

18/39-99A 14525 Montevideo Rd
Poolesville (MP #18/39)Rocklands

8/31
9 AM

Perry

Call Lynn Meyer
re: Bainfield HAWP
drawing.

301-299-6200
Cassie has 'copy' ✓

1. ^{Need} Design for steps,
Rossa? fences.

2. heq. ble plan
for changes.

3. grading areas
designated

Mon pm solo w/c
~~to~~ drop off
Cissie will ~~arrive~~
sit plan @ my
house on the 7th
Sun 6/7th

1) Jan for
Hymie Meyer in man
2) @ Banfield
horses. De gave mo
Cissie's away #s
3/4 in there (both
places on man)
Sun/Mon - 757-425-5333
Tue → 302-227-7818



RETURN TO: Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-8370

Historic Preservation Commission
(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON CICELY BANFIELD
DAYTIME TELEPHONE NO. (301) 947-6646

TAX ACCOUNT # _____
NAME OF PROPERTY OWNER W L & C A BANFIELD DAYTIME TELEPHONE NO. () SAME

ADDRESS 14525 MONTEVIDEO RD POOLESVILLE MD 20837
CITY STATE ZIP CODE

CONTRACTOR OWNER TELEPHONE NO. () SAME

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 14525 STREET MONTEVIDEO ROAD

TOWN/CITY POOLESVILLE NEAREST CROSS STREET SUGARLAND RD

LOT _____ BLOCK _____ SUBDIVISION SEE SURVEY

NUMBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

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 _____

(4)

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

1A. HEIGHT 18-20 feet inches
(RET. WALL)

pasture fencing

1B. 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.

C. A. [Signature]
Signature of owner or authorized agent

08/25/99
Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____

Signature

Date

9-899

APPLICATION/PERMIT NO: _____

DATE FILED: _____

DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9-8-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

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

18/3a-99A

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 250 Hungerford Drive, 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 301-217-6370.

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 301-217-6240 of your anticipated work schedule.

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

TO: QUEEN WRIGHT
FROM CISSIE BANFIELD

Dear Queen,

I have numerous photos of property. The landscape proposal is simply that - a proposal. The most important part is the grading which will address very poor drainage.

Also - the east side entrances (2) to the house (mentioned in proposal under masonry) are difficult to use. The riser on the stone steps is very high making it difficult to climb, and the other steps are industrial metal which obviously replaced wood steps.

I have not firmed up any plan nor will we do all proposed, but need a place to start. We have received permission to take trees down and have done so, but not all are down yet. It is hard to cut a good old tree down! Please let me know if you need any more information -

Many thanks,

Cissie Day

APPROVED
Montgomery County
Historic Preservation Commission

9/8/99

**LYNNE MEYER
LANDSCAPE DESIGN & CONTRACTING**

10705 Great Arbor Drive Potomac, Maryland 20854
Telephone: 301 299-6200 Fax: 301 299-5992 E-mail: lmeyerscape@rcn.com

**BANFIELD RESIDENCE
May 3, 1999**

**Design Concept
Estimate:**

Treework

Left side each corner:

prune 2 Colorado Blue Spruce: deadwood and branches over roof
180.00@ 360.00

Right Front Foundation:

prune Magnolia as per client's branch by branch instruction 275.00

Right side:

Prune and shape Holly 210.00

Right side:

Remove Colorado Blue Spruce; grind stump 300.00

Additional work recommended:

Apple trees, 2 between the locust - clean up 300.00

*Previous
HAWP*

Pool Equipment

Homeowner to move pool equipment from present position to behind log building, 6 feet from left corner before work begins.

Removals

Apple trees rear yard, 4 300.00

Fencing - front right, right of log building, right of red cabin, between house and log building 1 load 300.00

Oil Tank - 500g; <1000g no EPA involvement;

Miscellaneous debris found in cuts made - driveway circle and rear yard
Rocks, Unknown ??? \$300/load removed

Concrete - 4 sections adjacent to pool deck 3 loads 900.00

Jackhammer required 180.00

not included

(Vegetable garden proposed relocation behind white shed)

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
9/8/04 (6)

Banfield Residence
May 3, 1999 page two

Grading

~~Estimated~~ Activities (SLDA) permit required for
 disturbed area 5000-30,000sq ft
 permit fee - based upon sq ft of area disturbed;
 we will have between 20,000 and 30,000 sq ft 990.00
 estimate of time to obtain permit and meet with inspectors to establish
 silt fencing requirements - 3 hours 300.00
 Silt fencing, guesstimate 500' installation \$200/100'
 removal and restoration when seed established \$120/100'

Driveway; Circle

~~Relocate~~ left side of driveway raise elevation to correct drainage
 move to right for more space at house 1600.00
 Clean gravel from soil around edges of driveway
 Clean grass from center of entire length of drive to road
 Recontour drive to achieve 14' width around circle.
 Excavate circle area to expose buried rock, if any, for outcroppings
 in proposed rockery;
 Recontour soil in circle area to berme at rear end
 Gravel for drive, supplied, installed
 base, new location, - will most likely be able to use gravel on site
 top dress, entire drive - bluestone, 30T estimated \$35/T 1050.00

Grading

All areas inside fencing, rear and right side of house to drive
 Extend elevation of rear foundation around right side to tie to proposed
 driveway elevation.
 Extend elevation of pool to left as far as possible.
 Extend elevation of pool to rear as far as possible to not disturb leaning
 tree and to tie to proposed elevation of rear yard.
 Cut rear yard to obtain soil for extensions.
 Regrade between and behind cottage, log outbuilding and rebuilt shed.
 Cut subgrade for walks and pool deck. 5000.00
 Sod removal necessary before grading, 20 loads estimate
 \$120/load if dumped and spread in low spot on property 2400.00
 \$180/load if hauled off site or 3600.00

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 9/18/99
 Not Included

Banfield Residence
May 3, 1999 page three

Drainage

- French drain at edge of pool deck between house and pool, 70' - 6" perforated corrugated pipe with 1-2" fall from start at right pool deck corner to left deck corner with gravel to surface, both wrapped with filter cloth; 50' - 6" solid outfall to daylight at left side fence. 1940.00
- Downspouts at rear corners of house to tie into French Drain -
 - right side, 20' 80.00
 - left side, 15' 60.00
- French drain along foundation of log building between log building and pool deck, 20' - 4" perforated corrugated pipe with 1-2" fall from rear left corner to front corner with gravel to surface, both wrapped with filter cloth; 20' - 4" solid outfall into 6" French drain 440.00

Masonry

Reset Seneca stone steps, right side
 machine will be required to lift stones for dismantlement and replacement; concrete base to be poured to accomodate each stone at correct elevation; Existing railing to be removed;
It is essential that new railing cover the sides of the reworked steps - the concrete base structure will be visible.

We are looking into this.

Reset steppingstones presently along driveway at house side and at red cabin as new walk to cabin door from driveway.
 Need to determine size of walk for estimate

Additional stonework:

- Design and estimate to be determined after recontouring is complete:
- All walks - flagstone, regular random pattern edged with 6-8" square concrete pavers
- Steppingstones - large 18" flat rough local quarry stone
 - Walk to and along drive from rear side stoop and front porch.
 - Walk to pool area from drive.
 - Steppingstones to log building.
 - Steppingstones to basement area
 - Pool deck - cover existing concrete immediately adjacent to pool and extend.
 - Walk from pool deck to rear entrance.
 - Edge driveway - 6-8" square concrete pavers.

APPROVED
 MONTGOMERY COUNTY
 Historic Preservation Commission

8/18/99

Not included

Banfield Residence
May 3, 1999 page four

Transplant

Euonymous hedge, 9 plants

to a position from side of stoop to corner of log building to follow curve of new driveway location

900.00

Azaleas, approximately 16,

to new location

\$20@

320.00

Hydrangea at house foundation - reset or move

40.00

not included

Carpentry

Lattice to be heavy-duty privacy vertical, painted white:

Fence with arbor and double gate, lattice, between driveway and pool area

Fence with lattice, behind log building for pool equipment and storage

Screen lattice, below front porch.

Steps from front porch with lattice rails.

Rails, lattice, from ground on side of stone stoop and steps.

Loggia - columns with overhead, some lattice sections; Benches

Estimate to be provided when recontouring complete.

Restoration

Soil Improvement: Rototill leaf gro 2" in bed areas, quantity to be determined
1" in lawn areas, quantity to be determined

\$54.00/cu yd

Bed Areas:

Mulch - spread shredded hardwood, 3"; quantity to be determined

\$54.00cu yd

Lawn Areas:

Hydro Seed - sq ft to be determined,
including straw and tacking of straw

\$.25/sq ft

not included

Payment Schedule: 33% required to confirm before start date.
33% at midpoint of rough grade.
34% upon completion

Start date approximately 4 weeks after confirmation.

Completion dates cannot be estimated due to weather - we cannot grade soil when wet; several sunny days may be required after heavy rains before work can begin again; inspections can cause several days delay in work; there may be several days of delay between contractors who have to finish other projects they have started.

It is in our interest to finish a project as quickly as possible.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
9/8/99

9/11 ✓
stop report
rent

Adjacent:
Austin Kipling
16801 River Road
Poolesville

LAP:
HMD, Inc

12.4
109
... ..?

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 14525 Montevideo Road, Poolesville **Meeting Date:** 09/08/99
Resource: Master Plan Site #18/39 **Report Date:** 09/01/99
 Rocklands
Review: HAWP **Public Notice:** 08/25/99
Case Number: 18/39-99A **Tax Credit:** Partial
Applicant: W. Landon & Cicely Banfield **Staff:** Perry Kephart

PROPOSAL: Rehabilitate loggia, grade driveway, reset kitchen steps, install drainage and downspouts.

RECOMMEND: Approve with condition.

PROJECT DESCRIPTION

SIGNIFICANCE: Individual Master Plan Site.
STYLE: Italianate Residence.
DATE: 1870.

PROPOSAL

The applicant proposes to:

1. Replace the out-of-period metal steps leading to the loggia on the right side with wood steps. The design for the railing has not been included in the proposal.
2. Move the circular driveway on the right side of the house away from the house and closer to the adjoining machinery shed and adjust the angle of the circle for ease in turning. The circular configuration will be retained.
3. Reset the Seneca sandstone kitchen steps to reduce the riser height. This will add another step to the existing design. Any changes to the railing for these steps are not included in the application.
4. Install french drains between log smokehouse and pool and between rear of house and pool.
5. Install downspouts on the rear corners of the residence. No design has been submitted for the downspouts.

STAFF DISCUSSION

The proposed changes, including the drainage project, are part of a commendable plan for rehabilitation of the historic resource.

The original design for the steps leading to the loggia is not known. The metal steps were installed after the 1950's by the previous owner. If the original steps had been constructed of stone they probably would be in place. It is reasonable to suppose that they were originally of wood that rotted away over time, but whether there was a railing - and what it would have looked like - is not known. To avoid conjectural design, staff would recommend that a simple railing be installed. Extension of the elaborate loggia railing design beyond the plane of the house is not recommended. Since a specific railing design has not been included in the application, staff would suggest that it could be approved at staff level if the change to the steps is approved by the HPC.

The proposed changes to the driveway appear to be minor as the overall configuration of the driveway, including the gravel paving, will not be changed.

The proposed changes to the kitchen steps are more controversial. The inconvenient height of the risers appears to be an idiosyncrasy that has existed for many years. Staff is reluctant to support changes to historic features of the house. However, the steps lead to the most frequently used entrance to the house and are difficult, if not hazardous, to ascend, and tricky to descend. In the interests of safety, staff would concur with the proposed change. Although the steps are on the side of the house, they are readily visible. For that reason, staff would recommend that they be measured and photographed before they are reset.

The design for the downspouts that are part of the drainage project has not been included in the application. Staff would suggest that the specific design could be approved at staff level if the use of downspouts is approved by the HPC.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with 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 the Secretary of the Interior Guideline #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 proportion, and massing to protect the integrity of the property and its environment.

and with the conditions:

1. Railing for steps to loggia is to be of simple design and to be approved at staff level.

2. The additional kitchen step(s) are to be of matching Seneca sandstone.
3. The existing kitchen steps are to be carefully documented and photographed before being changed.
4. Final design and materials of downspouts to be approved at staff level.

with the general condition applicable to all Historic Area Work Permits that **the applicant shall present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits** and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



RETURN TO: Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission
(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON CICELY BAUFELD
DAYTIME TELEPHONE NO. (301) 947-6646

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER W L & C A BAUFELD DAYTIME TELEPHONE NO. () SAME

ADDRESS 14525 MONTEVIDEO RD POOLESVILLE MD 20837
CITY STATE ZIP CODE

CONTRACTOR OWNER TELEPHONE NO. () SAME

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 14525 STREET MONTEVIDEO ROAD

TOWN/CITY POOLESVILLE NEAREST CROSS STREET SUGARLAND RD

LOT _____ BLOCK _____ SUBDIVISION SEE SURVEY

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

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 _____

(A)

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT ⁴ 18-20 feet _____ inches also pasture fencing

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/assessment _____

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.

C. G. [Signature]
Signature of owner or authorized agent

08/25/99
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)

MONTEVIDEO ROAD

NOTES

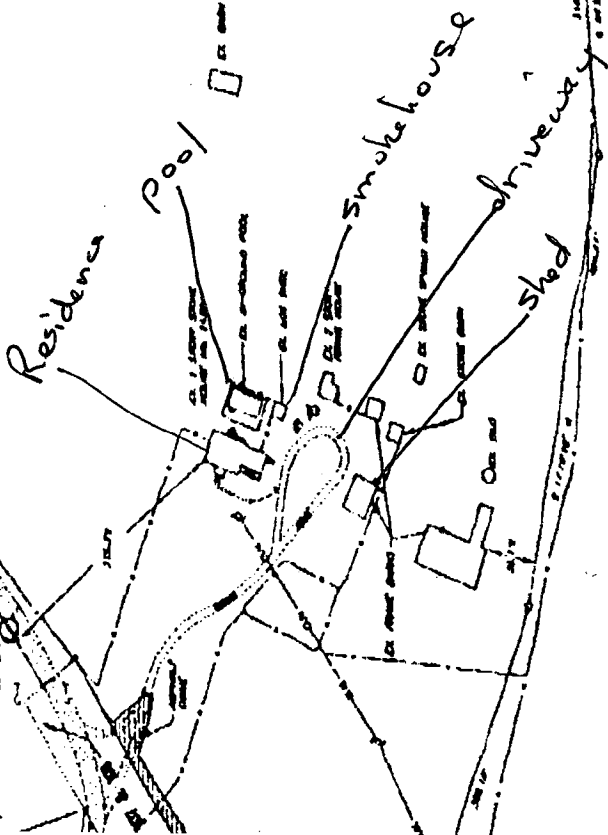
1. THIS SURVEY WAS MADE BY THE SURVEYOR GENERAL OF THE STATE OF MICHIGAN IN 1856 AND IS SUBJECT TO THE ACTS OF CONGRESS OF APRIL 20, 1820 AND APRIL 18, 1824, AND TO THE ACTS OF THE LEGISLATURE OF THE STATE OF MICHIGAN OF MARCH 21, 1837 AND MARCH 21, 1838, AND TO THE ACTS OF THE LEGISLATURE OF THE STATE OF MICHIGAN OF MARCH 21, 1837 AND MARCH 21, 1838, AND TO THE ACTS OF THE LEGISLATURE OF THE STATE OF MICHIGAN OF MARCH 21, 1837 AND MARCH 21, 1838.

SURVEYORS CERTIFICATION

PART OF LOSS F.308

38,504 acres

MONTEVIDEO



6

**LYNNE MEYER
LANDSCAPE DESIGN & CONTRACTING**

10705 Great Arbor Drive Potomac, Maryland 20854

Telephone: 301 299-6200 Fax: 301 299-5992 E-mail: lmeyerscape@rcn.com

BANFIELD RESIDENCE

May 3, 1999

Design Concept

Estimate:

Treework

Left side each corner:

prune 2 Colorado Blue Spruce: deadwood and branches over roof
180.00@ 360.00

Right Front Foundation:

prune Magnolia as per client's branch by branch instruction 275.00

Right side:

Prune and shape Holly 210.00

Right side:

Remove Colorado Blue Spruce; grind stump 300.00

Additional work recommended:

Apple trees, 2 between the locust - clean up 300.00

*Previous
HAWP*

Pool Equipment

Homeowner to move pool equipment from present position to behind log building, 6 feet from left corner before work begins.

Removals

Apple trees rear yard, 4 300.00

Fencing - front right, right of log building, right of red cabin, between house and log building 1 load 300.00

Oil Tank - 500g; <1000g no EPA involvement;

Miscellaneous debris found in cuts made - driveway circle and rear yard
Rocks, Unknown ??? \$300/load removed

Concrete - 4 sections adjacent to pool deck 3 loads 900.00

Jackhammer required 180.00

not included

(Vegetable garden proposed relocation behind white shed)

④

Banfield Residence
May 3, 1999 page two

Grading

Small Land Disturbance Activities (SLDA) permit required for
 disturbed area 5000-30,000sq ft
 permit fee - based upon sq ft of area disturbed;
 we will have between 20,000 and 30,000 sq ft 990.00
 estimate of time to obtain permit and meet with inspectors to establish
 silt fencing requirements - 3 hours 300.00
 Silt fencing, guesstimate 500' installation \$200/100'
 removal and restoration when seed established \$120/100'

Driveway; Circle

Relocate left-side-of-driveway. raise elevation to correct drainage
 move to right for more space at house
 Clean gravel from soil around edges of driveway
 Clean grass from center of entire length of drive to road
 Recontour drive to achieve 14' width around circle.
 Excavate circle area to expose buried rock, if any, for outcroppings
 in proposed rockery;
 Recontour soil in circle area to berme at rear end 1600.00
 Gravel for drive, supplied, installed
 base, new location, - will most likely be able to use gravel on site
 top dress, entire drive - bluestone, 30T estimated \$35/T 1050.00

Grading

All areas inside fencing, rear and right side of house to drive
 Extend elevation of rear foundation around right side to tie to proposed
 driveway elevation.
 Extend elevation of pool to left as far as possible.
 Extend elevation of pool to rear as far as possible to not disturb leaning
 tree and to tie to proposed elevation of rear yard.
 Cut rear yard to obtain soil for extensions.
 Regrade between and behind cottage, log outbuilding and rebuilt shed.
 Cut subgrade for walks and pool deck. 5000.00
 Sod removal necessary before grading, 20 loads estimate
 \$120/load if dumped and spread in low spot on property 2400.00
 \$180/load if hauled off site or 3600.00

Not Included

Banfield Residence
May 3, 1998 page three

Drainage

- French drain at edge of pool deck between house and pool, 70' - 6" perforated corrugated pipe with 1-2" fall from start at right pool deck corner to left deck corner with gravel to surface, both wrapped with filter cloth; 50' - 6" solid outfall to daylight at left side fence, 1940.00
- Downspouts at rear corners of house to tie into French Drain -
 - right side, 20' 80.00
 - left side, 15' 60.00
- French drain along foundation of log building between log building and pool deck, 20' - 4" perforated corrugated pipe with 1-2" fall from rear left corner to front corner with gravel to surface, both wrapped with filter cloth; 20' - 4" solid outfall into 6" French drain 440.00

Masonry

Reset Seneca stone steps, right side
machine will be required to lift stones for dismantlement and replacement; concrete base to be poured to accomodate each stone at correct elevation; Existing railing to be removed;
It is essential that new railing cover the sides of the reworked steps - the concrete base structure will be visible.

We are looking into this.

Reset steppingstones presently along driveway at house side and at red cabin as new walk to cabin door from driveway.

Need to determine size of walk for estimate

Additional stonework:

- Design and estimate to be determined after recontouring is complete:
- All walks - flagstone, regular random pattern edged with 6-8" square concrete pavers
- Steppingstones - large 18" flat rough local quarry stone
 - Walk to and along drive from rear side stoop and front porch.
 - Walk to pool area from drive.
 - Steppingstones to log building.
 - Steppingstones to basement area
 - Pool deck - cover existing concrete immediately adjacent to pool and extend.
 - Walk from pool deck to rear entrance.
 - Edge driveway - 6-8" square concrete pavers.

} *Not included*

Banfield Residence
May 3, 1999 page four

Transplant

Euonymous hedge, 9 plants

to a position from side of stoop to corner of log building to follow curve of new driveway location

900.00

Azaleas, approximately 16,

to new location

\$20@

320.00

Hydrangea at house foundation - reset or move

40.00

not included

Carpentry

Lattice to be heavy-duty privacy vertical, painted white:

Fence with arbor and double gate, lattice, between driveway and pool area

Fence/screen, lattice, behind log building for pool equipment and storage

Screen, lattice, below front porch.

Steps from front porch with lattice rails.

Rails, lattice, from ground on side of stone stoop and steps.

Loggia - columns with overhead, some lattice sections; Benches

Estimate to be provided when recontouring complete.

Restoration

Soil Improvement: Rototill leaf gro 2" in bed areas, quantity to be determined
1" in lawn areas, quantity to be determined

\$54.00/cu yd

Bed Areas:

Mulch - spread shredded hardwood, 3"; quantity to be determined

\$54.00cu yd

Lawn Areas:

Hydro Seed - sq ft to be determined,
including straw and tacking of straw

\$.25/sq ft

not included

Payment Schedule: 33% required to confirm before start date.
33% at midpoint of rough grade.
34% upon completion

Start date approximately 4 weeks after confirmation.

Completion dates cannot be estimated due to weather - we cannot grade soil when wet; several sunny days may be required after heavy rains before work can begin again; inspections can cause several days delay in work; there may be several days of delay between contractors who have to finish other projects they have started.

It is in our interest to finish a project as quickly as possible.

TO: GLEN WRIGHT
FROM: CISSIE BANFIELD

Dear Glen,

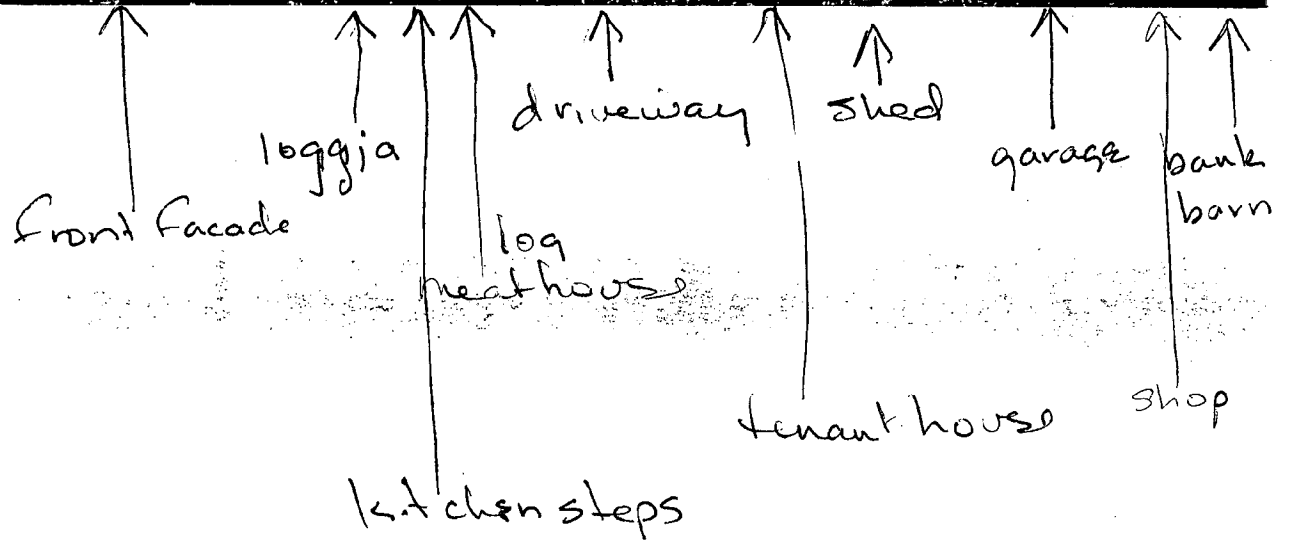
I have numerous photos of property.
The landscape proposal is simply that - a proposal.
The most important part is the grading
which will address very poor drainage.

Also - the east side entrances (2) to the
house (mentioned in proposal under masonry)
are difficult to use. The riser on the
stone steps is very high making it
difficult to climb, and the other steps
are industrial metal which obviously
replaced wood steps.

I have not firmed up any plan
nor will we do all proposed, but
need a place to start. We have
received permission to take trees
down and have done so, but
not all are down yet. It is
hard to cut a good old tree
down! Please let me know if
you need any more information -

Many thanks,

Cissie Bay





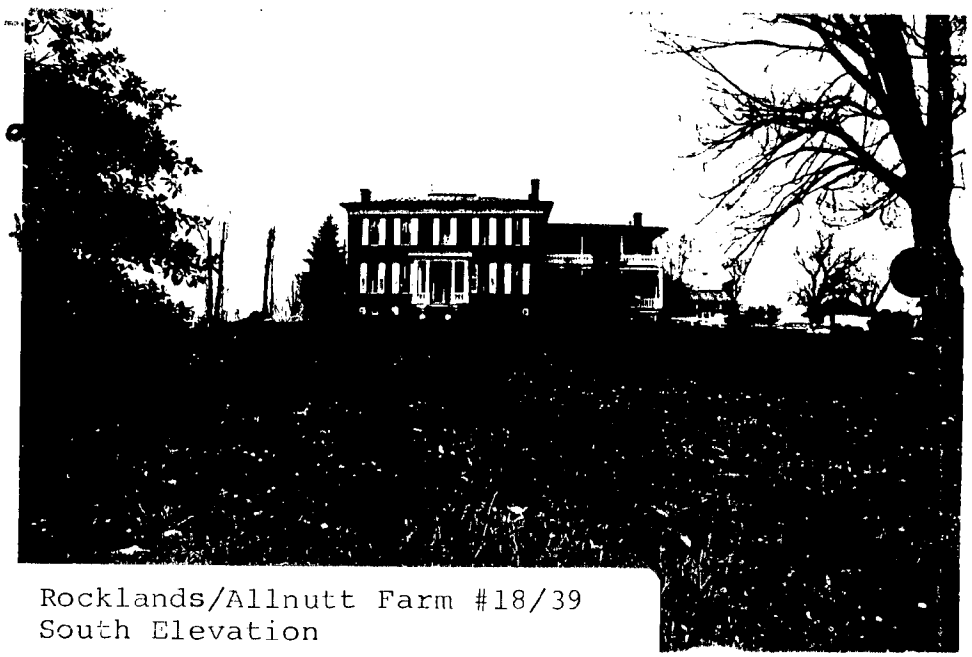
Rocklands/Allnutt Farm #18/39
South/East Corner 2nd story balcony



Rocklands/Allnutt Farm #18/39
South Elevation



Rocklands/Allnutt Farm #18/39
South Elevation



Rocklands/Allnutt Farm #18/39
South Elevation

14

14



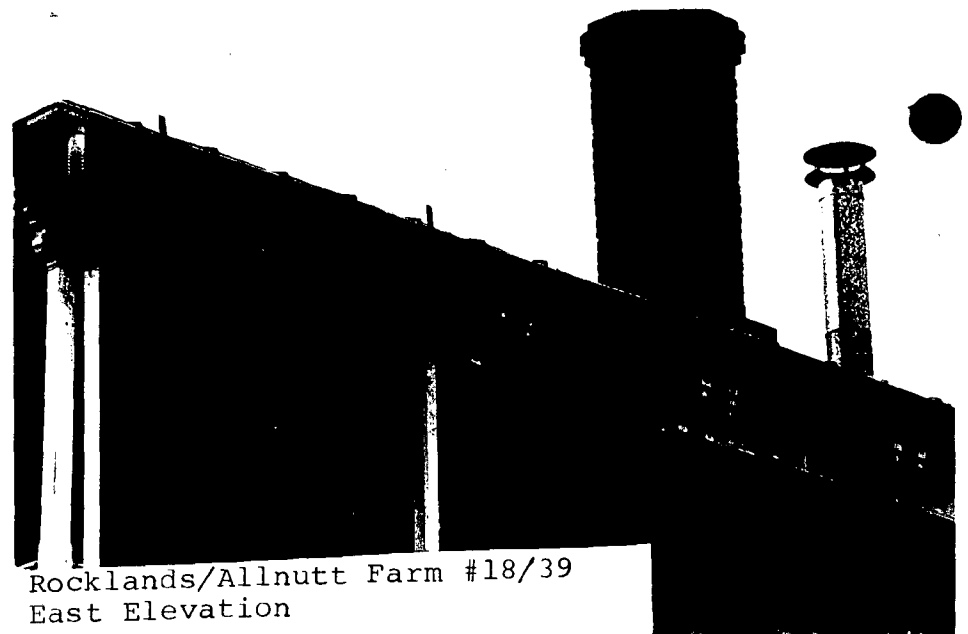
Rocklands/Allnutt Farm #18/39
North Elevation



Rocklands/Allnutt Farm #18/39
North Elevation



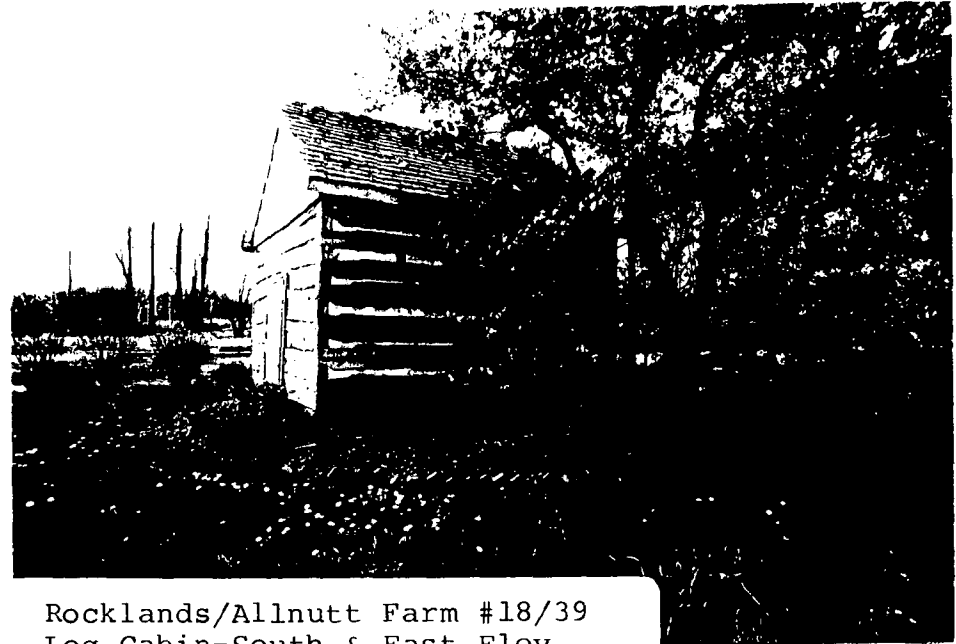
Rocklands/Allnutt Farm #18/39
East Elevation



Rocklands/Allnutt Farm #18/39
East Elevation



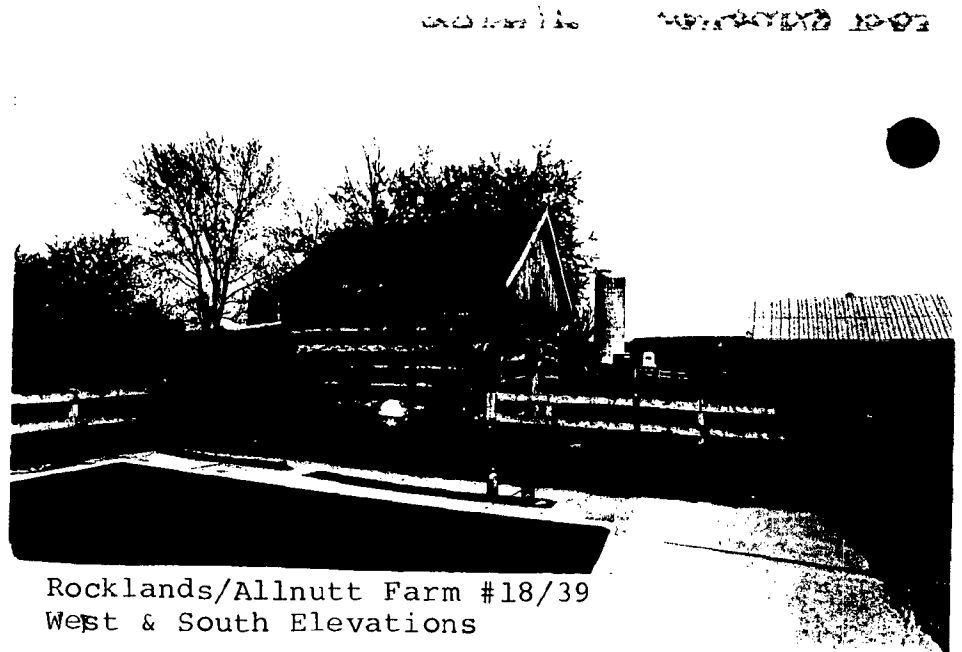
Rocklands/Allnutt Farm #18/39
Log Cabin-North Elevation



Rocklands/Allnutt Farm #18/39
Log Cabin-South & East Elev.



Rocklands/Allnutt Farm #18/39
Log Cabin-South & East Elev.



Rocklands/Allnutt Farm #18/39
West & South Elevations