



20321 Darnestown Rd, Darnestown  
(Woodstock Equestrian Park)  
HPC Cax No  
Brewer Farm 12/38

 **Pendaflex**  
 **Esselte**



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 5 December, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *JK*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #500057, Demolition of historic multi-purpose barn/corncrib

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved with the following condition at the December 3, 2008 meeting.

*1: The applicant will reuse any salvageable historic materials, including stone and timber, from the historic barn/corncrib.*

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: Maryland-National Capital Park and Planning Commission, Dept of Parks  
Address: 9500 Brunett Avenue Silver Spring, MD 20910. Master Plan Site #12/38, Brewer Farm.

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org) to schedule a follow-up site visit.



Permit # 500057

12



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

DPS - #8

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

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

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

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Maryland - National Cap. Pt's Planning Daytime Phone No.: \_\_\_\_\_

Address: 9500 Brunett Ave. Silver Spring MD 20910  
Street Number City Street Zip Code

Contractor: Department of Parks, Central Maintenance Phone No.: 301-670-8100

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 Darnestown Rd. Street

Town/City: Darnestown Nearest Cross Street: Rt. 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 type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate        | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable             | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |                               |

1B. Construction cost estimate: \$ 20,000

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

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

**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

*[Signature]*

**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.

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

See attached.

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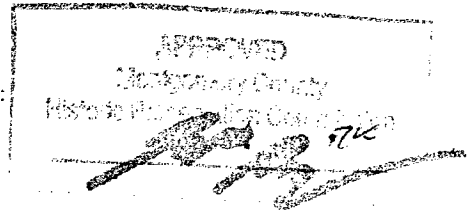
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Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- 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**

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- 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.
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**4. MATERIALS SPECIFICATIONS**

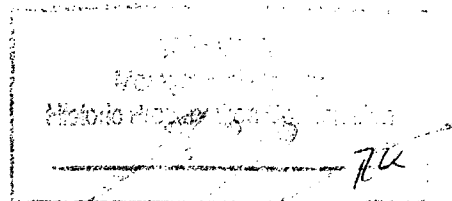
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**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.



### **Brewer Farm Corncrib**



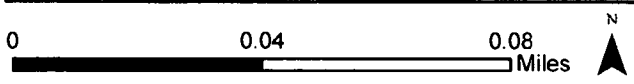
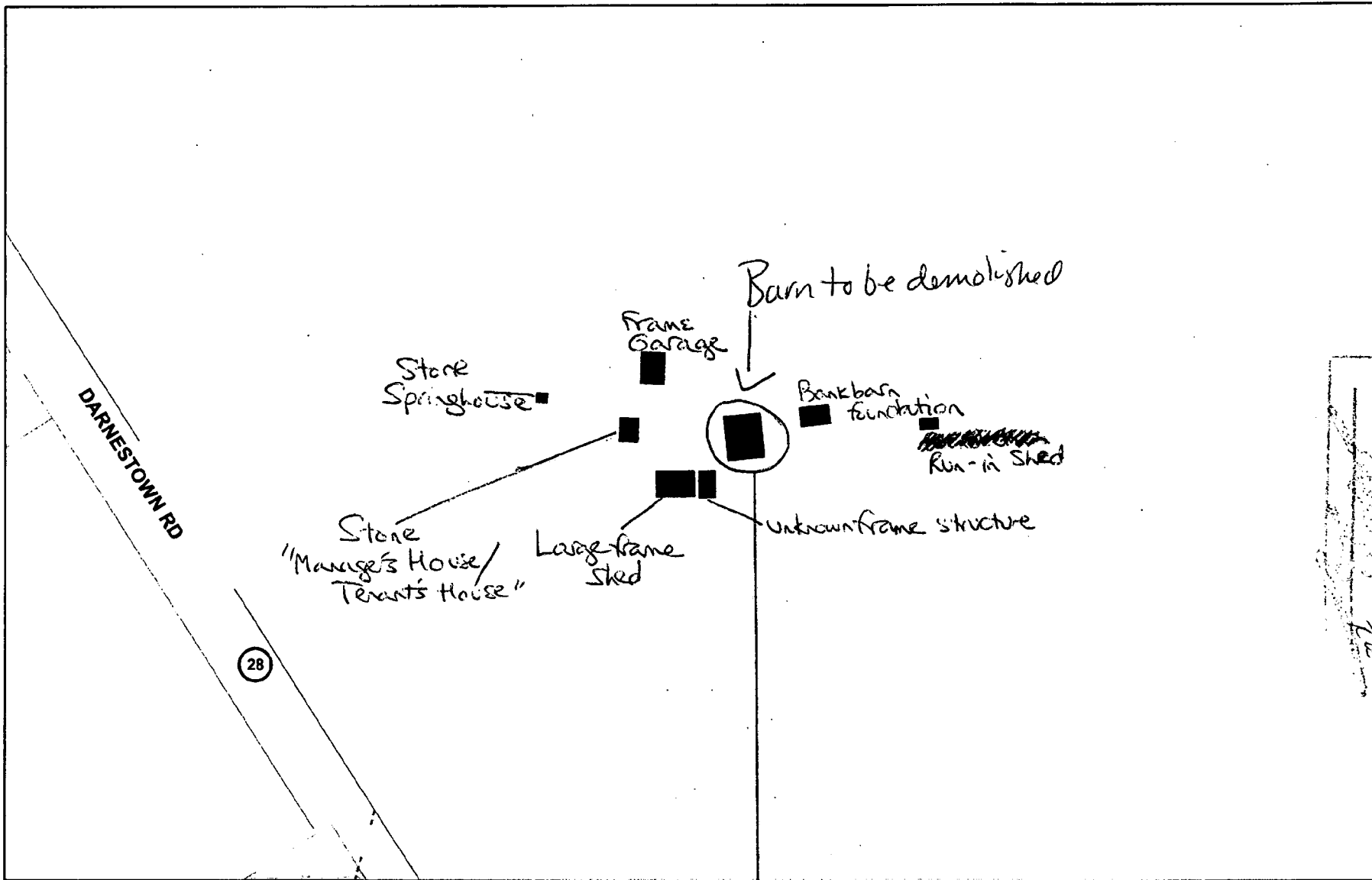
#### ***Description of existing structure, environmental setting, including historical features and significance:***

The timber-framed, wood-planked, double corn crib appears to be a late 19<sup>th</sup>/early 20<sup>th</sup>-century structure. It is clad in circular-sawn boards and appears to be nailed together, rather than pegged. It is one of 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. Woodstock Equestrian Park, on both sides of Route 28, contains several historically designated properties. The corncrib was likely built by one of the Brewer family members, the Brewers being progressive and prominent farmers and leaders in the county. The corncrib acts to enclose one side of a squarish collection of outbuildings that also includes a sandstone "tenant house/manager's house," a large framed shed, a framed building of unknown purpose, a framed garage, and—set a bit further away—a stone springhouse. (See Attachment 1, site plans.) When the property was designated, the amendment read, "The main house, frame tenant house and dairy barn are identified as expendable and can be demolished without affecting the significance of the site." Most of the standing buildings, if not all, appear upon exterior and interior, visible inspection to date to the 20<sup>th</sup> century, despite writings in the files and perpetuated in reports that depict the stone structures as mid-19<sup>th</sup> 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 20<sup>th</sup> century." (Phone call to Mike Dwyer, November 12, 2008.) As for the corncrib, deterioration unfortunately has been underway for a long time. In field notes from a July 2000 field visit to the site by Gwen Wright, Mike Dwyer, and Jim McMahon, the following is reported, "All of the remaining buildings are in relatively good condition, except for the large corn crib/barn which is significantly deteriorated on the north/east side. . . Jim McMahon's crews have been clearing away debris and vegetation . . ." "A 2003 Historic Preservation Report for Woodstock written by Frederick Ward Associates, with Robinson and Associates as architectural historians, describes the corncrib as "badly deteriorated..." and that the "east elevation also has a large opening in the center...but the poor state of the building on this side has obscured the original design of the wall." Finally, the 2003 report notes that the structure appears to have suffered from a fire on the east elevation. (See Attachment 2, current photographs taken November 2008 to show condition).

#### ***General description of project and its effect on the historic resource***

The project proposes to demolish the corncrib and erect a picnic pavilion upon the footprint of the corncrib using salvaged materials from that structure. The attached October 24, 2008 engineering report by Tate, Shahbaz & Associates calls the corncrib, the "historic barn," and refers to its structural problems with regard to the "Super-Structure," (See Attachment 3, Structural Assessment Report, top page 3): "The super-structure is deteriorated entirely and is on the verge of collapsing, and therefore cannot be repaired or rehabilitated." As mitigation for removing the structure, the large timber framing elements will be salvaged, as will the sandstone that currently serves as a foundation along the north and south walls. The new structure will be contextual in appearance, seeking to fit into the historic setting. Once the Department has a design (i.e., more than a conceptual idea) for the structure, another HAWP will be submitted for final design approval. The structure will be designed somewhat to resemble the corncrib, although it will be adapted for open air and be accessible in terms of ADA to all park patrons. The corncrib at Woodstock is now too far gone to be saved without a huge influx of funds. Such funds are not available in this economic climate.

# Brewer Farm



10 November 2008  
Sources: M-NCPPC, 2007

Brewer farm (HP 12/38)  
Corncrib to be demolished.

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

<b>Address:</b>	20321 Darnestown Road, Darnestown	<b>Meeting Date:</b>	12.03.2008
<b>Resource:</b>	Master Plan Site 12/38 Brewer Farm	<b>Report Date:</b>	11.26.2008
<b>Applicant:</b>	M-NCPPC Linda Komes, Project Manager Park Development Division	<b>Public Notice:</b>	11.19.2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	12/38-08A	<b>Staff:</b>	Rachel Kennedy
<b>PROPOSAL:</b>	Demolition of historic multi-purpose barn/corncrib		

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**STAFF RECOMMENDATION:**

Staff is recommending that the HPC **approve** this HAWP application with the following conditions:

Condition One: The applicant will reuse any salvageable historic materials, including stone and timber, from the historic barn/corncrib.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually designated Master Plan Site #12/38, Brewer Farm  
**STYLE:** Transverse Frame crib barn used for hay and corn storage with run-in side drives added at a later date  
**DATE:** c1900

**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 demolish the historic corncrib/barn located on the east end of the building complex within the property's environmental setting.

**APPLICABLE GUIDELINES:**

When reviewing demolition 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 Secretary of Interior's Standards for Rehabilitation (the Standards) and the Montgomery County Code, Chapter 24A. 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***

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.

#### **STAFF DISCUSSION**

Staff recommends that the Commission approve the HAWP application as being consistent with the *Guidelines* and *Standards* with the condition specified on page one of this report. The historic barn/corncrib structure is an important character-defining feature on this historic site. The structure is also in very poor condition and is in danger of collapsing. An engineer's report is included in this submission which describes the barn's deterioration. The barn was in a deteriorated condition when the property was acquired by MNCPPC. Though little has been done to ameliorate the condition, MNCPPC did not cause the conditions directly and it is questionable if the barn is in much worse condition now than in 2000.

Staff has visited the site and concurs with the applicant that the structure is a good candidate for demolition. While it is certain that it could be reconstructed with sufficient funds, there is not sufficient funding at this time. (Repairing the barn at this point would require replacement of the majority of materials and would in effect be a reconstruction). As you will note from the preliminary consultation report to be heard regarding the Brewer site at this (3 December 2008) meeting, the historic barn structure's materials are to be reused to construct a picnic shelter of similar design when funds are available—thus contributing to the preservation of setting and design (enclosure of the outbuilding complex) on this site.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2) with the condition listed on page one above;

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

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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

Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3407 or [rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org) to schedule a follow-up site visit.

Permit # 500057

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RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240 777-0370

DPS - #8

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

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

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

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Maryland - National Cap. Pt. Planning Daytime Phone No.: \_\_\_\_\_

Address: 9500 Brunett Ave. Silver Spring MD 20910  
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Contractor: Department of Parks, Central Maintenance Phone No.: 301-670-8100

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

**LOCATION OF BUILDING/PREMISE**

House Number: 20321 Darnestown Rd. Street: \_\_\_\_\_

Town/City: Darnestown Nearest Cross Street: Rt. 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: \$ 20,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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See attached.

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## **Brewer Farm Corncrib**

### ***Description of existing structure, environmental setting, including historical features and significance:***

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Woodstock Equestrian  
Park - Adjacent and  
Confronting 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 DSW5 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



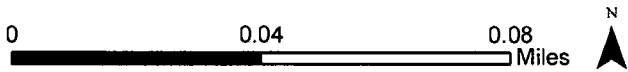
TIBBS, HERBERT A

430 QUINCY ST

BROOKLYN

6

# Brewer Farm



01

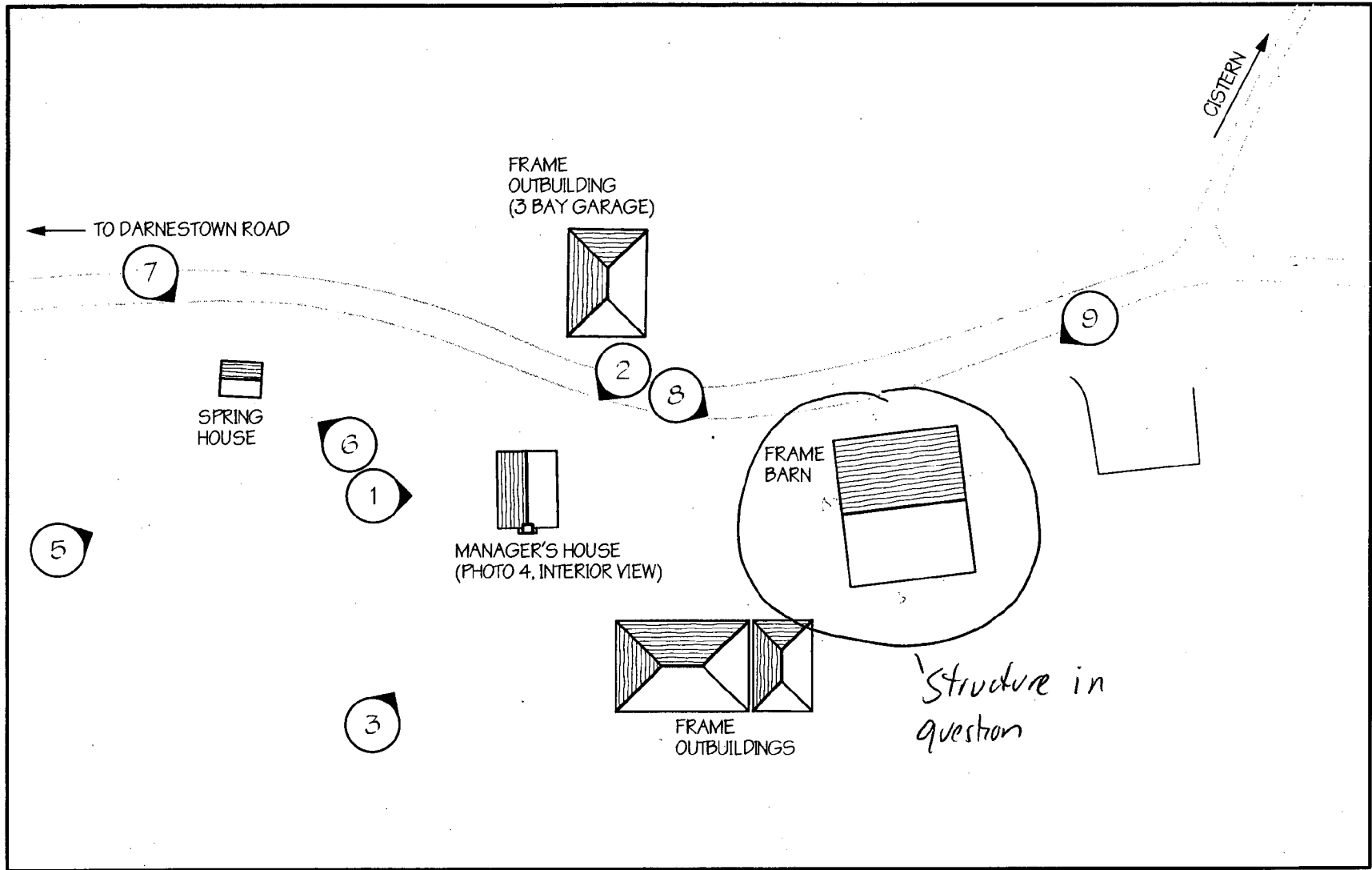
Brewer Farm (MP 12/38)  
Corncrib

M-NCPPC

10 November 2008  
Sources: M-NCPPC, 2007

Attachment 1

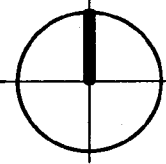
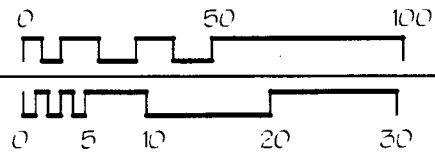




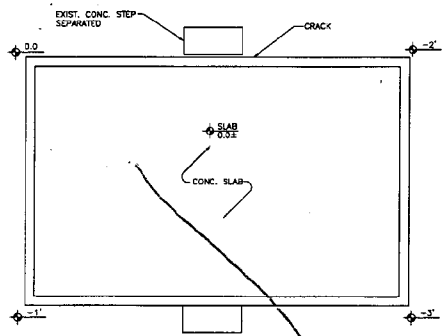
10

**BREWER FARM**  
**PHOTOGRAPH KEY MAP**

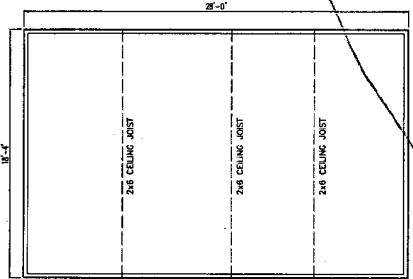
FEET 1" = 50'  
 METERS 1:600



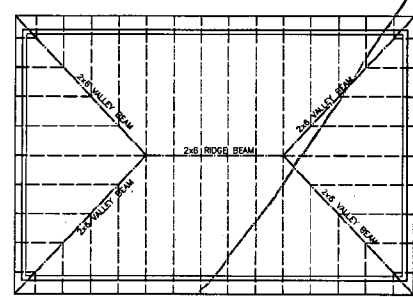
Historic Barn structure



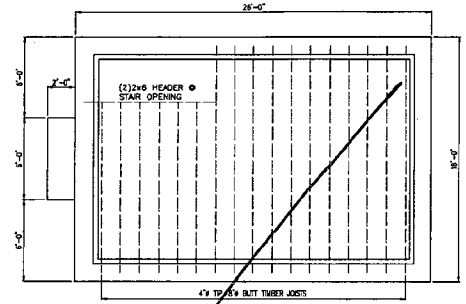
**CONCRETE SLAB PLAN**  
SCALE : 1/4"=1'-0"  
HISTORIC FARM OUTBUILDING



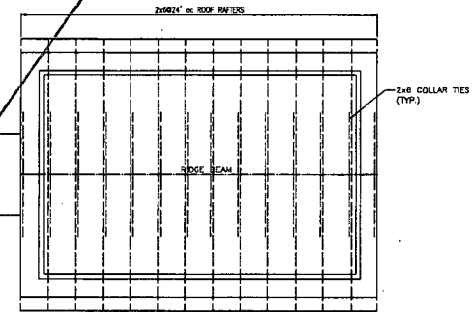
**CEILING JOIST LAYOUT PLAN**  
SCALE : 1/4"=1'-0"  
HISTORIC FARM OUTBUILDING



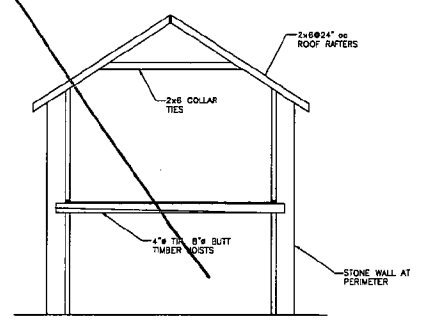
**ROOF FRAMING PLAN**  
SCALE : 1/4"=1'-0"  
HISTORIC FARM OUTBUILDING



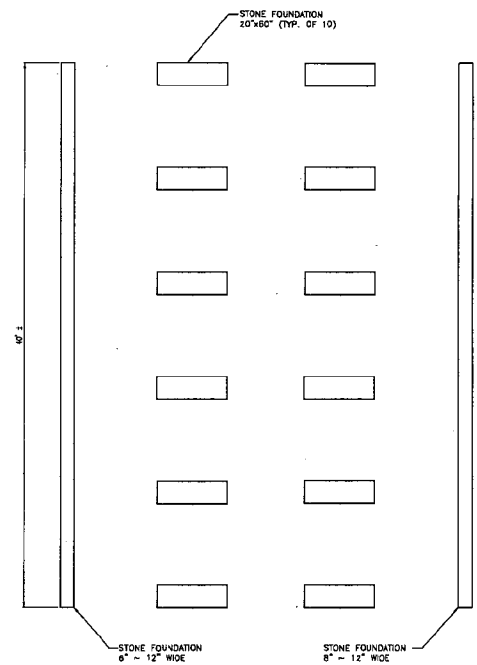
**UPPER FLOOR FRAMING PLAN**  
SCALE : 1/4"=1'-0"  
HISTORIC STONE HOUSE



**ROOF FRAMING PLAN**  
SCALE : 1/4"=1'-0"  
HISTORIC STONE HOUSE



**SECTION**  
SCALE : 1/4"=1'-0"  
HISTORIC STONE HOUSE



**FOUNDATION PLAN**  
SCALE : 1/4"=1'-0"  
HISTORIC BARN

TATE, SHAHBAZ & ASSOCIATES, P.C.  
CONSULTING STRUCTURAL ENGINEERS  
3700 MILL RACE DRIVE  
VENNA, VA 22182  
PHONE 703.757.5169  
FAX 703.757.5864

PROJECT  
WOODSTOCK EQUESTRIAN PARK  
DRANESVILLE ROAD, BEALLSVILLE, MD  
STRUCTURAL ASSESSMENT

10-21-2008  
Plan Date  
Issued for: \_\_\_\_\_  
Permit: \_\_\_\_\_  
Contract: \_\_\_\_\_  
Drawing Title: HISTORIC BARN, FARM OUTBUILDING & STONE HOUSE  
Drawing Scale: AS NOTED

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**TATE, SHAHBAZ & ASSOCIATES, P.C.**  
CONSULTING STRUCTURAL ENGINEERS

9700 MILL RACE DR.  
VIENNA, VA. 22182  
TEL : 703-757-5169  
FAX : 703-757-5864

October 24, 2008

John Blackburn  
Blackburn Architects  
1820 N Street, N.W.  
Washington, DC 20036

RE : Woodstock Equestrian Park  
Rte. 28, Darnestown Road, Beallsville, MD  
Structural Assessment Report

Mr. Blackburn:

Pursuant to your notice to proceed, we visited the above referenced property on Oct. 22<sup>nd</sup> 2008, and performed a non-intrusive visual inspection of the existing buildings. The purpose of this inspection is to evaluate the structural integrity of the buildings and the framing components, and to identify any structural problems that may exist and require correction. Following is a report of our findings, opinion, and recommendations:

**Background Information :**

Property is located on the east side of Darnestown Road (MD Rte. 28) in Beallsville, Maryland, and within the jurisdiction of Montgomery County. The subject structures studied in this site visit are:

- 1- The Historic Barn: This building is composed of wood-framed structure, supported on stone foundation.
- 2- The Historic Garage - Maintenance/Vehicle Storage: This is a wood-framed structure, supported on concrete foundation. This appears to be one of the older buildings in the group.
- 3- The Historic Garage - Event Storage: This is also a wood-framed structure, supported on concrete foundation. This building appears to be fairly newer than the previous garage building.
- 4- The Historic Farm Out-Building: This is a wood-framed structure supported on concrete foundation, adjacent to the older Historic Garage.

Attached 3  
13

- 5- The Historic Stone House: This is a two-story wood framed structure, possibly supported on concrete or stone foundation.

All five buildings are located in a fairly flat green area, south of the access road connecting the park to Darnestown Road. Condition of each building is discussed in detail.

**Structural Inspection & Assessment:**

Framing components and other structural elements of buildings were inspected during our visit, and evaluated for condition, integrity, and/or adequacy. The following are our findings and opinions:

**The Historic Barn:**

- 1- Stone Foundation: The stone foundation comprises of a continuous 8" to 12" wide strip on either side of the barn, with individual 20"x60" stone pier footings in 2 rows in between. There are a total of 12 individual intermediate pier footings supporting the barn structure. Examination of the stone foundation showed that the continuous strip stone foundation on the north side of the barn is in acceptable condition. We observed some mortar joints that require re-pointing. Additionally, some minor vertical cracks were noticed on the exterior face of the stone foundation, which do not impact the structural integrity of the foundation at this time. There is general deterioration in the stone units, which has occurred due to weathering and aging of stone. The depth of the foundation is not known and could not be verified.

The strip foundation on the south side is severely damaged due to the pressure imposed by an existing tree, abutting the foundation. The pressure caused by the growth of the tree, has shifted the strip stone foundation inwards, dislocating the stone units and causing misalignment and damages to the super structure. Mortar joints in this strip are deteriorated and damaged due to this movement. Complete structural rehabilitation and stabilization must be performed prior to start of work on the super-structure.

Examination of the 12 individual stone piers between the two exterior strip footings, showed that these pier footings are in generally acceptable conditions, with some signs of weathering and aging, which is acceptable when considering the age of the building. Some mortar joints require re-pointing but no structural rehabilitation is required. The depth of the pier footings could not be verified in field, but is not believed to meet the frost depth requirements in accordance with the governing local codes. All stone foundations appear to require underpinning to meet the frost depth requirements.

- 2- Super-Structure: The super-structure is comprised of wood posts supporting wood beams along the interior pier foundation grid-lines, which in turn support roof rafters. The super-structure is deteriorated entirely and is on the verge of collapsing, and therefore can not be repaired or rehabilitated. As per project documents, the super-structure will be completely demolished and re-built anew.

The Historic Garage (Maintenance/Vehicle Storage):

- 1- Framing Components: The roof structure is composed of 2x6 rafters, spaced at approximately 24", and toe-nailed to the ridge beam and valley beams without any hangers. We recommend that new hangers be added to the connections of roof rafters and ridge/valley beams. There are 3 garage doors on the north side of the building, with double 2x12 headers, supported on 4x6 wood posts. Roof rafters are resting on the perimeter 2x4 stud walls, spaced at 24", and garage door headers.

No hurricane ties were observed at the bearing points of rafters. We recommend installation of proper hurricane ties at all roof rafters. Additionally, there are 2x10 ceiling joists, spaced at 24", nailed to roof rafters and resting on the perimeter stud walls and garage door headers in the majority of the garage area. One of the ceiling joists has an 8' longitudinal through-thickness crack, which requires repair and reinforcement. (Refer to drawing 2/S-1 for location of broken ceiling joist.)

Perimeter stud walls are in overall good condition with minor deterioration, and are resting on continuous 4x6 sill plates anchored to the foundation wall by 1/2" diameter anchor bolts. Continuous sill plates are in overall good condition, however; the spacing between anchors is excessive at some locations. Installation of additional intermediate anchor bolts in such areas is necessary.

Door and window openings do not have structurally adequate headers and posts, and the existing flat 2x headers do not have adequate load capacity to effectively support the loads. Installation of new headers and posts at all door and window openings is necessary.

There are corner braces in both directions to resist wind. These corner braces extend from corner posts to sill plate at approximately 45 degree angles and interrupt the wall studs. The building does not have adequate wind-resisting mechanism in accordance with the current building code; IBC-2006, and requires updating this system.

- 2- Concrete Foundation Walls, Garage Slab & Apron: We observed two major cracks on the foundation walls, on the south side of the building (Refer to drawing 1/S-1 for location of cracks). These cracks appear to be in the range of 3/32" to 1/8", and require repair. Other parts of the concrete foundation wall appeared to be in good condition

deleted pages 4-7 - no relevance to  
historic barn

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4- Non-Structural Components:

- I) ..... Gutters are present around the building, and are clogged and need cleaning. We did not observe any downspouts, and recommend installation of new ones to direct the rain water properly.
- II) ..... Upper floor decking appears to be 2-1/2"x3/4" T&G hardwood decking which appeared to be in good conditions.

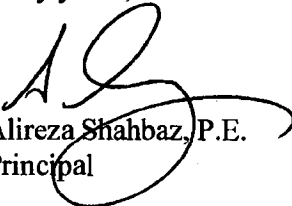
**Conclusion:**

Based on the results of the inspection and analysis of the information gathered, it is our opinion that the majority of buildings, except for the historic barn, are in structurally acceptable condition and no major repair/reinforcement work is required. Most deficiencies noticed include absence of hangers at connections of roof rafters to 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 considered to be material or 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.

We hope that this report provides you with adequate information for planning the renovation of the subject buildings. Thank you for the opportunity to be of service, and if you have any questions about the contents of this report, please do not hesitate to call me.

Truly yours,

  
Alireza Shahbaz, P.E.  
Principal

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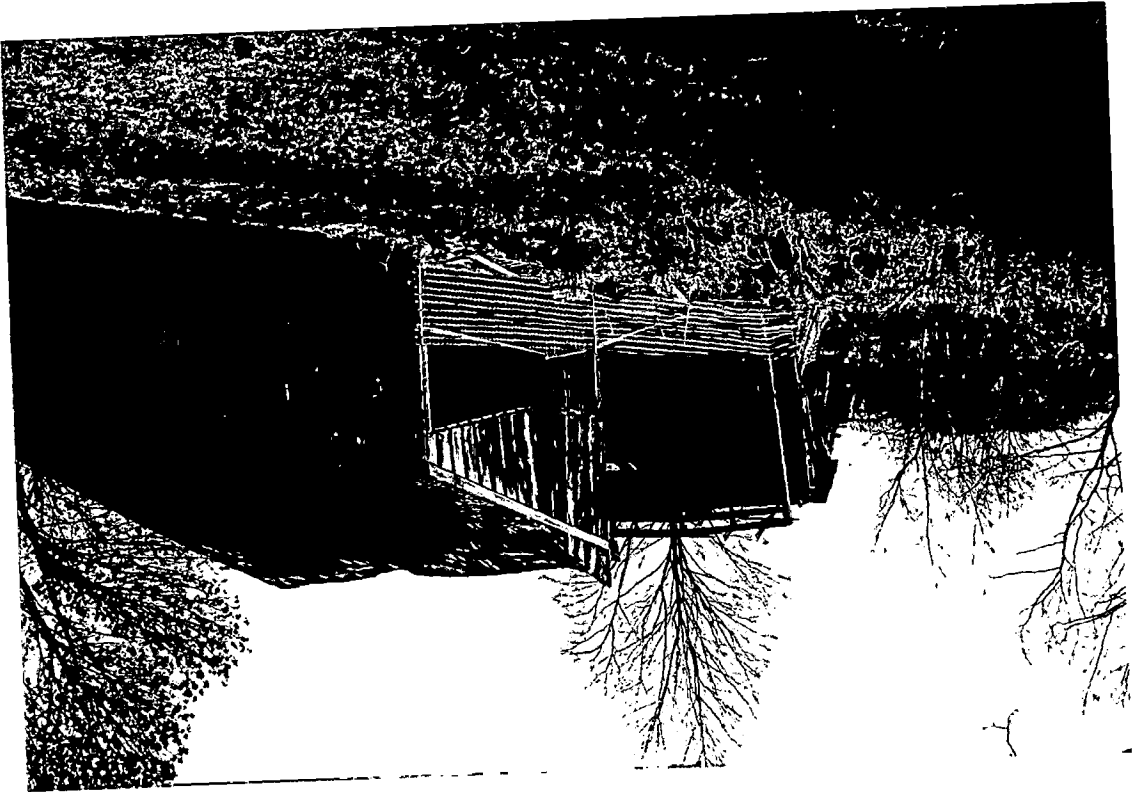


Brewer Farm, Corncrib/Barn Structure  
July 2000  
Photo by Staff

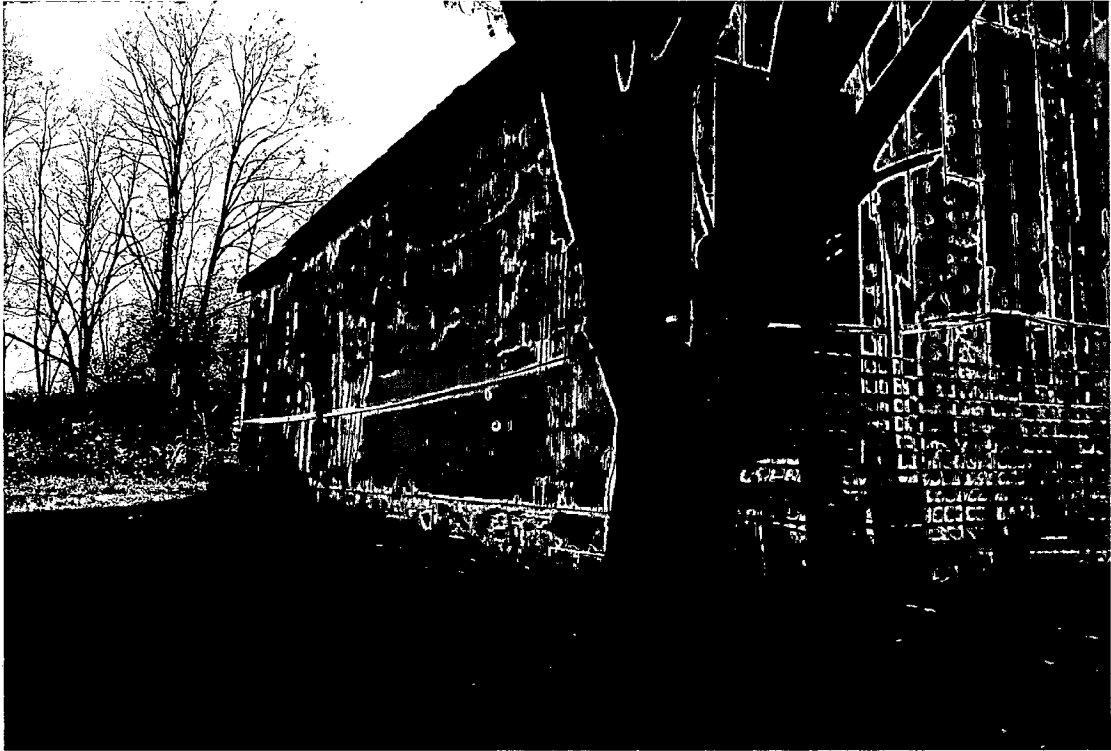
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(81) ~~(81)~~

Brewer Farm, Barn (Circular structure). View of  
road from elevation looking south



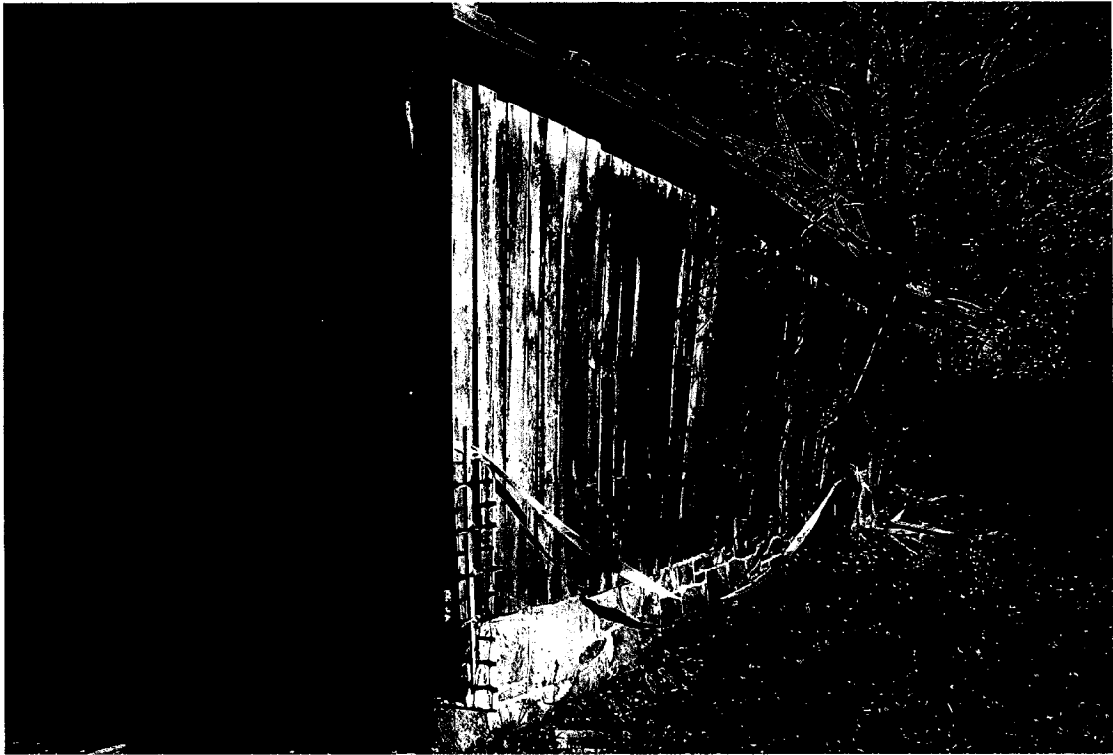




North Elevation, Brewer Farm, Barn / Corncrib structure,  
looking east.



West elevation, looking east. Brewer Farm, Barn/Concrete  
Structure.



Brewer farm, Barn / Corner structure & South elevation,  
looking east. View of side drive w/ stone foundation.



Brewer Farm, Barn Remnant Structure. East elevation,  
looking west.

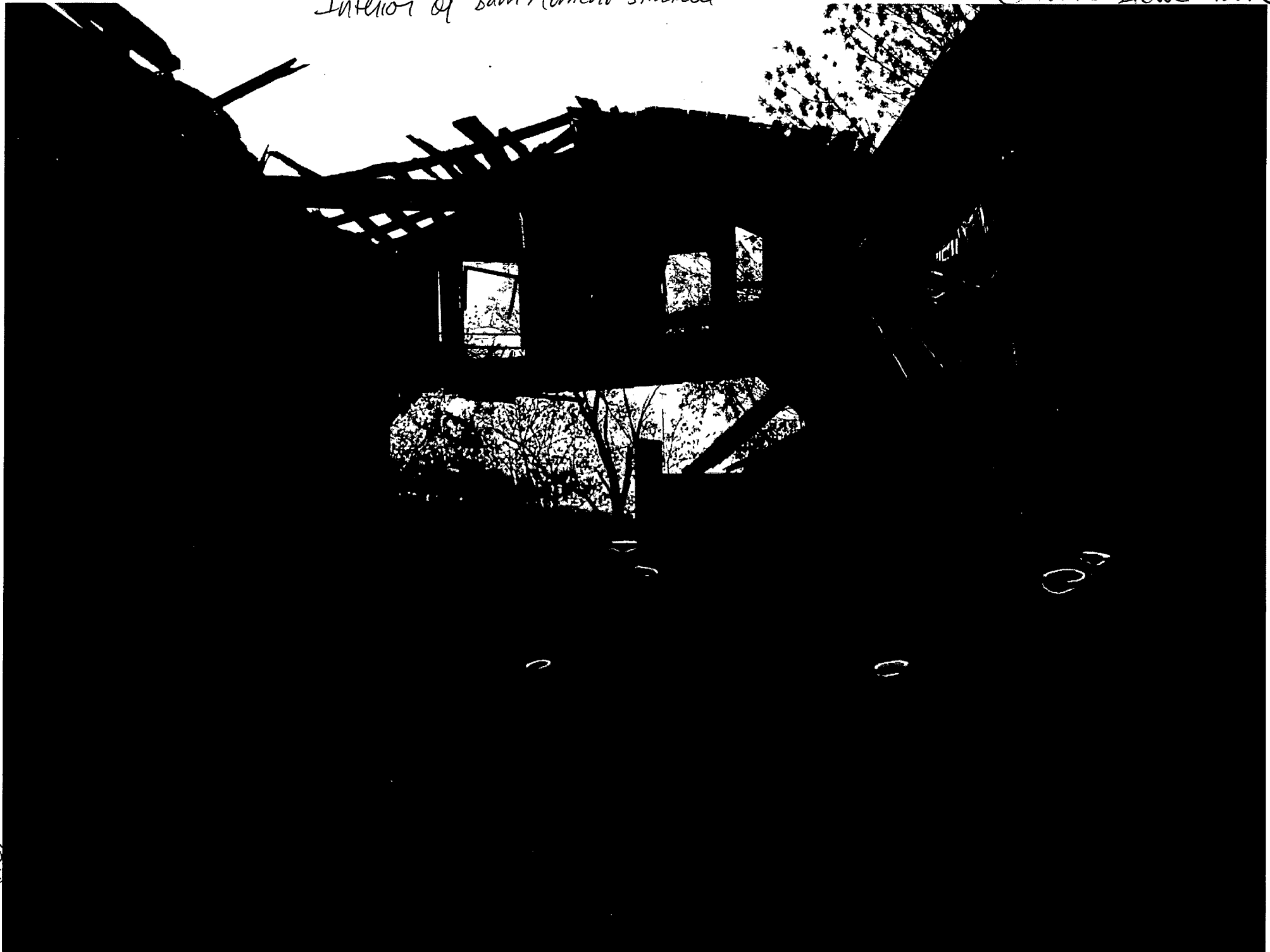
(28)

Brewer Farm, Barn / Camber Structure. East Elevations, looking north.



Interior of Barn / Concrete structure

Concib Brewer Farm



(27)

(22)

# Brewer Farm



0 0.04 0.08 Miles



10 November 2008

Sources: M-NCPPC, 2007

Brewer farm (MP 12/38)  
Cocacrib

Attachment 1