

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

The property is considered a contributing resource within the Takoma Park Historic District.

The residence is a 4-story, Victorian Style, single family detached house.

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

Side-yard Landscape Improvements

We are requesting the commission to review the landscape improvements for this property. These side-yard landscape improvements, all in the the North Side-yard of the property, are as follows:

- 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 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.



REVIEWED

By Devon.Murtha at 3:59 pm, Feb 12, 2026

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:

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Existing Condition Images



View of Existing Front of Residence (November, 2025)



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REVIEWED
By Devon Murtha at 4:00 pm, Feb 12, 2026

View of Existing Rear of Residence (November, 2025)



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



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

JORDAN HONEYMAN
Landscape Architecture, LLC
708 Chestnut Street
Philadelphia, PA 19106
215.770.8030

Scale:
Date: 12.16.2025
Revisions:

7209 Holly Avenue
Takoma Park, MD 20912

Existing
Conditions
Images

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)

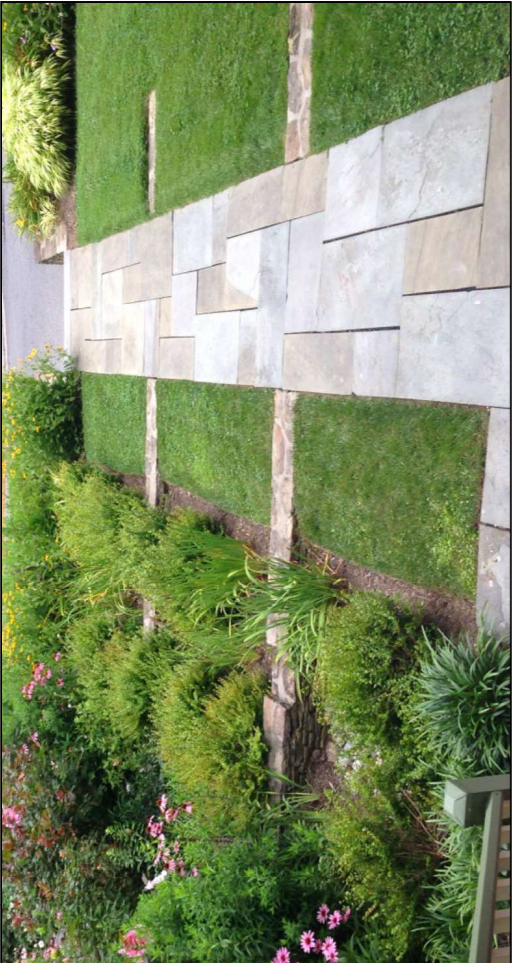


View Below Existing Elevated Deck (November, 2025)

Precedent Images

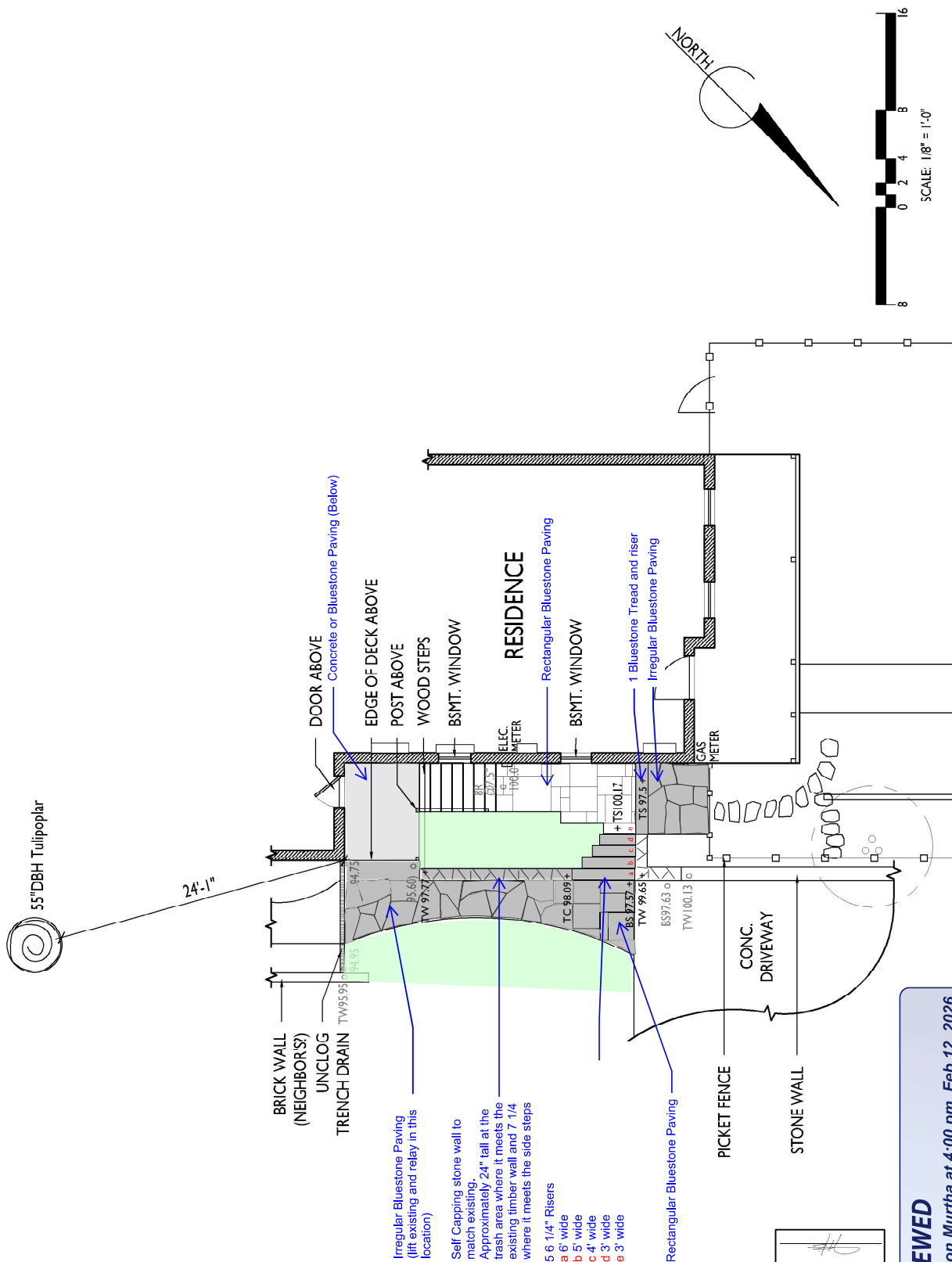


Lead Stairs with Stone Risers



Random Rectangular Paving and Plantings

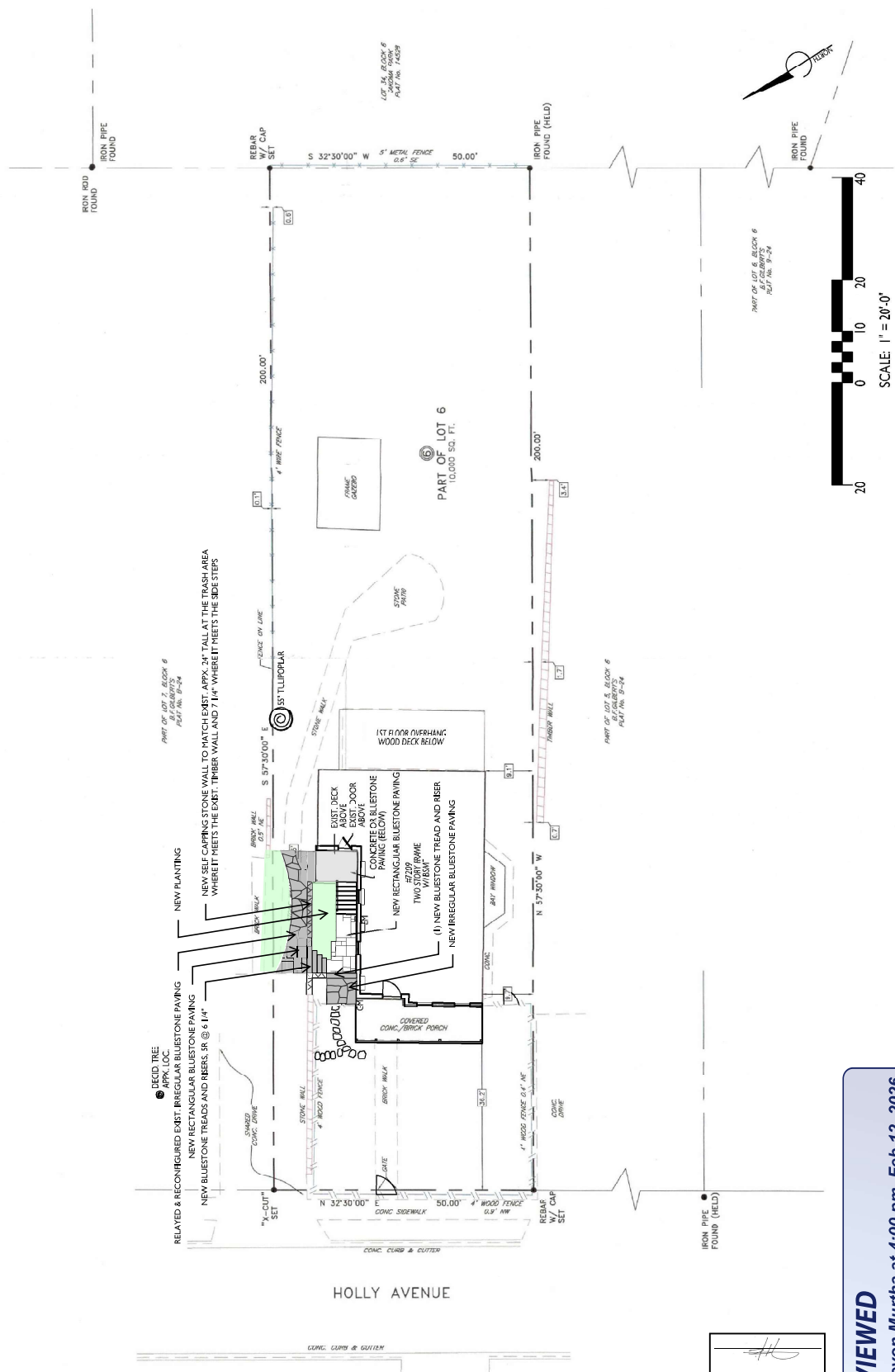
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