

104 Elm Avenue, Takoma Park  
[HPC Case # 37/03-11W]  
Takoma Park H.D.



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: July 15, 2011

### MEMORANDUM

TO: Jennifer Hughes, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #567425, rear addition and 2<sup>nd</sup> floor expansion

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the May 25, 2011 meeting.

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: Patrick Meagher and Rani Parker

Address: 104 Elm Avenue, Takoma Park

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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





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: PATRICK MEASHER  
Daytime Phone No.: (301) 270-3803 home

Tax Account No.: 01078823  
Name of Property Owner: PATRICK MEASHER/RANI PARKER Daytime Phone No.: (301) 270-3803  
Address: 104 ELM AVE. TAKOMA PARK MD 20912  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICHARD VITULLO AIA Daytime Phone No. (301) 920-0737

**LOCATION OF BUILDING/PREMISE**

House Number: 104 Street: ELM AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: PINE AVE.  
Lot: 16 Block: 17 Subdivision: B.F. SILBERT'S ADDITION TO TAKOMA PARK  
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: \$ 100,000.00  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**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.

[Signature] \_\_\_\_\_ 5/3/11 \_\_\_\_\_  
Signature of owner or authorized agent Date

Approved:  \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 7/14/11  
Application/Permit No.: 567405 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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: PATRICK MEAGHER

Daytime Phone No.: (301) 270-3803 home

Tax Account No.: 01078823

Name of Property Owner: PATRICK MEAGHER/RANI PARKER Daytime Phone No.: (301) 270-3803

Address: 104 ELM AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: RICHARD VITULLO AIA Daytime Phone No. (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 104 Street: ELM AVE.

Town/City: TAKOMA PARK Nearest Cross Street: PINE AVE.

Lot: 16 Block: 17 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |  |  |                                       |   |   |                               |                               |
|---|----------------------------------|--|--|---------------------------------------|---|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab         | <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 checked="" type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace    | <input type="checkbox"/> Woodburning Stove        | <input checked="" type="checkbox"/> Single Family |                               |                               |
| <input 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: \$ 100,000.00

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

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.

[Signature]  
Signature of owner or authorized agent

5/3/11  
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 7/14/11

Application/Permit No.: 567425 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

<b>Address:</b>	104 Elm Avenue, Takoma Park	<b>Meeting Date:</b>	5/25/2011
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	5/18/2011
<b>Applicant:</b>	Patrick Meagher and Rani Parker (Rick Vitullo, Architect)	<b>Public Notice:</b>	5/11/2011
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-11W	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Rear addition and 2 <sup>nd</sup> floor expansion		

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c1920-30s

**PROPOSAL**

The applicants are proposing to construct a 12' x 4', one story shed roof addition at the rear of the house.

The applicants are also proposing to add a gable dormer below the ridge line of the historic massing on the left roof slope of the house. The design includes the installation of one low profile skylight in the roof of the proposed dormer addition.

Material treatments include cedar shake shingles to match the existing, asphalt shingle roofing and wooden 6/1, double-hung and casement simulated divided light windows and one door.

The proposed scope of work includes enclosing an existing front screen porch using simulated divided light casement windows with fiber cement panels below.

**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 Guidelines***

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.

The *Guidelines* that pertain to this project are as follows:

- 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 should be placed to the rear of the existing structure 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;
- second story addition or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing;
- alterations to features that are not visible at all 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***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (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 the Interior's Standards for Rehabilitation:***

- #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 proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

Staff supports the proposed construction of a 2<sup>nd</sup> floor dormer addition in the left roof slope of the historic massing. The proposed addition is located toward the rear of the left roof slope of the historic massing and partially integrated within the roof slope of the 1<sup>st</sup> story side gable to diminish its visibility from the public right-of-way.

The construction of a 2<sup>nd</sup> floor dormer addition is in keeping with the Takoma Park *Guidelines*, which state:

“Second story addition or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.”

Staff finds the proposed dormer expansion as being consistent with predominant architectural style and period of the resource. The HPC has recently approved 2<sup>nd</sup> story dormer expansions with a similar design to Contributing Resource properties within the Takoma Park Historic District.

Staff supports the front porch alterations. The front elevation of the subject resource contains evidence of non-historic alterations, including the partial enclosure of the front porch. The proposed design preserves the original roof profile and footprint of the front porch and introduces wooden casement windows with fiber cement panels below to help maintain the porch-like characteristics of this feature.

Staff supports the construction of a 1 story addition at the rear of the house. The proposed addition is confined to the rear of the property and will have negligible impact on the streetscape of the historic

district.

Staff supports the material and window treatments for the proposed alterations finding them compatible with the historic massing.

Staff finds that the proposal is consistent with Chapter 24A (b) 1 & 2, *Guidelines and Standard # 9* referenced above and recommends approval of the HAWP application.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b)(1) & (2);

- (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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850  
240 777 0222

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: PATRICK MEASHER  
Daytime Phone No.: (301) 270-3803 home

Tax Account No.: 01078823  
Name of Property Owner: PATRICK MEASHER/RANI PARKER Daytime Phone No.: (301) 270-3803  
Address: 104 ELM AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICHARD VITULLO AIA Daytime Phone No.: (301) 920-0737

**LOCATION OF BUILDING/PREMISE**

House Number: 104 Street: ELM AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: PINE AVE.  
Lot: 16 Block: 17 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  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: \$ 100,000.00  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**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.

[Signature] 5/3/11  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 517405 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**DESCRIPTION OF EXISTING STRUCTURE,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:**

**104 Elm Ave. Takoma Park, MD 20912**

*This is a "Contributing Resource" Colonial Revival house, built in 1913 +/-, and it is located in the Takoma Park Historic District. It is a 1 1/2-story house, slightly rectangular in shape, with a basement.*

- 1) **Structure:** *It is primarily a gabled structure with several additions at the 2<sup>nd</sup> floor and rear; the original and addition structures have asphalt shingles. The flat-roofed front porch may not be original in its present function as a screened porch.*
- 2) **Windows:** *The windows in the original (and addition) structure are painted wood double-hung sash windows (6-over-6) with painted wood trim; the shape/proportions of the windows are approximately 2.5:1 (height:width). The windows in the rear and 2<sup>nd</sup> floor addition are double-hungs, casements and half-rounds.*
- 3) **Finish:** *The exterior finish in the original (and addition) structure is stained cedar shakes.*
- 4) **Foundation:** *The foundation is masonry (stucco)..*

**DESCRIPTION OF THE PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCE:**

**104 Elm Ave. Takoma Park, MD 20912**

**New Rear Addition:** A new Kitchen extension/addition will be constructed at the rear of the house. This will have a shed roof structure, approx. 4'-0" x 12'-0", with a sloped ceiling and will be built using:

- 1) new 2 x 6 rafter tails to match existing at front porch.
- 2) stained cedar shake shingles on all façades, to match existing.
- 3) asphalt shingles, to match existing
- 4) painted wood trim.
- 5) new painted wood double-hung sash windows (6-over-6) to match existing; a pair of casements, facing the rear, with a single lite in each; painted wood door with 10-lites; and 1 new skylight.

~~**Kitchen Renovation:** The existing kitchen will be renovated and the 3 windows at the east side of the house will be removed and replaced with solid wall, covered in stained cedar shake shingles, to match and blend with existing.~~

**New 2<sup>nd</sup> Floor Dormer Addition:** A new gabled dormer will be constructed at the side of the house, towards the rear. This will have a gable roof structure, approx. 15'-0" in width with a sloped ceiling, and the new ridge will match the existing ridge of the house. It will be built using:

- 1) stained cedar shake shingles on all façades, to match existing.
- 2) asphalt shingles, to match existing
- 3) painted wood trim.
- 4) new painted wood double-hung sash windows (6-over-6) to match existing; new painted wood casement window at rear (6-lites), to match existing.

**Patrick Meagher & Rani Parker**  
104 Elm Ave.  
Takoma Park, MD 20912

**Adjoining Property Owners**

**HAWP**

---

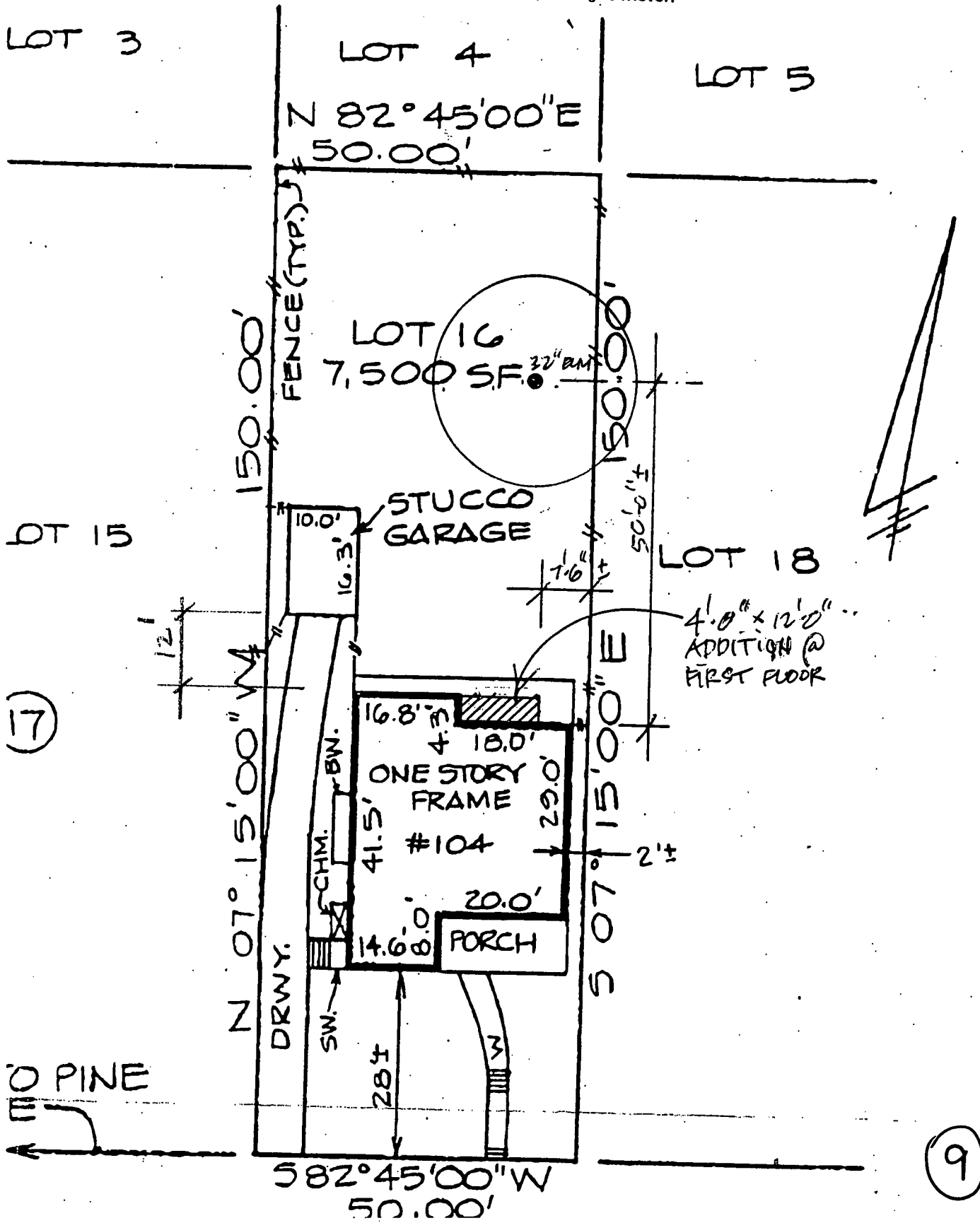
**James Ogilvy & Louise Howells**  
102 Elm Ave.  
Takoma Park, MD 20912

**William & G. T. Fischer**  
106 Elm Ave.  
Takoma Park, MD 20912

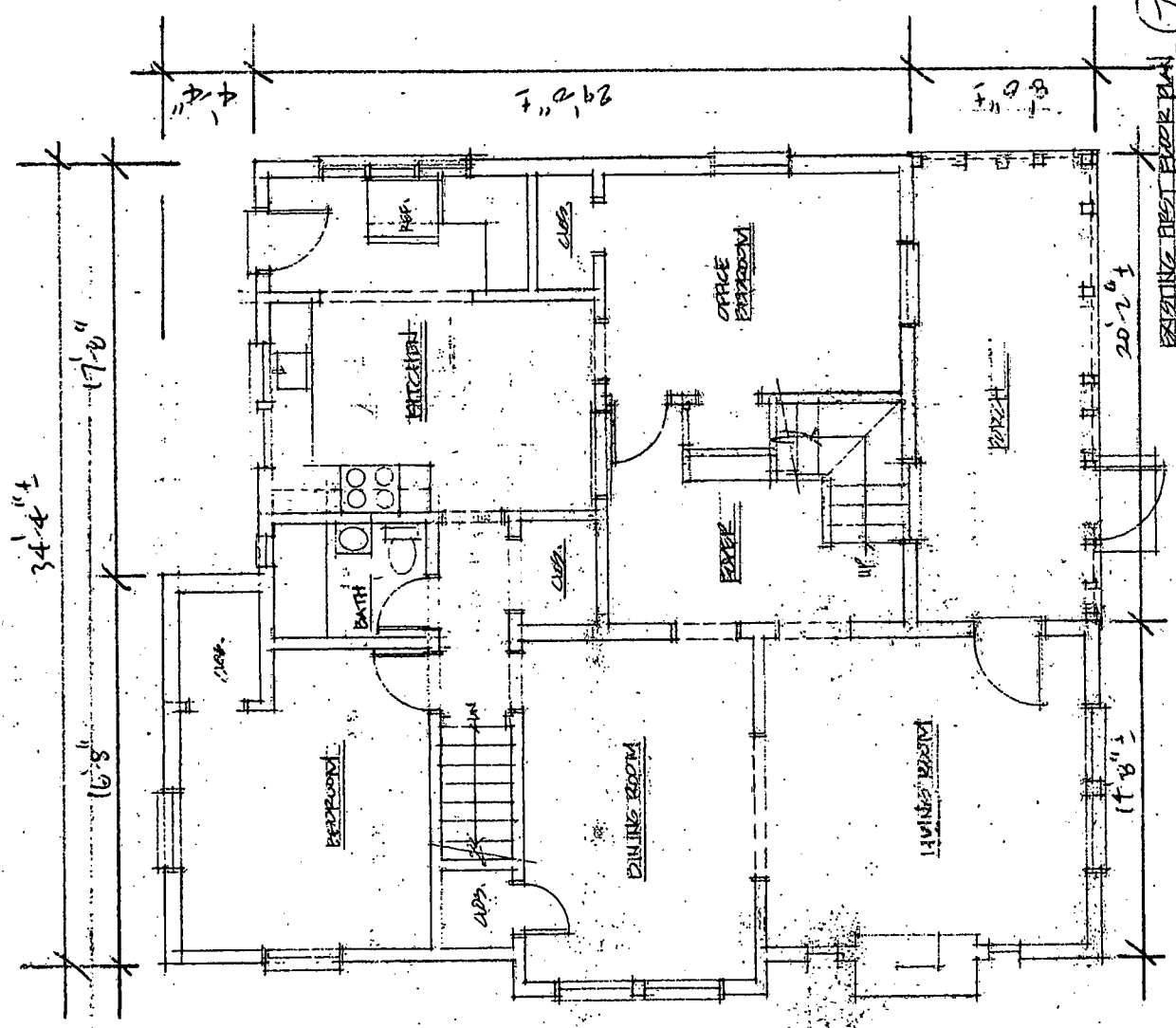
**Damien & Christina Lavera**  
107 Elm Ave.  
Takoma Park, MD 20912

**Patrick Flanagan & Carol Reisen**  
105 Elm Ave.  
Takoma Park, MD 20912

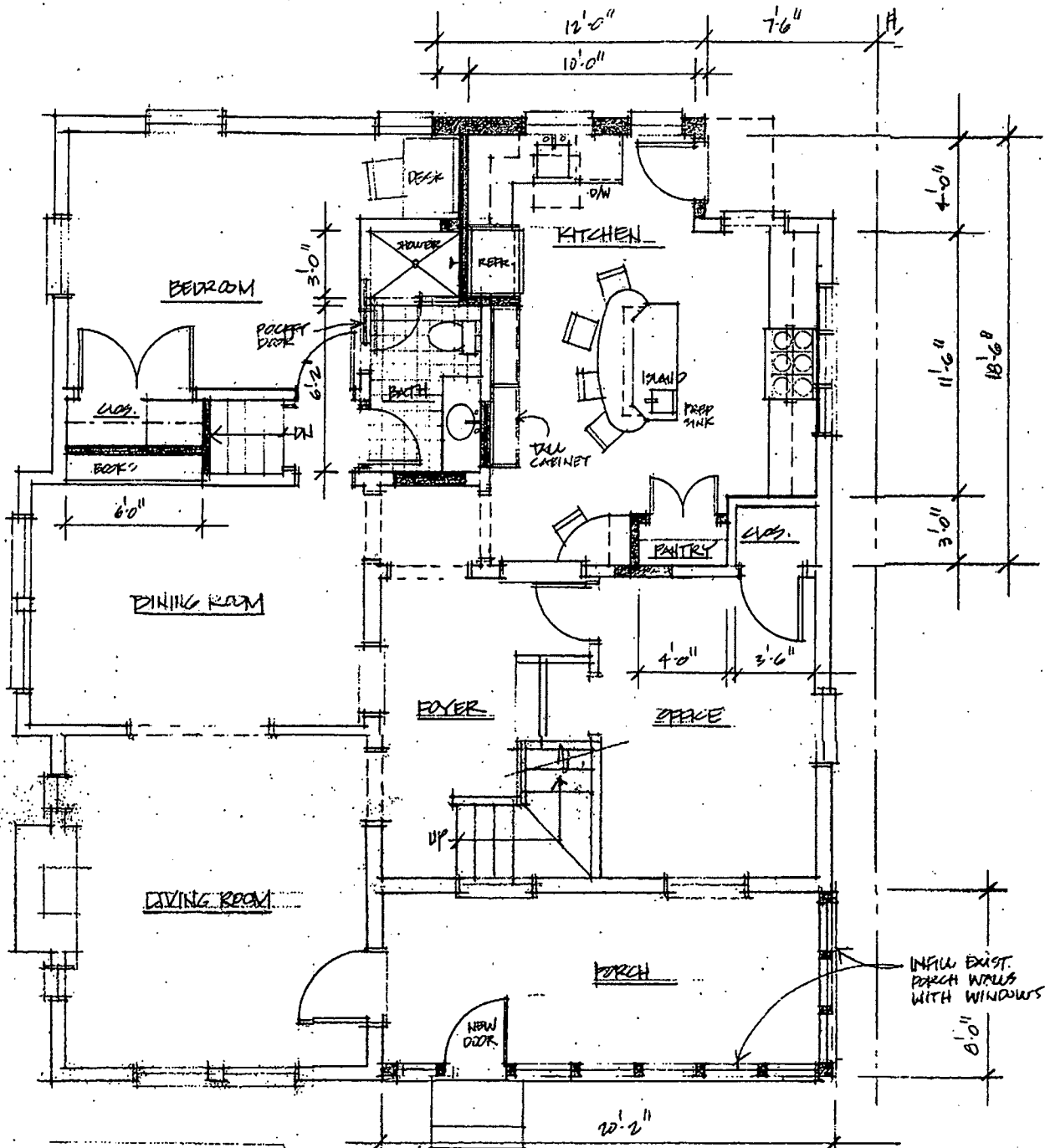
NOT a Property Line/Block Survey and is NOT to be used for the erection of fences or other improvement; it is for Title Purposes ONLY; Title Report was not furnished. This survey was prepared in accordance with the plat of subdivision and/or deed as recorded in the Land Records of Montgomery County, Maryland. The property shown hereon is subject to easements and right-of-way(s) of record. The location of any Fence or Fences shown hereon are Approximate ONLY, the Exact location of same has NOT been determined by survey. OH. - building overhang; D. - deck; S. - stoop; W. - walkway; P. - patio; AW. - aerial wire(s); P.L. - property line; W. window; CHM. - chimney; WW. - window wall; SW. - stairwell; G. - gas meter.



7



10



Vitullo Architecture Studio, PC  
 7016 Woodland Ave.  
 Takoma Park, MD 20912  
 (301)920-0737

MEACHER/PARKER  
 104 ELM AVE.  
 DROMA PARK, MD

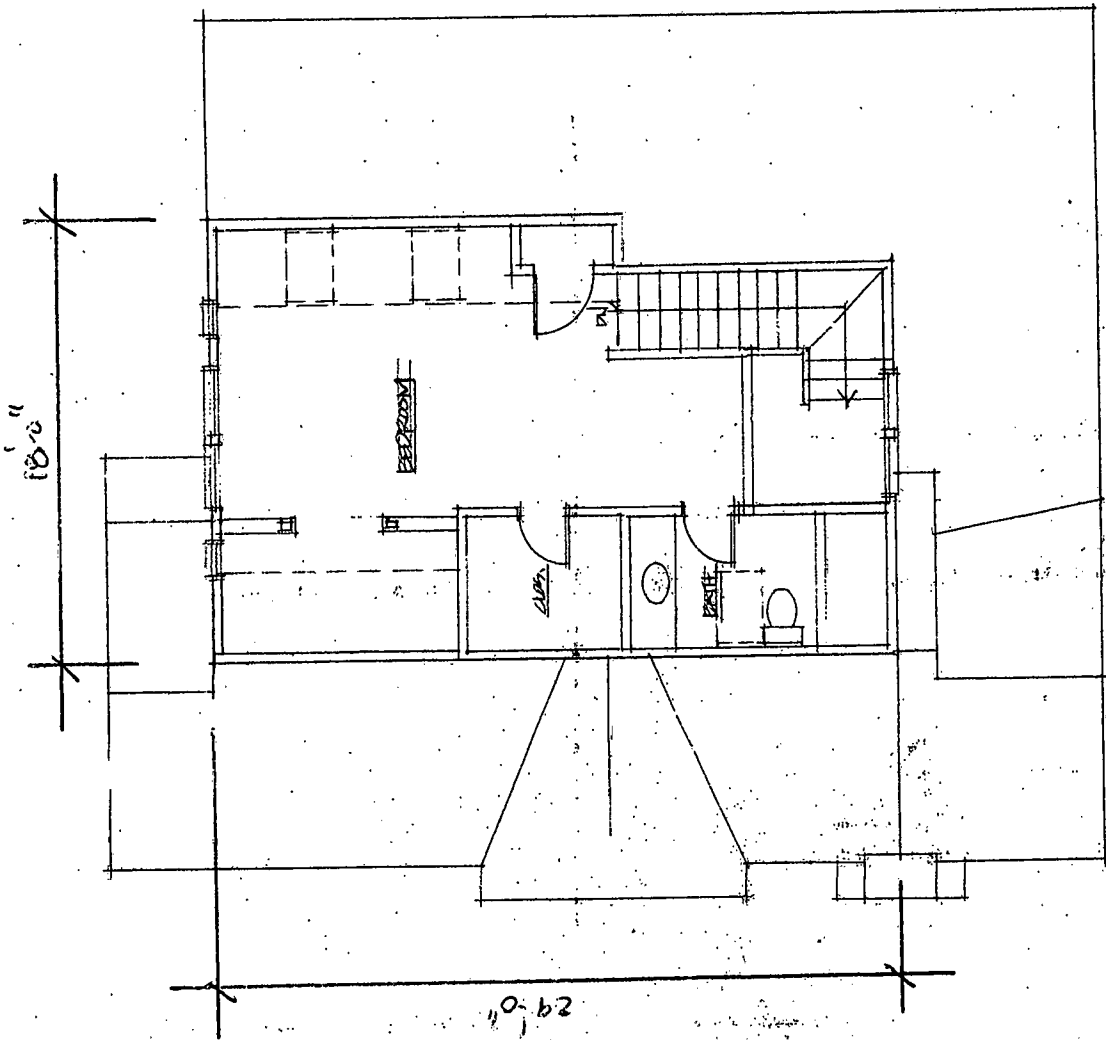
PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

5.3.11

1

11



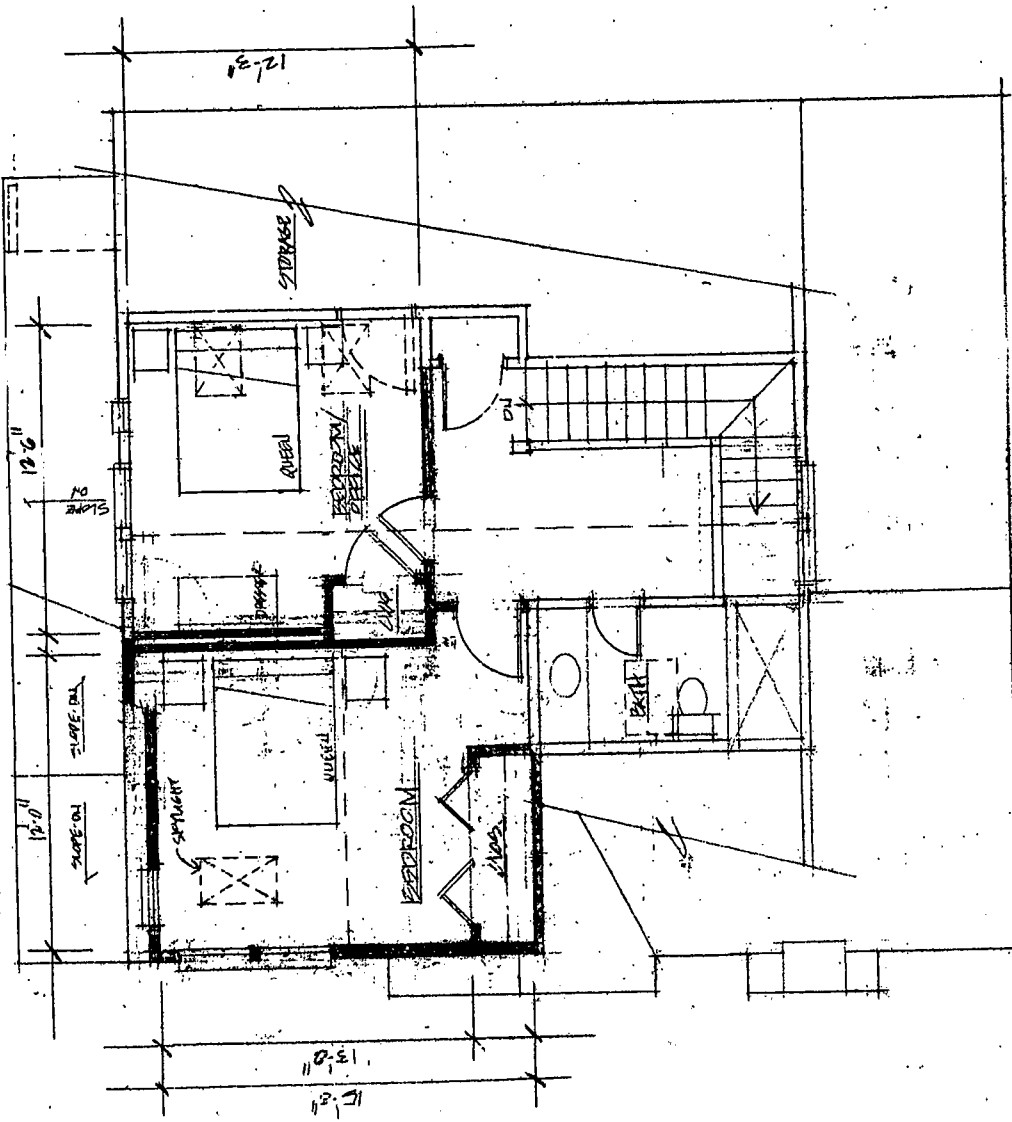
8

SECOND FLOOR PLAN

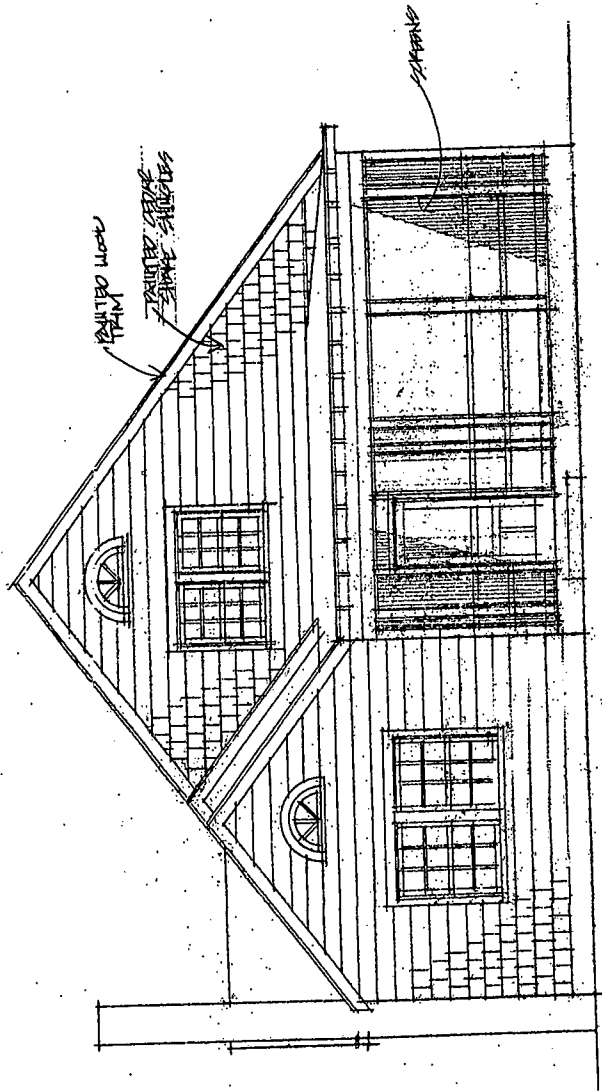
S 3-11

12





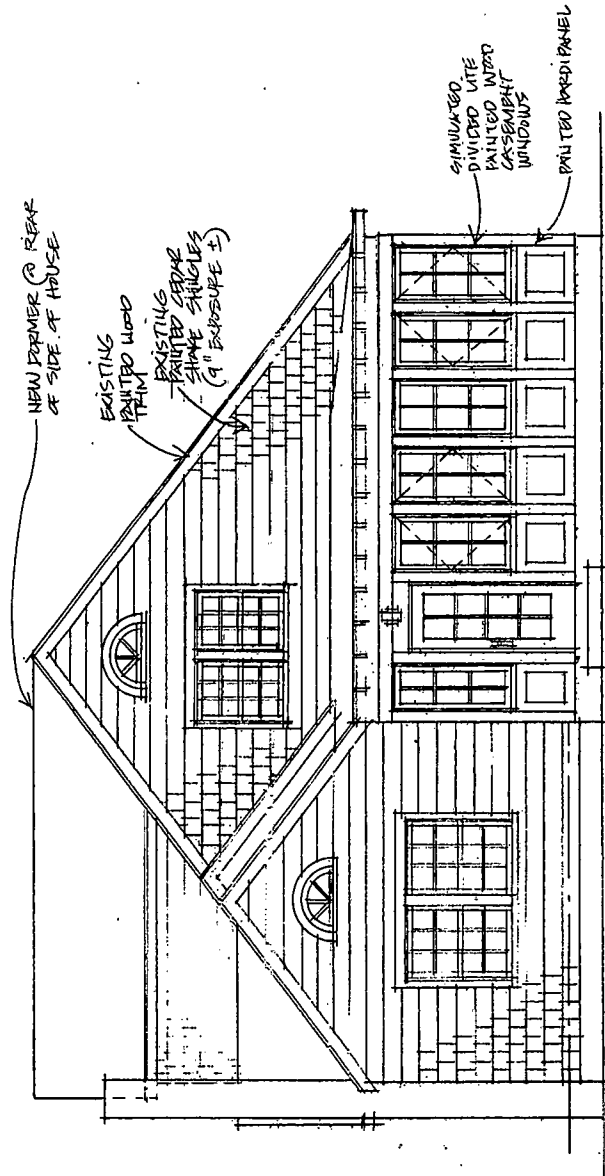
PROPOSED SECOND FLOOR PLAN  
 1/4" = 1'-0"  
 MARCH 1971 / 5-3-11



EXISTING FRONT ELEVATION

5-3-11

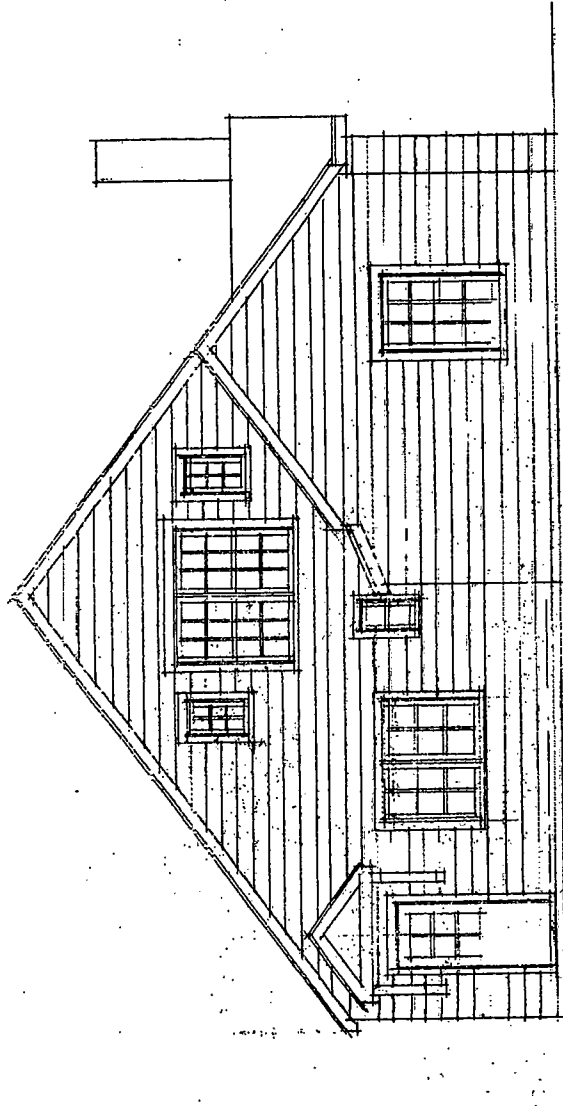
9



PROPOSED FRONT ELEVATION  
 1/4"

5.3.11

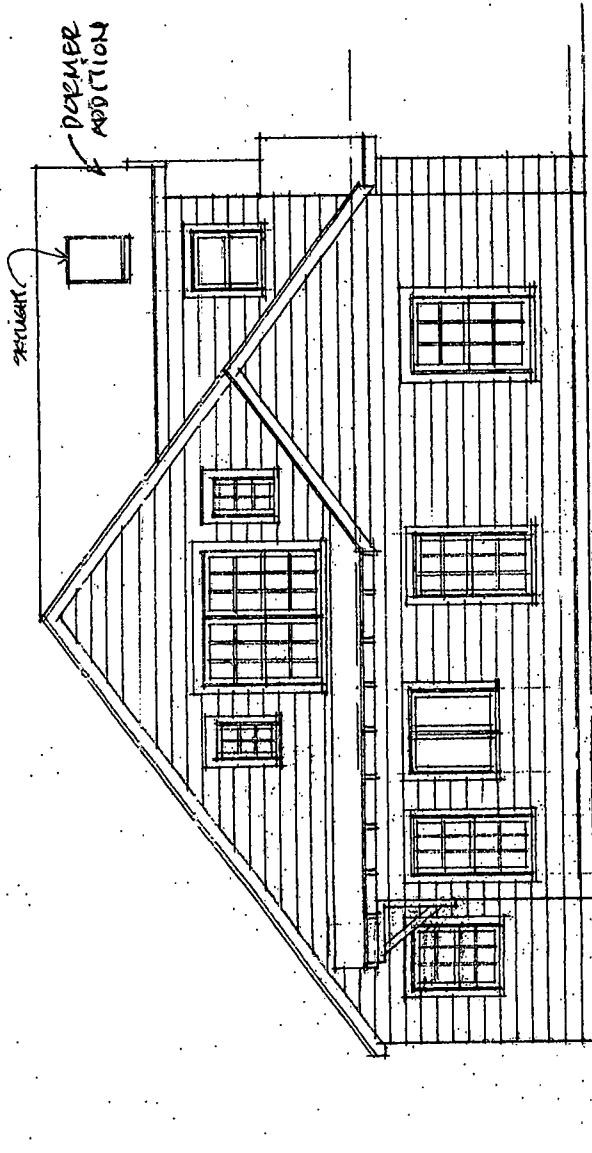
3



WEST SIDE ELEVATION  
1/4" = 1'-0"

5-3-11

11

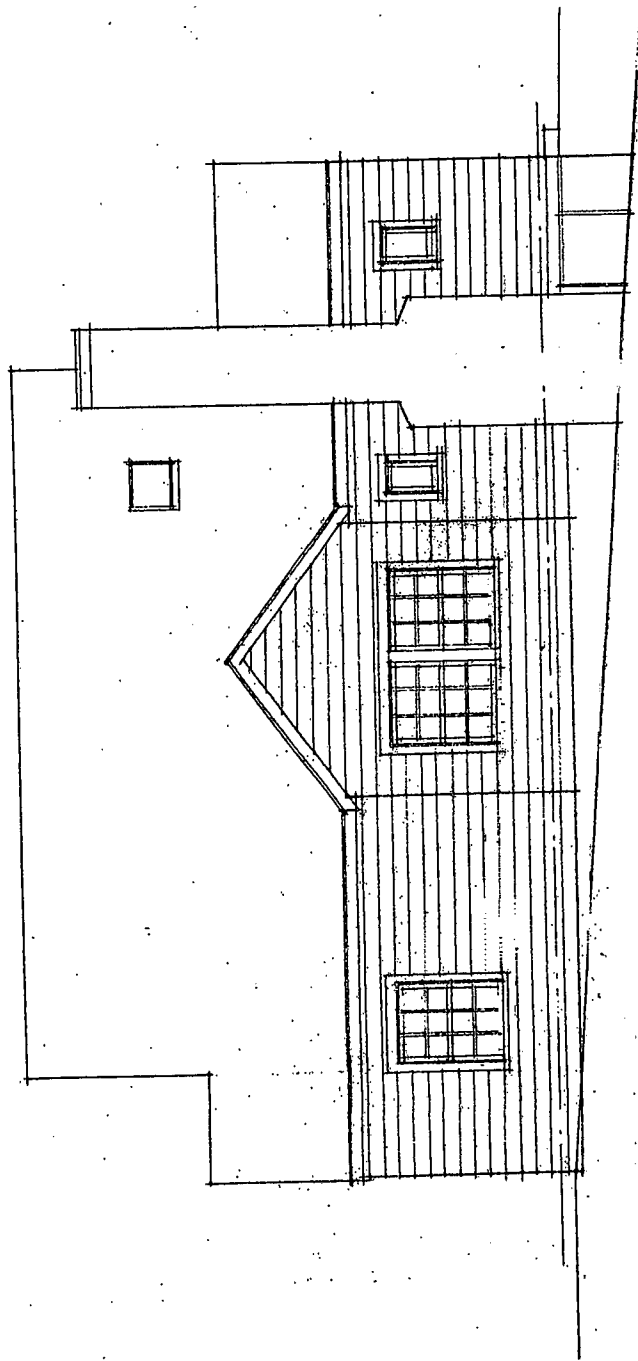


5

~~FRONT ELEVATION~~  
FRONT ELEVATION

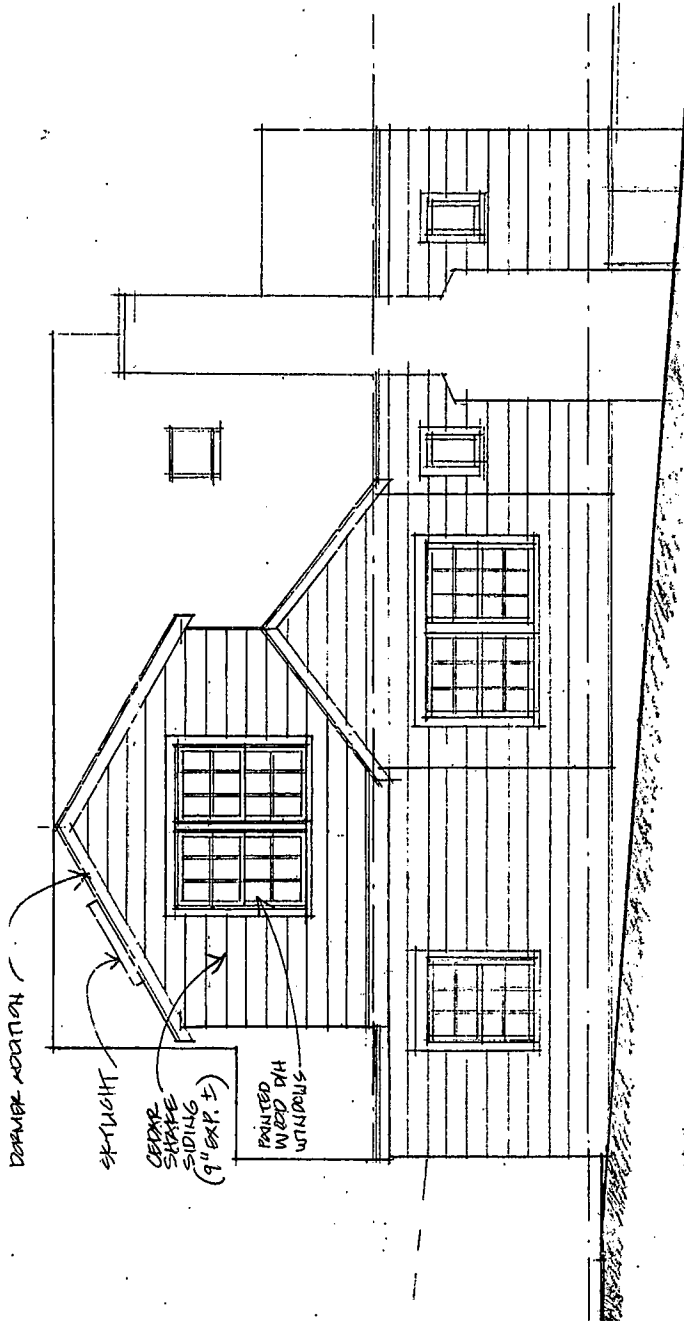
5-3-11

17



WEST SIDE ELEVATION  
14-14  
12

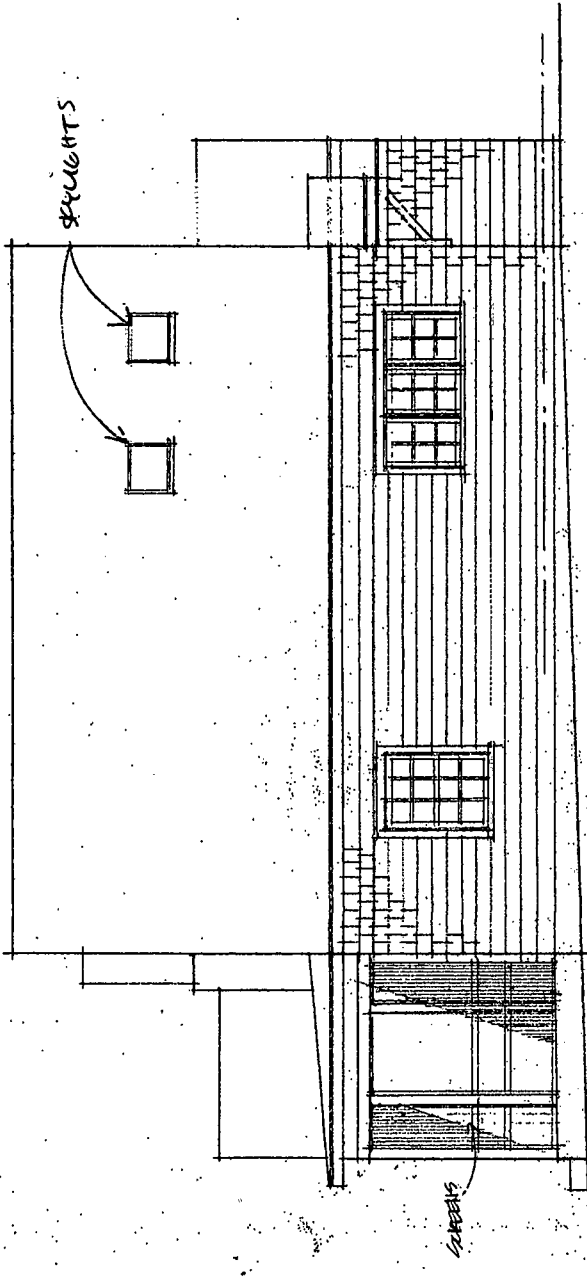
5-3-11



PROPOSED  
SIDE ELEVATION

MEACHES/PARKER

6

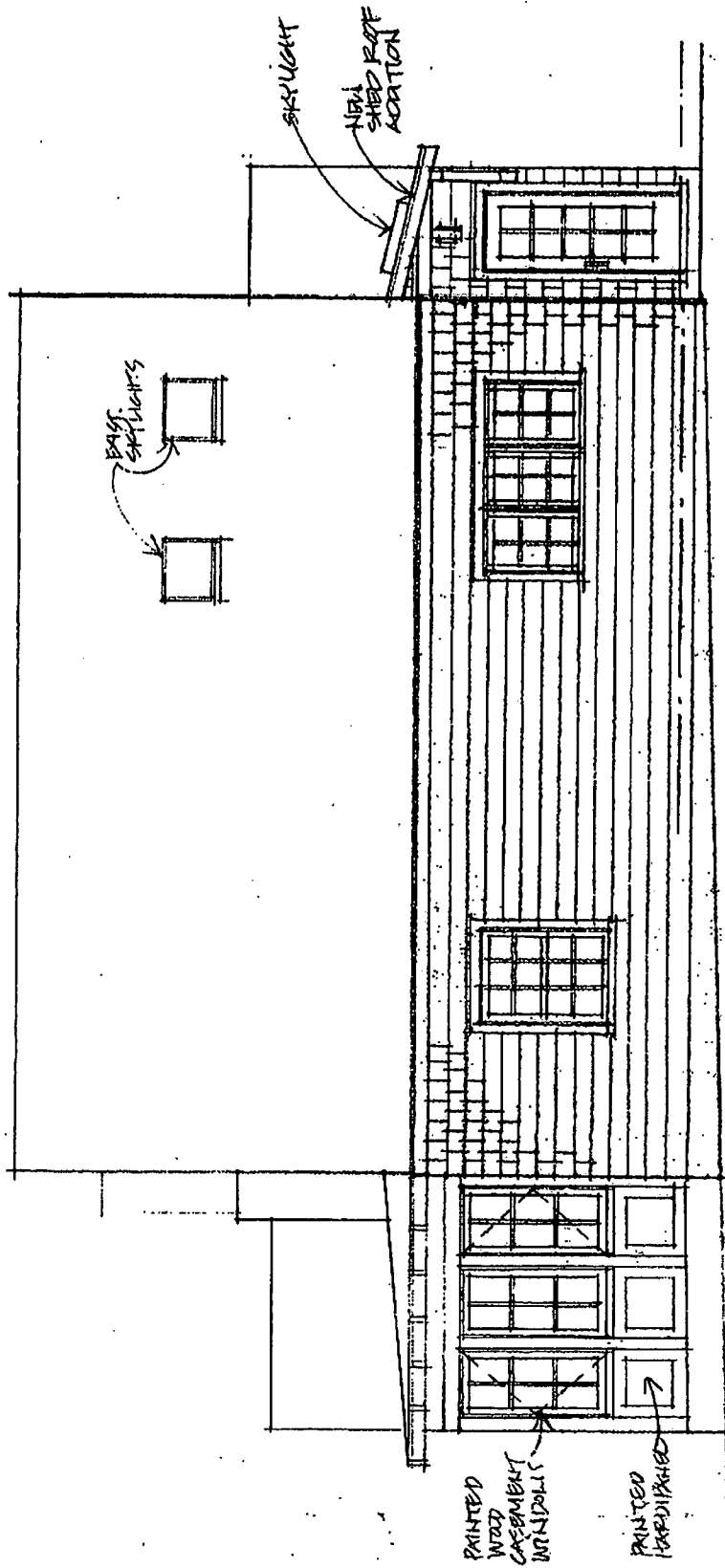


10

FRONT SIDE ELEVATION

11.3.5



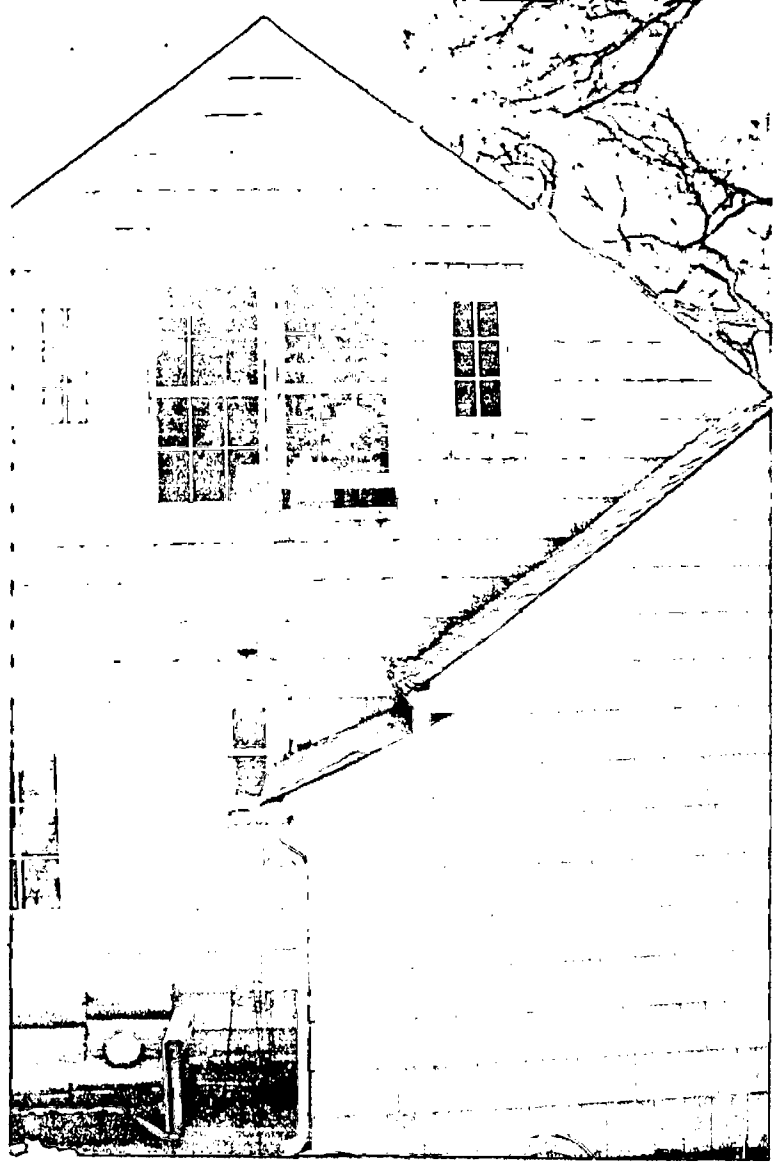


PROPOSED SIDE ELEVATION

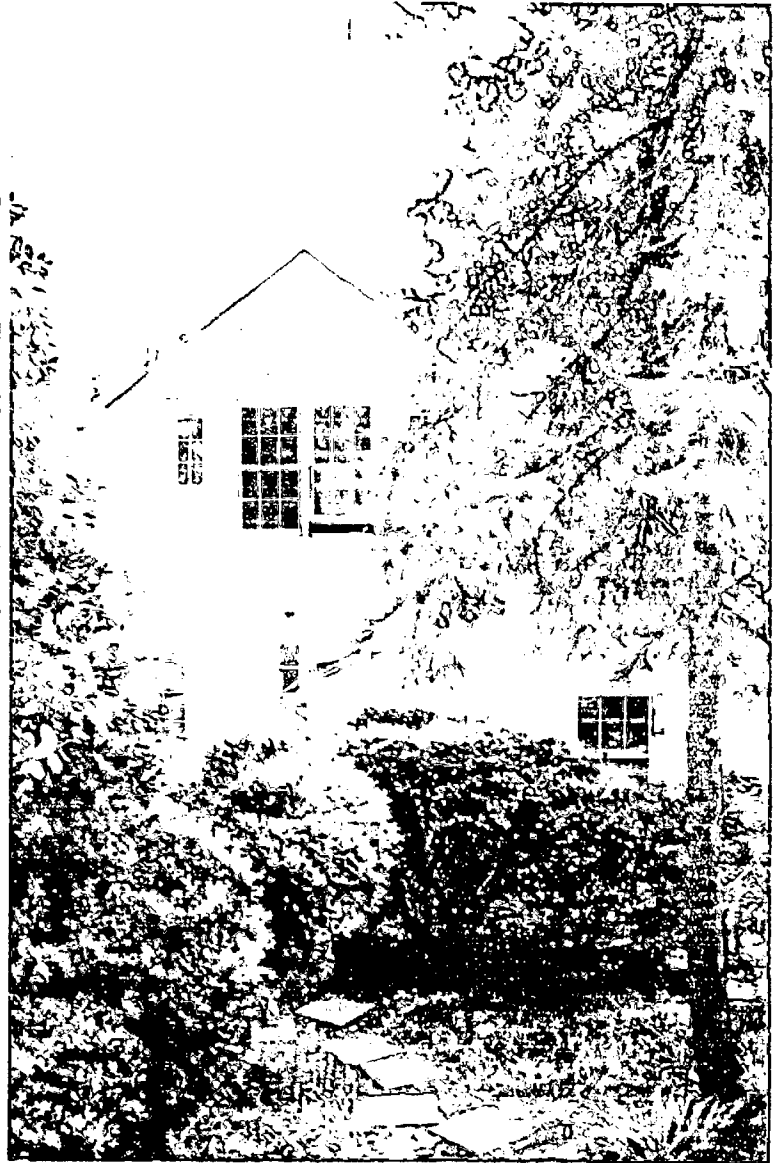
14-5-21

5-3-11





REAR



REAR



104 ELI AVE, TACOMA PARK FRONT

