

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9220 Damascus Hills Lane, Damascus	Meeting Date:	5/8/2024
Resource:	Master Plan Site #11/21 <i>(Rezin Bowman Farm)</i>	Report Date:	5/1/2024
Applicant:	Daniel Ferenczy	Public Notice:	4/24/2024
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	1067189 RETROACTIVE	Staff:	Chris Berger

PROPOSAL: Retroactive review of fenestration and lights replacement; window openings in the gable ends and installation of composite windows; and fence construction.

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: Vernacular
 DATE: circa 1827-1939

The following is an 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.

The Milk House measures approximately 15-by-30 feet. It has beveled concrete block walls with wood siding in the gable ends. The corrugated metal gable roof has two ventilators on top. It originally had three single doorways on the right-side elevation with wood lintels above. At unknown dates, two of the doorways were partially infilled with clapboard siding at the bottom and windows were added at the top. A sliding metal door replaced a window on the front elevation after the 1973 photo (*Figure 4*).

The building is described as follows in the Maryland Inventory of Historical Properties form for the property, completed in 2003:

North of the dairy barn is a milk house of matching concrete block and detailing. It has replacement windows. On the west gable end, a French door has been installed. The roof is covered with corrugated metal and is punctuated by two metal ventilators.



Figure 2: The Milk House is located at the east side of the Rezin Bowman Farm north of the Dairy Barn.



Figure 3: Clockwise from top left: front and left-side elevations; left and rear elevations; rear and right elevations; and right and front elevations.

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 March, Montgomery County Department of Housing and Community Affairs staff discovered the Milk House was being used as an unpermitted Airbnb and brought the alterations to the attention of Historic Preservation Office staff. The applicant submitted this HAWP application to seek retroactive approval for the work.

PROPOSAL

The applicant seeks retroactive approval for the following alterations at the Milk House: the replacement of doors, windows, and light fixtures; construction of window openings in the gable ends and installation of composite windows; and fence construction.

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

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to 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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

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.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its

environment would be unimpaired.

STAFF DISCUSSION

The Milk House served as a sanitary storage building for milk before it was shipped off the farm. It likely was constructed at the same time as the Dairy Barn in the 1930s. In addition to being located a few feet away from each other, both buildings were constructed of the same beveled concrete block and had congruent uses when the land was used as a dairy farm.



Figure 4: This cropped Vintage Aerial photo from 1973 show the Milk House before the façade was altered.

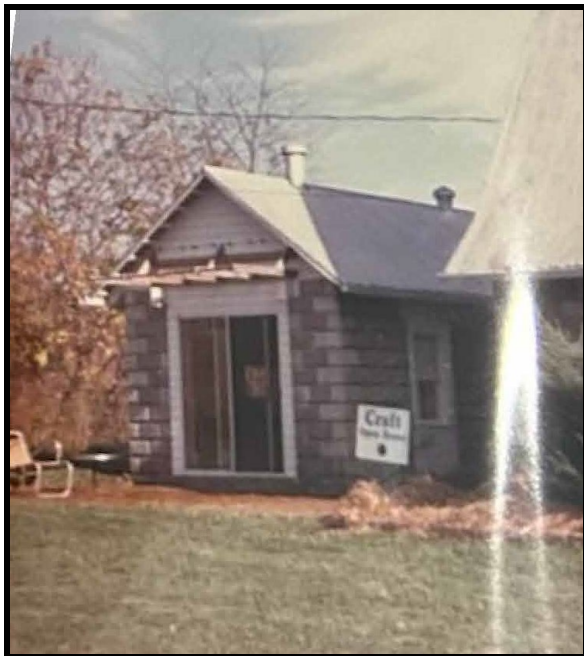


Figure 5: The applicant provided this undated photo of the Milk House. Note the sliding door and what appears to be a wood sash window on the right-side elevation.



Figure 6: This staff photo from 2008 shows the Milk House next to the Dairy Barn.



Figure 7: The Milk House is evident in this early 2021 staff photo.



Figure 8: The applicant provided this photo taken after he took ownership in October 2021 to show the Milk House with the previous front doors removed.



Figure 9: The applicant provided this photo taken after he took ownership in October 2021 to show the Milk House with no front door and window removed on the right-side elevation.

Alterations Recommended for Approval

Staff supports the following alterations:

- Replacement of the front doors;
- Replacement of the light fixtures;
- New window openings and windows in the gable ends; and,
- Fence construction

The applicant installed a composite sliding door on the front elevation (*Figures 3 and 10*). The Shaker Gliding 2/3 Lite door replaced the remnants of the double metal sliding doors on the front elevation. It is paneled with large, single lites on each of the doors. The archival photo from 1973 shown in *Figure 4* shows a window on the elevation. It is likely a sliding metal door was installed shortly thereafter when the building transitioned to a new use but prior to its historic designation in 2009. Staff supports the composite material of the door because it was placed in an opening created before the building's designation as a Master Plan Historic Site. The door is compatible to the design of the Milk House; the length and width of the lites approximate the size of the windows present on the building and is compatible with the building.



Figure 10: The sliding composite doors on the front elevation, left, and the fiberglass door on the right-side elevation. The lights are circled in red.

The applicant replaced two light fixtures on the front elevation on either side of the sliding doors, and one fixture was installed on the right-side elevation at the door (*Figure 10*). Each fixture measures approximately 8 inches long and is of a simple design that includes a clear glass shield containing an LED lightbulb and a circle-shaped housing attached to the building.

The applicant said he installed the window openings and Anderson Fibrex windows measuring 18-by-24 inches in the gable ends to provide light and ventilation to the building (*Figure 11*). The openings are centered in the gable ends, just under the roofline. While staff does not support the trim, as is detailed later in this report, staff does support the new openings and corresponding windows. Staff supports the material of the windows because they are new to the building and did not replace previously installed windows. The windows are appropriately sized for the building and were placed in the wood siding and not the historic masonry. The windows improve the functionality of the space as it is further adapted from its original, utilitarian use. Staff notes there is precedent for windows in gable ends in milk houses; staff

found a photo of an early 20th century milk house similar in design to Rezin Bowman Milk House with a small window in the gable end (*Figure 12*).



Figure 11: The openings and windows newly installed in the gable ends are circled.

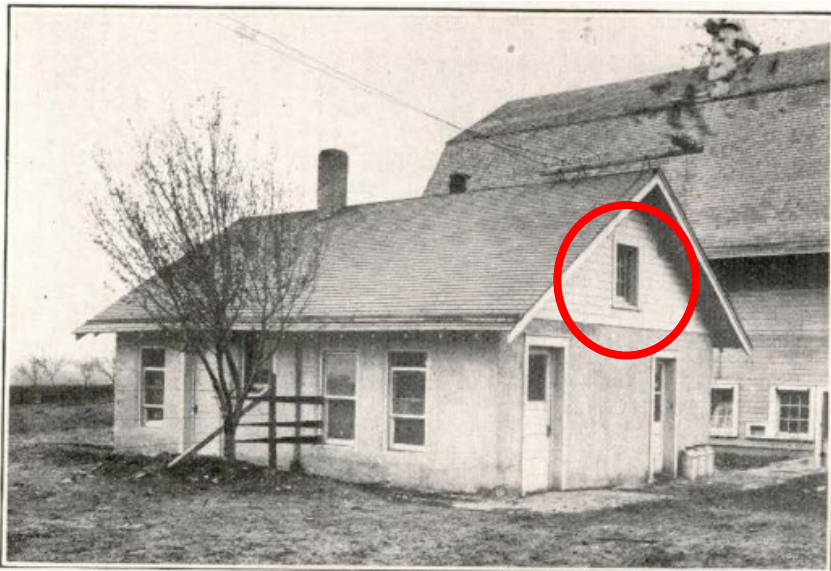


Figure 12: This photo of a traditional milk house shows a window in the gable end.
 Source: Frandsen, J. H. and Nevens, W. B., "Dairy Barn and Milk House Arrangement" (1919). *Historical Circulars of the Nebraska Agricultural Experiment Station*. 7. <https://digitalcommons.unl.edu/hcnaes/7>

The fence consists of two sections of untreated wood posts and rails standing approximately 4 feet tall and spanning about 25 feet (*Figure 13*). It delineates the boundary of the brick patio in front of the Milk House. It is of a simple design and construction that fits the nature of the former agricultural property and can easily be removed.



Figure 13: The applicant provided this photo that shows the fence in front of the Milk House.

In accordance with Chapter 24A-8(b)(1), the doors, light fixtures, window openings, and fencing do not substantially alter the exterior features of the historic site. The work also meets Chapter 24A-8(b)(2) as all the features are compatible in character and nature with the historical features of the site. Further, in conformance with the applicable *Standards*, the historic character of the property has been retained and preserved by the design features; their installations did not destroy historic materials that characterize a property; and if they are removed in the future the essential form and integrity of the historic property and its environment will be unimpaired.

Alterations Recommended for Denial

Staff does not support the following alterations and recommends the HPC deny them:

- Window replacements;
- Fiberglass door installed on the right-side elevation; and,
- Wood trim around the windows in the gable ends.

The applicant installed four new Andersen Fibrex 1/1 sash windows: two on the right-side elevation and two on the left-side elevation (*Figure 14*). According to the applicant, the wood sash windows were installed in the storm window track, and the composite windows were installed in preexisting metal window tracks. The wood upper sashes remain intact to provide guidance on remediation. Three of the wood sashes have one light, and one sash on the left-side elevation has six lites.



Figure 14: A representative photo of the one of the newly installed windows with the previous upper wood sash intact.

The building originally had wood sash windows, and wood windows are present in **Figures 5 7**. The windows on the right-side elevation were later alterations that appear to have replaced doors in those openings, but based on the clapboard siding infill material present at the bottom of the openings the windows have been present for multiple decades and predate the historic designation. The window openings on the left-side elevation appear to date to the building's construction, as evidenced by the wood lintels on top of each opening. Because the windows on the Milk House were originally wood and were wood for most of the building's approximately 90-year-old lifetime staff is of the opinion that the windows should remain wood and the change to composite should be denied. Staff recommends the applicant either install the lower wood sashes to match the existing upper sashes or install all new wood upper and lower sashes that match the lite pattern of the upper sash, either 1/1 or 6/6.

Likewise, staff does not support installation of the fiberglass door on the right-side elevation. It is a four-paneled door with two square lites at the top and is a type frequently installed on contemporary residential buildings. Staff does not find the door design and material appropriate for the historic agricultural outbuilding. Though the Milk House no longer functions in its original capacity, staff maintains the material and design of the windows and doors in its historic window and door openings should be compatible to the historic outbuilding. While no archival photos exist of the prior door, staff is confident the door was originally wood when installed in the 1930s and recommends the replacement door be constructed of the material and be appropriately designed for the building. **Figure 15** shows a wood-paneled screen door resting against the Dairy Barn in 2021. The door could have dated to the 1930s and may have originally been installed on the Milk House or Dairy Barn. Staff recommends the applicant instead install a wood door similar to the door in the image.



Figure 15: The applicant provided this circa 2021 photo of the Milk House and Dairy Barn. The arrow points to what appears to be a wood screened door that may have been installed on the Milk House or Dairy Barn.

Staff does not support the size of the wood trim around the new windows in the gable ends (*Figure 16*). While staff supports the new window openings and composite windows, the approximately 6-inch wide trim around the 18-by-24-inch windows is too large and bulky for the small windows and not compatible to the small structure as it covers up much of the historic wood lap siding. Staff recommends the trim is significantly reduced in width.



Figure 16: The trim around the new front gable end opening.

Evaluating the proposal under Chapter 24A of County Code, staff finds the proposal to replace the four wood windows with composite windows; install a fiberglass egress door; and add approximately 6-inch wide wood trim around the gable ends windows are inappropriate alterations and recommends the HPC deny in part the HAWP under 24A-8(a) because the changes are inappropriate and inconsistent with the preservation and enhancement of the historic site and the purposes of Chapter 24A.

In conflict with Chapter 24A-8(b)(1), the windows, door, and gable windows trim have substantially altered the exterior features of the Rezin Bowman Master Plan Historic Site. The work is incompatible in character and nature with the historical and architectural features of the historic site in violation of Chapter 24A-8(b)(2). Compatible wood window, door, and trim designs are readily available, so the work does not meet Chapter 24A-8(b)(3) in that the work have not enhanced or aided in the protection, preservation, and private utilization of the historic site in a manner compatible with the architectural value of the site. None of the work is necessary to remedy unsafe conditions or health hazards to meet Chapter 24A-8(b)(4). Likewise, the owner is not deprived of a reasonable use of the property or will suffer undue hardship per Chapter 24A-8(b)(5) if the windows, door, and trim are removed. The general public is not better served by granting the permit, so the work does not meet Chapter 24A-8(b)(6).

In contrast to *Standards #2*, the historic character of the property has not been retained and preserved by the removal of the wood window and doors and addition of the thick window trim. *Standards #6* states that deteriorated historic features shall be repaired and not replaced and the new feature is to “match the old in design, color, texture and, where possible, materials.” Wood windows and doors are readily available, so the Standard was not met. Finally, the windows, door, and trim destroyed historic materials that characterized the property and are not compatible architectural features of the building in order to protects its historic integrity in violation of *Standards #9*.

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 replacement windows on the left- and right-side elevations.
- The replacement doors, both on the front and right-side elevations.
- The window openings in the gable ends.
- The windows installed in the gable ends.
- The trim around the windows in the gable end.
- The replacement lights.
- The fence.
- 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:

- Checklist of work types: 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]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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	*	*	*	*	*		*



Farmstead front view near top of driveway

Milk house: Before and After



Documentation of pre-existing modifications and updates to Milk house

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M: 11-21

Name
Continuation Sheet

Number 7 Page 2

The construction of the barn is typical of the early to late 19th century. The barn has a major-minor roof system with major (principle) purlins supporting minor (common) rafters. The principle tie beam joins directly to the posts with frame constructed in bents. Floor beams are logs with bark that are sawn on upper and lower sides. The interior is three bays wide. A granary, located in the center of the west bay, is covered with horizontal beaded tongue and groove.

In the lower, stable level, a wall divides the east bay into a separate room. This room has a poultry enclosure on the west end, with chicken wire screening extending from floor to ceiling, and nest boxes constructed along the dividing wall. On the east end of the room is a livestock enclosure with wooden stanchions. Whitewashing of the ceiling and concrete flooring in the livestock area are evidence that the 19th century barn was adapted to accommodate early 20th century sanitation practices. A row of four six-pane windows on the north wall light the room. A small exterior door is located on the east wall near the northeast corner. In the main west room, horizontal slatted boards provide ventilation on the south, stable wall.

Dairy Barn and Milk House

A large gambrel-roof dairy barn is east of the bank barn and corn crib. Typical of barns built in the 1930s, it is constructed of gray panel-face concrete block with contrasting white concrete block used at the corners for a quoining effect. Lintels of the windows are of red brick. Windows have been replaced with 1/1 double hung sash. North and south gambrel ends of the roof are covered with German siding. The south gambrel end has oversize double loading doors surmounted by a hay hood. As described in the 1939 notice of sale, the dairy barn accommodated about 16 cows.⁴

North of the dairy barn is a milk house of matching concrete block and detailing. It has replacement windows. On the west gable end, a French door has been installed. The roof is covered with corrugated metal and is punctuated by two metal ventilators.

Landscape Features

A large man-made pond is located south of the bank barn. A Bowman family cemetery is said to have been located in front of the dwelling house. No physical evidence of the cemetery has been found.⁵

⁴Notice of Sale, 1939, in Equity Case 8905.

⁵Michael Dwyer interview with McKendree Bowman, son of Aden McKendreeBowman, 9-25-1975. M-NCPPC file.



“North of the dairy barn is a milk house of matching concrete block and detailing. It has replacement windows. On the west gable end, a French door has been installed. The roof is covered with corrugated metal and is punctuated by two metal ventilators.”



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/17/2024

Application No: 1067189
AP Type: HISTORIC
Customer No: 1425582

Comments

I am applying to request a retroactive HAWP for modifications made to the milk house during maintenance repairs. Due to scope creep, we made two key changes that require approval: first, the addition of small gable windows, and second, the addition of a split rail fence. Thank you.

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)

Historic Area Work Permit Details

Work Type ALTER
Scope of Work This HAWP is to gain approval for work done to the milk house, a 300sq ft outbuilding.

From: [Dan Ferenczy](#)
To: [Berger, Chris](#)
Subject: Re: HAWP question, 9220 Damascus Hills Lane
Date: Friday, May 3, 2024 9:37:57 AM
Attachments: [image005.png](#)
[image004.png](#)
[image007.png](#)
[image003.png](#)
[image006.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning, Chris, thanks for those reports. We read over the milk house report and it looks good. I had not seen the aerial photo from 1974!

We'd like to request a nonbinding preliminary consultation for the milkhouse?

Would you mind sending the new link to the staff report for the main house? I haven't been able to view that yet.

I will register for the meeting today.

V/r - Dan

On Thu, May 2, 2024 at 10:33 Berger, Chris <Chris.Berger@montgomeryplanning.org> wrote:

Dan,

Here's the updated link for the Milk House report: <https://montgomeryplanning.org/wp-content/uploads/2024/05/II.I-9220-Damascus-Hills-Lane-Damascus-1067189.pdf>

Please let me know which option you would prefer.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

[2425 Reedy Drive](#), 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

From: Berger, Chris
Sent: Wednesday, May 1, 2024 3:01 PM
To: Dan Ferenczy <daniel.ferenczy@gmail.com>
Subject: RE: HAWP question, 9220 Damascus Hills Lane

Dan,

Here are the staff reports for the Milk House: <https://montgomeryplanning.org/wp-content/uploads/2024/04/i.-9220-Damascus-Hills-Lane-Damascus-1067189.pdf>

And Farmhouse: <https://montgomeryplanning.org/wp-content/uploads/2024/04/Prelim.a.-9220-Damascus-Hills-Lane-Damascus-1067141.pdf>

For the Milk House, see my email below on your options and let me know how you would like to proceed.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

From: Berger, Chris
Sent: Tuesday, April 30, 2024 9:43 PM
To: Dan Ferenczy <daniel.ferenczy@gmail.com>
Subject: RE: HAWP question, 9220 Damascus Hills Lane

Dan,

First, please register to testify at the May 8 Historic Preservation Commission meeting: <https://montgomeryplanning.org/planning/historic/historic-preservation-commission/historic-preservation-commission-sign-up-to-testify/>. It begins at 7 p.m. Eastern. Our support staff will probably want you to log in about 15 minutes beforehand to make sure everything is working OK. Your Historic Area Work Permit for the Milk House and Preliminary Consultation for the Farmhouse are later on the agenda, so it may be 8 or so before the HPC gets to them.

Second, I want to give you a heads up in regard to staff's recommendation for the retroactive Historic Area Work Permit before we post the staff report tomorrow (Wednesday). Staff has discussed

extensively how the work complies with the county's historic preservation standards. We support the replacement of the sliding front doors; replacement and installation of the light fixtures; construction of new window openings and installation of new windows in the gable ends; and construction of the fence.

However, we do not support:

- replacement of the wood windows with the composites and recommend the windows be completely made of wood;
- the fiberglass door on the right-side elevation should instead be a wood door with a design more befitting the former agricultural building;
- and the wood trim around the windows in the gable ends is too wide and needs to be reduced in size.

You have a few options:

- You can proceed with the HAWP for the Milk House at the May 8 meeting. As you know, staff only makes recommendations to the HPC. They can follow staff's recommendations or have a stricter or more lenient interpretation of the regulations.
- You can request the HAWP hearing be postponed so you can revise your plans to meet staff's recommended changes in regard to the windows, door, and windows trim and then go back to the HPC when that revised application is ready.
- You can request the HPC conduct a nonbinding Preliminary Consultation for the Milk House at the May 8 meeting in addition to the Preliminary Consultation already scheduled that night for the Farmhouse. This will give you direction from them on what Milk House alterations they will support or not without them making a formal decision. You will then follow up with a HAWP at a later meeting that they will vote on. (You should be able to combine the work to the Farmhouse and Milk House in one HAWP application.)

You can make your decision after you read the staff report after I send to you tomorrow when it's posted. We can always remove the staff report from the website or update accordingly depending on what you decide.

Let me know if you want to arrange a time to talk further tomorrow. I should be available anytime from about 8 a.m. to 4 p.m.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

From: Dan Ferenczy <daniel.ferenczy@gmail.com>
Sent: Monday, April 29, 2024 11:17 AM
To: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Subject: Re: HAWP question, 9220 Damascus Hills Lane

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Chris, you're welcome and thanks for working this.

Also, to answer your question the patio sliding door is a full composite door. It is a "Shaker Gliding 2/3 Lite door" by MP doors.

On Mon, Apr 29, 2024 at 10:01 Berger, Chris <Chris.Berger@montgomeryplanning.org> wrote:

Dan,

Thanks for your response. I'll send you the staff report Wednesday.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

From: Dan Ferenczy <daniel.ferenczy@gmail.com>
Sent: Sunday, April 28, 2024 7:14 PM
To: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Subject: Re: HAWP question, 9220 Damascus Hills Lane

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Chris, thanks for the reminder and I am glad you made it out to the farm. I hope you enjoyed it!

I wish I had more “before” pics. I’ve attached the ones I could find.

To answer your questions:

- Q1: Did you also install the vinyl ground-floor windows with screens? In the photo you provided of your construction crew cleaning off the brick, the only window opening shown did not have a window present.
- A1: We installed the ground floor windows, which are a composite material called Fibrex by Andersen. They are made up of reclaimed wood fiber and polymer, and developed to deliver exteriors that won't fade or blister. The windows that were there when we bought the property were broken, but they had modern window casings that enabled us to drop-in these replacement windows.

- Q2: It appears the windows on the ground floor have a wood upper sash, a screen below, and then a full vinyl window behind. Is that accurate?
- A2: The windows on the ground floor are the Anderson fibrex windows, single hung, with a screen. There were several wooden sashes placed in what seemed like an exterior storm window position. We put our Anderson windows where a previous owner had installed aluminum framed windows.

- Q3: Are the sliding doors vinyl or fiberglass?
- A3: I believe they are vinyl. The old sliding door was mostly gone, but had remnants of an aluminum track and sash.

- Q4: You replaced the lights above the sliding door too and the light above the swing door, correct?
- A4: yes, the outdoor lights above the doors were from the last person to convert the milkhouse into a cottage. They were broken, so I replaced them.





On Sun, Apr 28, 2024 at 15:47 Berger, Chris <Chris.Berger@montgomeryplanning.org> wrote:

Dan,

I heard your voicemail. If you could respond to the questions in my Friday email by tomorrow (Monday) morning, it would be much appreciated. We have to finalize our staff report by the end of that day.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

From: Berger, Chris

Sent: Friday, April 26, 2024 3:45 PM
To: Dan Ferenczy <daniel.ferenczy@gmail.com>
Subject: RE: HAWP question, 9220 Damascus Hills Lane

Dan,

Thank you for accommodating my visit Wednesday.

A few follow-up questions in regard to the milk house:

- Did you also install the vinyl ground-floor windows with screens? In the photo you provided of your construction crew cleaning off the brick, the only window opening shown did not have a window present.
- It appears the windows on the ground floor have a wood upper sash, a screen below, and then a full vinyl window behind. Is that accurate?
- Are the sliding doors vinyl or fiberglass?
- You replaced the lights above the sliding door too and the light above the swing door, correct?

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

From: Berger, Chris
Sent: Tuesday, April 23, 2024 11:31 AM
To: Dan Ferenczy <daniel.ferenczy@gmail.com>
Subject: RE: HAWP question, 9220 Damascus Hills Lane

Dan,

I'll be there tomorrow morning for a few minutes. Are there any gates or anything else I should know about when accessing the property?

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

From: Dan Ferenczy <daniel.ferenczy@gmail.com>
Sent: Friday, April 19, 2024 5:48 PM
To: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Subject: Re: HAWP question, 9220 Damascus Hills Lane

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good afternoon Chris,

Yes I would like to attend virtually if possible. I am active duty military and we just left the pentagon and are now stationed at Fort Cavazos, Texas for the next few years.

As for your site visit, either Monday, Wednesday or Thursday morning are ok, just let me know what works for you.

Thanks!

v/r - Dan

Dan Ferenczy

907-750-8306

daniel.ferenczy@gmail.com

On Fri, Apr 19, 2024 at 16:14 Berger, Chris <Chris.Berger@montgomeryplanning.org> wrote:

Good afternoon,

Your retroactive Historic Area Work Permit application (No. 1067189) and a preliminary consultation for the addition and siding change are scheduled for review at the May 8 Historic Preservation Commission meeting. A project representative will need to attend. I understand you are out of town, so will you like to attend the meeting virtually?

Would it be OK for me to visit the property either Monday afternoon or Wednesday or Thursday morning?

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571

From: Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org>

Sent: Friday, April 19, 2024 4:40 PM

To: Dan Ferenczy <daniel.ferenczy@gmail.com>; Berger, Chris <Chris.Berger@montgomeryplanning.org>

Subject: RE: HAWP question, 9220 Damascus Hills Lane

Good afternoon Dan,

Thank you for getting in touch. We have received both of the HAWP applications.

I am copying Chris Berger in my office on our email. Michael Kyne has left us for new adventures in sunny California, and Chris will be your reviewer going forward.

Chris will be in touch about a good time to schedule his site visit for the permits in addition to any other questions that he may have while undertaking the review.

You do not need HAWPs for any interior work (though other County permits may be required). You will only need HAWPs for any exterior work on the buildings or any work/alterations to the property itself. If you have specific questions, please feel free to reach out to Chris directly at any time.

Sincerely,



Rebecca Ballo

Historic Preservation Supervisor

Montgomery County Planning Department

[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902

Rebecca.Ballo@montgomeryplanning.org

o: 301.563.3404



From: Dan Ferenczy <daniel.ferenczy@gmail.com>
Sent: Tuesday, April 16, 2024 1:26 PM
To: Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org>
Subject: HAWP question, 9220 Damascus Hills Lane

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Rebecca, hope your week is going well.

I will be submitting my HAWP for the main house today.

I am also working on the retroactive HAWP for the milk house and hope to submit that before tomorrow. Apologies that my scope creep grew into a chapter 24A violation; I am committed to rectifying this situation.

I believe my only violation was the addition of a split rail fence and gable-end windows. I've attached a Before and After picture for your reference.

This milkhouse had previously been converted and retrofitted with new windows and a french door, which I found noted in the Maryland Historical Trust Inventory of Properties. The "new" windows were broken, so I replaced them with the same dimension, type, and appropriate window / door.

As I move forward with addressing the other work done to the milhouse --- such as restoring the power and water and renovating the interior --- do I need to include that in my HAWP? Or do you just need a HAWP for the new gable windows and split rail fence?

Hope to get this fixed and as always thanks for your help.