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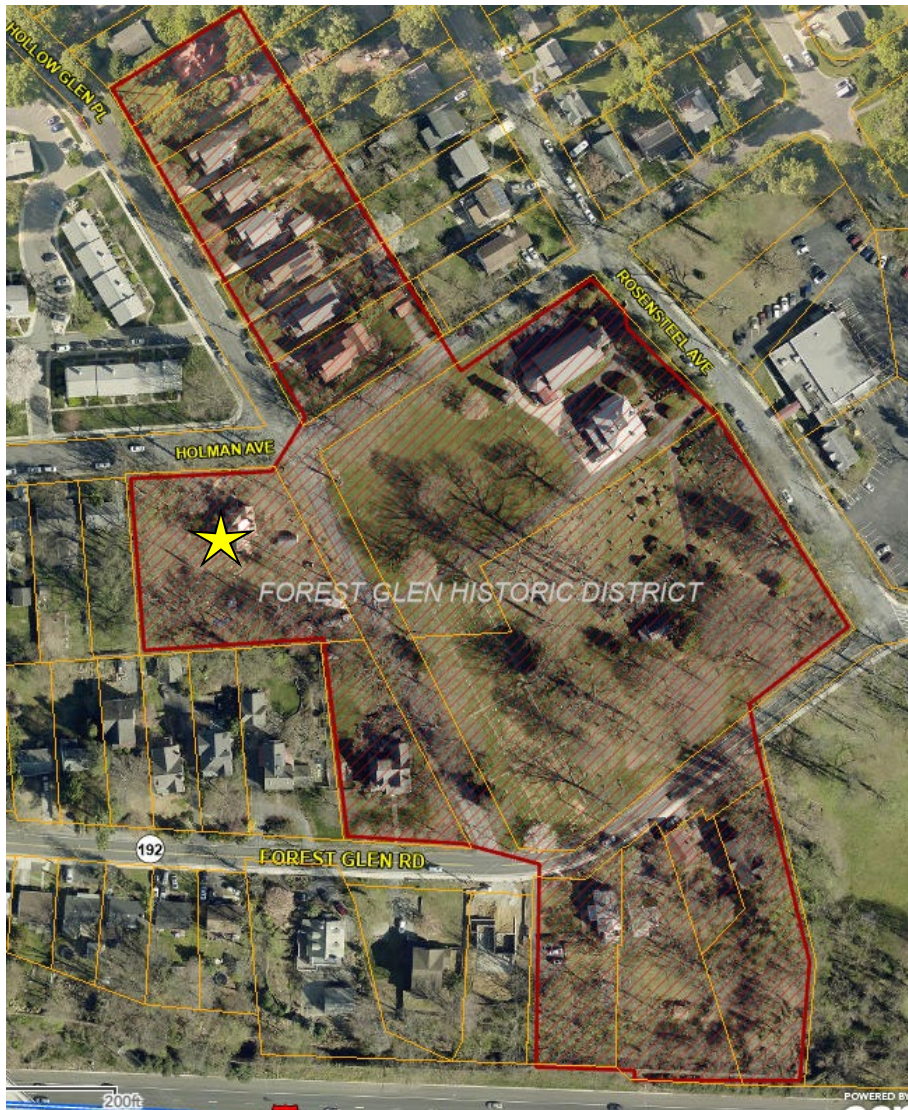


Figure 2: Location of 2500 Holman Avenue (demarcated with a yellow star) within the Forest Glen Historic District (outlined and hashed in red).



Figure 3: View of the subject property from Holman Avenue, December 2024 (Historic Preservation Office).



Figure 4: View of the historic house at 2500 Holman Avenue (left) and undeveloped Lots 7 and 8 (to the right), December 2024 (Historic Preservation Office).



Figure 5: View towards the subject property from Holman Avenue at the time of designation in 1984-85 (Historic Preservation Office).



Figure 6: View from the existing curb cut on Lot 8 towards the historic house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Forest Glen Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Linden/Forest Glen Historic Districts, Atlas #31/8 (Amendment)*; *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.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Forest Glen Historic District, Atlas #31/8

Once designated on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation commission and an historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the

environmental setting will be when the property is subdivided.

Outstanding Resources should be given the highest level of scrutiny in reviewing proposed alterations.

Montgomery County Code Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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 Standards read as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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 will 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.

LOT DISPOSITION & BACKGROUND

The existing frame, L-shaped Queen Anne house was constructed around 1891 by the Forest Glen Investment Company. The property was sold for \$2,500 in 1897 to John E. Semmes of Baltimore who sold it in 1899 to Emma E. Knott of Washington, D.C. (Deed TD 8/202). The property remained in the Knott family for many years. Sometime between 1899 and 1944, the Knotts appear to have acquired lots 7 and 8, which were conveyed jointly with lots 9 and 12 for all subsequent purchases between 1944 and 2024, when lots 7 and 8 were conveyed separately from lots 9 and 12.¹ The lots were all legally platted in 1887, but appear in the GIS layer as a single plot, presumably having been taxed together since ownership was consolidated in 1944. The historic house is located on platted Lot 9. The current owner of the historic house has also retained ownership of Lot 12. The lots are zoned R-60 (residential, one-family detached), which call for minimum lot size of 6,000 square feet.² Lots 7 and 8 each measure 50' in width by 200' in depth for a total of 10,000 square feet. Zoning requirements for new construction on lots zoned R-60 include maximum 35% lot coverage, with a minimum front setback of 25', side setbacks totaling 18' with one side 8', and a rear setback of 20'. Height maximums for new construction range from 30-35', depending on the roof type.

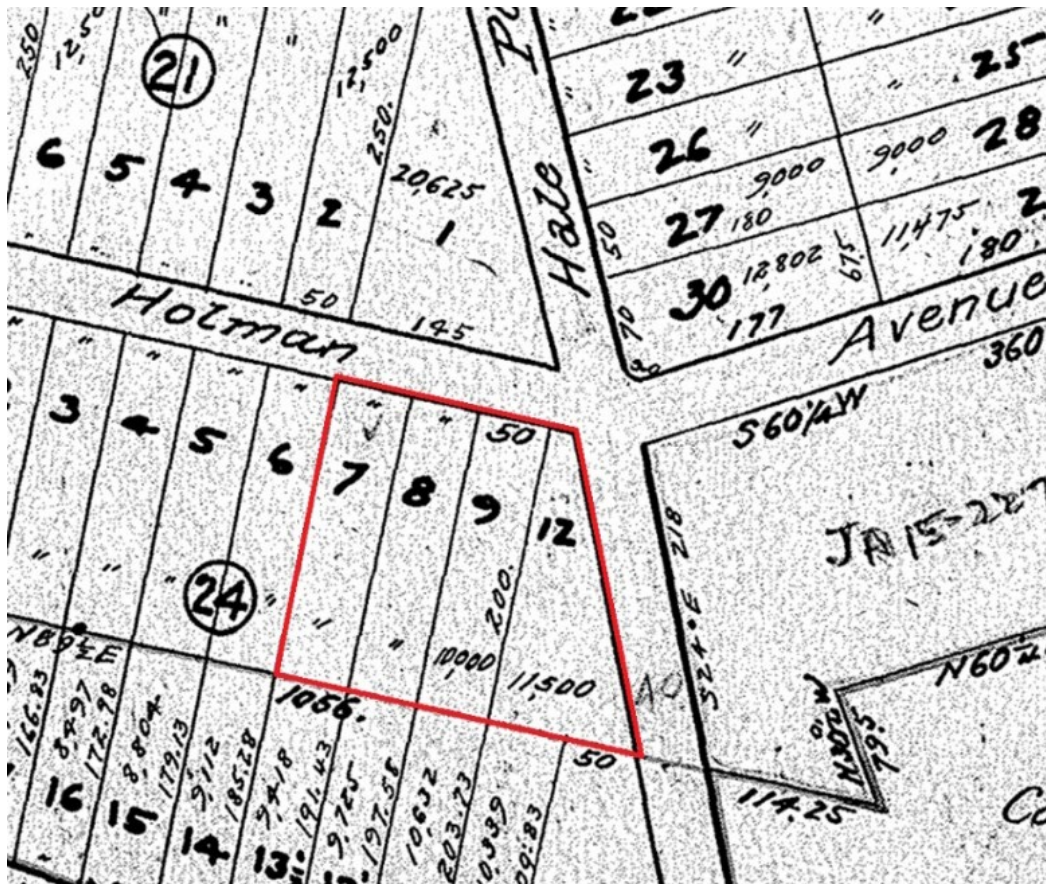


Figure 7: Detail of the 1887 Plat Book A, p. 17, Forest Glen Investment Company, Josephs Park. The property at 2500 Holman Avenue (outlined in red) is comprised of four platted parcels, three of which have never been developed. The existing house is situated primarily on parcel #9. New houses are proposed on parcels #7 and #8.

¹ The 1899 deed from John and Frances Semmes to Emma E. Knott (Montgomery County Circuit Court Land Records, TD 8, p. 202) conveyed two parcels— lots 9 and 12. Subsequent deeds, including those made in 1944, 1946, 1970, 1974, and 2000, include lots 7, 8, 9, and 12. HPC staff have not uncovered the deed(s) between 1899 and 1944 where lots 7 and 8 were added to the property.

² R-60 Zoning Fact Sheet:

<https://www.montgomerycountymd.gov/DPS/Resources/Files/ZSPE/DevelopmentStandardsForR60Zone.pdf>

First Preliminary Consultation

At its January 8, 2025 meeting, the HPC held a preliminary consultation review for the construction of two new houses on the property at 2500 Holman Avenue, which until recently included four separately platted lots (7, 8, 9, and 12).³ The massing reviewed at the first preliminary consultation included houses set back approximately 90 feet from the right-of-way and each measuring 33 feet in width by 45 feet in depth with 20 foot by 20 foot garages attached by breezeways and accessed by a shared driveway. The emphasis of the first preliminary consultation was on determining whether infill construction was appropriate on the lots and establishing a general location for the proposed houses and driveways.

During the first preliminary consultation review on January 8, 2025, the HPC conceptually supported the construction of two new houses on platted Lots 7 and 8 at 2500 Holman Avenue and offered the following comments:

- Commissioners agreed that the massing, forms, and rooflines of the proposed buildings should be broken down and sensitive to the historic house, not appear as massive boxes.
- One Commissioner noted that the boxy massing presented in the Sketchup models overpowers the existing home.
- Commissioners generally agreed that the proposed buildings do not need to be pushed further to the rear but also agreed that the buildings should not be in the same plane as the historic house. Two Commissioners suggested that the facades of the houses also do not necessarily need to align with one another. The Chair suggested that the scale of the proposed buildings needs to be reduced in order to bring them forward on the property.
- Commissioners supported the extension of the sidewalk along Holman Avenue to Holly Glen Place and encouraged the activation of the fronts of the lots, including the front yards and facades of the buildings.
- One Commissioner suggested that the design and placement of the proposed buildings should relate not only to the adjacent historic property and properties in the historic district, but to the streetscape as a whole.
- One Commissioner noted that much of the wooded coverage of Lots 7 and 8 is insignificant overgrowth that can be removed, but the impact to significant trees should be analyzed.
- Commissioners agreed the proposed shared driveway and rear garages are acceptable as shown.

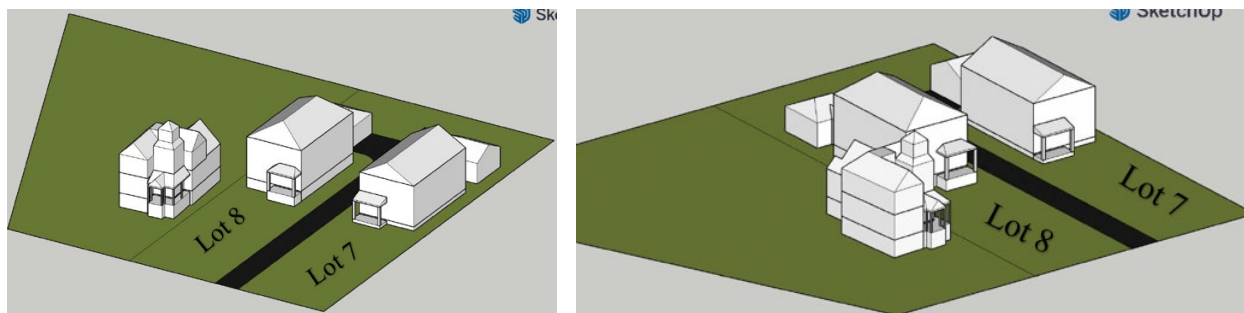


Figure 8: Massing diagrams of the existing building and proposed new construction on Lots 7 and 8 reviewed during the first preliminary consultation review, January 8, 2025.

³ The staff report and submission materials for the first preliminary consultation review for 2500 Holman Avenue, including additional background information, reviewed at the January 8, 2025 HPC meeting are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/12/TV.A-2500-Holman-Ave-Silver-Spring-1097561.pdf>

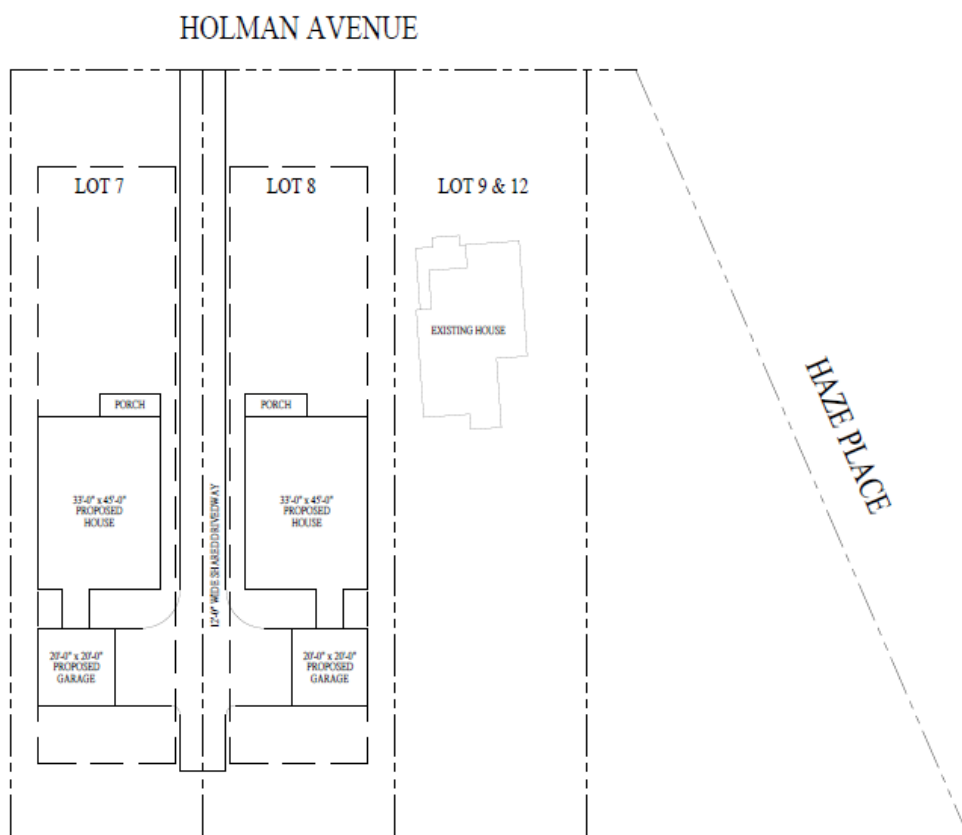


Figure 9: The proposed site plan from the first preliminary consultation review in January 2025 showing the existing house and the two proposed houses. The street identified on the plan as “Haze Place” is Hollow Glen Place. Hale Place (which looks like Haze Place in the handwritten text) is the old street name from when the lots were originally platted.

Precedent Infill Construction in Forest Glen Historic District

The issue of balancing compatibility with appropriate new infill construction for Outstanding Resources is not new for the HPC in the Forest Glen Historic District. In 1999, the HPC grappled with similar issues during the reviews for the infill construction at 9803 and 9805 Hollow Glen Place (Lots 27 and 26, respectively located catty-corner from the subject property). That case also involved construction of two single-family houses on previously-platted, but undeveloped lots within the environmental setting of an Outstanding resource at 2411 Holman Avenue.⁴ The applicant for that project originally proposed a front width of 32 feet for the new buildings, but, at the HPC’s urging during the first preliminary consultation review, reduced the width to 24 feet at the front, creating greater visual distance between the buildings from the public right-of-way.⁵ At that time, the HPC also found that the proposed footprint of 1,760 square feet was overly large and urged a footprint of around 1,000 square feet for infill construction.

⁴ Discussion for the 1999 construction can be found on page 4 and 5 of the PDF:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box061/31-8_Forest%20Glen%20Historic%20Distirct_2411%20Holman%20Avenue_06-02-1999.pdf

⁵ HAWP for 9803 Hollow Glen Place, July 1999:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box061/31-8-99B_Forest%20Glen%20Historic%20Distirct_98%20Hollow%20Glen%20Place_07-14-1999.pdf

HAWP for 9805 Hollow Glen Place, July 1999:

[https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box061/31-8-99B;31-8-99C_Forest%20Glen%20Historic%20Distirct_9803%20&%209805%20\(REV.\)%20Hollow%20Glen%20Place_07-14-1999.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box061/31-8-99B;31-8-99C_Forest%20Glen%20Historic%20Distirct_9803%20&%209805%20(REV.)%20Hollow%20Glen%20Place_07-14-1999.pdf)

Ultimately, it appears the footprint of the approved houses was closer 1,350, excluding the garages.⁶ The footprint of the proposed buildings for the current project is nearly 60% larger at 2,240 square feet, and includes integral garages.

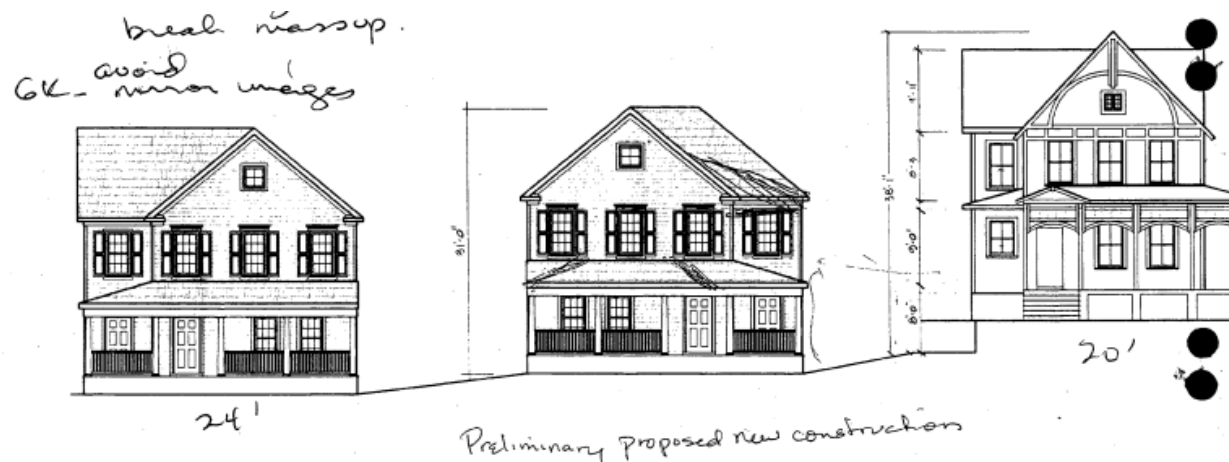


Figure 10: Design for the first preliminary consultation at 9803 and 9805 Hollow Glen Place. The HPC found that this design represented too much “bulk” in proximity to the historic resource at 2411 Holman Ave (right).

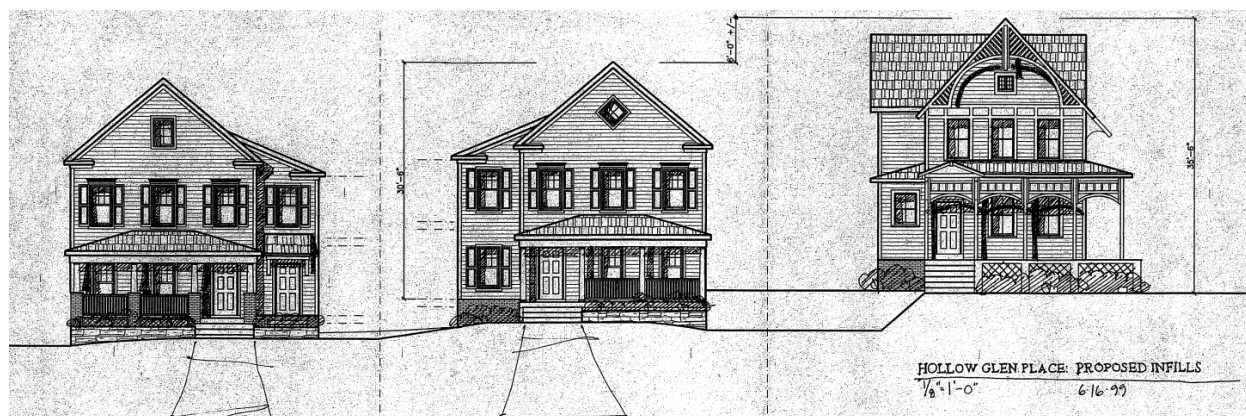


Figure 11: Revised/approved design for 9803 and 9805 Hollow Glen Place, 1999.



Figure 12: The properties to the northeast of the subject property along Hollow Glen Place, including the historic building at 2411 Holman Avenue (far right) and c. 2000 infill buildings at 9803 and 9805 Hollow Glen Place.

⁶ Calculations based on first floor plan for the property on page 37 of 48: [31-8-99B_Forest Glen Historic District_98 Hollow Glen Place_07-14-1999.pdf](#)

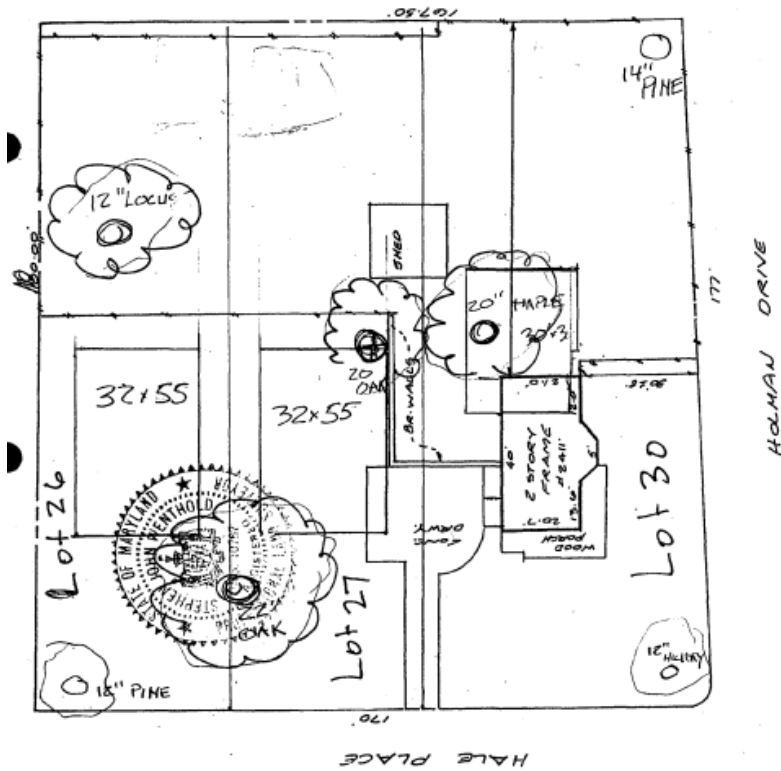


Figure 13: The originally-proposed site plan for 9803 and 9805 Hollow Glen Place.

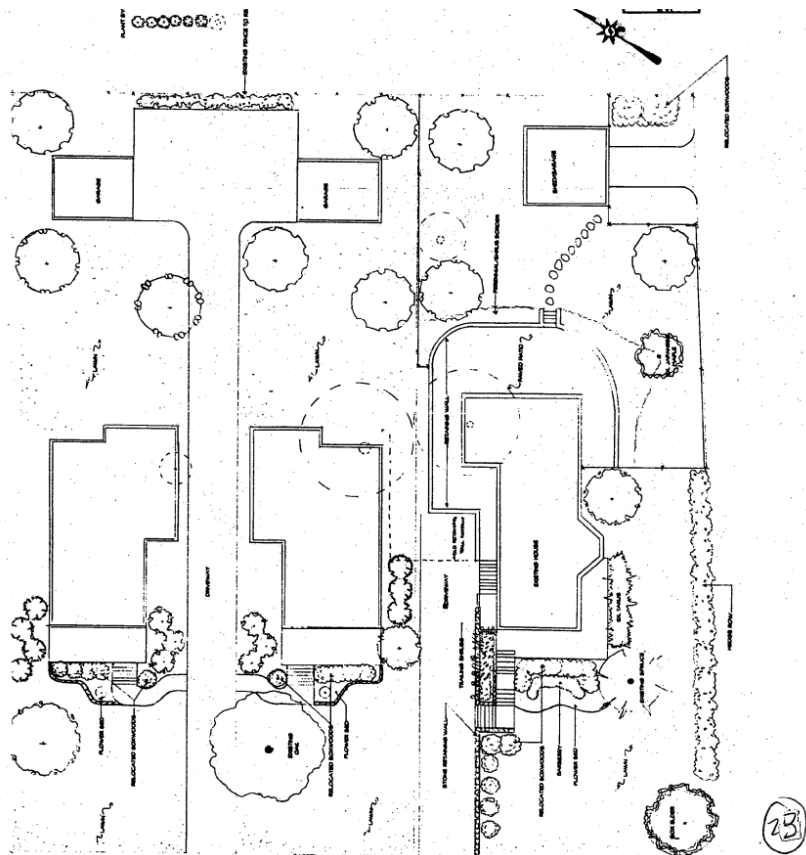


Figure 14: The approved site plan for 9803 and 9805 Hollow Glen Place.

PROPOSAL

The applicant proposes to construct two new houses on the property at 2500 Holman Avenue, on Lots 7 and 8, which will be known as 2504 and 2506 Holman Avenue. The proposed houses would be set back approximately 64.5 feet from Holman Avenue and measure 35 feet in width by 64 feet in depth and include integral two-car garages accessed by a shared driveway.

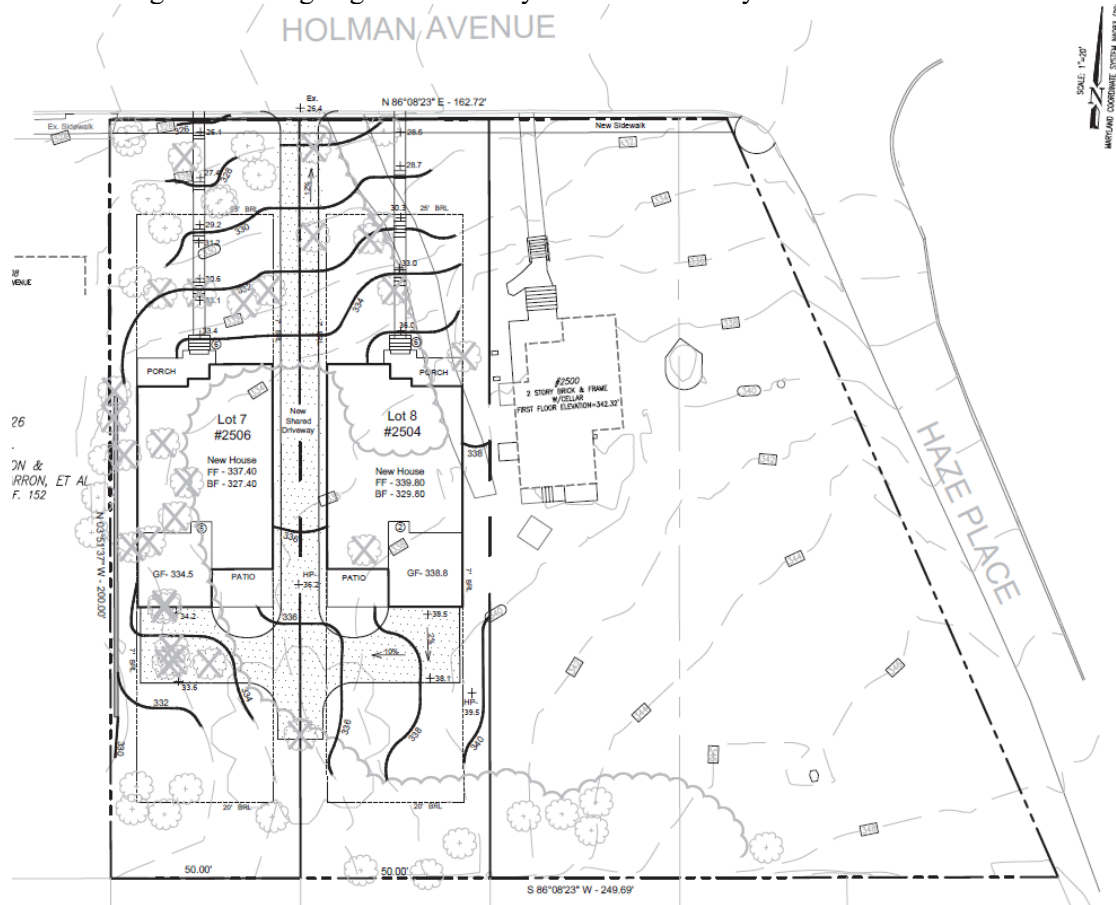


Figure 15: Revised site plan.



Figure 16: Revised rendering from intersection of Holman and Hollow Glen Avenues.

STAFF DISCUSSION

Setbacks

At the first preliminary consultation, the applicants proposed an approximately 90-foot setback of the new buildings from the street. The forwardmost plane of the historic house, which is angled on the lot, is setback approximately 45 feet. During the first preliminary review, Commissioners generally agreed that the proposed houses did not need to be pushed so far to the rear and could be pulled forward if the scale of the proposed buildings was reduced. For this second preliminary consultation, the applicant proposes a setback of approximately 64.5 feet, but the massing of the proposed buildings has increased. Staff finds that the proposed setback could be appropriate provided the scale of the buildings is reduced.

Dimensions and Massing

The massing of the proposed buildings has increased since the first preliminary consultation, widening from 33 feet to 35 feet, and lengthening in depth from 45 feet, excluding the 20-foot by 20-foot freestanding garage connected by a breezeway, to 64 feet with an integral garage. The applicant has indicated the new houses will have a square footage of 5,660 (1st floor: 1,660 sq. ft; 2nd floor, 1,900 sq. ft; Loft: 900 sq. ft; and basement: 1,200 sq. ft.). The main block of the historic house measures approximately 30-feet wide by 30-feet deep, with an approximately 20-foot-wide by 13-foot-deep rear ell. Property records for the historic house indicate that it has a square footage of 2,104.

At the first preliminary consultation review, staff recommended that the proposed buildings be no wider than the existing historic house, which is approximately 30 feet in width. Staff finds that this width is consistent with both the historic house and other newer construction in the district (*Figure 19*), and that the proposed 35-foot width is out of scale with the adjacent historic resource and the district as a whole, failing to satisfy Chapter 24A-8(b)(2) and *Standard 2*. It is also inconsistent with the direction the HPC provided at the previous infill case regarding appropriate widths for infill construction when compared with an historic resource.

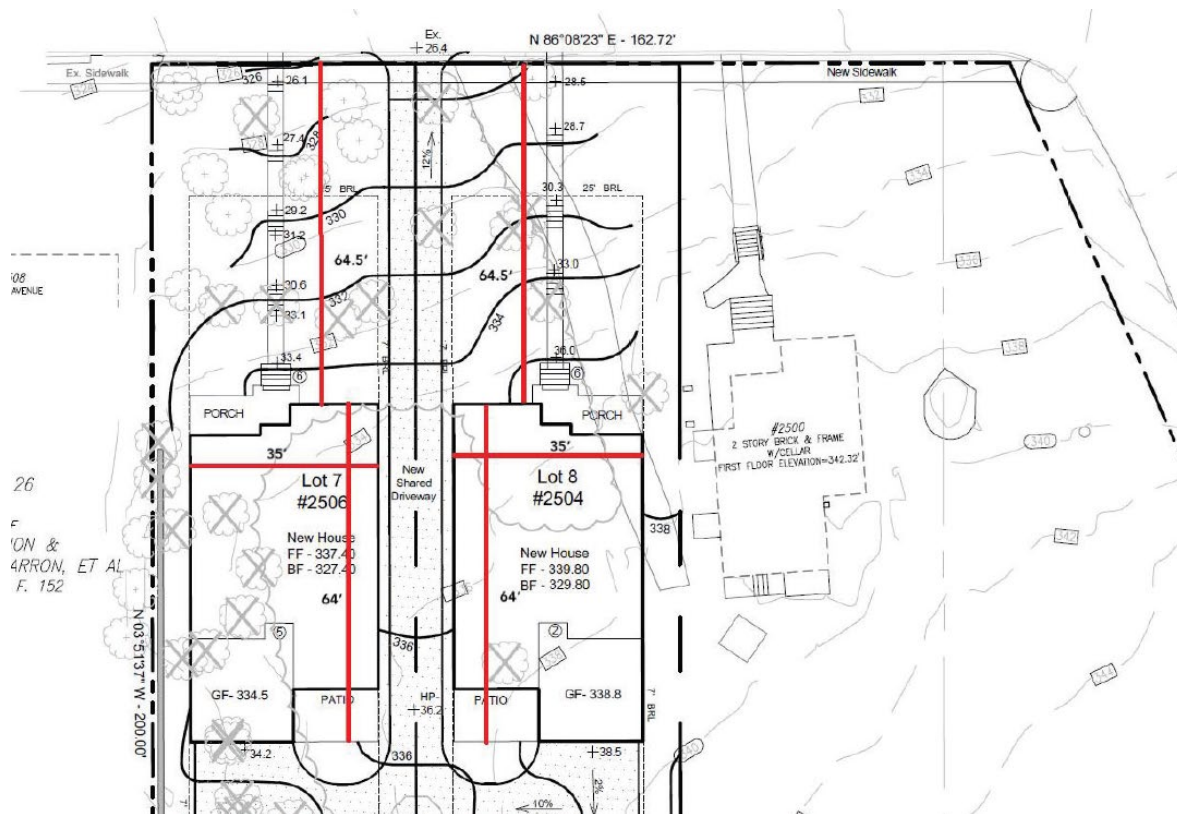


Figure 17: Setback and building dimensions for the proposed construction.

Previously, the applicants called for construction of garages at the rear of the properties attached by breezeways. Staff finds that this design was more sympathetic to the historic resource as it telescoped the proposed construction to the rear, rather than incorporating the garage within the mass of the proposed houses, decreasing the flexibility in the footprint of the new houses. Staff notes that the precedent infill construction on Hollow Glen Place have freestanding garages located on the far ends of the properties, with sizeable rear yards between the back of the houses and the garages.

No dimensions between the proposed buildings at 2500 Holman Avenue were included in the first preliminary consultation review as that was not the focus of the discussion at that time. The current submission calls for 14 feet between the wall planes of the historic house and the new construction on Lot 8, and 16 feet between the two proposed houses (*Figure 20*). The average distance between the fronts of the houses along Hollow Glen Place is around 25 feet, and the distance between the historic resource at 2411 Holman Avenue and the adjacent infill construction at 9803 Hollow Glen Place is approximately 28 feet. A graphic showing the dimensions of and setbacks between the infill construction at 9803 and 9805 Hollow Glen Place and the Outstanding resource at 2411 Holman Avenue is available in *Figure 18*, and a comparison between those dimensions and that of 2500 Holman Avenue and the proposed buildings on Lots 7 and 8 is available in *Figure 19*. Staff finds that the proposed construction on Lot 8 crowds the historic house at 2500 Holman Avenue and is out of keeping with the scale and setbacks between other infill construction and historic buildings in the district. Staff recommends that the distance between the historic house and proposed new construction be equal or greater than that of the distance between the two new houses, and no less than 20 feet. Staff suggests that narrowing the fronts of the proposed buildings and widening them at the rear could help reduce the massing most visible from the public right-of-way.



Figure 18: Aerial view showing dimensions of the historic house at 2411 Holman Avenue and adjacent new construction to the northwest.

	2500 Holman Ave	2504 Holman Ave (pending; Lot 8)	2506 Holman Ave (pending; Lot 7)	2411 Holman Ave	9803 Hollow Glen Pl	9805 Hollow Glen Pl
Construction Date	1897	Proposed	Proposed	1891	1999	1999
Front Setback	45 ft	64.5 ft	64.5 ft	53 ft	57 ft	57 ft
Width	30 ft (front); 20 ft (rear)	35 ft	35 ft	21 ft (front); 27 ft (rear)	24 ft (front); 32 ft (rear)	24 ft (front); 32 ft (rear)
Depth	43 ft	64 ft	64 ft	57 ft	50 ft	50 ft
Height	30 ft (+ 5 ft open turret)	33 ft (+ elevated basement)	33 ft (+ elevated basement)	35.5 ft	30.5 ft	30.5 ft
Appx. Sq. Ft. above grade	2,104	4,460	4,460	2,655	2,694	2,694
Garage	None	Integral	Integral	Detached	Detached (15 ft x 21.5 ft)	Detached (15 ft x 21.5 ft)
Appx. distance from house to right	14 ft	16 ft	10 ft	n/a	28 ft (front); 20 ft (rear)	32 ft (front); 16 ft (rear)
Appx. distance from house to left	n/a	14 ft	16 ft	27 ft (front); 20 ft (rear)	32 ft (front); 16 ft (rear)	18 ft

Figure 19: Building dimension comparison chart.

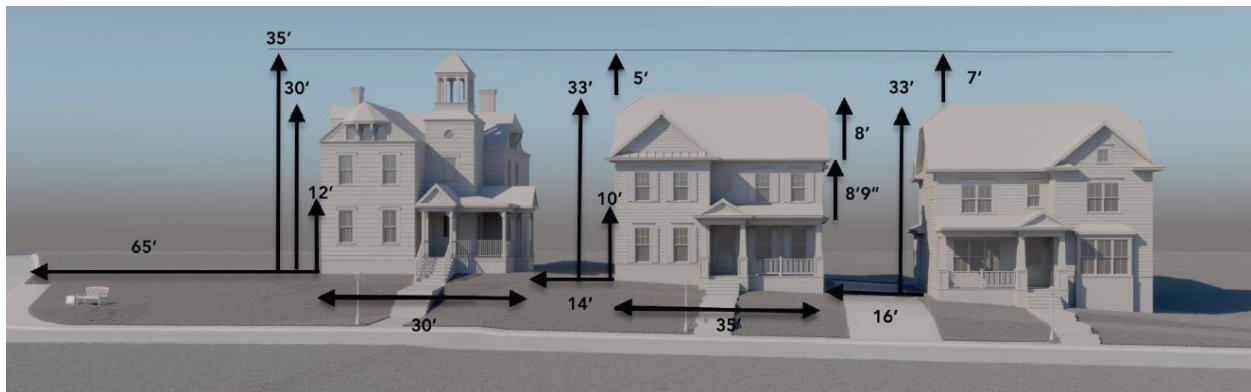


Figure 20: Revised rendering from Holman Avenue showing general dimensions and setbacks.

Height

For the first preliminary consultation review, the applicant did not provide the height of the proposed buildings, but stated in the description of work that the proposed houses would be “...smaller in elevation and in height than the historic home...” For this second preliminary consultation review, the applicant’s description of work also claims that the proposed houses will be “...lower in elevation than the historic home and lower in overall height...” but the drawings show that the proposed houses will be several feet taller than the main mass of the historic house. Staff notes that the rendering of the proposed houses shows that they will be 33 feet from grade, while the elevation drawing indicates that the 33 feet is measured from the first finished floor level, which is shown as elevated in both rendering and elevation, adding additional unspecified feet to the houses. The peak of the main roof of the historic house is approximately 30 feet from grade, while the top of the open turret is approximately 35 feet. Staff argues that the height of the historic building that should be used for comparison purposes is that of the main block roof, not the top of the open turret. By comparison, the peak of the roof at 2411 Holman Avenue is approximately 6 feet higher than that of the adjacent infill construction. Staff finds that the proposed

height of the new construction on Lots 7 and 8 and the overall roof design is out of keeping with the character of the historic district and the adjacent historic property. Staff recommends the use of a simple front-gable or hipped roof to reduce the scale of the proposed roof. Staff also recommends reducing the floor-to-floor height with a maximum of 8-9 feet at the first floor and 8 feet at the second floor. Staff finds that the use of a raised basement, the height of which is unspecified in this application, increases the height and mass of the buildings.

Design

Staff finds that the use of horizontal siding and half front porches with pedimented entries is compatible with the adjacent historic building and that the scale and rhythm of the proposed fenestration of the front elevations are compatible with but differentiated from the historic resource, in keeping with *Standard 9*. However, staff finds that, as previously mentioned, the proposed roof form and design are out of keeping with the historic district and incompatible with the adjacent historic resource.



Figure 21: Revised proposed elevation drawings.

Overall, staff continues to conceptually support new construction on Lots 7 and 8, provided they are scaled appropriately and located far enough away from the historic building to maintain its character and that of the site and setting, as recommended in recommended by the *Amendment* and the Secretary of the Interior's "New Exterior Additions and Related New Construction" guideline.⁷ Staff finds that the large open lots around freestanding Victorian houses is significant to the suburban character of the Forest Glen Historic District. Staff finds that the preservation of the open space on Lot 12 at the corner of Holman Avenue and Hollow Glen Place is the most critical to the environmental setting of the subject property, and that the preservation of green, open space to the west is also important, but decreases as one moves west from Lot 8 to 7.

⁷ [The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings](#)

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC's comments and return for a third preliminary consultation to further discuss massing, height, rhythm, and spacing of the buildings, and to have a discussion on proposed materials, grading, and tree removals, in addition to any other items recommended by the Commission.

Staff Requested HPC Feedback

- The appropriateness of the location, scale, height and massing of the proposed buildings;
- The appropriateness of the proposed building design at a general level;
- Any other comments.

Staff-recommended materials to be submitted for a third preliminary consultation:

- Refinement of the proposed architectural plans for the infill houses including dimensioned elevations, floor plans, and proposed materials with specification sheets.
- A dimensioned site plan, including setbacks from the street, property lines, and adjacent buildings.
- Tree survey identifying all trees greater than 6" d.b.h. on the properties that will be impacted by the proposed construction. Information should be shown in a table and plan view noting the caliper and species of the trees.

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:

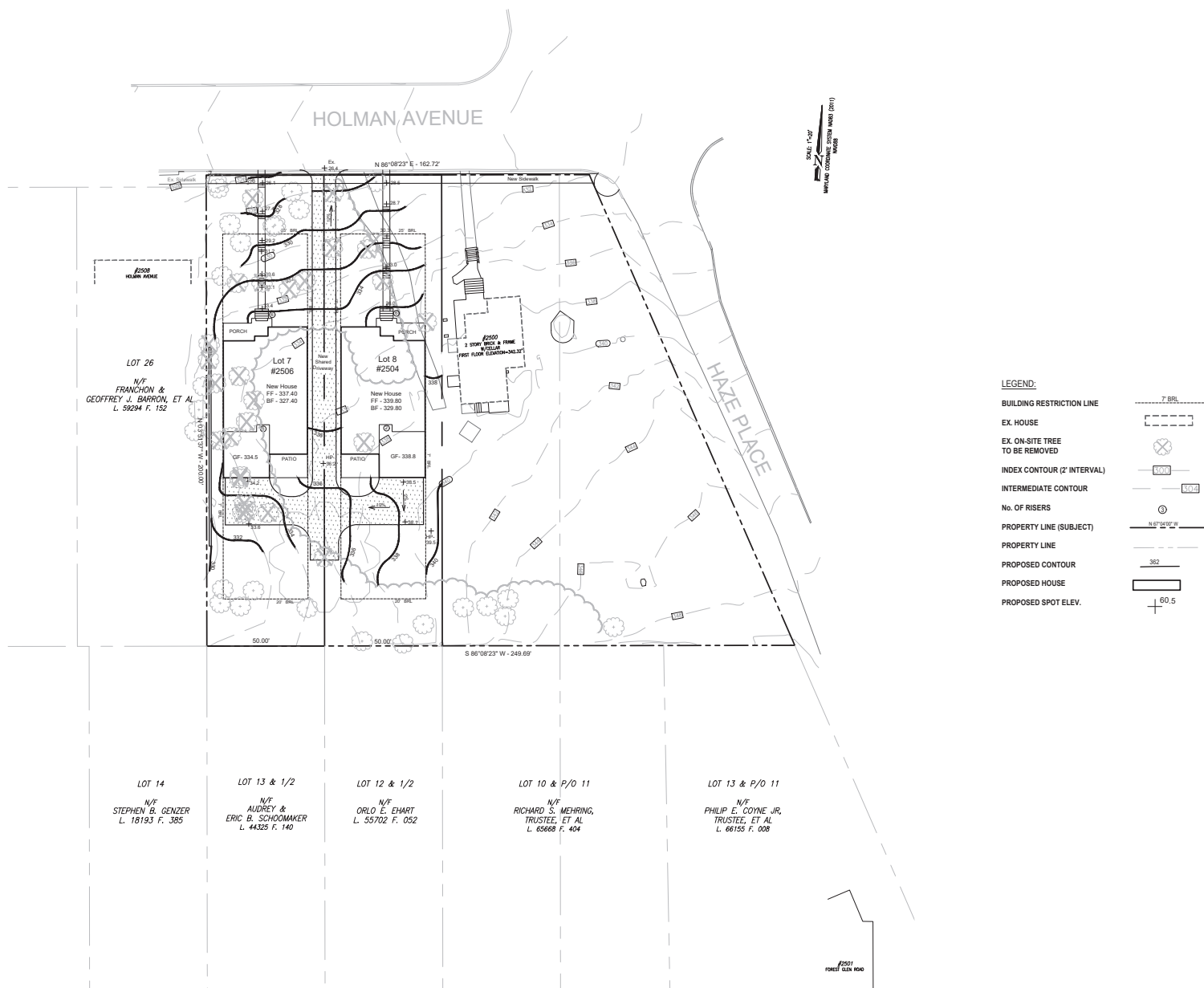


scale: 1" = 20'

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SITE PLAN
LOTS 7 & 8 of FOREST GLEN INV. CO. - JOSEPH PARK
2506 & 2504 Holman Avenue
Montgomery County, Maryland



#2508
COLMAN AVENUE

LOT 26

N/F
NCHON &
J. BARRON, ET AL
29294 F. 152

N 03°51'37" W - 200.00'

Ex.
+26.4

N 86°08'23" E - 162.72'

Ex. Sidewalk

New Sidewalk

PORCH

35'

Lot 7
#2506

New House
FF - 337.40
BF - 327.40

64'

GF- 334.5

PATIO

New Shared
Driveway

336

HP -
+36.2

336

Lot 8
#2504

New House
FF - 339.80
BF - 329.80

64'

GF- 338.8

PATIO

+38.5

10%

2%

12%

25' BRL

7' BRL

#2500
2 STORY BRICK & FRAME
W/CELLAR
FIRST FLOOR ELEVATION=342.32'

7' BRL

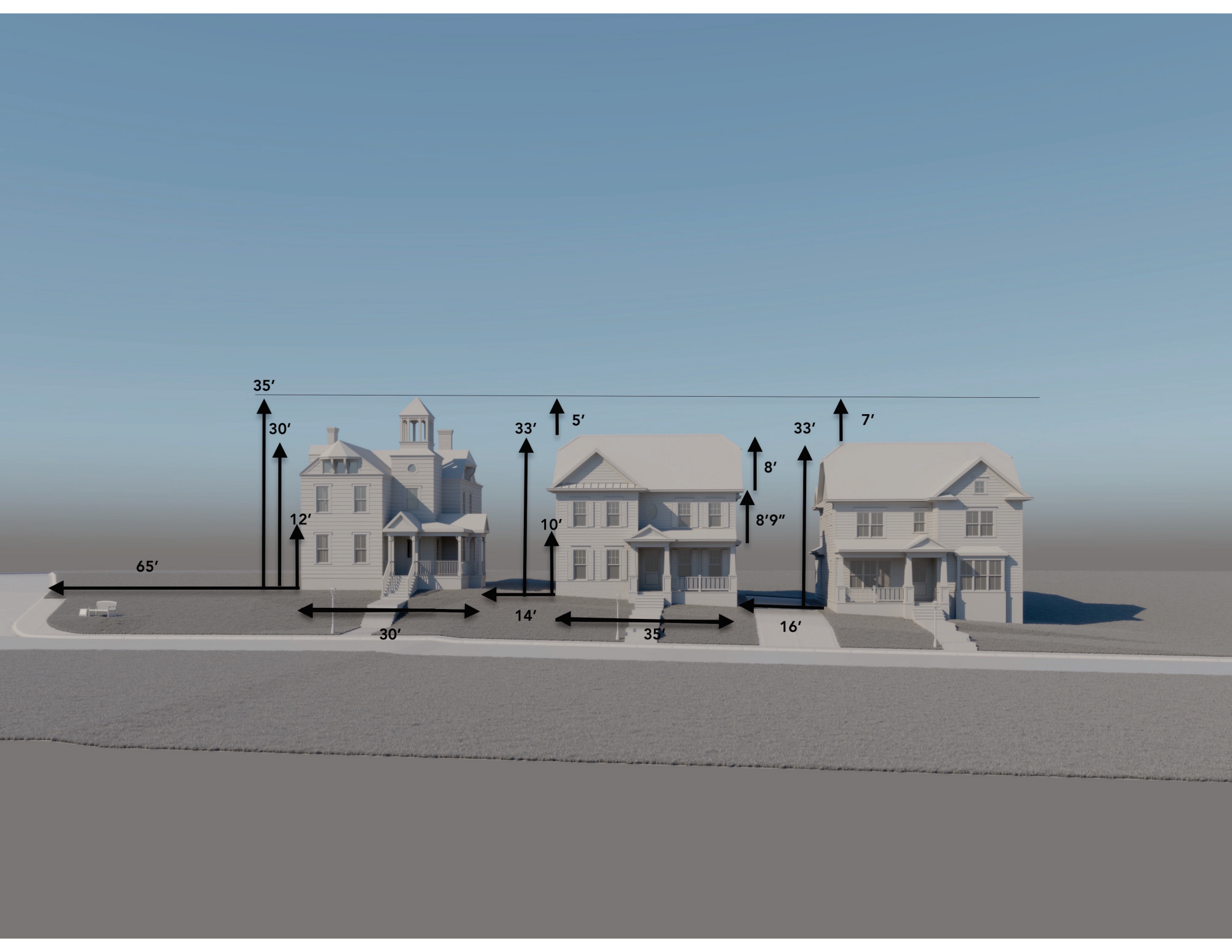
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340

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Proposed elevations

FIRST PRELIMINARY CONSULTATION SUBMISSION 1/8/2025

HOLMAN AVENUE

