



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chairman

September 18, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1168274 – Removal of Gazebo, Hardscape Alterations, Fence Installation, and Tree Removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the September 9, 2026 HPC meeting.

1. The location, size, and species of new plantings must be submitted on a site plan before the issuance of the final HAWP approval documents.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Neal Thomson
Address: 11 East Irving St., 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 Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 1168274
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Neal and Darcey Thomson
Address: 11 E Irving Street
Daytime Phone: _____

E-mail: _____
City: Chevy Chase Zip: 20815
Tax Account No.: 00455565

AGENT/CONTACT (if applicable):

Name: Amber Phaire
Address: 6800 Wisconsin Ave #1020

E-mail: amber@phairegardens.com
City: Chevy Chase Zip: 20815

Contractor Registration No.: _____



of Historic Property _____

strict? ☒ Yes/District Name Chevy Chase Village

☐ No/Individual Site Name _____

/Environmental Easement on the Property? If YES, include a
from the Easement Holder supporting this application.

Approvals /Reviews Required as part of this Application?

(REVIEWED Variance, Record Plat, etc.?) If YES, include information on these reviews as

By Dan Bruechert at 2:48 pm, Sep 18, 2026

Building Number: 11 Street: E Irving Street

Town/City: Chevy Chase Nearest Cross Street: Brookville Rd

Lot: P1 Block: 34 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|---|--|
| ☐ New Construction | ☐ Deck/Porch | ☐ Shed/Garage/Accessory Structure |
| ☐ Addition | ☒ Fence | ☐ Solar |
| ☒ Demolition | ☒ Hardscape/Landscape | ☐ Tree removal/planting |
| ☐ Grading/Excavation | ☐ Roof | ☐ Window/Door |
| | | ☐ Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Amber Phaire

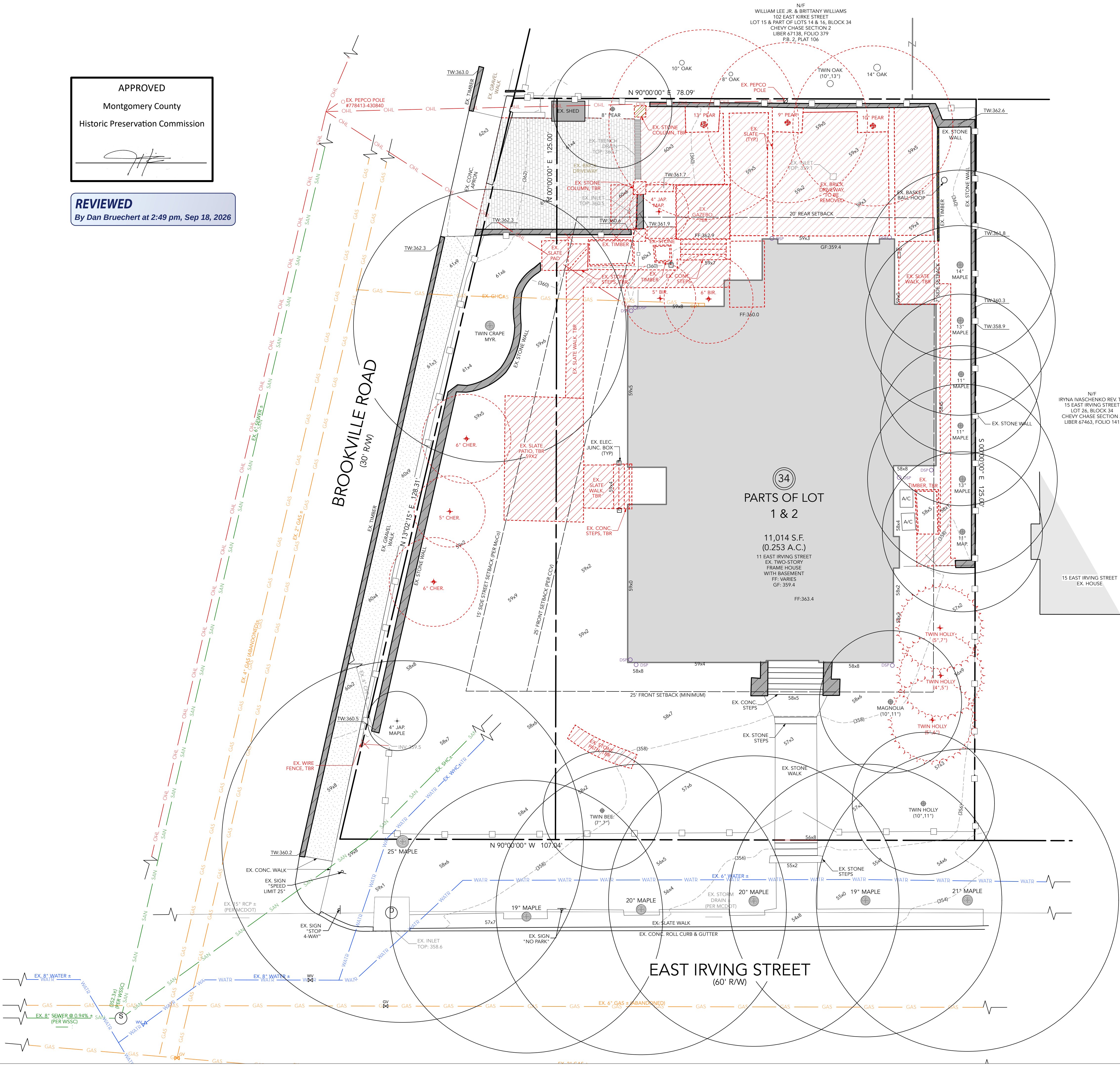
8/10/2026

Signature of owner or authorized agent

Date

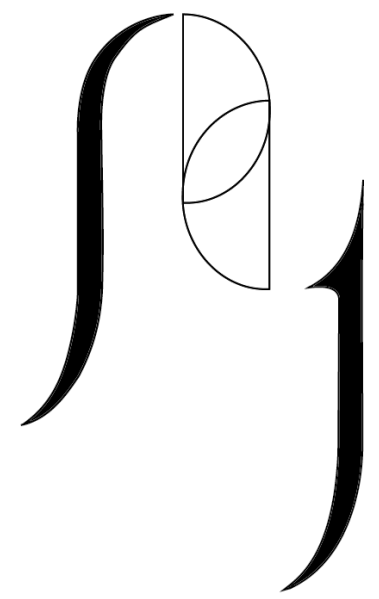
APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 2:49 pm, Sep 18, 2026



LEGEND

- | | |
|--------------------------|--------------|
| TOP OF WALL | + TW |
| BOTTOM OF WALL | + BW |
| TOP OF STEP | + TS |
| BOTTOM OF STEP | + BS |
| TOP OF BENCH | + TB |
| TOP OF COPING | + TC |
| FINISHED FLOOR ELEVATION | FFE |
| EXISTING CONTOURS | --- (24) --- |
| GAS LINE CONNECTION | |
| WATER LINE CONNECTION | |
| ELECTRIC LINE CONNECTION | |
| SEPTIC/SEWER CONNECTION | |
| HARDSCAPE TO BE REMOVED | |



PHAIRE
GARDENS

THOMSON RESIDENCE

11 East Irving St.
Chevy Chase, MD 20815

Project No. 26-03

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The base plan is derived from a survey generated by CAS Engineering on 01/2025, field measurements taken by PHAIRE GARDENS, and aerial satellite imagery.

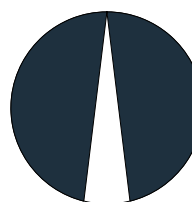
EXISTING CONDITIONS AND DEMOLITION PLAN

L100

Date: 30 JUNE 2026
Scale: 1/8" = 1'-0"

PERMIT SET -
NOT FOR CONSTRUCTION

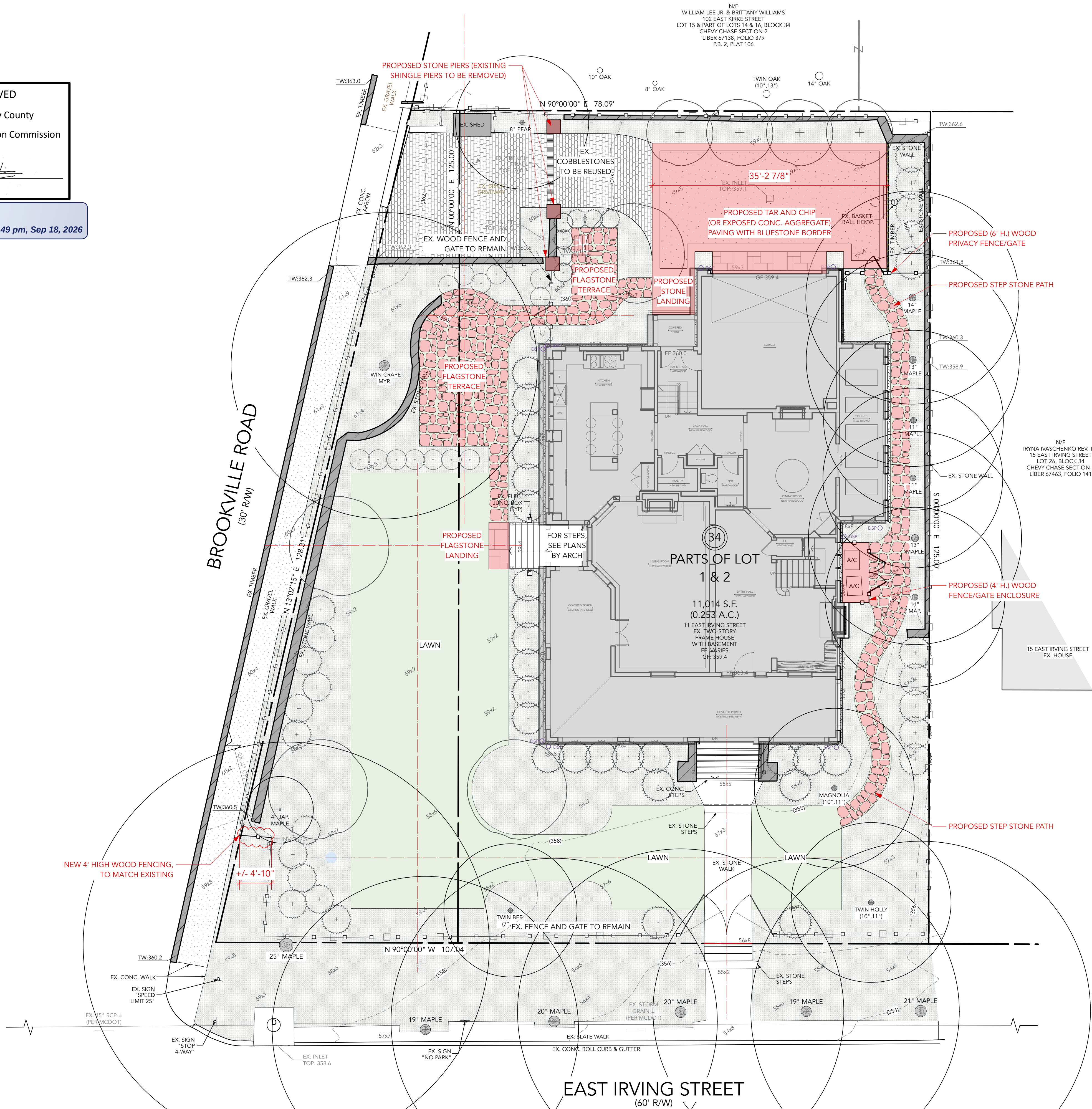
North



No. Revision
1 8/13/26 HAWF SUBMISSION

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 2:49 pm, Sep 18, 2026



LEGEND

TOP OF WALL	+ TW
BOTTOM OF WALL	+ BW
TOP OF STEP	+ TS
BOTTOM OF STEP	+ BS
TOP OF BENCH	+ TB
TOP OF COPING	+ TC
FINISHED FLOOR ELEVATION	FFE
PROPOSED GRADE	+20.0
LIMIT OF DISTURBANCE	LOD
PROPOSED CONTOURS	24
EXISTING CONTOURS	(24)

PROJECT DESCRIPTION:

THE PROPOSED SITE WORK INCLUDES A PARTIAL REPAVING OF THE EXISTING COBBLESTONE DRIVEWAY (~700 SF) WITH TAR&CHIP OR EXPOSED CONCRETE AGGREGATE. THE WEST END OF THE DRIVEWAY WILL BE REPAIRED IN-KIND, AS NEEDED. THE SITE WORK ALSO INCLUDES A RECONFIGURATION OF THE EXISTING STONE TERRACE AND WALKWAYS ON THE EAST AND WEST SIDES OF THE HOUSE. THE FRONT WALKWAY WILL REMAIN UNCHANGED.

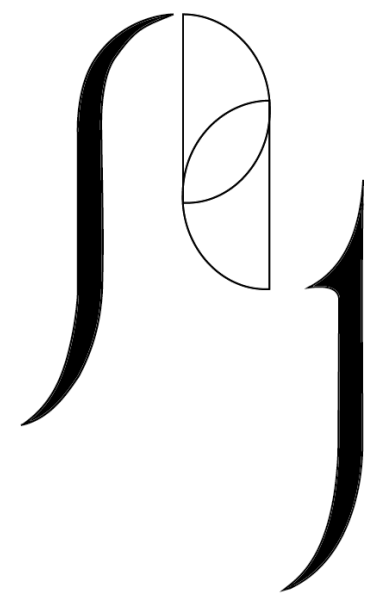
THE PROPOSED SITE WORK ALSO INCLUDES A NEW SECTION OF (6' H.) PRIVACY FENCING ON THE RIGHT SIDE OF THE HOUSE, A NEW (4' H.) FENCE ENCLOSURE AROUND THE EXISTING A/C UNITS, AND A NEW SECTION OF WOOD PICKET FENCING (4' H.) IN THE SW CORNER OF THE PROPERTY (TO MATCH EXISTING).

EXISTING IMPERVIOUS AREA:

2,840 SF (EXCLUDING PRIMARY BUILDING STRUCTURE)

PROPOSED IMPERVIOUS AREA:

2,443 SF (EXCLUDING PRIMARY BUILDING STRUCTURE)



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OVERALL
SITE PLAN

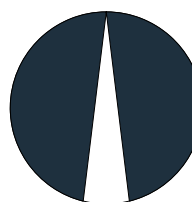
L200

Date
30 JUNE 2026

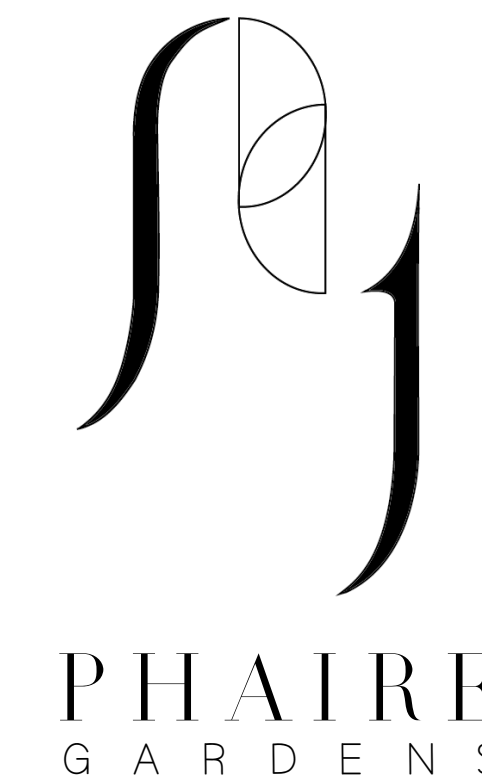
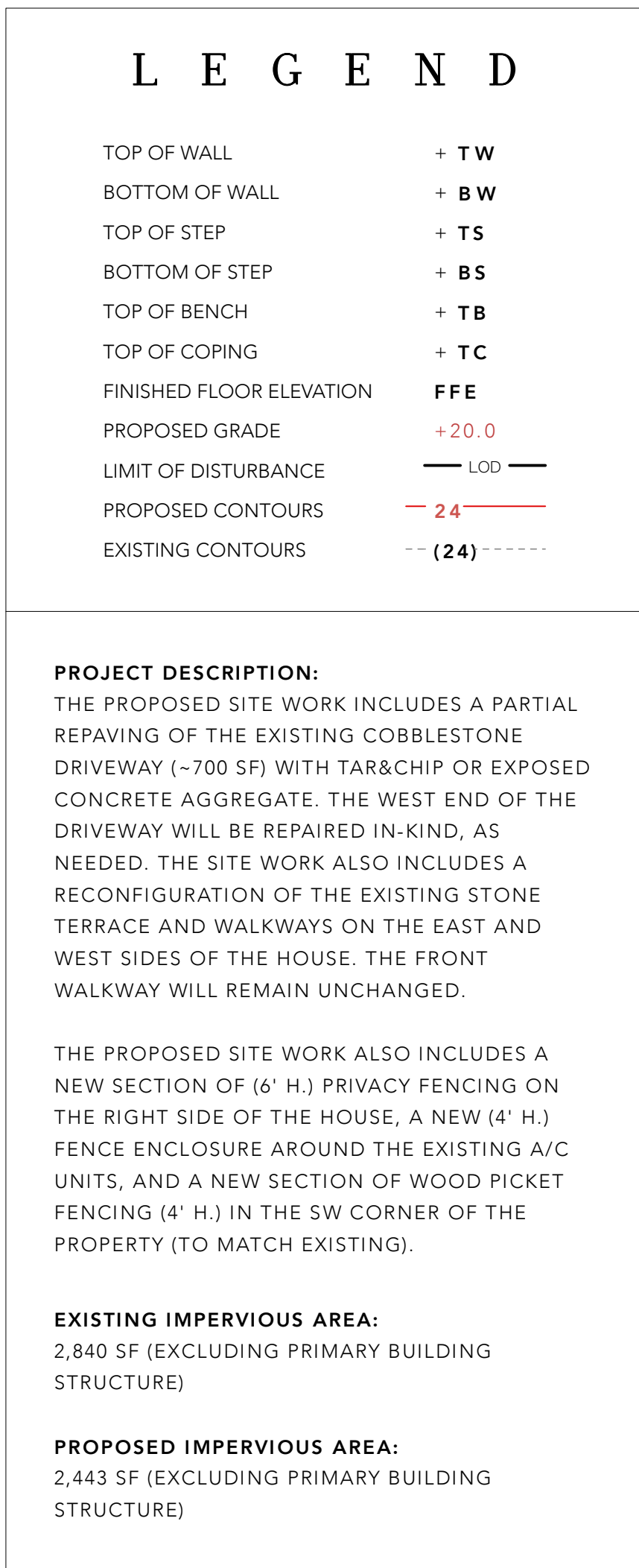
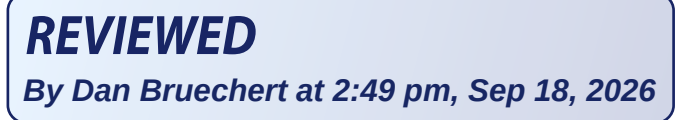
Scale
1" = 1'-0"

PERMIT SET -
NOT FOR CONSTRUCTION

North



No.	Revision	DATE	BY
1	7/29/26	CUV	UPDATE
2	8/13/26	HAWE	SUBMISSION



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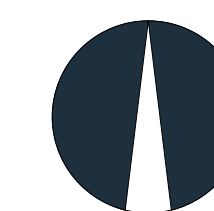
OVERALL
SITE PLAN

L200

Date	Scale
30 JUNE 2026	1/8" = 1'-0"

PERMIT SET -
NOT FOR CONSTRUCTION

North



No.	Revision	
1	7/29/26	CCV UPDATE
2	8/13/26	HAWP SUBMISSION
3	9/9/26	HAWP SUBMISSION UPDATE



APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 2:49 pm, Sep 18, 2026



1 EXISTING COBBLESTONE DRIVEWAY. TO BE REPLACED WITH TAR AND CHIP OR CONCRETE AGGREGATE

2 EXISTING COBBLESTONE DRIVEWAY TO REMAIN. EXISTING GAZEBO STRUCTURE AND SHINGLED PIERS TO BE REMOVED.

3 EXISTING PICKET FENCE TO REMAIN. EXISTING GAZEBO STRUCTURE AND FLAGSTONE PAVING TO BE REMOVED.

4 EXISTING SW CORNER OF PROPERTY. GRAVEL SIDEWALK AND EXISTING WOOD FENCING TO REMAIN.



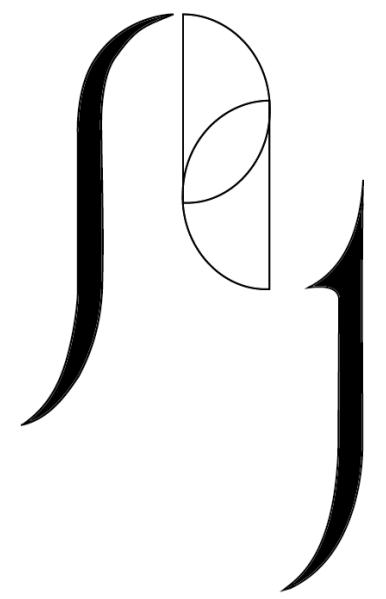
5 EXISTING SW CORNER FENCING. WIRE CHICKEN FENCE TO BE REMOVED AND REPLACED WITH WOOD PICKET FENCING, TO MATCH EXISTING.



6 EXISTING FLAGSTONE TERRACE TO BE REMOVED AND REPLACED. EXISTING WOOD FENCING AND STONE WALL TO REMAIN.



7 EXISTING FLAGSTONE TERRACE TO BE REMOVED AND REPLACED. EXISTING WOOD FENCING AND STONE WALL TO REMAIN. GRILL PLATFORM TO BE REMOVED.



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EXISTING SITE
PHOTOS

LS200

Date
30 JUNE 2026

Scale

PERMIT SET -
NOT FOR CONSTRUCTION

North

No. Revision
1 8/13/26 HAWP SUBMISSION

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 2:49 pm, Sep 18, 2026



1 EXISTING GAZEBO STRUCTURE TO BE REMOVED



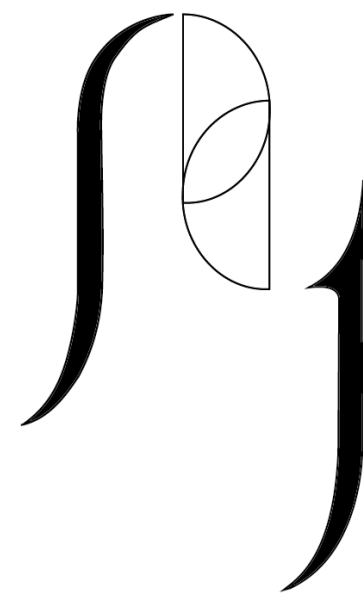
2 EXISTING GAZEBO STRUCTURE, TO BE REMOVED



3 EXISTING GAZEBO STRUCTURE AND STEPS TO BE REMOVED



4 EXISTING SHINGLE PIERS TO BE REMOVED. EXISTING GAZEBO STRUCTURE TO BE REMOVED. EXISTING COBBLE DRIVEWAY TO BE REPOINTED WITH NEW MORTAR.



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EXISTING SITE PHOTOS

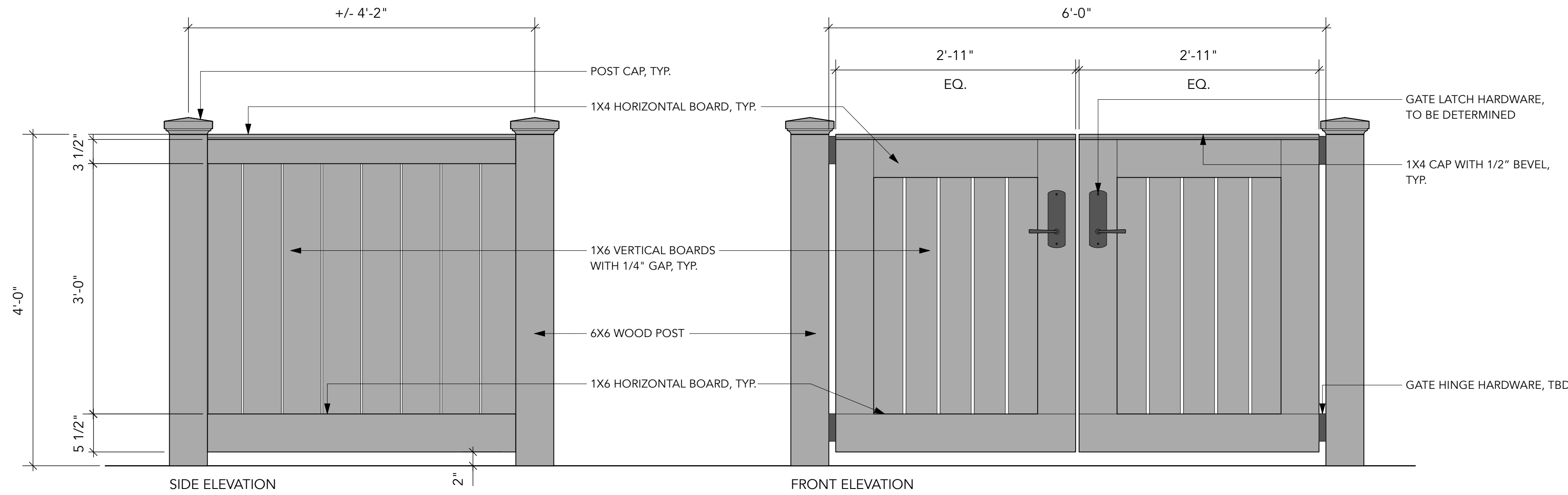
LS201

Date: 30 JUNE 2026
Scale:

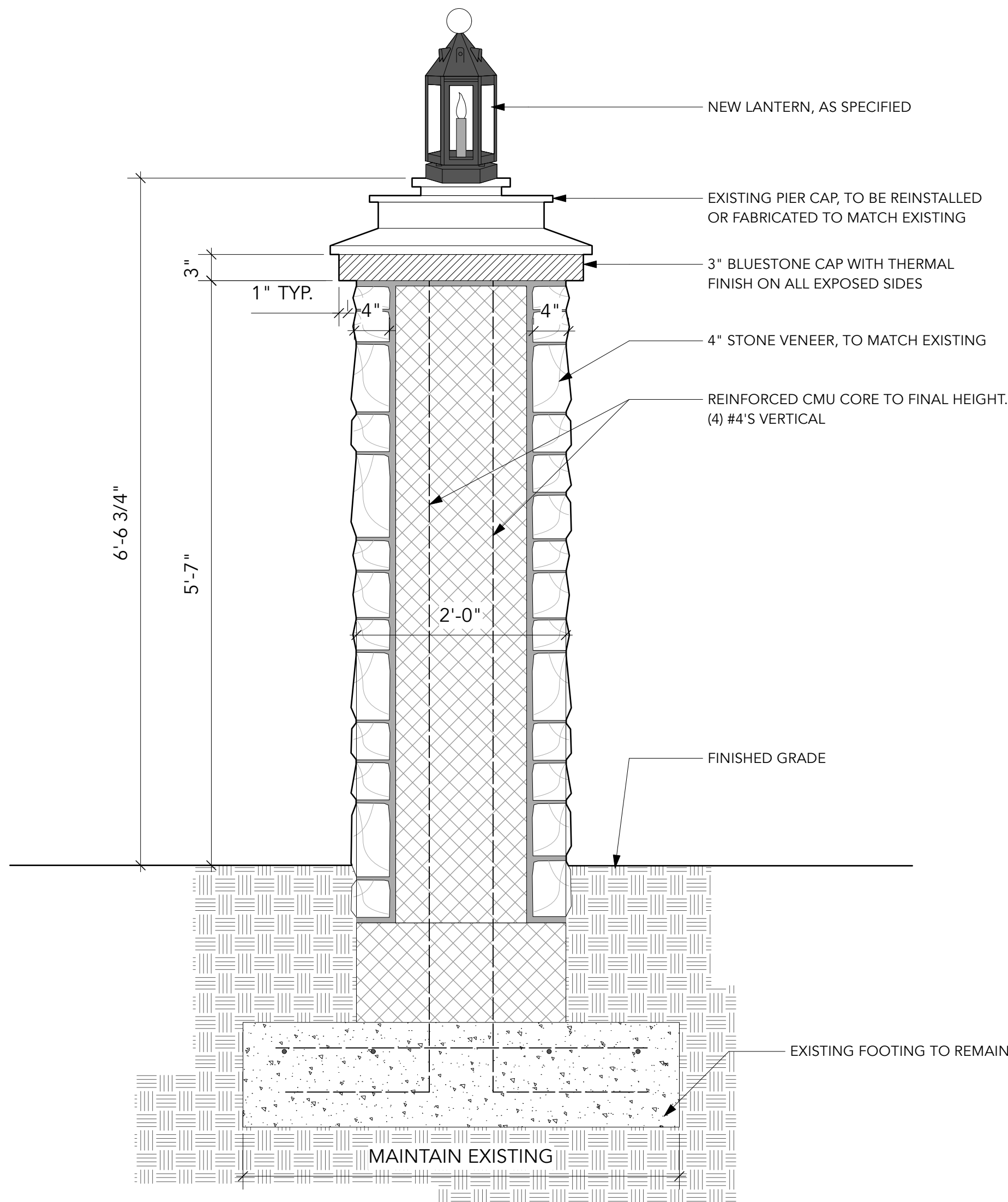
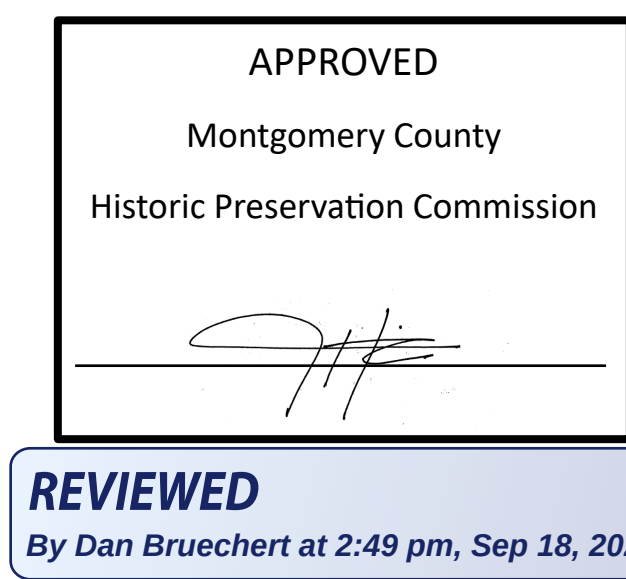
PERMIT SET -
NOT FOR CONSTRUCTION

North

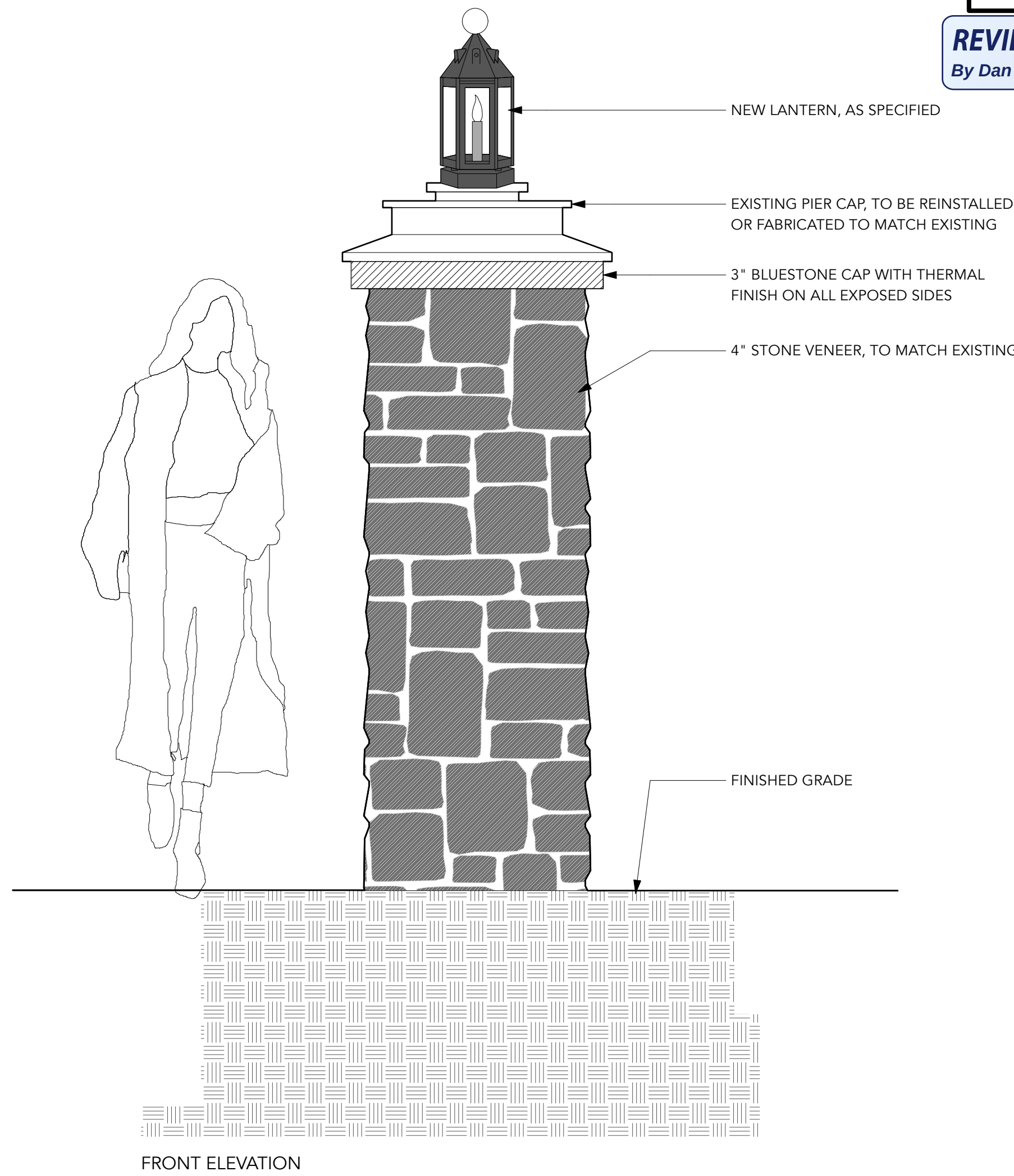
No. Revision
1 8.13.26 HAWP SUBMISSION



1 Wood Enclosure and Gate
Scale: 1" = 1'-0"



2 Stone Entry Pier
Scale: 1" = 1'-0"



3 Stone Entry Pier
Scale: 1" = 1'-0"

WOOD NOTES :

1. Lumber sizes indicated on details are both nominal and dimensional. Dimensional sizes are in inches.
2. All softwood lumber shall comply with guidelines established by the American Lumber Standards Committee - www.alsc.org. Lumber shall be of the best quality for the intended use, with no knots, checks, splits, cupping or other defects.

3. All exposed lumber shall be Western Red Cedar, Grade D and Better Clear, S4S, unless otherwise noted. All clad posts and structural members not exposed to view shall be Southern Yellow Pine, S4S, select structural grade, kiln dried or air dried with maximum 19% moisture content or approved equal. Structural lumber shall be treated in accordance with American Wood Preservers Association Standard UC3B for above ground use, and UC4A for ground contact use. www.awpa.com

4. All wood screws and other fasteners shall be stainless steel type 304 or 316 unless otherwise noted. All carriage bolts and brackets shall be galvanized. Provide washers for all bolted connections; countersink and plug all bolted connections. Contractor shall submit samples of fasteners and hardware for approval by Landscape Architect.

5. Contractor shall provide shop drawings of wood construction for review and approval by Landscape Architect.

6. Contractor shall construct sample panels of railings and other wood construction for approval by Owner and Landscape Architect. All sample panels shall be preserved and protected so that they can be used for reference during construction. Do not remove or destroy panels until construction is complete.

7. Deadbolt, latches and hinges are to be determined.

8. For pricing purposes only finish all exposed wood with a translucent stain. Color to be determined - Contractor is to provide finish samples to Landscape Architect for approval.

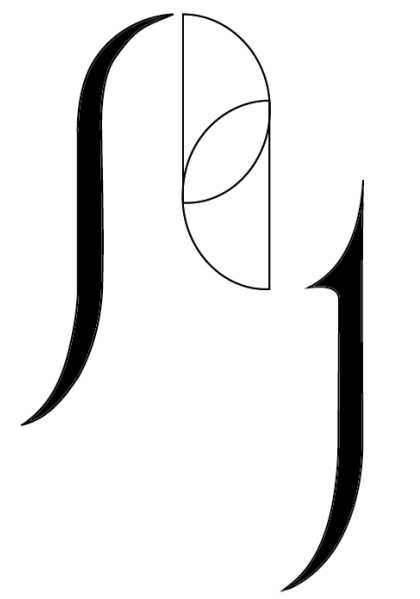
METAL NOTES :

1. **PERFORMANCE REQUIREMENTS** Provide shop drawings for review and approval by Landscape Architect showing fabrication and installation. Verify dimensions by field measurements prior to fabrication and indicate measurements on shop drawings.

2. **PRODUCTS** Provide metal free from pitting, seam marks, roller marks, stains, discolorations, and other imperfections where exposed to view on finished units.

3. **FABRICATION** Fabricate structure to comply with requirements indicated for design, dimensions, member sizes and spacing, details, finish, and anchorage, but not less than that required to support structural loads. Assemble structure in the shop to greatest extent possible to minimize field splicing and assembly. Shear and punch metals cleanly and accurately. Remove burs from exposed cut edges. Provide weep holes to drain entrapped water in hollow sections of structure that are exposed to moisture from condensation or other sources. Fabricate joints that will be exposed to weather in a watertight manner.

4. **INSTALLATION** Fit exposed connections to form tight, hairline joints. Use fully welded joints for permanently connected components. Grind all welds. Qualify welding procedures and personnel according to AWS D1.1 - "Structural Welding Code - Steel" - www.aws.org.



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HARDSCAPE
DETAILS - PART II

LS301

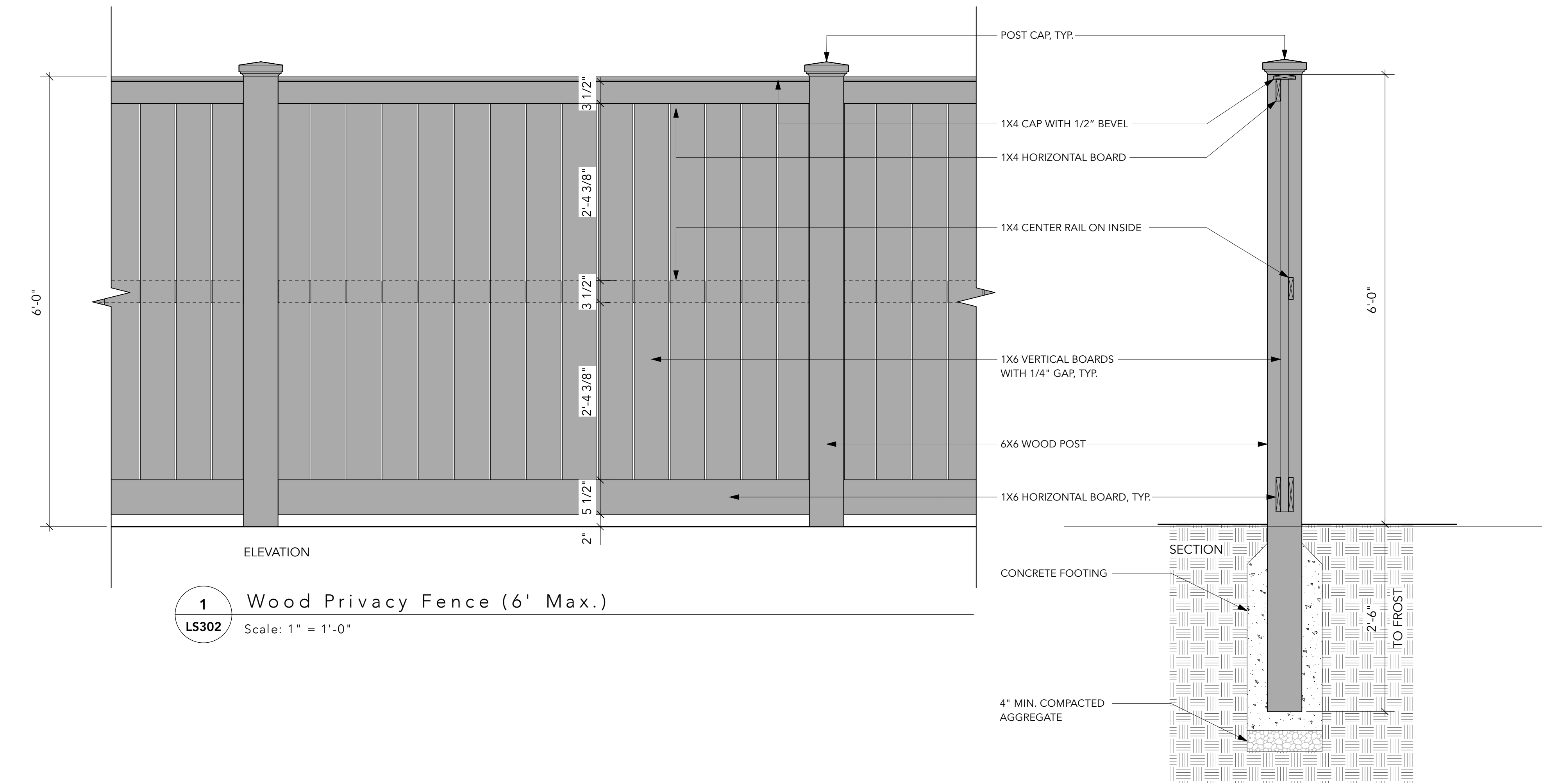
Date:
30 JUNE 2026

Scale:
AS SHOWN

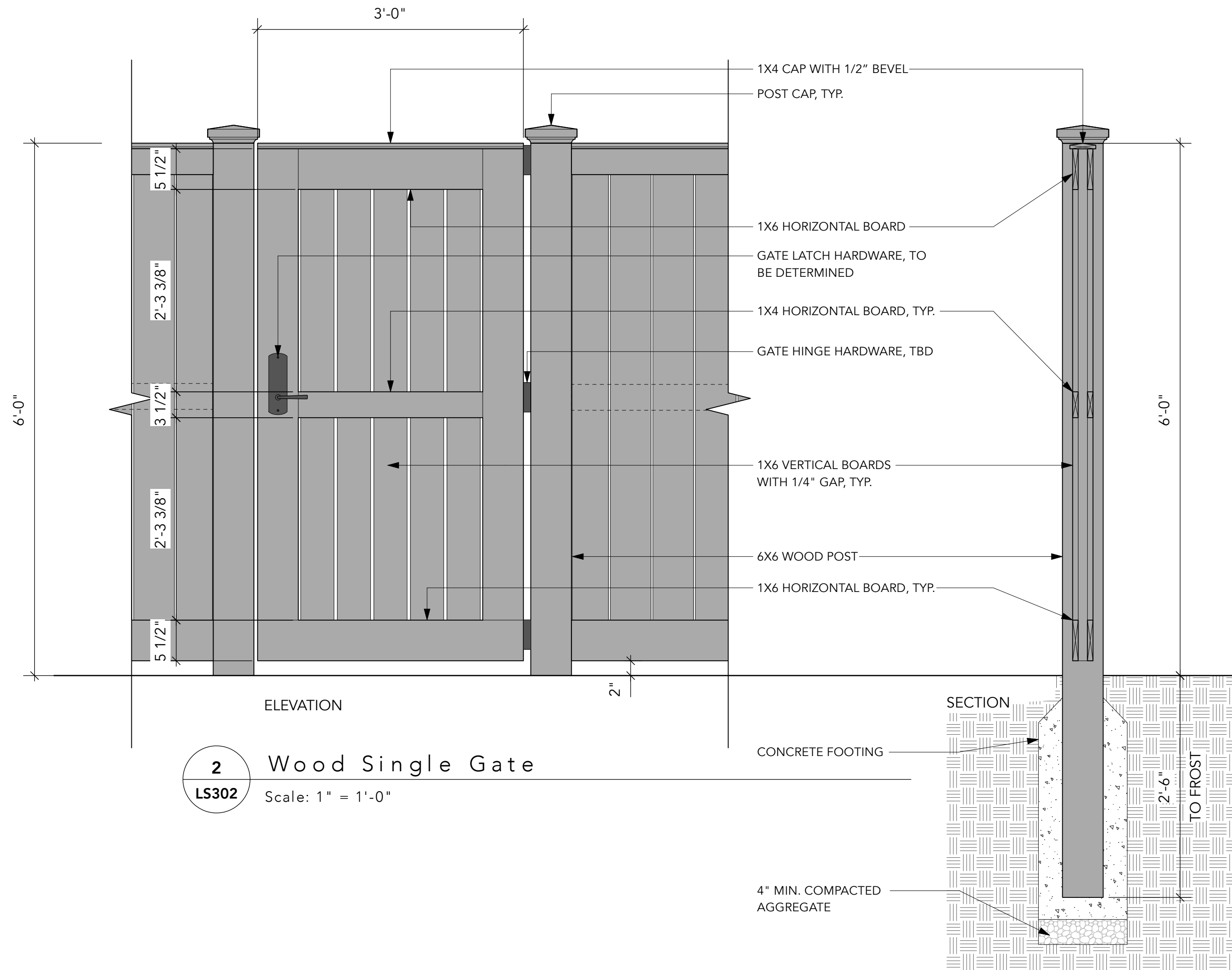
PERMIT SET -
NOT FOR CONSTRUCTION

North

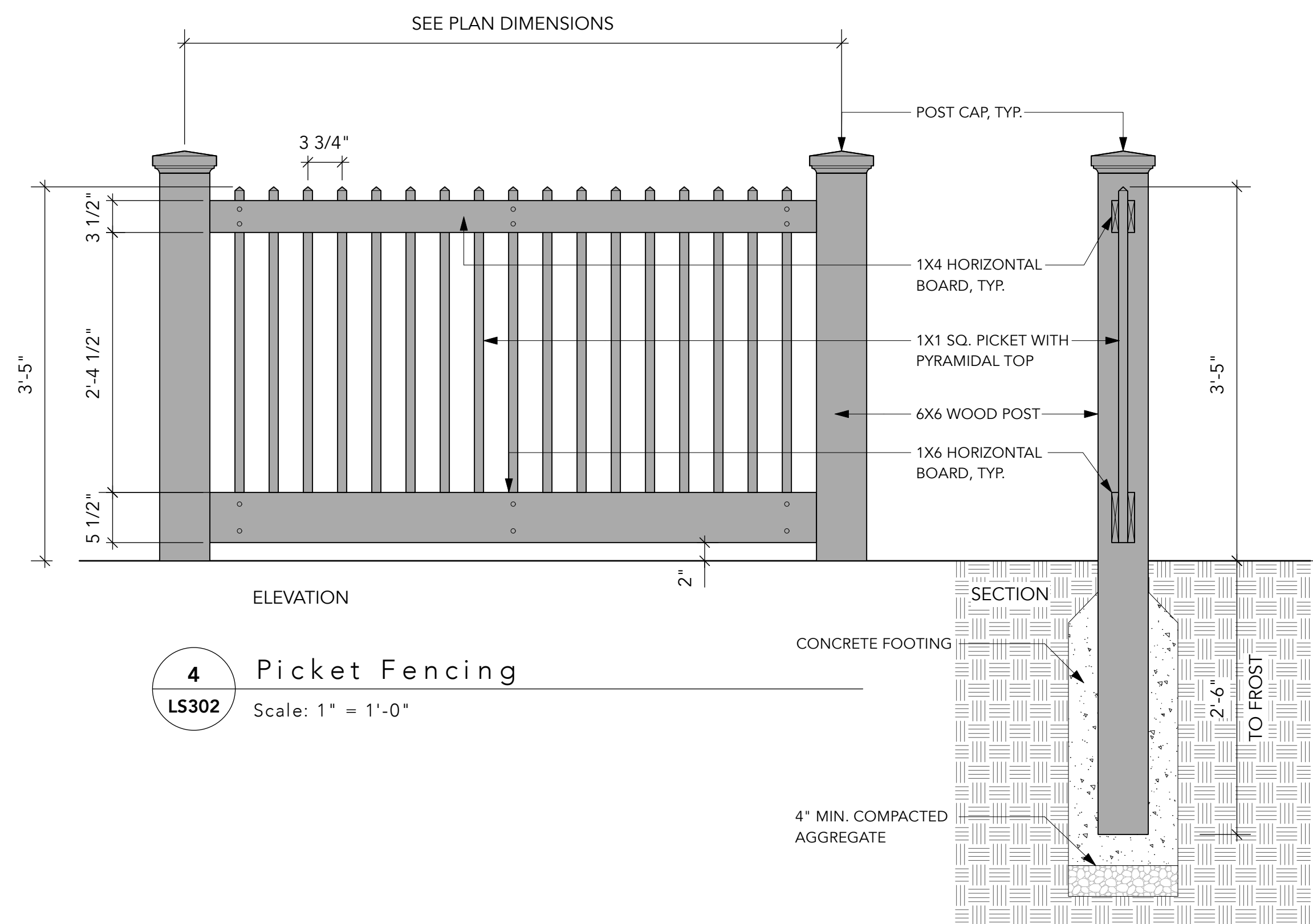
No. Revision
1 8/13/26 HAWF SUBMISSION



1 Wood Privacy Fence (6' Max.)
LS302 Scale: 1" = 1'-0"



2 Wood Single Gate
LS302 Scale: 1" = 1'-0"



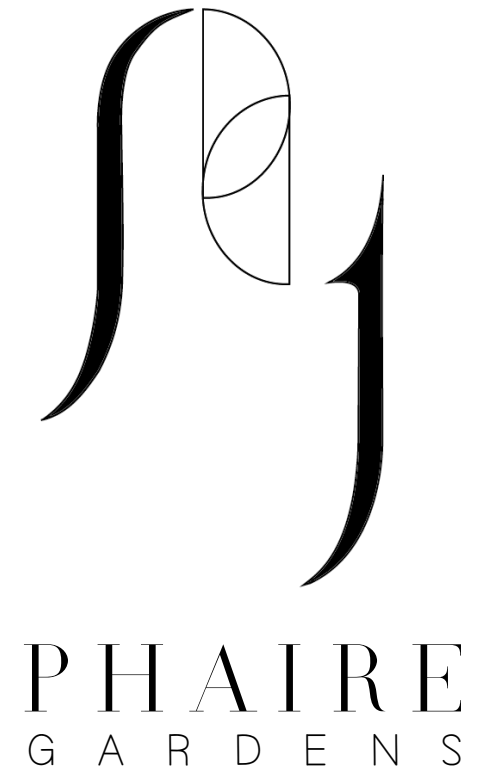
4 Picket Fencing
LS302 Scale: 1" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 2:49 pm, Sep 18, 2026

- WOOD NOTES :**
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 6. Contractor shall construct sample panels of railings and other wood construction for approval by Owner and Landscape Architect. All sample panels shall be preserved and protected so that they can be used for reference during construction. Do not remove or destroy panels until construction is complete.
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HARDSCAPE DETAILS - FENCING

LS302

Date: 30 JUNE 2026 Scale: 1/8" = 1'-0"

PERMIT SET - NOT FOR CONSTRUCTION

North

No.	Revision	DATE	BY
1	8/13/26		HAWF SUBMISSION