



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

December 11, 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 #1141118– 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: Carol Tuteria; Maricel Mendoza, Agent
Address: 9030 Saunders Lane, Bethesda

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.

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

The property features a historic two-and-a-half-story Federal-style home combining an original fieldstone section and a later frame addition. It sits on a well-maintained residential lot with mature trees, open lawn areas, and minimal modern alterations to the surrounding landscape. The setting retains its historic character, with no significant secondary structures other than typical residential features such as walkways and yard plantings.

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

Install 183 Linear Feet of a 4'H Wood Ranch 3-Rail w/Weld Wire with (2) 8'W Gate and (1) 5'W Gate

REVIEWED

By Laura DiPasquale at 10:37 am, Dec 11, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

Work Item 1: Fence

Description of Current Condition:

The existing fence is standing along the property lines and appears to be in fair condition. It shows typical signs of weathering and age, with some sections potentially needing minor repairs or replacement to maintain full functionality and appearance.

Proposed Work:

Install 183 Linear Feet of a 4'H Wood Ranch 3-Rail w/Weld Wire with (2) 8'W Gate and (1) 5'W Gate

REVIEWED

By Laura DiPasquale at 10:37 am, Dec 11, 2025

Work Item 2: _____

Description of Current Condition:

Prop

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

Work Item 3: _____

Description of Current Condition:

Proposed Work:

Tutera, Carol

Date 12/9/2025

Customer's Last Name, First Name

9030 Saunders Ln

Service Address

Bethesda, MD 20817

City, State, Zip

[Redacted]

Preferred Phone No.

[Redacted]

Customer's E-mail Address

MD - Montgomery County

Municipality

☒ Yes Permit required?
☐ No

☐ Homeowner to obtain permit
(Superior Fence & Rail requires copy
of permit before installation)

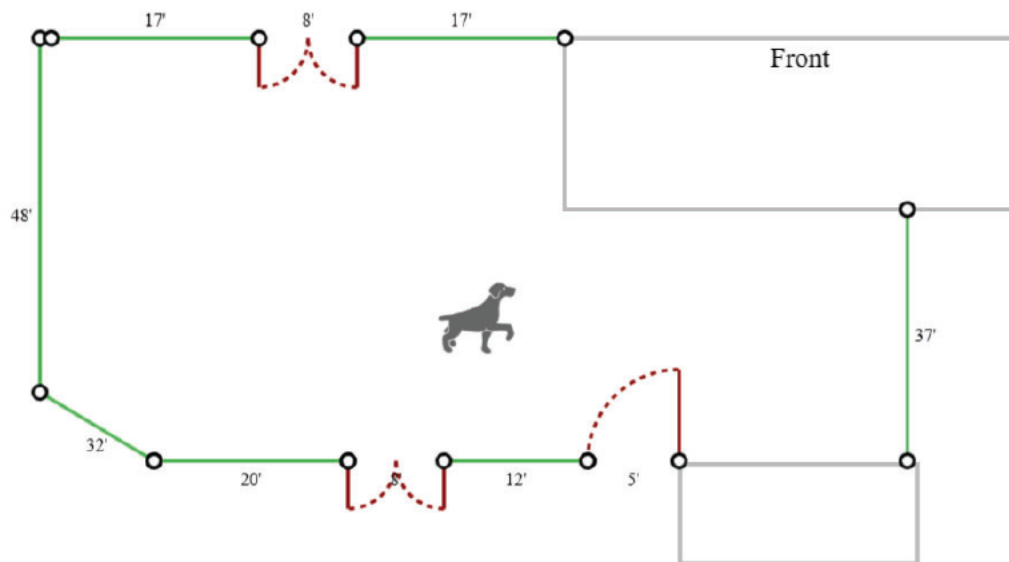
☒ Superior Fence & Rail to obtain permit

☐ Yes Plot plan or survey available?
☒ No

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE. BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS)

FENCE DIAGRAM



4'H Wood Ranch 3-Rail w/Weld Wire

REVIEWED

By Laura DiPasquale at 10:37 am, Dec 11, 2025

Superior Fence & Rail Contact Information:

Fairfax & Montgomery Counties
8417 Terminal Road, Bay C
Lorton, VA 22079
(571) 384-3400

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Bullett

FENCE TO FOLLOW GRADE OF PROPERTY: PLEASE INITIAL

CT

PRODUCT SPECIFICATIONS:

4'H Wood Ranch 3-Rail w/Weld Wire: 183 LF & 3 Gates.

Specifications: Post: 4" x 4", Gate Post: 6" x 6", Rail: 5/4" x 6" x 8', Fascia: 1" x 4" x 4', Wire: Black 14ga 2" x 4"

JOB OPTIONS:

- (1) 5ft SS Standard Gate, Standard Latch
- (2) 8ft DD Standard Gate, Standard Latch

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APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Burt

JOB NOTES:

Approximate Start Date: 1/13/2026

Approximate Finish Date: 1/19/2026

All dates are approximate and subject to change based on unforeseen events including inclement weather, permitting delays, change orders, and manufacturing delays. See terms and conditions for full details.

Acceptance and Authorization: By signing below, you authorize Superior to perform the installation and/or order and arrange for the delivery of special order merchandise, including special order merchandise that may be custom made, as specified in this Agreement. You understand and agree that this Agreement constitutes the entire understanding between you and Superior and that there have been no oral or written representations or agreements made to you by Superior but that if there are you agree that this Agreement expressly supersedes them.

Do not sign if blank or incomplete. By signing, you acknowledge that you have read, understand, and accept this Agreement in its entirety. You further acknowledge receiving a complete copy. Keep it to protect your legal rights.

It is very important for you to read and understand the Terms and Conditions included herein. By signing this proposal and providing a deposit you are creating a Contract between you and Superior for the selected products and services in accordance with those Terms and Conditions listed above.

Payment Schedule: You agree that payments will be due as indicated below. If You are paying by credit or debit card, the account may be charged or debited (as applicable) on the same day that it is accepted by the Superior. Convenience fee may apply for credit card transactions.

Contract Amount	<u>\$4,441.41</u>	
Sales Tax	<u>\$0.00</u>	
Deposit Amount	<u>\$2,220.71</u>	DUE IN FULL IMMEDIATELY
Remaining Balance	<u>\$2,220.71</u>	Due upon completion

Accepted by: Carol Tuter 12/9/2025

Customer's Signature _____ Date _____

Matt Kalbaugh

Superior Authorized Representative Signature
Matt Kalbaugh

Superior Authorized Representative

12/9/2025

Date

Customer's Initials: CT BY INITIALING, YOU AUTHORIZE DELIVERY OF MERCHANDISE TO SERVICE ADDRESS PROVIDED ABOVE WITHOUT OBTAINING DELIVERY AGENT'S SIGNATURE AND AGREE TO INDEMNIFY AND HOLD SUPERIOR HARMLESS FROM ANY RESULTING CLAIMS.

Superior Fence & Rail Contact Information:

Fairfax & Montgomery Counties
8417 Terminal Road, Bay C
Lorton, VA 22079
(571) 384-3400

PLAT No 5705

ENGINEER'S CERTIFICATE

We hereby certify that plat shown hereon is correct, that it is a subdivision of the of the land conveyed by potomac Enterprises, Inc., to Charlotte Saunders Crook, by deed recorded Oct. 26, 1956 and recorded in liber 2273 at folio 259, and a part of the lands conveyed by Helen K. Winfield to Charlotte S. Crook and husband dated April 2, 1929 and recorded in liber 482 at folio 69, and part of the land conveyed by Josephine Lee Thompson and others to Charlotte S. Crook and Louis H. Crook, her husband, recorded Aug 1, 1934 in liber 574, at folio 110 all among the land records of Montgomery County, Md. and that the iron pipes marked thus are in place as shown

Date: Aug 6, 1959

MADDOX & HOPKINS
Sterling R. Maddox
 STERLING R. MADDOX
 REGISTERED
 LAND SURVEYOR
 MD. No. 529

OWNER'S DEDICATION

I Charlotte S. Crook widow, owner of the property shown and described hereon, hereby establish the minimum building restriction line, and dedicate the street to public use.

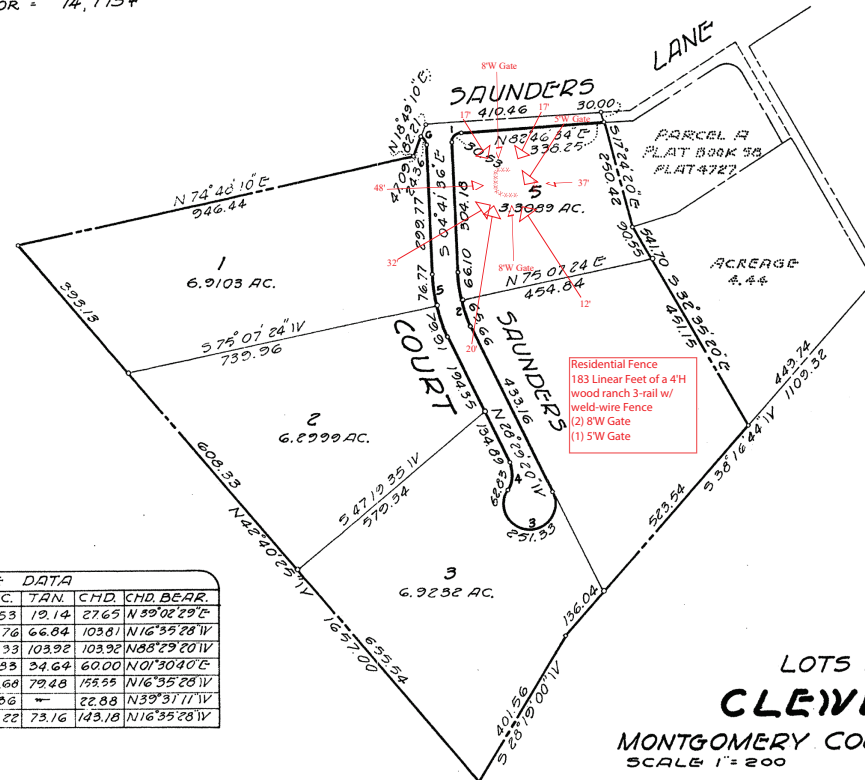
There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

Date: Aug 5, 1959

S. R. Maddox
 WITNESS

Charlotte S. Crook
 CHARLOTTE S. CROOK

NOTE: AREA OF STREET DEDICATION
 BY THIS PLAT = 1.7166 AC.
 OR = 74.7756



CURVE DATA						
NO	RAD.	Δ	ARC	TAN	CHD	CHD BEAR.
1	20.00	87°28'10"	30.53	12.14	27.65	N 59°02'29"E
2	31.725	23°47'44"	15.176	6.684	103.81	N 16°35'28"W
3	60.00	140°00'00"	251.33	103.92	103.92	N 88°29'20"W
4	60.00	60°00'00"	62.83	34.64	60.00	N 0°30'40"E
5	37.725	23°47'44"	15.666	79.28	153.55	N 16°35'28"W
6	20.00	69°47'10"	27.56	—	22.88	N 39°31'11"W
7	34.725	23°47'44"	14.422	73.16	143.18	N 16°35'28"W

SEP 2

LOTS 1,2,3.

CLEIVER

MONTGOMERY COUNTY
 SCALE 1" = 200'

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMM.
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: Sept. 2, 1959
John F. Nicholson
 CHAIRMAN
John F. Nicholson
 SECRETARY TREASURER
 M.N.C.P. & P.C. RECORD FILE No. 172-15

REVIEWED

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