

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

<b>Address:</b>	9220 Damascus Hills Lane, Damascus	<b>Meeting Date:</b>	6/12/2024
<b>Resource:</b>	Master Plan Site #11/21 ( <i>Rezin Bowman Farm</i> )	<b>Report Date:</b>	6/5/2024
<b>Applicant:</b>	Daniel Ferenczy	<b>Public Notice:</b>	5/29/2024
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	1071680 RETROACTIVE	<b>Staff:</b>	Chris Berger

**PROPOSAL:** After-the-fact fence installation, window alterations, door alterations, installation of new lighting and proposed window casing alteration and fenestration installation.

---

**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve with one condition** the Historic Area Work Permit (HAWP) application with final approval delegated to staff:

1. Staff must review and approve the final design of the egress door to be installed on the right-side elevation prior to installation.



**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 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 (*Figure 3*). 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.**



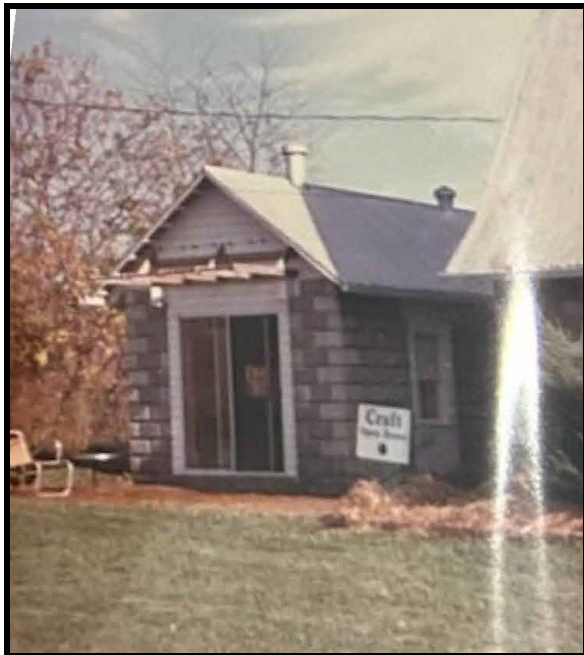
*Figure 3: Clockwise from top left: front and left-side elevations; left and rear elevations; rear and right elevations; and right and front elevations.*

### **BACKGROUND**

The 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.*

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 2024, 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.

On May 8, the HPC completed a Preliminary Consultation for the retroactive changes to the Milk House.<sup>1</sup>

The HPC's comments were as follows:

- The majority of commissioners said a wood lower sash should be installed at each of the four windows. The composite windows could then remain so long as they were completely located on the interior and the entire exterior window was wood.
- The existing sliding door on the front elevation is appropriate and should be allowed to remain.
- The majority of commissioners favored replacement of the fiberglass egress door with a door that was stylistically similar to the sliding door.
- The window openings in the gable ends can remain.
- The trim should be reduced in width.
- The replacement lights can remain.
- The fence was compatible to the building.

Staff had the following recommendations:

- Provide drawings with dimensions and materials labeled for the thinner window surrounds to be installed around each of the windows in the gable ends. Staff recommends the trim be approximately one to two inches wide.
- Architectural salvage companies may have matching sashes for the four windows, and staff will provide you with a list of area companies. EBay is another source for wood window sashes.
- Provide specifications for the replacement wood door on the right-side elevation.

## **PROPOSAL**

The applicant seeks retroactive approval for the following alterations at the Milk House: fence installation, window alterations, door alterations, and new lighting.

## **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:

---

<sup>1</sup> The audio and video for the May 8 HPC meeting is available here:

[https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=21eb42f7-1398-11ef-b231-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=21eb42f7-1398-11ef-b231-0050569183fa)

The staff report for the Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/05/III.B-9220-Damascus-Hills-Lane-Damascus-1067189-Preliminary-Consultation-1.pdf>

- (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.
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**

### ***Fence Installation***

Staff supports the retroactive fence installation and recommends approval. The fence consists of two sections of untreated wood posts and rails standing approximately 4 feet tall and spanning about 25 feet (**Figure 6**). It delineates the boundary of the brick patio in front of the Milk House.

In accordance with Chapter 24A-8(b)(1), the fencing does not substantially alter the exterior features of the historic site. The work also meets Chapter 24A-8(b)(2) as the rustic fence is compatible in character and nature with the historical features of the former agricultural property. Further, in conformance with the applicable *Standards*, the historic character of the property has been retained and preserved by the fence's installation; its installation did not destroy historic materials that characterize a property; and if

removed in the future the essential form and integrity of the historic property and its environment will be unimpaired.

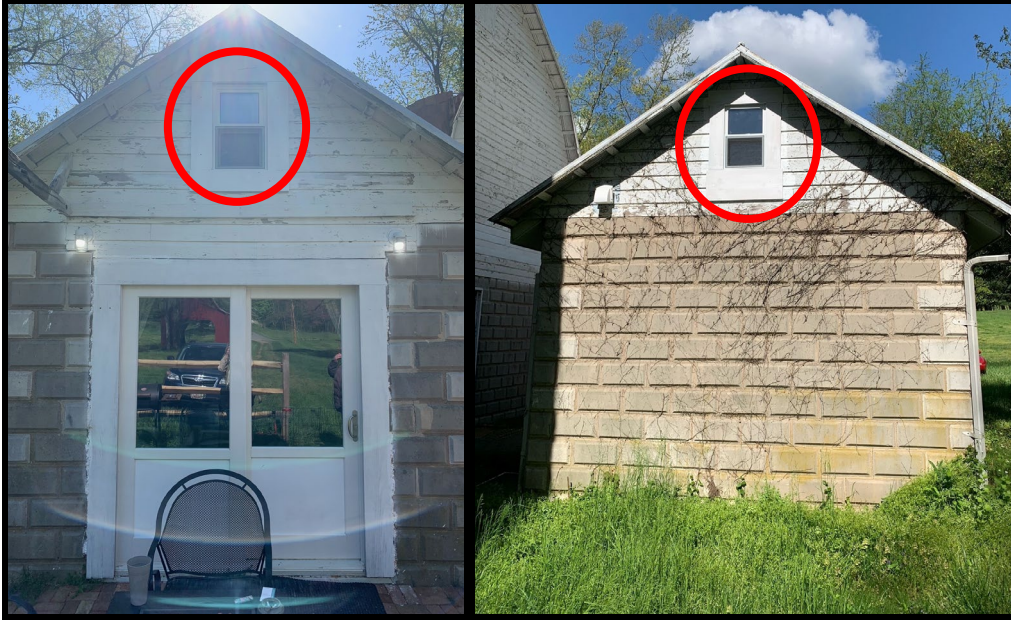


*Figure 6: The applicant provided this photo that shows the fence in front of the Milk House.*

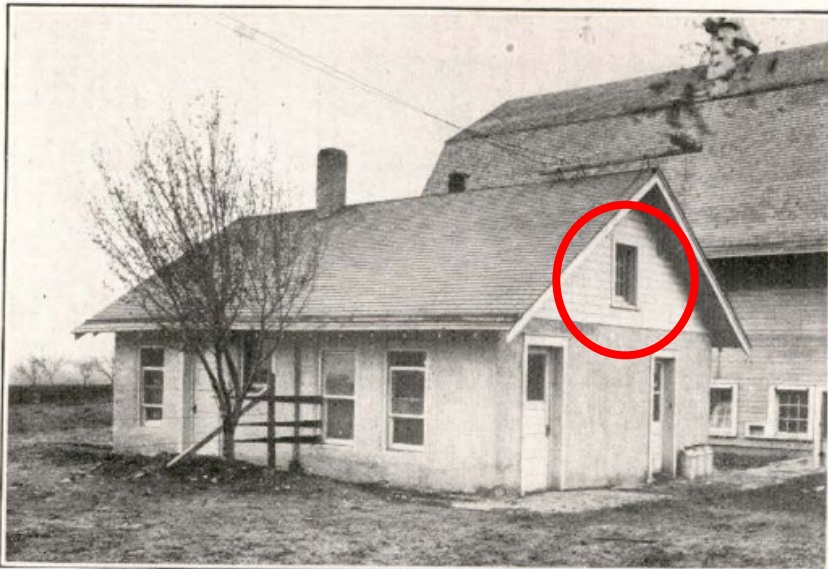
### ***Window Alterations***

Staff supports the retroactive installation of new openings and windows in the gable ends; the proposed window surrounds; and the proposed installation of the bottom sashes at the four existing windows.

The applicant said he created the window openings and installed Anderson Fibrex windows measuring 18-by-24 inches in the gable ends to provide light and ventilation to the building (*Figure 7*). The openings are centered in the gable ends, just under the roofline. 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; a photo shows an early 20<sup>th</sup> century milk house, similar in design to Rezin Bowman's Milk House, with a small window in the gable end (*Figure 8*).



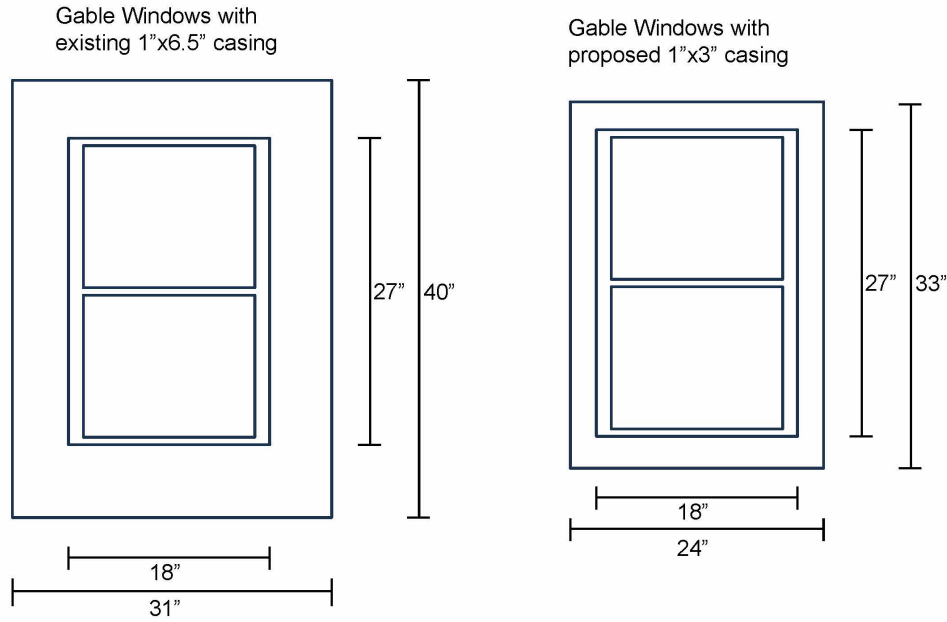
*Figure 7: The openings and windows newly installed in the gable ends are circled.*



*Figure 8: 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 HPC and staff did not support the prominent width of the casings installed around the new window openings, so the applicant revised the drawings to reduce the width from 6.5 inches to 3 inches (**Figure 9**).





**Figure 9:** The applicant proposes to reduce the width of the casing around the new gable windows from 6.5 inches to 3 inches.

The applicant proposes to restore the bottom sashes on the four pre-existing windows. 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 10**). 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. The building originally had wood sash windows, and wood windows are present in **Figure 11**. 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.



**Figure 10:** The applicant proposes to restore the bottom sashes to the four pre-existing windows.



**Figure 11: The Milk House is evident in this early 2021 staff photo.**

Staff finds the retroactive installation of new openings and windows in the gable ends; the proposed window surrounds; and the proposed installation of the bottom sashes at the four existing windows to be compatible with Chapter 24A-8(b)(1) because the changes will not substantially alter the exterior features of the historic site. Further, staff finds that that the alterations are compatible in character with the historic site per Chapter 24A-8(b)(2). The addition of the windows in the gable ends meet the standards for Chapter 24A-8(b)(3) as they will enhance the private utilization of the historic site by adding more light to the former utilitarian building that has been converted into a living space. In conformance with the applicable *Standards*, the historic character of the property has been retained and preserved by the window alterations; the alterations will not destroy historic materials that characterize a property; and if removed in the future the essential form and integrity of the historic property and its environment will be unimpaired.

### ***Door Alterations***

Staff supports the installation of the sliding door on the front elevation and proposed installation of a wood egress door on the right-side elevation and recommends approval.

The applicant installed a composite sliding door on the front elevation (**Figure 12**). 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.



**Figure 12:** 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 HPC and staff did not support the installation of the fiberglass egress door on the right-side elevation, and the HPC recommended the applicant install a door that was stylistically similar to the sliding door. Staff recommended the applicant either install the door shown laying against the Dairy Barn in a 2021 photo or a similar design (**Figure 13**). The door could have dated to the 1930s and may have originally been installed on the Milk House or Dairy Barn. The applicant has provided two examples of wood doors: A two-paneled door with a single lite above and a three paneled door with six lites (**Figure 14**). Staff supports either example but recommends a condition that staff review and approve the final door design before installation.



**Figure 13:** 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.



**Figure 14:** The applicant proposes to install one of these examples of wood doors on the right-side elevation.

Staff finds the sliding door installation on the front elevation and proposed egress door installation on the right-side elevation compatible with Chapter 24A-8(b)(1) because the changes will not substantially alter the exterior features of the historic site. Further, staff finds that that the doors are compatible in character with the historic site per Chapter 24A-8(b)(2). In conformance with the applicable *Standards*, the historic character of the property has been retained and preserved by the doors; the work will not destroy historic materials that characterize a property; and if removed in the future the essential form and integrity of the historic property and its environment will be unimpaired.

***New Lighting***

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 15**). 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.



**Figure 15:** The sliding composite doors on the front elevation, left, and the fiberglass door on the right-side elevation. The lights are circled in red.

Staff finds the new lighting compatible with Chapter 24A-8(b)(1) because the changes did not substantially alter the exterior features of the historic site. Further, staff finds that that the lights are compatible in character with the historic site per Chapter 24A-8(b)(2). In conformance with the applicable *Standards*, the historic character of the property has been retained and preserved by the installation of the lights; the work did not destroy historic materials that characterize a property; and if removed in the future the essential form and integrity of the historic property and its environment will be unimpaired.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one condition** the HAWP application with final approval delegated to staff:

1. Staff must review and approve the final design of the egress door to be installed on the right-side elevation prior to installation.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (3), having found that the proposal, as modified by the condition, is compatible in character with the site and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10.

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-4571 or [chris.berger@montgomeryplanning.org](mailto:chris.berger@montgomeryplanning.org) to schedule a follow-up site visit.



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]

<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	*	*	*	*	*		*

**Historic Preservation Commission Preliminary Consultation Report**

Address: 9220 Damascus Hills Lane, Damascus (Milk House)

Applicant(s): Daniel Ferenczy

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

Staff Contact: Chris Berger

HPC Commissioners Providing Comments: Karen Burditt (Acting Chair), Jeffrey Hains (Acting Vice Chair), Michael Galway, Julie Pelletier, Zara Naser, and Mark Dominianni

---

**Recommendations**

The HPC agreed with staff recommendations and stated the following:

- The majority of commissioners said a wood lower sash should be installed at each of the four windows. The composite windows could then remain so long as they were completely located on the interior and the entire exterior window was wood.
- The existing sliding door on the front elevation is appropriate and should be allowed to remain.
- The majority of commissioners favored replacement of the fiberglass egress door with a door that was stylistically similar to the sliding door.
- The window openings in the gable ends can remain.
- The trim should be reduced in width.
- The replacement lights can remain.
- The fence was compatible to the building.

Staff recommends the following be included in the HAWP application:

- Provide drawings with dimensions and materials labeled for the thinner window surrounds to be installed around each of the windows in the gable ends. Staff recommends the trim be approximately one to two inches wide.
- Architectural salvage companies may have matching sashes for the four windows, and staff will provide you with a list of area companies. EBay is another source for wood window sashes.
- Provide specifications for the replacement wood door on the right-side elevation.

Return for an additional preliminary consultation

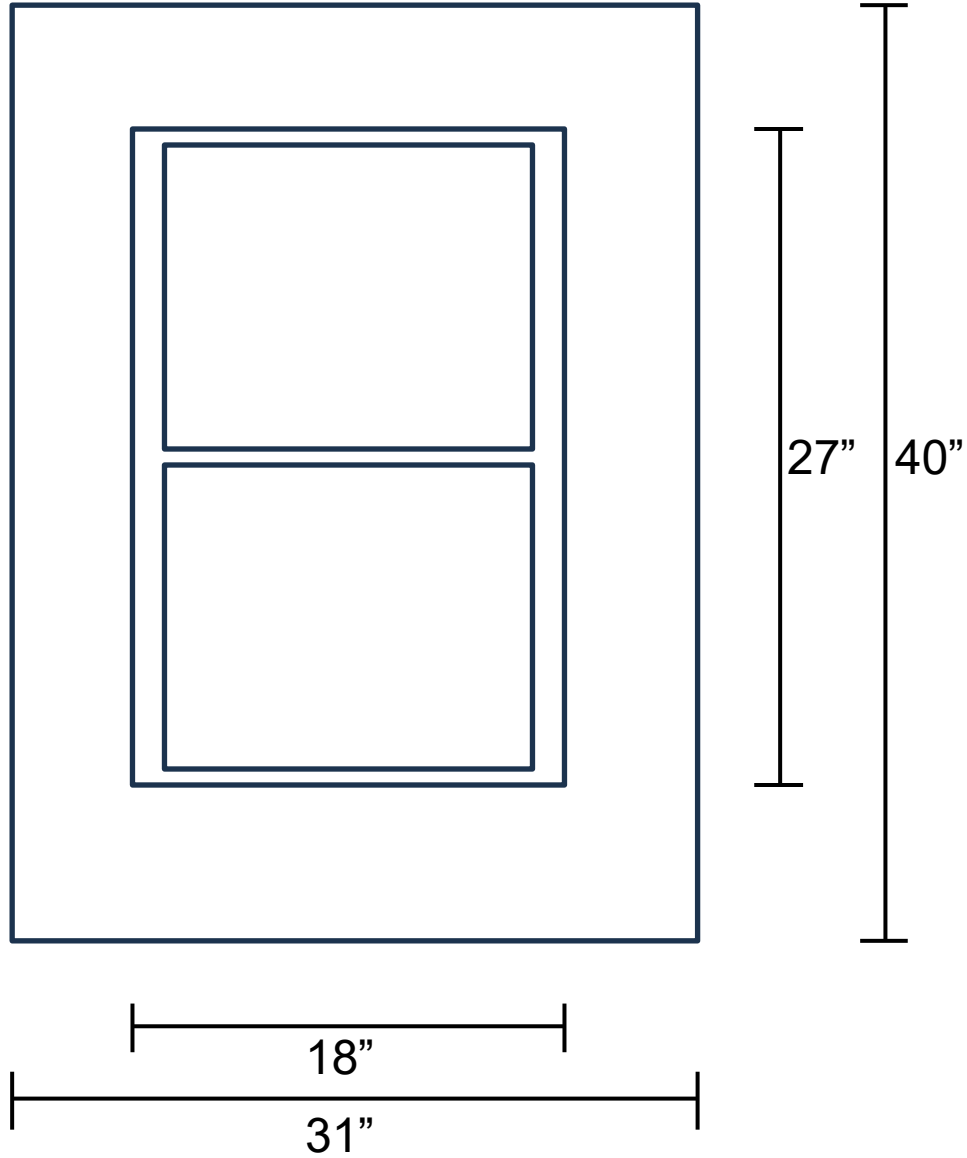
Return for a HAWP in accordance with the Commission's recommendations



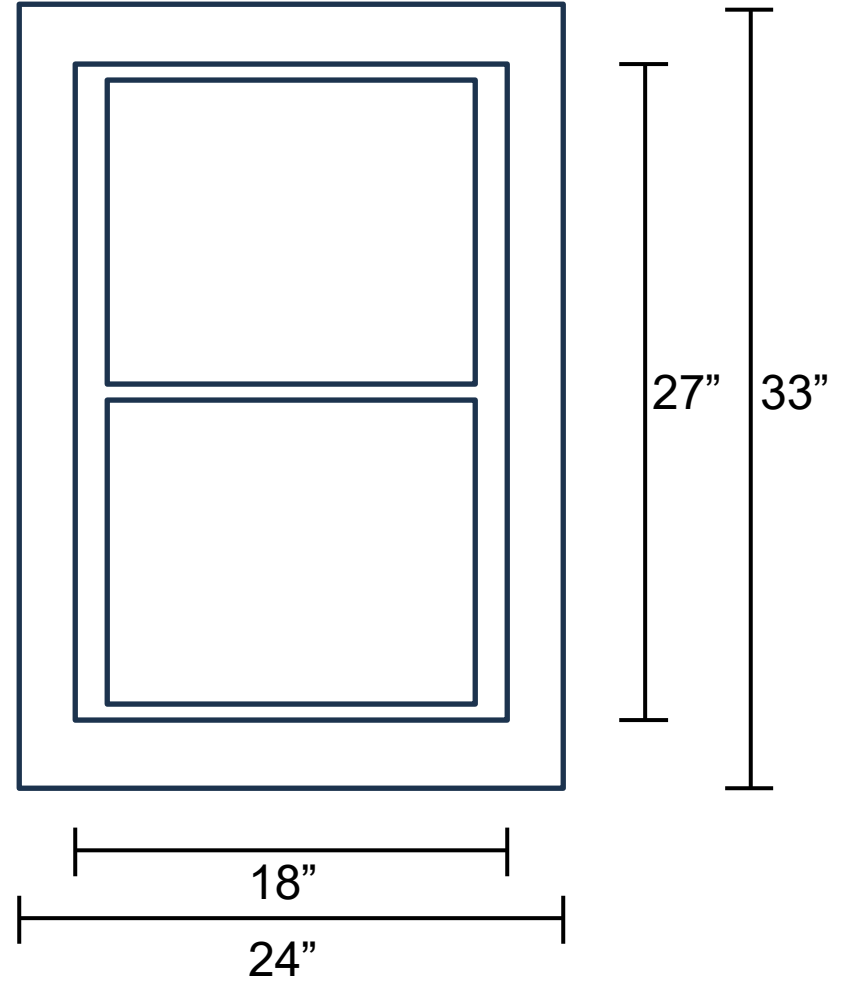
Farmstead front view near top of driveway



Gable Windows with existing 1"x6.5" casing



Gable Windows with proposed 1"x3" casing



Gable Windows with existing 1"x6.5" casing

Gable Windows with proposed 1"x3" casing

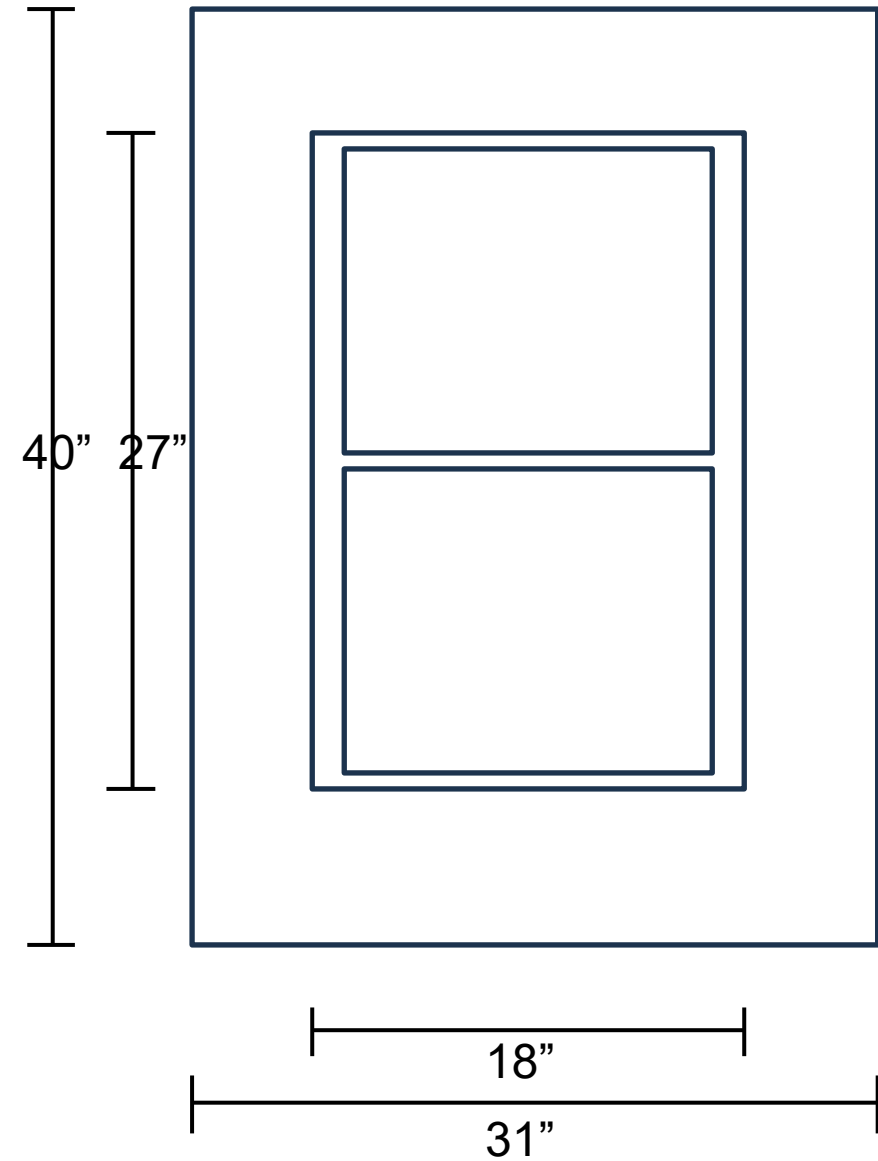
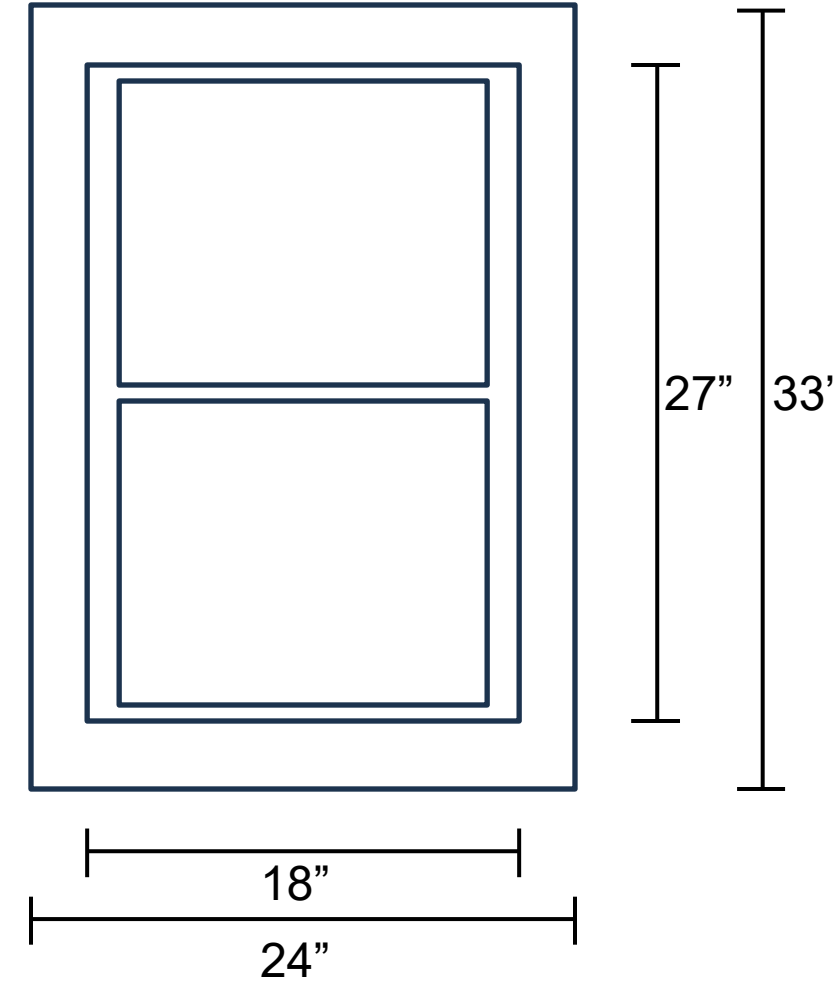
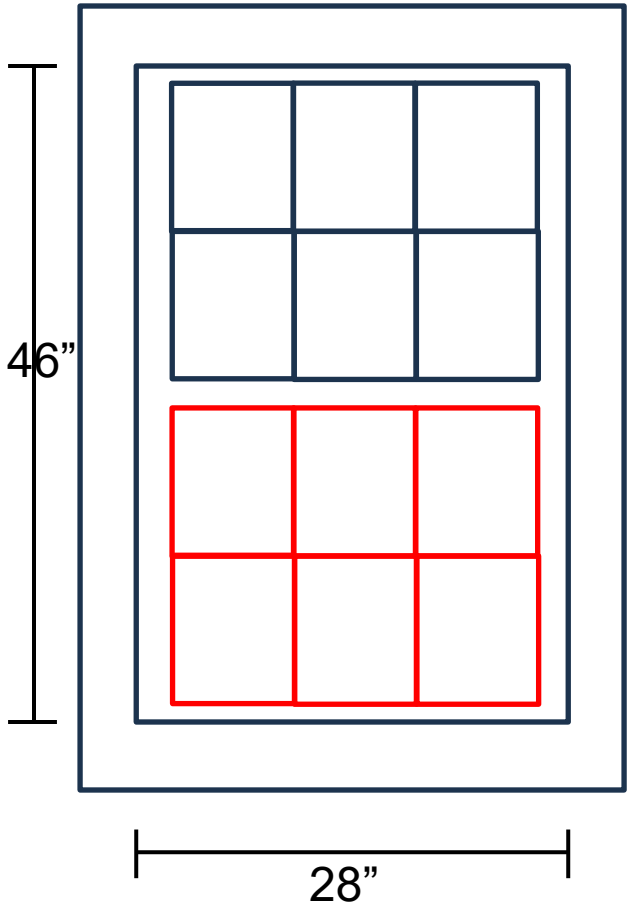


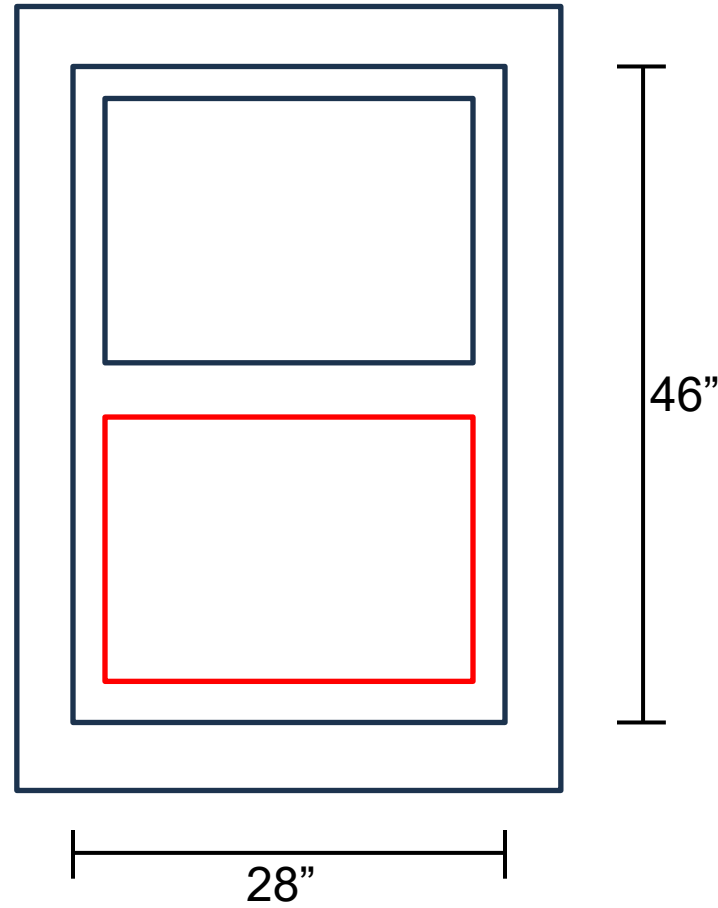
Figure 16: The trim around the new front gable end opening.



Replacement of one (1x) six over six lower wooden window sashes



Replacement of three (3x) single pane lower wooden window sashes

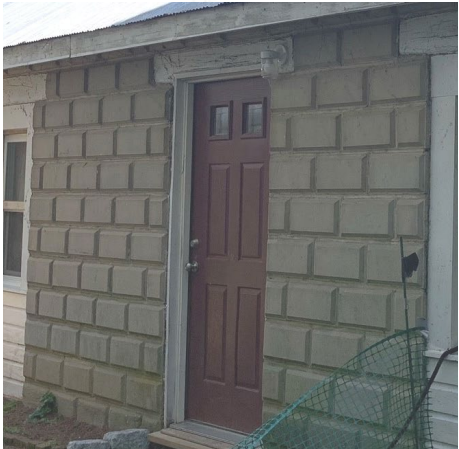




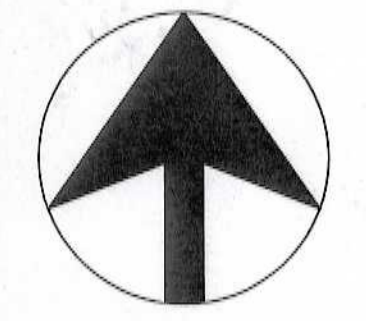
Red side door to be replaced with older wooden door (representative examples below)



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.

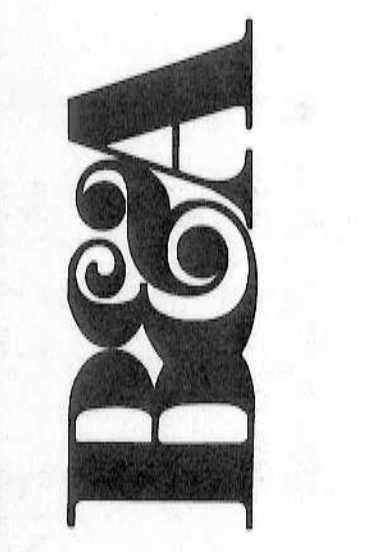


06/30/2015
07/08/2016
07/03/2017
11/01/2017

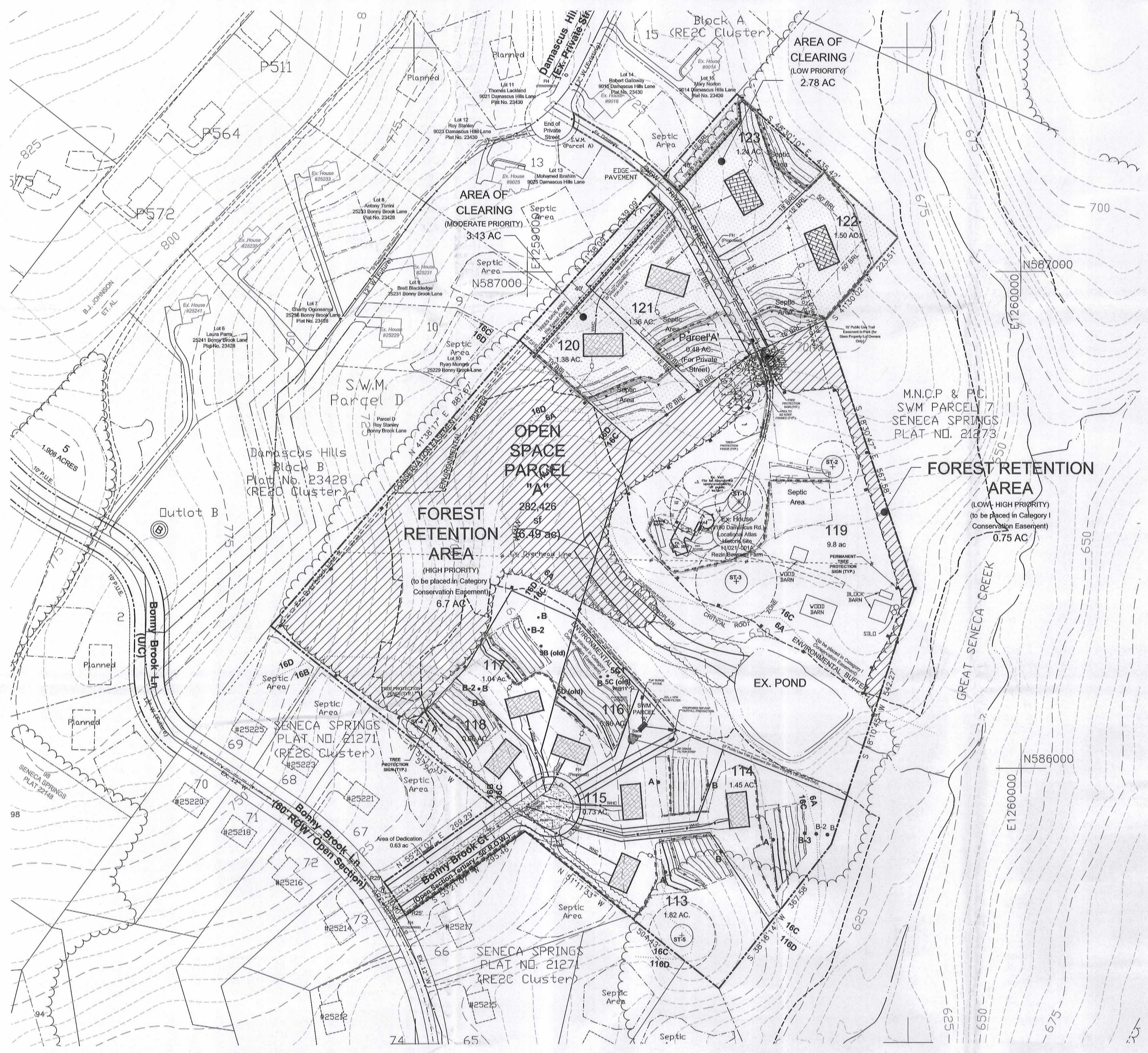


date: 12/31/14  
scale: 1" = 100'

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]

**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

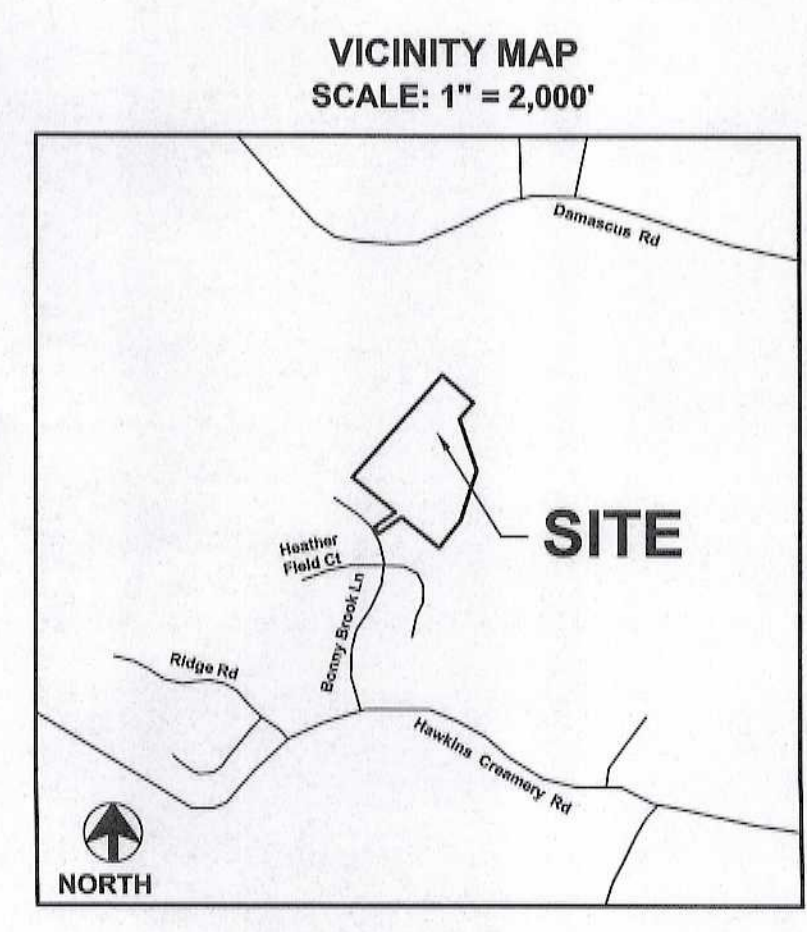
**THIS PLAN IS AN AMENDMENT TO APPROVED FINAL FOREST CONSERVATION PLAN 120061180**

**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

**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	0.00 AC	0.00 AC	0.40 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	4.14 AC	0.00 AC	0.00 AC	1,000±	125'





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/22/2024

Application No: 1071680  
AP Type: HISTORIC  
Customer No: 1425582

## Comments

This is a retroactive HAWP after a preliminary consultation with the HPC for work previously performed

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