

2nd Preliminary Consultation  
2309 Linden Lane, Silver Spring  
Linden Historic District



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

# Paul Treseder

Architect AIA

May 21, 2012

Josh Silver  
Montgomery County Historic Preservation Commission

Regarding 2309 Linden Lane, Silver Spring (Forest Glen)

Dear Josh,

As you know, several years ago the HPC approved my project on Linden Lane, the Chabuk residence. It is finally complete except for final painting, at least from the outside!

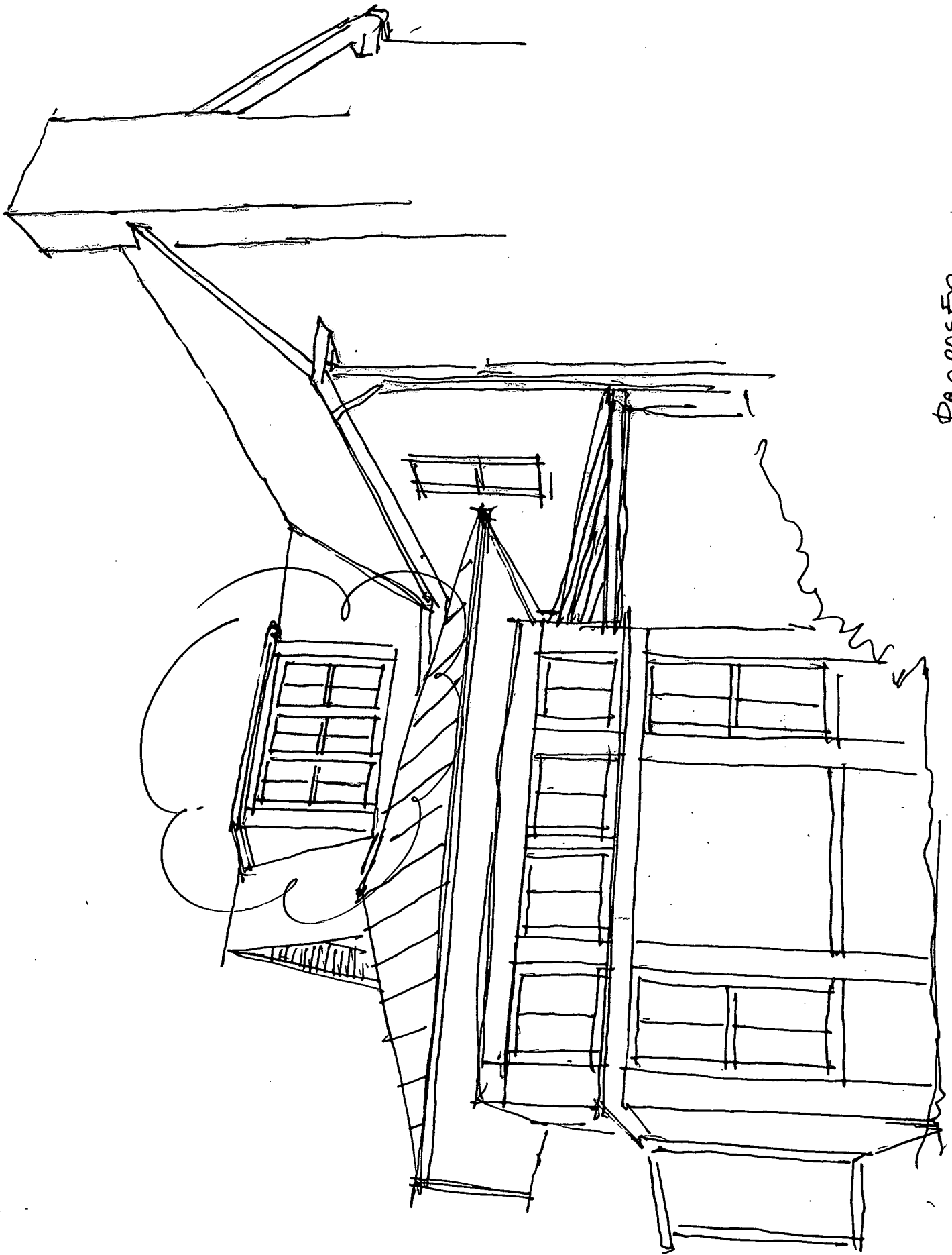
Part of the approved HAWP included replacing modern style windows in the rear of the main house with more period-appropriate units. This is now done, and it is a big improvement in my opinion. However, the modern style windows in the existing shed dormer in the rear now stand out even more! I have asked Mr Chabuk if he would replace those windows as part of this project, and he has agreed pending your approval. Can this be done as an amendment to the existing HAWP?

I am enclosing a photo of the existing dormer and a sketch showing my proposal. It utilizes 3 wood casement windows in place of the 3 metal-framed windows, and adds more trim between the windows and at the corners of the dormer. The new glass area is thus 24 SF, compared with the current 40SF, which I believe is more consistent with the style of the resource. The new windows are casements to meet the egress code, but I propose to use muntins that replicate the look of a double hung, with the horizontal "meeting rail" muntin wider than the vertical muntins.

Thank you for your consideration,

Paul Treseder,

APPROVED BY HPC AS STAFF ITEM  
6/13/12  
(JS)

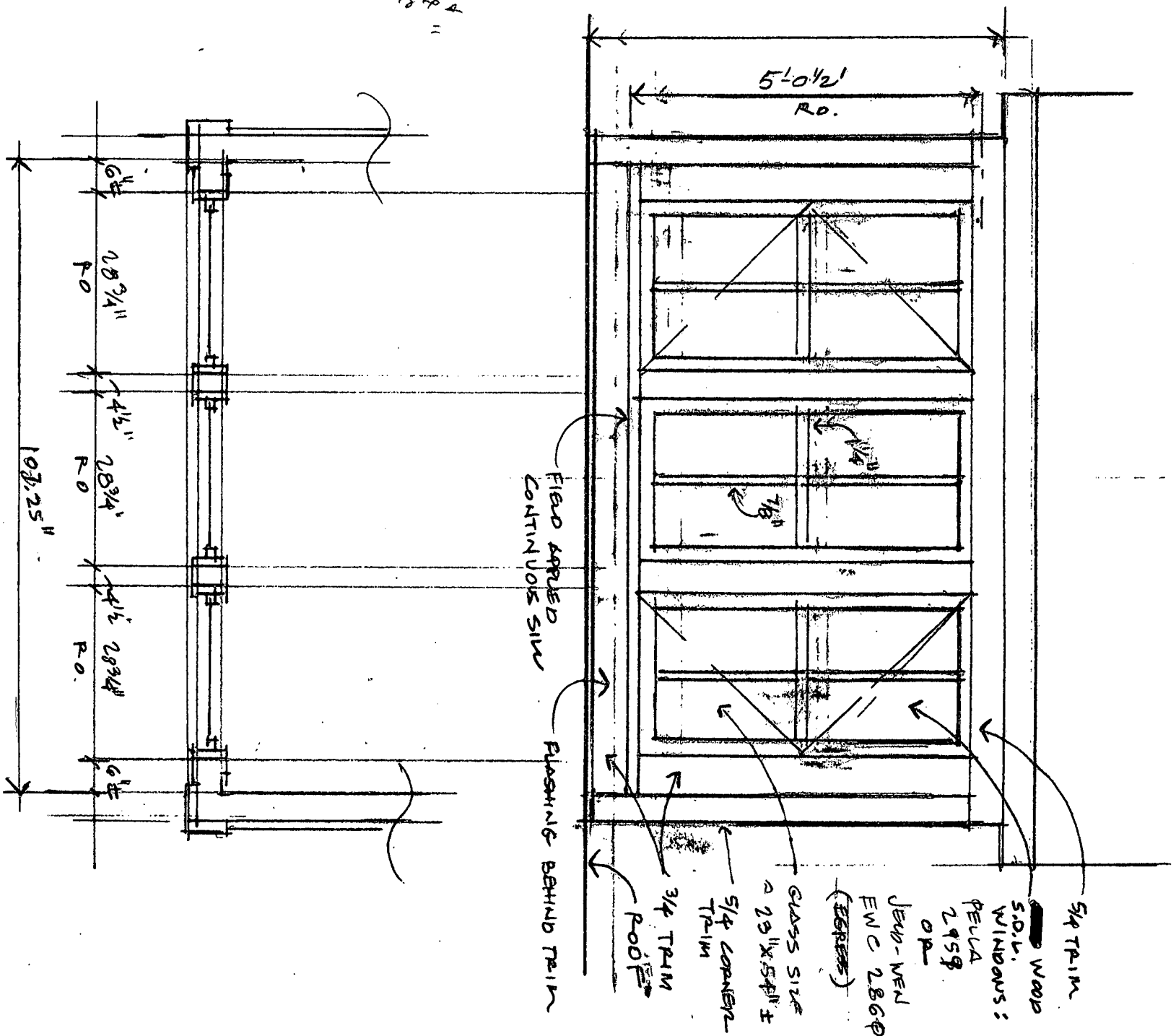


PROPOSED

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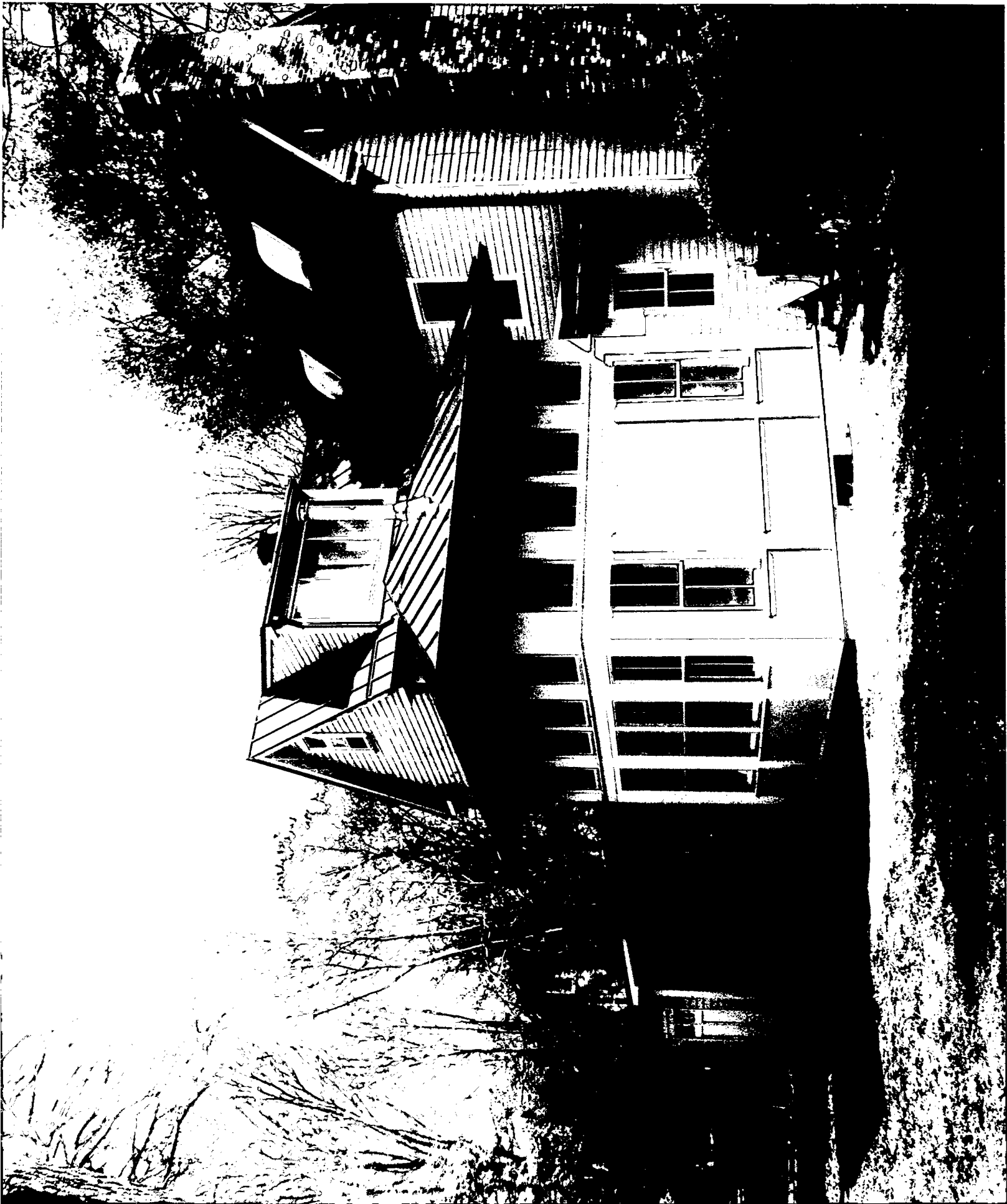


CHARCOLE POLYMER WINDOWS

SAVING WITH IT

3.6.12





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

<b>Address:</b>	2309 Linden Lane, Silver Spring	<b>Meeting Date:</b>	2/13/2008
<b>Resource:</b>	Contributing Resource <b>Linden Lane Historic District</b>	<b>Report Date:</b>	2/6/2008
<b>Applicant:</b>	Hasan Basri Chabuk (Paul Treseder, Architect)	<b>Public Notice:</b>	1/30/2008
<b>Review:</b>	2 <sup>nd</sup> Preliminary Consultation	<b>Tax Credit:</b>	None
<b>PROPOSAL:</b>	Construction of side and rear addition	<b>Staff:</b>	Josh Silver

**STAFF RECOMMENDATION:**

Staff recommends the applicants make revisions based on comments from staff and the Historic Preservation Commission and return for a Historic Area Work Permit.

**BACKGROUND:**

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.

Since the 1<sup>st</sup> Preliminary Consultation the applicant has submitted a revised proposal that includes a smaller side addition that is still attached to the historic massing, but is pushed further back (10') from the front plane of the house. The proposal for the rear addition remains identical to what the HPC reviewed at the 1<sup>st</sup> Preliminary Consultation. (See attached transcripts on Circle 28)

**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 28' x 13' one-story side addition on the east elevation of the house. The proposed addition will be 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 simulated divided light 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 1<sup>st</sup> 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 were installed as part of a remodeling effort

in the 1980s, removal of these features 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 would recommend the use of wood for the corner boards and trim instead of Azek.

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**

At the 1<sup>st</sup> Preliminary Consultation the HPC gave the applicant and architect clear direction that a detached side addition would be the most desirable option for this property. Some Commissioners also stated they would consider a side addition if it was pushed much further back from the front plane of the house.

Staff has some concern with the revised proposal because it still includes an attached side addition. Although the addition is now pushed back 10' from the front plane of the house- *a difference of 8'5" from the original proposal*, which helps preserve the legibility of the historic massing from the public right-of-way, it still gives the house an asymmetrical appearance when standing either directly in front of the house or on the east side.

Since the 1<sup>st</sup> Preliminary Consultation staff has meet with the architect to discuss the revised design strategy and the future development of the site. Although this proposal is for the construction of a rear and side addition, the plans also address the future development of the site including the construction of a carriage house at the rear of the property and expansion of the existing driveway. (See **Circle 9**) While the future development of the site was briefly discussed at the 1<sup>st</sup> Preliminary Consultation as a possible constraint to constructing a detached structure on the property, the major limiting factors were the combination of the property containing several mature trees that would be impacted if a detached building were constructed on the property, and the limited side yard setback on the east property boundary. Staff is amenable to side addition at this property because of these factors.

This proposal presents an opportunity for the HPC to comment on, and support in concept the future construction of a carriage house and a driveway expansion at this property. While the future development of this site is certainly a factor the HPC should consider when reviewing this proposal, the main emphasis of this review should focus on the compatibility of the side addition with the historic massing, and its potential impact on the streetscape of the historic district.

The applicant and project architect wish to consult with the Commission to discuss their design strategy for the side addition and future development of the site to find an approvable alternative before proceeding to a HAWP.

### **STAFF RECOMMENDATION:**

Staff recommends the applicants make revisions based on comments from staff and the Historic Preservation Commission and return for a Historic Area Work Permit.



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

Contact Person: PAUL TRESEDER  
 Daytime Phone No.: 301-320-1580

Tax Account No.: 00952708  
 Name of Property Owner: Hasan Basim Chhabuk Daytime Phone No.: (202) 291-0529  
 Address: 2309 LINDEN LANE City: SILVER SPRING Zip Code: 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 LINDEN LANE 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/Haze	<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/Well (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.

Hasan Basim Chhabuk Signature of Owner or authorized agent Oct 15, 2007 Date

Approved: \_\_\_\_\_ For: Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No. 470038 Date Filed: 11/02/07 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

2309 LINDON 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 10 back from the front of the house. It is intended that the low, shallow (3:12 or less) pitched porchlike roof of this one story side extension, held behind the centerline of the main gable, not detract from the strong symmetry of the front of the main house when viewed from Linden Lane. 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]

<b>Owner's mailing address</b> Hasan Basri Chabuk 2309 LINDEN LANE SILVER SPRING, MD 20910	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
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

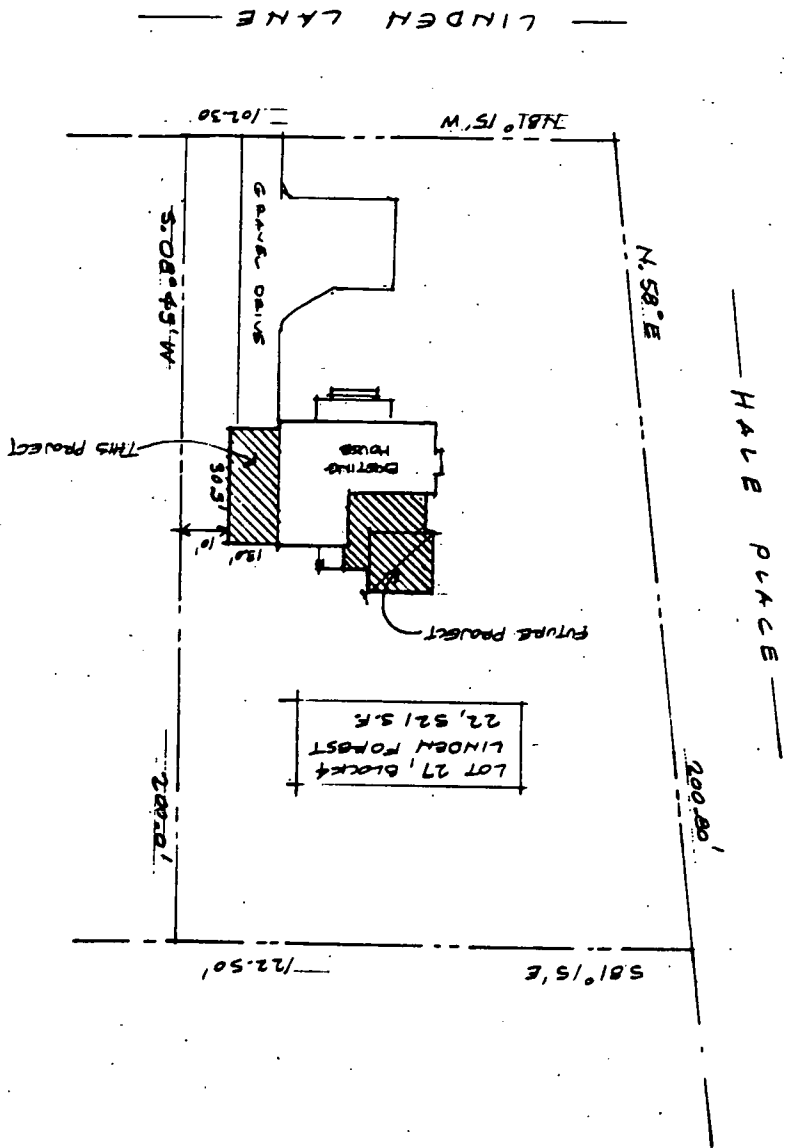
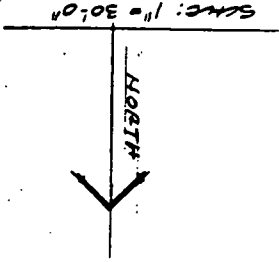


CHABUK RESIDENCE  
2309 LINDEN LANE  
SILVER SPRING, MD, 20910

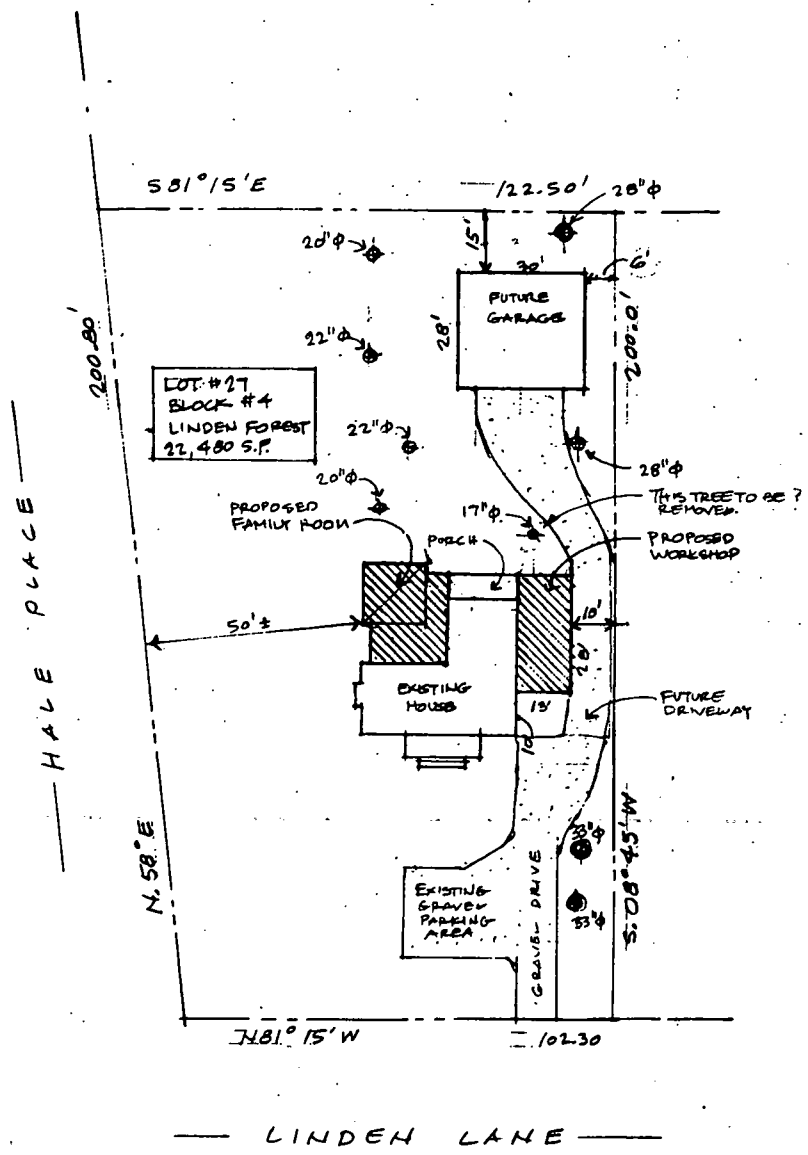
# ORIGINAL PROPOSAL

8

## SITE PLAN



Paul Treseder  
Architect AIA  
301-230-1581  
301-230-1582  
Baltimore, MD 20910



**SITE PLAN**

SCALE: 1" = 30'-0"

NOTES:  
TREES OVER 12" φ SHOWN  
IN AFFECTED AREA

9

CHABUK RESIDENCE  
2309 LINDEN LAKE  
SILVER SPRING, MD. 20910

Paul Treseder  
Architect AIA

6320 Macmillan Road  
Bethesda, MD 20818  
301-320-1500  
Fax: 301-320-1591  
Paul.Treseder@treseder.com





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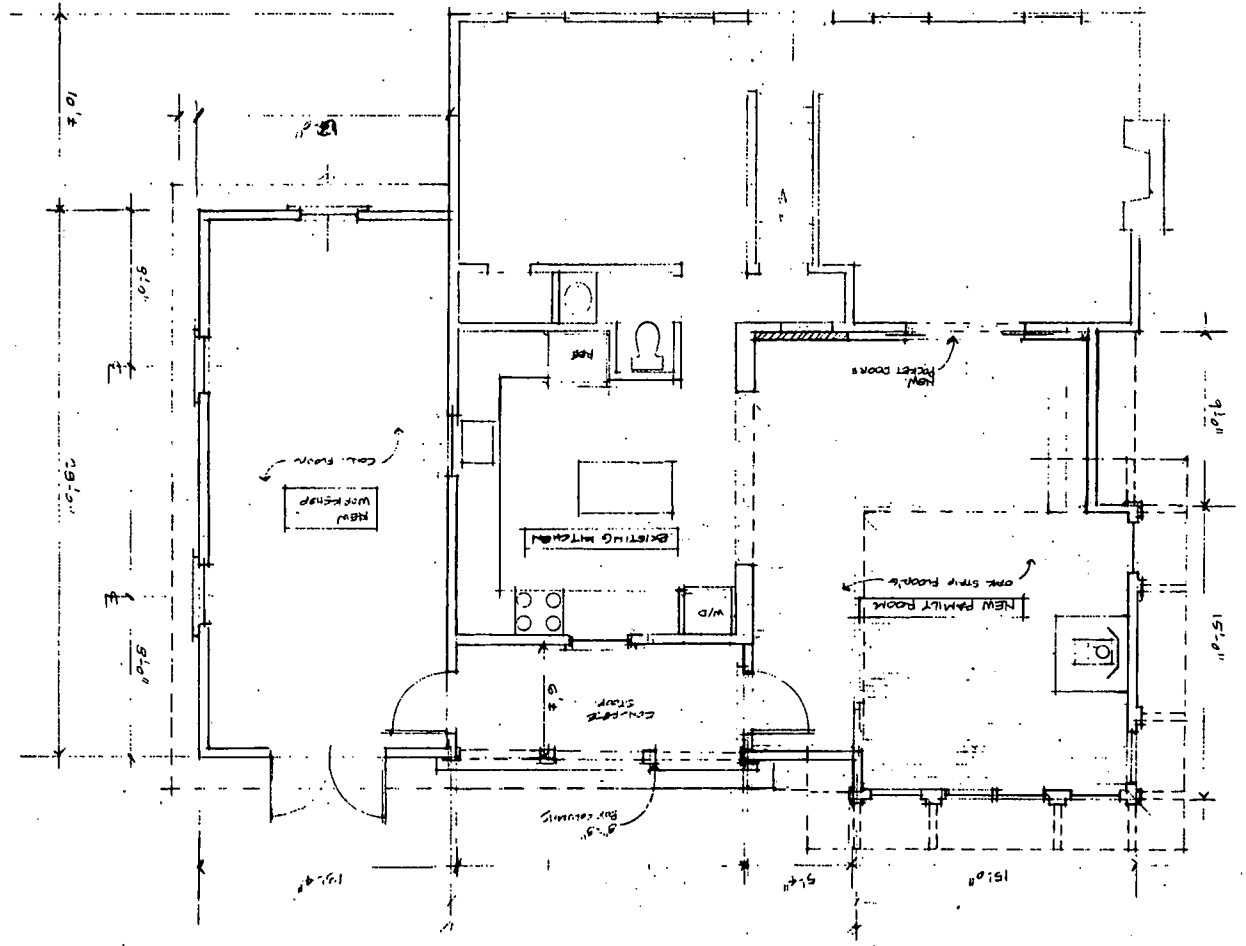
Paul Treseder

620 Westwood Road  
 Bethesda, MD 20816  
 301-707-1500  
 Fax - 301-228-1501

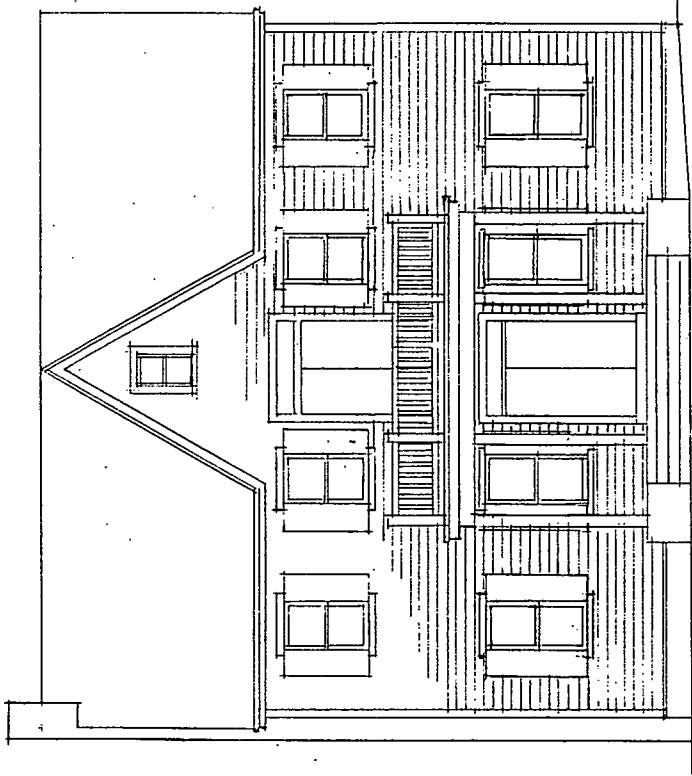


GREAT BUILDING PARTNERS  
 ARCHITECTS INC.

FLOOR PLAN



NEW PROPOSAL



EXISTING FRONT ELEVATION

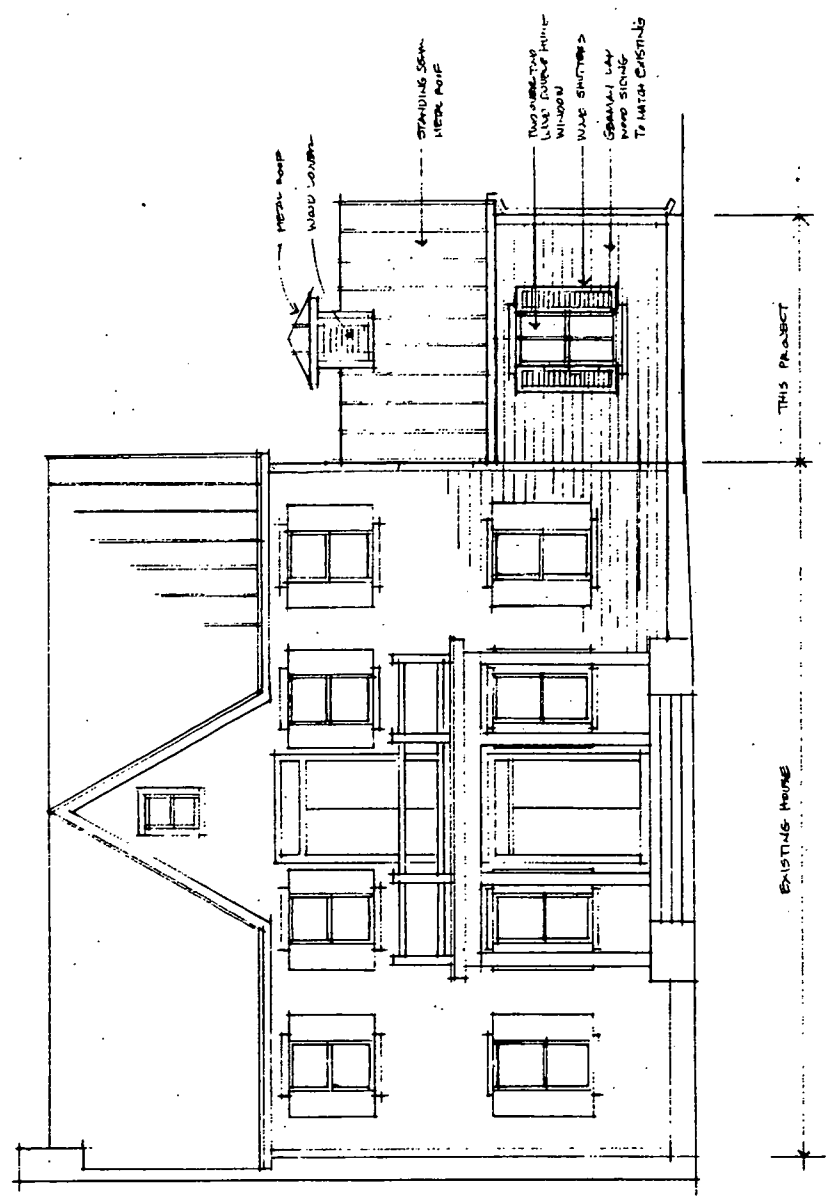
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Paul Treseder

Architectural Firm  
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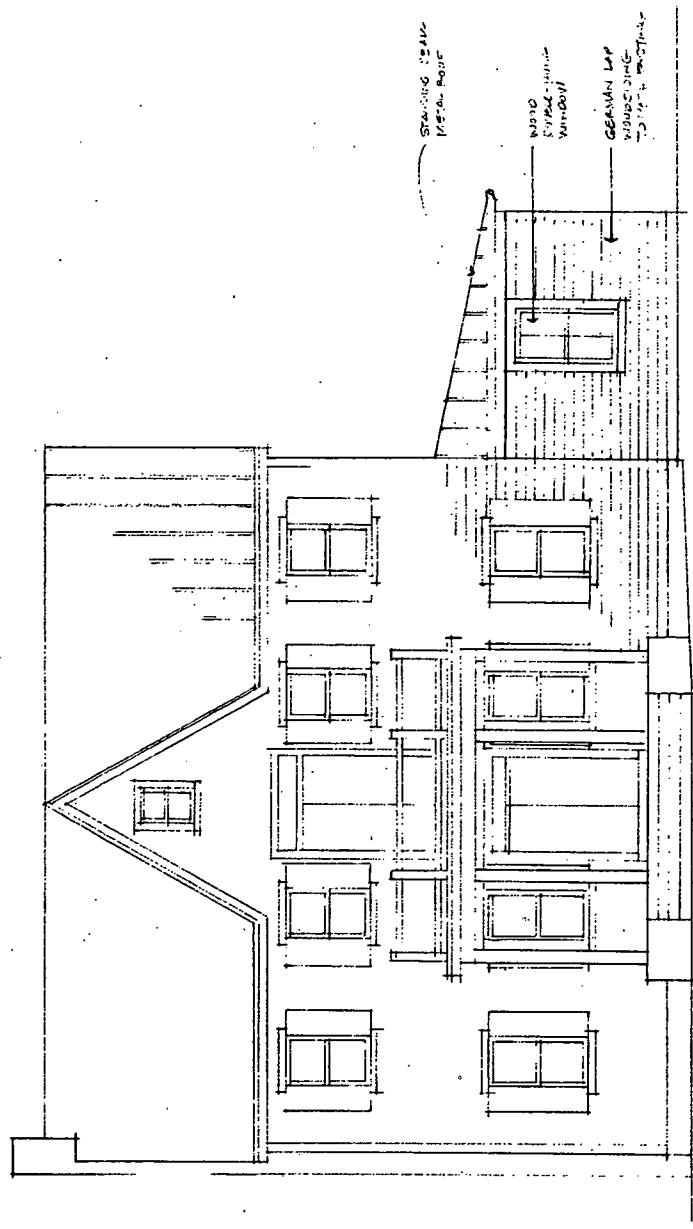
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FRONT ELEVATION

ORIGINAL PROPOSAL

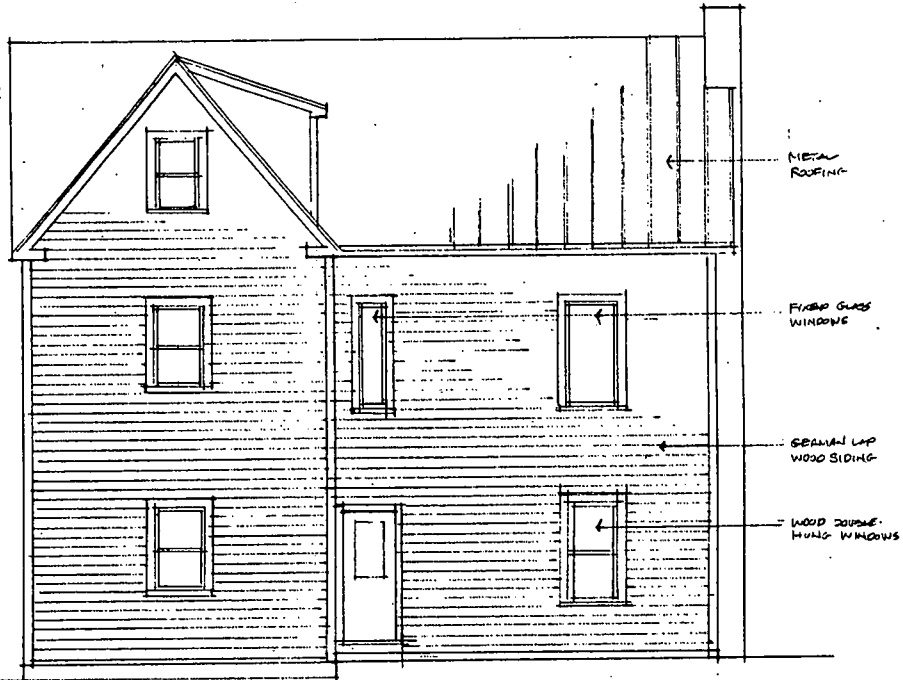
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FRONT ELEVATION

NEW PROPOSAL





EXISTING REAR ELEVATION



6200 Westwood Road  
 Suite 100  
 Coral Gables, FL 33134  
 Phone: 305-225-1511  
 Paul Treseder Architect Miami

**Paul Treseder**  
 ARCHITECT MIAMI

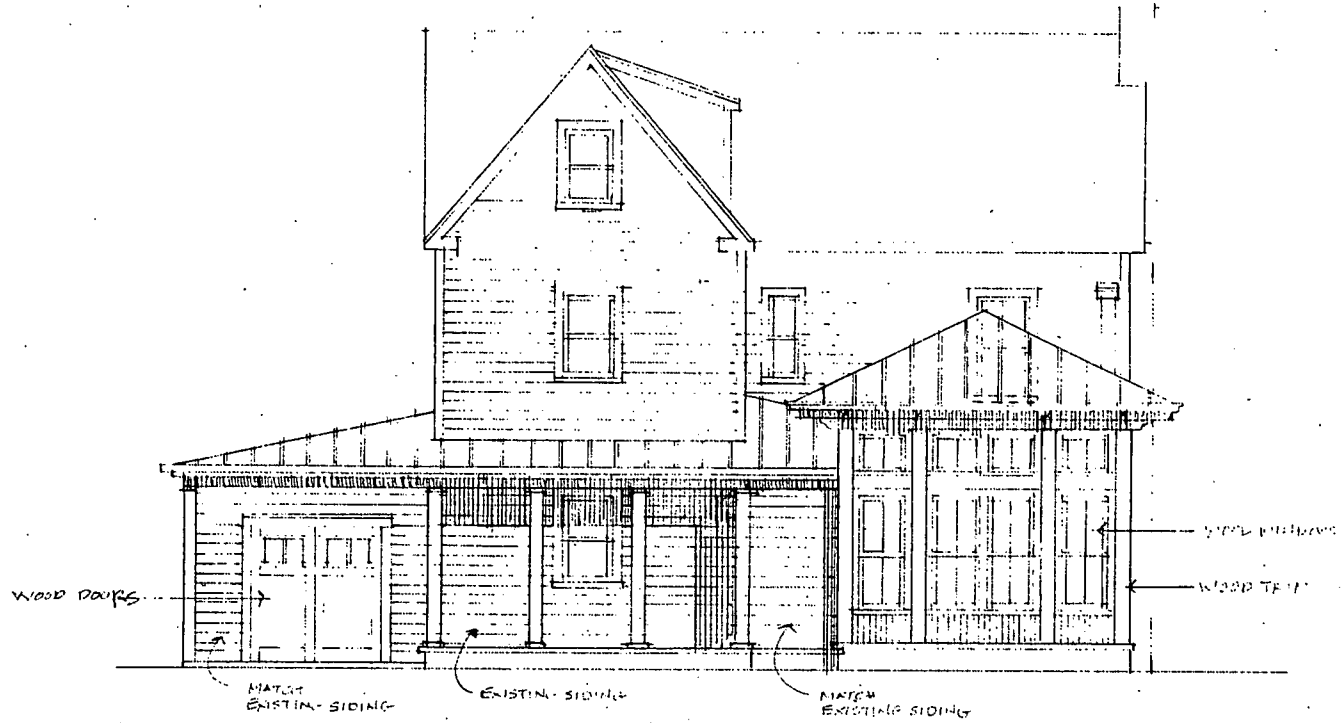
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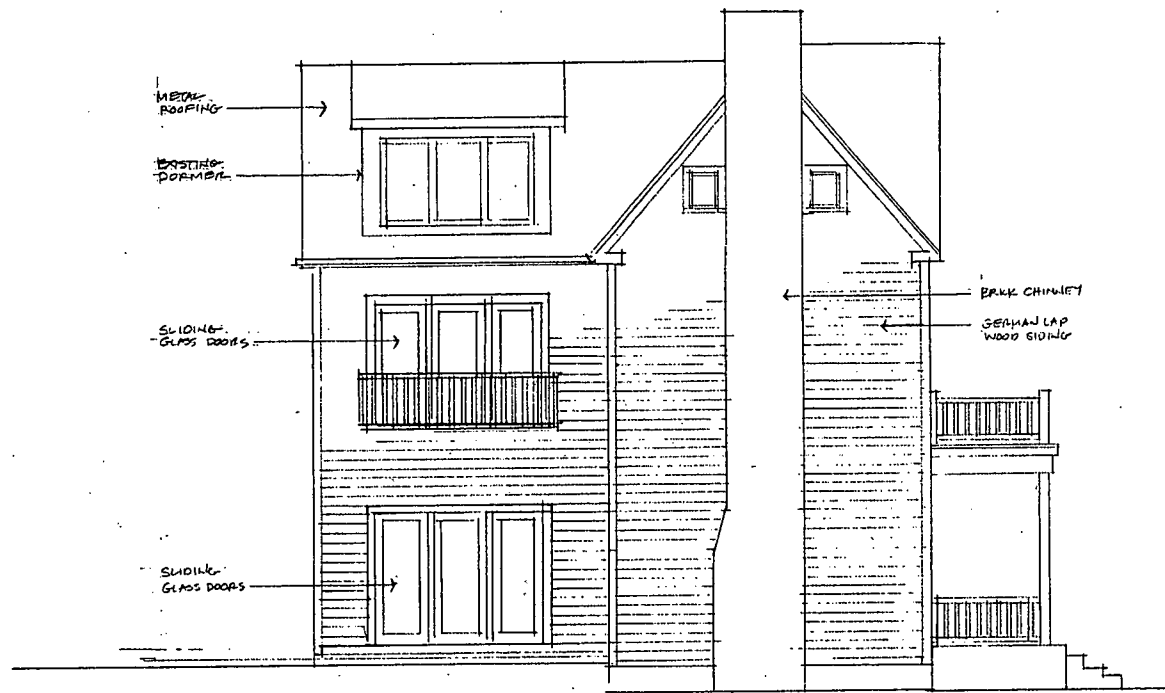


REAR ELEVATION

17

**Paul Treseder**  
1000 Wisconsin Road  
Beltsville, MD 20715  
301-230-1500  
Fax: 301-230-1501

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Of	Sheets



EXISTING LEFT SIDE ELEVATION



6300 Wisconsin Road  
 Edgewater, MD 21037  
 Tel - 301-200-1591  
 Fax - 301-200-1591  
 Paul.Tresseder@wtconline.net

**Paul Tresseder**  
 ARCHITECT AIA

Date	10.14.07
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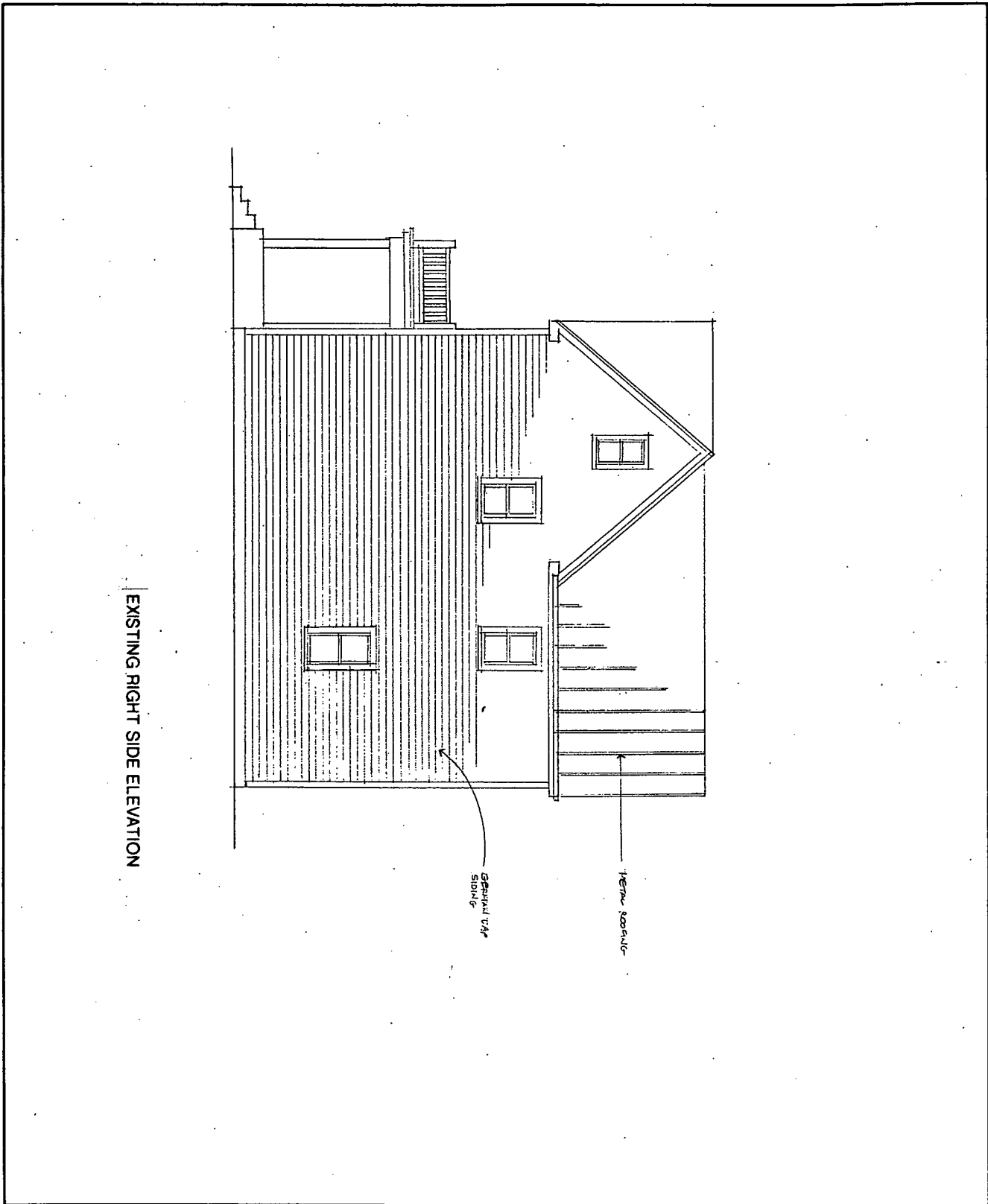
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**Paul Treseder**  
Architect AIA

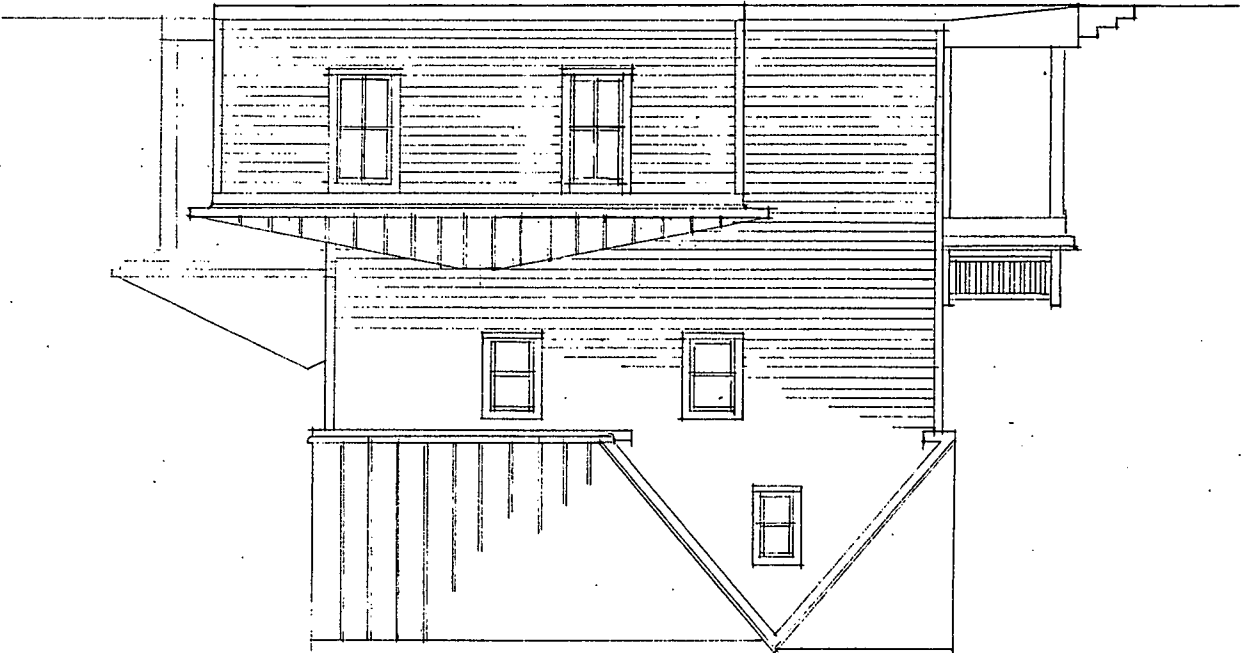
6320 Wisconsin Road  
Bethesda, MD 20816  
301-320-1580  
301-320-1581  
Paul.Treseder@verizon.net

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NEW PROPOSAL

RIGHT SIDE ELEVATION



DATE	
SCALE	
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JOB	
SHEET	
OF SHEETS	

**Paul Treseder**  
Architect AIA

6320 Wickham Road  
Berwyn, MD 20818  
Tel - 301.281.1500  
Fax - 301.281.1501  
Paul.Treseder@att.net



**2309 Linden Lane  
Linden Historic District**



Existing Property Condition Photographs (duplicate as needed)



Detail: 2309 LINDEN LANE - FRONT VIEW

Applicant: BASRE CHABUK



Detail: 2309 LINDEN CANE - RIGHT SIDE VIEW

Applicant: BASPE CHABUK

Existing Property Condition Photographs (duplicate as needed)



Detail: 2309 LINDEN LANE - REAR VIEW

Applicant: BASRE CHABUK



**HPC Meeting Transcripts**

**December 5, 2007**

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

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3

HISTORIC AREA WORK PERMIT - : HPC Case No. 31/06-07L  
10320 Fawcett Street :

5

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PRELIMINARY CONSULTATION - :  
2309 Linden Lane :

7

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8

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PRELIMINARY CONSULTATION - :  
Chevy Chase Village :

10

----- X

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12

A meeting in the above-entitled matter was held on

13

December 5, 2007, commencing at 7:36 p.m., in the MRO

14

Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland

15

20910, before:

16

17

COMMITTEE CHAIRMAN

18

JEFF FULLER

19

20

COMMITTEE MEMBERS

21

Lee Burstyn

22

Tim Duffy

23

David Rotenstein

24

Leslie Miles

Thomas Jester

25

*Deposition Services, Inc.*

6245 Executive Boulevard

Rockville, MD 20852

Tel. (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

ALSO PRESENT:

Scott Whipple  
Anne Fothergill  
Joshua Silver

APPEARANCES

STATEMENT OF:

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Mark Ruminski	8
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Geoffrey Biddle	47
Jeane Campbell	59
Stuart Barr	71

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MINUTES

November 14, 2007	66
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OTHER BUSINESS

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ADJOURNMENT

74

1 MR. RUMINSKI: At any height?

2 MR. FULLER: At any height. Thank you. Next on  
3 the agenda tonight are the preliminary consultations. Could  
4 we please have a staff report then for Case A at 2309 Linden  
5 Lane.

6 MR. SILVER: Certainly. 2309 Linden Lane is a  
7 contributing resource located in the Linden Lane Historic  
8 District. The house is a Folk Victorian Style dating to  
9 circa 1900. It is a two and a half story, four bay frame  
10 structure with a standing seam metal gabled roof. It  
11 includes a two story porch detailed with turn columns on the  
12 first level and balusters on the second level which are  
13 located on the front elevation.

14 The second level of the porch is an open deck  
15 style and contains a double door with horizontal transom  
16 light. The rear of the house contains a two story L that  
17 was extensively remodeled in the 1980's. The house  
18 primarily contains one over one double hung windows on all  
19 elevations, and a later period single fixed door on the rear  
20 elevation, and two triple sliding glass doors on the first  
21 and second story of the left elevation.

22 The house is sited on a corner lot and contains  
23 several mature trees and vegetation. The applicant is  
24 proposing to construct a 30 by 13 one story side addition on  
25 the east elevation of the house. The addition is intended  
26 to be utilized, I was corrected that it's going to be

1 utilized as a hobby shop and not as an office space and  
2 workshop.

3           The proposed addition will be clad in German lap  
4 wood siding sheathed with a standing seam metal roof and  
5 contain two over two double hung wooden windows. The east  
6 elevation will contain a single hung wooden door with a  
7 horizontal transom light, and the north elevation will be  
8 detailed with two wooden doors which would serve as the  
9 primary point of entry for the side addition.

10           The applicant is also proposing to construct a 15  
11 by 15 one story addition at the rear of the house. The  
12 proposed addition will be constructed in the corner of the  
13 house created by the existing L and connect to the historic  
14 massing of the house by a new lower roof section. The  
15 addition will be detailed with a combination of wood and  
16 German lap siding and vertical tongue and groove siding.  
17 The walls would contain simulated divided light wooden  
18 windows and be sheathed with a standing seam metal roof.

19           Staff is generally supportive of the proposed rear  
20 addition. The design of this addition is subordinate to the  
21 historic massing and utilizes wooden and door treatments  
22 that are appropriate for the style of the house. The  
23 proposed lower roof section connecting the historic massing  
24 of the house with a one story addition is inset  
25 approximately one and a half feet on the west, the left  
26 elevation, to allow the existing house to read clearly on

1 the side which is most visible from the public right of way:

2 Again, it's a corner lot.

3 The proposed design also maintains the concept of  
4 differentiation between the existing house and the newer  
5 construction. The proposed removal of the single fixed door  
6 and windows on the rear elevation and the two triple sliding  
7 glass doors on the left side elevation of the house were  
8 installed as part of the remodeling effort in the 1980's.  
9 So removal of these features will have no adverse impact on  
10 the structure.

11 These features will be replaced by one over one  
12 double hung wooden windows to match the existing windows on  
13 the house. And the use of the German lap and vertical  
14 tongue and groove siding, the simulated divided light wooden  
15 hung windows and standing seam metal roof are considered  
16 desirable material selections. The applicant is also  
17 proposing to use the Azek wood for the corner boards, and  
18 staff is recommending the use of wood instead of the  
19 synthetic Azek.

20 And also the addition is located at the rear of  
21 the house. And because it is a corner lot, it will  
22 inevitably be visible from the public right of way. As a  
23 result of that, staff is supportive of the proposed design  
24 of this addition as it attempts to minimize any impact on  
25 the streetscape of the historic district by utilizing the  
26 existing L in the house.

1           The other element of the application is the  
2 proposed one story side addition, The front plane of the  
3 proposed addition is set back one and a half feet from the  
4 front of the historic massing, and I'd also like to add that  
5 this is probably the component of this preliminary or this  
6 proposal that is of staff's greatest concern, as the  
7 commission does not generally support side addition.

8           It's significantly smaller in scale than the  
9 house, but it would be a very visible side addition. So  
10 staff has met with the applicant and discussed the use of  
11 the proposed addition, that now has, has been corrected as a  
12 hobby shop, not a workshop or office. And staff had  
13 recommended the applicant consider a detached building on  
14 another part of the property to satisfy the need for his  
15 additional work space. However, since meeting with the  
16 applicant, staff has spoken extensively with the project  
17 architect who explained the construction of a detached  
18 building on this property would be problematic for meeting  
19 the county building setback requirements.

20           And then staff's other concern with the side  
21 addition was the appearance of the existing gravel driveway.

22       If a side addition was constructed, the driveway which  
23 currently serves as the primary parking area for the  
24 residence would just kind of terminate at this side  
25 addition. This would give sort of this uncharacteristic  
26 effect of an attached single car garage which is not

1 typically found in the historic district.

2 I know the applicant is here. I don't see his  
3 architect, but I know that they wanted to discuss the design  
4 strategy for the side addition and find an alternative that  
5 the HPC would approve. I do, of course, have a slide  
6 presentation I can share with you as well.

7 MR. FULLER: Please, why don't we go through that  
8 quickly?

9 MR. SILVER: We're currently lacking a microphone  
10 at the moment, but I can move through these rather quickly.  
11 So I think the other important thing I think here too really  
12 quick is that this property is located on the edge of the  
13 historic district, of the Linden Historic District, meaning  
14 this section over here is outside of the historic district.  
15 And this is just looking at it from the rear.

16 The front elevation. This, of course, is where  
17 the side addition is being proposed. And then a couple of  
18 rear elevation shots. And then the last one, this would be,  
19 this is taken from Linden Lane from the street, obviously  
20 facing west as the slide indicates. And this section right  
21 here is where the side addition is proposed. And that's all  
22 I have for slides.

23 MR. FULLER: Are there questions for staff at this  
24 point? Would the applicant please come forward. Welcome,  
25 if you would state your name for the record and you'll have  
26 seven minutes this evening.



1           MR. CHABUK: The name is H. Basri Chabuk. I lived  
2 at this house since 1977 and for all these years every time  
3 I came to the side of this house, it looked like a  
4 warehouse. It had no detail. It looked plain like a wall  
5 of a castle. And after all these years we came up with the  
6 architect and myself, this addition that would be a hobby  
7 shop dash shed. I don't have a shed in this house for the  
8 wheelbarrows, rakes, shelves. Everything is in the  
9 basement.

10           So, not only for the practical use of the  
11 addition, but we thought this addition adds to the character  
12 of the house. Of course, it's based on our own taste, our  
13 own pleasure. So as far as some of the staff report, being  
14 set back from the front corner, it's two and a half feet,  
15 not one and a half. And this driveway has been there all  
16 the way to the back corner of the house. As far as I know,  
17 it was there when we moved in. I believe it was there  
18 hundred seven years since the house was built.

19           Now with this addition, originally I dreamed of  
20 having a garage, but I talked to the previous staff, Michele  
21 Oaks, some about a year ago, and she said no way a garage.  
22 It's an historic house. So we gave up on the garage. And  
23 we put a window and because it has been a driveway all these  
24 years, I mean, yes, Mr. Silver came over and saw it's a  
25 gravel, you know, driveway all the way to the edge of this  
26 addition. But we have about four or five feet of area in

1 front of this proposed addition that can be always, very  
2 easily because it's a gravel, we can shovel the gravel away  
3 and put some Evergreens.

4 So I like it very much. The architect is a well  
5 seasoned architect in historical properties. I think he's  
6 been working on several projects right now in Takoma Park.  
7 We think it's a good project. I hope you do too.

8 MR. FULLER: Thank you. Are there questions for  
9 the applicant?

10 MR. DUFFY: I have a couple of questions. Is the  
11 gravel drive shown on the site plan Circle 8? Is everything  
12 that's paving shown there existing currently?

13 MR. CHABUK: Yes. It's gravel, yes. And also,  
14 it's not the primary parking that I would pull up all the  
15 way to the front of this addition. The primary parking is  
16 in the front of the house where we pull in.

17 MR. DUFFY: But the turn around and everything  
18 shown on Circle 8 for the paving is there already?

19 MR. CHABUK: Okay, on the picture right there,  
20 that area where we park way back towards the house and pull  
21 out forward. But the parking is right in front where that  
22 alarm sign is.

23 MR. DUFFY: Okay. I just want to be clear that  
24 you're not proposing to expand that. My next question is,  
25 what is the rear yard setback?

26 MR CHABUK: Rear yard setback. Well, I think it's

1 about 40 feet or something. Maybe 50 feet.

2 MR. DUFFY: What I don't understand is the staff  
3 has said that your architect is saying that a detached  
4 structure behind the building, the existing house, as  
5 opposed to added to the side of it, is not feasible because  
6 of setbacks.

7 MR. CHABUK: Oh. That I think, I mean, I wish he  
8 was here. Maybe he's still coming because of the snow maybe  
9 he's delayed, but I think he thought the separate in the  
10 addition, and like to the right. We don't have the setback  
11 to the right. We have setback in the back.

12 MR. DUFFY: Well, right now you're showing that  
13 it's 10 feet from the proposed to the side.

14 MR. CHABUK: Yes.

15 MR. DUFFY: So, presumably the side yard setback  
16 is no more than 10 feet.

17 MR. CHABUK: Well, the requirement is seven feet.  
18 I checked with the permitting services.

19 MR. DUFFY: Okay. So seven foot side yard  
20 setback. I don't understand why it would be a problem based  
21 on setbacks to push this workshop back behind the back plane  
22 of the house.

23 MR. CHABUK: Well, number one, there are all these  
24 mature trees. We have to cut down quite a lot of trees, and  
25 it will cost much more, you know, money wise. And this is  
26 not a garage. I plan to build a garage, you know, down the

1 road in the back. My next door neighbor is here. She  
2 already has a carriage house approved by this commission.  
3 I'd like to copy the same carriage house in the back. This  
4 addition is, I'm a cabinetmaker by trade. I had a business  
5 for 32 years. I'm in the process of getting ready and  
6 retire. I thought it would be nice to have a shed right  
7 next to the house and eventually have a garage carriage  
8 house in the back very similar to my next door neighbor's  
9 approved plans. That would be the garage.

10 MR. JESTER: And if you did that separate  
11 structure, how would you access that?

12 MR. CHABUK: Well, the architect suggested from  
13 the side, here place sidewalk.

14 MR. DUFFY: Well, it sounds like that would affect  
15 a lot of mature trees.

16 MR. CHABUK: It would be what?

17 MR. DUFFY: It sounds like that would affect a lot  
18 of mature trees.

19 MR. CHABUK: Well, it would affect, if you know,  
20 no matter what we do, it would affect the trees, yes. If  
21 this addition is not approved and then I have to do it in  
22 the backyard, yes, we would cut a few trees. If we build a  
23 carriage house, we would have to cut a few trees.

24 MR. DUFFY: If the mass of the side addition  
25 proposed were pushed back such that its front face were  
26 approximately five feet behind the back plane of the house,

1 do you know approximately how many trees would be affected?

2 MR. CHABUK: There is no trees here. This is just  
3 a blank -- where we're proposing to build right now, there's  
4 already concrete slab there. There is no tree. We're not  
5 cutting any trees right now.

6 MR. DUFFY: No. I mean, if it moved back --

7 MR. CHABUK: Five feet?

8 MR. DUFFY: If it moved back a total of about 35  
9 feet.

10 MR. CHABUK: Thirty-five feet away from the house  
11 or 35 feet from where it is?

12 MR. DUFFY: If the front plane of the proposed  
13 side addition were approximately five feet behind the back  
14 of the house, do you know approximately how many trees would  
15 be affected?

16 MR. CHABUK: I would guess at least four.

17 MR. DUFFY: Do we have any better images to give  
18 us an idea of that?

19 MR. CHABUK: All the trees at the end of the  
20 driveway, yes.

21 MR. SILVER: So, yeah, the concrete slab, the  
22 gravel driveway, the concrete slab, and then there's a set  
23 of trees that begin right there.

24 MR. CHABUK: Yes. And it's about a 22,000 square  
25 foot lot. So we have a backyard where we'd like to build a  
26 carriage house.

1 MR. SILVER: If you look at the top left,  
2 Commissioner Duffy, on the left of the house there you see  
3 the tree leaning in, those trees are, the one leaning in is  
4 toward the concrete drive, back part of the concrete drive.

5 MR. DUFFY: Okay, thank you.

6 MR. FULLER: Other questions?

7 MR. CHABUK: And also, may I say this that we  
8 weren't looking at this addition just for storing things or  
9 a hobby. We believe it really takes away this European  
10 Chateau towering look, give it some depth. We felt, the  
11 architect felt it adds to the house. It's not just having  
12 so many square foot of a workshop. It was, we thought it,  
13 we're adding to the way the house looks, and we thought this  
14 balancing it.

15 MR. ROTENSTEIN: I have a question for the  
16 applicant and perhaps staff. Is there any evidence that  
17 there was a window in that east side gable and wall at any  
18 time?

19 MR. CHABUK: East side?

20 MR. ROTENSTEIN: The side that's the blank, there  
21 are no piercings in that wall.

22 MR. CHABUK: Well, that's a bathroom window.

23 MR. ROTENSTEIN: No. Josh, could you get the  
24 slide, the oblique. There you go. Is there any evidence  
25 there was a first floor window at any point in that wall?

26 MR. CHABUK: The kitchen window?

1 MR. SILVER: Not to my knowledge. I would direct  
2 that to the applicant.

3 MR. CHABUK: That's a kitchen window. Has been  
4 there since --

5 MR. ROTENSTEIN: No. In the front block of the  
6 house towards the front.. Right in that area.

7 MR. CHABUK: There was no window.

8 MR. ROTENSTEIN: And I can see your point.

9 MR. CHABUK: I mean, right now if you permit us to  
10 build this addition, we would be blocking that kitchen  
11 window on the first floor and we're proposing a matching  
12 window exactly on the outside wall of the addition. There  
13 is nothing else being blocked except here on the side.

14 MR. JESTER: And your plan is accurate, that is to  
15 say that there's no connection between this office/workshop  
16 and the house? There are no doors proposed between the --

17 MR. CHABUK: No.

18 MR. JESTER: So really it's kind of acting as a  
19 garage/workshop that just happens to be abutted to the --

20 MR. CHABUK: Well, we gave up the garage a year  
21 ago. So it's going to be a hobby shop for me. I'm a  
22 cabinetmaker by trade, and so, and shed. Like I said, all  
23 the rakes and shovels and wheelbarrow, everything is in the  
24 basement. So, like I said, I like to in a few years build a  
25 carriage house in the back corner of the lot similar to my  
26 neighbor's which was approved already. She is here, by the

1 way, if you'd like to talk to her. And I think Mr. Silver  
2 is familiar with that approved carriage house addition. So  
3 having this addition also leaves space for me for the later  
4 carriage house addition.

5 MR. FULLER: Other questions for the applicant?

6 MR. DUFFY: If you could build the carriage house  
7 now, would you rather do that than build the addition?

8 MR. CHABUK: No, because carriage house is going  
9 to cost some money, and this is very simple, easy, fast and,  
10 you know, something that can be done in two months.

11 Carriage house would be a little bit costly. Because the  
12 carriage house that my neighbor approved has a loft, like  
13 living quarters in the second floor. It's a little bit more  
14 than just a garage.

15 MR. DUFFY: So, but this is described as two and a  
16 half story addition. So basically, --

17 MR. CHABUK: Is it? It's one floor. Where do you  
18 see that?

19 MR. DUFFY: Maybe I'm reading wrong.

20 MR. SILVER: You're reading the description of the  
21 house.

22 MR. DUFFY: I'm sorry. The house is two and a  
23 half stories. That's right. So basically, this is a one  
24 story, one floor addition, but inside, not that we're  
25 usually concerned, but from the outside it's going from the  
26 front, the outside is going to look like an addition to the



1 house when in effect on the inside it's really just going to  
2 be an attached shed, is that correct?

3 MR. CHABUK: Physically it will be free standing,  
4 but it is attached because there will not be any gap between  
5 the existing house, but no load will be carried by the  
6 original house. There will be, you know, another wall of  
7 this addition against the house.

8 MR. DUFFY: Will you be able to get from inside of  
9 the existing house into this addition without going outside?

10 MR. CHABUK: No. Only way we would do it by  
11 really destroying the inside of the dining room and the  
12 kitchen, and it would be really unwise.

13 MR. DUFFY: So basically it's just going to be a  
14 framed structure --

15 MR. CHABUK: Yes..

16 MR. DUFFY: -- with a facade on the outside to  
17 look like part of the house.

18 MR. CHABUK: Yes.. But it will not, it will be  
19 free standing. All the load will be carried by the  
20 concrete. It will be bolted or screwed to the existing  
21 house so that, I read the staff report that at any time if  
22 this addition was removed, there will not be any marks on  
23 the existing house except maybe some caulk marks.

24 MR. DUFFY: Are you going to have heat and air  
25 conditioning out there?

26 MR. CHABUK: No. We may have a space heater if

1 I'm doing something there in winter.

2 MR. FULLER: Okay, at this point what I'd like to  
3 do is sort of go down the line of commissioners and let them  
4 provide you the input. We'll try to summarize it so that,  
5 hopefully give you a consensus.

6 MR. JESTER: I guess, my point of view, I  
7 generally find the, we talked a lot about the side addition.  
8 We haven't talked at all about the rear addition. I  
9 generally find the rear addition to be pretty sympathetic  
10 and comfortable with this house. I think it's a nice  
11 design. As far as the side addition, I guess I have a  
12 little bit of concern about, not so much about whether  
13 there's an addition on the side of the house, but where it's  
14 located.

15 I think the two and a half feet that's shown where  
16 the setback is from the front of the house, I don't think  
17 that's adequate. I think you quite a bit more than that to  
18 have kind of the legibility of the original mass of the  
19 house. I think what was very evident in the very first  
20 photograph is a very nice Victorian house kind of sitting in  
21 the landscape, and I think the addition should be a little  
22 bit more, set back quite a bit more if that's possible.

23 In other words, Commissioner Duffy suggested  
24 moving it back as a detached structure, but I'm wondering if  
25 it couldn't be pushed back, maybe still attached, but more  
26 towards the rear of the house.

1           MR. CHABUK: Well, it could be if this commission  
2 tells us to do that, we will do it. But we were following,  
3 if you look at the drawing, the peak of the existing house  
4 with the peak of the addition. We were using the house as a  
5 guide.

6           MR. JESTER: I understand that.

7           MR. CHABUK: We would not be following that, but  
8 we can do that. And the architect is here so maybe he can  
9 start explaining.

10          MR. TRESEDER: Paul Treseder.

11          MR. FULLER: Basically, I think we have a fairly  
12 good understanding of what the application is in front of  
13 us. I think your documents are very straightforward.  
14 There's been concern expressed, or most of the discussion  
15 has been on the side addition. Commissioner Jester, who I  
16 believe you heard his comments. At this point what we're  
17 really trying to do is just go down and give you the input  
18 from the commission. We'll try to sum it up in the end as  
19 to what's there.

20          MS. MILES: I would agree that the rear addition  
21 is sympathetic and appropriate massing and appropriate  
22 placement, and uses well the existing L. But I feel pretty  
23 strongly that the side addition needs to be relocated. I  
24 wouldn't even want to see it pushed back behind the plane.  
25 I would like to see it relocated to the rear. You have a  
26 very large rear yard, and it's hard for me to perceive

1 exactly where the trees are. But I suspect there might be a  
2 way to make this work that would allow you to achieve your  
3 program without creating a asymmetrical front elevation  
4 where symmetry is plainly like the dominant theme of the  
5 house. I really wouldn't want to see the side addition.

6 And my little usual pet peeve, I actually, I would  
7 propose, I'd suggest that if you're going to put Azek or  
8 some other artificial product on the outside, I would  
9 suggest that you not use real wood for the trim and the  
10 corner boards. I think that that actually looks more  
11 artificial when the real wood is up against the artificial  
12 product.

13 MR. ROTENSTEIN: I attend to agree with  
14 Commissioner Miles. This is a very nice characteristic turn  
15 of the 20th Century Folk Victorian house that reads very  
16 well in its front facade symmetry. I too would prefer to  
17 see it in the rear detached from the house. Commissioner  
18 Jester had some good points about pushing it back, building  
19 off of Commissioner Duffy's comments and attaching it or  
20 locating it next to the rear L, though that's going to still  
21 be visible from the street, and I think that would not only  
22 diminish the integrity of this property, but also diminish  
23 the integrity of the streetscape and the surrounding  
24 historic district.

25 The rear addition, I think that's perfectly  
26 sympathetic with the existing historic house and I don't

1 have any comments about that. But I would prefer on a  
2 property like this to not have a side addition that is  
3 visible, and especially as visible as the one we have before  
4 us.

5 MR. DUFFY: I agree with the previous three  
6 commissioners. I'm positive about the rear addition. I  
7 think what's shown here is fine and I don't have any real  
8 negative comments about that. I do think that the side  
9 addition should be behind the rear plane of the house as I  
10 was saying before. And I also think that that opens up an  
11 opportunity you might want to think about which is that, as  
12 it is right now you'd have to walk outside to get into that  
13 addition.

14 If it were a detached structure several feet  
15 behind the rear plane of the house, you could have a covered  
16 walk connecting into your stoop in the back. So you might  
17 get a benefit out of doing that.

18 MR. FULLER: Commissioner Burstyn.

19 MR. BURSTYN: I would say it's all right as it is.  
20 I don't care for the copula on top.

21 MR. TRESEDER: I was going to ask about that. I  
22 wasn't sure about it either. I thought it was a little  
23 much.

24 MR. BURSTYN: I was wondering if it's functional  
25 or is it just decor?

26 MR. TRESEDER: No, it was very functional and

1 that's what, that was the inspiration for it was getting a  
2 whole house fan because it's a non air conditioning space,  
3 we wanted to do natural ventilation. But we can achieve  
4 that by other methods. So yes, that was one thing actually  
5 I was looking for some feedback on that specifically.

6 If I can just mention something that is a  
7 consideration in designing. As you probably know the  
8 Montgomery County zoning requires any structure that's  
9 physically detached to be beyond the rear plane of the  
10 house. So as soon as this becomes a detached structure, it,  
11 by definition, would have to go behind the rear plane of the  
12 house which in that case would actually be behind the rear  
13 plane of the rear addition.

14 And I was sort of, as I was sitting here  
15 listening, I was thinking that if it could shove back into  
16 the rear corner of the existing house and have a nice little  
17 connection to that stoop, then it would still have, because  
18 we have a physical attachment, it wouldn't have to meet that  
19 requirement. And yet it would still be beyond the back  
20 plane of the existing house, although not beyond the back  
21 plane of the proposed rear addition.

22 MR. JESTER: What's the rear yard set back  
23 requirement?

24 MR. TRESEDER: Twenty feet.

25 MR. JESTER: So is part of the reason why you  
26 don't want to detach it is because you're trying to preserve

1 some space for the future carriage house?

2 MR. TRESEDER: I think so. But I just wanted to  
3 make sure that that is part of my, works into my  
4 calculations.

5 MR. FULLER: Let me just finish going through the  
6 commissioners opinions of things. Personally, I would  
7 concur with everybody else as it relates to the rear  
8 addition. I think it's appropriate as proposed. I think  
9 the detailing is starting to come together nicely. I think  
10 I could be convinced of a side addition that might be able  
11 to work, but this is certainly not it.

12 I definitely would want to see it further back. I  
13 would definitely want it not look a shed that's been pushed  
14 on the side of the house, and I kind of have a problem with  
15 the shed program just being pushed on the side of the house.

16 So, from my perspective, it would take a lot of convincing  
17 and I definitely would recommend you coming back personally  
18 for a second preliminary if you really wanted to pursue  
19 that. I'd prefer to see this, because the function really  
20 is the kind of things that most people would put in a  
21 carriage house or put into a shed to make it a detached  
22 piece.

23 That being said, I think what you've heard tonight  
24 is three commissioners are very strongly opposed to having  
25 the addition of any size on the side of the house. You  
26 heard one commissioner say that they would accept it as

1 proposed, and you've heard two say that maybe in some  
2 configuration it could be proposed. So certainly your path  
3 of least resistance is something not on the side of the  
4 house.

5 The rear addition, I think, if that were to come  
6 back in front of us, I'd suggest you could come straight  
7 back in with a HAWP on that.

8 MR. TRESEDER: One reason why, I'm familiar with  
9 the fact that additions are preferred in the rear. I mean,  
10 that's right in the ordinance. But because this was a  
11 category, a contributing resource as opposed to a primary  
12 resource, I thought there was a little bit more give. Was  
13 that under consideration. I mean, I know that you like the  
14 house, but it's not considered a number one category.

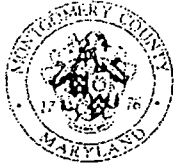
15 MR. FULLER: I can't speak for all the  
16 commissioners at this point, but I think that probably  
17 entered into some of those that were more favorable to  
18 saying that something could be done. But, as I said, I  
19 think you're hearing there's very much of a mixed opinion as  
20 to whether any side addition would be approvable. I think  
21 that's probably about as much as we're going to be able to  
22 give you tonight.

23 MR. TRESEDER: Sounds like it, yes. It sounds  
24 very straightforward. Thank you.

25 MR. FULLER: Thank you. Next this evening is Case  
26 B, the Brookville Road alterations. Is there a staff



J



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DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESEDER  
Daytime Phone No.: 301-320-1580

Fax Account No.: 00 95 2708

Name of Property Owner: Hasan Basri Chabuk Daytime Phone No.: (202) 291-0529

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

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

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

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**  
House Number: 2309 LINDEN LANE 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: **CHECK ALL APPLICABLE:**  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Tease  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  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.

Hasan Basri Chabuk  
Signature of owner or authorized agent

OCT 15, 2007  
Date

Approved: \_\_\_\_\_ For: Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 470038 Date Filed: 11/02/07 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

2309 LINDON 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 10 back from the front of the house. It is intended that the low, shallow (3:12 or less) pitched porchlike roof of this one story side extension, held behind the centerline of the main gable, not detract from the strong symmetry of the front of the main house when viewed from Linden Lane. 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.

Existing Property Condition Photographs (duplicate as needed)



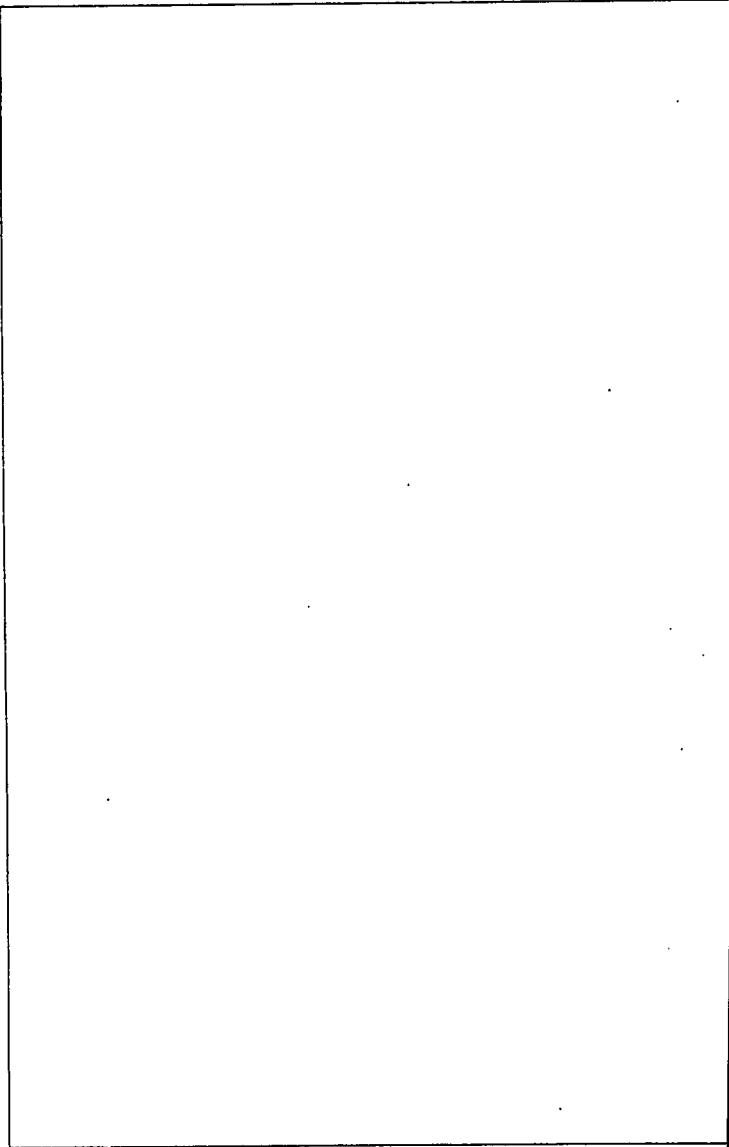
Detail: 2309 LINDEN LANE - FRONT VIEW

Applicant: BASRE CHABUK

Page:



Detail: 2309 LINDEN CANE - RIGHT SIDE VIEW



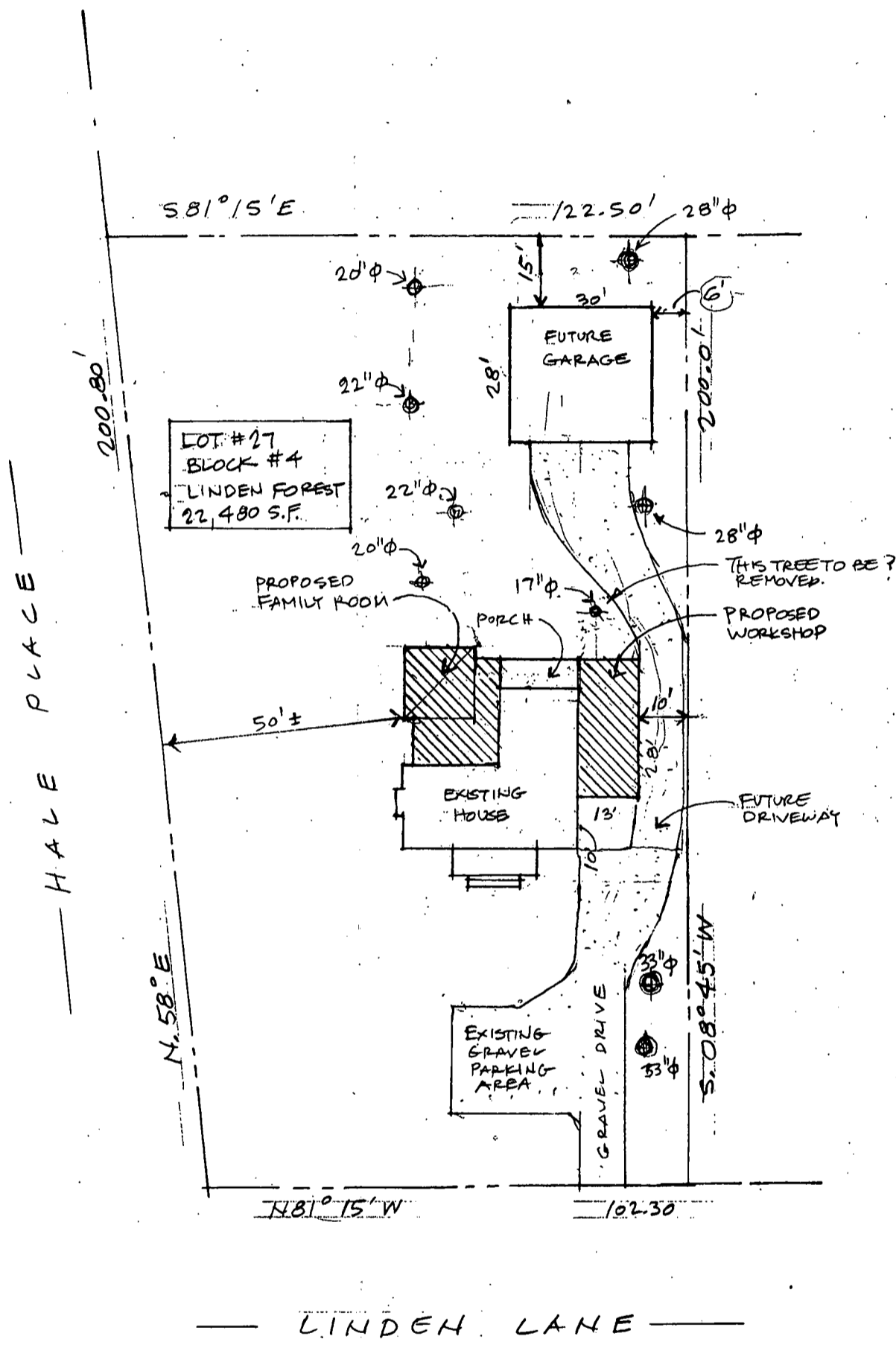
Applicant: RAJSE CHABUK

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Existing Property Condition Photographs (duplicate as needed)



Detail: 2309 LINDEN LANE - REAR VIEW



**SITE PLAN**

SCALE: 1" = 30'-0"

NOTE:  
TREES OVER 12" φ SHOWN  
IN AFFECTED AREA

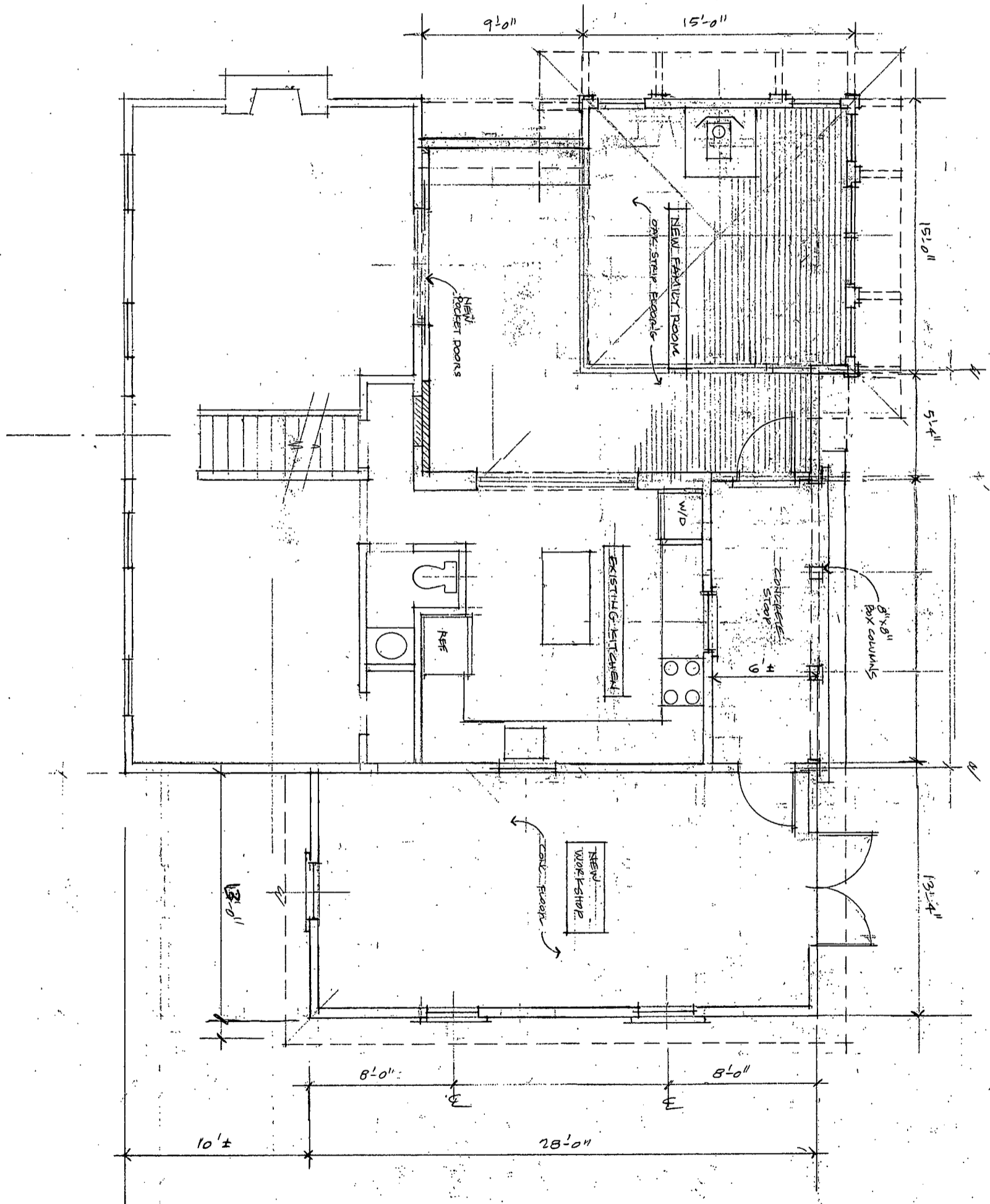
CHABUK RESIDENCE  
2309 LINDEN LANE  
SILVER SPRING, MD. 20910

**Paul Treseder**  
Architect AIA

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



FLOOR PLAN



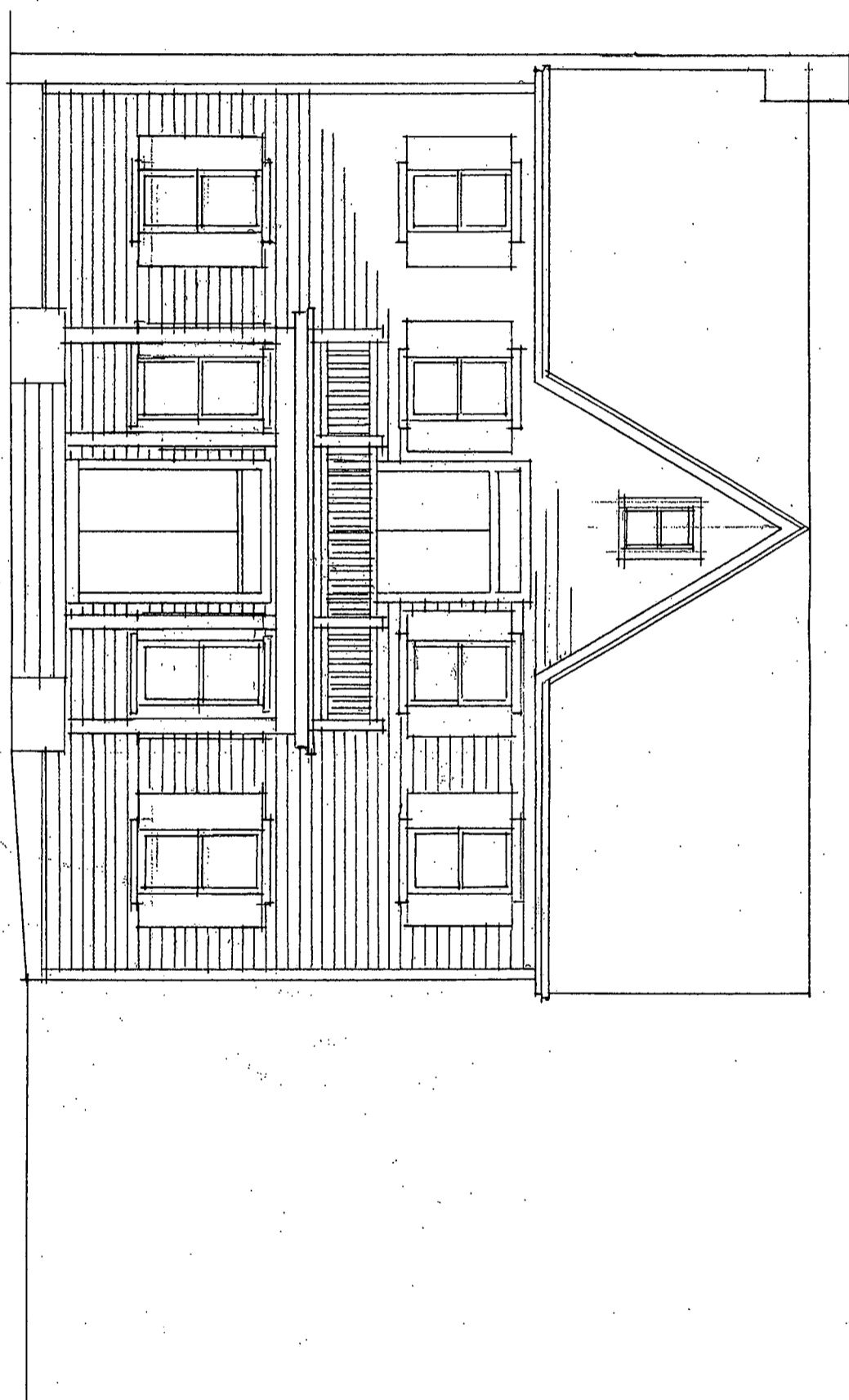
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Date 10.24.07  
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PRELIMINARY PLANS for the  
CHABUK RESIDENCE ADDITIONS  
2309 LINDEN LANE, SILVER SPRING, MD.



EXISTING FRONT ELEVATION

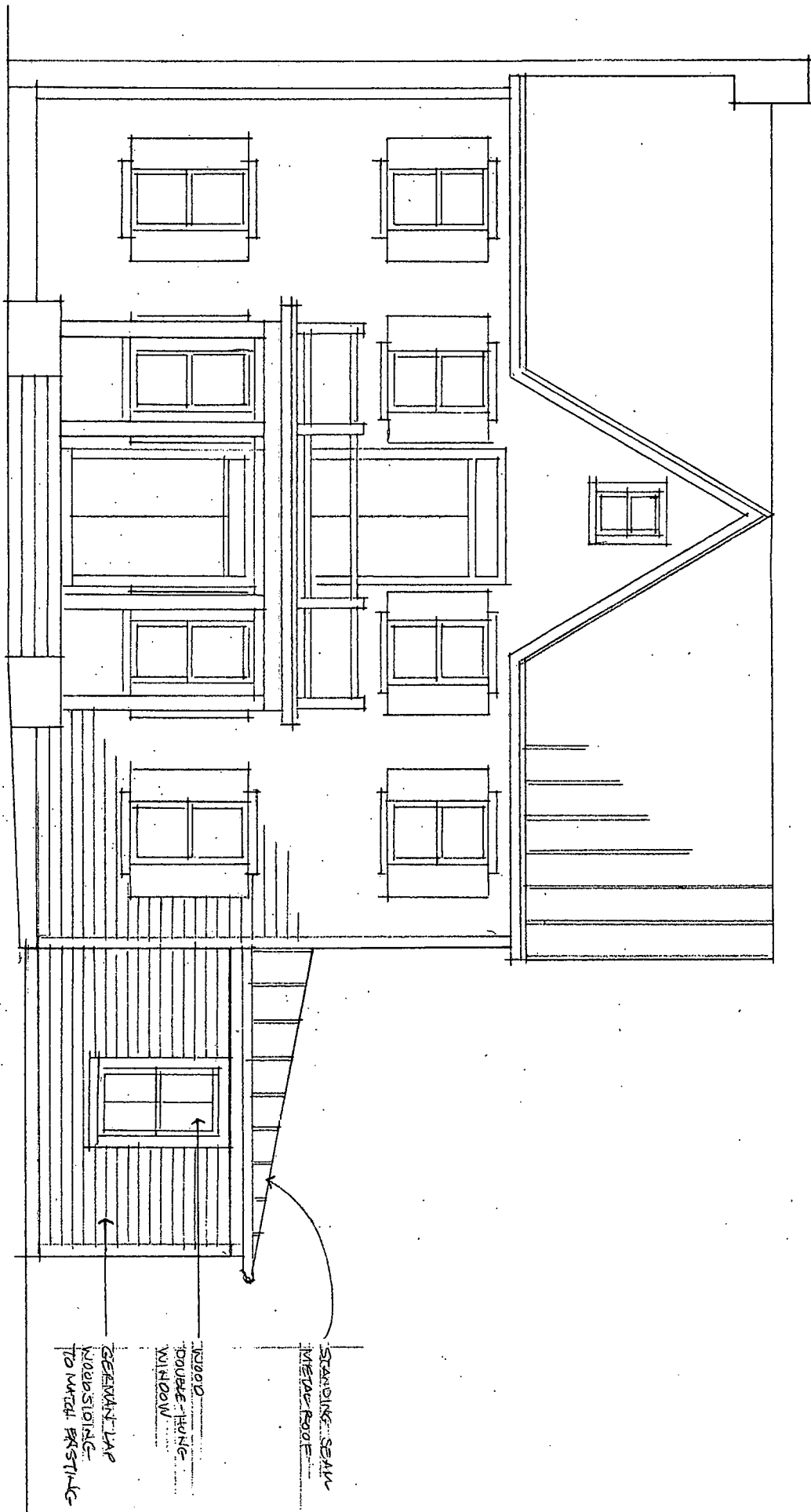
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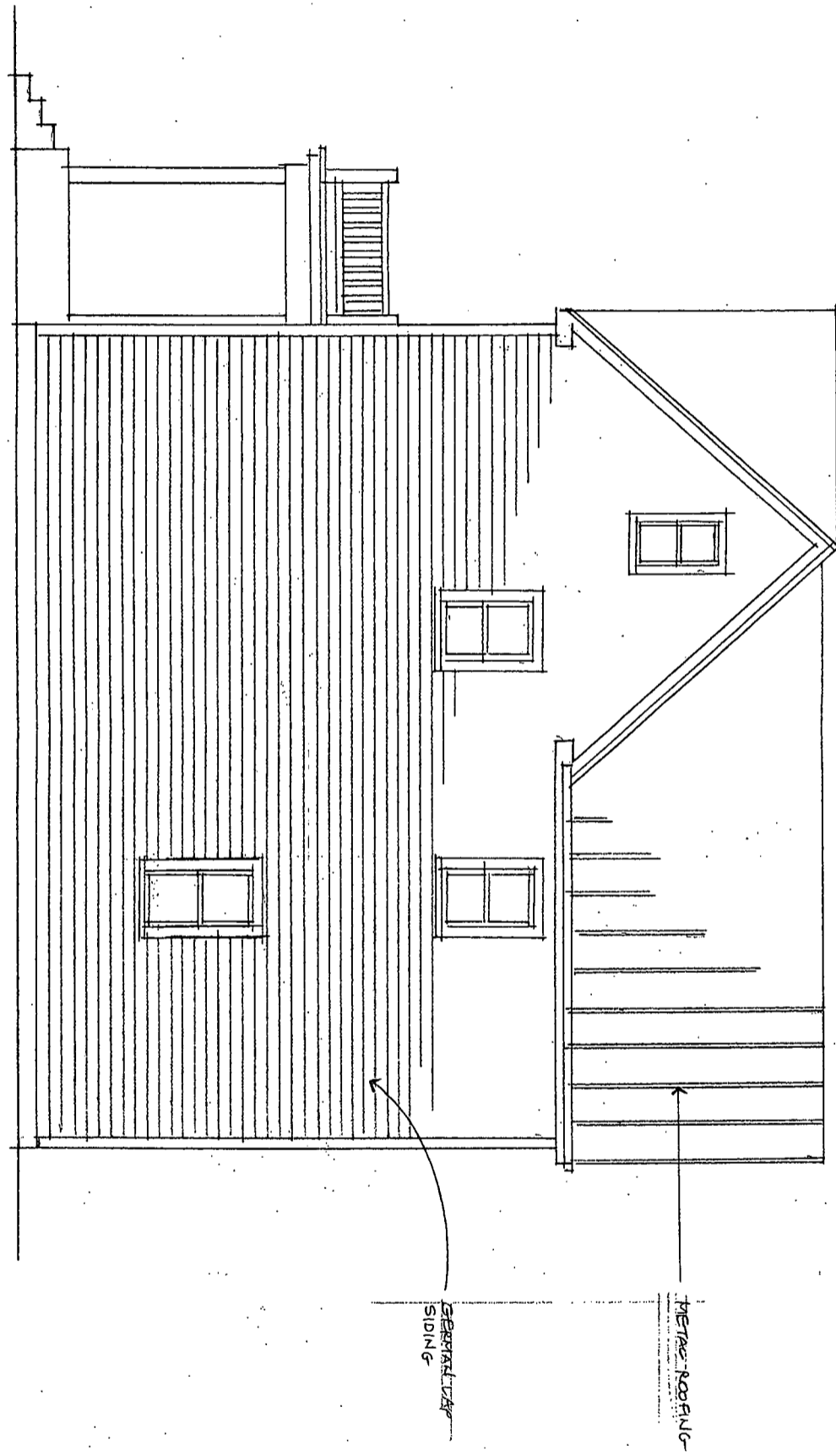
FRONT ELEVATION

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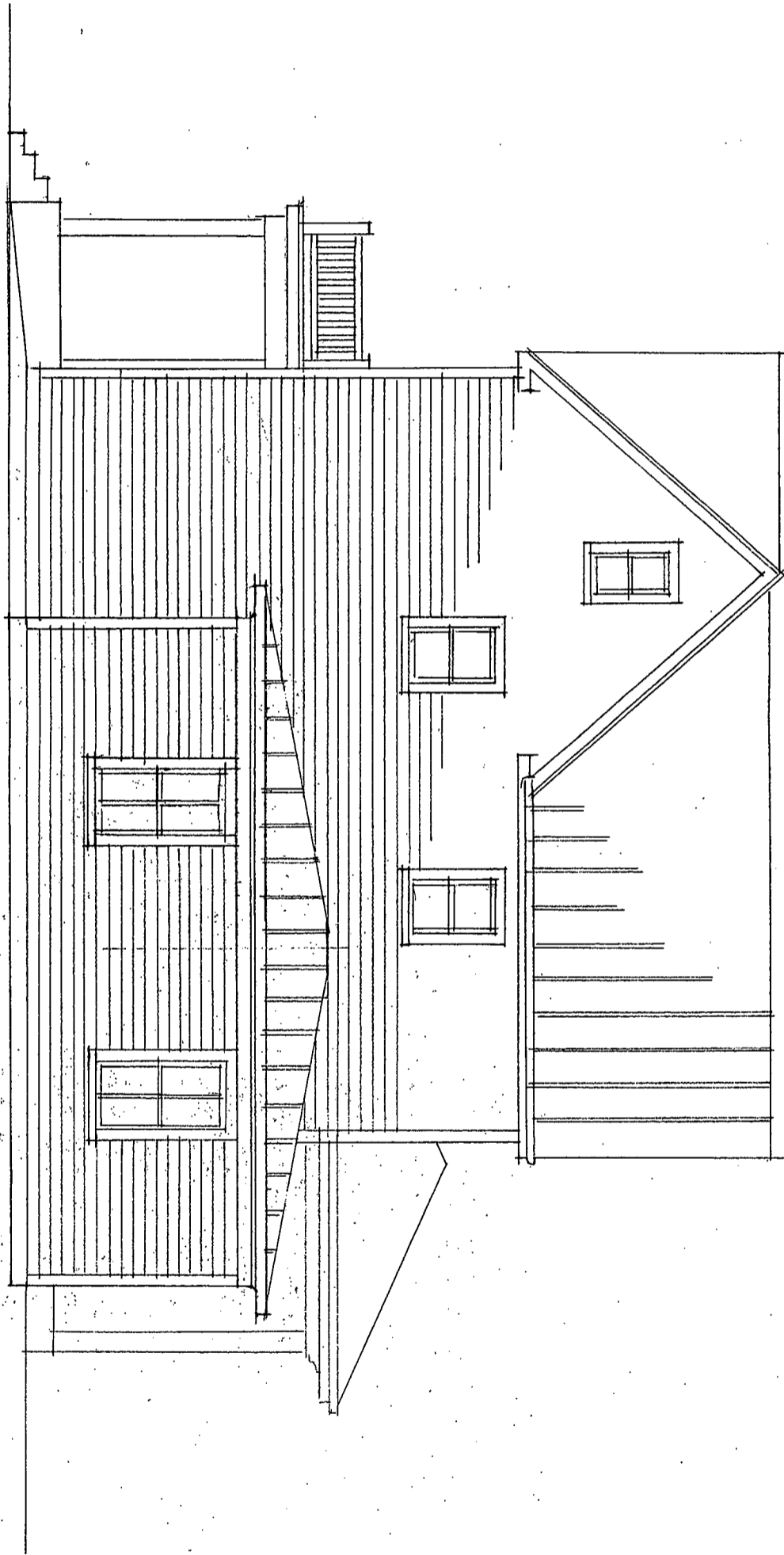
EXISTING RIGHT SIDE ELEVATION

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RIGHT SIDE ELEVATION

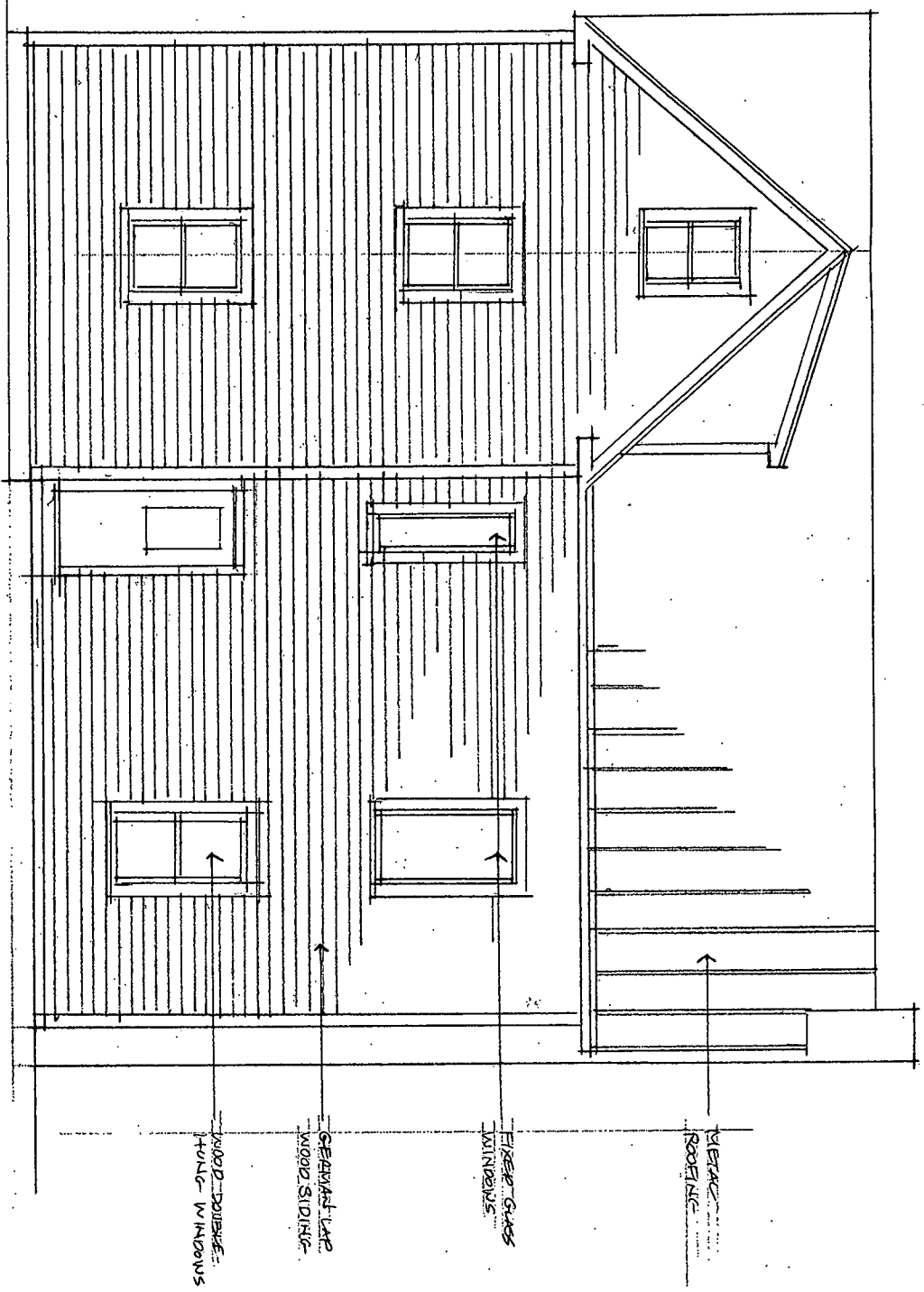
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EXISTING REAR ELEVATION

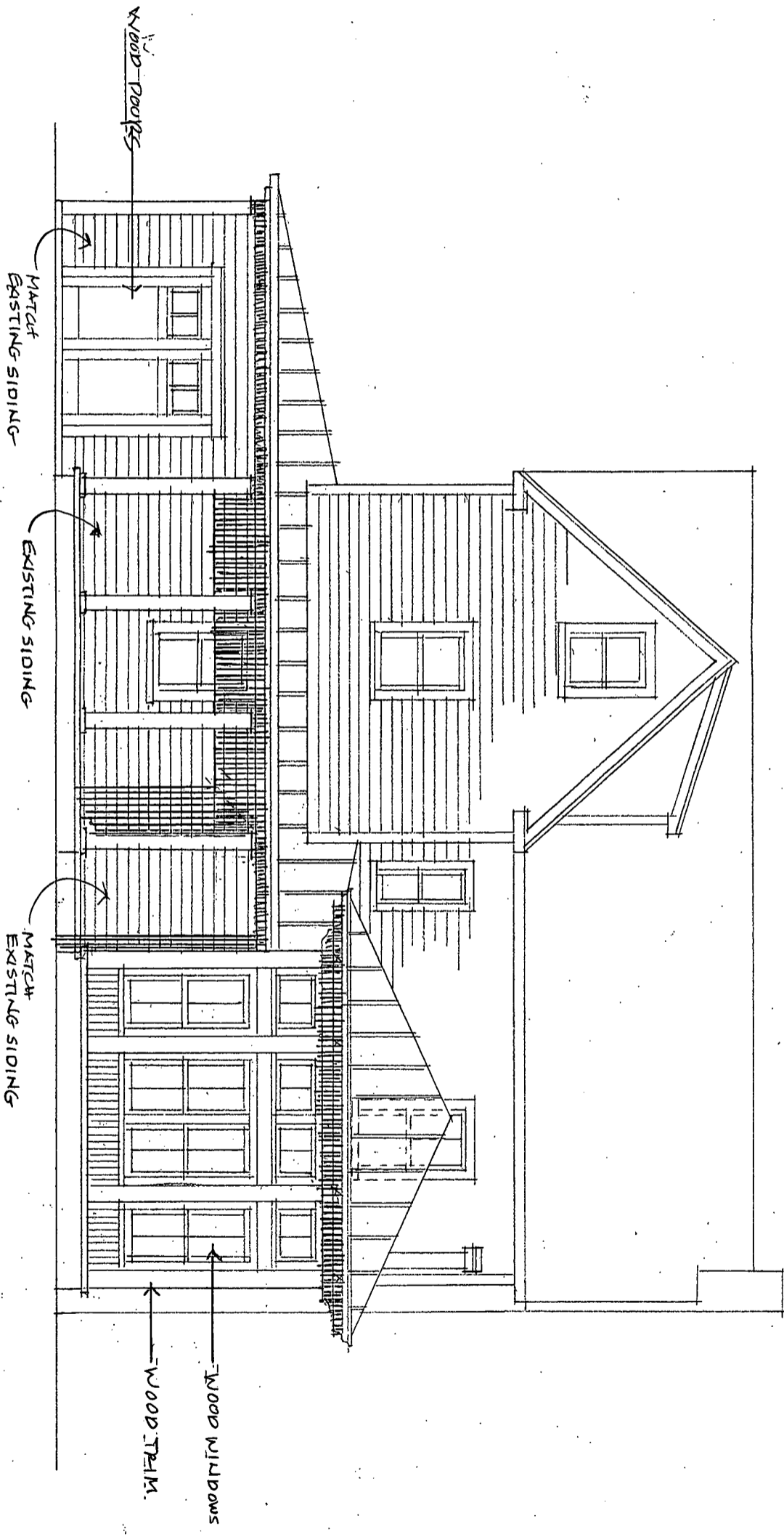


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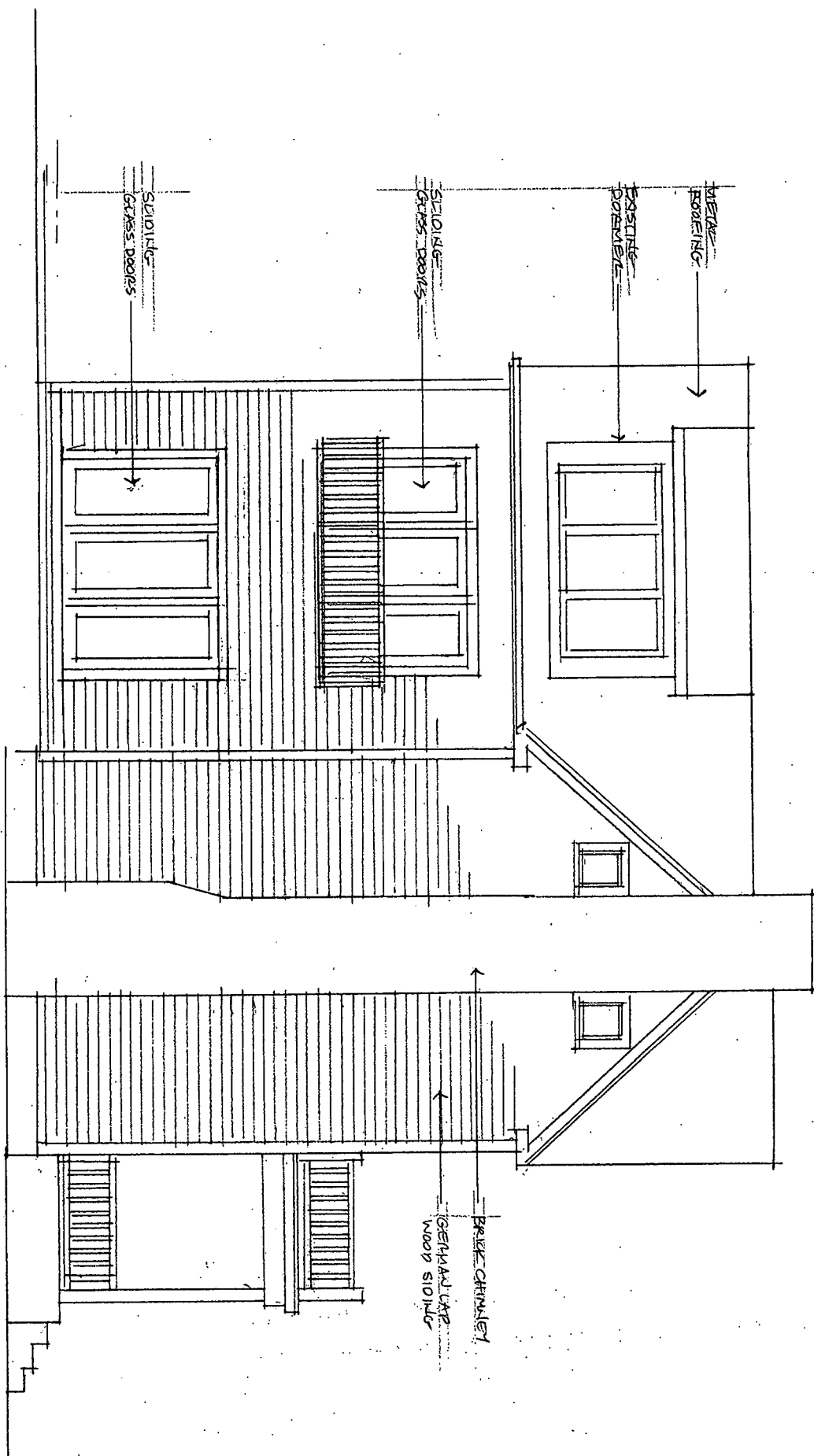
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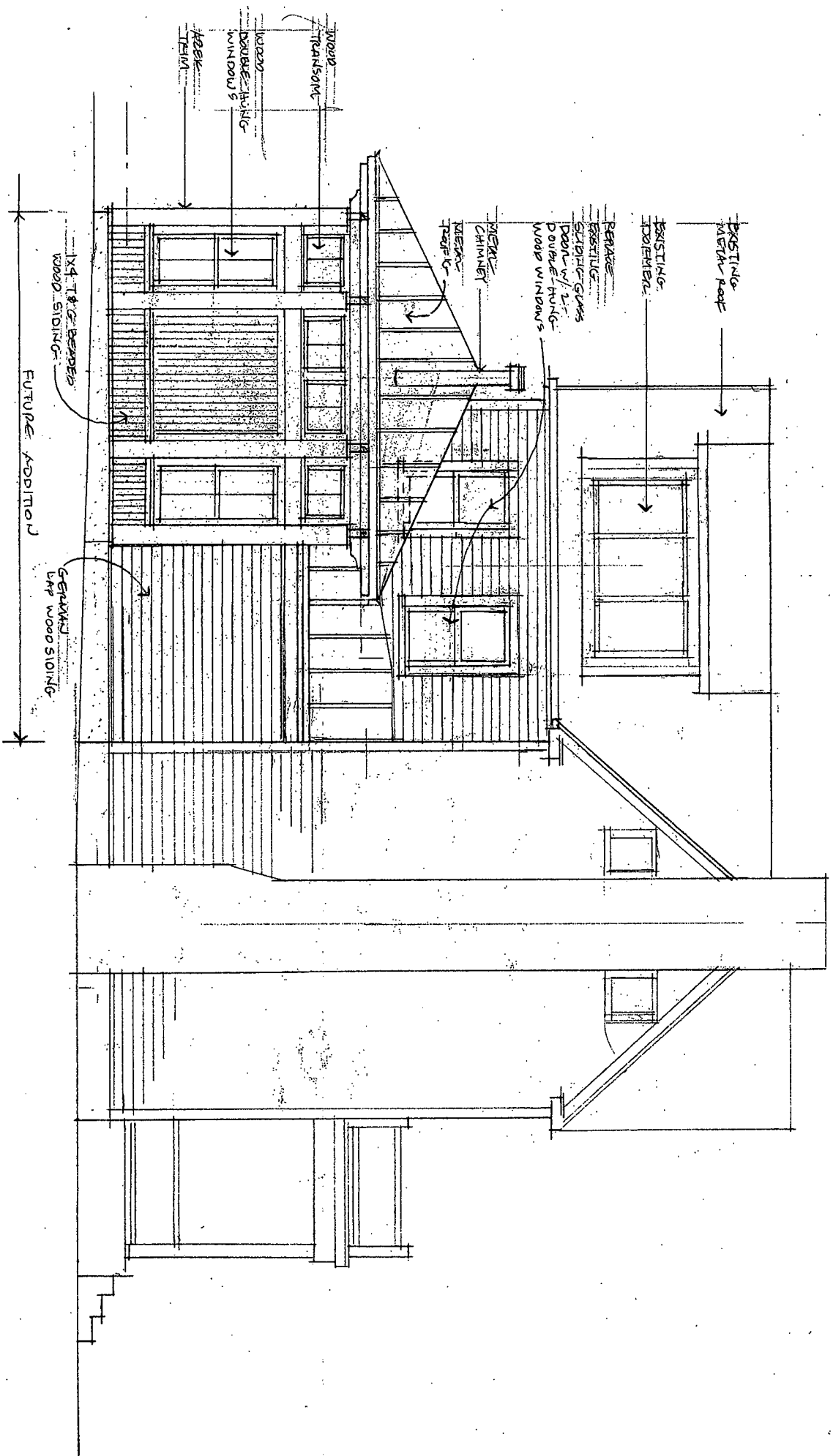
EXISTING LEFT SIDE ELEVATION

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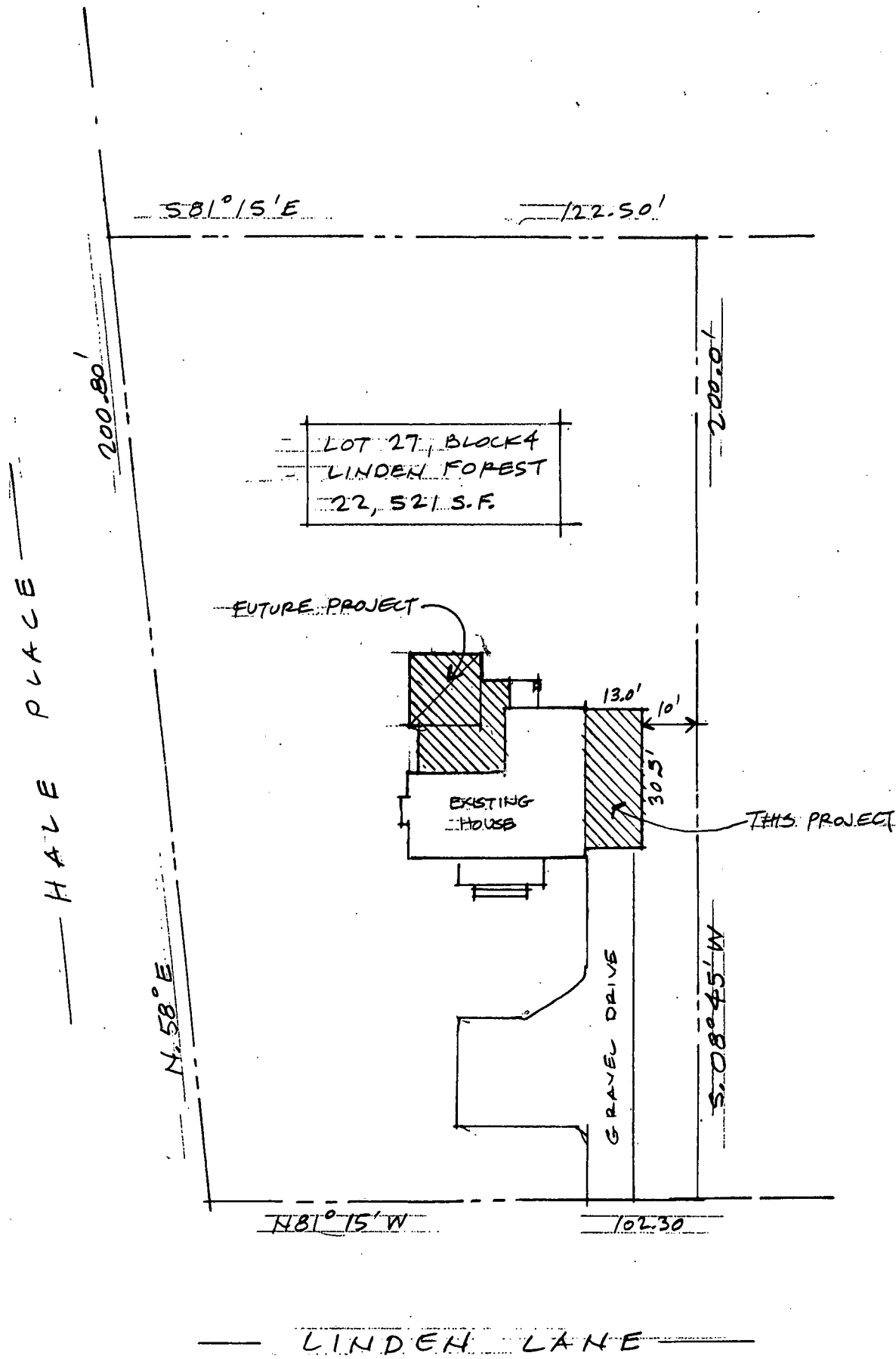
LEFT SIDE ELEVATION

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ORIGINAL PROPOSAL



SITE PLAN

SCALE: 1" = 30'-0"

CHABUK RESIDENCE  
2309 LINDEN LANE  
SILVER SPRING, MD. 20910

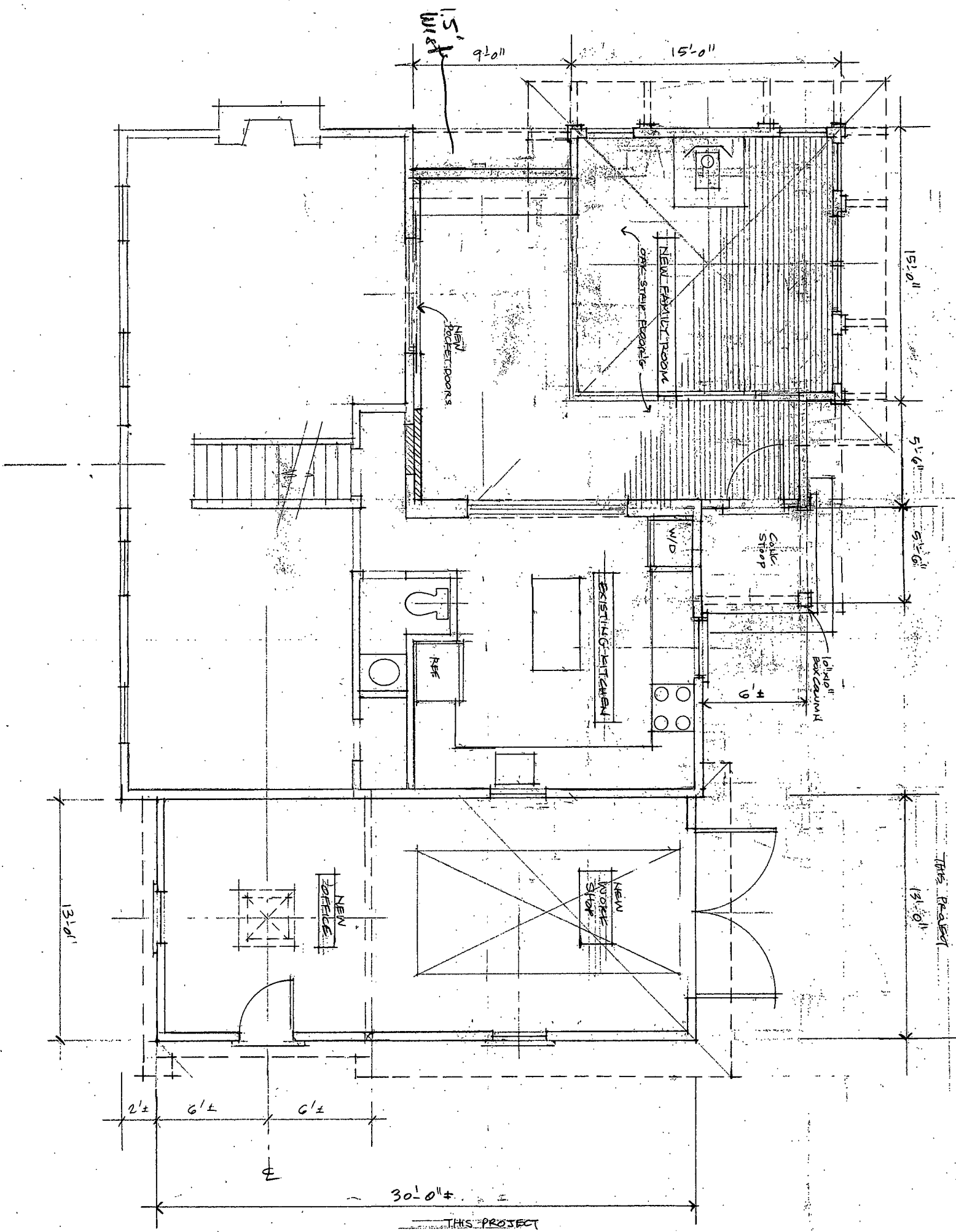
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ORIGINAL  
PROPOSAL



FLOOR PLAN

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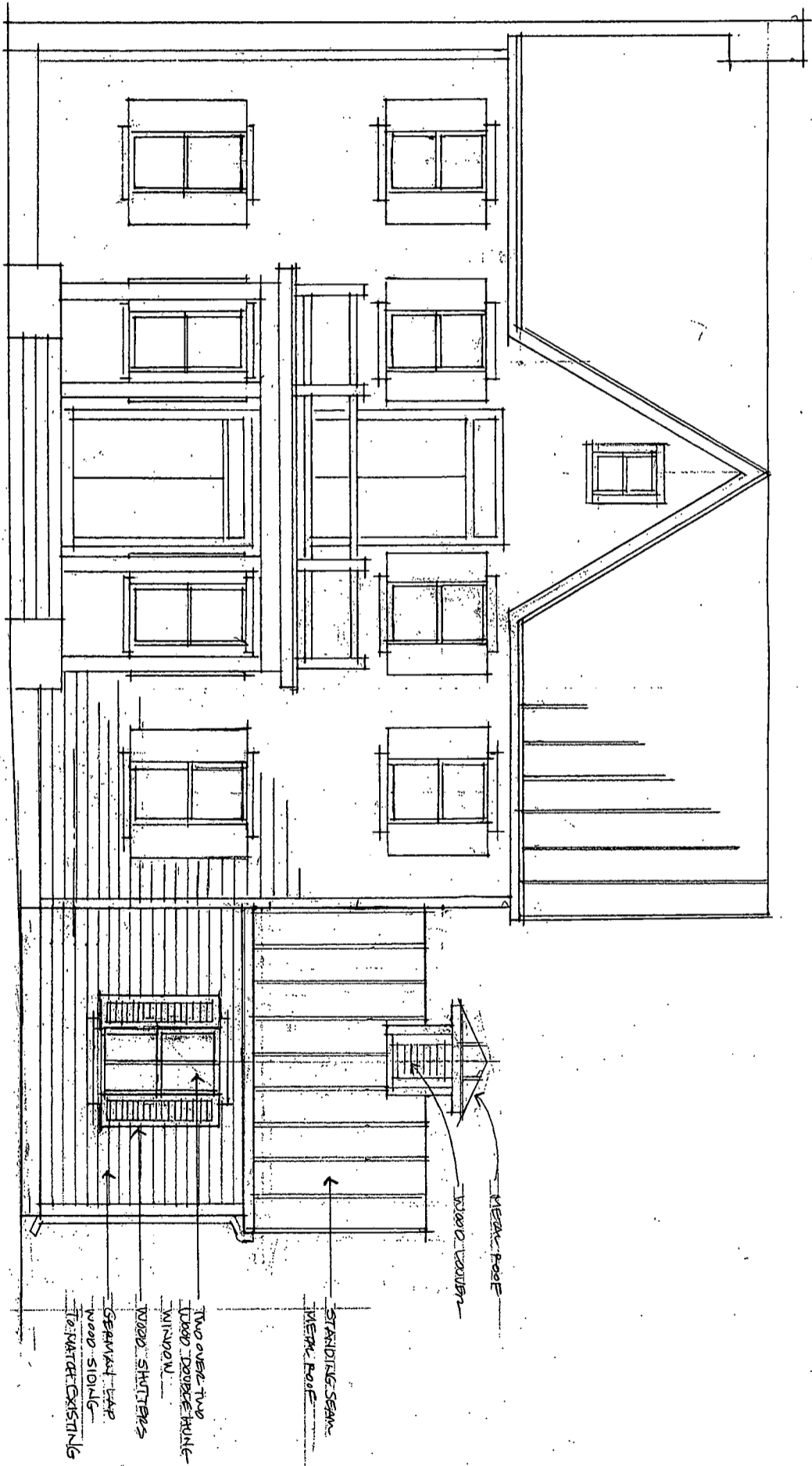
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PRELIMINARY PLANS for the  
CHABUK RESIDENCE ADDITIONS  
2309 LINDEN LANE, SILVER SPRING, MD.

ORIGINAL  
PROPOSAL




FRONT ELEVATION

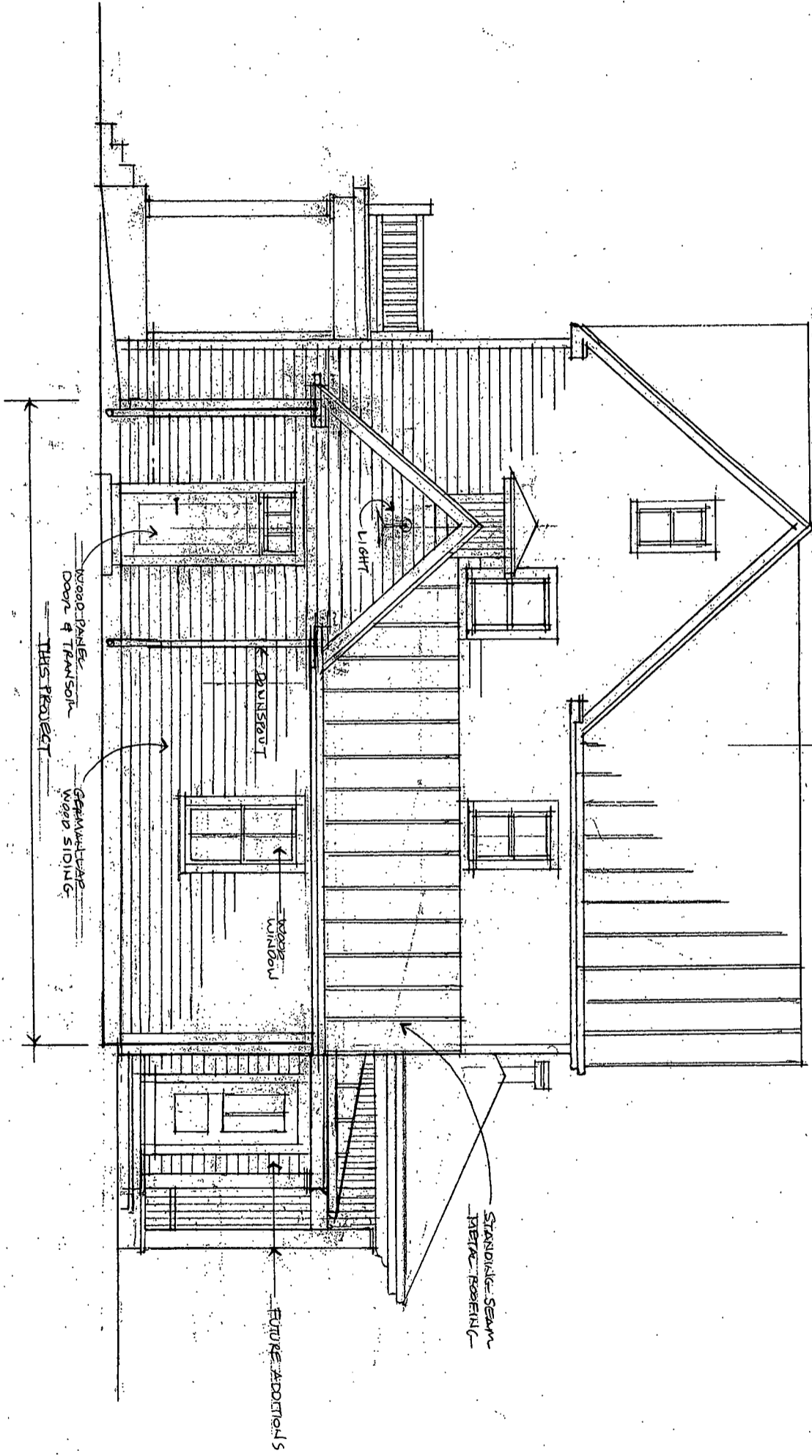
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ORIGINAL  
PROPOSAL



RIGHT SIDE ELEVATION

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Drawn: P.T.

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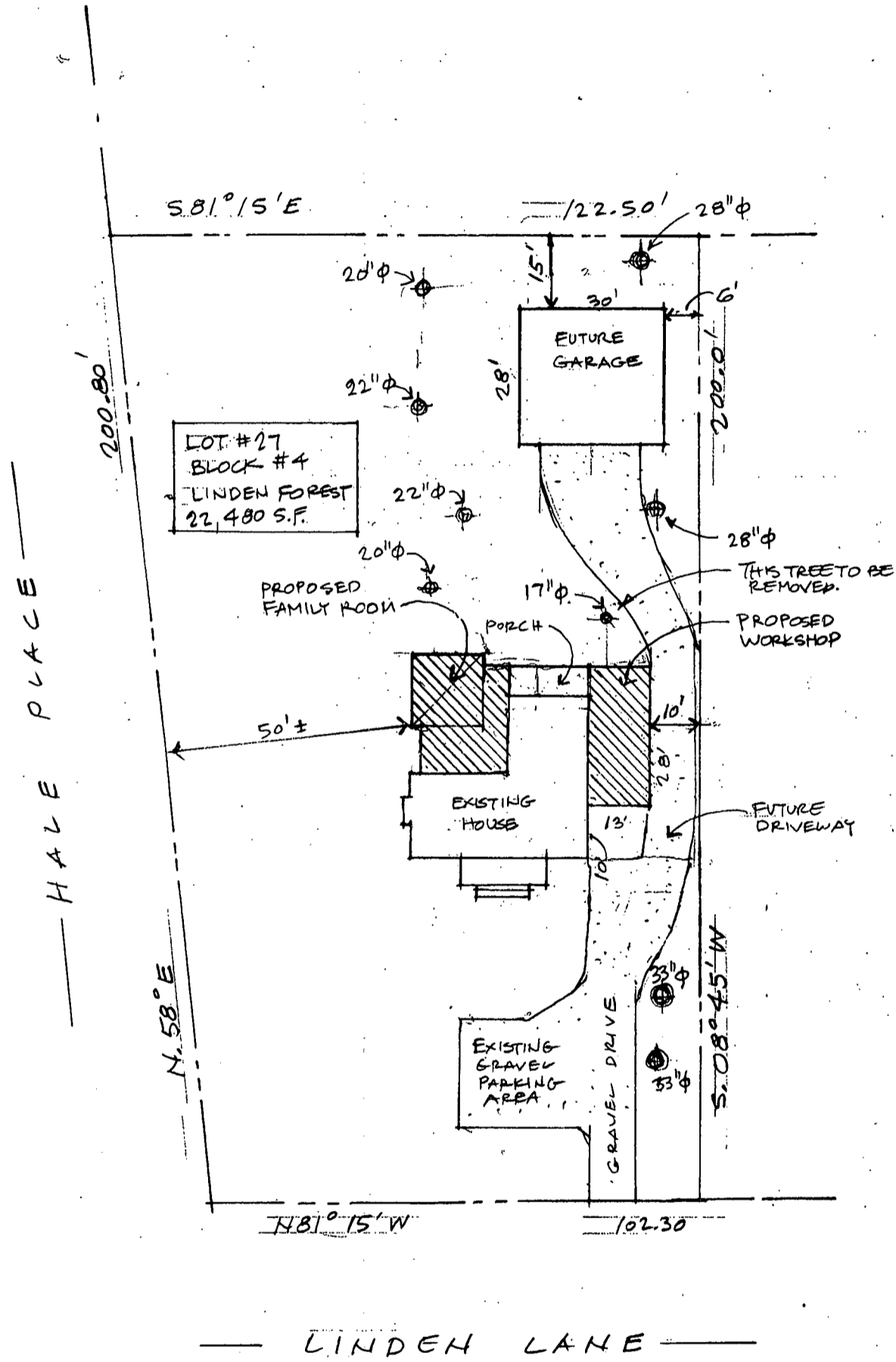
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**SITE PLAN**

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NOTE:  
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IN AFFECTED AREA

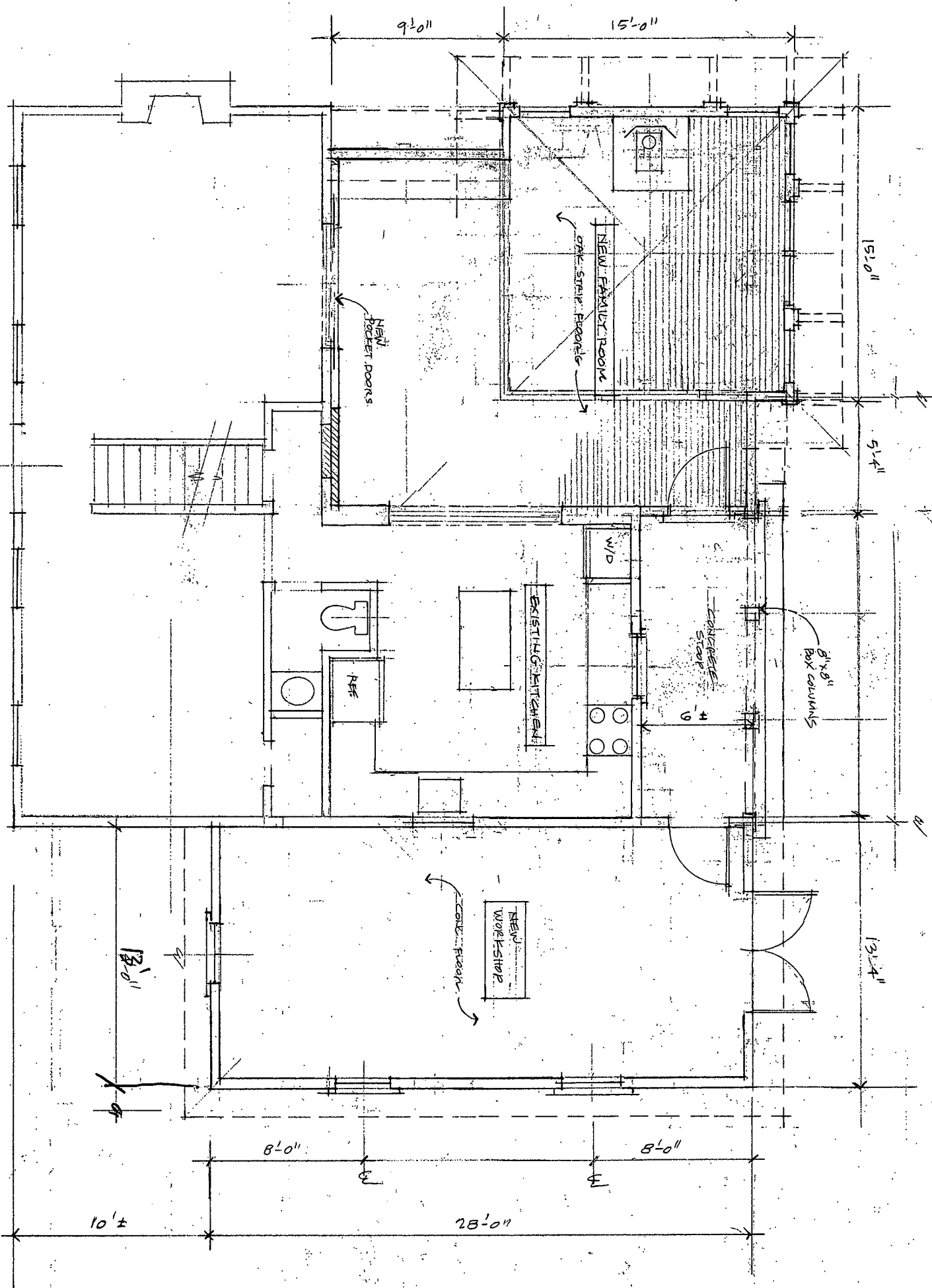
CHABUK RESIDENCE  
2309 LINDEN LANE  
SILVER SPRING, MD. 20910

N

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FLOOR PLAN

Date 10.24.07  
 Scale 1/4" = 1'-0"  
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 Job CHABUK  
 Sheet 1  
 Of 1 Sheets

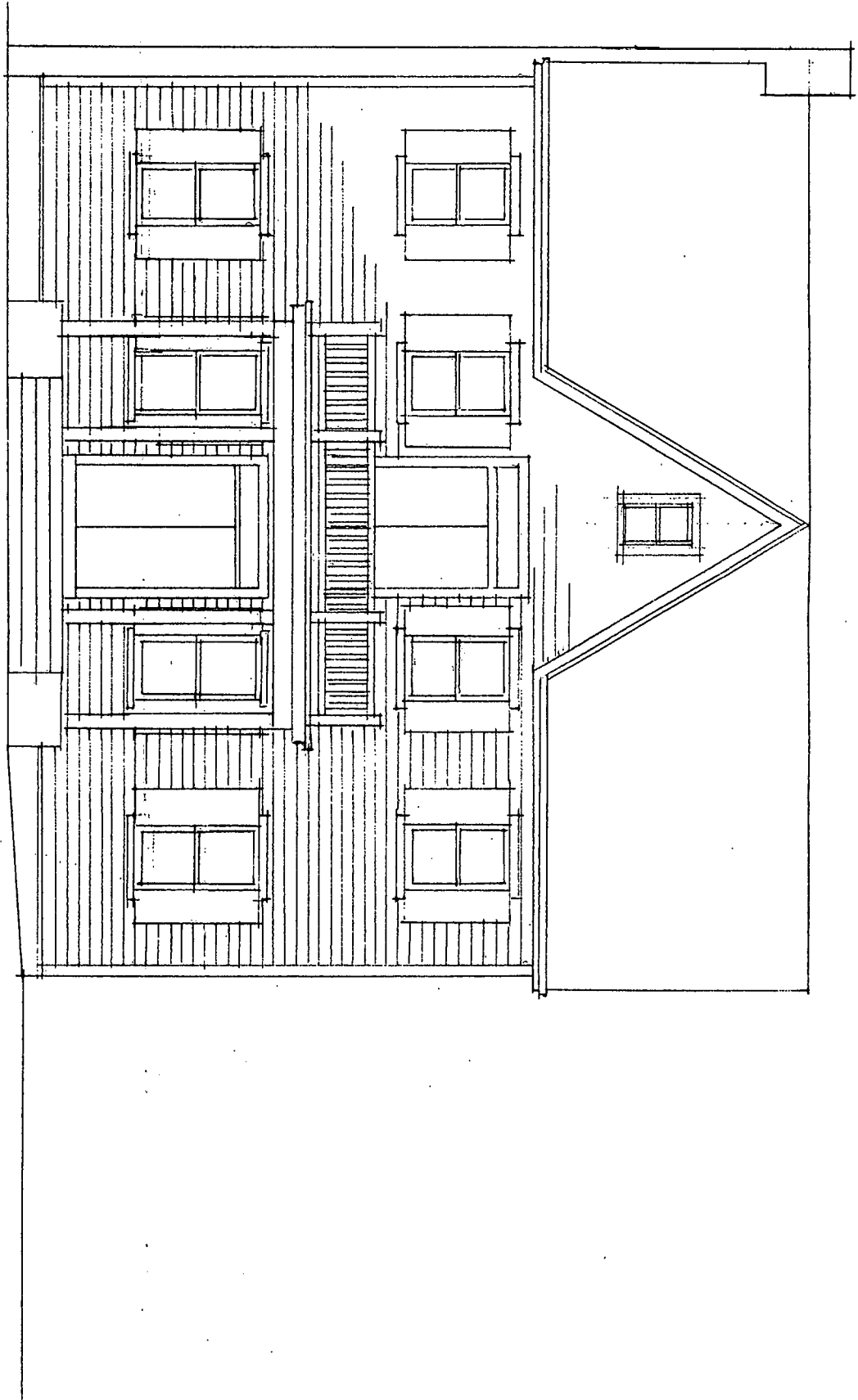
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PRELIMINARY PLANS for the CHABUK RESIDENCE ADDITIONS

12309 LINDEN LAKE, SILVER SPRING, MD.



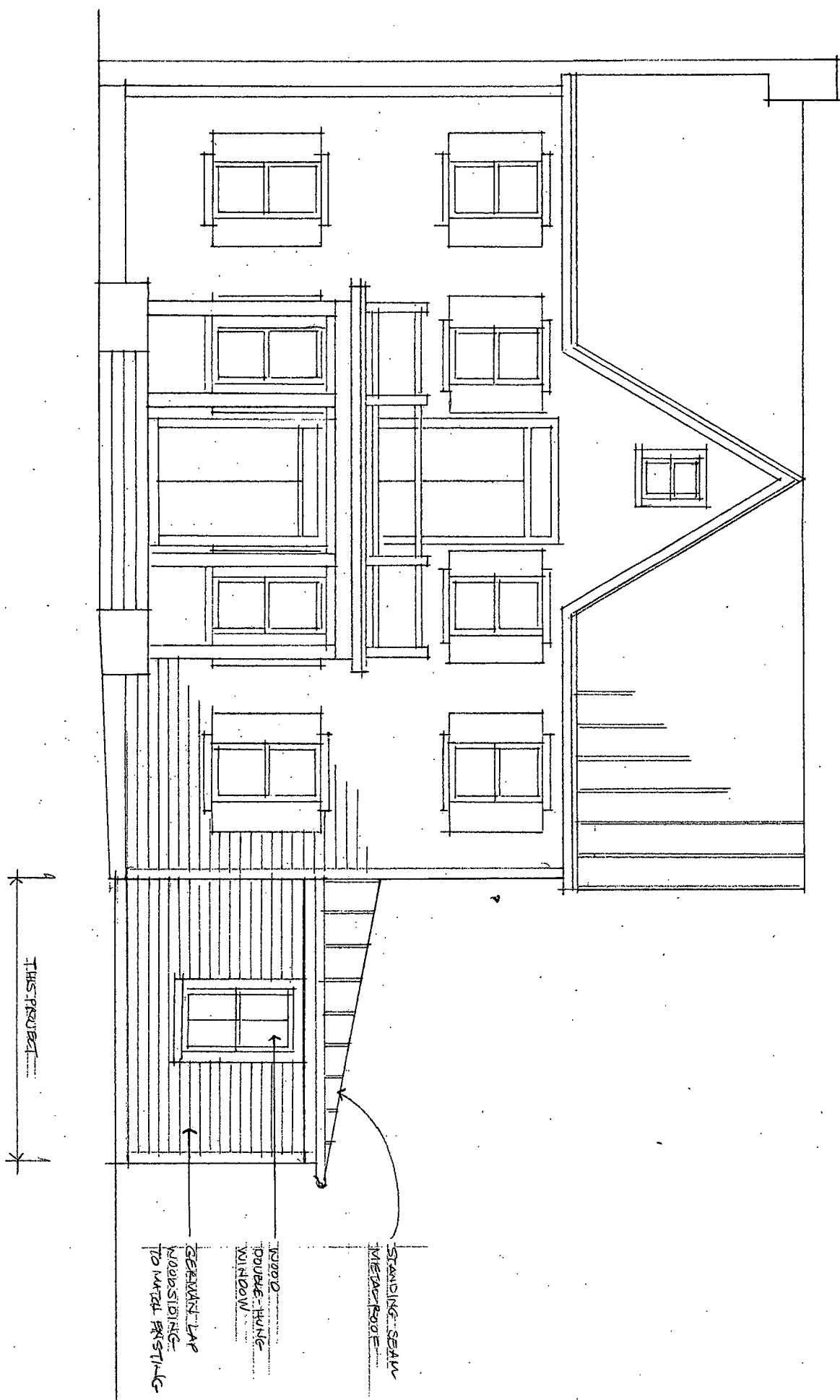
EXISTING FRONT ELEVATION

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FRONT ELEVATION

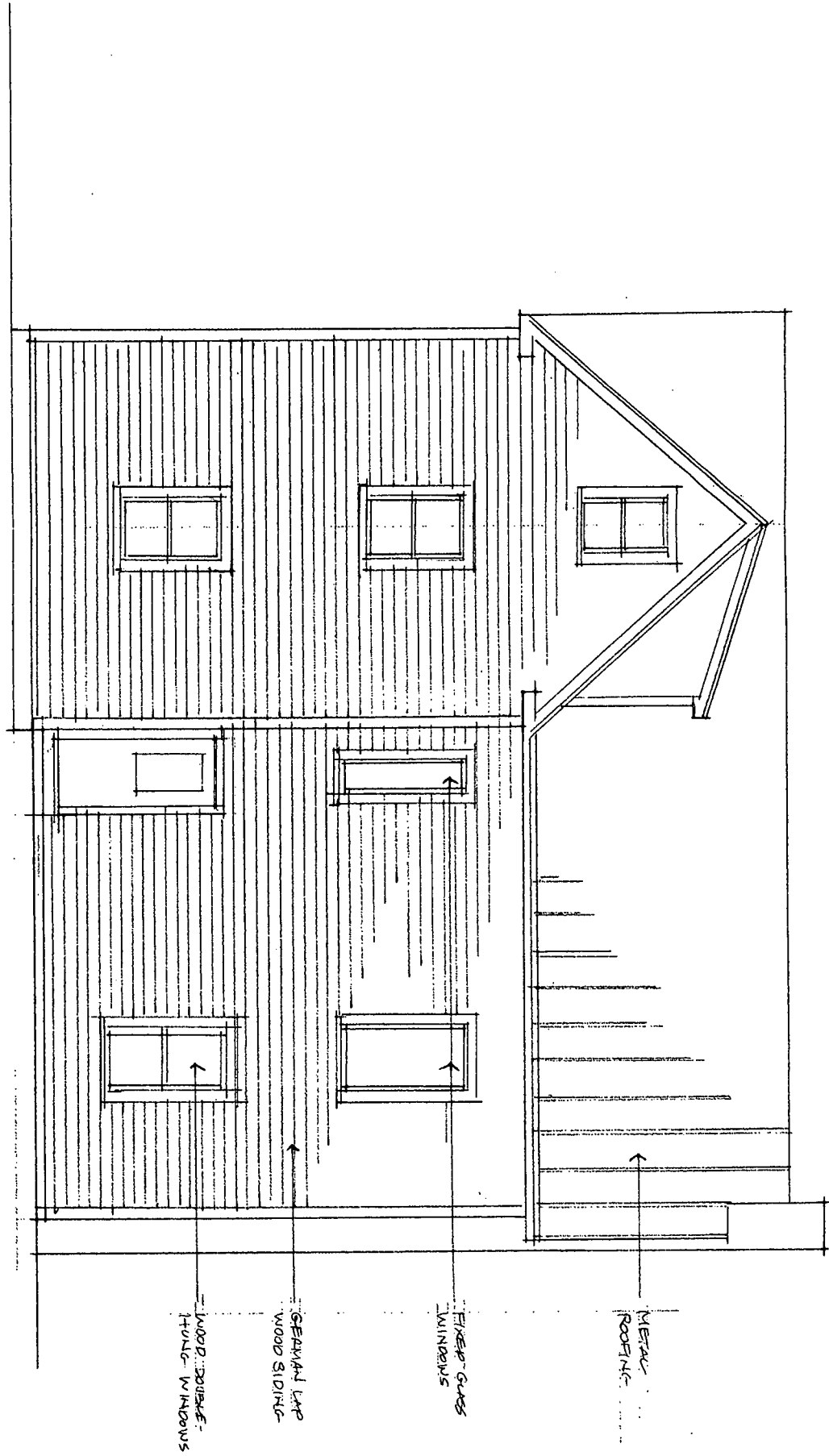
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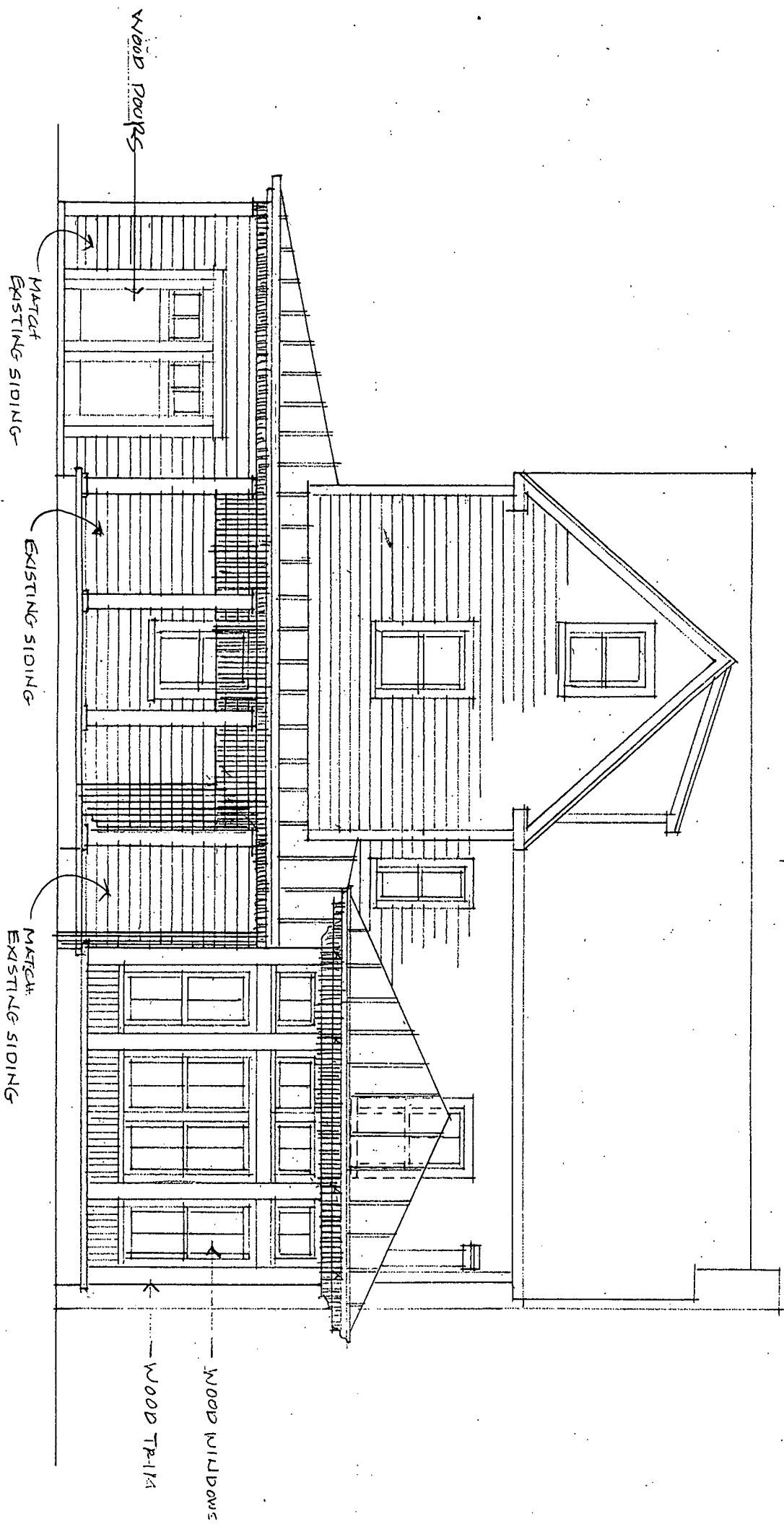
EXISTING REAR ELEVATION

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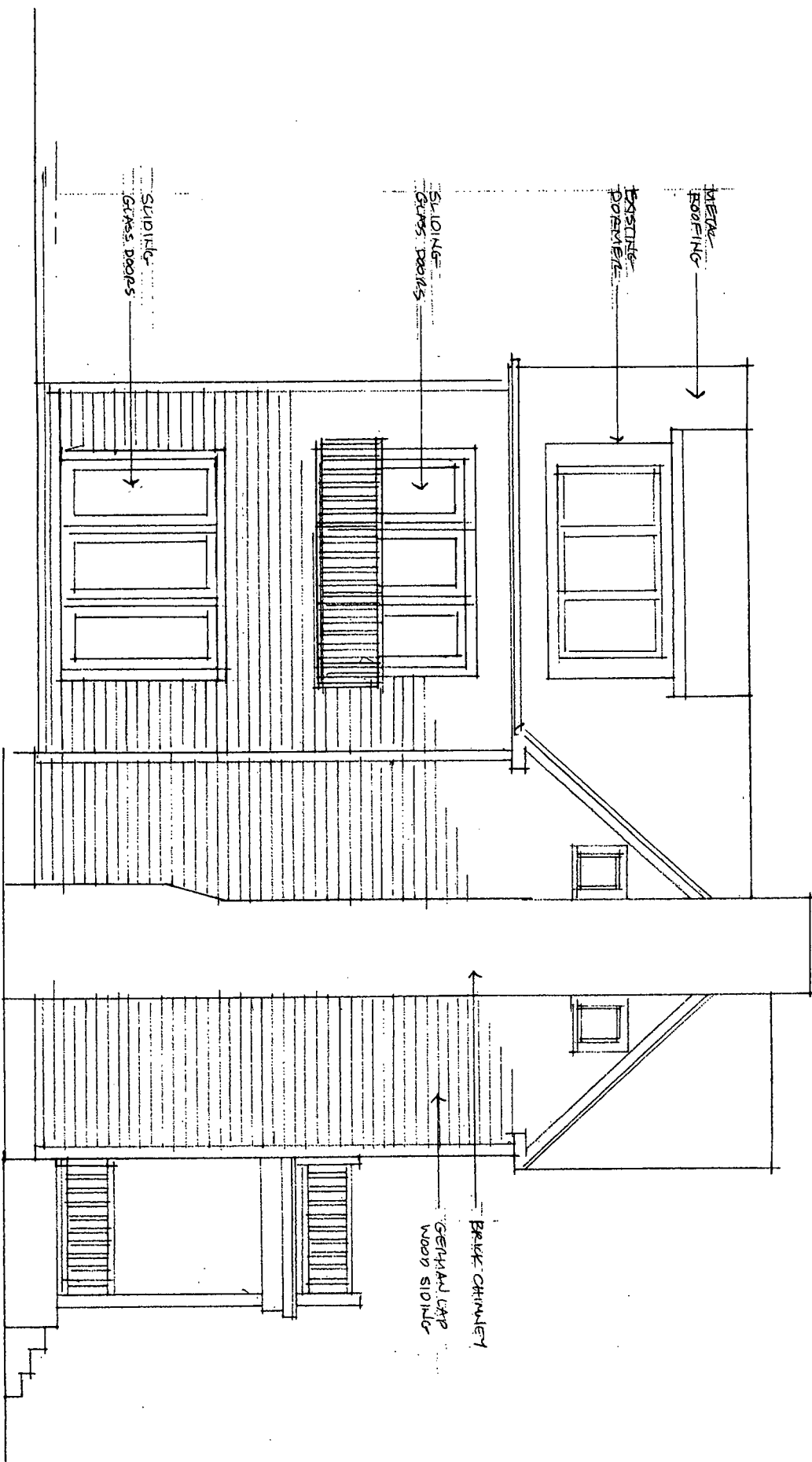
REAR ELEVATION

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01	Sheets

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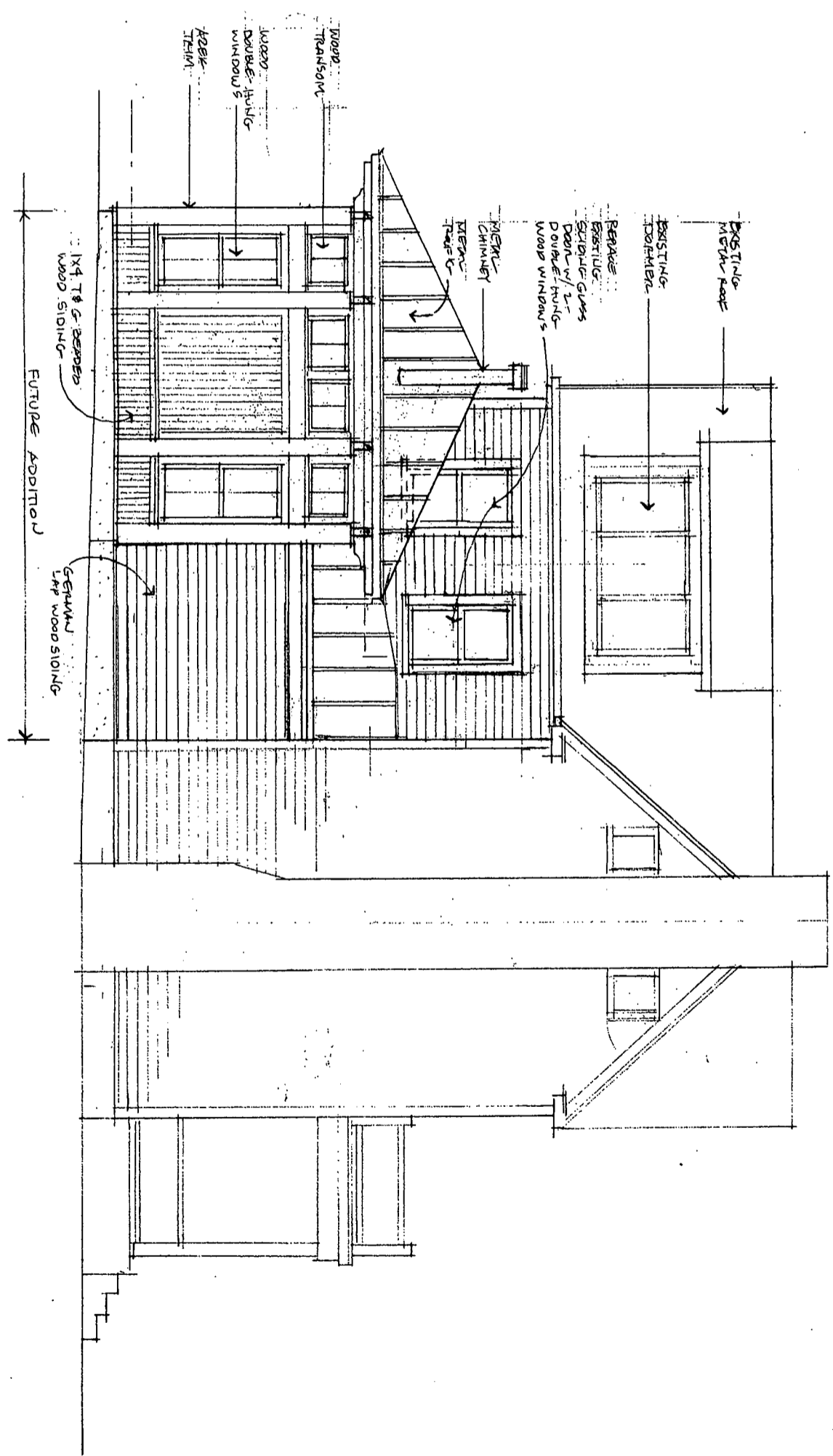




EXISTING LEFT SIDE ELEVATION

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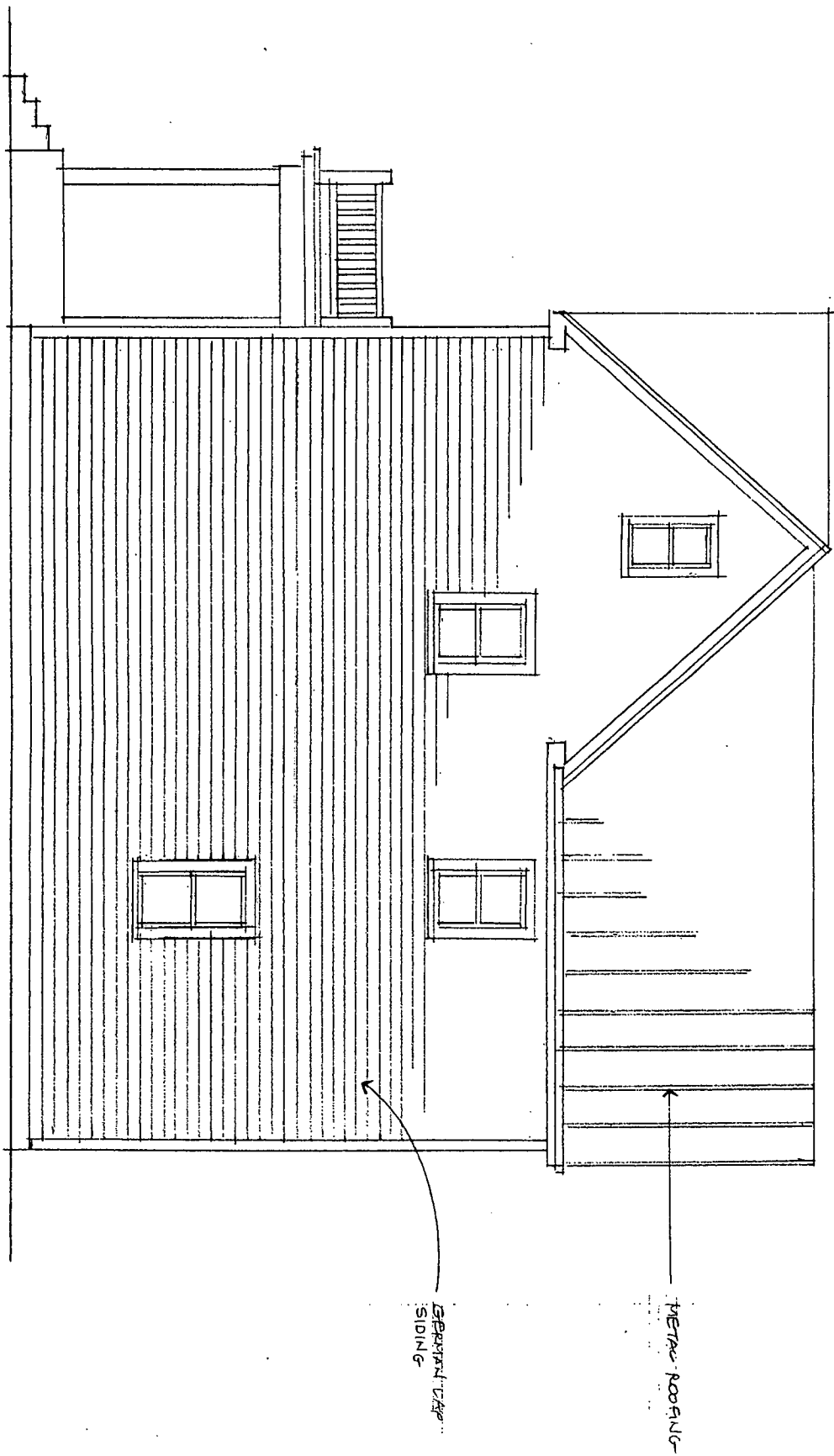
LEFT SIDE ELEVATION

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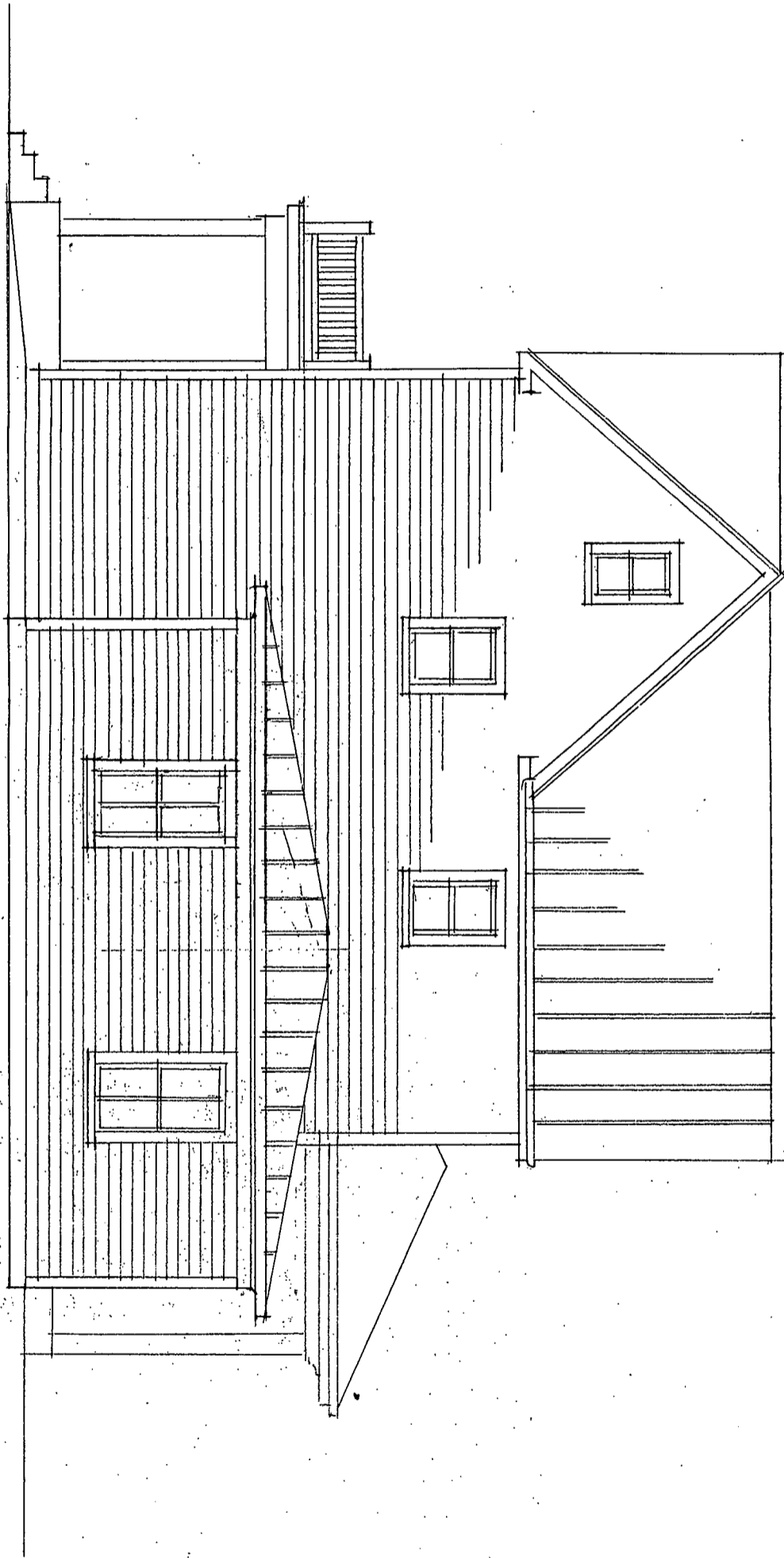
EXISTING RIGHT SIDE ELEVATION

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RIGHT SIDE ELEVATION

Sheet	3A
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2309 Linden Lane, Silver Spring  
2<sup>nd</sup> Preliminary Consultation  
February 13, 2008

**Anathar:**

- Approvable side addition
- Likes wraparound porch element at rear of the house

**Alderson:**

- Agrees with Anathar and Jester
- Far set back makes side addition approvable

**Jester:**

- Agrees with Anathar comments
- Pushed back far enough
- New proposal is a big improvement from 1<sup>st</sup> Preliminary Consultation

**Miles:**

- Thinks new proposal is a big improvement
- Would like to see side addition pushed back another 5-10' from the front plane of house

**Rotenstein:**

- Agrees with Miles
- Provide Isometric views to show oblique

**Fleming:**

- Would approve back and side additions as proposed

**Fuller:**

- Future development of the site seems like it would maximize the lot
- Would not support side addition
- Issue with property line to pavement. Driveway area between property line and proposed side addition is very tight.
- Would like to see side addition included as an addition to future carriage house.

Approvable  
||||  
|

Opposed  
|||  
|

Absent

Burstein - Would approve @ 1st Preliminary  
Duffy - side addition behind rear plane  
(Comment from 1st Preliminary)

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 2  
 3 ----- X  
 4 HISTORIC AREA WORK PERMIT - : HPC Case No. 31/06-07L  
 5 10320 Fawcett Street :  
 6 :  
 7 :  
 8 ----- :  
 9 PRELIMINARY CONSULTATION - :  
 10 2309 Linden Lane :  
 11 :  
 12 :  
 13 ----- :  
 14 PRELIMINARY CONSULTATION - :  
 15 Chevy Chase Village :  
 16 :  
 17 :  
 18 ----- X

11  
 12  
 13 A meeting in the above-entitled matter was held on  
 14 December 5, 2007, commencing at 7:36 p.m., in the MRO  
 15 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland  
 16 20910, before:

17 COMMITTEE CHAIRMAN

18 JEFF FULLER

19  
 20 COMMITTEE MEMBERS

21 Lee Burstyn  
 22 Tim Duffy  
 23 David Rotenstein  
 24 Leslie Miles  
 25 Thomas Jester



ALSO PRESENT:

Scott Whipple  
Anne Fothergill  
Joshua Silver

APPEARANCES

STATEMENT OF:

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Mark Ruminski	8
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Paul Treseder	32
Douglas Kamerow	42
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Jeane Campbell	59
Stuart Barr	71

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HISTORIC AREA WORK PERMITS

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ADJOURNMENT

1 MR. RUMINSKI: At any height?

2 MR. FULLER: At any height. Thank you. Next on  
3 the agenda tonight are the preliminary consultations. Could  
4 we please have a staff report then for Case A at 2309 Linden  
5 Lane.

6 MR. SILVER: Certainly. 2309 Linden Lane is a  
7 contributing resource located in the Linden Lane Historic  
8 District. The house is a Folk Victorian Style dating to  
9 circa 1900. It is a two and a half story, four bay frame  
10 structure with a standing seam metal gabled roof. It  
11 includes a two story porch detailed with turn columns on the  
12 first level and balusters on the second level which are  
13 located on the front elevation.

14 The second level of the porch is an open deck  
15 style and contains a double door with horizontal transom  
16 light. The rear of the house contains a two story L that  
17 was extensively remodeled in the 1980's. The house  
18 primarily contains one over one double hung windows on all  
19 elevations, and a later period single fixed door on the rear  
20 elevation, and two triple sliding glass doors on the first  
21 and second story of the left elevation.

22 The house is sited on a corner lot and contains  
23 several mature trees and vegetation. The applicant is  
24 proposing to construct a 30 by 13 one story side addition on  
25 the east elevation of the house. The addition is intended  
26 to be utilized, I was corrected that it's going to be

1 utilized as a hobby shop and not as an office space and  
2 workshop.

3           The proposed addition will be clad in German lap  
4 wood siding sheathed with a standing seam metal roof and  
5 contain two over two double hung wooden windows. The east  
6 elevation will contain a single hung wooden door with a  
7 horizontal transom light, and the north elevation will be  
8 detailed with two wooden doors which would serve as the  
9 primary point of entry for the side addition.

10           The applicant is also proposing to construct a 15  
11 by 15 one story addition at the rear of the house. The  
12 proposed addition will be constructed in the corner of the  
13 house created by the existing L and connect to the historic  
14 massing of the house by a new lower roof section. The  
15 addition will be detailed with a combination of wood and  
16 German lap siding and vertical tongue and groove siding.  
17 The walls would contain simulated divided light wooden  
18 windows and be sheathed with a standing seam metal roof.

19           Staff is generally supportive of the proposed rear  
20 addition. The design of this addition is subordinate to the  
21 historic massing and utilizes wooden and door treatments  
22 that are appropriate for the style of the house. The  
23 proposed lower roof section connecting the historic massing  
24 of the house with a one story addition is inset  
25 approximately one and a half feet on the west, the left  
26 elevation, to allow the existing house to read clearly on

1 the side which is most visible from the public right of way.

2 Again, it's a corner lot.

3 The proposed design also maintains the concept of  
4 differentiation between the existing house and the newer  
5 construction. The proposed removal of the single fixed door  
6 and windows on the rear elevation and the two triple sliding  
7 glass doors on the left side elevation of the house were  
8 installed as part of the remodeling effort in the 1980's.  
9 So removal of these features will have no adverse impact on  
10 the structure.

11 These features will be replaced by one over one  
12 double hung wooden windows to match the existing windows on  
13 the house. And the use of the German lap and vertical  
14 tongue and groove siding, the simulated divided light wooden  
15 hung windows and standing seam metal roof are considered  
16 desirable material selections. The applicant is also  
17 proposing to use the Azek wood for the corner boards, and  
18 staff is recommending the use of wood instead of the  
19 synthetic Azek.

20 And also the addition is located at the rear of  
21 the house. And because it is a corner lot, it will  
22 inevitably be visible from the public right of way. As a  
23 result of that, staff is supportive of the proposed design  
24 of this addition as it attempts to minimize any impact on  
25 the streetscape of the historic district by utilizing the  
26 existing L in the house.

1           The other element of the application is the  
2 proposed one story side addition, The front plane of the  
3 proposed addition is set back one and a half feet from the  
4 front of the historic massing, and I'd also like to add that  
5 this is probably the component of this preliminary or this  
6 proposal that is of staff's greatest concern, as the  
7 commission does not generally support side addition.

8           It's significantly smaller in scale than the  
9 house, but it would be a very visible side addition. So  
10 staff has met with the applicant and discussed the use of  
11 the proposed addition, that now has, has been corrected as a  
12 hobby shop, not a workshop or office. And staff had  
13 recommended the applicant consider a detached building on  
14 another part of the property to satisfy the need for his  
15 additional work space. However, since meeting with the  
16 applicant, staff has spoken extensively with the project  
17 architect who explained the construction of a detached  
18 building on this property would be problematic for meeting  
19 the county building setback requirements.

20           And then staff's other concern with the side  
21 addition was the appearance of the existing gravel driveway.

22       If a side addition was constructed, the driveway which  
23 currently serves as the primary parking area for the  
24 residence would just kind of terminate at this side  
25 addition. This would give sort of this uncharacteristic  
26 effect of an attached single car garage which is not

1 typically found in the historic district.

2 I know the applicant is here. I don't see his  
3 architect, but I know that they wanted to discuss the design  
4 strategy for the side addition and find an alternative that  
5 the HPC would approve. I do, of course, have a slide  
6 presentation I can share with you as well.

7 MR. FULLER: Please, why don't we go through that  
8 quickly?

9 MR. SILVER: We're currently lacking a microphone  
10 at the moment, but I can move through these rather quickly.  
11 So I think the other important thing I think here too really  
12 quick is that this property is located on the edge of the  
13 historic district, of the Linden Historic District, meaning  
14 this section over here is outside of the historic district.  
15 And this is just looking at it from the rear.

16 The front elevation. This, of course, is where  
17 the side addition is being proposed. And then a couple of  
18 rear elevation shots. And then the last one, this would be,  
19 this is taken from Linden Lane from the street, obviously  
20 facing west as the slide indicates. And this section right  
21 here is where the side addition is proposed. And that's all  
22 I have for slides.

23 MR. FULLER: Are there questions for staff at this  
24 point? Would the applicant please come forward. Welcome,  
25 if you would state your name for the record and you'll have  
26 seven minutes this evening.

1           MR. CHABUK: The name is H. Basri Chabuk. I lived  
2 at this house since 1977 and for all these years every time  
3 I came to the side of this house, it looked like a  
4 warehouse. It had no detail. It looked plain like a wall  
5 of a castle. And after all these years we came up with the  
6 architect and myself, this addition that would be a hobby  
7 shop dash shed. I don't have a shed in this house for the  
8 wheelbarrows, rakes, shelves. Everything is in the  
9 basement.

10           So, not only for the practical use of the  
11 addition, but we thought this addition adds to the character  
12 of the house. Of course, it's based on our own taste, our  
13 own pleasure. So as far as some of the staff report, being  
14 set back from the front corner, it's two and a half feet,  
15 not one and a half. And this driveway has been there all  
16 the way to the back corner of the house. As far as I know,  
17 it was there when we moved in. I believe it was there  
18 hundred seven years since the house was built.

19           Now with this addition, originally I dreamed of  
20 having a garage, but I talked to the previous staff, Michele  
21 Oaks, some about a year ago, and she said no way a garage.  
22 It's an historic house. So we gave up on the garage. And  
23 we put a window and because it has been a driveway all these  
24 years, I mean, yes, Mr. Silver came over and saw it's a  
25 gravel, you know, driveway all the way to the edge of this  
26 addition. But we have about four or five feet of area in

1 front of this proposed addition that can be always, very  
2 easily because it's a gravel, we can shovel the gravel away  
3 and put some Evergreens.

4 So I like it very much. The architect is a well  
5 seasoned architect in historical properties. I think he's  
6 been working on several projects right now in Takoma Park.  
7 We think it's a good project. I hope you do too.

8 MR. FULLER: Thank you. Are there questions for  
9 the applicant?

10 MR. DUFFY: I have a couple of questions. Is the  
11 gravel drive shown on the site plan Circle 8? Is everything  
12 that's paving shown there existing currently?

13 MR. CHABUK: Yes. It's gravel, yes. And also,  
14 it's not the primary parking that I would pull up all the  
15 way to the front of this addition. The primary parking is  
16 in the front of the house where we pull in.

17 MR. DUFFY: But the turn around and everything  
18 shown on Circle 8 for the paving is there already?

19 MR. CHABUK: Okay, on the picture right there,  
20 that area where we park way back towards the house and pull  
21 out forward. But the parking is right in front where that  
22 alarm sign is.

23 MR. DUFFY: Okay. I just want to be clear that  
24 you're not proposing to expand that. My next question is,  
25 what is the rear yard setback?

26 MR CHABUK: Rear yard setback. Well, I think it's



1 about 40 feet or something. Maybe 50 feet.

2 MR. DUFFY: What I don't understand is the staff  
3 has said that your architect is saying that a detached  
4 structure behind the building, the existing house, as  
5 opposed to added to the side of it, is not feasible because  
6 of setbacks.

7 MR. CHABUK: Oh. That I think, I mean, I wish he  
8 was here. Maybe he's still coming because of the snow maybe  
9 he's delayed, but I think he thought the separate in the  
10 addition, and like to the right. We don't have the setback  
11 to the right. We have setback in the back.

12 MR. DUFFY: Well, right now you're showing that  
13 it's 10 feet from the proposed to the side.

14 MR. CHABUK: Yes.

15 MR. DUFFY: So, presumably the side yard setback  
16 is no more than 10 feet.

17 MR. CHABUK: Well, the requirement is seven feet.  
18 I checked with the permitting services.

19 MR. DUFFY: Okay. So seven foot side yard  
20 setback. I don't understand why it would be a problem based  
21 on setbacks to push this workshop back behind the back plane  
22 of the house.

23 MR. CHABUK: Well, number one, there are all these  
24 mature trees. We have to cut down quite a lot of trees, and  
25 it will cost much more, you know, money wise. And this is  
26 not a garage. I plan to build a garage, you know, down the

1 road in the back. My next door neighbor is here. She  
2 already has a carriage house approved by this commission.  
3 I'd like to copy the same carriage house in the back. This  
4 addition is, I'm a cabinetmaker by trade. I had a business  
5 for 32 years. I'm in the process of getting ready and  
6 retire. I thought it would be nice to have a shed right  
7 next to the house and eventually have a garage carriage  
8 house in the back very similar to my next door neighbor's  
9 approved plans. That would be the garage.

10 MR. JESTER: And if you did that separate  
11 structure, how would you access that?

12 MR. CHABUK: Well, the architect suggested from  
13 the side, here place sidewalk.

14 MR. DUFFY: Well, it sounds like that would affect  
15 a lot of mature trees.

16 MR. CHABUK: It would be what?

17 MR. DUFFY: It sounds like that would affect a lot  
18 of mature trees.

19 MR. CHABUK: Well, it would affect, if you know,  
20 no matter what we do, it would affect the trees, yes. If  
21 this addition is not approved and then I have to do it in  
22 the backyard, yes, we would cut a few trees. If we build a  
23 carriage house, we would have to cut a few trees.

~~24~~ MR. DUFFY: If the mass of the side addition  
25 proposed were pushed back such that its front face were  
26 approximately five feet behind the back plane of the house,

1 do you know approximately how many trees would be affected?

2 MR. CHABUK: There is no trees here. This is just  
3 a blank -- where we're proposing to build right now, there's  
4 already concrete slab there. There is no tree. We're not  
5 cutting any trees right now.

6 MR. DUFFY: No. I mean, if it moved back --

7 MR. CHABUK: Five feet?

8 MR. DUFFY: If it moved back a total of about 35  
9 feet.

10 MR. CHABUK: Thirty-five feet away from the house  
11 or 35 feet from where it is?

12 MR. DUFFY: If the front plane of the proposed  
13 side addition were approximately five feet behind the back  
14 of the house, do you know approximately how many trees would  
15 be affected?

16 MR. CHABUK: I would guess at least four.

17 MR. DUFFY: Do we have any better images to give  
18 us an idea of that?

19 MR. CHABUK: All the trees at the end of the  
20 driveway, yes.

21 MR. SILVER: So, yeah, the concrete slab, the  
22 gravel driveway, the concrete slab, and then there's a set  
23 of trees that begin right there..

24 MR. CHABUK: Yes. And it's about a 22,000 square  
25 foot lot. So we have a backyard where we'd like to build a  
26 carriage house.

1           MR. SILVER: If you look at the top left,  
2 Commissioner Duffy, on the left of the house there you see  
3 the tree leaning in, those trees are, the one leaning in is  
4 toward the concrete drive, back part of the concrete drive.

5           MR. DUFFY: Okay, thank you.

6           MR. FULLER: Other questions?

7           MR. CHABUK: And also, may I say this that we  
8 weren't looking at this addition just for storing things or  
9 a hobby. We believe it really takes away this European  
10 Chateau towering look, give it some depth. We felt, the  
11 architect felt it adds to the house. It's not just having  
12 so many square foot of a workshop. It was, we thought it,  
13 we're adding to the way the house looks, and we thought this  
14 balancing it.

15           MR. ROTENSTEIN: I have a question for the  
16 applicant and perhaps staff. Is there any evidence that  
17 there was a window in that east side gable and wall at any  
18 time?

19           MR. CHABUK: East side?

20           MR. ROTENSTEIN: The side that's the blank, there  
21 are no piercings in that wall.

22           MR. CHABUK: Well, that's a bathroom window.

23           MR. ROTENSTEIN: No. Josh, could you get the  
24 slide, the oblique. There you go. Is there any evidence  
25 there was a first floor window at any point in that wall?

26           MR. CHABUK: The kitchen window?

1 MR. SILVER: Not to my knowledge. I would direct  
2 that to the applicant.

3 MR. CHABUK: That's a kitchen window. Has been  
4 there since --

5 MR. ROTENSTEIN: No. In the front block of the  
6 house towards the front.. Right in that area.

7 MR. CHABUK: There was no window.

8 MR. ROTENSTEIN: And I can see your point.

9 MR. CHABUK: I mean, right now if you permit us to  
10 build this addition, we would be blocking that kitchen  
11 window on the first floor and we're proposing a matching  
12 window exactly on the outside wall of the addition. There  
13 is nothing else being blocked except here on the side.

14 MR. JESTER: And your plan is accurate, that is to  
15 say that there's no connection between this office/workshop  
16 and the house? There are no doors proposed between the --

17 MR. CHABUK: No.

18 MR. JESTER: So really it's kind of acting as a  
19 garage/workshop that just happens to be abutted to the --

20 MR. CHABUK: Well, we gave up the garage a year  
21 ago. So it's going to be a hobby shop for me. I'm a  
22 cabinetmaker by trade, and so, and shed. Like I said, all  
23 the rakes and shovels and wheelbarrow, everything is in the  
24 basement. So, like I said, I like to in a few years build a  
25 carriage house in the back corner of the lot similar to my  
26 neighbor's which was approved already. She is here, by the

1 way, if you'd like to talk to her. And I think Mr. Silver  
2 is familiar with that approved carriage house addition. So  
3 having this addition also leaves space for me for the later  
4 carriage house addition.

5 MR. FULLER: Other questions for the applicant?

6 MR. DUFFY: If you could build the carriage house  
7 now, would you rather do that than build the addition?

8 MR. CHABUK: No, because carriage house is going  
9 to cost some money, and this is very simple, easy, fast and,  
10 you know, something that can be done in two months.  
11 Carriage house would be a little bit costly. Because the  
12 carriage house that my neighbor approved has a loft, like  
13 living quarters in the second floor. It's a little bit more  
14 than just a garage.

15 MR. DUFFY: So, but this is described as two and a  
16 half story addition. So basically, --

17 MR. CHABUK: Is it? It's one floor. Where do you  
18 see that?

19 MR. DUFFY: Maybe I'm reading wrong.

20 MR. SILVER: You're reading the description of the  
21 house.

22 MR. DUFFY: I'm sorry. The house is two and a  
23 half stories. That's right. So basically, this is a one  
24 story, one floor addition, but inside, not that we're  
25 usually concerned, but from the outside it's going from the  
26 front, the outside is going to look like an addition to the

1 house when in effect on the inside it's really just going to  
2 be an attached shed, is that correct?

3 MR. CHABUK: Physically it will be free standing,  
4 but it is attached because there will not be any gap between  
5 the existing house, but no load will be carried by the  
6 original house. There will be, you know, another wall of  
7 this addition against the house.

8 MR. DUFFY: Will you be able to get from inside of  
9 the existing house into this addition without going outside?

10 MR. CHABUK: No. Only way we would do it by  
11 really destroying the inside of the dining room and the  
12 kitchen, and it would be really unwise.

13 MR. DUFFY: So basically it's just going to be a  
14 framed structure --

15 MR. CHABUK: Yes.

16 MR. DUFFY: -- with a facade on the outside to  
17 look like part of the house.

18 MR. CHABUK: Yes. But it will not, it will be  
19 free standing. All the load will be carried by the  
20 concrete. It will be bolted or screwed to the existing  
21 house so that, I read the staff report that at any time if  
22 this addition was removed, there will not be any marks on  
23 the existing house except maybe some caulk marks.

24 MR. DUFFY: Are you going to have heat and air  
25 conditioning out there?

26 MR. CHABUK: No. We may have a space heater if

1 I'm doing something there in winter.

2 MR. FULLER: Okay, at this point what I'd like to  
3 do is sort of go down the line of commissioners and let them  
4 provide you the input. We'll try to summarize it so that,  
5 hopefully give you a consensus.

6 MR. JESTER: I guess, my point of view, I  
7 generally find the, we talked a lot about the side addition.  
8 We haven't talked at all about the rear addition. ~~I~~  
9 ~~generally find the rear addition to be pretty sympathetic~~  
10 ~~and comfortable with this house. I think it's a nice,~~  
11 ~~design. As far as the side addition, I guess I have a~~  
12 ~~little bit of concern about, not so much about whether~~  
13 ~~there's an addition on the side of the house, but where it's~~  
14 ~~located.~~

15 I think the two and a half feet that's shown where  
16 the setback is from the front of the house, I don't think  
17 that's adequate. ~~I think you quite a bit more than that to~~  
18 ~~have kind of the legibility of the original mass of the~~  
19 ~~house.~~ I think what was very evident in the very first  
20 photograph is a very nice Victorian house kind of sitting in  
21 the landscape, and I think the addition should be a little  
22 bit more, set back quite a bit more if that's possible.

23 In other words, Commissioner Duffy suggested  
24 moving it back as a detached structure, but I'm wondering if  
25 ~~it couldn't be pushed back, maybe still attached, but more~~  
26 ~~towards the rear of the house.~~



1 MR. CHABUK: Well, it could be if this commission  
2 tells us to do that, we will do it. But we were following,  
3 if you look at the drawing, the peak of the existing house  
4 with the peak of the addition. We were using the house as a  
5 guide.

6 MR. JESTER: I understand that.

7 MR. CHABUK: We would not be following that, but  
8 we can do that. And the architect is here so maybe he can  
9 start explaining.

10 MR. TRESEDER: Paul Treseder.

11 MR. FULLER: Basically, I think we have a fairly  
12 good understanding of what the application is in front of  
13 us. I think your documents are very straightforward.  
14 There's been concern expressed, or most of the discussion  
15 has been on the side addition. Commissioner Jester, who I  
16 believe you heard his comments. At this point what we're  
17 really trying to do is just go down and give you the input  
18 from the commission. We'll try to sum it up in the end as  
19 to what's there.

20 MS. MILES: I would agree that the rear addition  
21 ~~is sympathetic and appropriate massing and appropriate~~  
22 ~~placement, and uses well the existing L.~~ But I feel pretty  
23 ~~strongly that the side addition needs to be relocated. I~~  
24 ~~wouldn't even want to see it pushed back behind the plane.~~  
25 ~~I would like to see it relocated to the rear.~~ You have a  
26 very large rear yard, and it's hard for me to perceive

1 exactly where the trees are. But I suspect there might be a  
2 way to make this work that would allow you to achieve your  
3 program without creating a ~~asymmetrical front elevation~~  
4 where ~~symmetry is plainly like~~ the dominant theme of the  
5 house. ~~I really wouldn't want to see the side addition.~~

6 And my little usual pet peeve, I actually, I would  
7 propose, I'd suggest that if you're going to put Azek or  
8 some other artificial product on the outside, I would  
9 suggest that you not use real wood for the trim and the  
10 corner boards. I think that that actually looks more  
11 artificial when the real wood is up against the artificial  
12 product.

13 MR. ROTENSTEIN: I attend to agree with  
14 Commissioner Miles. This is a very nice characteristic turn  
15 of the 20th Century Folk Victorian ~~house that reads very~~  
16 ~~well in its front facade symmetry?~~ ~~I too would prefer to~~  
17 ~~see it in the rear detached from the house.~~ Commissioner  
18 Jester had some good points about pushing it back, building  
19 off of Commissioner Duffy's comments and attaching it or  
20 locating it next to the rear L, though that's going to still  
21 be visible from the street, and I think that would not only  
22 diminish the integrity of this property, but also diminish  
23 the integrity of the streetscape and the surrounding  
24 historic district.

25 The rear addition, I think that's perfectly  
26 sympathetic with the existing historic house and I don't

1 have any comments about that. But I would prefer on a  
2 ~~property like this to not have a side addition that is~~  
3 ~~visible, and especially as visible as the one we have before~~  
4 ~~us.~~

5 MR. DUFFY: I agree with the previous three  
6 commissioners. I'm positive about the rear addition. I  
7 think what's shown here is fine and I don't have any real  
8 negative comments about that. ~~I do think that the side~~  
9 ~~addition should be behind the rear plane of the house as I~~  
10 ~~was saying before.~~ And I also think that that opens up an  
11 opportunity you might want to think about which is that, as  
12 it is right now you'd have to walk outside to get into that  
13 addition.

14 If it were a detached structure several feet  
15 behind the rear plane of the house, you could have a covered  
16 walk connecting into your stoop in the back. So you might  
17 get a benefit out of doing that.

18 MR. FULLER: Commissioner Burstyn.

19 MR. BURSTYN: I would say it's all right as it is.  
20 I don't care for the copula on top.

21 MR. TRESEDER: I was going to ask about that. I  
22 wasn't sure about it either. I thought it was a little  
23 much.

24 MR. BURSTYN: I was wondering if it's functional  
25 or is it just decor?

26 MR. TRESEDER: No, it was very functional and

1 that's what, that was the inspiration for it was getting a  
2 whole house fan because it's a non air conditioning space,  
3 we wanted to do natural ventilation. But we can achieve  
4 that by other methods. So yes, that was one thing actually  
5 I was looking for some feedback on that specifically.

6 If I can just mention something that is a  
7 consideration in designing. As you probably know the  
8 Montgomery County zoning requires any structure that's  
9 physically detached to be beyond the rear plane of the  
10 house. So as soon as this becomes a detached structure, it,  
11 by definition, would have to go behind the rear plane of the  
12 house which in that case would actually be behind the rear  
13 plane of the rear addition.

14 And I was sort of, as I was sitting here  
15 listening, I was thinking that if it could shove back into  
16 the rear corner of the existing house and have a nice little  
17 connection to that stoop, then it would still have, because  
18 we have a physical attachment, it wouldn't have to meet that  
19 requirement. And yet it would still be beyond the back  
20 plane of the existing house, although not beyond the back  
21 plane of the proposed rear addition.

22 MR. JESTER: What's the rear yard set back  
23 requirement?

24 MR. TRESEDER: Twenty feet.

25 MR. JESTER: So is part of the reason why you  
26 don't want to detach it is because you're trying to preserve

1 some space for the future carriage house?

2 MR. TRESEDER: I think so. But I just wanted to  
3 make sure that that is part of my, works into my  
4 calculations.

5 MR. FULLER: Let me just finish going through the  
6 commissioners opinions of things. Personally, I would  
7 concur with everybody else as it relates to the rear  
8 addition. I think it's appropriate as proposed. I think  
9 the detailing is starting to come together nicely. ~~I think,~~  
10 ~~I could be convinced of a side addition that might be able~~  
11 ~~to work, but this is certainly not it.~~

12 I definitely would want to see it further back. ~~I~~  
13 would definitely want it not look a shed that's been pushed  
14 on the side of the house, and I kind of have a problem with  
15 the shed program just being pushed on the side of the house.  
16 So, from my perspective, it would take a lot of convincing  
17 ~~and I definitely would recommend you coming back personally~~  
18 ~~for a second preliminary if you really wanted to pursue~~  
19 ~~that. I'd prefer to see this,~~ because the function really  
20 is the kind of things that most people would put in a  
21 carriage house or put into a shed to make it a detached  
22 piece.

23 That being said, I think what you've heard tonight  
24 ~~is three commissioners are very strongly opposed to having~~  
25 ~~the addition of any size on the side of the house. You~~  
26 ~~heard one commissioner say that they would accept it as~~

1 ~~proposed, and you've heard two say that maybe in some~~  
2 ~~configuration it could be proposed.~~ So certainly your path  
3 of least resistance is something not on the side of the  
4 house.

5           The rear addition, I think, if that were to come  
6 back in front of us, I'd suggest you could come straight  
7 back in with a HAWP on that.

8           MR. TRESEDER: One reason why, I'm familiar with  
9 the fact that additions are preferred in the rear. I mean,  
10 that's right in the ordinance. But because this was a  
11 category, a contributing resource as opposed to a primary  
12 resource, I thought there was a little bit more give. Was  
13 that under consideration. I mean, I know that you like the  
14 house, but it's not considered a number one category.

15           MR. FULLER: I can't speak for all the  
16 commissioners at this point, but I think that probably  
17 entered into some of those that were more favorable to  
18 saying that something could be done. But, as I said, I  
19 think you're hearing there's very much of a mixed opinion as  
20 to whether any side addition would be approvable. I think  
21 that's probably about as much as we're going to be able to  
22 give you tonight.

23           MR. TRESEDER: Sounds like it, yes. It sounds  
24 very straightforward. Thank you.

25           MR. FULLER: Thank you. Next this evening is Case  
26 B, the Brookville Road alterations. Is there a staff

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

<b>Address:</b>	2309 Linden Lane, Silver Spring	<b>Meeting Date:</b>	2/13/2008
<b>Resource:</b>	Contributing Resource Linden Lane Historic District	<b>Report Date:</b>	2/6/2008
<b>Applicant:</b>	Hasan Basri Chabuk (Paul Treseder, Architect)	<b>Public Notice:</b>	1/30/2008
<b>Review:</b>	2 <sup>nd</sup> Preliminary Consultation	<b>Tax Credit:</b>	None
<b>PROPOSAL:</b>	Construction of side and rear addition	<b>Staff:</b>	Josh Silver

**STAFF RECOMMENDATION:**

Staff recommends the applicants make revisions based on comments from staff and the Historic Preservation Commission and return for a Historic Area Work Permit.

**BACKGROUND:**

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.

Since the 1<sup>st</sup> Preliminary Consultation the applicant has submitted a revised proposal that includes a smaller side addition that is still attached to the historic massing, but is pushed further back (10') from the front plane of the house. The proposal for the rear addition remains identical to what the HPC reviewed at the 1<sup>st</sup> Preliminary Consultation. (See attached transcripts on Circle \_\_\_\_\_)

**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 28' x 13' one-story side addition on the east elevation of the house. The proposed addition will be 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 simulated divided light wooden windows, and be sheathed with a standing seam metal roof.

### **APPLICABLE GUIDELINES:**

X-TRA COPY



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 1<sup>st</sup> 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 were installed as part of a remodeling effort

in the 1980s, removal of these features 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 would recommend the use of wood for the corner boards and trim instead of Azek.

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**

At the 1<sup>st</sup> Preliminary Consultation the HPC gave the applicant and architect clear direction that a detached side addition would be the most desirable option for this property. Some Commissioners also stated they would consider a side addition if it was pushed much further back from the front plane of the house.

Staff has some concern with the revised proposal because it still includes an attached side addition. Although the addition is now pushed back 10' from the front plane of the house- *a difference of 8'5" from the original proposal*, which helps preserve the legibility of the historic massing from the public right-of-way, it still gives the house an asymmetrical appearance when standing either directly in front of the house or on the east side.

Since the 1<sup>st</sup> Preliminary Consultation staff has meet with the architect to discuss the revised design strategy and the future development of the site. Although this proposal is for the construction of a rear and side addition, the plans also address the future development of the site including the construction of a carriage house at the rear of the property and expansion of the existing driveway. (See Circle \_\_\_\_\_) While the future development of the site was briefly discussed at the 1<sup>st</sup> Preliminary Consultation as a possible constraint to constructing a detached structure on the property, the major limiting factors were the combination of the property containing several mature trees that would be impacted if a detached building were constructed on the property, and the limited side yard setback on the east property boundary. Staff is amenable to side addition at this property because of these factors.

This proposal presents an opportunity for the HPC to comment on, and support in concept the future construction of a carriage house and a driveway expansion at this property. While the future development of this site is certainly a factor the HPC should consider when reviewing this proposal, the main emphasis of this review should focus on the compatibility of the side addition with the historic massing, and its potential impact on the streetscape of the historic district.

The applicant and project architect wish to consult with the Commission to discuss their design strategy for the side addition and future development of the site to find an approvable alternative before proceeding to a HAWP.

### **STAFF RECOMMENDATION:**

Staff recommends the applicants make revisions based on comments from staff and the Historic Preservation Commission and return for a Historic Area Work Permit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESEDER  
 Daytime Phone No.: 301-320-1580

Tax Account No.: 00962708  
 Name of Property Owner: Hason Basri Chabuk Daytime Phone No.: (301) 291-0529  
 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 LINDEN LANE Street LINDEN LANE  
 Town/City: SILVER SPRING Nearest Cross Street: HAVE 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  
Signature of owner or authorized agent

OCT 15, 2007  
Date

Approved: \_\_\_\_\_ For: Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No. H70038 Date Filed: 11/04/07 Date Issued \_\_\_\_\_

2309 LINDON 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 10 back from the front of the house. It is intended that the low, shallow (3:12 or less) pitched porchlike roof of this one story side extension, held behind the centerline of the main gable, not detract from the strong symmetry of the front of the main house when viewed from Linden Lane. 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]

<p><b>Owner's mailing address</b>                  Hasan Basri Chabuk                  2309 LINDEN LANE                  SILVER SPRING, MD 20910</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Judy Nielson                  2413 Woodstock Ave                  SILVER SPRING, MD 20910</p>	<p>Dena Leibman                  Johanna Maria Torfs                  9407 Hale Place                  SILVER SPRING, MD 20910</p>
<p>Jane Hillard                  2303 LINDEN LANE                  SILVER SPRING, MD 20910</p>	<p>Sue Ellen Presley                  9400 Hale Place                  SILVER SPRING, MD                  20910</p>

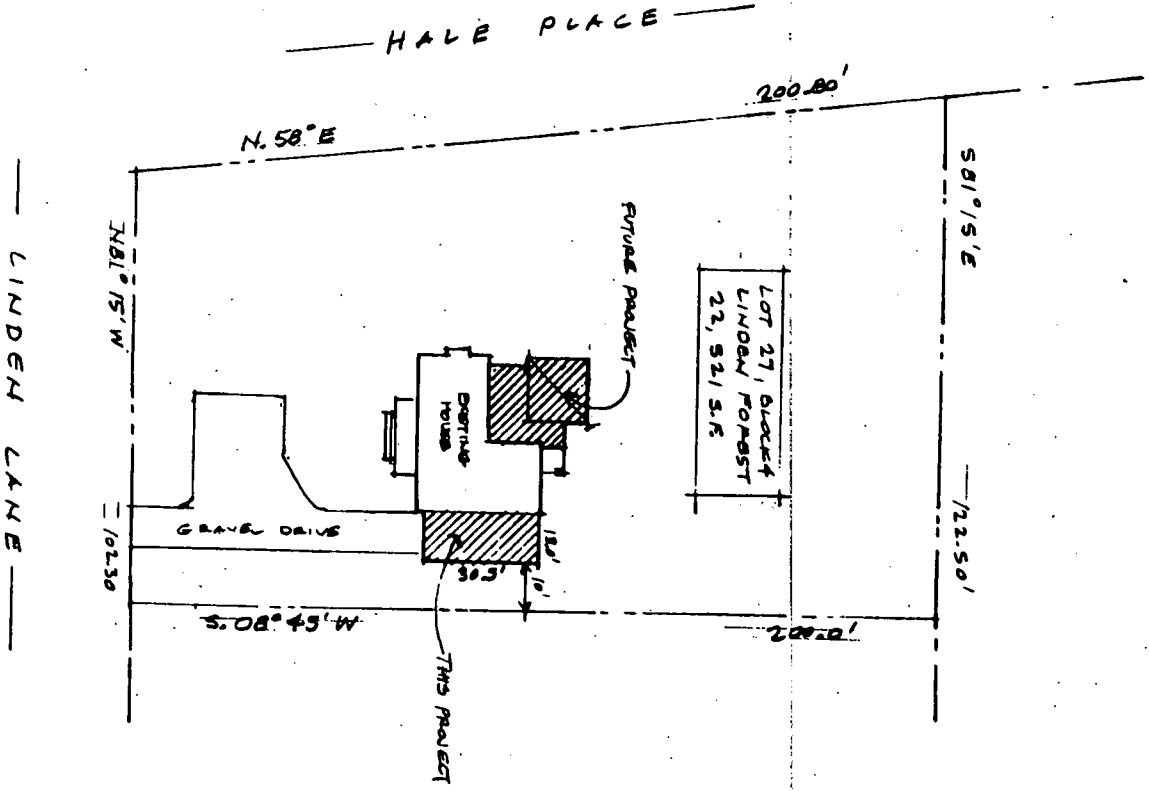
CHAQUE RESIDENCE  
2309 LINDEN LANE  
SILVER SPRING, MD. 20910

# ORIGINAL PROPOSAL

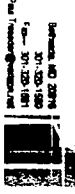
8

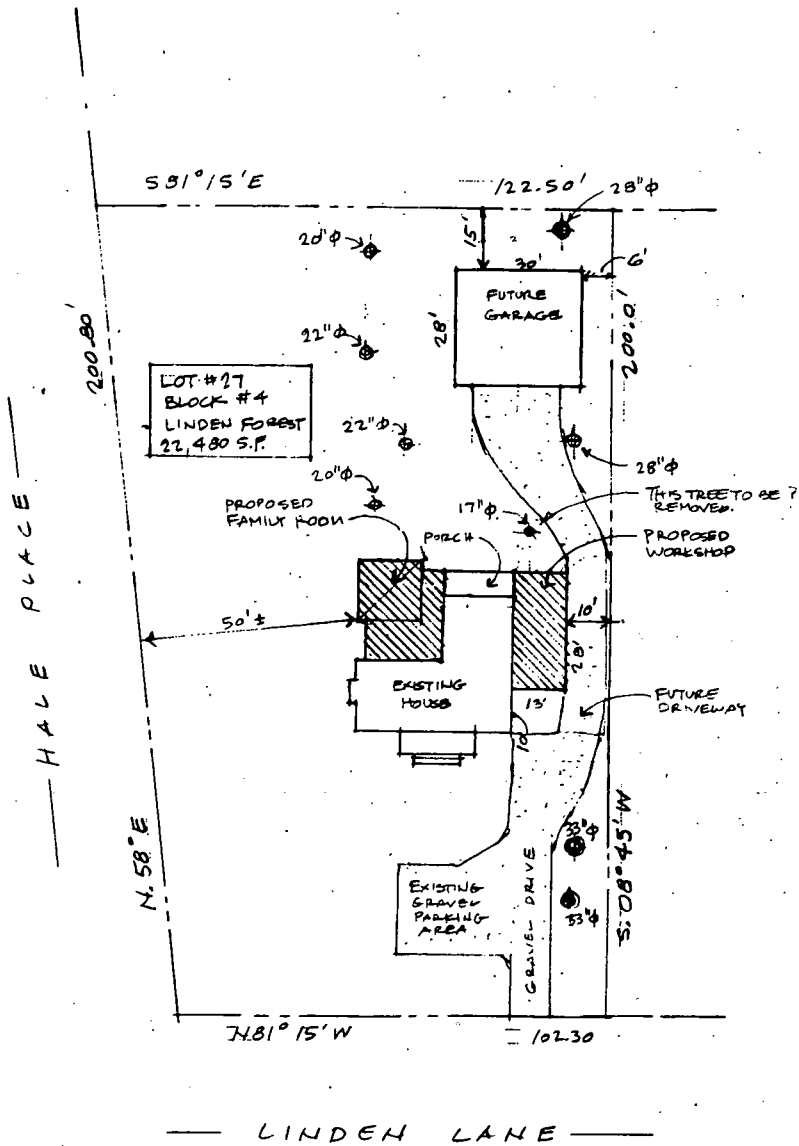
## SITE PLAN

SCALE: 1" = 30'-0"



Paul Treseder





**SITE PLAN**

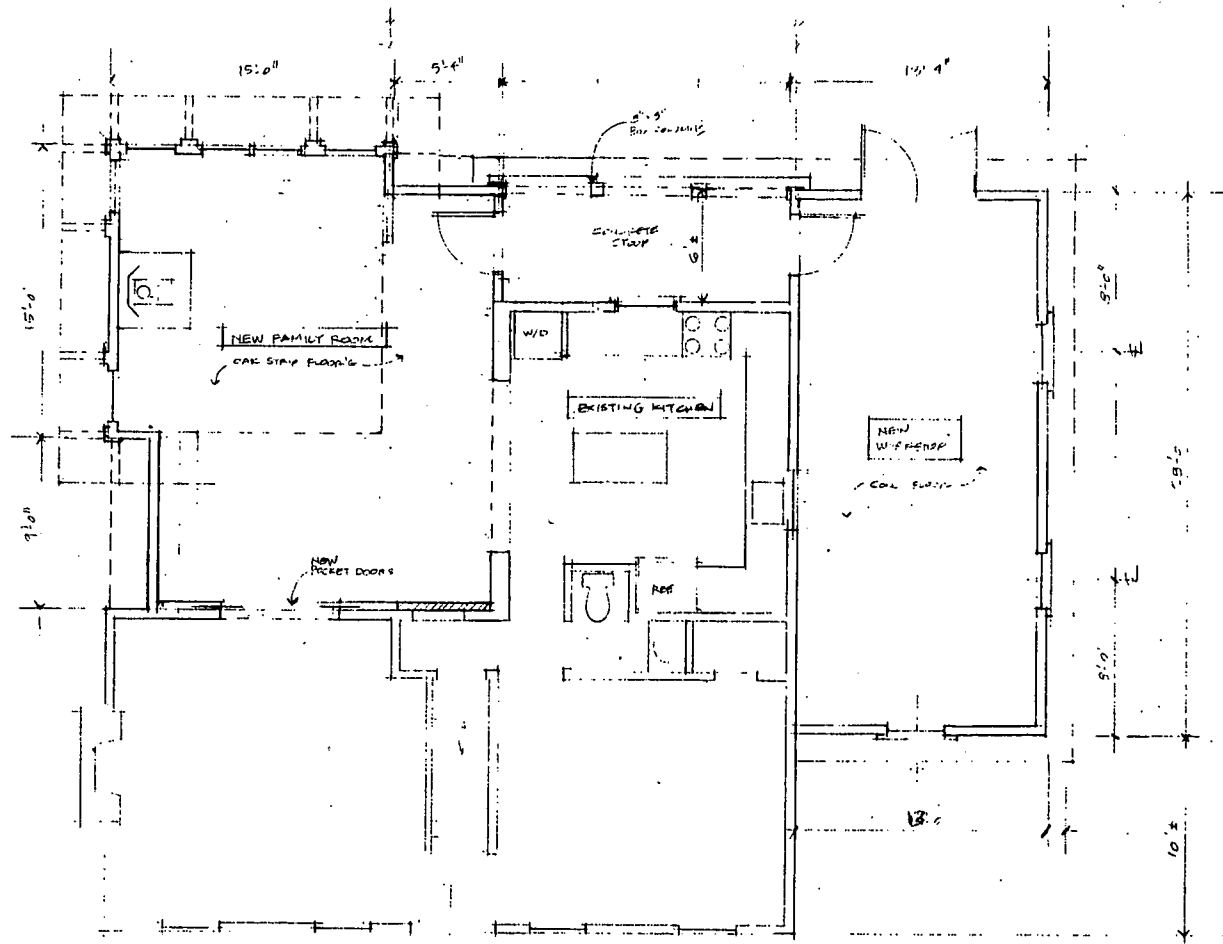
NOTES:  
 TREES OVER 12" φ SHOWN  
 IN AFFECTED AREA

CHABUK RESIDENCE  
 2309 LINDEN LAKE  
 SILVER SPRING, MD, 20910





NEW PROPOSAL



FLOOR PLAN



620 Whittier Road  
Bellevue, WA 98006  
Tel: 206-461-1800  
Fax: 206-461-1801

Paul Tresseder

Date: 12/1/00

Scale: 1/4" = 1'-0"

Drawn: [Signature]

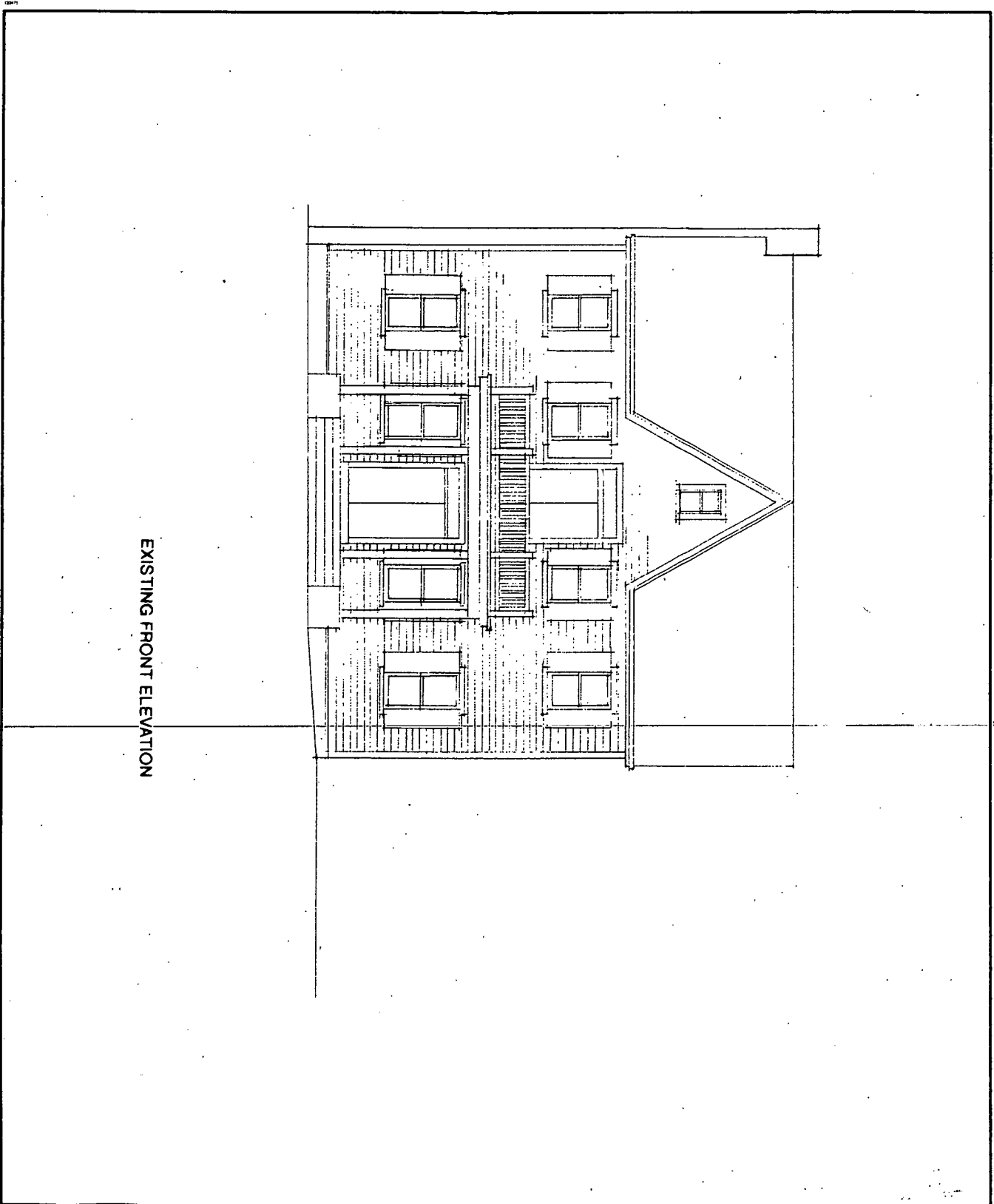
Job: [Signature]

Sheet: 1

Of: 1 Sheets

11

12



EXISTING FRONT ELEVATION

Sheet	12
Job	
Scale	One 1/2" = 1'-0"
Date	
Drawn	
Checked	
By	

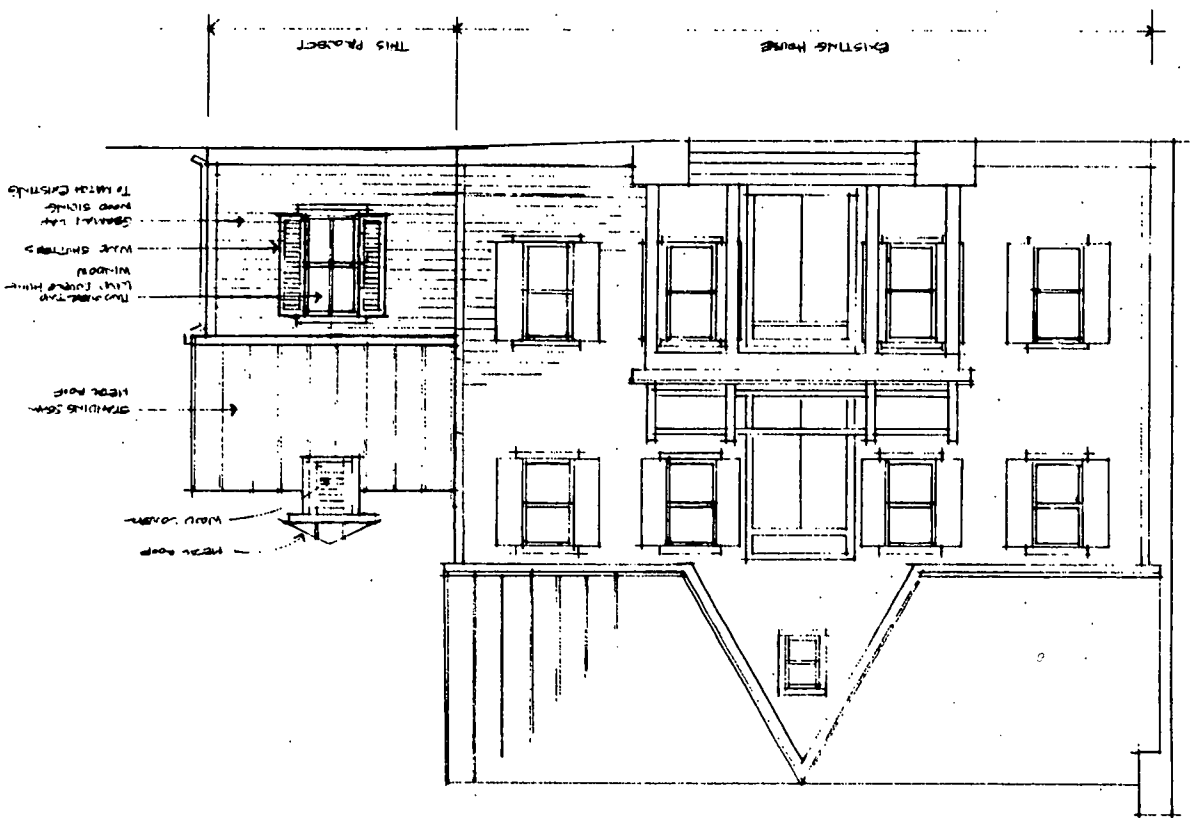
**Paul Treseder**  
Architect AIA

6320 Woodland Road  
Bethesda, MD 20816  
301-220-1580  
Fax - 301-220-1581  
Paul.Treseder@verizon.net



ORIGINAL PROPOSAL

FRONT ELEVATION



Sheet 23  
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Drawn: 1/7  
Scale: 1/4" = 1'-0"  
Date: 10/12/10

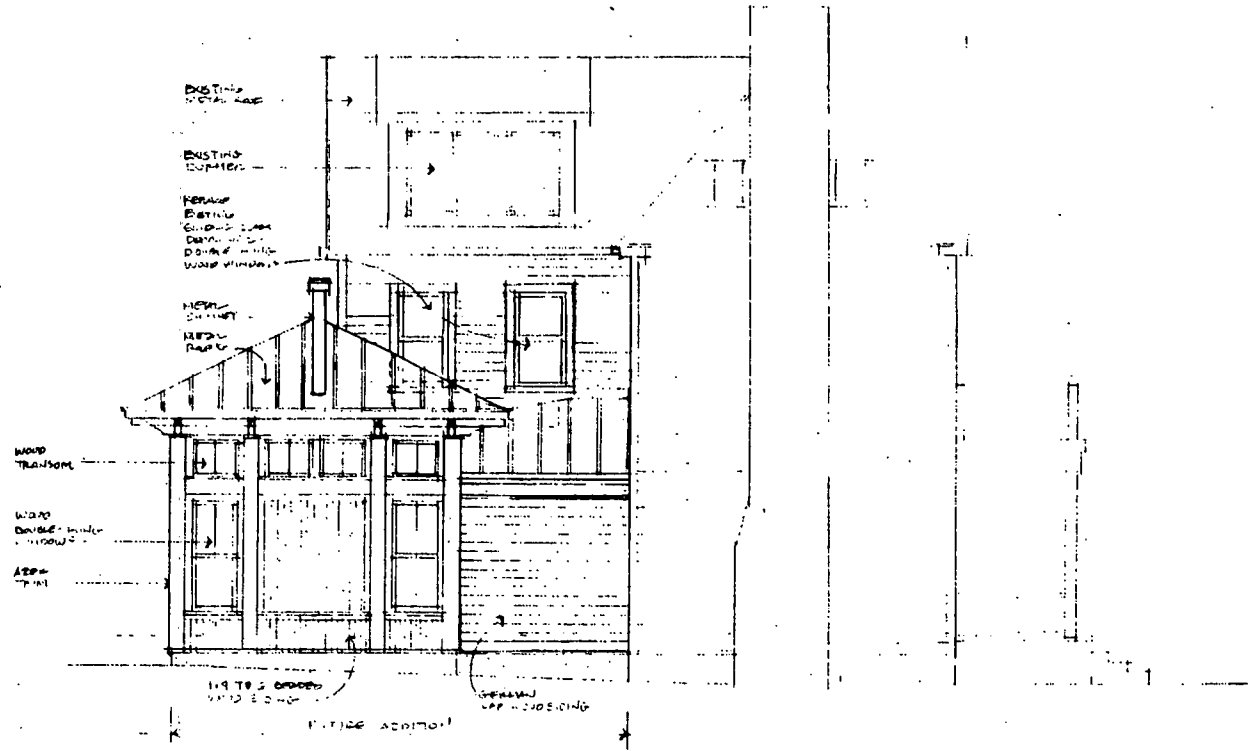
Paul Treseder

2300 Westwood Blvd  
Berkeley, CA 94704  
Tel: 415.863.1313  
Fax: 415.863.1311  
Paul.Treseder@p2t.com





ORIGINAL PROPOSAL



LEFT SIDE ELEVATION



Paul Treseder  
Architecture  
1111 Woodland Road  
Silverdale, WA 98151  
Phone: 206.222.1581  
Fax: 206.222.1581

Paul Treseder

Date: \_\_\_\_\_

Scale: \_\_\_\_\_

Drawn: \_\_\_\_\_

Job: \_\_\_\_\_

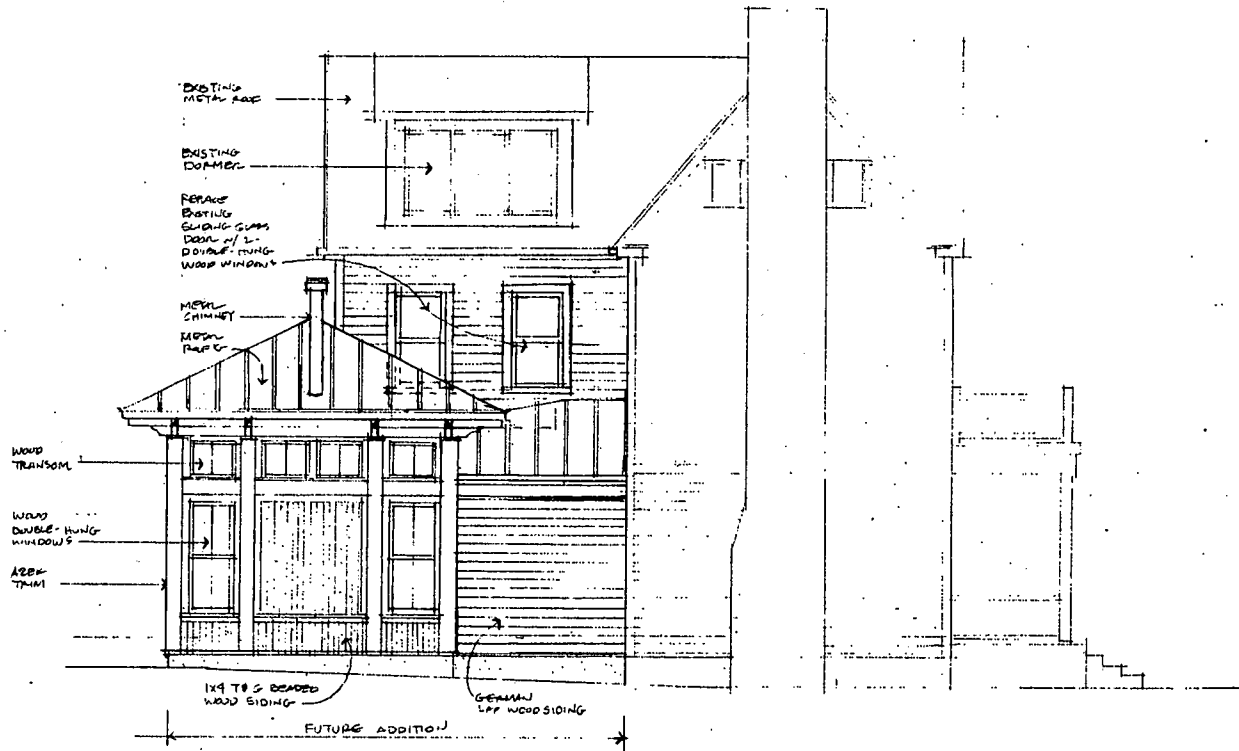
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of \_\_\_\_\_

Sheets



NEW PROPOSAL



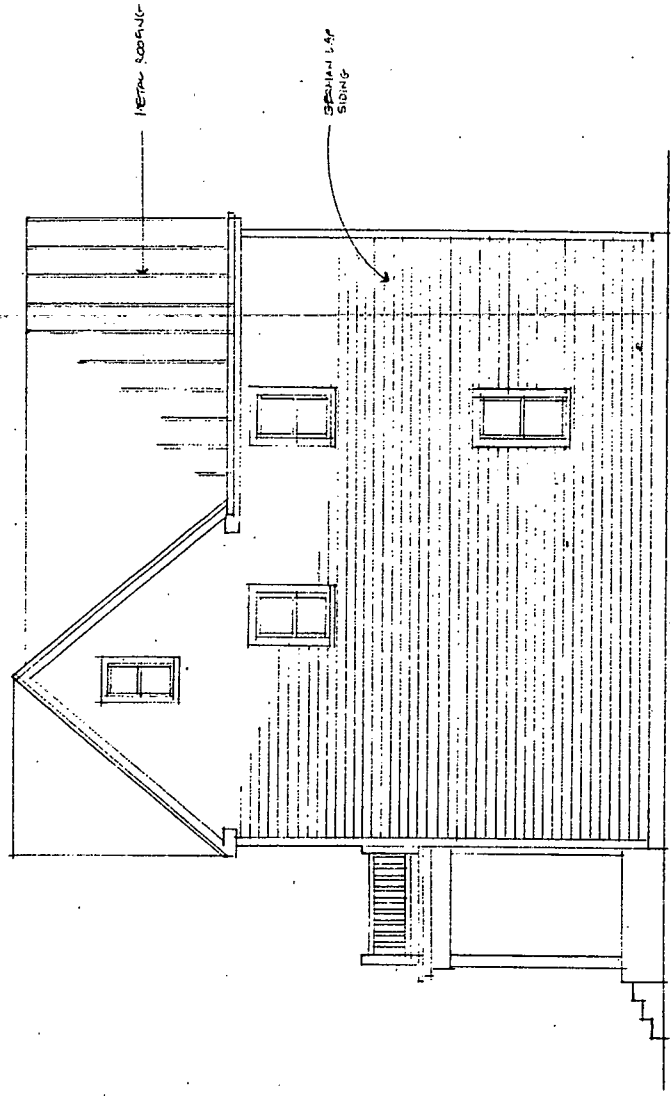
LEFT SIDE ELEVATION



6320 Woodmont Road  
Bethesda, MD 20815  
301-320-1500  
Fax: 301-320-1501  
Paul Treseider, P.A.  
Principal

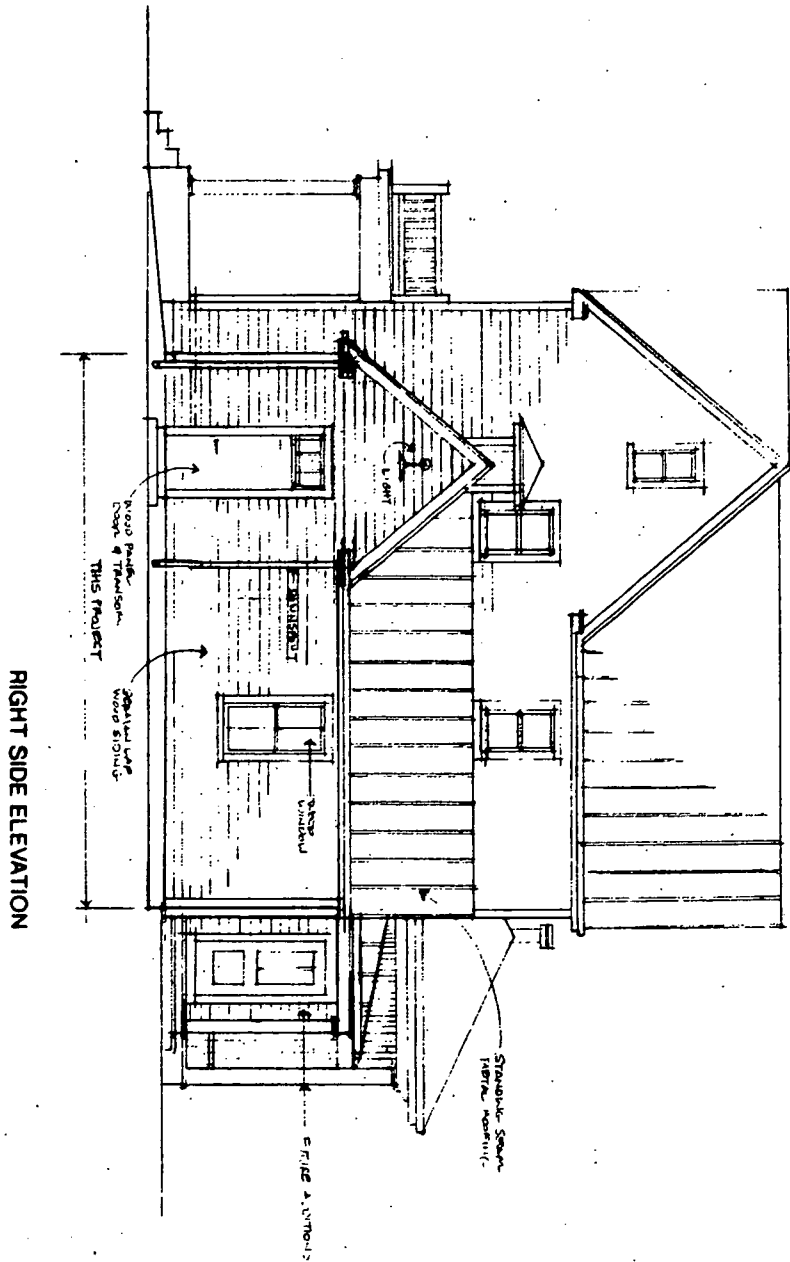
Paul Treseider  
Architect AIA

Date	10-12-17
Scale	
Drawn	
Job	
Sheet	ST
Of	Sheets



EXISTING RIGHT SIDE ELEVATION

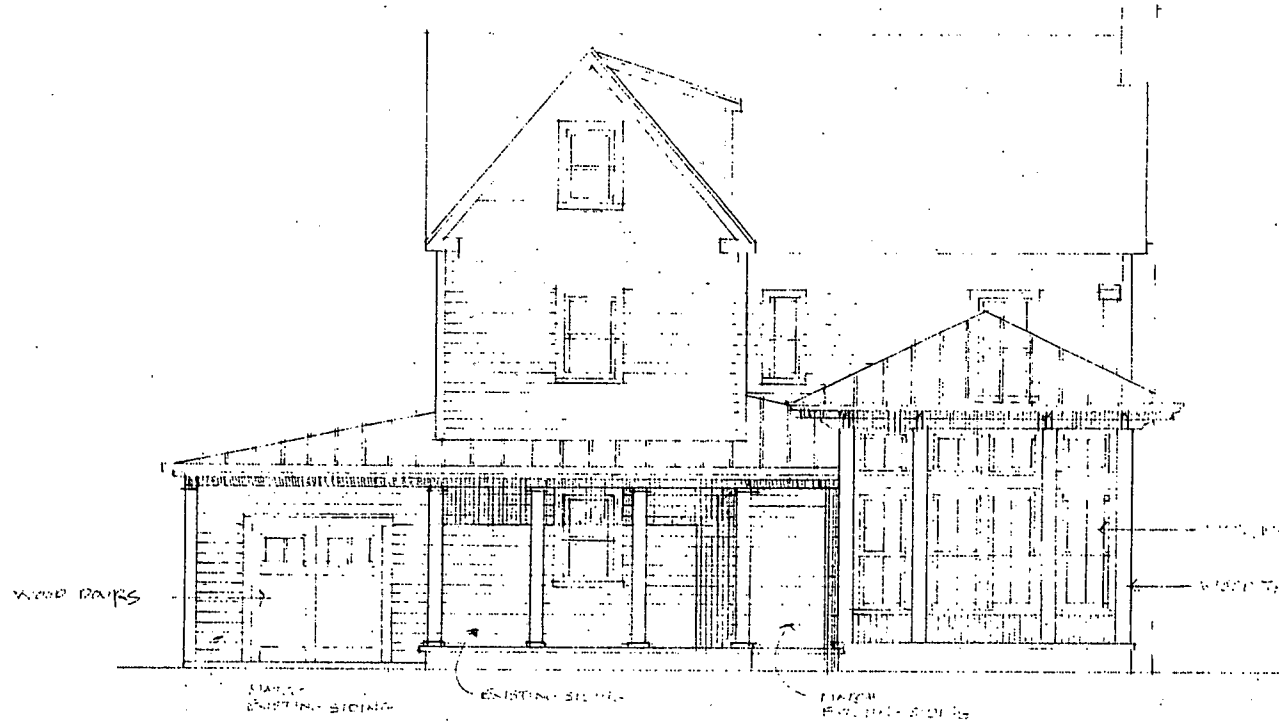
ORIGINAL PROPOSAL



RIGHT SIDE ELEVATION



NEW PROPOSAL



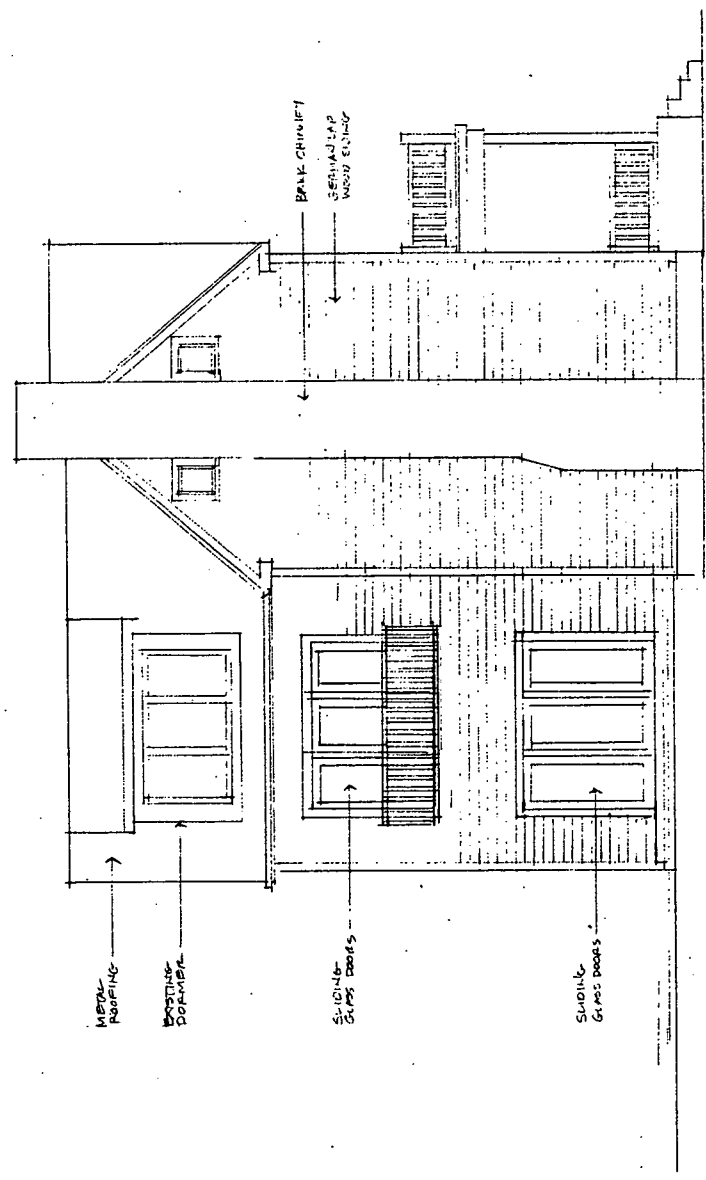
REAR ELEVATION



6300 Wilkesboro Road  
Bethesda, MD 20816  
Tel: 301-320-1581  
Fax: 301-320-1581

Paul Treseder

Date	
Scale	
Drawn	
Job	
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Of	Sheets



metal roofing

existing dormer

sliding glass doors

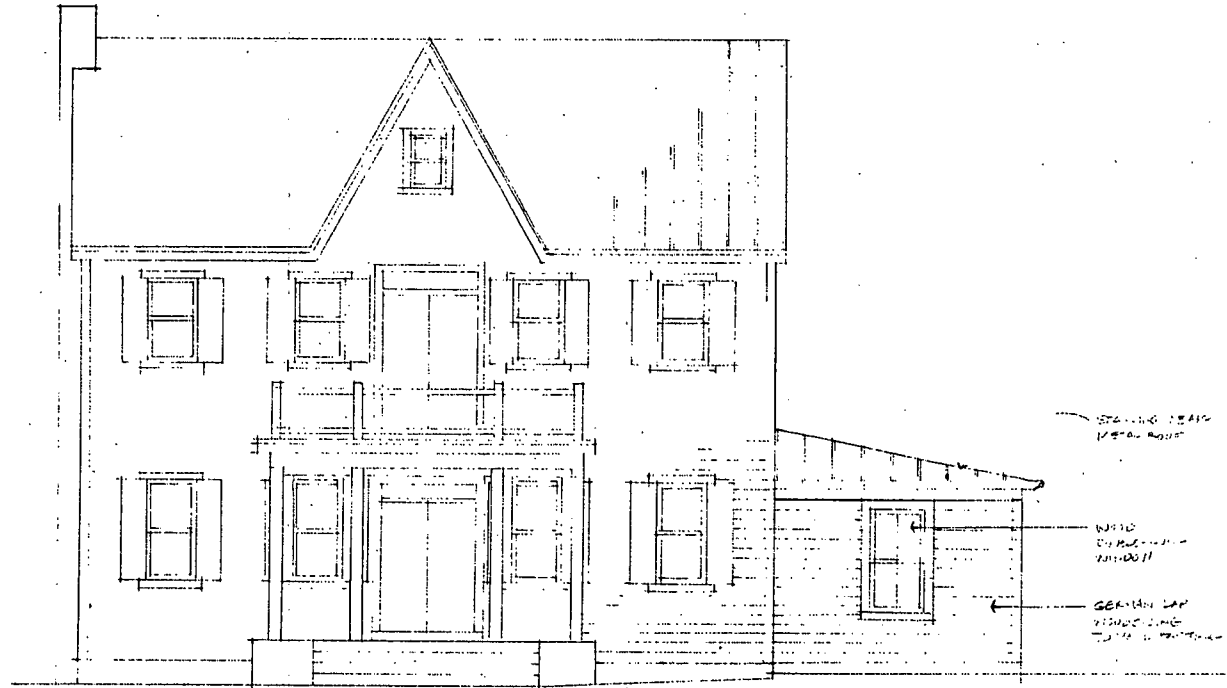
sliding glass doors

brick chimney

existing lap wood siding

EXISTING LEFT SIDE ELEVATION

NEW PROPOSAL



THIS IS CABT

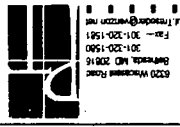
FRONT ELEVATION



6320 Wisconsin Road  
Bellevue, MO 63116  
Tel: 314.331.1501  
Fax: 314.331.1501

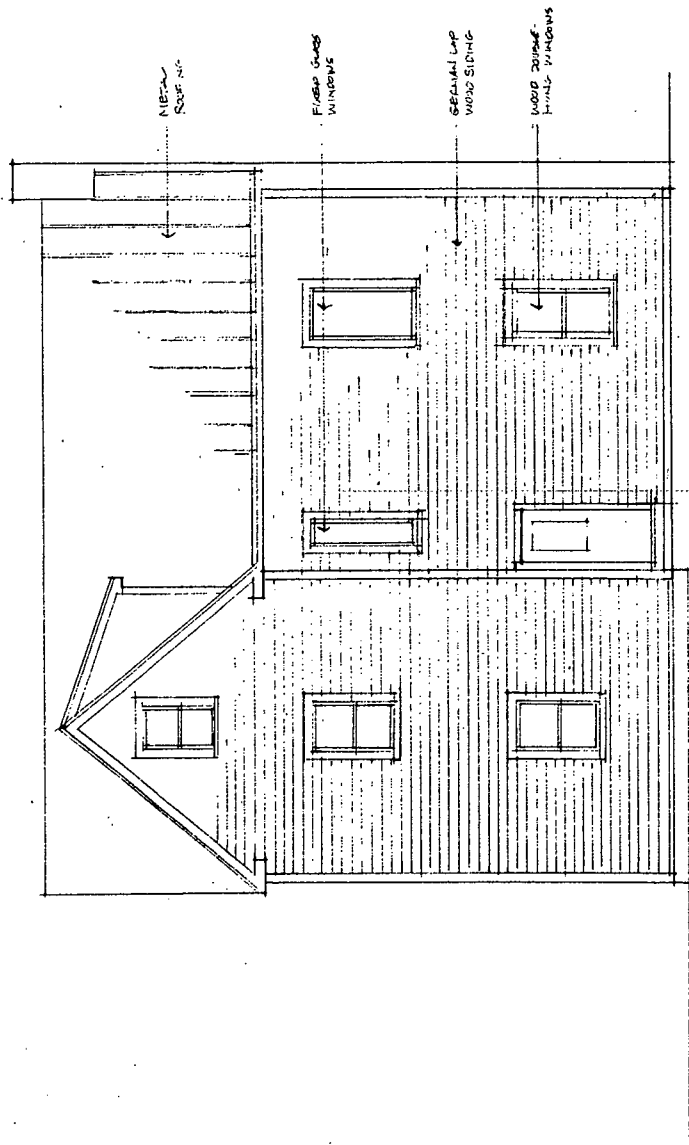
Paul Treseider

Date	
Scale	
Drawn	
Job	
Sheet	1 of 1
Of Sheets	1



Paul Tresseder  
ARCHITECTURAL  
8220 WICKHAM PARK  
BETHesda, MD 20816  
301-220-1500  
Fax - 301-220-1501  
Paul.Tresseder@wpa.com

Date: 10.29.11  
Scale:  
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Job:  
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EXISTING REAR ELEVATION

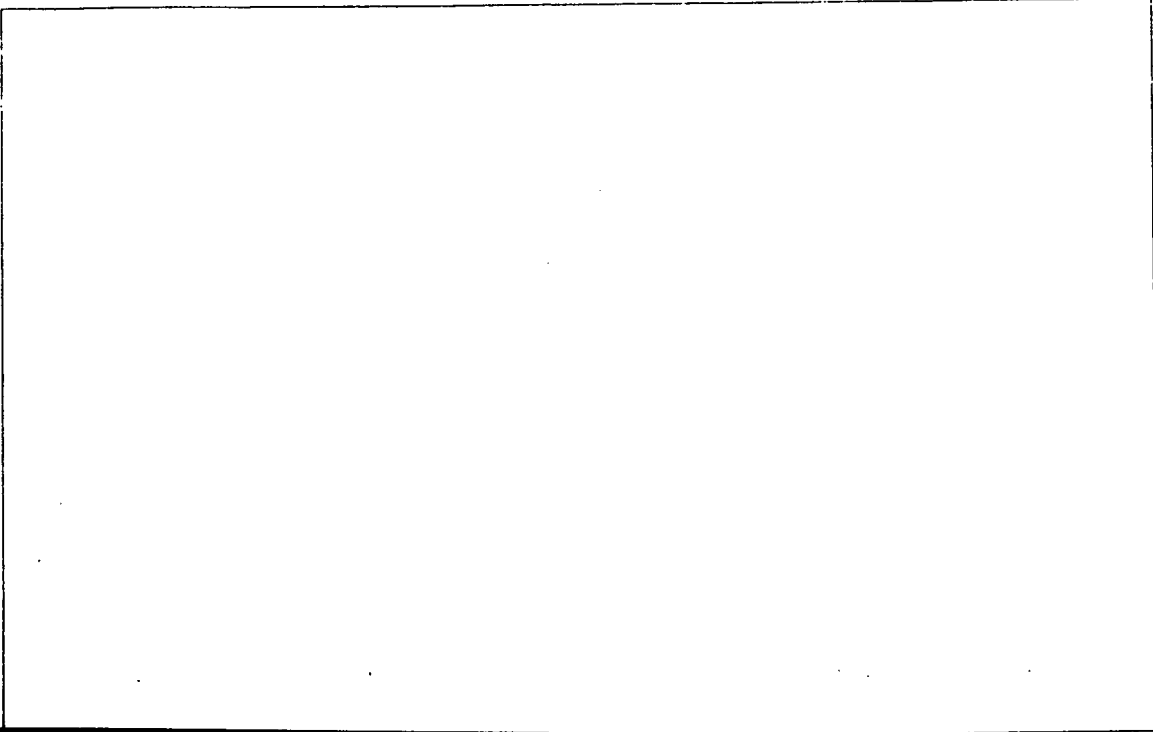
Existing Property Condition Photographs (duplicate as needed)



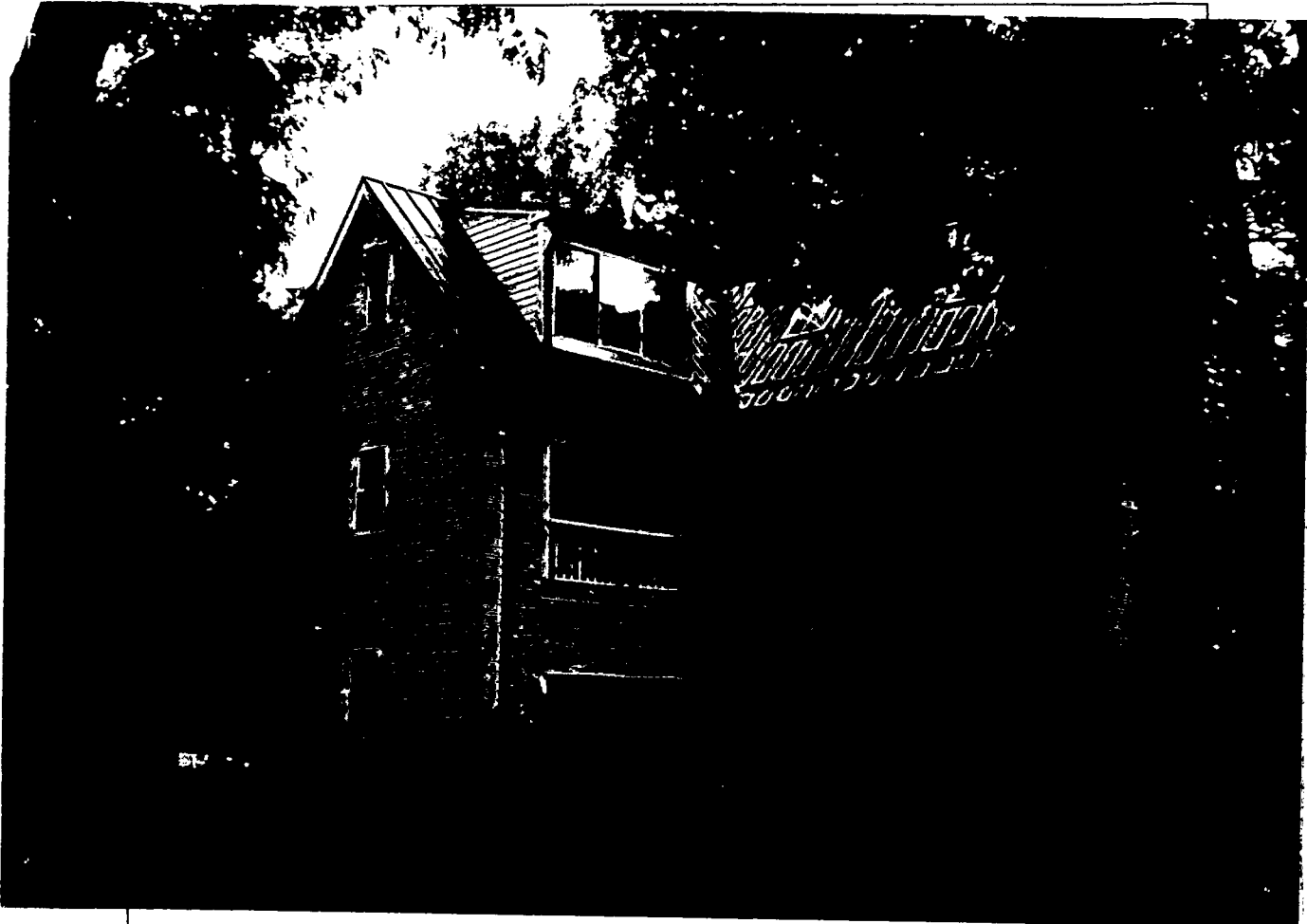
Detail: 2309 LINDEN LANE - FRONT VIEW

Applicant: BASRE CHABUK

Detail: 2309 LINDEN CANE - RIGHT SIDE VIEW



Existing Property Condition Photographs (duplicate as needed)



Detail: 2309 LINDEN LANE - REAR VIEW

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

3 ----- X  
 4 HISTORIC AREA WORK PERMIT - : HPC Case No. 31/06-07L  
 5 10320 Fawcett Street :  
 6 ----- :  
 7 PRELIMINARY CONSULTATION - :  
 8 2309 Linden Lane :  
 9 ----- :  
 10 PRELIMINARY CONSULTATION - :  
 11 Chevy Chase Village :  
 12 ----- X

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A meeting in the above-entitled matter was held on  
 December 5, 2007, commencing at 7:36 p.m., in the MRO  
 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland  
 20910, before:

COMMITTEE CHAIRMAN

JEFF FULLER

COMMITTEE MEMBERS

Lee Burstyn  
 Tim Duffy  
 David Rotenstein  
 Leslie Miles  
 Thomas Jester



ALSO PRESENT:

Scott Whipple  
Anne Fothergill  
Joshua Silver

APPEARANCES

STATEMENT OF:

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Mark Ruminski	8
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Paul Treseder	32
Douglas Kamerow	42
Geoffrey Biddle	47
Jeane Campbell	59
Stuart Barr	71

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PRELIMINARY CONSULTATIONS

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MINUTES

November 14, 2007	66
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ADJOURNMENT

74

1 MR. RUMINSKI: At any height?

2 MR. FULLER: At any height. Thank you. Next on  
3 the agenda tonight are the preliminary consultations. Could  
4 we please have a staff report then for Case A at 2309 Linden  
5 Lane.

6 MR. SILVER: Certainly. 2309 Linden Lane is a  
7 contributing resource located in the Linden Lane Historic  
8 District. The house is a Folk Victorian Style dating to  
9 circa 1900. It is a two and a half story, four bay frame  
10 structure with a standing seam metal gabled roof. It  
11 includes a two story porch detailed with turn columns on the  
12 first level and balusters on the second level which are  
13 located on the front elevation.

14 The second level of the porch is an open deck  
15 style and contains a double door with horizontal transom  
16 light. The rear of the house contains a two story L that  
17 was extensively remodeled in the 1980's. The house  
18 primarily contains one over one double hung windows on all  
19 elevations, and a later period single fixed door on the rear  
20 elevation, and two triple sliding glass doors on the first  
21 and second story of the left elevation.

22 The house is sited on a corner lot and contains  
23 several mature trees and vegetation. The applicant is  
24 proposing to construct a 30 by 13 one story side addition on  
25 the east elevation of the house. The addition is intended  
26 to be utilized, I was corrected that it's going to be

1 utilized as a hobby shop and not as an office space and  
2 workshop.

3 The proposed addition will be clad in German lap  
4 wood siding sheathed with a standing seam metal roof and  
5 contain two over two double hung wooden windows. The east  
6 elevation will contain a single hung wooden door with a  
7 horizontal transom light, and the north elevation will be  
8 detailed with two wooden doors which would serve as the  
9 primary point of entry for the side addition.

---

10 The applicant is also proposing to construct a 15  
11 by 15 one story addition at the rear of the house. The  
12 proposed addition will be constructed in the corner of the  
13 house created by the existing L and connect to the historic  
14 massing of the house by a new lower roof section. The  
15 addition will be detailed with a combination of wood and  
16 German lap siding and vertical tongue and groove siding.  
17 The walls would contain simulated divided light wooden  
18 windows and be sheathed with a standing seam metal roof.

19 Staff is generally supportive of the proposed rear  
20 addition. The design of this addition is subordinate to the  
21 historic massing and utilizes wooden and door treatments  
22 that are appropriate for the style of the house. The  
23 proposed lower roof section connecting the historic massing  
24 of the house with a one story addition is inset  
25 approximately one and a half feet on the west, the left  
26 elevation, to allow the existing house to read clearly on

1 the side which is most visible from the public right of way.  
2 Again, it's a corner lot.

3 The proposed design also maintains the concept of  
4 differentiation between the existing house and the newer  
5 construction. The proposed removal of the single fixed door  
6 and windows on the rear elevation and the two triple sliding  
7 glass doors on the left side elevation of the house were  
8 installed as part of the remodeling effort in the 1980's.  
9 So removal of these features will have no adverse impact on  
10 the structure.

11 These features will be replaced by one over one  
12 double hung wooden windows to match the existing windows on  
13 the house. And the use of the German lap and vertical  
14 tongue and groove siding, the simulated divided light wooden  
15 hung windows and standing seam metal roof are considered  
16 desirable material selections. The applicant is also  
17 proposing to use the Azek wood for the corner boards, and  
18 staff is recommending the use of wood instead of the  
19 synthetic Azek.

20 And also the addition is located at the rear of  
21 the house. And because it is a corner lot, it will  
22 inevitably be visible from the public right of way. As a  
23 result of that, staff is supportive of the proposed design  
24 of this addition as it attempts to minimize any impact on  
25 the streetscape of the historic district by utilizing the  
26 existing L in the house.

1           The other element of the application is the  
2 proposed one story side addition, The front plane of the  
3 proposed addition is set back one and a half feet from the  
4 front of the historic massing, and I'd also like to add that  
5 this is probably the component of this preliminary or this  
6 proposal that is of staff's greatest concern, as the  
7 commission does not generally support side addition.

8           It's significantly smaller in scale than the  
9 house, but it would be a very visible side addition. So  
10 staff has met with the applicant and discussed the use of  
11 the proposed addition, that now has, has been corrected as a  
12 hobby shop, not a workshop or office. And staff had  
13 recommended the applicant consider a detached building on  
14 another part of the property to satisfy the need for his  
15 additional work space. However, since meeting with the  
16 applicant, staff has spoken extensively with the project  
17 architect who explained the construction of a detached  
18 building on this property would be problematic for meeting  
19 the county building setback requirements.

20           And then staff's other concern with the side  
21 addition was the appearance of the existing gravel driveway.

22       If a side addition was constructed, the driveway which  
23 currently serves as the primary parking area for the  
24 residence would just kind of terminate at this side  
25 addition. This would give sort of this uncharacteristic  
26 effect of an attached single car garage which is not

1 typically found in the historic district.

2 I know the applicant is here. I don't see his  
3 architect, but I know that they wanted to discuss the design  
4 strategy for the side addition and find an alternative that  
5 the HPC would approve. I do, of course, have a slide  
6 presentation I can share with you as well.

7 MR. FULLER: Please, why don't we go through that  
8 quickly?

9 MR. SILVER: We're currently lacking a microphone  
10 at the moment, but I can move through these rather quickly.  
11 So I think the other important thing I think here too really  
12 quick is that this property is located on the edge of the  
13 historic district, of the Linden Historic District, meaning  
14 this section over here is outside of the historic district.  
15 And this is just looking at it from the rear.

16 The front elevation. This, of course, is where  
17 the side addition is being proposed. And then a couple of  
18 rear elevation shots. And then the last one, this would be,  
19 this is taken from Linden Lane from the street, obviously  
20 facing west as the slide indicates. And this section right  
21 here is where the side addition is proposed. And that's all  
22 I have for slides.

23 MR. FULLER: Are there questions for staff at this  
24 point? Would the applicant please come forward. Welcome,  
25 if you would state your name for the record and you'll have  
26 seven minutes this evening.

1           MR. CHABUK: The name is H. Basri Chabuk. I lived  
2 at this house since 1977 and for all these years every time  
3 I came to the side of this house, it looked like a  
4 warehouse. It had no detail. It looked plain like a wall  
5 of a castle. And after all these years we came up with the  
6 architect and myself; this addition that would be a hobby  
7 shop dash shed. I don't have a shed in this house for the  
8 wheelbarrows, rakes, shelves. Everything is in the  
9 basement.

10           So, not only for the practical use of the  
11 addition, but we thought this addition adds to the character  
12 of the house. Of course, it's based on our own taste, our  
13 own pleasure. So as far as some of the staff report, being  
14 set back from the front corner, it's two and a half feet,  
15 not one and a half. And this driveway has been there all  
16 the way to the back corner of the house. As far as I know,  
17 it was there when we moved in. I believe it was there  
18 hundred seven years since the house was built.

19           Now with this addition, originally I dreamed of  
20 having a garage, but I talked to the previous staff, Michele  
21 Oaks, some about a year ago, and she said no way a garage.  
22 It's an historic house. So we gave up on the garage. And  
23 we put a window and because it has been a driveway all these  
24 years, I mean, yes, Mr. Silver came over and saw it's a  
25 gravel, you know, driveway all the way to the edge of this  
26 addition. But we have about four or five feet of area in

1 front of this proposed addition that can be always, very  
2 easily because it's a gravel, we can shovel the gravel away  
3 and put some Evergreens.

4 So I like it very much. The architect is a well  
5 seasoned architect in historical properties. I think he's  
6 been working on several projects right now in Takoma Park.  
7 We think it's a good project. I hope you do too.

8 MR. FULLER: Thank you. Are there questions for  
9 the applicant?

10 MR. DUFFY: I have a couple of questions. Is the  
11 gravel drive shown on the site plan Circle 8? Is everything  
12 that's paving shown there existing currently?

13 MR. CHABUK: Yes. It's gravel, yes. And also,  
14 it's not the primary parking that I would pull up all the  
15 way to the front of this addition. The primary parking is  
16 in the front of the house where we pull in.

17 MR. DUFFY: But the turn around and everything  
18 shown on Circle 8 for the paving is there already?

19 MR. CHABUK: Okay, on the picture right there,  
20 that area where we park way back towards the house and pull  
21 out forward. But the parking is right in front where that  
22 alarm sign is.

23 MR. DUFFY: Okay. I just want to be clear that  
24 you're not proposing to expand that. My next question is,  
25 what is the rear yard setback?

26 MR CHABUK: Rear yard setback. Well, I think it's



1 about 40 feet or something. Maybe 50 feet.

2 MR. DUFFY: What I don't understand is the staff  
3 has said that your architect is saying that a detached  
4 structure behind the building, the existing house, as  
5 opposed to added to the side of it, is not feasible because  
6 of setbacks.

7 MR. CHABUK: Oh. That I think, I mean, I wish he  
8 was here. Maybe he's still coming because of the snow maybe  
9 he's delayed, but I think he thought the separate in the  
10 addition, and like to the right. We don't have the setback  
11 to the right. We have setback in the back.

12 MR. DUFFY: Well, right now you're showing that  
13 it's 10 feet from the proposed to the side.

14 MR. CHABUK: Yes.

15 MR. DUFFY: So, presumably the side yard setback  
16 is no more than 10 feet.

17 MR. CHABUK: Well, the requirement is seven feet.  
18 I checked with the permitting services.

19 MR. DUFFY: Okay. So seven foot side yard  
20 setback. I don't understand why it would be a problem based  
21 on setbacks to push this workshop back behind the back plane  
22 of the house.

23 MR. CHABUK: Well, number one, there are all these  
24 mature trees. We have to cut down quite a lot of trees, and  
25 it will cost much more, you know, money wise. And this is  
26 not a garage. I plan to build a garage, you know, down the

1 road in the back. My next door neighbor is here. She  
2 already has a carriage house approved by this commission.  
3 I'd like to copy the same carriage house in the back. This  
4 addition is, I'm a cabinetmaker by trade. I had a business  
5 for 32 years. I'm in the process of getting ready and  
6 retire. I thought it would be nice to have a shed right  
7 next to the house and eventually have a garage carriage  
8 house in the back very similar to my next door neighbor's  
9 approved plans. That would be the garage.

10 MR. JESTER: And if you did that separate  
11 structure, how would you access that?

12 MR. CHABUK: Well, the architect suggested from  
13 the side, here place sidewalk.

14 MR. DUFFY: Well, it sounds like that would affect  
15 a lot of mature trees.

16 MR. CHABUK: It would be what?

17 MR. DUFFY: It sounds like that would affect a lot  
18 of mature trees.

19 MR. CHABUK: Well, it would affect, if you know,  
20 no matter what we do, it would affect the trees, yes. If  
21 this addition is not approved and then I have to do it in  
22 the backyard, yes, we would cut a few trees. If we build a  
23 carriage house, we would have to cut a few trees.

24 MR. DUFFY: If the mass of the side addition  
25 proposed were pushed back such that its front face were  
26 approximately five feet behind the back plane of the house,

1 do you know approximately how many trees would be affected?

2 MR. CHABUK: There is no trees here. This is just  
3 a blank -- where we're proposing to build right now, there's  
4 already concrete slab there. There is no tree. We're not  
5 cutting any trees right now.

6 MR. DUFFY: No. I mean, if it moved back --

7 MR. CHABUK: Five feet?

8 MR. DUFFY: If it moved back a total of about 35  
9 feet.

10 MR. CHABUK: Thirty-five feet away from the house  
11 or 35 feet from where it is?

12 MR. DUFFY: If the front plane of the proposed  
13 side addition were approximately five feet behind the back  
14 of the house, do you know approximately how many trees would  
15 be affected?

16 MR. CHABUK: I would guess at least four.

17 MR. DUFFY: Do we have any better images to give  
18 us an idea of that?

19 MR. CHABUK: All the trees at the end of the  
20 driveway, yes.

21 MR. SILVER: So, yeah, the concrete slab, the  
22 gravel driveway, the concrete slab, and then there's a set  
23 of trees that begin right there.

24 MR. CHABUK: Yes. And it's about a 22,000 square  
25 foot lot. So we have a backyard where we'd like to build a  
26 carriage house.

1 MR. SILVER: If you look at the top left,  
2 Commissioner Duffy, on the left of the house there you see  
3 the tree leaning in, those trees are, the one leaning in is  
4 toward the concrete drive, back part of the concrete drive.

5 MR. DUFFY: Okay, thank you.

6 MR. FULLER: Other questions?

7 MR. CHABUK: And also, may I say this that we  
8 weren't looking at this addition just for storing things or  
9 a hobby. We believe it really takes away this European  
10 Chateau towering look, give it some depth. We felt, the  
11 architect felt it adds to the house. It's not just having  
12 so many square foot of a workshop. It was, we thought it,  
13 we're adding to the way the house looks, and we thought this  
14 balancing it.

15 MR. ROTENSTEIN: I have a question for the  
16 applicant and perhaps staff. Is there any evidence that  
17 there was a window in that east side gable and wall at any  
18 time?

19 MR. CHABUK: East side?

20 MR. ROTENSTEIN: The side that's the blank, there  
21 are no piercings in that wall.

22 MR. CHABUK: Well, that's a bathroom window.

23 MR. ROTENSTEIN: No. Josh, could you get the  
24 slide, the oblique. There you go. Is there any evidence  
25 there was a first floor window at any point in that wall?

26 MR. CHABUK: The kitchen window?

1 MR. SILVER: Not to my knowledge. I would direct  
2 that to the applicant.

3 MR. CHABUK: That's a kitchen window. Has been  
4 there since --

5 MR. ROTENSTEIN: No. In the front block of the  
6 house towards the front.. Right in that area.

7 MR. CHABUK: There was no window.

8 MR. ROTENSTEIN: And I can see your point.

9 MR. CHABUK: I mean, right now if you permit us to  
10 build this addition, we would be blocking that kitchen  
11 window on the first floor and we're proposing a matching  
12 window exactly on the outside wall of the addition. There  
13 is nothing else being blocked except here on the side.

14 MR. JESTER: And your plan is accurate, that is to  
15 say that there's no connection between this office/workshop  
16 and the house? There are no doors proposed between the --

17 MR. CHABUK: No.

18 MR. JESTER: So really it's kind of acting as a  
19 garage/workshop that just happens to be abutted to the --

20 MR. CHABUK: Well, we gave up the garage a year  
21 ago. So it's going to be a hobby shop for me. I'm a  
22 cabinetmaker by trade, and so, and shed. Like I said, all  
23 the rakes and shovels and wheelbarrow, everything is in the  
24 basement. So, like I said, I like to in a few years build a  
25 carriage house in the back corner of the lot similar to my  
26 neighbor's which was approved already. She is here, by the

1 way, if you'd like to talk to her. And I think Mr. Silver  
2 is familiar with that approved carriage house addition. So  
3 having this addition also leaves space for me for the later  
4 carriage house addition.

5 MR. FULLER: Other questions for the applicant?

6 MR. DUFFY: If you could build the carriage house  
7 now, would you rather do that than build the addition?

8 MR. CHABUK: No, because carriage house is going  
9 to cost some money, and this is very simple, easy, fast and,  
10 you know, something that can be done in two months.

11 Carriage house would be a little bit costly. Because the  
12 carriage house that my neighbor approved has a loft, like  
13 living quarters in the second floor. It's a little bit more  
14 than just a garage.

15 MR. DUFFY: So, but this is described as two and a  
16 half story addition. So basically, --

17 MR. CHABUK: Is it? It's one floor. Where do you  
18 see that?

19 MR. DUFFY: Maybe I'm reading wrong.

20 MR. SILVER: You're reading the description of the  
21 house.

22 MR. DUFFY: I'm sorry. The house is two and a  
23 half stories. That's right. So basically, this is a one  
24 story, one floor addition, but inside, not that we're  
25 usually concerned, but from the outside it's going from the  
26 front, the outside is going to look like an addition to the

1 house when in effect on the inside it's really just going to  
2 be an attached shed, is that correct?

3 MR. CHABUK: Physically it will be free standing,  
4 but it is attached because there will not be any gap between  
5 the existing house, but no load will be carried by the  
6 original house. There will be, you know, another wall of  
7 this addition against the house.

8 MR. DUFFY: Will you be able to get from inside of  
9 the existing house into this addition without going outside?

10 MR. CHABUK: No. Only way we would do it by  
11 really destroying the inside of the dining room and the  
12 kitchen, and it would be really unwise.

13 MR. DUFFY: So basically it's just going to be a  
14 framed structure --

15 MR. CHABUK: Yes.

16 MR. DUFFY: -- with a facade on the outside to  
17 look like part of the house.

18 MR. CHABUK: Yes. But it will not, it will be  
19 free standing. All the load will be carried by the  
20 concrete. It will be bolted or screwed to the existing  
21 house so that, I read the staff report that at any time if  
22 this addition was removed, there will not be any marks on  
23 the existing house except maybe some caulk marks.

24 MR. DUFFY: Are you going to have heat and air  
25 conditioning out there?

26 MR. CHABUK: No. We may have a space heater if

1 I'm doing something there in winter.

2 MR. FULLER: Okay, at this point what I'd like to  
3 do is sort of go down the line of commissioners and let them  
4 provide you the input. We'll try to summarize it so that,  
5 hopefully give you a consensus.

6 MR. JESTER: I guess, my point of view, I  
7 generally find the, we talked a lot about the side addition.  
8 We haven't talked at all about the rear addition. I  
9 generally find the rear addition to be pretty sympathetic  
10 and comfortable with this house. I think it's a nice  
11 design. As far as the side addition, I guess I have a  
12 little bit of concern about, not so much about whether  
13 there's an addition on the side of the house, but where it's  
14 located.

15 I think the two and a half feet that's shown where  
16 the setback is from the front of the house, I don't think  
17 that's adequate. I think you quite a bit more than that to  
18 have kind of the legibility of the original mass of the  
19 house. I think what was very evident in the very first  
20 photograph is a very nice Victorian house kind of sitting in  
21 the landscape, and I think the addition should be a little  
22 bit more, set back quite a bit more if that's possible.

23 In other words, Commissioner Duffy suggested  
24 moving it back as a detached structure, but I'm wondering if  
25 it couldn't be pushed back, maybe still attached, but more  
26 towards the rear of the house.



1           MR. CHABUK: Well, it could be if this commission  
2 tells us to do that, we will do it. But we were following,  
3 if you look at the drawing, the peak of the existing house  
4 with the peak of the addition. We were using the house as a  
5 guide.

6           MR. JESTER: I understand that.

7           MR. CHABUK: We would not be following that, but  
8 we can do that. And the architect is here so maybe he can  
9 start explaining.

10          MR. TRESEDER: Paul Treseder.

11          MR. FULLER: Basically, I think we have a fairly  
12 good understanding of what the application is in front of  
13 us. I think your documents are very straightforward.  
14 There's been concern expressed, or most of the discussion  
15 has been on the side addition. Commissioner Jester, who I  
16 believe you heard his comments. At this point what we're  
17 really trying to do is just go down and give you the input  
18 from the commission. We'll try to sum it up in the end as  
19 to what's there.

20          MS. MILES: I would agree that the rear addition  
21 is sympathetic and appropriate massing and appropriate  
22 placement, and uses well the existing L. But I feel pretty  
23 strongly that the side addition needs to be relocated. I  
24 wouldn't even want to see it pushed back behind the plane.  
25 I would like to see it relocated to the rear. You have a  
26 very large rear yard, and it's hard for me to perceive

1 exactly where the trees are. But I suspect there might be a  
2 way to make this work that would allow you to achieve your  
3 program without creating a asymmetrical front elevation  
4 where symmetry is plainly like the dominant theme of the  
5 house. I really wouldn't want to see the side addition.

6           And my little usual pet peeve, I actually, I would  
7 propose, I'd suggest that if you're going to put Azek or  
8 some other artificial product on the outside, I would  
9 suggest that you not use real wood for the trim and the  
10 corner boards. I think that that actually looks more  
11 artificial when the real wood is up against the artificial  
12 product.

13           MR. ROTENSTEIN: I attend to agree with  
14 Commissioner Miles. This is a very nice characteristic turn  
15 of the 20th Century Folk Victorian house that reads very  
16 well in its front facade symmetry. I too would prefer to  
17 see it in the rear detached from the house. Commissioner  
18 Jester had some good points about pushing it back, building  
19 off of Commissioner Duffy's comments and attaching it or  
20 locating it next to the rear L, though that's going to still  
21 be visible from the street, and I think that would not only  
22 diminish the integrity of this property, but also diminish  
23 the integrity of the streetscape and the surrounding  
24 historic district.

25           The rear addition, I think that's perfectly  
26 sympathetic with the existing historic house and I don't

1 have any comments about that. But I would prefer on a  
2 property like this to not have a side addition that is  
3 visible, and especially as visible as the one we have before  
4 us.

5 MR. DUFFY: I agree with the previous three  
6 commissioners. I'm positive about the rear addition. I  
7 think what's shown here is fine and I don't have any real  
8 negative comments about that. I do think that the side  
9 addition should be behind the rear plane of the house as I  
10 was saying before. And I also think that that opens up an  
11 opportunity you might want to think about which is that, as  
12 it is right now you'd have to walk outside to get into that  
13 addition.

14 If it were a detached structure several feet  
15 behind the rear plane of the house, you could have a covered  
16 walk connecting into your stoop in the back. So you might  
17 get a benefit out of doing that.

18 MR. FULLER: Commissioner Burstyn.

19 MR. BURSTYN: I would say it's all right as it is.  
20 I don't care for the copula on top.

21 MR. TRESEDER: I was going to ask about that. I  
22 wasn't sure about it either. I thought it was a little  
23 much.

24 MR. BURSTYN: I was wondering if it's functional  
25 or is it just decor?

26 MR. TRESEDER: No, it was very functional and.

1 that's what, that was the inspiration for it was getting a  
2 whole house fan because it's a non air conditioning space,  
3 we wanted to do natural ventilation. But we can achieve  
4 that by other methods. So yes, that was one thing actually  
5 I was looking for some feedback on that specifically.

6 If I can just mention something that is a  
7 consideration in designing. As you probably know the  
8 Montgomery County zoning requires any structure that's  
9 physically detached to be beyond the rear plane of the  
10 house. So as soon as this becomes a detached structure, it,  
11 by definition, would have to go behind the rear plane of the  
12 house which in that case would actually be behind the rear  
13 plane of the rear addition.

14 And I was sort of, as I was sitting here  
15 listening, I was thinking that if it could shove back into  
16 the rear corner of the existing house and have a nice little  
17 connection to that stoop, then it would still have, because  
18 we have a physical attachment, it wouldn't have to meet that  
19 requirement. And yet it would still be beyond the back  
20 plane of the existing house, although not beyond the back  
21 plane of the proposed rear addition.

22 MR. JESTER: What's the rear yard set back  
23 requirement?

24 MR. TRESEDER: Twenty feet.

25 MR. JESTER: So is part of the reason why you  
26 don't want to detach it is because you're trying to preserve

1 some space for the future carriage house?

2 MR. TRESEDER: I think so. But I just wanted to  
3 make sure that that is part of my, works into my  
4 calculations.

5 MR. FULLER: Let me just finish going through the  
6 commissioners opinions of things. Personally, I would  
7 concur with everybody else as it relates to the rear  
8 addition. I think it's appropriate as proposed. I think  
9 the detailing is starting to come together nicely. I think  
10 I could be convinced of a side addition that might be able  
11 to work, but this is certainly not it.

12 I definitely would want to see it further back. I  
13 would definitely want it not look a shed that's been pushed  
14 on the side of the house, and I kind of have a problem with  
15 the shed program just being pushed on the side of the house.  
16 So, from my perspective, it would take a lot of convincing  
17 and I definitely would recommend you coming back personally  
18 for a second preliminary if you really wanted to pursue  
19 that. I'd prefer to see this, because the function really  
20 is the kind of things that most people would put in a  
21 carriage house or put into a shed to make it a detached  
22 piece.

23 That being said, I think what you've heard tonight  
24 is three commissioners are very strongly opposed to having  
25 the addition of any size on the side of the house. You  
26 heard one commissioner say that they would accept it as

1 proposed, and you've heard two say that maybe in some  
2 configuration it could be proposed. So certainly your path  
3 of least resistance is something not on the side of the  
4 house.

5 The rear addition, I think, if that were to come  
6 back in front of us, I'd suggest you could come straight  
7 back in with a HAWP on that.

8 MR. TRESEDER: One reason why, I'm familiar with  
9 the fact that additions are preferred in the rear. I mean,  
10 that's right in the ordinance. But because this was a  
11 category, a contributing resource as opposed to a primary  
12 resource, I thought there was a little bit more give. Was  
13 that under consideration. I mean, I know that you like the  
14 house, but it's not considered a number one category.

15 MR. FULLER: I can't speak for all the  
16 commissioners at this point, but I think that probably  
17 entered into some of those that were more favorable to  
18 saying that something could be done. But, as I said, I  
19 think you're hearing there's very much of a mixed opinion as  
20 to whether any side addition would be approvable. I think  
21 that's probably about as much as we're going to be able to  
22 give you tonight.

23 MR. TRESEDER: Sounds like it, yes. It sounds  
24 very straightforward. Thank you.

25 MR. FULLER: Thank you. Next this evening is Case  
26 B, the Brookville Road alterations. Is there a staff