

3 West 3rd St
MONTICELLO

HAWP 2009
3/5/13 Ch. Ch. N. D.

~~stamp~~
monday

3-3-09
stamped plans
in office

(#)

Staff Item—Anne Fothergill

May 13, 2009

3 West ~~Lenox~~ Street

Irving

In February 2009 the HPC approved a two-story rear addition to this house. The applicants would now like to reduce their addition to one-story. Staff would like the HPC's approval of this change at the staff level.

approved by HPC



↑
one-story infill addition

S89°59'15"E 80'-0"

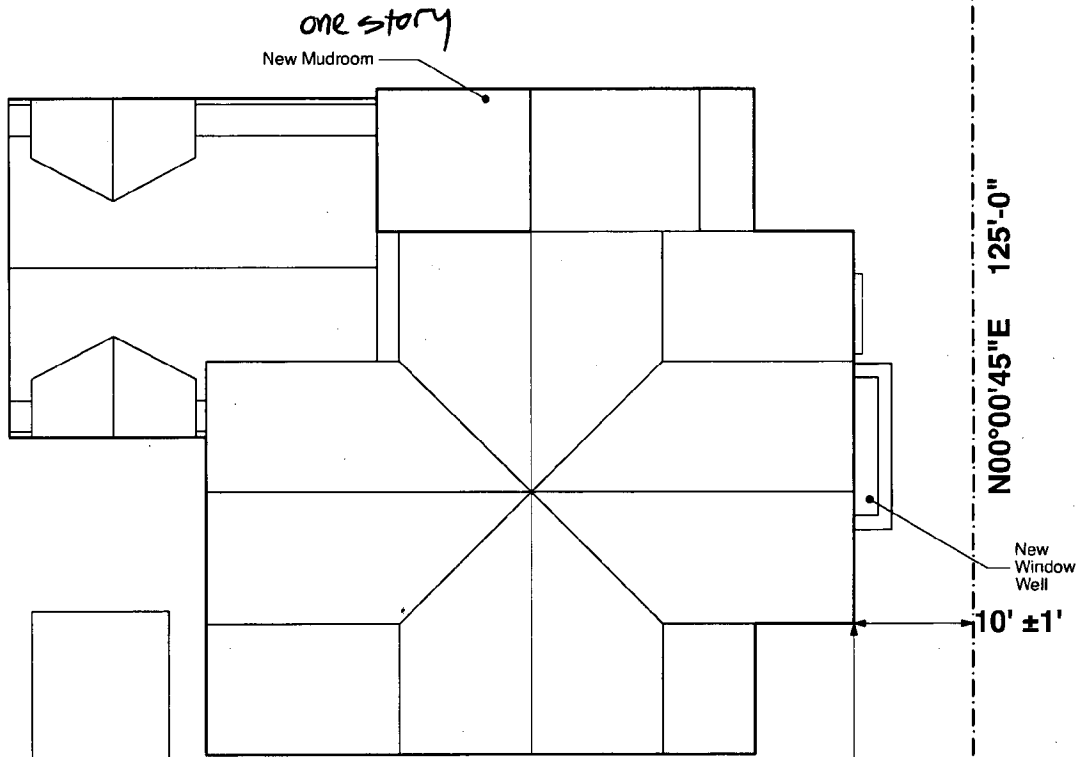
N00°00'45"W 125'-0"

N00°00'45"E 125'-0"

S89°59'15"W 80'-0"

40' ±1'

West Irving St.



one story
New Mudroom

New Window Well

10' ±1'



HAMILTON
SNOWBER

Architects

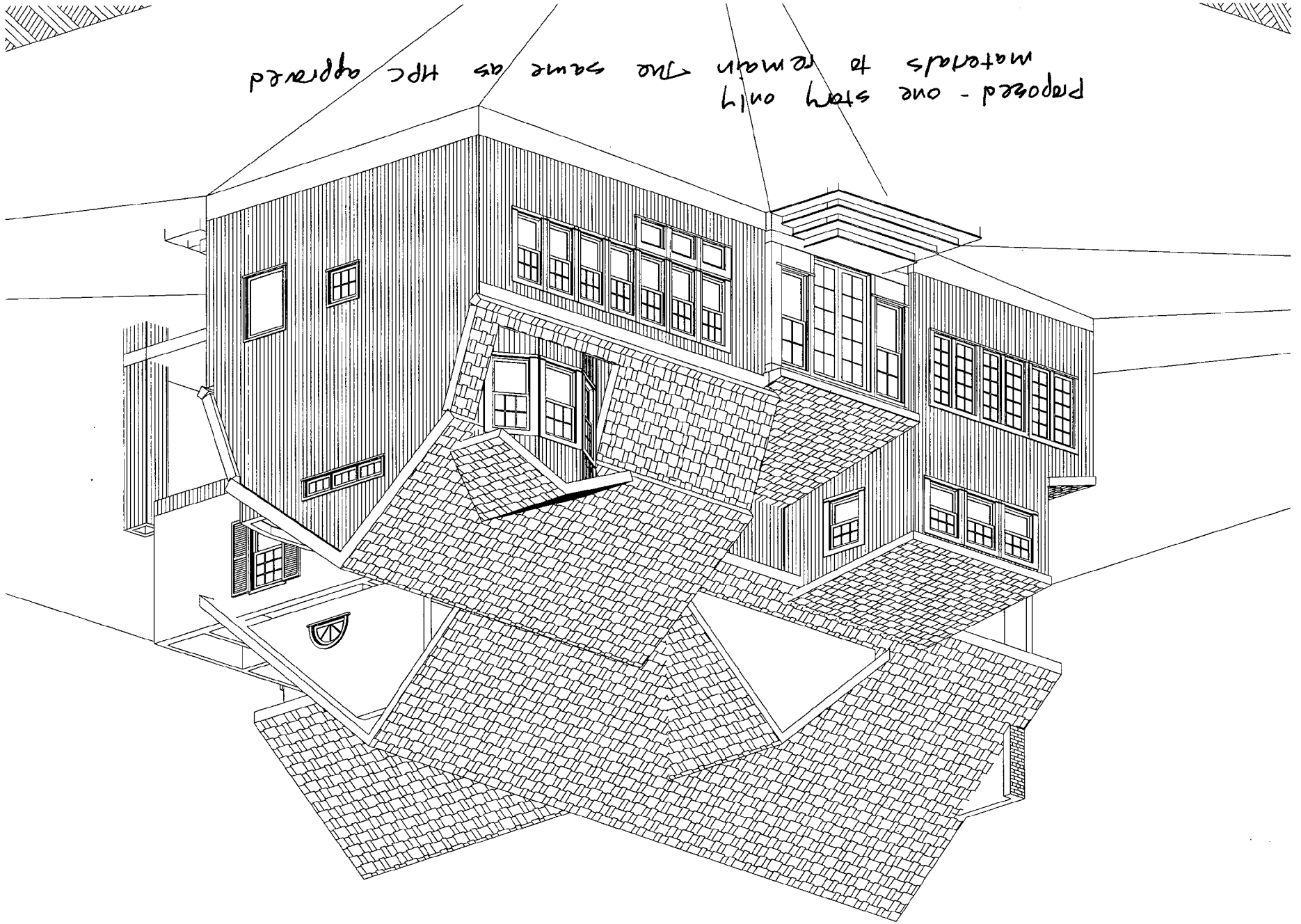
Proposed North Elevation
02/02/09
Page 8 of 13

HPC Approved

Mohler Residence
3 West Irving Street
Chevy Chase, MD 20815

09.02.02 - HAWP Set
1/8" = 1'-0"

Proposed - one story only
materials to remain the same as HPC approved



Fothergill, Anne

From: Chris Snowber [chris@hamiltonsnowber.com]
Sent: Monday, May 11, 2009 3:22 PM
To: Fothergill, Anne
Subject: 3 West Irving Street
Attachments: 01 09.02.02 - HAWP Set.PDF; ATT04031.htm; IMG_6985.jpg; ATT04032.htm; IMG_6973.jpg; ATT04033.htm; mime-attachment.txt; ATT04034.htm; Mohler Site Plan.pdf; ATT04035.htm; Mohler First Floor Plan.pdf; ATT04036.htm; Mohler Scheme A 3d.pdf; ATT04037.htm

Anne: Hello, again, hope you are well.

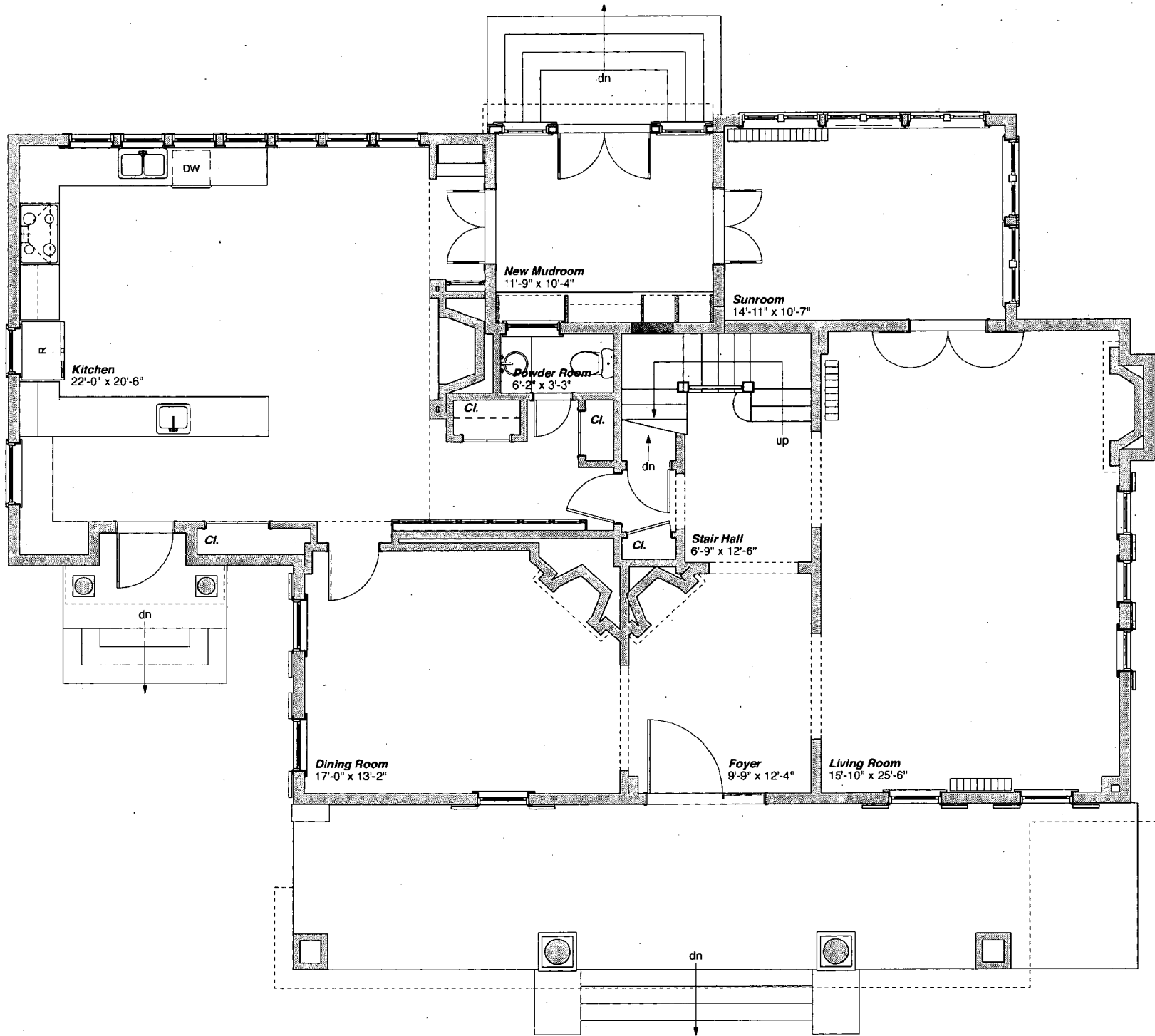
Regarding this project, we have obtained a building permit for the two-story design you approved (shown on the attached pdf). However, the owner is now thinking that they might want to go BACK to the one-story scheme (which I showed you originally, and is also attached as a 3-d model shot).

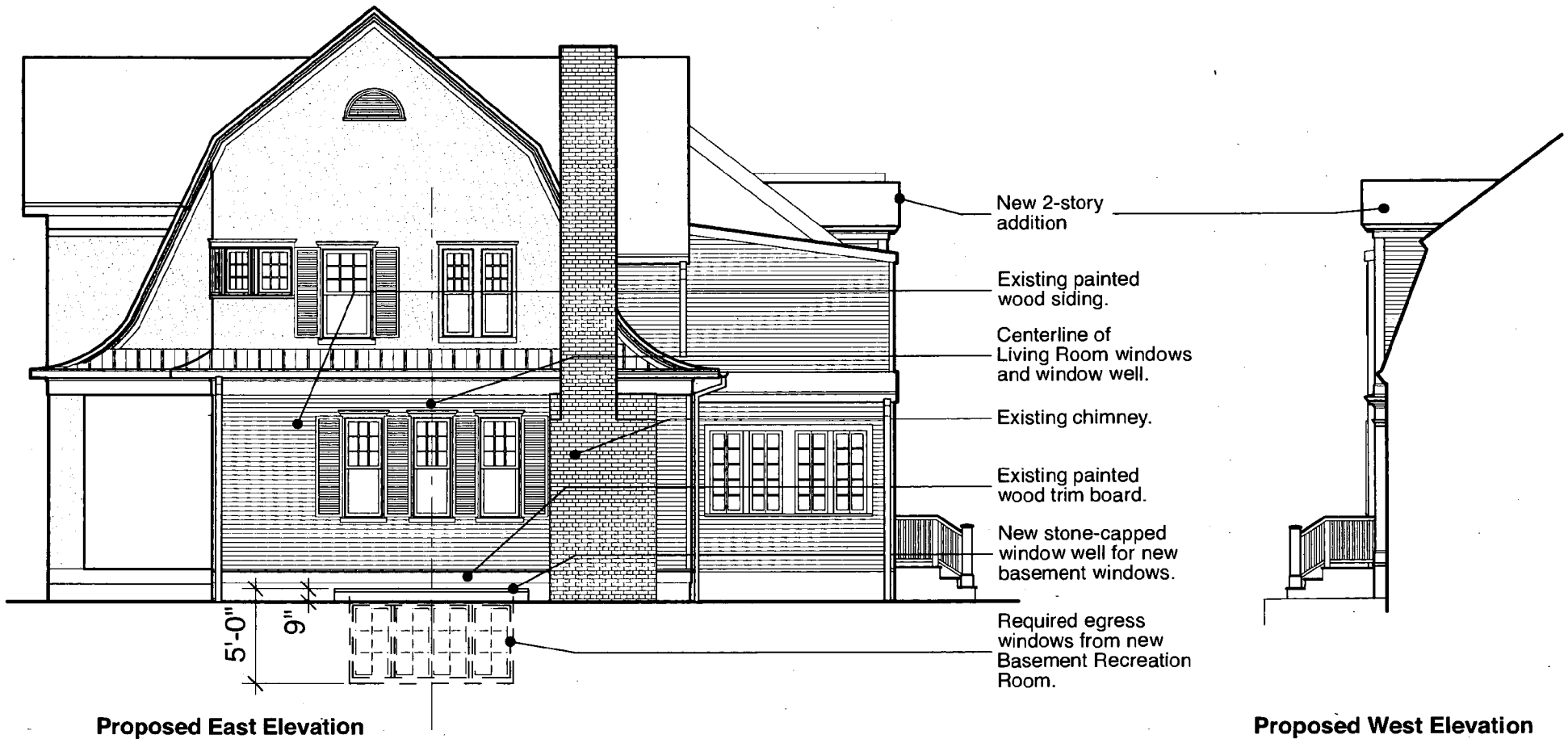
My question: if they want to make this change, what procedure would you want us to follow in getting approval from the HPC. For the county, regarding all of the structural/ life safety info, we just go back to them with the permit drawings and some revised pages, and they process it as a walk-through. What process would you need to follow?

Thanks,

Chris

Christopher R. Snowber AIA
Hamilton Snowber Architects
202-332-5416
Fax: 202-332-4541
www.hamiltonsnowber.com





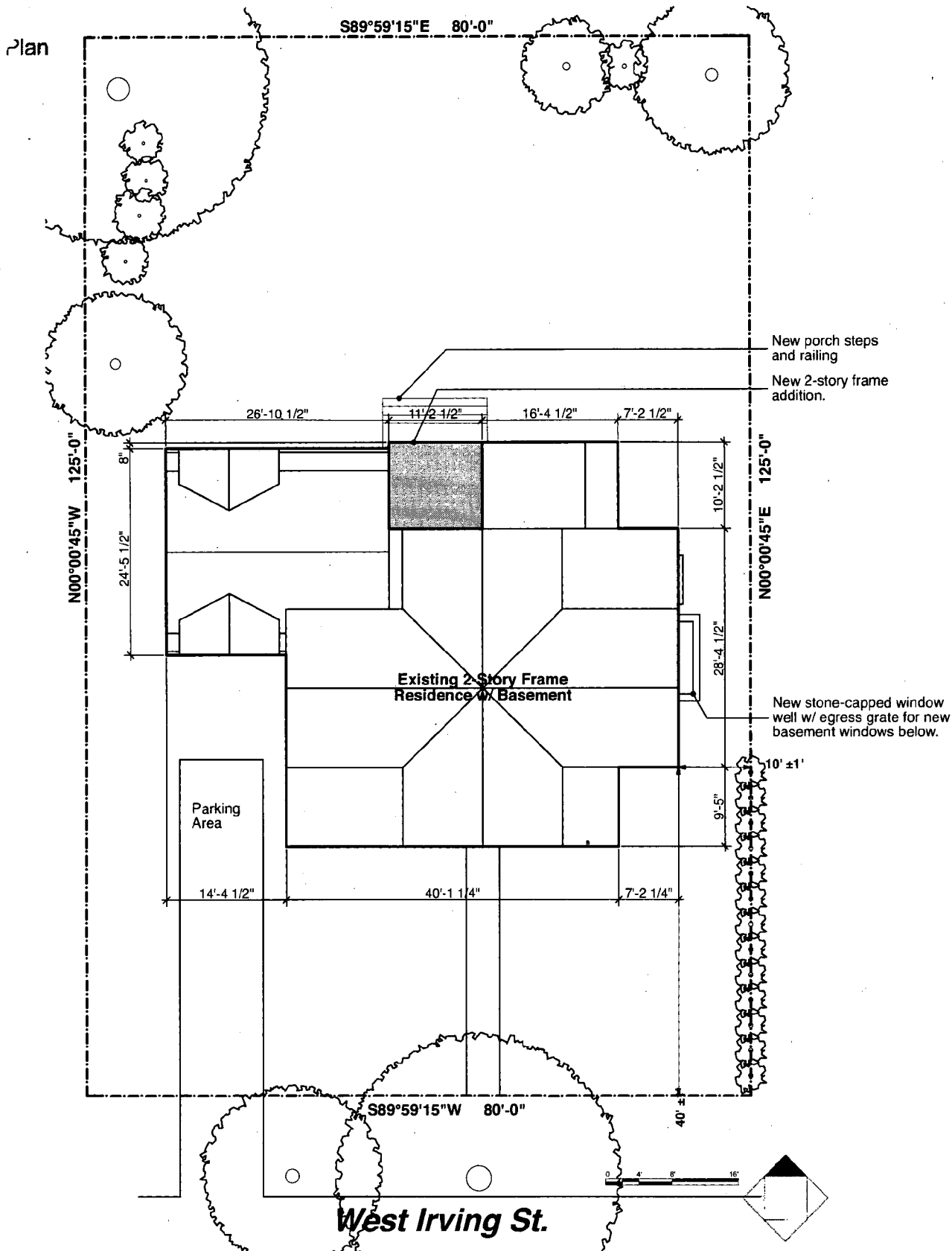
HAMILTON
SNOWBER

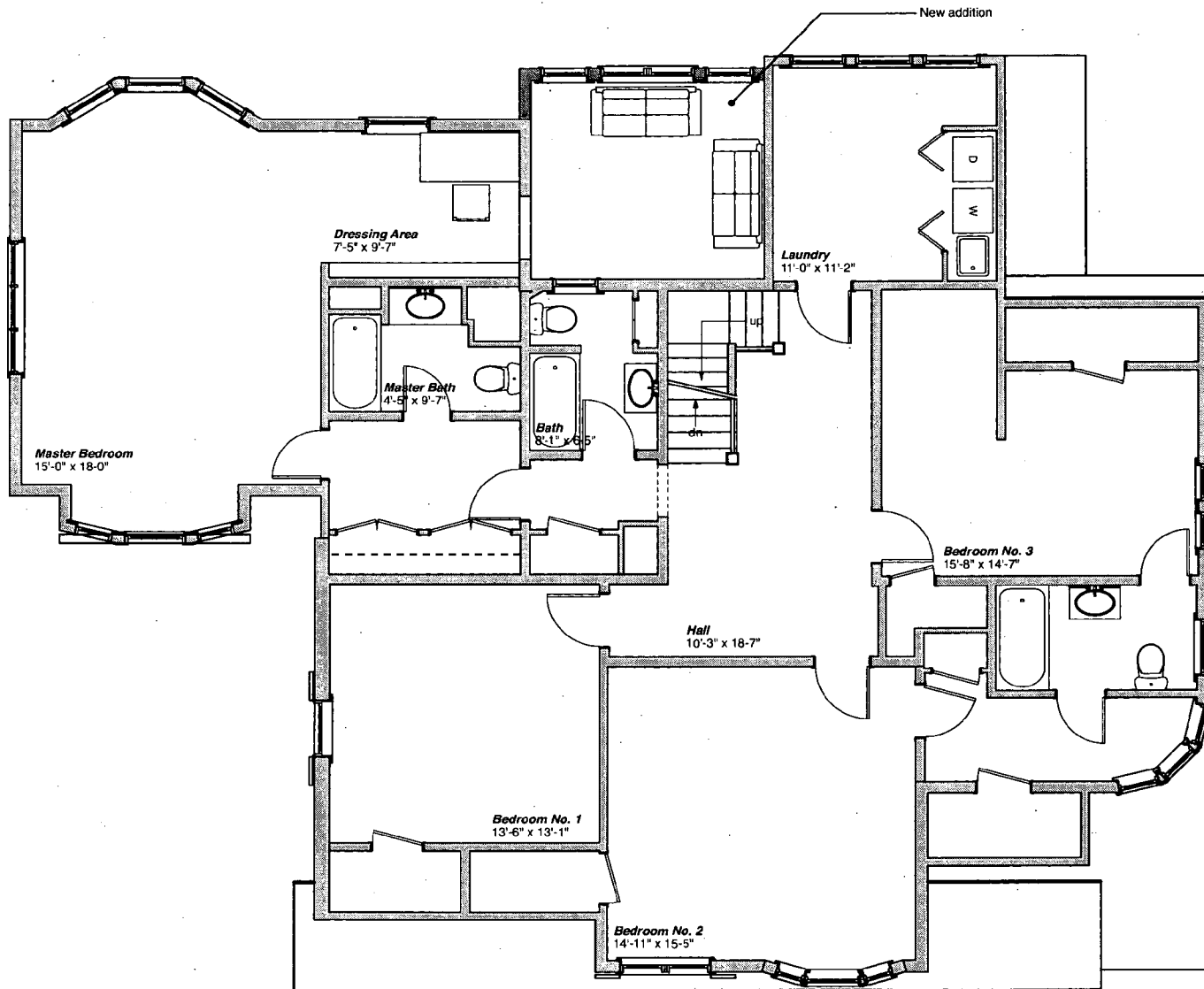
Architects

Proposed Elevations
02/02/09
Page 9 of 13

Mohler Residence
3 West Irving Street
Chevy Chase, MD 20815

09.02.02 - HAWP Set
1/8" = 1'-0"





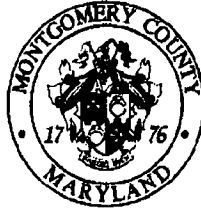
HAMILTON
SNOWBER

Architects

Second Floor Plan
02/02/09
Page 6 of 13

Mohler Residence
3 West Irving Street
Chevy Chase, MD 20815

09.02.02 - HAWP Set
1/8" = 1'-0"



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 3/3/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #502796—Construction of rear additions

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the February 11, 2009 HPC meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: David Mohler
Address: 3 West Irving Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

502796

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Chris Swank
Daytime Phone No.: 202-285-4984
Tax Account No.: 00457017
Name of Property Owner: David Hunter Daytime Phone No.: 202-329-1306
Address: 3 West Irving Street Chevy Chase 20815
Street Number City Street Zip Code
Contractor: Sebastian Landscape Design Phone No.: 202-216-8421
Contractor Registration No.: 74353
Agent for Owner: Christopher R. Swank Daytime Phone No.: 202-285-4984

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: West Irving
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: 3 Block: 33 Subdivision: 9
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Window well
1B. Construction cost estimate: \$ 75,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Chris Swank Signature of owner or authorized agent Date: 12-22-08

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 3/3/09
Application/Permit No.: 502796 Date Filed: _____ Date Issued: _____

**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:**

3 West Irving Street, in the Village of Chevy Chase, is a 3 story wood framed structure built in 1903. The house has a shingle roof that sweeps down to create a deeply set front porch, which is topped by a large gabled dormer in the center of the house. The large roof is supported by stone and wood columns stretched across the front of the house. A mid-1980's addition on the west is set back from the main mass, and provides a second entry to the home. At the rear, this two story addition wraps around the main mass of the house. On the rear, an original two-story frame addition encloses a Sunroom and upstairs bedroom. Between these two masses is a recessed wooden deck. To the east side, the large and asymmetrical gable end includes mixed groupings of windows and a large brick chimney. The overall composition of the mass and details is quirky and delightful, incorporating a variety of materials and window styles. Of particular note is the corner window at a bedroom at the southeast front corner of the house. The house sits centered on a wide, deep and flat lot, flanked by houses on either side.

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

The proposed project includes two elements: a window well at the east elevation, and a one-story Mudroom at the north (rear) elevation. Both projects will have a minimal impact on the public appearance of the building. For the window well, the only element visible from the street will be a stone capped wall, describing an area approximately 3'-10" wide and 11'-0" long. The walls of the well will rise approximately 6" above surrounding grade. Set within the well will be a horizontal painted steel grate to prevent anyone from falling into the well. (The grate is a preferred alternative to an above ground railing). The window well and the windows contained within create required egress for a newly renovated Basement playroom. The Mudroom at the north (rear) of the house will connect two wings of the house with an exterior wall containing two windows and a glazed door, opening onto a raised porch. Additionally, an existing door on the existing Sunroom will be replaced with new windows to match the existing.

2. **SITE PLAN**

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

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General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

Fothergill, Anne

Subject: FW: HPC hearing 2/11/09: 3 W Irving; 22 Hesketh

LAP Comments case I-A and I-F

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]
Sent: Wednesday, February 11, 2009 10:48 AM
To: Kennedy, Rachel; Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: CCV@montgomerycountymd.gov; Bob Elliott; FeldmanGS@aol.com; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@verizon.net); Stephens, Betsy; Wellington, P. (ccv)
Subject: HPC hearing 2/11/09: 3 W Irving; 22 Hesketh

The following are the comments from the Chevy Chase Village LAP regarding items on the HPC agenda for 2/11/09:

3 West Irving St
Contributing Resource
Rear two-story addition, basement windows and window well
Staff recommends approval

LAP concurs with Staff recommendation for approval

22 Hesketh St
Contributing Resource
Rear additions
Staff recommends approval

LAP concurs with Staff recommendation for approval .
(We note that the Agenda lists the property as 24 Hesketh St, but 22 is correct.)

Submitted for the LAP by
Tom Bourke
Chair

Note: The proposal has been REVISED from the January 28th staff report

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 West Irving Street, Chevy Chase	Meeting Date:	1/28/09
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/21/09
Applicant:	David and Jean Mohler (Chris Snowber, Architect)	Public Notice:	1/14/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-09B	Staff:	Anne Fothergill

PROPOSAL: Construction of rear two-story addition, basement windows and window well

STAFF RECOMMENDATION

Staff recommends that the HPC approve the application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial Bungalow
DATE: 1903

PROPOSAL

The applicants are proposing to remove an existing deck at the rear of the house and construct a 10' 2" x 11' 2" two-story addition between the two existing rear projections on the house. The addition will have wood doors and windows with simulated divided lights, wood trim, wood panels below the windows, and wood stairs to grade. They also propose to replace a door on the rear sunroom (built in the mid-1980s) with a 3-lite fixed wood window with simulated divided lights to match the adjacent casement windows.

On the right side of the house they propose to install three wood casement windows with simulated divided lights for egress from the basement. The new window well will have a grate above it and a low (6") stone-capped wall.

See proposed plans and photos in Circles 7-18.

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

Chevy Chase Village Historic District

The Guidelines define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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 insure 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.

Specifically, the *Guidelines* state:

- o 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. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The proposed deck removal and addition construction are entirely at the rear of the house and are approvable using the Chevy Chase Village *Guidelines*. The proposed alterations are also in keeping with the *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, including 18.1 which states "Place an addition at the rear of a building to minimize its visual impacts." The basement-level window changes and window well are also approvable as they are essentially below grade will be only barely visible and will not adversely impact the historic house or district.

STAFF RECOMMENDATION

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

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; and,

and with the general condition that the applicant shall present the **3 permit sets 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

502796

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Chris Swanker
Daytime Phone No.: 202.285.4984

Tax Account No.: 00457017

Name of Property Owner: David Harker Daytime Phone No.: 202.329.1306

Address: 3 West Irving Street Chevy Chase 10815
Street Number City Street Zip Code

Contractor: Sebastian Landscape Design Phone No.: 202.216.8421

Contractor Registration No.: 74353

Agent for Owner: Christopher R. Swanker Daytime Phone No.: 202.285.4984

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: West Irving
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Lot: 3 Block: 33 Subdivision: 9
Liber: _____ Folio: _____ Parcel: _____

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1A. CHECK ALL APPLICABLE:
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 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Window well

1B. Construction cost estimate: \$ 75,000

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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.

Chris Swanker 12.22.08
Signature of owner or authorized agent Date

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
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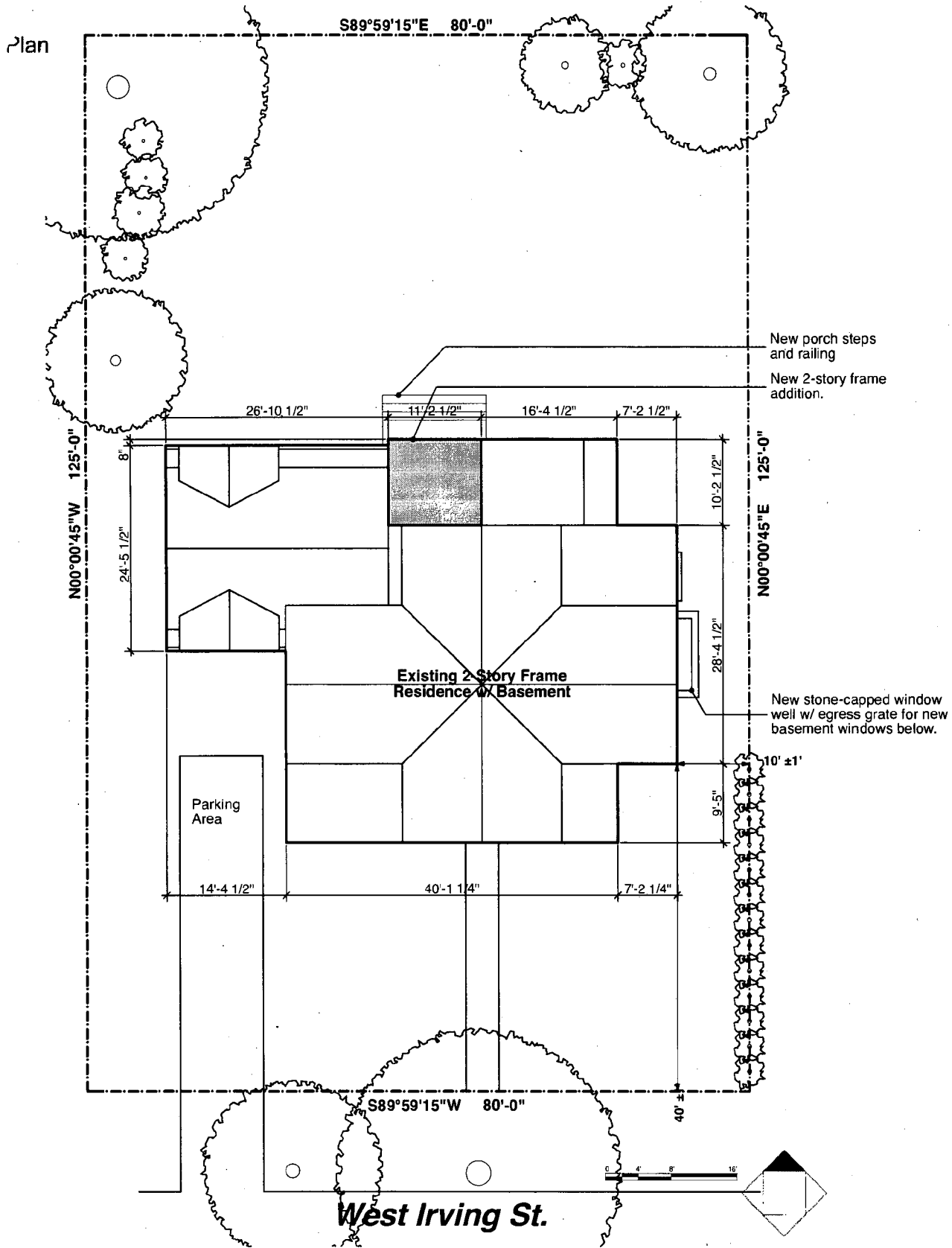
5

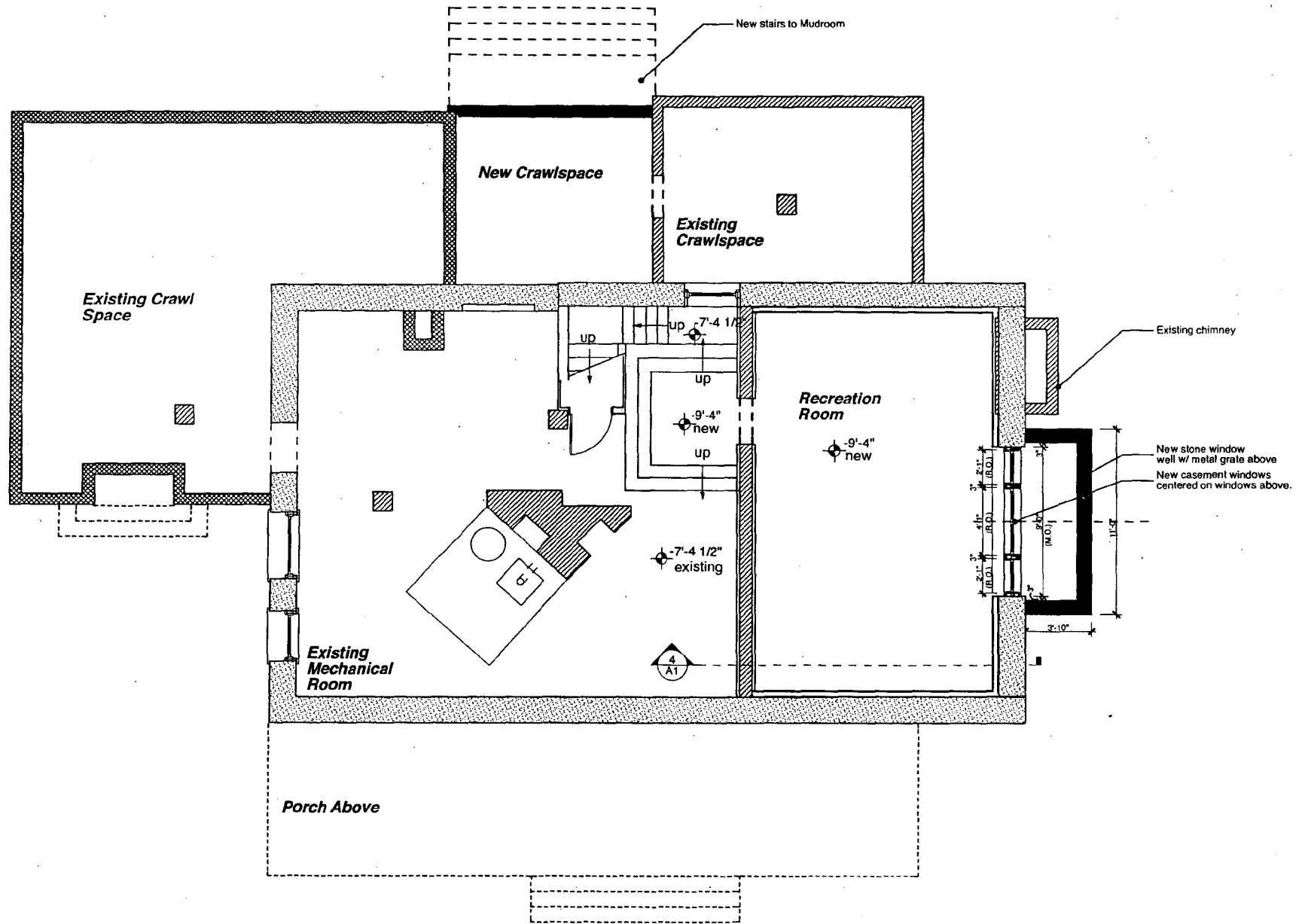
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address	Owner's Agent's mailing address
MOHLER, DAVID & JEAN 3 W IRVING ST. CHEVY CHASE, MD 20815	CHRIS SNOWBER 2741 WOODLEY PLACE, NW WASHINGTON, DC 20008
Adjacent and confronting Property Owners mailing addresses	
MILLER, MARGOT W. 1 W IRVING ST. CHEVY CHASE, MD 20815 HOWARD, THOMAS L 4 W IRVING ST. CHEVY CHASE, MD 20815	
GRACE, WILLIAM J. JR. 8 W IRVING ST. CHEVY CHASE, MD 20815 ADAMIYATT, KATHLEEN D. 5 W IRVING ST. CHEVY CHASE, MD 20815	
SHIELDS, MARK 4 KIRKE ST. CHEVY CHASE, MD 20815 HARR, KARL G. JR. 6 KIRKE ST. CHEVY CHASE, MD 20815 O'DONNELL, THOMAS J. FAWCETT, CAROLINE S. 10 KIRKE ST. CHEVY CHASE, MD 20815	





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SNOWBER

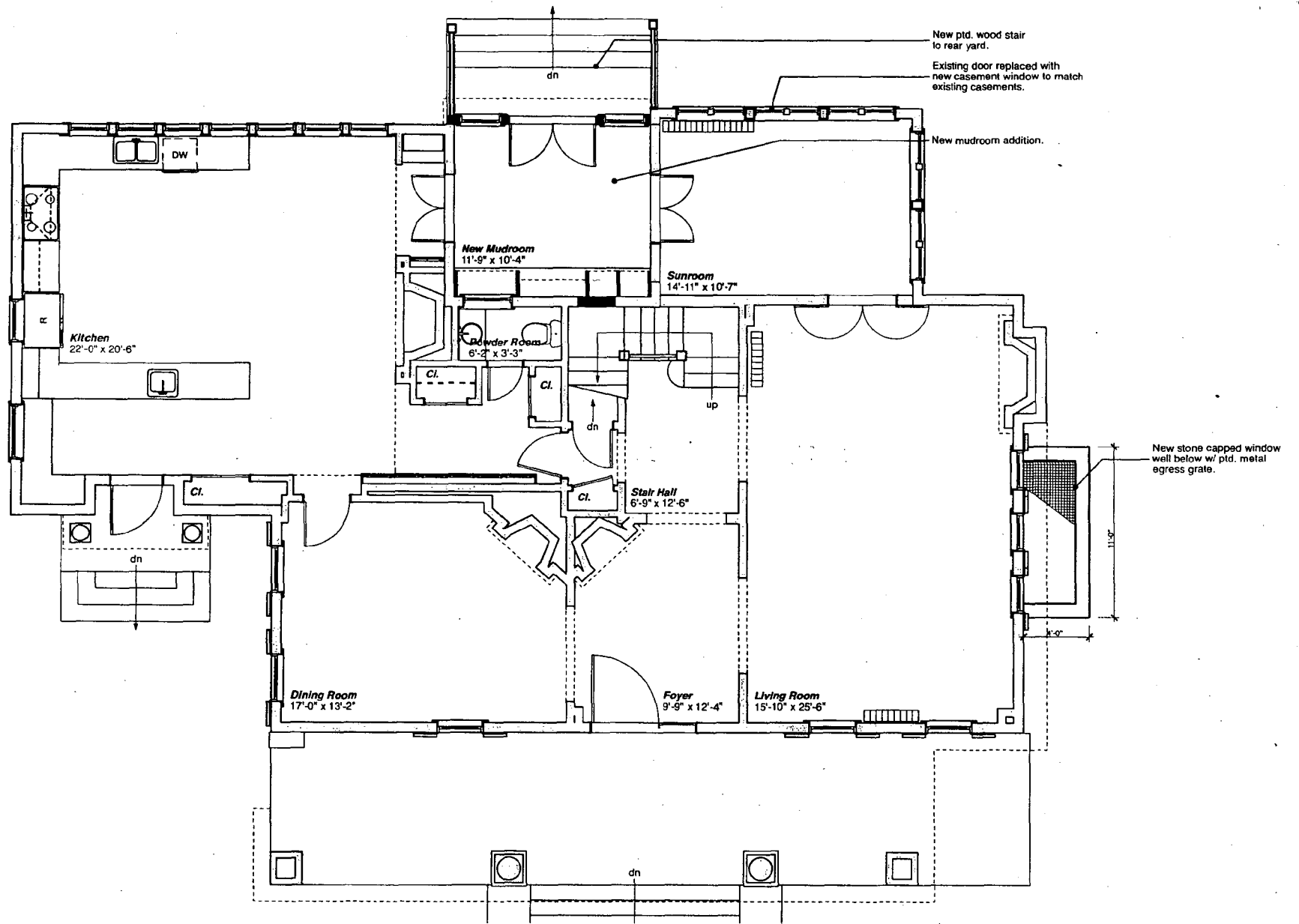
Architects

Basement Plan
12/22/08
Page 4 of 11

Mohler Residence
3 West Irving Street
Chevy Chase, MD 20815

1/8" = 1'-0"

2



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Architects

First Floor Plan
12/22/08
Page 5 of 11

Mohler Residence
3 West Irving Street
Chevy Chase, MD 20815

1/8" = 1'-0"

(6)



Remove existing door and transom.

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Architects

Existing North Elevation
12/22/08
Page 6 of 11

Mohler Residence
3 West Irving Street
Chevy Chase, MD 20815

1/8" = 1'-0"

10



New roof slope to match existing

New 2 story addition with windows and painted wood panels

New 3-lite wide fixed window to match adjacent casements.

Painted wood trim.

Painted wood panels below new windows.

New painted wood stairs to rear yard.

Existing

New Work

Existing

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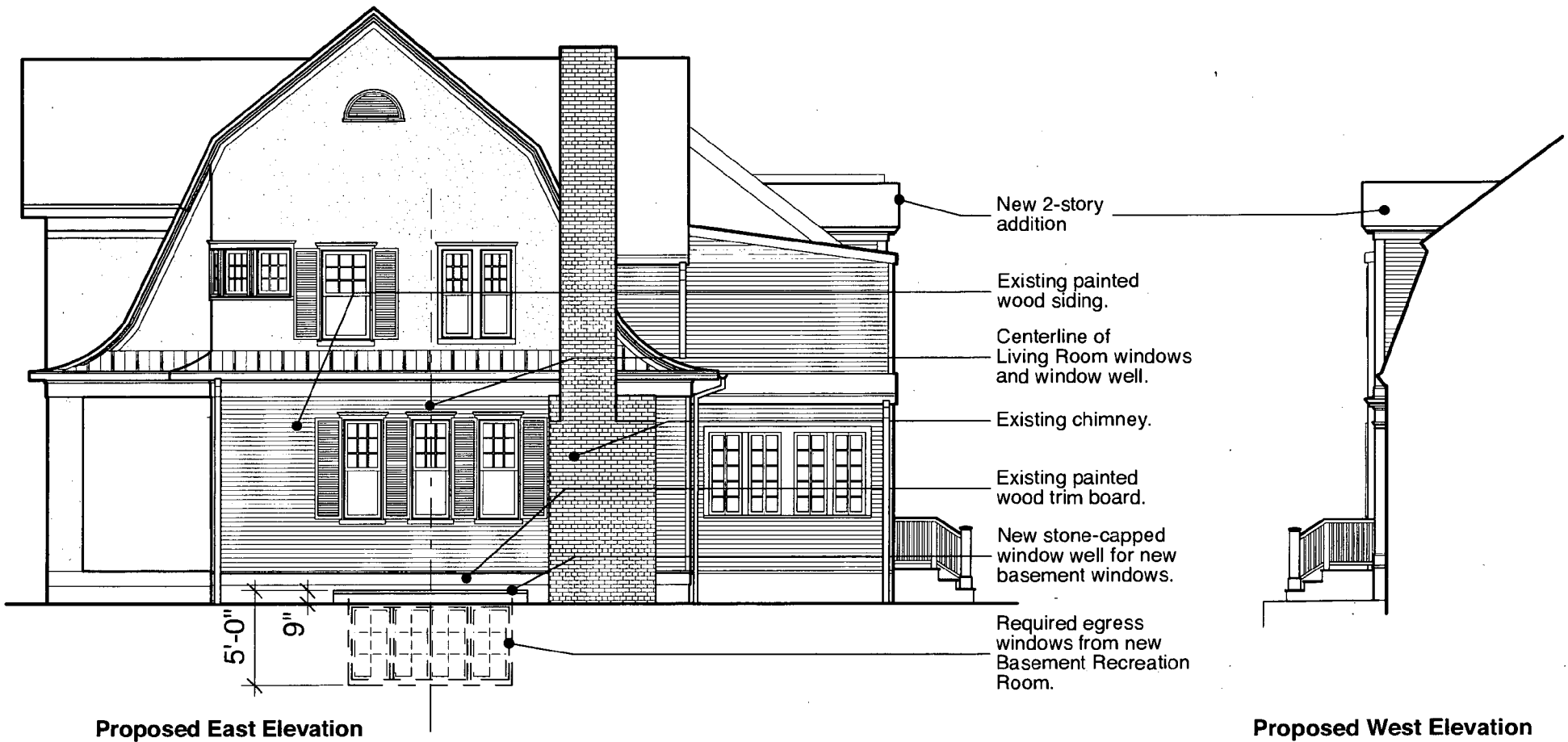
Architects



Proposed North Elevation
02/02/09
Page 8 of 13

Mohler Residence
3 West Irving Street
Chevy Chase, MD 20815

09.02.02 - HAWP Set
1/8" = 1'-0"



Proposed East Elevation

Proposed West Elevation

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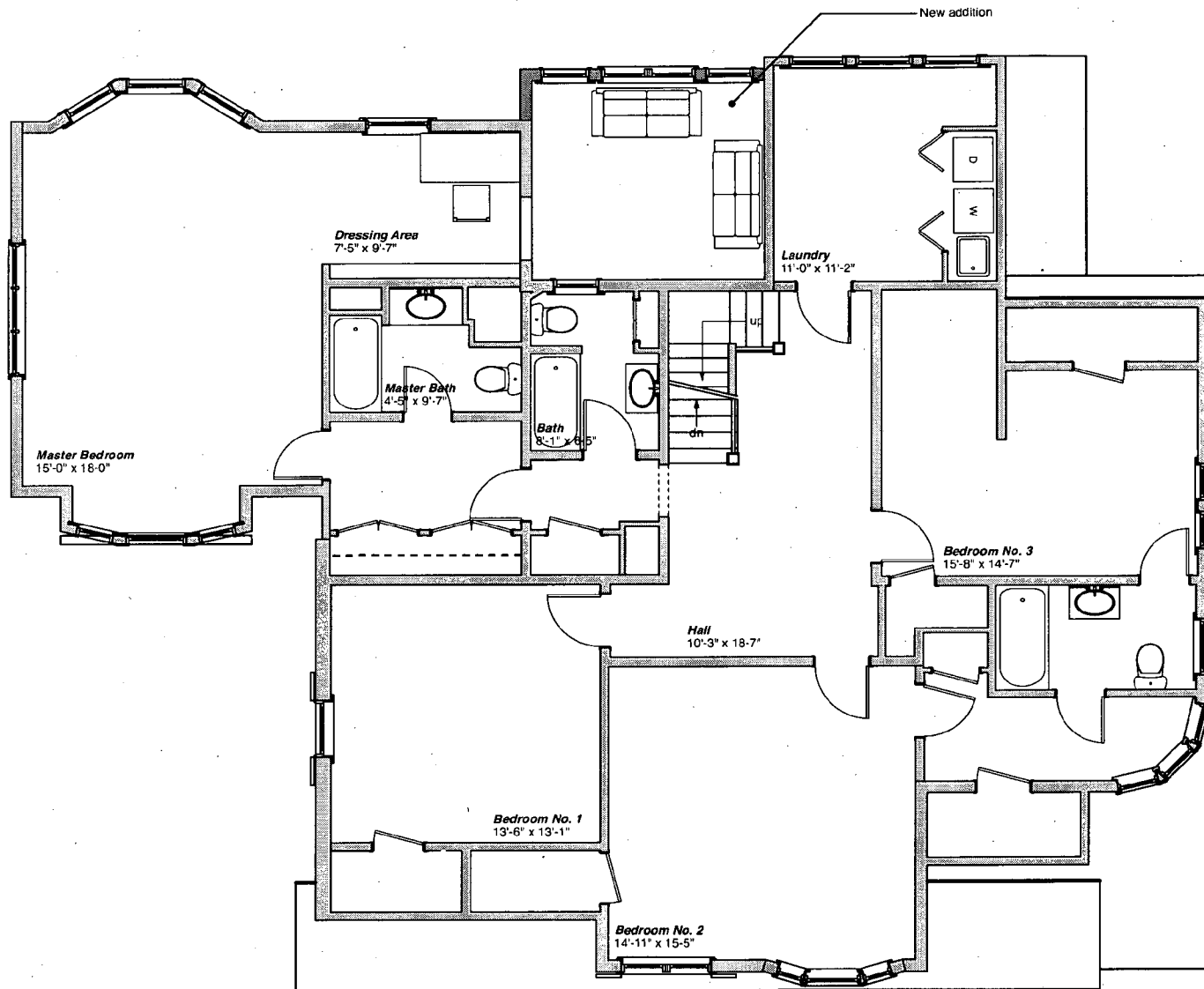
Architects

21

Proposed Elevations
02/02/09
Page 9 of 13

Mohler Residence
3 West Irving Street
Chevy Chase, MD 20815

09.02.02 - HAWP Set
1/8" = 1'-0"



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Architects

12-A

Second Floor Plan
02/02/09
Page 6 of 13

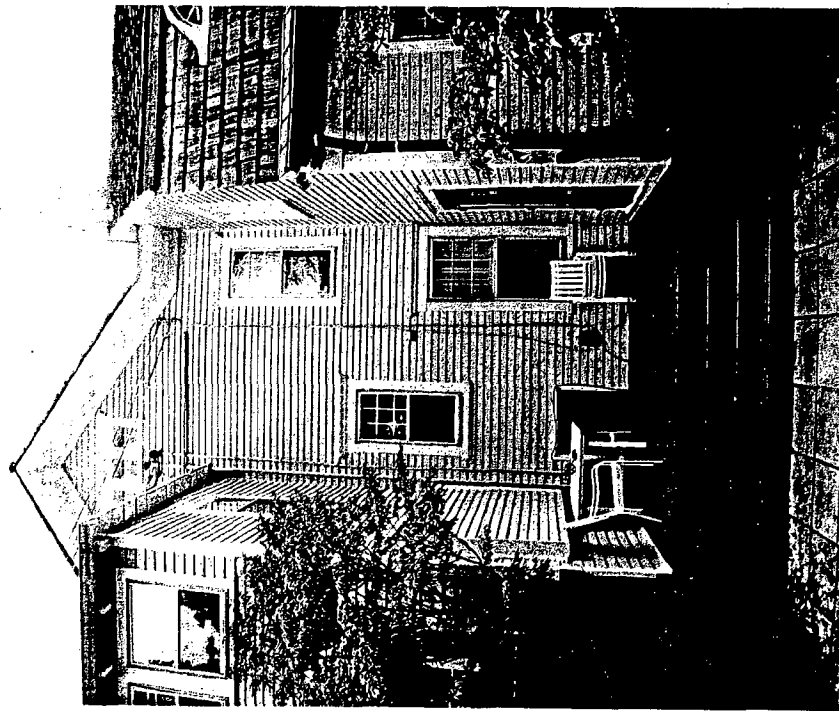
Mohler Residence
3 West Irving Street
Chevy Chase, MD 20815

09.02.02 - HAWP Set
1/8" = 1'-0"

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Northeast (Rear View) of Existing House



Detail: View from North (Rear View) of Existing House

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Southeast (W. Irving View) of Existing House



Existing Property Condition Photographs (duplicate as needed)



Detail: View of East Facade

Detail: _____

3 West Irving





