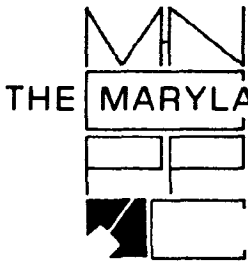


31/6-97G 10549 St. Paul Street  
(Kensington Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: Sept. 24, 1997

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: *GM* Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

- (1) The new proposed doors & windows to be wood, true-divided light on integral muntins w/ shadow box, similar to the existing windows.
- (2) The new doors will be ~~6'~~ 6' wide total, and the existing garage door frame will be retained.
- (3) The skylight will be flush construction.

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

Applicant: Suzanne C. Hill

Address: 10549 St. Paul Street, Kensington, MD. 20895

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RE: TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/495-4570**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: Suzanne Hill  
Daytime Phone No.: 301,838-4642  
Tax Account No.: 01021964  
Name of Property Owner: Suzanne C. Hill Daytime Phone No.: 301/838-4642  
Address: 10549 St. Paul Street Kensington MD 20895  
Street Number City State Zip Code  
Contractor: Mit Miller & Rudden Phone No.: 301/949-5298 301/596-6631  
Contractor Registration No.: MHIC 45079  
Agent for Owner: ~~XXXXXXXX~~ Rick Miller Daytime Phone No.: 301/949-5298 (XXXX voicemail)

**LOCATION OF BUILDING/PREMISE**

House Number: 10549 Street: St. Paul Street  
Town/City: Kensington Nearest Cross Street: ~~XXXXXX~~ Plyers Mill Road  
Lot: PLAT BOOK B/P1\* Block: \_\_\_\_\_ Subdivision: W. H. WHEATLEY'S SUBDIVISION OF  
Liber: 6339 Folio: 688 Parcel: "Josephs Park"  
\*Church lot + part of lot 1 - see exhibit A, attached

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

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

**CHECK ALL APPLICABLE:**

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

1B. Construction cost estimate: \$ 4,000.00

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**

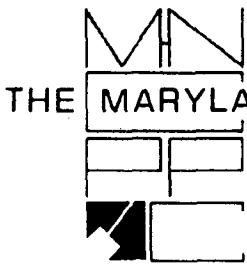
3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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.

Suzanne C. Hill 9/03/97  
Signature of owner or authorized agent Date

Approved: X w/conditions For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 9/24/97  
Application/Permit No.: 9709030068 Date Filed: 9-3-97 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: Sept. 24, 1997

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: <sup>RDS</sup> Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

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

---

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

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

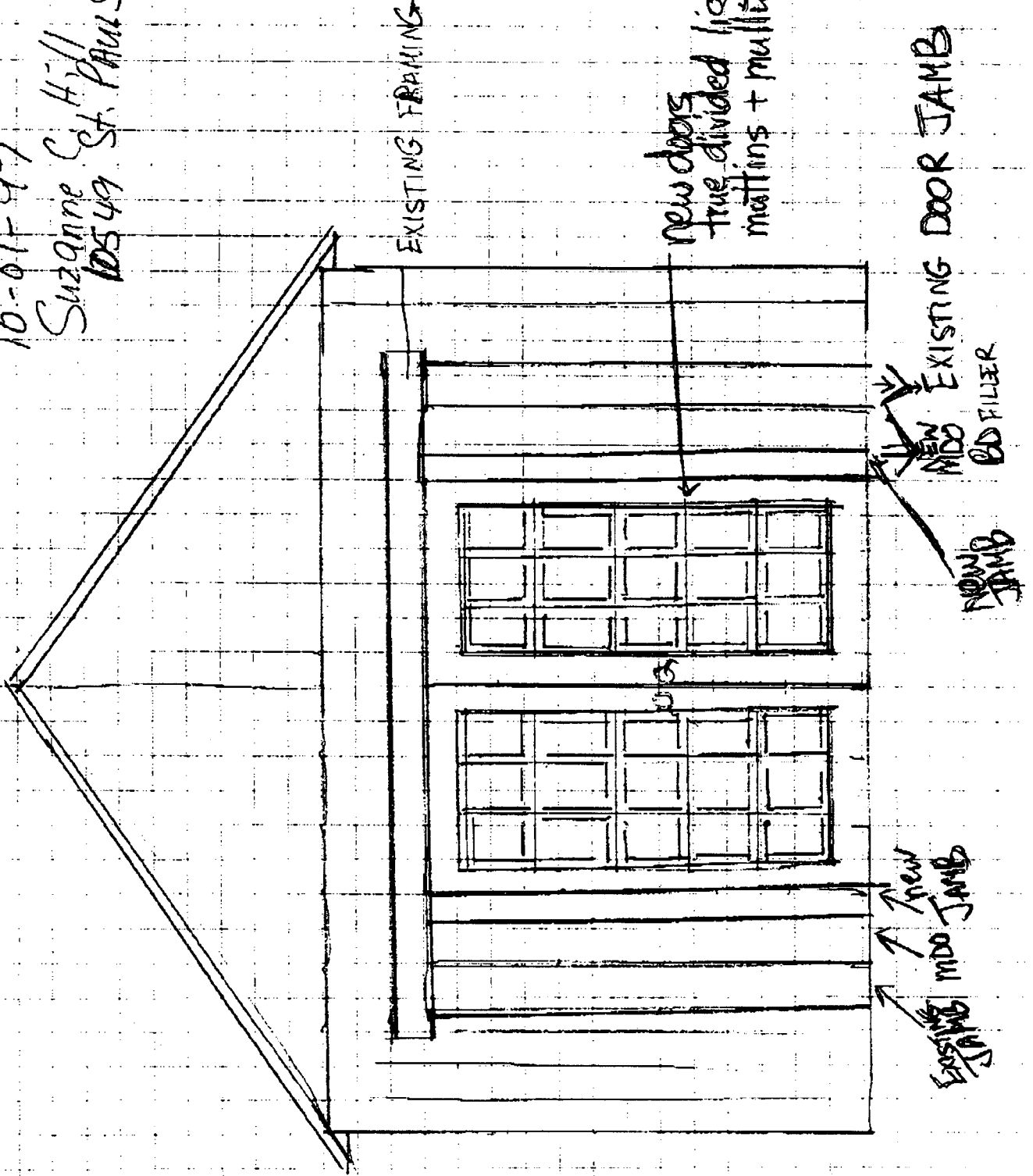
When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

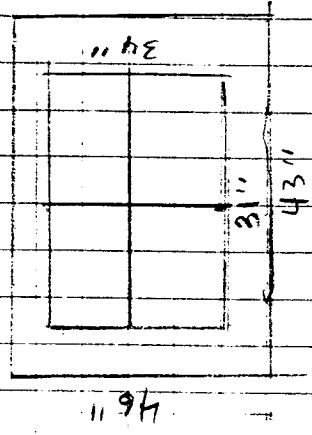
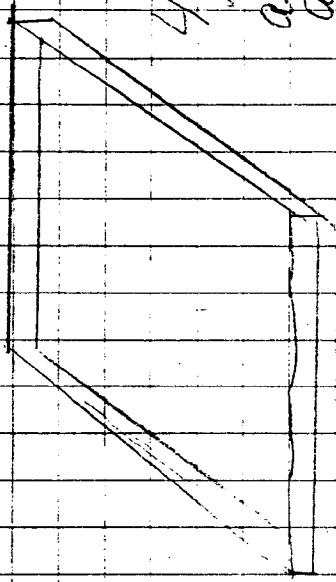
10-07-97  
Suzanne C. Hill  
10549 St. Paul St.



APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 10/1/97

4 FT Skylight  
as plan as is  
available -

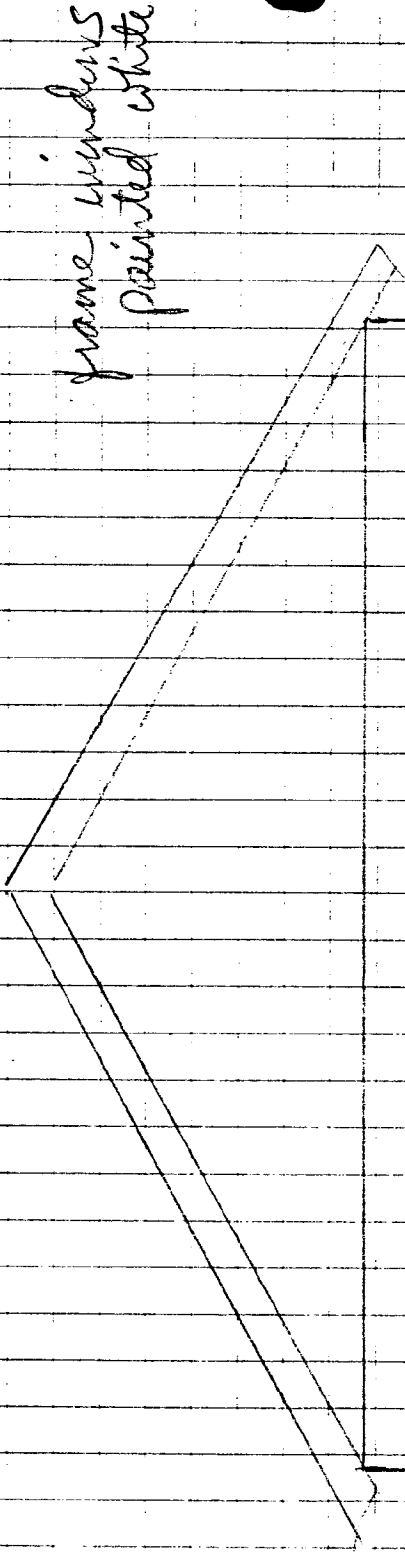


EXISTING  
WINDOW

8 feet  
Plans will be  
fines

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 10/1/97



frame windows  
painted white

See  
photo  
attached

new  
window

to be identical  
to the  
existing

windows on sides of building

12'-4"

rear of bldg -  
fence vacant lot / Wheatley Street

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 10/1/97

12

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10549 Saint Paul Street

Meeting Date: 9/24/97

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-97G

Tax Credit: No

Public Notice: 9/10/97

Report Date: 9/17/97

Applicant: Suzanne C. Hill

Staff: Robin D. Ziek

PROPOSAL: Alterations to existing garage

RECOMMENDATIONS:  
APPROVAL w/CONDITIONS

---

### PROJECT DESCRIPTION

RESOURCE: Primary Resource in Kensington Historic District

STYLE: Vernacular church building, with alterations

DATE: c1885; 1920's; 1980s

The Primary Resource is an original church structure which was constructed in 1885, and which served the community until 1922. At that point, the building was abandoned for use as a church, and sold to be used as a single-family dwelling. In association with the residential use of this property, a garage was built at the site to the rear of the house. In time, and apparently with some lack of maintenance, the original garage failed and the building was demolished in the 1980's. (As per information from the neighbor who had been living in the adjacent property at the time.) A new garage structure was then rebuilt on the foundations of the earlier garage structure, in a design complementary to the historic district.

The new garage structure is a small, single-car garage with wood frame and wood siding. There is a single 4-light wood window in each side elevation, and a pair of double doors in the gable end facing the street made of beaded tongue-and-groove boards.

### PROJECT PROPOSAL

The applicant proposes to renovate this new and existing garage to better serve as both storage space and as artist studio space. To accomplish this, the applicant proposes the following:

1. Remove existing garage doors and install glass French doors, maintaining the 8' wide opening, on the elevation facing St. Paul Street.
2. Install a single 4-light window, similar to the existing windows, on the rear elevation.
3. Install a 4' skylight in the roof on the north/east elevation.

### STAFF COMMENTS

Staff recognizes that this garage building is a new building which was well-designed to complement the historic district. The proposed changes at the garage appear to be compatible with



the district for the most part. The proposed skylight would be on a side elevation that would face away from the adjacent residence in the district. As this is a corner lot, the skylight would not be readily visible from the public right-of-way.

Staff has some concerns that the proposed use of French doors seems to be more in keeping with a residential structure rather than an ancillary garage structure. Staff has discussed other options with the applicant, including

- 1) Rehang the existing garage doors as hanging doors on the exterior of the structure, and then install the new glass doors on the garage. In that way, the existing solid garage doors could be closed when the building is not in use, and the utilitarian appearance of the structure could be maintained; or
- 2) Install windows in the existing garage doors to provide additional light and a view out to the driveway. Additional light could be introduced into the building by installing additional windows on the rear and/or side elevations.

The applicant has considered these options, and does not feel that either option would meet her needs. Staff notes that the proposal as submitted would not affect the massing of the small garage which is a new building; therefore, this can be considered as having a minimal effect on the historic district.

### **STAFF RECOMMENDATION**

Staff recommends that, with the following conditions, 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 #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

### **CONDITIONS:**

1. The new proposed doors and windows <sup>new divided light</sup> will be made of wood, similar to what's existing.
2. The skylight will be flush construction to minimize its profile.
3. With existing 6' doors; That frame be retained.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10549 Saint Paul Street

Meeting Date: 9/24/97

Resource: Kensington Historic District

Review: HAWP

Case Number: 31/6-97G

Tax Credit: No

Public Notice: 9/10/97

Report Date: 9/17/97

Applicant: Suzanne C. Hill

Staff: Robin D. Ziek

PROPOSAL: Alterations to existing garage

RECOMMENDATIONS:  
APPROVAL w/CONDITIONS

---

### PROJECT DESCRIPTION

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#### **CONDITIONS:**

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2. The skylight will be flush construction to minimize its profile.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Suzanne Hill

Daytime Phone No.: 301.838-4642

Tax Account No.: 01021964

Name of Property Owner: Suzanne C. Hill Daytime Phone No.: 301/838-4642

Address: 10549 St. Paul Street Kensington MD 20895  
Street Number City State Zip Code

Contractor: Mill Miller & Rudden Phone No.: 301/949-5298 301/596-6631

Contractor Registration No.: MHIC 45079

Agent for Owner: ~~None~~ Rick Miller Daytime Phone No.: 301/949-5298 (XXXX voicemail)

**LOCATION OF BUILDING/PREMISE**

House Number: 10549 Street: St. Paul Street

Town/City: Kensington Nearest Cross Street: ~~XXXXXX~~ Plyers Mill Road

PLAT Book B/P1 \* Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: W. H. WHEATLEY'S SUBDIVISION OF

Liber: 6339 Folio: 688 Parcel: "Josephs Park"

*\* Church Lot + Part of Lot 1 - see exhibit A, attached*

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 4,000.00

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.

*Suzanne C. Hill*  
 \_\_\_\_\_  
 Signature of owner or authorized agent

9/03/97  
 \_\_\_\_\_  
 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Dis approved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**



**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

See typed statement

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

See typed statement

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

September 2, 1997

**Written description of the project: (See photos)**

*+ drawings*  
Existing garage building structure is a 12 ft by 18 ft frame building, yellow with white trim, with old fashioned wooden doors facing St. Paul Street that swing outward. There are small windows on either side of the building. The back of the building faces an unoccupied lot owned and maintained by the town of Kensington.

There is a high stake fence on the Plyers Mill side of the house/garage building.

**PROPOSED:**

(1) change the solid wooden doors to french doors 8 ft in total width, with traditionally sized muttins and mullions

(2) add a simple 4 ft skylight\* on the roof on the side of the building facing Plyers Mill Road

(3) add a window at the rear of the building to be constructed identically to the windows that currently exist on either side of the building.

I plan to use the building as a garden shed/place to paint pictures (2 and 1/2 to 3 season use is contemplated). I will be having a brick floor laid over several tons of bluestone dust and sand and eventually may add electricity.

The building presently is unusable as a garage/garden building or for storage since it has a damp, non-level, dirt floor suitable only for growing mushrooms and attracting insects. The house has no basement and there is very little storage elsewhere in the house; the proposed improvement to the garage building would therefore be a great boon in that regard.

The garage building structure itself is new: about 8-10 years old. It is not original to the property; did not exist when the house was used as a church from 1885 to 1922. It may have been added to the property sometime after 1922 when the church was converted into a house or perhaps at an even later time when the houses was added on to at the rear (about ten years ago).

I do not believe any of the above will in adversely effect the environment. I do not foresee the contemplated plan as anything other than an improvement aesthetically. None of the immediately adjacent neighbors has any objection to this project.

\*The existing house currently has two small and one large skylight at the rear of the house.

Subject property - 10549 St. Paul Street

Immediately across the street from me: St. Paul Park

**NEIGHBORS:**

**Immediately adjacent;**

John L. and Sherrie Kennedy (neighbor next to them: Jack and Jackie Jones	
10547 St. Paul Street	10543 St. Paul Street
301/933-7448	301/946-1729

**Corners of St. Paul and Plyers Mill;**

(1) Tom and Dorris Morris - diagonally across from me  
10600 St. Paul sTREET  
301/933-7289

(2) Emma and Dan Cipolari - across street from side of my house  
10601 St. Paul Street  
301/949-0547

**Immediately facing garage building to be remodeled:**

Mike Murrie (owner): house is typically rented; house is vacant at this time.  
3421 Plyers Mill Road  
Ph: 301/530-8112

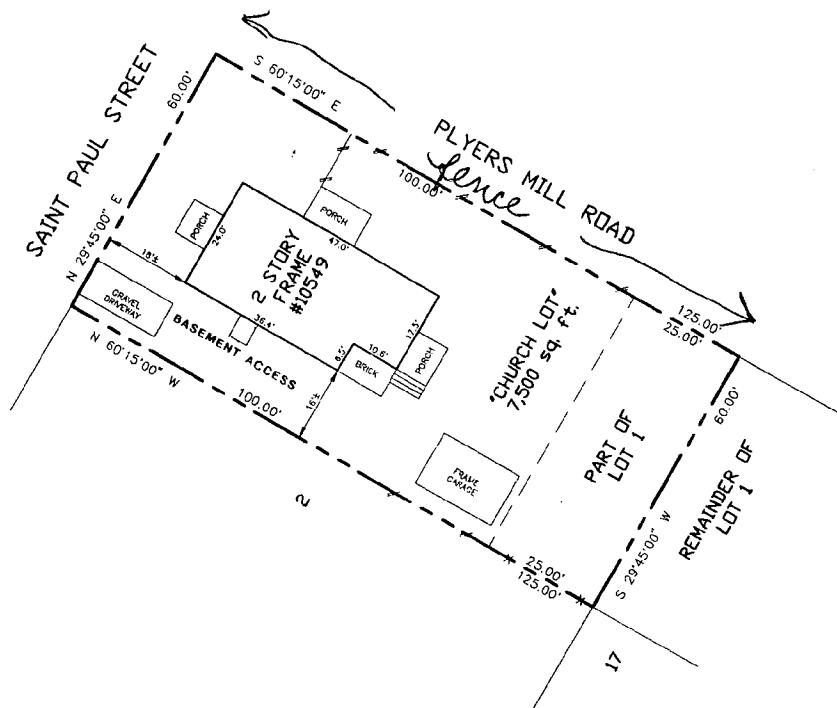
**Immediately behind me:** vacant lot, maintained by Town of Kensington

Adjacent to that lot, diagonally behind me, is 10547 Wheatley Street, a rental property, faces Wheatley, owners name not known.

HOUSE LOCATION

REVISED PLOT OF  
**W.H. WHEATLEYS SUBDIVISION OF**  
 PART OF  
 'JOSEPHS PARK'  
 CHURCH LOT & PART OF LOT 1  
 MONTGOMERY COUNTY, MARYLAND

NORTH



PROPERTY ADDRESS: 10549 SAINT PAUL STREET

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0200C AS REVISED 08-05-1991

**CERTIFICATE**  
 I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

*David R. Gady*

DAVID R. GADY  
 Reg. LAND SURVEYOR, VA. NO.1751 & MO. NO.388

REFERENCES

PLAT BK. B  
 PLAT NO. 1

LIBER

FOLIO



CENTRAL MARYLAND SURVEYORS

4319 NORTHMEW DRIVE (301) 262-2500 FAX (301) 262-9878 BOWIE, MD 20716

DATES:

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: JPK

HSE. LOC.: 01-04-95

JOB NO.: 390B-94

BOUNDARY:

- NOTES: 1) This location for title purposes only, no title report furnished, not to be used for determining property lines, building fences or other improvements.  
 2) Property corner markers NOT found, or guaranteed by this location.  
 3) B.R.L. information, if shown was obtained from existing record plot or local agencies and is not guaranteed by CMS, INC.  
 4) Building line and/or Flood Zone information is subject to the interpretation of the originator.  
 5) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.

NO REPRODUCTION WITHOUT EXPRESSED WRITTEN PERMISSION BY CMS, INC. Copyright CMS, INC.

7



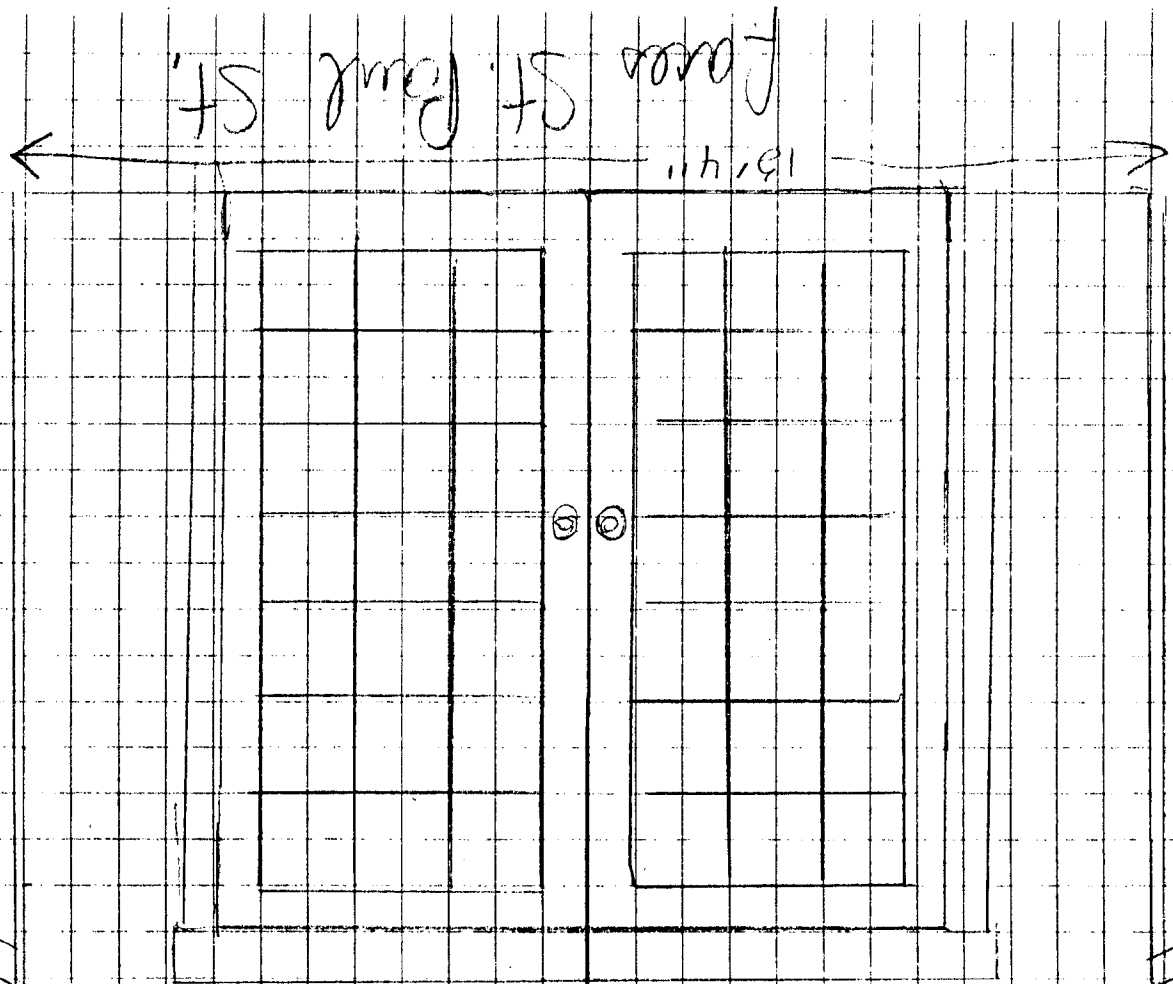
EXHIBIT A

ALL that piece or parcel of land designated as "CHURCH LOT" as the same appears on the revised plat of W.H. Wheatley's subdivision of part of "JOSEPH'S PARK" as the same is recorded among the land records of Montgomery County, Maryland in Plat Book "B" Plat No. 1

ALSO, all of that piece or parcel of land designated as the West 25 feet by full width of lot numbered ONE (1), in said Wheatley's subdivision in said Town of Kensington, Montgomery County Maryland as per plat recorded in Plat Book "B", Plat No. 1, among the Land records of Montgomery County, Maryland

10

FRAMING  
TO  
REPLACE  
EXISTING  
WOODEN  
DOORS



Doors to be  
wood frame  
with standard size muntins  
& mullions  
original clear jamb  
to be retained

All  
Photo  
attached



←  
french doors  
to go here

View from  
St. Paul Street

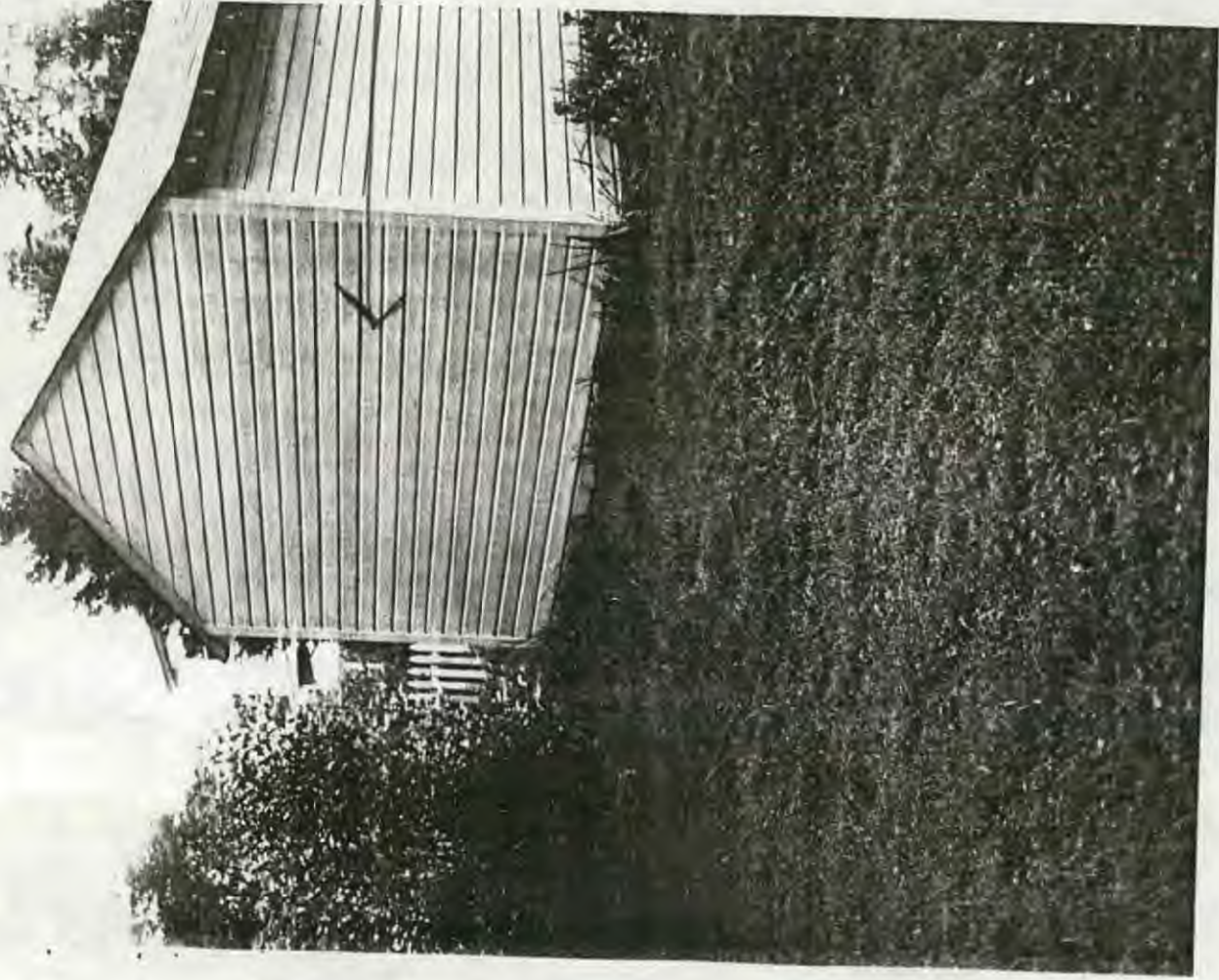
View of Bldg from  
Street

Skylight to go here  
(see attached drawing)



View from Pipers  
hill (there is a  
6' stake fence)

Proposed window  
for rear of Bldg  
to match above



Window  
to go  
here

Rear of Building  
as seen from  
Wheatley or  
Plyers Mill

14

October 1, 1997

Dear Robin:

Per operator who answers at Rockville at phone number you gave, I must have a building permit for *any* alteration to any structure: "We have to make sure that the building doesn't fall down" is what she said...

Attached is my drawing; if okay please stamp the entire set so they can come to me through the mail and so that I may then file for my building permit.

Thanks for your help.

Any questions or comments: please call me at 301/838-4642 (office). I will be at doctor's appointment 1:30 to 2:50. Otherwise I will be here until 5:30 today.

Thanks and regards,

Suzanne Hill  
*Suzanne C. Hill*