

23

Faskh Street, New York  
HPA Case # 5013-12 (NYA)  
County of New York, N.Y.

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

<b>Address:</b>	23 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	10/10/12
<b>Resource:</b>	<b>Contributing Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	10/3/12
<b>Applicant:</b>	John and Susie Lively (Neal Thomson, Architect)	<b>Public Notice:</b>	9/26/12
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-12W	<b>Staff:</b>	Josh Silver

**PROPOSAL:** Rear addition

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with one condition** this HAWP application:

1. *Demolition of the existing 1 story rear yard garage is **not** approved.*

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Craftsman  
**DATE:** 1892-1916

**PROPOSAL**

The applicants are proposing to construct a 2 story addition with full walkout basement at the rear of the existing structure.

The proposed material treatments for the addition consist of a slate roof to match the existing, painted wooden shingles and stucco cladding, 12/12, simulated-divided light (SDL), double-hung, wooden windows and wooden doors (no cladding, with permanently bonded interior/exterior muntins). A stained wooden deck and stairs is proposed at the rear of the addition.

The proposed work also includes demolition of an existing (historic), 1 story garage located behind the main house in the rear yard of the subject property.

**APPLICABLE GUIDELINES**

When reviewing alterations 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

## ***Chevy Chase Village Historic District Master Plan***

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.

The *Guidelines* state three basic policies that should be adhered to, including:

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.

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 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:

**Doors** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

**Exterior trim** (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

**Gutters** are not currently subject to review and should not be reviewed.

**Lot coverage** should be subject to strict scrutiny, in view of critical importance of preserving the Village’s open park-like character.

**Major additions** should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.

**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. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in-kind, and the reviewing agency should be open to considerations of these alternative solutions.

**Second or third story additions or expansions** which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village.

**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.

### **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 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.)

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

- #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.
- #10 New additions and adjacent or related new construction will 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**

**Addition**

Staff finds that consistent with Chevy Chase Village Historic District Guidelines, the proposed construction of a 2 story rear addition, wooden deck and material treatments, as being consistent with the *Guidelines* identified above. Staff recommends that HPC approve with the condition on Circle 1 the construction of a rear addition, associated materials and wooden deck.

**Garage**

The applicants contend they would like to demolish the garage to create a sufficient backyard for a children's play space, and to minimize rain water runoff and alleviate existing backyard drainage issues. The applicants have not identified any preexisting backyard drainage issues to staff since receipt of the HAWP application.

Staff recommends that the existing 1 story rear yard garage be preserved. The subject garage remains relatively intact; the only obvious alteration is a non-historic overhead door on the front elevation. Based on remaining physical evidence the door was likely installed within the original door opening. The primary construction material is stucco similar to that on the main house. The side elevations include either original or older 2/2, double-hung, wooden windows. The subject garage is identified on the 1927 Sanborn Fire Insurance Map in its current location. Despite the garage remaining largely intact, there is evidence of deterioration, specifically at the roof eaves, soffits and rake boards, which are rotted in certain areas and would require replacement.

The *Chevy Chase Village Guidelines* outline five additional policies that the HPC should be adhered to when considering a HAWP application in Chevy Chase Village Historic District [Page 14]. The applicable *Guidelines* in this case include # 4 and 5.

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 the property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to the rear of the properties should be approved as a matter of course.*

The subject garage is located behind the house and not readily visible from the public right-of-way. If visible, it would only be a small part of the rear/left side elevation of the garage when viewed obliquely from the left side standing at the public right-of-way and without the benefit of existing vegetation at the property that obscures its visibility.

Staff finds that the demolition of the existing 1 story garage is not in keeping with the Standard #9. The proposed demolition would destroy an intact original historic feature of the property, its associated historic materials and the spatial relationship with the main house. Staff recommends that the HPC deny the applicants proposal to demolish the garage.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with the condition specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal 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;

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 [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: NEAL@THOMSONCOOKE.com Contact Person: NEAL THOMSON  
 Daytime Phone No.: 202-747-4823  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: JOHN & SISIE LIVING Daytime Phone No.: 240-393-8092  
 Address: 23 HESROTH ST. CHAM CHASE MD 20815  
Street Number City State Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 23 Street: HESROTH ST.  
 Town/City: CHAM CHASE Nearest Cross Street: MAGNOLIA PARKWAY  
 Lot: 5 Block: 29 Subdivision: SECTION NO. 2, CHAM CHASE VILLAGE  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable.

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 300,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION**

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

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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

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

Signature of owner or authorized agent

9/13/12

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 611641 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:

EXISTING 2 STORY STUCCO AND WOOD PORCH  
HOUSE w/ OPEN SIDE PORCH AND SHED DRIVE.  
HOUSE SITS BACK OF FRONT OF LOT APPROX. 40'.  
STUCCO FIRST FLOOR w/ SHINGLE SECOND FLOOR  
W/ LARGE OVERHANGS w/ BRICK FIREPLACE.

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

PROPOSED SIDE ADDITION w/ NO IMPACT on FRONT  
ELEVATION/ SIDE PORCH. NEW ADDITION SHALL MAINTAIN  
SCALE & MATERIALS of THE ORIGINAL HOUSE, MAINTAINING  
STUCCO & SHINGLE TO MATCH EXISTING. SMALLER  
OVERHANG & SUPPORT DETAILS TO SPEAK TO ORIGINAL  
HOUSE DETAILING.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.



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

**Owner's mailing address**

JOHN & SISIE LINDA  
 23 HESKETH STREET  
 CHEVA CHASE, MD 20815

**Owner's Agent's mailing address**

NEAL THOMPSON  
 THOMSON + COOKE ARCHITECTS  
 5232 CHEVA CHASE PARKWAY NW  
 WASHINGTON, DC 20015

**Adjacent and confronting Property Owners mailing addresses**

**TO THE RIGHT:**

ROSS WEINER & MELISSA OWEN  
 21 HESKETH STREET  
 CHEVA CHASE MD 20815

**TO THE LEFT:**

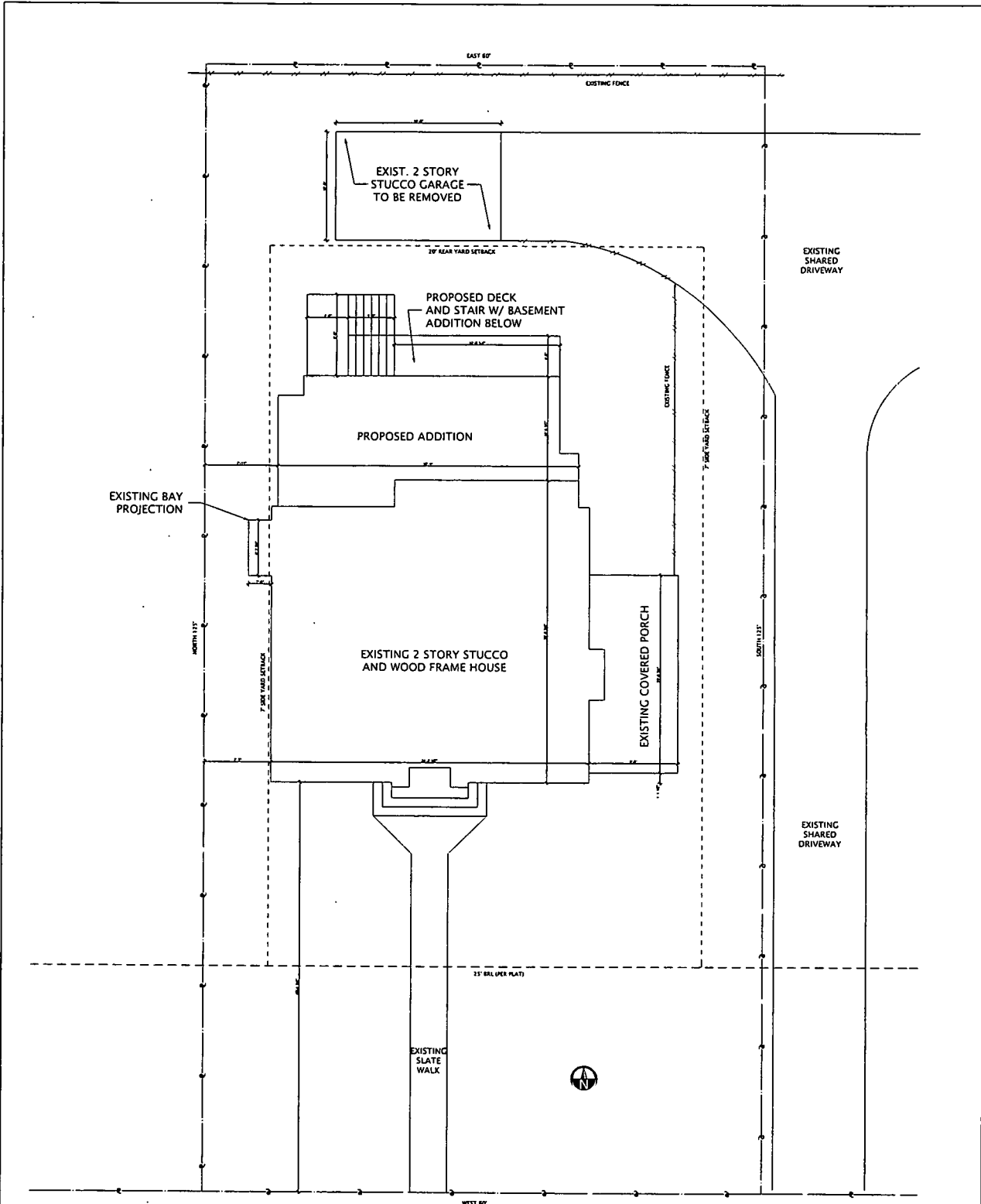
PAUL & LAURA BERMAN  
 25 HESKETH STREET  
 CHEVA CHASE, MD 20815

**ACROSS THE STREET:**

WILLIAM AND MARY WALSH  
 24 HESKETH STREET  
 CHEVA CHASE, MD 20815

**BEHIND HOUSE:**

GREGORY & ELIZABETH INGRAM  
 28 WEST IRVING STREET  
 CHEVA CHASE, MD 20815



**1 Proposed Site Plan**  
 3/32" = 1'-0"

HESKETH STREET  
 (60' R/W PER PLAT)

SK-2	Proposed Site Plan	<b>Lively Residence</b> 23 Hesketh Street Chevy Chase, MD 20815  NOT FOR CONSTRUCTION September 10, 2012	<b>THOMSON+COOKE Architects</b>  5232 Chevy Chase Parkway NW Washington, DC 20015 202.747.4823 www.thomsoncooke.com
	Proposed Site Plan		

10

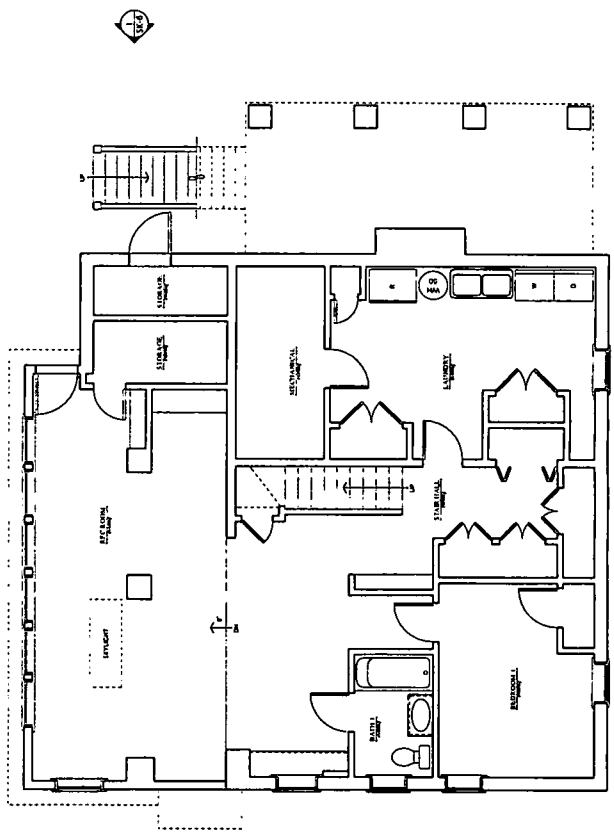


SK-2

Exist. Basement  
Plan

Lively Residence  
23 Heckerh Street  
Chevy Chase, MD 20815  
NOT FOR CONSTRUCTION  
September 19, 2012

THOMSON+COOKE Architects  
5212 Chevy Chase Parkway NW  
Washington, DC 20015  
202.747.4823  
www.thomsoncooke.com

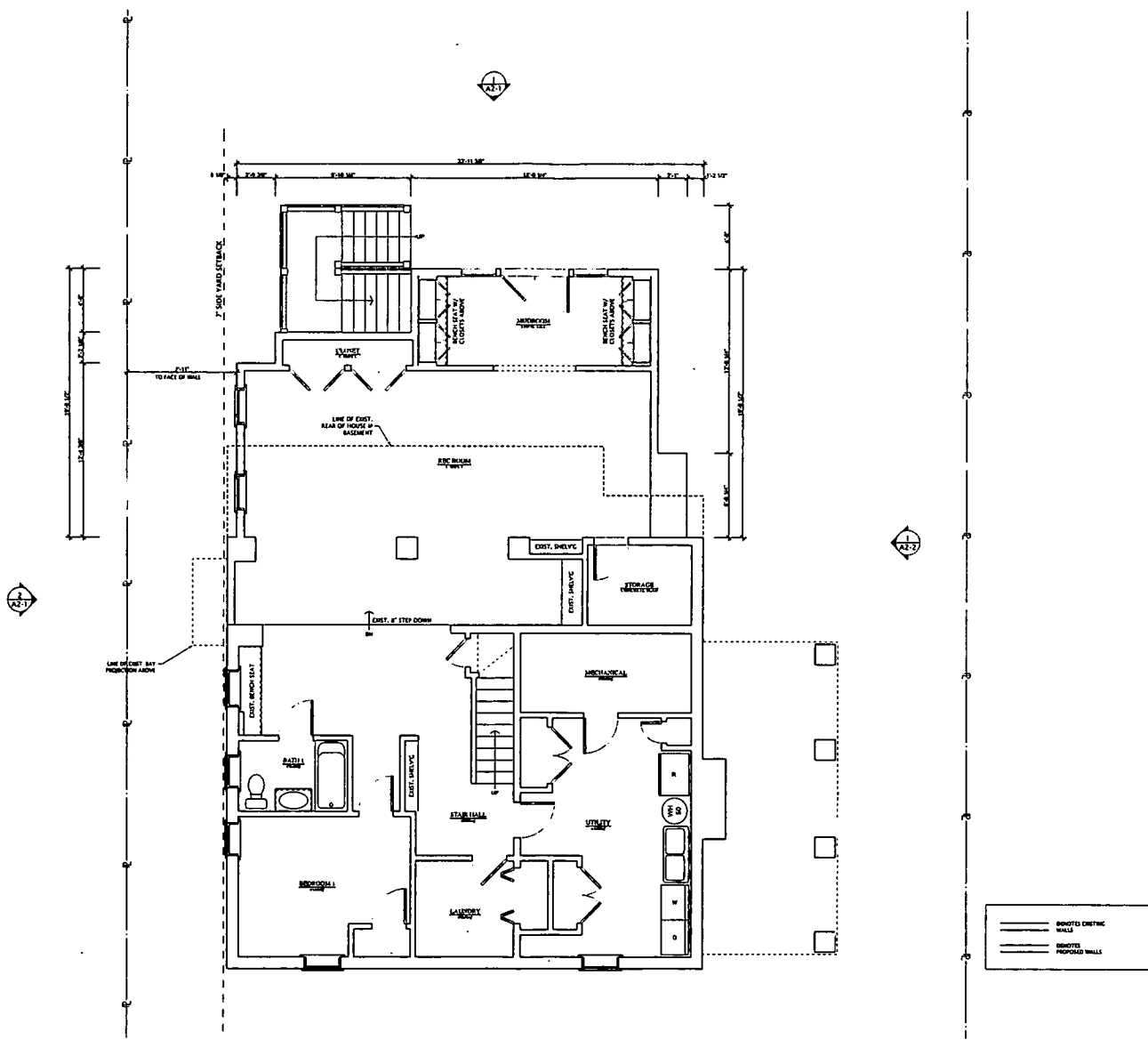


1 Existing Basement Plan  
1/8" = 1'-0"

13

# 1 Proposed Basement Plan

1/8" = 1'-0"



THOMSON+COOKE Architects

5232 Chevy Chase Parkway NW  
Washington, DC 20015  
202.747.4823  
www.thomsoncooke.com

Lively Residence

23 Hesketh Street  
Chevy Chase, MD 20815

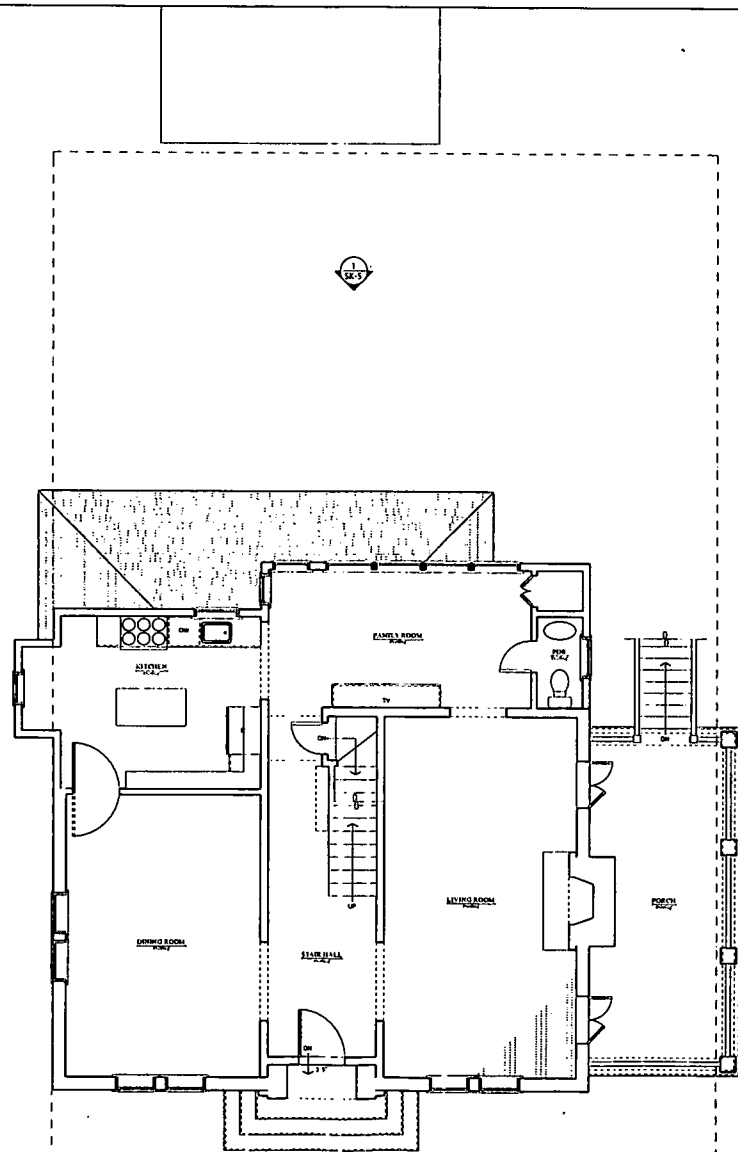
NOT FOR CONSTRUCTION  
September 10, 2012

Proposed  
Basement Plan


SK-3

14

**1** Existing First Floor Plan  
1/8" = 1'-0"



**THOMSON+COOKE Architects**

5232 Chevy Chase Parkway NW  
Washington, DC 20015  
202.742.4623  
www.thomsoncooke.com

**Lively Residence**

23 Hesketh Street  
Cherry Chase, MD 20815

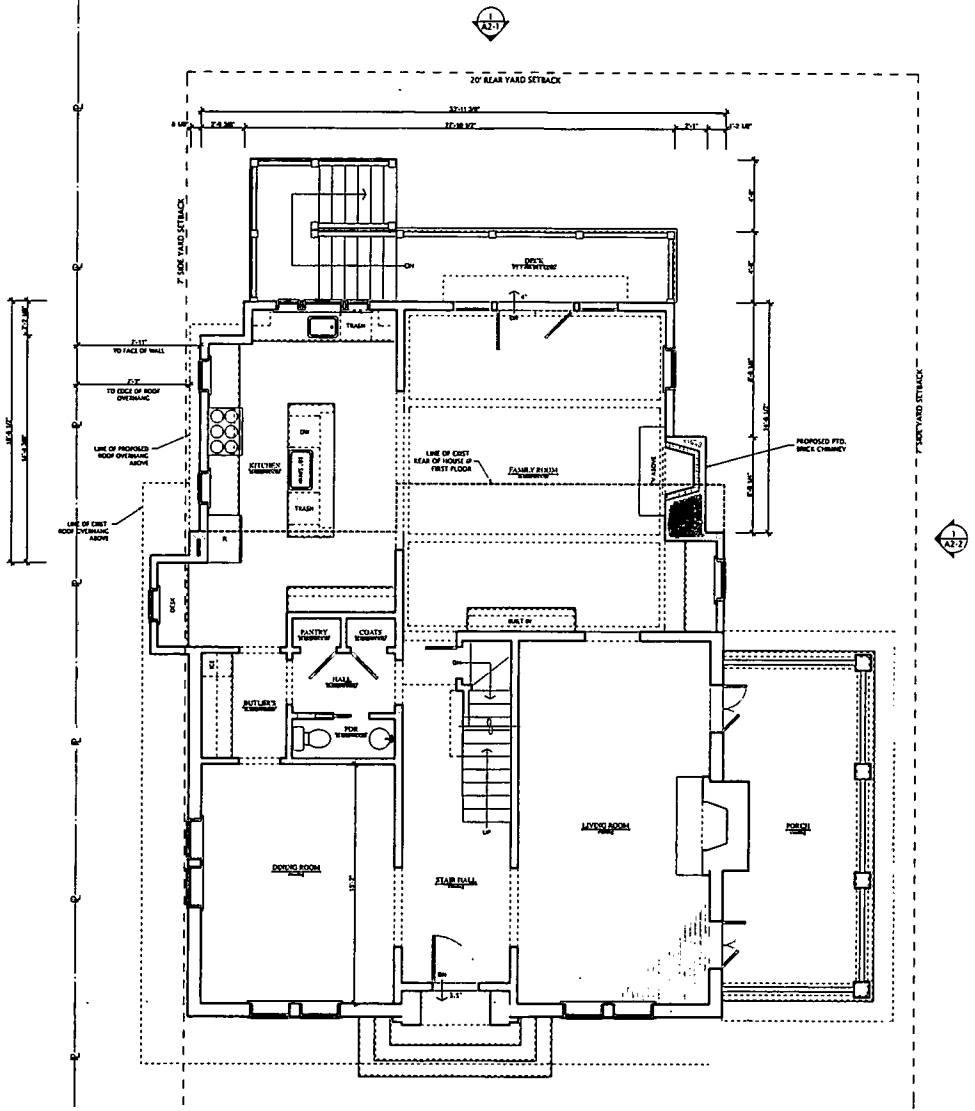
**NOT FOR CONSTRUCTION**  
September 10, 2012

Exist. First Floor  
Plan


**SK-3**

15

**1** Proposed First Floor Plan  
1/8" = 1'-0"



===== EXISTING WALLS  
 - - - - - PROPOSED WALLS

THOMSON+COOKE Architects

5332 Chevy Chase Parkway NW  
Washington, DC 20015  
202.747.4823  
www.thomsoncooke.com

Lively Residence

23 Hasketh Street  
Chevy Chase, MD 20815

NOT FOR CONSTRUCTION  
September 10, 2012

Proposed First Floor Plan


SK-4





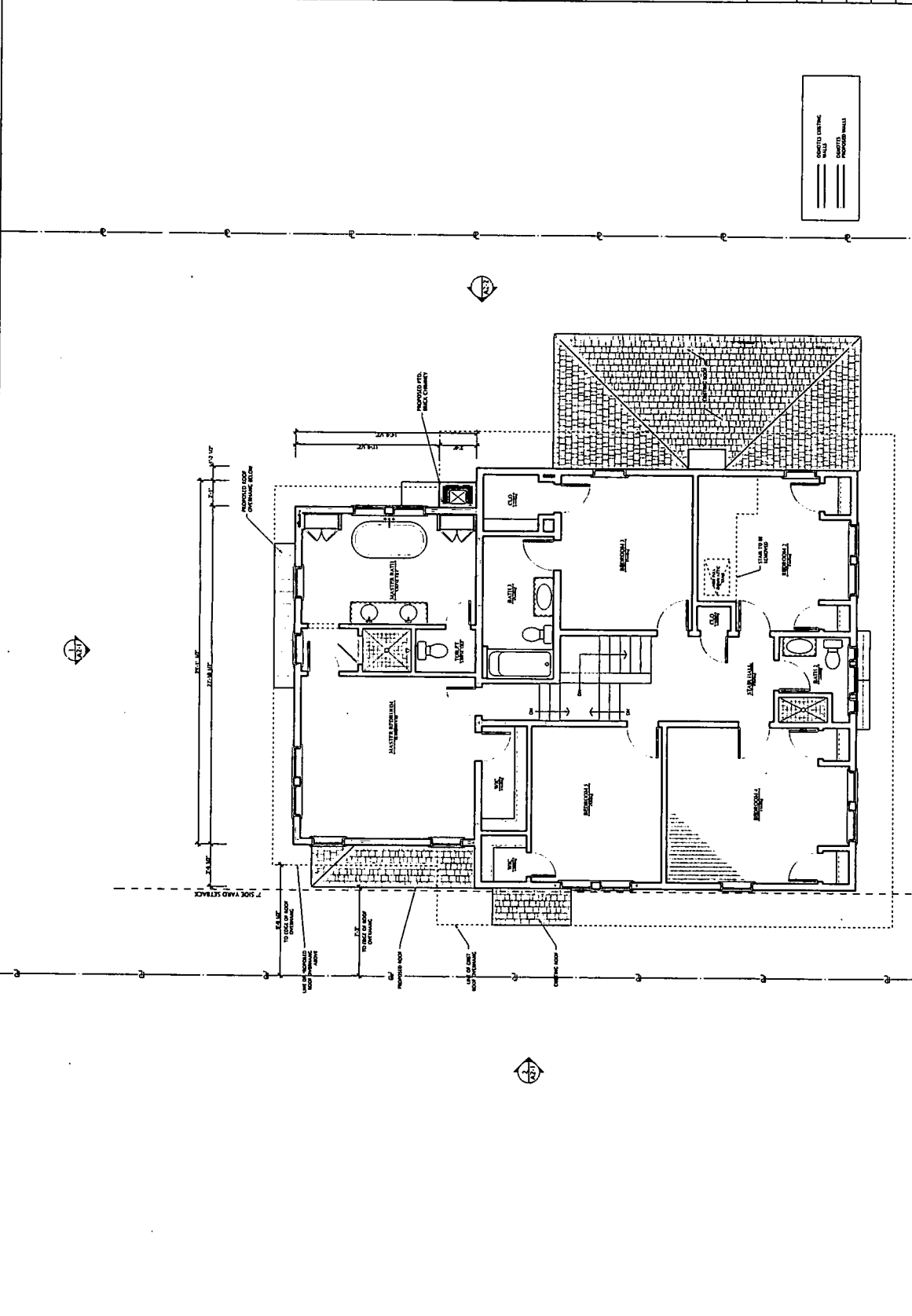
SK-5

Proposed Second Floor Plan

Lively Residence  
23 Hestath Street  
Chevy Chase, MD 20815  
NOT FOR CONSTRUCTION  
September 10, 2012

THOMSON+COOKE Architects  
5232 Chevy Chase Parkway NW  
Washington, DC 20015  
202.747.4823  
www.thomsoncooke.com

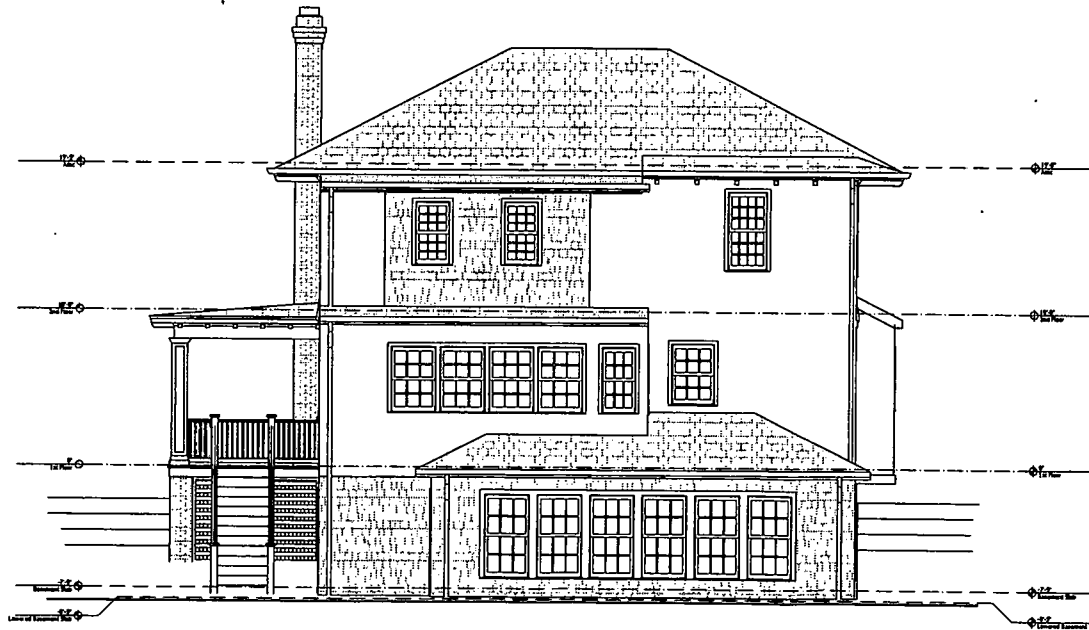
WALLS	EXISTING
WALLS	PROPOSED
DOORS	EXISTING
DOORS	PROPOSED



1 Proposed Second Floor Plan  
1/8" = 1'-0"

17

18



**1** Existing Rear Elevation  
1/8" = 1'-0"

THOMSON+COOKE Architects

5332 Chevy Chase Parkway NW  
Washington, DC 20015  
202.747.4823  
www.thomsoncooke.com

Lively Residence

23 Hezekiah Street  
Chevy Chase, MD 20815

NOT FOR CONSTRUCTION  
September 19, 2012

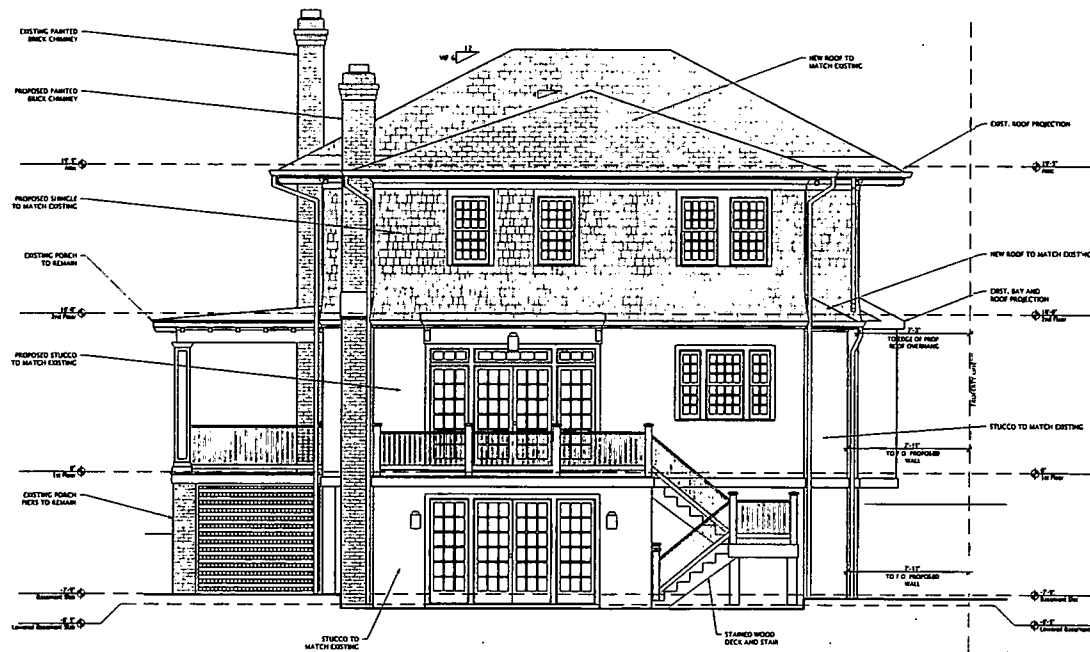
Exist. Rear  
Elevation

SK-5

61

# 1 Proposed Rear Elevation

1/8" = 1'-0"



THOMSON+COOKE Architects

5232 Chevy Chase Parkway NW  
Washington, DC 20015  
202.747.8823  
www.thomsoncooke.com

Lively Residence

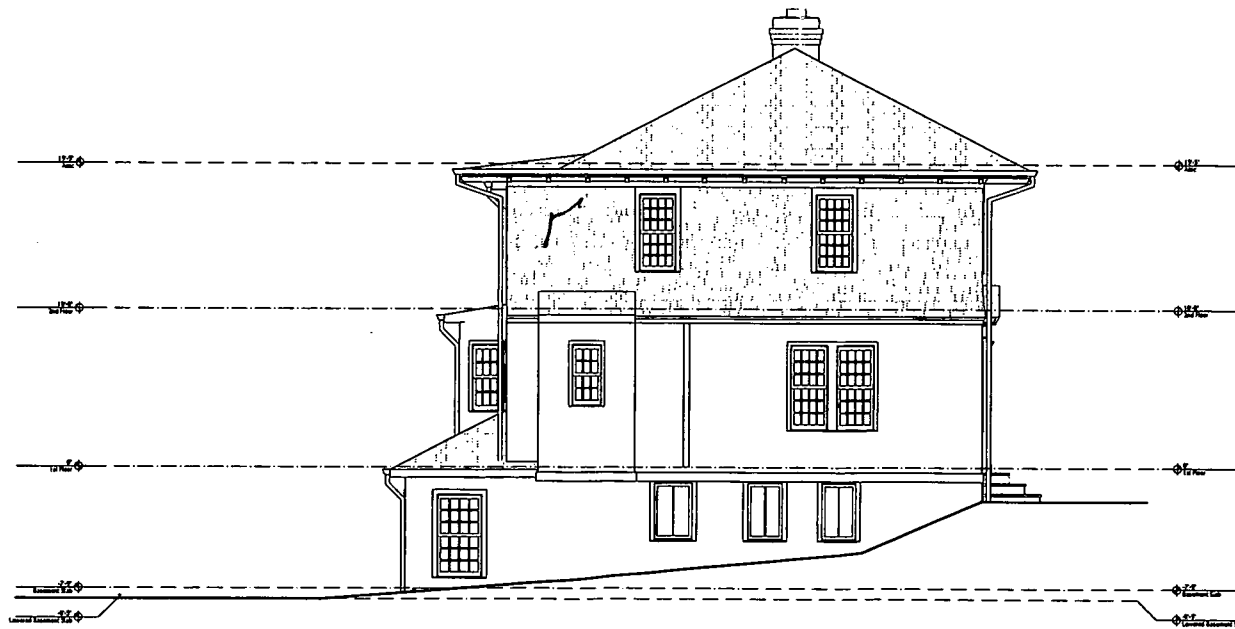
23 Hesketh Street  
Chevy Chase, MD 20815

NOT FOR CONSTRUCTION  
September 10, 2012

Proposed Rear  
Elevation


SK-7

20



**1** Existing Left Elevation  
 1/8" = 1'-0"

**THOMSON+COOKE Architects**

6512 Chevy Chase Parkway NW  
 Washington, DC 20015  
 202.527.4823  
 www.thomsoncooke.com

**Lively Residence**

31 Hokebath Street  
 Chevy Chase, MD 20815

NOT FOR CONSTRUCTION  
 September, 10, 2012

Exist. Left  
 Elevation

SK-7

21



**1** Proposed Left Elevation  
 1/8" = 1'-0"

THOMSON+COOKE Architects

5332 Chevy Chase Parkway NW  
 Washington, DC 20015  
 202.747.4823  
 www.thomsoncoke.com

Lively Residence

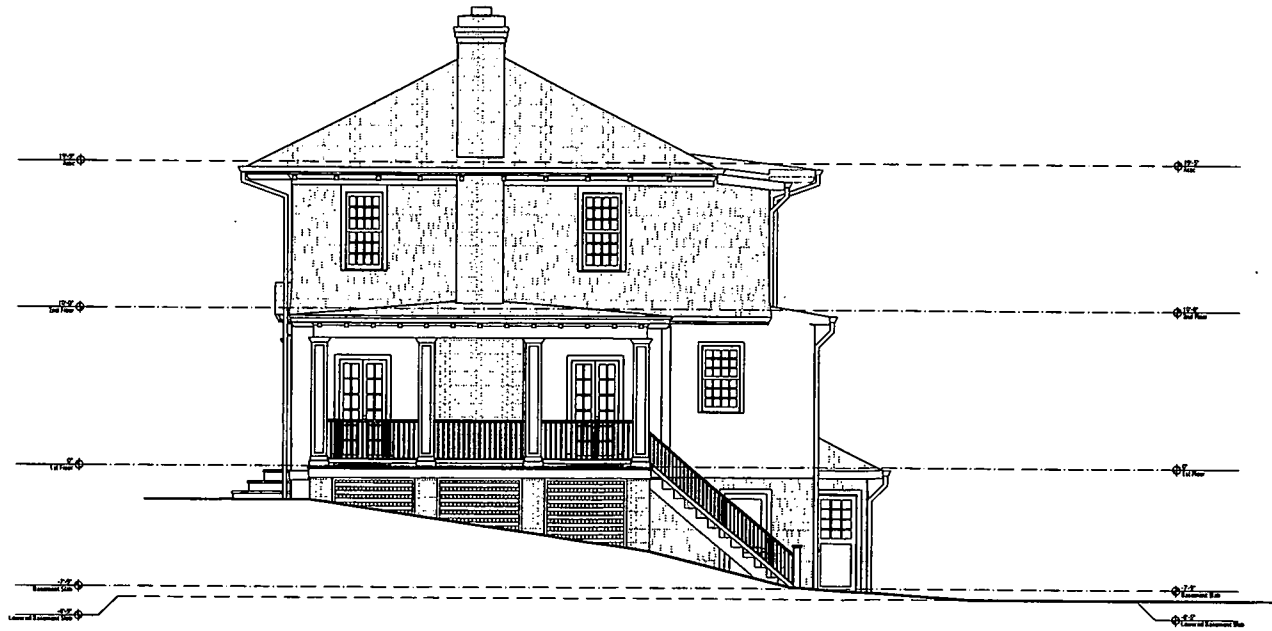
23 Hesketh Street  
 Chevy Chase, MD 20815

NOT FOR CONSTRUCTION  
 September 10, 2012

Proposed Left Elevation


SK-8

22



**1** Existing Right Elevation  
 1/8" = 1'-0"

**THOMSON+COOKE Architects**

5332 Cherry Chase Parkway NW  
 Washington, DC 20015  
 202-742-6633  
 www.thomsoncooke.com

**Lively Residence**

33 Heekish Street  
 Chevy Chase, MD 20815

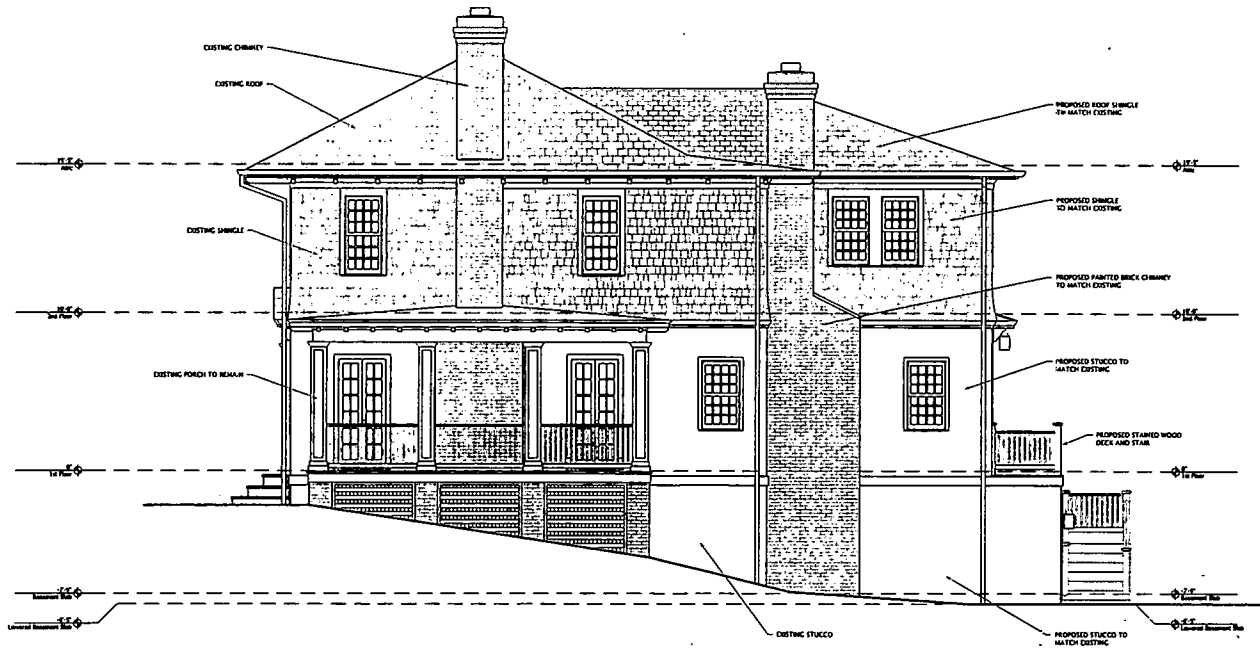
NOT FOR CONSTRUCTION  
 September 10, 2012

Exist. Right  
 Elevation


**SK-6**

23

**1** Proposed Right Elevation  
1/8" = 1'-0"



THOMSON+COOKE Architects

5232 Chevy Chase Parkway NW  
Washington, DC 20015  
202.747.4823  
www.thomsoncooke.com

Lively Residence

33 Hesketh Street  
Cherry Chase, MD 20815

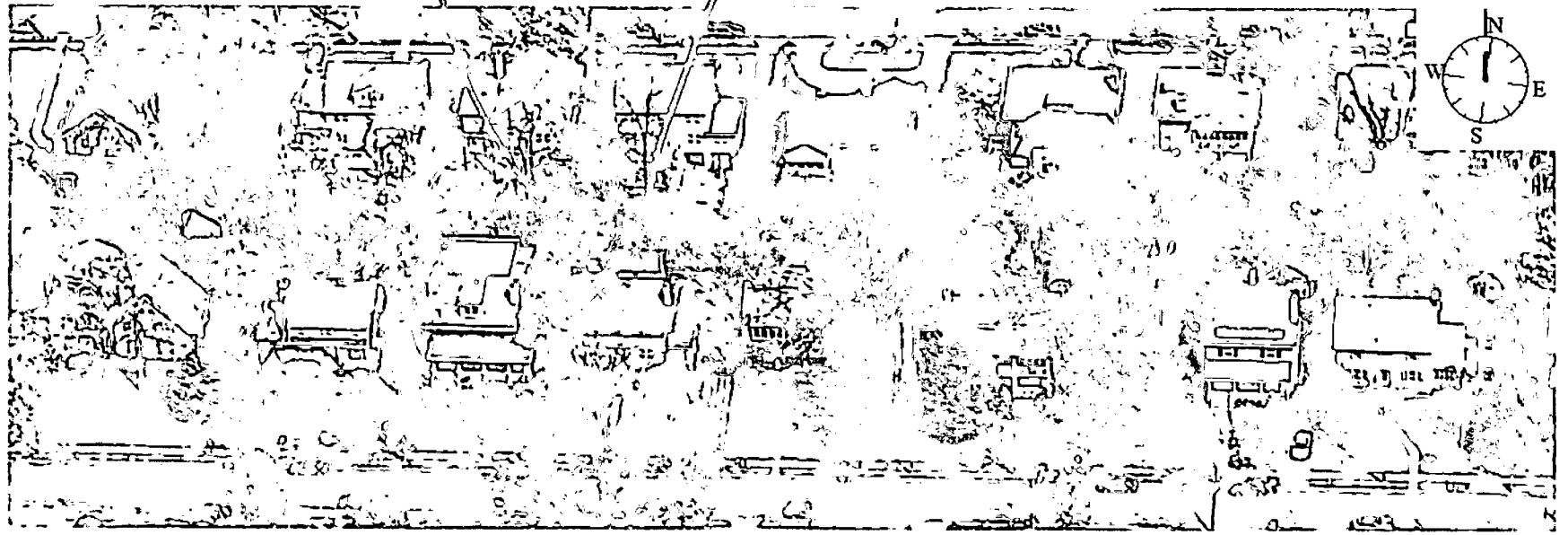
NOT FOR CONSTRUCTION  
September 10, 2012

Proposed Right  
Elevation


SK-9

23 HESKETH

GARAGE







*Existing Front Elevation*



*Existing Side Porch*



*Existing Side/ Rear Elevation*



*Existing Rear Elevation*



*Existing View from Public Right of Way*



*Garage from Driveway*



*Existing Conditions*



*Existing Conditions*







HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: MPAL@THOMSONCOOKE.COM Contact Person: NEAL THOMSON  
 Tax Account No.: \_\_\_\_\_ Daytime Phone No.: 202-747-4023  
 Name of Property Owner: JOHN & SISIE LIVELY Daytime Phone No.: 240-393-8092  
 Address: 23 HESKETH ST. CHAM CHASE MD 20815  
Street Number City State Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF PROPOSED WORK**

House Number: 23 Street: HESKETH ST.  
 Town/City: CHAM CHASE Nearest Cross Street: MAGNOLIA PARKWAY  
 Lot: 5 Block: 29 Subdivision: SECTION NO. 2, CHAM CHASE VILLAGE  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 300,400

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERNA/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.

[Signature] \_\_\_\_\_ Date: 9/13/12  
Signature of owner or authorized agent Date

Approved:  \_\_\_\_\_ for Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 12/17/12  
 Application/Permit No.: 611641 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: December 12, 2012

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #611641, rear addition and garage demolition

---

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 October 10, 2012 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: John and Susie Lively

Address: 23 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





new windows and doors, so that we have a record of what we are specifically approving. Manufactured products described in general terms could result in a wide variety of quality and detail with respect to what we generally want and expect in approving such components.

Case I-H: I would be interested to know our history on suggesting relocation of structures like garages in lieu of tearing them down or requiring they be maintained in their current location. There is a long history in preservation for relocating historic structures, and it may be helpful to our discussions if we have a sense of how the HPC has viewed garages as structures we have suggested be moved rather than torn down.

Thanks and let me know if you have any questions.

Bill

William Kirwan, AIA, LEED® AP  
Principal

M U S E   A R C H I T E C T S

7401 WISCONSIN AVE. SUITE 500  
BETHESDA, MD 20814  
T. 301.718.8118  
F. 301.718.8112

WWW.MUSEARCHITECTS.COM

On Oct 9, 2012, at 10:48 AM, Silver, Joshua wrote:

Bill,

Thanks for your comments.

Case I-D. I will request a full plan and elevation view(s), noting all materials and dimensions of the pergola. I have no reservations about the applicant's willingness to produce this for staff level approval. Please be prepared with a condition. Thanks.

Case I-H. Honestly, the Commission in recent years has been VERY open to demolition of existing historic or non-historic garages. Like my staff report, the typical setup is to state the facts, (historic or non-historic, integrity assessment, location [visibility], relationship with historic house, etc.). Then there are the Guidelines! The Guidelines do an superb job of opening the door (pretty-wide) if you ask me, for allowing CCV garages to be demolished and for that matter most alterations. In terms of garage/accessory structure relocation, none jump to mind. Anne, has been around here the longest, so maybe she can chime in on the Commission's history of suggesting structures like garages be relocated. I typically do not recommend to applicants the relocation of structures in circumstances like this. I asked for additional photos of the garage, and a written explanation (e-mail) listing reasons why the applicants requested demolition. Their explanation is referred to in the staff discussion section of my staff report (Page 4).

Josh

---

**From:** William Kirwan [<mailto:wkirwan@musearchitects.com>]

**Sent:** Tuesday, October 09, 2012 10:13 AM

**To:** Whipple, Scott; Silver, Joshua; Fothergill, Anne

**Subject:** Cases I-D, I-F, and I-H

My concerns for the cases:

Case I-D: Because the Pergola is a structure that will likely be visible from MacArthur Blvd., I believe we will need to see a drawing of it and not just a photo of a detail of another pergola. Without a full plan and elevation views noting all materials and sizes of the Pergola components we will have little to lean back on if we don't end up getting what we inferred from the photo. I am OK with this being reviewed at staff level, but I think the drawing is important to require for approval.

Case I-F: The existing house appears to have slate shingles. There may be asphalt shingles on the one story side addition. The side addition appears to be indicated as asphalt shingles on several drawings, while general notes on the elevations say they are matching existing roof materials. Given the level of historic "refurbishing" they are claiming in the application, I think the side addition should have slate shingles. I am less concerned about the rear addition and given that it will be minimally visible from the street, this could have asphalt shingles. I do think that we should be more critical that the window and door trim on the rear addition new and existing windows and doors be consistent with the trim on the main block of the house, and consistent with that they are proposing on the side addition (see trim at head of new french door/sidelights on the rear addition versus no trim shown for the jambs).

In lieu of requiring slate on the side addition due to the Village guidelines on roofing materials, I think at the very least we need to confirm their selection of asphalt shingle is of the types we approve (such as Certainteed Grand Manor), and not leave it open to a lower grade shingle. Synthetic slate should also be considered. I think we should always require material specs and cut sheets for new roof materials that are not historic as well as

Scott

**Scott Whipple**, Supervisor | Historic Preservation Section | Montgomery County Planning Department | M-NCPPC  
301-563-3404 | [scott.whipple@montgomeryplanning.org](mailto:scott.whipple@montgomeryplanning.org) | [www.montgomeryplanning.org/historic/](http://www.montgomeryplanning.org/historic/)

Join us on  [Facebook](#) | Follow us on  [Twitter](#)

**From:** Silver, Joshua  
**Sent:** Tuesday, October 09, 2012 12:15 PM  
**To:** William Kirwan  
**Cc:** Whipple, Scott  
**Subject:** RE: Cases I-D, I-F, and I-H

We evaluate each project on a case-by-case basis. We need to be very careful when trying to make an argument based on past precedents.

Simply put, staff's position is the best preservation outcome is to preserve an original (or earlier period) garage that is contemporaneous with the main house.

In addition, the Secretary of the Interior recommends that exterior alterations not destroy historic materials, features and spatial relationships that characterize the property. The proposed demolition would destroy original materials and the spatial relationship between the main house and garage.

Josh

**From:** William Kirwan [<mailto:wkirwan@musearchitects.com>]  
**Sent:** Tuesday, October 09, 2012 11:58 AM  
**To:** Silver, Joshua  
**Cc:** Whipple, Scott; Fothergill, Anne  
**Subject:** Re: Cases I-D, I-F, and I-H

Thanks. For I-H I am a little confused why you are recommending denial of the garage demolition based on what you are saying below. It seems that you think it could and maybe even should be a candidate for demolition. I guess this can wait until tomorrow night, but it would be helpful to hear clarification of the staff position. In asking for back up on relocations I was trying to find a middle ground for what I thought was a strong case we are making that it should not be demolished versus the applicant's desire to remove it. There are several historic garages on Hesketh that are perpendicular to the street that I thought might offer a contextual solution.

See you tomorrow,

Bill

William Kirwan, AIA, LEED® AP  
Principal

MUSE ARCHITECTS

7401 WISCONSIN AVE, SUITE 500  
BETHESDA, MD 20814  
T. 301.718.8118  
F. 301.718.8112

[WWW.MUSEARCHITECTS.COM](http://WWW.MUSEARCHITECTS.COM)

## Silver, Joshua

---

**From:** William Kirwan <wkirwan@musearchitects.com>  
**Sent:** Wednesday, October 10, 2012 11:13 AM  
**To:** Whipple, Scott  
**Cc:** Silver, Joshua  
**Subject:** Re: Cases I-D, I-F, and I-H

Thanks. I was just trying to understand what I perceived over email as not a strong conviction on denying demolition. I understand why and how you guys develop your positions, but with the applicants coming in to challenge the staff recommendation, it is helpful to understand how important or strong staff feels about that position in the greater context of the full application and issues.

For me it will be helpful to understand tonight from staff if an option such as relocation of the garage on the property is a better option than allowing demolition, or not any better. If we decide to support the staff recommendation it would be helpful to give them some other options such as relocation if we believe that could be supported. In other words are the only reasonable choices demo or not? Relocation may be excessively costly and not worth it for a outbuilding to a contributing resource - it will depend on the importance of the garage remaining on this site which is what I would turn to staff to help evaluate from a preservation perspective and whether that should trump other concerns. This is what I had asked originally for some feedback on from you guys tonight - in other words to just be prepared to have that discussion. We can do all of that at meeting and don't need to deliberate it now.

Thanks,

Bill

William Kirwan, AIA, LEED® AP  
Principal

MUSE ARCHITECTS

7401 WISCONSIN AVE, SUITE 500  
BETHESDA, MD 20814  
T. 301.718.8118  
F. 301.718.8112

WWW.MUSEARCHITECTS.COM

On Oct 9, 2012, at 12:36 PM, Whipple, Scott wrote:

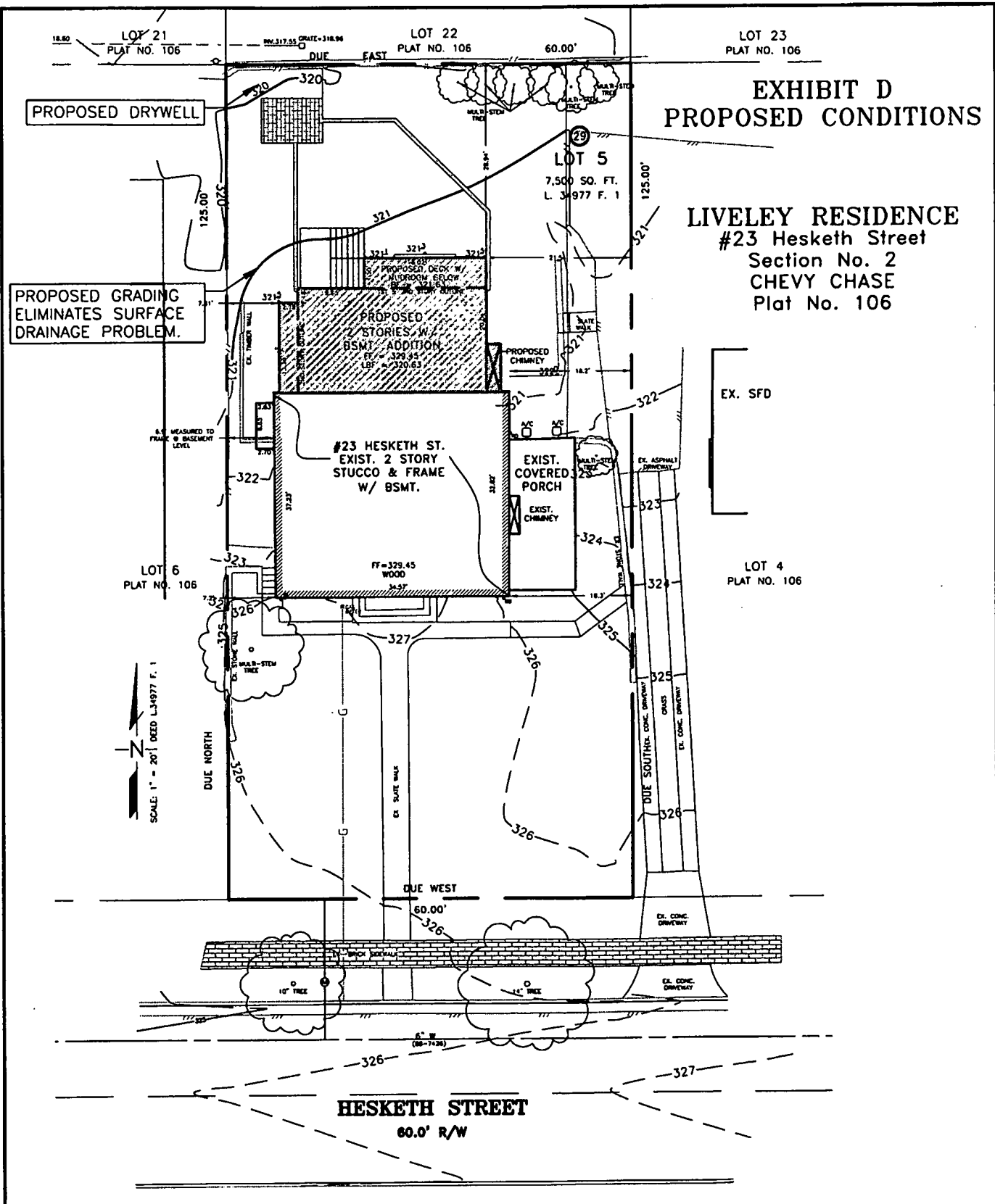
Bill – following up on Josh’s emails...

Staff is trying to lay out what we think the best preservation outcome is, based on SOI’s standards, the ordinance, guidelines, etc. Sometimes the review criteria allow wiggle-room and sometimes the best practical outcome is different from the best preservation outcome. In these cases, staff tries to outline both for the commission to help layout a path towards a defensible decision – whether it be a more “conservative” outcome or a more “liberal” outcome. To do this, staff reports sometimes need to include what could be considered conflicting information.

Hope this helps explain where Josh was coming from with this.

**EXHIBIT D  
PROPOSED CONDITIONS**

**LIVELEY RESIDENCE**  
#23 Hesketh Street  
Section No. 2  
CHEVY CHASE  
Plat No. 106



DRAWN BY: DVA  
DATE: OCT 8, 2012  
SCALE: 1" = 20'  
JOB NO.: 1239

REFERENCE

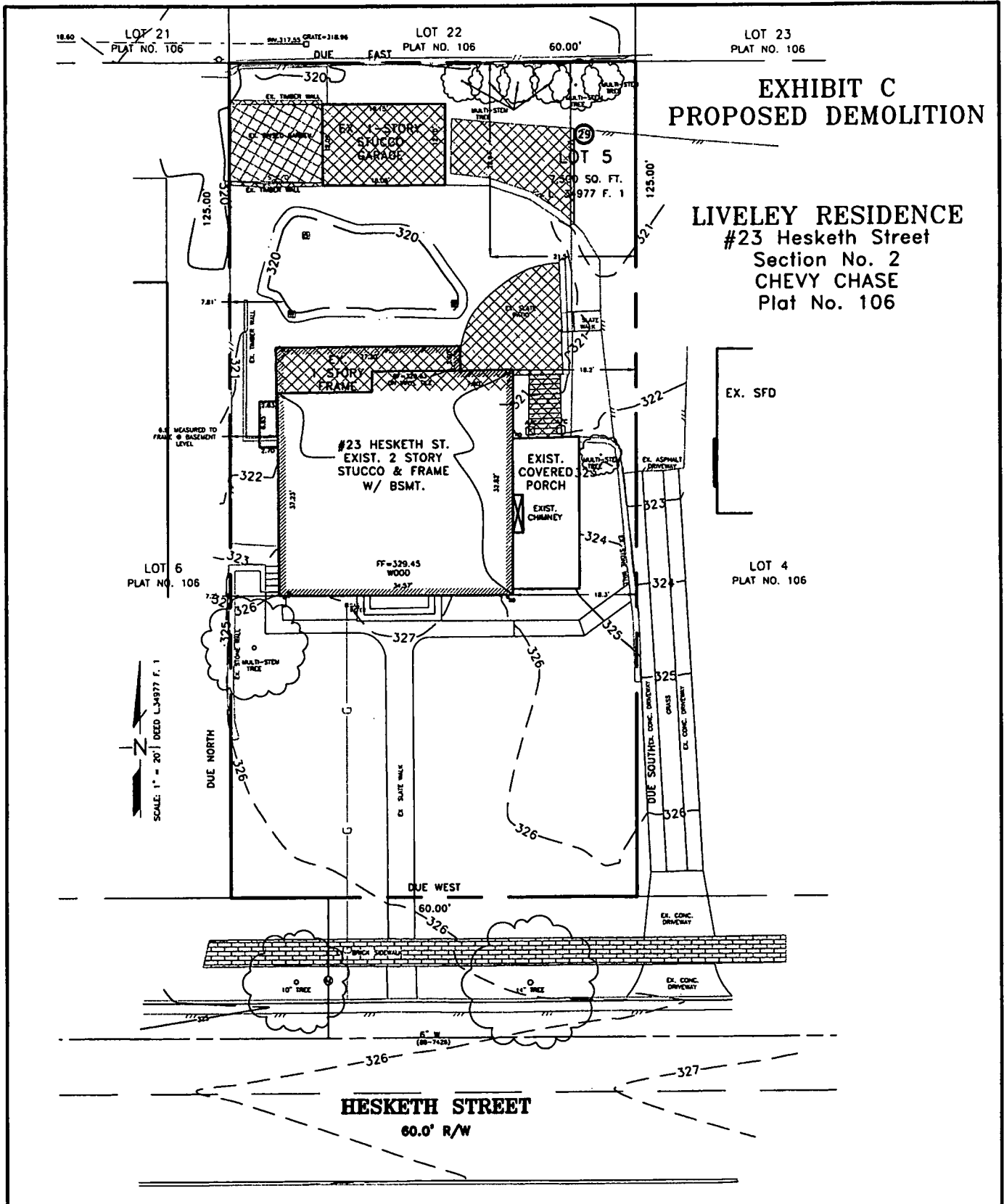


**LANDMARK ENGINEERING, INC.**  
6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881  
ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5884

CONSULTING ENGINEERS PLANNERS SURVEYORS

**EXHIBIT C  
PROPOSED DEMOLITION**

**LIVELEY RESIDENCE**  
#23 Hesketh Street  
Section No. 2  
CHEVY CHASE  
Plat No. 106



DRAWN BY: DVA  
DATE: OCT 8, 2012  
SCALE: 1" = 20'  
JOB NO.: 1239

REFERENCE



**LANDMARK ENGINEERING, INC.**

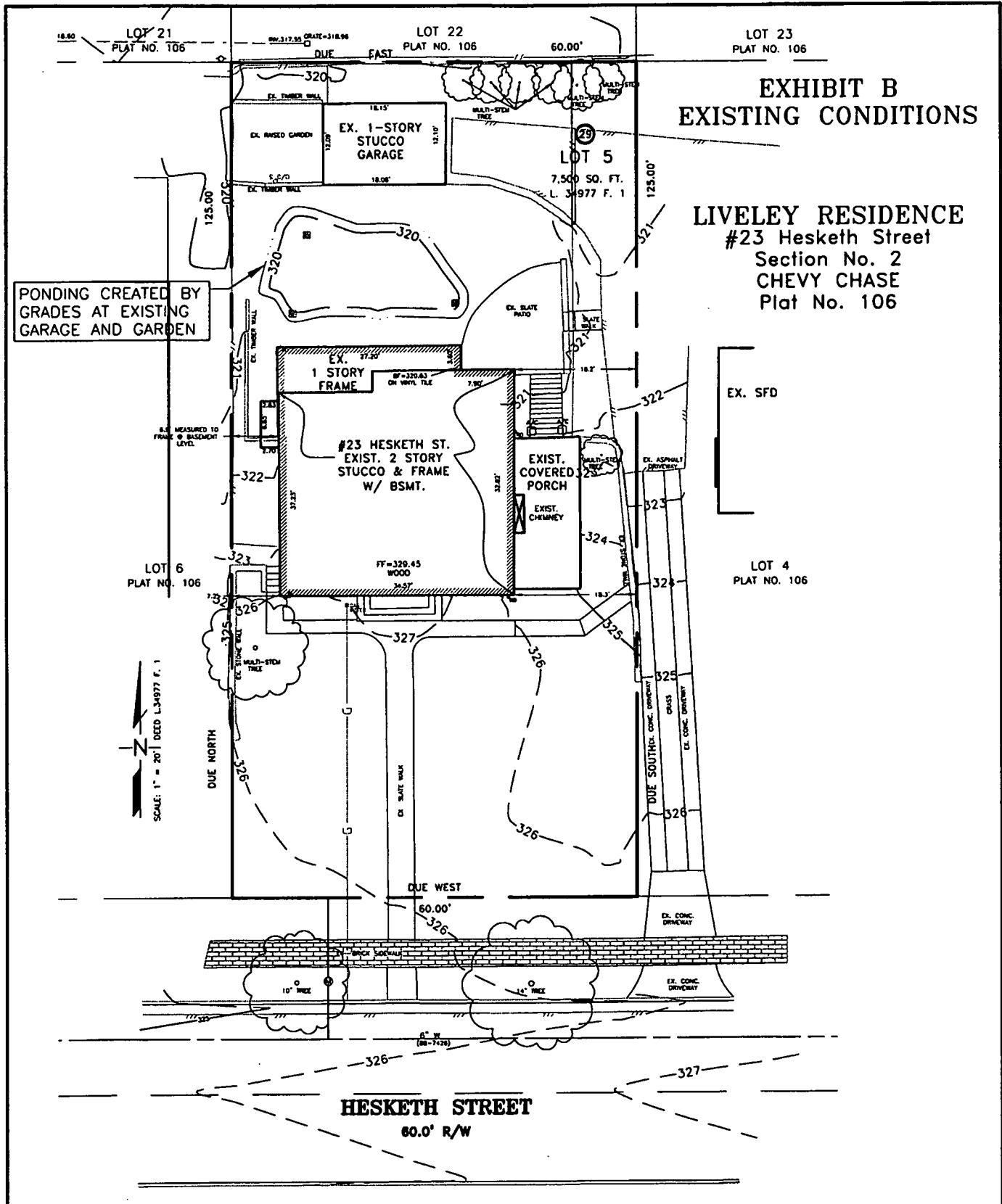
6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881  
ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5884

CONSULTING ENGINEERS PLANNERS SURVEYORS

**EXHIBIT B  
EXISTING CONDITIONS**

**LIVELEY RESIDENCE**  
#23 Hesketh Street  
Section No. 2  
CHEVY CHASE  
Plat No. 106

PONDING CREATED BY GRADES AT EXISTING GARAGE AND GARDEN



DRAWN BY: DVA  
DATE: OCT 8, 2012  
SCALE: 1" = 20'  
JOB NO.: 1239

REFERENCE

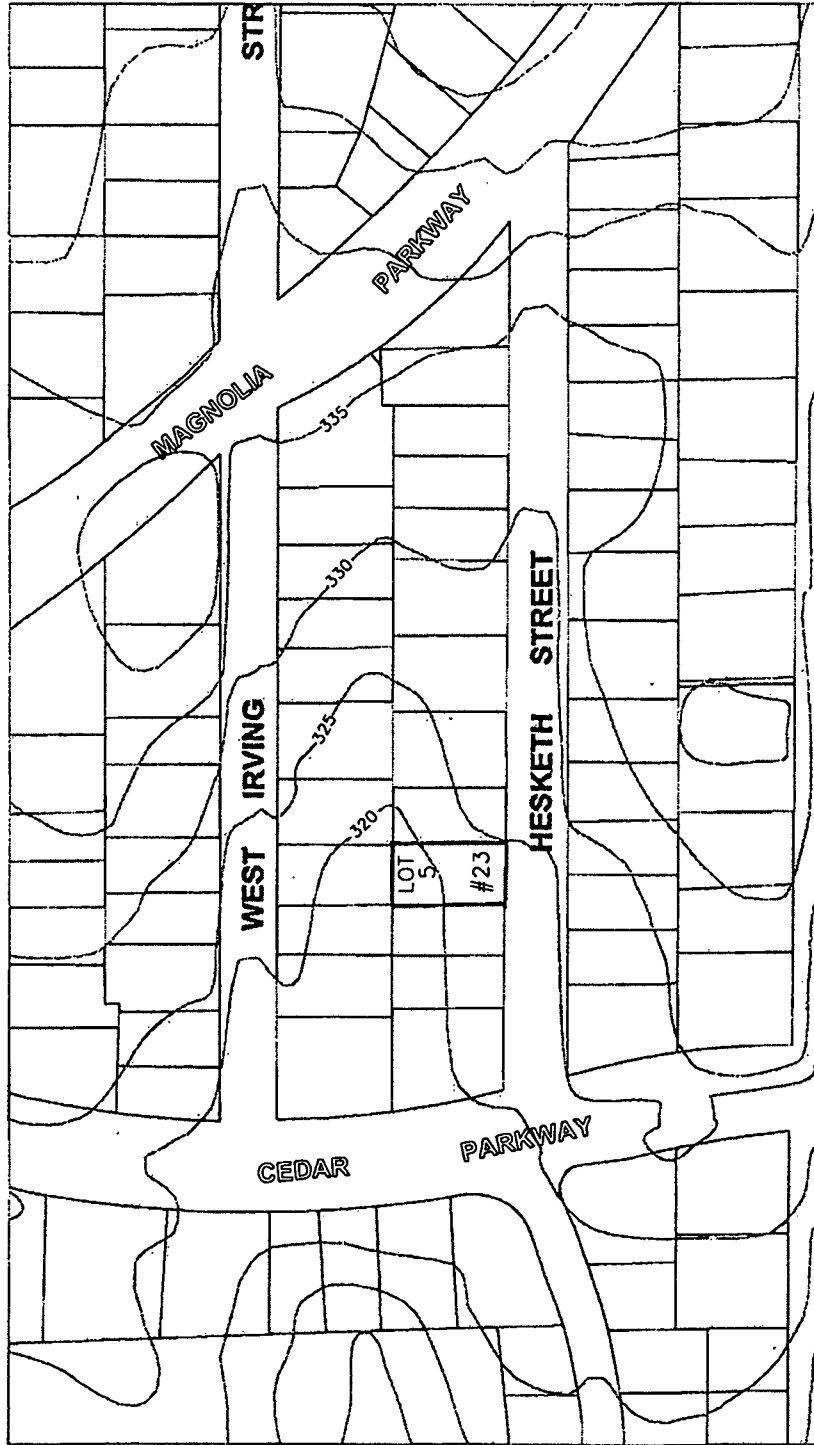


**LANDMARK ENGINEERING, INC.**  
6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881  
ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5884

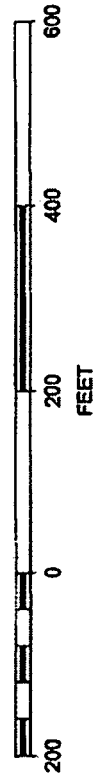
CONSULTING ENGINEERS PLANNERS SURVEYORS

# Chevy Chase, Section 2, Block 29 Drainage

EXHIBIT A



SCALE 1 : 2,400







# LANDMARK ENGINEERING, INC.

6110 Executive Boulevard, Suite 110  
Rockville, Maryland 20852

consulting engineers • planners • surveyors

(301) 230-5881  
Fax: (301) 230-5884  
E-mail: landmarkengr@aol.com

October 9, 2012

Mr. Neal Thomson, AIA  
Thomson + Cooke Architects  
5232 Chevy Chase Parkway  
Washington, DC 20015

Rc: Drainage Improvements  
23 Hesketh Street  
Chevy Chase, Maryland

Dear Mr. Thomson:

Our firm has been contracted by the owners of this property to provide the civil engineering and site planning required to support the proposed building addition plans for their home. In coordination with your office we have reviewed your addition plans and have incorporated them into our site plan. Part of our contract with the owners is to address the drainage patterns on the property. We also were made aware by the owners and your office of the current situation regarding the storm drainage particularly in the rear yard. We have prepared several exhibits to present this situation and our recommendations regarding improving the problem in the rear yard. Exhibit A shows the location of 23 Hesketh Street within the local neighborhood and has the topography obtained from the County's GIS records. The drainage pattern within this block shows that the lots fronting on the north side of Hesketh Street and the south side of West Irving Street predominantly drain to the rear of those lots and outfalls to the west toward Cedar Parkway.

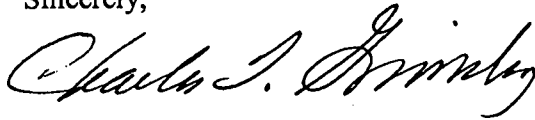
The current developed condition of the property is shown in Exhibit B, Existing Conditions. This lot with its two story house with a lower level basement slopes from Hesketh Street from Elevation 326 toward the rear of the property at approximately Elevation 320. In the rear yard there is an area between the house and garage that ponds water. Your plan, as we understand, is to demolish a small portion on the rear of the house to accommodate the new three level addition and also to remove the garage and part of the existing driveway serving that garage. This demolition is shown on Exhibit C, Proposed Demolition. This would allow the regrading of the rear of the lot to have a much better surface drainage slope between 3 – 4% as shown on Exhibit D, Proposed Conditions. Thus the demolition and regrading proposed eliminates the ponding area in the rear yard and also reduces the impervious cover of the garage and driveway, thus allowing much more green space in the rear yard.

Drainage Improvements  
23 Hesketh Street  
Chevy Chase, Maryland

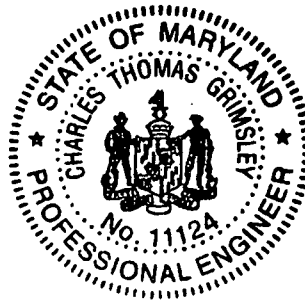
Although not required by the County's drainage requirements we have shown a concept for providing a drywell containment facility which could capture some of the roof drainage. This concept would need to be supported by a soils test to determine if the infiltration function of this type of facility is feasible. The drywell is shown near the rear of the lot and placement is typically 20 feet from an adjacent structure.

Please let us know if there are any questions relating to this matter.

Sincerely,



LANDMARK ENGINEERING, INC.  
Charles T. Grimsley, P.E.



cc: John and Susan Lively



*Existing Side/ Rear Elevation*



*Existing Rear Elevation*



*Existing Front Elevation*



*Existing Side Porch*