



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: August 6, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1126597 – Fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Tristan Stewart
Address: 9 North Street, Brookeville

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.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laurel D. Magallon. The approval memo and stamped drawings follow.

Work Item 1: _____

Description of Current Condition:
Grass area (typical lawn)

Proposed Work:
to fence in a portion of rear yard, staying only in the open area and not in the woods. Grass lawn to remain as is.

REVIEWED

By Laura DiPasquale at 12:14 pm, Aug 06, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Work Item 2: _____

Description of Current Condition:

Propo

Work Item 3: _____

Description of Current Condition:

Proposed Work:

Wednesday, July 23, 2025

Historic Preservation Commission

Re: Application for Historic Area Work Permit Description

To Whom it May Concern,

We are requesting a permit to install approximately 590 linear feet of 4' high Paddock Style fencing on a portion of my rear yard. The fence will be installed by contractors under Long Fence of DC. The fence will run from the front corner of the house, to the property line, then along the property line and then across the property, to the other property line, then back to the other front corner of the house. The fence will have three gates, two double wide gates and one single gate. The fence will have a dark wire mesh to assist with keeping our dog inside the yard. No trees will be removed or damaged in the installation of the fence. Anticipated time of construction in the late summer for approximately 3 days. Fence will be natural wood.

Included in this application is the following:

1. Written description
2. Site plan showing the property, major trees in the area of the planned fence and the location of the fence
3. Plans and elevations. Being a fence, please refer to the example in this submittal
4. Materials and specifications – Fence to be 4 board (5/4" X 6" X 96"), with 4"x4" wooden posts, 4' high. With welded wire black mesh
5. Photographs of the backyard and an example of the fence included.
6. Site plan has the major trees in the area of the proposed fence
7. Property owners and addresses in application.



Tristan Stewart
9 North Street
Brookeville MD 20833

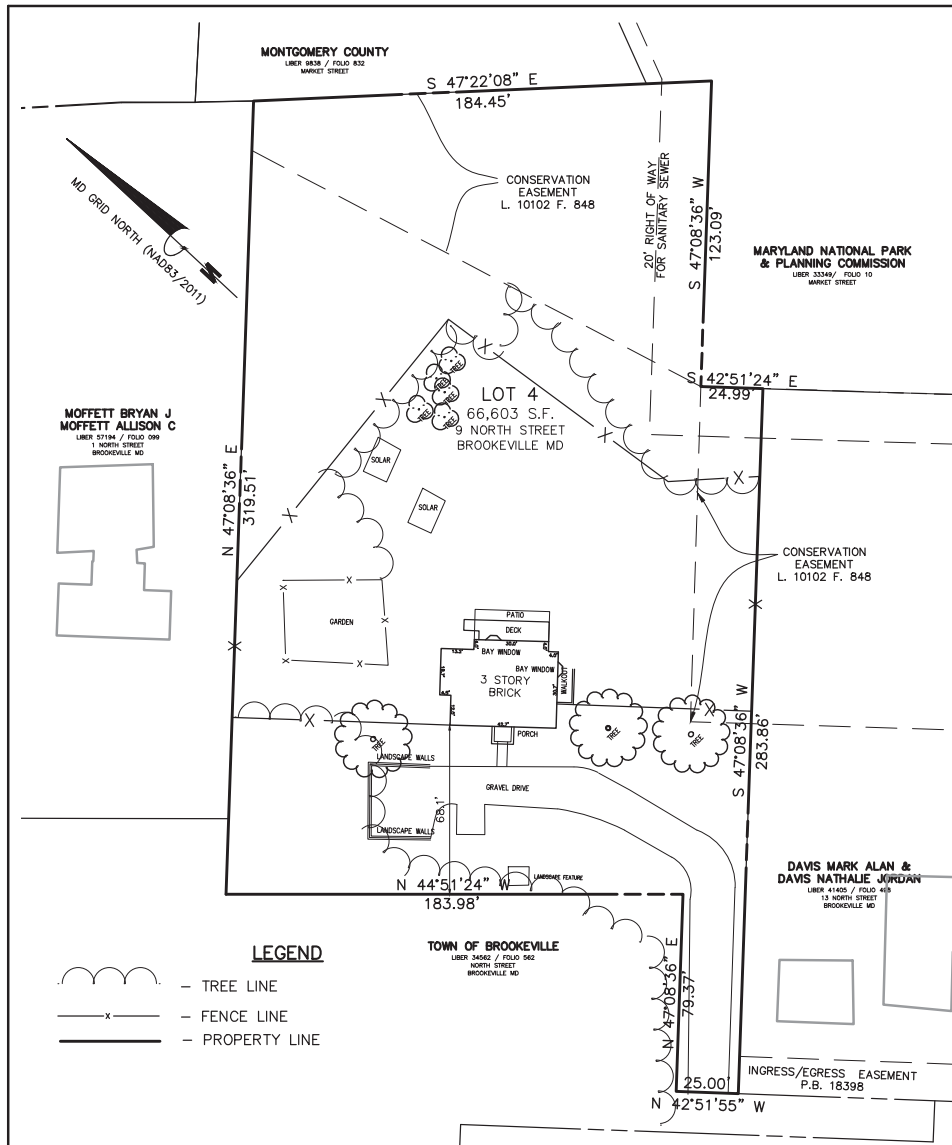
REVIEWED

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APPROVED

Montgomery County
Historic Preservation Commission





LEGEND

—x— TREE LINE

—x— FENCE LINE

— PROPERTY LINE

- NOTES:**
1. THE SURVEY SHOWN HEREON IS IN MARYLAND STATE PLANE (NAD83)2011 HORIZONTAL DATUM
 2. ACCESS TO NORTH STREET VIA TOWN OF BROOKEVILLE, PUBLIC PROPERTY
 3. BOUNDARY LINES SHOWN HEREON ARE FROM PLAT 18393 AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND



Tristan Stewart

07/22/25

TRISTAN STEWART
PROFESSIONAL LAND SURVEYOR
REGISTERED No. #21306
RENEWAL DATE: 06-26-2026

DATE:

DWG: Fence Site Plan_9 North Street

Bowman
CONSULTING

Bowman Consulting Group, Ltd. Phone: (443) 837-3779
13461 Sunrise Valley Drive, Suite 500
Herndon, VA 20171 www.bowman.com

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Historic Preservation Commission

Karen B. Burt

REVIEWED

By Laura DiPasquale at 12:14 pm, Aug 06, 2025

Crop

LONG FENCE

REVIEWED

By Laura DiPasquale at 12:14 pm, Aug 06, 2025

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Karen Boudit



REVIEWED

By Laura DiPasquale at 12:15 pm, Aug 06, 2025

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Kara Bunkit



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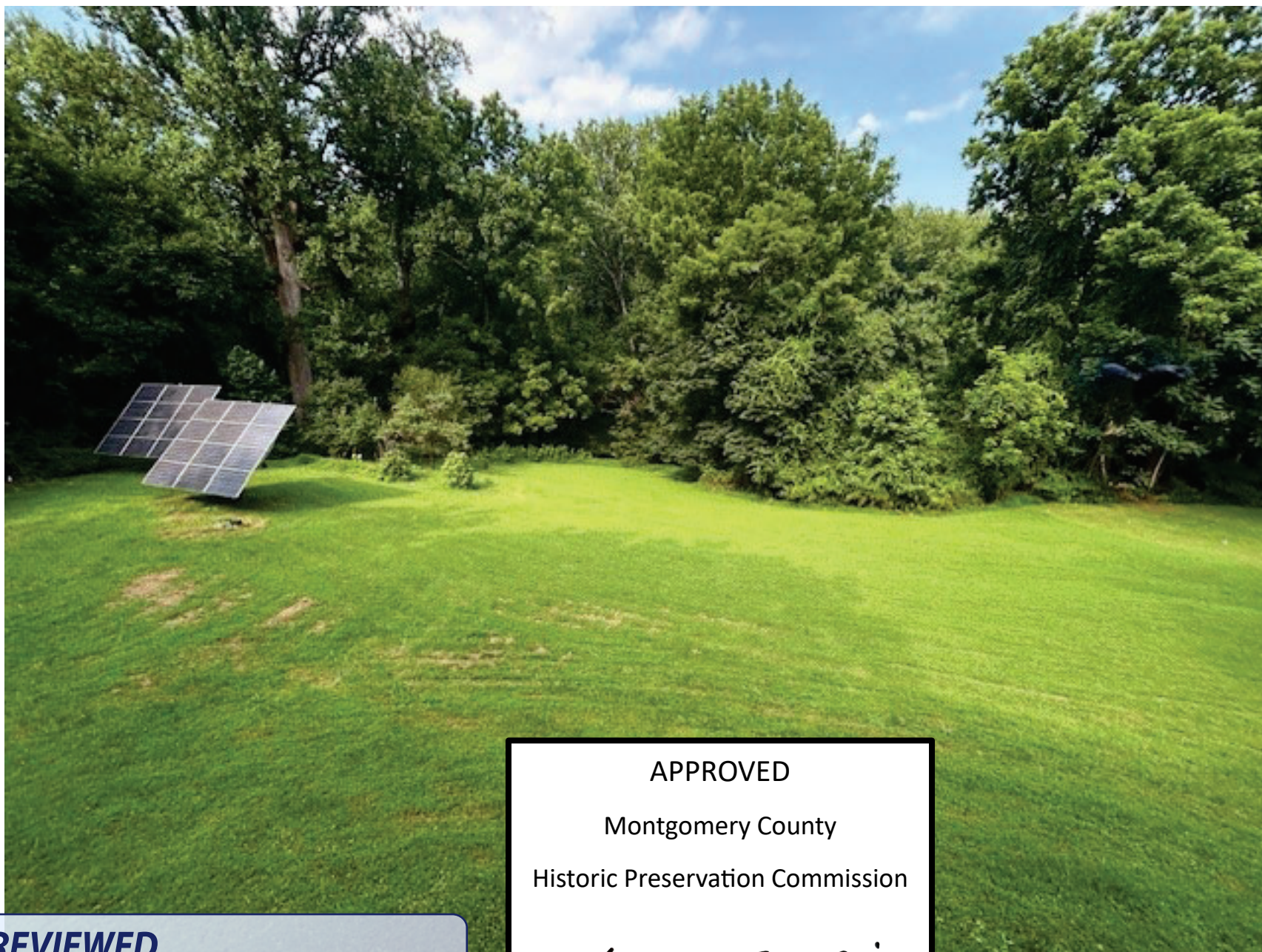
Montgomery County

Historic Preservation Commission

Karen Benoit

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REVIEWED

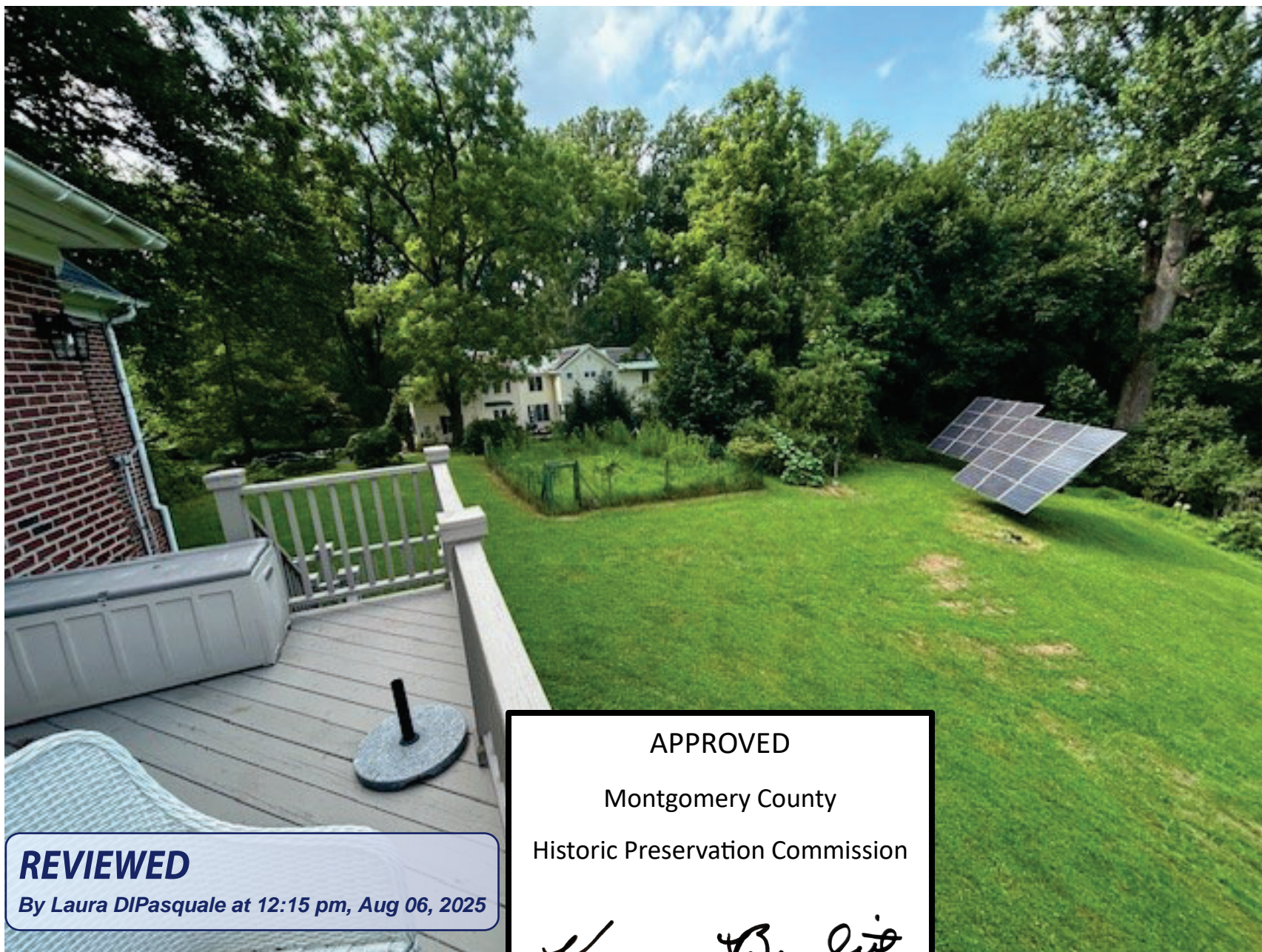
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