


19 Gratton Street, Chev, Chev
HPL Case No 35113-08X
Chev, Chev H.D.

 Pendaflex
 Esselte

4350 1/3 RED 10%  P4

- outstanding resource

2800^d - talked w/ Scott Fritz about keyring location
will find out about extra 4" on post.
Report is done - 2800^d

17 Feb -^s Fritz dropped off plans to stamp -
which was already done on 17 Nov 08 -
Called & he stated that the owner lost or
did not receive the letter. Resent to
Fritz on 19 Feb



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 12 November, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *PK*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #498539, Construct wood picket fence enclosing side yard to the west

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 November 12, 2008 meeting.

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: Robin Heller
Address: 19 Grafton Street, Chevy Chase. Chevy Chase Historic District.

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 or rachel.kennedy@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Scott Fritz
Daytime Phone No.: 202-244-2016
Tax Account No.: 00456456
Name of Property Owner: Robin Heller Daytime Phone No.: 301-654-9351
Address: 19 Grafton Street Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Fine Earth Landscape Co. Phone No.: 301-370-0470
Contractor Registration No.: 39209456
Agent for Owner: Scott Fritz Daytime Phone No.: 202-439-3154

LOCATION OF BUILDING/PREMISE

House Number: 19 Street: Grafton st.
Town/City: Chevy Chase Nearest Cross Street: Chevy Chase Circle
Lot: 4 Block: 24 Subdivision: PTS LTS 385 Sec 2 Chevy Chase
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" 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 checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | | <input type="checkbox"/> Other: _____ | | |

1B. Construction cost estimate: \$3,000.00

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 4 feet 4 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.

Att D 25 Signature of owner or authorized agent Oct 21, 2003 Date

Approved: _____ Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 498539 Date Filed: _____ Date Issued: _____

498539 (3)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The house is constructed of shingle and clapboard in the Arts and Craft style. The structure is one of the oldest homes in Chevy Chase. The structure is in outstanding condition. The fence in the side yard is a stockade picket which needs to be replaced.

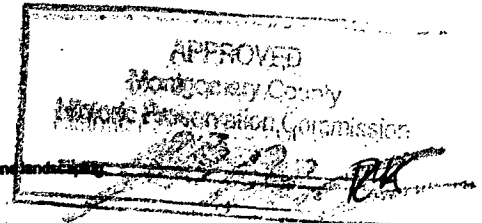
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The new fence is designed to transition the well detailed house into the carefully tended garden. A fence similar in style is located within this block of Grafton Street incorporating the fence into the village landscape.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscape.



3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

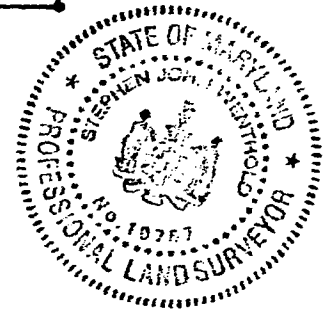
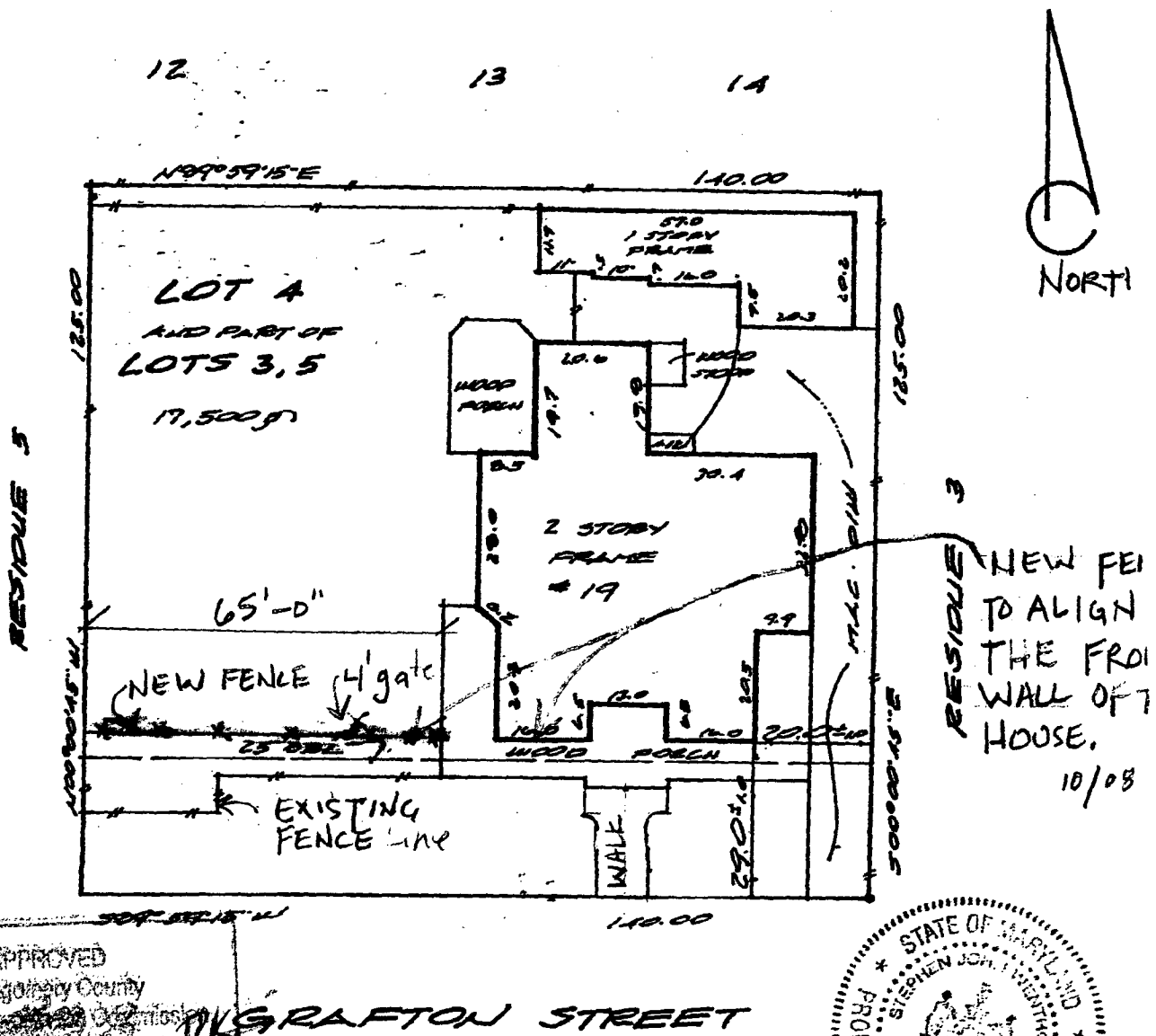
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville. (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.





Unable to verify location of fences due to vegetation.

No evidence of property corners was found. Apparent occupation is shown.

Date: 12-12-03 Scale: 1"=30' Dm: B.O.
 Plat Book: 2
 Plat No.: 106 NO TITLE REPORT FURNISHED
 Work Order: 03-5773
 Address: 19 GRAFTON STREET
 District: 7
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

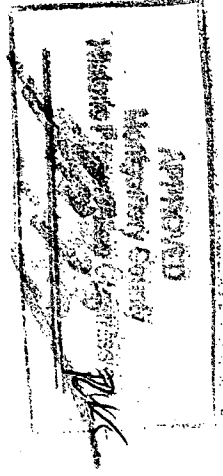
LOCATION DRAWING
 LOT 4 & PART OF LOTS 3 & 5
 BLOCK 24, SECTION No. 2
 CHEVY CHASE
 JBER 10700, FOLIO 444

Stephen J. Healdold

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or possession.



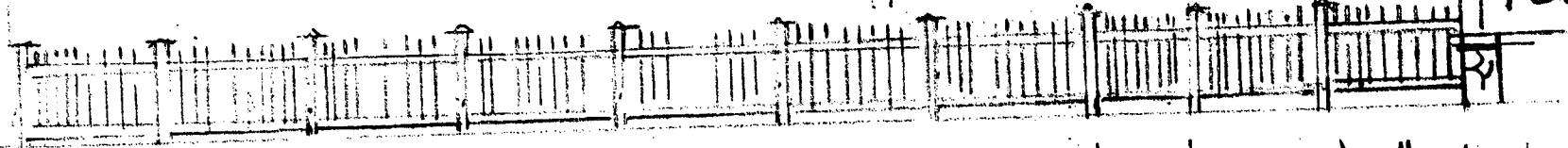
Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 791-0600



4-4
TOTAL

Main house

PORCH



WEST
PROPERTY LINE

4'-0"

12'-0"

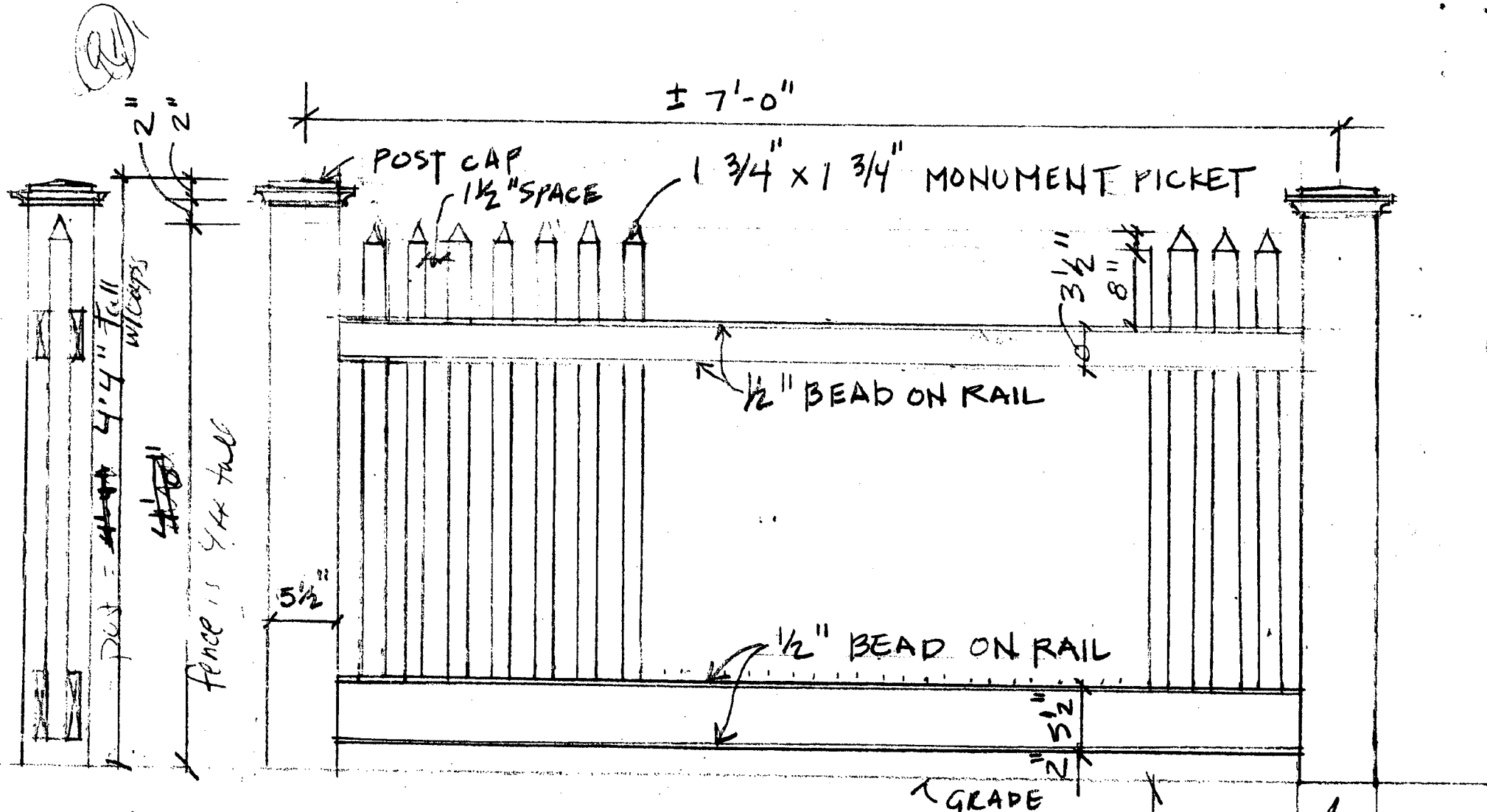
GATE

65'-0"

HELLER RESIDENCE
FENCE ELEVATION (SOUTH)

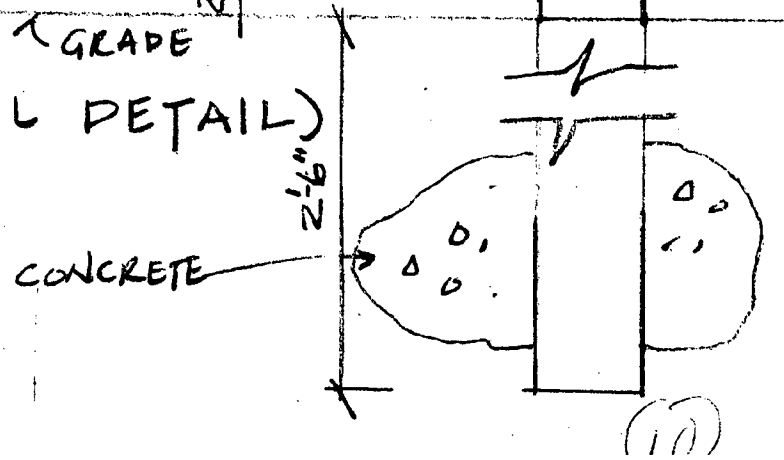
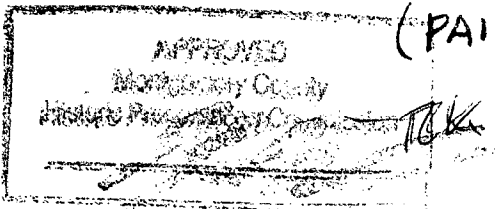
SCALE 1" = 10'-0"
Oct '08

9



SECTION
SCALE: 1" = 1'-0"

CEPAP FENCE (TYPICAL DETAIL)
SCALE 1" = 1'-0"
(PAINTED WHITE)



(10)

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19 Grafton Street, Chevy Chase	Meeting Date:	11.12.08
Resource:	Outstanding Resource Chevy Chase Historic District	Report Date:	11.05.08
Applicant:	Robin Heller	Public Notice:	10.29.08
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-08X	Staff:	Rachel Kennedy
PROPOSAL:	Fencing installation		

STAFF RECOMMENDATION: Approval Approval with conditions**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Outstanding Resource Within The Takoma Park Historic District
STYLE: Shingle Style Cottage
DATE: c1900

PROPOSAL:

The applicant is proposing to construct a wood (cedar) picket fence from the west side of the front porch to the western property line to enclose the applicant's side yard. The fence will be 4' high and the posts will be 4'4" tall with the addition of post caps.

The fence will end at the west property line and will attach to an existing stockade fence. A cedar post will be situated where the fence meets the front porch and the post will not attach to the porch's historic fabric. This fence will replace a current wood picket enclosure but will not follow the current fence line. Instead, the proposed fence will be setback from the current enclosure.

APPLICABLE GUIDELINES:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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.

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. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3407 or rachel.kennedy@mncppc-mc.org to schedule a follow-up site visit.

f r i t z & g i g n o u x
l a n d s c a p e a r c h i t e c t s , i n c .

Ms. Robin Heller
19 Grafton Street
Chevy Chase, Maryland 20815

Adjoining and confronting property owners:

Mr. and Mrs. Thomas G. Schendt
Or Current Resident
17 Grafton Street
Chevy Chase, MD 20815

Mr. and Mrs. David S. Tatel
Or Current Resident
24 Grafton Street
Chevy Chase, MD 20815

Mr. and Mrs. Timothy M. Broas
Or Current Resident
28 Grafton Street
Chevy Chase, MD 20815

Mr. and Mrs. Perry W. Linder
Or Current Resident
18 Hesketh Street
Chevy Chase, MD 20815

Mr. and Mrs. John J. Campanella
Or Current Resident
22 Hesketh Street
Chevy Chase, MD 20815

Mr. and Mrs. William J. McKee
Or Current Resident
21 Grafton Street
Chevy Chase, MD 20815

Mr. Peter H. Ostle
Ms. Joanna Taylor
Or Current Resident
26 Grafton Street
Chevy Chase, MD 20815

Mr. Jay B. Winik
Ms. Lyric W. Wallwork-Winik
Or Current Resident
30 Grafton Street
Chevy Chase, MD 20815

Mr. and Mrs. John C. Dugan
Or Current Resident
20 Hesketh Street
Chevy Chase, MD 20815

5

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov

GEOFFREY B. BIDDLE
Village Manager
DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS
DOUGLAS B. KAMEROW
Chair
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BETSY STEPHENS
Assistant Treasurer
PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

10/21/2008

Property Owner Name: Ms Heller

Contractor Name: Fine Earth/Mr. Scott Fritz

Location of Requested Building Permit:
Address: 19 Grafton Street
City, State, Zipcode Chevy Chase, MD 20815

Proposed Scope of Work: Remove and replace the existing picket fence on the east side of the house. Length is 65-feet and height is 4-feet and 6-inches.

Dear Department of Permitting Services:

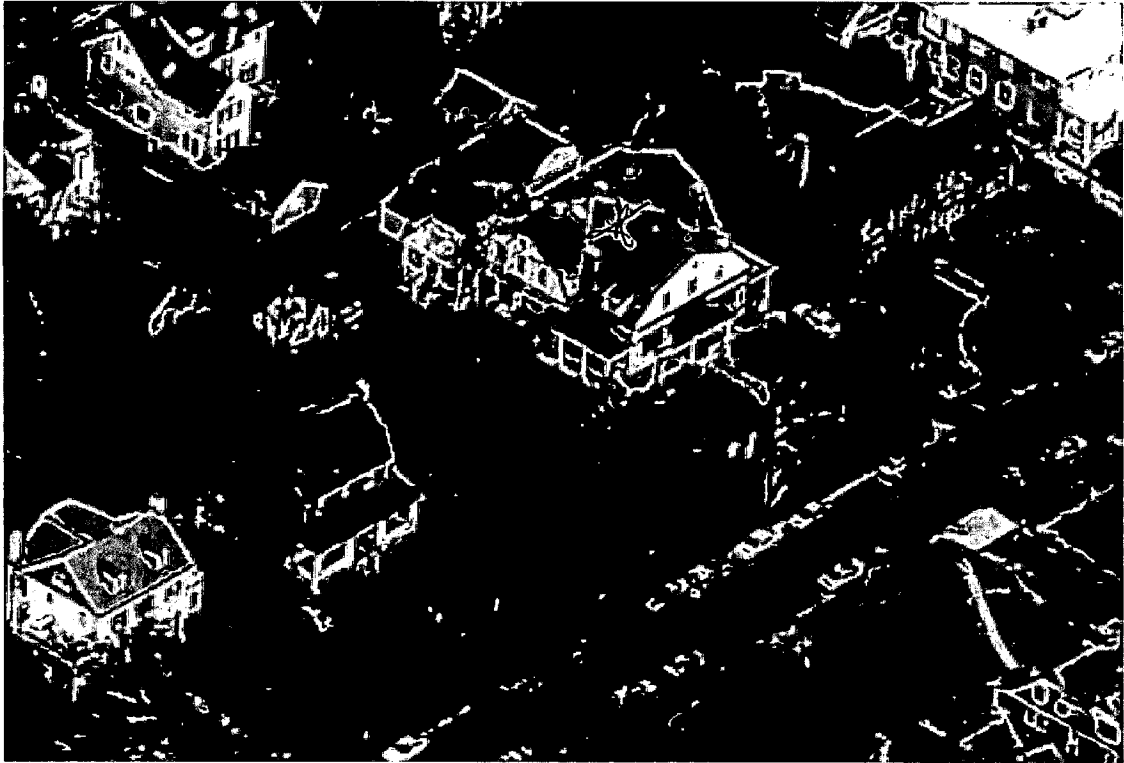
The above homeowner/contractor has notified Chevy Chase Village that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

Sincerely,



Geoffrey Biddle

(6)



19 Grafton Street, Chevy Chase, Historic District.
Aerial View

Heller : 19 Grafton Street

(2)



View toward 19 Grafton Street : From neighbor across street

Heller : 19 Grafton Street

(3)



Grafton Street : View toward house, fence to left

(11)

Heller : 19 Grafton Street

(4)



Side Garden : View toward Grafton Street

Heller : 19 Grafton Street

(5)



House - Fence connection

(12)

Heller: 19 Grafton Street

(12)



Neighbor's fence at 40 Grafton Street; similar to proposed fence design

(13)

Heller 19 Grafton Street

(1)



View toward 19 Grafton Street from neighbor
across street

Heller : 19 Grafton Street

②



Grafton Street: View toward house, fence to left

Heller : 19 Grafton Street

3



House - Fence connection

Heller : 19 Grafton Street

(4)



Side Garden: View toward Grafton Street

Heller : 19 Grafton Street

5



Neighbor's fence : 40 Grafton Street , similar to proposed
design