



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

July 30, 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 #1144792– Hardscape alterations, fenestration alterations, and new fence

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with one (1) condition** at the January 21, 2026 HPC meeting:

1. The width of asphalt paving must not exceed that of the existing 13-ft wide driveway. The asphalt may be replaced with gravel, tinted concrete pavers, cobblestone, TurfStone, or other similar permeable masonry materials, if desired, and the shoulder may be any of these materials. The applicants must submit final materials selections and updated annotated site plan to 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: Neal Cohen & Briana Maley
Address: 13 Columbia Avenue, Takoma Park

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 Columbia Ave was built in 1960 as a two-story brick colonial and is a non-contributing resource. The home was expanded in the rear in 2016. The entire structure was resided with cement board, all windows were replaced wit Pella casement windows, and the roofline of the original structure was raised to improve the curbside appeal.

There is a large tree on the property line at 11 Columbia Ave. A tree impact assessment will be performed by the Takoma Park arborist before construction. The proposed changes will not encroach upon the tree as the existing driveway will stay in the same location. The walkway will stay in the same location. The proposed parking spot added to the existing driveway will be on the side of the existing walkway away from the tree and no disturbance to the root structure is expected.

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

Please see attached description and supporting photos



REVIEWED

By Laura DiPasquale at 3:18 pm, Jul 30, 2026

Work Item 1: Restore and Improve Driveway

Description of Current Condition:

- Degraded asphalt driveway
- Flagstone walkway

Proposed Work:

- Repave Driveway with asphalt
- Frame with cobble stone (not pavers) to provide visual appeal and break up asphalt
- Remove longstanding impermeable asphalt parking from along side of house
- Add unpaved pull-aside shoulder to existing driveway to allow compact car to pass on driveway. Materials to be either gravel, cobble, or similar as described in attachment.
- Restore and redo flagstone walkway

Work Item 2: Add window to bathroom

Description of Current Condition:

Cement board siding

Proposed Work:

- Add horizontal awning window with frosted glass (for privacy)

Work Item 3: Move and restore fence

Description of Current Condition:

Fence in poor condition, sitting awkwardly back from neighbor's new 6' privacy fence

Proposed Work:

- Move fence forward by ~9' to match approx. location of neighbor fence.

Fence will have horizontal design with open space to allow sunlight and views to be seen from both sides of fence. Fence may be visible from street although it is at the rear of the house.

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By Laura DiPasquale at 3:18 pm, Jul 30, 2026

Thank you for consideration of this request to (i) restore our existing driveway at 13 Columbia Ave. Takoma Park, MD 20912 (ii) add a pull-aside shoulder to the existing driveway of either gravel, cobble stone, or similar non-asphalt, non-concrete impermeable material (iii) add a window to the side of our home; and (iv) move our sideyard fence by 9 feet to match the neighbor's fence location.

- (i) **Driveway Restoration Request:** 13 Columbia Ave is a non-contributing resource to the Takoma Park Historic District. When we remodeled our home in 2016, we sought to evoke attributes of the traditional and historic homes in the Historic District.

The existing driveway will be repaved in asphalt in its current dimensions. To add texture and break up the asphalt, the proposed driveway repair will include an approximately two-foot wide "frame" around the core asphalt. The "frame" will be composed up jumbo-sized cobble, a material that is already widely used in the neighborhood. There is also a proposed apron of approximately 6 rows of cobble stone. (Note: These are *not* concrete pavers but actual true cobble *stone* with dimensions 4" x 7" x 10")

An image and site plan is attached of the driveway in its current and its proposed conditions.

- (ii) **Driveway Shoulder Request:**

A site plan is attached showing the proposed 50" (4' 2") driveway pull aside "shoulder" designed to permit the passing of a small compact vehicle.

(The driveway pull aside shoulder is *not* a full additional parking spot, which is more than twice the size of the proposed shoulder, typically 9' – 10'. The driveway shoulder does *not* facilitate the parking of two cars side-by-side.)

The shoulder will not be paved.

The request to add the shoulder is due to the following factors:

1. From Monday through Friday from approximately 8 am to 6:30 pm, all street parking on Columbia Avenue is occupied.
 - a. No permit is required to park on the street, and it is a popular parking spot for commuters walking to Metro and for employees and patrons of nearby businesses.

Historically, Columbia Ave was not fully occupied during weekdays nor was it an issue for our two-car family.

- a. Because Columbia Ave is the first street in the downtown Takoma Park Historic District close to the Metro *not* to require permits for parking from



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Takoma Park, it is heavily used for parking by employees in downtown Takoma Park, taxi drivers, and commuters (Pine Street at the corner of Columbia Ave. is the last street with permitted parking.)

- b. In the years since living in the home, however, the Takoma Park Main Street business district has blossomed and thrived, which has been wonderful. We are in support of the Takoma Minor Master Plan. To that end, we support upzoning and infilling down county for density and affordability.
 - c. The increased development and guests from outside of Takoma Park, however, has led to increased use of the parking on our street by non-residents during the work week.
 - d. We support the right of all taxpayers to park on our street (and have objected to a prior neighbor's attempt to add permitted parking).
3. The proposed shoulder would allow us to come and go with our two vehicles during the day, accessing the rear of the driveway without having to move one car (which cannot easily be moved and parked on the street during business hours). This will also have the benefit of freeing up a spot on Columbia Avenue for others to use. The proposed changes to the overall property are relatively minor. Supporting reasons follow below.

The request to add the shoulder the driveway is supported by the following factors:

1. **Swap and overall reduction of impermeable space:**

Existing asphalt that runs along the side of the house towards the backyard will be removed.

The footprint of the *unpaved* shoulder will be smaller than the overall coverage of the sum of all of the current paved area on the property. This is a net overall reduction in paving.

- a. The property was historically a parking and impound lot for the former police station at 8 Columbia and the police lot driveway extended all the way along the side of our current house so cars could park in what is now our back yard.
- b. The measurements of the asphalt to be **removed** are as follows
 - i. Length: 260 inches long (21.5 feet)
 - ii. Width: Varies from 125 inches wide (12') to about 60" (5') wide.
→ Averages about 7' wide when accounting for the total area. (Wide width of about 12' shown)
 - iii. See attachment of photos and measuring tape



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- c. The measurements of the soft permeable gravel/cobble shoulder to be **added** are as follows:
 - i. Length: Approximately 228 inches long (19 feet)
 - ii. Width: Approximately 50 inches (just over four feet).
 - iii. See attachment of photos and measuring tape
 - iv. *NOTE:* After informal consultation with HAWP staff, the addition will *not* be asphalt or concrete but will be either gravel or historic cobble stone or similar materials.
2. **Permeability:** The area where the asphalt is removed will be restored to permeability, removing asphalt, adding soil, and planting local flora, helping to further minimize the feel of impermeable space on the property.
3. **Texture of the Property and the Neighborhood:** The plan will maintain the texture and greenery of the property and the neighborhood by maintaining greenery “above”, “beside” and “below” the pull aside shoulder. The shoulder will also be curved to soften the features, to maintain the current feeling of the property, and to partially shield the spot and break up the space.
 - a. The plan specifically does not propose a full rectangle of unbroken concrete or asphalt.
 - b. Based on consultation with staff, we have changed our proposal from concrete (and, after further discussion) asphalt to softer more permeable materials such as gravel or natural cobble stone that visually double as a garden or landscape feature.
 - i. This design is notable in its contrast with the large unbroken concrete coverage between 7 and 11 Columbia Ave. and the two large asphalt spots at the contributing resource of 8 Columbia Ave.
 - c. The green space surrounding the shoulder spot maintain at least 30” of green space alongside the shoulder and will be newly landscaped (currently it is unplanted dirt), as an open garden / rain garden bed.
 - i. This will include local plants that will seek to maintain the texture of the existing property by breaking up the concrete driveway and shielding the driveway and vehicles, in part, from the street.
 - d. The property is already well-planted, with mature oak trees that are fertilized and well-maintained. In 2010, we planted a Snow Goose Cherry tree in front of the home with the help of the City of Takoma Park that provides additional greenery. We will aim to preserve the existing crepe myrtle that is in front of the proposed shoulder pull out. A Takoma Park Tree Assessment Plan will be applied for following this application and before work commences.



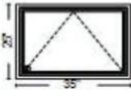
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- (iii) **Window Addition Request:** The proposal is to add a rectangular awning window on the West side of the home between 13 Columbia Ave and 11 Columbia Ave.

The reason that the window is being added is that the upstairs bathroom currently has no window and lacks adequate ventilation and light.

The window is proposed to be 25" tall and 47" wide rectangle manufactured by Pella and matching the other casement style windows in the home that were installed during the 2016 renovation. The window proposal and specifications are shown below in support.

Line #	Location:	Attributes
40	None Assigned	Lifestyle, Awning, Vent, 35 X 25, Without HGP, White
	 PK # 2208 Viewed From Exterior	1: 3525 Vent Awning Frame Size: 35 X 25 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Prefinished White Paint Interior Glass: Insulated Tempered Obscure Low-E Frosted Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Large Awning Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Sill Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00722-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL20532, STC 25, OITC 22, Egress Not Applicable Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 120". Obscure Glass Style: Frosted
Rough Opening: 35 - 3/4" X 25 - 3/4"		



Lifestyle Series Awning

Standard Size Tables - Dual-Pane

Vent and Fixed Units

	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
Opening	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"	3' 5"	3' 11"	4' 5"	4' 11"
1' 5"											
1' 9"											
1' 11"											
2' 1"											
2' 5"											
2' 8"											



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The space where the window will be installed is not prominently visible from the street when walking on the sidewalk. The window location is largely obscured by two existing features. (a) The original furnace chimney that was maintained during the renovation partially provides some obstruction to the proposed window location (currently just cement board siding) and (b) the leaves and large branches of the Southern Red Oak on the property line between 13 Columbia Ave and 11 Columbia Ave.



The window itself is high-quality, has clean lines, and matches the existing windows to the North and South of it on the side of the home. The proposed window does not detract from the historical feel of the street or of the Historic District. There are no changes to the mass of the home. The home was originally constructed in 1960 and the window largely evokes similar windows at 11 Columbia Ave.

The glass in the window will be tempered per code (due to its location in a shower) and will be opaque to provide privacy from 11 Columbia Ave.

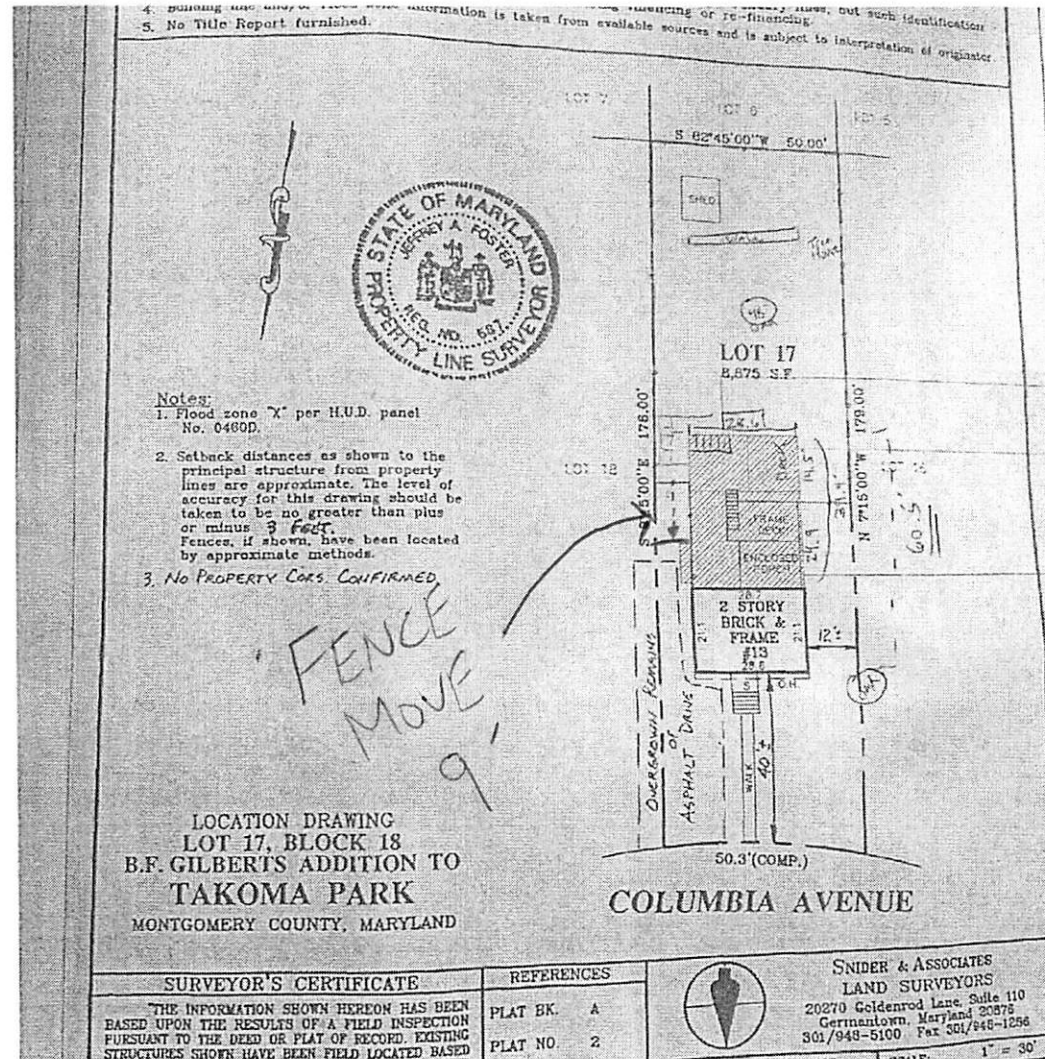
- (iv) **Fence Request:** The proposal is to move the existing fence up by ~9' to roughly match the location of the neighbor's fence from 15 Columbia Ave, as pictured below and in the attached plat labeled "Fence Move."



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13 COLUMBIA AVE TAKOMA PARK MD



FENCE
MOVE

FENCE
MOVE
9'

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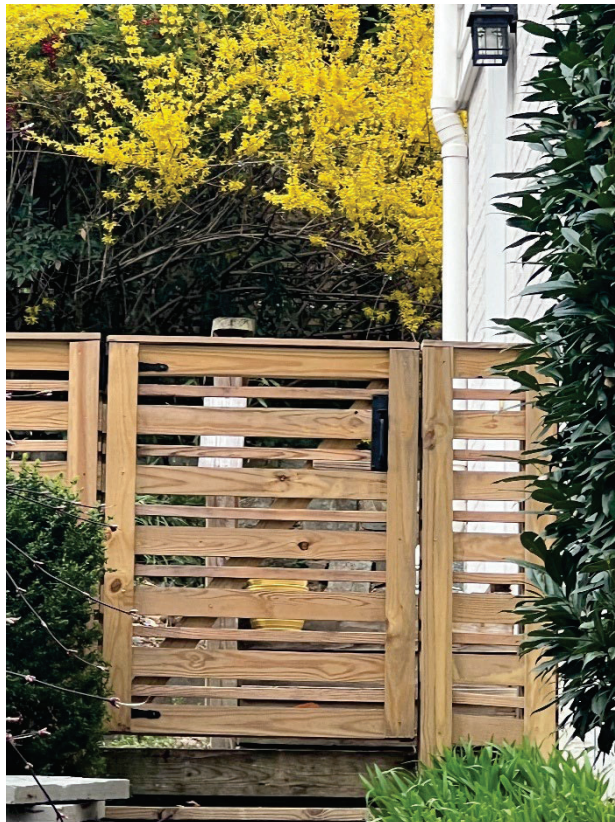
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The fence would be 6' high and would still provide the passage of light and views. It will not be a full privacy fence like the neighbor's but will be designed with spaced horizontal wooden slats as shown in the image.

Existing Condition (right) and tape measure showing proposed new location



Proposed Replacement Style:



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13
COLUMBIA
AVE
TAKOMA PARK, MD

DRIVEWAY

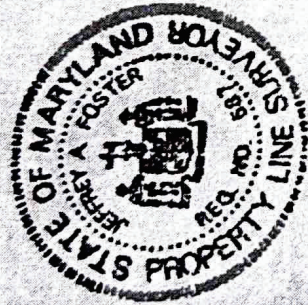
MOVE
IMPERMEABLE
SPACE = ①

TO
NEW LOCATION
AT ②

RESTORE ①
TO PERMEABLE
SOIL

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- Notes:
1. Flood zone "X" per H.U.D. panel No. 0460D.
 2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. Fences, if shown, have been located by approximate methods.
 3. NO PROPERTY LINES CONFIRMED.

LOCATION DRAWING
LOT 17, BLOCK 18
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED

REFERENCES

PLAT BK. A
PLAT NO. 2

SNIDER & ASSOCIATES
LAND SURVEYORS
20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100 Fax 301/948-1286



1" = 30'

COLUMBIA AVENUE

LOT 17
8,875 S.F.

2 STORY
BRICK &
FRAME
#13

ASPHALT DRIVE
OR
OVERGROWN REMAINS

50.3' (COMP.)

176.00'

715.00' W

LOT 15

S 82°45'00" W 50.00'

LOT 5

SHED

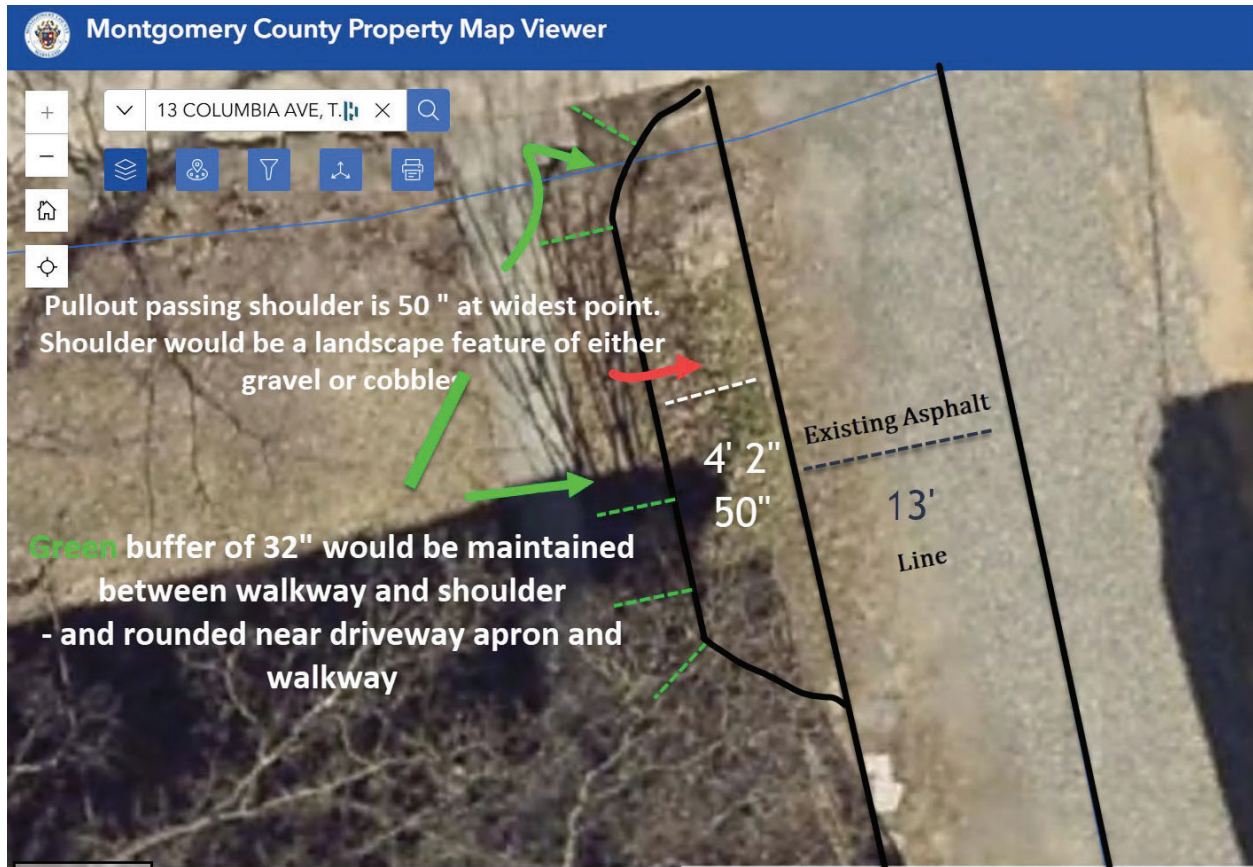
4. Drawing not to be used for any purpose other than that for which it was prepared, and no warranty is made by the surveyor as to the accuracy of the information is taken from available sources and is subject to interpretation of originator.

Revised Site Plan: Driveway for 13 Columbia Ave. Takoma Park, MD 20912 – DRAFT

Dimensions – Materials – Visual of Pullout with Vehicle Sizes

3 Pages

Proposed Dimensions (Revised Per Staff Guidance)



Proposed Materials Overlaid on Site Plan (Revised per Staff guidance)

~ 6 rows of real cobble (not synthetic pavers) on apron

~1 row of real cobble framing asphalt

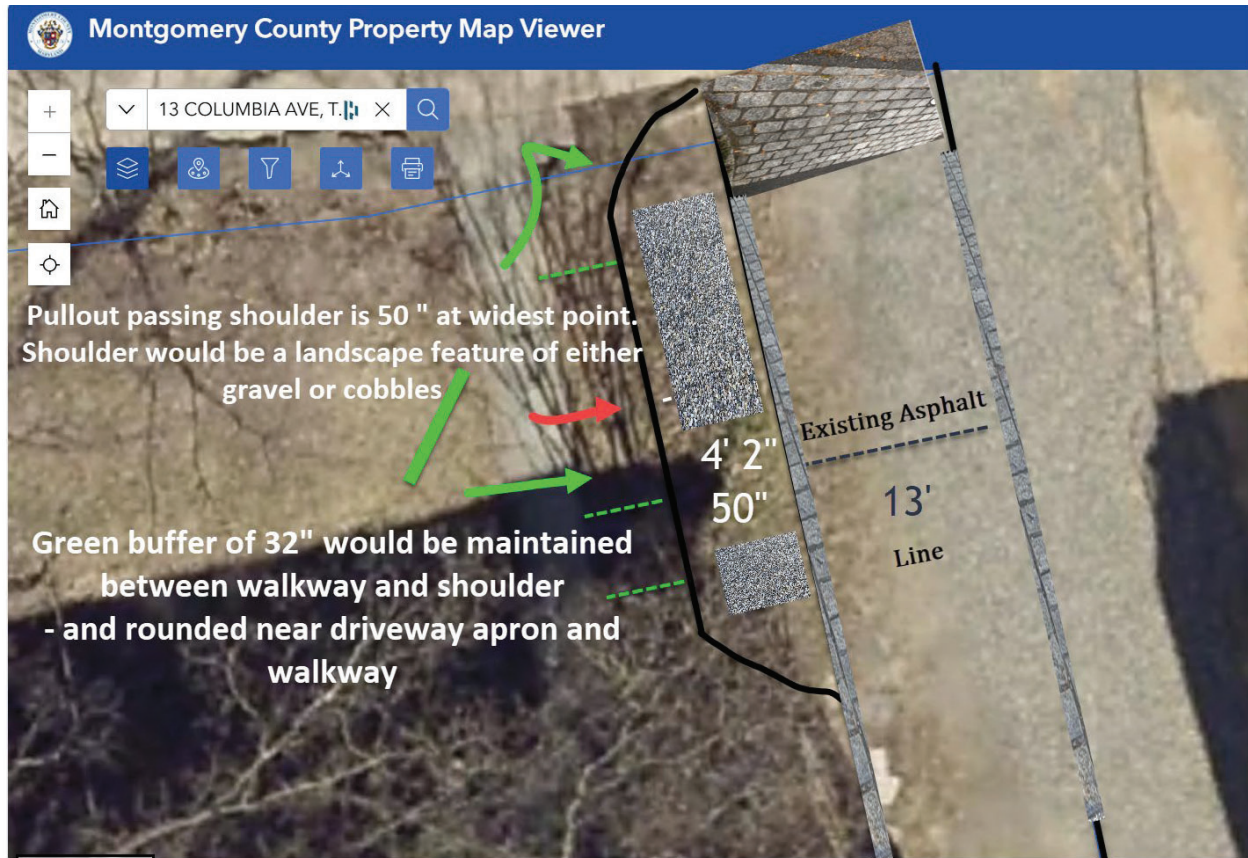
Pullout ~1 row of real cobble framing gravel pullout to double as landscape feature OR

Pullout - Fully cobble to double as landscape feature



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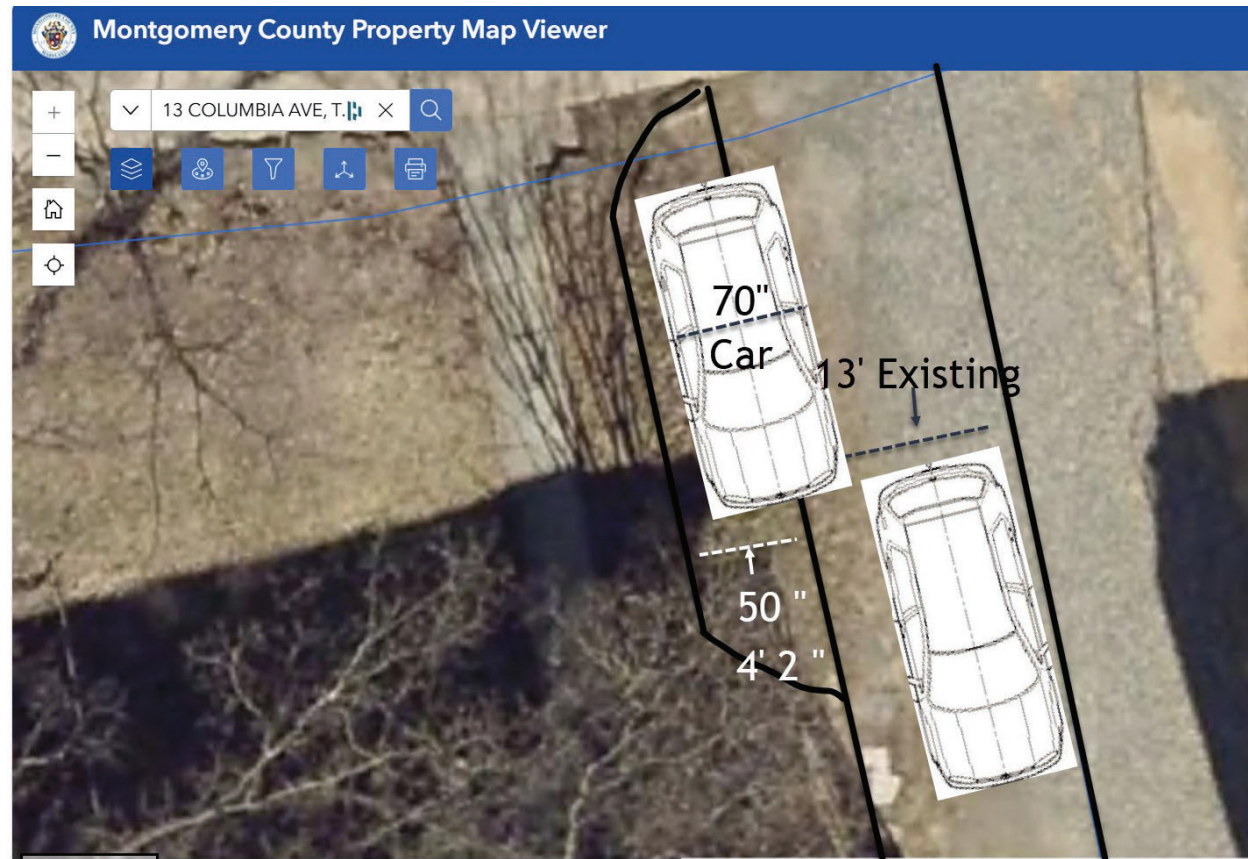


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Visual of Pullout Passing Shoulder with Vehicle Sizes

- Compact car is 70" x 169"
- Pullout is only 50" wide.
- Combined total is not enough for two cars to park adjacent to each other but allows passing



Shown on existing space:



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Add to Cart \$6.50

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Description

Cobblestone or Belgian block are granite landscape stones used for patio inlays, garden bed borders, patio borders, and driveway aprons. Jumbo Cobblestone 7" x 4" x 10".

There are 100 units per pallet - 120 linear feet per pallet - 50 square feet per pallet

Photos are representation of the final product and can look different in person. Please visit our supply yard in Wilmington, DE for final product selections.

******If purchasing this product online and your requesting delivery there will be an additional delivery fee that a sales associate will collect when calling to schedule your delivery. ******

>

Shipping & Returns

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