

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10100 Laureate Way, Bethesda	Meeting Date:	10/14/2020
Resource:	Master Plan Site #30/15 <i>Wild Acres</i>	Report Date:	10/7/2020
Applicant:	Mary McCusker Scott Olmsted, Agent	Public Notice:	9/30/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	30/15-20A	Staff:	Dan Bruechert
PROPOSAL:	Parking alterations, tree removal, and other minor alterations.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #30/15, *Wild Acres*
STYLE: Tudor Revival
DATE: 1928

Wild Acres is a large Tudor Revival manor house constructed in 1928 for Gilbert Grosvenor, founder of the National Geographic Society.

From the Amendment to the Master Plan for Historic Preservation:

- The Wild Acres estate was the home of Gilbert H. Grosvenor and Elise Bell Grosvenor. Gilbert Grosvenor, Editor of the National Geographic Magazine and President of the National Geographic Society, was a photojournalism pioneer and influential in the expansion of the National Park System.
- In 1902 the Grosvenors purchased a 104-acre parcel flanked by Rockville Pike on the east and the Rockville streetcar line to the west. Wild Acres is highly representative of the country estates that once lined Rockville Pike in the early 20th century.
- The Tudor Revival style mansion house and coordinating garage, as well as the rustic Craftsman style of the caretaker's cottage possess distinct characteristics of these architectural styles. The three buildings were designed by Arthur Heaton, an accomplished local architect who was prolific in the early 20th century. Heaton designed all three of the resources in this nomination.

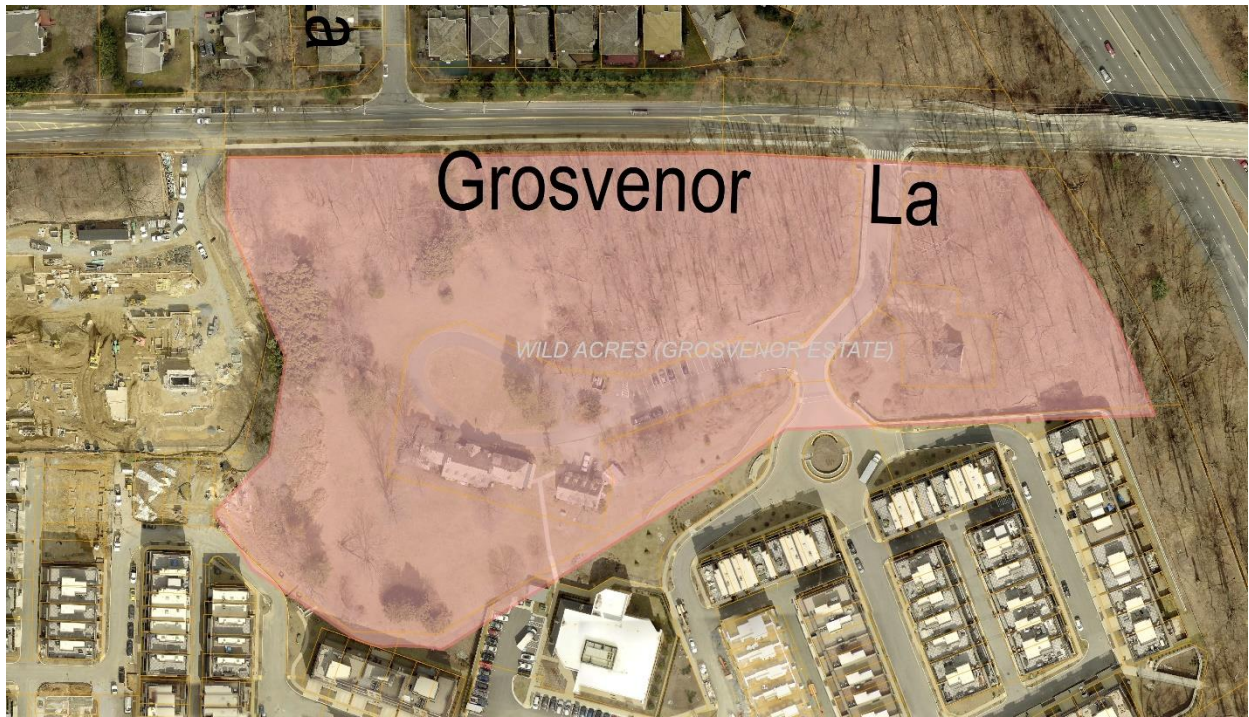


Fig. 1: The designated Master Plan Site with adjacent townhouse development.

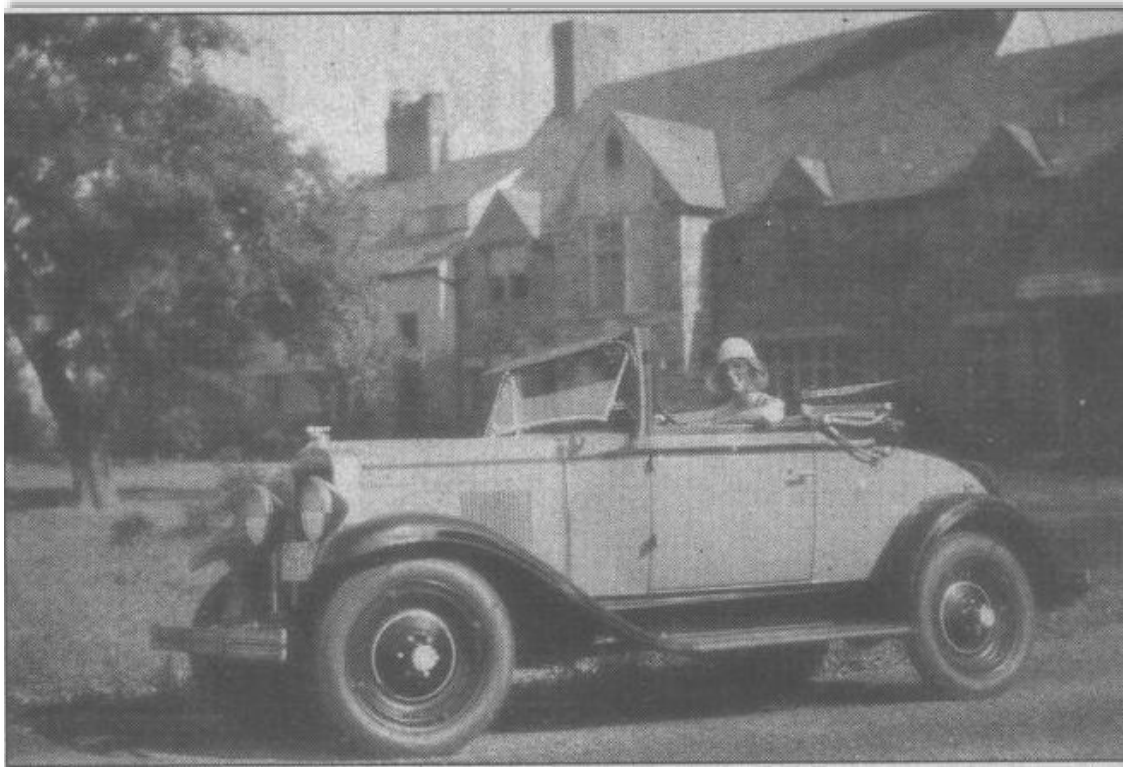


Figure 2: Undated photo of Wild Acres.

BACKGROUND

The HPC held a Preliminary Consultation for the proposal on October 19, 2020.¹ The HPC was supportive of the proposed redevelopment and the additional paving. Commissioners indicated their support for both of the proposed parking schemes, but a majority signaled a preference for ‘Option B.’

Several questions were raised about the proposed tree removal, the extent of tree removal and planting on the site, and the condition of the trees in the conservation easement to the north of the mansion. There was some confusion during the meeting regarding the extent of the subject property. The map below shows the limited boundaries of the parcel. All of the land surrounding the subject parcel, including the conservation easement to the north, is owned and maintained by the homeowners association for the surrounding townhouse development.



Figure 3: Detail of the site showing the property boundaries.

PROPOSAL

The applicants proposes work in several areas including:

- Reconfiguration of the parking area and driveway loop;
- Tree removal; and
- Building repairs.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic

¹ The Staff Report from the preominary consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/10/IV.D-10100-Laureate-Way-Bethesda.pdf> and audio of the hearing is available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=1411ee9e-12f9-11eb-80dd-0050569183fa.

Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), *the Secretary of the Interior's Standards for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." Because the property is a Master Plan Site, the Commission's focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

- 1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 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.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

STAFF DISCUSSION

The subject property is preparing to undergo a whole site rehabilitation. The property's new owner proposes to convert the historic house from its current use as office space to a medical treatment facility. To better serve the needs of the patients, the facility requires additional parking spaces (both ADA and regular parking spaces) immediately adjacent to the building, additional paved walkways at the entrance, as well as interior changes that are not subject to HPC review. Staff finds that this new use is appropriate for *Wild Acres* under Standard 1 as the required changes will not have a significant impact on the historic character of the house.



Figure 4: Birthday celebration for First Lady Helen Taft, wife of President William Howard Taft.

Parking Alterations

The largest impact on the property will be the introduction of new parking. After the preliminary consultation, the applicant selected what was presented as ‘Option B.’ This scheme will install ten regular head-in parking spaces and an additional three head-in handicap spaces. The proposal installs all of the parking spaces on the south side of the circle, closer to the building’s main entrance.

Staff finds that the additional parking spaces are necessary for the operation of *Wild Acres* and approval of the expanded parking can be supported under 24A-8(b)(2) and (3) and Standard 2. Additionally, the additional paving will allow for safe access to the site (24A-8(b)(4)) and will place the building back into service which should be supported under 24A-8(b)(6).

Tree Removal

The applicant has provided an arborist report that calls for the removal of two substantial trees. The first is a large evergreen that is located between the mansion and the carriage house. A codominant leader is when a tree has more than one main trunk that is similar in diameter. The problem with codominant leaders is that the union between the multiple leads has “bark inclusion” which causes the structure of the tree to be very weak. The arborist recommends removing this tree as it poses a potential hazard to both historic buildings. Staff notes this tree is located in the middle of the expanded parking area; and it will need to be removed to accommodate the expanded parking.

The second substantial tree is a large sugar maple on the west side of the mansion. It appears to be in good health but is causing damage to the patio and poses a potential threat to the house foundation. The arborist recommends removing this tree also. The arborist’s letter also identifies several dead poplar and evergreens near the east parking area and approximately 8-12 stumps. These dead trees and stumps do not require a HAWP for their removal.

Staff supports removing the two substantial trees primarily under 24A-8(b)(3) and (4) because both pose a threat to the historic buildings. As of this review, the applicant has not submitted a landscape plan, though the applicant has informed Staff that one will be available before the HPC hearing. Staff supports the removal of these trees, however, if the HPC does not agree with Staff’s findings, should either add a condition that removed trees be replaced one-for-one, verified by Staff, or to table consideration of the trees until the landscape plan is available for review.

Building Repairs

The applicant proposes to repair the exterior timbering and repair and/or replace in-kind where needed. The copper roofing, flashing, and gutters will be replaced in-kind, as will the slate roof. Because this work is all repair in-kind, it does not require a HAWP, however, any changes to the work as currently proposed will need to come back before the HPC.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (3) and (4), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 926837

DATE ASSIGNED 9/16/2020

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Mary McCusker

E-mail: Mary@hopeconnectionsforcancer.org

Address: 10100 Laureates Way Bethesda

City: Bethesda Zip: 20814

Daytime Phone: 301 634-7500

Tax Account No.: 03762754

AGENT/CONTACT (if applicable):

Name: Scott Olmsted

E-mail: scott@rmjdevelopment.com

Address: 1650 Tysons Blvd., Suite 820

City: McLean Zip: 22102

Daytime Phone: 703 582-5918

Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property MHT#: M 30-15

Is the Property Located within an Historic District? Yes/District Name Wild Ares Property

No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. N/A

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:☐ New Construction☐ Deck/Porch☐ Shed/Garage/Accessory Structure☐ Addition☐ Fence☐ Solar☐ Demolition☒ Hardscape/Landscape☒ Tree removal/planting☐ Grading/Excavation☒ Roof☐ Window/Door☒ Other: New exterior parking & maintenance

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

Signature of owner or authorized agent

September 18, 2020

Date



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/16/2020

Application No: 926837
AP Type: HISTORIC
Customer No: 1378210

Comments

Wild Acres, also known as the Grosvenor Estate, is a large Tudor Revival manor house constructed in 1928 for Gilbert Grosvenor, founder of the National Geographic Society. Wild Acres is an excellent example of a Tudor Revival-style manor house constructed by a significant person during the suburban estate-building era of the early 20th century. The property retains such features as the main house, garage, historic approach to the house, and sweeping rear lawn. The property was originally owned by Dr. Gilbert Grosvenor, founder of the National Geographic Society. Gilbert Grosvenor and his wife Elise purchased the land in 1912 and spent summers on the property in an old farmhouse until the current house was constructed in 1928. The Grosvenors still held large social functions at Wild Acres, including a birthday party for Mrs. William Howard Taft. The property remained in the ownership of Gilbert Grosvenor until his death in 1966. Since 1975 the property has been home to a consortium of earth science organizations. The main house retains such character-defining features as a steeply pitched roof pierced by gables and dormers, bands of multiple-light casement windows, prominent chimneys, and false half-timbering. The stone exterior, wood shingle roof, and scale of the building distinguish this structure from other Tudor Revival-style residences constructed during the early 20th century.

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 10100 LAUREATE WAY
BETHESDA, MD 20814

Othercontact Olmsted (Primary)

Historic Area Work Permit Details

Work Type RESREP

Scope of Work The property has suffered from years of deferred maintenance. Hope Connections is proposing a complete interior renovation to support their mission and program. Exterior work will be limited to the addition of parking spots and maintenance and repair of the building exterior and grounds.

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

Owner's mailing address Mary McCusker President and CEO Hope Connections 10100 Laureates Way Bethesda, MD 20814	Owner's Agent's mailing address Scott Olmsted RMJ Development Group 1650 Tysons Boulevard Suite 820 McLean, VA 22102
Adjacent and confronting Property Owners mailing addresses	
Grosvenor Heights HOA Inc. 2120 16th Street NW Suite 205 Washington, DC 20009	

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

Wild Acres, also known as the Grosvenor Estate, is a large Tudor Revival manor house constructed in 1928 for Gilbert Grosvenor, founder of the National Geographic Society. Wild Acres is an excellent example of a Tudor Revival-style manor house constructed by a significant person during the suburban estate-building era of the early 20th century. The property retains such features as the main house, garage, historic approach to the house, and sweeping rear lawn. The property was originally owned by Dr. Gilbert Grosvenor, founder of the National Geographic Society. Gilbert Grosvenor and his wife Elise purchased the land in 1912 and spent summers on the property in an old farmhouse until the current house was constructed in 1928. The Grosvenors still held large social functions at Wild Acres, including a birthday party for Mrs. William Howard Taft. The property remained in the ownership of Gilbert Grosvenor until his death in 1966. Since 1975 the property has been home to a consortium of earth science organizations. The main house retains such character-defining features as a steeply pitched roof pierced by gables and dormers, bands of multiple-light casement windows, prominent chimneys, and false half-timbering. The stone exterior, wood shingle roof, and scale of the building distinguish this structure from other Tudor Revival-style residences constructed during the early 20th century.

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

The mansion was last renovated in the 1970s when the property was purchased and occupied by the American Society of Foresters. Hope Connections for Cancer Support, a local nonprofit, purchased the property in 2020. This organization helps people with cancer and their loved ones deal with the emotional and physical impact of cancer through participation in FREE, professionally facilitated programs of emotional support, education, wellness, and hope. Hope Connections is proposing a complete interior renovation to support their mission and program. Exterior work will be limited to the addition of parking spots and maintenance and repair of the building exterior and grounds.

Work Item 1: Addition of parking spaces and locations

Description of Current Condition:

There is currently a main parking field to support both the main house and the carriage house located just as you drive onto the property. There are also parking spaces directly in front of the carriage house but none in front of the main house. . The mission of Hope Connections requires additional parking space more proximate to the front entrance to the building.

Proposed Work:

New parking areas and ADA ramp to be installed in front of the main house. Two parking configurations, A & B, are being presented for consideration.

Existing paving areas in front of the carriage house to be repaired, resurfaced and re-stripped.

Attached please see Site and Landscape Plans Options A and B which illustrate scope, materials and work areas.

Photos of existing are attached.

Work Item 2: Landscape renovation and replacement

Description of Current Condition:

The property has suffered from years of deferred maintenance. There are several diseased and or damage trees that are recommended for removal. There are also a number of small trees and shrubs directly adjacent to the main house that need to be pruned back or removed in order to open the area up, improve site lines and allow natural lighting into the building.

Proposed Work:

Overgrown landscaping will be cut back or removed from areas adjacent to the mansion. Dead or diseased trees will be removed, new plantings installed. See attached arborist report.

Attached Site and Landscape Plans Options A and B which illustrate scope, materials and work areas. Attached Arborist report details recommended tree work.

Photos of existing are attached.

Work Item 3: Exterior painting, decayed wood replacement, roofing

Description of Current Condition:

The property has suffered from years of deferred maintenance. The attention to address these conditions represents the new Owner's sustained commitment to the maintaining the historic value and condition of the property.

Proposed Work:

The entire exterior of the mansion will be repainted and damaged or decayed wood and trim will be repaired/replaced.

Copper roofing, gutters and flashing will be repaired and/or replaced with materials in kind.

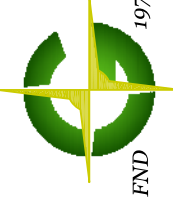
Slate roofing will be repaired and/or replaced with materials in kind.

Materials are specified on architectural plans.

Photos of existing are attached.

OPTION "B"

45145 RESEARCH PLACE
ASHBURN, VIRGINIA 20147
TELEPHONE: (703) 328-0788
FAX: (540) 722-9528
WWW.GREENWAYENG.COM



OFFICES IN: ASHBURN, VA, WINCHESTER, VA, & MARTINSBURG, WV

SITE PLAN AND LANDSCAPE PLAN

OPTION "B"

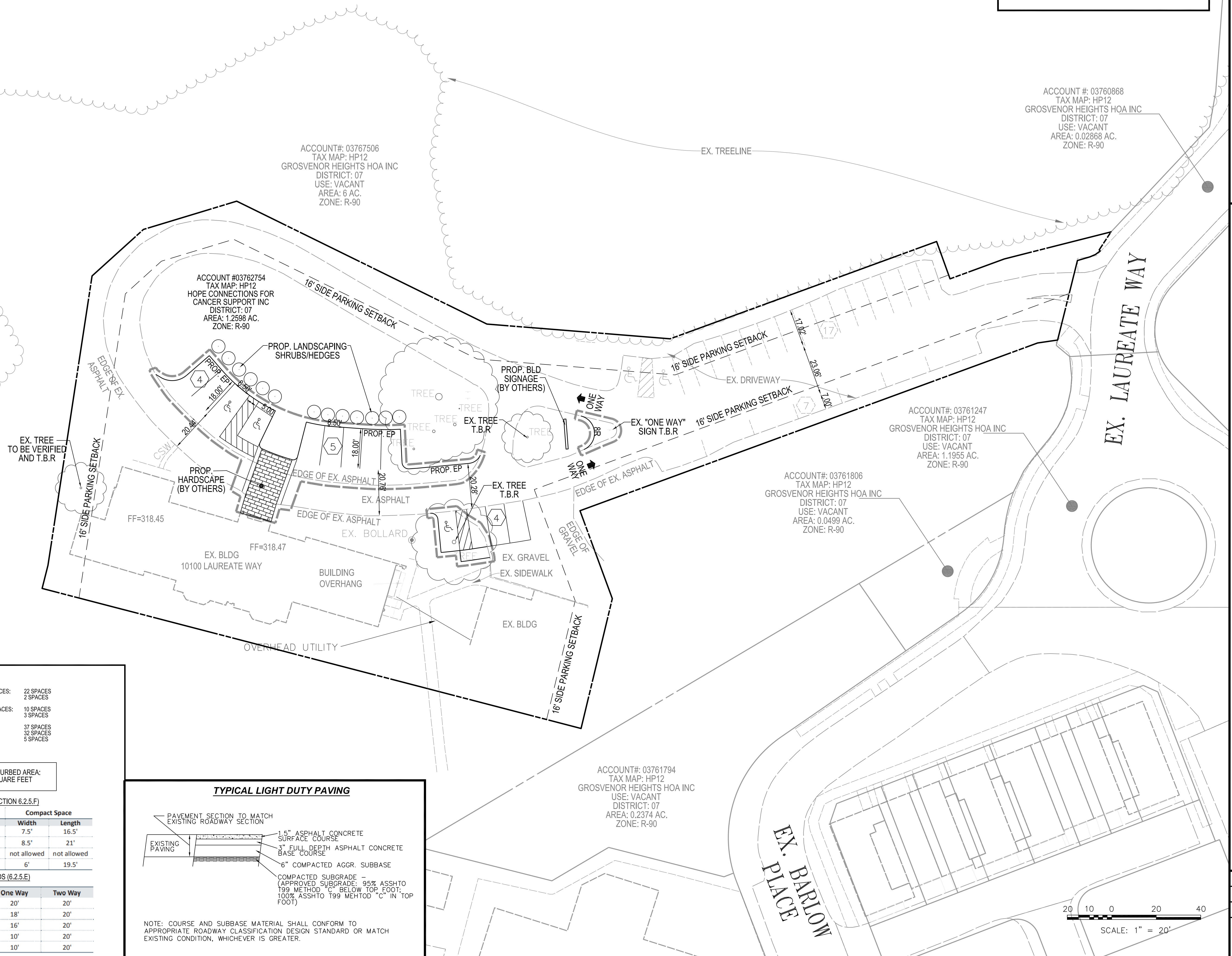
10100 LAUREATE WAY
MONTGOMERY COUNTY, MARYLAND

DATE: 2020-09-15

C.I.= N/A

SCALE: 1"=20'

SHEET
1
OF
1



SITE COMPUTATIONS

EXISTING DESIGNATED REGULAR PARKING SPACES:	22 SPACES
EXISTING DESIGNATED HANDICAP SPACES:	2 SPACES
PROPOSED ADDITIONAL REGULAR PARKING SPACES:	10 SPACES
PROPOSED ADDITIONAL HANDICAP SPACES:	3 SPACES
TOTAL PROPOSED PARKING SPACES:	37 SPACES
PROPOSED REGULAR PARKING SPACES:	32 SPACES
PROPOSED HANDICAP SPACES:	5 SPACES

LEGEND

TOTAL DISTURBED AREA:
4,900 SQUARE FEET

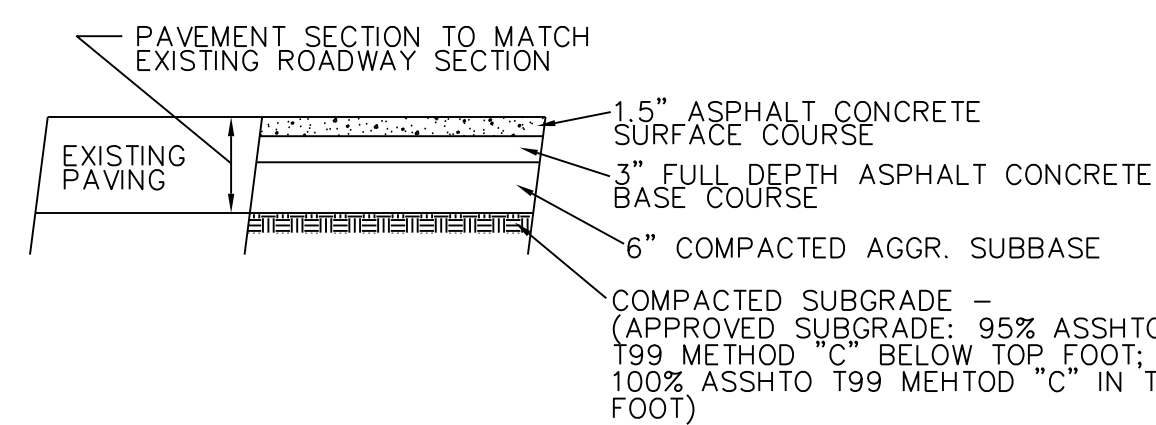
PARKING GEOMETRY STANDARDS (SECTION 6.2.5.F)

	Standard Space		Compact Space	
Parking Angle	Width	Length	Width	Length
Perpendicular	8.5'	18'	7.5'	16.5'
60 to 75 degrees	10'	23'	8.5'	21'
45 to 59 degrees	12'	26.5'	not allowed	not allowed
Parallel	7'	21'	6'	19.5'

DRIVE AISLE GEOMETRY STANDARDS (6.2.5.E)

Parking Type	One Way	Two Way
Perpendicular	20'	20'
60 to 75 degrees	18'	20'
45 to 59 degrees	16'	20'
Parallel	10'	20'
None	10'	20'

TYPICAL LIGHT DUTY PAVING



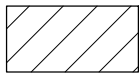
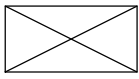
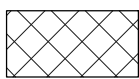
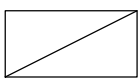
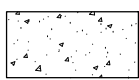


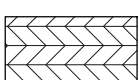

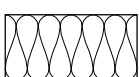
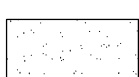
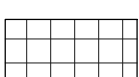

NOTE: COURSE AND SUBBASE MATERIAL SHALL CONFORM TO APPROPRIATE ROADWAY CLASSIFICATION DESIGN STANDARD OR MATCH EXISTING CONDITION, WHICHEVER IS GREATER.

GREENWAY ENG. - Z:\N292 - Hope Connections Campus\Engineering\Site Plan\Exhibits\Parking Exhibit B (Survey).dwg Sep 15, 2020 - 1:40pm Idong

ABBREVIATIONS

A	ACT	AT	G	GA	GAUGE	Q	Q.T.	QUARRY TILE
	ADJ	ACOUSTICAL CEILING TILES		GALV.	GALVANIZED			
	AFF	ADJACENT		GEN.	GENERAL	R	R	RISER
	ALT	ABOVE FINISHED FLOOR		GL.	GLASS	R.A.	R.A.	RETURN AIR
		ALUMINUM		GLWB	GYPSUM WALL BOARD	RAD.	RAD.	RADIUS
B	BARR.	BARRIER	H	HM	HOLLOW METAL	RCP	RCP	REFLECTED CEILING PLAN
	BLDG.	BUILDING		HB	HOSE BIB	REF.	REF.	ROOF DRAIN
	BLK/BLKG	BLOCKING		HC	HANDICAPPED	REIN.	REIN.	REFERENCE, REFRIGERATOR
	BM.	BITUMINOUS		HORIZ.	HORIZONTAL	RM	RM	REINFORCING ROOM
	BOT.	BEAM		H.P.	HIGH POINT	R.O.	R.O.	ROUGH OPENING
C	B.U.	BUILT-UP		HR	HOUR	RQD.	RQD.	REQUIRED
				HT	HEIGHT	S	SCHED.	SCHEDULE
	CAB	CHANNEL	I	INSUL.	INSULATION	SECT.	SECT.	SECTION
	CL	CABINET		INT.	INTERIOR	SHT	SHT	SHEET
	CLG	CAST-IN-PLACE	J	JH	JAMES HARDIE	SIM	SIM	SIMILAR
D	CMU	CENTERLINE		J.O.	JAMB OPENING	S.P.	S.P.	STANDPIPE
	COL.	CEILING		JT	JOINT	SQ.	SQ.	SPECIFICATIONS
	CONC.	CONCRETE MASONRY UNITS	K	KIT.	KITCHEN	SS	SS	SQUARE
	CONC.	CONCRETE				STL	STL	STEEL
	CONSTR.	CONCRETE CONSTRUCTION				ST/STOR/	ST/STOR/	STORAGE
E	C.J.	CONTROL JOINT	L	LAM.	LAMINATE	STRUCT.	STRUCT.	STRUCTURAL
	CONT.	CONTINUOUS		LAV.	LAVATORY	SUSP.	SUSP.	SUSPENDED
	CORR.	CORRIDOR		L.F.	LINEAR FEET	SW	SW	STORM WATER
	CT	CARPET		L.P.	LOW POINT	T	T	TREAD
		CERAMIC TILE				TEL.	TEL.	TELEPHONE
F	Ø, D	DIAMETER	M	M.	MEN'S TOILET	TH	TH	THRESHOLD
	D.	DEEP		MACH.	MACHINE	T.K.	T.K.	THICKNESS
	DET.	DETAIL		MAINT.	MAINTENANCE	T.O.	T.O.	TOP OF
	DIA	DIAMETER		MAS.	MASONRY	T&B	T&B	TOP AND BOTTOM
	DISP.	DISPENSER		MANF.	MANUFACTURER	T&G	T&G	TONGUE AND GROOVE
G	DIM.	DIMENSION		MAX.	MAXIMUM	TS	TS	TRANSITION STRIP
	DN	DOWN		MECH.	MECHANICAL	TYP	TYP	TYPICAL
	D.S.	DOWNSPOUT		M.H.	MANHOLE	U	U.L.	UNDERWRITER'S LABORATORY
	DTLS.	DETAILS		MIN	MINIMUM	U.N.O.	U.N.O.	UNLESS NOTED OTHERWISE
	DWGS	DRAWINGS		M.O.	MAJORITY OPENING	V	VCT	VINYL COMPOSITION TILE
H	EA	EACH		MTG	MOUNTING		V.B.	VAPOR BARRIER
	E.F.	EXHAUST FAN		MTL	METAL		VERT.	VERTICAL
	ELEC.	ELECTRICAL		MULL.	MULLION		VEST.	VESTIBULE
	ELEV.	ELEVATOR	N	N.I.C.	NOT IN CONTRACT		V.R.	VAPOR RETARDER
	EL.	ELEVATION		NO.	NUMBER	W	W.	WOMEN'S TOILET
I	EQ	EQUAL		NOM.	NOMINAL	WD	WD	WOOD
	EQUIP.	EQUIPMENT		NTS	NOT TO SCALE	W/	W/	WITH
	EXIST.	EXISTING		O	O.C.	W/O	W/O	WITHOUT
	EXP.	EXPOSED			ON CENTER	W.C.	W.C.	WATER CLOSET
	EXP. JT.	EXPANSION JOINT.			OUTSIDE DIAMETER	WRB	WRB	WEATHER RESISTIVE BARRIER
J	EXT.	EXTERIOR		O.D.	OPERATING	WWF	WWF	WELDED WIRE FABRIC
				OPG.	OPENING	WWM	WWM	WELDED WIRE MESH
				OPP.	OPPOSITE			
	F.D.	FLOOR DRAIN						
	FE	FIRE EXTINGUISHER						
K	FEC	FIRE EXTINGUISHER CABINET		PART.	PARTITION			
	FEC02	FIRE EXTINGUISHER CARBON DIOXIDE		PASS.	PASSAGE			
	FHC	FIRE HOSE CABINET		PERIM.	PERIMETER			
	FIN.	FINISHED		PL.	PLATE, PROPERTY LINE			
	FIXT.	FIXTURE		PLAS.	PLASTER			
L	FL.	FLOOR		PLAM	PLASTIC LAMINATE			
	FOS	FACE OF STUD		POLY.	POLYETHYLENE			
	FP	FIREPROOFING		PREFAB	PREFABRICATED			
	FTG	FOOTING		PREP.	PREPARATION			
	FURR.	FURRING		P.T.	PRESSURE TREATED			
M				PTD	PAINTED			

MATERIAL FILL PATTERNS

	BRICK		ROUGH LUMBER OR BLOCKING (CONTINUOUS)
	CMU		ROUGH LUMBER OR BLOCKING (DISCONTINUOUS)
	CONCRETE		WOOD FINISH
	METAL		PLYWOOD
	EARTH		BATT INSULATION
	MORTAR, GROUT, SAND		RIGID INSULATION
	GYPSUM BOARD		

SYMBOL LEGEND

CUTS CONSTRUCTION

SECTION IDENTIFICATION

SHEET WHERE SECTION APPEARS

DETAIL MARKER

DETAIL

DETAIL IDENTIFICATION

SHEET WHERE DETAIL APPEARS

ELEVATION MARKER

SHEET WHERE ELEVATION APPEARS

ELEVATION IDENTIFICATION

ROOM MARKER

ROOM NAME

ROOM NUMBER

DOOR MARKER

DOOR NUMBER/OPENING MARK

WINDOW, STOREFRONT, LOUVER MARKER

WINDOW/STOREFRONT/LOUVER MARK

PARTITION MARKER

PARTITION TYPE

HEIGHT, ELEVATION MARKER

HEIGHT/ELEVATION

REVISION MARKER

AREA OF REVISION

REVISION IDENTIFICATION

BUILDING LINE

BUILDING LINE IDENTIFICATION

DIMENSION STRING

INTERIOR CLEAR DIMENSION - FACE OF FINISH TO FACE OF FINISH

FRAMING DIMENSION - FACE OF STUD TO FACE OF STUD

FRAMING DIMENSION - FACE OF STUD TO CENTERLINE OF ELEMENT

GENERAL NOTES

1. Contractor shall verify all dimensions in the field and notify the Architect and Owner promptly of any discrepancy between the Contract Documents and actual field conditions. All conflicts and discrepancies shall be brought to the attention of the architect. The contractor shall not proceed with related work until the conflict is resolved.
2. The Contract drawings are diagrammatic and do not indicate all components and accessories required for the complete installation. The contractor shall provide such items to complete the entire system and place in proper operation in accordance with the applicable codes, industry standards, and equipment manufacturers' recommendations.
3. Structural components shall not be cut, drilled, or modified in any way without the review and approval of the architect or structural engineer.
4. Drawings are an instrument of service and are not allowed to be reproduced without expressed premission of the Architect
5. All dimensions are to face of stud U.N.O.
6. All doors are assumed to be placed on the center within the length of wall or 4" offset from framing U.N.O.
7. All interior walls are assumed to be type **OW4A** U.N.O.

HOPE CONNECTIONS OFFICE BUILDING

10100 LAUREATE WAY
BETHESDA, MD

SHEET INDEX

ARCHITECTURAL

A001	GENERAL PROJECT INFORMATION
A002	CODE REVIEW
A103	GROSS SQUARE FOOTAGE
A200	ARCHITECTURAL SITE PLAN
A201	BASEMENT PLAN & RCP
A203	SECOND FLOOR PLAN & RCP
A204	THIRD FLOOR PLAN & RCP
A400	EXISTING SOUTH & EAST ELEVATIONS
A401	EXISTING NORTH & WEST ELEVATIONS
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A403	WALL SECTION & ENLARGED ELEVATIONS
A600	INTERIOR ELEVATIONS
A601	INTERIOR ELEVATIONS
A602	INTERIOR ELEVATIONS
A804	AIR SEALING DETAILS
A901	WINDOW SCHEDULE
A902	FINISH SCHEDULE
D001	DEMOLITION PLAN
D002	DEMOLITION PLAN

MECHANICAL

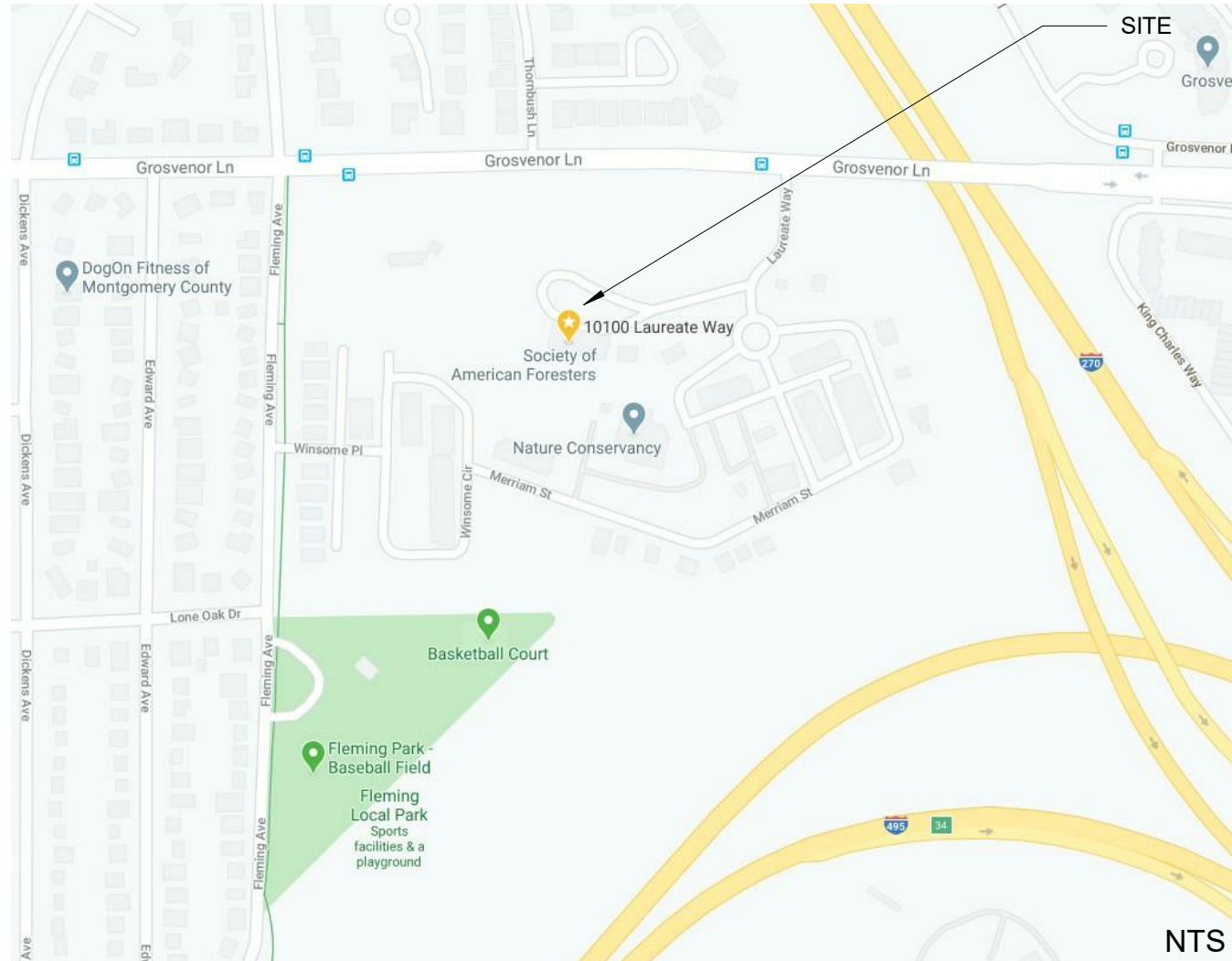
M001	MECHANICAL COVER SHEET
M002	MECHANICAL FLOOR 1
M003	MECHANICAL FLOOR 2
M004	MECHANICAL FLOOR 3

ELECTRICAL

E001	ELECTRICAL COVER PAGE
E002	ELECTRICAL FLOOR 1
E003	ELECTRICAL FLOOR 2
E004	ELECTRICAL FLOOR 3
GB001	ENERGY VERIFICATION SHEET
PLUMBING	
P001	PLUMBING COVER SHEET
P002	PLUMBING FLOOR 1
P003	PLUMBING FLOOR 2
P004	PLUMBING FLOOR 3

SECURITY

SE101	SECURITY PLAN - BASEMENT & LEVEL 1
SE102	SECURITY PLAN LEVELS 2 & 3
TELECOM	
T101	TELECOM PLAN - BASEMENT & LEVEL 1
T102	TELECOM PLAN - LEVELS 2 & 3

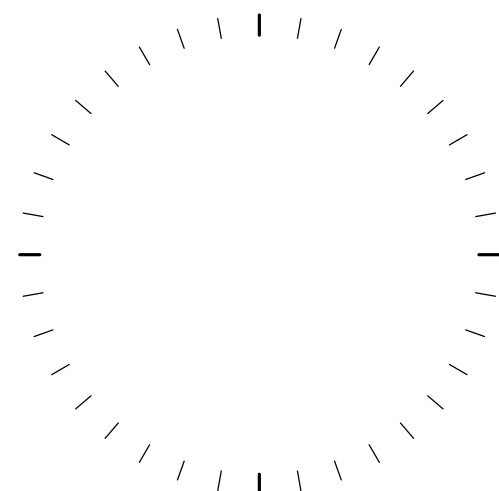


PROJECT TEAM

ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER	CIVIL ENGINEER	OWNER
<p>LEE DESIGN STUDIOS, LLC 6818 JACKSON AVE FALLS CHURCH, VA 22042</p> <p>404.375.0733 MATT@LEEDESIGN.STUDIO</p>	TBD	<p>VECO ENGINEERS PO BOX 1862 FALLS CHURCH, VA 22041</p> <p>571.758.3262 rafael@vecoen.com</p>	<p>GREENWAY ENGINEERING</p> <p>45145 RESEARCH PLACE ASHBURN, VIRGINIA 20147 703.328.0788 WWW.GREENWAYENG.COM</p>	<p>HOPE CONNECTIONS FOR CANCER SUPPORT</p> <p>MARY McCUSKER 301.634.7500 Mary@hopeconnectionsforcancer.org</p>

PROJECT # :

This drawing is an instrument of service and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the written permission of Lee Design Studios LLC.



Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 17188 expiration date Jan 13, 2021.

[illegible]

PROJECT NAME AND ADDRESS
HOPE CONNECTIONS OFFICE
BUILDING
10100 LAUREATE WAY BETHESDA, MD

OWNER
HOPE CONNECTION

SHEET TITLE

GENERAL PROJECT
INFORMATION

SHEET NUMBER

001

9/15/2020



Discount Tree Service, Inc.

dba DTS

8415 Old Marlboro Pike • Upper Marlboro, MD 20774

Phone 301-735-5620 • Fax 301-735-5624

(866) 682-TREE (8733)

www.DiscountTreeServiceInc.com

September 13, 2020

Ms. Mary MuCusker, President
Scott Olmsted, PM
Hope Connections
10100 Laureate Way
Bethesda, MD 20814

Dear Ms. McCusker and Mr. Olmsted,

Below is a documented review related to tree conditions located on the Mansion grounds at 10100 Laureate Way, Bethesda, Maryland 20814. This tree & woody plant evaluation was conducted in order to assist the property owners to make informed decisions related to tree pruning, tree removal, stump removal, and overall Plant Health Care (PHC) decisions:

FIRST IMPRESSION

Many of the trees and woody plants within the property are in fair to poor condition. This is somewhat surprising as the Society of American Foresters were the former owners. There are variety of deciduous & evergreen trees that are in need of pruning, as well as, several dead standing trees or trees with multiple defects that pose a potential hazard. If they were to fail they could impact the carriage house, mansion, or cars parked on the parking lot as potential targets. There are also many stumps varying in sizes throughout that pose trip hazards and currently serve as nesting areas for termites and bees.

IMMEDIATE CONCERNS / MITIGATION

Evergreen - approximate 60ft. w/codominant leader & included bark located East of Mansion between Mansion & Carriage House (Removal recommended)

Sugar Maple – approximately 70ft. w/LP Installed, in relatively good health & condition but too close to West side of Mansion, buckling patio & growing into structure foundation (Removal recommended)

Variety – multiple dead standing poplar & evergreens, approximately 8-10, located at far East Parking Area (Removal recommended)



GENERAL CONCERNS

Stumps – approximately 9-13 stumps near Mansion, Carriage house & throughout property (Removal recommended)

Ivy, Invasive, & Woody Plants – surrounding structures, gables, foundation, and growing on trees adjacent to South side of parking (Removal recommended)

SUMMARY

The historic mansion & carriage house where Gilbert Grosvenor and his family lived during the Summer months in the early 1900's once hosted a variety of trees, shrubs, and woody plants throughout the almost nine acre property. As the property exchanged hands and structures were repurposed over the years, it is obvious that the care of the trees within the landscape began to diminish.

It is very encouraging that the present owners are interested in working to beautify the landscape and to restoring it more to its original form. Many local homeowners, sightseers, dog walkers, and nature lovers continue to frequent the property on a daily basis. And, although it may take some time and effort, removal of hazard trees, proper pruning and Plant Health Care mitigation will help to create a much more pleasing and overall safer environment for visitors and wildlife.

I have also included pictures as examples that may be used as needed. Please let me know if I may further assist you in any way.

Thank you,



Norman J. King, III CA / MDLTE
Vice President, Owner DTS
Maryland Licensed Tree Expert #1246
ISA Certified Arborist #MA-3197A
NKing@DTSTree.com
Normanjkingiii@gmail.com



























GIFFORD
PINCHOT
FORESTRY
BUILDING
SOCIETY OF
AMERICAN
FORESTERS
1900











CANOPY TREE OPTIONS



Quercus nuttallii
NUTTALL OAK



Quercus shumardii (Native)
SHUMARD OAK



Acer x freemanii 'Jeffersred' (Hybrid)
AUTUMN BLAZE RED MAPLE

UNDERSTORY TREES



Chionanthus virginicus (Native)
AMERICAN FRINGE TREE



Cornus florida (Native Cultivar)
'CHEROKEE BRAVE' DOGWOOD