

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 Hesketh Street, Chevy Chase	Meeting Date:	3/25/2026
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/18/2026
Applicant:	Susie and John Lively (Thomas Hazzard, Agent)	Public Notice:	3/11/2026
Review:	HAWP	Tax Credit:	No
Permit No.:	1150981	Staff:	Laura DiPasquale
Proposal:	Partial demolition and construction of front portico		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application, with final approval authority delegated to staff:

1. The applicant must provide detail drawings including section cut(s) through the pediment documenting the raking and horizontal cornice profiles and depth of the tympanum to be replicated in the new construction.
2. The portico posts, pilasters, and all trim must be painted wood.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1892-1916

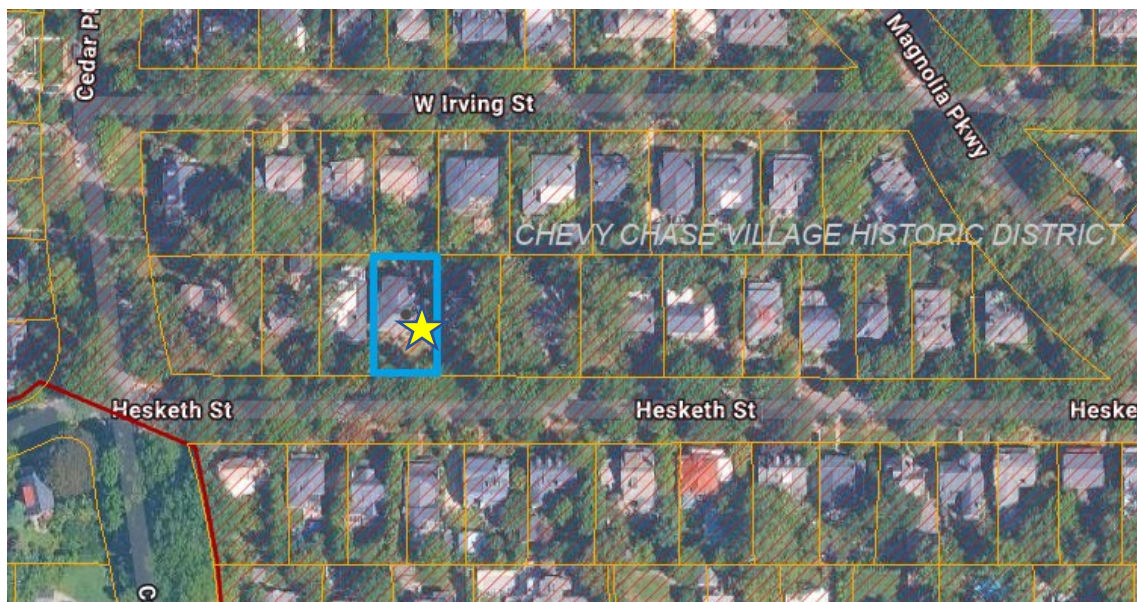


Figure 1: The subject property (shown with a yellow star) is located within the Chevy Chase Village Historic District.

PROPOSAL

The applicants propose to alter the existing front entry by removing the existing flagstone steps and pediment trim, and installing a 6-ft deep by 9-ft 10-in wide flagstone landing and steps covered by a new gabled portico with a slate roof. New 8-inch squared pilasters would be added to the outsides of the existing pilasters with corresponding 8-inch squared columns providing support for the portico above. New black iron handrails would be added along the sides of the new flagstone steps.



Figure 2: Existing façade and door surround detail (January 2026, Historic Preservation Division).

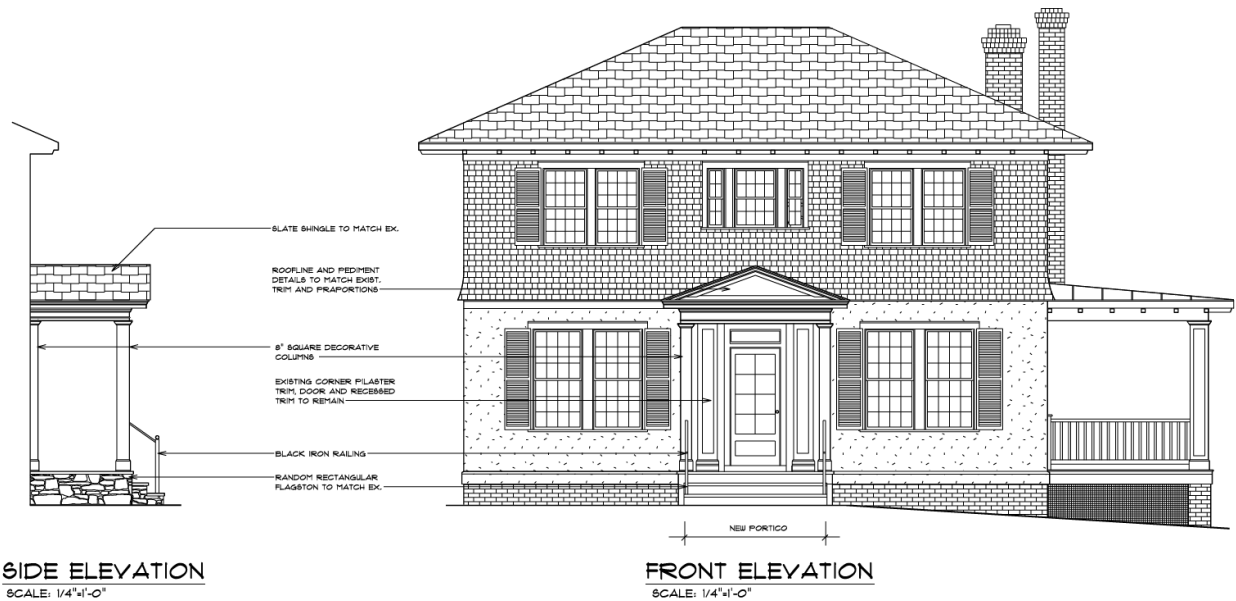


Figure 3: Side and front elevation views of the proposed portico and landing.

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

Contributing Resource:

A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

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

1. 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.
2. Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
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 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.

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny for Outstanding and Contributing Resources:

“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.

- *Awnings* should be subject to moderate scrutiny. Addition of plastic or metal awnings should be discouraged.

- *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. Exterior trim on outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- *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 occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

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 ensure 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 the Interior's Standards for Rehabilitation:

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 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 will 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.

STAFF DISCUSSION

Staff finds that, per the *Guidelines*, the alteration/removal of portions of the front door trim and construction of a front “porch” or portico should both be reviewed with moderate scrutiny. Staff finds that the proposal partially complies with *Standards 2 and 9*, as it involves the removal of some historic materials, which runs counter to the *Standards*, but that the design of the proposed portico is compatible with the style and character of the resource and retains the overall character of the property, per the *Standards, Guidelines*, and Chapter 24A-8(b)(2). Staff finds that the addition of pilasters flanking the existing pilasters allows the proposed portico structure to be more or less freestanding, with limited intrusion into the historic fabric for structural purposes. Staff finds that the simpler proposed pilaster and column design is also compatible with, but differentiated from, the more elaborate historic trim and that the wider spacing will provide views of the historic trim and from the public right-of-way. Staff notes that the drawings state that the roofline and pediment details will match the existing trim and proportions, but that no section cuts have been provided for those details. Staff notes that the application also does not specify the material of the proposed posts, and recommends that the HPC condition an approval on submission of detail drawings including section cut(s) through the pediment documenting the raking and horizontal cornice profiles and depth of the tympanum to be replicated in the new construction, and that all new posts, pilasters, and trim be painted wood.

Staff notes that elaborate door surrounds, in the form of the flatter pilasters topped with decorative moldings or pediments (such as the one currently found on the subject property), and as projecting porticos, (such as the proposed design), were frequently incorporated into early 20th-century revival styles such as those found throughout Chevy Chase (see *Figure 6, Figure 7, and Figure 8*). As such, staff finds that the proposed work will be compatible with the character of the resource and district, and allowable under a standard of moderate scrutiny standard in Chevy Chase Village and Chapter 24A-8(b)(1).

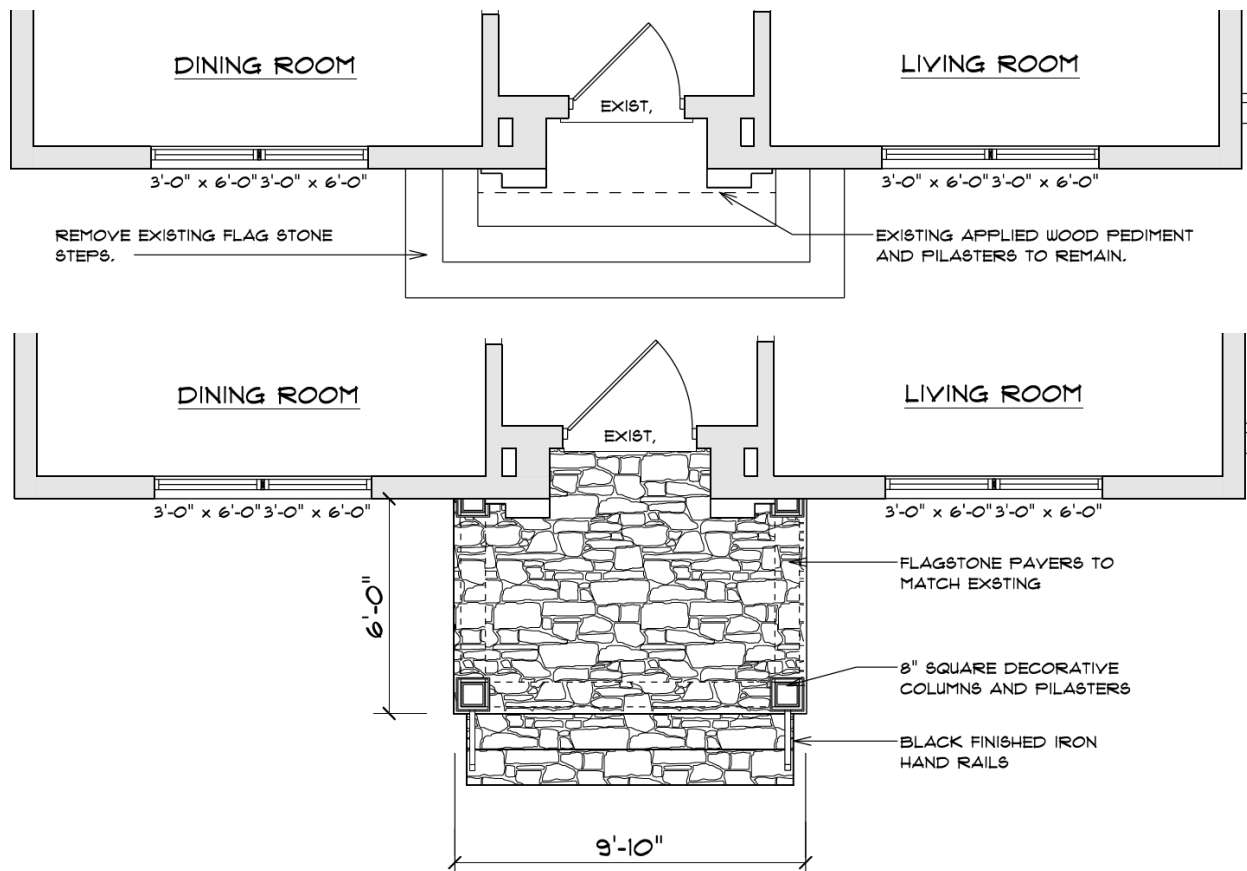
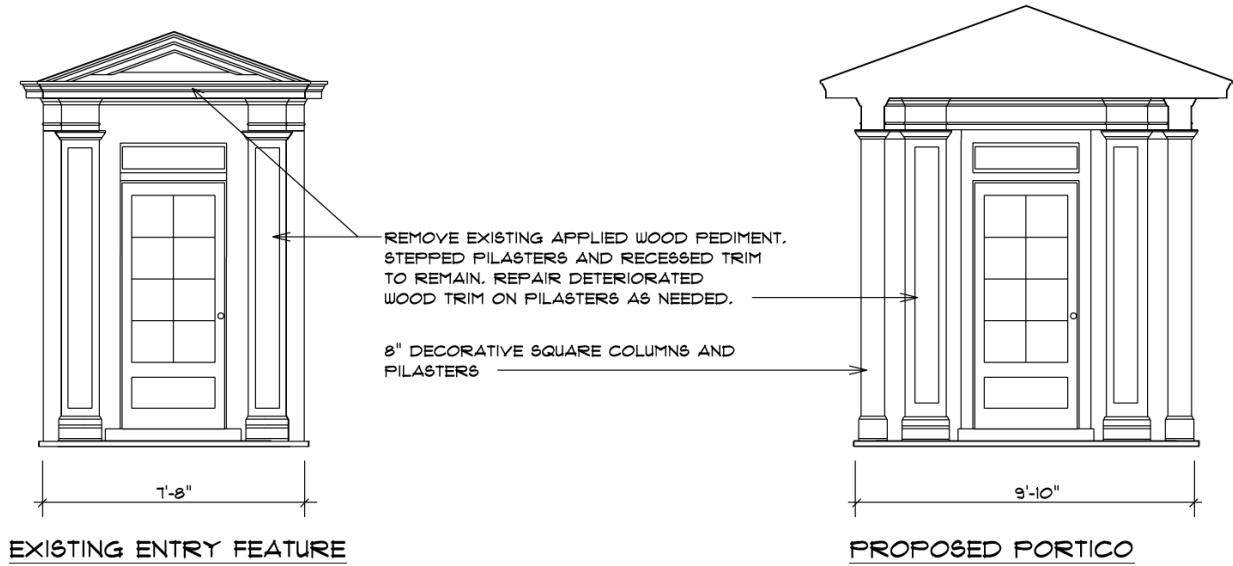


Figure 4: Existing (above) and proposed (below) plans.



PILASTER TRIM DETAIL

Figure 5: Existing and proposed pilaster trim details.



Figure 6: 11 Hesketh Street and 5804 Cedar Parkway feature flatter door surrounds similar to the existing surround at 23 Hesketh Street.



Figure 7: 7 and 11 Magnolia Parkway.



Figure 8: 14 and 20 Hesketh Street.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP, with final approval authority delegated to staff:

1. The applicant must provide detail drawings including section cut(s) through the pediment documenting the raking and horizontal cornice profiles and depth of the tympanum to be replicated in the new construction.
2. The portico posts, pilasters, and all trim must be painted wood.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and the *Chevy Chase Village Historic District 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;

and with the *Secretary of the Interior's Standards for Rehabilitation 2 and 9*;

and with the general condition that the applicant shall present an electronic set 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 301-495-2167 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.

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, otherwise 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" square columns and pilaster to support new roofline. Base to be finished with flagstone pavers and iron railings to match existing. Existing pilaster and alcove trim to remain.

Work Item 2: _____

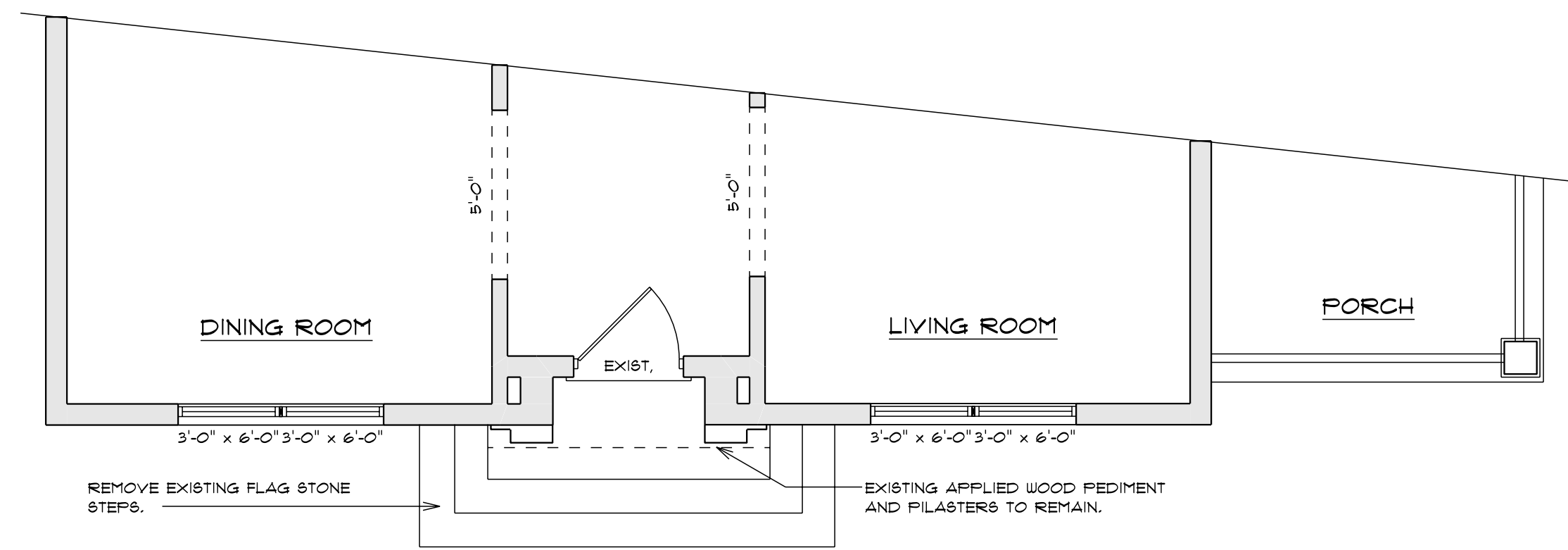
Description of Current Condition:

Proposed Work:

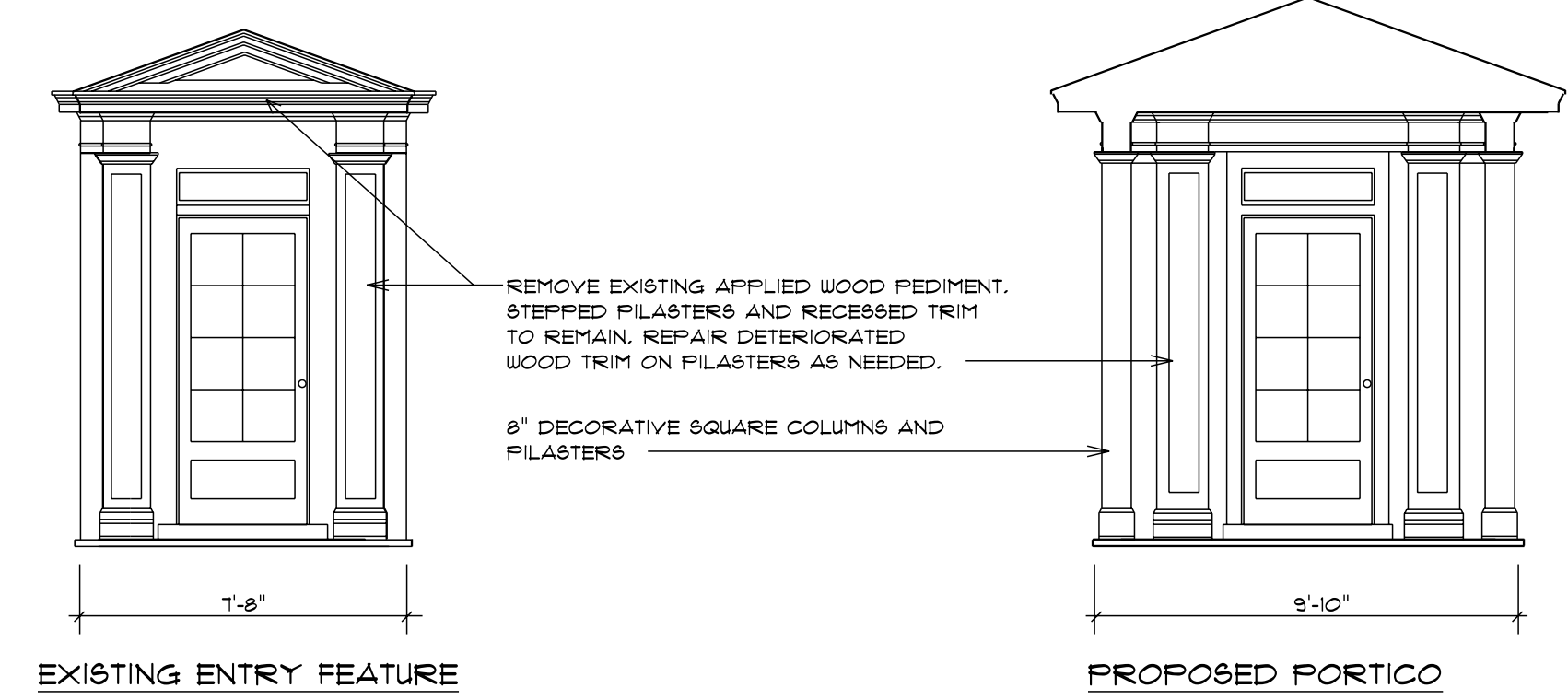
Work Item 3: _____

Description of Current Condition:

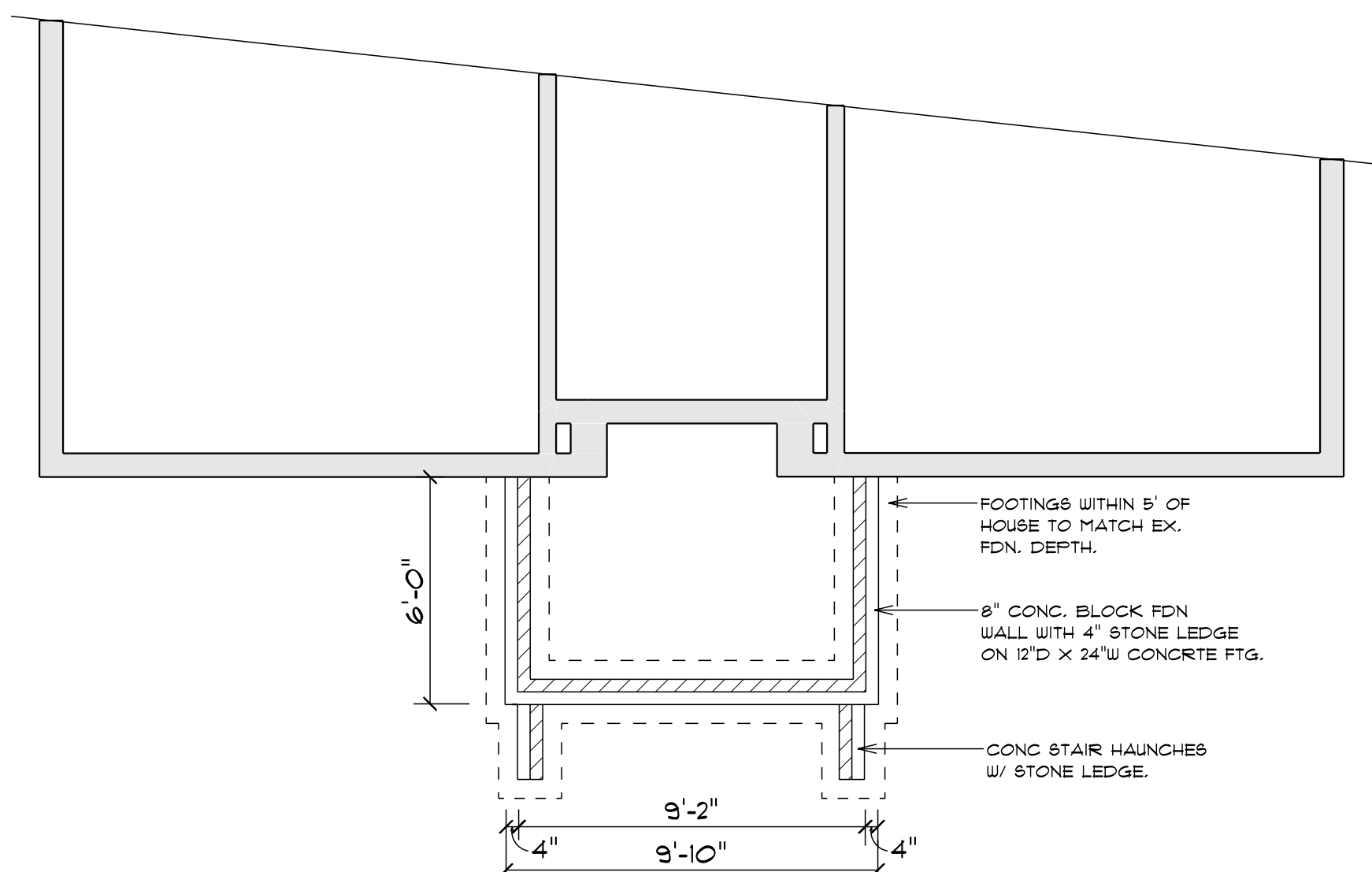
Proposed Work:



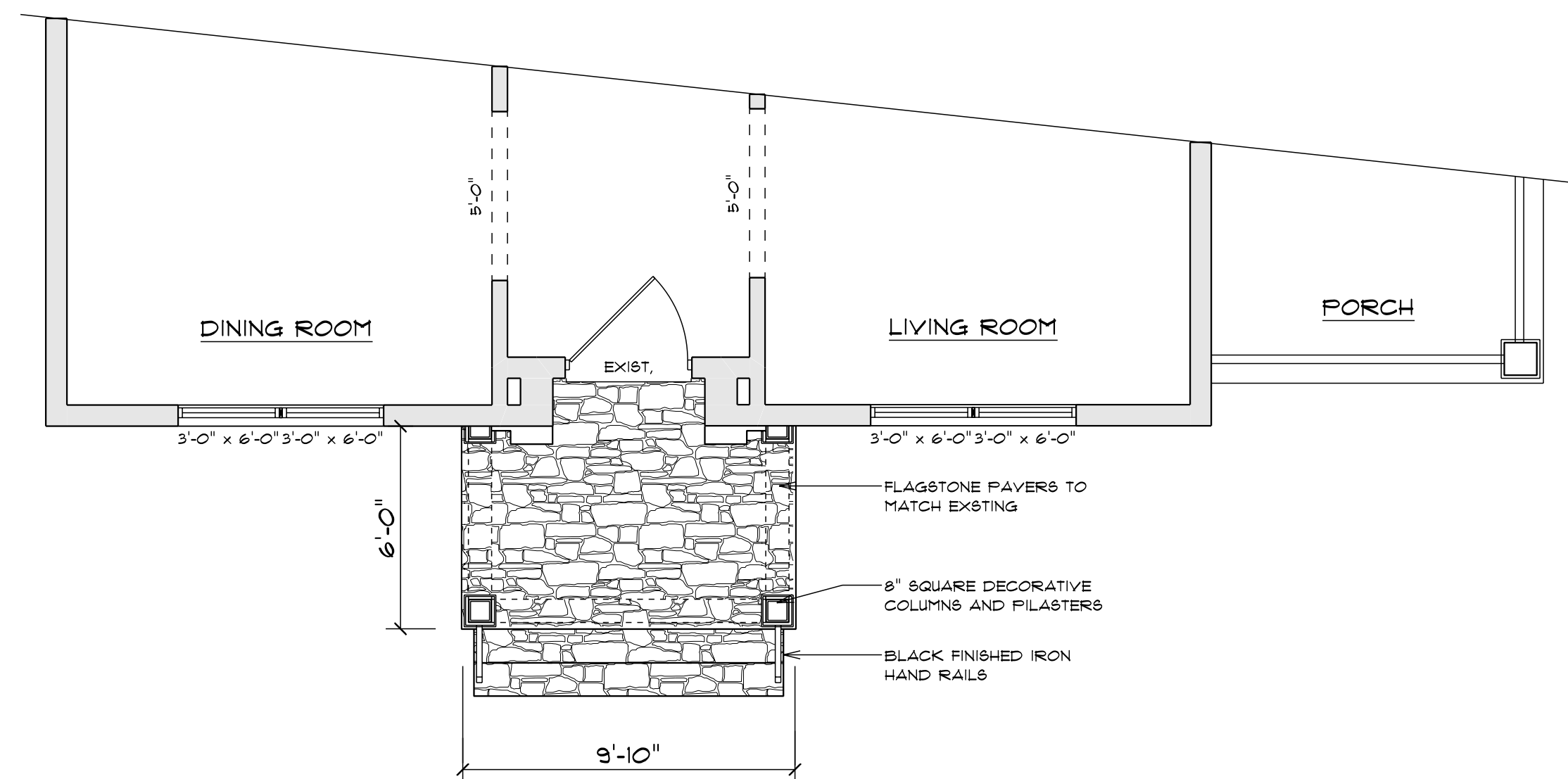
EXISTING/DEMOLITION PLAN
SCALE: 1/4"=1'-0"



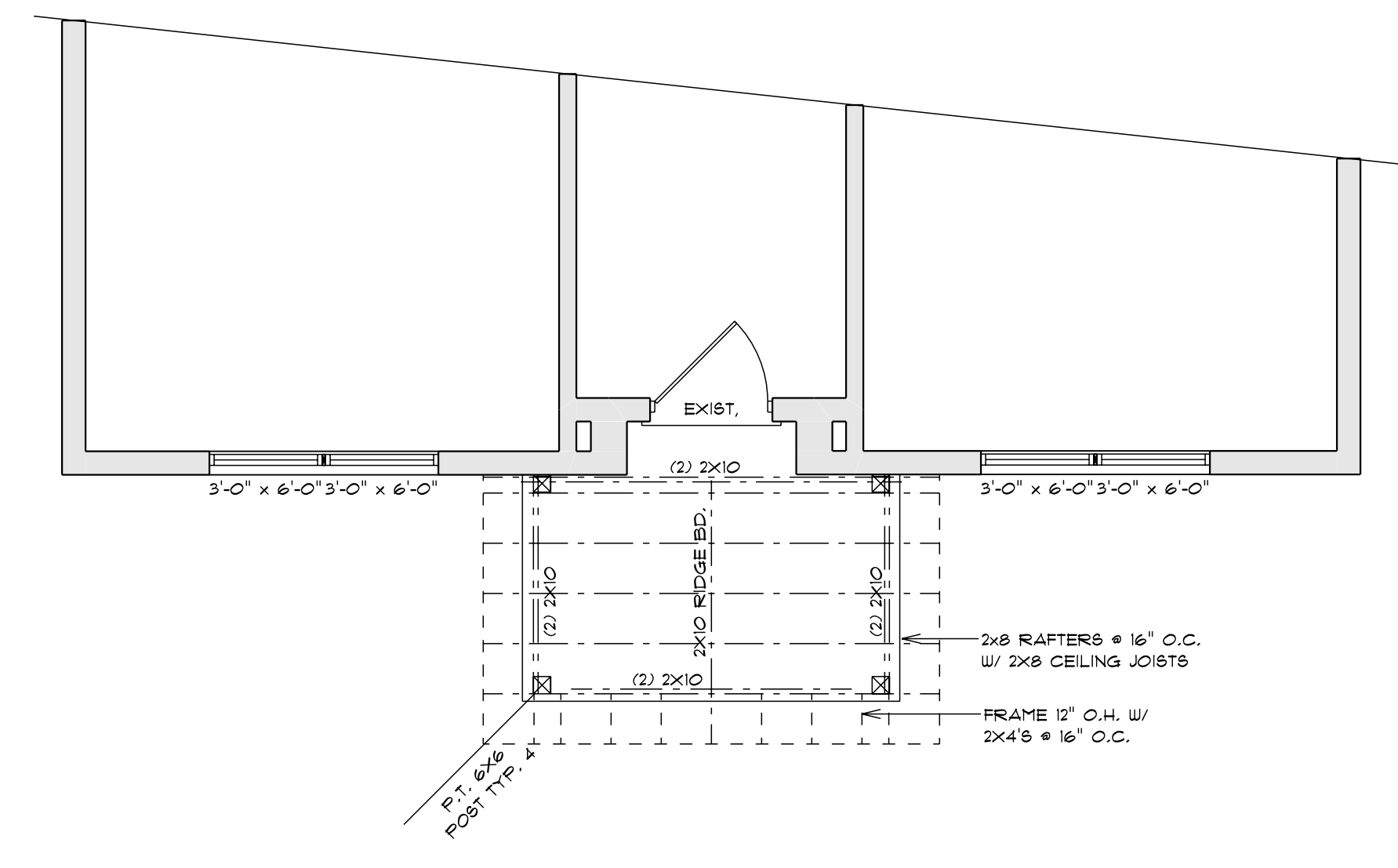
PILASTER TRIM DETAIL
SCALE: 1/4"=1'-0"



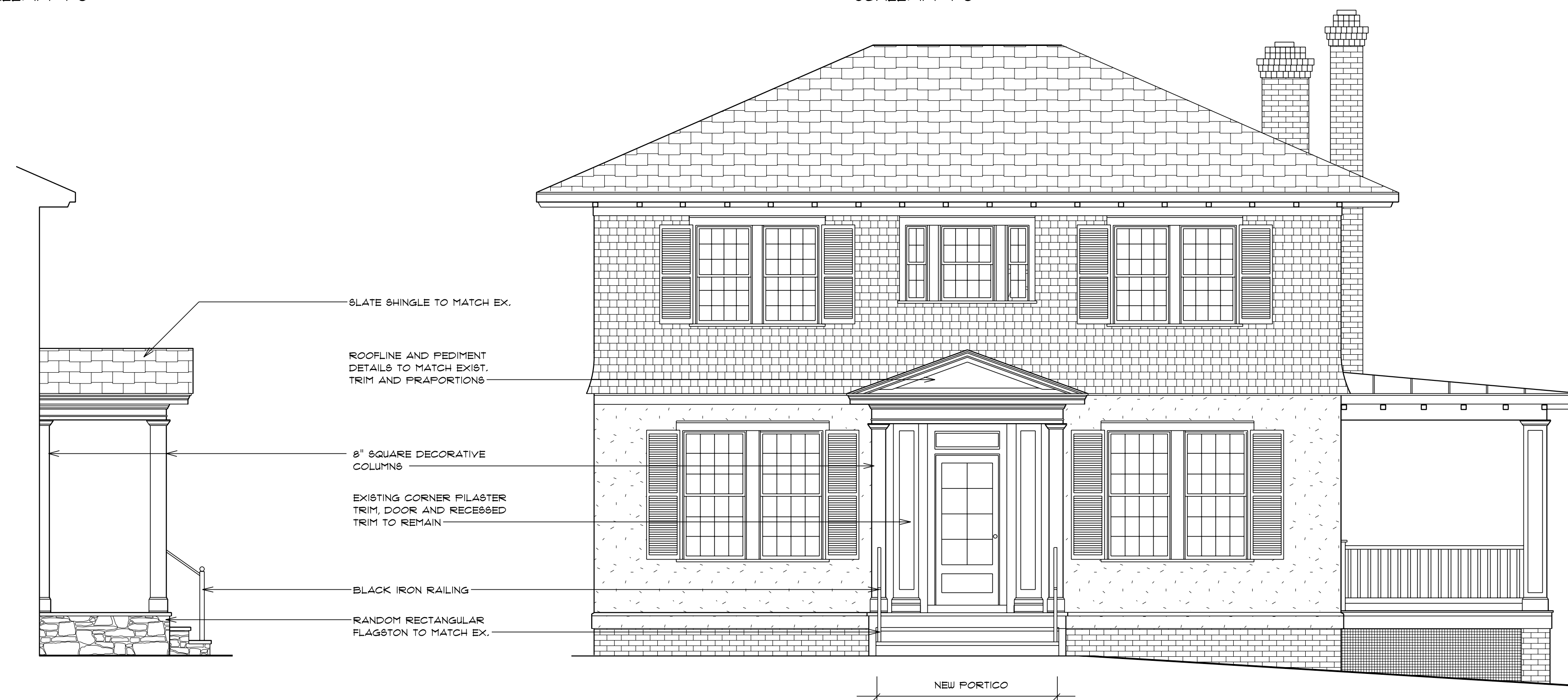
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



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

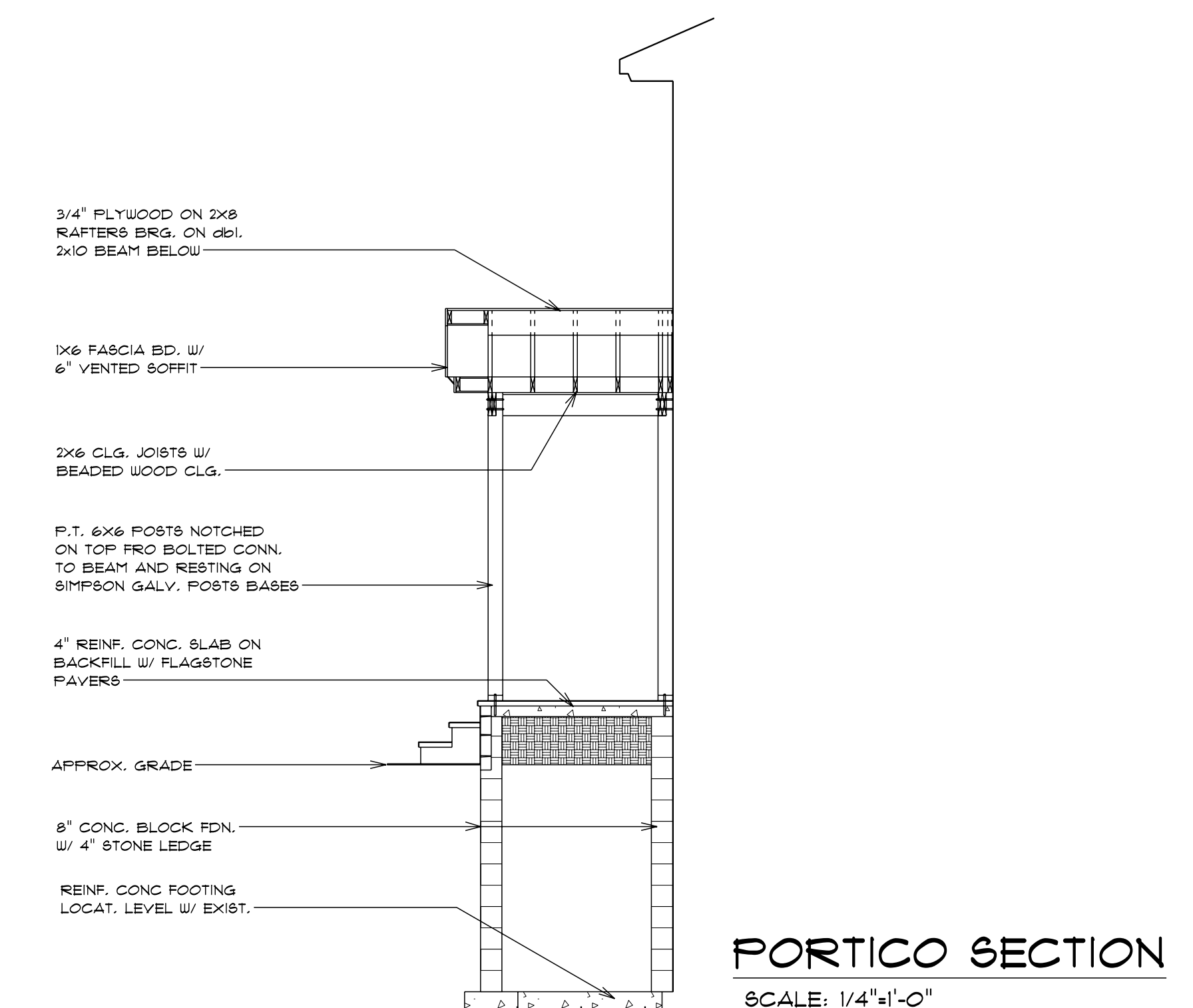


FRAMING PLAN
SCALE: 1/4"=1'-0"



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

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



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

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

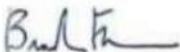
Dear Mr. Baca-Asher,

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



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



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



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



Figure 4. Existing asphalt apron to be removed.

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

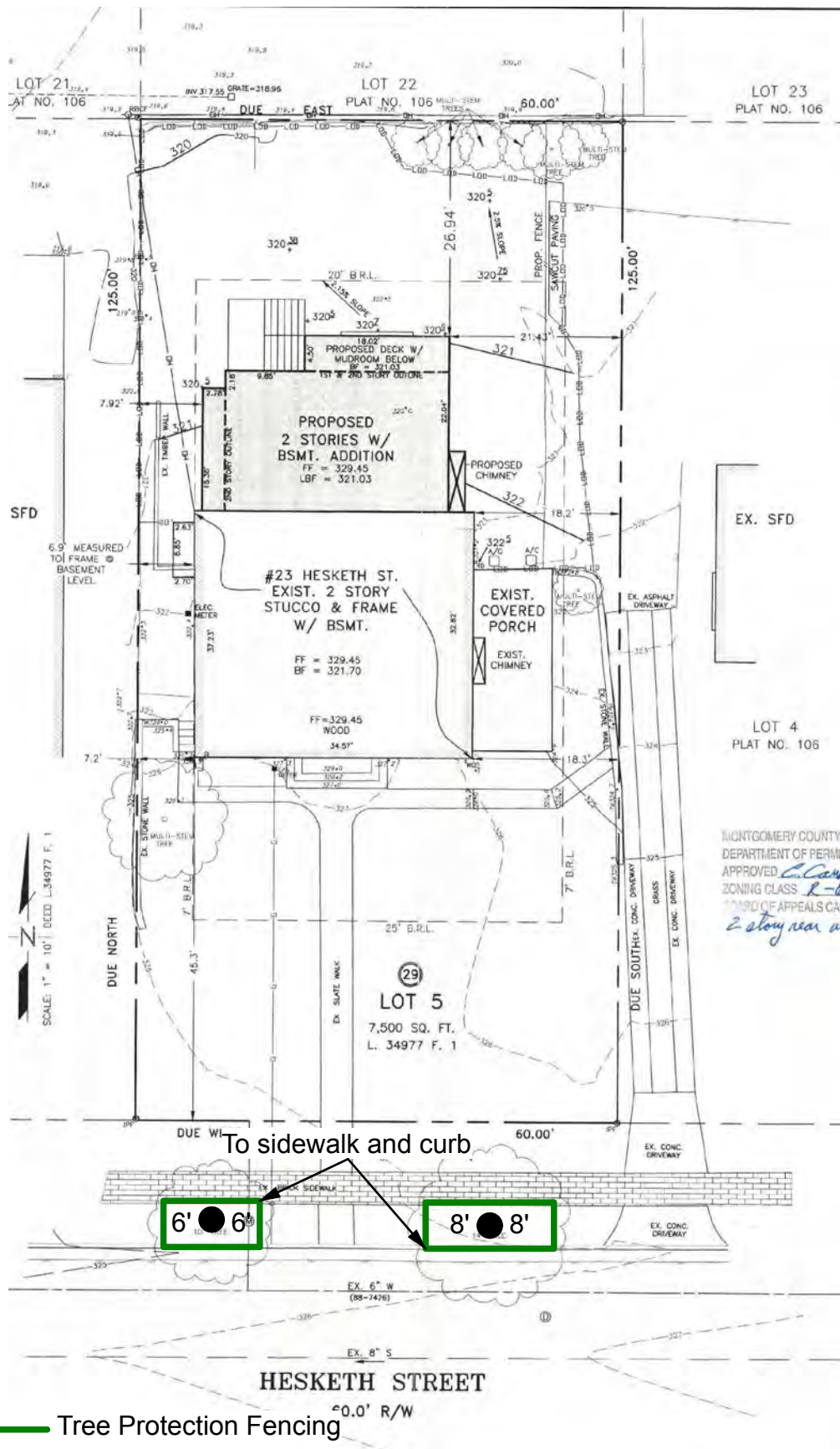
October 15, 2025

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.



— Tree Protection Fencing

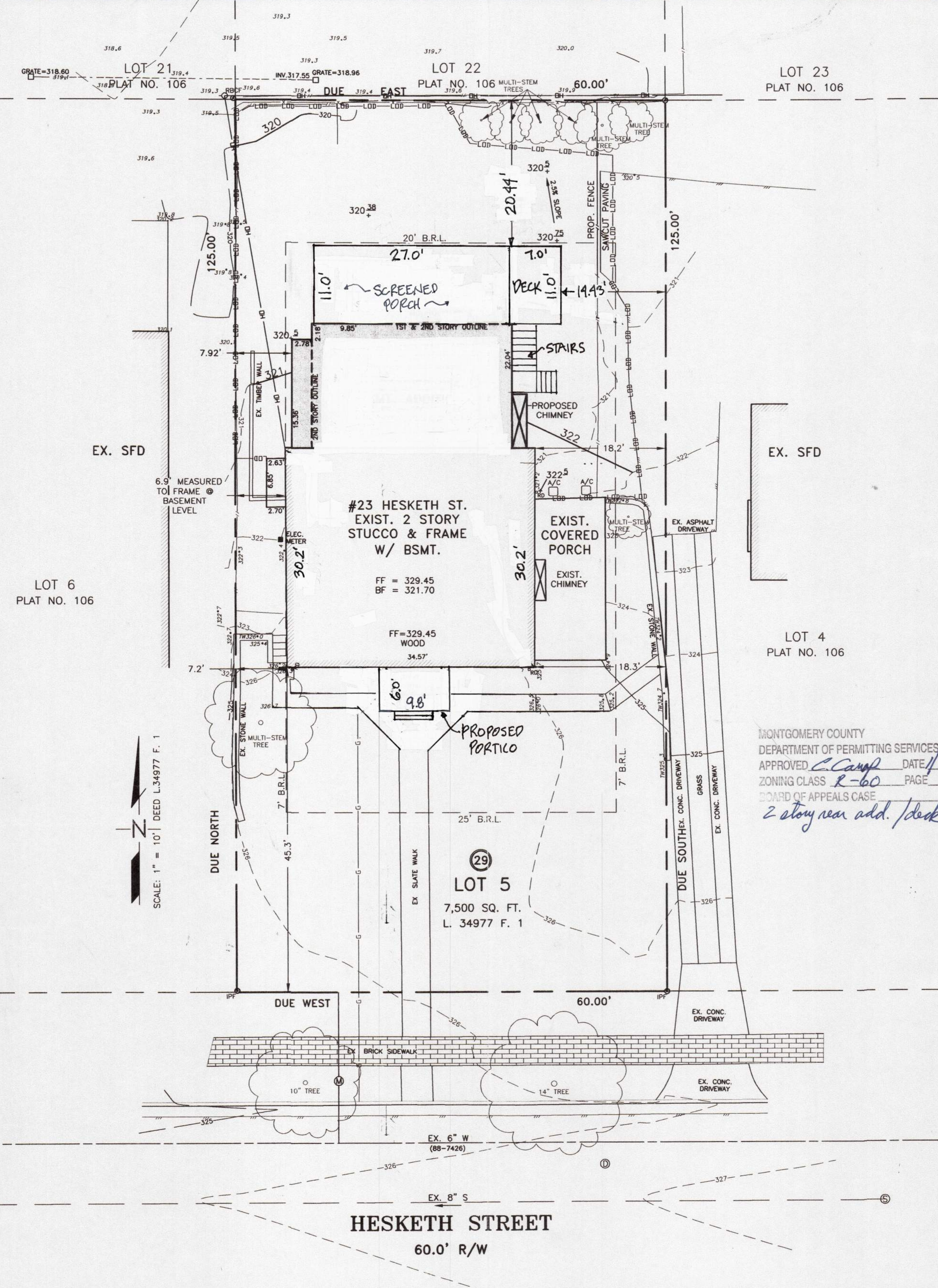


#1



#2

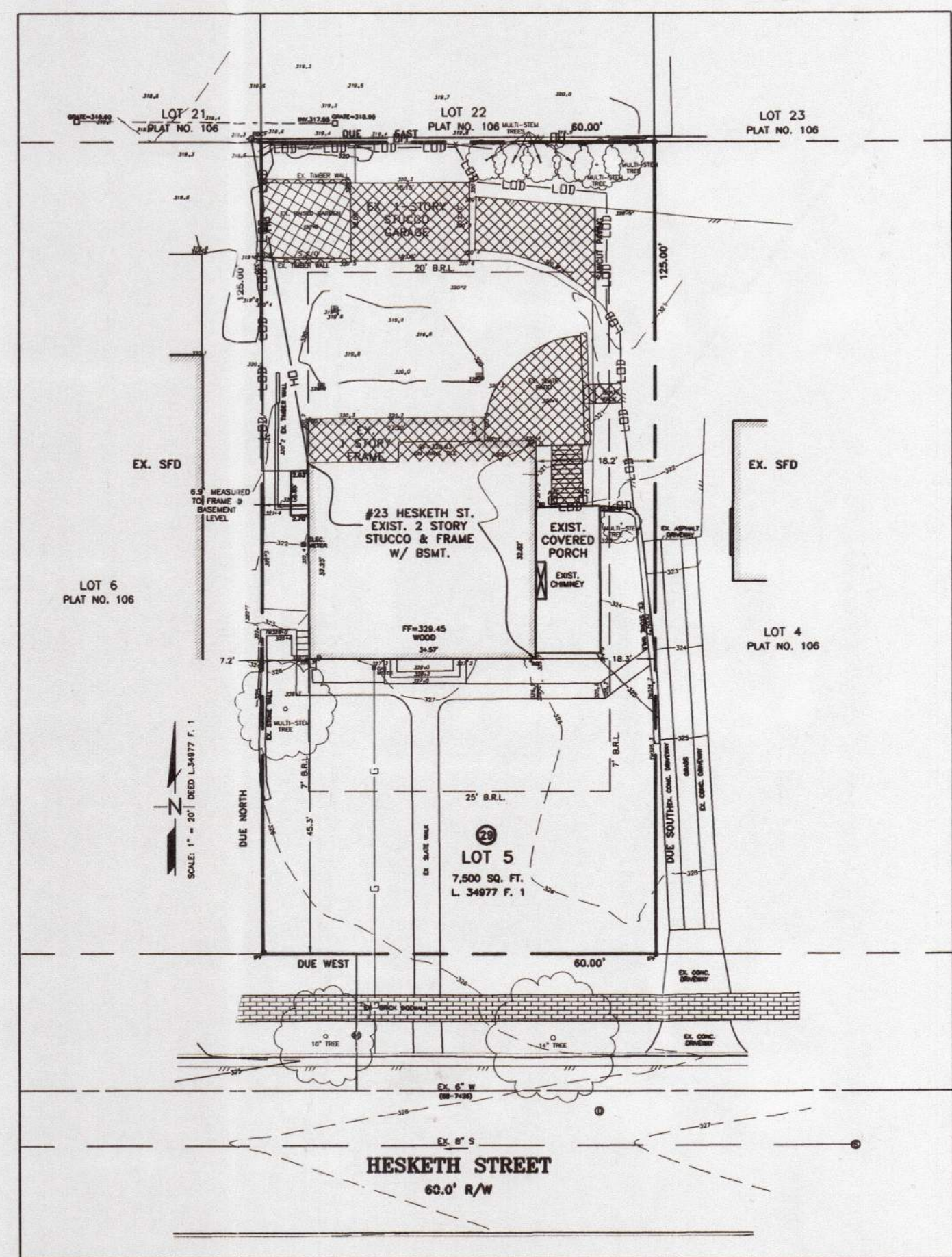




LEGEND

⊙	SEWER MANHOLE	IPF ⊙	IRON PIPE FOUND
⊕	STORM DRAIN MANHOLE	⊕	LIGHT POLE
⊙	WATER MANHOLE	⊙	POWER POLE
⊙	FIRE HYDRANT	⊙	GUY WIRE
⊙	WATER VALVE	⊙	ROOF DRAIN
⊙	SPRINKLER	⊙	FLOOR DRAIN
⊙	GAS VALVE	320+5	EX. SPOT ELEVATION
—	OVERHEAD WIRE	—	PROPOSED ADDITION
—	UNDERGROUND GAS	—	TO BE DEMOLISHED
—	UNDERGROUND CABLE TV		
—	UNDERGROUND ELECTRIC		
—	WATER		
—	SEWER		
—	STORM DRAIN		
—	PROPOSED SPOT ELEVATION		
—	PROPOSED LIMITS OF DISTURBANCE		

SITE PLAN
SCALE: 1" = 10'

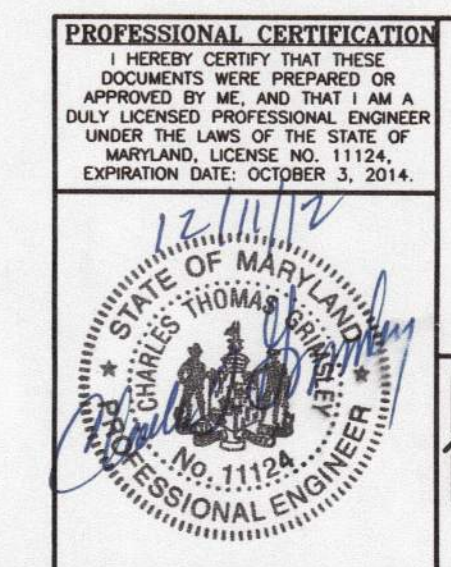


DEMOLITION PLAN
SCALE: 1" = 20'

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED: *E. Camp* DATE: 1/7/13
ZONING CLASS: R-60 PAGE: 2
BOARD OF APPEALS CASE:
2 story rear add. / deck

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 those 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



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 Plat 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. Lively 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 24031C0365D 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.
Frontage @ B.R.L.	60 ft.	60.0 ft.
Building Height	2-1/2 stories	3 stories (Prop. Add., Sloping Lot)
	* SEE SLOPING LOT NOTE	= 14.16%*
To Roof Peak	35 ft.	26.79 ft. (Prop. Add.)
To Roof Midpoint	30 ft.	24.40 ft. (Prop. Add.)

Note: This project is not considered infill development because the addition is less than 50% of the existing floor area of all floors.

Main Building Height Computation

First Floor Elevation	= 329.45
FF to Highest Peak of Roof Addition	= 24.20
Highest Peak Roof Addition Elevation	= 353.65
Average Finished Grade	= 326.86
Height of Proposed Building	= 26.79

*Additional Stories on Sloping Lot:
Zoning Ordinance allowable minimum change in vertical elevation of at least one (1) foot for each twelve (12) feet horizontal distance when measured from pre-development grade from the front of the building or addition to the rear of the building or addition. Based on the site computation from the front of the existing building (327.2) and to the rear of the proposed addition (320.01) both are pre-development elevations at a horizontal distance of 50.77 feet. The existing slope is at 14.16% and more than the allowed minimum per Zoning Ordinance of one (1) foot for each twelve (12) feet or 8.33%

Building Coverage Computation

Existing House	= 1,288 sq. ft.
Existing Garage	= 219 sq. ft.
Total Existing Building Area	= 1,507 sq. ft.

Existing Building Area

Existing Building Area	= 1,507 sq. ft.
Demolished Garage & House	= 423 sq. ft.
Total Existing Net Area	= 1,084 sq. ft.

Existing Net Area

Existing Net Area	= 1,084 sq. ft.
Proposed Addition	= 634 sq. ft.
Total Prop. Main Building Area	= 1,718 sq. ft.

Total Prop. Main Building Area

Total Prop. Main Building Area	= 1,718 sq. ft.
Total Existing Building Area	= 1,507 sq. ft.
Total Net Area Prop. Addition	= 211 sq. ft.

Percentage Building Coverage = 1,718/7,500 = 22.9%

Floor Area Computations

Existing Building

Cellar	= 1,271 sq. ft.
Main Floor	= 1,145 sq. ft.
1st Floor	= 1,060 sq. ft.
Total Existing Floor Area	= 3,476 sq. ft.

Proposed Addition

Cellar	= 613 sq. ft.
Main Floor	= 532 sq. ft.
1st Floor	= 489 sq. ft.
Total Addition Floor Area	= 1,634 sq. ft.

Percentage of Additional Floor Area
1,634/3,476 = 0.470 x 100 = 47.0%
Therefore Infill Development Requirements will not apply.

SURVEY INFORMATION NOTES:

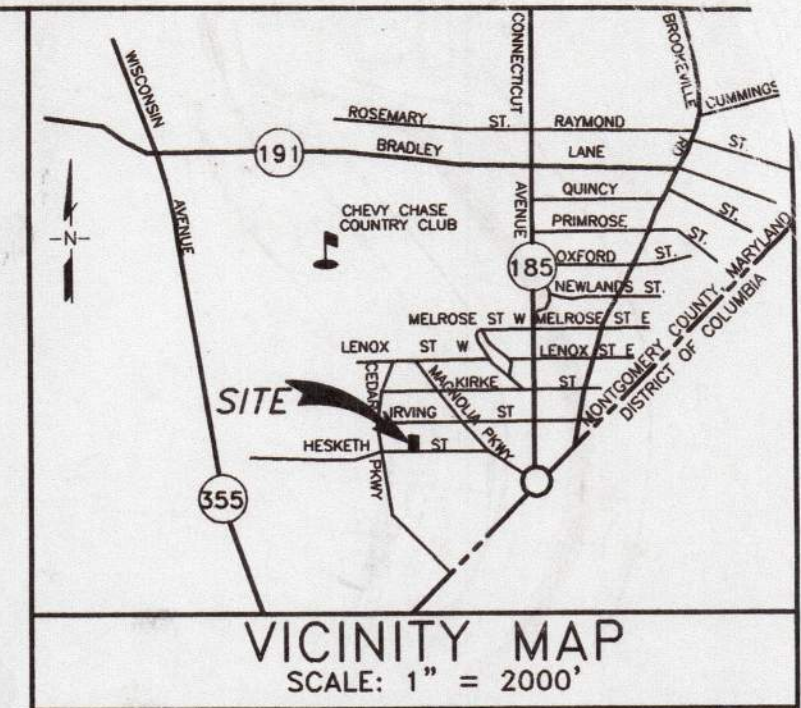
- The elevations shown herein have been established based upon WSSC datum.
- The type and nature of all utilities shown here on have been established by on site observation, field location and available as-built plans or records.
- Boundary and Topographic Survey conducted by Landmark Engineering Inc. on September 5 & 10, 2012.

SITE PLAN FOR A SINGLE FAMILY DWELLING ADDITION

LIVELY PROPERTY
LOT 5, BLOCK 29
CHEVY CHASE SECTION 2
L. 34977 F. 1
23 HESKETH STREET
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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

DRN: DCV CK: CTG
PROJECT NO.: 1239
SCALE: AS SHOWN
DATE: DEC. 10, 2012
SHEET 1 OF 1





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/31/2025

Application No: 1145082
AP Type: HISTORIC
Customer No: 1544564

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 23 HESKETH ST
CHEVY CHASE, MD 20815

Othercontact Hazzard (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work Add a front portico and rear screened porch.