

3rd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2500 Holman Avenue, Silver Spring	Meeting Date:	5/28/2025
Resource:	Outstanding Resource (John E. Semmes House) Forest Glen Historic District	Report Date:	5/21/2025
Applicant:	Partap Verma	Public Notice:	5/14/2025
Review:	3 rd Preliminary Consultation	Tax Credit:	No
Permit No.:	1097561	Staff:	Laura DiPasquale
Proposal:	Construction of two new single-family houses		

STAFF RECOMMENDATION

Staff recommends the applicant make revisions and return for a 4th preliminary consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: John E. Semmes House, Outstanding Resource within the Forest Glen Historic District

STYLE: Queen Anne

DATE: c. 1891

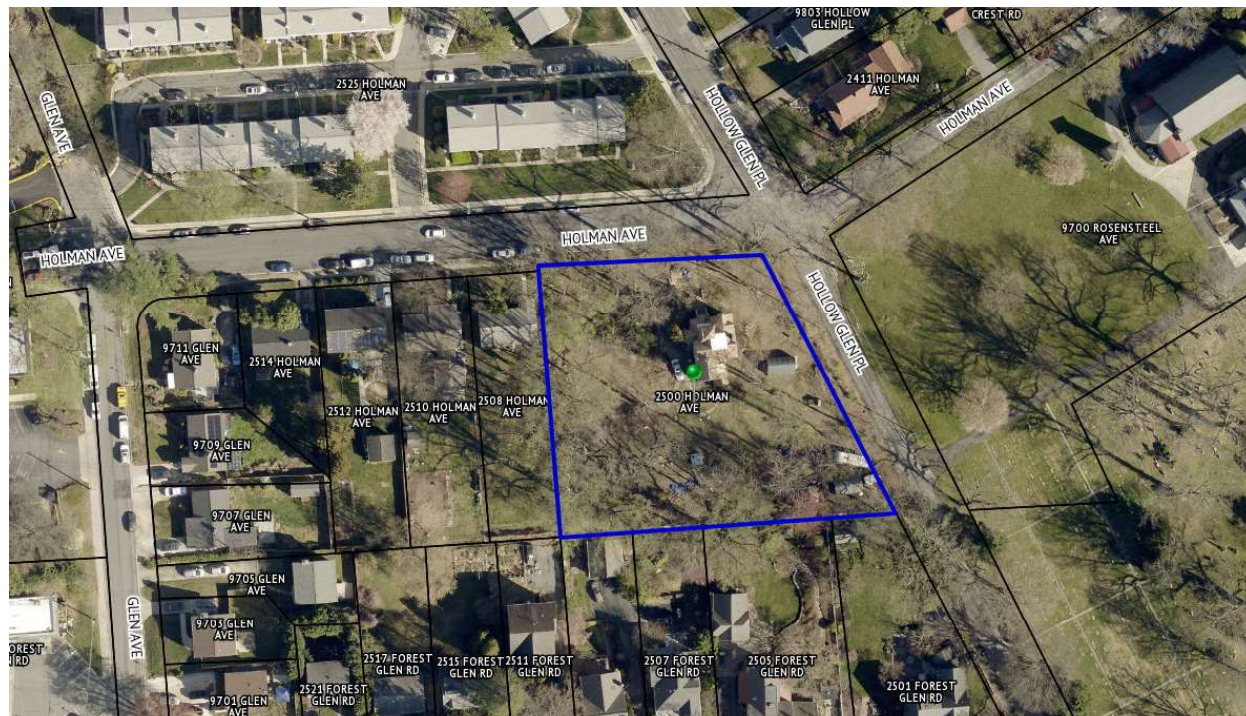


Figure 1: Location of 2500 Holman Avenue (outlined in blue).

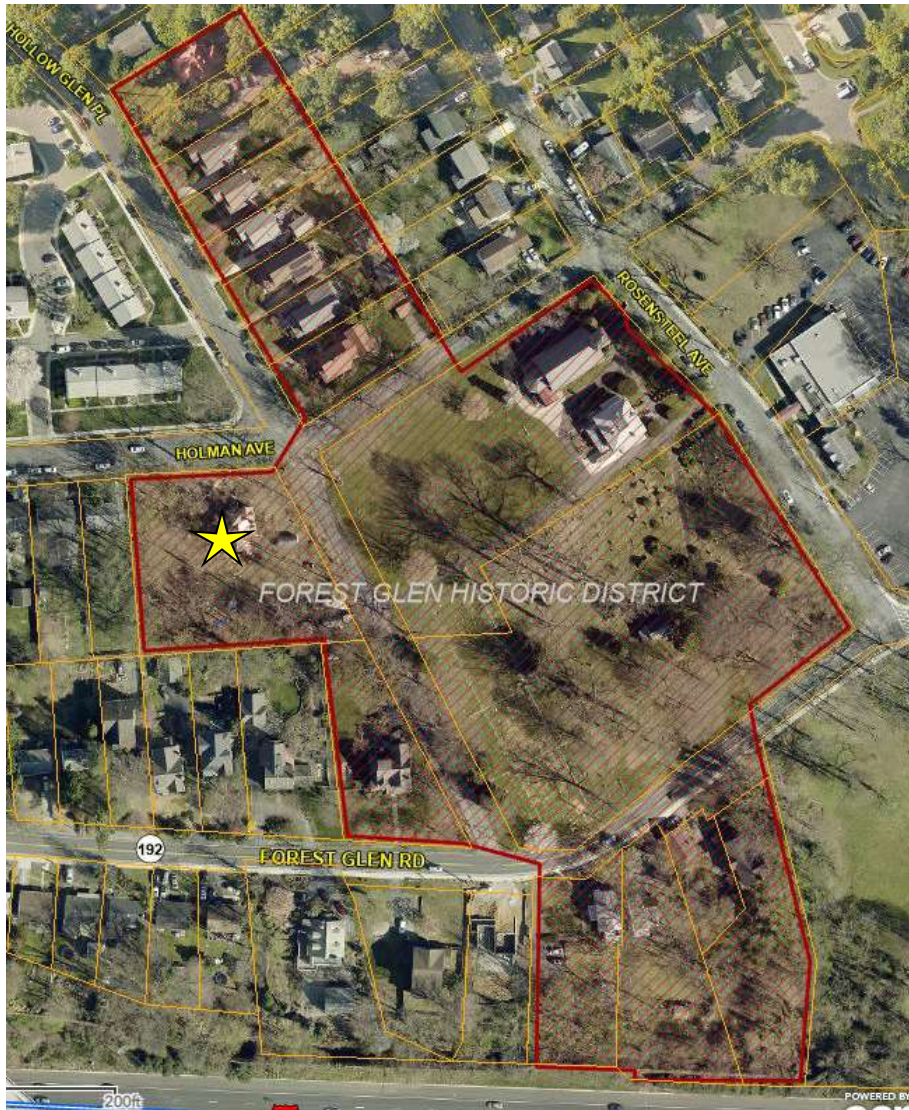


Figure 2: Location of 2500 Holman Avenue (demarcated with a yellow star) within the Forest Glen Historic District (outlined and hashed in red).



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), and are considered “infill” lots, which allows for 30% lot coverage minus .001 multiplied by the square foot of a lot area over 6,000 feet.² Lots 7 and 8 each measure 50’ in width by 200’ in depth for a total of 10,000 square feet, and therefore Zoning allows for 26% lot coverage. Setbacks for lots zoned R-60 and recorded prior to 1/1/1954 includes a front setback of 25 feet or the established building line, side setbacks of 7 feet each, and a rear setback of 20 feet.

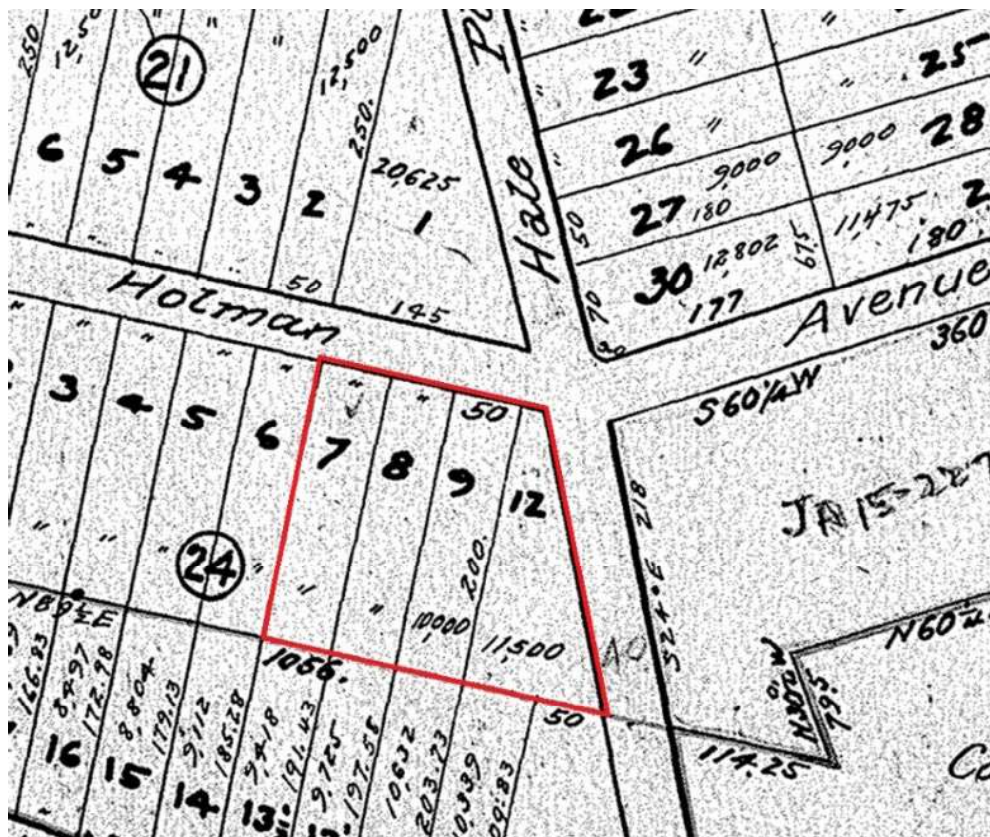


Figure 7: Detail of the 1887 Plat Book A, p. 17, Forest Glen Investment Company, Josephs Park. The property at 2500 Holman Avenue (outlined in red) is comprised of four platted parcels, three of which have never been developed. The existing house is situated primarily on parcel #9. New houses are proposed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

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.

Second Preliminary Consultation

At its March 26, 2025 meeting, the HPC held a second preliminary consultation review for the proposed project.³

Commissioner Hains requested information on whether the proposed project is considered infill or standard development under the R-60 zoning regulations and requested that the applicant submit their zoning calculations with the next submission.

A summary of the comments of the Commissioners present at the second preliminary consultation review and response by the applicant for the current/third preliminary consultation review are as follows:

- At 35 feet in width, the proposed buildings are too wide and out of scale with the adjacent historic resource and rhythm of houses in the district.
 - Commissioner Hains noted he might support the width of the proposed buildings if they were pushed further back on the lots and the roofline reduced.
 - *3rd Preliminary Submission: The applicants have revised to show a building width of 31 feet for the first 42 feet, widening to 35 feet for the remaining length of the houses, which have been lengthened from 64 feet to 67 feet 10 inches.*
- A distance of 14 feet between the proposed house on Lot 8 (2504 Holman) and the historic house (2500 Holman) is insufficient.
 - *3rd Preliminary Submission: The revised distance between the historic house and proposed house on Lot 8 is 15 feet, an increase of 1 foot.*
- The roof height should be lowered and the amount of visible roof should be reduced to the extent possible.
 - Commissioner Hains suggested that lowering the spring line and adding dormers could help reduce the massive appearance of the roof.
 - *3rd Preliminary Submission: The applicants indicate that they have lowered the ridgeline by approximately 10 inches from 33 feet to 32 feet 2-7/8 inches from the first-floor level to the ridge. The proposed height from average grade is 36 feet 8 3/8 inches.*
- The general façade design is acceptable. Commissioner Radu noted and other Commissioners agreed, however, that the side elevations appear overly boxy and that it needs more articulation of the massing.
 - *3rd Preliminary Submission: The applicants have revised the proposed façade design to incorporate double gable fronts and wall dormers and eliminated the pedimented porch elements. They have also added additional changes in plane and materials to the side elevations.*
- The design does not need to be based on the Hollow Glen infill construction.
- The proposed houses should appear secondary to the historic building but do not achieve that goal as presented.
- The design and placement of the proposed buildings should take into consideration the whole streetscape, including the lower-scale 20th century construction to the west.
 - *3rd Preliminary Submission: The applicants included the footprint of the adjacent one-story 20th century construction to the west on the site plan.*
- The general square footage proposed could be acceptable if the buildings were narrowed and elongated. Commissioners suggested rotating room orientation to help achieve this goal.
 - *3rd Preliminary Submission: The applicants rotated the room orientation but otherwise*

³ The staff report and submission materials for the 2nd preliminary consultation review for 2500 Holman Avenue, reviewed at the March 26, 2025 HPC meeting is available here: <https://montgomeryplanning.org/wp-content/uploads/2025/03/II.A-2500-Holman-Avenue-Silver-Spring-1097561-2nd-prelim-1.pdf>

have not modified the overall building square footage.

The HPC concurred with Staff regarding some additional materials to be presented at a subsequent Preliminary Consultation review, including:

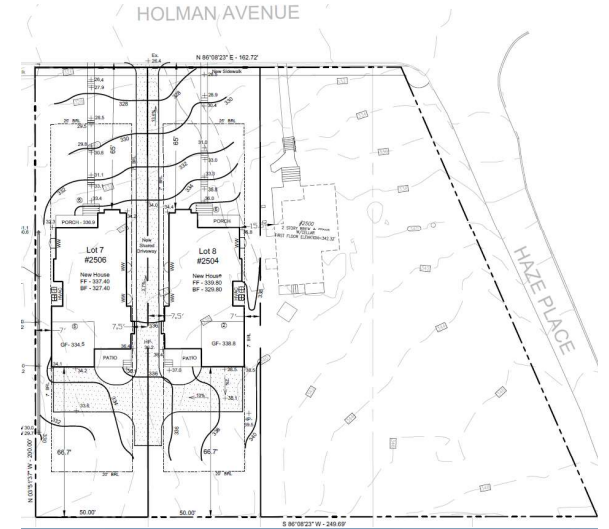
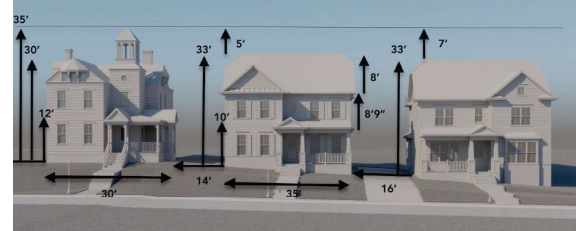
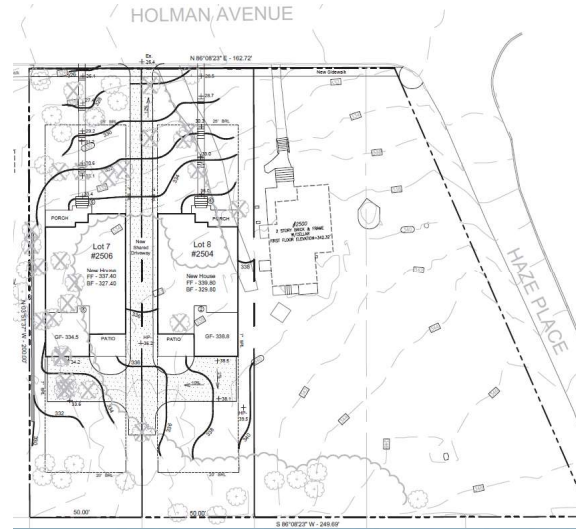
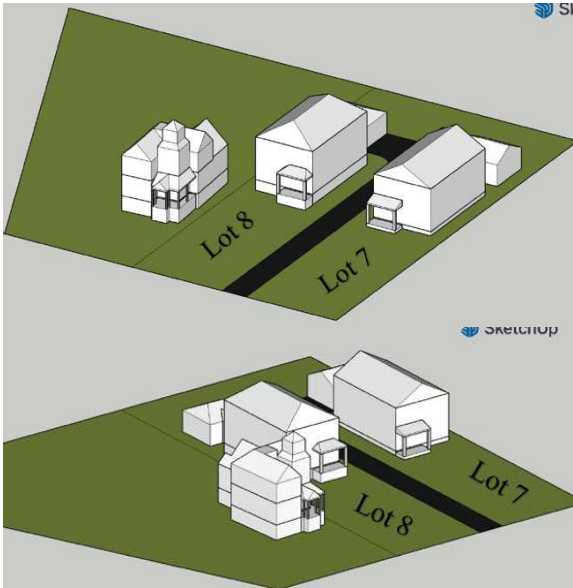
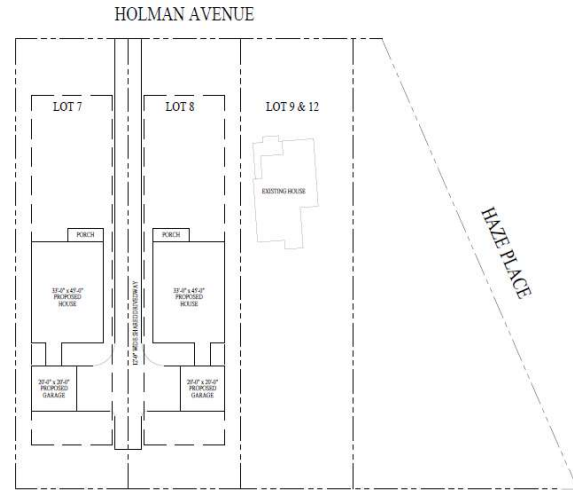
- Confirmation of zoning standards and calculations;
 - *3rd Preliminary Submission: The applicant has submitted this information and confirmed the proposal is subject to the Infill zoning standards.*
- Revisions to the proposal to address compatibility concerns related to building height, width, massing, and placement;
- Refinement of the proposed architectural plans for the infill houses including dimensioned elevations for all sides, complete floor plans, and proposed materials with specification sheets;
 - *3rd Preliminary Submission: The applicant has submitted revised information.*
- A dimensioned site plan, including setbacks from the street, property lines, and adjacent buildings;
 - *3rd Preliminary Submission: The applicant has submitted revised information.*
- 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.
 - *3rd Preliminary Submission: The applicant has submitted revised information.*

A comparison of the site plans and elevations for the first, second, and third preliminary consultation reviews is available on page 10.

1st Preliminary Consultation
January 8, 2025

2nd Preliminary Consultation
March 26, 2025

3rd Preliminary Consultation
May 28, 2025



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 65 feet from Holman Avenue. The houses would measure 31 feet in width for the first 42 feet of the house, widening to 35 feet in width for the remainder, and extend 64 feet in depth. The houses would include integral two-car garages accessed by a shared driveway.

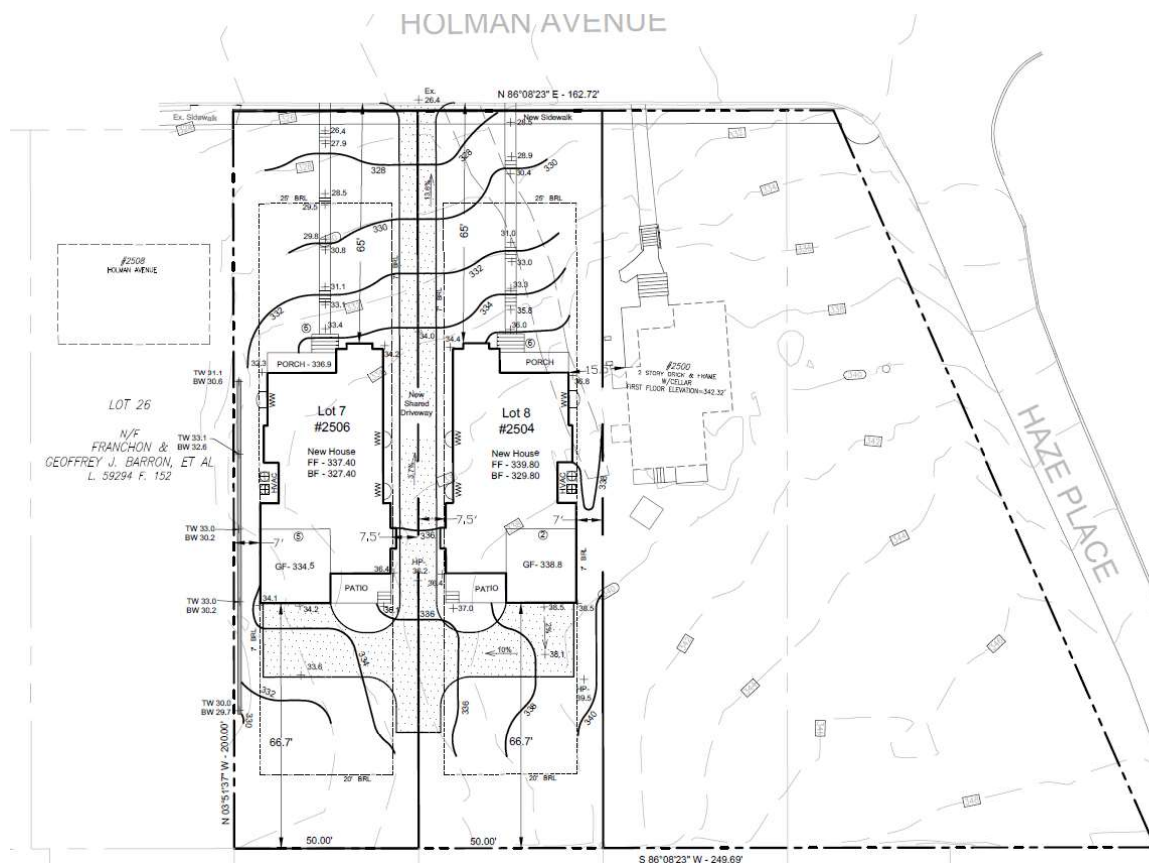


Figure 8: Proposed site plan submitted for the third preliminary consultation review.



Figure 9: Rendering for third preliminary consultation review.

STAFF DISCUSSION

Staff finds that, although the applicants have made some revisions to the design since the 2nd preliminary consultation review, at approximately 4,500 square feet above grade, the proposed houses are more than double the size of the adjacent historic building. Staff finds that the overall height, massing, and design of the proposed construction does not read as secondary or deferential to the adjacent historic building and remains out of scale in massing and rhythm with the adjacent construction and the district as a whole, failing to satisfy *Standard 9*, the Secretary of the Interior's Guideline for New Exterior Additions and Related New Construction, and Chapter 24A-8(b)(2).

Building Footprint

At the first and 2nd Preliminary Consultation reviews, staff recommended that the proposed buildings be no wider than the existing historic house, or 30 feet. Staff maintains this position, finding that this width is consistent with both the historic house and other newer construction in the district on Hollow Glen Place. For that earlier infill case within the District from 1999, the applicant originally proposed a front width of 32 feet for the new buildings, but, at the HPC's urging, reduced to 24 feet wide for the front halves of the buildings and bumped out to 32 at the rear, creating greater visual distance between the buildings from the public right-of-way. During the 1999 review, 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. Ultimately, it appears the footprint of the approved houses was closer 1,350, excluding the garages. At 2,013 square feet, the footprint of the proposed buildings is nearly 1.5 times that, and includes integral garages.⁴ All dimensions are shown in the Table in *Figure 10*.

Staff maintains that a minimum of 20 feet should be provided between the historic house at 2500 Holman Avenue and the proposed construction on Lot 8 (2504 Holman Avenue). Based on the lot width and side setback requirements, this may require narrowing the houses further and/or setting the houses back farther on the lots. While the fronts of the buildings have been narrowed by four feet at the front since the 2nd preliminary consultation review, they have only been reduced by one foot in width since the 1st preliminary consultation review, from 32 to 31 feet, and remain 35 feet at the rear. The distance between the historic house and new construction on Lot 8 has only increased by one foot, from 14 to 15 feet, since the 2nd preliminary consultation review, and the distance between the two new houses is greater than that between the new house on Lot 8 and the historic house (19 feet at the front and 15 feet at the rear).

Height

Staff finds that the proposed height continues to compete with and remains out of scale with the adjacent historic building and that a reduction of ten inches in height from average grade does not constitute a significant or sufficient change between the 2nd and 3rd preliminary consultation reviews. Staff notes that much of the height appears driven by the placement of the occupiable space of the 3rd floor/attic space in the side gable portion of the building and the use of an elevated first floor level. Staff recommends that the applicants lower the main side gable ridge height, reorient the occupiable attic space to the rear, increasing the height of the rear cross gable and adding dormers to the rear "ell," and lowering the first-floor level to grade.

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

⁴ 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)

⁴ Calculations based on first floor plan for the property on page 37 of 48: [31-8-99B_Forest Glen Historic Distirct_98 Hollow Glen Place_07-14-1999.pdf](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)

	2500 Holman Ave	2504 Holman Ave (pending; Lot 8) <i>3rd prelim changes in red</i>	2506 Holman Ave (pending; Lot 7) <i>3rd prelim changes in red</i>	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 <i>65 ft</i>	64.5 ft <i>65 ft</i>	53 ft	57 ft	57 ft
Width	30 ft (front); 20 ft (rear)	35 ft <i>31 ft (front) 35 ft (rear)</i>	35 ft <i>31 ft (front) 35 ft (rear)</i>	21 ft (front); 27 ft (rear)	24 ft (front); 32 ft (rear)	24 ft (front); 32 ft (rear)
Depth	43 ft	64 ft <i>67 ft 10 in</i>	64 ft <i>67 ft 10 in</i>	57 ft	50 ft	50 ft
Height	30 ft (+ open turret)	33 ft (+ elevated basement) <i>36 ft 8 in FFG</i>	33 ft (+ elevated basement) <i>36 ft 8 in FFG</i>	35.5 ft	30.5 ft	30.5 ft
Appx. Sq. Ft. above grade	2,104	4,460 <i>4,467</i>	4,460 <i>4,467</i>	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 <i>15 ft</i>	16 ft <i>19 ft (front) 15 ft (rear)</i>	10 ft <i>14 ft</i>	n/a	28 ft (front); 20 ft (rear)	32 ft (front); 16 ft (rear)
Appx. distance from house to left	n/a	14 ft <i>15 ft</i>	16 ft <i>19 ft (front) 15 ft (rear)</i>	27 ft (front); 20 ft (rear)	32 ft (front); 16 ft (rear)	18 ft

Figure 10: Building dimension comparison chart. Changes since the 2nd preliminary consultation review are noted in red.

Design

Staff finds that the façade design, which has been revised to show nested front gables with corner returns, bears little relationship to the historic context, is overly ornate, and competes with the historic building, while the removal of the pedimented porch entries that related to the historic porch removes an element that provided a sense of rhythm and continuity to the design. Staff also finds that the use of jerkinhead rooflines and multi-pane over-one windows should be simplified to reduce the conspicuousness of the proposed buildings.

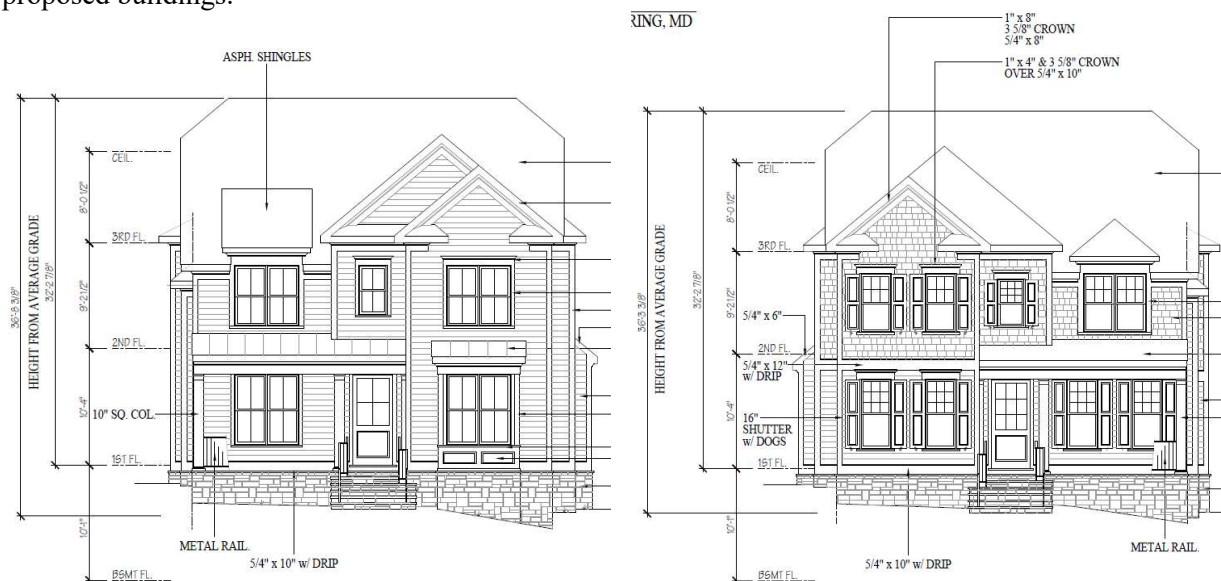


Figure 11: Proposed front elevations of 2504 Holman Avenue (Lot 8), left, and 2506 Holman Avenue (Lot 7), right.

2504 HOLMAN AVE
SILVER SPRING, MD

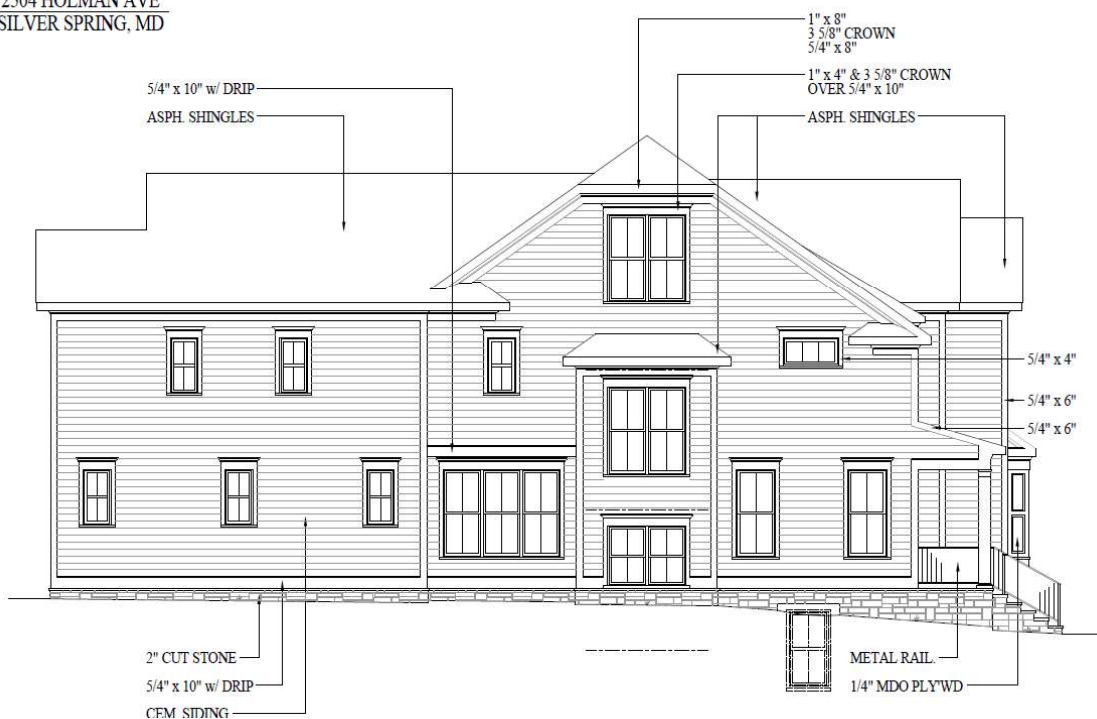


Figure 12: Proposed left side elevation of 2504 Holman Avenue (Lot 8), which would face the historic building at 2500 Holman Avenue. The right elevation of 2506 Holman Avenue would mirror this design but with different cladding materials and window muntin patterns.

2506 HOLMAN AVE
SILVER SPRING, MD

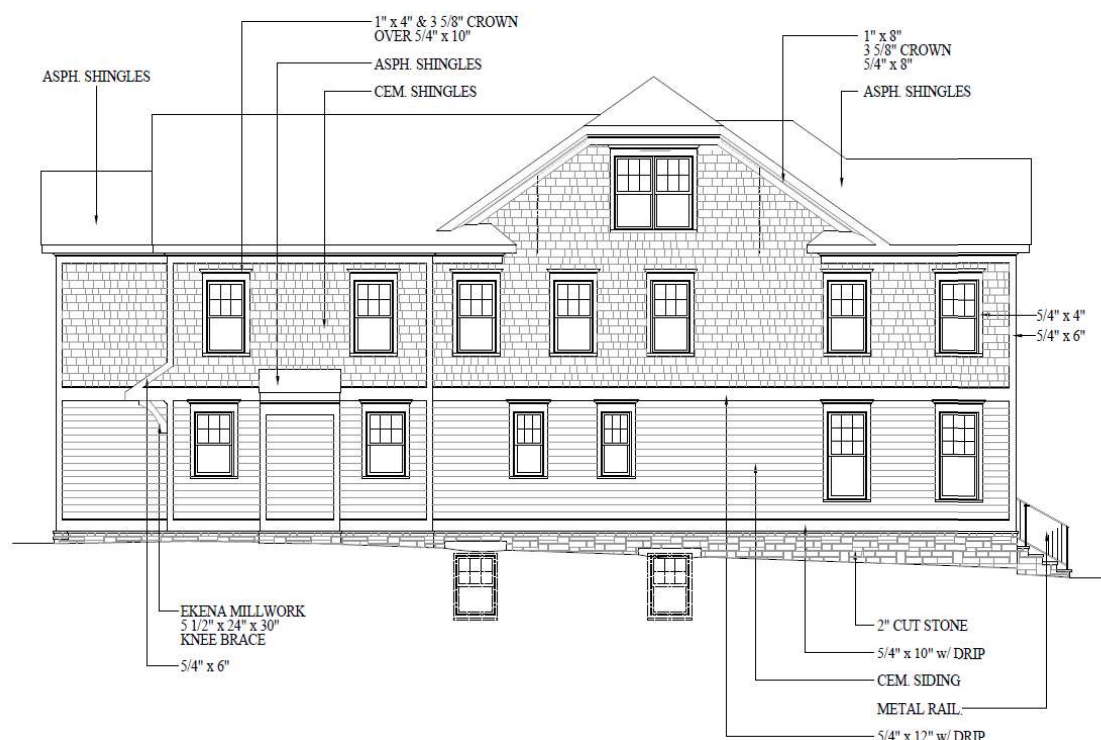


Figure 13: Proposed left side elevation of 2506 Holman Avenue (Lot 8), which would face the shared driveway and 2504 Holman Avenue. The right elevation of 2504 Holman Avenue would mirror this design but with different cladding materials and window muntin patterns.

Materials

For the proposed construction, the applicants propose HardiePlank lap siding, HardieShingle faux shake siding, two-inch thick cut stone watertables/bases, Andersen 100 series Fibrex windows, CertainTeed Landmark series shingle and Englert standing seam metal roofing. Staff supports the use of HardiePlank siding as a substitute material on new construction and additions within historic districts such as Forest Glen where frame construction is the primary historic building type, but in staff's experience, the proposed HardieShingle siding proposed on Lot 7 (2506 Holman) reads as overly flat and incompatible for use on historic buildings and in historic districts. Staff notes that the historic buildings in District have brick rather than stone foundations, and recommends that the stone foundation cladding on the proposed buildings be replaced with brick and lowered to the extent possible. Staff also recommends that the proposed standing seam metal roofing be replaced with asphalt shingles to simplify the design and reduce the conspicuousness of the new construction. Staff also finds that the proposed Andersen 100 series windows are overly flat and incompatible with the historic resource and context. Staff recommends the applicants consider a different window line, such as the Andersen 200 series windows, which have a more traditional sash to glazing profile.

Tree Survey/Sidewalk/Streetscape Improvements

The applicant has provided a tree survey and site plan that identifies trees for retention and removal on both the project lots themselves, as well as the adjacent parcels at 2500 and 2508 Holman Avenue, which are not owned by the applicant. The survey shows that all trees in the front yards of Lots 7 and 8, as well as within the project footprint, are proposed for removal. The survey identifies three trees at the far rears of Lots 7 and 8 to remain at the far rears of the lots. Staff recommends that the applicants re-evaluate the trees identified as in "moderate" condition in the front yards of the proposed buildings and that efforts be made to retain mature trees of moderate condition.

The survey also identifies trees for retention and removal at the adjacent parcels at 2500 and 2508 Holman Avenue, which are not owned by the applicant. Three of these trees, ST-50, 51, and 52 are proposed for removal, presumably in conjunction with the sidewalk extension and streetscape improvements the applicant hopes to undertake across all three parcels. Staff notes that the applicant cannot apply for work to adjacent parcels without owner consent and recommends that the sidewalk and adjacent property tree removal be removed from this application and return with a future HAWP jointly with the adjacent property owner(s).

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.⁵ Staff finds that the large open lots around freestanding Victorian houses is significant to the suburban character of the Forest Glen Historic District, and that new construction on these parcels associated with the Outstanding Resource must prioritize its prominence within the District.

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC's comments and return for a fourth 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;
- The appropriateness of the proposed building materials;
- The appropriateness of the proposed tree removal; and,
- Any other comments.

Staff-recommended materials to be submitted for a future submission:

- Refinement of the proposed architectural plans for the infill houses including dimensioned elevations, floor plans, and proposed materials with specification sheets.
- Street-level renderings from multiple angles showing the proposed construction in relationship to the historic building and adjacent existing construction.
- An updated dimensioned site plan, including setbacks from the street, property lines, and adjacent buildings removing references to the sidewalk extension.
- Materials specifications for all proposed materials.
- An updated tree survey clarifying which trees are on site vs. adjacent properties and removing references to tree removal not on Lots 7 and 8. The survey should continue to identify 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.

⁵ [The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings](#)



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: Partap Verma

E-mail: pverma@avatardesignbuild.com

Address: 9715 Caney Place

City: Silver Spring Zip: 20910

Daytime Phone: 202-277-0318

Tax Account No.: 03829278

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 31/008-000A

Is the Property Located within an Historic District? X Yes/District Name Forest Glen
____ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 2500 Street: Holman Ave

Town/City: Silver Spring Nearest Cross Street: Glen Ave.

Lot: 7 Block: 24 Subdivision: 0008 Parcel: HP62

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|------------------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

May-4-2025
Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Bruce Walter Nunnally Irrevocable Trust
113 S Aberdeen St., Arlington, VA 22204

Owner's Agent's mailing address

Sterling Mehring
2505 FOREST GLEN RD SILVER SPRING 20910

Adjacent and confronting Property Owners mailing addresses

2511 Forest Glen Road
Silver Spring, MD 20910

2509 Forest Glen Road
Silver Spring, MD 20910

2508 Holman Avenue
Silver Spring, MD 20910

2507 Forest Glen Road
Silver Spring, MD 20910

2505 Forest Glen Road
Silver Spring, MD 20910

2501 Forest Glen Road
Silver Spring, MD 20910

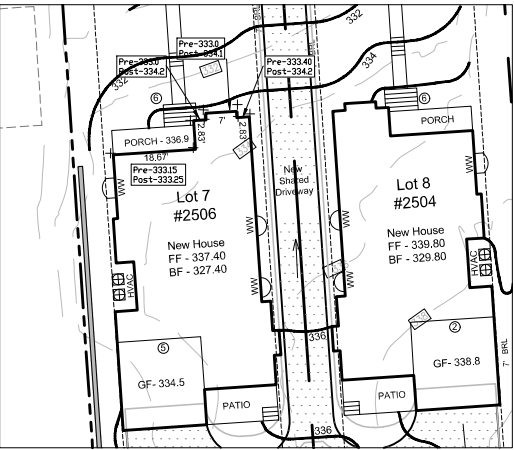
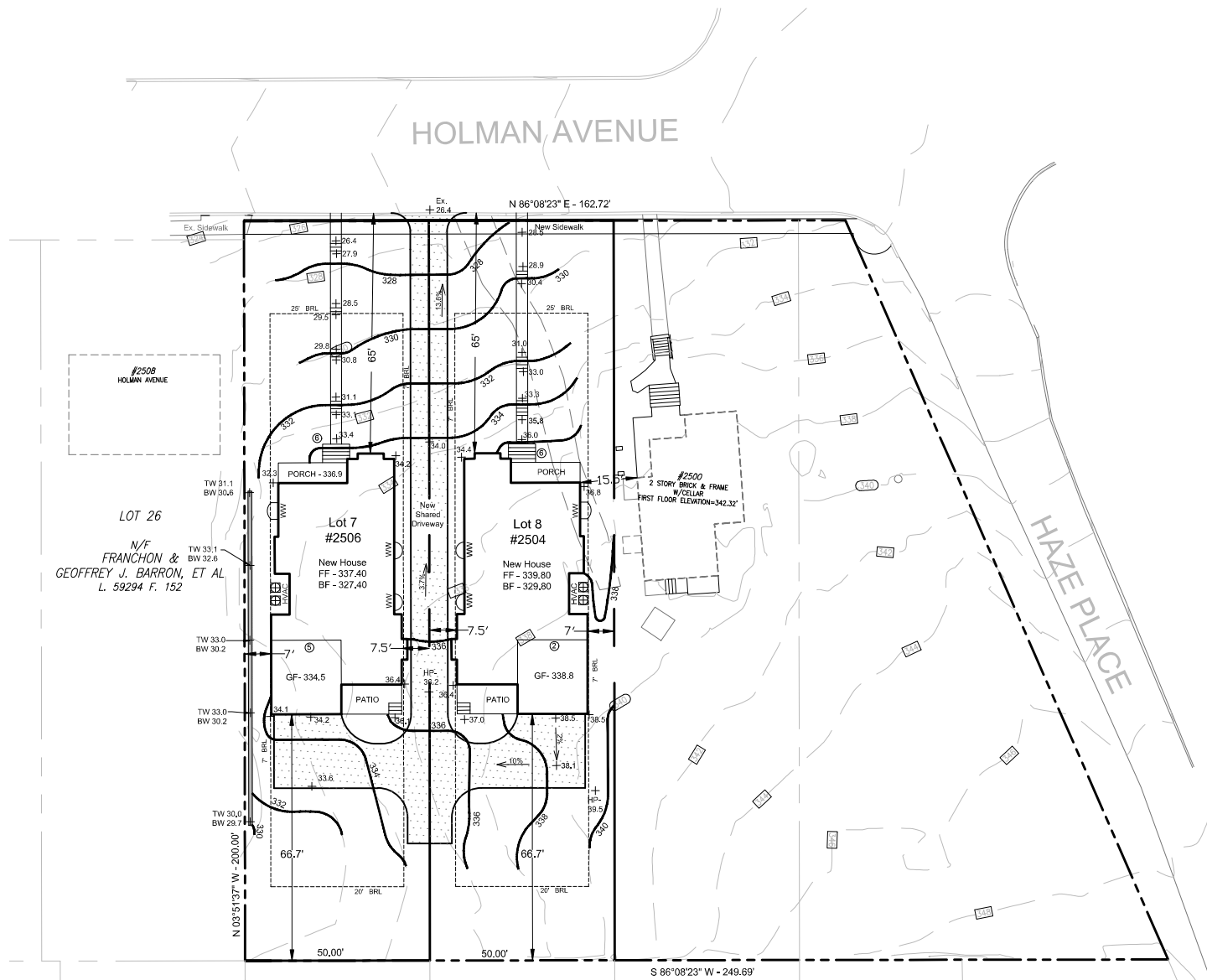
9700 Rosensteel Avenue
Silver Spring, MD 20910

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

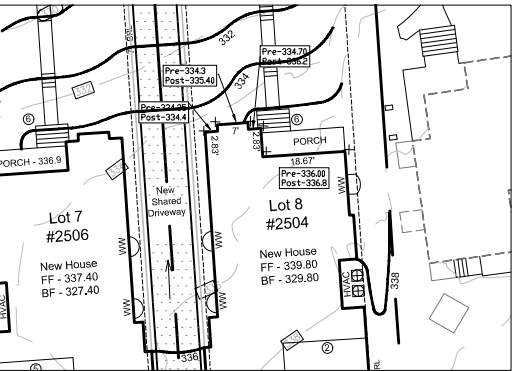
The property consists of two previously subdivided lots that are next to a historically designated property (privately owned). The adjoining two lots are 200 ft deep, 10,000 sf in size, and are substantially lower in topography than the historical home. There are no encumbrances on the lot and regular in shape (rectangular). The two lots are wooded but consist of low quality plantings and include substantial amounts of invasive species and is currently in a non-conformance state given the historic nature and is being used as a dumping ground for landscape supplies and other household items. The surrounding area is an eclectic dense infill area that is three blocks from the Forest Glen Metro Station. The immediate neighborhood includes a wide variety of housing such as a set of condo buildings built in the 1950s directly across from the street, rambler homes built in the 1970s and other homes built in the 1980s. In addition there are a handful of previously designated historic homes, a historic church and graveyard, a local community club and a gas station.

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

Work proposed includes building two single family homes that are craftsman styled and fit the general historic nature of the neighborhood and include an attached rear 2-car garage (not visible from the street) with a shared 1-car driveway to minimize impervious surface. The proposed homes shall have similar frontages of the historic home and lower in first floor elevation and overall height than the historic home in order to establish primacy to the historic home at 2500 Holman Ave. The development also includes a proposal for a historic plaque with a landscaped viewing area by extending a sidewalk down Holman Ave and placing the marker in at the corner of Holman Ave and Hollow Glen Pl. (to be coordinated with the Planning Dept - Historic Preservation).



DETAIL VIEW: LOT 7 BUILDING HEIGHT DETERMINATION
1" = 20'



DETAIL VIEW: LOT 8 BUILDING HEIGHT DETERMINATION
1" = 20'

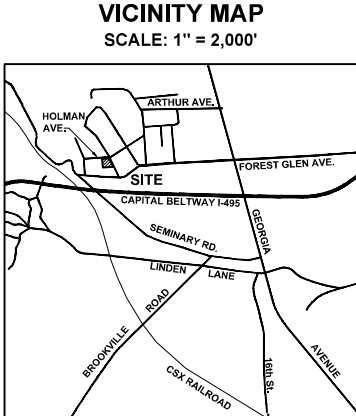
LOT 7 GENERAL NOTES:
1. Plat number - 17 (07/31/1888)
2. Area of property - 10,000 sf
3. Zoning: R-60
4. Property served by public water and public sewer.

ZONING NOTES:
1. Setbacks-
Front - 25' or Established Building Line, whichever is greater
Side - 7'; (lot recorded before 1/1/1954)
Rear - 20'
2. Minimum Lot Frontage-
25' at street
60' at front building line
3. Maximum Building Height - 35' to roof peak, or 30' to mean height of roof between eave and peak.
Calculations -
18.67' section x avg. elev. 333.15 (pre-development) = 6,219.91
2.83' section x avg. elev. 333.00 (pre-development) = 942.39
7' section x avg. elev. 333.00 (pre-development) = 2,331.00
2.83' section x avg. elev. 333.40 (pre-development) = 943.52
10,436.82 / 31.33' = **333.12 avg. front elevation**
FFE 337.4 + 24.96' (height from FFE to mean height of roof per architectural drawings) = 362.36'
362.36' - 333.12 = **29.24' (average elevation of finished grade along front of building to mean height of roof)**
4. Maximum Lot Coverage- 26% (infill)
10,000 sf x 0.26 = 2,600 sf (max. allowed)
Proposed Coverage - 2,013 sf (20.13%)

LOT 8 GENERAL NOTES:
1. Plat number - 17 (07/31/1888)
2. Area of property - 10,000 sf
3. Zoning: R-60
4. Property served by public water and public sewer.

ZONING NOTES:
1. Setbacks-
Front - 25' or Established Building Line, whichever is greater
Side - 7'; (lot recorded before 1/1/1954)
Rear - 20'
2. Minimum Lot Frontage-
25' at street
60' at front building line
3. Maximum Building Height - 35' to roof peak, or 30' to mean height of roof between eave and peak.
Calculations -
2.83' section x avg. elev. 334.35 (pre-development) = 946.21
7' section x avg. elev. 334.30 (pre-development) = 2,340.10
2.83' section x avg. elev. 334.70 (pre-development) = 947.20
18.67' section x avg. elev. 336.00 (pre-development) = 6,273.12
10,506.63 / 31.33' = **335.35 avg. front elevation**
FFE 339.8 + 24.96' (height from FFE to mean height of roof per architectural drawings) = 364.76'
364.76' - 335.35 = **29.41' (average elevation of finished grade along front of building to mean height of roof)**
4. Maximum Lot Coverage- 26% (infill)
10,000 sf x 0.26 = 2,600 sf (max. allowed)
Proposed Coverage - 2,013 sf (20.13%)

- LEGEND:**
- BUILDING RESTRICTION LINE
 - EX. HOUSE
 - INDEX CONTOUR (2' INTERVAL)
 - INTERMEDIATE CONTOUR
 - No. OF RISERS
 - PROPERTY LINE (SUBJECT)
 - PROPERTY LINE
 - PROPOSED CONTOUR
 - PROPOSED HOUSE
 - PROPOSED SPOT ELEV.

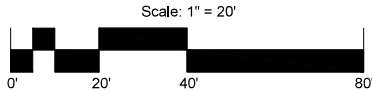


PROFESSIONAL CERTIFICATE:
I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland. Registration No. 2001, Expiration date 10-21-2026.

Signature: [Signature] Date: 04-29-2025



SOURCE OF BOUNDARY & TOPOGRAPHIC DATA:
CHARLES P. JOHNSON & ASSOCIATES
1751 ELTON ROAD
SILVER SPRING, MD 20903
301-434-7000



Sheet 1 of 1
Revisions

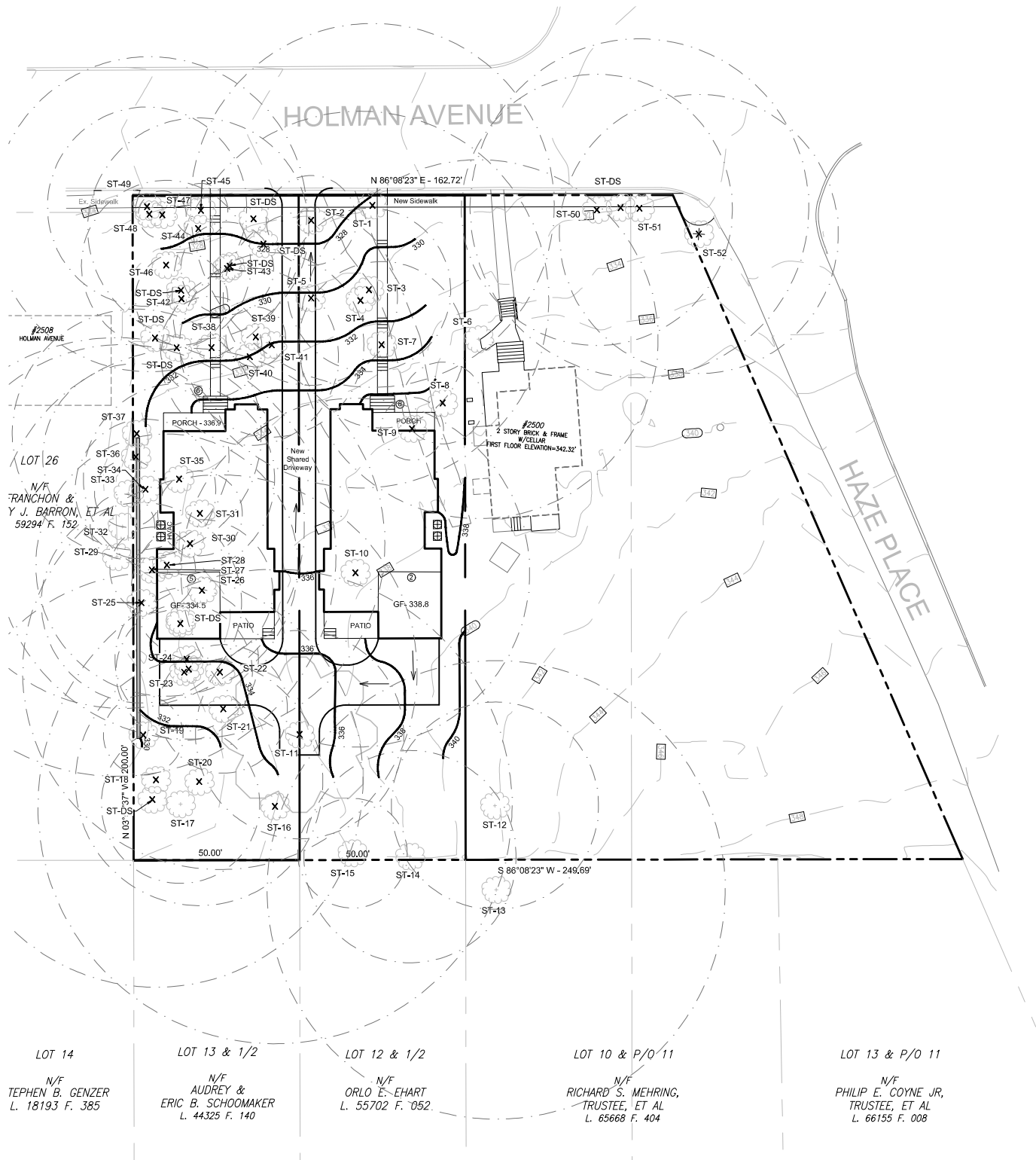
No.	Description	Date

date: 04/29/2025
scale: 1" = 20'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240

B&A

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



TREE TABLE						
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D,B,H.)	TREE CONDITION	COMMENTS	STATUS
ST-1*	<i>Liriodendron tulipifera</i>	Tulip Poplar	36.5"	Moderate - Poor	English Ivy climbing trunk, adjacent to road & driveway, exposed wounded roots w/ decay, probable basal rot, adventitious limbs, dead broken w/ decay, dieback	To Be Removed
ST-2	<i>Acer platanoides</i>	Norway Maple	9.0"	Poor	Phototropic lean, English Ivy climbing trunk, adventitious limbs, dead broken limbs w/ decay, dead tree resting on trunk, co-dominant leaders	To Be Removed
ST-3	<i>Juglans nigra</i>	Black Walnut	16.4"	Poor	Adjacent to driveway, phototropic lean, broken dead limbs w/ decay, co-dominant leaders, rubbing wound from adjacent tree limbs	To Be Removed
ST-4*	<i>Quercus coccinea</i>	Scarlet Oak	37.8"	Moderate	Adjacent to driveway, 15% visible girdling roots, wounded roots w/ decay, multiple vine species climbing trunk, induced wood, adventitious limbs, broken dead limbs w/ decay	To Be Removed
ST-5	<i>Ulmus americana</i>	American Elm	17.5"	Poor	Phototropic lean, decay in root flare, probable basal rot, dead broken limbs w/ decay, co-dominant leaders, multiple vine species climbing trunk	To Be Removed
ST-6*	<i>Prunus serotina</i>	Black Cherry	36.0"	Poor	Off-site, phototropic lean, adventitious limbs, wound w/ decay on leader, tree has been topped	To Remain
ST-7	<i>Acer platanoides</i>	Norway Maple	16.7"	Moderate - Poor	Phototropic lean, kick and wire around trunk, VA creeper & English Ivy climbing trunk, adventitious limbs, dieback, galls and wounds on trunk	To Be Removed
ST-8	<i>Juniperus virginiana</i>	Eastern Red Cedar	8.2"	Moderate	VA creeper climbing trunk, buck rub, tree has been pruned	To Be Removed
ST-9	<i>Catalpa</i>	Cigar Tree	6.3"	Good	Off-site	To Be Removed
ST-10*	<i>Acer saccharinum</i>	Silver Maple	35.0"	Poor	Exposed roots w/ wounds and decay, basal rot, phototropic lean, Grapevine climbing trunk, galls on trunk, co-dominant leaders, broken leader, dieback	To Be Removed
ST-11	<i>Juglans nigra</i>	Black Walnut	20.9"	Moderate	Multiple vine species climbing trunk, phototropic lean, galls on trunk, co-dominant leaders, broken dead limbs, hanger	To Be Removed
ST-12	<i>Juglans nigra</i>	Black Walnut	20.8"	Moderate	Multiple vine species climbing trunk, phototropic lean, galls on trunk, co-dominant leaders, broken dead limbs w/ decay	To Remain
ST-13*	<i>Liriodendron tulipifera</i>	Tulip Poplar	46.0" (Estimate)	Moderate	Off-site, tree has been pruned, co-dominant leaders, dead broken limbs w/ decay	To Remain
ST-14	<i>Juglans nigra</i>	Black Walnut	21.3"	Moderate	Adjacent to fence, multiple vine species climbing trunk, galls on trunk, phototropic lean, broken dead limbs w/ decay	To Remain
ST-15	<i>Ulmus americana</i>	American Elm	11.0"	Moderate	Multiple vine species climbing trunk, adjacent to fence, co-dominant leaders, broken dead limbs w/ decay	To Remain
ST-16*	<i>Liriodendron tulipifera</i>	Tulip Poplar	47.5"	Poor	Phototropic lean, multiple vine species climbing trunk, adventitious limbs, dead scaffold limb w/ decay, co-dominant leaders, dead limbs w/ decay, big wound w/ decay	To Be Removed
ST-17	<i>Carya glabra</i>	Pignut Hickory	15.9"	Moderate-Poor	Sap sucker damage, English Ivy starting to climb trunk, possible basal rot, unbalanced canopy	To Remain
ST-18*	<i>Liriodendron tulipifera</i>	Tulip Poplar	41.5"	Moderate	Co-dominant leaders, galls on trunk, response wood growth below branch union, broken dead limbs w/ decay, dieback	To Be Removed
ST-19	<i>Acer platanoides</i>	Norway Maple	8.0"	Moderate	Covered in English Ivy, adventitious limbs, co-dominant leaders	To Be Removed
ST-20	<i>Liriodendron tulipifera</i>	Tulip Poplar	25.0"	Poor - Dead	Significant phototropic lean, large cavity w/ decay, dead leader, few limbs are alive	To Be Removed
ST-21	<i>Ulmus americana</i>	American Elm	12.9" / 11.7"	Moderate	Adventitious limbs, root flares fused, broken dead limbs w/ decay	To Be Removed
ST-22*	<i>Juglans nigra</i>	Black Walnut	39.6"	Moderate-Poor	Multiple vine species climbing trunk, galls on trunk, co-dominant leaders, broken dead limbs w/ decay, lost leader	To Be Removed
ST-23	<i>Ulmus americana</i>	American Elm	13.7"	Moderate	Adventitious limbs, buck rub, phototropic lean, co-dominant leaders	To Be Removed
ST-24	<i>Ulmus americana</i>	American Elm	14.4" / 6.4"	Moderate	Root flare fused, adventitious limbs, oozing sap, phototropic lean, 5% visible girdling roots, lost scaffold limb, cavity w/ decay, dead limbs w/ decay	To Be Removed

TREE TABLE						
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D,B,H.)	TREE CONDITION	COMMENTS	STATUS
ST-25	<i>Ulmus americana</i>	American Elm	20.1"	Moderate	Phototropic lean, galls on trunk, broken dead limbs w/ decay	To Be Removed
ST-26	<i>Ulmus americana</i>	American Elm	14.2' / 7.5"	Moderate - Poor	Probable basal rot, adventitious limbs, response wood growth in trunk, VA creeper climbing trunk, rubbing leaders, partially failed leader	To Be Removed
ST-27	<i>Ulmus americana</i>	American Elm	8.6"	Moderate	Possible basal rot, adventitious limbs, dead broken limbs, hangers, co-dominant leaders	To Be Removed
ST-28	<i>Liriodendron tulipifera</i>	Tulip Poplar	26.3"	Poor	Cavity above root collar, multiple vine species climbing trunk, phototropic lean, dead broken limbs w/ decay, adventitious limbs	To Be Removed
ST-29*	<i>Liriodendron tulipifera</i>	Tulip Poplar	44.0"	Moderate-Poor	Basal rot, large vertical crack w/ response wood growth, English Ivy starting to climb trunk, galls, co-dominant leaders, broken dead limbs	To Remain
ST-30*	<i>Liriodendron tulipifera</i>	Tulip Poplar	39.2"	Moderate	Multiple vine species climbing trunk, galls, adventitious limbs, lost leaders, co-dominant leaders, broken dead limbs w/ decay, terra cotta structure in root flare	To Be Removed
ST-31	<i>Ulmus americana</i>	American Elm	8.5"	Moderate	Multiple vine species climbing trunk, adventitious limbs, co-dominant leaders	To Be Removed
ST-32	<i>Ulmus americana</i>	American Elm	6.5" / 5.3"	Moderate	Included wood, basal rot, adventitious limbs, phototropic lean	To Remain
ST-33	<i>Ulmus americana</i>	American Elm	6.8"	Moderate	Grapevine on trunk, adventitious limbs, phototropic lean	To Remain
ST-34	<i>Juglans nigra</i>	Black Walnut	14.1"	Moderate	Multiple vine species starting to climb trunk, adventitious limbs, broken dead limbs w/ decay	To Be Removed
ST-35	<i>Juglans nigra</i>	Black Walnut	19.2"	Moderate	Phototropic lean, dead broken limbs w/ decay, dieback	To Be Removed
ST-36	<i>Morus alba</i>	White Mulberry	18.7"	Poor	Top of steep slope, phototropic lean, cavity w/ decay, dead broken limbs w/ decay	To Be Removed
ST-37	<i>Juglans nigra</i>	Black Walnut	25.0"	Moderate-Poor	Top of steep slope, multiple vine species climbing trunk, wire fence in trunk, buck rub, galls, adventitious limbs, dieback, broken limbs w/ decay	To Be Removed
ST-38	<i>Carya glabra</i>	Pignut Hickory	10.2"	Moderate	English Ivy climbing trunk, sap sucker damage, snag on trunk, dieback	To Be Removed
ST-39	<i>Acer platanoides</i>	Norway Maple	6.0"	Moderate	English Ivy climbing trunk, adventitious limbs	To Be Removed
ST-40	<i>Juglans nigra</i>	Black Walnut	17.8"	Poor	English Ivy on trunk, phototropic lean, co-dominant leaders, dead broken limbs w/ decay	To Be Removed
ST-41	<i>Juglans nigra</i>	Black Walnut	18.5"	Moderate-Poor	Co-dominant leaders, adventitious limbs, dieback, thin canopy	To Be Removed
ST-42	<i>Acer platanoides</i>	Norway Maple	9.3"	Poor	Main stem dead, English Ivy climbing trunk, snag, adventitious limbs, dead broken limbs	To Be Removed
ST-43	<i>Morus alba</i>	White Mulberry	9.3"	Moderate	Covered w/ English Ivy, dead broken limbs, dieback	To Be Removed
ST-44	<i>Robinia pseudoacacia</i>	Black Locust	22.2"	Poor	Severe decay, dead leaders, covered w/ English Ivy	To Be Removed
ST-45	<i>Acer platanoides</i>	Norway Maple	5.4"	Moderate	English Ivy on trunk, dead limbs	To Be Removed
ST-46	<i>Robinia pseudoacacia</i>	Black Locust	17.0"	Moderate	Broken dead limbs, trunk covered in English Ivy, co-dominant leaders	To Be Removed
ST-47	<i>Quercus coccinea</i>	Scarlet Oak	4.8"	Poor	English Ivy on trunk, dead broken limbs	To Be Removed
ST-48*	<i>Robinia pseudoacacia</i>	Black Locust	31.6"	Poor	Covered with English Ivy, dieback, dead broken limbs	To Be Removed
ST-49	<i>Morus alba</i>	White Mulberry	20.0"	Moderate	Pruned, covered in English Ivy, adventitious limbs, wounds on trunk	To Be Removed
ST-50	<i>Liriodendron tulipifera</i>	Tulip Poplar	27.2"	Moderate		To Be Removed
ST-51*	<i>Liriodendron tulipifera</i>	Tulip Poplar	34.0"	Moderate		To Be Removed
ST-52	<i>Liriodendron tulipifera</i>	Tulip Poplar	28.0"	Moderate		To Be Removed
ST-DS	Unidentified	Unidentified		Dead Standing		To Be Removed

*SPECIMEN TREE

LEGEND:

BUILDING RESTRICTION LINE

EX. HOUSE

EX. ON-SITE TREE TO BE REMOVED

CRITICAL ROOT ZONE

INDEX CONTOUR (2' INTERVAL)

INTERMEDIATE CONTOUR

No. OF RISERS

PROPERTY LINE (SUBJECT)

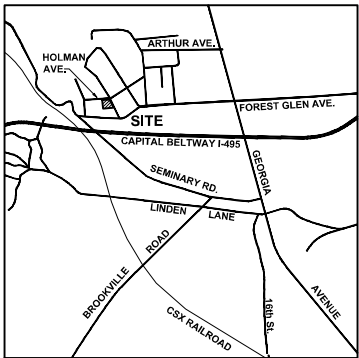
PROPERTY LINE

PROPOSED CONTOUR

PROPOSED HOUSE

PROPOSED SPOT ELEV.

VICINITY MAP
SCALE: 1" = 2,000'

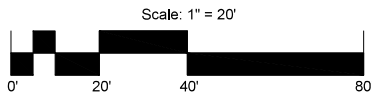


PROFESSIONAL CERTIFICATE:
I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland. Registration No. 2001, Expiration date 10-21-2025.

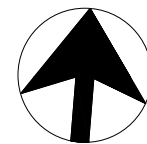
Signature Date



SOURCE OF BOUNDARY & TOPOGRAPHIC DATA:
CHARLES P. JOHNSON & ASSOCIATES
1751 ELTON ROAD
SILVER SPRING, MD 20903
301-434-7000



Sheet 1 of 1
Revisions



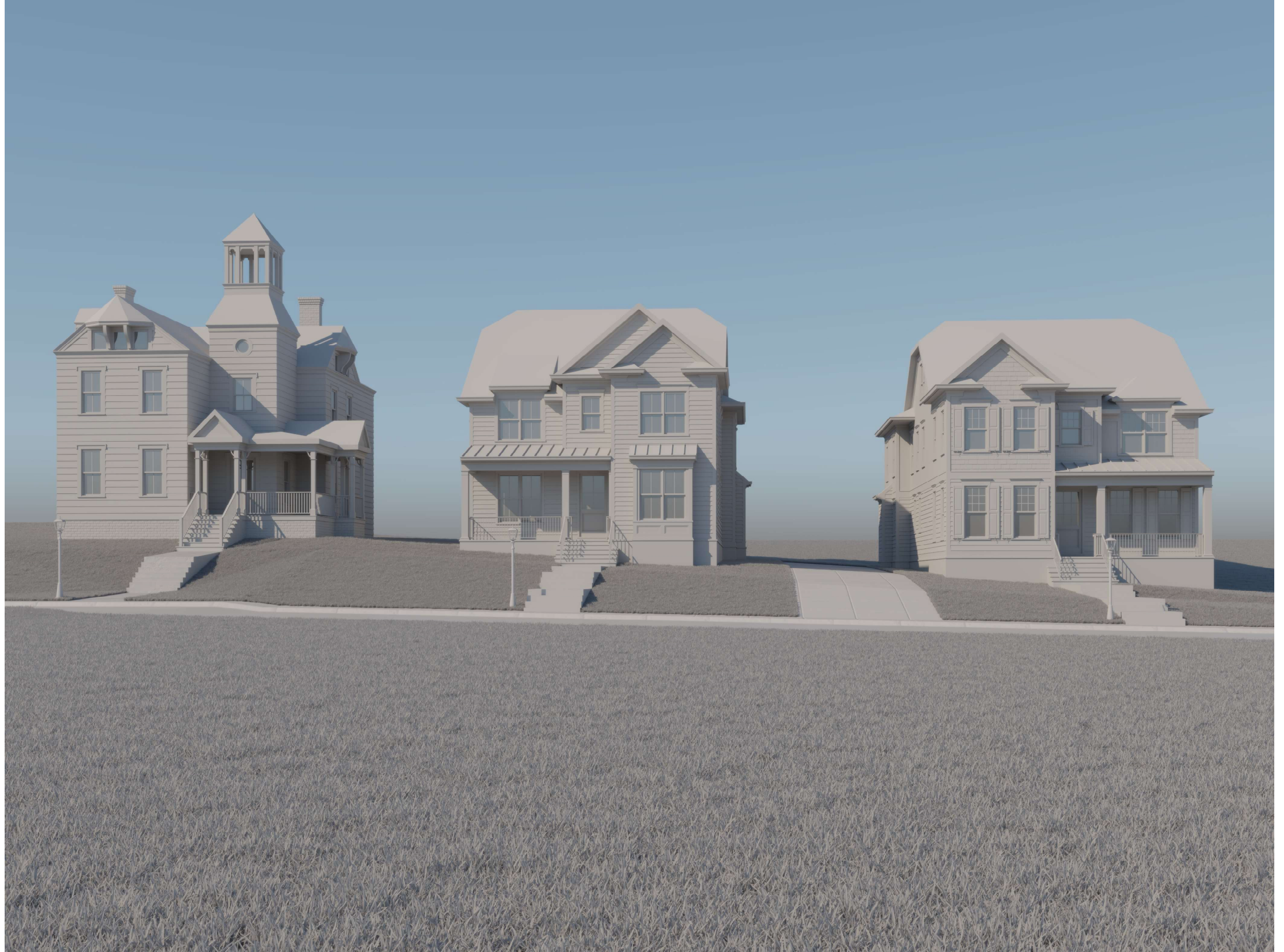
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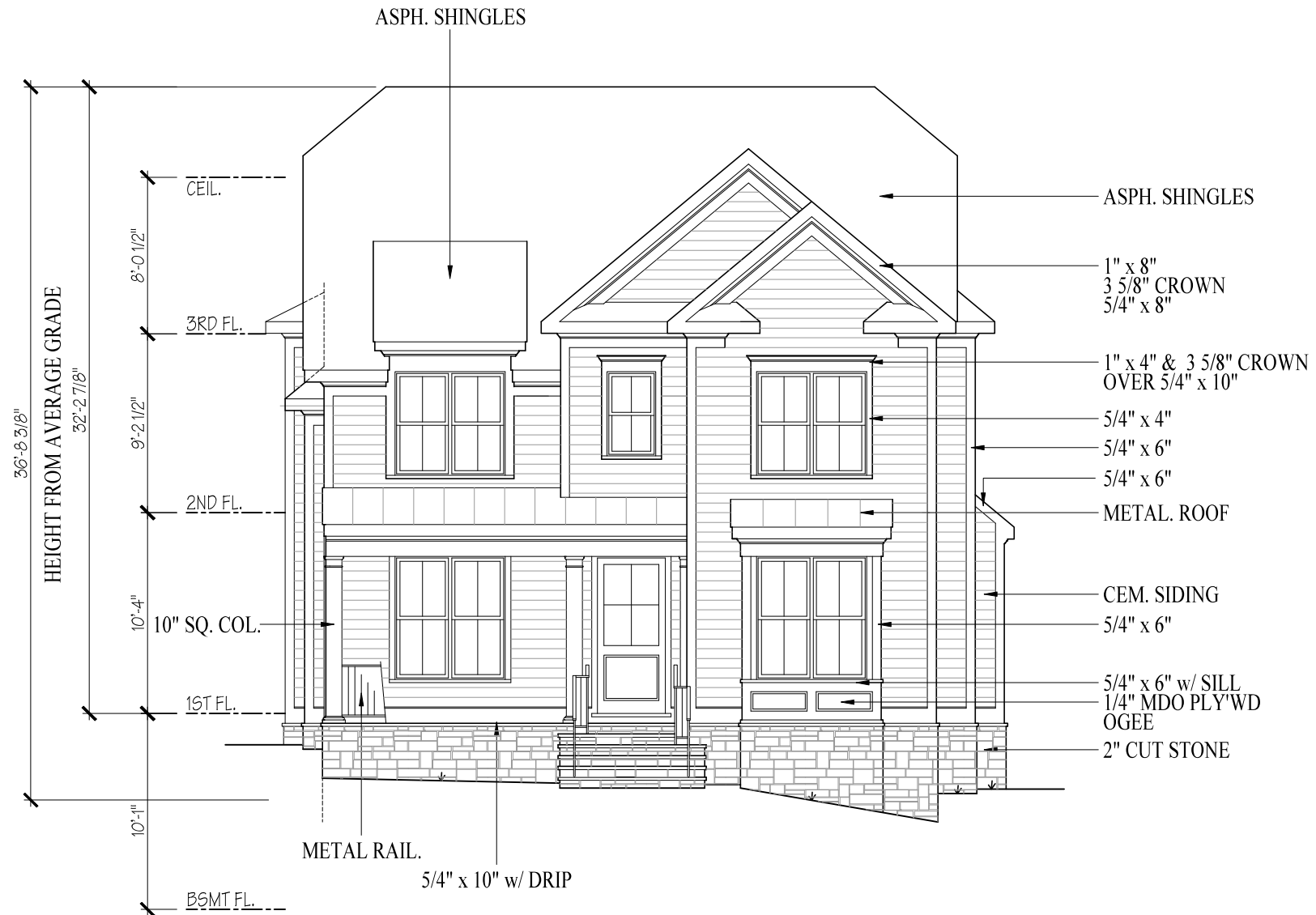
Benning & Associates, Inc.
Landscape Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 958-0240



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

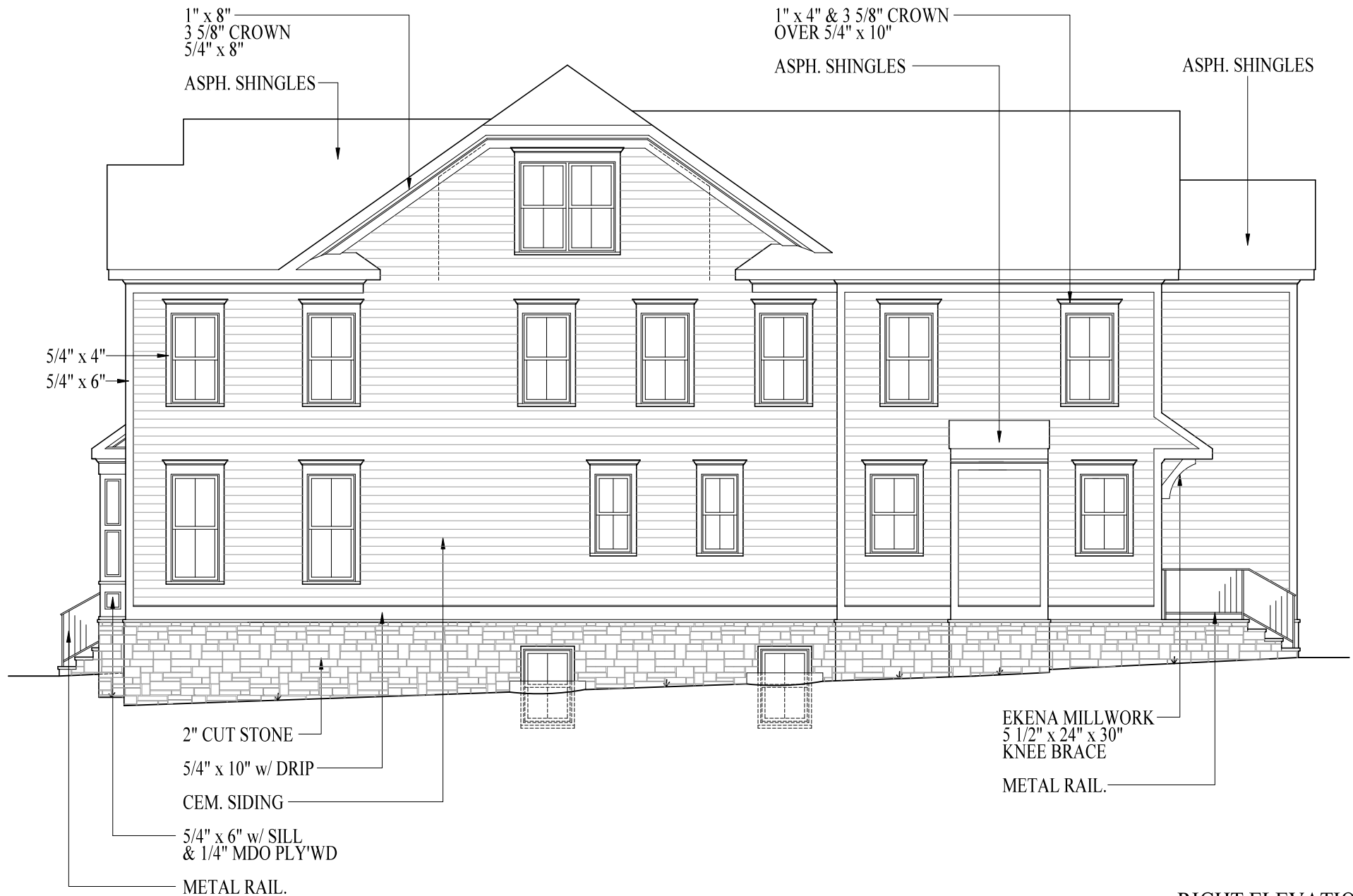


2504 HOLMAN AVE
SILVER SPRING, MD



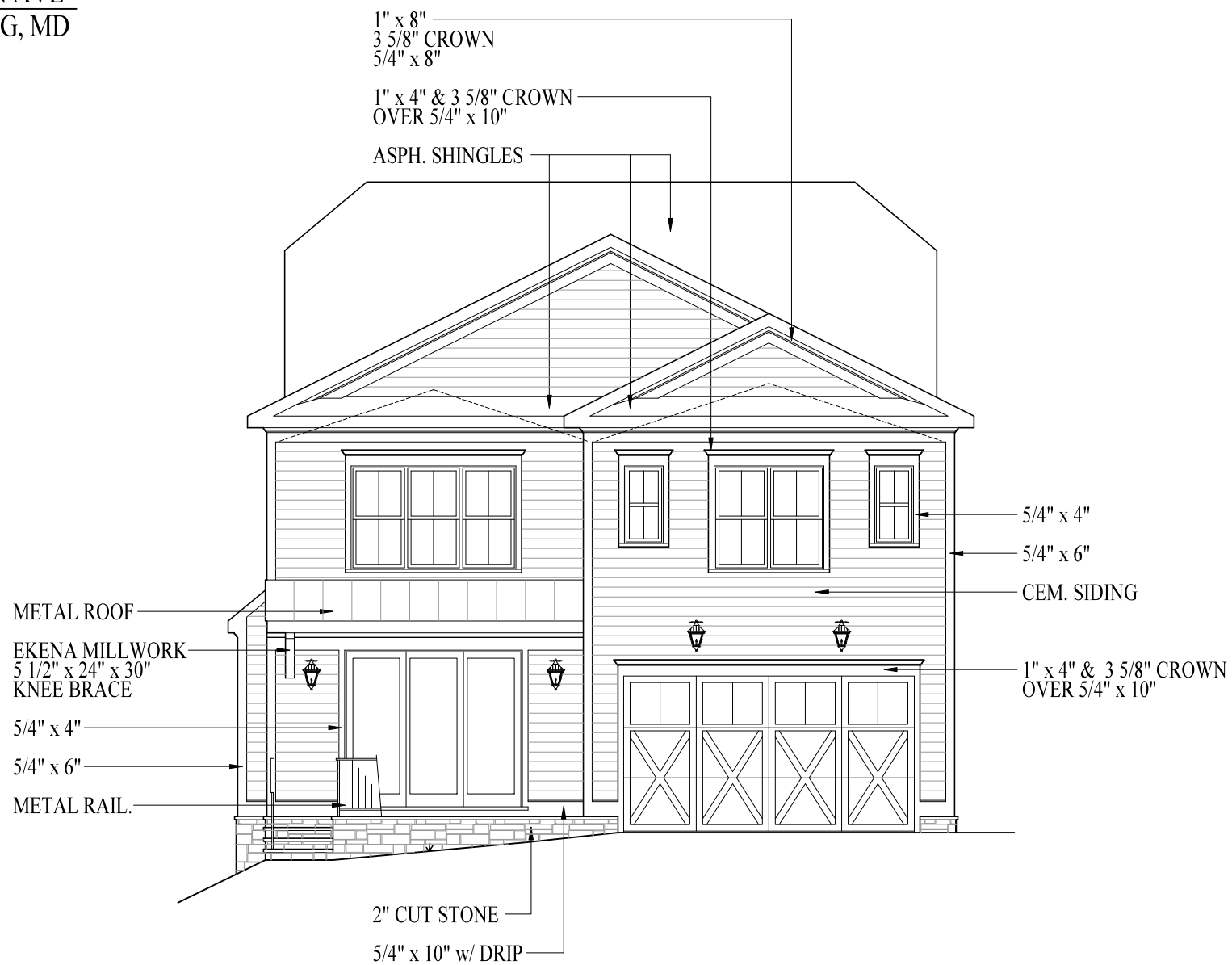
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2504 HOLMAN AVE
SILVER SPRING, MD



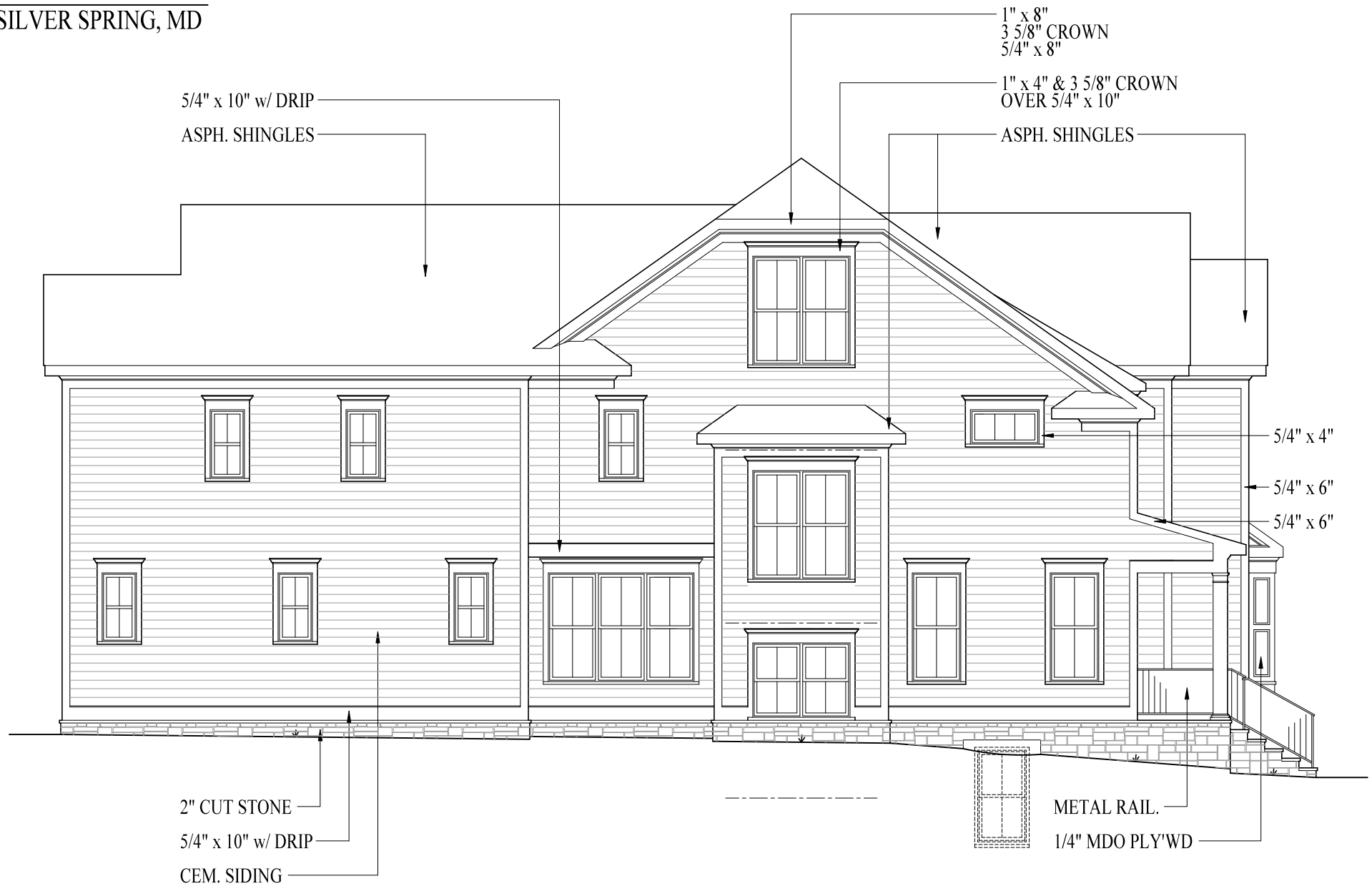
RIGHT ELEVATION
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2504 HOLMAN AVE
SILVER SPRING, MD



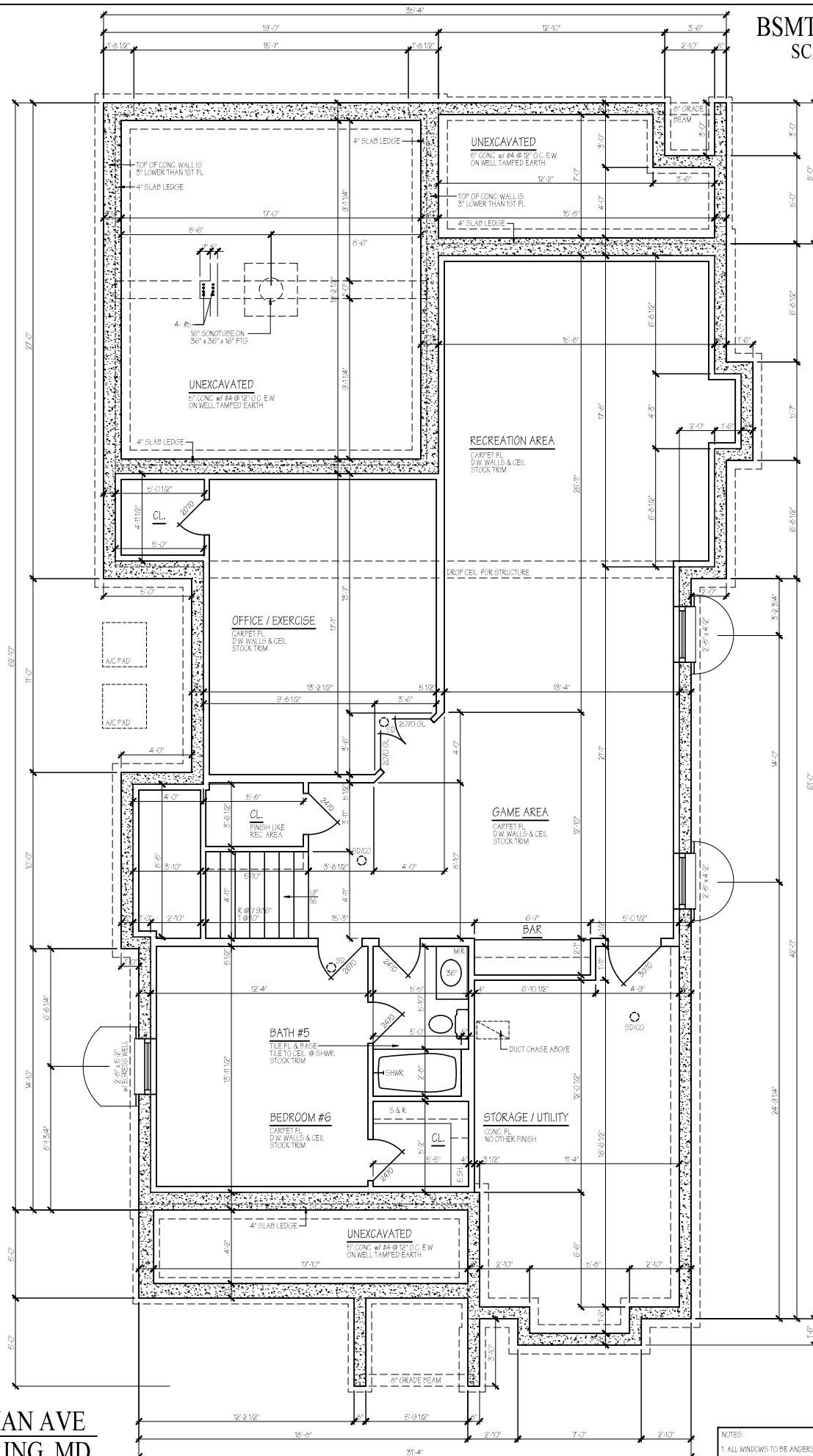
REAR ELEVATION
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2504 HOLMAN AVE
SILVER SPRING, MD



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

BSMT. FLOOR PLAN
SCALE: 1/8" = 1'-0"



2504 HOLMAN AVE
SILVER SPRING, MD

NOTES:

1. ALL WINDOWS TO BE ANDERSEN 100 SERIES UNLESS NOTED OTHERWISE

SCALE: 1/8" = 1'-0"

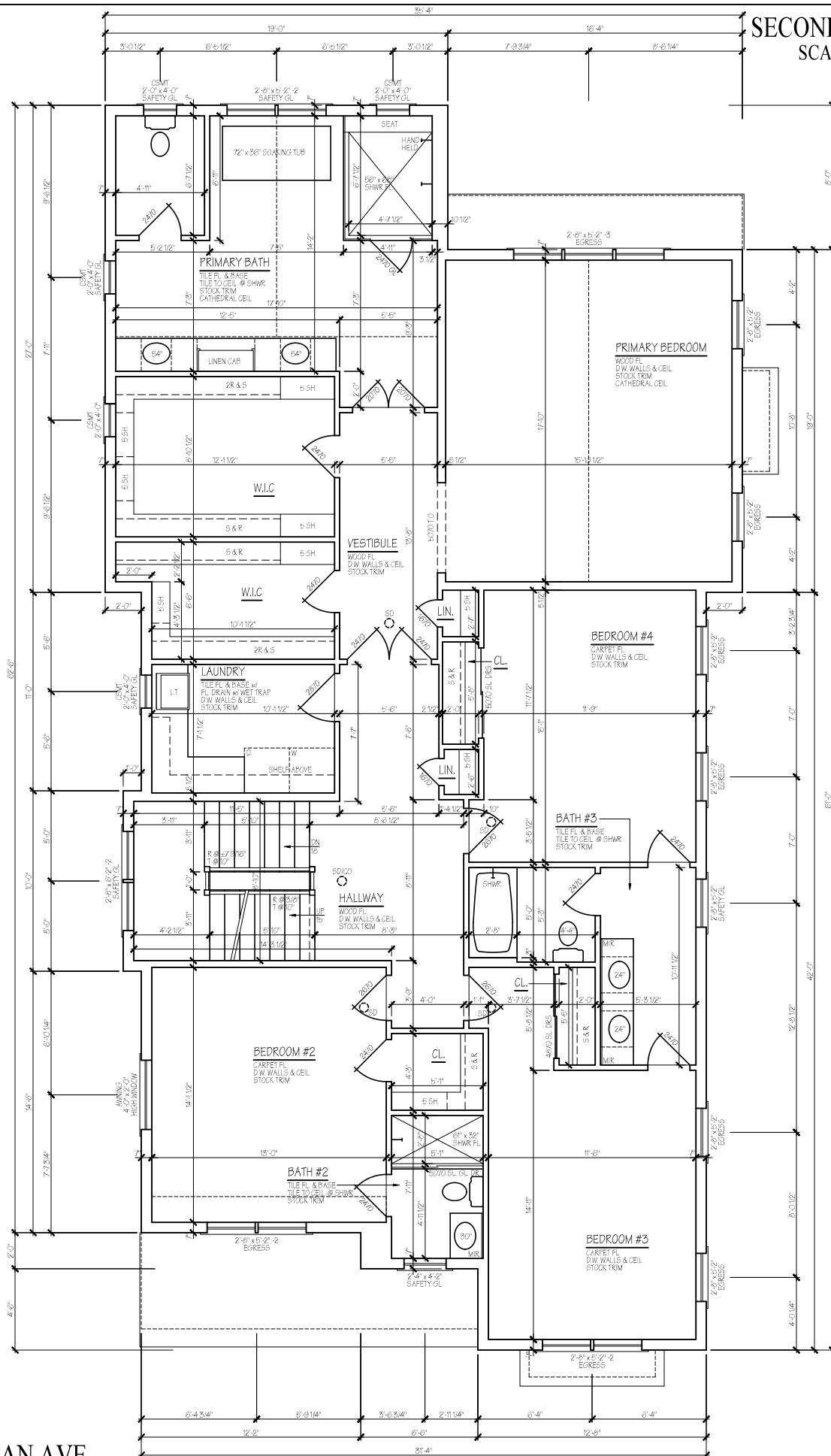


NOTES:

1. ALL WINDOWS TO BE ANDERSEN 100 SERIES UNLESS NOTED OTHERWISE.

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

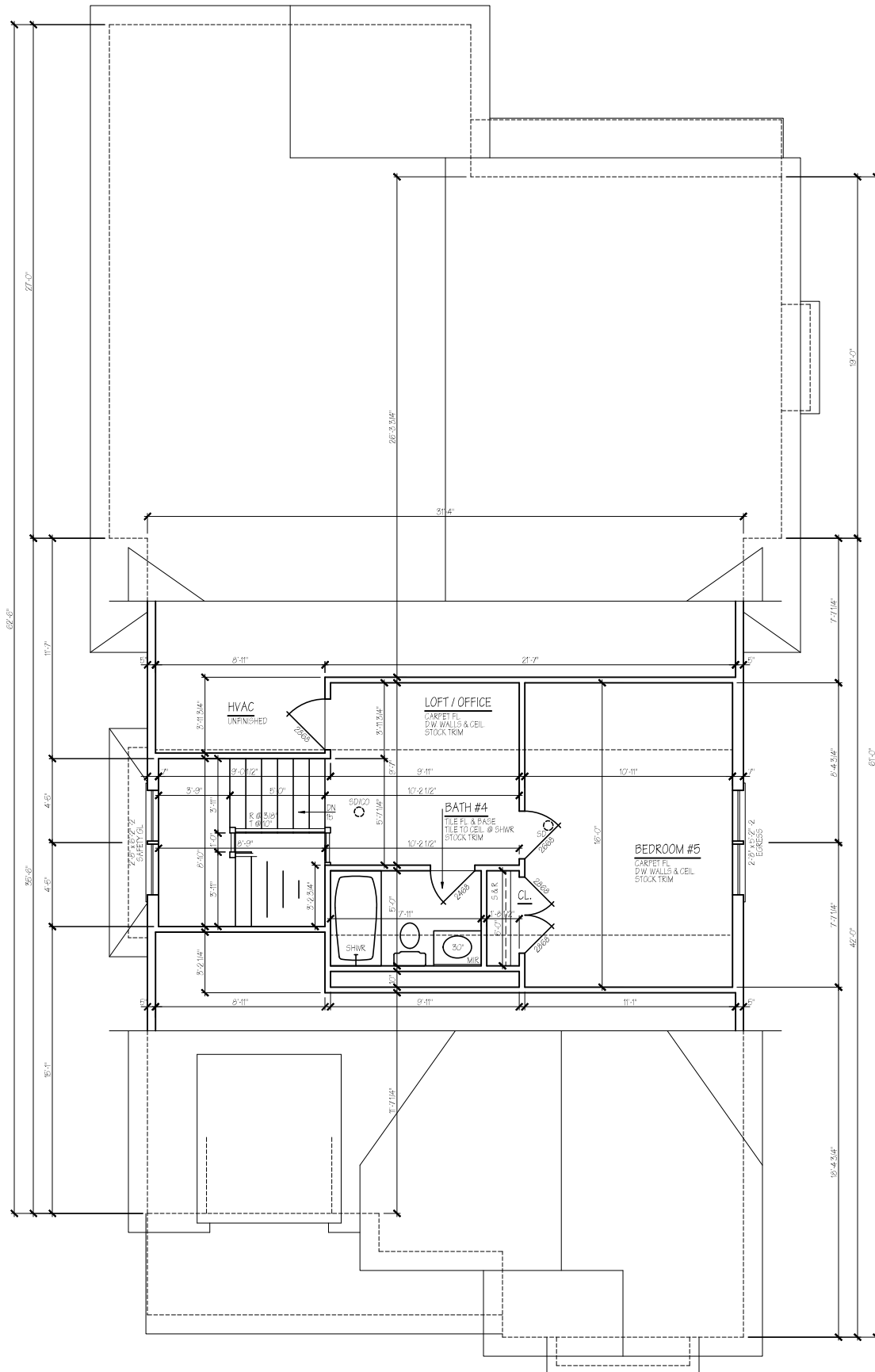


2504 HOLMAN AVE
SILVER SPRING, MD

NOTES:
1. ALL WINDOWS TO BE ANDERSEN 100 SERIES UNLESS NOTED OTHERWISE.

THIRD FLOOR PLAN

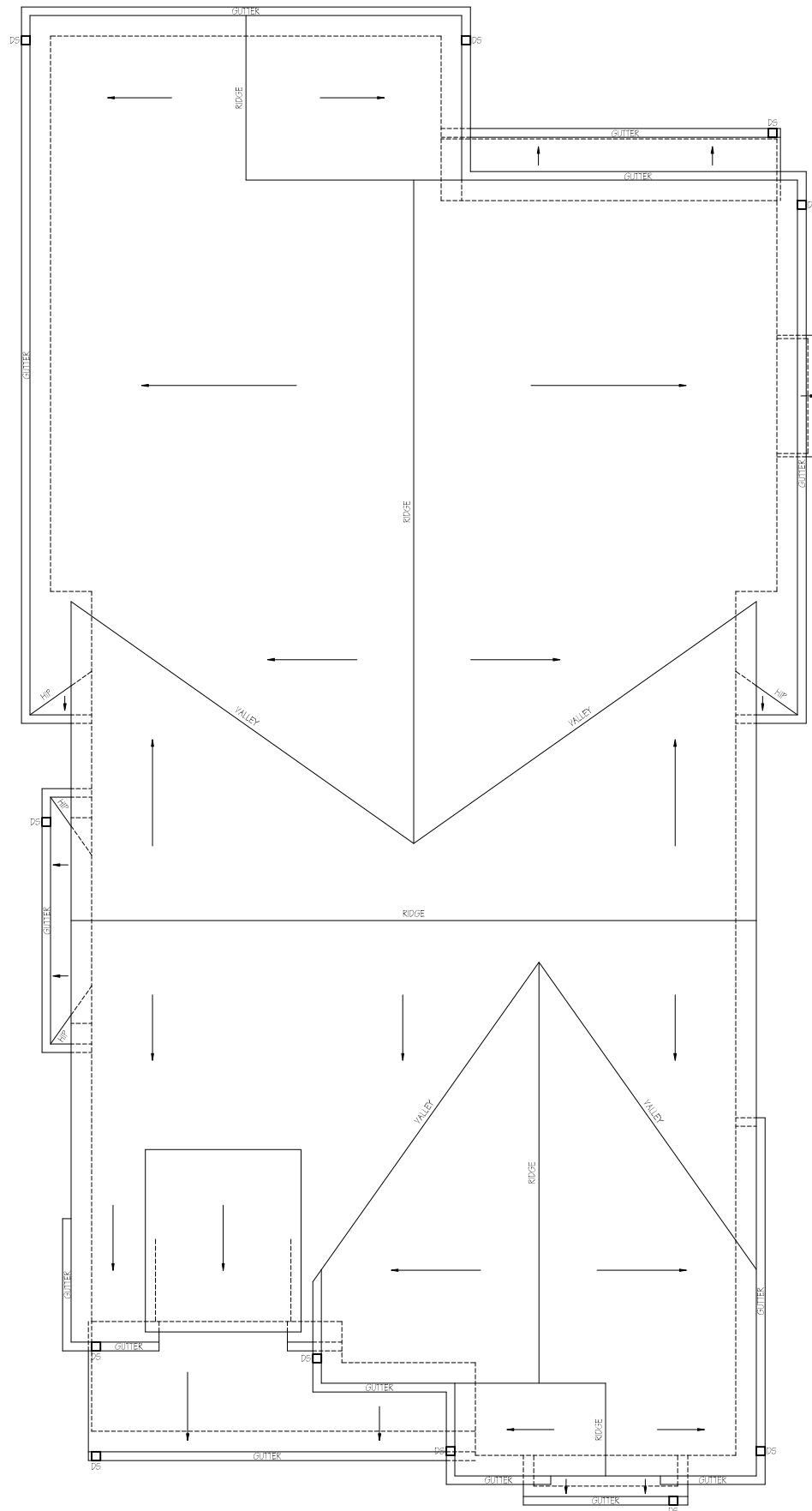
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2504 HOLMAN AVE
SILVER SPRING, MD

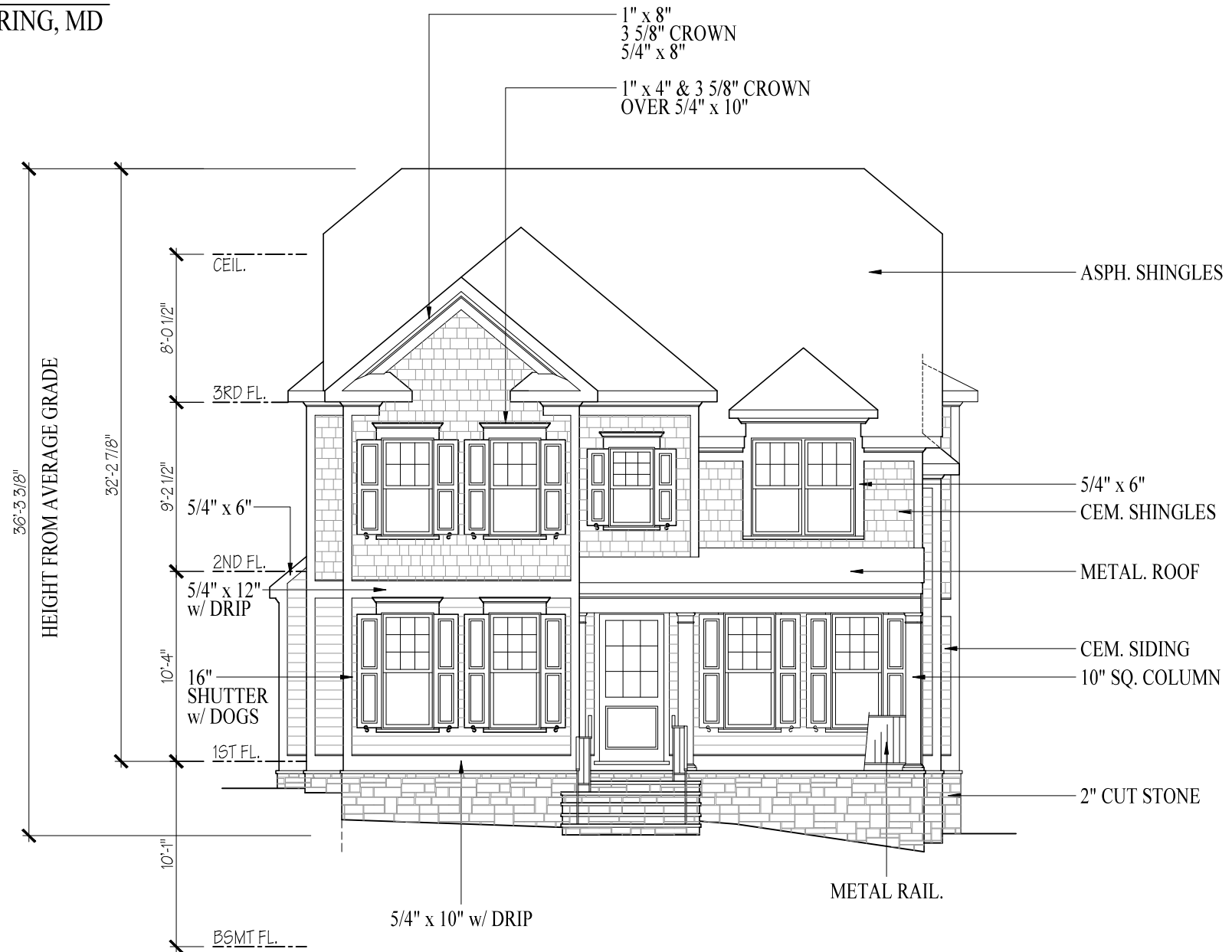
NOTES:
1. ALL WINDOWS TO BE ANDERSEN 100 SERIES UNLESS NOTED OTHERWISE.

ROOF PLAN
SCALE: 1/8" = 1'-0"



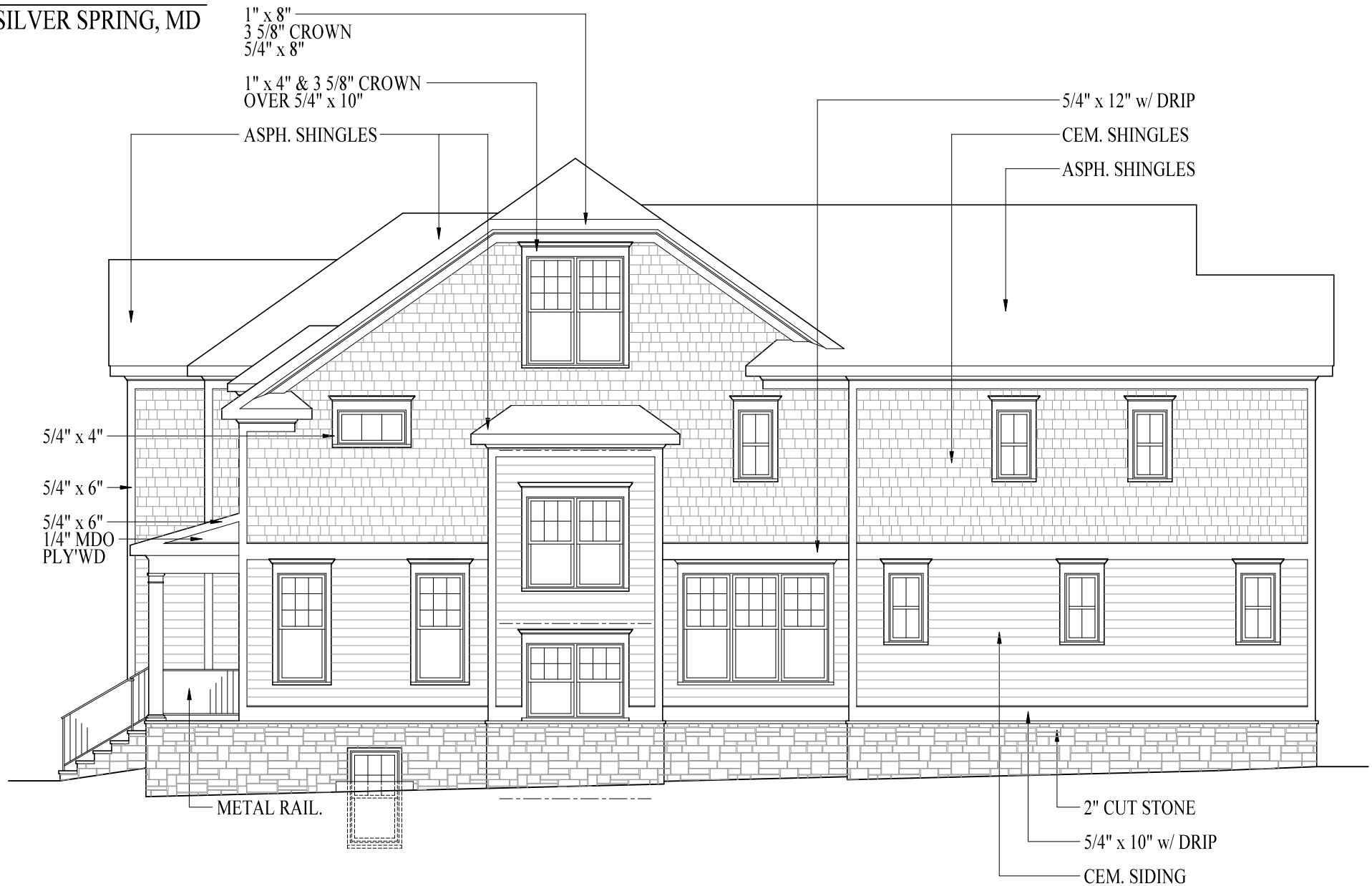
2504 HOLMAN AVE
SILVER SPRING, MD

2506 HOLMAN AVE
SILVER SPRING, MD



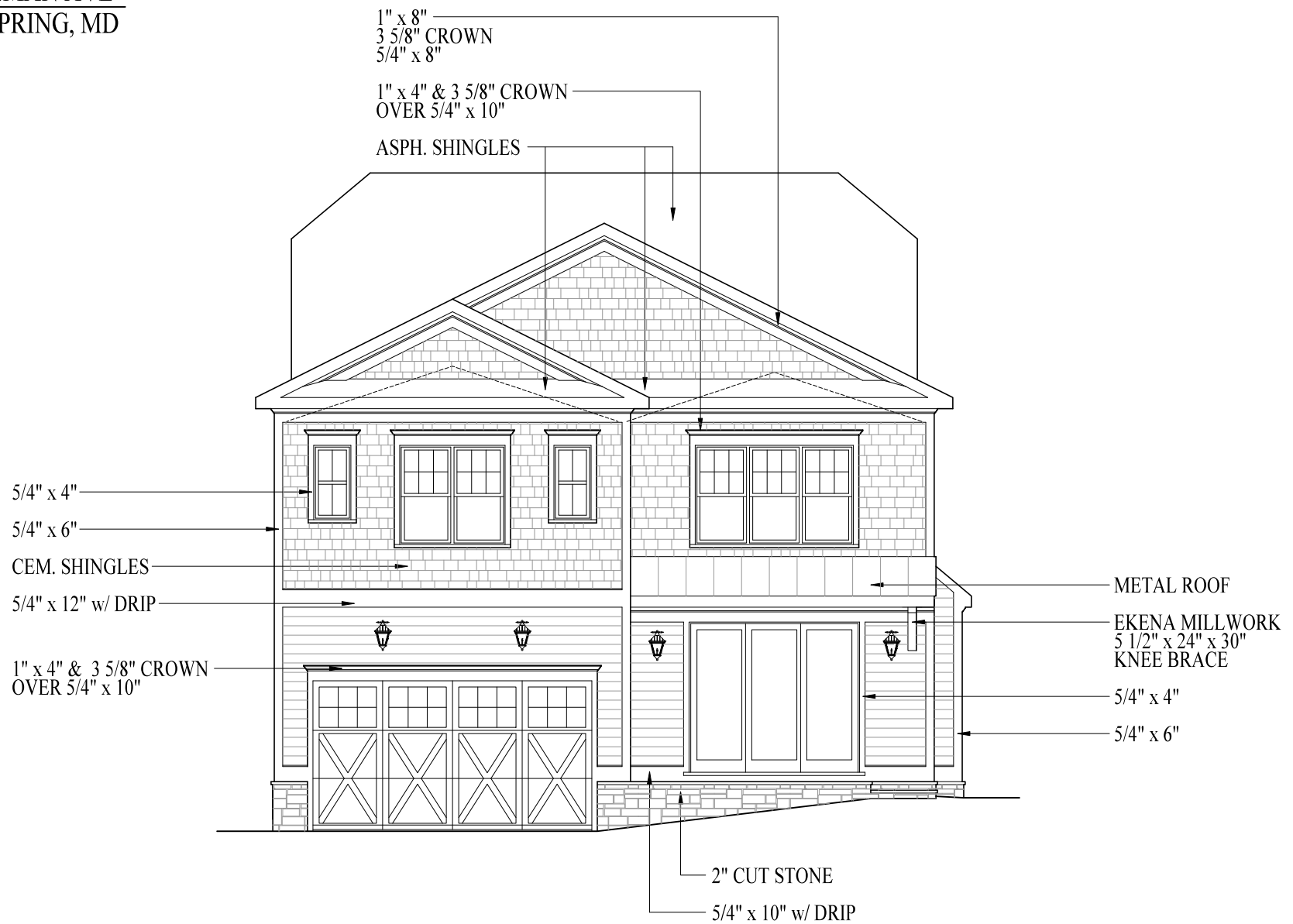
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2506 HOLMAN AVE
SILVER SPRING, MD



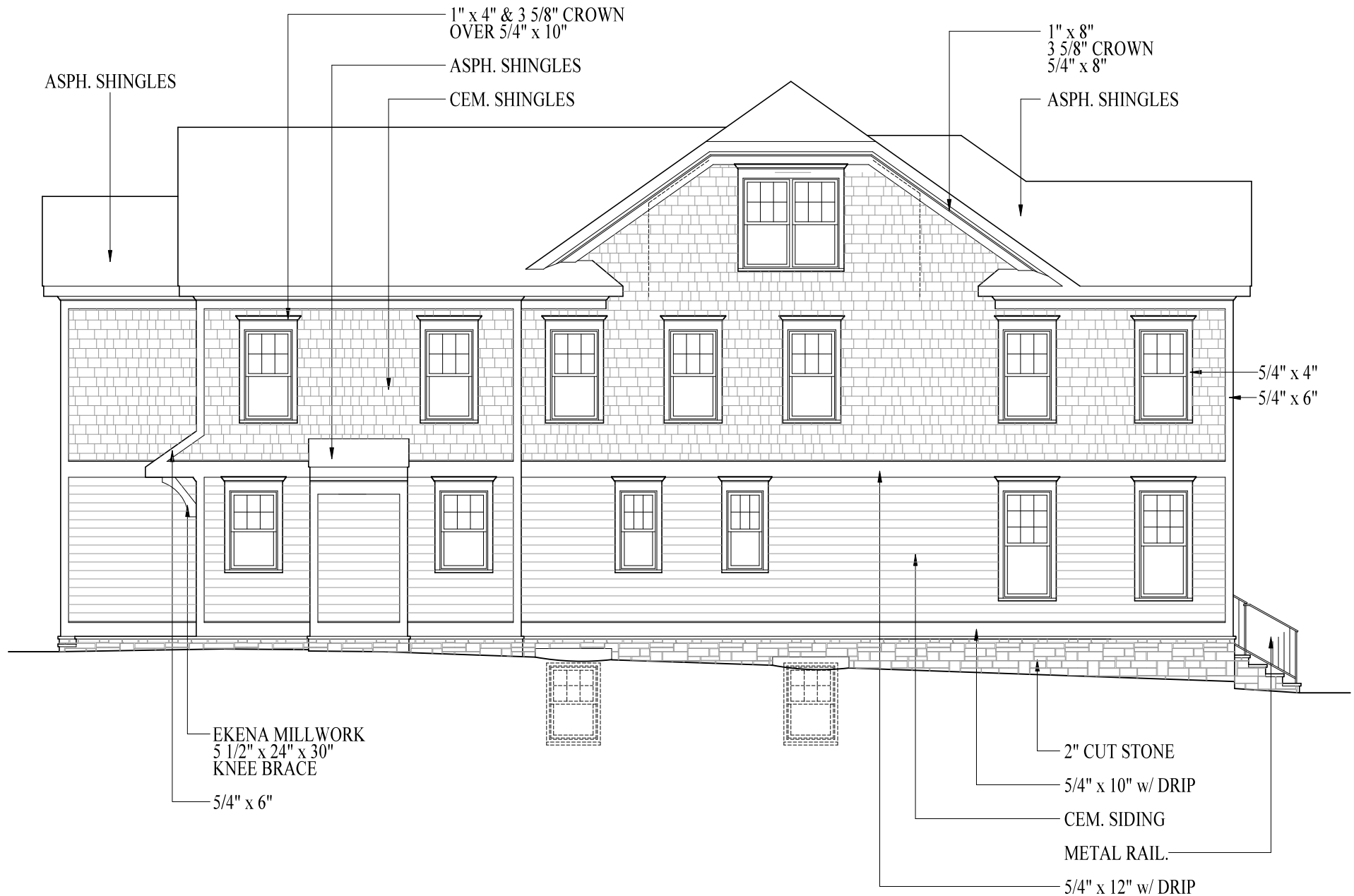
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

2506 HOLMAN AVE
SILVER SPRING, MD



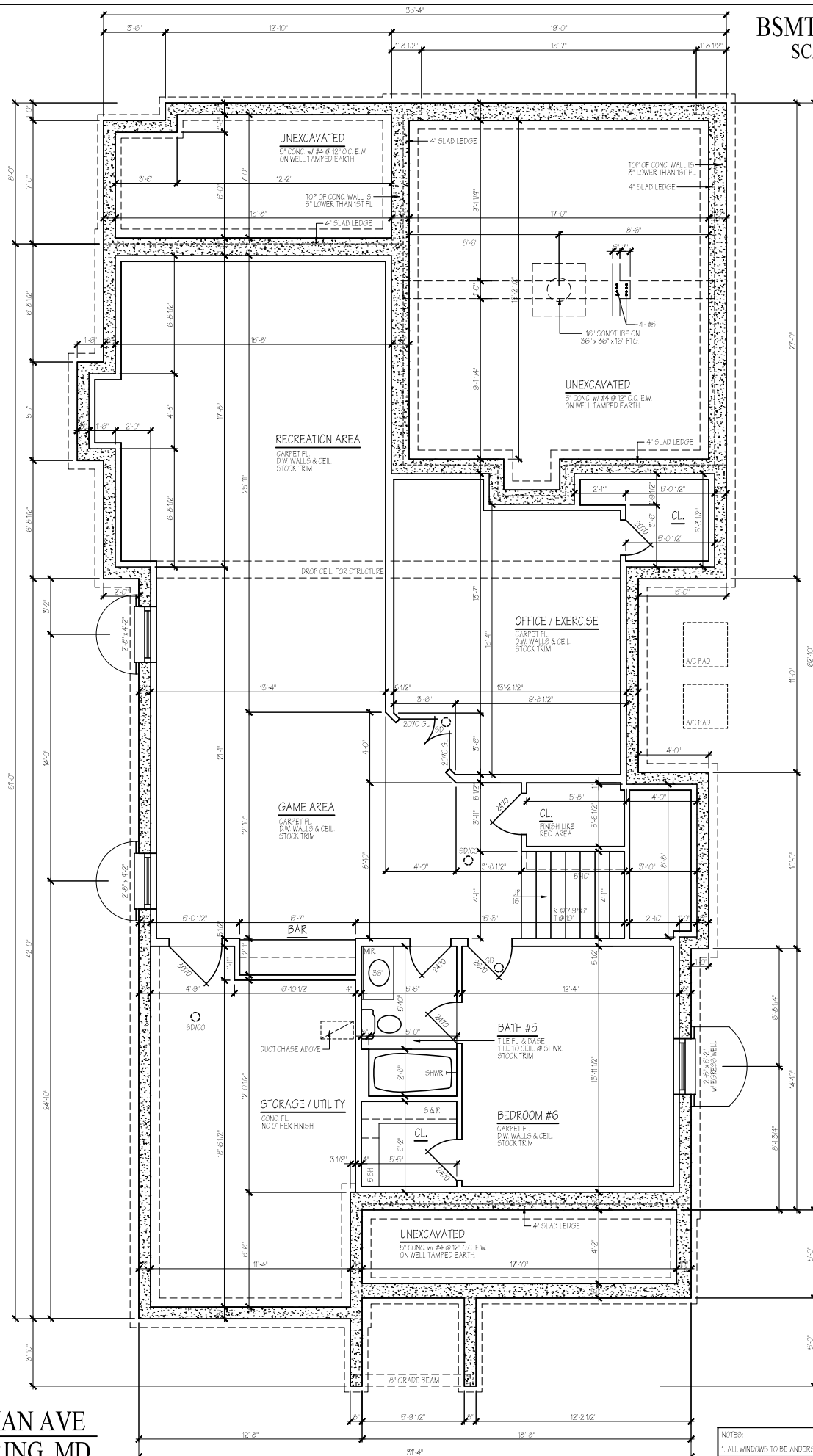
REAR ELEVATION
SCALE: 1/8" = 1'-0"

2506 HOLMAN AVE
SILVER SPRING, MD



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

BSMT. FLOOR PLAN
SCALE: 1/8" = 1'-0"

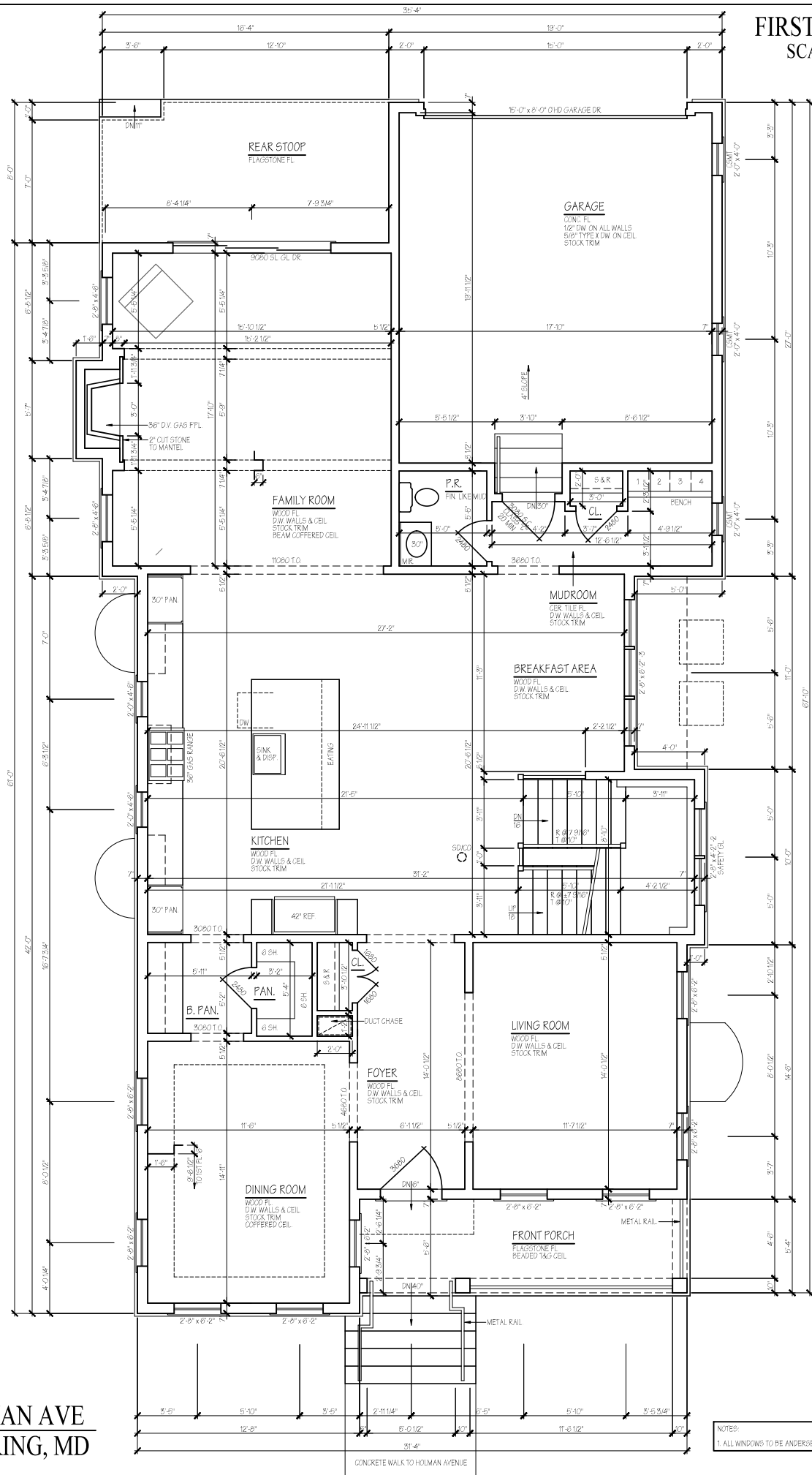


2506 HOLMAN AVE
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NOTES:

1. ALL WINDOWS TO BE ANDERSEN 100 SERIES UNLESS NOTED OTHERWISE

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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SCALE: 1/8" = 1'-0"



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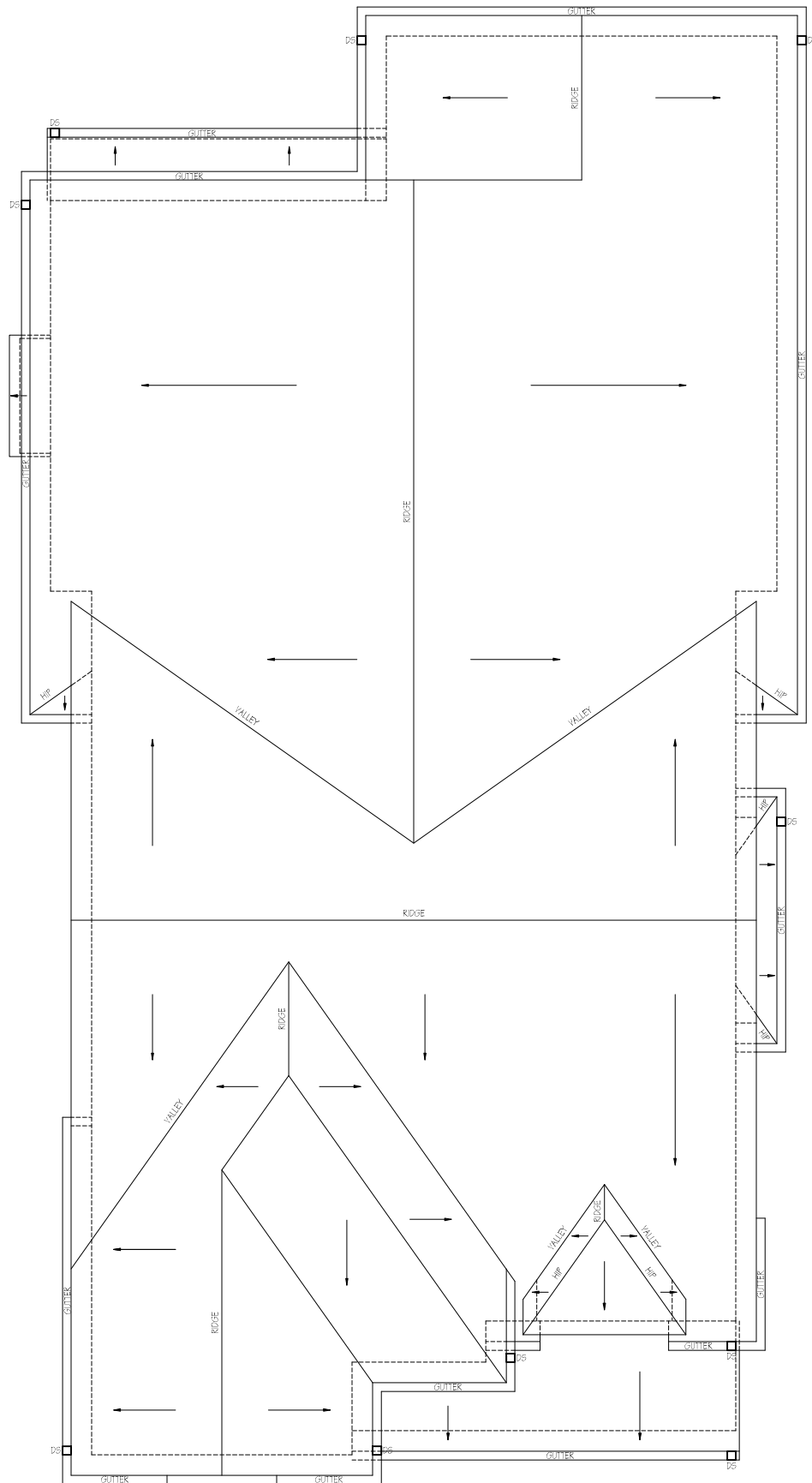
SCALE: 1/8" = 1'-0"



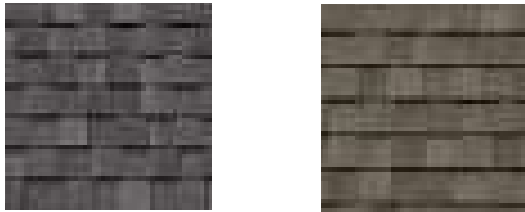
NOTES:

1. ALL WINDOWS TO BE ANDERSEN 100 SERIES UNLESS NOTED OTHERWISE

ROOF PLAN
SCALE: 1/8" = 1'-0"



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CERTAINTEED LANDMARK SERIES SHINGLES
- COLOR: PEWTER OR WEATHERED WOOD

ASPHALT SHINGLE ROOF



Statement
Collection®



Evening Blue



Countrylane Red



Timber Bark



Arctic White

JAMES HARDIE PLANK SIDING & TRIM

- SMOOTH, STATEMENT COLLECTION® IN "EVENING BLUE", "COUNTRYLANE RED", "TIMBER BARK", OR "ARCTIC WHITE"
- 6" EXPOSURE & 3 1/2" TRIM IN "ARCTIC WHITE" OR "TIMBER BARK"

SIDING & TRIM

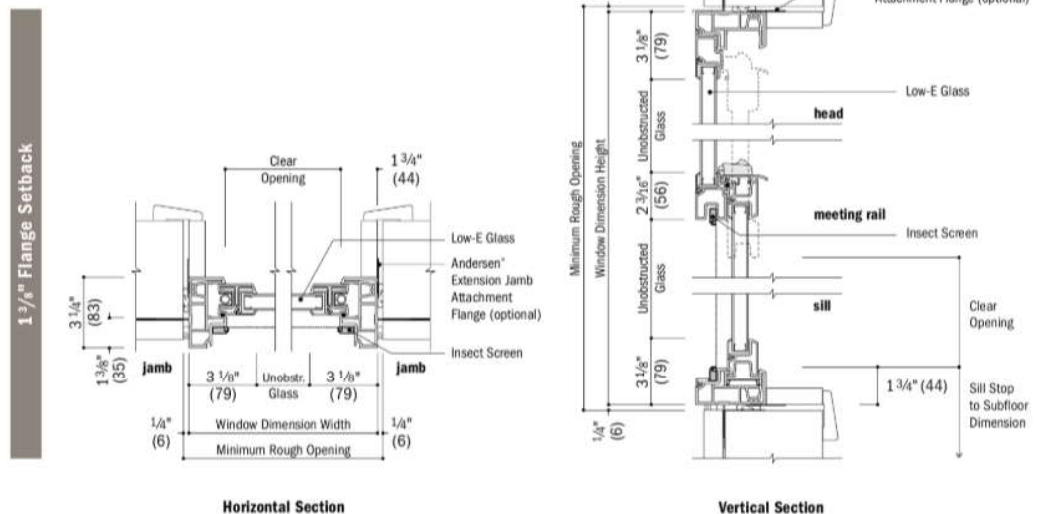


100 SERIES SINGLE-HUNG WINDOWS

- DUAL-PANE VENT
- TRADITIONAL 2/2 PATTERN

Single-Hung Window Details - New Construction

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



WINDOWS AND DOORS

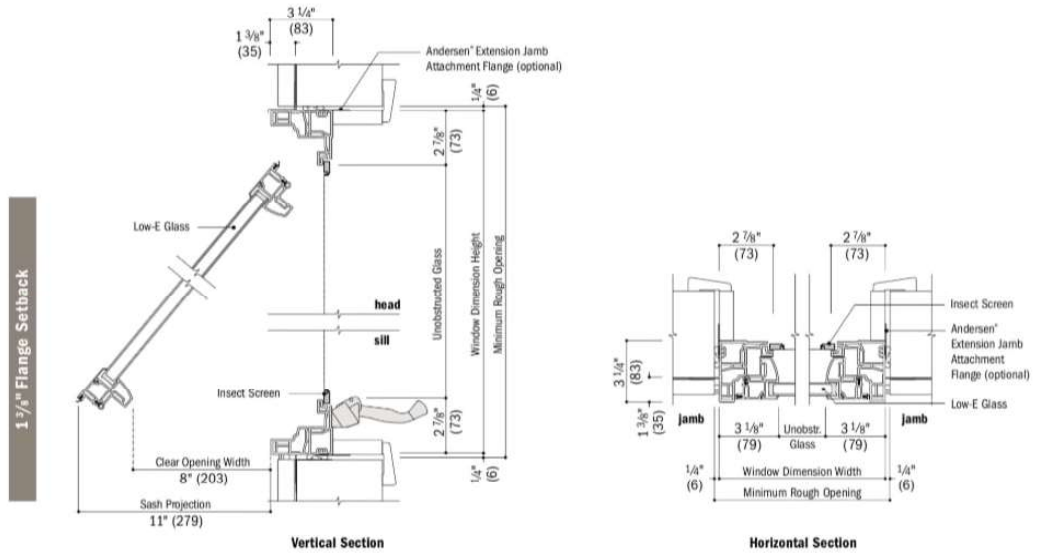


100 SERIES AWNING WINDOWS

- DUAL-PANE VENT
- TRADITIONAL 3-LIGHT PATTERN

Awning Window Details - New Construction

Scale 1 1/2" (38) = 1'-0" (305) - 1:8

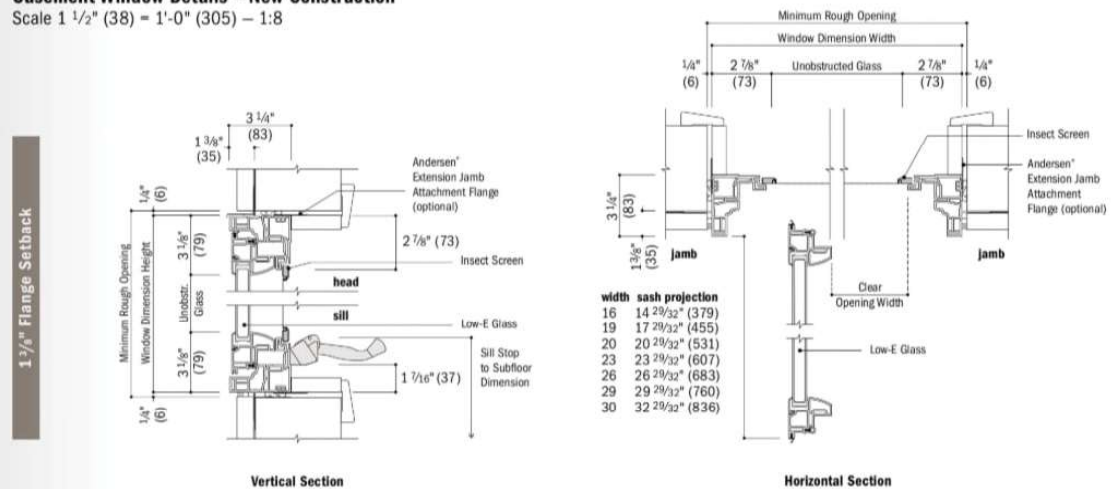


100 SERIES CASEMENT WINDOWS

- DUAL-PANE VENT
- TRADITIONAL 4-LIGHT PATTERN w/ SIMULATED MEETING RAIL.

Casement Window Details - New Construction

Scale 1 1/2" (38) = 1'-0" (305) - 1:8

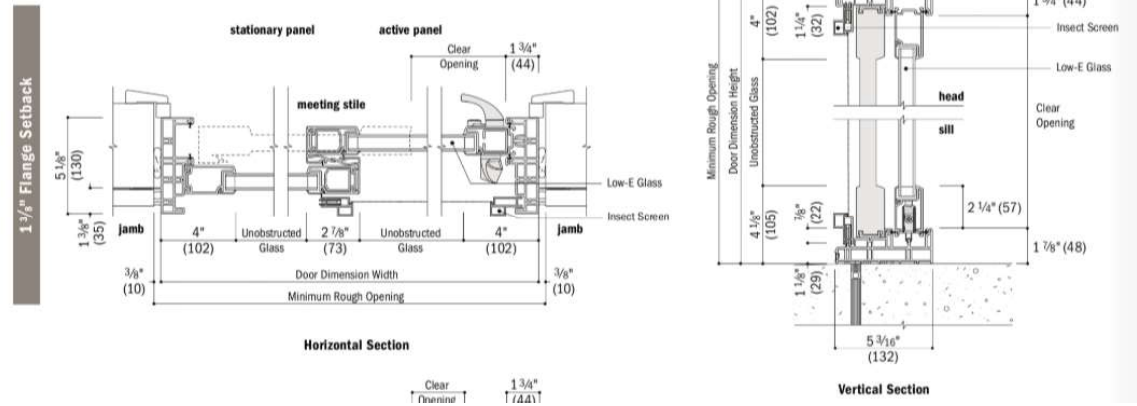




100 SERIES GLIDING PATIO DOORS - DUAL-PANE VENT

Gliding Patio Door Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



WINDOWS AND DOORS



A1300 1 1/2" Mechanically Seamed

180° Seam 90° Seam

16"

Panel (ribs optional)

1300/16

Pitch Black

ENGLERT STANDING SEAM METAL ROOFING

- MODEL A1300 FOR LOW-SLOPE

- COLOR: PITCH BLACK

METAL ROOF



2" CUT STONE