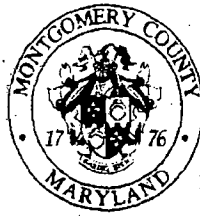


35/13-05AA 8 Hesketh St.  
Chevy Chase Village Historic District, 35/13



## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: 12/22/2005

### MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner *AF*  
Historic Preservation Section

SUBJECT: Historic Area Work Permit #404861, rear patio replacement

---

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 12/21/2005 meeting.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Peter & Samantha Ventimiglia

Address: 8 Hesketh St, Chevy Chase

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
 301/777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR  
 HISTORIC AREA WORK PERMIT

Contact Person: Peter Ventimiglia  
 Daytime Phone No. 301-744-4952

Tax Account No. 157-9-455428  
 Name of Property Owner: Peter & Samantha Ventimiglia Daytime Phone No. 301-744-4952  
 Address: 8 Hesketh St. Cherry Chase MD 20815  
 Street Number Street Zip Code  
 Contractor: Peroco Construction Co, Inc. Phone No. 301-464-7682  
 Contractor Registration No. 521505185  
 Agent for Owner: Peter Ventimiglia / Victor Peroco Daytime Phone No. 301-464-7682

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: HESKETH  
 Town/City: Cherry Chase Nearest Cross Street: Magnolia St.  
 Lot: Part of Block: 25 Subdivision: Cherry Chase, Section 2  
 Parcel: 21458 Folio: 307-ued Parcel:  
Use #316 folio 11-10900000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Add  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Reversible  Fence/Wall (complete Section 4)  Other: plate

1B. Construction cost estimate: \$ 10,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 of owner or authorized agent: [Signature] Date: 11/11/05

Approved:  Disapproved: \_\_\_\_\_  
 Signature: [Signature] Date: 12-22-05

Application/Permit No.: 4048601 Date Filed: 11/23/05 Date Issued: \_\_\_\_\_  
Emc

SEE REVERSE SIDE FOR INSTRUCTIONS



## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: 12/22/2005

### MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner *AF*  
Historic Preservation Section

SUBJECT: Historic Area Work Permit #404861, rear patio replacement

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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 12/21/2005 meeting.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Peter & Samantha Ventimiglia

Address: 8 Hesketh St, Chevy Chase

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



Case II - F

**Fothergill, Anne**

**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Wednesday, December 21, 2005 8:57 AM  
**To:** Fothergill, Anne; Naru, Michele (M-NCPPC); Wright, Gwen  
**Cc:** Bourke email file; Elliott, Bob; Feldman, Gail; FeldmanGS@aol.com; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** LAP comments for 12/21/05 HPC hearing

Chevy Chase Village LAP comments for 12/21/05 Hearing:

8 Hesketh  
Contributing Resource  
rear patio

The LAP concurs with recommendation of Staff for expedited approval.  
The LAP also requests a clarification from staff as to why the patio/landscaping change in the rear of the property required HPC review at all.

Thank you

Thomas K. Bourke  
Vice President - Land Acquisitions  
Winchester Homes  
[tom.bourke@whihomes.com](mailto:tom.bourke@whihomes.com)  
tel: 301.803.4901  
fax: 301.803.4929  
cell: 301.252.9931



***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	8 Hesketh Avenue, Chevy Chase	<b>Meeting Date:</b>	12/21/2005
<b>Applicant:</b>	Chevy Chase Village Historic District	<b>Report Date:</b>	12/14/2005
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	12/7/2005
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-05AA	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Rear patio replacement and extension	<b>RECOMMENDATION:</b>	Approve

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Craftsman  
**DATE:** 1913

**PROPOSAL**

The applicants propose replacement of the existing 20' x 10' flagstone patio with a brick border at the rear of their house with a 36' x 17' flagstone patio in the same location. A small crepe myrtle will remain in its present location and the patio will be built around it.

Chevy Chase Village has reviewed and approved this proposal.

**STAFF RECOMMENDATION:**

- Approval**  
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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 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.

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Peter Ventimiglia  
Daytime Phone No.: 202-744-4952

Tax Account No.: 107-9-455428  
Name of Property Owner: Peter + Samantha Ventimiglia Daytime Phone No.: 202-744-4952  
Address: 8 Hesketh St. Chevy Chase MD 20815  
Street Number Street Zip Code  
Contractor: Peroco Construction Co., Inc. Phone No.: 301-464-7682  
Contractor Registration No.: 521505185  
Agent for Owner: Peter Ventimiglia / Victor Peroco Daytime Phone No.: 301-464-7682

**LOCATION OF BUILDING/PREMISE**

House Number: 8 Street: HESKETH  
Town/City: CHEVY CHASE Nearest Cross Street: Magnolia St.  
Lot: Part of 9 Block: 25 Subdivision: Chevy Chase, Section 2  
Filter: 21458 Folio: 307-Sub Parcel:

User: #316 Add 61 - Covenants

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Make  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: patio

1B. Construction cost estimate: \$ 10,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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] Signature of owner or authorized agent 11/11/05 Date

Approved: \_\_\_\_\_ For: Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 404861 Date Filed: 11/23/05 Date Issued: \_\_\_\_\_  
enc

**SEE REVERSE SIDE FOR INSTRUCTIONS**

APP # 404861

**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:

The current patio is built of flagstone and brick border which is set in sand. The patio measures 150 sq. ft. There are no historical features of significance.

Current patio is 20ft (L) x 10 ft. (W)

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

The proposed patio would replace current brick border and will be built with flagstone only set in concrete. The new structure will measure 400 square ft. There is a crepe myrtle tree which will not be moved. A border will be built around it. The crepe myrtle is not 6" in diameter - new patio will measure 36 ft (L) x 17 ft (W)

**2. SITE PLAN**

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

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

- a. 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.
- b. 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**

- a. 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.
- b. 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 decline 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

*Alp # 404861*

**Peter and Samantha Ventimiglia  
8 Hesketh Street  
Chevy Chase, MD 20815  
301.654.2370**

November 14, 2005

Montgomery County Historic Preservation Commission  
Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, MD 20850

To Whom It May Concern:

I am writing to request an historic area work permit for an expanded flagstone rear patio at 8 Hesketh Street, Chevy Chase, MD 20815, Part of Lot 8 and Part of Lot 9, Block 25. The Deed is recorded in Liber 21458, Folio 307.

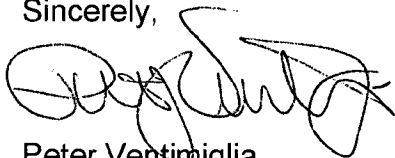
The current patio is flagstone with a brick border set in dust, and measures 20 feet (L) by 10 feet (W). We are requesting an expansion of this patio to 36 feet (L) by 17 feet (W), which would be built with flagstone only and set in concrete rather than dust.

Our surrounding neighbors include:

Dr. and Mrs. Wesley Price, 10 Hesketh Street, Chevy Chase, MD 20815  
Mr. and Mrs. Bruce Dickson, 6 Hesketh Street, Chevy Chase, MD 20815  
Mr. and Mrs. Lars Donahue, 3 Hesketh Street, Chevy Chase, MD 20815  
Mr. and Mrs. George Will, 9 Grafton Street, Chevy Chase, MD 20815

Thank you for your immediate attention to this matter.

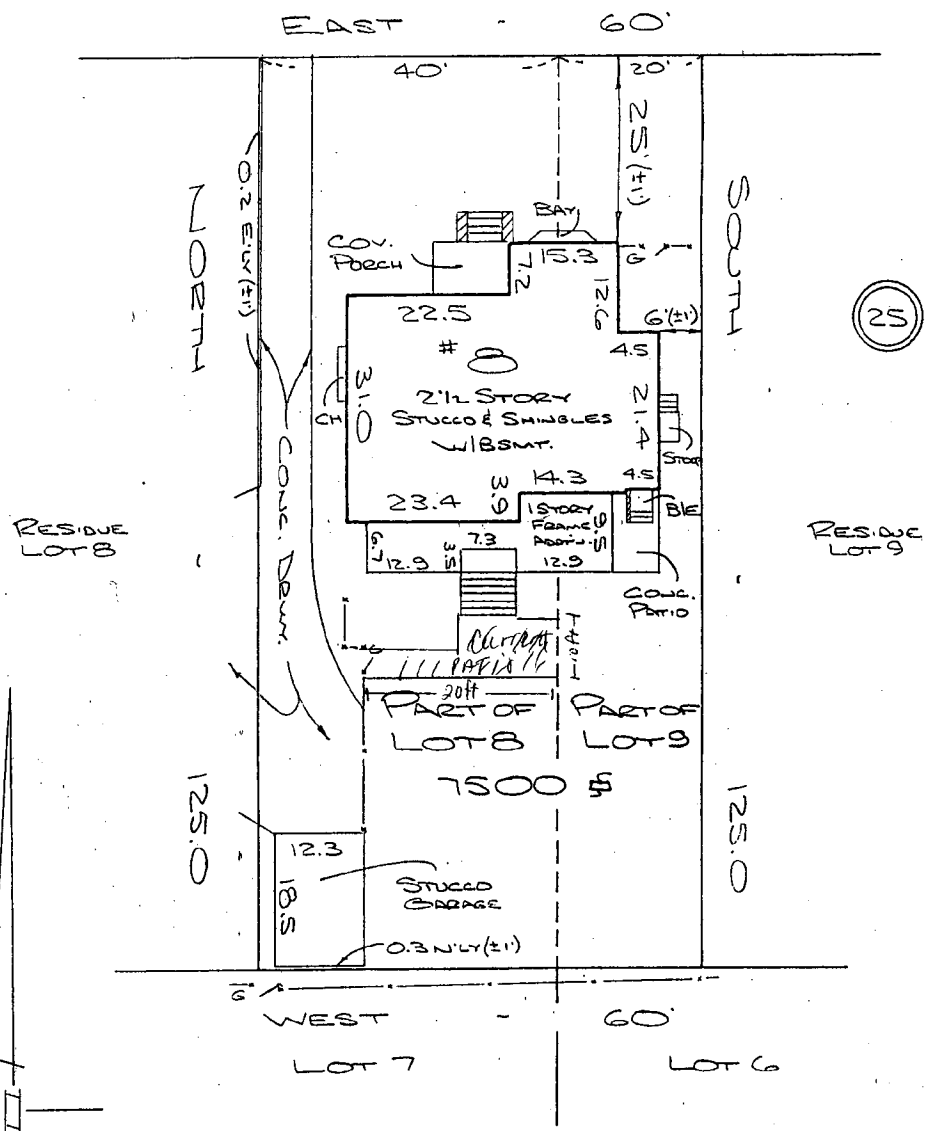
Sincerely,



Peter Ventimiglia

Current Data

# HESKETH STREET



**Capitol Surveys, Inc.**  
 10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

**LOCATION DRAWING**  
 PARTS OF LOTS 8 & 9 BLOCK 25  
**CHEVY CHASE, SECTION 2**  
 MONTGOMERY COUNTY, MARYLAND  
 Recorded in Plat Book **B** Plat **48** Scale 1" = 20'  
 CASE: 20410017 FILE: 77840  
 DATE: **OCTOBER 13, 2004**

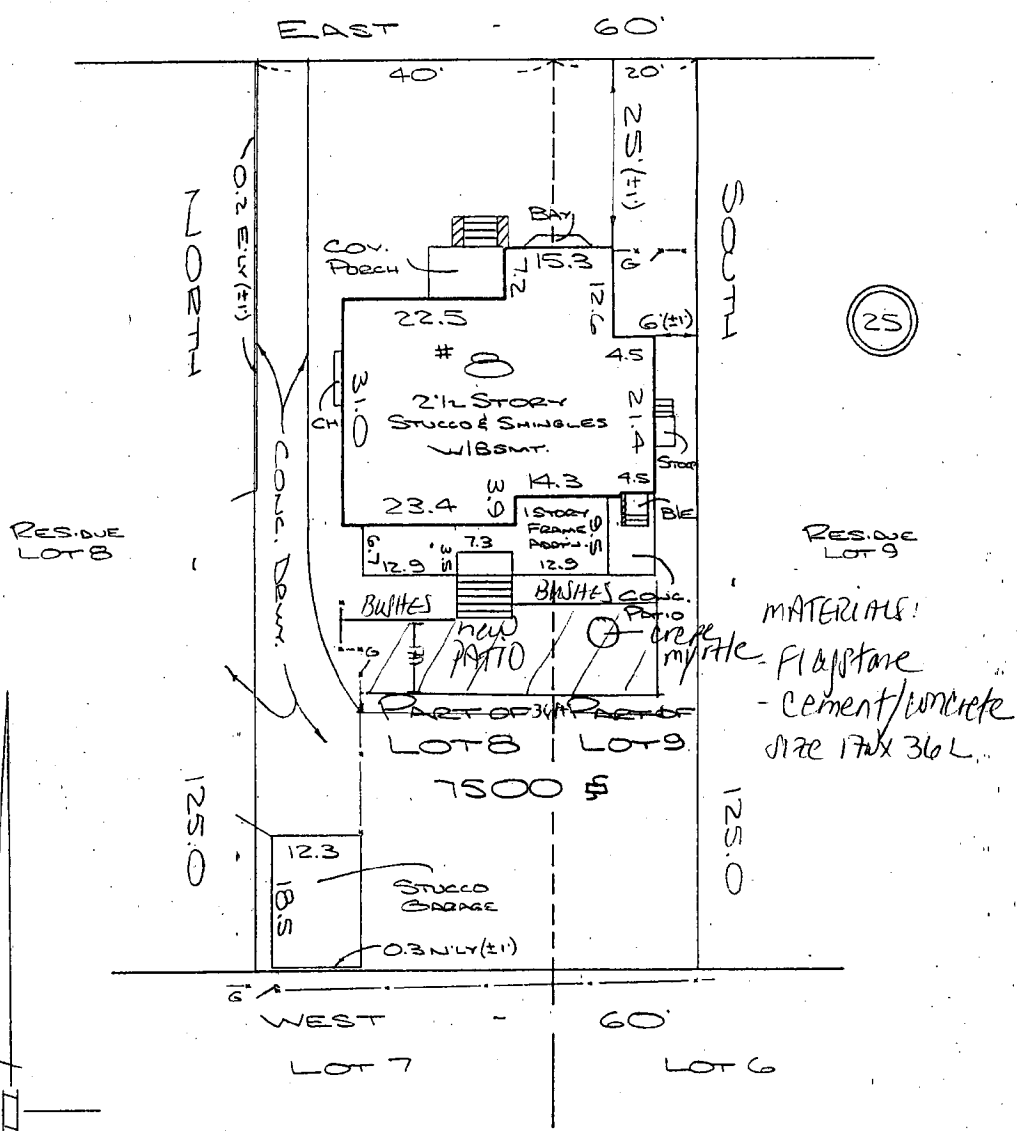
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

*Edward L. Lopez, Jr.*  
 Edward L. Lopez, Jr.  
 Maryland Property Line Surveyor No. 522

6

Proposed plat

# HESKETH STREET



## Capitol Surveys, Inc.

10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

**LOCATION DRAWING**  
 PARTS OF LOTS 8 & 9      **BLOCK 25**

**CHEVY CHASE, SECTION 2**

**MONTGOMERY COUNTY, MARYLAND**

Recorded in Plat Book **B**      Plat **48**      Scale 1" = 20'

CASE: R0410017      FILE: 77840

DATE: **OCTOBER 13, 2004**

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

*Edward L. Lopez, Jr.*  
 Edward L. Lopez, Jr.  
 Maryland Property Line Surveyor No. 522



