MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 15 Hesketh St., Chevy Chase  
Meeting Date: 1/22/2020

Resource: Contributing Resource  
Chevy Chase Village Historic District  
Report Date: 1/15/2020

Applicant: Deanne Ottaviano & David Evans  
(S Shawn Buehler, Architect)  
Public Notice: 1/8/2020

Review: HAWP  
Tax Credit: n/a

Case Number: 35/13-20B  
Staff: Dan Bruechert

PROPOSAL: Deck Alteration, Door Installation, Chimney Removal

STAFF RECOMMENDATION

Staff recommends the HPC approve the HAWP application:

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Historic District
STYLE: Craftsman
DATE: 1918

Figure 1: 15 Hesketh St. has a small chimney on the rear slope of the principal roof, not visible along Hesketh St.
**PROPOSAL**

The applicant proposes to reconfigure the rear deck, install a rear door, and remove a chimney.

**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 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 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.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions 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 district as a whole.

- **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.
- **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
I 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

- 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 Contributing Structures 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

(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.

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.

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 making three changes to the historic house:

1. Expanding a rear deck,
2. Installing a new rear door in an existing window opening, and
3. Removing a chimney.

All of these changes are at the rear and will not have a significant impact on the historic character of the house or the surrounding district.

Rear Deck Alterations and New Rear Door
In order to provide a new access point at the rear of the house, the applicant proposes expanding the existing rear deck and adding a new door. These changes will not be visible from the public right-of-way.

The existing deck is a non-historic feature that appears to have been constructed at the same time as one of the rear additions. The proposed work will extend the deck adjacent to the rear of the house by approximately 10’ (ten feet). This installation will occur above an existing areaway and a new access point to the basement will be added below the deck. The new deck detailing will match the existing, simply detailed, rear deck and railing. The applicant also proposes to introduce a metal shed roof at the rear of the house which will project from between 3’ and 4’ (three and four feet) from the rear wall. The roof will be supported by 6” × 6” (six inch by six inch) square post, wrapped in Boral trim. Staff finds that in this application, Boral, an extruded substitute material, is appropriate as it is millable and paintable on a feature that is not visible from the surrounding historic district. Staff finds that the proposed work is compatible with the existing and will not be visible from the surrounding district and its approval is supported by 24A-8(b)(2).

The applicant further proposes installing a new aluminum-clad wood, full-light door in an existing window opening. Staff finds the expanded decking and new door proposed are appropriate for two primary reasons. First, the change is at the rear and is not visible from the public right-of-way. The Design Guidelines state that this alteration should be subject to a very lenient review. Second, the rear of the house has been added on to and modified to the point that the rear of the house retains very little historic integrity. This new door will not impact the historic character of the house in a significant way, consistent with 24A-8(b)(2) and the Design Guidelines.

Chimney Removal
The subject property was constructed with two chimneys. On the right side of the house, there is an exterior brick chimney that penetrates the roof surface. There is also a smaller, simply detailed chimney that appears to be from a coal boiler or furnace on the rear-facing slope of the gable roof. This rear chimney is partially visible along Hesketh St. When the subject property is viewed from Irving St. the rear chimney can be seen from select views between houses.
Figure 2: The rear chimney can barely be seen above the roof ridge.

Figure 3: When viewed from Irving St. the rear chimney is more visible.
Staff finds that this simply detailed chimney is not a significant architectural feature to the house and is only partially visible from the surrounding district. The review of alterations to this feature should be given a lenient level of scrutiny. Staff finds that this chimney is not integral to the architectural design of the house in the way the right front chimney is. Staff finds that the removal of this chimney will not impact the historic character of the house or surrounding district and should be approved based on the guidance in the Design Guidelines and 24A-8(b)(2).

**STAFF RECOMMENDATION**
Staff recommends that the Commission approve the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1),(2), and (d) and the Chevy Chase Village Historic District Design Guidelines; having found that the proposal 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; the Design Guidelines; 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 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 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 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: shawn@bfmarch.com
Contact Person: Shawn Buehler

Tax Account No.: 13-004-57030
Daytime Phone No.: 301-585-2222

Name of Property Owner: Deanne Cianians & David Evans
Daytime Phone No.: 240-793-4816

Address: 15 Hesketh Street Chevy Chase MD 20815

Contractor: NA
Contractor Registration No.: 
Agent for Owner: Shawn Buehler
Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 15
Street: Hesketh
Town/City: Chevy Chase
Nearby Cross Street: Cedar Parkway
Lot: P1 Block: 29 Subdivision: Pt 2 Chevy Chase Sec 2
Lot: __________ Block: 29

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. Check all applicable
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: Area

1B. Construction cost estimate: $100,000 90

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

PART TWO: COMPLETED PERMANENT CONSTRUCTION AND EXTERIOR 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/assessement

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 of owner or authorized agent

Date 12-27-19

Approved: ____________________________

For Chairperson, Historic Preservation Commission

Disapproved: ____________________________

Signature: ____________________________ Date: ____________________________

Application/Permit No.: ____________________________

Data Filed: ____________________________ Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      See attached memorandum

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

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 data;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsteds, 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.

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.
27 December 2019

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
C/o Department of Permitting Services, Montgomery County

From: Shawn Buehler

Re: Historic Area Work Permit for the Contributing Resource at 15 Hesketh Street,
Chevy Chase Village Historic District
Addenda to HAWP: Written Description of Project

Addendum a. Description of existing structure and environmental setting, including the historical features and significance.

The house is a 2½-story wood frame colonial, with a full open front porch, in the Chevy Chase Village historic district, sited on a flat lot on a residential street with mature trees. The house was built in 1918 and is registered as a Contributing Resource. The gable roof features front and rear dormers. The house has multiple existing rear additions. The existing home and various additions all have wood siding exterior finish.

Addendum b. General description of project and its effect on the historic resource, the environmental setting and, where applicable, the historic district.

We are proposing to reconfigure the existing rear areaway, and existing deck above the reconfigured areaway, to accommodate a new covered rear entry to the first floor. No new building footprint is proposed.

New siding and trim will match existing in materials and profile. The new rear door will be a full light aluminum clad wood door.
### HAWP Application: Mailing Addresses for Notifying

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

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deanne Ottavia &amp; David Evans</td>
<td>Shawn Buehler</td>
</tr>
<tr>
<td>15 Hesketh Street</td>
<td>BFA Architects, Inc.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>1400 Spring St., # 320</td>
</tr>
<tr>
<td></td>
<td>Silver Spring, MD 20910</td>
</tr>
</tbody>
</table>

**Adjacent and confronting Property Owners mailing addresses**

<table>
<thead>
<tr>
<th>Gordon Griffin &amp; Meredith Goger</th>
<th>Robert &amp; Suzanne Mullins</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 Hesketh St.</td>
<td>17 Hesketh St.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Judith &amp; Perry Linder</th>
<th>Kristin Somervell</th>
</tr>
</thead>
<tbody>
<tr>
<td>18 Hesketh St.</td>
<td>Margaret Savarase</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>20 West Irving St.</td>
</tr>
<tr>
<td></td>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Andrew &amp; Katharine Herman</th>
<th>David F &amp; C.K. Williams</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 W. Irving St.</td>
<td>24 W. Irving St.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>
Municipality Letter for  
Proposed Construction Project

Subject Property: 15 Hesketh Street, Chevy Chase, MD 20815
Property Owner: David Evans/Deanne Ottaviano
Project Manager/Contractor: Bennett Frank McCarthy Architects Inc., Shawn Buehler
Proposed Work: Replace rear entry door, reconfigure rear areaway, extend to existing deck above reconfigured areaway, interior kitchen remodel.

12/20/2019

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at ccvpermitting@montgomerycountymd.gov.

Sincerely,

Ellen Sands,
Chevy Chase Village Director of Municipal Operations
EXISTING FLOOR PLANS
Scale: 1/8" = 1'-0"

FOYER
LIVING ROOM
DINING ROOM
HALL
KITCHEN
OFFICE
FAMILY ROOM

REMOVE DOOR FOR REPLACEMENT

SALVAGE BATHROOM DOOR & HARDWARE FOR REPLACEMENT

EXISTING DECK AND REAR ADDITION

EXISTING BASEMENT AREAWAY

EXISTING BASEMENT TO REMAIN

EXISTING BASEMENT PLAN
Scale: 1/4" = 1'-0"

EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"
EXISTING REAR ELEVATION

Scale: 1/4" = 1'-0"
PROPOSED FLOOR PLANS

Scale: 1/8" = 1'-0"

EXISTING DECK FOUNDATION AND STAIRS TO REMAIN
RECONFIGURED/EXTENDED AREAWAY
EDGE OF DECK EXTENSION ABOVE

EXISTING AREAWAY WALLS TO REMAIN. (REMOVE EX. STEPS)
EXISTING FLOOR DRAIN, PROVIDE NEW LARGER GRATE
EXISTING BASEMENT ENTRY DOOR TO REMAIN

EXISTING HOUSE FOOTPRINT TO REMAIN

NEW DECKING TO REPLACE EXISTING (RAILS AND DECK FRAMING TO REMAIN)
NEW TREADS ON EXISTING DECK, FRAMING TO REMAIN
NEW CONCRETE BASEMENT AREAWAY
NEW EXTENDED DECK AREA
NEW ALUMINUM CLAD WOOD FULL LIGHT ENTRY DOOR
RELOCATED POWDER ROOM

INFILL OPENING. PATCH TO MATCH ADJACENT WALL PAPER & PANELLING
NEW PINE FLOORING TO REPLACE EXISTING
NEW CABINETRY UNDER STAIR LANDING
NEW SLIDING DOOR

NEW ALUMINUM CLAD FULL LIGHT DOOR TO REPLACE EXISTING, SAME OPENING
NEW TREADS ON EXISTING DECK, FRAMING TO REMAIN
NEW CONCRETE BASEMENT AREAWAY
NEW EXTENDED DECK AREA
NEW ALUMINUM CLAD WOOD FULL LIGHT ENTRY DOOR
RELOCATED POWDER ROOM

NEW CABINETRY UNDER STAIR LANDING
NEW SLIDING DOOR

REFERENCES
48" WOLF GRILL

400 Spring Street, Suite 200, Silver Spring, Maryland 20910-2916
Fax: (301) 586-8917
www.BMdesign.com

15 Hesketh Street, Chevy Chase, MD 20815

31 Dec. 2019

A-1
NEW OVERBUILT ROOF CANOPY AT REAR ENTRY + BAY TO ALIGN WITH EXISTING EAVE AT FAMILY ROOM. EXTEND ACROSS NEW DOOR OPENING

RELOCATED / EXTENDED AREAWAY

6x6 POST WITH 1X BORAL TRIM WRAP, 6'x8" FINISHED DIMENSION

NEW P.T. RAIL CAP TO REPLACE EXISTING

PROVIDE NEW 5/4X6 SYNTHETIC COMPOSITE DECKING

PATCH ROOF TO MATCH EXISTING

BORAL 1X TRIM AT PORCH BEAM, ALIGN WITH FAMILY ROOM DOOR & WINDOW HEADS

PAINTED STEEL STANDING SEAM METAL ROOFING AT NEW ROOF APRON

NEW ALUMINUM CLAD WOOD FULL LIGHT DOOR AT FORMER WINDOW LOCATION

NEW OVERBUILT ROOF CANOPY AT REAR ENTRY + BAY TO ALIGN WITH EXISTING EAVE AT FAMILY ROOM. EXTEND ACROSS NEW DOOR OPENING

EXISTING DECK & FRAMINGS TO REMAIN. PROVIDE NEW SYNTHETIC COMPOSITE 5/4X6 DECKING AND P.T. 5/4X6 RAIL CAPS

NEW ROOF CANOPY BEYOND AT EXTENDED DECK + REAR ENTRY. PROVIDE ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHANNES TO MATCH EXISTING ON HOUSE

EXISTING DECK & FRAMINGS TO REMAIN. PROVIDE NEW SYNTHETIC COMPOSITE 5/4X6 DECKING AND P.T. 5/4X6 RAIL CAPS

PROPOSED ELEVATIONS

Scale: 1/8" = 1'-0"

NEW ALUMINUM CLAD WOOD FULL LIGHT DOOR AT FORMER WINDOW LOCATION

6X6 POST WITH 1X BORAL TRIM WRAP, 6X8" FINISHED DIMENSION

NEW P.T. RAILCAP TO REPLACE EXISTING

PROVIDE NEW 5/4X6 SYNTHETIC COMPOSITE RAIL CAP

EXISTING DECK & FRAMINGS TO REMAIN. PROVIDE NEW SYNTHETIC COMPOSITE 5/4X6 DECKING AND P.T. 5/4X6 RAIL CAPS

RECONFIGURED AREAWAY

RELOCATED / EXTENDED AREAWAY

6X6 POST WITH 1X BORAL TRIM WRAP, 6X8" FINISHED DIMENSION

NEW P.T. RAILING TO MATCH EXISTING AT EXTENDED DECK AREA

BORAL 1X TRIM AT PORCH BEAM, ALIGN WITH FAMILY ROOM DOOR & WINDOW HEADS

PAINTED STEEL STANDING SEAM METAL ROOFING AT NEW ROOF APRON

NEW ALUMINUM CLAD WOOD FULL LIGHT DOOR AT FORMER WINDOW LOCATION

NEW OVERBUILT ROOF CANOPY AT REAR ENTRY + BAY TO ALIGN WITH EXISTING EAVE AT FAMILY ROOM. EXTEND ACROSS NEW DOOR OPENING

EXISTING DECK & FRAMINGS TO REMAIN. PROVIDE NEW SYNTHETIC COMPOSITE 5/4X6 DECKING AND P.T. 5/4X6 RAIL CAPS

RECONFIGURED AREAWAY

RELOCATED / EXTENDED AREAWAY

NEW ROOF CANOPY BEYOND AT EXTENDED DECK + REAR ENTRY. PROVIDE ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHANNES TO MATCH EXISTING ON HOUSE
Existing Property Condition Photographs (duplicate as needed)

Detail: 15 Hesketh St. - Front Elevation

Detail: 15 Hesketh St. - Front entry door at front elevation

Applicant: Deanne Ottaviano & David Evans
Existing Property Condition Photographs (duplicate as needed)

Detail: 15 Hesketh St. - Right side elevation

Detail: 15 Hesketh St. - Right side elevation

Applicant: Deanne Ottaviano & David Evans
Existing Property Condition Photographs (duplicate as needed)

Detail: 15 Hesketh St. - Rear elevation

Detail: 15 Hesketh St. - Rear elevation

Applicant: Deanne Ottaviano & David Evans
Existing Property Condition Photographs (duplicate as needed)

Detail: 15 Hesketh St. - Left side elevation

Detail: 15 Hesketh St. - Left side elevation

Applicant: Deanne Ottaviano & David Evans