

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7213 Holly Ave., Takoma Park	Meeting Date:	2/25/2026
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	2/18/2026
Applicant:	Kellie Cox	Public Notice:	2/11/2026
Review:	HAWP	Tax Credit:	No
Case Number:	1147051	Staff:	Dan Bruechert
Proposal:	Hardscape Alterations		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1890

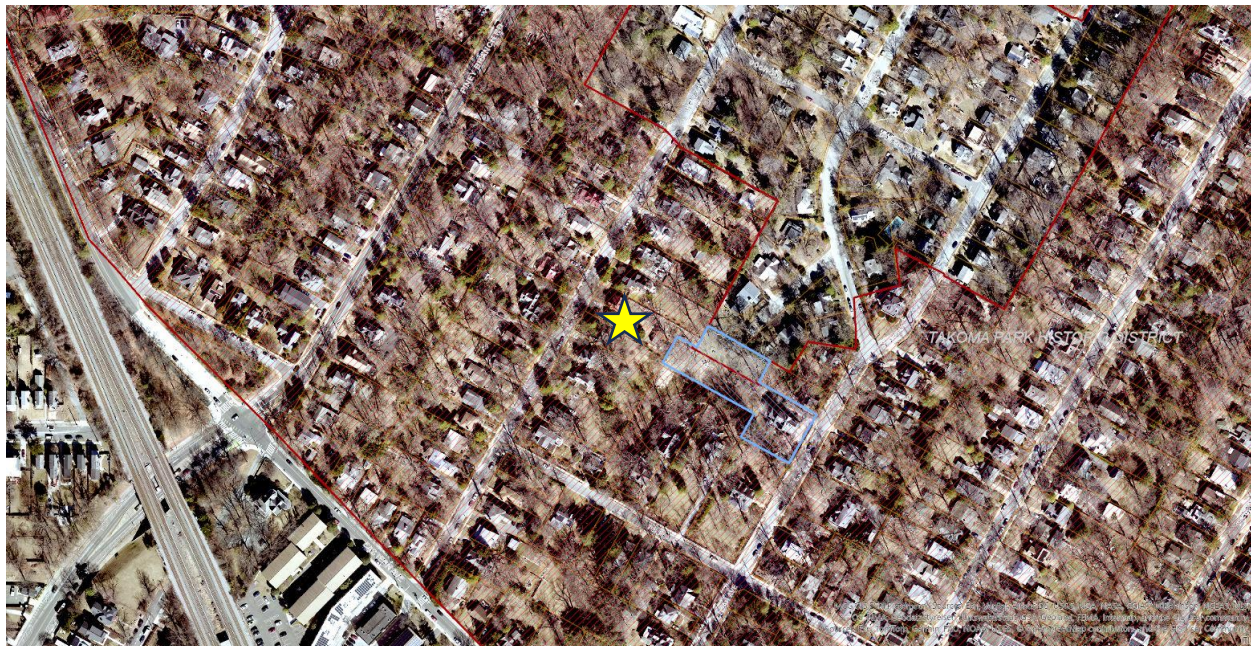


Figure 1: 7213 Holly Ave. is located in the middle of the block, near the Washington, DC border.

PROPOSAL

The applicant proposes to remove the damaged flagstone walkway and construct a new walkway in its place. No work is proposed on the historic house.

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 *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Outstanding Resources – Residential: 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".

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encourages

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

Montgomery County Code, Chapter 24A-8

The following guidance which 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;
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied
- (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.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a narrow clapboard sided Queen Anne house. The existing front walkway is constructed out of irregular flagstones set into a gravel base. Several of the flagstones have cracked and the applicant states the surface is unsafe to walk on. The applicant proposes to remove the existing walkway and construct a new cut flagstone walkway set into concrete. The applicant proposes to install low LED lights on either side of the path.

Based on the photographs submitted by the applicant, Staff finds that the existing walkway has deteriorated and is unsafe. Staff additionally finds the existing walkway is not a historic feature and supports removing the existing walkway under 24A-8(b)(2) and (4), *Standard #2*, and the *Design Guidelines*.

The proposed walkway will be constructed out of cut flagstones, set into a concrete base, which should provide a stable base for the new walkway. Staff finds cut flagstones are an appropriate material for hardscaping in the Takoma Park Historic District under 24A-8(b)(2) and *Standard #2*. Staff finds the proposed design (see *Fig. 2*, below) introduces a more formal walkway than the existing curving path, but that the proposed design is generally in keeping with the surrounding streetscape and will not detract from the historic district. Staff finds the walkway design is appropriate under 24A-8(b)(2), *Standard #2*, and the *Design Guidelines*.



Figure 2: Proposed front walkway design.

The plan for the new walk includes the installation of five low LED lights adjacent to the path. A specification for these lights was not included with the application materials. Staff finds the lights are likely to have a nominal impact on the character in front of the subject property and on the surrounding streetscape. Staff notes the proposed walkway could also be removed in the future and the property's landscape and hardscape could be returned to its current appearance, consistent with *Standard #10*. Staff finds the proposed replacement walkway is appropriate and recommends the HPC approve it under 24A-8(b)(1), (2) and (4); *Standards #2 and #10*, and the *Design Guidelines*.

STAFF RECOMMENDATION

Staff recommends the Historic Preservation Commission **approve** the HAWP; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (4), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2 and #10*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (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 Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation 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 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

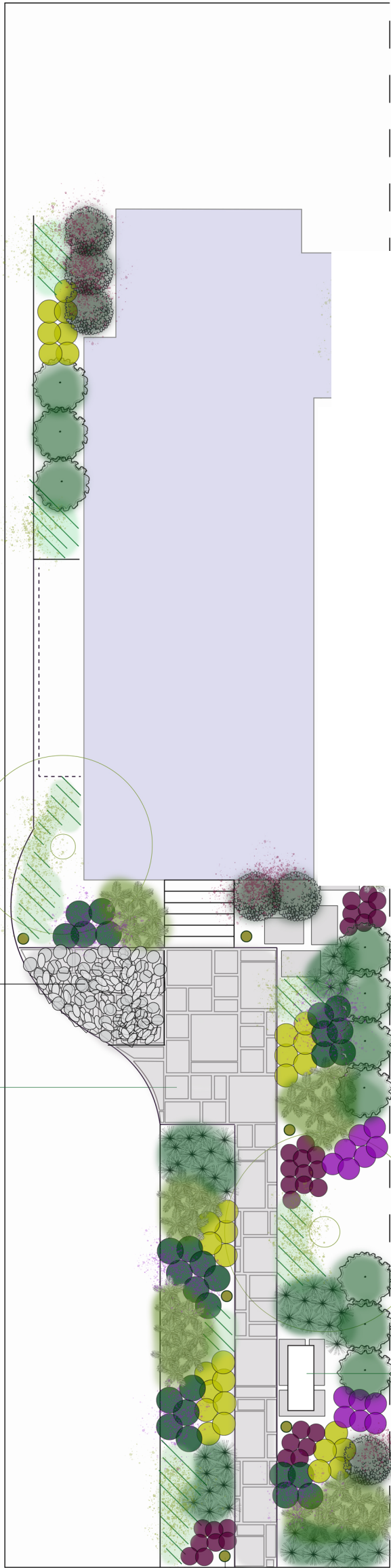
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

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:



Plant Index

-  Camellia 'April Tryst'
(red blooming camellia) qty 6
-  Hydrangea quercifolia 'pee wee'
(dwarf oakleaf hydrangea) qty 10
-  Packera aurea
(golden groundsel) qty 40
-  Iris cristata (dwarf crested iris) qty 35
-  Helleborus 'Annas red' (purple hellebore)
qty 25
-  Dicentra spectabilis (bleeding heart) qty 14
-  Dryopteris erythrosora
(autumn brilliance fern) qty 55
-  Carex flaccosperma (woodland sedge)
qty 50
-  Chrysogonum virginianum
(green and gold) qty 40



1" = 10 ft



Kanter Family
7213 Holly Ave
Takoma Park, MD 20912

Gravel entry area

New cut flagstone pathways
and entry landing
(set in concrete
w/ mortar joints)

Existing bench
w/ new stone
landing

New low LED
landscape lighting







