

31/6 10410 Montgomery Ave.

9-87



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1020845

NAME OF PROPERTY OWNER Stauben G. Granger TELEPHONE NO. 301-949-1137  
 (Contract/Purchaser) Box 31 (Include Area Code)

ADDRESS 10400 Montgomery Ave., Kensington, Maryland 20895  
 CITY STATE ZIP

CONTRACTOR Owner TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Owner CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 (Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 10410 Street Montgomery Ave.

Town/City Kensington Election District 13

Nearest Cross Street Howard Ave.

Lot P445 Block 2 Subdivision \_\_\_\_\_

Liber 3440 Folio 220 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch Deck	Fireplace	Shed Solar Woodburning Stove
			Revision	Fence/Wall (complete Section 4) Other <u>Porch Enclosure</u>		

1B. CONSTRUCTION COSTS ESTIMATE \$ 850-

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

Stauben G. Granger \_\_\_\_\_ Date 4/21/87  
 Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED X 2YA-8(a)\* Signature Robert Hahn Date 5/11/87

APPLICATION/PERMIT NO: 9-87 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

\* The proposed work is found to be inappropriate, inconsistent with, and detrimental to the preservation, enhancement **SEE REVERSE SIDE FOR INSTRUCTIONS** and protection of the historic resource and the streetscape of the historic district in which it is located by altering a significant architectural feature of one of the few remaining primary commercial historic resources which retains its architectural integrity.

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

The existing porch is to be enclosed using wooden doors with glass inserts. There will be three doors to a side with the middle door on the front side providing access (see plan). The space below the doors is to be covered with German Siding to conform to the existing building. The building will not be altered to accommodate the porch enclosure. Color to be white.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

ATTEST:  
Secretary

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1020845

NAME OF PROPERTY OWNER Steuben G. Granger TELEPHONE NO. 301-949-1139  
 (Contract/Purchaser) 10400 Box 31 (Include Area Code)

ADDRESS 10400 Montgomery Ave., Kensington, Maryland 20895  
CITY STATE ZIP

CONTRACTOR Owner TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Owner CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 10410 Street Montgomery Ave.

Town/City Kensington Election District 13

Nearest Cross Street Howard Ave.

Lot P445 Block 2 Subdivision \_\_\_\_\_

Liber 3490 Folio 220 Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |            |            |                       |          |                                 |                   |                              |
|------------|------------|-----------------------|----------|---------------------------------|-------------------|------------------------------|
| Construct  | Extend/Add | <u>Alter/Renovate</u> | Repair   | Circle One: A/C                 | Slab              | Room Addition                |
| Wreck/Raze | Move       | <u>Install</u>        | Revision | Porch                           | Deck              | Fireplace                    |
|            |            | Revocable             |          | Fence/Wall (complete Section 4) | Shed              | Solar                        |
|            |            |                       |          |                                 | Woodburning Stove | Other <u>Porch Enclosure</u> |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 850-
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_
- 1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

### 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

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches
- 4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

Steuben G. Granger \_\_\_\_\_ 4/21/87  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED X 2YA-8(a)\* Signature Robert Hahn Date 5/11/87

APPLICATION/PERMIT NO. 9-87 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

The existing porch is to be enclosed using wooden doors with glass inserts. There will be three doors to a side with the middle door on the front side providing access (see plan).

The space below the doors is to be covered with German siding to conform to the existing building. The building will not be altered to accommodate the porch enclosure, color to be white.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

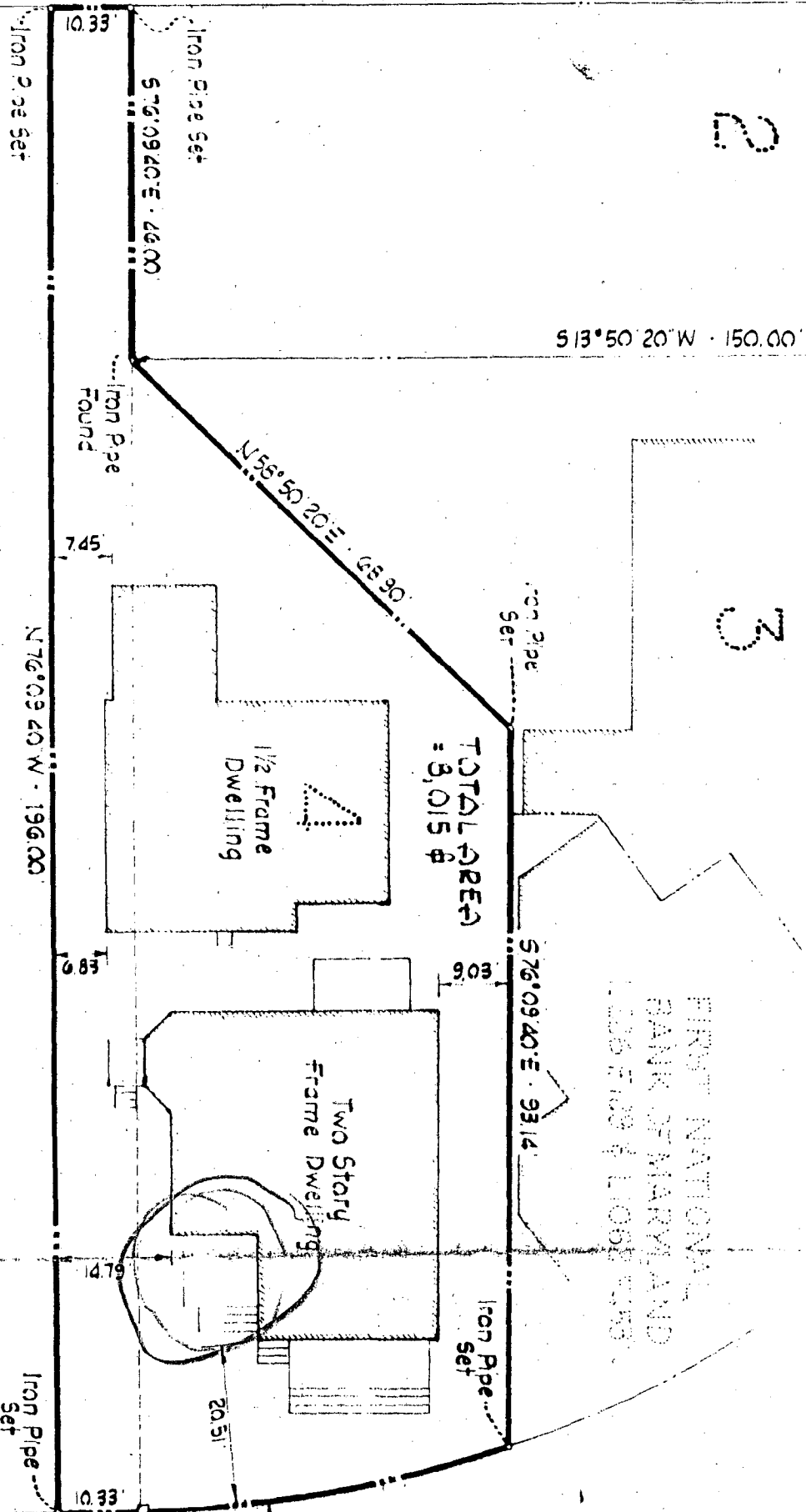
MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

BLOCK 2

20' W · 885.00'

N 13° 50' 20" E

4' ALLEY



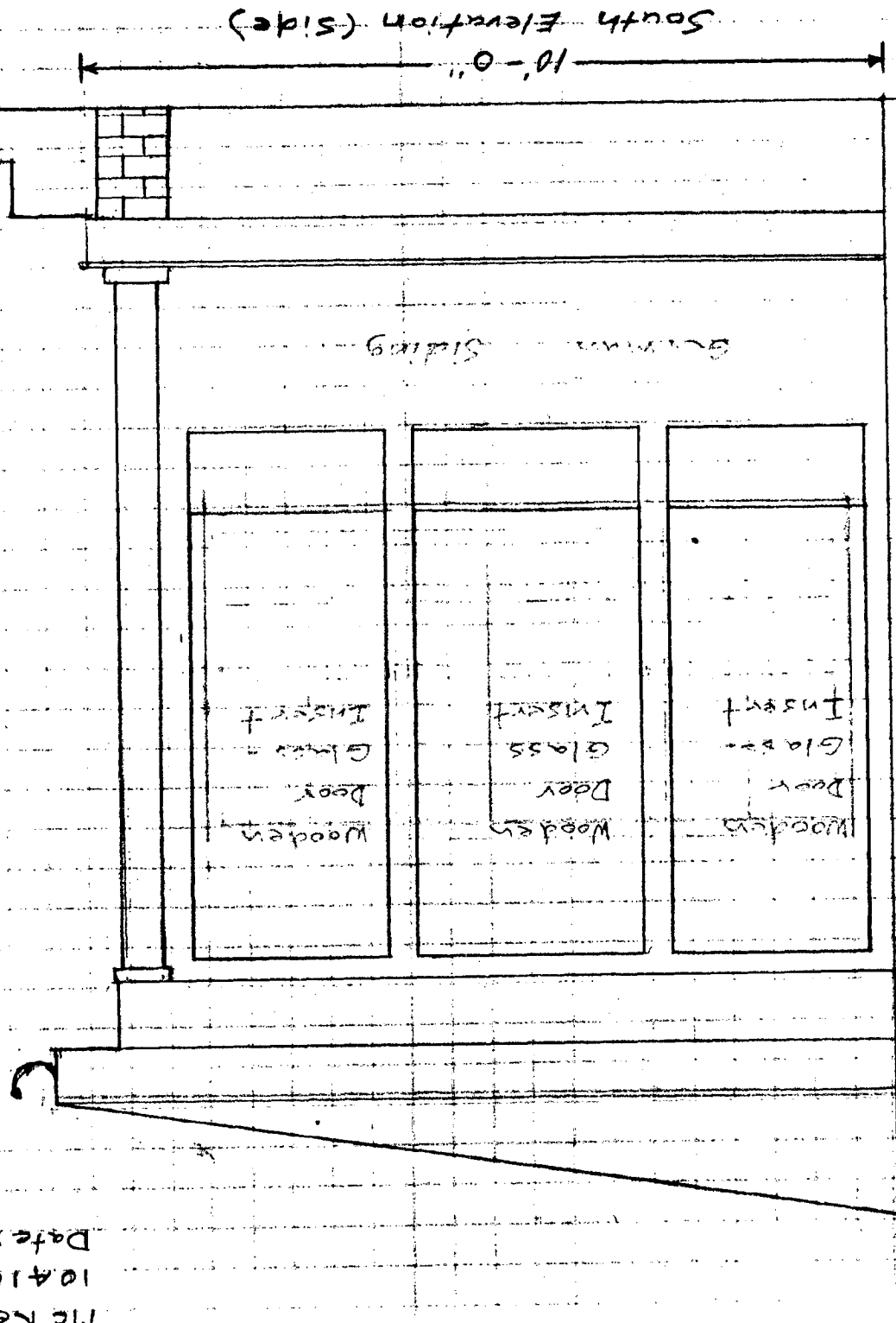
Stone Found  
(Original Kensington  
Park marker)

R · 150.00'  
 Δ · 18° 57' 10"  
 Δ · 49.62'  
 T · 25.04'  
 C · S04° 21' 45" W · 49.39'

# MONTGOMER

1" = 20'

Sheet 1 of 2  
Mc Keever Ice Cream Store Bldg  
10410 Montgomery Ave., Kensington, Md  
Date: 4/20/87 By: S.G. Granger  
Scale: 1/2" = 1'



South Elevation (Side)

10'-0"

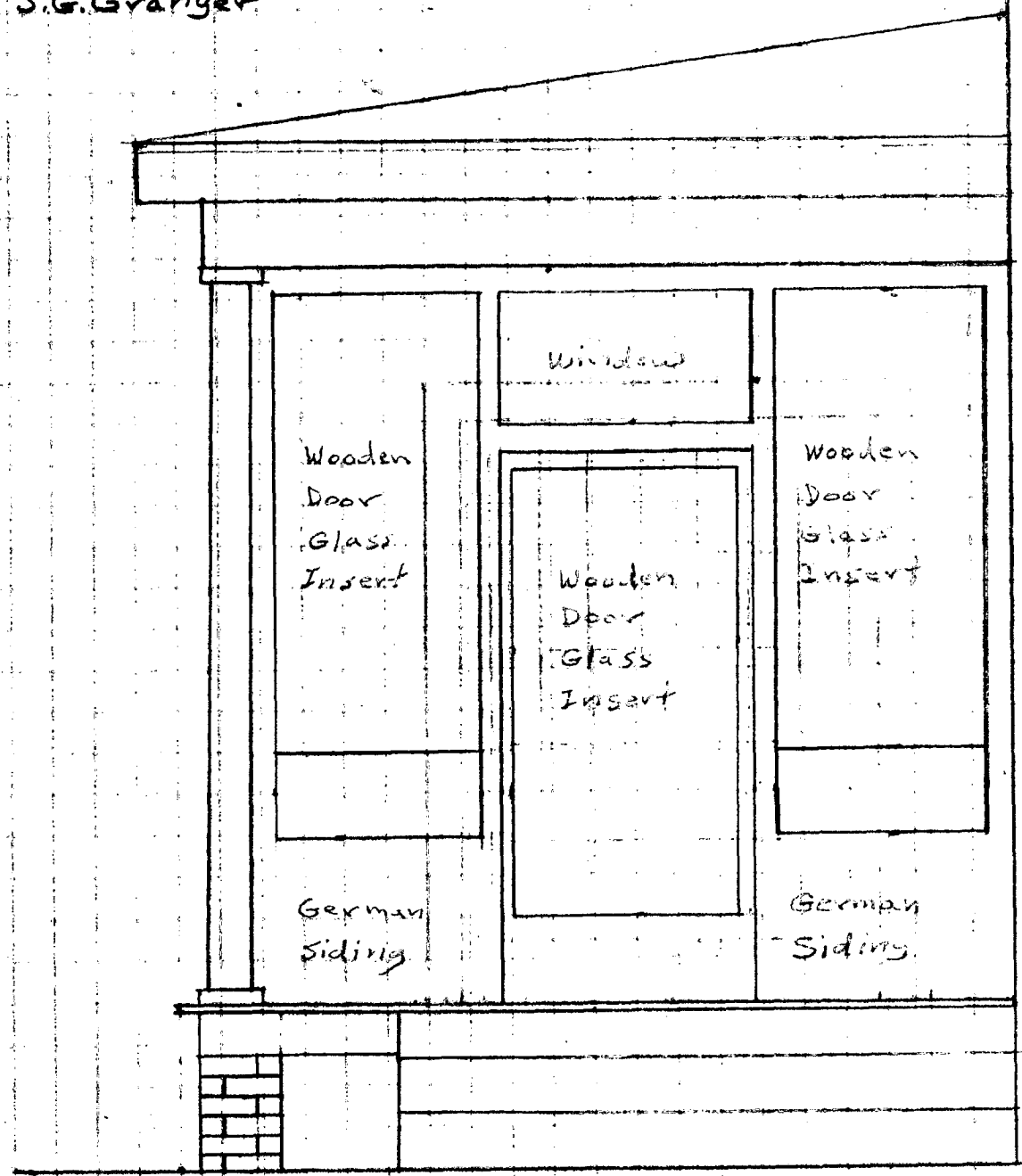
Sliding

Wooden  
Door  
Glass  
Insert

Wooden  
Door  
Glass  
Insert

Wooden  
Door  
Glass  
Insert

Mc Keever Ice Cream Store Bldg,  
10410 Montgomery Ave., Kensington, Md.  
Date: 4/20/87. By: S.G. Granger.  
Scale: 1/2" = 1'



10'-0"  
East Elevation (Front)





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CITY STATE ZIP

CONTRACTOR Owner TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY Owner TELEPHONE NO. \_\_\_\_\_  
(Include Area Code) 2010

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

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Town/City Kensington Election District 13

Nearest Cross Street Howard Ave.

Lot PAES Block 2 Subdivision \_\_\_\_\_

Liber 3490 Folio 220 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

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			Revision	Fence/Wall (complete Section 4)			Other	<u>Porch Enclosure</u>	

1B. CONSTRUCTION COSTS ESTIMATE \$ 850-

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01 ( ) WSSC	02 ( ) Septic	2B. TYPE OF WATER SUPPLY
03 ( ) Other _____		01 ( ) WSSC
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Stephen G. Granger \_\_\_\_\_ Date 4/21/87  
 Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED X 2YA-8(a) Signature Robert Hale Date 5/11/87

APPLICATION/PERMIT NO: 9-87 FILING FEE: \$ \_\_\_\_\_

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OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

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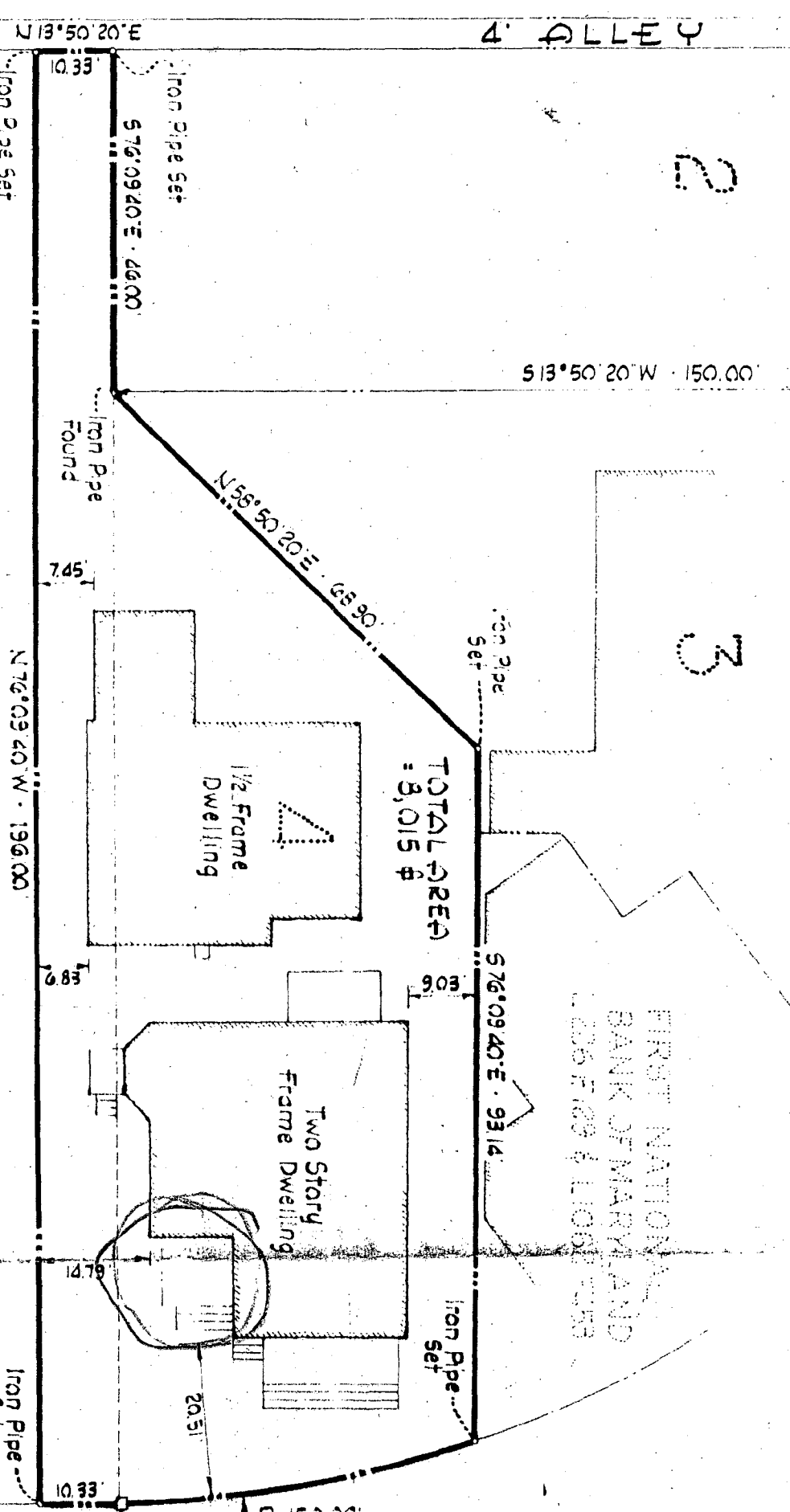
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100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

BLOCK 2

5



N 13° 50' 20" E

4' ALLEY

Iron Pipe Set

10.33

576° 09' 20" E · 46.00

Iron Pipe Set

S 13° 50' 20" W · 150.00

Iron Pipe Found

7.45

N 55° 50' 20" E · 68.90

N 76° 09' 20" W · 196.00

1/2 Frame Dwelling

TOTAL AREA = 3,015 #

Iron Pipe Set

80.6

S 76° 09' 20" E · 93.14

Two Story Frame Dwelling

FIRST NATIONAL BANK OF MARYLAND  
206 F. 109 & 1100 E. 109

Iron Pipe Set

Iron Pipe Set

14.79

20.51

10.33

20' W · 885.00

Stone Found  
(Original Kensington Park marker)

R · 150.00  
 Δ · 18° 57' 10"  
 A · 49.62  
 T · 25.04  
 C · S 04° 21' 45" W · 49.39

# MONTGOMER

1" = 20'

LOCAL ADVISORY COMMITTEE

Kensington, Maryland

Special meeting. Monday, April 20, 1987 Town Hall 8 p.m.

Present: All members except Lucy Birchby

Presiding: Don Little

Attending: Steuben Granger

TREES Lyn Raufaste reported the following trees to be taken down:

3807 Baltimore Street (Marrocci)

2 hemlocks in front

1 apple in rear

3942 Baltimore Street (Barnes)

1 hemlock on Prospect St. side,  
suggesting that a shade tree be plant-  
-ed in its place.

McKeever's Bakery - #10410-#10414 Montgomery Ave. (Granger)

Mr. Granger presented revised plans for enclosing porch on residential side of building. The enclosure will be constructed so as to be easily dismantled. The new plans were approved with the material to be German siding to match the original siding.

(Historical note: This historically significant structure was built before 1916 with a combination of residence and shop on Montgomery Avenue and an ice cream factory in rear. After the death of Porter McKeever (c.1927) the facade was altered by constructing a stairway-entrance to 2d floor. Present number of this stairway is #10412.

Before World War I all businessmen doing business in Kensington lived in the Town, some living on the premises. ~~There are~~ Four of these combined business-and-residences are still visible - Fawcett's general store, Palmer's general store, Viatt's tin shop and McKeever's Bakery.)

#10304 Montgomery Ave. (Capron) Plans deferred until further details are forthcoming.

Jane Salemon reported on sending a letter to the Mayor asking if the Town has requested the official services of Hans Hanses as agreed upon at the LAC meeting of November 18, 1986. No reply has as yet received.

Submitted,

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the Town of Kensington historic district.
- b. This is a Master Plan / Atlas historic district (circle one).
- c. Address of Property: 10410 Mont Ave Kensington
- d. Owner of property and address:  
Steven Granger 10400 Mont Ave
- e. Is this property a contributing resource within the historic district? yes
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? no

II. Description of work proposed

- a. Is this work on the front, rear, or side of the structure?
- b. Is the work visible from the street? yes
- c. What are the materials to be used? wood siding
- d. Are these materials compatible with existing materials? How? yes  
If not, why?

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

wood siding must conform with existing wood siding with ~~the~~

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.
2. How could this proposal be altered so as to be approved?

IV. Additional comments

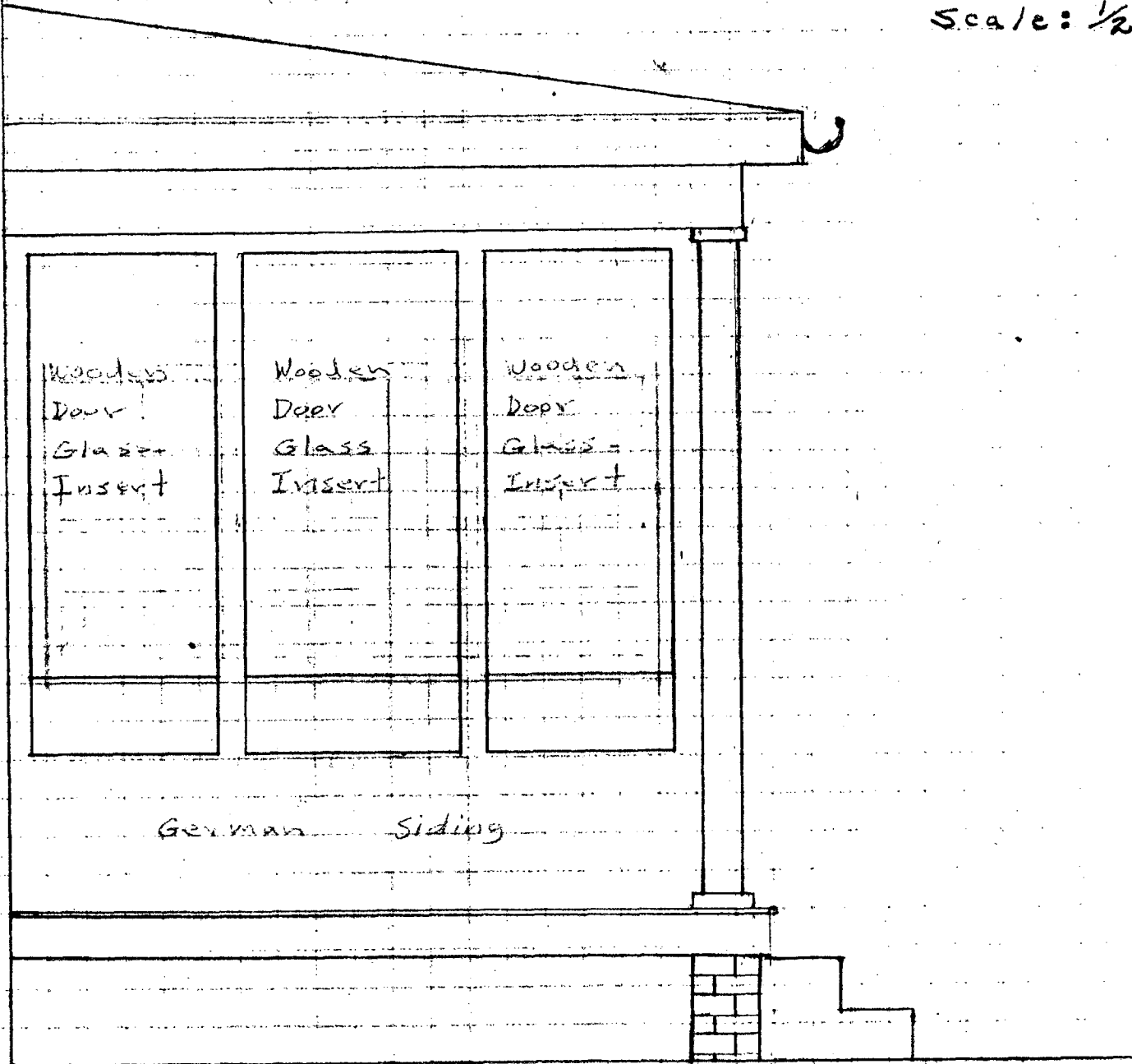
Date on which applicant was notified of LAC meeting \_\_\_\_\_

Form completed by Kathy L. Rayner

Member of Kensington LAC

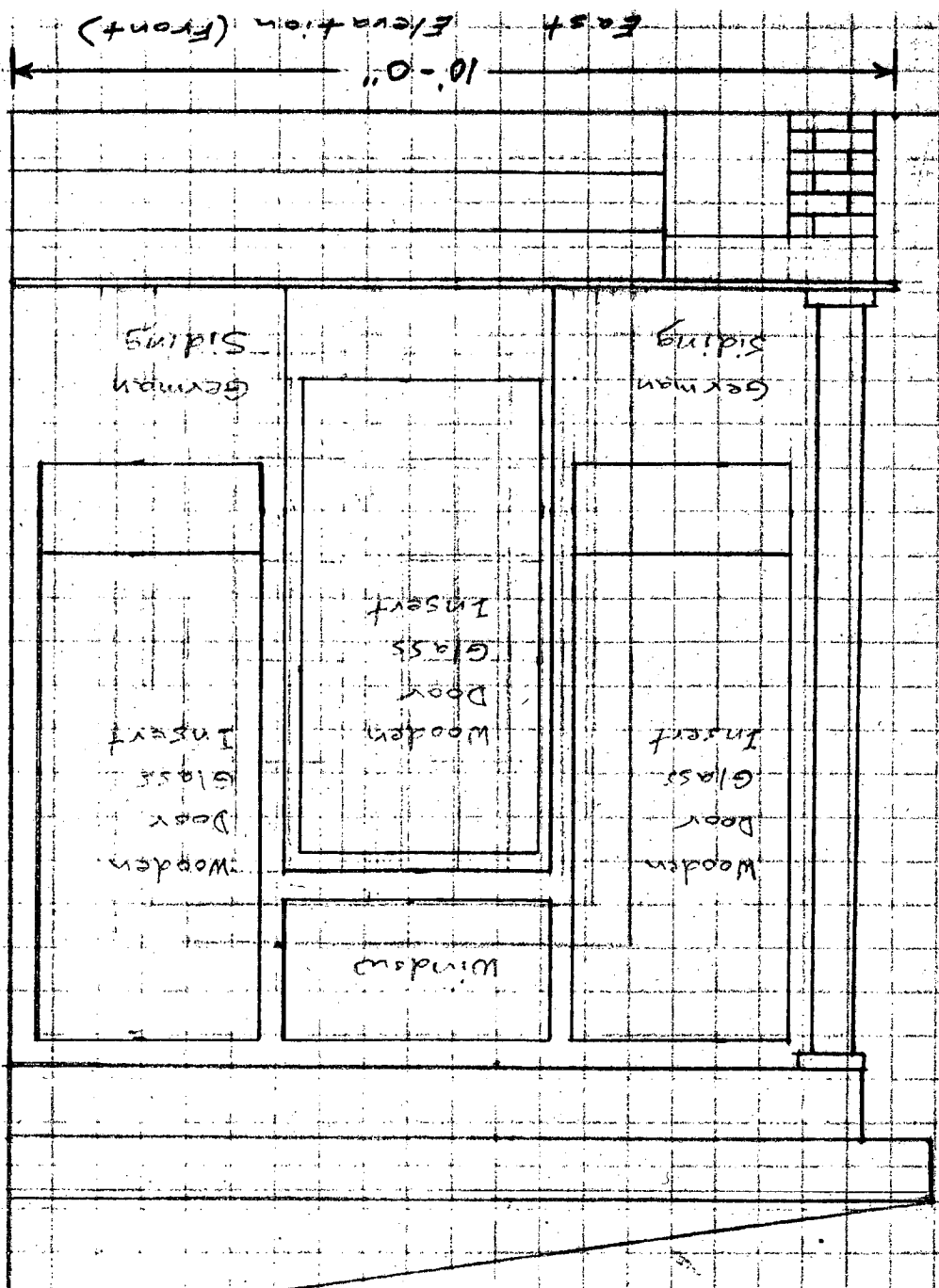
Date 4/23/87

Sheet 1 of 2  
Mc Keever Ice Cream Store Bldg  
10410 Montgomery Ave., Kensington, Md  
Date: 4/20/87 By: S.G. Granger  
Scale: 1/2" = 1'



10'-0"  
South Elevation (Side)

McKever Ice Cream Store Bldg.  
 10410 Montgomery Ave., Kensington, Md.  
 Date: 4/20/87  
 By: S.G. Ganger  
 Scale: 1/4" = 1'







MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the KENSINGTON historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 10410 MONTGOMERY AVE  
KENSINGTON MD

d. Property owner's name, address and phone number:

STU GRANZER

(h) \_\_\_\_\_ (w) \_\_\_\_\_

e. Is this property a contributing resource within the historic district? Yes  No \_\_\_\_\_.

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes  No \_\_\_\_\_.

II. Description of work proposed

a. Briefly describe proposed work:

ENCLOSE PORCH ON SIDE W/ GLASS DOORS  
& GERMAN SIDING

b. Is this work on the front rear, or side of the structure?

c. Is the work visible from the street? YES

d. What are the materials to be used? GLASS & WOOD DOORS  
& GERMAN SIDING

e. Are these materials compatible with existing materials? How? If not, why?

YES SIDING SAME

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

1)

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

Date on which application received: 4-20-87  
Date of LAC meeting at which application was reviewed: 4-20-87  
Form completed by: DONALD H. LITTLE Title: CHRM  
Member of: KENSINGTON LAC  
Date: APRIL 30 1987

# Montgomery Journal

May 6, 1987

1. Continuation of the April 2 hearing on the application of John Gladchuck to change the windows at 204 Market St., Brookeville historic district (#23/65).
2. Application of Steuben Granger to enclose a side-front porch of 10410 Montgomery Ave., Kensington historic district (#31/6).
3. Application of Carter, Inc., to construct a new house at 3933 Baltimore St., Kensington historic district (#31/6).
4. Application of Mr. & Mrs. Hash, 3944 Baltimore Ave., Kensington historic district, to enlarge the front dormer, remove existing glazing from the front porch, enlarge rear porch, and add a rear dormer and deck.
5. Application of Legend Enterprises to construct a storage building, install a fence, and build a concrete pad at the rear of 15130 Barnesville Road, Boyds historic district (#18/6).

The Public Hearing will be held on Thursday, May 7, 1987 at 9:00 p.m. at 8787 Georgia Ave., Silver Spring, in the 3rd floor conference room. For further information contact Bobbi Hahn, 279-8097, at the Historic Preservation Commission Office, 51 Monroe St., Room 1009, Rockville, MD 20850.

May 6, 1987

0547802300



# Montgomery County Government

Historic Preservation Commission  
100 Maryland Avenue  
Rockville, Maryland, 20850





10410  
Montgomery Ave. A/21/87



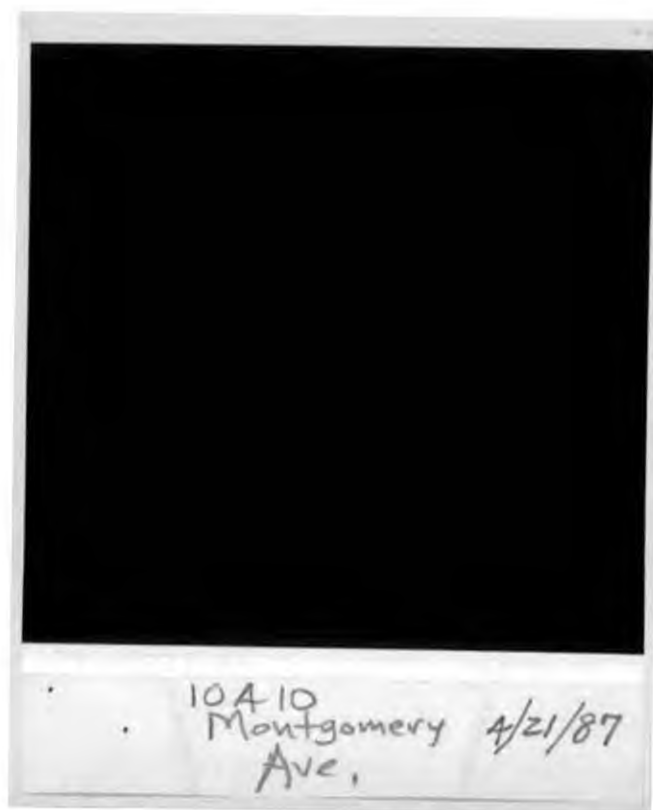




10410 Montgomery  
Ave.  
Kensington, Md.

4/21/87





10410  
Montgomery 4/21/87  
Ave,