

14 Grafton Street
Downy Chase H.D.

2011 Map



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 7/15/11

MEMORANDUM

TO: Jennifer Hughes, Acting Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #571980—fencing installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on July 13, 2011.

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: James Guerra and Nicole Vanasse
Address: 14 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nicole A. Vanasse
Daytime Phone No.: (301) 986-0793

Tax Account No.:
Name of Property Owner: James Guerra/Nicole A. Vanasse
Address: 14 Grafton Street Chevy Chase 20815

Contractor:
Contractor Registration No.:
Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 14 Street: Grafton
Town/City: Chevy Chase Nearest Cross Street: Chevy Chase Circle
Lot: Block: Subdivision:
Liber: 17400 Folio: 487 Parcel: P927

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
CHECK ALL APPLICABLE:
1B. Construction cost estimate: \$
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:

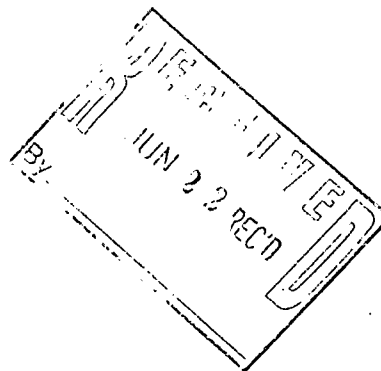
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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: Nicole A. Vanasse
Date: 6/20/11

Approved:
Disapproved:
Application/Permit No.: 571980
Date filed: 6/20/11
Date issued: 7/14/11



1. Written Description of Project

This project is the installation of a new fence at 14 Grafton Street in Chevy Chase Village (the property).

The goal of this project is to enclose the rear sides and back of the property. There are four (4) sections of the new fence for which this permit is requested: 1) An east side driveway gate located 41' from the front property line; 2) A west side yard garden gate and fence located 60' from the front property line; 3) A west side fence running 65' to the southwest back corner; and 4) A back fence running 100' along the back property. All fencing and gates would be located on the property.

The fences and posts are made of natural cedar wood materials which will be unpainted. The effect on the property is to "hide" the fences by allowing the natural wood of the fencing to season over time. Landscape design along the new fences include planting slow growing nana evergreens, hedges and climbing flowering vines. The gates are white, "transparent" picket gates made of natural wood materials which are similar to those used traditionally. The gates' design was selected to compliment the traditional white trim and rails on the existing house, porches and garden.

LOT 5

LOT 6

LOT 7

S 89°58'56" W 100.00' (SURVEY)
WEST 100.00' (RECORD)

POWER POLE

POWER POLE

I.P.F.

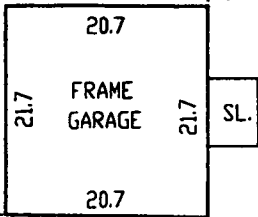
P.D.L.

I.P.F.

R/C SET

F/L 2.7'

16'± F/COR 0.4'±



#4 BACK Fence

LIBER 17400
FOLIO 487

12,500 S.F. (RECORD)
12,516.6 S.F. (SURVEY)

#3 West Side Fence

SLATE PATIO

32.8'



27.0

S 0°01'04"E 125.17' (SURVEY) (P.#20964)
SOUTH 125.00' (RECORD)
S 0°01'04"E 125.00' (RECORD)

N/F L.19488 F.145

NORTH 125.00' (RECORD)
N 0°01'04"W 125.17' (SURVEY)

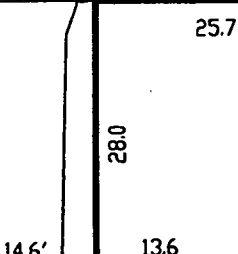
N/F L.15955 F.557

3 STORY FRAME # 14



7.9

#2 Westside Garden Gate + Fence



28.0

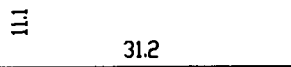
14.6'

13.6

A/W

SLATE WALK

28.1'



11.1

31.2

COVERED FRAME PORCH

26.0

34.9'

BRICK WALK

34.8'

#1 East Side Driveway Gate and Smart Fence

3.4'± F/COR

GRAVEL D/W

I.P.F.

EAST 100.00' (RECORD)

R/C SET

N 89°58'56"E (P.#20964)

N 89°58'56"E 100.00' (SURVEY)

GRAFTON STREET

(100' R/W-PER P.B.4 P.312)

PLAT OF SURVEY

J.F. GUERRA & N.A. VANASSE PROPERTY

P927 (TAX PARCEL)

LIBER 17400 FOLIO 487

MONTGOMERY COUNTY, MARYLAND

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE

REFERENCES

"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".

PLAT BK.
PLAT NO.

LIBER 17400
FOLIO 487



SNIDER & ASSOCIATES

LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100, Fax 301/948-1286

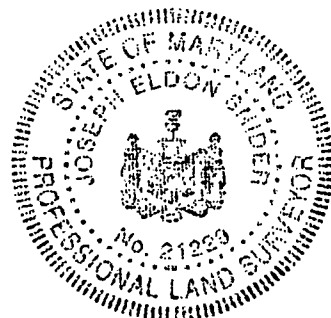
DATE OF LOCATIONS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: E.M.G.

HSE. LOC.: 06-02-11



Fence and Gate Dimensions & Materials

Gates

East Side Driveway:

Entry Double Gate Chestnut Hill Picket, 44" high , 9' wide (See #1 on Plat Survey)
2 Each Brentwood Gate Posts 7" x 7" x 48" high with decorative post caps
1 set Devonshire powder coated black gate hardware (strap hinges and ring latch)
Northern white cedar, factory stained white

West Side Garden Gate:

1 each Chestnut Hill Single Gate 42" high x 48" wide (See #2 on Plat Survey)
2 each Chestnut Hill Gate Posts (5 1/2" x 5 1/2" x 42"H)
2 each Westport Post Caps
1 set Devonshire powder coated Black Gate Hardware (strap hinges and ring latch)
Northern white Cedar, Factory Stained White

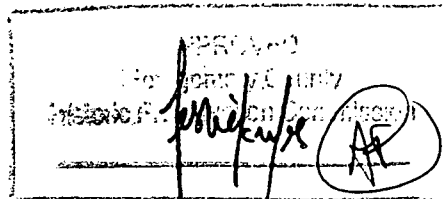
Lattice Fence

East Side Driveway:

One, 6' square lattice panel between right Brentwood Gate Post (double gate) and
one 4" x 4" cedar post with federal cap painted white, 48". (See #1 on Plat Survey)
Lattice is 3/4" thick red cedar.
2" x 4" bevelled top cap.
Trim is 1" X 4" cedar.

West Side Garden and Inside West Side Property Fence:

6', square lattice panels, running 100' from garden gate and
house to south west corner. (See #2 and #3 on Plat Survey)
Lattice is 3/4" thick red cedar.
2" x 4" bevelled top cap.
Trimmed out in 1" x 4" cedar.
4 x 4" pressure treated posts.



Paneled Back Fence

6' 5"(h) x 100' (l), posts 8 feet apart (See #4 on Plat Survey)

Pressure treated white cedar, 1" x 4" boards

Trim boards, 1" x 6", on top and bottom of each 8 foot panel

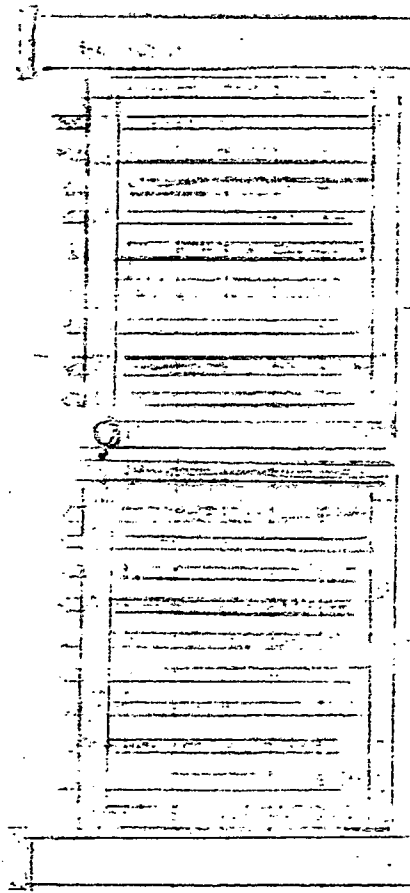
Posts, 4" x 4", pressure treated with black caps.

APPROVED
[Signature] (AA)

6' 10" 0/0

(CHESTNUT HILL PARK)
DORSETT ST

8' 0" 0/0



#144" 3/4" 0/0
12' 0" 0/0

FACE SIDE

11' 0" 0/0

DRIVEWAY: 14' 0" 0/0

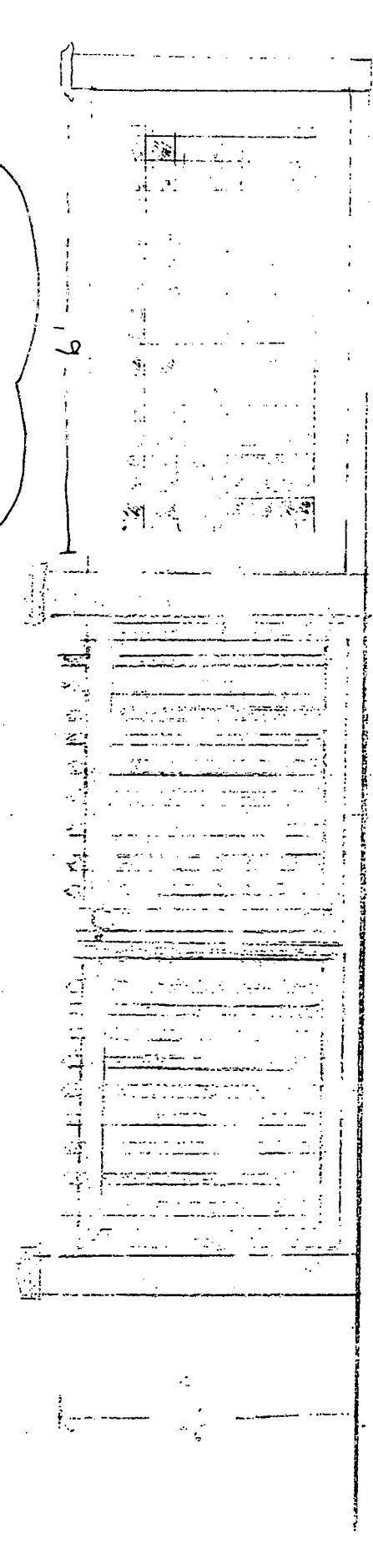
DRIVEWAY: 14' 0" 0/0

APPROVED
 Investigatory Council
 Faculty of Surveillance Commission
 M. J. [Signature]

1/23/11
 218

6'0" x 6'0"

CHESTNUT HILL PICKET
DOUBLE GATE
WITH LATTICE



4" X 4"
CEDAR
POST
w/cap

GUERRA VANASSE RESIDENCE

CHERRY CHASE, MARYLAND

AP

- 3/4" RED CEDAR LATTICE
- 2" X 4" BEVELLED TOP CAP
- Trimmed out 1" X 4" CEDAR

DRIVEWAY ENTRY GATE
WITH ONE 6' LATTICE PANEL

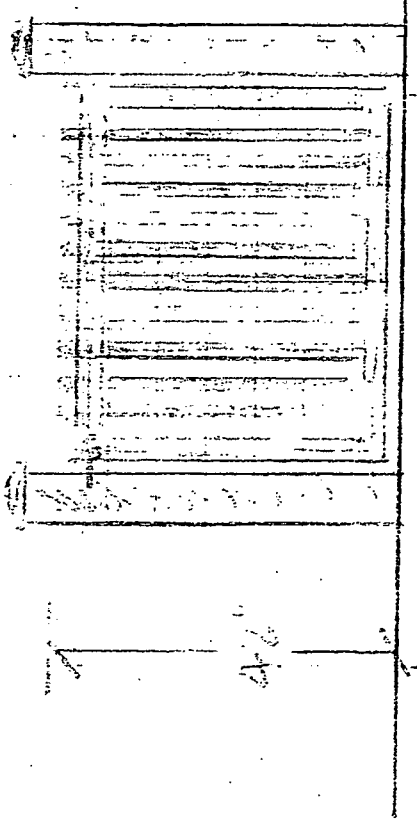
1/2" x 1"

6'0"

48" O.A.

CHESNUT HILL PROJECT CODE

WOODEN GARAGE WITH POST
AND RAIL SIDING



QUERK - VAUGHN FENCE

CHERRY CHASE, MARYLAND

(RIGHT FRONT SIDE ELEVATION)

APPROVED
 HISTORIC PRESERVATION COMMISSION
 Historic Preservation Commission
 [Signature]

500
6-2-91
Q13

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|----------------------|--|-----------------------|-----------------|
| Address: | 14 Grafton Street, Chevy Chase | Meeting Date: | 7/13/11 |
| Resource: | Contributing Resource Chevy Chase Village Historic District | Report Date: | 7/6/11 |
| Applicant: | James Guerra and Nicole Vanasse | Public Notice: | 6/29/11 |
| Review: | HAWP | Tax Credit: | None |
| Case Numbers: | 35/13-11U | Staff: | Anne Fothergill |
| Proposal: | Fencing installation | | |

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial bungalow
DATE: 1913

PROPOSAL

The applicants are proposing to install wood fencing and gates at the sides and rear of the property. There will be a 44" tall gate across the driveway at the east side with a 6' span of 48" tall lattice fencing. There will be a 42" tall garden gate and 48" tall lattice fencing across the west side yard. There will be 48" tall lattice fencing along the west side property line and 65" privacy fencing across the south (rear) property line.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2);

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 Montgomery County Department of Permitting Services (DPS) building permits;

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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nicole A. Vanasse
Daytime Phone No.: (301) 986-0793

Tax Account No.: _____
Name of Property Owner: James Guerra/Nicole A. Vanasse Daytime Phone No.: (301) 986-0793
Address: 14 Grafton Street Chevy Chase 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 14 Street: Grafton
Town/City: Chevy Chase Nearest Cross Street: Chevy Chase Circle
Lot: _____ Block: _____ Subdivision: _____
Liber: 17400 Folio: 487 Parcel: P927

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____
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.

Nicole A. Vanasse 6/20/11
Signature of owner or authorized agent Date

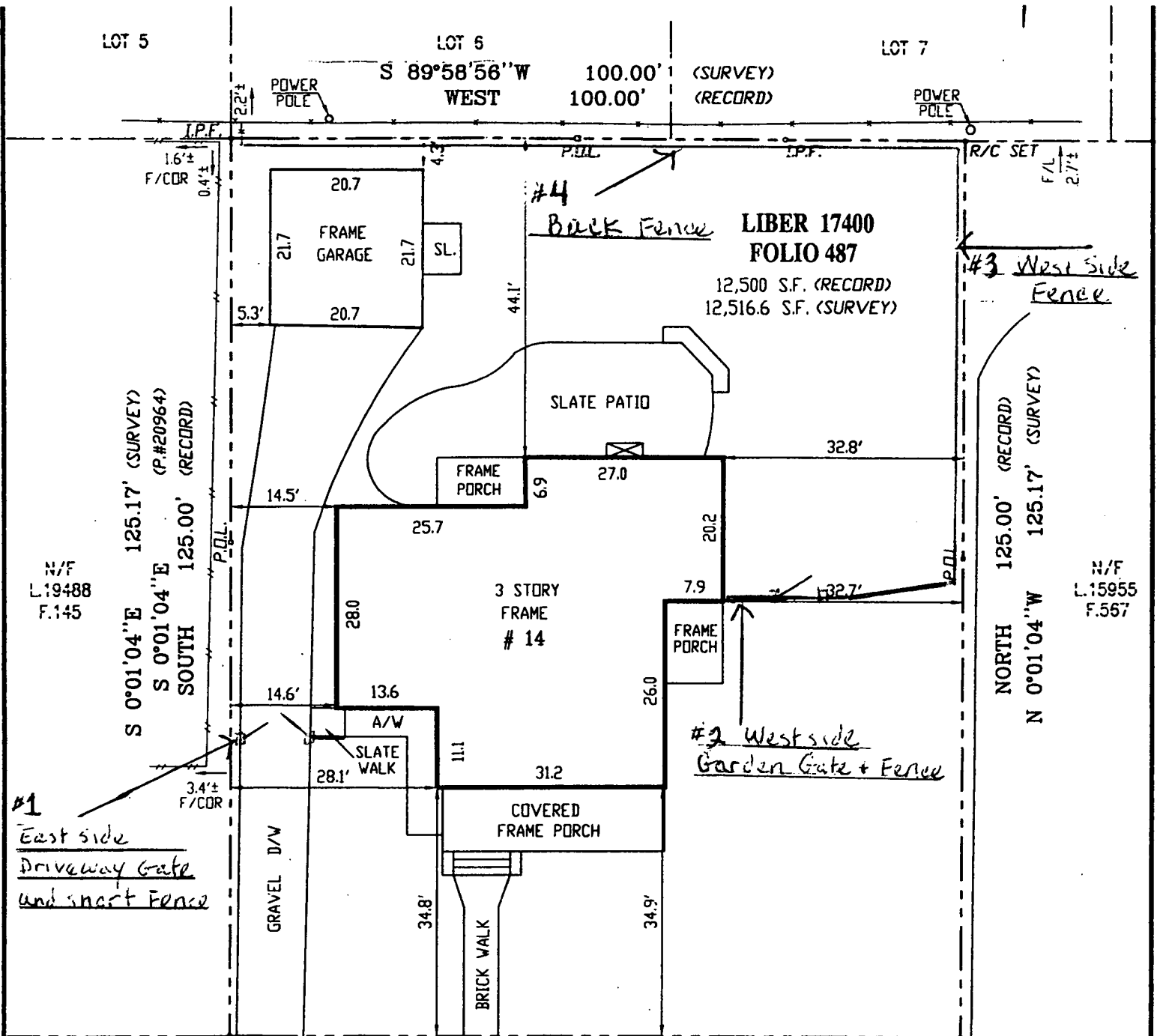
Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 571980 Date Filed: 6/22/11 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



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

| Owner's mailing address | Owner's Agent's mailing address |
|---|--|
| Jim Guerra & Nicole Vanasse 14 Grafton Street Chevy Chase, MD 20815 | |
| Adjacent and confronting Property Owners mailing addresses | |
| Mr and Mrs Alan W. Lukens 18 Grafton Street Chevy Chase MD 20815 | Trish and Tony Glowacki 10 Grafton Street Chevy Chase MD 20815 |
| Mr and Mrs George Will 9 Grafton Street Chevy Chase MD 20815 | Billie J. Webster 3909 Oliver Street Chevy Chase MD 20815 |
| Chip and Wendy Lunde 3911 Oliver Street Chevy Chase MD 20815 | |



EAST 100.00' (RECORD)
 N 89°58'56" E (P.#20964)
 N 89°58'56" E 100.00' (SURVEY)

GRAFTON STREET
 (100' R/W-PER P.B.4 P.312)

PLAT OF SURVEY
J.F. GUERRA & N.A. VANASSE PROPERTY
P927 (TAX PARCEL)
LIBER 17400 FOLIO 487
 MONTGOMERY COUNTY, MARYLAND



Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

| 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. | PLAT BK. | | 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1288 (5) |
| | PLAT NO. | | |
| | LIBER 17400 | DATE OF LOCATIONS | SCALE: 1" = 20' |
| | FOLIO 487 | WALL CHECK: | DRAWN BY: E.M.G. |
| | HSE. LOC.: 08-02-11 | | |

1. Written Description of Project

This project is the installation of a new fence at 14 Grafton Street in Chevy Chase Village (the property).

The goal of this project is to enclose the rear sides and back of the property. There are four (4) sections of the new fence for which this permit is requested: 1) An east side driveway gate located 41' from the front property line; 2) A west side yard garden gate and fence located 60' from the front property line; 3) A west side fence running 65' to the southwest back corner; and 4) A back fence running 100' along the back property. All fencing and gates would be located on the property.

The fences and posts are made of natural cedar wood materials which will be unpainted. The effect on the property is to "hide" the fences by allowing the natural wood of the fencing to season over time. Landscape design along the new fences include planting slow growing nana evergreens, hedges and climbing flowering vines. The gates are white, "transparent" picket gates made of natural wood materials which are similar to those used traditionally. The gates' design was selected to compliment the traditional white trim and rails on the existing house, porches and garden.

Fence and Gate Dimensions & Materials

Gates

East Side Driveway:

Entry Double Gate Chestnut Hill Picket, 44" high , 9' wide (See #1 on Plat Survey)
2 Each Brentwood Gate Posts 7" x 7" x 48" high with decorative post caps
1 set Devonshire powder coated black gate hardware (strap hinges and ring latch)
Northern white cedar, factory stained white

West Side Garden Gate:

1 each Chestnut Hill Single Gate 42" high x 48" wide (See #2 on Plat Survey)
2 each Chestnut Hill Gate Posts (5 1/2" x 5 1/2" x 42"H)
2 each Westport Post Caps
1 set Devonshire powder coated Black Gate Hardware (strap hinges and ring latch)
Northern white Cedar, Factory Stained White

Lattice Fence

East Side Driveway:

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one 4" x 4" cedar post with federal cap painted white, 48". (See #1 on Plat Survey)
Lattice is 3/4" thick red cedar.
2" x 4" bevelled top cap.
Trim is 1" X 4" cedar.

West Side Garden and Inside West Side Property Fence:

6', square lattice panels, running 100' from garden gate and
house to south west corner. (See #2 and #3 on Plat Survey)
Lattice is 3/4" thick red cedar.
2" x 4" bevelled top cap.
Trimmed out in 1" x 4" cedar.
4 x 4" pressure treated posts.

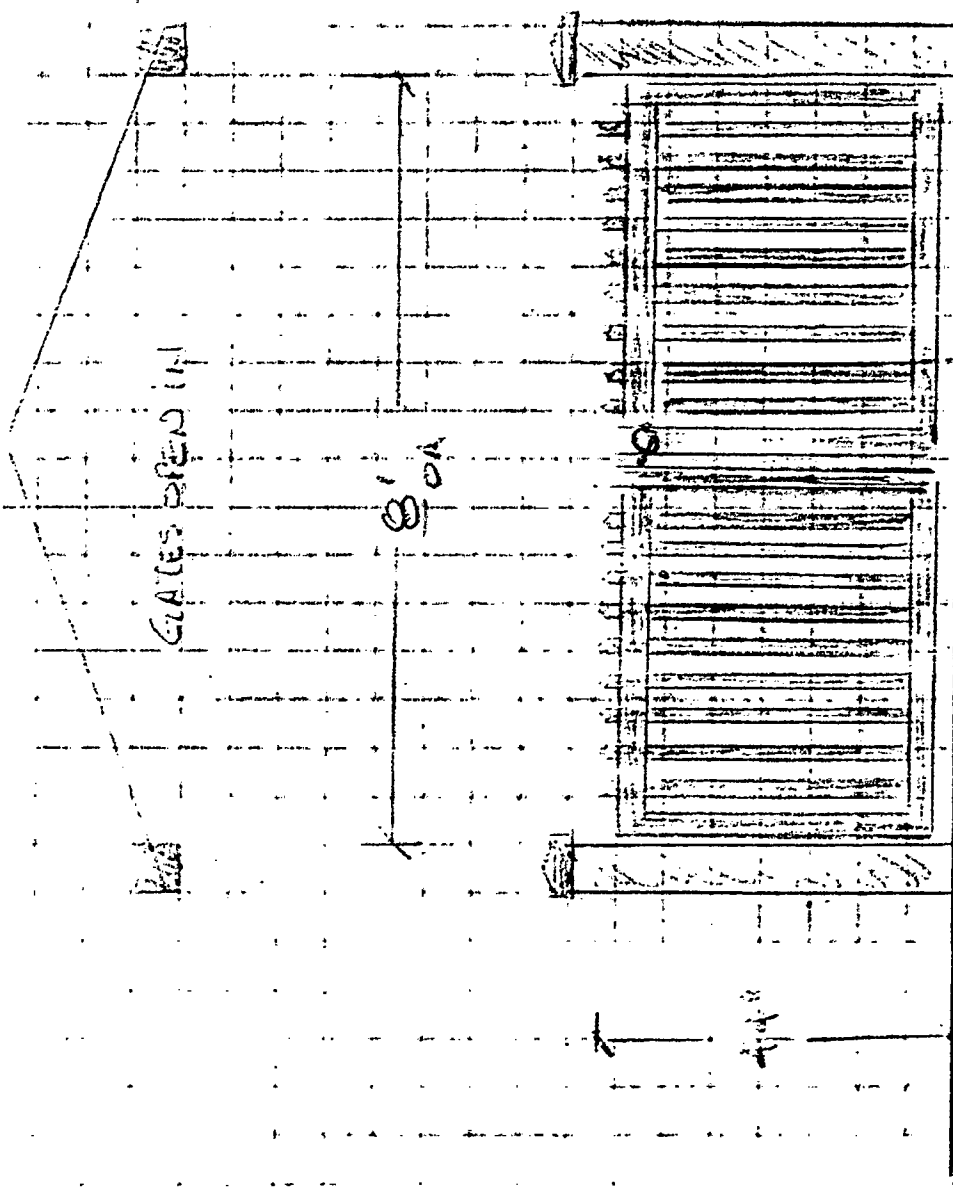
Paneled Back Fence

6' 5"(h) x 100' (l), posts 8 feet apart (See #4 on Plat Survey)

Pressure treated white cedar, 1" x 4" boards

Trim boards, 1" x 6", on top and bottom of each 8 foot panel

Posts, 4" x 4", pressure treated with black caps.



GATES OPEN IN

8' 0"

CHESNUT WOOD DOCKETS
DOUBLE GATE

5 1/2" x 1 1/2" POSTS

FACE SIDE

MURRAY VANASSE RESIDENCE

CHERRY CHASE MARYLAND

DRIVEWAY ENTRY GATE

1/2" x 1"
6/20/11
018

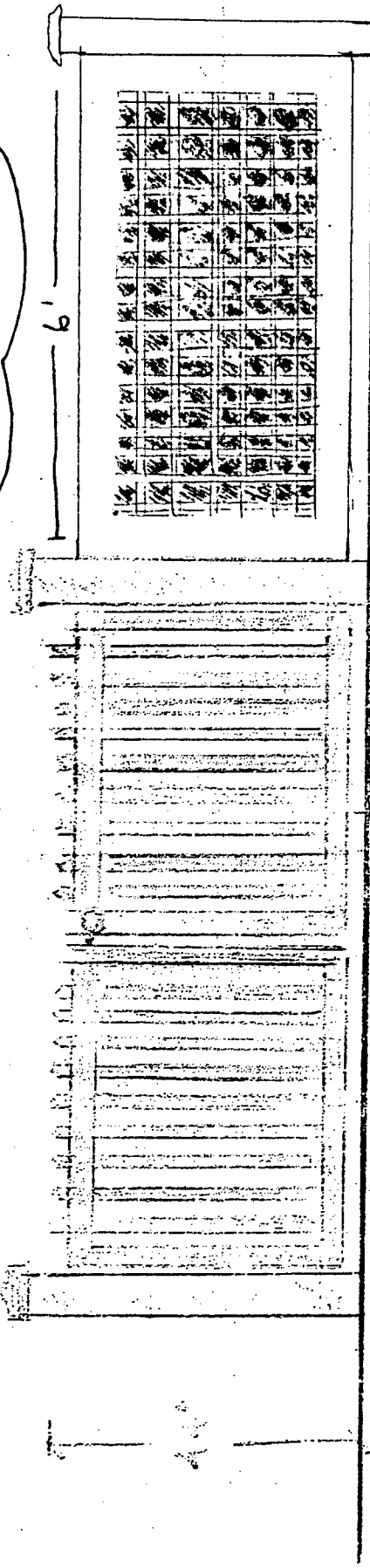
1/2" x 1"

GATES OPEN IN

CHESTNUT HILL PICKET
DOUBLE GATE
WITH LATTICE

6'

6'



4"X4"
CEDAR
POST
w/cap

GUERRA VANASSE RESIDENCE

CHERRY CHASE MARYLAND

- 3/4" RED CEDAR LATTICE
- 2"X4" BEVELLED TOP CAP
- TRIMMED OUT 1"X4" CEDAR

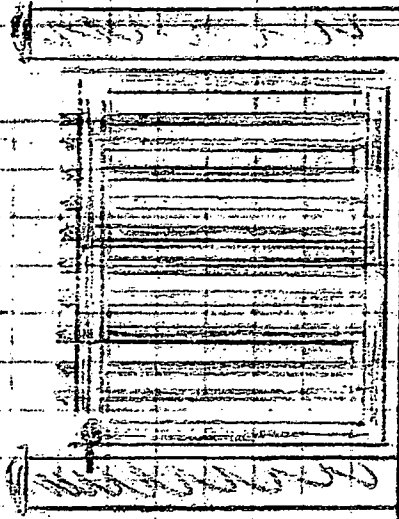
DRIVEWAY ENTRY GATE
WITH ONE 6' LATTICE PANEL

1/2" x 1"

CHESTNUT MILL PROJECT GATE

CHERRY - VANDERSE RESIDENCE
W/ WEST SIDE GATE

48" OA



42"

CHEVY CHASE, MARYLAND

(RISHI FRONT SIDE GATE)

SCG

6-20-11

018

14 Grafton Street
Chevy Chase, MD
Request for Fence Permit
June 22, 2011

Sample Styles: Gate



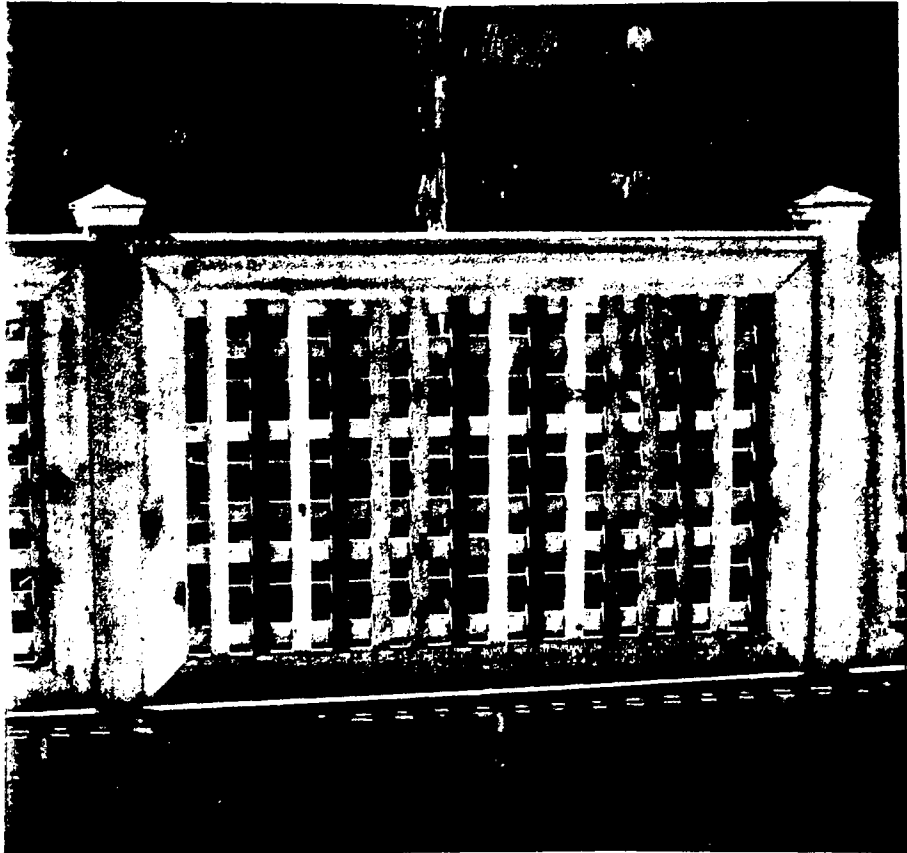
Example of Chestnut Hill Gate

would be used for:

- #1. East side driveway double gate
- #2. West side garden gate

14 Grafton Street
Chevy Chase, MD
Request for Fence Permit
June 22, 2011

Sample Styles: Fence



Example of Red Cedar 3/4" Lattice

Would be used for:

- #1. East side driveway, one 6' panel attaches to 4" x 4" post.
- #2. West side fencing attached to garden gate.
- #3. West side fencing inside property line to rear property

14 Grafton Street
Chevy Chase, MD
Request for Fence Permit
June 22, 2011

Sample Styles: Fence



Example of
Pressure Treated
Panel Fence

Would be used for:

#4. Inside rear property line

14 Grafton



(c) Copyright 2008, Pictometry International

14 Grafton Street
Chevy Chase, MD
Request for Fence Permit
June 22, 2011

Sample Styles: Gate



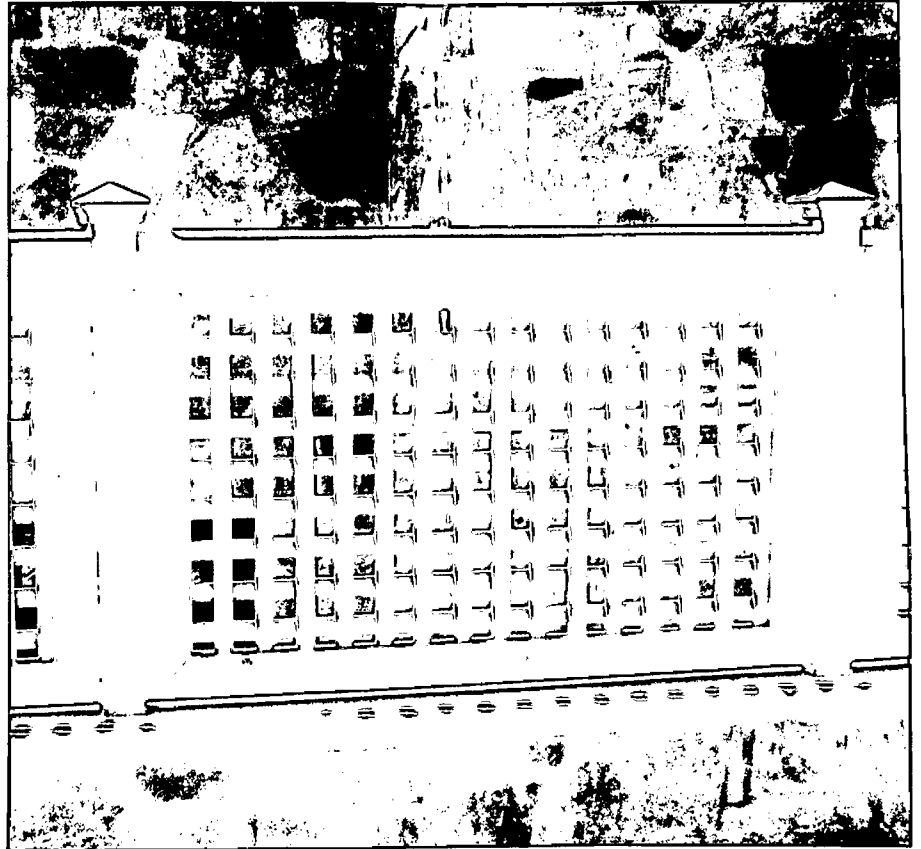
Example of Chestnut Hill Gate

would be used for:

- #1. East side driveway double gate
- #2. West side garden gate

14 Grafton Street
Chevy Chase, MD
Request for Fence Permit
June 22, 2011

Sample Styles: Fence



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- #3. West side fencing inside property line to rear property

14 Grafton Street
Chevy Chase, MD
Request for Fence Permit
June 22, 2011

Sample Styles: Fence



Example of
Pressure Treated
Panel Fence

Would be used for:

#4. Inside rear property line

