

III C

35/36-00B 4722 Dorset Avenue
(Somerset Historic District)

Gwen -

4/5

12:20

Walter Behr called -
town has given a
permit for removal
of 50± trees on
Rindard property.

A.
(301-654-1258)

Rill & Decker Architects, PC

5019 Wilson Lane
Bethesda, Md
20814

T R A N S M I T T A L

TO: Robin Zeik

FROM: Rich

DATE: 7/10/01

FAX NUMBER: 301 563-3412

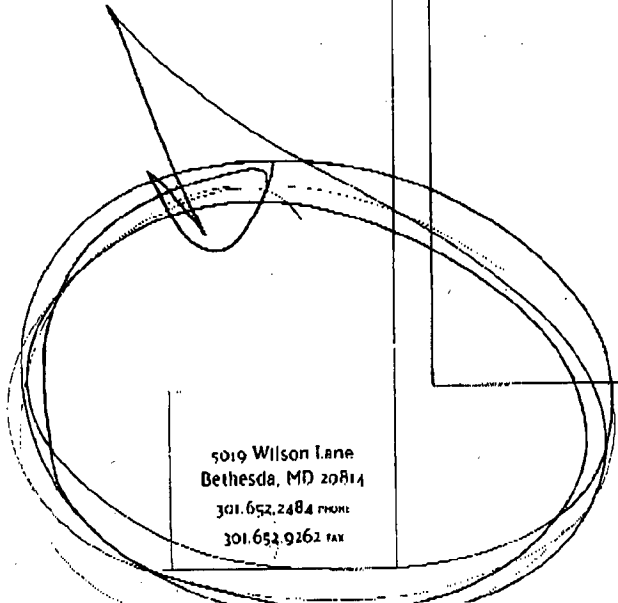
of PAGES (incl. cover) 3

PROJECT: Will-Lipscomb

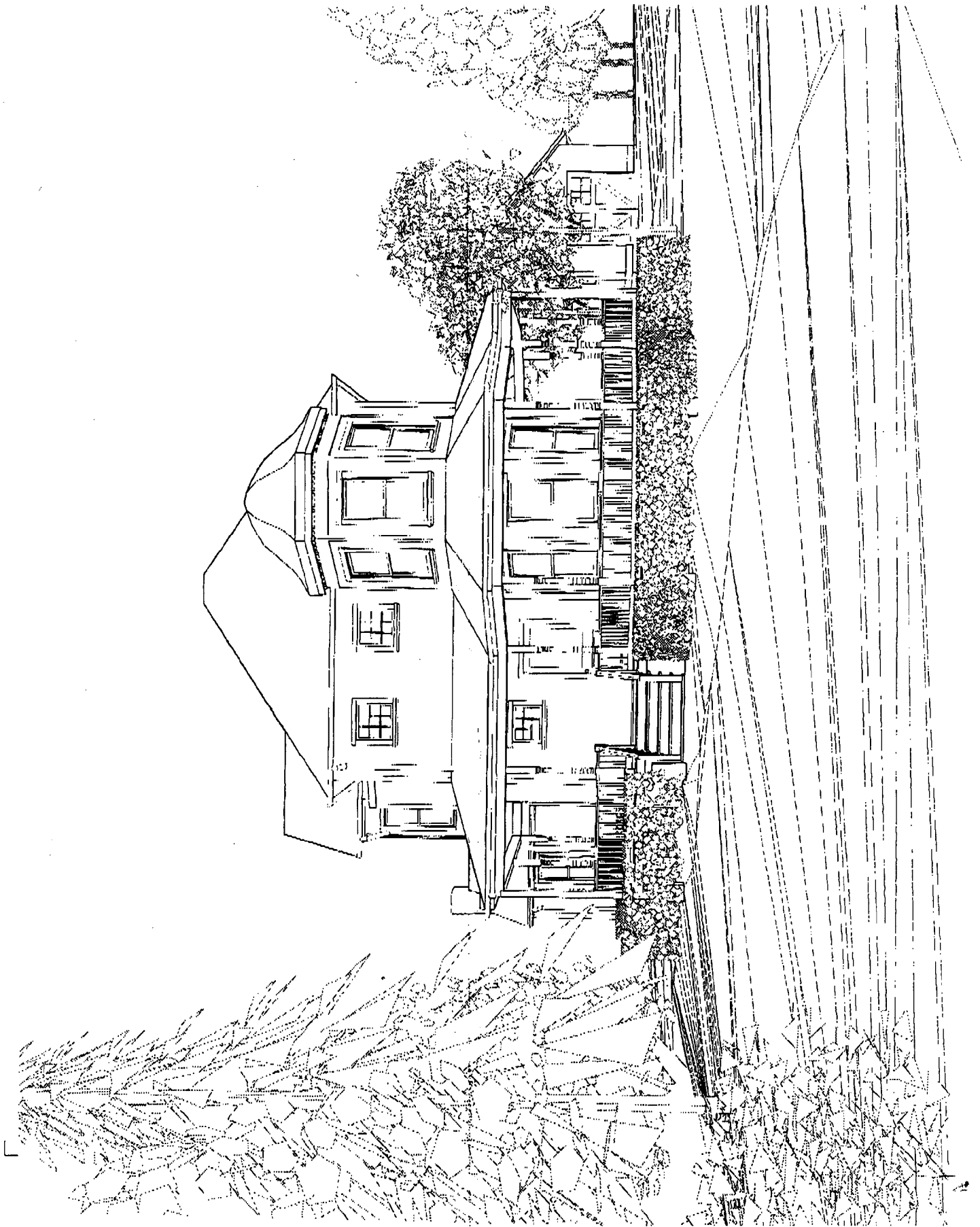
Robin,

Here are the perspectives
from the street.

-Rich



5019 Wilson Lane
Bethesda, MD 20814
301.652.2484 phone
301.652.9262 fax





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 26, 2000

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* 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

Approved with Conditions: _____

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: Laura Will & Joe Lipscomb

Address: 4722 Dorset Avenue, Chevy Chase, MD 2

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.



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

APPLICATION FOR HISTORIC AREA WORK PERMIT

attn: Toodle Shipley
bldg permits center

Contact Person: Laura Will

Daytime Phone No.: 301-991-1248

Tax Account No.: _____

Name of Property Owner: Laura Will + Joe Lipscomb Daytime Phone No.: 301-991-1248

Address: 9807 Dorset Ave Chevy Chase MD 20815
Street Number City Street Zip Code

Contractor: to be determined Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4722 Street: Dorset Ave.

Town/City: Chevy Chase Nearest Cross Street: Wisconsin Ave.

Lot: 4 Block: 5 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|---|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>tree removals</u> | | | | |

1B. Construction cost estimate: \$ _____

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.

Laura Will _____ Mar. 31, 2000
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 4/26/00
Application/Permit No.: 15378 Date Filed: 4/4/2000 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

MEMORANDUM

DATE:

April 26, 2000

TO:

Local Advisory Panel/Town Government

*SOMERSET HISTORIC
DISTRICT*

FROM:

Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner

SUBJECT:

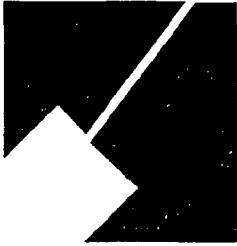
Historic Area Work Permit Application - HPC Decision

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

April 26, 2000

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.

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 26, 2000

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

c:\hawpapr.wpd

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4722 Dorset Avenue Meeting Date: 4/26/00
 Applicant: Laura Will & Joe Lipscomb Report Date: 4/19/00
 Resource: Somerset Historic District Public Notice: 4/12/99
 Review: HAWP Tax Credit: No
 Case Number: 35/36-00B Staff: Robin D. Ziek

PROPOSAL: Tree removal**STAFF RECOMMENDATION:**

Staff recommends approval of the proposal with no conditions.

PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in Somerset Historic District
 STYLE: Victorian, Queen Anne
 DATE: 1891

The house was built by Harvey Wiley, one of the original [five] founders of the Town of Somerset. Mr. Wiley's house was probably the first to be completed, and is one of three of the original founders' homes which is still standing. Damaged by a fire in the late 70's, the house has stood empty for all of these years. The property (approximately one acre) has not been maintained during this time, and the property is overgrown with vines, volunteer trees, and some mature trees as well.

The applicant will be returning to the HPC in the future for a HAWP to complete the rehabilitation of the property. This application is the first step to bringing this home back into the community.

PROPOSAL

In order to clean up the grounds (see Circle 5, 6), the applicant proposes to remove all the vines and undergrowth, and remove approximately 60% of the trees which are over 4" in diameter. (The landscape study was based on the Town of Somerset's review authority over removal of trees which are greater than 4" in diameter, even though the HPC reviews removal of trees which are 6" in diameter or greater). Many of the trees to be removed are already dead or are dying. The applicant proposes to retain 47 trees on the property (see Circle 8, 9), undertake tree save measures to support their health (see Circle 11-14).

STAFF DISCUSSION

The Town of Somerset has reviewed this project and is supportive. The property has been sadly neglected, and this proposal will help to revive the site. In the current state, nothing has

①

prospered. Staff thanks the applicant for a thorough and concise application. The entire community will benefit from the care and attention to this property.

STAFF RECOMMENDATION

Staff recommends 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.

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 (240) 777-6240 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

attn: Toodle Shipley
bldg permits center

Contact Person: Laura Will

Daytime Phone No.: 301-991-1248

Tax Account No.: _____

Name of Property Owner: Laura Will + Joe Lipscomb Daytime Phone No.: 301-991-1248

Address: 7807 Dorset Ave Chevy Chase MD 20815
Street Number City Street Zip Code

Contractor: to be determined Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4722 Street: Dorset Ave.

Town/City: Chevy Chase Nearest Cross Street: Wisconsin Ave

Lot: 4 Block: 5 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

I.A. 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: tree removals

1B. Construction cost estimate: \$ _____

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.

Laura Will
Signature of owner or authorized agent

Mar. 31, 2000
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 15378 Date Filed: 4/1/2000 Date Issued: _____

4722 Dorset Avenue

names of adjacent & confronting property owners

- 4728 Dorset Ave
Brian Graham and Toni Clarke
- 4718 Dorset Ave
Dr. Marieman Mik
- 4721 Dorset Ave
Ellen Brown
- 4725 Dorset Ave
Earl and Helen Colson
- 4727 Essex Ave
Valentia Ringland
- 4721 Essex Ave
Michael and Lise Ringland
- 4715 Essex Ave
Michael Calabrese and Barbara Pape



H. BRUCE PHILLIPS & CO. INC.
11819 Lime Kiln Road
Post Office Box 532
Fulton, Maryland 20759-0532
301-596-8100
410-792-7300

March 23, 2000

Ms. Laura Will
4807 Dorset Avenue
Chevy Chase, MD 20815

301.941.1248

TREE PRESERVATION REPORT: NEW HOME SITE ON DORSET AVENUE

LOCATION: 4722 Dorset Avenue, Town of Somerset, Chevy Chase, Maryland

DATE OF INVESTIGATION: 03/11 & 03/17/2000

ARBORIST: Timothy D. Zastrow, ISA Cert. #MA-0043

FINDINGS & RECOMMENDATIONS:

There are one hundred nineteen (119) trees on this property that exceed 4" in diameter at four feet above the ground. Forty-seven (47) trees have potential for preservation. Sixteen (16) trees are dead. Fifty-six (56) trees are either dying, structurally unsound, too overrun with vines to be viable once the vines are removed, too close to the house to be saved, or an undesirable species. All significant trees have been marked and those that are over 4" in diameter numbered and plotted on the Tree Preservation Plan. The markings are as follows:

- Blue numbered tags = trees over 4" diameter @ 4' with the potential to be saved.
- Red numbered tags = trees over 4" diameter @ 4' which should not be saved.
- Blue/White tags = trees 4" or less which can be saved.
- Orange/White or White tags = trees 4" or less that should not be saved.

This report will cover only those trees that exceed 4" diameter.

Members

- Maryland Arborist Association
- Elm Research Institute
- Entomological Society of America
- National Arborist Association
- International Society of Arboriculture
- Landscape Contractors Association

6

Tree preservation on this site will have to be done in stages. The first stage will be to establish tree preservation areas around those trees to remain and then clear the rest of the property using a combination of hand tools and machines. The second stage will be to hand clear around those trees to be saved, remove vines from the canopies, prune, and cable as needed. The third stage, as the time of actual construction approaches, will include: re-evaluation of trees and removal of any additional trees that are not viable; layout of construction activity areas; root pruning where excavation will encroach on trees to be preserved; installation of tree preservation fence to keep construction away from trees; and application of root growth enhancements as needed.

Successful tree preservation will require an on-going commitment to care for these trees both during and after construction. Communication between builder, property owner and Arborist is critical for the long-term survival. The following sequence gives the order in which to proceed with your project to insure the best possible outcome.

ORDER OF TREE PRESERVATION/CONSTRUCTION

- 1) Layout tree preservation areas.
- 2) Perform initial clearing.
- 3) Remove vines, prune and cable trees to be saved.

- 4) Before construction begins reassess remaining trees to be sure that they can survive.
- 5) Root Prune.
- 6) Install Tree Preservation Fence.
- 7) Treat critical trees that will suffer root loss with beneficial mycorrhizae and mulch with wood chips as needed.
- 8) Install sediment control fence around soil stock-pile areas.
- 9) Begin excavation and construction & inspect site once each month.
- 10) In autumn 2000 treat critical trees with organic root growth stimulant. Repeat in spring 2001.
- 11) Fertilize the critical trees with 32-7-7 in autumn 2001.
- 12) Repeat mycorrhizae treatment in spring 2002.

SUMMARY OF TREES TO BE GIVEN SPECIAL ATTENTION FOR PRESERVATION

- #1 – 56.2" Silver Maple Tree: Root Prune. Remove Vines. Prune. Cable. MRF & Mulch.
- #2 – 4.8" American Holly Tree: Remove Vines & Prune.
- #3 – 7.1" American Holly Tree: Remove Vines & Prune.
- #4 – 4.9" American Holly Tree
- #5 – 8.1" American Holly Tree: Remove Vines.
- #8 – 4.9" American Holly Tree: Remove Vines.
- #9 – 5.3" American Holly Tree: Remove Vines.
- #11 – 14.5" American Holly Tree: Remove Vines.
- #13 – 7.3" American Holly Tree: Remove Vines.
- #19 – White Cedar (4.6"): Remove Vines.
- #25 – American Holly (9.1"): Remove Vines.
- #34 – 8.0" American Holly Tree: Remove Vines & Prune.
- #35 – 17.4" Pin Oak Tree: Remove Vines.
- #36 – 10.3" American Holly Tree: Remove Vines.
- #37 – 11.5" Paw Paw Tree: Remove Vines & Prune.
- #38 – 22.0" Pin Oak Tree: Remove Vines & Prune.
- #47 – 4.9" Japanese (?) Yew Tree: Remove Vine and Prune.
- #51 – 4.7" American Holly Tree: Remove Vines and Prune.
- #52 – 6.3" Black Walnut Tree: remove Vines & Prune.
- #53 – 7.0" Tulip Poplar Tree: Remove vines & Prune.
- #55 – 20.0" American Holly Tree: Remove Vines & Prune.
- #59 – 4.1" American Holly Tree: Remove Vines.
- #63 – 28.0" Black Walnut Tree: Remove Vines & Prune.
- #68 – 9.0" American Holly Tree: Remove Vines & Prune.
- #69 – 5.5" Tulip Poplar Tree: Remove Vines & Prune.
- #70 – 10.0" American Beech Tree: Remove Vines & Prune.
- #71 – 5.1" American Holly Tree: Remove Vines & Prune.
- #72 – 6.6" American Holly Tree: Remove Vines & Prune.
- #73 – 4.7" American Holly Tree: Remove Vines & Prune.
- #74 – 17.3" Hickory Tree
- #76 – 6.8" American Holly Tree: Remove Vines & Prune.
- #82 – 10.1" Redbud Tree: Remove Vines & Prune.
- #85 – 7.2" Redbud Tree: Remove Vines & Prune.
- #87 – 5.3" Magnolia Tree: Prune.

- #88 – 4.6" American Holly Tree: Remove Vines & Prune.
- #92 – 5.5" American Holly Tree: Remove Vines & Prune.
- #93 – 13.0" Redbud Tree: Remove Vines and Prune.
- #98 – 10.8" Redbud Tree: Remove Vines & Prune.
- #99 – 14.3" Redbud Tree: Remove Vines & Prune.
- #100 – 30.3" Deodar Cedar Tree: Root Prune. Remove Vines, Prune, MRF & Mulch.
- #104 – 13.1" Redbud Tree: Remove Vines & Prune.
- #106 – Twin Trunk American Holly (7+6"): Remove Vines & Prune.
- #109 – 12.2" American Holly Tree: Root Prune, Remove Vines, Prune, MRF & Mulch.
- #110 – 9.0" American Holly Tree: Root Prune, Remove Vines, Prune, MRF & Mulch.
- #117 – 15.2" American Holly Tree: Remove Vines & Prune.
- #118 – 20.1" Box Elder Tree: Prune.
- #119 – 8.8" Redbud Tree: Prune.

TREE REMOVAL AND CLEARING

The following trees are slated for removal along with the brush in the initial site clearing:

- #6 – Dying Hemlock (10.5")
- #7 – Dead Dogwood (5.0")
- #10 – Undesirable Wisteria Vine (4.2")
- #12 – Dying Redbud (11.1")
- #14 – Dying Hemlock (5.6")
- #15 – Dead Dogwood (5.4")
- #16 – Dead Pin Oak (9.0")
- #17 – Dead Dogwood (5.0")
- #18 – Dead Pin Oak (29.5")
- #20 – Paulownia (14.6"), serious trunk decay.
- #21 – Paulownia (9.5"), too close to house.
- #22 – American Holly (15.6"), over grown with vines.
- #23 – Dead Pin Oak (20.0")
- #24 – Redbud (6.0"), overrun with vines.
- #26 – Pin Cherry (10.1"), overrun with vines.
- #27 – American Holly (5.2"), overrun with vines.
- #28 – Red Maple (7.6"), overrun with vines.
- #29 – Pin Cherry (10.5"), overrun with vines.

-
- #30 – Black Gum (10.6”), overrun with vines.
 - #31 – Dead Hemlock (8.0”)
 - #32 – American Holly (7.5”), overrun with vines.
 - #33 – Dead Hemlock (9.3”)
 - #39 – Red Maple (7.5”), overrun with vines.
 - #40 – Red Maple (10.5”), overrun with vines.
 - #41 – Red Maple (10.4”), overrun with vines.
 - #42 – Dead Red Maple (12.0”)
 - #43 – Paulownia (4.3”), overrun with vines.
 - #44 – American Holly (15.6”), overrun with vines.
 - #45 – Redbud (6.4”), overrun with vines.
 - #46 – Redbud (6.2”), overrun with vines.
 - #48 – Redbud (9.3”), overrun with vines.
 - #49 – Red Oak (7.3”), overrun with vines.
 - #50 – Redbud (8.2”), overrun with vines.
 - #54 – Pin Cherry (11.0”), overrun with vines.
 - #56 – Dead Redbud (7.1”)
 - #57 – Black Walnut (5.2”), overrun with vines.
 - #58 – Redbud (5.2”), overrun with vines.
 - #60 – Redbud (6.4”), overrun with vines.
 - #61 – Magnolia (11.0”), overrun with vines.
 - #62 – Tulip Poplar (17.4”), trunk decay.
 - #64 – Tulip Poplar (8.7”), overrun with vines.
 - #65 – American Holly (4.8”), overrun with vines.
 - #66 – American Holly (4.5”), overrun with vines.
 - #67 – Dead Pin Oak (16.7”)
 - #75 – Redbud (5.2”), overrun with vines.
 - #77 – Black Walnut (5.7”), overrun with vines.
 - #78 – Dying Hemlock (7.2”)
 - #79 – Dying Hemlock (5.0”)
 - #80 – Dying Hemlock (5.7”)
 - #81 – Paulownia (9.9”), undesirable location in fence line with strong lean towards street.
 - #83 – Redbud (7.2”), split and overrun with vines.
 - #84 – Redbud (5.2”), overrun with vines.
 - #86 – Black Cherry (6.0”), undesirable species.
 - #89 – Dead Pin Oak (13.5”)
 - #90 – Dead Dogwood (6.6”)

- #91 – Redbud (4.1”), uprooting.
- #94 – Dead Dogwood (6.0”)
- #95 – Redbud (18”), split and uprooting.
- #96 – Redbud (6.0”), overrun with vines.
- #97 – Wisteria (5.8”), undesirable species.
- #101 – American Holly (5.1”), overrun with vines.
- #102 – Dead Dogwood (5.0”)
- #103 – Dying Redbud (16.3”)
- #105 – Dying Redbud (7.3”)
- #107 – American Holly (6.5”), too much lean.
- #108 – 17.5” Arborvitae Tree: Poor form, broken top and overrun with vines.
- #111 – Dying Hemlock (6.3”)
- #112 – Dying Hemlock (6.2”)
- #113 – Dying Hemlock (6.4”)
- #114 – Dying Hemlock (6.5”)
- #115 – Red Maple (14.6”), overrun with vines.
- #116 – Dead Black Cherry (12.0”)

TREATMENT SPECIFICATIONS

ROOT PRUNING – At least five trees located near the proposed perimeter of the construction zone may experience significant root loss due to excavation or grade changes. It is best to pre-cut these roots to avoid more serious damage caused by excavation equipment.

Prune roots with a Vermeer Root Saw to a depth of 15" as per layout to be done on site with white paint and white flags. Roots, which can not be cut by machine, are to be carefully excavated and cut by hand using a clean sharp saw.

TREE PRESERVATION FENCE – Installed around tree preservation areas. The tree preservation fence is not to be crossed or damaged. If damage to the fence occurs it must be repaired immediately. No activity or storage of equipment and supplies will be allowed in the preservation areas.

Install tree protection fence as per layout to be done onsite with blue flags along a blue paint line. Fence to be 14 1/2 gauge 2"x4" 4' wide wire mesh supported by 6' long tee-posts at 10' o.c. maximum spacing. Top of fence to be marked with bright flagging, placed 3' o.c.

HAND CLEARING, VINE REMOVAL AND PRUNING – Those trees that are to be saved should have the undesirable vegetation removed by hand, vines removed from the crowns and dead and weak branches pruned out.

MYCORRHIZAE, ROOT GROWTH STIMULANT AND FERTILIZATION (MRF)–

Some of the trees to be saved which will lose roots from excavation, compaction, clearing and/or grade changes will need help to recover from the loss. Treat these trees as follows:

Spring '00 – Mycorrhizae plus root growth stimulant.

Autumn '00 – Root growth stimulant.

Spring '01 – Root growth stimulant.

Autumn '01 - Fertilizer plus root growth stimulant.

Spring '02 – Mycorrhizae plus root growth stimulant.

Treat all marked trees with PHC's Mycorrhizae (@ four (4) ounces per 100 gallons water and Doggett's "Natural Resource" (@ 1/2 pound per 100 gallons water. Fertilizer to be Doggett's 32-7-7 mixed at 20 pounds per 100 gallons water. Application rate to be 40-50 gallons per 1,000 square feet of treatment area. Post construction treatment area to extend from the trunk to radius of 20' in all directions or the furthest extent of branch spread which ever is greater.

Treatments to be applied by liquid soil injection at 250 psi, three (3) feet on center, four (4) - twelve (12) inches deep over the entire treatment area.

WOOD CHIP MULCH - To be applied over the primary root zone for those trees that will lose a significant part of their root system. Mulching will conserve water, maintain lower soil temperatures, and encourage growth of non-woody roots essential for continued tree vigor.

Wood chips may be either composted or fresh. Apply two (2) - four (4) inches deep from the trunk to a distance of twenty (20) feet from the trunk, or to the tree protection fence, whichever is less. After spreading chips broadcast two (2) pounds of prilled urea (46-0-0) or three (3) pounds of urea-form 38-0-0 over every one thousand (1,000) square feet of spread chips.

ADDITIONAL CONSIDERATIONS

ADDITIONAL TREATMENTS -

Due to the complexity of this job and the difficulty of examining these trees since they are covered in vines it is likely that the status of some trees will change and additional treatments will be recommended to particular trees to enhance their chance of survival.

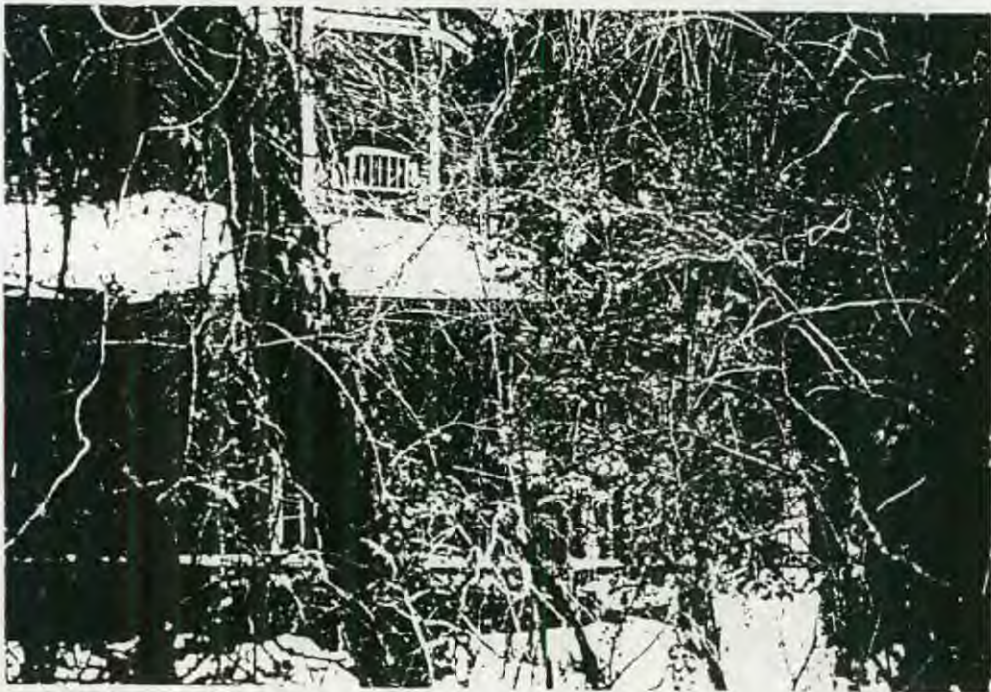
MONITORING -

Arborist should check site conditions once each month during construction to make sure: tree preservation is being carried out, damage to trees has not occurred and soil moisture levels are adequate. Follow-up with twice annual inspections by Arborist for three years after construction is complete, once each year thereafter.

LONG TERM SURVIVAL AND SAFETY -

The full implementation of these specifications will give your trees the best possible chance of survival. However, these treatments will not guaranty that the trees will not die, fall over or split during a storm. Recommendations are based upon readily observable conditions and the construction plans made available to us. The practical technology does not exist to provide a comprehensive analysis of root, trunk and limb conditions. Even the strongest trees when exposed to great forces or slow decay will fail.

The trees that have been selected for preservation are those that in TREEMASTERS® experience have the best chance of continuing healthy growth after construction is completed. All trees present a certain amount of risk. We seek to minimize risk by removing those trees that have obvious defects and targets, but every tree has the potential of causing personal injury and/or property damage. It is up to the property owner to decide how much risk tolerance they have.



15

4722 Dorset Avenue

names of adjacent & confronting property owners

- 4728 Dorset Ave

Brian Graham and Torie Clarke

- 4718 Dorset Ave

Dr. Narieman Nik

- 4721 Dorset Ave

Ellen Brown

- 4725 Dorset Ave.

Earl and Helen Colson

- 4727 Essex Ave

Valentia Ringland

- 4721 Essex Ave.

Michael and Cise Ringland

- 4715 Essex Ave.

Michael Calabrese and Barbara Pape

March 23, 2000

Ms. Laura Will
4807 Dorset Avenue
Chevy Chase, MD 20815

301.941.1248



H. BRUCE PHILLIPS & CO. INC.
11819 Lime Kiln Road
Post Office Box 532
Fulton, Maryland 20759-0532
301-598-8100
410-792-7300

TREE PRESERVATION REPORT: NEW HOME SITE ON DORSET AVENUE

LOCATION: 4722 Dorset Avenue, Town of Somerset, Chevy Chase, Maryland

DATE OF INVESTIGATION: 03/11 & 03/17/2000

ARBORIST: Timothy D. Zastrow, ISA Cert. #MA-0043

FINDINGS & RECOMMENDATIONS:

There are one hundred nineteen (119) trees on this property that exceed 4" in diameter at four feet above the ground. Forty-seven (47) trees have potential for preservation. Sixteen (16) trees are dead. Fifty-six (56) trees are either dying, structurally unsound, too overrun with vines to be viable once the vines are removed, too close to the house to be saved, or an undesirable species. All significant trees have been marked and those that are over 4" in diameter numbered and plotted on the Tree Preservation Plan. The markings are as follows:

- Blue numbered tags = trees over 4" diameter @ 4' with the potential to be saved.
- Red numbered tags = trees over 4" diameter @ 4' which should not be saved.
- Blue/White tags = trees 4" or less which can be saved.
- Orange/White or White tags = trees 4" or less that should not be saved.

This report will cover only those trees that exceed 4" diameter.

Members

- Maryland Arborist Association
- Elm Research Institute
- Entomological Society of America
- National Arborist Association
- International Society of Arboriculture
- Landscape Contractors Association

Tree preservation on this site will have to be done in stages. The first stage will be to establish tree preservation areas around those trees to remain and then clear the rest of the property using a combination of hand tools and machines. The second stage will be to hand clear around those trees to be saved, remove vines from the canopies, prune, and cable as needed. The third stage, as the time of actual construction approaches, will include: re-evaluation of trees and removal of any additional trees that are not viable; layout of construction activity areas; root pruning where excavation will encroach on trees to be preserved; installation of tree preservation fence to keep construction away from trees; and application of root growth enhancements as needed.

Successful tree preservation will require an on-going commitment to care for these trees both during and after construction. Communication between builder, property owner and Arborist is critical for the long-term survival. The following sequence gives the order in which to proceed with your project to insure the best possible outcome.

ORDER OF TREE PRESERVATION/CONSTRUCTION

- 1) Layout tree preservation areas.
- 2) Perform initial clearing.
- 3) Remove vines, prune and cable trees to be saved.

- 4) Before construction begins reassess remaining trees to be sure that they can survive.
- 5) Root Prune.
- 6) Install Tree Preservation Fence.
- 7) Treat critical trees that will suffer root loss with beneficial mycorrhizae and mulch with wood chips as needed.
- 8) Install sediment control fence around soil stock-pile areas.
- 9) Begin excavation and construction & inspect site once each month.
- 10) In autumn 2000 treat critical trees with organic root growth stimulant. Repeat in spring 2001.
- 11) Fertilize the critical trees with 32-7-7 in autumn 2001.
- 12) Repeat mycorrhizae treatment in spring 2002.

SUMMARY OF TREES TO BE GIVEN SPECIAL ATTENTION FOR PRESERVATION

- #1 – 56.2” Silver Maple Tree: Root Prune. Remove Vines. Prune. Cable. MRF & Mulch.
- #2 – 4.8” American Holly Tree: Remove Vines & Prune.
- #3 – 7.1” American Holly Tree: Remove Vines & Prune.
- #4 – 4.9” American Holly Tree
- #5 – 8.1” American Holly Tree: Remove Vines.
- #8 – 4.9” American Holly Tree: Remove Vines.
- #9 – 5.3” American Holly Tree: Remove Vines.
- #11 – 14.5” American Holly Tree: Remove Vines.
- #13 – 7.3” American Holly Tree: Remove Vines.
- #19 – White Cedar (4.6”): Remove Vines.
- #25 – American Holly (9.1”): Remove Vines.
- #34 – 8.0” American Holly Tree: Remove Vines & Prune.
- #35 – 17.4” Pin Oak Tree: Remove Vines.
- #36 – 10.3” American Holly Tree: Remove Vines.
- #37 – 11.5” Paw Paw Tree: Remove Vines & Prune.
- #38 – 22.0” Pin Oak Tree: Remove Vines & Prune.
- #47 – 4.9” Japanese (?) Yew Tree: Remove Vine and Prune.
- #51 – 4.7” American Holly Tree: Remove Vines and Prune.
- #52 – 6.3” Black Walnut Tree: remove Vines & Prune.
- #53 – 7.0” Tulip Poplar Tree: Remove vines & Prune.
- #55 – 20.0” American Holly Tree: Remove Vines & Prune.
- #59 – 4.1” American Holly Tree: Remove Vines.
- #63 – 28.0” Black Walnut Tree: Remove Vines & Prune.
- #68 – 9.0” American Holly Tree: Remove Vines & Prune.
- #69 – 5.5” Tulip Poplar Tree: Remove Vines & Prune.
- #70 – 10.0” American Beech Tree: Remove Vines & Prune.
- #71 – 5.1” American Holly Tree: Remove Vines & Prune.
- #72 – 6.6” American Holly Tree: Remove Vines & Prune.
- #73 – 4.7” American Holly Tree: Remove Vines & Prune.
- #74 – 17.3” Hickory Tree
- #76 – 6.8” American Holly Tree: Remove Vines & Prune.
- #82 – 10.1” Redbud Tree: Remove Vines & Prune.
- #85 – 7.2” Redbud Tree: Remove Vines & Prune.
- #87 – 5.3” Magnolia Tree: Prune.

- #88 – 4.6” American Holly Tree: Remove Vines & Prune.
- #92 – 5.5” American Holly Tree: Remove Vines & Prune.
- #93 – 13.0” Redbud Tree: Remove Vines and Prune.
- #98 – 10.8” Redbud Tree: Remove Vines & Prune.
- #99 – 14.3” Redbud Tree: Remove Vines & Prune.
- #100 – 30.3” Deodar Cedar Tree: Root Prune, Remove Vines, Prune, MRF & Mulch.
- #104 – 13.1” Redbud Tree: Remove Vines & Prune.
- #106 – Twin Trunk American Holly (7+6”): Remove Vines & Prune.
- #109 – 12.2” American Holly Tree: Root Prune, Remove Vines, Prune, MRF & Mulch.
- #110 – 9.0” American Holly Tree: Root Prune, Remove Vines, Prune, MRF & Mulch.
- #117 – 15.2” American Holly Tree: Remove Vines & Prune.
- #118 – 20.1” Box Elder Tree: Prune.
- #119 – 8.8” Redbud Tree: Prune.

TREE REMOVAL AND CLEARING

The following trees are slated for removal along with the brush in the initial site clearing:

- #6 – Dying Hemlock (10.5”)
- #7 – Dead Dogwood (5.0”)
- #10 – Undesirable Wisteria Vine (4.2”)
- #12 – Dying Redbud (11.1”)
- #14 – Dying Hemlock (5.6”)
- #15 – Dead Dogwood (5.4”)
- #16 – Dead Pin Oak (9.0”)
- #17 – Dead Dogwood (5.0”)
- #18 – Dead Pin Oak (29.5”)
- #20 – Paulownia (14.6”), serious trunk decay.
- #21 – Paulownia (9.5”), too close to house.
- #22 – American Holly (15.6”), over grown with vines.
- #23 – Dead Pin Oak (20.0”)
- #24 – Redbud (6.0”), overrun with vines.
- #26 – Pin Cherry (10.1”), overrun with vines.
- #27 – American Holly (5.2”), overrun with vines.
- #28 – Red Maple (7.6”), overrun with vines.
- #29 – Pin Cherry (10.5”), overrun with vines.

- #30 – Black Gum (10.6”), overrun with vines.
- #31 – Dead Hemlock (8.0”)
- #32 – American Holly (7.5”), overrun with vines.
- #33 – Dead Hemlock (9.3”)
- #39 – Red Maple (7.5”), overrun with vines.
- #40 – Red Maple (10.5”), overrun with vines.
- #41 – Red Maple (10.4”), overrun with vines.
- #42 – Dead Red Maple (12.0”)
- #43 – Paulownia (4.3”), overrun with vines.
- #44 – American Holly (15.6”), overrun with vines.
- #45 – Redbud (6.4”), overrun with vines.
- #46 – Redbud (6.2”), overrun with vines.
- #48 – Redbud (9.3”), overrun with vines.
- #49 – Red Oak (7.3”), overrun with vines.
- #50 – Redbud (8.2”), overrun with vines.
- #54 – Pin Cherry (11.0”), overrun with vines.
- #56 – Dead Redbud (7.1”)
- #57 – Black Walnut (5.2”), overrun with vines.
- #58 – Redbud (5.2”), overrun with vines.
- #60 – Redbud (6.4”), overrun with vines.
- #61 – Magnolia (11.0”), overrun with vines.
- #62 – Tulip Poplar (17.4”), trunk decay.
- #64 – Tulip Poplar (8.7”), overrun with vines.
- #65 – American Holly (4.8”), overrun with vines.
- #66 – American Holly (4.5”), overrun with vines.
- #67 – Dead Pin Oak (16.7”)
- #75 – Redbud (5.2”), overrun with vines.
- #77 – Black Walnut (5.7”), overrun with vines.
- #78 – Dying Hemlock (7.2”)
- #79 – Dying Hemlock (5.0”)
- #80 – Dying Hemlock (5.7”)
- #81 – Paulownia (9.9”), undesirable location in fence line with strong lean towards street.
- #83 – Redbud (7.2”), split and overrun with vines.
- #84 – Redbud (5.2”), overrun with vines.
- #86 – Black Cherry (6.0”), undesirable species.
- #89 – Dead Pin Oak (13.5”)
- #90 – Dead Dogwood (6.6”)

- #91 – Redbud (4.1”), uprooting.
- #94 – Dead Dogwood (6.0”)
- #95 – Redbud (18”), split and uprooting.
- #96 – Redbud (6.0”), overrun with vines.
- #97 – Wisteria (5.8”), undesirable species.
- #101 – American Holly (5.1”), overrun with vines.
- #102 – Dead Dogwood (5.0”)
- #103 – Dying Redbud (16.3”)
- #105 – Dying Redbud (7.3”)
- #107 – American Holly (6.5”), too much lean.
- #108 – 17.5” Arborvitae Tree: Poor form, broken top and overrun with vines.
- #111 – Dying Hemlock (6.3”)
- #112 – Dying Hemlock (6.2”)
- #113 – Dying Hemlock (6.4”)
- #114 – Dying Hemlock (6.5”)
- #115 – Red Maple (14.6”), overrun with vines.
- #116 – Dead Black Cherry (12.0”)

TREATMENT SPECIFICATIONS

ROOT PRUNING – At least five trees located near the proposed perimeter of the construction zone may experience significant root loss due to excavation or grade changes. It is best to pre-cut these roots to avoid more serious damage caused by excavation equipment.

Prune roots with a Vermeer Root Saw to a depth of 15" as per layout to be done on site with white paint and white flags. Roots, which can not be cut by machine, are to be carefully excavated and cut by hand using a clean sharp saw.

TREE PRESERVATION FENCE – Installed around tree preservation areas. The tree preservation fence is not to be crossed or damaged. If damage to the fence occurs it must be repaired immediately. No activity or storage of equipment and supplies will be allowed in the preservation areas.

Install tree protection fence as per layout to be done onsite with blue flags along a blue paint line. Fence to be 14 1/2 gauge 2"x4" 4' wide wire mesh supported by 6' long tee-posts at 10' o.c. maximum spacing. Top of fence to be marked with bright flagging, placed 3' o.c.

HAND CLEARING, VINE REMOVAL AND PRUNING – Those trees that are to be saved should have the undesirable vegetation removed by hand, vines removed from the crowns and dead and weak branches pruned out.

MYCORRHIZAE, ROOT GROWTH STIMULANT AND FERTILIZATION (MRF)–

Some of the trees to be saved which will lose roots from excavation, compaction, clearing and/or grade changes will need help to recover from the loss. Treat these trees as follows:

Spring `00 – Mycorrhizae plus root growth stimulant.

Autumn `00 – Root growth stimulant.

Spring `01 – Root growth stimulant.

Autumn `01 - Fertilizer plus root growth stimulant.

Spring `02 – Mycorrhizae plus root growth stimulant.

Treat all marked trees with PHC's Mycorrhizae @ four (4) ounces per 100 gallons water and Doggett's "Natural Resource" @ 1/2 pound per 100 gallons water. Fertilizer to be Doggett's 32-7-7 mixed at 20 pounds per 100 gallons water. Application rate to be 40-50 gallons per 1,000 square feet of treatment area. Post construction treatment area to extend from the trunk to radius of 20' in all directions or the furthest extent of branch spread which ever is greater.

Treatments to be applied by liquid soil injection at 250 psi, three (3) feet on center, four (4) - twelve (12) inches deep over the entire treatment area.

WOOD CHIP MULCH - To be applied over the primary root zone for those trees that will lose a significant part of their root system. Mulching will conserve water, maintain lower soil temperatures, and encourage growth of non-woody roots essential for continued tree vigor.

Wood chips may be either composted or fresh. Apply two (2) - four (4) inches deep from the trunk to a distance of twenty (20) feet from the trunk, or to the tree protection fence, whichever is less. After spreading chips broadcast two (2) pounds of prilled urea (46-0-0) or three (3) pounds of urea-form 38-0-0 over every one thousand (1,000) square feet of spread chips.

ADDITIONAL CONSIDERATIONS

ADDITIONAL TREATMENTS –

Due to the complexity of this job and the difficulty of examining these trees since they are covered in vines it is likely that the status of some trees will change and additional treatments will be recommended to particular trees to enhance their chance of survival.

MONITORING –

Arborist should check site conditions once each month during construction to make sure; tree preservation is being carried out, damage to trees has not occurred and soil moisture levels are adequate. Follow-up with twice annual inspections by Arborist for three years after construction is complete, once each year thereafter.

LONG TERM SURVIVAL AND SAFETY –

The full implementation of these specifications will give your trees the best possible chance of survival. However, these treatments will not guaranty that the trees will not die, fall over or split during a storm. Recommendations are based upon readily observable conditions and the construction plans made available to us. The practical technology does not exist to provide a comprehensive analysis of root, trunk and limb conditions. Even the strongest trees when exposed to great forces or slow decay will fail.

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