





# BASEMENT FLOOR PLAN

1/4"=1'-0"

1278 SQ. FT. FINISHED  
291 SQ. FT. UNFINISHED

# FIRST FLOOR PLAN

1/4"=1'-0"

1619 SQ. FT. MAIN  
108 SQ. FT. FRONT PORCH  
397 SQ. FT. GARAGE  
129 SQ. FT. REAR STOOP

- NOTES
- SEE BEAM CALCULATIONS FOR BEAM FASTENING.
  - TRUSS MANUFACTURER AND ROOF MANUFACTURER TO CHECK AND VERIFY FRAMING & STRUCTURE.
  - ALL WINDOWS ARE PELLA LIFESTYLE SERIES, UNCL. PROVIDE 1" MIN. GRILLE SIZE.
  - ALL LITS WILL BE MOTION SENSOR & DIMMABLE.
  - ALL OUTLETS WILL BE ARC/FAULT WHERE APPLICABLE.
  - RANGE, HVAC, OUTSIDE UNIT, DRYER & HWH WILL BE CONNECTED TO PANEL BOX w/ T. CONT. CONDUIT.

CONC. FON. WALL HEIGHT FROM BSMT. FL.

TYPICAL  
REVERSE LEDGE  
4" SLAB LEDGE

8'-8"  
8'-8"  
3" LOWER THAN 1ST FL.  
SEE SECTIONS

LEGENDS

CONC.  
ADDITIONAL POUR ON CONC.  
BEARING PARTITION WALL

SIMPSON STRONG WELD FASTENING INFO.

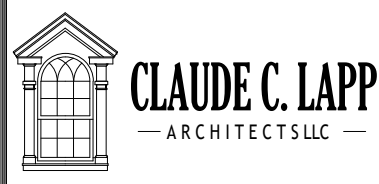
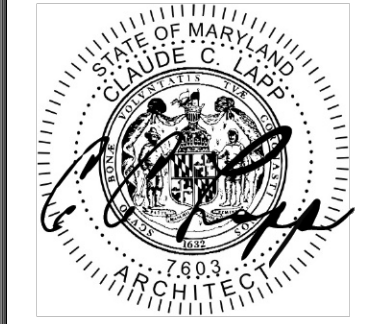
SIMPSON SITE-BUILT PORTAL FRAME  
2-1 3/4" x 9 1/4" LVL COLUMNS & 2-1 3/4" x 11 7/8" LVL BEAM (NAIL INSTALL PER MANUF. INSTRUCTIONS, FASTEN TO CONCRETE w/ (2) 5/8" ASTM F1554 GRADE 36 OR ASTM A563 TREATED RODS SET IN DRILLED HOLES w/ EPOXY & MIN. 14" EMBEDMENT

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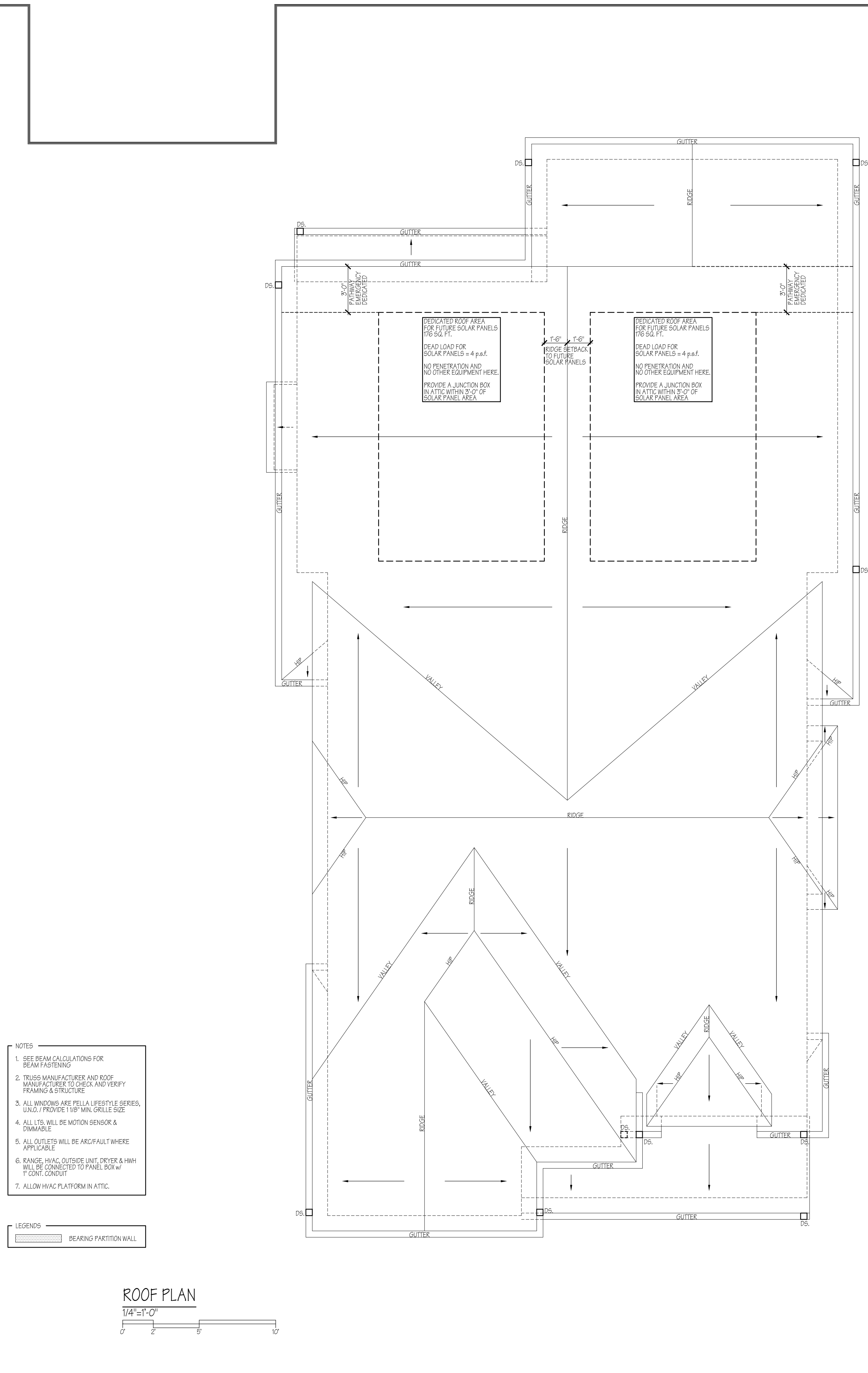
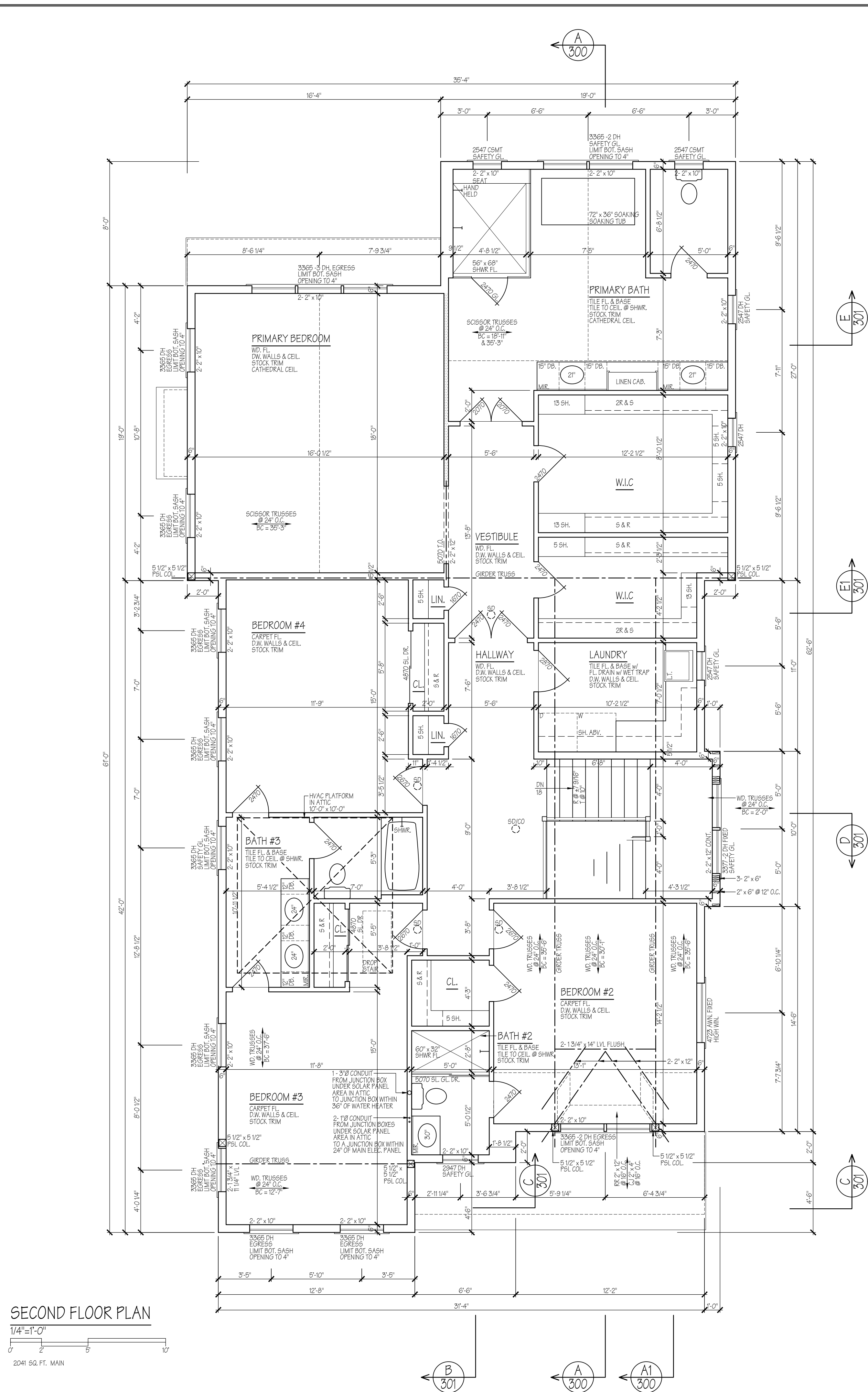
RESIDENCE FOR:  
AVATAR DESIGN BUILD  
9715 CANEY PLACE, SILVER SPRING, MD 20910  
PHONE: 202-277-0318

DRAWING TITLE  
MODEL  
2506 HOLMAN AVENUE, SILVER SPRING, MD 20910  
BASEMENT & FIRST FLOOR PLANS

DRAWN BY DATE SHEET NO.  
108 SQ. FT. FRONT PORCH  
397 SQ. FT. GARAGE  
129 SQ. FT. REAR STOOP

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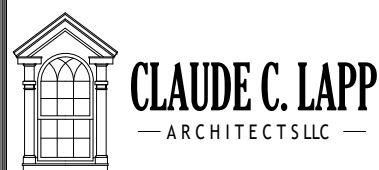
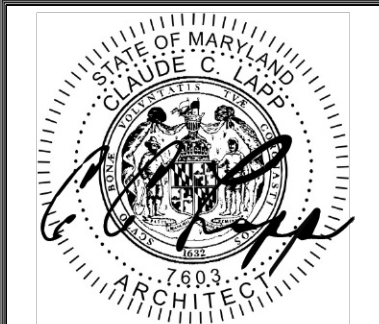
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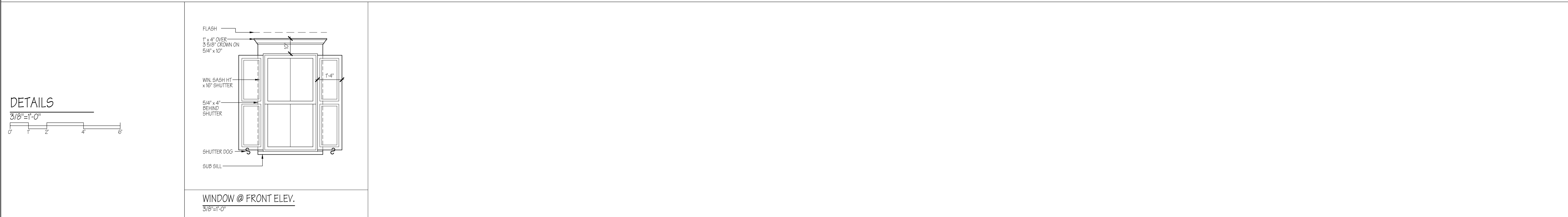
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MODEL  
2506 HOLMAN AVENUE, SILVER SPRING, MD 20910

DRAWING TITLE  
SECOND FLOOR & ROOF PLANS

DRAWN BY DL/EC	DATE 09-18-25	SHEET NO.  <b>A101</b>
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PAGE 3 OF 15		

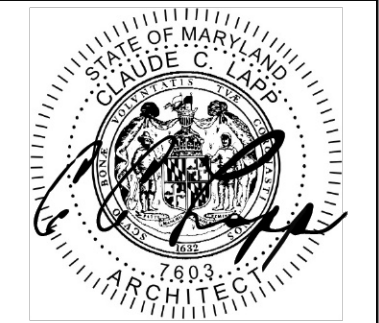
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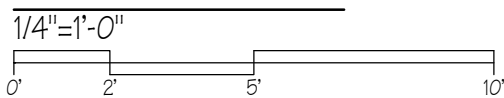
MODEL:  
2506 HOLMAN AVENUE, SILVER SPRING, MD 20910

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DRAWING TITLE:  
FRONT & RIGHT ELEVATIONS AND DETAILS

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CHECKED BY CCL		
PAGE 4 OF 15		





DRAWN BY DL/EC	DATE 09-18-25	SHEET NO. <b>A201</b>
CHECKED BY CCL		



**JOBSITE LOCATION:**  
2504 HOLMAN AVENUE  
SILVER SPRING, MD 20910  
DATE: 09-18-2025

# INDEX

000	COVER SHEET
A100	BASEMENT & FIRST FLOOR PLANS
A101	FIRST FLOOR & ROOF PLANS
A200	FRONT & RIGHT ELEVATIONS AND DETAILS
A201	REAR & LEFT ELEVATIONS AND DECK DETAILS
A300	SECTIONS A, A1, & A2
A301	SECTIONS B, C, E, E1, F, G, H, & I
A400	WIND BRACING DETAILS
S100	FIRST & SECOND FLOOR FRAMING PLANS
S101	ROOF FRAMING PLAN
S110 - 111	BEAM CALCULATIONS
S200 - 201	STRUCTURAL PANEL ANALYSIS
EC100	THERMAL ENVELOPE

32) Unless specified otherwise provide the following lintel over masonry openings:

Note: Trusses shall be braced per. manufacturers recommendations.

24) Provide double jack studs at each end of headers and beams, 4'-0" to 5'-11", and triple jack studs for 6'-0" or longer, unless noted otherwise.

## FLOOR AREA (SQ. FT.)

## PROFESSIONAL CERTIFICATION

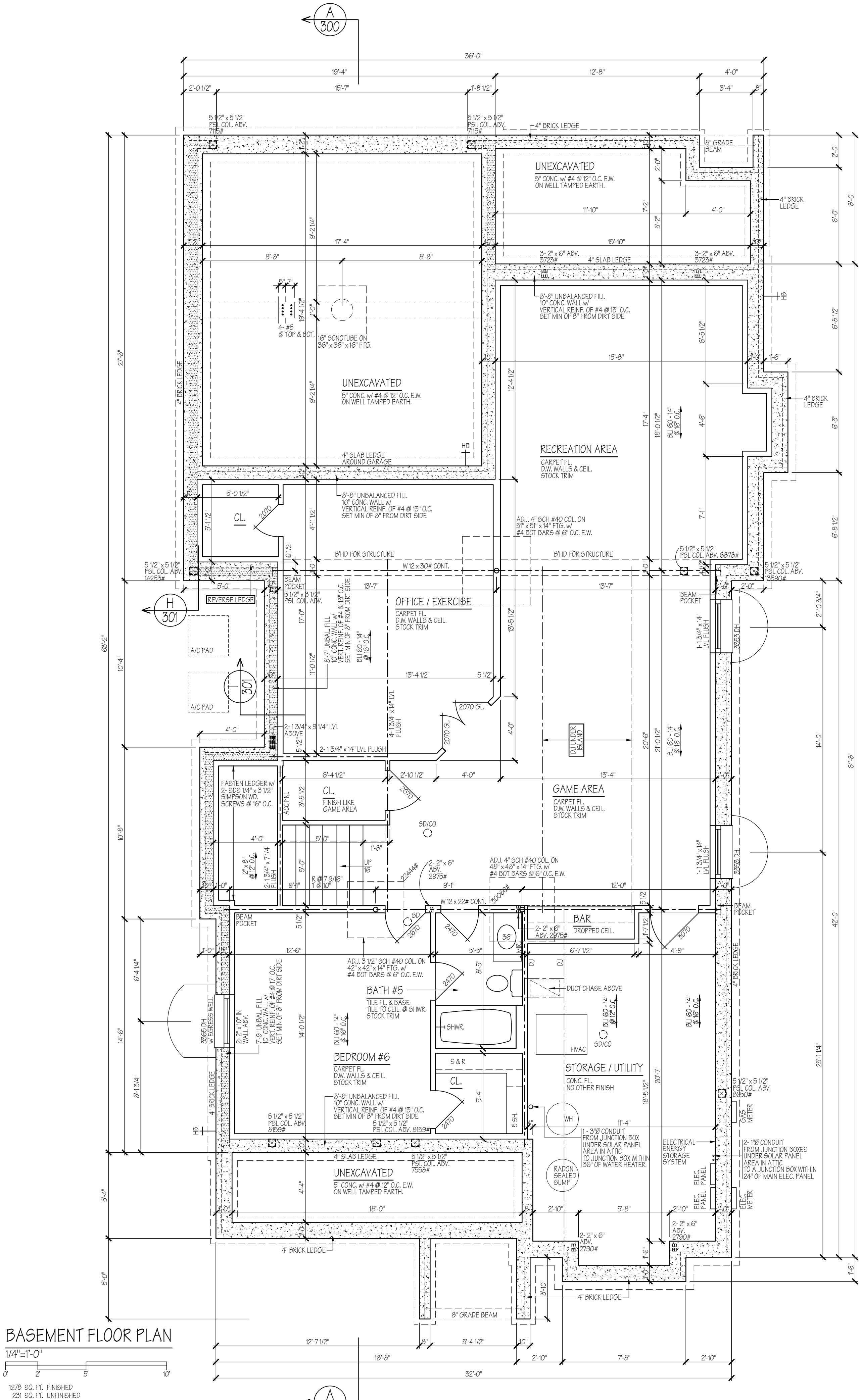
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<input type="checkbox"/> PRESCRIPTIVE R-VALUE ALTERNATIVE	R402.1.3
<input type="checkbox"/> TOTAL UA ALTERNATIVE	R402.1.5
<input checked="" type="checkbox"/> MD PRESCRIPTIVE R-VALUE ALTERNATIVE	R402.1.3.1
<input type="checkbox"/> TOTAL BUILDING PERFORMANCE	R405
<input type="checkbox"/> ENERGY RATING INDEX COMPLIANCE ALTERNATIVE	R406
NOTE:	



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TYPICAL 8'-0"

REVERSE LEDGE 8'-0"

4" SLAB LEDGE 3" LOWER THAN 1ST FL.

SEE SECTIONS

LEGENDS

CONC. CONCRETE

ADDITIONAL POUR ON CONC. BEARING PARTITION WALL

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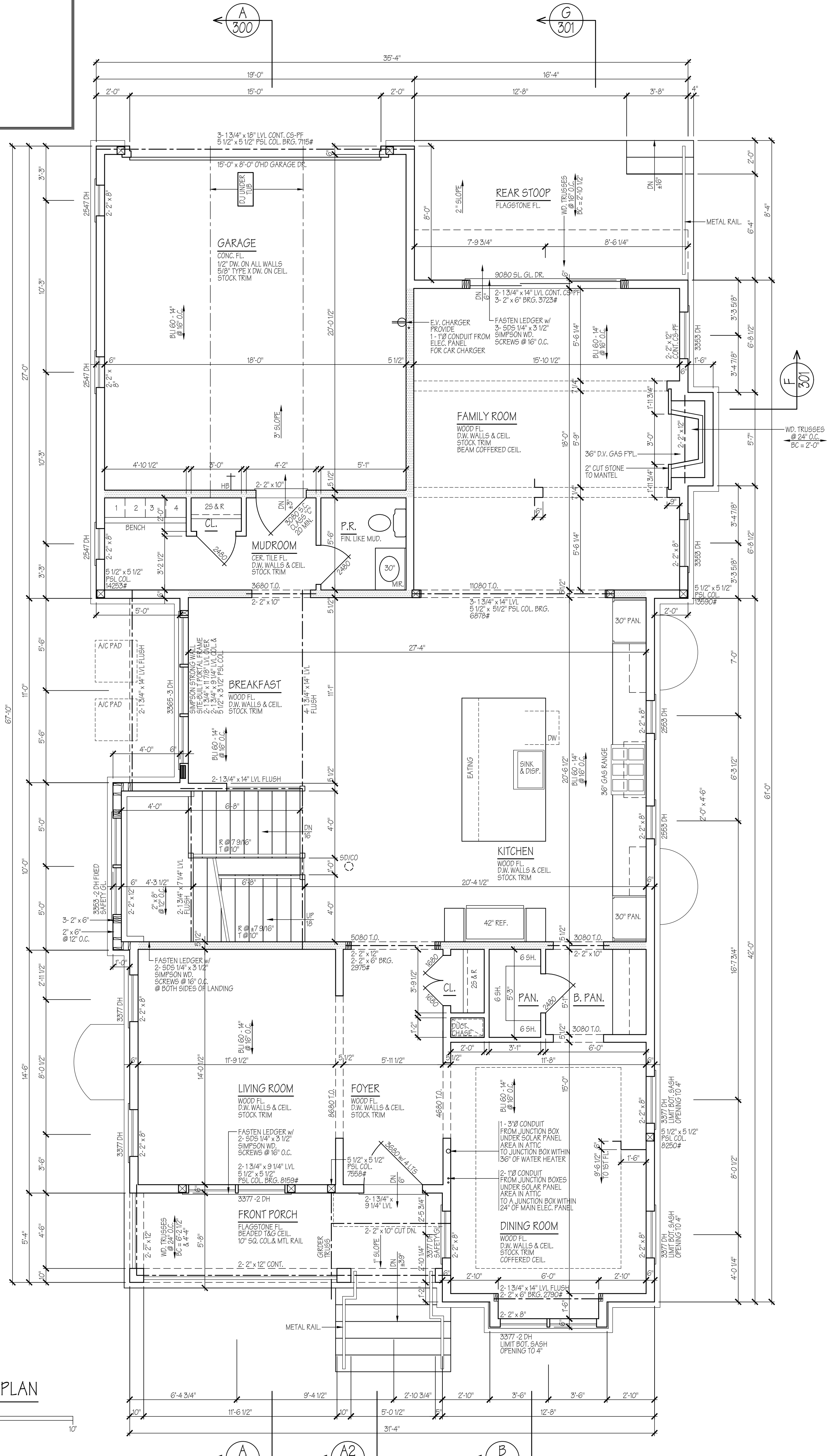
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394 SQ. FT. GARAGE  
131 SQ. FT. REAR STOOP



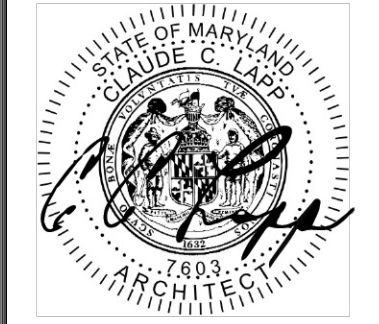
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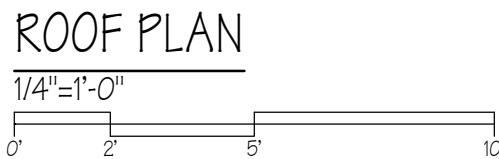
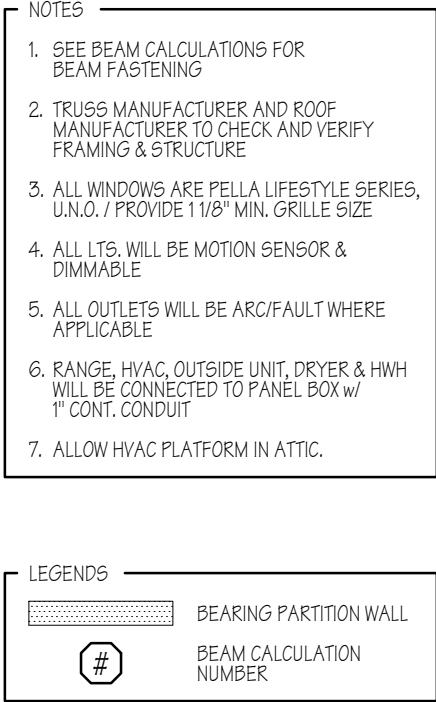
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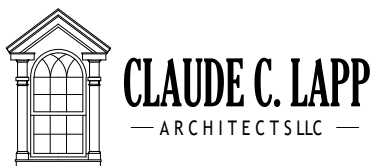
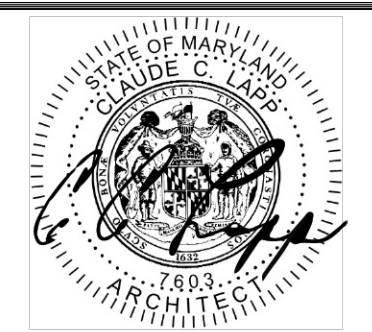
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PAGE 1 OF 15



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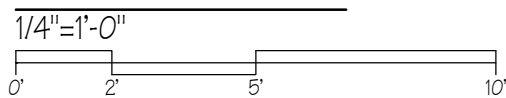
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SECOND FLOOR & ROOF PLANS

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PAGE 5 OF 15		



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

<b>Address:</b>	2500 Holman Avenue, Silver Spring	<b>Meeting Date:</b>	6/25/2025
<b>Resource:</b>	Outstanding Resource (John E. Semmes House) <b>Forest Glen Historic District</b>	<b>Report Date:</b>	6/18/2025
<b>Applicant:</b>	Partap Verma	<b>Public Notice:</b>	6/11/2025
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Permit No.:</b>	1097561	<b>Staff:</b>	Laura DiPasquale
<b>Proposal:</b>	Construction of two new single-family houses with associated grading, hardscape alterations, and tree removal		

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with four (4) conditions** the HAWP application, with final approval authority delegated to staff:

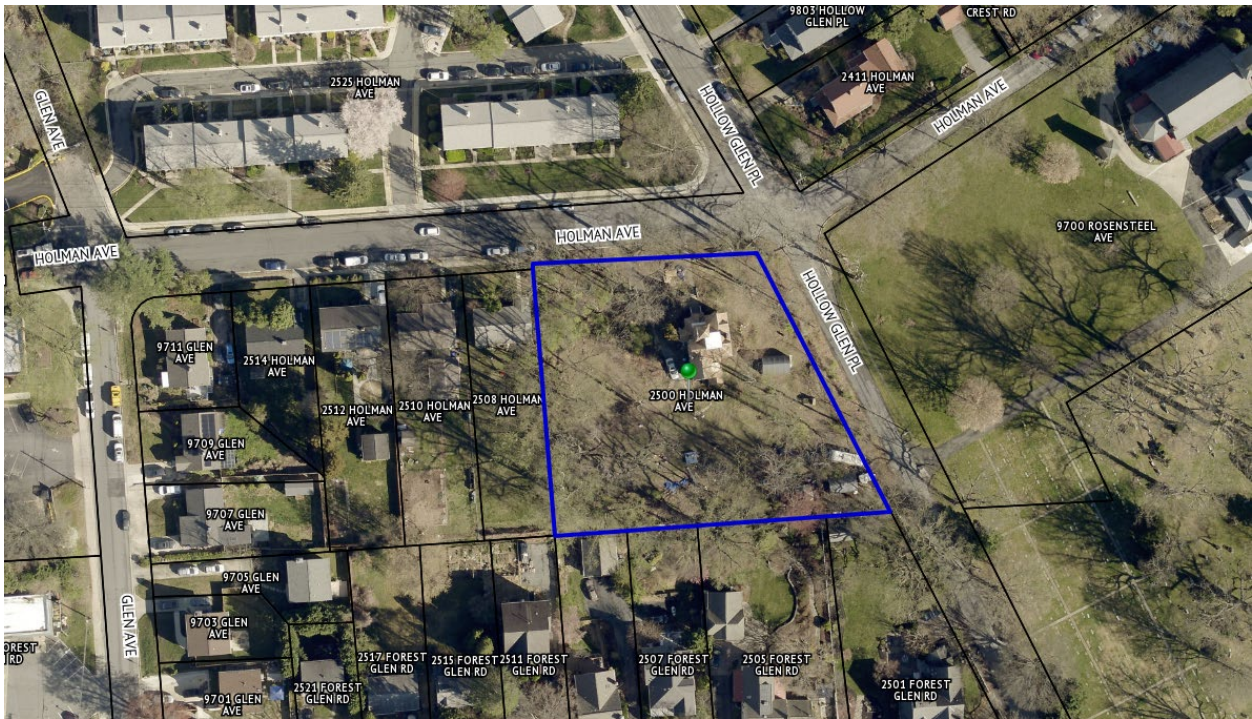
1. The Marvin Essential line windows are not approved. The new windows must have a traditional sash to glazing profile and simulated-divided-lights with 1-1/8 to 1-1/4 inch putty slope or beaded muntins; no grilles-between-glass. The applicant must provide window specifications, including the proposed muntin detail.
2. The proposed Hardie Shingle siding is not approved. The applicant must submit a specification for a different fiber cement shingle product at least half an inch thick.
3. All standing-seam metal roofing is removed and replaced with asphalt shingles.
4. The applicant must plant a minimum of two new shade trees per property.

**ARCHITECTURAL DESCRIPTION**

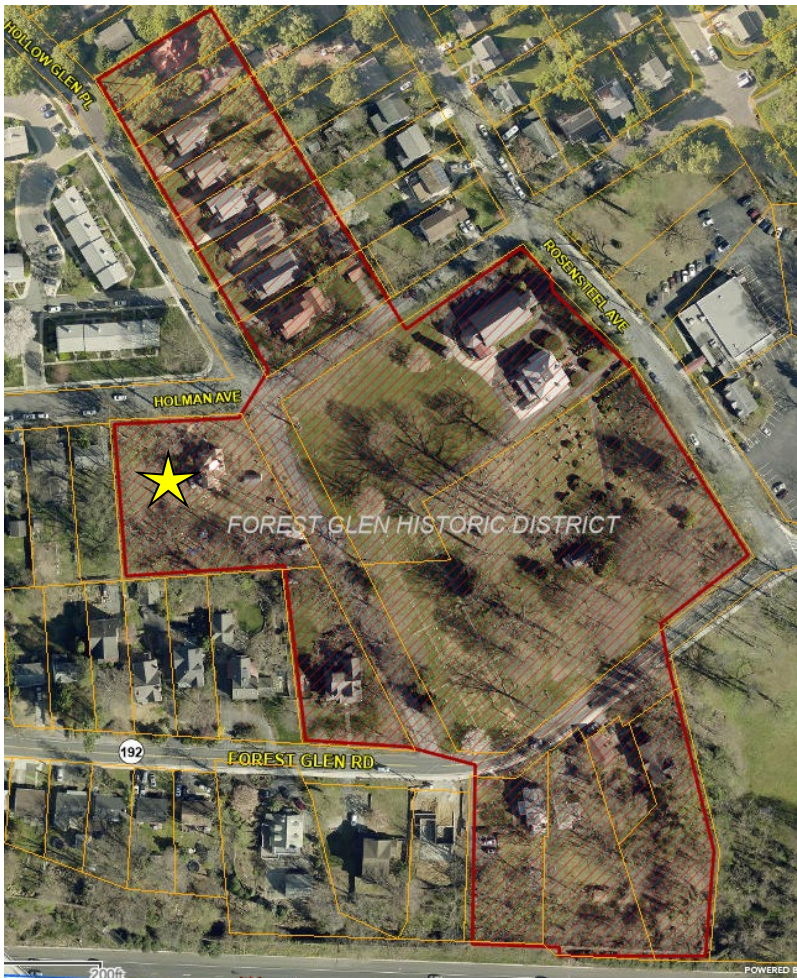
**SIGNIFICANCE:** John E. Semmes House, Outstanding Resource within the Forest Glen Historic District

**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:

- 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.<sup>1</sup> 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.<sup>2</sup> 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.

<sup>1</sup> 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.

<sup>2</sup> R-60 Zoning Fact Sheet:

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



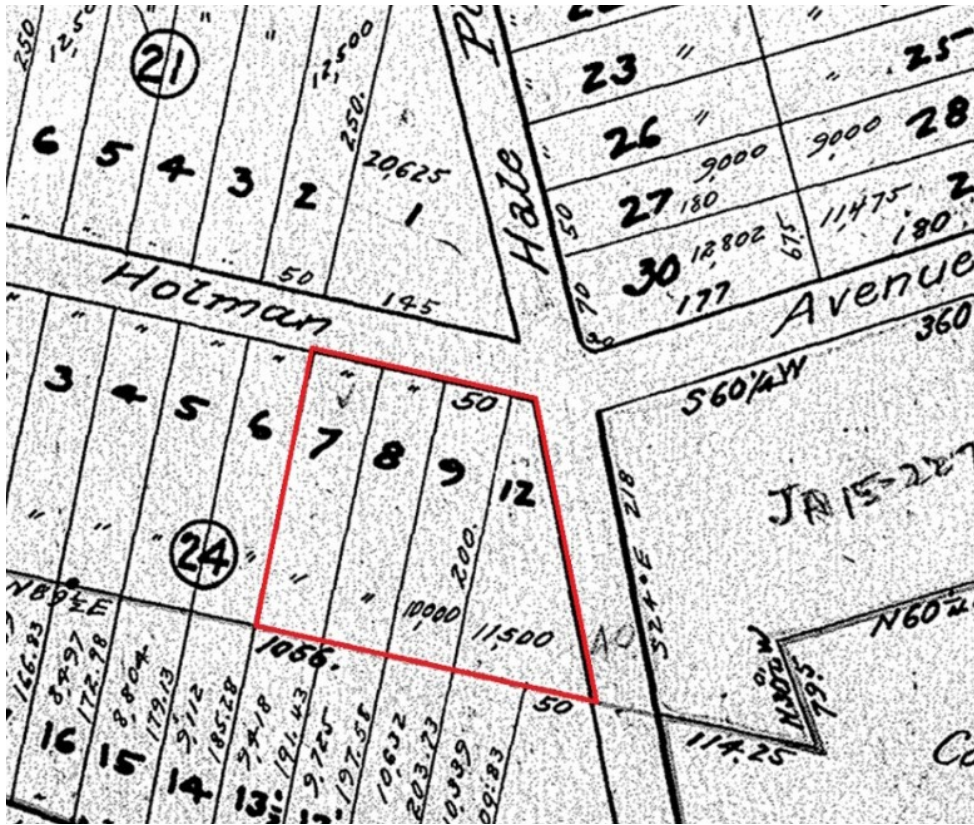


Figure 7: Detail of the 1887 Plat Book A, p. 17, Forest Glen Investment Company, Josephs Park. The property at 2500 Holman Avenue (outlined in red) is comprised of four platted parcels, three of which have never been developed. The existing house is situated primarily on parcel #9. New houses are proposed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

### ***First Preliminary Consultation***

At its January 8, 2025 meeting, the HPC held a preliminary consultation review for the project.<sup>3</sup> 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.

<sup>3</sup> The staff report and submission materials for the first preliminary consultation review for 2500 Holman Avenue, held January 8, 2025, is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/12/IV.A-2500-Holman-Ave-Silver-Spring-1097561.pdf>



- 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.<sup>4</sup> For that submission, the applicant revised the application, pulling the proposed buildings closer to the street, refining the proposed design, and provided renderings showing the topography as requested by the HPC. During the review, the majority of Commissioners offering comments agreed that:

- 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.
- 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.
- A distance of 14 feet between the proposed house on Lot 8 (2504 Holman) and the historic house (2500 Holman) is insufficient.
- 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.
- The general façade design is acceptable. Commissioner Radu noted, however, that the side elevations appear overly boxy.
- 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 as presented.
- The design and placement of the proposed buildings should take into consideration the whole streetscape, including the lower-scale 20<sup>th</sup> century construction to the west.

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;
- 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;
- 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.

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<sup>4</sup> The staff report and submission materials for the 2<sup>nd</sup> 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>



### ***Third Preliminary Consultation Review***

At its May 28, 2025 meeting, the HPC held a third preliminary consultation review for the project.<sup>5</sup> This review established the final massing and placement of the proposed buildings. Between the second and third preliminary consultation reviews, the applicants:

- 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.
- Revised the distance between the historic house and proposed house on Lot 8 to 15 feet, an increase of 1 foot.
- 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.
- 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.
- Rotated the room orientation but otherwise have not modified the overall building square footage.
- Added zoning information and confirmed that they are within the infill lot coverage requirements.
- Provided supplemental information requested by the HPC at the 2<sup>nd</sup> preliminary consultation review.

During the review, a majority of Commissioners offering comments agreed that:

- The applicant had made revisions based on comments at the 2<sup>nd</sup> preliminary consultation review to reduce the massing of the proposed construction.
- A distance of 15 feet between the historic house and new construction on Lot 8 is still inadequate but is acceptable owing to the other site and project constraints.
- The proposed height from average grade should be lowered to 35 feet, which will help reduce its conspicuousness and also meet zoning requirements. The height reduction could be accomplished in part by lowering the height of the first-floor level.
- The historic house should be the closest to the street. Commissioners offered varying opinions on the final placement of the proposed houses, and whether the house on Lot 8 should be pushed back 3-8 feet. A straw poll determined that the buildings could be left as-is.
- Commissioners commented on the need to understand the project from multiple angles and information on the proposed construction in relationship to the historic building and adjacent existing 20<sup>th</sup> century construction.
- The materials should be amended per Staff comments, including replacement of the metal roofing with asphalt shingles, use of brick instead of stone cladding, use of a different brand of fiber cement faux shingles, and use of a window line with more traditional profiles than the Andersen 100 series windows.
- The broken pediment design is not ideal.
- Efforts should be made to retain trees in moderate condition in the front as well as rear yards.
- The applicant cannot apply for tree removal or other work to adjacent properties without owner consent.

The HPC agreed with Staff that additional materials to be presented for the HAWP review should include:

- An updated dimensioned site plan, including grading details, setbacks from the street, property lines, and adjacent buildings, removing references to the sidewalk extension. The sidewalk extension may be submitted in conjunction with adjacent property owner(s) as a separate future HAWP.

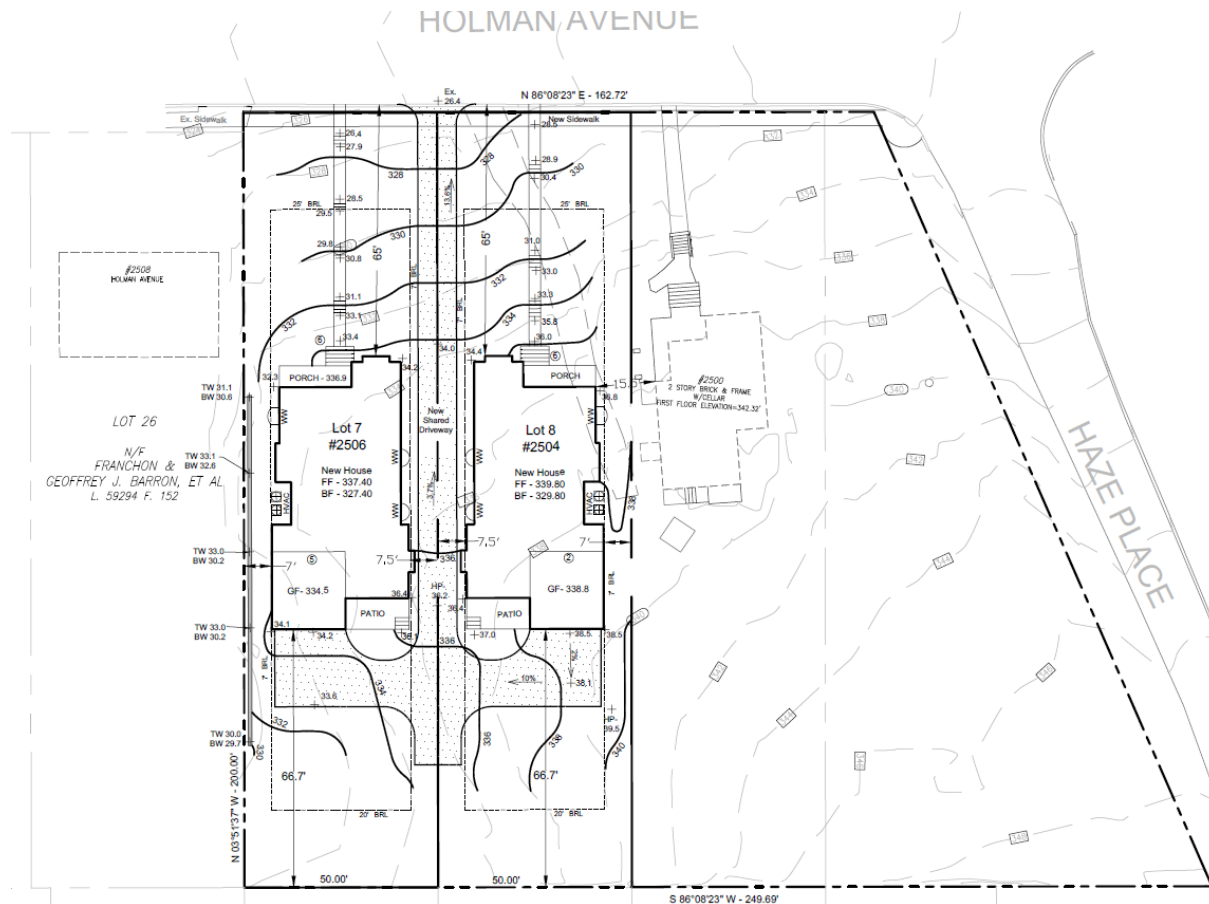
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<sup>5</sup> The staff report and submission materials for the 3<sup>rd</sup> preliminary consultation review are available here: <https://montgomeryplanning.org/wp-content/uploads/2025/04/II.A-2500-Holman-Ave-Silver-Spring-1097561.pdf>

- Updated architectural plans for the infill houses including dimensioned elevations, floor plans, and proposed materials.
- Roof and wall section details showing wall and trim profiles and window installation details.
- Materials specification sheets for all proposed materials.
- Street-level renderings from multiple angles showing the proposed construction in relationship to the historic building and adjacent existing 20<sup>th</sup> century construction.<sup>6</sup>
- 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.

## **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 will 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. Grading and tree removal are also proposed as part of the project.



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

<sup>6</sup> Prior to submission of the HAWP, the applicant requested clarification from the Chair about whether renderings were necessary for the HAWP submission. Staff reached out to the Chair, who advised that the models were not necessary for a complete submission.

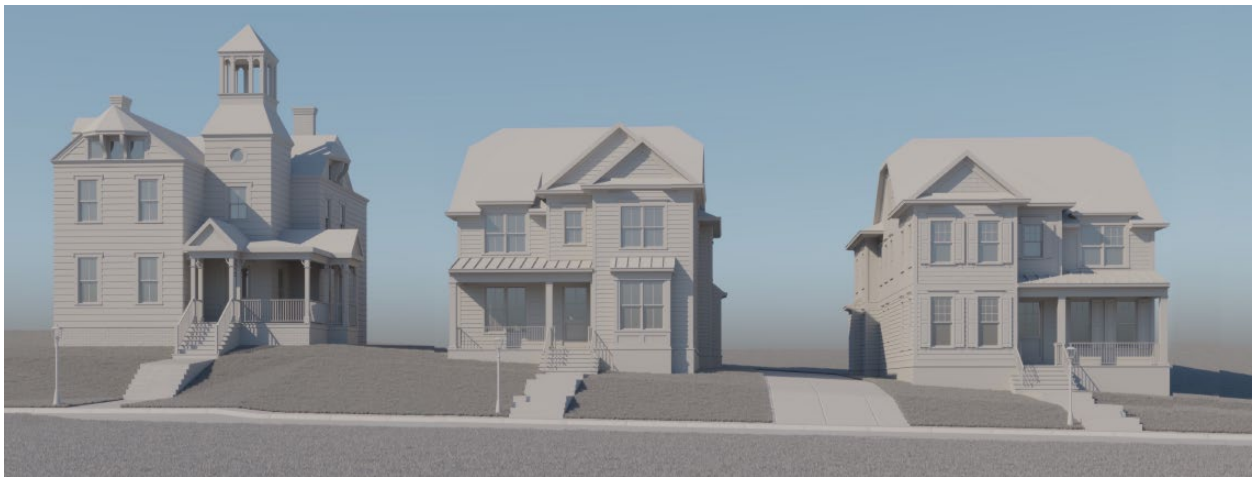


## **STAFF DISCUSSION**

While Staff continues to find that the proposed buildings are out of scale and rhythm with the Forest Glen Historic District and that their proximity and massing in relationship to the Outstanding resource at 2500 Holman Avenue does not read as deferential or secondary to the historic house, per the *Standards* and Secretary of the Interior's Guideline for New Exterior Additions and Related New Construction, Staff finds that the building footprint, height, massing, design, and placement are consistent with the HPC's feedback at the third preliminary consultation review. Staff finds, however, that the proposed materials warrant additional consideration.

Between the third preliminary consultation review and the current HAWP submission, the applicants have made the following changes:

- Lowered the height of the roof from average grade from 36 feet 8-3/8 inches to 34 feet 7-1/2 inches;
- Removed the occupiable attic loft space, eliminating the third-floor windows and modifying the side elevation fenestration;
- Replaced the gable returns on the nested front gables with closed gables;
- Replaced the metal front porch roofs with asphalt shingle roofs;
- Replaced the stone-clad foundations with brick-clad foundations;
- Simplified the fenestration on the new construction on Lot 7 (2506 Holman Avenue);
- Changed the window line from Andersen 100 series to Marvin Essential fiberglass windows;
- Removed the proposed tree removals on adjacent parcels; and,
- Removed the proposed sidewalk extension.



*Figure 9: Massing rendering for revised HAWP submission.*

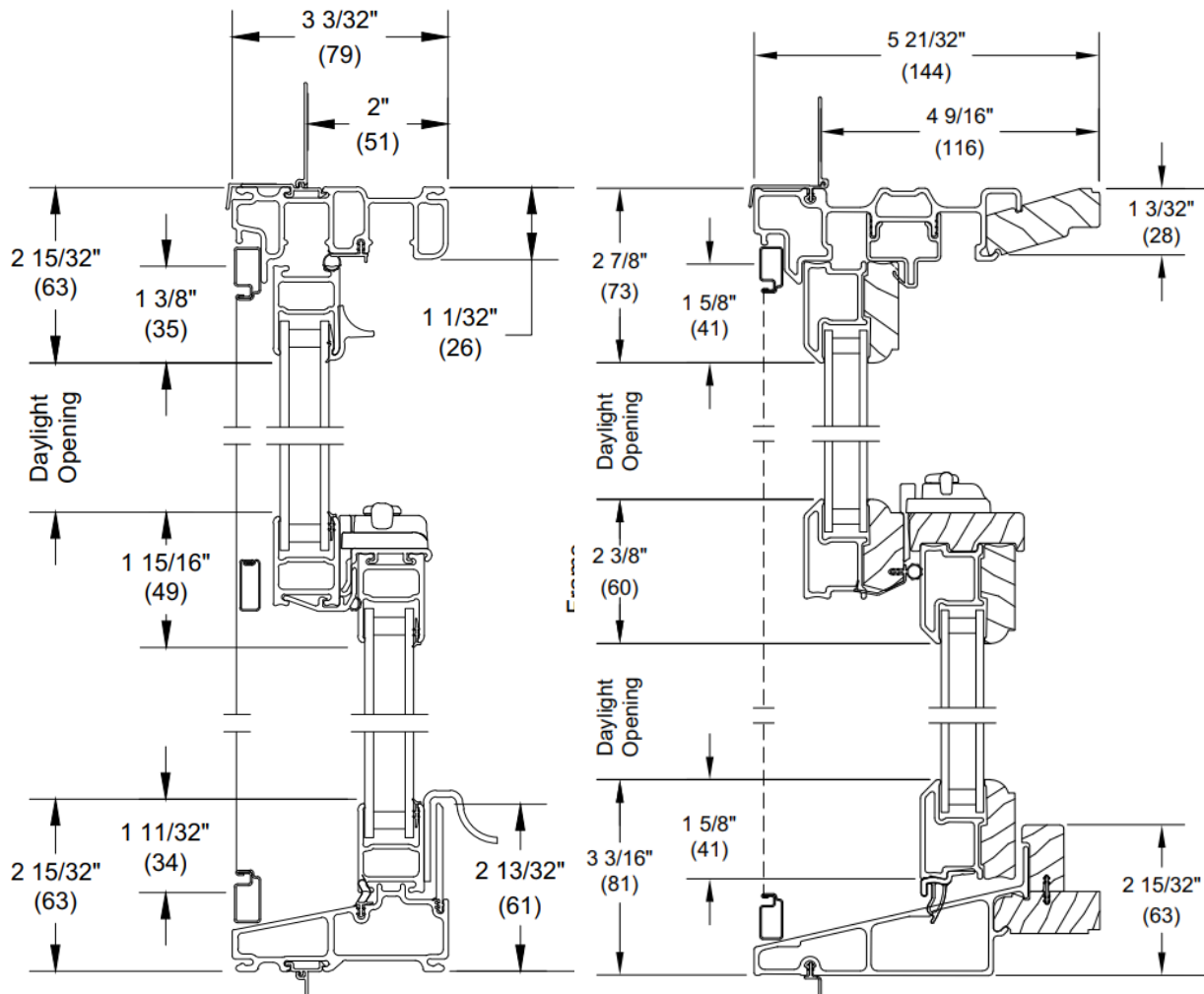
Figure 10: 3<sup>rd</sup>-preliminary consultation front elevations of 2504 Holman Avenue (Lot 8), left, and 2506 Holman Avenue (Lot 7), right.

***Figure 11: Revised front elevations for 2504 and 2506 Holman Avenue.***



have 1-1/8 to 1-1/4-inch wide putty slope or beaded muntins, in keeping with the dimensions and proportions of traditional two-over-two divided light windows, per Chapter 24A-8(b)(2) and *Standard 9*.

Staff continues to find that the proposed standing-seam metal roofing, which is shown on the front porches in the submission rendering but now only identified on the front bay window of 2504 Holman Ave and rear porches of both buildings in the elevation drawings, should be eliminated and replaced with asphalt shingles.



**Figure 12: Section details of the proposed Marvin Essential windows (left) versus the Marvin Elevate windows (right). Staff finds that the Marvin Essential line is extremely flat and does not have the traditional putty slope glazing appearance of the Marvin Elevate line.**

Regarding the proposed tree removal, at the third preliminary consultation review, the HPC encouraged the applicant to retain large trees identified as in moderate condition and to eliminate tree removal proposed on adjacent parcels. The applicant has done the latter, but has not identified retention of any additional trees. Staff encourages reconsideration of ST-4, a 37.5-inch Scarlet Oak, identified as a specimen tree, in the front yard of 2504 Holman Avenue, and ST-18, a 41.6-inch Tulip Poplar in the rear yard of 2506 Holman Avenue, both identified as specimen trees in moderate condition. Staff also recommends that, given the extent of tree removal proposed, the HPC require the applicant to plant a minimum of two native shade trees in the front yards of each lot.

Based on the HPC's comments at the third preliminary consultation review, Staff finds that the proposed

construction will not destroy historic materials that characterize the property, and will be differentiated from the old, per *Standard* 9, and if removed in the future will leave the essential form and integrity of the historic property at 2500 Holman Avenue unimpaired, per *Standard* 10, and is compatible in character with the historic resource, per Chapter 24A-8(b)(2), as modified by the staff recommended conditions.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with four (4) conditions** the HAWP application, with final approval authority delegated to staff:

1. The Marvin Essential line windows are not approved. The new windows must have a traditional sash to glazing profile and simulated-divided-lights with 1-1/8 to 1-1/4 inch putty slope or beaded muntins; no grilles-between-glass. The applicant must provide window specifications, including the proposed muntin detail.
2. The proposed Hardie Shingle siding is not approved. The applicant must submit a specification for a different fiber cement shingle product at least half an inch thick.
3. All standing-seam metal roofing is removed and replaced with asphalt shingles.
4. The applicant must plant a minimum of two new shade trees per property.

under the Criteria for Issuance in Chapter 24A-(b)(2) and (d), having found that the proposal is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #9, and #10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.



### **Historic Preservation Commission Preliminary Consultation Report**

Address: 2500 Holman Avenue, Silver Spring

Applicant(s): Partap Verma

Proposal: Construction of two new single-family houses

Staff Contact: Laura DiPasquale

HPC Commissioners Providing Comments: Karen Burditt (Chair), Jeffrey Hains (Vice Chair), James Doman, Marc Dominianni, Michael Galway, Cristina Radu, and Julie Pelletier.

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### **Comments and Recommendations**

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.

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

- Massing diagrams that include existing/proposed topography and are shown as part of a streetscape rendering that includes the historic house.
- Setback measurements from the street and from the neighboring 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.
- Refinement of the proposed architectural style for the infill houses including detailed elevations and proposed materials.

☒ Return for an additional preliminary consultation

☐ Return for a HAWP in accordance with the Commission's recommendations

### **Historic Preservation Commission 2<sup>nd</sup> Preliminary Consultation Report**

Address: 2500 Holman Avenue, Silver Spring

Applicant(s): Partap Verma

Proposal: Construction of two new single-family houses

Staff Contact: Laura DiPasquale

HPC Commissioners Providing Comments: Jeffrey Hains (Acting Chair), James Doman, Marc Dominianni, Michael Galway, Cristina Radu, and Julie Pelletier.

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### **Comments and Recommendations**

Commissioners supported the applicant's enthusiasm and commitment to the project and conceptually supported the construction of two new houses on platted Lots 7 and 8 at 2500 Holman Avenue.

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 majority of Commissioners offering comments agreed that:

- 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.
- A distance of 14 feet between the proposed house on Lot 8 (2504 Holman) and the historic house (2500 Holman) is insufficient.
- 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.
- 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.
- 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 20<sup>th</sup> century construction to the west.
- 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.



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;
- 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;
- 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.

☒ Return for an additional preliminary consultation

☐ Return for a HAWP in accordance with the Commission's recommendations

### **Historic Preservation Commission 3<sup>rd</sup> Preliminary Consultation Report**

Address: 2500 Holman Avenue, Silver Spring

Applicant(s): Partap Verma

Proposal: Construction of two new single-family houses

Staff Contact: Laura DiPasquale

HPC Commissioners Providing Comments: Karen Burditt (Chair), Jeffrey Hains (Vice-Chair), James Doman, Marc Dominianni, Michael Galway, Cristina Radu, and Julie Pelletier.

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### **Comments and Recommendations**

A majority of Commissioners offering comments agreed that:

- The applicant had made revisions based on comments at the 2<sup>nd</sup> preliminary consultation review to reduce the massing of the proposed construction.
- A distance of 15 feet between the historic house and new construction on Lot 8 is still inadequate but is acceptable owing to the other site and project constraints.
- The proposed height from average grade should be lowered to 35 feet, which will help reduce its conspicuousness and also meet zoning requirements. The height reduction could be accomplished in part by lowering the height of the first-floor level.
- The historic house should be the closest to the street. Commissioners offered varying opinions on the final placement of the proposed houses, and whether the house on Lot 8 should be pushed back 3-8 feet. A straw poll determined that the buildings could be left as-is.
- Commissioners commented on the need to understand the project from multiple angles and information on the proposed construction in relationship to the historic building and adjacent existing 20<sup>th</sup> century construction.
- The materials should be amended per Staff comments, including replacement of the metal roofing with asphalt shingles, use of brick instead of stone cladding, use of a different brand of fiber cement faux shingles, and use of a window line with more traditional profiles than the Andersen 100 series windows.
- The broken pediment design is not ideal.
- Efforts should be made to retain trees in moderate condition in the front as well as rear yards.
- The applicant cannot apply for tree removal or other work to adjacent properties without owner consent.

Staff regarding some additional materials to be presented for the HAWP review, including:

- An updated dimensioned site plan, including grading details, setbacks from the street, property lines, and adjacent buildings, removing references to the sidewalk extension. The sidewalk extension may be submitted in conjunction with adjacent property owner(s) as a separate future HAWP.
- Updated architectural plans for the infill houses including dimensioned elevations, floor plans, and proposed materials.



- Roof and wall section details showing wall and trim profiles and window installation details.
- Materials specification sheets for all proposed materials.
- Street-level renderings from multiple angles showing the proposed construction in relationship to the historic building and adjacent existing 20<sup>th</sup> century construction.
- 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.

- ☐ Return for an additional preliminary consultation
- ☒ Return for a HAWP in accordance with the Commission's recommendations



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? ☐ Yes/District Name \_\_\_\_\_

☐ 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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**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:**

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ 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

\_\_\_\_\_  
Date



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

**Owner's mailing address**

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

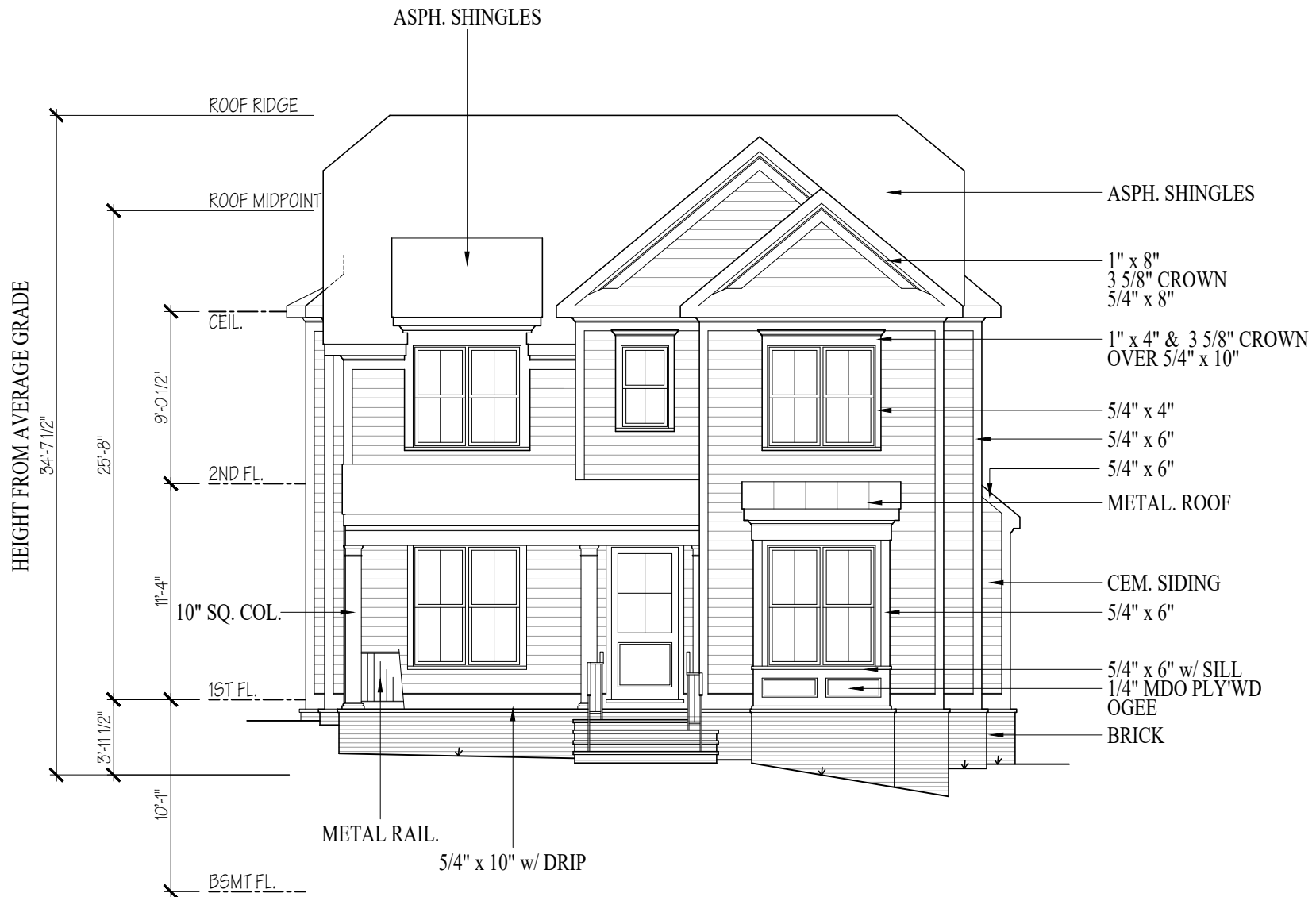
Work Item 3: _____	
Description of Current Condition:	Proposed Work:



# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

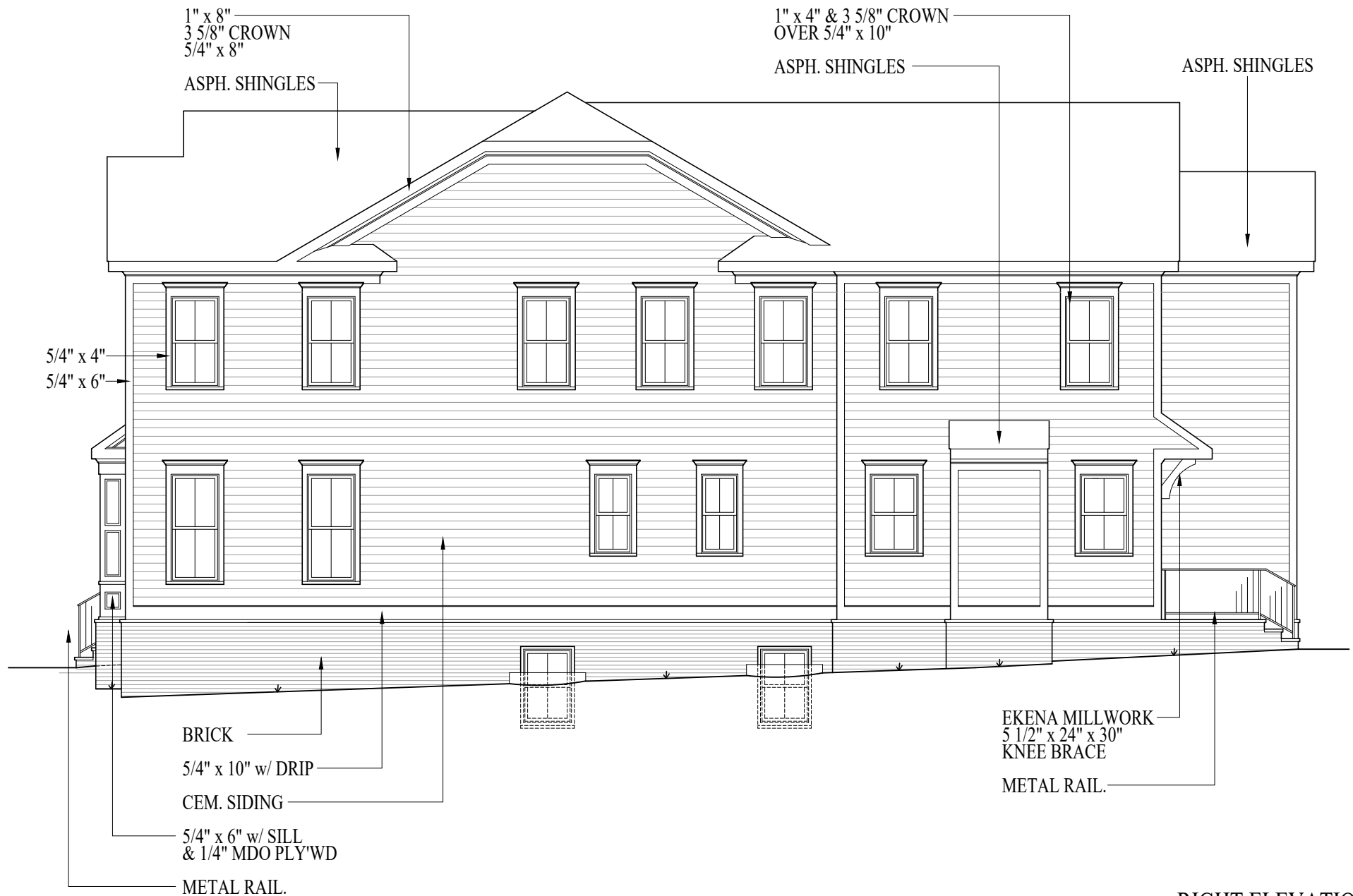
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

2504 HOLMAN AVE  
FOREST GLEN, MD



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

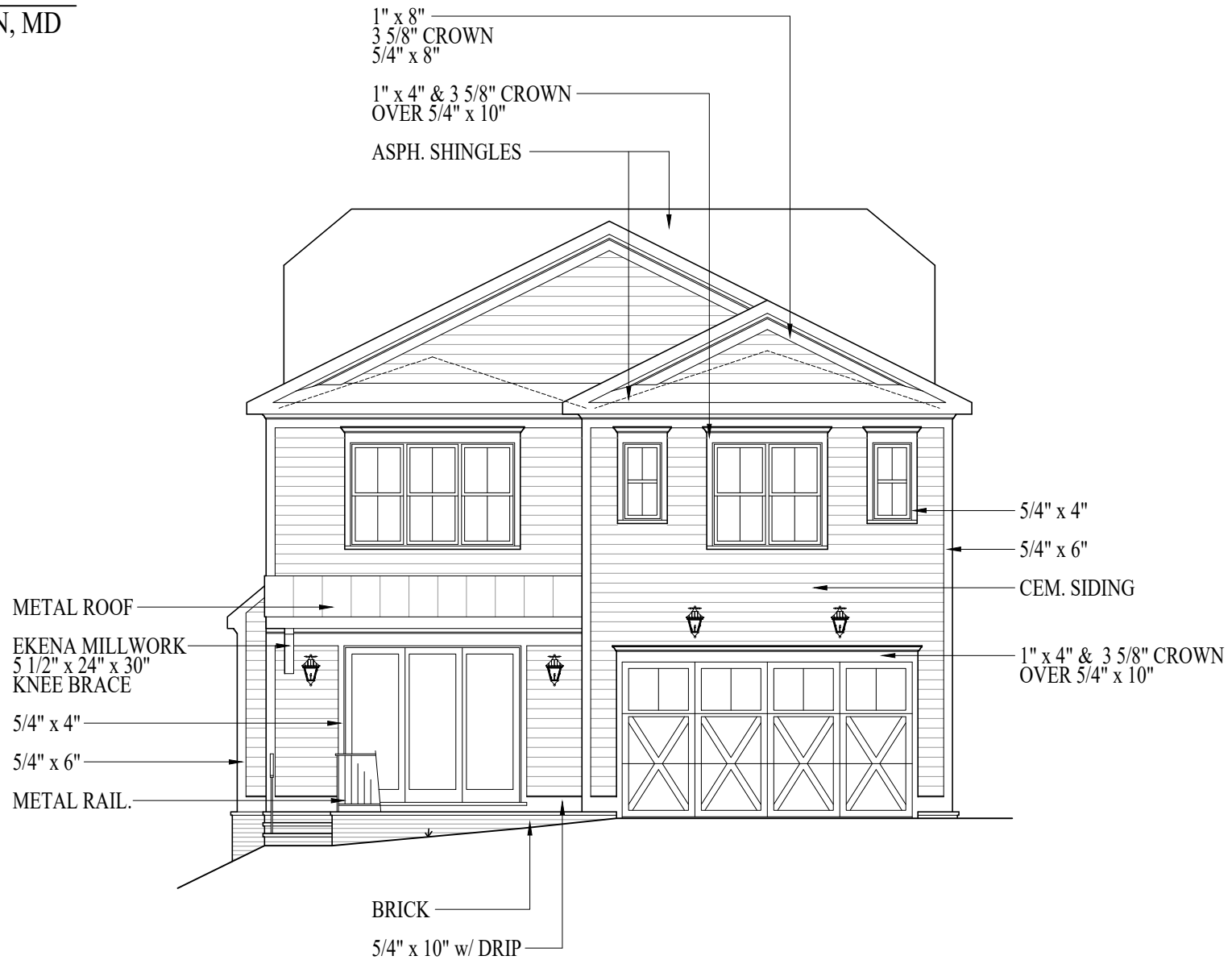
2504 HOLMAN AVE  
FOREST GLEN, MD



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

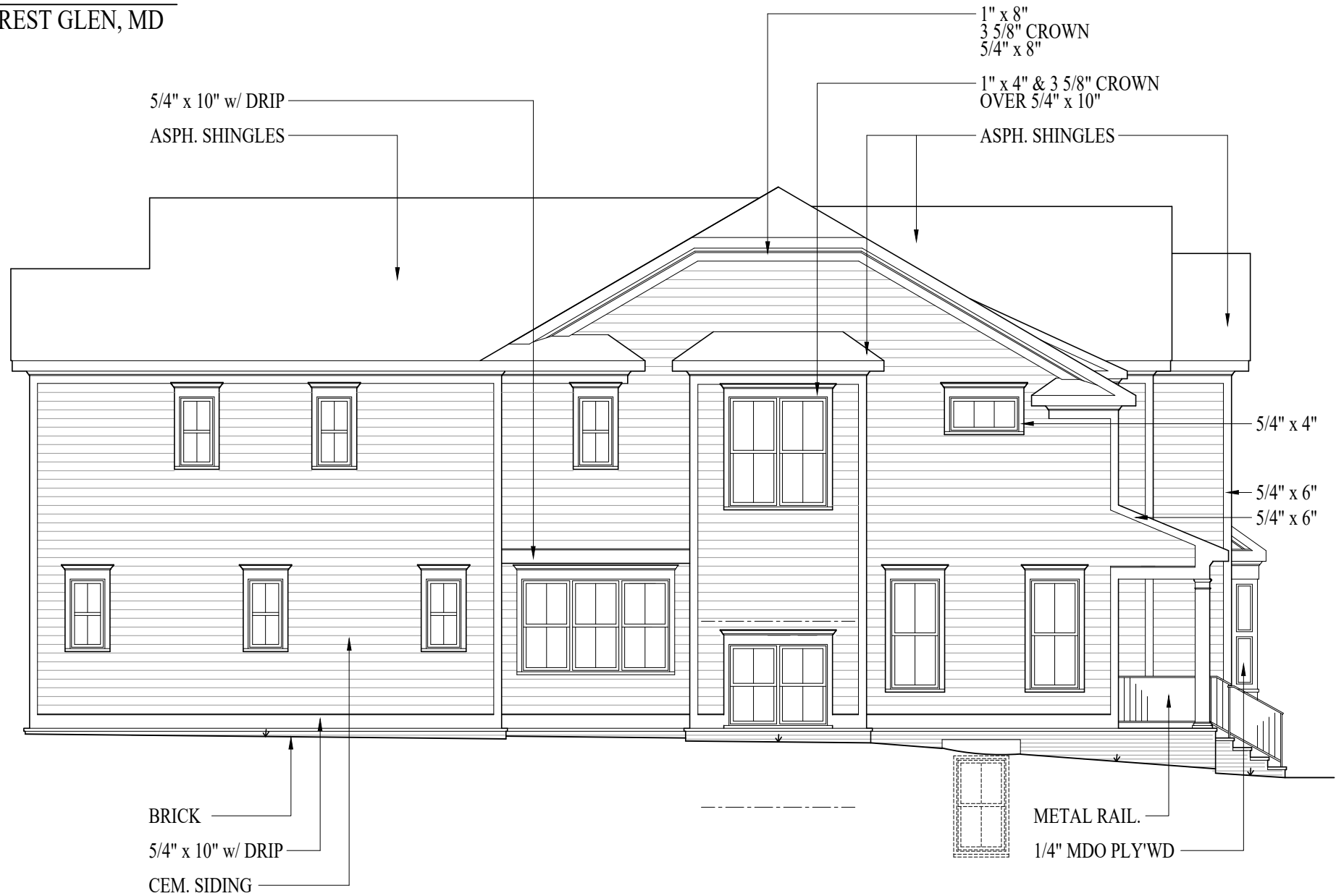


2504 HOLMAN AVE  
FOREST GLEN, MD



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

2504 HOLMAN AVE  
FOREST GLEN, MD



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

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



2504 HOLMAN AVE  
FOREST GLEN, MD



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



2504 HOLMAN AVE  
FOREST GLEN, MD

NOTES:

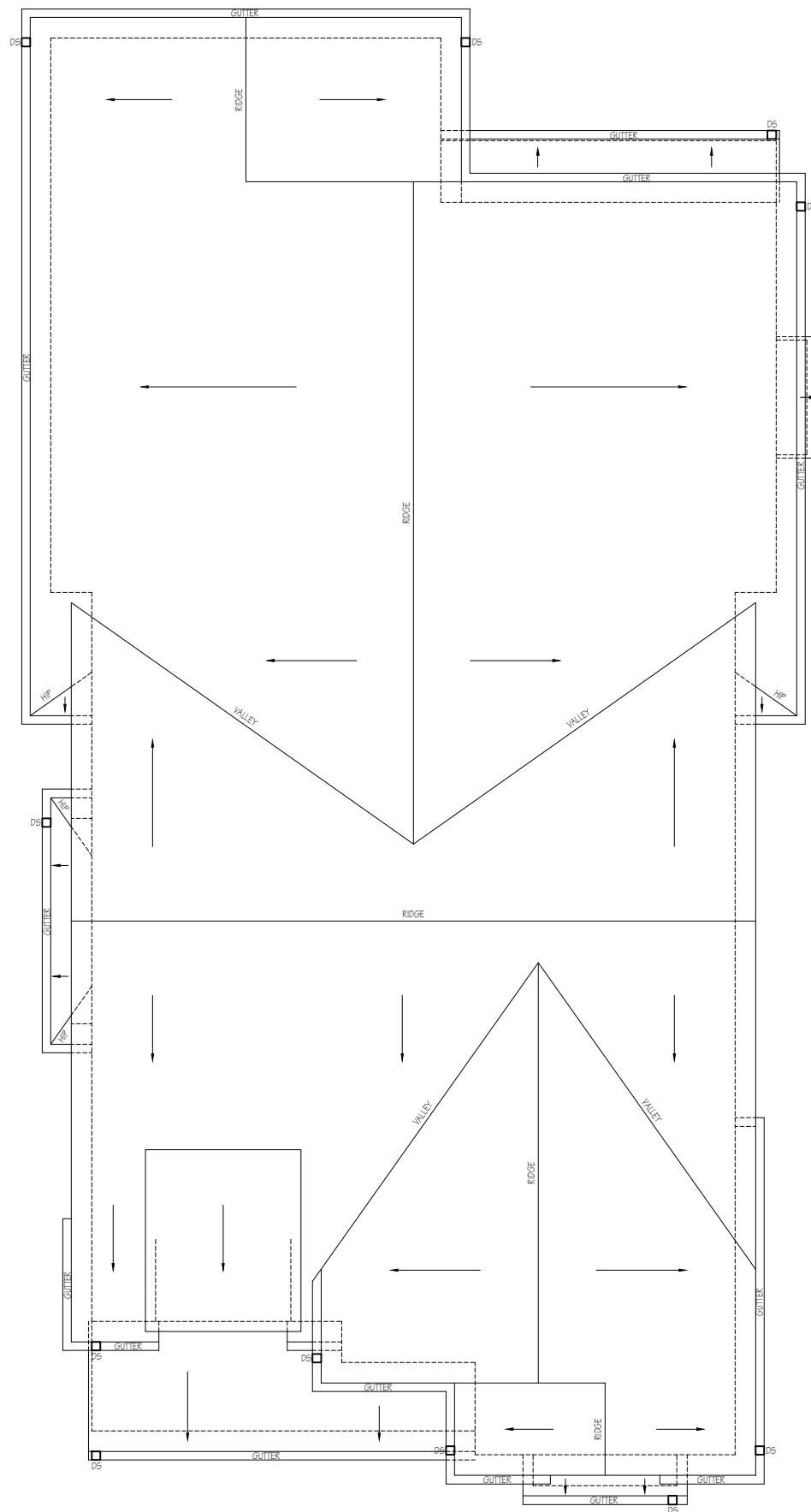
1. ALL WINDOWS ARE MARVIN ESSENTIAL UNLESS NOTED OTHERWISE

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

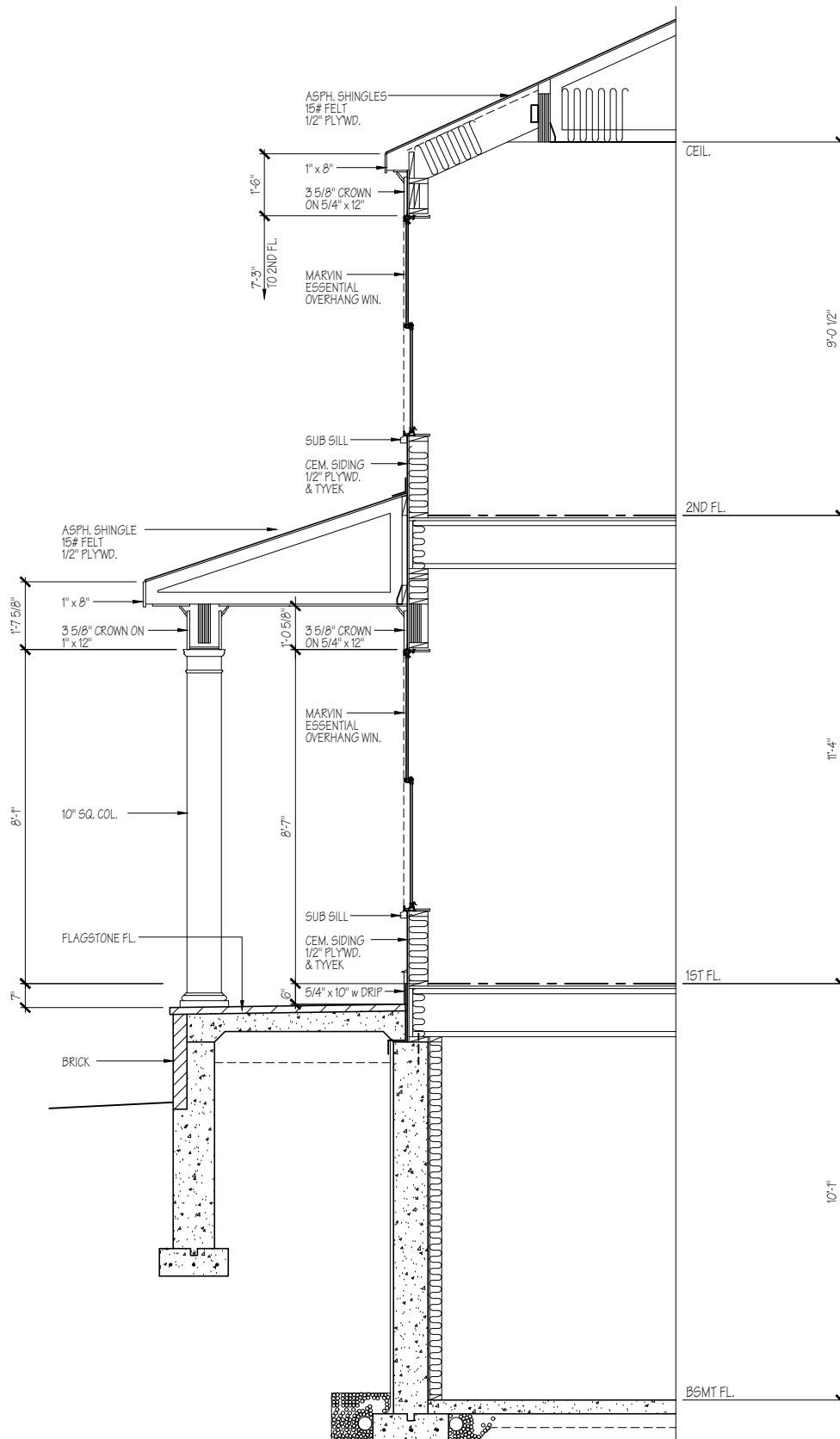


2504 HOLMAN AVE  
FOREST GLEN, MD

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



2504 HOLMAN AVE  
FOREST GLEN, MD

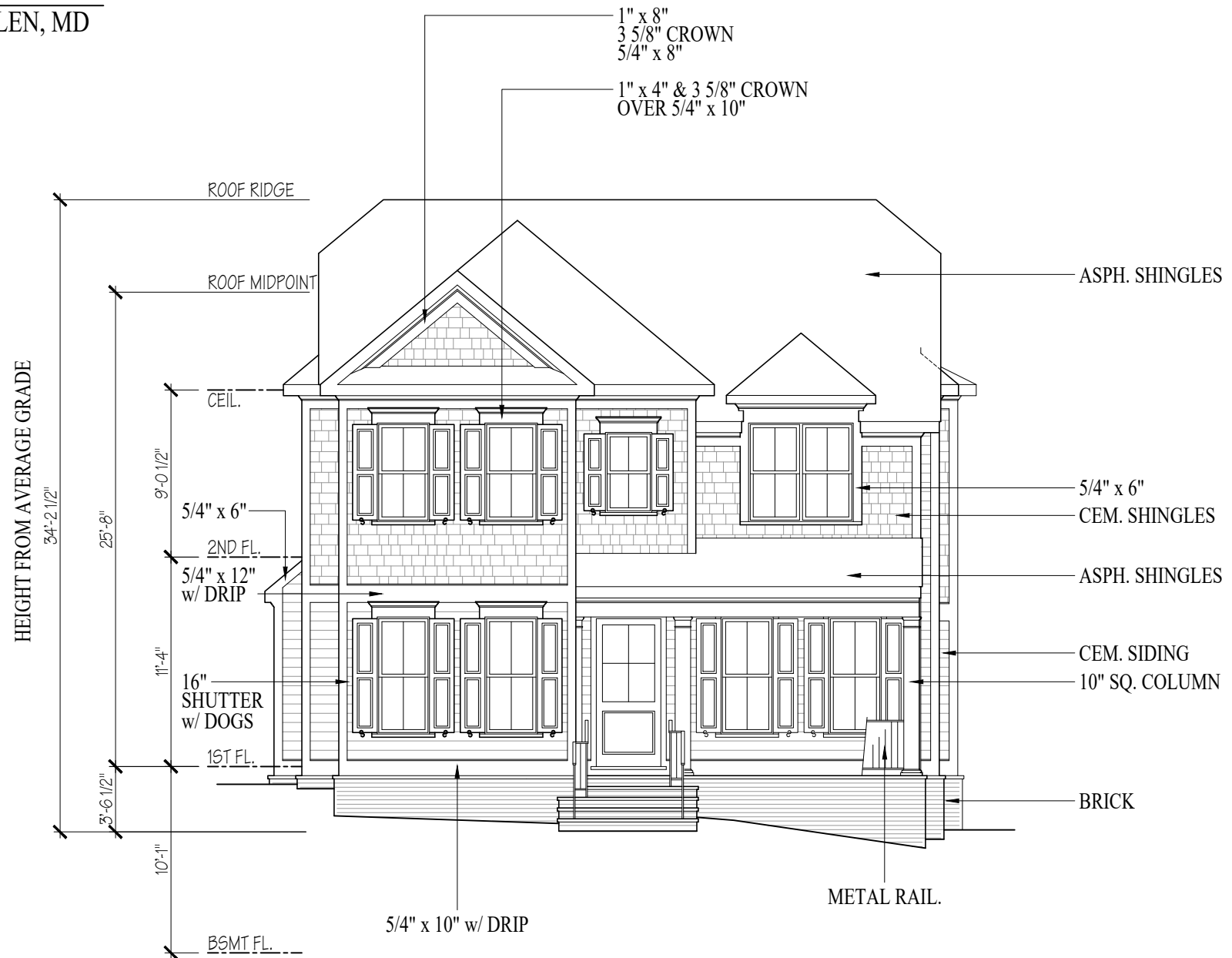


2504 HOLMAN AVE  
 FOREST GLEN, MD

TYPICAL FRONT WALL SECTION  
 SCALE: 1/4" = 1'-0"

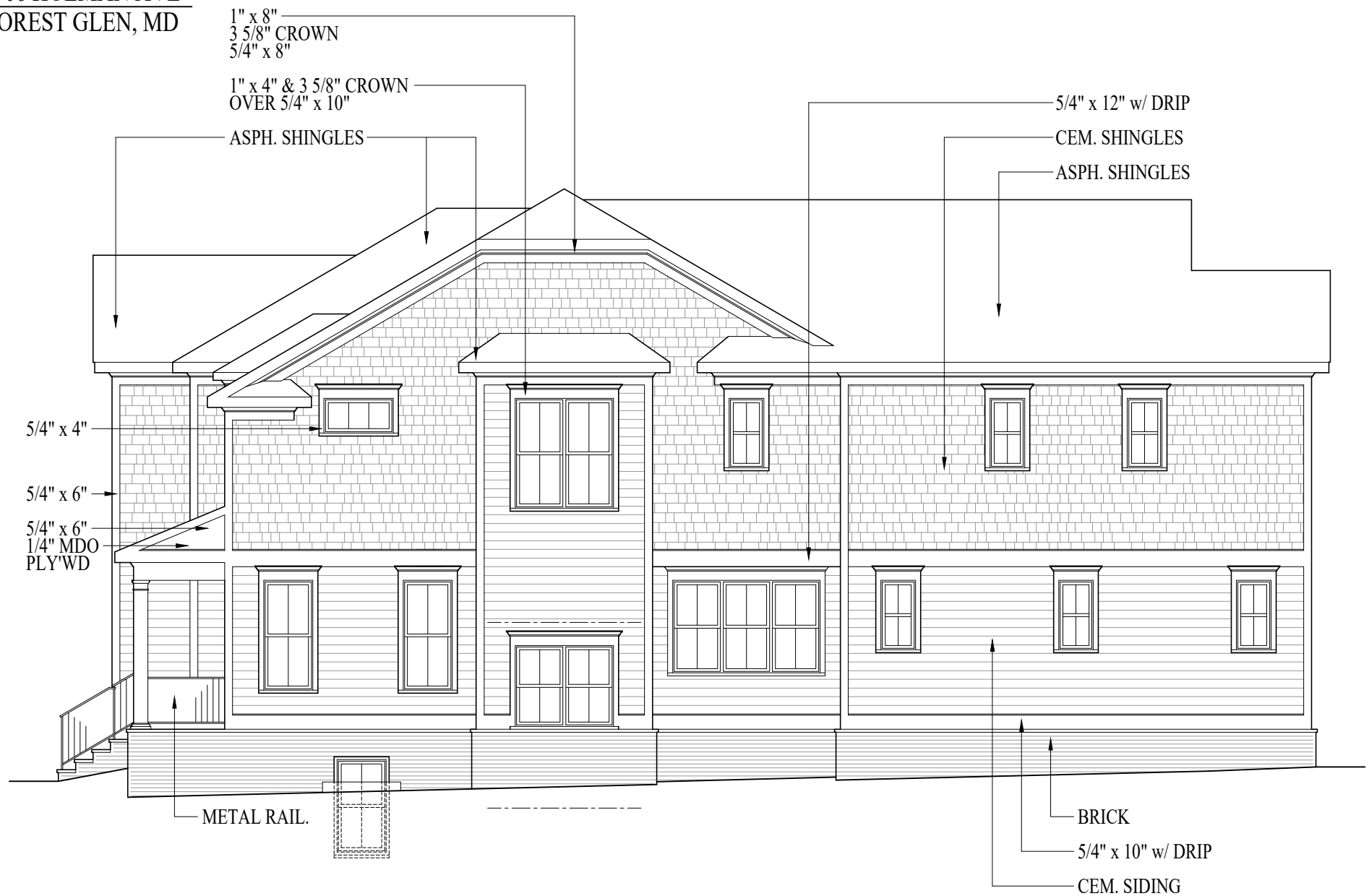


2506 HOLMAN AVE  
FOREST GLEN, MD



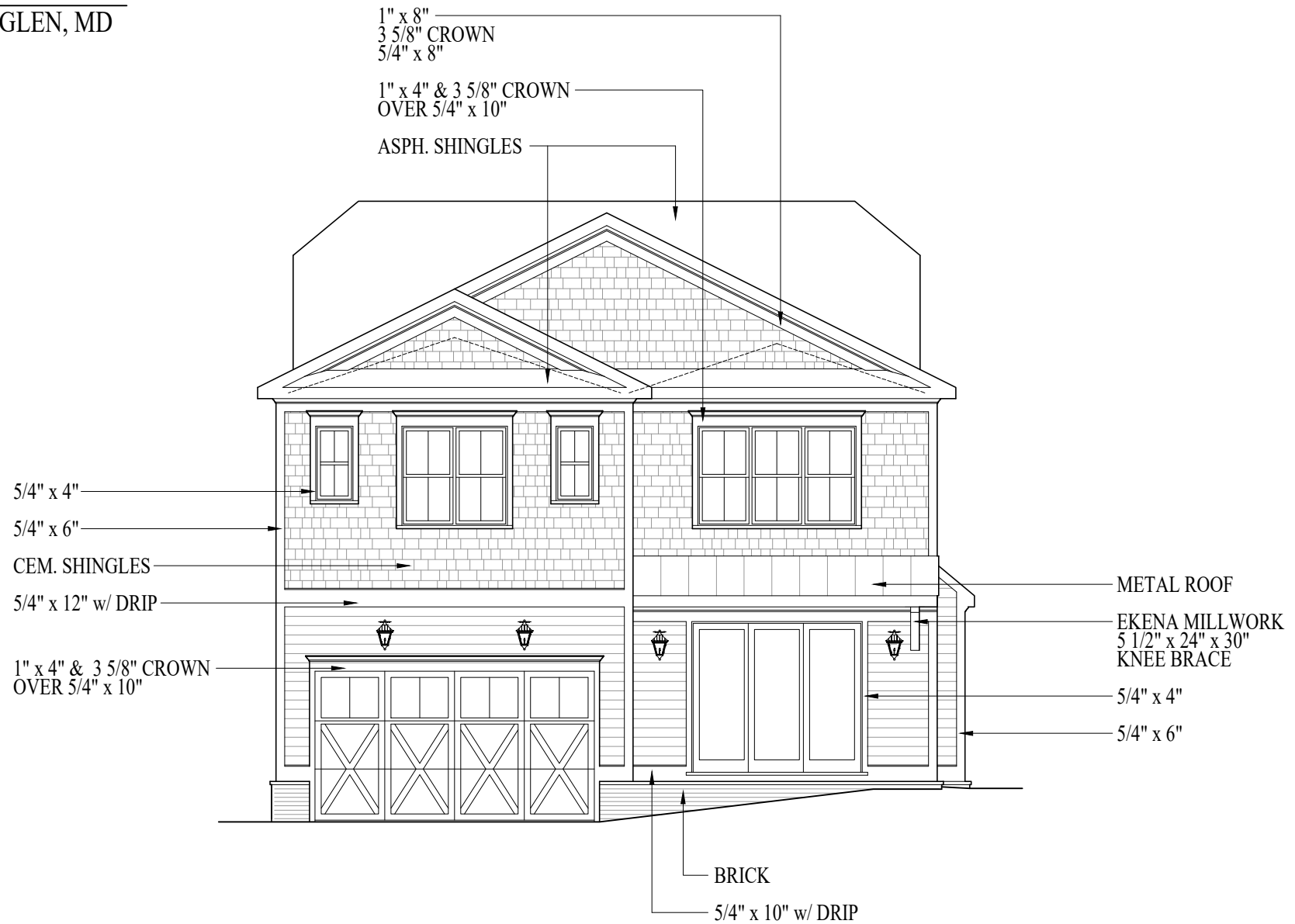
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

2506 HOLMAN AVE  
FOREST GLEN, MD



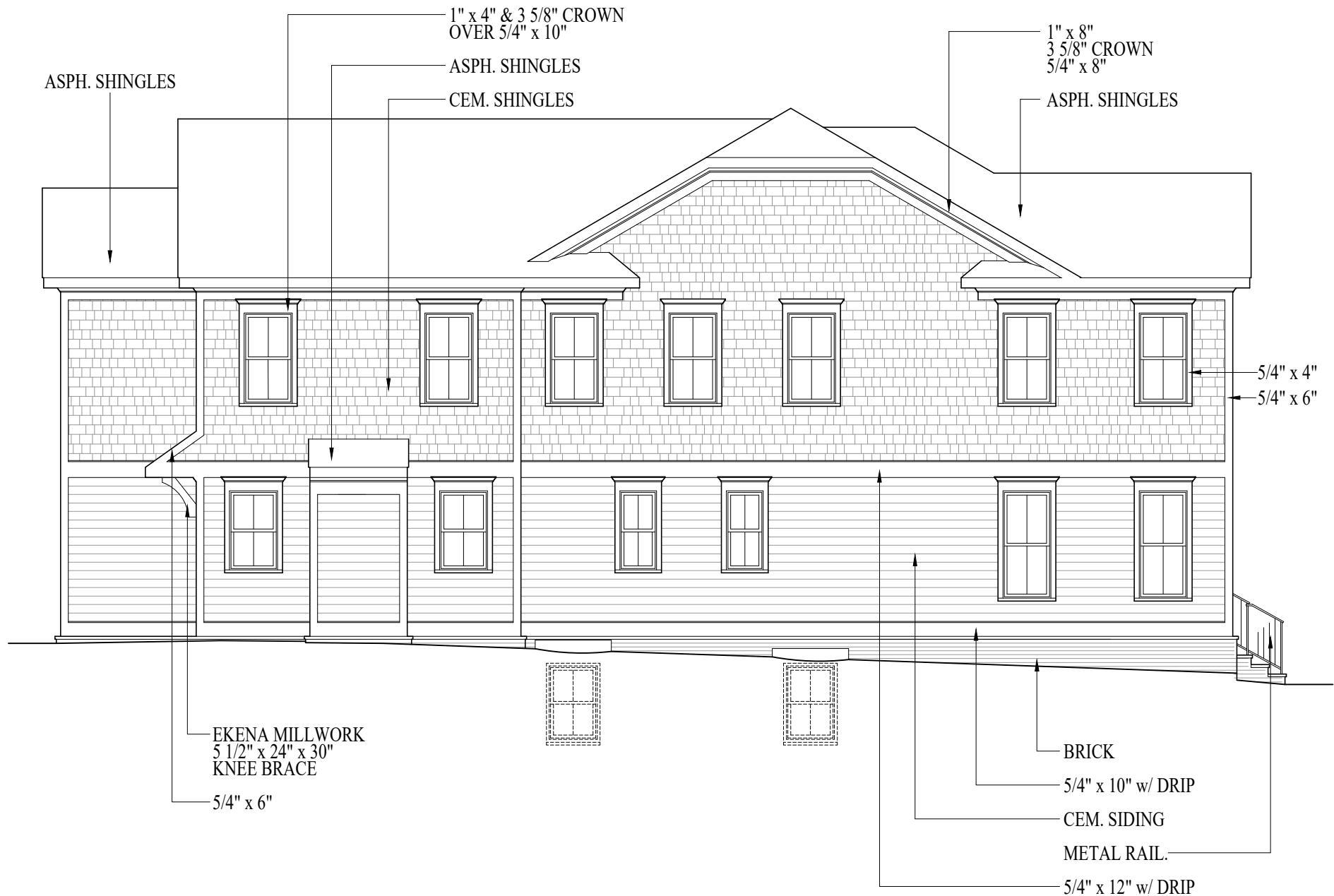
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

2506 HOLMAN AVE  
FOREST GLEN, MD



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

2506 HOLMAN AVE  
FOREST GLEN, MD



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



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



2506 HOLMAN AVE  
FOREST GLEN, MD

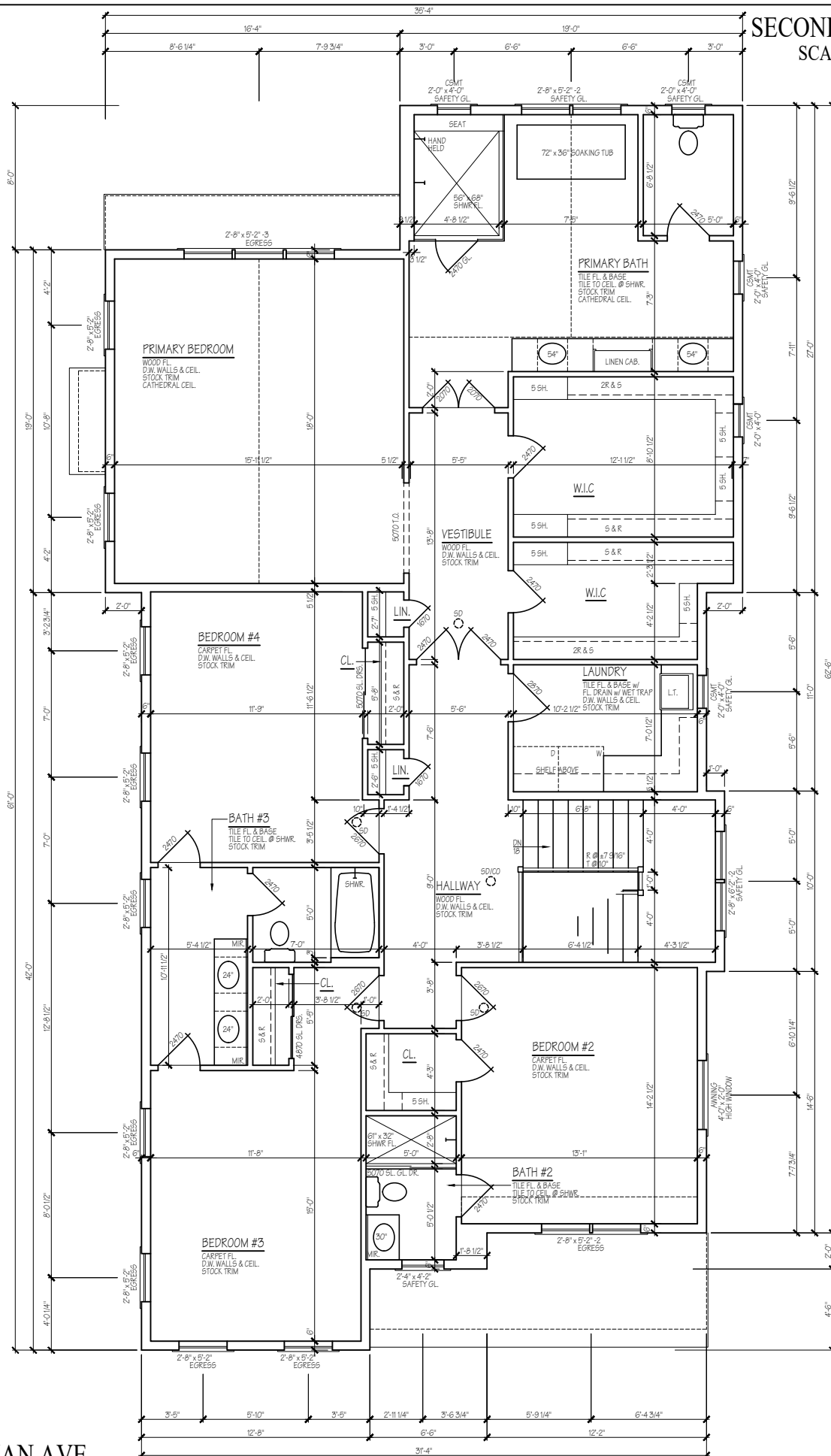
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2506 HOLMAN AVE  
FOREST GLEN, MD

# SECOND FLOOR PLAN

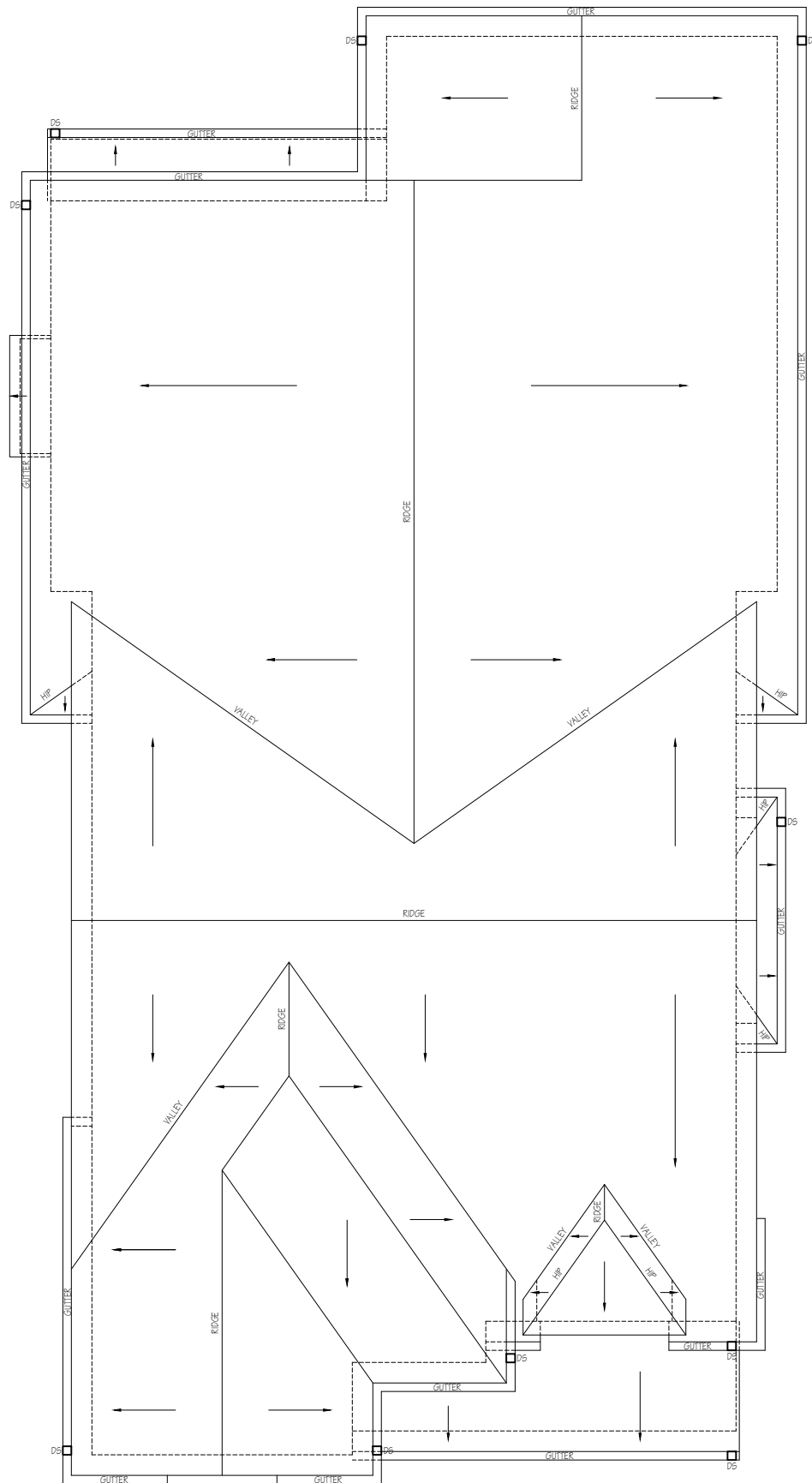
SCALE: 1/8" = 1'-0"



2506 HOLMAN AVE  
FOREST GLEN, MD

NOTES:  
1. ALL WINDOWS ARE MARVIN ESSENTIAL UNLESS NOTED OTHERWISE

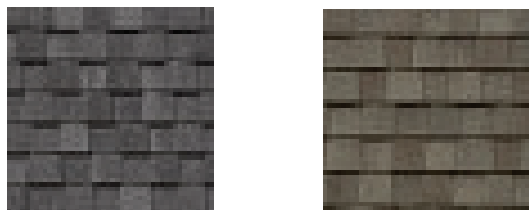
ROOF PLAN  
SCALE: 1/8" = 1'-0"



2506 HOLMAN AVE  
FOREST GLEN, MD

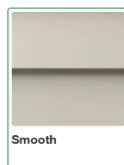


TYPICAL FRONT WALL SECTION  
SCALE: 1/4" = 1'-0"



**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

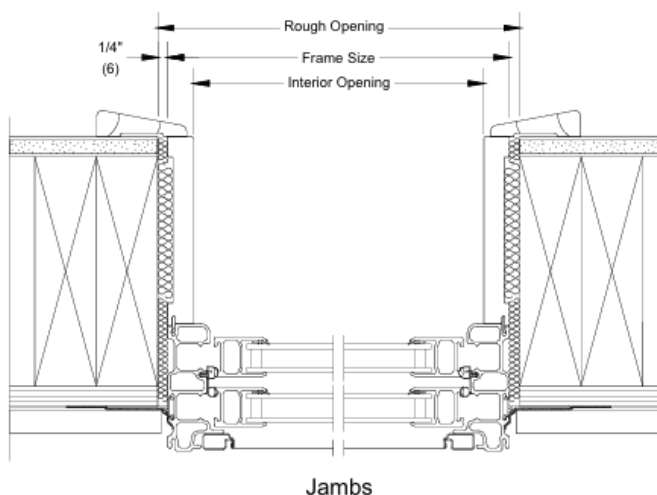
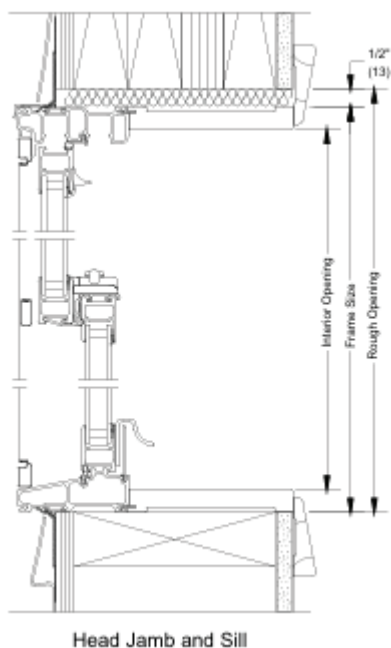
- SMOOTH, STATEMENT COLLECTION® IN "EVENING BLUE", "COUNTRYLANE RED", "TIMBER BARK", OR "ARCTIC WHITE"
- 6" EXPOSURE & 3 1/2" TRIM IN "ARCTIC WHITE" OR "TIMBER BARK"

## SIDING & TRIM



### ESSENTIAL SERIES DOUBLE-HUNG WINDOWS

- DUAL-PANE VENT
- TRADITIONAL 2/2 PATTERN



Jambs

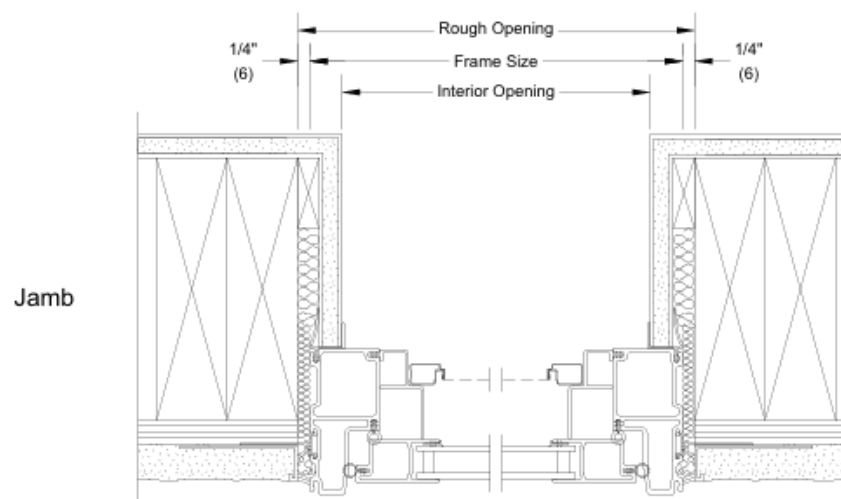
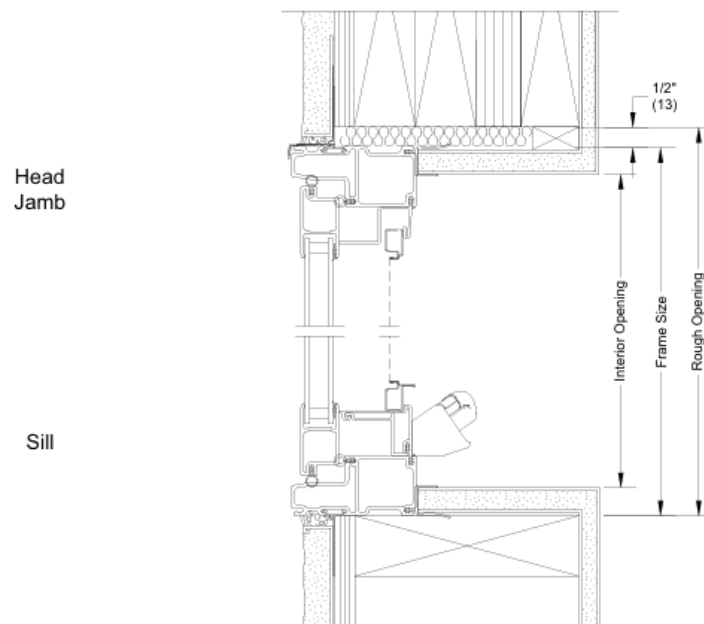
## WINDOWS AND DOORS

## ESSENTIAL SERIES CASEMENT WINDOWS

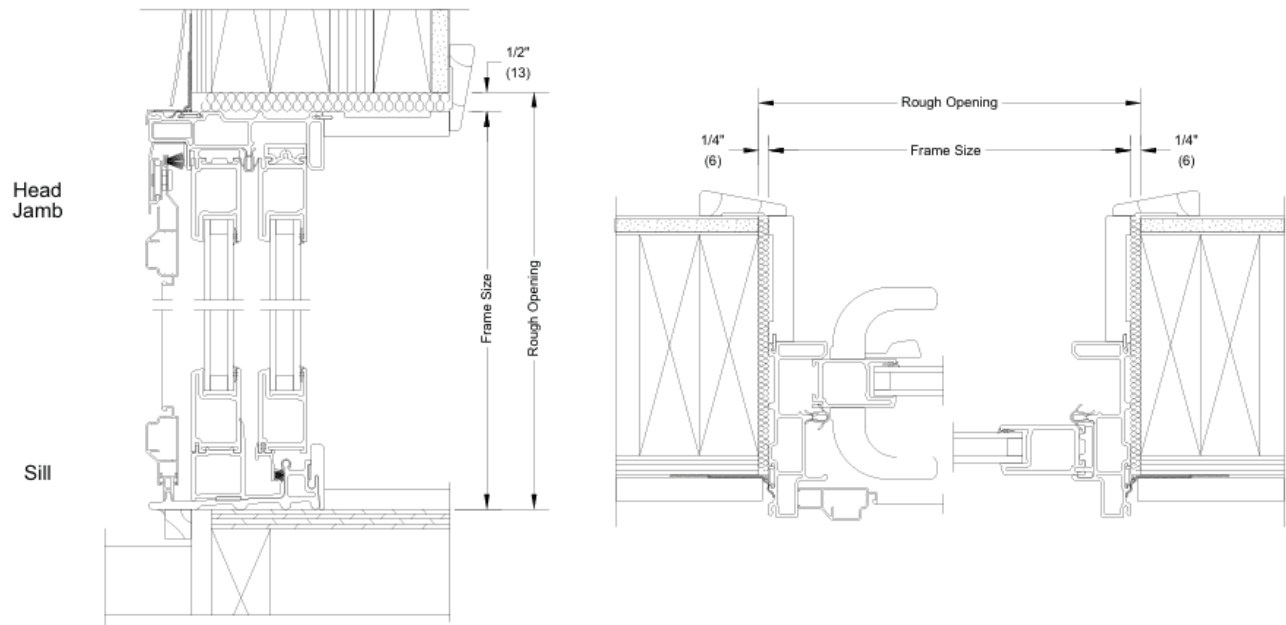
- DUAL-PANE VENT
- TRADITIONAL 4-LIGHT PATTERN w/ SIMULATED MEETING RAIL.

## ESSENTIAL SERIES AWNING WINDOWS

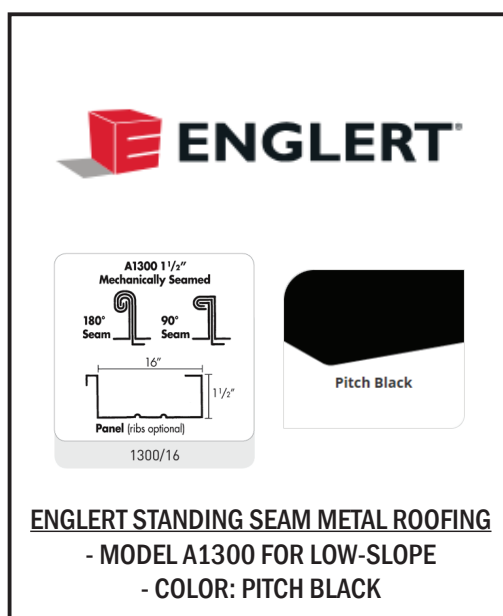
- DUAL-PANE VENT
- TRADITIONAL 3-LIGHT PATTERN



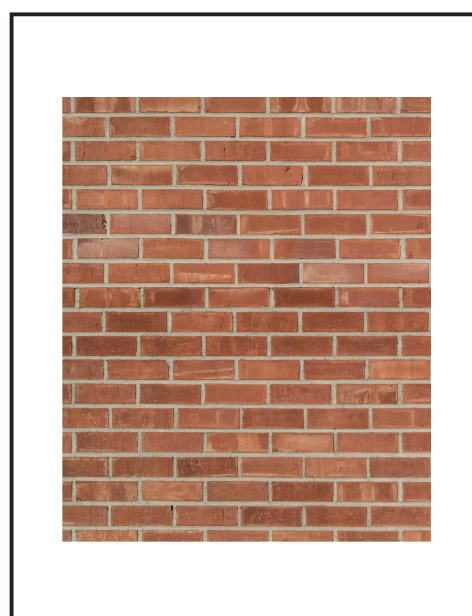
## ESSENTIAL SERIES SLIDING PATIO DOORS - DUAL-PANE VENT



## WINDOWS AND DOORS

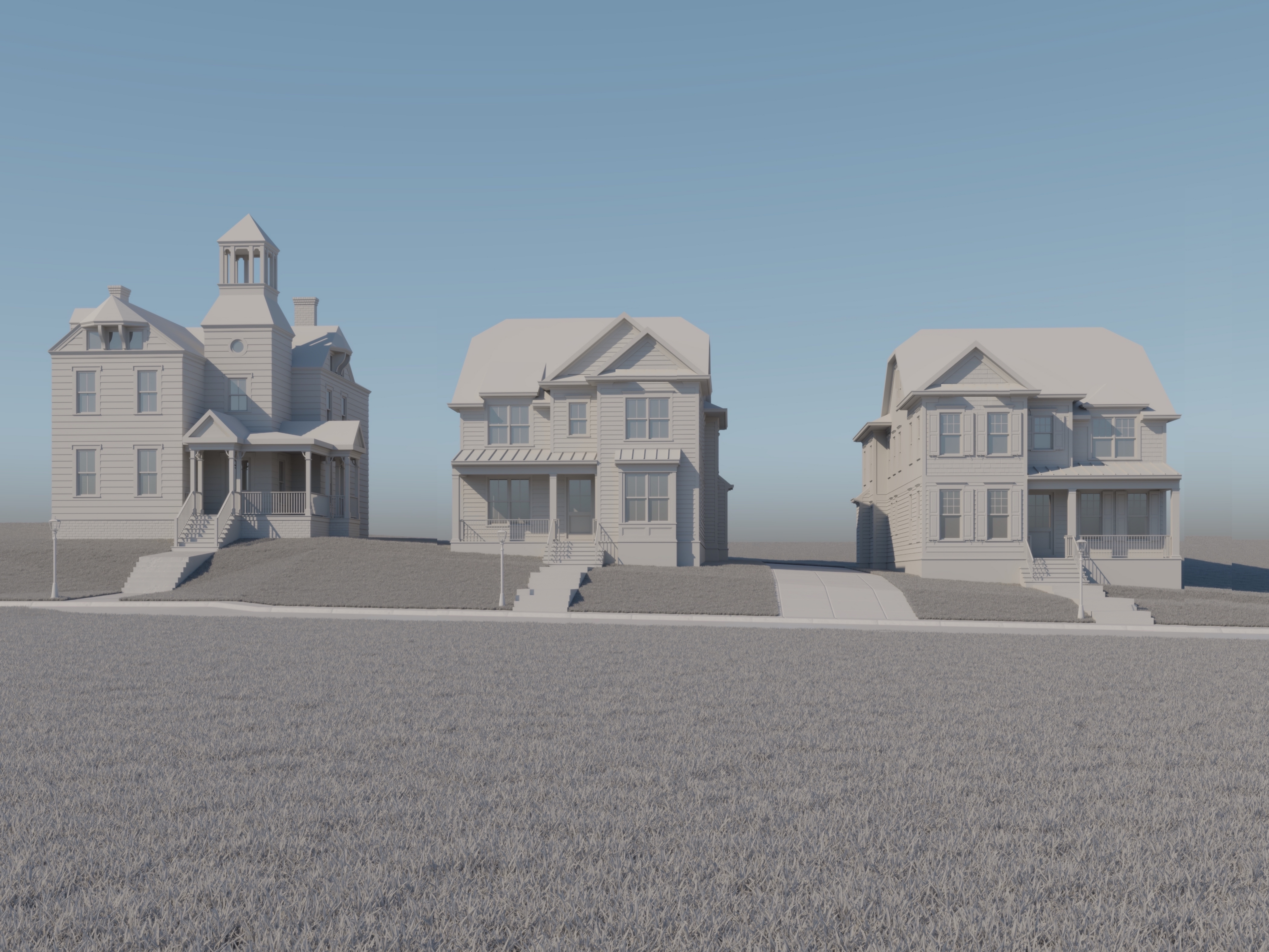


METAL ROOF

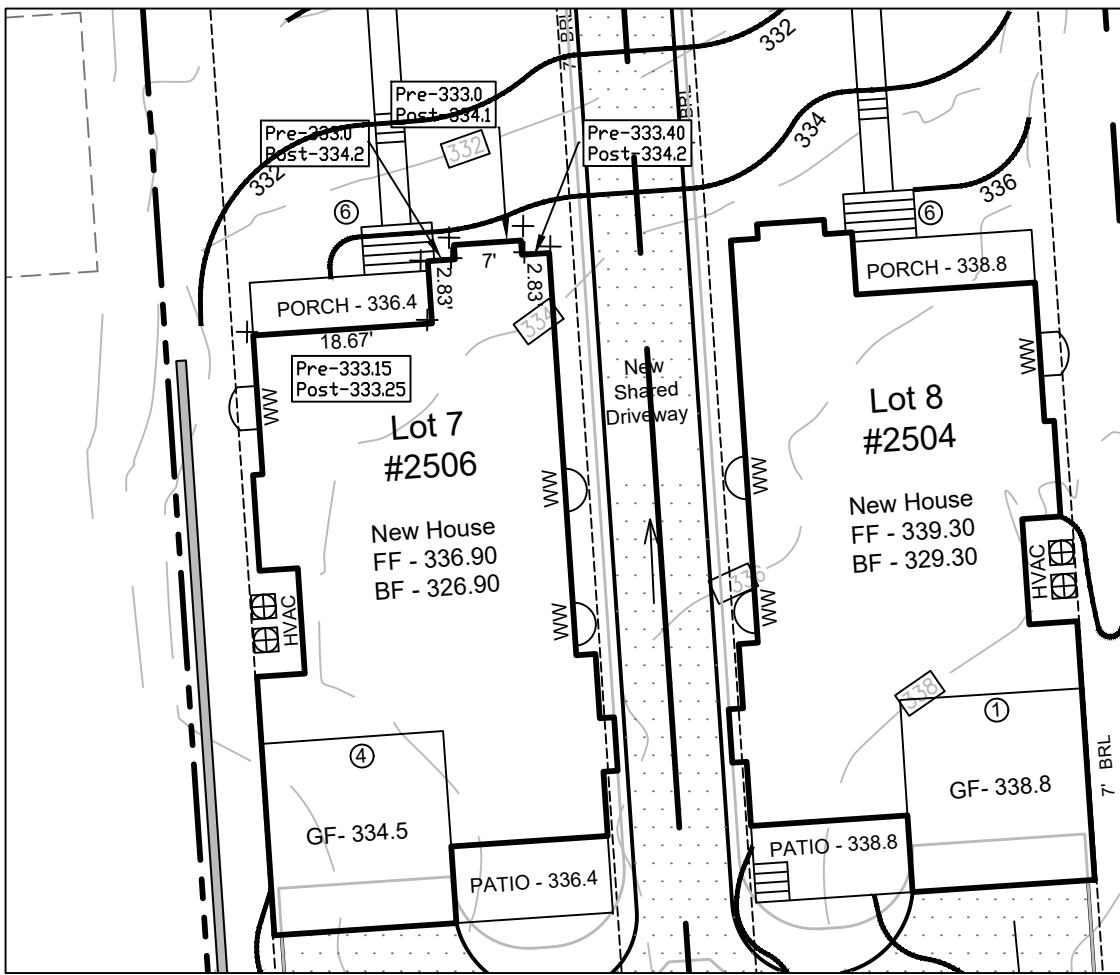
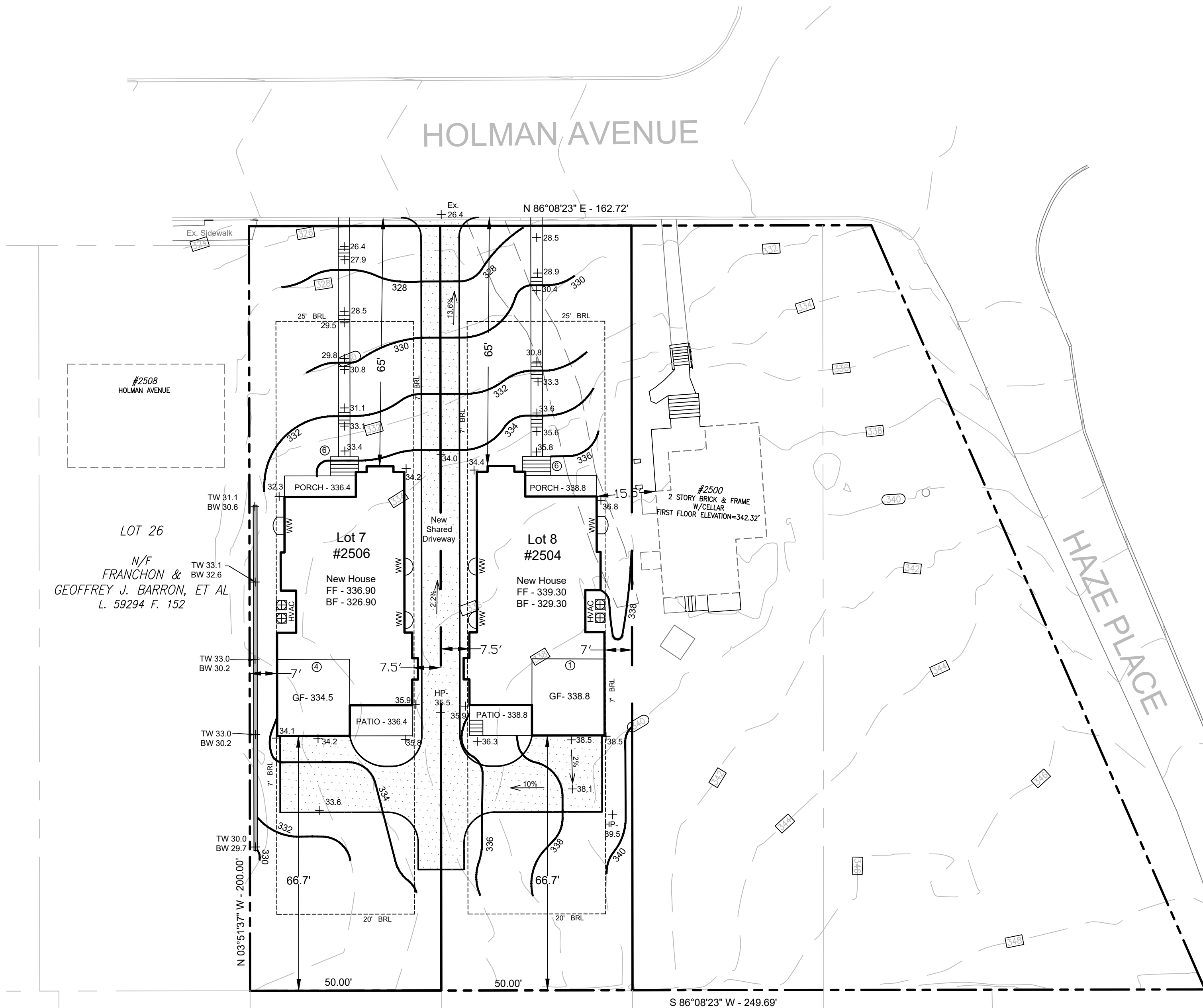


RED BRICK

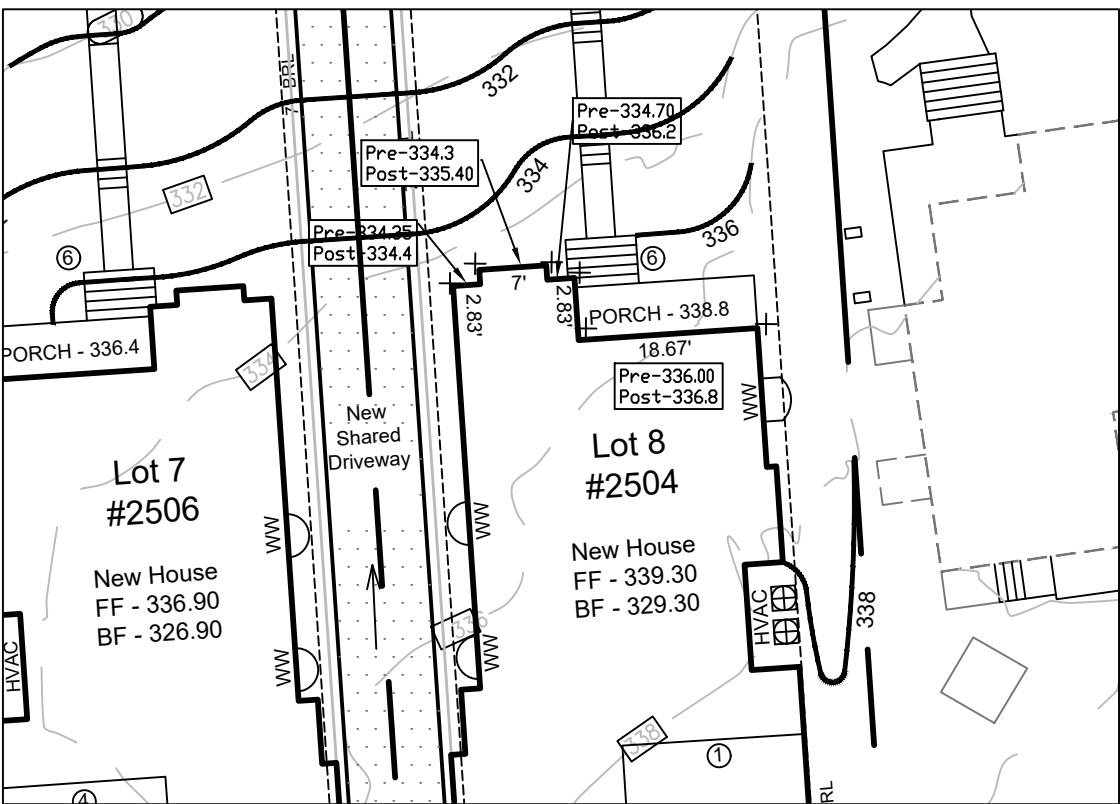








DETAIL VIEW: LOT 7 BUILDING HEIGHT DETERMINATION  
1" = 20'



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

LEGEND:

BUILDING RESTRICTION LINE

EX. HOUSE

INDEX CONTOUR (2' INTERVAL)

INTERMEDIATE CONTOUR

No. OF RISERS

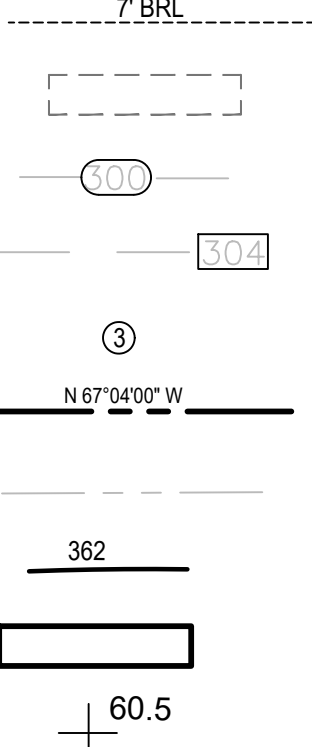
PROPERTY LINE (SUBJECT)

PROPERTY LINE

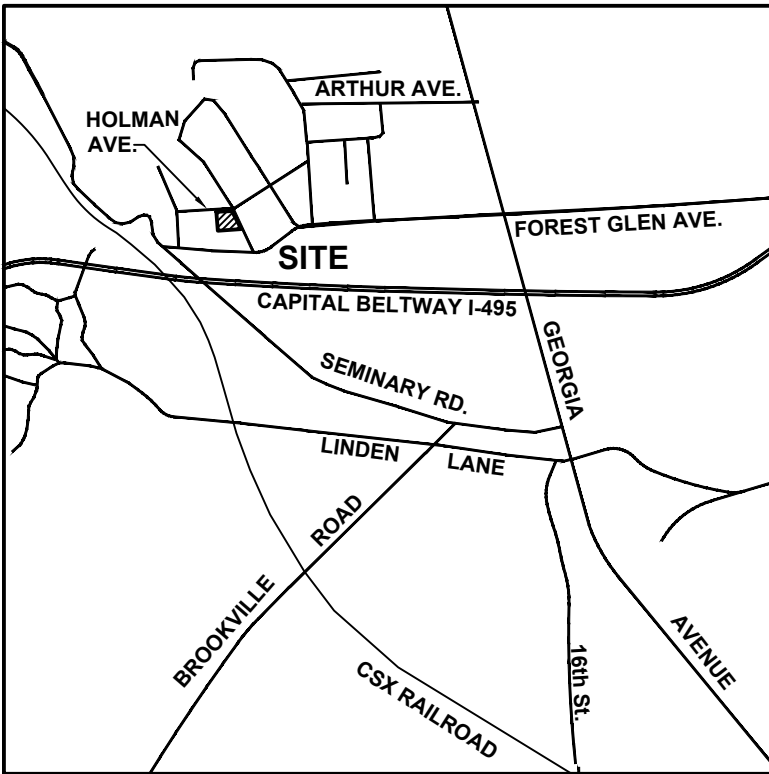
PROPOSED CONTOUR

PROPOSED HOUSE

PROPOSED SPOT ELEV.



VICINITY MAP  
SCALE: 1" = 2,000'

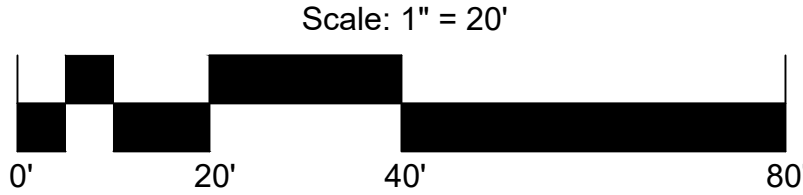


PROFESSIONAL CERTIFICATE:  
I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland. Registration No. 2001, Expiration date 10-21-2026.

Signature Date



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



- 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:

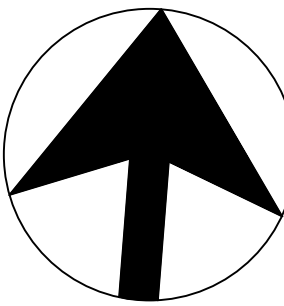
1. Setbacks-  
Front - 25' or Established Building Line, whichever is greater  
Side - 7'; (lot recorded before 1/1/1954)  
Rear - 20'
2. Minimum Lot Frontage-  
25' at street  
60' at front building line
3. Maximum Building Height - 35' to roof peak, or 30' to mean height of roof between eave and peak.  
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 336.9 + 25.67' ( height from FFE to mean height of roof per architectural drawings) = 362.57'  
362.57' - 333.12 = **29.45' (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:

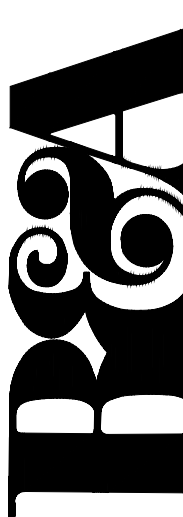
1. Setbacks-  
Front - 25' or Established Building Line, whichever is greater  
Side - 7'; (lot recorded before 1/1/1954)  
Rear - 20'
2. Minimum Lot Frontage-  
25' at street  
60' at front building line
3. Maximum Building Height - 35' to roof peak, or 30' to mean height of roof between eave and peak.  
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 339.3 + 25.67' ( height from FFE to mean height of roof per architectural drawings) = 364.97'  
364.97' - 335.35 = **29.62' (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%)

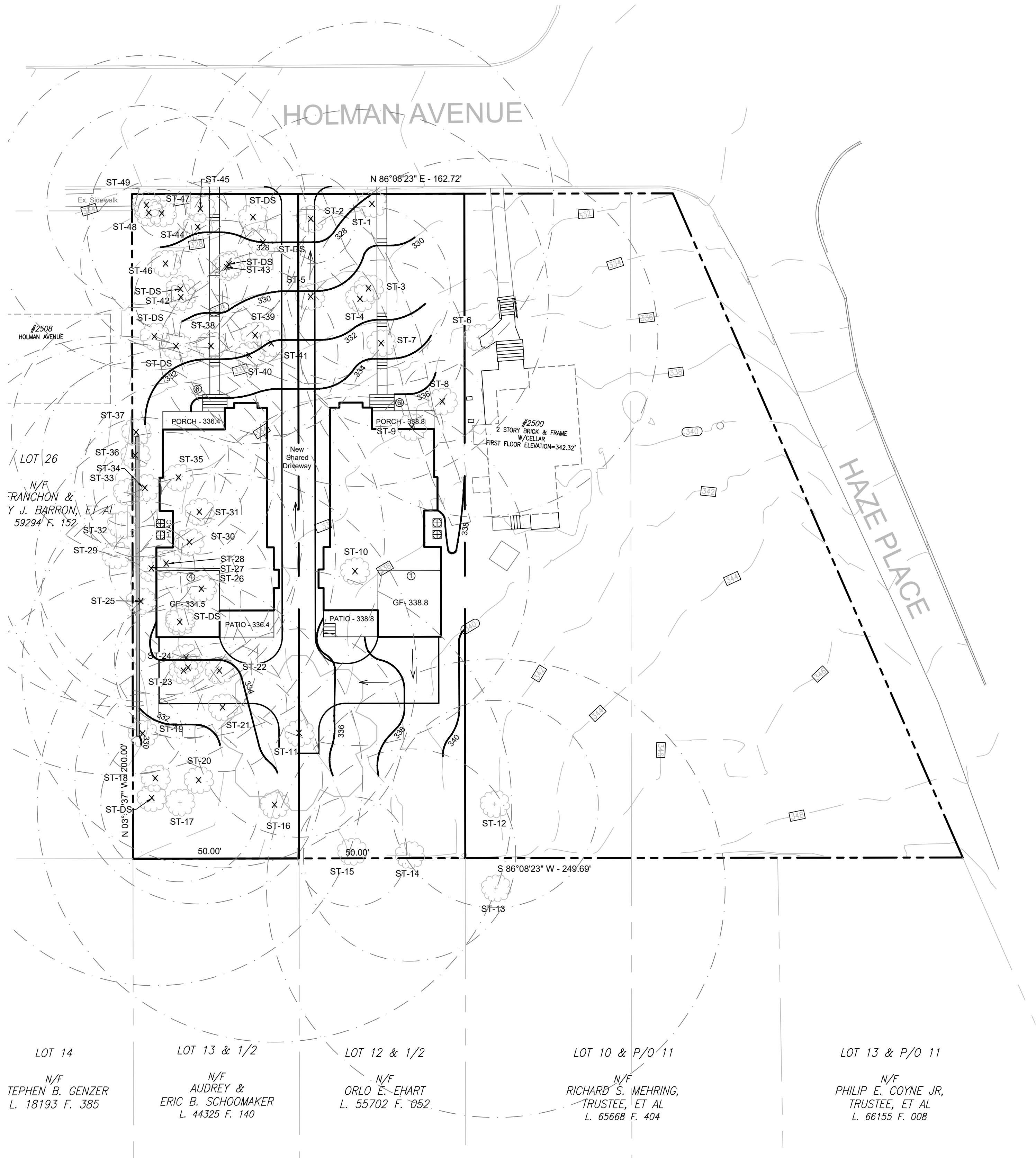
date: 06/04/2025

scale: 1" = 20'

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



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



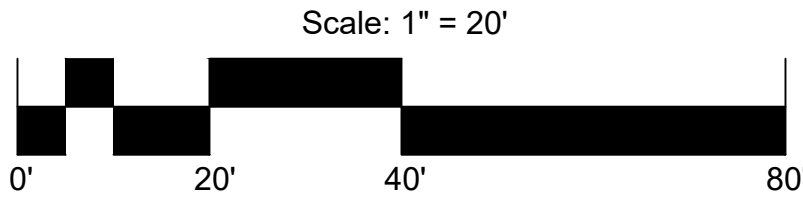
**PROFESSIONAL CERTIFICATE:**  
I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland. Registration No. 2001, Expiration date 10-21-2026.

*DW*  
Signature

06-04-2025  
Date



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



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 resetting 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, included 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 tapped	To Remain
ST-7	<i>Acer platanoides</i>	Norway Maple	16.7"	Moderate - Poor	Phototropic lean, lock 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, co-dominant leaders, dead 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, dead broken 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	47.6"	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	41.6"	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

**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

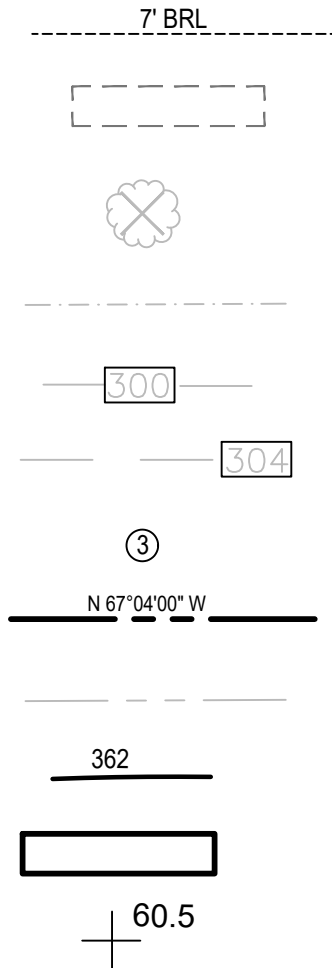
PROPERTY LINE (SUBJECT)

PROPERTY LINE

PROPOSED CONTOUR

PROPOSED HOUSE

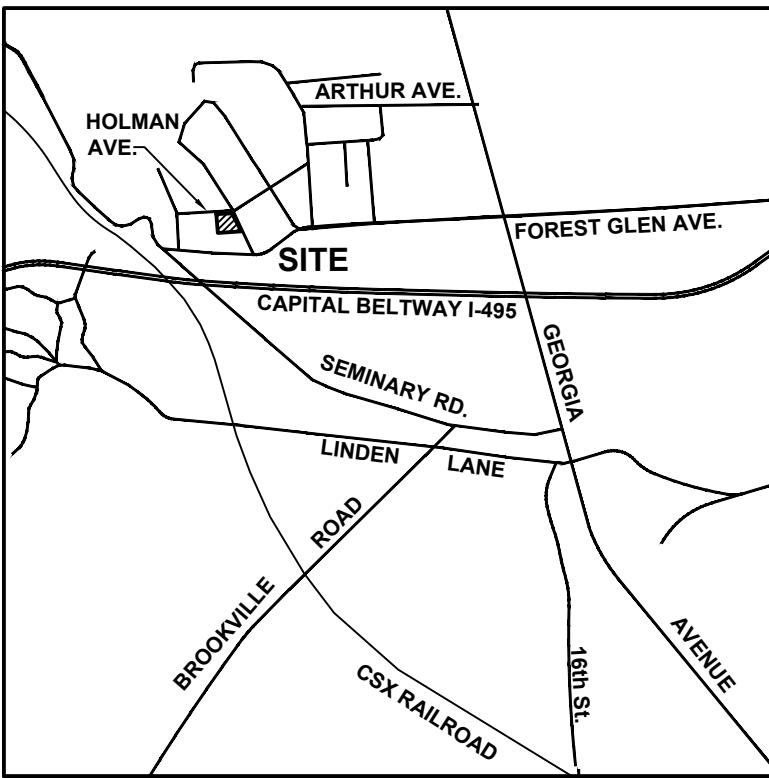
PROPOSED SPOT ELEV.



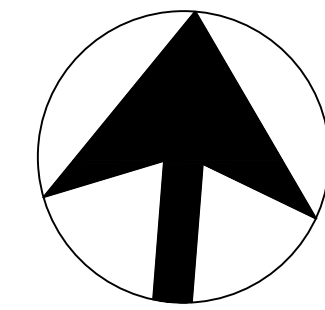
TREE TABLE						
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS	STATUS
ST-25	<i>Ulmus americana</i>	American Elm	20.1"	Moderate	Phototropic lean, galls on trunk, broken dead limbs w/ decay	To Be Removed
ST-26	<i>Ulmus americana</i>	American Elm	14.2" / 7.5"	Moderate - Poor	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 intrunk, buck rub, galls, adventitious limbs, dieback, dead 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>Robinian 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>Robinian 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>Robinian 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-DS	Unidentified	Unidentified		Dead Standing		To Be Removed

\*SPECIMEN TREE

**VICINITY MAP**  
SCALE: 1" = 2,000'



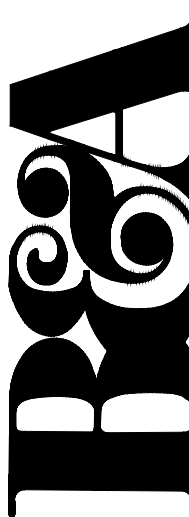
Sheet 1 of 1  
Revisions



date: 06/04/2025

scale: 1" = 20'

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



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