

35/13-00G 5912 Cedar Parkway
(Chevy Chase Village HD)

PK
Jay West.
301-803
3331
the state to Per

Hold for Howard
Kensel
14205 Platinum
Dr
Mailing
Address - MD
20878?

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	5912 Cedar Parkway	Meeting Date:	04/12/00
Resource:	Chevy Chase Village Historic District	Report Date:	04/05/00
Review:	HAWP	Public Notice:	03/29/00
Case Number:	35/13-00G	Tax Credit:	Partial
Applicant:	Catherine West (Howard Kandel, Agent)	Staff:	Robin Ziek
PROPOSAL:	Alterations and new addition	RECOMMEND:	Approval w/Conditions

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-1927

The subject property is a wood framed structure with 2-1/2 stories. The foundation is brick, the first floor is covered with stucco, and the 2nd story and attic are sided with wood shingles. The main block of the house has been augmented with several additions, including a small side addition which matches the main block (this appears to be original). The remaining additions are at the rear, and do not match the main structure in style or details. The house sits on a wide lot (c100' road frontage along Cedar Parkway), and has a narrow driveway along the south property line, leading back to what appears to be an original, and matching, garage.

PROJECT PROPOSAL

The applicant proposes to remove the rear back wall at the first floor level, and expand the rear/central room towards the back yard. A small two-story addition would be added along the north side of the house, which is set back from the front elevation so that the side window in the living room would still receive natural light. The new work would match the original in terms of massing and materials. Differences include the use of paired front windows at the first floor level and 6/1 fenestration pattern (where the existing windows are 6/6). Staff assumes that the applicant is proposing wood windows with insulated glass. The rear central room would be entirely glazed with french doors to be compatible with the original scale. The second story rear porch would remain unchanged. In addition, the applicant proposes adding a circular driveway in the front yard with a location which has been reviewed by a certified arborist (see Circle 6-10).

STAFF DISCUSSION

The front yard is a generous space with many mature trees. With careful placement of the new drive and with the tree-save measures proposed by the applicant's arborist, staff feels that this will be a compatible change within the district. The existing driveway will be retained, as will the existing front walk leading from the public street to the front entrance.

The proposed addition is modest, and appears to be compatible in terms of massing, scale and materials. While the side addition is using the original house for the basic design, there will be sufficient differences, including the groupings of windows and the fenestration pattern, which will serve to differentiate the construction. With the new addition held back from the front elevation even more than the existing side elevation, staff feels that it helps to reduce the impact of the new addition on the existing front elevation.

The applicant is retaining the rear kitchen addition, while increasing the first floor space to join the rear projections. None of this will be visible from the public right-of-way, but staff feels that the new proposal is an improvement over the existing non-original additions by respecting the scale of the original house.

STAFF RECOMMENDATION

Staff recommends, **with the following conditions**, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

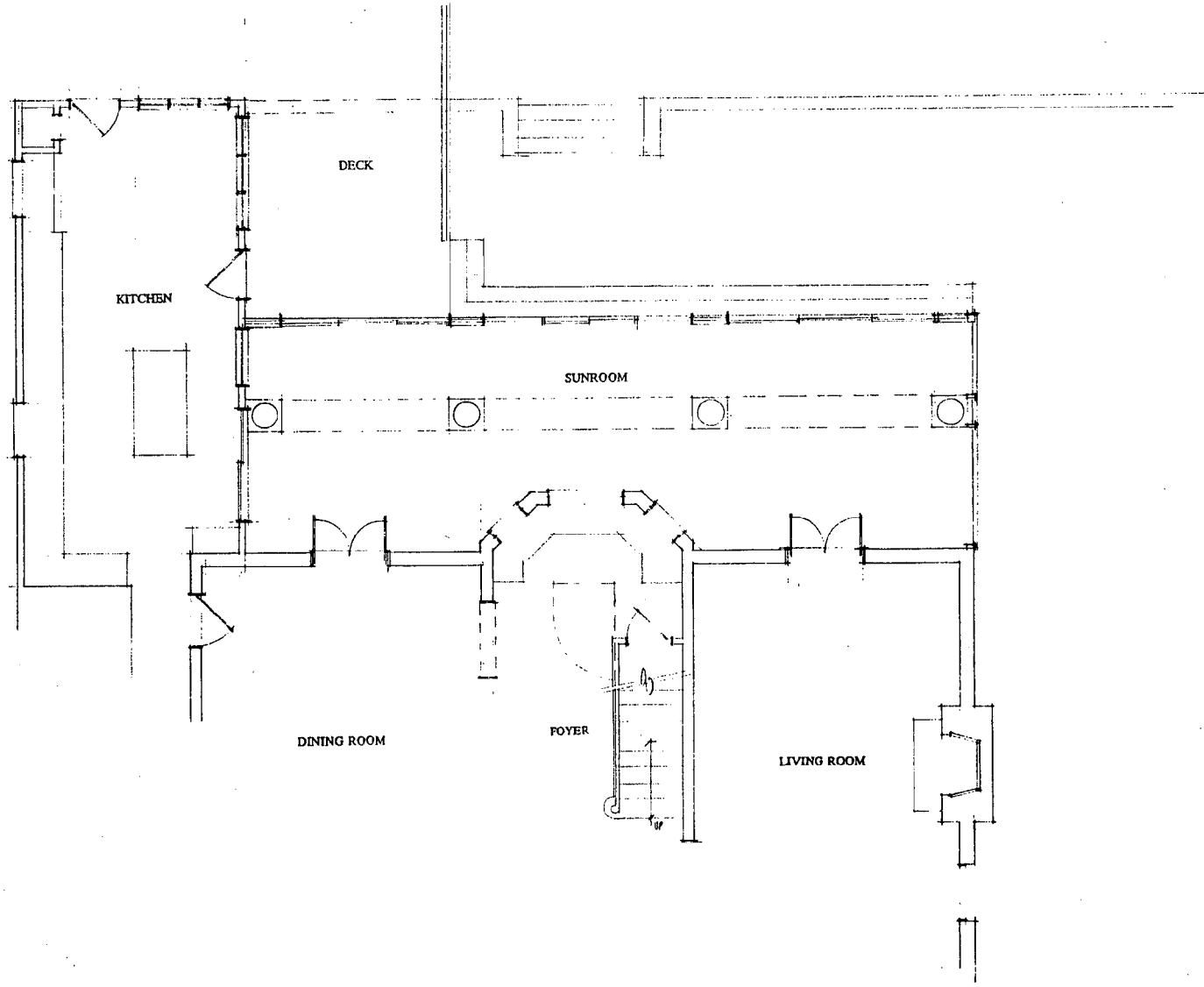
and with Secretary of the Interior's Standards for Rehabilitation #2:

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.

CONDITIONS:

- 1) The applicant shall undertake all the tree-save measures outlined in the arborist's report, as submitted (see Circle 8-9).
- 2) All the wood trim and railings will be painted.
- 3) All the new windows will be wood, with true divided light windows or approved equal.

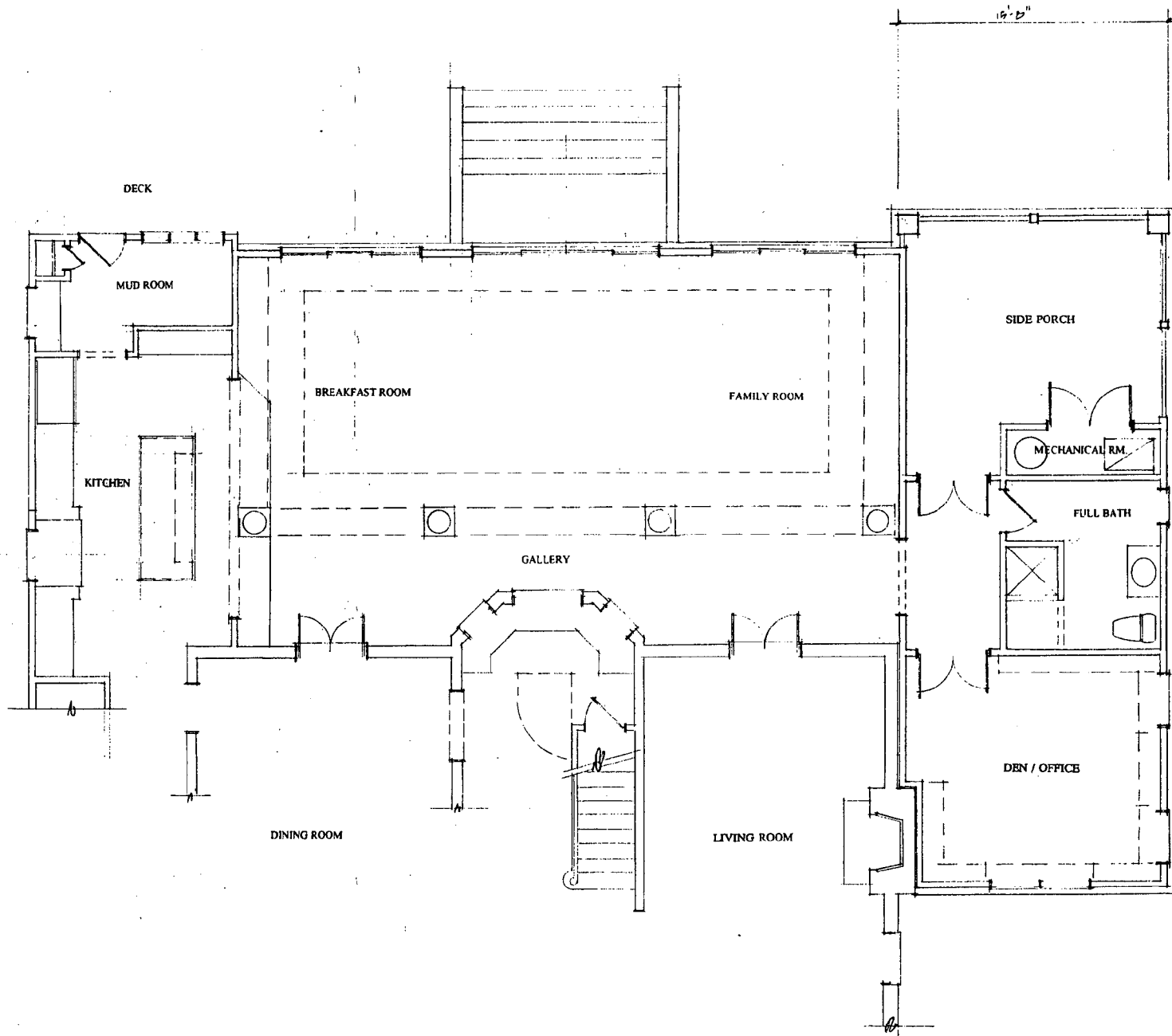
and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



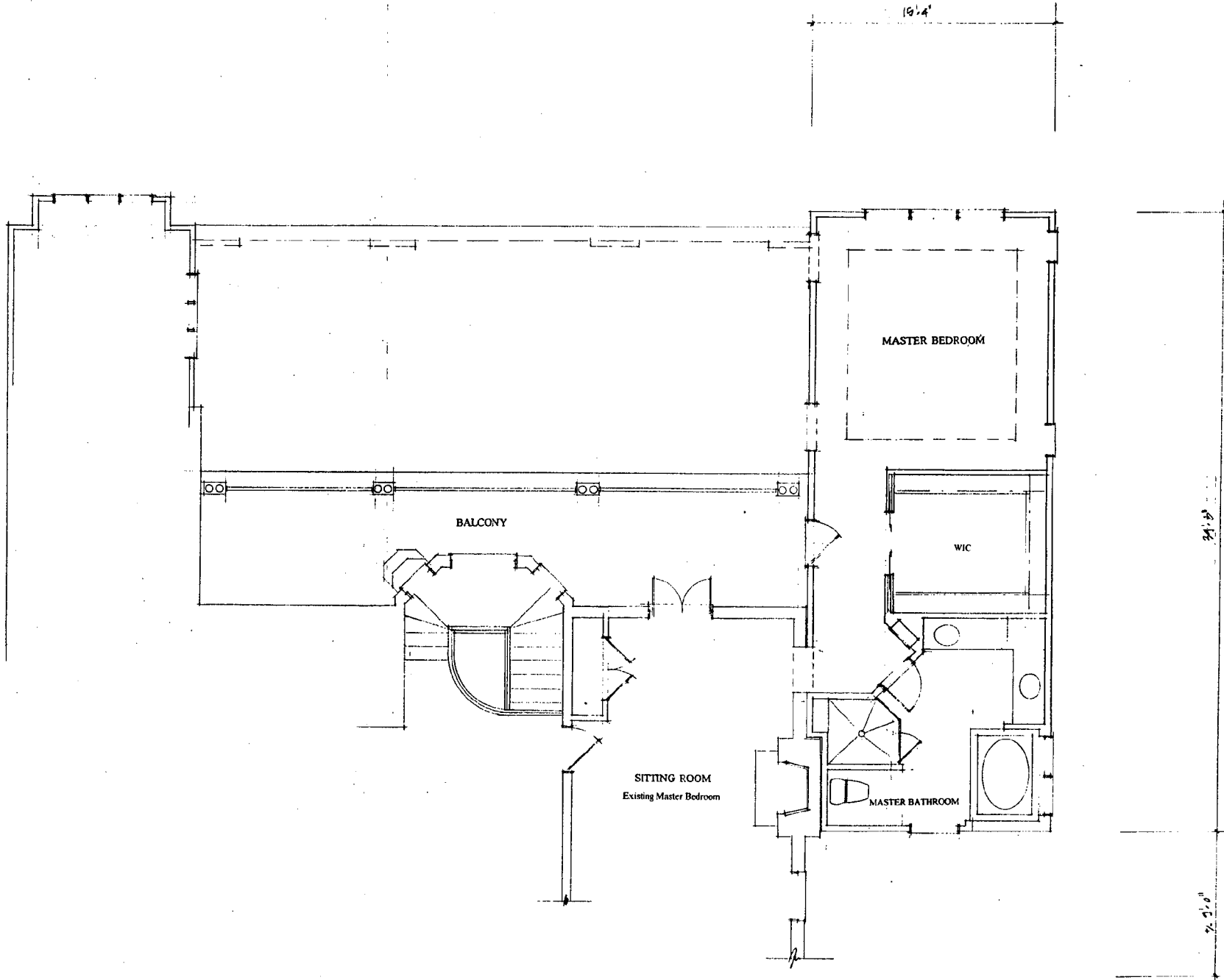
EXISTING 1ST FL. PLAN

11

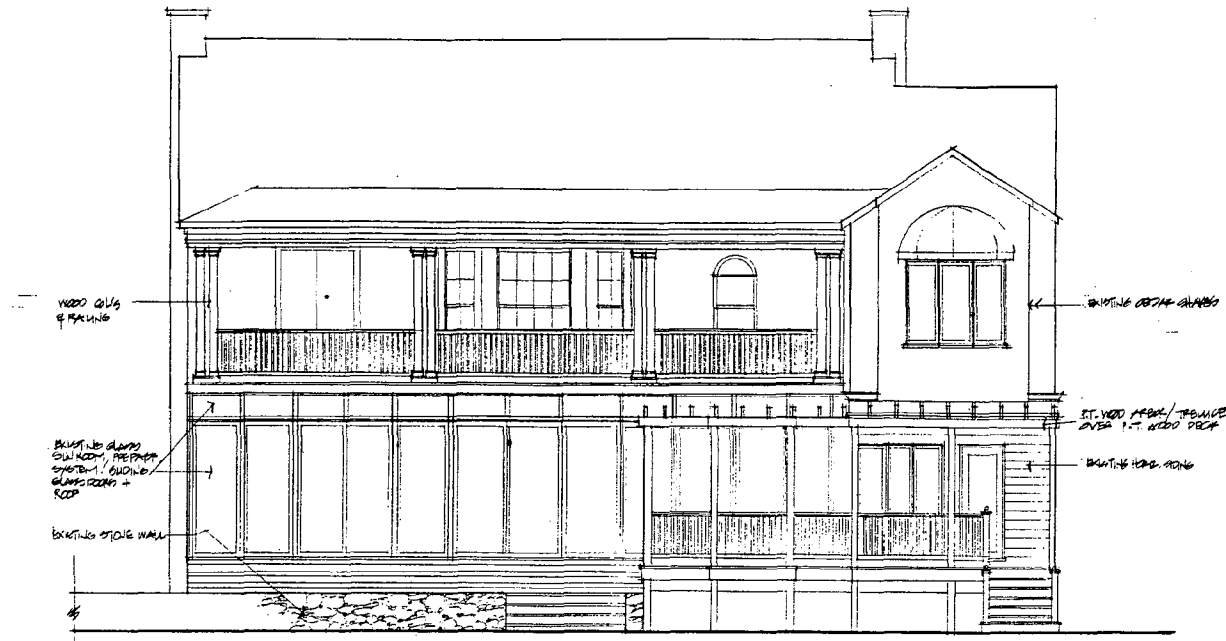
PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



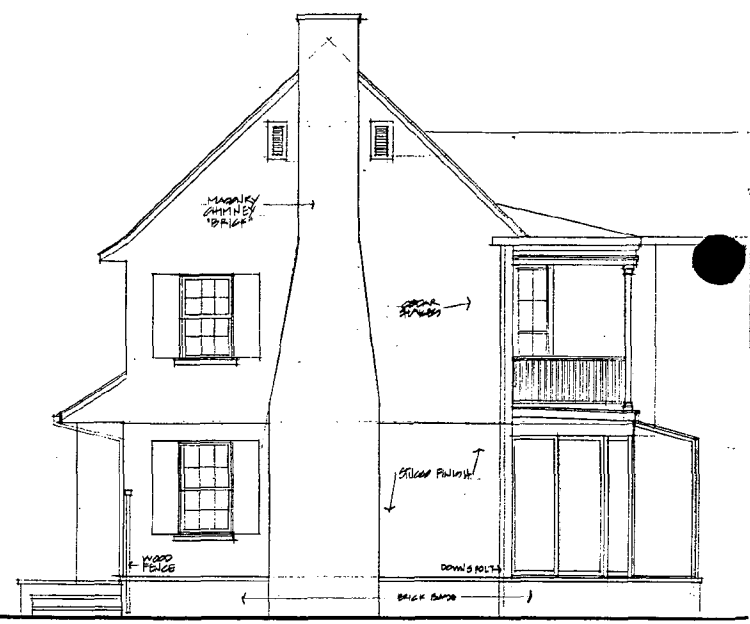
13



Existing Rear Elevation 1/8" = 1'-0"



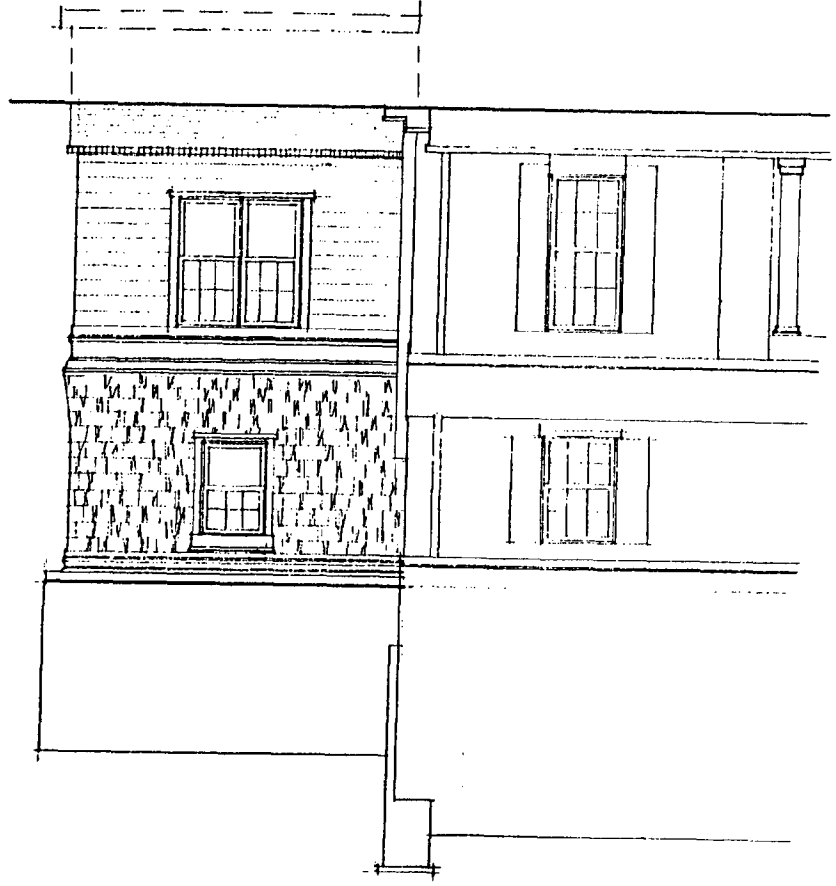
Existing Front Elevation 1/8" = 1'-0"



Existing Left Side Elevation 1/8" = 1'-0"

11

Proposed Partial Front Elevation





Contact Name

301-775-7727

DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

Do Not
Send to
Address

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Howard Kandel

Daytime Phone No.: 301-775-7727

Tax Account No.: _____

Name of Property Owner: Catherine West Daytime Phone No.: 301-502-4559

Address: 5912 Cedar Parkway, Cherry Chase 20813
Street Number City State Zip Code

Contractor: Kandel Construction Group, Inc. Phone No.: 301-214-9099

Contractor Registration No.: 36644

Agent for Owner: Howard Kandel Daytime Phone No.: 301-775-7727

LOCATION OF BUILDING/PREMISE

House Number: 5912 Street: Cedar Parkway

Town/City: Cherry Chase Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: Cherry Chase

Liber: 1048 Folio: 125 Parcel: Section 2
Plot Book # 2 Plot # 106

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 300,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Signature of owner or authorized agent: [Signature] Date: March 22, 2000

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 214314 Date Filed: 3/22/2000 Date Issued: _____



Neighbors

5910 - Michael
Cedar Parkway McGarry

5914 - John
Cedar Parkway Mentzger

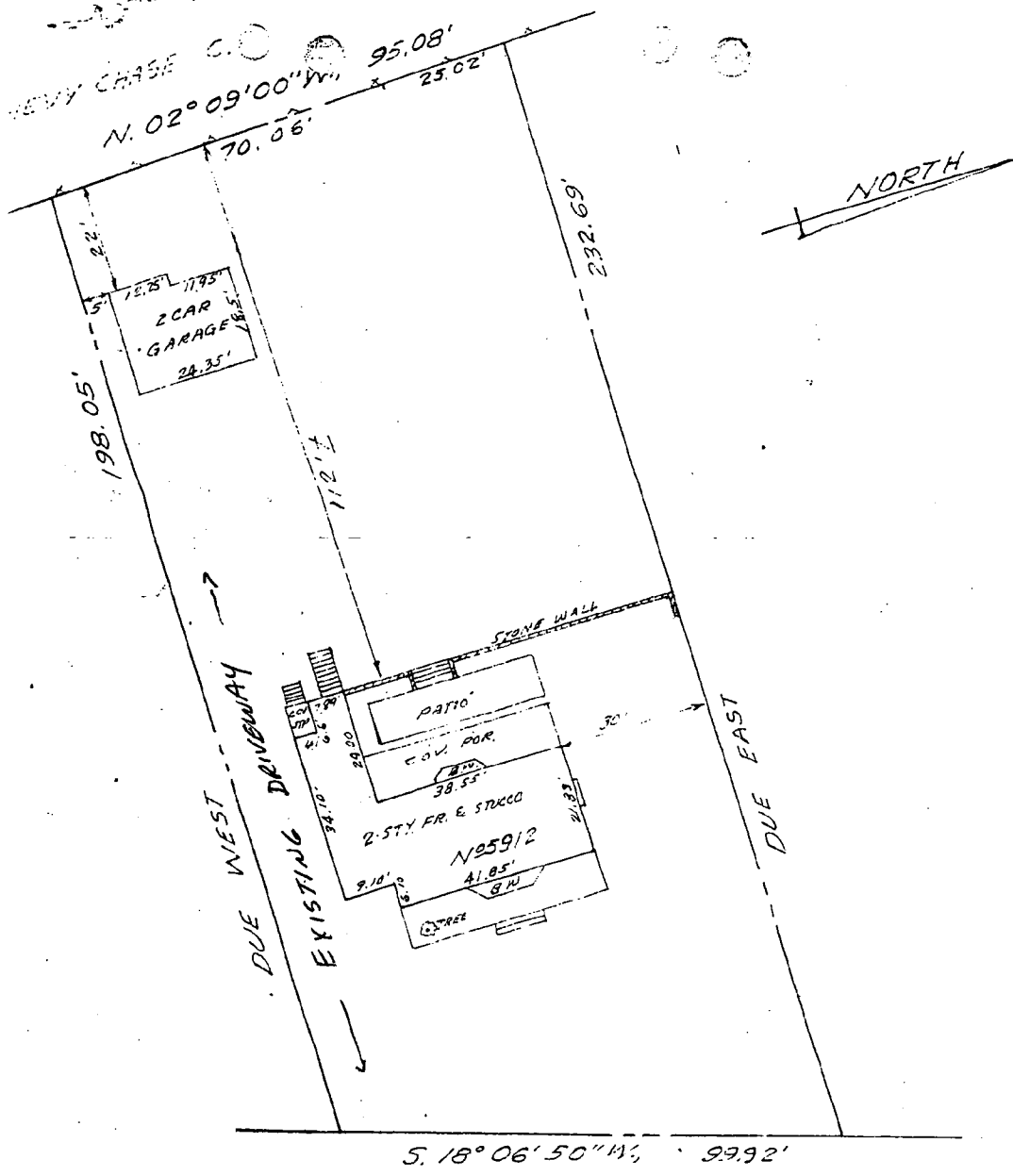
33 W. Kinke St.

Written Description of Project

1A. 5912 Cedar Parkway sits on a gently sloping lot adjacent to Chevy Chase Country Club. It's location, set well back from the street, provides beautiful curb appeal and stately presence. The original home a center hall two story colonial has first floor living, dining rooms with kitchen and second floor bedrooms and bath. Two additions have been constructed over the years. One was a kitchen renovation and breakfast area which wrapped the left side of the home and the second was a prefabricated sunroom area to the rear of the residence. A one story, one car garage structure originally stood to the rear of the lot and later a small addition was completed to be used as a changing room when the pool was added.

1B. 5912 Cedar Parkway is a two story colonial, center hall home with partial basement and partial crawl space. The exterior finishes are natural stucco and horizontal wood siding at the first floor and cedar shakes at the second floor.

The proposed project compliments the existing home by featuring genuine cedar shakes, wood siding and brick base. The existing sunroom is to be removed and new family room added in its place to become the new heart of this home. The existing second floor veranda will be kept in tact. The new addition to the right side of the residence will be unobtrusive by being set back from the front plane of the house similar to the existing left hand addition. First floor plan will include den, full bath, and rear open porch and second floor to be a new master bedroom suite. By creating this addition the circulation has been greatly improved and views to the rear yard have been opened up for all new rooms to enjoy.



AS SURVEYED IN
ACCORDANCE WITH
REC'D

5. 18° 06' 50" N, 99.92'
CEDAR PARKWAY

Existing Site Plan
1"=30'-0"

BOOK No 2
No 106

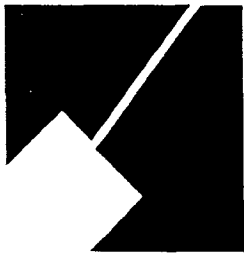
SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS ON ABOVE DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

LOCATION SURVEY:			MONTGOMERY COUNTY, MARYLAND	
FR 38	FOLIO 125	SECTION 2	SUBDIVISION CHEVY CHASE	
BY: <u>REALTY CO.</u>			JOHN S. McCALL LAND SURVEYOR, MD. REG. NO 2234 8801 HENPSTEAD AVE. BETHESDA, MD. 20034	DATE: OCT. 11, 1968 CERTIFIED CORRECT <i>John S. McCall</i> CERTIFIED LAND SURVEYOR

POSITIONS OF PROPERTY CORNER MARKERS GUARANTEED BY THIS SURVEY

(5)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: April 12, 2000

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

35/13 - 006

FROM: *PDJ* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

X Approved with Conditions: (1) Follow all tree-save measures as described in arborist's report (attached); (2) All the wood trim and railings shall be painted; (3) all the new windows will be wood, true-divided light (TDL) or simulated TDL.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Catherine West (Howard Kandel, Agent)

Address: _____

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

Kandel Construction Group, Inc.
8926 Abbey Terrace
Potomac, MD. 20854

Re: 5912 Cedar Parkway
Chevy Chase, MD.

As you requested, on March 20, 2000 I made a site visit with you to inspect certain trees at the above address. The purpose of this inspection was to ascertain the impact of a proposed new driveway on the health of these trees.

A not-to-scale sketch of the area involved with the trees and the proposed new 10-foot wide asphalt on gravel driveway is attached to this report.

In my professional opinion, the 30" diameter Beech Tree in the center of the area will not be impacted by the construction. The 27" diameter White Oak tree will have some minor damage to its critical root zone. The 34" diameter Tulip Poplar on the next door neighbors' property and the 8" diameter street tree will have more root damage.

In order to minimize the damages, I offer the following procedures;

- ◆ The driveway area that is shown as shaded on the sketch is the most important in root damage. This area should be excavated no more than 4 inches deep for the gravel base. The asphalt layer may be placed on top of this.
- ◆ The driveway pavement can be held in place with steel edging or additional gravel built against the sides of the paving. This can then be landscaped with ground cover plants.
- ◆ The subject trees should be deep root fertilized/aerated according to the following. Drill or auger 2-inch diameter holes, 24 inches apart, approximately 10 to 15 inches deep in concentric rings in the area of the drip line of the trees. In the case of the Poplar Tree, much of this operation will be on the neighbors' property. These holes

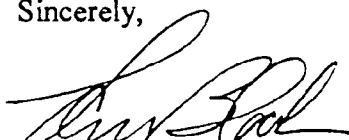
are then filled to within 4-inches of the top with a mixture of half 10-10-10 granular fertilizer (or approved equal) and half humus (or approved equal). This work should be done within the next four weeks, and be done by a certified arborist.

- ◆ If there are drought conditions this summer, these trees should be irrigated on a regulated basis. The holes that were drilled will act as channels for the water to enter the critical root zone.

Although there can be no guarantees, if the above steps are implemented, it is my professional opinion that these trees can survive this construction work.

Thank you for the opportunity to be of service, and if you have any questions, do not hesitate to call.

Sincerely,



Lew Bloch, Registered consulting Arborist

Enclosures: Sketch

Disclosure statement



Contact Name: 775-7727
RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

Do not send to Archives

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Howard Kandel
Daytime Phone No.: 301-775-7727

Tax Account No.: _____
Name of Property Owner: Catherine West Daytime Phone No.: 301-502-4559
Address: 5912 Cedar Parkway, Cherry Chase 20813
Street Number City Street Zip Code
Contractor: Kandel Construction Group, Inc. Phone No.: 301-214-9099
Contractor Registration No.: 36644
Agent for Owner: Howard Kandel Daytime Phone No.: 301-775-7727

LOCATION OF BUILDING/PREMISE

House Number: 5912 Street: Cedar Parkway
Town/City: Cherry Chase Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: Cherry Chase
Liber: 1048 Folio: 125 Parcel: Section 2
Plot Book # 2 Plot # 106

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 300,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] Signature of owner or authorized agent March 22, 2000 Date

Approved: W. conditions for Chairman, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 4/10/00
Application/Permit No.: 214314 Date Filed: 3/22/2000 Date Issued: _____

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

35/13-006

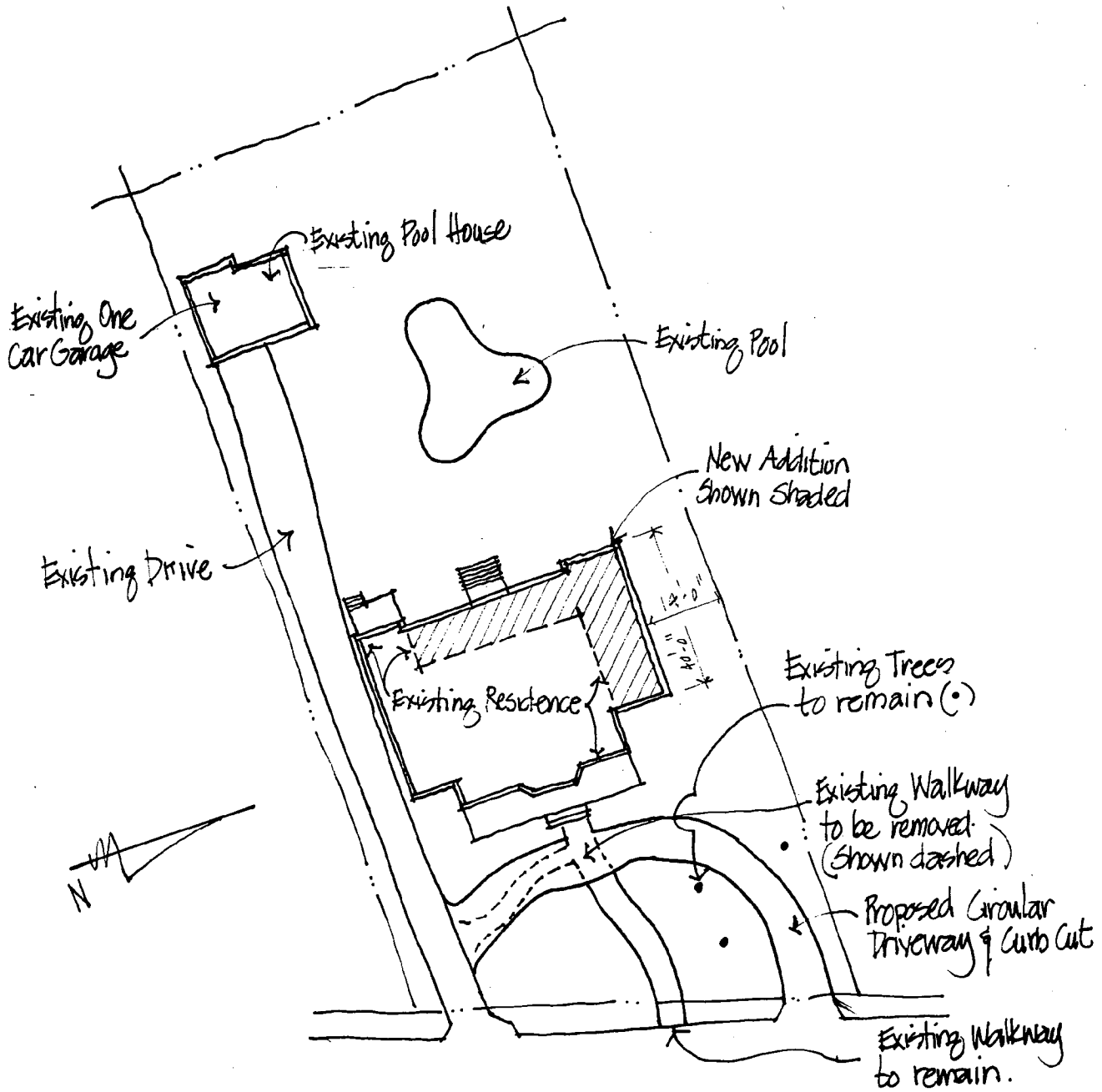
MEMORANDUM

DATE: April 12, 2000
TO: Local Advisory Panel/Town Government
FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner
SUBJECT: Historic Area Work Permit Application - HPC Decision

Village of Chevy Chase

The Historic Preservation Commission reviewed this project on April 12, 2000.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

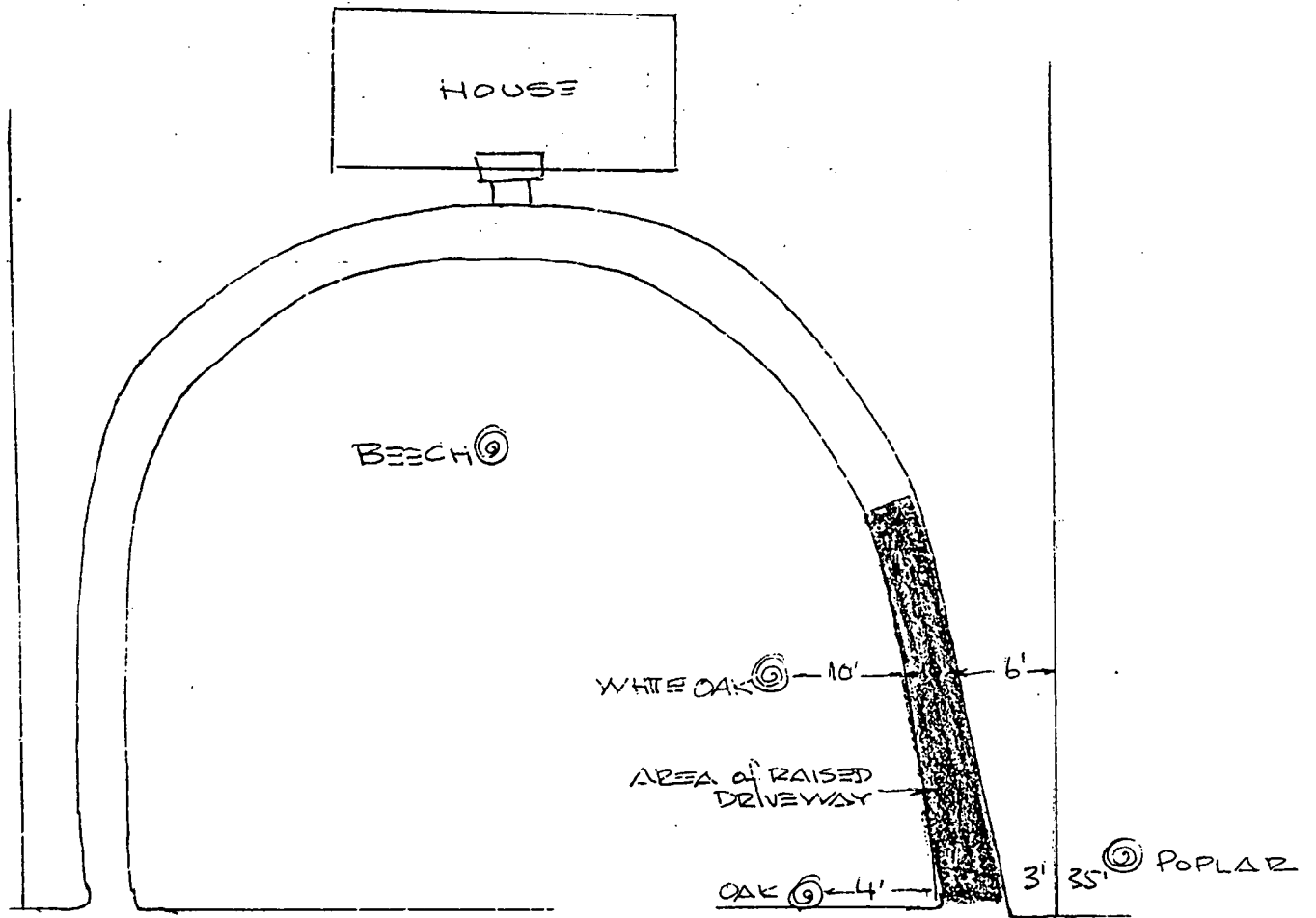


← CEDAR PARKWAY →

Proposed Site Plan

1" = 30'-0"

SCHEMATIC for KANDEL CONSTRUCTION



NEW DRIVEWAY

NO SCALE



Lew Bloch
Bloch Consulting Group

March 20, 2000

Mr. Howard Kandel
Kandel Construction Group, Inc.
8926 Abbey Terrace
Potomac, MD. 20854

Re: 5912 Cedar Parkway
Chevy Chase, MD.

As you requested, on March 20, 2000 I made a site visit with you to inspect certain trees at the above address. The purpose of this inspection was to ascertain the impact of a proposed new driveway on the health of these trees.

A not-to-scale sketch of the area involved with the trees and the proposed new 10-foot wide asphalt on gravel driveway is attached to this report.

In my professional opinion, the 30" diameter Beech Tree in the center of the area will not be impacted by the construction. The 27" diameter White Oak tree will have some minor damage to its critical root zone. The 34" diameter Tulip Poplar on the next door neighbors' property and the 8" diameter street tree will have more root damage.

In order to minimize the damages, I offer the following procedures;

- ◆ The driveway area that is shown as shaded on the sketch is the most important in root damage. This area should be excavated no more than 4 inches deep for the gravel base. The asphalt layer may be placed on top of this.
- ◆ The driveway pavement can be held in place with steel edging or additional gravel built against the sides of the paving. This can then be landscaped with ground cover plants.
- ◆ The subject trees should be deep root fertilized/aerated according to the following. Drill or auger 2-inch diameter holes, 24 inches apart, approximately 10 to 15 inches deep in concentric rings in the area of the drip line of the trees. In the case of the Poplar Tree, much of this operation will be on the neighbors' property. These holes

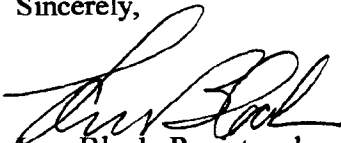
are then filled to within 4-inches of the top with a mixture of half 10-10-10 granular fertilizer (or approved equal) and half humus (or approved equal). This work should be done within the next four weeks, and be done by a certified arborist.

- ◆ If there are drought conditions this summer, these trees should be irrigated on a regulated basis. The holes that were drilled will act as channels for the water to enter the critical root zone.

Although there can be no guarantees, if the above steps are implemented, it is my professional opinion that these trees can survive this construction work.

Thank you for the opportunity to be of service, and if you have any questions, do not hesitate to call.

Sincerely,



Lew Bloch, Registered consulting Arborist

Enclosures: Sketch

Disclosure statement

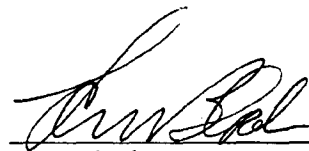
DISCLOSURE STATEMENT

As an arborist, I am a tree specialist and use my knowledge, education, training and experience to examine trees, recommend measures to enhance their beauty and health, and attempt to reduce the risk of living near trees. As the client, you may choose to accept or disregard these recommendations, or seek additional advice.

An arborist cannot detect every condition that could possibly lead to a tree or limb failure. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. As arborists, we cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy," but may be structurally unsound. Likewise, remedial treatment, like any medicine, cannot be guaranteed.

Furthermore, certain trees are borderline cases as to whether they should remain or be removed. Also conditions change, and a tree may need further monitoring in the future to determine its health and structure. Of course the only really safe option is removal.

Trees can be managed, but they cannot be controlled, and to live near a tree is to accept some degree of risk. The only way to eliminate all risks is to remove all trees.



Lew Bloch, Registered Consulting Arborist

3/20/00

(Date)



Front Elevation



Front Elevation - Area of Addition



Front Elevation - Cedar Parkway

DATE:	SUBMISSION
DATE:	REVISION

STUDIO

 DESIGN CONCEPTS

Project Number
OF
COPYRIGHT ©



Front Elevation



Front Elevation - Area of Addition



Front Elevation - Cedar Parkway

DATE	SUBMISSION
DATE	REVISION



Project Number

OF

COPYRIGHT ©

4/12/00

Date: 4/12/00
Sender: "Bourke Tom" <tom.bourke@whihomes.com>
To: HPC fax <IMCEAFAX-301-563-3412@weyerhaeuser.com>, KEPHART, "Naru Michele (M-NCPPC)" <narum@smtplink.mncppc.state.md.us>, Wright, Ziek
cc: 'Jerry Schiro' <jms@erols.com>, "Elliott Bob" <bob-elliott@worldnet.att.com>, "Feldman Gail" <Gailivy@aol.com>, Jacobs c/o angela mcfuckenfuss <cfmuck@erols.com>, "Marsh Joan" <r.marshes@erols.com>, "Stephens Betsy" <bstephens@ibm.net>, "Wellington Peter" <pwellington@steptoe.com>

Priority: Normal

Subject: CCV LAP Comments Wednesday 4/12 hearing

> Chevy Chase Village, Local Advisory Panel Comments for HPC Hearing April
> 12, 2000

> The following are the comments of the LAP on these Historic Area Work
> Permit Applications:

> Colby residence, 6000 Connecticut Ave:
> Outstanding resource,
> Porch Alteration, window replacement
> Staff recommendation: Approval

> The LAP concurs with the staff recommendation to approve without
> conditions. The addition appears to be well thought-out, and the removal
> of out-of-period prior work is to be commended

> Ruesch residence, 1 Primrose St:
> Outstanding resource
> Rear addition
> Staff recommendation: Approval.

> The LAP concurs with the staff recommendation for approval without
> conditions.
> The addition is well-designed and sits far back from Primrose St;
> therefore it has no significant impact on the streetscape. The LAP fully
> agrees with the approval.

→ > West residence, 5912 Cedar Parkway
> Contributing resource
> Alterations and addition (to side of house)
> Staff recommendation: Approval with conditions

35/13-009

> The LAP concurs with the approval of the proposed work. The addition at
> the side is set back from the front façade even more than the existing
> addition on the other side of the front elevation. Staff conditions for
> painted trim and tree-save measures are entirely reasonable. Several
> members of the LAP expressed concern for the trees to be removed or
> endangered by the new driveway construction. We believe this issue is
> already sufficiently covered by the Village permit review process, but the
> applicant should be reminded that approval from the Village will be
> required: The Village Building Code states, Section 8-17: " Unless a
> special permit has been obtained from the Board of Managers, no permit
> shall be issued for the construction of any improvement which may
> reasonably be expected to injure a tree of any size on an abutting or
> nearby property, unless the owner of such property grants written
> permission; or the removal of which is regulated by Chapter 17."

> The staff also requires that all new windows be wood with true divided
> light construction. The LAP would generally agree with this for the
> street elevation, but suggests if the resident so requests, that

> flexibility be allowed for windows facing the side and rear of the house.
> The Local Guidelines call for lenient scrutiny in such situations, and the
> LAP feels that this flexibility should be provided if desired by the
> applicant.

>
> Respectfully Submitted for the Panel by
> Thomas K. Bourke
> Chairman

>
>
>
>
>



Lew Bloch
Bloch Consulting Group

March 20, 2000

Mr. Howard Kandel
Kandel Construction Group, Inc.
8926 Abbey Terrace
Potomac, MD. 20854

Re: 5912 Cedar Parkway
Chevy Chase, MD.

As you requested, on March 20, 2000 I made a site visit with you to inspect certain trees at the above address. The purpose of this inspection was to ascertain the impact of a proposed new driveway on the health of these trees.

A not-to-scale sketch of the area involved with the trees and the proposed new 10-foot wide asphalt on gravel driveway is attached to this report.

In my professional opinion, the 30" diameter Beech Tree in the center of the area will not be impacted by the construction. The 27" diameter White Oak tree will have some minor damage to its critical root zone. The 34" diameter Tulip Poplar on the next door neighbors' property and the 8" diameter street tree will have more root damage.

In order to minimize the damages, I offer the following procedures;

- ◆ The driveway area that is shown as shaded on the sketch is the most important in root damage. This area should be excavated no more than 4 inches deep for the gravel base. The asphalt layer may be placed on top of this.
- ◆ The driveway pavement can be held in place with steel edging or additional gravel built against the sides of the paving. This can then be landscaped with ground cover plants.
- ◆ The subject trees should be deep root fertilized/aerated according to the following. Drill or auger 2-inch diameter holes, 24 inches apart, approximately 10 to 15 inches deep in concentric rings in the area of the drip line of the trees. In the case of the Poplar Tree, much of this operation will be on the neighbors' property. These holes

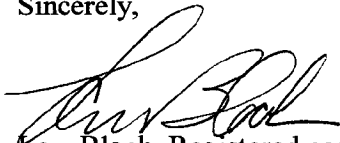
are then filled to within 4-inches of the top with a mixture of half 10-10-10 granular fertilizer (or approved equal) and half humus (or approved equal). This work should be done within the next four weeks, and be done by a certified arborist.

- ◆ If there are drought conditions this summer, these trees should be irrigated on a regulated basis. The holes that were drilled will act as channels for the water to enter the critical root zone.

Although there can be no guarantees, if the above steps are implemented, it is my professional opinion that these trees can survive this construction work.

Thank you for the opportunity to be of service, and if you have any questions, do not hesitate to call.

Sincerely,

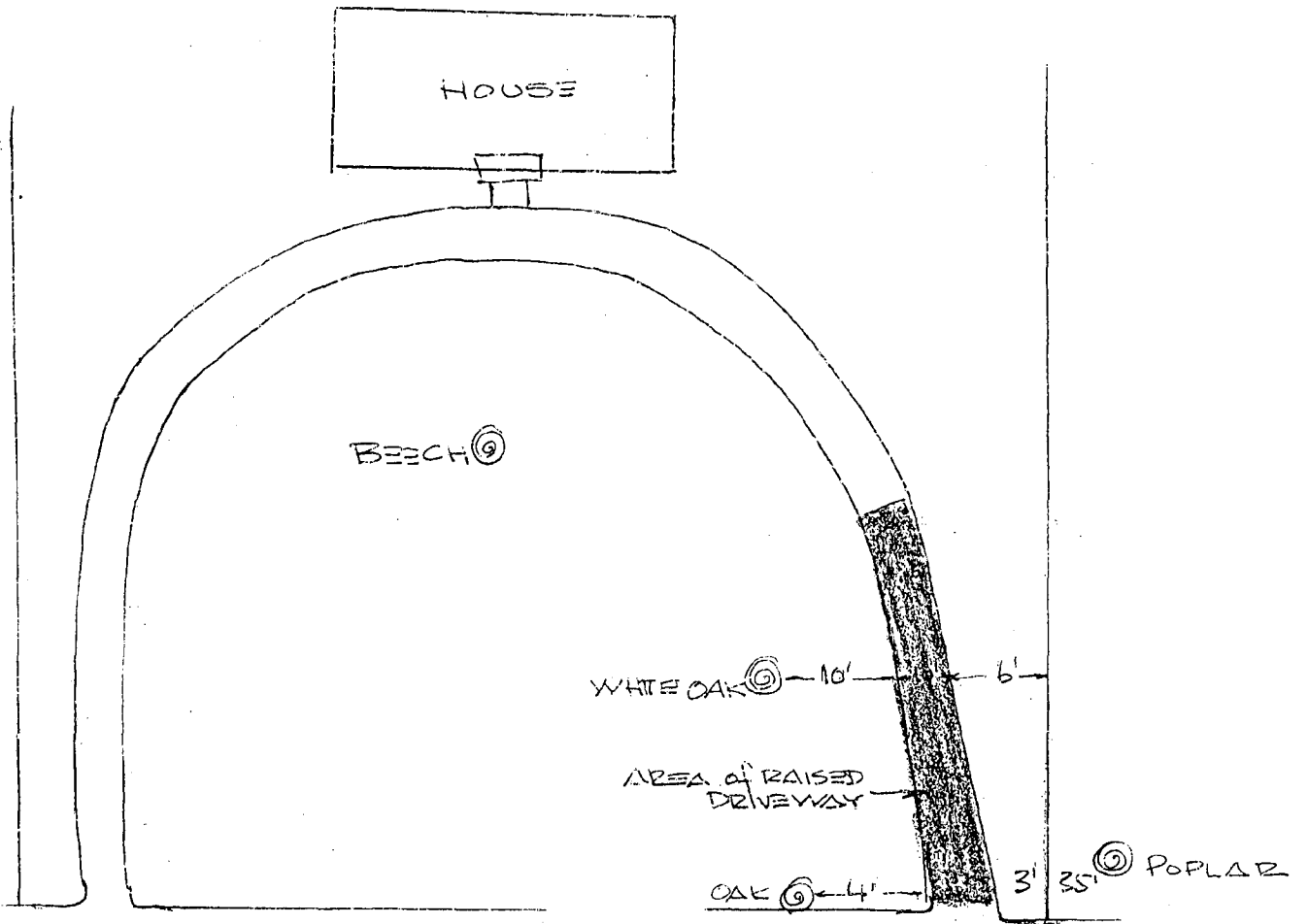


Lew Bloch, Registered consulting Arborist

Enclosures: Sketch

Disclosure statement

SCHEMATIC for KANDEL CONSTRUCTION



NO SCALE

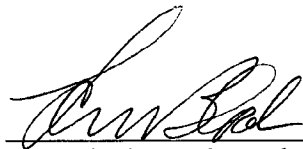
DISCLOSURE STATEMENT

As an arborist, I am a tree specialist and use my knowledge, education, training and experience to examine trees, recommend measures to enhance their beauty and health, and attempt to reduce the risk of living near trees. As the client, you may choose to accept or disregard these recommendations, or seek additional advice.

An arborist cannot detect every condition that could possibly lead to a tree or limb failure. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. As arborists, we cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy," but may be structurally unsound. Likewise, remedial treatment, like any medicine, cannot be guaranteed.

Furthermore, certain trees are borderline cases as to whether they should remain or be removed. Also conditions change, and a tree may need further monitoring in the future to determine its health and structure. Of course the only really safe option is removal.

Trees can be managed, but they cannot be controlled, and to live near a tree is to accept some degree of risk. The only way to eliminate all risks is to remove all trees.




Lew Bloch, Registered Consulting Arborist

3/20/00

(Date)

Feb 16, 2000



Ray Sobrino, AIA
PRINCIPAL ARCHITECT

Ray Sobrino Associates PA.
Architecture/Land Planning

5912 CEDAR PARKWAY

15825 Shady Grove Road, Suite 180
Rockville, MD 20850
Phone: 301 258-3744 Fax: 301 258-3745

Row

Creating Structure from



Side Elevation - Area of Addition



Rear Elevation - Area to be Removed



Rear Elevation



Rear Elevation - Area of Addition