



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

9500 Brunett Avenue  
Silver Spring, Maryland 20901

Item 7  
MCPB 6/05/03

MEMORANDUM

May 29, 2003

TO: Montgomery County Planning Board

VIA: Les Straw, Superintendent of Parks  
Mike Riley, Acting Division Chief, Park Development *MR*  
Doug Alexander, Supervisor, Design and Project Management Section *DA*

FROM: Eileen Emmet, Architect (Project Manager), Park Development Division *EE*

SUBJECT: Park Development Plan for Woodlawn Special Park: Historic Stone Barn

I. STAFF RECOMMENDATION

- 1) Approve construction for short-term stabilization of Historic Stone Barn structure
- 2) Approve reuse of Historic Stone Barn as a Visitor Center
- 3) Approve initiation of design for a Visitor Center in FY04 under the current Restoration of Historic Structures PDF (see Attachment A)

II. INTRODUCTION

1. Project Purpose:

In light of the historical significance, background and location of the property, staff recommends that the Stone Barn be rehabilitated for use as a visitor and interpretative center to serve as a trailhead for the Rural Legacy Trail and a gateway to historic Sandy Spring. The first step in the rehabilitation of the building is to implement a short-term stabilization of the structure. If the reuse is approved, the second step is to initiate design for the Visitor Center.

2. Location/Historic Significance:

The Woodlawn Special Park is located at the corner of Norwood and Ednor Roads in Sandy Spring, Maryland, see Attachments B, C, and D. The park is designated as a Montgomery County historic site, with the entire property as the environmental setting. This unique three-story stone-arch and timber frame bank barn, dates to 1832 and was constructed by master stonemason Isaac Holland. It possesses high artistic value and, in the 1930's, was selected for the elite Historic American Building Survey by the Department of the Interior. The barn shares the property with the historic 1815 Manor House, the State Police Med-Evac Facility, and the Park Police Kristin M. Pataki Special Operations Training Facility, which is currently in development/feasibility planning.

The property was acquired in the mid 1970's by the Montgomery County Park and Planning Department because of its historical significance. It was purchased with County bonds and is at a key location at the southern tip of the Sandy Spring/Ashton Master Plan where it creates a gateway to the historic Sandy Spring area.

### **3. Background:**

The family that built Woodlawn and their successors were prominent Quakers and some of the very early families who founded Sandy Spring, among them, the Samuel Thomas family and Dr. William Palmer, a prominent physician. There is no documented proof, but local lore says the barn was used as a hiding place for escaping slaves. Officially, the property is within the Montgomery County Quaker and Underground Railroad Heritage Cluster, part of the State Certified Heritage Area. This development plan/feasibility study is in compliance with recommendations in the approved Montgomery County Heritage Area Management Plan of November 2002. See Attachment E for excerpts that state the rehabilitation and conversion of the Woodlawn barn into an interpretive center devoted to the Underground Railroad could provide a strong and memorable introduction to this heritage area theme.

MNCPPC has retained a consultant to conduct a feasibility study to look at this potential conversion and requested an adaptive re-use plan to convert the agricultural building into a visitor and information center with limited assembly space and improved barnyard landscaping and parking. The consultant for the Stone Barn, Miche Booz, was the architect who designed the Sandy Spring Museum. He is also a member of the Friends Meeting and has completed a number of projects in the Sandy Spring, Olney and Brookeville areas.

The 1998 Sandy Spring/Ashton Master Plan identifies the area as one of the most historic in Montgomery County. It is why the Plan places special emphasis on protection and preservation of rural traditions. It identifies a Rural Legacy Area south of Route 108 where there is the most significant collection of buildings, sites and farmsteads, including Woodlawn. And it recommended the establishment of the Rural Legacy Trail to commemorate the area's history.

The Sandy Spring Rural Legacy Trail is a natural surface trail through woods and fields from Woodlawn to the Sandy Spring Historic District, see Attachment F. The one and one-half mile long trail officially opened on November 3, 2001 during Maryland State Emancipation Day festivities. It celebrates the history of Sandy Spring and commemorates the involvement of Montgomery County residents in the Underground Railroad. From the woods east of the Park Police horse fields, the trail extends north where it crosses a bridge over the Northwest Branch Stream and passes the Sandy Spring, the fresh water spring that gave the community its name. From the spring, the trail continues north through parkland. Eventually the trail will extend to the Sandy Spring Friends Meeting House on Meeting House Road. From there, it is a short hike to Maryland Route 108 in the historic district, not far from both the Slave and Sandy Spring Museums.

### **III. PROJECT TASKS AND FUNDING**

The consultant's tasks were to provide the following: 1) a structural analysis of the building, 2) existing condition drawings, 3) detailed plans and a cost estimate for the short-term stabilization, 4) research on analogous historic/interpretative facilities in the region for examples of operating costs and programs, 5) recommendations for what kind of activities and features could be included in the Stone Barn, and 6) development of a schematic design and cost estimate for the adaptive reuse as a Visitor Center.

The analogous facilities studied include: the Sandy Spring Museum; Greenwell State Park in St. Mary's County Maryland; Bellegrove Plantation in Middletown, Virginia; Sotterley Plantation in Hollywood, Maryland; Oatlands Plantation in Leesburg, Virginia; Antietam National Battlefield in Sharpsburg, Maryland; Glen Burnie Historic House and Gardens in Winchester, Virginia; and the Pope-Leighey House at Woodlawn Plantation in Mt. Vernon, Virginia.

The current project has been funded from \$70,000 in the Restoration of Historic Structures PDF of the Capital Improvement Program (CIP). Those funds will be fully expended at the end of this development plan/feasibility study.

### **III. DEVELOPMENT PLAN/FEASIBILITY STUDY PROCESS:**

#### **1. Project Team:**

The project team included Historic Preservation, the Northern Region, Community-based Planning; Park Planning, Park Planning and Resource Analysis, the Park Police, and the Park Development Division.

#### **2. Approvals and Community Outreach Process:**

- a. A pre-design meeting was held on February 3, 2003, with the Montgomery County Department of Permitting Services, to discuss steps to undertake converting the building from agricultural to assembly use and permission to use the Maryland Building Rehabilitation Code.
- b. At a meeting on February 26, the Park Superintendent, supported by the Chiefs of Countywide Planning and Park Development, recommended that the development plan/feasibility study be used as the basis for proceeding directly to design using currently approved funding in the Restoration of Historic Structures PDF.
- c. A community meeting was held at the Sandy Spring Museum on March 20. Notices were sent to civic associations and residents within a one-mile radius and approximately 16 citizens attended. Comments were favorable, with one person expressing pleasure that the entire building would not be air-conditioned, thereby preserving the "smells" of the barn. Copies of correspondence from two members of the community are in Attachment G.
- d. The Historic Preservation Commission was briefed on March 26 (no regulatory action was required). They very favorably endorsed the plan but recommended that parking be set away from the barn so not to interfere with the view of the beautiful historic structure. See Attachment H & I.
- e. An internal Plan Review was held April 8 and requires a tree protection plan for approval of the short-term stabilization construction.

#### **3. Overall Park Site Analysis and Related Issues:**

- a. A number of overall park issues arose during staff discussions that are outside the scope of the development plan/feasibility studies, including signage, security, fencing, on-site vehicular circulation, parking for the Manor House, trailhead delineation, and equestrian trailer parking. These issues, as well as traffic studies if required, will be combined into a coordinated concept site analysis by The Park Planning and Resource Unit after the completion of the Stone Barn and Park Police development plan/feasibility studies and a determination of the future use of the Woodlawn Manor house.

- b. The Rural Legacy Trail is a small section of the larger Northwest Branch (regional) Trail that extends from inside the Beltway to the Patuxent River. The Northwest Branch Trail Corridor Plan is scheduled to begin in summer 2003 and will further define the trail character and alignment in the Sandy Spring area. One of the issues that will be addressed is trail access and trailhead parking, including potential locations for horse trailer parking.
- c. Staff has closely coordinated with two other concurrent Capital Improvement Program projects. One is for design and construction that will provide public utilities for water and sanitary sewers for the existing and future buildings on the site. The other is for a development plan/feasibility study for expansion of the Park Police Special Operations facility. More information on this coordination is provided in subsequent sections.
- d. Visitor Center parking was studied at other locations on the site, but was ultimately determined to be least obtrusive within the barnyard. One alternate location studied was along the main drive off Ednor Road but was rejected due to wetlands and other environmental and aesthetic concerns. Locating all visitor parking solely in the existing Manor House parking lot was also rejected due to its remoteness from the Stone Barn and because accessible spaces would also be too distant. Every effort will be made to screen barnyard parking from the view of the building. If there is a concern that vehicles parked in the barnyard are not compatible with the historic building, the yard could be roped off when the Visitor Center is closed and/or limited to short-term parking.
- e. A Management Plan is currently underway by Legacy Open Space staff for the Red Door Store property across the street, west of the Norwood and Ednor Road intersection. The property was acquired by the Department of Park and Planning in September 2002 as part of the Legacy Open Space Program. The plan calls for preservation of meadows and forest areas on the property, reforestation along a stream at the western section of the property, preservation and renovation of the historic Red Door Store, general landscape cleanup, and tree screening of a landscaping business on the Holland House property next door. The plan will also look at future uses and parking improvements at the store. The planners envision creating a pedestrian link from the Red Door Store to one of the two Woodlawn entry drives.
- f. The Department of Public Works and Transportation is actively developing a network of bikeway's in agreement with the Sandy Spring/Ashton Master Plan. Large portions are being funded through private development projects in the area, including sections along Norwood and Ednor Roads. A section along Park and Planning property on either the Woodlawn or Red Door Store property bordering Norwood Road will need to be considered to complete the network. Bikeway design is outside the scope of both Woodlawn development/feasibility plans, but should be considered when an overall park site analysis is initiated. In the meantime, it is anticipated that bike racks will be provided with the Visitor Center design.
- g. Montgomery County building officials will allow the application of this project under the Maryland Building Rehabilitation Code (also called MBRC or Smart Codes). That code allows more leeway for modifications to the existing historic structure not otherwise available under codes for new buildings. In addition, each level of the barn has its own accessible route to the outdoors, however, routes within the building will be regulated to each floor because an elevator was determined to be a costly and unnecessary spatial intrusion.

- h. An NRI-FSD was updated in conjunction with the Park Police development plan/feasibility study. There was no need to expand it to the vicinity of the barn. Landscape paving changes will be confined to the existing barnyard and the upper wagon level entry. In the immediate surroundings of the building, some trees and shrubs will be added but no trees will be removed. An archeological survey will be completed by park staff in the summer of 2003 and be confined to the lowest level of the building.

#### **IV. SHORT-TERM STABILIZATION**

##### **1. Project Description:**

The consultant has completed sets of drawings for the existing conditions and short-term stabilization. He has worked with a structural engineer, Neubauer Consulting Engineers, to focus on solutions to potential structural hazards and deficiencies. They identified elements of the structure that need immediate repair and replacement because they are damaged or missing, some parts by a fire. One example is that both roof trusses (called bents) had large segments completely removed, and new connections must be put in place to maintain structural stability. Other examples include pointing of stonework and temporary posts to support rotted beams. See Attachment J.

The scope of the short-term stabilization is for a non-invasive, temporary repair and is not meant as a permanent solution. Future preservation-level stabilization is expected to be included in the reuse design of the Visitor Center. It should also be noted that a previous engineer's report, completed in 1981 for M-NCPPC, recommended some similar structural remedies that were never executed.

Also, the Park Police currently use the barn for storage of hay. In order for the stabilization work to proceed, they are willing to relocate the hay to an outdoor location and cover it with a tarp.

##### **2. Relationship to Woodlawn Water and Sewer Project and Schedule:**

The Woodlawn Water and Sewer PDF provides for FY04 construction of public water and sewer lines to buildings on the property, including fire protection. As part of that scope, sprinklers will be installed in the barn and also in the historic Manor House and Park Police buildings.

Staff has initiated a change order to the Stone Barn development plan/feasibility study in order to coordinate the sprinkler piping and head locations with the short-stabilization project. The change also requests that the consultant prepare written specifications so that a full bid package for the short-term stabilization package can be prepared. If the Planning Board approves the short-term stabilization, it is expected that the package will be bid for construction in fall 2003 and the work will begin in spring 2004, approximately the same schedule as the water and sanitary sewer project.

##### **3. Cost Estimate and Construction Funding:**

Short-stabilization will cost \$100,000: \$72,000 for construction (see Attachment K), \$7,200 for contingencies, and \$20,800 for staff management. The approved FY04 Restoration of Historic Structures PDF includes sufficient funds to undertake this short-term stabilization.

## V. RE-USE AS A VISITOR CENTER

### 1. Project Description:

The most prominent visual element of the Stone Barn is the stone-arched forebay seen from Ednor Road. It will become the main public entrance to the building. It is the lowest level of the Barn, formerly a livestock area, and will be converted into space for the Visitor Center information desk, fixed exhibit, meeting space, restrooms and storage. The floor will be lowered several inches because the existing ceiling height is very low. This level will be heated and air-conditioned. See Attachment L.

A new enclosed (smoke-tight) stair will take visitors to the middle level above, which fills the full footprint of the building. Another new, but open, stair will lead to the upper-most wagon level above, which is a kind of mezzanine that extends through the center of the building and is entered from the Manor entrance drive. These two levels will be restored to retain the original character of the timber structure, with minimal heat and no air-conditioning because of a desire to retain the historic appearance and character of the original structure. These levels are envisioned to support an audio-visual exhibit.

The barnyard in front of the stone-arch forebay will be designed to be compatible with the historic rural setting. Accessible parking will be designated and outdoor seating and landscaping will be provided, as well as double fencing of the yard from the adjacent horse pasture. Aside from seven parking spaces set to the west edge of the barnyard and out of the view-shed of the historic-setting, future parking, as needed, will be shared with the existing Manor House lot. It is also expected that the barnyard could be utilized for temporary tented functions. The existing shed chicken-coop structure attached to the east side of the barn will be re-built to house restrooms and have a line of skylights on its roof to bring light into the building. On the opposite west side there is evidence of an attached shed structure; it will be reconstructed to provide an open, sheltered area for outdoor visitor center activities or storage of hay.

Once rehabilitated, the Stone Barn will also be a destination and a social gathering point for the Rural Legacy Trail. Information about the area will be available and a small amount of refreshments will be served to visitors. The Visitor Center will not duplicate the historic exhibit nature of the nearby Slave and Sandy Spring Museums. The primary mid and upper level Barn exhibit is planned to be a three-dimensional "tour-de-force" audio-visual presentation concentrating on Quaker history and the Underground Railroad. It will be displayed on whitewashed interior stone walls. A few stationary exhibits will be planned for the lower entry level. When not functioning as exhibit space, the staff estimates the building could be rented for small functions, such as receptions or other programs.

### 2. Relationship to Other CIP Projects:

Historic Preservation staff support the fact that the Visitor Center reuse is compatible with the Park Police expansion, particularly because horses grazing in the fields enhances the historic setting. The development plan/feasibility study for the Park Police Special Operations has two phases. The second phase includes a reconfigured Manor House parking lot. The quantity of spaces currently shown in its plan may have to be re-addressed when the Visitor Center is fully operational.

The previously mentioned water and sewer project will bring water and sewer lines within 10 feet of the perimeter walls of the Stone Barn and will be capped for connection during construction of the Visitor Center.

### **3. Relationship to Historic Manor House:**

The historic Georgian-style house lies to the north and east of the Stone Barn, across a one-way drive from the upper wagon entry. It is enclosed in its own tree-lined, boxwood hedged garden landscape and has other historic outbuildings in its side and rear yards. The house has five small rooms that are rented for weddings and other functions. Outdoor events are also allowed in the gazebo garden or under tents set up on the lawn. There are typically 25-30 weddings a year. Of those, the indoor weddings typically draw 50-60 persons and the outdoor ceremonies 100-200. It is run by the Enterprise Group, which operates two other rental facilities in Montgomery County's Department of Park and Planning.

### **4. Revenues and Operating Budget:**

A Visitor Center is not expected to enhance revenues for the Manor House, even though it may be used in conjunction with the Manor House activities. Rental revenues of the Visitor Center are expected to be minimal. Programs of the kind proposed for the Visitor Center are not typically the kind run by the Enterprise Group.

A full marketing study to determine the public demand and appeal of the project was beyond the scope of this study. Instead, the consultant studied analogous facilities and that information was utilized to project future hours of operation, staffing, admission, attendance, and sales, as well as administrative structure and operating costs.

Based on the operating assumptions outlined in Attachment M, the projected annual operating budget for the Visitor Center is expected to be approximately \$80,000. The Historic Preservation Section (Countywide Planning Division) proposes to fund the operating budget in whole or in part by: 1) securing a private operator for the facility, and/or 2) obtaining operating funds from the State of Maryland's Heritage Tourism Initiative which may be available for the first five years of operation, or 3) other public funds. Montgomery County's Park & Planning Property Management Group is willing to oversee a lease arrangement with a private operator.

### **5. Cost Estimate and Design Funding:**

The preliminary construction cost estimate for the adaptive reuse is \$1.95 million: see Attachment N. It is also within the range of what was estimated in the Heritage Area Management Plan. The estimate does not include exhibit related costs. However, the same feasibility study/change order mentioned above for the short-term stabilization includes additional work for the consultant to provide fixed and audio-visual cost estimates. This information will be provided in the summer of 2003, be added to the construction cost estimate, and inform decisions made during the reuse design process.

The budget for design is \$300,000: \$220,000 for professional services, \$60,000 for staff management and \$20,000 for contingencies. The Restoration of Historic Structures PDF includes sufficient funds in FY04 and FY05 to support design.

At this time the Restoration of Historic Structures PDF does not include construction funding for a Visitor Center. Upon completion of design, staff expects to seek construction funding either in the Restoration of Historic Structures PDF or in a stand-alone PDF, supported in part by grants or State bonds, as well as County bonds.

With Planning Board approval of the Visitor Center reuse, staff requests proceeding directly to design to prepare a full set of 100% design construction documents. The project could therefore move forward without being contingent on securing full construction funding at this date.

## **VI. Conclusion:**

*"It was said of Issac Holland: he built a barn for Dr. Palmer and a monument to himself."*

*-Park Historian*

The Woodlawn Stone Barn is a unique historical resource and important symbol of Montgomery County's agricultural history. It is also a masonry and timber frame structure of extremely high artistic value, a kind of agricultural cathedral that, of its self, would draw visitors to see its beauty. With limited structural improvements and other physical interventions, the spaces of the barn are a ready backdrop for the Quaker and Underground Railroad stories that are tied to the Woodlawn property in Sandy Spring. In addition, the Montgomery County Heritage Area Management Plan suggested that successful interpretative strategies include the creation of an emotional connection, over the presentation of historical "facts". For that reason, and because it is the least physically intrusive solution, a three-dimensional audio/visual presentation is highly recommended as the best and most interesting historical story for visitors.

## **VII. Attachments:**

- Attachment A: Restoration of Historic Structures PDF
- Attachment B: Sandy Spring/Ashton Master Plan Vicinity Map
- Attachment C: Woodlawn Vicinity Map
- Attachment D: Woodlawn Aerial Site Plan
- Attachment E: Excerpts from the Montgomery County Heritage Area Management Plan
- Attachment F: Rural Legacy Trail Map
- Attachment G: Public Correspondence
- Attachment H: Existing Photo by Tony Keyes
- Attachment I: Historic Preservation Commission Minutes, March 26, 2003, pages 3, 21-25
- Attachment J: Representative Short-Stabilization Drawings
- Attachment K: Short-term Stabilization Cost Estimate
- Attachment L: Representative Reuse Drawings
- Attachment M: Operating Assumptions
- Attachment N: Reuse Cost Estimate



# Restoration Of Historic Structures -- No. 808494

**ATTACHMENT A**  
**ADOPTED**

Category  
Agency  
Planning Area  
Relocation Impact

M-NCPPC  
M-NCPPC  
Countywide

Date Last Modified  
Previous PDF Page Number  
Required Adequate Public Facility

February 15, 2002  
7-91 (02 App)  
NO

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY01	Estimate FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Planning, Design and Supervision	502	202	70	230	60	105	40	5	10	10	0
Land											
Site Improvements and Utilities	231	150	46	35	10	5	5	5	5	5	0
Construction	2,956	1,261	380	1,315	130	90	245	280	285	285	0
Other	202	202	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3,891</b>	<b>1,815</b>	<b>496</b>	<b>1,580</b>	<b>200</b>	<b>200</b>	<b>290</b>	<b>290</b>	<b>300</b>	<b>300</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Source	Total	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
State Bonds (P&P only)	100	100	0	0	0	0	0	0	0	0
G.O. Bonds	3,421	1,585	496	1,340	170	170	250	250	250	0
Contributions	10	10	0	0	0	0	0	0	0	0
Current Revenue: General	360	120	0	240	30	30	40	40	50	50
<b>Total</b>	<b>3,891</b>	<b>1,815</b>	<b>496</b>	<b>1,580</b>	<b>200</b>	<b>200</b>	<b>290</b>	<b>290</b>	<b>300</b>	<b>300</b>

## ANNUAL OPERATING BUDGET IMPACT (\$000)

### DESCRIPTION

The Commission owns and is the steward of over 100 properties of historic or archaeological significance. This PDF provides the funds necessary to repair, stabilize, and renovate some of the important historical structures and sites which are located on parkland. This PDF provides for planning in FY01 to identify priorities, the scope of projects, an implementation plan, and a plan for monitoring and evaluating success.

A major effort of the next several years will be to actively highlight the historical and archaeological properties located on parkland. Projects include completion of the Oliver Watkins House renovation at Ovid Hazen Wells Recreational Park, completion and interpretation of the Bussard Farmstead at the Agricultural History Farm Park, restoration of the Stone Barn at Woodlawn Cultural Park, stabilization of the Woodlawn Tenant House, surveys and construction documents for the Waters Mill foundation/Valley Mill and Needwood Mansion properties, improvements to the Waters House, improvements to Kingsly School, and other properties. The PDF also includes funds for emergency stabilization efforts and historic markers.

### JUSTIFICATION

The PROS Plan recommends increased interpretation experiences and activities at historic structures and sites on parkland. Public demand for this is strong: in the recent PROS Survey, the majority of residents found protection of historic sites to be important and rated this as a high funding priority. Proposed funding will not only provide the funds to preserve historic structures and sites, but will also make some available for public use and interpretation.

### Plans and Studies

Parks, Recreation, and Open Space Plan goals, area master plans, and the County's Historic Preservation Ordinance.

### Cost Change

Increases in the \$143,000 level-of-effort should be phased-in based on the plan to be completed prior to approval of the FY03-08 CIP. Restore FY03 and FY04 to originally approved levels prior to FY02 budget cuts.

### STATUS

Ongoing.

### OTHER

The increased "level-of-effort" will provide for basic maintenance and repair as well as major renovations of selected buildings. To make Commission-owned historic and archaeological sites available and interesting to the public, renovation of additional historic properties and enhancement of existing sites is necessary. The proposed PDF will accomplish this goal.

\* Expenditures will continue indefinitely.

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY80	(\$000)
Initial Cost Estimate		2,176
First Cost Estimate		
Current Scope	FY03	4,511
Last FY's Cost Estimate		3,311
Present Cost Estimate		3,891
Appropriation Request	FY03	200
Appropriation Req. Est.	FY04	200
Supplemental Approp. Req.	FY02	0
Transfer		0
Cumulative Appropriation		2,311
Expenditures/Encumbrances		2,031
Unencumbered Balance		280
Partial Closeout Thru	FY00	0
Partial Closeout	FY01	0
Total Partial Closeout		0

### COORDINATION

Facility Planning Non-Local Parks PDF 958776  
Rickman Horse Farm Park PDF 008722  
Woodlawn Water and Sewer PDF 038700  
Montgomery County Historic Preservation Commission.

### MAP

