



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 6/14/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #599973—gate 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 June 13, 2012.

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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROBERTSON DRIVE 2ND FLOOR ROYAL OAK, MD 21133

DPS - #6

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:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: <u>Free Standing Gate</u> | | | |

1B. Construction cost estimate: \$ 3,700.00

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 May 22 2012
Signature of owner or authorized agent Date

Approved: _____ For Commission, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 6/14/12

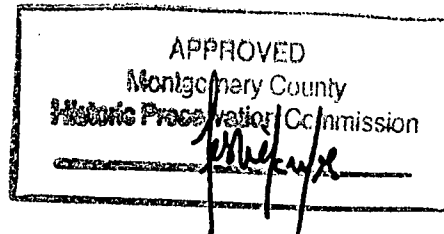
Application/Permit No.: 599973 Date Filed: 5/23/12 Date Issued: _____

Written Description of Project

We would like to install a free-standing garden gate which will, by using the attached design by Walpole Woodworkers, beautifully enclose our front garden while providing additional privacy and security.

The gate would be located on our entry sidewalk, 26.5 feet from the main wall of the front of our house which is well within the 34.8 feet allowed by our plat which is attached. The gate would be 42" high x 56" wide and supported by two white posts, each 5.5" x 48". The gate would be bordered by two Hanoki cypress trees and the rest of our front garden.

Thank you for your consideration.



The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

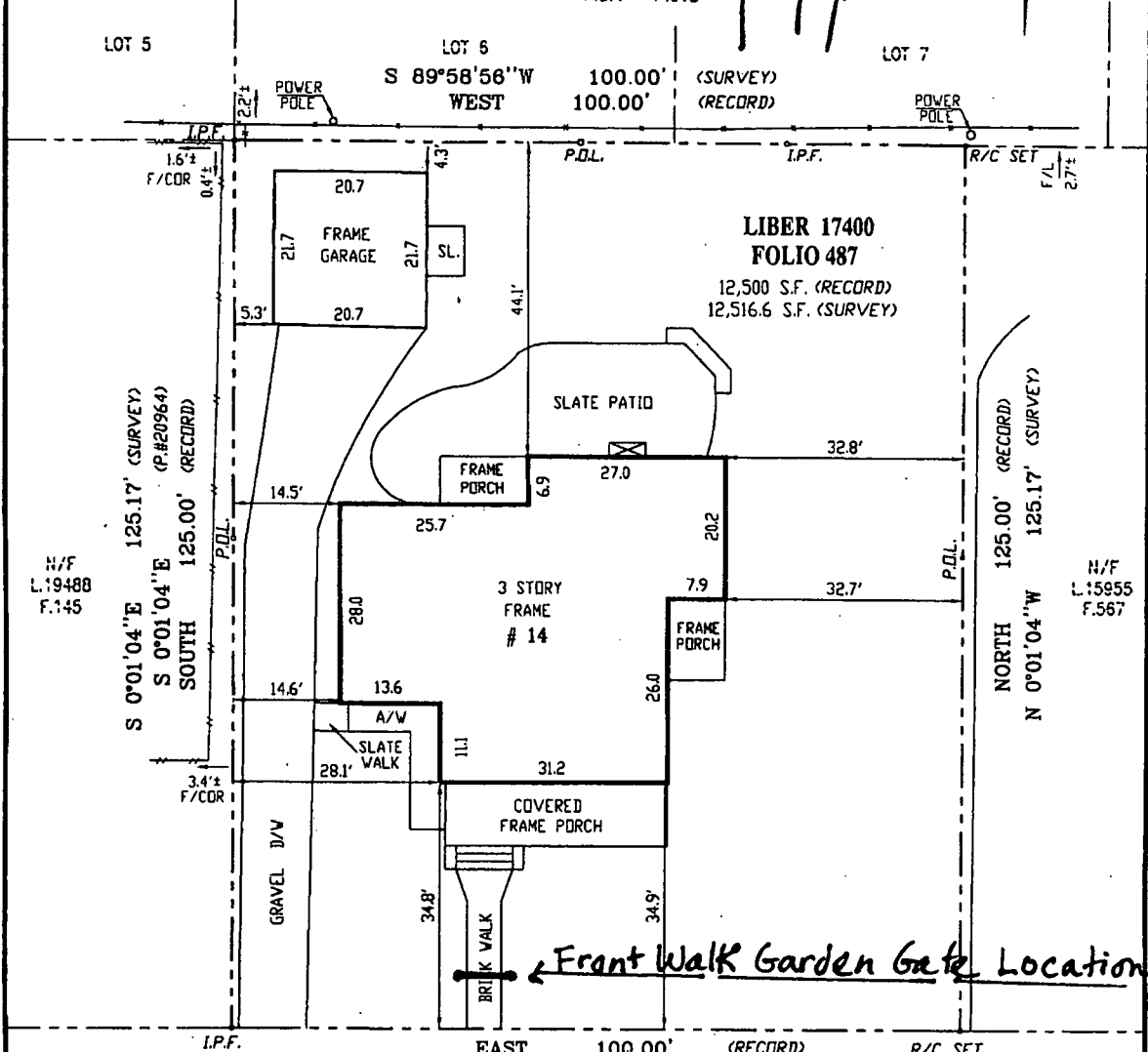
- 1) Flood zone "X" per H.U.D. panel No. 0455D.
- 2) All property corners have been recovered or set and verified per field survey performed: 08-02-2011.
- 3) IPF indicates iron pipe found.
R/C Set indicates rebar & cap set.
P.O.L. Indicates hub or nail set along property line, as indicated.

APPROVED
Montgomery County
Historic Preservation Commission

P. #20964

[Signature]

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

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)

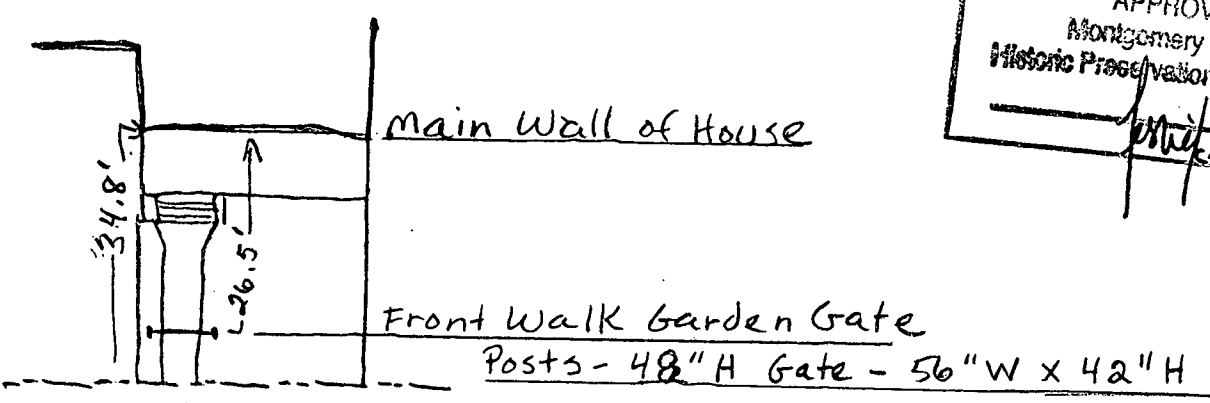


Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

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". <i>[Signature]</i> MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21229	PLAT BK.		20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100, Fax 301/948-1286
	PLAT NO.		
	LIBER 17400	DATE OF LOCATIONS	SCALE: 1" = 20'
	FOLIO 487	WALL CHECK:	DRAWN BY: E.M.G.
	HSE. LOC.: 08-02-11	JOB NO.: 11-25069	
	PROP. CORS.: 08-02-11		

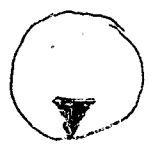


Artist Rendering of Proposed Front Walk Garden Gate at
 14 Grafton Street, Chevy Chase Village



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]



Customer #	Date	Order#	Name VANASSE - GUERRA			
Digsafe #	Underground pipe or wire	Clear Fence Line	Wire on Fence Inside	In	Out	Ledge / Rock
Extra Long posts	Paved Areas	Core Drilling	Trees/Stumps in Fence line			Fence on Wall

GRADE

RACK
 STEP
 BOTTOM LEVEL TOP
 BOTTOM STEP TOP
 LEVEL TOP & BOTTOM

Other Grade Notes: **CUSTOM SINGLE GATE**

Show grades and curves from FACE side of fence

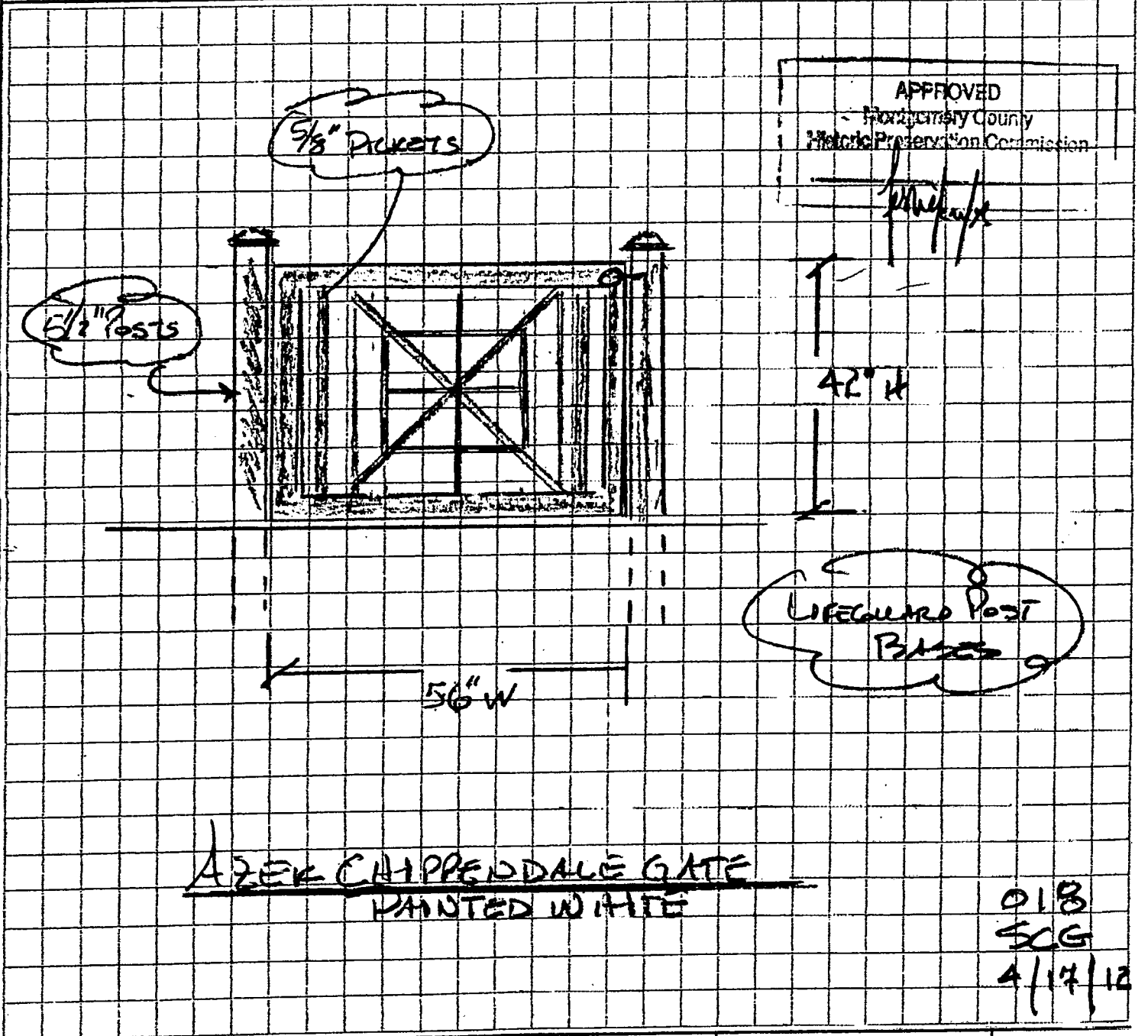
CURVES CURVES Grade by HL or HR STRAIGHT RAIL CURVED RAIL Curve Notes:

ALL CURVES SLANTS SHOWN HERE ARE TIGHT LEFT (PL)

HL or HR LONG
 HL or HR SHORT
 HL or HR SKIRT END
 HL or HR LONG END

SCALLOPS SCALLOP TOP DEPTH STRAIGHT RAIL CURVED RAIL Scallop Notes:

SMOOTH
 ARCHWAY
 CH HILL
 REVERSE



APPROVED
 Roxbury County
 Historic Preservation Commission

[Signature]

AZER CHIPPENDALE GATE
 PAINTED WHITE

018
 SCG
 4/17/12

Plan Approved by Customer

Date Site Ready

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14 Grafton Street, Chevy Chase	Meeting Date:	6/13/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	6/6/12
Applicant:	James Guerra and Nicole Vanasse	Public Notice:	5/30/12
Review:	HAWP	Tax Credit:	No
Case Numbers:	35/13-12P	Staff:	Anne Fothergill
Proposal:	Gate installation		

STAFF RECOMMENDATION

- Approval
- Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Dutch Colonial
DATE: 1913

PROPOSAL

The applicants propose to install a 42" x 56" free-standing wooden gate across the front walk.

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), (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

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Daytime Phone No.: 301 986 0793

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Street Number City State Zip Code

Contractor: _____ Phone No.: _____
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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 A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Free Standing Gate

1B. Construction cost estimate: \$ 3,700.00

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

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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 May 22 2012
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 599973 Date Filed: 5/23/12 Date Issued: _____

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
Nicole A. Vanasse James F. Guerra 14 Grafton Street Chevy Chase, MD 20815	
Adjacent and confronting Property Owners mailing addresses	
Mr. & Mrs. George Will 9 Grafton Street Chevy Chase MD 20815	Mr & Mrs Lawrence Lanpher 11 Grafton Street Chevy Chase MD 20815
Mr & Mrs. Francis Glowacki 10 Grafton Street Chevy Chase MD 20815	
Mr. & Mrs. Alan Lukens 18 Grafton Street Chevy Chase MD 20815	

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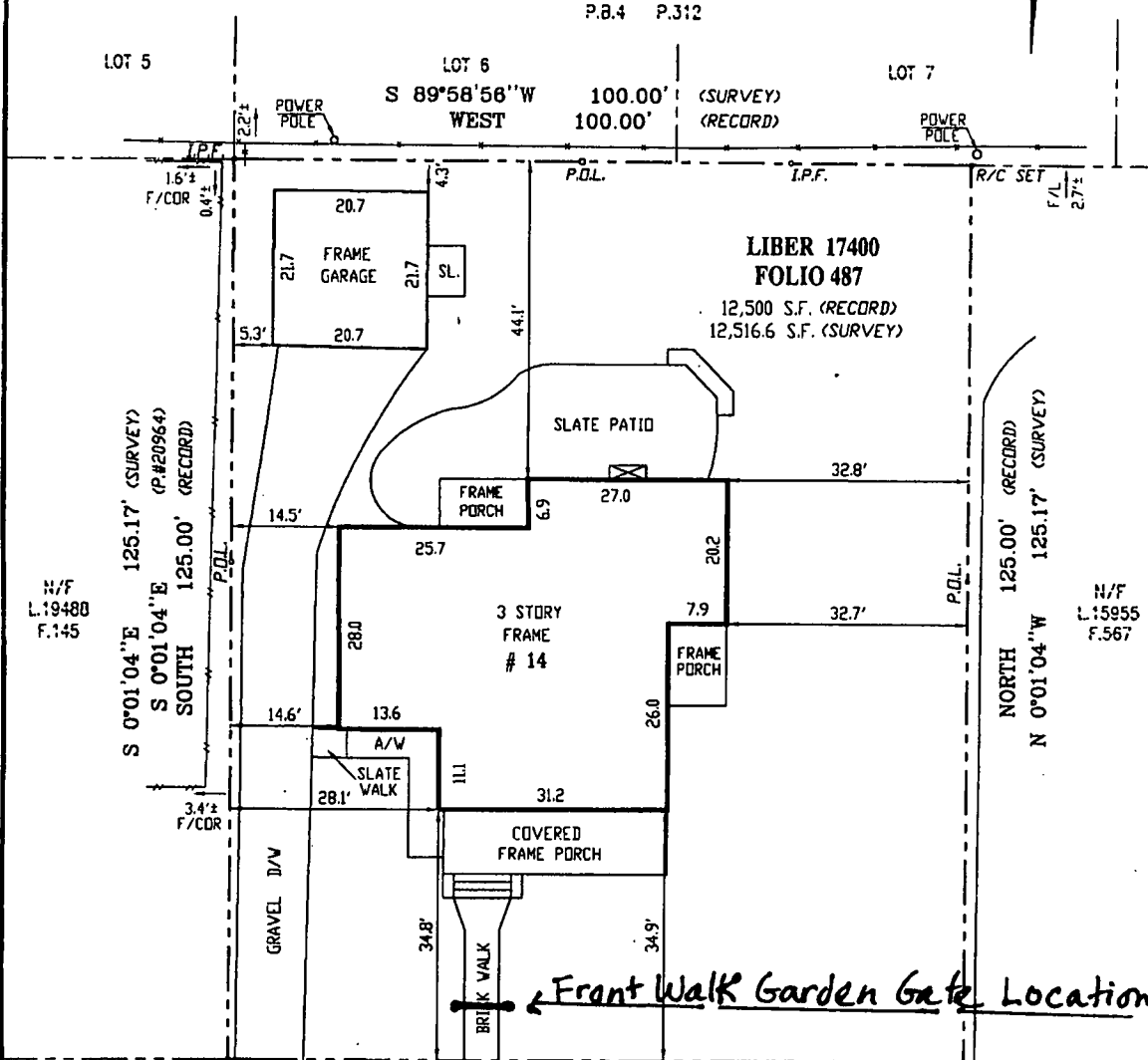
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- 3) IPF indicates iron pipe found.
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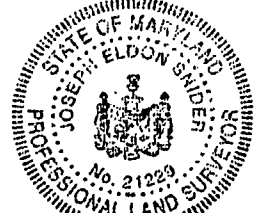
P. #20964




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

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

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



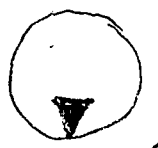
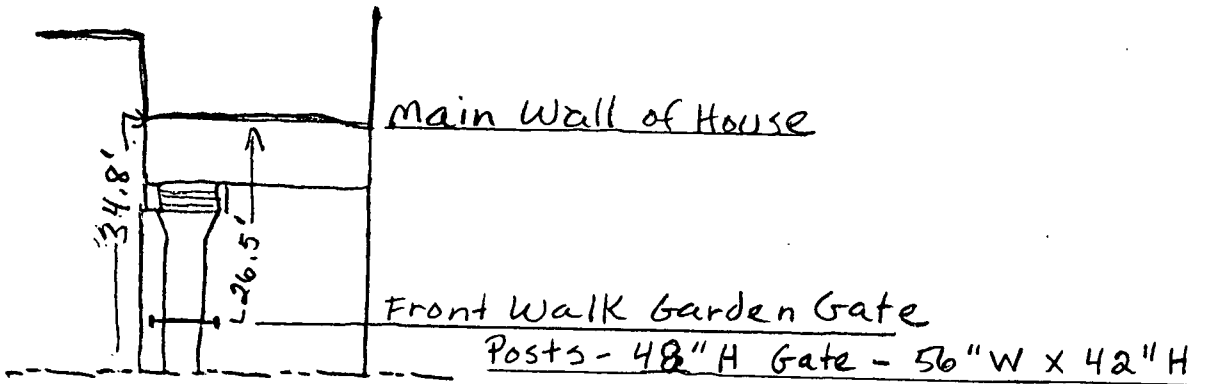
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SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS	
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		PLAT NO.			
LIBER 17400		DATE OF LOCATIONS	SCALE: 1" = 20'		
FOLIO 487		WALL CHECK:	DRAWN BY: E.M.C.		
		HSE. LOC.: 08-02-11			
		PROP. CORRS.: 08-02-11	JOB NO.: 11-25059		

6



Artist Rendering of Proposed Front Walk Garden Gate at
14 Grafton Street, Chevy Chase Village



Customer # _____ Date _____ Order# _____ Name VANASSE-QUERRA

Digsafe # _____ Underground pipe or wire _____ Clear Fence Line _____ Wire on Fence Inside In Out _____ Ledge / Rock _____

Extra Long posts _____ Paved Areas _____ Core Drilling _____ Trees/Stumps in Fence line _____ Fence on Wall _____

GRADE RACK STEP BOTTOM-LEVEL TOP BOTTOM-STEP TOP LEVEL TOP & BOTTOM

Other Grade Notes: CUSTOM SINGLE GATE

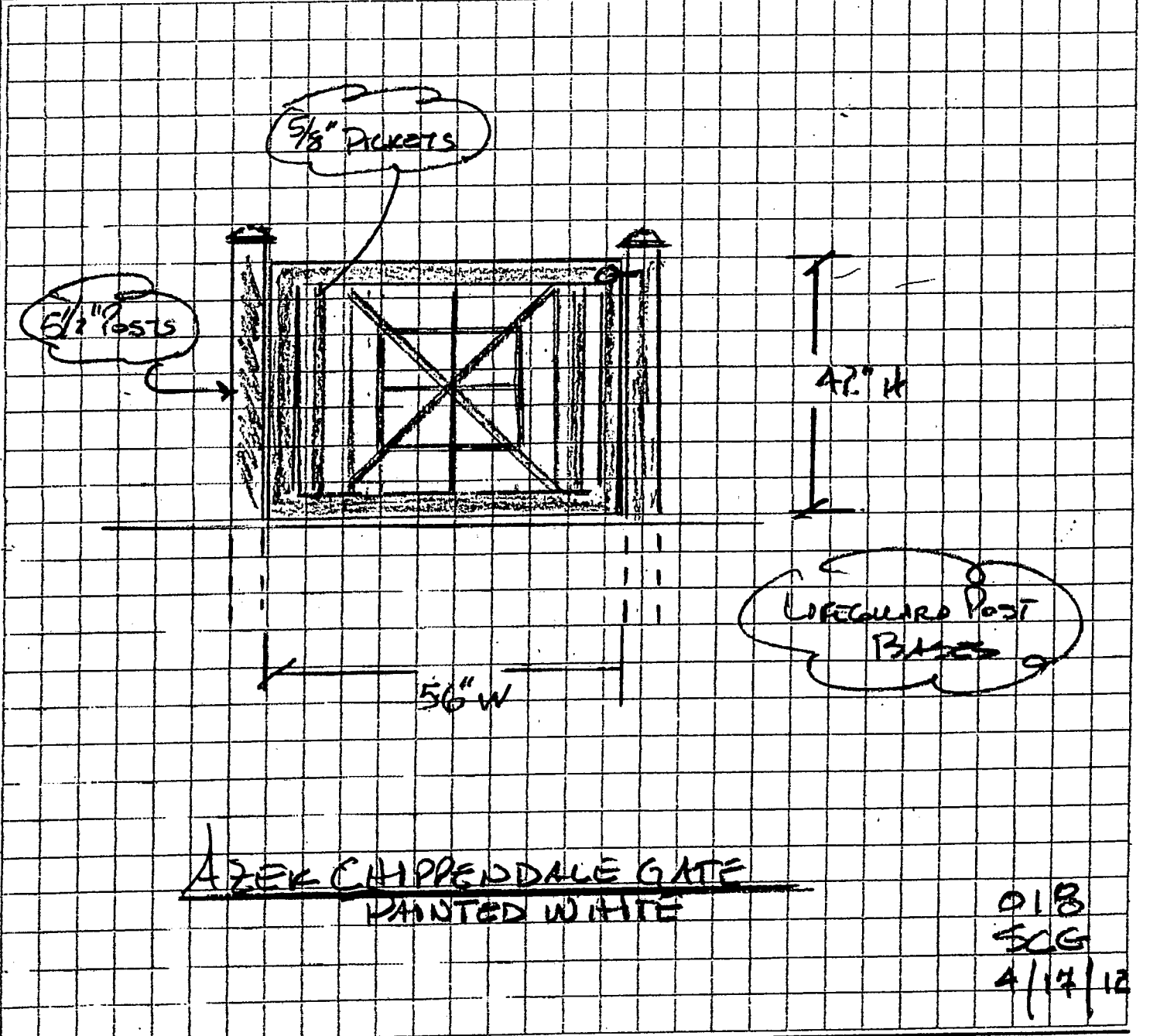
Show grades and curves from FACE side of fence

CURVES STRAIGHT RAIL CURVED RAIL

Curve Notes: _____

SCALLOPS STRAIGHT RAIL CURVED RAIL

Scallop Notes: _____



Plan Approved by Customer

Date Site Ready

14 Grafton Street
Chevy Chase, MD 20815



Existing Site of Free Standing Gate