

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

<b>Address:</b>	13 Grafton Street, Chevy Chase	<b>Meeting Date:</b>	12/18/2019
<b>Resource:</b>	Contributing Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	12/11/2019
<b>Applicant:</b>	Diogo Coelho	<b>Public Notice:</b>	12/4/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-19UU	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Fence installation		

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**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

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



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicant proposes to install a 4' high wooden fence with gate at the east (right) and west (left) sides of the historic house. The length of proposed fence of the east side is 10' and on the west side is 14'.

**APPLICABLE GUIDELINES:**

IV. The Expedited Staff Report format may be used on the following type of cases:

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

**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 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 Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, 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* #2 and #9;

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 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 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Diogo Coelho

E-mail: diogocoelho@icloud.com

Address: 13 Grafton St

City: Chevy Chase Zip: 20815

Daytime Phone: 202 579 7035

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 35/13

Is the Property Located within an Historic District? Yes/District Name Chevy Chase Village Historic District  
No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 13 Street: Grafton St

Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway

Lot: 1 & 19 Block: 24 Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fence    | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> Other: _____                    |

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

Signature of owner or authorized agent

Nov 8, 2019

Date



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

13 Grafton St is a 4-bedroom family home built in 1908 with a front & side porch. There are steps leading from the street up to the lawn and from the lawn up to the front door. There are some trees surrounding the house.

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

We propose to install additional panels to an existing fence. The total length of the proposed fence will be approximately 10' on the East side and 14' on the West side of the house. There will be two (2) new gates along the fenceline, centered with the fence on each side. No trees will be impacted by the proposed project. This work will complete the existing fence (which has 3 sides) and allow for the backyard to be enclosed by fencing for the safety of the 3 young children living in the home.

Work Item 1: <u>fence panels</u>	
Description of Current Condition: wooden fence currently exists on the property from prior owner and next-door neighbors however it is not enclosed	Proposed Work: We propose to install additional panels to an existing fence. The total length of the proposed fence will be approximately 10' on the East side and 14' on the West side of the house. There will be two (2) new gates along the fenceline, centered with the fence on each side.

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# **HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



**Municipality Letter for  
Proposed Construction Project**

**Subject Property:** 13 Grafton Street, Chevy Chase, MD 20815  
**Property Owner:** Norah Coelho  
**Project Manager/Contractor:** Owner  
**Proposed Work:** Construct fence on private property

11/7/2019

Diane R. Schwartz Jones, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov).

Sincerely,

Shana R. Davis-Cook  
Chevy Chase Village Manager

**CHEVY CHASE VILLAGE**

5906 Connecticut Avenue  
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

[ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

**BOARD OF MANAGERS**

ELISSA A. LEONARD  
*Chair*

ROBERT C. GOODWIN, JR.  
*Vice Chair*

DAVID L. WINSTEAD  
*Secretary*

RICHARD M. RUDA  
*Assistant Secretary*

GARY CROCKETT  
*Treasurer*

NANCY E. WATTERS  
*Assistant Treasurer*

LINDA J. WILLARD  
*Board Member*

**VILLAGE MANAGER**  
SHANA R. DAVIS-COOK

**LEGAL COUNSEL**  
SUELLEN M. FERGUSON



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Hadi Mansouri  
Acting Director

## FENCE APPLICATION

Application Date: 10/3/2019

Permit No: 891800  
AP Type: FENCE

### Comments

The total length of the proposed fence will be approximately 10' on the East side and 14' on the West side of the house. There will be two (2) new gates along the fenceline, centered with the fence on each side. No trees will be impacted by the proposed project.

### Affidavit Acknowledgement

The Homeowner is the Primary applicant

This application does not violate any covenants and deed restrictions

### Primary Applicant Information

Address 13 Grafton ST  
Chevy Chase, MD 20815  
Othercontact Coelho (Primary)

### Fence Permit Details

Use Code FENCE  
Work Type CONST  
Height Feet 4  
Owners Land Y  
Type of Water Supply WSSC  
Sewage Disposal WSSC  
Scope of Work Fence installed in the middle of the property for safety reasons.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Hadi Mansouri  
*Acting Director*

## HAWP APPLICATION

Application Date: 11/8/2019

Application No: 895929  
AP Type: HISTORIC

### Comments

The total length of the proposed fence will be approximately 10' on the East side and 14' on the West side of the house. There will be two (2) new gates along the fenceline, centered with the fence on each side. No trees will be impacted by the proposed project.

### Affidavit Acknowledgement

The Homeowner is the Primary applicant

This application does not violate any covenants and deed restrictions

### Primary Applicant Information

Address 13 GRAFTON ST  
CHEVY CHASE, MD 20815

Homeowner Coelho (Primary)

### Historic Area Work Permit Details

Work Type ADD

Scope of Work Panels added to existing installed fence to enclose the back yard for safety reasons (3 very young children living in the home).

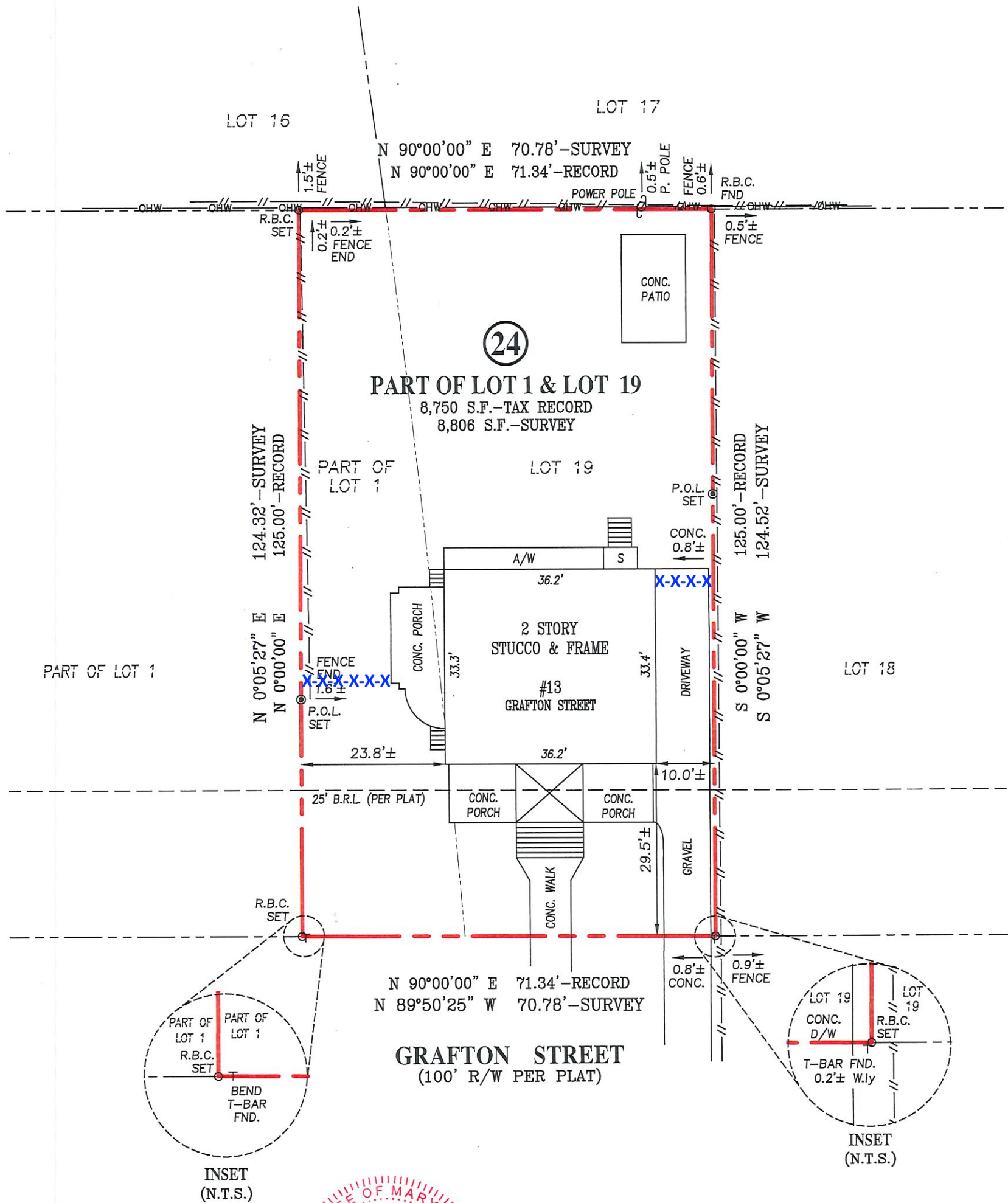


GENERAL NOTES:

- Property shown in Montgomery County Tax Assessment Map HN-41.
- All property corners have been recovered or set and verified per a field survey performed: September 25, 2019.
- The property is recorded among the land records of Montgomery County in Plat Book 2, Plat 106 and as described in Liber 4386 at Folio 488.
- The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
- P.O.L. indicates a point set on the property line.  
R.B.C. indicates a Rebar & Cap Set or Found.  
—OHW— Indicates overhead wires.

X-X-X Location of the fence

PLAT BOOK 2, PLAT 106



PLAT OF SURVEY  
BOUNDARY  
PART OF LOT 1 & LOT 19, BLOCK 24  
SECTION No. 2  
**CHEVY CHASE**  
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND."

MATTHEW N. BRIEN  
MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21406  
Expires: 06-08-2020

REFERENCES

PLAT BK. 2  
PLAT NO. 106  
  
LIBER 4386  
FOLIO 488



SNIDER & ASSOCIATES  
LAND SURVEYORS  
19544 Amaranth Drive  
Germantown, Maryland 20874  
301/948-5100, Fax 301/948-1288  
WWW.SNIDERSURVEYS.COM

DATE OF LOCATIONS

WALL CHECK:

HSE. LOC.:

PROP. CORS.: 09-25-2019

SCALE: 1" = 20'

DRAWN BY: M. PAGAN

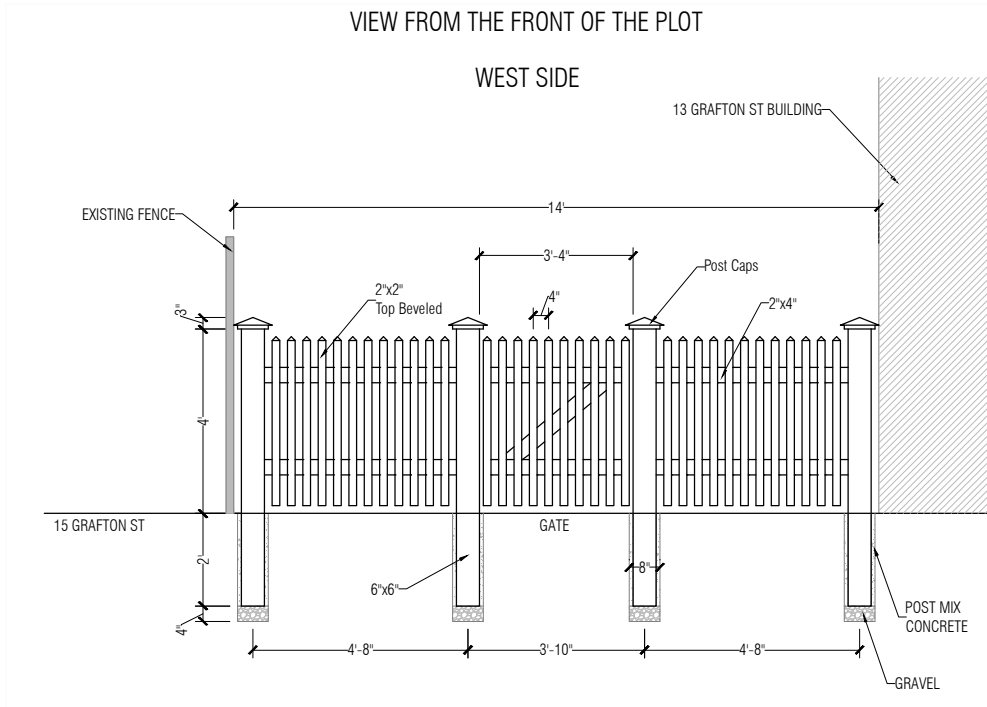
JOB NO.: 19-03525-B



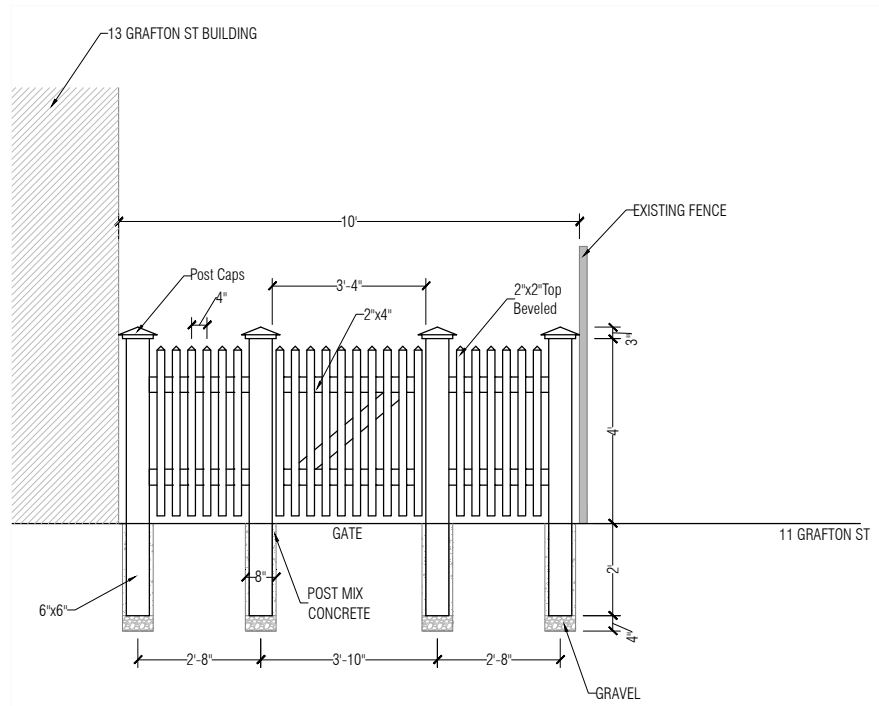
# 13 GRAFTON ST

## VIEW FROM THE FRONT OF THE PLOT

### WEST SIDE



### EAST SIDE



Material of the fence parts: Pressure Treated Timber for ground contact

applicant

Norah & Diogo Coelho

location

13 GRAFTON ST  
CHEVY CHASE  
MD 20815

description

FENCE DETAILS

design

ARCHITECTURE

phase

PLANNING

scales

1:50

date

October 2019

drawn by

DDC

signature

job #

A01.ARC.PE

drawing #

1

rev

0

13 Grafton St, Chevy Chase, MD 20815  
Norah & Diogo Coelho  
Project Name: FENCE-891800  
Existing Property Condition – Photo 1





13 Grafton St, Chevy Chase, MD 20815  
Norah & Diogo Coelho  
Project Name: FENCE-891800  
Existing Property Condition – Photo 2





13 Grafton St, Chevy Chase, MD 20815  
Norah & Diogo Coelho  
Project Name: FENCE-891800  
Existing Property Condition – Photo 3





13 Grafton St, Chevy Chase, MD 20815  
Norah & Diogo Coelho  
Project Name: FENCE-891800  
Existing Property Condition – Photo 4





13 Grafton St, Chevy Chase, MD 20815  
Norah & Diogo Coelho  
Project Name: FENCE-891800  
Existing Property Condition – Photo 5

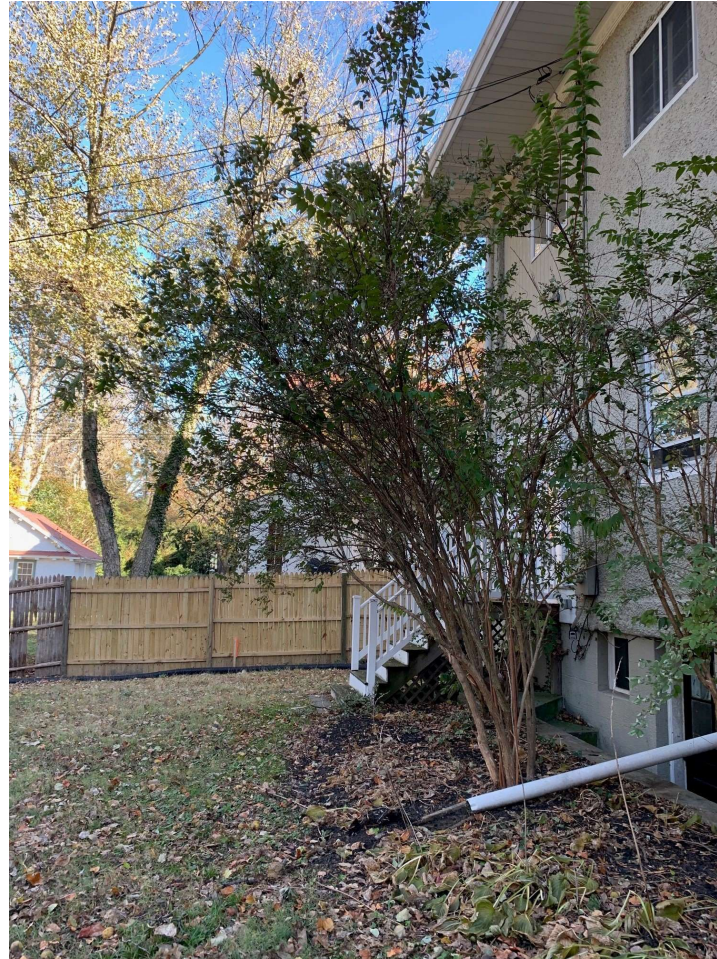


13 Grafton St, Chevy Chase, MD 20815  
Norah & Diogo Coelho  
Project Name: FENCE-891800  
Existing Property Condition – Photo 6





13 Grafton St, Chevy Chase, MD 20815  
Norah & Diogo Coelho  
Project Name: FENCE-891800  
Existing Property Condition – Photo 7



13 Grafton St, Chevy Chase, MD 20815  
Norah & Diogo Coelho  
Project Name: FENCE-891800  
Existing Property Condition – Photo 8





13 Grafton St, Chevy Chase, MD 20815  
Norah & Diogo Coelho  
Project Name: FENCE-891800  
Existing Property Condition – Photo 9

