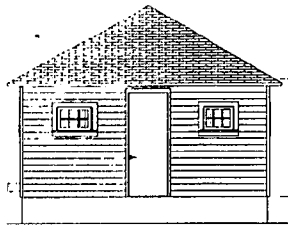
10 SMALL GAR. - E
SCALE: 1/4" = 1'-0"



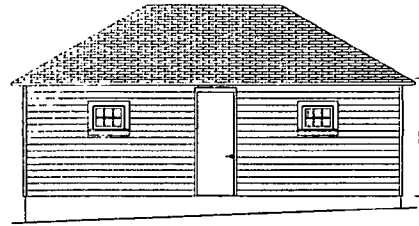
9 SMALL GAR. - N
SCALE: 1/4" = 1'-0"



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



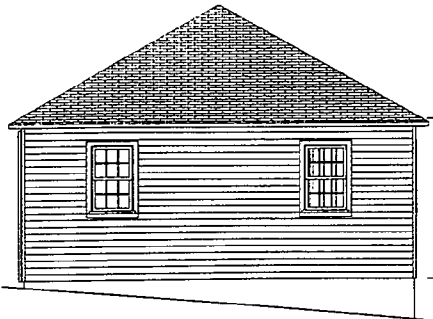
7 EVENT OFFICE 2-S
SCALE: 1/4" = 1'-0"



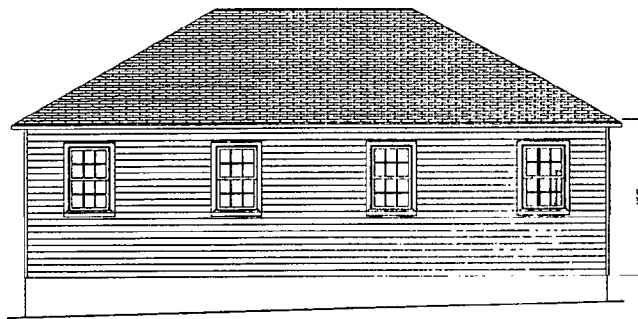
6 EVENT OFFICE 2-E
SCALE: 1/4" = 1'-0"



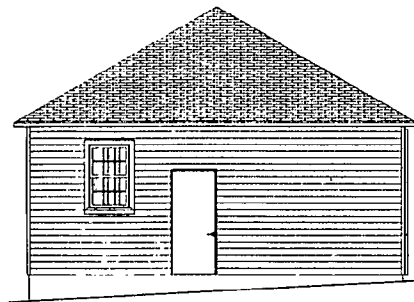
5 EVENT OFFICE 2-N
SCALE: 1/4" = 1'-0"



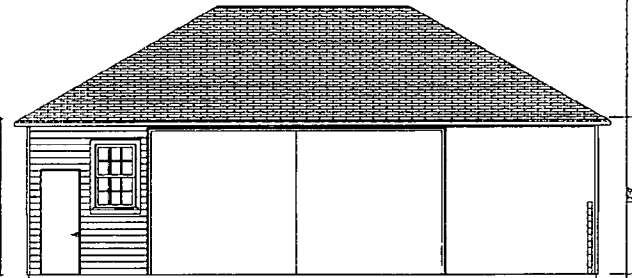
4 MAINTENANCE GAR.-W
SCALE: 1/4" = 1'-0"



3 MAINTENANCE GAR.-S
SCALE: 1/4" = 1'-0"



2 MAINTENANCE GAR.-E
SCALE: 1/4" = 1'-0"



1 MAINTENANCE GAR.-N
SCALE: 1/4" = 1'-0"

WOODSTOCK EQUESTRIAN PARK, PHASE 1A
HISTORIC STRUCTURES ELEVATIONS

TAKEN FROM PARCEL 47, LINES/POLY-178985, PART OF 293.72 ACRES

sheet A-9

scale 1/4" = 1'-0"



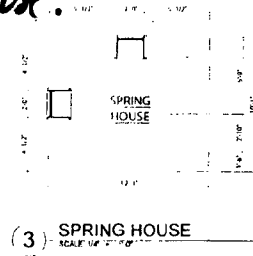
The Maryland-National Capital
Park and Planning Commission

9500 BROADLEAF AVENUE
Silver Spring, Maryland 20901
Montgomery County
Department of Park and Planning
(301) 495-2535

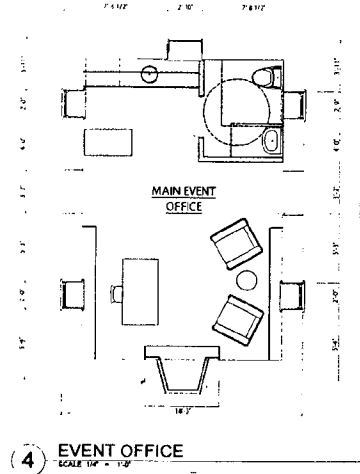
DESIGNED BY: M-NCPPC	
DESIGNED	LL
LANDSCAPE ARCHITECT	W. GEE CLARK
DATE OF PLAN	01/01/01
REVISION	01
DATE OF REVISION	01/01/01
FILE	01/01/01
DATE OF PLAN	01/01/01
DATE OF PLAN	01/01/01
DATE OF PLAN	01/01/01
DATE OF PLAN	01/01/01

22

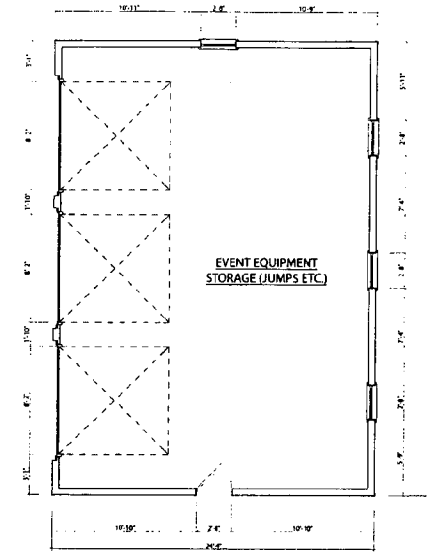
Existing plans (very conceptual) for reuse.



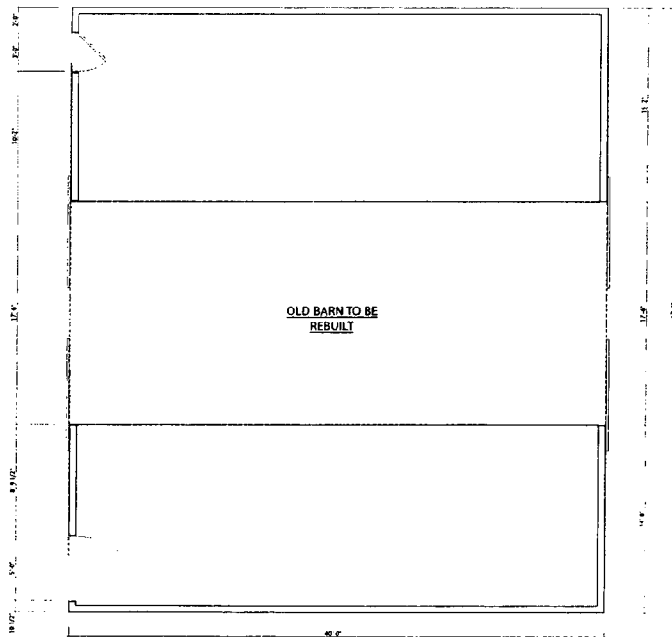
3) SPRING HOUSE
SCALE: 1/4" = 1'-0"



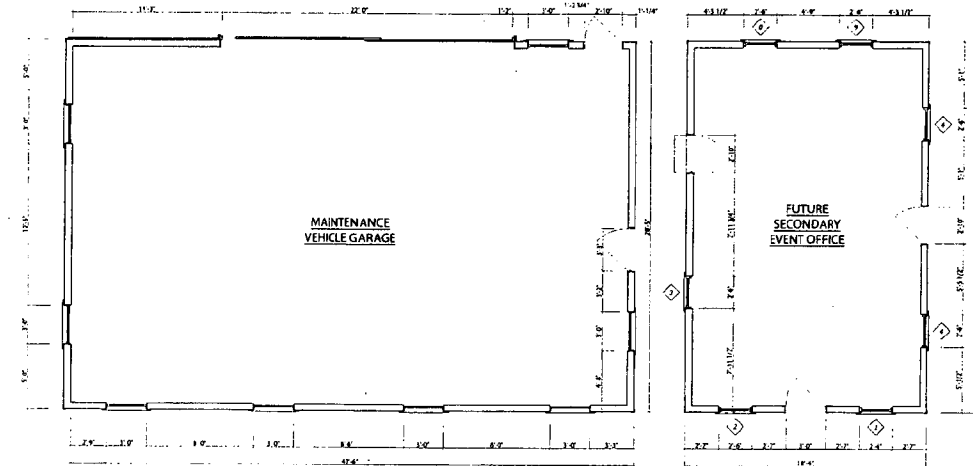
4) MAIN EVENT OFFICE
SCALE: 1/4" = 1'-0"



5) SMALL GARAGE
SCALE: 1/4" = 1'-0"



1) CORN BARN
SCALE: 1/4" = 1'-0"



2) MAINTENANCE GARAGE & SECONDARY EVENT OFFICE
SCALE: 1/4" = 1'-0"



WOODSTOCK EQUESTRIAN PARK, PHASE 1A
HISTORIC STRUCTURES PLANS

TAX MAP - EW, PARCEL 02, LIBS/POLD - 578/955, PART OF 29322 ACRES

sheet A-B

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

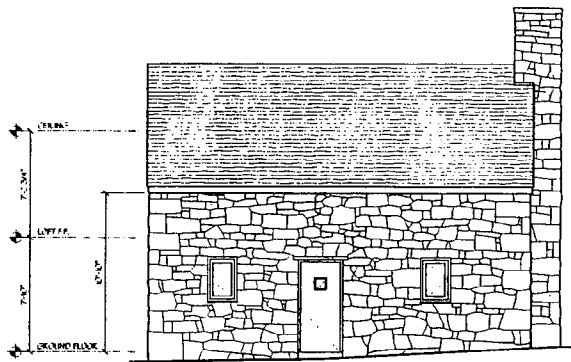


The Maryland-National Capital
Park and Planning Commission

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Silver Spring, Maryland 20901
Montgomery County
Department of Park and Planning
(301) 495-2535

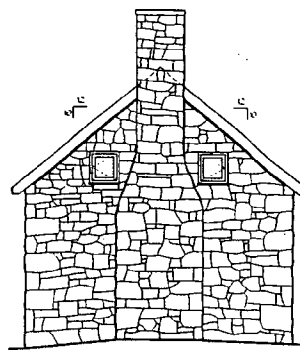
DESIGNED BY: M-NCPPC	
ENGINEER	LSH
LANDSCAPE ARCHITECT	KAROL LABORN
DRAWN BY	HY
CHECKED BY	IF
DATE OF MEETING	04/15/14
FILE NUMBER	04/15/14
REVISIONS	
DESCRIPTION	DATE

23

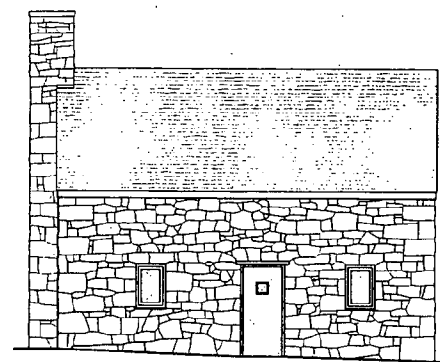


EAST ELEVATION

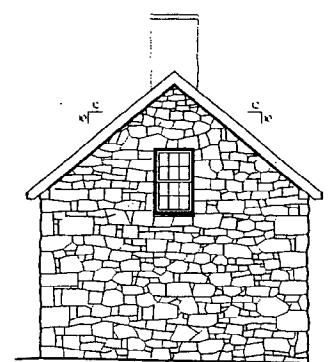
MATERIALS NOTES:
 WALLS: RECIPIED BELL COURSED, RECIPIED LITE PATTERN
 ROOF: GAMBREL WITH ROOF FINISH
 ROOF: ASPHALT SHINGLES, FAIR WEAR
 SHAKE PATTERN & MOISTURE
 DOORS: INSET, FLUSH WITH LITE
 LINTEL: WOOD
 TRIPLE-HUNG: METAL
 SILL: CONCRETE
 WINDING:
 LAYERS: STONE
 SILL: SLATE



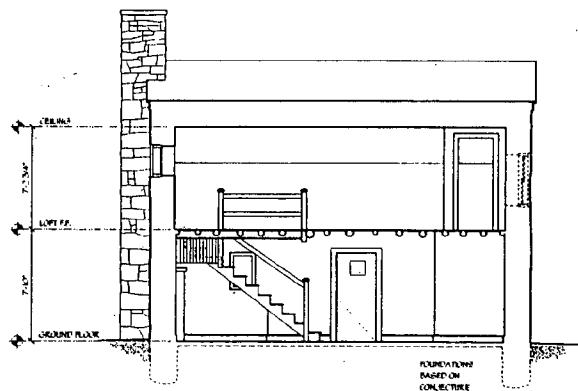
SOUTH ELEVATION



WEST ELEVATION

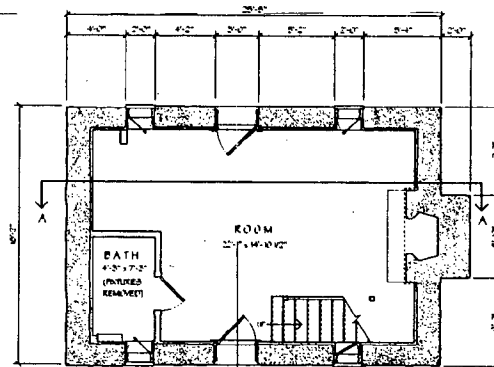


NORTH ELEVATION

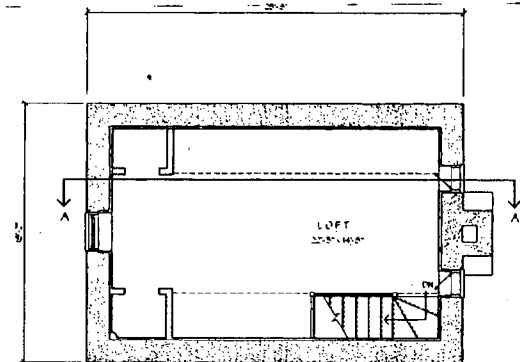


LONGITUDINAL SECTION A-A

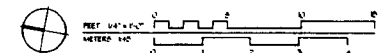
MATERIALS NOTES:
 INTERIOR WALL FINISH: PLASTER, STONE PLASTER
 INTERIOR PARTITION WALLS: PLASTER OVER WOOD LATH
 GROUND FLOOR FINISH: CONCRETE TILE
 GROUND FLOOR CEILING: EXPOSED STRUCTURE
 FURNISHED LOFT FLOOR, JOISTS
 LOFT FLOOR FINISH: SILL, SLATE & GROUND FLOOR FINISH
 LOFT CEILING: PLASTER OVER WOOD LATH
 WINDOWS: CASEMENT & DOUBLE HUNG



LOWER FLOOR PLAN



UPPER FLOOR PLAN



REV#	DATE	DESCRIPTION

THE MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING
 COMMISSION



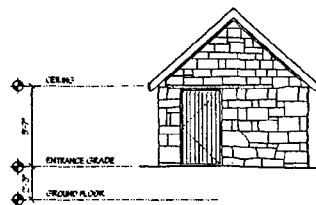
FWA
 FREDERICK WARD ASSOCIATES

P.O. Box 727, S. South Main Street
 Bel Air, Maryland 21014-0727
 410-840-7900
 410-840-1343 fax
 JOHNSON OFFICE
 Columbia, Maryland and Warrenton, Virginia
 www.frederickward.com

SURVEY OF EXISTING CONDITIONS OF:
BREWER FARM - MANAGER'S HOUSE
 WOODSTOCK EQUESTRIAN PARK,
 MONTGOMERY COUNTY, MARYLAND

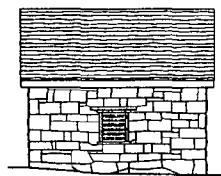
DATE: 12/10/00
 SCALE: AS SHOWN
 DRAWN BY: D. FAHNE
 CHECKED BY: J. HARRIS
 PROJECT NO.: 2075140-00

210



WEST ELEVATION

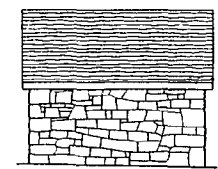
MATERIALS & NOTES:
 WALLS: RECONSTRUCTED COURSED RANDOMLY
 SQUARE SANDSTONE, WITH BROWN POINTING
 ROOF: SHINGLE SHAKES PAIR W/VT
 SHAKE PATTERN & MIXED GRAIN
 DOORS: OAKEN WITH STRAT HINGES
 LINTELS: WOOD
 JAMBS & HEADS: WOOD
 THRESHOLD: WOOD
 WINDOWS:
 LINTELS: WOOD
 JAMBS & HEADS: WOOD
 SILL: WOOD



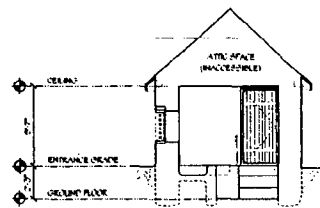
NORTH ELEVATION



EAST ELEVATION

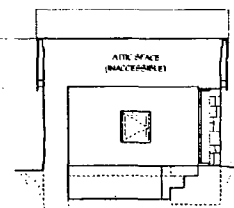


SOUTH ELEVATION

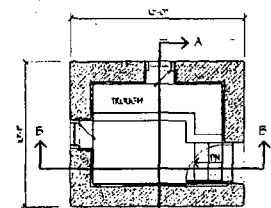


TRANSVERSE SECTION A-A

MATERIALS & NOTES:
 INTERIOR WALL FINISH: PLASTER & GYPSUM SUBSTRATE
 FLOOR FINISH: EARTH
 CEILING: PLASTER



LONGITUDINAL SECTION B-B



FLOOR PLAN

23



REVISIONS		
NO.	DATE	DESCRIPTION

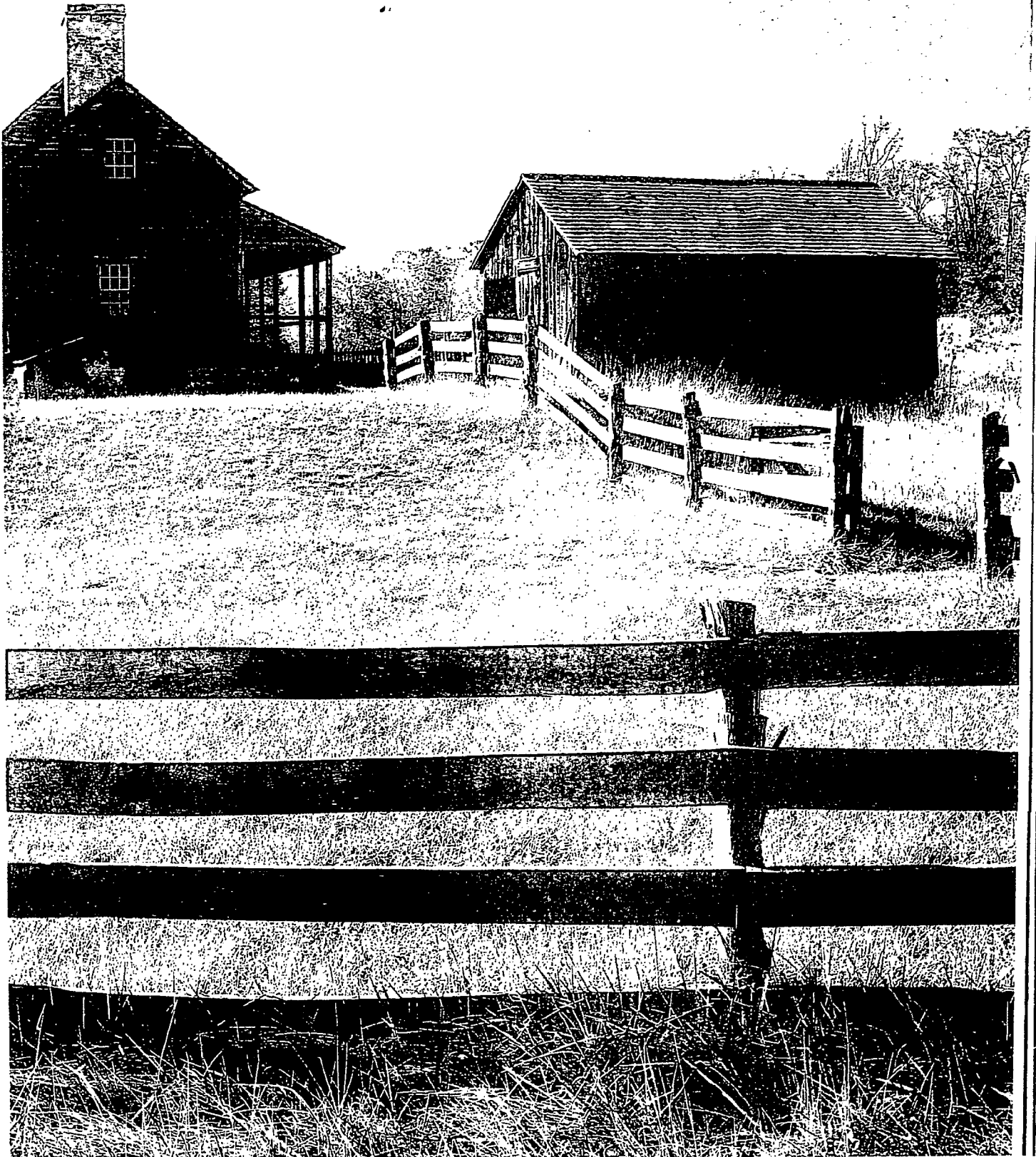
THE MARYLAND-NATIONAL CAPITAL
**PARK AND PLANNING
 COMMISSION**

FWM
 FREDERICK WARD ASSOCIATES
 ARCHITECTS | INTERIORS | PLANNING | ENVIRONMENT

P.O. Box 727, 8 South Main Street
 Bel Air, Maryland 21014 - 0727
 410-838-7800
 410-838-1243 fax
 MEMBERS OFFICE
 Columbia, Maryland and Warrenton, Virginia
 www.frederickward.com

SURVEY OF EXISTING CONDITIONS OF
BREWER FARM - SPRING HOUSE
 WOODSTOCK EQUESTRIAN PARK,
 MONTGOMERY COUNTY, MARYLAND

DATE: 12/10/13	CONTRNO: A2
SCALE: AS SHOWN	
DESIGNED BY:	
CHECKED BY:	
DATE: 12/10/13	FIG. NO. 5000
SCALE: AS SHOWN	
DESIGNED BY:	
CHECKED BY:	
DATE: 12/10/13	FIG. NO. 5000



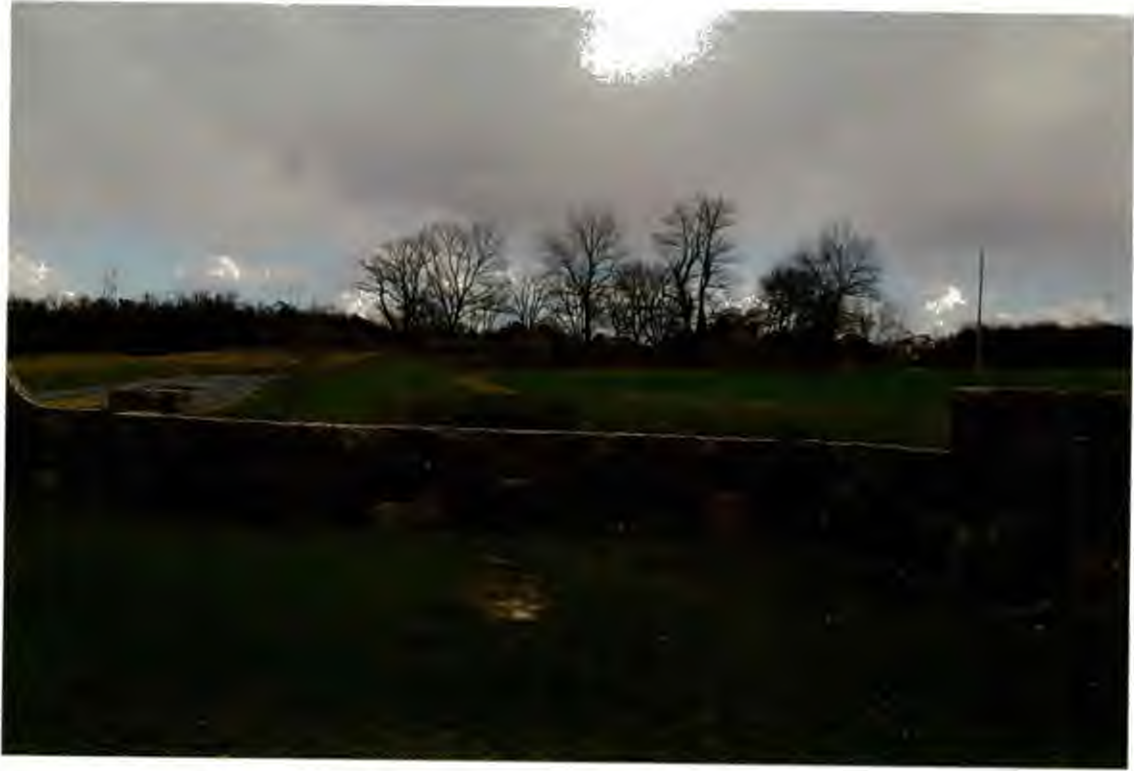
Bremen Farm 12/38



View of main entry gates (modern) toward
location of horse riding rings from Darnestown Rd

(27)

Brewer Farm 12/38



View of farm complex from the road (Darnestown)
looking east.

(28)

Brewer Farm 12/38



View of proposed cross-county course from
Darnestown Road.

Brewer Farm 12/39



View of gravel entry roads. Roads will be separated from surrounding grassland by four-board wood fencing.

Brewer Farm 12/38



View of farm complex from barn/corner structure,
looking west.

32

Stone Springs house. No use is proposed for this structure. View is of east elevation. Springs house is at far western boundary of farm complex.



Brewer Farm 12/38

Brewer Farm 12/38



Old stone house, date undetermined. To be reused
as an events office. View looking west.

(34)

Old stone house, view of west elevation. Proposed
Porch & Free.



Brown Farm 12/38

Brewer Farm 12/30



South Side of Old Stone House / Proposed Events Office
from field on southwest.

(35)

Brewer Farm 12/38



Front view, looking northeast, of garage / carriage house structure. Triple medium garage doors ^{+ bldg form} suggest that the structure may have been a carriage house originally.

Brewer Farm 12/38



Frame garage outbuilding. Located at the northern edge of farm complex. Structure has a hipped roof, triple garage doors, and wood siding.

(37)

Brewer Farm 12/38

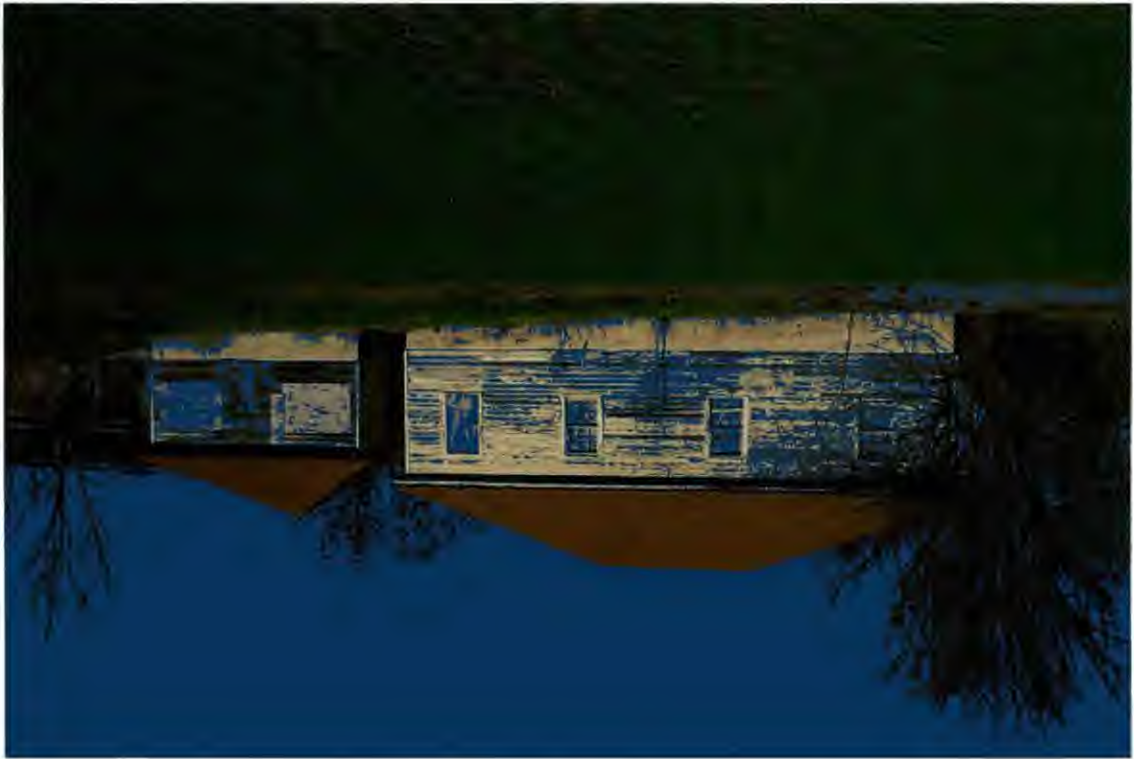


Two frame outbuildings to the southern boundary of main farm bldg complex. Both structures have hipped roofs, an older poured concrete foundation, and wood siding. Looking west. To be used as maintenance structure and possibly restroom facilities.

(38)

39

Rear elevations of two outbuildings that abut the
Savourn farm complex boundary. View is taken
from field on southwest, proposed location of
press-pouring curb. Building to the right is being
considered as a restroom facility. Riding to the left
is proposed maintenance/storage structure.



Brewer Farm 12/38

Brewer Farm 12/38



View of west elevation of frame outbuilding. Looking east.

(40)

Brewer Farm 12/38



View of field to southeast of farm complex. MNCPD
Parks Division proposes a possible beginner's cross country
riding course on this location.

(41)

Brewer Farm 12/38



Current gravel lot, view to west toward main farm complex.

42

Brewer Farm 12/38



View of proposed gravel lot (possible wetlands?), looking west.

W3

Brewer Farm 17/38



Sycamore tree located in proposed gravel lot.

(44)

Brewer Farm 12/38



Run-in shed, located in proposed new gravel parking lot. View looking west.

(45)

- (20 min) *11. **Preliminary Plan No. 120050230, Slater Property** P. Butler
- RE-2 zone; 7.32 acres; 2 lots requested; 2 one-family detached residential dwellings, one existing to remain; located on Chandlee Mill Road, 3,500 feet east of Brooke Road; Sandy Spring-Ashton.
Staff recommendation: Approval with conditions
- (30 min) 12. **Discussion: Annual Report from the Maryland Soccer Foundation regarding the Soccerplex.** T. Brooks
afternoon Annual Report as required by partnership lease
- (45 min) 13. **Woodstock Equestrian Park Phase II** J. Penn
- A: Forest Conservation Plan Amendment, No. PP2003001, Woodstock Equestrian Park. Amendment to allow additional disturbances for Phase II of facility plan. Located on Darnestown Road northwest of Beallsville Road; Dickerson.
D. Tobin/
L. Komes
Staff recommendation: Approve with conditions
- B. Facility Plan
Woodstock Equestrian Park, Route 28, Northern Region-Black Hill Maintenance Area, Potomac/Rural Master Plan Area. Presentation of Phase II facility plan, including Operations Plan, Operating Budget impact, cost estimate, and request for supplemental appropriation. The equestrian facilities include beginner/novice cross country eventing course, outdoor rings, rehabilitation of existing historic structures, expanded parking lot, and infrastructure improvements.
- Staff recommendation: Approve facility Plan for Phase II of Woodstock Equestrian Park, including, Operations Plan, Operating Budget Impact, Cost Estimate, and Request for Supplemental Appropriation*
- (45 min) 14. **Board of Appeals No. S-2736** E. Tesfaye
DAVCO Restaurants, Inc., applicant, requests a special exception for an eating & drinking establishment, including a drive-in (Drive-in Restaurant); C-1 Zone; located at intersection of Vital Way & Randolph Road (MD Route 183), Silver Spring
- Staff recommendation: TBD*
(Action required for hearing by the Hearing Examiner on 01/05/09)



Kennedy, Rachel

From: Komes, Linda
Sent: Tuesday, November 18, 2008 3:54 PM
To: Kennedy, Rachel
Subject: RE: Question about Plans

The sand schooling ring might occur in this phase if we have sufficient funding to cover the cost of its construction. The new horse trail bridge is already in place. The temporary stalls, tents and portable water tank storage are likely to never happen. An area for portable toilets will be established and designated during design development. There are no plans at this time for the indoor arena and it's not located on the side designated anyway. If it is ever built will depend on funds being available.

The 2-3 rings, expanded parking adaptively re-used buildings and possible picnic shelter/rebuilt corncrib may happen provided our funds are sufficient within the next 2 years.

Hope this helps.

Linda Komes, RLA, AICP, CPSI
Project Manager
Park Development Division
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, MD 20901
301-650-2860

From: Kennedy, Rachel
Sent: Tuesday, November 18, 2008 3:40 PM
To: Komes, Linda
Subject: RE: Question about Plans

That was a garden joke, fyi.

Anyway, just to make sure: the sand schooling ring, temporary grassed trailer parking, temporary stalls, new horse trail bridge, temporary tents, portable water tank storage, portable toilet area, and indoor arena noted on the master site plan are items that are not in the works this time, but might be on the table in the future? IF so, how far in the future?

Also, the riding rings, expanded parking, buildings restoration, and possibly corncrib construction are on the table for the very near future. If so, how near? (Including infrastructure like fencing and paths). Let me know and thanks for your help.

Rachel

From: Kennedy, Rachel
Sent: Tuesday, November 18, 2008 3:29 PM
To: Komes, Linda
Subject: RE: Question about Plans

Plenty of horse manure for fertilizing...

From: Komes, Linda
Sent: Tuesday, November 18, 2008 3:27 PM
To: Kennedy, Rachel
Subject: RE: Question about Plans

On the west side it looks as if the path widens to create a sitting area of sorts. On the east side it looks as though they are proposing some sort of formal garden area, which is crazy of course.

Linda Komes, RLA, AICP, CPSI
Project Manager
Park Development Division
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, MD 20901
301-650-2860

From: Kennedy, Rachel
Sent: Tuesday, November 18, 2008 3:19 PM
To: Komes, Linda
Subject: RE: Question about Plans

Not something attached to the building.

From: Komes, Linda
Sent: Tuesday, November 18, 2008 3:18 PM
To: Kennedy, Rachel
Subject: RE: Question about Plans

It looks like a garden area.

Linda Komes, RLA, AICP, CPSI
Project Manager
Park Development Division
Montgomery County Department of Parks
9500 Brunett Avenue
Silver Spring, MD 20901
301-650-2860

From: Kennedy, Rachel
Sent: Tuesday, November 18, 2008 3:04 PM
To: Komes, Linda
Subject: Question about Plans

Hi Linda,

Quick question. I am just getting around to looking at the new plans closely. On the plan with the title, Woodstock Equestrian Park Phase 1A Historic Structures Enlarged Site Plan, what is the enclosure that appears to be attached to the rear of the old stone house/main event office? Thanks,
R

Rachel Kennedy
Senior Planner
Countywide Planning | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
1109 Spring Street, Suite 801

Silver Spring, MD 20910

rachel.kennedy@mncppc-mc.org, <http://www.mc-mncppc.org/historic/>

Mailing Address:

8787 Georgia Avenue

Silver Spring, MD 20910



WOODSTOCK EQUESTRIAN PARK

MASTER SITE PLAN

MARCH 7, 2007

PLANNING
ARCHITECTURAL
INTERIORS

ARCHITECTS, P.C.

KEY

- TRAIL (HIKE/HORSE)
- TRAIL (HIKE ONLY)
- *-*- EXISTING FENCE
- *-*- NEW FENCE
- ~~~~~ SURFACE DRAINAGE
- PROPERTY LINE
- ===== WATER
- *-*- FUTURE PADDOCKS

LEGEND

- 1 EVENT OFFICE (RESTORED STRUCTURE)
- 2 SERVICE BUILDING (RESTORED STRUCTURE)
- 3 SAND SCHOOLING RING (100' X 200')
- 4 TEMPORARY GRASSED TRAILER PARKING (50)
- 5 TEMPORARY STALLS (30 X 120' STABLES, 24 STALLS/STABLE)
- 6 EXISTING GRAVEL VISITOR PARKING
- 7 NEW GRAVEL VISITOR PARKING (40)
- 8A SAND RIDING RING (230' X 300')
- 8B SAND RIDING RING (120' X 250')
- 9 GRASS JUMP FIELD (400' X 500')
- 10 NEW HORSE TRAIL BRIDGE (already in place)

- 11 ~~BASIC TURNOUTS/PADDOCKS~~ Possible beginner Cross Country Course
- 12 TEMPORARY TENTS (V.I.P. SPONSORS)
- 13 PORTABLE WATER TANK STORAGE/ PORTABLE PUBLIC TOILET AREA
- 14 INDOOR ARENA (123' X 225')
- 29 FUTURE STEEPLCHASE & CROSS COUNTRY TRAILS
- 30 SPECTATOR SEATING
- 31 VISITOR PARKING (UP TO 10 VEHICLES)

STORM WATER MANAGEMENT
CONCEPT PLAN
SHEET C-1



Lolederman
Soltész Associates, Inc.

92.60 Ac.
P877

PT. P708

DARNESTOWN ROAD RT. 28

SCALE 1" = 50'

E 1102.980

Spring house
Hose
garage
corn crib

run in shed

W. M. Rickman
7416/483
353.62 Ac.
P524

PRELIMINARY - NOT FOR CONSTRUCTION

SOIL LISTING FOR WOODSTOCK EQUESTRIAN PARK

Soil No.	Soil Name	Hydrologic Group	Avg. Slope
18D	Brinklow-Blocktown channery silt loam	B (C/D)	15-25%
1C	Galla Silt Loam	B	8-15%
5B	Glenville Silt loam	B	3-8%
20B	Brentsville Sandy Loam	C	3-8%
21B	Penn silt loam	C	3-8%

LEGEND

	PROPOSED DRAINAGE DIVIDE
	EXISTING DRAINAGE DIVIDE
	PROP. STDRM DRAIN
	OVERLAND FLDWPATH
	SOIL BOUNDARY LINE
	PROP. GRASS SWALE

**WOODSTOCK EQUESTRIAN PARK
SITE PLAN**

sheet C-2

TAX MAP - CUDV, PARCELS P520, P221, P900, P708, P877, P524, P103

scale: 1" = 50'

LS Lockman Schaefer Associates, Inc.
 ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 T. 301.948.2750 F. 301.948.9067
 www.LSAssociates.net

Rockville
 Lanham
 Frederick
 Waldorf
 Leesville

Engineering
 Planning
 Surveying
 Environmental Sciences



The Maryland-National Capital
 Park and Planning Commission

9500 Brunett Avenue
 Silver Spring, Maryland 20901
 Montgomery County
 Department of Park and Planning
 (301) 495-2535

DESIGNED BY M-NCPPC

ENGINEER: Lockman Schaefer Associates, Inc.
 LANDSCAPE ARCHITECT: Mike Carter
 DRAWN BY: TMS
 REVIEW: TMS
 DATE OF PRINTING: November 6, 2008 TMS
 FILE: P:\14042008\WOODSTOCK

REVISIONS	
DESCRIPTION	DATE

P:\14042008\WOODSTOCK\14042008\WOODSTOCK_SIT PLAN.dwg



VIEW TO ROAD & FIELD FOR RIPPING RINGS



"Managers House"



"Mansel's House", with large frame shed at rear

"Sprig House"





Facade - "Garage"

Side of Rear Elevations - "Garage"



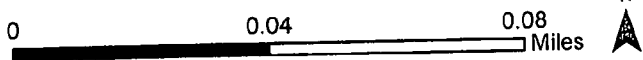
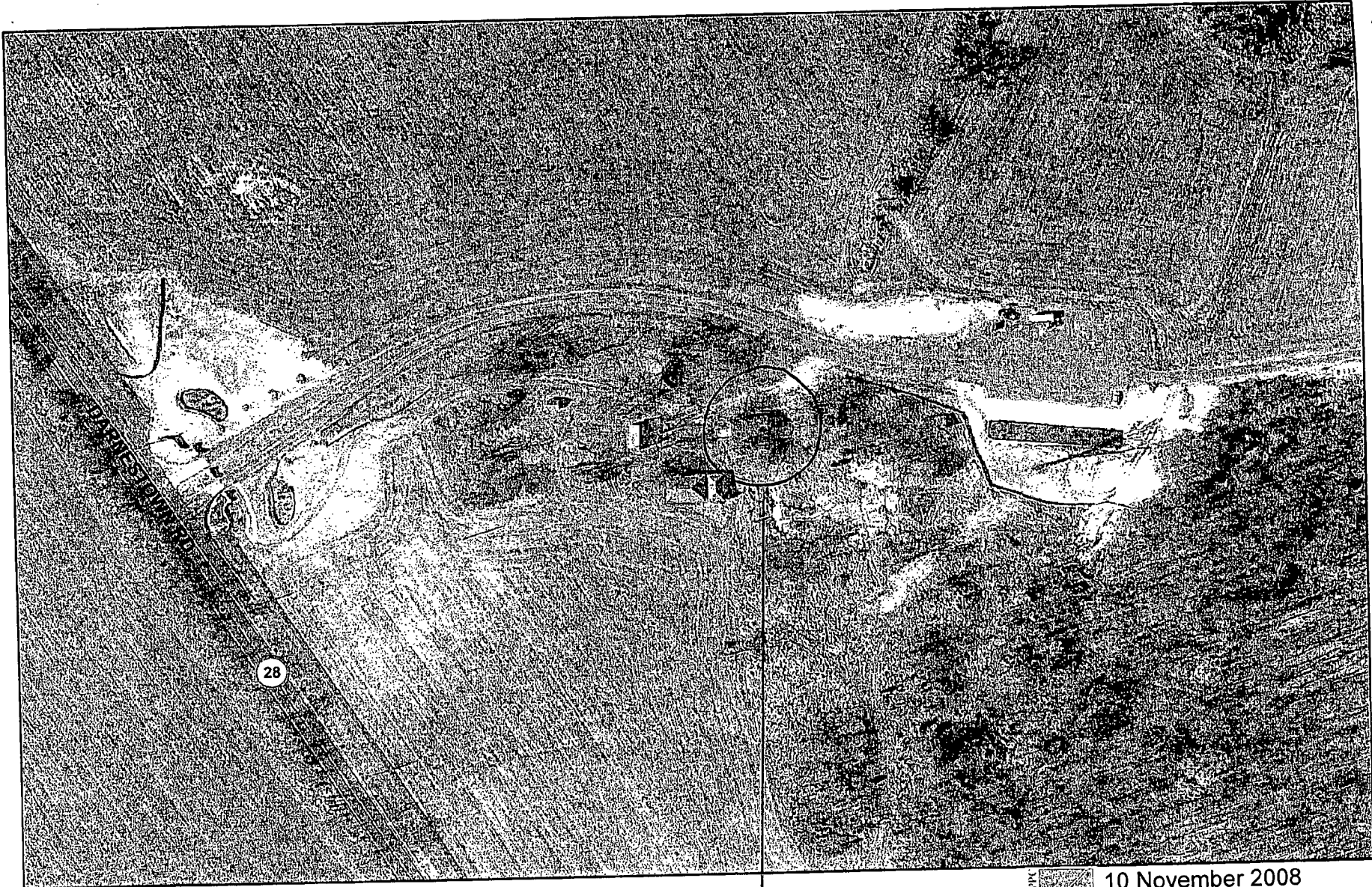


Wood Shed

Rear of frame. 5109



Brewer Farm



10 November 2008
Sources: M-NCPPC, 2007

Brewer Farm (MP 12/38)
Coracrib

Attachment 1

WOODSTOCK EQUESTRIAN PARK

PHASE I FACILITY PLAN

COMMISSIONED BY : MARYLAND NATIONAL PARK & PLANNING COMMISSION

9500 BRUNETT AVENUE
SILVER SPRING, MARYLAND 20901
MONTGOMERY COUNTY
DEPARTMENT OF PARK AND PLANNING
(301) 495-2535

SHEET INDEX

- TS-1 COVER SHEET
- C-1 SWM CONCEPT PLAN
- C-2 ENLARGED SWM PLAN
- C-3 ENLARGED SWM PLAN
- C-4 WATER DISTRIBUTION PLAN
- FCP-1 FOREST CONSERVATION PLAN - RICKMAN SIDE
- FCP-2 FOREST CONSERVATION PLAN
- FCP-3 FOREST CONSERVATION PLAN - GREENBERG SIDE

- L-5 PLANTING PLAN OF ENLARGED EAST SIDE
- L-6 SIGNAGE

- A-7 HISTORIC STRUCTURES - ENLARGED SITE PLAN
- A-8 HISTORIC STRUCTURES PLANS
- A-9 HISTORIC STRUCTURES ELEVATIONS
- A-10 HISTORIC STRUCTURES ELEVATIONS
- A-11 HISTORIC STRUCTURES RENDERINGS & CONCEPT FOR PICNIC STRUCTURE @ EXISTING CORN CRIB
- A-12 CIRCULATION PLAN
- A-13 CROSS COUNTRY LAYOUT & CONCEPT



PREPARED BY :

<p>BLACKBURN ARCHITECTS, PC</p> <p>IAN KELLY 1820 N STREET NW WASHINGTON DC 20036 (202) 337-1755</p>	<p>LOIEDERMAN SOLTESZ ASSOCIATES, INC.</p> <p>THERESA POLIZZI, RLA 2 RESEARCH PLACE, SUITE 100 ROCKVILLE MD 20850 (301) 948-2750</p>	<p>MCKEE CARSON</p> <p>EUGENE RYANG 301 EAST HIGH STREET CHARLOTTESVILLE VA 22902 (434) 979-7522</p>																
<p>MENDOZA, RIBAS, FARINAS, & ASSOCIATES</p> <p>WALTER MENDOZA 6265 EXECUTIVE BOULEVARD ROCKVILLE MD 20852 (301) 468-8882</p>	<p>O'CONNOR CONSTRUCTION, INC</p> <p>BASIL ALEXANDER 1790 LANIER PLACE NW WASHINGTON DC 20009 (202) 658-8338</p>	<p>GEOCONCEPTS ENGINEERING, INC</p> <p>PAUL BURKART 19955 HIGHLAND VISTA DR, ST. 170 CA 20147 (703) 726-8030</p>	<p>TATE, SHAHBAZ & ASSOCIATES, PC</p> <p>ALI SHAHBAZ 9700 MILL RACE DRIVE VIENNA VA 22182 (703) 757-5169</p>	<p>MNCPPC</p> <p>LINDA KOMES 9500 BRUNETT AVE SILVER SPRING MD 20901 (301) 650-2860</p>	<p>WOODSTOCK EQUESTRIAN PARK, PHASE 1A COVER SHEET</p> <p>sheet TS-1 TAX MAP - EW, PARCEL 67, LIBER/POLLO - 5738/055, PART OF 293.72 ACRES scale:</p> <p>DESIGNED BY MNCPPC</p> <p>ENGINEER: LEA LANDSCAPE ARCHITECT: MCKEE CARSON DRAWN BY: BT REVIEW: JF DATE OF PRINTING: 08/19/12 TIME: 11:45 AM FILE: 011412 REVISIONS</p> <p>The Maryland-National Capital Park and Planning Commission 9500 Brunnett Avenue Silver Spring, Maryland 20901 Montgomery County Department of Park and Planning (301) 495-2535</p>	<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE									
NO.	DESCRIPTION	DATE																



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
240 777-5171

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Preliminary Consultation

Contact Person: Linda Komes

Daytime Phone No.: 301-495-2860

Tax Account No.: _____

Name of Property Owner: Maryland-National Cap. Pk & Pl. Daytime Phone No.: _____

Address: 9500 Brunett Avenue Silver Spring, MD 20910
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Linda Komes, PM Daytime Phone No.: 301-650-2860
Linda Komes 11/12/08

LOCATION OF BUILDING/PREMISE

House Number: 20321 Street: Darnestown Rd.

Town/City: Darnestown Nearest Cross Street: Route 109

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: Woodstock Equestrian Park

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: \$ _____

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

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

**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:

See attached.

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

See attached.

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.

Preliminary Consultation: Woodstock Equestrian Center, East Side, Riding Rings and Building Repair

Description of existing structure(s) and environmental setting:

There are a number of contributing resources of the Brewer Farm, a Master Plan designated site (MP #12-38) on the east side of Route 28 in Woodstock Equestrian Park. The Brewers were progressive and prominent farmers and leaders in the county in the 19th century. Most of the buildings are contained within a squarish collection of outbuildings that include a sandstone "tenant house/manager's house," a large framed shed, a framed building of unknown purpose, a framed garage, a run-in shed, and—set a bit further away—a stone springhouse. (See Attachment 1, site plans.) Most of the standing buildings, if not all, appear upon exterior and interior, visible inspection to date to the 20th century, despite writings in the files and perpetuated in reports that depict the stone structures as mid-19th century. In a call from Joey Lampl to former countywide historian, Mike Dwyer, Mr. Dwyer confirmed that he too believes the stone buildings are "early-to-mid 20th century." He believes they are probably contemporaneous with the framed buildings on site. (Phone call to Mike Dwyer, November 12, 2008.) The farm was owned from 1908 to 1942 by William G. Brewer. (See Attachment 2 for photos of buildings.)

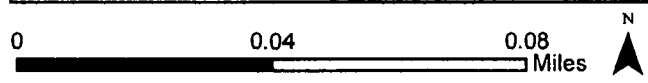
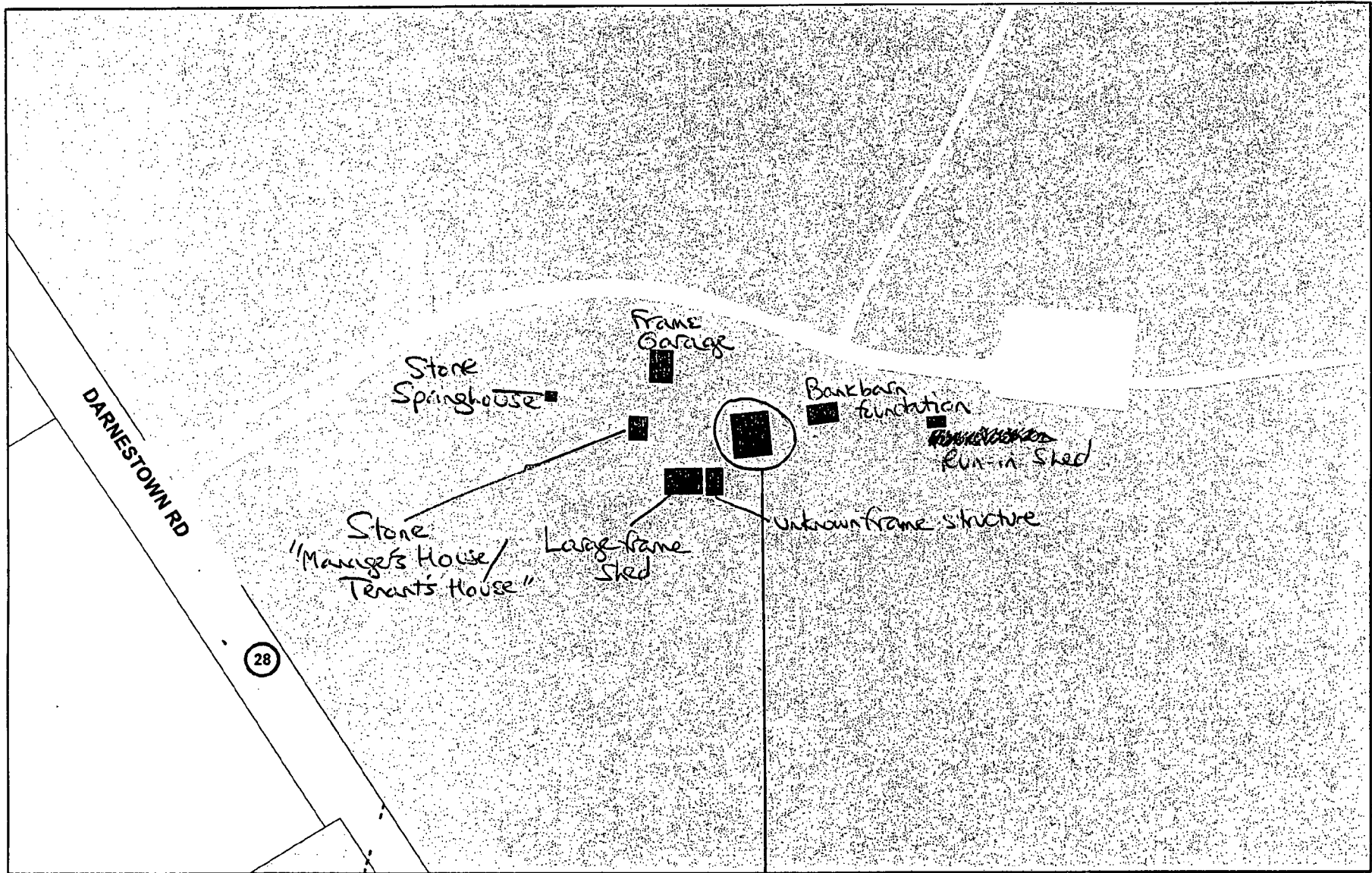
General description of project and its effect on the historic resources and environmental setting:

The proposed facilities on the east side of Route 28 in Woodstock Equestrian Park include two, large fenced riding rings with all-weather sand footings, an expanded gravel parking lot to accommodate approximately 30 vehicles with horse trailers, repairs to all of the remaining Brewer Farm Buildings (paint, carpentry, repair of any remaining windows that have integrity, re-creation of missing windows and doors based on documentation if it can be found), supporting infrastructure (including utilities and well and septic), fencing, landscape planting, and historic interpretive signage. (See Attachment 3 for conceptual drawings relating to Equestrian Park.)

The stone "manager's house/tenant house" will be adaptively reused as an office for use by the Park Manager and during equestrian events. The frame buildings will be used for maintenance and storage of equipment. The stone springhouse will remain unused. Interpretive signage will be included on the site to inform the public of the history of the Brewer Farm and Woodstock. There will be a new, stone dust or gravel pedestrian/equestrian path that will take patrons from the existing vehicular park road into the center of the historic building complex. Fencing around the rings and along the entrance road will consist of traditional, four-board, wooden paddock fencing, painted and/or stained black, as currently exists along the park frontages. (See Attachment 4 for sample fencing type.) The expanded parking lot will be located on the other side of the ridge and therefore not visible from the Brewer Farm or MD Rt. 28.

See Attachment 5 for Existing Conditions Drawings of Manager's House and Springhouse.

Brewer Farm

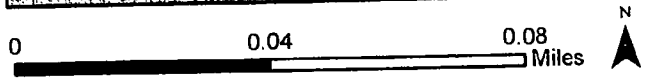
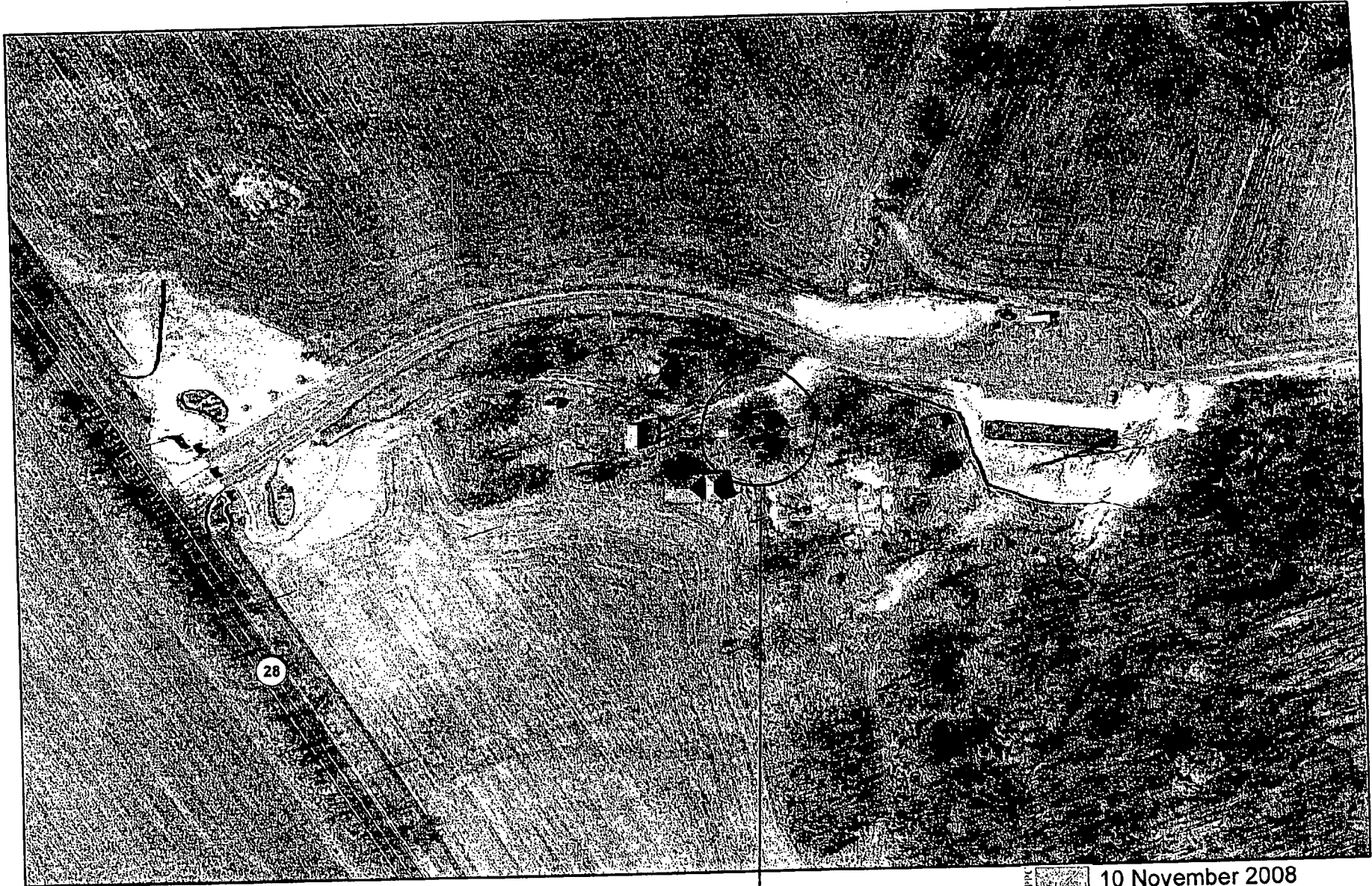


10 November 2008
Sources: M-NCPPC, 2007

Brewer farm (HP 12/38)
Corncrib

Attachment 1

Brewer Farm

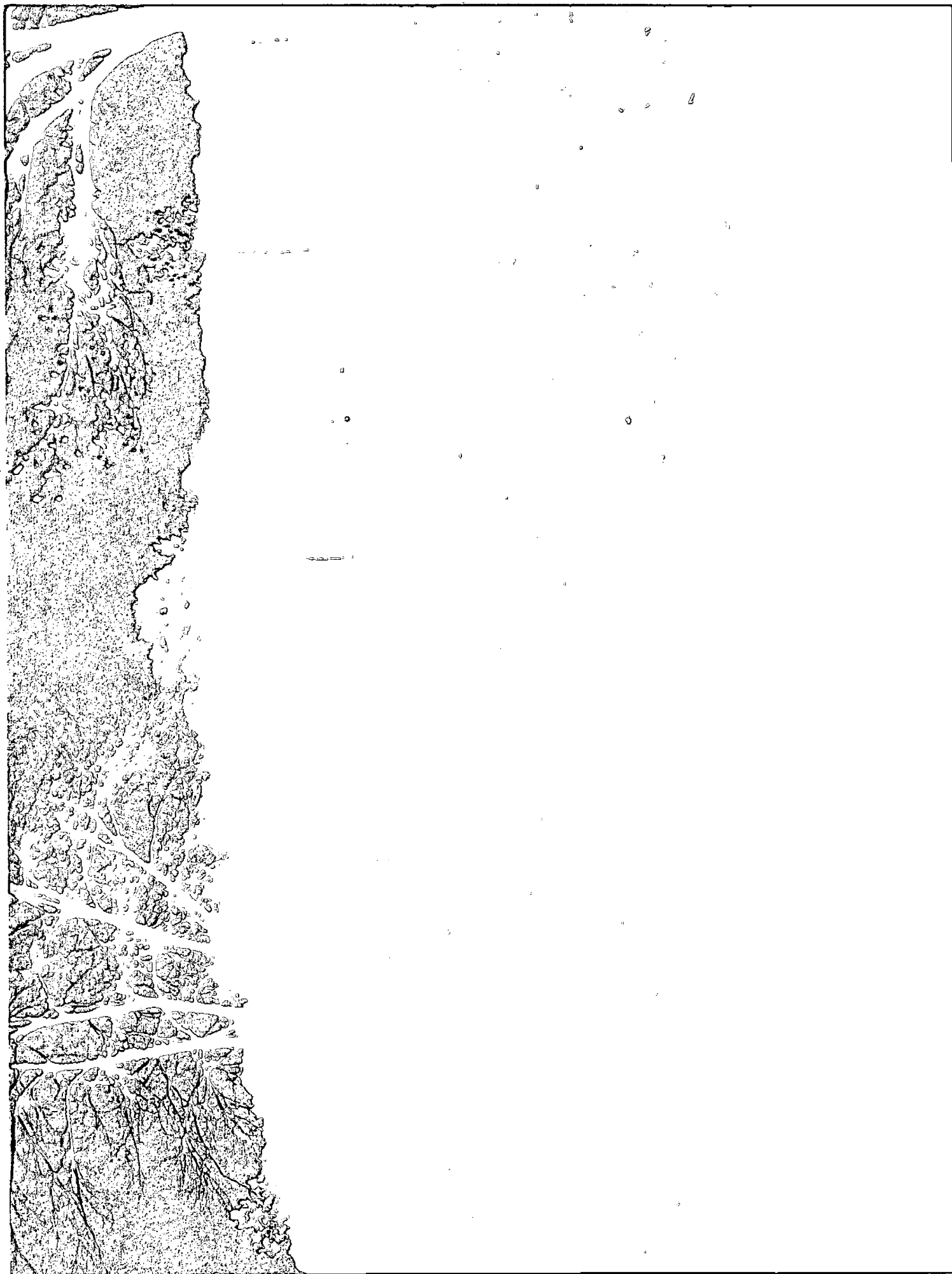


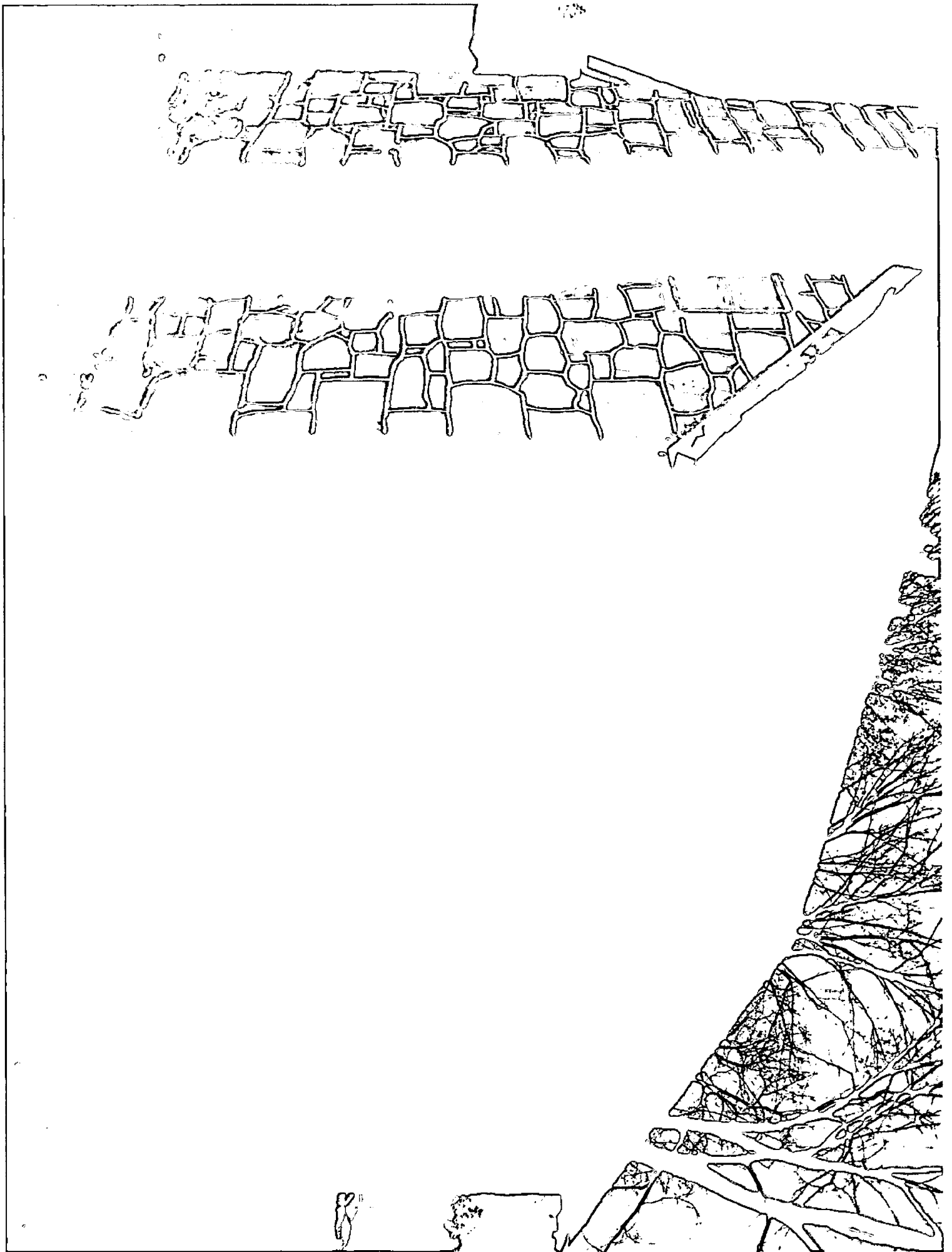
10 November 2008
Sources: M-NCPPC, 2007

Brewer Farm (MP 12/38)
Coracrib

Attachment 1

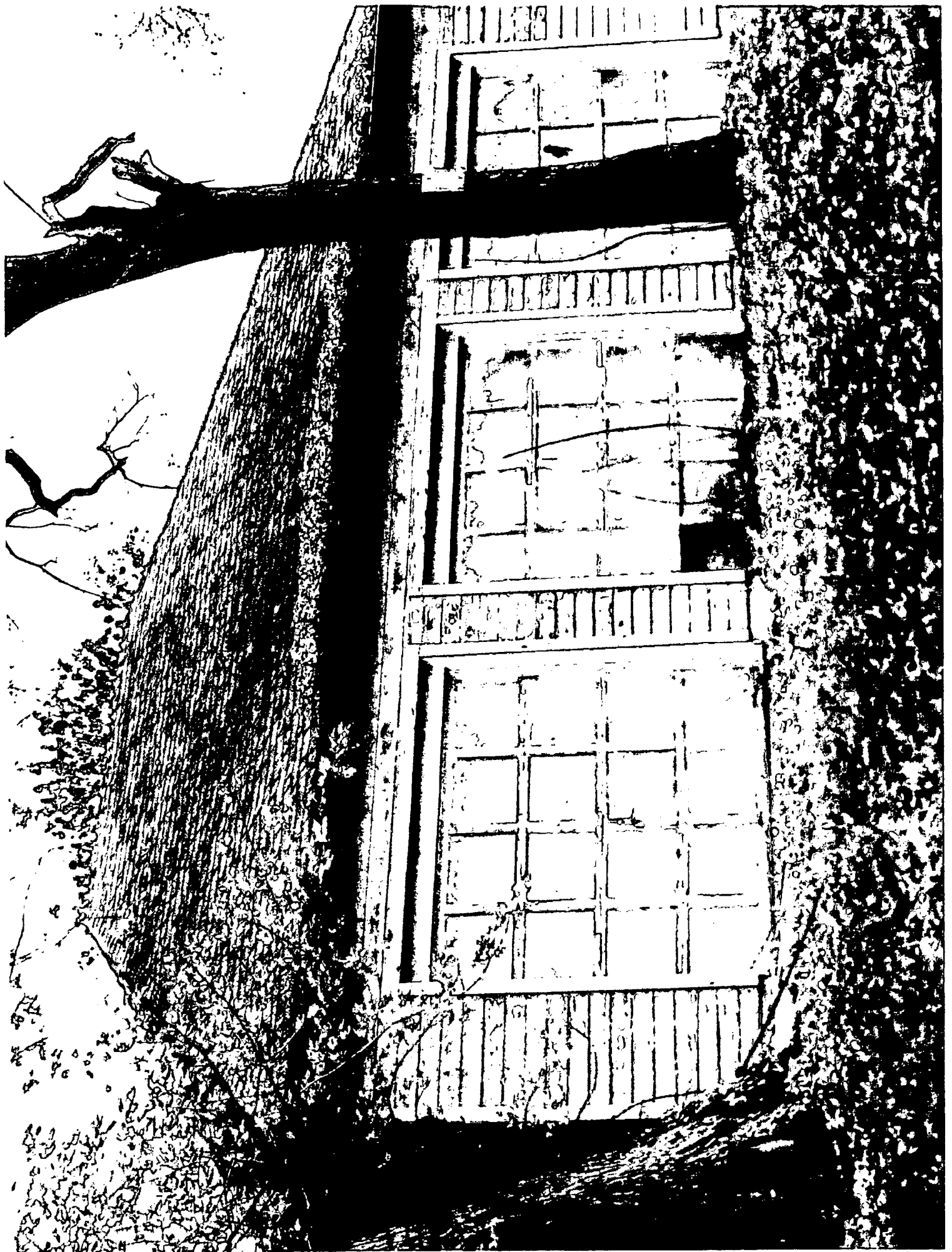
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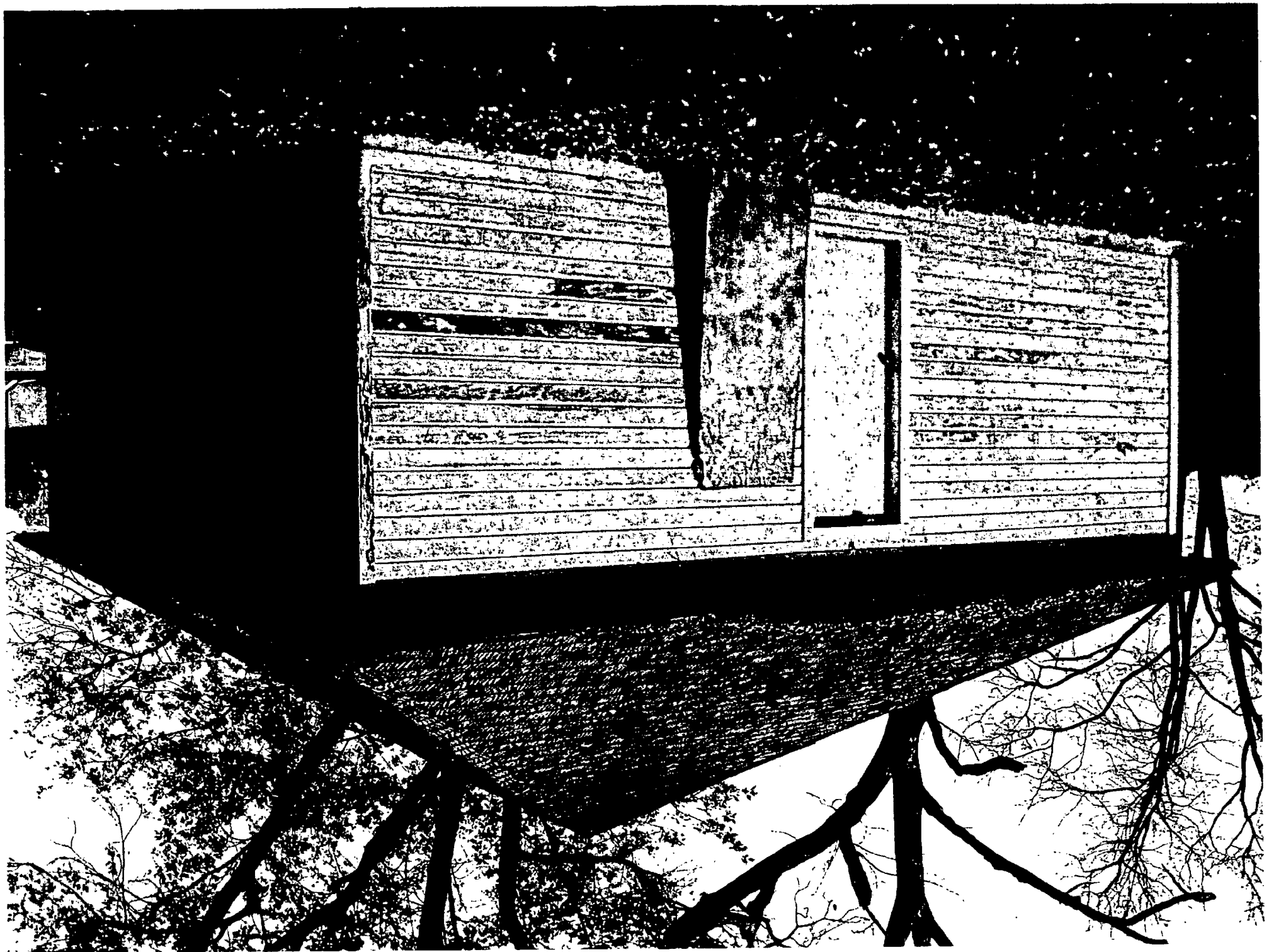


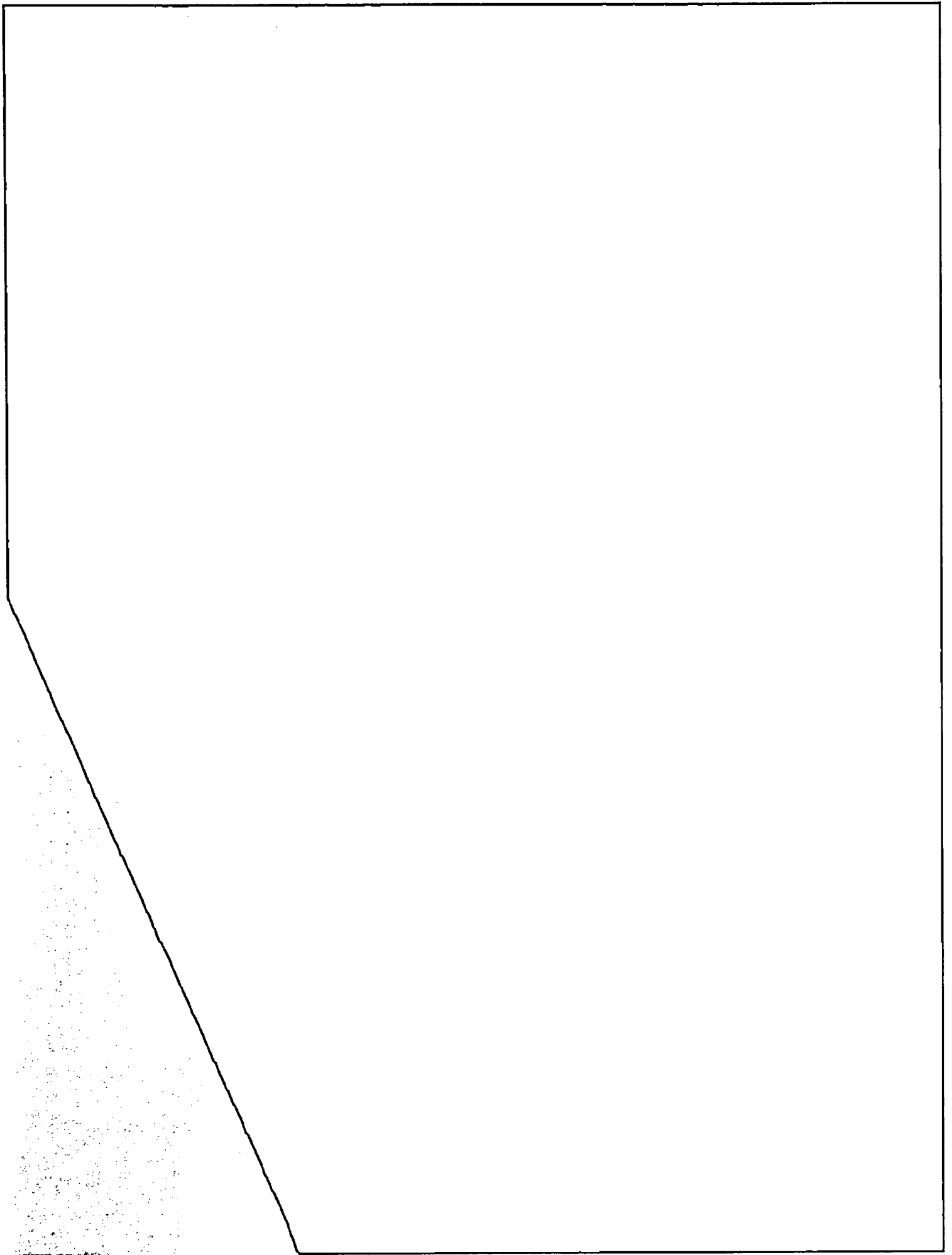




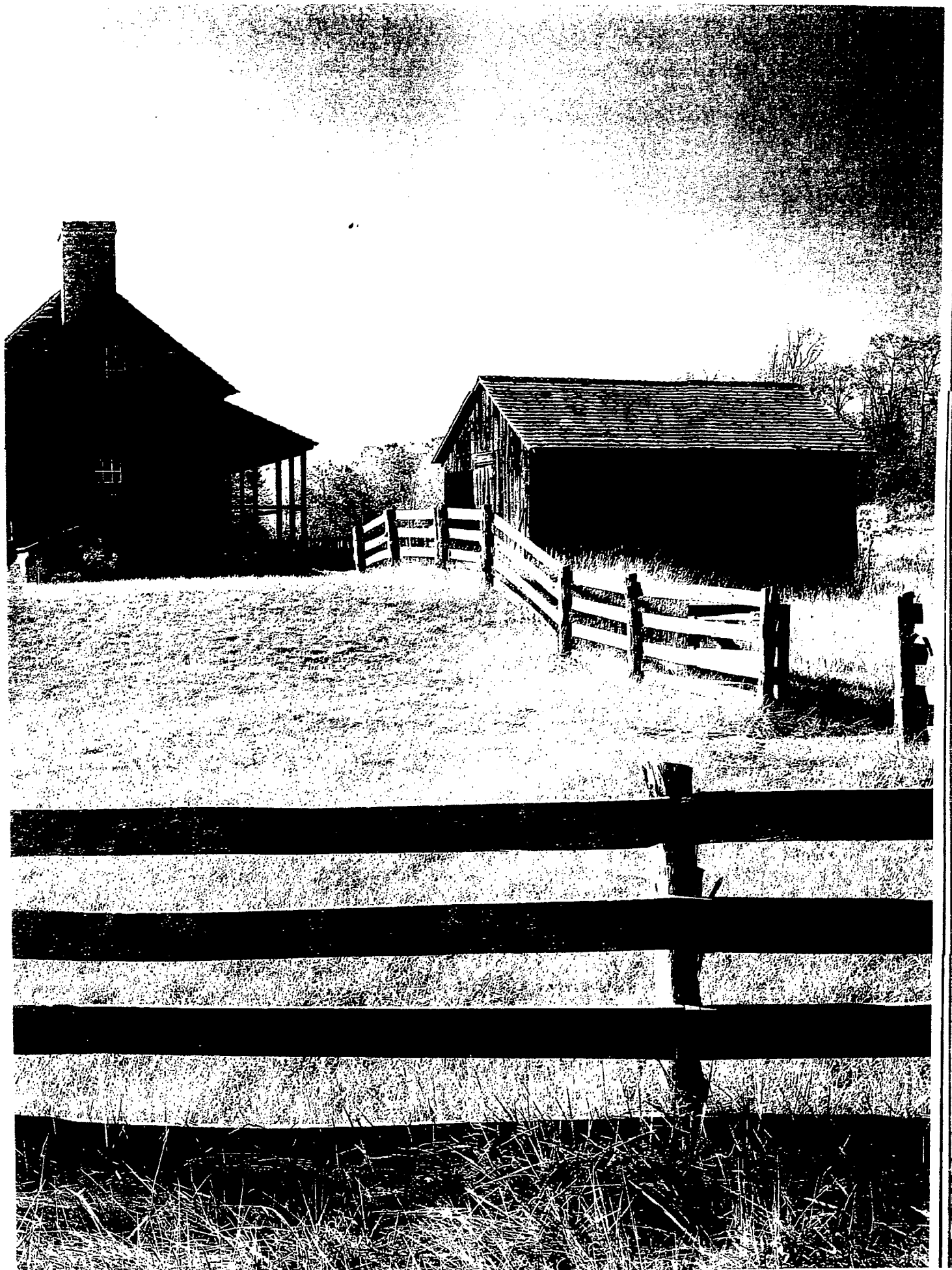












Sample Sound Price

WOODSTOCK EQUESTRIAN PARK

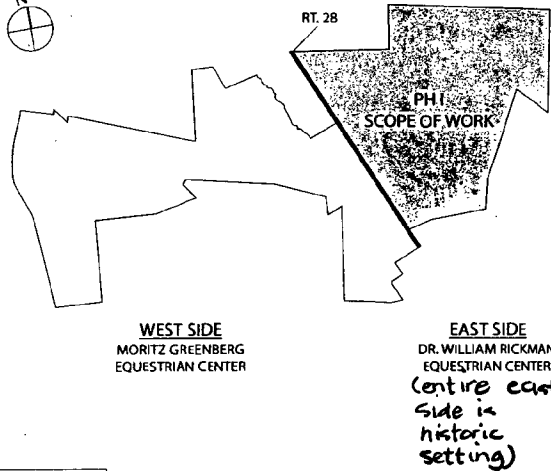
PHASE I FACILITY PLAN

COMMISSIONED BY : MARYLAND NATIONAL PARK & PLANNING COMMISSION

9500 BRUNETT AVENUE
SILVER SPRING, MARYLAND 20901
MONTGOMERY COUNTY
DEPARTMENT OF PARK AND PLANNING
(301) 495-2535

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PREPARED BY :

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MCKEE CARSON

EUGENE RYANG
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CHARLOTTESVILLE VA 22902
(434) 979-7522

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CA 20147
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TATE, SHAHBAZ & ASSOCIATES, PC

ALI SHAHBAZ
9700 MILL RACE DRIVE
VIENNA VA 22182
(703) 757-5169

MNCPPC

LINDA KOMES
9500 BRUNETT AVE
SILVER SPRING MD 20901
(301) 650-2860

WOODSTOCK EQUESTRIAN PARK, PHASE 1A COVER SHEET

sheet TS-1

SEE MAP FOR SHEET #1 - LARGESCALE - STAGMILL PART OF 2017A 4055

scale



The Maryland-National Capital
Park and Planning Commission
9500 Brunett Avenue
Silver Spring, Maryland 20901
Montgomery County
Department of Park and Planning
(301) 495-2535

DESIGNED BY MNCPPC	
DESIGNED	TS
CHECKED/DATE	10/18/2007
DRAWN	BY
DATE OF PLOTTING	DATE TIME PLOTTED
PLOT NO.	REVISIONS
DATE	DATE



WOODSTOCK EQUESTRIAN PARK

MASTER SITE PLAN

MARCH 7, 2007

ARCHITECTS

ARCHITECTS, P.C.

KEY

- TRAIL (HIKE/HORSE)
- - - TRAIL (HIKE ONLY)
- - - EXISTING FENCE
- - - NEW FENCE
- - - SURFACE DRAINAGE
- - - PROPERTY LINE
- - - WATER
- - - FUTURE PADDOCKS

LEGEND

- 1 EVENT OFFICE (RESTORED STRUCTURE)
- 2 SERVICE BUILDING (RESTORED STRUCTURE)
- 3 SAND SCHOOLING RING (100' X 200')
- 4 TEMPORARY GRASSED TRAILER PARKING (500)
- 5 TEMPORARY STALLS
- 6 (30' X 120' STABLES, 21 STALLS/STABLE)
- 6 EXISTING GRAVEL VISITOR PARKING
- 7 NEW GRAVEL VISITOR PARKING (100)
- 8A SAND RIDING RING (230' X 300')
- 8B SAND RIDING RING (120' X 250')
- 9 GRASS JUMP FIELD (100' X 500')
- 10 NEW HORSE TRAIL BRIDGE

- 11 ~~PADDOCKS~~ Possible beginner Cross Country Course
- 12 TEMPORARY TENTS, VIP, SPONSORS
- 13 PORTABLE WATER TANK STORAGE/ PORTABLE PUBLIC TOILET AREA
- 14 INDOOR ARENA (123' X 223')
- 29 FUTURE STEEPCHASE & CROSS COUNTRY TRAILS
- 30 SPECTATOR SEATING
- 31 VISITOR PARKING (UP TO 10 VEHICLES)

STORM WATER MANAGEMENT
CONCEPT PLAN
SHEET C-1

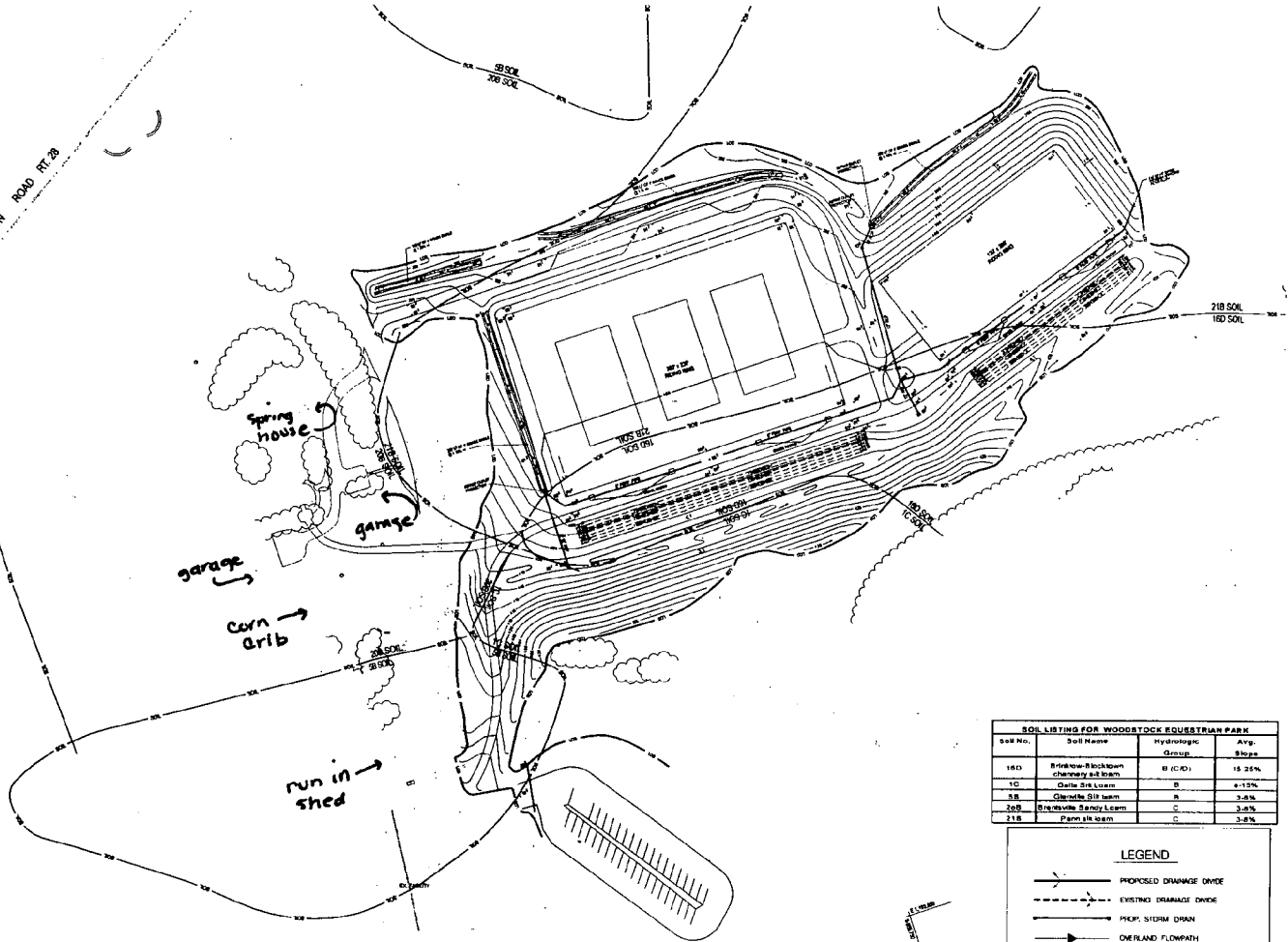


92.60 Ac.
P877

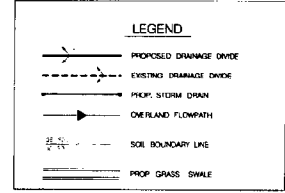
PT. P708

SCALE 1" = 50'

DORRISTOWN ROAD RT. 28



SOIL LISTING FOR WOODSTOCK EQUESTRIAN PARK			
SOIL NO.	Soil Name	Hydrologic Group	Avg. Slope
18D	Brown-Blacktop Chernozem silt loam	W (C/D)	18.26%
1C	Cherty Silty Loam	B	8.15%
3B	Cherty Silty loam	B	3.8%
2aB	Stagnic Sandy Loam	C	3.8%
21B	Pann. Silty loam	C	3.8%



W. M. Rickman
7419483
353.62 Ac.
P524

PRELIMINARY - NOT FOR CONSTRUCTION

Environmental Solutions, Inc.
ROCKVILLE OFFICE
2 FINESTREET PIKE, SUITE 100
ROCKVILLE, MD 20850
1.301.948.2750 | 1.301.948.9087
www.ESolutions.com

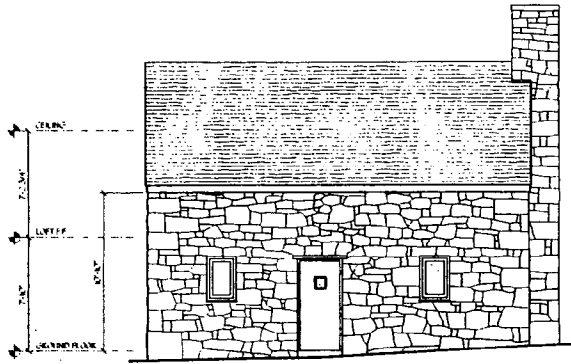
**WOODSTOCK EQUESTRIAN PARK
SITE PLAN**

Sheet: C-2 TALKWP-DUCK, PACELES, P21, P21L, P21R, P21, P21L, P21R, P21, P21L, P21R
Scale: 1" = 50'

The Maryland-National Capital Park and Planning Commission
8000 Brunnet Avenue
Silver Spring, Maryland 20911
Montgomery County
Department of Park and Planning
(301) 466-2835

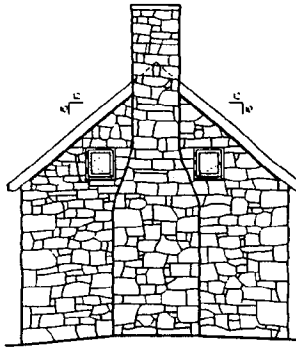
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CHECKED BY: ES/IMP/CP	DATE OF REVISION: 10/20/11
APPROVED BY: ES/IMP/CP	DATE OF REVISION: 10/20/11

P:\2011\WOODSTOCK EQUESTRIAN PARK\DWG\WOODSTOCK EQUESTRIAN PARK SITE PLAN C-2.DWG

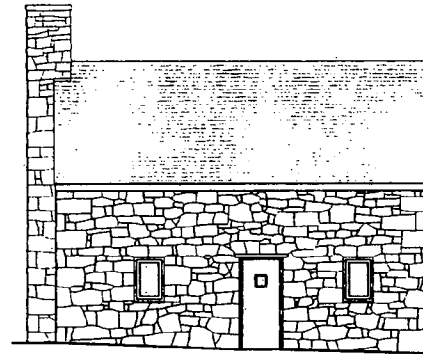


EAST ELEVATION

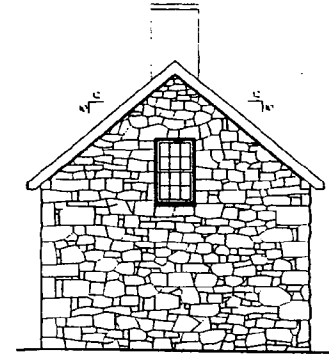
MATERIALS NOTES:
 WALLS: IRREGULARLY COURSED, FIELDSTONE PATTERN.
 SILLING: SANDSTONE WITH REDDEN FINISHING.
 ROOF: SHINGLE PATTERN & WOOD-SHEAM.
 CEILING: PLASTER WITH LITE.
 LOFT FLOOR: PLASTER.
 FLOORING: WOOD.
 FOUNDATION: CONCRETE.
 ROOFING: SHINGLE.
 LOFT FLOOR: PLASTER.
 WINDING: PLASTER.



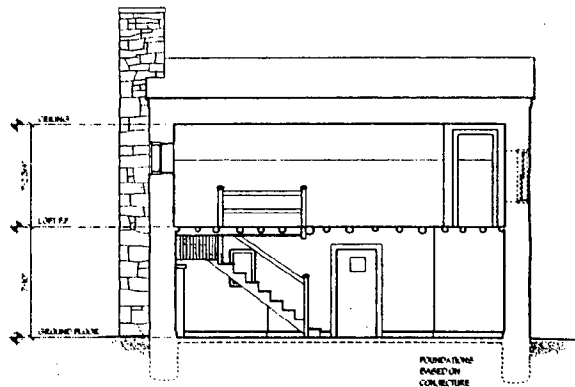
SOUTH ELEVATION



WEST ELEVATION

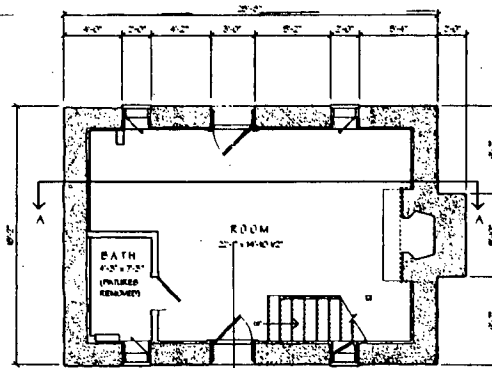


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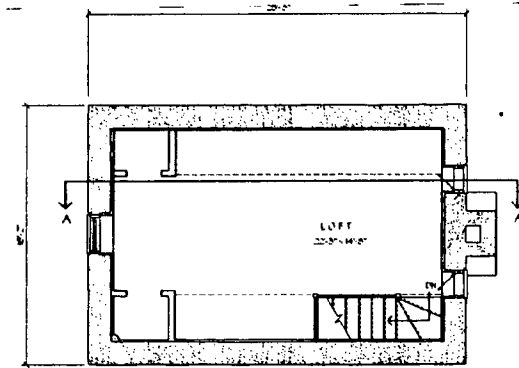


LONGITUDINAL SECTION A-A

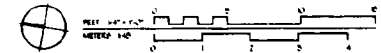
MATERIALS NOTES:
 INTERIOR WALL FINISH: PLASTER, STONE FINISHING.
 INTERIOR FLOORING: WOOD, PLASTER, STONE FINISHING.
 CEILING FINISH: PLASTER WITH LITE.
 FOUNDATION: CONCRETE.
 ROOFING: SHINGLE.
 LOFT FLOOR: PLASTER.
 LOFT CEILING: PLASTER OVER WOOD PLATH.
 WINDING: PLASTER & COURSE HEAD.



LOWER FLOOR PLAN



UPPER FLOOR PLAN



REV	DATE	DESCRIPTION

THE MARYLAND-NATIONAL CAPITAL
**PARK AND PLANNING
 COMMISSION**

FWA
 FREDERICK WARD ASSOCIATES
 ARCHITECTS | ENGINEERS | PLANNERS | HISTORICISTS

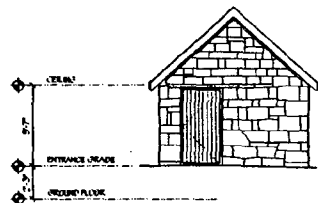
P.O. Box 727, 5 South Main Street
 Bel Air, Maryland 21014-0727
 410-226-7000
 410-883-1243 fax
 ARCHIVAL OFFICE
 Columbia, Maryland and Washington, Virginia
 www.frederickward.com

SURVEY OF EXISTING CONDITIONS OF:
BREWER FARM - MANAGER'S HOUSE

MONKSTOCK EQUESTRIAN PARK,
 MONTGOMERY COUNTY, MARYLAND

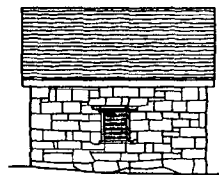
DATE	DESCRIPTION

Sheet No. **A1**
 Scale: 1/8" = 1'-0"



WEST ELEVATION

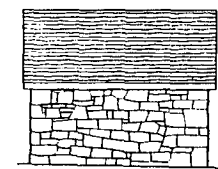
MATERIALS & FINISHES:
 WALLS: (SEE ELEVATION) COURSED QUARRIED
 SQUARE SANDSTONE, WITH REDDISH PURPLISH
 TINT. APPROXIMATELY 3/4" x 3/4" x 1/2"
 DOUBLE PATTERNS & MOULDING
 PLANKS BATTEN WITH GREAT BRASS
 LUTTERLE: PAINT
 SHARPE & HEAD: PAINT
 THROUGHOUT: PAINT
 ROOFING:
 LUTTERLE: PAINT
 SHARPE & HEAD: PAINT
 SELF: PAINT



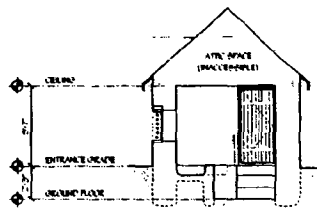
NORTH ELEVATION



EAST ELEVATION

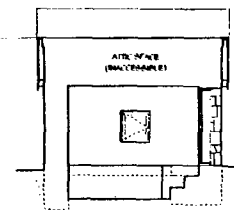


SOUTH ELEVATION

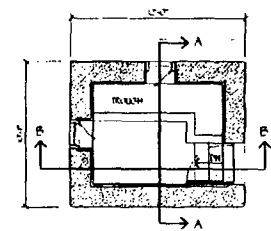


TRANSVERSE SECTION AA

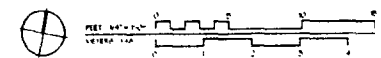
MATERIALS & FINISHES:
 INTERIOR WALL: FINISH PLASTER, 6" OVER SUBSTRATE
 PLANK FINISH BATTEN
 CEILING: PLASTER



LONGITUDINAL SECTION B-B



FLOOR PLAN



REV#	DATE	DESCRIPTION

THE MARYLAND-NATIONAL CAPITAL
**PARK AND PLANNING
 COMMISSION**

FWA
 FREDERICK WARD ASSOCIATES
 ARCHITECTS | ENGINEERS | PLANNERS | ENVIRONMENTALISTS

P.O. Box 722, 8 South Main Street
 Gaithersburg, Maryland 20878
 410-620-7200
 410-383-1243 fax
 www.frederickward.com

SURVEY OF EXISTING CONDITIONS OF:
BREWER FARM - SPRING HOUSE
 WAYSIDE EQUESTRIAN PARK,
 MONTGOMERY COUNTY, MARYLAND

DATE	CREATED	PROJECT

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

Sheet: 1 of 1

Project No: 20214000