

2309 Linden Lane, Silver Spring
HPC Case No. 36/02-08A
Linden Historic District # 36/02

STAMPED PLANS
IN BEIGE BIN
IN MAIN OFFICE



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: March 13, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Joshua Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #478385, construction of side and rear addition and tree removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the March 12, 2008 meeting.

1. *The applicant will utilize wooden simulated divided light windows and doors.*
2. *The applicant will include a door and window schedule on the permit set of drawings.*
3. *The applicant will consult with a certified arborist to determine if a tree protection plan is required for this project. If required, the plan will be implemented prior to any work beginning on the property.*
4. *Azek trim is not approved. The applicant utilize wood for all corner-boards and trim work.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Hasan Basri Chabuk
Address: 2309 Linden Lane, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240 777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

RECEIVED
FEB 20 2008
DEPT. OF PERMITTING SERVICES

Contact Person: Paul Tieseder
Daytime Phone No.: (301) 320 1580

Tax Account No.: 00952708

Name of Property Owner: H. BASRI CHABUK Daytime Phone No.: 478385

Address: 2309 LINDEN LANE SILVER SPRING 20910
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 2309 Street: LINDEN LANE

Town/City: SILVER SPRING Nearest Cross Street: HALE PLACE

Lot: 27 Block: 4 Subdivision: LINDEN FOREST

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - Repair
 - Revocable
- CHECK ALL APPLICABLE:
- A/C
 - Slab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Solar
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Fence/Wall (complete Section 4)
 - Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line
 - Entirely on land of owner
 - On public right of way/easement

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

H. Basri Chabuk Signature of owner or authorized agent
Feb 20, 2008 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 5/14/08

Application/Permit No.: 478385 Date Issued: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2309 Linden Lane, Silver Spring	Meeting Date:	3/12/2008
Resource:	Contributing Resource Linden Lane Historic District	Report Date:	3/5/2008
Applicant:	Hasan Basri Chabuk (Paul Treseder, Architect)	Public Notice:	2/27/2008
Review:	HAWP	Tax Credit:	None
Case Number:	36/02-08A	Staff:	Josh Silver
PROPOSAL:	Construction of side and rear addition		

STAFF RECOMMENDATION:

Staff is recommending the HPC **approve** this HAWP with the following conditions:

1. The applicant will utilize wooden simulated divided light windows and doors.
2. The applicant will include a door and window schedule on the permit set of drawings.
3. The applicant will consult with a certified arborist to determine if a tree protection plan is required for this project. If required, the plan will be implemented prior to any work beginning on the property.
4. Azek trim is **not** approved. The applicant will utilize wood for all corner-boards and trim work.

BACKGROUND:

1st Preliminary Consultation Summary

On December 5, 2007 the HPC reviewed a proposal for construction of a rear and side addition at the subject property. The HPC was supportive of the massing, scale and location of the proposed rear addition, and agreed it was sympathetic to the existing house, and that it could be approved as is if submitted as part of an HAWP application.

Both staff and the HPC expressed a similar concern with the siting of the proposed side addition toward the front plane of the house. There was general consensus among the HPC that in order for the addition to be an approvable HAWP it would need to be either detached or substantially setback from the front plane of the historic massing.

2nd Preliminary Consultation Summary

On February 13th 2008 the HPC reviewed the applicant's revised proposal that included a smaller side addition that was still attached to the historic massing, but pushed further back (10') from the front plane of the house. The proposal for the rear addition remained identical to what the HPC reviewed at the 1st Preliminary Consultation. Although the majority of the Commissioners present at the 2nd Preliminary Consultation supported the side addition some Commissioners remained opposed noting that it still needed to be pushed back further or detached to be approvable. (See attached transcript on Circle 30)

The HPC also discussed the future development of the site which includes the construction of a carriage house at the rear of the property. Staff recommended the HPC use the 2nd Preliminary Consultation to comment on, and support in concept the future construction of a carriage house and a driveway expansion at this property. The HPC was in agreement that a carriage house at the rear of this property would be appropriate and would likely support its construction if part of a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Linden Lane Historic District
 STYLE: Folk Victorian
 DATE: c.1900

The house is a 2-1/2-story, four-bay frame structure with a standing seam metal gabled roof. A two story porch detailed with turned columns on the first level, and balusters on the second level is located on the front elevation of the house. The second level of the porch is an open deck style, and contains a double door with a horizontal transom light. The rear of the house contains a 2-story ell that was extensively remodeled in the 1980s. The house contains 1/1 double-hung windows on all elevations, and a later period single fixed door on the rear elevation, and two triple sliding glass doors on the first and second-story of the left elevation.

The house is sited on a corner lot and contains mature trees and vegetation.

HISTORIC CONTEXT

The following was excerpted from Place from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland

As the first railroad suburb in Montgomery County, Linden represents an early step in the county's transition from a rural, agrarian region to a commuter suburb. In 1873, the same year that the Metropolitan Branch of the Baltimore & Ohio Railroad was completed, Charles M. Keys subdivided thirty-two acres of his 185-acre farm and platted Linden. Keys was the founder of a District coal and wood company, E. C. Keys and Sons.

Linden had its own railroad station, located at the end of Montgomery Street. Early houses were built on Salisbury Road, which was originally a walkway known as Maple Drive. The houses faced the walkway with vehicular access from Linden Lane and Montgomery Street. This arrangement is found in Washington Grove, a religious retreat also platted in 1873. Early dwellings in both communities were designed in the Gothic Revival style. Among Linden's earliest houses are a pair of Gothic Revival houses built on Salisbury Road, probably in the 1870s: the *Baxter House*, 2201 Salisbury Road, and the *Doolittle House*, 2209 Salisbury Road. One of the earliest residences in the community is the Lawrence House of 1874.

By 1889, the Washington Star reported that a number of "beautiful homes" had already been constructed in Linden by "well known Washingtonians." Curtis and Elizabeth Holcomb built the Second Empire style *Holcomb House* in 1887, at 2200 Salisbury Road. Queen Anne style houses dating from the 1890s are the *Wolfe House*, 9310 Brookeville Road, and the *William Simpson House*, 2303 Linden Lane. By the turn of the century, there were about a dozen houses in Linden. In the early 1900s, citizens built Craftsman influenced residences on Warren Street. The historic district of 17 houses was designated in 1993.

PROPOSAL:

The applicant is proposing to construct a 29' x 13' one-story side addition on the east elevation of the house. The proposed addition will be setback 16' from the front plane of the house, clad in German lap wood siding, sheathed with a standing seam metal roof, and contain 2/2 double-hung wooden windows. A covered concrete stoop will be installed at the rear of the existing house to connect the proposed rear and side additions. A single-hung door will be located on the west elevation of the addition and serve as the primary point of entry from the rear of the house. The north elevation of the side addition will be detailed with two wooden doors for rear yard ingress/egress.

The applicant is also proposing to construct a 15' x 15' one-story addition at the rear of the house. The proposed addition will be constructed in the corner of the house created by the existing ell, and connect to the historic massing of the house by a new lower roofed section. The addition will be detailed with a combination of wooden German lap and vertical tongue and groove siding, and contain 2/2 double-hung wooden windows, and be sheathed with a standing seam metal roof.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Linden Lane Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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.

Montgomery County Code; Chapter 24A

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.

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 insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation:

- #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 shall 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

Proposed one-story rear addition- *this remains identical to the 1st and 2nd Preliminary Consultation where the HPC was supportive of it.*

Staff is supportive of the proposed rear addition. The design of this addition is subordinate to the historic massing and utilizes window and door treatments that are appropriate for the style of the house. The proposed lower roof section connecting the historic massing of the house with the one-story addition is inset 1.5' on the west (left) elevation allowing the existing house to read clearly on the side most visible from the public right-of-way. The proposed design also maintains the concept of differentiation between the existing house and newer construction.

The proposed removal of the single fixed door and windows on the rear elevation, and the two triple sliding glass doors on the left side elevation of the house that were installed as part of a remodeling effort in the 1980s, will have no adverse impact on the structure. These features will be replaced by 1/1 double-hung wooden windows to match the existing windows on the house.

The use of wooden German lap and vertical tongue and groove siding, simulated divided light double-hung wooden windows, and a standing seam metal roof are desirable material selections. Staff *does not* support using Azek trim for the corner boards. Staff recommends the applicant use wood for all corner boards and trim work.

Although the addition is located at the rear of the house it will inevitably be visible from the public right-of-way as a result of the property being a corner lot. Staff is supportive of the proposed design of this addition as it attempts to minimize any impact on the streetscape of the historic district by utilizing the existing the ell of the house.

Proposed one-story side addition

Although the construction of a side addition to any historic property is generally less than desirable staff is amenable to supporting the proposed side addition for four reasons: (1) the front plane of the addition is pushed back 16' from the front plane of the historic massing, and is 84' from the edge of Linden Lane; this preserves the legibility of the historic massing and maintains the symmetry of the house from the public right-of-way; (2) the property contains several mature trees that would be impacted if a detached side addition were constructed; (3) the limited side yard setback on the east property boundary limits the possibility of constructing a detached building on the least visible side (east) of the yard; and (4) the house is a contributing resource, and therefore the level of scrutiny is not as strict as an outstanding resource.

As discussed at the 2nd Preliminary Consultation the applicant plans to further develop the property in the future by constructing a carriage house in the rear yard. Some Commissioners recommended constructing the addition adjacent to the future carriage house at the rear of the property. Staff is less inclined to support this option because it would introduce a considerably larger structure to the property than is characteristic of this style of house. Although this proposal *does not* include the construction of a carriage house it is important the Commission consider the future development of the site in reaching a decision for the side addition. The construction of a side addition at this property would also preserve the wooded setting and green space at the property.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions on Circle 1** as being consistent with Chapter 24A-8(b) (1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

RECEIVED
FEB 20 2008
DEPT. OF PERMITTING SERV.

Contact Person: Paul Treseder
Daytime Phone No.: (301) 320 1580

Tax Account No.: 00952708
Name of Property Owner: H. BASRI CHABUK Daytime Phone No.: H 78385
Address: 2309 LINDEN LANE SILVER SPRING 20910
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 2309 Street: LINDEN LANE
Town/City: SILVER SPRING Nearest Cross Street: HALE PLACE
Lot: 27 Block: 4 Subdivision: LINDEN FOREST
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

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

H. Basri Chabuk _____ Feb 20, 2008
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 478385 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*; with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

2309 LINDEN LANE, SLIVER SPRING, MD

A. Description of the existing structure and environmental setting.

The existing house is a 2 story frame structure on a large treed corner lot. It was built before 1900 in a simple farmhouse gothic style, with a symmetrical steep front gable, porch, and a 2 story ell in the back. It was remodeled in the 1980's, mainly in the rear. The neighboring houses are a mixture of a few similar vintage houses and many late 20th century houses.

B. General description of the project and its effect on the historic resource and environmental setting.

The owner proposes to build a 1 story addition to the house. This addition consists of a family room, back porch, and shop/studio. The bulk of the addition is in the rear of the house, and is designed with its massing pulled away from the main structure and connected with a lower roofed section. This allows the existing house to read clearly and the second floor windows to remain unobstructed. This lower roofed section extends around the back of the ell to become the rear porch, and then further wraps the house on the side to cover the shop/studio. It stops 16 back from the front of the house, where the main body of the existing house begins. It is intended that the low, shallow (3:12 or less) pitched porchlike roof of this one story side extension, held behind the main house, not detract from the strong symmetry of the front of the main house when viewed from Linden Lane, approximately 84' away. Materials used will be wood German lap siding, wood trim, and wood double-hung sash windows. Roofing will be standing seam metal to match the existing house. Existing fixed glass and sliding glass doors in the rear from the earlier remodel will be replaced with period-appropriate double hung windows. Also shown on the site plan, but not part of this application, is the location where the owner hopes to build a carriage house/garage, similar to the one on the adjoining property. This, along with the location of the large trees in the vicinity, is shown to clarify the constraints on this design.

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

Owner's mailing address

Hasan Basri Chabuk
2309 LINDEN LANE
SILVER SPRING, MD 20910

Owner's Agent's mailing address

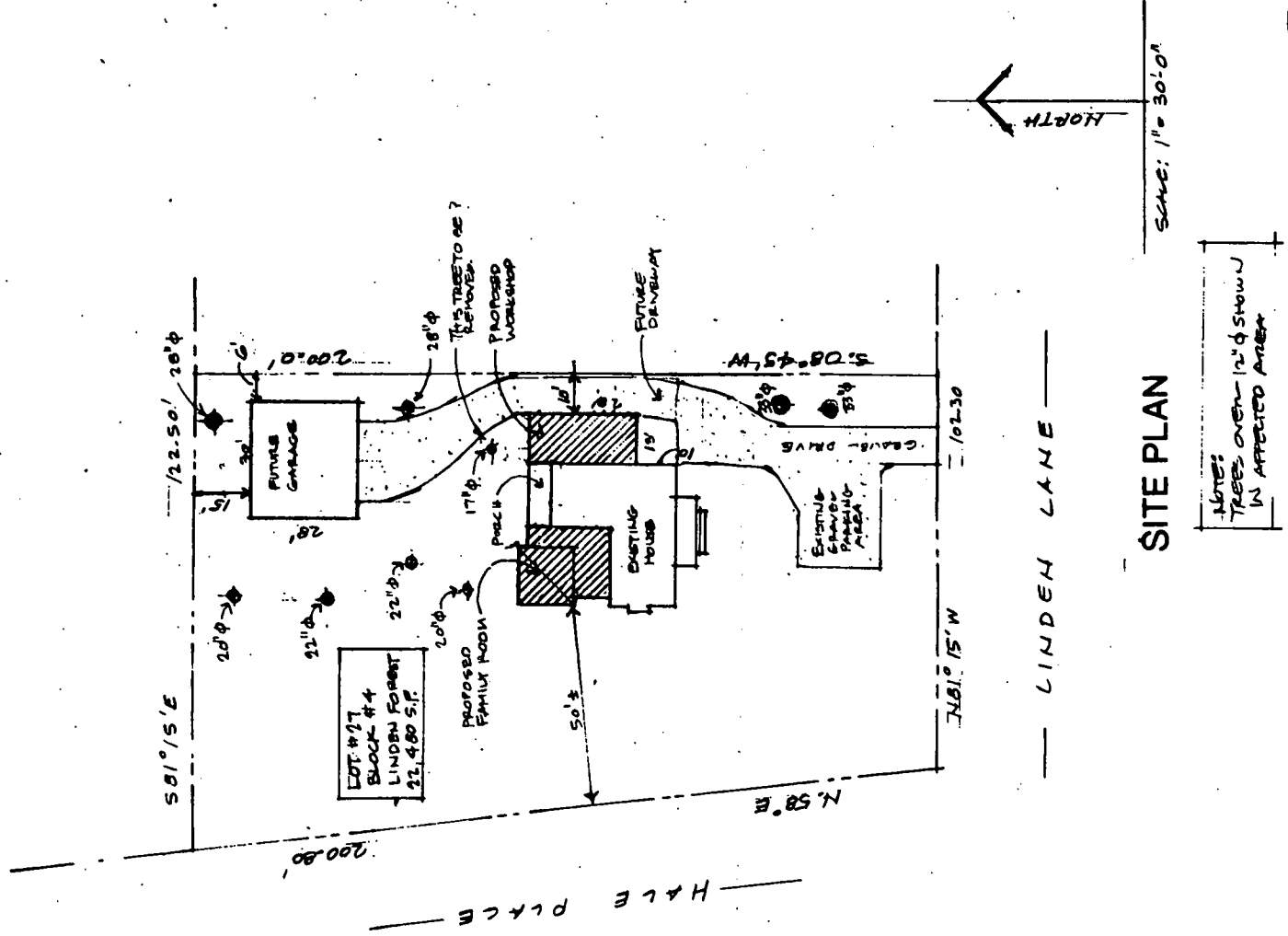
Adjacent and confronting Property Owners mailing addresses

Judy Nielson
2913 Woodstock Ave
SILVER SPRING, MD 20910

Dena Leibman
Johanna Maria Torps
9407 Hale Place
SILVER SPRING, MD 20910

Jane Brown
2303 LINDEN LANE
SILVER SPRING, MD 20910

Sue Ellen Presley
9400 Hale Place
SILVER SPRING, MD
20910

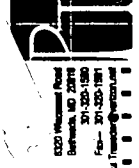


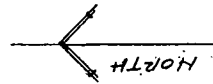
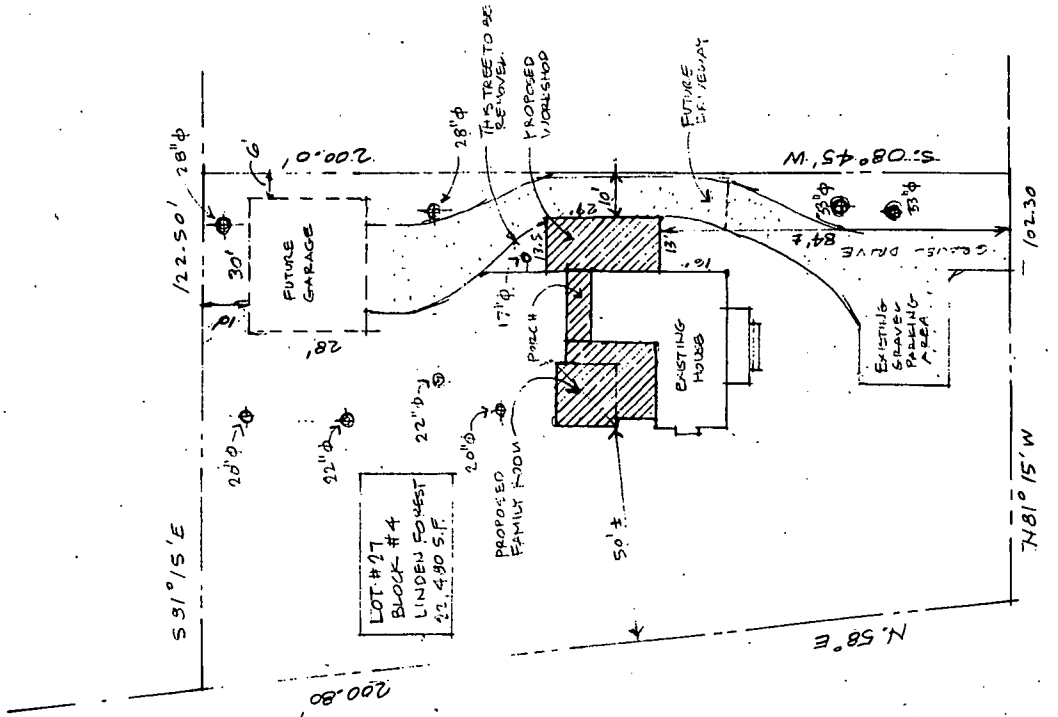
10

ORIGINAL PROPOSAL

CHADUK RESIDENCE
 2309 LINDEN LANE
 SILVER SPRING, MD. 20910

Paul Treseder
 ARCHITECT AIA





Scale: 1" = 30'-0"

SITE PLAN

NOTE: TREES OVER 12" Ø SHOWN IN AFFECTED AREA

11

NEW PROPOSAL

CHABUK RESIDENCE
 2309 LINDEN LANE
 CLIFTON SPRING, MD. 20910

Paul Treseder
 ARCHITECT AIA

6300 Wilkesboro Road
 Bethesda, MD 20816
 301-320-1500
 Fax: 301-320-1501
 Paul.Treseder@aia.com

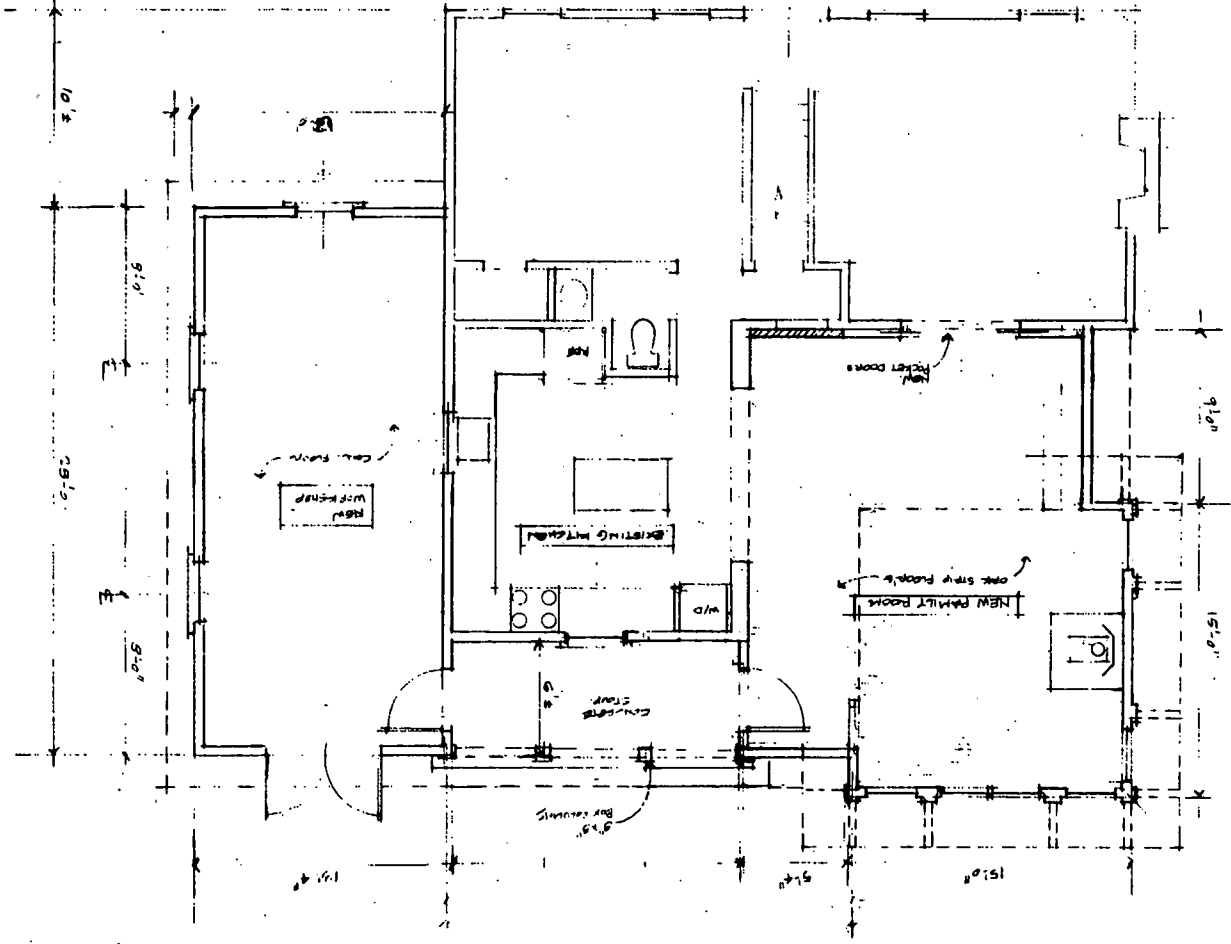


Date 10.1.11
Scale 1/4" = 1'-0"
Drawn by
Job
Sheet



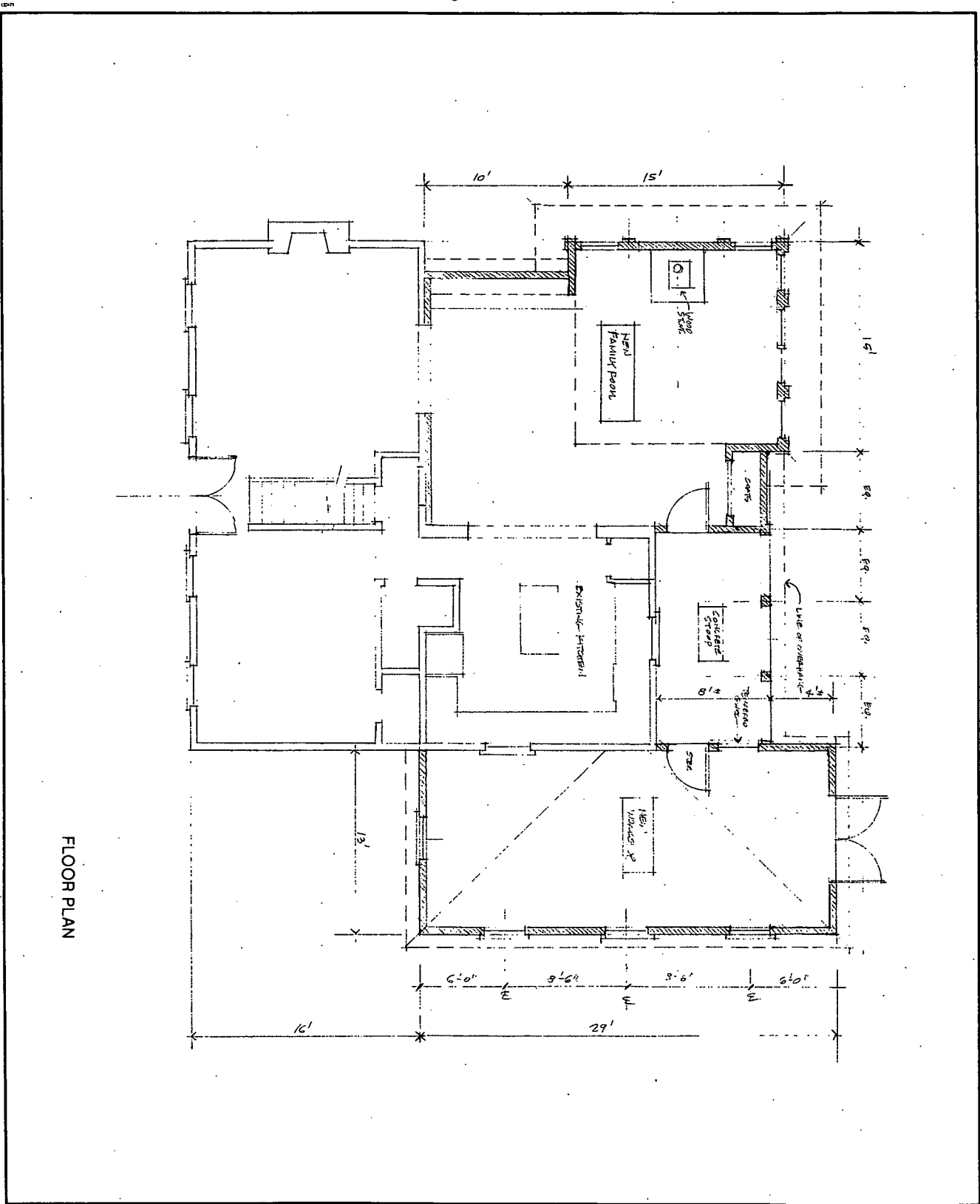
NEW PAINTS ROOM
AND
NEW WORKSHOP

FLOOR PLAN



ORIGINAL PROPOSAL

NEW PROPOSAL



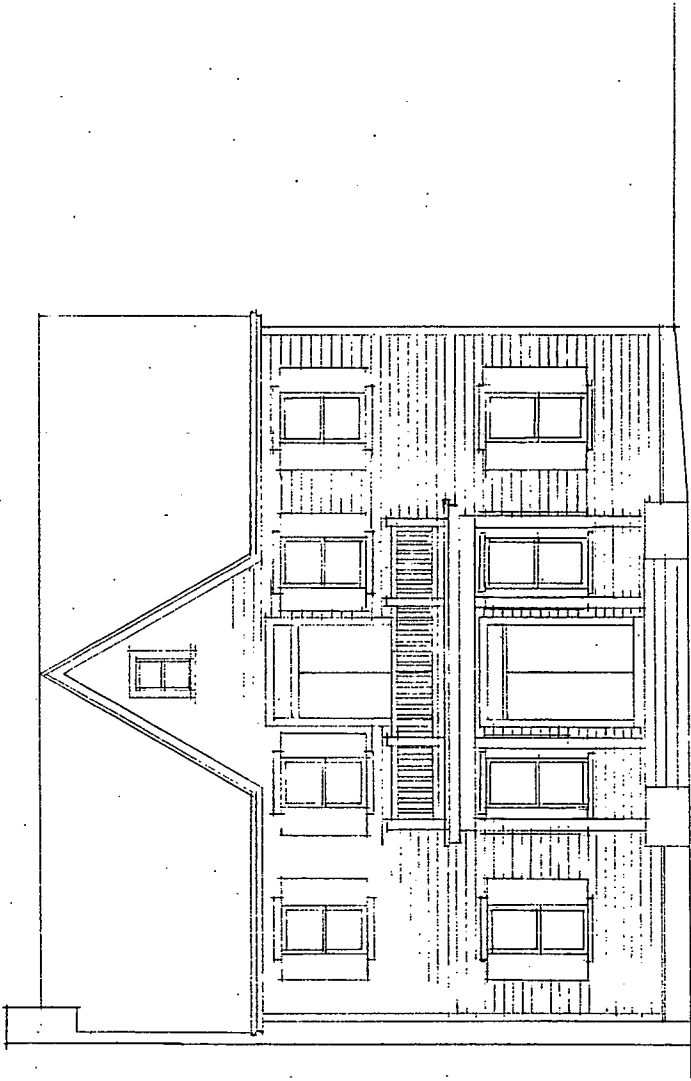
FLOOR PLAN

<p>DATE</p> <p>SCALE</p> <p>DRAWN</p> <p>JOB</p> <p>NO.</p> <p>DATE</p>	<p>6320 Wisconsin Road Bethesda, MD 20816 301-320-1580 Fax- 301-320-1581 Paul.Treseder@verizon.net</p>		<p>CHABUK RESIDENCE 2309 LINDEN LANE, SILVER SPRING MD</p>
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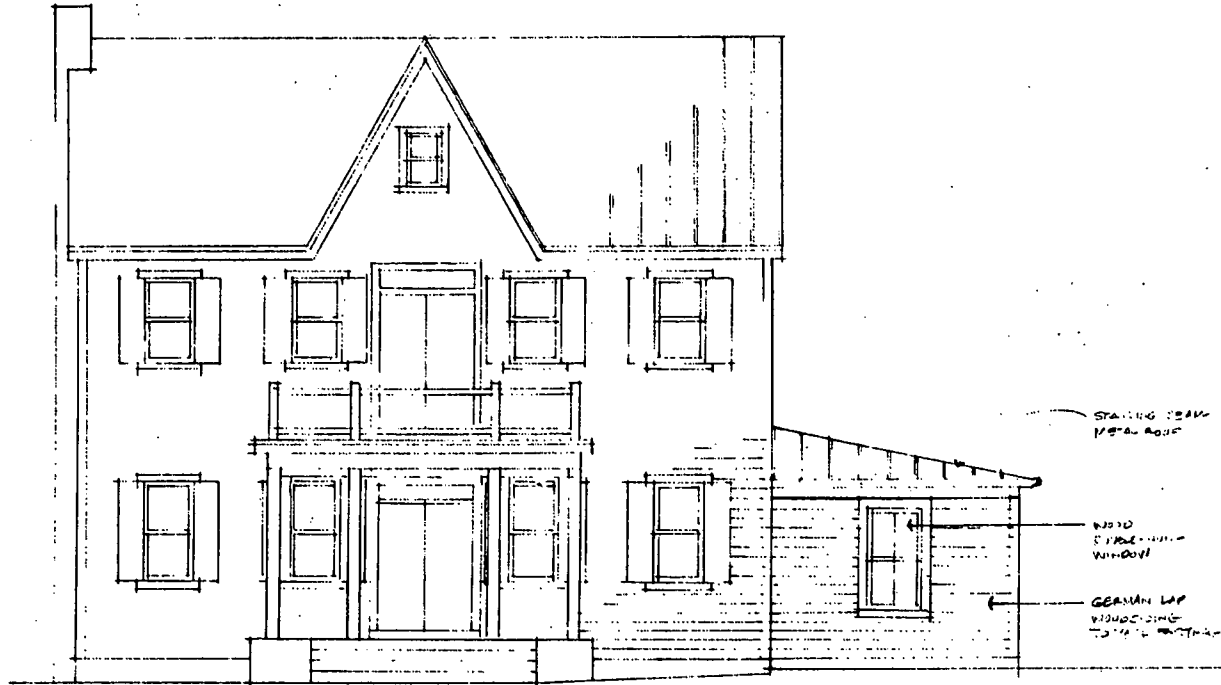
Paul Treseder
Architect AIA
6320 Westcott Road
Bethesda, MD 20816
Tel: 301-220-1581
Fax: 301-220-1581
Paul.Treseder@westcott.com

Date 10-24-07
Scale
Drawn
Job
Sheet
01 Sheets



EXISTING FRONT ELEVATION

ORIGINAL PROPOSAL



THIS PORCH

FRONT ELEVATION

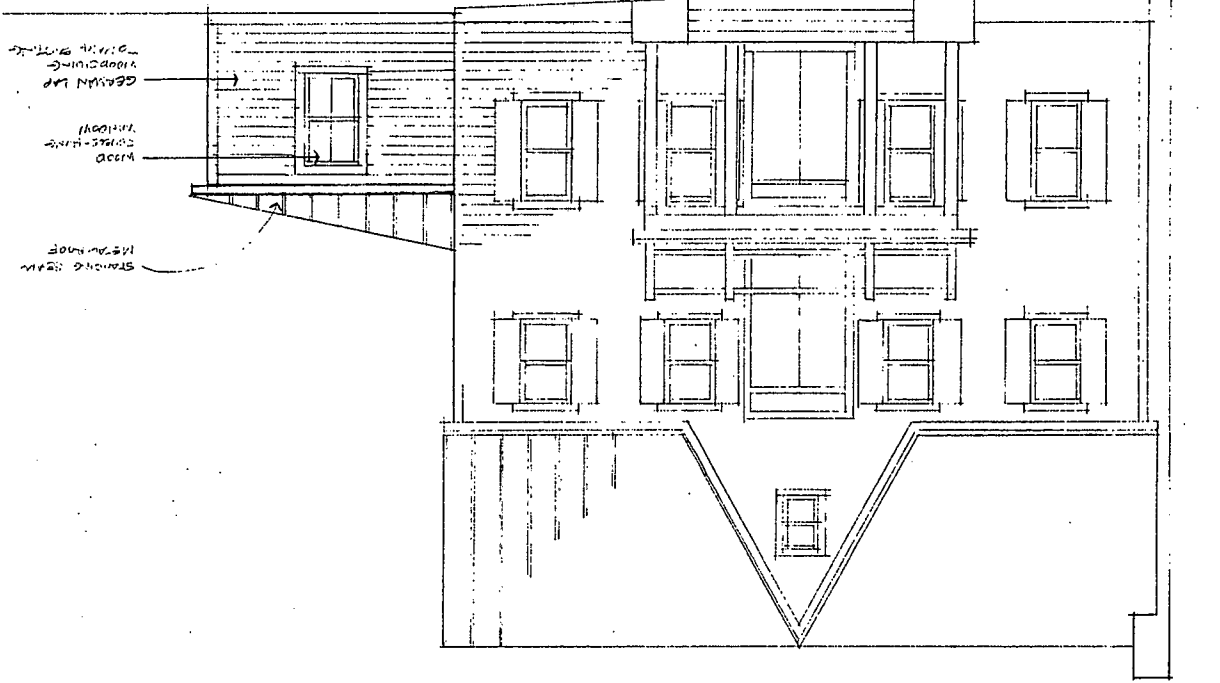


R2 Engineering, Inc.
1520 Woodmont Circle
Baltimore, MD 21206
(410) 326-1900

Date	
Scale	
Drawn	
Job	
Sheet	4
Of	24

NEW PROPOSAL

FRONT ELEVATION



Sheet	
Job	
Date	
Scale	
Drawn	

6300 Midwestern Road
 Brentwood, KY 40316
 Tel: 502-236-1560
 Fax: 502-236-1561
 Paul Treseeder
 Architect AIA



11

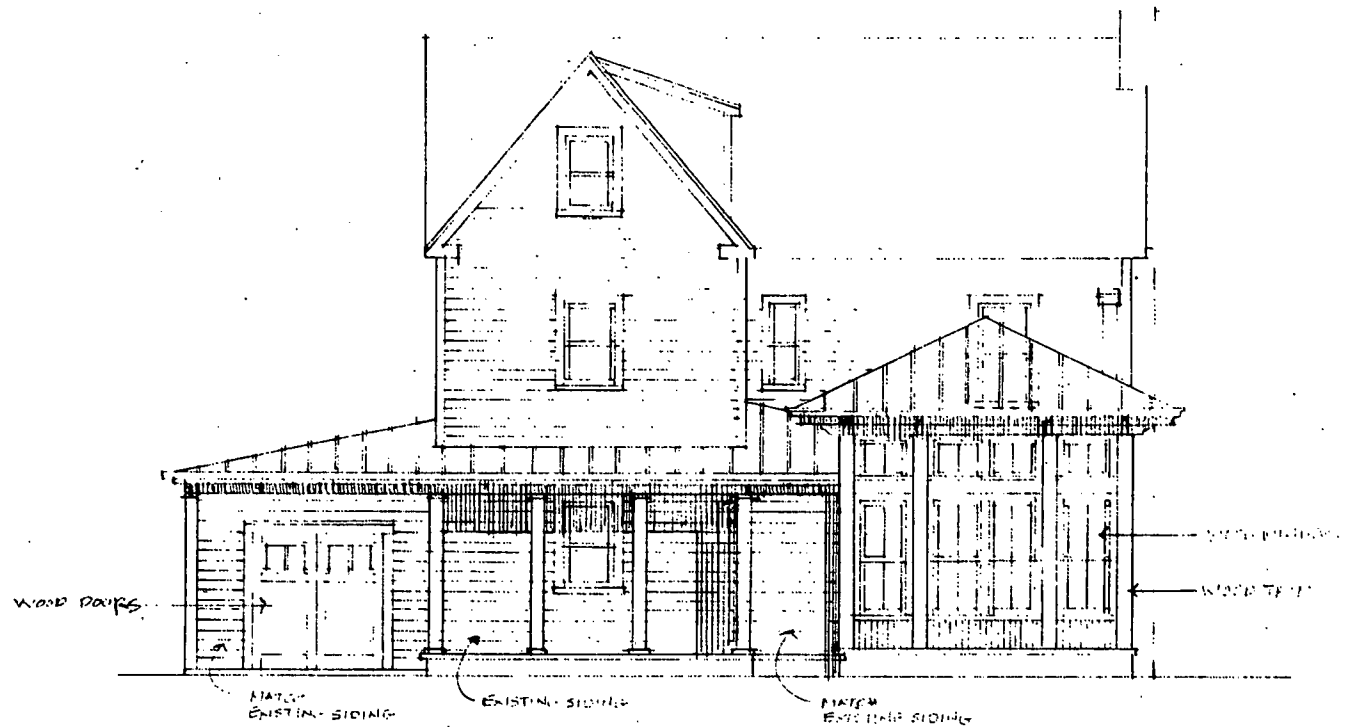


EXISTING REAR ELEVATION

Internal
 Recessed
 Finish Siding
 Window
 General use
 vinyl siding
 Wood Siding
 Inside 2x4 studs

 Sheet 01	Date 10/24/07 Scale Drawn Job	6320 Worcester Road Bethesda, MD 20816 301-320-1550 Fax— 301-320-1561 Paul.Tresseder@verizon.net	 Paul Tresseder Architect AIA
	01 Sheets		

ORIGINAL PROPOSAL



REAR ELEVATION

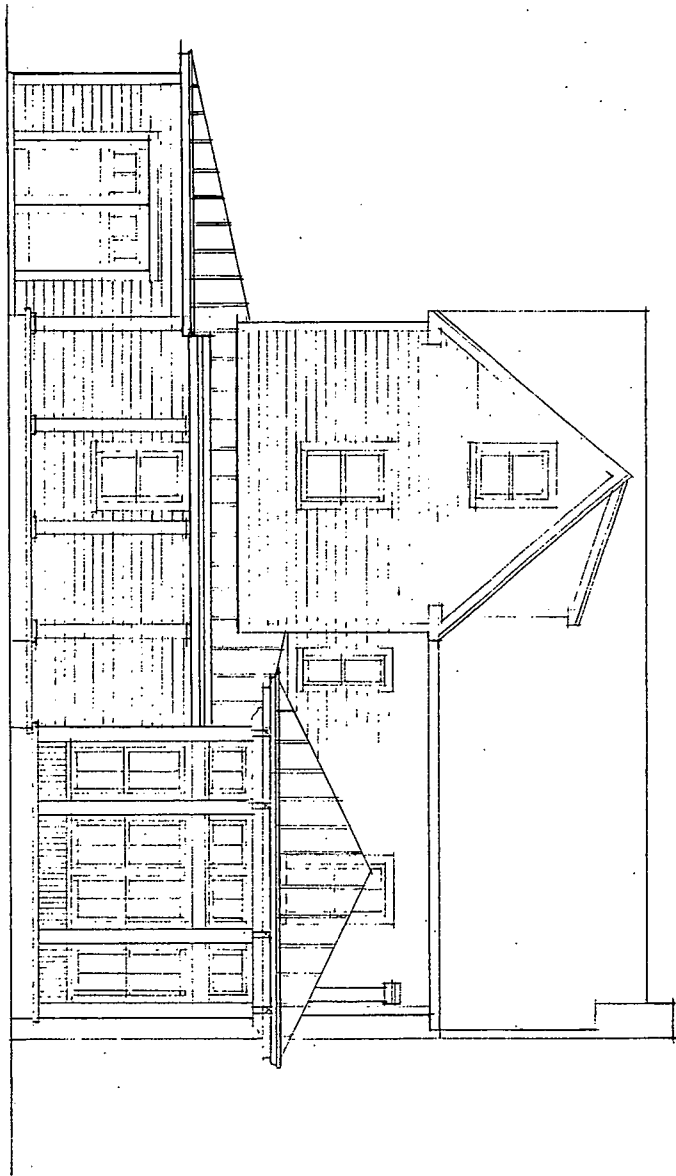


1000 Woodmont Drive
Baltimore, MD 21211

Date	
Scale	
Drawn	
Job	
Sheet	4
Of	51

61

NEW PROPOSAL

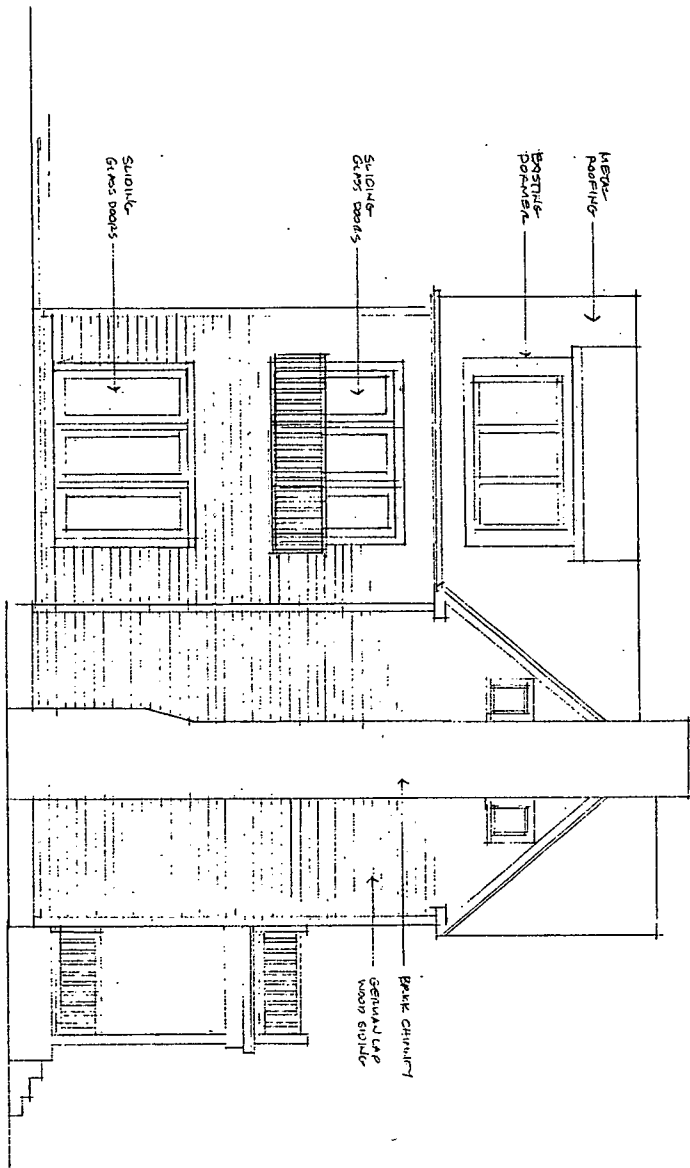


REAR ELEVATION

	Sheet	1
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	Date	

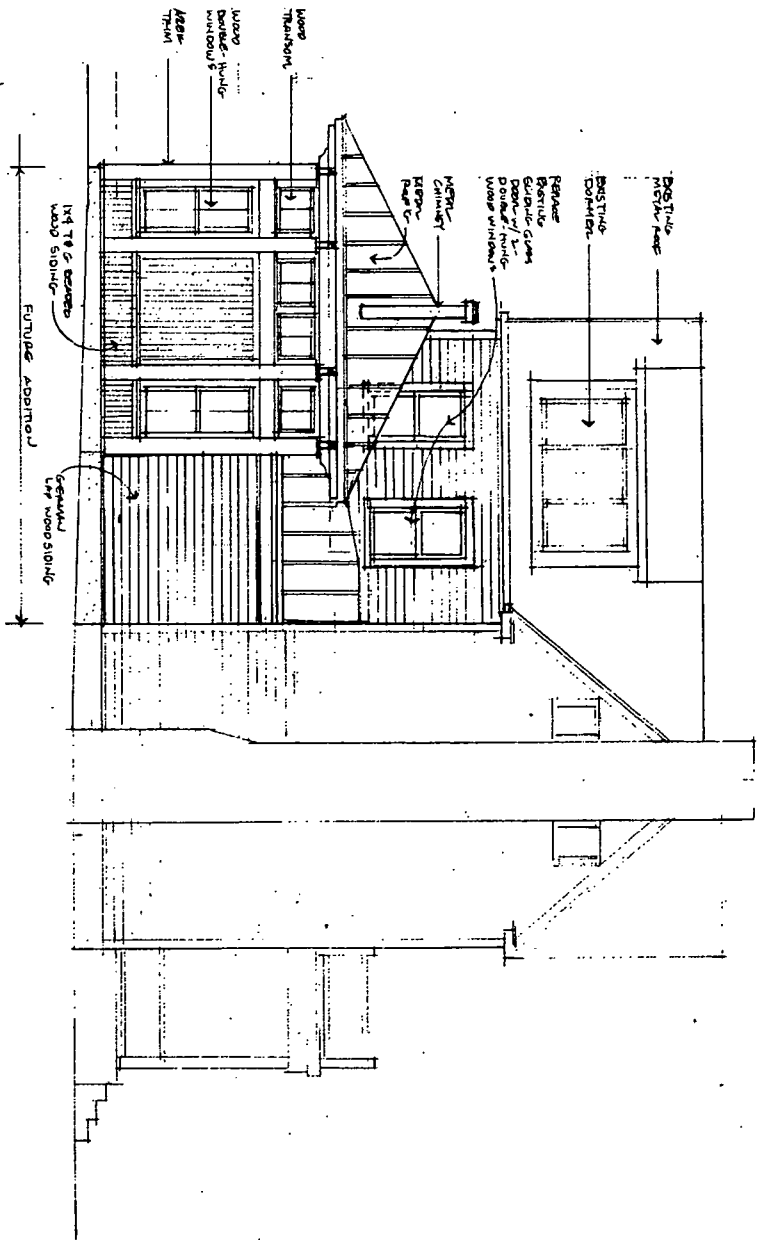
6320 Wiscasset Road
 Bethesda, MD 20816
 301-320-1580
 Fax— 301-320-1581
 Paul.Treseder@verizon.net

Paul Treseder
 Architect AIA



EXISTING LEFT SIDE ELEVATION

ORIGINAL PROPOSAL



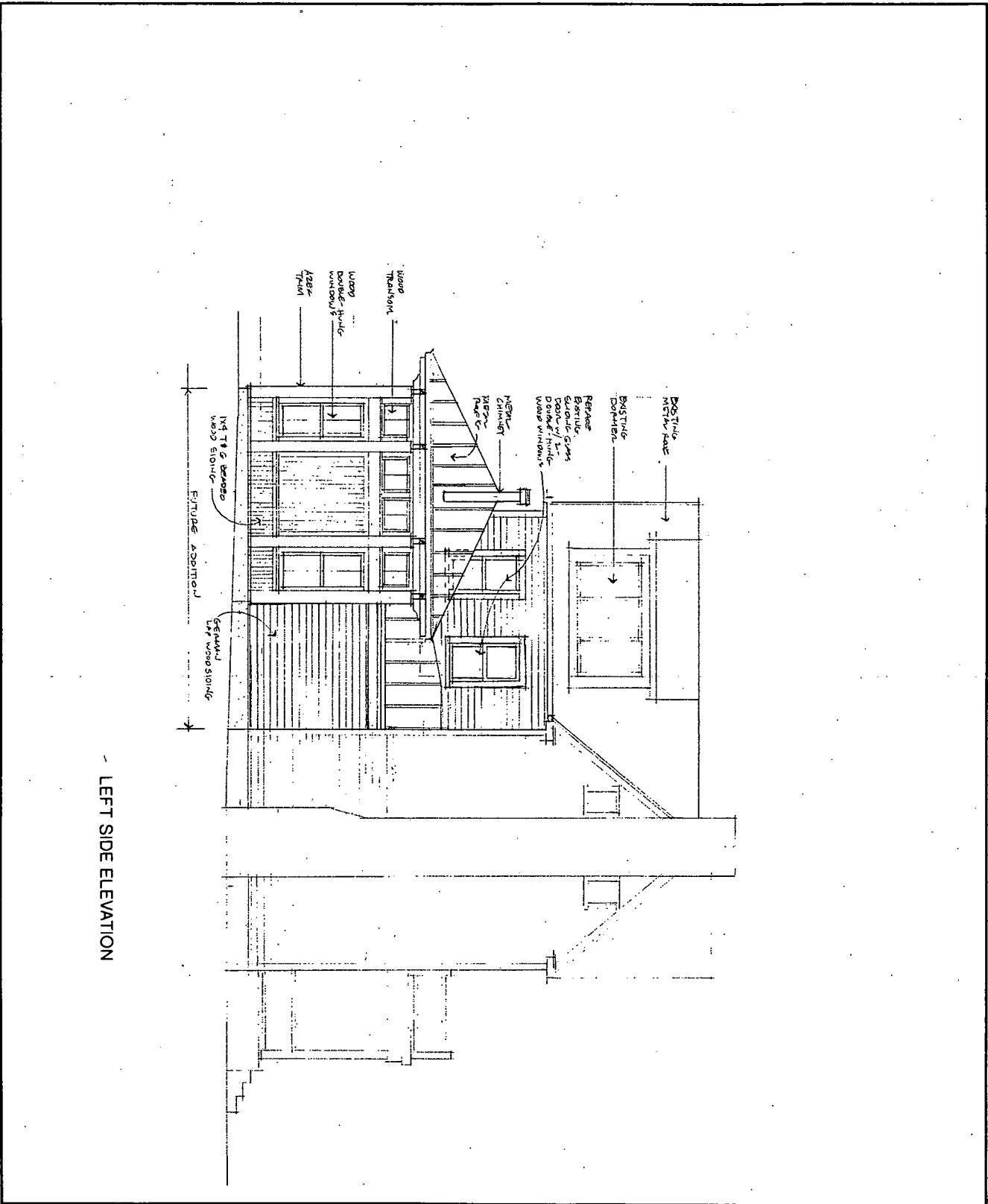
LEFT SIDE ELEVATION

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Scale	
Drawn	
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Of	5

Paul Treseder
 Architect AIA

5320 Wicasset Road
 Bethesda, MD 20816
 301-320-1580
 Fax - 301-320-1561
 Paul.Treseder@westcon.net

NEW PROPOSAL



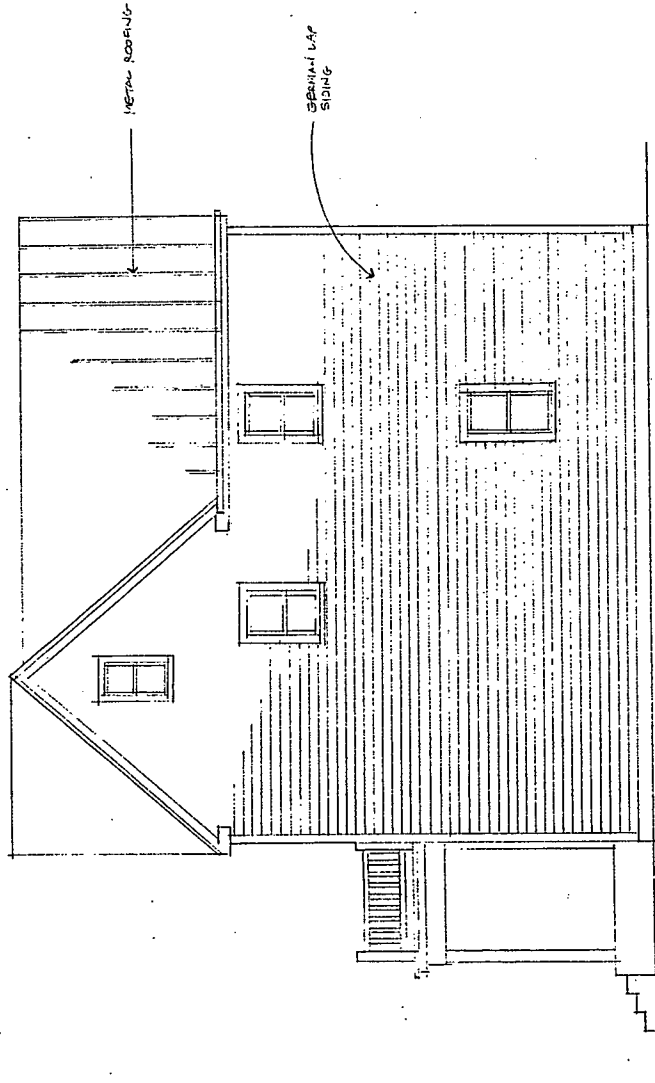
LEFT SIDE ELEVATION



Paul Treseder Architectural
6320 Worcester Road
Beverly, MA 02061
Tel: 301-220-1581
Fax: 301-220-1581
Paul.Treseder@verizon.net

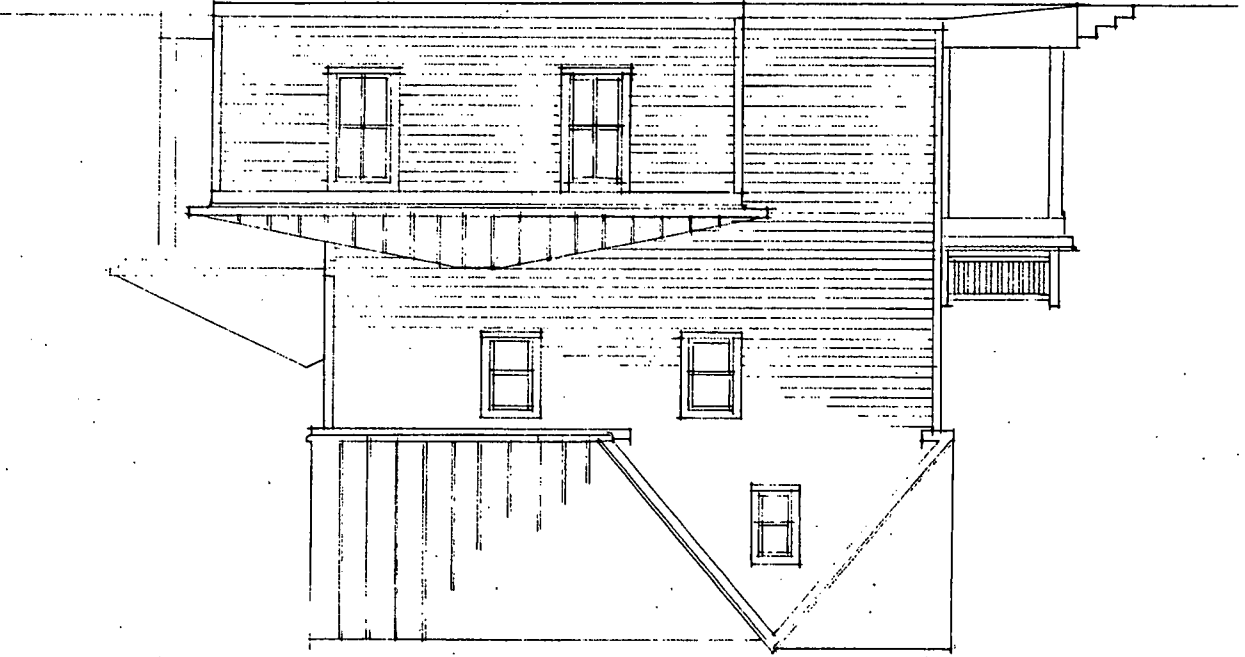
Paul Treseder Architectural

Date	10.24.11
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OT	Sheets



EXISTING RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION



ORIGINAL PROPOSAL

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Date	

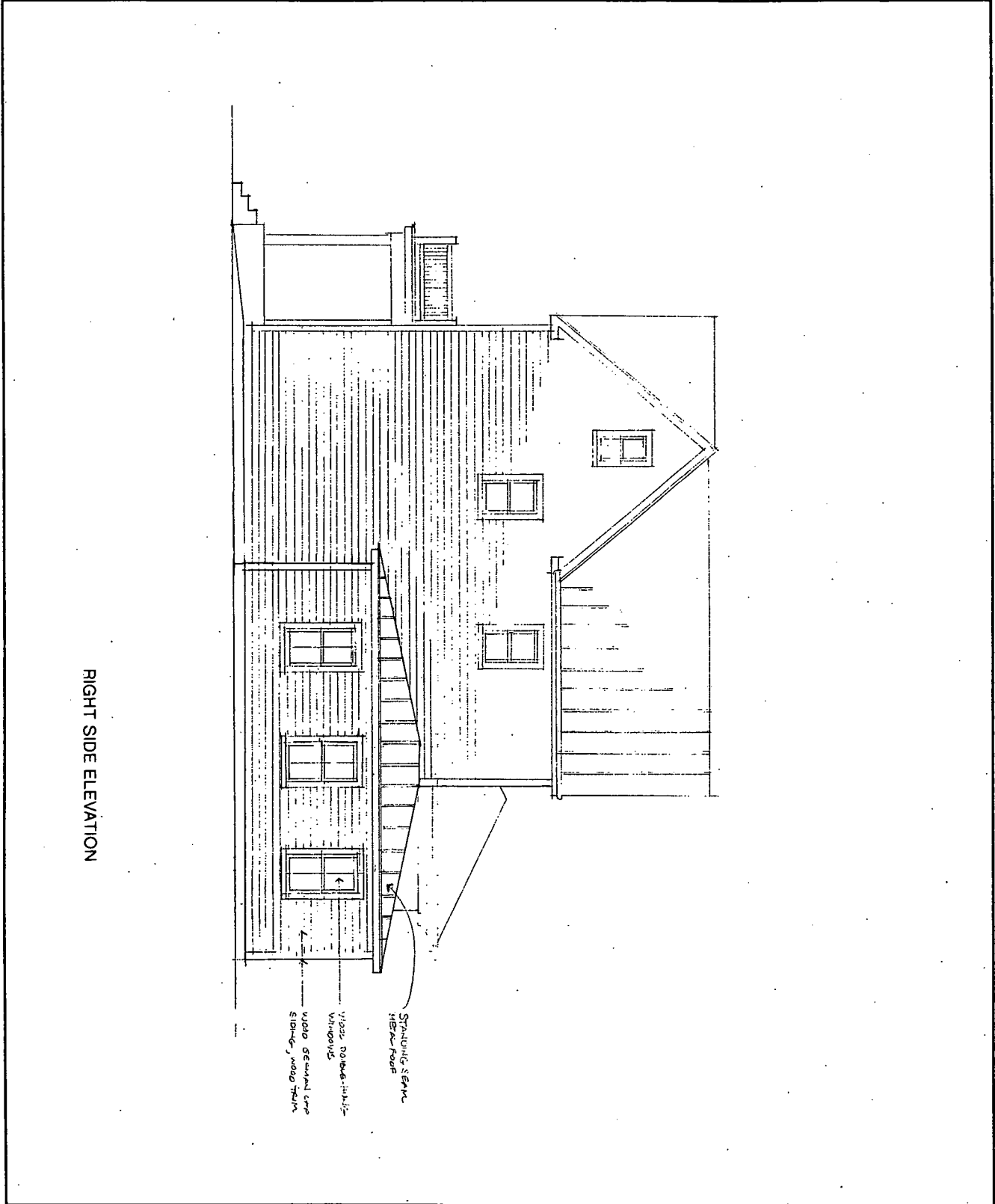
Paul Treseder

1230 Woodmont Court
Bethesda, MD 20816
Tel: 301-229-1140
Fax: 301-229-1541



25


NEW PROPOSAL



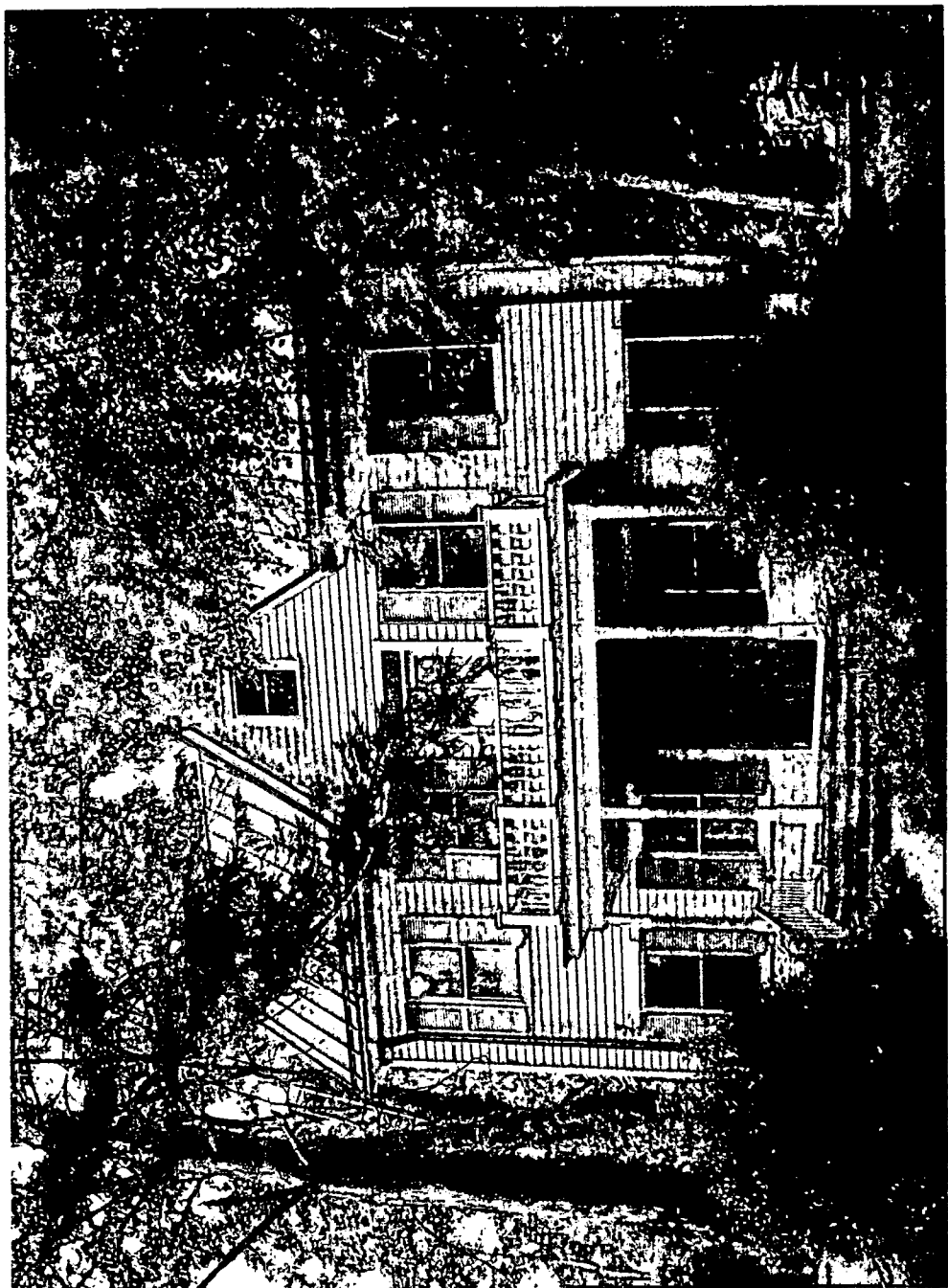
RIGHT SIDE ELEVATION

DATE	
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JOB	
SHEET	
OF	

Paul Treseder
Architect AIA



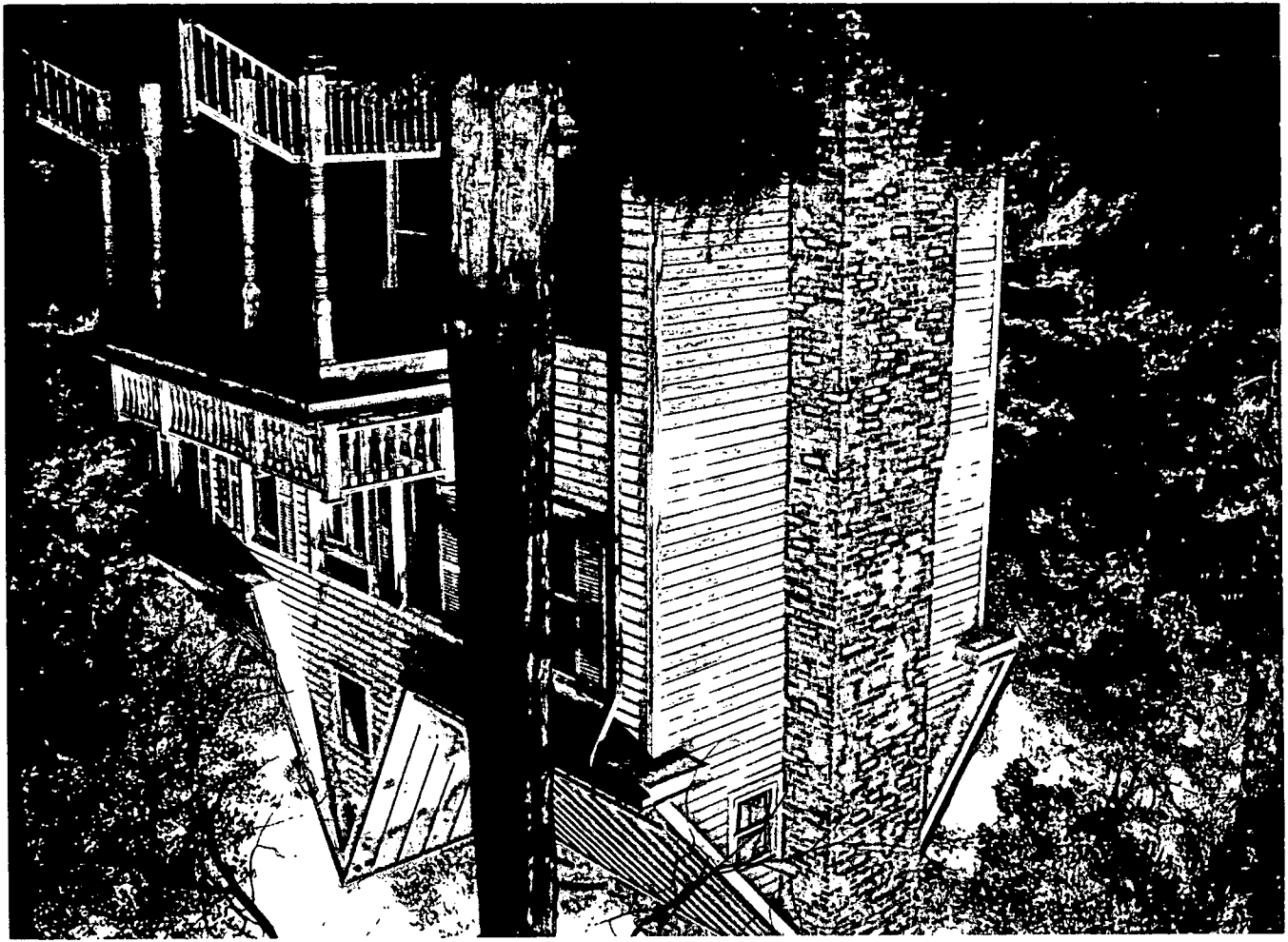
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301-320-1580
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Paul.Treseder@verizon.net



CHABUK RESIDENCE
2309 LINDEN LANE S. SPRING
FRONT VIEW

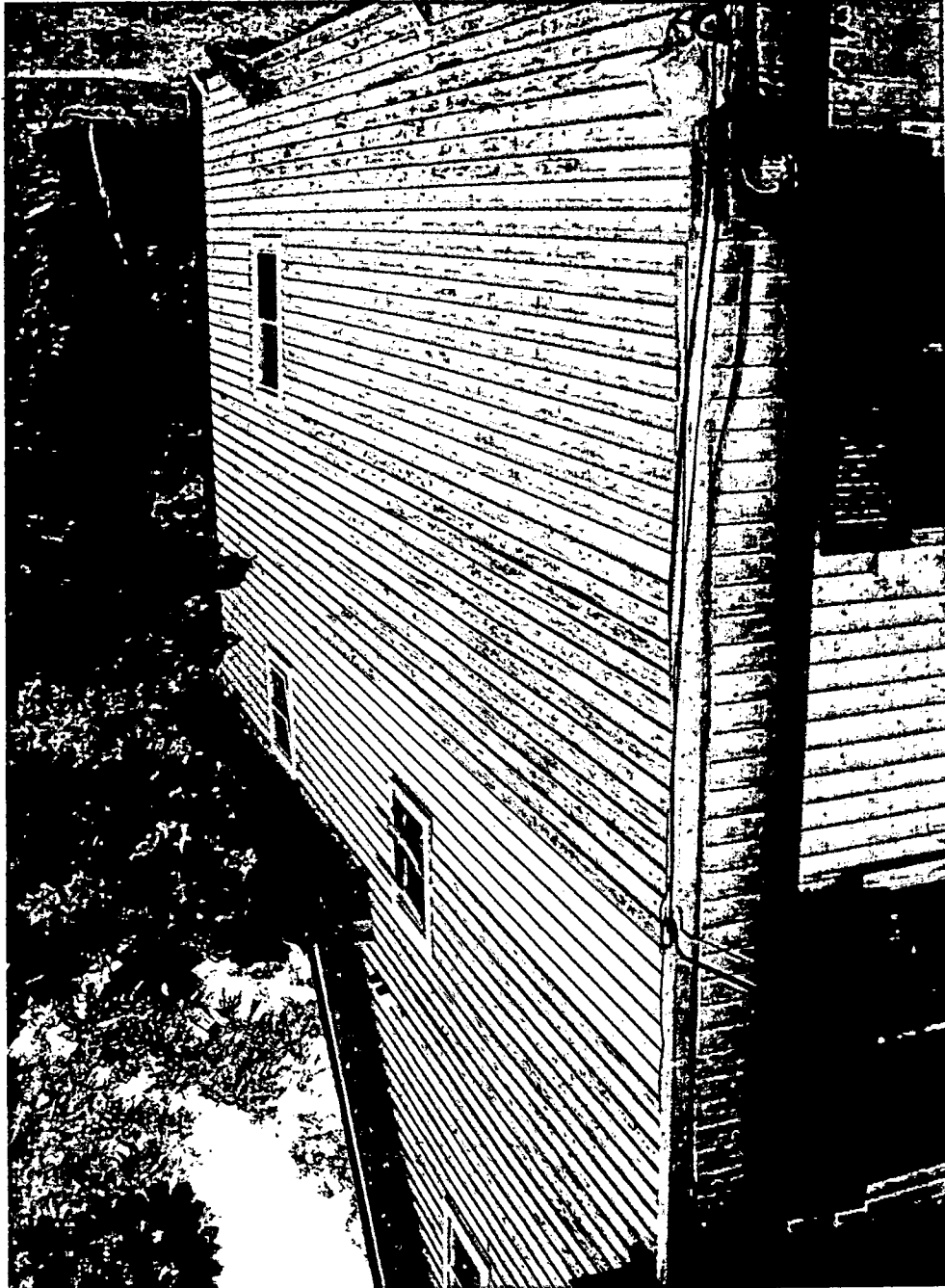
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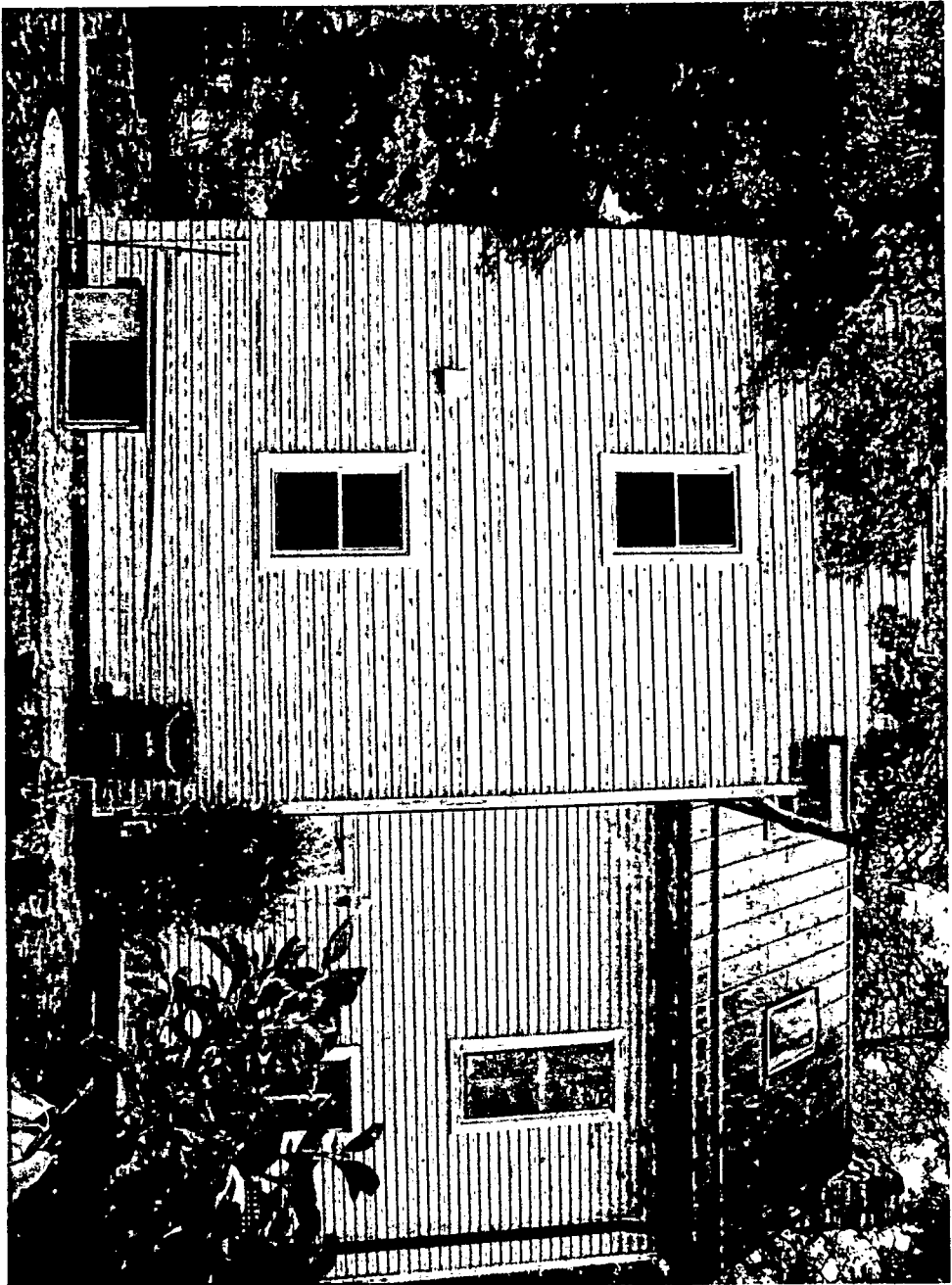
CHARUK RESIDENCE
2309 LINDEN LANE, S. SPRING
Left side (west view)



28

CHABUK RESIDENCE
2309 LINDEN AVE S. Spring
Right side (East side)





CHAUBUK Residence
2309 Linden Lane S. Spring
Pearl River

HPC Meeting Transcript

February 13, 2007

1 THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

2 - - - - - X

3 HISTORIC AREA WORK PERMIT - : HPC Case No. 14/041-08A
 8410 Brink Road :

4 - - - - - X

5 HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-08C
 6 7105 Sycamore Avenue :

7 - - - - - X

8 HISTORIC AREA WORK PERMIT - : HPC Case No. 23/123-08A
 23601 Laytonsville Road :

9 - - - - - X

10 PRELIMINARY CONSULTATION - :
 11 2309 Linden Lane :

12 - - - - - X

13 A meeting in the above-entitled matter was held on

14 February 13, 2008, commencing at 7:37 p.m., in the MRO

15 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland

16 20910, before:

18 COMMITTEE CHAIRMAN
 19 Jef Fuller

20 COMMITTEE MEMBERS
 21 Timothy Duffy
 22 David Rotenstein
 23 Warren Fleming
 24 Nuray Anahtar
 25 Leslie Miles
 Caroline Alderson
 Thomas Jester
 Lee Burstyn

ALSO PRESENT:

Joshua Silver, Staff
Judy Christianson, Staff
Clare Kelly, Staff
Scott Whipple, Staff
Anne Fothergill, Staff

APPEARANCES

STATEMENT OF:

PAGE

Charles Kline

9

Steven Nadell

19

Victoria Wood

19

Dean Rasco

28

Hasan Chabuk

44

Paul Treseder

44

1 center, four feet, five feet in the air. So, I mean, I
2 personally can't be too strongly in favor of being a
3 participant in a fancy ribbon cutting. I mean, but I leave
4 that to others.

5 MS. MILES: I move that we not attend.

6 MR. FULLER: I hate to be the nay sayer. Why
7 don't we go back on our agenda, moving to number 5A,
8 preliminary consultation for 2309 Linden Lane. Is there a
9 staff report?

10 MR. SILVER: Yes, sir. The applicant is now here.
11 The architect will be coming shortly, but we'll go forward
12 with the staff report.

13 2309 Linden Lane is a contributing resource in the
14 Linden historic district. This is a second preliminary
15 consultation for construction of a side and rear addition.
16 December 5th, the HPC reviewed a proposal for the
17 construction of a rear and side addition at the property and
18 was supportive of the massing, scale, and location of a
19 proposed rear addition, and agreeing that it was sympathetic
20 to the existing house, and that it could be approved as is,
21 if submitted as part of a historic area work permit
22 application.

23 And I'll move it in the proposal in a second, but
24 it is -- nothing has changed, as I noted, in the staff
25 report, with regard to the rear addition, the height, the
26 size, the materials, location. Everything remains

1 identical.

2 Both staff and the Commission expressed similar
3 concern with the citing of the proposed side addition toward
4 the front plane of the house. There was general consensus
5 among the HPC that in order for the addition to be
6 approvable as a Historic Area Work Permit, it would need to
7 be either detached or substantially set back from the front
8 plane of the historic massing.

9 Since the first preliminary consultation, the
10 applicant has submitted a revised proposal that includes a
11 smaller side addition that is still attached to the historic
12 massing, but is pushed much further back. It's currently
13 pushed back 10 feet from the front of the historic house.
14 The proposal for the rear addition remains identical, as I
15 said, to the first preliminary consultation.

16 The applicant is proposing to construct a 28 by 13
17 one-story addition on the east elevation of the house. The
18 proposed addition will be clad in German lap wood siding,
19 sheathed with a standing seam metal roof, and contain two-
20 over-two double hung wooden windows.

21 A covered concrete stoop will be installed at the
22 rear of the existing house to connect the proposed rear and
23 side additions. A single hung door will be located on the
24 west elevation of the addition and serve as the primary
25 point of entry from the rear of the house.

26 The north elevation of the side addition will be

1 detailed with two wooden doors for a rear yard
2 ingress/egress. The applicant is also proposing to
3 construct a 15 by 15 one-story addition at the rear of the
4 house, and this is what I was referring to that is identical
5 from the first preliminary consultation that the Commission
6 was supportive of.

7 And this will also contain similar materials to
8 the proposed side addition, including wood and German lap
9 siding, vertical tongue and groove siding, and contains
10 simulated divided light wooden windows, and a sheath a
11 standing seam metal roof.

12 Without going into too much detail, with the rear
13 addition, staff is supportive of it. The design is
14 subordinate to the massing, and utilizes treatments, as far
15 as windows and doors appropriate. The lower roof section
16 will connect to the historic massing of the house with a
17 one-story addition which is inset on the west elevation
18 which allows the existing house to read.

19 The proposed removal of the single fixed door and
20 windows on the rear elevation, and the two triple sliding
21 glass doors in the left elevation of the house were
22 installed as part of the later remodeling effort in the
23 eighties, so the removal of those features will not have an
24 adverse impact to the historic house.

25 The addition will inevitably be visible from the
26 public right-of-way as a result of the property being a

1 corner lot. But staff is supportive of the proposed design
2 of this addition, as it attempts to minimize any impact of
3 the streetscape of the historic district by using the
4 existing ell on the house.

5 The proposed one-story side addition. At the
6 first preliminary consultation, the HPC gave the applicant
7 and the architect clear direction that a detached side
8 addition would be the most desirable option for this
9 property.

10 Some Commissioners stated they would also consider
11 a side addition if it was pushed much further back from the
12 front plane of the house. Staff still has some concern with
13 the revised proposal, because it still includes an attached
14 side addition, although the addition is now pushed back 10
15 feet from the front plane of the house, a difference of
16 eight feet five inches from the original proposal. It helps
17 preserve the legibility of the historic massing from the
18 public right-of-way, it still gives the house an
19 asymmetrical appearance when standing either directly in
20 front of the house or on the east side.

21 Since the first consultation, staff has met with
22 the architect to discuss the revised design strategy and the
23 future development of the site. Although this proposal is
24 for construction of a rear and side addition, the plans also
25 address the future development of the site, including
26 construction of a carriage house at the rear of the

1 property, and expansion of the existing driveway to
2 accommodate the future carriage house.

3 While the future development of the site was
4 briefly discussed at the first preliminary consultation as a
5 possible constraint to constructing the detached structure
6 on the property, the major limiting factors were the
7 combination of the property containing several mature trees
8 that would be potentially impacted if a detached building
9 were constructed on the property, and the limited side yard
10 setback on the east property boundary that I know the
11 architect spoke to the Commission about in some detail.

12 As a result of those factors, the setback and the
13 mature trees, staff is amenable to a side addition at this
14 property because of those, because of those factors. And I
15 think this proposal also presents an opportunity for the
16 Commission to comment on and possibly even support in
17 concept, the future construction of a carriage house and
18 driveway expansion at the property, as you can see on the
19 site plan that's provided in the staff report. It details
20 that future development of the site.

21 This is certainly a factor the Commission should
22 consider when reviewing this proposal, but staff would like
23 to point out that the main emphasis of this review should
24 focus on the compatibility of the side addition with the
25 historic massing and its potential impact on the streetscape
26 of the historic district.

1 And I know, as I said, the applicant I know is
2 here, and the architect is here now as well. And I do have
3 a few photos I can share with you, similar to last time, if
4 you'd like to see them.

5 MR. FULLER: Do you want to see the photographs?
6 We're still familiar. Quickly, show them.

7 MR. SILVER: Please let me know if you'd like me
8 to stop at any one. I'll go through them, and I can go back
9 to one if you'd like. Then I do have slides on here showing
10 the original and the new proposal, both obviously here for
11 the site plan, and then for the elevations. Unfortunately,
12 I think as I go to the next one, the new proposal ones
13 didn't come out quite as good as I had hoped on the copier.
14 However, I still think they are clear enough that it will
15 give you guys an additional visual aid to review. That's
16 all I have.

17 MR. FULLER: Are there questions for staff?
18 Would the applicants like to come forward and make a
19 presentation or respond to questions? State your name for
20 the record. Welcome. And you will have seven minutes if
21 you want to make a presentation.

22 MR. TRESEDER: My name is Paul Treseder. I'm the
23 architect.

24 (Discussion off the record.)

25 MR. CHABUK: Okay. Hasan Chabuk. I'm the owner.

26 MR. TRESEDER: Well, I think that the drawing in

1 the staff presentation are fairly self-explanatory, and I
2 know you folks have looked at a lot of projects and houses,
3 so that you are well able to understand the proposal.

4 I was just looking, it's been a while since I
5 looked at these drawings. I was looking at the front
6 elevation, and seeing how the elevation shows the asymmetry
7 of this proposal. But I think that the side elevation is
8 really more relevant, because it gives a better sense of the
9 impact of this thing.

10 I think that the front elevation is a little
11 deceptive. I'd like to think that the elevation, because
12 it's set back from the main ridge line of the gable, and
13 because the roof line is low, that it will just, it will
14 read very -- it will not conflict with the symmetry of this
15 house, which was, I think the main thing I came back from,
16 from the previous meeting, was the sense that the symmetry
17 and the strength of the original house should be left
18 unimpeded.

19 And so the attempt was to follow the guidance of
20 the Commission on that. And I just hope that I've
21 accomplished that.

22 Mr. Chabuk could talk, maybe, I don't know if you
23 wanted to talk about it at all?

24 MR. CHABUK: Sure. Basically, most of the members
25 of the Commission that opposed this proposal was, you have
26 all this back yard, why don't you put it in the back. And I

1 mentioned that I had the plans of building a carriage house,
2 similar to my neighbor's carriage house that has been
3 approved.

4 So Mr. Treseder and I, we went out in the back
5 yard, based on the setbacks of the carriage house, the
6 requirement. We have about 45 feet between the existing
7 house to the front of the carriage house. And there were
8 some mature trees that I know Historic Commission does not
9 like to have cut.

10 So as far as having detached side addition, was
11 not physically feasible. Setting it back further means
12 there would be basically like 10 feet of space between the
13 carriage house and detached hobby shop that I am proposing
14 to do.

15 So from the first presentation, we set it back 10
16 more feet, 10 feet total, and then protrudes from the back
17 side by six feet, which gives us about approximately 40 feet
18 between carriage house that we're planning to build and this
19 side addition.

20 And in the process, we don't need to cut any -- if
21 you look at the driveway we're proposing, we don't need to
22 cut any mature trees. So it was kind of a, you know, having
23 the carriage house, also having this hobby shop that I like
24 to have, this was the minimum space that we need for to be
25 able to drive into the garage and drive out.

26 And also, to have the impact of the side addition

1 at minimum, the architect proposed very much lowering the
2 roof lines, if you notice that it was very much like a shed
3 rather than a house addition.

4 MR. TRESEDER: Or a porch.

5 MR. CHABUK: Or a porch. It's very significantly
6 lower roof lines.

7 MR. TRESEDER: So that's it.

8 MR. FULLER: Questions or comments?

9 MS. ALDERSON: Just one question. The photos
10 would suggest that there's a pretty substantial setback, the
11 house from the sidewalk. Where is this house setback
12 compared to say other houses in the neighborhood?

13 MR. CHABUK: My house and my neighbors house goes
14 back to 1890's. So it's about 64 feet from the street. But
15 the houses across the street is much closer to the street.

16 MS. ALDERSON: That's what I thought. So that's
17 part of what makes the overall impression, it's quite a bit
18 farther back on the lot.

19 MR. CHABUK: On the side street, it goes Hill
20 Place, there are new houses, like 20 years old. They are
21 maybe 16 feet or something from the street. So ours is like
22 64 feet to the front of the house.

23 MS. ALDERSON: Thank you.

24 MR. TRESEDER: I believe that your house and your
25 neighboring house are the only two houses on this block,
26 aren't they?

1 MR. CHABUK: Yes.

2 MR. TRESEDER: And they're both on large pieces of
3 property. They're very much, you know, a pair.

4 MR. CHABUK: Actually, springtime you really can't
5 see the side of the house because of the greenery, the woods
6 and trees.

7 MS. ALDERSON: So the visibility factor here is
8 not only the setback from the plane of the house, but the
9 setback of the entire house on the lot from the street with
10 the trees in front as well.

11 MR. CHABUK: Yes, there is a half-acre to lot
12 which belongs to my neighbor who is here. This lot on the
13 side is a separate lot that is half acre, all wooded like a
14 forest.

15 MS. ALDERSON: Thank you.

16 MR. CHABUK: Yes.

17 MR. FULLER: Are there some comments?

18 MS. ANAHTAR: Yes, I have a comment. Considering
19 that this is only a contributing resource, not an
20 outstanding resource, and one-story side additions are very
21 typical for historic buildings, I think this new scale of
22 the side addition is approvable. I also like the wrap
23 around porch more than what was proposed before. So I am
24 comfortable at doing this.

25 MR. CHABUK: May I volunteer to say that from this
26 second presentation, we're proposing like a horseshoe shape

1 addition. In other words, it's not too separate, but there
2 is a porch in the back, but the roof continues around the
3 house. So it's not, it's not going to -- physically, it's
4 not going to look like two separate additions.

5 MR. JESTER: For my comment, I actually concur
6 with Commissioner Anahtar. I think the design revisions are
7 a significant improvement. I think they really help
8 maintain the legibility of the oblique views on the side of
9 the house, and I don't think they detract from the character
10 of the resource. I think it's, in my view it's approvable.
11 I think you've pushed it back to the, just to the point
12 where it's not conflicting with maintaining the main mass of
13 the house.

14 And I think the other back addition is also fine.
15 I really think it's a big improvement, and I don't see any
16 reason why this can't be approved.

17 MS. ALDERSON: I agree. I think the conceiving of
18 it like the massing for a side porch was a good idea, and
19 the picture that we're looking at, the streetscape view is
20 very helpful in showing that this would make a different
21 impression if the house were very close to the sidewalk, but
22 set well back on a lot that's quite wooded, I think it will
23 actually blend in.

24 It looks like the kind of addition you would
25 traditionally see added to a farmhouse, so it works, I
26 think.

1 MR. FULLER: Do you want to finish going down the
2 line, then?

3 MS. MILES: As you know, I spoke very forcefully
4 against it initially, because of my concerns that this house
5 is essentially a, its whole architectural character is based
6 on how symmetrical it is. I certainly think this is
7 improved. I certainly think that pushing it back helps a
8 lot. I really far prefer the lower profile that it has. I
9 would probably still prefer to see it pushed back further.

10 As you know, I initially said I wanted to see it
11 all in the back, but I would still probably like to see it
12 go back another five to 10 feet.

13 MR. ROTENSTEIN: I'll be brief. I think
14 Commissioner Miles pretty much summed up my position as
15 well.

16 MR. FLEMING: I have no comment. I think it
17 should be approved.

18 MR. FULLER: Personally, I still, I have no
19 problem at all with the rear addition. I actually like the
20 new rear addition where you attempt to try to tie the rear
21 addition, rear elevation where you tied the rear addition
22 into the side addition. I think that came off nicely.

23 But I think in particular looking at your future
24 site plan, it really demonstrates why the side addition
25 doesn't work. I mean, at that point in time, you've so
26 over-maximized the property that you're building essentially

1 right where you've got pavement from the property line to
2 the addition to the house.

3 It just feels really over-maximized. And
4 personally, it seems wrong to be building a shed on the side
5 of the house. If you're going to be doing a carriage house
6 and garage, it just seems so much more appropriate to be
7 putting this as part of that new construction. I have no
8 problem conceptually with the size of the carriage house
9 garage that's being proposed in the back of the lot. It's a
10 corner lot. It's a large lot. It's way in the back. So I
11 have no problem with that.

12 So from my personal perspective, I don't think I
13 could be sold on the side addition, even with the setback as
14 currently shown. It's far better. It's definitely better
15 than where it was, but so personally I couldn't support it.

16 So from what I'm hearing, I've heard nobody change
17 their opinion from last time that the rear addition is not
18 approvable as is. It's a nice addition and in keeping with
19 what's there.

20 I don't think I've heard anybody else comment on
21 the ability or the thoughts on the future garage, so I'm
22 assuming that means that people didn't have a real problem
23 with the future garage, at that point in time, in terms of
24 something coming forward. And I think you hear three and
25 three and -- actually it's four and three, and one was
26 saying that he could support it. So there's a slight

1 majority saying they would be in favor, of the Commissioners
2 sitting here tonight.

3 MR. JESTER: There are others that are missing.

4 MR. FULLER: That's what I'm saying, of us that
5 are here tonight.

6 MR. TRESEDER: Well, to accept that this is
7 advisory and I'm sort of looking for your suggestions, you
8 know, it's still, we can make additional changes. I'm
9 wondering if it were made, I don't know, slightly smaller or
10 pushed a little bit further back, if that would -- I think
11 there is room for adjusting it somewhat.

12 Obviously, Commissioner Fuller, you know, in
13 making it smaller, it sounds to me like your objection would
14 still be there, even if it were slightly smaller.

15 MR. FULLER: Actually, if it were small enough
16 that you could get a drive past it, and you're not dealing
17 with pavement from property line to building, I start
18 feeling a little bit more comfortable with it.

19 MR. TRESEDER: On the side there.

20 MR. FULLER: On the side. So from my personal
21 perspective, as I said, I think your rear elevation actually
22 solves itself fairly nicely at this point in time.

23 MR. TRESEDER: Yes.

24 MR. FULLER: But to have the shed there, as I
25 said, my true preference would be just do it as a part of
26 the future garage, or build it there now and build the

1 garage onto it, something like that. But I think I could be
2 convinced of some kind of a side addition, but this just
3 feels too big and too maximized.

4 MR. TRESEDER: Okay. Okay. So, all right.

5 MR. FULLER: I'll let the others speak as to
6 whether they're as adamant or more adamant.

7 MR. ROTENSTEIN: I guess the chair is looking for
8 additional input. I feel the same way. I'm very
9 disinclined to approve an addition on the side of this
10 resource.

11 I think if you were to come back for a historic
12 area work permit with an addition on the side, I think
13 you've done a good job of showing us in two dimensions the
14 side elevation, but I think also if you're inclined to go in
15 that direction for a side elevation, give us something that
16 gives us a 3-D representation of what it might look like
17 from the oblique, an axonometric type view.

18 But again, the statements I made at the first
19 preliminary consultation, I think, the symmetry of this
20 property is a really significant character defining feature,
21 and I'd be hard pressed to approve something with a side
22 addition.

23 MR. CHABUK: May I ask? I don't know the rules
24 and what does it require, unanimous?

25 MR. FULLER: No. You just need a simple majority,
26 and all we're pointing out is, of the people that are here

1 tonight, you would have a majority favoring it, but there
2 are two Commissioners that are not here tonight.

3 MR. CHABUK: Oh, you mean --

4 MR. FULLER: When you come back, you're not
5 getting a vote tonight. When you come back for a HAWP, you
6 may or may not get the same group of people.

7 MR. CHABUK: May I address to your comments?

8 MR. FULLER: Sure.

9 MR. CHABUK: If I, if we built the carriage house
10 big enough to, you know, so that I can have my hobby shop, I
11 mean, it's going to be massive carriage house. If you look
12 at the site plan, it's going to be huge.

13 MS. ANAHTAR: That's exactly what I'm afraid of.
14 Once he moves this function to the carriage house, it's
15 going to be another house competing with the original house.

16 MR. CHABUK: I mean, we actually went there,
17 measured the position, the location of the trees, see how we
18 would have the driveway. I mean, we didn't just put it
19 together in 10 minutes. I mean, we literally got on the
20 field, measured setback, and I mean, I don't -- I'm just
21 bringing it to your attention that the carriage house is for
22 two car garage. And if I have my hobby shop there,
23 woodworking shop, not shed, I said I could use it for
24 storage but it is not built for shed.

25 MS. MILES: I wouldn't want to see it go on the
26 carriage house either. But this is a very large, I mean, if

1 you look at it, it's probably a good 40 percent of the
2 footprint of the original house. So I do think it could be
3 pushed back and made smaller and still accomplish the
4 program. And I wouldn't want to see it attached to the, if
5 you just look at the proposal, the proposed two-car garage
6 is quite significant on the lot, and I agree that I wouldn't
7 want to see that again.

8 MR. FULLER: What's shown as a two-car garage is
9 30 by 28 feet. It's not exactly a two-car garage, so it,
10 the space that's allocated there is two cars plus quite a
11 bit. So it's, I don't think you would need to have, or I
12 think you could have a small two-car garage and a hobby shop
13 area, I'm sorry, in about that footprint. I mean, and not
14 have a bigger impact than what we are currently seeing.

15 MR. JESTER: Or a one-car garage and a workshop in
16 one mass. Are you proposing, is your concept of the
17 carriage house to have occupied space on the second floor of
18 the garage?

19 MR. CHABUK: Well, it was going to be one and a
20 half, like a loft type.

21 MR. JESTER: So no occupied space --

22 MR. CHABUK: No.

23 MR. JESTER: Not functional --

24 MR. TRESEDER: Storage space, functional storage.

25 MR. JESTER: But not --

26 MR. TRESEDER: I don't know.

1 MR. CHABUK: There is no plan for anybody to
2 occupy it. We would use it for storage. And also we like
3 to have that high-pitched roof. I mean, just aesthetically
4 we're having it for that reason, to match, or to go along
5 with the house.

6 MR. TRESEDER: Actually, since we're talking about
7 the carriage house, at the last meeting it was expressed the
8 fact that if we were to bring the driveway in from Hale
9 Drive, that would not be preferred, people were of pretty
10 strong feeling, I think, that that wouldn't be appropriate.

11 And if I get a confirmation of that, it would be
12 helpful, because you know, obviously the objection to the,
13 you thought of the driveway being squeezed in there, you
14 know, if the driveway came straight from Hale Drive, that
15 wouldn't be an issue. But we didn't think of, you know, we
16 purposely avoided that because of the previous discussion
17 about how a driveway coming in from Hale Drive would be not
18 looked on very favorably.

19 And I just wonder if there is any additional
20 thought on that, or confirmation of that thought?

21 MS. MILES: I don't remember a discussion about
22 coming in from the other street. Do you remember?

23 MR. SILVER: It was briefly, very, very briefly
24 discussed.

25 MS. ANAHTAR: It would be more desirable, since it
26 would reduce the paved area.

1 MR. TRESEDER: You can see, it is a shorter
2 distance, and it would be less total paving.

3 MR. CHABUK: I think it was in the context of Ms.
4 Miles saying, well, you have this big back yard. Why don't
5 you put it in the back. And I said we were planning to
6 build a carriage house. And then, how do you get in there?
7 And I said, well, architect was suggesting from the Hale
8 Place, which is a side street. And then you mentioned that
9 that might create more problems. And that was --

10 MS. MILES: I think it might have been about the
11 trees was the only reason, because you mentioned you had a
12 lot of mature trees.

13 MR. TRESEDER: Right. Assuming we could sort of
14 snake our way through there, it might, I just think I'm
15 addressing Commissioner Fuller's thought, that might, we
16 could take that approach.

17 MR. JESTER: I'm not sure if this is in the staff
18 report, but what's the existing lot coverage? What's the
19 proposed lot coverage without the garage? And what's the
20 proposed lot coverage if all, both new elements are added?

21 MR. TRESEDER: As a percentage, you mean? I
22 haven't done the calculations.

23 MR. CHABUK: The lot is 22,000 square foot. The
24 house is about 1000 square foot. Actually, it is L, so
25 including this proposed addition it would be about 30 by 32,
26 about 1000 square foot floor space.

1 MR. JESTER: I guess what I'm getting at, I don't
2 know what's typical for Takoma Park. And this is a large
3 lot. But this is not -- not Takoma Park. This is the
4 Linden historic district in Silver Spring. But the lot
5 coverage is a pretty significant increase with the rear
6 addition and the side addition and especially if you add the
7 carriage house.

8 MR. CHABUK: We are in R-60 zone, and there are
9 not many houses there in that neighborhood that are 22,000
10 square foot lot. Most houses are on 6,000 square foot.

11 MR. TRESEDER: So perhaps if there's no strong
12 objection to the idea of the driveway coming in from the
13 side --

14 MS. ALDERSON: Can we return to the driveway? I
15 remember now the reason why the preference for leaving the
16 driveway at the Linden Lane location, and it's not just how
17 much of the lot the driveway occupies, but how much green
18 space is left when you insert the driveway. And if you
19 insert the driveway crossing into Hale Place where the
20 garage is placed now, it slices off a piece, you've isolated
21 part of the green on one side of the driveway. Less of the
22 yard is useable as green space and landscapes.

23 MR. TRESEDER: It's continuing -- yes.

24 MS. ALDERSON: Whereas, that's why everybody puts
25 it on the side, because they can't really capture that space
26 on the side really as usable green space or play space

1 anyway, so that they would preserve a larger area of green
2 space, which may have been a consideration for you.

3 MR. CHABUK: Well, we really didn't study this, so
4 I'm hoping that it's not, it may not be the ideal situation,
5 but a compromise. It's not my first choice.

6 MR. JESTER: Could we go back to something? I
7 mean, Commissioner Fuller had objections to the drive being
8 tight to the lot line with the side addition. Does your
9 workshop have to be attached to the house? Would you --

10 MR. CHABUK: No.

11 MR. JESTER: I know you would like to have it
12 there, but, might you be able to have the drive on this side
13 where you have it now, but combine the carriage house so it
14 is basically two functions. It's the workshop and the
15 garage.

16 MR. CHABUK: The site plan is there. It's going
17 to be massive. I think it's going to be massive building,
18 bigger than the house floor space.

19 MR. TRESEDER: But you're basically, it's sort of
20 a personal preference to have your workshop contiguous with
21 the house --

22 MR. CHABUK: I prefer this, yes. And also, the
23 roof is like a horseshoe shape, although it's in the back,
24 it's not shaded. But the roof line is continuous. So it
25 actually --

26 MR. TRESEDER: It's a wrap around.

1 MR. CHABUK: Wrap around.

2 MR. TRESEDER: Okay. All right.

3 MR. CHABUK: And then the back, that light area is
4 a porch, but the roof is all continuous.

5 MR. TRESEDER: Well, this new scheme has reduced
6 the size of the workshop several feet from the original
7 scheme, and perhaps there is room to reduce it even further,
8 to make it, you know, still a functional workshop, but not
9 quite so large.

10 MR. CHABUK: Well, I mean, the alternative is like
11 I have to give up the carriage house. I mean, there is
12 something I have to give up.

13 MR. TRESEDER: Okay. Thank you.

14 MR. FULLER: Thank you, sir. It is not slightly
15 clearer on it, but --

16 MR. TRESEDER: We've got your comments, so thank
17 you.

18 MR. FULLER: Thank you. All right. I think we
19 were down to other business. We have done the minutes. We
20 did the staff items. Are there any Commission items for
21 this evening?

22 MR. WHIPPLE: I will just remind all of you that I
23 will see you next week at Chevy Chase Village Hall for the
24 joint training with Rockville and Gaithersburg.

25 MR. FULLER: Can we put that on that list that you
26 wanted for our training for last year?

1 MR. WHIPPLE: Absolutely. No, but you get credit
2 for this year, which is even better.

3 MR. FULLER: Okay. Anything else? We're
4 adjourned.

5 (Whereupon, at 9:15 p.m., the hearing was
6 concluded.)

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1 THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

2 - - - - - X

3 HISTORIC AREA WORK PERMIT - : HPC Case No. 14/041-08A
 8410 Brink Road :
 4 - - - - - X

5 HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-08C
 6 7105 Sycamore Avenue :
 7 - - - - - X

8 HISTORIC AREA WORK PERMIT - : HPC Case No. 23/123-08A
 23601 Laytonsville Road :
 9 - - - - - X

10 PRELIMINARY CONSULTATION - :
 11 2309 Linden Lane :
 12 - - - - - X

13 A meeting in the above-entitled matter was held on
 14 February 13, 2008, commencing at 7:37 p.m., in the MRO
 15 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
 16 20910, before:

18 COMMITTEE CHAIRMAN
 19 Jef Fuller

20 COMMITTEE MEMBERS
 21 Timothy Duffy
 22 David Rotenstein
 23 Warren Fleming
 24 Nuray Anahtar
 25 Leslie Miles
 Caroline Alderson
 Thomas Jester
 Lee Burstyn

ALSO PRESENT:

Joshua Silver, Staff
Judy Christianson, Staff
Clare Kelly, Staff
Scott Whipple, Staff
(Anne Fothergill, Staff

APPEARANCES

STATEMENT OF:

PAGE

Charles Kline

9

Steven Nadell

19

Victoria Wood

19

Dean Rasco

28

Hasan Chabuk

44

Paul Treseder

44

1 center, four feet, five feet in the air. So, I mean, I
2 personally can't be too strongly in favor of being a
3 participant in a fancy ribbon cutting. I mean, but I leave
4 that to others.

5 MS. MILES: I move that we not attend.

6 MR. FULLER: I hate to be the nay sayer. Why
7 don't we go back on our agenda, moving to number 5A,
8 preliminary consultation for 2309 Linden Lane. Is there a
9 staff report?

10 MR. SILVER: Yes, sir. The applicant is now here.
11 The architect will be coming shortly, but we'll go forward
12 with the staff report.

13 2309 Linden Lane is a contributing resource in the
14 Linden historic district. This is a second preliminary
15 consultation for construction of a side and rear addition.
16 December 5th, the HPC reviewed a proposal for the
17 construction of a rear and side addition at the property and
18 was supportive of the massing, scale, and location of a
19 proposed rear addition, and agreeing that it was sympathetic
20 to the existing house, and that it could be approved as is,
21 if submitted as part of a historic area work permit
22 application.

23 And I'll move it in the proposal in a second, but
24 it is -- nothing has changed, as I noted, in the staff
25 report, with regard to the rear addition, the height, the
26 size, the materials, location. Everything remains

1 identical.

2 Both staff and the Commission expressed similar
3 concern with the citing of the proposed side addition toward
4 the front plane of the house. There was general consensus
5 among the HPC that in order for the addition to be
6 approvable as a Historic Area Work Permit, it would need to
7 be either detached or substantially set back from the front
8 plane of the historic massing.

9 Since the first preliminary consultation, the
10 applicant has submitted a revised proposal that includes a
11 smaller side addition that is still attached to the historic
12 massing, but is pushed much further back. It's currently
13 pushed back 10 feet from the front of the historic house.
14 The proposal for the rear addition remains identical, as I
15 said, to the first preliminary consultation.

16 The applicant is proposing to construct a 28 by 13
17 one-story addition on the east elevation of the house. The
18 proposed addition will be clad in German lap wood siding,
19 sheathed with a standing seam metal roof, and contain two-
20 over-two double hung wooden windows.

21 A covered concrete stoop will be installed at the
22 rear of the existing house to connect the proposed rear and
23 side additions. A single hung door will be located on the
24 west elevation of the addition and serve as the primary
25 point of entry from the rear of the house.

26 The north elevation of the side addition will be

1 detailed with two wooden doors for a rear yard
2 ingress/egress. The applicant is also proposing to
3 construct a 15 by 15 one-story addition at the rear of the
4 house, and this is what I was referring to that is identical
5 from the first preliminary consultation that the Commission
6 was supportive of.

7 And this will also contain similar materials to
8 the proposed side addition, including wood and German lap
9 siding, vertical tongue and groove siding, and contains
10 simulated divided light wooden windows, and a sheath a
11 standing seam metal roof.

12 Without going into too much detail, with the rear
13 addition, staff is supportive of it. The design is
14 subordinate to the massing, and utilizes treatments, as far
15 as windows and doors appropriate. The lower roof section
16 will connect to the historic massing of the house with a
17 one-story addition which is inset on the west elevation
18 which allows the existing house to read.

19 The proposed removal of the single fixed door and
20 windows on the rear elevation, and the two triple sliding
21 glass doors in the left elevation of the house were
22 installed as part of the later remodeling effort in the
23 eighties, so the removal of those features will not have an
24 adverse impact to the historic house.

25 The addition will inevitably be visible from the
26 public right-of-way as a result of the property being a

1 corner lot. But staff is supportive of the proposed design
2 of this addition, as it attempts to minimize any impact of
3 the streetscape of the historic district by using the
4 existing ell on the house.

5 The proposed one-story side addition. At the
6 first preliminary consultation, the HPC gave the applicant
7 and the architect clear direction that a detached side
8 addition would be the most desirable option for this
9 property.

10 Some Commissioners stated they would also consider
11 a side addition if it was pushed much further back from the
12 front plane of the house. Staff still has some concern with
13 the revised proposal, because it still includes an attached
14 side addition, although the addition is now pushed back 10
15 feet from the front plane of the house, a difference of
16 eight feet five inches from the original proposal. It helps
17 preserve the legibility of the historic massing from the
18 public right-of-way, it still gives the house an
19 asymmetrical appearance when standing either directly in
20 front of the house or on the east side.

21 Since the first consultation, staff has met with
22 the architect to discuss the revised design strategy and the
23 future development of the site. Although this proposal is
24 for construction of a rear and side addition, the plans also
25 address the future development of the site, including
26 construction of a carriage house at the rear of the

1 property, and expansion of the existing driveway to
2 accommodate the future carriage house.

3 While the future development of the site was
4 briefly discussed at the first preliminary consultation as a
5 possible constraint to constructing the detached structure
6 on the property, the major limiting factors were the
7 combination of the property containing several mature trees
8 that would be potentially impacted if a detached building
9 were constructed on the property, and the limited side yard
10 setback on the east property boundary that I know the
11 architect spoke to the Commission about in some detail.

12 As a result of those factors, the setback and the
13 mature trees, staff is amenable to a side addition at this
14 property because of those, because of those factors. And I
15 think this proposal also presents an opportunity for the
16 Commission to comment on and possibly even support in
17 concept, the future construction of a carriage house and
18 driveway expansion at the property, as you can see on the
19 site plan that's provided in the staff report. It details
20 that future development of the site.

21 This is certainly a factor the Commission should
22 consider when reviewing this proposal, but staff would like
23 to point out that the main emphasis of this review should
24 focus on the compatibility of the side addition with the
25 historic massing and its potential impact on the streetscape
26 of the historic district.

1 And I know, as I said, the applicant I know is
2 here, and the architect is here now as well. And I do have
3 a few photos I can share with you, similar to last time, if
4 you'd like to see them.

5 MR. FULLER: Do you want to see the photographs?
6 We're still familiar. Quickly, show them.

7 MR. SILVER: Please let me know if you'd like me
8 to stop at any one. I'll go through them, and I can go back
9 to one if you'd like. Then I do have slides on here showing
10 the original and the new proposal, both obviously here for
11 the site plan, and then for the elevations. Unfortunately,
12 I think as I go to the next one, the new proposal ones
13 didn't come out quite as good as I had hoped on the copier.
14 However, I still think they are clear enough that it will
15 give you guys an additional visual aid to review. That's
16 all I have.

17 MR. FULLER: Are there questions for staff?
18 Would the applicants like to come forward and make a
19 presentation or respond to questions? State your name for
20 the record. Welcome. And you will have seven minutes if
21 you want to make a presentation.

22 MR. TRESEDER: My name is Paul Treseder. I'm the
23 architect.

24 (Discussion off the record.)

25 MR. CHABUK: Okay. Hasan Chabuk. I'm the owner.

26 MR. TRESEDER: Well, I think that the drawing in

1 the staff presentation are fairly self-explanatory, and I
2 know you folks have looked at a lot of projects and houses,
3 so that you are well able to understand the proposal.

4 I was just looking, it's been a while since I
5 looked at these drawings. I was looking at the front
6 elevation, and seeing how the elevation shows the asymmetry
7 of this proposal. But I think that the side elevation is
8 really more relevant, because it gives a better sense of the
9 impact of this thing.

10 I think that the front elevation is a little
11 deceptive. I'd like to think that the elevation, because
12 it's set back from the main ridge line of the gable, and
13 because the roof line is low, that it will just, it will
14 read very -- it will not conflict with the symmetry of this
15 house, which was, I think the main thing I came back from,
16 from the previous meeting, was the sense that the symmetry
17 and the strength of the original house should be left
18 unimpeded.

19 And so the attempt was to follow the guidance of
20 the Commission on that. And I just hope that I've
21 accomplished that.

22 Mr. Chabuk could talk, maybe, I don't know if you
23 wanted to talk about it at all?

24 MR. CHABUK: Sure. Basically, most of the members
25 of the Commission that opposed this proposal was, you have
26 all this back yard, why don't you put it in the back. And I

1 mentioned that I had the plans of building a carriage house,
2 similar to my neighbor's carriage house that has been
3 approved.

4 So Mr. Treseder and I, we went out in the back
5 yard, based on the setbacks of the carriage house, the
6 requirement. We have about 45 feet between the existing
7 house to the front of the carriage house. And there were
8 some mature trees that I know Historic Commission does not
9 like to have cut.

10 So as far as having detached side addition, was
11 not physically feasible. Setting it back further means
12 there would be basically like 10 feet of space between the
13 carriage house and detached hobby shop that I am proposing
14 to do.

15 So from the first presentation, we set it back 10
16 more feet, 10 feet total, and then protrudes from the back
17 side by six feet, which gives us about approximately 40 feet
18 between carriage house that we're planning to build and this
19 side addition.

20 And in the process, we don't need to cut any -- if
21 you look at the driveway we're proposing, we don't need to
22 cut any mature trees. So it was kind of a, you know, having
23 the carriage house, also having this hobby shop that I like
24 to have, this was the minimum space that we need for to be
25 able to drive into the garage and drive out.

26 And also, to have the impact of the side addition

1 at minimum, the architect proposed very much lowering the
2 roof lines, if you notice that it was very much like a shed
3 rather than a house addition.

4 MR. TRESEDER: Or a porch.

5 MR. CHABUK: Or a porch. It's very significantly
6 lower roof lines.

7 MR. TRESEDER: So that's it.

8 MR. FULLER: Questions or comments?

9 MS. ALDERSON: Just one question. The photos
10 would suggest that there's a pretty substantial setback, the
11 house from the sidewalk. Where is this house setback
12 compared to say other houses in the neighborhood?

13 MR. CHABUK: My house and my neighbors house goes
14 back to 1890's. So it's about 64 feet from the street. But
15 the houses across the street is much closer to the street.

16 MS. ALDERSON: That's what I thought. So that's
17 part of what makes the overall impression, it's quite a bit
18 farther back on the lot.

19 MR. CHABUK: On the side street, it goes Hill
20 Place, there are new houses, like 20 years old. They are
21 maybe 16 feet or something from the street. So ours is like
22 64 feet to the front of the house.

23 MS. ALDERSON: Thank you.

24 MR. TRESEDER: I believe that your house and your
25 neighboring house are the only two houses on this block,
26 aren't they?

1 MR. CHABUK: Yes.

2 MR. TRESEDER: And they're both on large pieces of
3 property. They're very much, you know, a pair.

4 MR. CHABUK: Actually, springtime you really can't
5 see the side of the house because of the greenery, the woods
6 and trees.

7 MS. ALDERSON: So the visibility factor here is
8 not only the setback from the plane of the house, but the
9 setback of the entire house on the lot from the street with
10 the trees in front as well.

11 MR. CHABUK: Yes, there is a half-acre to lot
12 which belongs to my neighbor who is here. This lot on the
13 side is a separate lot that is half acre, all wooded like a
14 forest.

15 MS. ALDERSON: Thank you.

16 MR. CHABUK: Yes.

17 MR. FULLER: Are there some comments?

18 MS. ANAHTAR: Yes, I have a comment. Considering
19 that this is only a contributing resource, not an
20 outstanding resource, and one-story side additions are very
21 typical for historic buildings, I think this new scale of
22 the side addition is approvable. I also like the wrap
23 around porch more than what was proposed before. So I am
24 comfortable at doing this.

25 MR. CHABUK: May I volunteer to say that from this
26 second presentation, we're proposing like a horseshoe shape

1 addition. In other words, it's not too separate, but there
2 is a porch in the back, but the roof continues around the
3 house. So it's not, it's not going to -- physically, it's
4 not going to look like two separate additions.

5 MR. JESTER: For my comment, I actually concur
6 with Commissioner Anahtar. I think the design revisions are
7 a significant improvement. I think they really help
8 maintain the legibility of the oblique views on the side of
9 the house, and I don't think they detract from the character
10 of the resource. I think it's, in my view it's approvable.
11 I think you've pushed it back to the, just to the point
12 where it's not conflicting with maintaining the main mass of
13 the house.

14 And I think the other back addition is also fine.
15 I really think it's a big improvement, and I don't see any
16 reason why this can't be approved.

17 MS. ALDERSON: I agree. I think the conceiving of
18 it like the massing for a side porch was a good idea, and
19 the picture that we're looking at, the streetscape view is
20 very helpful in showing that this would make a different
21 impression if the house were very close to the sidewalk, but
22 set well back on a lot that's quite wooded, I think it will
23 actually blend in.

24 It looks like the kind of addition you would
25 traditionally see added to a farmhouse, so it works, I
26 think.

1 MR. FULLER: Do you want to finish going down the
2 line, then?

3 MS. MILES: As you know, I spoke very forcefully
4 against it initially, because of my concerns that this house
5 is essentially a, its whole architectural character is based
6 on how symmetrical it is. I certainly think this is
7 improved. I certainly think that pushing it back helps a
8 lot. I really far prefer the lower profile that it has. I
9 would probably still prefer to see it pushed back further.

10 As you know, I initially said I wanted to see it
11 all in the back, but I would still probably like to see it
12 go back another five to 10 feet.

*Push back
5-10'
improved*

11

13 MR. ROTENSTEIN: I'll be brief. I think
14 Commissioner Miles pretty much summed up my position as
15 well.

16 MR. FLEMING: I have no comment. I think it
17 should be approved.

18 MR. FULLER: Personally, I still, I have no
19 problem at all with the rear addition. I actually like the
20 new rear addition where you attempt to try to tie the rear
21 addition, rear elevation where you tied the rear addition
22 into the side addition. I think that came off nicely.

23 But I think in particular looking at your future
24 site plan, it really demonstrates why the side addition
25 doesn't work. I mean, at that point in time, you've so
26 over-maximized the property that you're building essentially

1 right where you've got pavement from the property line to
2 the addition to the house.

3 It just feels really over-maximized. And
4 personally, it seems wrong to be building a shed on the side
5 of the house. If you're going to be doing a carriage house
6 and garage, it just seems so much more appropriate to be
7 putting this as part of that new construction. I have no
8 problem conceptually with the size of the carriage house
9 garage that's being proposed in the back of the lot. It's a
10 corner lot. It's a large lot. It's way in the back. So I
11 have no problem with that.

12 So from my personal perspective, I don't think I
13 could be sold on the side addition, even with the setback as
14 currently shown. It's far better. It's definitely better
15 than where it was, but so personally I couldn't support it.

16 So from what I'm hearing, I've heard nobody change
17 their opinion from last time that the rear addition is not
18 approvable as is. It's a nice addition and in keeping with
19 what's there.

20 I don't think I've heard anybody else comment on
21 the ability or the thoughts on the future garage, so I'm
22 assuming that means that people didn't have a real problem
23 with the future garage, at that point in time, in terms of
24 something coming forward. And I think you hear three and
25 three and -- actually it's four and three, and one was
26 saying that he could support it. So there's a slight

1 majority saying they would be in favor, of the Commissioners
2 sitting here tonight.

3 MR. JESTER: There are others that are missing.

4 MR. FULLER: That's what I'm saying, of us that
5 are here tonight.

6 MR. TRESEDER: Well, to accept that this is
7 advisory and I'm sort of looking for your suggestions, you
8 know, it's still, we can make additional changes. I'm
9 wondering if it were made, I don't know, slightly smaller or
10 pushed a little bit further back, if that would -- I think
11 there is room for adjusting it somewhat.

12 Obviously, Commissioner Fuller, you know, in
13 making it smaller, it sounds to me like your objection would
14 still be there, even if it were slightly smaller.

15 MR. FULLER: Actually, if it were small enough
16 that you could get a drive past it, and you're not dealing
17 with pavement from property line to building, I start
18 feeling a little bit more comfortable with it.

19 MR. TRESEDER: On the side there.

20 MR. FULLER: On the side. So from my personal
21 perspective, as I said, I think your rear elevation actually
22 solves itself fairly nicely at this point in time.

23 MR. TRESEDER: Yes.

24 MR. FULLER: But to have the shed there, as I
25 said, my true preference would be just do it as a part of
26 the future garage, or build it there now and build the

1 garage onto it, something like that. But I think I could be
2 convinced of some kind of a side addition, but this just
3 feels too big and too maximized.

4 MR. TRESEDER: Okay. Okay. So, all right.

5 MR. FULLER: I'll let the others speak as to
6 whether they're as adamant or more adamant.

7 MR. ROTENSTEIN: I guess the chair is looking for
8 additional input. I feel the same way. I'm very
9 disinclined to approve an addition on the side of this
10 resource.

11 I think if you were to come back for a historic
12 area work permit with an addition on the side, I think
13 you've done a good job of showing us in two dimensions the
14 side elevation, but I think also if you're inclined to go in
15 that direction for a side elevation, give us something that
16 gives us a 3-D representation of what it might look like
17 from the oblique, an axonometric type view.

18 But again, the statements I made at the first
19 preliminary consultation, I think, the symmetry of this
20 property is a really significant character defining feature,
21 and I'd be hard pressed to approve something with a side
22 addition.

23 MR. CHABUK: May I ask? I don't know the rules
24 and what does it require, unanimous?

25 MR. FULLER: No. You just need a simple majority,
26 and all we're pointing out is, of the people that are here

1 tonight, you would have a majority favoring it, but there
2 are two Commissioners that are not here tonight.

3 MR. CHABUK: Oh, you mean --

4 MR. FULLER: When you come back, you're not
5 getting a vote tonight. When you come back for a HAWP, you
6 may or may not get the same group of people.

7 MR. CHABUK: May I address to your comments?

8 MR. FULLER: Sure.

9 MR. CHABUK: If I, if we built the carriage house
10 big enough to, you know, so that I can have my hobby shop, I
11 mean, it's going to be massive carriage house. If you look
12 at the site plan, it's going to be huge.

13 MS. ANAHTAR: That's exactly what I'm afraid of.
14 Once he moves this function to the carriage house, it's
15 going to be another house competing with the original house.

16 MR. CHABUK: I mean, we actually went there,
17 measured the position, the location of the trees, see how we
18 would have the driveway. I mean, we didn't just put it
19 together in 10 minutes. I mean, we literally got on the
20 field, measured setback, and I mean, I don't -- I'm just
21 bringing it to your attention that the carriage house is for
22 two car garage. And if I have my hobby shop there,
23 woodworking shop, not shed, I said I could use it for
24 storage but it is not built for shed.

25 MS. MILES: I wouldn't want to see it go on the
26 carriage house either. But this is a very large, I mean, if

1 you look at it, it's probably a good 40 percent of the
2 footprint of the original house. So I do think it could be
3 pushed back and made smaller and still accomplish the
4 program. And I wouldn't want to see it attached to the, if
5 you just look at the proposal, the proposed two-car garage
6 is quite significant on the lot, and I agree that I wouldn't
7 want to see that again.

8 MR. FULLER: What's shown as a two-car garage is
9 30 by 28 feet. It's not exactly a two-car garage, so it,
10 the space that's allocated there is two cars plus quite a
11 bit. So it's, I don't think you would need to have, or I
12 think you could have a small two-car garage and a hobby shop
13 area, I'm sorry, in about that footprint. I mean, and not
14 have a bigger impact than what we are currently seeing.

15 MR. JESTER: Or a one-car garage and a workshop in
16 one mass. Are you proposing, is your concept of the
17 carriage house to have occupied space on the second floor of
18 the garage?

19 MR. CHABUK: Well, it was going to be one and a
20 half, like a loft type.

21 MR. JESTER: So no occupied space --

22 MR. CHABUK: No.

23 MR. JESTER: Not functional --

24 MR. TRESEDER: Storage space, functional storage.

25 MR. JESTER: But not --

26 MR. TRESEDER: I don't know.

1 MR. CHABUK: There is no plan for anybody to
2 occupy it. We would use it for storage. And also we like
3 to have that high-pitched roof. I mean, just aesthetically
4 we're having it for that reason, to match, or to go along
5 with the house.

6 MR. TRESEDER: Actually, since we're talking about
7 the carriage house, at the last meeting it was expressed the
8 fact that if we were to bring the driveway in from Hale
9 Drive, that would not be preferred, people were of pretty
10 strong feeling, I think, that that wouldn't be appropriate.

11 And if I get a confirmation of that, it would be
12 helpful, because you know, obviously the objection to the,
13 you thought of the driveway being squeezed in there, you
14 know, if the driveway came straight from Hale Drive, that
15 wouldn't be an issue. But we didn't think of, you know, we
16 purposely avoided that because of the previous discussion
17 about how a driveway coming in from Hale Drive would be not
18 looked on very favorably.

19 And I just wonder if there is any additional
20 thought on that, or confirmation of that thought?

21 MS. MILES: I don't remember a discussion about
22 coming in from the other street. Do you remember?

23 MR. SILVER: It was briefly, very, very briefly
24 discussed.

25 MS. ANAHTAR: It would be more desirable, since it
26 would reduce the paved area.

1 MR. TRESEDER: You can see, it is a shorter
2 distance, and it would be less total paving.

3 MR. CHABUK: I think it was in the context of Ms.
4 Miles saying, well, you have this big back yard. Why don't
5 you put it in the back. And I said we were planning to
6 build a carriage house. And then, how do you get in there?
7 And I said, well, architect was suggesting from the Hale
8 Place, which is a side street. And then you mentioned that
9 that might create more problems. And that was --

10 MS. MILES: I think it might have been about the
11 trees was the only reason, because you mentioned you had a
12 lot of mature trees.

13 MR. TRESEDER: Right. Assuming we could sort of
14 snake our way through there, it might, I just think I'm
15 addressing Commissioner Fuller's thought, that might, we
16 could take that approach.

17 MR. JESTER: I'm not sure if this is in the staff
18 report, but what's the existing lot coverage? What's the
19 proposed lot coverage without the garage? And what's the
20 proposed lot coverage if all, both new elements are added?

21 MR. TRESEDER: As a percentage, you mean? I
22 haven't done the calculations.

23 MR. CHABUK: The lot is 22,000 square foot. The
24 house is about 1000 square foot. Actually, it is L, so
25 including this proposed addition it would be about 30 by 32,
26 about 1000 square foot floor space.

1 MR. JESTER: I guess what I'm getting at, I don't
2 know what's typical for Takoma Park. And this is a large
3 lot. But this is not -- not Takoma Park. This is the
4 Linden historic district in Silver Spring. But the lot
5 coverage is a pretty significant increase with the rear
6 addition and the side addition and especially if you add the
7 carriage house.

8 MR. CHABUK: We are in R-60 zone, and there are
9 not many houses there in that neighborhood that are 22,000
10 square foot lot. Most houses are on 6,000 square foot.

11 MR. TRESEDER: So perhaps if there's no strong
12 objection to the idea of the driveway coming in from the
13 side --

14 MS. ALDERSON: Can we return to the driveway? I
15 remember now the reason why the preference for leaving the
16 driveway at the Linden Lane location, and it's not just how
17 much of the lot the driveway occupies, but how much green
18 space is left when you insert the driveway. And if you
19 insert the driveway crossing into Hale Place where the
20 garage is placed now, it slices off a piece, you've isolated
21 part of the green on one side of the driveway. Less of the
22 yard is useable as green space and landscapes.

23 MR. TRESEDER: It's continuing -- yes.

24 MS. ALDERSON: Whereas, that's why everybody puts
25 it on the side, because they can't really capture that space
26 on the side really as usable green space or play space

1 anyway, so that they would preserve a larger area of green
2 space, which may have been a consideration for you.

3 MR. CHABUK: Well, we really didn't study this, so
4 I'm hoping that it's not, it may not be the ideal situation,
5 but a compromise. It's not my first choice.

6 MR. JESTER: Could we go back to something? I
7 mean, Commissioner Fuller had objections to the drive being
8 tight to the lot line with the side addition. Does your
9 workshop have to be attached to the house? Would you --

10 MR. CHABUK: No..

11 MR. JESTER: I know you would like to have it
12 there, but, might you be able to have the drive on this side
13 where you have it now, but combine the carriage house so it
14 is basically two functions. It's the workshop and the
15 garage.

16 MR. CHABUK: The site plan is there. It's going
17 to be massive. I think it's going to be massive building,
18 bigger than the house floor space.

19 MR. TRESEDER: But you're basically, it's sort of
20 a personal preference to have your workshop contiguous with
21 the house --

22 MR. CHABUK: I prefer this, yes. And also, the
23 roof is like a horseshoe shape, although it's in the back,
24 it's not shaded. But the roof line is continuous. So it
25 actually --

26 MR. TRESEDER: It's a wrap around.

1 MR. CHABUK: Wrap around.

2 MR. TRESEDER: Okay. All right.

3 MR. CHABUK: And then the back, that light area is
4 a porch, but the roof is all continuous.

5 MR. TRESEDER: Well, this new scheme has reduced
6 the size of the workshop several feet from the original
7 scheme, and perhaps there is room to reduce it even further,
8 to make it, you know, still a functional workshop, but not
9 quite so large.

10 MR. CHABUK: Well, I mean, the alternative is like
11 I have to give up the carriage house. I mean, there is
12 something I have to give up.

13 MR. TRESEDER: Okay. Thank you.

14 MR. FULLER: Thank you, sir. It is not slightly
15 clearer on it, but --

16 MR. TRESEDER: We've got your comments, so thank
17 you.

18 MR. FULLER: Thank you. All right. I think we
19 were down to other business. We have done the minutes. We
20 did the staff items. Are there any Commission items for
21 this evening?

22 MR. WHIPPLE: I will just remind all of you that I
23 will see you next week at Chevy Chase Village Hall for the
24 joint training with Rockville and Gaithersburg.

25 MR. FULLER: Can we put that on that list that you
26 wanted for our training for last year?

1 MR. WHIPPLE: Absolutely. No, but you get credit
2 for this year, which is even better.

3 MR. FULLER: Okay. Anything else? We're
4 adjourned.

5 (Whereupon, at 9:15 p.m., the hearing was
6 concluded.)

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STAFF ITEM

SUBJECT: Amendment to (Case II-B) HAWP application, 2309 Linden Lane, Silver Spring

DATE: March 12, 2008

STAFF MEMBER: Josh Silver

PROPOSAL: The applicant is proposing to remove one 17" Walnut Tree from the property. The applicant has noted the tree is beginning to deteriorate and presents a hazard to the historic house and proposed side addition. The applicant has agreed to plant one tree on the property as a mitigation measure.

STAFF RECOMMENDATION: Staff is recommending the HPC approve the removal of one 17" Walnut Tree on the record with the condition the applicant will plant one tree.

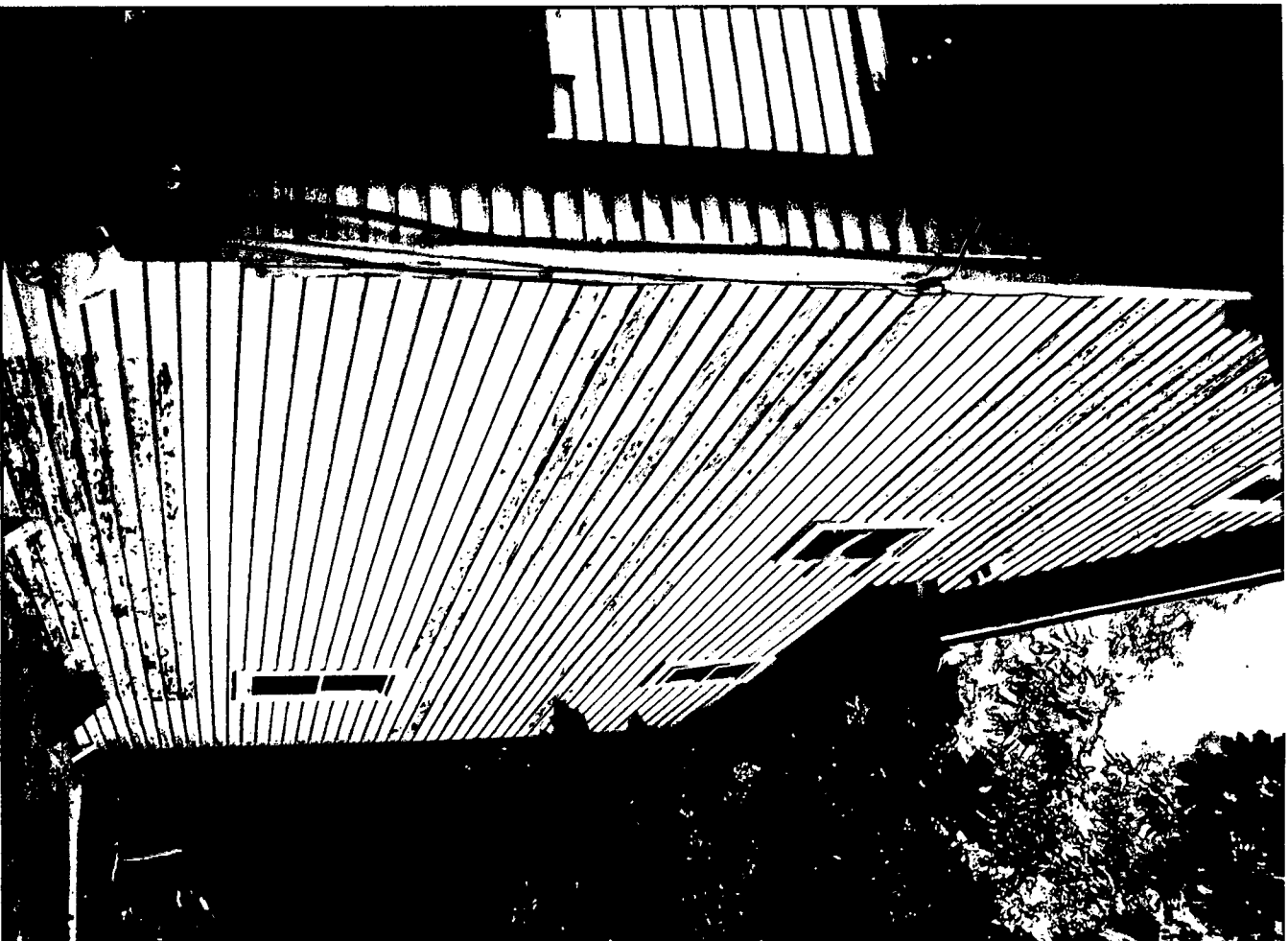




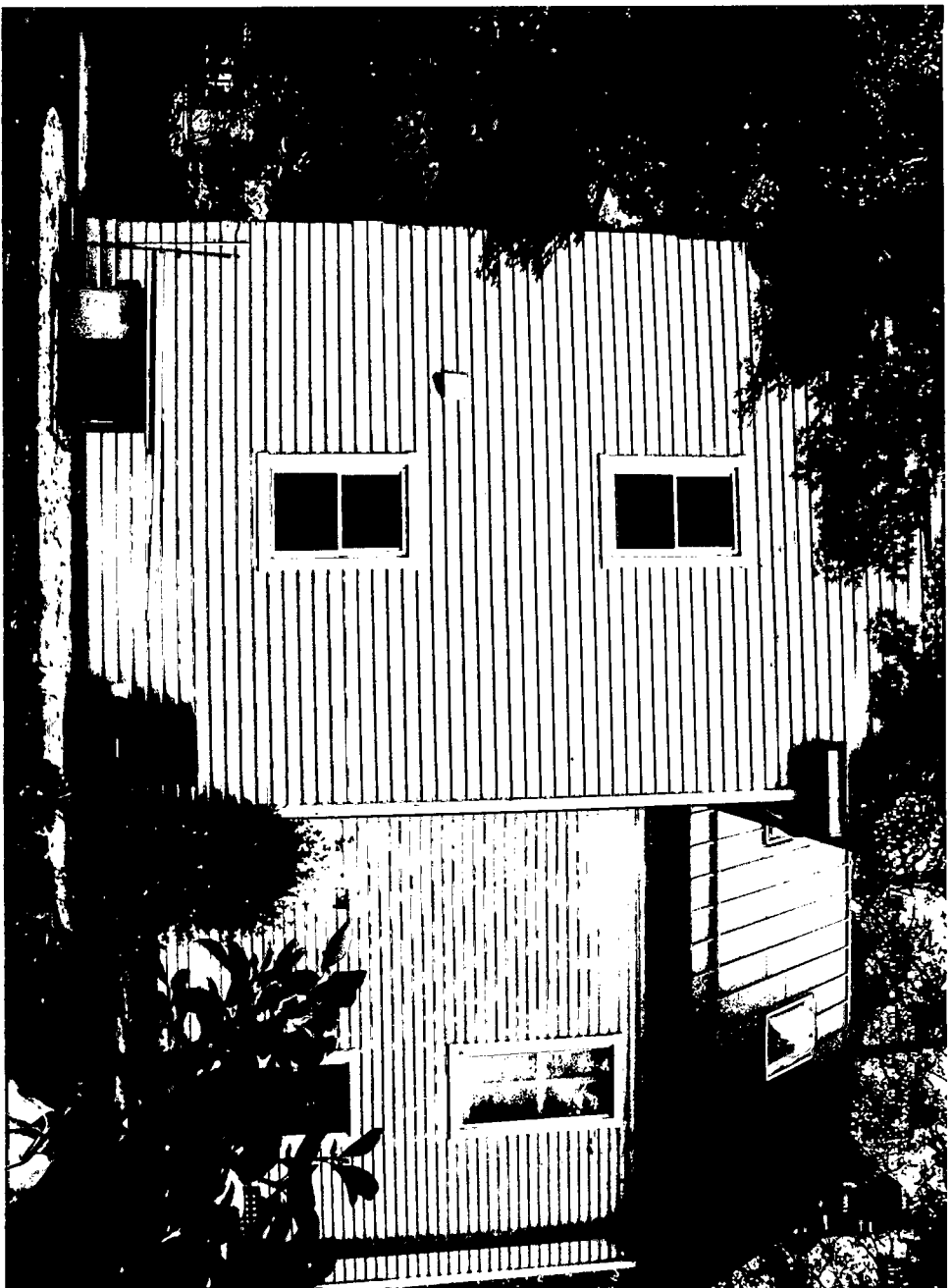
CHABUK RESIDENCE
2309 LINDEN LANE S. SPRING
FRONT VIEW

CHARUK RESIDENCE
2309 LINDEN LANE. S. SPRING
Left side (west view)





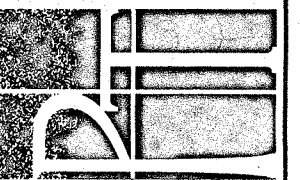
CHABUR RESIDENCE
2309 LINDEN LANE S. Spring
Right side (East side)



CHAOUK Residence
2309 Linden Lane S. Spring
Rear View



REAR ELEVATION



6320 Wiccasset Road
Bethesda, MD 20816
301-320-1580
Fax - 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

Date

Scale

Drawn

Job

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REAR ELEVATION

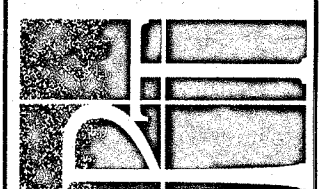
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RIGHT SIDE ELEVATION



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3
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RIGHT SIDE ELEVATION

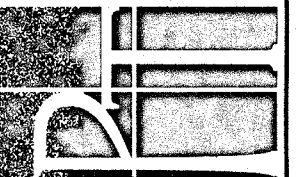
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FRONT ELEVATION



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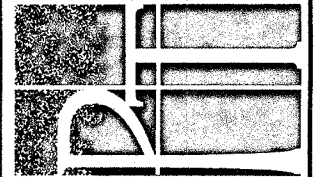
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FRONT ELEVATION



EXISTING REAR ELEVATION



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Date 10-24-07

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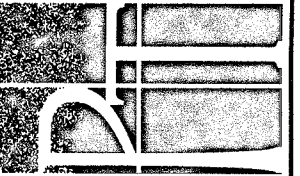
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EXISTING LEFT SIDE ELEVATION



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Architect AIA

Date 10-24-07

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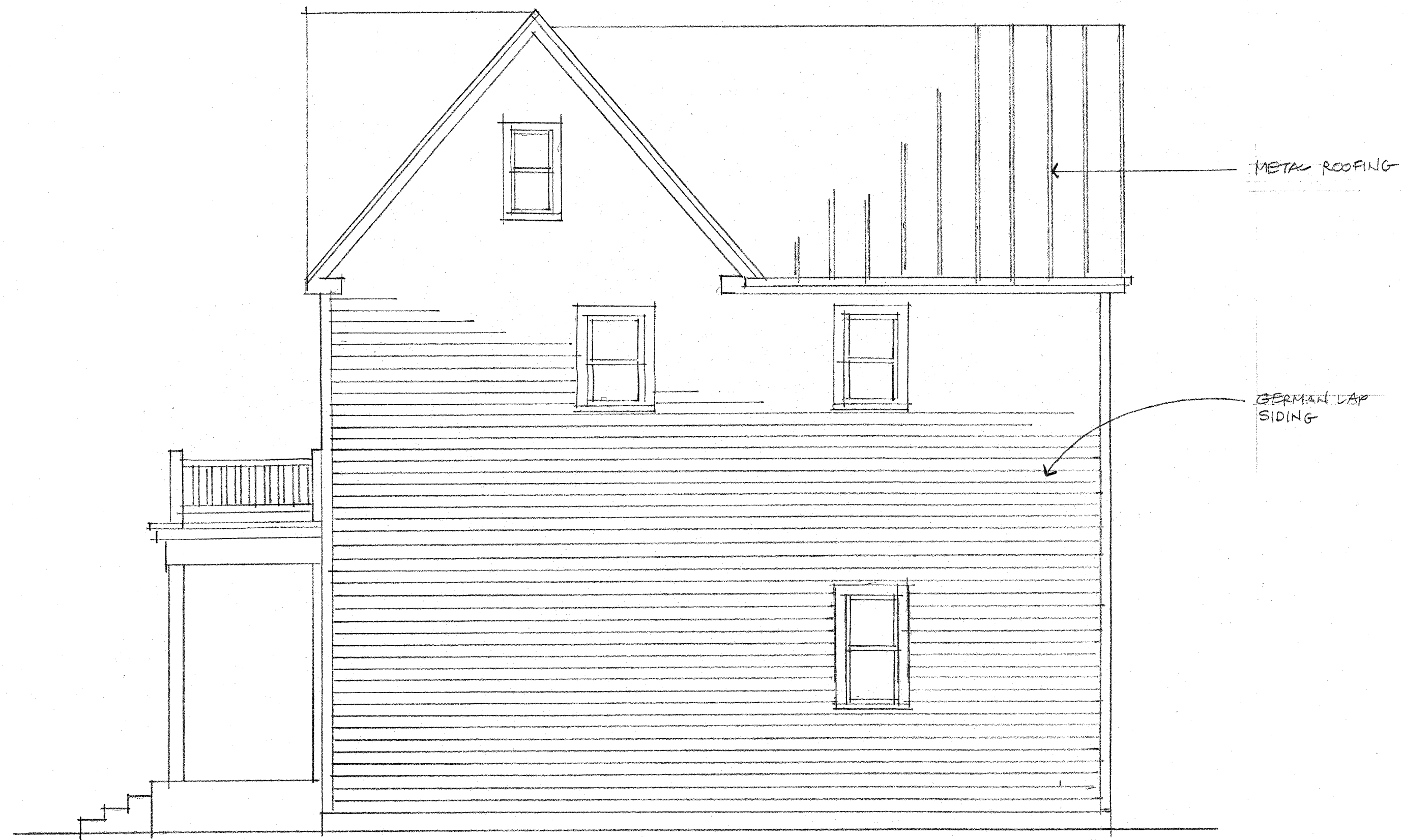


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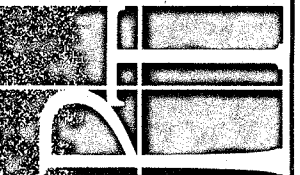
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EXISTING RIGHT SIDE ELEVATION



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Paul Treseder
Architect AIA

Date 10.24.07

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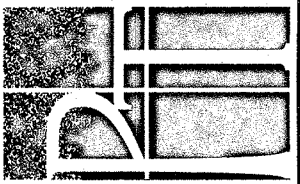
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EXISTING FRONT ELEVATION



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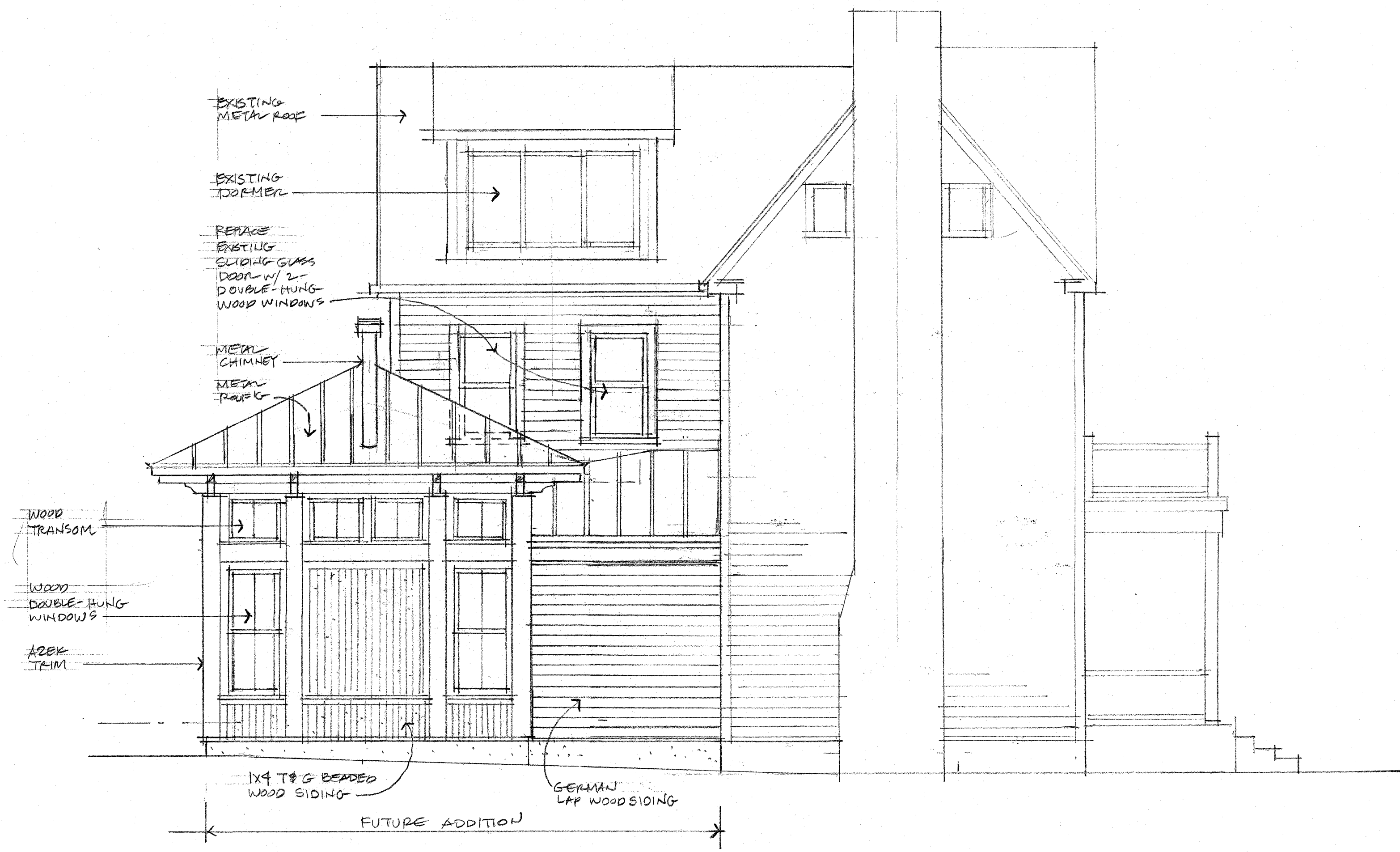


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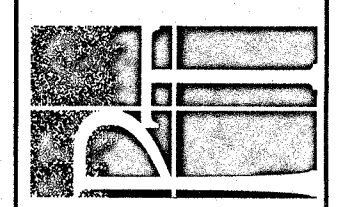
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LEFT SIDE ELEVATION

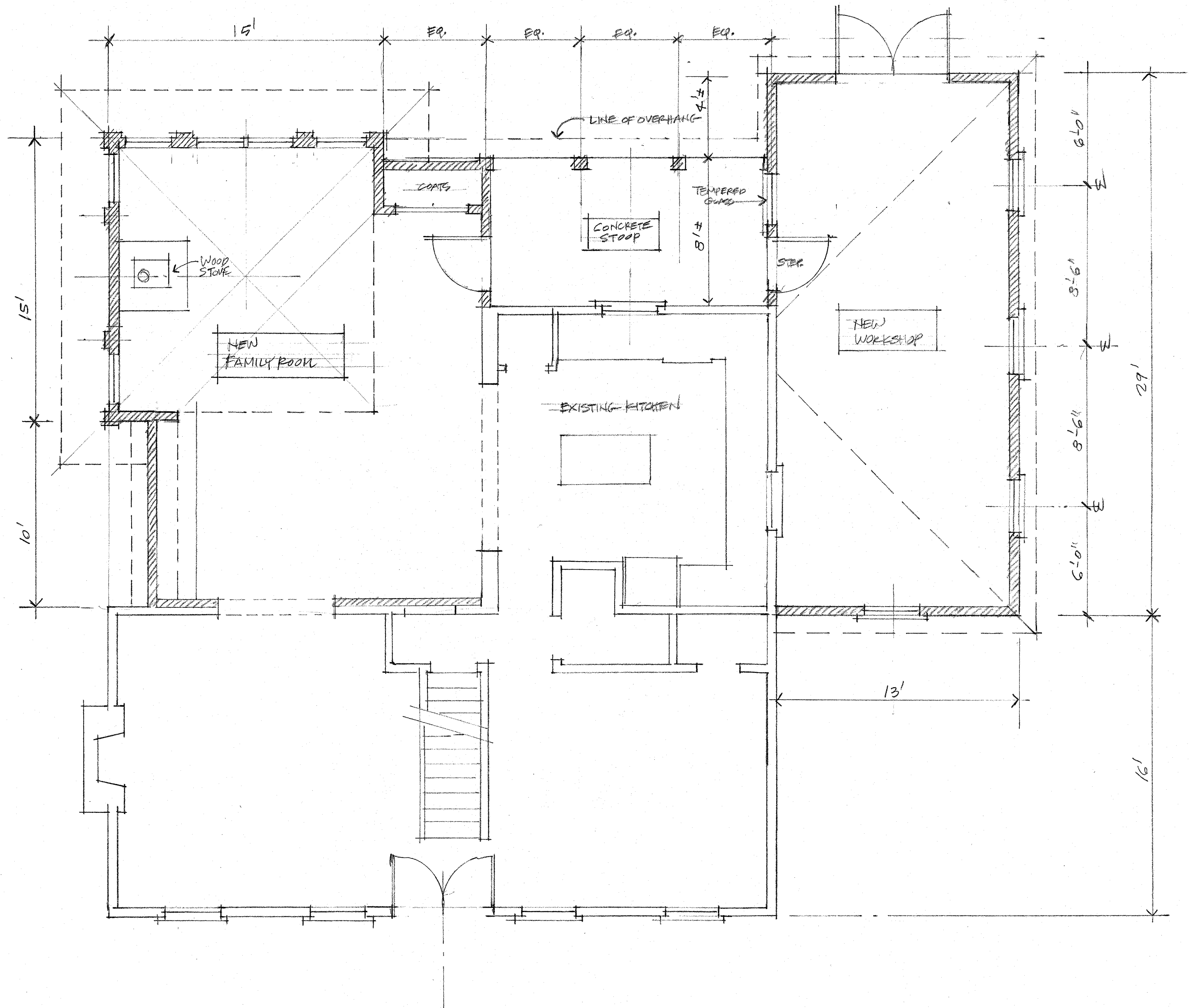


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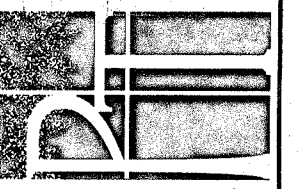
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FLOOR PLAN

CHABUK RESIDENCE
 2309 LINDEN LANE, SILVER SPRING MD



6320 Wiscasset Road
 Bethesda, MD 20816
 301-320-1580
 Fax - 301-320-1581
 Paul.Treseder@verizon.net

Paul Treseder
 Architect AIA

Date	
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FLOOR PLAN

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Sheet	1

BONIFANT TREE SERVICE, INC.

16300 OAK HILL ROAD
SILVER SPRING, MARYLAND 20905
(301) 942-7890 • (202) 362-7890
FAX (301) 476-9498

May 30, 2008

Mr. Hasn Basri Chabuk
2309 Linden Lane
Silver Spring, MD 20910

Dear Mr. Chabuk

After inspecting your trees today located at the above referenced address, I am making the following recommendations pertaining to the addition you plan on building:

- Install temporary fencing around the drip line of the Norway Maple tree located in the left rear corner of the house and Black Walnut tree in the left center rear of property. The fencing should be placed as close to the construction site as possible and out to or beyond the drip line of the trees.
- Perform vertical mulching for the same two trees by drilling 2"W holes x 12"D and 3' apart. This should be done over the house side of root zone. Once holes are drilled, fill with pea gravel and apply wood chips over root zone at a depth of 12" - 18" deep.
- Do not let trucks or equipment be parked on or drive over root zone area. Make sure to keep all piles of materials off of root zone area.
- When digging trench for footers, all tree roots 1" diameter or more shall be cut with hand pruners, loppers, or a hand saw, and then covered with soil.

I hope this will be helpful. If you require further assistance, please contact me.

Sincerely,



Jon Cholwek
MD Tree Expert #926
ISA Certified Arborist-MA4310A
Bonifant Tree Service, Inc.