



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 #1150981 – Partial demolition and construction of front portico

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 March 25, 2026 HPC meeting:

1. The applicant must detail drawings including section cut(s) through the pediment documenting the raking and horizontal cornice profiles and depth of the tympanum.

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 veneers. House includes classical architectural details with slate shingle and wide roof overhangs. The front yard slopes downward to the rear yard with a walk-out basement. There are foundations shrubs and trees located only along the front curb.

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

Proposing to add a covered portico 6' deep by 9'-10" wide to the front of the house. The existing decorative pediment will be removed and the trim details will be closely matched on the gable of the new portico. The existing decorative pilasters and alcove trim will remain. Matching slate shingles will be used on the roof and 8" square decorative columns and pilasters will support the portico's roof. The base will include flagstone pavers and black iron rails to match existing.

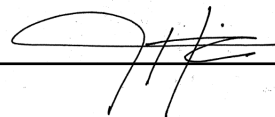
REVIEWED

By Laura DiPasquale at 10:46 am, Mar 30, 2026

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to be 'J. H.', is written over a horizontal line.

Work Item 1: Front Portico

Description of Current Condition:
The existing flagstone stoop and steps are settling and breaking up. See photo #3. The existing decorative pilasters and alcove trim require some repairs at the base, othersie will remain as is.

Proposed Work:
Add a portico 6'deep by 9'10" wide. Gable of new portico to closely match existing pediment trim, decorative 8" sqaue columns and pilatser to support new roofline. Base to be finihsed with flagstone pavers and iron railings to match existing. Existing pilaster and alcove trim to remain.

Work Item 2: _____

Description of Current Condition:

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Proposed Work:

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Work Item 3: _____

Description of Current Condition:

Proposed Work:



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



REVIEWED

By Laura DiPasquale at 10:46 am, Mar 30, 2026 front portico/step to be replaced.



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

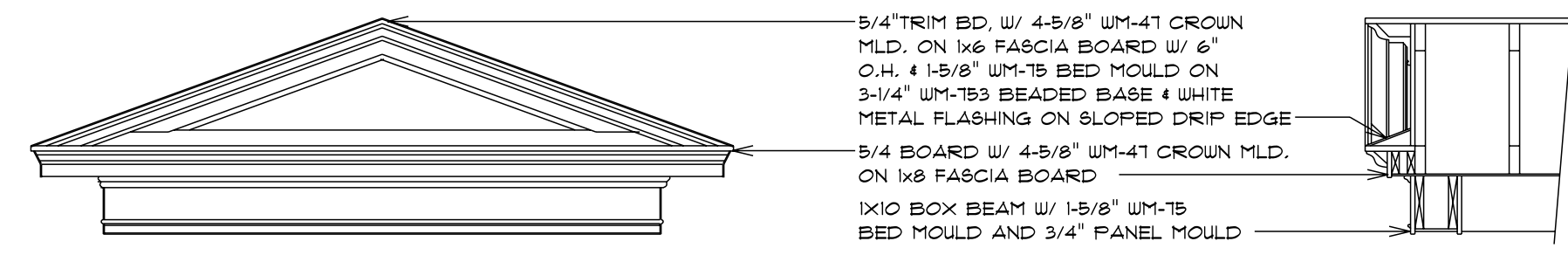


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Figure 4. Existing

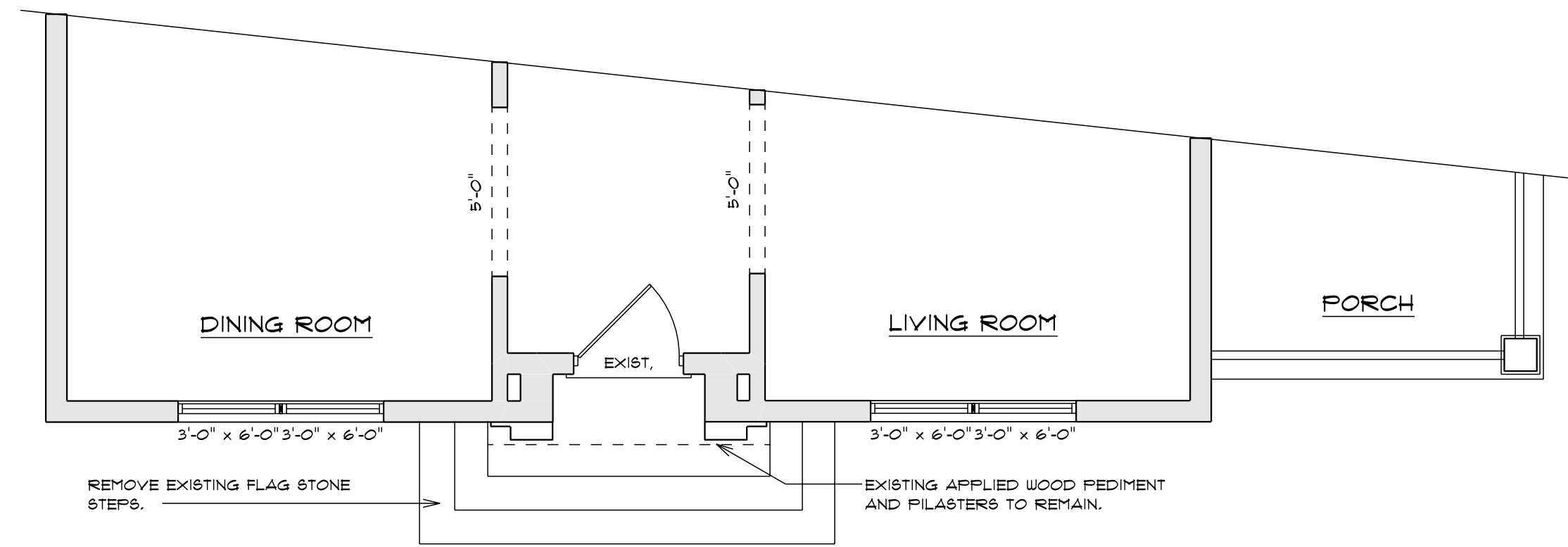


PEDIMENT TRIM DETAIL

SCALE: 3/8"=1'-0"

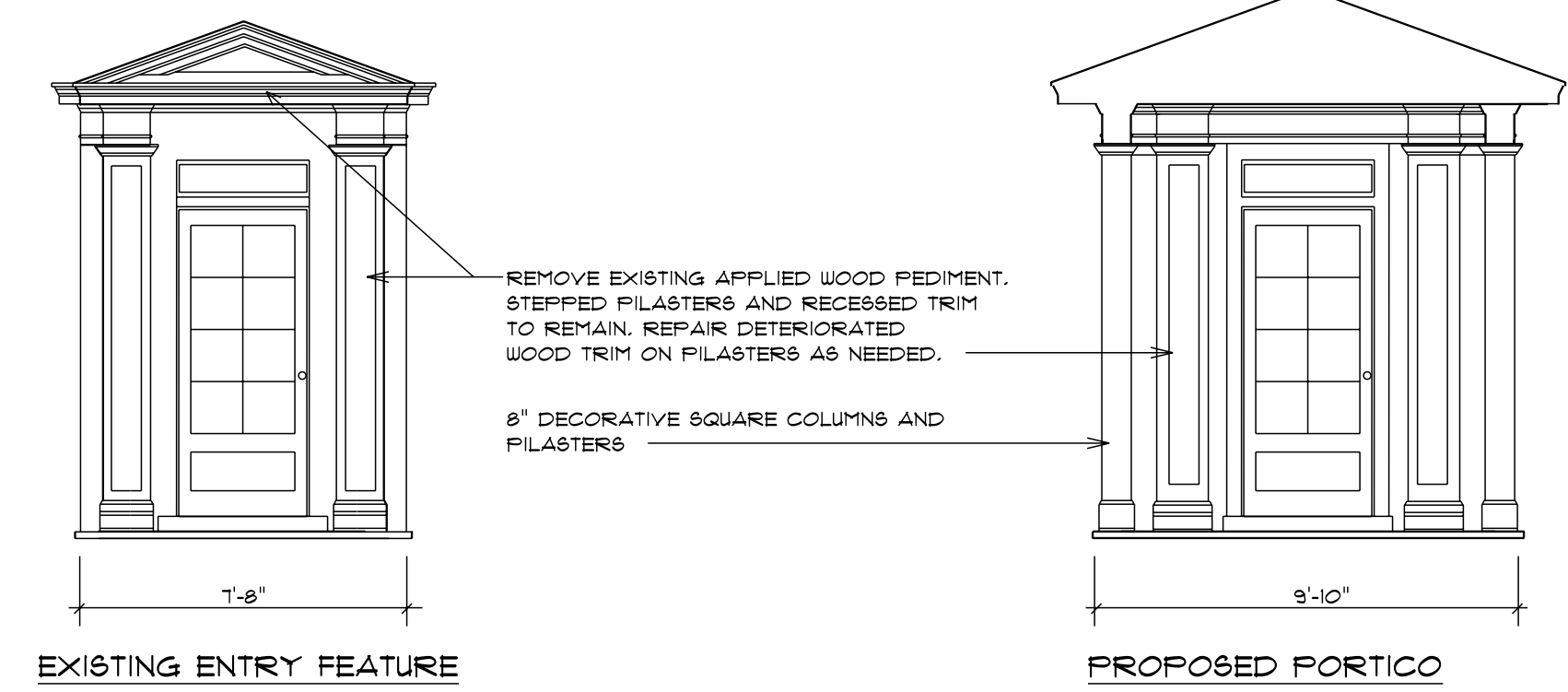
GENERAL NOTE:

FORTICO POSTS, PILASTERs AND ALL TRIM TO BE PAINTED WOOD.



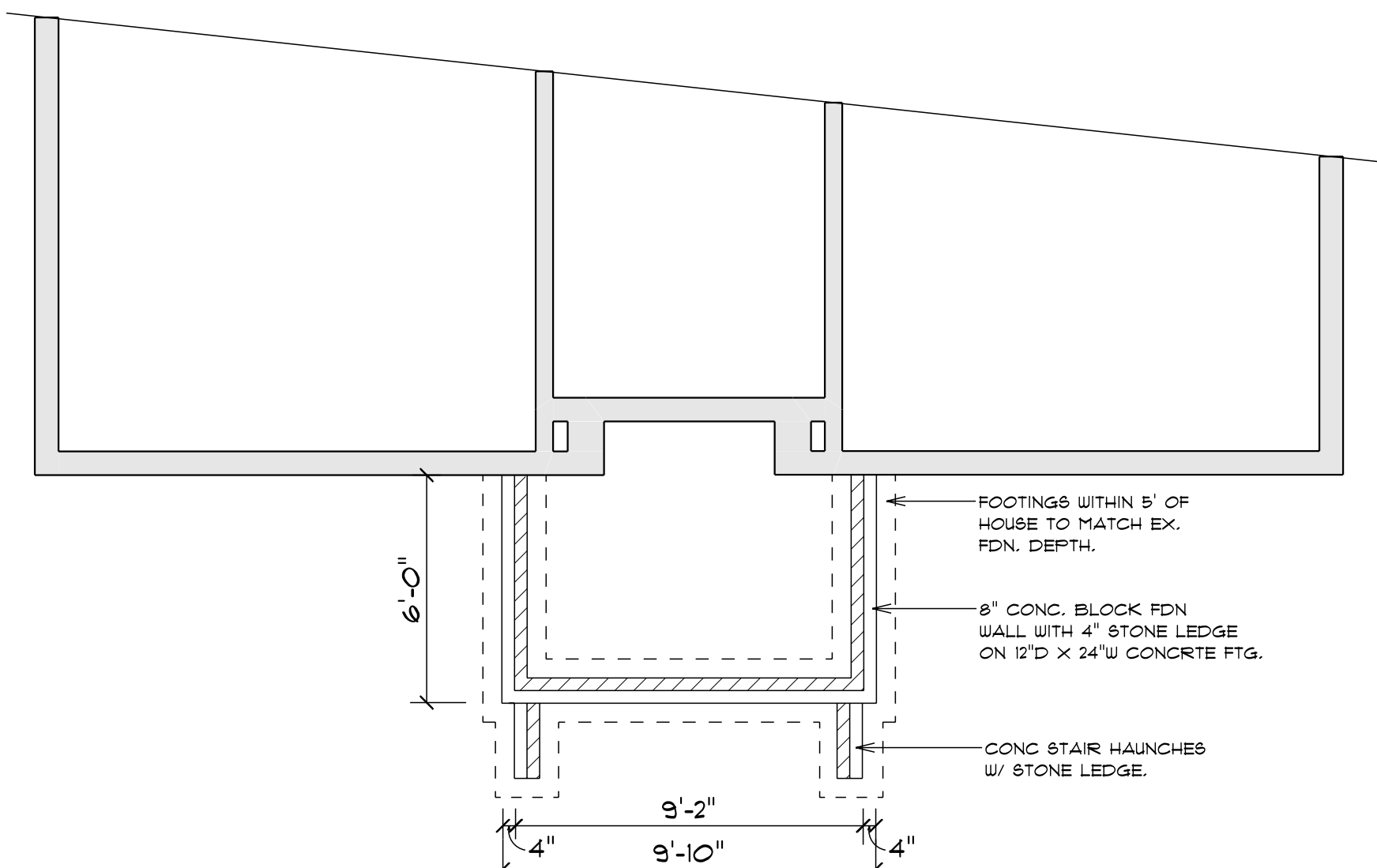
EXISTING/DEMOLITION PLAN

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



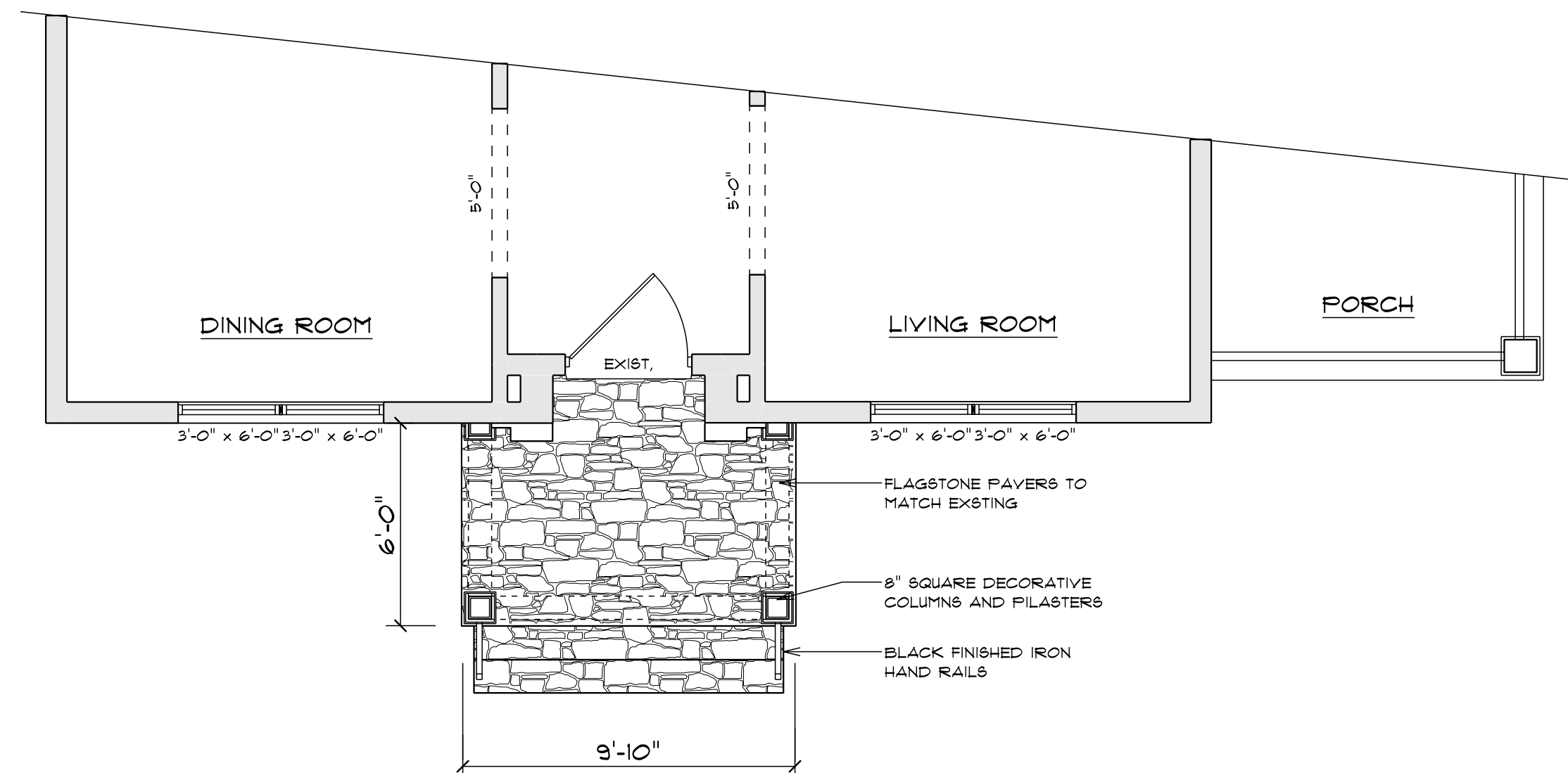
PILASTER TRIM DETAIL

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



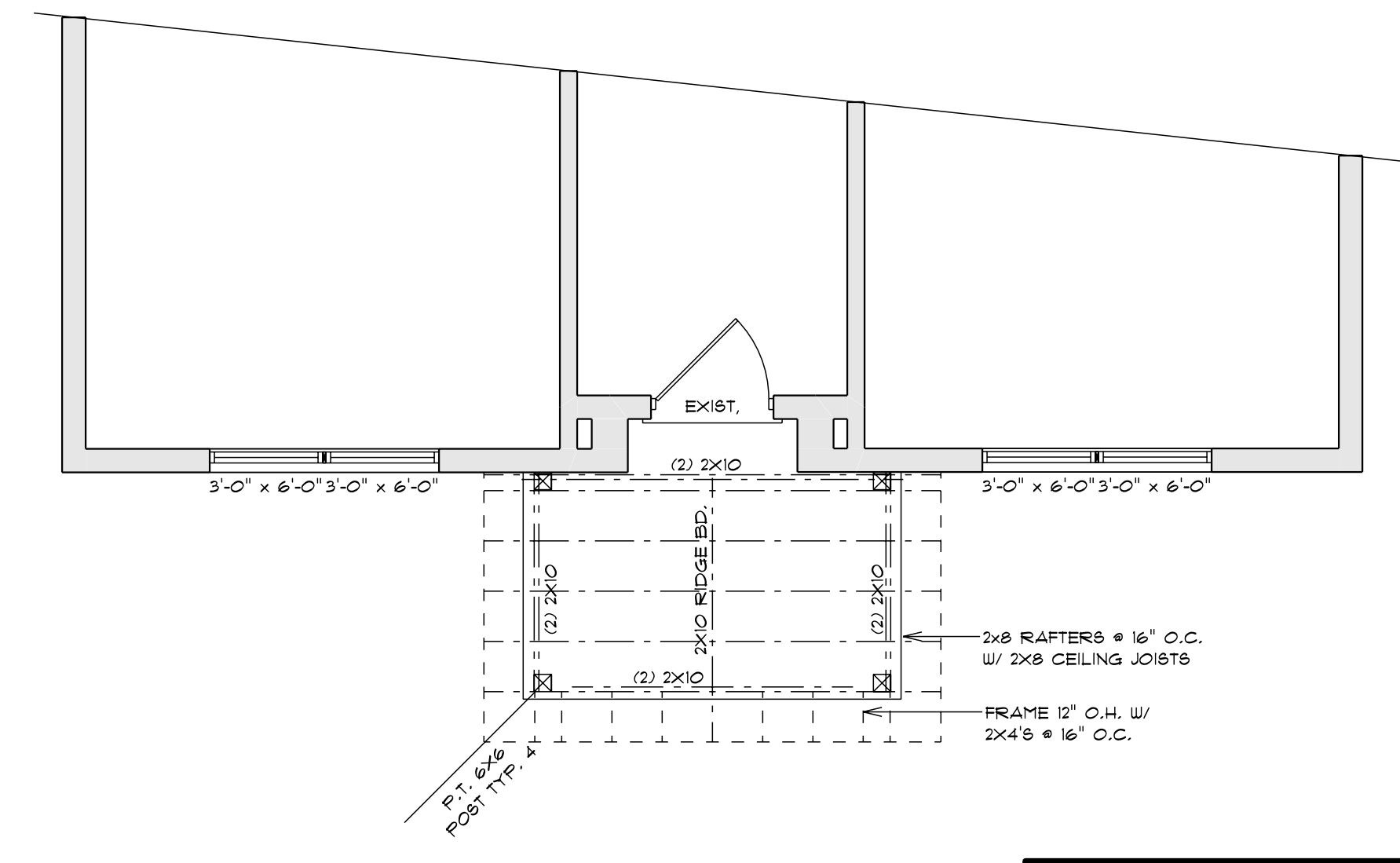
FOUNDATION PLAN

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



FLOOR PLAN

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

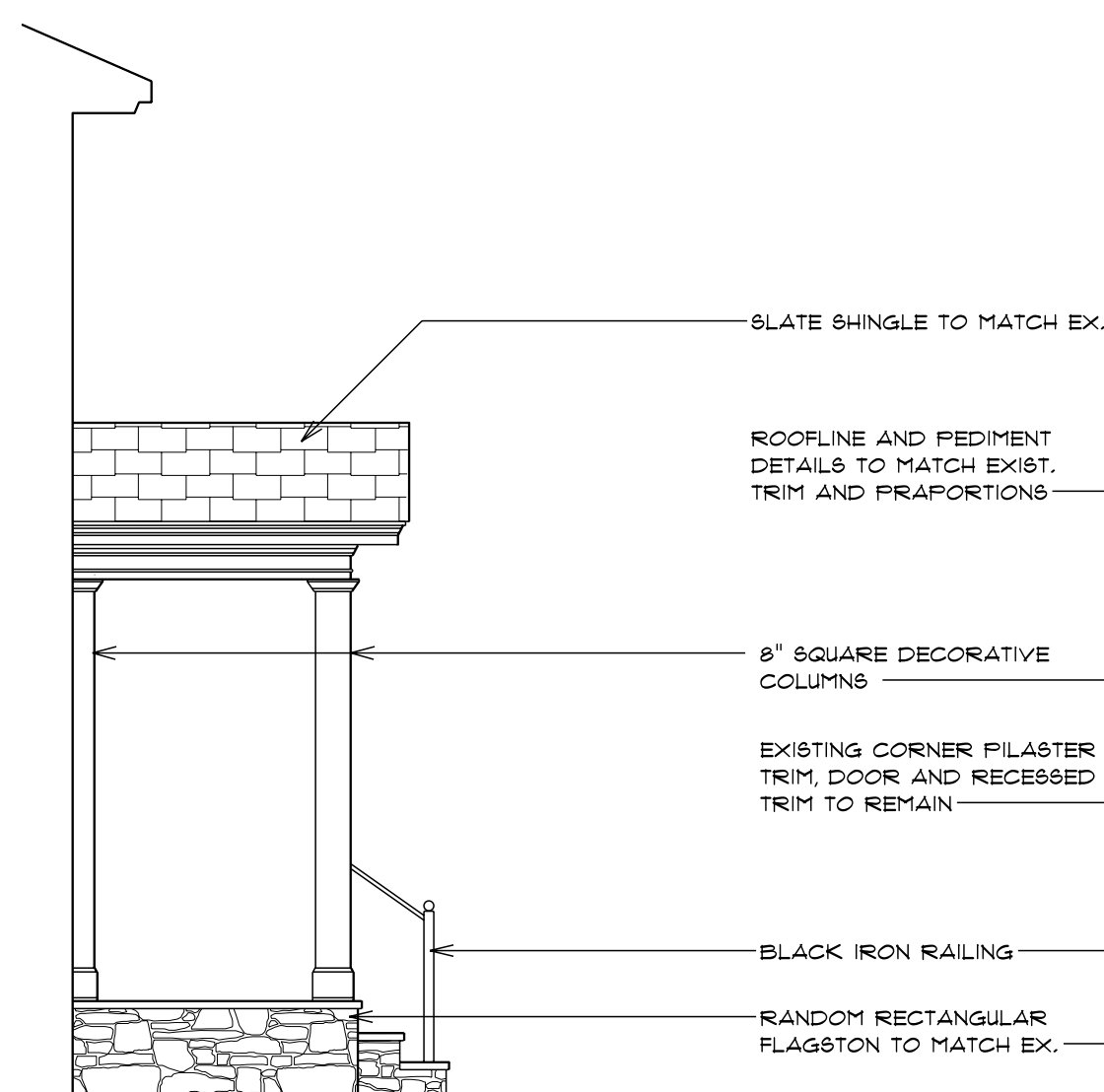


FRAMING PLAN

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



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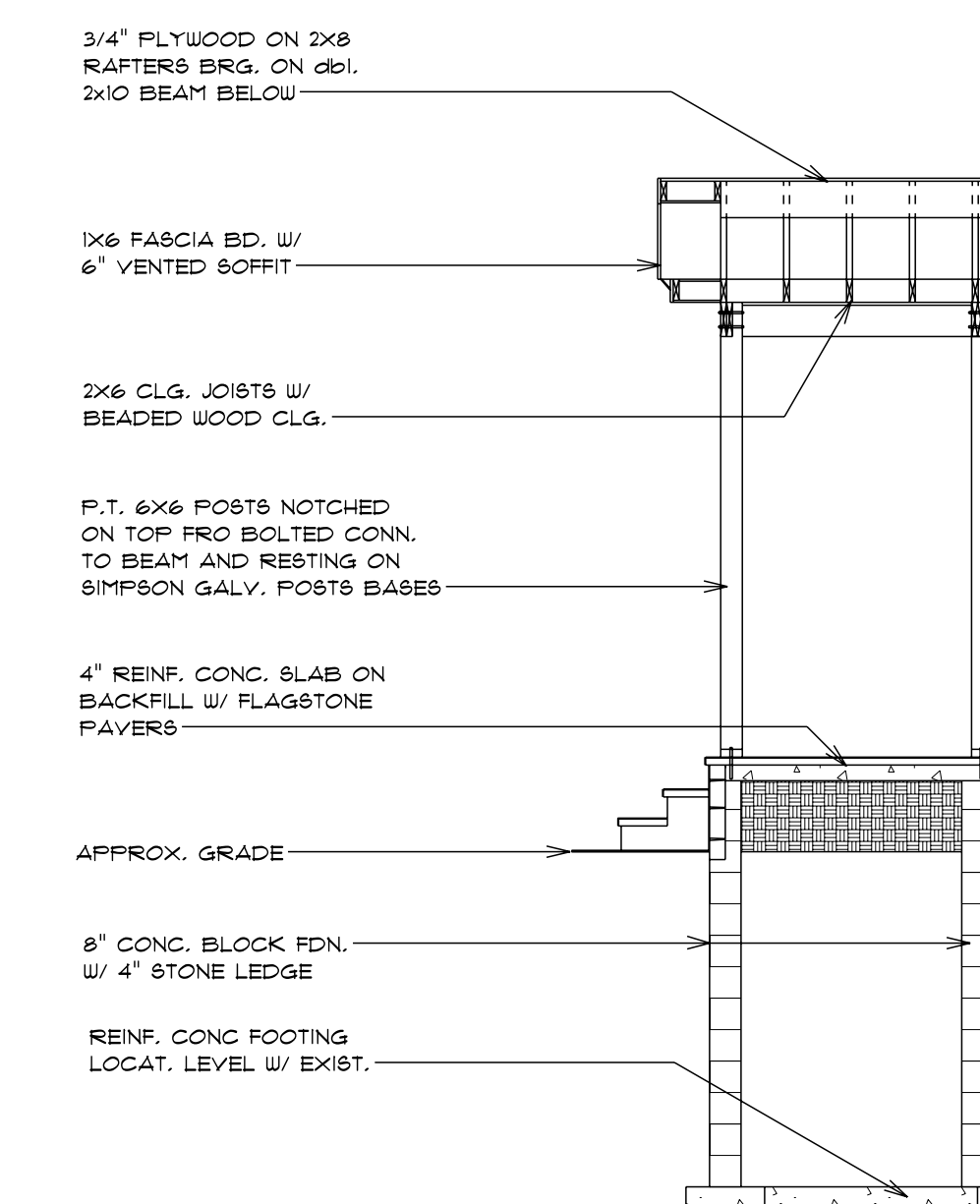
SIDE ELEVATION

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



FRONT ELEVATION

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



PORTICO SECTION

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

Lively Renovation
23 Heeketh Street
Chevy Chase

NATELLI HOMES L.L.C.
506 MAIN STREET GAITHERSBURG MD
WWW.NATELLIHOMES.COM 301-610-4020

PAGE: A/3
DATE: CONTRACT: 12/08/25
REVISID: 01/13/26
REVISID: 01/23/26
REVISID: 03/23/26

#1

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#2



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#3

23

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