

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	15120 B Turkey Foot Rd., Darnestown	<b>Meeting Date:</b>	6/27/2018
<b>Resource:</b>	<b>Darnestown Presbyterian Church</b> <i>Master Plan Site #24/19-1</i>	<b>Report Date:</b>	6/20/2018
<b>Applicant:</b>	Darnestown Presbyterian Church (Kathy Kurkjian, Agent)	<b>Public Notice:</b>	6/13/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	24/19-18A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	ADA ramp construction		

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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site  
**STYLE:** Greek Revival (1856) w/ Gothic & Shingle Style influences (1897)  
**DATE:** 1856 w/ c. 1897 & c. 1953 Additions



### **Except from *Places from the Past*:**

*This resource has served as a community center and place of worship for the Darnestown area for nearly 150 years. Since the church was first built c1856, the structure has evolved to meet the growing needs of its active congregation. The earliest section of the church is a noteworthy example of Greek Revival church architecture, with classical pilasters and pedimented windows.*

*Before this structure was first built, worshippers from various denominations attended a log church at Pleasant Hills, near the intersection of Darnestown and Germantown Roads. As the population grew, residents began building churches for their members. A Presbyterian congregation organized in 1855 with ten members. John DuFief, who operated a substantial mill complex and shipping center, donated three acres for a Presbyterian Church. The cornerstone of the church was laid on September 14, 1856, and the completed church building was dedicated on May 22, 1858.*

*The church building was expanded in the late Victorian era to accommodate its growing congregation. In 1897, a bell tower and church parlor were added to the front of the original structure. Stained glass windows installed in 1905 replaced wooden sash windows. In 1953-54, the sanctuary was remodeled and a rear wing was constructed.*

*The front section, built in 1897, exhibits late Victorian features with a variety of stylistic influences. Pointed arch windows and trussed and bracketed door hood are characteristics of the Gothic Revival, popular in American church design from the 1850s, while the patterned shingle designs and round arched openings in the asymmetrically placed bell tower are typical of late 19<sup>th</sup> century architecture, notably the Shingle Style.*

*Buried in the church cemetery are the remains of early settlers of Darnestown, Civil War veterans, and other significant local individuals, including Andrew Small, benefactor of the first formal school in the area; and C&O Canal lock keepers Pennyfield, Violette, and Riley. The iron fence surrounding the cemetery was installed in 1891. Previously the fence has surrounded the Red Brick Courthouse, in Rockville.*

### **PROPOSAL**

- Construction of an ADA ramp on the west side of the non-historic, single-story, detached manse building.
- Alter paired windows on the west side of the non-historic, single-story, detached manse building to accommodate the proposed ADA ramp.

### **APPLICABLE GUIDELINES**

In accordance with Section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation* (“Standards”), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

*Sec. 24A-8. Same-Criteria for issuance.*

- (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; [emphasis added] 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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

*Secretary of Interior's Standards for Rehabilitation*

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **STAFF DISCUSSION**

The subject property is an approximately 9.7 acre individually listed Master Plan Site located at the intersection of Darnestown Road (Rt. 28) and Turkey Foot Road in Darnestown. The Master Plan Site designation includes the historic church building and its environmental settings, including the churchyard and cemetery. Non-historic buildings located at the subject property include the Andrew Small Building (a free-standing educational building constructed in 1969) and a manse constructed in 1961.

The applicant proposes to construct an ADA ramp on the west side of the non-historic manse building. The proposed ramp will be constructed from pressure treated wood and will be 24'-8 ¾" long with a 2'-10" to 3'-2" (34" to 38") handrail. The ramp will be a maximum of 1'-4" at its south end, resulting in a maximum height of 4'-6". An existing paired window on the west elevation of the manse building will also be shortened to accommodate the proposed ADA ramp.

Staff supports the proposal, finding that the proposed addition of an ADA ramp to the non-historic manse building and the proposed shortening of the paired window on the west elevation of the manse building will not remove or alter character-defining features of the subject property, in accordance with *Standard #2* and *#9*. In accordance with *Standard #10*, the proposed ramp can be removed in the future without impairing the historic integrity of the subject property.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10* outlined above.

## **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS-88

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: kpk1@comcast.net Contact Person: Kathy Kurkjian  
 Tax Account No.: 06-00388556 Daytime Phone No.: 240 461-3269  
 Name of Property Owner: Darnestown Presbyterian Church Daytime Phone No.: 301 948-9127  
 Address: 15120 Turkey Foot Rd Darnestown MD 20878  
Street Number City State Zip Code  
 Contractor: Hyre Expectations Phone No.: 240 778-3897  
 Contractor Registration No.: 128935  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 15120B Street: Turkey Foot Rd  
 Town/City: Darnestown MD Nearest Cross Street: Rt 28  
 Lot: 1 Block: \_\_\_\_\_ Subdivision: Record Plat 25364  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ 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/Well (complete Section 4)  Other: Handicap Ramp

1B. Construction cost estimator: \$ 80,000

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

### PART TWO: COMPLIANCE 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: COMPLIANCE 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.

Kathy Kurkjian KPK 5/21/18  
Signature of applicant or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

839 728

## STATEMENT TO ACCOMPANY HAWP APPLICATION TO THE HPC

### **Description of Existing Structures and the Environmental Setting**

The Subject Property is known as the Darnestown Presbyterian Church (“DPC”), located at 15120 Turkey Foot Road in Darnestown, MD. The Subject Property is approximately 9.7 acres in size, and located at the intersection of Turkey Foot Road and Darnestown Road (Rt. 28) in the heart of Darnestown, MD.

DPC was listed on the Montgomery County Master Plan for Historic Preservation as an individual resource in 1985 (“the Historic Designation”), site #24/19-1. The Historic Designation includes the main church structure, and the remainder of the Subject Property as part of the environmental setting, inclusive of two adjoining buildings, known as the Andrew Small Building, and the Manse.

The Historic Designation focused on criteria 1A, 1D, 2A and 2E, as set forth in Chapter 24A of the Montgomery County Code, and restated herein:

Criteria 1: Historical and cultural significance. The historic resource:

- (a): has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
- (d): Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.

Criteria 2: Architectural and design significance. The historic resource:

- (a): Embodies the distinctive characteristics of a type, period or method of construction;
- (e): Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

The cornerstone of the original Greek Revival Darnestown Presbyterian Church structure is believed to have been laid in 1856. In 1897, the church parlor and bell tower were added to the front of the building, giving it a Victorian Gothic Revival appearance, with touches of Stick Style and Queen Anne also apparent in the robust tower element. In 1953, a chancel and classroom addition was constructed south and east of the original building, and the interiors of the original church were completely renovated.

In 1961, the current Manse was constructed as a parsonage, and was later converted to classroom use. In 1969 a free-standing educational building was constructed, known as the Andrew Small Building (ASB).

The Manse sits east of the Andrew Small Building and cannot be seen from the historic church area.

### **Description of the Project**

The Manse will be undergoing an internal renovation to upgrade two bathrooms and add one additional classroom by combining several smaller rooms. As a part of the ADA requirements, an accessible ramp is being added to the west entrance of the building. The floor is being raised inside that entrance in order to make it even with the rest of the internal flooring. The window next to the door will be shortened to accommodate the ramp being installed alongside the building.

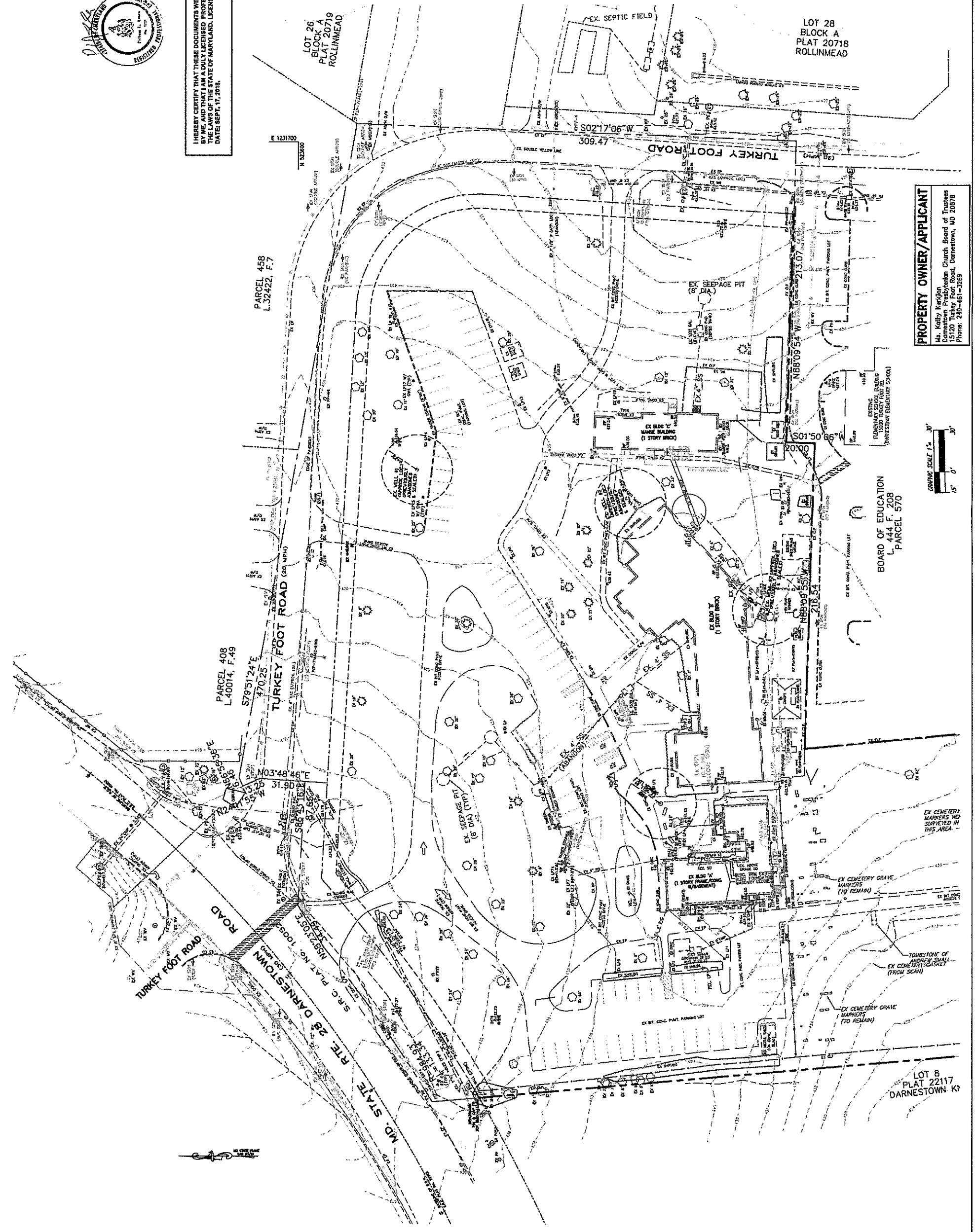
**DEI**  
**DESIGN ENGINEERING INCORPORATED**  
 FULL SERVICE CIVIL ENGINEERING & RELATED SERVICES  
 18229-A FLOWER HILL WAY GAITHERSBURG, MARYLAND 20879  
 PHONE: (301) 258-1173 EXT. 102 FAX (301) 258-0690  
 CONTACT PERSON: PRITAM ARORA E-MAIL: p.arora@dei.us.com

**BOARD OF TRUSTEES OF THE DARNESTOWN PRESBYTERIAN CHURCH OF MONTGOMERY COUNTY**  
 PARCEL 616 TAX MAP ES21  
 1 3937 F 239  
 6TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

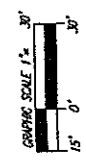
DATE: 3/14/18	TITLE: EXISTING CONDITIONS PLAN	REVISIONS:
SCALE: 1"=30'	DRAWN: EMB/PLA	
SHEET: C-1 (1 OF 2)	DESIGNED: EMB/PLA	
	CHECKED: PLA	

**GEORGETOWN EARLY SCHOOL MANSE BUILDING RENOVATION**  
**15120-B TURKEY FOOT ROAD DARNESTOWN, MD 2078**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 11101. EXPIRATION DATE: SEPT. 17, 2018.



**PROPERTY OWNER/APPLICANT**  
 Ms. Kathy Margison  
 Darnestown Presbyterian Church Board of Trustees  
 15120 Turkey Foot Road, Darnestown, MD 20788  
 Phone: 240-461-3289



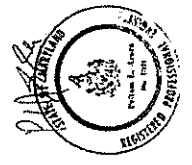
LOT 8 PLAT 22117 DARNESTOWN, MD

DATE: 12/16/18	TITLE: SITE PLAN & NOTES	REVISIONS	DESCRIPTION	DATE
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SHEET: C-1 (1 OF 1)	DESIGNED: EMB/PLA			
	CHECKED: PLA			

**DESIGN ENGINEERING INCORPORATED**  
 FULL SERVICE CIVIL ENGINEERING & RELATED SERVICES  
 18229-A FLOWER HILL WAY GAITHERSBURG, MARYLAND 20879  
 PHONE: (301) 258-1173 EXT. 102 FAX (301) 258-0690  
 CONTACT PERSON: PRITAM ARORA E-MAIL: parora@delus.com

**BOARD OF TRUSTEES OF THE DARNESTOWN PRESBYTERIAN CHURCH OF MONTGOMERY COUNTY**  
 PARCEL 616, TAX MAP ES21  
 L. 3897, F. 239  
 6TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

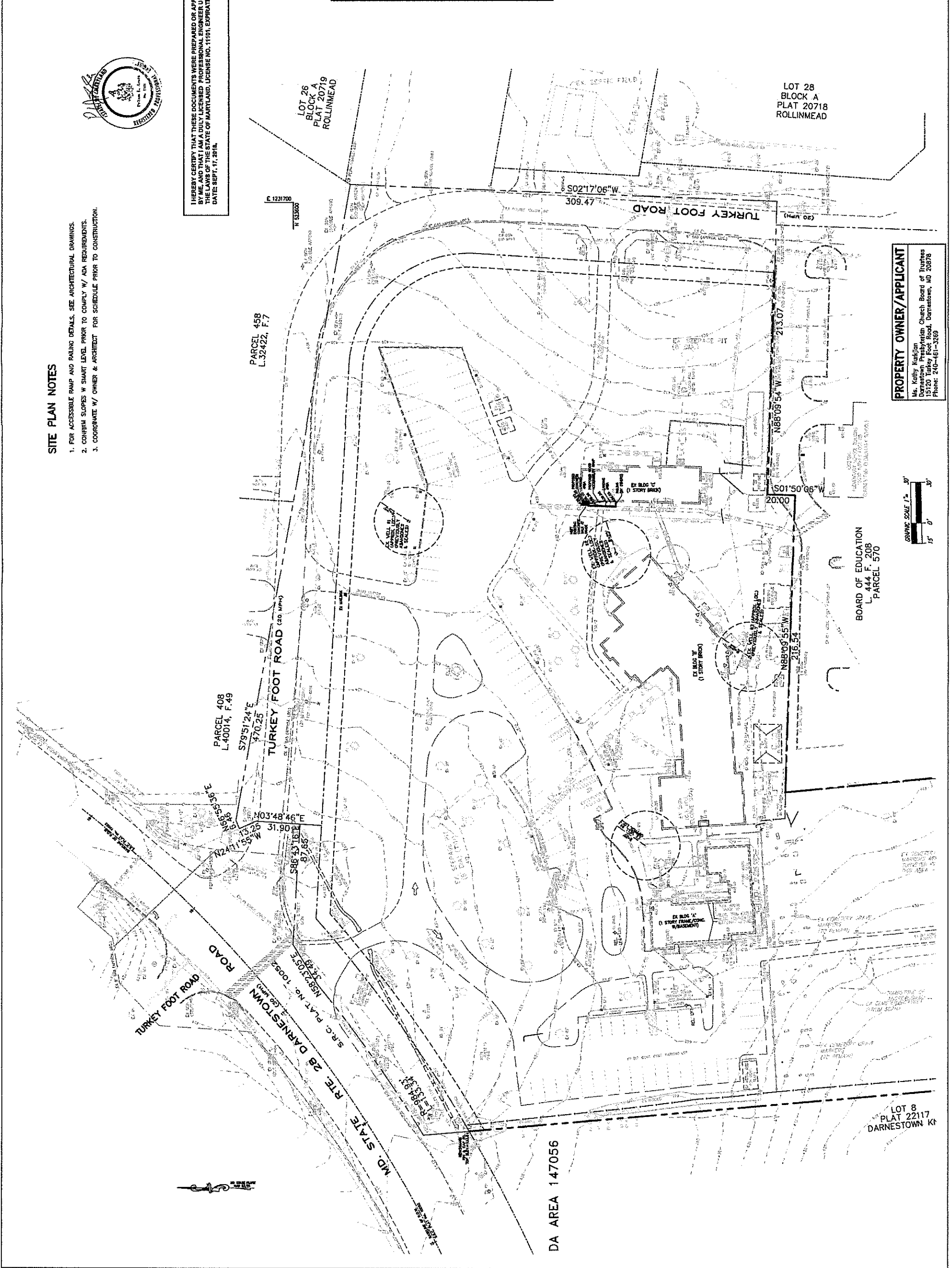
**GEORGETOWN EARLY SCHOOL  
 MANSE BUILDING RENOVATION  
 15120-B TURKEY FOOT ROAD  
 DARNESTOWN, MD 2078**



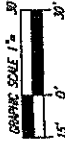
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**SITE PLAN NOTES**

1. FOR ACCESSIBLE RAMP AND RAILING DETAILS, SEE ARCHITECTURAL DRAWINGS.
2. CONFIRM SLOPES W/ SHAWT LEVEL PRIOR TO COMPLY W/ ADA REQUIREMENTS.
3. COORDINATE W/ OWNER & ARCHITECT FOR SCHEDULE PRIOR TO CONSTRUCTION.



**PROPERTY OWNER/APPLICANT**  
 Ms. Kathy Nakhjian  
 Treasurer, Presbyterian Church Board of Trustees  
 15120-B Turkey Foot Road, Darnestown, MD 20786  
 Phone: 240-461-3269



**BOARD OF EDUCATION**  
 L. 444 F. 208  
 PARCEL 570

DA AREA 147056



113 SOUTH WEST STREET  
ALEXANDRIA, VA 22314  
T-1-877-451-7328  
WWW.PROJECT308DESIGN.COM

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**GEORGETOWN HILL EARLY SCHOOL MANSION BUILDING RENOVATION**  
15120-B TURKEY FOOT ROAD  
DARNESTOWN, MD 20878

NO.	DESCRIPTION	DATE

PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE ARCHITECTURE ACT OF 1954, LICENSE NUMBER 17741, EXPIRATION DATE 06/26/2026.

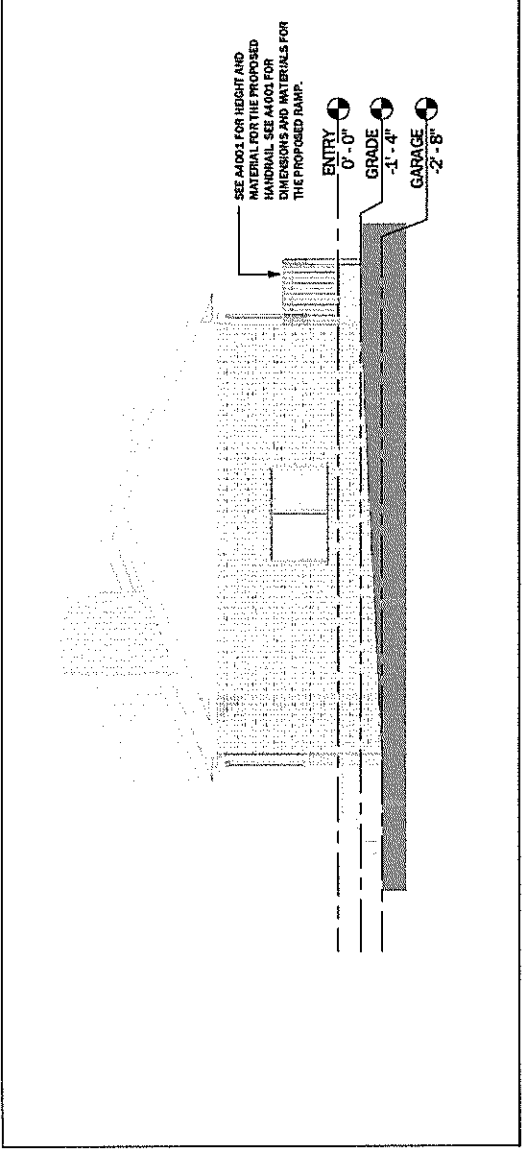
PROFESSIONAL SEAL

PROJECT NUMBER  
**18ED003**

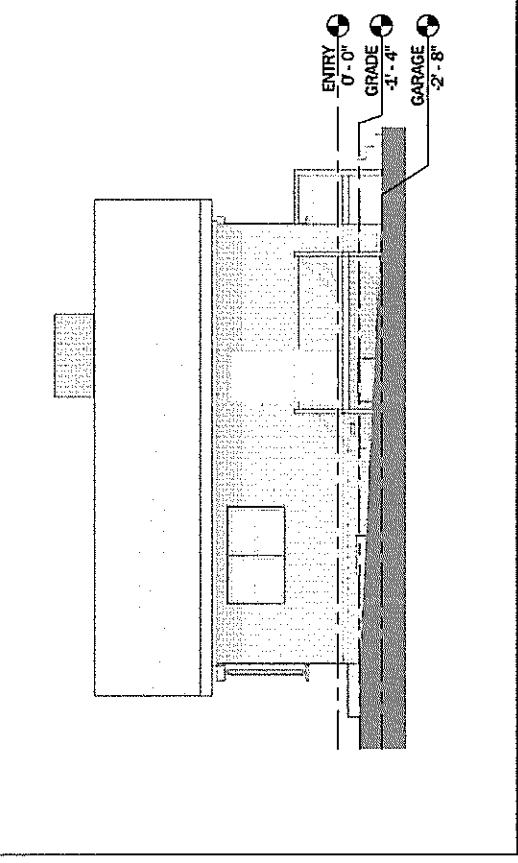
PROJECT STATUS  
**ISSUED FOR PERMIT**

PROJECT ISSUE DATE  
**03/06/2018**

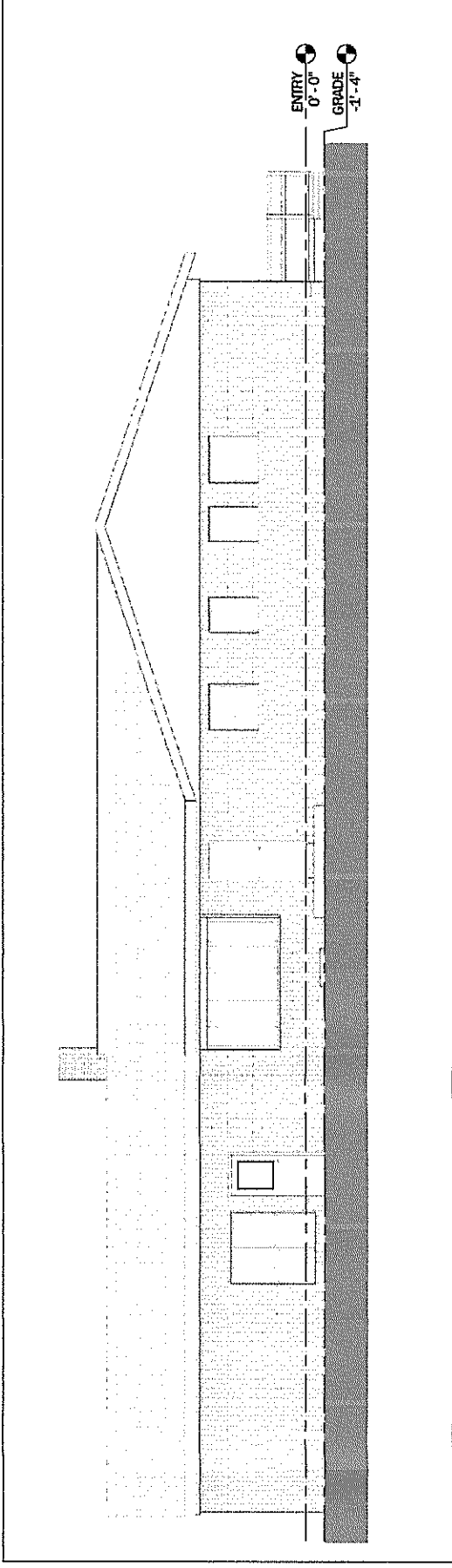
SHEET NAME  
**BUILDING ELEVATIONS**



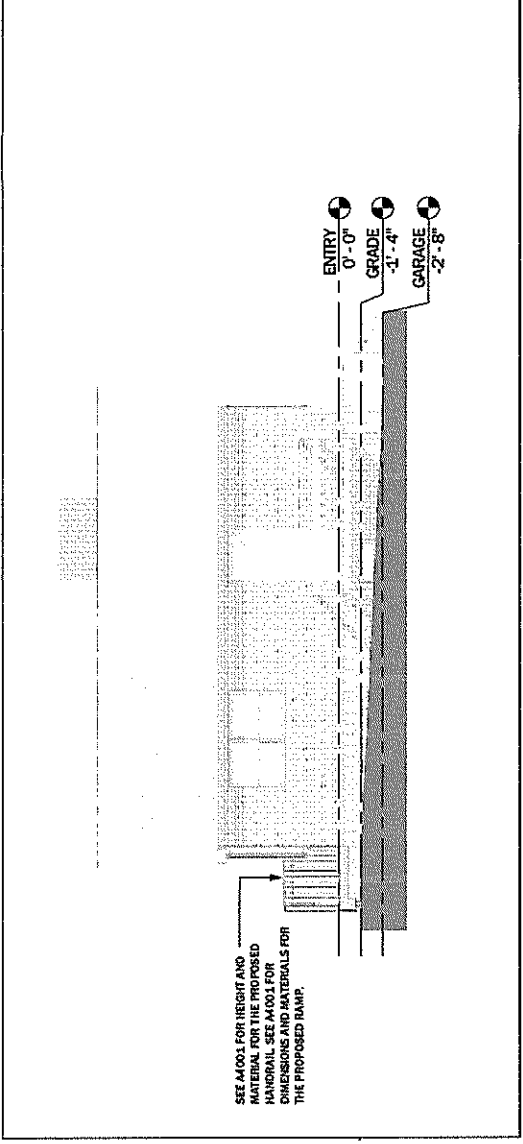
**5 | NEW EXTERIOR ELEVATION - NORTH**  
A5001 | 3/4" = 1'-0"



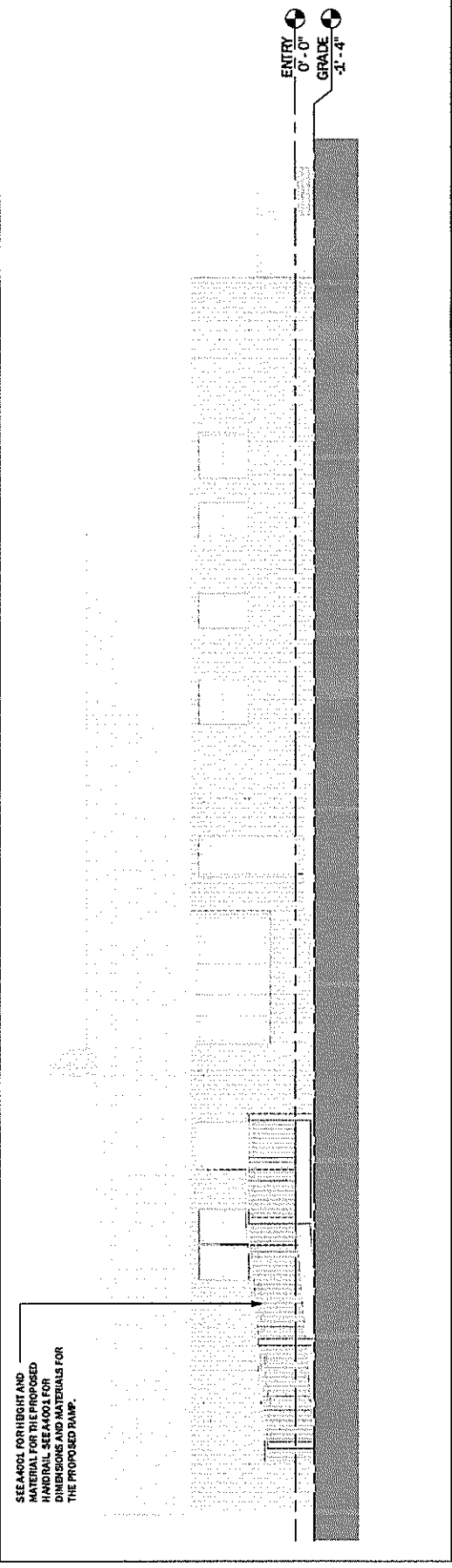
**3 | EXISTING EXTERIOR ELEVATION - SOUTH**  
A5001 | 3/4" = 1'-0"



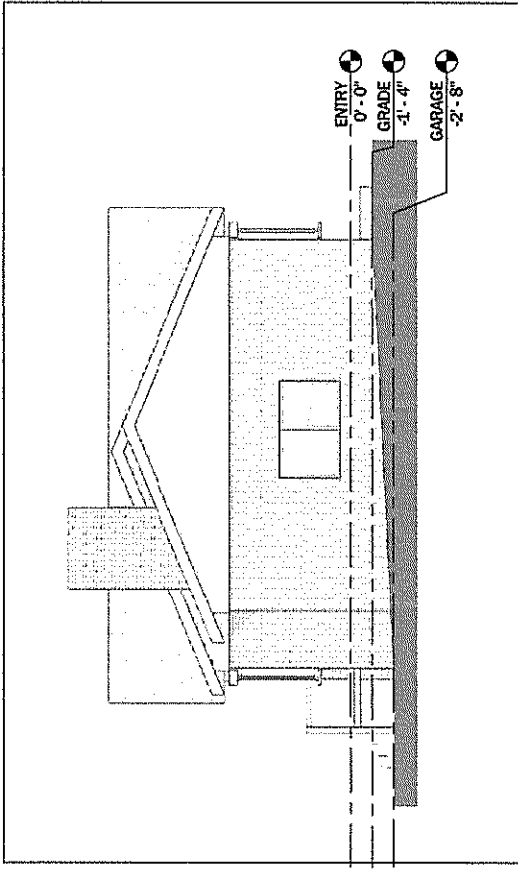
**1 | EXISTING EXTERIOR ELEVATION - WEST**  
A5001 | 3/4" = 1'-0"



**6 | NEW EXTERIOR ELEVATION - SOUTH**  
A5001 | 3/4" = 1'-0"



**4 | NEW EXTERIOR ELEVATION - WEST**  
A5001 | 3/4" = 1'-0"

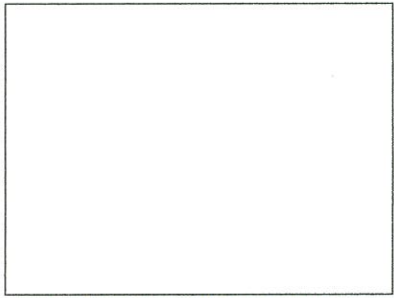


**2 | EXISTING EXTERIOR ELEVATION - NORTH**  
A5001 | 3/4" = 1'-0"

THIS AREA RESERVED FOR PDPS APPROVAL STAMP

SEE A5001 FOR HEIGHT AND MATERIAL FOR THE PROPOSED MATERIAL. SEE A5001 FOR HANDRAILS AND MATERIALS FOR THE PROPOSED RAMP.

SEE A5001 FOR HEIGHT AND MATERIAL FOR THE PROPOSED MATERIAL. SEE A5001 FOR HANDRAILS AND MATERIALS FOR THE PROPOSED RAMP.



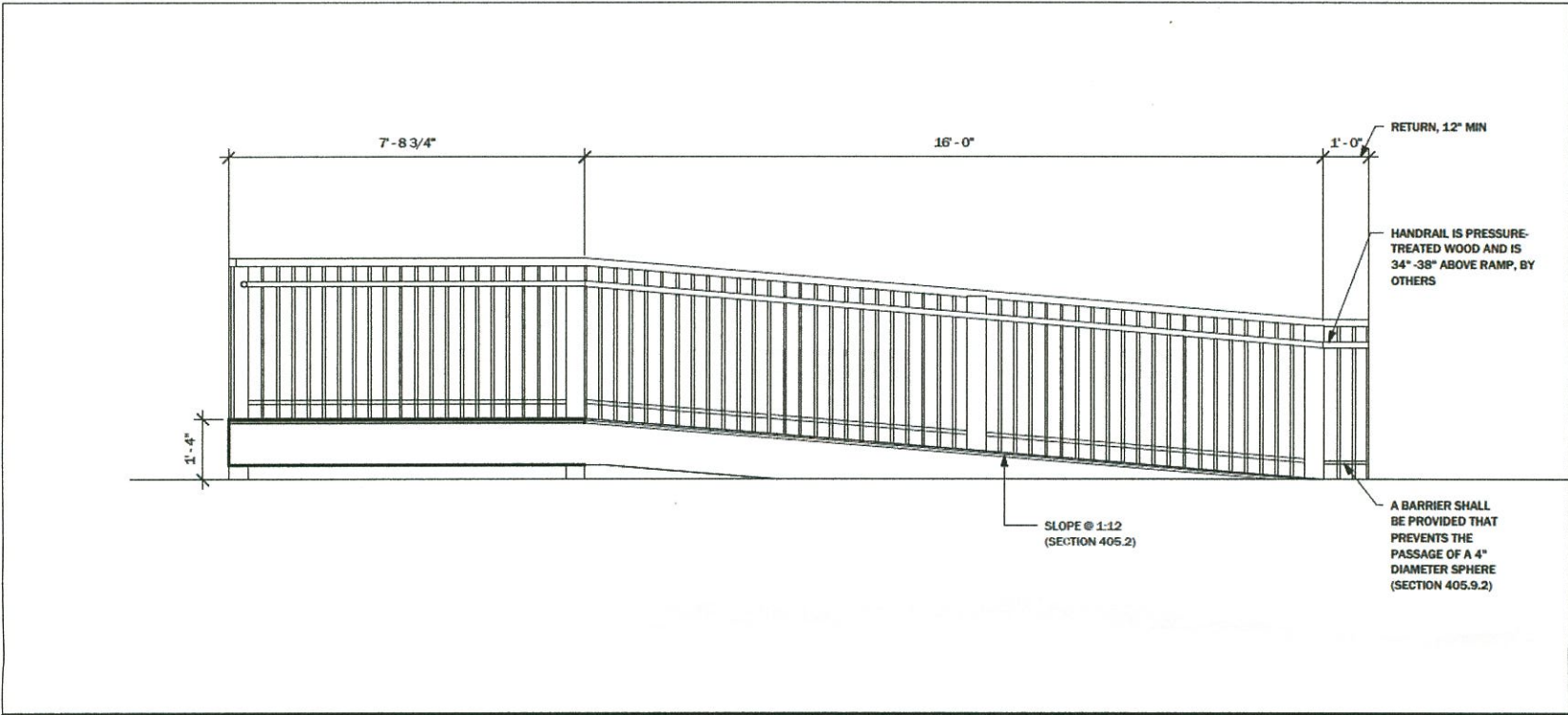
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# PROJECT 308 DESIGN

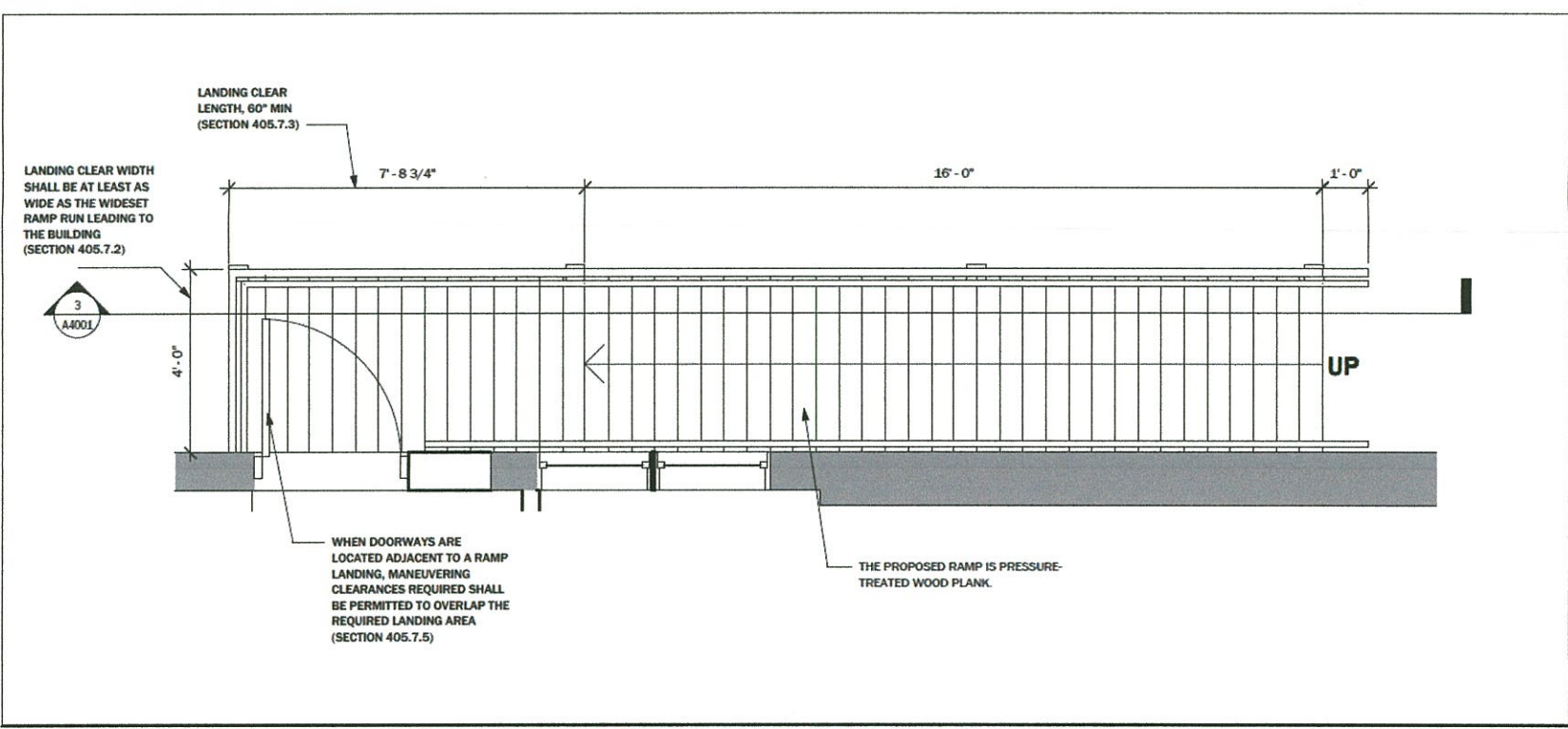
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GEORGETOWN HILL EARLY SCHOOL MANSE  
BUILDING RENOVATION  
15120-B TURKEY FOOT ROAD  
DARNESTOWN, MD 20878



3 | NEW WORK - SECTION THROUGH ACCESSIBILITY COMPLIANT RAMP  
A4001 | 1/2" = 1'-0"



1 | NEW WORK - ACCESSIBILITY COMPLIANT RAMP  
A4001 | 1/2" = 1'-0"

No.	DESCRIPTION	DATE
1	MODIFICATION 1	04/24/2018

REVISIONS

PROFESSIONAL CERTIFICATION:  
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 17741, EXPIRATION DATE 05/29/2020.

PROFESSIONAL SEAL

PROJECT NUMBER  
18E003

PROJECT STATUS  
ISSUED FOR PERMIT

PROJECT ISSUE DATE  
03/06/2018

SHEET NAME  
ENLARGED  
PLANS

SHEET NUMBER  
**A4001**



East side of manse as seen from Turkey Foot Road.



Closer view of manse East side.



North side of the Manse showing path of access from the parking lot via sidewalk.



West side of the Manse with door entrance location for the handicap ramp. The window next to the door will be replaced with a shorter window to accommodate the ramp being attached alongside the building.



South side of the Manse.



Proposed look of ramp (except for the angle).

**Addresses of Adjoining and Confronting Property Owners**

<b>Name</b>	<b>Mailing Address</b>	<b>Property Address</b>	<b>Parcel #</b>	<b>Lot #</b>
Clayton W. Eisinger, et al.	14211 Dufief Mill Rd Gaithersburg MD 20878	Darnestown Road	466	
Charlene M. Williams	13731 Darnestown Road Gaithersburg, MD 20878	13731 Darnestown Rd	400	
Jerry D. Miller & Koshell Burnham-Miller	13735 Darnestown Road Gaithersburg MD 20878	13735 Darnestown Rd	411	
Gerald L. & S.S. Trunnel	13805 Darnestown Rd Gaithersburg, MD 20878	13805 Darnestown Rd.	468	
Dinesh C. & MR Gupta	15200 Turkey Foot Rd Gaithersburg MD 20878	15200 Turkey Foot Rd.		1
Shiguang A. Yang	15121 Turkey Foot Rd Gaithersburg, MD 20878	15121 Turkey Foot Rd	458	
Rafael A. Nieves	15141 Turkey Foot Rd Gaithersburg, MD 20878	15141 Turkey Foot Rd	408	
Edward M. & BL Crough	15201 Turkey Foot Rd Gaithersburg MD 20878	15201 Turkey Foot Rd		1
Edward M. & BL Crough	15201 Turkey Foot Rd Gaithersburg MD 20878	Darnestown Rd.	357	
Darnestown Presby Church Board of Trustees	15120 Turkey Foot Rd Gaithersburg MD 20878	15120 Turkey Foot Rd	616	
Board of Education	850 Hungerford Dr Rockville, MD 20850	15030 Turkey Foot Rd	570	
Board of Education	“ “	15018 Turkey Foot Rd	678	
William J. & KS Harrington	15101 Turkey Foot Road Gaithersburg MD 20878	15101 Turkey Foot Rd	540	
Arthur H. Ciatto	15111 Turkey Foot Rd Darnestown MD 20878	15111 Turkey Foot Rd	587 (also referred to as 487)	
Juana Bautista, et al.	13813 Golden Fields Ct Darnestown MD 20878	13813 Golden Fields Ct		28
Robert J. Baer Revoc Tr	15204 Country Glen Ct Darnestown MD 20878	15204 Country Glen Ct		26
Michael A. & Veronica W. Cooper	15117 Vicars Way Darnestown MD 20878	15117 Vicar's Way		8
Louis R. Forbrich, III & Ashley S. Forbrich	15109 Vicars Way Darnestown MD 20878	15109 Vicars Way		6
Ronald Schoner & Beverly Bechtel	15113 Vicars Way Darnestown MD 20878	15113 Vicars Way		7