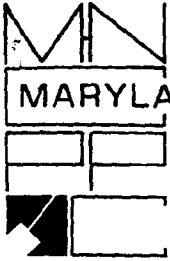


30/13-97B 10926 ^{MONTROSE}~~Montgomery~~ Avenue
(Garrett Park Historic District)



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

DATE: July 9, 1997

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright²⁰², Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

X Approved _____ Denied
_____ Approved with Conditions: _____

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

Applicant: Martha Seigel
Address: 10926 Montrose Avenue, Garrett Park, MD. 20896

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



TURN 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: Martha Seigel
Daytime Phone No.: 301-946-5388

Tax Account No.: 004-40-8770
Name of Property Owner: Martha Seigel Daytime Phone No.: 301-946-5388
Address: 10926 Montrose Ave., Box 69, Garrett Park MD 20896
Street Number City State Zip Code

Contractor: none Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10926 Street: Montrose Ave.
Town/City: Garrett Park Nearest Cross Street: Clemtont Ave.
Lot: 8+9 Block: 99 Subdivision: _____
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: skylights

1B. Construction cost estimate: \$ 9000.

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITDINS

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.

Martha Seigel June 17, 1997
Signature of owner or authorized agent Date

Approved: _____ for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/10/97
Application/Permit No.: 970618 Date Filed: _____ Date Issued: _____
9706180075

SEE REVERSE SIDE FOR INSTRUCTIONS

30/13-97B

**THE FOLLOWING ITEMS MUST BE COMPLETED. 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:

Originally, this 16x32 foot outbuilding was used as a chicken coop. Tho I do not know its age, it does not seem to be as old as the house which was built in 1903. It is a rustic structure with weathered wood siding, assorted makeshift windows, and no insulation or interior walls. It is located in the back corner of my half acre yard in Garrett Park's historic district. Viewed from my house, the front of the chicken coop is partially concealed by roses, lilac, dogwood, hemlock, etc., while the west and north sides are totally surrounded by thick foliage growing in the neighbors yards.

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

I am an artist and have long dreamed of fixing this building up as an art studio. The weathered exterior, with its quaint random windows has been the subject of many of my paintings. My challenge is to make the inside clean, strong, and light without altering the picturesque exterior. Skylights are sorely needed. My plan is to install them between existing rafters on the north side where they will have the least amount of visual impact. Sections of the roof decking are rotten and all the asphalt shingles have deteriorated. I want to put on a new roof using the same kind of materials.

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.

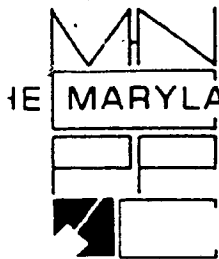
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABELS.



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

DATE: July 9, 1997

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, RD 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.

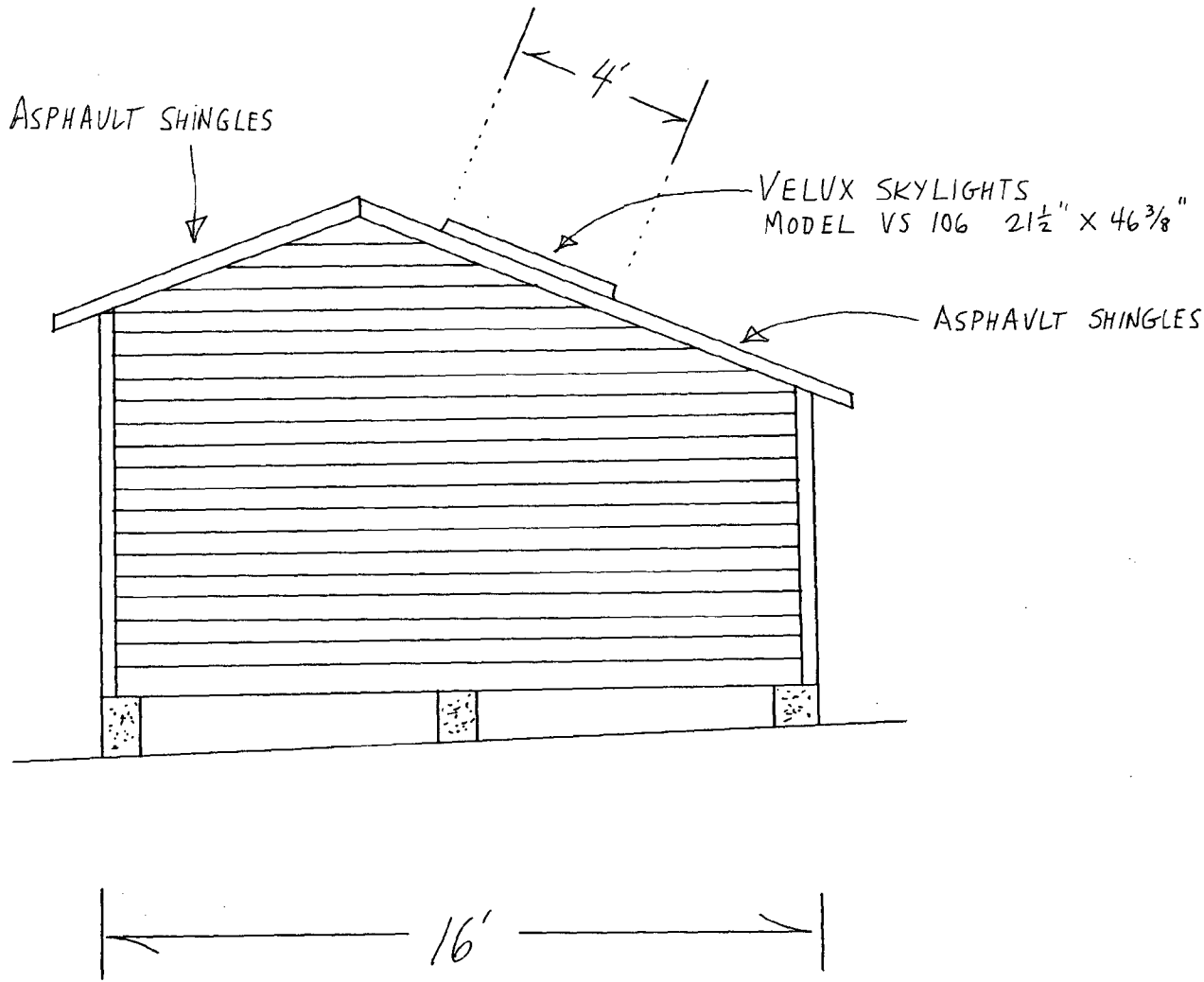
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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.

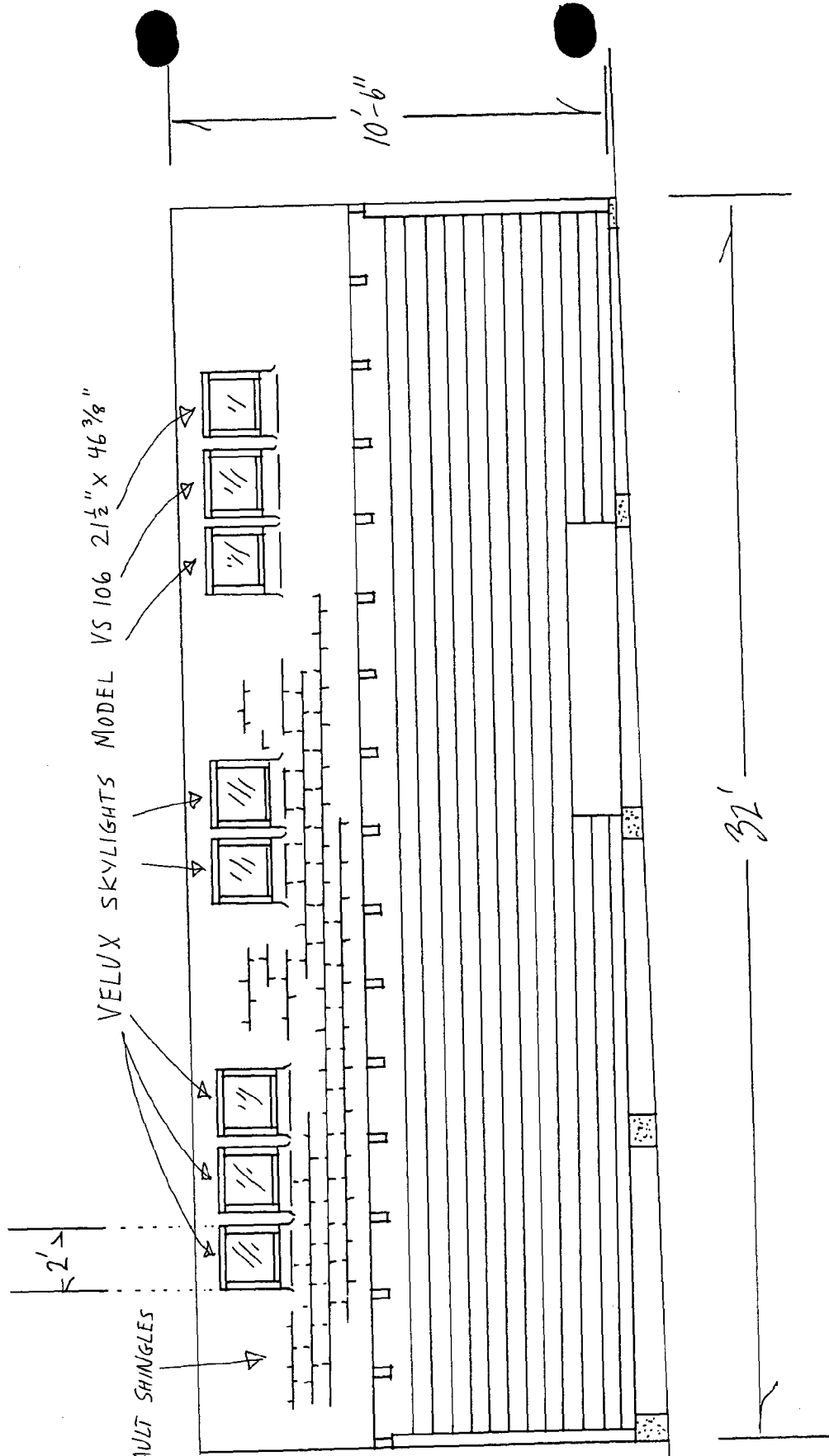
Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
2014

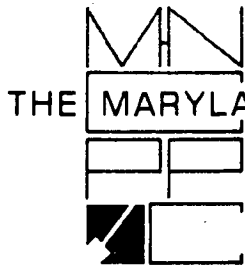
PROPOSED SKYLIGHT INSTALLATION
EAST ELEVATION



PROPOSED SKYLIGHT INSTALLATION
NORTH ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 2nd July 1997



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

MEMORANDUM

DATE: July 10, 1997

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on July 9, 1997.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 495-4570.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10926 Montrose Avenue

Meeting Date: 7/9/97

Resource: Garrett Park Historic District

Review: HAWP

Case Number: 30/13-97B

Tax Credit: Yes

Public Notice: 6/25/97

Report Date: 7/2/97

Applicant: Martha Seigel

Staff: Robin D. Ziek

PROPOSAL: Add skylights to outbuilding

RECOMMENDATIONS:
APPROVAL

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in Garrett Park Historic District

STYLE: Four Square

DATE: 1903

The existing house is a 2-1/2 story frame house, situated on 1/2 acre of land in Garrett Park. There is an old chicken coop at the rear of the property (see Circle 5) which measures 16' x 32'. This is a simple 1-story structure with the gable end of the roof facing the street. The structure is, however, not visible from Montrose Avenue because it is set so far back from the road. The structure has not really been used for much of anything in the recent years, and it is in deteriorated condition. The roof (asphalt shingles) is in poor condition. There is a screen door and six window openings on the east elevation. There are two windows on the south elevation, and no windows on the north and west elevations. The existing window openings are various sizes, and some of the openings have simply been covered with chicken wire. There is some evidence of openings on the north elevation, but these are now covered with siding.

PROJECT PROPOSAL

The overall project is the renovation of the old chicken coop for use as an artist's studio. The intent is to keep the rustic character of the structure intact, by retaining a lack of uniformity of the windows, and by reusing old materials to the maximum extent. However, the interior would be redone with wall board and insulation, heating and light to provide year-round comfort.

The specific request before the HPC is for the installation of 8 skylights on the west side of the roof to provide more light on the interior. The skylights would be aluminum or copper clad wood windows, and operable.

①

STAFF COMMENTS

The proposal would rehabilitate and save an existing outbuilding on this city lot, and staff feels this is commendable. The outbuilding may not be visible from the public right-of-way, but it is a characteristic feature of late 19th-early 20th century dwellings, and retention of these small ancillary structures should be encouraged. Within this context, the proposed use of skylights seems to be a small (and reversible) change to this structure while retaining the size, massing and overall character of the outbuilding. The skylights are a fair distance from neighboring structures, and would not be intrusive in the district.

The applicant will be returning to the HPC with a specific proposal for the rehabilitation of existing windows, and installation of new windows on the north and west elevations at a later date.

STAFF RECOMMENDATION

Staff recommends that, 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.

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: Martha Seigel
Daytime Phone No.: 301-946-5388

Tax Account No.: 004-40-8770

Name of Property Owner: Martha Seigel Daytime Phone No.: 301-946-5388

Address: 10926 Montrose Ave., Box 69, Garrett Park MD 20896
Street Number City State Zip Code

Contractor: none Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10926 Street: Montrose Ave.
Town/City: Garrett Park Nearest Cross Street: Clemtont Ave.
Lot: 8+9 Block: 99 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 9000.

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.

Martha Seigel
Signature of owner or authorized agent

June 17, 1997
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

3

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

1. WRITTEN DESCRIPTION OF PROJECT

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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.

Building Location Plat
Lot 8 and 9 Block 99
Section 2
GARRETT PARK

Montgomery County, Maryland

Scale: 1" = 30'

Surveyor's Certificate

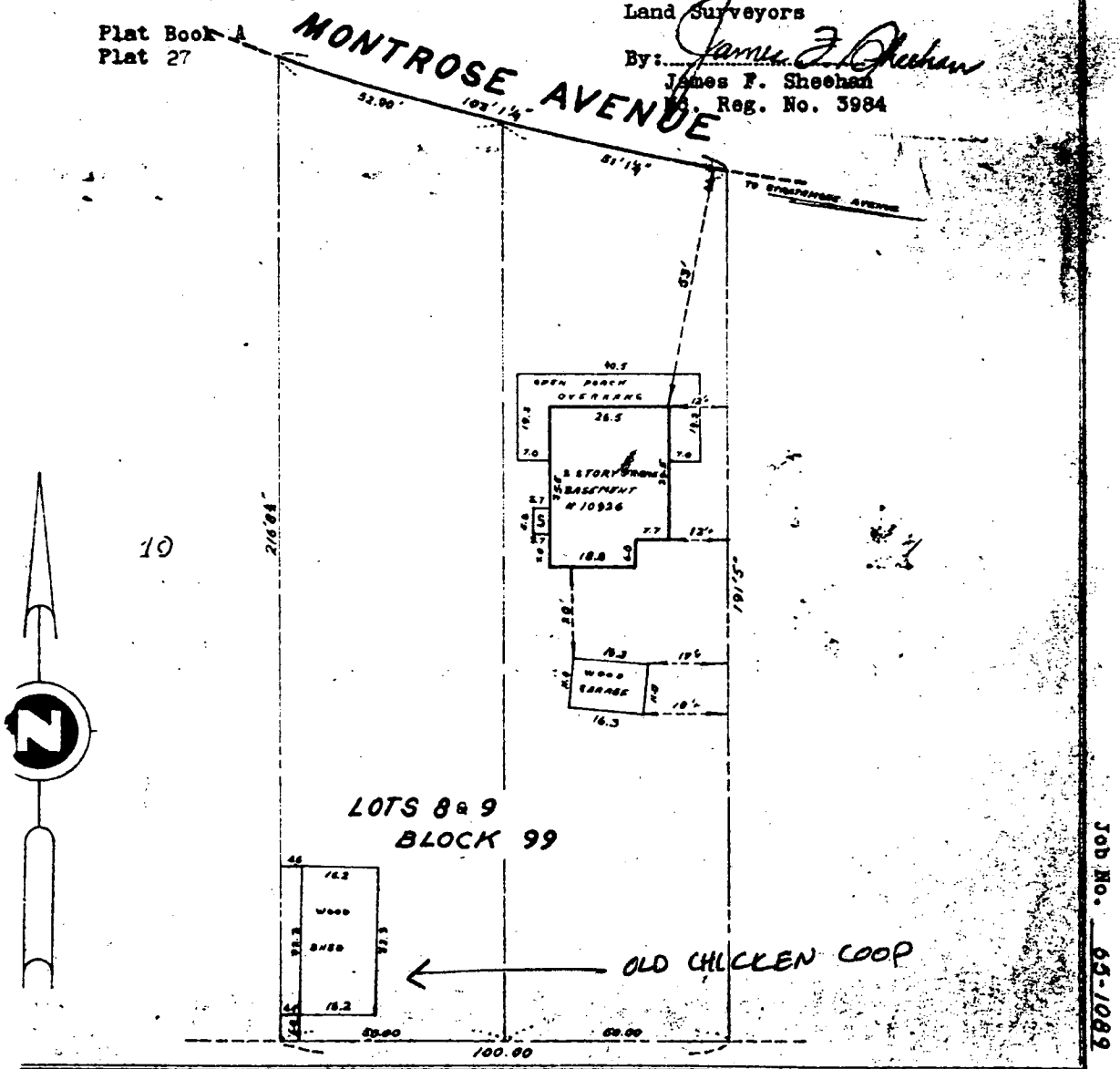
We hereby certify that we have carefully surveyed the property shown hereon in accordance with record description; that all of the existing improvements have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown; there are no encroachments on either side of property lines, unless indicated.

Date: August 7, 1965

Holmead, Frey & Associates
Land Surveyors

Plat Book A
Plat 27

By: *James F. Sheehan*
James F. Sheehan
No. Reg. No. 3984



5

Addresses of adjacent and confronting property owners.

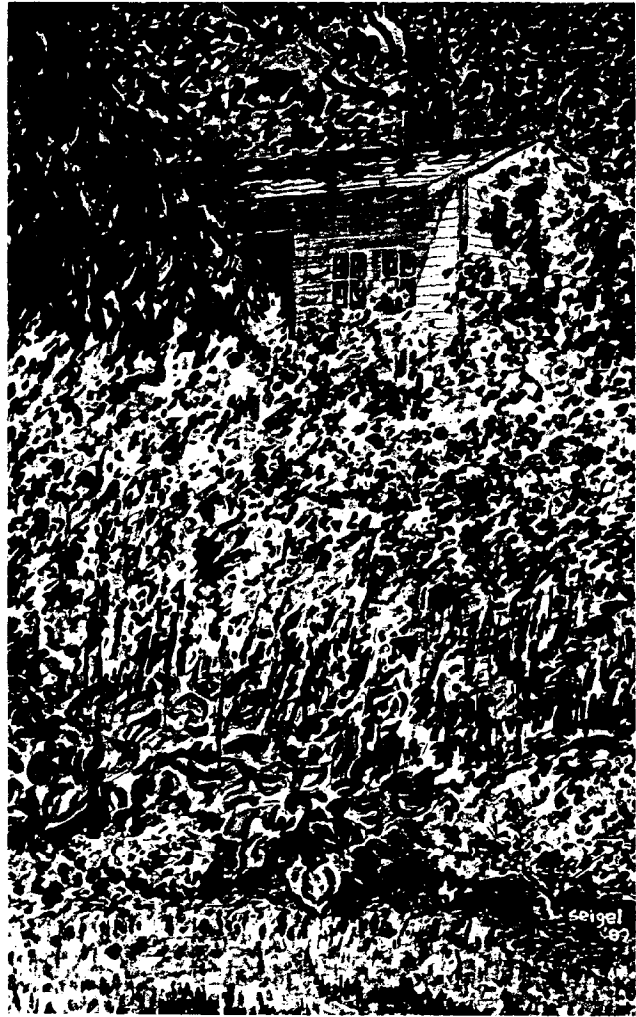
- ① South side Bill Rienstra and Barbara Jackson
10922 Montrose Ave, Box 103
Garrett Park MD 20896

- ② North side Ruby Freer
10934 Montrose Ave, Box 144
Garrett Park MD 20896

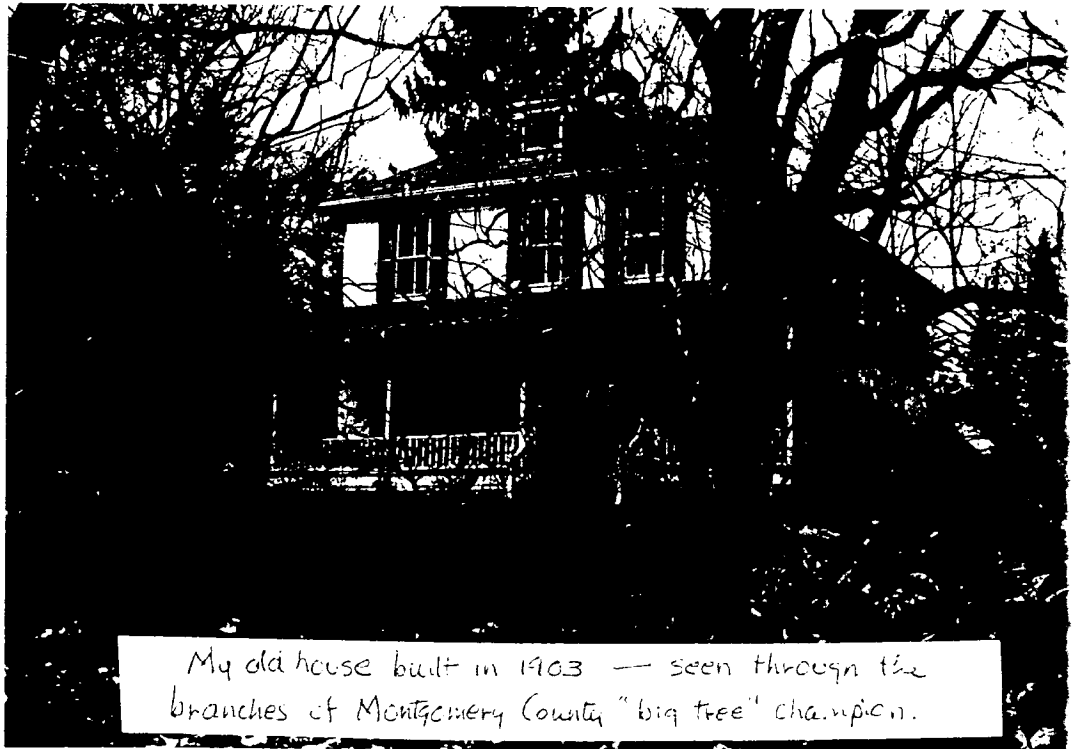
- ③ West side Jeremy and De Lichtenstein
10914 Montrose Ave, Box 371
Garrett Park MD 20896

- ④ West side Ken and Jane Salomon
4716 Waverly, Box 227
Garrett Park MD 20896

- ⑤ Across the street John Payne and Dori Davis
10938 Clermont Ave
Garrett Park MD 20896



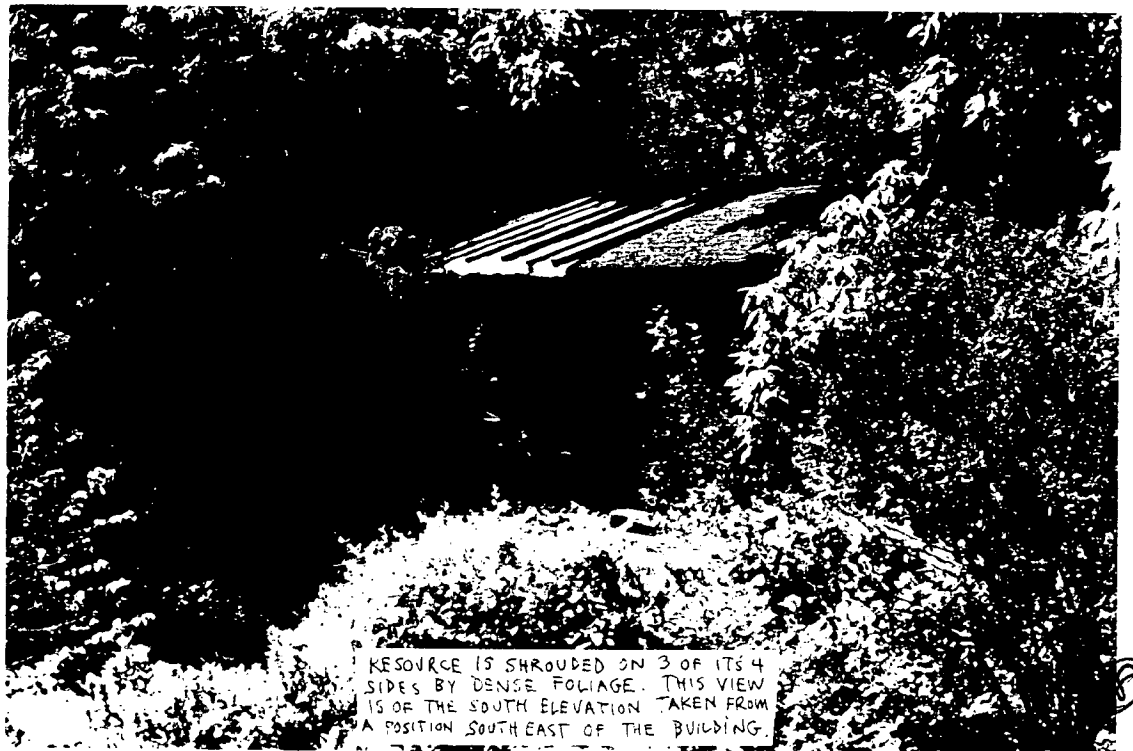
Artist's rendition of southeast facades. 7/89



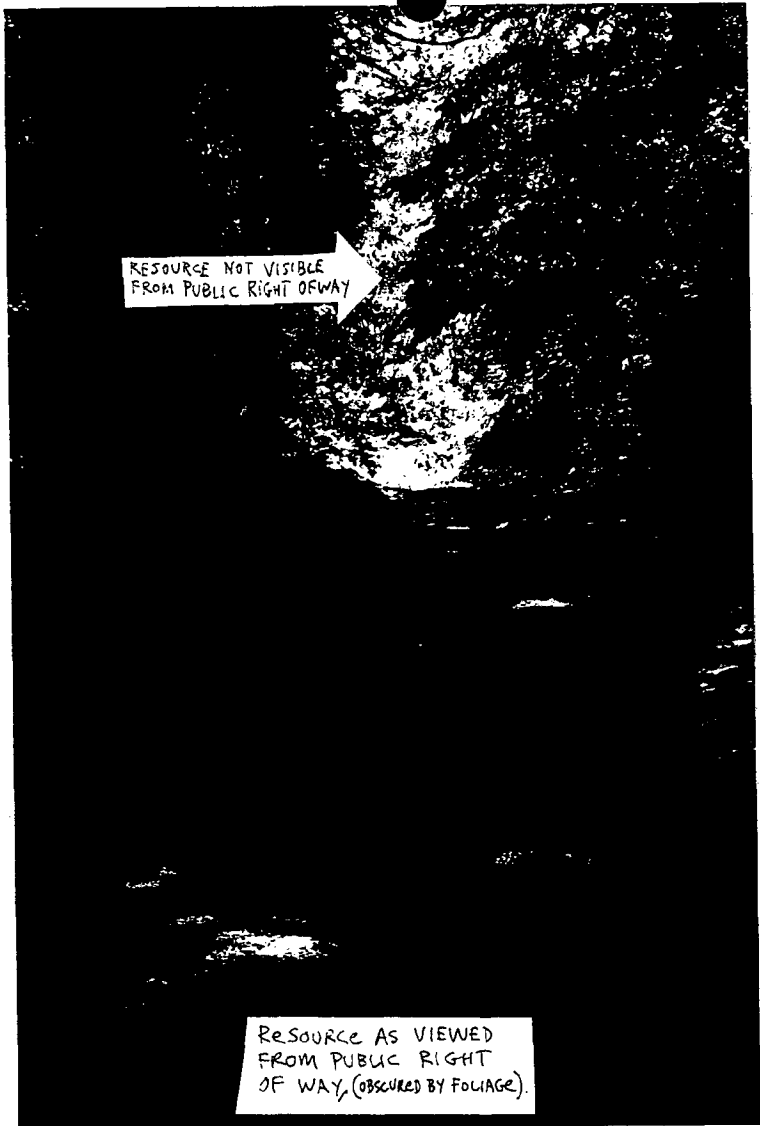
My old house built in 1903 — seen through the branches of Montgomery County "big tree" champion.



WEST ELEVATION. VIEW FROM
ADJOINING PROPERTY NOT POSSIBLE
DUE TO DENSE FOLIAGE ON WEST
SIDE OF BUILDING.

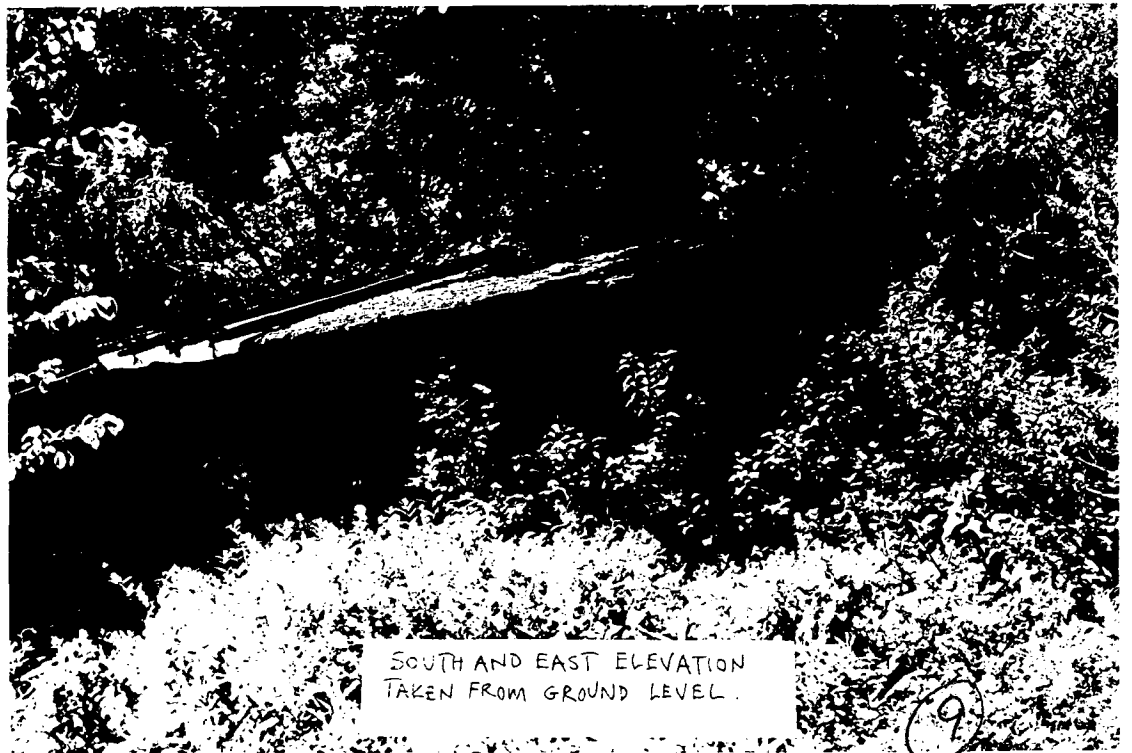


RESOURCE IS SHROUDED ON 3 OF ITS 4
SIDES BY DENSE FOLIAGE. THIS VIEW
IS OF THE SOUTH ELEVATION TAKEN FROM
A POSITION SOUTHEAST OF THE BUILDING.



RESOURCE NOT VISIBLE
FROM PUBLIC RIGHT OFWAY

RESOURCE AS VIEWED
FROM PUBLIC RIGHT
OF WAY, (OBSCURED BY FOLIAGE).



SOUTH AND EAST ELEVATION
TAKEN FROM GROUND LEVEL.

9

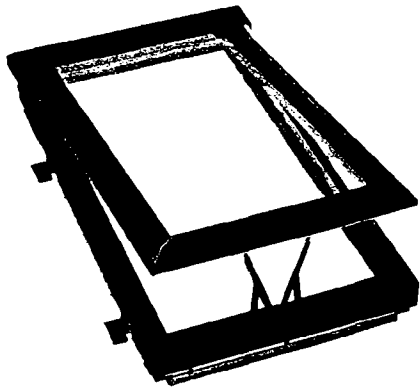


NORTH ELEVATION VIEWED FROM
ADJOINING PROPERTY. BROADER
VIEW NOT POSSIBLE DUE TO
DENSE FOLIAGE.



EAST ELEVATION

(10)



The industry's most advanced skylight, our Model VS® Ventilating Skylight is the premier choice for discerning builders, architects and homebuyers who want maximum design appeal inside and out. The streamlined exterior features an uninterrupted surface of smooth cladding that blends beautifully with even the most state-of-the-art home exteriors. The cladding design also matches our Fixed Skylight models for combi-installations.

For flexibility in designing with daylight, the VS is available in a wide range

of sizes, and an expanded glass area offers maximum daylight and views.

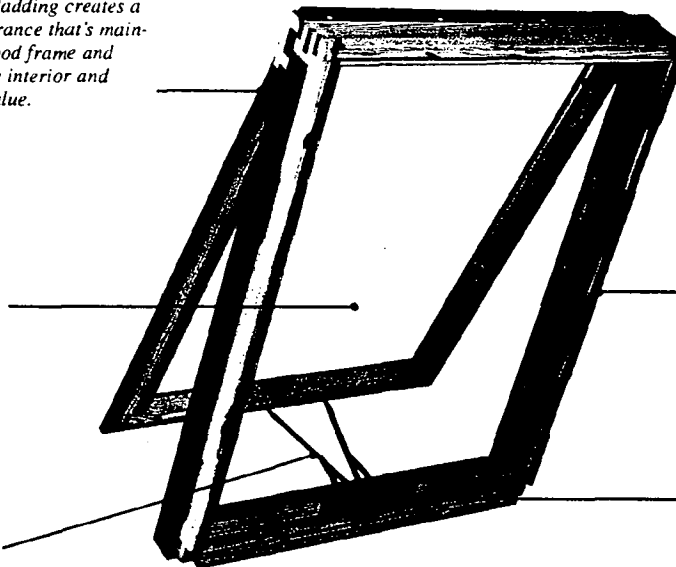
The Model VS Ventilating Skylight is easily opened and closed with VELUX Manual or Electric Controls. A smooth-turning handle is available when the skylight is installed within-reach.

The VS also features a pre-drilled select wood frame to insure easy installation of electric controls and sunscreening accessories.

Streamlined appearance.
Aluminum or copper cladding creates a smooth exterior appearance that's maintenance-free. Select wood frame and sash offer an attractive interior and increased insulating value.

Energy efficient glass.
Low-E and ComfortPlus Low-E Laminated glazings insure maximum comfort, protection and thermal performance.

Fresh air ventilation.
Stainless steel scissor operator allows easy opening for ventilation and a tight, weatherproof seal when the sash is closed.

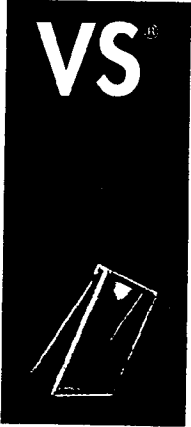


Easy installation.
Sash stays closed during installation. Just mount and install the flashing. Smooth cladding disassembles and reinstalls with just four screws.

Smooth finish.
Trim groove within skylight frame facilitates wallboard installation and provides a clean finish.

Flexible control options.
Easy manual operation in out-of-reach applications is available with integrated skylight hook and VELUX Control Rods. A smooth-turning handle is available for in-reach installations. For convenient electric control, an optional skylight motor (KEM 140) can be attached and operated in conjunction with VELUX Electric Control Systems.

VENTILATING SKYLIGHT

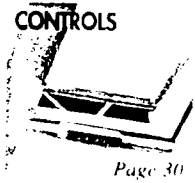
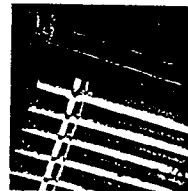
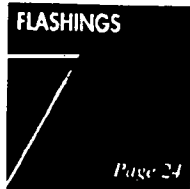
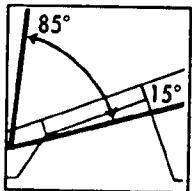


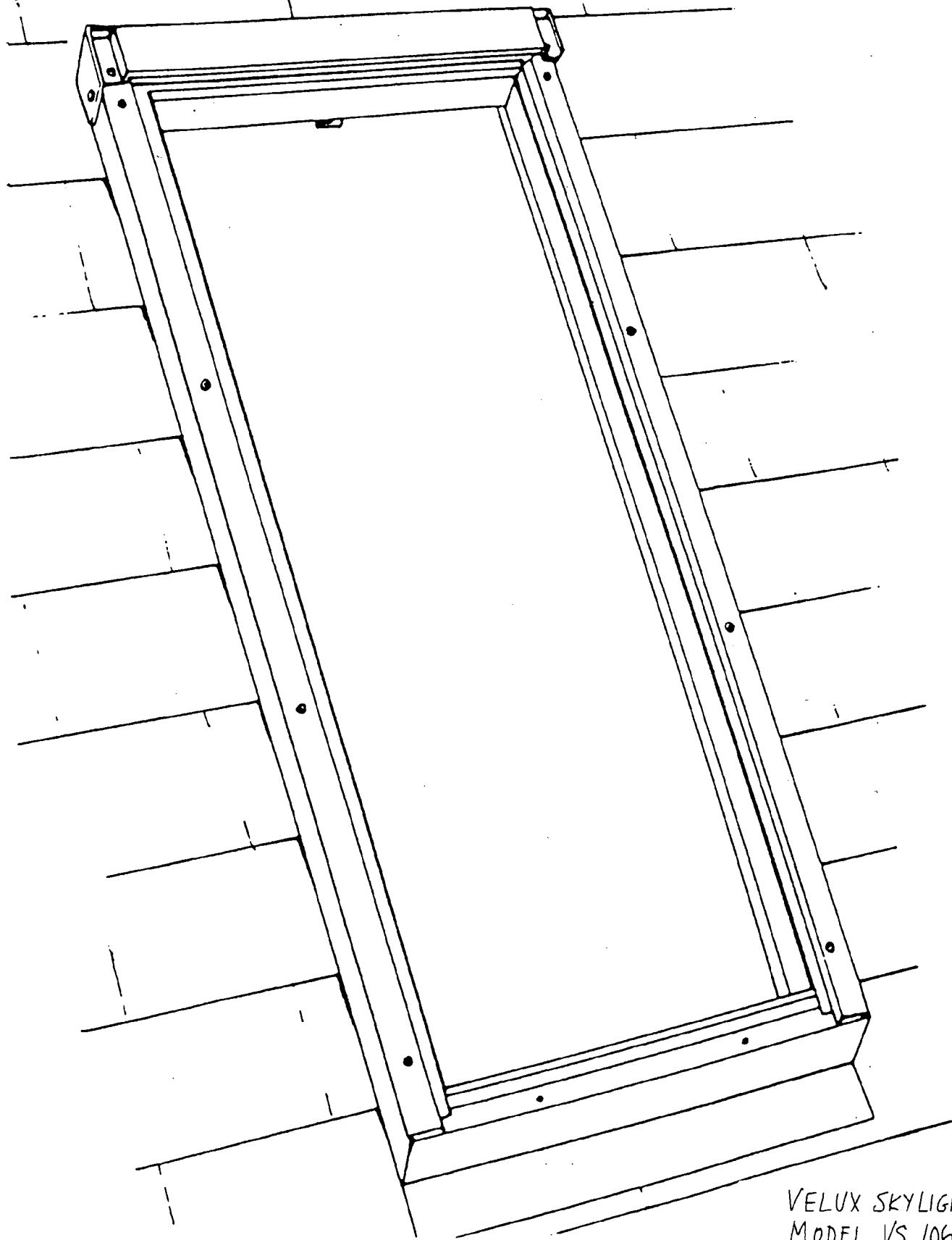
VS SIZE DIAGRAM

VS			VS
101			601
VS		VS	
104		304	
VS		VS	VS
106		306	606
VS		VS	
108		308	



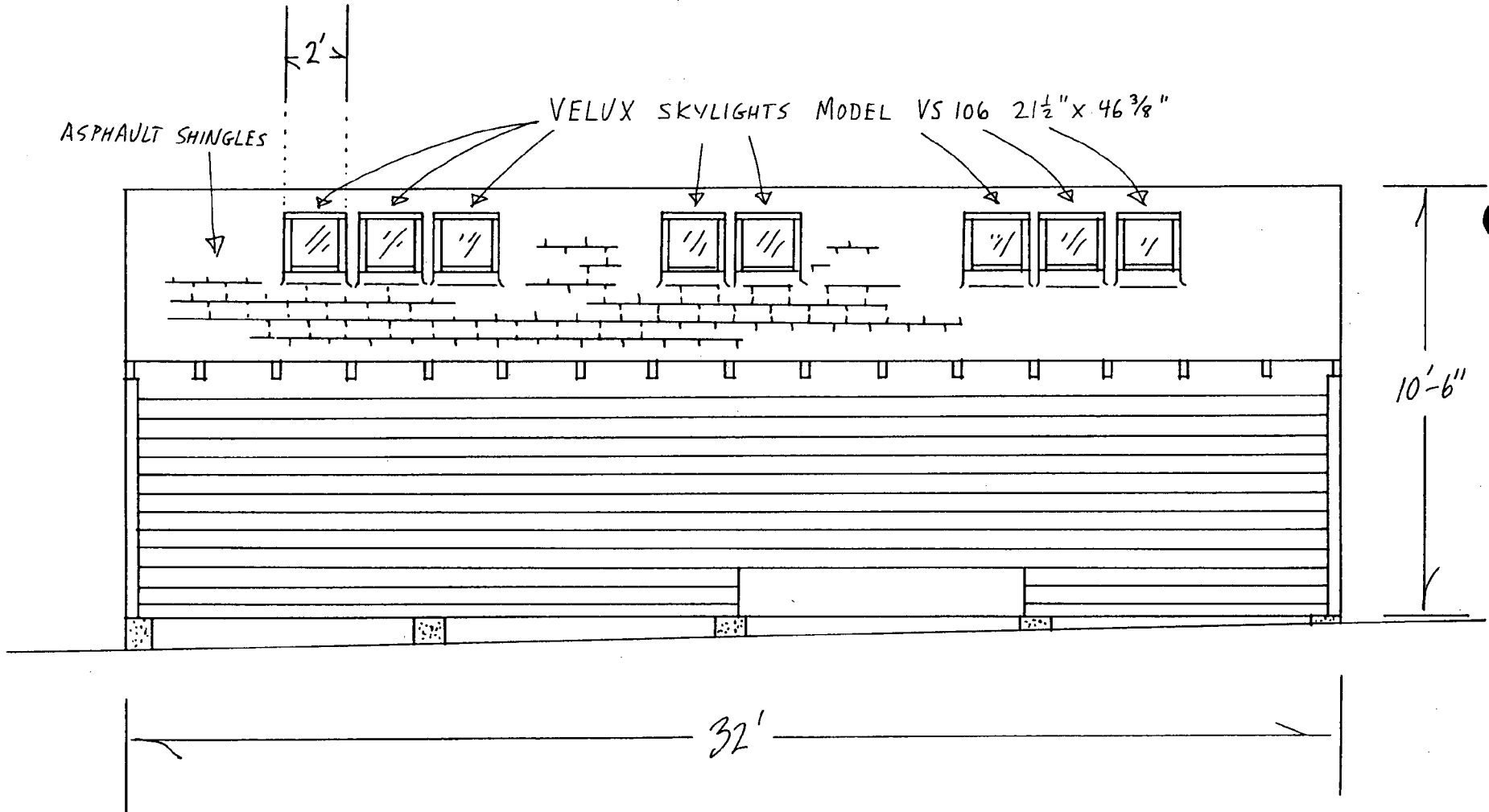
INSTALLATION PITCH





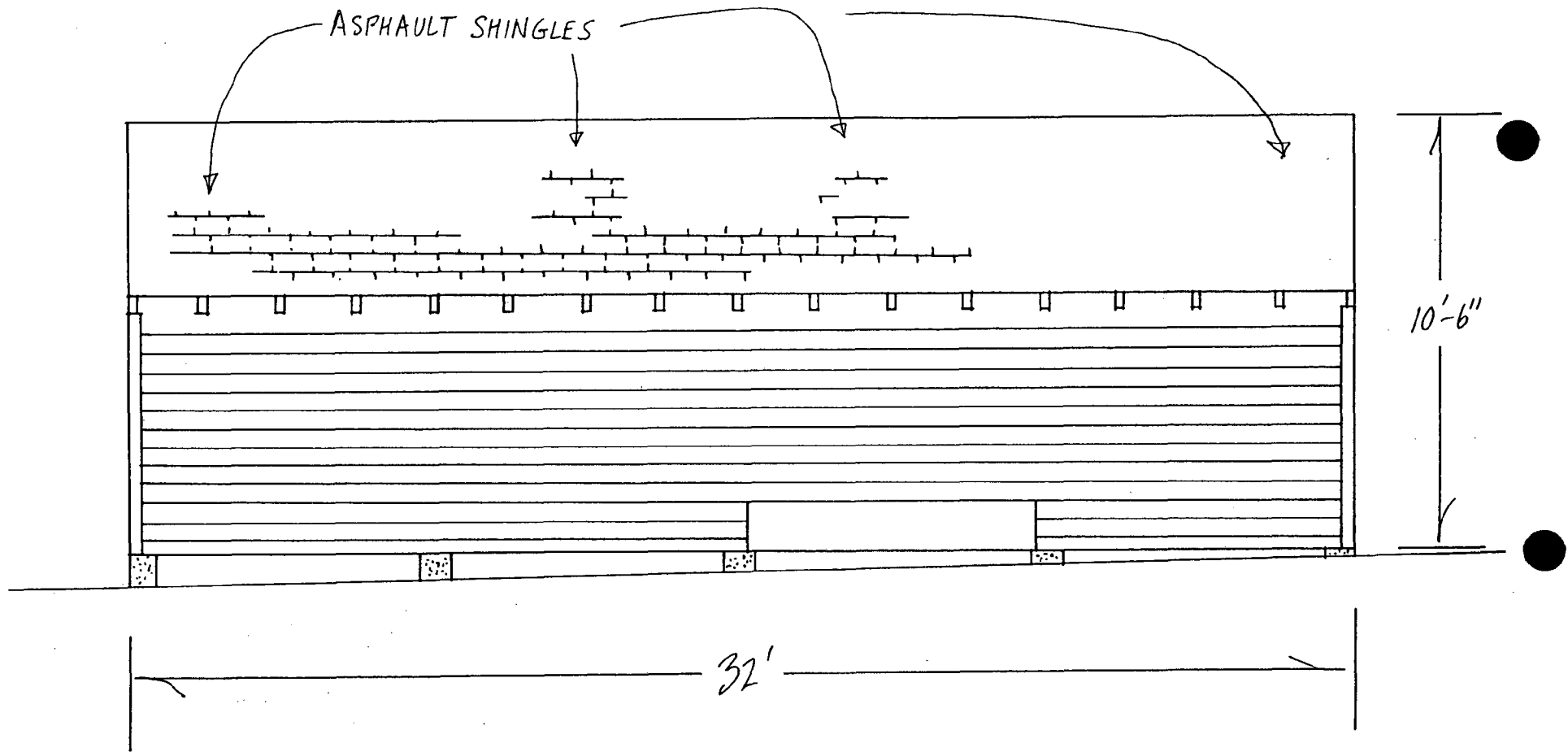
VELUX SKYLIGHT
MODEL VS 106
21½" X 46¾"

13



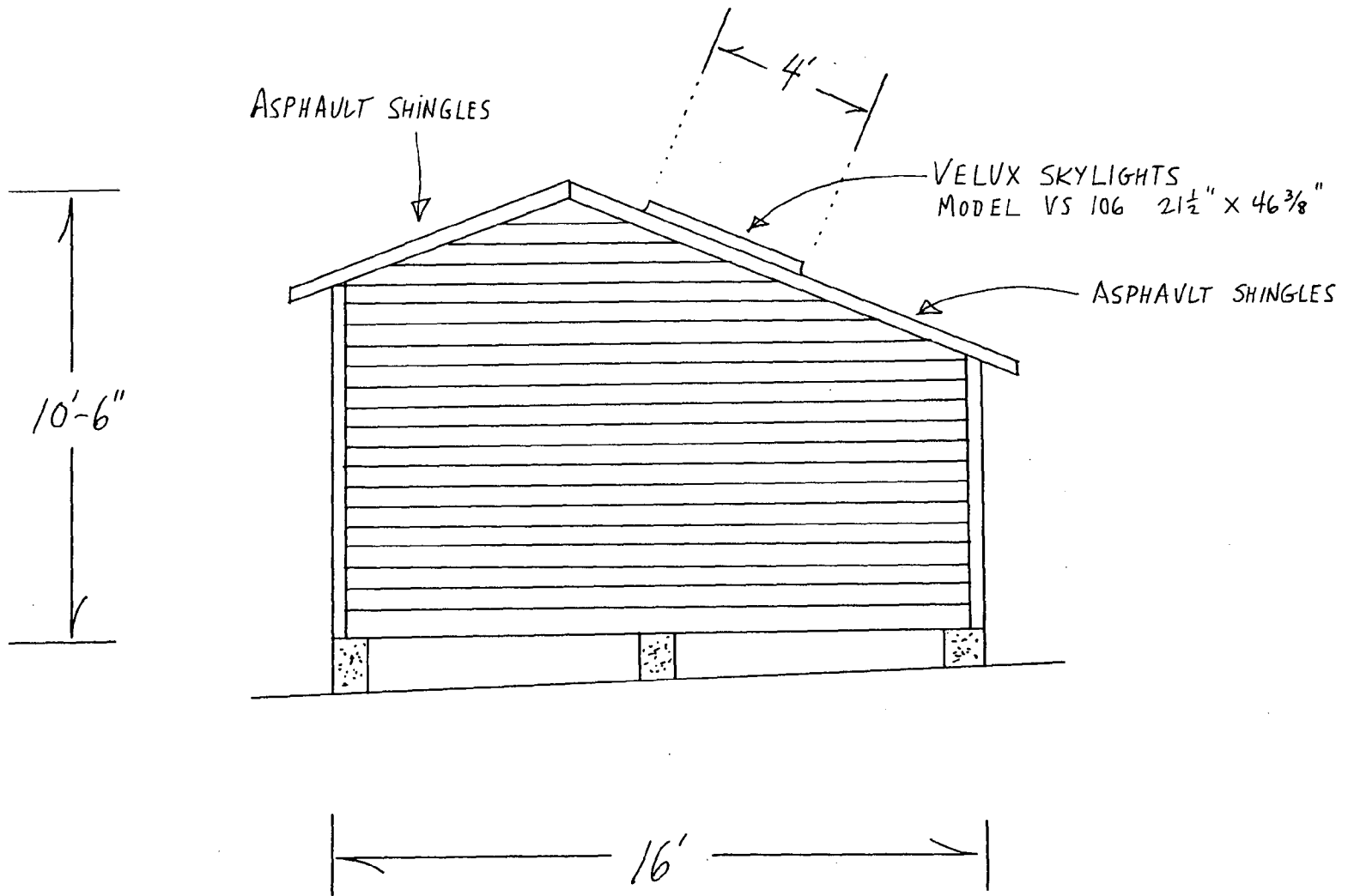
PROPOSED SKYLIGHT INSTALLATION
NORTH ELEVATION

7/1



EXISTING
NORTH ELEVATION

15



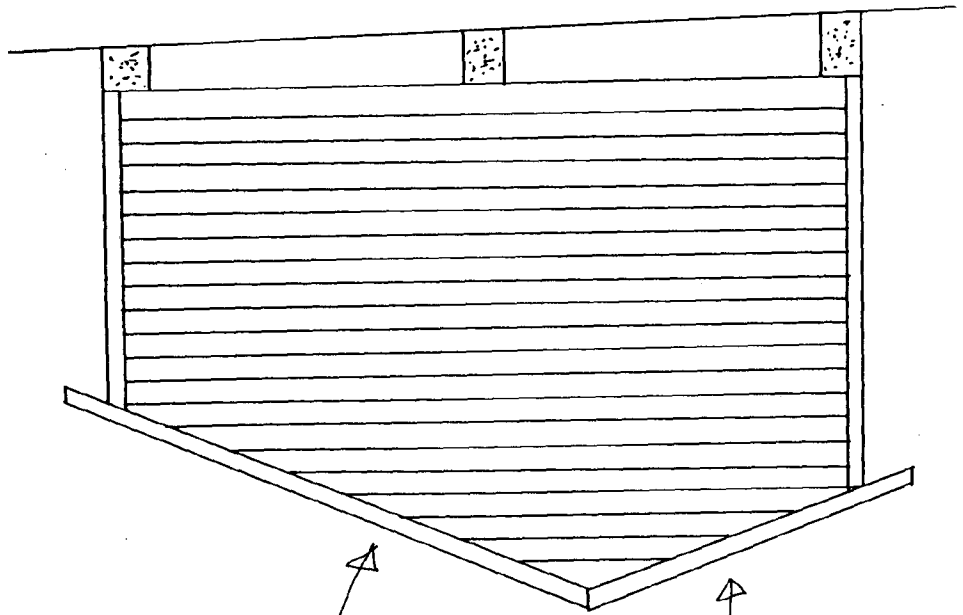
PROPOSED SKYLIGHT INSTALLATION
EAST ELEVATION

16

17

EXISTING
EAST ELEVATION

16'



10'-6"

ASPHALT SHINGLES

Front Elevation

- Roof: asphalt shingles
as existing
 - German siding - keep existing
siding
 - Door: None existing except
(Raisel panel solid door) Screen door - Existing int. solid
 - Windows - to get blown will
stay matching
4 - lite windows
- ③ - windows to left of door -
left size opening. ~~2~~

6 window openings on front elevation

West elevation has 2 windows.
~~to~~ to remain.

North elevation

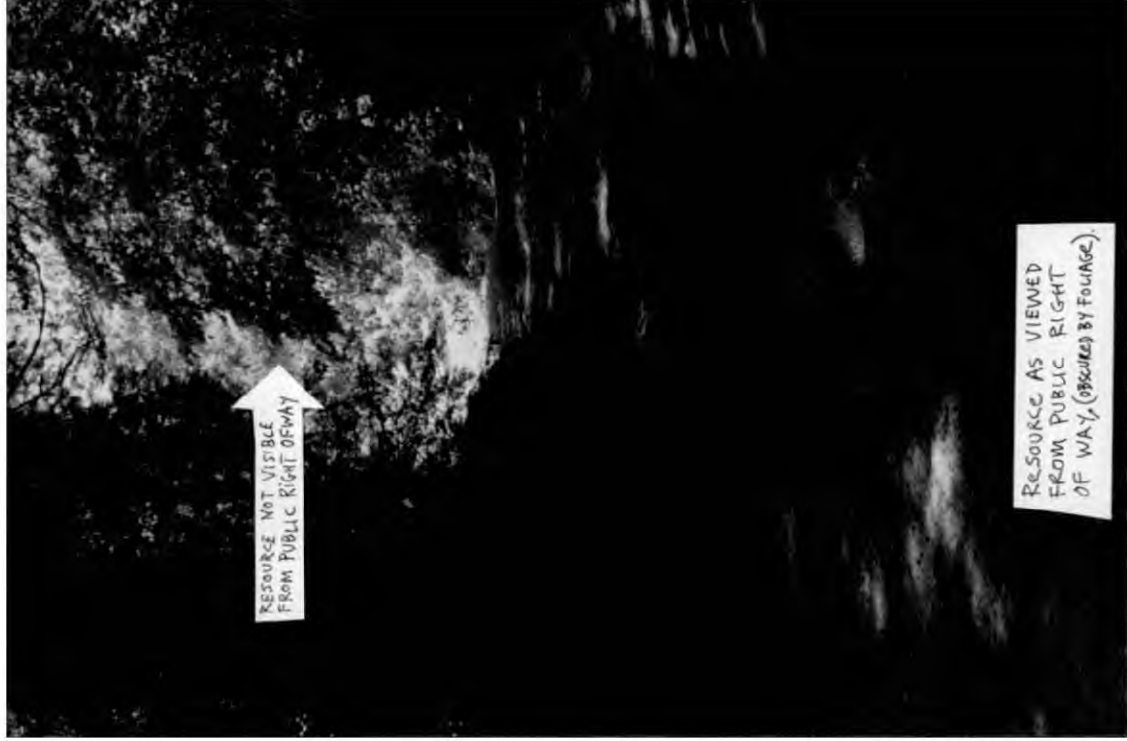
10926 Montrose Avenue
Corbett Park
July 1997



My old house built in 1903 — seen through the branches of Montgomery County "big tree" champion.



Artist's rendition of southeast facades, 7/89



RESOURCE NOT VISIBLE
FROM PUBLIC RIGHT OFWAY

RESOURCE AS VIEWED
FROM PUBLIC RIGHT
OF WAY, (OBSCURED BY FOLIAGE).





RESOURCE IS SHROUDED ON 3 OF ITS 4
SIDES BY DENSE FOLIAGE. THIS VIEW
IS OF THE SOUTH ELEVATION TAKEN FROM
A POSITION SOUTHEAST OF THE BUILDING.



WEST ELEVATION. VIEW FROM
ADJOINING PROPERTY NOT POSSIBLE
DUE TO DENSE FOLIAGE ON WEST
SIDE OF BUILDING.



NORTH ELEVATION VIEWED FROM
ADJOINING PROPERTY. BROADER
VIEW NOT POSSIBLE DUE TO
DENSE FOLIAGE.



EAST ELEVATION