

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

<b>Address:</b>	9220 Damascus Hills Lane, Damascus	<b>Meeting Date:</b>	5/8/2024
<b>Resource:</b>	Master Plan Site #11/21 ( <i>Rezin Bowman Farm</i> )	<b>Report Date:</b>	5/1/2024
<b>Applicant:</b>	Daniel Ferenczy	<b>Public Notice:</b>	4/24/2024
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Permit No.:</b>	1067141	<b>Staff:</b>	Chris Berger
<b>PROPOSAL:</b>	Partial demolition, building addition, roof alteration		

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**STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions based upon the HPC’s comments and return with a HAWP application.



**Figure 1: The Rezin Bowman Farm Master Plan Site boundaries are shaded in red.**

## PROPERTY DESCRIPTION

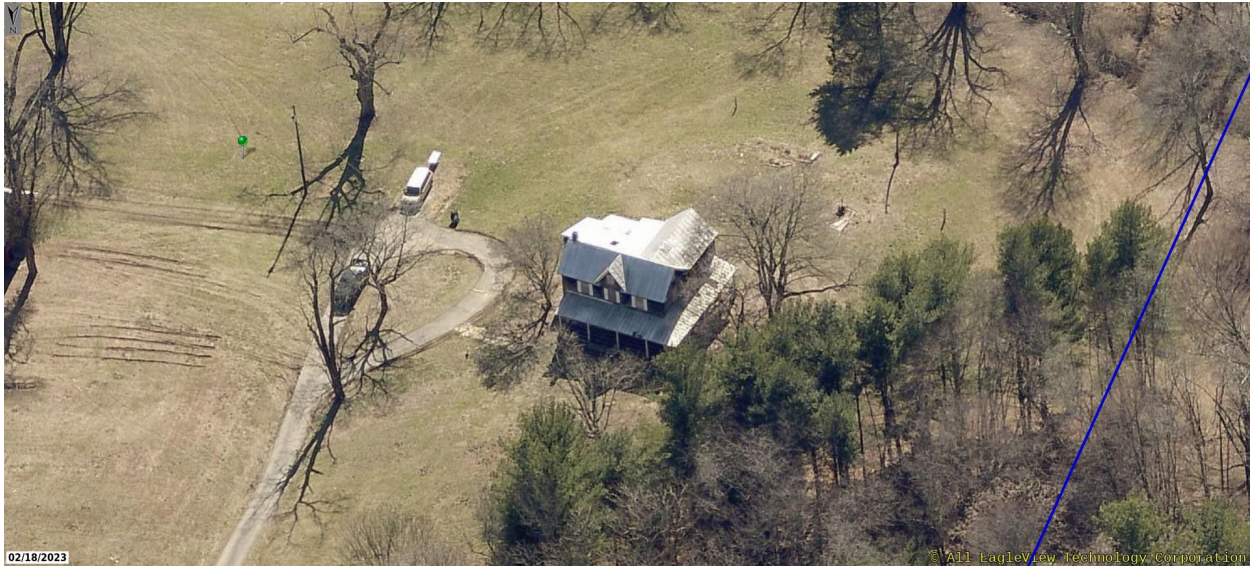
SIGNIFICANCE: Master Plan Site #11/21, *Rezin Bowman Farm*  
 STYLE: Farmstead  
 DATE: circa 1827-1939

Excerpt from *Damascus-Goshen Historic Resources Master Plan Amendment*:

The Rezin Bowman Farm was established at the headwaters of Great Seneca Creek. The farmstead is significant for its collection of buildings that represent an evolution of construction. By 1850, Aden Bowman (1787-1868) owned 520 acres of land and resided on this farm. He built the bank barn sometime after he acquired this land in 1827. Typical of successful farmers of the era, he grew a principal crop of tobacco, had diverse livestock, and grew corn, oats and wheat. His son, Rezin H. inherited the farm that he maintained through the century. The center cross gable dwelling represents a house type that was popular in Montgomery County from the post-Civil War era through the early 20th century. Claude Burdette continued the farm by introducing dairy cows, housed in the 16-cow dairy barn built by 1939.



**Figure 2: The site map of the Rezin Bowman Farm that was included in the Damascus-Goshen Historic Resources Master Plan Amendment.**



**Figure 3:** This 2023 CONNEXplorer photo facing south shows the front and right-side elevations of the Farmhouse. The looped driveway is to the left, and the blue line is the property boundary.



**Figure 4:** This 2023 CONNEXplorer photo facing north shows the rear and left-side elevations of the Farmhouse. The looped driveway is to the right, and the blue line is the property boundary.

## **BACKGROUND**

The County Council adopted in 2009 the *Master Plan for Historic Preservation: Damascus-Goshen Historic Resources*, which included the Rezin Bowman Master Plan Historic Site (#11/21).

In 2021, Historic Preservation Office staff worked with the County's Department of Housing and Community Affairs (DHCA) and Department of Permitting Services (DPS) to issue an abatement order for the house. Housing code inspectors found nine violations, and the house was condemned and found unfit for human habitation.

On March 3, 2022, the HPC provided a preliminary consultation on the farmhouse for the following work items:<sup>1</sup>

<sup>1</sup> The staff report for the Preliminary Consultation is available here: <https://montgomeryplanning.org/wp->

- Extend the foundation of the existing rear addition 5-by-6 feet to accommodate a proposed new mudroom entrance.
- Rebuild a former rear deck, with the new proposed deck being 12-by-24 feet.
- Replace the existing sheathing and wooden clapboard siding with lime plaster.
- Remove the existing rear addition roof and alter the rear addition, creating a two-story rear addition with living (moss and succulent covered) roof.

At the preliminary consultation, the HPC was generally supportive of the applicant's proposal and provided the following comments and recommendations to ensure compatibility and consistency with the applicable guidelines and Standards:

- Additional details and better drawings should be submitted with the formal HAWP submission to provide clarity on the proposed rear addition, the proposed addition's roof form, and the proposed green roofing.
- Although not specified in the previous submission, there were concerns about the proposed number of lites for the replacement windows on the house. 2-over-2 double-hung windows to match the existing/original windows were noted as the appropriate option.
- There were concerns regarding the proposed straw and lime plaster treatment on the original house, with some preferring in-kind replacement of the existing wood clapboard siding.
  - Several commissioners commented that the most significant character-defining feature of the historic house is its form and massing (including the traditional L-shaped configuration and the center cross gable on the front elevation), and they supported the proposed straw and lime plaster treatment throughout.
  - Alternative suggestions included retaining the wood clapboard siding on the original house and only using the straw and lime plaster treatment on the addition or applying wood clapboard siding to match the existing over the proposed lime plaster on the original house, if practicable.

Next, the HPC approved HAWP #981848 as part of the consent agenda at its May 4, 2022, meeting for the following work:<sup>2</sup>

- Extend the foundation of the existing rear addition 5-by-6 feet to accommodate a proposed new mudroom entrance.
- Replace the existing sheathing and wooden clapboard siding with lime plaster.
- Remove the existing rear addition roof and alter the rear addition, creating a two-story rear addition.
  - Materials for the proposed addition include a living (moss and succulent covered) roof, wood casement windows, wood trim, and lime plaster siding.
- Comprehensive rehabilitation of the historic house, including repair of the existing attic windows, installation of new 2/2 double hung TDL wood windows, installation of new wood paneled doors, and in-kind repair of the existing standing seam metal roof.

None of the work was completed.

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<content/uploads/2022/02/II.A-9220-Damascus-Hills-Lane-Damascus-Preliminary-Consultation.pdf>

Link to March 2, 2022, HPC meeting audio/video transcript:

[https://mncppc.granicus.com/player/clip/2561?publish\\_id=f9e5e2b8-9b0e-11ec-972b-0050569183fa&redirect=true](https://mncppc.granicus.com/player/clip/2561?publish_id=f9e5e2b8-9b0e-11ec-972b-0050569183fa&redirect=true)

<sup>2</sup> The staff report for HAWP #981848 is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/04/I.E-9220-Damascus-Hills-Lane-Damascus-981848.pdf>

Link to May 4, 2022, HPC meeting audio/video transcript:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=c9bae72c-cc7d-11ec-bbb4-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=c9bae72c-cc7d-11ec-bbb4-0050569183fa)

## PROPOSAL

The applicant wrote the following under the description of work proposed:

For this HAWP we are proposing a complete farmhouse rehabilitation while retaining the original architectural features of the home. We will ensure the massing of the main block, front facade, clapboard siding, and historic window shape, size, and dimension are retained and clearly discernible. We will ensure the deteriorated clapboard siding is removed and replaced with real wood clapboard.

We are proposing the following:

1. Extend Rear addition by 5'x6' to accommodate a mudroom, and re-attach a 12'x24' rear deck.
2. Remove and replace deteriorated unpainted clapboard wood siding.
3. Remove the rear shed addition; replace with two-story frame and standing seam metal roof.

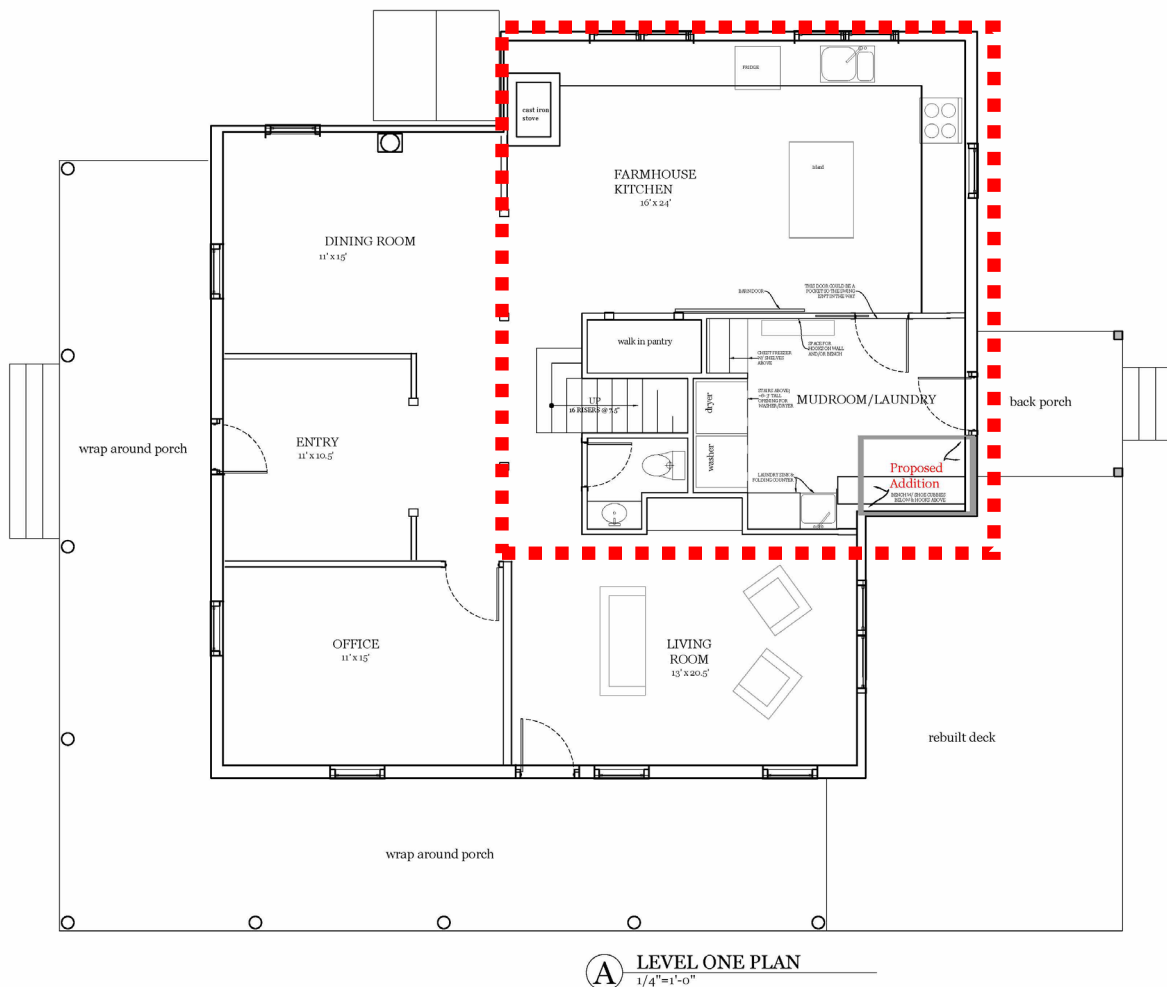
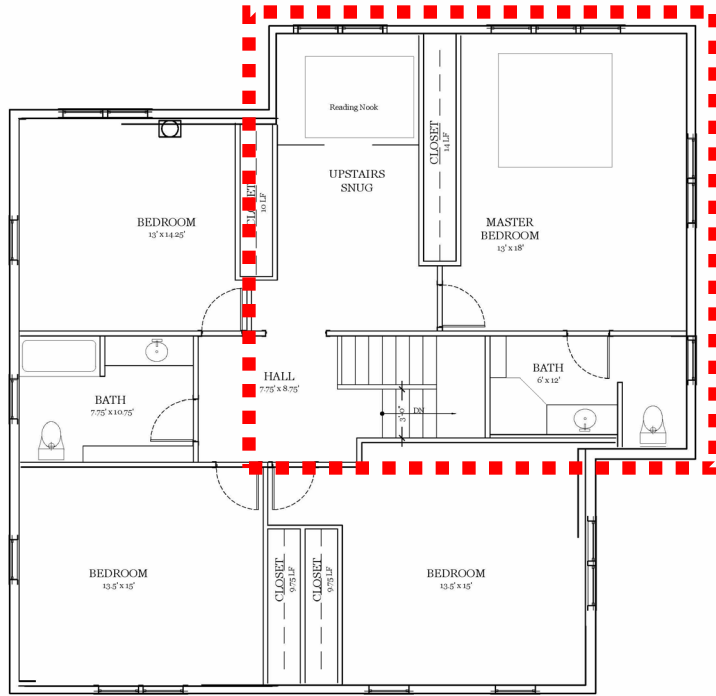
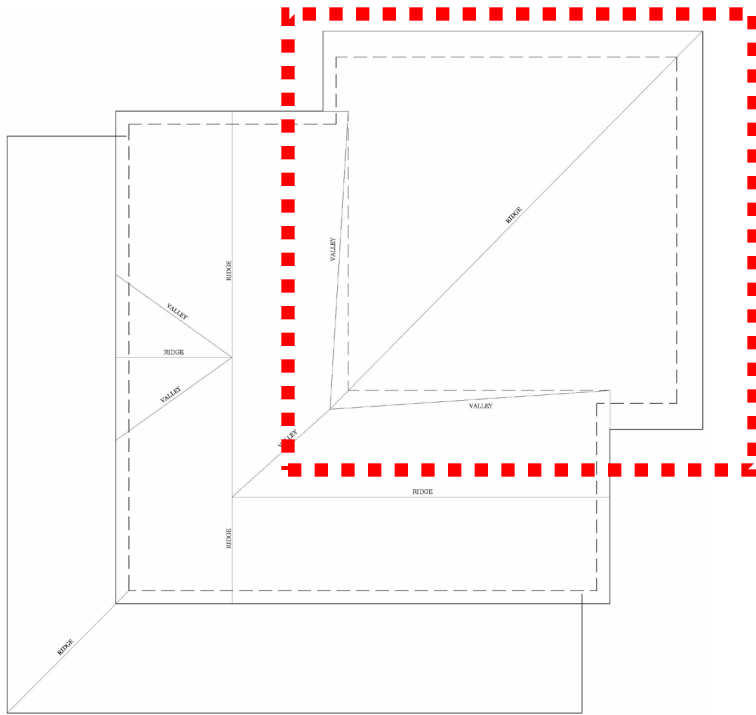


Figure 5: The proposed floor plan shows the new construction outlined in red.



**A** LEVEL TWO PLAN  
1/4"=1'-0"

**Figure 6:** The proposed floor plan shows the new construction outlined in red.



**A** ROOF PLAN  
1/4"=1'-0"

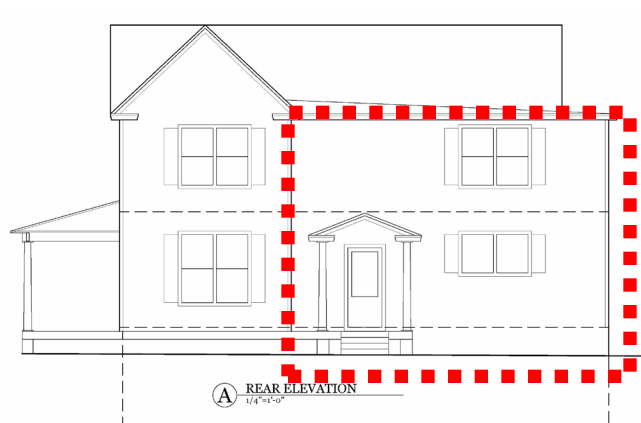
**Figure 7:** The proposed roof plan shows the new construction outlined in red.



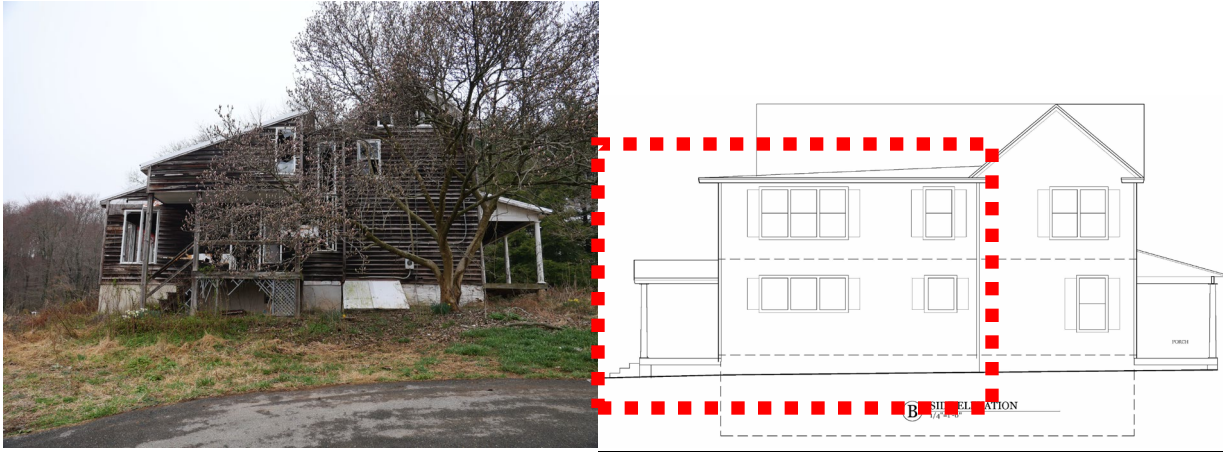
**Figure 8: The front elevation in 2021 and the proposed. The applicant appears to propose the removal of the gable window and chimney**



**Figure 9: The right-side elevation in 2021 and the proposed. The applicant proposes fenestration alterations and a rear addition, outlined in red.**



**Figure 10: The rear elevation in 2021 and the proposed. The applicant proposes to demolish the existing shed-roofed addition and build a new two-story addition in its place, outlined in red. He also proposed fenestration alterations on the portion of the building to be retained.**



**Figure 11: The left-side elevation in 2021 and the proposed. The applicant proposes demolition, fenestration alteration, and an addition to the rear, outlined in red.**

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Damascus-Goshen Historic Resources Master Plan Amendment (Amendment)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Montgomery County Code Chapter 24A-8***

- (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 ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

#### ***Damascus-Goshen Historic Resources Master Plan Amendment***

The *Amendment* includes the following statement regarding the Rezin Bowman Farm:

The setting includes the dwelling house, corn crib, bank barn, dairy barn, and milk house. Since the dwelling house has had many alterations, additional changes should be reviewed with leniency by the Historic Preservation Commission.

#### ***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.
- 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**

Staff is generally supportive of the applicant's proposal for demolition and new construction on the rear and replacement of the wood siding. The house has experienced many alterations in the past, and per the *Amendment* the HPC is to be lenient in its review of additional changes. In accordance with Chapter 24A-8, the work will not substantially alter the exterior features of the historic site. Staff finds that these work items will not alter or remove character-defining features and/or materials of the subject property, in accordance with *Standards #2* and *9*. Further, these alterations could be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired, per *Standard #10*.

The rear shed-roofed addition to be removed and replaced with a two-story addition is a non-original feature. Staff finds the size, scale, and massing of the new construction is appropriate for the historic resource. Staff does have concerns about the low roof pitch on the addition and seeks input from the HPC on an alternative. Staff recommends either a flat membrane roof or a standing seam cross gable roof that matches the pitches of the existing cross-gable roofs.

According to the applicant, none of the fenestration is salvageable. Photos from 2021 show the house with 2/2 wood sash windows on the front elevation and a wood front door; 2/2 wood sash and paired casement windows on the right-side elevation with a wood side entry door; casement windows, both paired and individual, and sliding glass doors on the rear elevation; and paired and individual casement and sash windows on the left-side elevation.

The plans included as part of this application show new 1/1 windows on the front elevation (*Figure 8*). Most of the windows will be in the same location as the existing, but the plans do not show the retention of the decorative window in the gable end. Staff does not support removal of that character-defining feature and recommends the applicant either restore the window or have a new window fabricated that matches the design of the previous. The photos from 2021 show broken panes, but the sashes are intact so staff recommends the windows be restored if they are intact. (Staff notes that window restoration is eligible for the county's 25 percent Historic Tax Credit.) If repair is not possible for some of the windows, then the replacement windows should match the previous 2/2 design. The applicant has not provided details on the front door; staff recommends the applicant install a period-appropriate wood-paneled door. The brick chimney integrated into the roof should also be retained.

On the right-side elevation, the applicant proposes shifting the location of the door; reconfiguring some of the window openings, removing the window in the gable end, and adding additional windows (*Figure 9*). Staff supports replacement of the paired casement window on the second floor, but only with a 2/2 wood sash window. Staff also supports reinstallation of a 2/2 sash window on the second floor in the location evident in the 1973 aerial (*Figure 12*). Staff does not support the removal, reconfiguration, and addition of other windows on this elevation. The applicant has not provided details on the door proposed for the elevation. Staff also seeks a wood-frame door in the existing door's location, but not in the new proposed location. As with the front elevation, the existing windows on the right-side elevation should be repaired. If replacement is necessary then the windows should be 2/2.



**Figure 12:** *This image from Vintage Aerial shows the right-side elevation in 1973.*

On the existing construction of the rear elevation, the applicant proposes removal of the window in the gable end and replacement of the sliding doors and paired casement windows with paired sash windows (**Figure 10**). On the proposed addition, the applicant proposes installation of paired sash and casement or awning windows and a new door with gabled roof. Staff does not support any of the window proposals. The existing window in the gable end should be retained and restored. Any newly installed windows on both the existing building and proposed addition should be 2/2 and be placed individually and match the rhythm of the existing sash windows.

Staff supports the basic design of the new covered entry on the rear elevation. Its gable roof and fascia returns reflect the design on the existing residence. The porch floor and stairs can be either wood or wood composite. The columns may also be a composite material. The roof should be standing-seam metal to match the existing roofing material. The piers should be either structural stone or stone cladding to match the material of the building's original foundation.

On the left-side elevation, staff does not support the triple window groupings and seeks individual windows on the addition (**Figure 11**). Staff opposes any new window openings or infills on the existing construction, and the sash windows should remain 2/2.

Staff encourages the applicant to install traditionally mounted wood shutters to flank the sash windows on the front and right-side elevation and be sized appropriately for the particular window.

At the existing wraparound front porch, staff encourages the applicant to restore the existing wood columns. The porch floor and stairs are missing, so the replacement floor should be wood tongue and groove laid perpendicular to the wall of the house. The piers appear to be pebbledash, and staff would support replacement with either structural stone or stone cladding to match the material of the building's

original foundation. The porch fascia includes painted beadboard infill, and staff encourages the applicant to retain that unique material. It does not appear balustrade and railings are necessary to meet residential building code, but if the applicant seeks to install them a simple wood design would be appropriate.

Staff supports replacement of the wood siding. The unpainted lap siding has a 5-inch reveal. It is not original to the home's construction and is unpainted, so it does not appear to be salvageable. Staff recommends the replacement lap siding be painted wood.

No plans were provided for the deck, but staff supports the proposed location at the right-side and rear elevations and its connection to the existing wraparound porch. Staff supports the proposed unfinished black locust decking.

### ***Items to Include in HAWP Application***

Staff recommends the following items be included in the HAWP application:

- Detailed as-built elevations that include material callouts, dimensions, and roof pitches.
- Detailed elevations for the proposed construction that include material callouts, dimensions, roof pitches, and detailed designs for proposed features.
- A window and door schedule that corresponds to the elevations. The aluminum clad window grilles shall be either full divided lite or simulated divided lite with permanent exterior and interior grilles.
- A detailed site plan for the area approximate to the residence that includes the existing and proposed hardscaping and proposed HVAC equipment.
- Specification sheets for all proposed building features, including the doors, windows, siding, trim, shutters, roofing, porch flooring; railings; hardscaping, lighting, HVAC equipment, and gutters and downspouts.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

Staff requests feedback from the HPC on:

- The rear addition's siting, size, scale, and massing.
- The proposed roof pitch on the addition and potential alternative roof types.
- The replacement window and door design and materials.
- The grouping, removal, and placement of the windows.
- The proposed shutters and potential alternatives.
- Appropriate replacement materials at the existing wraparound porch.
- Appropriate materials at the proposed rear porch.
- Any other comments.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

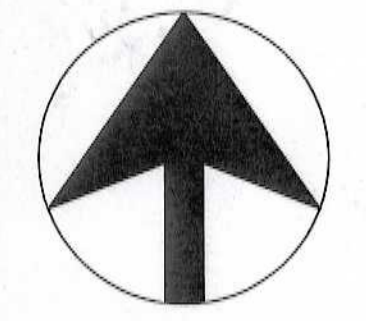
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

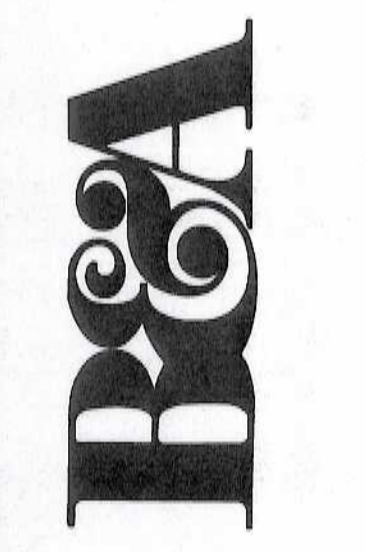


06/30/2015
07/08/2016
07/03/2017
11/01/2017

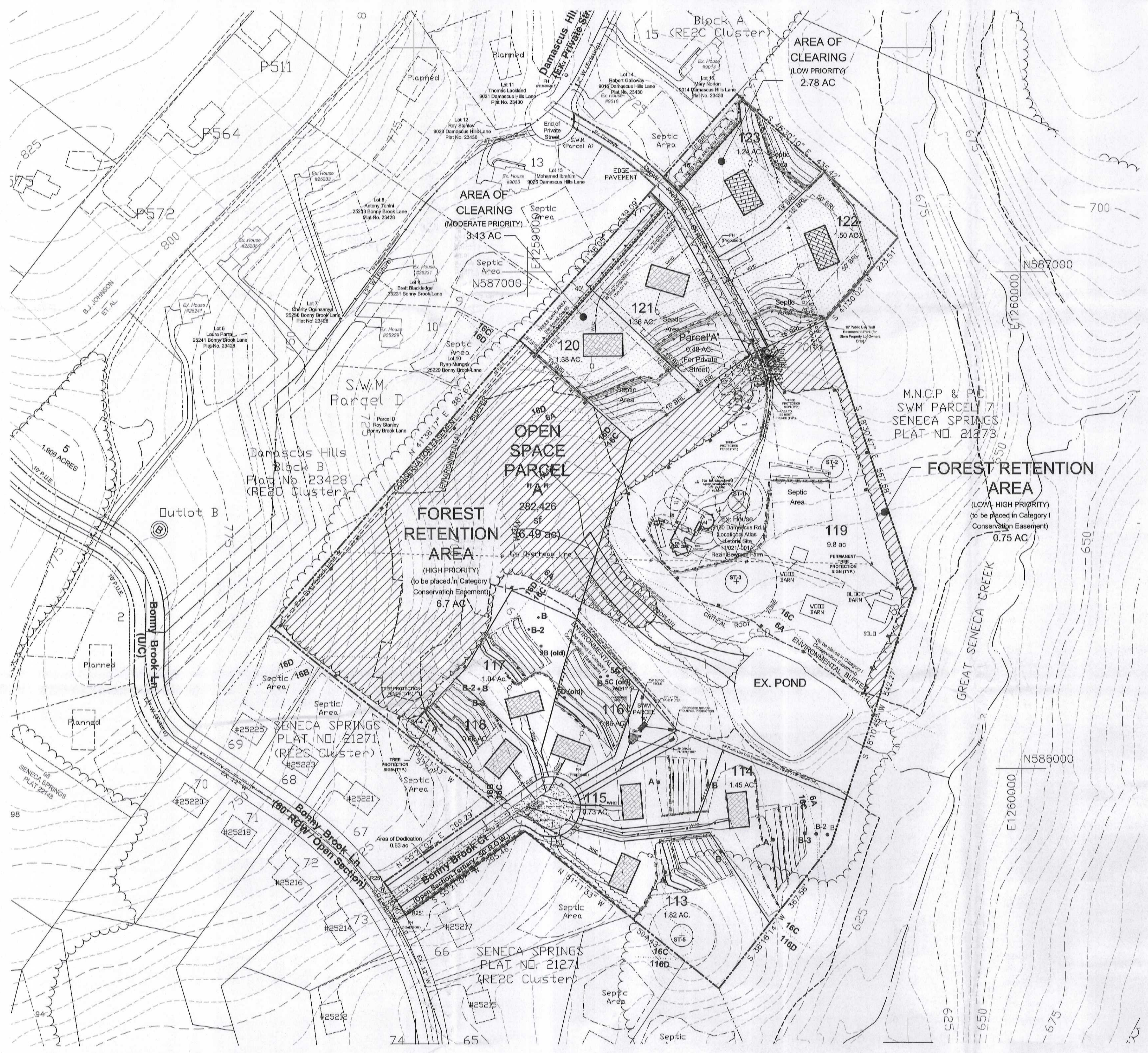


date: 12/31/14  
scale: 1" = 100'

Banning & Associates, Inc.  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301) 946-6246



FINAL FOREST CONSERVATION PLAN  
SENECA SPRINGS (Lots 113-123)  
(Stern Property)  
Montgomery County, Maryland



- LEGEND:**
- TREE CANOPY
  - SIGNIFICANT TREE
  - SIGNIFICANT TREE TO BE REMOVED
  - CRITICAL ROOT ZONE
  - ENVIRONMENTAL BUFFER
  - FOREST RETENTION AREA
  - FOREST CLEARING AREA
  - TREE PROTECTION SIGN
  - TREE PROTECTION FENCE
  - LIMIT OF DISTURBANCE
  - PERMANENT TREE PROTECTION SIGN
  - ROOT PRUNE
  - NON-SPECIMEN TREE IN HISTORIC SETTING
  - NON-SPECIMEN TREE IN HISTORIC SETTING TO BE REMOVED
  - DRY WELL

- NOTES:**
1. AREA OF PROPERTY - 29.392 ACRES
  2. EXISTING ZONING - RE2C
  3. METHOD OF DEVELOPMENT PROPOSED - CLUSTER
  4. MINIMUM LOT SIZE PERMITTED (Cluster) - 25,000 SF
  5. NUMBER OF LOTS PERMITTED (@0.4 du/ac) - 11
  6. NUMBER OF LOTS SHOWN - 11
  7. SITE TO BE SERVED BY PUBLIC WATER / ON-SITE SEPTIC SYSTEMS
  8. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-3
  9. LOCATED IN GREAT SENECA CREEK WATERSHED
  10. SITE LOCATED ON WSSC GRID SHEETS: 236NW09 / 235NW09
  11. UTILITY SERVICE TO BE PROVIDED BY: Verizon, WSSC, Potomac Edison

FOREST CONSERVATION WORKSHEET  
SENECA SPRINGS

NET TRACT AREA:

A. Total tract area ...	29.39
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify) ...	0.00
F. Net Tract Area ...	29.39

LAND USE CATEGORY: (from Trees Technical Manual)  
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0.00	1.00	0.00	0.00	0.00	0.00

EXISTING FOREST COVER:

I. Existing forest cover ...	13.36
J. Area of forest above afforestation threshold ...	7.48
K. Area of forest above conservation threshold ...	6.91

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ...	8.55
M. Clearing permitted without mitigation ...	4.81

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ...	5.91
O. Total area of forest to be retained ...	7.45

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...	1.48
Q. Reforestation for clearing below conservation threshold ...	0.00
R. Credit for retention above conservation threshold ...	0.10
S. Total reforestation required ...	1.58
T. Total afforestation required ...	0.00
U. Credit for landscaping (may not exceed 20% of "S") ...	0.00
V. Total reforestation and afforestation required ...	1.58



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Final Forest Conservation Plan APPROVAL  
Plan No. 12006118A  
Signature: [Signature] Date: 1/2/18

**DEVELOPER'S CERTIFICATE**

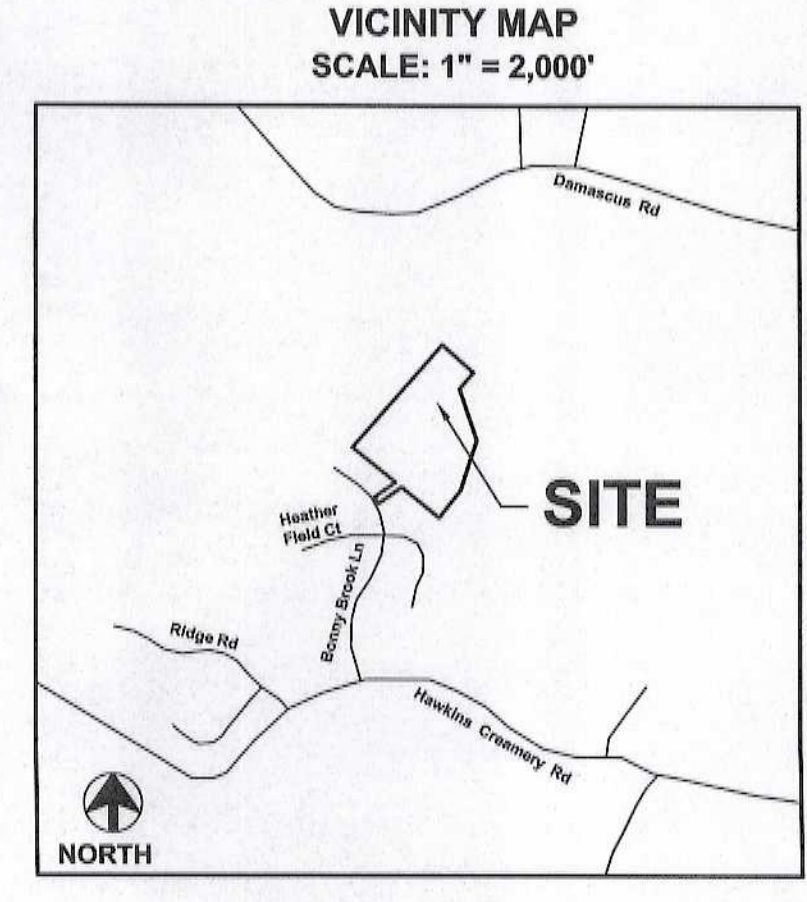
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12006118A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Seneca Ridge Development LLC  
Contact Person or Owner: Eric Anderson  
Address: PO Box 101525 Arlington, VA 22210  
Phone and Email: 202-812-1034  
Signature: [Signature]

**THIS PLAN IS AN AMENDMENT TO APPROVED FINAL FOREST CONSERVATION PLAN 120061180**

**AMENDMENT # 12006118A: TO CONVERT THE PREVIOUSLY APPROVED OUTLOT INTO 4 LOTS, BRINGING THE TOTAL LOTS TO 11.**

PREPARED FOR:  
**SENECA RIDGE DEVELOPMENT LLC**  
PO BOX 101525  
ARLINGTON, VA 22210  
202-812-1034



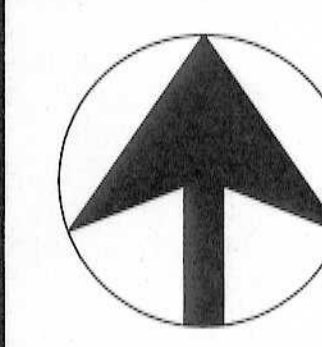
**SIGNIFICANT TREE CHART**

TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE(D.B.H.)	TREE CONDITION	COMMENTS	STATUS
ST-1	Robinia pseudoacacia	Black Locust	32.1"	Poor - Dead	Trunk covered with Poison Ivy, decay in trunk, dead limbs and decay in canopy	To be removed
ST-2	Quercus coccinea	Scarlet Oak	26.0"	Good	Dead limbs in canopy	To be retained
ST-3	Acer rubrum	Red Maple	54.8"	Good	Multi-stem	To be retained
ST-4	Liriodendron tulipifera	Tulip Poplar	26.0"	Good		To be retained
ST-5	Quercus alba	White Oak	45.0"	Good		To be retained

**FINAL FOREST CONSERVATION PLAN**

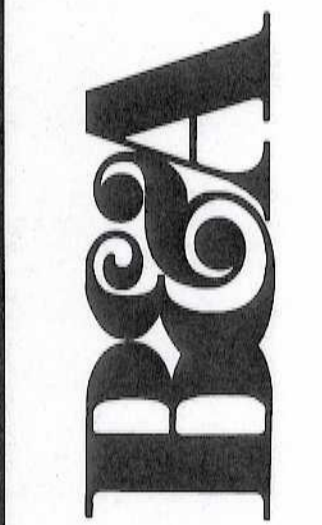
ACREAGE OF TRACT	ACREAGE OF ROAD AND UTILITY R.O.W. NOT TO BE IMPROVED	ACREAGE OF EXISTING FOREST	ACREAGE OF TOTAL FOREST RETENTION	LAND USE CATEGORY	CONSERVATION THRESHOLD	AFFORESTATION THRESHOLD	FOREST WITHIN WETLANDS TO BE RETAINED	FOREST WITHIN WETLANDS TO BE CLEARED	FOREST WITHIN WETLANDS TO BE PLANTED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE RETAINED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE CLEARED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE PLANTED	FOREST WITHIN STREAM BUFFER TO BE RETAINED	FOREST WITHIN STREAM BUFFER TO BE CLEARED	FOREST WITHIN STREAM BUFFER TO BE PLANTED	FOREST WITHIN PRIORITY AREAS TO BE RETAINED	FOREST WITHIN PRIORITY AREAS TO BE CLEARED	FOREST WITHIN PRIORITY AREAS TO BE PLANTED	STREAM BUFFER-LINEAR FEET	STREAM BUFFER-AVERAGE WIDTH	
29.27 AC	0.00 AC	0.00 AC	13.36 AC	7.64 AC	MEDIUM DENSITY RESIDENTIAL	25% = 7.32 AC	20% = 5.85 AC	1.60 AC	0.0 AC	0.00 AC	0.40 AC	0.00 AC	0.00 AC	1.30 AC	0.00 AC	0.00 AC	4.14 AC	0.00 AC	0.00 AC	1,000±	125'

06/30/2015
01/08/2016
07/03/2017
11/01/2017



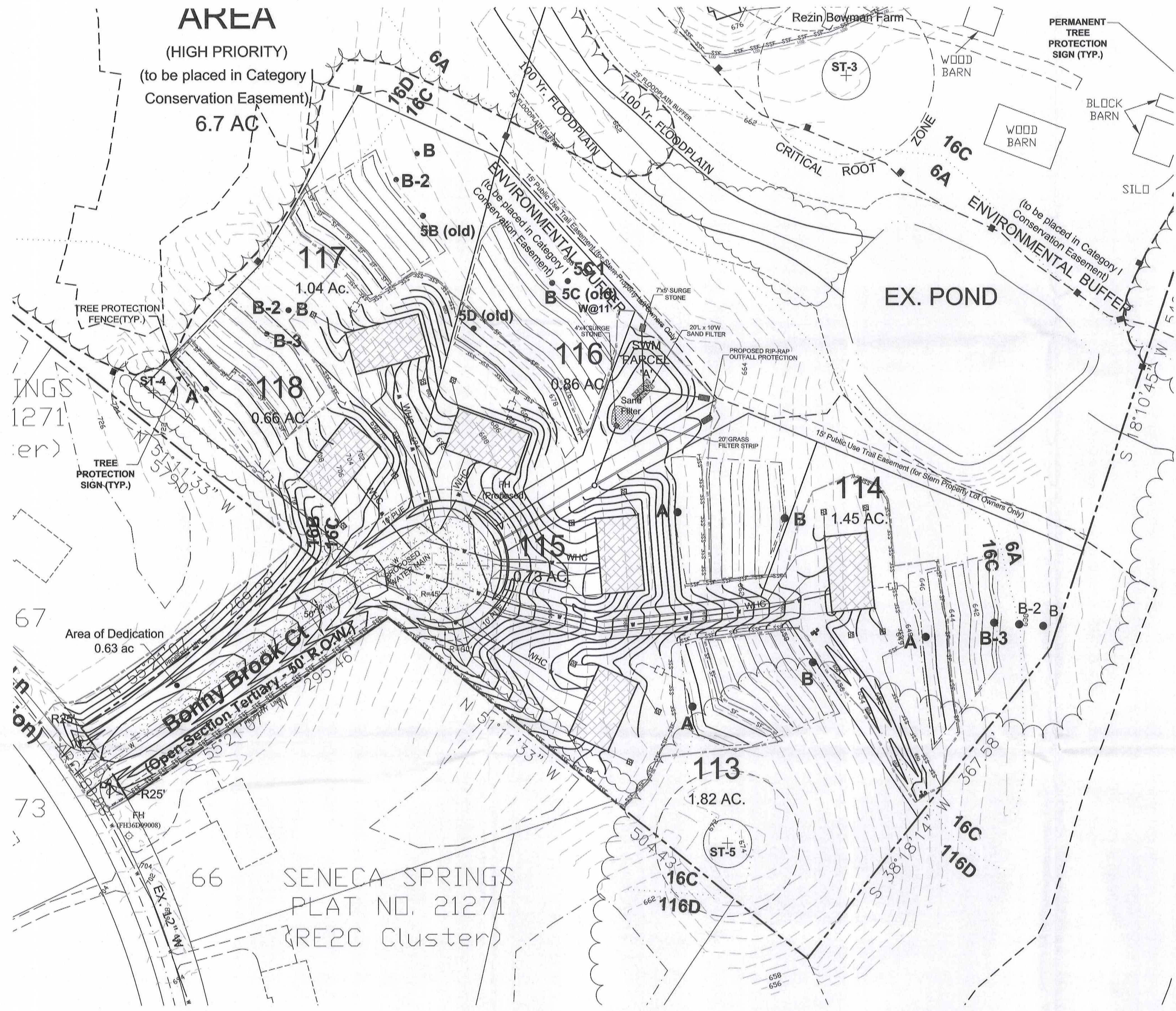
date: 12/31/14  
scale: 1" = 50'

Bramming & Associates, Inc.  
10000 Colesville Road  
8933 Shady Grove Center  
Gaithersburg, MD 20877  
(301) 948-6240



FINAL FOREST CONSERVATION PLAN  
SENECA SPRINGS (Lots 113-123)  
(Stern Property)  
Montgomery County, Maryland

**AREA**  
(HIGH PRIORITY)  
(to be placed in Category  
Conservation Easement)  
6.7 AC



DETAIL VIEW: AREA OF DEVELOPMENT  
1" = 50'

**Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans**

- Pre-Construction**
- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner shall contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.
  - No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
    - Root pruning
    - Crown Reduction or pruning
    - Watering
    - Fertilizing
    - Vertical mulching
    - Root aeration matting
 Measures not specified on the forest conservation plan may be required as determined by the M-NCPPC inspector in coordination with the arborist.
  - A Maryland licensed tree expert or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
  - Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
    - Chain link fence (four feet high)
    - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
    - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
  - Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of the forest conservation inspector.
  - Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown approved plan.
  - Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.
- During Construction**
- Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.
- Post-Construction**
- After construction is completed, an inspection shall be requested. Corrective measures may include:
    - Removal and replacement of dead and dying trees
    - Pruning of dead or declining limbs
    - Soil aeration
    - Fertilizing
    - Watering
    - Wound repair
    - Clean up of retention areas
  - After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

**Inspections:**

All field inspections must be requested by the applicant. Inspections must be conducted as follows:

**Tree Save Plans and Forest Conservation Plans without Planting Requirements**

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading begins.
- After completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;

**Additional Requirements for Plans with Planting Requirements**

- Before the start of any required reforestation and afforestation planting
- After required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan and, if appropriate, release of the performance bond.

**LEGEND:**

TREE CANOPY	
SIGNIFICANT TREE	⊕ ST-2
SIGNIFICANT TREE TO BE REMOVED	⊗ ST-2
CRITICAL ROOT ZONE	
ENVIRONMENTAL BUFFER	
FOREST RETENTION AREA	
FOREST CLEARING AREA	
TREE PROTECTION SIGN	▲
TREE PROTECTION FENCE	— X —
LIMIT OF DISTURBANCE	— LOG —
PERMANENT TREE PROTECTION SIGN	■
ROOT PRUNE	
NON-SPECIMEN TREE IN HISTORIC SETTING	× ST-A
NON-SPECIMEN TREE IN HISTORIC SETTING TO BE REMOVED	× ST-A (TBR)
DRY WELL	
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
Final Forest Conservation Plan APPROVAL	

Plan No. 12006118A  
Signature: *[Signature]* Date: 1/2/18



**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12006118A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Seneca Ridge Development LLC  
Printed Company Name

Contact Person or Owner: Eric Anderson  
Printed Name

Address: PO Box 101525 Arlington, VA 22210

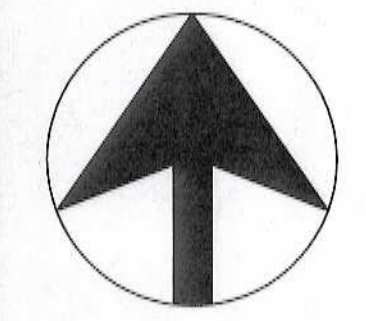
Phone and Email: 202-812-1034

Signature: *[Signature]*

**THIS PLAN IS AN AMENDMENT TO APPROVED FINAL FOREST CONSERVATION PLAN 120061180**

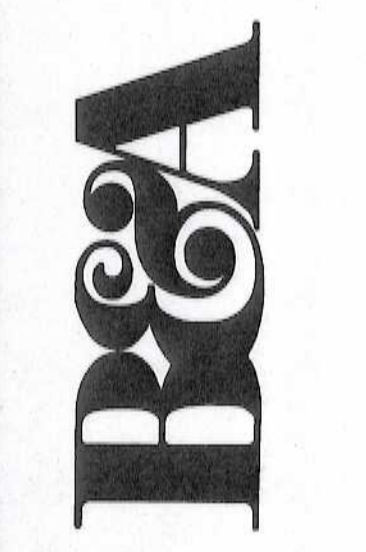
**AMENDMENT # 12006118A: TO CONVERT THE PREVIOUSLY APPROVED OUTLOT INTO 4 LOTS, BRINGING THE TOTAL LOTS TO 11.**

06/30/2015
01/08/2016
07/03/2017
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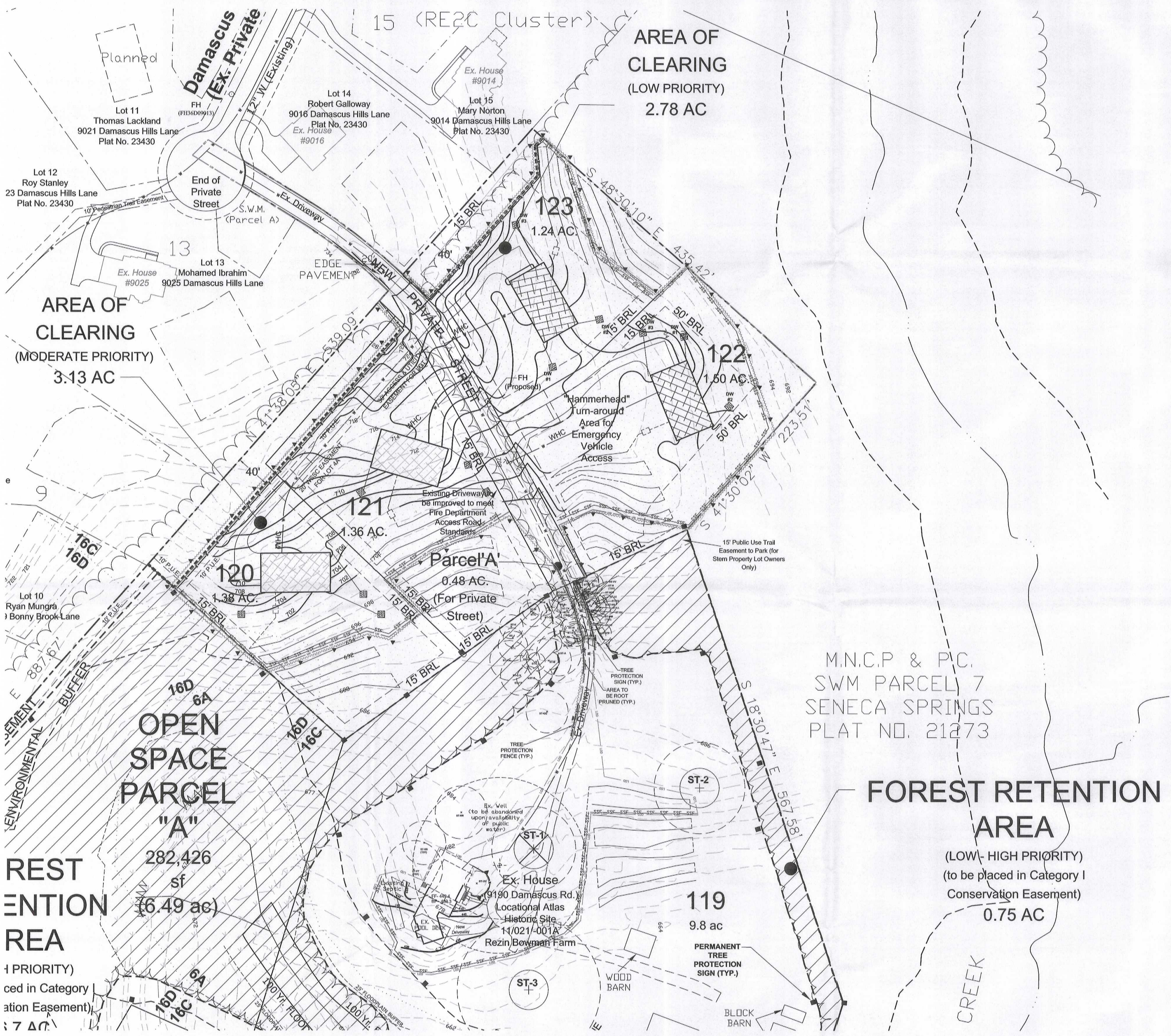


date: 12/31/14  
scale: 1" = 50'

Benning & Associates, Inc.  
Land Planning Consultants  
8931 Shady Grove Court  
Gaithersburg, MD 20877  
(301) 948-0240



- LEGEND:**
- TREE CANOPY
  - SIGNIFICANT TREE (ST-2)
  - SIGNIFICANT TREE TO BE REMOVED (ST-2)
  - CRITICAL ROOT ZONE
  - ENVIRONMENTAL BUFFER
  - FOREST RETENTION AREA
  - FOREST CLEARING AREA
  - TREE PROTECTION SIGN
  - TREE PROTECTION FENCE
  - LIMIT OF DISTURBANCE
  - PERMANENT TREE PROTECTION SIGN
  - ROOT PRUNE
  - NON-SPECIMEN TREE IN HISTORIC SETTING (ST-A)
  - NON-SPECIMEN TREE IN HISTORIC SETTING TO BE REMOVED (ST-A) (TBR)
  - DRY WELL



DETAIL VIEW: AREA OF DEVELOPMENT  
1" = 50'

**THIS PLAN IS AN AMENDMENT TO APPROVED FINAL FOREST CONSERVATION PLAN 120061180**  
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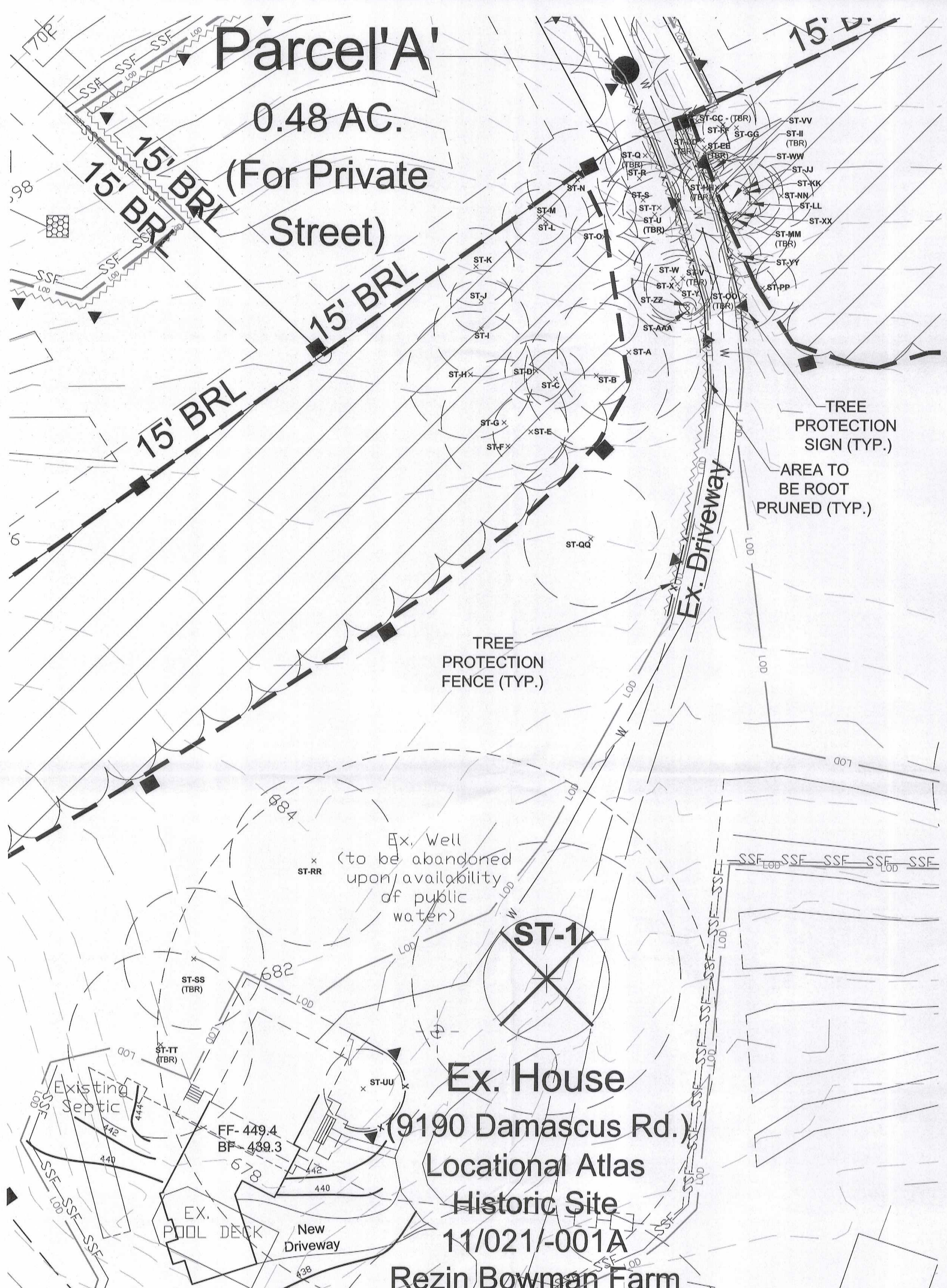
Phone and Email: 202-812-1034

Signature: *[Signature]*

Received M-NCPPC  
NOV 13 2017  
Montgomery County Planning Department

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Final Forest Conservation Plan APPROVAL  
Plan No. 12006118A  
Signature: *[Signature]* Date: 11/2/18

FINAL FOREST CONSERVATION PLAN  
**SENECA SPRINGS (Lots 113-123)**  
**(Stern Property)**  
Montgomery County, Maryland

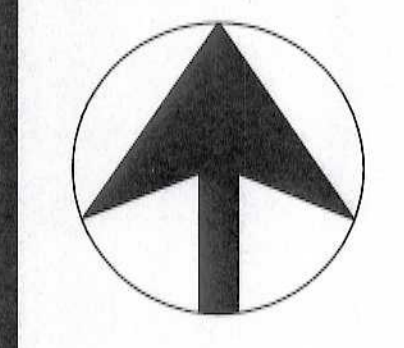


HISTORIC PROPERTY TREE CHART							
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS	STATUS	STRESS REDUCTION MEASURES
ST-A	Pinus strobus	White Pine	17.1"	Moderate	Poison by on trunk, phototropic lean, many dead lower limbs	To be retained	Tree protection fence, tree protection sign, and root prune
ST-B	Pinus strobus	White Pine	17.2"	Moderate	Bilberry and Poison by drinking trunk, many dead lower limbs	To be retained	
ST-C	Pinus strobus	White Pine	7.0"	Moderate	Dead lower limbs	To be retained	
ST-D	Pinus strobus	White Pine	7.5"	Moderate	Dead lower limbs, phototropic bend in upper trunk	To be retained	
ST-E	Pinus strobus	White Pine	9.0' (Estimate)	Moderate	Poison by on trunk, phototropic lean, co-dominant leaders, dead lower limbs	To be retained	
ST-F	Pinus strobus	White Pine	13.3"	Good-Moderate	Poison by on trunk, minor dead lower limbs	To be retained	
ST-G	Pinus strobus	White Pine	15.0"	Good	Dead lower limbs, small hangers	To be retained	
ST-H	Quercus cocinea	Scarlet Oak	15.1"	Moderate	Many dead lower limbs, adventitious limbs	To be retained	
ST-I	Acer platanoides	Norway Maple	6.7' & 11.3"	Moderate	Multi-stem, response wood growth at branch union, possible internal decay or vertical crack, dead broken lower limbs, sap rot on leader	To be retained	
ST-J	Prunus serotina	Black Cherry	7.3"	Poor	Phototropic bend in trunk, cankers on lower trunk, dead broken limbs with advanced decay in canopy	To be retained	
ST-K	Prunus serotina	Black Cherry	9.1"	Poor	Tree in decline, over 50% of canopy is dead, adventitious limbs, broken dead limbs in canopy	To be retained	
ST-L	Morus alba	White Mulberry	10.4"	Moderate	Co-dominant leaders, die-back on lower limbs	To be retained	
ST-M	Pinus strobus	White Pine	6.5"	Moderate	Canker on lower trunk coating also, response wood growth in trunk, dead lower limbs with sap rot	To be retained	
ST-N	Prunus serotina	Black Cherry	12.0' (Estimate)	Poor	Poison by on trunk, phototropic bends in trunk, unable to properly assess due to thick vines in canopy	To be retained	
ST-O	Rubus pseudoacacia	Black Locust	8.0' (Estimate)	Moderate	Trunk and canopy covered in Bilberry	To be retained	
ST-Q	Carya ovata	Shagbark Hickory	9.6"	Moderate	English Ivy and Virginia Creeper growing on trunk, adventitious limbs	To be removed	Flush out and herbicide stump
ST-R	Alnus incana	Tree of Heaven	10.0' (Estimate)	Moderate	Poison by on trunk, phototropic bends in trunk, broken dead limbs in the canopy, co-dominant leaders	To be retained	Tree protection fence, tree protection sign, root prune, and remove dead wood in canopy
ST-S	Alnus incana	Tree of Heaven	9.0' (Estimate)	Moderate	Bilberry and Multiflora Rose climbing trunk, co-dominant leaders, broken dead wood in canopy	To be retained	Tree protection fence, tree protection sign, and root prune
ST-T	Prunus serotina	Black Cherry	8.0' (Estimate)	Poor	Trunk is covered with Bilberry, die back poor canopy structure	To be retained	Tree protection fence, tree protection sign, and root prune
ST-U	Rubus pseudoacacia	Black Locust	12.0' (Estimate)	Dead		To be removed	Flush out stump
ST-V	Rubus pseudoacacia	Black Locust	12.0' (Estimate)	Moderate	Co-dominant leaders, adventitious limbs, dead broken limbs	To be removed	Flush out stump
ST-W	Sassafras albidum	Sassafras	10.0' (Estimate)	Moderate	Co-dominant leaders, dead wood in canopy	To be retained	Tree protection fence, tree protection sign, root prune, and remove dead wood in canopy
ST-X	Sassafras albidum	Sassafras	8.0"	Moderate	Vine climbing trunk	To be retained	Tree protection fence, tree protection sign, and root prune
ST-Y	Sassafras albidum	Sassafras	8.0"	Moderate		To be retained	Tree protection fence, tree protection sign, and root prune
ST-CC	Alnus incana	Tree of Heaven	14.0' (Estimate)	Moderate	Located on steep slope to driveway, lost leader, leader has advanced decay, die back in canopy, response wood growth in trunk from lost leader	To be removed	Flush out and herbicide stump
ST-DD	Alnus incana	Tree of Heaven	6.0' (Estimate)	Poor	On steep slope to driveway, co-dominant leaders, dead wood with decay in canopy	To be removed	Flush out and herbicide stump
ST-EE	Alnus incana	Tree of Heaven	6.0' (Estimate)	Poor	On steep slope to driveway, co-dominant leaders, lost leader, broken dead wood in canopy	To be removed	Flush out and herbicide stump
ST-FF	Alnus incana	Tree of Heaven	7.8"	Poor	Co-dominant leaders, dead leader with decay	To be retained	Tree protection fence, tree protection sign, root prune, and remove dead wood in canopy
ST-GG	Alnus incana	Tree of Heaven	8.0' (Estimate)	Moderate-Poor	Poor canopy architecture, broken dead wood in canopy	To be retained	Tree protection fence, tree protection sign, and root prune
ST-HH	Alnus incana	Tree of Heaven	8.0' (Estimate)	Moderate	On steep slope to driveway, Bilberry is climbing trunk, co-dominant leaders	To be removed	Flush out and herbicide stump
ST-II	Alnus incana	Tree of Heaven	10.0' (Estimate)	Poor	On steep slope to driveway, Bilberry is climbing into canopy, vine is obstructing view into canopy, unable to properly assess	To be removed	Flush out and herbicide stump
ST-JJ	Alnus incana	Tree of Heaven	6.0"	Moderate		To be retained	Tree protection fence, tree protection sign, and root prune
ST-KK	Alnus incana	Tree of Heaven	8.1' & 8.6"	Moderate	Multi-stem, response wood growth at branch union, Virginia Creeper on trunk, broken dead leader	To be retained	Tree protection fence, tree protection sign, and root prune
ST-LL	Alnus incana	Tree of Heaven	7.0"	Moderate	Bilberry is climbing trunk, co-dominant leaders, vine is obstructing view into canopy, unable to properly assess	To be retained	Tree protection fence, tree protection sign, and root prune
ST-MM	Alnus incana	Tree of Heaven	14.0' (Estimate)	Moderate	On steep slope to driveway, Bilberry is wrapping around the trunk, co-dominant leaders, broken dead wood in canopy	To be removed	Flush out and herbicide stump
ST-NN	Alnus incana	Tree of Heaven	7.6"	Poor	Large canker in middle of trunk with decay, broken dead wood in canopy	To be retained	
ST-OO	Alnus incana	Tree of Heaven	8.0' (Estimate)	Moderate	Bilberry covering trunk and canopy, unable to properly assess tree due to vines	To be removed	Flush out and herbicide stump
ST-PP	Alnus incana	Tree of Heaven	8.0"	Moderate	Co-dominant leaders, phototropic bend in upper trunk	To be retained	Tree protection fence, tree protection sign, and root prune
ST-QQ	Cladonia kentukea	Kentucky Yellowwood	16.0' (Estimate)	Moderate-Poor	Poison by and Bilberry on trunk, co-dominant leaders, dead leaders and branches with decay	To be retained	Tree protection fence, and tree protection sign
ST-RR	Acer rubrum	Red Maple	20.0"	Poor	Poison by on trunk, response wood growth in trunk, possible internal decay, adventitious limbs, die back in canopy, dead leader	To be retained	Remove dead wood
ST-SS	Acer platanoides	Norway Maple	16.0"	Moderate	Over 50% visible grinding roots, phototropic lean in trunk, adventitious limbs, dead wood with decay in canopy, due to grinding roots this tree is a hazard and should be removed as soon as possible	To be removed	Tree is a hazard tree and should be removed as soon as possible
ST-TT	Acer platanoides	Norway Maple	15.0', 22.0', 15.0' & 18.0"	Moderate		To be removed	
ST-UU	Magnolia species	Magnolia Species	9.4', 7.0' and 7.2"	Moderate	Over-head utility goes through canopy, Bilberry climbing on trunk, adventitious limbs	To be retained	Tree protection fence, tree protection sign, and remove Bilberry vine
ST-VV	Juglans nigra	Black Walnut	2.5"	Moderate	Japanese Honeyuckle is girdling tree, phototropic lean, dead limbs	To be retained	Tree protection fence, and tree protection sign, remove dead limbs and Honeyuckle
ST-WW	Alnus incana	Tree of Heaven	4.5"	Moderate	Die back, dead broken limbs	To be retained	Tree protection fence, and tree protection sign
ST-XX	Alnus incana	Tree of Heaven	5.0"	Moderate-Poor	Vines climbing tree, dead broken limbs	To be retained	Tree protection fence, and tree protection sign
ST-YY	Alnus incana	Tree of Heaven	5.0"	Moderate-Poor	Multiple vines climbing trunk, broken dead limbs	To be retained	Tree protection fence, and tree protection sign
ST-ZZ	Sassafras albidum	Sassafras	2.0"	Moderate	Tree is overrun with grapevine	To be retained	
ST-AAA	Sassafras albidum	Sassafras	2.0"	Moderate	Tree is overrun with grapevine	To be retained	

- LEGEND:**
- TREE CANOPY
  - SIGNIFICANT TREE (+) ST-2
  - SIGNIFICANT TREE TO BE REMOVED (X) ST-2
  - CRITICAL ROOT ZONE
  - ENVIRONMENTAL BUFFER
  - FOREST RETENTION AREA
  - FOREST CLEARING AREA
  - TREE PROTECTION SIGN
  - TREE PROTECTION FENCE
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  - PERMANENT TREE PROTECTION SIGN
  - ROOT PRUNE
  - NON-SPECIMEN TREE IN HISTORIC SETTING (X) ST-A
  - NON-SPECIMEN TREE IN HISTORIC SETTING TO BE REMOVED (X) ST-A (TBR)
  - DRY WELL

Sheet 4 of 5  
Revisions

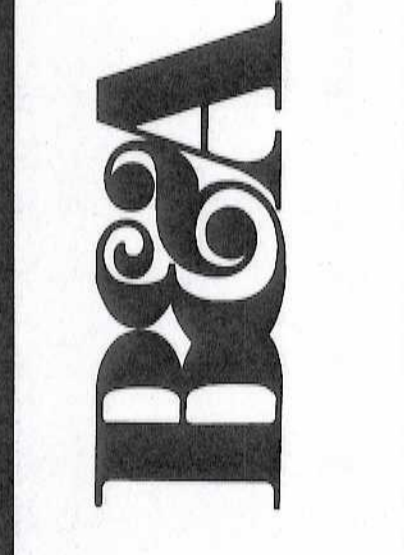
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date: 12/31/14  
scale: 1" = 20'



Banning & Associates, Inc.  
Land Planning Consultants  
8935 Shady Grove Court  
Gaithersburg, MD 20878  
(301) 948-7260



**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12006118A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Seneca Ridge Development LLC  
Printed Company Name

Contact Person or Owner: Eric Anderson  
Printed Name

Address: PO Box 101525 Arlington, VA 22210

Phone and Email: 202-812-1034

Signature: *[Signature]*

**DETAIL VIEW: HISTORIC SITE**  
1" = 20'

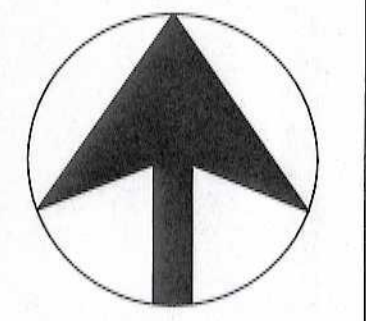
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**AMENDMENT # 12006118A: TO CONVERT THE PREVIOUSLY APPROVED OUTLOT INTO 4 LOTS, BRINGING THE TOTAL LOTS TO 11.**

RECEIVED  
JANUARY 13 2017  
Montgomery County  
Planning Department

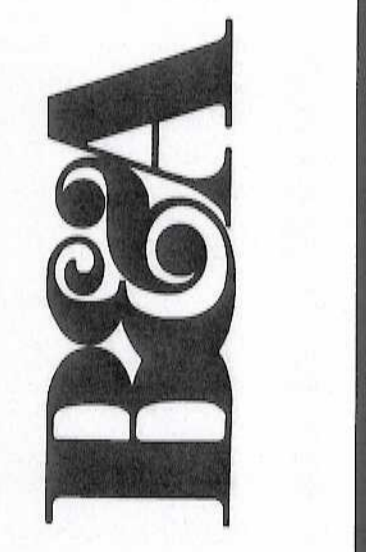
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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Plan No. 12006118A  
Signature: *[Signature]* 1/21/18  
Date

FINAL FOREST CONSERVATION PLAN  
**SENECA SPRINGS (Lots 113-123)**  
(Stern Property)  
Montgomery County, Maryland



date: 12/3/14  
scale: 1" = 50'

Benning & Associates, Inc.  
Landscape Consultants  
1855 Shady Grove Road  
Gaithersburg, MD 20877  
(301) 948-0240



FINAL FOREST CONSERVATION PLAN  
**SENECA SPRINGS (Lots 113-123)**  
(Stern Property)  
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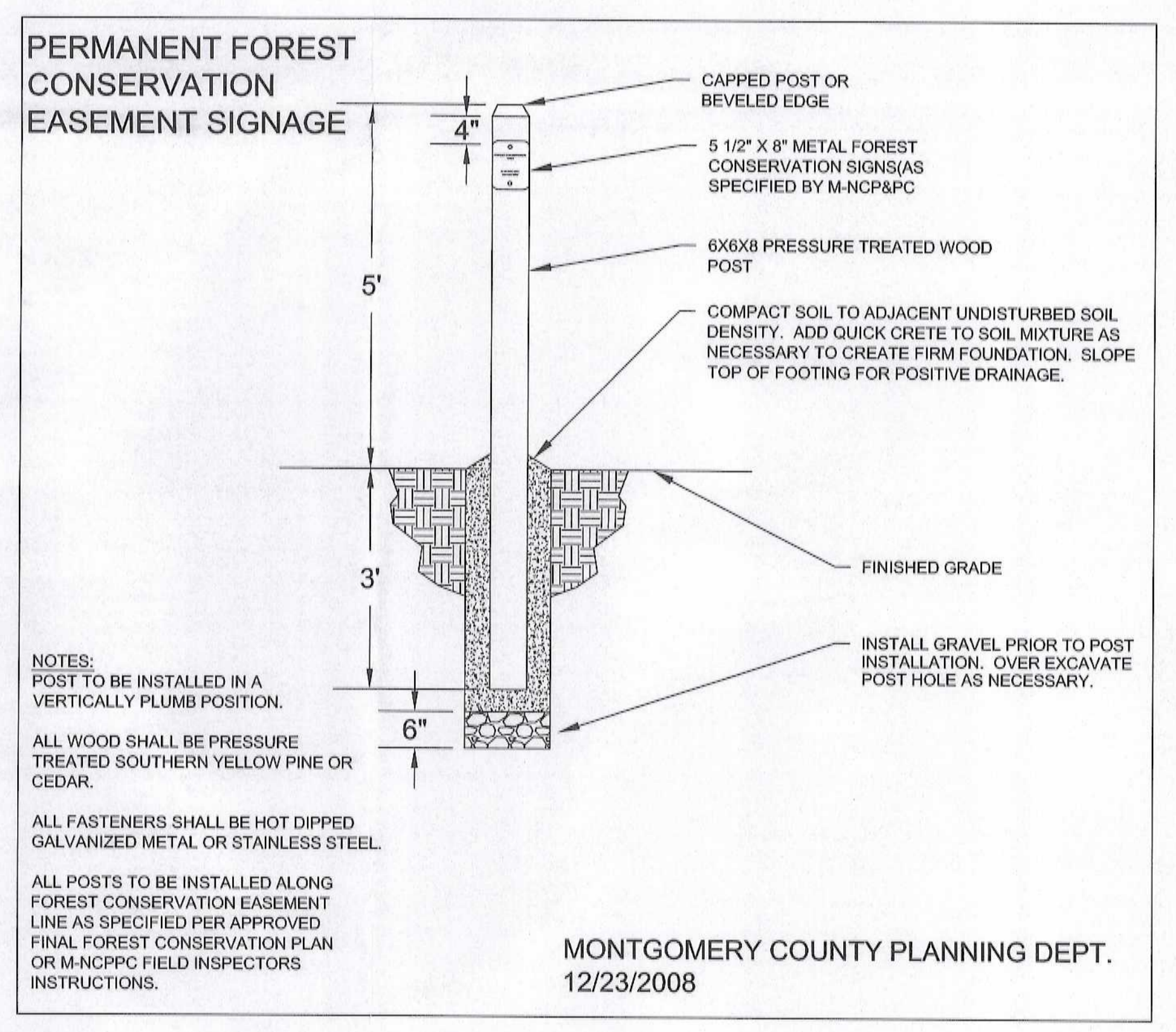
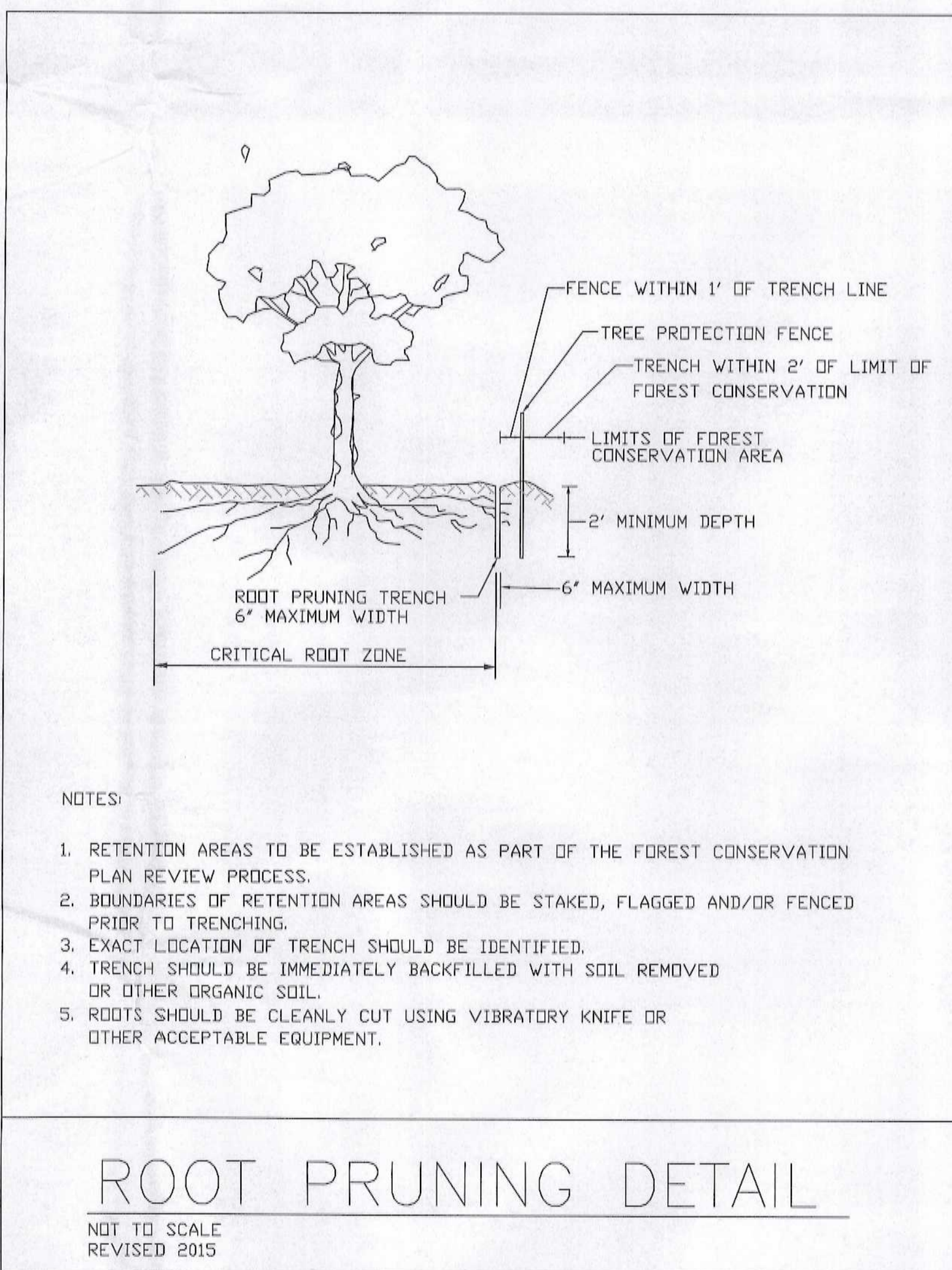
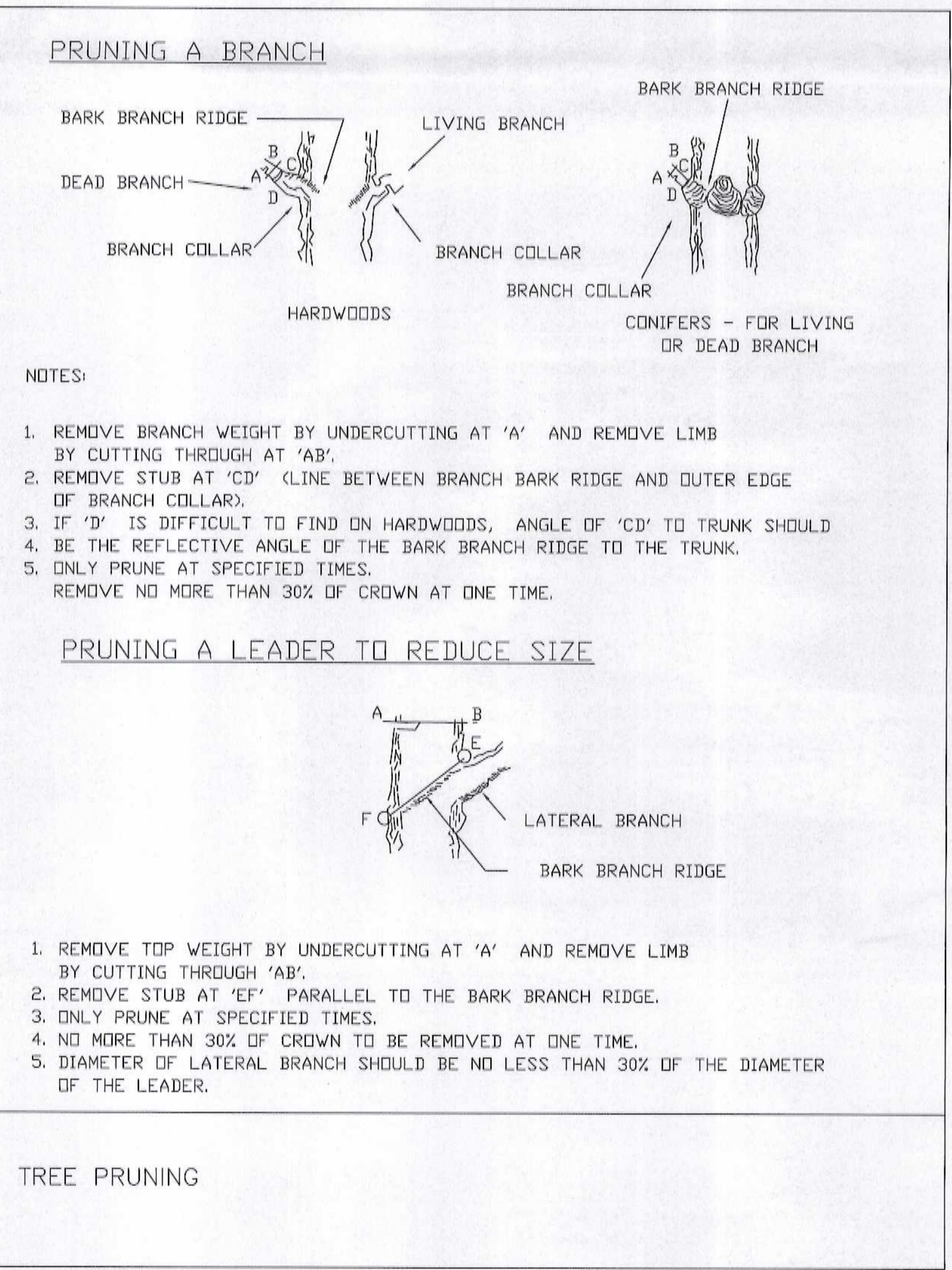
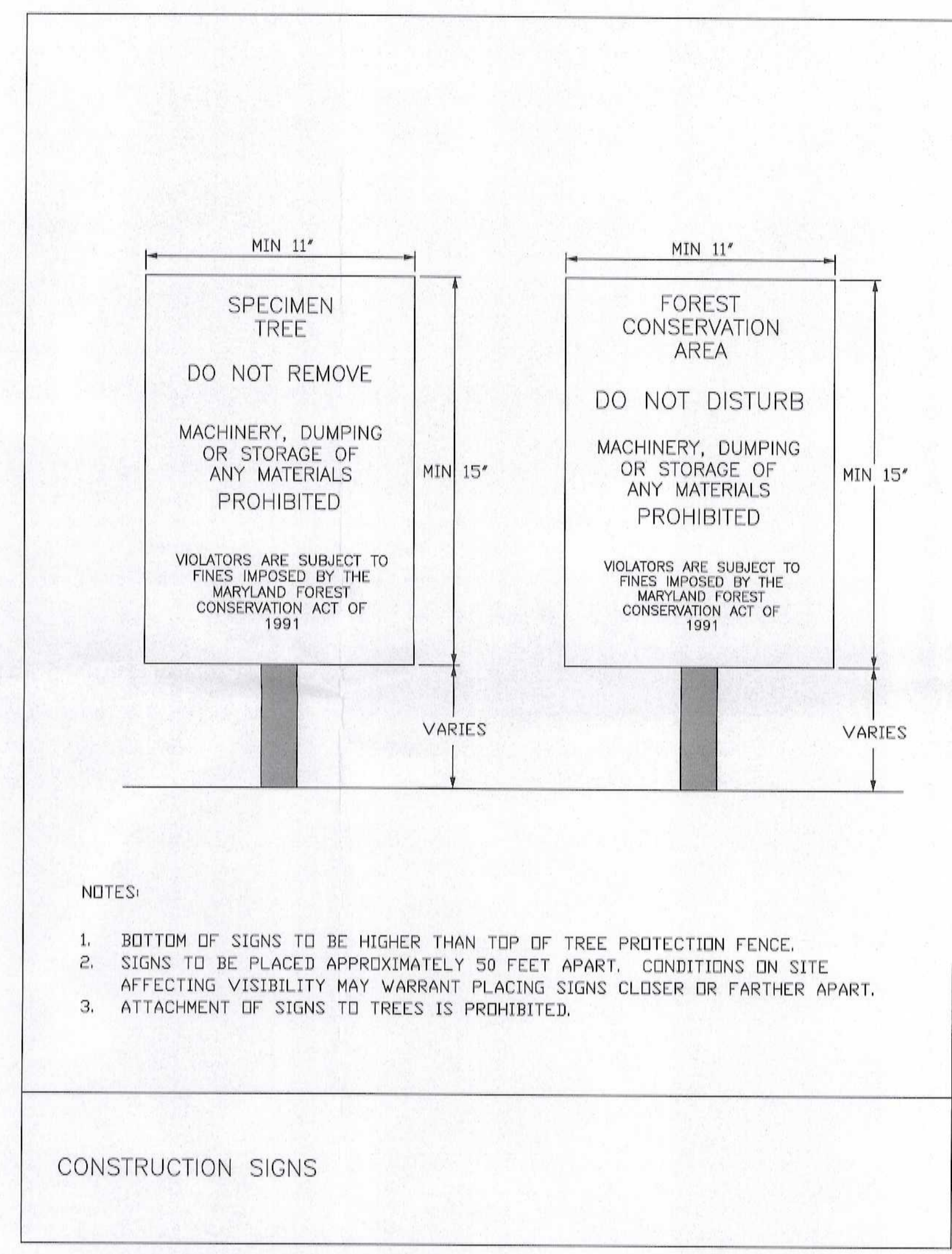
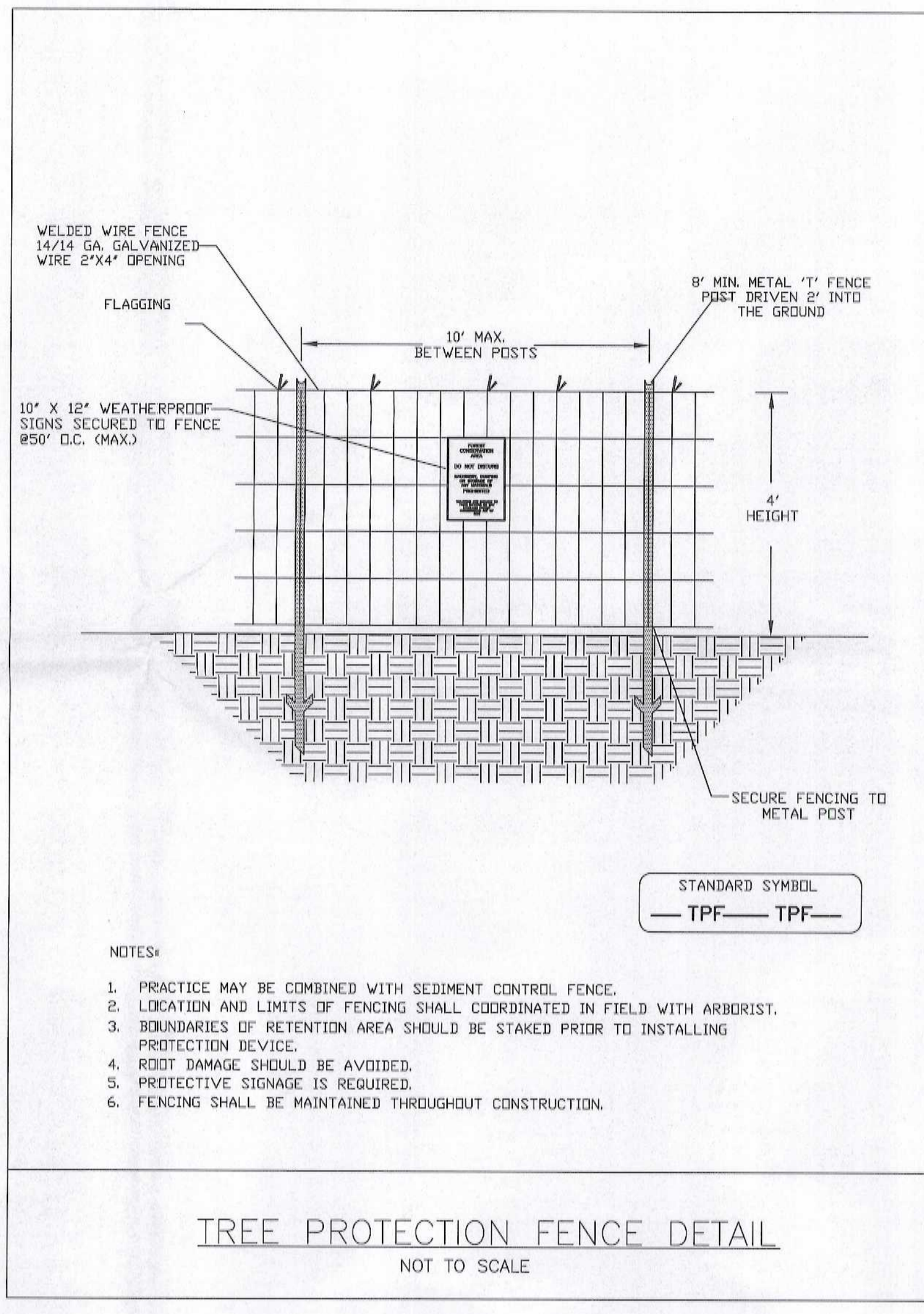
# FOREST CONSERVATION AREA

## DO NOT DISTURB UNDER PENALTY OF LAW

## NO DUMPING NO MOTORIZED VEHICLES

**M-NCPPC**  
Environmental Planning  
(301) 495-4540

STYLE 41 © THE TREE COMPANY CATONSVILLE, MARYLAND PH. (410) 758-7277 www.thetreecompany.com



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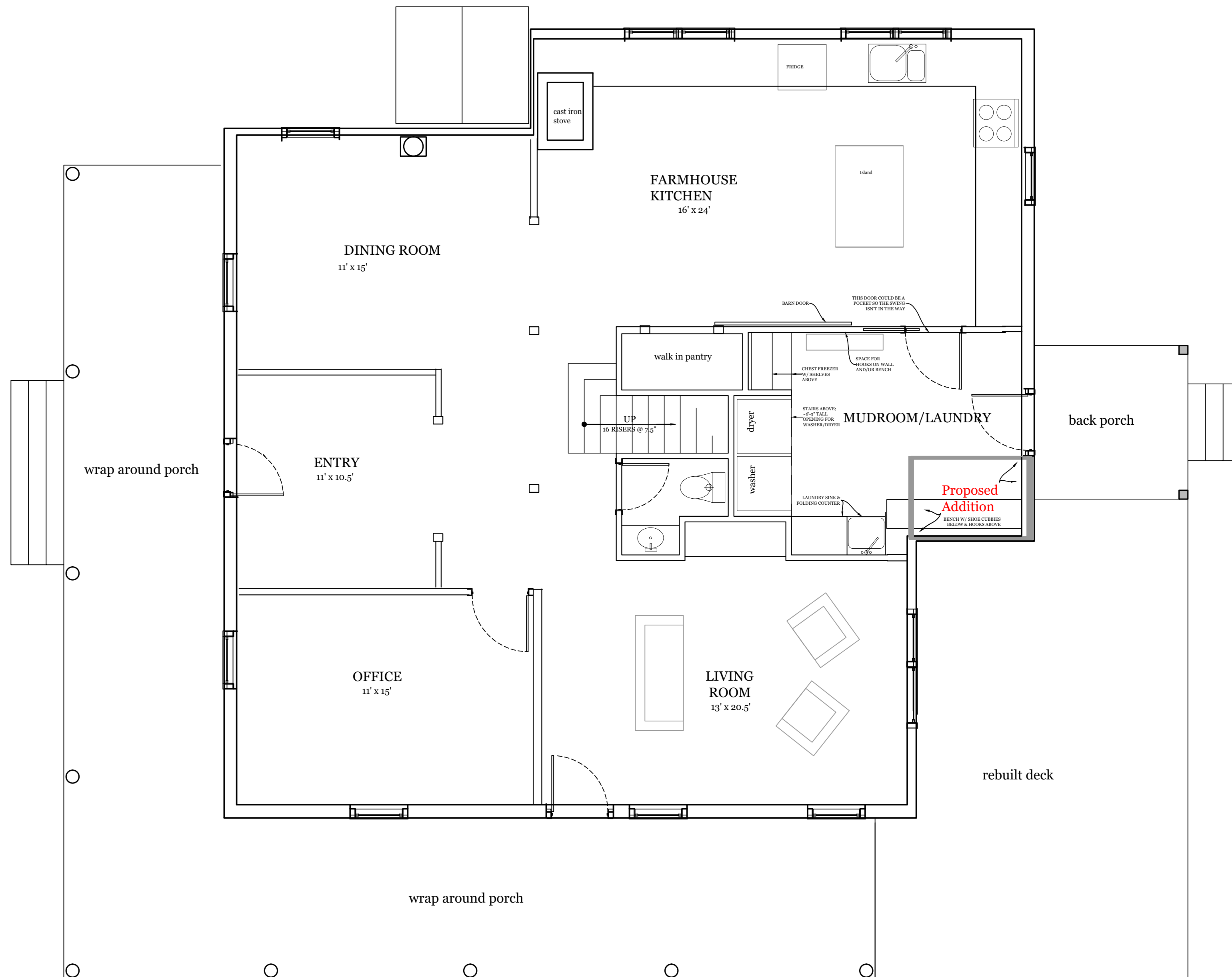
Signature: [Signature]

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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Plan No. 12006118A  
Signature [Signature] Date 1/2/16

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**A** LEVEL ONE PLAN  
1/4"=1'-0"

**Damascus Farm**  
heritage homesite

Dan and Allie Ferenczy  
**907-750-8306 Dan**  
**713-376-6603 Allie**  
 daniel.ferenczy@gmail.com  
 allie.ferenczy@gmail.com  
 9220 Damascus Hills Lane, Damascus MD 28702

- NOTES**
1. Typical interior wall construction: 2x4 studs @ 16" O.C. with sheetrock finish
  2. Typical exterior wall construction:  
2.1. Rockwool infill around framing
  3. Typical ceiling finish:  
3.1. exposed floor framing  
3.2. exposed underside of 2x subfloor
  - 4.

**DESIGN DEVELOPMENT**  
**FERENCZY HOME**  
 9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE  
**BUILDING PLANS:**  
**FIRST FLOOR**

DRAWN BY:  
 SCALE: 1/4"=1'-0"  
 DATE:

**A-1.1**



**A** LEVEL TWO PLAN  
1/4"=1'-0"

Damascus Farm  
heritage homesite

Dan and Allie Ferenczy  
**907-750-8306 Dan**  
**713-376-6603 Allie**  
 daniel.ferenczy@gmail.com  
 allie.ferenczy@gmail.com  
 9220 Damascus Hills Lane, Damascus MD 28702

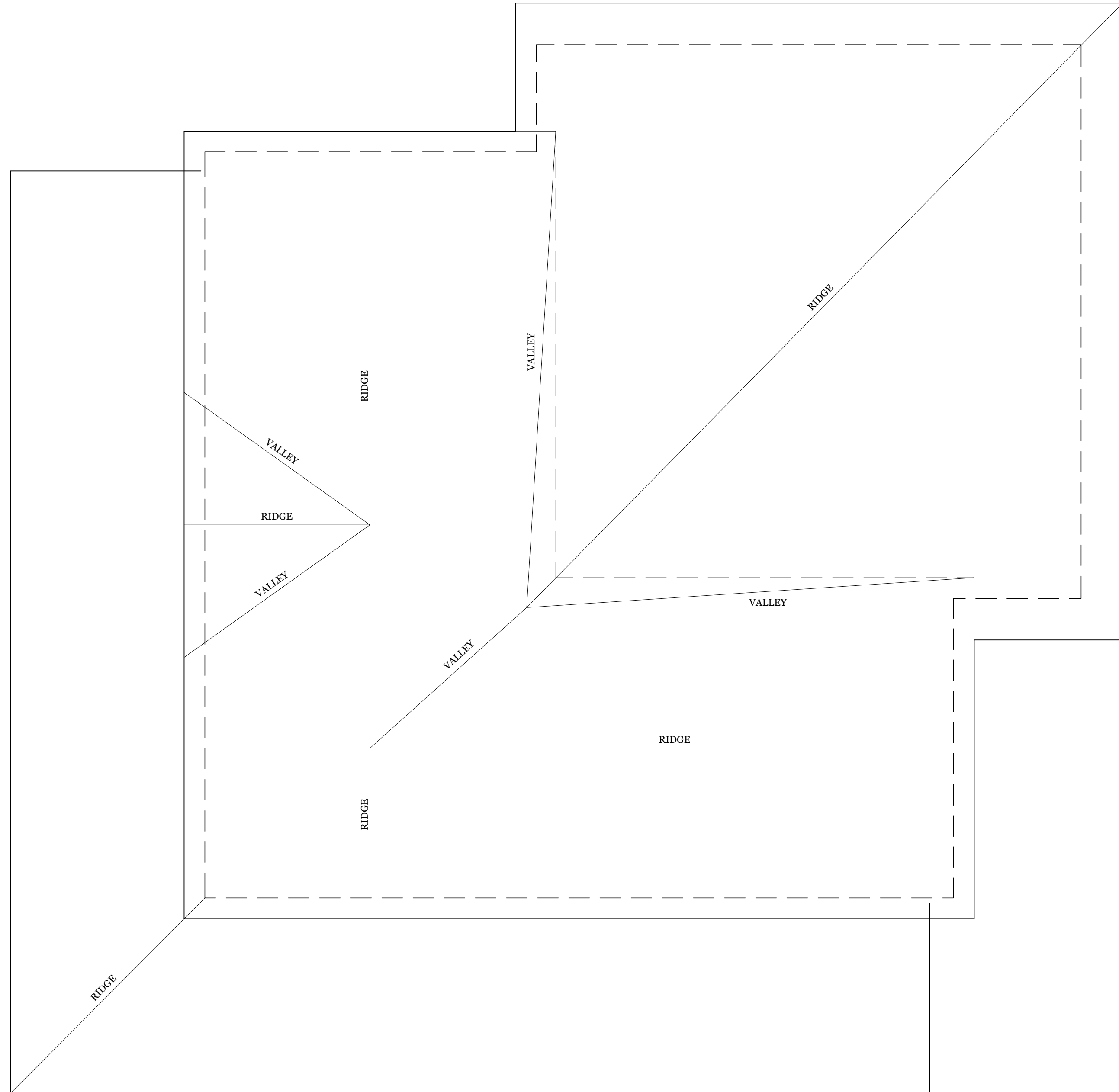
NOTES

DESIGN DEVELOPMENT  
**FERENCZY HOME**  
 9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE  
**BUILDING PLANS:  
 2ND FLOOR & ROOF**

DRAWN BY:	<b>A-1.2</b>
SCALE: 1/4"=1'-0"	
DATE:	



**A** ROOF PLAN  
1/4"=1'-0"

**Damascus Farm**  
heritage homesite

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NOTES

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**FERENCZY HOME**  
 9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE

**ROOF PLAN  
& DETAILS**

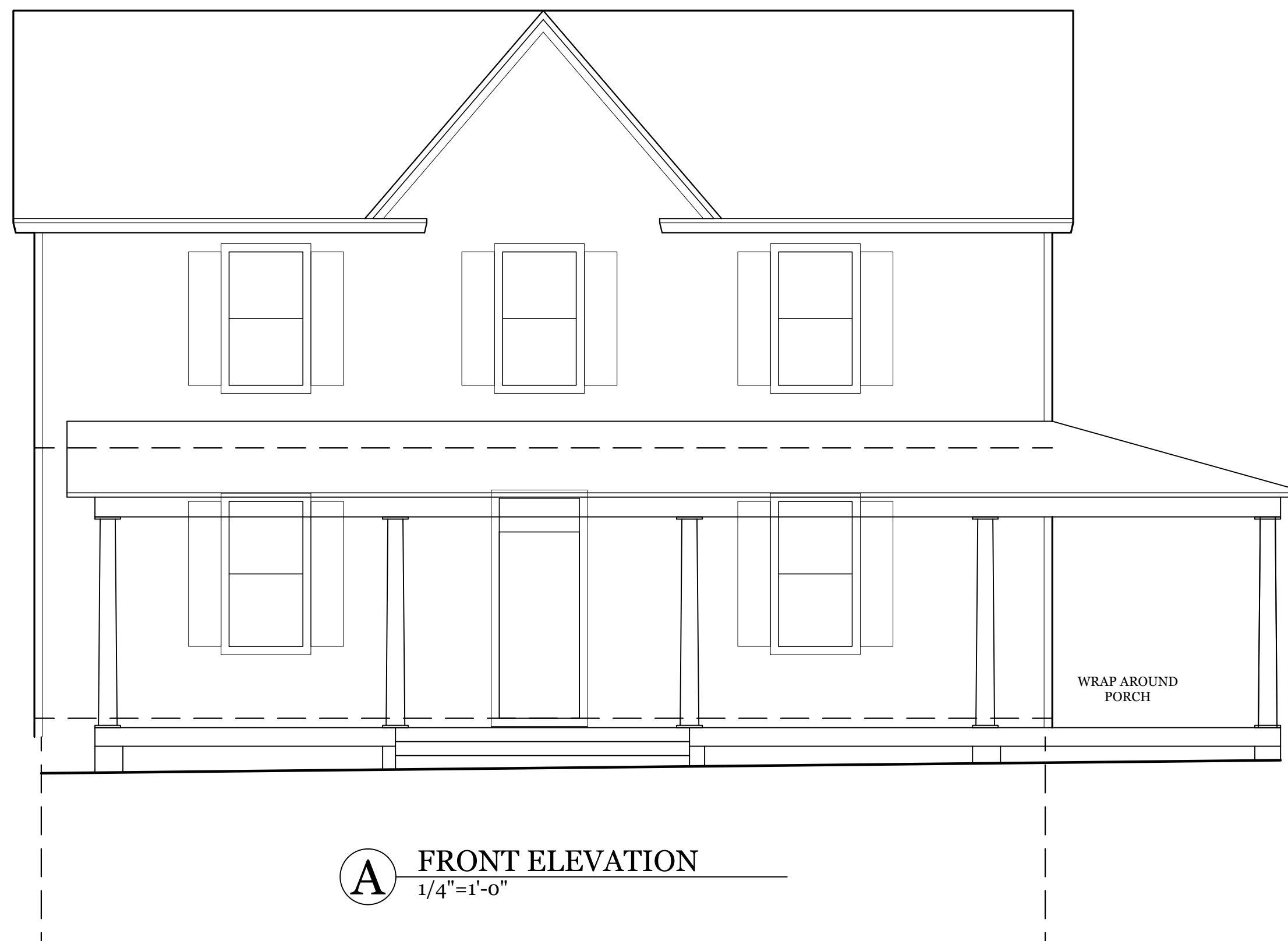
DRAWN BY:

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

DATE:

**A-1.3**





**Damascus Farm**  
heritage homesite

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NOTES

**DESIGN DEVELOPMENT**

**FERENCZY HOME**  
 9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE

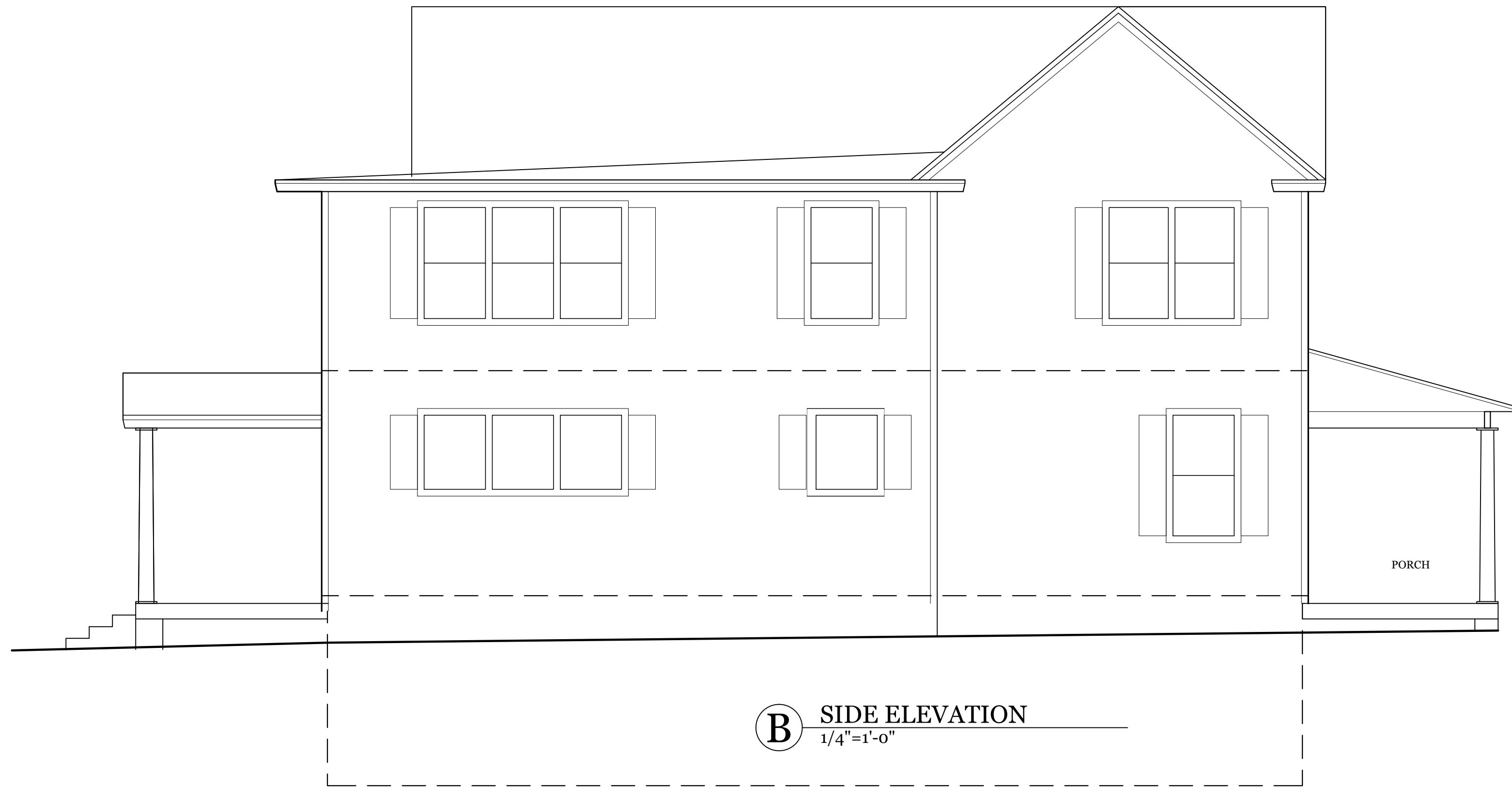
**BUILDING:  
ELEVATIONS**

DRAWN BY: SK

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

DATE:

**A-2.1**



**B** SIDE ELEVATION  
1/4"=1'-0"



**A** REAR ELEVATION  
1/4"=1'-0"

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NOTES

DESIGN DEVELOPMENT  
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100% DESIGN DEVELOPMENT

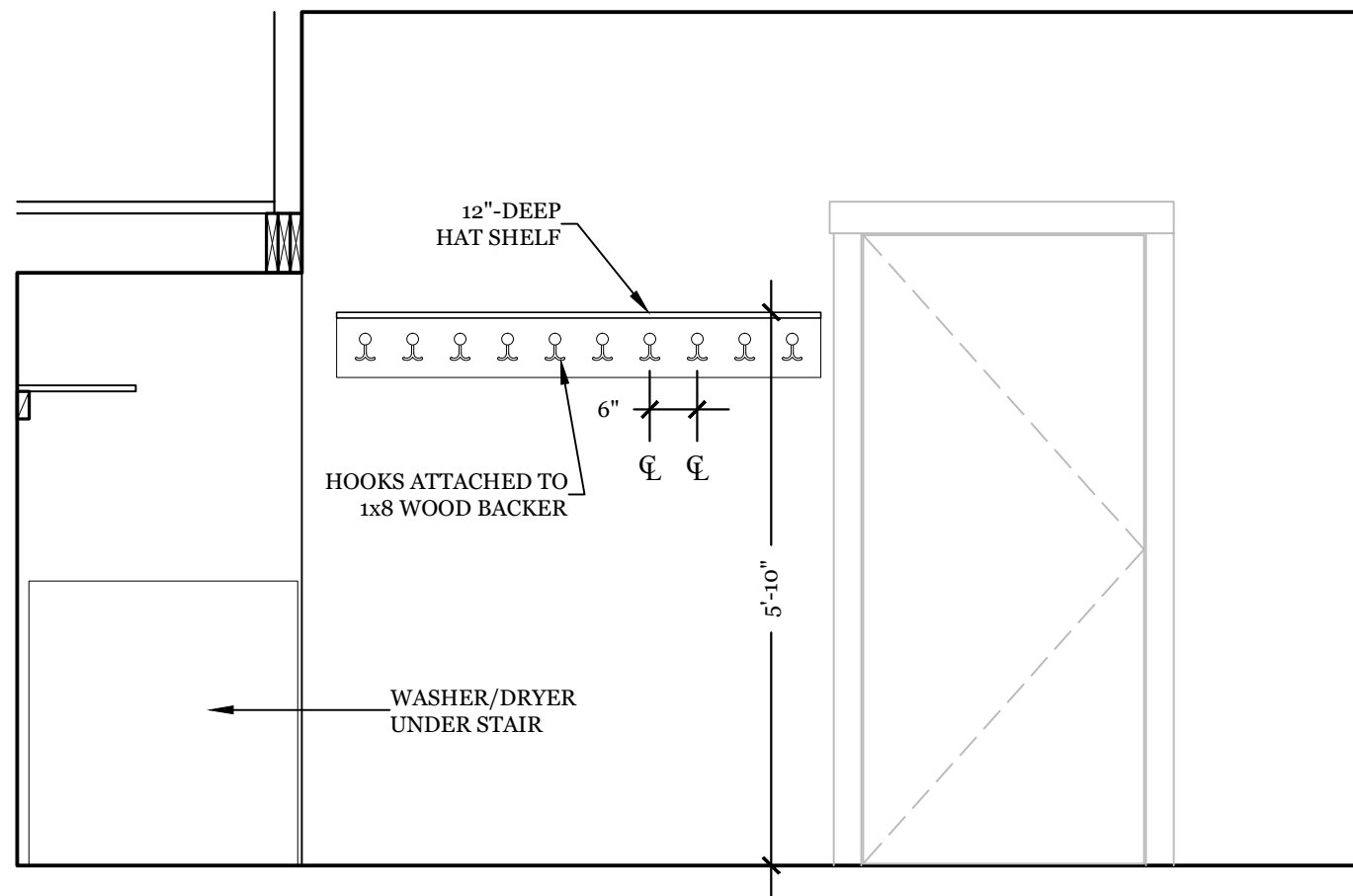
SHEET TITLE

**BUILDING:  
ELEVATIONS**

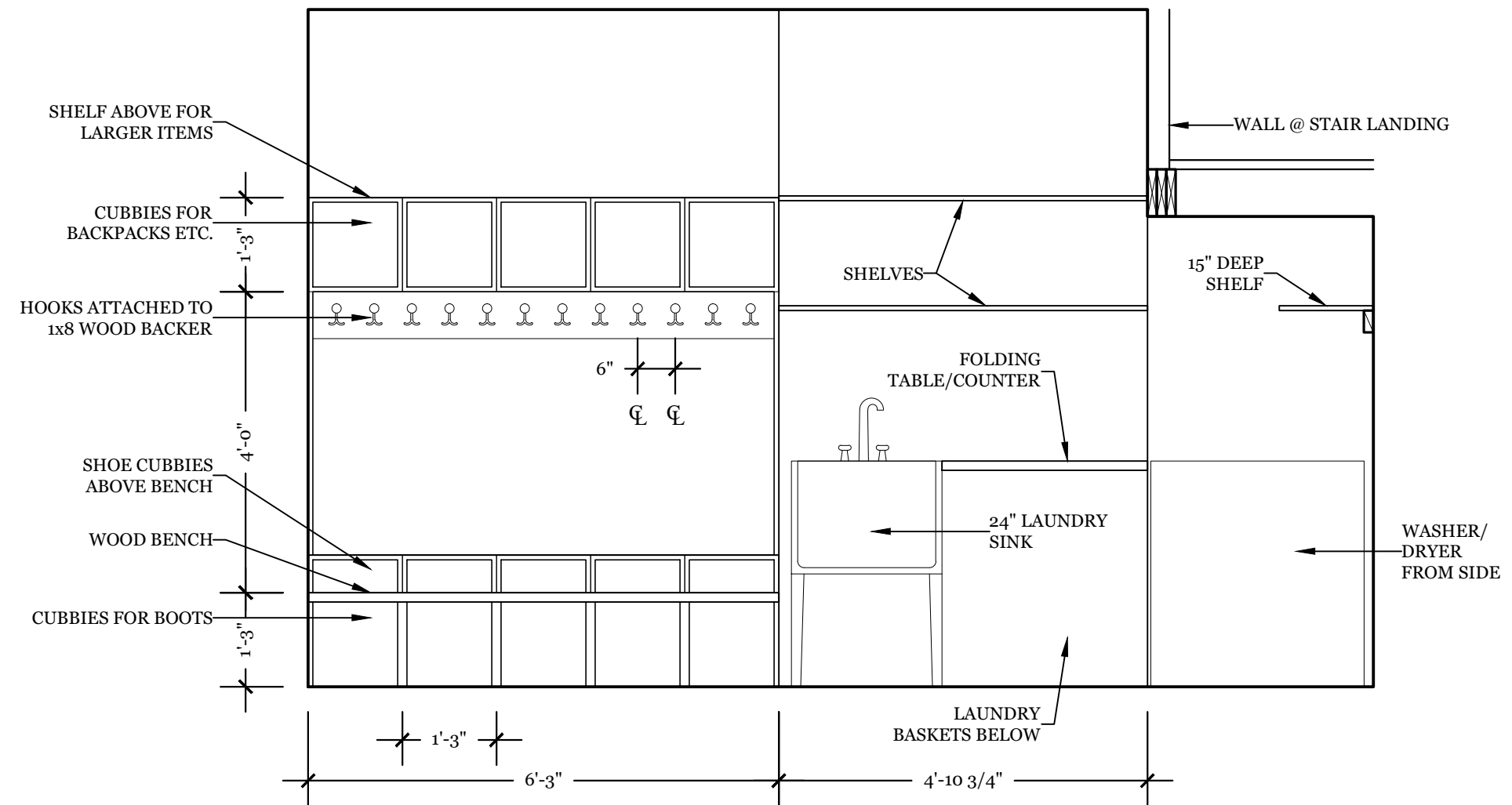
DRAWN BY: SK  
 SCALE: 1/4"=1'-0"  
 DATE:

**A-2.1**

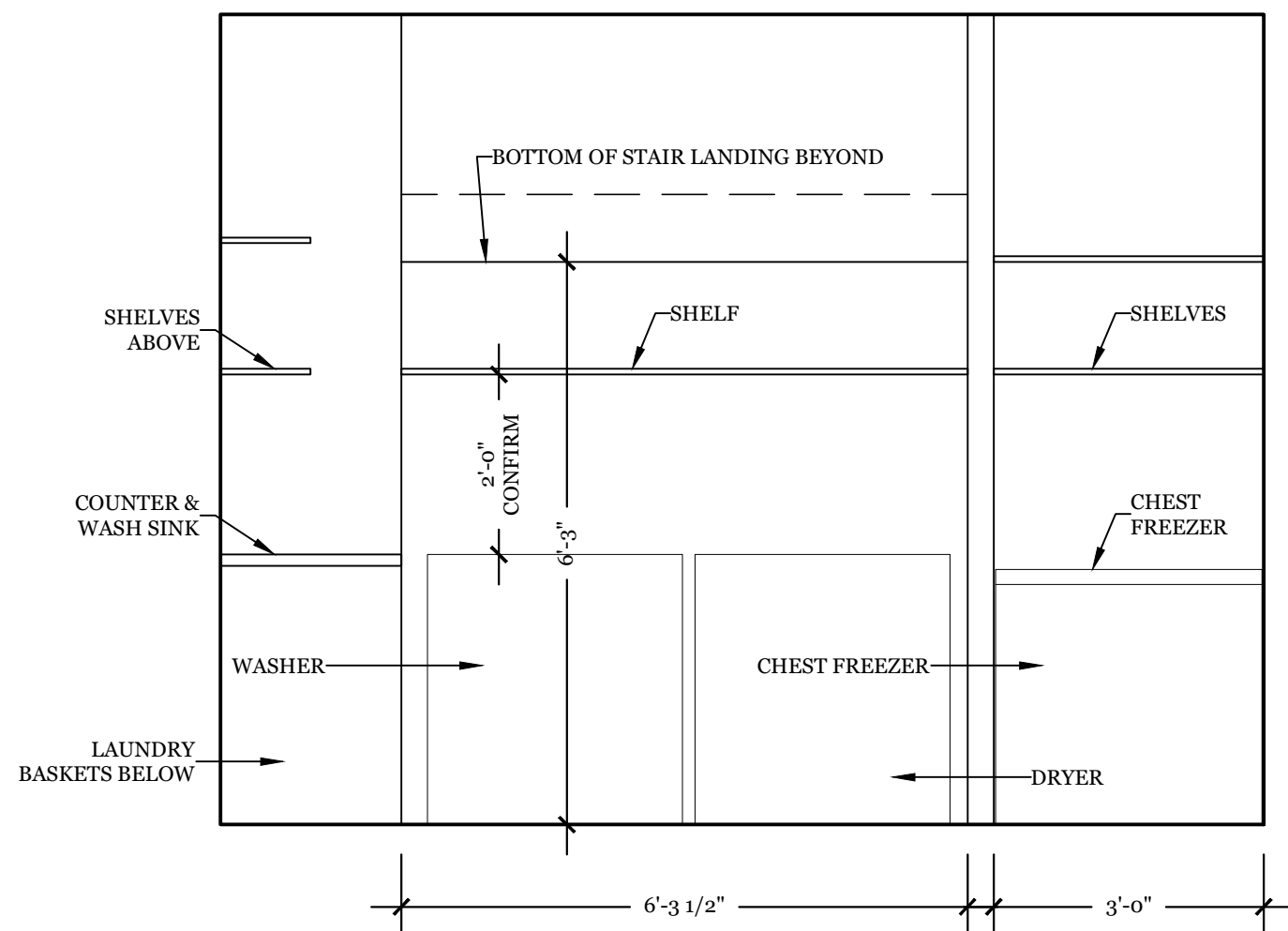
NOTES



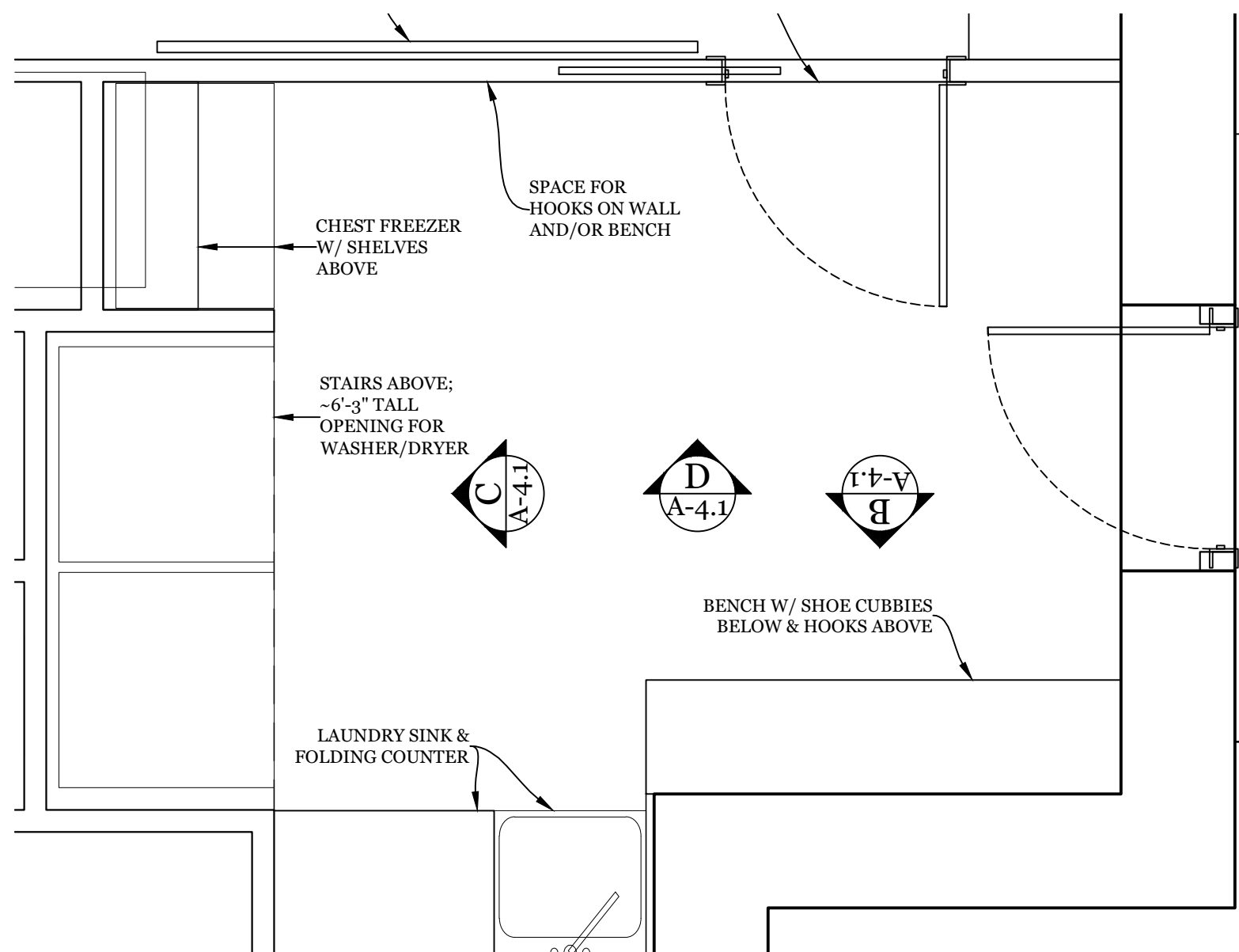
**D** DOOR TO KITCHEN  
1/2"=1'-0"



**B** STORAGE CUBBIES  
1/2"=1'-0"



**C** WASHER/DRYER UNDER STAIR  
1/2"=1'-0"



**A** MUDROOM/LAUNDRY PLAN BLOWUP  
1/2"=1'-0"

DESIGN DEVELOPMENT  
**FERENCZY HOME**  
9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

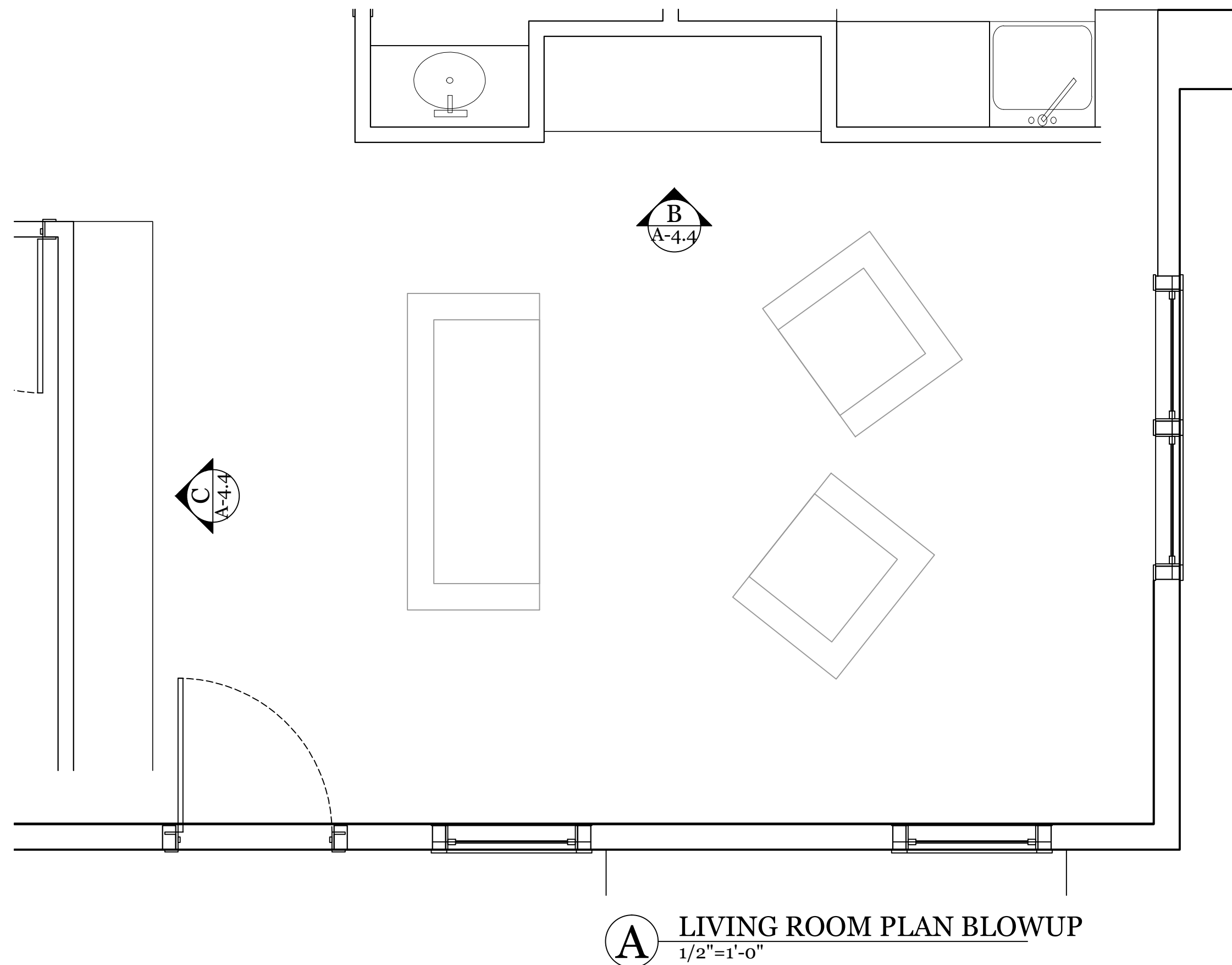
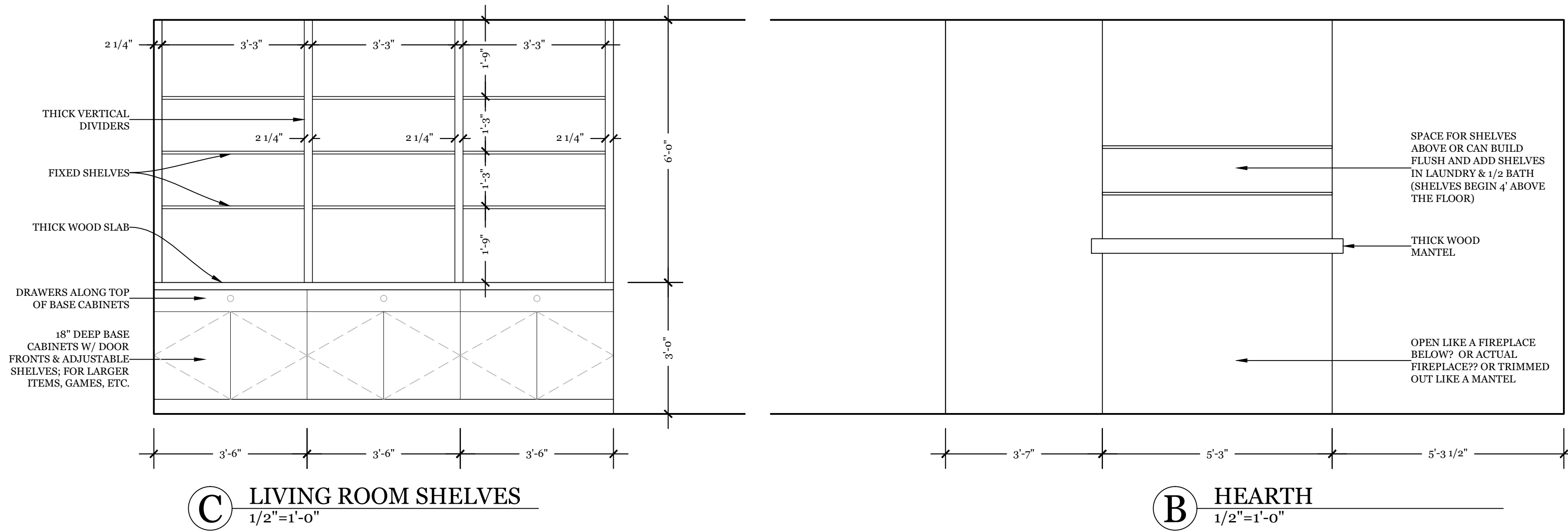
SHEET TITLE  
**INTERIOR ELEV'S:  
MUDROOM/LAUNDRY**

DRAWN BY:

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

DATE:

**A-4.1**



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allie.ferenczy@gmail.com

9220 Damascus Hills Lane, Damascus MD 28702

NOTES

**DESIGN DEVELOPMENT**

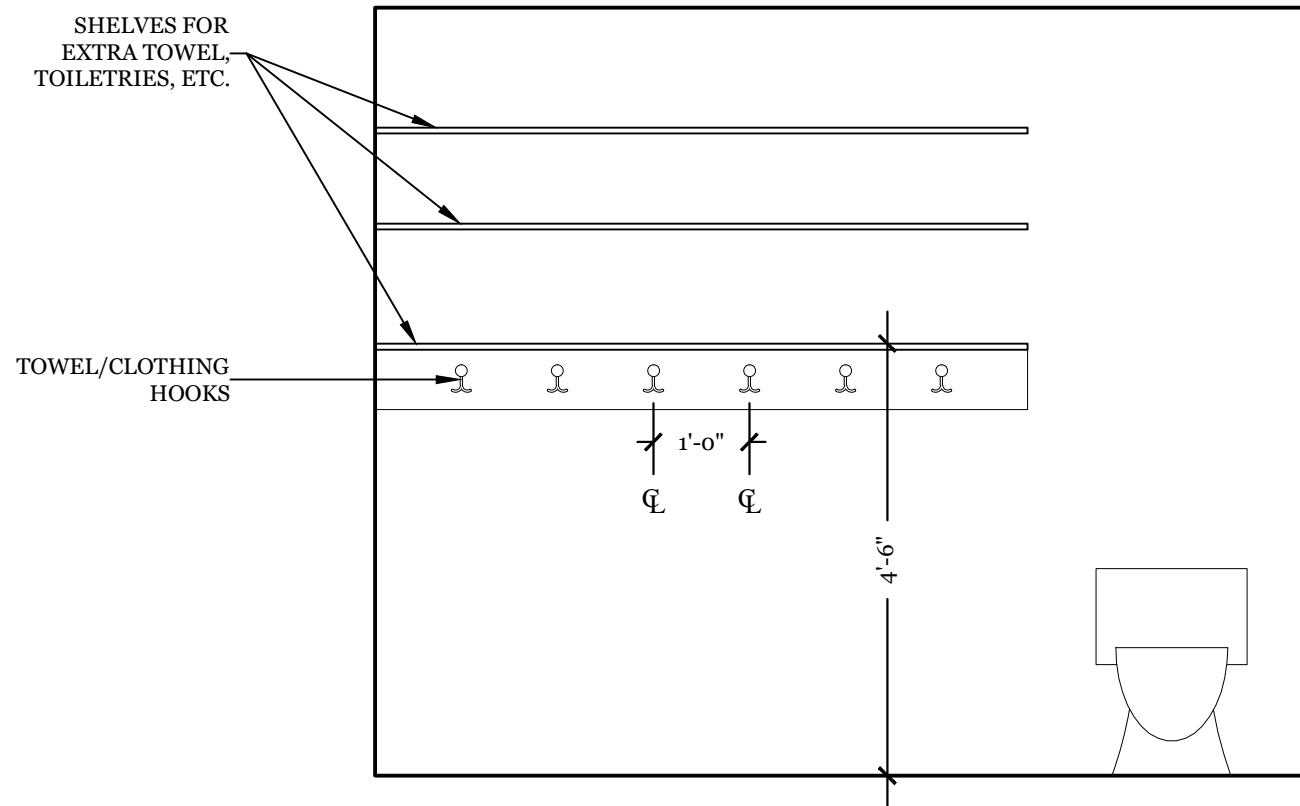
**FERENCZY HOME**  
9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

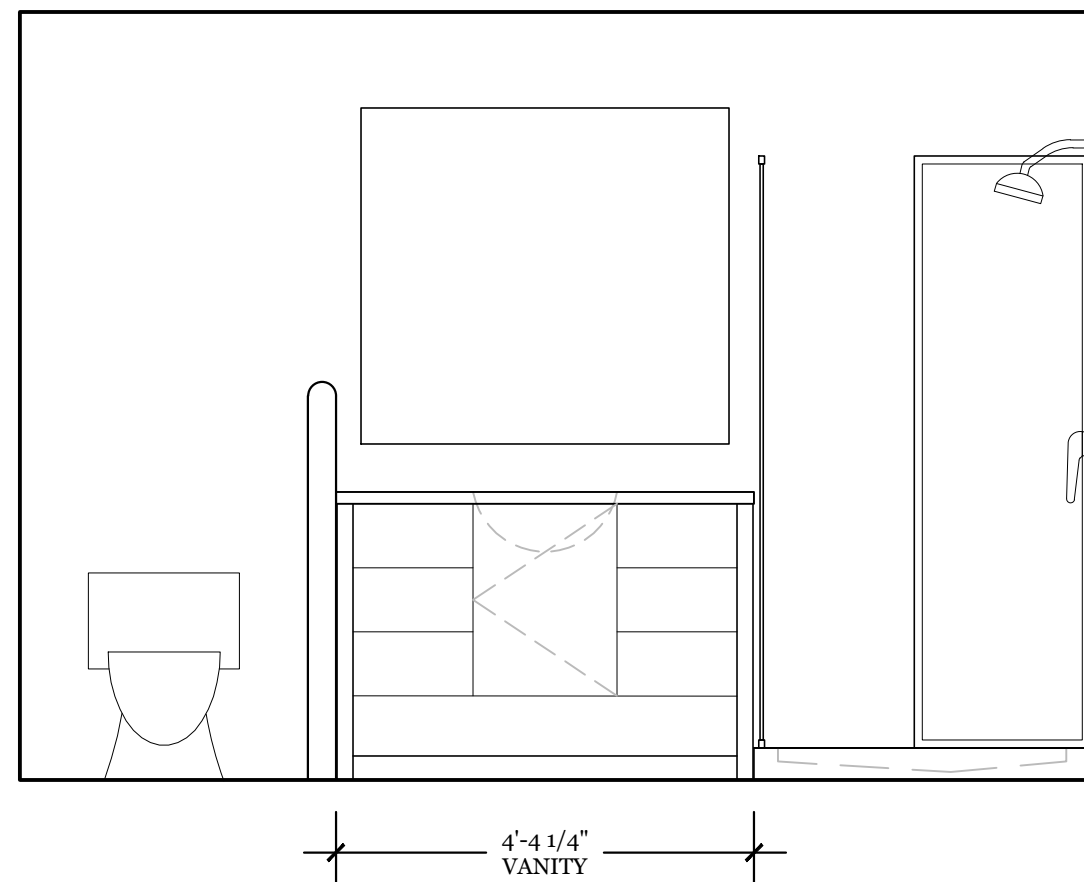
SHEET TITLE  
**INTERIOR ELEV'S:  
LIVING ROOM**

DRAWN BY: SK  
SCALE: 1/2"=1'-0"  
DATE:

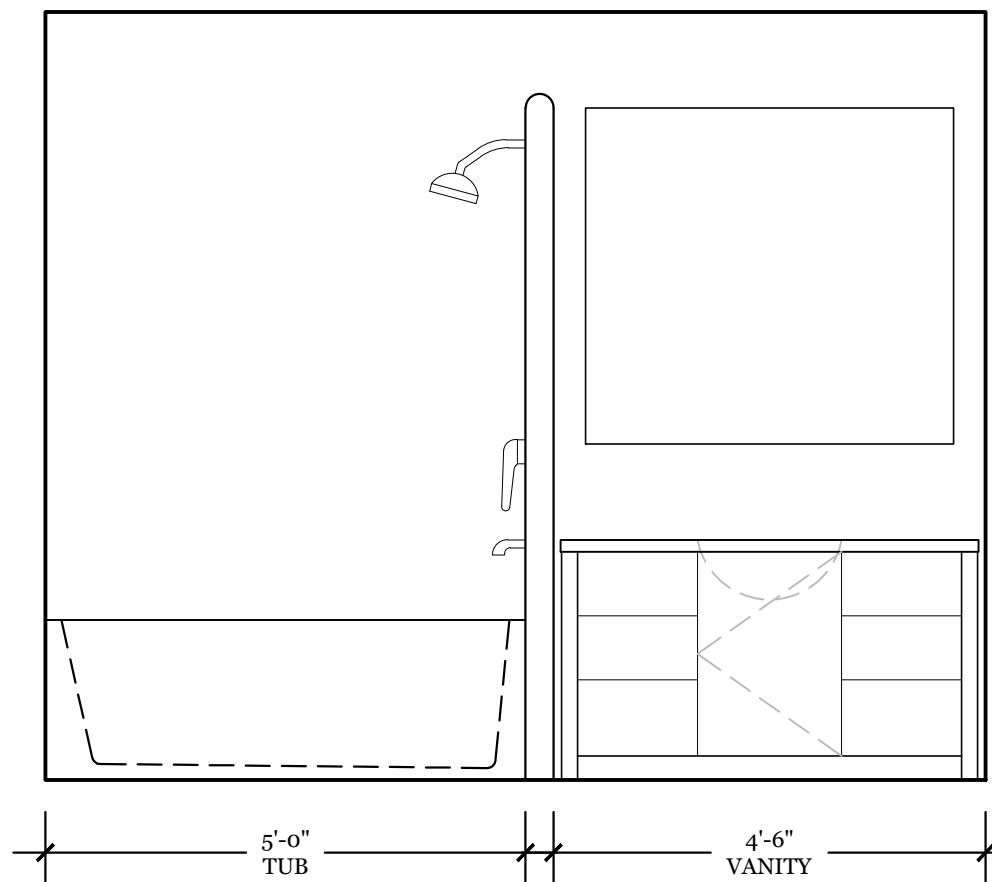
**A-4.4**



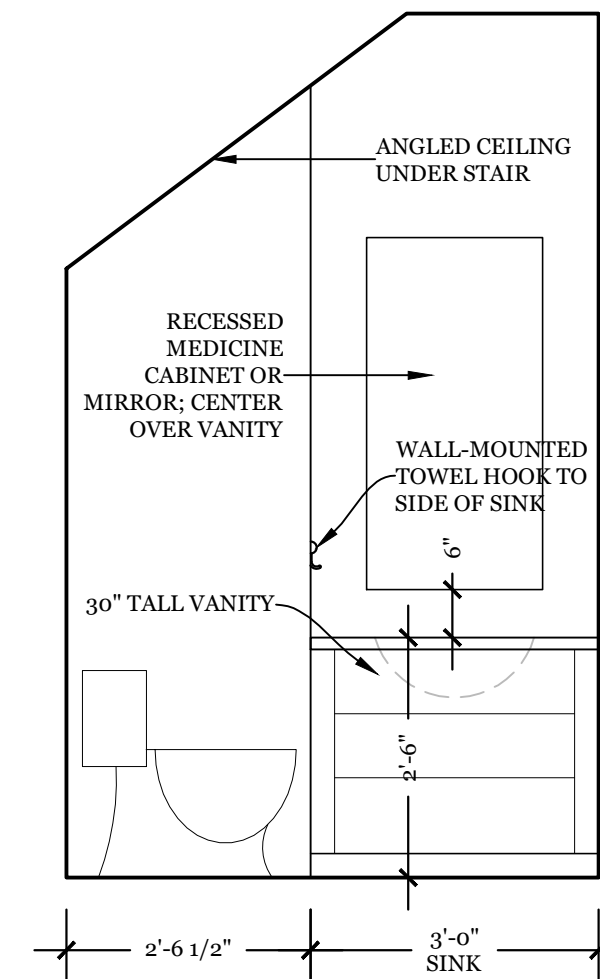
**E** LEVEL TWO HALL BATH  
1/2"=1'-0"



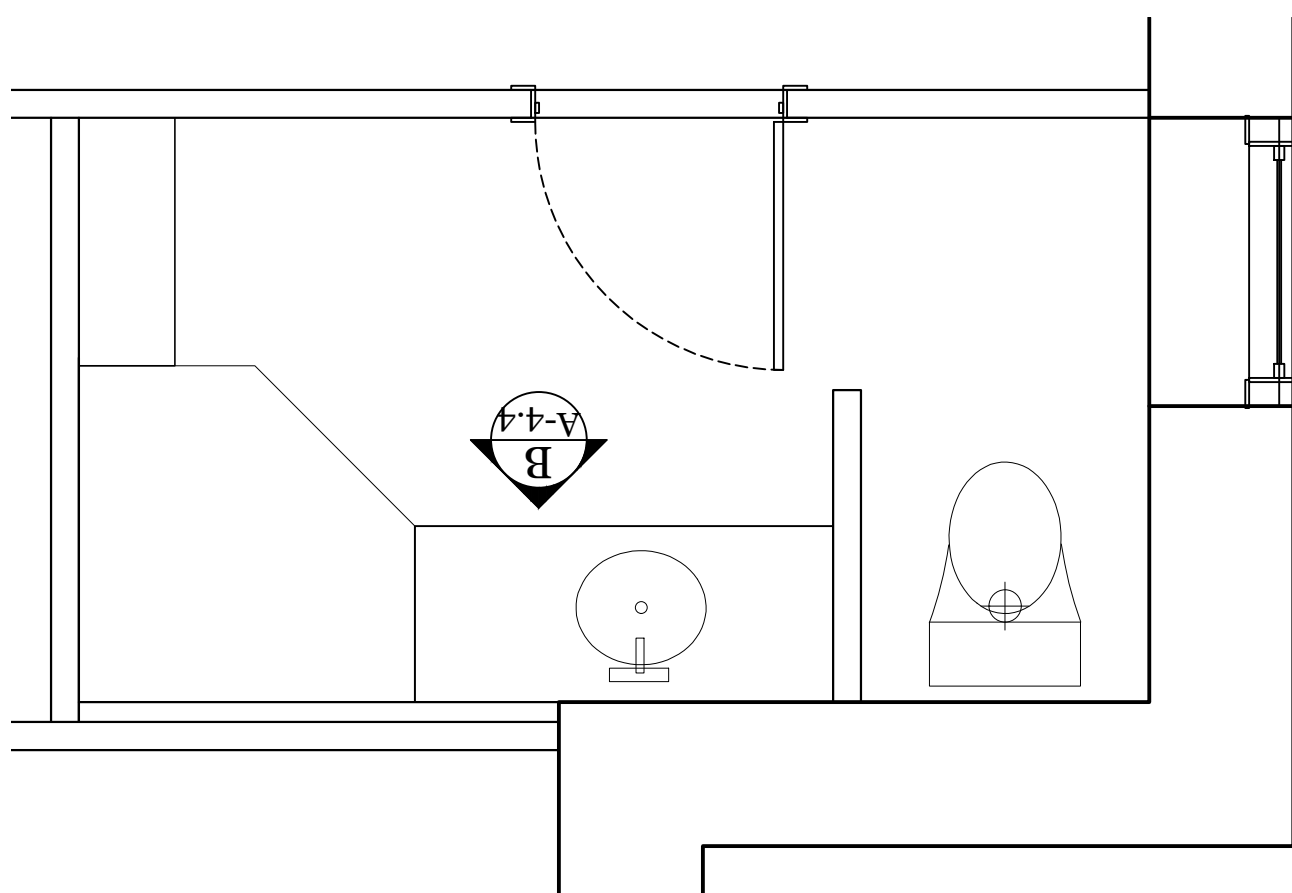
**G** MASTER BATH  
1/2"=1'-0"



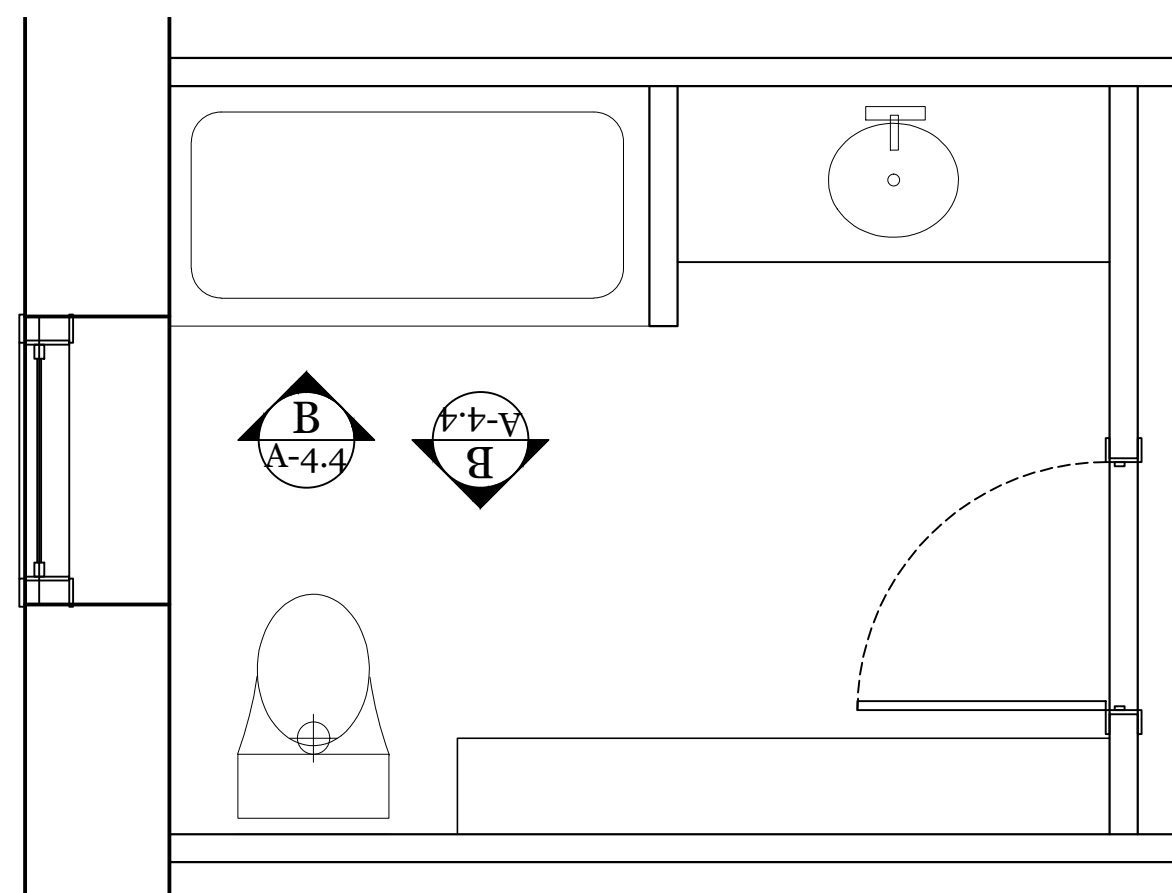
**D** LEVEL TWO HALL BATH  
1/2"=1'-0"



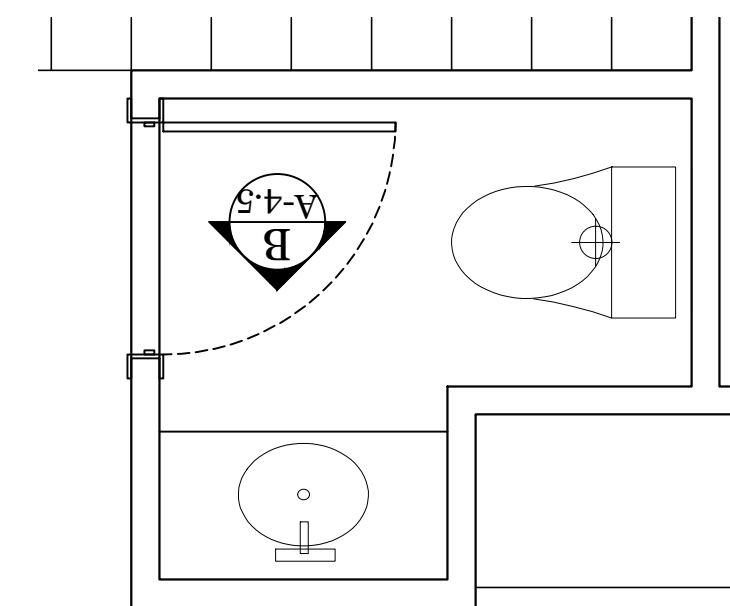
**B** 1/2 BATH  
1/2"=1'-0"



**F** MASTER BATH  
1/2"=1'-0"



**C** LEVEL TWO HALL BATH  
1/2"=1'-0"



**A** 1/2 BATH PLAN BLOWUP  
1/2"=1'-0"

Damascus Farm  
heritage homesite

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allie.ferenczy@gmail.com  
9220 Damascus Hills Lane, Damascus MD 28702

NOTES

DESIGN DEVELOPMENT  
**FERENCZY HOME**  
9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE  
INTERIOR ELEV'S:  
BATHS

DRAWN BY:

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

DATE: A-4.5

Damascus Farm  
heritage homesite

Dan and Allie Ferenczy

907-750-8306 Dan

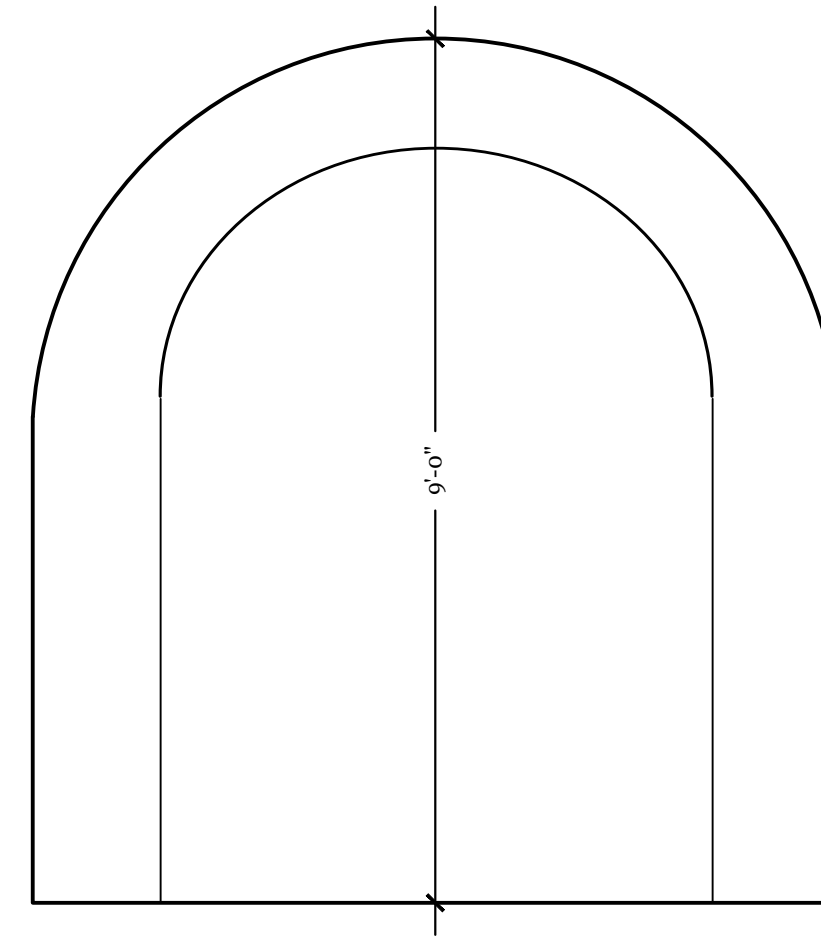
713-376-6603 Allie

daniel.ferenczy@gmail.com

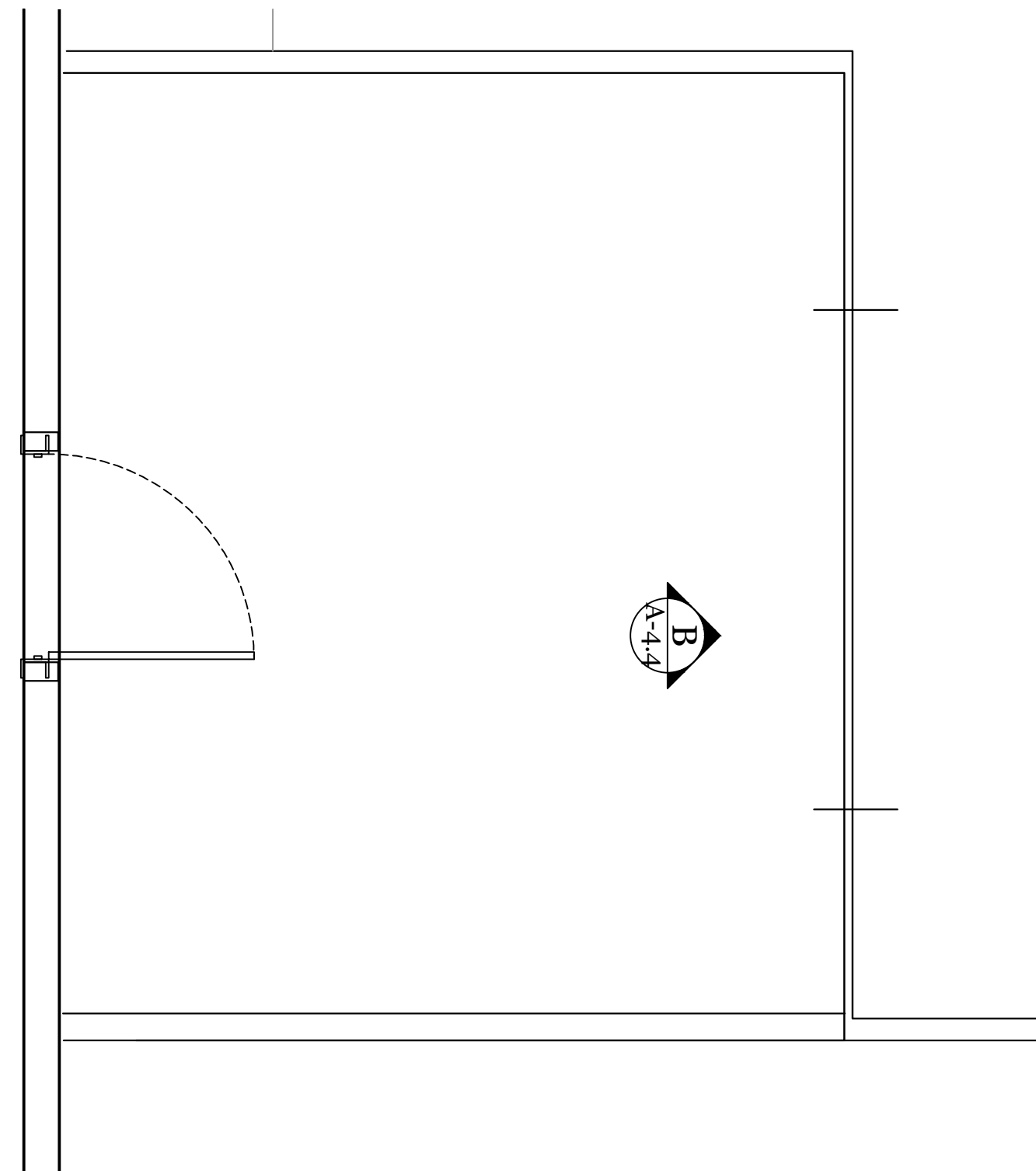
allie.ferenczy@gmail.com

9220 Damascus Hills Lane, Damascus MD 28702

NOTES



**B** FARMHOUSE ENTRY  
1/2"=1'-0"



**A** LIVING ROOM PLAN BLOWUP  
1/2"=1'-0"

DESIGN DEVELOPMENT

FERENCZY HOME

9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE

INTERIOR ELEV'S:  
ENTRY

DRAWN BY:

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

DATE:

Farmstead front view near top of driveway



Farmstead rear view from below the pond





Dwelling North Front



## Dwelling East Side



Dwelling Southeast Side



Dwelling South (Back)



## Dwelling Southwest Side



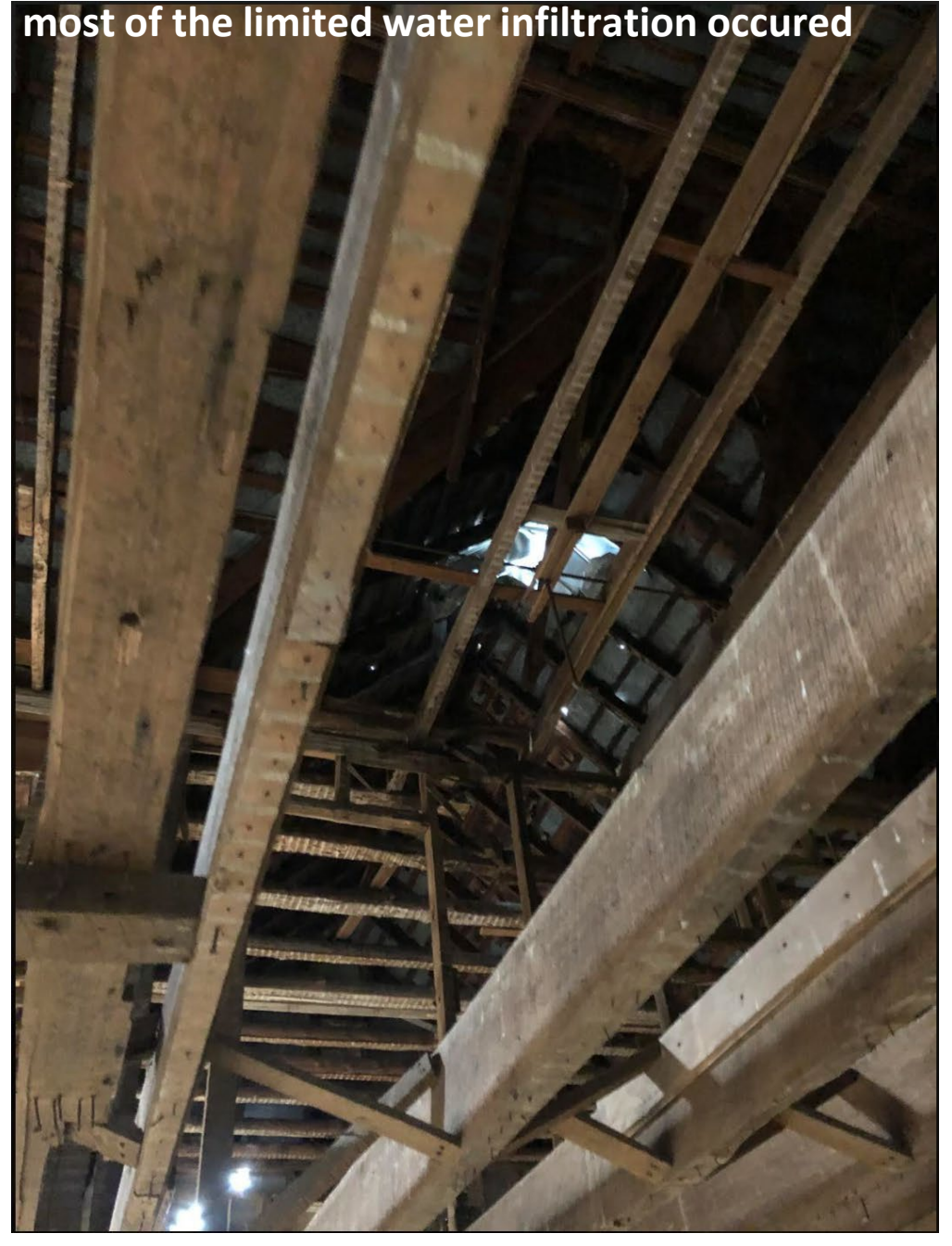
Dwelling West Side



Interior Main Gable and Front Dormer



Interior Rear Gable – removed chimney is where most of the limited water infiltration occurred



Photos from 2002 MD Historical Trust  
Inventory of Historic Properties



Previous rear deck visible here





SURVEYOR'S CERTIFICATE

PLAT NO. 25407

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY ERIC A. ANDERSON, TRUSTEE, SUBSTITUTE TRUSTEE TO SENECA RIDGE DEVELOPMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY SUBSTITUTE TRUSTEE'S DEED DATED SEPTEMBER 23, 2010 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41869 AT FOLIO 368, AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED BY ERIC A. ANDERSON TRUSTEE AND THOMAS R. HELF, TRUSTEE TO SENECA RIDGE DEVELOPMENT, LLC BY TRUSTEE'S DEED DATED SEPTEMBER 23, 2010 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 41869 AT FOLIO 378.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 706701 SQUARE FEET OR 16.2236 ACRES OF WHICH NONE IS DEDICATED TO PUBLIC USE.

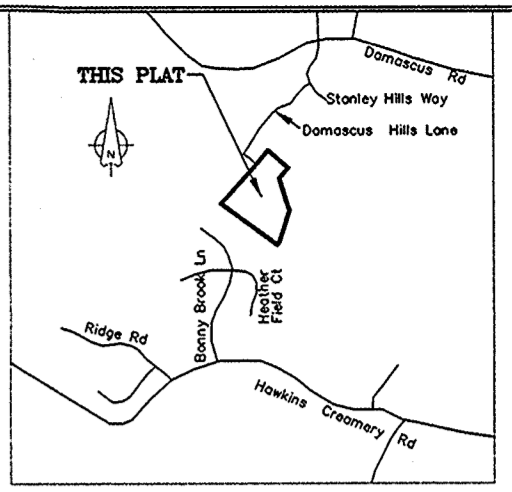
6/12/18 DATE

MITCHELL E. GOODE PROPERTY LINE SURVEYOR MARYLAND REG. NO. 444 LICENSE EXPIRATION DATE: 12/10/2018

NOTES

- 1. PROPERTY ZONED RE2C AT DATE OF RECORDATION ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM. SEWER AND WATER CATEGORIES: S-6, W-3.
3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 12006118A ENTITLED "STERN PROPERTY" DATED 5-23-14 ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMIT.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
7. THE PROPERTY SHOWN HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP FX562 W.S.S.C. GRID 236NW09.
8. SEPTIC FIELD BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
9. LOT 119 IS APPROVED FOR A 4 BEDROOM HOUSE.
10. PARCEL I TO BE CONVEYED TO THE H.O.A.
11. THE ENTIRETY OF LOT 119 SHOWN HEREON COMPRISES THE ENVIRONMENTAL SETTING BOUNDARY OF THE REZIN/BOWMAN FARM (HISTORIC RESOURCE #11/21). ANY NEW CONSTRUCTION OR SITE MODIFICATION WITHIN THE AFORESAID ENVIRONMENTAL SETTING BOUNDARY ARE SUBJECT TO REVIEW AND APPROVAL BY THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION.
12. PARCEL I AND LOT 119 HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPEMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
13. PARCEL I SHOWN HEREON IS SUBJECT TO A DECLARATION OF OPEN SPACE COVENANT RECORDED IN LIBER 28045 AT FOLIO 578 AND LIBER 44779 FOLIO 284 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PLAT TOTALS
NUMBER OF LOTS, PARCELS 2
AREA OF LOTS, PARCELS 16.2236 ACRES
AREA OF DEDICATION 0.0 ACRES
TOTAL AREA SHOWN ON PLAT 16.2236 ACRES



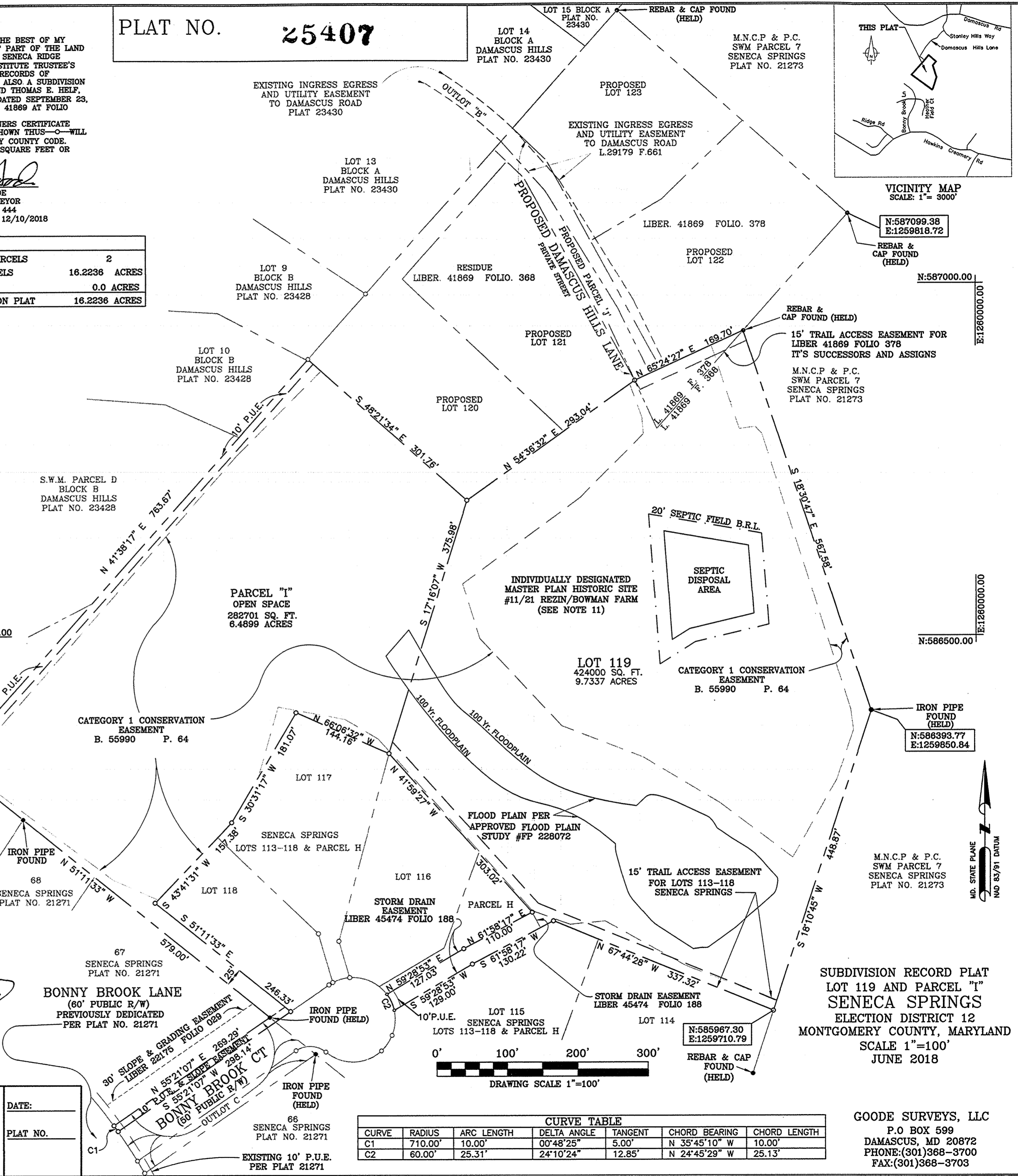
OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.
FURTHER WE GRANT TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS 25' WIDE OR AS MAY BE OTHERWISE SHOWN HEREON, ADJACENT, PARALLEL, AND CONTIGUOUS TO THE STREET RIGHT-OF-WAY LINES. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.
FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E." SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITY EASEMENTS INDICATED WITHIN SAID DECLARATION.
FURTHER WE GRANT THE 15' TRAIL ACCESS EASEMENT AS SHOWN HEREON FOR THE BENEFICIARIES INDICATED HEREON.
FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.
THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 42080 AT FOLIO 358 AND THE PARTIES IN INTEREST THERETO HAVE HEREON INDICATE THEIR ASSENT BELOW.

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION
WITNESS: [Signatures]
DATE: 6/14/18
BY SENECA RIDGE DEVELOPMENT, LLC BY STEPHEN J. KIDD, VICE PRESIDENT
ERIC A. ANDERSON, TRUSTEE

220100580 12006118A RE-2C
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD
APPROVED: July 12, 2018
CHAIRMAN: [Signature] SECRETARY-TREASURER: [Signature]
M.N.C.P. & P.C. RECORD FILE NO. 640-47

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES
APPROVED: June 20, 2018
DIANE A. JONES DIRECTOR



CURVE TABLE
CURVE RADIUS ARC LENGTH DELTA ANGLE TANGENT CHORD BEARING CHORD LENGTH
C1 710.00' 10.00' 00°48'25" 5.00' N 35°45'10" W 10.00'
C2 60.00' 25.31' 24°10'24" 12.85' N 24°45'29" W 25.13'

SUBDIVISION RECORD PLAT LOT 119 AND PARCEL "I" SENECA SPRINGS ELECTION DISTRICT 12 MONTGOMERY COUNTY, MARYLAND SCALE 1"=100' JUNE 2018

GOODE SURVEYS, LLC
P.O. BOX 599 DAMASCUS, MD 20872
PHONE: (301) 368-3700 FAX: (301) 368-3703

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 25407, MSA\_S1249\_30954. Date available 2018/07/19. Printed 05/20/2021.

p227381

MSA S1249-30954

640-47



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/17/2024

Application No: 1067141  
AP Type: HISTORIC  
Customer No: 1425582

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 9220 DAMASCUS HILLS LN  
DAMASCUS, MD 20872

Homeowner Ferenczy (Primary)

Othercontact Ferenczy

## Historic Area Work Permit Details

Work Type ALTER

Scope of Work The farmhouse requires complete rehabilitation