



10212 Kensington Parkway, Kensington
HPC Case No. 3/06-08B
Kensington Historic District # 3/06



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: March 13, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Joshua Silver, Senior Planner *JDS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #478349, door replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the March 12, 2008 meeting.

- 1. The applicant will provide HPC staff with a door specifications sheet prior to stamping permit set of drawings.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Elizabeth Pierce

Address: 10212 Kensington Parkway, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

Contact Person: Elizabeth Pierce
Daytime Phone No.: 301 204 8577

Tax Account No.: 01023201
Name of Property Owner: Elizabeth Pierce Daytime Phone No.: above
Address: 10212 Kensington Parkway, Kensington MD 20895
Street Number City Street Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10212 Street: Kensington Parkway
Town/City: Kensington Nearest Cross Street: Kent Street
Lot: 10 Block: 3 Subdivision: Kensington Park
Liber: 23925 Folio: 140 Parcel: _____

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: \$ 1,050

1C. If this is a revision of a previously approved active permit, see Permit # 383417 (see explanation on attached sheet re: question 1.b. written description)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
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.

[Signature] _____ Date: 2/19/08
Signature of owner or authorized agent Date

Approved: [Signature] _____ Date: 3/13/08
For Chairperson, Historic Preservation Commission
Disapproved: _____ Date: _____
Application/Permit No.: 478349 Date of application: 2/20/08 Date issued: _____

Edt 6.21.09

SEE REVERSE SIDE FOR INSTRUCTIONS

Elizabeth Pierce
page 1 of 8

**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:

Structure is a single family residence
designated as a primary resource in
the Kensington Historic District

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

See attachment

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

attached

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.

no modifications or
affect to elevations

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.

See
attachment
(no change to
type of materials)

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.

see attached

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.

N/A

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.

Elizabeth Pierce
page 2 of 8

1b. Written Question - - *General description of project and its effect on the historic resources, the environmental setting and, where applicable, the historic district.*

The proposed project consists of replacing three of the four exterior doors of the residence.

“Existing Door #1” is located at the rear of the residence and provides entry to the first floor. A picture of Existing Door #1 is attached.

“Existing Door #2” is located at the rear of the residence immediately to the right of Existing Door #1; its doorway is on the same small, unenclosed porch as the doorway for Existing Door #1. It provides access to the first floor of the residence through a small enclosed mudroom. A picture of Existing Door #2 is attached.

“Existing Door #3” is located on the south side of the residence and provides egress from the basement via a bricked “well” that is approximately four feet deep and approximately four feet wide. There is no actual *door* at this egress; the doorway is covered with plywood that is screwed into the door frame. This doorway did not have a traditional door when the Applicant purchased the residence in 2003, and it has been boarded up with plywood since that time. A picture of the existing doorway and bricked “well” is attached.

Existing Doors #1 and #2 are not “exterior grade” doors. As a result, they do not provide adequate security for the residence. They are cracked in a number of places due to the temperature differences between the outside and inside of the residence. And, they fail to provide an appropriate insulating barrier for these doorways. Existing Door #3 (the plywood) also does not provide adequate security or appropriate insulation for the residence.

The Applicant would like to replace Existing Doors #1, #2 and #3 with a solid wood door matching the style set out on the attached page marked “Proposed Replacement Door.” The style of the Proposed Replacement Door is very similar to the style of Existing Door #2, except that the style of the Proposed Replacement Door will have a single pane of insulating glass in place of the two upper raised-wood panels.

Please be aware that the Applicant received a Historic Area Work Permit in 2005 (#383417) for the purpose of replacing Existing Door #1 and the front door of the residence (which is *not* the subject of this application). The least expensive door meeting the specifications permitted by the 2005 HAWP costs \$1000. Due to the high cost of the approved door, the Applicant has had to delay indefinitely plans to replace Existing Door #1. The Applicant has, however, ordered a door matching the HAWP specifications for the purpose of replacing the existing front door.

Please note that the replacement door specified in the 2005 HAWP includes a single pane of glass in place of the upper, raised-wood panels, exactly as is proposed in the present application. The only difference between the door style specified in the 2005 HAWP and the one proposed by this application is the presence of a narrow vertical, raised-wood panel across the middle of the door. (This specification alone increases the price of the custom door from \$350 to \$1000.)

Elizabeth Pierce
page 3 of 9

Silver, Joshua

From: Pierce, Elizabeth A [Elizabeth_A_Pierce@fanniemae.com]
Sent: Thursday, April 03, 2008 5:40 PM
To: Silver, Joshua
Cc: eapierce@verizon.net
Subject: New Doors for 10212 Kensington Parkway/Elizabeth Pierce

Hi Josh: I promised that I would provide you with information re: the size of the doors that I am replacing in the back of my house (recently approved by the Historic Commission). They are: 32" x 80" (the same size as the original doors.) The new door for the front of the house (the expensive one that conforms to my original application) arrived and will be installed this weekend!

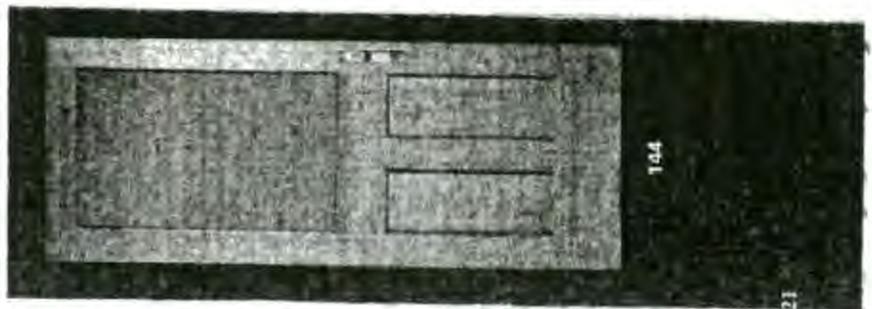
I can't tell you how happy it makes me to be getting close to having the new doors in place. It will really make a difference in keeping my family safe (not to mention keeping out the cold/hot air).

Many thanks. Beth Pierce

Proposed
Replacement
Door

APPROVED
Montgomery County
Historic Preservation Commission
John R. Liles 4/7/08

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



Elizabeth Pierce
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EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10212 Kensington Parkway, Kensington	Meeting Date:	3/12/2008
Resource:	Primary 1 Kensington Historic District	Report Date:	3/5/2008
Applicant:	Elizabeth Pierce	Public Notice:	2/27/2008
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-08B	Staff:	Josh Silver
PROPOSAL:	Door replacement		

STAFF RECOMMENDATION:

Approval with conditions

1. The applicant will provide HPC staff with a door specifications sheet prior to stamping permit set of drawings.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary 1 Resource within the Kensington Historic District
STYLE: Vernacular
DATE: 1898

BACKGROUND:

On May 25, 2005 the HPC reviewed and approved a HAWP application for the removal of the front and rear non-historic doors on the house and their replacement with four-paneled, glazed, wood doors. Since the May 25, 2005 meeting the applicant has ordered and will be installing the HPC approved door at the front of the house.

PROPOSAL:

This new application includes a revision to the HPC approved replacement door at the rear of the house. The applicant is now proposing to install a three-paneled, glazed, wood door at the rear of the house in the location where the four-paneled, glazed, wood door was originally approved. (See attached picture on Circle 11)

This application also includes the removal of one non-historic door from the rear elevation of the house, and installation of a three-paneled, glazed, wood door, and installation of one three-paneled, glazed wooden door on the side elevation of the house where the door opening is currently covered up with a piece of plywood. (*The same three-panel door style will be used for all three replacement doors*)

APPLICABLE GUIDELINES

Approval is based on the approved and adopted amendment for the *Chevy Chase Village Historic District*, the *Secretary of the Interior's Standards for Rehabilitation*, and the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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



DEPARTMENT OF PERMITS & SURVEYS
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20857
246177-570

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Elizabeth Pierce
Daytime Phone No.: 301 204 8577

Tax Account No.: 01023201
Name of Property Owner: Elizabeth Pierce Daytime Phone No.: above
Address: 10212 Kensington Parkway, Kensington MD 20895
Street Number City Street Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10212 Street: Kensington Parkway
Town/City: Kensington Nearest Cross Street: Kent Street
Lot: 10 Block: 3 Subdivision: Kensington Park
Liber: 23925 Folio: 140 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"/> AC | <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/Reuse | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input checked="" type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 1,050

1C. If this is a revision of a previously approved active permit, see Permit # 383417 (see explanation on attached sheet re: question 1.b. written description)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

This application goes beyond the revision noted in the attachment.

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches N/A
- 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.

[Signature] _____ 2/19/08
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No. 478349 Date Filed: 2/20/08 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

Elizabeth Pierce
mcc. 1 of 8

**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:

Structure is a single family residence
designated as a primary resource in
the Kensington Historic District

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

See attachment

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;
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attached

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no modifications or
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See
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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.
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N/A

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).

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4

Elizabeth Pierce
page 2 of 3

1b. Written Question - - General description of project and its effect on the historic resources, the environmental setting and, where applicable, the historic district.

The proposed project consists of replacing three of the four exterior doors of the residence.

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“Existing Door #2” is located at the rear of the residence immediately to the right of Existing Door #1; its doorway is on the same small, unenclosed porch as the doorway for Existing Door #1. It provides access to the first floor of the residence through a small enclosed mudroom. A picture of Existing Door #2 is attached.

“Existing Door #3” is located on the south side of the residence and provides egress from the basement via a bricked “well” that is approximately four feet deep and approximately four feet wide. There is no actual *door* at this egress; the doorway is covered with plywood that is screwed into the door frame. This doorway did not have a traditional door when the Applicant purchased the residence in 2003, and it has been boarded up with plywood since that time. A picture of the existing doorway and bricked “well” is attached.

Existing Doors #1 and #2 are not “exterior grade” doors. As a result, they do not provide adequate security for the residence. They are cracked in a number of places due to the temperature differences between the outside and inside of the residence. And, they fail to provide an appropriate insulating barrier for these doorways. Existing Door #3 (the plywood) also does not provide adequate security or appropriate insulation for the residence.

The Applicant would like to replace Existing Doors #1, #2 and #3 with a solid wood door matching the style set out on the attached page marked “Proposed Replacement Door.” The style of the Proposed Replacement Door is very similar to the style of Existing Door #2, except that the style of the Proposed Replacement Door will have a single pane of insulating glass in place of the two upper raised-wood panels.

Please be aware that the Applicant received a Historic Area Work Permit in 2005 (#383417) for the purpose of replacing Existing Door #1 and the front door of the residence (which is *not* the subject of this application). The least expensive door meeting the specifications permitted by the 2005 HAWP costs \$1000. Due to the high cost of the approved door, the Applicant has had to delay indefinitely plans to replace Existing Door #1. The Applicant has, however, ordered a door matching the HAWP specifications for the purpose of replacing the existing front door.

Please note that the replacement door specified in the 2005 HAWP includes a single pane of glass in place of the upper, raised-wood panels, exactly as is proposed in the present application. The only difference between the door style specified in the 2005 HAWP and the one proposed by this application is the presence of a narrow vertical, raised-wood panel across the middle of the door. (This specification alone increases the price of the custom door from \$350 to \$1000.)

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

<p>Owner's mailing address Elizabeth Pierce 10212 Kensington Pkwy Kensington MD 20895</p>	<p>Owner's Agent's mailing address N/A</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Adjacent (South) Cindy Tracy + Tim Willard 10210 Kensington Parkway</p>	<p>Adjacent (North) Stephen + Alesia Peterson 10216 Kensington Parkway</p>
<p>Confronting: N/A</p>	

Applicant: Elizabeth Pierce

Elizabeth Pierce
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⑥



North-East Elevation (Front)



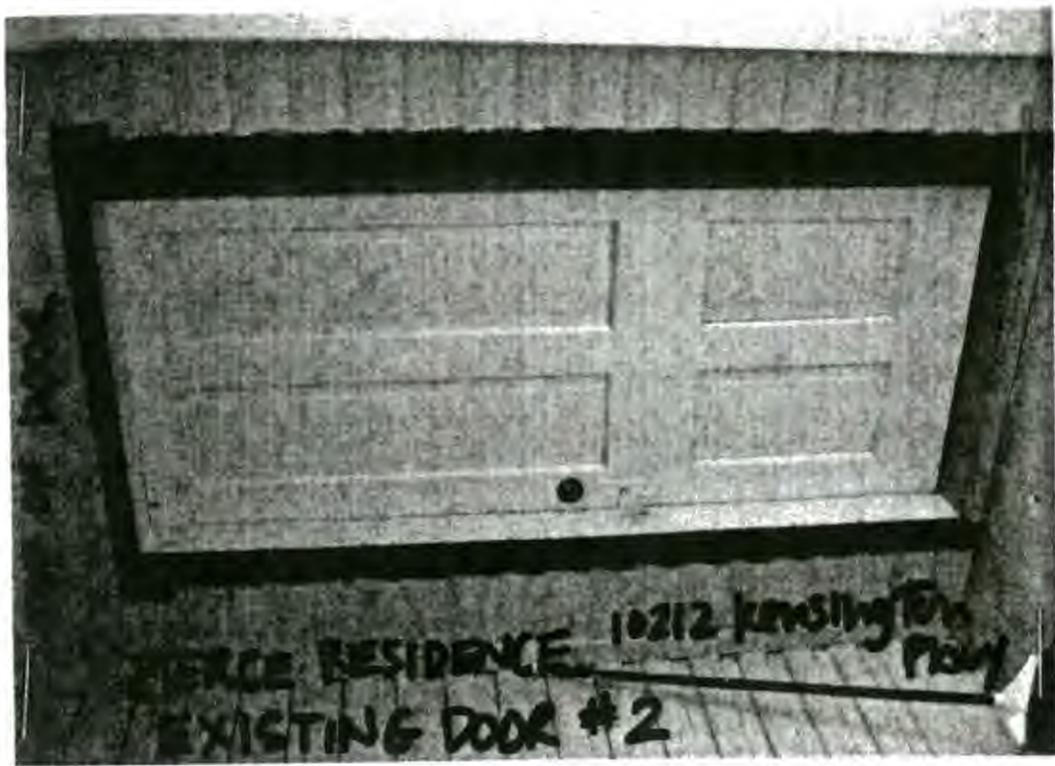
South-East Elevation



West Elevation (Rear)



Detail: EXISTING DOOR #1



Detail: EXISTING DOOR #2

Elizabeth Pierce

9

Existing Property Condition Photographs (duplicate as needed)



Detail: _____

Detail: _____

by: Elizabeth Pierce

10.

Elizabeth Pierce
page 6 of 8

Proposed
Replacement
Door



Door Size
32" x 80"

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Elizabeth Pierce
page 7 of 8

Mayor Peter C. Fosselman

Council Member Alfred C. Carr, Jr.
Council Member Mary Donatelli



Council Member David Beaudet
Council Member Sharon Scott

Date: 3/3/08

Property Owner Name: Elizabeth Pierce HPC Case #
31/06-08B

Contractor Name: N/A

Address of Requested Building Permit: 10212 Kensington Pkwy
Block: _____ Lot: _____

Proposed Scope of Work: Replace 3 exterior doors (2 at rear, 1 at side) with historically appropriate hardwood doors

Dear Department of Permitting Services:

The above homeowner/contractor has notified the Town of Kensington that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

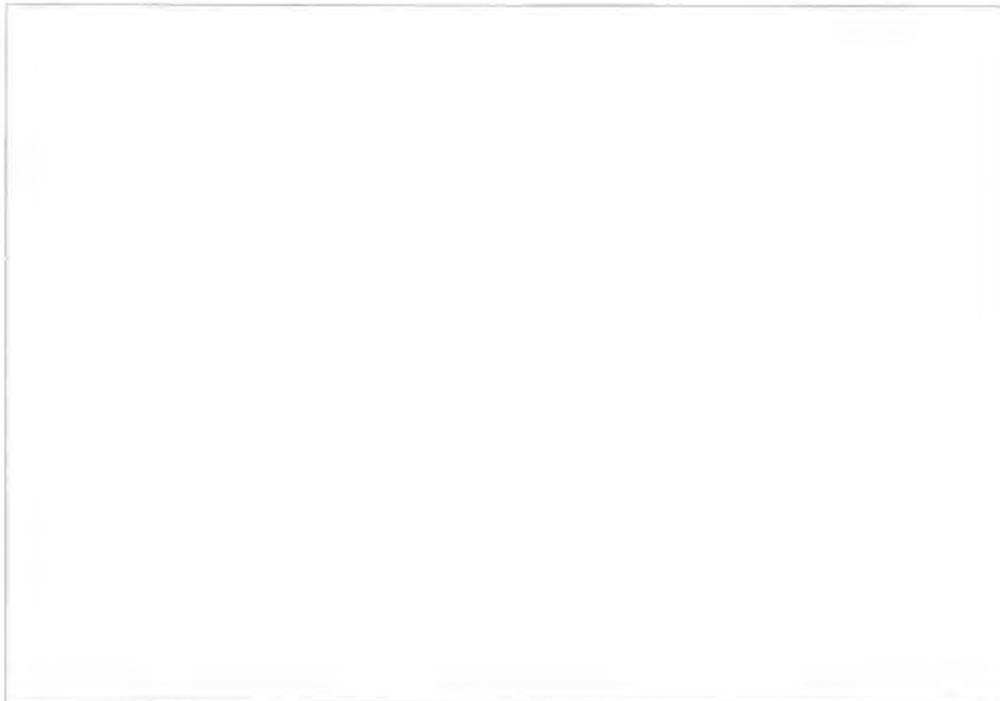
Sincerely,

Mayor

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: Elizabeth Pierce

Page: _____

Elizabeth Pierce
page 6 of 8

#478349

Elizabeth Pierce
10212 Kensington Parkway
Kensington MD 20895
301 946 8954 (home)
301 204 8577 (work)

Received
FEB 20 2008
Dept. of Permitting Services

February 19, 2008

Department of Permitting Services
Montgomery County, Maryland
255 Rockville Pike
2nd Floor
Rockville MD 20850

**RE: Historic Area Work Permit Application for Replacement of Exterior Doors
at 10212 Kensington Parkway, Kensington 20895**

To Whom it May Concern:

Enclosed please find an original Application for Historic Area Work Permit relating to the replacement of three of the four exterior doors for the single family residence located at 10212 Kensington Parkway, Kensington MD 20895.

Please contact me using the information at the top of this letter if you have any questions regarding this application.

Sincerely,


Elizabeth Pierce

Existing Property Condition Photographs (duplicate as needed)



Detail: EXISTING DOOR #1



Detail: EXISTING DOOR #2

Applicant: Elizabeth Pierce

Page: