

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

35/36-00D 4722 Dorset Avenue
Rev. (Somerset Historic District)

35/36-00D 4722 Dorset Avenue REV.
(Somerset Historic District)

[Faint handwritten notes, possibly including a date like 5/27/02]

Preliminary
Consultation
5/10/00 102

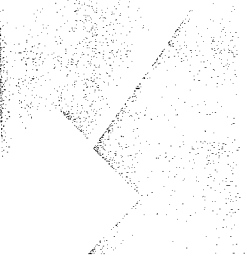
Postponed until
May - at applicant's
request.
→ 10th 3/26/02

Please mail
copy of staff
report to:
Ms. England
4721 Essex
Ch.Ch. 20215

Taakon
Property
25/22

Post-it™ Fax Note		7971	Date	# of pages ▶
To	Mara Patton		From	
Co./Dept.			Co.	
Phone #			Phone #	
Fax #	301. 718-9116		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

May 9, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM:  Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit **35/36-00D REVISION**

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application **for the removal of four trees, and the construction of a trellis on the north side of the pool** was:

Approved Denied **Approved with Conditions:**

1. The applicant has approval to construct the trellis. Approval for the removal of the 4 trees may be given at staff level after the Somerset LAP comes to a consensus on this portion of the application.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to 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.

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

Applicant: Joe Lipscomb and Laura Will
4807 Dorset Avenue
Chevy Chase, MD 290815

RE: **4722 Dorset Avenue, Somerset Historic District #35/36**

Robin Zick

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

WEDNESDAY

May 8, 2002

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MRO AUDITORIUM

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND 20910

PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend.

I. HPC WORKSESSION - 7:00 p.m.

II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in MRO Auditorium.

- Exp with change* A. Laura Will & Joseph Lipscomb, ^{*Contractor to visit slight change.*} (for tree removal) landscape modifications at 4722 Dorset Avenue, Chevy Chase (HPC Case No. 35/36-00D **Revision**) (Somerset Historic District). *Lesser nominates Lynn 2nd s.* "approval of removal of 4 trees will happen, if at all, @ a stop level after Somerset LAP comes to same consensus."
- Exp* B. Emily Eig, for rehabilitation, door and window replacement, fence installation at 3712 Thornapple Street, Chevy Chase (HPC Case No. 35/92-02A) (*Master Plan Site #35/92, Moxley-Taplin House*).
- Exp* C. Jerome Ernst, for shingle replacement at 7805 Takoma Avenue, Takoma Park (HPC Case No. 37/3-02L) (Takoma Park Historic District).
- DP* D. Helen Wilkes, for rear addition, driveway installation, new construction, landscape development at 3923 Prospect Street, Kensington (31/6-02K) (Kensington Historic District).
- Exp* E. Joe Coffey, for addition at 7 East Melrose Street, Chevy Chase (HPC Case No. 35/13-02G) (Chevy Chase Village Historic District).
- Exp* F. Charles Crisman, for addition/alteration at 20 West Kirke Street, Chevy Chase (HPC Case No. 35/13-02H) (Chevy Chase Village Historic District).
- Exp* G. Philip C. & Lynn C. Metzger, for alterations at 9815 Hollow Glen Place, Silver Spring (HPC Case No. 31/8-02A) (Forest Glen Historic District).

(OVER)

III. MINUTES

A. April 10, 2002

IV. OTHER BUSINESS

A. Commission Items

B. Staff Items

V. ADJOURNMENT

G:\Agendas\05-8-02agn.doc



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 1, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 35/36-00D

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application **for the removal of four trees, and the construction of a trellis on the north side of the pool** was:

Approved **Denied** **Approved with Conditions:**

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to 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.

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

Applicant: Joe Lipscomb and Laura Will
4807 Dorset Avenue
Chevy Chase, MD 290815

RE: 4722 Dorset Avenue, Somerset Historic District #35/36

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	4722 Dorset Avenue	Meeting Date:	5/8/02
Applicant:	Laura Will & Joe Lipscomb	Report Date:	5/1/02
Resource:	Somerset Historic District	Public Notice:	4/24/02
Review:	HAWP-REVISION	Tax Credit:	N/A
Case Number:	35/36-00D REV	Staff:	Robin Ziek

PROPOSAL: Remove 4 trees; construct a trellis adjacent to the pool; approve landscape plan.

RECOMMEND: Approval

DATE OF CONSTRUCTION: 1891

SIGNIFICANCE: Individual *Master Plan* Site

- Within a *Master Plan* Historic District
- Primary Resource
- Contributing Resource
- Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Queen Anne Victorian residence; with large rear addition. Property is 1 acre, and landscape plan includes a small orchard, an in-ground pool, an upper and lower terraces, a kitchen garden, and garage.

PROPOSAL: The applicant proposes to remove 4 trees, shown on the Plan as "in poor condition" (see Circle 7). Three of the trees are along Dorset Avenue, east of the driveway. The other tree is in the SE corner of the property. All four trees are red buds. They have provided an arborist's report about the poor health of the trees (see Circle 6). The landscape plan indicates the installation of a thick planting edge along the east and south property lines. In addition, there will be a line of overstory trees on the south property edge, and evergreens along the east property line. A small orchard is proposed just north of the house terrace/pool area.

This proposal also includes a wooden trellis (approximately 10') on the north side of the pool (see Circle 7,8).

RECOMMENDATION: Approval
 Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit

subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

and subject to the general condition that **the applicant shall present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 set for HPC files)** and 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.

4807 Dorset Avenue
Chevy Chase, MD 20815

February 27, 2002

Ms. Robin D. Ziek
Historic Preservation Planner
The Maryland-Nat'l Capital Park and Planning Comm.
8787 Georgia Ave
Silver Spring, MD 20910-3760

Dear Ms. Ziek

I am writing to request a revision to our existing Historic Area Work Permit for our property at 4722 Dorset Avenue in the Somerset area of Chevy Chase, Maryland. We are requesting permission to build a trellis on the north side of the pool patio, and for the removal of four trees on the property.

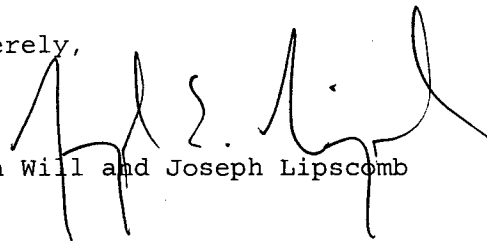
I have included a site plan that shows the location of the trees and the trellis, and an elevation of the trellis that provides further detail. I have also enclosed photographs of the trees we wish to remove (tied with orange tape).

As you know, we are currently in the middle of the renovation/construction of the Wiley house and the addition. I have included some recent photographs of the project for you. We hope to move in this April!

We hope this can be reviewed by the HPC at the March 27 meeting. We will proceed from there for review by the Somerset Town Council.

Thank you.

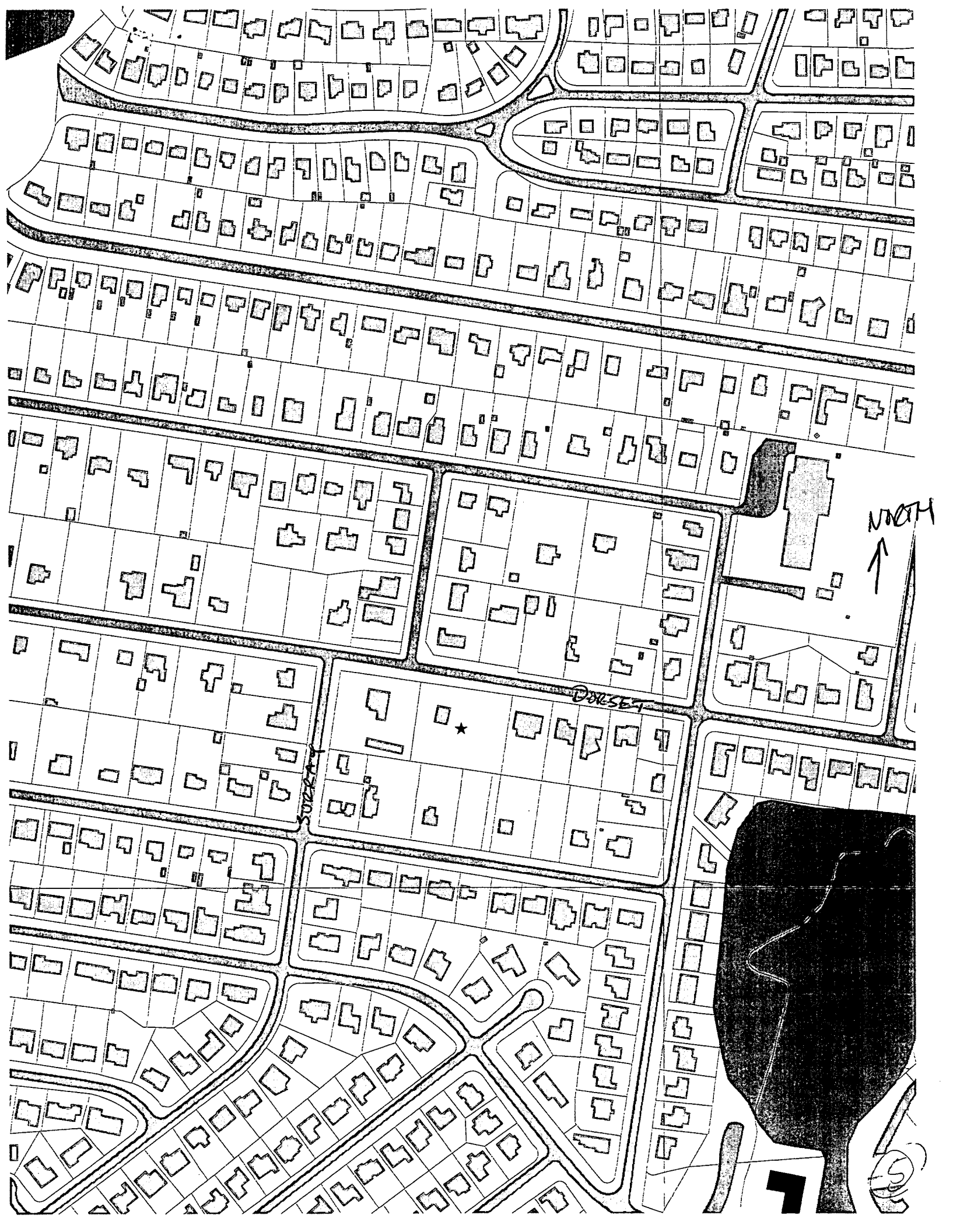
Sincerely,


Laura Will and Joseph Lipscomb

* POSTPONED UNTIL
MAY 8th meeting
to meet schedule
of Somerset.
2002

ADJ. F CONF.

OWNER_NAM	HOUS	STREET	STR CITY	ZIP
ARL M & H A COLSON	04725	DORSET	AVE CHEVY CHASE	208150000
ONNA K HARMAN ET AL	04719	DORSET	AVE CHEVY CHASE	208150000
EATRICE E ORFIELD	00000	ESSEX	AVE	000000000
EATRICE E ORFIELD	04715	ESSEX	AVE CHEVY CHASE	208150000
ARTHUR C RINGLAND ET AL	04722	DORSET	AVE CHEVY CHASE	208150000
VALENTINA RINGLAND	04721	ESSEX	AVE CHEVY CHASE	208150000
MICHAEL G RINGLAND ET AL TR	04727	ESSEX	AVE CHEVY CHASE	208150000
B GRAHAM ET AL TR	04728	DORSET	AVE CHEVY CHASE	208155446
MARIEMAN A NIK TR	04718	DORSET	AVE CHEVY CHASE	208150000
ONATHAN C & E P BROWN	04721	DORSET	AVE CHEVY CHASE	208150000



NORTH
↑

DORSEY

★

SUNNY



B A R T L E T T T R E E E X P E R T S


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

April 12, 2002

301.941.1248

TREE INSPECTION

LOCATION: 4722 Dorset Avenue, Chevy Chase, MD 20814

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

DATE OF INVESTIGATION: 04/11/2002

TREES:

Red Bud Tree #119 (9.1"), left rear corner – This tree has a large broken limb and a very sparse crown. It is not likely to fill out and may be very susceptible to stem canker. Removal would give room for other plantings.

Red Bud Tree #104 (6.4"), right front near street – This tree has lower trunk decay and conflicts with the linden growing along the street. Removal would give the linden more room to grow.

Red Bud Tree #99 (13.8"), right front near street – This tree is in good condition but conflicts seriously with the deodar cedar in front of the house. Removal of this tree would give the deodar more room to continue growth in a uniform manner.

Red Bud Tree #98 (9.5"), right front near street – This tree is growing with a strong lean and it has root decay. It also conflicts with the deodar cedar. Removal is recommended to improve the appearance of the landscape and give the deodar more room.

Local Office: 8045 Hunterbrooke Lane, Post Office Box 532, Fulton, Maryland 20759-0532

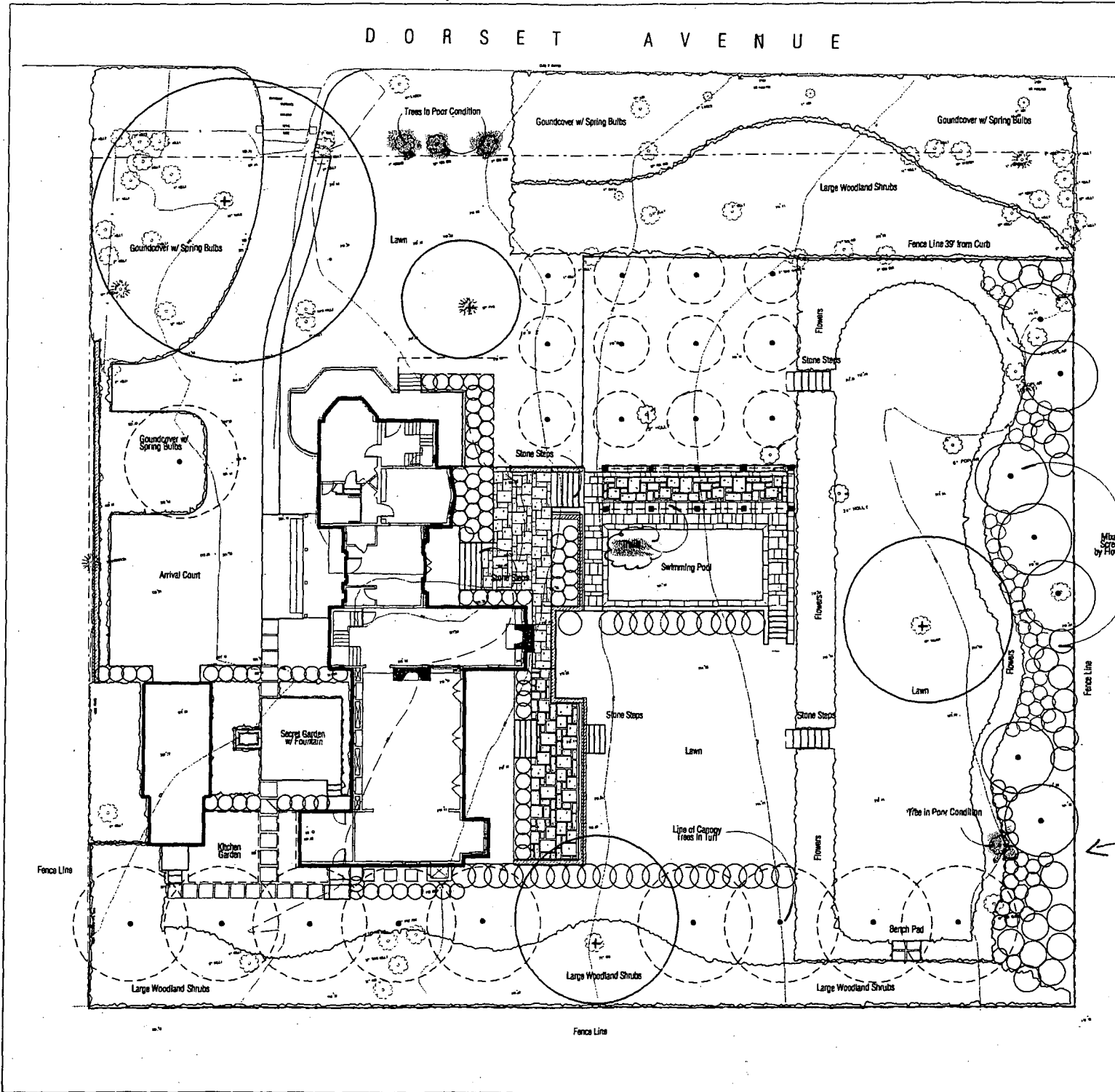
MD/DC: 301-598-8100, Balt.: 410-792-7300, Annap.: 410-741-5900, Fax: 301-598-6700 • www.treemasters.com • healthytrees@treemasters.com

THE F.A. BARTLETT TREE EXPERT COMPANY

Corporate Office: P.O. Box 3067, Stamford, Connecticut 06905 • (203) 323-1131, FAX (203) 323-1129
www.bartlett.com

6

D O R S E T A V E N U E

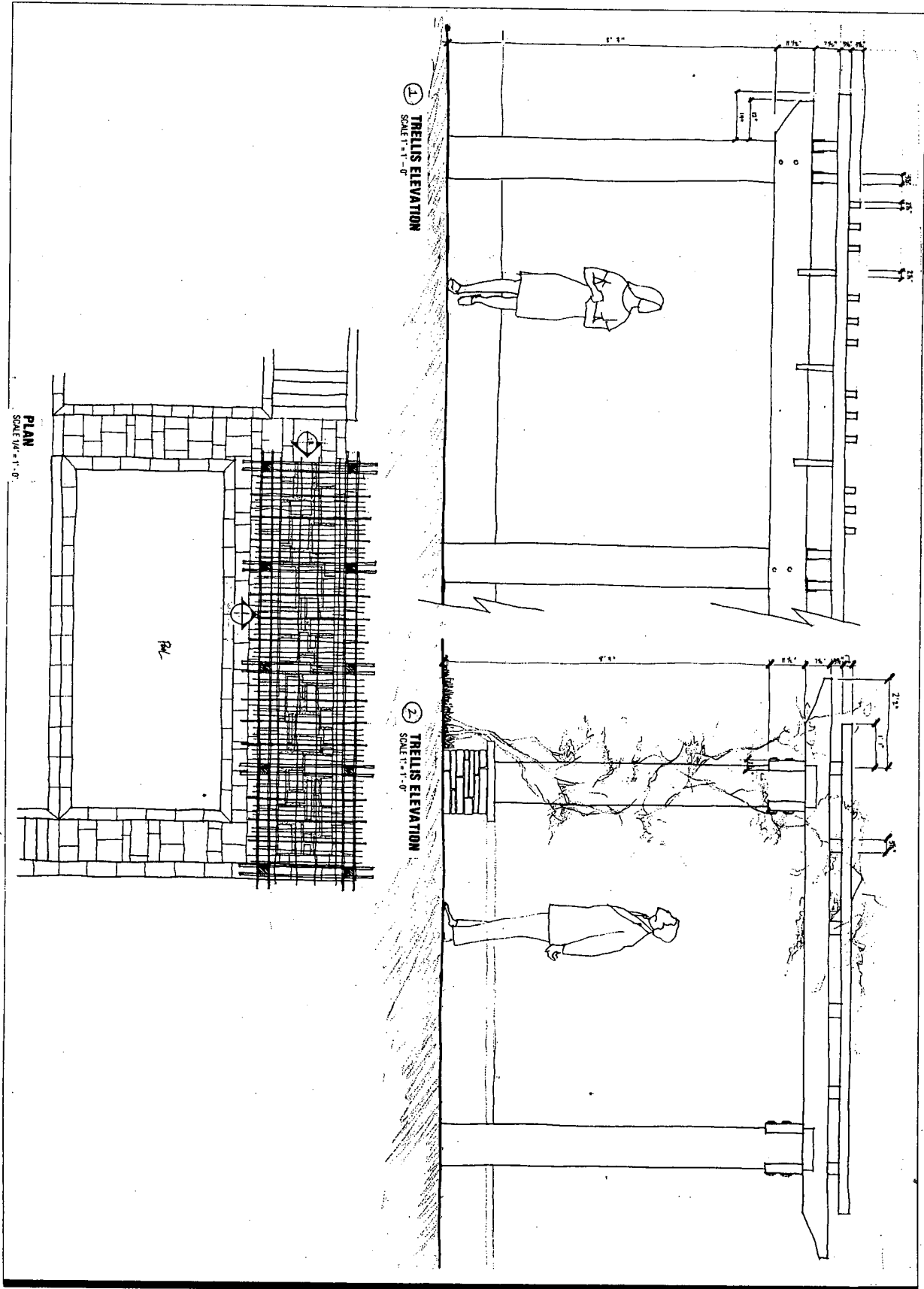


← 4 75' tree

↑ NORTH

7

8



SWEET TITLE

DATE: 11/2/01 DRAWN: LB
SCALE: AS SHOWN CHECKED:

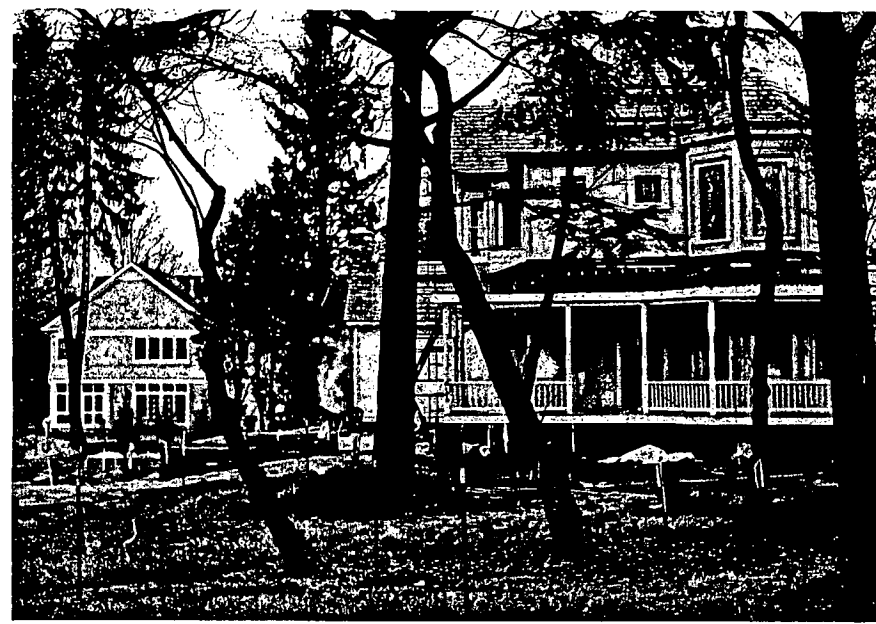
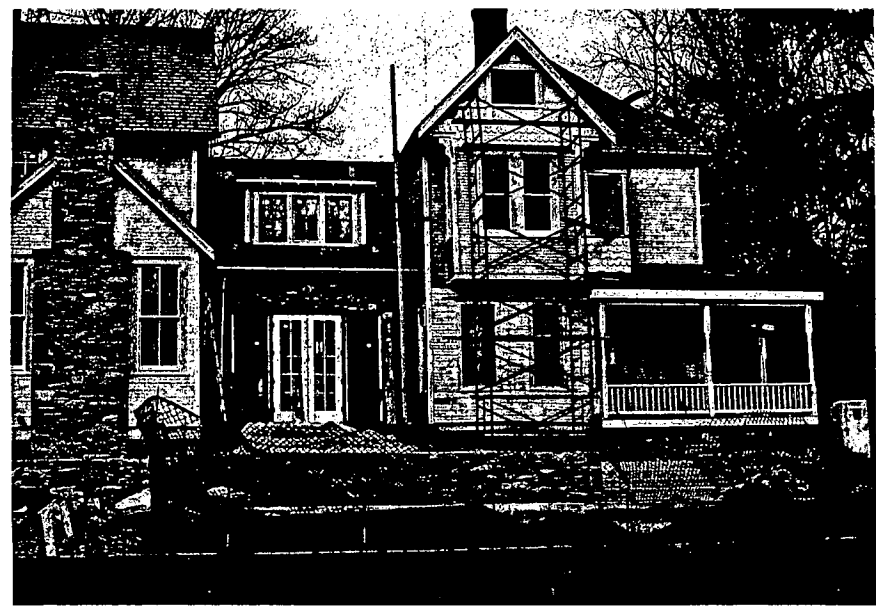
SCALE: 1/4" = 1'-0"

WILL / LIPSCOMB RESIDENCE

4722 Dorset Avenue, Somerset, Maryland 20815

THE
FITCH
STUDIO

1000 3rd St
Baltimore, MD 21202
410.526.1100



1-sided only.

II-A
[redacted]

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 4722 Dorset Avenue Meeting Date: 5/8/02
Applicant: Laura Will & Joe Lipscomb Report Date: 5/1/02
Resource: Somerset Historic District Public Notice: 4/24/02
Review: HAWP-REVISION Tax Credit: N/A
Case Number: 35/36-00D REV Staff: Robin Ziek

PROPOSAL: Remove 4 trees; construct a trellis adjacent to the pool; approve landscape plan.

RECOMMEND: Approval

DATE OF CONSTRUCTION: 1891

SIGNIFICANCE: Individual *Master Plan* Site
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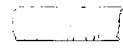
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This proposal also includes a wooden trellis (approximately 10') on the north side of the pool (see Circle 7, 8).

RECOMMENDATION: Approval
 Approval with conditions:

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1



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4807 Dorset Avenue
Chevy Chase, MD 20815

February 27, 2002

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Historic Preservation Planner
The Maryland-Nat'l Capital Park and Planning Comm.
8787 Georgia Ave
Silver Spring, MD 20910-3760

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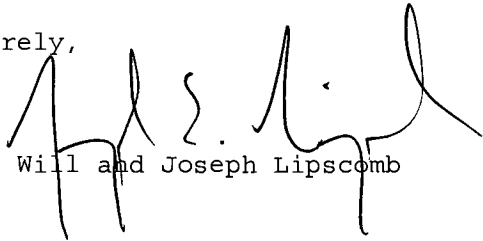
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Sincerely,


Laura Will and Joseph Lipscomb

* POSTPONED UNTIL
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to meet schedule
of Somerset.
DZ

ADJ. & CONF.

OWNER_NAM	HOUS	STREET	STR CITY	ZIP
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JONATHAN C & E P BROWN	04721	DORSET	AVE CHEVY CHASE	208150000



NORTH
↑

DORSET

SURREY





B A R T L E T T T R E E E X P E R T S

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

April 12, 2002

301.941.1248

TREE INSPECTION

LOCATION: 4722 Dorset Avenue, Chevy Chase, MD 20814

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

DATE OF INVESTIGATION: 04/11/2002

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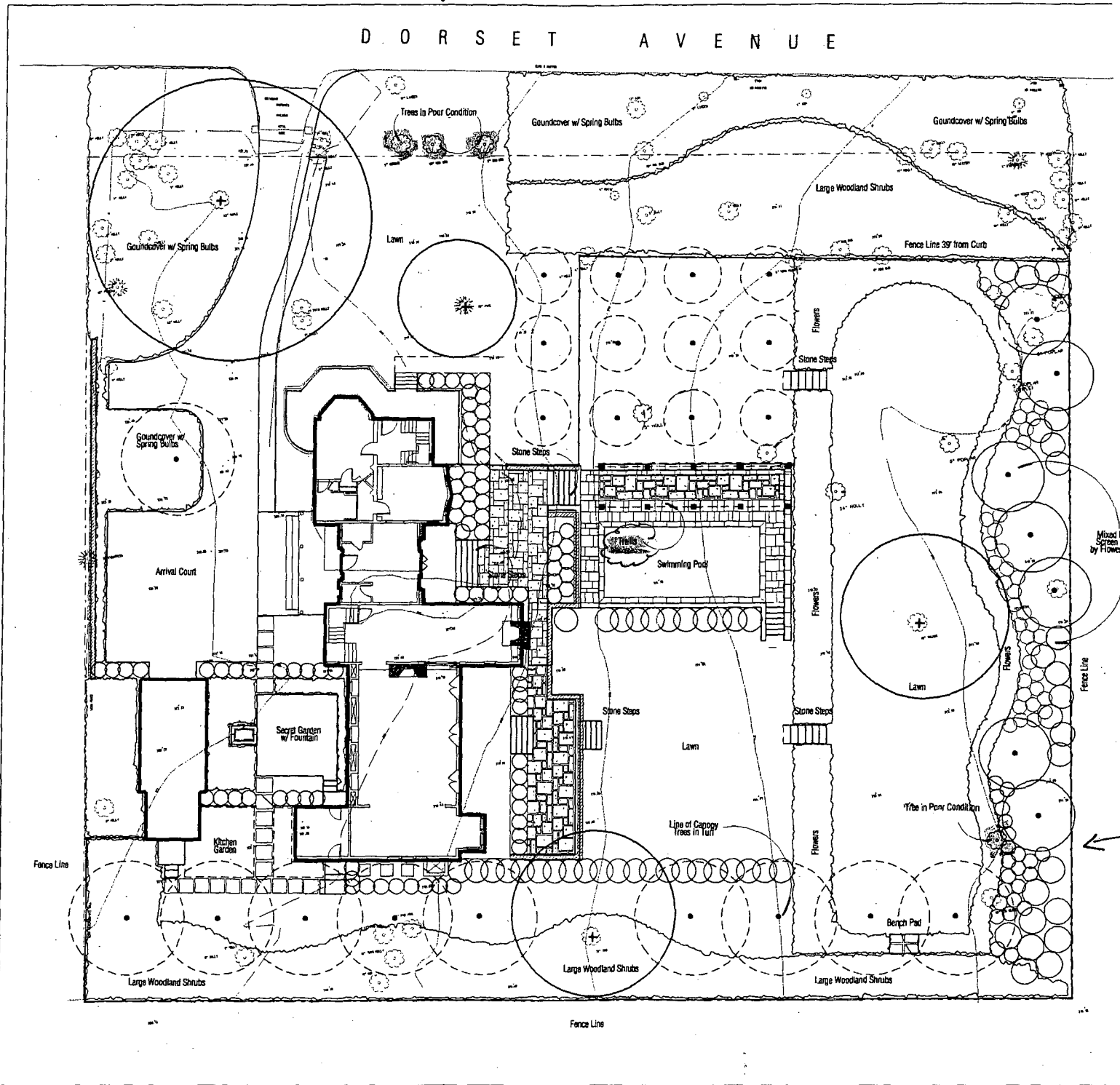
Corporate Office: P.O. Box 3067, Stamford, Connecticut 06905 • (203) 323-1131, FAX (203) 323-1129
www.bartlett.com

6

3 trees



D O R S E T A V E N U E

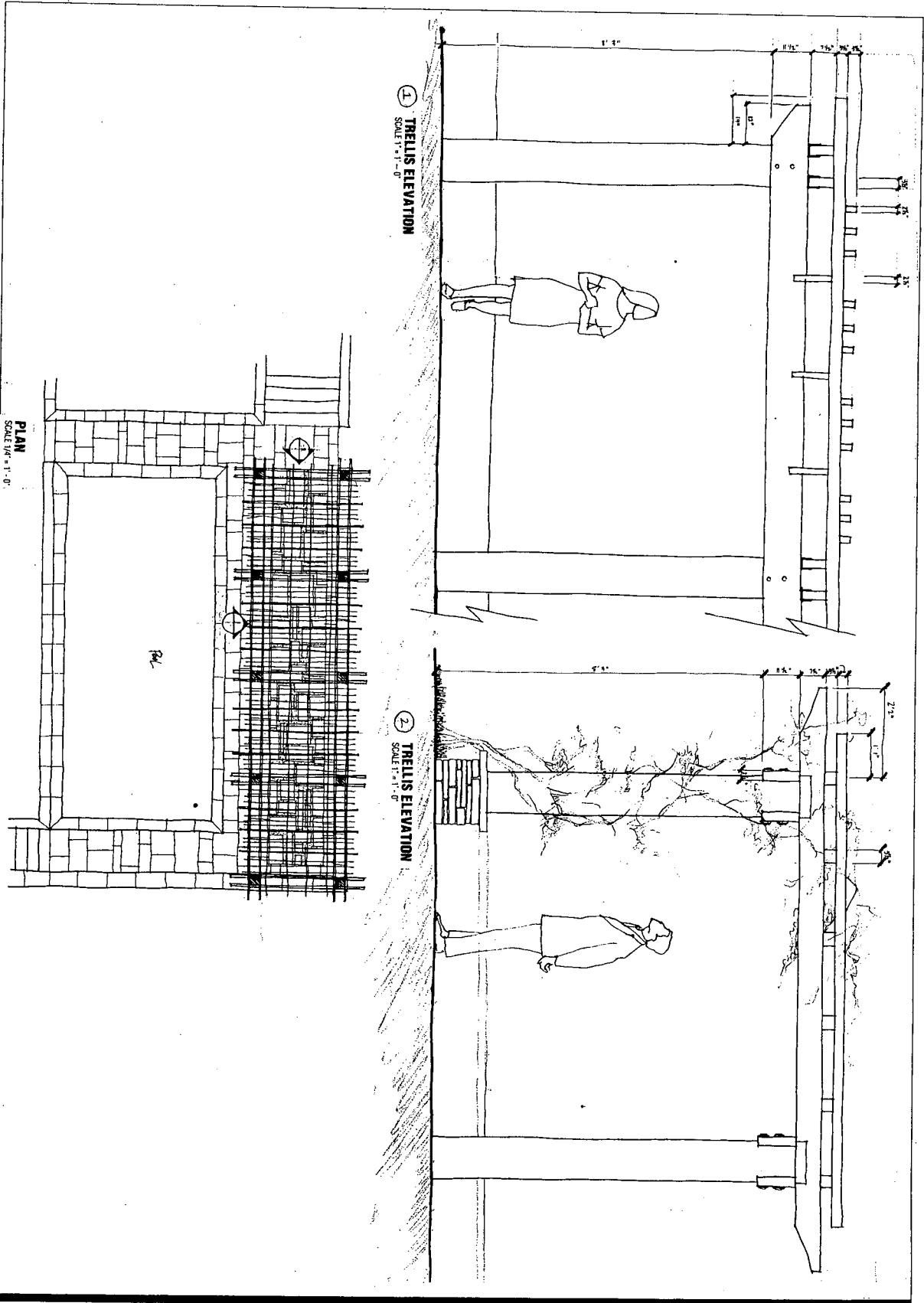


← 4 1/2 tree

North
↑

2

8



SHEET TITLE
DRAWING

DATE: 11/21
 DRAWN BY: [Name]
 SCALE: AS SHOWN
 CHECKED BY: [Name]

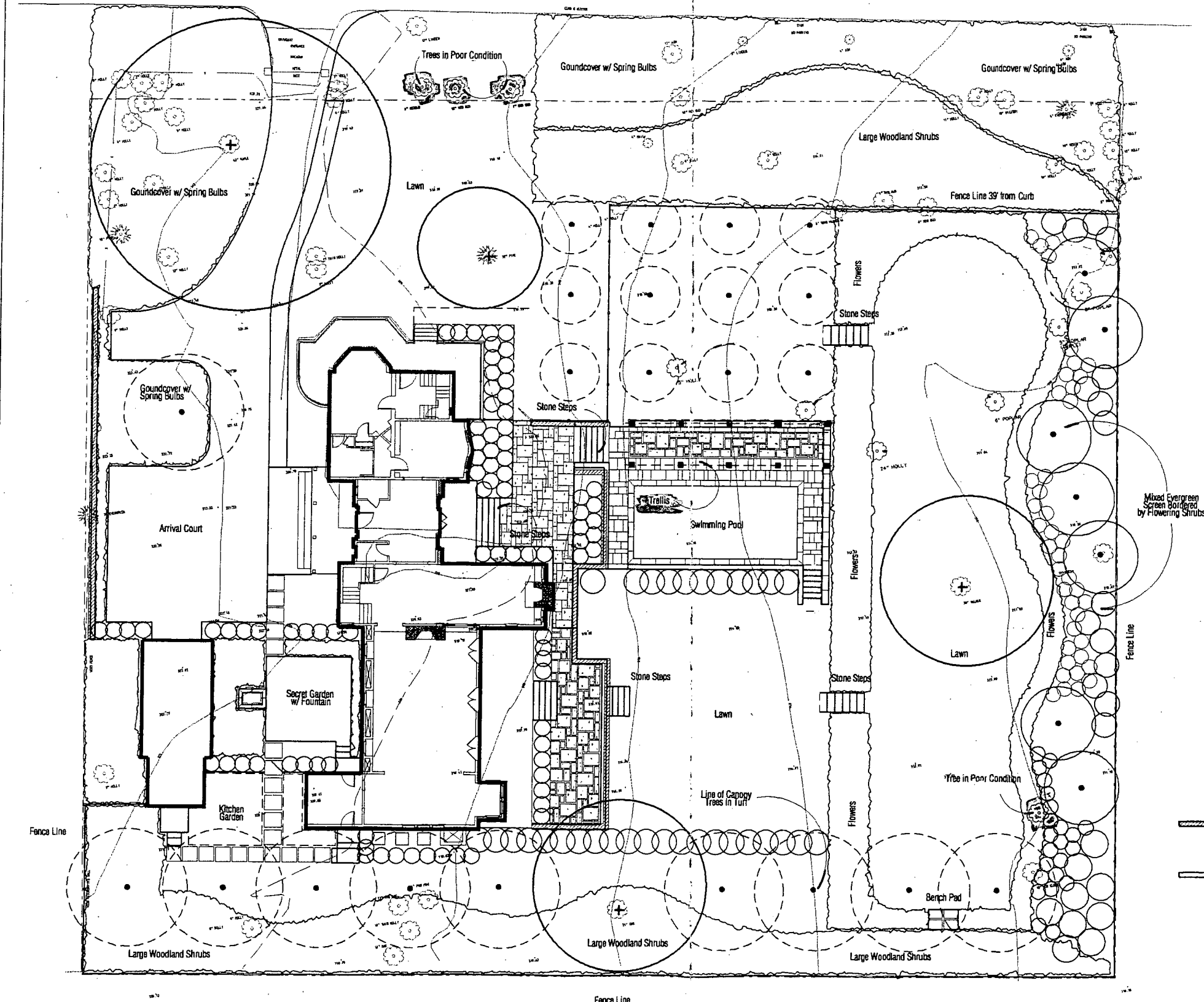
WILL / LIPSCOMB RESIDENCE

4722 Dorset Avenue, Somerset, Maryland 20815

THE FITCH STUDIO
 ARCHITECTS
 1015 14th Street, NW
 Washington, DC 20004
 202.462.1111



D O R S E T A V E N U E



RETAINING WALL
 RETAINING/SEAT WALL

THE FITCH STUDIO
 1740 20th Street, NW
 Washington, DC 20036
 202 638 0148

WILL / LIPSCOMB RESIDENCE
 4722 Dorset Avenue, Somerset, Maryland 20815

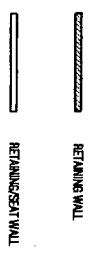
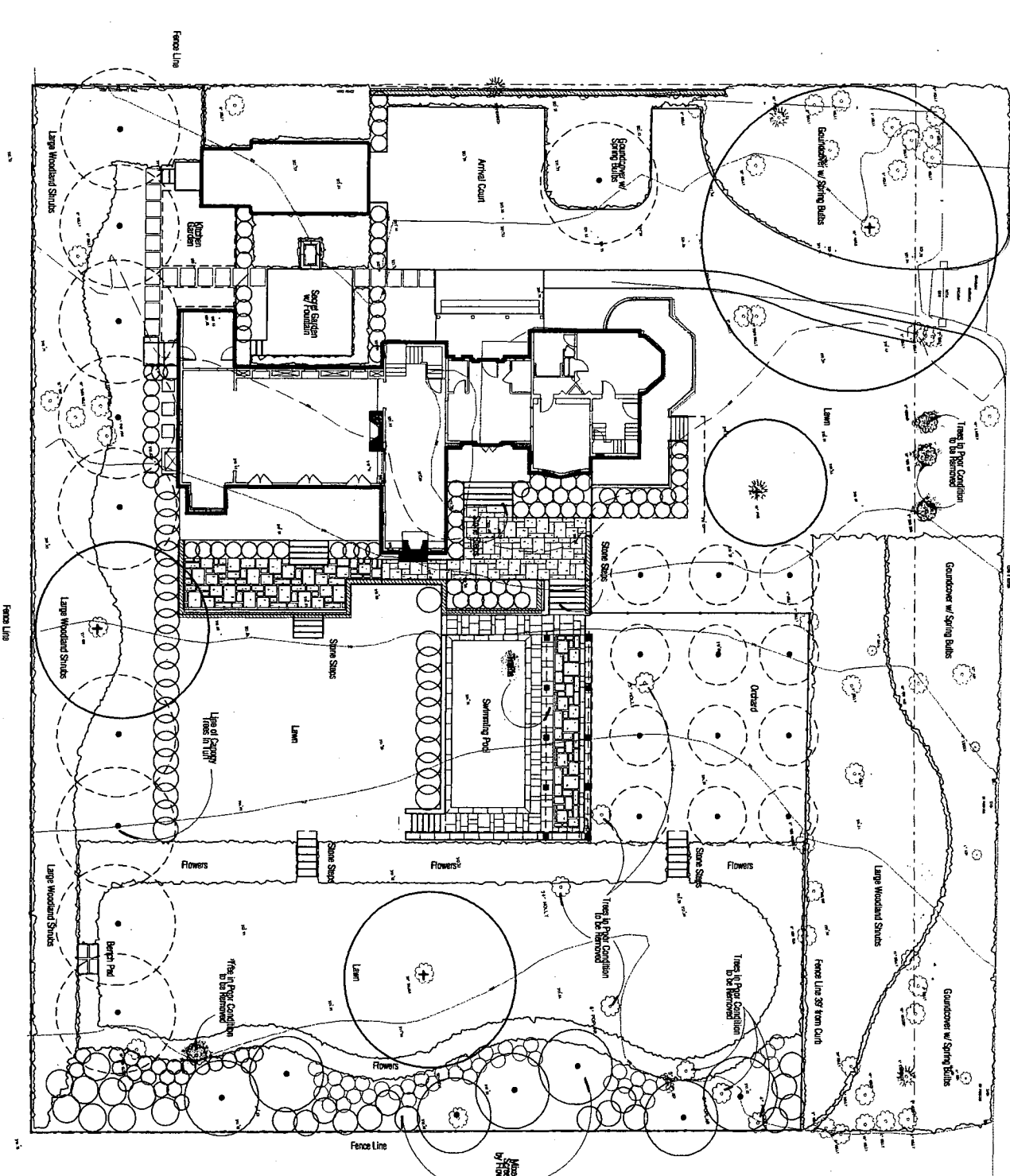
ISSUE / REVISION:

 DATE: 9/21/2001 DRAWN: JF
 SCALE: 1"=10'-0" CHECKED:

SHEET TITLE:
GARDEN MASTER PLAN
 SHEET NO.



D O R S E T A V E N U E

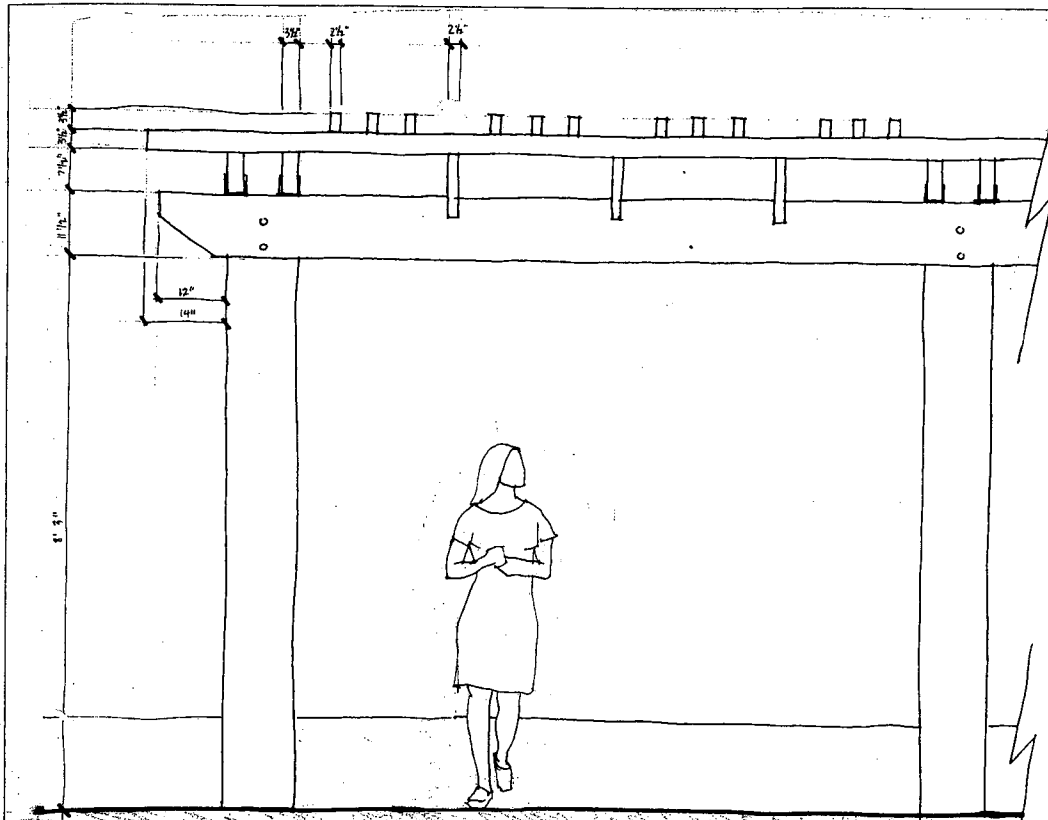


SHEET TITLE
GARDEN MASTER PLAN
 SHEET NO.

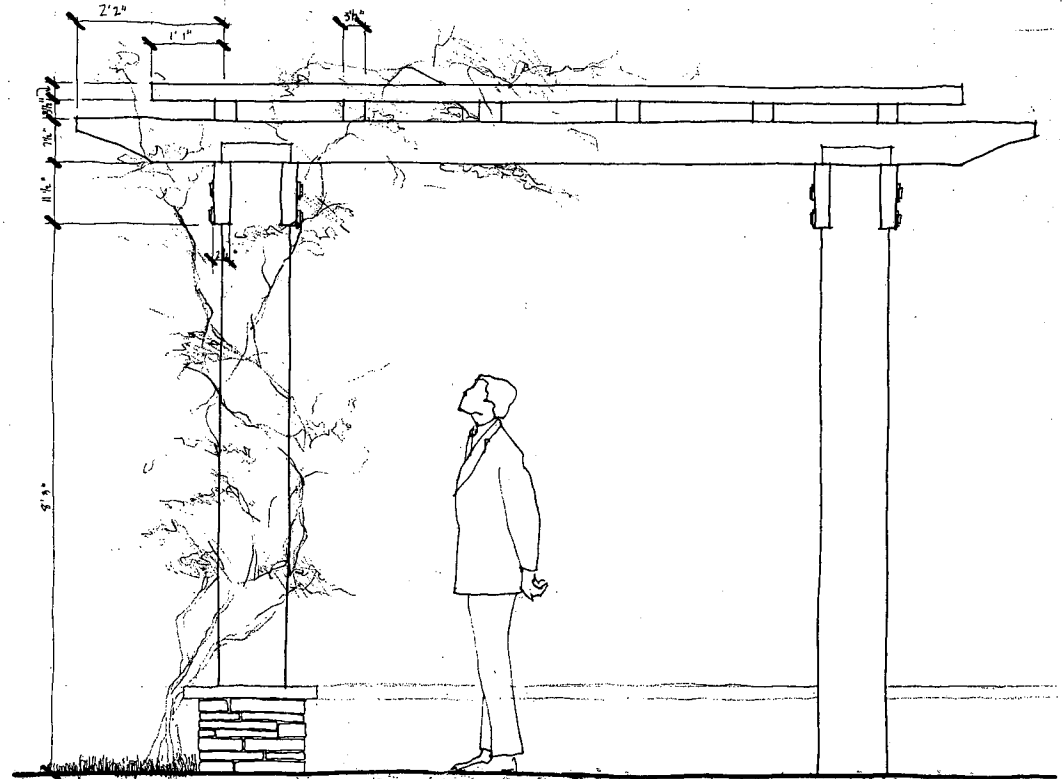
DATE: 02/20/10 DRAWN: JF
 SCALE: 1/4" = 1'-0" CHECKED:
 ISSUE / REVISION

WILL / LIPSCOMB RESIDENCE
 4722 Dorset Avenue, Somerset, Maryland 20815

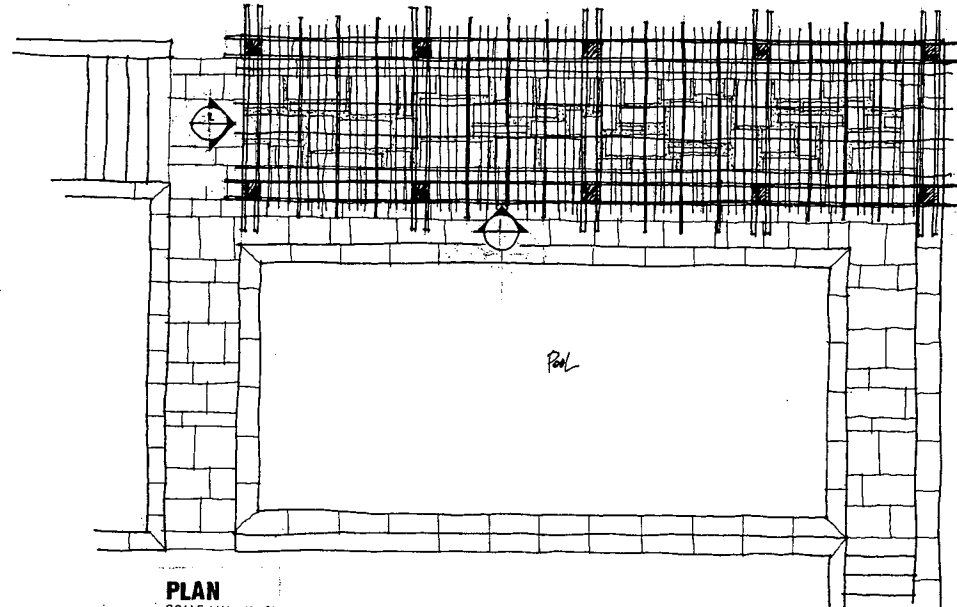
THE FITCH STUDIO
 1/27/2010
 NUMBER: 02/20/10
 302.000.0100



1 TRELLIS ELEVATION
SCALE 1" = 1'-0"



2 TRELLIS ELEVATION
SCALE 1" = 1'-0"



PLAN
SCALE 1/4" = 1'-0"

4807 Dorset Avenue
Chevy Chase, MD 20815

February 27, 2002

Ms. Robin D. Ziek
Historic Preservation Planner
The Maryland-Nat'l Capital Park and Planning Comm.
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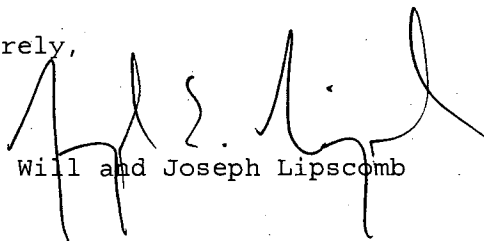
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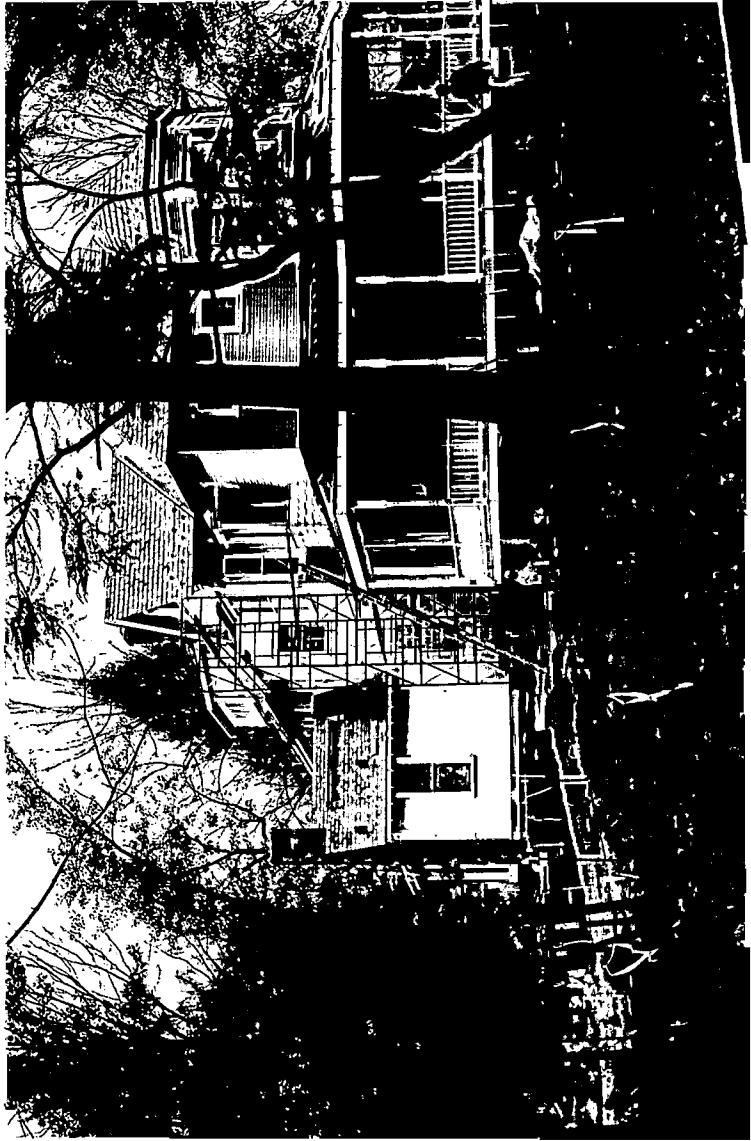
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Sincerely,



Laura Will and Joseph Lipscomb

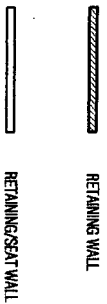
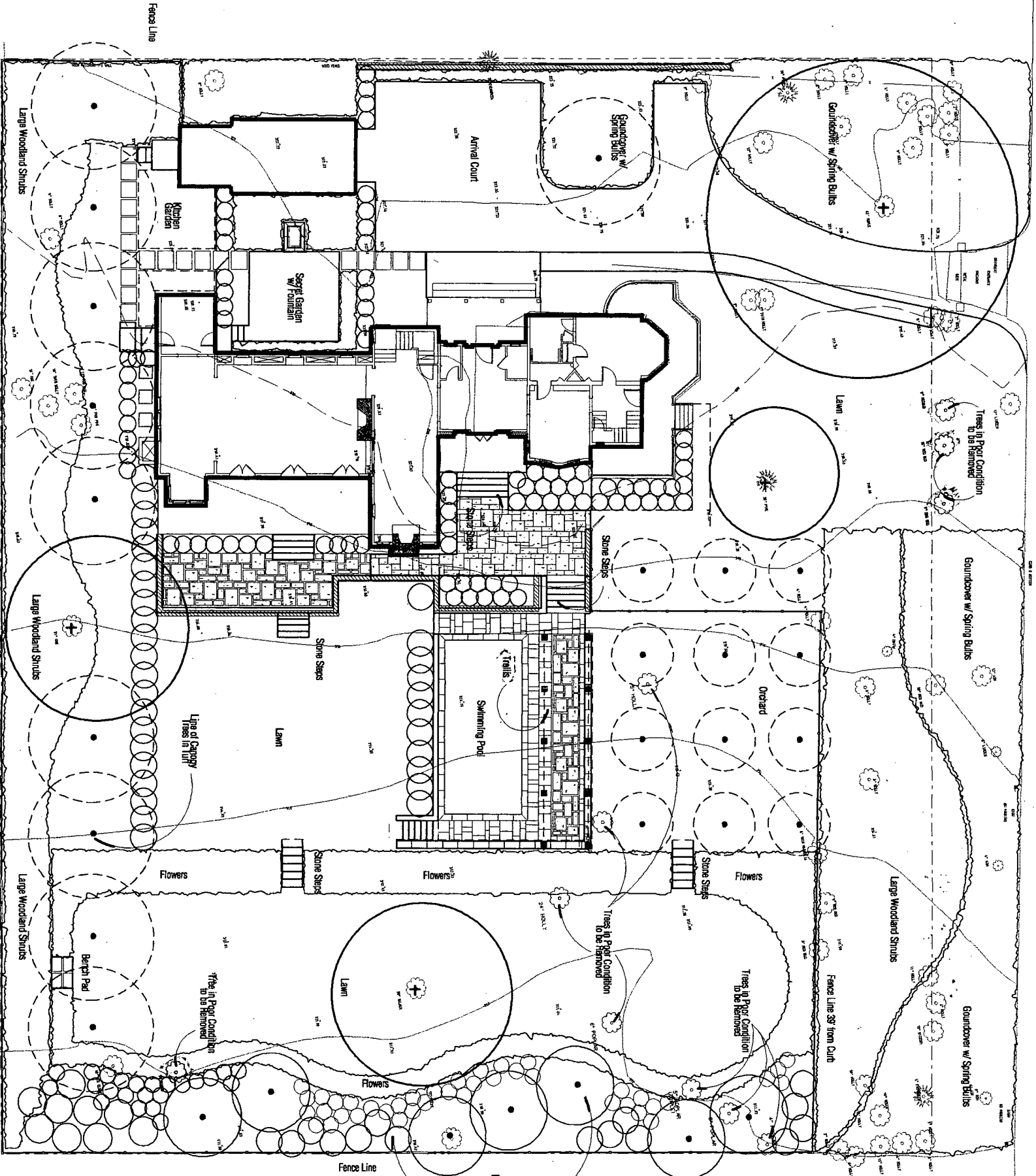








D O R S E T A V E N U E



THE FITCH STUDIO

1/15/2011 Sheet No. 1
 Washington, DC 20005
 202.898.8140

WILL / LIPSCOMB RESIDENCE

4722 Dorset Avenue, Somerset, Maryland 20815

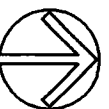
ISSUE / REVISION

DATE: 8/21/2011 DRAWN: JF
 SCALE: 1/4"=1'-0" CHECKED:

SHEET TITLE

GARDEN MASTER PLAN

SHEET NO.



WILL / LIPSCOMB RESIDENCE

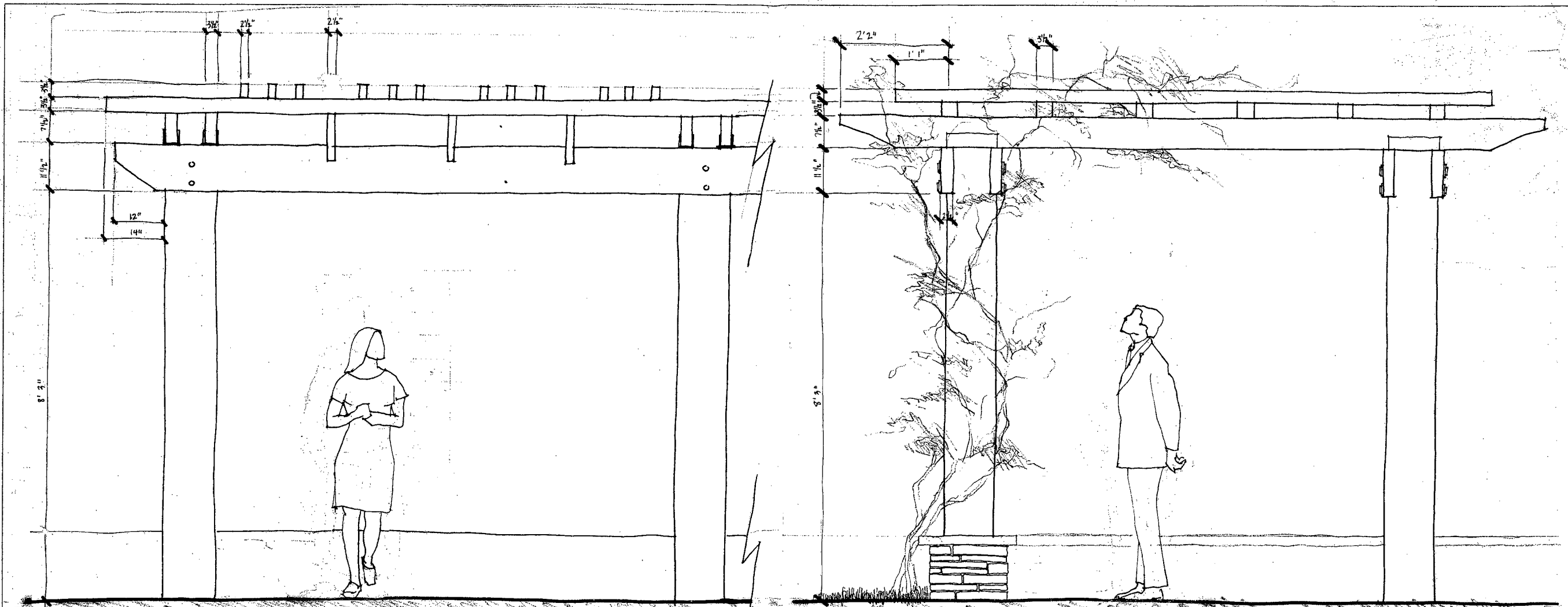
4722 Dorset Avenue, Somerset, Maryland 20815

ISSUE / REVISION:

DATE: 11.2.01 DRAWN: LE
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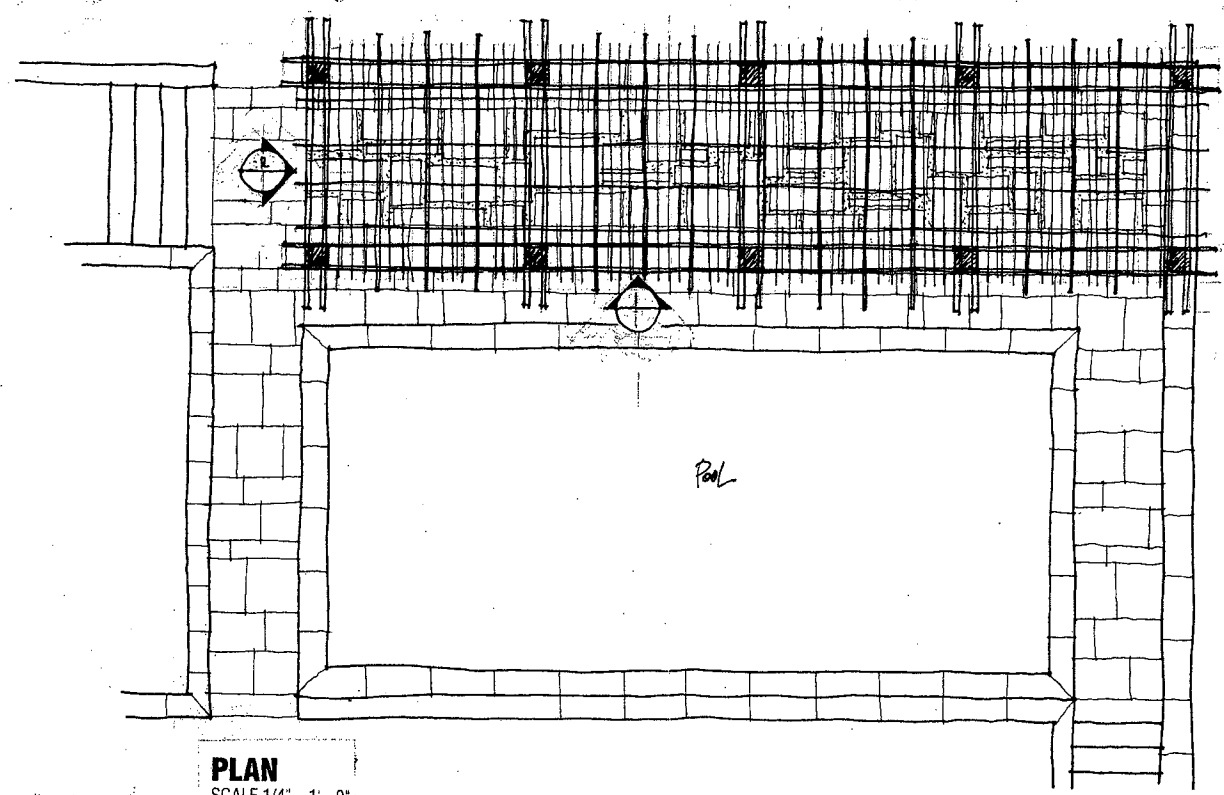
SHEET TITLE

SHEET NO.



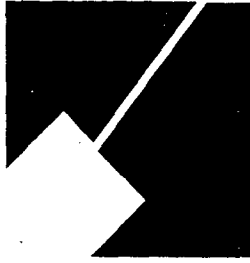
① **TRELLIS ELEVATION**
SCALE 1" = 1' - 0"

② **TRELLIS ELEVATION**
SCALE 1" = 1' - 0"



PLAN
SCALE 1/4" = 1' - 0"

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

March 30, 2001

Mr. Joe Lipscomb
The Carlyle Group
1001 Pennsylvania Avenue, NW
Suite 220 South
Washington, DC 20004-2505

RE: 4722 Dorset Avenue, Somerset

Dear Mr. ^{Joe}Lipscomb:

I just wanted to send you a copy, for your files, of the support letter that Gwen Wright sent to Senator Frosh.

We received a copy of J. Rodney Little's response to your letter. I understand from Gwen that you plan to follow the appeal process that Rodney outlined. If we can be of further assistance to you, please do not hesitate to call us at 301-563-3400 (-3408).

Sincerely,

A handwritten signature in black ink, appearing to read "Robin D. Ziek". The signature is fluid and cursive, with the first name "Robin" being the most prominent part.

Robin D. Ziek
Historic Preservation Planner



**Maryland
Department of
Housing and
Community
Development**

Division of Historical and
Cultural Programs

100 Community Place
Crownsville, Maryland 21032

410-514-7600
1-800-756-0119
Fax: 410-987-4071
Maryland Relay for the Deaf:
711 or 1-800-735-2258

<http://www.dhcd.state.md.us>

Parris N. Glendening
Governor

Raymond A. Skinner
Secretary

Marge Wolf
Deputy Secretary



March 14, 2001

The Honorable Brian E. Frosh
The Honorable William A. Bronrott
The Honorable Marilyn Goldwater
The Honorable Nancy K. Kopp
202 James Senate Office Building
Annapolis, Maryland 21401-1991

Re: Wiley-Ringland House
4722 Dorset Avenue
Chevy Chase, Maryland
Heritage Preservation Certification Application

Dear Senator Frosh and Delegates Bronrott, Goldwater and Kopp:

Thank you for your recent letter regarding the Heritage Preservation Certification Application for the above-referenced property. I appreciate your interest in the tax credit program as well as in this particular project.

As you know, the Heritage Structures Rehabilitation Tax Credit Program consists of a dollar for dollar reduction in an applicant's State income tax liability for an amount equal to 25% of the total rehabilitation costs attributed to a Certified Heritage Structure. A statutory condition of receiving certification of a project completed under this program is that the rehabilitation must meet the U.S. Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings (Standards)*.

The Maryland Historical Trust, the lead historic preservation agency for the State, has applied the *Standards* to thousands of projects annually for more than twenty-five years. Additionally, we have performed reviews for hundreds of Federal and State tax credit projects in excess of twenty years.

While the rehabilitation of the historic Wiley-Ringland House, itself, appears to comply with the *Standards*, the proposed addition will not. Specifically, the proposed addition is in direct conflict with *Standard # 9*, which states: "New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and **spatial relationships** that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, **size, scale and proportion, and massing** to protect the integrity of the property and its environment" (emphasis added). In evaluating whether new additions meet this standard, the Department of the Interior and we follow the principal that additions should be *subordinate* to the historic building – particularly in size. The addition is 4500 square feet compared to the 1200 square feet of the existing house. It is entirely too large and overwhelms the modest Victorian structure to which it will be attached.



The Honorable Brian E. Frosh et al.
March 14, 2001
Page Two


Other modifications to the site including a formal garden and swimming pool add to the alteration of the property's simple historic setting.

We understand the willingness of the Montgomery County Historic Preservation Commission (HPC) to ignore the *Standards* for this project. The property has been in decay for quite some time and this project certainly remedies that situation. One important point to consider is that this office reviews each tax credit application based on the documentation submitted from the owner. Whether the local HPC has approved it or not is often unknown and, in any case, immaterial to our review process. We do, however, encourage all HPCs in the state to direct their applicants here for project review first if they are applying for Heritage Preservation Tax Credits. This ensures that the project will have met our program requirements before it receives local HPC review. In this case, the owners were notified through their consultant, prior to the commencement of construction, that the addition would disqualify the project for the rehab tax credit. Obviously, they chose to proceed with that knowledge.

Staff review of tax credit applications is accomplished by applying the *Standards* in a consistent manner and in accordance with established precedents to every project proposal we receive. This ensures the integrity of the program and avoids any perception that reviews are arbitrary and capricious. It is for this reason that I am confirming my denial of this project for tax credit purposes. The applicant, in our letter of December 19, 2000, was advised of the appeal process. An appeal is required in writing from the owner within 30 days of the letter of denial. The undated letter from the owner, attached to your request for reconsideration, was never received by this office and does not constitute a request for an appeal. I am willing to waive the 30-day requirement if the owners wish to appeal my decision through the appropriate process.

Thank you again for your interest in this project. Should you have questions, please do not hesitate to contact me at 410-514-7601 or Michael Day, of my staff, at 410-514-7629.

Sincerely,



J. Rodney Little
Director

c: Ms. Laura Will
Mr. Joe Lipscomb
Ms. Gwen Wright ✓

THE CARLYLE GROUP

ROBIN -

Enclosed is a copy of
a letter we sent to
Rodney Little to appeal
his rejection of our
application for the Maryland
Preservation Tax Credit for
your information.

Thanks again for all
of your help and support.

-JOE LIPSCOMB

Mr. Rodney Little
Director, Maryland Historical Trust
100 Community Place
Crownsville, MD 21032

RE: Wiley-Ringland House
Heritage Preservation Certification Application, Part II

Dear Mr. Little,

We are writing to you as the owners of the Wiley-Ringland House, located in the Town of Somerset, in Montgomery County, Maryland. As you are aware the house is a notable landmark having important historic associations and we applied last fall to your office for the Maryland historic preservation tax credit. The property, included in the Town of Somerset Historic District, is listed on the Montgomery County Master Plan for Historic Preservation, and is individually listed on the National Register of Historic Places. After having been abandoned for almost 25 years following a major fire, the property, including the house and its original one-acre lot, is currently undergoing a major historic preservation initiative that involves the complete rehabilitation of the original house and its lot. This effort has been closely monitored, reviewed and advanced by the Montgomery County Historic Preservation Commission and its staff over the past year.

Pursuant to Montgomery County Code Chapter 24A, we have worked closely with our architect and local preservation officials over the last 12 months on the rehabilitation of, and a proposed addition to, the historic house. At various steps in the process, and using the Secretary of the Interior's *Standards for Rehabilitation*, the Montgomery County Historic Preservation Commission evaluated the proposed project, and unanimously recommended its approval, lauding the project as an excellent example of preservation. Once we were assured of this approval, and believing the standards of review (the Secretary of the Interior's *Standards for Rehabilitation*) to be the same at both the local and state levels, we began pursuing the Maryland State Rehabilitation Tax Credit through your office. We were never informed by either the county or state (which we worked with on the National Register Listing) that the *Standards* were subject to varying interpretations by different branches of our state and local government.

The Heritage Preservation Certification Application, Part II, was submitted to the Maryland Historical Trust on October 6, 2000. On December 19, 2000, we received a letter stating that your office had completed its review of the application and had determined that the proposed rehabilitation does not meet the Secretary of the Interior's *Standards for Rehabilitation*. In particular, the letter states (with an apparent typographical error) that the project, as outlined in the application, does not meet Standard #9, in that it "proposes an addition that is not too (sic)

large in size, scale, proportion and massing, and introduces landscaping and other construction that compromises the historic setting of the historic property.”

This interpretation of the Secretary of the Interior's *Standards for Rehabilitation* is in direct conflict with that of the Montgomery County Historic Preservation Commission, and its staff, whose views have been guiding and directing this preservation project. We strongly disagree with the decision of your office, and feel that the project was mis-evaluated. We urge you to seriously reconsider the tax credit application for the following reasons:

- 1) The proposed project fully restores the historic setting and environment of the property. As originally developed in the 1890s, the streetcar suburb of Somerset consisted of a series of one-acre lots. Over the past century, many of these original lots have been re-subdivided into half- and quarter-acre lots. The Wiley-Ringland House, one of the first houses built in the historic community, retains its original one-acre lot. The proposed rehabilitation, along with a donated easement, ensures the retention of this original lot in its entirety, and thus preserves an aspect of the original town plan, and the historic setting of the house. By keeping the original lot intact, the historic relationship between the building, its landscape, and the adjacent houses making up the historic district, is retained. The proposed rehabilitation fully protects the historic integrity of the property and its environment.
- 2) The proposed rehabilitation introduces new elements into the landscaping that are compatible with the historic setting of the property. The Wiley-Ringland house is set well back from the public road (Dorset Avenue) and is sited within a wooded lot which slopes slightly to the southeast. The rehabilitation proposes the construction of a new, detached garage on the site of a former, deteriorated garage; a pool; retaining walls; and new plantings. The garage is being sited at the end of the existing drive, next to and behind the historic house, and is of a size, scale and style compatible with the historic house as well as the overall historic district. The pool is being placed to the opposite side of the existing structure, at a level lower than that of the house, and set back from it. Through the use of retaining walls and new plantings, the pool will not be visible from the front or side yards. Stone and brick retaining walls are a common feature in this historic district where the grade slopes steeply to the south. Similarly, mature shade trees, shrubbery and more formal plantings characterize the neighborhood. The proposed retaining walls and plantings are thus in keeping with the existing character-defining features of the historic district and in no way compromise the historic setting of the property.
- 3) The project proposes an addition that meets the *Standards* established for New Additions to Historic Buildings. In particular, the new addition has been designed in such a way that it is clearly differentiated from the old, and it leaves the character-defining features of the historic building unaltered, including its massing, size, scale and architectural features. Further, the new construction has been undertaken in consideration of Standard #10, such that the addition could theoretically be removed, leaving the historic structure and its environment unimpaired.

The house itself is a modest-sized, 2-1/2-story Queen-Anne-style frame structure defined by its asymmetrical massing, enhanced through its use of projecting bays, towers, dormers and a wrap-around porch. The addition being proposed is a 2-1/2-story wood frame structure located at the rear of the historic house and connected to it by a 1-1/2-story hyphen. In order to make the addition non-visible from the public street, it was designed to project straight back from the existing structure. The inclusion of the hyphen between the house and the addition--placed there so that the addition would clearly defer to the house--is one of the main reasons why the new addition appears large on paper. A lower, one-story wing of the new addition, which does project beyond the historic house to the east, is set well back from the house and is clearly distinguished from it. From the front of the house this wing will appear to be a separate structure, is in keeping with the historic setting.

The hyphen, rear addition and side wing all feature materials, such as wood weather boarding, wood shingles, and rubble stone, that are compatible with the existing historic materials. As you can see from the enclosed perspective drawings (as opposed to the elevational drawings submitted as part of the application), the entire addition is virtually non-visible from the front of the house. From the west approach on the street, the addition will similarly not be visible due to extensive existing plantings on the property line, and a very large Norway Maple on the front of the property. From the east approach on the street, you can see that with the new plantings, the addition will not be visible either. The roof of the new addition will be lower than that of the existing, save for a chimney, and will not be visible from the street. Further, since MHT's review of the project, we have decided to lower the roofline of the addition an additional two feet, with the intent of further deferring to the house when standing on the side and back of the property.

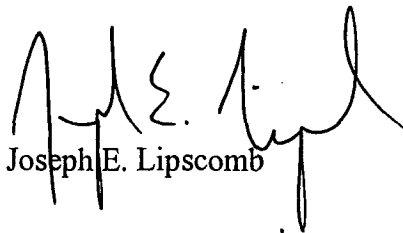
It was precisely our intent, and that of our architect, and the Montgomery County Historic Preservation office to make the addition non-visible from the street. The enclosed drawings should be evidence that this goal has been achieved.

In our opinion, the proposed rehabilitation of the ca. 1893 Queen-Anne-style house not only ensures the preservation of the original building and its use according to the Secretary of the Interior's *Standards for Rehabilitation*, but also recaptures a major missing element of the street scape and of the historic district. The house and its untended, overgrown lot, which stood abandoned for 25 years, had been deemed an eyesore in the community. It had been improperly secured and had been threatened with demolition several times. The proposed project fully rehabilitates the existing structure, and adds onto it in a manner consistent with the Secretary of Interior's Standards.

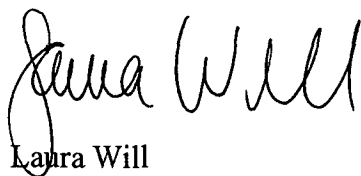
The intent of all parties involved in this project has been to preserve and celebrate this historic resource. With an interior floor space of 1,200 square feet, however, the challenge was to make the house appropriate for an entire family. All the parties involved in this project worked to develop an approach which minimized disruption or impairment of the house, in many cases at significant incremental expense. We hope that you will make an effort to understand and appreciate our efforts and, together with the new drawings provided, reconsider the merits of our project and its worthiness for the Maryland State tax credit.

Thank you for your consideration.

Sincerely,

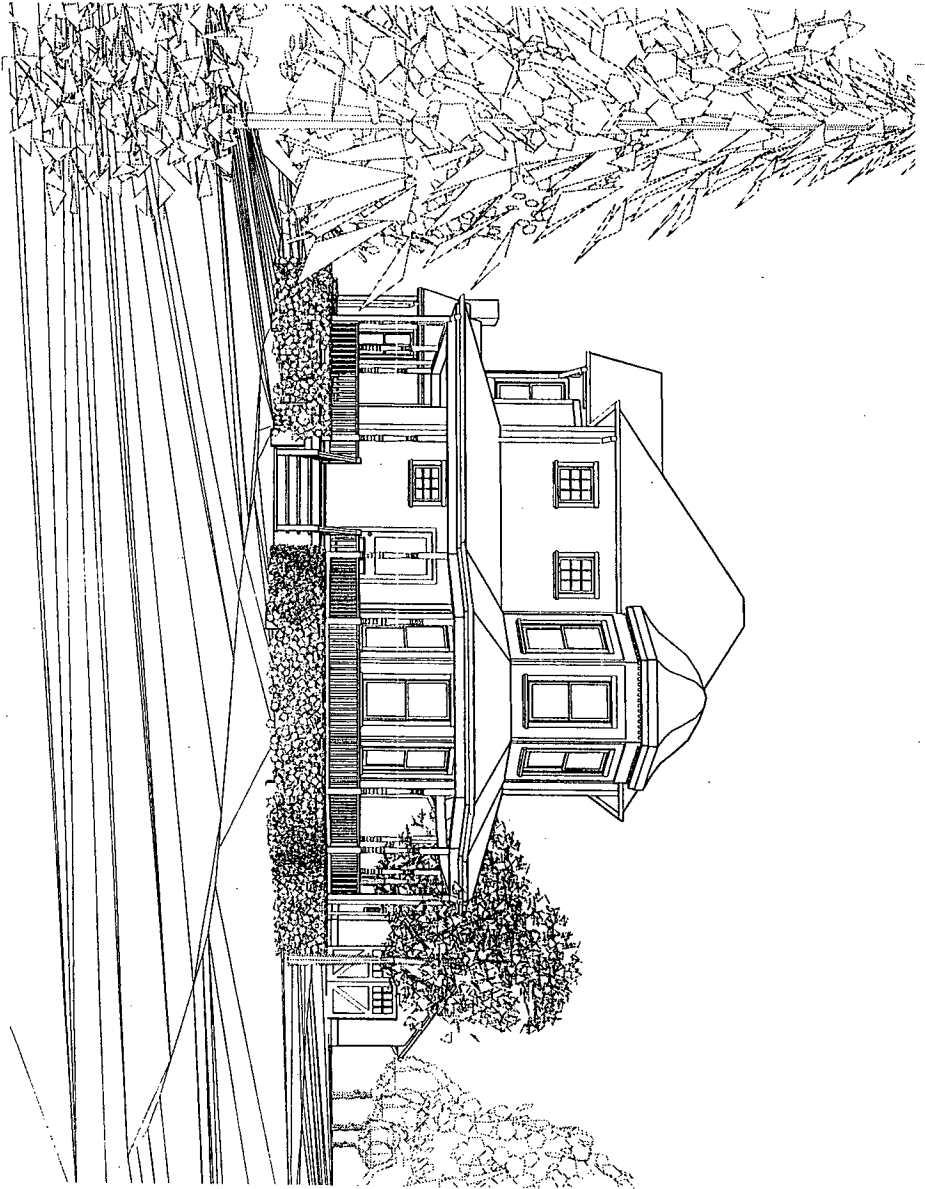
A handwritten signature in black ink, appearing to read "J.E. Lipscomb". The signature is fluid and cursive, with the first name and middle initial being more prominent.

Joseph E. Lipscomb

A handwritten signature in black ink, appearing to read "Laura Will". The signature is cursive and somewhat stylized, with the first name being the most legible part.

Laura Will

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R
T
H



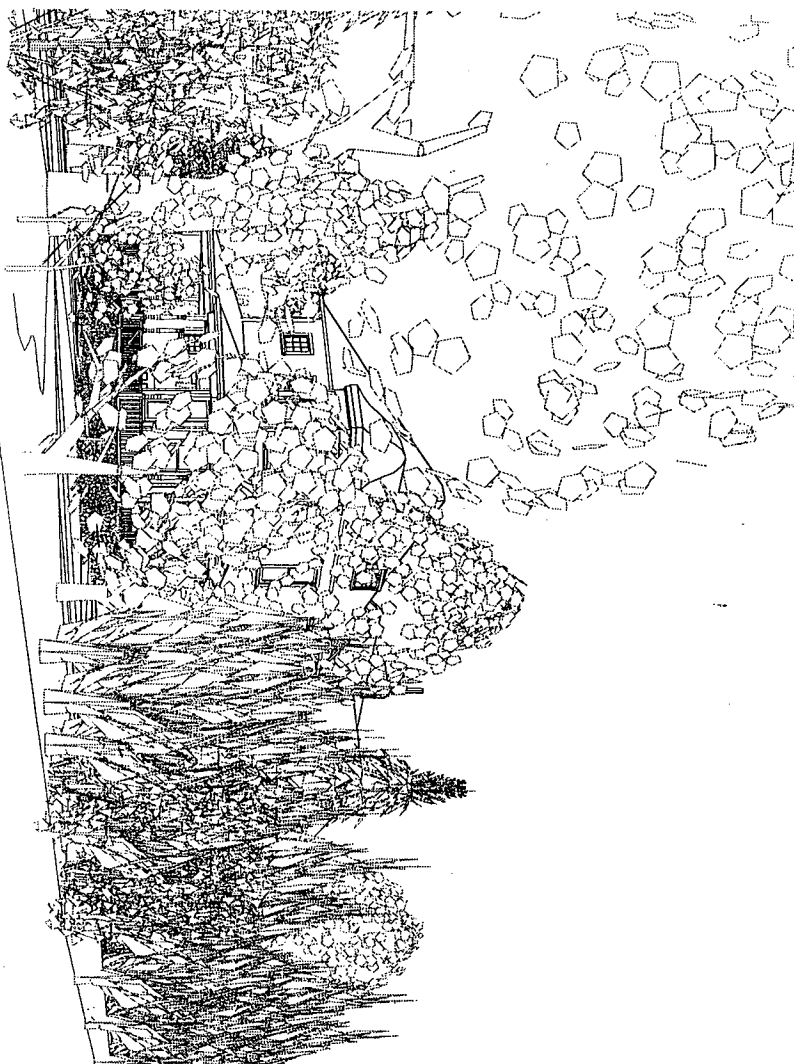
A1-1	WILL - LIPSCOMB RESIDENCE 4743 DORSET AVENUE CHEVY CHASE, MD 20815	17 JANUARY 2001	RILL & DECKER ARCHITECTS, P. C. 606 FAIRMONT AVENUE, STE. 202, BETHESDA, MD 20814 P 301 452 2484 F 301 452 9242

NORTHEAST



A1-1	WILL - LIPSCOMB RESIDENCE	17 JANUARY 2001	RILL & DECKER ARCHITECTS, P.C. <small>9601 FAIRMONT AVENUE STE. 202 BETHESDA MD 20814 P 3044323866 F 3014323862</small>
	<small>4732 DDRSET AVENUE CHEVY CHASE, MD 20815</small>		

N O R T H W E S T



A1-1

WILL - LIPSCOMB RESIDENCE

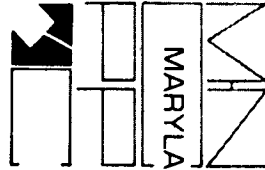
4722 DORSET AVENUE
CHEVY CHASE, MD 20815

17 JANUARY 2001

R I L L & D E C K E R
A R C H I T E C T S , P . C .

1001 FARMHUNT AVENUE STE. 202 BETHESDA MD 20814 P 301.442.2041 F 301.602.9242

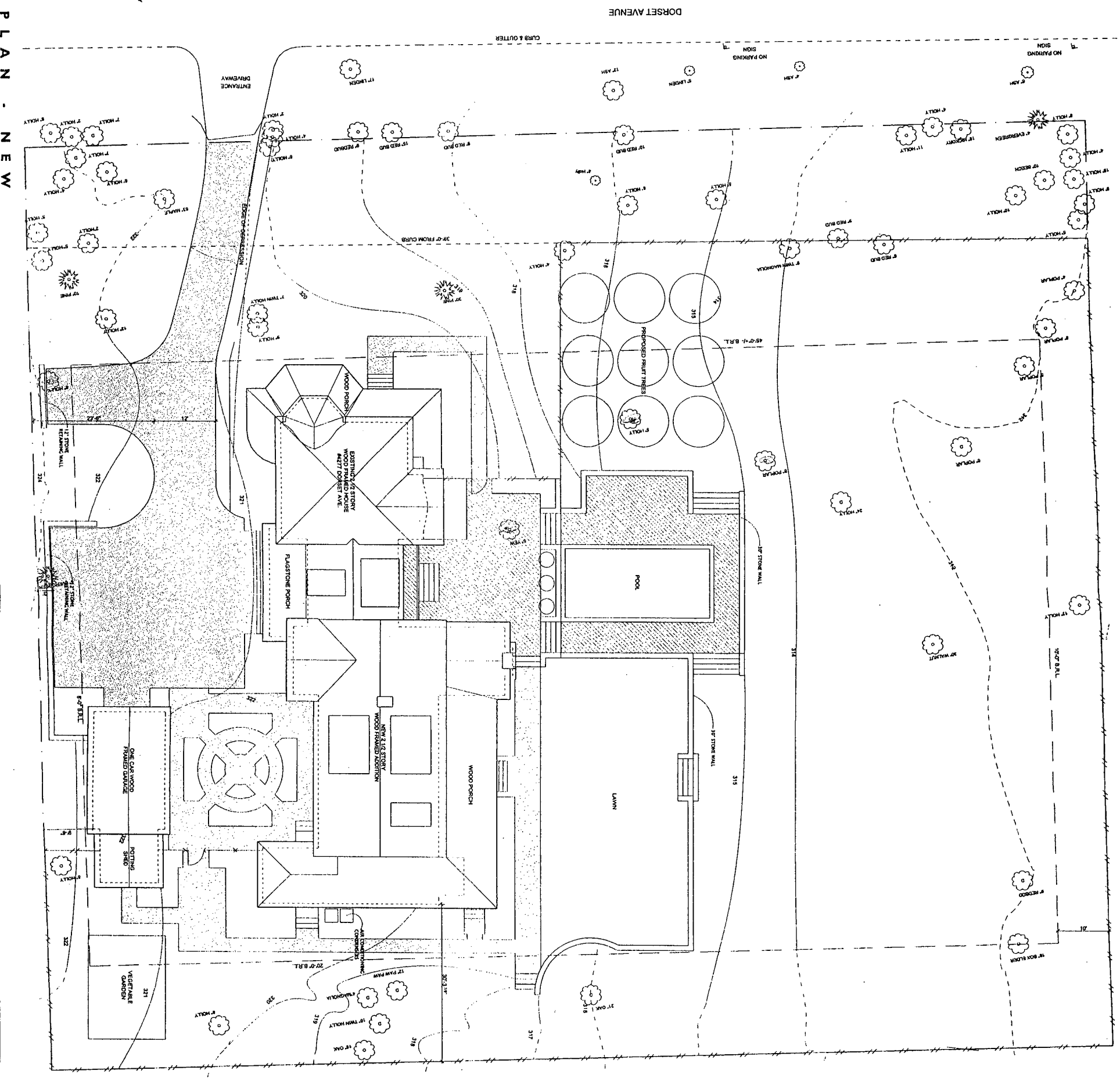
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



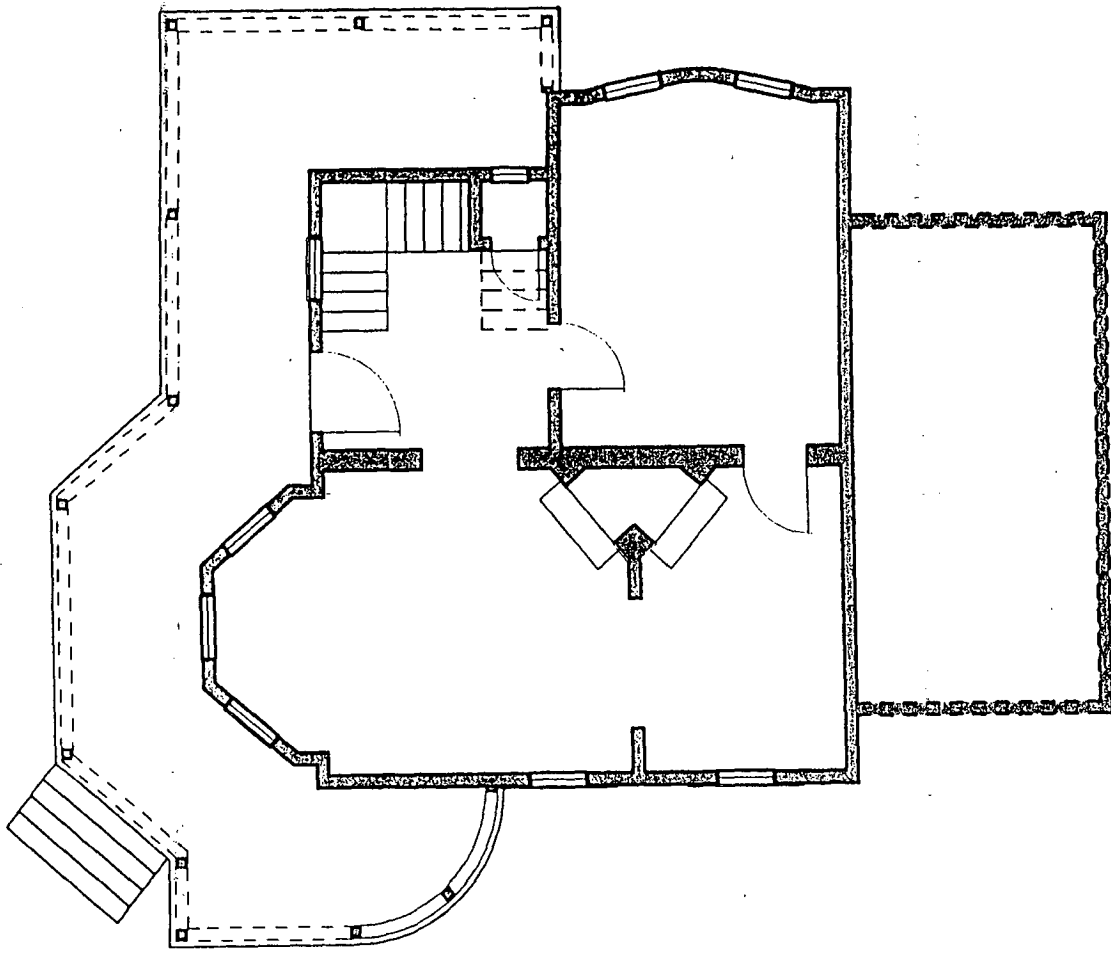
THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

SITE PLAN - NEW

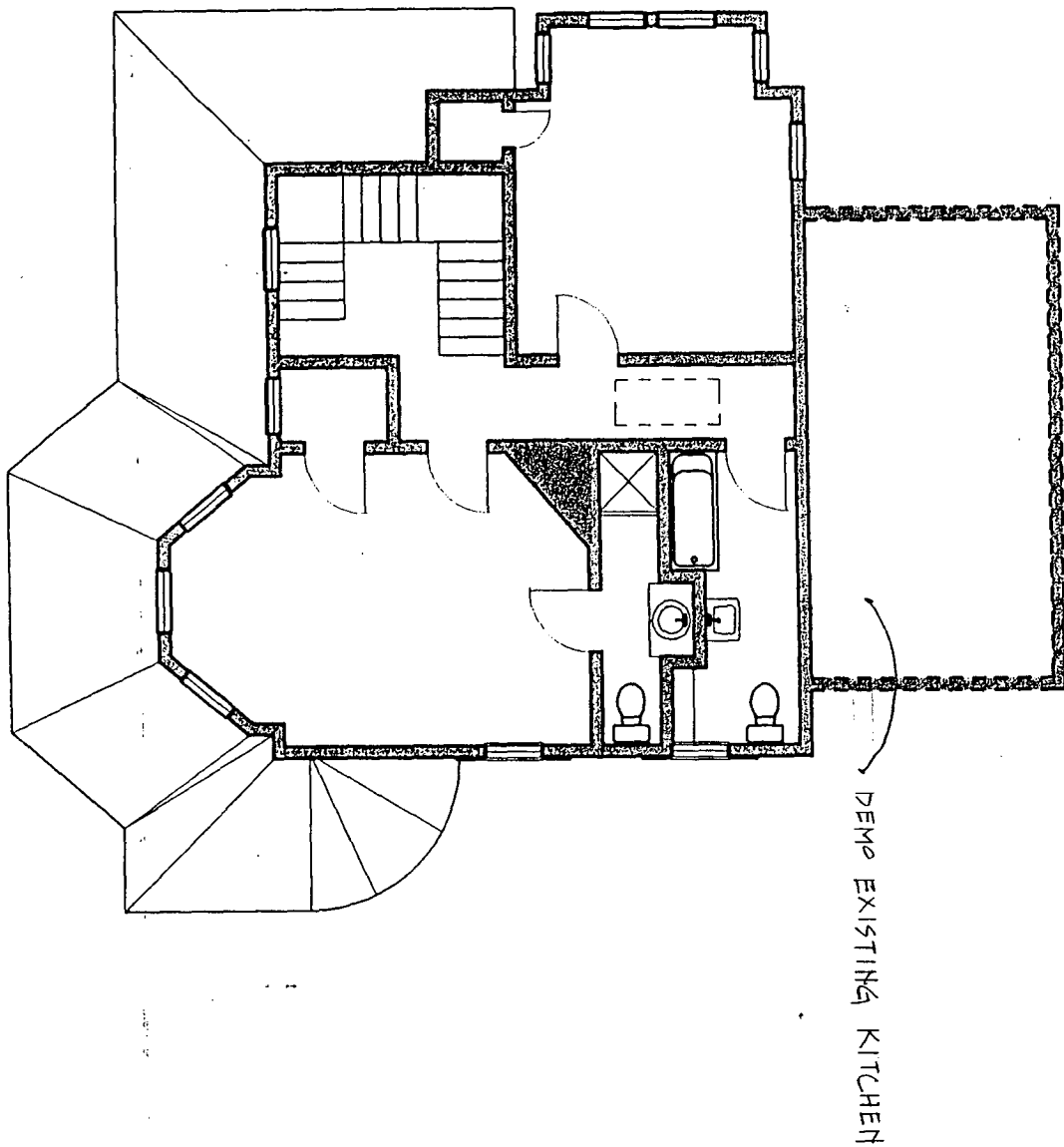
- Trees to be removed
- PEA GRAVEL PATH
- TIA & CURB DRIVEWAY
- FLAUSTONE
- 8" ASPEN WOOD POST & RAIL FENCE
- STONE WALL



1/8" = 1'-0"
F I R S T F L O O R P L A N



2
 1/8" = 1'-0"
S E C O N D F L O O R P L A N



WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
 CHEVY CHASE, MD 20815

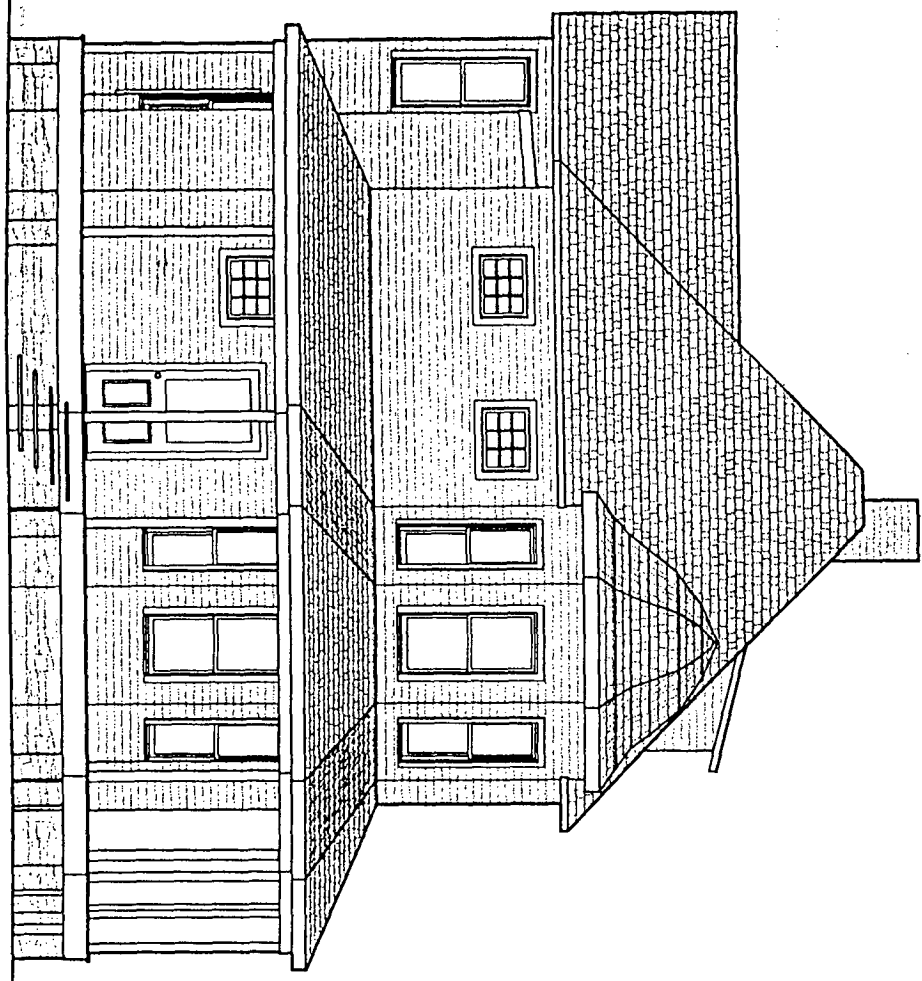
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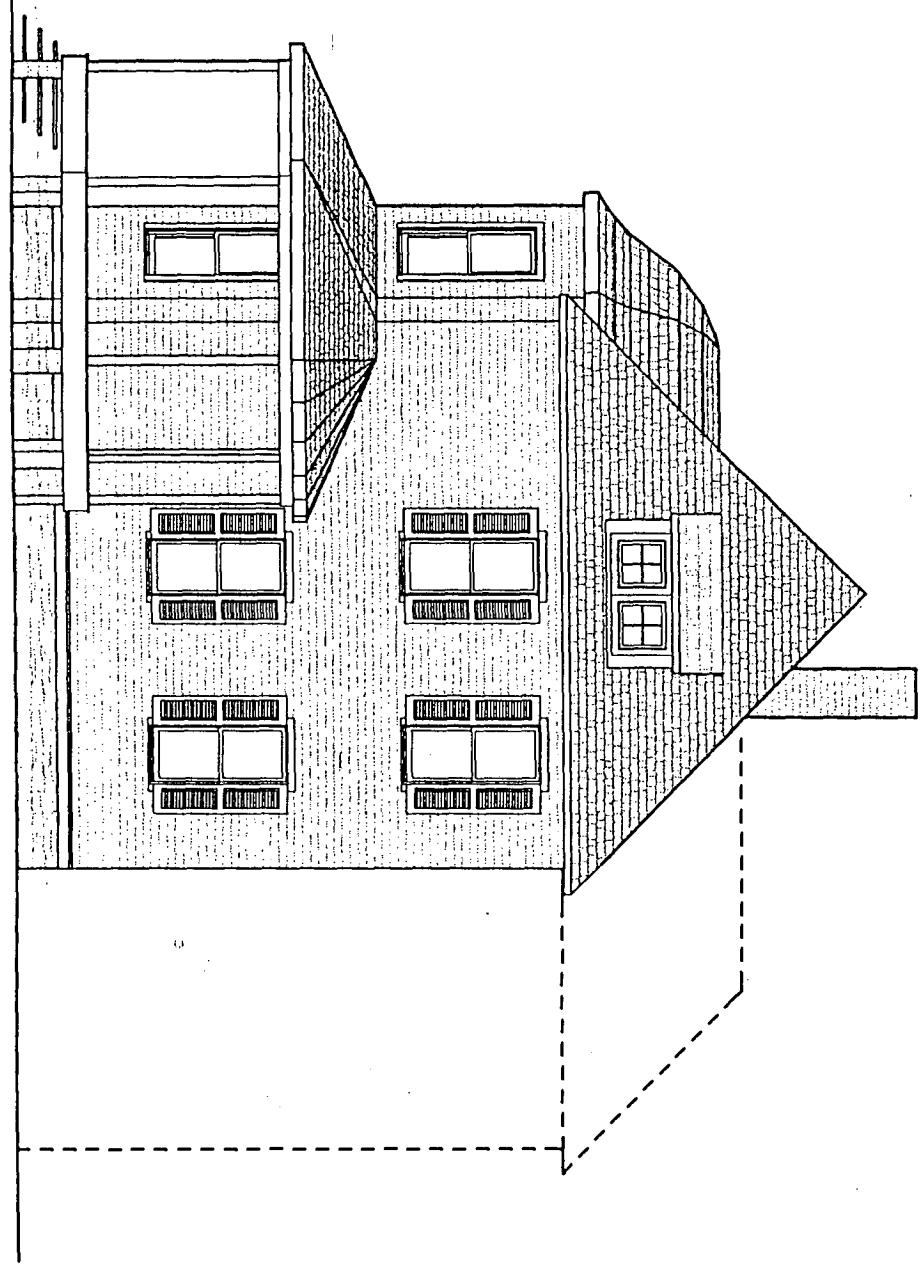
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 A R C H I T E C T S . P . C .

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484

1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
CHEVY CHASE, MD. 20815

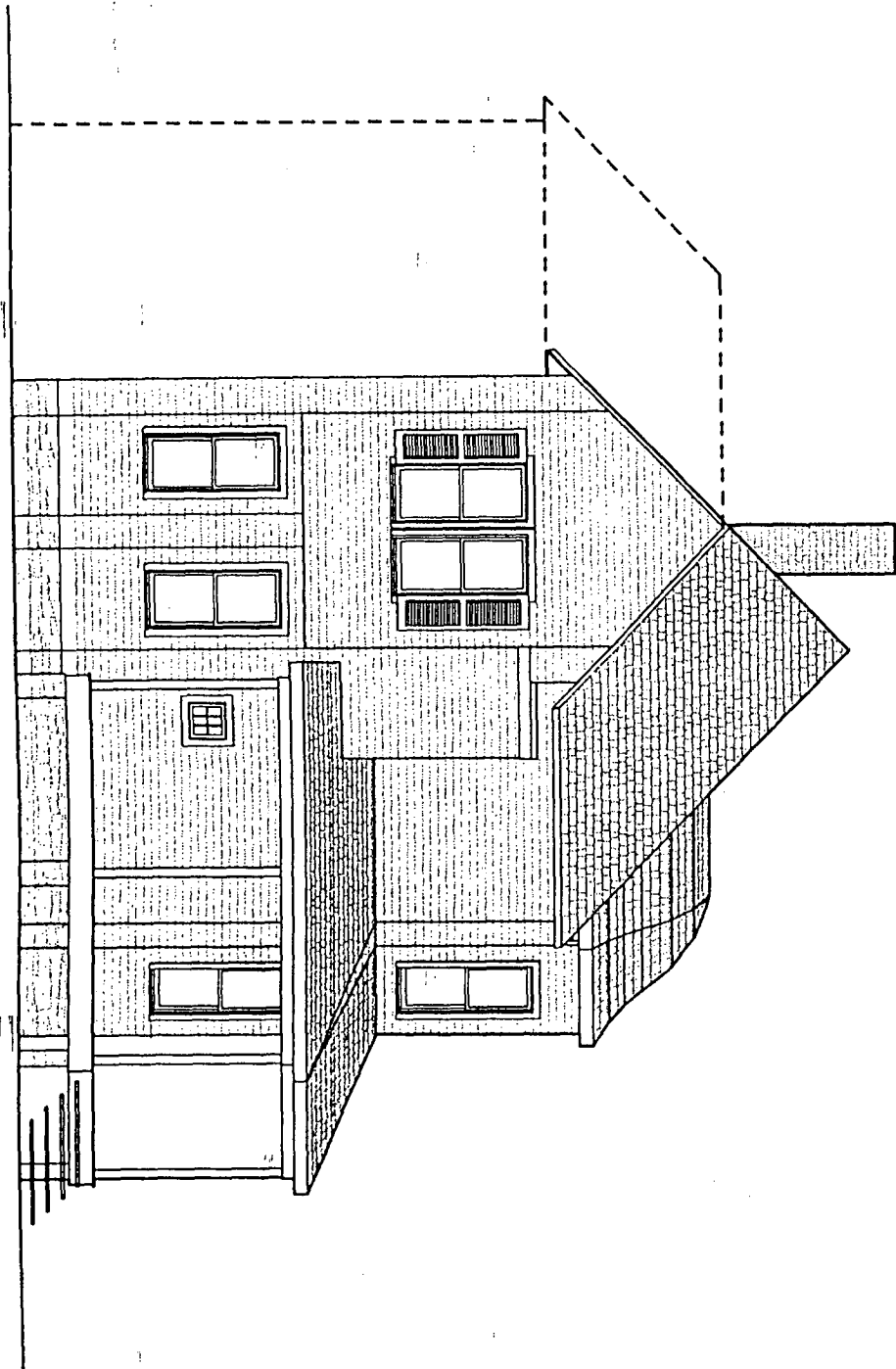
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EXISTING

RILL & DECKER
ARCHITECTS, P.C.

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484

2
1/8" = 1'-0"
EAST ELEVATION



WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
CHEVY CHASE, MD 20815

8.14.00

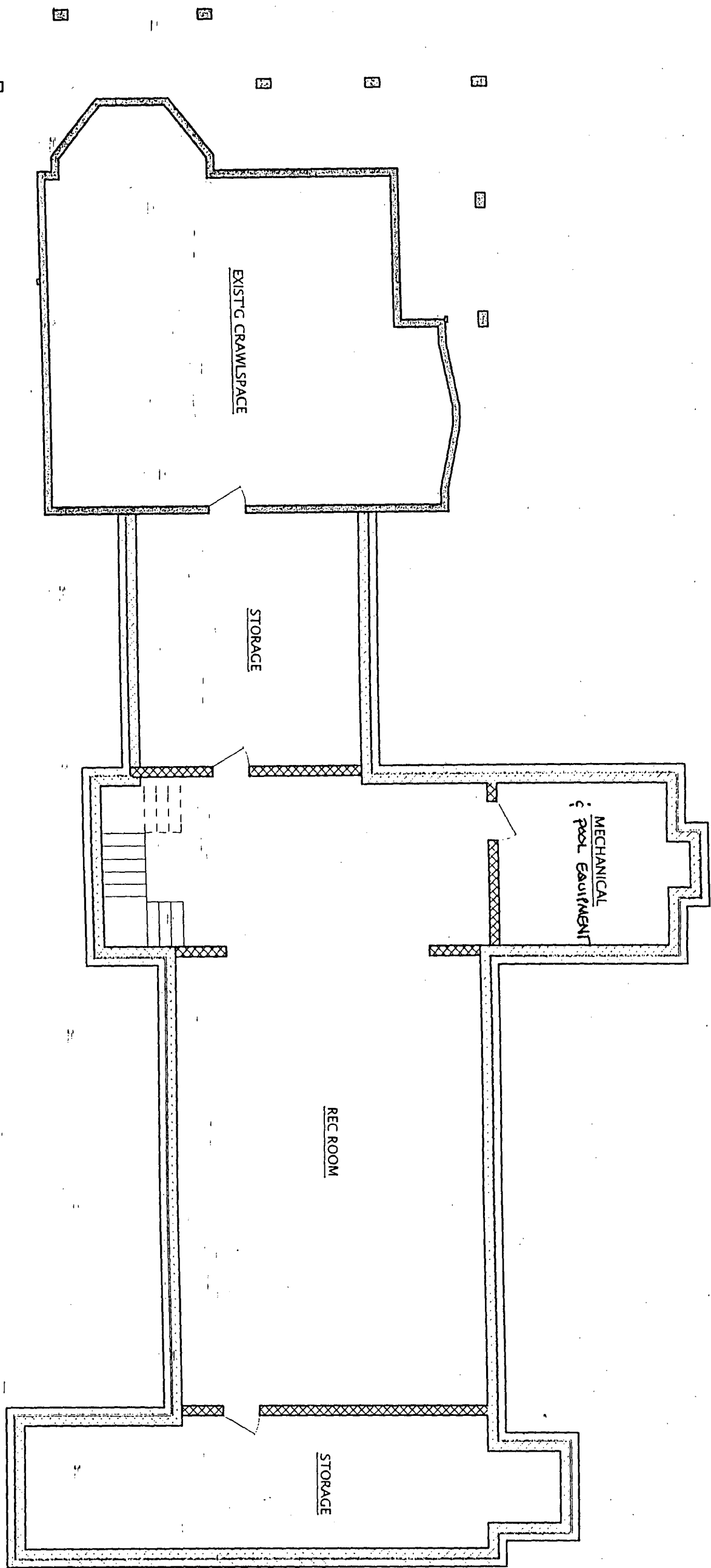
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ARCHITECTS, P.C.

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484

1/8" = 1'-0"

BASEMENT FLOOR PLAN



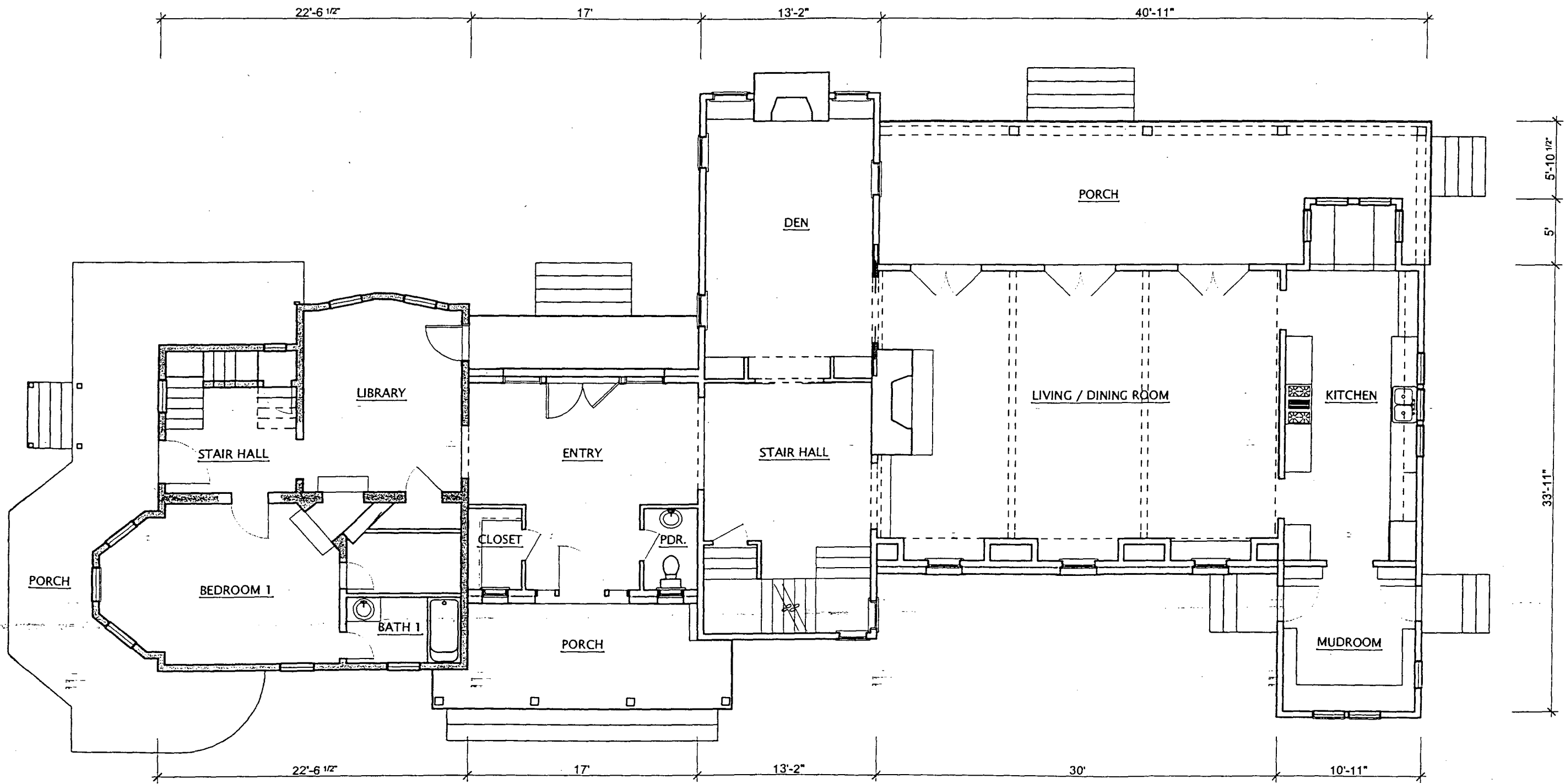
WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
CHEVY CHASE, MD 20815

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4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484



FIRST FLOOR PLAN

1/8" = 1'-0"

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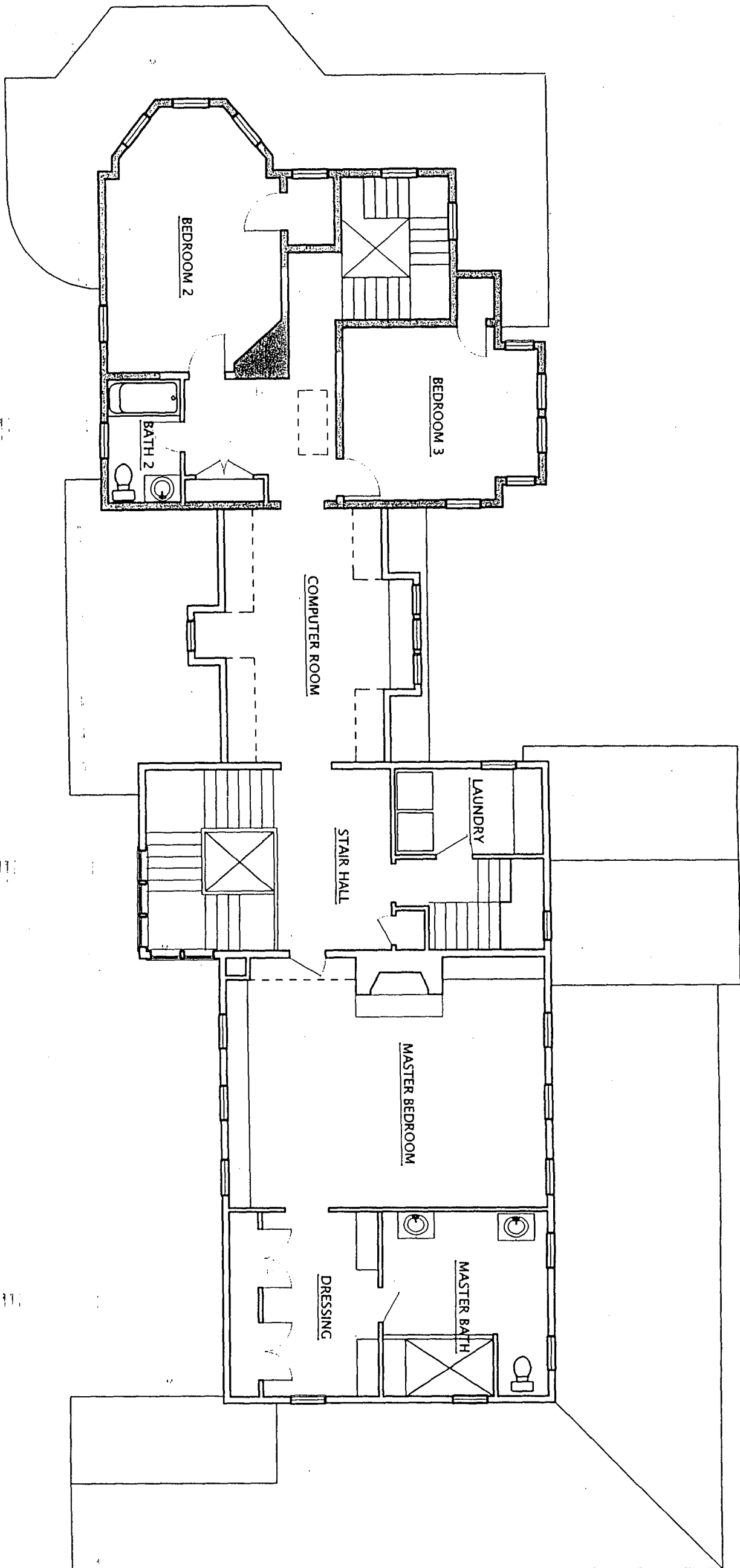
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4722 DORSET AVENUE
CHEVY CHASE, MD 20815

RILL & DECKER
ARCHITECTS, P.C.

4901 FAIRMONT AVENUE BETHESDA MD 20814 JOI 652 2484

SECOND FLOOR PLAN
 1/8" = 1'-0"



WILL - LIPSCOMB RESIDENCE

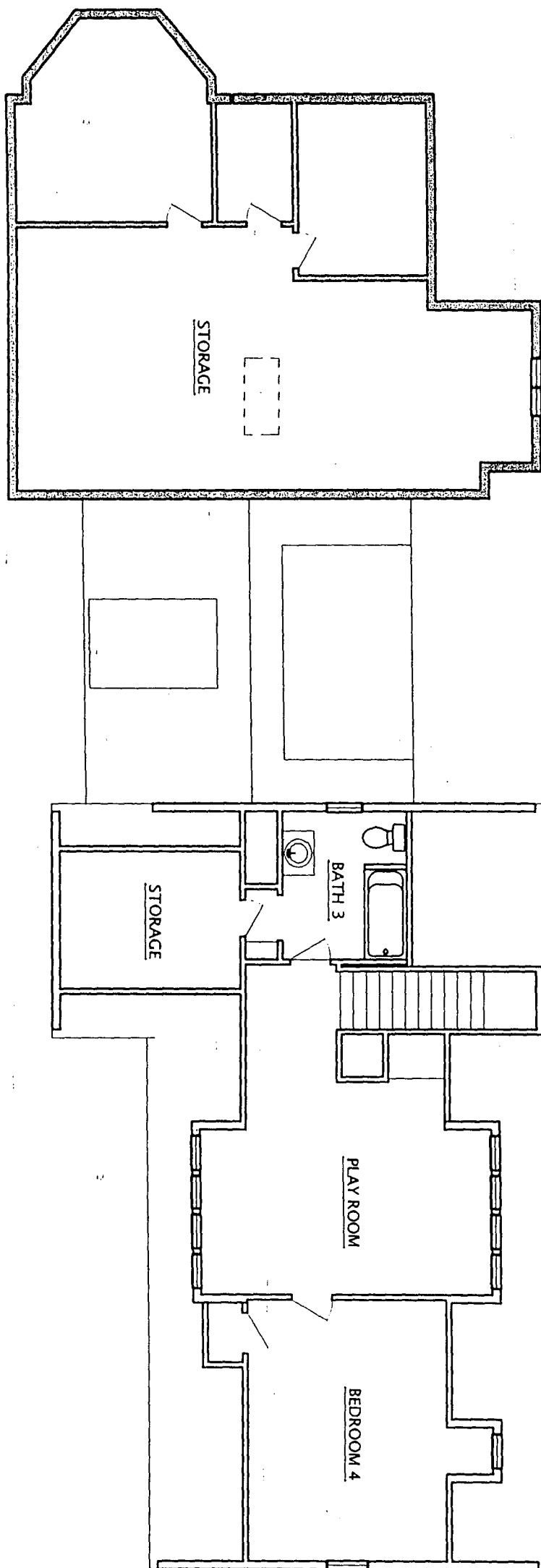
4722 DORSET AVENUE
 CHEVY CHASE, MD 20815

8.14.00

RILL & DECKER
 ARCHITECTS, P.C.

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484

1/8" = 1'-0"
A T T I C F L O O R P L A N



WILL - LIPSCOMB RESIDENCE

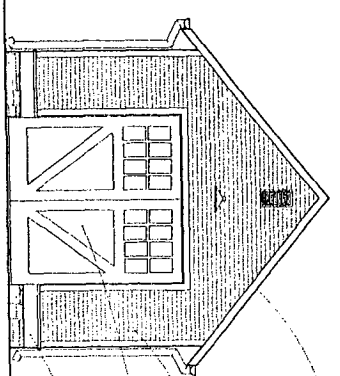
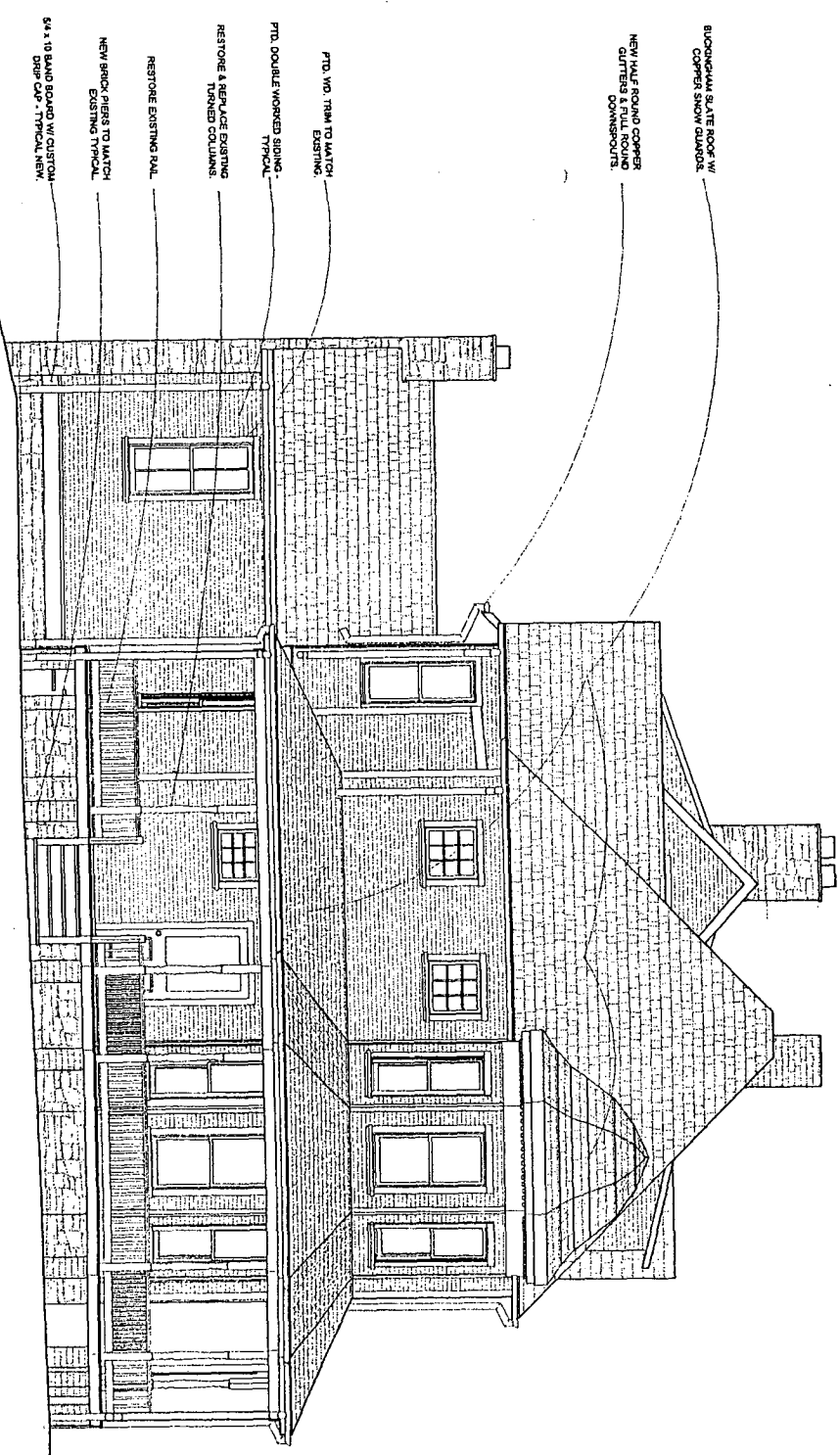
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 CHEVY CHASE, MD 20815

8 . 14 . 00

R I L L & D E C K E R
 A R C H I T E C T S , P . C .

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484

NORTH ELEVATION
1/4" = 1'-0"



BUONICCONTI SLATE ROOF W/
COPPER SNOW GUARDS.
NEW HALF ROUND COPPER
DOWNSPOUTS.
PTD. W/3 TRIM TO MATCH
EXISTING.
CUSTOM GARAGE DOOR.
S4.1 IS BANG BOARD W/ CUSTOM
DRIP CAP - TYPICAL NEW.

WILL - LIPSCOMB RESIDENCE

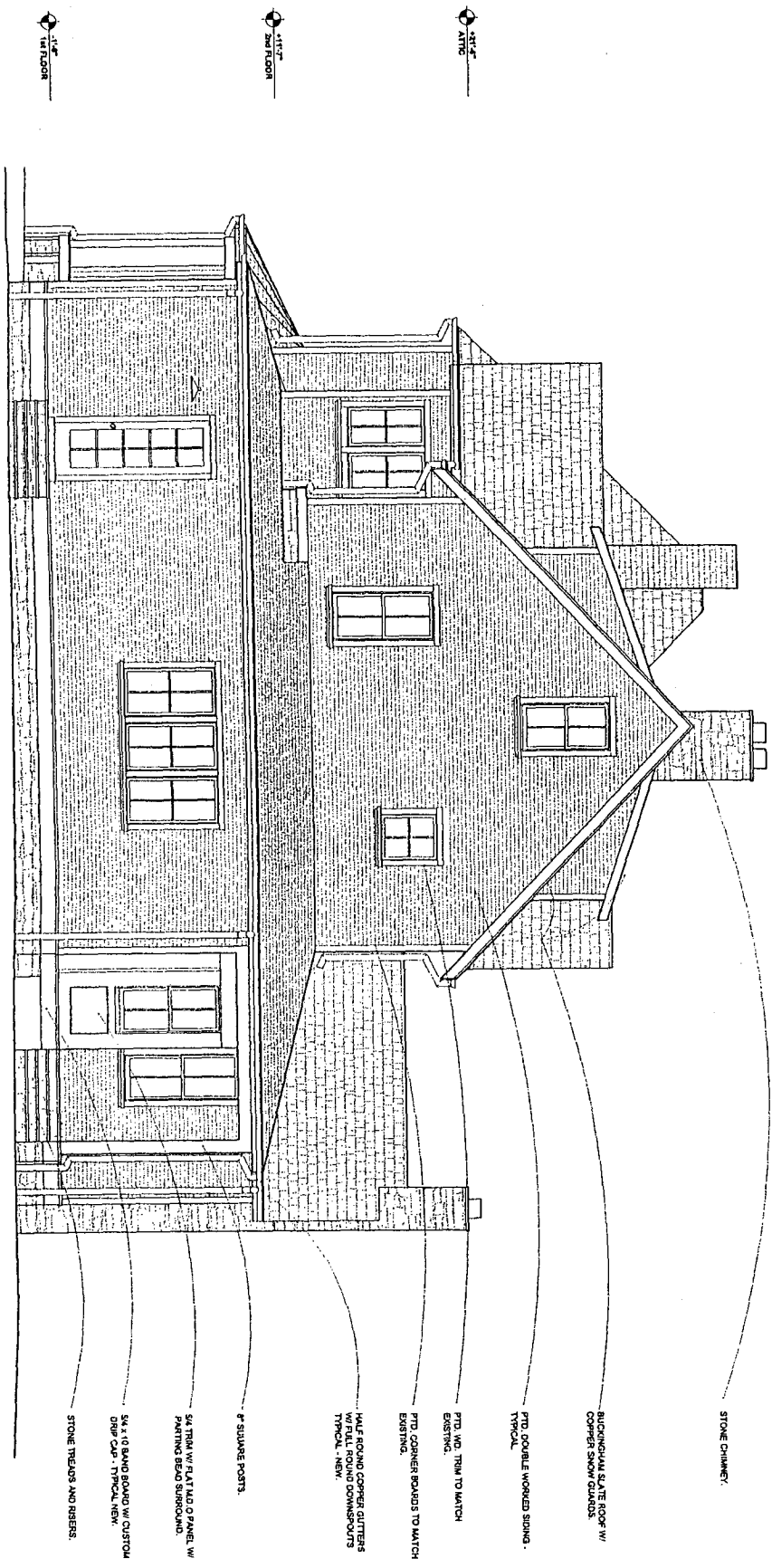
4722 DORSET AVENUE
CHEVY CHASE, MD 20815

8.14.00

R I L L & D E C K E R
A R C H I T E C T S . P . C .

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484

2 SOUTH ELEVATION
1/4" = 1'-0"



- STONE CHIMNEY
- BUCKINGHAM SLATE ROOF W/ COPPER SNOW GUARDS
- PTD. DOUBLE WORKED SIDING. TYPICAL
- PTD. 1/2" TRIM TO MATCH EXISTING
- PTD. CASHER BOARDS TO MATCH EXISTING
- 1/2" ROUND COPPER GUTTERS W/ FULL NEW DOWNSPOUTS TYPICAL. NEW
- PT SQUARE POSTS
- 5/4 TRIM W/ FLAT 1/4" O PANELED W/ PARTING BEAD SURROUND
- 5/4 1/16 BANG BOARD W/ CUSTOM DWP CAP - TYPICAL. NEW
- STONE TRAYS AND RISERS

WILL - LIPSCOMB RESIDENCE

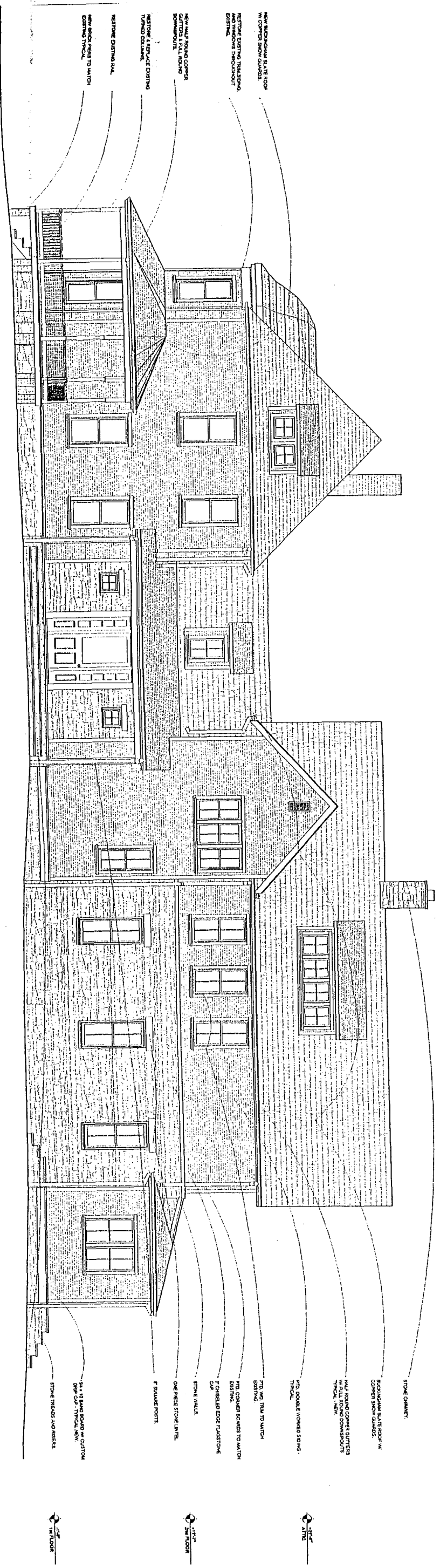
4722 DORSET AVENUE
CHEVY CHASE, MD 20815

8.14.00

R I L L & D E C K E R
A R C H I T E C T S , P . C .

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484

WEST ELEVATION
1/4" = 1'-0"



1st FLOOR

2nd FLOOR

3rd FLOOR

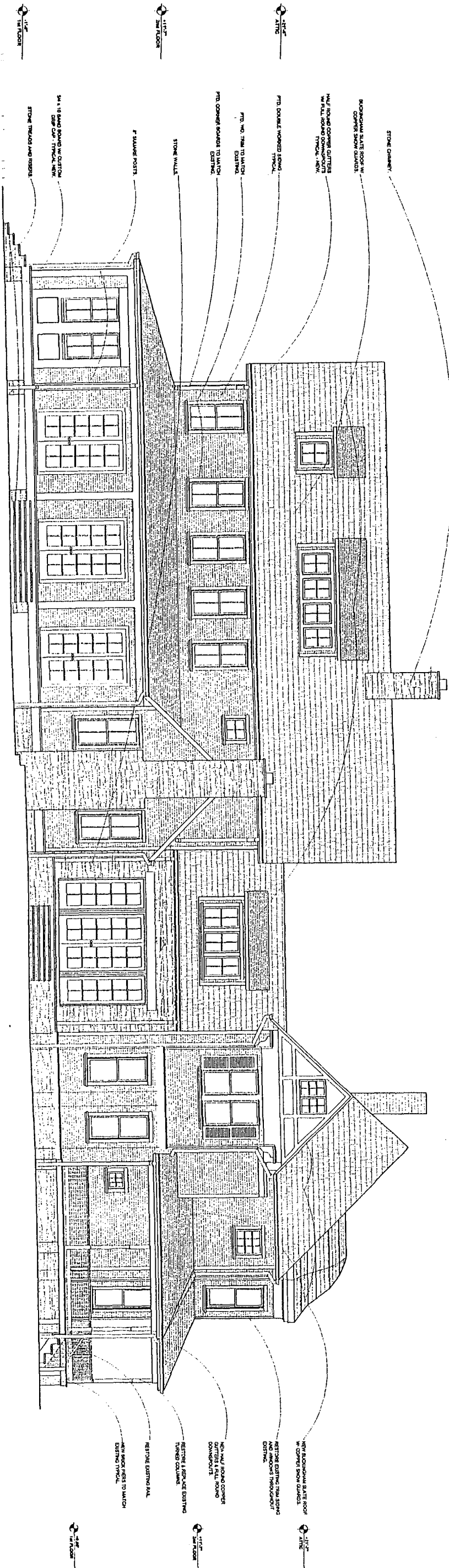
WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
CHEVY CHASE, MD 20815

8.14.00

RILL & DECKER
ARCHITECTS, P.C.

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484



2 EAST ELEVATION
1/8" = 1'-0"

WILL - LIPSCOMB RESIDENCE

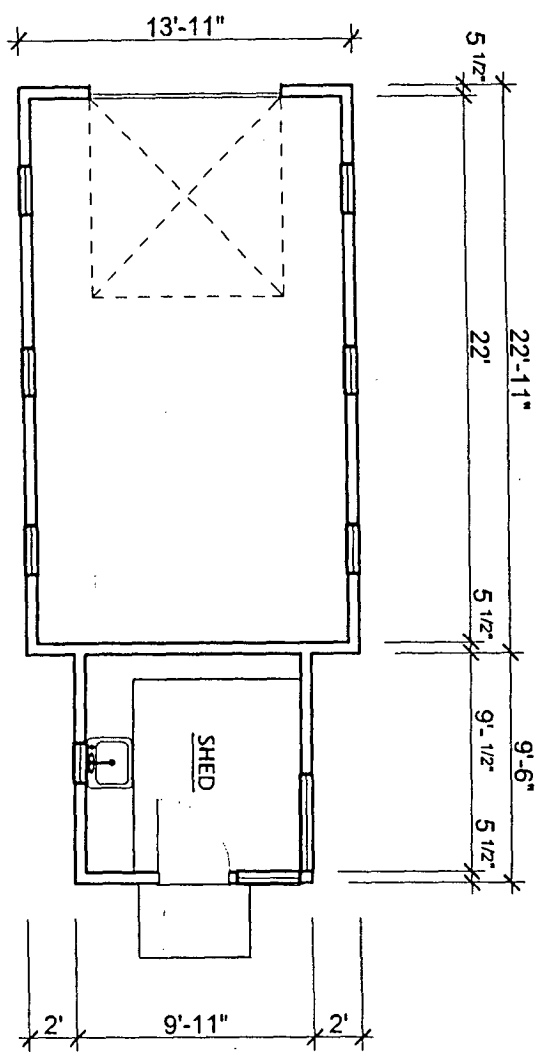
4722 DORSET AVENUE
CHEVYCHASE, MD 20815

8.14.00

R I L L & D E C K E R
A R C H I T E C T S , P . C .

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484

G A R A G E P L A N
 1/8" = 1'-0"



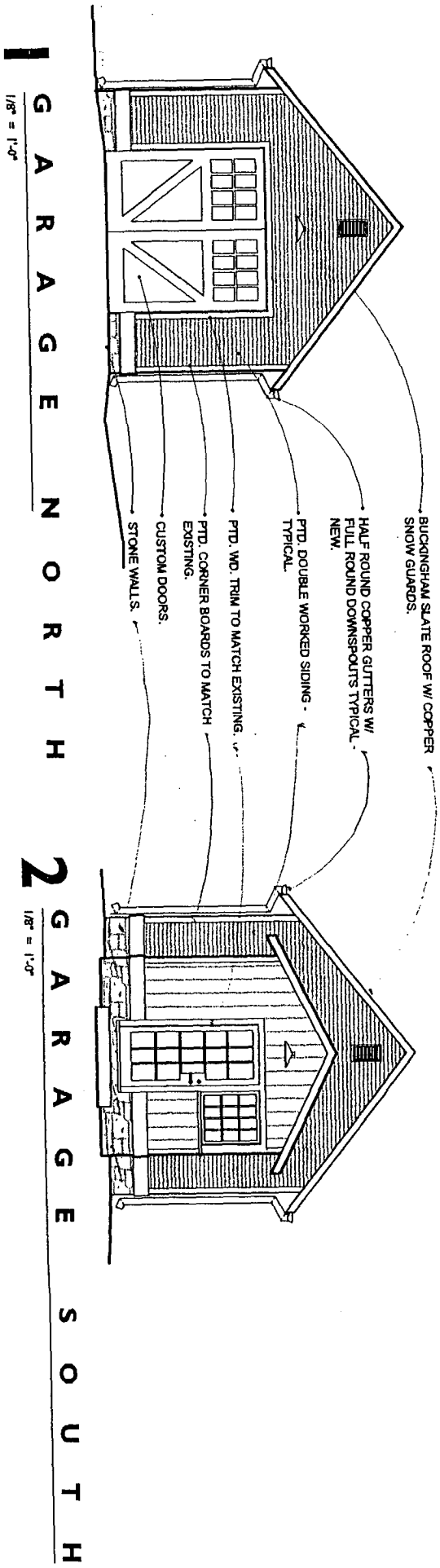
WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
 CHEVY CHASE, MD 20815

8 · 14 · 20

R I L L & D E C K E R
 A R C H I T E C T S , P . C .

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484



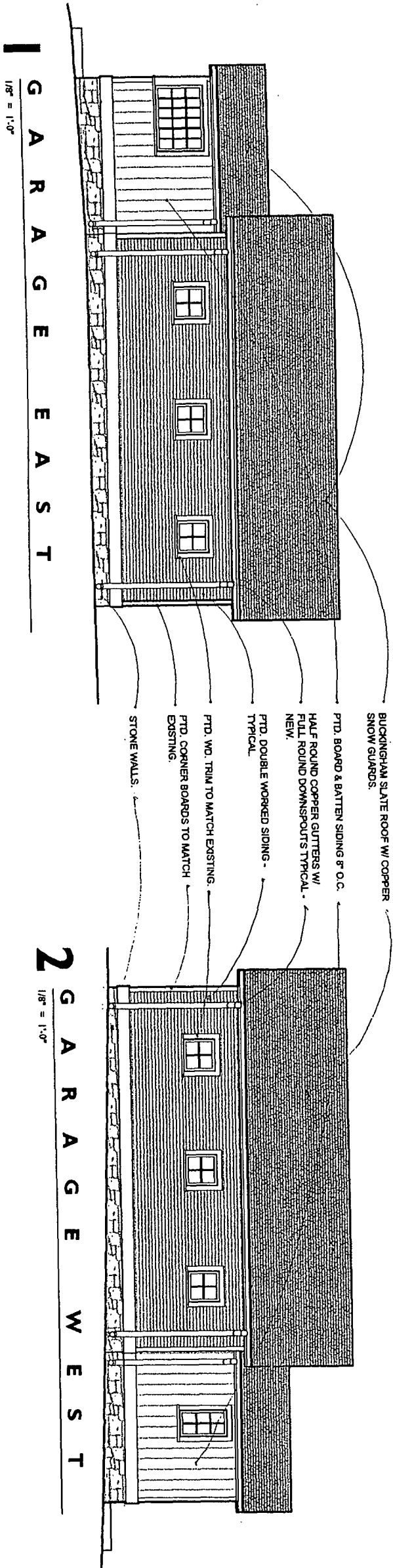
WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
 CHEVY CHASE, MD 20815

8.14.00

RILL & DECKER
 ARCHITECTS, P.C.

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484



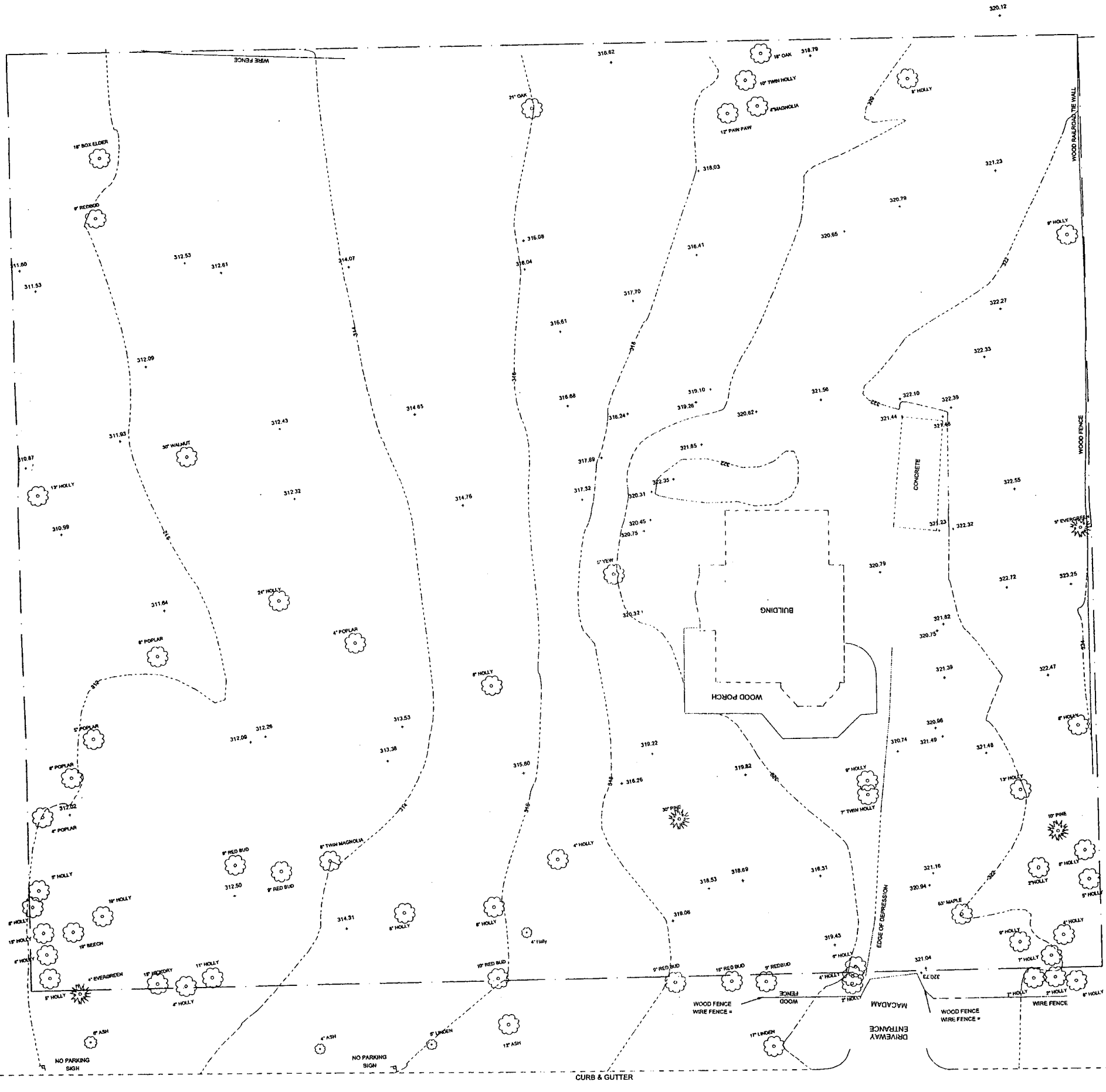
WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
CHEVY CHASE, MD 20815

8 · 14 · 00

R I L L & D E C K E R
A R C H I T E C T S . P . C .

4901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 2484



DORSET AVENUE



SITE PLAN - EXISTING

PALEY, ROTHMAN, GOLDSTEIN, ROSENBERG & COOPER

CHARTERED
ATTORNEYS AT LAW
SEVENTH FLOOR
4800 HAMPDEN LANE

BETHESDA, MARYLAND 20814-2922

TELEPHONE
(301) 656-7603

FACSIMILE
(301) 654-7354

November 6, 2000

GLENN M. COOPER
VICTOR J. ROSENBERG*
MARK S. GOLDSTEIN
MARK S. ROTHMAN
STEPHEN H. PALEY
PAULA A. CALIMAFDE
RONALD A. DWECK
ARTHUR H. BLITZ*
ROBERT H. MACLAY
STEVEN A. WIDDES
HOPE B. EASTMAN
WENDELIN I. LIPP*
ALAN S. MARK
DANIEL P. HODIN

* ALSO ADMITTED IN VIRGINIA
** ADMITTED ONLY IN LOUISIANA AND QUEBEC
^ NOT ADMITTED TO D.C. BAR

DIANE A. FOX
THEODORE P. STEIN
JEFFREY A. KOLENDER
MARK A. BINSTOCK
PATRICIA M. WEAVER
ALAN D. EISLER*
DAVID M. ROTHENSTEIN^
DANIEL S. KOCH
KATHLEEN M. DUMAIS
JAMES R. HAMMERSCHMIDT
DEBORAH A. COHN
NICOLAS S. DUFOUR**
MICHAEL J. MCLAUGHLIN^
ARESH HOMAYOUN

WRITER'S DIRECT DIAL AND EMAIL

(301) 951-9373

EMAIL dhodin@paleyrothman.com

Ms. Robin Ziek
Historic Preservation Section
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

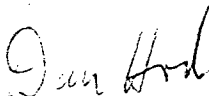
Re: 4722 Dorset Avenue, Chevy Chase, Maryland

Dear Ms. Ziek:

On behalf of Joseph E. Lipscomb and Laura E. Will, we are hereby pleased to offer to the County a historic preservation easement as set forth in the attached Deed of Easement.

Please give me a call at (301) 951-9373 after you have had a chance to review the Deed.

Very truly yours,


Daniel P. Hodin

DPH/kmg
enclosure
cc: Joseph E. Lipscomb (w/encl.)

DEED OF EASEMENT

THIS DEED OF EASEMENT, made as of this _____ day of _____ 2000 , by and between JOSEPH E. LIPSCOMB and LAURA E. WILL, husband and wife (the "Grantors"), and MONTGOMERY COUNTY, MARYLAND, a body corporate and politic (the "Grantee"),

WHEREAS, the Grantors are the owners of certain real property, known as 4722 Dorset Avenue, Town of Somerset, Chevy Chase, Maryland and as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the "Real Estate") which consists of a parcel of land approximately 37,350 square feet in size (hereinafter referred to as the "Property"), upon which is situate a residence (hereinafter referred to as the "Structure"), the Real Estate meeting the definition of a certified historic structure under Internal Revenue Service Regulations as it is listed in the National Register of Historic Places; and

WHEREAS, Grantee is a body corporate and politic and has established laws whose purpose is generally to protect, preserve and enhance sites, structures with their appurtenances and environmental settings, and districts of historic, archeological, architectural or cultural value, all as is more particularly provided for by law; and

WHEREAS the Structure has been designated as a historic site by Montgomery County and approved and adopted by the Maryland-National Capital Park and Planning Commission on the Montgomery County master plan for historic preservation, which designation will promote the conservation, preservation and protection of the exterior of such Structure but not preclude subdivision or development of the underlying Property pursuant to relevant portions of the Montgomery County Code; and

WHEREAS the Real Estate has substantial historic, architectural, cultural and scenic character, and this Deed of Easement (this "Deed") will promote the protection and preservation of such Real Estate and its Property and its historic, architectural, cultural and scenic character, and will promote and protect the physical and environmental features of the Property which contribute to the historic integrity and setting of the historic Structure; and

WHEREAS, the Grantors hereby express their desire to retain and preserve the entire lot of the Property as the environmental, cultural and historic setting for the Structure located on it and to prohibit any residential subdivision on the Property; and

WHEREAS, Grantee is possessed with the power and duty to accept and hold this Deed; and

WHEREAS, the Historic Preservation Commission of Montgomery County, Maryland (the Historic Preservation Commission) is possessed with the power and duty to administer this Deed; and

WHEREAS, Grantee has determined that this Deed is exclusively for conservation purposes.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Grantors hereby grant and convey to Grantee with Special Warranty of Title an easement (the "Easement") in the Property which is all of that certain lot or parcel of land known as 4722 Dorset Avenue.

Chevy Chase, Maryland 20815, and described as Lot 4, Block "5", in the subdivision known as Somerset Heights, together with all of the rights and interests thereto belonging, which is situate, lying and being in Montgomery County, State of Maryland, and which is more particularly set forth in Exhibit "A". The definitions of the words "Real Estate," "Property" and "Structure" set forth in the Recitals are incorporated herein by reference.

2. Exhibit B consists of _____ page(s) and includes as page 1a schedule (which is recorded with this Deed) describing the documents, photographs of selected portions of the Property, and any other items that are not recorded herewith but are nonetheless as fully and completely incorporated by reference into this Deed as though recorded herewith.

3. The terms of the Easement are as follows:

(A) Duration and Nature of the Easement. The Easement shall be perpetual in duration. The parties agree that it is and shall be considered an easement in gross and as such is inheritable and assignable and runs with the land as an incorporeal property interest in the Property enforceable by Grantee and its successors, transferees and assigns with respect to the Property and against Grantors and Grantors' heirs, successors, transferees and assigns, all of whom are collectively referred to herein as "Grantee" and "Grantors", respectively. The Easement is subject to any and all presently existing valid encumbrances, easements and rights-of-way upon the Property.

(B) Subdivision Prohibited. Grantors agree that they shall not cause, permit or suffer any subdivision or resubdivision of the Property for any purpose whatsoever. Division of the Property into two or more parcels of land, for any purpose, is prohibited. The Property shall remain a single lot.

(C) Public Access. Grantors hereby agree to make the Property open to the public on two days per year, from 10:00 A.M. until 4:00 P.M., by prearrangement and appointment through the Grantee for inspection and viewing of the grounds and exterior structure; and to further permit the Grantee access to the grounds on such days or at other times by appointment as may be determined by the Grantor, to (1) photograph the grounds and exterior structure and to distribute such photographs to magazines, newsletters, or other publicly available publications, and (2) to arrange for educational organizations, professional architectural associations, and historic societies to study the Property and the exterior of the Structure.

(D) Maintenance and Administration. Grantors shall keep and maintain the Property in good, clean and safe condition.

(E) Inspection. Grantee shall have the right to enter the Property on reasonable notice to either of the Grantors for the purpose of inspecting the Property to determine whether there is compliance by the Grantors with the terms of the Easement. Grantors and Grantee agree that they shall be governed by Chapter 24A of the Montgomery County Code and that all renovations and alterations made to the Structure shall be reviewed and approved by the Historic Preservation Commission.

(F) Enforcement. Upon any breach of any of the material terms, conditions or restrictions contained in the Easement by either of the Grantors, their heirs, successors and assigns, the Grantee, its successors and assigns may exercise any or all of the following remedies, but only after fifteen (15) days prior written notice and opportunity to cure such breach:

(i) institute a suit to enjoin any breach or enforce any covenant by ex parte, temporary, and/or permanent injunction;

(ii) demand that the Property be restored promptly to the condition required by the Easement; and

(iii) correct any breach, and hold Grantor responsible for the resulting cost.

Grantee's remedies shall be cumulative and shall be in addition to any other rights and remedies available to Grantee at law or equity. If either of the Grantors, their heirs, successors and assigns, is found to have breached any of their obligations under the Easement, Grantors, their heirs, successors and assigns, shall jointly or severally reimburse Grantee for any reasonable costs or expenses incurred by Grantee, including court costs and reasonable attorneys' fees.

(G) Waiver. No failure on the part of Grantee to enforce any covenant or provision herein nor the waiver of any right thereunder by Grantee shall discharge or invalidate such covenant or provision of any other covenant, condition, or provision hereof, or affect the right of Grantee to enforce the same in the event of a subsequent breach or default.

(H) Notice. Any notice required to be given by the Easement shall be in writing and may be given by certified or registered mail, with postage prepaid and return receipt requested, if to the Grantors, addressed to the Grantors as follows:

Joseph E. Lipscomb
Laura E. Will
4807 Dorset Avenue
Chevy Chase, Maryland 20815

or to the Grantors at such other address as the Grantors may from time to time designate by notice to the Historic Preservation Commission, or, if to the Grantee, addressed to the Grantee as follows:

Chairperson
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

or to the Grantee at such other address as the Chairperson of the Historic Preservation Commission may from time to time designate by notice to the Grantors. Any notice given in the foregoing manner shall be deemed to have been given upon receipt thereof, which shall be presumed to be two (2) days after the day notice has been deposited with the United States Post Office.

(I) Construction. The Easement is for the purpose of promoting and shall be construed to promote the purposes of Chapter 24A of the Montgomery County Code and of Section 2-118 of the Real Property Article of the Annotated Code of Maryland and to preserve the historic, architectural, cultural and scenic character of the Real Estate.

(J) Subsequent Conveyance. Grantors agree that the restrictions of the Easement will be inserted, verbatim or by express reference, in any subsequent deed or other legal instrument by which the Grantors' fee simple title to the Real Estate or any other possessory interest in the Real Estate, or any part thereof, is divested or conveyed.

(K) Transfer of Ownership. The Grantors agree for themselves, their personal representatives, heirs, successors, transferees and assigns, to notify the Grantee in writing of the names

and addresses of any party to whom the Real Estate, or any part thereof, is being transferred before or within thirty (30) days of the time the transfer is consummated.

(L) Conservation Purposes. Grantee agrees that it will hold this Deed exclusively for conservation purposes, *i.e.*, that it will not transfer this Deed whether or not for consideration. However, subject to the provisions of any applicable federal law, Grantee may assign or transfer its interest in this Deed to a governmental unit or organization which qualifies at the time of the transfer as an eligible donee of this Deed under any pertinent provisions of federal law, including but not limited to the Maryland Historical Trust, which will continue to hold this Deed exclusively for conservation purposes.

(M) Property Right. Grantors agree that the donation of this Deed gives rise to a property right, immediately vested in the Grantee, with a fair market value equal to the proportionate value that this Deed at the time of the donation bears to the value of the Property as a whole.

(N) Extinguishment. This Easement may be extinguished by a judicial proceeding if an unexpected change in the conditions applicable to the Real Estate, such as but not limited to a casualty which substantially destroys the Structure, makes it impossible or impractical to continue the use of the Easement for conservation purposes. In the event of such judicial extinguishment of this Easement, and upon a subsequent sale, exchange or involuntary conversion of the Real Estate, or any portion thereof, Grantee shall be entitled to a portion of the proceeds of the sale, exchange or involuntary conversion which are allocated to the Property (as defined herein and which does not include the value of any improvements) equal to the proportionate value that the Easement, at the time of its donation, bore to the value of the Property as a whole at that time, but which in no event shall be less than five percent (5%) of the value allocated to the Property at the time of such sale, exchange or involuntary conversion, and any and all compensation so received by the Grantee shall be used by the Grantee in a manner for conservation purposes consistent with this Easement.

(O) Interpretation. This Deed shall be interpreted under the laws of the State of Maryland and Montgomery County, Maryland resolving any ambiguities and questions of the validity of specific provisions so as to give maximum effect to its historic preservation purpose.

(P) Perpetual Duration. The Easement created by this Deed shall be a servitude running with the land in perpetuity. Every provision of this Easement that applies to the Grantors or Grantee shall also apply to their respective agents, heirs, executors, administrators, assigns, and all other successors in interest.

(Q) Responsibilities of Grantors Not Affected. Other than as specified herein, this Easement is not intended to impose any legal or other responsibility on the Grantee, or in any existing obligation of the Grantors as owners of the Real Estate.

To have and To Hold, this Deed of Easement unto the Grantee, its successors and assigns, forever.

In Witness Whereof, the Grantors and Grantee intending to legally bind themselves, have set their hands and seals on the date first written above.

Witness:

Joseph E. Lipscomb

Laura E. Will

Douglas M. Duncan, County Executive
Montgomery County, Maryland

ACKNOWLEDGMENTS

STATE OF MARYLAND)
)SS:
COUNTY OF MONTGOMERY)

I hereby certify that on this _____ day of _____, 2000, before the subscriber, a Notary Public of the State of Maryland, personally appeared before me, Joseph E. Lipscomb, and acknowledged the foregoing instrument to be his act and deed and that he executed the same for the purposes therein contained. IN TESTIMONY WHEREOF, I have affixed my official seal.

Notary Public

My Commission expires:

STATE OF MARYLAND)
)SS:
COUNTY OF MONTGOMERY)

I hereby certify that on this _____ day of _____, 2000, before the subscriber, a Notary Public of the State of Maryland, personally appeared before me, Laura E. Will and acknowledged the foregoing instrument to be his act and deed and that he executed the same for the purposes therein contained. IN TESTIMONY WHEREOF, I have affixed my official seal.

Notary Public

My Commission expires:

STATE OF MARYLAND)
)SS:
COUNTY OF MONTGOMERY)

I hereby certify that on this ____ day of _____, 2000, before the subscriber, a Notary Public of the State of Maryland, personally appeared before me Douglas M. Duncan and acknowledged that he is the County Executive of Montgomery County, Maryland and that the execution of the foregoing instrument is his free act as County Executive. IN TESTIMONY WHEREOF, I have affixed my official seal.

Notary Public

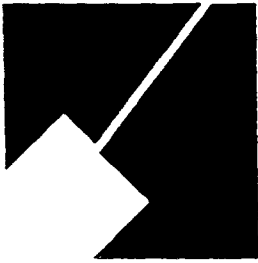
My Commission expires:

THE UNDERSIGNED, a member of the Bar of the Court of Appeals of Maryland, hereby certifies that the foregoing instrument was prepared by or under the supervision of the undersigned.

Office of the County Montgomery

Exhibit A

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: 9/13/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

35/36-00 D

SUBJECT: Historic Area Work Permit

Pool, garage, Kitchen demo

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: Joe Lipscomb & Laura Will

Address: 4807 Dorset Ave, Chevy Chase M.D 20815

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.

c:\dps.frm.wpd RE: *Wiley/Ringland House*
4722 Dorset St.



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

Contact Person: Anne Decker
Daytime Phone No.: (301) 652-2484

Tax Account No.: 00538078
Name of Property Owner: Joe Lipscomb : Laura Will Daytime Phone No.: (202) 626-1213
Address: 4807 Dorset Ave. Chevy Chase Md. 20815
Street Number City Street Zip Code
Contractor: David Brown Phone No.: (301) 229-1575
Contractor Registration No.: 24732
Agent for Owner: Anne Decker / Kill : Decker Architects Daytime Phone No.: (301) 652-2484

LOCATION OF BUILDING/PREMISE

House Number: 4722 Street: Dorset Ave.
Town/City: Chevy Chase Nearest Cross Street: Wisconsin Ave.
Lot: 4 Block: 5 Subdivision: Somerset
Liber: _____ Folio: _____ Parcel: _____

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: Pool, Garage, and Demo of Kitchen
1B. Construction cost estimate: \$ 87,000
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

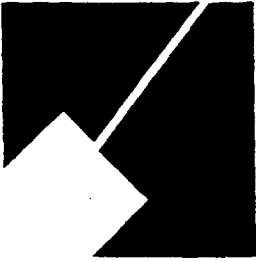
3A. Height 5 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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: _____ Date: 8/23/00

Approved: _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 9/13/00
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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: 9/13/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: RDG Gwen Wright, Coordinator
Historic Preservation

35/36-00 D

SUBJECT: Historic Area Work Permit

New Construction

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: Joe Lipscomb + Laura Will

Address: 4807 Dorset Ave, Chevy Chase MD 20815

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.

c:\dps frm.wpd RE: Wiley / Ringland House
4722 Dorset Avenue.



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**

Contact Person: Anne Decker
Daytime Phone No.: (301) 652-2484

Tax Account No.: 00538078
Name of Property Owner: Joe Lipscomb & Laura Will Daytime Phone No.: (202) 626-1213
Address: 4807 Dorset Ave Chevy Chase Md. 20815
Street Number City Street Zip Code
Contractor: David Brown Phone No.: (301) 229-1575
Contractor Registration No.: 24732
Agent for Owner: Anne Decker / Kill & Decker Architects Daytime Phone No.: (301) 652-2484

LOCATION OF BUILDING/PREMISE

House Number: 4722 DORSET AVE. Street: Dorset Ave
Town/City: Chevy Chase Nearest Cross Street: Wisconsin Ave.
Lot: 4 Block: 5 Subdivision: Somerset
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: \$ 613,050
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: 8/23/07

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 9/13/07
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4722 Dorset Avenue Meeting Date: 9/13/00
 Applicant: Laura Will & Joe Lipscomb Report Date: 9/6/00
 Resource: Somerset Historic District Public Notice: 8/30/00
 Review: HAWP Tax Credit: No
 Case Number: 35/36-00D Staff: Robin D. Ziek

PROPOSAL: Demolition, rear addition, tree removal, garage and swimming pool construction, new fence.

STAFF RECOMMENDATION: Approval

The HPC had a Preliminary Consultation on this project at the May 10, 2000 meeting.

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) was highly overgrown, and has recently been cleared, providing a view of the house for the first time in many years. The owners are undertaking the rehabilitation of the property, and are scheduled to present a National Register nomination to the HPC at the September 27th meeting.

PROPOSAL

The applicant proposes to rehabilitate the property as their private residence. This will include the following:

- 1) Demolish the remains of the old rear addition which was heavily damaged by fire in the late 1970's; remove two 8" trees near the front (a holly, a poplar) (see Circle 9);
- 2) Restore the original house, including front porch, front steps;
- 3) Add one additional window in the 2nd floor stair hall on the east elevation (see Circle 9);
- 4) Construction a large rear addition (see Circle 12-20);
- 5) Install an in-ground pool on the east side of the house (see Circle 9);

- 6) Install a 5' high wood picket fence to enclose the east lawn and rear yard (see Circle 24; 25; 9)
- 7) Construct new 1-1/2 car garage with attached shed in the rear SW corner of the property, with new asphalt drive and associated parking; Circle 21-23; 9
- 8) Install new landscaping, including a knot garden, a raised lawn panel, and fruit trees. (see Circle 9)

STAFF DISCUSSION

The Town of Somerset has reviewed and approved this project, with some conditions on drainage from the gutter and downspout system.

When the HPC reviewed this project in May, the comments were very favorable. In the interim, the project design has been modified with small measures. This includes reducing the overall height of the 2nd floor of the new addition by 6" to help reduce the mass (the historic building has a 9' floor to ceiling height on the 2nd floor and the new addition will have 8'-6"). In addition, the overall length of the new addition has been reduced. Window proportions have been slightly modified, and a new window proposed on the east elevation of the historic building in the stair hall, which replicates an existing window in the stair hall on the north elevation.

The porch piers under the historic structure will remain brick. The new entrance on the west side of the house, in the low connector piece, will be flagstone. This flagstone will continue into the house and out on the east side into the paving area around the pool. The county requires 5' high fencing around a pool, and the applicant proposes a rustic look with spaced rounded pickets (see Circle 24). This will set this back from the front street, as required by the Town of Somerset, so that there is a garden edge along the street (see Circle 9). Furthermore, the fence will not run in front of the historic house, and will stop at the SW corner at the rear shed attached to the garage. The project will occupy the property but the historic structure will still dominate the view from the public street.

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 **the applicant shall present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 set for HPC files)** and 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.



RETURN TO: PLANNING AND DESIGN DIVISION, 255 ROCKVILLE PIKE, FORT COCKER, MONTGOMERY COUNTY, MD 20877-4170

DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Anna Decker

Daytime Phone No.: (301) 652-2484

Tax Account No: 00538078

Name of Property Owner: Joe Lipscomb & Laura Will Daytime Phone No.: (202) 626-1213

Address: 4807 Dorset Ave. Chevy Chase Md. 20815

Contractor: David Brown Phone No.: (301) 229-1575

Contractor Registration No.: 24732

Agent for Owner: Anna Decker/Rill & Decker Architects Daytime Phone No.: (301) 652-2484

LOCATION OF BUILDING/PREMISE

House Number: 4722 Street: Dorset Ave.

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

Lot: 4 Block: 5 Subdivision: Somerset

Liber: Folio: Parcel:

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, Other: Pool, Garage, and

1B. Construction cost estimate: \$ 87,000

1C. If this is a revision of a previously approved active permit, see Permit # Demo of Kitchen and removal of 5 trees

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 5 feet 0 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

Date 8/23/00

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

Edit 8/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS



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**

Contact Person: Anne Decker
Daytime Phone No.: (301) 652-2484

Tax Account No.: 00538078
Name of Property Owner: Joe Lipscomb & Laura Will Daytime Phone No.: (202) 626-1213
Address: 4807 Dorset Ave Chevy Chase Md. 20815
Street Number City State Zip Code
Contractor: David Brown Phone No.: (201) 229-1575
Contractor Registration No.: 24732
Agent for Owner: Anne Decker / Rill Decker Architects Daytime Phone No.: (301) 652-2484

LOCATION OF BUILDING/PREMISE

House Number: 4722 Dorset Ave. Street: Dorset Ave
Town/City: Chevy Chase Nearest Cross Street: Wisconsin Ave.
Lot: 4 Block: 5 Subdivision: Somerset
Liber: _____ Folio: _____ Parcel: _____

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: \$ 613,000
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: 8/23/00

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

(4)
35/36-000

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

VALENTINA RINGLAND
4727 ESSEX

DR. NIK
4718 DORSET AVE.

MICHAEL ; LISE RINGLAND
4721 ESSEX

GRAHAM - CLARKE
4728 DORSET AVE.

CALABRESE - PAPE
4715 ESSEX

COLSON
4725 DORSET AVE.

BROWN
4721 DORSET AVE.

23 August 2000

The Montgomery County Historic Preservation Commission
8787 Georgia Avenue, 8th Floor
Silver Spring, MD 20910

Dear HPC Members:

We are writing to request an formal review of the proposed addition/alterations to 4722 Dorset Avenue in Somerset, Maryland. We would like to be on the docket for the 13 September meeting and look forward to discussing our plans with you. For your consideration, the following outlines the approach we intend to use in designing the addition for the new owners.

The property is one of the original houses in Somerset. Built by one of the town's founding fathers, Harvey Wiley, the property had been owned by the Ringland family, and has been vacant since suffering a fire in the late 1970s. The new owners are eager to begin renovation and are excited at the prospect of making the historic property habitable once again.

The proposal for work done on the existing structure includes both demolition and preservation. The back third of the original house was the scene of the fire's beginning as well as its worst damage; the kitchen on the first floor and a bedroom above were essentially destroyed. We propose removing this portion of the house.

The front of the house, however, has retained some of its original integrity; a simple Victorian farmhouse with minor Queen Anne detailing. To meet the HPC's requirements (as outlined by Ms. Gwen Wright), we propose restoring the front and side elevations, and maintaining the current roof line. In addition, we intend to retain major interior walls and as much of the floor plan as possible, with only essential alterations, as shown in the attached drawings.

The home's two and one-half story addition will be positioned behind the existing structure and consists of a small link, or hyphen, to join the historic structure and the new construction. The link contains an entry foyer on the first floor with a sitting/computer room above. The remainder of the addition will feature a living/dining room, kitchen, den and mud room on the first floor, with the master bedroom and laundry room above.

We believe our design both respects and preserves the character of the historic structure. The new construction has minimal impact on the existing north (or street) elevation, deferring to the old house and

extending straight off the structure, rather than in an 'L' or 'T' shape. The siting of the existing house, combined with our desire to extend off the back of the house, preserves the majority of the side lot. What is technically the side yard will, in fact, be the only usable 'rear' yard space.

By utilizing the link as a connection between old and new, the form and detailing of the old house are allowed to read largely intact. The addition does not attempt to replicate a Victorian-era home. It does, however, respond to the structure in other ways - proportions of massing

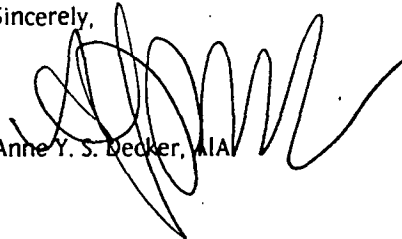
elements, porches, window openings, et.al., are similar in design to those existing. All new roof lines are kept lower than the main roof of the original structure. A combination of wood siding, which matches the existing, and stone, chosen to highlight existing stone foundation walls, is proposed. Standing seam copper roofs with exposed rafter tails are similar to the original structure.

The preliminary site plan seeks to take advantage of this large lot (uncommon in Somerset) with a detached 1 1/2 car garage, and a swimming pool, both of which sit behind the original house. On the advice of Mr. Randy Wyrick, Manager of the Zoning Enforcement Unit for Montgomery County, we propose to obtain permits for these structures prior to those of the addition.

Our proposed design focuses on creating harmony between old and new, allowing appreciation of both, and allowing the owners the living space they require.

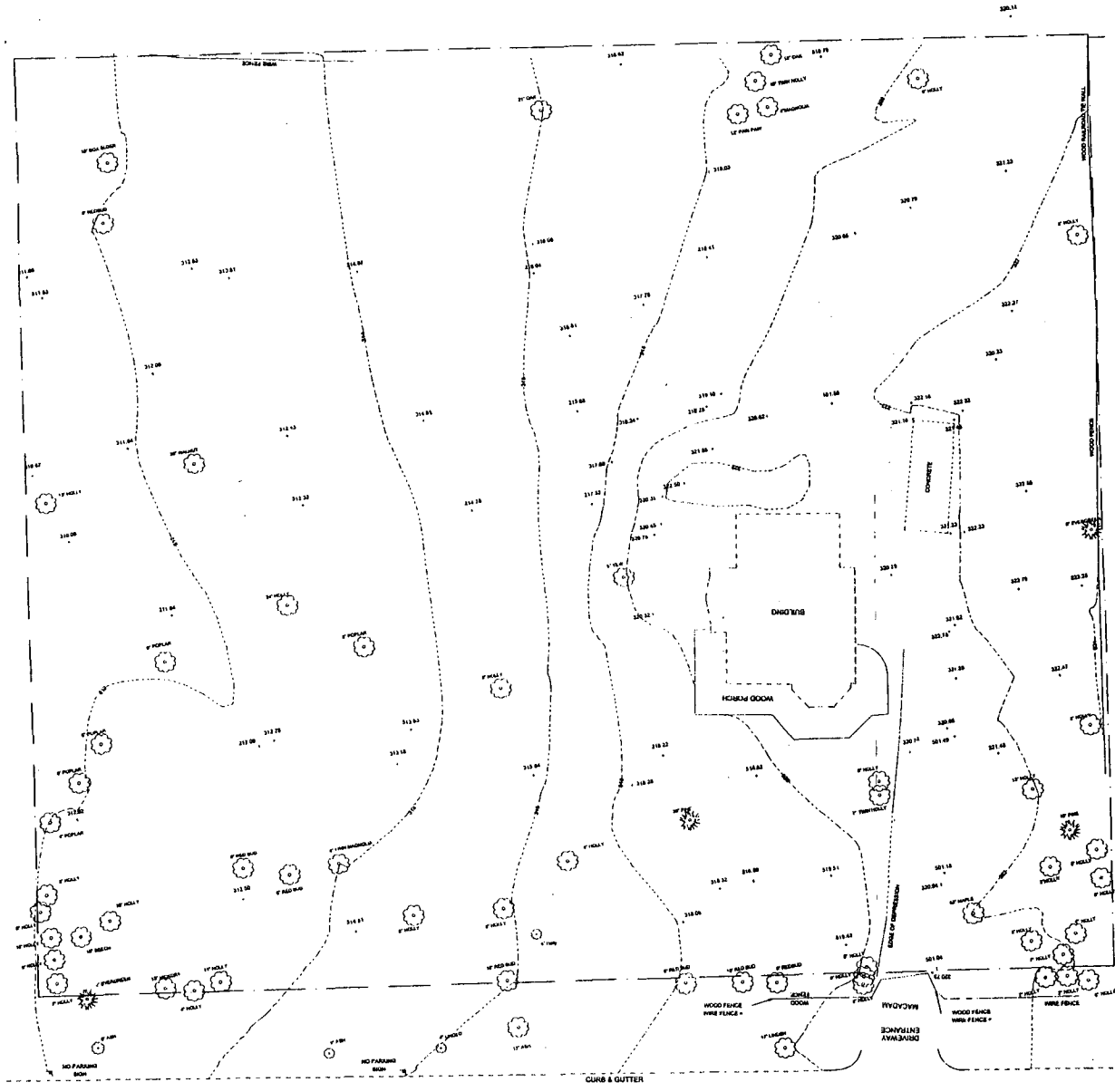
We look forward to our meeting with you next month.

Sincerely,



Anne Y. S. Decker, AIA

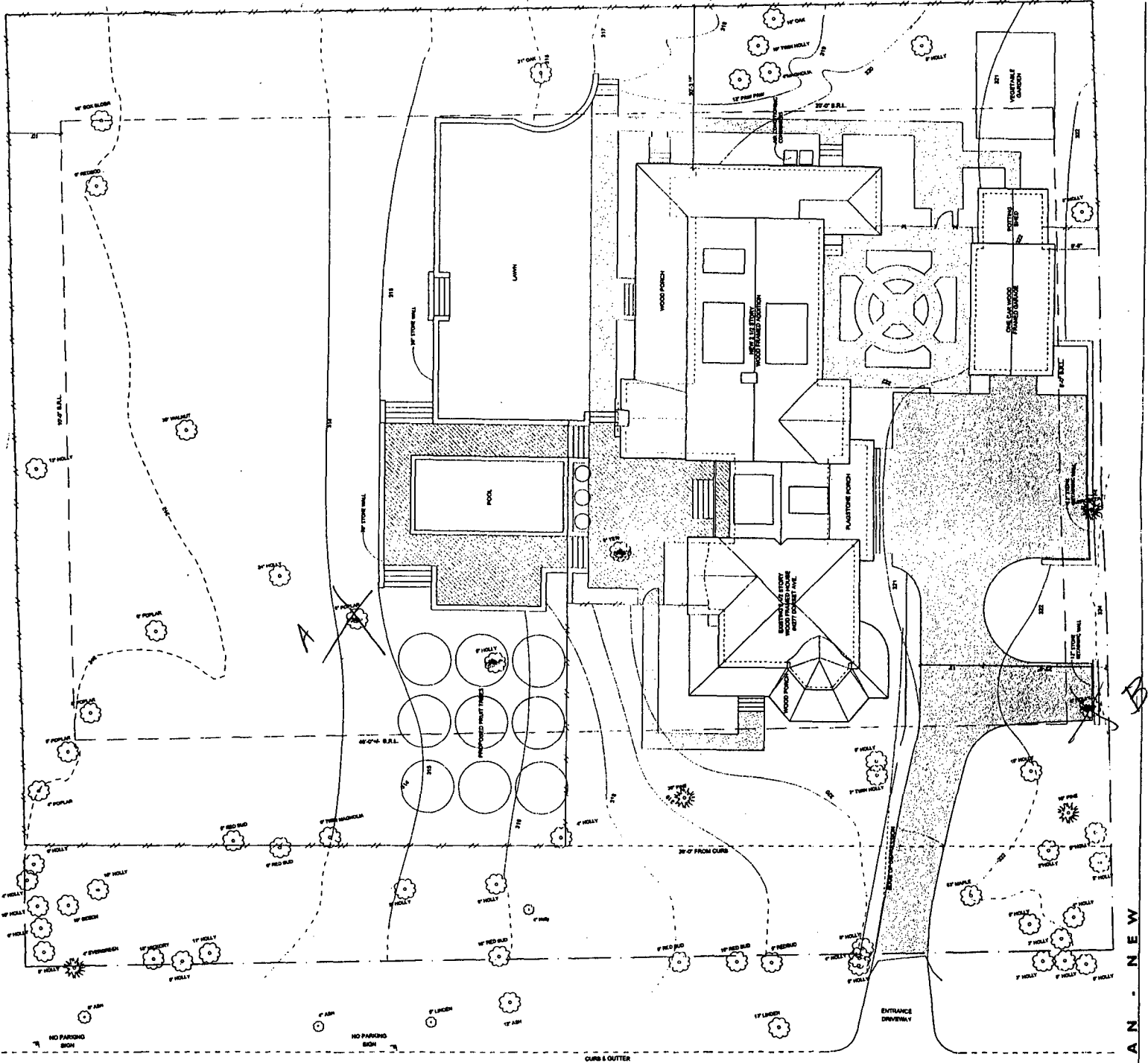
8



DORSET AVENUE



SITE PLAN - EXISTING



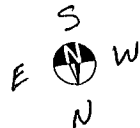
DORSET AVENUE

CURB & OUTTER

SITE PLAN - NEW

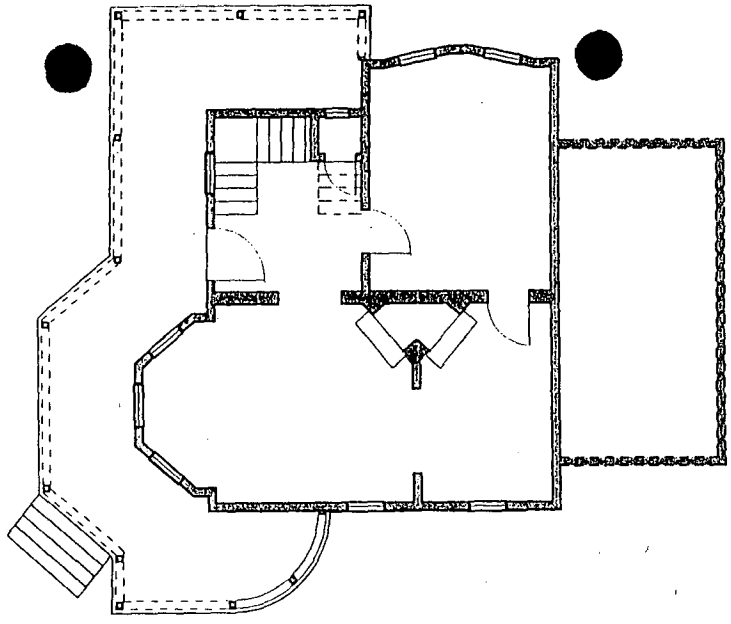
A= 8" POPLAR
B= 8" HOLLY

FLAGSTONE PAVING AROUND POOL
FLAGSTONE ENTRY OFF OF DRIVEWAY
WOODEN PORCH FACING EAST LAWN

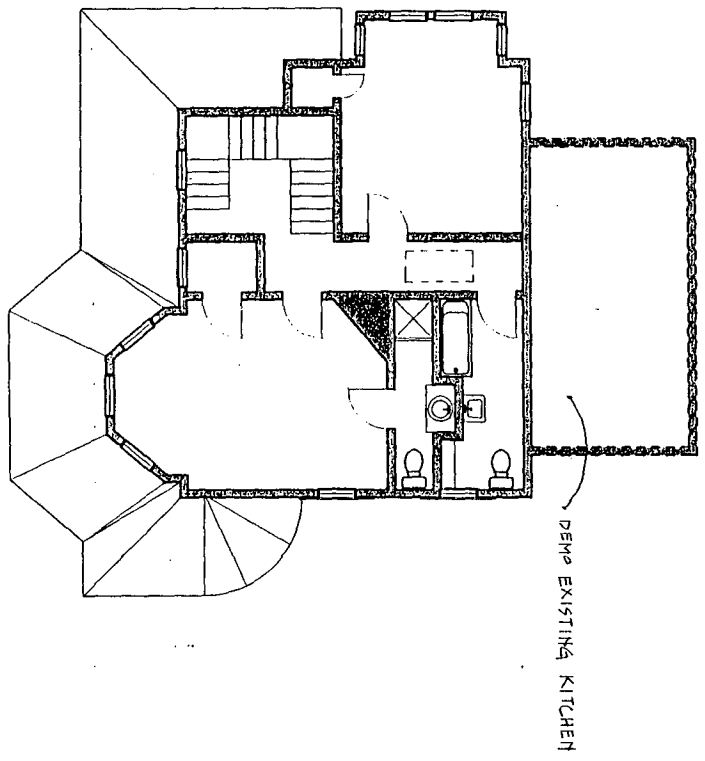


- Tree to remove
- 8" GRAVEL PATCH
- 10% & 6" CLIP DRIVEWAY
- FLAGSTONE
- WOOD PORCH
- STONE WALL

1/8" = 1'-0"
F I R S T F L O O R P L A N



1/8" = 1'-0"
2 S E C O N D F L O O R P L A N

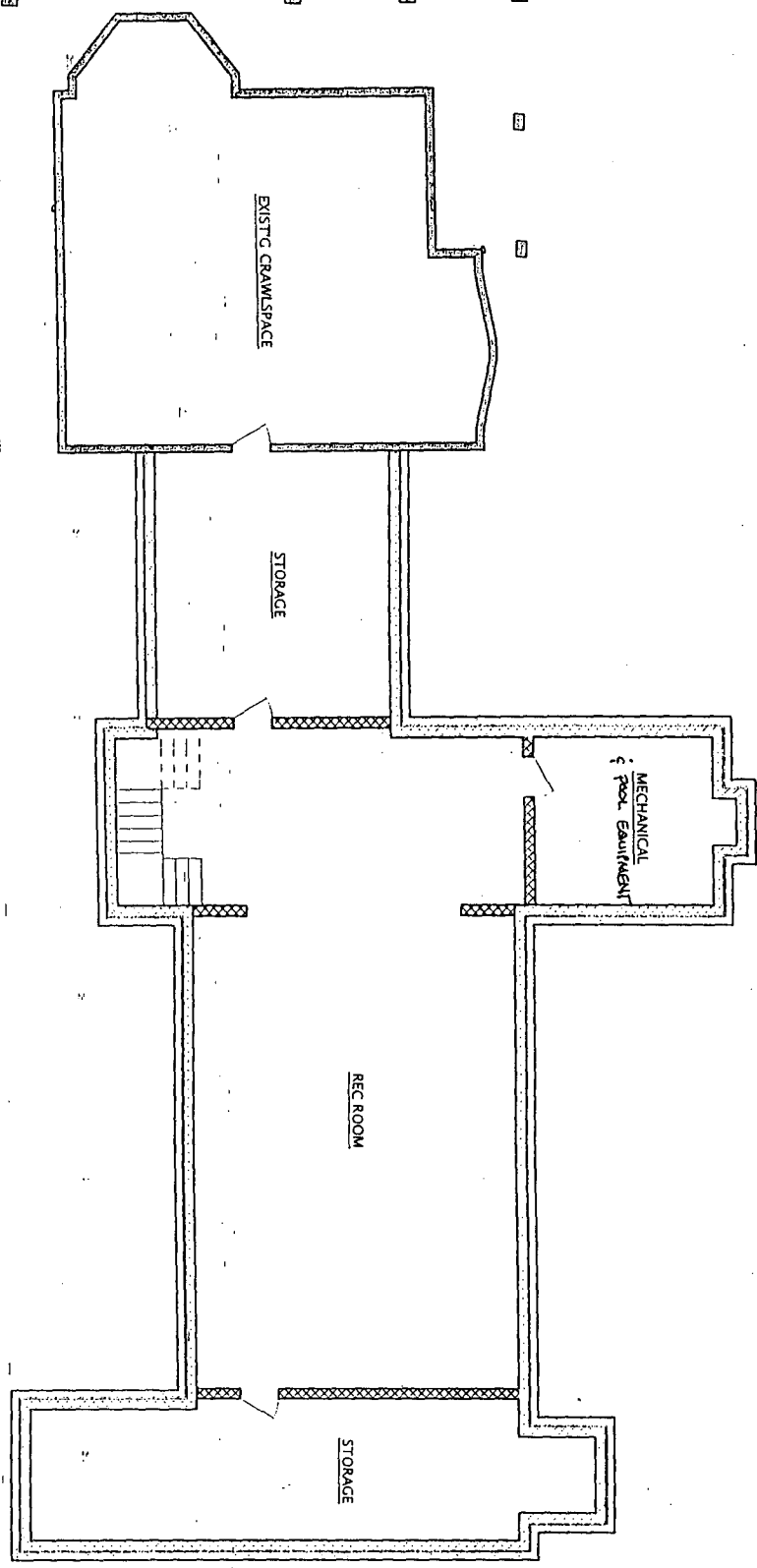


<p>WILL - LIPSCOMB RESIDENCE 4727 DORSET AVENUE CHEVY CHASE, MD 20815</p>	<p>8-14-00 Existing</p>	<p>RILL & DECKER ARCHITECTS, P.C. 4901 FAIRMONT AVENUE BETHESDA MD 20814 301.652.1284</p>
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10

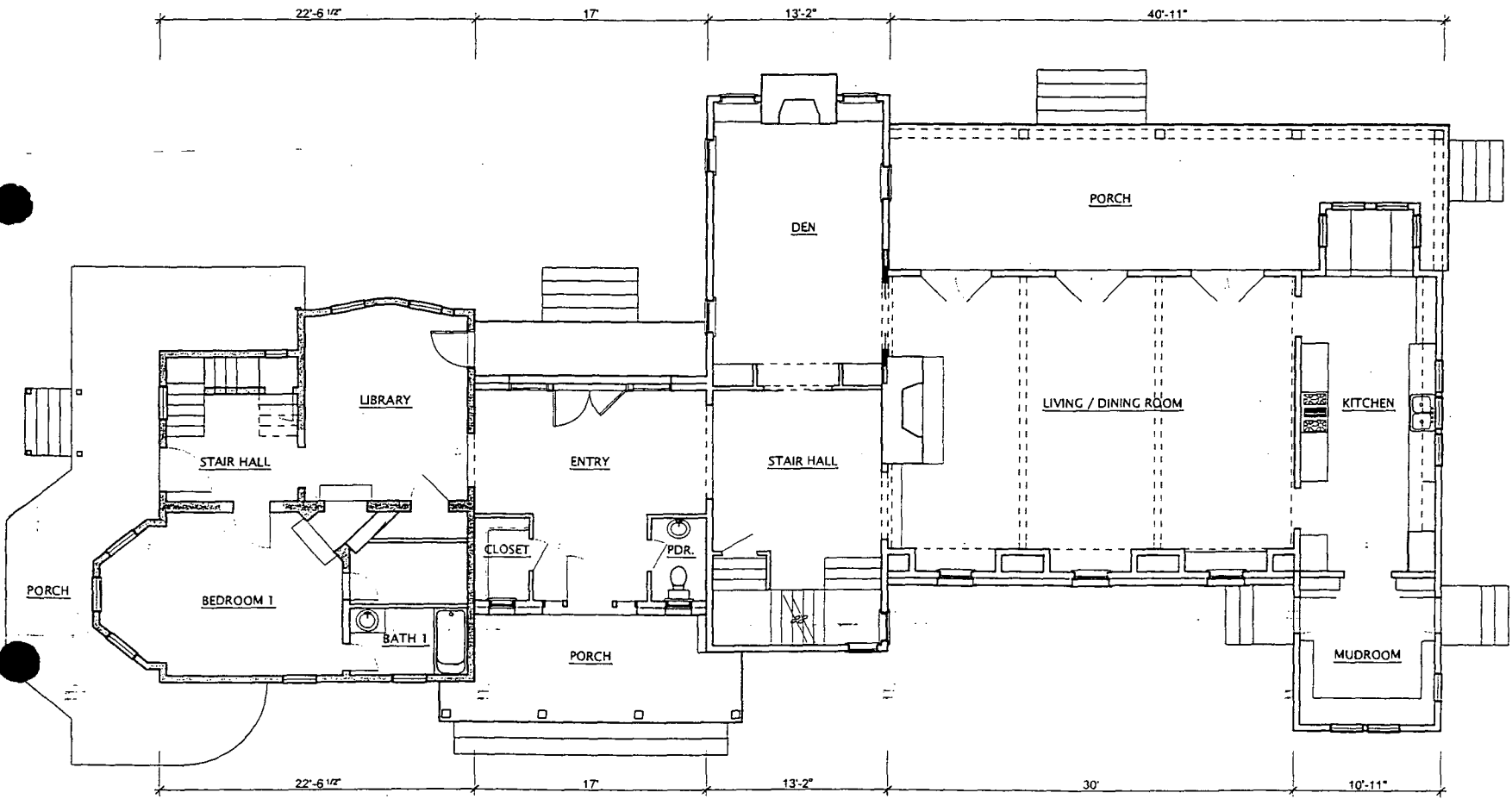
1/8" = 1'-0"

BAS E M E N T F L O O R P L A N



<p>WILL - LIPSCOMB RESIDENCE 4733 DORSET AVENUE CHEVY CHASE, MD 20815</p>	<p>8.14.00</p>	<p>RILL & DECKER A R C H I T E C T S . P . C . 4501 FAIRMONT AVENUE BETHESDA MD 20814 301.657.7228</p>
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11



FIRST FLOOR PLAN

1/8" = 1'-0"

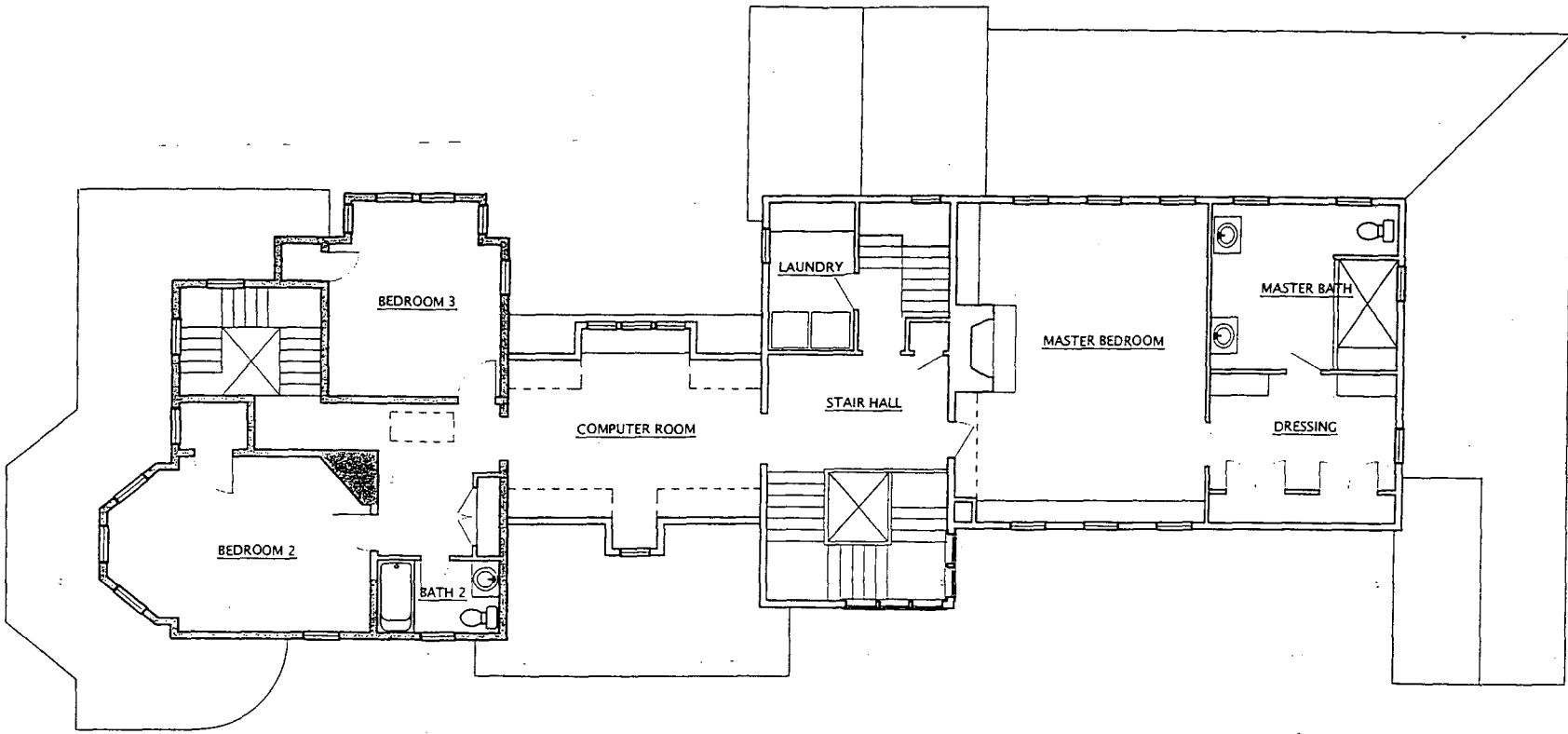
RILL & DECKER
ARCHITECTS, P.C.

1001 FAIRMONT AVENUE, BELTESDA MD 20814, (301) 931-7181

3.14.07

WILL-LIPSCOMB RESIDENCE

4733 DORSET AVENUE
CHEVY CHASE, MD 20815



S E C O N D F L O O R P L A N

1/8" = 1'-0"

WILL - LIPSCOMB RESIDENCE

4233 DORSET AVENUE
CHEVY CHASE, MD 20815

8.14.00

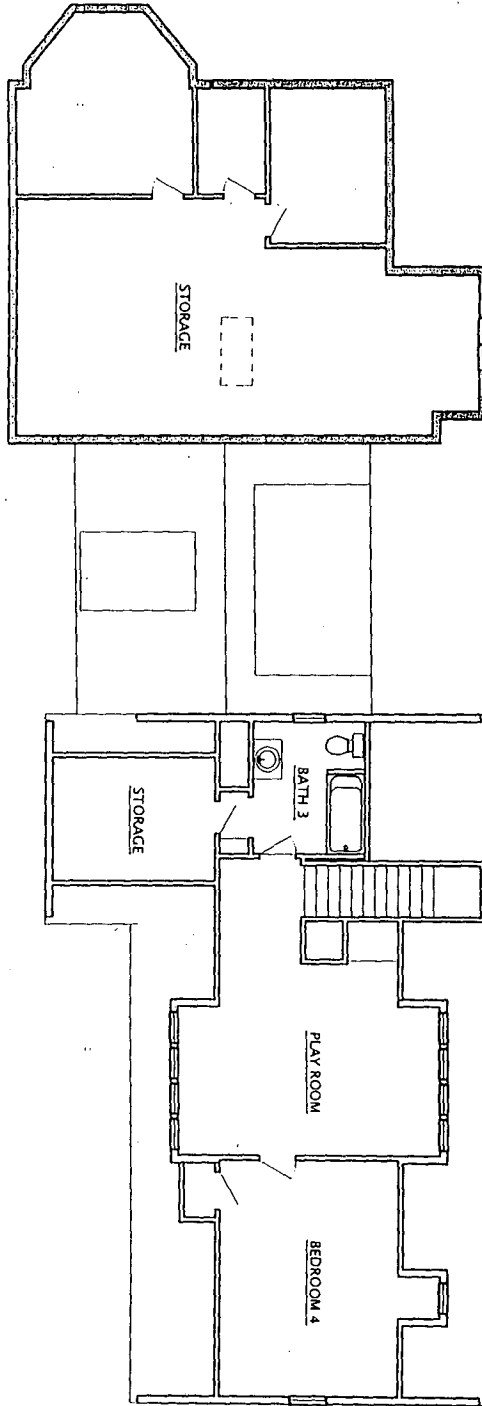
RILL & DECKER
A R C H I T E C T S P C C

1901 FAIRMORE AVENUE BETHESDA MD 20814 301-557-1100

13

ATTIC FLOOR PLAN

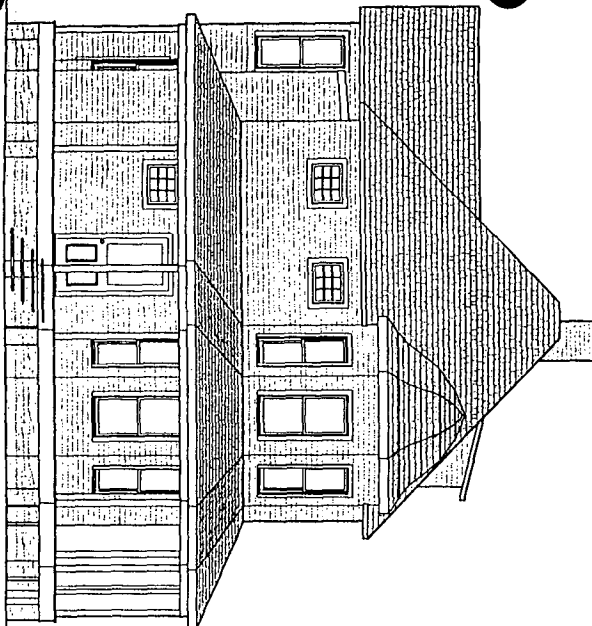
1/8" = 1'-0"



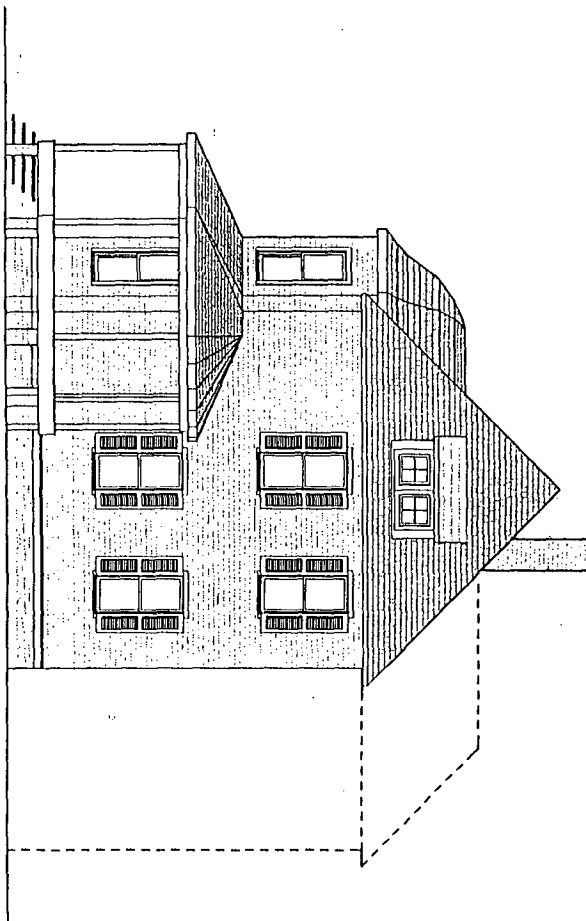
<p>WILL - LIPSCOMB RESIDENCE</p> <p>4727 DORSET AVENUE CHEVYCHASE, MD 20815</p>	<p>3-14-00</p>	<p>RILL G DECKER ARCHITECTS, P.C.</p> <p>4901 FAIRMONT AVENUE BETHESDA MD 20814 301-552-7484</p>
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14

1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



WILL-LIPSCOMB RESIDENCE

4722 DORSET AVENUE
CHEVY CHASE, MD. 20815

8.14.07

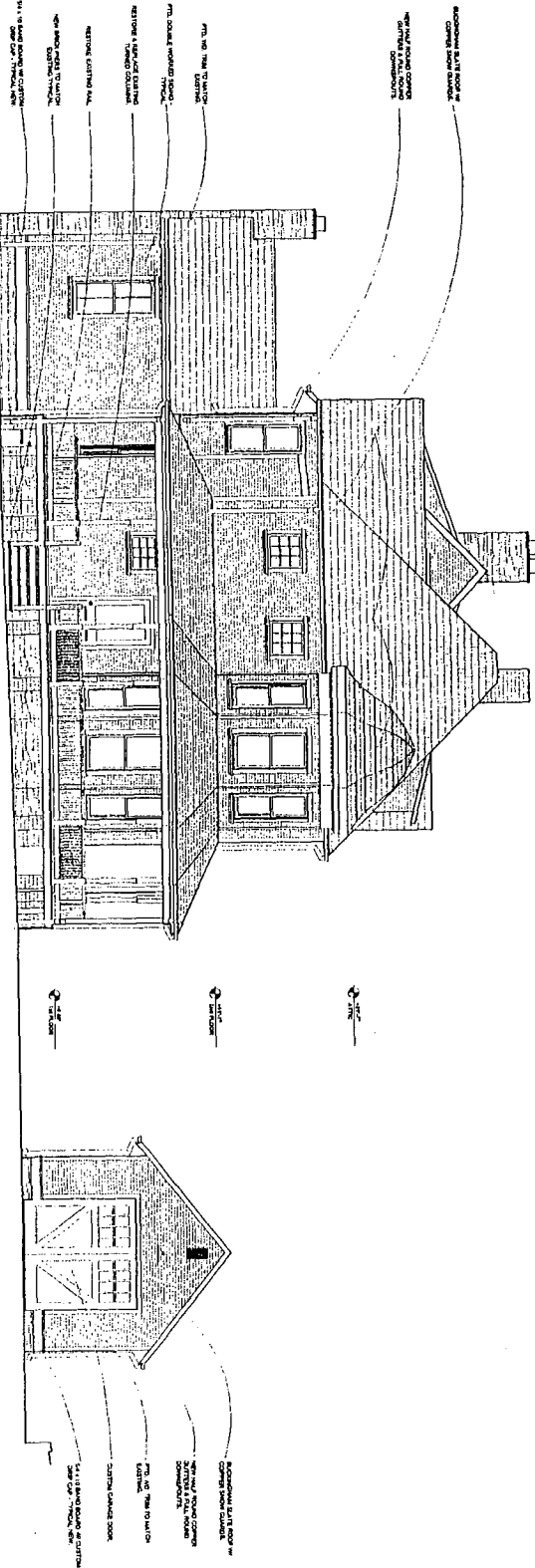
EXISTING

RILL & DECKER
ARCHITECTS, P.C.

4901 FAIRMONT AVENUE BETHESDA MD 20814 301.652.7184

15

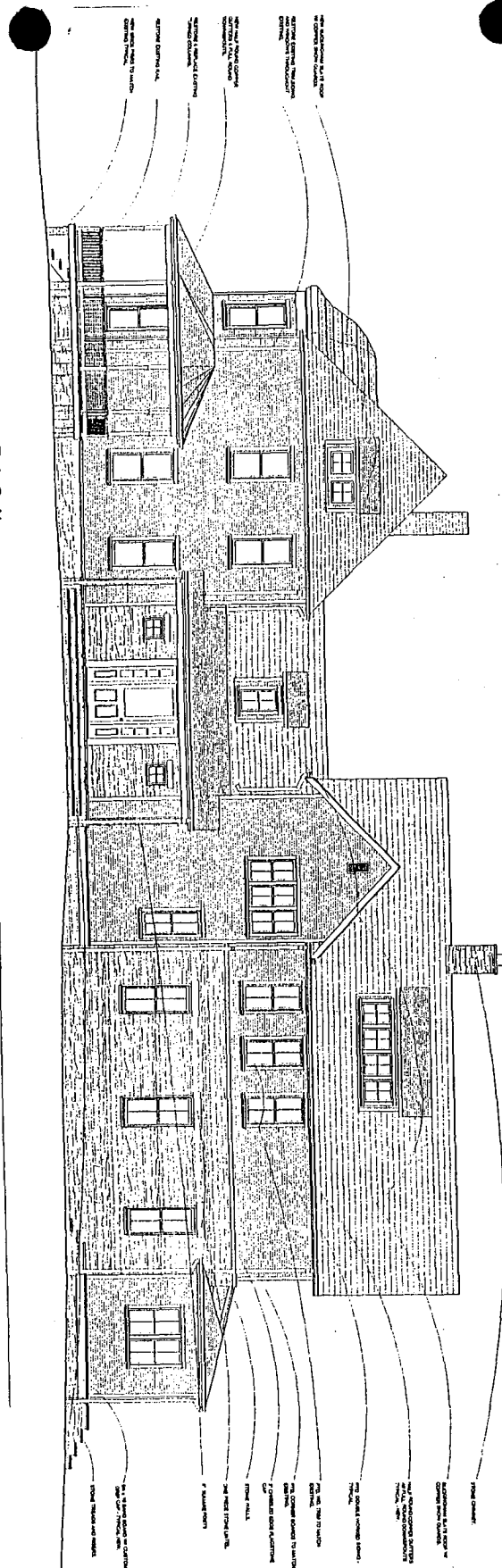
NORTH ELEVATION
1/2" = 1'-0"



<p>WILL - LIPSCOMB RESIDENCE</p> <p>4722 DORSET AVENUE CHEVY CHASE, MD 20815</p>	<p>8.14.00</p>	<p>RILL & DECKER ARCHITECTS, P.C.</p> <p>4901 FAIRMONT AVENUE BETHESDA MD 20814 301 657 2684</p>
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16

WEST ELEVATION



1/4\"/>

1/2\"/>

3/4\"/>

WILL - LIPSCOMB RESIDENCE

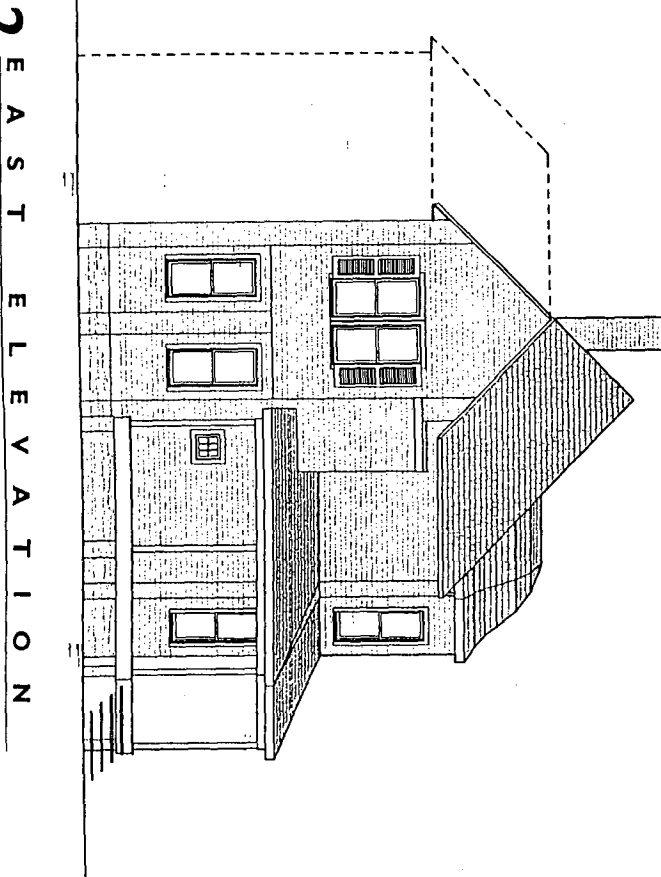
4722 OORSET AVENUE
CHEVY CHASE, MD 20815

8.14.00

RILL & DECKER
ARCHITECTS, P.C.

1901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 4684

2
1/8" = 1'-0"

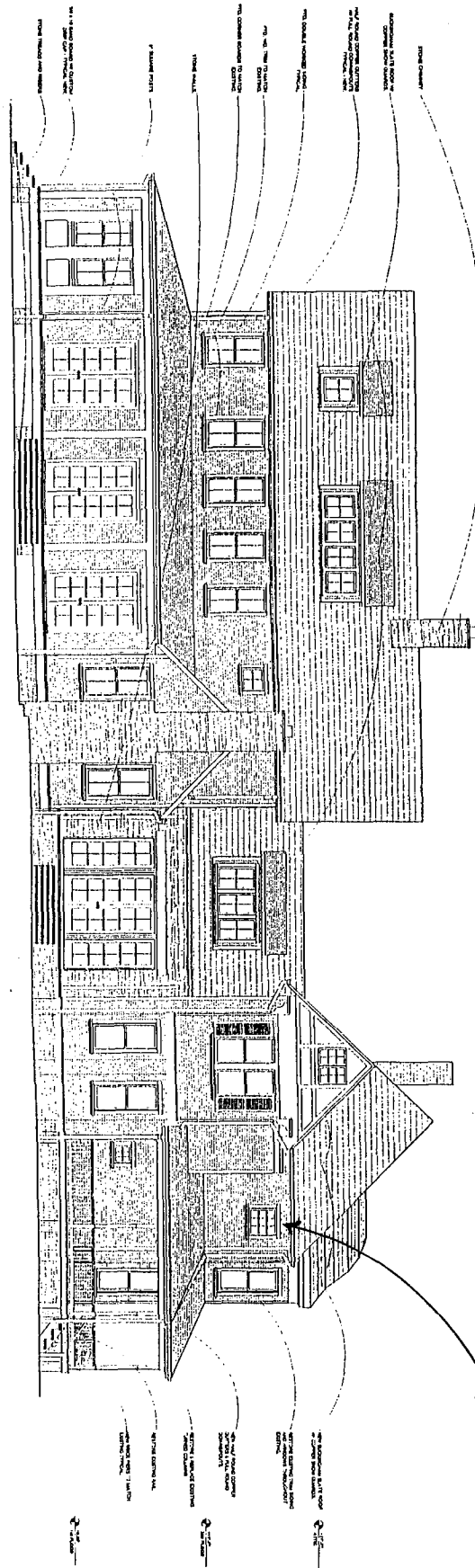


E A S T
E L E V A T I O N

<p>WILL - LIPSCOMB RESIDENCE</p> <p>4722 DORSET AVENUE CHEVY CHASE, MD 20815</p>	<p>8.14.00</p> <p>EXISTING</p>	<p>RILL & DECKER ARCHITECTS, P.C.</p> <p>4301 FAIRMONT AVENUE BETHESDA MD 20814 301 651 2204</p>
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18

2 EAST ELEVATION



WILL - LIPSCOMB RESIDENCE

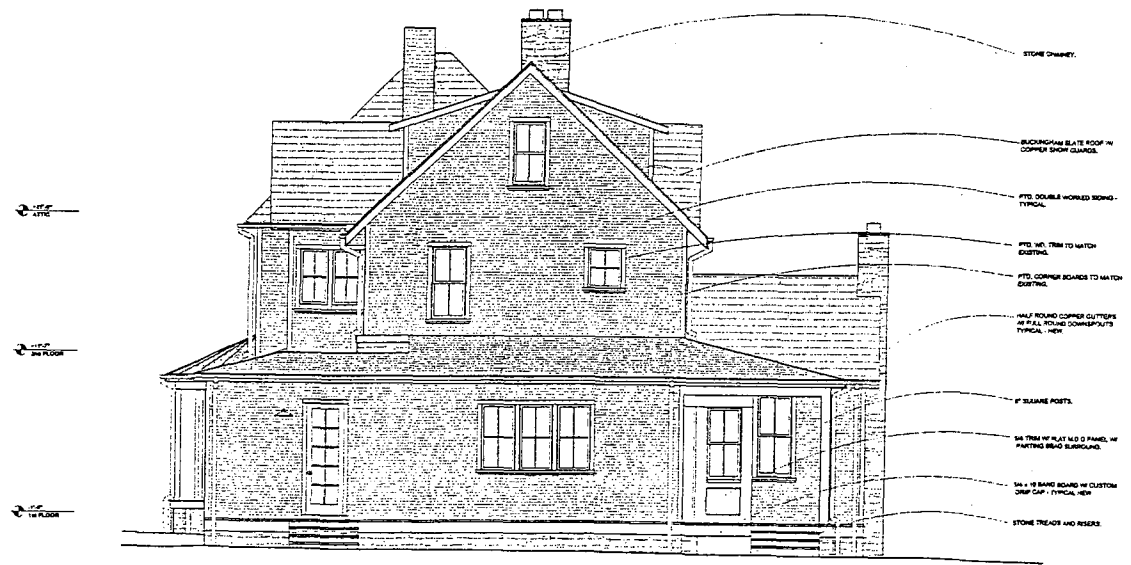
4722 DORSET AVENUE
CHEVY CHASE, MD 20815

8.14.00

RILL & DECKER
ARCHITECTS, P.C.

1901 FAIRMONT AVENUE BETHESDA MD 20814 301 652 4284

20



2 SOUTH ELEVATION
1/4" = 1'-0"

NEW SOUTH ELEVATION

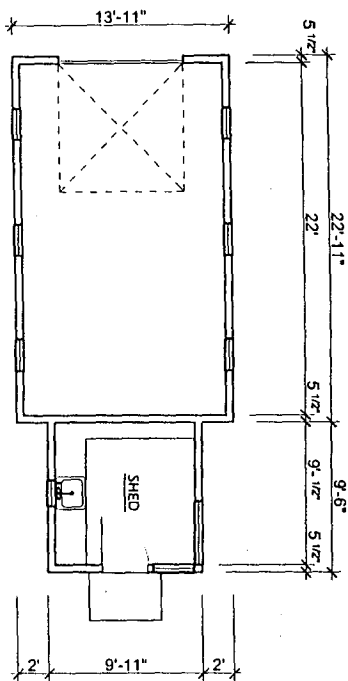
EXISTING ADDITION ON SOUTH END, DAMAGED BY FIRE, TO BE REMOVED.

R I L L & D E C K E R
A R C H I T E C T S . P . C .
1801 FAIRMONT AVENUE - BETHESDA MD 20814 301.657.7484

B. 14.00

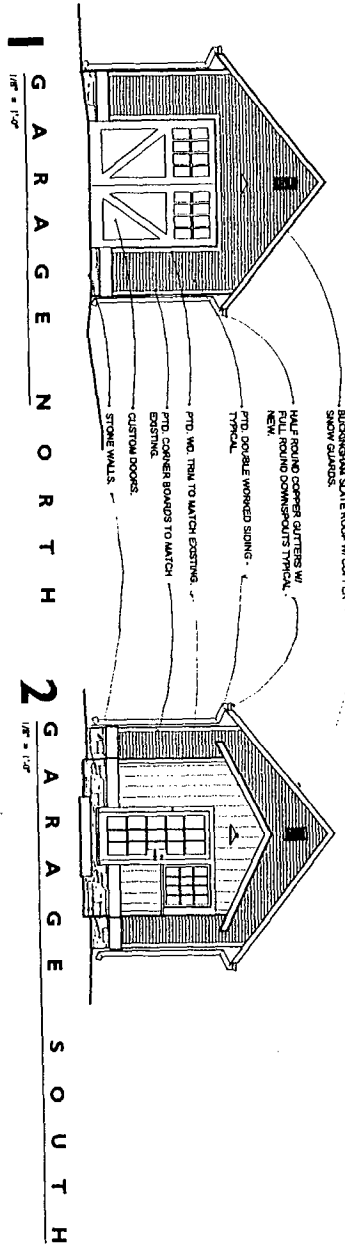
WILL - LIPSCOMB RESIDENCE
4722 DORSET AVENUE
CHEVY CHASE, MD 20815

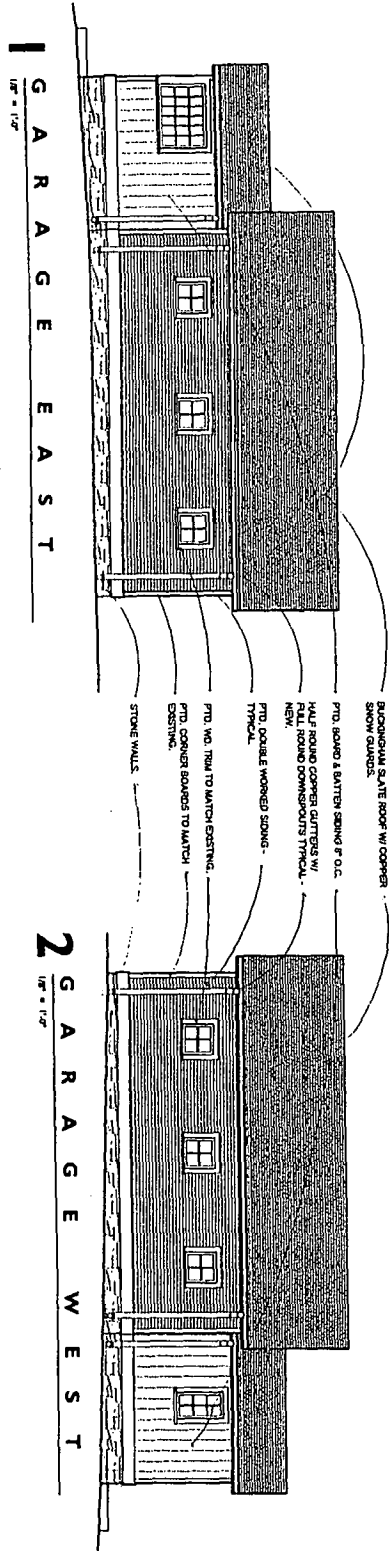
G A R A G E P L A N
 1/8" = 1'-0"



<p>WILL - LIPSCOMB RESIDENCE</p> <p>4321 DORSET AVENUE CHEVY CHASE, MD 20815</p>	<p>3.14.00</p>	<p>RILL & DECKER ARCHITECTS, P.C.</p> <p>1501 FAIRMONT AVENUE BETHESDA MD 20814 301 671 2184</p>
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(21)





BACKGROUND SLATE ROOF W/ COPPER
 SHOWN OUTSIDE
 PTD. BOARD & BATTEN SIDING F. O.C.
 1/2" ROUND COPPER GUTTERS W/
 1/2" ROUND DOWNSPOUTS TYPICAL -
 N.E.H.
 PTD. DOUBLE WORKED SIDING -
 TYPICAL
 PTD. HD. TRIM TO MATCH EXISTING
 PTD. CORNER BOARDS TO MATCH
 EXISTING
 STONE WALLS

WILL - LIPSCOMB RESIDENCE

4733 DORSET AVENUE
 CHEVY CHASE, MD 20815

8.14.00

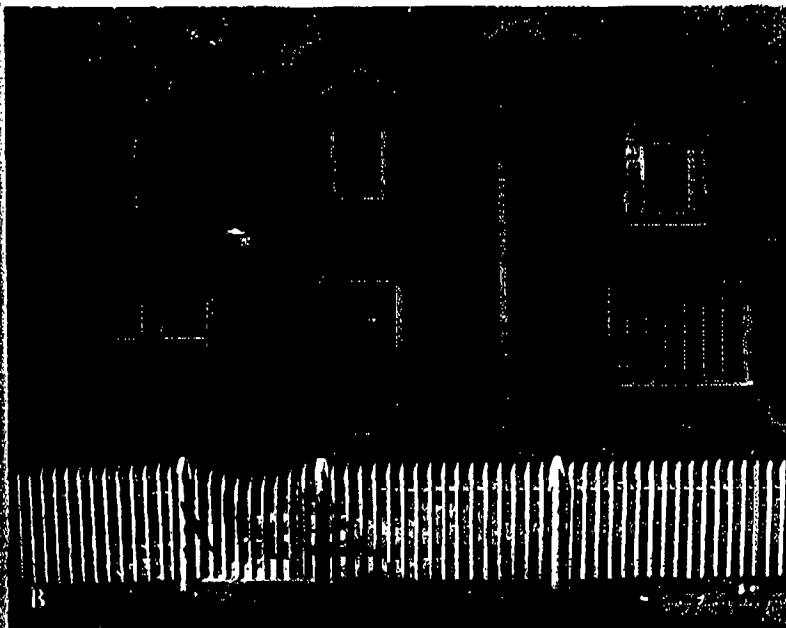
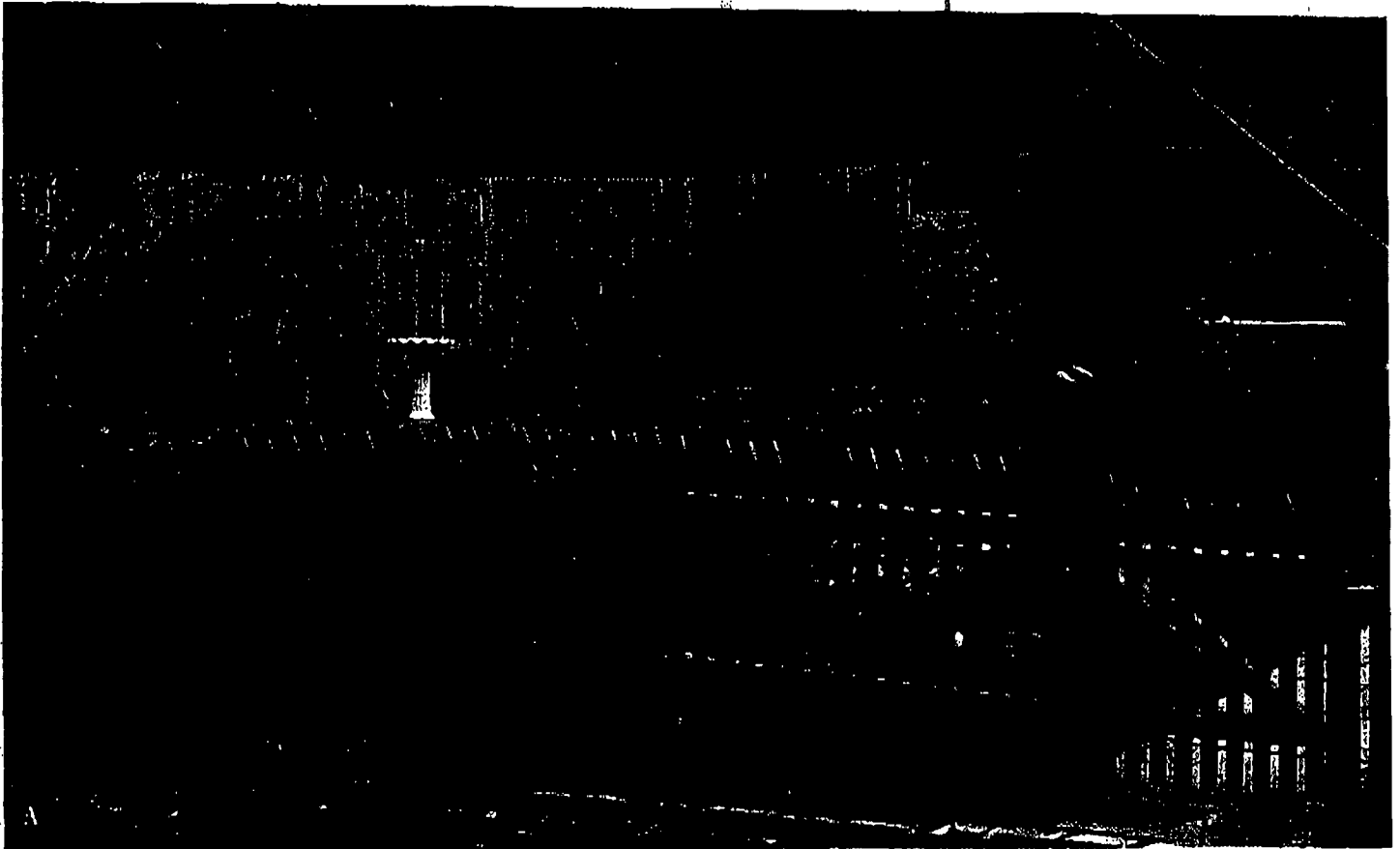
RILL & DECKER
 ARCHITECTS, P.C.

1100 FAIRMONT AVENUE BETHESDA MD 20814 301 651 4484

23

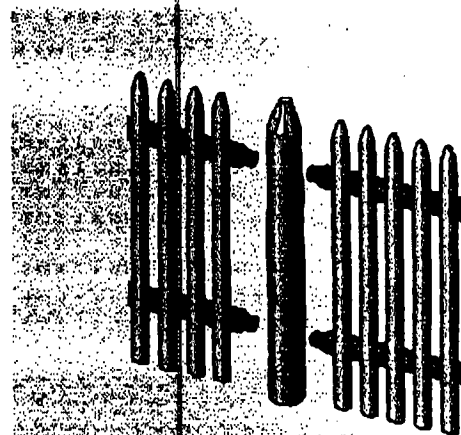
SALEM

A rustic whose charm is its simplicity.



A. Blending naturally with the garden is the silvery sheen of this picket. Here the Salem is used in combination with an expanse of Walpole Deerfield fence.

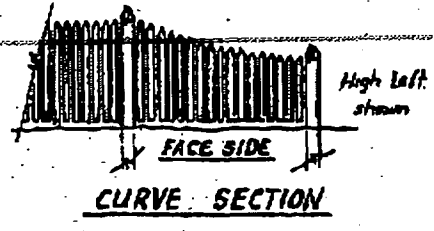
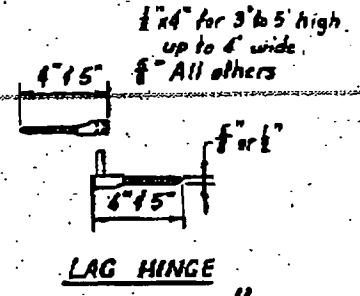
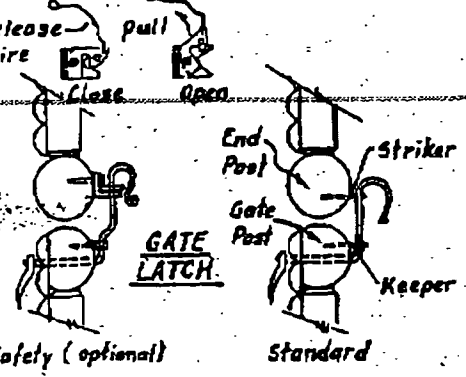
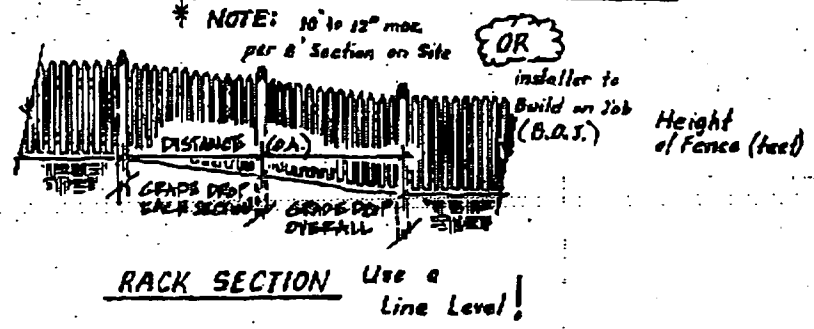
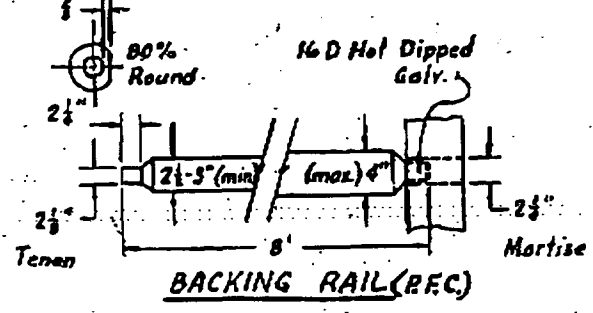
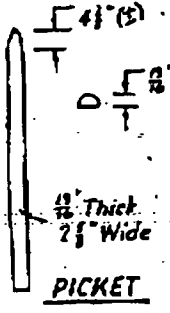
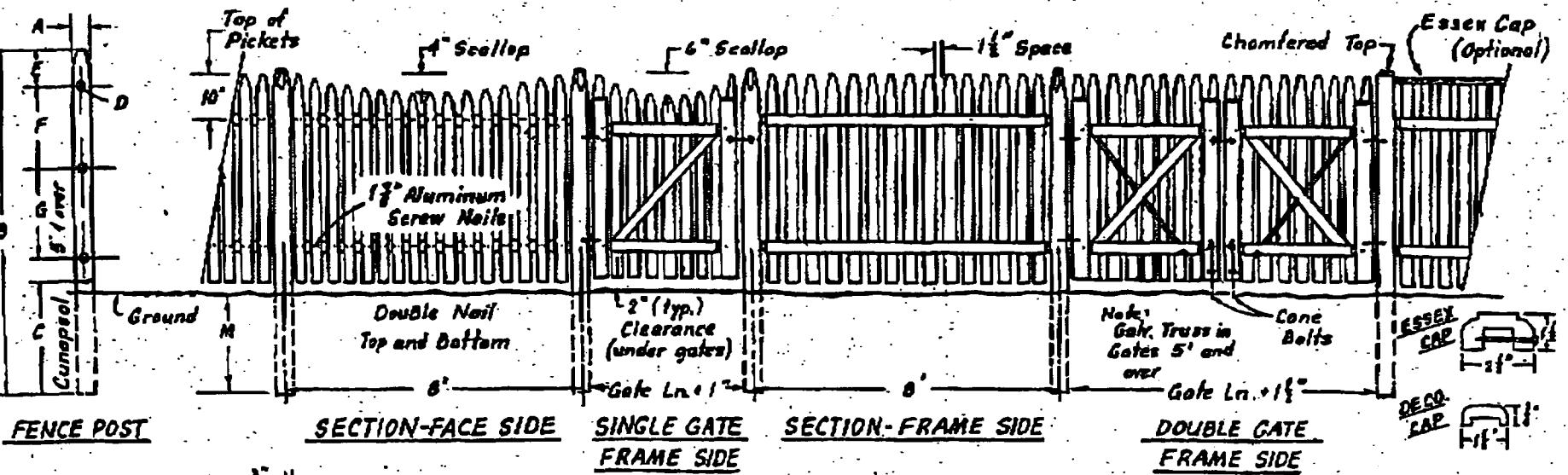
B. Quaintly stained picket with a welcoming entry gate.



3', 3 1/2', 4', 5', 6', 6 1/2" high.
 5" diameter peeled and tapered post, wider at bottom.
 2 1/2" wide rounded picket with pointed top. Peeled, 80%
 round backing rail. Mortise & Tenon Installation.

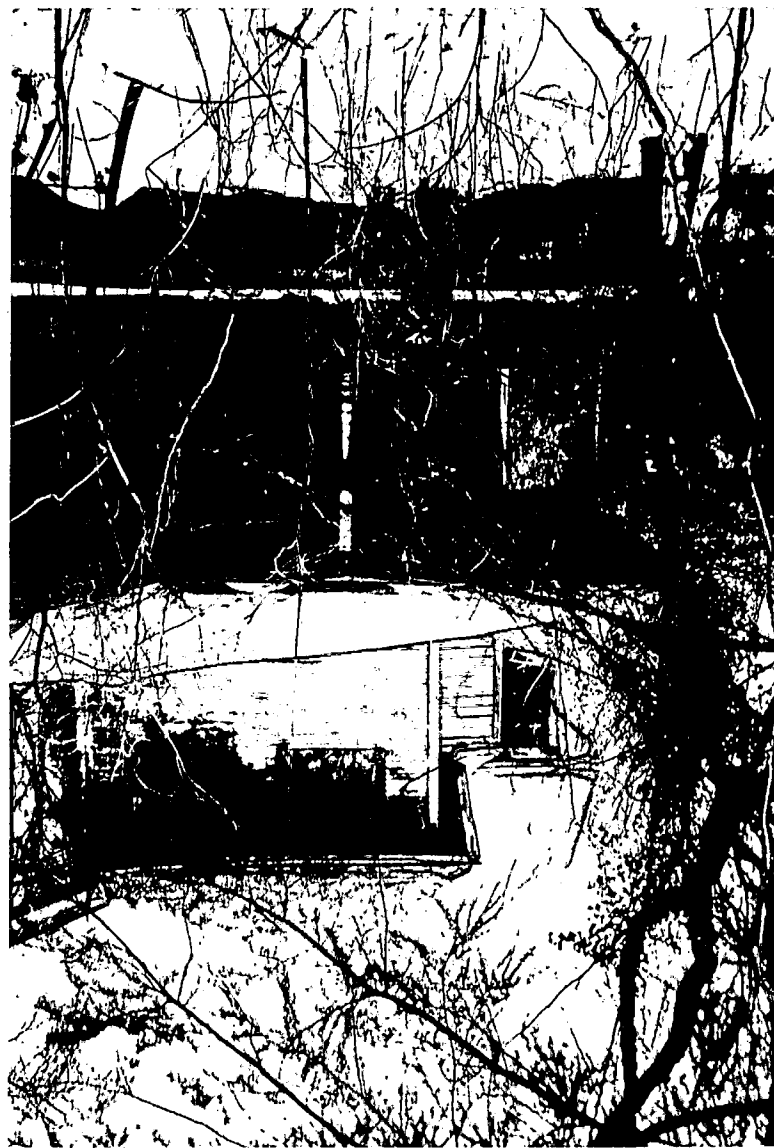
24

26

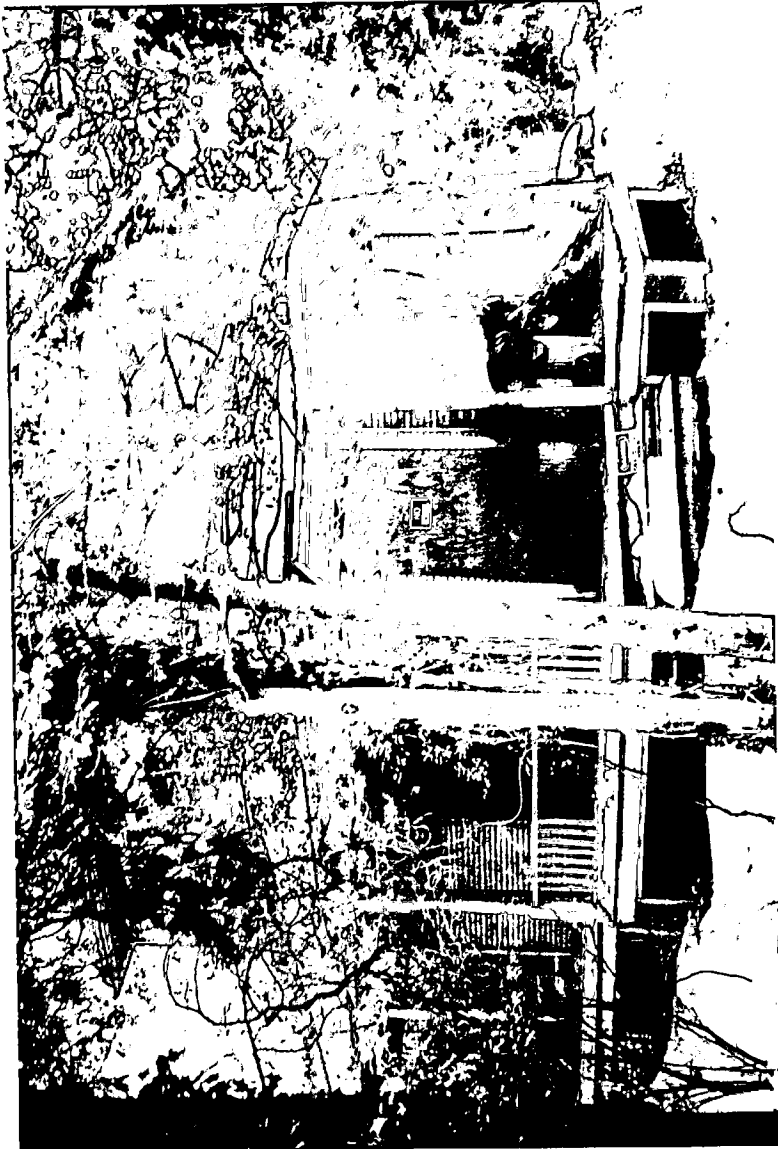


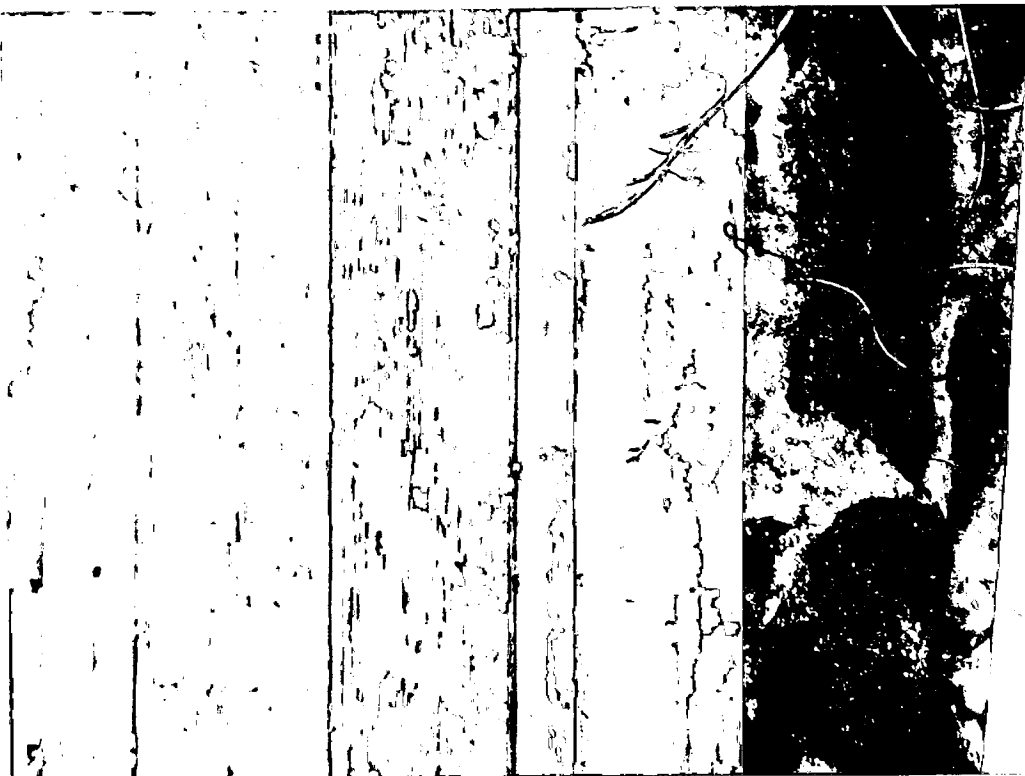
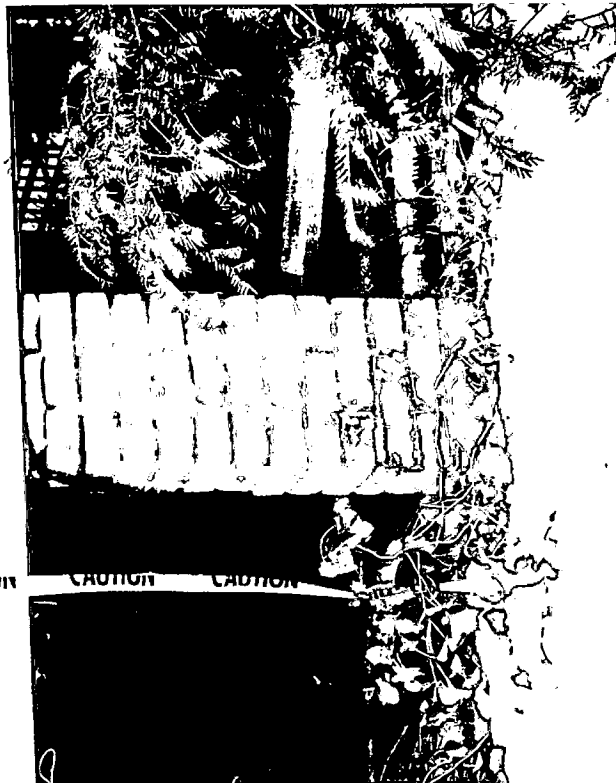
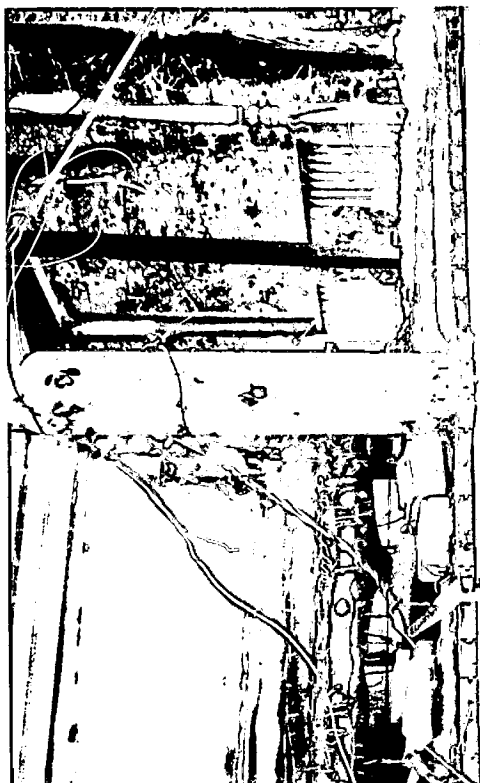
"Salem Picket" 2/09

Walpole Woodworkers
 ...the distinctive world of cedar
 Walpole Woodworkers, Inc., 767 East Street Walpole, MA 02081











6/16/00

Project	Send Notices	Send Staff Report
Dorset St.	✓	Lisa Skou 4721 Essex Ave. Ch. Ch. 20815

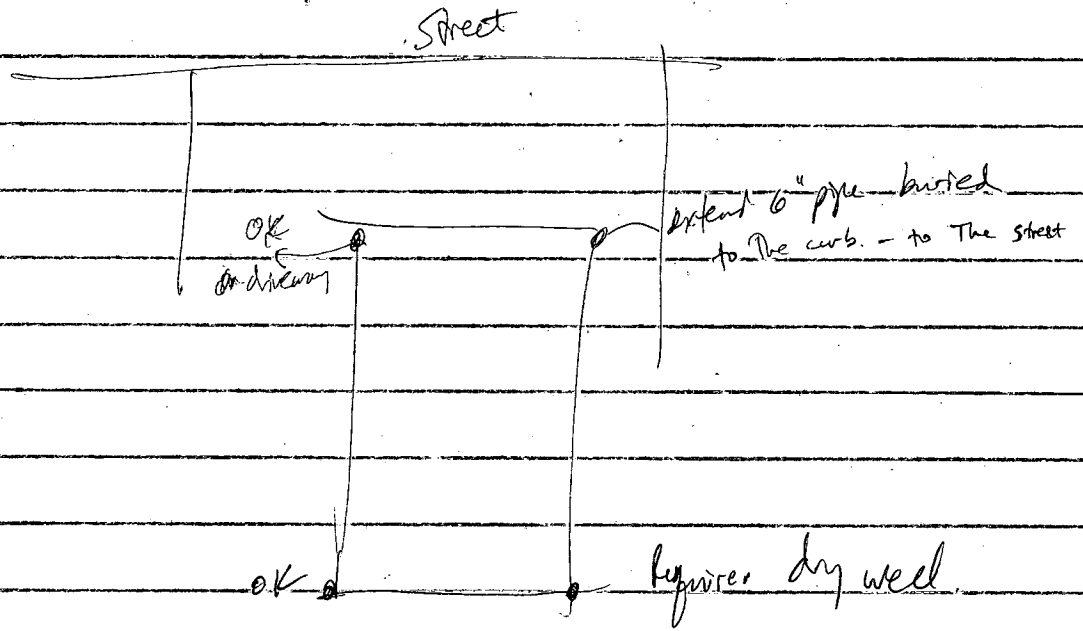
Water Behr ceiling :

9/6/00

Approved with no modifications

4 ~~down~~ downspouts in the plan

modify three of them -



(301) 652-2484
 FAX (301) 652-9262

TO Robin Ziek / Gwen Wright

DATE <u>8/23/00</u>	JOB NO.
ATTENTION	
RE: <u>Lipsomb / Will</u>	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>	<u>8/14</u>		<ul style="list-style-type: none"> - Applications - Site drawings - Addition drawings - Description - Photographs - Neighbor Addresses.

THESE ARE TRANSMITTED as checked below:

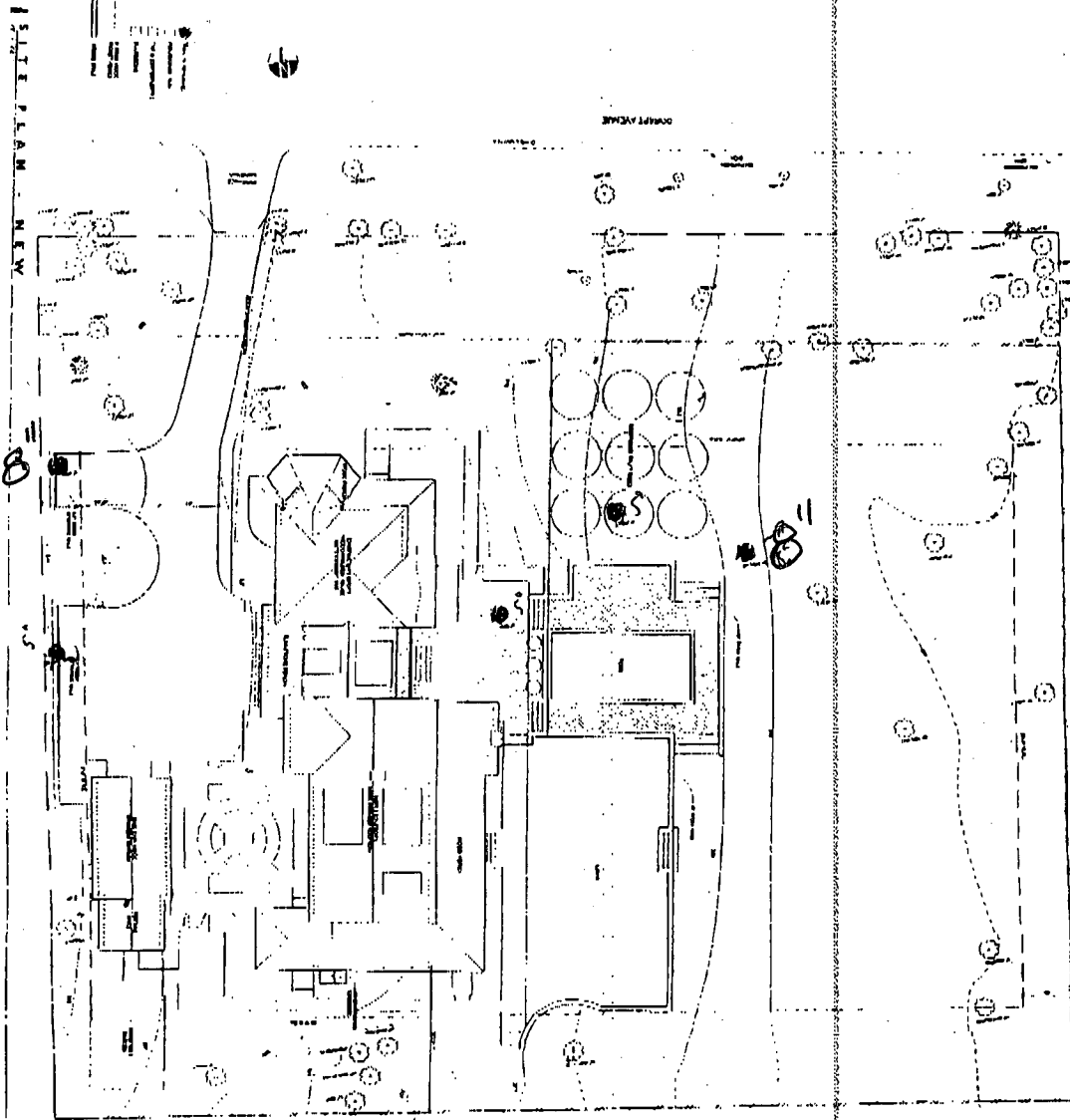
- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Robin,
 Here is our submission to get the H.A.W.P.! There are two sets of drawings and Two application forms - one for the pool, garage, fence : demo only and one for the addition/renovation to the house. Please let us know if you need anything else. Thanks for all your help. Rich.

COPY TO _____ SIGNED: _____

- Trees to be removed, two 8" caliper and three 5" caliper.



72 WILL LIPSCOMB RESIDENCE

RILL & DECKER



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

alln. 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: 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 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
Date: Mar. 31, 2000

Approved: X For Chairman, Historic Preservation Commission
Signature: [Signature] Date: 4/26/00
Disapproved: _____
Application/Permit No.: 215378 Date Filed: 4/4/2000 Date Issued: _____

4722 Dorset Avenue

names of adjacent & confronting property owners

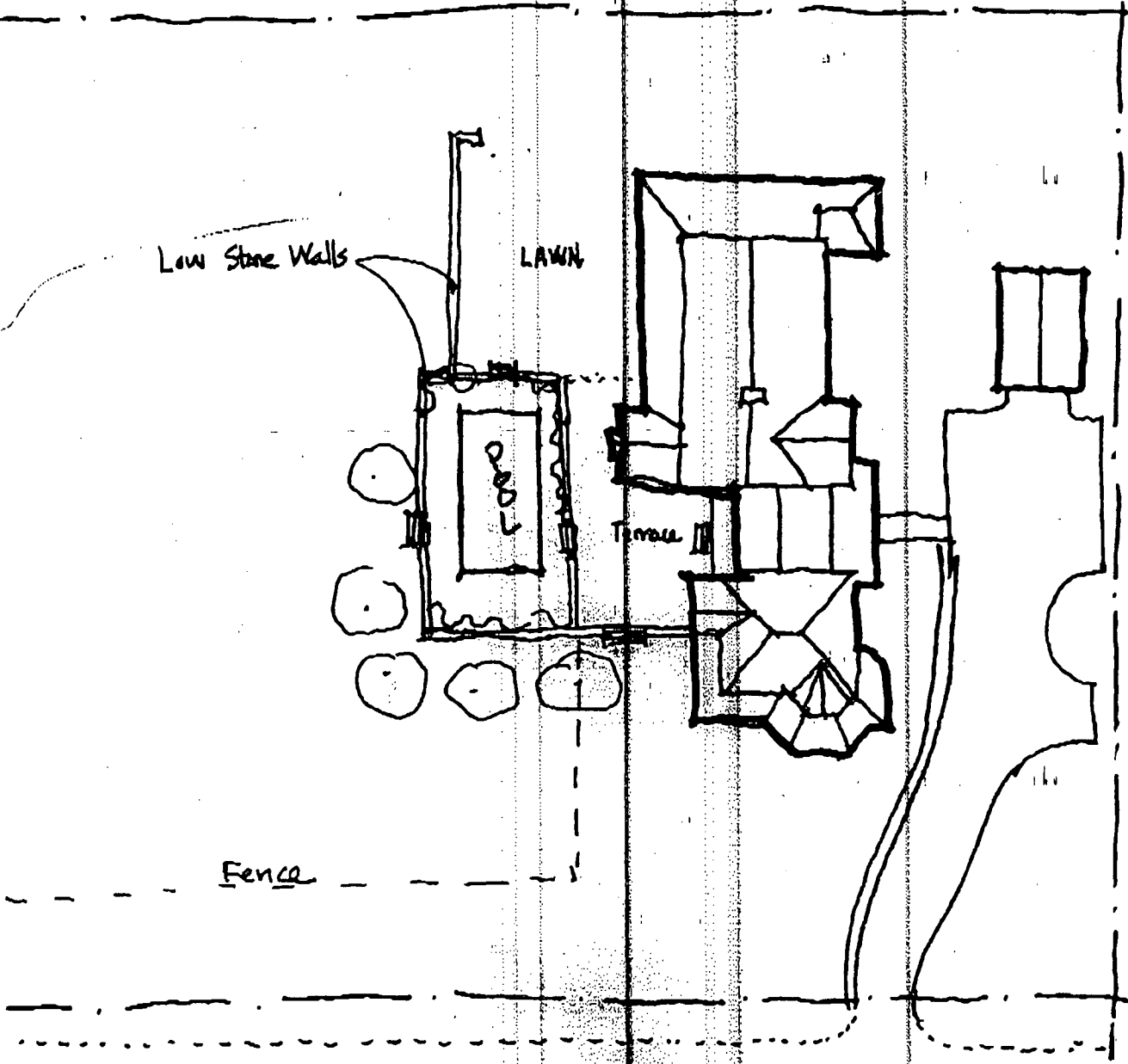
- 4728 Dorset Ave
Brian Graham and Tare Clarke
- 4718 Dorset Ave
Dr. Narieman Mik
- 4721 Dorset Ave
Ellen Brown
- 4725 Dorset Ave
Earl and Helen Colson
- 4727 Essex Ave
Valentia Ringland
- 4721 Essex Ave
Michael and Lise Ringland
- 4715 Essex Ave.
Michael Calabrese and Barbara Pape

Low Stone Walls

LAWN

Terrace

Fence



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4722 Dorset Avenue Meeting Date: 5/10/00
 Applicant: Laura Will & Joe Lipscomb Report Date: 5/3/00
 Resource: Somerset Historic District Public Notice: 4/26/00
 Review: PRELIMINARY CONSULTATION Tax Credit: N/A
 Case Number: 35/36 Staff: Robin D. Ziek

PROPOSAL: Restore historic house; build large addition

STAFF RECOMMENDATION: Proceed to HAWP

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 while the property owner (Ms. Ringland) tried to obtain permission to tear down the building. The applicants are the new owners of the property.

The Queen Anne house consists of a front portion with a wrap-around porch, and a polygonal bay at the front right corner, and a rear kitchen addition. The rear addition was heavily damaged in the fire.

PROPOSAL

The applicant proposes to demolish the rear kitchen wing, and restore the remainder of the original house. They plan to build a large addition behind the original house and link this to the house with an entrance wing. Programmatically, the original structure will serve as a guest house, while the family will occupy the rear, new, portion of the house.

They plan to draw on the original materials for the new portion of the house. There would be a stone first story (seen as an extension of the original foundation), and wood siding above (matching the original wood siding). The new roof would be standing-seam metal (copper), and the rafter tails would be exposed, as is similar to the original structure.

The new site plan would include a detached garage, an in-ground pool and a stone terrace wall. New fencing will also be proposed at some future date, including fencing along the edge of Dorset Street, as well as fencing to protect the pool area.

STAFF DISCUSSION

The Town of Somerset has reviewed this project and is supportive. They expressed an interest in the possibility that the HPC might approve a rear addition that was significantly larger than the historic structure.

To staff, this is a significant question, and one which should be considered along with other criteria involved in "compatibility", including siting, massing, scale, and materials. The size of this property is unusual in Somerset, in that it is almost one acre of land associated with the single residence. The applicant proposes to retain the entire area, although development of a portion of the lot has been discussed as an option (with the previous owner). Staff feels that there is significant benefit to the community in the retention of this property under the single ownership, as this retains the historic building pattern.

With this much property, staff notes that the new house will actually be in-keeping with the size of the lot. The demolition of the rear wing has been assumed because of its severe fire damage. The applicant's proposal appears respectful of the original structure in that it is completely behind the original structure, and essentially the same width. While the direct frontal view of the house (see Circle (✓)) is less likely than oblique angles as one walks past the property, the elevations illustrate the prominence of the original structure.

The applicant has also worked to maintain a small scale for this large addition by compiling many different pieces rather than any one single large block. Finally, the use of related materials, used in a different way than on the original house, will serve to differentiate the addition from the original house. The HPC may wish to consider that the various use of individual forms is sufficient differentiation of the old and new, and that the overall house might be more harmonious with a more unified approach to materials.

The applicant has proposed two different doorways for the new side entrance. Staff feels that either one would be acceptable in that the doorway is recessed in the elevation, and under a porch, and will not be readily visible from the public road.

STAFF RECOMMENDATION

Staff recommends the Commission direct the applicant to proceed to the HAWP application.

Hill & Decker Architects, P.C.

19 April 2000

The Montgomery County Historic Preservation Commission
8787 Georgia Avenue, 8th Floor
Silver Spring, MD 20910

Dear HPC Members:

We are writing to request an informal review of the proposed addition/alterations to 4722 Dorset Avenue in Somerset, Maryland. We would like to be on the docket for the 10 May meeting and look forward to discussing our plans with you. For your consideration, the following outlines the approach we intend to use in designing the addition for the new owners.

The property is one of the original houses in Somerset. Built by one of the town's founding fathers, Harvey Wiley, the property had been owned by the Ringland family, and has been vacant since suffering a fire in the late 1970s. The new owners are eager to begin renovation and are excited at the prospect of making the historic property habitable once again.

The proposal for work done on the existing structure includes both demolition and preservation. The back third of the original house was the scene of the fire's beginning as well as its worst damage; the kitchen on the first floor and a bedroom above were essentially destroyed. We propose removing this portion of the house.

The front of the house, however, has retained some of its original integrity; a simple Victorian farmhouse with minor Queen Anne detailing. To meet the HPC's requirements (as outlined by Ms. Gwen Wright), we propose restoring the front and side elevations, and maintaining the current roof line. In addition, we intend to retain major interior walls and as much of the floor plan as possible, with only essential alterations, as shown in the attached drawings.

The home's two and one-half story addition will be positioned behind the existing structure and consists of a small link, or hyphen, to join the historic structure and the new construction. The link contains an entry foyer on the first floor with a sitting/computer room above. The remainder of the addition will feature a living/dining room, kitchen, den and mud room on the first floor, with the master bedroom and laundry room above.

We believe our design both respects and preserves the character of the historic structure. The new construction has minimal impact on the existing north (or street) elevation, deferring to the old house and

4901 Fairmont Avenue
Suite 202
Bethesda, MD 20814
301.652.2484 PHONE
301.652.9262 FAX

extending straight off the structure, rather than in an 'L' or 'T' shape. The siting of the existing house, combined with our desire to extend off the back of the house, preserves the majority of the side lot. What is technically the side yard will, in fact, be the only usable 'rear' yard space.


By utilizing the link as a connection between old and new, the form and detailing of the old house are allowed to read largely intact. The addition does not attempt to replicate a Victorian-era home. It does, however, respond to the structure in other ways - proportions of massing elements, porches, window openings, et.al., are similar in design to those existing. All new roof lines are kept lower than the main roof of the original structure. A combination of wood siding, which matches the existing, and stone, chosen to highlight existing stone foundation walls, is proposed. Standing seam copper roofs with exposed rafter tails are similar to the original structure.

The preliminary site plan seeks to take advantage of this large lot (uncommon in Somerset) with a detached 1 ½ car garage, and a swimming pool, both of which sit behind the original house. On the advice of Mr. Randy Wyrick, Manager of the Zoning Enforcement Unit for Montgomery County, we propose to obtain permits for these structures prior to those of the addition.

Our proposed design focuses on creating harmony between old and new, allowing appreciation of both, and allowing the owners the living space they require.

We look forward to our meeting with you next month.

Sincerely,



Anne Y. S. Decker, AIA

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

VALENTINA RINGLAND
4727 ESSEX

DR. NIK
4718 DORSET AVE.

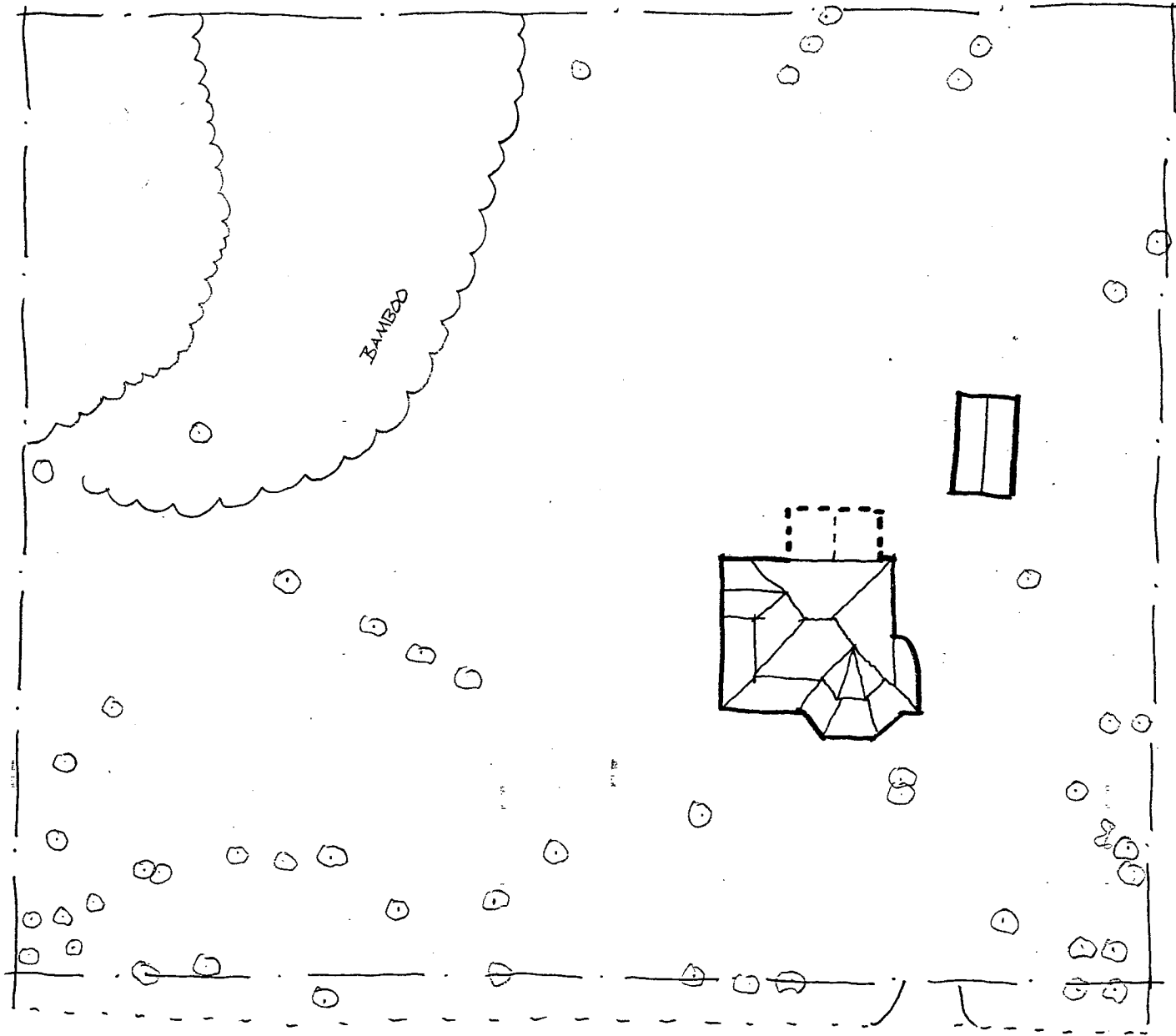
MICHAEL ; LISE RINGLAND
4721 ESSEX

GRAHAM - CLARKE
4728 DORSET AVE.

CALABRESE - PAPE
4715 ESSEX

COLSON
4725 DORSET AVE.

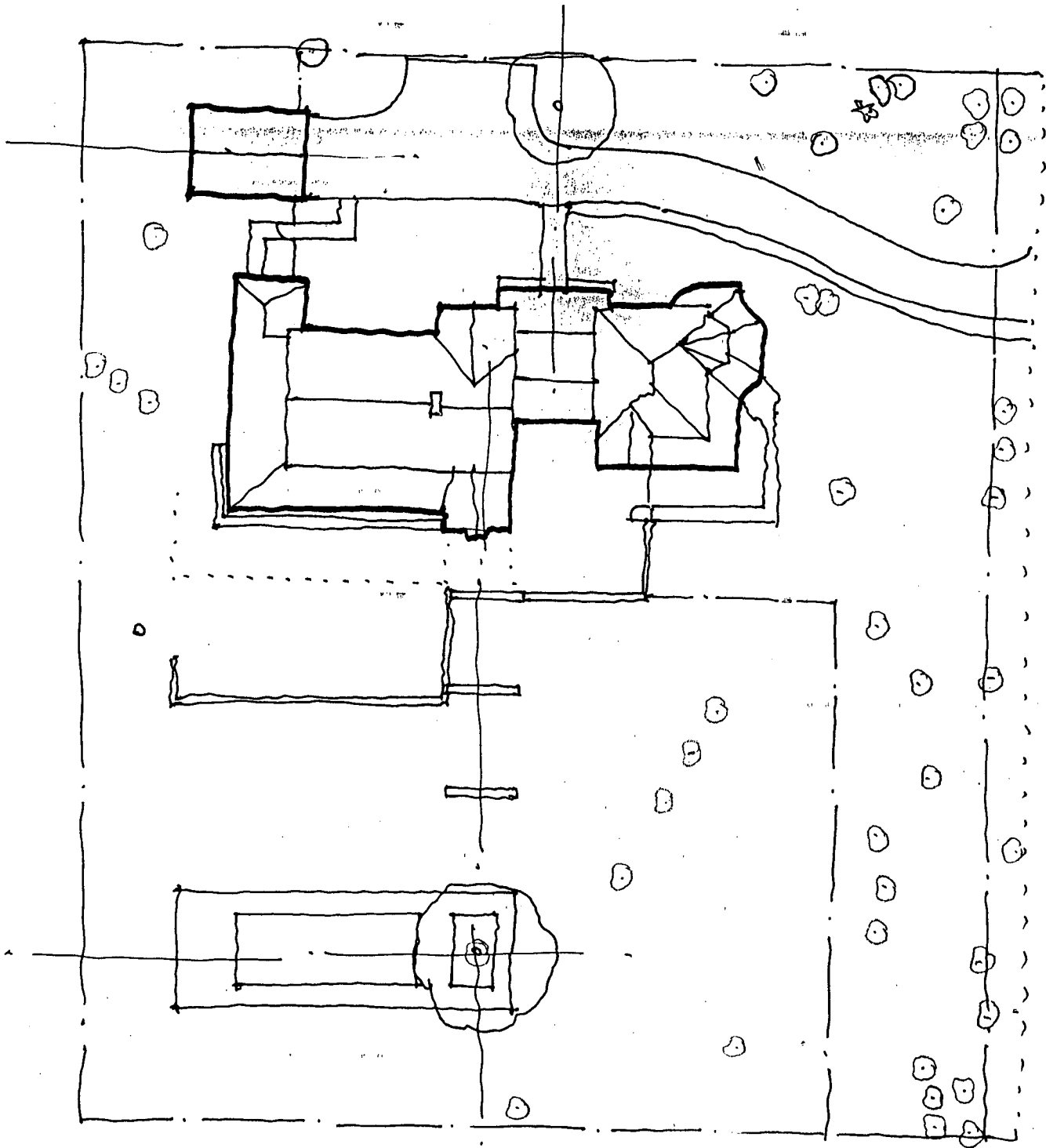
BROWN
4721 DORSET AVE.



5

SITE PLAN - EXISTING

1:30

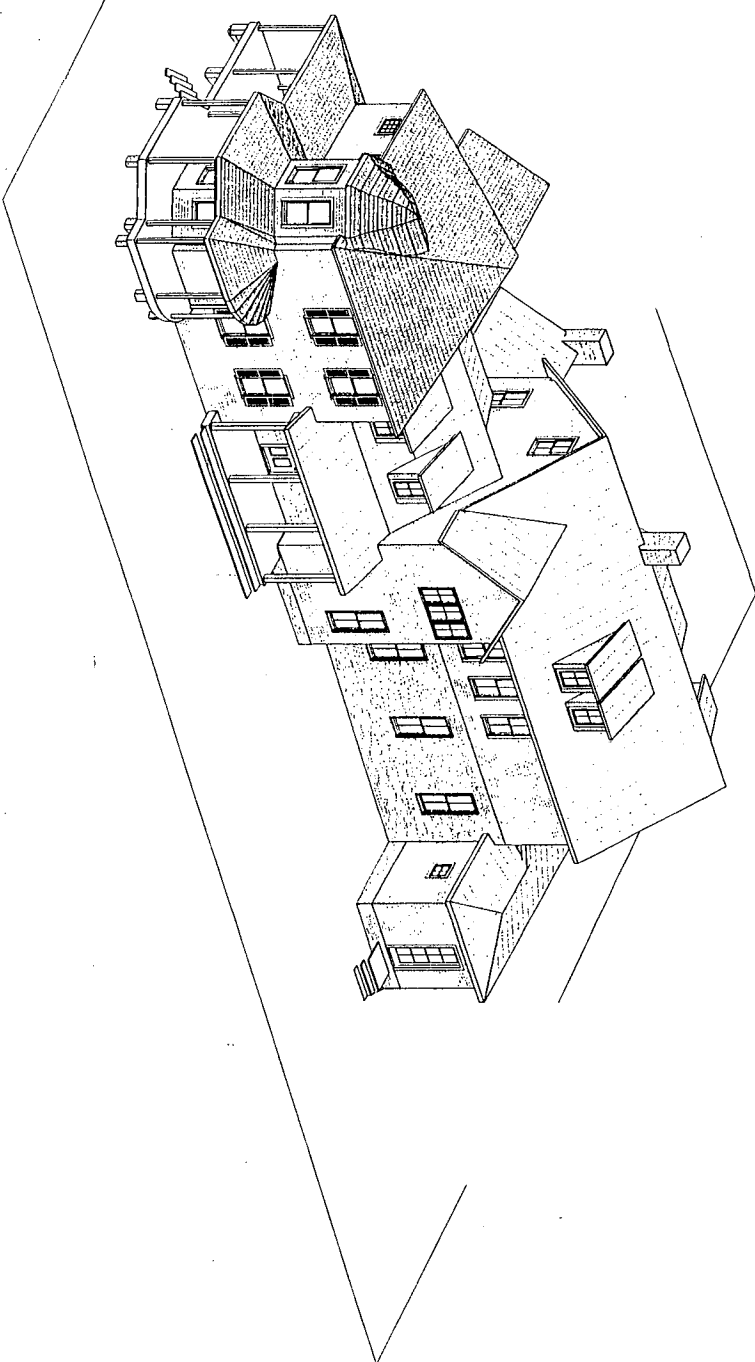


SITE PLAN - NEW

12.30

7

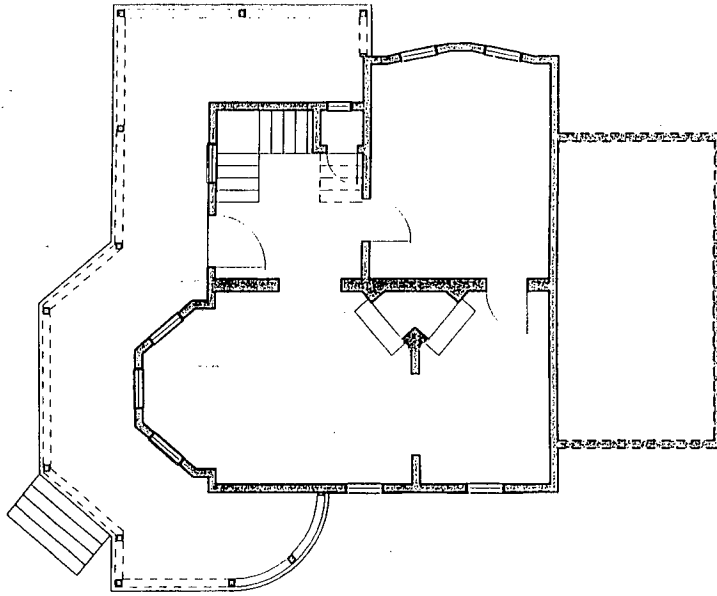
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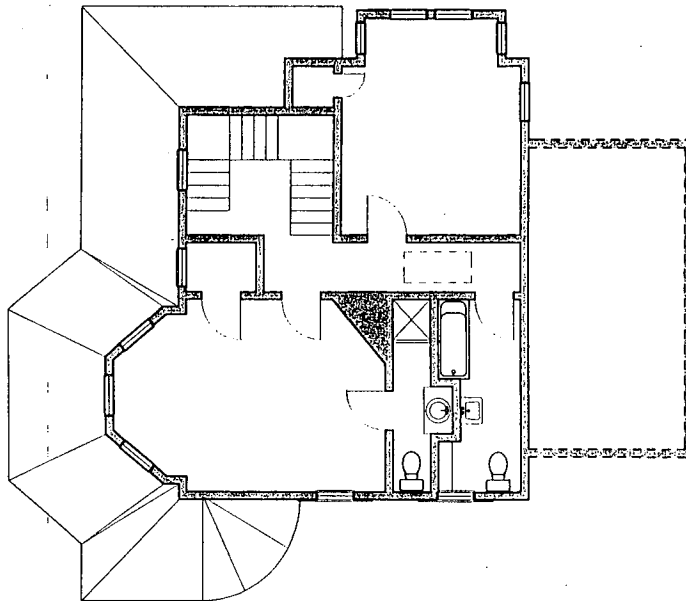
<p>WILL - LIPSCOMB RESIDENCE</p> <p>4722 DORSET AVENUE CHEVY CHASE, MD 20815</p>	<p>4.17.00</p>	<p>RILL & DECKER ARCHITECTS, P.C.</p> <p>4901 WINE AVENUE BETHESDA MD 20814 301.652.2484</p>
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6

1
FIRST FLOOR PLAN
1/8" = 1'-0"



2
SECOND FLOOR PLAN
1/8" = 1'-0"



WILL - LIPSCOMB RESIDEN

4722 DORSET AVENUE
CHEVY CHASE, MD 20815

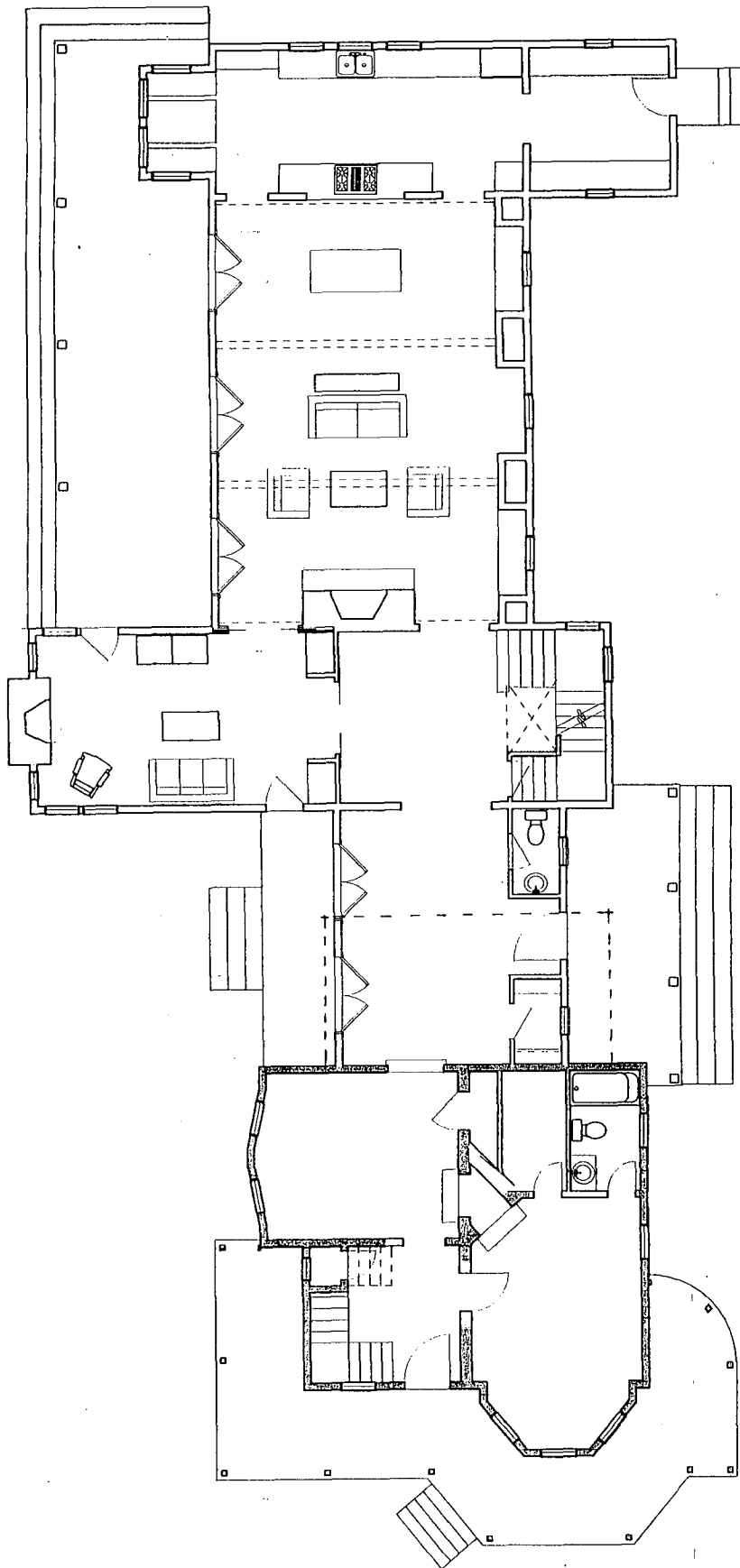
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EXISTING

RILL & DECKER
ARCHITECTS, P.C.

1001 FAIRMONT AVENUE, BETHESDA, MD 20814 301.647.2494

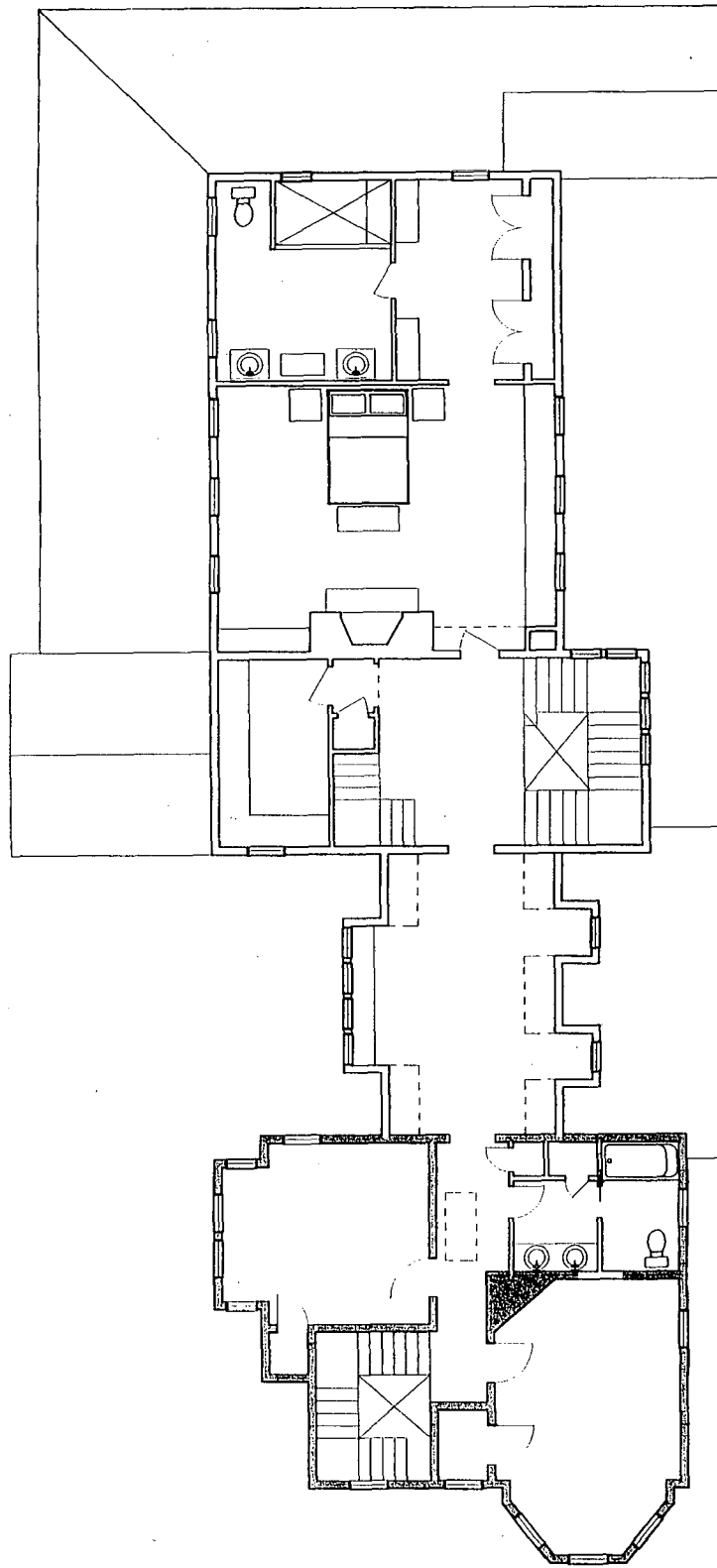
01



FIRST FLOOR PLAN
 1/8" = 1'-0"

<p>WILL - LIPSCOMB RESIDENCE</p> <p>4722 DORSET AVENUE CHEVY CHASE, M.D.</p>	<p>4-17-00</p>	<p>RILL & DECKER ARCHITECTS, P.C.</p> <p>4300 ROCKHURST AVENUE BETHESDA MD 20814 301 657 4484</p>
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11

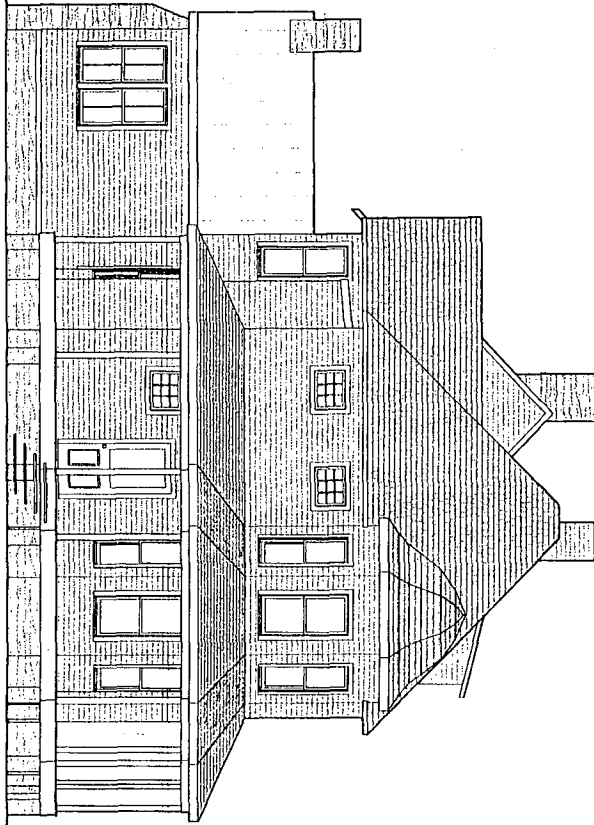


2 SECOND FLOOR PLAN
 1/8" = 1'-0"

<p>WILL - LIPSCOMB RESIDENCE 4722 DORSET AVENUE CHEVY CHASE, MD 20815</p>	<p>4-17-00</p>	<p>RILL & DECKER ARCHITECTS, P.C. 1100 HORT AVENUE BETHESDA MD 20814 301-652-1284</p>
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112

NORTH ELEVATION
1/8" = 1'-0"



WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
CHEVY CHASE, MD 20815

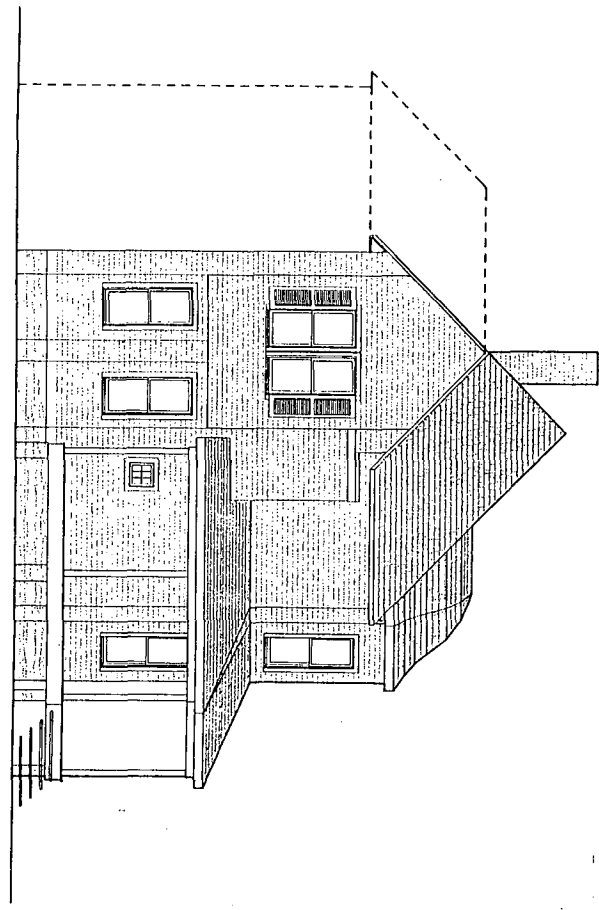
4-17-00

R I L L G D E C K E R
A R C H I T E C T S , P . C .

4501 FAIRMONT AVENUE, BETHESDA MD 20814 301 852 2484

13

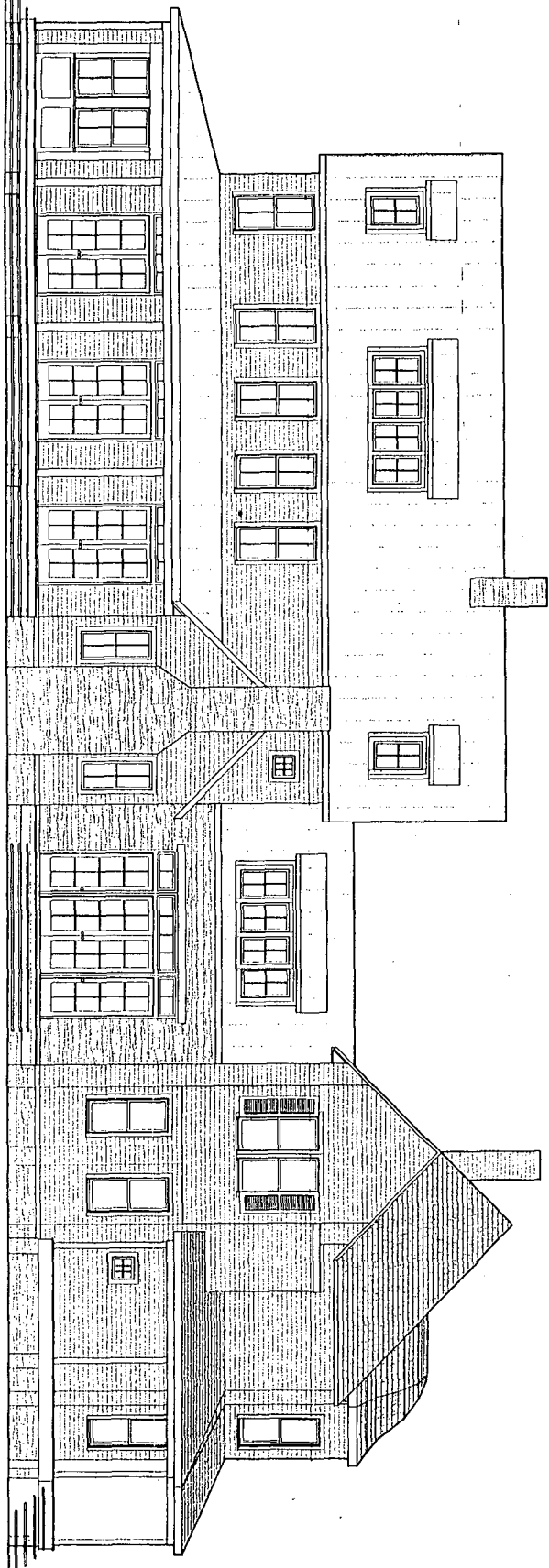
2 EAST ELEVATION
1/8" = 1'-0"



<p>WILL - LIPSCOMB RESIDENCE 4722 DORSET AVENUE CHEVY CHASE, MD 2</p>	<p>4-17-00 EXISTING</p>	<p>RILL & DECKER ARCHITECTS, P.C. 1901 ... AVENUE BETHESDA MD 20814 301 552 1484</p>
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21

2 EAST ELEVATION
1/8" = 1'-0"



WILL - LIPSCOMB RESIDENCE

4724 DORSET AVENUE
CHEVY CHASE, MD

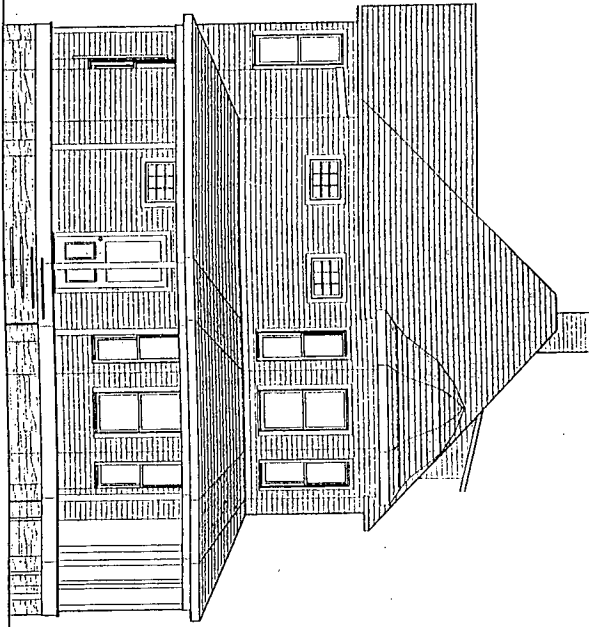
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RILL & DECKER
ARCHITECTS, P.C.

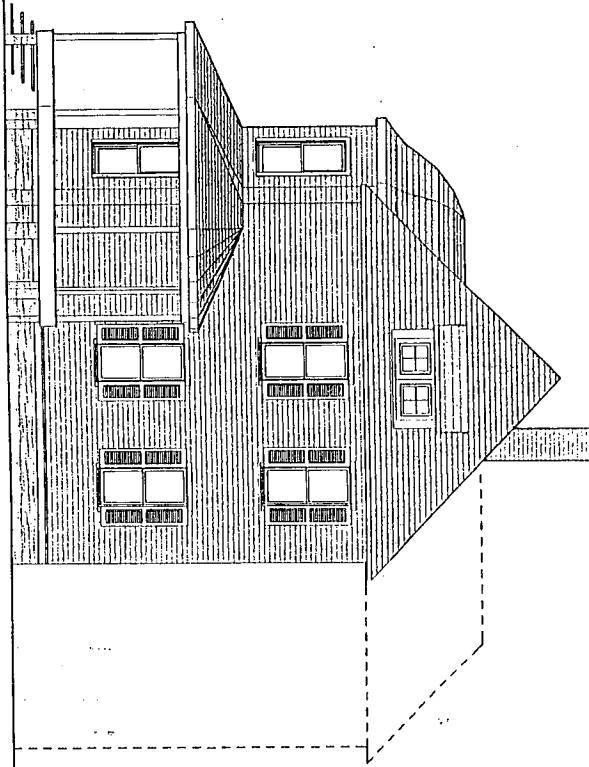
49... MONT AVENUE BETHESDA MD 20014 301 552 4484

SI

1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
CHEVY CHASE, MD 20815

4-17-00

EXISTING

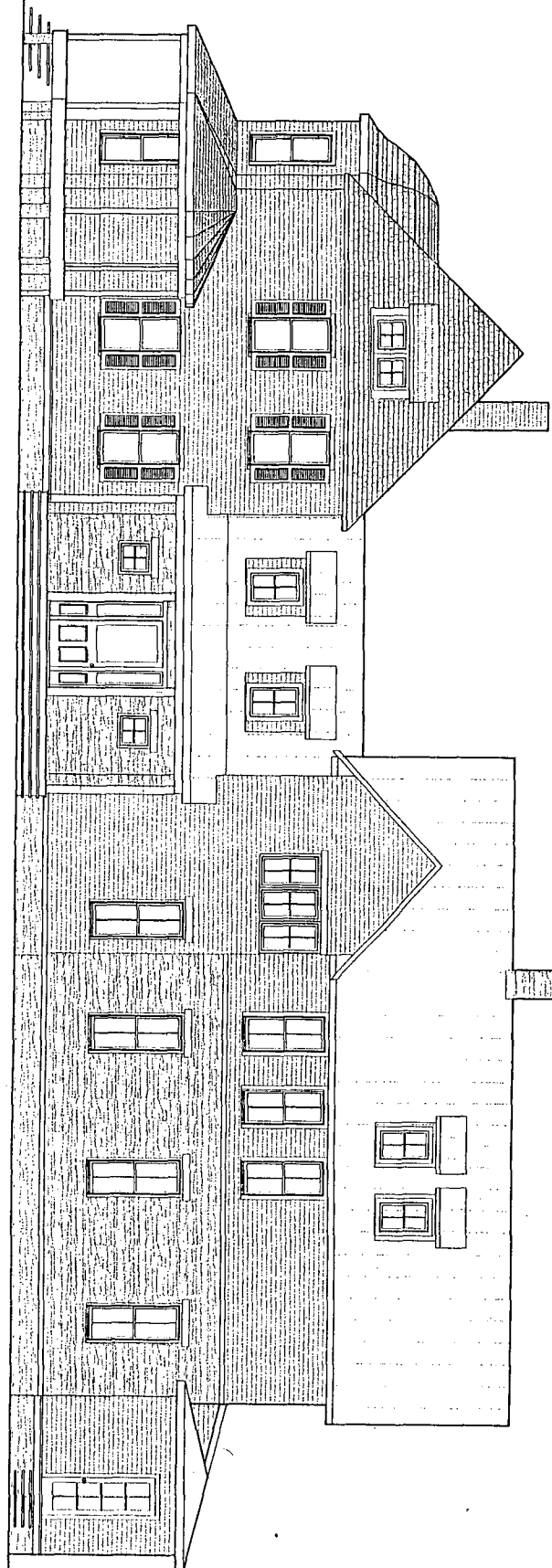
R I L L & D E C K E R

A R C H I T E C T S . P . C .

1001 FAIRMONT AVENUE BETHESDA MD 20814 301-551-1284

91

WEST ELEVATION
1/8" = 1'-0"



WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
CHEVY CHASE, MD

4-17-00

RILL & DECKER
ARCHITECTS, P.C.

4901 MONT AVENUE BETHESDA MD 20814 301.657.1484

t1

WEST ELEVATION
1/8" = 1'-0"



WILL - LIPSCOMB RESIDENCE

4722 DORSET AVENUE
CHEVY CHASE, MD

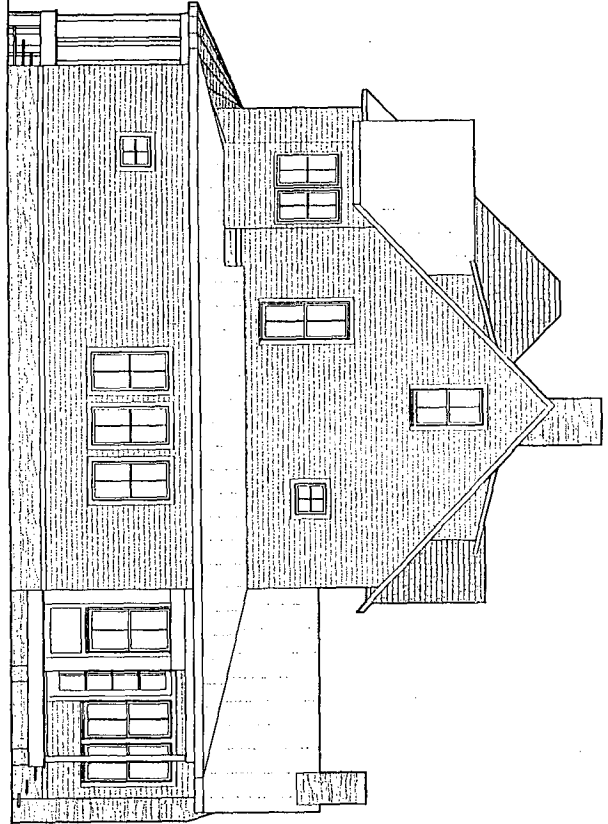
4.17.00

RILL & DECKER
ARCHITECTS, P.C.

4900 GONT AVENUE BETHESDA MD 20814 301 852 7084

81

2
1/8" = 1'-0"
SOUTH ELEVATION



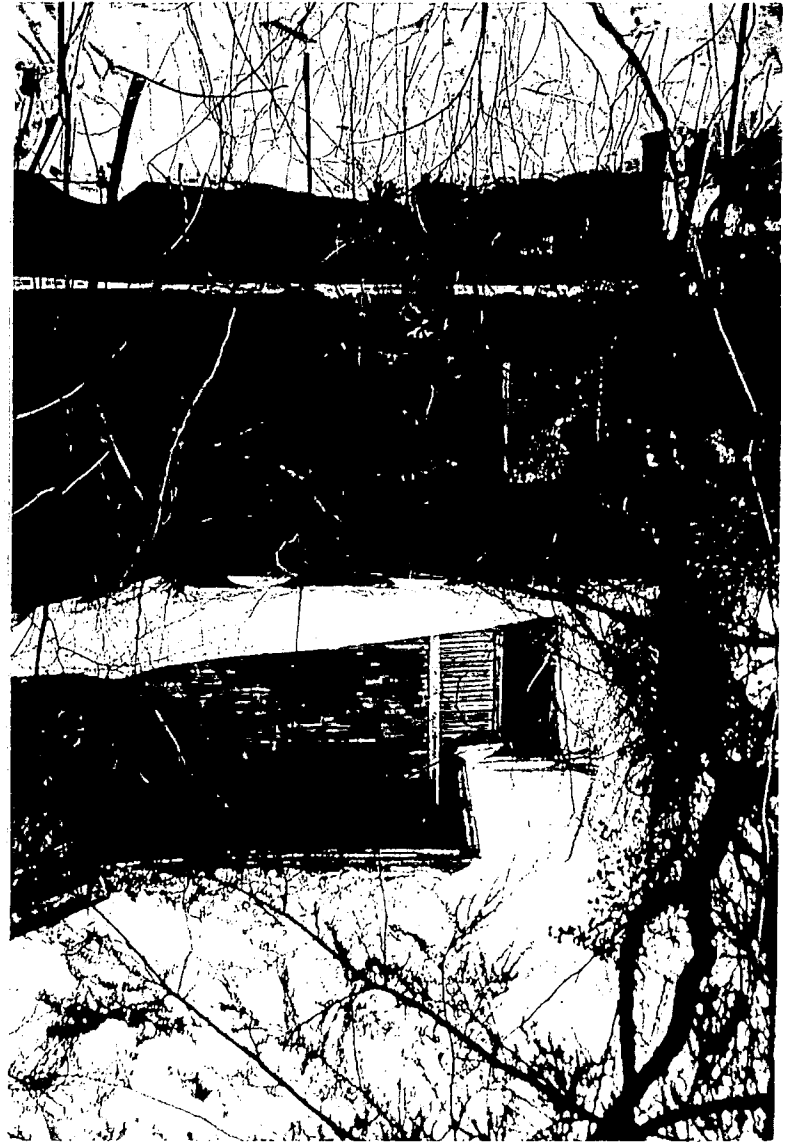
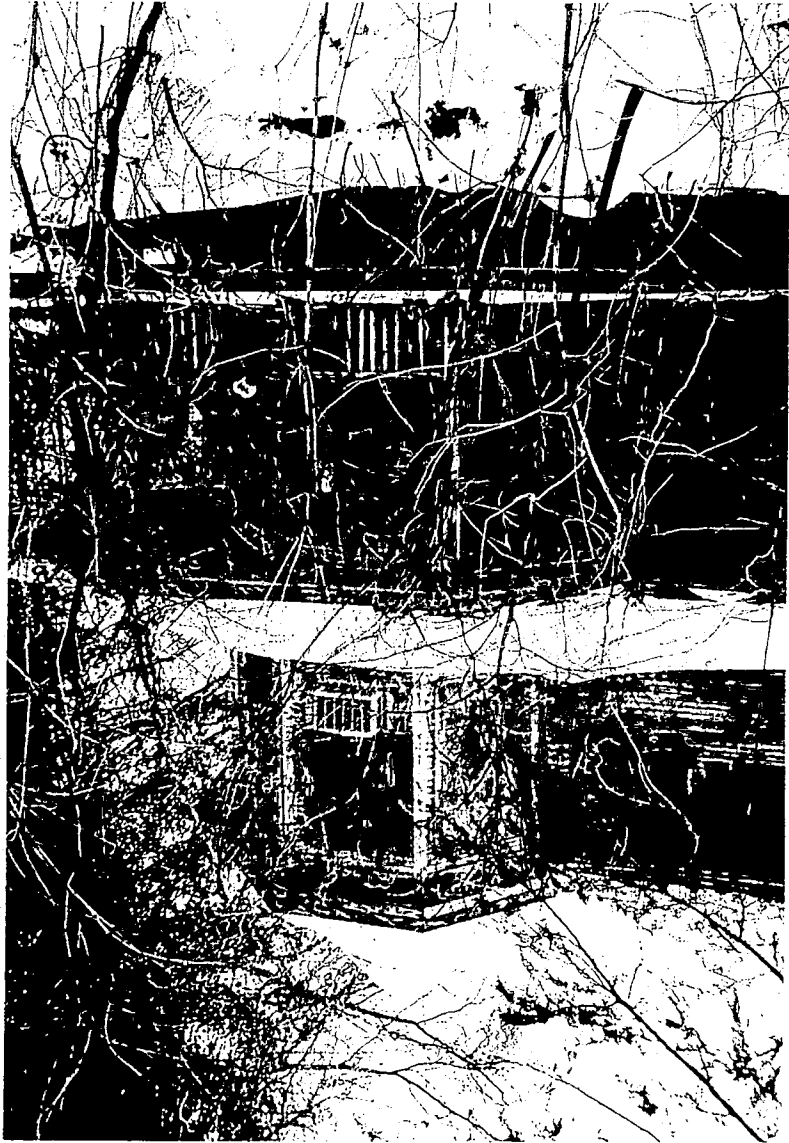
WILL - LIPSCOMB RESIDENCE

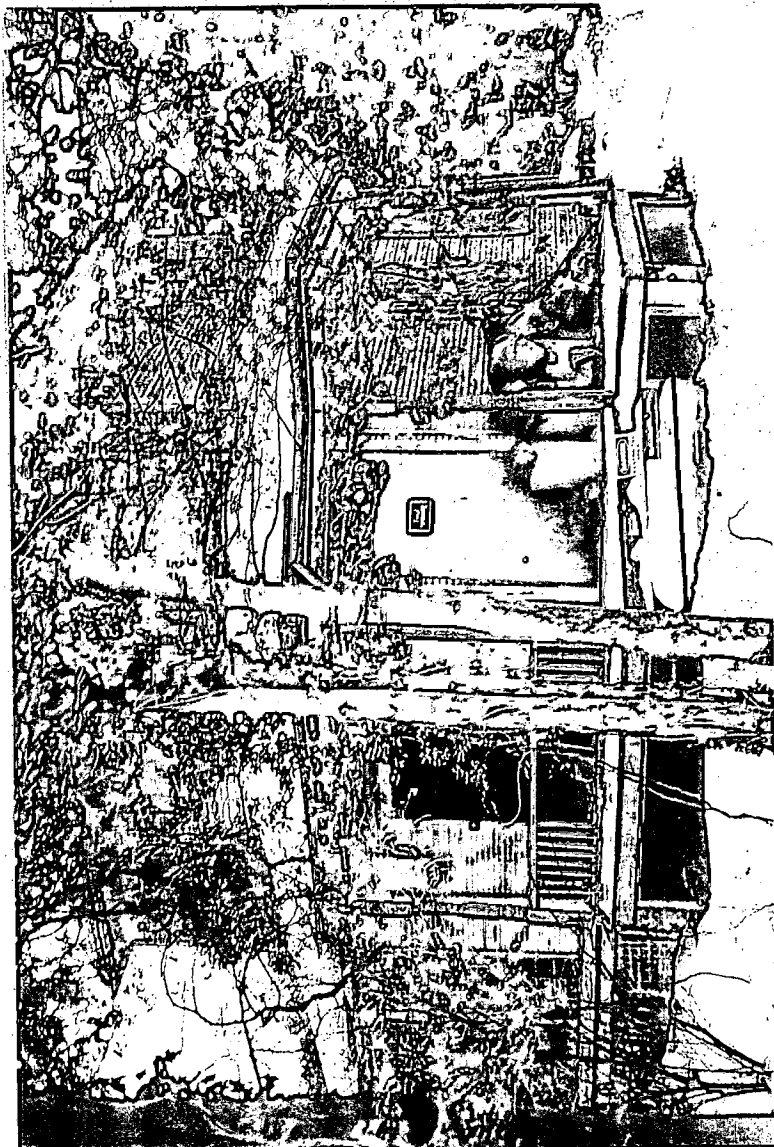
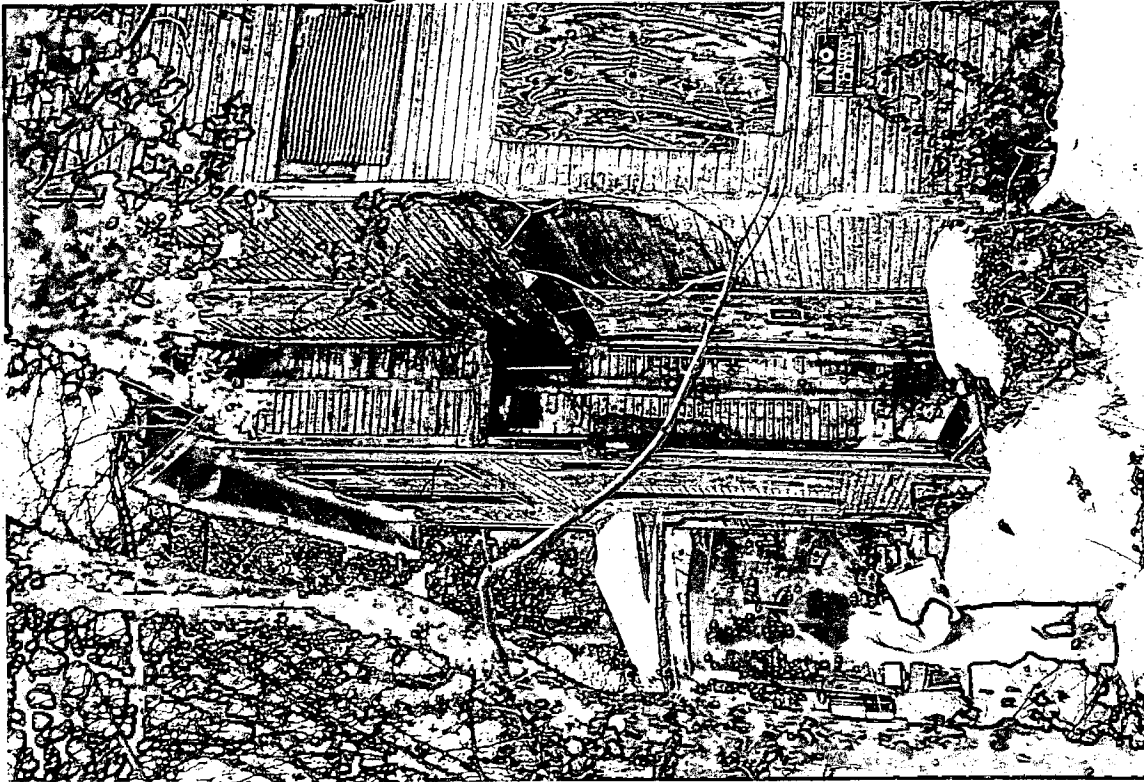
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CHEVY CHASE, MD 20815

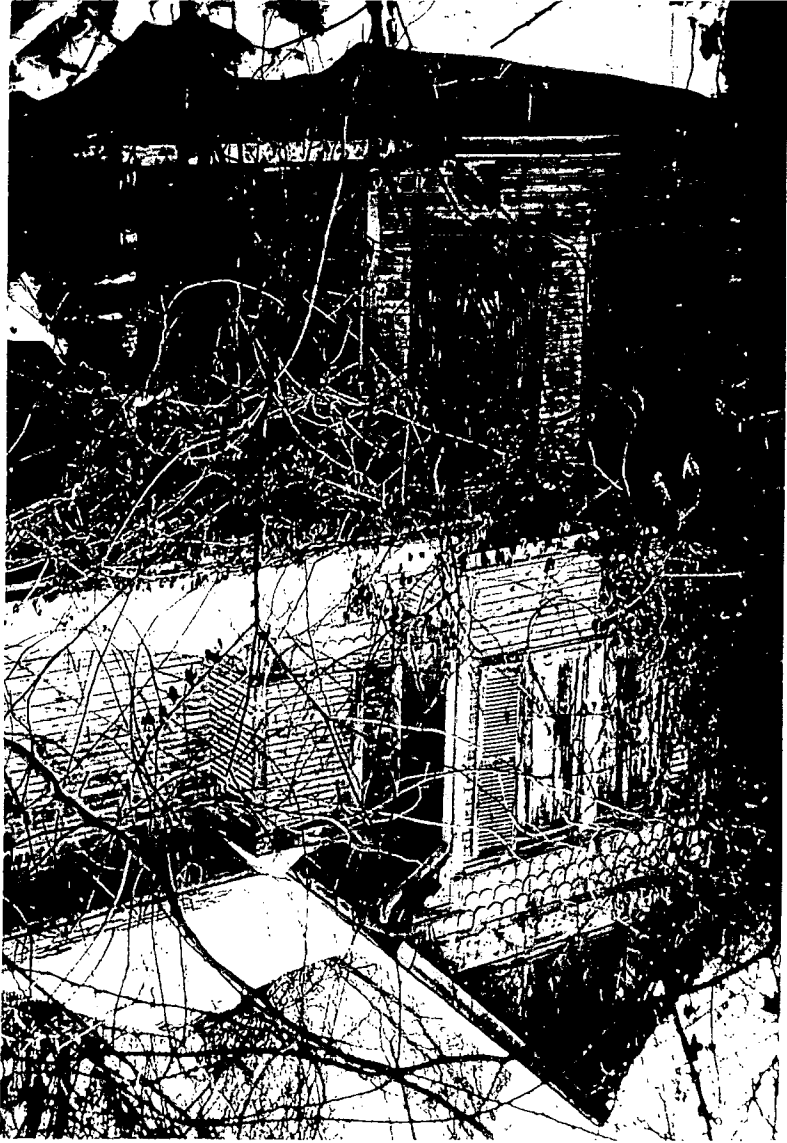
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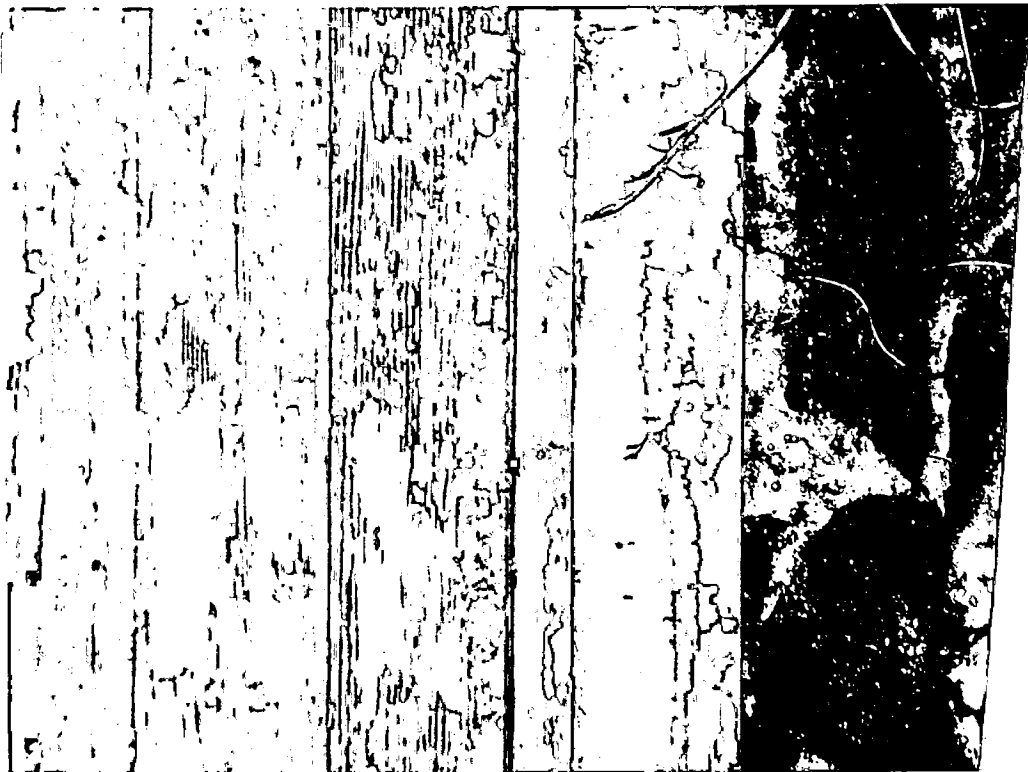
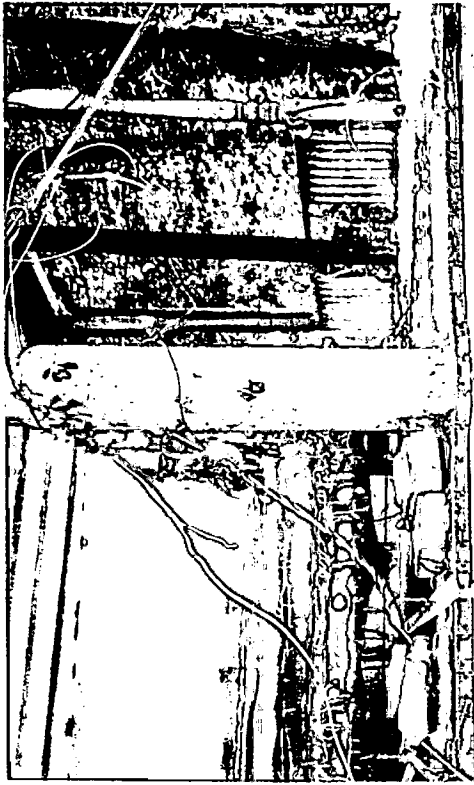
RILL & DECKER
ARCHITECTS, P.C.

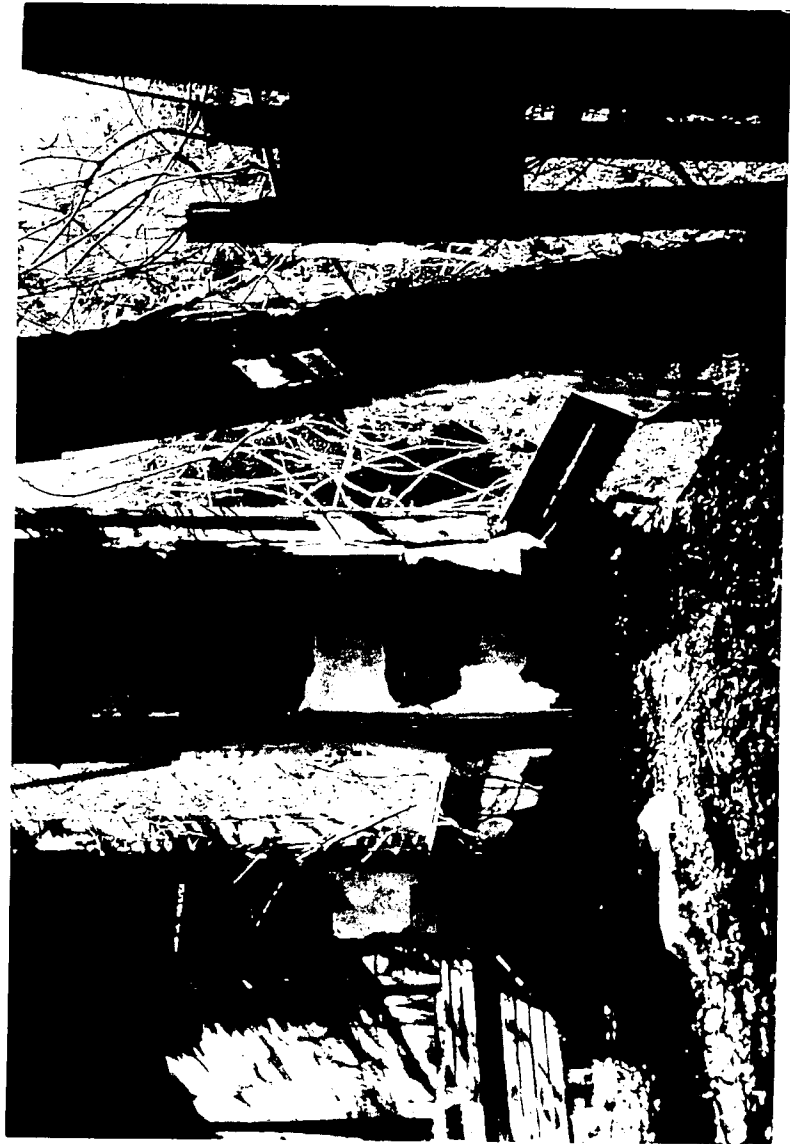
EVERHART AVENUE, WASHINGTON, D.C.











RILL & DECKER ARCHITECTS, P.C.

4901 Fairmont Avenue Suite 202
BETHESDA, MARYLAND 20814
(301) 652-2484
FAX (301) 652-9262

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

SETBACKS

	<u>Code</u>	<u>Actual</u>
Rear	20'	29'
Side	8' one side 18' total	45' and 117'
Front	Established line of existing.	

SQUARE FOOTAGE

Existing	-	~1700	1 st & 2 nd Floors
New <u>TOTAL</u>		4500	<u>NOT</u> including porches.
(OLD) - NEW)			

FOOTPRINT

Existing (w/kitchen)	1200	<u>including</u> porches.
New (Total)	3,500	

OVERALL DIMS.

Old - approx	28 x 28	(excluding porch & kitchen)
New -	90' x 42'	

HEIGHT

Main gable is tallest point of new construction and it is held 6" lower than the tallest point of the existing.

HPL comments:

George - grateful this does not propose moving the house, or building 2 more new houses...

Glad to maintain 1 lot!

Sue - Loves hyphen - traditional Maryland
glad to save the house + the lot!

Doug - Great. 2 treatments for each of addition,
Stone or 1 1/2 ft. ~~do~~ decide on stone or wood

Lynne - link: detail should be fancier - NOT so played down!

Steve - great

(Anne Decker - asks if porch piers can be stone, not brick in
that commissioners agree with stone)

Emily - compatible with level of delicacy of original design -
scale,

Nancy - great. sensitive

RILL & DECKER ARCHITECTS, P.C.

4901 Fairmont Avenue Suite 202
BETHESDA, MARYLAND 20814
(301) 652-2484
FAX (301) 652-9262

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

SETBACKS

	<u>Code</u>	<u>Actual</u>
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SQUARE FOOTAGE

Existing	-	~1700	1 st & 2 nd Floors
New	<u>TOTAL</u>	4500	<u>NOT</u> including porches.
	(OLD) + (NEW)		

FOOTPRINT

Existing (w/kitchen)	1200	including porches.
New	3,500	

OVERALL DIMS.

Old	- approx	28 x 28 (excluding porch & kitchen)
New	-	90' x 42'

HEIGHT

Main gable is tallest point of new construction and it is held 6" lower than the tallest point of the existing.

