



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: February 9, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #936072: Partial demolition, roof replacement, fenestration alteration, and construction of a rear addition

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 January 6, 2021 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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.

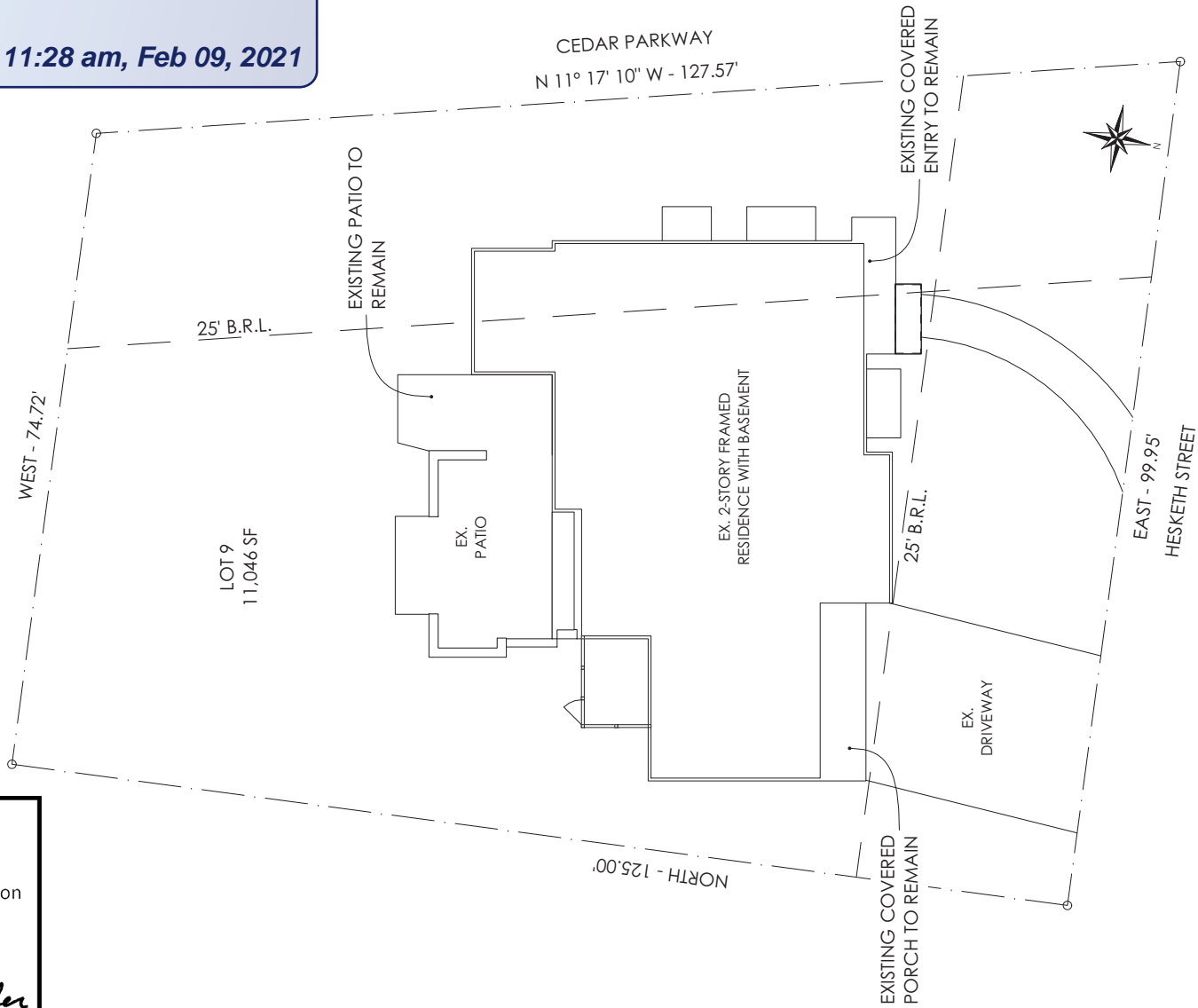
Applicant: Kristen Donoghue and Jonathan Hacker (Neal Thomson, Architect)
Address: 30 Hesketh Street, Chevy Chase

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 work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



REVIEWED

By Michael Kyne at 11:28 am, Feb 09, 2021



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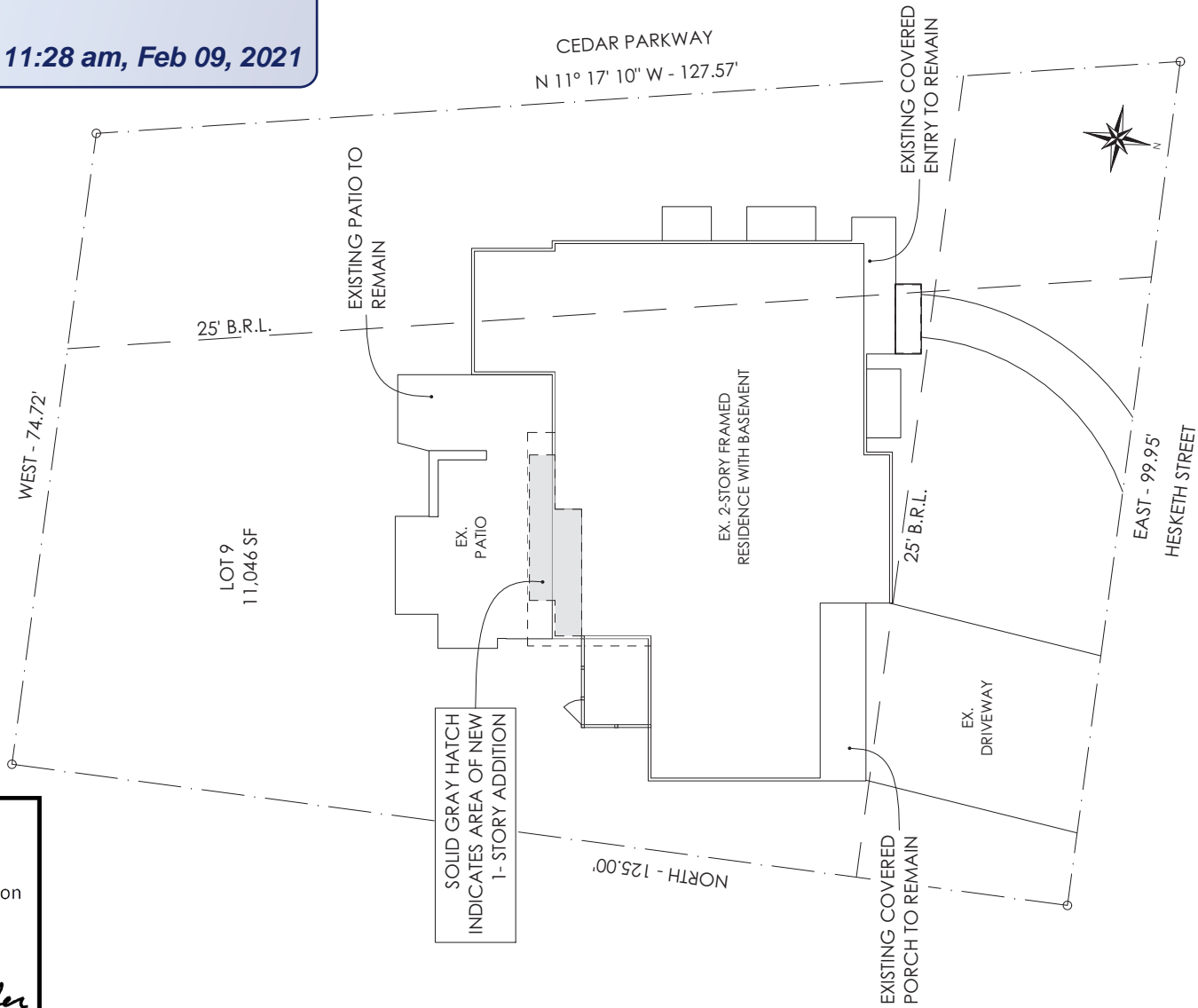
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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	01
Title	Existing Site Plan	
Scale	1" = 20'	Sheet Ref

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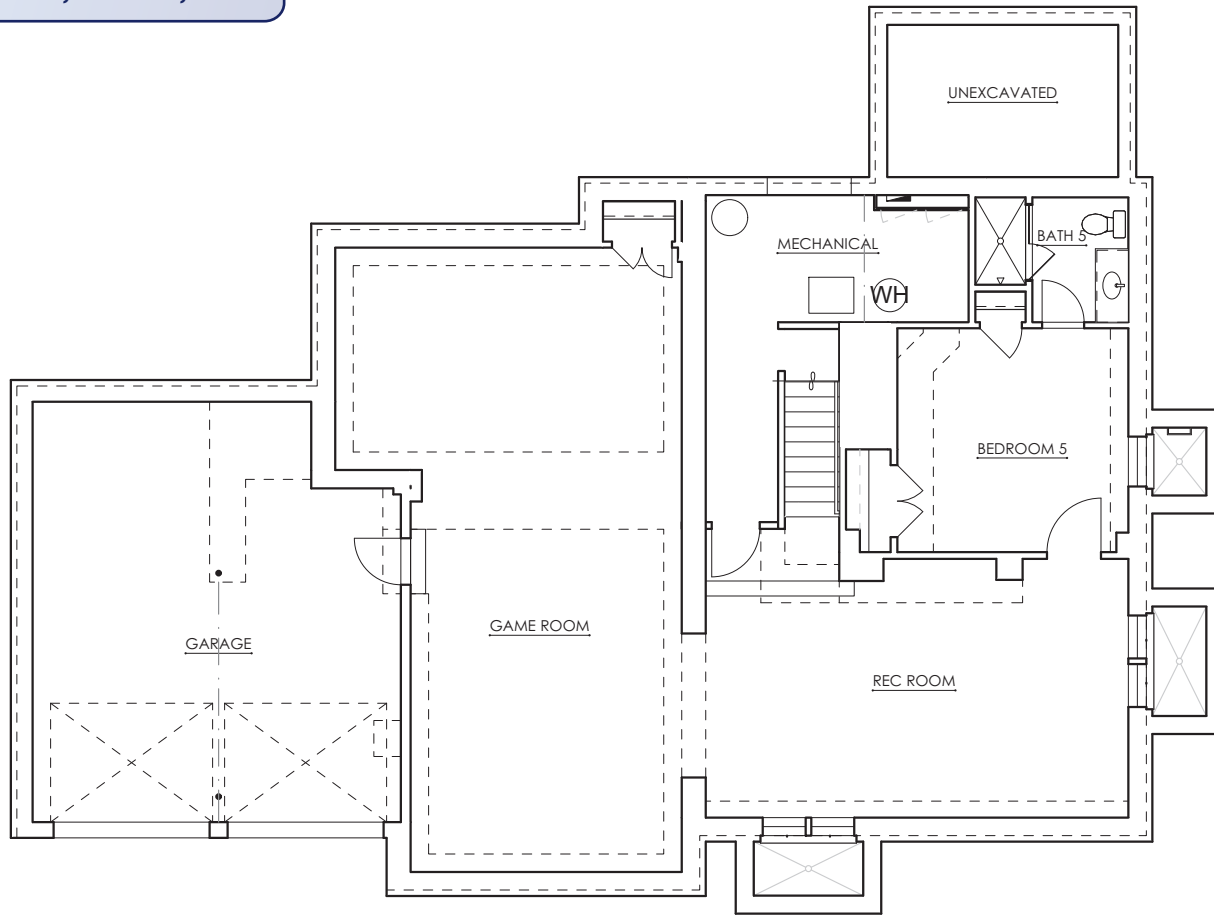
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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	02
Title	Proposed Site Plan	Date 12/10/2020
Scale	1" = 20'	Sheet Ref

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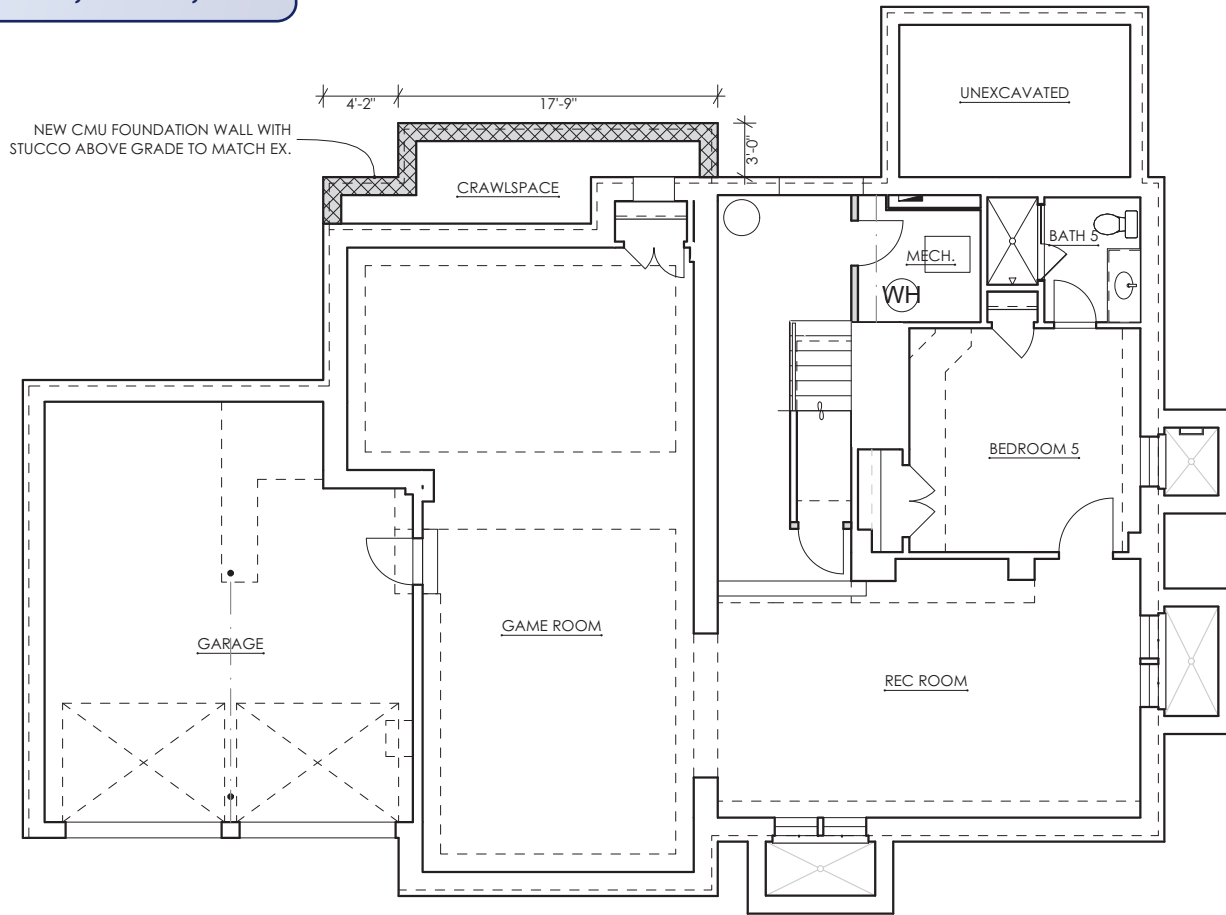
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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	03
Title	Existing Basement	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

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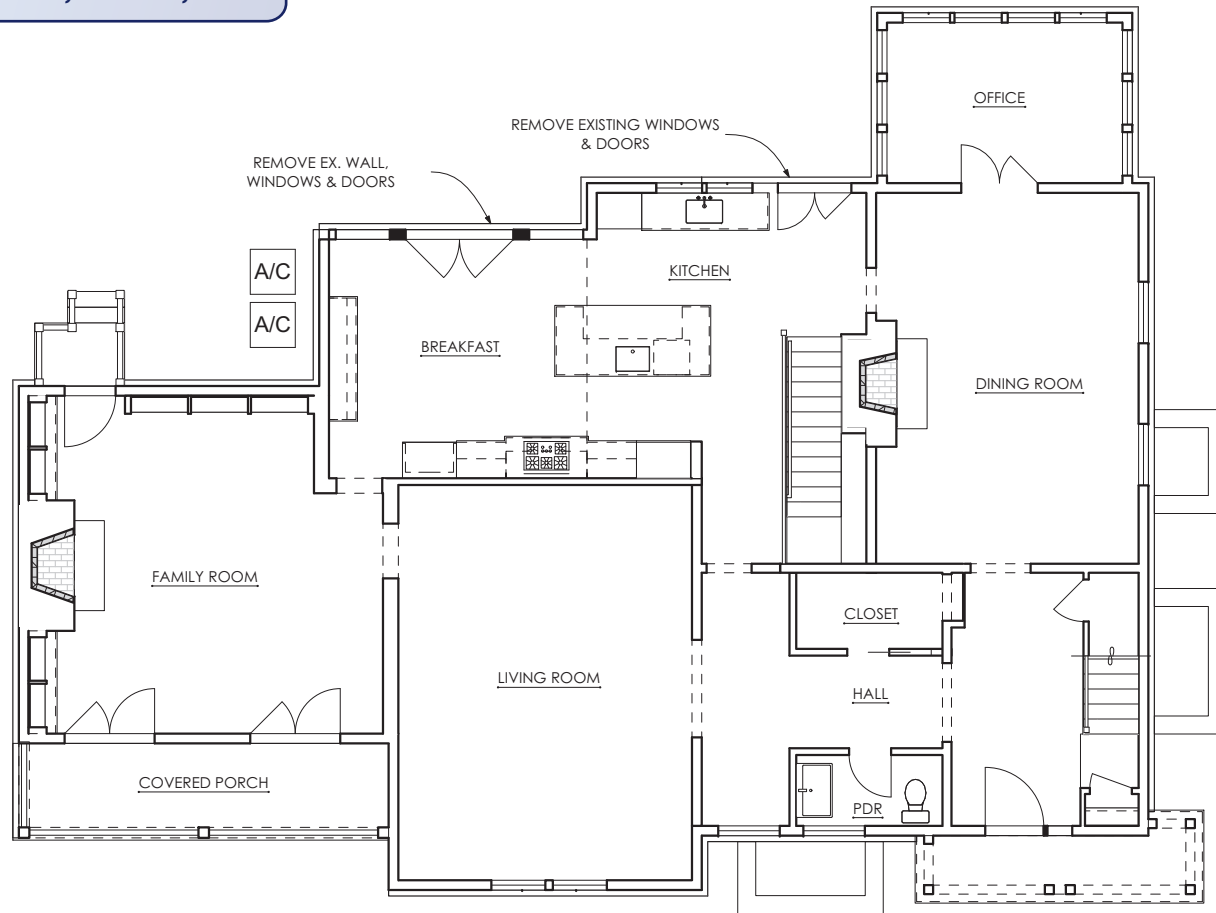
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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	04
Title	Proposed Basement	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

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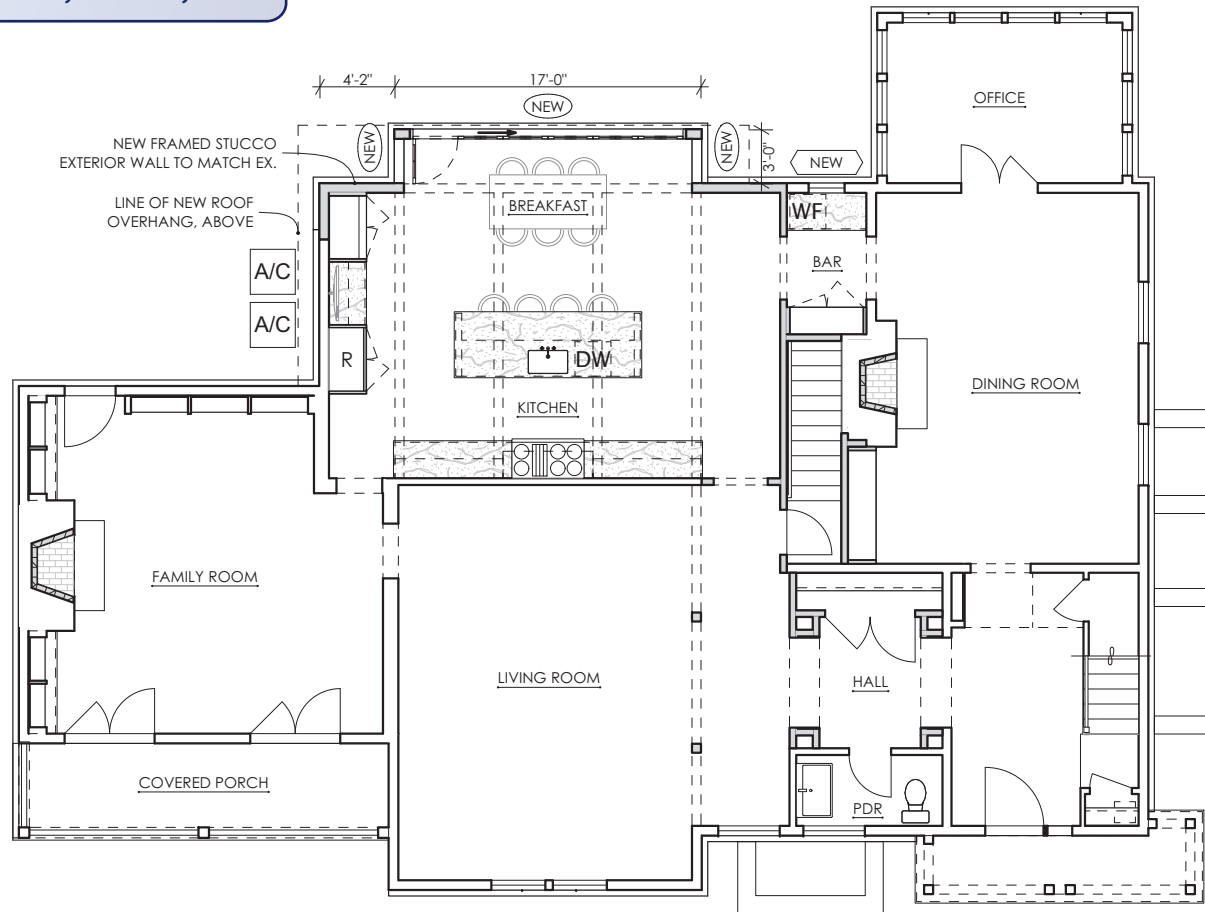
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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	05
Title	Existing First Floor	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

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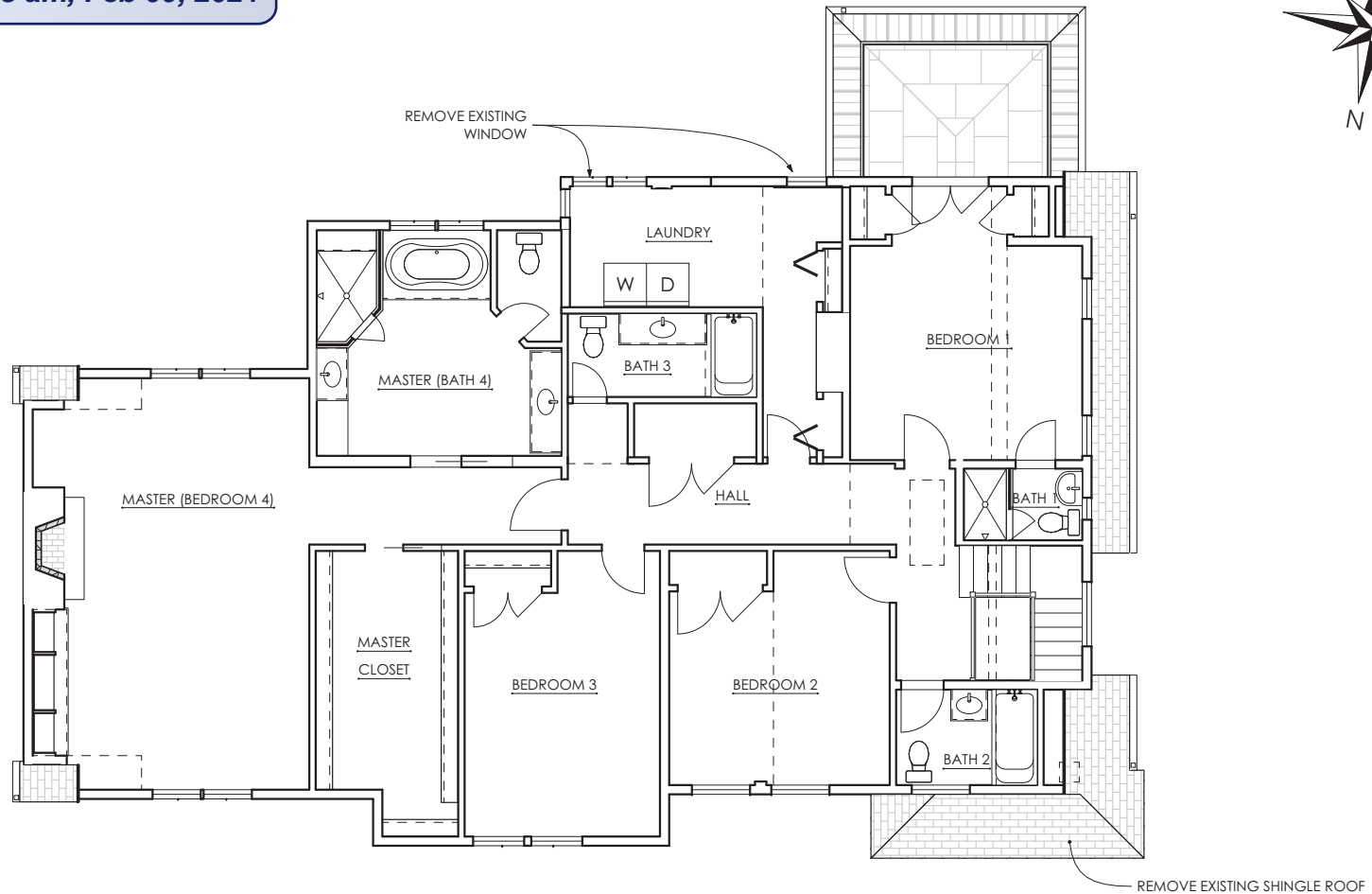
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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	06
Title	Proposed First Floor	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

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Project Donoghue Hacker
Residence
30 Hesketh Street Chevy Chase MD 20815

07

Title Existing Second Floor

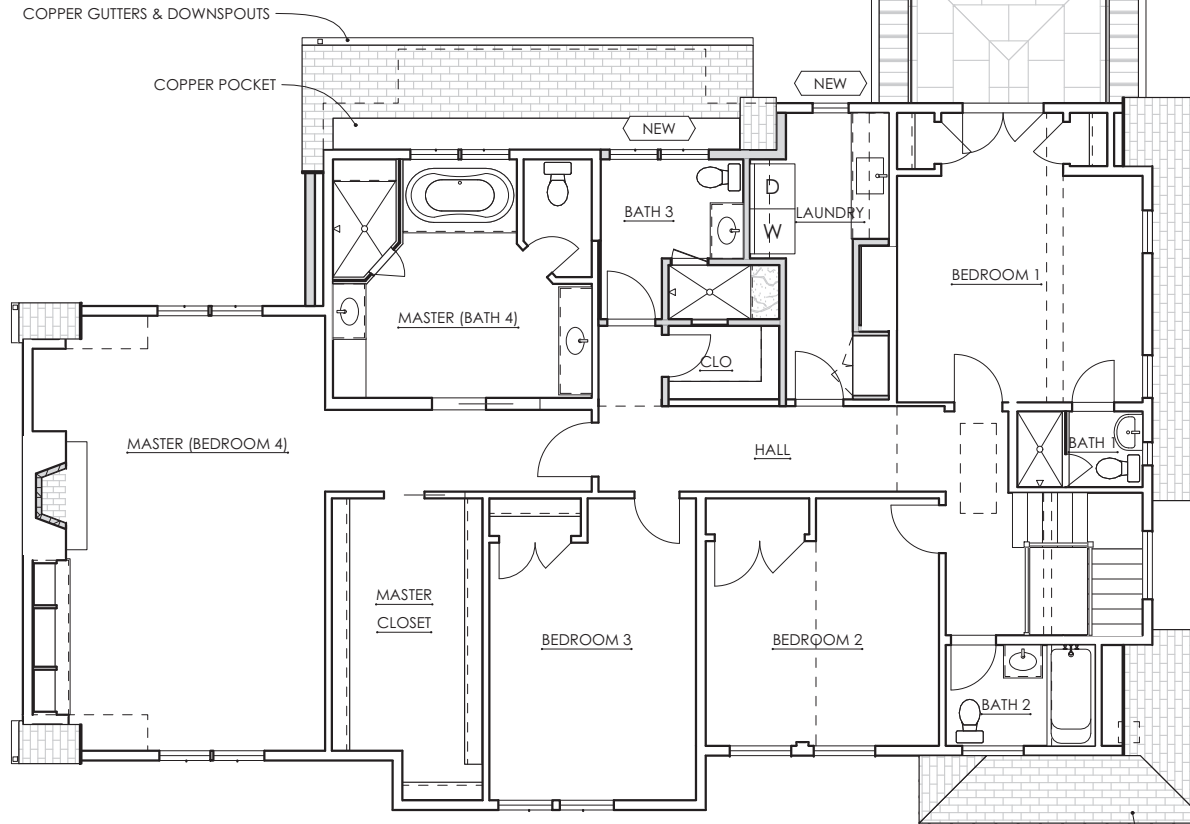
Date 12/10/2020

Scale 3/32" = 1'-0" Sheet Ref

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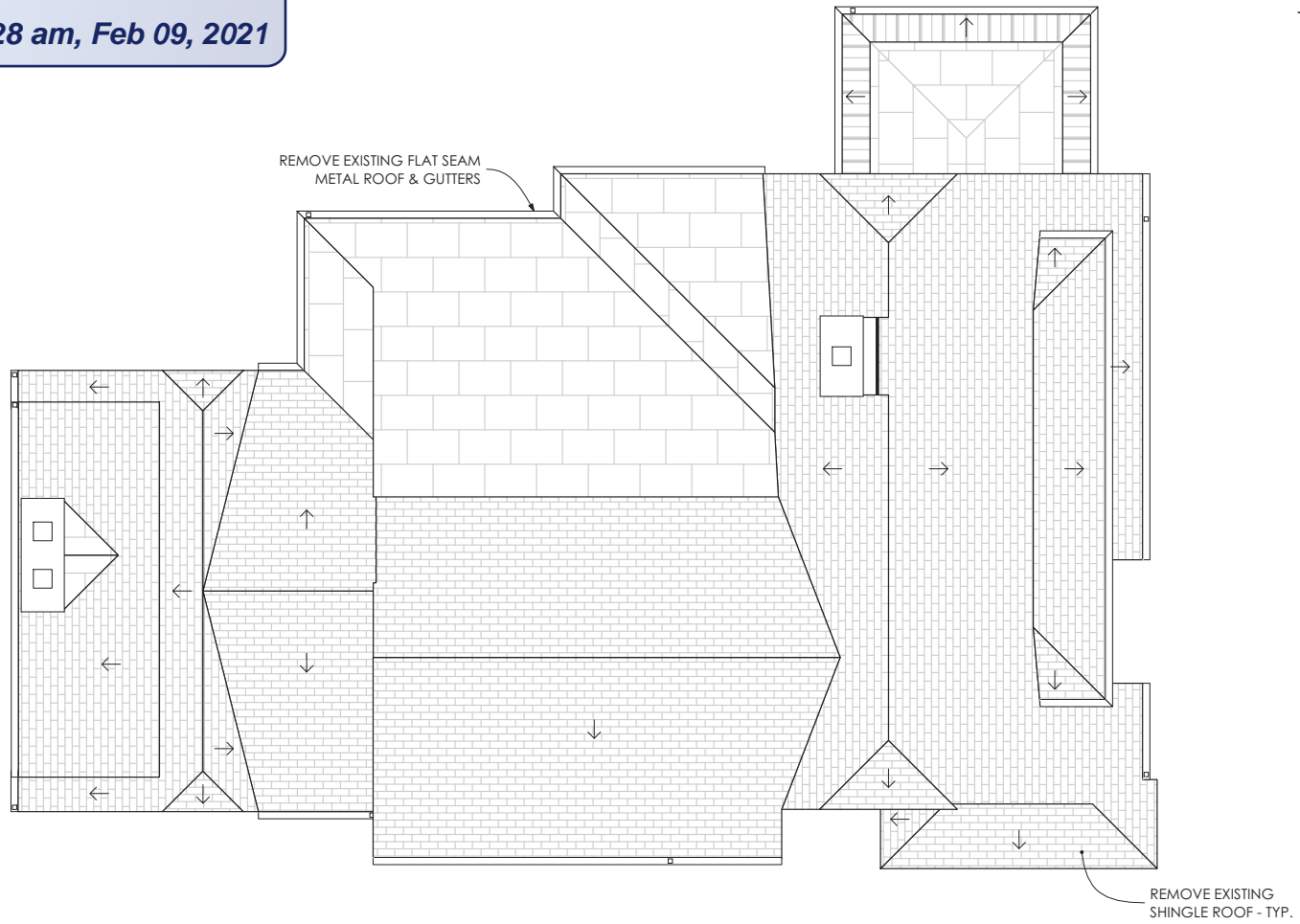
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Title	Proposed Second Floor	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

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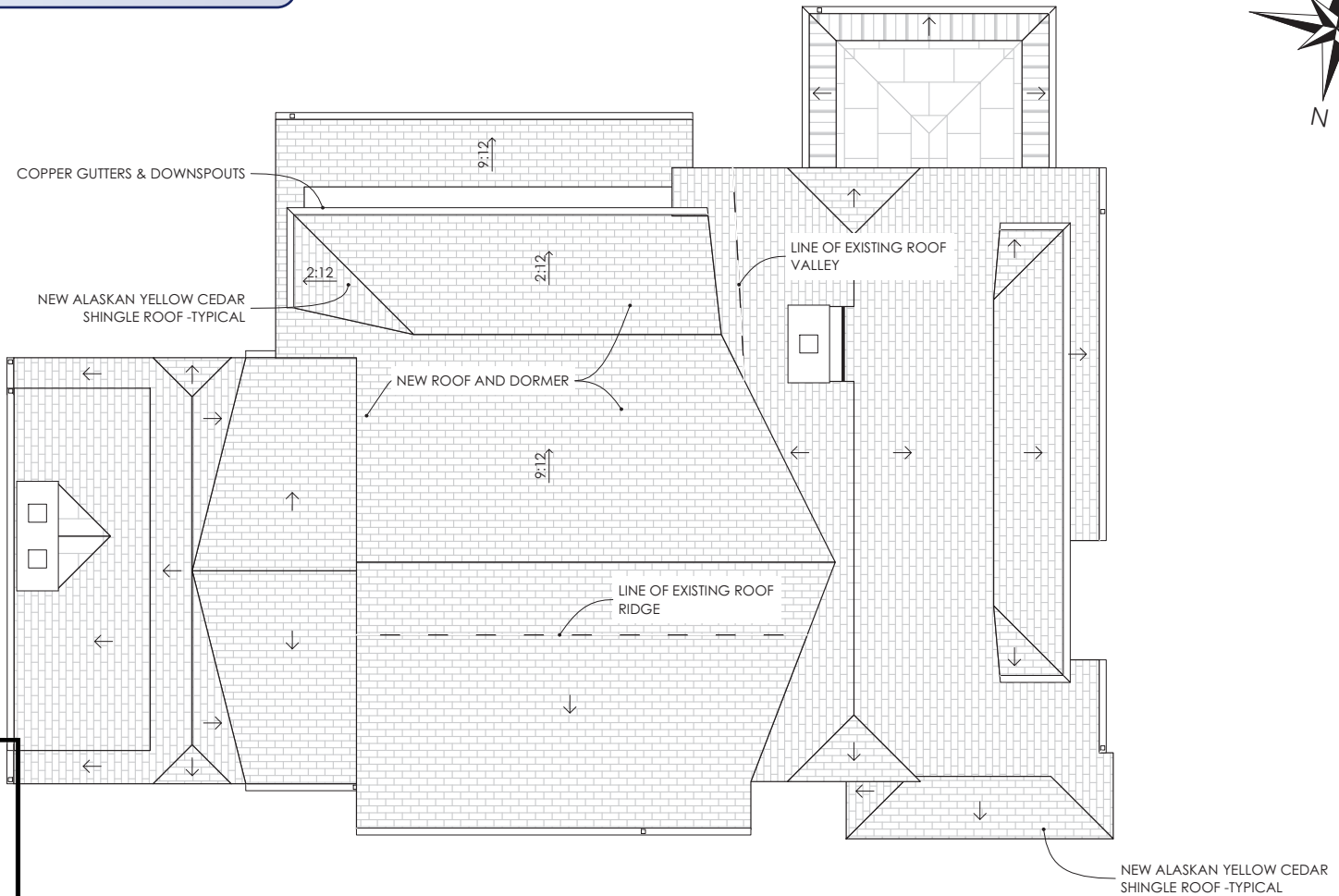
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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	09
Title	Existing Roof Plan	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	10
Title	Proposed Roof Plan	Date 12/10/2020
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Project Donoghue Hacker Residence
30 Hesketh Street Chevy Chase MD 20815

11

Title Existing Front Elevation

Date 12/10/2020

Scale 3/32" = 1'-0" Sheet Ref

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Title Proposed Front Elevation

Date 12/10/2020

Scale 3/32" = 1'-0" Sheet Ref

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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	13
Title	Existing Left Elevation	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

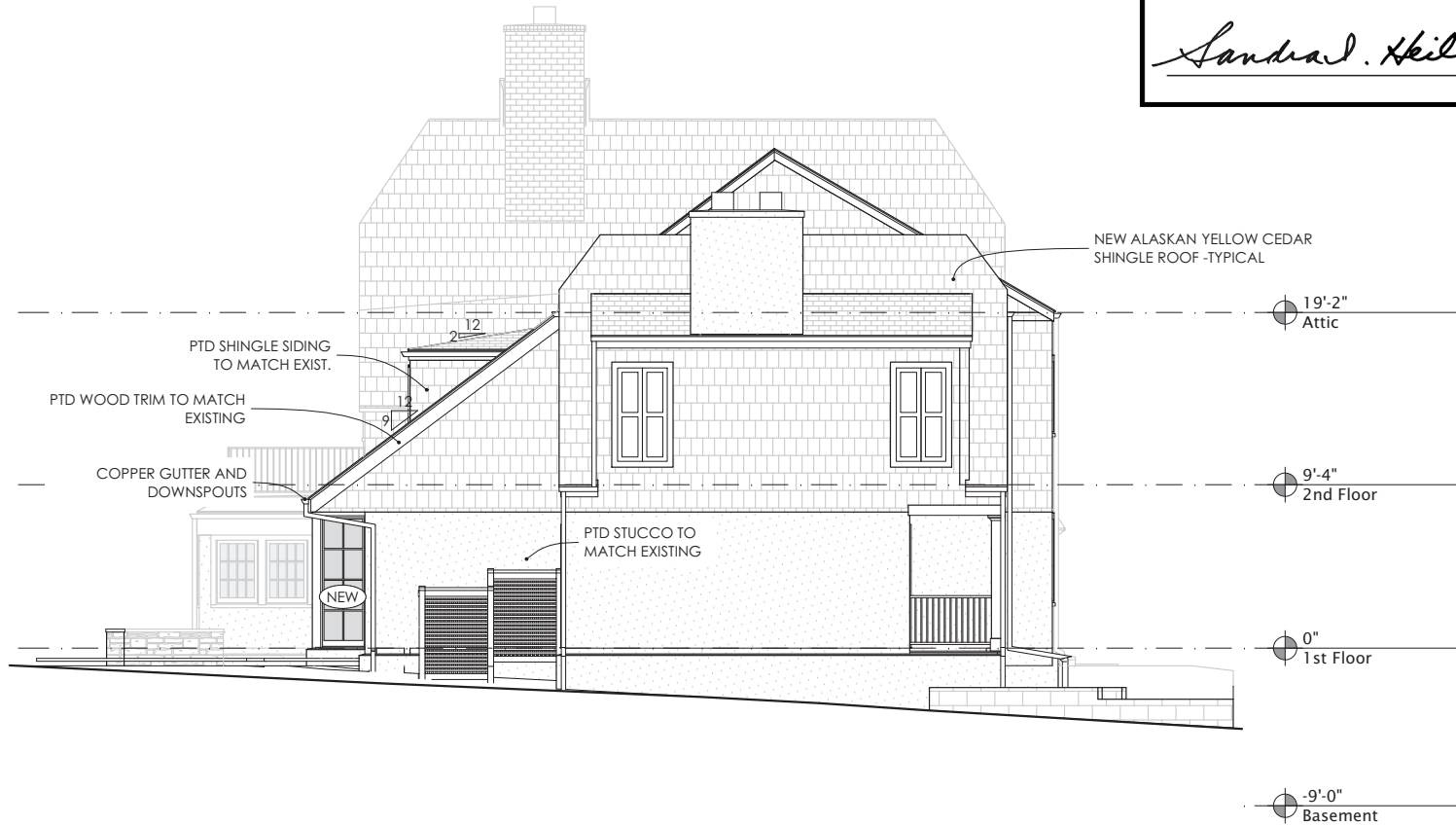
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Project Donoghue Hacker Residence
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14

Title Proposed Left Elevation

Date 12/10/2020

Scale 3/32" = 1'-0" Sheet Ref

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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	15
Title	Existing Rear Elevation	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

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Title	Proposed Rear Elevation	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	17
Title	Existing Right Elevation	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

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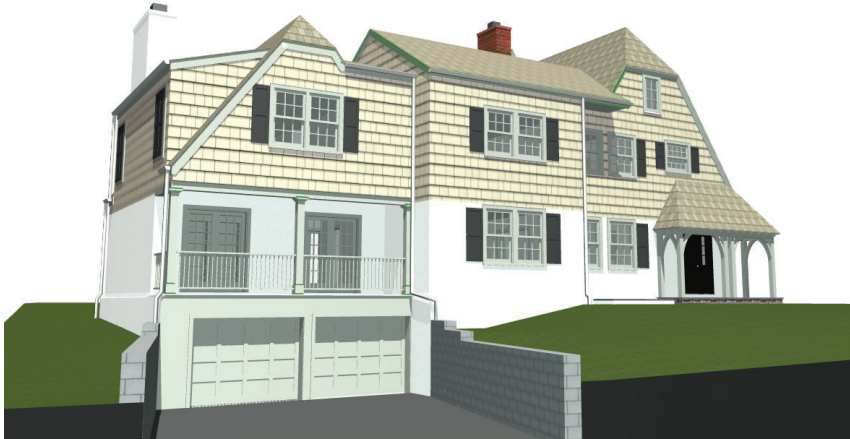
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Title	Proposed Right Elevation	Date 12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref

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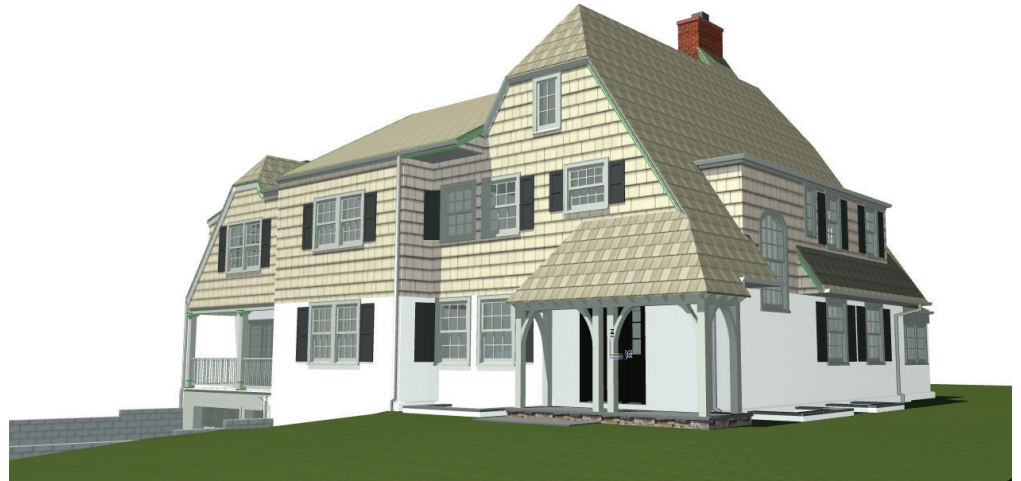
Northeast Perspective - Existing



Northwest Perspective - Existing



Northeast Perspective - Proposed



Northwest Perspective - Proposed

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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	21
Title	Perspectives	Date 12/18/2020
Scale	Sheet Ref	

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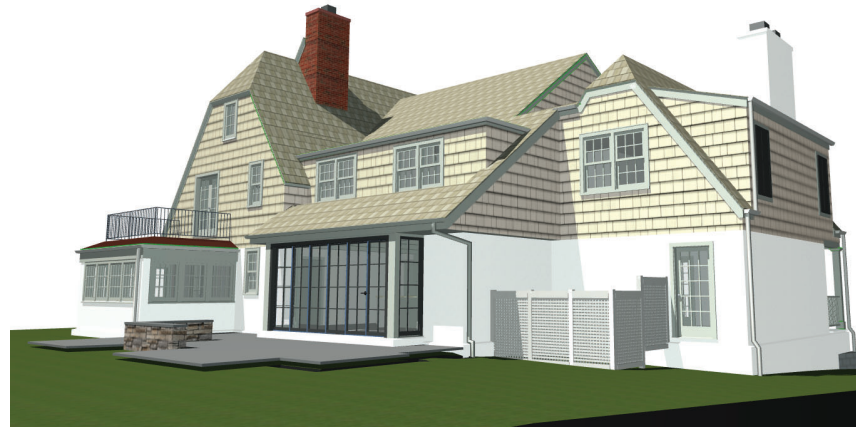
Southwest Perspective - Existing



Southeast Perspective - Existing



Southwest Perspective - Proposed



Southeast Perspective - Proposed

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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815	22
Title	Perspectives	Date 12/18/2020
Scale	Sheet Ref	



View of Front Door



View of Rear Patio

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 By Michael Kyne at 11:28 am, Feb 09, 2021



View of Side from Cedar Parkway

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View of Rear Entry

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Title	Existing Photos		Date	12/10/2020
Scale	1:15.2727	Sheet Ref		



View of Front from Hesketh Street



View of Front from Hesketh & Cedar Parkway Intersection



View of Rear from Cedar Parkway

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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815		20	
Title	Existing Photos		Date	12/10/2020
Scale	1:15.2727	Sheet Ref		

Donoghue Hacker Residence
30 Hesketh Street
Chevy Chase MD 20815

REVIEWED
By Michael Kyne at 11:30 am, Feb 09, 2021

December 10, 2020

PRELIMINARY SPECIFICATIONS

DESCRIPTION: Addition and renovation to existing two- story house with attic and basement:

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First Floor: Ceiling height:8'-2"
Foyer, Hallway, Living Room, Basement Stair, Kitchen, Bar, Dining Room & Family Room

Second Floor: Ceiling height: 8'-11-1/2"
Storage, Bath 3 & Laundry

Basement: Ceiling height: 8'-0"
Stair Hallway & Mechanical Room

Outdoor Space: Minimal repair work to existing paved patio due to damage created by rear addition construction.

UTILITIES AND SITE WORK

1. Landscaping:
 - a. All planting and final grading by owner.
 - b. Landscape plan TBD.
2. Utilities: General Contractor to coordinate and provide connection to existing utilities, to remain.
3. Electric:
 - a. Contractor to verify existing electrical panel and advise if replacement is required.
 - b. Provide and install outlets and switches, per code – dimmers throughout.
 - c. Provide \$6,000 decorative light fixture allowance.
 - d. Provide lamps and bulbs for all fixtures, per manufacturers' specifications.
 - e. Home security system, intercom and audio/visual system by Owner.
 - f. Provide telephone, cable, & CAT6 wiring at locations shown on plans.
 - g. Provide recessed lights and wall washers as shown, white trim & baffle. Provide allowance.
 - h. *Hafele Loox 2037* LED under cabinet strip lighting, utilitarian lighting and exhaust fans not included in above allowance.
4. Plumbing:
 - a. See individual rooms.
 - b. Provide supply pipes for indoors to match existing (above ground), and PVC supply pipes for under slab and underground; PVC waste pipes with cast iron stand pipes.
5. HVAC:
 - a. Extend existing systems, to remain, into renovated spaces. Provide allowance.
 - b. Hard metal duct shall be used; maximum of 4' length of flexible duct permitted.
 - c. Provide electric air filters/ unit.
 - d. All ceiling and wall registers to be by *Reggio Register*, painted aluminum with scroll design. All floor registers in hardwood floors to be matching wood and flush with floor. All floor registers in stone or tile floors to be by *Architectural Grille*.

THOMSON & COOKE ARCHITECTS

GENERAL

1. Exterior Walls: 2 x 6 stud walls 16" O.C. *Icynene* spray foam insulation to R-21 thickness or to meet performance method requirements of local jurisdiction and 1/2" plywood with *Block-It* house wrap. Exterior to be ptd. stucco or ptd shingle siding to match existing. Interior to be drywall. R-13 batt insulation at all Bathrooms, Laundry Room and Mechanical Room walls, all bedroom walls and floors for sound insulation. Note: Pilasters and trim details per elevations.
2. Foundation: 12" concrete walls with painted stucco to match existing above grade. Conditioned crawlspace.
3. Roof: Framing per structural with 5/8" plywood sheathing. Provide *Icynene* spray foam insulation to R-49 thickness. **See roof plan for augmented roof lines and Bid Summary Sheet for roofing options.**
4. Windows and Exterior Doors: New windows & doors to be *Loewen or equal* painted wood SDL w/ 3/4" grill, insulated glass, white jamb liners and screens with oil rubbed bronze hardware.
5. Exterior Trim: Ptd siding to match existing.
6. Interior Trim: Provide allowance on entire trim package as shown on plans. Match exist trim. Note: All painted interior trim, baseboard, crown, etc. to be clear poplar with no finger joints. Decorative beams where noted to be stain-grade solid wood or salvaged wood - provide allowance.

Note: See individual room descriptions for additional trim details.

7. Interior Doors: All new doors panels to be solid core finish and match existing. Door hardware to match existing, \$150 allowance per door.
8. Cabinet Hardware: Provide \$5,000 allowance for all cabinet hardware.
9. Stairs: New stained treads and painted risers to match existing. New continuous wall-mounted wood rails.
10. Gutters & Downspouts: Copper half round gutters and full round downspouts. Run all downspouts to cast iron sleeves connected to underground drain pipes.
11. Terrace(s): Repair and match existing.
12. Exterior Walks: Landscape plan TBD.
13. Painting: Low VOC spec. *Benjamin Moore* throughout.
14. Hardwood Floors: Match existing flooring- (3) coats oil based polyurethane, satin finish. Provide flooring no less than 4'-0" in length.
15. Allowances:
 - a. General:
 1. Contract sum shall include all allowances.
 2. Amount of allowances includes the following:
 - i. Cost of product to contractor, less any trade discounts.
 - ii. Delivery to site.
 - iii. Applicable taxes.
 3. In addition to amount of each allowance, contract sum shall include Contractor's costs for the following:
 - i. Labor for installation and finishing.
 - ii. Handling at site.
 - iii. Other expenses to complete installation.
 - iv. Contractor's and Subcontractor's overhead and profit.

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By Michael Kyne at 11:31 am, Feb 09, 2021