

Montgomery County Historic Preservation

Staff Report

<p>ADDRESS: 2500 Holman Avenue, Silver Spring</p> <p>RESOURCE: Forest Glen Historic District</p> <p>APPLICANT: Bryan Moats</p> <p>REVIEW: Preliminary Consultation</p> <p>CASE NO.: Pending</p> <p>PROPOSAL: Retroactive accessory structure construction</p>	<p>MEETING DATE: 6/10/2026</p> <p>REPORT DATE: 6/3/2026</p> <p>PUBLIC NOTICE: 5/27/2026</p> <p>TAX CREDIT ELIGIBLE: No</p> <p>STAFF: Laura DiPasquale</p>
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Staff Recommendation

Staff recommends the applicants make any revisions required by the HPC and return for a HAWP.

Architectural Description

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

Date: c. 1891

Style: Queen Anne

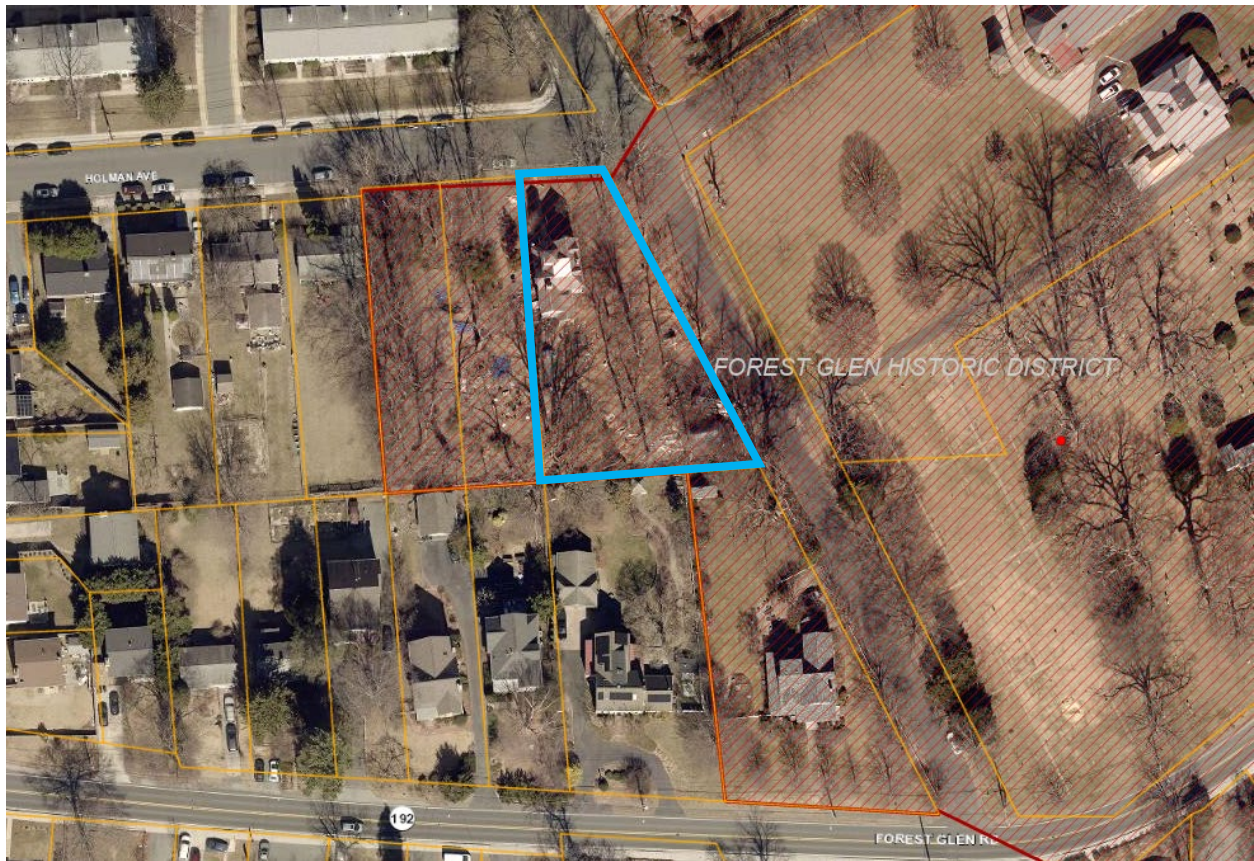


Figure 1: The location of the subject property (outlined in blue) within the Forest Glen Historic District (outlined and hatched in red).



Figure 2: View of the front and west side elevations of the subject property from Holman Avenue.

Proposal

The applicants request retroactive approval of metal frame and tarp shed structure(s) measuring approximately 13-ft by 40-ft at the southeast corner of the lot.



Figure 3: Location of the unpermitted accessory structure at 2500 Holman Avenue (ConnectExplorer, March 2025).



Figure 4: View of the subject property and the accessory structure from the intersection of Holman Avenue and Hollow Glen Place (May 2026, Historic Preservation Division).



Figure 5: View of the accessory structure(s) from Hollow Glen Place (May 2026, Historic Preservation Division).

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.
 - (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.

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.

Staff Discussion

The Outstanding Resource at 2500 Holman Avenue is a large corner property at southwest corner of Holman Avenue and Forest Glen Avenue with a historic L-shaped frame Queen Anne house. In 2025, in conjunction with site visits for the adjacent new construction at 2504 and 2506 Holman Avenue, the Historic Preservation Division staff conducted a series of site visits to the property and identified an accessory structure located in the rear yard of 2500 Holman Avenue along Hollow Glen Place, but could find no associated Historic Area Work Permit approvals. While the structure(s) appear temporary in nature, staff has determined through aerial and streetview imagery that various iterations of unpermitted accessory structures have been extant since at least January 2018 and were constructed without a Historic Area Work Permit approval by the Montgomery County Historic Preservation Commission.

By January 2018, a “temporary” shed structure had been constructed at the southeastern corner of the lot. A second structure was constructed to the north, adjacent to the historic building, by March 2021. The second structure has since been relocated and now appears to connect to the first structure, bringing the combined dimensions to approximately 13-ft wide by 40-ft deep. The structures appear to be ShelterLogic 13 ft by 20 ft by 12ft Garage-in-a-Box SUV/Truck size, which feature all-steel frames with triple-layer ripstop polyethylene covers.

ShelterLogic 13 ft. x 20 ft. x 12 ft. Garage-in-a-Box, SUV/Truck

★★★★★ 4.2 1289 Reviews | Item # 1019605



Figure 6: Stock image of the ShelterLogic 13x20x12ft Garage-in-a-Box, SUV/Truck structure.



Figure 7: View towards the accessory structure(s) from Holman Avenue (May 2026, Historic Preservation Division).



Figure 8: North side elevation of the structure(s) from Hollow Glen Place (May 2026, Historic Preservation Division).

Staff finds that, given that the structures have been present on the site since 2018, they can no longer be considered temporary and must be reviewed for their compatibility with the historic resource.

Staff finds that, while visible from the public right-of-way, that the location of the structure(s) at the far rear corner of the property does not damage or obscure any character-defining features of the historic resource, per *Standards 2* and *9*.. Staff finds that, given the size of the property, the distance between the structure(s) and the historic house, the dark color of the structure's exterior, and the lack of paving required to access, support, or utilize the structure, the structure(s) in their current location do not substantially alter the exterior features of the historic resource, per Chapter 24A-8(b)(1), and could be removed in the future without impairing the character of the resource, per *Standard 10*. Staff notes that the structures should be properly maintained and not become a public nuisance.¹

¹ Chapter 26 of the Montgomery County Code addresses housing and building maintenance standards: https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md/0-0-0-134581



Figure 9: March 2021 aerial showing two or three shed structures on the parcel.

Staff Recommendation

Staff recommends that the applicant make any revisions based upon the HPC's comments and return for a HAWP.

Staff Requested HPC Feedback

- The appropriateness of the size, location, materials, and design of the existing/proposed accessory structure(s);
- Any other comments.

Staff-recommended materials to be submitted for a HAWP:

- Updated site plan showing the location and dimensions of the proposed structure(s)
- Materials specifications.

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

Home on 1/2 acre lot.

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

Add Tent for removed home items and construction materials.

Work Item 1: Tent

Description of Current Condition:
Good condition

Proposed Work:
Cover sewage soiled items from our basement and construction materials.

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	1. 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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*