HISTORIC PRESERVATION COMMISSION

HAWP #: 1147254 at: 33 Columbia Avenue, Takoma Park

submitted on: 1/28/2026

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 Devon Murtha on 2/5/2026. 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:

Our house is a two-story brick Dutch Colonial Revival built in 1927 and is a Contributing Resource within the Takoma Park historic district. The front of the house has an east side porch leading to the front door, which is on the left facade. There are two dormer windows on the front elevation. The house has a c. 2005 two-story rear addition with fiber cement siding and a screened porch under construction. The house has recently-approved solar panels on the roof of the side porch and the rear addition. There is an asphalt driveway along the left (east) side of the house leading to a non-historic garage that is no longer operable or functional. There is a slate patio and trees in the back yard. There are a few stone and wood retaining walls around the property. The entire back yard is enclosed with 6' tall wooden picket fencing.

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

We propose to remove the non-historic and non-functional garage located at the end of the driveway. We also propose to remove approximately 500 SF of asphalt leading to the garage and the garage slab and replace the pavement with grass, improving overall permeability of our property and our neighbors. We propose to remove a small section of 6' tall wooden fencing located between the driveway and house and replace it with new 6' wooden fencing along the property line where the garage and asphalt driveway had been. We will install fencing with a gate at the new end of the driveway. All of the new fencing will be located behind the historic massing of the house.

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Devon.Murtha at 2:58 pm, Feb 05, 2026

Work Item 1: Remove garage and pavement

Description of Current Condition:	Proposed Work:
The existing non-historic garage is not in operable condition. The garage door does not open properly and there are no windows. It does not function as a storage building. The asphalt dirveway currently extends to the garage unnecessarily since cars are not driven to the end of the driveway.	Demolish the garage and remove the asphalt in front of the garage and the concrete pad beneath the garage. Plant grass in the location of the asphalt and concrete, improving permeability.

Work Item 2: Replacement fencing

Description of Current Condition:	Proposed Work:
The existing 6' tall wooden picket fencing runs between the driveway and the house.	Install new 6' tall wooden picket fencing located along the property line (on the other side of where the asphalt was, which will be removed). There will be an entrance gate at the end of the new shortened driveway leading to the new yard.

Work Item 3: _____

Description of Current Condition:	Proposed Work:

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HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS

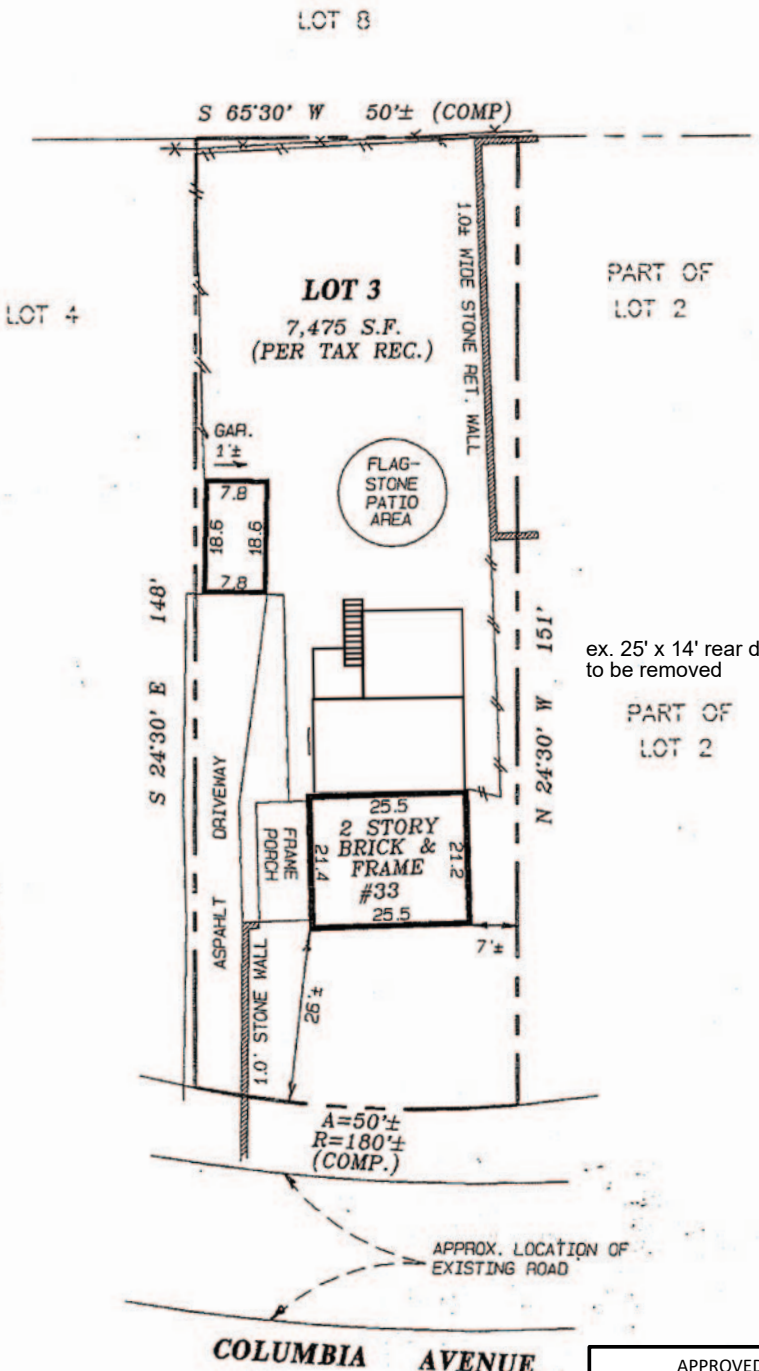
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes

1. Flood zone "C" per H.U.D. panel No. 0200C.
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 2 feet. Fences, if shown, have been located by approximate methods.
3. Plat does not provide all bearings, distances, radius, or arcs needed for accurate mathematical closure of subject property.



LOCATION DRAWING

LOT 3, BLOCK 20

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 UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster

MARYLAND PROPERTY LINE SURVEYOR. REG. NO. 587

REFERENCES

PLAT BK.	A
PLAT NO.	2
LIBER	16377
FOLIO	123

SNIDER &
SURVEYORS
LAND PLANNI
2 Professiona
Gaithersburg
301/948-5100,

DATE OF LOCATIONS

WAL

HSE

SCALE: 1" = 30'

DRAWN BY: M.A.S.

JOB NO. 2000-1483

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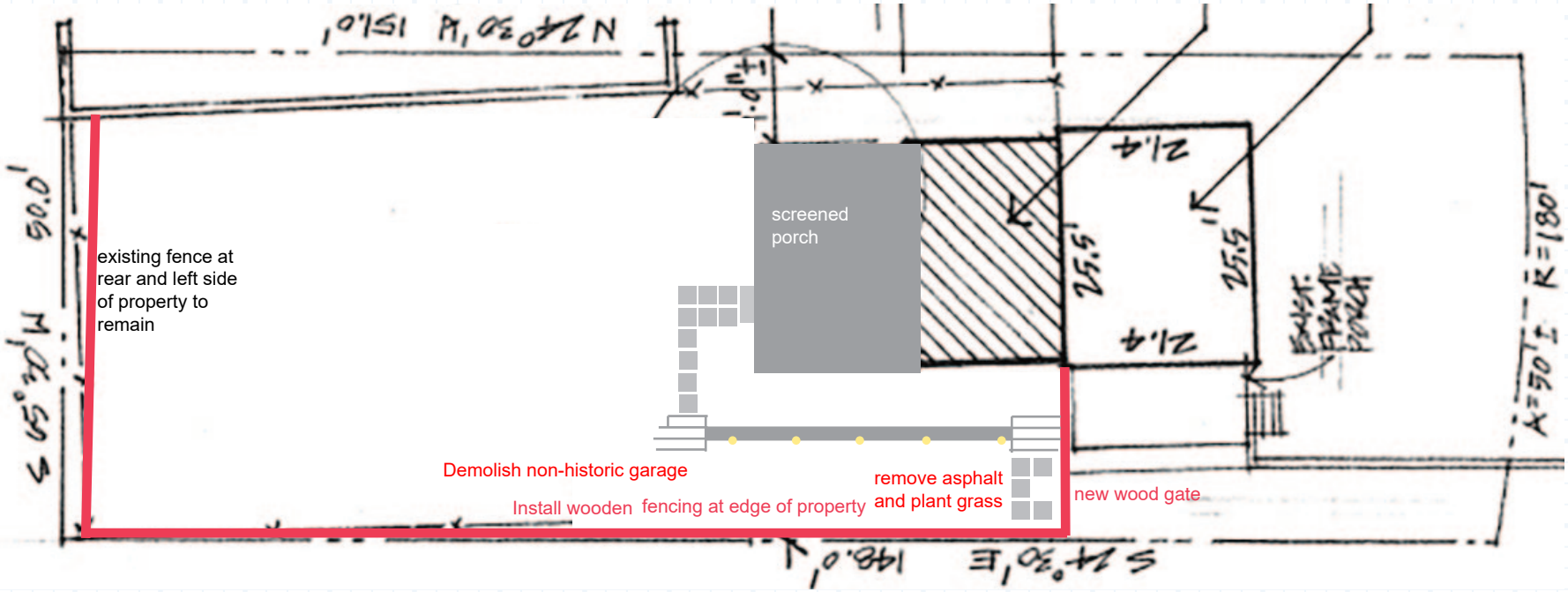
By Devon.Murtha at 2:58 pm, Feb 05, 2026



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Replacement fencing to match existing fencing in height (6’) and material (wood).

Existing fencing to be removed and replacement fencing to match and located on other side of driveway:

Across the driveway, the new fence will have an entry gate for access from the driveway to the back yard:

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33 Columbia Avenue Takoma Park Photos

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Garage, fencing and some asphalt driveway and fencing seen in this photo to be removed.

New fencing to be located across the driveway on the left side property line- where the garage currently is. Fence will cross driveway at low wall seen in photo and will have an entry gate.

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