



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

October 27, 2008

Carla Reid Joyner  
Director

Mr. Taghi Behzadi  
Loiderman Soltész Associates, Inc.  
2 Research Place, Suite 100  
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request  
for Woodstock Equestrian Park  
Preliminary Plan #: N/A  
SM File #: 232861  
Tract Size/Zone: 845/RDT  
Total Concept Area: TBD  
Lots/Block: N/A  
Parcel(s): Several  
Watershed: Little Monocacy

Dear Mr. Behzadi:

Based on a review by the Department of Permitting Services Review Staff, the **revised** stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via the use of non structural practices and surface filtration structures. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **item(s)/condition(s)** will need to be addressed **during/prior to** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. A concept reconfirmation will be required as each proposed section reaches its final design layout and prior to sediment control submission.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this

office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm CN 232861

cc: C. Conlon  
S. Federline  
SM File # 232861

QN - On Site; Acres: TBD  
QL - On Site; Acres: TBD  
Recharge is provided



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 *RK*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

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

---

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 Plan Daytime Phone No.: \_\_\_\_\_

Address: 9500 Brunett Ave. Silver Spring MD 20910  
Street Number City State 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:
- |                                    |                                  |  |  |                                    |  |  |                               |                               |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <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  
\_\_\_\_\_  
PK

**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.







### **Brewer Farm Corncrib**

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

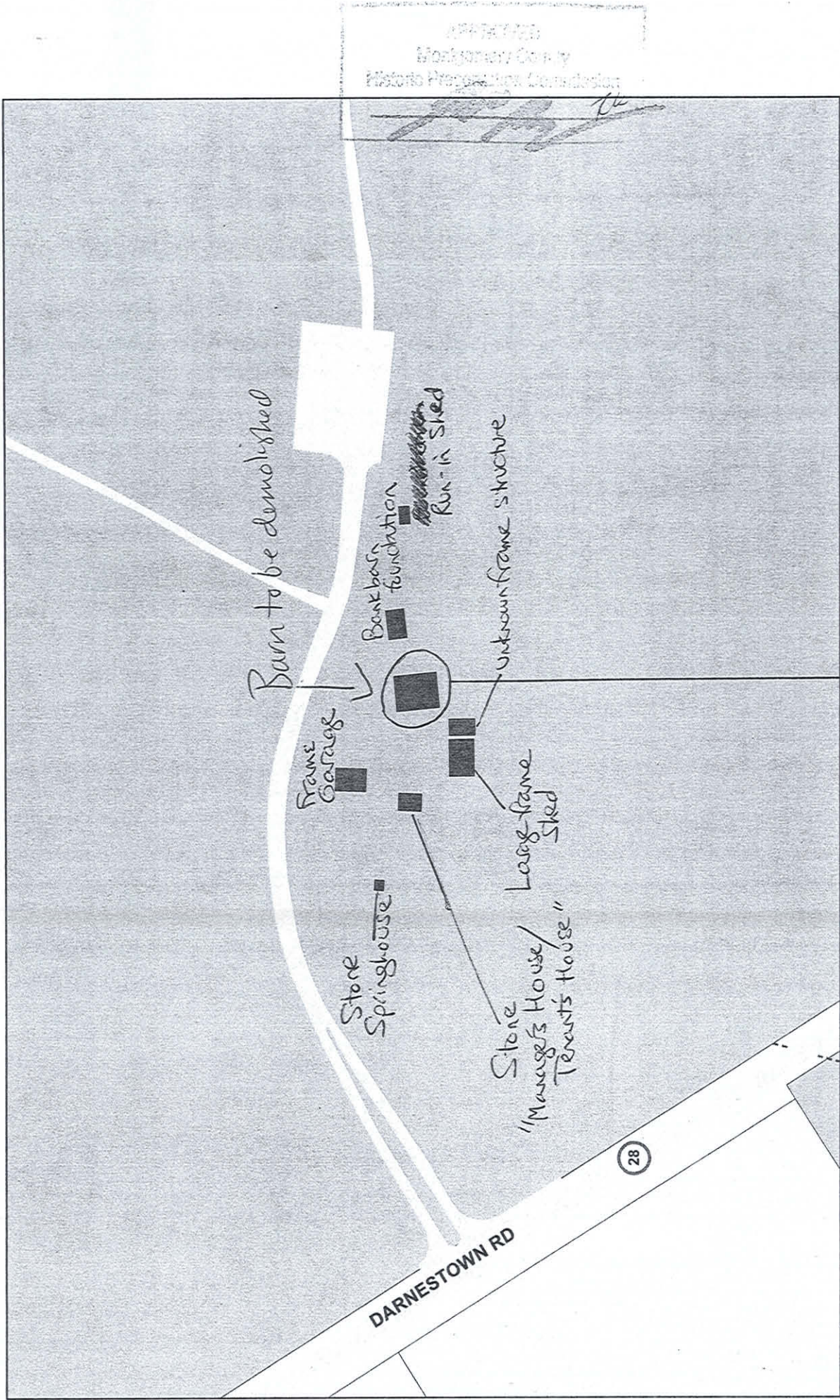
The timber-framed, wood-planked, double corn crib appears to be a late 19<sup>th</sup>/early 20<sup>th</sup>-century structure. It is clad in circular-sawn boards and appears to be nailed together, rather than pegged. It is one of a number of contributing resources of the Brewer Farm, a Master Plan designated 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.



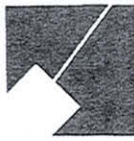
# Brewer Farm



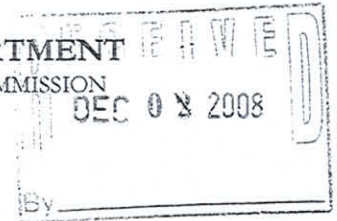
10 November 2008  
Sources: M-NCPPC, 2007

Brewer farm (HR 12/38)  
Corncrib To be demolished.





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



December 2, 2008

MEMORANDUM

TO: Linda Komes, Project Manager, Park Development Division

VIA: Glenn Kreger, Acting Chief, Vision Division *glk*

FROM: Callum Murray, Team Leader, Potomac and Rural Team *CM*  
Kathleen A. Reilly, AICP, Planner Coordinator, Potomac and Rural Team *KAR*

SUBJECT: Woodstock Equestrian Park Phase I

The submitted facility plans are for the Woodstock Equestrian Park, Phase 1. This park is located on both sides of Darnestown Road (MD 28) in Beallsville and is zoned Rural Density Transfer (RDT). Phase 1 will consist of several improvements associated with equestrian events that will occur at the park. These improvements include but are not limited to: restoration of several existing structures including two historic structures, construction of several sand rings for riding and schooling, a gravel visitor parking lot, a grass jump field, a portable public toilet and portable water tank storage, temporary grass trailer parking, temporary stalls, basic turnouts and paddocks, and a horse trail bridge.

The area is covered by the Approved and Adopted Functional Master Plan for the Preservation of Agriculture and Rural Open Space (1980). As proposed by this submittal, the site will be served by a portable public toilet and portable water tank storage. This property is not served by public water or public sewer and there are no plans to bring these public facilities to this area of the county in the future. Because of its temporary nature the proposed public toilet does not threaten the continued preservation of rural open space in this area. Thus, there are no master plan issues associated with this facility plan.

However, if at a later date permanent sanitary facilities are proposed, the Vision Division staff would like the opportunity to review any future facility plans for the Woodstock Equestrian Park.

KR:ha: g:\reilly\parks\woodstock equ park