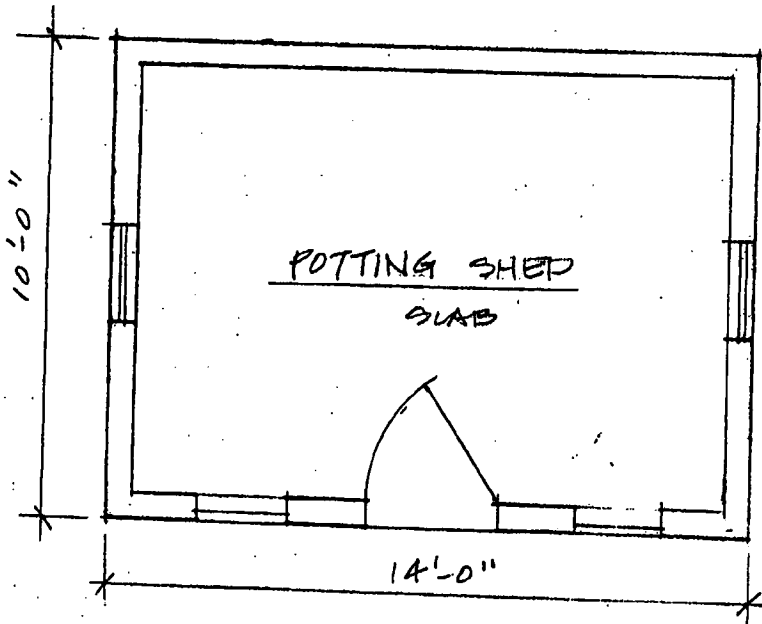
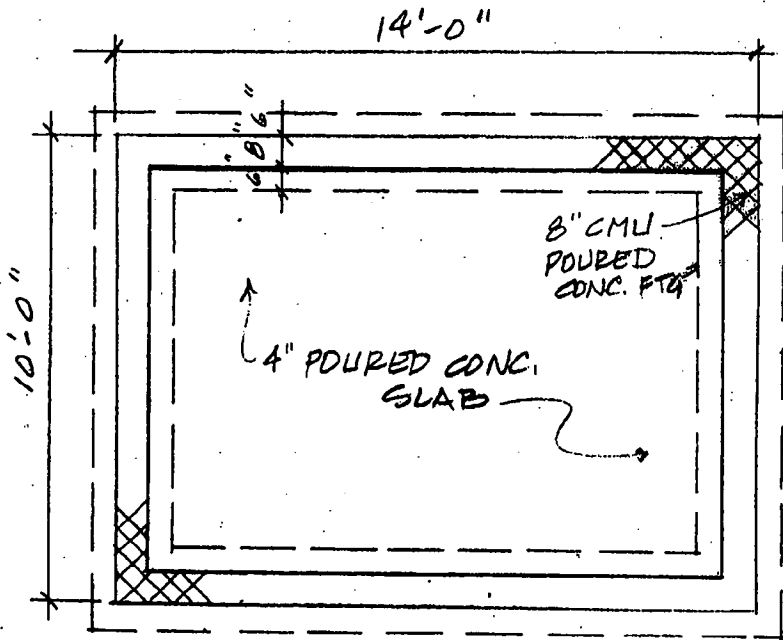


37/03-05M 7210 Holly Ave
Takoma Park Historic District

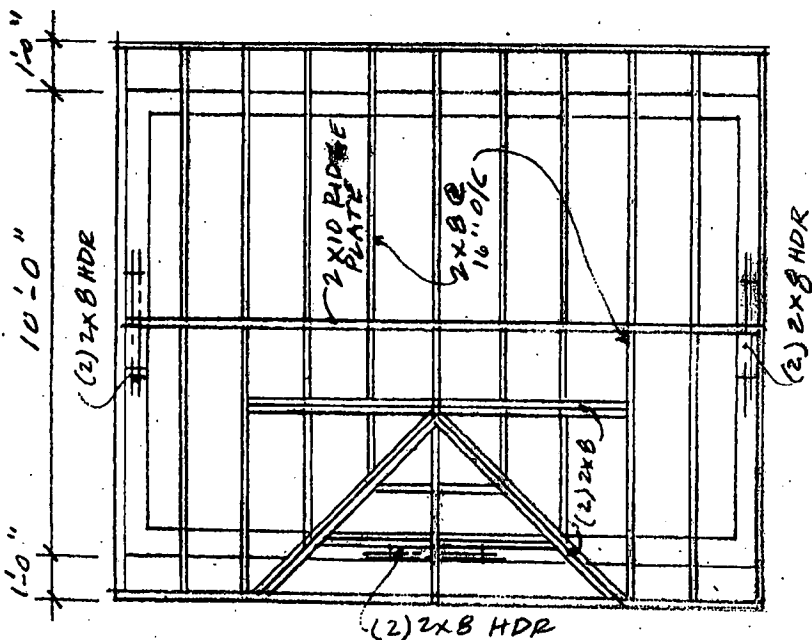




FLOOR PLAN 1/4" = 1'-0"



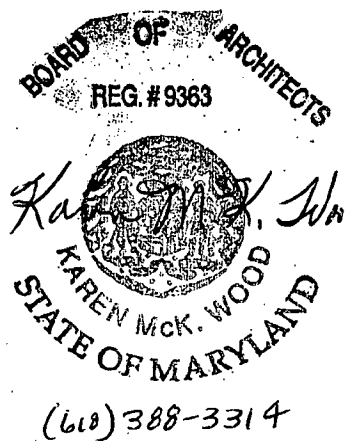
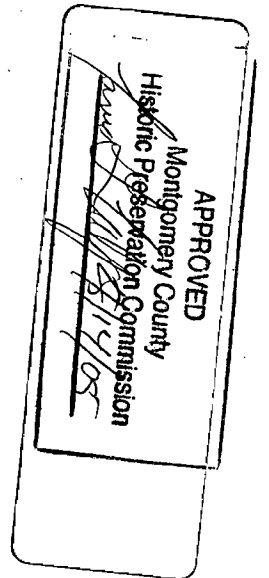
FOUNDATION PLAN 1/4" = 1'-0"



ROOF FRAMING PLAN 1/4" = 1'-0"

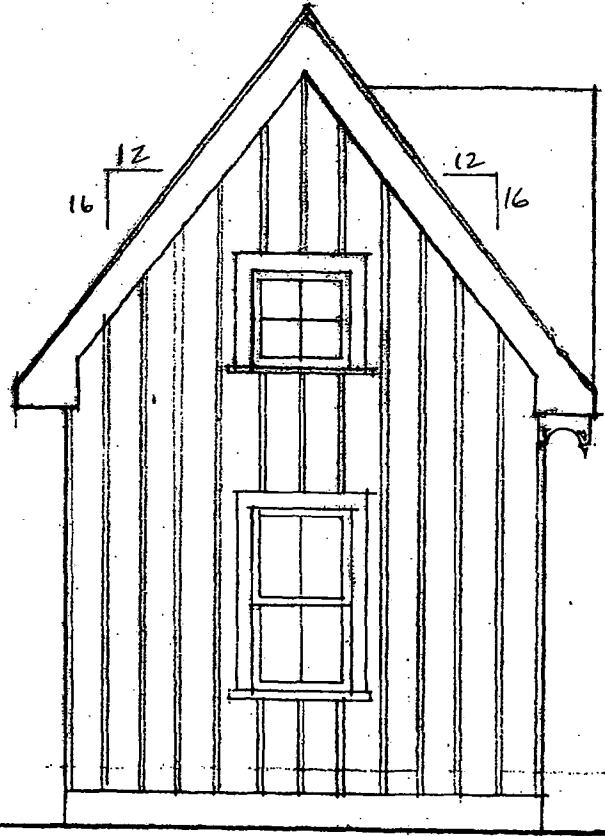
NOTE:
NO ELECTRICAL OR
HVAC.

POTTING SHED FOR
FRANCES PHIPPS
7210 HOLT AVENUE
TAKOMA PARK, MD 20912

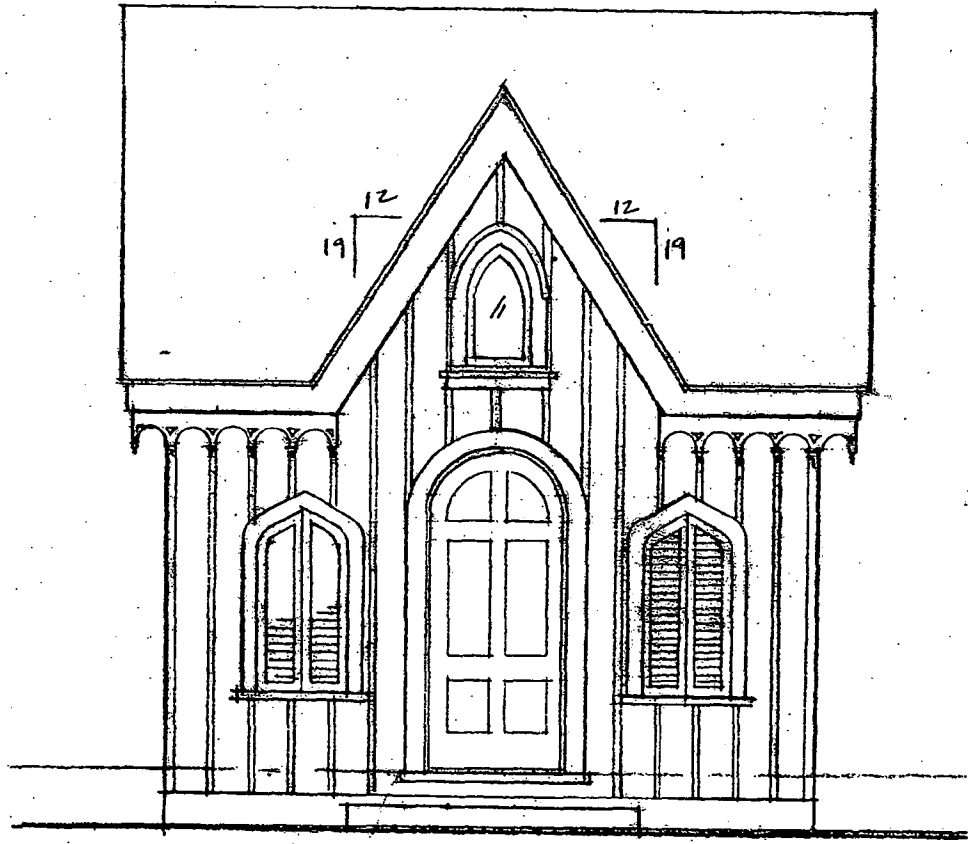


(610) 388-3314

APPROVED
Montgomery County
Historic Preservation Commission
Janet L. Kelly 9/14/05



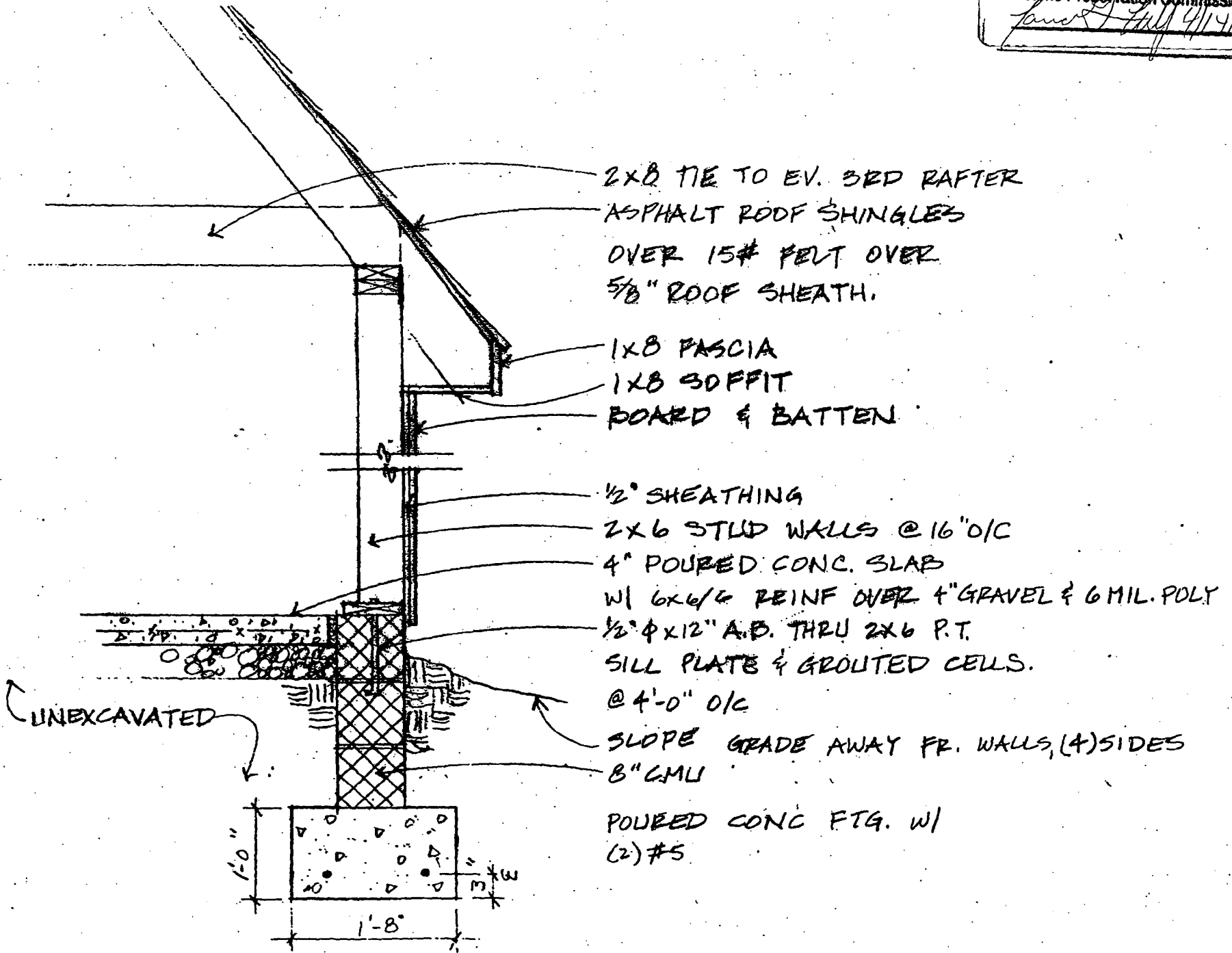
LEFT SIDE ELEVATION 1/4" = 1'-0"
(RIGHT SIDE SIMILAR)



FRONT ELEVATION 1/4" = 1'-0"

BOARD OF ARCHITECTS
REG. # 9363
Karen Mck. Wood
KAREN MCK. WOOD
STATE OF MARYLAND

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 4/14/05



- 2x8 TIE TO EV. 3RD RAFTER
- ASPHALT ROOF SHINGLES
OVER 15# FELT OVER
5/8" ROOF SHEATH.
- 1x8 FASCIA
- 1x8 SOFFIT
BOARD & BATTEN
- 1/2" SHEATHING
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- 4" POURED CONC. SLAB
W/ 6x6 REINF OVER 4" GRAVEL & 6 MIL. POLY
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@ 4'-0" O/C
- SLOPE GRADE AWAY FR. WALLS, (4) SIDES
- 8" CMU
- POURED CONC FTG. W/
(2) #5

UNEXCAVATED

BOARD OF ARCHITECTS
 REG. # 9363
[Signature]
 KAREN MCK. WOOD
 STATE OF MARYLAND



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 14, 2005

MEMORANDUM

TO: Harold & Frances Phipps
7210 Holly Avenue, **Takoma Park Historic District**

FROM: *TGT*
Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 376493

Your Historic Area Work Permit application for Shed construction was **approved** by the Historic Preservation Commission at its April 13, 2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 stamped drawings and an official approval letter (given at the time of drawing stamping). 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 240-777-6370.

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 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 14, 2005

MEMORANDUM

TO: Robert Hubbard, Director
TGT

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 376493

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Harold & Frances Phipps

Address: 7210 Holly Avenue, Takoma Park

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Frances Phipps
Daytime Phone No.: 301-588-4651

Tax Account No.: 01073821
Name of Property Owner: Harold + Frances Phipps Daytime Phone No.: 31588-4687
Address: 7210 Holly Ave, Takoma Park, Md, 20912
Street Number City State Zip Code
Contractor: Owner Phone No.: same
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
House Number: 7210 Holly Ave Street
Town/City: Takoma Park Nearest Cross Street: Eastern Ave
Lot: 13 + 7/12 + 1/4 Block: 12 Subdivision: B.F. Gilbert's
Liber: _____ Folio: _____ Parcel: _____

PLAT BOOK A : Plat 03

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. 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: \$ 6,500.00
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: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height 4 feet 0 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.

Frances C. Phipps Signature of owner or authorized agent March 14, 2005 Date

Approved: Julia O'Malley For Chairman, Historic Preservation Commission Date: 4/13/05
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 376493 Date Filed: 3-14-05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

Victorian single family structure, constructed in 1893 on 1/2 acre lot with a Victorian storage shed in garden setting in Historic District of Takoma Park, Md

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

To construct small 10' x 14' Victorian style Potting shed in center of deep back yard. Design complements existing house + storage shed.

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 decline 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).

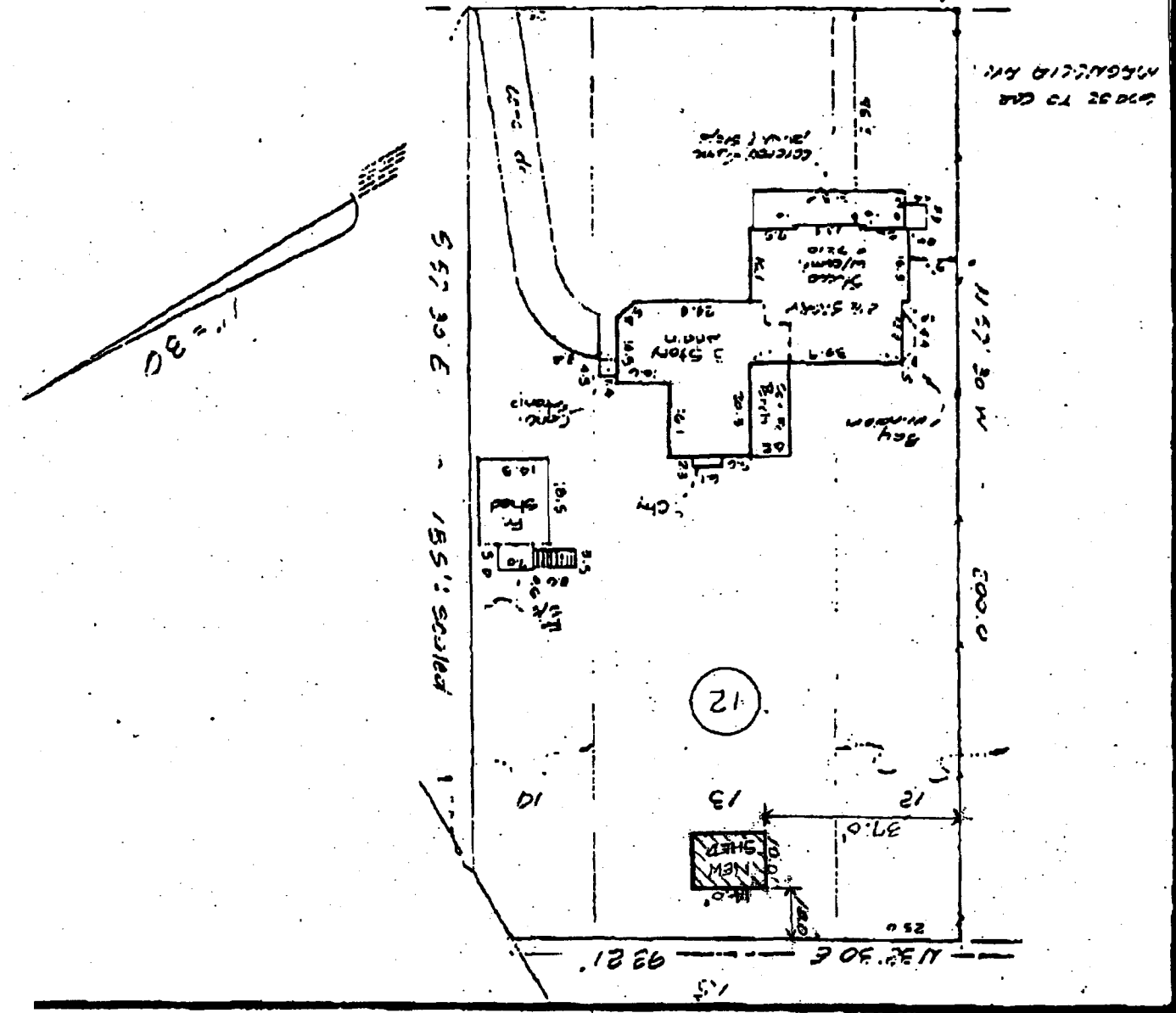
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HOUSE LOCATION SURVEY
 7210 Holly Avenue
 Lot 13 (P.O. Block 12 Section -
 12416
 E. GILBERT'S SUBDIVISION
 TAKOMA PARK
 Wharton
 Election District
 County, Maryland

LIGHT, ELLIOTT & ASSOCIATES
 ENGINEERS, PLANNERS, SURVEYORS
 6008 ADELPHI ROAD
 ADELPHI, MARYLAND
 20783
 422-6080



NOTES: Not in Floodplain as per 240049 02.00c
 Not to be used for construction.
 Lot corners have not been set by this survey unless otherwise indicated.
 774.4
 42722-03
 E





Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 13 Account Number - 01073821

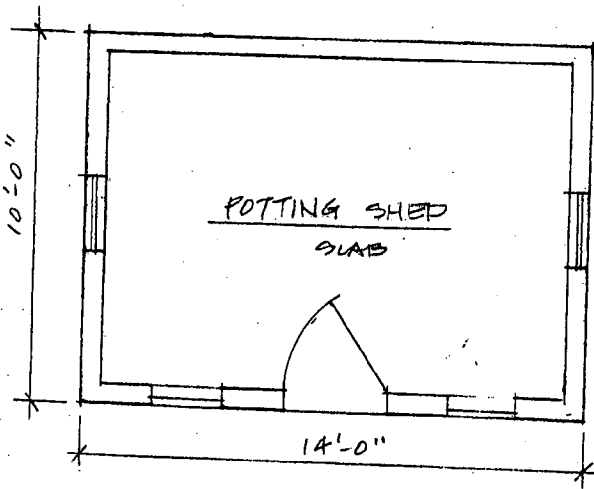


Property maps provided courtesy of the Maryland Department of Planning ©2004.

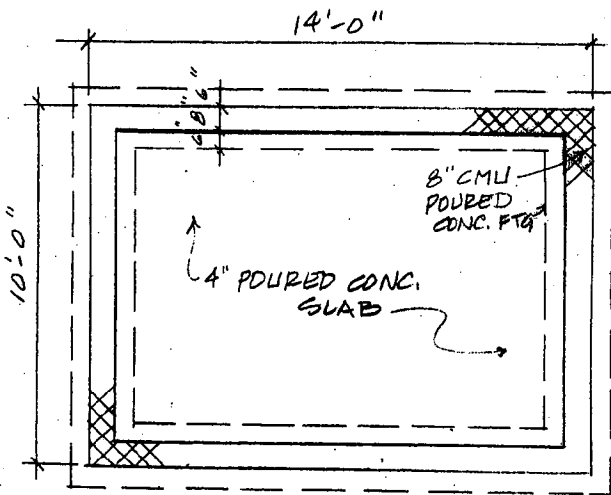
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

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

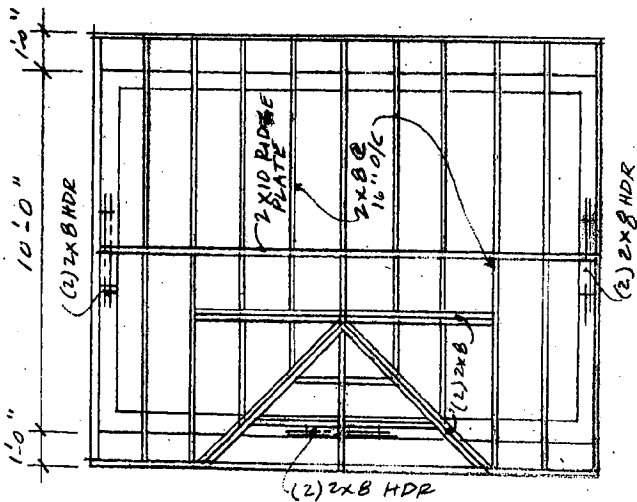
Owner's mailing address Harold & Frances Phipps 7210 Holly Ave. Takoma Park, Md., 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Jeffrey Anspacher & Marion Story 7206 Holly Ave. Takoma Park, Md., 20912	John & Norma McCann 7214 Holly Ave. Takoma Park, Md., 20912
Jamin Raskin 7209 Holly Ave. Takoma Park, Md., 20912	Nancy Knight & Martin Collins 7211 Holly Ave. Takoma Park, Md., 20912
Matthew Zimmer & Devin Cheena 7213 Holly Ave. Takoma Park, Md., 20912	Wendy Emrich 7215 Holly Ave. Takoma Park, Md., 20912



FLOOR PLAN 1/4" = 1'-0"



FOUNDATION PLAN 1/4" = 1'-0"



ROOF FRAMING PLAN 1/4" = 1'-0"

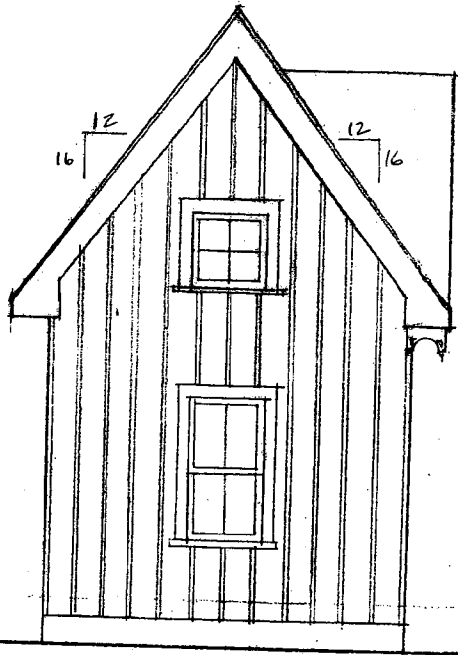
NOTE:
NO ELECTRICAL OR
HVAC.

POTTING SHED FOR
FRANCES PHIPPS
7210 HOLLY AVENUE
TAKOMA PARK, MD 20912

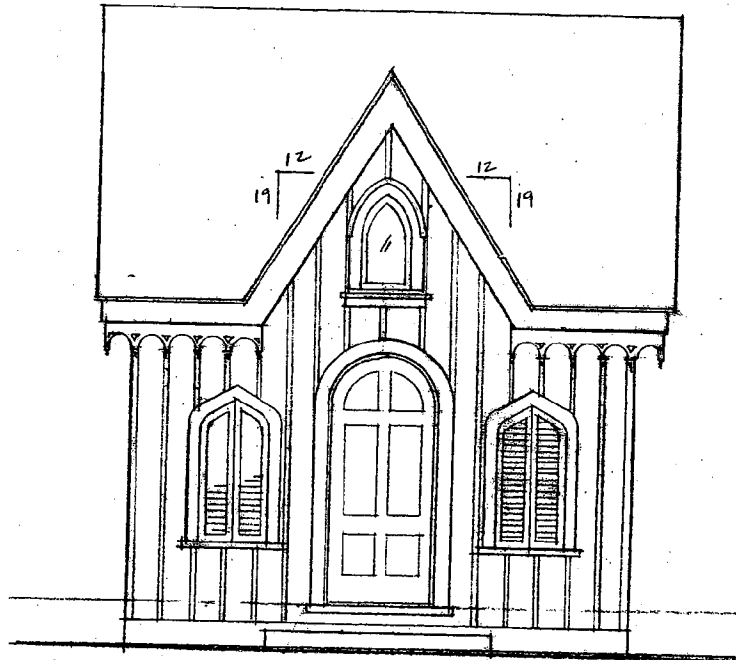
BOARD OF ARCHITECTS
REG. # 9363

Karen M. Wood
KAREN MCK. WOOD
STATE OF MARYLAND

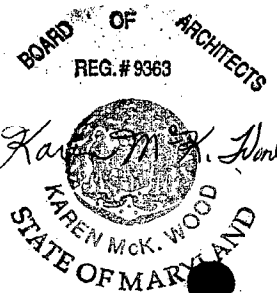
(610) 388-3314

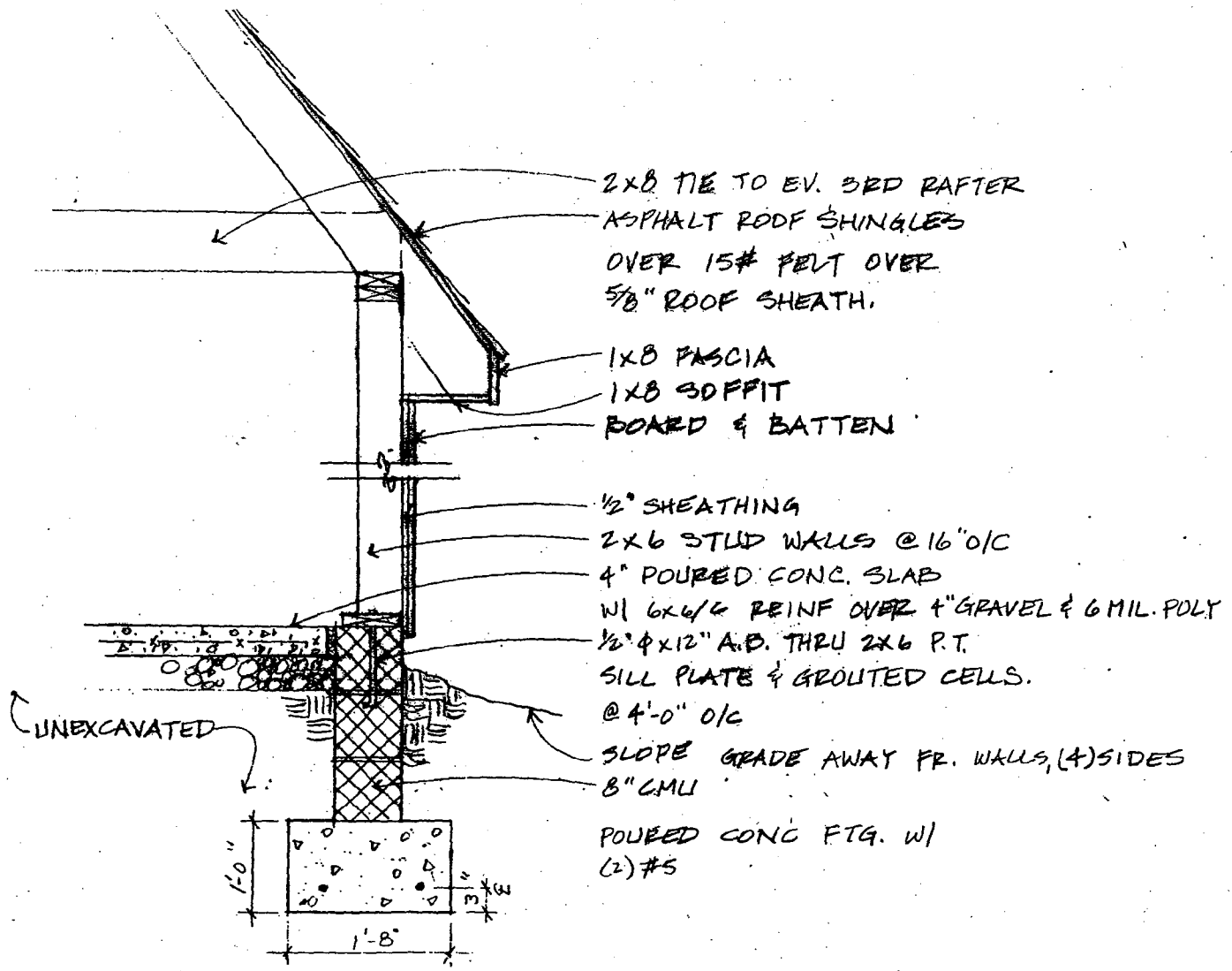


LEFT SIDE ELEVATION $\frac{1}{4}'' = 1'-0''$
(RIGHT SIDE SIMILAR)



FRONT ELEVATION $\frac{1}{4}'' = 1'-0''$





2x8 TIE TO EV. 3RD RAFTER
 ASPHALT ROOF SHINGLES
 OVER 15# FELT OVER
 5/8" ROOF SHEATH.

1x8 FASCIA
 1x8 SOFFIT
 BOARD & BATTEN

1/2" SHEATHING
 2x6 STUD WALLS @ 16" O/C
 4" POURED CONC. SLAB
 W/ 6x6/4 REINF OVER 4" GRAVEL & 6 MIL. POLY
 1/2" φ x 12" A.B. THRU 2x6 P.T.
 SILL PLATE & GROUTED CELLS.
 @ 4'-0" O/C

SLOPE GRADE AWAY FR. WALLS, (4) SIDES
 8" CML

POURED CONC FTG. W/
 (2) #5

UNEXCAVATED

BOARD OF ARCHITECTS
 REG. # 9363

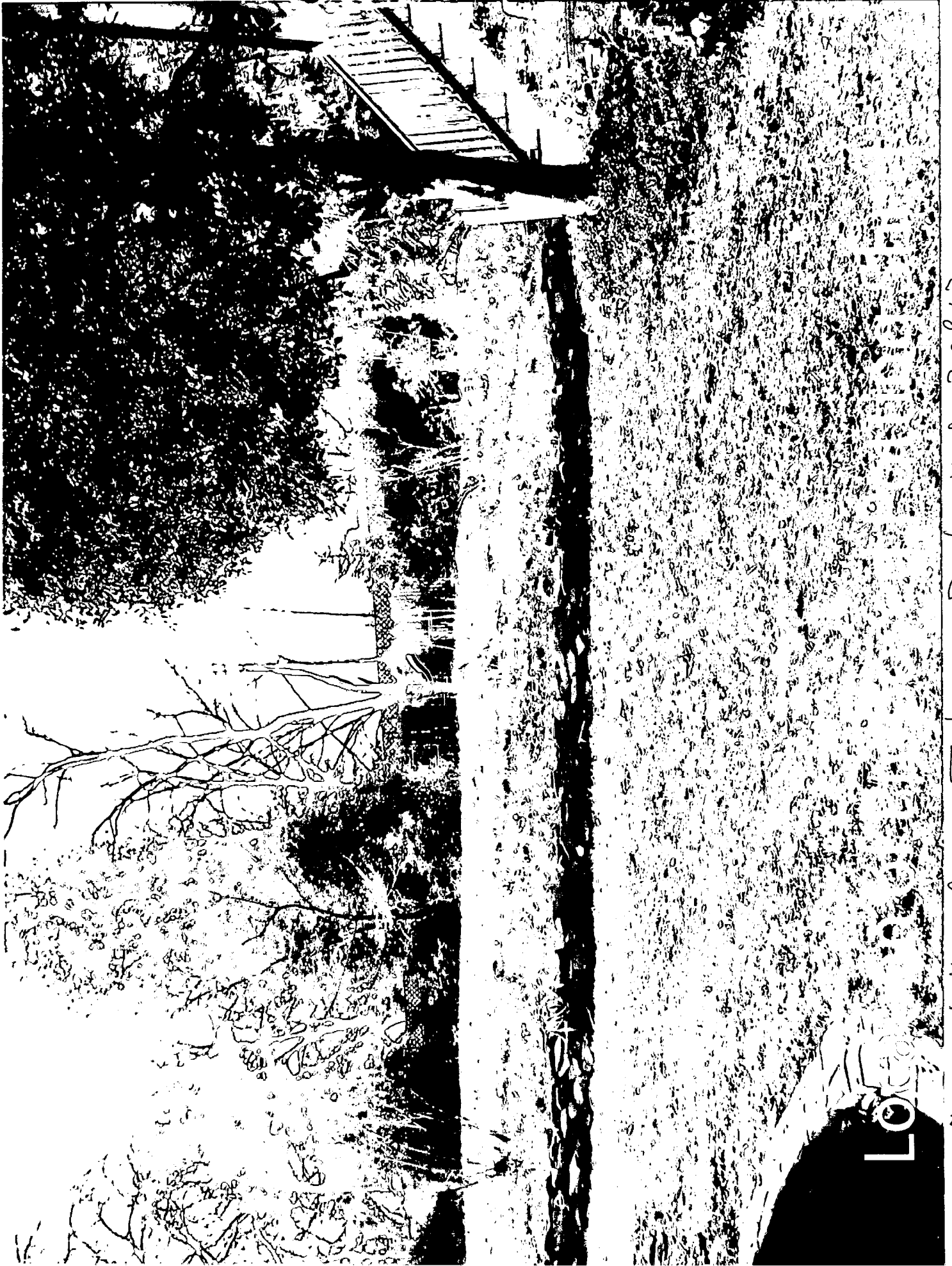




Residence : 7210 Holly Ave, Takoma Park, Md. 20912

Storage Shed: 7210 Holly Ave., Takoma Park, Md. 20912





LOC 10

7210 Holly Ave., Takoma Park, Md. 20912

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7210 Holly Avenue, Takoma Park	Meeting Date:	04/13/05
Applicant:	Harold & Frances Phipps	Report Date:	04/06/05
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	03/30/05
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05M	Staff:	Tania Tully
PROPOSAL:	Shed construction	RECOMMENDATION:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Takoma Park Historic District**
STYLE: Vernacular Victorian
DATE: c. 1887-88

PROPOSAL:

The applicant proposed to construct a 10’x14’x17.5’ tall wood Victorian style potting shed. The shed will be located at the rear of the deep yard (Circle 5), have board & batten siding, a steeply pitched asphalt roof, a cross gable, windows and doors. See Circles 6-8 for drawings.

STAFF 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
- 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROGERS PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

3-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Frances Phipps
Daytime Phone No.: 301-588-4651

Tax Account No.: 01073821
Name of Property Owner: Harold + Frances Phipps Daytime Phone No.: 31588-4687
Address: 7210 Holly Ave, Takoma Park, Md, 20912
Street Number City State Zip Code
Contractor: Owner Phone No.: same
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7210 Holly Ave Street: _____
Town/City: Takoma Park Nearest Cross Street: Eastern Ave
Lot: 13 + 7/12 + 1/4 Block: 12 Subdivision: B.F. Gilberts
Label: _____ Folio: _____ Parcel: _____
Plat Book A : Plat 03

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Retire Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 6,500.00
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: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 25 feet 6 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.

Frances G. Phipps March 14, 2005
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 376493 Date Filed: 3-14-05 Date Issued: _____

Edit: 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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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.

Mar 13 05 05:52p

The Phipps Group

301-587-9475

P. 1

HOUSE LOCATION SURVEY
 7210 Holly Avenue
 Lot 18 & 19 Block 12 Section -
 E. F. GILBERT'S SUBDIVISION
 TAKOMA PARK
 Wharton
 Montgomery
 Election District
 County Maryland
 No. SH21595
 Plot Book 03

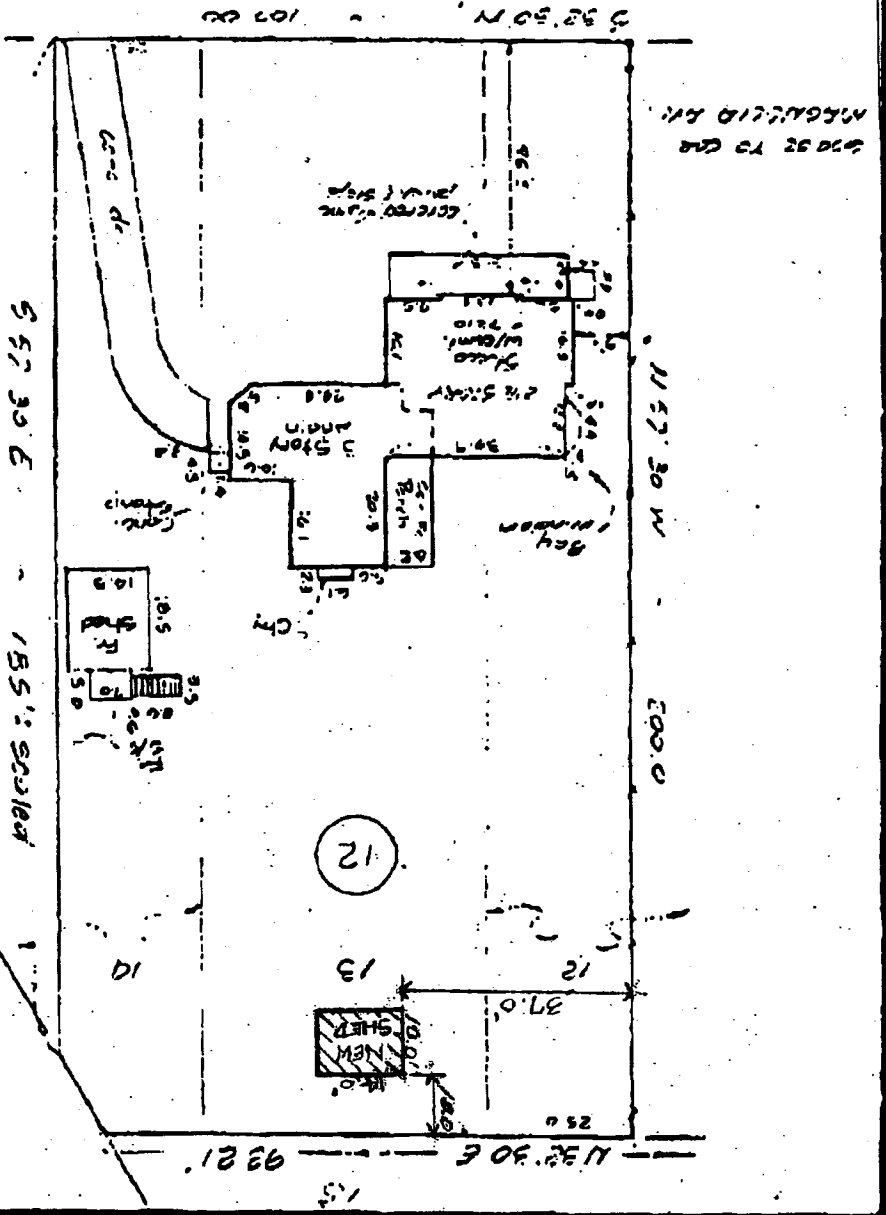
LIGHT, ELLIOTT & ASSOCIATES
 ENGINEERS, PLANNERS, SURVEYORS
 6808 ADELPHI ROAD
 ADELPHI, MARYLAND 20783
 422-6080

Book See About
 Job No. M. 008
 Date
 Drawn by JACK
 F. Phipps

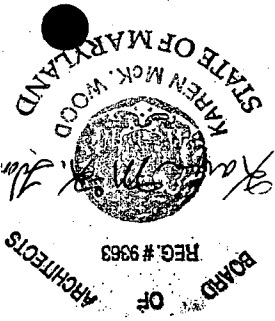
774-14
 42722-03
 LEV

NOTES: Not in Floodplain as per 240049 02.002
 Not to be used for construction.
 Lot corners have not been set by this survey unless otherwise indicated.

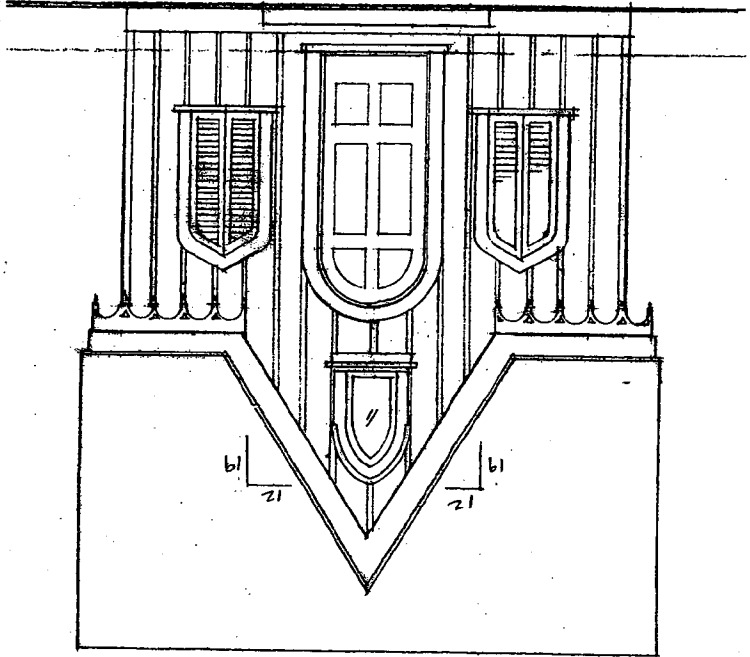
HOLLY AVENUE



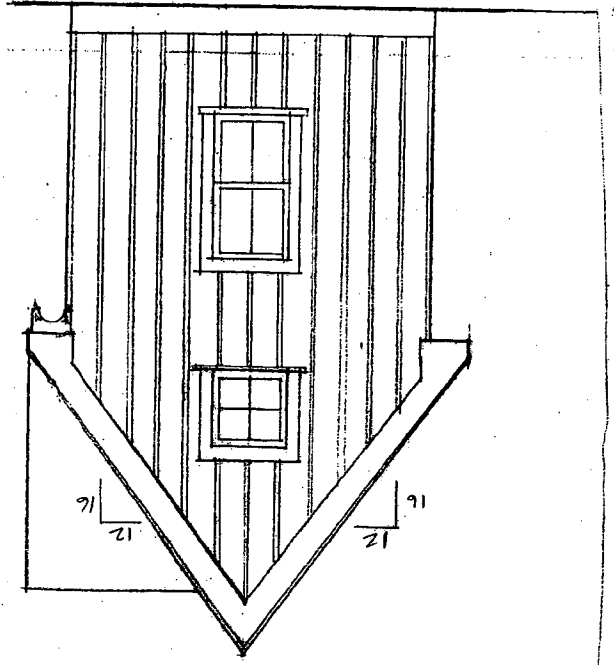
2 1/2

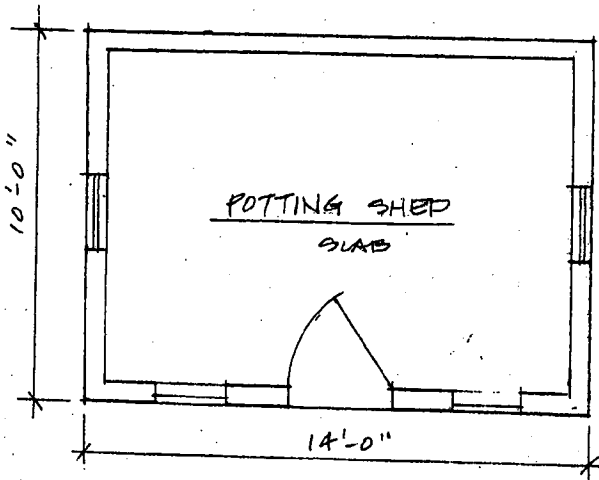


FRONT ELEVATION 1/4" = 1'-0"

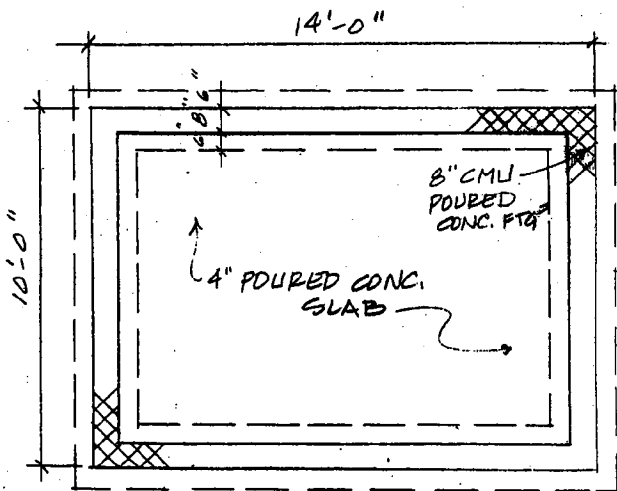


LEFT SIDE ELEVATION 1/4" = 1'-0" (RIGHT SIDE SIMILAR)

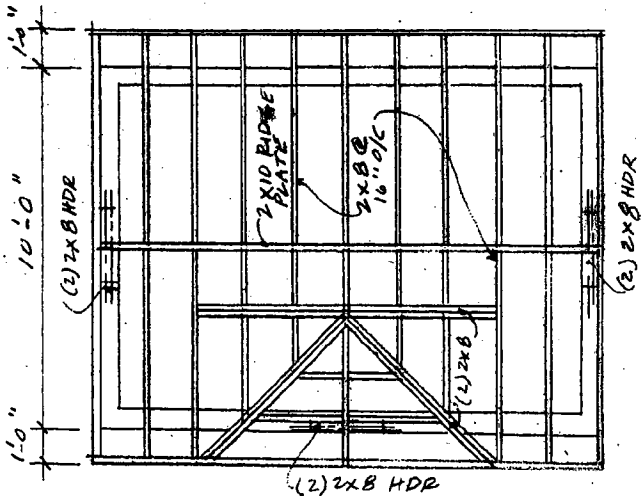




FLOOR PLAN 1/4" = 1'-0"



FOUNDATION PLAN 1/4" = 1'-0"



ROOF FRAMING PLAN 1/4" = 1'-0"

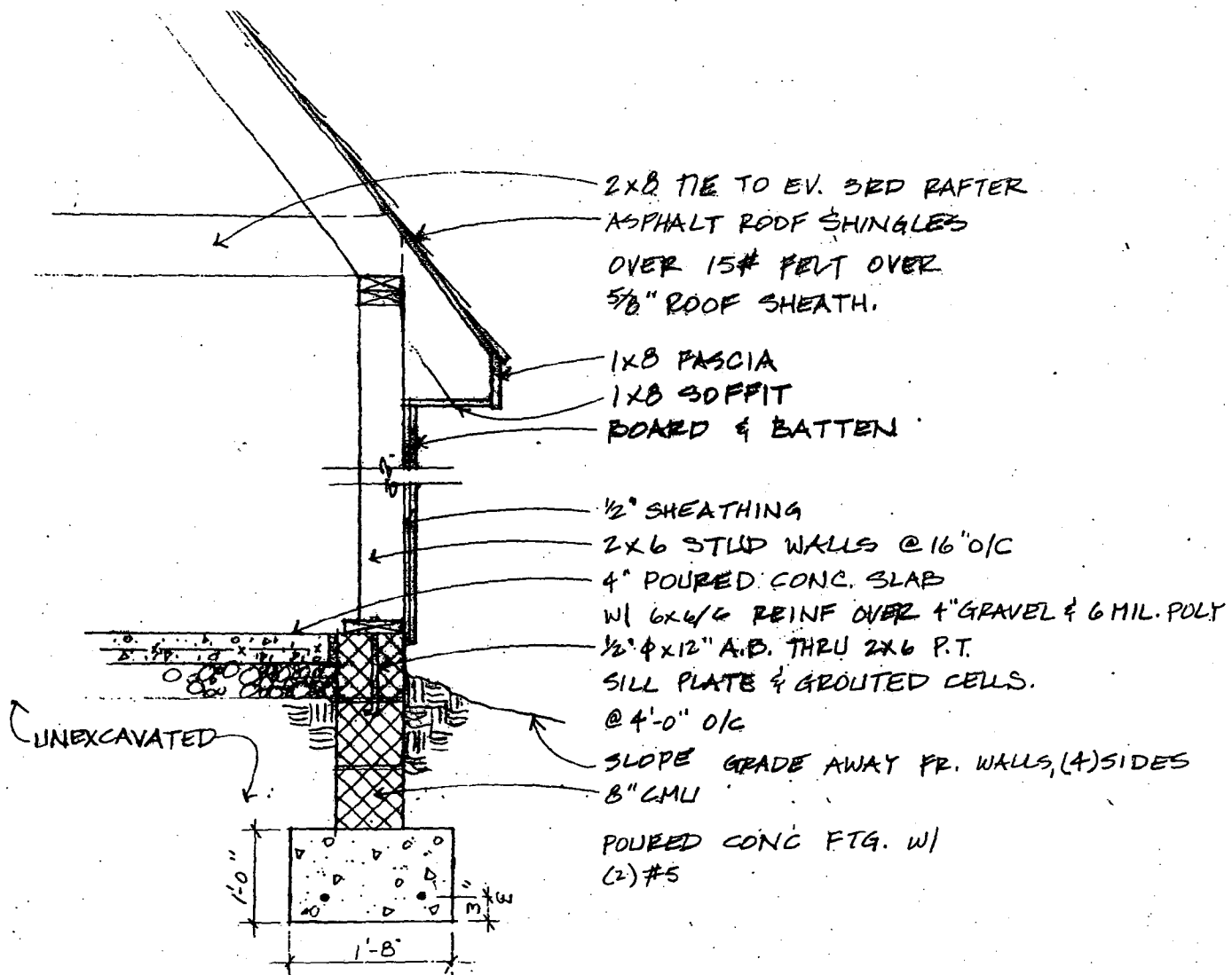
NOTE:
NO ELECTRICAL OR
HVAC.

POTTING SHED FOR
FRANCES PHIPPS
7210 HOLT AVENUE
TAKOMA PARK, MD 20912

BOARD OF ARCHITECTS
REG. # 9363

KAREN MCK. WOOD
STATE OF MARYLAND

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KAREN MCK. WOOD
STATE OF MARYLAND

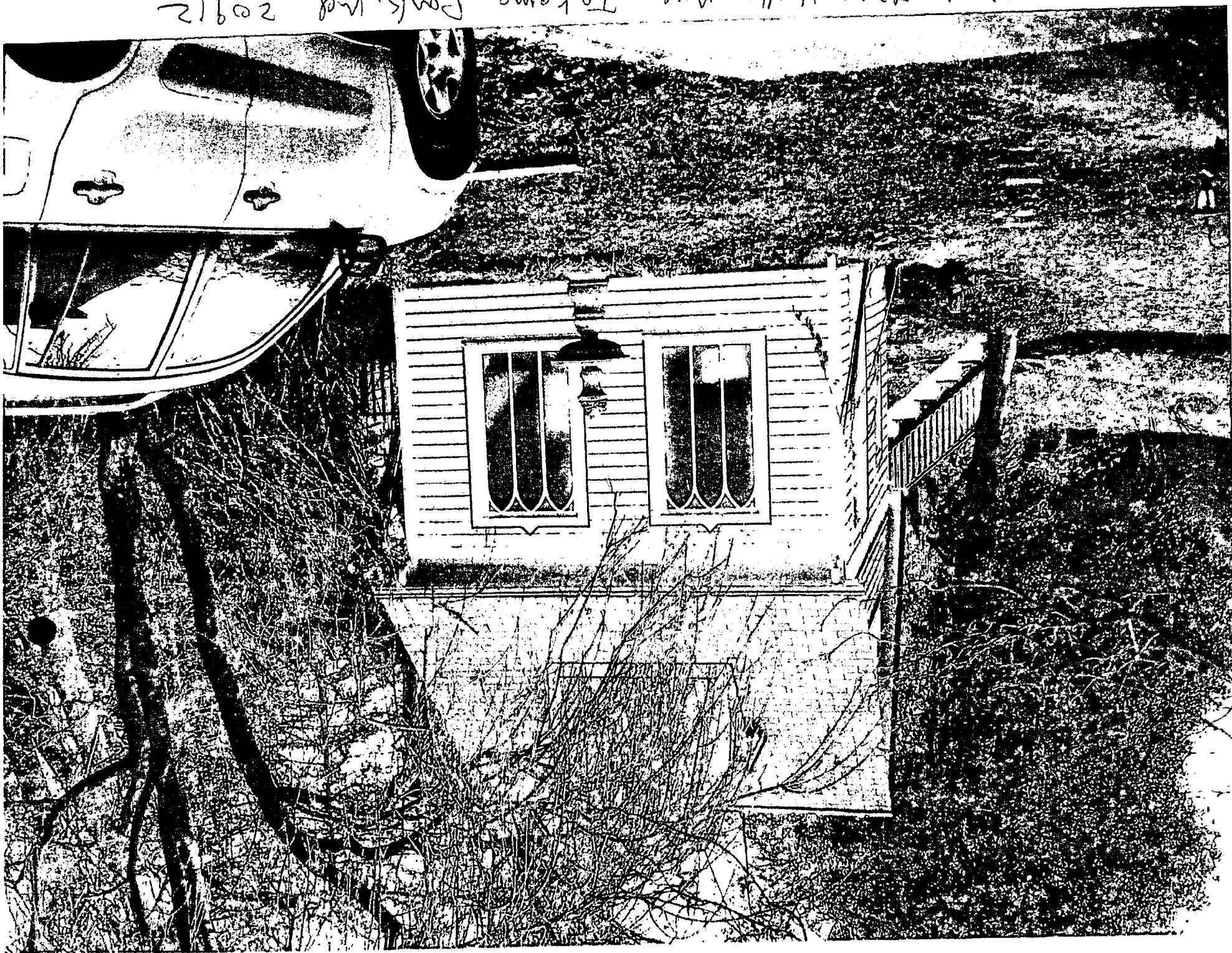
20912 Park, Md Takamc Mill. Park

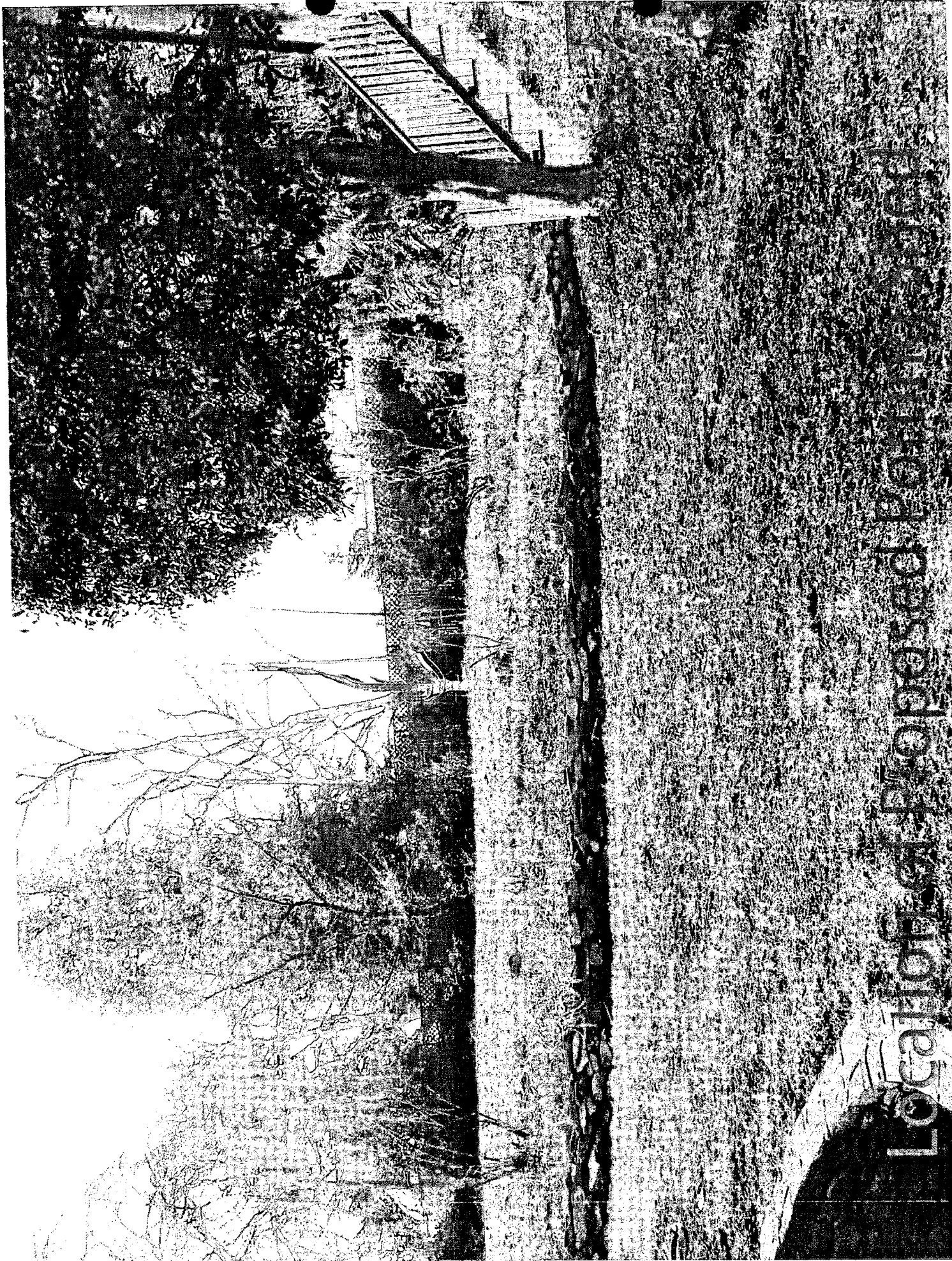
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21 - 21.11.12 IN Hallu Ave Takama Park, Wd. 20912

(1)





Location of Proposed Po

N. S. R. D. A. S. To Kuma Park MD 20912

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

Owner's mailing address Harold & Frances Phipps 7210 Holly Ave. Takoma Park, Md., 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Jeffrey Anspacher & Marion Story 7206 Holly Ave. Takoma Park, Md., 20912	John & Norma McCann 7214 Holly Ave. Takoma Park, Md., 20912
Jamin Raskin 7209 Holly Ave. Takoma Park, Md., 20912	Nancy Knight & Martin Collins 7211 Holly Ave. Takoma Park, Md., 20912
Matthew Zimmer & Devin Cheena 7213 Holly Ave. Takoma Park, Md., 20912	Wendy Emrich 7215 Holly Ave. Takoma Park, Md., 20912