



2009 HAWK
35/13-0910

25 Grafton Street
Clayton Chuck H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 7/9/09

MEMORANDUM

TO: Carla Reid, 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 #513851

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 July 8, 2009 HPC meeting.

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: Carol and Michael Kelleher
Address: 25 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 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Carol Kelleher

Daytime Phone No.: 301-656-4299

Tax Account No.: 00454903

Name of Property Owner: Carol and Michael Kelleher Daytime Phone No.: 301.656.4299

Address: 25 Grafton Street Chevy Chase Maryland 20815
Street Number City Street Zip Code

Contractor: Smith, Thomas and Smith, Inc. Phone No.: 301-656-0141

Contractor Registration No.: MD. #453

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: Grafton Street

Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway

Lot: 8 Block: 24 Subdivision: Chevy Chase Village (Section 2)

Liber: Plat Bk 2 Folio: Plat #106 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. 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 checked="" type="checkbox"/> Install | <input checked="" 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: \$ 10,600

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 0 inches for wood picket, 6 ft 6 in for board / lattice fence

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 job as a condition for the issuance of this permit.

Carol Kelleher 11 June 2009
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 7/9/09

Application/Permit No.: 510851 Date Filed: _____ Date Issued: _____

**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:
Replacing existing wooden fence with a maximum height of 4 ft. high wooden picket and replacing the existing chain-link fence with maximum height of 6.5 ft. wooden board/lattice fencing
- _____
- _____
- _____
- _____
- _____
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
As the fence will replace existing deteriorated fence, the effect will improve the look of the property.
- _____
- _____
- _____

2. SITE PLAN

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

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

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.

- a. *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.
- b. 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

- a. 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.
- b. 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.

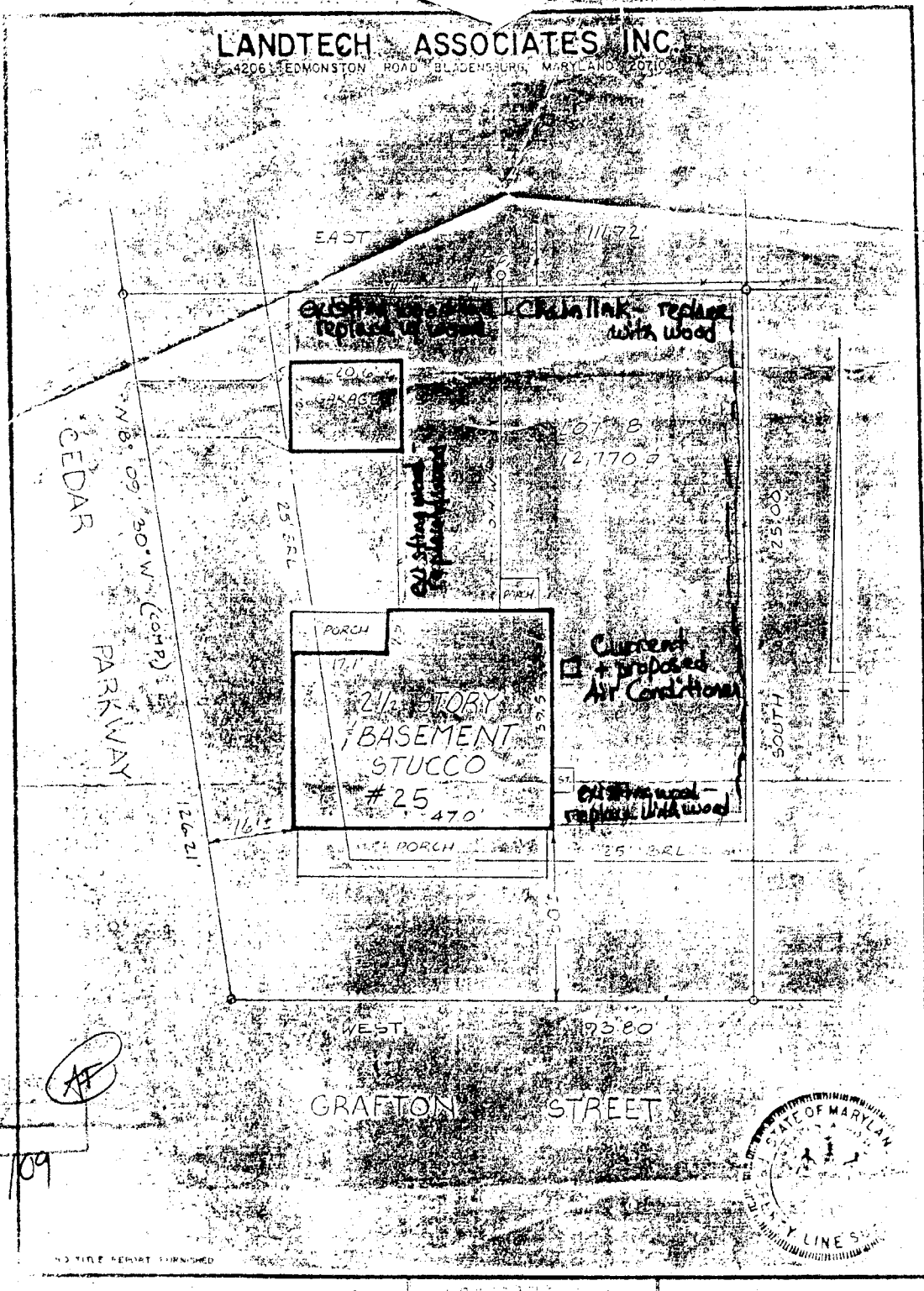
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.**

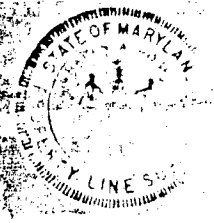
LANDTECH ASSOCIATES INC.

4206 EDMONSTON ROAD, BLDENBURG, MARYLAND 20710

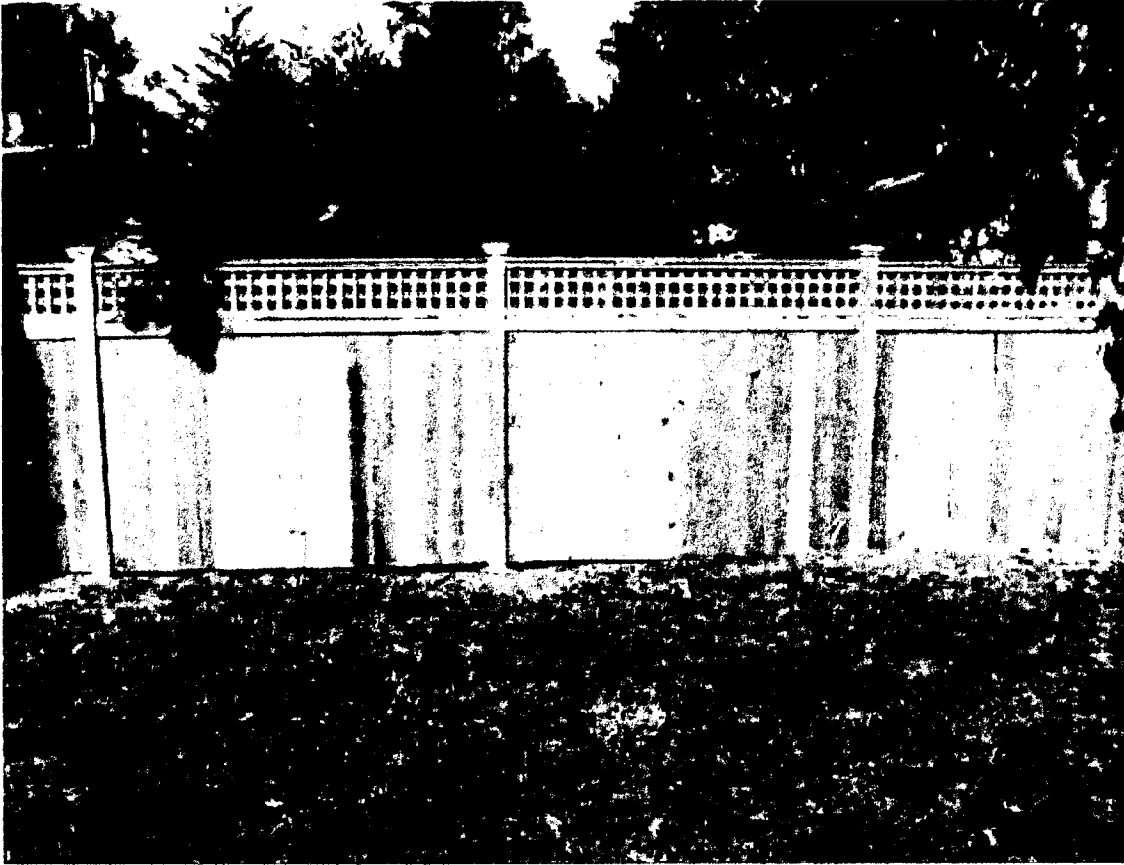


APPROVED
Montgomery County
Historic Preservation Commission

7/9/09



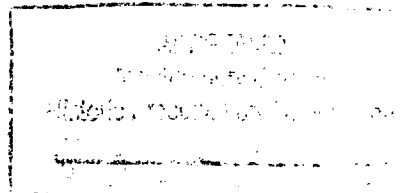
SECTION 20 HEY CHASE	LOT: 8	BLOCK: 24
	PLAT BOOK: 2	PLAT NO: 109
	DATE: 4-30-84	SCALE: 1"=20'
	CASE NO: DTD-1507	FILE NO: DD-2131
	I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A REASONABLE AND SOUND SURVEY AND THE ACCURACY SHOULD BE SUCH AS TO BE REASONABLY RELIED UPON IN THE EVENT OF ANY DISPUTE.	



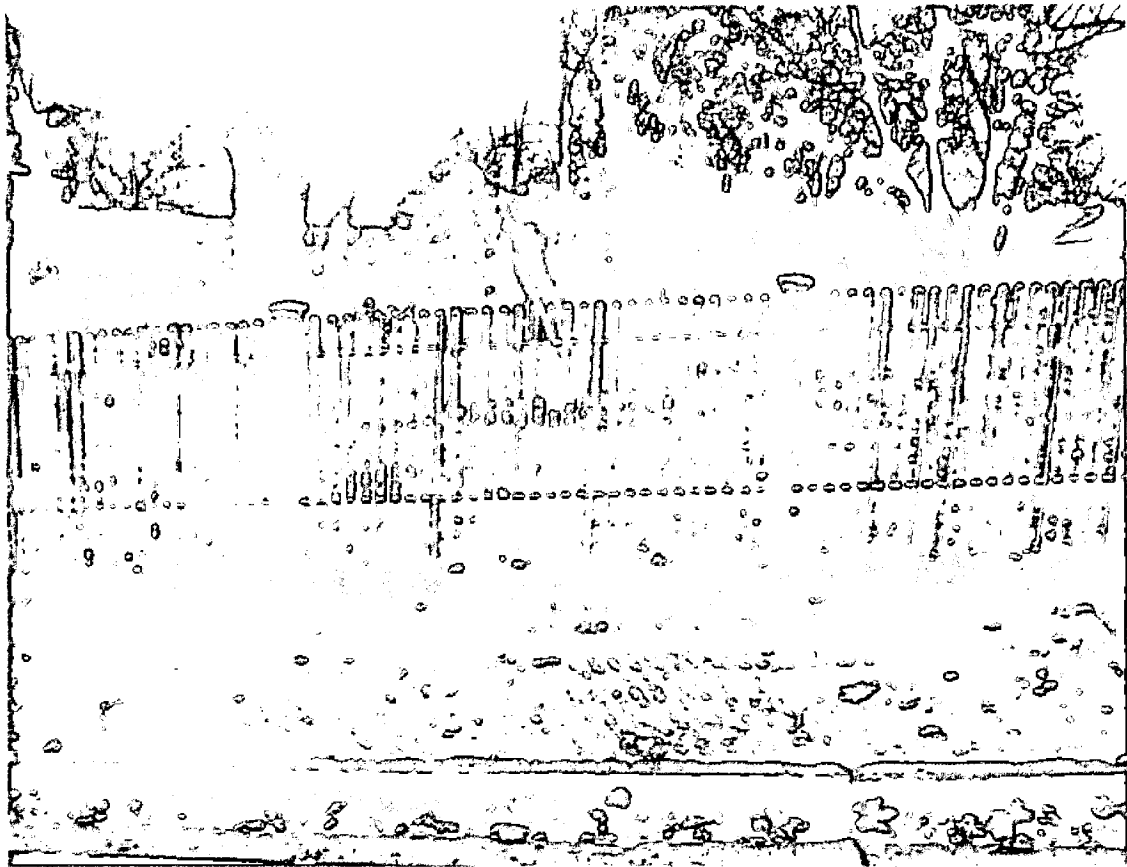
Proposed 6.5 foot board & lattice

#10 CEDAR SOLID BOARD FENCE WITH SQUARE LATTICE

PRESSURE-TREATED PINE POST WITH WOOD POST CAPS

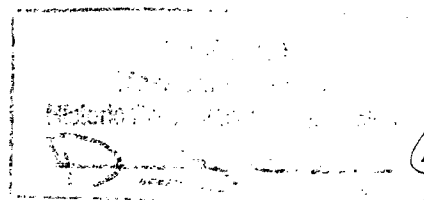


7/9/09



Proposed 4 foot picket fence

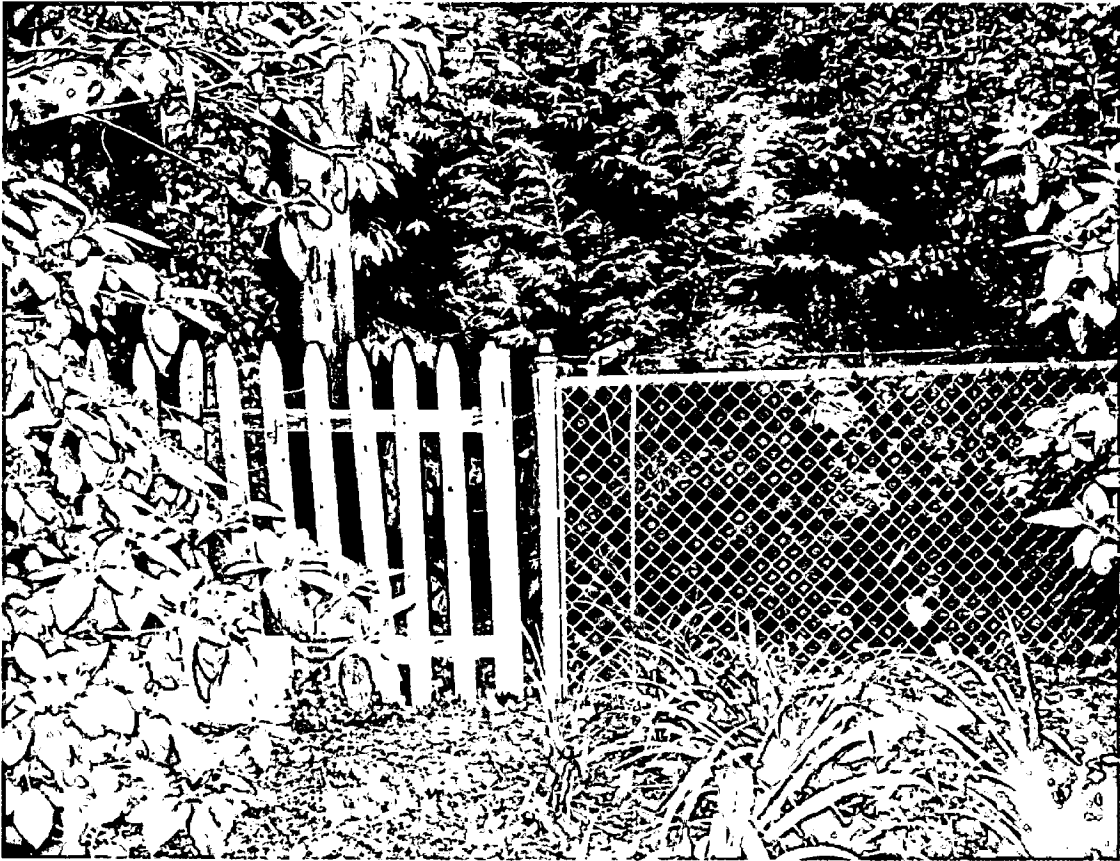
#15 1 1/2 SPACING CEDAR 2X2 PICKETS FENCE WITH PRESSURE-TREATED PINE POSTS AND WOOD POST CAPS



AR

4/9/09

Existing Property Photographs – showing both picket and chain-link fences – deteriorated



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Kelleher 25 Grafton Street Chevy Chase Maryland 20815

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Kelleher 25 Grafton Street Chevy Chase Maryland 20815

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	25 Grafton Street, Chevy Chase	Meeting Date:	7/08/09
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/01/09
Applicant:	Carol and Michael Kelleher	Public Notice:	6/24/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-090	Staff:	Anne Fothergill
Proposal:	Fencing replacement		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1908

PROPOSAL

The applicants are proposing to replace their existing wood and chain link fencing with new wood fencing. There will be 4' wood picket fencing at the front of the house and 6' 6" board with lattice fencing at the rear of the property.

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.



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Lot: 8 Block: 24 Subdivision: Chevy Chase Village (Section 2)

Liber: Plat Bk 2 Folio: Plat #106 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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:

1B. Construction cost estimate: \$ 10,600

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.

Signature of Carol H. Kelleher

11 June 2009 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 513851 Date Filed: Date Issued:

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-
-
-
-

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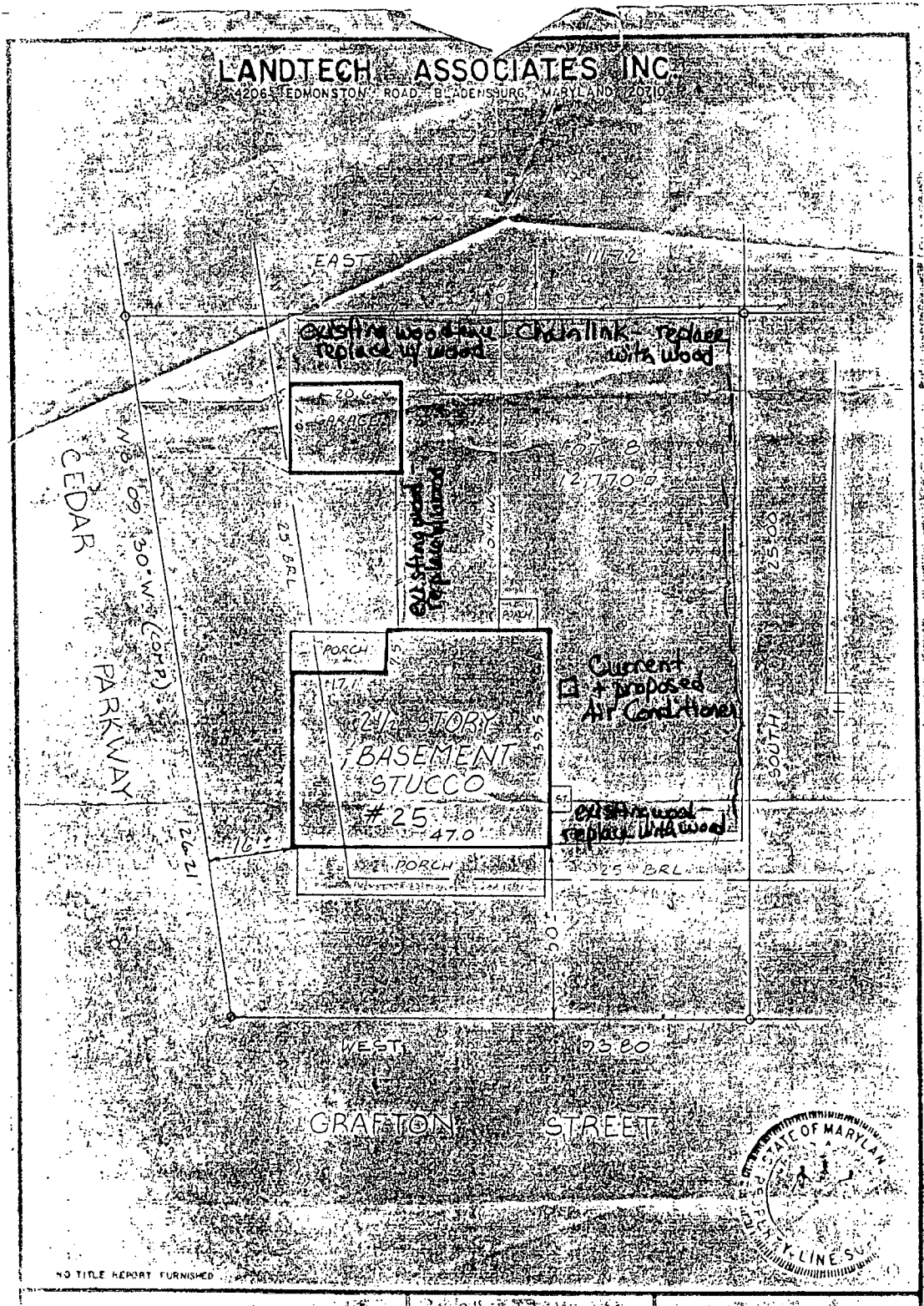
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's Mailing address	Owner's Agent's mailing address
Michael and Carol Kelleher 25 Grafton Street Chevy Chase MD 20815	N/A
Adjacent and Confronting Property	Owners' Mailing Addresses
Mrs. John Thomson 23 Grafton Street Chevy Chase MD 20815	Mr. and Mrs. Lawrence Heilman 46 Grafton Street Chevy Chase MD 20815
May Day Taylor 100 Grafton Street Chevy Chase MD 20815	Mr. and Mrs. Thomas Egan 101 Grafton Street Chevy Chase MD 20815
Ms. Alison Duncan 28 Hesketh Street Chevy Chase MD 20815	Jonathan D. Hacker Kristen A. Donoghue 30 Hesketh Street Chevy Chase MD 20815

LANDTECH ASSOCIATES INC.

42065 EDMONSTON ROAD, E. ADENSBURG, MARYLAND 21010



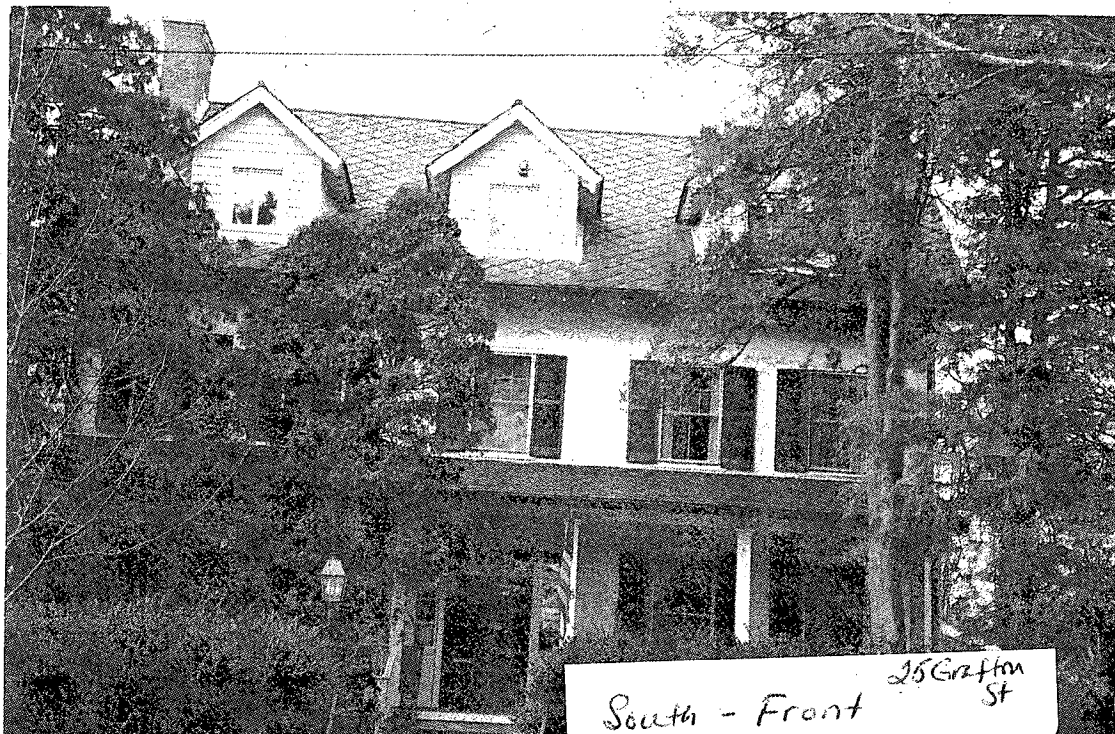
NO TITLE REPORT FURNISHED

LOCATION SURVEY OF EAST GRAFTON STREET WICOMERY COUNTY, MD. SECTION TWO CHEVY CHASE SECTION	LOT <u>8</u>	BLOCK <u>24</u>
	PLAT BOOK <u>27</u>	PLAT NO. <u>106</u>
	DATE <u>4-30-84</u>	SCALE <u>1" = 20'</u>
	CASE NO. <u>DD-9367</u>	FILE NO. <u>DD-84131</u>
	I HEREBY CERTIFY THAT THE PORTION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSFER OF TITLE AND SHOWN AS SHOWN ABOVE AND WHERE THERE ARE DISCREPANCIES THERE IS NO APPROPRIATE LINE TO BE DRAWN AND NO REVISIONS TO BE MADE.	

Tree Survey

No trees will be cut or destroyed to install this fence. Two butternut trees and one walnut tree are adjacent to the existing and proposed fence; these have diameters of approximately 14-16 inches.

One butternut tree has grown to impinge on the fence line; here the picket will be brought as close as possible and then wrapped in back with 2 x 4 black vinyl coated wire.



Existing Property Photographs – showing both picket and chain-link fences – deteriorated



Kelleher 25 Grafton Street Chevy Chase Maryland 20815

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10

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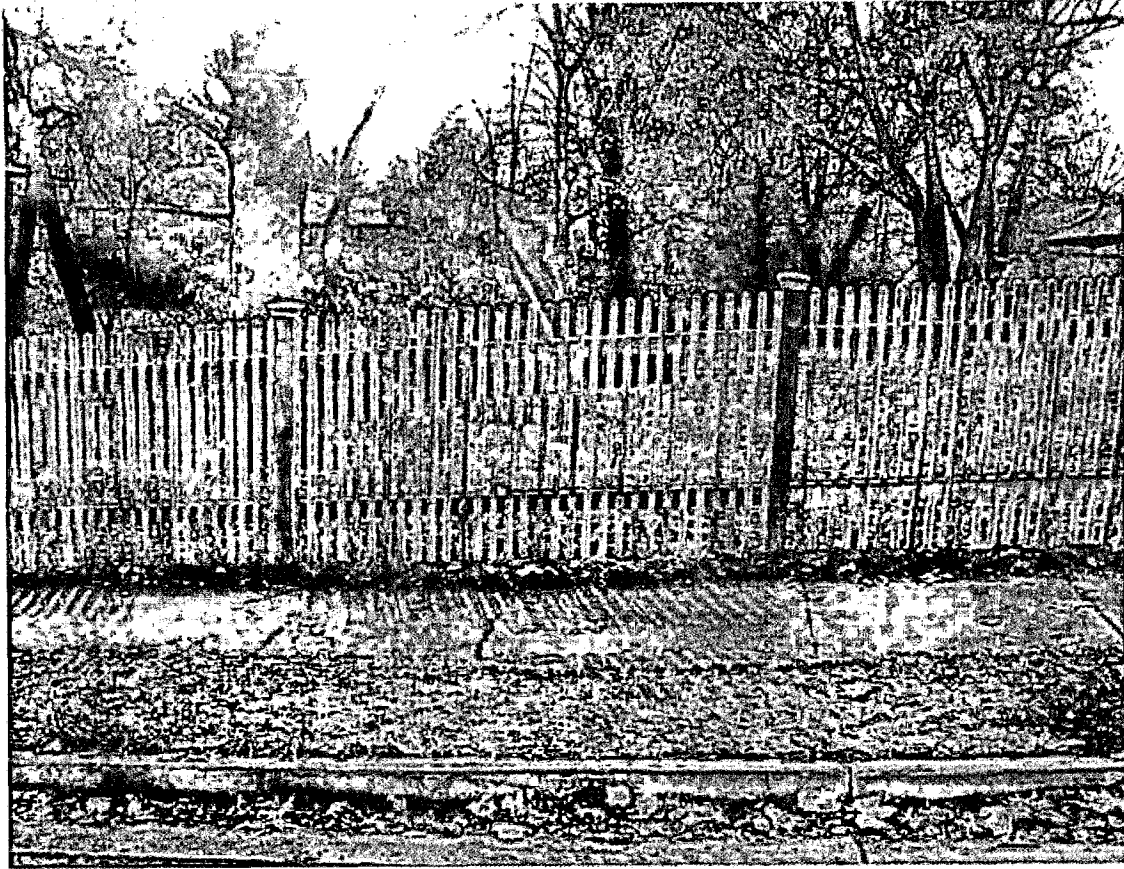


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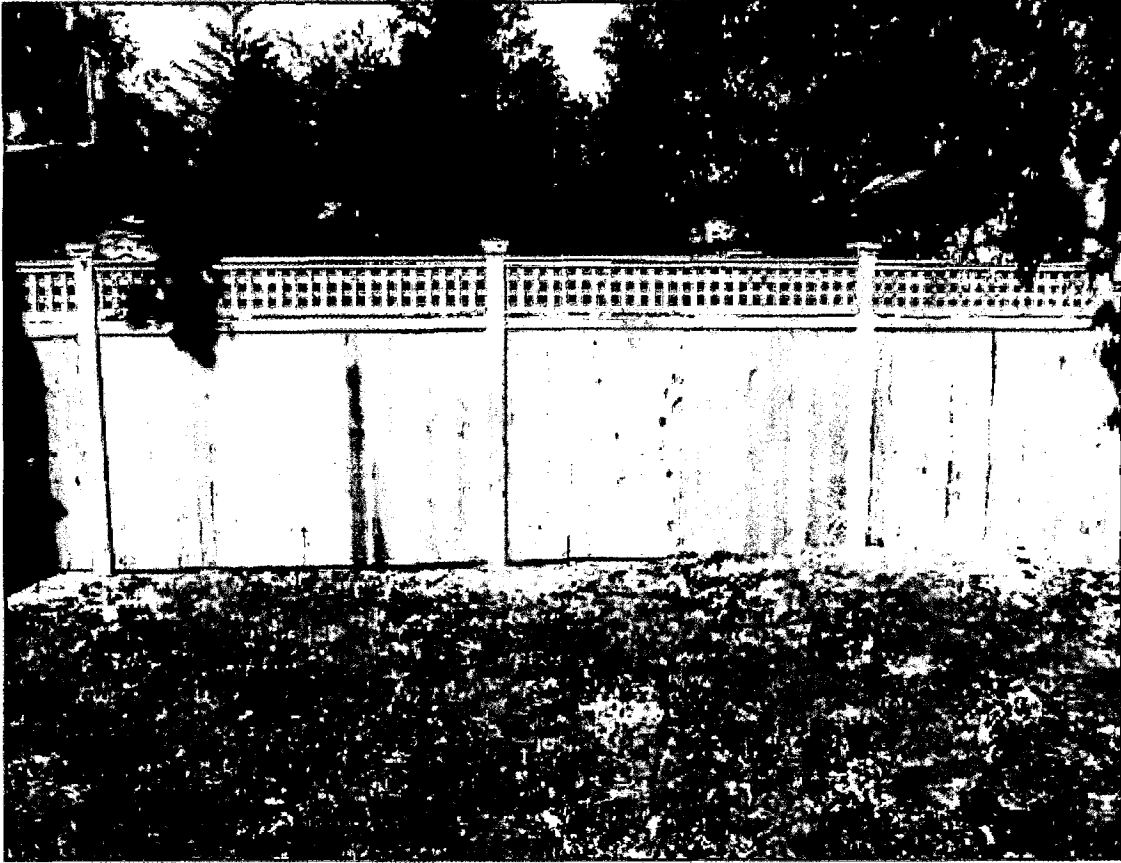


Kelleher 25 Grafton Street Chevy Chase Maryland 20815



Proposed 4 foot picket fence

#15 1 1/2 SPACING CEDAR 2X2 PICKETS FENCE WITH PRESSURE-TREATED
PINE POSTS AND WOOD POST CAPS



Proposed 6.5 foot board & lattice fence

#10 CEDAR SOLID BOARD FENCE WITH SQUARE LATTICE

PRESSURE-TREATED PINE POST WITH WOOD POST CAPS