

Aug. 11, 1994

Dear Peter Roe,

I am pleased that you are in the process of owning 4 Snow's Court. On my part the following need resolution:

1. My sister & a nephew who live in Michigan were listed as joint tenants ^{on the deed...} & they want to quit this deed so I'm getting the necessary papers from the Records office in D.C. & they will as quick as they can complete them; get them notarized, & off to Tom Murphy.

2. I'm having my tax agent guide me as to maps I will be less liable for such a huge capital gains tax. by trying to have payment made to me at the end of 1994 & beginning of 1995. This should be resolved in the next few days.

All this should not take more than a week to 10 days.

I've enclosed ^{copies of} some papers relevant to the house & will, upon closure, and you lots of background information including a home engineering study, the whole historic district packet. You will want

To get the latest information from the D.C. Government Office re possible tax benefits from being in the historic district + homestead rights.

I bought the house in 1954 when I worked for A.I.D. I went overseas in 1957 + rented the place for 29 years to a friend who kept it in mint condition. Since that time it has had 4 different acts of renters including 2 years that my nephew lived there on assignment to D.C. - he is the one who had the exterior painted + the floors redone.

I so enjoyed living in Snows Ct. - and always felt fortunate that the house backed onto a church so that there was no crowding in the back. I was one of the founders of the Foggy Bottom Assn. + still get the newsletter. It was the first non-segregated neighborhood association in D.C.

For now - good work.

Margaret Franzen
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P.S. I've provided Tom Murphy with a copy of this letter.