

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2303 Linden Lane	Meeting Date:	03/22/17
Resource:	Outstanding Resource Linden Historic District	Report Date:	03/15/17
Applicant:	Jane Brown	Public Notice:	03/08/17
Review:	HAWP	Tax Credit:	Yes
Case Number:	36/02-17A	Staff:	Dan Bruechert
Proposal:	Roof Replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Linden Historic District
STYLE: Queen Anne
DATE: 1901

Linden, the earliest railroad suburb in Montgomery County, was platted in 1873, the same year the Metropolitan Branch of the B & O Railroad was completed. Linden was also the earliest suburban subdivision recorded in the county land records. The Linden Historic District is characterized by late 19th and early 20th century frame dwellings representing Gothic Revival, Second Empire, Queen Anne, Colonial Revival, and Bungalow styles of architecture.

2302 Linden Lane was built by William Simpson circa 1890-93. This spacious Queen Anne-style residence is situated on a large, wooded lot. The house is characterized by a picturesque roofline, decorative eaves, brackets, paired windows with Queen Anne Sash, double-grooved horizontal siding, and a wrap-around porch.

This is a large, frame, two-story, four bay by three bay residence with an overhanging, asphalt-shingled, bracketed cross-gable roof. It has a large center gable façade has a decorate sunburst pattern. The porch wraps around to the right side of the house. The right side of the porch has been enclosed with a wood knee wall and nine-lite casement windows. The house utilizes two-over-two sash windows throughout, except in the two-story bay on the left elevation, which utilizes one-over-one sash windows.

PROPOSAL:

The applicant is proposing removal of the asphalt shingled roof and replacing it with at Pac-Clad Redi-Roof Standing Seam Without Offsets roof spaced at 21" (twenty-one inch) intervals in Musket Gray.

APPLICABLE GUIDELINES

When reviewing alterations and additions for Outstanding Resources within the Linden Historic District proposed work is evaluated under the Secretary of the Interiors Standards (the Standards) and Montgomery County Code Chapter 24A (Chapter 24A).

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
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.

STAFF DISCUSSION

The proposed replacement roof is in keeping with the historic character of the subject property and would aid its preservation. A metal roof on a building of this type from this era is in keeping with its historic character and it will not have a negative impact on any character defining features or finishes (See: Standards 2 and 5).

The property owner has informed Staff that the current asphalt-shingled roof currently leaks in several locations and is in need of replacement. The owner has selected a material with a longer lifespan than replacing the asphalt shingles in kind. The proposed Redi-Roof Standing Seam roof by Pac-Clad is not a true standing seam metal roof (See Circle: _____). The roof panels are pre-fabricated and connect during installation. The ½" (one-half inch) 'seams' created by this roof is the same width as a field-turned standing seam roof. The 'seams' project 1 3/8" (one-and-three-eighths inch) from the roof surface. In contrast, a true standing seam roof's seams would project 1 ½" (one-and-one-half inch) above the roof surface. From ground level, the 1/8" (one-eighth inch) difference would not be discernable. A true standing seam roof would have a slightly different shadow line at the top of the seam where it was turned, but that detail is much less noticeable on two-story building.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: JTB1847@VERIZON.NET Contact Person: JANE BROWN
Daytime Phone No.: 301.589.0808

Tax Account No.: _____
Name of Property Owner: JANE BROWN Daytime Phone No.: 301.589-0808
Address: 2303 LINDEN LA. SIL. SPR. MD 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: 2303 Street: LINDEN LA.
Town/City: SIL. SPR. Nearest Cross Street: WARRER ST.
Lot: 14 Block: 4 Subdivision: LINDEN FOREST
Liber: 3573 Folio: 693 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☒ Revision ☒ Repair ☐ Revocable.

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 33,000. - \$40,000.00

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.

Jane G Brown
Signature of owner or authorized agent

2/28/2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

See applicable page of updated letter to HP indicating why address was selected for the designation. ATTACHED

NONE OF THE NOTED FEATURES WILL BE AFFECTED BY ROOFING PRODUCT CHANGE

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

REMOVE EXISTING ASPHALT SHINGLES, REPAIR ANY INEFFECTIVE/DAMAGED WOOD & REPLACE WITH METAL ROOFING MATERIAL.

"PAL-CLAD ALUMINUM, KUHAR 500" IN MARKET

2. SITE PLAN

(SEE ATTACHED ROOFING ON GRAY
2309 HIDDEN HOME)

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

1-
See 1/5+5
for 2303 Linden Ln

To: Montgomery County Historic Preservation Commission
From: Catherine Crawford, Research Historian
Re: Extension of the proposed Linden Historic District

Linden is not only the earliest railroad suburb in Montgomery County- platted in 1873, the year that the Metropolitan Branch of the B&O Railroad was completed- it is the earliest suburban subdivision recorded in the county land records. The Silver Spring area in general was among the first in the county to establish such development. None of the other subdivisions in the Silver Spring area, however, are quite as old as Linden. B.F. Gilbert's Takoma Park was platted in 1883, Capitol View Park, Forest Glen Park and the Forest Glen Investment Company's Subdivision of Joseph Park were platted in 1887 and Woodside, in 1889. Parts of the Towns of Rockville and Hyattstown were platted in the early nineteenth century but, these were not designed as suburban subdivisions. The development of suburban living was a distinct movement brought on by the coming of the B&O Railroad and the grow of Washington, D.C. as well as being part of a national phenomena during this period. The only other suburban subdivision found in the land records that comes close to the time that Linden was platted was Forest Grove Mineral Spring in Gaithersburg, " platted in 1876. This subdivision, however, never got off the ground and no long exists today. In its place is modern tract housing.

Dille's Linden is bordered on the northeast by Alonza O. Bliss' Addition to Forest Glen platted in 1901 and on the northwest by Linden Forest platted in 1890. Linden Lane is the boundary between Dille's Linden and these two subdivisions. The proposed Forest Glen Historic District, however, is located further north, above Forest Glen Road (See map). Thus, although conveniently located near Dille's Linden, the proposed additions to the Linden Historic District are not historically part of it, but part of the two previously mentioned subdivisions.

A few structures are missing from Dille's Linden that were there in earlier days. According to the Hopkins Atlas of 1879 there were two houses on the south side of Montgomery Street, west of Warren Street (towards the railraod tracks), the Adams and Baxter residences, that are no longer standing. Also, to the north side of Montgomery Street east of Warren Street was the Holcomb residence (replaced with the Fox house in 1902). The F.H.M. Klinge Atlas of 1931 identifies

There is also a one car garage..." (Real Estate Inventory, HGC 38/433). In October of 1946 the property was purchased by the current owners, Grace D. and Fred Pence (Deed 1040/478).

9403 Warren Street is another Bungalow style residence, although of a differing style. It is a one and a half story, frame, four bay by two bay structure. The gable roof slopes down in front to form a porch supported by slightly tapering, squared columns with corner molding. It has a continuous three bay dormer with a gable roof with a vent at the top of the gable and a balustrade running around the front. At the south end of the facade are two, six over one sash windows, followed by the entry to the north of which is a nine light casement window.

This house was built by Charles E. and Mary D. Hood, circa. 1920. The Hoods purchased lots #2,3,4 & 5 of block 2 of Alonza O. Bliss' Addition to Forest Glen from Carrie May and George Chandler in July of 1919 (Deed 282/265). The Hoods sold the house on lots #2 & 3 in April of 1952. In August of 1953 it was purchased by the current owners, Leonard W. and Louise F. Merchant (Deed 1830/296).

9409 Warren Street is an irregular shaped Queen Anne style residence. It is a two story, frame, four bay by two bay structure with a hipped roof. The entry, with a transom above and a small casement window beside it, is on the south side of the facade. North of the entry is a two story, three sided extending bay window with a center gable roof with a two bay casement window. Between the two stories of the bay window is an overhang. To the north side elevation is a two story, two bay by one bay center gable roof pavillion with return box cornice and a double casement window in the gable end. The house is lit by one over one sash windows and is covered with asbestos shingles.

The house was built probably by Andrew Headley, circa. 1908. It was the home of F. Carter Pope and his wife, Eva, for many years, from 1911 until July of 1928. It was owned equally as long by E.C. & Sarah Keys and C. Boyd & Catherine Keys from 1928 until 1946. Since that time the house has passed through a succession of owners. It was purchased by the current owners, Craig and Judith A. MacKown, in September of 1970 (Deed 3999/107). The house rests on lot #15 and parts of 6 & 7 of block 2 of Alonza O. Bliss' Addition to Forest Glen.

2303 Linden Lane is a large, finely detailed Queen Anne style residence. It was built by William P. Simpson, probably in 1901. Mr. Simpson purchased lot #15 of block 4 of Linden Forest in June of 1890 from H. Bradley and Mary Davidson and Frederick W. and Esther Pratt (Deed JA 33/455). The Simpson family sold the house in March of 1893 to Adele Clagett for \$4000.00 (Deed JA 38/170). Following the death of Ms.

Claggett, her heirs sold the house in October of 1920. It was purchased in November of 1932 by Thomas W. Schaeffer (Deed 544/249). After his death on May 24, 1940 the property was assessed and the improvements described as a "two story, composition roof, frame dwelling containing seven rooms, porch and extra recreation room, two baths, hot water heat with oil burner... frame garage, frame poultry house..." (Real Estate Inventory HGC 22/404). The house was then sold to the current owners, Esther T. (and Wayne C.) Grover in June of 1941 (Deed 805/493).

for
\$17,500.00

This is a large, frame, two story, four bay by three bay residence with an overhanging, bracketed gable roof. It has a large center gable facade with a double, twelve over one sash window. Above this window is a decorative sunburst pattern. The roof line to the east of the center gable slopes downward. Above it, a gable roof, slightly higher than the main roof, extends outward to form the bracketed, center gable roof of a three story pavillion at the east, side elevation. The double window which appeared in the center gable is repeated in the second and third stories of the pavillion. To the west, side elevation is a two story, three sided extending bay window. A screened in porch (enclosed in glass at the east end) supported by Doric columns with balustrade runs the length of the facade. To the rear is a two story, gable roof ell to the side and rear of which are single story, shed roof sections. To the very rear is an entry porch with squared posts and balustrade. The house has a corbelled, brick center chimney and another to the west side elevation. It is lit by two over two sash windows with simple drip molding window frames. The exterior is covered with double grooved german siding.

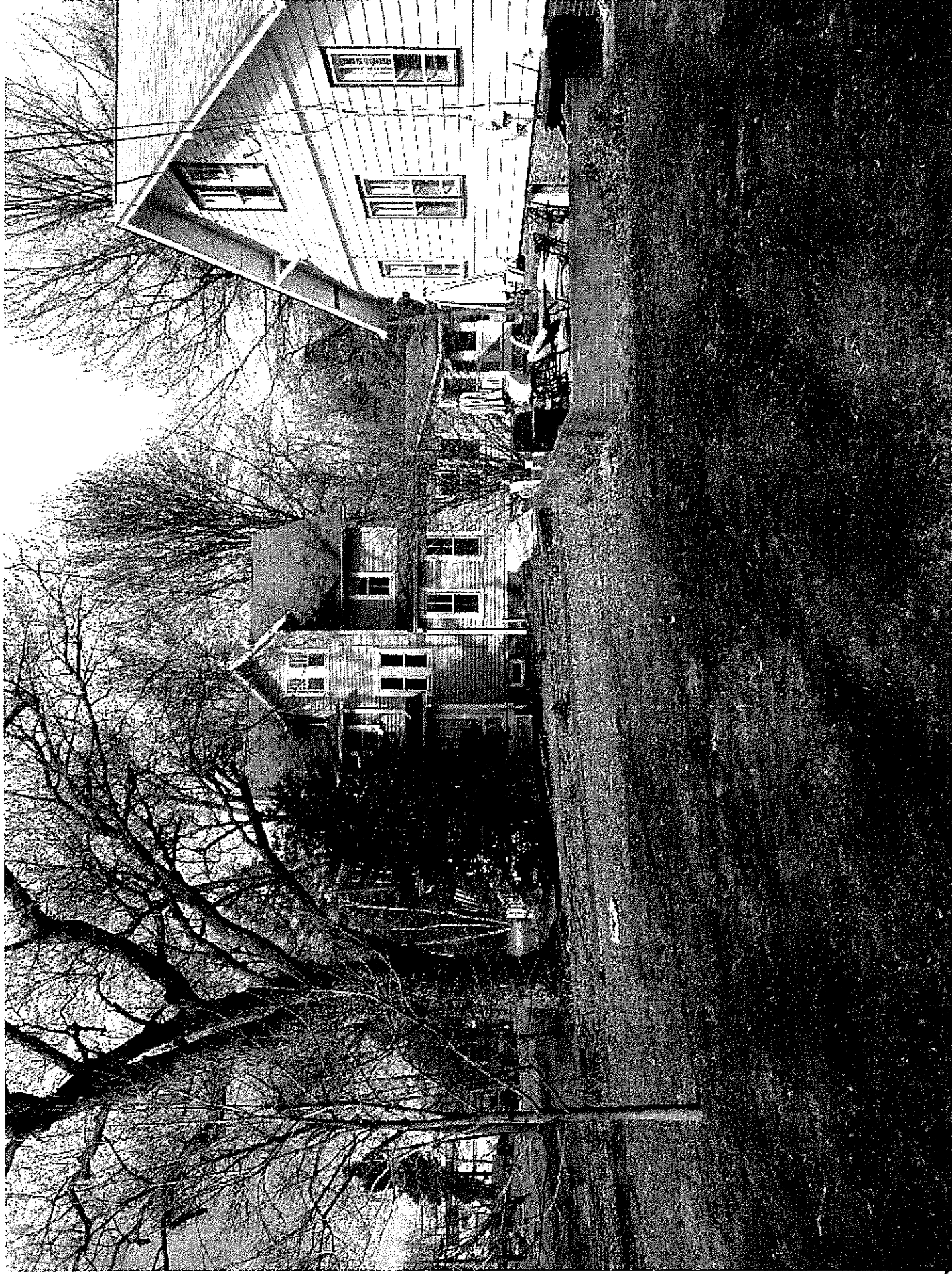
2309 Linden Lane is a large, Victorian style residence. It has undergone some alterations most of which, however, appear to the rear of the house. The facade has been maintained for the most part. It is a two story, five bay by one bay frame structure with a gable roof with a steep center gable facade with a single casement window in the gable end. A brick base porch (new) with Victorian turned posts covers the center three facade bays. The center bay of the second story facade is a pair of glass door which open out on to the flat roof of the porch below. The facade is lit by one over one sash windows. The entry has a double door with a transom above. At the rear elevation are modern casement windows. At the rear, west side is a two story, two bay wide ell. On the first story are sliding glass doors opening on to a deck. Above that is a balcony and above that, a large shed roof dormer. The house is covered with german siding with a raised seam metal roof. At the west, side elevation is a new (rebuilt?) brick chimney.

This house was built by Sarah A. Barber, probably in 1894. Ms. Barber built her home on lot #16 of block 4 of Linden



2303 Linden - West Side

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2303 LINDEN - COVERED FRONT

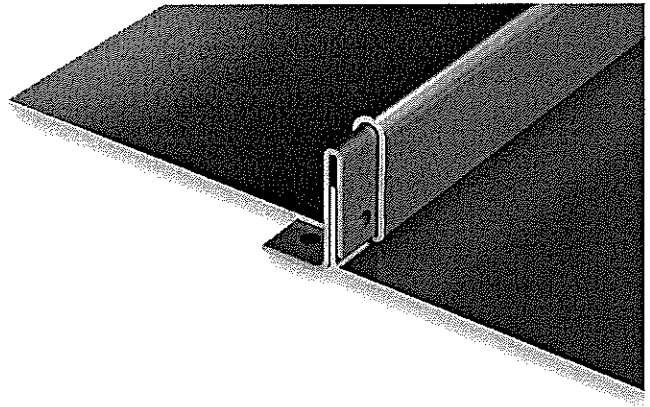
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(12)

ADJACENT PROPERTY (2308) SHOWS ROOFING TYPE

REDI-ROOF STANDING SEAM WITHOUT OFFSETS



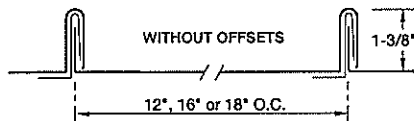
MATERIALS

.032 aluminum	24 gauge steel*
16 oz. copper*	22 gauge steel*

SPECS

12", 16" or 18" O.C. 1-3/8" High

UL-90



PRODUCT FEATURES

- ▶ Available with or without offsets
- ▶ Factory eave notching available
- ▶ Herr-Voss corrective leveled
- ▶ Labor-saving one-piece design
- ▶ Stiffener beads available
- ▶ 30-year non-prorated finish warranty
- ▶ Panel lengths up to 45'

MATERIAL

- ▶ 38 stocked colors (24 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 15 stocked colors (22 gauge steel)
- ▶ Galvalume Plus available
- ▶ 16 oz. cold rolled copper

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift (steel and copper only)

- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated
- ▶ UL-90 rated copper panel up to 12" O.C. (Standing Seam)

ASTM TESTS

- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

*24 gauge steel in all O.C.'s, and 16 oz. copper in 12" O.C., are UL-90 Classified over solid substrate. See roof deck construction in Underwater Laboratories roofing materials and systems directory.

A complete specification is available online at pac-clad.com.

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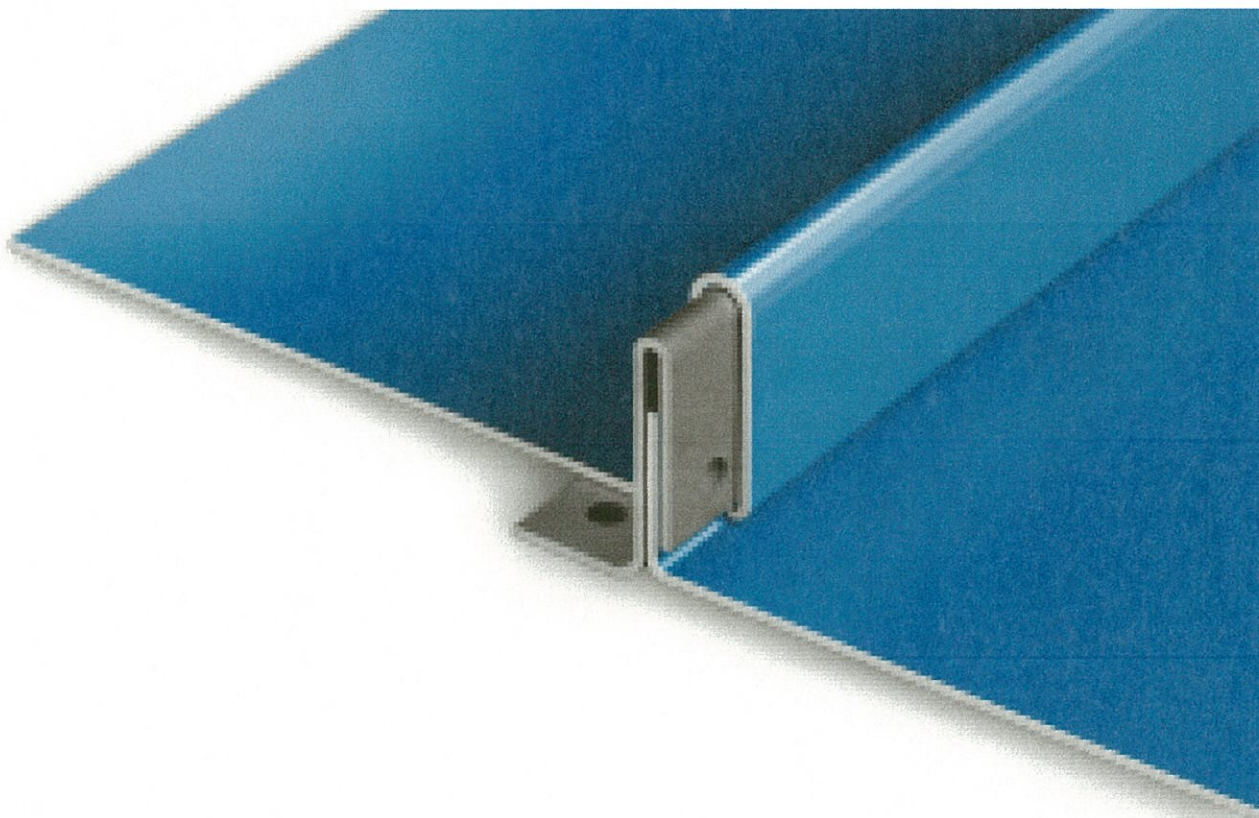
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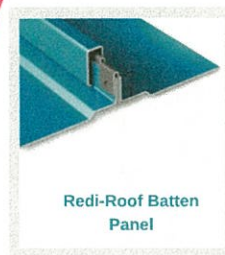
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Metal Roofing



15

Terra Tan	▲ Terra Cotta	▲● Copper Penny	▲ Cardinal Red	▲ Colonial Red	▲ Mansard Brown
Diamond	▲ Sandstone	▲● Champagne	▲ Granite	▲● Silver	Burgundy
Bone White	▲ Bone White	▲ Cityscape	▲ Slate Gray	▲ Musket Gray	▲ Charcoal
Arcadia Green	▲ Arcadia Green	▲ Hemlock Green	▲● Zinc	▲● Weathered Zinc	Interstate Blue
Aged Copper	Forest Green	Hartford Green	▲ Teal	▲ Slate Blue	Award Blue
Medium Bronze	▲ Dark Bronze	▲ Evergreen	▲ Hunter Green	▲ Military Blue	Berkshire Blue
Light Bronze	Matte Black				

▲ Denotes PAC-CLAD Cool Colors
▲● Denotes PAC-CLAD Metallic Colors

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F: 301-953-7627

10551 PAC Road
Tyler, TX 75707
P: 800-441-8661
F: 903-581-8592

350 73rd Ave., NE, Ste 1
Fridley, MN 55432
P: 877-571-2025
F: 866-901-2935

102 Northpoint Pkwy Ext, Bldg 1, Ste 100
Acworth, GA 30102
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