

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 17 West Irving Street, Chevy Chase **Meeting Date:** 9/18/2024
Resource: Non-Contributing Resource **Report Date:** 9/11/2024
(Chevy Chase Village Historic District) **Public Notice:** 9/4/2024
Applicant: Ed and Carolyn Norberg **Tax Credit:** No
(Luke Olson, architect)
Review: HAWP **Staff:** Chris Berger/Dan Bruechert
Permit Number: 1064778 REVISION

PROPOSAL: Revision to previously approved HAWP for partial demolition, tree removal, and construction of new addition

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with three conditions** the HAWP application with final approval delegated to staff:

1. The applicant must draw label all features on the elevations and site plan, including the deck, chimney, driveway, stairs along the right-side elevation.
2. The proposed decking must comply with HPC Policy No. 24-01 Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring.
3. The applicant must provide specification sheets for all exterior features prior to final approval of the HAWP.

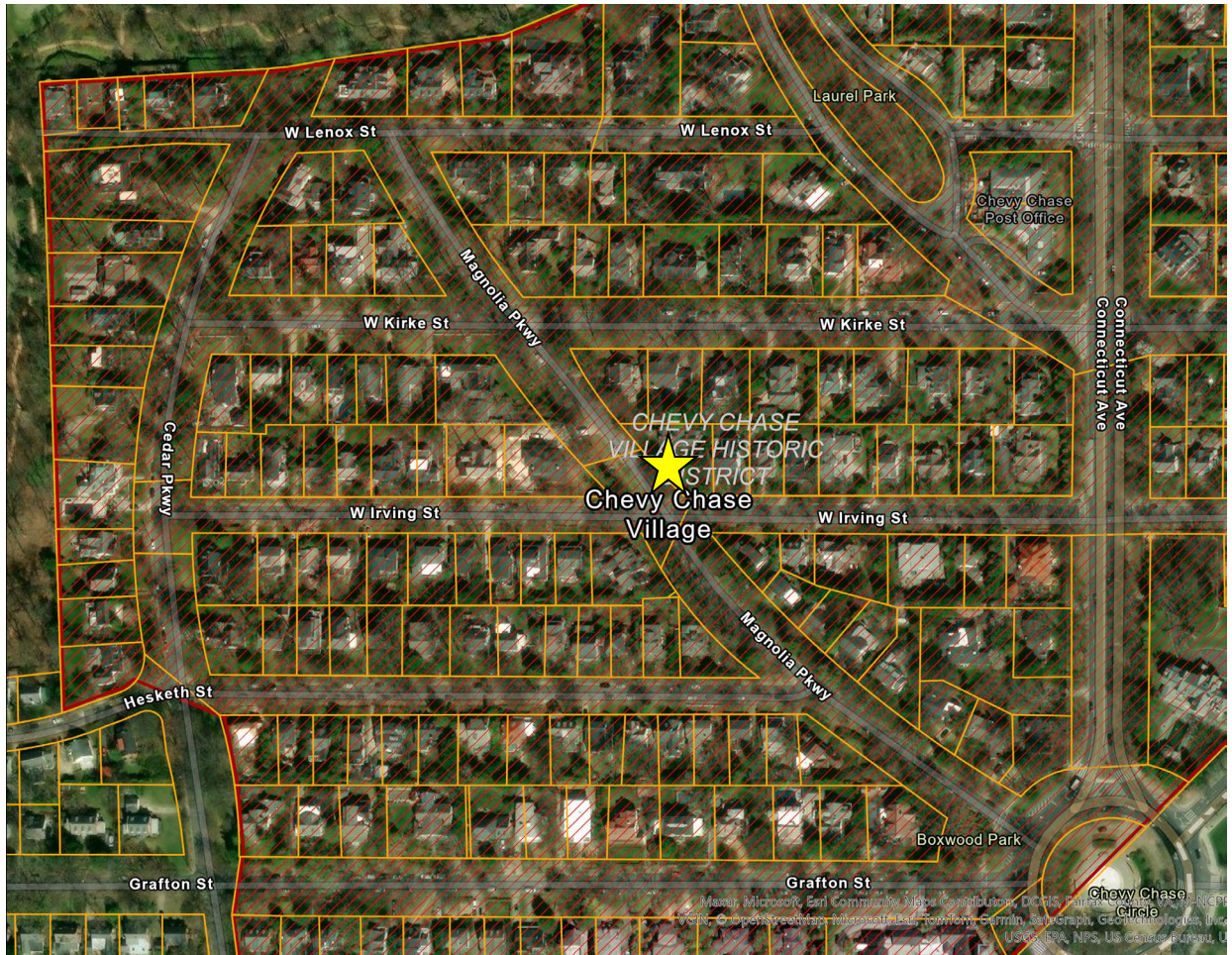


Figure 1: The subject property is located at the northeast corner of West Irving Street and Magnolia Parkway in the Chevy Chase Village Historic District.

BACKGROUND

At its April 17, 2024, meeting,¹ the HPC approved the HAWP application as part of its consent agenda for the partial demolition and construction of new two-story addition, 1.5-story garage, and patio with two conditions.

1. The applicant shall submit specification sheets for all features, including the siding, frieze boards, soffit, lighting, vents, flagstone, brick, and gutters and downspouts, prior to final approval of the HAWP.
2. All proposed building features and materials should be included and labeled on the elevations and site plan prior to final approval of the HAWP.

The new construction would have led to the removal of an 8-inch diameter at breast height (DBH) dogwood tree, and a 14-inch DBH black gum tree, but mention of the removal of those trees was not noted in the HAWP application.

Before the applicants submitted revised plans to satisfy the HPC's conditions of approval, the Chevy Chase Village Board of Managers denied the applicants' request to remove the black gum tree at a public hearing on July 8, 2024. The applicants' have revised the plans and resubmitted the HAWP.

¹ The staff report for initial review of HAWP #1064778 is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/04/I.H-17-West-Irving-Street-Chevy-Chase-1064778.pdf>

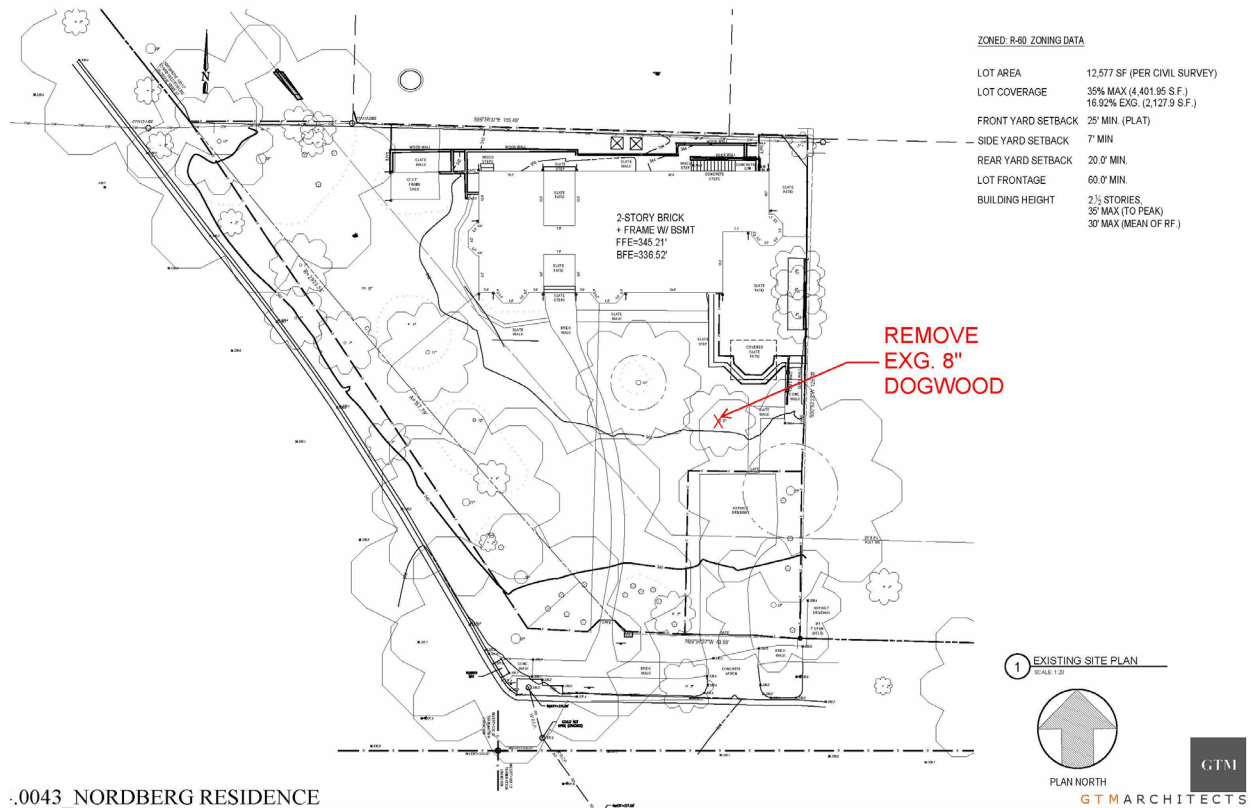
ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
 STYLE: Modern Victorian Revival
 DATE: circa 1892-1916

The 1,901-square-foot, rectangular-shaped home is located on an irregularly shaped, 0.3-acre lot at the northeast corner of Magnolia Parkway and West Irving Street (**Figures 2-6**). A circa 1871, 1.5-story carriage house is the focal point of the property. It includes a cross-gable roof with cross-brace frieze board in the gable that faces West Irving Street. The gable end on the right-side elevation of the former carriage house features a projecting arch.

The carriage house underwent a significant alteration in 1975 when architect Hugh Newell Jacobsen converted the building into a single-family residence with a 1.5-story addition and basement on the west side of the building connected to the original section with a glassed-in hyphen. The addition has frieze board in the gable that matches the design on the original carriage house. The home underwent further alterations in 1985 when the front patio/terrace and ornate gazebo were constructed. A one-story octagonal-shaped room addition with an octagonal roof is located on the west side of the original section and linked by a hyphen. A one-story gable-roofed shed is located in the side yard to the east of the circa 1975 addition. There is a curb cut on West Irving Street for a parking pad in the front yard.

The house is clad in painted lap siding. All the fenestration is of a replacement material. Windows types include 2/2, 6/6, and 9/9 wood double hung and 2/2 casements. In addition to the decorative frieze boards, ornamentation includes one story bays with standing seam hip roofs; gable-roofed dormers; shingles in the some of the gable ends; and half-round gutters.



.0043 NORDBERG RESIDENCE

Figure 2: The existing site plan for the property.



Figure 3: The façade of the subject property from West Irving Street. An addition is proposed where the gazebo is currently located.



Figure 4: The subject property as viewed from the parking pad off West Irving Street.



Figure 5: The octagonal room and hyphen on the right-side elevation will be demolished to accommodate the two-story addition.



Figure 6: The left-side elevation as viewed from Magnolia Parkway.

PROPOSAL

The applicant proposes to demolish the right-side octagonal wing and construct a two-story addition and demolish the patio and gazebo and replace them with a one-story addition and new deck. The proposal will change the form of the building from rectangular to L-shaped.

The architect described the improvements as follows:

We received HAWP approval for a 2-story addition at the 4/17/2024 HPC meeting, but after receiving feedback from some of the neighbors as well as the CCV Tree Ordinance Board, we have decided to revise the design to reduce the massing and minimize potential impact to some of the trees on the lot. We've reduced the addition down to 1-story for the wing projecting forward from the existing resource and reduced the overall addition footprint by approx. 200 [square feet]. We've also pulled the 2-story extension of the right side gable back by approx. 2' to provide additional clear space between the addition and right side lot line. We've removed the attached garage from the scope of work and are proposing to widen the driveway to maintain the current # of off-street parking spots on the property (2). We've converted the raised stone terrace to a non [tongue and groove] deck structure on posts/piers to minimize impact to the root zone of the adjacent tree. We're also holding the foundation wall back from the root zones of the trees in specific locations and cantilevering the first floor system out over outside air with [painted] lattice paneling enclosures below to maintain as much of the existing tree critical root zone as possible.

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 HPC in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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
- (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.)

Chevy Chase Village Historic District Guidelines

The *Guidelines* state that the following five basic policies should be adhered to:

1. Preserving the integrity of the proposed 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.
2. Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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

Non-Contributing/Out-of-Period Resources

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

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.
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

Staff supports the demolition and new construction and recommends approval. Since the HPC's initial approval of the HAWP in April, the applicants' architect has reduced the height of the proposed wing extending toward West Irving Street from 1.5 stories to one story; reduced the addition size by approximately 200 square feet; set back the two-story addition by an additional two feet; removed the proposed garage; converted the stone terrace to a deck. Further, the black gum tree will be retained, and measures will be taken to protect its root zone from the new construction.

According to the *Guidelines*, additions to Non-Contributing Resources such as the subject property should be approved as a matter of course with the exception of major additions or alterations that affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole. Additionally, Chapter 24A-8(d) states that the HPC "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."

The gazebo, patio, and right-side wing and associated hyphen proposed for demolition are all additions to the non-contributing resource that date to the 1970s and 1980s. (Staff finds the conical room on the right-side elevation and the gazebo to be beautifully designed and encourages the applicant to salvage them.) The irregularly shaped corner lot has limitations in terms of where additions can be constructed. Staff finds the proposed siting of the 1,220 square feet in additions toward the east side of the parcel maintains the openness of the corner lot toward the intersection of Magnolia Parkway and West Irving Street. The approximately 45-foot set back from the West Irving Street is in keeping with the residences along the street that range in setback from approximately 40 to 50 feet when measured from the front wall planes to the street curb.

The architecture, materials, size, scale, and massing of the new construction are complimentary to the existing residence. The two-story addition will be the same height as the existing residence, and the wing that extends toward West Irving Street will be approximately two feet lower. The brick-clad foundation at the two-story addition will be the same as the existing. The foundation on the extension will be covered in parge coating. The fiber cement siding on the two-story addition will match the size and design of the existing coved siding. The shingles and frieze boards in the gable ends will be similar to those found on the existing residence. The aluminum-clad windows on the new construction will be different in type and size than the existing house but will maintain the 2/2 design. This 2/2 glass design will also be present on the egress door proposed for the right-side elevation. A chimney will be added to the two-story addition. The roofs on the additions will be cross-gables and covered with architectural-grade shingles to match the existing. A new 365-square-foot deck will be added along the left-side elevation. The previously proposed garage has been removed from this plan. Instead, the existing driveway will be expanded. As noted, the black gum tree will be retained and only the 8-inch DBH dogwood tree will be removed.

Some features are not labeled on the elevations or site plan, including the material of the proposed expanded driveway, entry stairs along the right-side elevation, chimney, and decking. The decking must also comply with *HPC Policy No. 24-01 Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring*.

Staff recommends a condition that the specification sheets are provided for all proposed building features prior to final approval of the HAWP.

In accordance with the *Guidelines*, the addition preserves the integrity of the Chevy Chase Village Historic District and maintains the tradition of architectural excellence in the district. The addition meets Chapter 24-8A(b)(2) because it is compatible with the character of the district. In accordance with the applicable *Standards*, the historic character of the property will be retained and preserved by the new construction; the work will not destroy historic materials that characterize a property; and the integrity of the historic property and environment will be unimpaired if the improvements are removed in the future.

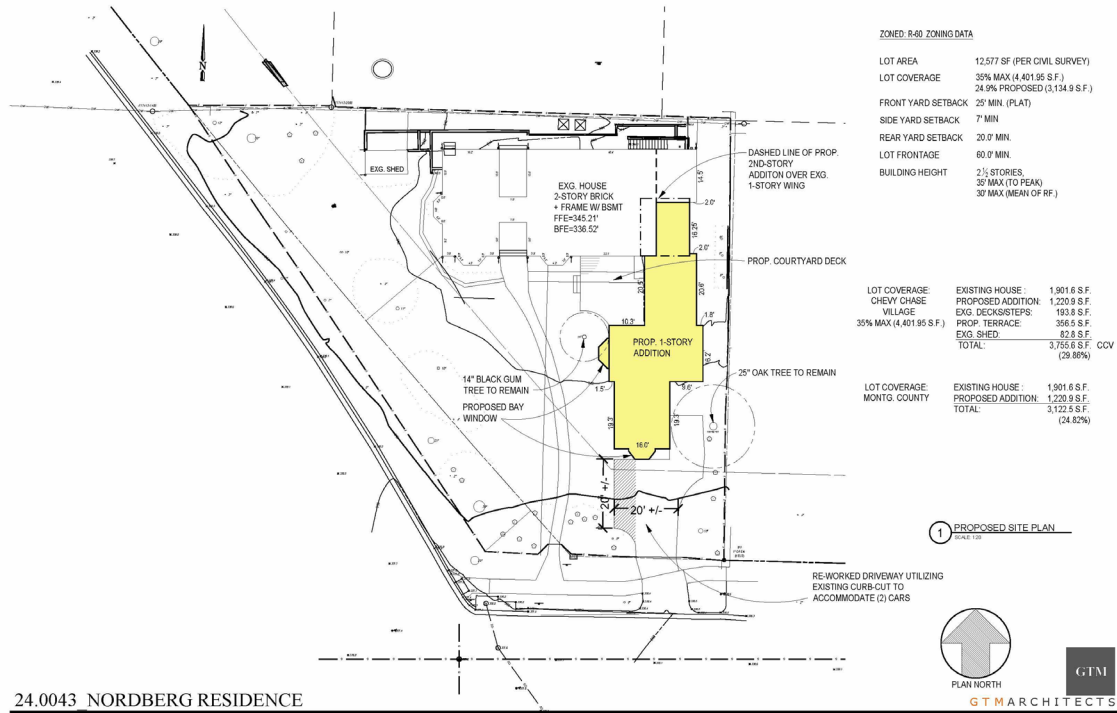


Figure 7: The proposed site plan with the new construction in yellow.

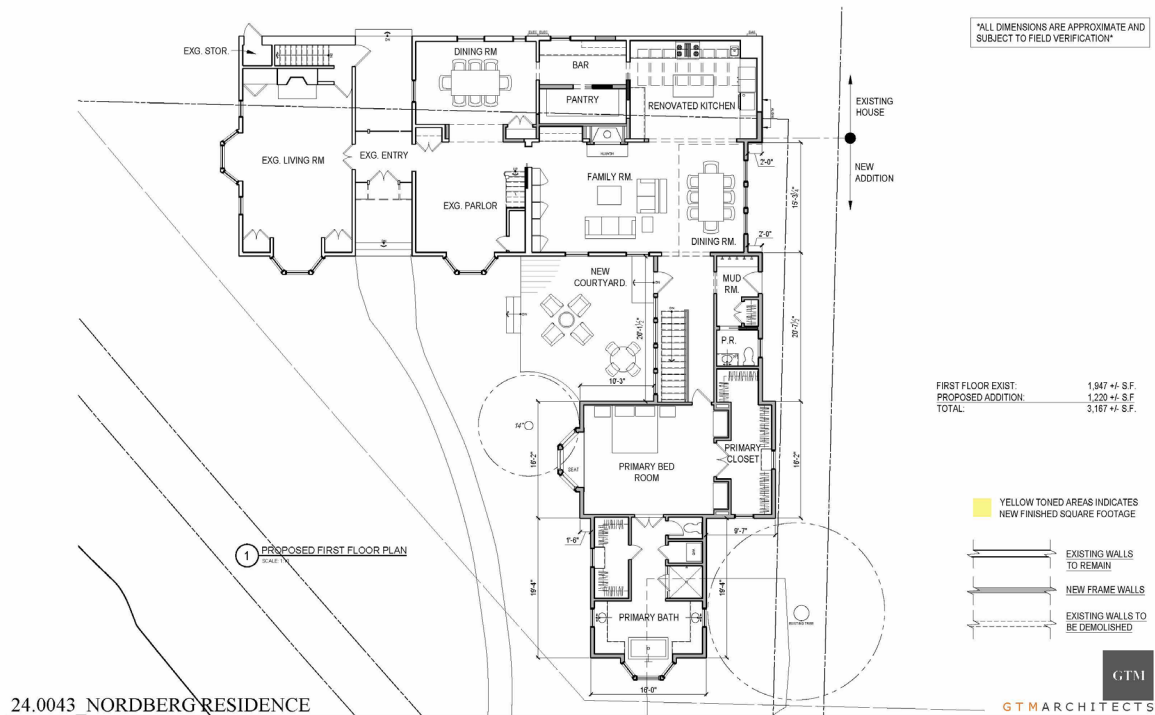


Figure 8: The proposed first floor plan.



Figure 9: The existing front elevation, top, and proposed.



Figure 10: The existing right-side elevation, top, and proposed.



Figure 11: The existing left-side elevation, top, and proposed.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with three conditions** the HAWP application with final approval delegated to staff:

1. The applicant must draw label all features on the elevations and site plan, including the deck, chimney, driveway, stairs along the right-side elevation.
2. The proposed decking must comply with HPC Policy No. 24-01 Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring.
3. The applicant must provide specification sheets for all exterior features prior to final approval of the HAWP.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal, as modified by the conditions, is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation 2, 9, and 10*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC staff if they propose to make **any**

alterations to the approved plans. Once the work is completed the applicant will contact Dan Bruechert at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1064778 REVISION DATE ASSIGNED

APPLICANT:

Name: Ed and Carolyn Nordberg E-mail: enordberg@wakefieldcapital.com
Address: 2 Wisconsin Circle Ste 810 City: Chevy Chase Zip: MD
Daytime Phone: 301-941-1670 Tax Account No.: 00455532

AGENT/CONTACT (if applicable):

Name: LUKE OLSON E-mail: LOLSON@GTMARCHITECTS.COM
Address: 7735 OLD GEORGETOWN RD STE 700 City: BETHESDA Zip: 20814
Daytime Phone: 240-333-2021 Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X Yes/District Name Chevy Chase Village
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 17 Street: W Irving St
Town/City: Chevy Chase Nearest Cross Street: Magnolia Pkwy
Lot: 10 Block: 33 Subdivision: 0009 Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date 3/25/24

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

Owner's mailing address Ed & Carolyn Nordberg 2 Wisconsin Circle Ste 810 Chevy Chase MD 20815	Owner's Agent's mailing address Luke Olson 7735 Old Georgetown Rd Ste 700 Bethesda, MD 20814
Adjacent and confronting Property Owners mailing addresses	
15 Magnolia Parkway Chevy Chase, MD 20815	8 Magnolia Parkway Chevy Chase, MD 20815
16 Magnolia Parkway Chevy Chase, MD 20815	17 Magnolia Parkway Chevy Chase, MD 20815
15 W Irving Street Chevy Chase, MD 20815	18 W Kirke Street Chevy Chase, MD 20815 16 W Kirke Street Chevy Chase, MD 20815

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Non-historic resource in the CCV Historic District. Originally a carriage house built in 1871 for a residence that no longer exists. Was converted to a single-family residence in 1975 by Hugh Newell Jacobsen with substantial interior renovations and a glass hyphen connecting a 1.5 story + bsmt front-gable wing on the left side to the existing 1.5 story side gable structure. Additional renovations completed in 1985, included the renovation/addition of the 1-story kitchen + basement with a raised front patio/terrace and gazebo structure. The house is clad in ptd wood trim and ptd. wood dutch/cove lap siding sitting on a brick and block foundation, with an asphalt shingle roof, and painted mtl half-round gutters and 3x5 downspouts. The windows and doors have all been replaced, with a majority of the windows being 2 over 2 ptd. wood double hungs with some 6 over 6 and 9 over 9 double hungs on the rear, and 2 over 2 push-out casements on the 2nd level. The doors on the right side are recent clad-wood replacement units.

The house is sited in a non-conforming location on the lot, sitting 8.5' from the rear lot line and 6.9' from the right side lot line. There is a curbcut on W Irving Street for an asphalt driveway leading to a 2-car parking pad in the front yard.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We received HAWP approval for a 2-story addition at the 4/17/2024 HPC meeting, but after receiving feedback from some of the neighbors as well as the CCV Tree Ordinance Board, we have decided to revise the design to reduce the massing and minimize potential impact to some of the trees on the lot. We've reduced the addition down to 1-story for the wing projecting forward from the existing resource and reduced the overall addition footprint by approx. 200 sf. We've also pulled the 2-story extension of the right side gable back by approx. 2' to provide additional clear space between the addition and right side lot line. We've removed the attached garage from the scope of work and are proposing to widen the driveway to maintain the current # of off-street parking spots on the property (2). We've converted the raised stone terrace to a non t&g deck structure on posts/piers to minimize impact to the root zone of the adjacent tree. We're also holding the foundation wall back from the root zones of the trees in specific locations and cantilevering the first floor system out over outside air with ptd. lattice paneling enclosures below to maintain as much of the existing tree critical root zone as possible.



17 W IRVING ST, CHEVY CHASE, MD 20815

SCOPE OF WORK: 1-STORY FRONT ADDITION WITH NEW COURTYARD

24.0043_NORDBERG RESIDENCE

17 W IRVING ST, CHEVY CHASE, MD 20815

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GTM ARCHITECTS



VIEW FROM MAGNOLIA PKWY



VIEW FROM IRVING ST AT CURB CUT



RIGHT SIDE VIEW FROM IRVING ST



FRONT VIEW



FRONT VIEW OF MAIN HOUSE



VIEW FROM LEFT

24.0043_NORDBERG RESIDENCE

17 W IRVING ST, CHEVY CHASE, MD 20815

EXISTING CONDITIONS PHOTOS

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LEFT SIDE VIEW W/ SHED



REAR VIEW FROM LEFT SIDE



REAR VIEW



RIGHT SIDE VIEW



GAZEBO VIEW FROM FRONT YARD



VIEW OF HYPHEN & ROOF/EAVE DETAILS

24.0043_NORDBERG RESIDENCE

17 W IRVING ST, CHEVY CHASE, MD 20815

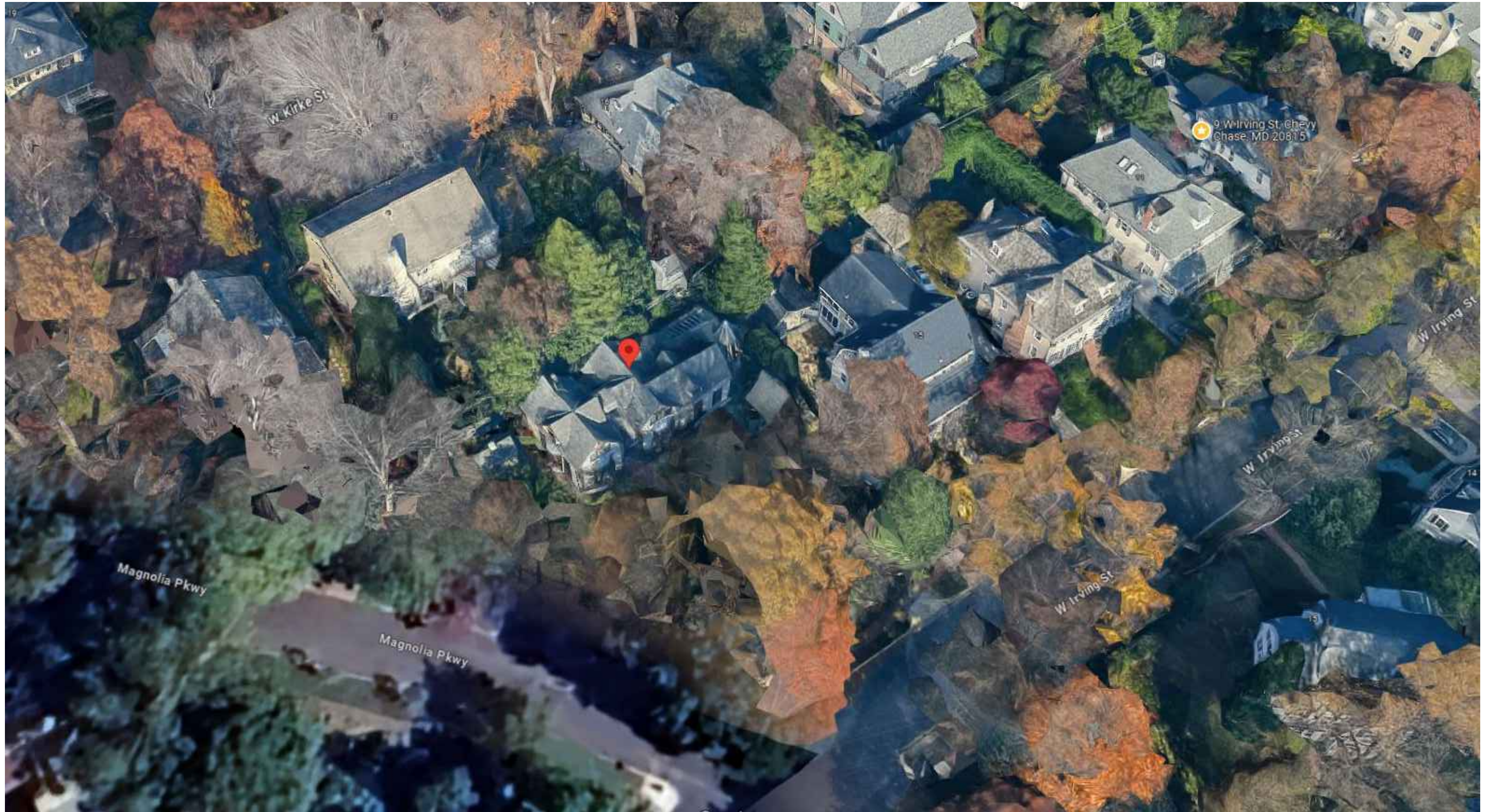
EXISTING CONDITIONS PHOTOS

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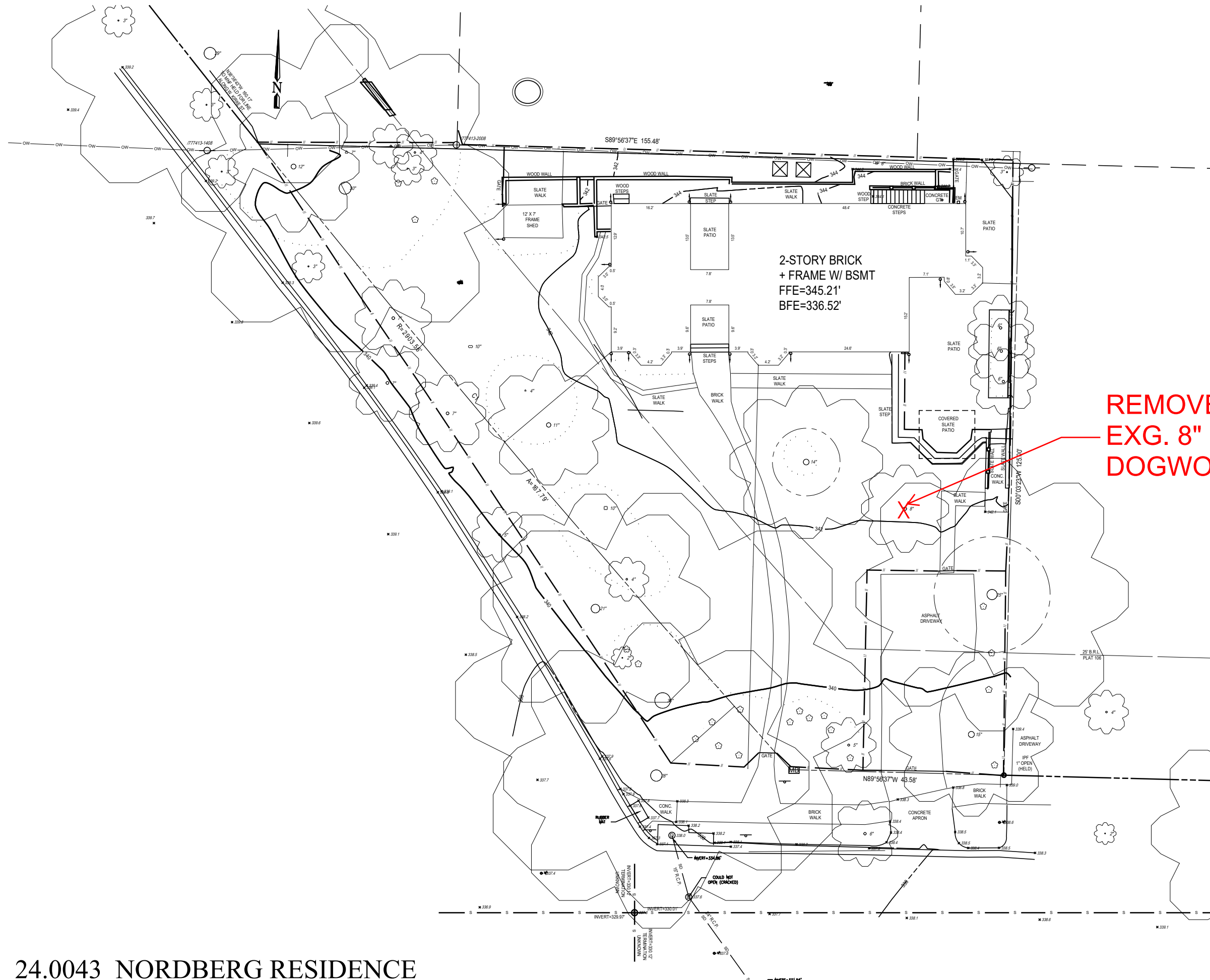


24.0043_NORDBERG RESIDENCE

EXISTING CONDITIONS AERIAL VIEW

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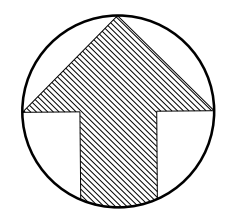


ZONED: R-60 ZONING DATA

LOT AREA	12,577 SF (PER CIVIL SURVEY)
LOT COVERAGE	35% MAX (4,401.95 S.F.) 16.92% EXG. (2,127.9 S.F.)
FRONT YARD SETBACK	25' MIN. (PLAT)
SIDE YARD SETBACK	7' MIN
REAR YARD SETBACK	20.0' MIN.
LOT FRONTAGE	60.0' MIN.
BUILDING HEIGHT	2 1/2 STORIES, 35' MAX (TO PEAK) 30' MAX (MEAN OF RF.)

**REMOVE
EXG. 8"
DOGWOOD**

1 EXISTING SITE PLAN
SCALE: 1:20



PLAN NORTH



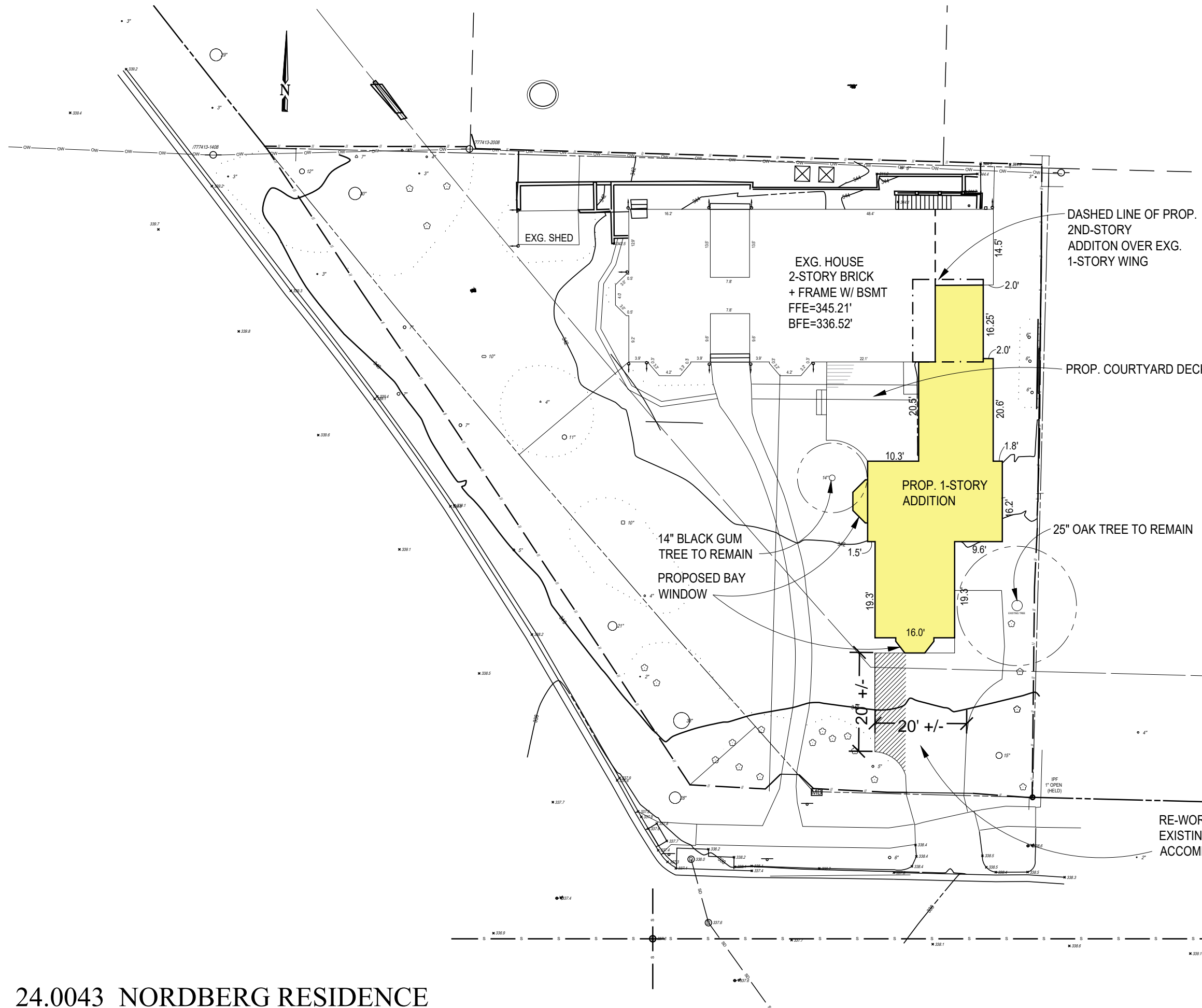
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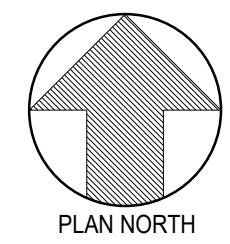
ZONED: R-60 ZONING DATA

LOT AREA	12,577 SF (PER CIVIL SURVEY)
LOT COVERAGE	35% MAX (4,401.95 S.F.) 24.9% PROPOSED (3,134.9 S.F.)
FRONT YARD SETBACK	25' MIN. (PLAT)
SIDE YARD SETBACK	7' MIN
REAR YARD SETBACK	20.0' MIN.
LOT FRONTAGE	60.0' MIN.
BUILDING HEIGHT	2 1/2 STORIES, 35' MAX (TO PEAK) 30' MAX (MEAN OF RF.)

LOT COVERAGE:	EXISTING HOUSE :	1,901.6 S.F.
CHEVY CHASE	PROPOSED ADDITION:	1,220.9 S.F.
VILLAGE	EXG. DECKS/STEPS:	193.8 S.F.
35% MAX (4,401.95 S.F.)	PROP. TERRACE:	356.5 S.F.
	EXG. SHED:	82.8 S.F.
	TOTAL:	3,755.6 S.F. CCV (29.86%)

LOT COVERAGE:	EXISTING HOUSE :	1,901.6 S.F.
MONTG. COUNTY	PROPOSED ADDITION:	1,220.9 S.F.
	TOTAL:	3,122.5 S.F. (24.82%)

1 PROPOSED SITE PLAN
SCALE: 1:20

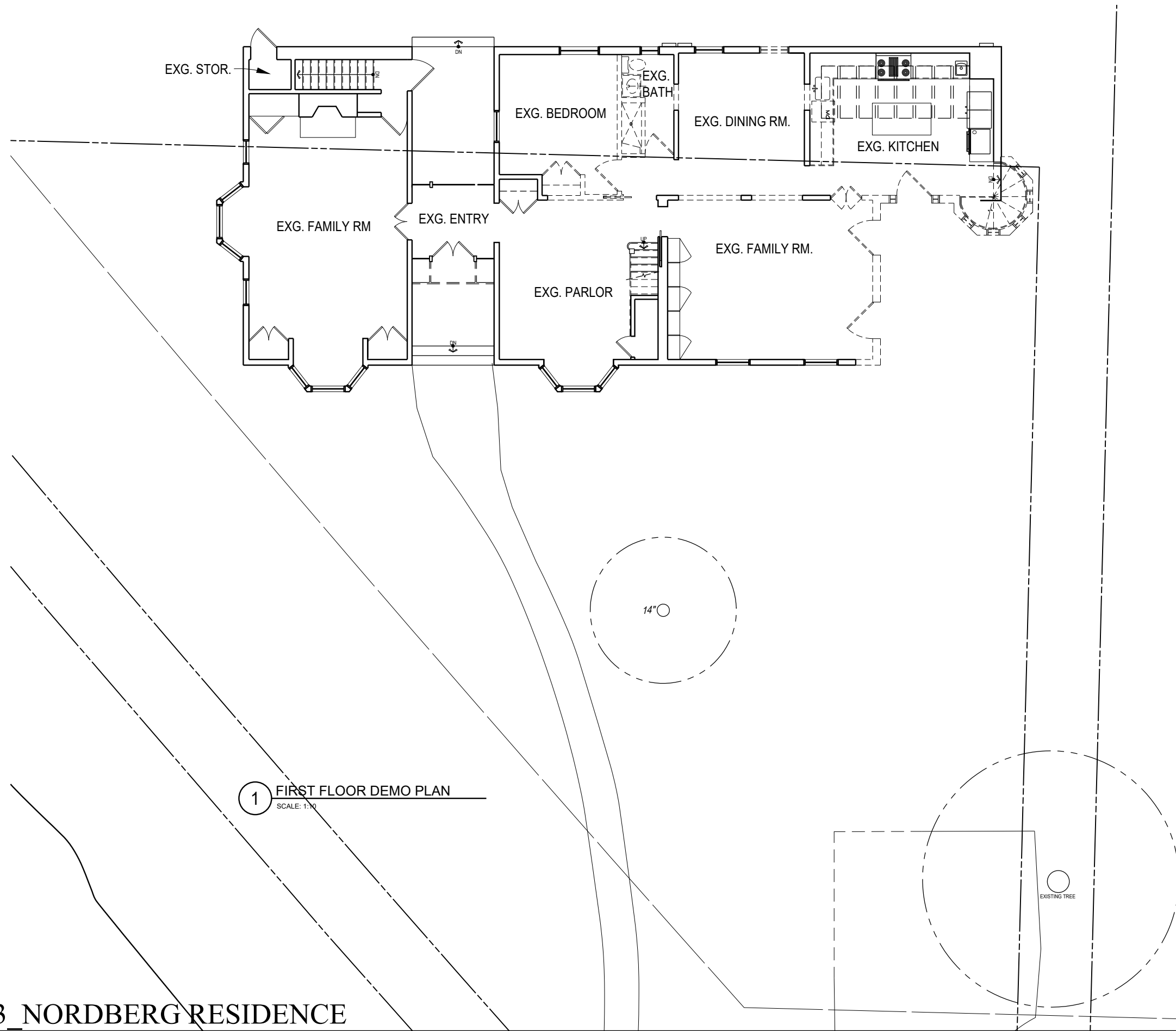


24.0043_NORDBERG RESIDENCE

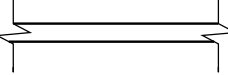


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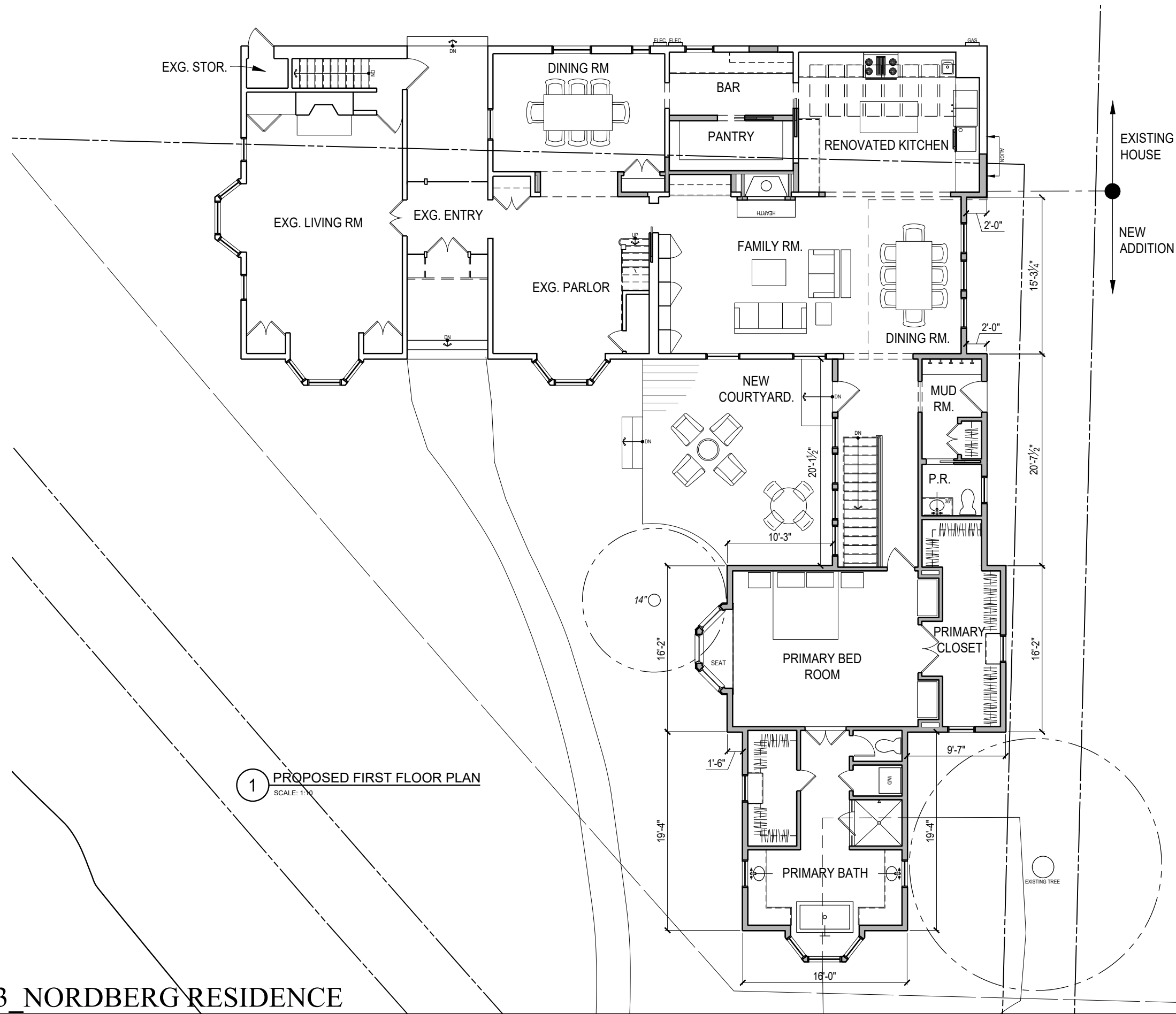
1 FIRST FLOOR DEMO PLAN
SCALE: 1/32

- YELLOW TONED AREAS INDICATES NEW FINISHED SQUARE FOOTAGE
-  EXISTING WALLS TO REMAIN
-  NEW FRAME WALLS
-  EXISTING WALLS TO BE DEMOLISHED

24.0043_NORDBERG RESIDENCE



ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION



FIRST FLOOR EXIST:	1,947 +/- S.F.
PROPOSED ADDITION:	1,220 +/- S.F.
TOTAL:	3,167 +/- S.F.

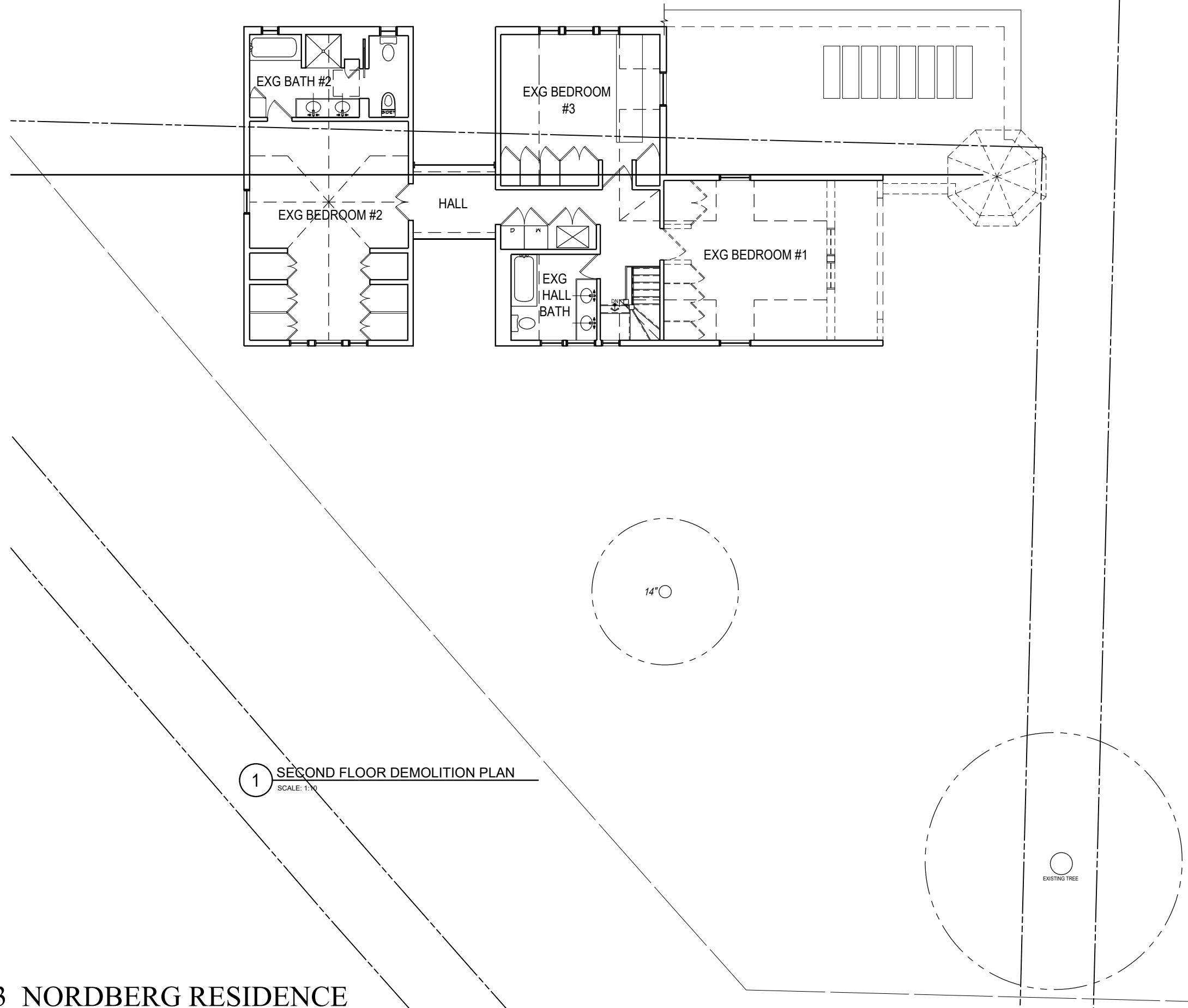
- YELLOW TONED AREAS INDICATES NEW FINISHED SQUARE FOOTAGE
- EXISTING WALLS TO REMAIN
- NEW FRAME WALLS
- EXISTING WALLS TO BE DEMOLISHED

1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/32


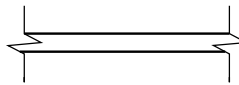
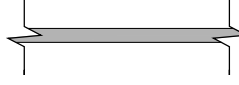

24.0043 NORDBERG RESIDENCE



ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION

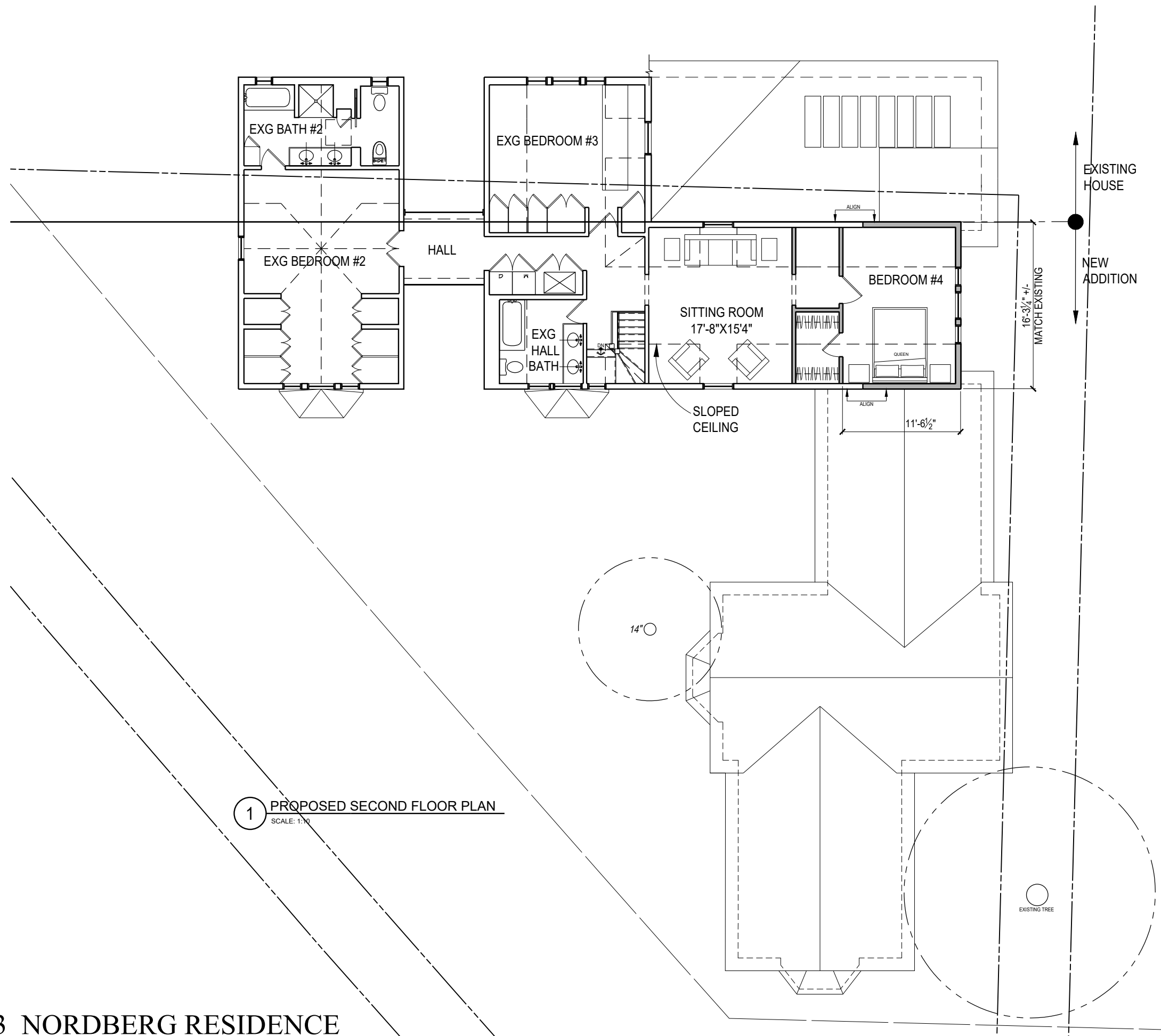


1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/32

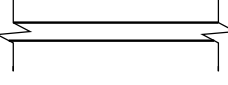
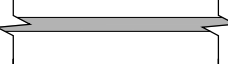

-  YELLOW TONED AREAS INDICATES NEW FINISHED SQUARE FOOTAGE
-  EXISTING WALLS TO REMAIN
-  NEW FRAME WALLS
-  EXISTING WALLS TO BE DEMOLISHED



ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION



SECOND FLOOR EXIST:	1,389 +/- S.F.
PROPOSED ADDITION:	231 +/- S.F.
TOTAL:	1,620 +/- S.F.

- YELLOW TONED AREAS INDICATES NEW FINISHED SQUARE FOOTAGE
-  EXISTING WALLS TO REMAIN
-  NEW FRAME WALLS
-  EXISTING WALLS TO BE DEMOLISHED

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/32"

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1 EXISTING FRONT ELEVATION

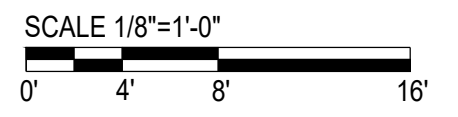
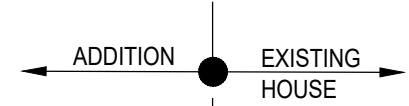
SCALE 1/8"=1'-0"
0' 4' 8' 16'



2 PROPOSED FRONT ELEVATION



1 EXISTING RIGHT SIDE ELEVATION



2 PROPOSED RIGHT SIDE ELEVATION

24.0043_NORDBERG RESIDENCE



SCALE 1/8"=1'-0"
 0' 4' 8' 16'



1 EXISTING RIGHT SIDE ELEVATION



2 PROPOSED RIGHT SIDE ELEVATION

24.0043 NORDBERG RESIDENCE

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