



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

March 30, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1145082– Construction of new rear screened porch

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with one (1) condition** at the January 21, 2026 HPC meeting:

1. The proposed deck and porch flooring must meet *Policy No. 24-01*. The applicant must provide final materials specifications to staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Susie and John Lively (Thomas Hazzard, Architect)
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 work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



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

Two story framed house with stucco and wood shingle veneer. House includes classical architectural trim details with slate shingle on the house and wide roof overhangs. The front yard slope downward to rear yard with a walkout basement. There are foundation planting and trees located only along the front curb.

portico removed from scope per applicant email 1/14/2026

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

~~1) Proposing to construct a 6'x8' portico on the front of the house. It will replace the existing applied architectural gable and pilaster feature. The new portico will incorporate very similar trim details and proportions to the existing applied feature. Its depth stays within the projections of front porches on neighboring houses. The base will include matching flagstone and black iron hand rails.~~

2) Proposing to construct a rear screened porch with a small grill deck and stairs to grade. Existing small covered porch and stairs will be removed. New porch will incorporate handrails, trim details and hipped roof with overhang depth to coordinate with the existing side porch. All materials will be wood, painted to reflect existing trim on the house and side porch. The porch ceiling will be a stained or painted bead boards.

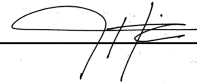
REVIEWED

By Laura DiPasquale at 11:15 am, Mar 30, 2026

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Work Item 1: Front Portico

Description of Current Condition:
Existing flagstone steps and landing are settling and breaking up. See photo #3
Existing entry applied entry feature is painted wood and showing signes of deterioration. See photo #2

Proposed Work:
Replace applied entry feature and flagstone steps/landing with 6'x8' portico. Portico to complement the trim details and proportions of the existing trim feature. Roofing materials to be slate to match existing. Flagstone stoop and steps to match existing walkway pavers. See attached plans.

removed from scope per applicant email 1/14/2026

Work Item 2: Screened Porch

Description of Current Condition:
Exisintg small covered porch and stairs to be removed. See photo #4
Existing deteriorated flagstone patio, low stone walls and section of old asphalt driveway in rear yard to be removed and replaced with grass. See photo #5

Proposed Work:
Screened porch addition, grill deck and stairs to grade proposed. Porch includes square columns, trim details, roofline overhang and handrails to coordinate with existing side porch. All painted wood trim with stained or painted beaded ceiling. See attached plans.

Work Item 3: _____

Description of Current Condition:

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Prop

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October 1, 2025

Mr. Aurelio Baca-Asher
Permitting and Code Enforcement
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

Re: 23 Hesketh Street Drainage Review – Building Permit

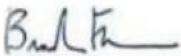
Dear Mr. Baca-Asher,

On September 26, 2025, CPJ conducted a site visit at 23 Hesketh Street to review the proposed project site, per a building permit received for compliance with Section 8-25 of the Village Code. As there was no answer, we performed a follow up inspection on October 1, 2025, after notifying the Village. The proposed work includes replacing the front portico and stairs as well as removing the existing rear patio and replacing it with a screened porch. The application along with several plans were provided, via email, on September 24, 2025 with additional information provided on September 26, 2025

Visible inspection of the property clearly indicates the grading slopes north and away from Hesketh St. Any increase to the impervious area would possibly have an impact on the adjacent property on W Irving St or result in ponding in the rear yard. Going over the provided lot and impervious coverage calculations and confirmed with field measurements, it appears that all proposed improvements in the rear yard would result in a decrease of 101.5 SF of impervious surface. The only increase based on their calculations would be an increase of 56 SF to the front portico, which would still have a total decrease of impervious surface of 45.6 SF.

The design appears to be decreasing the impervious footprint of the property. There should be minimal impact to adjacent properties for the increase in the impervious area. Based upon this information 20 Grafton St.'s building permit shows compliance with Section 8-25 of the Village Code.

Sincerely,



Brandon Freeman, P.E.
Senior Design Engineer
Public Sector Division

cc: Shana Davis-Cook, Manager, Chevy Chase Village
Saifu Ahmed, Public Sector Division Manager
Robyn Barnhart, Public Sector Section Head

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Figure 1. 23 Hesketh Street, view from the front of the property.



Figure 2. Existing front portico/step ~~to be replaced~~

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Figure 3. Existing stone patio and stairs to be removed to expand covered porch to proposed screened porch.



Figure 4. Existing asphalt ap

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Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development
Landscape Management, Plant Pest Management*

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

October 15, 2025

Tree Preservation Plan – 23 Hesketh Street

I recommend the issuance of the Building Permit conditioned on the Owner's compliance with the tree preservation plan shown on the attached sheet and as stated below.

Attached is a map of the tree preservation plan for the residence at 20 West Lenox Street.

1. Tree preservation fencing shall be installed in the locations shown on the plan. The street tree shall be protected. Tree preservation fencing shall delineate the tree protection zones. Tree preservation fencing shall be 4' tall wire mesh supported with steel stakes no less than 8' apart.
2. The Owner/Contractor shall inform all on-site workers that the tree preservation zones shall not be entered. Neither materials nor equipment shall be stored within the tree preservation zones. No grading shall be done within the tree preservation zones. The grading outside the tree preservation zones shall not be changed to divert and collect water within tree preservation zones.
3. No excavation is permitted within the tree preservation areas.
4. The Chevy Chase Village office shall be notified of any construction plan changes.
5. If excavation (outside the tree preservation zone) exposes roots on protected trees, the damaged roots shall be cleanly cut before backfilling the hole.
6. The Owner/Contractor shall maintain the fencing until the construction is complete. The fencing may be removed to prepare and install the new landscaping.

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#1



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#4

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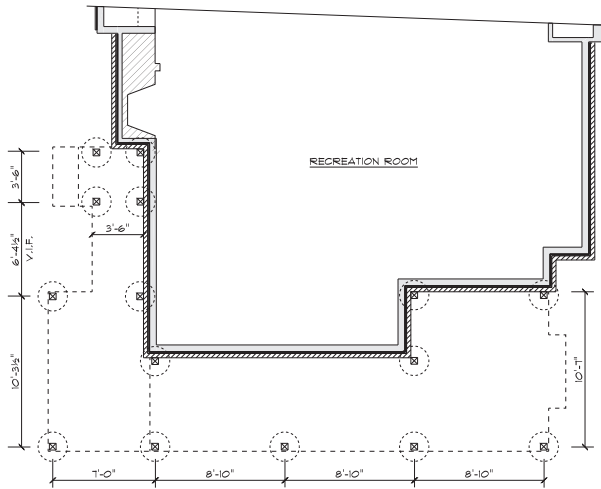


#5

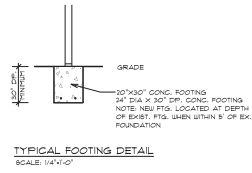
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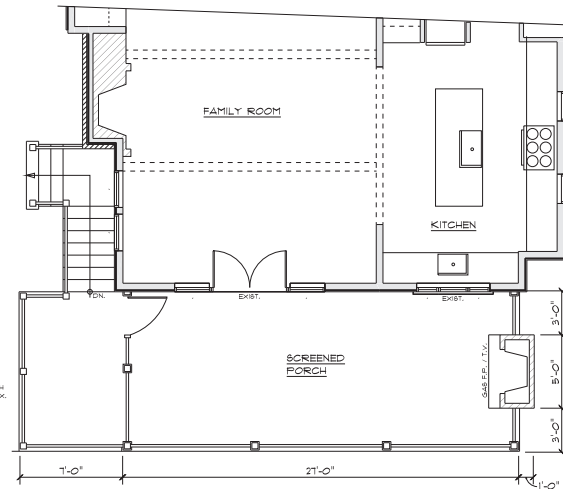
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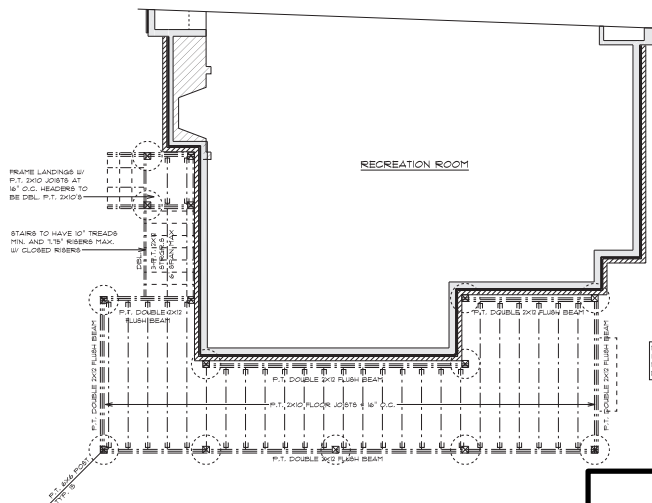
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



TYPICAL FOOTING DETAIL
SCALE: 1/4"=1'-0"

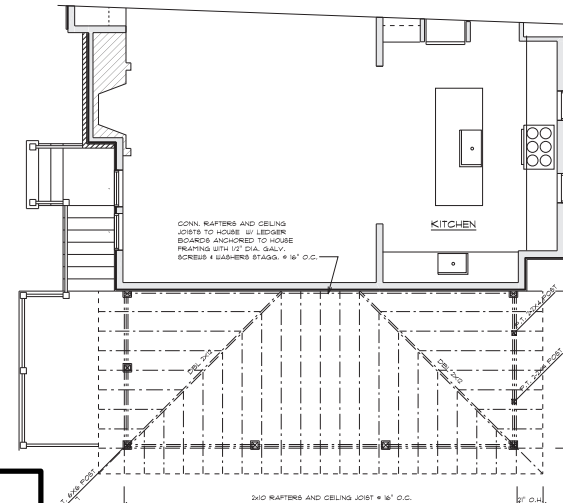


SCREENED PORCH PLAN
SCALE: 1/4"=1'-0"



FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTE: ASSEMBLY TO BE IN CONFORMANCE WITH MONTGOMERY COUNTY TYP. DECK DETAILS.

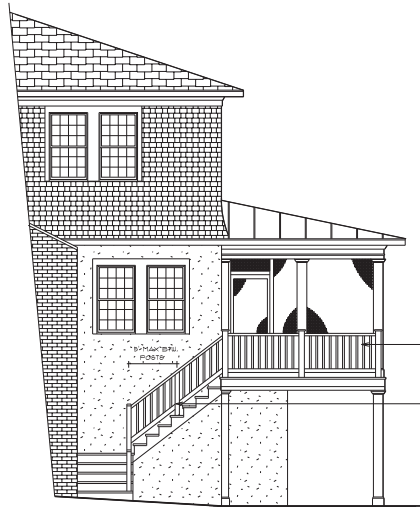


ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

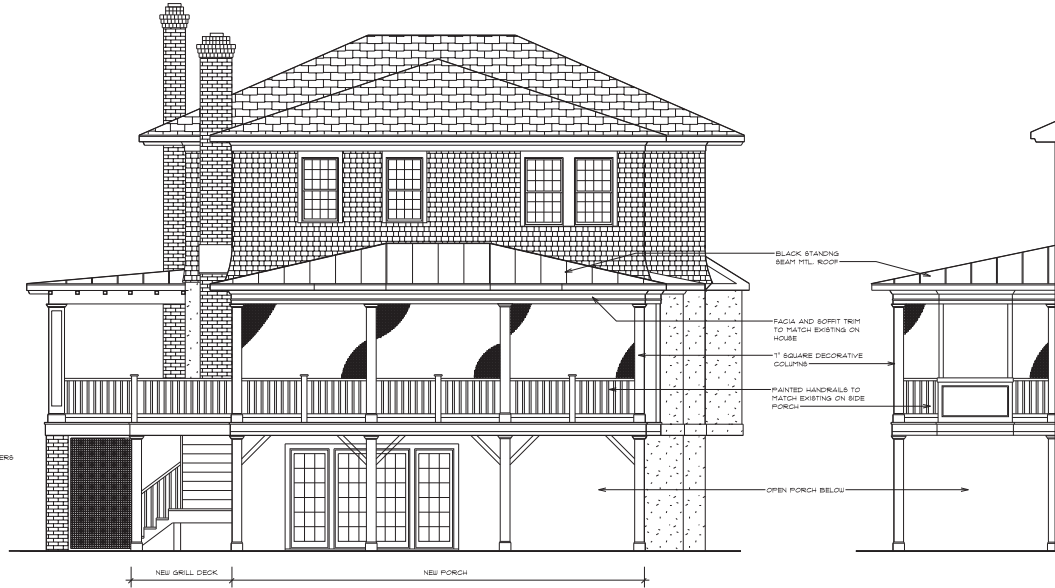
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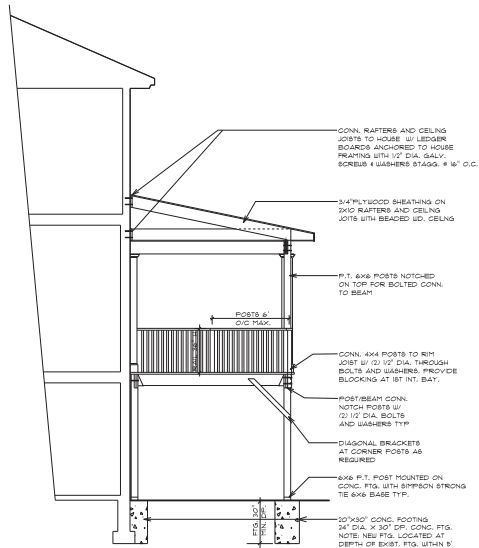


LEFT SIDE ELEVATION



REAR ELEVATION

RIGHT SIDE ELEVATION

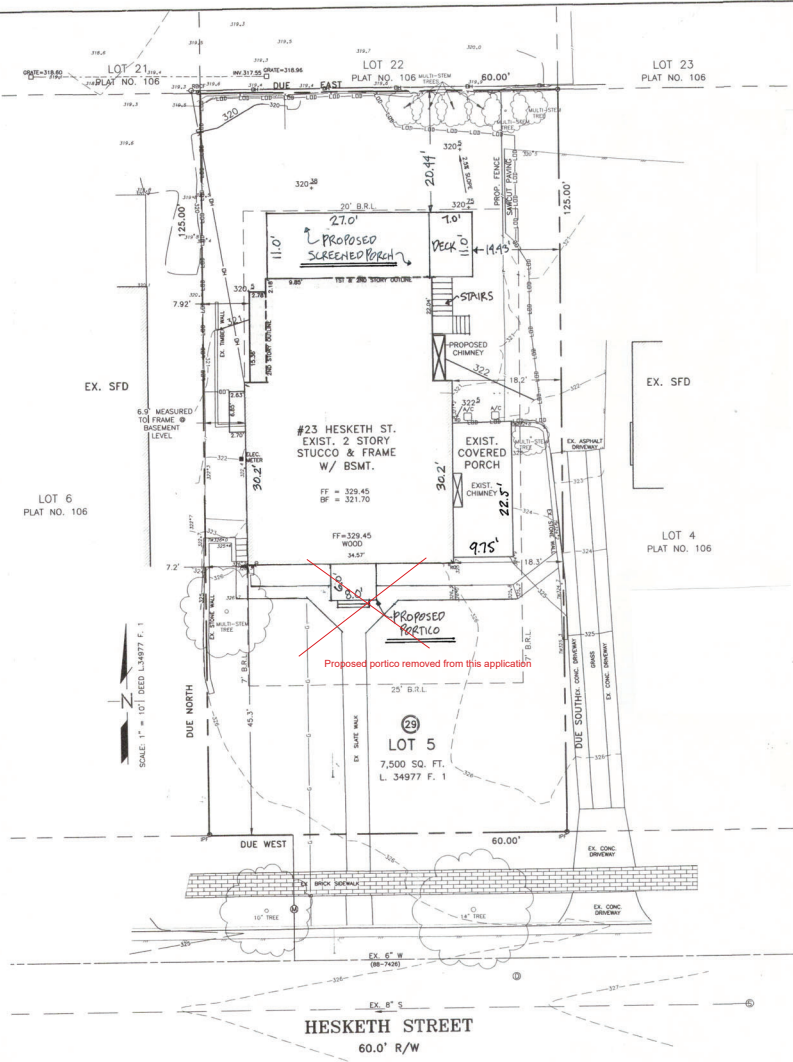


LEFT SIDE ELEVATION

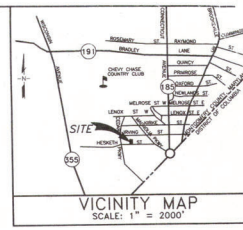
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- GENERAL NOTES:**
- Total Site Area = 7,500 Sq. Ft. or 0.17218 Ac. Montgomery County Tax Assessment Property Tax ID No. 07-00458557 Map Book Page HN41 Zoning: R-60
 - Property shown on Subdivision Plot No. 106 and known as Lot 5, Block 29 Chevy Chase-Section 2
 - The property is located at: 23 Hesketh Street Chevy Chase, MD. 20815
 - The Owner on record: Mr. John J. III and Susan V. Lively 23 Hesketh Street Chevy Chase, MD. 20815
 - Property is shown on WSSC 200' Sheet 216 NW 04
 - Proposed building addition location and size provided by Thomson and Cooke, Architects
 - This property is served by public water and sewer.
 - The property drains to the Little Falls watershed.
 - The proposed disturbed area is 2,560 square feet.
 - This site lies in Flood Zone "X", areas of minimal flooding, as shown on F.E.M.A. Flood Insurance Rate Map of Montgomery County, Maryland Panel 24031003650 dated September 29, 2006.



ZONING INFORMATION NOTES:

Zone: R-60 ALLOWED PROVIDED

Lot Area	6,000 sq. ft.	7,500 sq. ft.
Main Building Coverage	35%	22.9%
Setbacks		
Front	25 ft. or EBL	45.3 ft. (Exist.)
Side	7 ft.	7.92 ft. (Prop. Add.)
Rear	20 ft.	26.94 ft. (Prop. Add.)
Frontage @ Street	25 ft.	60.0 ft.

LOT COVERAGE (Lot: 7,500 s.f. x .35% = 2,627 s.f. Allowable Coverage)

EXISTING:

Main House	1,700.7 s.f.
Chimney	16 s.f.
Covered Porch	219.4 s.f.
Bay Window	18 s.f.

PROPOSED:

Screened Porch	297 s.f.
Grill Deck/Stairs	126 s.f.
Front Porch/Stairs	60 s.f.

Total: 2,437.7 s.f. - less than - 2,627 s.f. Allowable

IMPERVIOUS COVERAGE

EXISTING:

Main House	1,700.7 s.f.
Rear Covered Porch over Mud Room	81 s.f.
Chimney	16 s.f.
Covered Side Porch	219.4 s.f.
Rear Porch/Stairs	85.5 s.f.
Bay Window	18 s.f.
Rear Stone Patio	238 s.f.
Front Porch/Stairs	52 s.f.
Asphalt Apron	130 s.f.
Total Impervious Area	2,530.6 s.f.

PROPOSED:

Main House	1,700.7 s.f.
Screened Porch	297 s.f.
Rear Covered Porch over Mud Room	0 s.f. Covered by proposed Screened Porch
Grill Deck/Stairs	126 s.f.
Chimney	16 s.f.
Covered Side Porch	219.4 s.f.
Rear Porch/Stairs	0 s.f. Removed
Bay Window	18 s.f.
Rear Stone Patio	0 s.f. Removed
Front Porch/Stairs	108 s.f.
Asphalt Apron	0 s.f. Removed
Total Impervious Area	2,485 s.f. - less than - 2,530.6 s.f.

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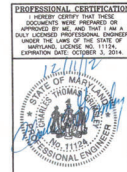
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- LEGEND**
- | | | | |
|---|-------------------------|-------|--------------------------------|
| ⊙ | SEWER MANHOLE | IPF ⊙ | IRON PIPE FOUND |
| ⊙ | STORM DRAIN MANHOLE | ⊙ | LIGHT POLE |
| ⊙ | WATER MANHOLE | ⊙ | POWER POLE |
| ⊙ | FIRE HYDRANT | ⊙ | CUT WIRE |
| ⊙ | WATER VALVE | ⊙ | ROOF DRAIN |
| ⊙ | SPRINKLER | ⊙ | FLOOR DRAIN |
| ⊙ | GAS VALVE | ⊙ | EX. SPOT ELEVATION |
| — | OVERHEAD WIRE | — | UNDERGROUND GAS |
| — | UNDERGROUND CABLE TV | — | UNDERGROUND ELECTRIC |
| — | WATER | — | SEWER |
| — | STORM DRAIN | — | PROPOSED SPOT ELEVATION |
| — | PROPOSED SPOT ELEVATION | — | PROPOSED LIMITS OF DISTURBANCE |
| — | PROPOSED ADDITION | — | TO BE DEMOLISHED |

SITE PLAN
SCALE: 1" = 10'

CALL 'MISS UTILITY'
1-800-257-7777 FOR UTILITY LOCATION AT LEAST 48 HOURS BEFORE START OF WORK.
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have these facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with the requirements of Chapter 36A of the Montgomery County Code.

OWNER/APPLICANT
LIVELY, JOHN J. III
23 HESKETH STREET
CHEVY CHASE, 20815



SITE PLAN FOR A SINGLE FAMILY DWELLING ADDITION

LIVELY PROPERTY
LOT 5, BLOCK 29
CHEVY CHASE SECTION 2

23 HESKETH STREET
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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

DRN: DCV CK: CTC
PROJECT NO.: 1539
SCALE: AS SHOWN
DATE: DEC. 15, 2012
SHEET 1 OF 1

Premium **Batu** Hardwood

Lightning Brand Batu Hardwood is the first choice for any deck or porch job that requires a superior finish, natural durability and long lasting performance. Lightning Brand Batu is a versatile, distinctive wood which lends elegance to any outdoor project. Professional builders and do-it-yourselfers alike enjoy working with Lightning Brand because of its high quality and remarkable consistency. Also, Lightning Brand Premium Batu Hardwood products are carefully graded in order to achieve a nearly blemish-free board with excellent color consistency.



Lightning Brand

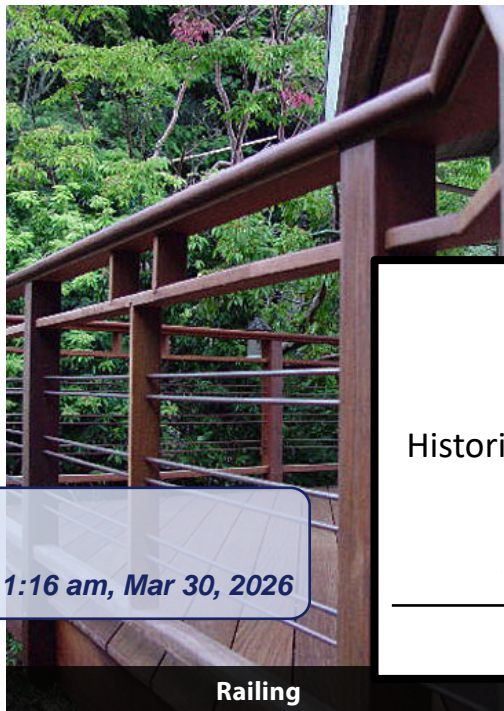
25-YEAR
warranty



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Deck and Porch



Railing



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T&G Pattern and Boards