



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: September 19, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, Director
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 106386 - Revision to previously approved HAWP for new fence installation in front yard

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 September 18, 2024 HPC meeting with one (1) condition, with final approval authority delegated to staff:

1. The applicant must submit an arborist report/tree assessment indicating the potential impact of the proposed enclosure on the adjacent tree. If the proposed enclosure will adversely affect the tree, the enclosure will be relocated, with the staff to review details.

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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@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: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____

AGENT/CONTACT (if applicable):

Name: REVIEWED
By Laura DiPasquale at 1:50 pm, Sep 19, 2024
Address: _____
Daytime Phone: _____

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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 _____

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
Adjacent and confronting Property Owners mailing addresses	

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

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

REVIEWED

By Laura DiPasquale at 1:50 pm, Sep 19, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Robert G. Peters

Work Item 1: _____

Description of Current Condition:

Proposed Work:

REVIEWED
By Laura DiPasquale at 1:50 pm, Sep 19, 2024

APPROVED
Montgomery County
Historic Preservation Commission



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/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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 Foundation.
—OHW— Indicates overhead wires.

REVIEWED

By Laura DiPasquale at 1:50 pm, Sep 19, 2024

APPROVED
Montgomery County
Historic Preservation Commission

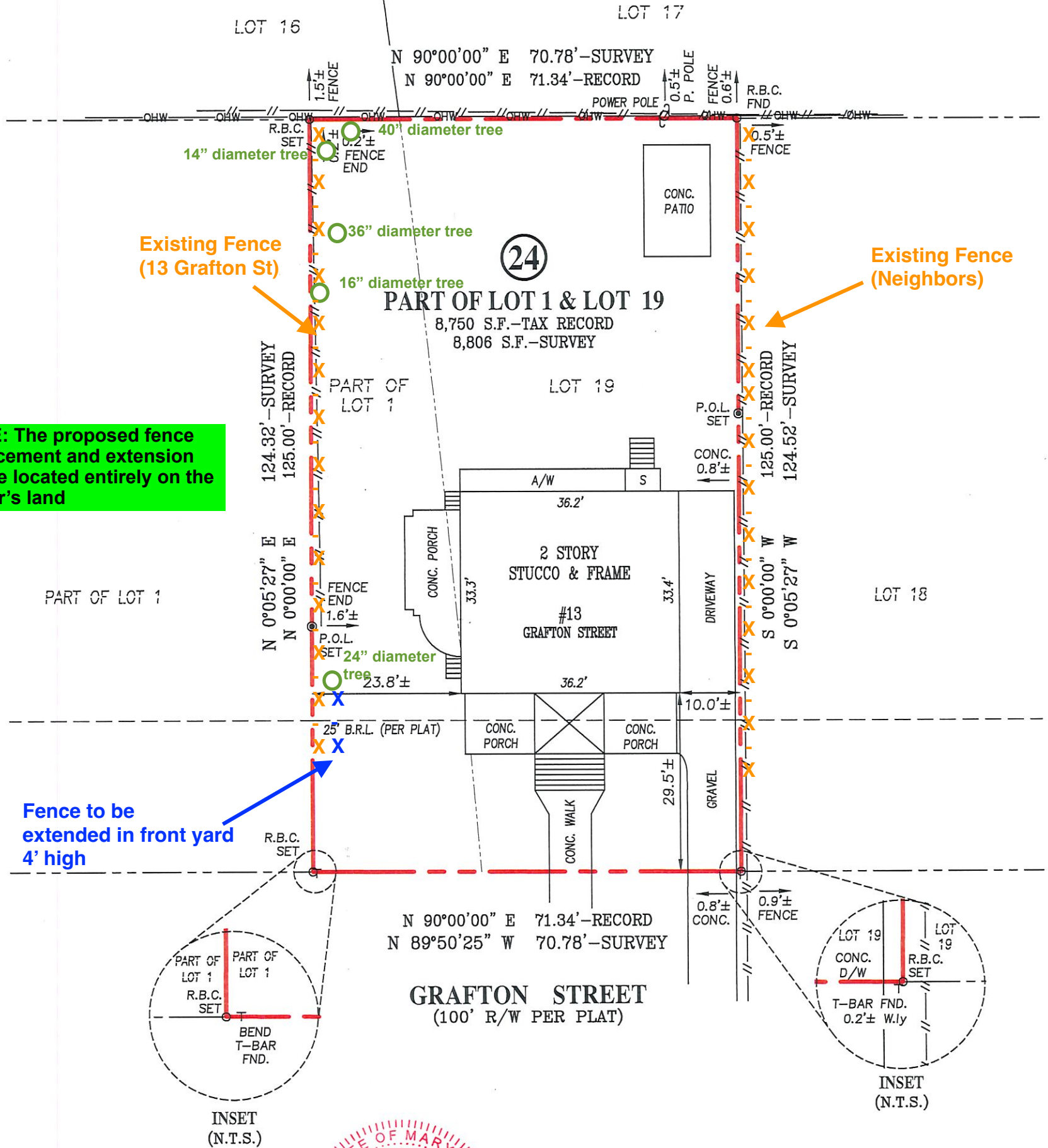


○ Tree Survey


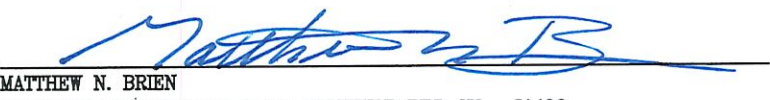
X-X-X Existing Fence

X-X-X Fence extension

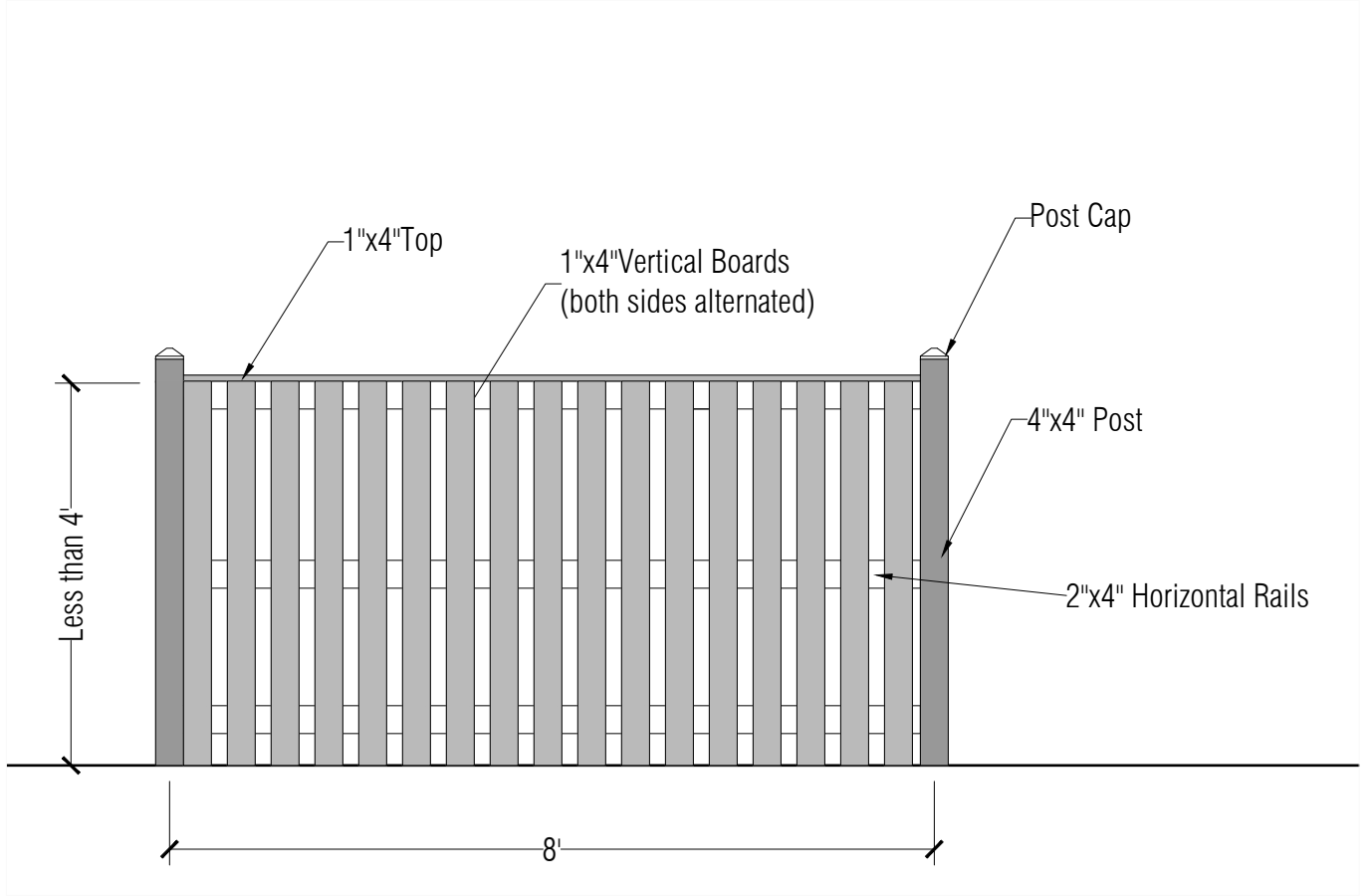
NOTE: The proposed fence replacement and extension will be located entirely on the owner's land



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		19544 Amaranth Drive Germantown, Maryland 20874 301/948-5100, Fax 301/948-1286 WWW.SNIDERSURVEYS.COM
		PLAT NO.	106		
 MATTHEW N. BRIEN MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21406 Expires: 06-08-2020	LIBER	4386	DATE OF LOCATIONS	SCALE:	1" = 20'
	FOLIO	488	WALL CHECK:	DRAWN BY:	M. PAGAN
			HSE. LOC.:	PROP. CORS.:	JOB NO.:

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



REVIEWED

By Laura DiPasquale at 1:50 pm, Sep 19, 2024

APPROVED
 Montgomery County
 Historic Preservation Commission



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

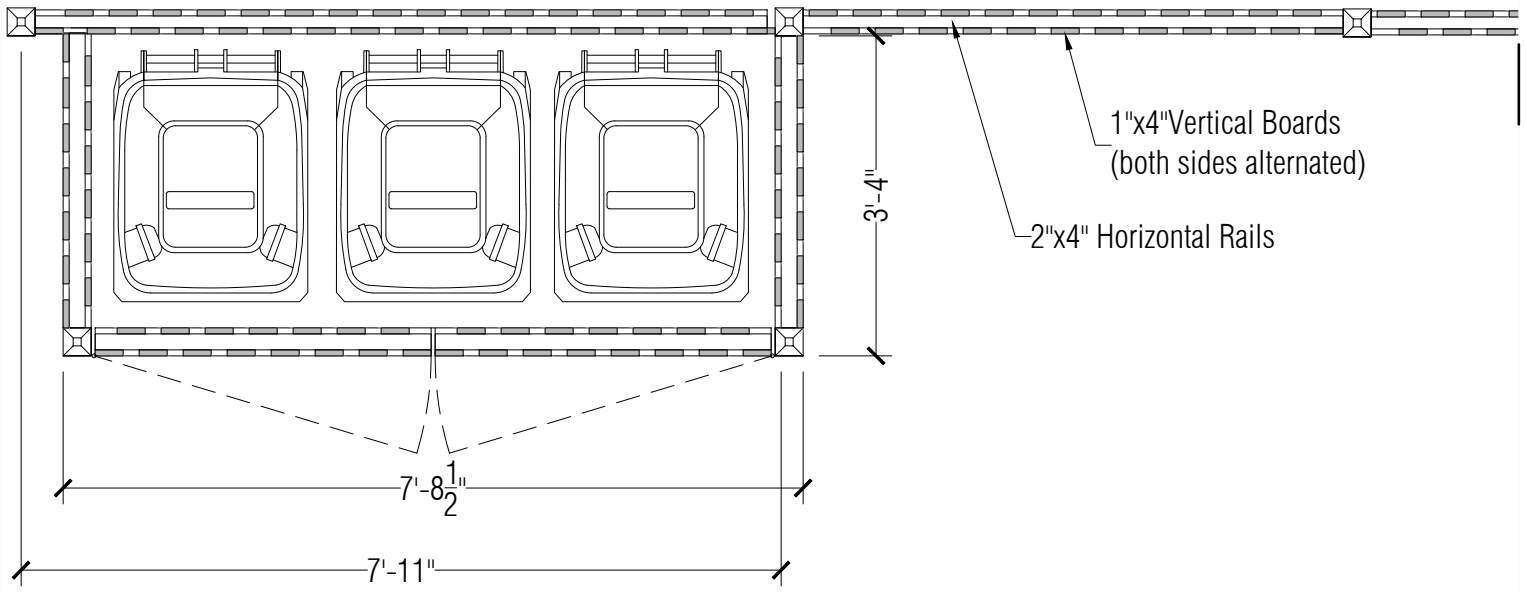
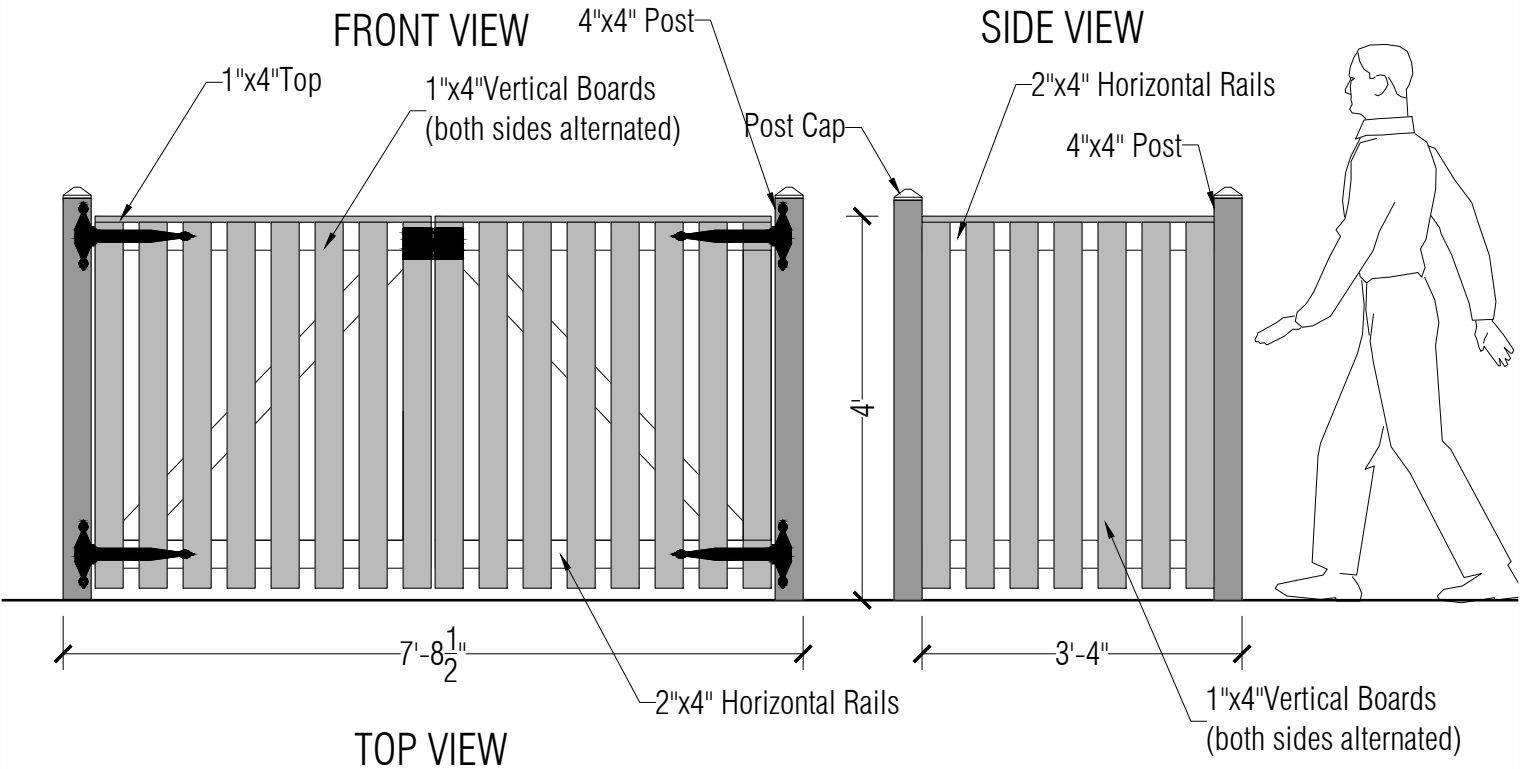
design	phase	scales	date
ARCHITECTURE	PLANNING	1/2" = 1'	August 2024
drawn by	signature	job #	drawing # rev
DDC		A01.ARC.PE	1 0

Existing Fence



13 GRAFTON ST

Proposed Enclosure for Trash Bins - West 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
PROPOSED ENCLOSURE FOR TRASH BINS - WEST SIDE

design	phase	scales	date
ARCHITECTURE	PLANNING	1/2" = 1'	March 2024
drawn by	signature	job #	drawing # rev
DDC		A01.ARC.PE	2 0

REVIEWED
By Laura DiPasquale at 1:51 pm, Sep 19, 2024

APPROVED
Montgomery County
Historic Preservation Commission

American Ground Screw posts to be used in lieu of concrete-filled post holes.
www.americangroundscrew.com/



REVIEWED

By Laura DiPasquale at 1:51 pm, Sep 19, 2024

APPROVED

Montgomery County

Historic Preservation Commission

Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development
Landscape Management, Plant Pest Management*

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

September 18, 2024

Tree Preservation Plan – 13 Grafton Street

I recommend the issuance of the Building Permit conditioned on the Owner's compliance with the tree preservation plan shown on the attached sheet and as stated below.

Attached is a map of the tree preservation plan for the residence at 13 Grafton Street
The plan and photo of the hardware are attached.

1. Ground screws can be used around trees as a foundation for the trash bin enclosure. Air spade or hand excavate 6-8" deep to assess if there are any live roots 2" or more in diameter. The screws shall be repositioned to preserve these roots.

REVIEWED

By Laura DiPasquale at 1:51 pm, Sep 19, 2024

APPROVED

Montgomery County

Historic Preservation Commission

