



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

March 20, 2026

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 #1150940– 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: Mulligan William Restatement and Declaration of Trust; Elizabeth Hernandez, Agent
Address: 26 W Kirke 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.





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 Laura B. Pagnuolo on _____. 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:

Residence in Chevy Chase Village. Single family residential house. Detached (1) car garage at left rear when facing property. Existing fence at sides and rear of property, one double gate located at left rear when facing property.

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

Install 10' 6" lft of 4'H 2x2 wooden picket fence with one 42"W single gate for back yard access, all to be stained white. New fence and gate to separate backyard, to keep pet in backyard area.

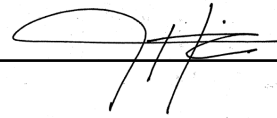
REVIEWED

By Laura DIPasquale at 9:38 am, Mar 20, 2026

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to be 'J. H.', is written over a horizontal line.

Work Item 1: Fence

Description of Current Condition:

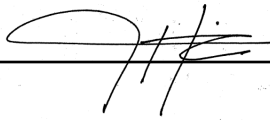
Proposed Work:

Install new 10' 6" lft of 4'H 2x2 wooden picket fence with one 42"W single gate for back yard access, all to be stained white. New fence and gate to separate backyard, to keep pet in backyard area.

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Work Item 3: _____

Description of Current Condition:

Proposed Work:



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/9/2026

Application No: 1150940
AP Type: HISTORIC
Customer No: 1366870

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 26 W KIRKE ST
CHEVY CHASE, MD 20815

Othercontact Doss (Primary)

Historic Area Work Permit Details

Work Type CONST

Scope of Work At rear of property, install 10' 6in of 4'H wooden picket fence with one single gate, stained white.

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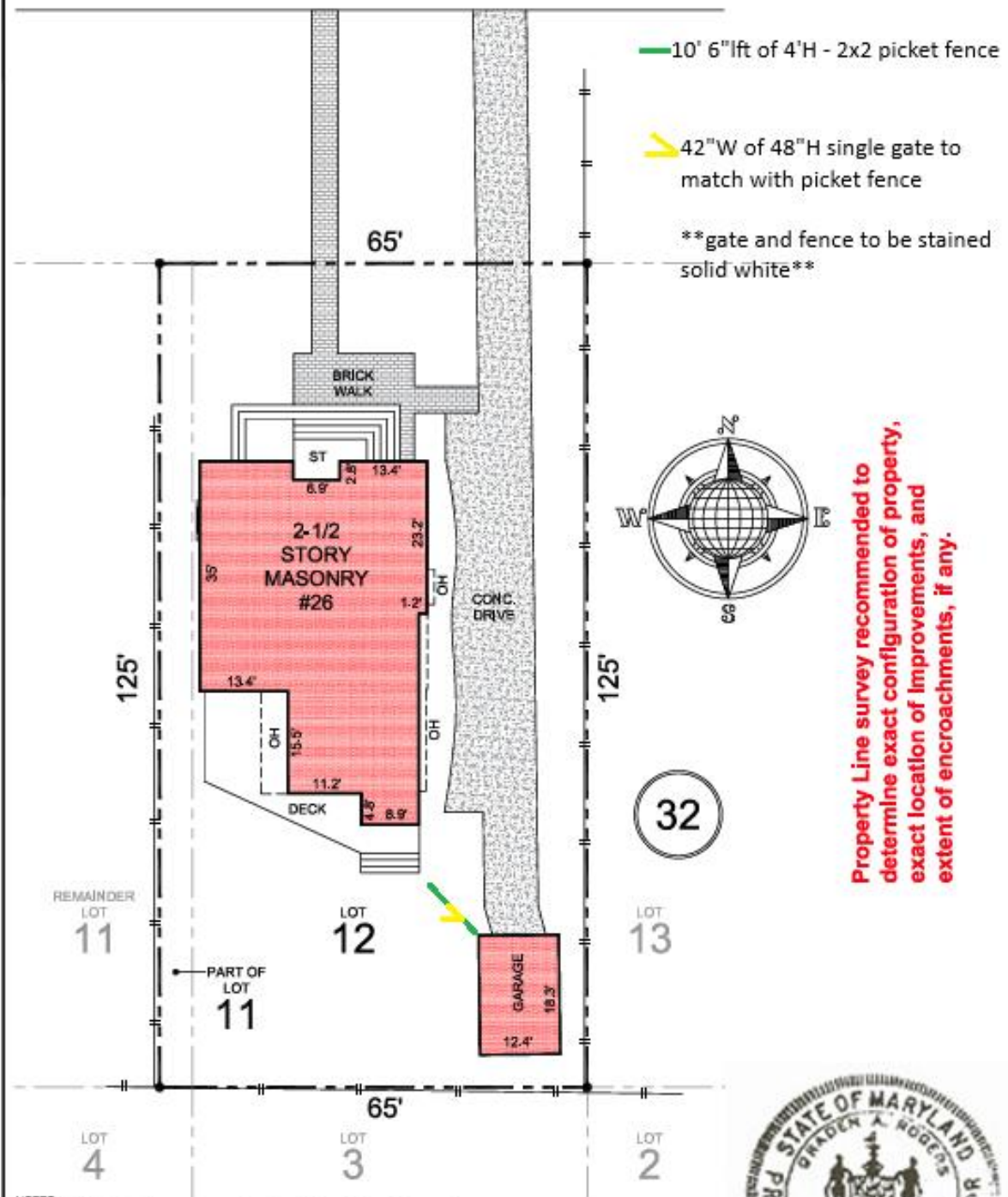
Landtech Associates, Inc.

10260 Old Columbia Road Rivers Center - Suite "J"
Columbia, Md. 21046

Phone: 410-290-8099 Fax: 410-290-8299

NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS

W Kirke Street



Property Line survey recommended to determine exact configuration of property, exact location of improvements, and extent of encroachments, if any.

- NOTES:
- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a life insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 - 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
 - 3) This plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
 - 4) No title report furnished.
 - 5) Property line survey recommended to determine the exact location of improvements and/or encroachments.
 - 6) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed.

Certification: This is to certify that the Improvements Indicated hereon are located



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Montgomery County

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RECORDED IN: Montgomery County, Maryland

PLAT BOOK: 2 PAGE: PLAT N



Left side when facing property



Front of property

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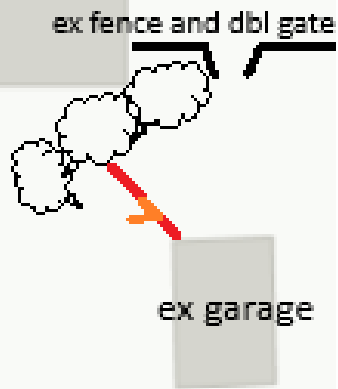
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26 W Kirke St,
Chevy Chase
Village, MD 20815



10' 6" of 4'H - 2x2 Picket fence.

42"W x 48"H matching single gate

**gate and fence to be stained solid white

Aerial view

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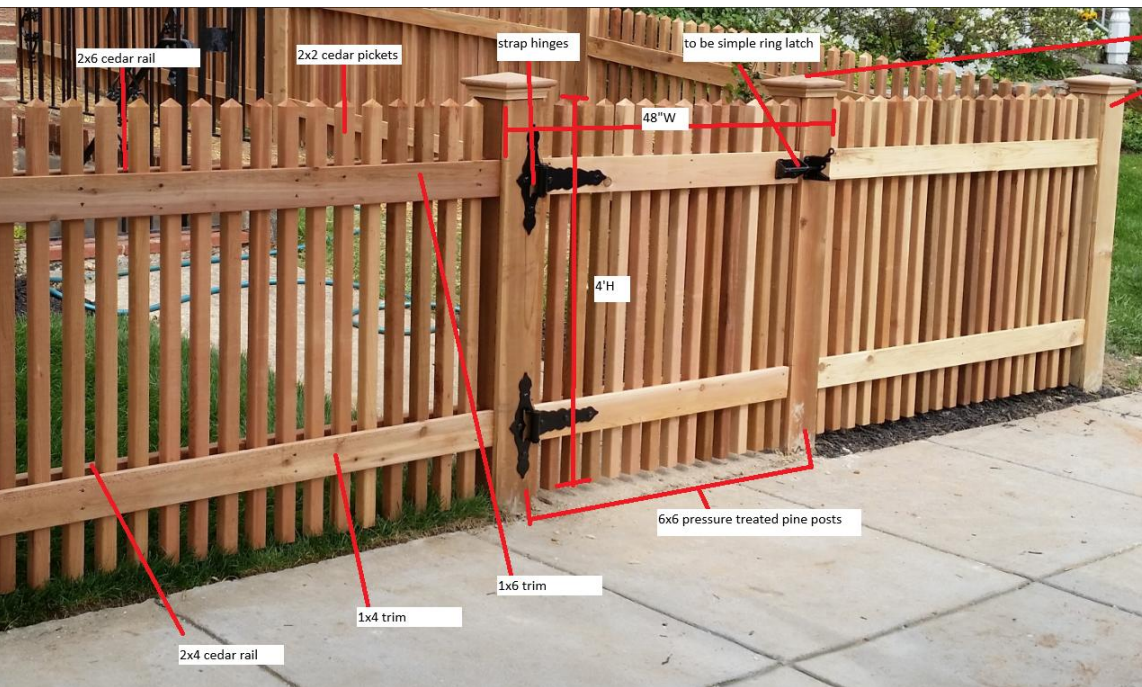
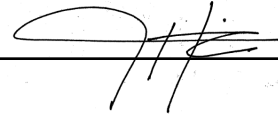
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to be cedar flat top post caps
6x6 pressure treated pine posts, to be set 30" in ground with dry packed concrete
** fence and gate to be primed and stained solid white **