

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	111 Elm Ave., Takoma Park	Meeting Date:	6/27/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/20/18
Applicant:	Sarah Boehm & Leonard Newmark	Public Notice:	6/13/18
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Window and Door alterations, and rear porch alterations		

STAFF RECOMMENDATION

Staff recommends the applicant make the recommended changes from the HPC and return for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910-20

The subject property is a one-and-a-half story tall bungalow, three bays wide, with a side gable roof and a full width front gable porch. The main floor of the house is clad in stucco with shingle siding under the gables. The windows throughout the house are six-over-one sash windows, with some smaller four-over-one windows in the basement level.



PROPOSAL

The applicant proposes to replace the front door, make alterations to the rear porch, and to remove three windows from the right-side elevation and install new windows.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (*Guidelines*), Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

Original size and shape of window and door openings should be maintained, where feasible.

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

STAFF DISCUSSION

The applicant proposes work on the house in three general areas: replacing the non-historic front door, modifying the screened-in rear porch, and removing three historic windows and reconfiguring the openings on the right side of the house.

Door Replacement

The existing door on the front of the house is a three lite, mid-century design that is not original to the house. Its removal is acceptable as this is not a historic feature and its retention detracts from the historic character of the house.

The applicant proposes to install a two-panel, two-lite wood, Craftsman style door in its place. This door is in keeping with the design of the house and appropriate for the time period of construction. Staff finds that it is an appropriate design and would recommend approval of this proposal at the HAWP stage.

Rear Porch Modifications

The existing rear screened-in porch is a non-historic addition to the house and has a shed roof and side loading steps. It is a wood frame construction and has some beadboard panels on the left side. The left side of the porch is partially visible from the public right-of-way along Elm Ave., and the rear of the porch is visible from Allegheny Ave. (outside of the historic district).

The applicant proposes to remove the existing side loading steps, fill in the opening with a beadboard panel, install new rear loading wood steps matching the appearance and materials of the removed steps, to install a new screen door, and to install two skylights in the roof. The applicant will also move the rear house door several inches and reinstall it. Staff finds that these

modifications do not detract from the character of the house or surrounding district and Staff supports approval at the HAWP stage in accordance with 24A-8(b)(1).

Window Removal and Reconfiguration

The applicant proposes to remove three windows from the right elevation of the house and install two new clad windows on the right side and create a new window opening on the rear. The windows proposed for removal on the right side are to the rear of the chimney and are a pair of six-over-one sash wood windows and a single six-over-one wood window to the rear and appear to be historic and in their original location. The applicant also proposes to create a new window opening on the rear of the house, for a total of three (3) new windows.

From the details on the floor plan, it appears as though the proposal to remove and relocate the windows is being driven by the change to the kitchen plan. The proposal is for the windows to align with appliances while simultaneously providing more room for cabinet space. This proposal is contrary to the *Design Guidelines* which state, “Original size and shape of window and door openings should be maintained, where feasible.” Additionally, these windows are visible from the public right-of-way when considered irrespective of the landscaping (see the c.2012 image below, prior to the maturing of much of the surrounding landscape).

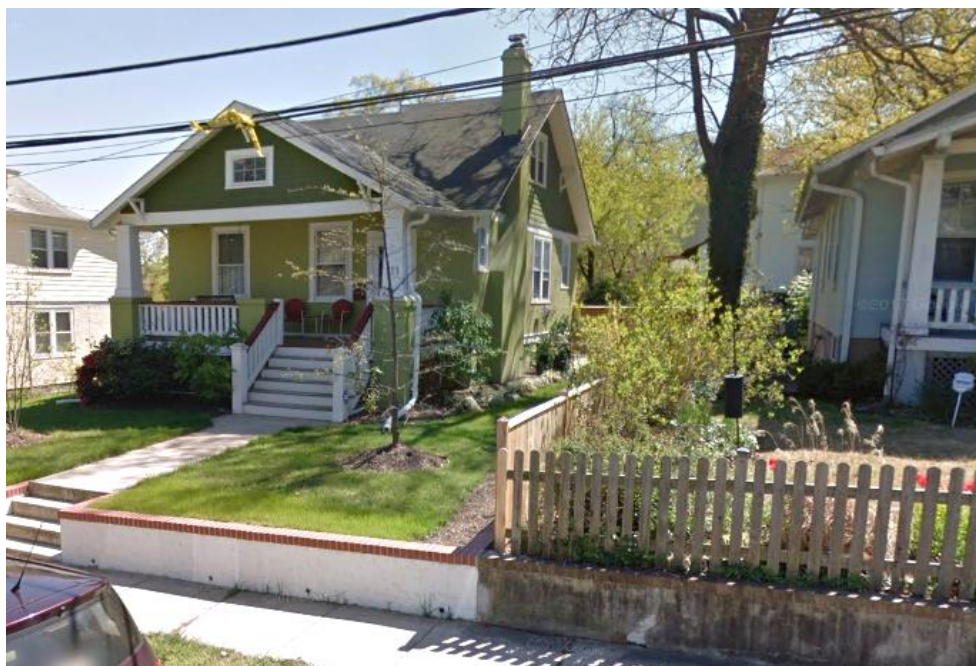


Figure 1: April 2012 view of the house showing the right rear windows.

Staff finds that the proposal to add a new window to the rear elevation will not impact the character of the house or surrounding district, and Staff would support approval of this alteration in an HAWP application.

The removal of three historic windows on the right elevation, however, appears to directly contradict the *Guidelines*, which state that “Original size and shape of window and door openings should be maintained, where feasible.” The applicant has not provided information about the condition of the existing wood windows. Staff could be conditionally supportive of

removing and replacing the historic windows with a new wood window matching the existing dimensions and lite-pattern if the existing windows have deteriorated beyond repair. The applicant would need to show a detailed comparison between the existing window and any proposed replacement for Staff and the HPC to make a determination as to the appropriateness of the new windows. Additionally, the applicant needs to provide information regarding the proposed method of patching the exterior wall. The pebbled stucco is a challenging material to match the appearance of the existing and understanding how this work would be done could aid the decision-making process.

With the information presented, Staff cannot support the proposal to replace and reconfigure the side windows. However, depending on the additional information presented at the preliminary consultation, justification for approval of replacing the historic windows at the HAWP stage could be identified. While Staff does not support the removal of the paired set of windows, Staff could support the relocation of side window at the rear with a window matching the size as the existing. This window is far removed from the street and while its relocation contravenes the *Guidelines*, it is not a substantial alteration and could be supported under 24A-8(b)(1).

STAFF RECOMMENDATION

Staff recommends the applicant make the recommended changes from the HPC and return for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: sthoehm@me.com Contact Person: SARAH BOEHM
 Tax Account No.: 16-13-01073796 Daytime Phone No.: 510-282-3930
 Name of Property Owner: SARAH BOEHM + LEONARD Daytime Phone No.: 510-282-3930
 Address: 111 ELM AVE TAKOMA PARK NEWMARK M.D. 20912
Street Number City State Zip Code
 Contractor: N/A Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 111 Street: ELM AVE
 Town/City: TAKOMA PARK Nearest Cross Street: ALLEGHENY AVE
 Lot: 77+78 Block: 100 Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: _____

1B. Construction cost estimate: \$ 50K

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Sarah Boehm 6/4/18
 Signature of owner or authorized agent Date

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

840182

**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:

111 ELM AVENUE IS A SINGLE FAMILY HOME DESIGNATED AS A CONTRIBUTING RESOURCE TO TACOMA PARK'S HISTORIC DISTRICT. THE HOUSE IS PRESERVED IN KEEPING WITH THE ORIGINAL 1920S CRAFTSMAN COTTAGE STYLE, AND IN EXCELLENT CONDITION, WITH THE EXCEPTION OF A FRONT DOOR WHICH DOES NOT CONFORM TO THE 1920S STYLE AND APPEARS TO BE FROM THE 1950S.

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

THE PROJECT IS LARGELY AN INTERIOR KITCHEN REMODEL WITH SOME EXTERIOR MODIFICATIONS TO INCREASE LIGHT IN THE INTERIOR OF THE HOME, AND IMPROVE ACCESS TO AND VIEWS OF THE BACKYARD. THE EXTERIOR MODIFICATIONS INCLUDE MOVING AND REPLACING TWO WINDOWS ON THE WEST SIDE OF THE HOUSE, MOVING THE SCREENED IN PORCH DOOR TO THE:

(CONTINUED ON NEXT PAGE)

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

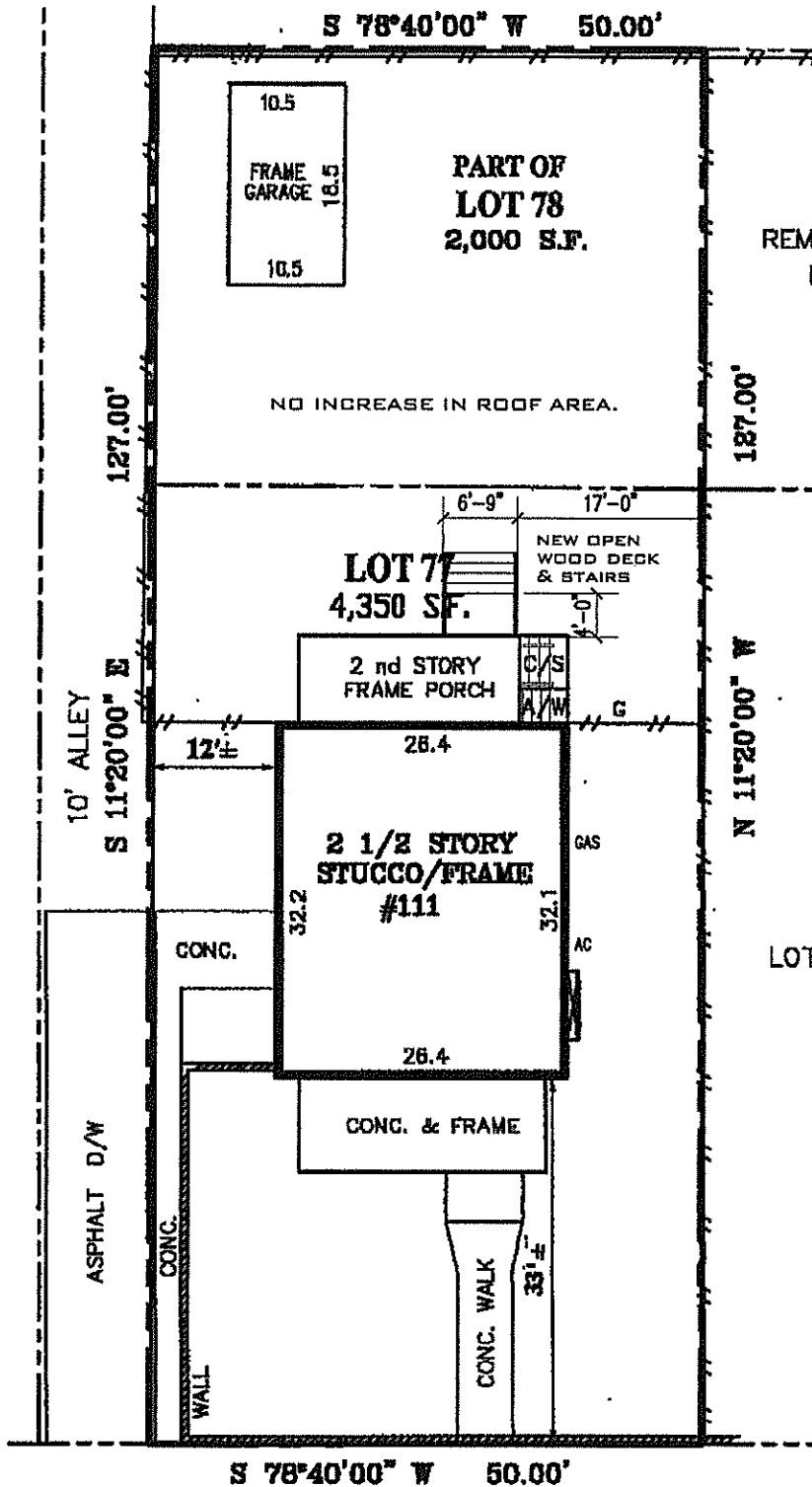
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

(CONTINUATION OF 1.6. "GENERAL DESCRIPTION OF PROJECT")

BACK OF THE PORCH AND ADDING A SMALL DECK AND STAIRS FROM THE PORCH TO THE YARD, ADDING TWO SKYLIGHTS TO THE SCREENED IN PORCH, AND MOVING AND REPLACING THE EXTERIOR BACK DOOR TO THE PORCH WITH A TRANSOM WINDOW. IN ADDITION, THE REMODEL WILL INCLUDE A REPLACEMENT OF THE FRONT DOOR TO A STYLE IN KEEPING WITH THE 1920S CRAFTSMAN COTTAGE STYLE. OVERALL, THE CHANGES WILL EITHER IMPROVE UPON OR REMAIN IN KEEPING WITH THE HISTORIC STYLE OF THE HOME.

2/3/4



PROJECT SCOPE

Existing 1-1/2 story wood framed residence in the Takoma Park Historic District to undergo a minor interior renovation and small rear deck addition for code complaint access to yard from the existing screen porch. The scope shall include an expansion of the existing kitchen that requires changes to the existing door and window openings on the west and rear elevation.

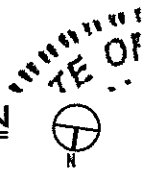
Construction to be in conformance with the IRC and IECC, 2015 Edition, as amended by Montgomery County Executive Regulation No 8-12.

DRAWING INDEX

- 1 COVER SHEET/SITE PLAN
- 2 BASEMENT PLAN - DEMO
- 3 1ST FLOOR PLAN - DEMO
- 4 2ND FLOOR PLAN - DEMO
- 5 BASEMENT PLAN - NEW
- 6 1ST FLOOR PLAN - NEW
- 7 2ND FLOOR PLAN - NEW
- 8 DOOR & WINDOW SCHEDULE
- 9 FRONT & EAST SIDE ELEVATION
- 10 WEST SIDE ELEVATION
- 11 REAR ELEVATION
- 12 3D VIEWS & PHOTOS

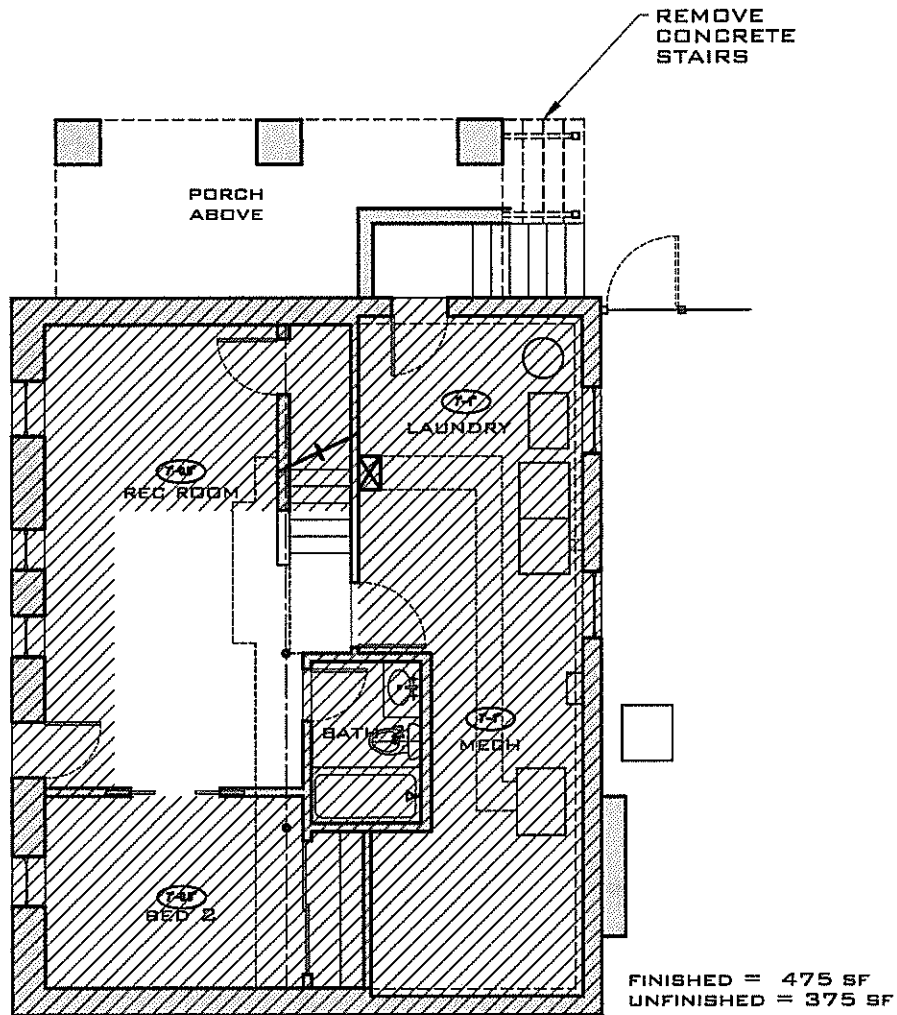
ELM AVENUE
(40' R/W)
EXISTING SITE PLAN

Scale 1/16" = 1'-0"



<p>MJW DESIGNS, LLC 30 Hayward Ct, Takoma Park, MD 20912 443.984.8777</p>	<p>BOEHM-NEWMARK RESIDENCE 111 Elm Avenue, Takoma Park, MD 20912</p>	<p>Historic Area Work Permit 2018.06.03</p>	<p>1</p>
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DRAWING LEGEND	
	EXISTING TO BE DEMOLISHED
	EXISTING WALL TO REMAIN AS IS
	NEW WOOD STUD WALL; 2x6 EXTERIOR, 2X4 INTERIOR
	NO NEW WORK - EXISTING TO REMAIN

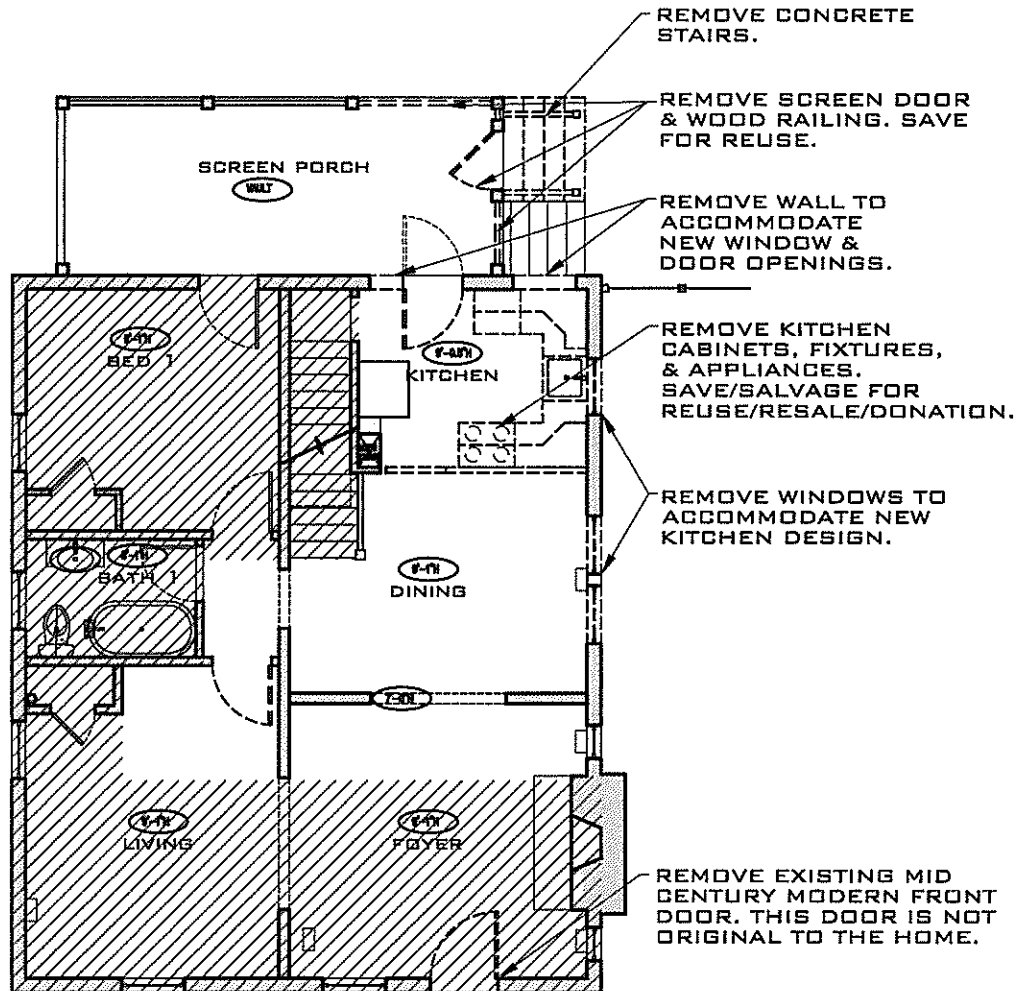
BASEMENT PLAN - DEMO

Scale 1/8" = 1'-0"







MJW DESIGNS, LLC 30 Hayward Ct., Takoma Park, MD 20912 443.994.8777	BOEHM-NEWMARK RESIDENCE 111 Elm Avenue, Takoma Park, MD 20912	Historic Area Work Permit 2018.06.03	2
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DRAWING LEGEND

-  EXISTING TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN AS IS
-  NEW WOOD STUD WALL; 2x6 EXTERIOR, 2X4 INTERIOR
-  NO NEW WORK - EXISTING TO REMAIN

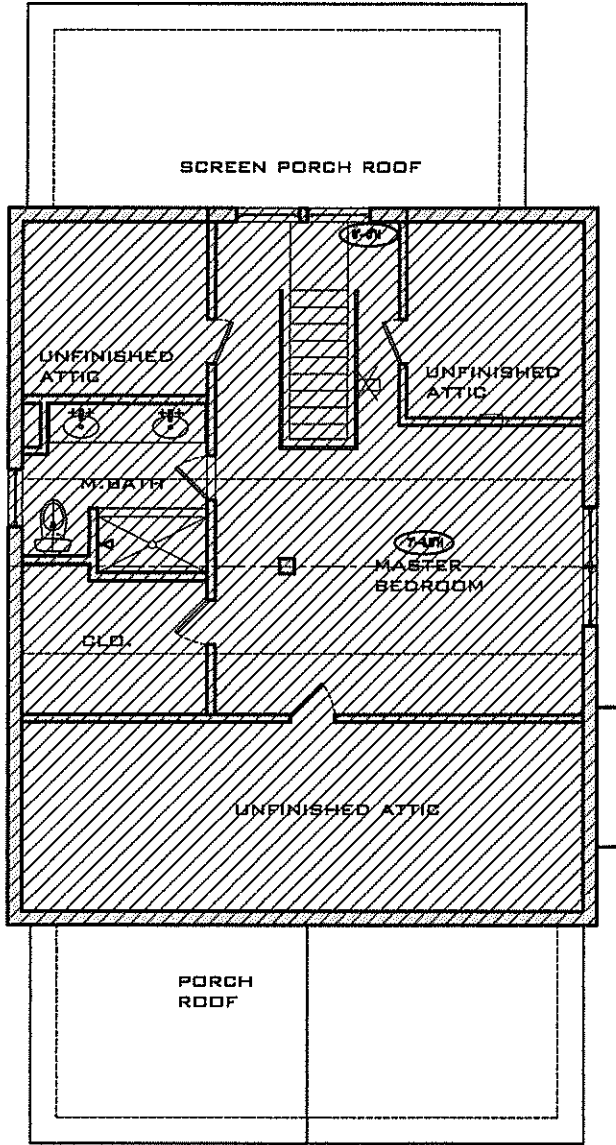
1 ST FLOOR PLAN - DEMO

Scale 1/8" = 1'-0"







<p>MJW DESIGNS, LLC 30 Hayward Ct., Takoma Park, MD 20912 443.994.8777</p>	<p>BOEHM-NEWMARK RESIDENCE 111 Elm Avenue, Takoma Park, MD 20912</p>	<p>Historic Area Work Permit 2018.06.03</p>	<p>3</p>
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NO DEMO WORK PROPOSED ON THIS FLOOR.

DRAWING LEGEND

-  EXISTING TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN AS IS
-  NEW WOOD STUD WALL; 2x6 EXTERIOR, 2x4 INTERIOR
-  NO NEW WORK - EXISTING TO REMAIN

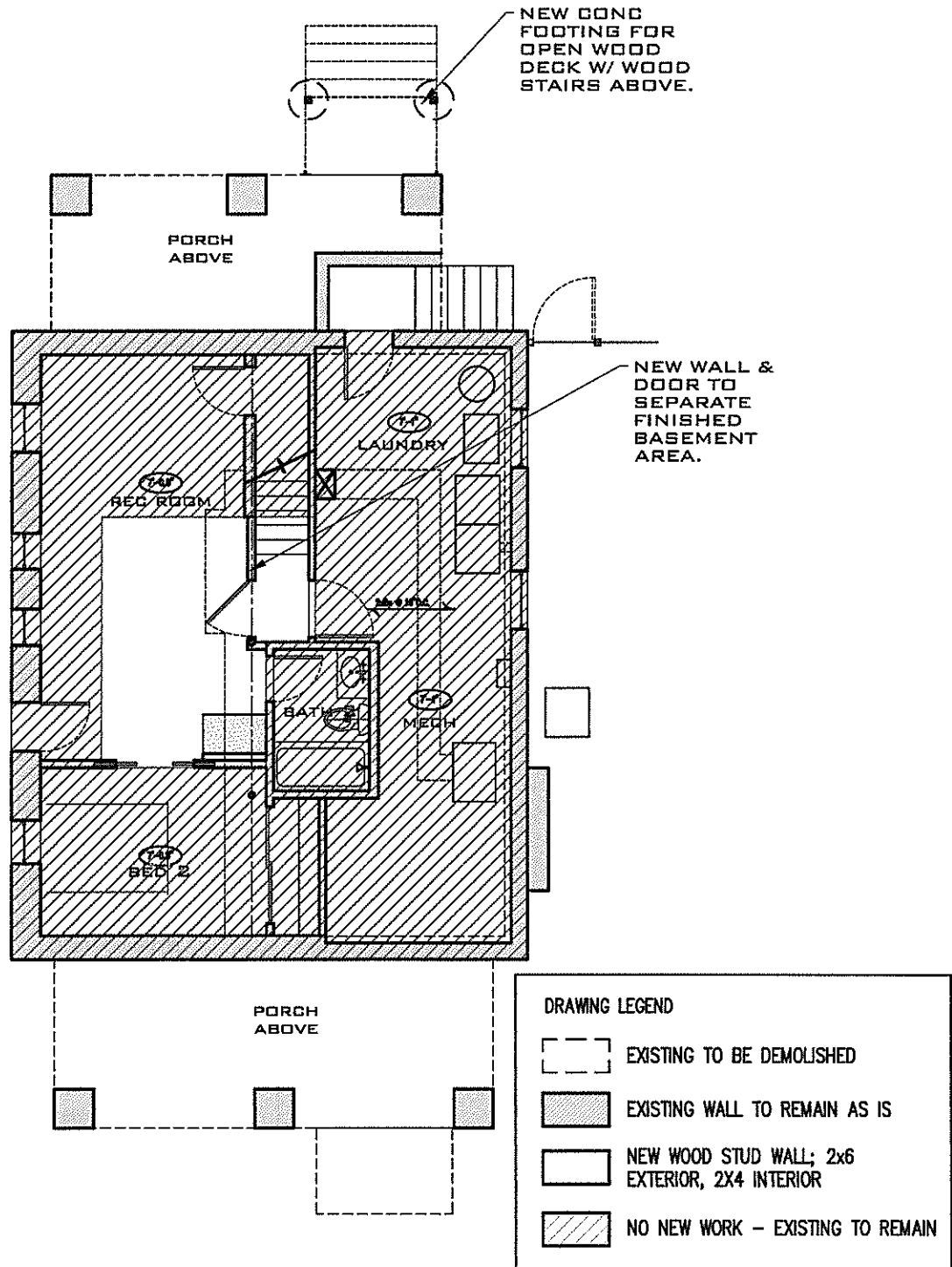
2ND FLOOR PLAN - DEMO

Scale 1/8" = 1'-0"



<p>MJW DESIGNS, LLC 30 Hayward Ct., Takoma Park, MD 20912 443.934.8777</p>	<p>BOEHM-NEWMARK RESIDENCE 111 Elm Avenue, Takoma Park, MD 20912</p>	<p>Historic Area Work Permit 2018.06.03</p>	<p>4</p>
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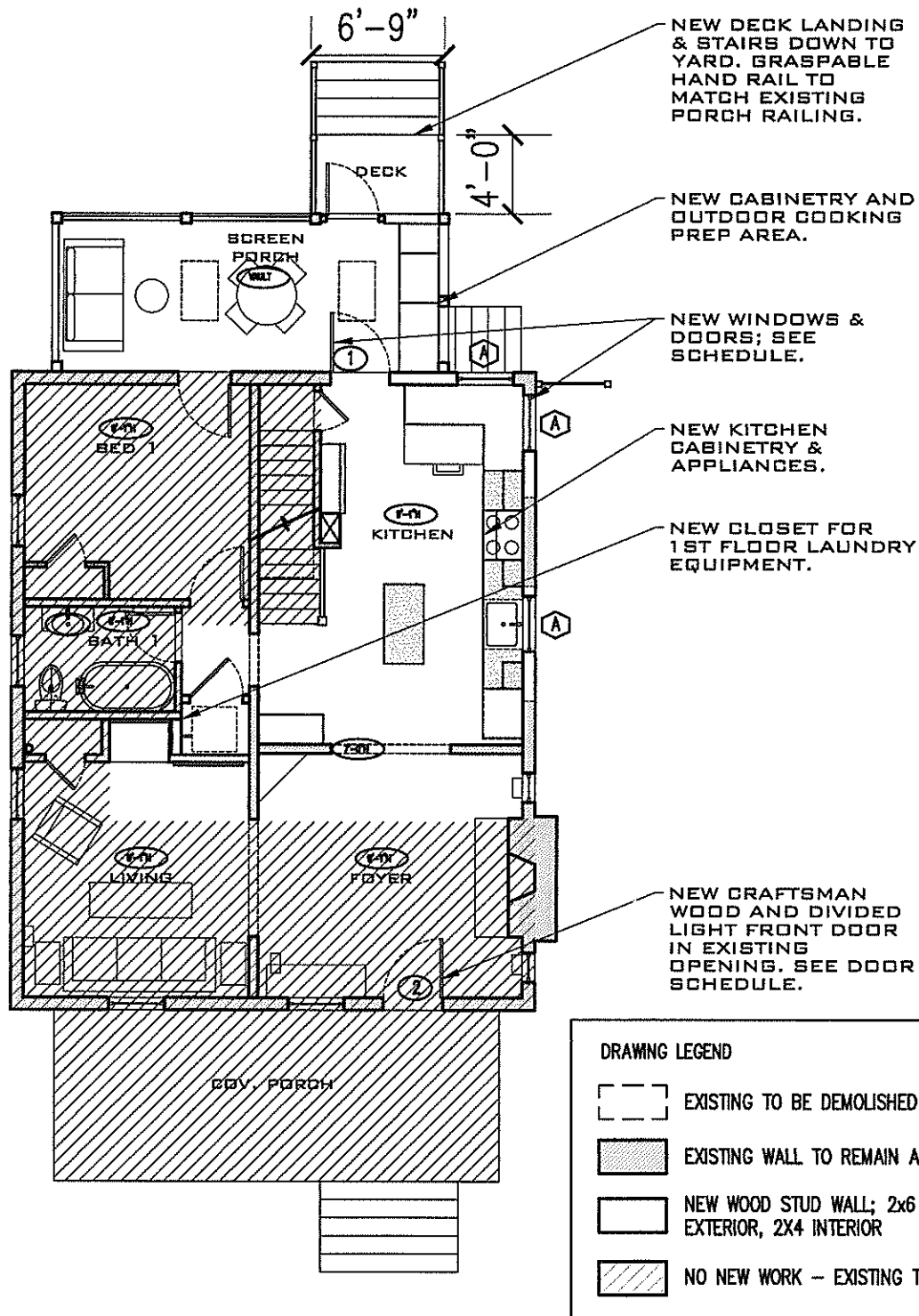
BASEMENT PLAN - NEW WORK

Scale 1/8" = 1'-0"



<p>MJW DESIGNS, LLC 30 Hayward Ct., Takoma Park, MD 20912 443.894.8777</p>	<p>BOEHM-NEWMARK RESIDENCE 111 Elm Avenue, Takoma Park, MD 20912</p>	<p>Historic Area Work Permit 2018.06.03</p>	<p>5</p>
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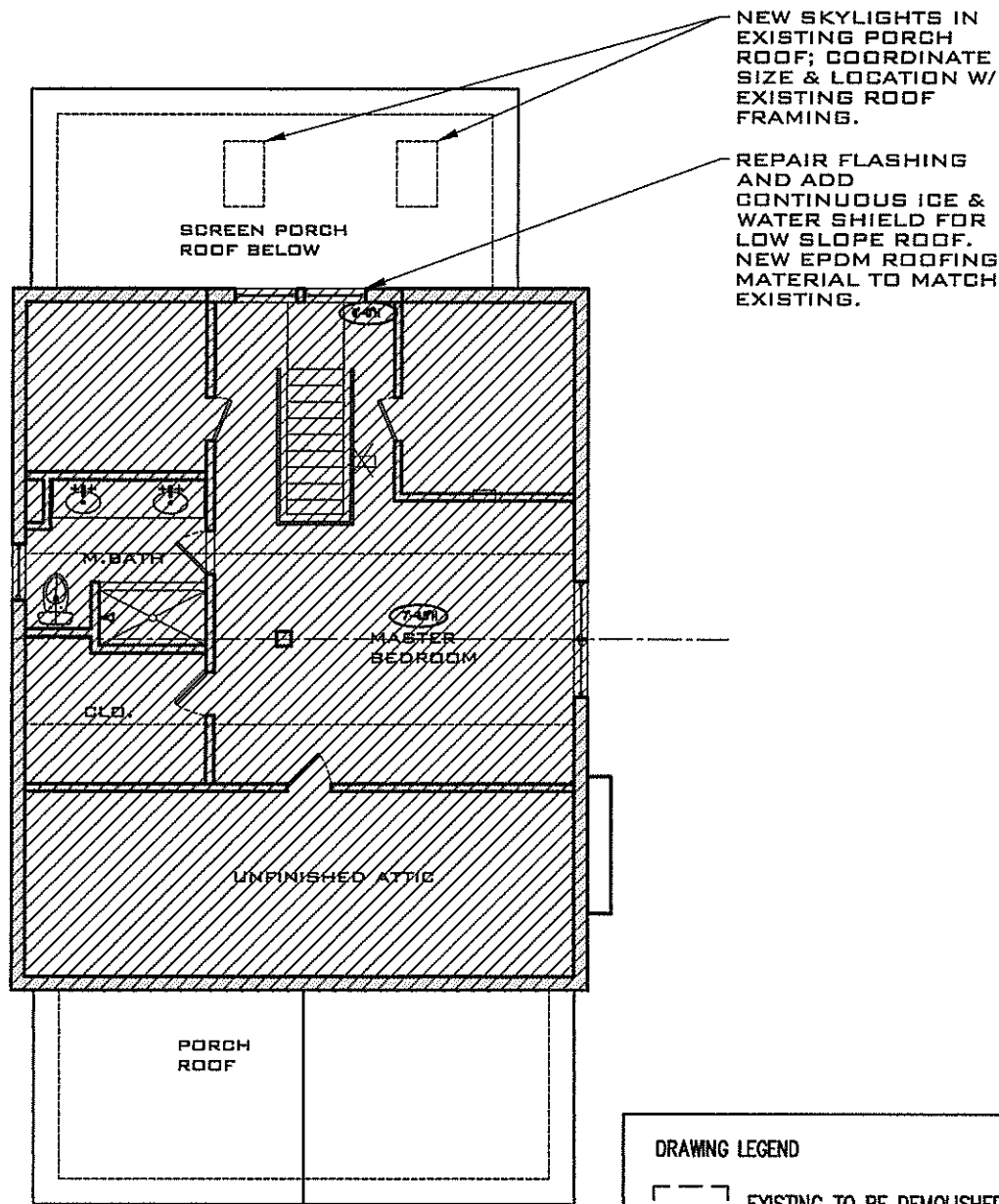
1ST FLOOR PLAN - NEW WORK

Scale 1/8" = 1'-0"







<p>MJW DESIGNS, LLC 30 Hayward Ct., Takoma Park, MD 20912 443.954.8777</p>	<p>BOEHM-NEWMARK RESIDENCE 111 Elm Avenue, Takoma Park, MD 20912</p>	<p>Historic Area Work Permit 2018.06.03</p>	<p>6</p>
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DRAWING LEGEND

-  EXISTING TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN AS IS
-  NEW WOOD STUD WALL; 2x6 EXTERIOR, 2X4 INTERIOR
-  NO NEW WORK - EXISTING TO REMAIN

2ND FLOOR PLAN - NEW WORK 

Scale 1/8" = 1'-0"

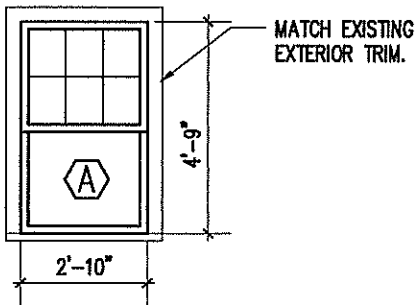
MJW DESIGNS, LLC 30 Hayward Ct, Takoma Park, MD 20912 443.694.6777	BOEHM-NEWMARK RESIDENCE 111 Elm Avenue, Takoma Park, MD 20912	Historic Area Work Permit 2018.06.03	7
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EXTERIOR WINDOW & DOOR SCHEDULE		QUANTITY		
		UP	LT.	RT.
	JELDWEN SITELINE CLAD WOOD WINDOWS AND PATIO DOORS. WHITE CLAD EXTERIOR. PRIMED AND PAINTED INTERIOR WOOD. LOW E DOUBLE GLAZING WITH ARGON GAS FOR U-FACTOR OF .31 OR BETTER ON WINDOWS. SCREENS ON ALL OPERABLE UNITS. SIMULATED DIVDED LITE (SDL) MUNTIN BARS AS SHOWN. HARDWARE FINISH TO BE SELECTED BY OWNER.			
(A)	SCD3356 - 6/1 SIMULATED DIVDED LITE PATTERN.	3		
(1)	PRCOW30611 - SITELINE CLAD WOOD OUTSWING PATIO DOOR W/ TRANSOM PRCOTW3014, TEMPERED GLAZING.			1
(2)	SIMPSON DOOR, MODEL 36802 CRAFTSMAN TWO PANEL - TWO LITE (SDL), TEMPERED GLAZING.			1

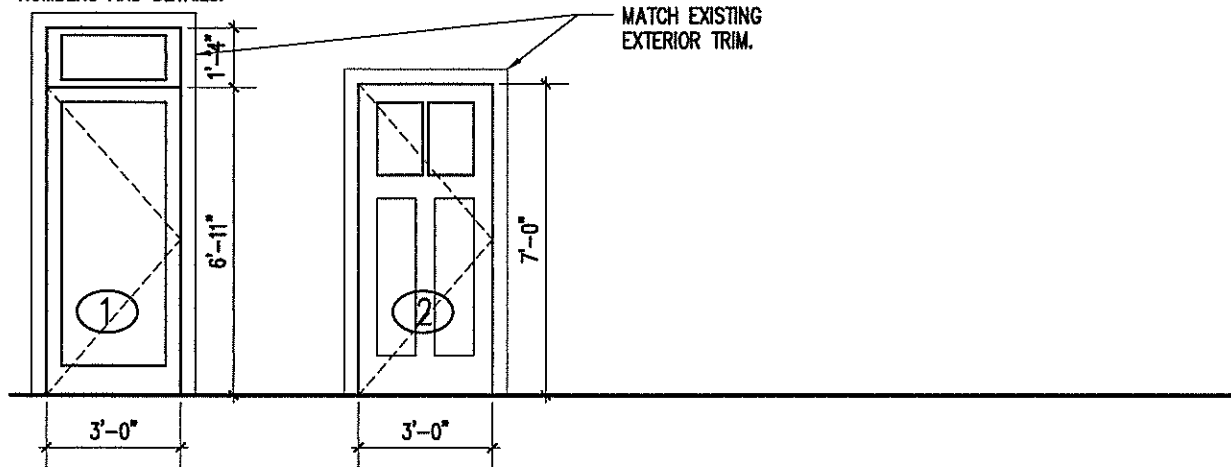
NEW WINDOWS

DIMENSIONS NOTED ARE GENERAL UNIT DIMENSIONS. SEE MANUFACTURER FOR ROUGH OPENING SIZE. SEE SCHEDULE FOR MODEL NUMBERS AND DETAILS.



NEW EXTERIOR DOORS

DIMENSIONS NOTED ARE GENERAL UNIT DIMENSIONS. SEE MANUFACTURER FOR ROUGH OPENING SIZE. SEE SCHEDULE FOR MODEL NUMBERS AND DETAILS.

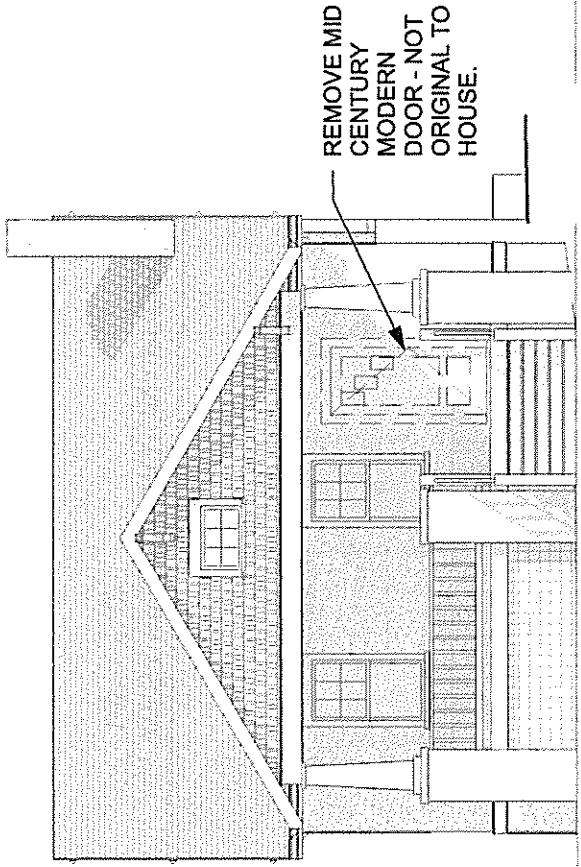


EXTERIOR DOORS & WINDOWS

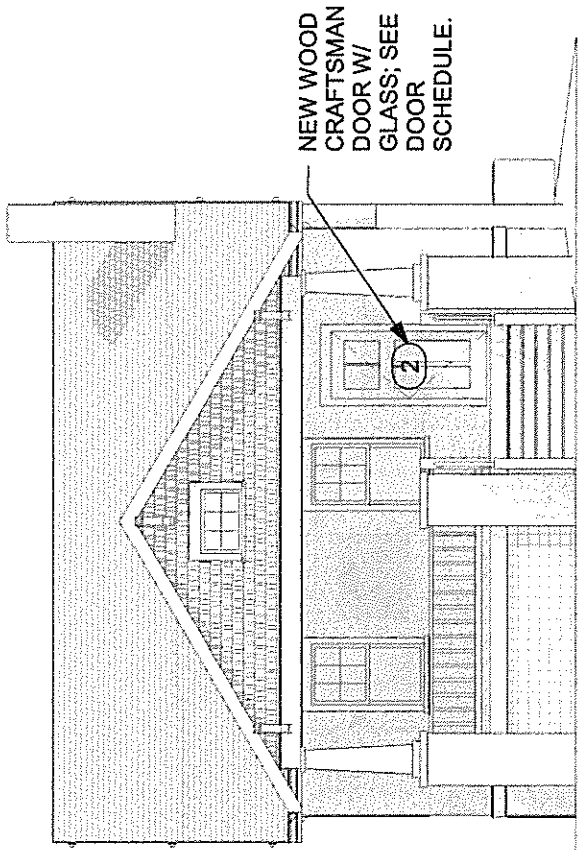


MJW DESIGNS, LLC 30 Hayward Ct., Takoma Park, MD 20912 443.994.3777	BOEHM-NEWMARK RESIDENCE 111 Elm Avenue, Takoma Park, MD 20912	Historic Area Work Permit 2018.06.03	8
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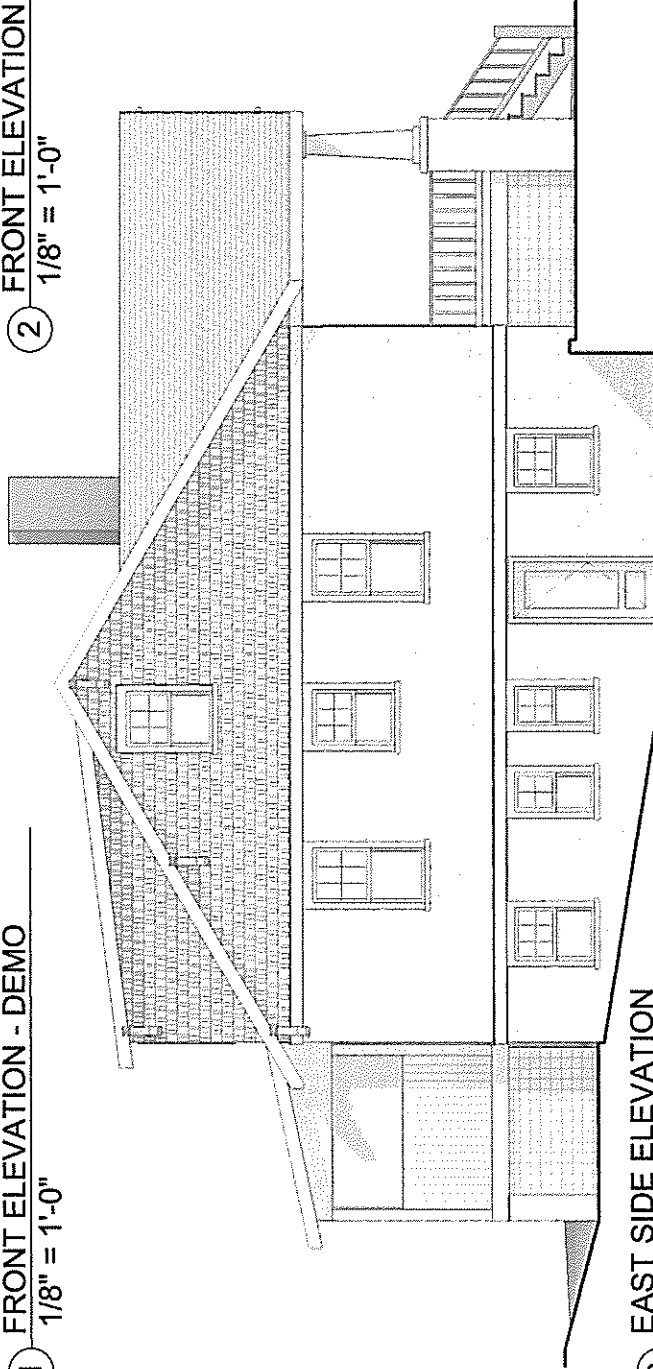
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1 FRONT ELEVATION - DEMO
1/8" = 1'-0"



2 FRONT ELEVATION - PROPOSED
1/8" = 1'-0"



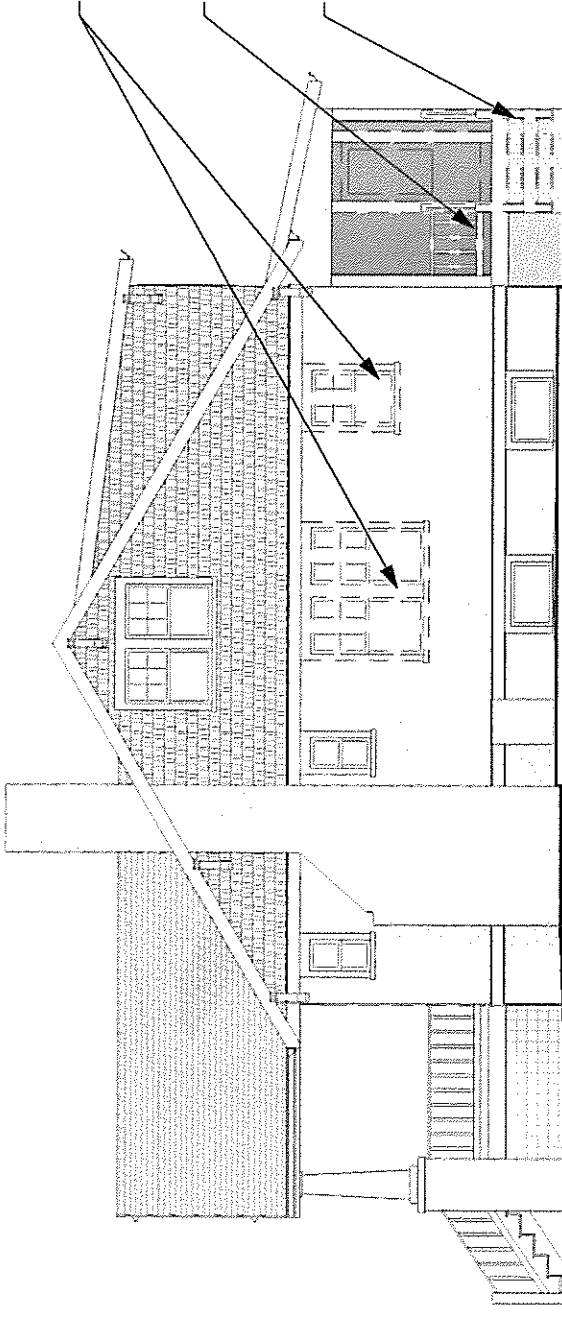
3 EAST SIDE ELEVATION
1/8" = 1'-0"

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REMOVE EXISTING WINDOWS.

REMOVE RAILING & SCREEN DOOR.

REMOVE CONCRETE STEPS DOWN FROM SCREEN PORCH. (STAIR RISERS ARE TOO HIGH AND THERE IS NO LANDING AT THE SCREEN DOOR.)



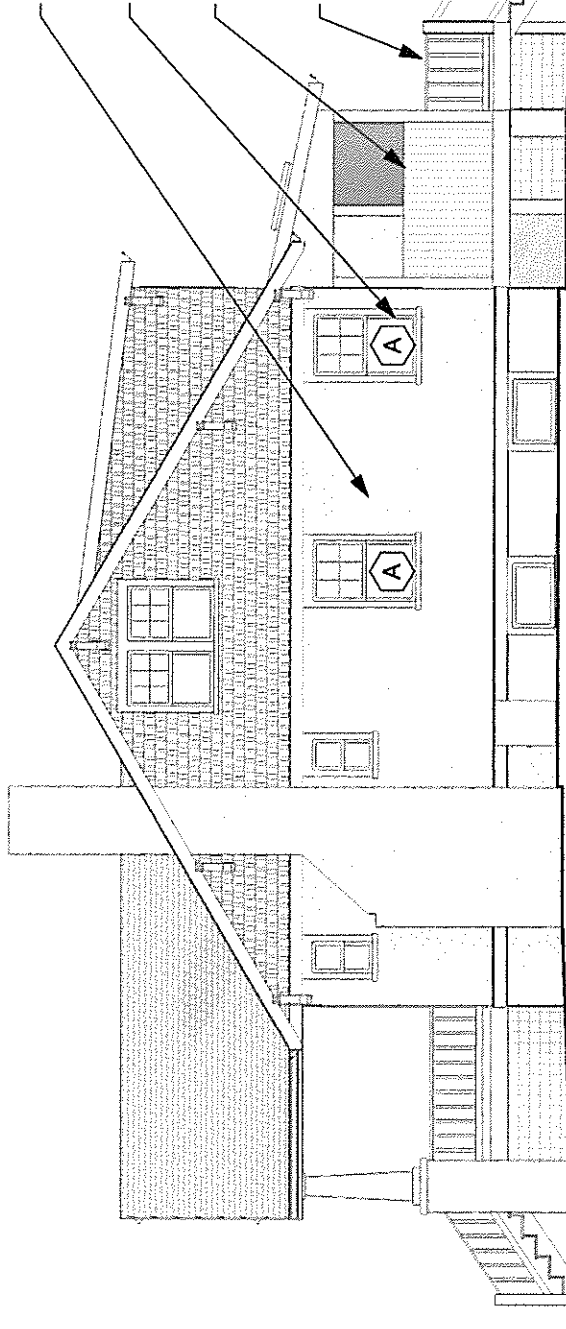
1 WEST SIDE ELEVATION - DEMO
1/8" = 1'-0"

PATCH STUCCO AT REMOVED WINDOW.

NEW CLAD WOOD WINDOWS, SEE SCHEDULE.

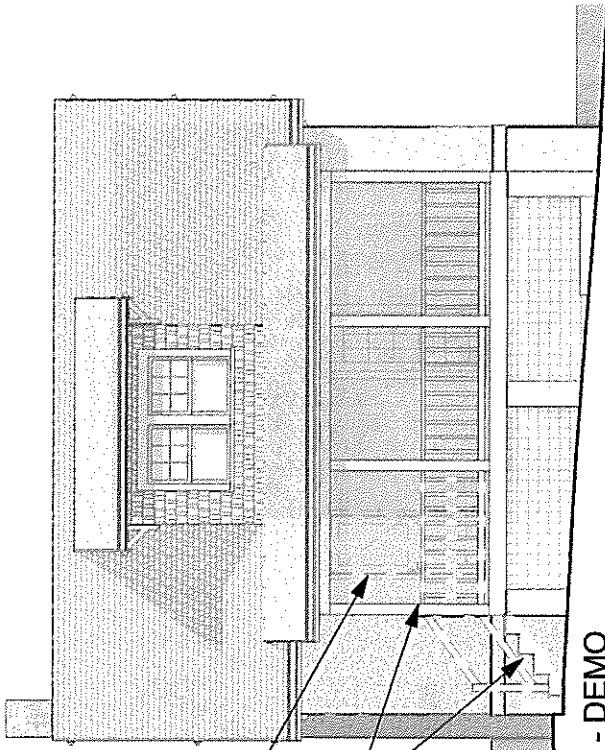
NEW LOW WALL W/ SCREEN ABOVE TO MATCH EXISTING EAST ELEVATION.

NEW OPEN DECK W/ RAILING TO MATCH EXISTING SCREEN PORCH.



2 WEST SIDE ELEVATION - PROPOSED
1/8" = 1'-0"

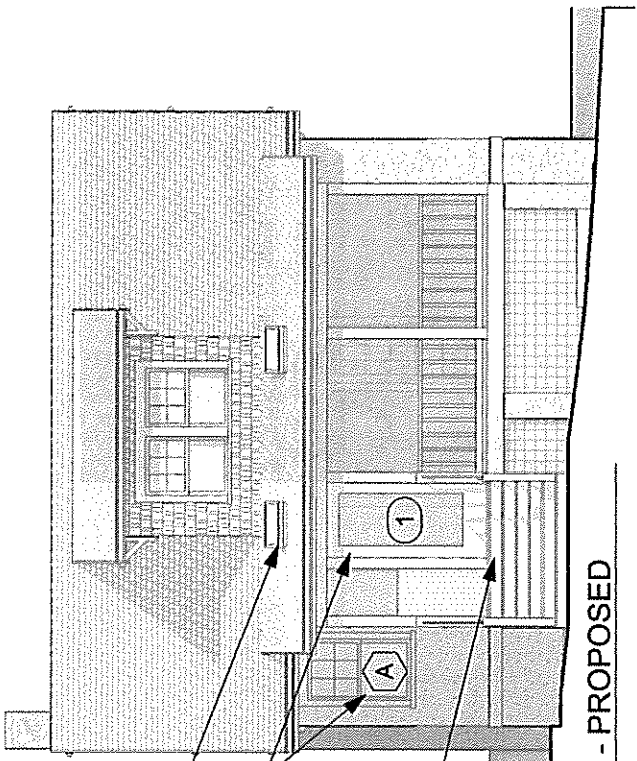
PG 1384-19



REMOVE EXISTING DOOR
TO SCREEN PORCH.

REMOVE RAILING &
STEPS.

1 REAR ELEVATION - DEMO
1/8" = 1'-0"



NEW SKYLIGHTS IN
EXISTING SCREEN
PORCH ROOF.

NEW CLAD WOOD WINDOW
& DOOR, SEE SCHEDULE.

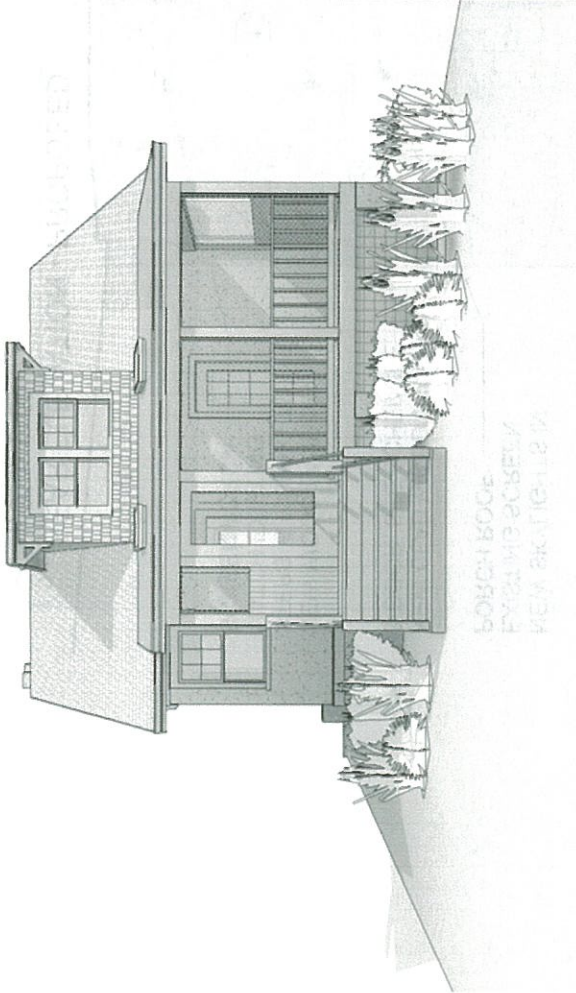
NEW WOOD LANDING,
STEPS, & RAILING TO
MATCH EXISTING
SCREEN PORCH.

2 REAR ELEVATION - PROPOSED
1/8" = 1'-0"

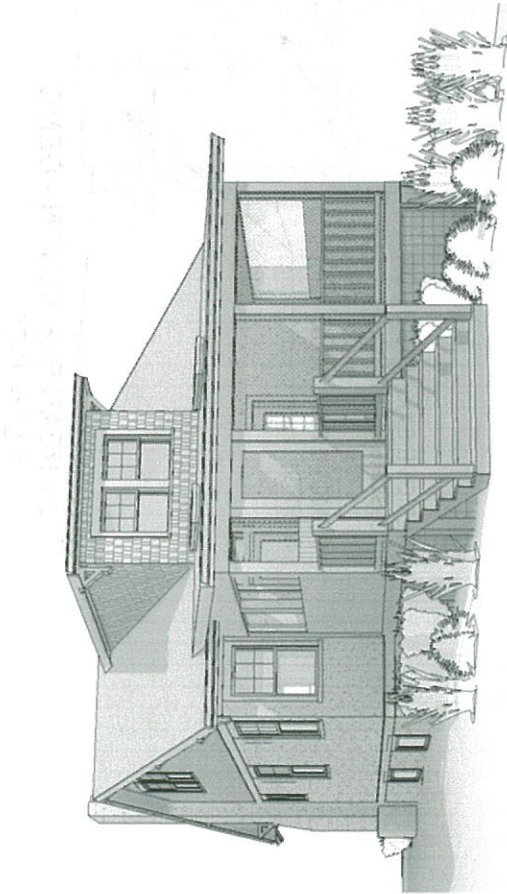
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EXISTING BACKYARD VIEWS



PROPOSED BACKYARD VIEWS



BOEHM-NEWMARK RESIDENCE
111 Elm Avenue, Takoma Park, MD 20912

Historic Area Work Permit
2018.06.03

5. Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT : REPLACE FRONT DOOR WITH PERIOD APPROPRIATE STYLE DOOR



Detail: WEST SIDE : MOVE + REPLACE 2 WINDOWS

Applicant: SARAH BOETHM + LEONARD NEWMARK

5, Existing Property Condition Photographs (duplicate as needed)



Detail: BACK: MOVE SCREEN DOOR TO BACK, ADD WINDOW, MOVE BACK DOOR, ADD SKYLIGHTS (2), ADD SMALL DECK + STAIRS TO YARD



Detail: EASTSIDE: NO CHANGES

Applicant: SARAH BOEHM + LEONARD NEWMARK

6. TREESURVEY - N/A

7.

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

Owner's mailing address	Owner's Agent's mailing address
SARAH BOETTCH + LEONARD NEWMARK 111 ELM AVE TAKOMA PARK 20912	N/A
Adjacent and confronting Property Owners mailing addresses	
ANDREAS SMITH + JENNIFER GIBSON 109 ELM AVE TAKOMA PARK, MD 20912	MARIATSIOLIS + BENJAMIN LAMBLOTTE 110 ELM AVE TAKOMA PARK, MD 20912
GEORGE MIDDENDORF + LISA FAMOLARE 112 ELM AVE TAKOMA PARK, MD 20912	RUTH MASTERSON + MARTINA BARASH 6807 ALLEGHENY AVE TAKOMA PARK, MD 20912
BRIAN + CATHERINE ROWLAND 113 ELM AVE TAKOMA PARK, MD 20912	NINA ZIMDAHL + ROBERT HART 6809 ALLEGHENY AVE TAKOMA PARK, MD 20912