

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

<b>Address:</b>	20 W. Irving, Chevy Chase	<b>Meeting Date:</b>	10/10/2018
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	10/3/2018
<b>Applicant:</b>	Andrew and Katie Herman (John Mangan, Architect)	<b>Public Notice:</b>	9/26/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	35/13-18CC	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Building Additions		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application;

1. Window and door details for the addition are wood doors and wood casement windows with simulated divided lites. Specifications for the doors and windows need to be submitted for review and approval with final approval authority delegated to Staff; and
2. Specifications of the architectural shingles need to be submitted for review and approval with final approval authority delegated to Staff.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Craftsman  
**DATE:** c.1916-1927

The subject property is a side gable bungalow, four bays wide, with shingle siding, a full width porch and a large shed dormer.

**BACKGROUND**

On September 19, 2018 the HPC reviewed a proposal for a rear and side addition to 20 W. Irving. The HPC was virtually unanimous in their position that the proposed side addition was too large and not in keeping with the character of the historic house or surrounding district. Additionally, they found that the previous proposal removed too many historic windows and too much historic fabric to be compatible with the district guidelines or the intent of Chapter 24A. The previous submission is attached at the end of this HAWP application.

**PROPOSAL**

The applicant proposes to construct an addition and entrance on the right side of the house and an addition at the rear of the historic house. The applicant also proposes to add a new architectural shingle roof on the house, replacing the existing three-tab roof



Figure 1: 20 W. Irving has several significant trees contributing to the district's park-like setting.

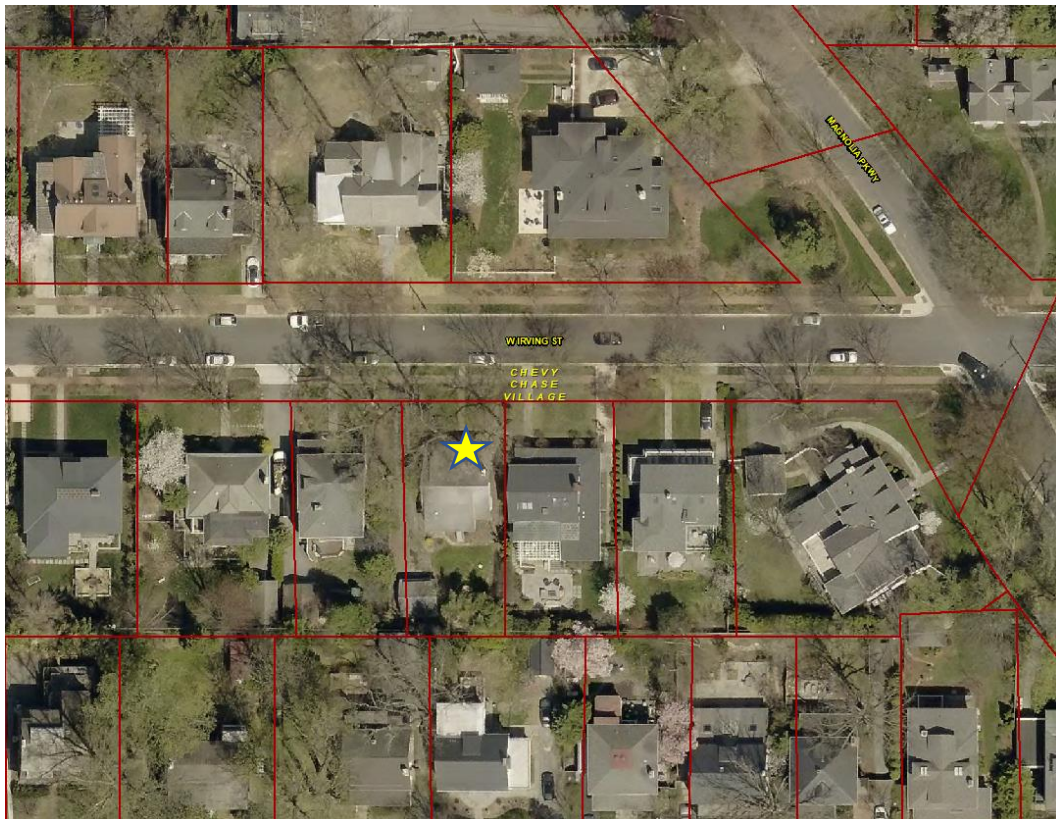


Figure 2: 20 W. Irving is located mid-block in the Chevy Chase Village Historic District.

## **APPLICABLE GUIDELINES**

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

### ***Chevy Chase Village Historic District Guidelines***

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to ensure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
- Gutters are not currently subject to review and should not be reviewed.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.

- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
  - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
  - Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
  - Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
    - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
    - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
    - Maintaining the variety of architectural styles and the tradition of architectural excellence.
    - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
    - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

***Montgomery County Code; Chapter 24A-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
  - (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;

***Secretary of Interior's Standards for Rehabilitation***

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 construct a new addition and entrance to the right side of the house and to construct a new rear addition with a rear deck. The applicant also proposes to reshingle the historic house in architectural shingles to match the new construction.

### **New West (Right) Side Addition**

The previous proposal called for a two-story addition on the west (right) side of the house. The HPC determined that the new construction would have removed seven historic windows and would have negatively impacted the historic character of the house and recommended that it be significantly reduced or removed entirely from the proposal. The applicant has significantly revised the proposal to a much smaller addition that does not impact any of the historic wood windows on the west (right) elevation.

On the west (right) side of the house the applicant is proposing to construct an addition in the form of an enclosed porch. The new construction will have shingle siding to match the house and rear addition, with a shed roof, supported by two battered wood columns (designed to match the columns on the front porch), and rear-loading wood staircase. The addition will have a four-lite casement window facing right (west) with a wood door facing the rear yard. The applicant has stated that the proposed windows will be wood simulated-divided-lite, however, the applicant has not identified a manufacturer and window Series. Staff finds that the material and configuration are appropriate for the house, but recommends the HPC condition approval of this HAWP on the review and approval the selected window. The foundation for this new construction will be brick on block to match the appearance of the historic house foundation. The new entrance will project 4' (four feet) beyond the right historic wall plane. The new construction will provide access direct access to the rear of the house through a new mudroom.

Staff finds that the proposal is generally in keeping with the *Guidelines* and with the feedback provided by the HPC at the September 19, 2018 meeting. Since this element is visible from the public right-of-way, it is to be reviewed under 'Moderate Scrutiny.'

Staff further finds that the placement of this addition at the southwest (right rear) corner of the house will not significantly impact the house's historic character or the character of the surrounding streetscape. The addition will be more than 60' (sixty feet) from the public right-of-way and will not detract from the dominant features at the front of the house, the full-width front porch and large shed dormer. The design and details are consistent with the house in keeping with the *Guidelines*.

Due to the placement of the house on the lot, this new addition will be visible (see Fig. 3, below) when viewed from the west. However, compatibility, not visibility is the determining factor under the *Guidelines*. Staff finds this design to be a compatible with the historic house and surrounding district. This addition in this location will retain much of the integrity of the design of the house and materials – no historic wood windows will be impacted by this design solution. While the expression of the historic corner of the house will be covered by this proposal, the historic corner has already been lost due to the enclosure of a portion of the rear porch. The applicant was unable to determine when these rear features were altered.



*Figure 3: The west (right) elevation of the house as viewed from the adjacent sidewalk.*

Staff supports approval of this element with the added condition that window and door specifications need to be submitted for review and approval with final approval authority delegated to Staff.

### **Rear Addition**

The applicant proposes to construct a large addition to the rear of the house. In order to accommodate the new construction, the applicant proposes removing a portion of the rear of the house including the second floor sleeping porch. These features have been significantly altered and have lost much of their historic integrity. The removal of this fabric is at the rear of the historic house and will not impact the building's contribution to the historic character of the surrounding district. Staff supports approval of the demolition and removal of these rear features.

The applicant proposes a new addition at the rear that will extend approximately 23' (twenty-three feet) to the rear and will be approximately 28' (twenty-eight feet) wide, nearly the full-

width of the historic house. The addition will have a rear-facing gable roof, supported by brackets, and will be clad in wood shingles with a brick foundation to match the design of the historic house. To the rear of the addition, there is a small rear-gable projection. On the left side of the addition, the first floor is co-planer to the historic construction with the second floor inset 2' 9" (two feet, nine inches). The left elevation has two six-lite casement windows on the first floor with smaller four-lite casement windows on the second floor. In the basement on the left there is an egress window with a window well. The right side of the addition is two stories with a pair of six-lite casement windows on the second floor. At the rear of the addition there is a pair of French doors, multi-lite bay window, and a pair of eight-lite casement windows. On the second floor, there is a group of three casement windows, with a smaller fixed window and a pair of six-lite casement windows in the rear gable projection. In each of the two rear-facing gables, the application proposes to install some decorative stickwork, matching the design in the two historic, side-facing gables. The rear of the new addition is approximately 11' (eleven feet) away from the front wall plane of the garage. Off the rear of the addition is a deck that is approximately 15' × 12' (fifteen feet wide by twelve feet deep).

The proposed rear addition is generally consistent with the proposal submitted for preliminary consultation. The previous proposal has been extended in the southwest corner to create a rectangular shaped addition, instead of the l-shaped addition previously submitted. As with the previous submission Staff finds that while the proposed addition is large, it is in keeping with the size and scale found throughout the surrounding district.

Staff finds the massing of the proposed rear addition to be compatible with the design of the historic house and the surrounding district. Typically, rear additions need to be inset from the historic wall plane. However, in this instance Staff supports the co-planer proposal presented by the applicant, because there will be other features to differentiate the new construction from the historic. First, the foundation in the addition will be taller than the historic house to provide clearance for the head of the basement agrees window. Second, the second floor is inset to avoid a potential 'canyon affect' due to the close proximity between the subject property and 21 W. Irving to the left. As an added benefit this will allow more natural light into both buildings. Third, in order to maintain the aesthetic created by the shingle siding, the introduction of corner boards or some other wall treatment to break up the consistent pattern would be inappropriate. Finally, the intersection where the old and new walls meet will not be visible from the public right-of-way, because this portion of the house will be obscured by the left projecting bay and the brick chimney.

In the previous proposal Staff expressed some concerns about the lack of fenestration on the left elevation. The current proposal now contains two first-floor casement windows and two second-floor fixed windows. Staff finds that this sufficiently breaks up the wall plan and creates a design that is compatible with the historic house and surrounding district.

The west (right) elevation contains the side projecting addition and rear stairs and is inset by approximately 1' (one foot) from the wall plane of the historic house. There are no windows on the first-floor, which will be largely obscured by the side projecting addition, but there are a pair of fixed six-lite windows on the second floor. Staff finds that the massing, materials, and design of this elevation are appropriate and for the historic house and surrounding district.

The rear elevation of the house has a variety of window designs and configurations. On an elevation that was visible from the public right-of-way, Staff would recommend a simpler configuration. However, the *Guidelines* state that “alterations to the portion of a property that are not visible from the public right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.” Staff finds that as this elevation is not visible from the public right-of-way, under very lenient review, the elevation is compatible with the design of the house, addition, and surrounding district. The massing of the rear elevation is an appropriate size and scale for the building and Staff supports approval of the rear addition with the condition identified above.

### **Roof Replacement**

The applicant proposes to replace the three-tab shingled roof with architectural shingles. The condition of the three-tab shingles have visible deteriorated with significant moss growth on the north slope of the roof. Staff supports the removal of the existing three-tab shingles. While the applicant has not identified a specific architectural shingle, Staff is supportive of the proposal. Roofing materials are subject to moderate scrutiny if they are visible from the public right-of-way, as the proposed material will be. The *Guidelines* further state that for contributing resources, “materials differing from the original should be approved.” Staff finds that to be the condition here and recommends approval with the condition that the material needs to be submitted for review and approval to Staff with final approval authority delegated to Staff.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application;

1. Window and door details for the addition are wood doors and wood casement windows with simulated divided lites. Specifications for the doors and windows need to be submitted for review and approval with final approval authority delegated to Staff; and
2. Specifications of the architectural shingles need to be submitted for review and approval with final approval authority delegated to Staff.

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.





#850252

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: jmangan@mangangrp.com Contact Person: JOHN MANGAN  
 Daytime Phone No.: 301-589-7900  
 Tax Account No.: 52-2000724  
 Name of Property Owner: ANDREW & KATE HERMAN Daytime Phone No.: \_\_\_\_\_  
 Address: 20 WEST IRVING ST CHEVY CHASE MD 20815  
Street Number City State Zip Code  
 Contractor: CABIN JOHN BUILDERS Phone No.: \_\_\_\_\_  
 Contractor Registration No.: HHIC# 128309  
 Agent for Owner: JOHN MANGAN Daytime Phone No.: 301-589-7900

**PART ONE: LOCATION OF PROPOSED WORK**

House Number: 20 Street: WEST IRVING STREET  
 Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA  
 Lot: 16 & 17 Block: \_\_\_\_\_ Subdivision: CHEVY CHASE SECTION 2  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PROPOSED WORK 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: \$ 450,000.00

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATIONS**

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 8-29-18 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No. 850252 Date Filed: 8/29/18 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:

THE EXISTING HOUSE SITS BACK ON A TREE LINED STREET IN  
CHEVY CHASE VILLAGE. IT HAS A SHAPE SIMILAR TO A BUNGALOW  
STYLE WITH A TWO STORY HOUSE BEING COVERED BY A LARGE  
ROOF THAT EXTENDS DOWN TO A PORCH ACROSS THE ENTIRE FRONT  
OF THE HOUSE, AND ITS SECOND STORY PEAKING OUT THROUGH  
A LONG SHED DORMER. THE DETAILS HAVE ELEMENTS OF BOTH  
ARTS & CRAFTS AS WELL AS THE SHINGLE STYLE.

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

WE ARE GOING TO GREAT LENGTHS TO PRESERVE THE  
GEOMETRY AND ARCHITECTURAL CHARACTER OF THE EXISTING  
HOUSE. THE ADDITION IS PRIMARILY TO THE REAR, STEPPING IN  
TO PRESERVE THE ORIGINAL ROOF LINES AND THE DETAILING  
WILL STRIVE TO BE CONTEXTUAL WITH THE EXISTING STRUCTURE

**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**

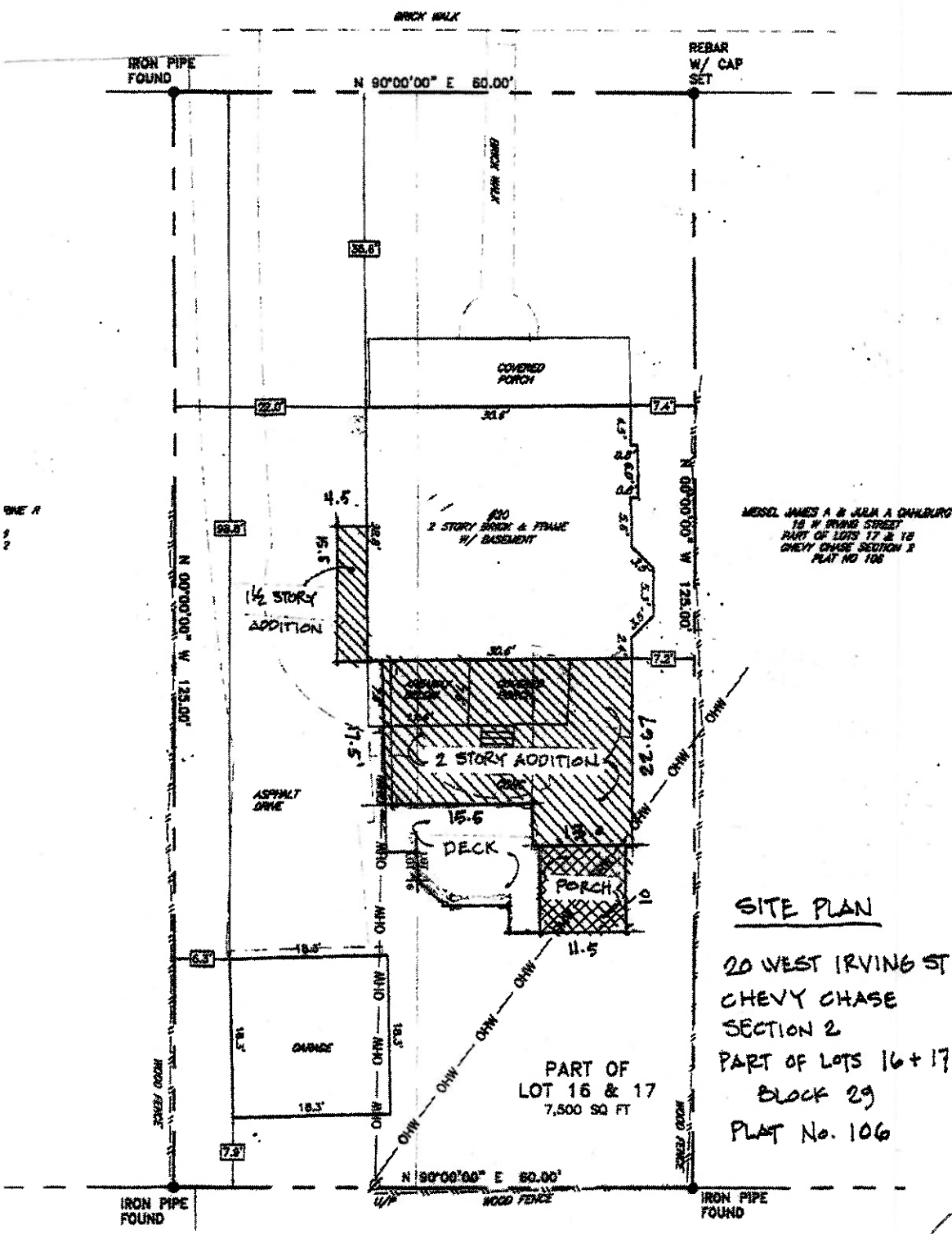
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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.

WEST IRVING STREET

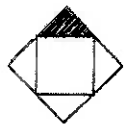
Site Plan



MESSRS. JAMES A & JULIA A DAHLBURG  
18 W IRVING STREET  
PART OF LOTS 17 & 18  
CHEVY CHASE SECTION 2  
PLAT NO 106

SITE PLAN

20 WEST IRVING ST  
CHEVY CHASE  
SECTION 2  
PART OF LOTS 16 + 17  
BLOCK 29  
PLAT No. 106



Shade portion to indicate North

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

<p><b>Owner's mailing address</b>                  20 W. Irving St                  Chey Chase, MD 20815</p>	<p><b>Owner's Agent's mailing address</b>                  Mangon Group Architects                  7034 Carroll Ave Suite 3                  Takoma Park MD 20912</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>22 W. Irving St                  (Side)</p>	<p>18 W. Irving St                  Chey Chase MD 20815                  (Side)</p>
<p>11 Hesketh                  (Back)</p>	<p>15 Hesketh                  (Back)</p>
<p>* Paula + Duane Gibson                  23 W. Irving St                  Chey Chase MD 20815</p>	

Existing Property Condition Photographs (duplicate as needed)



Detail: Front Elevation

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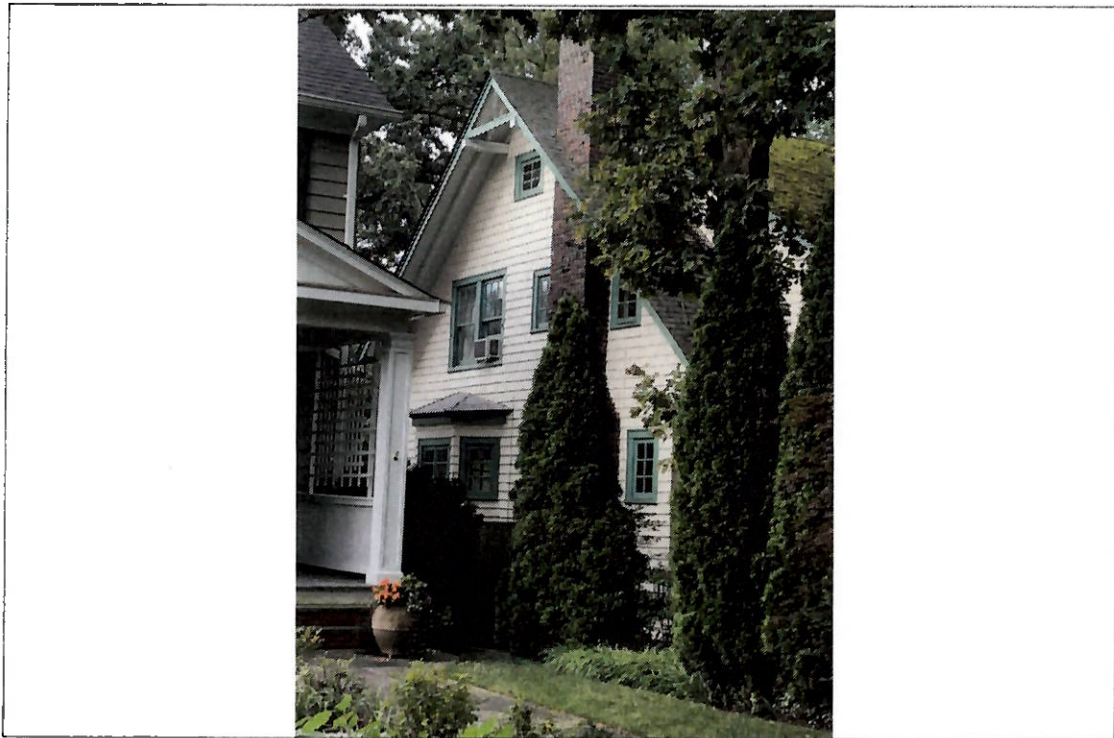


Detail: Rear Elevation

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Applicant: \_\_\_\_\_

Existing Property Condition Photographs (duplicate as needed)



Detail: Left Elevation

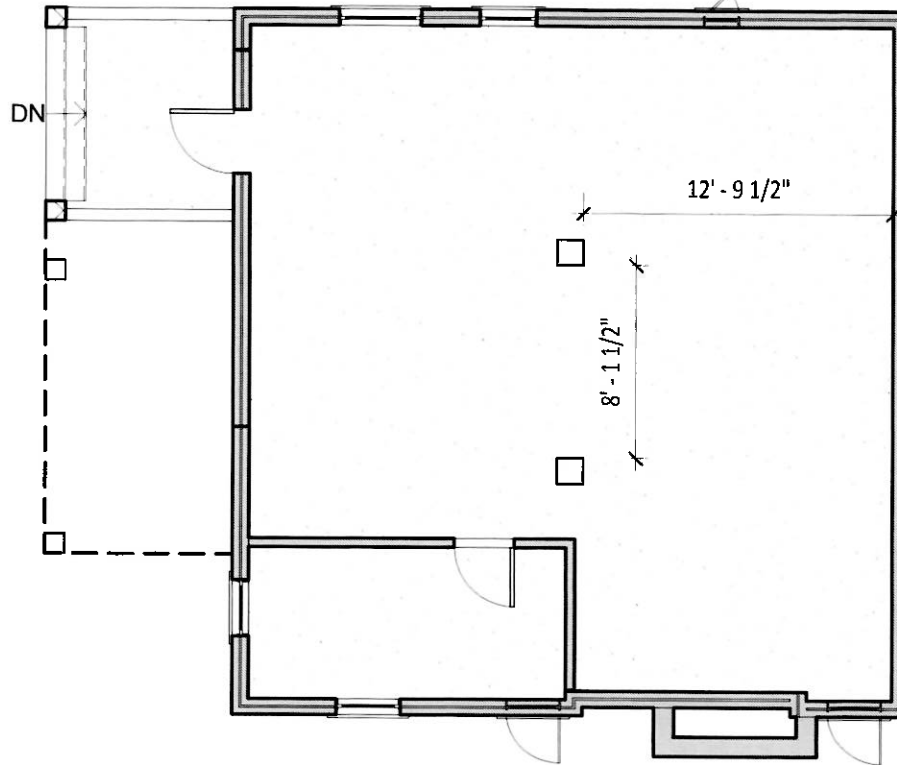
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Detail: Right Elevation

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Applicant: \_\_\_\_\_

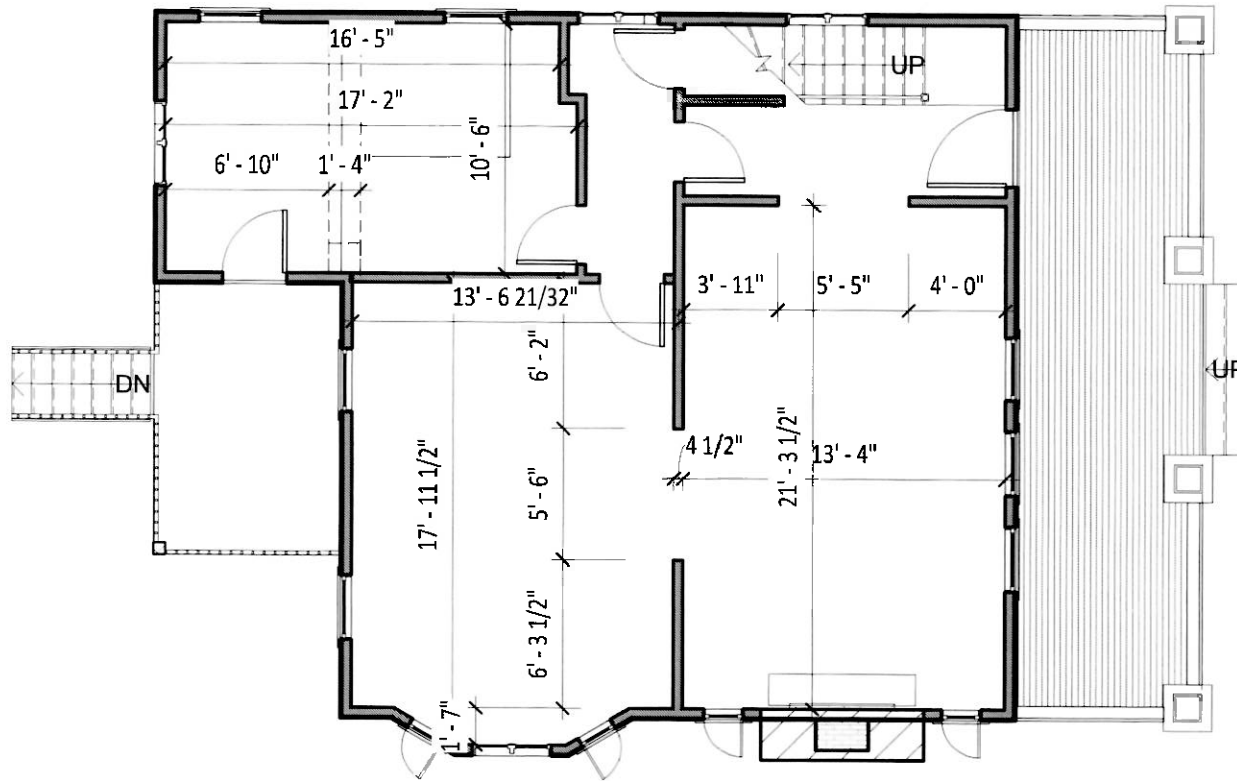


ALL DIMENSIONS ARE APPROXIMATE

**1 | EXISTING BASEMENT PLAN**  
 01 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: <b>01</b>	TITLE: <b>Existing Basement Floor Plan</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: checker	PLOT DATE: 8/29/2018 11:00:47 AM	



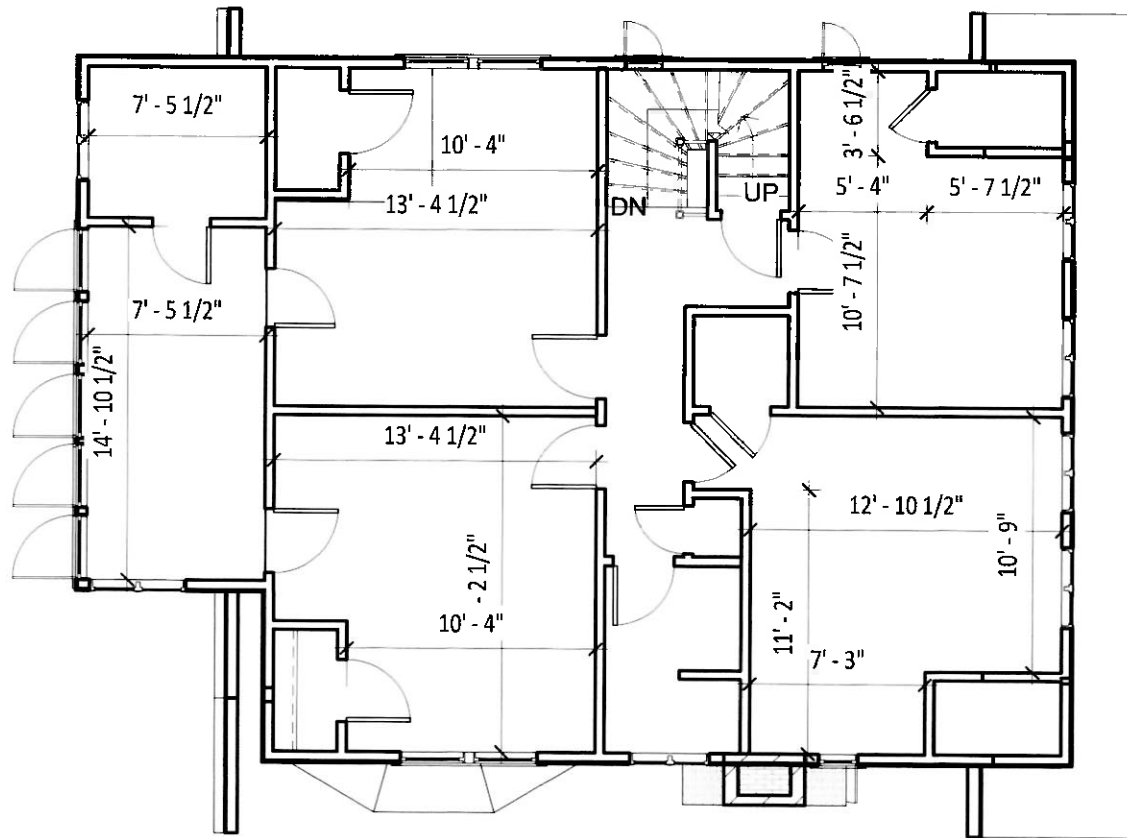
ALL DIMENSIONS ARE APPROXIMATE

**1** | **EXISTING FIRST FLOOR PLAN**  
 02 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: <b>02</b>	TITLE: <b>Existing First Floor Plan</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:48 AM	




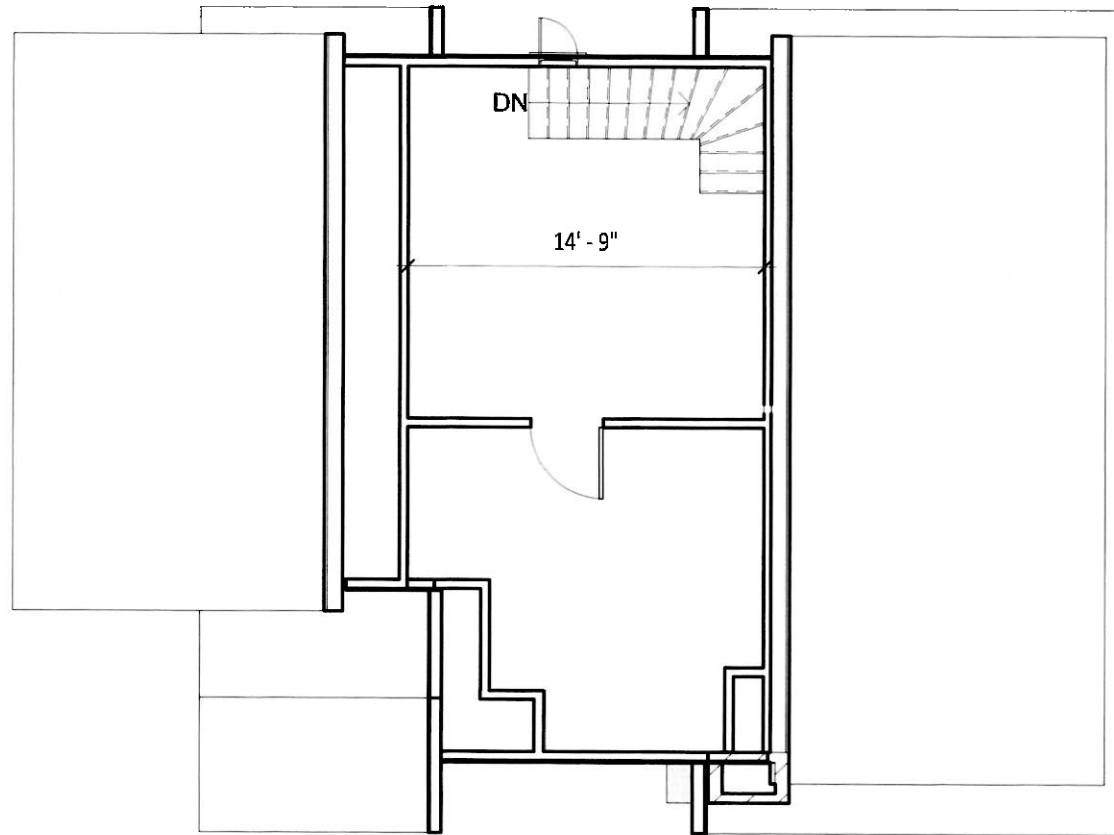


ALL DIMENSIONS ARE APPROXIMATE

**1** | **EXISTING 2ND FLOOR PLAN**  
 03 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: <b>03</b>	TITLE: <b>Existing Second Floor Plan</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:48 AM	

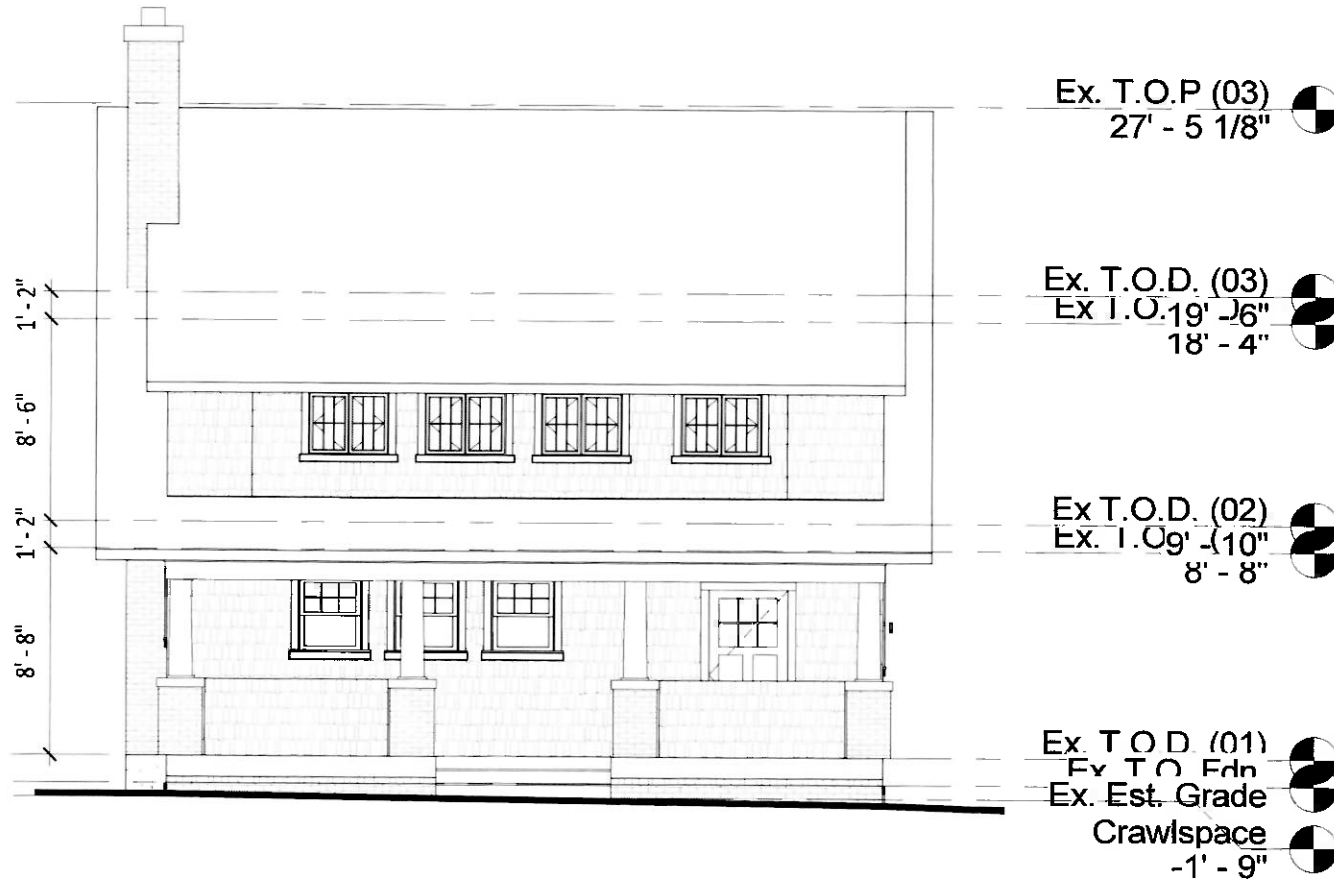


ALL DIMENSIONS ARE APPROXIMATE

**1** | **EXISTING ATTIC PLAN**  
 04 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: <b>04</b>	TITLE: <b>Existing Attic Plan</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:48 AM	



ALL DIMENSIONS ARE APPROXIMATE

**1 | EXISTING FRONT ELEVATION**  
 05 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: <b>05</b>	TITLE: <b>EXISTING FRONT ELEVATION</b>  SCALE: 1/8" = 1'-0"	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS	
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:48 AM		



Ex. T.O.P (03)  
27' - 5 1/8"

Ex. T.O.D. (03)  
Ex. T.O. 19' - 6"  
18' - 4"


Ex T.O.D. (02)  
Ex. T.O. 9' - 10"  
8' - 8"

Ex. Est. Grade  
Crawlspace  
-1' - 9"

ALL DIMENSIONS ARE APPROXIMATE

**1** | **EXISTING REAR ELEVATION**  
06 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: <b>06</b>	TITLE: <b>EXISTING REAR ELEVATION</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: checker	PLOT DATE: 8/29/2018 11:00:48 AM	





ALL DIMENSIONS ARE APPROXIMATE


**1 | EXISTING LEFT ELEVATION**


07 | 1/8" = 1'-0"


Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: <b>07</b>	TITLE: <b>EXISTING LEFT ELEVATION</b>  SCALE: 1/8" = 1'-0"	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:49 AM	



Ex. T.O.P (03)  
27' - 5 1/8" 

Ex. T.O.D. (03)  
Ex I.O. 19' - 6"  
18' - 4" 


Ex T.O.D. (02)  
Ex. I.O. 9' - 10"  
8' - 8" 

Ex. Est. Grade  
Crawlspace  
-1' - 9" 

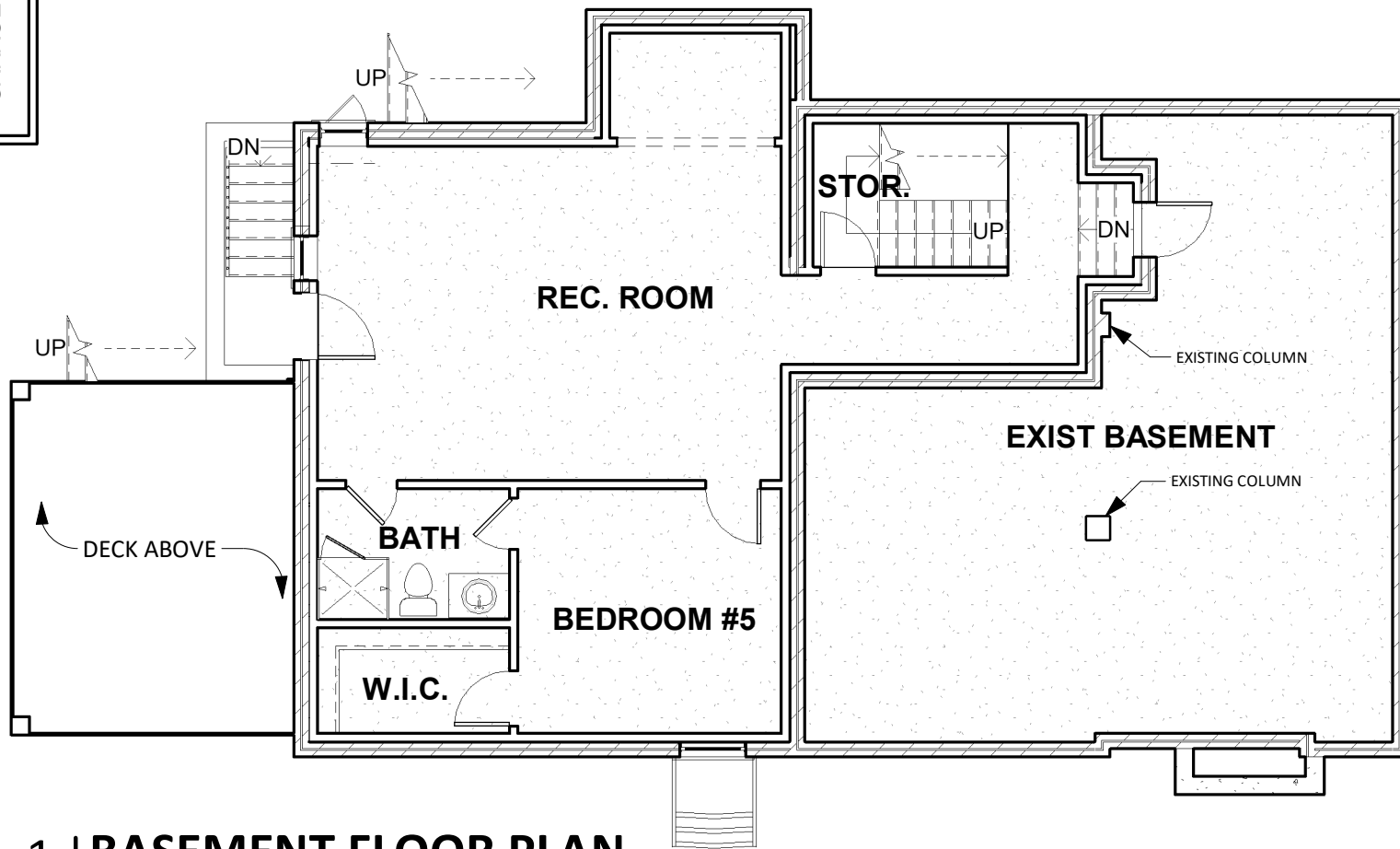
ALL DIMENSIONS ARE APPROXIMATE

**1 | EXISTING RIGHT ELEVATION**  
08 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: <b>08</b>	TITLE: <b>EXISTING RIGHT ELEVATION</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 8/29/2018 11:00:49 AM	SCALE: 1/8" = 1'-0"


EXISTING GARAGE



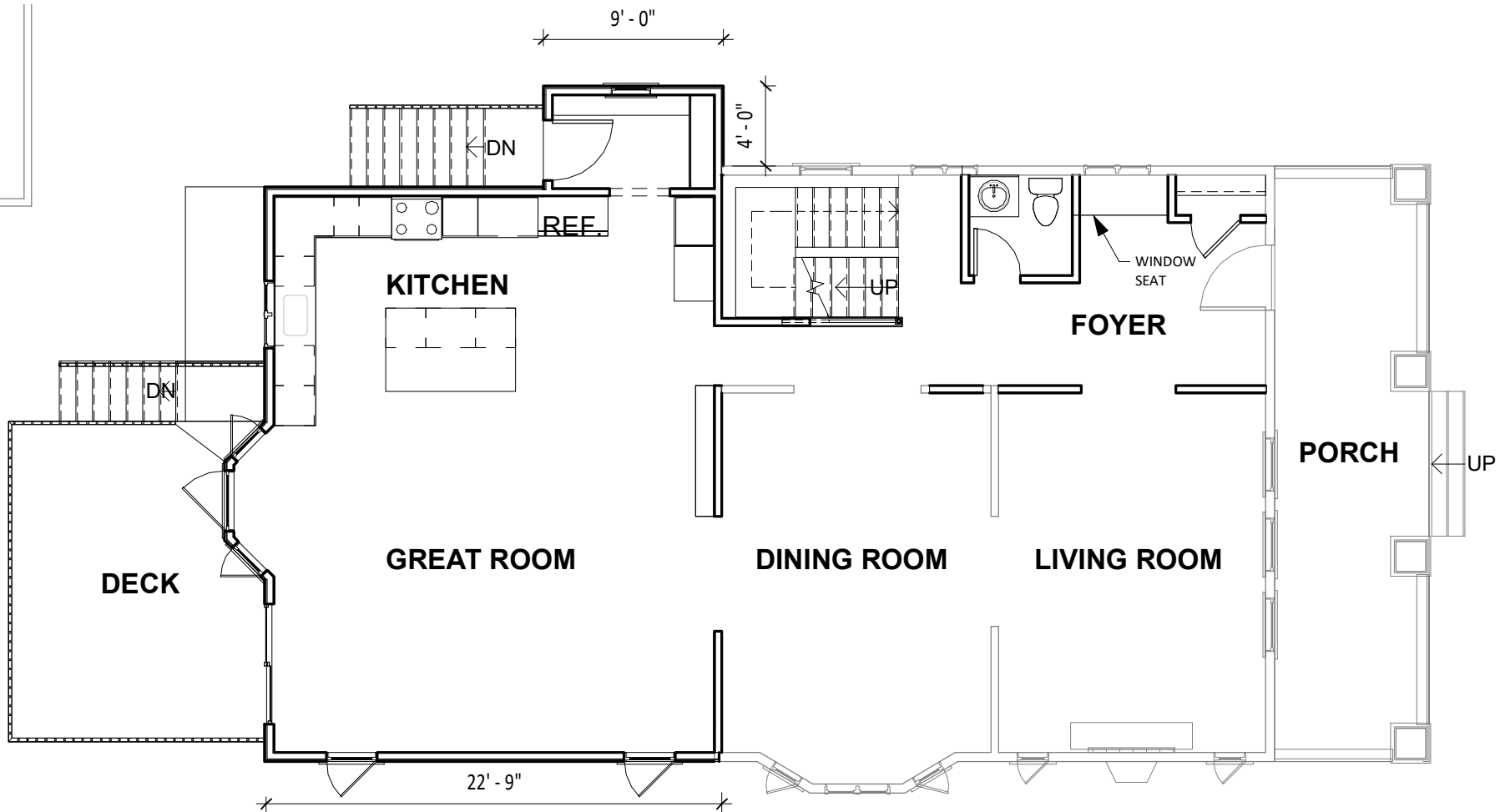
ALL DIMENSIONS ARE APPROXIMATE

**1** | **BASEMENT FLOOR PLAN**  
 09 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: <b>09</b>	TITLE: <b>BASEMENT FLOOR PLAN</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS	
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 10/1/2018 3:51:11 PM		


EXISTING GARAGE



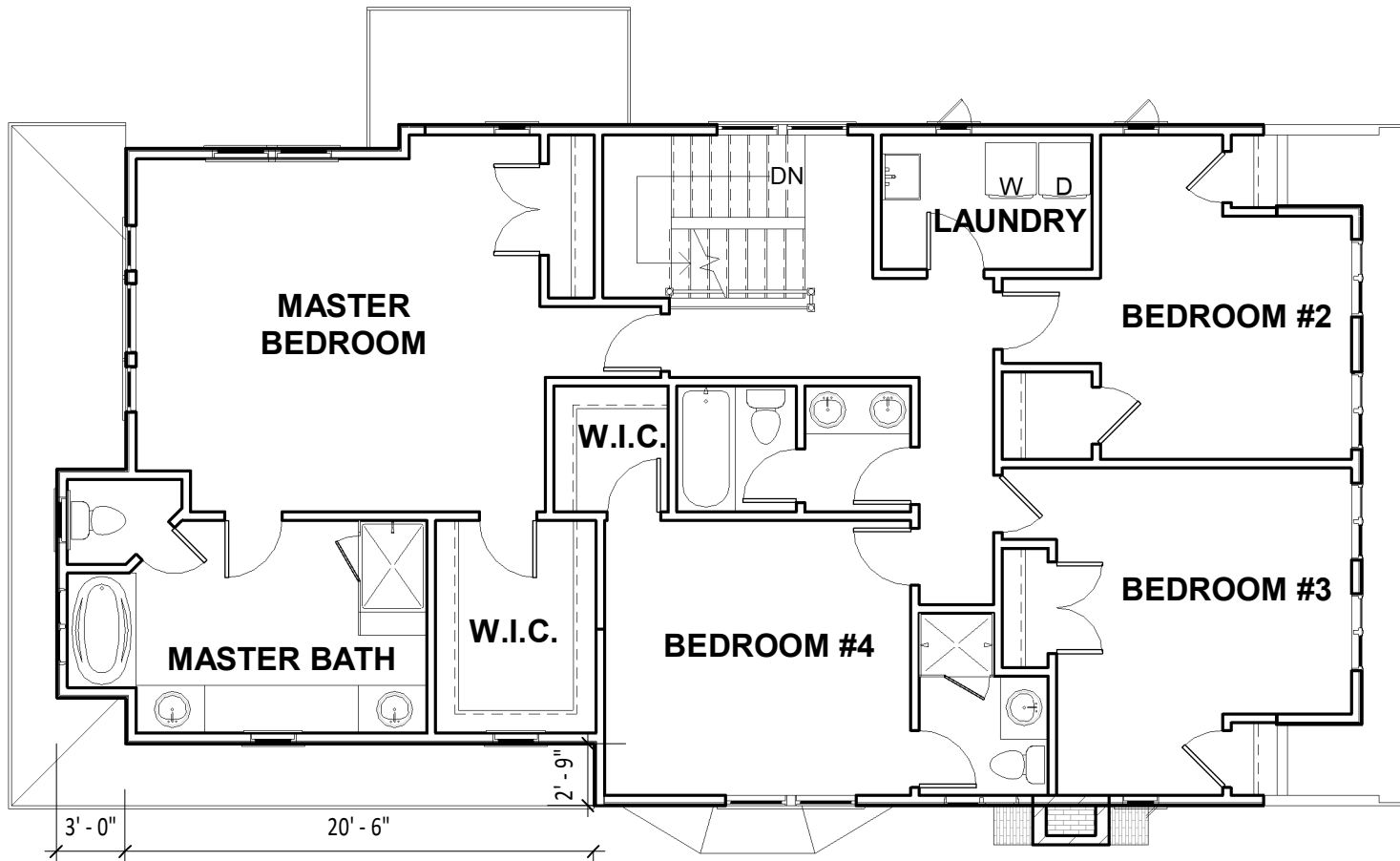
ALL DIMENSIONS ARE APPROXIMATE

**1 | 1ST FLOOR PLAN**  
 10 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: <b>10</b>	TITLE: <b>1ST FLOOR PLAN</b>  SCALE: 1/8" = 1'-0" DRAWN BY: Author	PROJECT: <b>Herman Residence</b>  PLOT DATE: 10/1/2018 3:51:11 PM	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
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ALL DIMENSIONS ARE APPROXIMATE

**1 | 2ND FLOOR PLAN**  
 11 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: <b>11</b>	TITLE: <b>2ND FLOOR PLAN</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 10/1/2018 3:51:11 PM	SCALE: 1/8" = 1'-0"



ALL DIMENSIONS ARE APPROXIMATE

**1** | **FRONT ELEVATION**  
 13 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: <b>13</b>	TITLE: <b>FRONT ELEVATION</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 10/1/2018 3:51:12 PM	26

ALL DIMENSIONS ARE APPROXIMATE



**1** | **REAR ELEVATION**  
14 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: <b>14</b>	TITLE: <b>REAR ELEVATION</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 10/1/2018 3:51:12 PM	



ALL DIMENSIONS ARE APPROXIMATE

**1** | **LEFT ELEVATION**  
 15 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.


DWG: <b>15</b>	TITLE: <b>LEFT ELEVATION</b>	PROJECT: <b>Herman Residence</b>	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 10/1/2018 3:51:12 PM	



ALL DIMENSIONS ARE APPROXIMATE

**1** | **RIGHT ELEVATION**  
 16 | 1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: <b>16</b>	TITLE: <b>RIGHT ELEVATION</b>  SCALE: 1/8" = 1'-0"	PROJECT: <b>Herman Residence</b>  CHECKED BY: Checker PLOT DATE: 10/1/2018 3:51:13 PM	7034 CARROLL AVE SUITE 3 TAKOMA PARK, MD 20912  P: 301.589.7900 F: 301.589.7911	 <b>MANGAN</b> GROUP ARCHITECTS
PROJECT#18106	DRAWN BY: Author	CHECKED BY: Checker	PLOT DATE: 10/1/2018 3:51:13 PM	29