

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7323 Takoma Ave., Takoma Park	Meeting Date:	9/19/18
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	9/12/18
Applicant:	Jane and Andrew Spalding	Public Notice:	9/5/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18JJJ	Staff:	Dan Bruechert
Proposal:	Rear Addition Construction and Installation of Mechanical Equipment		

STAFF RECOMMENDATION:

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

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1898

The subject property is a two-and-a-half story, clapboard-sided, Queen Anne house, five bays wide with a full-width wrap-around porch. The house has decorative shingle siding in the gables, dormers and large bay on the right side of the house. The house has a metal shingle roof. To the rear there is a full width porch with a shed roof.



Figure 1: 7323 Takoma Ave. looks across the train tracks, south over the D.C. line.

BACKGROUND

On August 15, 2018 a version of this proposal was brought before the HPC as a Preliminary Consultation. The HPC was generally supportive of the size, massing, and materials of the proposal, but indicated that they would be more supportive of the proposal with a more regular window arrangement. The applicant has revised their proposal for consideration as a HAWP.

PROPOSAL

The applicant proposes to remove the existing porch and construct an addition to the rear with associated mechanical systems.

APPLICABLE GUIDELINES:

When reviewing alterations and additions for new construction within the Takoma Park Historic District, decisions are guided by the *Takoma Park Historic District Design Guidelines* (Design Guidelines) and *Montgomery County Code Chapter 24A* (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*).

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's Standards for Rehabilitation.

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encouraged

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

Montgomery County Code; Chapter 24A-8(b)

(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

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 applicant proposes to remove the existing rear porch and wood stairs and construct a new four-season room in its place. The applicant also proposes to install a new HVAC condenser unit to the rear of the proposed addition.

The existing porch is 8' × 21' (eight feet by twenty-one feet) and is covered in a shed roof accessed by wood steps. The configuration and architectural features of the porch do not appear to be consistent with the high style found on the rest of the house. Though it is common to have

a less formal design on the rear of a house, the existing porch appears to be strictly utilitarian in design. The applicant indicates that the interior structure of the porch does not align with the house, further suggesting that the porch is not an original element to the house. Finally, Staff's search of the historical Atlases and Sanborn maps indicates that this porch was constructed sometime after 1948. As this is not a historic feature and it is at the rear of the house, Staff supports demolishing the rear porch.

The applicant proposes to construct a 16' × 20', wood-framed, covered "four season room" to the rear in place of the existing porch. The proposed room will be inset from the historic wall planes by approximately 8" (eight inches) on either side. The room will be supported by a brick pier foundation with wood 4" × 4" (four inch by four inch) posts, and lattice panels filling in the gaps. The proposed standing seam metal porch roof will match the front porch roofing. The vertical siding under the shed roof will also match the detail found in the front porch.

The fenestration pattern for the addition has been revised from the preliminary submission and now reflects a consistent approach, utilizing large fixed windows with awning transom windows above. All of the openings are separated by 8" (eight inch) casing. The south (right) elevation is divided into thirds with three windows. The north (left) elevation is also divided into thirds, with two window assemblies in the left and center openings and clapboard siding in the right opening. The clapboard infill is used because there are new mechanical systems installed into the wall. Because of the façade steps back on this side, this portion of the addition will not likely be visible from the public right-of-way. The east (rear) elevation is also divided into thirds, with a pair of French doors to the left and evenly sized openings in middle and right openings. To the rear of the addition the applicant proposes constructing a new wood staircase with a small landing at the top.

Staff finds that design and materials proposed comply with the *Guidelines* and Chapter 24A. The brick, wood, and metal roof are all consistent and compatible with what is found elsewhere on the historic house. Staff finds that the chosen placement for the addition, at the rear, will have the least impact on the highly decorative elevations of the house and will impact the least detailed elevation. Additionally, Staff finds that the proposed wall inset is less than what the HPC typically requires in rear additions. However, Staff finds the inset is acceptable for two reasons. First, there is a precedent for this setback because it is generally consistent with the existing porch; and second, due to the irregular house form, this new room will be partially obscured by other house projections. When viewed from the southeast the projecting stair bay will block some addition's visibility; and when viewed from the northeast, the new construction would be obscured by the dining room projection. Based on observations at a site visit, Staff finds that only the rear corners of this addition would be visible from the public right-of-way.

In the Staff Report for the Preliminary Consultation, Staff was concerned that there may be too much glass to be compatible with the historic resource and surrounding district. The HPC, however, indicated that more glazing would be preferable so that the new construction visually read like an enclosed rear porch. The HPC further supported that the design of the addition be revised to reinforce the vertical orientation, consistent with the Queen Ann design of the historic house. Staff finds that the revised design satisfies the recommended revisions. The applicant has introduced more glazing with fewer separations to create an appearance consistent with an enclosed porch. And by removing the lower fixed window from the design eliminated a horizontal element and emphasizes the vertical members.

There are two new heating/cooling systems proposed for the new addition that will be visible from the exterior of the house. The first is a wood burning stove in the rear of the addition with a stainless-steel exhaust vent projecting through the roof. The vent will project 4' 6" (four feet, six inches) above the eave of the addition's roof and will be approximately 10" (ten inches) in diameter. This feature will be visible from the public right-of-way, but Staff finds that, as this will be part of new construction, it will not detract from the historic character of the house. Supports its approval of this element as part of the overall design. The other new mechanical system the applicant is proposing is a new HVAC condenser. This will be placed to the rear of the new addition. Its position is largely obscured by the massing of the addition, but it's visibility will also be minimized due to the lot's slope away from Takoma Avenue. Staff finds that this will have no impact on the historic character of the house and supports its approval.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

849729

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: ksreinke@gmail.com Contact Person: Karen Reinke
Daytime Phone No.: (301)580-0727

Tax Account No: _____
Name of Property Owner: Jane & Andrew Spalding Daytime Phone No.: (301)587-6621
Address: 7323 Takoma Ave. Takoma Park 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Karen Reinke Daytime Phone No. (301)580-0727

LOCATION OF BUILDING/FENCE

House Number: 7323 Street: Takoma Avenue
Town/City: Takoma Park Nearest Cross Street: Baltimore Avenue
Lot: P4 Block: 76 Subdivision: 0025 TPL & T Co.
Liber: 6810 Folio: 175 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|---|--|------------------------------------|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> AC | <input type="checkbox"/> Stab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Sider | <input type="checkbox"/> Fireplace | <input checked="" type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Accessible | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 100,000.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLIANCE WITH NEW CONSTRUCTION AND EXISTING 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: FENCE OR 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.

Karen Reinke _____ August 23, 2018
Signature of owner or authorized agent Date

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

(See Attached Sheets)

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

(See Attached Sheets)

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.

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

- See Preliminary Consultation Package -

- 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.

**Historic Area Work Permit Application
7323 Takoma Avenue
Attachment Item #1**

1. Written Description of Project

a. Description of existing structure(s) and environmental setting, including their historical and physical significance:

The existing house at 7323 Takoma Avenue is an Outstanding Resource in the Takoma Park Historic District #1. Built in 1898, it is a Queen Anne-style Victorian, 2 1/2 story, wood-frame home. It features an excellent example of the period's decorated wrap around porch with a standing seam metal roof; a two-story front corner bay rising within a decorated, large front gabled dormer roof; a projecting two story gabled stair bay sheathed in shaped wood shingles; and restored architectural pressed metal shingles on the primary roof. On the rear of the house, there is a large covered porch, with a wood stair to grade, whose columns, railing, knewels, and rake end siding details simulate details of the original wrap around porch.

The house sits on Takoma Avenue and directly fronts the B&O railroad tracks, Metro Red Line, and a tree-lined bike trail. Its original front porch is set back a generous 47' from the front property line, contributing to a spacious, loud & busy urban park-like setting. A shared driveway with the neighbor at 7325 Takoma Avenue sits on the north side of the lot. To the south, a wide side yard garden abuts the driveway of their neighbors at 7321 Takoma Avenue. An accessory studio building sits to the southeast side of the property to the rear of the house. The remaining 17,190 square foot lot consists of a large landscaped and wooded area.

The house is situated amidst an eclectic mix of wood-frame types and styles of turn-of-the-century residential architecture, including a 4-square Craftsman at 7325 Takoma to the north and a re-built center-hall Colonial at 7321 Takoma to the south. Other Craftsman style, Bungalows, and Victorian houses on the 7300 block of Takoma and Baltimore Avenues contribute to the historic character of the neighborhood.

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

This project proposes the removal of the existing 8' x 21' covered rear porch and wood stair and the subsequent construction of a new 15'-6" x 20' four season sunroom in its place. Though re-use was considered, the existing porch's narrow width and insufficient structural conditions – lack of 30" deep post footings, undersized and sloped floor joist, and rafters inadequately sized to accommodate R49 ceiling insulation – make its re-use prohibitive.

Further, upon thorough examination of the siting, construction details, and decorative details of the rear porch, it was determined that it is not original to the house. Its placement on the rear elevation interferes with the access and operation of an exterior hosebib, and the porch ceiling truncates the original kitchen window casing in a manner not seen on the original front porch or

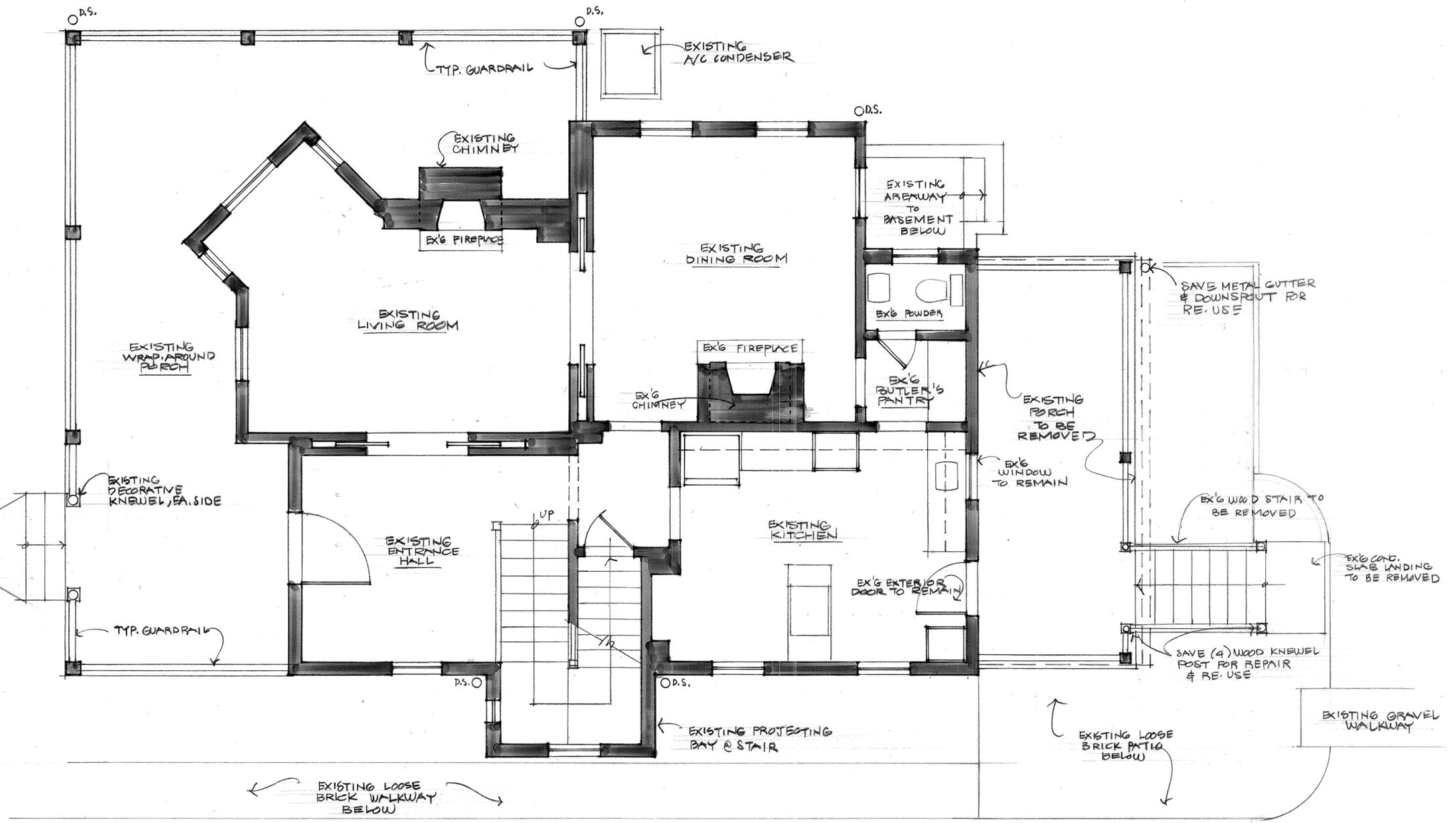
(continued)

covered balcony. The extreme slope of the porch floor joists do not exhibit the same framing conventions used on the front porch. And the foundation posts' connections to the bearing beam, and stacked structural posts above, again indicate dissimilar construction techniques from the original front porch. Finally, though many of the rear porch finishes and decorative details simulate the covered front porch - such as vertical rake wall siding, similar column base and capitol detailing, and matching knevel posts - many details are lacking in the finished quality of the front porch. The asphalt shingle roof sheathing, the lack of foundation post trim, and poor watertable trim detailing, both at the connection to the original house and at the porch corners, do not exhibit the excellent attention to detail typically given to the original house. Given these observations, we determined that the removal of a rear porch that it is not original to the house, nor historically significant, will not diminish the historic value of the original house.

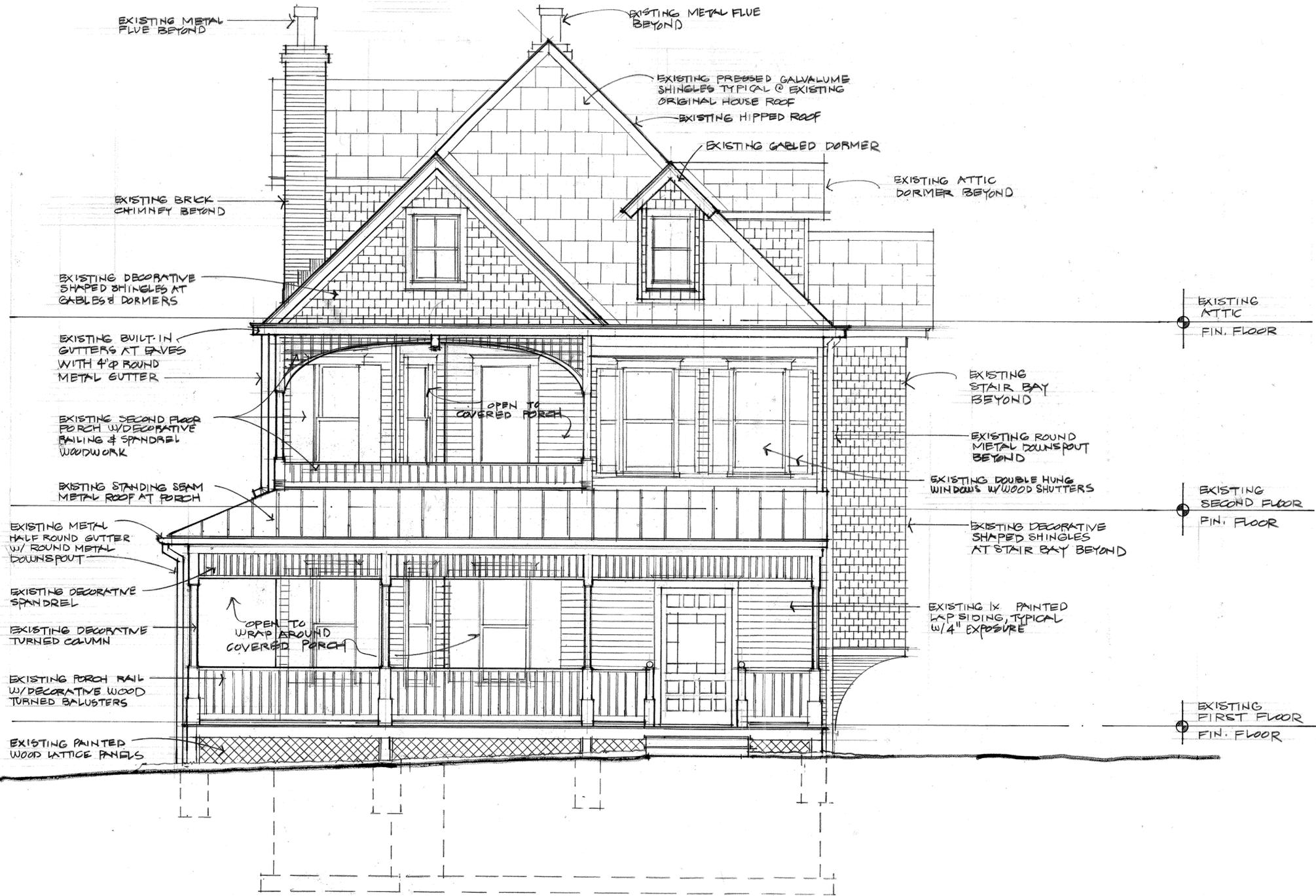
The proposed sunroom will be constructed on the model of a typical enclosed back porch, common to the neighborhood, with large openings framed by load bearing beams and columns, articulated with painted trim. On the proposed north and south side elevations, three bays with vertically oriented infill windows will approximate the rhythm and scale of the original house's proportions and openings. On the east side elevation, three wider bays allow for access to the owner's back yard studio through a new French door and stair, and provide for maximum views of the rear garden. Each bay is then divided into a large lower fixed window sitting on an elevated baseboard, and a high, narrow, operable awning window, whose location suggests an alignment and connection to the original front porch's high decorative spandrel panels. New casing, pilasters, cornices and bandboard trim will be painted to match the original house trim; horizontal lap siding in the western-most bay on the north wall of the sunroom will match the profile and exposure of the siding on the original house; and the 1x3 beaded board vertical siding on both north and south shed gable end walls will match the vertical tongue and groove rake wall siding of the original front porch.

The new roof of the sunroom will be a shed roof similar in form and style, to the front porch roof. It will be sheathed in pre-finished standing seam metal, similar in color to the copper roof of the front porch. The metal gutter and downspout of the demolished porch will be re-used and painted to match the new trim. Finally, the new wood stoop will utilize the existing matching knevel posts of the removed exterior stair, when possible. If new knevels are necessary, they shall match the size and design of the existing knevels on the front porch. New guard and stair rails shall consist of traditional wood porch railing components to harmonize with the decorated rails of the front porch.

By implementing the measures described above, we can assure that the new sunroom will be a harmonious addition to the original house, and will have no deleterious effect on the existing house's character or historical significance. Its location to the rear of the property, and the efforts taken to develop a similar scale, and rhythm to the houses' original front porch, will insure that the addition will have a minimal effect on its immediate environment, on the neighborhood, and on the historical district.



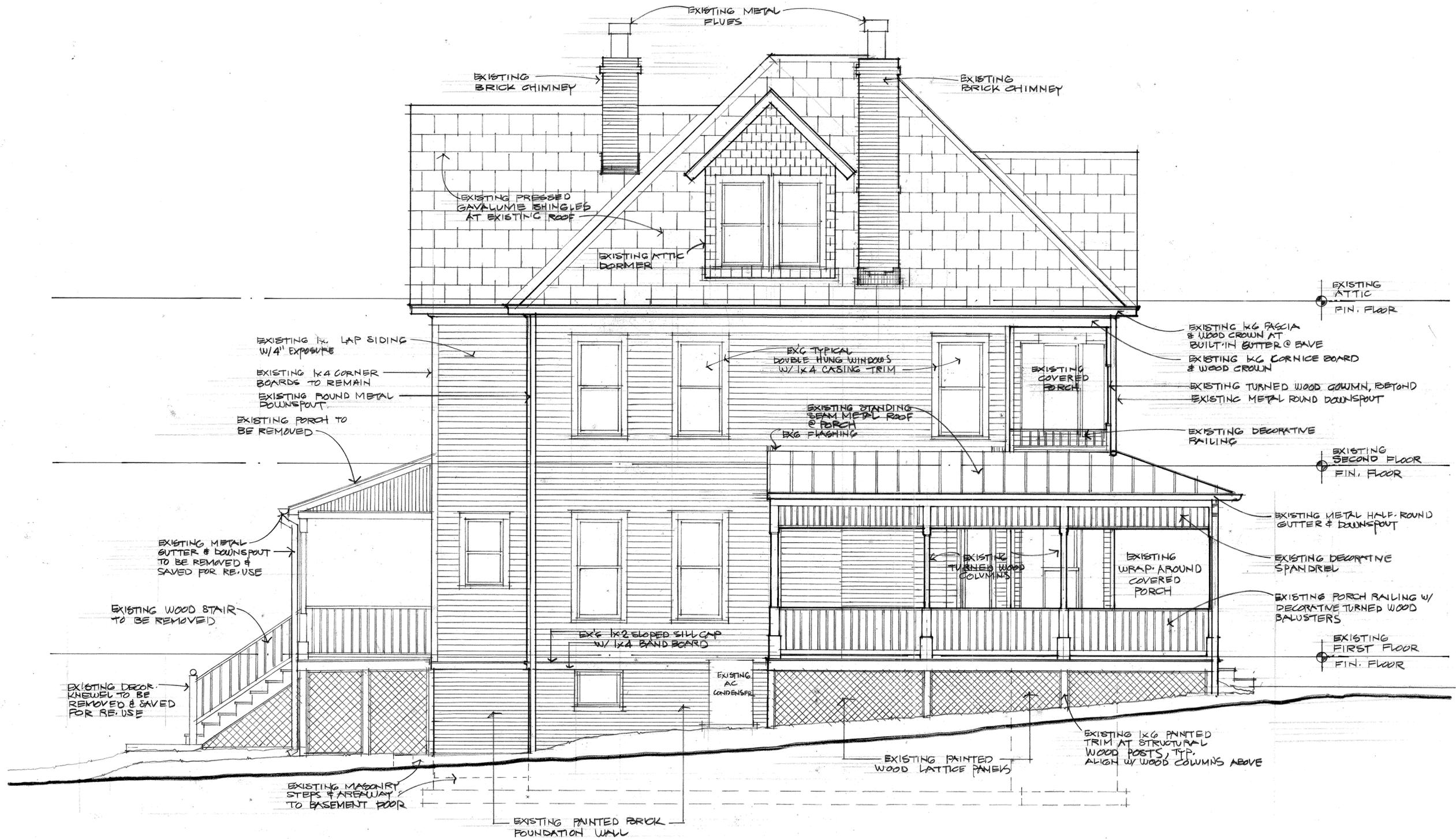
1
A2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



1
A3 EXISTING WEST ELEVATION
1/4" = 1'-0"



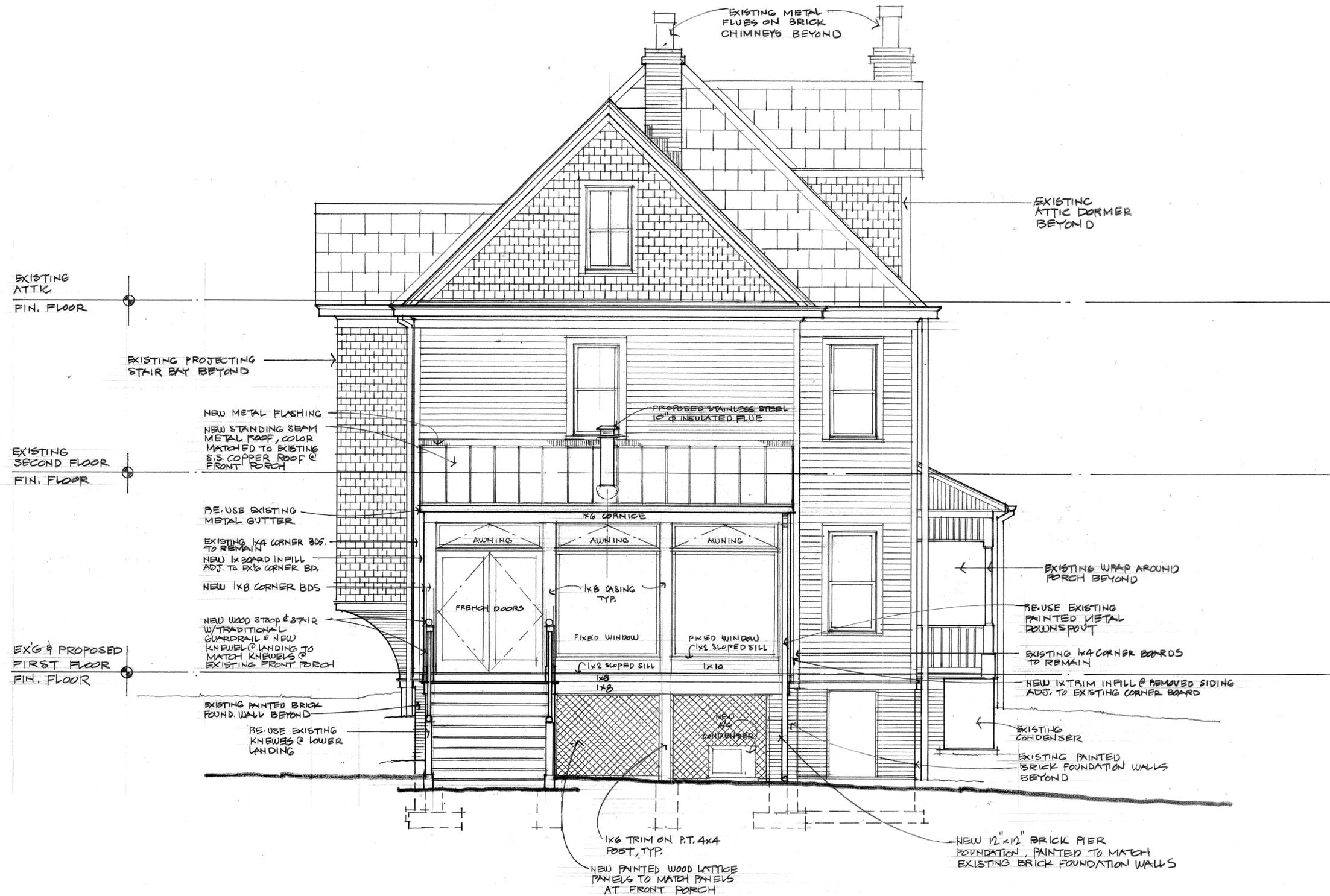
1 EXISTING EAST ELEVATION
 A5 1/4" = 1'-0"



1
A6
EXISTING NORTH ELEVATION
1/4" = 1'-0"



1
A4
EXISTING SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
 A9 1/4" = 1'-0"



1
A8 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

3. Plans & Elevations

(See attached)

4. Material Specifications

Existing House Materials

Foundation Walls- Painted Brick

Siding - Painted Horizontal 1x Wood Lap Siding w/4" exposure
Painted Shaped Wood Architectural Shingles at stair bay, gable ends & dormers
Painted T&G 1x3 Beaded Board vertical siding at porch rake end walls

Trim - Painted Wood Trim at Window & Door Casing, Drip Cap, Corner Boards, Cornice, Cornice Moulding, Fascia Boards, Fascia Moulding, Soffits, Rake Boards & Mouldings, Sill & Watertables, Turned Porch Columns, Spandrel Panels, Decorative Brackets, Guard & Stair Railings, & Decorative Knewel Posts
Painted Wood Lattice Panels at porch crawl space

Windows- 1/1 Wood Double Hung Windows, 2/2 Double Hung at rear attic gable

Doors- Painted Wood Entrance Door w/ upper divided lites
Painted Wood Rear door with upper single lite
Aluminum Rear Storm/Screen Door

Roof- Architectural Pressed Galvalume Shingles at Main House
Standing Seam Copper at front wrap around porch
Asphalt shingles at rear porch

Gutters & Downspouts – Copper half round gutters with round downspouts at front porch
Painted metal half-round gutter and round downspout at rear porch
Built-in gutters with round copper downspouts at main house

Stoop/Stair-Rear wood stair with wood railing and wood decorative knewels on concrete landing

Proposed Addition Materials

Foundation Walls- Painted 12"x12" Brick Piers at corners to match existing foundation walls
1x6 painted trim on 4x4 P.T. Structural posts

Siding - Painted Horizontal 1x4 Wood Lap Siding at north wall to match existing house
Painted T&G 1x3 Beaded Board vertical siding at rake end walls to match existing porch

Trim - Painted 1x Wood or Composite Trim at Band boards, Shaped Sill Caps, Pilaster Casing, Corner Boards, Cornices, Cornice Moulding, Fascia, Fascia Moulding, Soffit, Rake Boards & Mouldings
Painted Wood Lattice Panels to match lattice panels at existing house

Windows- Weathershield Premium Series Windows:
Interior Mixed Grain Fir wood, stained
Exterior Aluminum Clad, designer color Oceanside (to match existing house trim color)
ZoE Shield 5 Extreme: Insulated, Multi-ply, Argon Filled, Lo E glazing, with warm edge
Full Lite, Fixed Picture & Operable Awning Windows

Proposed Addition Materials (continued)

- Doors- Weathershield Premium Series Doors:
Interior Mixed Grain Fir wood, stained
Exterior Aluminum Clad, designer color Oceanside (to match existing house trim color
ZoE Shield 5 Extreme: Insulated, Multiply, Argon Filled, Lo E glazing, with warm edge
French Inswing Patio Door
Aluminum Full Lite Storm/Screen Doors to be selected and to be painted to match existing doors
& windows
- Roof- Prefinished Standing Seam Metal roof, color to match existing front porch copper roof
- Gutters & Downspout- Re-use existing painted metal half round gutter & round downspout
- Stoop/stairs- New painted cedar 1x6s at landing & stair treads
1x painted risers to match front porch
(2) Lower Painted Knewel posts to be re-used; existing knewel top finial to be repaired
(2) Upper Painted Knewels to be re-used if possible; if necessary, to be re-built to match existing
knewel posts on existing front porch
New painted wood guard & hand rails to be installed per code,
top rail: WM-8840
bottom rail: WM-8841
balusters: WM-238
- Wood Burning Stove w/metal chimney – Rais ‘Pina’ w/ Class A UL 103 HT 6” Stainless Steel Flue
- Heat Pump-Mitsubishi Wall Mounted 9,000BTU heat pump system with Outdoor Condensate unit, to be
specified

5. Existing Property Condition Photographs (duplicate as needed)



Detail: View of house from sidewalk looking north/east



Detail: View of house from back yard looking south/west

7.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Jane & Andrew Spalding 7323 Takoma Avenue Takoma Park, MD 20912	Owner's Agent's mailing address Karen Reinke KSRdesign 701 Richmond Avenue Silver Spring, MD 20910
Adjacent and confronting Property Owners mailing addresses	
Judith Kogod Colwell 7325 Takoma Avenue Takoma Park, MD 20912	Patrick Boudreault & Eugenie Gertz 7321 Takoma Avenue Takoma Park, MD 20912
Konrad A & A.M. Augustin 7312 Baltimore Avenue Takoma Park, MD 20912	Julia Boddy 7314 Baltimore Avenue Takoma Park, MD 20912
Carol Mossman & Kenneth Kato 7316 Baltimore Avenue Takoma Park, MD 20912	