

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

<b>Address:</b>	7211 Holly Avenue, Takoma Park	<b>Meeting Date:</b>	4/22/2026
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	4/15/2026
<b>Applicant:</b>	Nathan Baker Michelle Jolles (agent)	<b>Public Notice:</b>	4/8/2026
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	1150320	<b>Staff:</b>	Devon Murtha
<b>Proposal:</b>	Installation of HVAC units		

---

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application, with final approval of details delegated to Staff.

1. The applicant must submit documentation showing the location of any conduits related to the installation of the two new HVAC units to demonstrate they will not alter, obscure, or remove any character defining architectural features of the house.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource to the Takoma Park Historic District  
**STYLE:** Shingle  
**DATE:** c.1894-5



*Figure 1: 7211 Holly Avenue is located within the Takoma Park Historic District, annotated with a yellow star.*

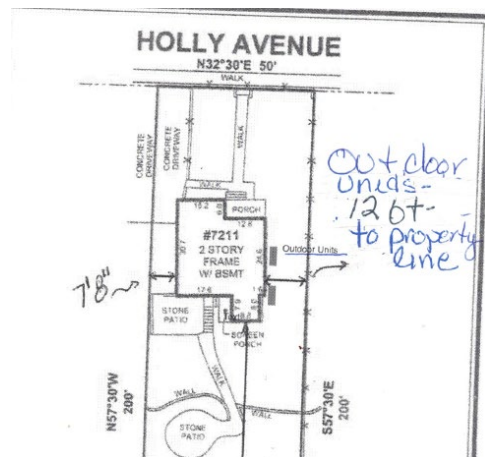
The subject property is located along Holly Avenue and contains a two-story house executed in the Shingle style. It is an Outstanding Resource within the Takoma Park Historic District. The house features a partial-width one-story front porch and a cross-gabled roof. In addition to its architectural significance, it is associated with a several important tenants, including Garrett M. Davis, a clerk for the General Land Office and member of the first Takoma Park town council.



Figure 2: View of the subject property in c. 1990 (left) and 2026 (right). Both photos are courtesy of Montgomery County Planning Staff.

**PROPOSAL**

The applicant is proposing to install two ground-mounted mini-split heat pumps on the left side/north elevation of the subject property. The heat pumps will be Crossover 2400 Btuh Condensing Units.



**Crossover 24000 Btuh Heat Pump Condensing Unit R-454B**



Length	<b>13.46 Inches (In)</b>
Width	<b>35.04 Inches (In)</b>
Weight	<b>102.29 Pounds (lbs)</b>
Height	<b>26.5 Inches (In)</b>

Figure 3: Site plan (left) and HVAC specifications (right).

**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). The pertinent information in these documents is outlined below.

### ***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

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

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.

### **STAFF DISCUSSION**

Staff supports the proposal and recommends approval, with the condition that the applicant submit a drawings or annotated photo showing the location of any proposed conduits so as to demonstrate that no character defining architectural features will be damaged, obscured, or removed by the proposal.

Staff finds that the proposed heating pumps will be minimally visible from the right-of-way, and will have little impact on the resource or the district, per the *Guidelines and Chapter 24A-8*. The units will be set back on a side elevation at the foundation level. Due to the sloping grade of the site, these units will only be visible from select vantage points along Holly Avenue, and will not impact the overall appearance of the resource.



*Figure 4: Approximate location of the units from the right-of-way.*

Staff recommends that the applicant submit an annotated photo or drawings showing the location of any conduits associated with this work, to ensure that no distinctive materials or that characterize the property will be impacted, per *Standard 2*.

**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application, with final approval of details delegated to Staff.

1. The applicant must submit documentation showing the location of any conduits related to the installation of the two new HVAC units to demonstrate they will not alter, obscure, or remove any character defining architectural features of the house.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (4) and (d), 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;

*The Takoma Park Historic District Guidelines;*

*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 [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:

Sila Heating & Air will be installing two Side Discharge Heat Pumps on side of the home.

The mini Splits are:

L----13.46----inches

W----35---inches

H-----26----inches

# Crossover 24000 Btuh Heat Pump Condensing Unit R-454B



Length **13.46 Inches (In)**

---

Width **35.04 Inches (In)**

---

Weight **102.29 Pounds (lbs)**

---

Height **26.5 Inches (In)**

---

Country of Origin **CHN**

---

UPC or Barcode **See Optical**

---

Brand **Carrier®, Bryant®,  
Payne®**

---

Product Family **37MUHA**

---

Equipment Type **Ductless SZ -  
Heat Pump**

---

Tonnage **2**

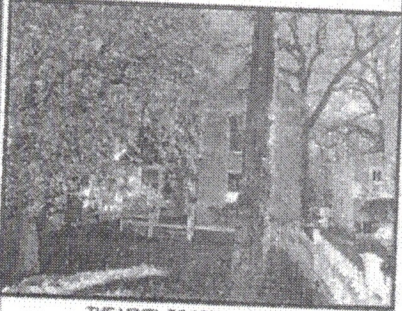
---

SEER2 **18.4-18.7**

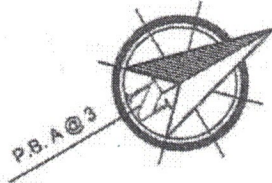
THIS DOCUMENT IS CERTIFIED TO:



CASE #: P-26MD1212



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **2±**



**LEGEND:**

- FENCE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP OR SLAB
- CONC - CONCRETE
- D/W - DRIVEWAY
- UP - UTILITY POLE
- WM - WATER METER
- WW - WINDOW/WELL
- OH - OVERHANG

**COLOR KEY:**

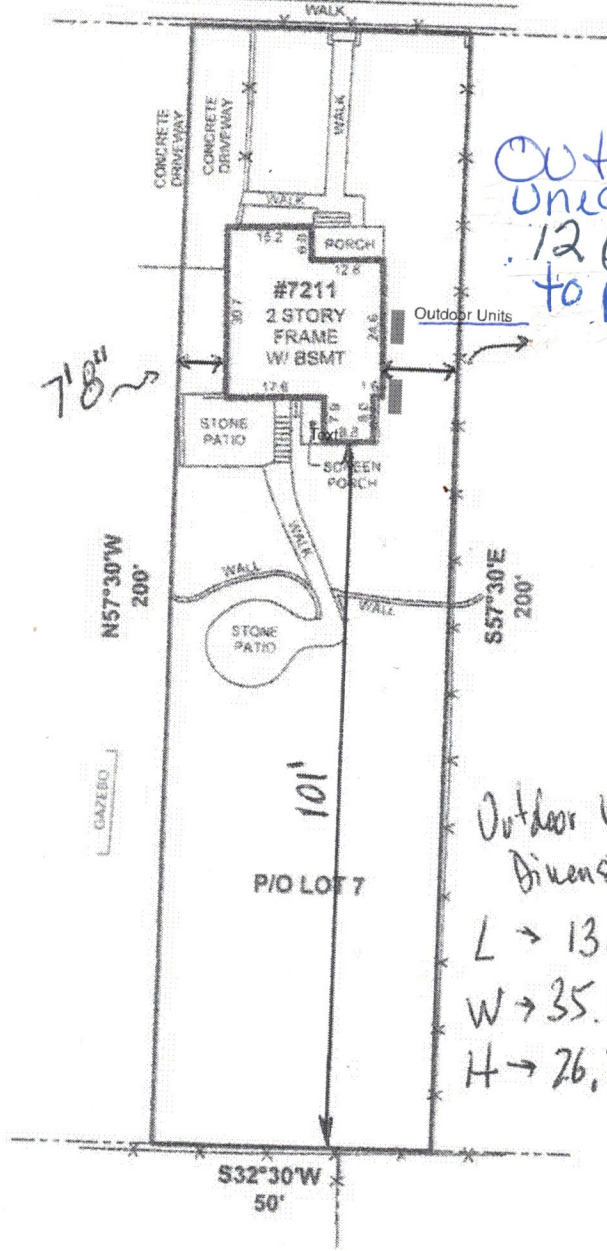
- (PINK) RECORD INFORMATION
- (BLUE) IMPROVEMENTS
- (GREEN) EASEMENTS & RESTRICTION LINES

LOCATION DRAWING OF:  
**#7211 HOLLY AVENUE**  
 PART OF LOT 7 BLOCK 6  
 PLAT BOOK A, PLAT 3  
**TAKOMA PARK**

LIBER 60115, FOLIO 289  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: 01-21-2026  
 DRAWN BY: AP FILE #: 260371-691

# HOLLY AVENUE

N32°30'E 50'



### SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08 13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT 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 REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 2±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN IF IT APPEARS ENCROACHMENTS MAY EXIST. A BOUNDARY SURVEY IS RECOMMENDED.



A Land Surveying Company

**DULEY**  
 and  
 Associates, Inc.

Serving D.C. and MD.  
 14804 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: [orders@ckuley.biz](mailto:orders@ckuley.biz)

On the web: [www.duley.biz](http://www.duley.biz)