

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	Smith Drive., Silver Spring	Meeting Date:	11/12/2025
Resource:	Contributing Resource National Park Seminary Historic District	Report Date:	11/5/2025
Applicant:	Manova Corporation Mike Razavi, Agent	Public Notice:	10/29/2025
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Building Rehabilitation of the Castle and Villa Buildings and Construction of a New Addition to the Villa, Construction of New Townhouse Development with associated Demolition, Sitework, Tree Removal, Regrading, Road Construction and Hardscape Installation		

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a second Preliminary Consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing resource to the National Park Seminary Historic District
STYLE: Ecclectic
DATE: 1904 & 1907

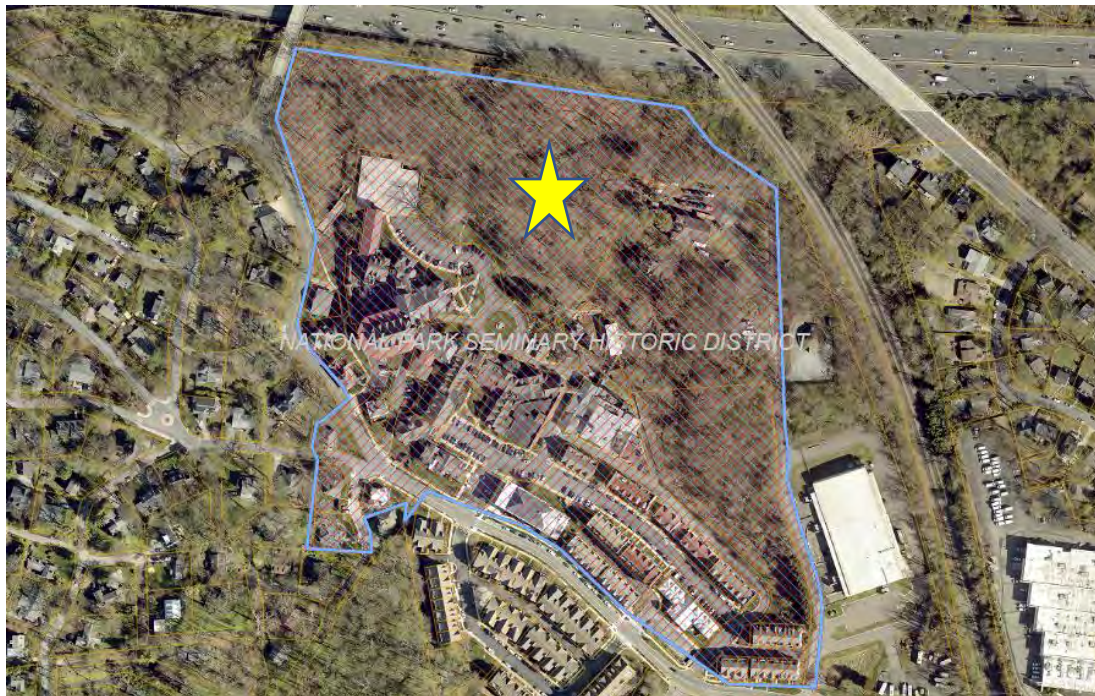


Figure 1: The project area is in the northeast corner of the National Park Seminary Historic District.

From *Places from the Past*:

“The wooded architectural fantasyland known as National Park Seminary was a finishing school for young women established in 1894. The site began as a speculative real estate development intended to capitalize on proximity to the railroad. An ornate Stick Style hotel, the Forest Inn (1887), was the centerpiece of the resort, built with wraparound porches, towers, and applied stickwork detailing. When the hotel proved unsuccessful, John and Vesta Cassedy purchased the site, converting the inn into a boarding school. National Park Seminary became one of the most popular and exclusive finishing schools in the Washington area.

Young women from wealthy families were groomed to fulfill their roles as society matrons. A basic principle in the National Park Seminary program was the importance of understanding foreign and domestic culture. Underscoring this philosophy was the architecture and interior design on campus, inspired by the grand, international architecture of the World’s Columbian Exposition of 1893. Between 1894 and 1907, the Cassedys constructed a score of fanciful buildings. Sorority meetings were held in the English Garden Castle, Swiss Chalet, American Bungalow, Colonial House, Spanish Mission, Dutch Windmill, and Japanese Pagoda. Students resided in the Italian Villa and the Shingle Style Senior House. They took physical education classes in the Classical Revival Gymnasium and studied in the Shingle Style Miller Library.

Beginning in 1916, NPS President Dr. James Ament instituted his own building campaign, expanding campus buildings, constructing an elaborate network of covered walkways and bridges, and installing classical garden sculptures. Ament designed the last building constructed on campus—the awe-inspiring Ballroom (1927), which, when constructed, was the tallest building in Montgomery County.

During World War II, the U.S. Army acquired the site for a convalescent center for soldiers who spent an average of 20 days in the bucolic setting. A Baltimore reporter described the transformation of the site: A “one-time finishing school for ritzy sweet young things becomes the healer of the sick and maimed, giving the boys in khaki a luxurious but none the less homelike atmosphere to smooth the comeback trail. There’s no suggestion of the hospital about it—and for that the men are grateful.”

After the Army, in the 1970s, relocated its medical facility to the main Walter Reed campus in Washington, D.C., the buildings that comprise this historic district were used for administration and then abandoned. Many have deteriorated and others have been lost to fire and vandalism. One of the best loved structures was the Odeon Theatre, destroyed by fire in 1993. Stabilizing efforts and compatible reuse options are a high priority for this outstanding and important resource. In January 2000 the Army announced plans to sell the property through the General Services Administration.”

In 2003, the County issued a request for expressions of interest to rehabilitate the campus. A committee comprised of Historic Preservation Staff, the Maryland Historical Trust, and community representatives interviewed several development teams and made a recommendation to the County Executive. Financial incentives were contingent on recording a preservation easement on the subject property, which was recorded on October 25, 2004. Over the last 20 (twenty) years, the majority of the historic buildings including the Inn, the President’s House, Aloha House, Chapel, Practice House, Power Plant, Fire Station, Pagoda, Japanese Bungalow, the Gymnasium, Swiss Chalet, the Windmill, and several other historic buildings have all been rehabilitated for residential use. The easement allowed the demolition of the rear portion of the Villa as its condition was a threat to the building’s long-term preservation. Additionally, several townhouse buildings were constructed in the southern half of the historic district. No changes or alterations to the historic buildings on the east side of the glen, the Villa and the Castle, have been made since 2004.

PROJECT HISTORY

The current proposal submitted a Preliminary Plan, Site Plan, and Natural Resource Inventory/Forest Stand Delineation in April 2023. HPC Staff provided preliminary feedback on the project through the Development Review Committee. HP Staff identified that the Maryland Historical Trust (MHT) held an easement on the project and that any work would require approval by the easement committee before the HPC would consider a HAWP application. Staff additionally commented that:

- HP Staff supported the objectives of the proposal;
- The location of the proposed townhouses was generally appropriate,
- The proposed addition likely did not meet the Secretary of the Interior's Standards for Rehabilitation based on its size, massing, and fenestration;
- The level of detail provided in the submitted drawings was insufficient to thoroughly evaluate the proposed work; and
- Requested correspondence between the applicant team and MHT regarding the easement.

The applicant appeared before the Planning Board several times and requested an extension on their application in 2023, and then again in December 2024. In October 2025, the Planning Board considered a third project extension. The Planning Board required the applicant to demonstrate concrete steps towards resolving some of the earlier identified issues and incomplete submissions. One of those steps forward was to bring the proposal before the HPC as a Preliminary Consultation to provide general project feedback and identify what other materials the HPC will require for a complete HAWP application.

In response to a request from Staff, the applicant included a letter dated September 8, 2023, from the MHT Easement Staff (attached) that requested additional information. As of the writing of this Staff Report, Staff does not know if the applicant has provided this or any other information to MHT for review and approval.

PROPOSAL

The applicant proposes to:

- Rehabilitate the Castle (1904);
- Rehabilitate and construct an addition to the Villa (1907) - description below;
- Construction of a new eight unit townhouse development; and
- Complete additional sitework, tree removals, regrading, road construction, and hardscape installation.
- -

APPLICABLE GUIDELINES

The Historic Preservation Office and HPC consult several documents when reviewing alterations and new construction within the National Park Seminary Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the creation of the National Park Seminary Historic District (*Amendment*), Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information is outlined below.

- (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

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

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.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 National Park Seminary Historic District is a collection of approximately twenty (20) buildings from the first quarter of the 20th century and dozens of contemporary townhouses. Under Army ownership, the condition of the historic buildings had significantly deteriorated to the point that many appeared to be beyond saving. The developer spent more than \$110 million on historic building rehabilitation, new construction, and site work improvements. The adaptive reuse and new construction, which were begun in late 2005, have resulted in the creation of more than 200 residential units, including 90 townhouses, 12 single-family houses, 50 condominium units, and dozens of affordable rental units.¹

The area proposed for redevelopment in this Preliminary Consultation includes the only two historic buildings that have not been rehabilitated, the Castle and the Villa. This section of the district was effectively cut off from the remainder of the campus when the bridges over the glen were demolished to accommodate construction of the Beltway. These historic buildings and the proposed townhouses are only accessible from Smith Dr. and are not connected to the rest of the historic campus.

¹ For more background on the redevelopment of National Park Seminary see: <https://alexandercompany.com/projects/national-park-seminary/> also see: <https://wamu.org/story/19/05/23/why-this-historic-silver-spring-development-looks-straight-out-of-disney-world/>.



Figure 2: Aerial photograph of the project area, c.2001 (the Castle is to the left of the Villa, obscured by trees).

In addition to rehabilitating these two buildings, the applicant also proposes to construct eight townhomes, improve the existing road, alter the existing hardscape and landscape, and remove and re-plant several trees. The Maryland Historical Trust holds a preservation easement on the district and all proposed work will need to be reviewed and approved before the final HAWP application will be considered by the Historic Preservation Commission.

The purpose of this Preliminary Consultation is to provide general feedback on the project to the applicant team and identify additional materials that will be required to further evaluate the proposal.



Figure 3: 1927 painting of the National Park Seminary Campus, the Villa and Castle are located to the left.

Castle Rehabilitation

The Castle was constructed in 1904 to serve as the Pi Beta Nu sorority and was described as, “a fairytale-like castle with crenelated and Gothic windows [that] was erected adjacent to the bridge.” The stone and

stucco building does not appear to retain any of its historic doors or windows, its form is still intact. Historic Area Buildings Survey (HABS) documentation was completed in 2001 and include several photos of the Castle, including some interior photographs.² Additional interior Staff photos taken at a 2004 site visit are of limited use.

The applicant proposes to rehabilitate the Castle to bring it up to a habitable condition, including any necessary infrastructure improvements. New roads and a parking area will need to be developed for both resident and fire and safety access to the building (the evaluation of the new hardscaping related to the Castle is discussed in a separate section, below). The proposal does not include an addition to the Castle.

The interior of the building is inaccessible and Staff is uncertain of the condition of any remaining materials. The submitted materials include existing elevations, which do include some windows in the openings, but do not include existing and proposed floorplans, proposed elevations, or a project narrative that detail the proposed interventions necessary to complete the rehabilitation and make the existing building habitable.



Figure 4: East elevation of the Castle.

Staff supports the overall project objective of rehabilitating the historic Castle building and putting it to productive use. Unfortunately, due to the nature of the information presented in the application, Staff cannot provide more substantive comments on the proposed work.

² HABS photographs of the Castle are available from the Library of Congress website: <https://www.loc.gov/resource/hhh.md1512.photos/?sp=1&st=gallery>.

In response to the submission, Staff has several questions related to the rehabilitation of the Castle.

- What plans has the Maryland Historical Trust reviewed?
- Are there any extant historic doors and windows installed behind the plywood?
 - If so, what is their condition?
- What re-grading is proposed for the area immediately adjacent to the Castle?

Additionally, Staff has identified the following materials as necessary for the HPC to make a determination of appropriateness. These materials should be included in a submission for a second Preliminary Consultation.

- Existing and proposed Castle floorplans;
- Proposed elevation drawings;
- Detailed specifications for the treatment of the exterior walls;
- Material specifications for the doors windows;
- Any interventions necessary to satisfy contemporary building codes (i.e., ADA access, egress requirements, etc.).

Staff requests feedback from the HPC regarding:

- The treatment of the exterior of the Castle;
- The completeness of the necessary materials identified by Staff; and
- Any additional materials or information to be included at the next Preliminary Consultation.

Villa Rehabilitation and Addition

The Villa was constructed as a dormitory that served both the students and faculty of the seminary. The National Park Seminary catalog described the building as having, “all the charm of a Florentine mansion. With its tiled roof, its columns, archways and plaza, its patio and pergola bridge (connecting it with the Seminary buildings) it stands as an exponent of the simplicity and beauty of Classic design. The architecture was chosen expressly for its subtle suggestion of Italy – the land of Story and Song. The entrance is a Venetian hallway, appropriately decorated and furnished, cheered by a great open fireplace of quaint Tuscan design. In this building reside teachers and students in all the close comradeship of common pursuits and aims. Here, too, are studios and practice rooms, properly isolated from living rooms. In fact, we have attempted to produce a physical environment that will suggest, and a fertile atmosphere that will germinate, the artistic ideals which we pursue (NPS catalog, 1907).” The Villa, as originally constructed, consisted of two volumes, a highly decorated main block and a stripped-down rear block, offset at a 30° angle (see *Figure 2*, above). Demolition of the rear block of the Villa was approved in September 2004 and was cited in the easement as necessary to “prevent deterioration of the western portion of the building.” The floorplan of the Villa was included in the easement prior to demolition.

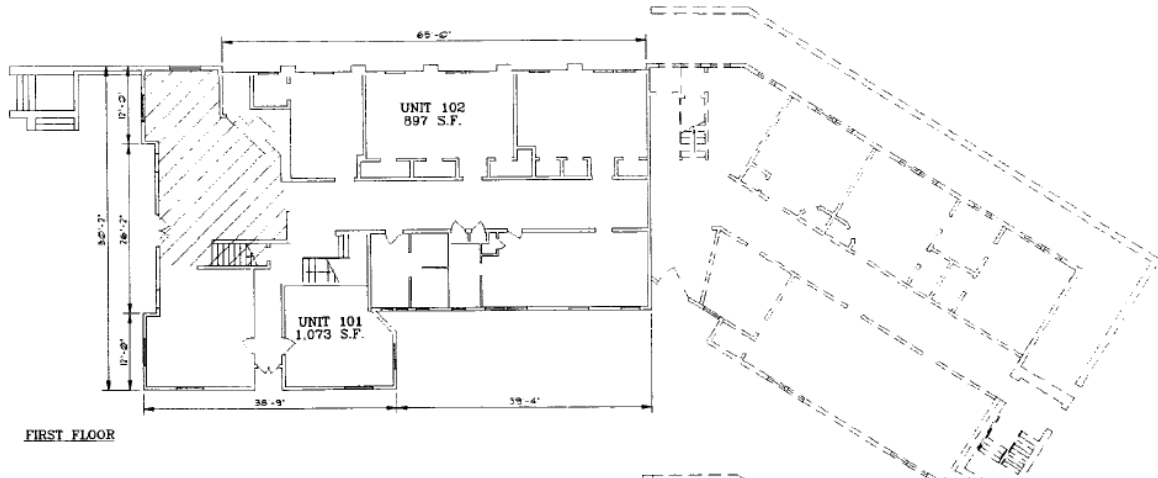


Figure 5: Floorplan of the Villa, the section to the right was demolished shortly after recording the easement.

The Villa was also documented in the 2001 HABS documentation available here:
<https://www.loc.gov/resource/hhh.md1523.photos/?sp=1&st=gallery>.

The area around to the north and east of the Villa is covered in gravel and the area appears to be used as a maintenance and construction yard (see *Figure 6*, below). A statue of Minerva is located to the north of the Villa. A discussion of the proposed hardscape alterations is in a separate section, below.



Figure 6: View of the Villa from the northeast.

The applicant proposes to rehabilitate the Villa and construct an addition to accommodate a total of eighteen (18) residential units. The rehabilitation of the Villa includes the construction of a large front deck.

As with the Castle, the level of detail provided for the Villa is insufficient for Staff to provide extensive comments. However, Staff finds the information is sufficient to provide some very preliminary comments and identify additional materials that would be aid the HPC in making a determination of appropriateness.



Figure 7: Proposed elevation of the Villa.

Based on a review of the 2001 HABS photographs and the 2004 easement documentation, Staff finds the Villa has substantially deteriorated over the last twenty years. Those documents show several wood windows and doors on the building as of 2004. No information about the condition of any of the historic materials was provided with the submitted materials.

Staff previously provided comments to the applicant that it did not find the proposed addition satisfied the *Secretary of the Interior's Standards for Rehabilitation*. This finding was largely based on the proposed size, massing, and the fenestration pattern of the proposed addition. The north elevation of the addition, including the new tower is 98' (ninety-eight feet) long, compared to only 77' 5 1/2" (seventy-seven feet and five and one-half inches) for the original construction. The floorplans included in the easement documents show that the demolished rear portion was approximately 50% (fifty percent) of the total size of the building, however, the 30° angle helped to obscure its overall size (see *Figure 5*, above). The proposed addition will more than double the length of the north elevation. Additionally, the site plan shows that the centrally located tower will project beyond the north wall plane of the historic building. Staff finds additional revisions to the size, massing, and design are required to satisfy the *Standards*.

While Staff is generally reluctant to provide too much feedback on the design of the proposed addition at the risk of making recommendations that run counter to the MHT Easement committee, Staff finds that addition's design needs to be revised so that it has less visual impact on the historic construction. The applicant could use the form of the historic construction to help reduce the visual impact the addition will have on the Villa.



Figure 8: 2001 photographs of the Villa with the since demolished section shown on the left.

Staff's other preliminary comment is related to the proposed front deck. The submitted drawings identify this as a 'restoration.' Staff does not find the current deteriorated wood stairs to be the historic design, Staff is concerned that the scale and design of the proposed stairs risks creating a false sense of history, running afoul of *Standard #3*. Staff encourages the applicant to conduct additional research to identify a historic image of the Villa that will help to aid in the design of the front porch and/or confirm its overall size and design. An undated historic photograph (below) shows a portion of the front of the Villa, but is not clear enough to help identify materials and overall dimensions.

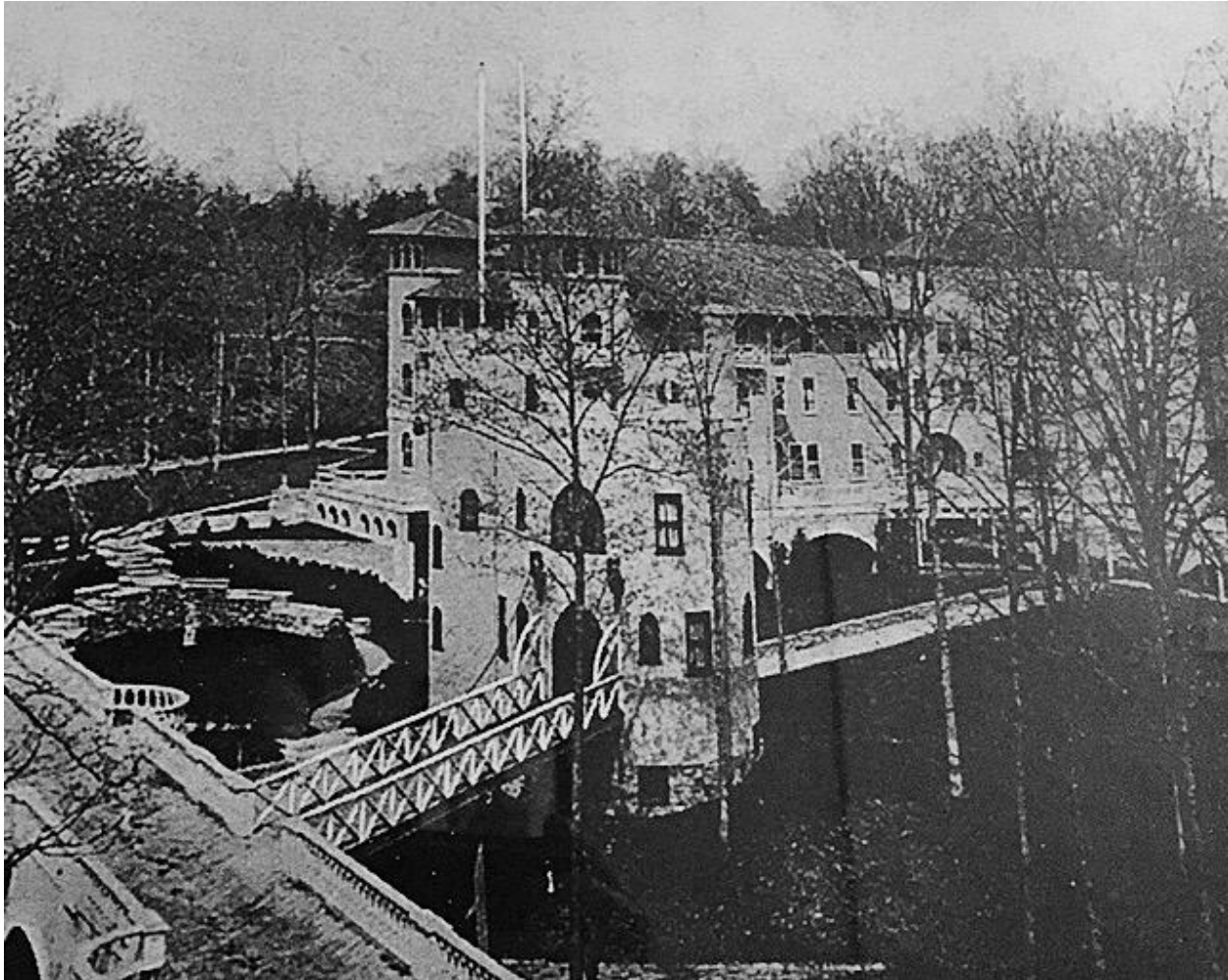


Figure 9: An undated image showing the Castle and a portion of the Villa's front porch.

In response to the submission, Staff has several questions related to the rehabilitation of the Villa.

- What plans has the Maryland Historical Trust reviewed?
 - What is the feedback to date?
- Are there any extant historic doors and windows installed behind the plywood?
 - If so, what is their condition?
- The plans identify a proposed deck restoration. Has the applicant located any historic photos beyond what has been presented in this Staff Report that show this deck, or are its design and dimensions conjecture?

Additionally, Staff has identified the following materials as necessary for the HPC to make a determination of appropriateness. These materials should be included in a submission for a second Preliminary Consultation.

- Detailed documentation of the existing building condition;
- Existing and proposed Villa floorplans;
- Proposed notated elevation drawings;
- Detailed specifications for the treatment of the exterior features;
- Material specifications for the doors windows;
- Any interventions necessary to satisfy contemporary building codes (i.e., ADA access, egress requirements, etc.).

Staff requests feedback from the HPC regarding:

- The treatment appropriateness of the Villa addition size, location, and massing;
- The completeness of the necessary materials identified by Staff; and
- Any additional materials or information to be included at the next Preliminary Consultation.

Townhouse Construction

To the south of the Villa, along Smith Dr., the applicant proposes to construct two four-unit townhouse buildings in an undeveloped section of the site. The design of the townhouses are similar to those previously constructed elsewhere in the National Park Seminary Historic District. One of the buildings is inspired by Dutch architecture, and is generally consistent with the appearance of the Carpenter Shop and Servant Quarters. The other townhouse building appears to replicate many of the features utilized in the Swiss Chalet.



Figure 10: The proposed north townhouse building.



Figure 11: Existing townhouses on the west side of National Park Seminary.

Based on the notes on the drawings, both buildings will be 49' (forty-nine feet) tall from grade and approximately 84' (eighty-four feet) wide. The townhouse buildings will be oriented so the 'rear' garages are accessible from a central driveway. Both buildings will have a stone veneer ground floor with stucco above. No other material specifications were included in the submitted materials.

Staff finds the proposed location to be appropriate. The townhouses are set apart from the historic buildings and will not impact the relationship between the Villa and the Castle. Staff finds the form of the two four-unit buildings is sufficiently contemporary and that they will not be misidentified as historic construction (per *Standard #9*).



Figure 12: The proposed south townhouse building.



Figure 13: Historic buildings in the foreground with contemporary condos in the rear.

Staff finds the footprint of the proposed townhouse buildings are generally consistent with what was constructed in the western portion of the site. The height of the proposed townhouses appear to be slightly taller than the previously constructed townhouses; perhaps by as much as 5' (five feet) however, Staff does not find these two buildings will overwhelm either the Castle or the Villa, as the new buildings will be separated from the historic both in distance and grade so they stand apart.

Staff finds that stucco siding is generally appropriate for new construction in this area of the historic

district, as it is used on both the Villa and portions of the Castle. Recent experience with stucco cement panels leads Staff to recommends against them as the expansion joints create an appearance that is not consistent with traditional architecture. Information on the other materials, except for the asphalt shingles, was not provided and should be included with the next submission. Staff finds that in the National Park Seminary most of the materials should be those employed in traditional architecture (i.e., wood doors, wood or metal clad windows, cement stucco siding, etc.).

Staff requests the following information at the next Preliminary Consultation:

- Annotated elevation drawings and
- Detailed material specifications.

Staff request feedback from the HPC regarding:

- Does the HPC concur with Staff's finding regarding the overall dimensions of the townhouses?
 - If not what additional information is required to make that determination?
- Does the HPC concur with Staff's finding regarding the location of the proposed townhouse buildings?
- Are there additional materials the HPC requires at the next Preliminary Consultation?

Hardscaping and Site Alterations

The applicant proposes several changes to the existing setting of the Villa and Castle including, extensive paving, stormwater management facilities, tree removal and planting, and the relocation of at least two statues.

Existing paving consists of a macadam driveway and parking area to the north of the Villa. There are limited areas to the west of the building that retain the stone bordered paths and gardens, and the remnants of a historic bridge. The condition of these features is difficult to evaluate as the landscape has grown over these features over the last quarter century. Staff recommends the applicant conduct additional research and documentation of these features before the next Preliminary Consultation.



Figure 14: 2001 HABS image of stone stairs to the west of the Villa.



Figure 15: West elevation of the Villa with the stairs shown in Fig. 14 circled in yellow.

The applicant proposes to pave the extension of Smith Dr. along the eastern edge of the project area. An extension of the road will be constructed between the Villa and the Castle to provide access and to satisfy the requirements of the County Fire Department. On the north side of the Villa, the applicant proposes to reduce the amount of paving and to construct a parking lot with a new circle. At the center of the circle, the applicant proposes to relocate the statue of Minerva from its current location in the middle of the existing macadam area. Sections of the parking area will be constructed using permeable pavement. A specification for the pavement was not included. Staff finds the proposed paving is expansive but does not find the paving overwhelms the site. Staff notes the only current access to the Castle is on foot.

The proposed site plan near the proposed townhouses notes “RELOCATION OF STATUE” but does not include any information about that statue (i.e., its current location, appearance, historical significance, etc.). Staff was unable to identify any statues in this area on its site visit. Staff is reluctant to recommend relocating any statues on site as these are character-defining features of the Seminary landscape, but cannot come to any recommendation based on the information provided.³

The area where the access road between the Villa and Castle, and the location of the proposed townhouses are to be built will result in the removal of a significant number of trees. To mitigate the loss of those

³ The HABS historic of National Park Seminary notes that when the district was serving as an extension for Walter Reed Hospital military personnel frequently relocated statues. There is no documentation to show that any of the statues in the project area were relocated.

trees and to satisfy the requirements of the Forest Conservation Plan, the applicant proposes to reforest the area to the west of the Villa. The applicant further proposes to install a 5' (five foot) wide wood chip path through the reforestation area (see *Figure 14*, below). Staff found this area to be generally unpassable during its recent site visit, but photographs of the site show an open area with a statue located in the middle of this area.

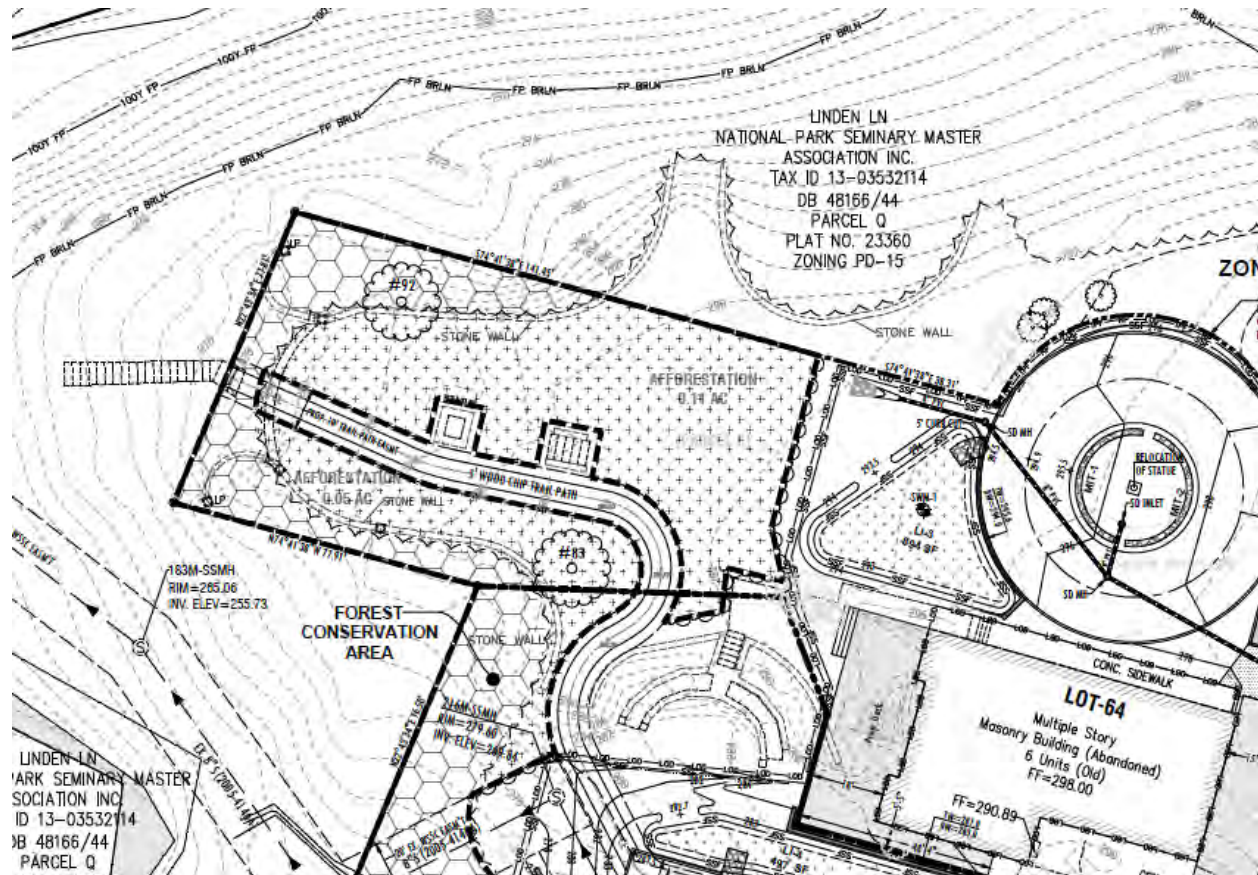


Figure 16: Section of the site plan showing the proposed reforestation area.



Figure 17: 2001 aerial showing the Villa. The proposed reforestation area is circled in yellow.

Staff does not find the proposed reforestation area is an appropriate treatment for what had historically served as a formal open space. Staff recommends this area be returned to a formal open space and the historic stone wall be restored. Additional discussions with Planning Department Staff on the appropriate location to satisfy the requirements of the Forest Conservation Plan should include HPC Staff to ensure the preservation of the cultural landscapes on site.

Staff finds the proposed relocation of the Minerva statue to be inappropriate. The proposal will reduce the paved area in this location, and the location of the statue will not interfere with the proposed driveway or parking area. It may be appropriate to temporarily relocate the statue during construction, but Staff recommends the HPC require the retention of that statue in its existing location.

Staff requests feedback from the HPC on the following:

- Does the HPC concur with Staff's recommendation that the applicant complete an evaluation of the stone walls and stairs to the west of the Villa?
- Does the HPC concur with Staff's recommendation to retain the statue of Minerva to the north of the Villa in its current location?
- Does the HPC concur with Staff's finding that the reforestation area is incompatible with the historic character of the site?
- What additional materials does the HPC require with the next submission?

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and returns for a second Preliminary Consultation.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: Manova Corporation, John Jin
Address: 8408 Beechtree Road
Daytime Phone: 301-919-4700

E-mail: johnjin2020@gmail.com
City: Bethesda Zip: 20817
Tax Account No.: 13-03533266

AGENT/CONTACT (if applicable):

Name: Raztec Associates, Inc., Mike Razavi
Address: 3451 Emys Place
Daytime Phone: 301-775-4394

E-mail: mike@raztecengineers.com
City: Monrovia Zip: 21770
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Linden Lane, Silver Spring

Is the Property Located within an Historic District? Yes/District Name _____
☒ No/Individual Site Name National Park Seminary

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: Smith Drive

Town/City: Silver Spring Nearest Cross Street: Linden Lane

Lot: _____ Block: _____ Subdivision: Forest Glen Parcel: K

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 | ☐ Deck/Porch | ☐ Shed/Garage/Accessory Structure |
| ☒ Addition | ☐ Fence | ☐ Solar |
| ☒ Demolition | ☒ Hardscape/Landscape | ☐ Tree removal/planting |
| ☒ Grading/Excavation | ☒ Roof | ☐ Window/Door |
| | | ☒ Other: <u>Rehabilitaaiion/Renovation</u> |

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.

99
Signature of owner or authorized agent

Oct. 20, 2025

Date

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

Owner's mailing address 8408 Beech Tree Rd., Bethesda, MD. 20817	Owner's Agent's mailing address 3451 Emy's Place, Monrovia, MD. 21770
Adjacent and confronting Property Owners mailing addresses	
N/A	

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

The site is located at the historic site named the National Park Seminary. There are two existing buildings. One of the buildings known as the "Castle" is an existing single unit building, that requires structural rehabilitation and restoration of various appurtenances such as utilities, access to the building, physical renovation of its outer shell and interior spaces.

The second structure known as the "villa" is a dilapidated building that is also unoccupied. The intention of the owner is to preserve this building as a historic shell, and to build a new building that is similar in its exterior historic shell.

The site is environmentally impacted with an existing creek, wooded areas, and steep slopes near and up-slope of the stream bed. There is a significant stream valley buffer delineated on the site as part of the original phase 1 of the project. Phase 1 of the project is situated across the creek and is already constructed.

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

1. Refurbish and renovate the "castle" building.
2. Construct new "villa" building for 14 condominium units.
3. Construct eight townhouse units.
4. Develop the site for the required infrastructure.

Work Item 1: Castle Building

Description of Current Condition:

The building is delapidated and uninhabitable.
The building is structurally damaged and access to it is difficult.
The infrastructure and utilities for the structure are delapidated.

Proposed Work:

The scope of work is to rehabilitate and refurbish the building, to make it structurally sound and habitable. Construct the required infrastructure required, e.g. utilities. Build new access to the building.

Work Item 2: Villa Building

Description of Current Condition:

The existing building is delapidated and not habitable.
The building lacks the required infrastructure, and required utilities to serve the building.

Proposed Work:

The scope of work is as follows:

1. to construct a new building to "mirror" the existing building.
2. Rehabilitate the outer shell of the existing building to preserve the historic value.
3. Construct new utilities.
4. Construct access to the building.

Work Item 3: Townhouse

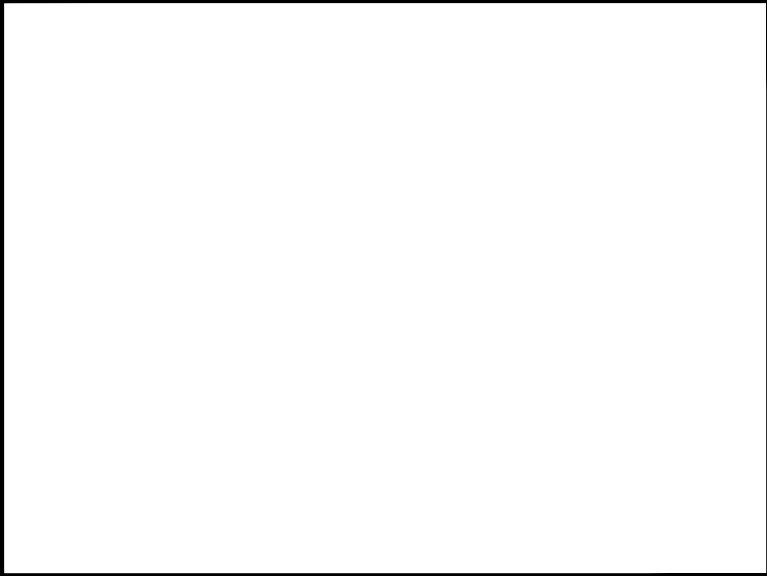
Description of Current Condition:

Currently this section of the site is undeveloped.

Proposed Work:

The proposal for this section is:

1. Building two separate buildings, each containing 4 townhouse units.
2. Install and construct utilities.
3. Build access, sidewalk.

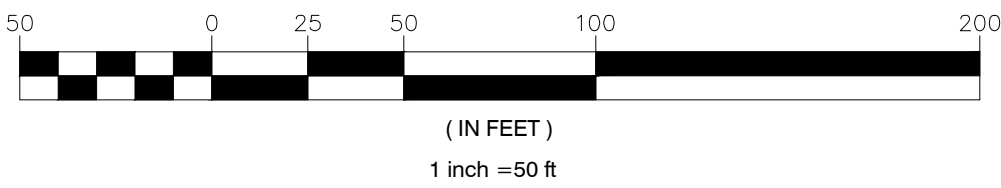


REV#	DATE	

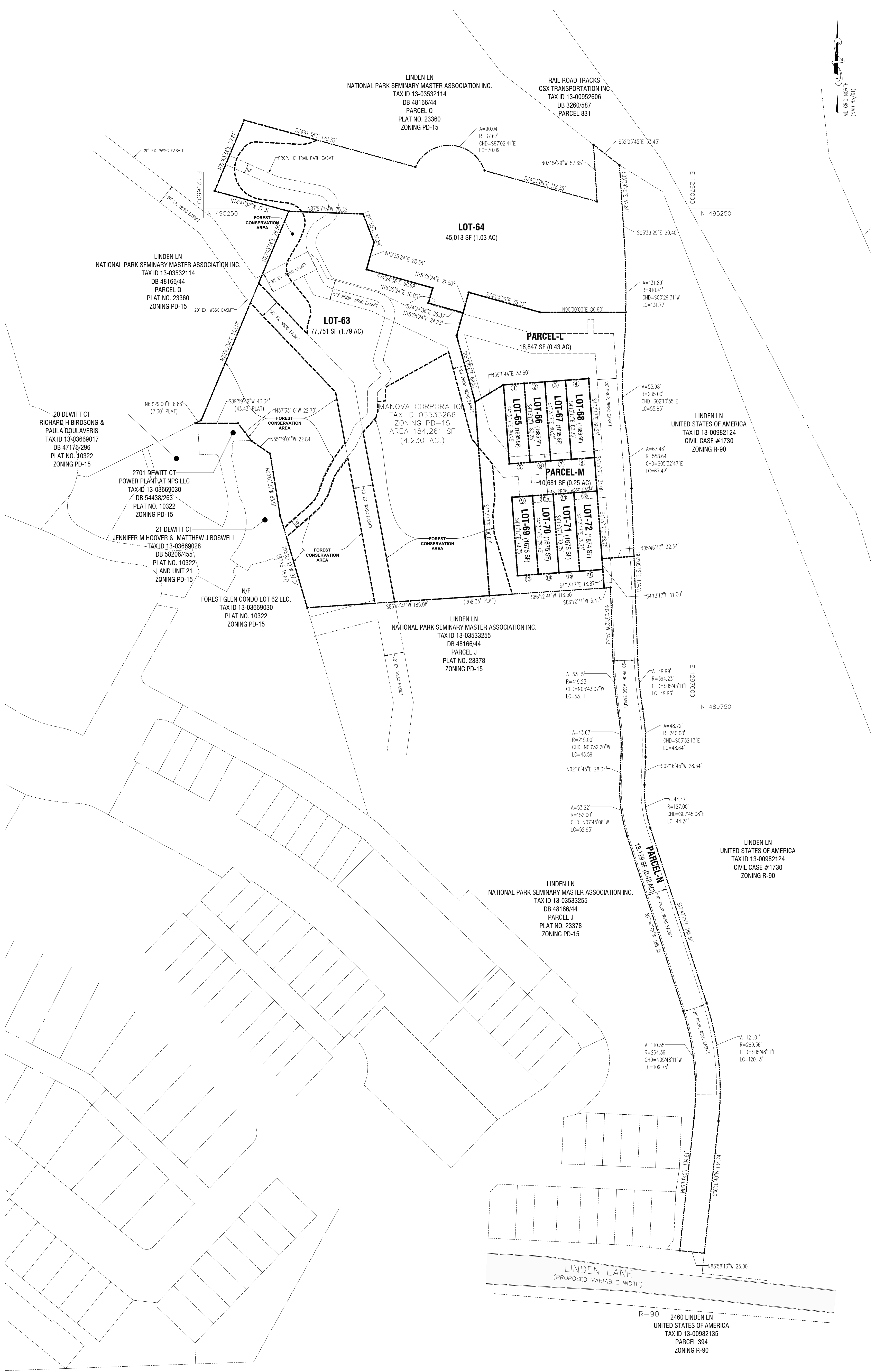
APPROVALS SITE PLAN#820200050			
NATIONAL PARK SEMINARY			
PROJECT ADDRESS: LINDEN LN, SILVER SPRING, MD 20910		OWNER/APPLICANT INFO: MANOVA CORPORATION 8408 BEECH TREE RD, BETHESDA, MD 20817 Email: johnjin2020@gmail.com	
TAX MAP: TAX ACC: BLOCK:	HP562 00533266 1	ZONING: DEED REF: WSSC GRID:	PD-15 07122/166 212NW03
		13th DISTRICT MONTGOMERY COUNTY, MD	
		RAZTEC ASSOCIATES, INC. civil engineers & planners 3451 Emya Place, Monrovia, Maryland 21770 Tel: (301) 775-4394 email: raztecengr@comcast.net	
PROFESSIONALS' REVIEW STATEMENT: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 22742 EXPIRES: JUNE 15, 2026			
DRAWN BY: PG CHECKED BY: MR	DATE AUG, 2025	SCALE 1"=30'	SHEET NUMBER SP 2 OF 4

PARCEL & LOT TABULATION			
Parcel/ Lot	Size		Proposed Use
sf	ac.		
Lot-63	77751	1.785	Lot
Lot-64	45013	1.033	Lot
Lot-65	1685	0.039	Lot
Lot-66	1685	0.039	Lot
Lot-67	1685	0.039	Lot
Lot-68	1886	0.043	Lot
Lot-69	1675	0.038	Lot
Lot-70	1675	0.038	Lot
Lot-71	1675	0.038	Lot
Lot-72	1874	0.043	Lot
Parcel-L	18847	0.433	HQA/ Private ROW
Parcel-M	10681	0.245	HQA/ Private ROW
Parcel-N	18129	0.416	HQA/ Private ROW
Total	184261	4.230	

LOT/PARCEL LINE TABLE	
No.	Characteristic
1	N85°46'43"E 21.00'
2	N85°46'43"E 21.00'
3	N85°46'43"E 21.00'
4	N85°46'43"E 23.50'
5	N85°46'43"E 21.00'
6	N85°46'43"E 21.00'
7	N85°46'43"E 21.00'
8	N85°46'43"E 23.50'
9	N85°46'43"E 21.00'
10	N85°46'43"E 21.00'
11	N85°46'43"E 21.00'
12	N85°46'43"E 23.50'
13	N85°46'43"E 21.00'
14	N85°46'43"E 21.00'
15	N85°46'43"E 21.00'
16	N85°46'43"E 23.50'



REV#	DATE	



LEGEND			
FEATURE	SYMBOL	FEATURE	SYMBOL
PROPERTY BOUNDARY LINE	---	EXISTING / PROPOSED EASEMENT	---
		FOREST CONSERVATION EASEMENT	---

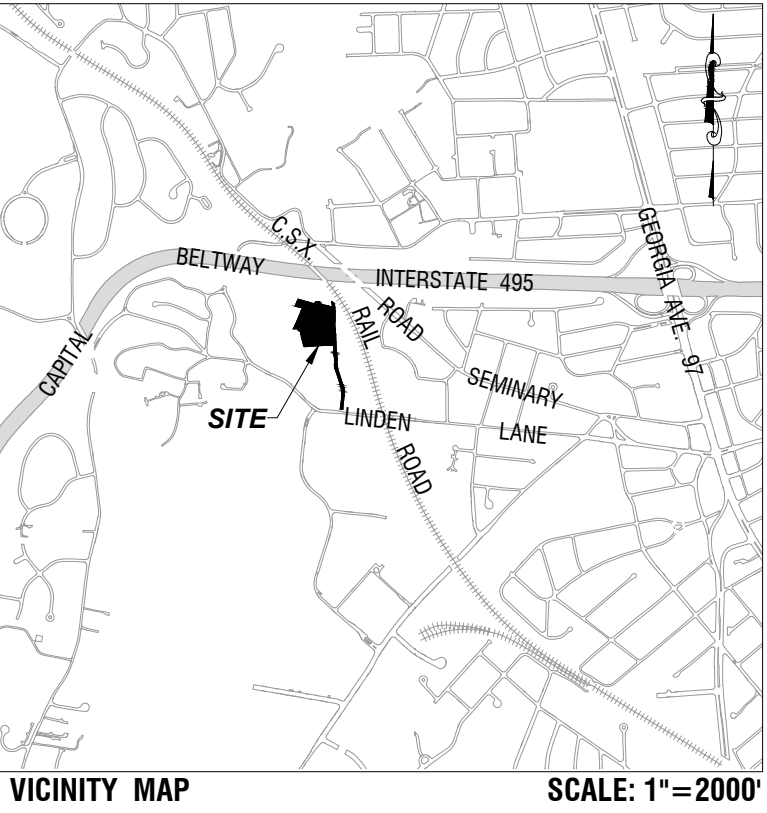
LOTING PLAN	
SITE PLAN#820200050	

NATIONAL PARK SEMINARY	
PROJECT ADDRESS: LINDEN LN, SILVER SPRING, MD 20910	OWNER/APPLICANT INFO: MANOVA CORPORATION 8408 BEECH TREE RD, BETHESDA, MD 20817 Email: johnjin2020@gmail.com
TAX MAP: TAX ACC: BLOCK:	HP562 03533266 1 ZONING: DEED REF: WSSC GRID: PD-15 87122/166 212NW03
13th DISTRICT MONTGOMERY COUNTY, MD	

RAZTEC ASSOCIATES, INC.
civil engineers & planners
3451 Emya Place, Monrovia, Maryland 21770
Tel: (301) 775-4394
Email: raztecengr@comcast.net

PROFESSIONALS' REVIEW STATEMENT:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 22742 EXPIRES: JUNE 15, 2026

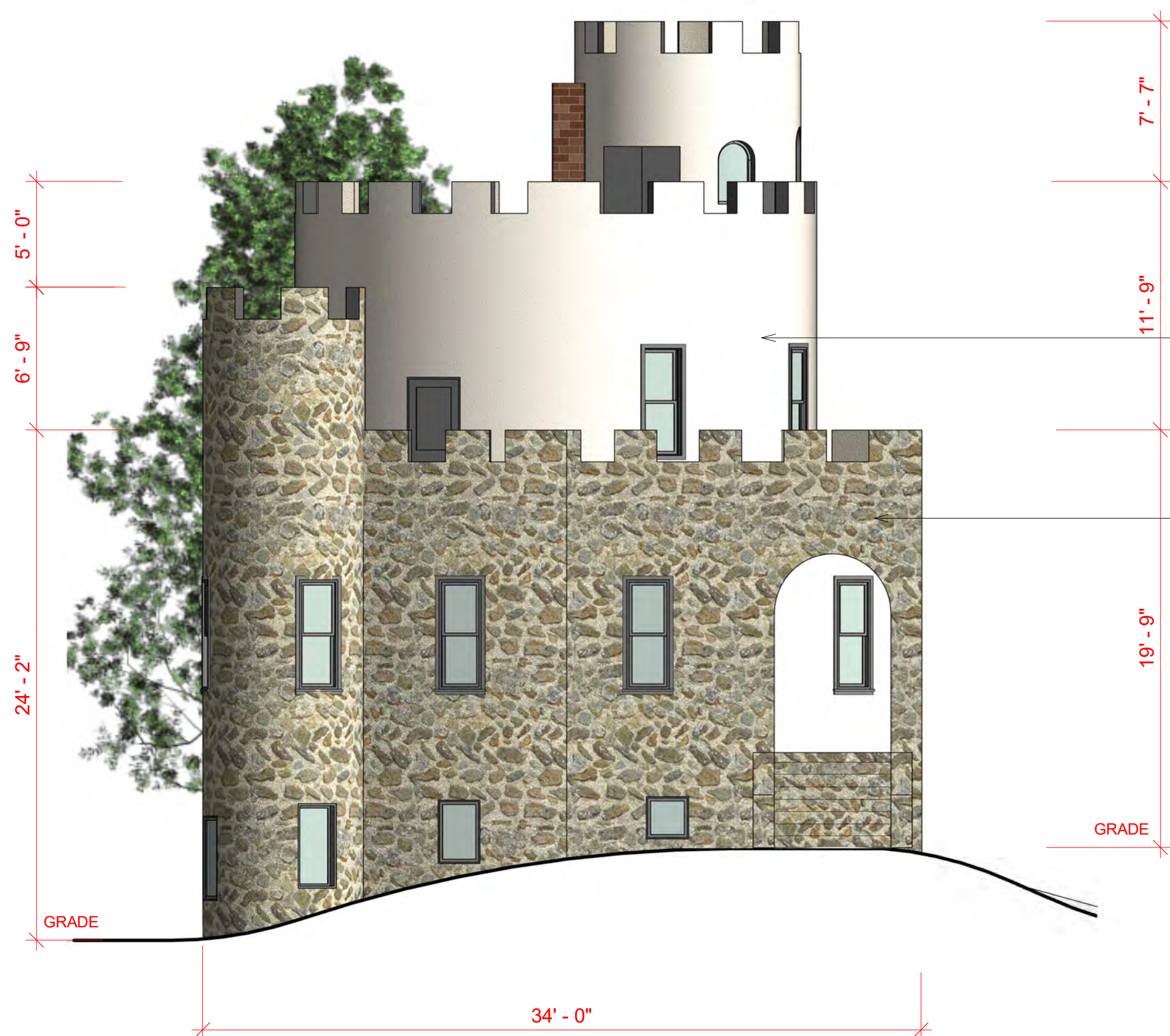
DRAWN BY: PG CHECKED BY: MR	DATE AUG, 2025	SCALE 1"=50'	SHEET NUMBER SP 4 OF 4
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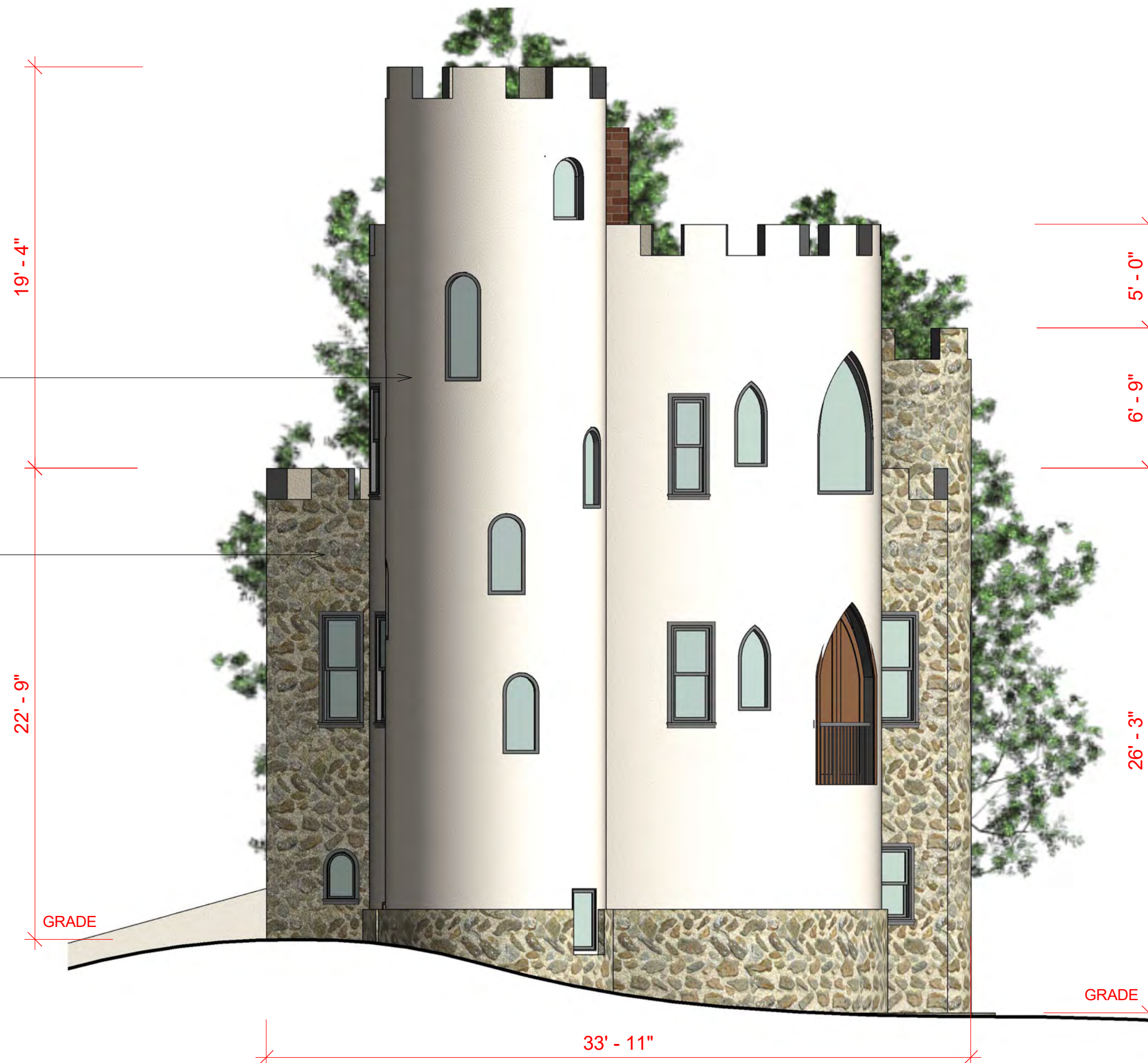
ARCHITECTURAL DRAWINGS OF BUILDING ELEVATIONS
FOR SITE PLAN # 820200050

THE ABOVE BLOCK IS FOR OFFICIAL USE ONLY

1 OF 4. EXISTING CASTLE ELEVATIONS



FRONT ELEVATION SCALE: 3/16" = 1'-0"



REAR ELEVATION SCALE: 3/16" = 1'-0"



LEFT ELEVATION SCALE: 3/16" = 1'-0"



RIGHT ELEVATION SCALE: 3/16" = 1'-0"



SITE MAP SCALE: 1" = 40'-0"

- NOTES AND SPECIFICATIONS:
1. The subject property has a Maryland Historical Trust easement
 2. The site plan concept has preliminary approval of Maryland Historical Trust
 3. The existing castle is a historical building currently uninhabitable
 4. Proposed use: a single-family residence
 5. Proposed Lot assignment: Lot-63
 6. Surface materials: stucco or stone veneers as marked
 7. Complete architectural plans will be submitted for building permits
 8. This is a facade drawing, not binding until building permit approval
 9. Dimensions drawn in the existing structures should conform to actual measurements for construction purposes

DEVELOPER CERTIFICATE		
The Undersigned agrees to execute all the features of the Site Plan Approval No. _____ including Approval Conditions, Development Program, and Certified Site Plan.		
COMPANY:	CONTACT:	
ADDRESS:	PHONE:	
SIGNATURE:		
PROJECT ADDRESS:		
National Park Seminary Linden Ln, Silver Spring, MD 20910 TAX ID: 03533266		
ARCHITECTURAL DRAWINGS OF BUILDING ELEVATIONS FOR SITE PLAN # 820200050		
SHEET#	TABLE OF CONTENT	ASSIGNED LOT #
1 OF 4	EXISTING CASTLE ELEVATIONS	LOT-63
2 OF 4	VILLA ELEVATIONS: EXISTING & PROPOSED SECTIONS	LOT-64
3 OF 4	PROPOSED TOWNHOME SOUTH ROW ELEVATIONS	LOT-69, LOT-70, LOT-71, LOT-72
4 OF 4	PROPOSED TOWNHOME NORTH ROW ELEVATIONS	LOT-65, LOT-66, LOT-67, LOT-68
DRAWING PREPARER:		DATE
CASTLENVILLA, INC.		REVISIONS
8408 Beech Tree Road, Bethesda, MD 20817 TEL: 301-919-4700		
DRAWN BY: GW & JJ	DATE: JULY 1, 2020	SCALE: 3/16" = 1'-0"
		SHEET #: 1 OF 4

2 OF 4. VILLA ELEVATIONS: EXISTING & PROPOSED SECTIONS

Architectural elevation drawing of the existing section of the building. The drawing shows a three-story structure with a central gabled section and two side wings. The roof is red-tiled. The facade is light-colored with arched windows and a central entrance. Dimensions are provided for the overall height and width, as well as for individual window and door openings. The drawing is labeled "EXISTING SECTION" at the bottom.

Labels and dimensions include:

- TOWER RIDGE
- RIDGE
- TOWER CORNICE
- CORNICE
- GRADE
- 4' - 11 1/2"
- 12' - 0"
- 26' - 2 1/2"
- 50' - 2 1/2"
- 12' - 0"
- EXISTING SECTION

Architectural elevation drawing of the proposed section of the building. The drawing shows a three-story structure with a central entrance and two side wings. The roof is tiled and features a central pediment and side gables. The facade is light-colored with dark window frames. The drawing includes vertical and horizontal dimension lines with labels.

Vertical Dimensions (Left Side):

- 7' - 8" - 3' - 11 1/2"
- 35' - 3 1/2"

Vertical Dimensions (Right Side):

- 4' - 0 1/2"
- 42' - 2 1/2"

Horizontal Dimensions (Bottom):

- 7' - 2"
- 5' - 0"
- 7' - 9"
- 22' - 6"
- 48' - 0"
- 7' - 9"
- 5' - 0"

Labels:

- RIDGE
- TOWER RIDGE
- CORNICE
- TOWER CORNICE
- CORNICE
- GRADE
- GRADE

PROPOSED SECTION

The drawing shows a three-story building facade. The left portion is labeled 'PROPOSED SECTION' and the right portion is labeled 'EXISTING SECTION'. The total width is 102'-0". The height is 47'-9 1/2" from the grade to the tower cornice. The roof is labeled 'Red Asphalt Shingles or Roof Tiles'. The building features a central entrance with a wooden door and arched windows. The right side has a tower with arched windows and a balcony. The drawing includes labels for 'TOWER RIDGE', 'TOWER CORNICE', 'RIDGE', 'CORNICE', 'Stucco Veneer', 'Proposed Deck Restoration', and 'GRADE'.

Dimensions and labels:

- Height: 47'-9 1/2" (from GRADE to TOWER CORNICE)
- Height: 37'-3 1/2" (from GRADE to existing cornice)
- Height: 9'-11" (from existing cornice to ridge)
- Height: 5'-9" (from ridge to tower cornice)
- Height: 4'-0 1/2" (from tower cornice to tower ridge)
- Height: 42'-3" (from GRADE to existing cornice)
- Height: 30'-6" (from GRADE to proposed cornice)
- Height: 7'-8" (from proposed cornice to ridge)
- Width: 102'-0" (total)
- Width: 82'-6" (proposed section)
- Width: 15'-6" (central entrance)
- Width: 77'-5 1/2" (existing section)
- Width: 4'-0" (tower width)
- Labels: TOWER RIDGE, TOWER CORNICE, RIDGE, CORNICE, Red Asphalt Shingles or Roof Tiles, Stucco Veneer, Proposed Deck Restoration, GRADE.

Architectural elevation drawing of a building facade, showing existing and proposed sections. The drawing includes dimensions and labels for various features.

Vertical Dimensions (Left Side):

- TOWER RIDGE: 5' - 9"
- RIDGE: 8' - 11"
- CORNICE: 42" - 4"
- 52' - 10"
- GRADE

Vertical Dimensions (Right Side):

- TOWER RIDGE: 4' - 0 1/2"
- TOWER CORNICE: 7' - 8" - 5' - 11 1/2"
- CORNICE
- CORNICE
- 30' - 6"
- 52' - 3"
- GRADE

Horizontal Dimensions (Bottom):

- 77' - 5 1/2"
- 15' - 6"
- 102' - 0"
- 82' - 6"
- 4' - 0"

Labels and Features:

- Red Asphalt Shingles or Roof Tiles
- Stucco Veneer
- Proposed Deck Restoration
- EXISTING SECTION
- PROPOSED SECTION

[illegible]

DRAWING PREPARER: CASTLENVILLA, INC. 6408 Beech Tree Road, Bethesda, MD 20817 TEL: 301-919-4700	DATE	REVISIONS
DRAWN BY: GW & JJ	DATE: JULY 1, 2020	SCALE: 1" = 10'-0"
		SHEET #: 2 OF 4

ARCHITECTURAL DRAWINGS OF BUILDING ELEVATIONS
FOR SITE PLAN # 820200050

3 OF 4. PROPOSED TOWNHOME SOUTH ROW ELEVATIONS

THE ABOVE BLOCK IS FOR OFFICIAL USE ONLY



LEFT ELEVATION
SCALE: 1" = 6'-8"



RIGHT ELEVATION
SCALE: 1" = 6'-8"



SITE MAP
SCALE: 1" = 40'-0"

- NOTES AND SPECIFICATIONS:
1. The subject property has a Maryland Historical Trust easement
 2. The site plan concept has preliminary approval of Maryland Historical Trust
 3. The proposed building is a 4-unit townhouse row
 4. Proposed use: multiple-unit townhouse residence
 5. Proposed Lot assignment: LOT-69, LOT-70, LOT-71, LOT-72
 6. Surface materials: stucco or stone veneers as marked
 7. Complete architectural plans will be submitted for building permits
 8. This is a facade drawing, not binding until building permit approval



FRONT ELEVATION
SCALE: 1" = 6'-8"



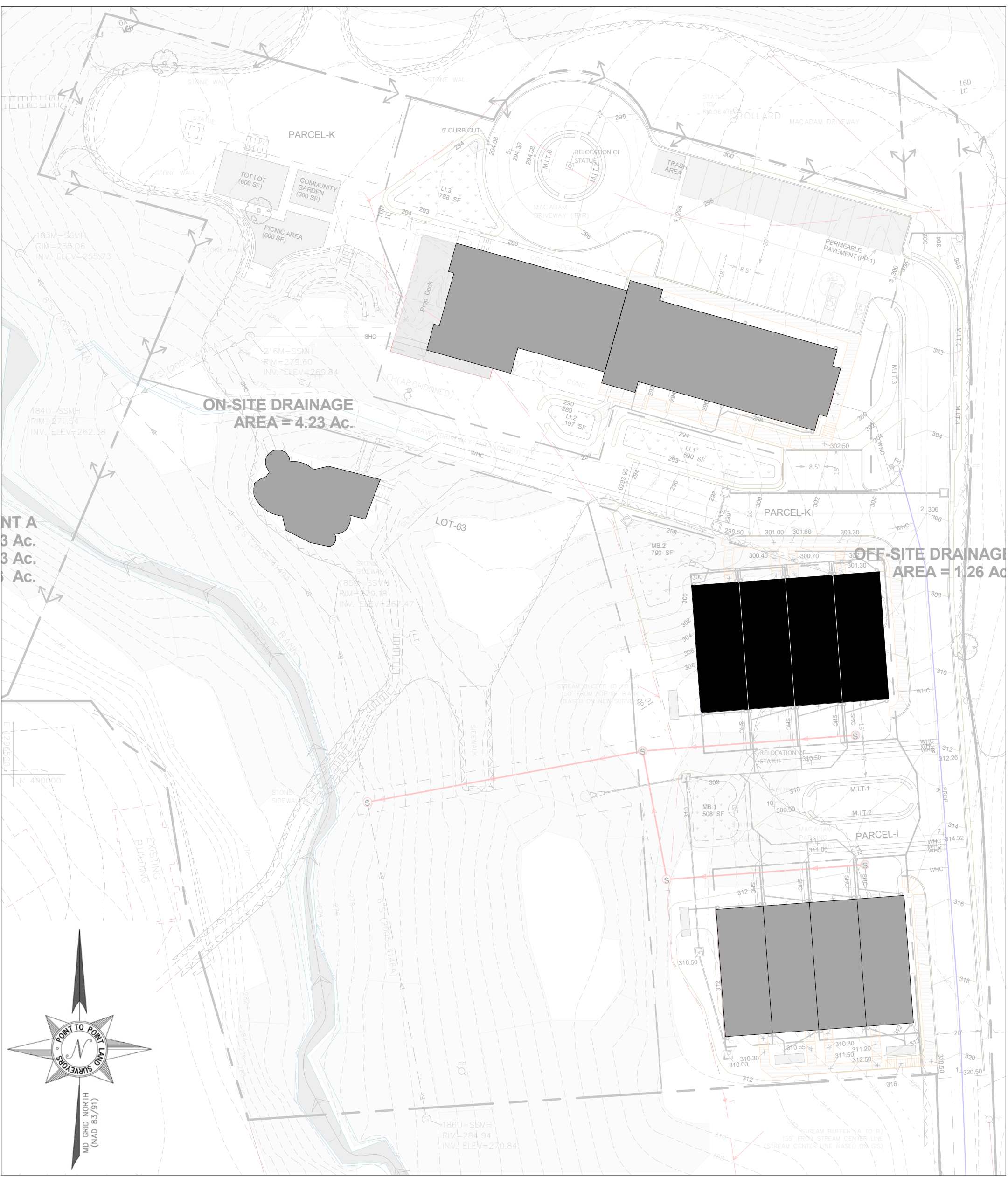
REAR ELEVATION
SCALE: 1" = 6'-8"

DEVELOPER CERTIFICATE		
The Undersigned agrees to execute all the features of the Site Plan Approval No. _____ including Approval Conditions, Development Program, and Certified Site Plan.		
COMPANY:	CONTACT:	
ADDRESS:	PHONE:	
SIGNATURE:		
PROJECT ADDRESS:		
National Park Seminary Linden Ln, Silver Spring, MD 20910 TAX ID: 03533266		
ARCHITECTURAL DRAWINGS OF BUILDING ELEVATIONS FOR SITE PLAN # 820200050		
SHEET#	TABLE OF CONTENT	ASSIGNED LOT #
1 OF 4	EXISTING CASTLE ELEVATIONS	LOT-63
2 OF 4	VILLA ELEVATIONS: EXISTING & PROPOSED SECTIONS	LOT-64
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4 OF 4	PROPOSED TOWNHOME NORTH ROW ELEVATIONS	LOT-65, LOT-66, LOT-67, LOT-68
DRAWING PREPARER:		DATE
CASTLENTILLA, INC.		REVISIONS
8408 Beech Tree Road, Bethesda, MD 20817 TEL: 301-919-4700		
DRAWN BY: GW & JJ	DATE: JULY 1, 2020	SCALE: 1" = 6'-8"
		SHEET #: 3 OF 4

ARCHITECTURAL DRAWINGS OF BUILDING ELEVATIONS
FOR SITE PLAN # 820200050

4 OF 4. PROPOSED TOWNHOME NORTH ROW ELEVATIONS

THE ABOVE BLOCK IS FOR OFFICIAL USE ONLY



- NOTES AND SPECIFICATIONS:
1. The subject property has a Maryland Historical Trust easement
 2. The site plan concept has preliminary approval of Maryland Historical Trust
 3. The proposed building is a 4-unit townhouse row
 4. Proposed use: multiple-unit townhouse residence
 5. Proposed Lot assignment: LOT-65, LOT-66, LOT-67, LOT-68
 6. Estimated square footage: 10,724 SF/Row, 2,681 SF/Unit
 7. Surface materials: stucco or stone veneers as marked
 8. Complete architectural plans will be submitted for building permits
 9. This is a facade drawing, not binding until building permit approval

DEVELOPER CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. _____
including Approval Conditions, Development Program, and Certified Site Plan.

COMPANY: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
SIGNATURE: _____

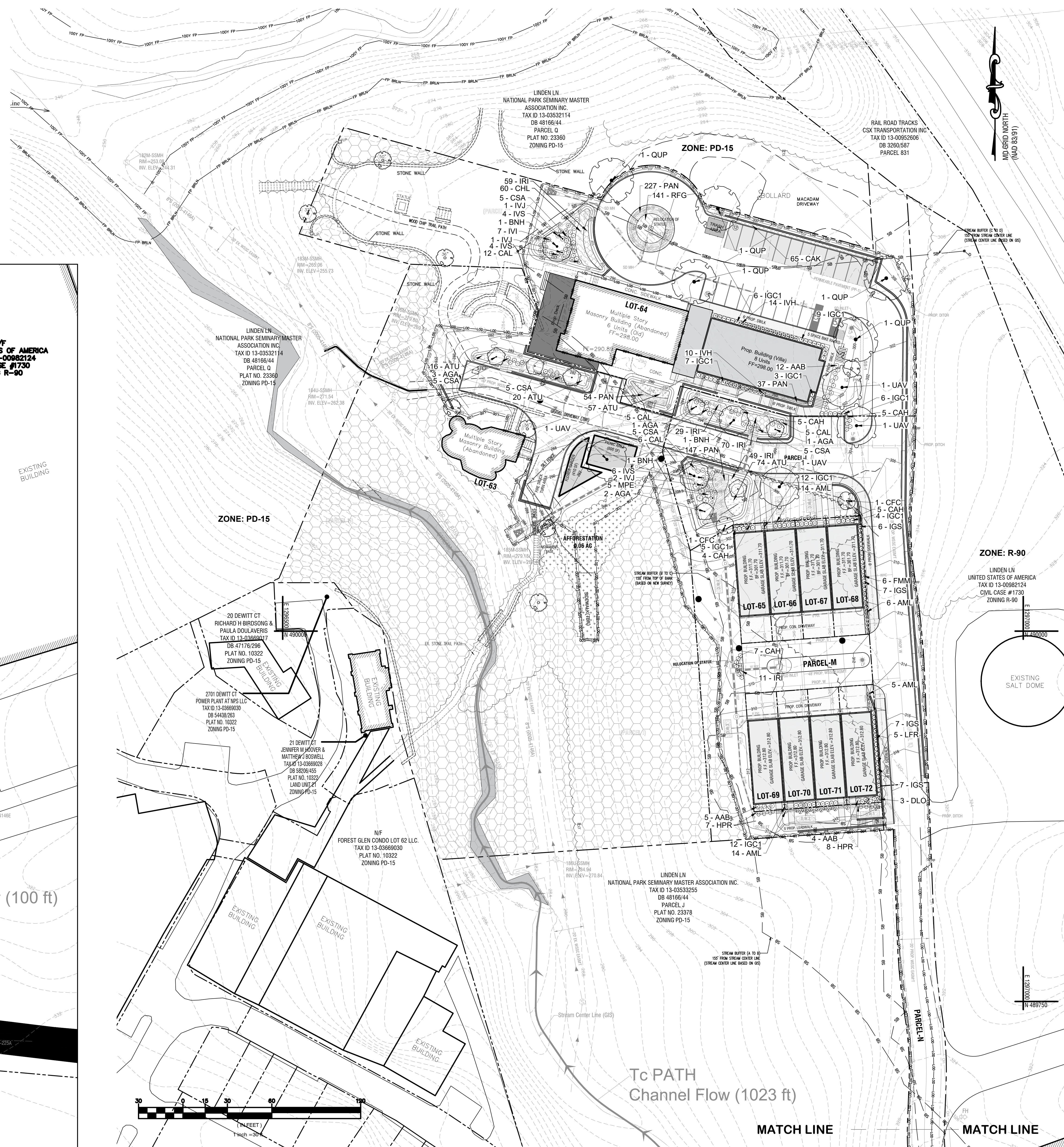
PROJECT ADDRESS:

National Park Seminary
Linden Ln, Silver Spring, MD 20910
TAX ID: 03533266

ARCHITECTURAL DRAWINGS OF BUILDING ELEVATIONS FOR SITE PLAN # 820200050		
SHEET#	TABLE OF CONTENT	ASSIGNED LOT #
1 OF 4	EXISTING CASTLE ELEVATIONS	LOT-63
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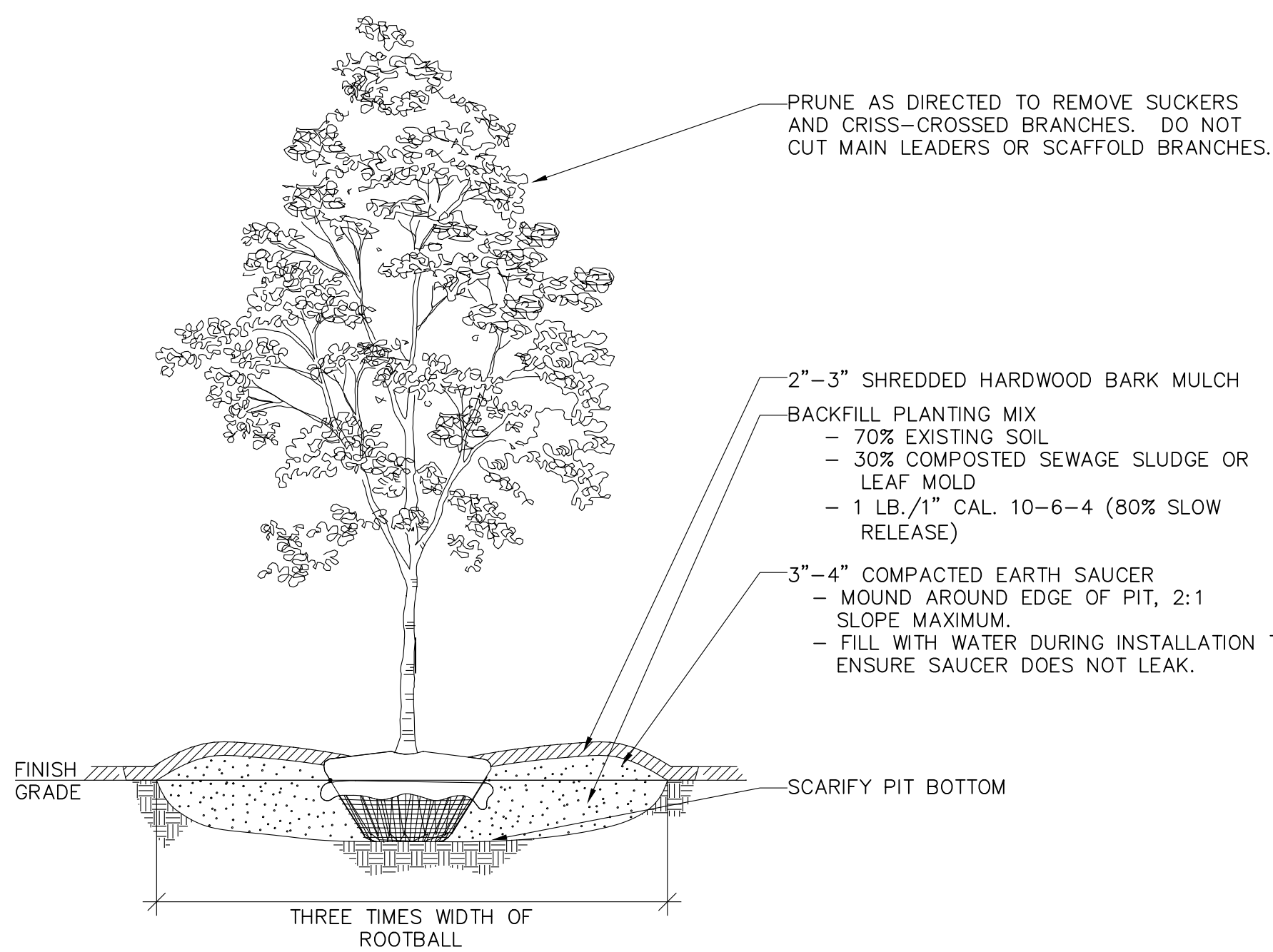
DRAWING PREPARER:	DATE	REVISIONS
CASTLENTILLA, INC.		
8408 Beech Tree Road, Bethesda, MD 20817		
TEL: 301-919-4700		
DRAWN BY: GW & JJ	DATE: JULY 1, 2020	SCALE: 1" = 6'-8" SHEET #: 4 OF 4

FOR:
NATIONAL PARK SEMINARY
LINDEN LN, SILVER SPRING, MD 20910
MONTGOMERY COUNTY, MARYLAND

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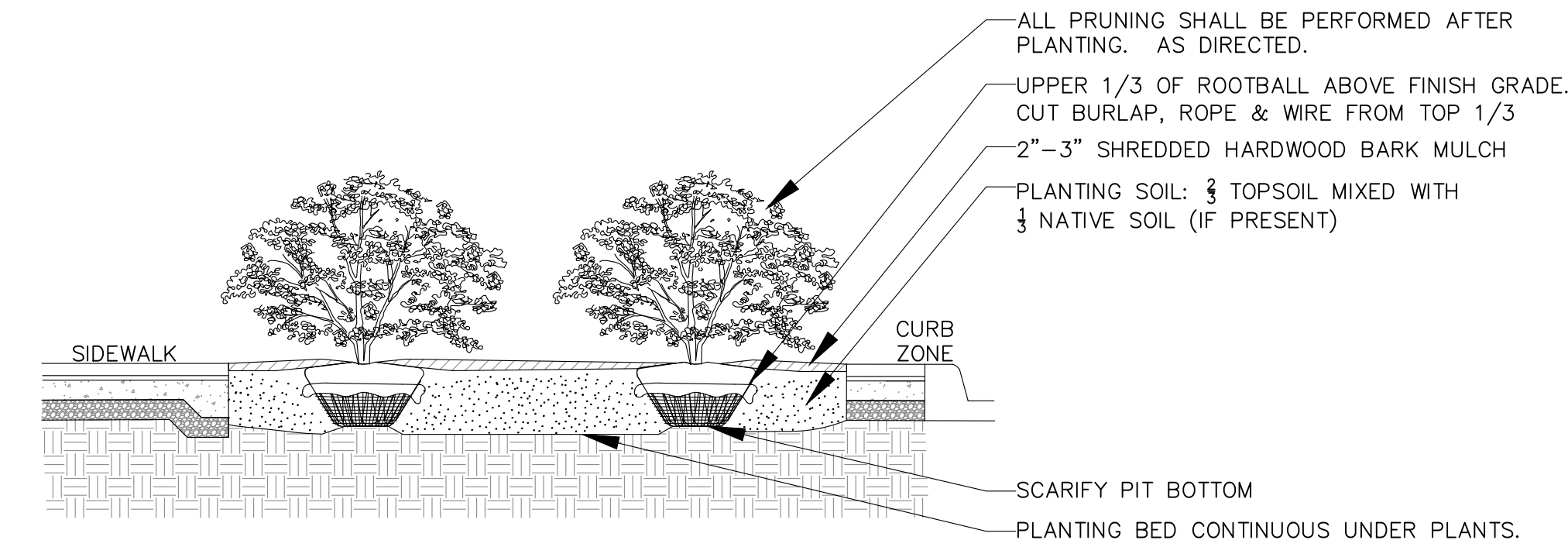
REMOVE INVASIVE PLANT SPECIES WITHIN LIMIT
OF DISTURBANCE PER NOTES ON SHEET LP-2

LANDSCAPE PLAN			
NATIONAL PARK SEMINARY			
PROJECT ADDRESS: LINDEN LN, SILVER SPRING, MD 20910		OWNER/APPLICANT INFO: MONROVA CORPORATION 8408 BEECH TREE RD, BETHESDA, MD 20817 Email: johnjin2020@gmail.com	
TAX MAP: HP562 TAX ID: 02053266 BLOCK#: 1 ZONING: PD-15 UBER: 57122 FOLIO: 166 WSSC MAP: 212NW03 & 211NW03	13th DISTRICT MONTGOMERY COUNTY, MD		
ANNAPOLIS LANDSCAPE ARCHITECTS			
		54 Southgate Avenue Annapolis, Maryland 21401	
		Tel (410) 562-4488 email:dcby@annapolisla.com	
DRAWN BY: DS CHECKED BY: SR	DATE DECEMBER, 2023	SCALE 1"=30'	SHEET NUMBER LP 1 of 2



1 TREE PLANTING

NOT TO SCALE



2 SHRUB/PERENNIAL PLANTING

NOT TO SCALE

SPECIFICATIONS FOR PLANTING:

- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SITE UTILITIES.
- CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF ALL STAKED OUT LAYOUT BEFORE PROCEEDING WITH CONSTRUCTION.
- NO PLANT MATERIAL SHALL BE PUT INTO THE GROUND BEFORE FINISHED GRADE AND BED PREP HAVE BEEN APPROVED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL PROCEED WITH LANDSCAPE INSTALLATION IN ACCORDANCE WITH ALL THE REQUIREMENTS SHOWN ON THIS SHEET AND THE REQUIREMENTS OF THE CURRENT EDITION OF THE "LANDSCAPE SPECIFICATION GUIDELINES", LANDSCAPE CONTRACTORS ASSOCIATION OF MD, DC, AND VA, TEL: 301-949-0810.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER. THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST IF DISCREPANCIES OCCUR.
- ALL SHRUBS SHALL BE DENSE, HEAVY TO THE GROUND, WELL GROWN, VIGOROUS, HEALTHY AND OF GOOD COLOR. ALL PLANTS SHALL BE SOUND, FREE OF PLANT DISEASE OR INSECT ACTIVITY AND SHALL HAVE HEALTHY NORMAL ROOT SYSTEMS. ALL PLANTS SHALL BE NURSERY GROWN. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY. THE SHAPE OF THE PLANT IN GENERAL SHALL CONFORM TO ITS NATURAL HABIT, UNLESS OTHERWISE SPECIFIED. ALL PLANTS SHALL CONFORM TO THE BRANCHING, CALIPER, AND HEIGHT SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S PUBLICATION ENTITLED "AMERICAN STANDARD FOR NURSERY STOCK", ANSI A60.1-1980. THE BALL SIZE SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S PUBLICATION ENTITLED "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.11980.
- BACKFILLING SHALL BE DONE WITH SOIL MIX, FREE OF STONES, SUBSOIL, CLAY, LUMPS, STUMPS, ROOTS, WEEDS, BERMUDA GRASS, LITTER, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER GRADING, PLANTING OR MAINTENANCE OPERATIONS. SHOULD ANY UNFORESEEN OR UNSUITABLE PLANTING CONDITIONS ARISE SUCH AS FAULTY SOIL DRAINAGE OR CHEMICAL RESIDUES, THEY SHOULD BE CALLED TO THE ATTENTION OF THE OWNER FOR ADJUSTMENTS BEFORE PLANTING. THE PLANT SHALL BE SET PLUMB AND STRAIGHT AND SHALL BE STAKED AT THE TIME OF PLANTING. BACK-FILL SHALL BE WELL WORKED ABOUT THE ROOTS AND SETTLED IN BY WATERING. PLANTS SHALL BE PLANTED HIGHER THAN SURROUNDING GRADE. SHRUBS WILL BE 1 INCH HIGHER AND TREES WILL BE 3 INCHES HIGHER. REMOVE ROPE FROM AROUND TREE TRUNKS AND LAY BACK BURLAP FROM TOP OF B&B MATERIAL. NON BIODEGRADABLE MATERIALS SUCH AS; NYLON OR VINYL ROPE, WIRE BASKETS, TREATED BURLAP AND TREATED ROPE SHALL BE COMPLETELY REMOVED FROM ALL PLANT MATERIAL PRIOR TO PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, STAKING, CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH, SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT THE TIME OF ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	
TREES						
	CFC	2	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	B & B	1 1/2" Cal	
	QUP	5	Quercus phellos / Willow Oak	B&B	2" Cal	
	UAV	4	Ulmus americana 'Valley Forge' / American Elm	B&B	2" Cal	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING
SHRUBS						
	AAB	21	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	Cont.	3 gal.	36" o.c.
	AML	39	Aronia melanocarpa 'Low Scape Mound' / Low Scape Mound Black Chokeberry	Cont.	3 gal.	30" o.c.
	CAH	21	Clethra alnifolia 'Hummingbird' / Summersweet	Cont.	3 gal.	36" o.c.
	DLO	3	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	3 gal.	36" o.c.
	FMM	6	Fothergilla major 'Mount Airy' / Mount Airy Fothergilla	Cont.	3 gal.	36" o.c.
	HPR	15	Hypericum prolificum / Shrubby St. John's Wort	Cont.	1 Gal	24" o.c.
	IGC1	64	Ilex glabra 'Compacta' / Compact Inkberry	Cont.	3 gal.	36" o.c.
	IGS	27	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	Cont.	3 gal.	36" o.c.
	IVH	24	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	Cont.	3 gal.	36" o.c.
	LFR	5	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	Cont.	3 gal.	36" o.c.
PERENNIALS						
	CAK	65	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	Cont.	1 gal.	24" o.c.
	IRI	11	Iris versicolor / Blue Flag	Cont.	1 Qt.	18" o.c.
	PAN	264	Panicum virgatum / Switch Grass	Cont.	1 Qt.	18" o.c.
	RFG	141	Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan	1 gal@	18" O.C.	18" o.c.

STORMWATER MANAGEMENT AREAS PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	
TREES						
	AGA	7	Amelanchier grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B&B	1 1/2" Cal	
	BNH	3	Betula nigra 'Heritage' / Heritage River Birch	B&B	1 1/2" Cal	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING
SHRUBS						
	CAL	28	Callicarpa americana / American Beautyberry	Cont.	24" Ht	36" o.c.
	CAH	5	Clethra alnifolia 'Hummingbird' / Summersweet	Cont.	3 gal.	36" o.c.
	CSA	25	Cornus stolonifera 'Artic Fire' / Artic Fire Red Twig Dogwood	Cont.	24" Ht	36" o.c.
	IVJ	4	Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry	Cont.	24" Ht	36" o.c.
	IVS	14	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	Cont.	24" Ht	36" o.c.
	IVI	7	Itea virginica / Virginia Sweetspire	Cont.	24" Ht	36" o.c.
	MPE	5	Myrica pensylvanica / Northern Bayberry	Cont.	24" Ht	60" o.c.
PERENNIALS						
	ATU	167	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Qt.	18" o.c.
	CHL	60	Chasmanthium latifolium / Wood Oats	Cont.	1 Qt.	24" o.c.
	IRI	207	Iris versicolor / Blue Flag	Cont.	1 Qt.	18" o.c.
	PAN	201	Panicum virgatum / Switch Grass	Cont.	1 Qt.	18" o.c.

INVASIVE PLANT REMOVAL:

- No invasive removal to occur inside Forest Conservation Easement Areas.
- Contractor is responsible for locating and protecting all site utilities.
- Removal of entire plant may be done by hand pulling, digging or mechanical methods.
- Root prune inside the Limit of Disturbance for large root masses extending outside the Limit of Disturbance.
- Where tree, shrub or vine trunks/stems are cut but not removed in their entirety, use herbicide directly to the cut trunk/stem with certified Commercial Pesticide Applicator.
- In planning the use of herbicides to control invasive species, the Contractor and Certified Pesticide Applicator shall ensure that herbicides used are labeled for the target species through the pesticide label or through the unlabeled pest process.
- Herbicide shall be applied by hand-sprayer, back-pack, wick application, stem injection or herbicide clippers.
- Site preparation for herbicide application shall include cutting dormant stalks and actively growing plants approximately 4 weeks prior to first annual treatment.
- Contractor shall be responsible for all public notification and posting requirements.
- Disposal of Material. Cut plant material shall be placed in (4 mil minimum thickness) black plastic bags for transportation out of the area. Bags shall be securely tied or sealed. Soil containing seeds, roots and/or rhizomes shall be wrapped in black plastic sheeting (4 mil minimum thickness) and transported in a manner which prevents the spread of the contaminated material during transport.

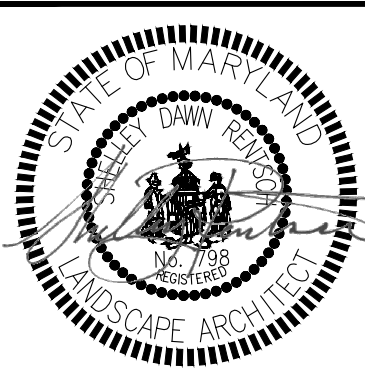
LANDSCAPE DETAILS & NOTES

NATIONAL PARK SEMINARY

PROJECT ADDRESS:
LINDEN LN, SILVER SPRING, MD 20910
TAX MAP: HP562
TAX ID#: 0553266
BLOCK: 7
ZONING: PD-15
LIBER: 57122
FOLIO: 166
WSSC MAP: 212NW03 & 211NW03

OWNER/ APPLICANT INFO:
MONROVA CORPORATION
8408 BEECH TREE RD, BETHESDA, MD 20817
Email: johnjin2020@gmail.com

13th DISTRICT
MONTGOMERY COUNTY, MD



ANNAPOLIS LANDSCAPE ARCHITECTS

54 Southgate Avenue
Annapolis, Maryland 21401

Tel (410) 562-4483
email:debby@annapolisla.com

DRAWN BY: DS
CHECKED BY: SR

DATE
DECEMBER, 2023

SCALE
1"=30'

SHEET NUMBER
LP 2 of 2

REV#	DATE	
1	12/05/2023	(REVIEW AGENCY) COMMENTS ADDRESSED

July 25, 2023
Updated August 14, 2023

Ms. Kate Jaffe
Maryland Historic Trust

Re: National Park Seminary- Site Plan Narrative

Dear Ms. Jaffe

At your request we have prepared this narrative to describe the proposed project, which will in turn help MHT review this project.

The goal of this site plan is to provide a site design that maintains the character and history of the National Park Seminary and disturbs as little of the site as possible. In addition, the other task of the site plan is to provide the infrastructure needed to support the development of this site, and to obtain approval from the Montgomery County Planning Department, the Planning Board and the various county agencies involved.

The site plan seeks to address several site design elements. These elements are classified as follows:

Planning and Zoning:

The site is in the PD-15 zone, which is a planned development zone allowing medium high-density development. The proposed site plan is the second phase of the overall National Park Seminary site. This zone allows a maximum of 15 du/acre which constitutes 63 units.

The site is approximately 4.23 acres. The site plan proposes to provide eight (8) townhouse units, 14 condominium units, and to preserve the existing castle structure as a single-family dwelling unit. The proposed number of units are the same as what was approved for the overall site during phase 1 of the project.

Stormwater Management:

As required by the State of Maryland and implemented by Montgomery County Department of Permitting Services, stormwater management is a necessary design element of all projects that satisfy the United States Clean Waters Act.

The National Park Seminary Phase 2 project proposes to comply with the requirements of stormwater management by providing design of practices that are close to proposed impervious areas, whether they are roof areas of the proposed structures or surface impervious areas of the roads and driveways. As such four drywells, one micro-bio-retention and five landscape infiltration practices are proposed to meet these requirements.

Water and Sewer:

Water and sewer service to each of the proposed units are provided. Water and sewer will be provided by connection to existing main lines that are owned and operated by the Washington Suburban Sanitary Commission (WSSC).

All site sewer connections will be tied to one connection point which is located to the west of the proposed development, parallel to the existing stream. The size of the sewer main is eight-inches (8"). This connection point was chosen because it is the least disruptive point in terms of disturbance to the conservation areas. All water connections will be to the existing water main located within the main access to the site, identified as parcel K. The existing main is a ten-inch (10") line.

Forest Conservation:

A major element of this site is preservation of wooded areas and forest areas. The proposed project as shown on the Site Plan strives to maintain the existing forest cover. Difficult choices have been made to maintain the forest over. One example is to provide a longer route for the sewer connection to the mainline. The result of this is less disturbance to the existing forest areas.

As part of the site plans, we have amended the previously approved forest conservation plans to update these plans based on the current proposed design of the site.

Fire and Rescue Access:

A major design element is to provide access for fire and rescue. The site design incorporates the required access for fire truck and emergency vehicles as required by Montgomery County. The specific design requirements include twenty feet (20') wide vehicular access. Furthermore, vehicular turn around areas are required for emergency vehicles. There are two main turn around areas shown on the plan. The first being the roundabout (cul-de-sac) to the north of the site just north of the condominium building. The second turnaround is a T-Turnaround area that is located next to the existing castle structure. This turnaround is necessary because emergency access is required to serve the castle and to be within 150 feet of the townhouse row just uphill from the castle.

Retaining Walls

Retaining walls are incorporated where required on this site. The area to the east of the site near the property boundary shows a proposed retaining wall approximately 350 feet long. The wall continues in a westerly direction, and it stops just north of the parking

boundary. The retaining wall has a varying height. At it's highest point, it is approximately eight feet tall. There are smaller walls at various locations on the site, where the height is smaller. Most of these smaller walls are proposed to meet grade changes near stormwater practices.

Site Plan Changes:

The progression of the project, and the review of the plans by MNCPPC-Montgomery County Planning Department and other county departments has required the following changes and additions:

- Extend access driveway to the existing castle building and addition of emergency vehicle access turn around area, near the existing castle building. Provide retaining wall to support emergency vehicle turn around area.
- Addition of new stormwater management feature to support impervious area created as a result of the emergency vehicle turn around area.
- Removal of the proposed sanitary sewer from the existing conservation area.
- Update alignment of proposed sanitary sewer, and placement of sanitary sewer to connect to existing manhole north of existing castle building.
- Addition of four parking spaces north of the driveway access across from the existing castle building.
- Relocate picnic area and flower garden. Eliminate the tot lot.
- Provide additional drainage swale to provide flow path for off-site runoff from the westerly neighboring property.
- Add fire hydrant at the intersection of main driveway and access driveway to the castle.
- Update storm drain design.

Conclusion:

The proposed site plan achieves the objectives of site design while being sensitive to the historic values of the site. The objective is to provide minimum disturbance while meeting the local and state codes and standards.

Wes Moore, Governor
Aruna Miller, Lt. Governor



Rebecca L. Flora, AICP, Secretary

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

September 8, 2023

John Jin
8408 Beechtree Rd.
Bethesda, MD 20817

Re: NPS: Castle and Villa, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Jin:

The Maryland Historical Trust (MHT) is in receipt of your revised site plan on July 25, 2023, with additional information received on July 26, 2023, and August 16, 2023, requesting approval for site work and new construction on the property.

MHT understands that certain revisions were made to the site plan due to regulatory requirements, such as the need for access for fire and rescue and new stormwater management to support the additional impervious areas, and while we recognize the need for such infrastructure, the improvements create a substantially different impact on the landscape than had previously been considered. While some of the changes and new additions to the site are less of a concern and may be conceptually approvable, others appear to impact highly sensitive areas around the historic buildings and areas known to contain historic glen features and must be fully investigated in order to determine their appropriateness.

As such, based on the review and recommendation of the Committee, I have determined that additional information is necessary to complete our review of the revised site plan. To continue our review, additional information is required regarding the new landscape infiltration area LI-5 and its associated retaining walls. These new site features are proposed near the southwest corner of the Villa, which is a highly sensitive area of the site, being directly adjacent the historic Villa building and historic garden feature. The proposed placement and the impact of the retaining walls is concerning as it appears to infringe on the historic building, garden feature, and glen, partially obscuring these character defining features of the property. We'd like you to explore a creative solution with the treatment of LI-5 and the possibility of relocating LI-5 to the area proposed for the picnic area and flower garden, or a similarly less sensitive area, to avoid a negative impact on intact historical buildings and features.

Should you have any questions regarding this letter, please contact MHT Easement Staff via email at mht.easements@maryland.gov.

Sincerely,

Collin Ingraham (for Elizabeth Hughes)

Collin Ingraham (for Elizabeth Hughes) [Sep 8, 2023 21:50 EDT]

Elizabeth Hughes

Director

Maryland Historical Trust

EH/KAJ

Maryland Historical Trust • 100 Community Place • Crownsville • Maryland • 21032

Tel: 410.697.9591 • toll free 877.767.6272 • TTY users: Maryland Relay • MHT.Maryland.gov



















