

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7209 Holly Avenue, Takoma Park	<b>Meeting Date:</b>	2/11/2026
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	2/4/2026
<b>Applicant:</b>	Paxton Holt Jordan, Agent	<b>Public Notice</b>	1/28/2026
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Permit Number:</b>	1144020	<b>Staff:</b>	Devon Murtha

**PROPOSAL:** Stair replacement and hardscape alterations

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application:



*Figure 1: The subject property at 7209 Holly Avenue in the Takoma Park Historic District is indicated with a star. The red cross hatch is the district*

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** c. 1890s

The subject property is an Outstanding Resource within the Takoma Park Historic District. The Queen Anne-style house features a front gable end and a full-width front porch. The HPC approved a rear

addition to the property in 1997, and the replacement of the brick walkway in the front yard in 2005.<sup>1</sup>



*Figure 2: View of subject property from Holly Avenue.*

## **PROPOSAL**

The applicant is proposing alterations of the stairs on the north/left side of the house, and to install new hardscaping. Per the application, this work includes

- 1) Relaying and reconfiguring the existing irregular stone walkway to the rear-yard. Adding to the relayed irregular stone walkway with random-rectangular bluestone paving to connect and transition to the existing concrete driveway.*
- 2) Demolition of existing 6x6 timber stairs and single timber cheek wall. Demolition of brick walkway/landing directly adjacent to house, leading to the side-yard deck stairs to second floor. New stairs to be (5) rectangular bluestone treads with bluestone risers. Existing 50 SF +/- landing to be replaced with random-rectangular bluestone. Another new 29SF +/- irregular bluestone landing will abut this landing and lead to the front yard existing gate. Existing 6x6 timber stair*

<sup>1</sup> For HAWP approvals, see

[https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640002/Box006/37-3-97KK\\_Takoma%20Park%20Historic%20District\\_7209%20Holly%20Avenue\\_09-10-1997.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640002/Box006/37-3-97KK_Takoma%20Park%20Historic%20District_7209%20Holly%20Avenue_09-10-1997.pdf) and [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640008/Box066/37-03-05HHH\\_Takoma%20Park%20Historic%20District\\_7209%20Holly%20Avenue\\_10-12-2005.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box066/37-03-05HHH_Takoma%20Park%20Historic%20District_7209%20Holly%20Avenue_10-12-2005.pdf).

cheek wall will be replace w/ 7'-6" LF of irregular stone retaining wall to transition into and match existing retaining wall abutting concrete driveway, Max Ht. 30".

3) Demolition of existing 6-12" ht. concrete wall adjacent to existing irregular stone walkway. Replacement w/ self-capping stone wall to match existing. Wall ht. approximately 24" at the trash area, where it meets the existing timber wall, and 7" ht. where it meets the new side steps, approximately 13'-9" LF.

4) Addition of 49 SF +/- of 4" thick concrete slab or bluestone paving below existing elevated deck, for garbage and outdoor storage.



Figure 3: Area or proposed work

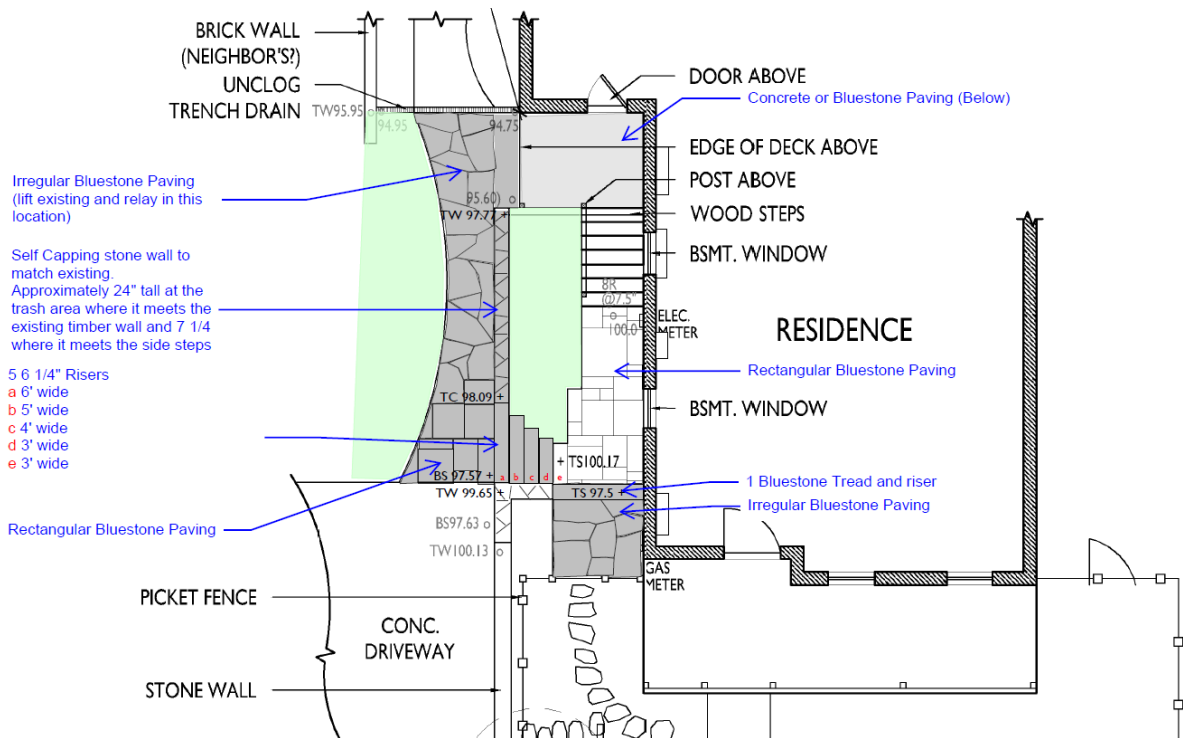


Figure 4: Proposed hardscaping plan.

## **APPLICABLE GUIDELINES**

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Montgomery County Code, Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these three documents is outlined below.

### ***Takoma Park Historic District Guidelines***

These resources have the highest level of architectural and/ or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources. As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation".

Relevant factors to be considered in reviewing HAWPs on Outstanding Resources include:

- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

### ***Montgomery County Code Chapter 24A-8***

The following guidance that pertains to this project are as follows:

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### ***Secretary of the Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will

be avoided.

### **STAFF DISCUSSION**

Staff is supportive of the proposal.

Staff finds that the existing hardscaping and stairs are not historic nor character-defining, and their removal should be approved as a matter of course. Staff also finds that the installation of new, low retaining walls and bluestone hardscaping on the side of the house will have little impact on the overall character of the district, per the *Guidelines*. The work is proposed along the foundation level of the house, and will not be particularly noticeable from the right-of-way along Holly Avenue. Staff finds that bluestone is a generally compatible material for the district, and that the proposal will not alter the overall pattern of open space in the district, per the *Guidelines*, nor will it have any meaningful impact on the historic character of the property, per *Standard 2*.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application:

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and Chapter 24A-8(d) and the *Takoma Park Historic District* having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation # 2*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to HPC staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-1328 or [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@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:

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**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/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

# Existing Condition Images



View of Existing Front of Residence (November, 2025)



View of Northern Existing Side-yard of Residence (November, 2025)



View of Existing Rear of Residence (November, 2025)



View of Southern Existing Side-yard of Residence (November, 2025)

JORDAN  
HONEYMAN  
Landscape Architecture, LLC  
708 Chestnut Street  
Milton, DE 19968  
302.770.8010



Scale:

Date: 12.16.2025

Revisions:

Raskin-Bloom Residence  
7209 Holly Avenue  
Takoma Park, MD 20912

Existing  
Conditions  
Images

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# Existing Condition Images



View of Northern Existing Side-yard of Residence and Primary Work Area (November, 2025)



Existing Timber Stairs to Be Removed and Stone Wall to Remain (November, 2025)



View Below Existing Elevated Deck (November, 2025)

# Precedent Images



Bluestone Tread Stairs with Stone Risers



Random Rectangular Paving and Plantings



Scale:

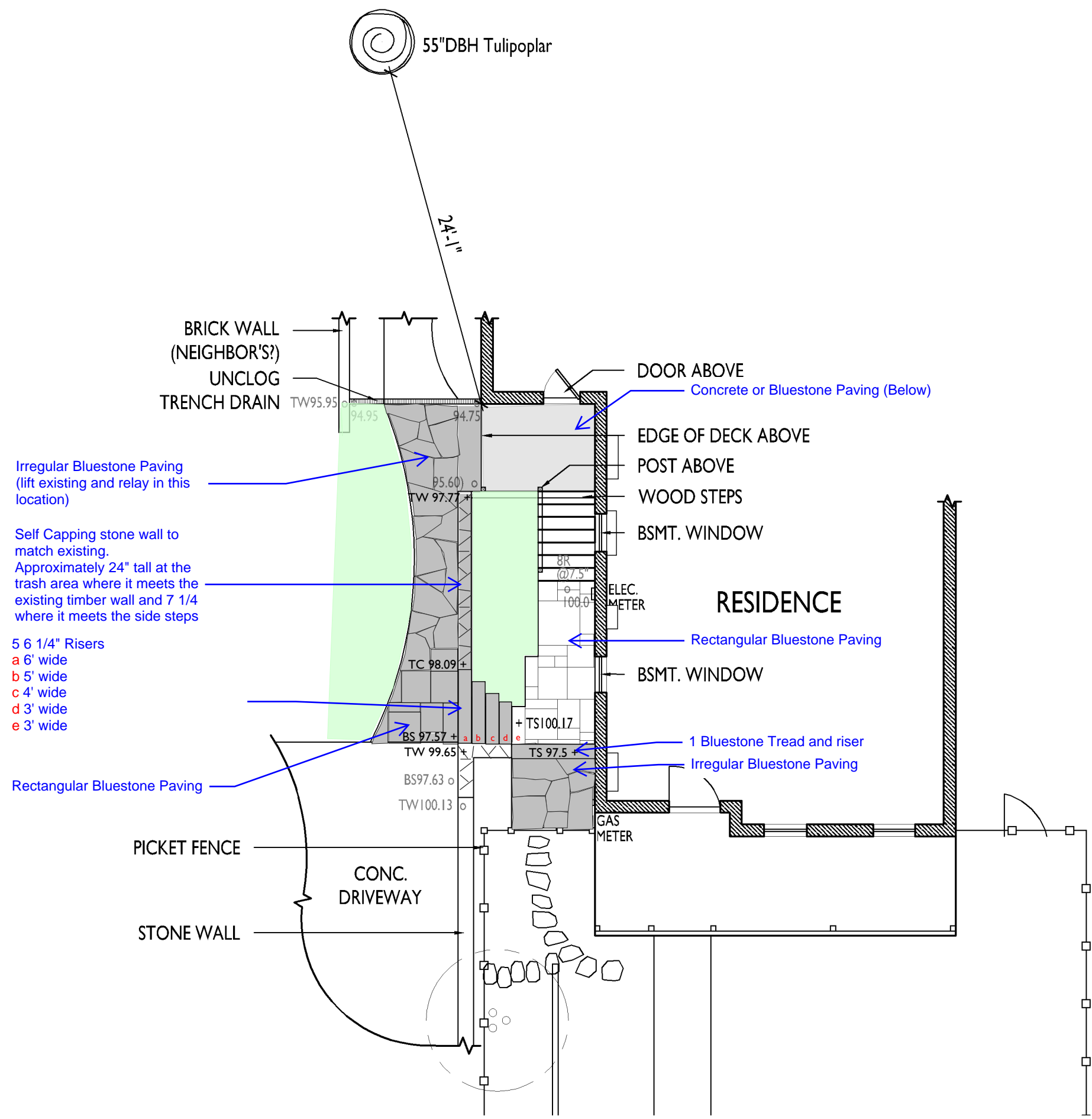
Date: 12.16.2025

Revisions:

Raskin-Bloom Residence  
7209 Holly Avenue  
Takoma Park, MD 20912

Existing  
Conditions  
Images

Copyright © 2016 Jordan Honeyman Landscape Architecture, LLC. All rights reserved. [Raskin10 CAD Rev13 Schematic Drawing.dwg: 10/26/2014 1:28:38 AM]



Irregular Bluestone Paving  
(lift existing and relay in this location)

Self Capping stone wall to match existing.  
Approximately 24" tall at the trash area where it meets the existing timber wall and 7 1/4 where it meets the side steps

- 5 6 1/4" Risers
- a 6' wide
- b 5' wide
- c 4' wide
- d 3' wide
- e 3' wide

Rectangular Bluestone Paving

PICKET FENCE  
STONE WALL

CONC. DRIVEWAY

BRICK WALL  
(NEIGHBOR'S?)  
UNCLOG  
TRENCH DRAIN

TW95.95

94.95

94.75

95.60

TW 97.77

TC 98.09

BS 97.57

TW 99.65

BS97.63

TW100.13

DOOR ABOVE

Concrete or Bluestone Paving (Below)

EDGE OF DECK ABOVE

POST ABOVE

WOOD STEPS

BSMT. WINDOW

RESIDENCE

Rectangular Bluestone Paving

BSMT. WINDOW

1 Bluestone Tread and riser

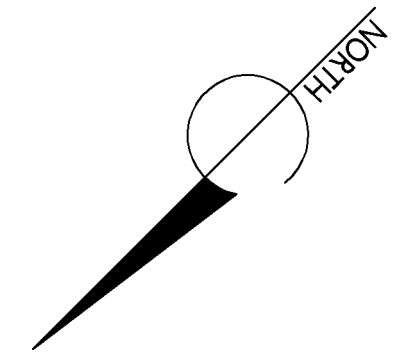
Irregular Bluestone Paving

+ TS100.17

TS 97.5

GAS METER

ELEC. METER



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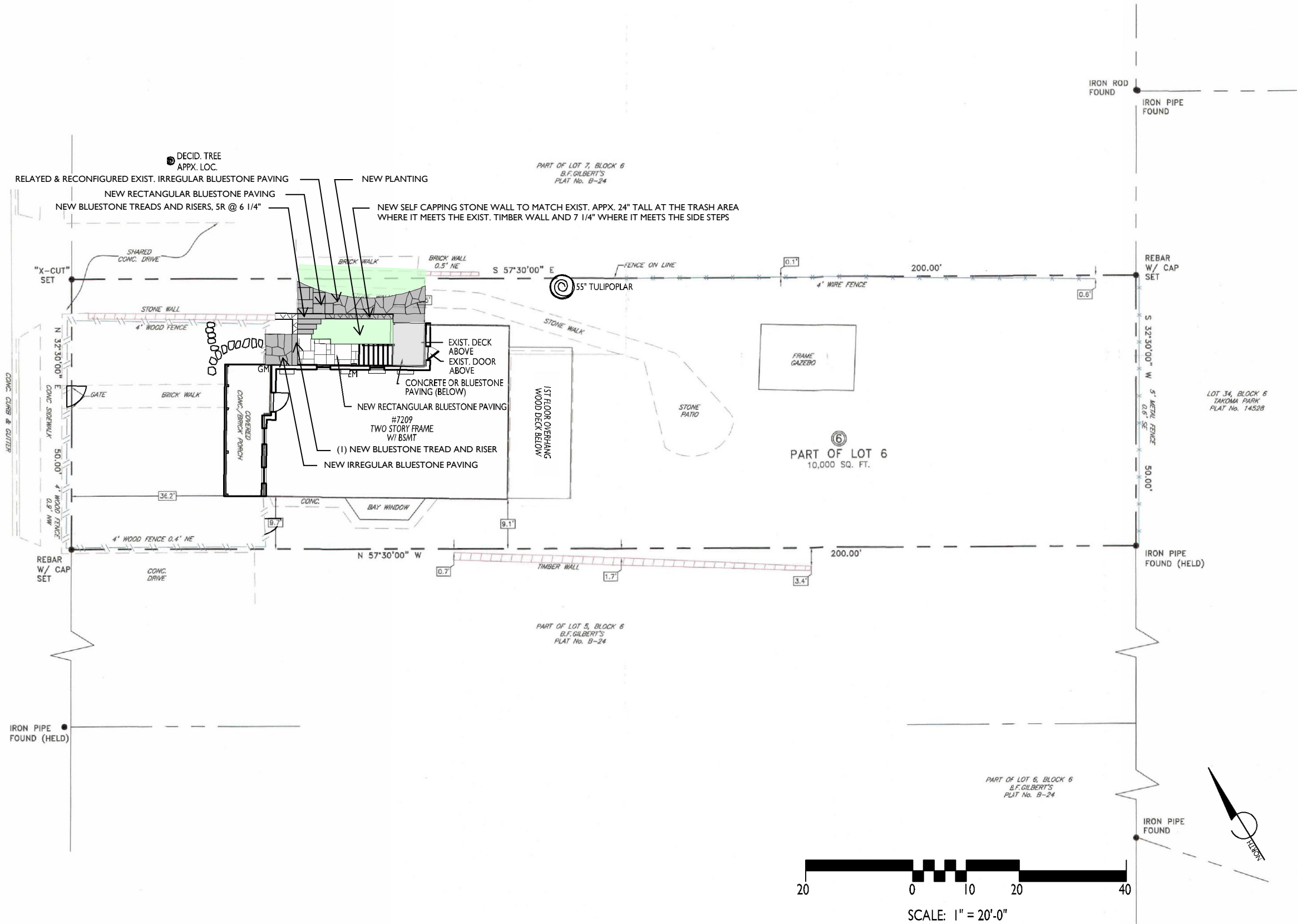
Scale: 1/8" = 1'-0"  
Date: 12.16.2025  
Revisions:

Raskin-Bloom  
Residence  
7209 Holly Avenue  
Takoma Park, MD 20912

Side Yard  
Landscape  
Plan

L-1A

HOLLY AVENUE



Scale: 1" = 20'-0"

Date: 12.22.2025

Revisions:

# Raskin-Bloom

## Residence

7209 Holly Avenue  
Takoma Park, MD 20912

### Site Plan



JORDAN HONEYMAN  
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708 Chestnut Street  
Milton, DE 19968  
302.770.8010





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12/29/2025

APPLICATION NUMBER [W013778-121625](#)

Matt

Takoma Park, MD 20912

RE: Tree Impact Assessment Request  
Reference Number: W013778-121625  
7209 Holly Ave  
Takoma Park MD 20912

Dear Matt:

This letter is in response to the Request for Tree Impact Assessment received on 12/16/2025. After my inspection I have determined that the work described in your submission does not require a full Tree Protection Plan Permit. However, there is some risk of impact to protected urban forest trees and you are therefore required to comply with the following guidance:

- All work to be compliant with the most recent Tree Protection Plan submission (Raskin 2025.12.22 HAWP TRP).
- All roots encountered to be cleanly cut by hand tools.
- If roots at or above 2" diameter are found, cease work and contact the Urban Forest Manager ([rudyd@takomapark.gov](mailto:rudyd@takomapark.gov) / 240-205-6137).

If you have any questions, please contact the Urban Forest Manager by replying to this email.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/16/2025

Application No: 1144020  
AP Type: HISTORIC  
Customer No: 1543886

## Comments

Demo Steps & Cheekwall, Replace w/ Stone Steps & 7.5LF Stone Cheekwall. Demo Landing & Replace w/ 50SF Bluestone. Add new 29SF Irregular Bluestone Landing. Demo 6-12" Ht. Wall & Replace w/ 13.75LF Stone Wall, Max. 27" Ht. Relay 110 SF Irregular Stone Walkway. Add 49SF Conc. or Bluestone Paving.

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 7209 HOLLY AVE  
TAKOMA PARK, MD 20912

Homeowner Bloom-Raskin (Primary)

Othercontact Zerfas

## Historic Area Work Permit Details

Work Type ALTER

Scope of Work Demo Stairs & Replace w/ Stone Stairs. Demo & Replace Landing, Demo Wall & Replace w/ Stone Wall.