

Preliminary Consultation  
①st 2309 Linden Lane Silver Spring  
Linden Historic District

9

8

(202) 291-0529



**B.C. Custom Cabinets  
& Woodworking, Inc.**

H. BASRI CHABUK  
President

6123 CHILLUM PLACE N.E.  
WASHINGTON, DC 20011

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

<b>Address:</b>	2309 Linden Lane, Silver Spring	<b>Meeting Date:</b>	12/05/2007
<b>Resource:</b>	Contributing Resource Linden Lane Historic District	<b>Report Date:</b>	11/28/2007
<b>Applicant:</b>	Hasan Basri Chabuk (Paul Treseder, Architect)	<b>Public Notice:</b>	11/21/2007
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	None
<b>PROPOSAL:</b>	Construction of side and rear addition	<b>Staff:</b>	Josh Silver

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**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.

**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 30' x 13' one-story side addition on the east elevation of the house. The addition is intended to be utilized as an office space and workshop for the applicant's cabinet making business. 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. The east elevation will contain a single-hung wooden door with a horizontal transom light, and the north elevation will be detailed with two wooden doors which would serve as the primary point of entry for the side addition.

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 or 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**

Staff is generally 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**

The front plane of the proposed addition is setback only 1.5' from the front of the historic massing. It is significantly smaller in scale than the house, but it is a very visible side addition which the

Commission does not generally support. Staff met with the applicant and discussed the use of the proposed addition as a workshop/office and recommended the applicant consider a detached building on another part of the property to satisfy his need for additional workspace. Since this meeting staff has spoken with the project architect who explained the construction of a detached building on this property would be problematic for meeting the County building setback requirements.

Staff is also concerned with the appearance of the existing gravel driveway if a side addition was constructed. The existing driveway currently serves as the primary parking area for the residence. Although the driveway is intended to remain as a parking area, it would terminate at the proposed side addition. This would give an uncharacteristic effect of an attached single car garage- which is not typically found in historic districts.

The applicant and project architect wish to consult with the Commission to discuss their design strategy for the side addition and find an alternative that would be approvable.

**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  
245 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.: 00 95 2708  
Name of Property Owner: Hasan Basri Chabuk Daytime Phone No.: (202) 291-0529  
Address: 2309 LINDEN LANE City: SILVER SPRING State: MD Zip Code: 20910  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 2309 WOODCREEK 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/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.: 470038 Date Filed: 11/02/07 Date Issued: \_\_\_\_\_

**A. Description of 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 front gable and 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 later 20th century houses.

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

The owner proposes to build this project in two phases. First, a one-story workshop/office addition on the right side of the house, which will be visible from the front. The siding, roofing and windows of this addition will match the existing house. This side wall of the house is virtually blank at the lower level, with the addition covering one small window. Phase 2 will be a one-story family room in the rear, built in the corner created by the existing ell and house. It will be visible from the side street. The massing of this addition is pulled away from the existing house and connects to it with a lower roofed section. This allows the existing house to read clearly and the second floor windows to remain unobstructed. The existing fixed glass and sliding glass doors from the earlier remodel will be replaced with more appropriate double hung windows. The materials used in the family room will be wood windows and transoms, with vertical T&G wood siding in the main section and wood German lap siding in the connecting section. Roofing will be metal to match the existing house. The roof pitch will be 6:12, this shallower pitch deliberately contrasting with the steep existing roof to connote a more porch-like structure.

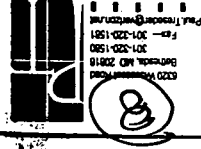
Existing trees will not be disturbed by this work.



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

Owner's mailing address	Owner's Agent's mailing address
<p>Hasan Basri Chabuk 2309 LINDEN LANE SILVER SPRING, MD 20910</p>	
Adjacent and confronting Property Owners mailing addresses	
<p>Judy Nielson 2913 Woodstock Ave SILVER SPRING, MD 20910</p>	<p>Dena Leibman Johanna Maria Turfs 9407 Hale Place SILVER SPRING, MD 20910</p>
<p>Jane Brown 2303 LINDEN LANE SILVER SPRING, MD 20910</p>	<p>Sue Ellen Presley 9400 Hale Place SILVER SPRING, MD 20910</p>

CHARVU RESIDENCE  
2309 LINDEN LANE  
SLYCK SPRING, MD, 20910



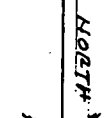
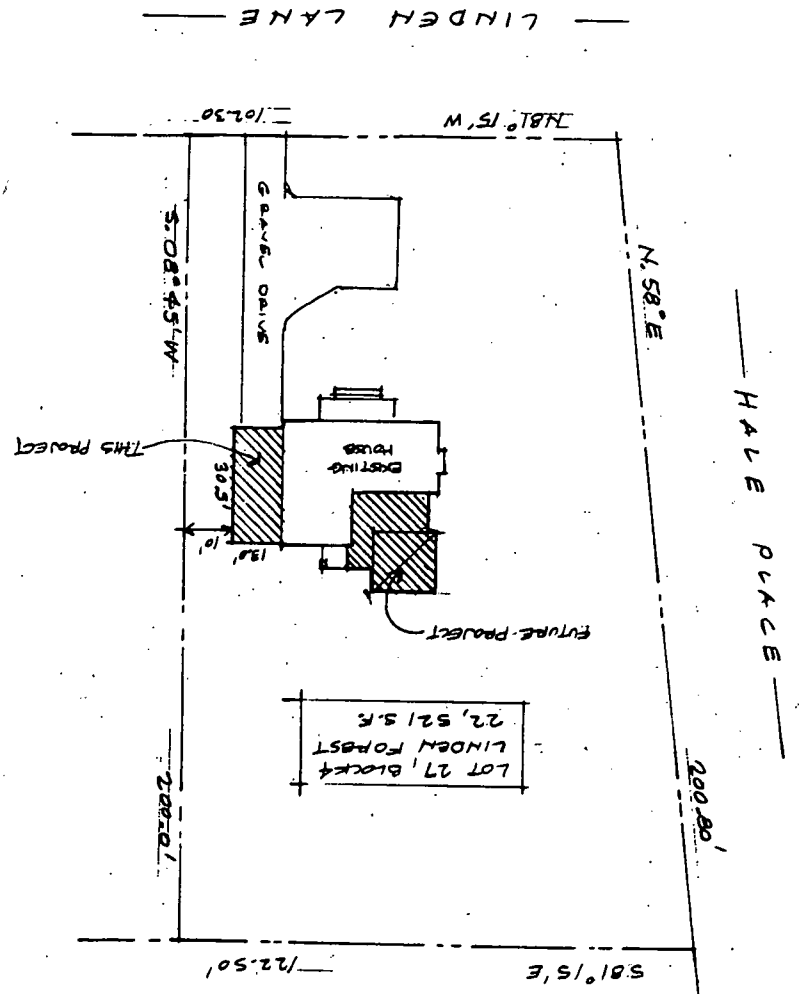
Paul Treseder  
Architect AIA

1320  
BETHESDA, MD 20814  
301-220-1581  
Paul.Treseder@verizon.net

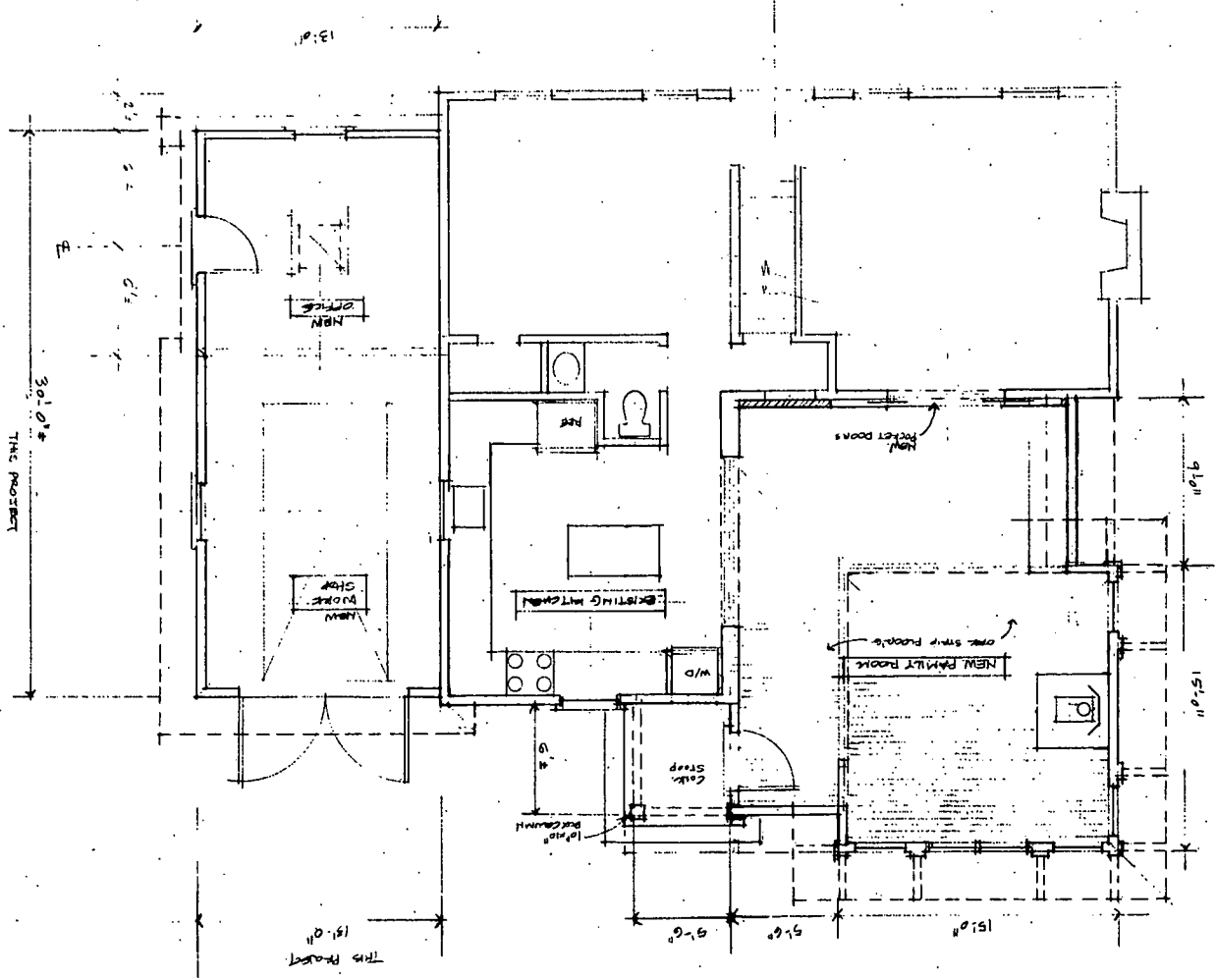
# SITE PLAN

SCALE: 1" = 30'-0"

NORTH



FLOOR PLAN



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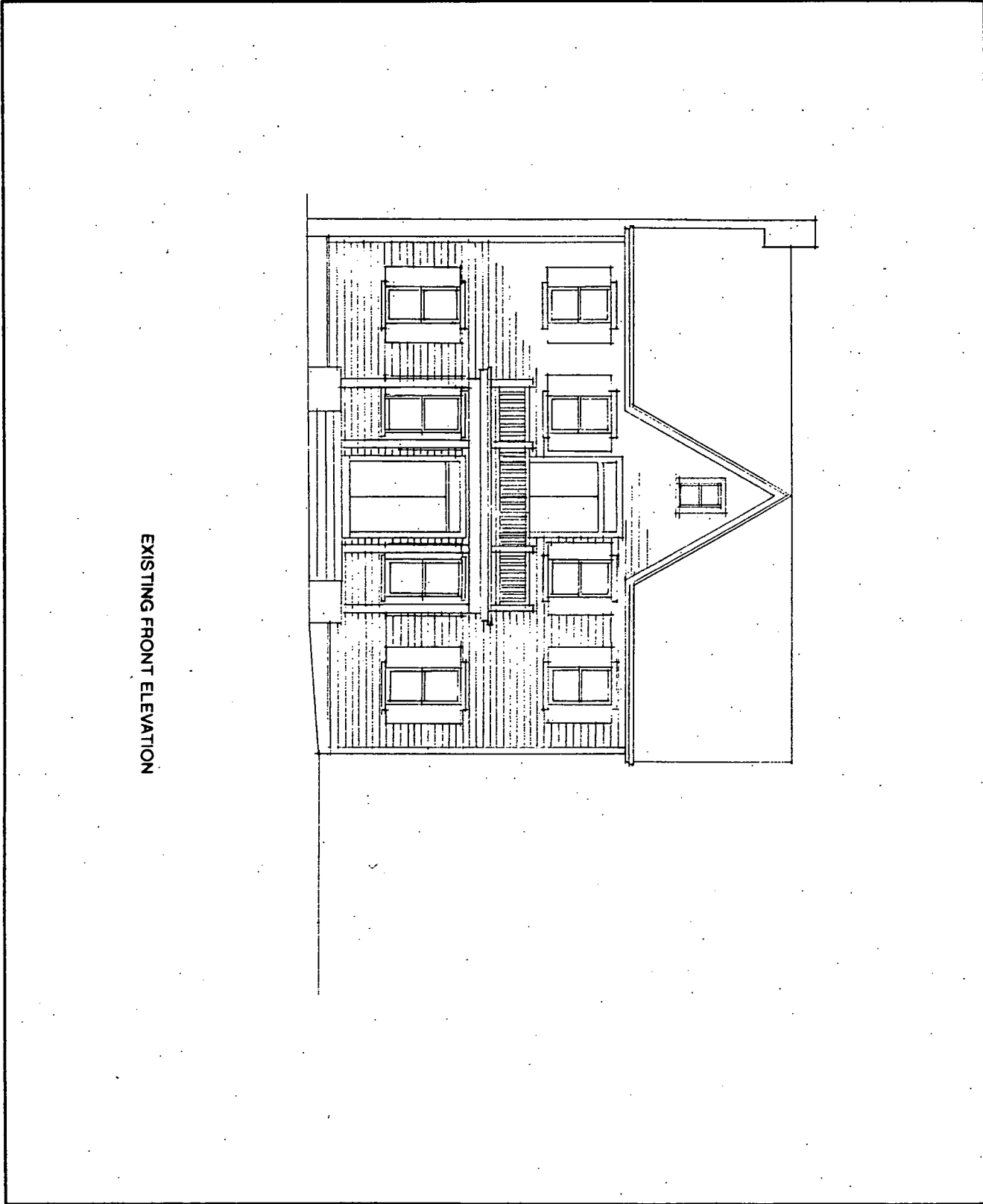
**Paul Treseder**  
 Architect AIA

6300 Woodmont Road  
 Bethesda, MD 20814  
 Tel: 301.229.1500  
 Fax: 301.229.1501  
 Paul.Treseder@ptad.com



NEIGHBORHOOD PLANS FOR A  
 STATE-OF-THE-ART RESIDENTIAL DEVELOPMENT  
 1500 DUNDON DRIVE, SILVER SPRING, MD

el



EXISTING FRONT ELEVATION

Sheet 10  
Date 10-24-07  
Scale  
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Sheet 10

**Paul Treseder**  
Architect AIA

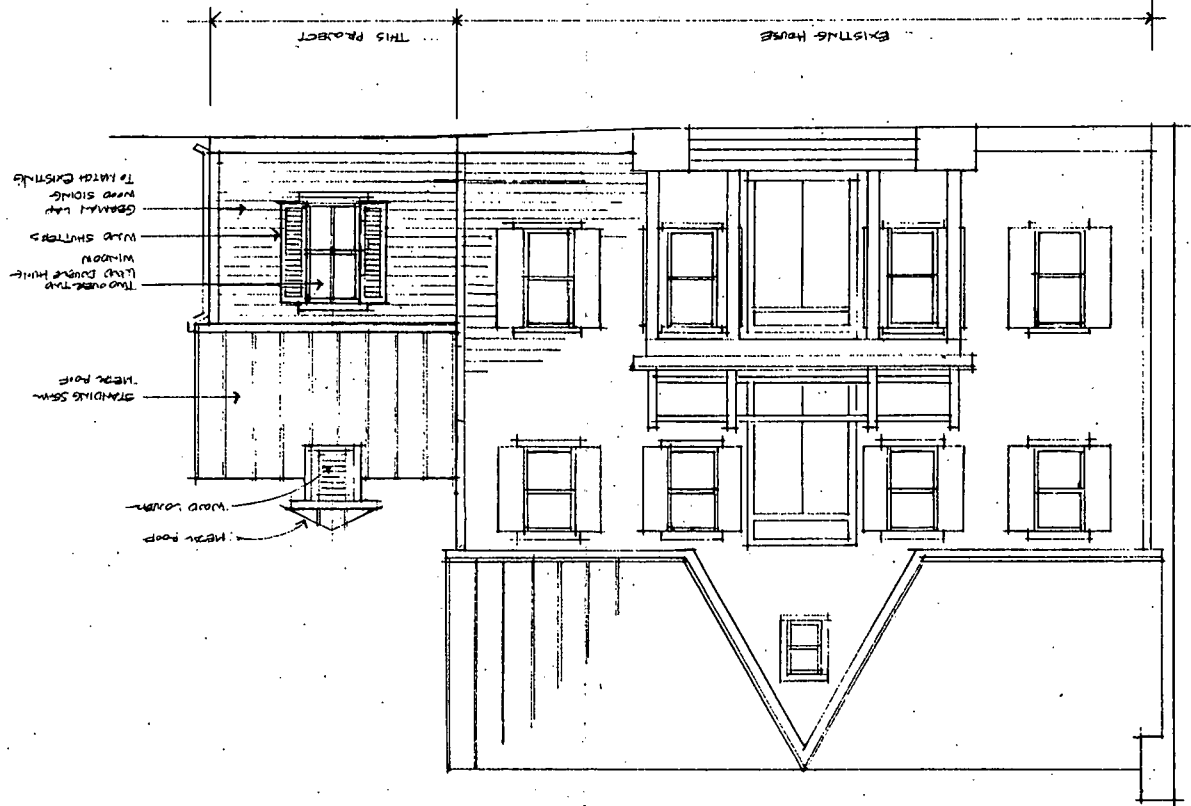
6320 Wicomico Road  
Bellevue, MD 20816  
301-320-1580  
Fax— 301-320-1581  
Paul.Treseder@verizon.net



Date 10.24.07  
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**Paul Tresseder**  
 ARCHITECT AIA  
 5303 Woodland Road  
 Bethesda, MD 20814  
 Tel: 301-220-1500  
 Fax: 301-220-1501  
 paul@paul-tresseder.com

FRONT ELEVATION



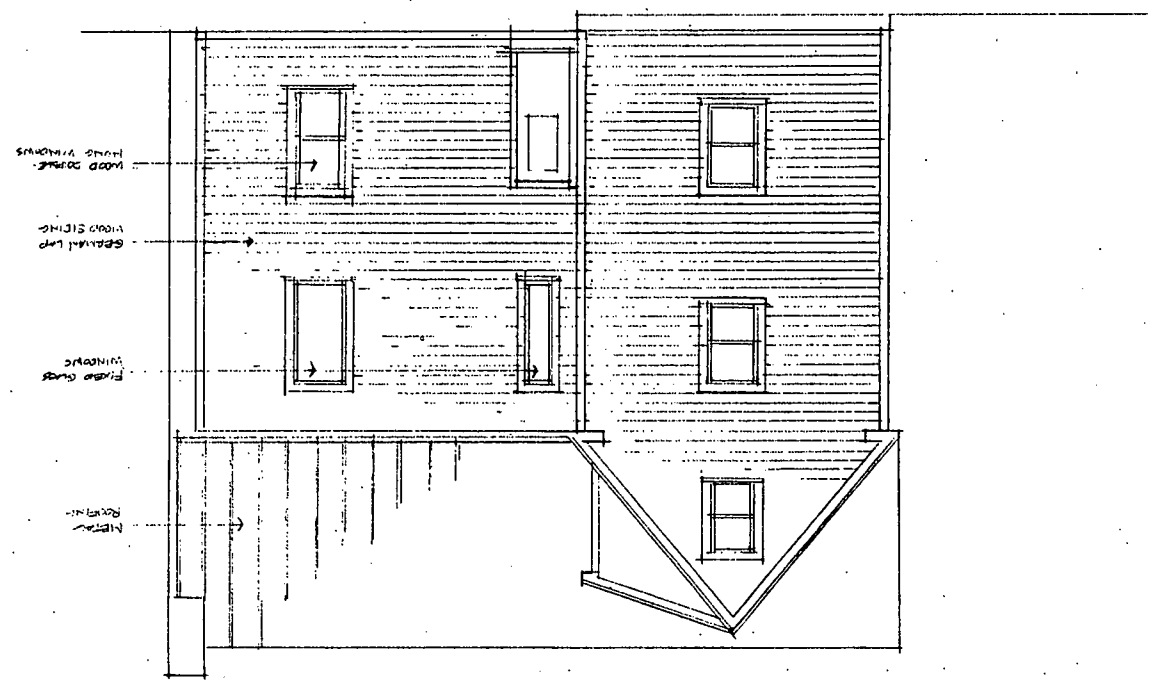
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Paul Treseder  
ARCHITECTURAL

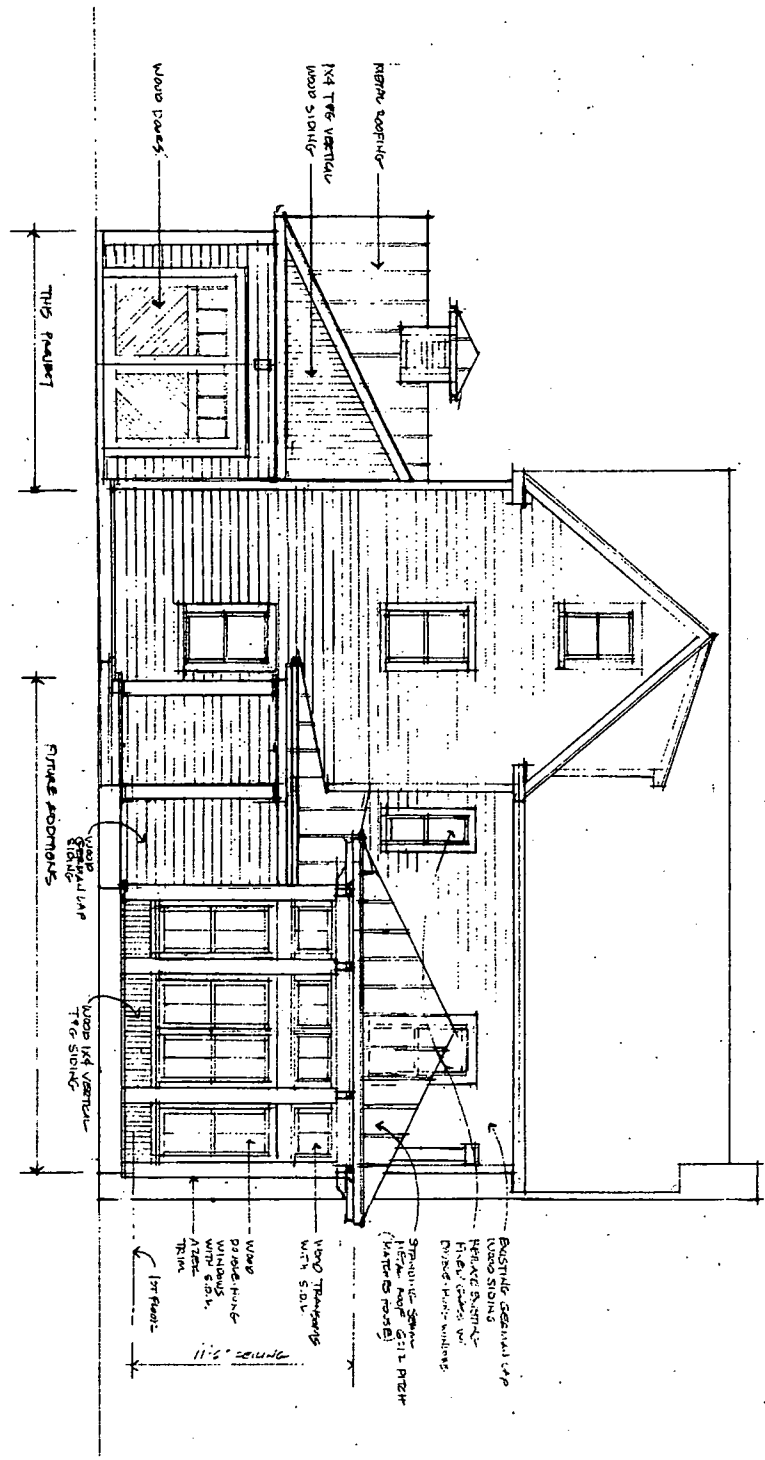


6320 McQueen Road  
Bethesda, MD 20814  
Tel: 301-520-1500  
Fax: 301-520-1501  
Paul.Treseder@ptarch.com

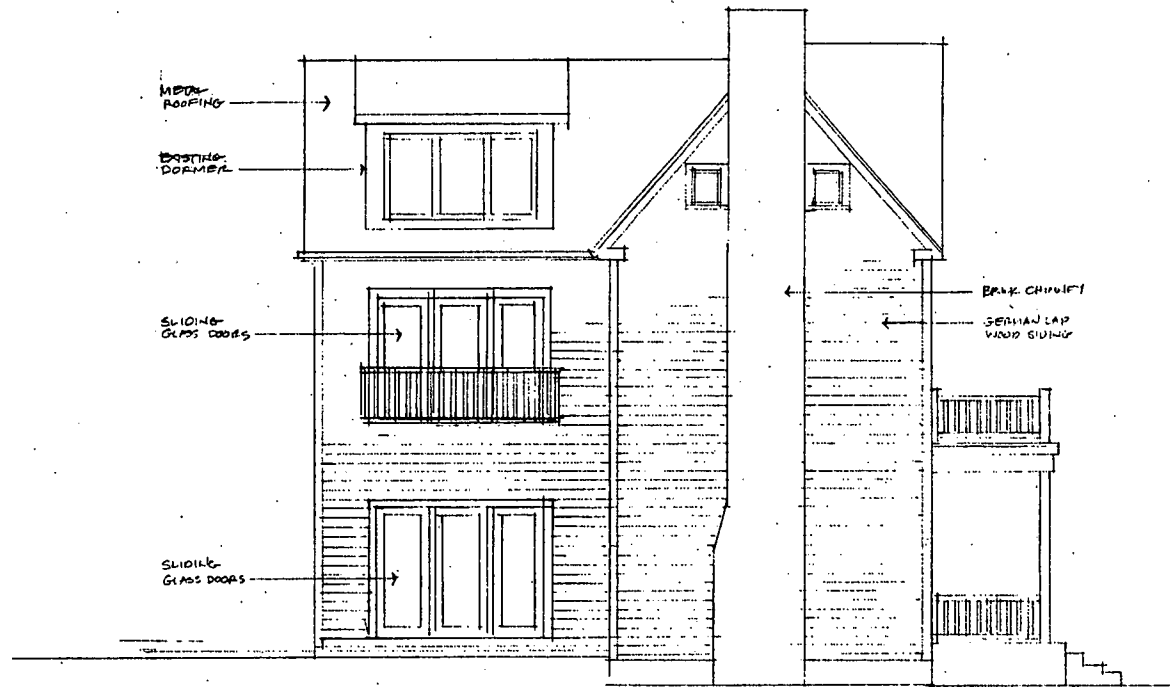
EXISTING REAR ELEVATION



REAR ELEVATION



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<b>Paul Treseder</b> Architect AIA	
6320 Whicome Road Bethesda, MD 20816 301-320-1580 Fax- 301-320-1581 Paul.Treseder@verizon.net	



EXISTING LEFT SIDE ELEVATION



1520 Wisconsin Road  
 Beltsville, MD 20715  
 301-220-1560  
 Fax: 301-220-1501  
 Paul Treseider  
 ARCHITECT AIAA

**Paul Treseider**  
 ARCHITECT AIAA

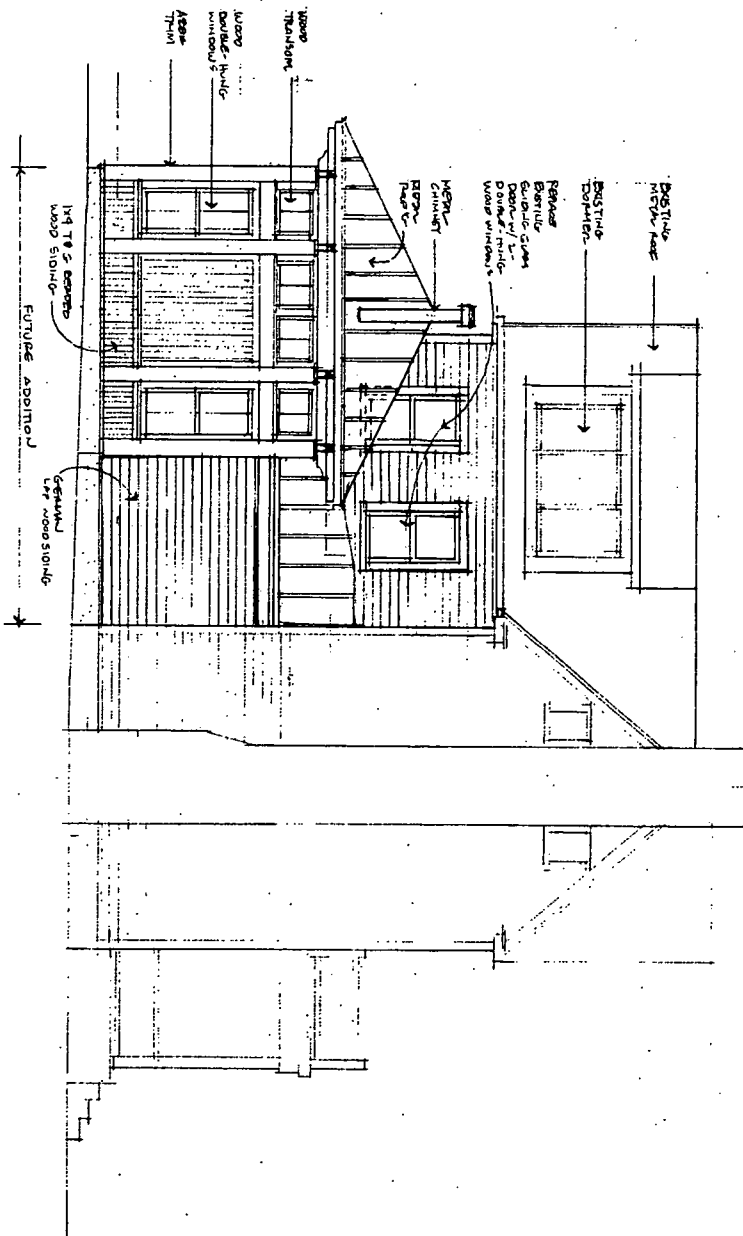
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15

LEFT SIDE ELEVATION



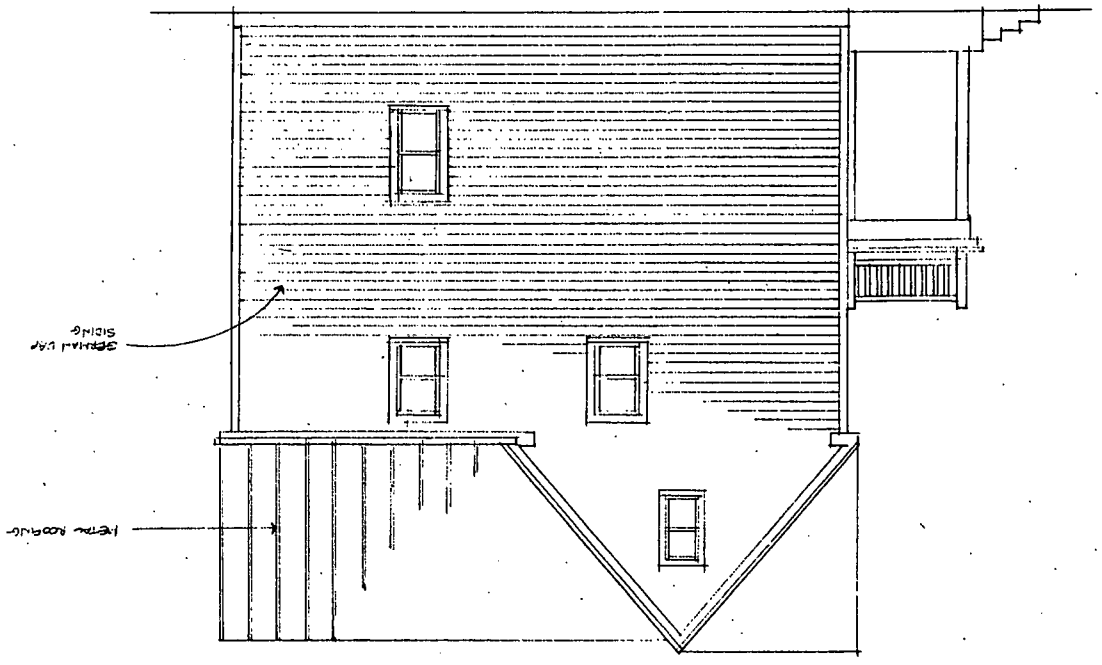
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01	Sheets

Paul Treseder  
Architect AIA

6320 Woodcrest Road  
Baltimore, MD 21286  
301-320-1580  
Fax: 301-320-1581  
Paul.Treseder@verizon.net



EXISTING RIGHT SIDE ELEVATION

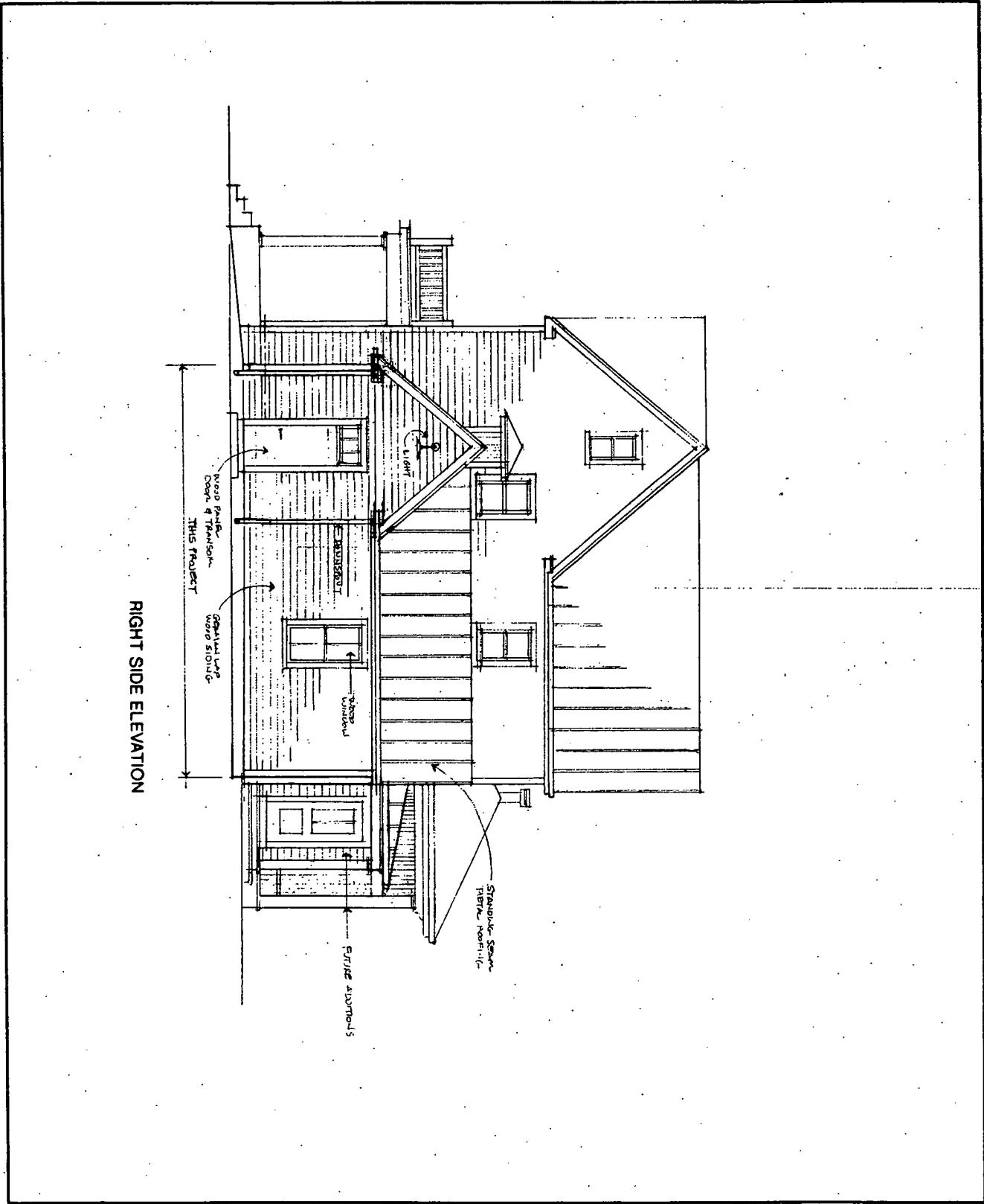


DATE 10.2.03  
DCSB  
DRWN  
JOB  
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SHEET

**Paul Treseder**  
ARCHITECT AIA

3200 Whitewater Road  
Bethesda, MD 20814  
Tel: 301.520.1500  
Fax: 301.520.1501  
Paul.Treseder@ptarch.com





RIGHT SIDE ELEVATION

Date	11-21-01
Scale	1/4" = 1'-0"
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Check By	JCS
Sheet	3
Of	Sheets

**Paul Treseder**  
 Architect AIA

6320 Woodlawn Road  
 Bethesda, MD 20818  
 301-320-1500  
 Fax - 301-320-1501  
 Paul.Treseder@verizon.net



Existing Property Condition Photographs (duplicate as needed)



Detail: 2309 LINDEN LANE - FRONT VIEW

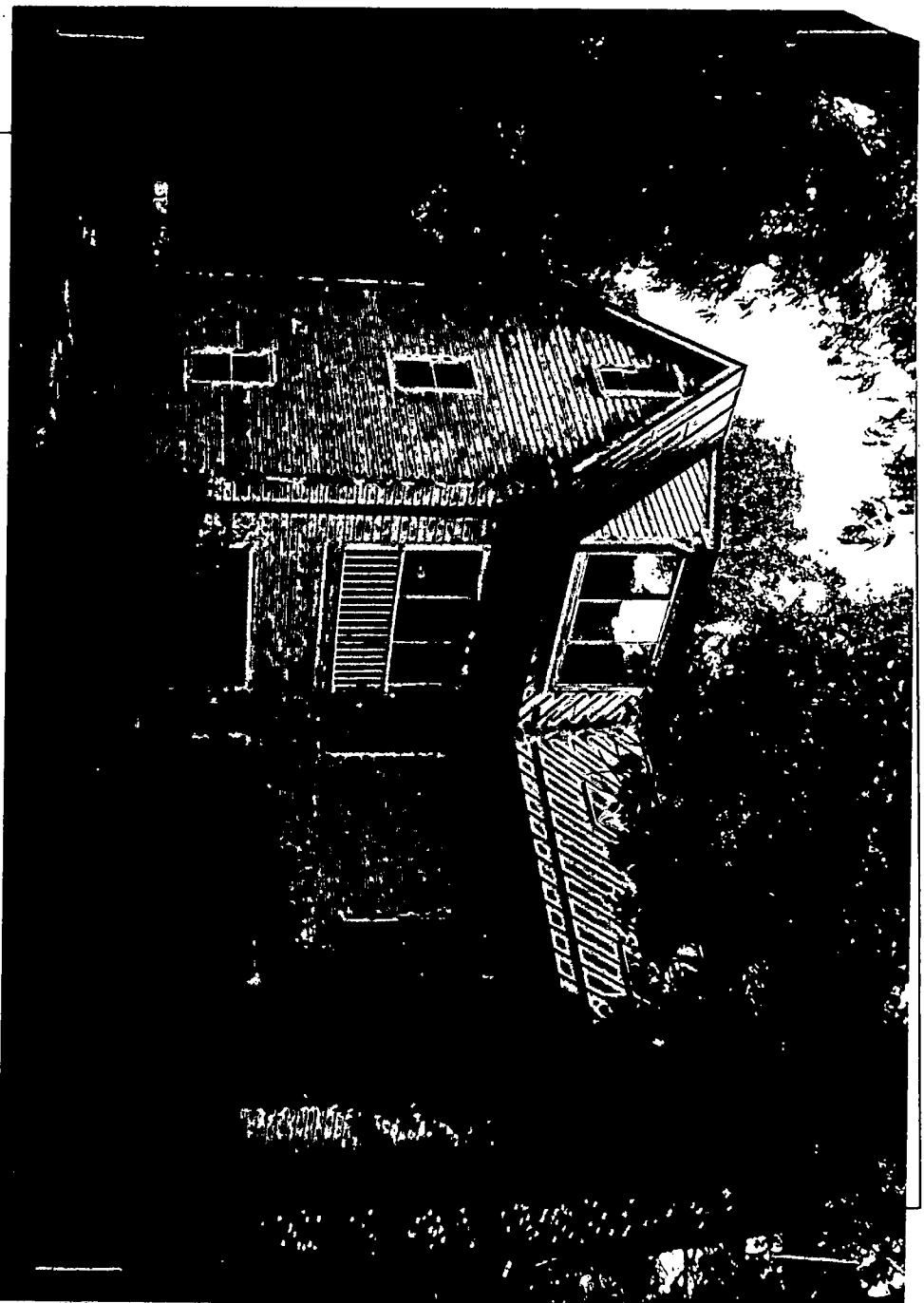
Applicant: BASRE CHABUK



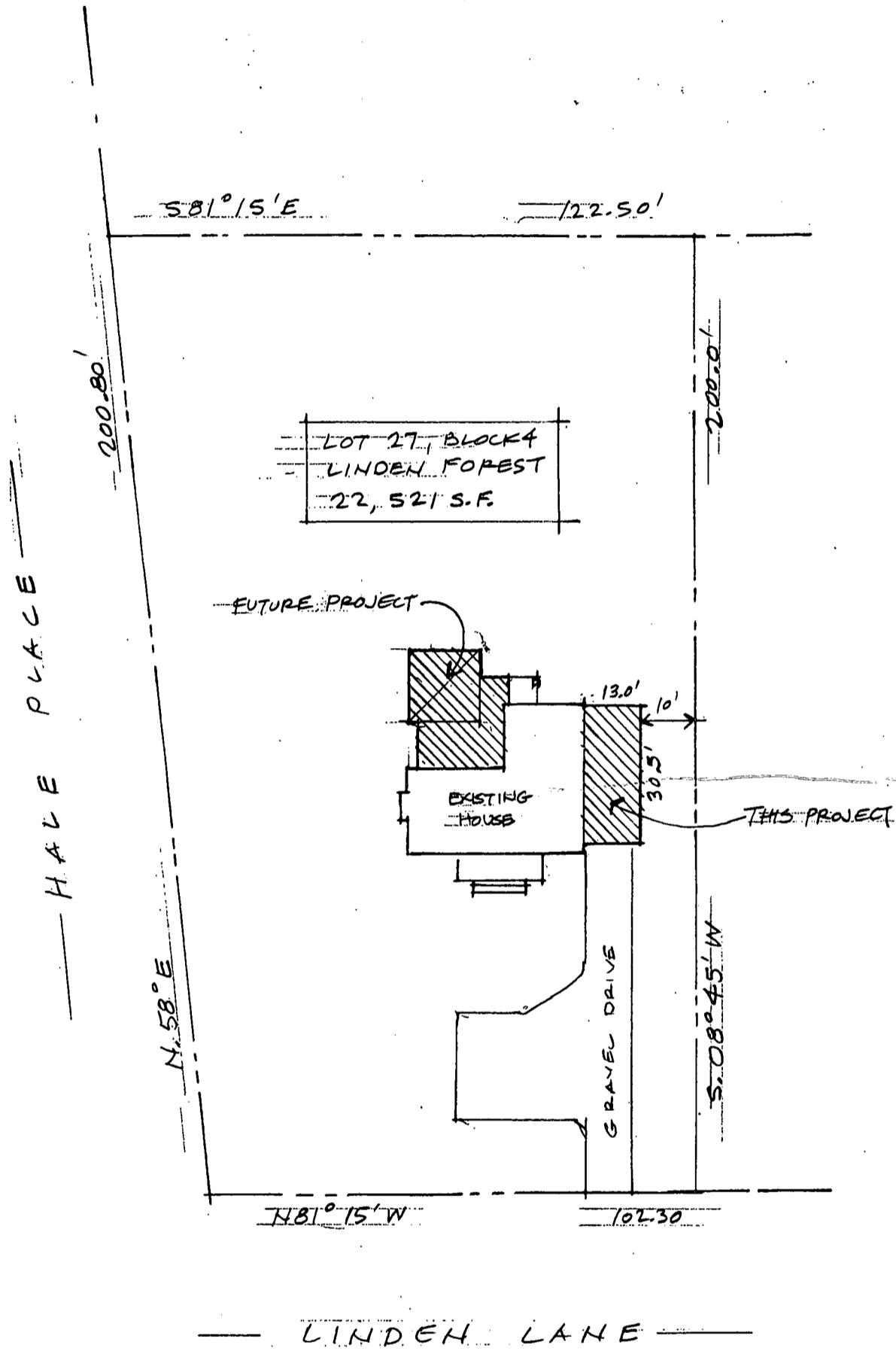
Detail: 2309 LINDEN CANE - RIGHT SIDE VIEW

Applicant: BASPE CHABUK

Existing Property Condition Photographs (duplicate as needed)



Detail: 2309 LINDEN LAVE - REAR VIEW



SITE PLAN

SCALE: 1" = 30'-0"

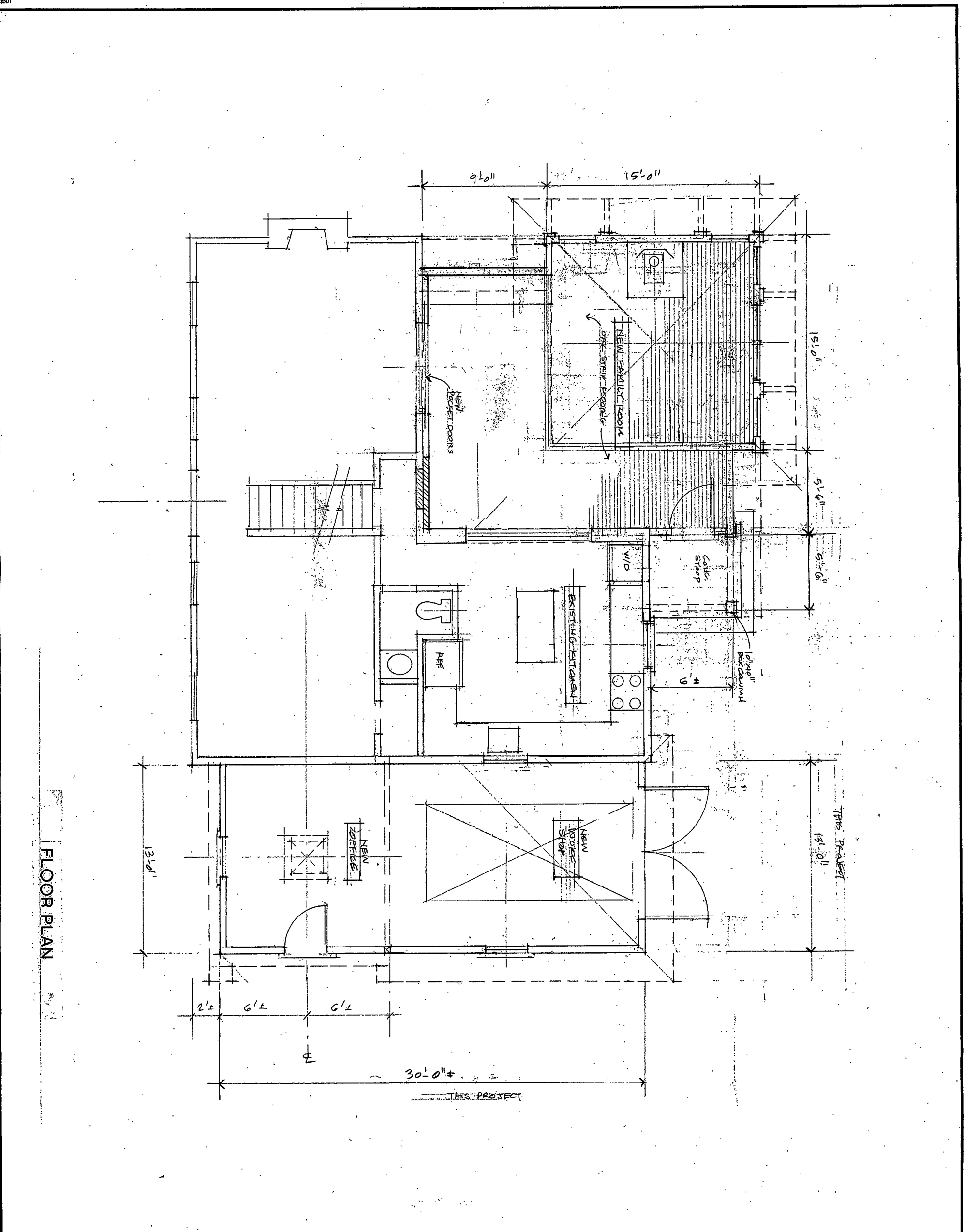
CHABUK RESIDENCE  
 2309 LINDEN LANE  
 SILVER SPRING, MD. 20910

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Paul Treseder  
 Architect AIA

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





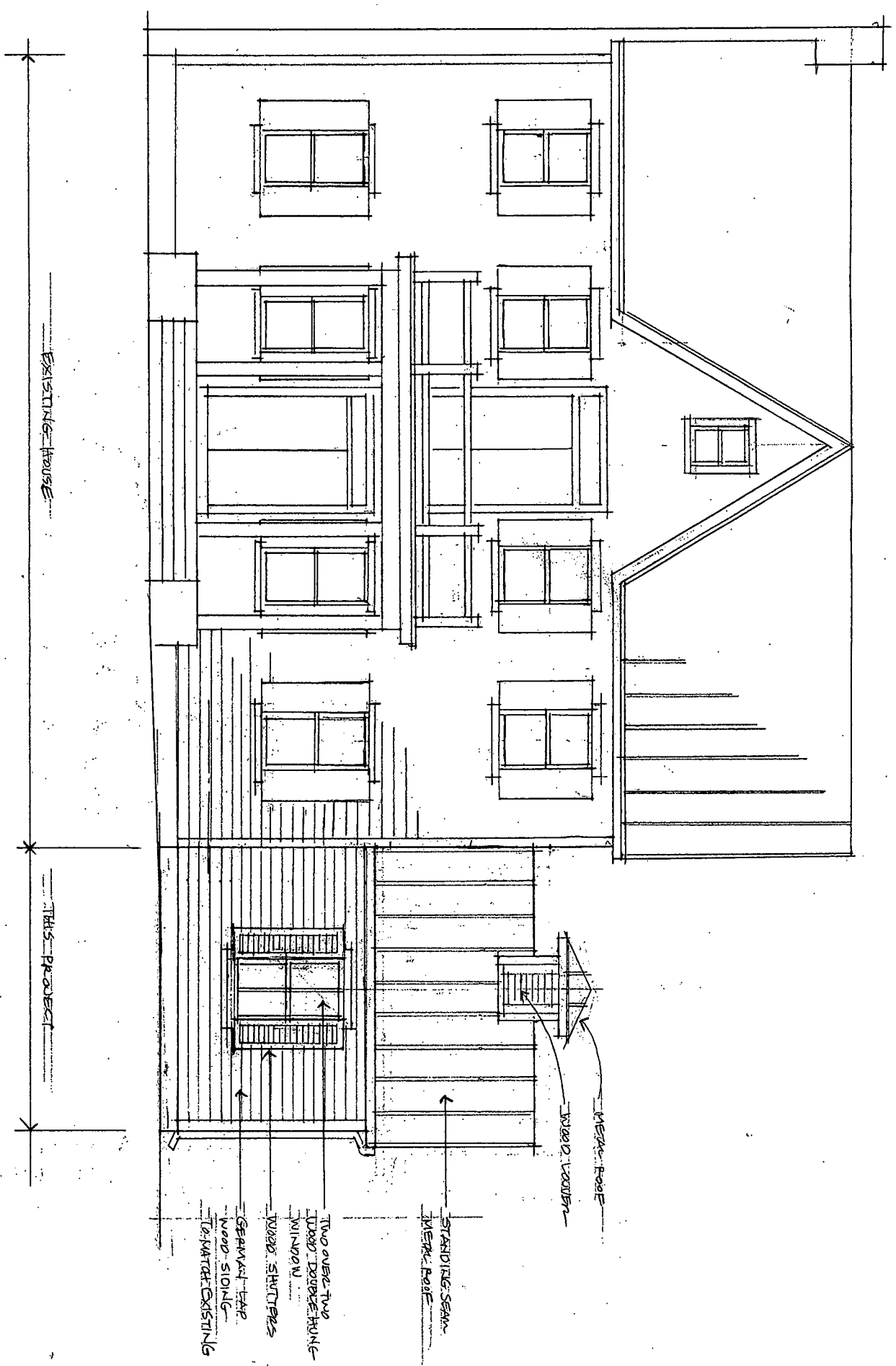
FLOOR PLAN

Date 10.24.07  
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 Job CHABUK  
 Sheet 1  
 01 Sheets

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

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



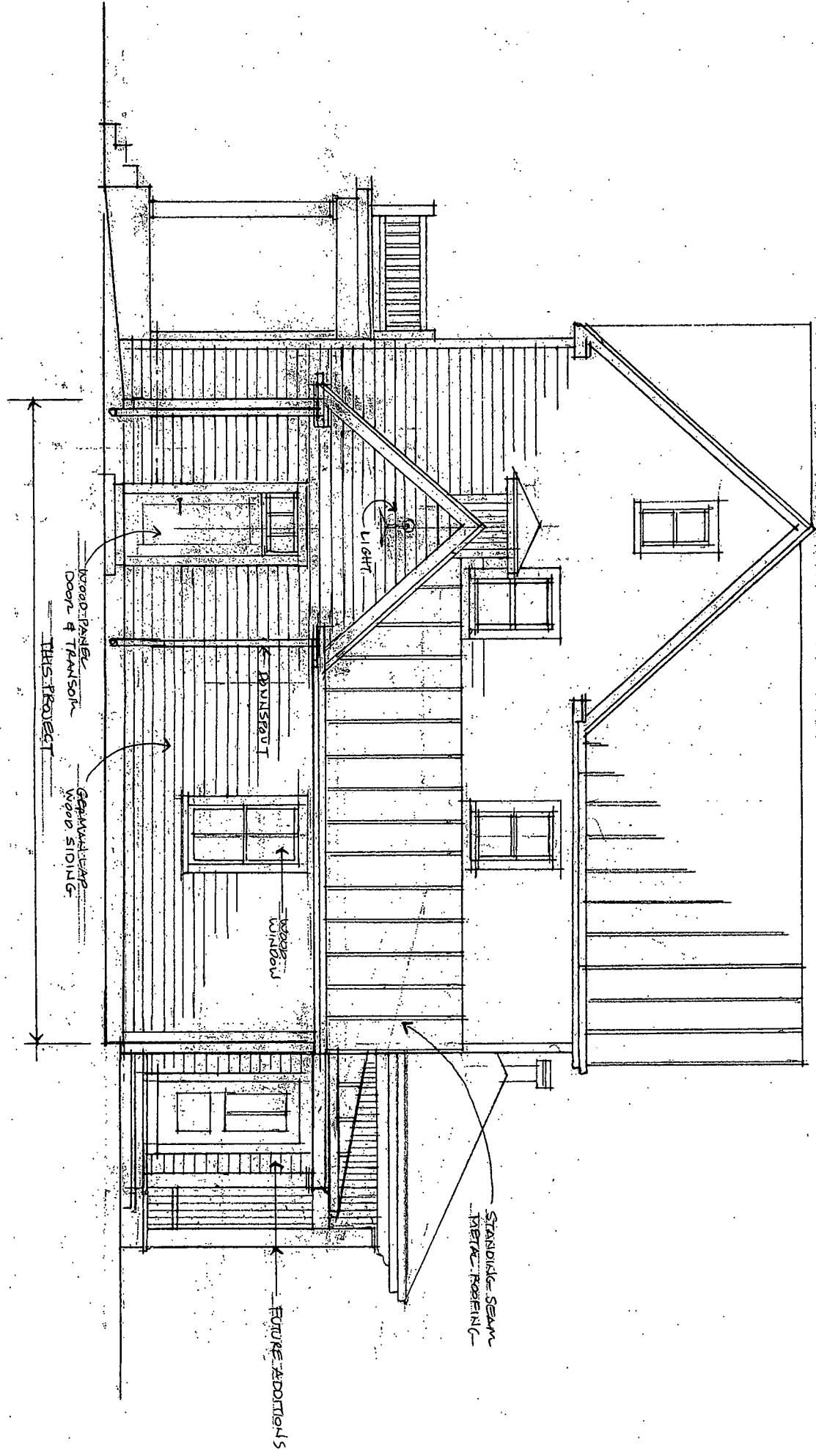


FRONT ELEVATION

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**Paul Treseder**  
Architect AIA

6320 Wiscasset Road  
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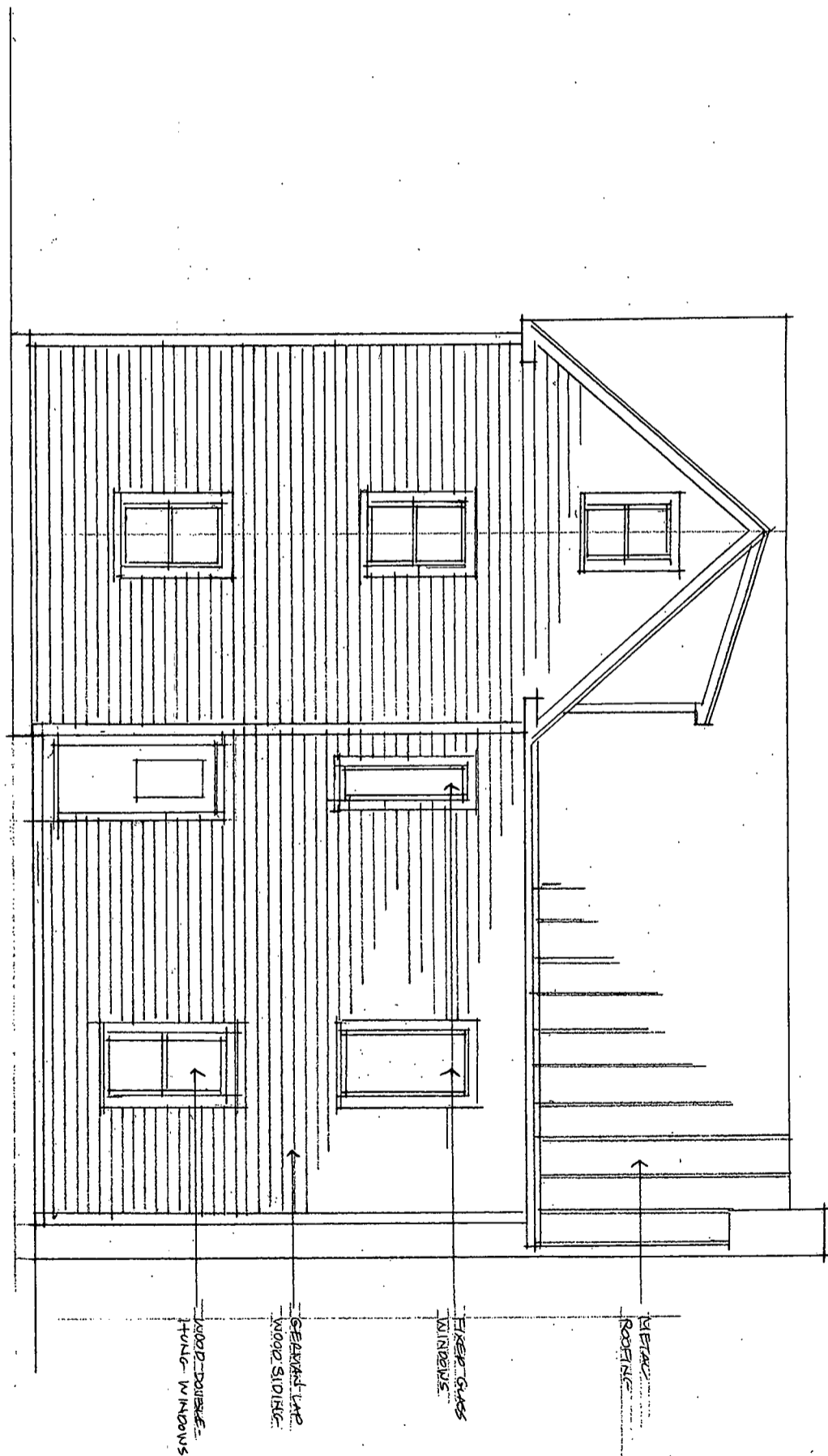


RIGHT SIDE ELEVATION

Date	10-24-07
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**Paul Treseder**  
 Architect AIA  
 6320 Wiscasset Road  
 Bethesda, MD 20816  
 301-320-1580  
 Fax - 301-320-1581  
 Paul.Treseder@verizon.net





EXISTING REAR ELEVATION

6320 Wiscassel Road  
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301-320-1580  
Fax— 301-320-1581  
Paul.Treseder@verizon.net



**Paul Treseder**  
Architect AIA

Date 10-24-07

Scale

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01



HPC Meeting December 5, 2007

III-A. 2309 Linden Ln. / Linda A.D.

Chabuk: Side addition is setback 2.5', not 1.5'

Duffy: IF you pushed side addition back 5' how many trees would be impacted?

• Positive w/ rear addition

• Side - needs to be behind rear plane of house  
IF detached a covered walkway could be built (stoop) to connect historic massing w/ hobby shop.

Jester: Rear addition - thinks is sympathetic / would approve as is.

' Side addition - would consider attached, but very pushed back.

Miles: Rear - supports / appro. massing

Side - totally relocated - very large yard could accommodate

would approve Azek

Rotunstein: Side - concurs w/ Miles

would prefer detached / rear yard

Addition is very visible

Rear - approve

1/8/08 Meeting w/ Paul Treseder  
Reduced size

30' → 28

Pushed back 10' from front of house

Paul Treseder  
Architect AIA

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Paul.Treseder@verizon.net

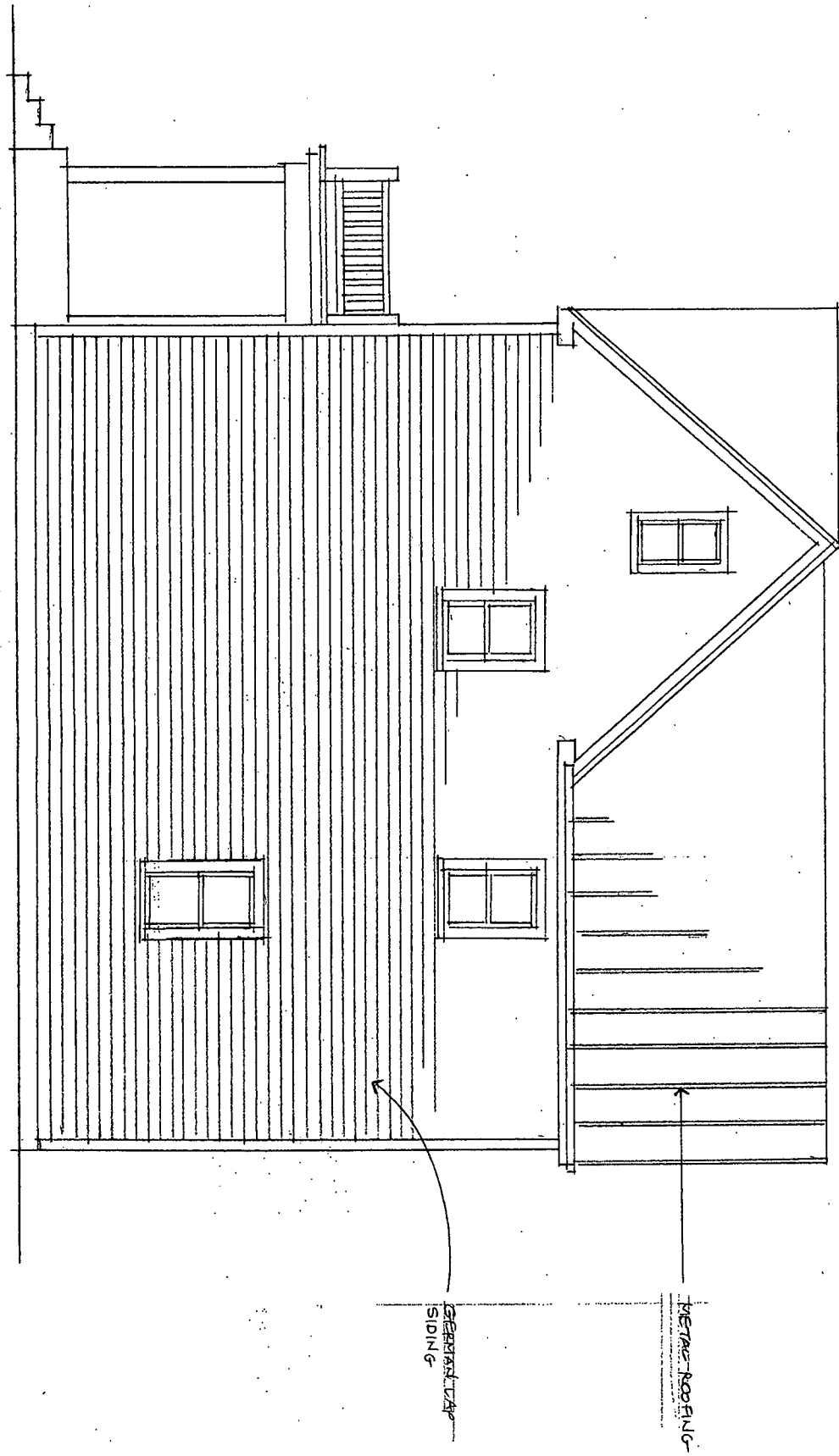


Fishing park 10, Fish trout of park

30, → 58

Handwritten scribbles

1/8/08 W. ...  
Jan 1 ...



EXISTING RIGHT SIDE ELEVATION

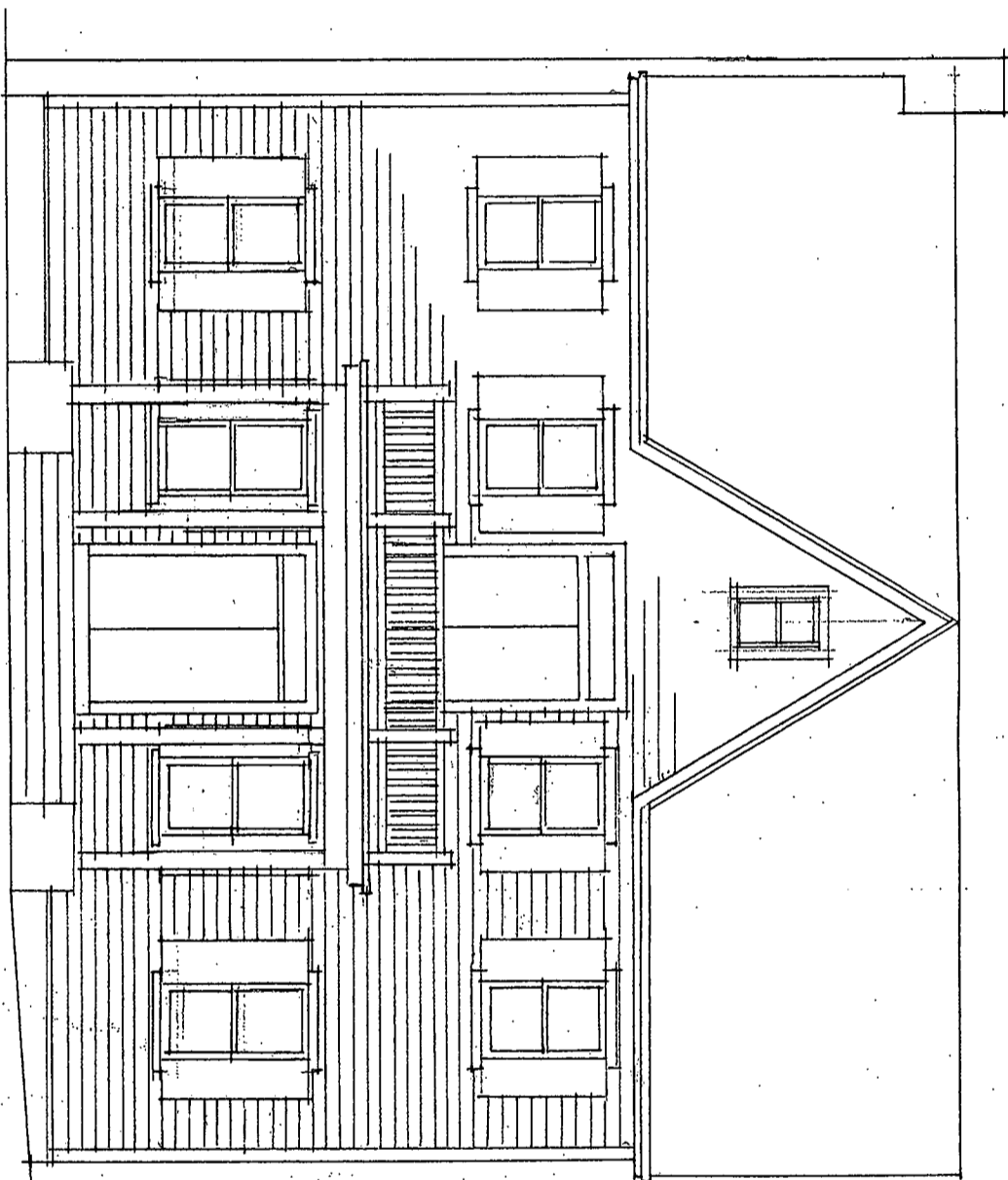
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**Paul Treseder**  
 ■ ■ ■ ■ ■ Architect AIA ■ ■ ■ ■ ■

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







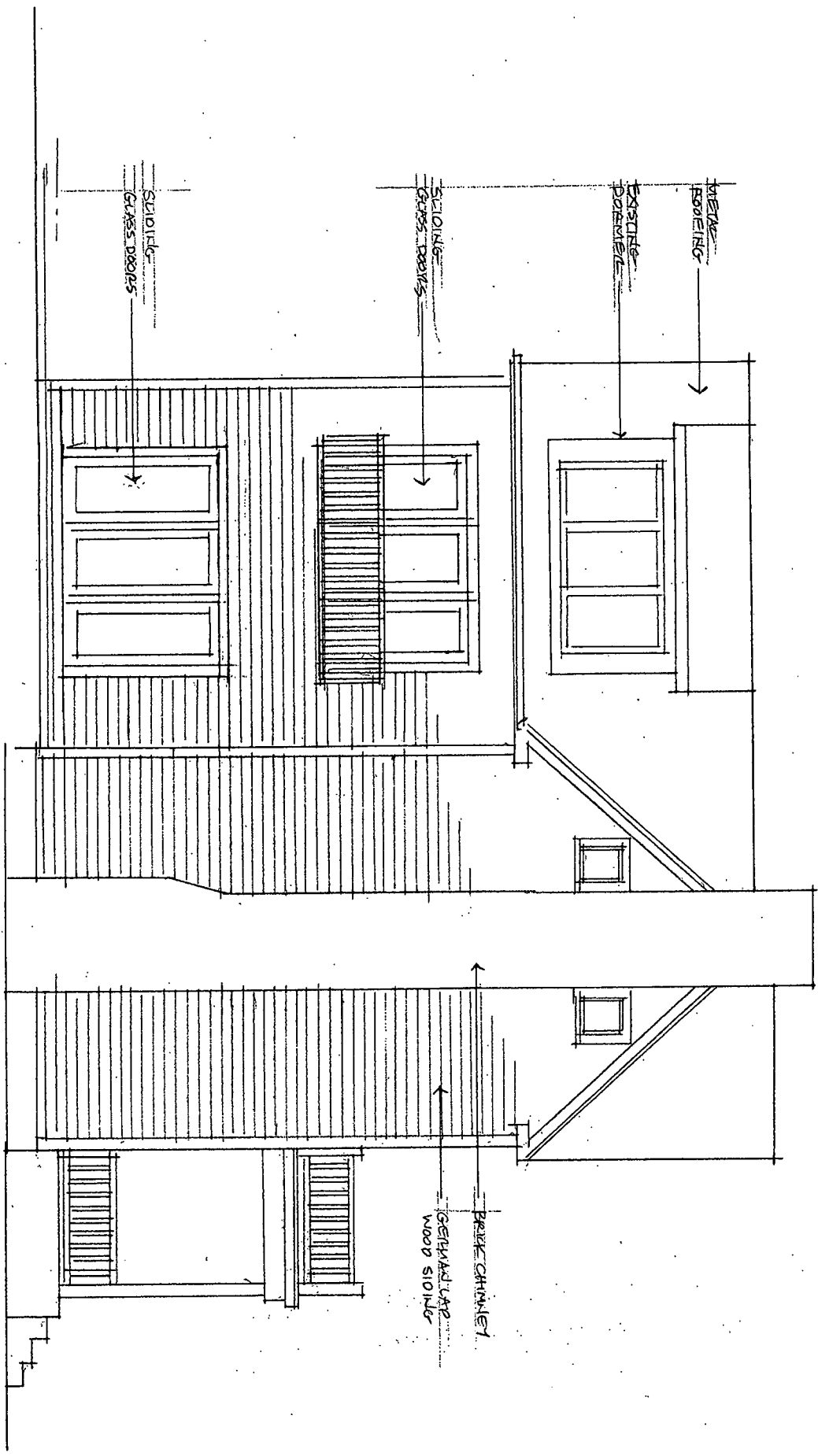
EXISTING FRONT ELEVATION

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Scale  
Date 10.24.07

**Paul Treseder**  
Architect AIA

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Fax - 301-320-1581  
Paul.Treseder@verizon.net





EXISTING LEFT SIDE ELEVATION

Date	10-24-07
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