

31/06-03C 10500 St. Paul St.  
(Kensington Historic District)



M.P. Mizell  
Vice President

The Clark Construction Group, Inc.  
7500 Old Georgetown Road  
Bethesda, Maryland 20814-6196  
Phone 301/272-6960 Fax 301/272-6987  
email mick.mizell@clarkconstruction.com

DANIEL MELNICK  
PRESIDENT

DANIEL MELNICK REAL ESTATE, INC.  
3203 WOODHOLLOW DRIVE  
CHEVY CHASE, MARYLAND 20815

(301) 654-4400  
MOBILE (301) 648-8899  
FAX (301) 215-6786



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

January 22, 2002

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 31/06-03C

DPS# 295384

HAWP# 31/06-03C

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

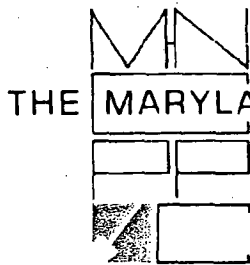
Approved  Denied  **Approved with Conditions:**

1. Reuse the removed pair of double hung 6/6 wood windows (located on the Curtis Brothers' Service Station) on the Metropolitan Avenue side of Room #400. All the other windows that are added will be 6/6 simulated true-divided lite double hung windows.
2. A separate Historic Area Work Permit (HAWP) will be completed for the two signs that are noted on Circle 27 because a sign permit is required from the City of Kensington.
3. Roof will be lower than both existing buildings

and subject to the general conditions that 1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Mick Mizell  
6120 Brookhaven Drive  
Frederick, MD 21701




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

Date: 1/22/02

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

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

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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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ [permits.emontgomery.org](mailto:permits.emontgomery.org) of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

DATE: 1/22/02

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC  
Michele Naru, Historic Preservation Planner  
Anne Fothergill, Historic Preservation Planner  
Corri Jimenez, Historic Preservation Planner *cf*

SUBJECT: Historic Area Work Permit Applications - HPC Decision

DPS# 295384  
HAWP# 3/06-03C

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The Historic Preservation Commission reviewed this project on 10500 St. Paul Street  
A copy of the HPC decision is enclosed for your information. *(Mizeil Lumber & Hardware)*

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)563-3400.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

*Manuscript* 6120 Brookhaven Dr  
Frederick, Md. 21701

Contact Person: Mick Mizell  
Daytime Phone No.: 301-272-6960

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Mizell Lumber + Hardware Daytime Phone No.: 301-272-6960  
Address: 10500 St Paul St Kensington Md 20895  
Street Number City State Zip Code  
Contractor: Same Phone No.: Same  
Contractor Registration No.: NA  
Agent for Owner: Mick Mizell Daytime Phone No.: 301-272-6960

**LOCATION OF BUILDING/PREMISE**

House Number: 10500 Street: St Paul St.  
Town/City: Kensington Nearest Cross Street: Metropolitan Ave  
Lot: 6 Block: \_\_\_\_\_ Subdivision: Plat book 1 at Plat # 24  
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: Retail + office +  
1B. Construction cost estimate: \$ \$20,000 Shop Addition  
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: No New Regm'ts  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: No New Regm'ts

**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.

Marshall P. Mizell  
Signature of owner or authorized agent

11/18/02  
Date

Approved:  For: \_\_\_\_\_, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 1/22/02  
Application/Permit No.: 295384 Date Filed: 1/2/03 Date Issued: \_\_\_\_\_

**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:

- 1 story retail frame structures (wood)
- Clapboard siding exterior
- Retail addition adds a blank face with Clapboard siding between two buildings with a setback.
- Shop additions enclose existing roofed buildings
- Office addition encloses an existing roof area in the rear of the building.

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

- Use of clapboard siding will blend the additions with the existing facades.
- New shingles for retail addition selected for historic look and contrast to existing shingle roof and metal roof.

**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.

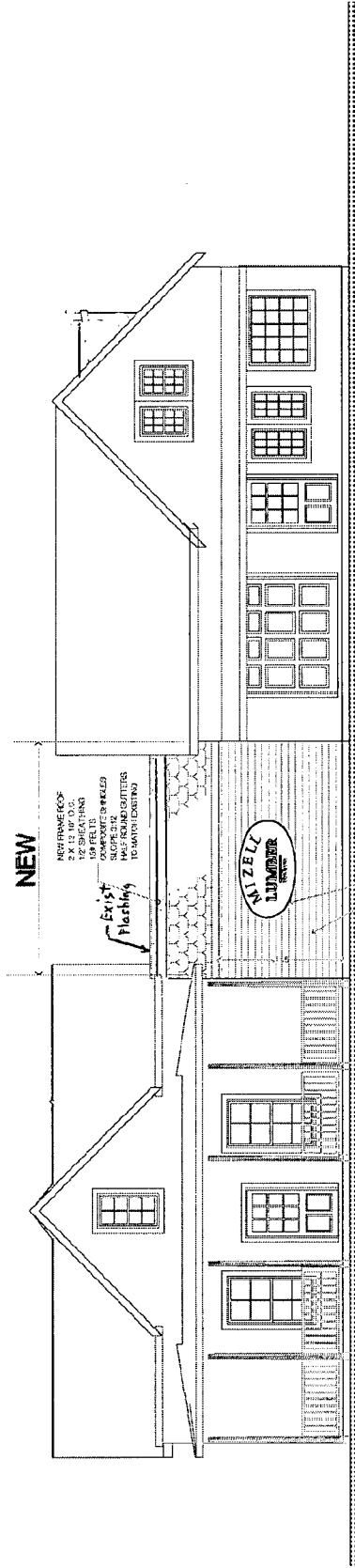
**6. TREE SURVEY**

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 ONTO MAILING LABELS.

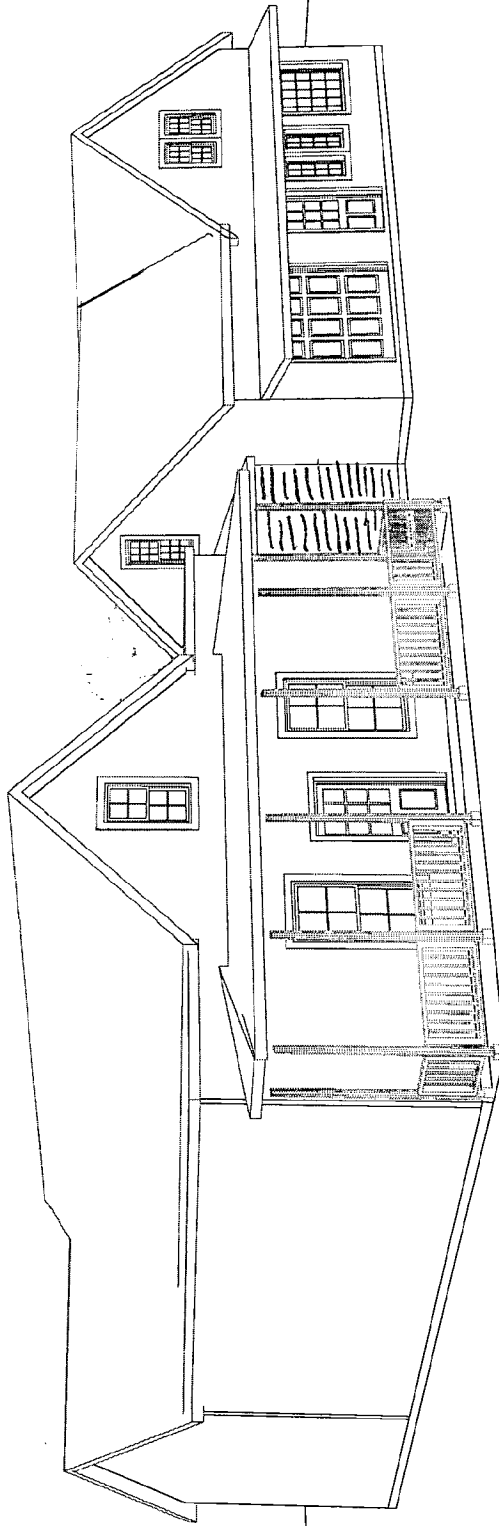


**MIZELL LUMBER - RENOVATION PROJECT**  
 PRESENTATION DRAWINGS - NO SCALE JANUARY 28, 2003  
 O'NEIL & MANION ARCHITECTS P.A.

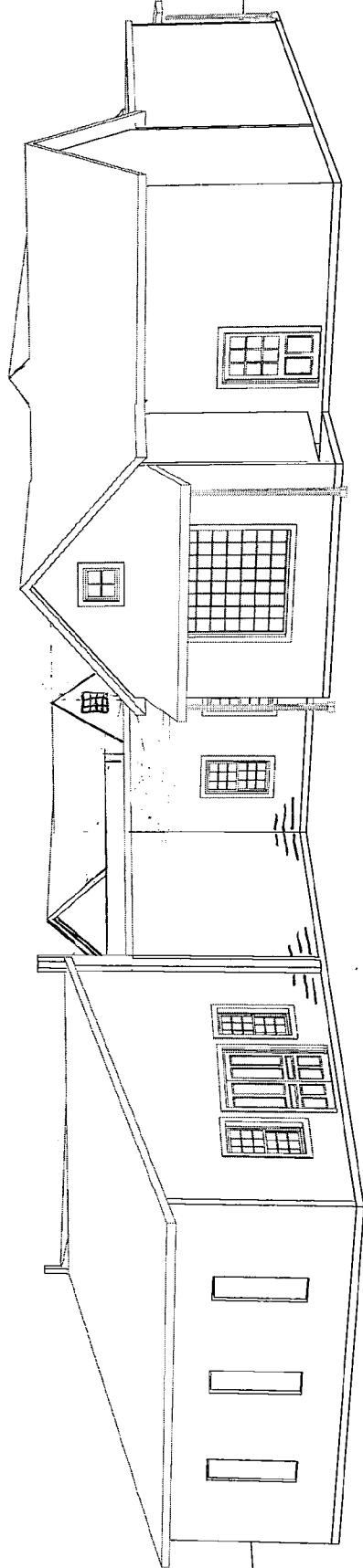
2/10/03  
 Historic Preservation Commission  
 Montgomery County  
 [Signature]



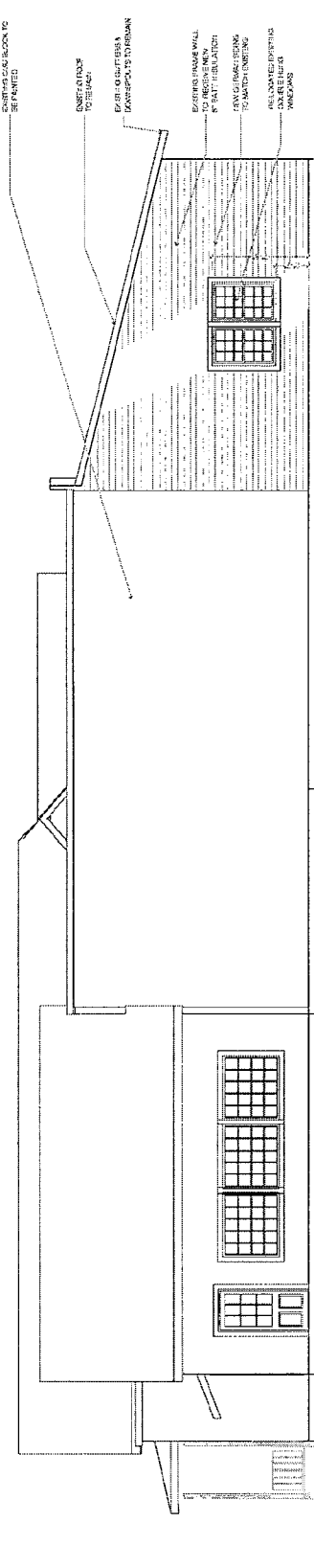




AP. 1  
Montgomery County  
Historic Preservation Commission  
2/16/03



Montgomery County  
Historic Preservation Commission  
A S 2/10/23



**MIZELL LUMBER - RENOVATION PROJECT**  
 PRESENTATION DRAWINGS - NOSSAGE JANUARY 28, 2003  
 O'NEIL & MANION ARCHITECTS P.A.

Montgomery County  
 Historic Preservation Commission  
*[Signature]*  
 2/10/03

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10500 St. Paul Street	<b>Meeting Date:</b>	01/22/03
<b>Applicant:</b>	Mizell Lumber & Hardware (M.P. Mizell, Agent)	<b>Report Date:</b>	01/15/03
<b>Resource:</b>	Kensington Historic District	<b>Public Notice:</b>	01/08/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	31/06-03C	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	An addition and three enclosures		
<b>RECOMMEND:</b>	Approve with conditions		

**CONDITIONS**

③ Roof will be lower than both existing bldgs.

1. Reuse the removed pair of double hung 6/6 wood windows (located on the Curtis Brothers' Service Station) on the Metropolitan Avenue side of Room #400. All the other windows that are added will be 6/6 simulated true-divided lite double hung windows.
2. A separate Historic Area Work Permit (HAWP) will be completed for the two signs that are noted on Circle 27 because a sign permit is required from the City of Kensington.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource  
**STYLE:** Queen Anne/Vernacular  
**DATE:** c. 1880; 1921

The Mizell Lumber & Hardware is an industrial/vernacular site with two existing gabled, Queen Anne-style buildings that border St. Paul Street and the CSX railroad line (historically the Baltimore & Ohio Railway), located in the Kensington Historic District. These buildings have Queen Anne details, such as scalloped shingles in the gables and bright paint colors, accompanied by more simplistic warehouse-style buildings in the lumberyard.

When the Mizells purchased the land in 1921, they acquired one existing building, constructed in the early 1880s by William Mannakee as a general store, which currently is used as a retail office (see Circle 33). The second primary Mizell building was constructed in the 1920s and is known as the Curtis Brothers Service Station, which once

had two gasoline pumps and a garage for automobile maintenance (see Circle 33). Mizell Lumber owns this building as well and rents it out to an automobile repair shop.

Since 1921, the Mizell family has successfully operated their business, and is one of the few family-owned establishments still in operation within the county. The Maryland-National Capital Park & Planning Commission designated the property as an outstanding resource within the Kensington Historic District in 1986.

## PROPOSAL

The applicant proposes to make many improvements to their property by adding an addition and enclosing three open spaces to prevent theft. The applicant is proposing as a preliminary to construct two signs on Metropolitan Avenue and the fronting CSX rail line, although the applicant needs to go to the City of Kensington for a separate sign permit so this is not part of this particular HAWP.

To begin, the front façade between the two historic buildings will be enclosed as an addition in Room #100 (see Circle 9-16). A German-sided façade will be constructed to the front with an asphalt shingle gable roof that will abridge both existing gables and be equipped with a ½-round gutter system. This addition will be set in approximately 3'-7' from the two existing historic buildings and rest on a poured concrete slab foundation. A "Mizell Lumber, since 1921" oval logo will be painted on the wall (see Circle 10). Presently, both historic buildings have existing original windows (see Circle 35-37). An existing paired 6/6 double hung window will be removed and a new door will be installed in this opening (see Circle 11). The applicant will retain the historic exterior siding that will be enclosed as well as retains these historic windows

Second, a new German siding wall will enclose the rear of Room #200 (see Circle 17-24). A new concrete slab foundation will be poured in this space and a door will be cut in to the room as an entrance from the main lumber building. Two new double-glazed, wood double hung simulated true-divided lite windows will be added on this elevation. The adjacent space, Room #300, located at the rear of the Curtis Service Station will have a new door installed on its north elevation and a wood-frame, partition wall will be placed between both rooms (see Circle 21). Room #300 has already existing poured concrete foundation and 8" concrete masonry block walls, which will be retained.

Third, two sides will be added to Room #400, which is a shed roof building attached to Room #300 that is an 8" concrete masonry unit walls (see Circle 26-33). The new German siding walls will be added, which will match the existing to the currently open areas that face Metropolitan Avenue and the center of the lumberyard (see Circle 28-29). The wall facing Metropolitan Avenue will have two double hung 6/6 windows where the wall that faces into the lumberyard will have also two 6/6 simulated true-divided lite windows as well as a double painted metal door. A wall with three panels that faces north will be retained as is.

In addition to enclosing spaces and additions, two signs are noted on the lot plans (see Circle 27). These signs are preliminaries since a separate sign permit is required

from the City of Kensington by the applicant. Sign #1 is scoped to be a two-sided 8'x 10' sign that will be within the property, and be in front of a large 142' long lumberyard building. Sign #2 will be mounted on the backside of a second 143' long lumberyard building that faces the railroad tracks. This sign will be 5' x 15' in size.

### STAFF DISCUSSION

Staff overall approves of the project as well as finds it compatible with the existing buildings. First, staff would like that the addition that will abridge the two existing historic Queen Anne-style buildings be set back so that it is apparent that both buildings were separately constructed buildings. The "Mizell Lumber" sign that will adorn the front of this wall is attractive and will be a nice "mural" to the elevation.

In addition, staff would recommend that the historic paired 6/6 double hung windows that are removed on the side of the Curtis Brothers' building be reused on Room #400, the elevation that faces Metropolitan Avenue. The new windows that will be added to the project should also be 6/6 true-divided lites double hung windows with an exterior wood grill to simulated muntins.

### STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-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 the Secretary of the Interior's *Standards* #10:

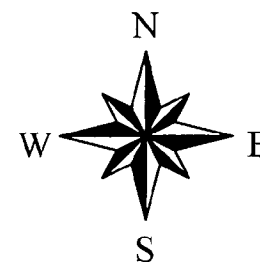
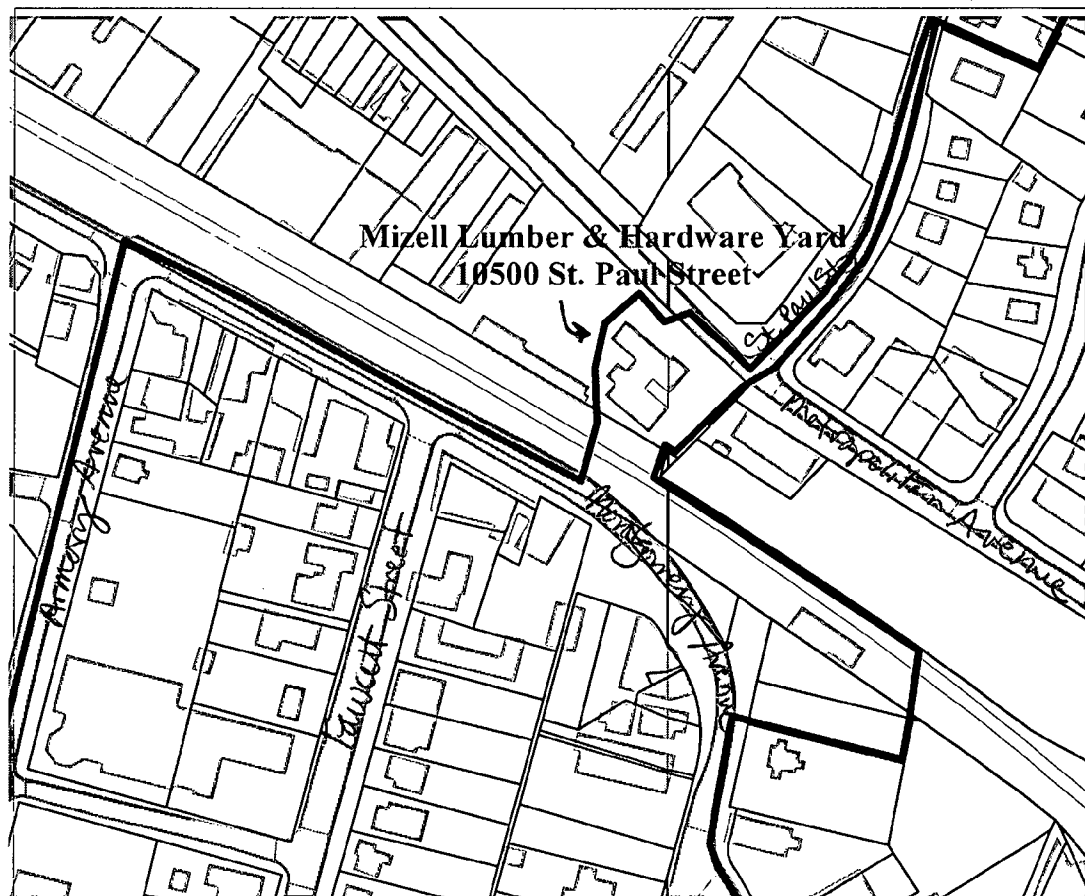
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of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

with conditions:

1. Reuse the removed pair of double hung 6/6 wood windows (located on the Curtis Brothers' Service Station) on the Metropolitan Avenue side of Room #400. All the other windows that are added will be 6/6 simulated true-divided lite double hung windows.
2. A separate Historic Area Work Permit (HAWP) will be completed for the two signs that are noted on Circle 27 because a sign permit is required from the City of Kensington.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.

# Kensington Historic District



color  
w/o Electrical

FYI

Copy

12/2/02

## MIZELL LUMBER and HARDWARE

Room # 100 – Retail Addition (348 SF)

Room # 200 – Office Enclosure (411 SF)

Room # 300 – Shop Enclosure (1273 SF)

Room # 400 – Shop Enclosure (699 SF)

-----  
2731 SF



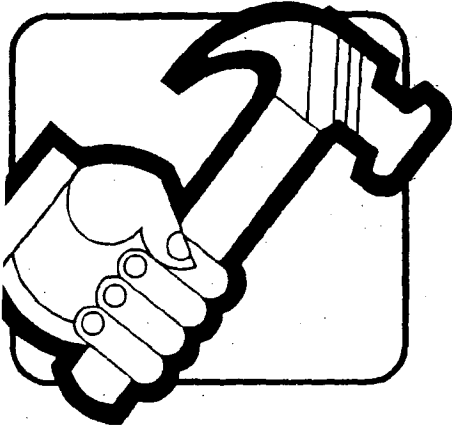
M.P. Mizell  
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Bethesda, Maryland 20814-6196  
Phone 301/272-6960 Fax 301/272-6987  
email mick.mizell@clarkconstruction.com



Color

FACSIMILE TRANSMISSION COVER



**MIZELL**  
LUMBER & HARDWARE

**Mizell Lumber & Hardware**  
is conveniently located in  
historic Kensington  
Since 1921

**(301) 949-0244**

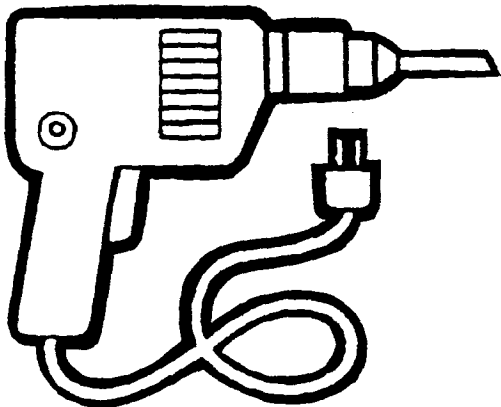
**10500 St. Paul Street  
Kensington, MD 20895**

LUMBER, HARDWOODS, CCA TREATED, PLYWOOD,  
DOORS, BUILDING SUPPLIES, HARDWARE

TO: Retail Addition

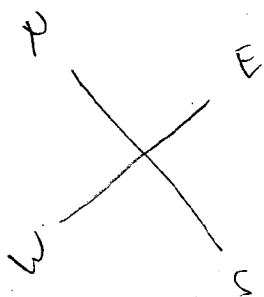
FROM: Room # 100

NUMBER OF PAGES: COVER + \_\_\_\_\_



APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 1/22/03

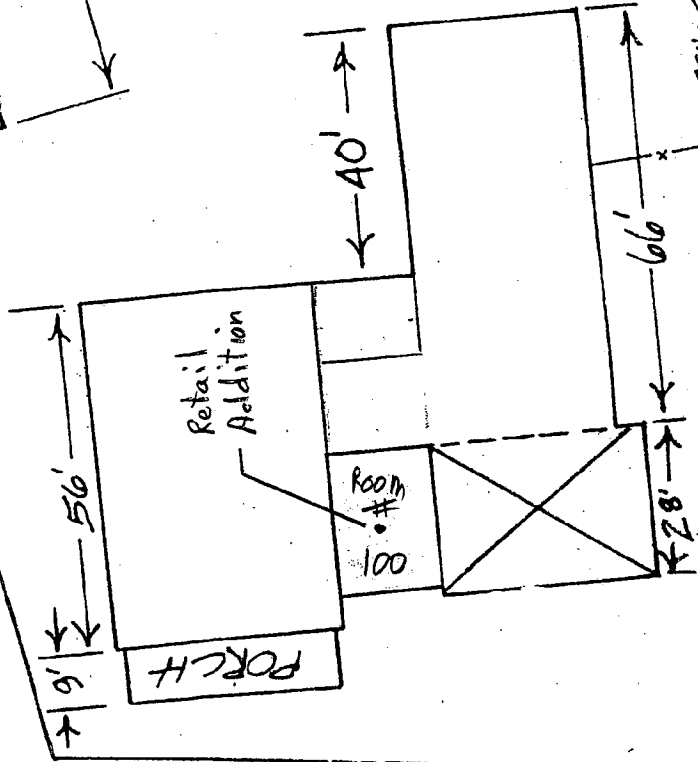


RAILROAD  
A04.75'

D. & O.

143.17'

TOTAL AREA 1.26 AC.



Mizeell Lumber  
10/27/02  
Retail Addition

GATE

280.5'

Metropolitan Ave

128.55'

9

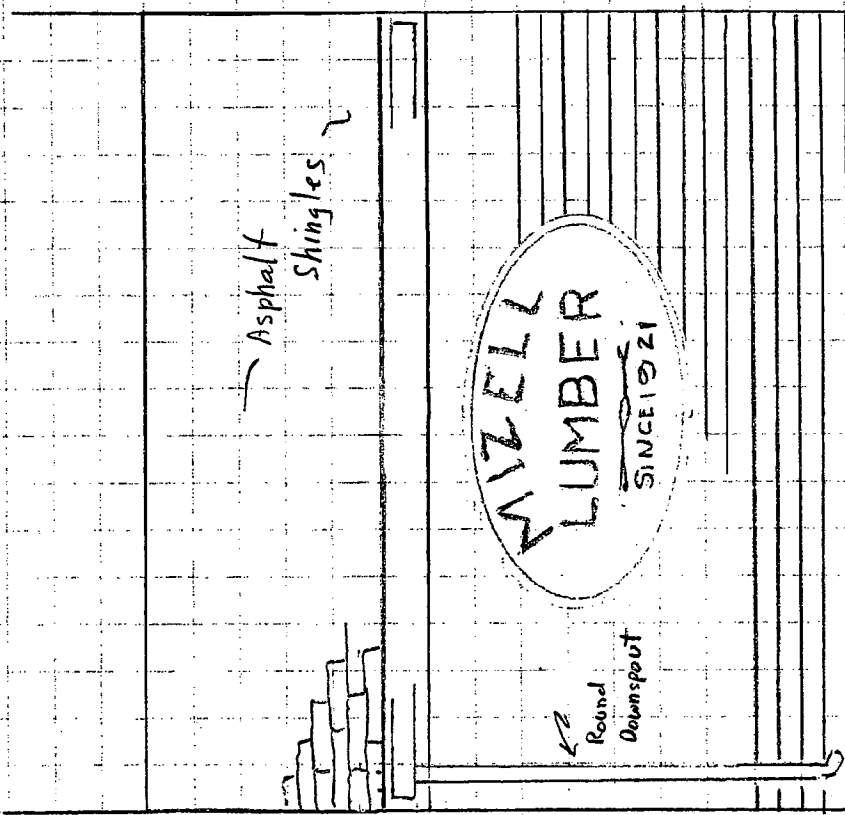
Montgomery County  
Historic Preservation Commission

*[Signature]* 1/22/03

Fascia  
Gutter (1/2 Rd)

Existing Gas Station

New Getmax Siding



Front Elevation  
17'-0"

Room # 100

Mizell Lumber 10110102 Retail Addition
--

Existing Hardware  
Store

Existing  
Mizell  
huber

Existing Door

17'-0"  
B

Existing Walls

Existing Window

new Slab  
at Grade

ROOM  
#  
100

Remove Existing  
Window + Wall  
+ install new  
door 3'6" x 6'6"

Existing Tenant  
Repair Shop  
(Mizell Lumber)

Montgomery County  
Historic Preservation Commission

*[Signature]* 1/22/03

Mizell Lumber  
10/10/02  
Retail Addition

14' 1"

Gas  
meter  
to  
Remain

Plan View

WSP

17'-0"

New Duct + Diffuser

Existing Tenant  
Repair Shop  
(Mizell Lumber)

Montgomery County  
Historic Preservation Commission

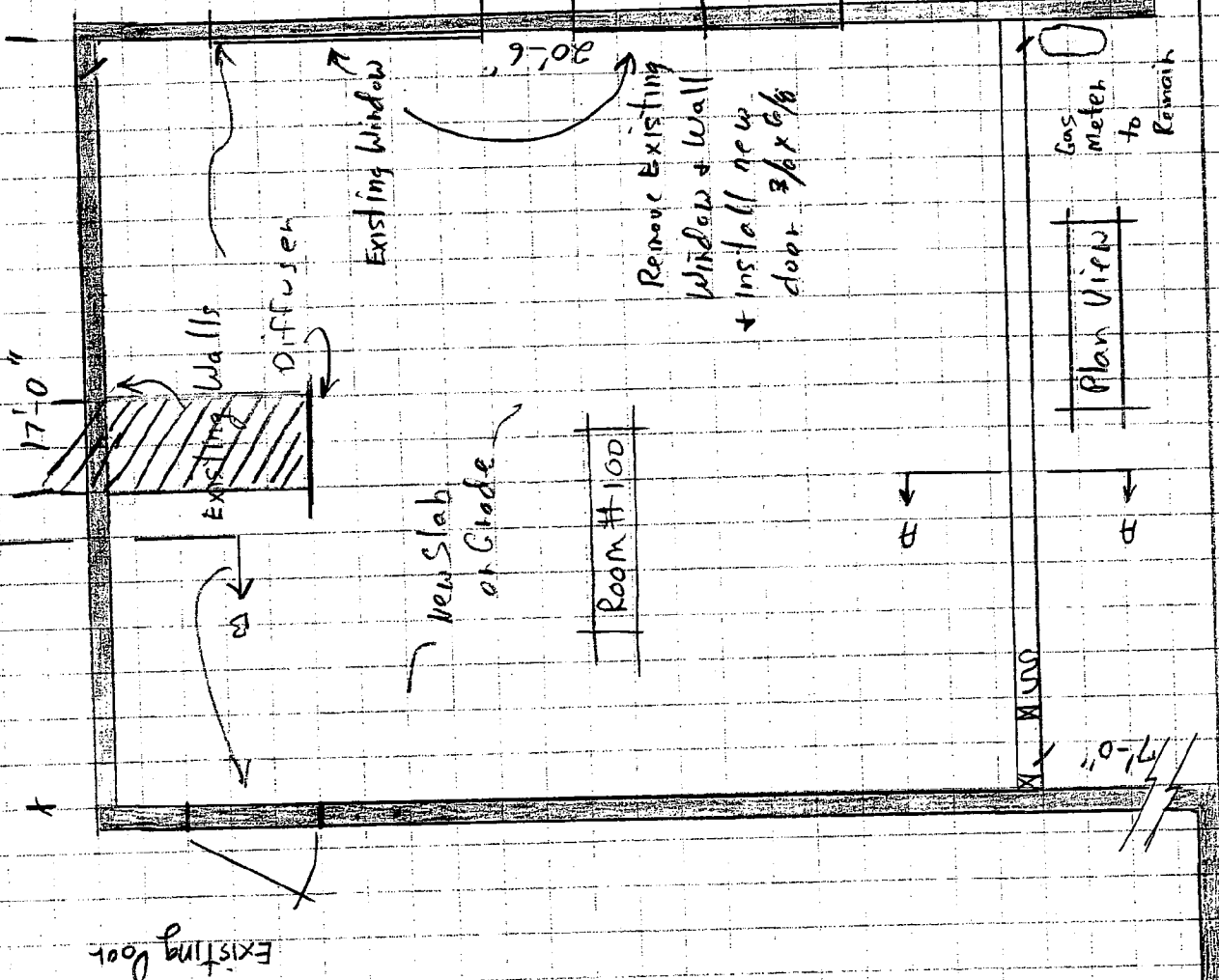
*[Signature]* 1/22/03

Mechanical

Mizell Lumber  
10/10/02

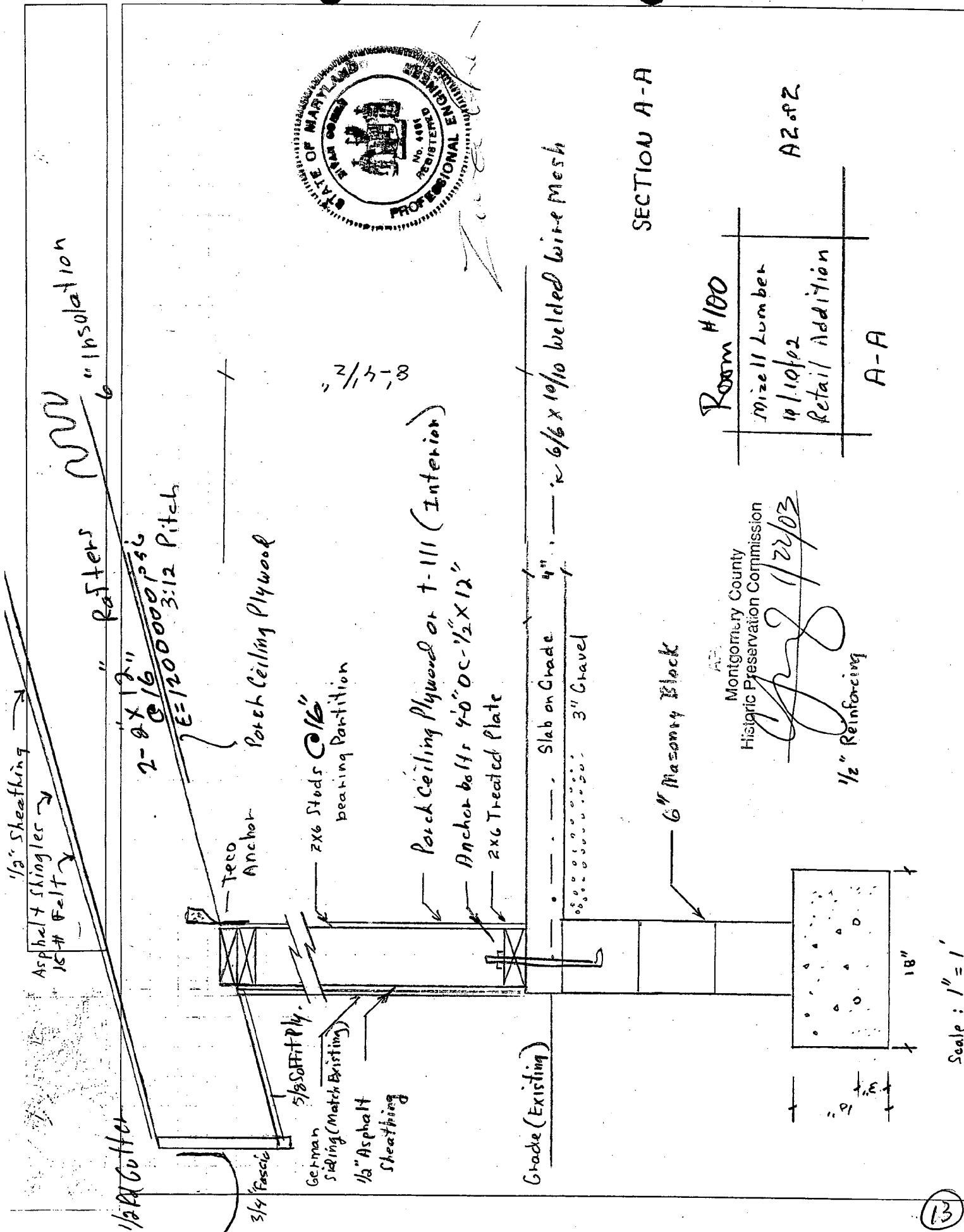
Retail Addition

1/4" = 1'



Existing  
Mizell  
Lumber

Plan View



SECTION A-A

Room #100	AZ of 2
Mizell Lumber	
10/10/02	
Retail Addition	
A-A	

Montgomery County  
Historic Preservation Commission  
*[Signature]* 1/22/03  
1/2" Reinforcing

Scale: 1" = 1'

12'-10"

2- 2x12" - 22'  
@ 16"

Use 3- 16d Lags  
@ 32" OC +  
3- 5/16" x 4" Lag  
bolts @ 16" OC

Flashing

tee  
Anchor

↑  
Exist  
roof

Existing 2x4"  
Wall



*Zur*

Montgomery County  
Historic Preservation Commission

*[Signature]*  
1/22/03

Room #100

Mizell Kumber  
10/10/02  
Retail Addition

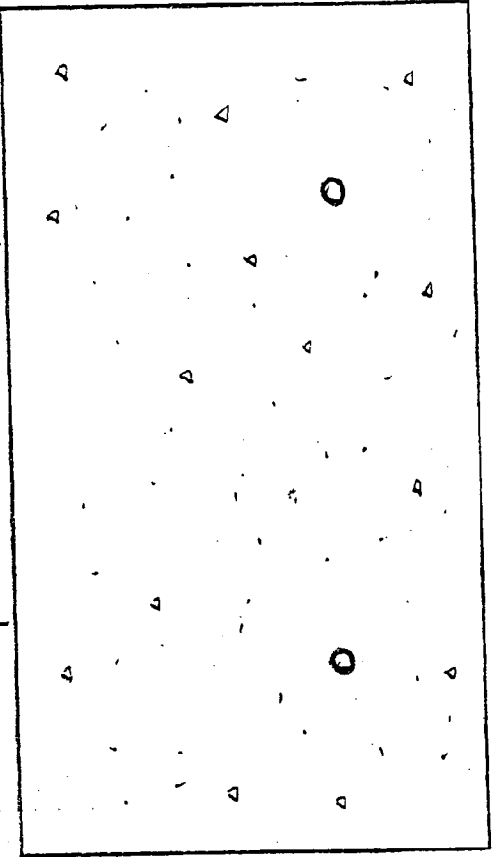
B-B

(16)



- 6" Non Bearing Partition
- 10'-8" High

8" Block



- 2500 PSI Concrete
- 2 #4 Bars
- Bot of Footing 36" Below Grade



18"

Structural Detail

Zhan Cifer

Montgomery County  
Historic Preservation Commission

*[Signature]*  
1/22/03

Room #100

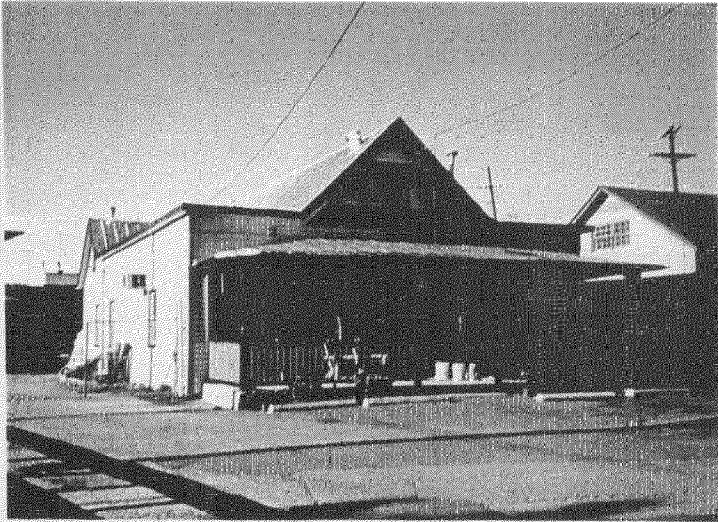
Mizzell Lumber  
2/1/01  
Office Addition

S-1081

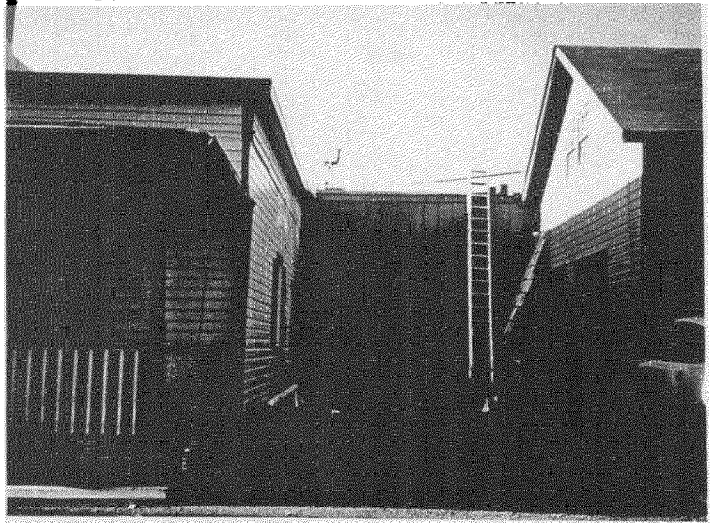


Montgomery County  
Historic Preservation Commission

*[Handwritten Signature]*  
1/22/03



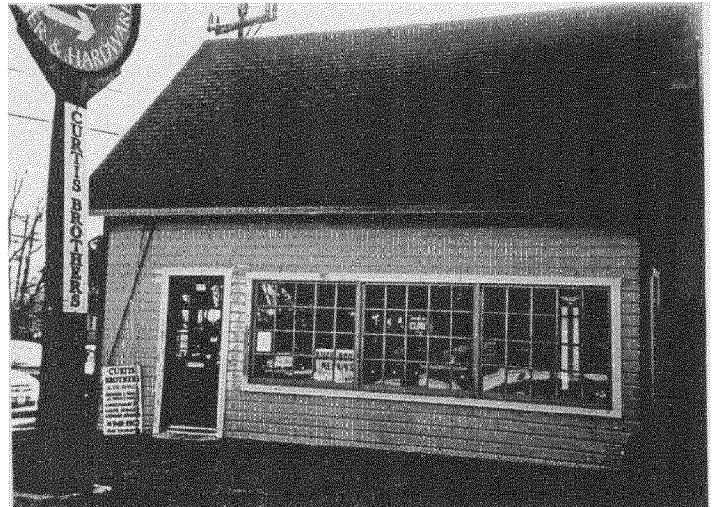
Existing Lumber Co Hardware Store



Retail infill Addition  
Room #100



Existing Service Station



Existing Service Station

CARRIAGE HOUSE AT TWO 1923 BY EDWARD HOPPE PROTECTED BY CERTAINTEED



A WORK of  
UNCOMMON  
INGENUITY

by an

AMERICAN  
MASTER.

WITH ITS PLAYFUL GEOMETRY AND DEEP SHADOW LINE, A ROOF FEATURING CARRIAGE HOUSE SHINGLE™ IS A WORK OF ART THAT WORKS ON MANY LEVELS.

SCULPTED TO SIMULATE THE SCALLOPED EDGES OF NATURAL SLATE, CARRIAGE HOUSE PROVIDES FOUR FULL LAYERS OF PROTECTION ONCE APPLIED. THEN CERTAINTEED COVERS THE SHINGLES THEMSELVES WITH A LIFETIME, LIMITED, TRANSFERABLE WARRANTY (WHICH PROVIDES REIMBURSEMENT FOR FULL REPLACEMENT COSTS SHOULD A MANUFACTURING DEFECT OCCUR WITHIN 7 YEARS OF APPLICATION)\*.

FOR ANOTHER ANGLE, CALL 1-800-233-8990 OR VISIT [WWW.CERTAINTEED.COM](http://WWW.CERTAINTEED.COM)

CARRIAGE-HOUSE  
SHINGLE™

CertainTeed LI  
Quality meets value. Satisfaction guaranteed.

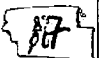


\*See actual warranty for details and limitations. 40-year duration on commercial or institutional applications.

Made under U.S. Pat. 5,237,653; 5,400,553; 5,420,184; 5,375,491; 5,428,902; 5,501,053; 5,500,014; 0833,195 and 0835,124. Canadian Pat. 7,153 (1994), 7,338 (1993). Other pat. pending. Protected under the following additional patents: 5,951,502.

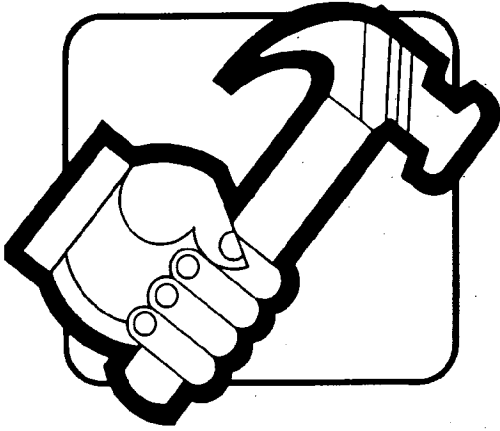
©2000, CertainTeed Corporation

Circle 399 or [www.thru.to/builder](http://www.thru.to/builder)



color

FACSIMILE TRANSMISSION COVER



**MIZELL**  
LUMBER & HARDWARE

**Mizell Lumber & Hardware**  
is conveniently located in  
historic Kensington  
Since 1921

**(301)949-0244**

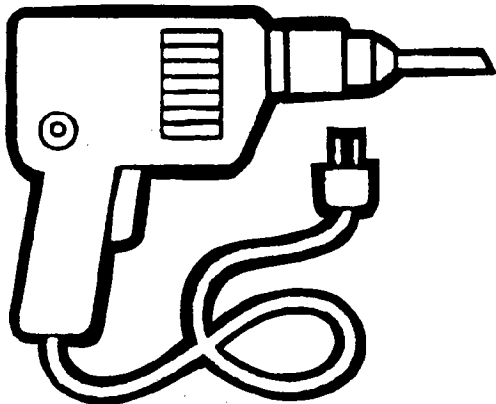
**10500 St. Paul Street  
Kensington, MD 20895**

LUMBER, HARDWOODS, CCA TREATED, PLYWOOD,  
DOORS, BUILDING SUPPLIES, HARDWARE

TO: OFFICE ADDITION (Room # 200)

FROM: + Shop ENCLOSURE (Room # 300)

NUMBER OF PAGES: COVER + \_\_\_\_\_



Montgomery County  
Historic Preservation Commission

*Aug 1/22/03*

D. & O.

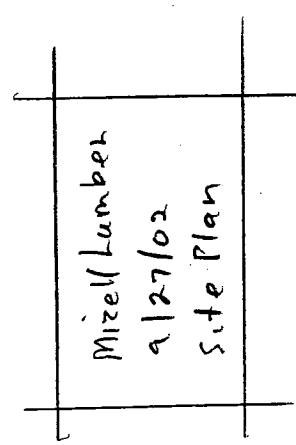
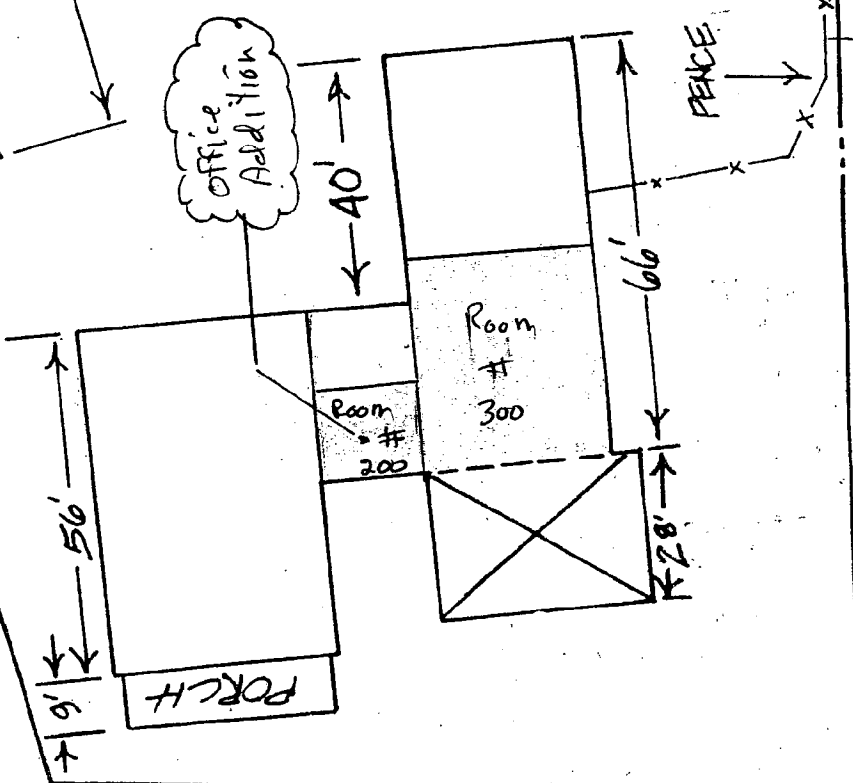
RAILROAD  
404.75'

143.17'

LOT AREA 1.291 AC.  
TOTAL

31. FAUL STREET  
128.55'

19



GATE

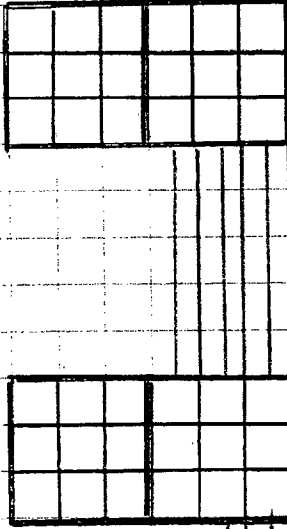
280.5'

C-1

METROPOLITAN AVENUE

Existing Roof + Fascia

German Siding



New Dbl Glazed Wood Windows

New German Siding

A4084

11'-8"

17'-5"

Mizzell Lumber
9/27/02
Elevation
Office Addition

1/4" = 1'

Montgomery County  
Historic Preservation Commission

1/22/03  
*[Signature]*



# PLAN VIEW

Existing 8" Block

Add 6" Insulation in Ceiling

New 6" Stud Partition

Existing Piers Roof Post

New HM Door

6" Stud Partition (Non Bearing Installed on top of S.O.G.)

Room # 300

Existing Slab on Grade  
Existing Building, Roof  
and 2 1/2 Walls  
Add 6" Insulation in Ceiling

Existing 8' Block

PLAN VIEW

New 6" Stud Partition Non Bearing Installed on top of S.O.G.

Mizell Lumber

9/27/03

Office Addition

A1 of 4

Existing 8' Block

New 6" wall New Window

17'-5"

New Slab on Grade

Room # 200

Montgomery County  
Historic Preservation Commission

*[Signature]*  
1/22/03

Existing wall

Existing door  
Add 1/2" Sheetrock  
Add 6" Insulation

Existing Store

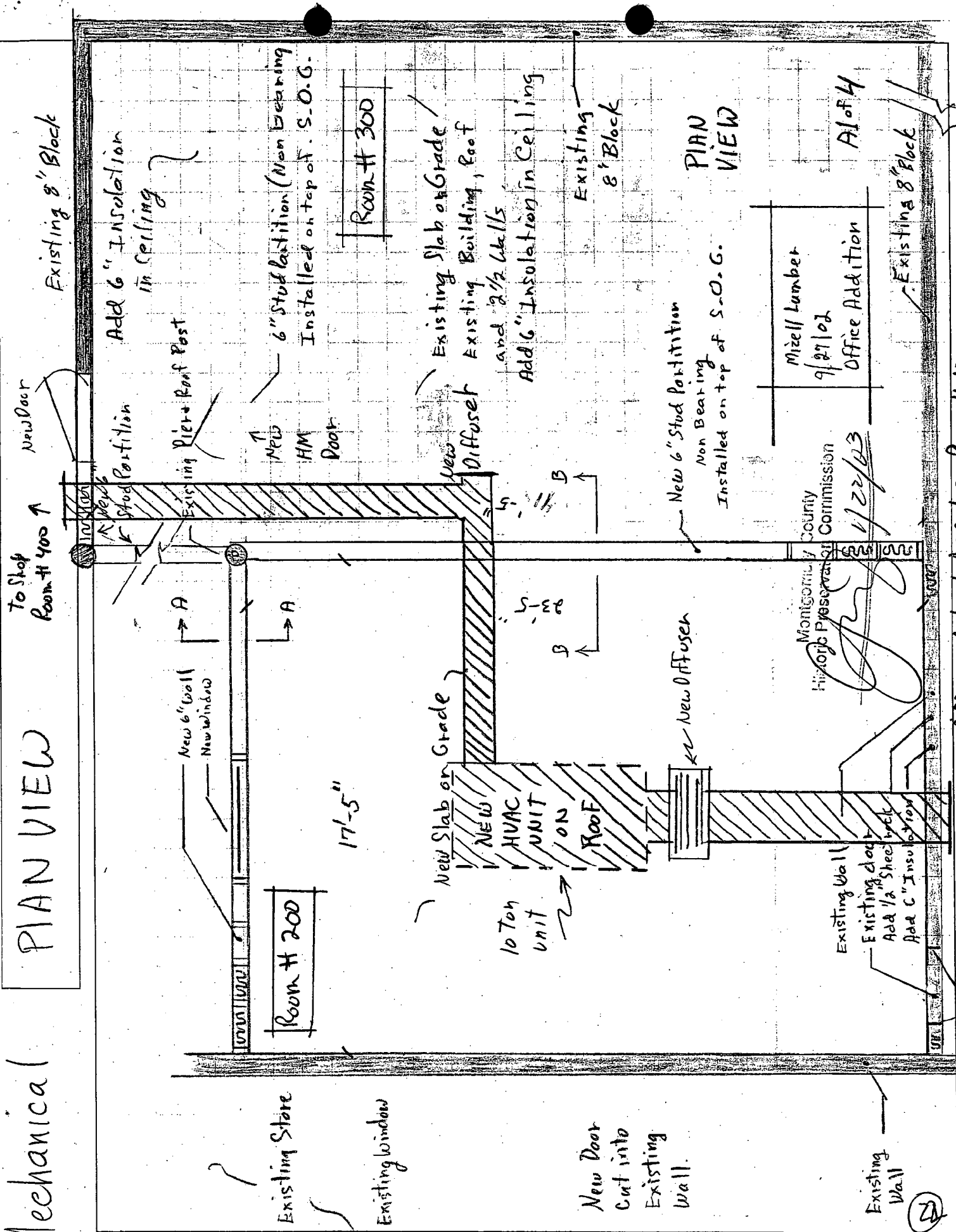
Existing window

New Door Cut into Existing wall at existing window

Existing wall

# Mechanical

# PLAN VIEW



Existing 8" Block

Add 6" Insulation in Ceiling

6" Stud Partition (Non Bearing Installed on top of S.O.G.)

Room # 300

Existing Slab on Grade Existing Building, Roof and 2 1/2 Walls

Existing 8" Block

PLAN VIEW

New 6" Stud Partition Non Bearing Installed on top of S.O.G.

Mizell Lumber 9/27/02 Office Addition

ALOR4

Existing 8" Block

To Shop Room # 400

New Stud Partition

Existing Pier + Roof Post

New HM Door

New Diffuser

B

New 6" Wall New Window

A

A

17'-5"

New Slab on Grade

NEW HVAC UNIT ON ROOF

10 Ton Unit

New Diffuser

B

Montgomery County Historic Preservation Commission 1/22/03

Existing Wall

Existing door Add 1/2" Sheetrock Add C" Insulation

Existing Store

Existing window

New Door Cut into Existing Wall.

Existing Wall

24

Existing 2x12 Roof Joists

New 6" Insulation (R-)

Add Drywall to existing

Existing Beam

2x6 Studs  
Non bearing Partition

Drywall

2x6 Treated Plate

4" Slab on Grade

3" Gravel

8" Masonry Block

Grade (Existing)

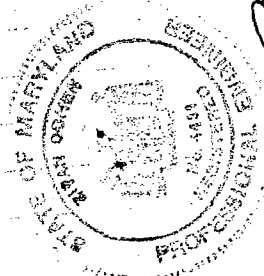
2'-6" min

Montgomery County  
Historic Preservation Commission

*[Signature]* 1/22/03

1/2" Reinforcing

assume soil allowable bearing 2500 p.f.

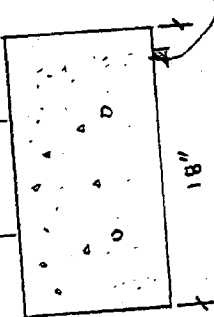


Zoran

SECTION A-A

A2.04

Mizzell Lumber  
2/1/01  
Office Addition

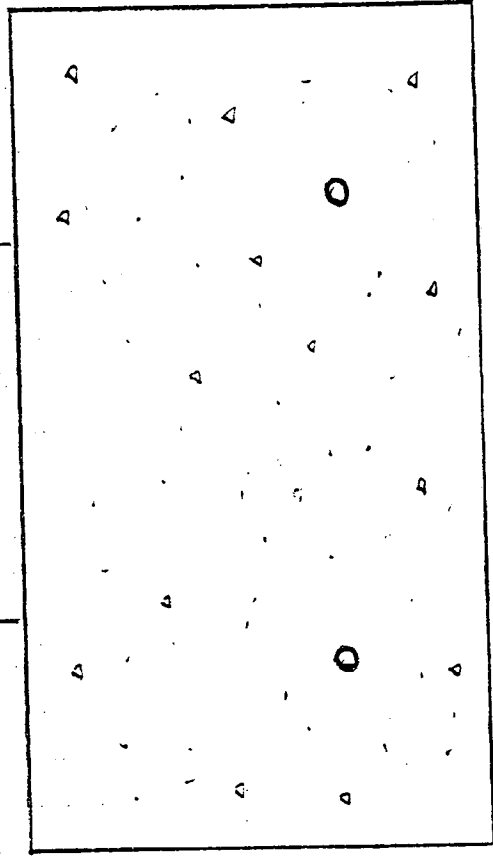


Scale: 1" = 1'



- 6" Non Bearing Partition
- 10'-8" High

8" Block



- 3500 PSI Concrete
- 2 #4 Bars
- Bot of Footing 36" Below Grade



Zaven Cohen

Montgomery County  
Historic Preservation Commission

*[Signature]*  
1/22/03

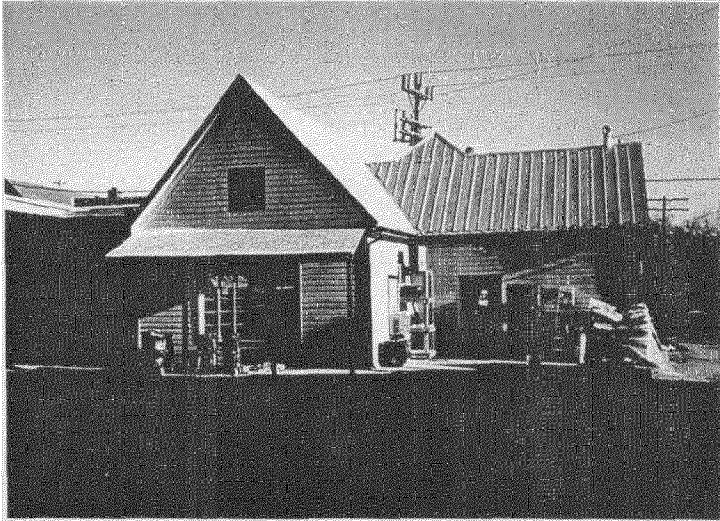
Structural Detail

Mizzell Kumben  
2/1/01  
Office Addition

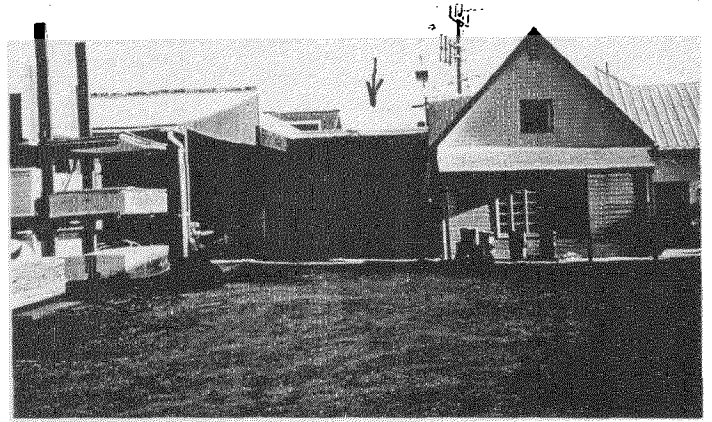
S-1 of 1

Montgomery County  
Historic Preservation Commission

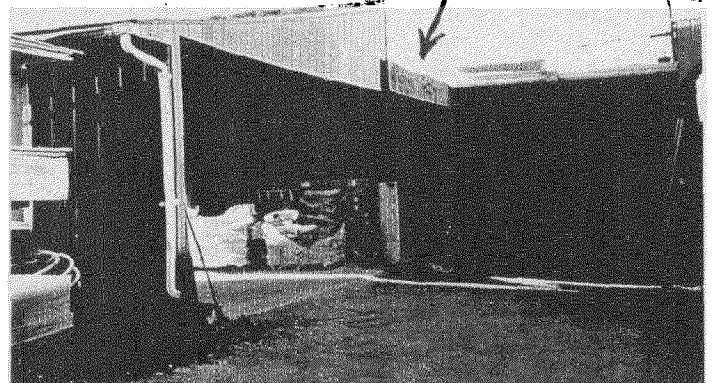
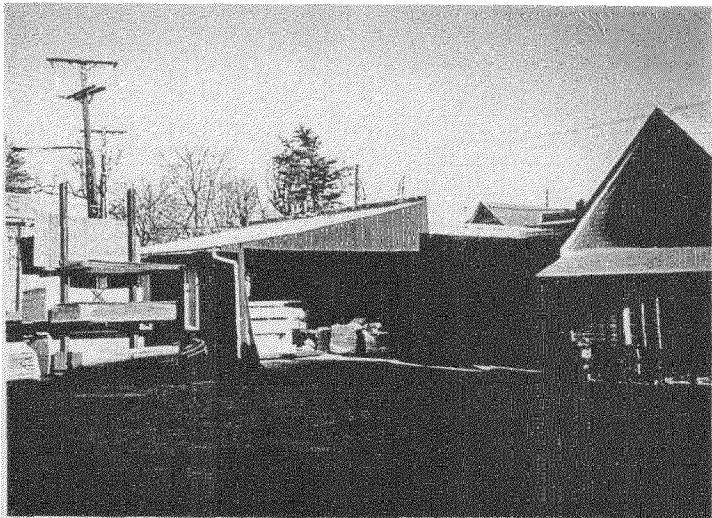
*John J. [unclear]*  
1/22/03



Rear of existing Hardware Store

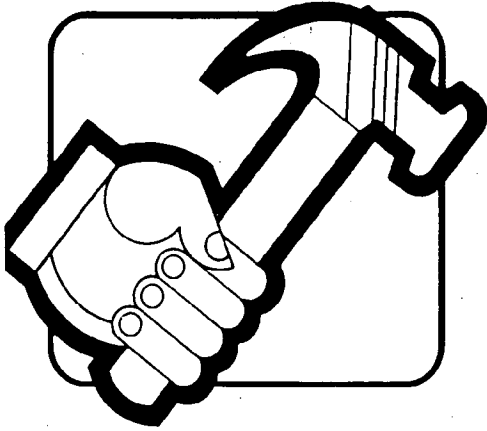


Office Enclosure Center  
Room # 200



Shop Enclosure to the left  
Room # 300

Color



FACSIMILE TRANSMISSION COVER

**Mizell Lumber & Hardware**  
is conveniently located in  
historic Kensington

Since 1921

**(301)949-0244**

**10500 St. Paul Street  
Kensington, MD 20895**

**MIZELL**

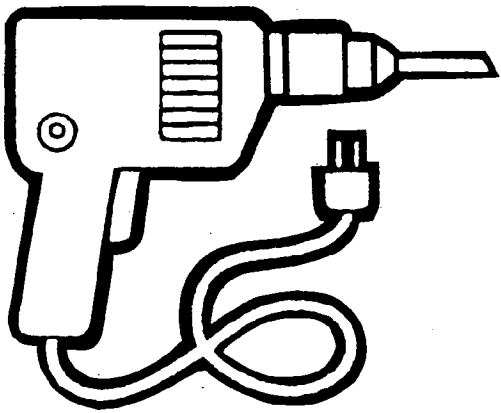
**LUMBER & HARDWARE**

LUMBER, HARDWOODS, CCA TREATED, PLYWOOD,  
DOORS, BUILDING SUPPLIES, HARDWARE

TO: Shop Enclosure

FROM: Room # 400

NUMBER OF PAGES: COVER + \_\_\_\_\_



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 [Signature] 1/22/03

SIGN #2  
 (MOUNTS ON FACE OF BLDG.)  
 5' H X 15' W  
 75 SQ. FT.  
 RAILROAD  
 404.75'

D. & O.

143.17'

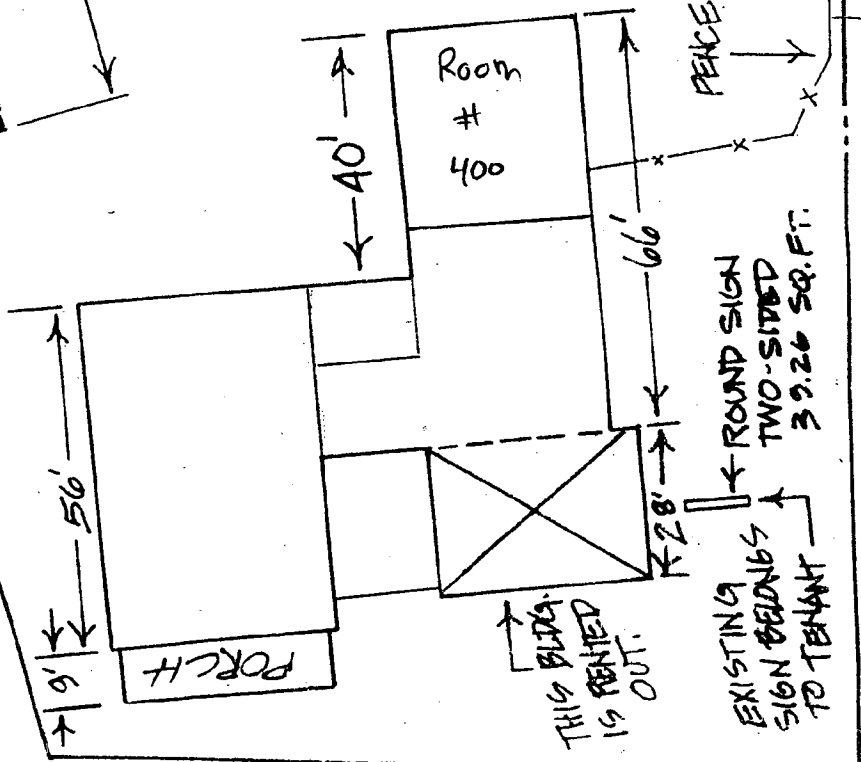
TOTAL AREA 1.70 AC.

PART LOT 6

128.55'

U. T. H. L. S. I. R. E. L. I.

(27)



SIGN #1  
 TWO-SIDED  
 8' H X 10' W  
 160 SQ. FT.

EXISTING  
 SIGN BELONGS  
 TO TENANT  
 ROUND SIGN  
 TWO-SIDED  
 32.26 SQ. FT.

GATE

280.5'

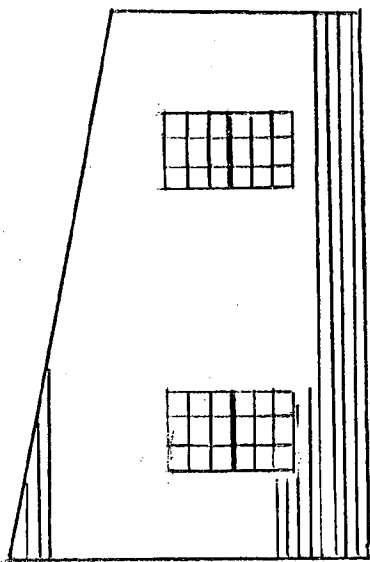
RAILROAD AVENUE

SIGN 1  
 PROPE

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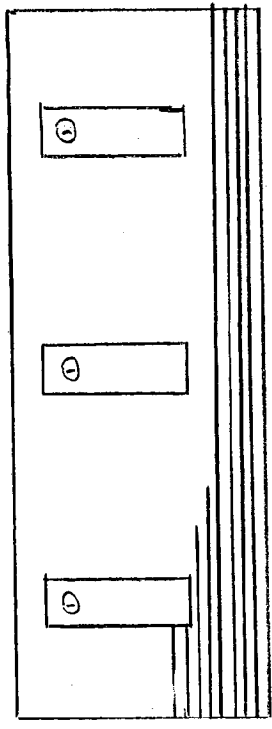
*[Signature]*  
 1/22/03

Existing  
 Roof  
 (New  
 wall)



View From Metropolitan Ave

23'4"



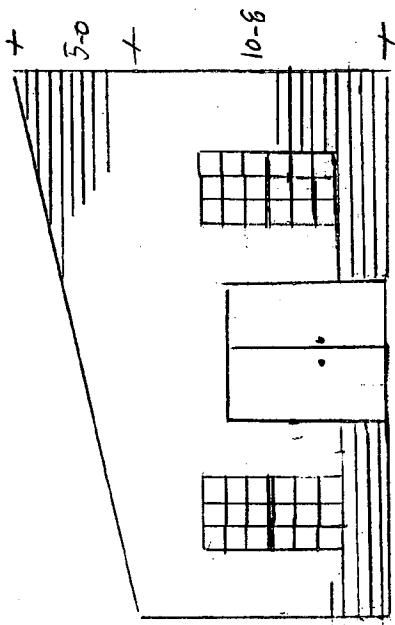
NE VIEW

Existing Roof - Existing wall

○ Existing Wood Panels  
 to Remain.

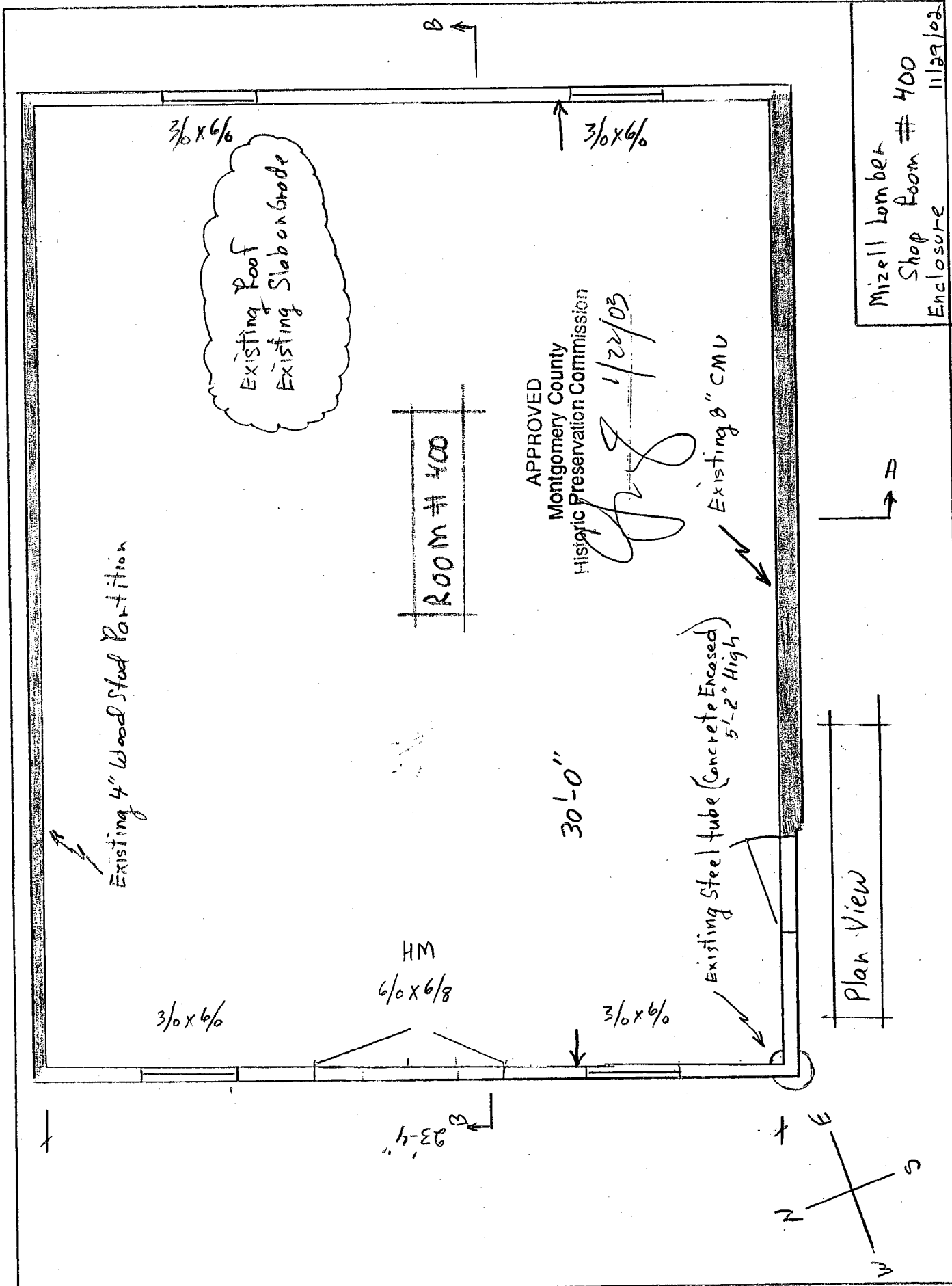
All Siding to Match  
 Existing Clap Board

Existing Roof (New wall)



View From RR Tracks

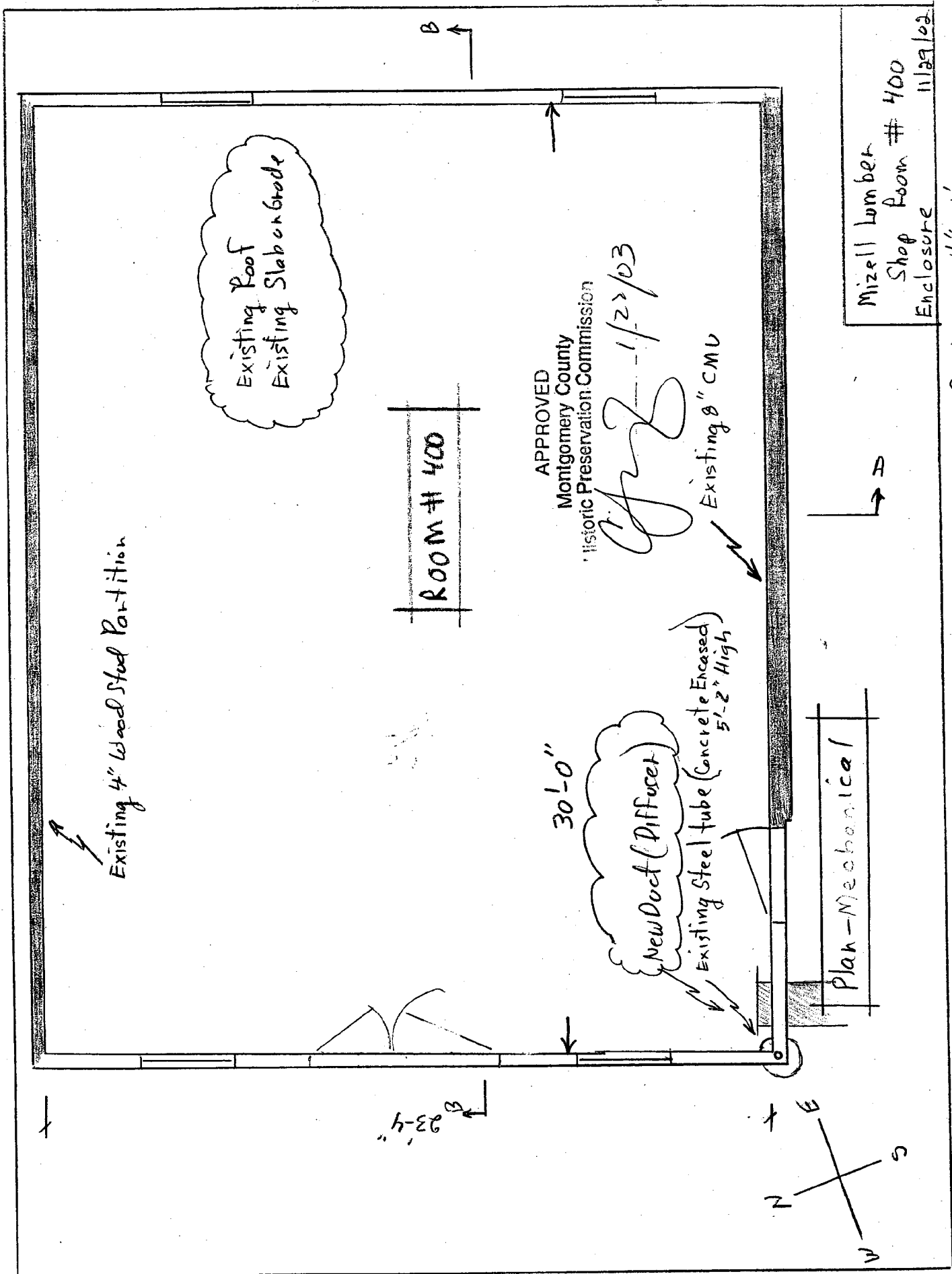
Mizell Lumber  
 Room # 100 Elevations  
 1/8" = 1' 12/14/02



Mizzell Lumber  
 Shop Room # 400  
 Enclosure 11/29/02

Scale 1/4" = 1'

Metroplan



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 Historic Preservation Commission

*[Signature]* 1/22/03

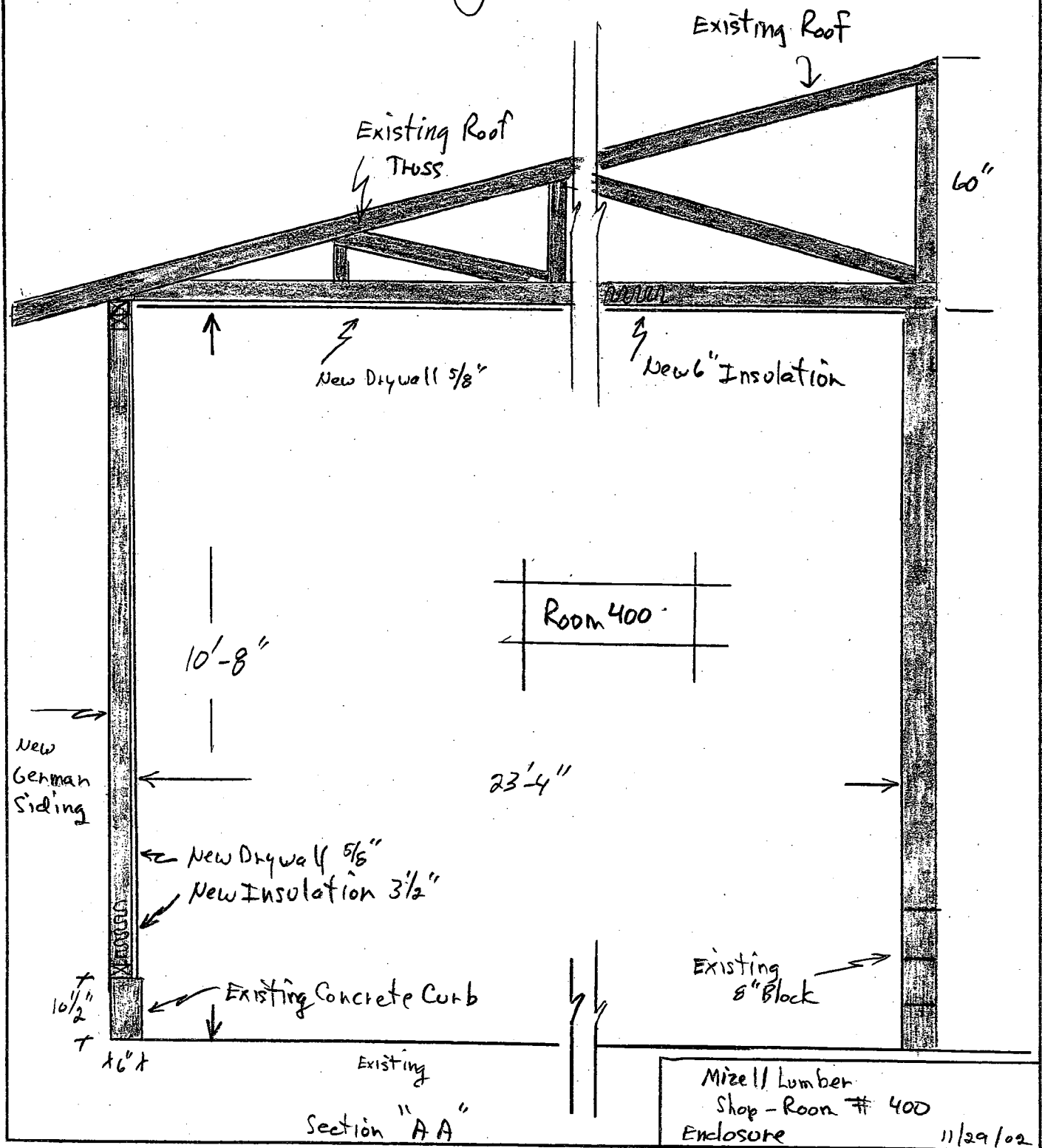
Mizell Lumber  
 Shop Room # 400  
 Enclosure 11/29/02

Scale 1/4" = 1'

(2)

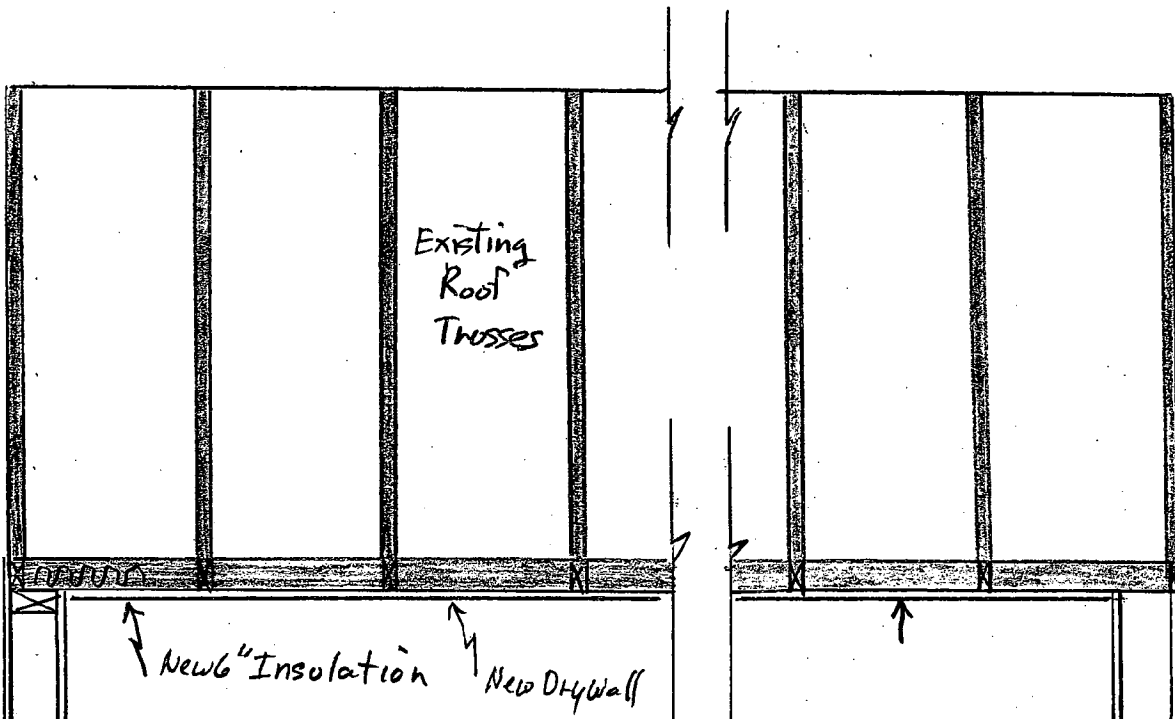
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*[Signature]* 11/22/03



Scale 1/2" = 1'





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*J. J. [Signature]* 1/22/03

10'-8"

2x6 Partition (Non Bearing) 16" OC  
 6" Insulation  
 5/8" Sheetrock

New German Siding

New German Siding

Treated Plate 30'-0"

Existing Slab on Grade

Treated Plate

Mizell Lumber  
 Shop Enclosure  
 Room 400

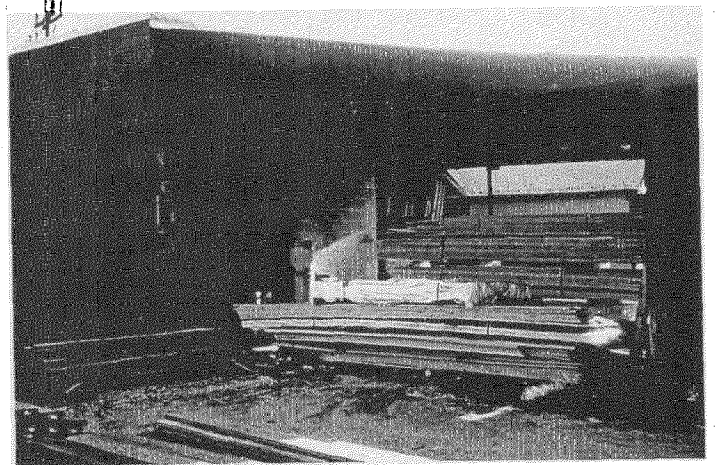
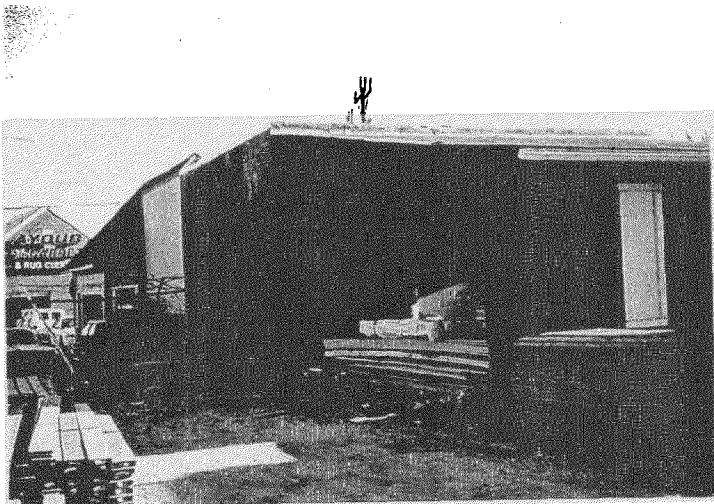
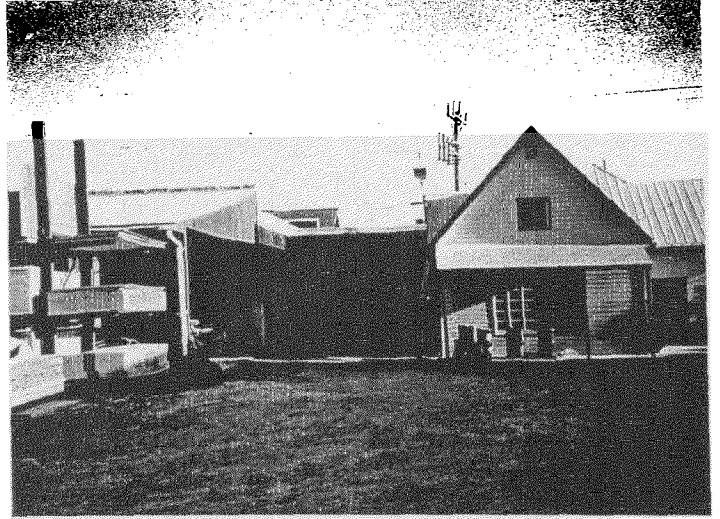
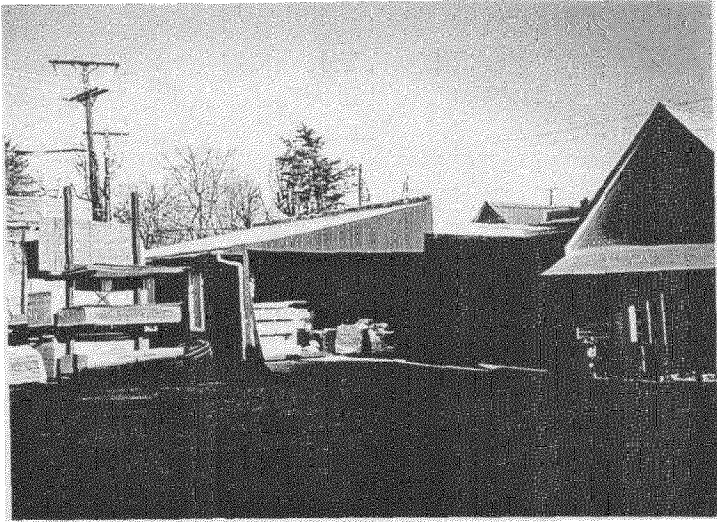
11/29/02

Scale 1/2" = 1'

22

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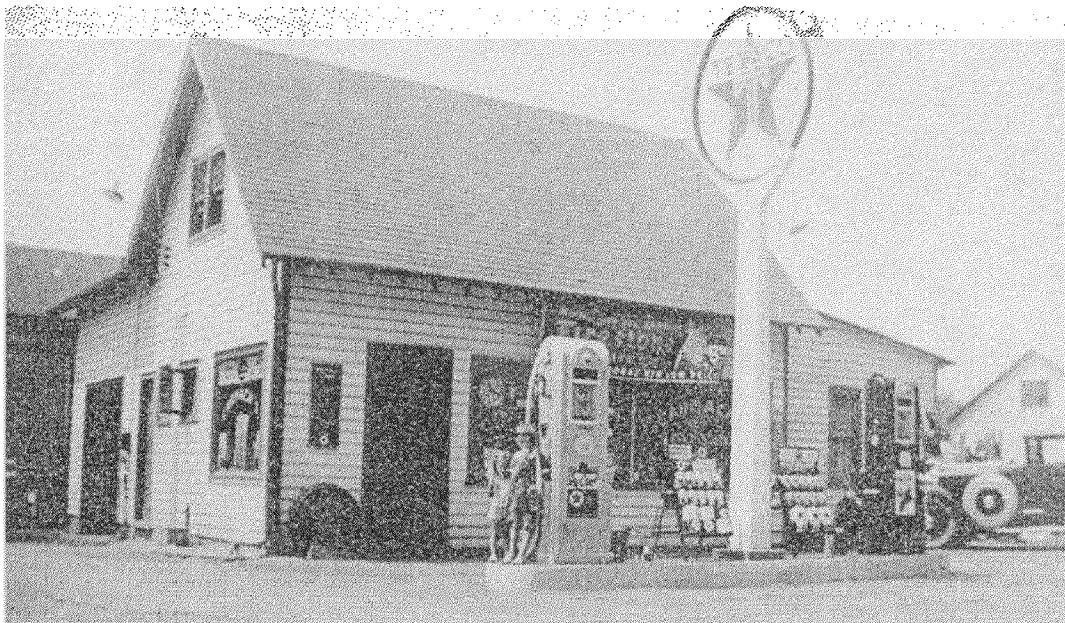
*Jan 22/03*



HISTORIC IMAGES



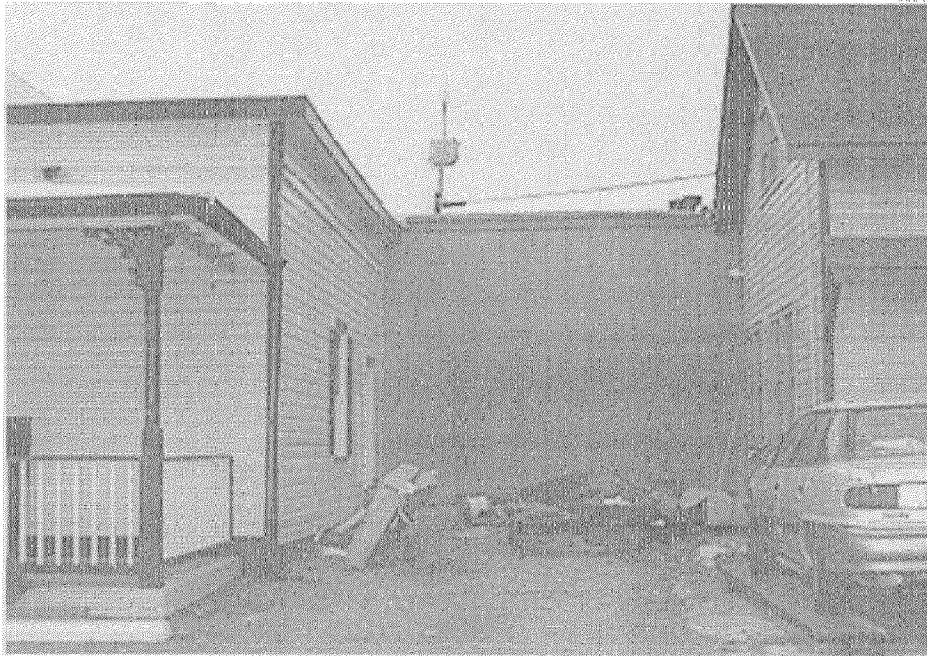
Mizell Lumber Site (1921) Kensington- A Pictorial History, 49.



Curtis Brothers Service Station (1930) Kensington- A Pictorial History, 49.



William Mannakee's General Store, c. 1880

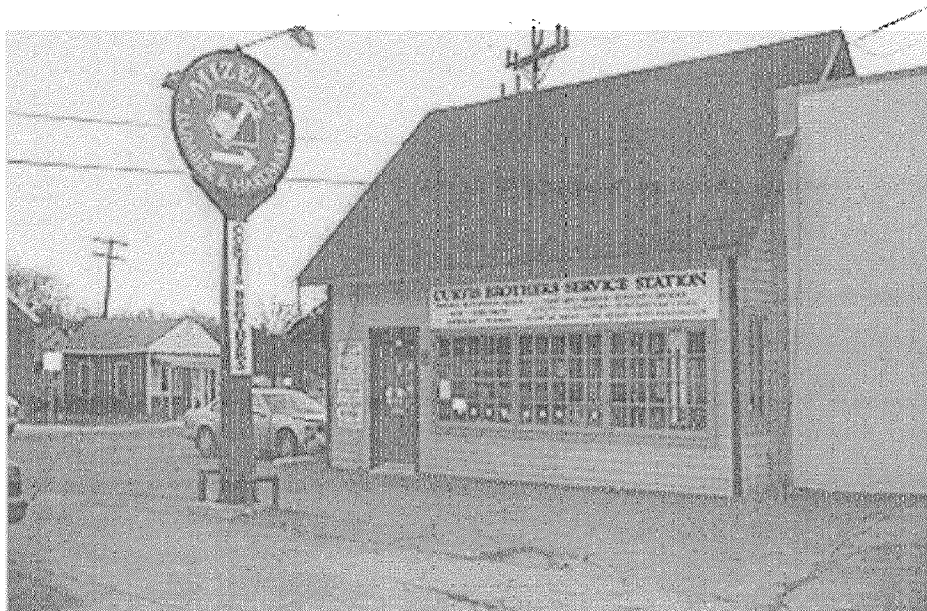


Gap between General Store and Curtis Brothers'

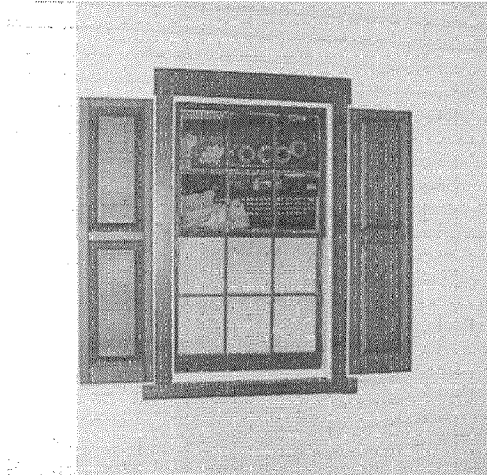




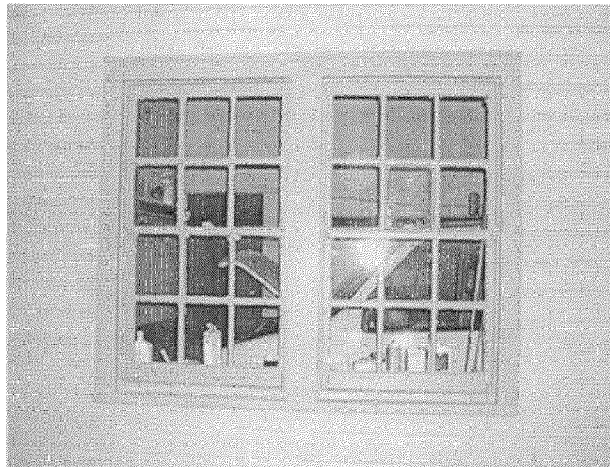
Curtis Brothers' Service Station, c. 1920



Curtis Brothers' Service Station, Metropolitan Ave side



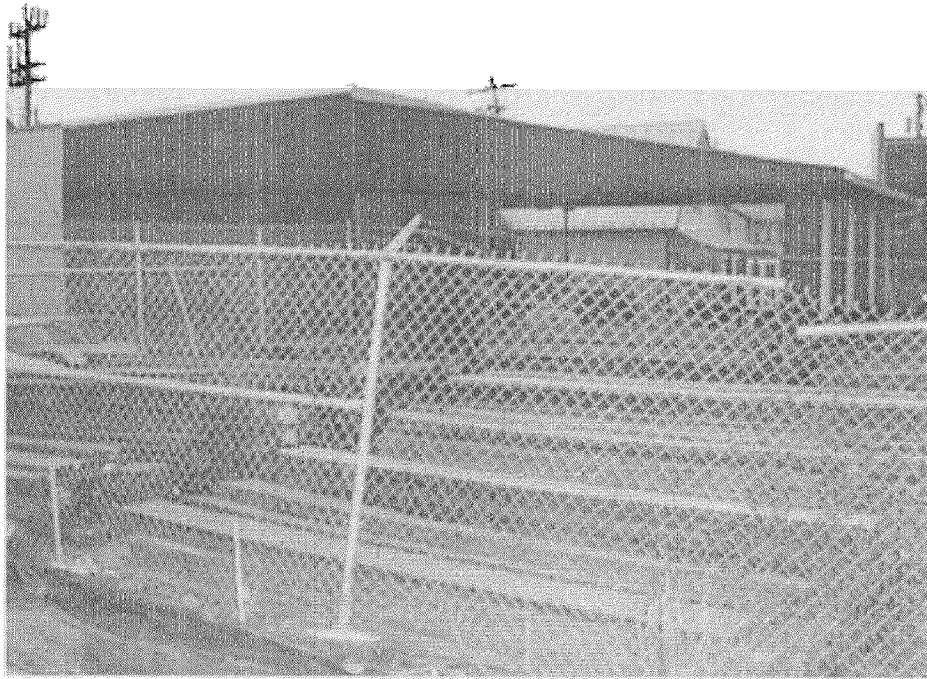
Manatee Store Window



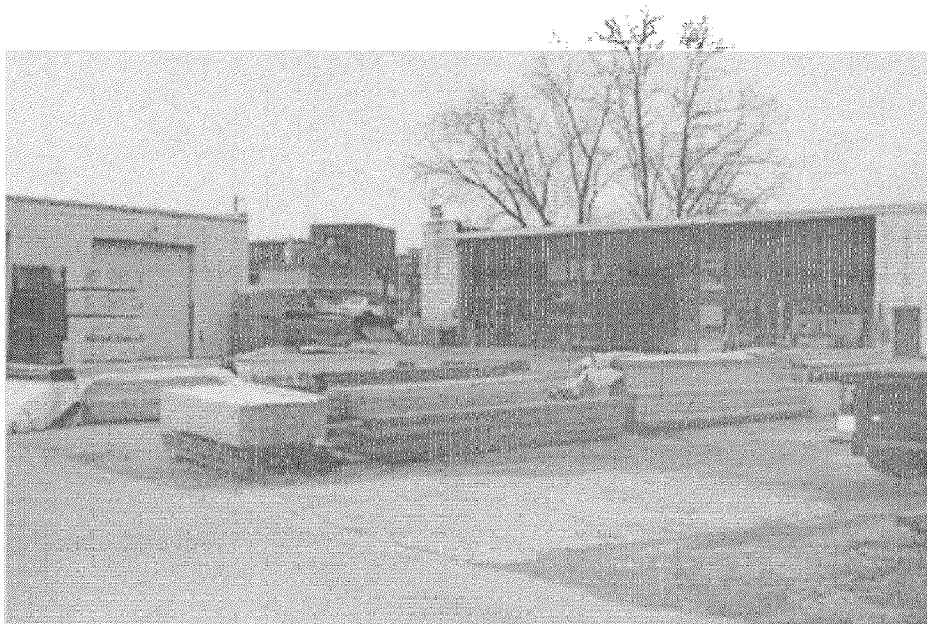
Curtis Brothers' Double Windows



Curtis Brothers' End Gable & Windows



Lumber Bay behind the Curtis Brothers' Shop



Lumber/Hardware Bay