

37/3-98VV 110 Elm Avenue
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 12-2-98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Ben Lambiotte

Address: 110 Elm Avenue Takoma Park

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CHAS POOR AIA

Daytime Phone No.: 301.270.0990

Tax Account No.: _____

Name of Property Owner: BEN LAMBIOTTE Daytime Phone No.: _____

Address: 110 EUM AVE. TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: CHAS POOR/STUDIO PARTNERSHIP Daytime Phone No.: 301 270-0990
ARCHITECTS

LOCATION OF BUILDING/PREMISE

House Number: 110 Street: EUM AVE

Town/City: TAKOMA PARK Nearest Cross Street: PIPER HUEGHANBY AVE

Lot: 19 Block: 17 Subdivision: B F GILBERT'S ADDITION TO TAKOMA PARK

Liber: _____ Folio: _____ Parcel: 2

PLAT BOOK 14

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/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ _____

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.

CRAV
Signature of owner or authorized agent

NOVEMBER 2, 1998
Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 12/2/98

Application/Permit No.: 9811030029 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-98 V V

**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

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

SEE ATTACHED

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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

- 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

**PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.**

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 12-2-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *gwr*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

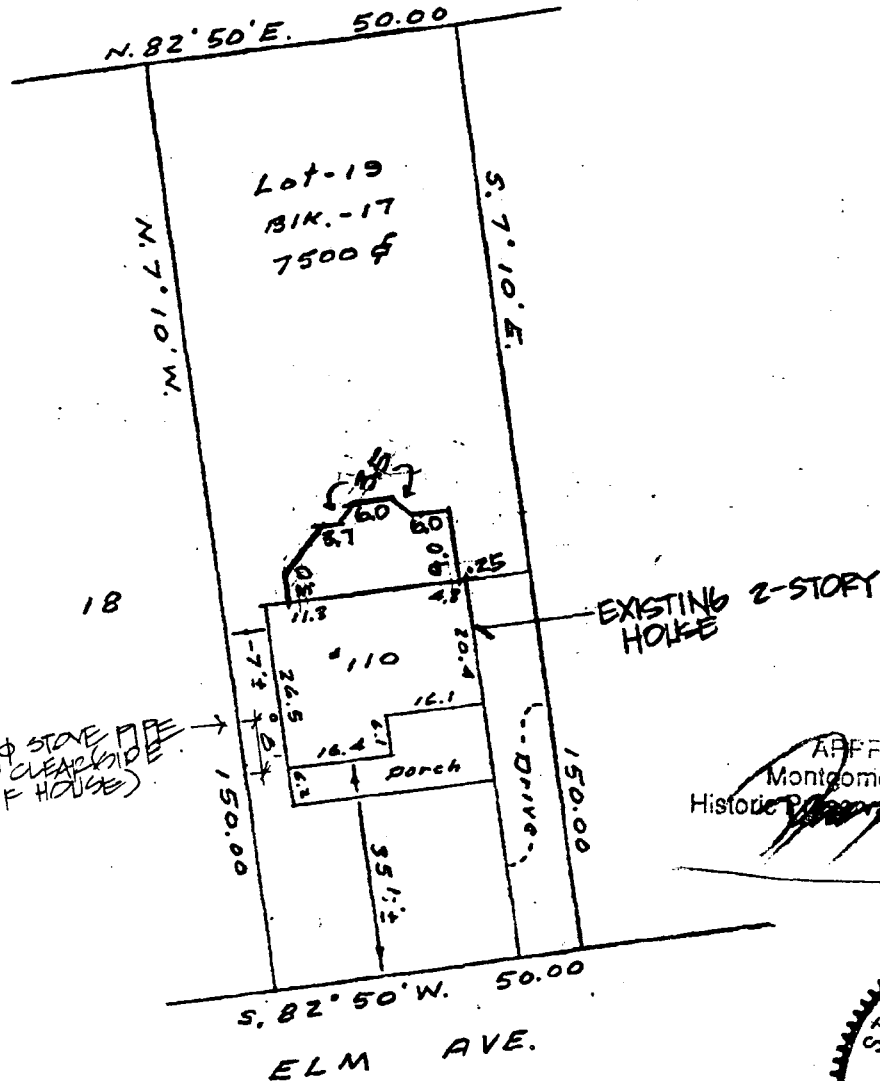
Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

TDL
LTD

ALMAR & ASSOCIATES

249 Crabbs Branch Way
Rockville, Maryland 20855
(301) 840-9747



APPROVED
Montgomery County
Historic Preservation Commission

12-298



SITE PLAN
110 ELM AVE - TAKOMA PARK

87893

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'

RECORDED IN:
PLAT BOOK: A
PLAT: 2

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

HOUSE LOCATION
LOT 19 BLOCK 17
B.F. GILBERT'S ADDITION
TO
TAKOMA PARK
MONTGOMERY COUNTY MD

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement.

Date: APRIL 9, 1987

Jefferson D. Lawrence
JEFFERSON D. LAWRENCE,
PROFESSIONAL LAND SURVEYOR #5216

HAMP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

John & Katherine Kendall
108 Elm Avenue
Takoma Park, MD 20912

John Schwartz +
Jeanne Nixon
112 Elm Avenue
Takoma Park MD
20912

Victoria Wood +
Steven Adell
109 Elm Avenue
Takoma Park, MD
20912

Alvin + Margaret Bean
111 Elm Avenue
Takoma Park MD 20912

Ed Diggs
11 Montgomery Ave.
Takoma Park, MD
20912

7



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
12-2-10

110 ELY
PROPOSED FRONT ELEVATION
FRONT ELEV. @ 1/4" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0082 Fax

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

APPROVED
Montgomery County
Historic Preservation Commission

12-2-90
[Signature]

110 ELM
PROPOSED STOVE
PIPE @ 1/4" = 1'-0"
SIDE (WEST) ELEV.



**Expedited
Historic Preservation Commission Staff Report**

Address: 110 Elm Avenue	Meeting Date: 12/02/98
Resource: Takoma Park Historic District	Public Notice: 11/18/98
Case Number: 37/3-98VV	Report Date: 11/25/98
Review: HAWP	Tax Credit: None
Applicant: Ben Lambiotte	Staff: Perry Kephart

DATE OF CONSTRUCTION: Circa 1900.

SIGNIFICANCE:

Individual Master Plan Site
 Within a Master Plan Historic District
 Primary Resource
 Contributing Resource
 Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Two-story, asymmetrical cross-gabled Craftsman residence with stucco cladding and a front porch on the right half of the front facade.

PROPOSAL: The applicant proposes to install an 8" diameter stainless steel stovepipe on the left side facade from the first floor to 2' above the roof ridge line. It will be positioned between two windows on the first floor side facade and be attached with a bracket wall support to stand 10" from the wall. The pipe will be somewhat visible in side and front views of the house from the street.

RECOMMENDATION:

Approval
 Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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



- x 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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CHAS POOR AIA

Daytime Phone No.: 301.270.0990

Tax Account No.: _____

Name of Property Owner: BEN LAMBIOTTE Daytime Phone No.: _____

Address: 110 ELM AVE. TAKOMIA PARK MD. 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: CHAS POOR/STUDIO PARTNERSHIP Daytime Phone No.: 301 270-0990
ARCHITECTS

LOCATION OF BUILDING/PREMISE

House Number: 110 Street ELM AVE

Town/City: TAKOMIA PARK Nearest Cross Street: PIKE AVE/GAUCHY AVE

Lot: 19 Block: 17 Subdivision: B. F. GILBERT'S ADDITION TO TAKOMIA PARK

Liber: _____ Folio: _____ Parcel: 2

FURT BOOK LA

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/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ _____

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

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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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.

CRAM

Signature of owner or authorized agent

NOVEMBER 2, 1998

Date

(5)

Approved: _____ For Chairperson, Historic Preservation Commission

**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

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

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

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5. PHOTOGRAPHS

- 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

6. TREE SURVEY

STUDIO PARTNERSHIP ARCHITECTS

September 30, 1998

HAWP application for 110 Elm Ave., Takoma Park, Md. 20912
WRITTEN DESCRIPTION OF THE PROJECT

a. Description of existing structure and environmental setting.

The existing structure is a 2 -story craftsman style house constructed c1890-1920, designated as a category 2 resource in the Takoma Park Historic District. Elm Avenue and vicinity consists of various architectural styles from the late 19th century to present. Most structures have undergone modest modification.

b. General description of the project and its effect on the historic resources, environment setting, and where applicable, the historic district.

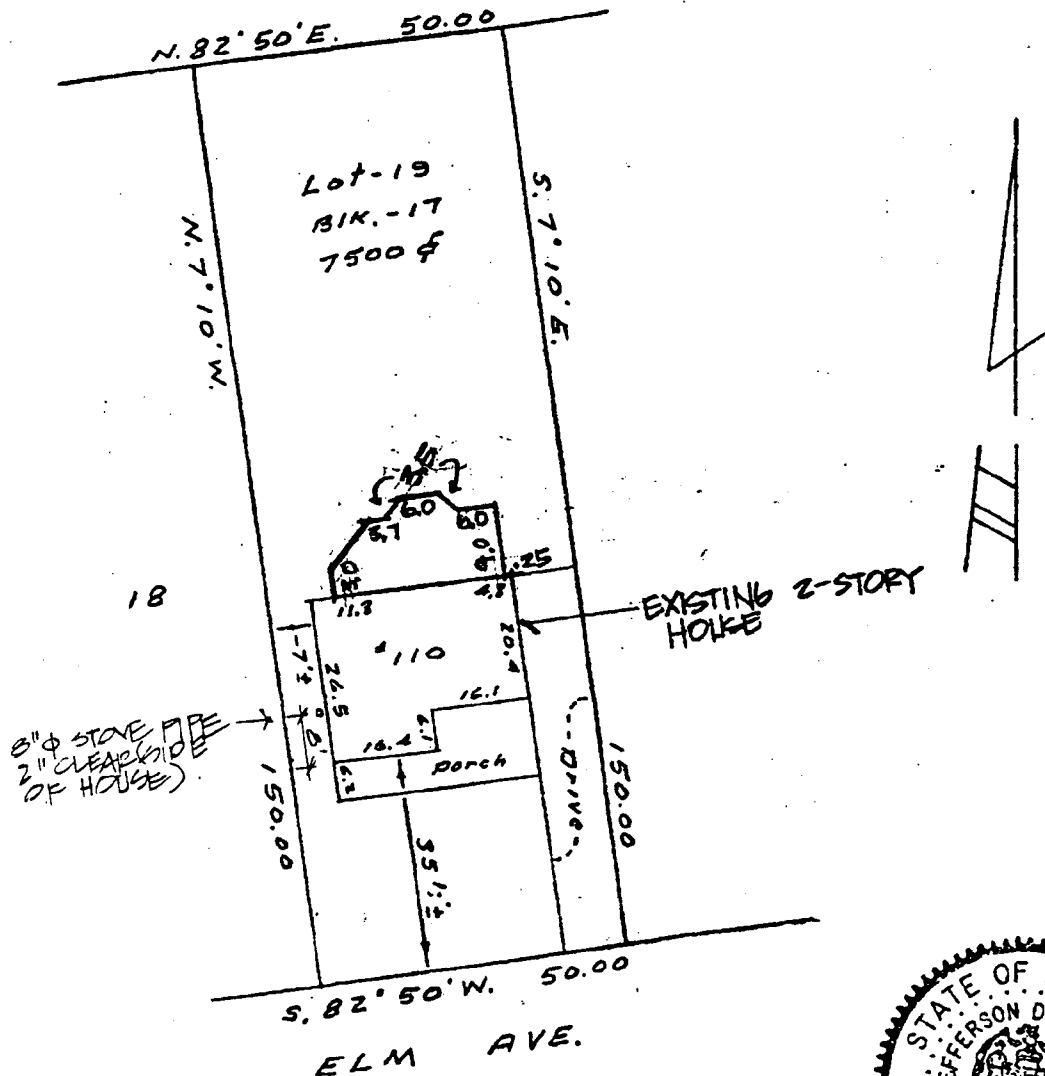
The proposal includes the addition of a 8 inch diameter stainless steel stove pipe, exiting from the wall at the first floor, west side of the house and continuing to two feet above the ridge. The pipe will project 10" from the face of the wall and be attached by a bracketed wall support. The pipe will be centered between two windows in the living room.

From the front and side views (both visible from the public right-of-way), the addition of the stove pipe will have minimal impact.

TDL,
LTD

ALMAR & ASSOCIATES

349 Crabbs Branch Way
Rockville, Maryland 20855
(301) 840-0747



SITE PLAN
110 ELM AVE - TAKOMA PARK

87893

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'
RECORDED IN:
PLAT BOOK: A
PLAT: 2

HOUSE LOCATION
LOT 19 BLOCK 17
B.F. GILBERT'S ADDITION
TO
TAKOMA PARK
MONTGOMERY COUNTY MD

9

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement.

Date: APRIL 9, 1987

Jefferson D. Lawrence
JEFFERSON D. LAWRENCE,
PROFESSIONAL LAND SURVEYOR #5216



110 ELM
EXISTING CONDITIONS
FRONT ELEV. @ 1/4" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

01



11

NO ELY
PROPOSED FRONT ELEVATION
FRONT ELEV. @ 14-15

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

110 ELL
EXISTING CONDITIONS
SIDE (WEST) ELEVATION
14' x 15'



2

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

110 ELM
PROPOSED STOVE
PIPE @ 1/4" = 1'-0"
SIDE (WEST) ELEV.



13

71

11/22/71



FRONT & SIDE





110 ELM
EXISTING CONDITIONS
FRONT ELEV. @ 1/4"=1'-0"

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0082 Fax

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0082 Fax

110 ELM
EXISTING CONDITIONS
SIDE (WEST) ELEV.
14' x 10'





110 ELM
PROPOSED FRONT ELEVATION
FRONT ELEV. @ 1/4" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0082 Fax

11

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

110 ELL
EXISTING CONDITIONS
SITE SHEET ELE 1
1/4" = 1'-0"



2

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0092 Fax

110 ELM
PROPOSED STOVE
PIPE @ 1/4" = 1'-0"
SIDE (WEST) ELEV.





FRONT & SIDE



FRONT

14



110 ELM
EXISTING CONDITIONS
FRONT ELEV. @ 1/4"=1'-0"

STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
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STUDIO PARTNERSHIP ARCHITECTS
25 PINE AVENUE
TAKOMA PARK, MARYLAND 20912
301.270.0990 301.270.0082 Fax

110 ELYA
EXISTING CONDITIONS
SIDE (WEST) ELEV.
1/4" = 1'-0"

