



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: April 8, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of
Permitting Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1063896 - Fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** by the HPC staff:

1. Fence posts caps shall be metal or wood.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Diogo Coelho
Address: 13 Grafton 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 Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1063896 at: 13 Grafton St., Chevy Chase

submitted on: 3/22/24

has been reviewed and determined that the proposal fits into the following category/categories:

- Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;
Installation of vents or venting pipes in locations not visible from the public right-of-way;
New gutters and downspouts;
Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;
Removal of accessory buildings that are not original to the site or non-historic construction;
Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;
Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;
Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;
Installation of storm windows or doors that are compatible with the historic resource or district;
Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;
Construction of fences that are compatible with the historic site or district in material, height, location, and design;
Fence is lower than 48" in front of rear wall plane;

- Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;
Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;
Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;
Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;
Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);
Installation of car charging stations in any location on a property or in the right-of-way;
Installation of satellite dishes;
Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.
Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;
Replacement tree required as a condition; and,
Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christopher J. Berger on 4/8/2024. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: Diogo Coelho Address: 13 Grafton St., Chevy Chase Daytime Phone: (202) 579-7035

E-mail: diogocoelho@icloud.com City: Chevy Chase Zip: 20815 Tax Account No.:

AGENT/CONTACT (if applicable):

REVIEWED

By Chris Berger at 2:10 pm, Apr 08, 2024

E-mail: City: Zip: Contractor Registration No.:



MIHP # of Historic Property 35/13 Historic District? X Yes/District Name Chevy Chase Village Historic District

Land Trust/Environmental Easement on the Property? If YES, include a representation 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&9 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:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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 Date 04/08/2024

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
13 Grafton St, Chevy Chase, MD 20815

Owner's Agent's mailing address
N/A

Adjacent and confronting Property Owners mailing addresses

Bowdy Train / Georgina Sanger
11 Grafton St
Chevy Chase, MD 20815

David & Jocelyn Cox
15 Grafton St
Chevy Chase, MD 20815

Tom & Allison Giles
14 Hesketh St
Chevy Chase, MD 20815

Collin and Gabbie Goddar
12 Hesketh St
Chevy Chase, MD 20815

REVIEWED

By Chris Berger at 2:10 pm, Apr 08, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Adams

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 Contributing Resource within the Chevy Chase Village Historic District. 13 Grafton St is a Prairie style, two-story, low-pitched roof, squared in shape, stucco finish house. 13 Grafton St was constructed c. 1892-1916.

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

Replace in-kind existing fence on the West side of the property and extend it by c. 6 feet extension in the front yard (fence less than 4 feet tall).

REVIEWED

By Chris Berger at 2:10 pm, Apr 08, 2024

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Work Item 1: Fence Replacement

Description of Current Condition:
Bad condition, rotten with missing parts

Proposed Work:
Replace fence in-kind and extend it by c. 6' with fence less than 4' tall

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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Montgomery County
Historic Preservation Commission


Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

Proposed Work	Required Attachments 1. 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	*	*	*		*		*
Back Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
		*		*	*	*	*
		*		*	*	*	*
		*	*	*	*	*	*
		*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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APPROVED

Montgomery County
Historic Preservation Commission



GENERAL NOTES:

1. Property shown in Montgomery County Tax Assessment Map HN-41.
2. All property corners have been recovered or set and verified per a field survey performed: September 25, 2019.
3. 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.
4. 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.
5. P.O.L. indicates a point set on the property line.
R.B.C. indicates a Rebar & Cap Set or Found.
—CHW— indicates overhead wires.

REVIEWED
By Chris Berger at 2:10 pm, Apr 08, 2024

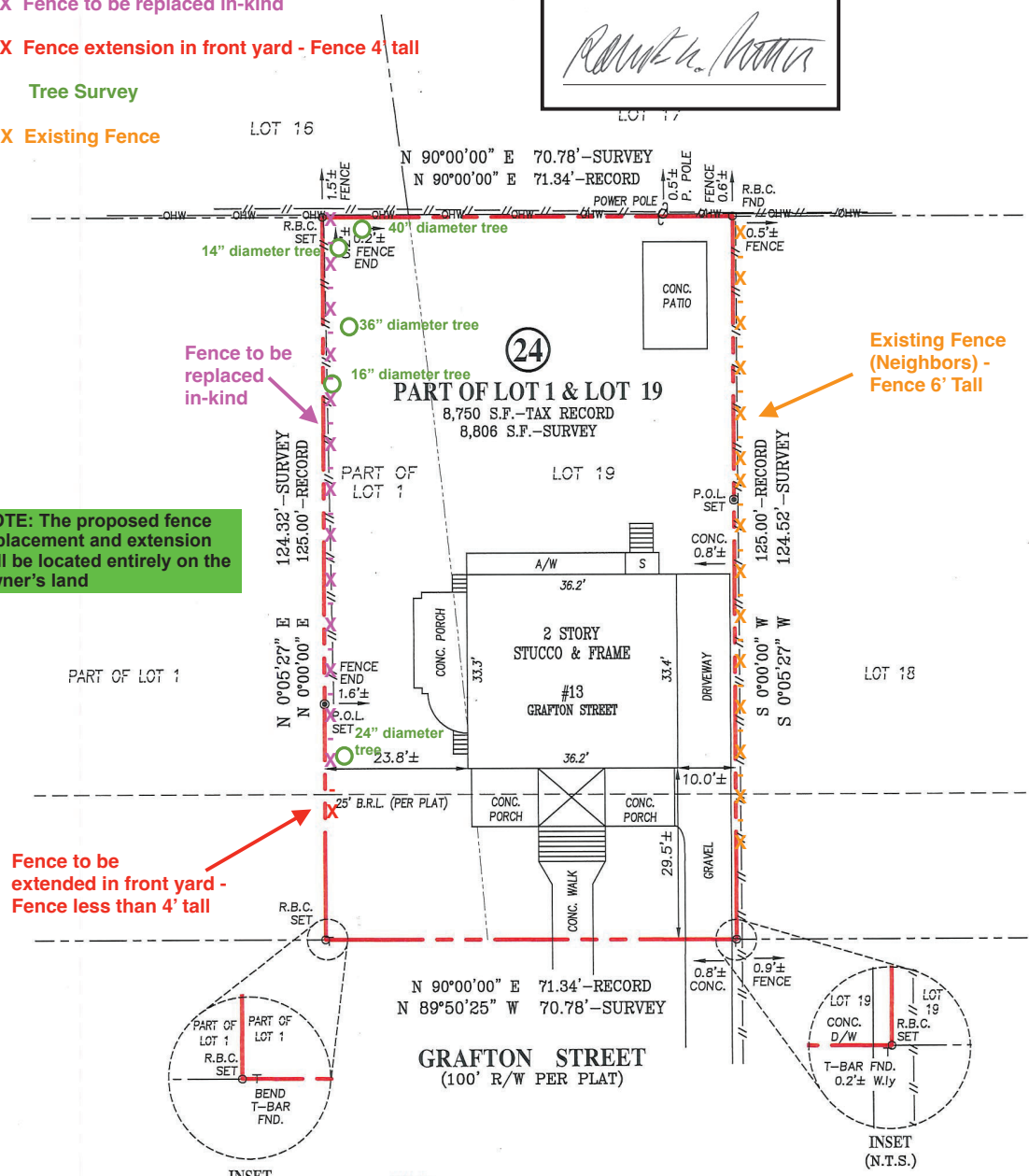
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PLAT BOOK 2, PLAT 106

- X-X-X Fence to be replaced in-kind
- X-X-X Fence extension in front yard - Fence 4' tall
- Tree Survey
- X-X-X Existing Fence

NOTE: The proposed fence replacement and extension will be located entirely on the owner's land

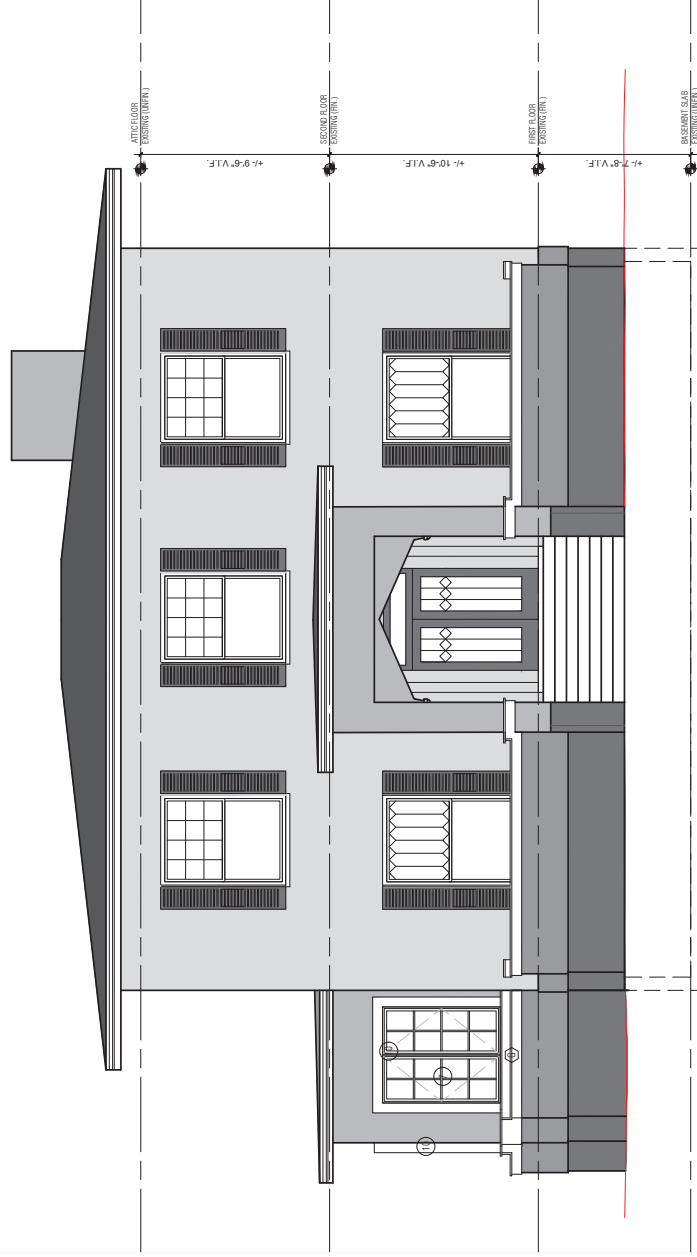


PLAT OF SURVEY
BOUNDARY
PART OF LOT 1 & LOT 19, BLOCK 24
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS				
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.		PLAT BK.	2		DATE OF LOCATIONS	SCALE: 1" = 20'		
		PLAT NO.	106		WALL CHECK:	DRAWN BY: M. PAGAN		
		LIBER	4386	HSE. LOC.:	PROP. CORS.:	09-25-2019	JOB NO.:	19-03525-B
		FOLIO	488					

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


13 GRAFTON ST. CHEVY CHASE
SOUTH FACADE
PROPOSED



MATERIALS LEGEND

- 1 COMB-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
- 3 TPO ROOF MEMBRANE
- 4 BURRCRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
- 5 WOOD-CLAD QUAD SLIDING DOOR - FELLA ARCHITECT RESERVE SERIES
- 6 WOOD-CLAD DOUBLE-HUNG WINDOWS - FELLA ARCHITECT RESERVE SERIES
- 7 WOOD-CLAD CASEMENT WINDOWS - FELLA ARCHITECT RESERVE SERIES
- 8 FIBERGLASS BASEMENT WINDOWS - FELLA IMPERVA SERIES
- 9 ALUMINUM FASGA TRIM CUSTOM BENT TO MATCH HISTORIC
- 10 HARDIE TRIM BOARD SMOOTH - WHITE
- 11 WOOD RAILING AND STAIRS - WHITE
- 12 SMOOTH CONCRETE

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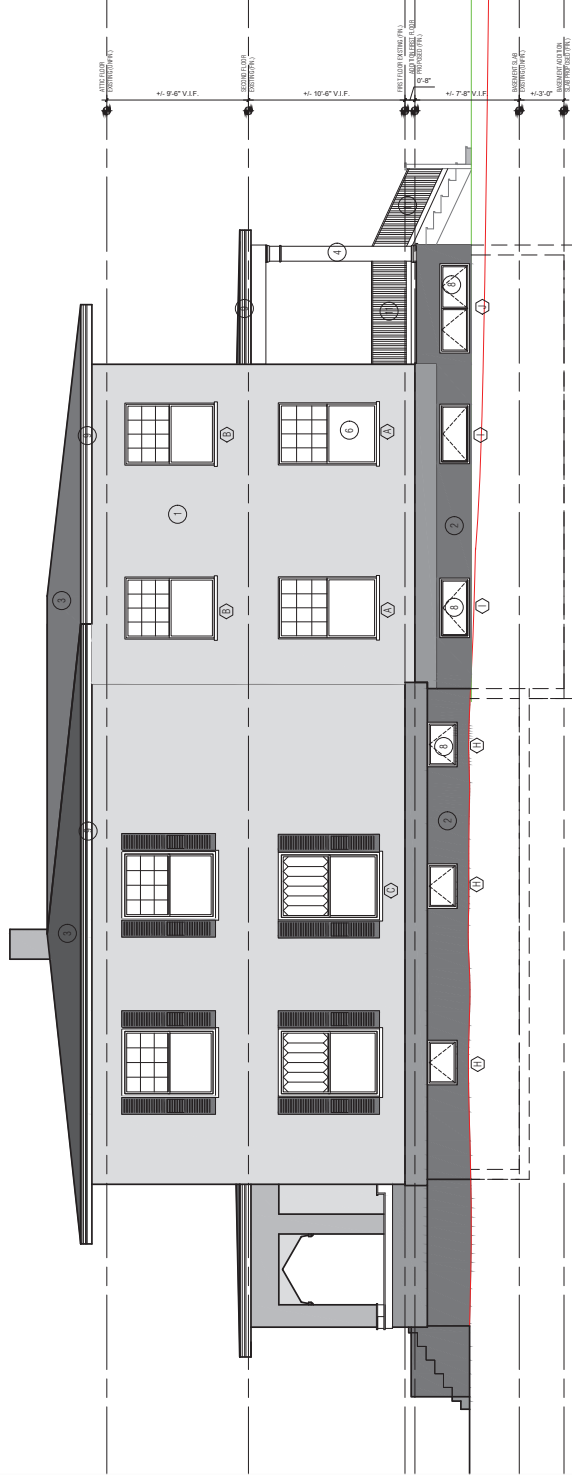
REVIEWED
By Chris Berger at 2:11 pm, Apr 08, 2024

applicant Norah & Diogo Coelho	location 13 GRAFTON ST CHEVY CHASE MD 20815	date SEPTEMBER 2020
group ARCHITECTURE	planning PLANNING	series 1.75
committee DDC	approval A01-ARGO-REN	item # 13-PE1 1

13 GRAFTON ST, CHEVY CHASE
EAST FACADE
PROPOSED

MATERIALS LEGEND

- 1 COMBE-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
- 3 TPO ROOF MEMBRANE
- 4 DURACRAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
- 5 WOOD-CLAD QUAD SLIDING DOOR - FELLA ARCHITECT RESERVE SERIES
- 6 WOOD-CLAD DOUBLE-HUNG WINDOWS - FELLA ARCHITECT RESERVE SERIES
- 7 WOOD-CLAD CASEMENT WINDOWS - FELLA ARCHITECT RESERVE SERIES
- 8 FIBERGLASS BASEMENT WINDOWS - FELLA IMPERVA SERIES
- 9 ALUMINUM FASCIA TRIM CUSTOM BENT TO MATCH HISTORIC
- 10 HARDIE TRIM BOARD SMOOTH - WHITE
- 11 WOOD RAILING AND STAIRS - WHITE
- 12 SMOOTH CONCRETE



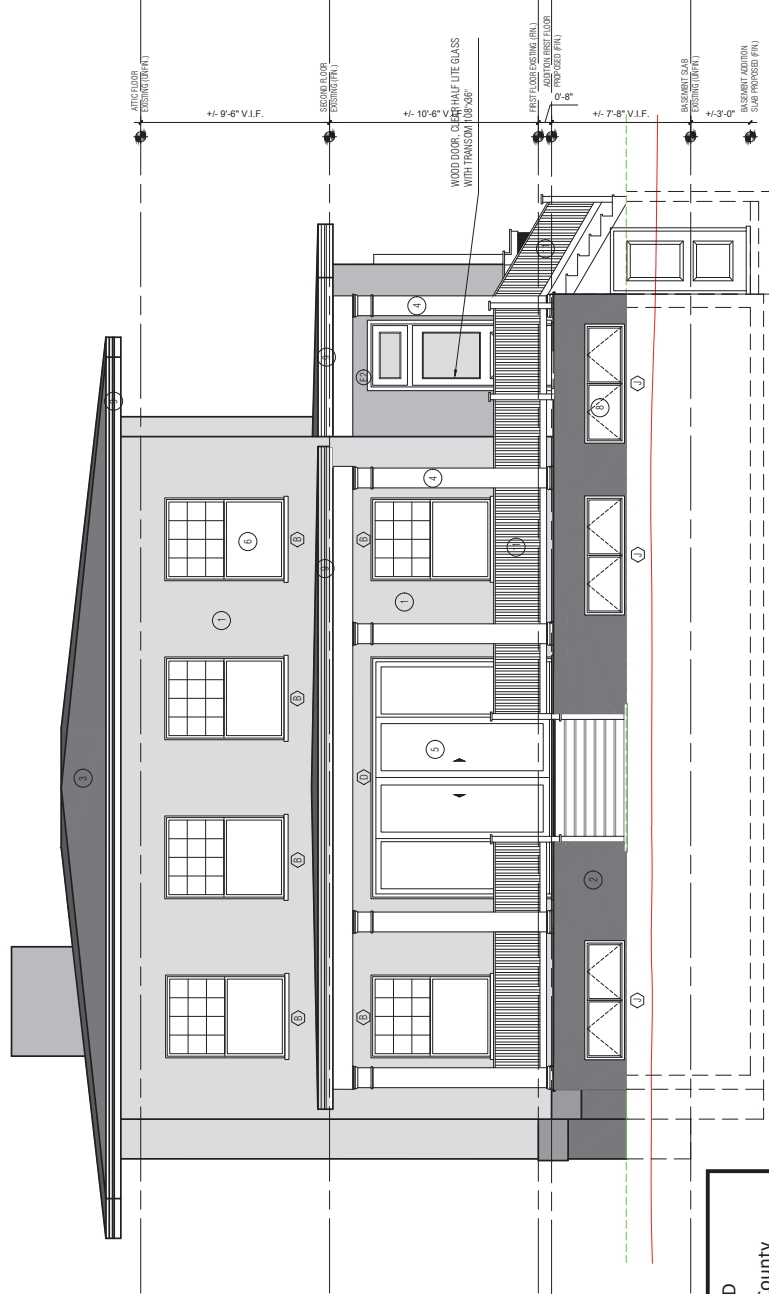
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Robert A. Berger

REVIEWED
By Chris Berger at 2:11 pm, Apr 08, 2024

architect North & Diego Coelho 13 GRAFTON ST CHEVY CHASE MD 20815 EAST FACADE PROPOSED	date SEPTEMBER 2020
group ARCHITECTURE	scale 1-100
phase PLANNING	drawing # 14-PE-1
client ADI-ARO-REN	sheet # 1


13 GRAFTON ST. CHEVY CHASE
NORTH FACADE
PROPOSED



MATERIALS LEGEND

- 1 COMB-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
- 3 TPO ROOF MEMBRANE
- 4 BIRKDAFT COMPOSITE CLASSIC SQUARE COLUMN - WHITE
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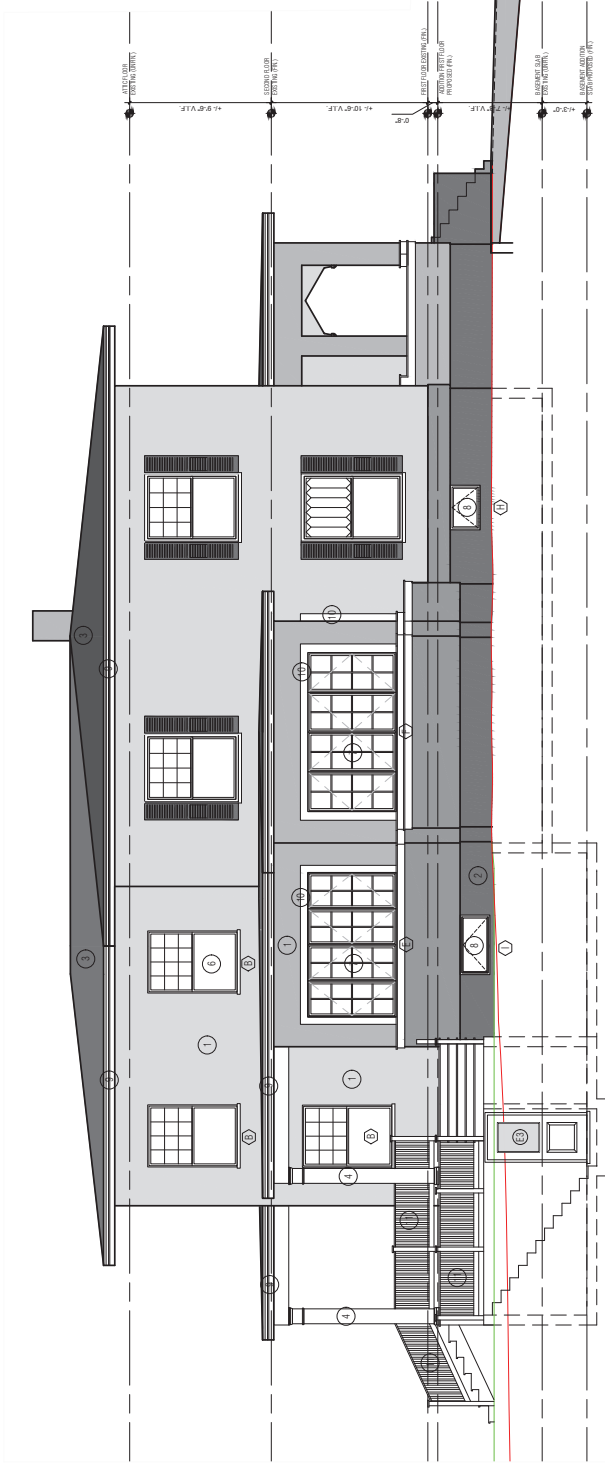
REVIEWED
By Chris Berger at 2:11 pm, Apr 08, 2024

Project	North & Diego Coaltho
Location	13 GRAFTON ST CHEVY CHASE MD 20815
Client	ARCHITECTURE
Phase	PLANNING
Discipline	ADJ. ARQ. REN.
Date	SEPTEMBER 2020
Revision	15-PE3 1

13 GRAFTON ST. CHEVY CHASE
WEST FACADE
PROPOSED

MATERIALS LEGEND

- 1 COMB-TEXTURED STUCCO
- 2 SMOOTH-TEXTURED STUCCO ON BLOCK FOUNDATION WALLS
- 3 TPO ROOF MEMBRANE
- 4 BURGON COMPOSITE CLASSIC SQUARE COLUMN - WHITE
- 5 WOOD-CLAD QUAD SLIDING DOOR - FELLA ARCHITECT RESERVE SERIES
- 6 WOOD-CLAD DOUBLE-HUNG WINDOWS - FELLA ARCHITECT RESERVE SERIES
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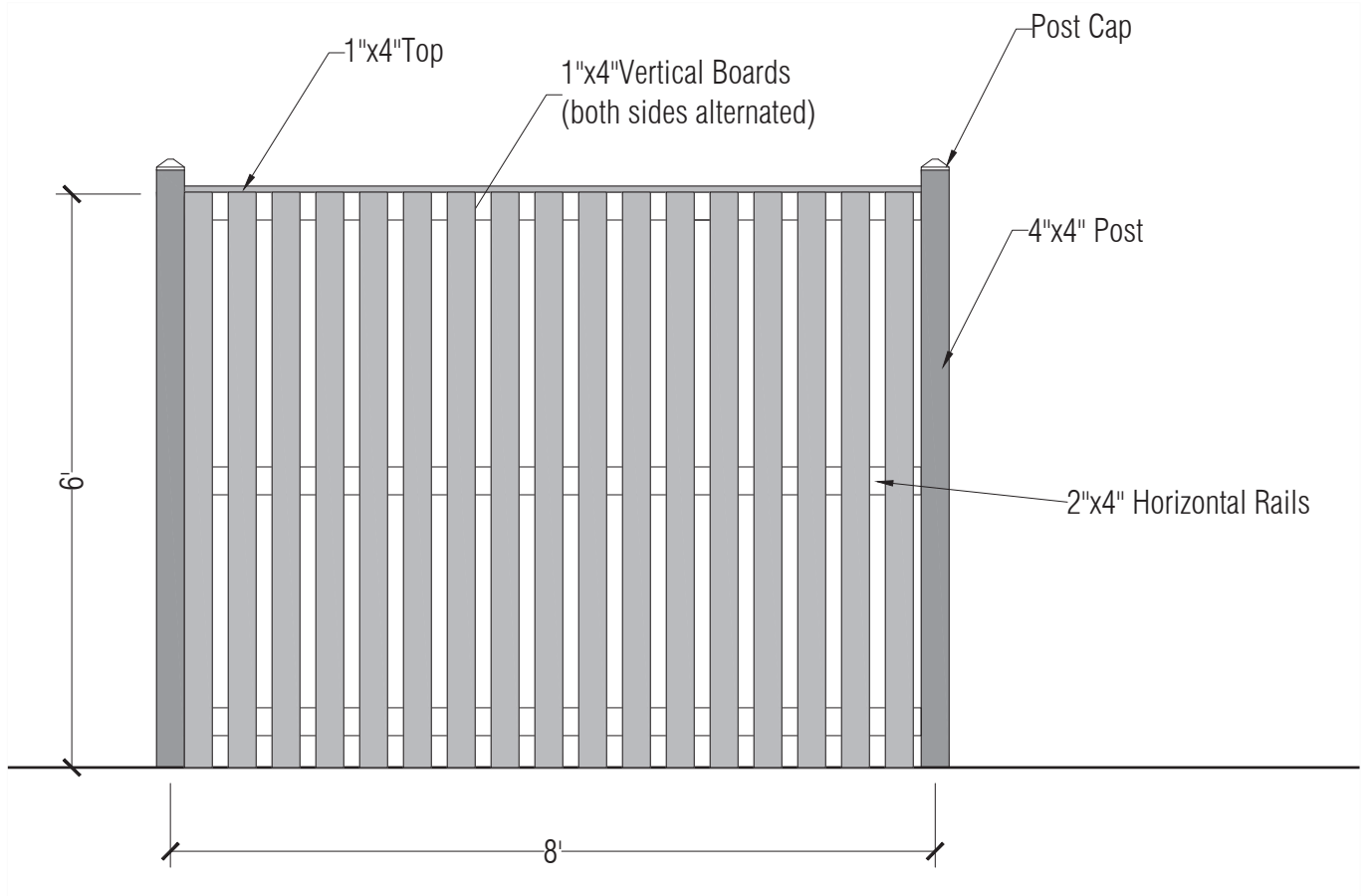


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REVIEWED
By Chris Berger at 2:11 pm, Apr 08, 2024

APPRAISER	Norah & Diego Coelho	DATE	SEPTEMBER 2020
LOCATION	13 GRAFTON ST CHEVY CHASE MD 20815	SCALE	1:100
PROJECT	WEST FACADE PROPOSED	DATE	
GROUP	ARCHITECTURE	PLANNING	
CLIENT		DATE	
DATE		DATE	
NO.	ADJ. ARG. REN	NO.	16-PE4.1

13 GRAFTON ST
 Proposed Fence Replacement In Kind - Typical
 West Side



REVIEWED

By Chris Berger at 2:10 pm, Apr 08, 2024

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Montgomery County

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

applicant

Norah & Diogo Coelho

location

13 GRAFTON ST
 CHEVY CHASE
 MD 20815

description

WEST SIDE FENCE DETAILS

design

ARCHITECTURE

phase

PLANNING

scales

1/2" = 1'

date

March 2024

drawn by

DDC

signature

job #

A01.ARC.PE

drawing #

1

rev

0

Existing Fence



Fence current condition



Fence current condition



Seen from Public Right-Of-Way



REVIEWED
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Montgomery County
Historic Preservation Commission
