



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

July 15, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1161430– Fence installation and construction of accessory structure

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** at the July 15, 2026 HPC meeting.

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: Mark Davis
Address: 13 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.



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

13 North St. is a single family home (built in 1997) located on Lot 3 off of North St. The home is located across the street from the historic Brookeville Schoolhouse. While facing the house from North St., there is a detached carriage house/garage located on the left of the main house with a gravel driveway leading to a large brick-paver parking area adjacent to a main home and garage. To the right side of the home is an addition (completed in 2016) with French doors leading to a fenced in (stone wall with cedar pickets on top) garden/patio area. A matching cedar picket fence/gate is also installed on the left of the home to connect house and garage/carriage house. The carriage house/garage has an open breezeway that separates the two garages. The front of the home has an added front portico/awning installed in 2021 covering the front door and landing. The rear of the house has a covered porch that overlooks the backyard with a pool, patio and landscape area (installed in 2023). The backyard is grass/lawn that extends to the rear property line (backed by a tree line). The left and right property lines in the backyard extend to the neighbors on the left (9 North Street) and right (17 North Street) that both have existing wooden 3-rail fences.

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

The work included in this request for HAWP include the addition of a fence and a small storage/tool shed in the backyard. We have two large dogs (Bernese Mountain Dog and Golden Retriever) that we have tried using an invisible fence with little success, so after our next door neighbors installed fences, it was decided to enclose the back yard to prevent our dogs from escaping. The fence will also provide additional unauthorized access protection for our pool that wasn't originally required to have a fence (grandfathered due to code compliant auto-cover).

For the fence, the plan is to install just the portions to close off the rectangular back yard with the neighbors existing fences. This will include an approximate 105' long fence along the back property line that will also include a single 60" wide gate accessing the tree line and easement behind it. On the left side, the plan is to connect to the neighbors' (9 North St.) existing fence and extend approximate 120' along the property line to the side of the parking area even with the existing detached garage/carriage house and driveway that will also include another 60" wide access gate to the backyard. There will be a black iron drive-through gate installed across the driveway to the garage/carriage house and a cedar gate across the open breezeway matching the existing front cedar fence, to close off the back yard. To the right side, the plan is to install a short section (16') of fence to connect the neighbors' (17 North St.) existing fence to the back of our house with a 30" wide access gate. The fence will be treated 4' high, 3 board paddock-1x6 with black caps and posts dry pack set in the ground to match the existing neighbors fences.

The shed will be 10' x 12' built on a raised platform/base. The located is in the backyard on the right side of the property line. There is a plan to include a dormer detail with transom-style windows with finish/paint to compliment the existing property/house aesthetics.

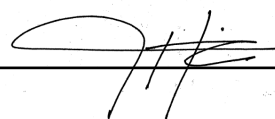
REVIEWED

By Laura DiPasquale at 8:36 pm, Jul 15, 2026

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Work Item 1: Install Back Yard Fence

Description of Current Condition:

Currently back yard is open with existing neighbor's fences lining the right and left sides of the property lines.

Proposed Work:

Install fencing to connect to the existing neighbors existing fences (matching style/materials) to enclose the back yard. There will be a driveway gate to enclose the backyard and to 60" access gates (one on the left side and one on the back) and a 30" wide gate on the right hand side.

Work Item 2: Install a Shed in the Backyard

Description of Current Condition:

Currently back yard is open with no structures besides a pool and associated hardscaping/patios.

Proposed Work:

Install a 10' x 12' storage shed to match existing house aesthetics (design, color, dormers, windows, etc.).

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Work Item 3: _____

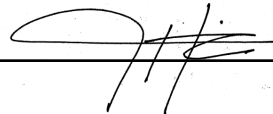
Description of Current Condition:

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MHIC# 126667



PO Box 76
Olney, MD 20830
301-260-7695 Main
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INVOICE

DATE: 5.26.26 GO

INVOICE 17-3486

FOR: Mark Davis
13 North Street
Brookeville, 20833
202.355.3744 madexc@gmail.

DESCRIPTION	T	AMOUNT
PROJECTS: FENCE, SHED & EXTERIOR WORK		
Fence-		\$14,850.00
• Install new custom 4' high wood fence (242 linear feet) • (3) rail fence construction		
• Install 1x6 fence boards with chicken wire mesh between framing		
• Posts will be set in compact.		
• Install (2) 60" gates • Install (1) 30" gate		
• Includes hardware, hinges, latches, adjustments, and cleanup		
Mat. price adjust aprvl 6.5- vend & disct aprvl- IA0812		-\$5,950.00
Custom 60" cedar gate-		\$2,250.00
• Fabricate and install one (1) custom 60" cedar gate to match existing gates		
• Match existing style and appearance as closely as possible		
• Install gate hardware and secure for proper operation		
• Apply exterior stain to match and existing gates and fencing at front of property		
• Includes fabrication, installation, hardware, and finish work		
Porch rail & column painting-		\$1,850.00
• Prep and paint existing porch rails and columns • Paint color: Beige to match existing trim		
• Includes: 11 porch rails, 9 columns (Balusters excluded from scope of work)		
• Includes prep, sanding, caulking as needed, and finish coats		
Shed-		\$8,950.00
• Construct new 10' x 12' shed similar to approved design reference		
• Build raised platform/base to properly support shed installation		
• Floor & wall framing, roof framing, shingles, siding, trim, and double entry doors included		
• Dormer detail with transom-style windows		
• Exterior trim and finish to complement existing property aesthetics		
• Final adjustments and jobsite cleanup included		
Notes:		
Pricing includes labor and standard construction materials unless otherwise noted. Permit costs, electrical work, interior finishing, and unforeseen structural/site conditions excluded unless specified. Any requested changes or upgrades may require a revised estimate.		
Pricing based on completion of all items! Valid for 10 days.		

****Accepting cash, checks & credit cards (Amex, Visa, Master, Discover)- processing fee of 3.5% applies.****
Make all checks payable to **Alliance Home Improvement, LLC**

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If you have any questions concerning this invoice, contact Nanda Rocha at
ahi.nanda@yahoo.com.

THANK YOU FOR YOUR BUSINESS!



SUBTOTAL	\$21,950.00
TOTAL	\$21,950.00
Deposit	CK#1837 \$10,975.00
Payment	\$10,975.00

Fence Location/Photos

(See attached plat with drawing and key)

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



Left Side – Existing neighbors (9 North St.) fence. Will tie in behind the two trees (center picture) with a 5' wide gate and continue fence up along the flower bed toward garage/driveway (approximately 120'). Driveway gate (12' wide 6' tall black steel see picture on right) will be located approximately where the gravel driveway meets the paver parking area and tie into side of garage/carriage house.



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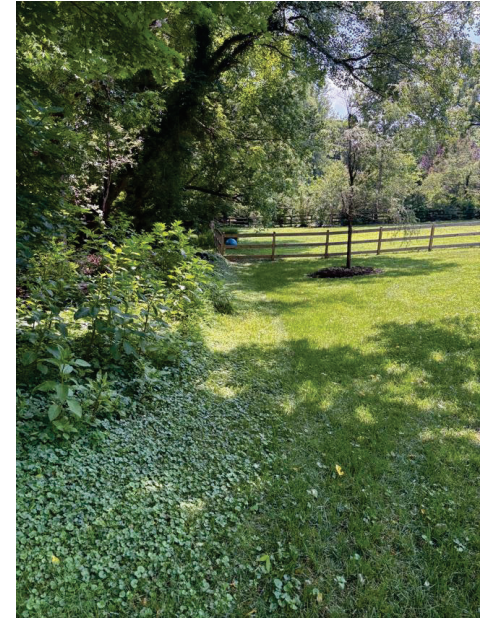
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Will tie into 9 North St.
Existing fence on Left.



Will tie into 17 North
St. Existing Fence on
Right.

Back - Fence along back property line (approx. 105' + 5' gate) will connect to both 9 North St. and 17 North Street existing fences and match style and size.

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Right Side – Existing neighbors (17 North St.) fence. Will tie in at the corner of existing fence and run to corner of house (about 17' plus a 3' wide gate)

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Front – There will be a small cedar gate installed between the breezeway at the carriage house/garage to enclose the backyard. The gate will be made of cedar in the style and size of the existing fence/gate installed at the other side of the carriage house/garage.

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A handwritten signature in black ink, likely of the Historic Preservation Commission member, is written over a horizontal line.

Shed Location/Design

(See attached plat with drawing and key)

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Shed will be constructed in the grass area in the above photo to the right of the existing neighbor's fence (17 North St.). Setback from fence will be sufficient to fit a lawnmower (approx. 3 feet). Shed will be 10' x 12' and match color/style of house. Base will be leveled crushed stone gravel.



Style & Size

Style: Standard Transom
Base: 4 x 4 Pressure Treated Skids
Siding: HardiePlank Lap Siding
Sidewall Height: 6'7"
Size: 10 x 12
Roof Material: Metal Roof Standing Seam
Roof Pitch: Standard
Roof Overhang: Standard Overhang

Colors & Materials

Siding Color: Sand Stone
Trim Color: Beige
Fascia Trim Color: Sand Stone
Roof Color: Evergreen

Doors & Windows

18x27 (Qty. 3)
Color: White
4'x6' Double (Qty. 2)
Color: Beige
Handle: T Handle (Qty. 2)
Roof Ridge Vent

Flooring & Interior

Flooring: 5/8" SmartFinish Wood Flooring
Floor Joist: 2x4 12" OC Treated
Loft: 4' Loft on Left Gable

Additional Options

24" Workbench (by linear foot) (5 linear feet)
16" Shelving (by linear foot) (5 linear feet)
Hinges: Standard (Qty. 2)
Dormer: Transom

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