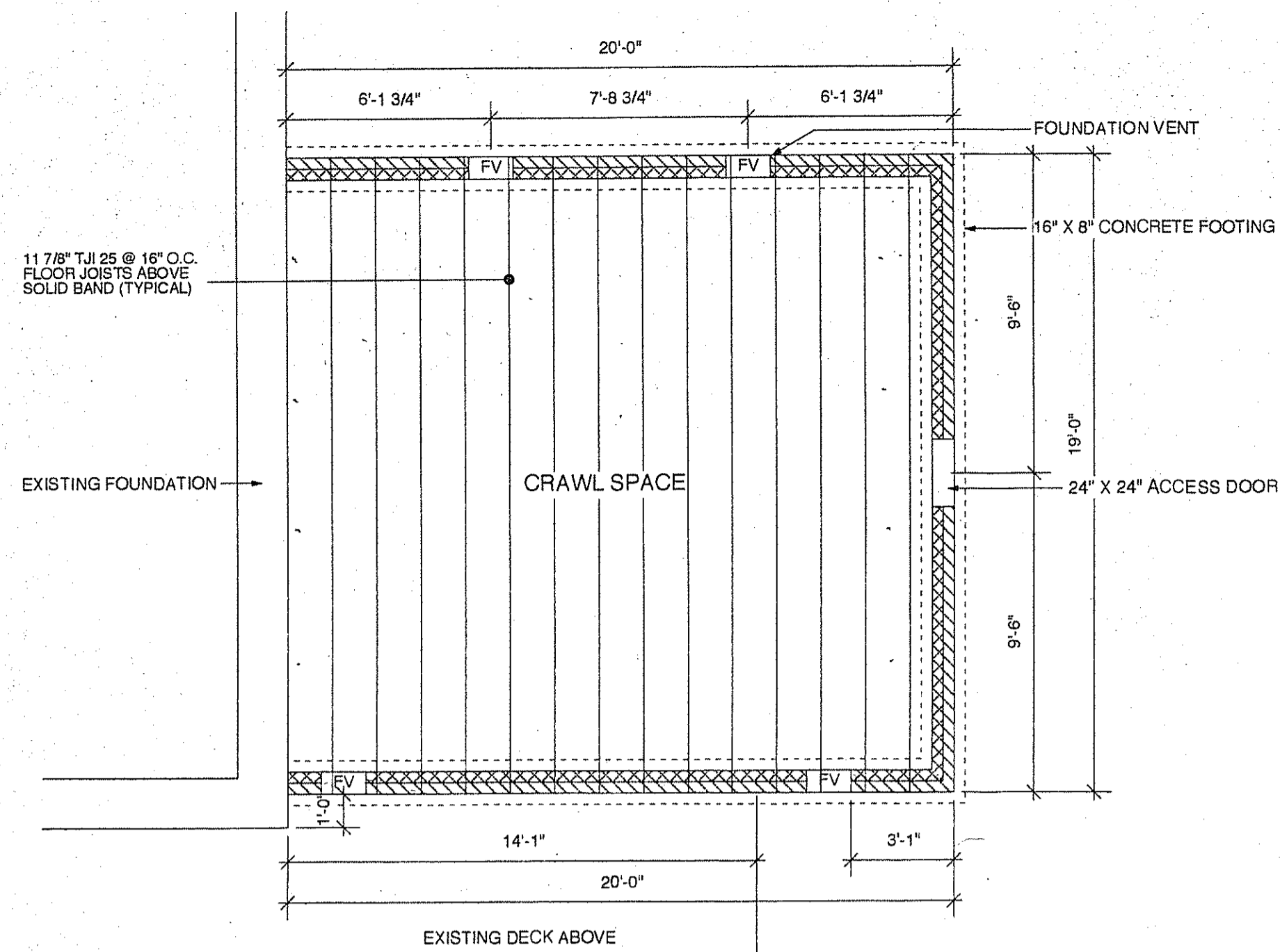
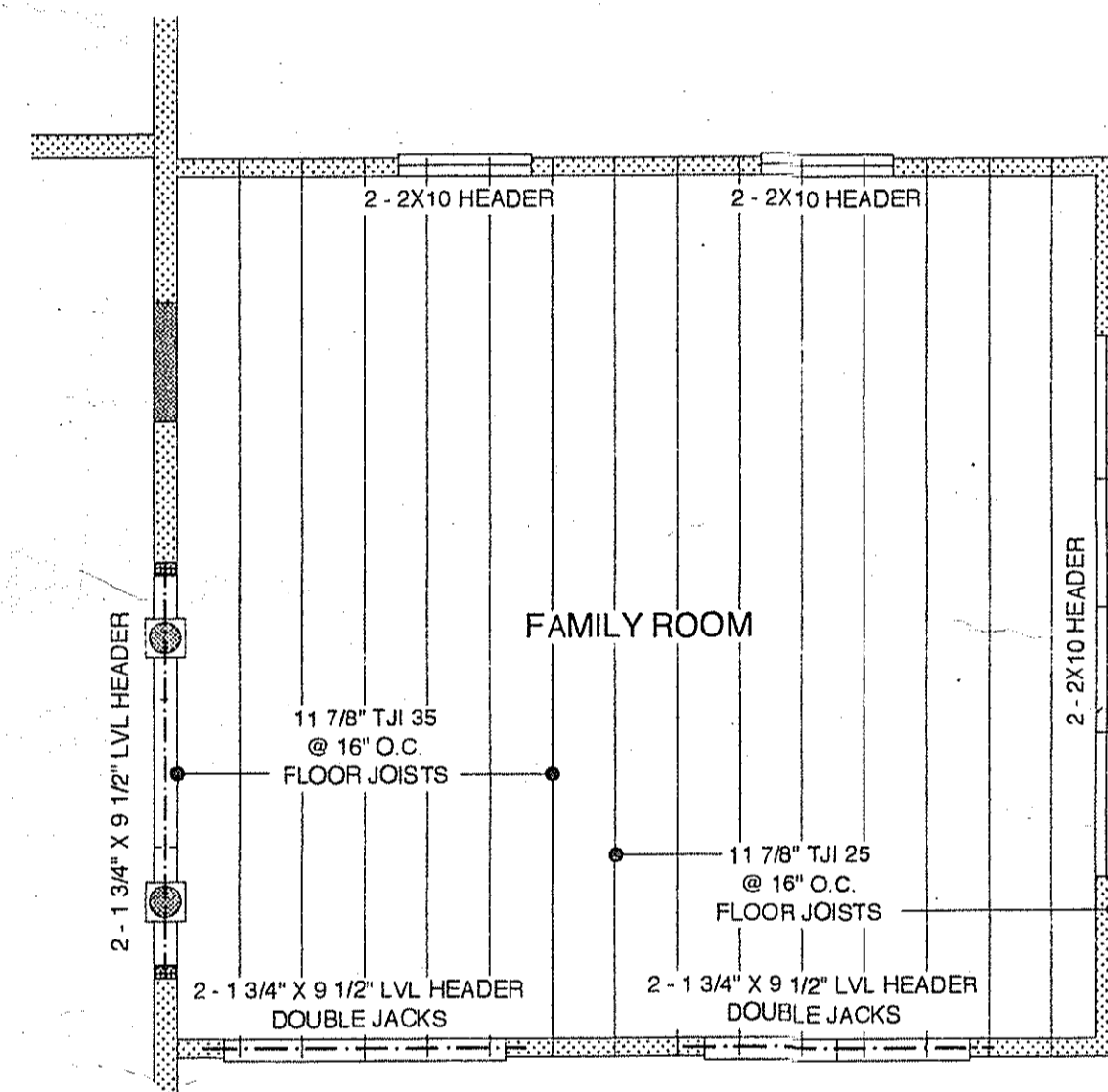


28/27-98A 1130 Harding Lane, Silver
Spring (MP #28/27 Jos. Harding House)

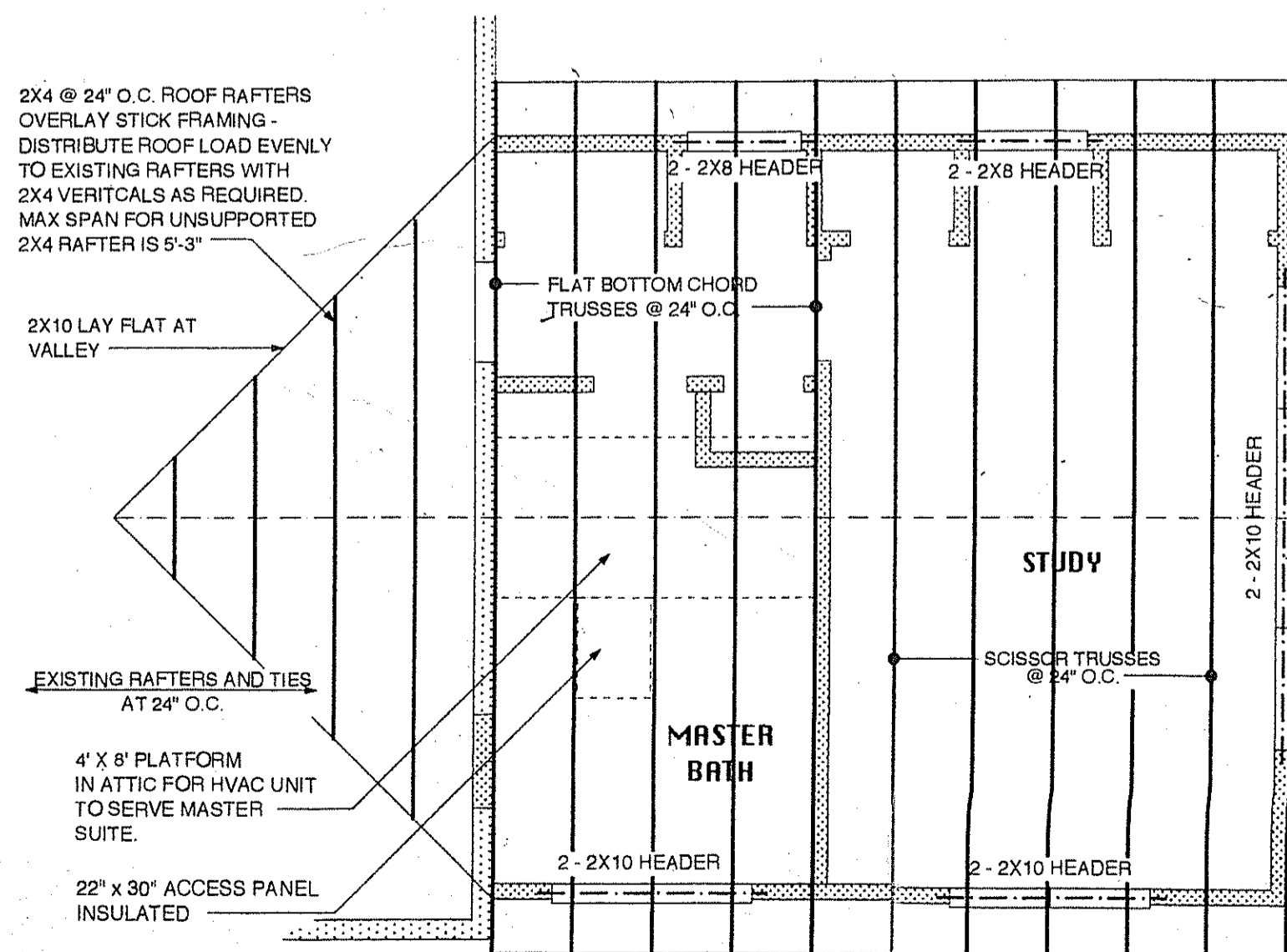
Slides in
Eastern
Montgomery
File



FOUNDATION PLAN
SCALE: 1/4" = 1'-0" WITH 1ST FLOOR FRAMING



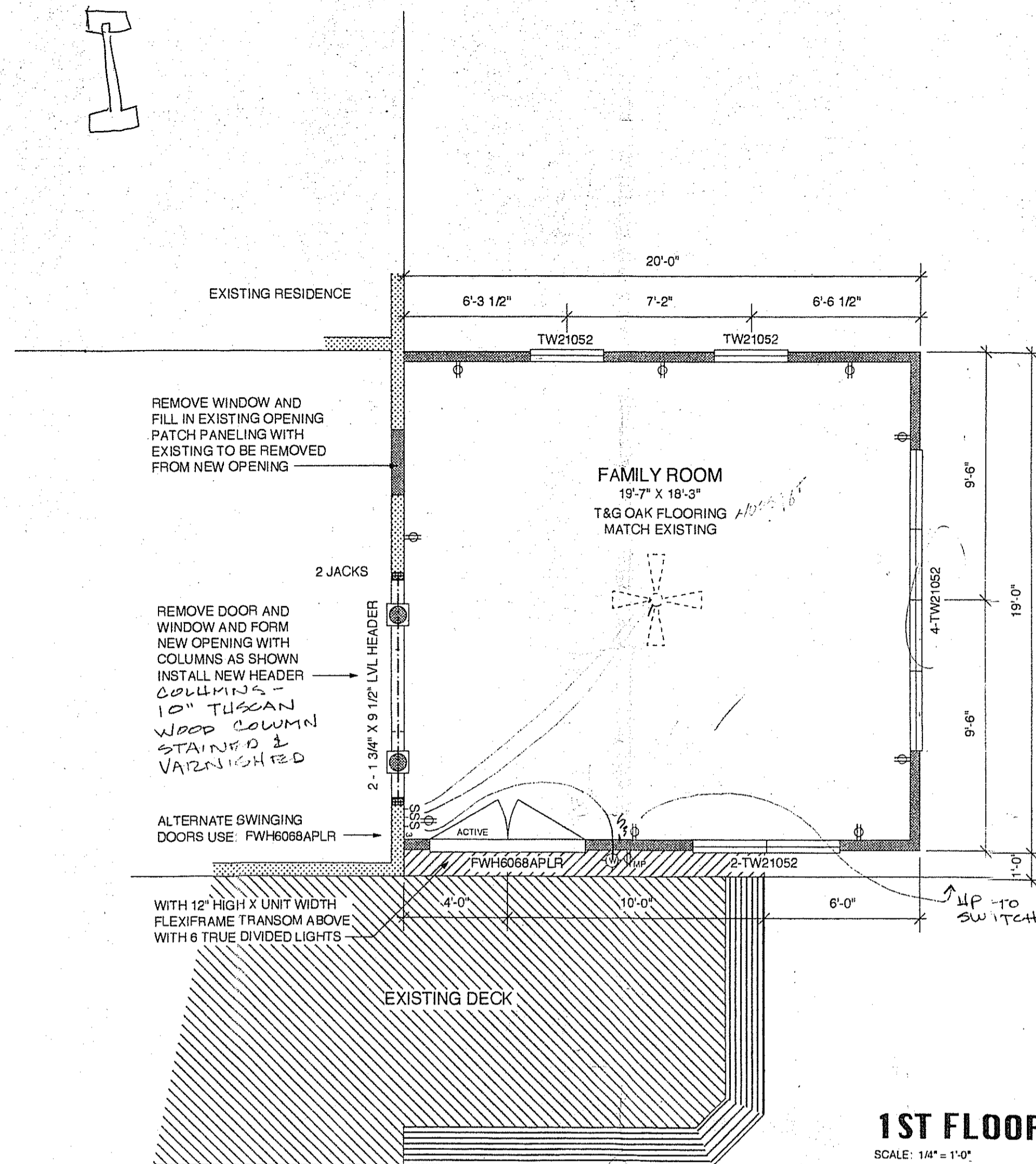
2ND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

SCISSOR TRUSS ABOVE STUDY ONLY - FLAT BOTTOM CHORD ON TRUSSES OVER MASTER BATH WITH PLATFORM FOR HVAC UNIT. 100# PER TRUSS BOTTOM CHORD LOADING. BOTH TRUSS TYPES TO HAVE SAME HEEL HEIGHT.

MANUFACTURED ROOF TRUSSES @ 24" O.C. ABOVE

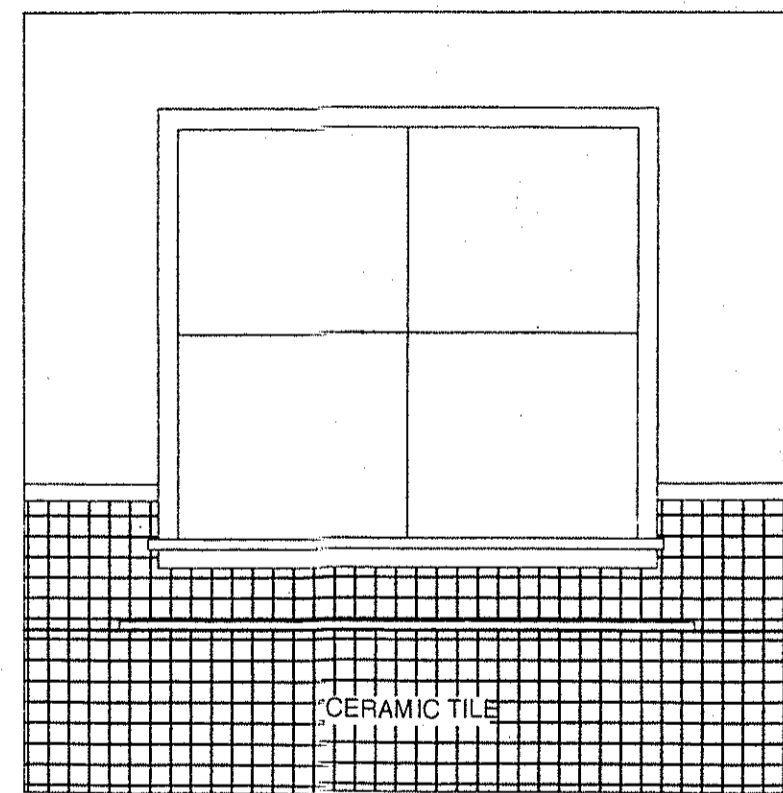


1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIMENSIONS SHOWN ARE TO FINISHED DRYWALL

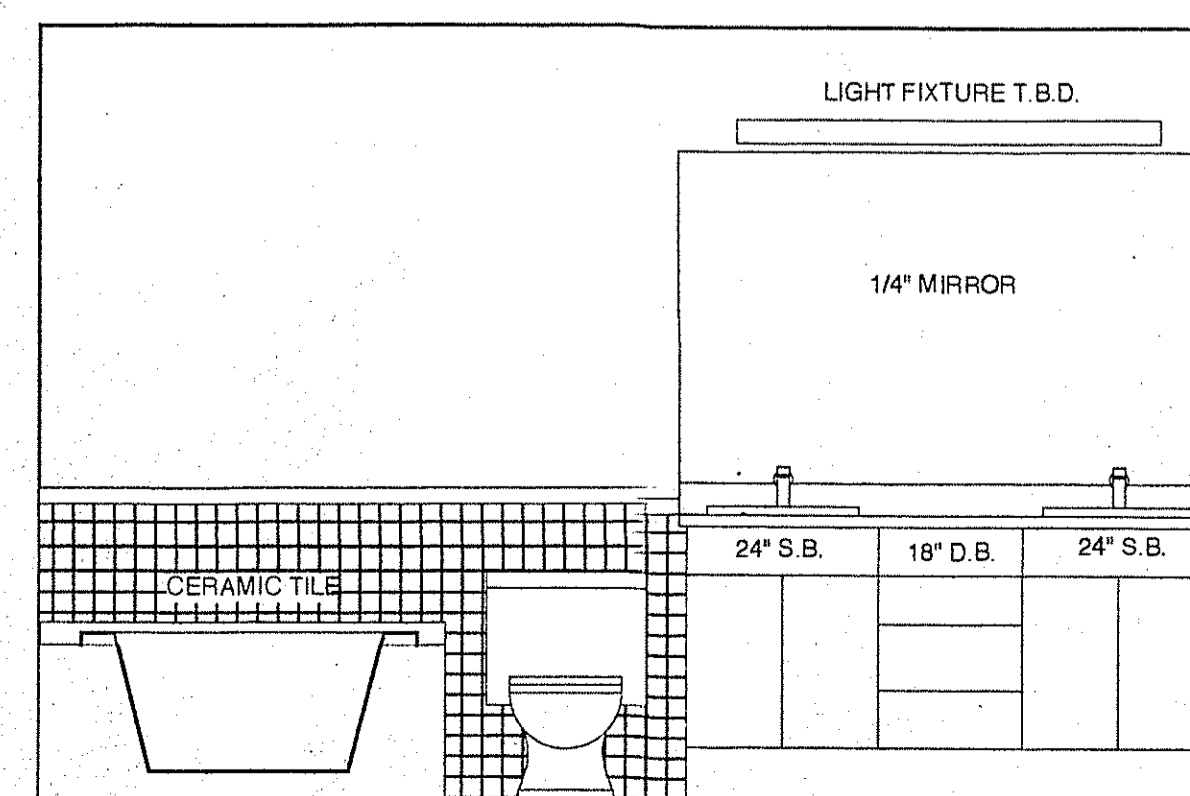
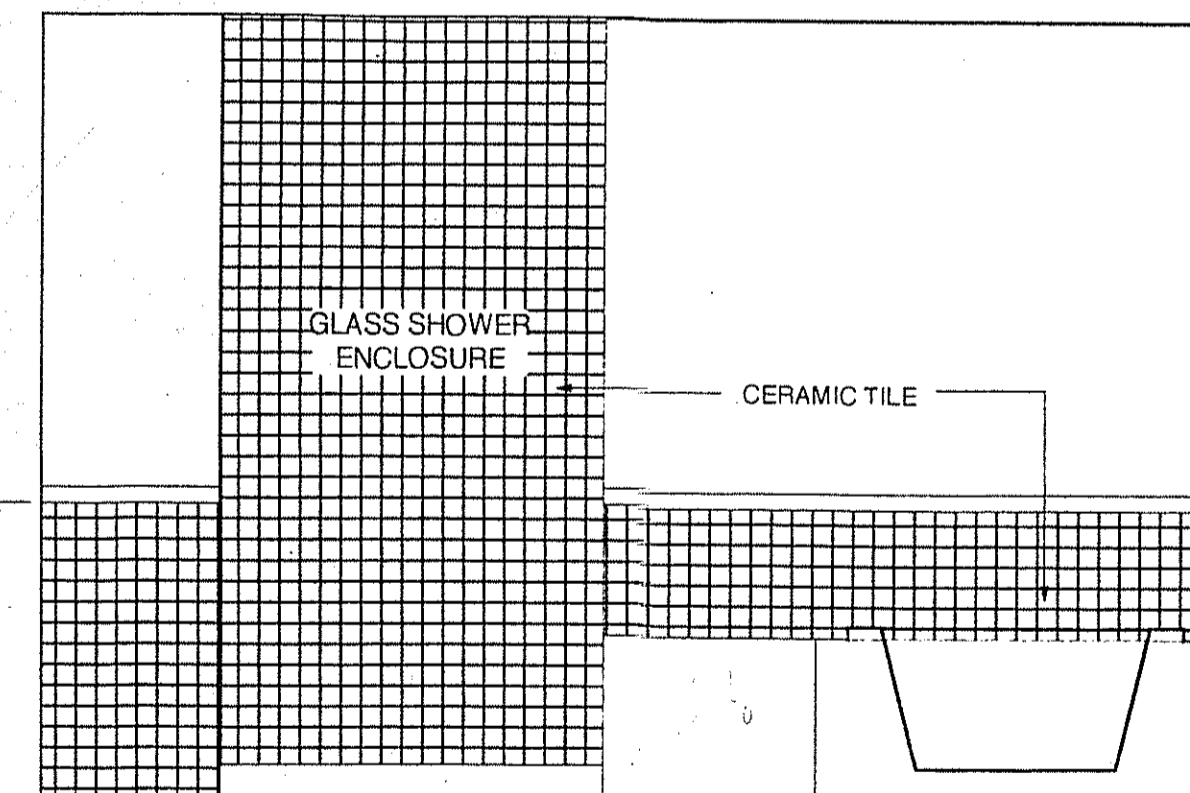
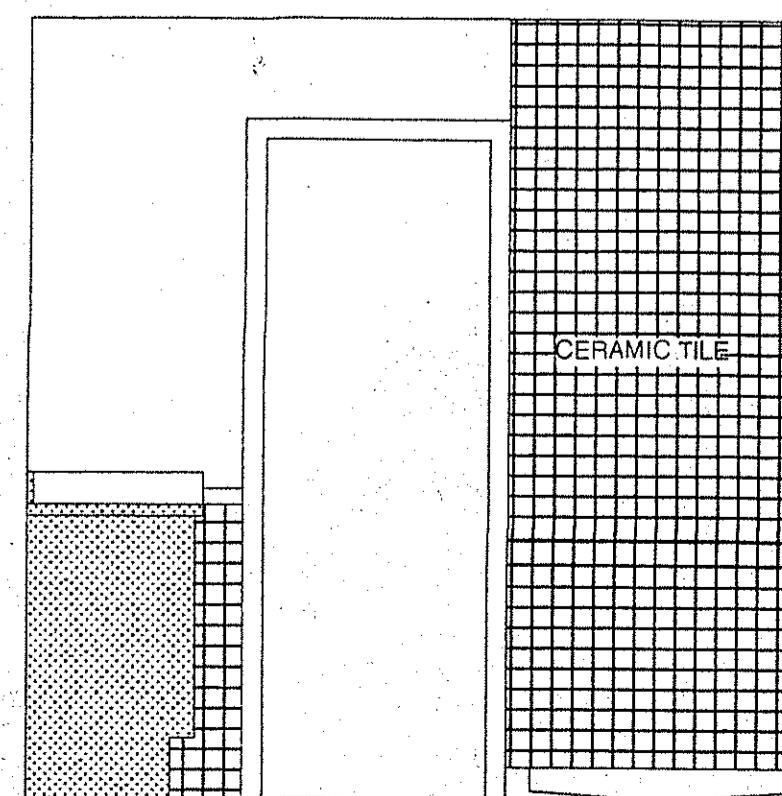
WINDOWS CALLED ARE ANDERSEN TILT-WASH

SEE NOTE A-2



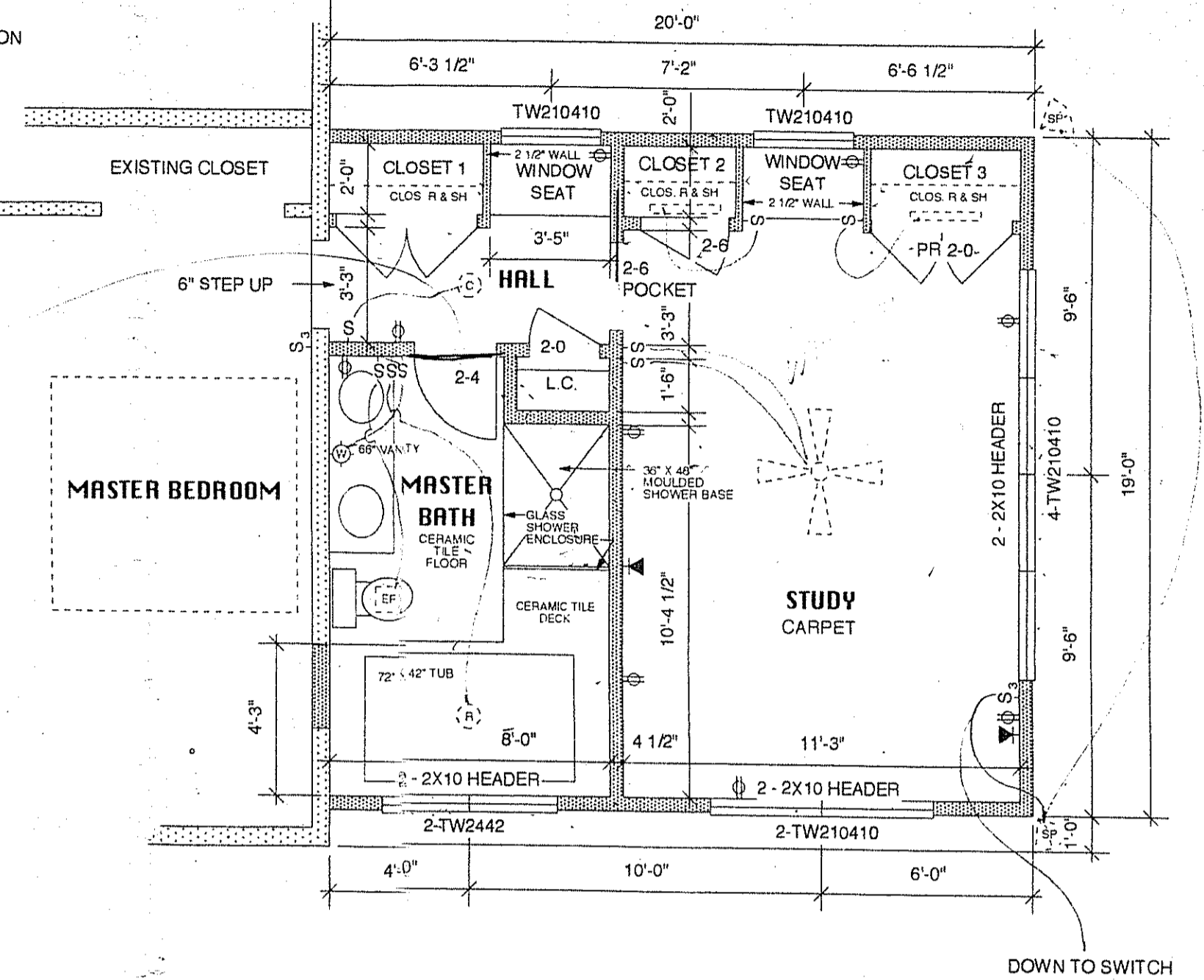
PROVIDE ACCESS DOOR AS REQUIRED TO WHIRLPOOL EQUIPMENT

MASTER BATHROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



ELECTRICAL SYMBOLS

- RECESSED LIGHT - W/ LENSE IN WET LOCATION
- VANITY LIGHT
- EXTERIOR WALL LIGHT
- SWITCH - d - DIMMER 3-3 WAY
- PHONE OUTLET - VERIFY # PAIRS WIRE W/ OWNER
- DUPLEX OUTLET
- CEILING FIXTURE - SURFACE MOUNT
- SPOT LIGHTS - W/ MOTION DETECTION
- EXHAUST FAN
- CEILING FAN WITH LIGHT



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIMENSIONS SHOWN ARE TO FINISHED DRYWALL

WINDOWS CALLED ARE ANDERSEN TILT-WASH

SEE NOTE A-2

ELECTRICAL SYMBOLS

APPROVED
McMurry Construction
Historic Preservation Commission

4/14/18

ENERGY ANALYSIS :
ADDITION GLAZING AREA 28% (313 / 1102 SQ. FT.)
PRESCRIPTIVE PACKAGE P23
GLAZING U-VALUE - 0.6 MAXIMUM
HEATING/COOLING: HIGH EFFICIENCY HEAT/COOL

DESIGN LOADS:
LIVE LOADS:
FLOORS: 40 PSF
DECKS: 40 PSF
ROOF: 30 PSF
SOIL BEARING:
ASSUMED 2000 PSF

FLOOR PLANS, BATH ELEVATIONS

DATE:
7/14/18

PROPOSED ADDITION
LAKE RESIDENCE

1130 HARDING LANE
SILVER SPRING, MARYLAND

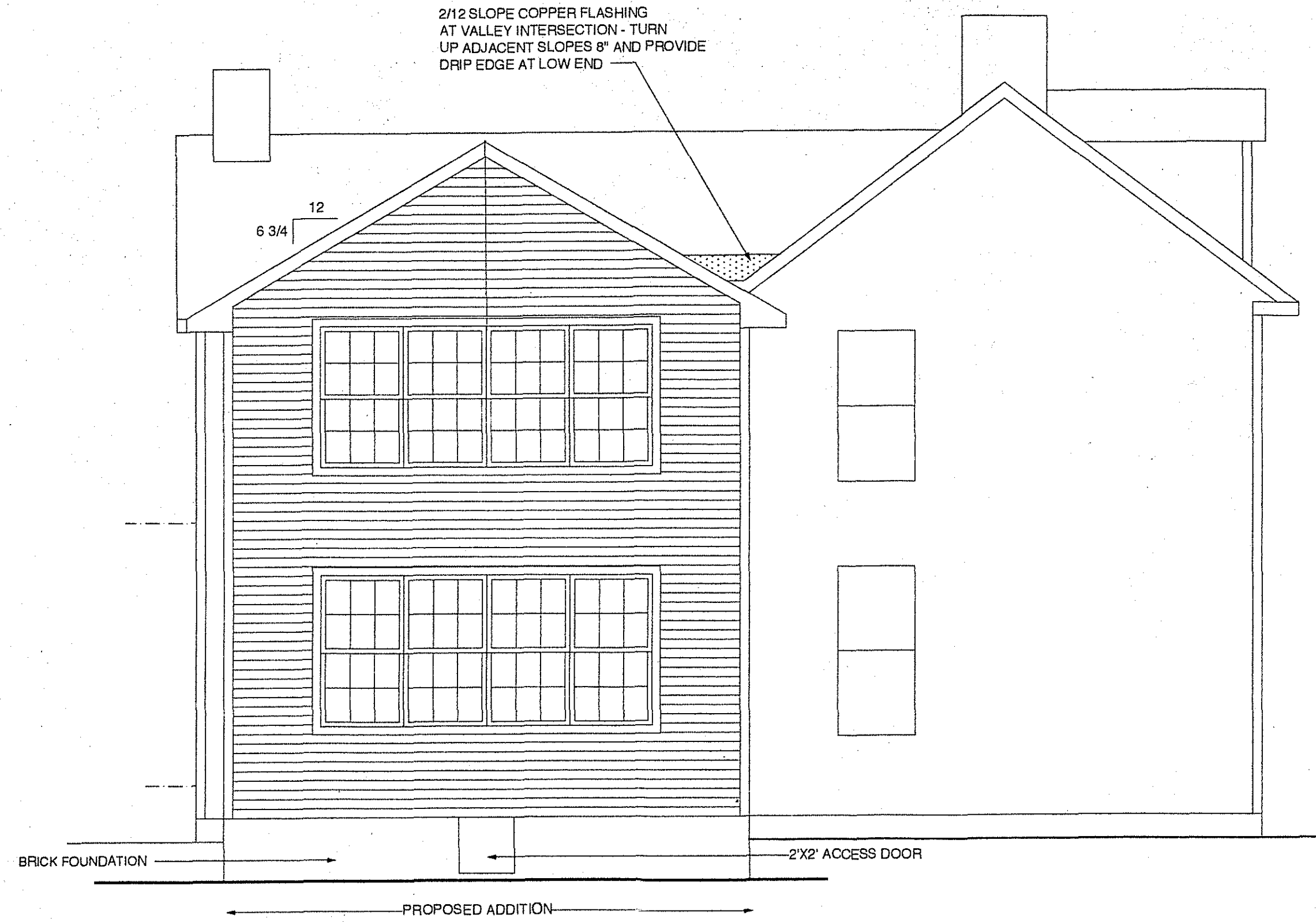
GLENN REYNOLDS, ARCHITECT

15400 CONRAD SPRING ROAD
BOVDS, MARYLAND 20841
301-972-0070

SHEET

A-1

MATCH EXISTING GUTTER AND DOWNSPOUT



SIDE ELEVATION

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



FRONT ELEVATION

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

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature] 11/9/08

SPECIFICATIONS

1. GENERAL REQUIREMENTS:

A. SCOPE OF WORK:

1. PROVIDE ALL WORK REQUIRED TO COMPLETELY FINISH THE ALTERATIONS SHOWN ON THESE DRAWINGS INCLUDING CUTTING AND PATCHING OF EXISTING CONSTRUCTION, AS REQUIRED, AND REMOVAL OF ALL CONSTRUCTION DEBRIS.
2. CARE SHALL BE TAKEN TO PROTECT THE EXPOSED STRUCTURE FROM WEATHER DURING CONSTRUCTION. SECURE STRUCTURE AT THE END OF EACH WORK DAY.
3. COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER TO FACILITATE AS LITTLE DISRUPTION TO HOME AS POSSIBLE.

2. SITE WORK:

- A. MODIFY GRADE AS REQUIRED TO FACILITATE PROPER DRAINAGE AROUND ADDITION. SEED DISTURBED AREAS AS REQUIRED.

3. CONCRETE:

- A. STRENGTH: MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 3000 PSI. ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINMENT.
- B. REINFORCING: SEE PLANS FOR STRUCTURAL SLAB REINFORCING REQUIREMENTS. REINFORCE ALL SLABS ON GRADE WITH AT LEAST 6X6 W/1.4XW/1.4 WWF.

4. MASONRY:

- A. CMU: FILL CELLS SOLID 2" IN WIDTH DOWN TO FOUNDATION BELOW. ALL BEAM POCKETS OR COLUMNS.
- B. BRICK: VERIFY BRICK AND MORTAR SELECTION WITH OWNER.

5. LUMBER

A. STRUCTURAL LUMBER:

- STUDS: #2 SPF
 JOISTS: #2 HEM-FIR
 L.V.L.'s: (LAMINATED VENEER LUMBER) BY MICROLAM OR EQ.
 SUB-FLOOR: 5/8" T&G PLYWOOD
 ROOF SHEATHING: 1/2" CDX PLYWOOD
 WALL SHEATHING: 1/2" CDX PLYWOOD

- B. ALL WOOD IN CONTACT WITH MASONRY AND CONCRETE SURFACES SHALL BE PRESSURE TREATED SYP.

- C. EXTERIOR DECK EXTENSION TO BE PRESSURE TREATED YELLOW PINE.

- D. INTERIOR TRIM: MATCH EXISTING.

- E. NOTE THAT EXTERIOR TRIM IS WRAPPED WITH ALUMINUM TO MATCH EXISTING UNLESS NOTED OTHERWISE.

6. THERMAL AND MOISTURE PROTECTION:

- A. INSULATION:
 2X4 EXTERIOR WALLS: R-13
 CEILINGS: R-38
 FLOOR: R-19
 ENERGY ANALYSIS:
 ADDITION GLAZING AREA 28% (313 / 1102 SQ. FT.)
 PRESCRIPTIVE PACKAGE #23
 GLAZING U-VALUE: .45
 HEATING/COOLING: HIGH EFFICIENCY

- B. FLASHING: FLASHING TO MATCH EXISTING.

- C. ROOFING: NEW ROOFING TO MATCH EXISTING. (BEST POSSIBLE MATCH). SUBMIT SAMPLES TO OWNER FOR SELECTION.

- D. GUTTERS AND DOWNSPOUTS: MATCH EXISTING ALUMINUM

7. DOORS AND WINDOWS:

- A. INTERIOR DOORS - MATCH EXISTING

- B. WINDOWS AND EXTERIOR DOORS #5 CALLED ARE ANDERSEN TILT-WASH WITH FULL DIVIDED LIGHT INSULATED GLAZING (HP) (SANDWICH GRILLES, U VALUE .31. NOTE THAT 1ST FLOOR TRIM IS TO BE STAINED AND VARNISHED.

- PROVIDE SCREENS. EXTERIOR 3 1/2" CASING WITH 1/2" CHANNEL AT HEAD. WOOD STOOLS AND JAMB EXTENSIONS FOR 4 1/2" WALL.
 IF ALTERNATE WINDOWS ARE SELECTED BY OWNER - THE REQUIRED .45 U VALUE MUST BE MET

- NOTE THAT 1ST FLOOR INTERIOR TRIM AND WINDOWS WILL BE STAINED TO MATCH EXISTING FAMILY ROOM PANELING.

- C. DOOR HARDWARE: MATCH EXISTING.

8. FINISHES:

- A. FLOORS:

- B. PAINTING: PRIME AND 2 COATS, ONE COLOR, BEN MOORE OR EQ.

- C. NOTE THAT 1ST FLOOR INTERIOR TRIM AND WINDOWS WILL BE STAINED AND POLYURETHANE VARNISHED TO MATCH EXISTING FAMILY ROOM PANELING.

- D. CERAMIC TILE: STATE ALLOWANCE FOR MATERIAL COST. \$/SF TILE

- 9. HEATING AND AIR CONDITIONING:** NEW SYSTEM: INSTALL NEW HIGH EFFICIENCY HEAT PUMP SYSTEM ABOVE CEILING IN MASTER BATH TO SERVE MASTER BEDROOM, NEW MASTER BATH, AND NEW STUDY. EXISTING SYSTEM: MODIFY EXISTING AS REQUIRED TO DISCONNECT DUCTS TO MASTER BEDROOM. INSTALL NEW DUCTWORK TO SERVE NEW 1ST FLOOR FAMILY ROOM WITH EXISTING UNIT.

- 10. PLUMBING:** NEW FIXTURES SELECTION BY OWNER T.B.D. STATE FIXTURE ALLOWANCE.

- 11. ELECTRICAL:** INSTALL ALL ELEMENTS REQUIRED BY CODE INCLUDING LIGHTING AND OUTLETS SHOWN ON PLAN. FIXTURE SELECTION BY OWNER T.B.D. STATE FIXTURE ALLOWANCE.

*NOT Acceptable.
 True divided light
 with exterior integral
 muntins.
 No snap-in grills.
 No sandwich grills.*



REAR ELEVATION

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

ELEVATIONS, SPECIFICATIONS

DATE:
7/14/08

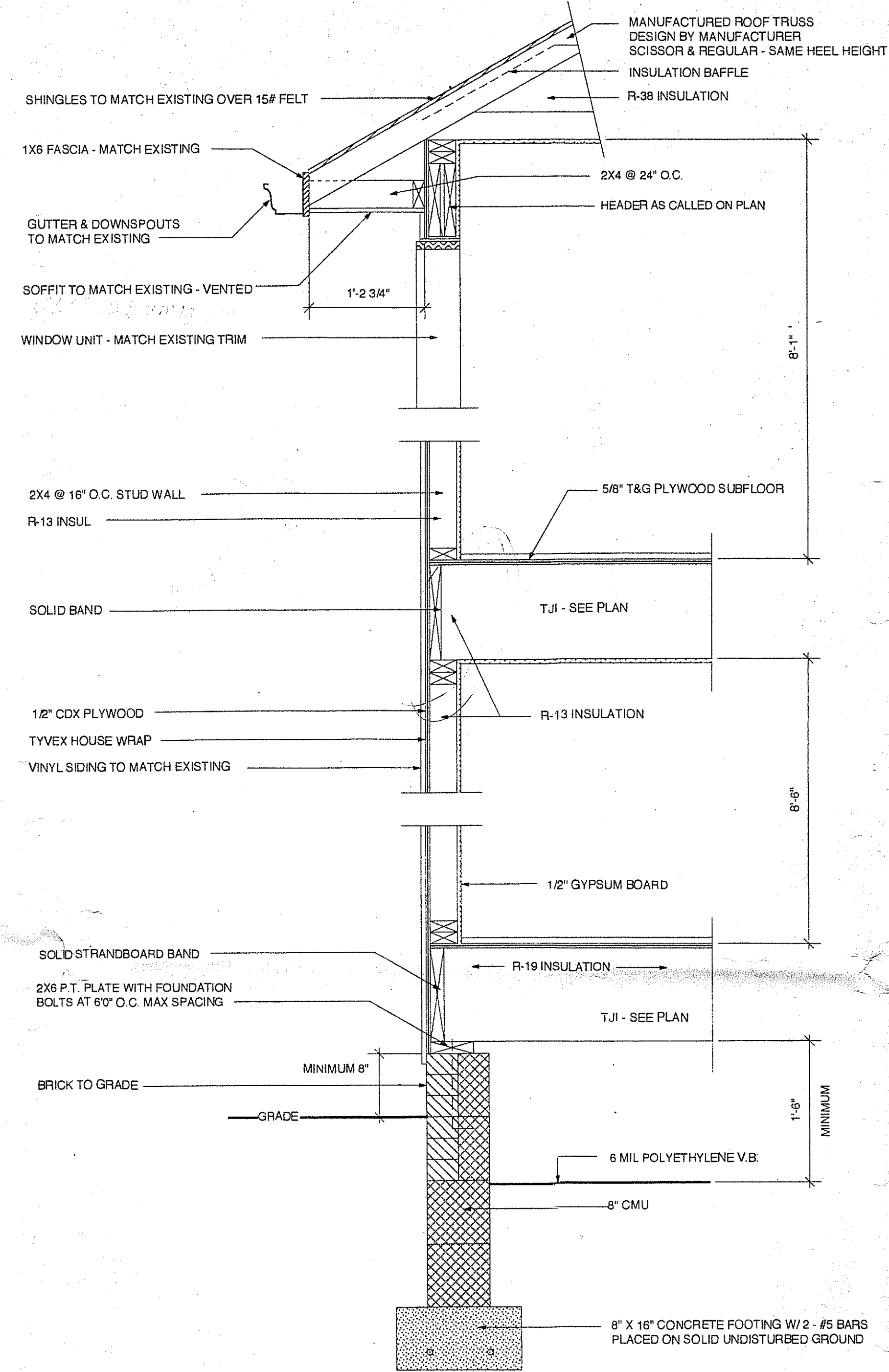
**PROPOSED ADDITION
 LAKE RESIDENCE**

1130 HARDING LANE
 SILVER SPRING, MARYLAND

GLENN REYNOLDS, ARCHITECT

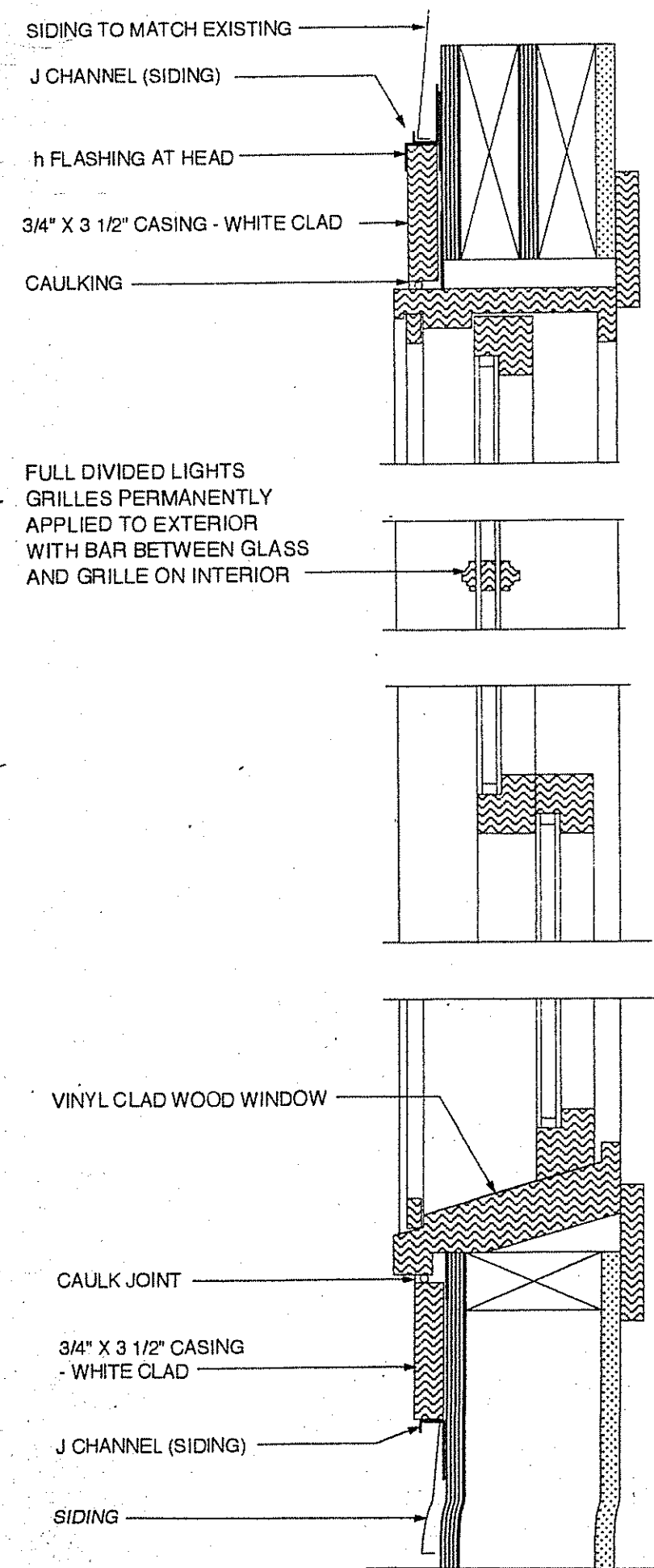
15400 CONRAD SPRING ROAD
 BOYDS, MARYLAND 20841
 301-972-0070

SHEET
A-2



WALL SECTION

SCALE: 1" = 1'-0"



TYPICAL WINDOW DETAIL

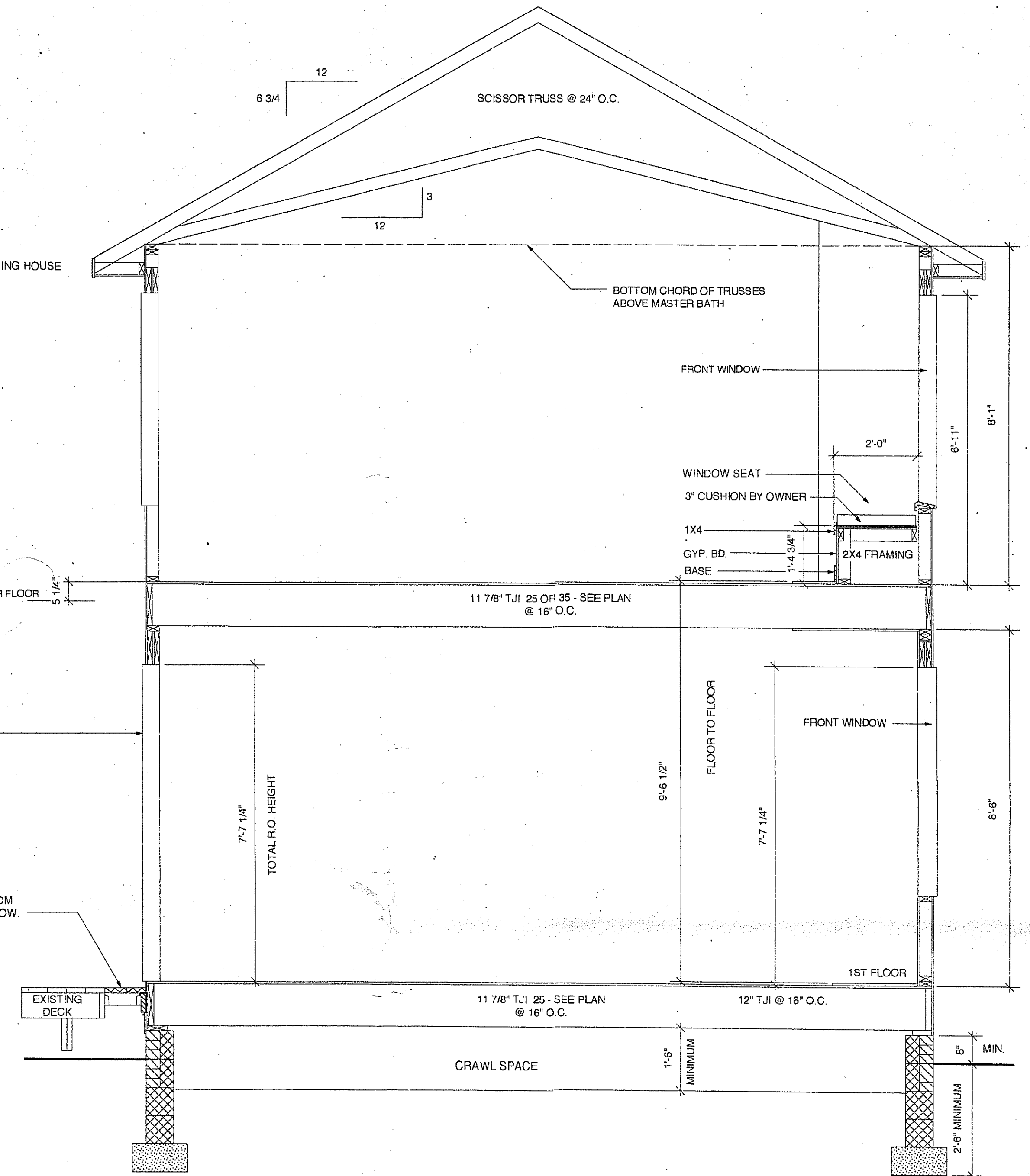
SCALE: 3" = 1'-0"

ALIGN FASCIA WITH EXISTING HOUSE

5/8" PLYWD.
3/4" T&G

DOOR WITH TRANSOM

NEW DECK FILLER - 2X6 DECKING ON 2X4 JOISTS HUNG FROM EXISTING DECK BAND AND NEW 2X6 LEDGER ATTACHED TO BAND - FLASH FROM UNDER SIDING TO OVER DECK LEDGER - FLASH FROM UNDER DECK LEDGER TO OVER SIDING BELOW



BUILDING SECTION

SCALE: 1/2" = 1'-0"

SECTIONS, DETAILS	DATE: 7/14/88
PROPOSED ADDITION LAKE RESIDENCE 1130 HARDING LANE SILVER SPRING, MARYLAND	
GLENN REYNOLDS, ARCHITECT 15400 CONRAD SPRING ROAD BOYDS, MARYLAND 20841 301-972-8078	SHEET A-3

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 8/17/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GDW*
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved Denied
 Approved with Conditions:

1. The four original sash from the west elevation will be donated to a salvage group such as Old House Parts (call 301-208-9419).
2. The new windows will be true-divided light (TDL) or simulated TDL with shadow bars and integral muntins on both the interior and exterior. No snap-in grills will be utilized.
3. Tree-saving measures shall be undertaken for the remaining mature trees and shrubs in the area adjacent to the new construction, including protective fencing, and supplemental feeding as required.
4. The applicant may use 1/1 windows on the rear of the new addition.
5. HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Steve Lake
Address: 1130 Harding Lane, Silver Spring MD 20905



RE. TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Stephen A. Lake

Daytime Phone No.: (301) 989-9608

Tax Account No.: 5-1-2934632

Name of Property Owner: Stephen A. Lake Daytime Phone No.: (301) 989-9608

Address: 1130 Harding Lane Silver Spring MD 20905
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 1130 Street: Harding Lane

Town/City: Silver Spring MD Nearest Cross Street: _____

Lot: 12 Block: A Subdivision: Boenhard Acres

Liber: 0010125 Folio: 191 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: \$ To be determined

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.

Stephen A. Lake
Signature of owner or authorized agent

7/21/98
Date

Approved: X 4 conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 8/17/98

Application/Permit No.: 980722002 Date Filed: _____ Date Issued: _____

28/207-98A



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date:

8/17/98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator 
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS: 1. Donate The Sash to old House Parts.

1. The four original windows and trim from the west elevation will be reused on the south elevation of the new addition.
2. The new windows will be true-divided light or simulated true-divided light. *OK*
No snap-in grills will be utilized. *w/ shadow bars.*
3. Tree-saving measures shall be undertaken for the remaining mature trees and shrubs in the area adjacent to the new construction, including protective fencing, and *OK*
supplemental feeding as required.
4. HPC staff will review and stamp the construction drawings prior to the applicant's *OK*
applying for a building permit with DPS.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

5. applicant may use 1/2 windows on the Rear.

⇒ Check out Anderson Windows
no murals on interior?

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Stephen A. Lake

Daytime Phone No.: (301) 989-9608

Account No.: 5-1-2934632

Name of Property Owner: Stephen A. Lake

Daytime Phone No.: (301) 989-9608

Address: 1130 Harding Lane Silver Spring MD 20905
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

SECTION ONE: LOCATION OF BUILDING/PREMISE

Use Number: 1130 Street: Harding Lane

Town/City: Silver Spring MD Nearest Cross Street: _____

Lot: 12 Block: A Subdivision: Bernhard Acres

Parcel ID: 0010125 Folio: 191 Parcel: _____

SECTION TWO: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

Construction cost estimate: \$ To Be Determined

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

SECTION THREE: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

SECTION FOUR: COMPLETE ONLY FOR FENCE/RETAINING WALL

Height _____ feet _____ inches

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.

Stephen A. Lake
Signature of owner or authorized agent

7/21/98
Date

4

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 1130 Harding Lane, Silver Spring Meeting Date: 8/12/98
Resource: **Joseph Harding House, Master Plan Site** Review: HAWP
Case Number: 28/27-98A Tax Credit: No
Public Notice: 7/29/98 Report Date: 8/5/98
Applicant: Stephen A. Lake Staff: Robin D. Ziek
PROPOSAL: Side addition RECOMMENDATIONS: APPROVAL
w/CONDITIONS

PROJECT DESCRIPTION

RESOURCE: Joseph Harding House/"Ash Grove"

STYLE: Colonial Revival

DATE: 1865; remodeled 1934

The applicant came to the HPC on April 22, 1998 for a Preliminary Consultation on a proposal to add a two-story addition at the west side of the house. The staff report from that Preliminary Consultation is attached (see Circle 15-17). The HPC commented favorably about the overall proposal, noting that the siting, scale and the materials (vinyl siding; wood trim and wood windows) seemed appropriate. The applicant was strongly encouraged to redesign the windows to avoid the round window tops. The applicant has proceeded to developed the project with the HPC comments in mind, and now applies for a HAWP for the new construction.

PROPOSAL

The proposed side addition is sited off of the west side of the existing 2-1/2 story frame structure, towards the backyard. The proposal has been scaled back in size to 19' x 20' which seems to be quite compatible in scale as an addition to the existing structure, and significantly reduced from the Preliminary Consultation proposal (35' x 24'). Due to the reduced size, the addition will be inset from the back facade of the historic structure by approximately 1'-0". The gap between the new addition and the existing rear deck will be filled in with a stripe of decking measuring 1' x 14'.

There are two windows and a side door on the first floor of the existing west elevation of the house. These will be removed (in the Preliminary Consultation, the applicant proposed retaining them). The window closest to the front yard will be removed and the opening filled in to

1

match the existing wall system (see Circle 9). The door and window closest to the back yard will be removed and the wall opening enlarged as a general opening. On the second floor, there are two windows which will be removed (one will be pieced in, and one will be enlarged for a doorway (see Circle 10).

Staff notes that the new room on the first floor is described as a Family Room, and the new spaces on the second floor will provide a master bath and study. This is a change in function from the Preliminary Consultation where the applicant described the first floor as an in-law apartment.

The new proposed windows have squared heads. The two front windows will match the windows on the original structure with 6/6 windows with side shutters. The applicant proposes wood vinyl clad windows with true divided light (exterior grills). One assumes this means "integral muntins, actually glued to the glass. The windows on the other two elevations will be the same materials, but ganged together to provide the maximum amount of light.

One mature holly will be removed for the new construction. All of the other trees and shrubs will be maintained.

STAFF DISCUSSION

This proposed design appears to be in scale with the existing structure, and maintains an appropriate design-relationship to the existing house without being replicative. The reduced size of the addition helps to bring the project into scale with the historic structure.

Staff is concerned with the proposed loss of the original windows and the door on the west elevation. The exterior trim appears to match the trim on the main block of the house, and is scaled as a secondary element; i.e., a rear addition to the main house.

One option is to reuse the original windows and trim from the west elevation on the south (front) elevation of the new addition, both at the first- and second-story levels. This option of reusing the existing windows should not compromise the new addition because the proposed new windows on the south (front) elevation are quite different from those proposed on the rear and side elevations, with single rather than ganged windows. This option is appealing in that the original windows remain in use on site and should help to provide a more cohesive overall project.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

1. The four original windows and trim from the west elevation will be reused on the south elevation of the new addition.
2. The new windows will be true-divided light or simulated true-divided light. No snap-in grills will be utilized.
3. Tree-saving measures shall be undertaken for the remaining mature trees and shrubs in the area adjacent to the new construction, including protective fencing, and supplemental feeding as required.
4. HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Stephen A. Lake

Daytime Phone No.: (301) 989-9608

Tax Account No.: 5-1-2934632

Name of Property Owner: Stephen A. Lake Daytime Phone No.: (301) 989-9608

Address: 1130 Harding Lane Silver Spring MD 20905
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 1130 Street: Harding Lane

Town/City: Silver Spring MD Nearest Cross Street: _____

Lot: 12 Block: A Subdivision: Bernhard Acres

Liber: 0010125 Folio: 191 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: \$ To Be Determined

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.

Stephen A. Lake
Signature of owner or authorized agent

7/21/98
Date

Approved: _____ For Chairperson, Historic Preservation Commission

(4)

TO: Robin Zick

From: Stephen Lake

1130 Harding Ln

Silver Spring MD

20905

(WRL) LAGARUS

1124 Harding Ln.

Silver Spring MD

20905

Our House

Kathy + Tom Falcomelli

1200 Harding Lane

Silver Spring, MD

20905

Harding Lane

Tom + Julie Kemp

1131 Harding Lane

Silver Spring, MD

20905

Cell # (301) 563-3460

Cell # (301) 563-3412

Addresses from 4/22/98 Preliminary Consultation

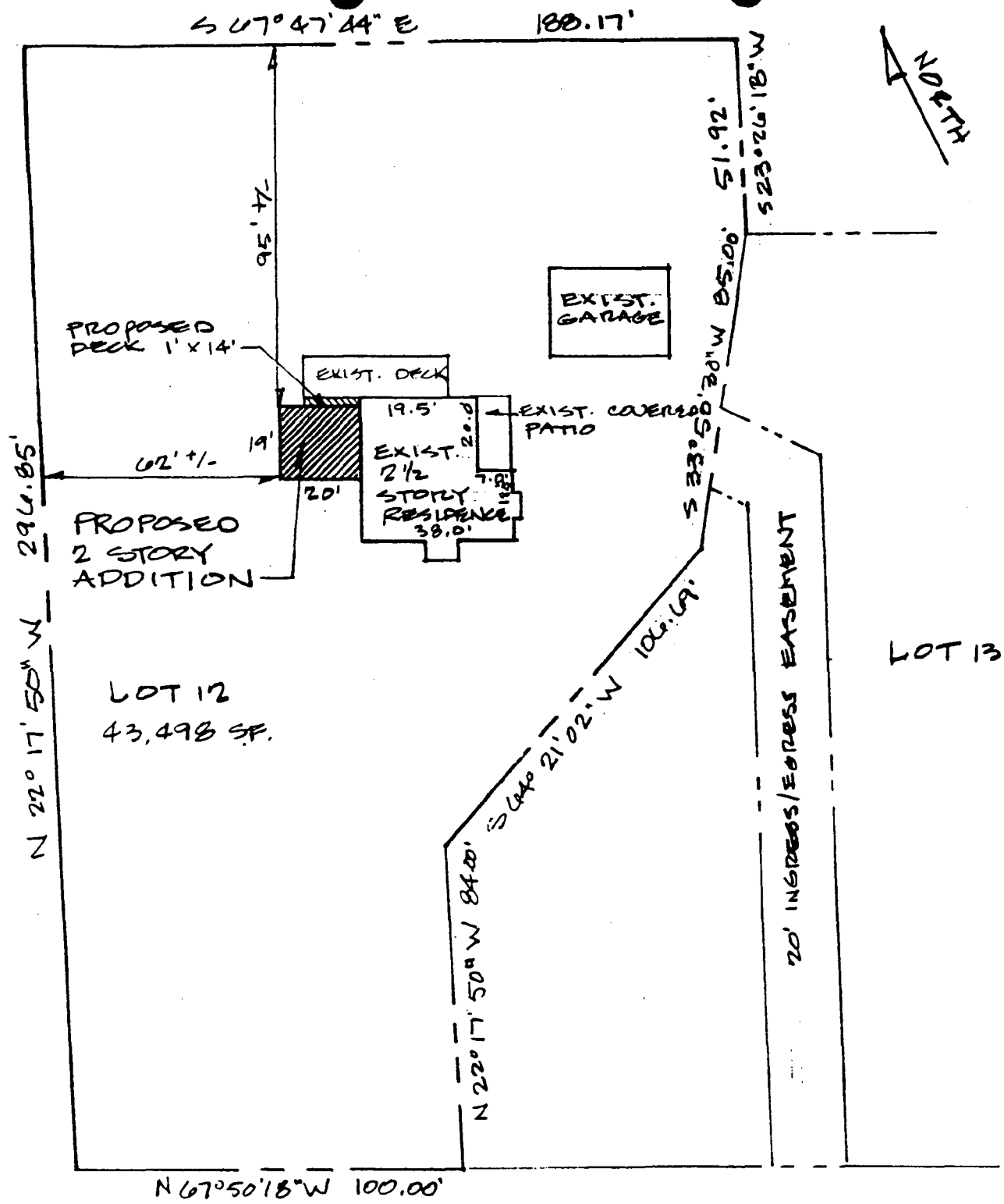
Handwritten initials/signature in a circle.

To: Montgomery County Planning/ Historic Preservation Commission
From: Mr. & Mrs. Stephen Lake
1130 Harding Lane
Silver Spring Md 20905
Subject: Obtain Historic Area Work Permit for Addition to 1130 Harding Ln
Date: 7/21/98

This is the summary document to provide all required information to obtain a Historic Area Work Permit. Several of the required documents were previously provided for the April 22, 1998 meeting.

- Provided is two sets of scaled plans and elevations on paper no larger than 11"x17" showing what currently exists and what is proposed. Marked with scale and dimension on each page. Also included is one large builder blue prints.
- The required photographs were already provided and presented to the historic committee at the April 22, 1998 when presented for the preliminary consultation hearing. At the hearing there were no objections to our preliminary proposal.
- Two site plans are included showing the existing footprint of the building with the area of proposed changes or additions denoted. Existing fencing will attach to the new structure in the same fashion as currently attached.
- The attached tree survey one existing holly tree with a caliper of approximately 12" will need to be removed, as a result of the proposed addition. It is noted that there are 3 American holly trees of the same approximate height in a row positioned between the proposed addition and the road way view, thus shielding most of the new addition from the road. The three holly trees will remain. In addition, two very large possibility original rhododendrons will also remain which also provides some level of shielding.
- Names and mailing addresses of all property owners were provide prior to the April 22, 1998 hearing.

Thanks for considering our application. If you have any additional questions or concerns please contact us using the mailing address above or home phone 301-989-9608.



HARDING LANE

SITE PLAN
SCALE: 1" = 40'

PROPOSED ADDITION
LAKE RESIDENCE
1130 HARDING LANE
SILVER SPRING MD.
5TH ELECTION DISTRICT
MONTGOMERY COUNTY (7)

Residence
Harding Lane P 244
Spring, MD L 3137
20905 R 524

Tree Survey

BENHARD

AC

P 271
L 4156 R 316

Note (A) Only tree to be removed, and there are no plans to replace, due to existing Maple and Rhododendrons.

(A)

tree to be removed, 12" caliper.

will remain, 156" caliper

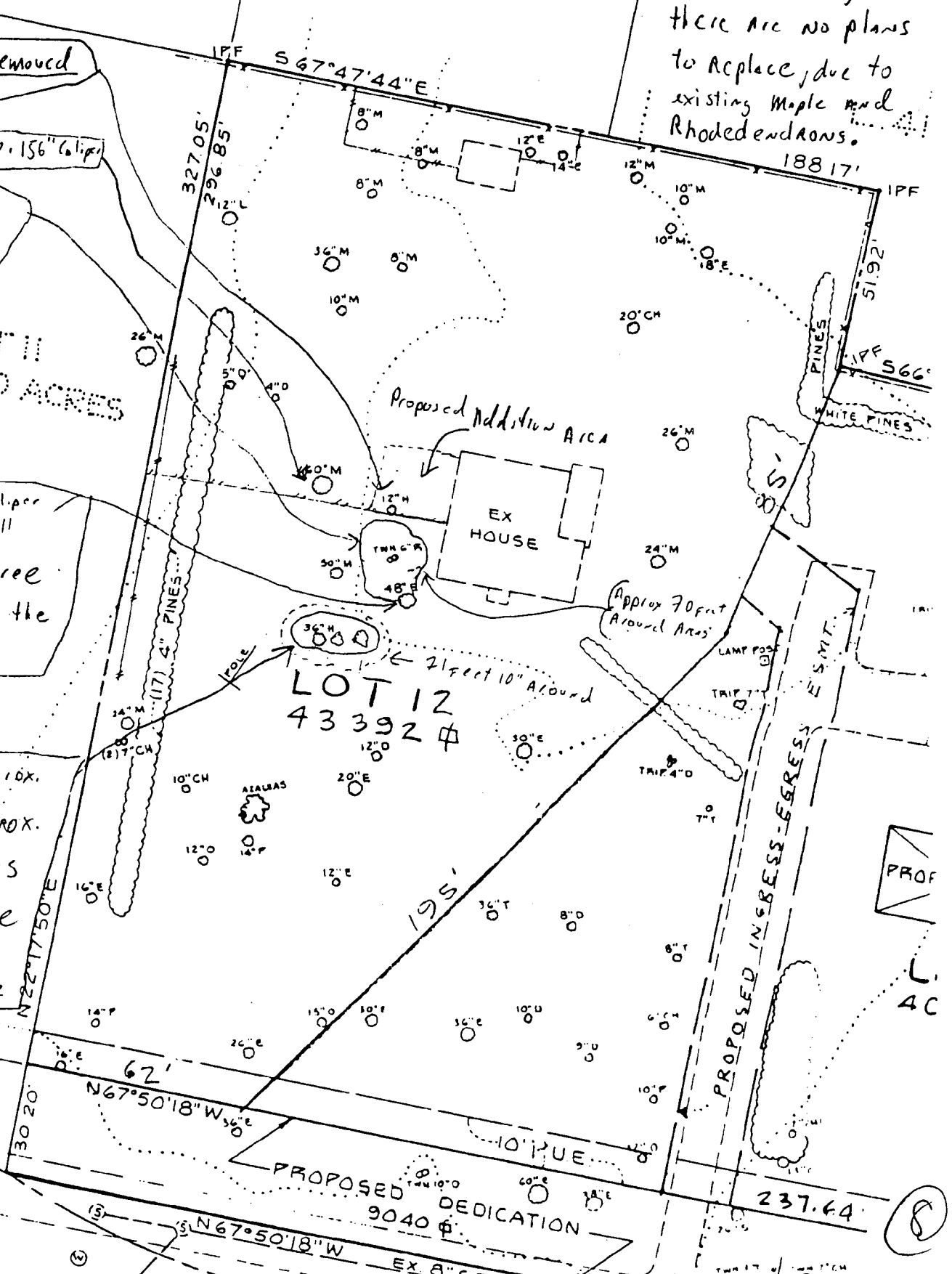
approx. 12 feet high
rhododendrons to

LOT 11
BENHARD ACRES
4844
784

approx. 12 foot 2" caliper
50 to 70 feet tall
ring this tree
out 2" from the
roof of house

Large trees approx.
100 feet and approx.
100 feet tall, this
tree structure
approx. 16 feet
taller of house

PAV



LOT 12
43392

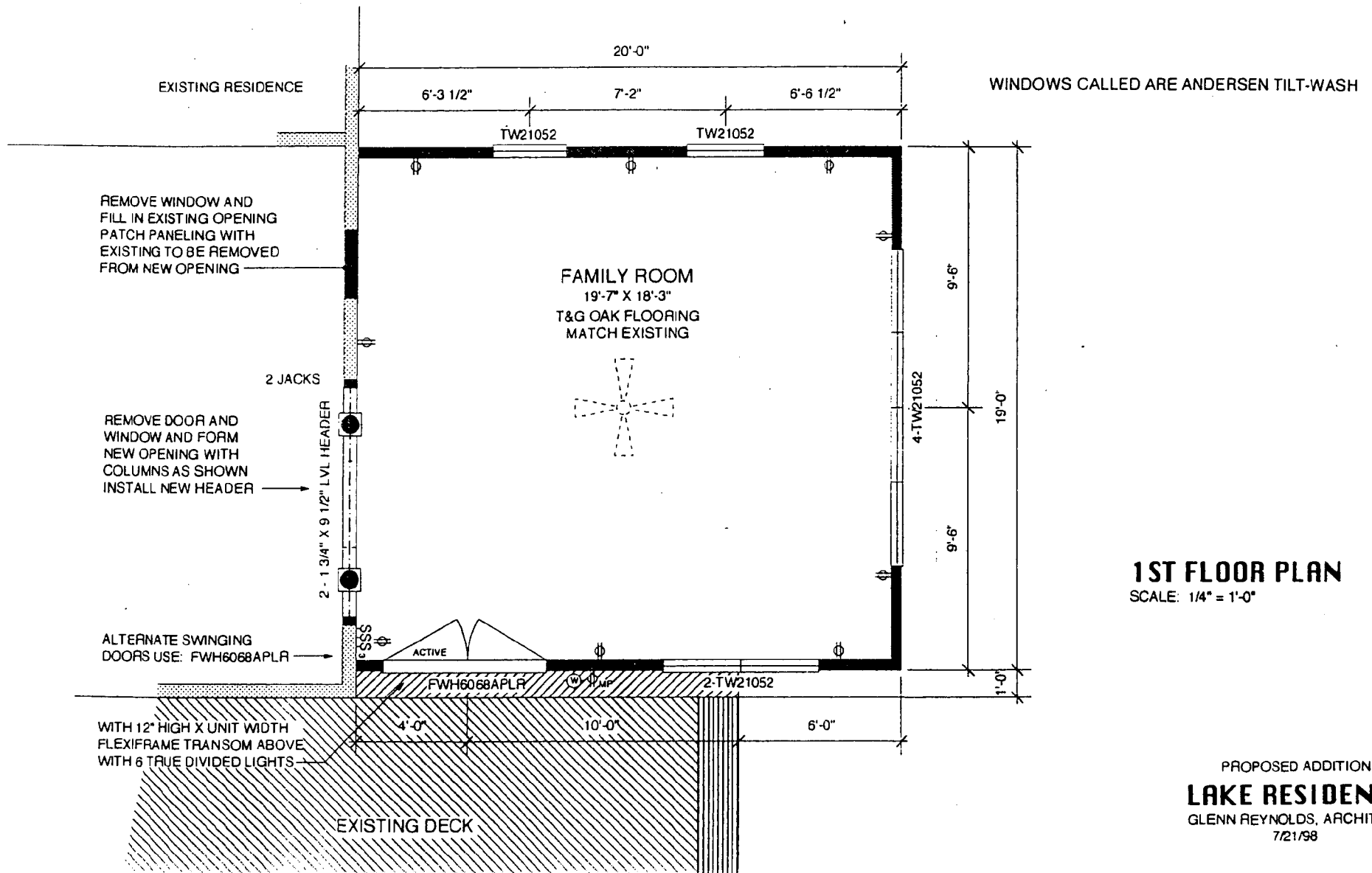
PROPOSED DEDICATION
9040

237.64

PROP

(8)

HARDING LANE
↑

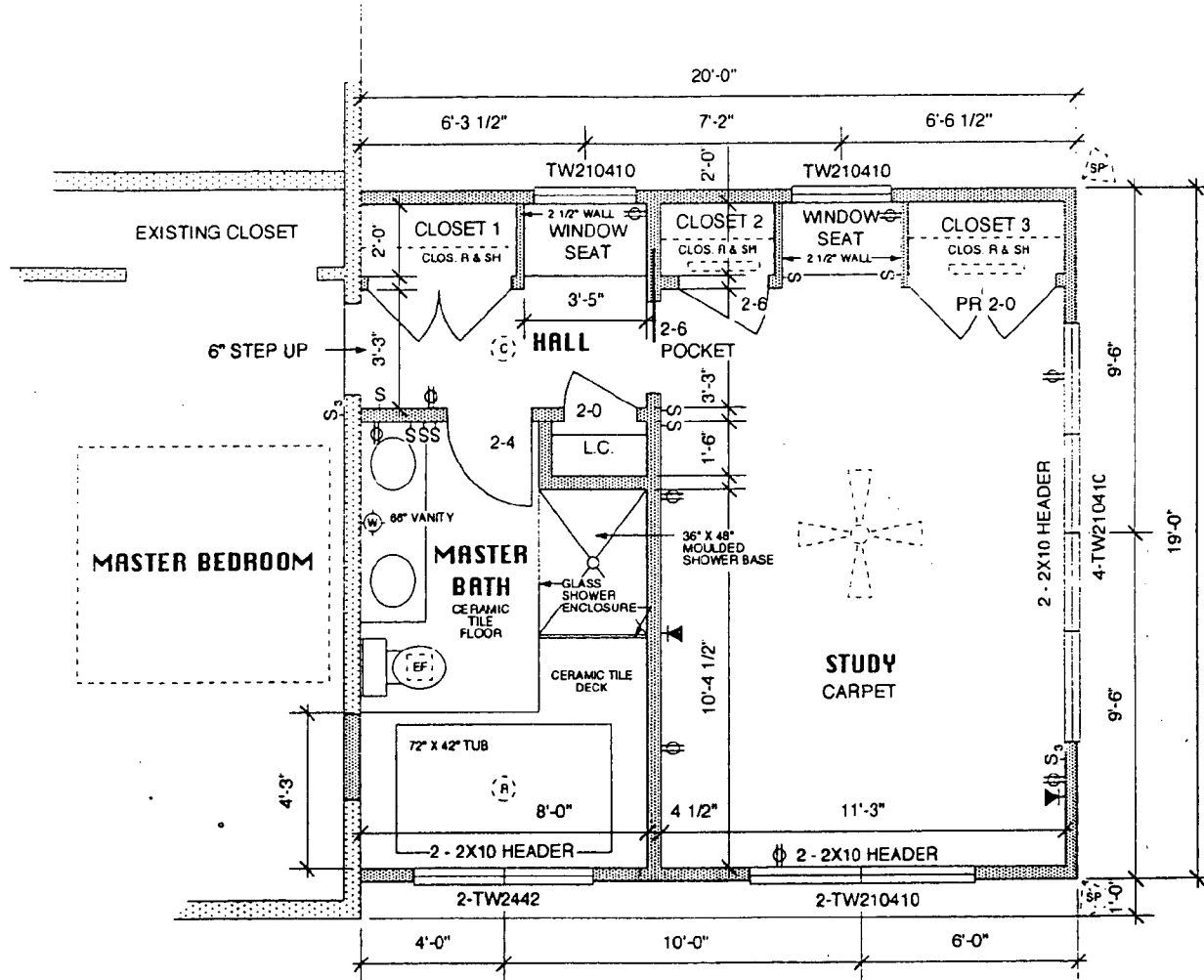


1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED ADDITION
LAKE RESIDENCE
GLENN REYNOLDS, ARCHITECT
7/21/98

6



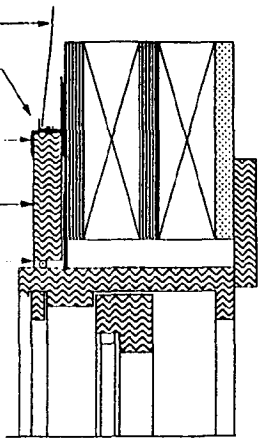


2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED ADDITION
LAKE RESIDENCE
GLENN REYNOLDS, ARCHITECT
7/21/98

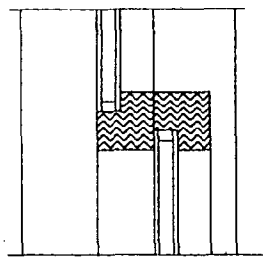
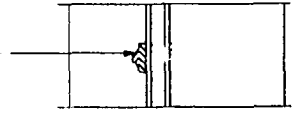
10

SIDING TO MATCH EXISTING
 J CHANNEL (SIDING)
 FLASHING AT HEAD
 3/4" X 3 1/2" CASING - WHITE CLAD
 CAULKING



HEAD
 JAMB SIMILAR

FULL DIVIDED LIGHTS
 GRILLES PERMANENTLY
 APPLIED TO EXTERIOR



VINYL CLAD WOOD WINDOW
 CAULK JOINT
 3/4" X 3 1/2" CASING
 - WHITE CLAD
 J CHANNEL (SIDING)
 SIDING

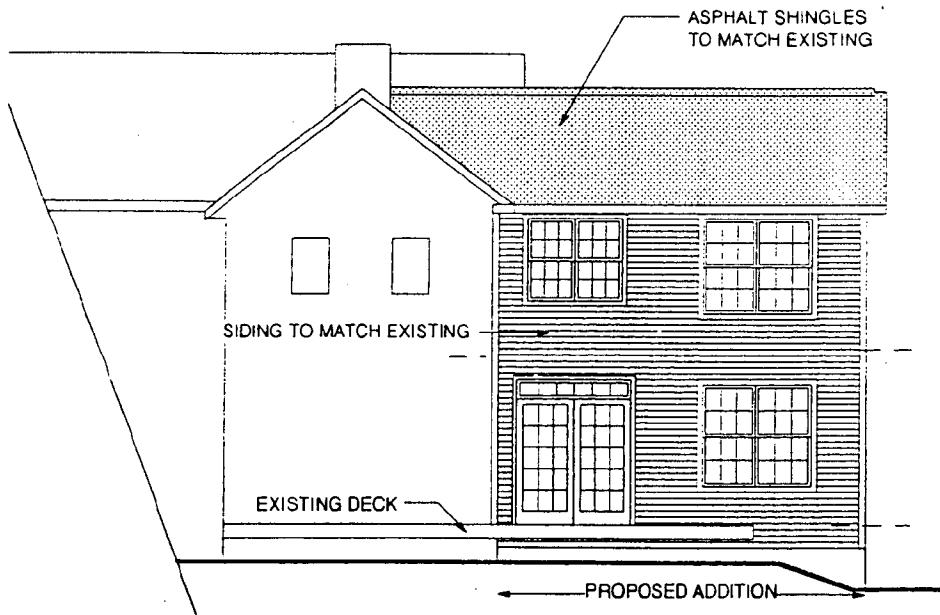
SILL

TYPICAL WINDOW DETAIL

SCALE: 3" = 1'-0"

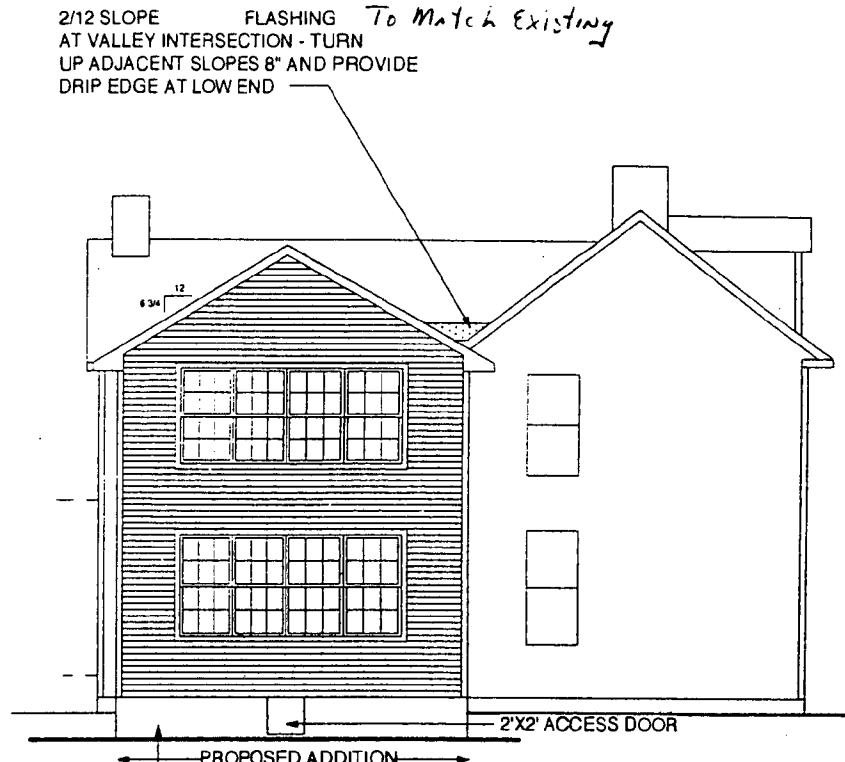
PROPOSED ADDITION
LAKE RESIDENCE
 GLENN REYNOLDS, ARCHITECT
 7/21/98

(11)



REAR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED ADDITION
LAKE RESIDENCE
 GLENN REYNOLDS, ARCHITECT
 7/21/98

12

SHINGLE-OVER RIDGE VENT

MATCH EXISTING GUTTER AND DOWNSPOUTS

SIDING AND TRIM TO MATCH EXISTING

CLAD WINDOWS WITH 3 1/2" VINYL CLAD EXTERIOR CASING TRUE DIVIDED LIGHT (EXTERIOR GRILLES)

SHUTTERS TO MATCH EXISTING

BRICK



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED ADDITION
LAKE RESIDENCE
 GLENN REYNOLDS, ARCHITECT
 7/21/98

13



14

HISTORIC PRESERVATION COMMISSION STAFF REPORT
PRELIMINARY CONSULTATION

Address: 1130 Harding Lane

Meeting Date: 4/22/98

Resource: Joseph Harding House
Master Plan Site #28/27

Review: HAWP

Case Number: N/A

Tax Credit: No

Public Notice: 4/8/98

Report Date: 4/15/98

Applicant: Stephen Lake

Staff: Robin D. Ziek

PROPOSAL: Construct addition

RECOMMENDATIONS: Proceed to
HAWP

PROJECT DESCRIPTION

RESOURCE: Joseph Harding House / "Ash Grove"

STYLE: Colonial Revival

DATE: 1865; remodeled 1934

*Steve - Remove 1st story addition -
due to costs.
Kimberly: need fuel tank...
Steve - think about planned porch!*

The Joseph Harding house was originally a central hall frame I-House built around 1865 and remodeled as a Colonial Revival residence in 1934. The present remodeled building has local significance as a distinctive example of the cultural adaptation of traditional domestic architecture in Montgomery County to the more fashionable Colonial Revival style in the early 20th century.

*see
circle
(6)*

The house illustrates the remodeling of the I-House of the independent farmer into an eclectic Colonial Revival style residence suitable to modern suburban living. The house was built with clapboard siding, and currently has vinyl siding. All of the wood trim is still exposed. The changes to the I-House include remodeling of the front elevation with the addition of dormers in the attic story, the removal of the side porch on the rear ell, and the in-filling of the angle of the rear ell. Other changes on the site include the addition of a new garage designed to complement the Colonial Revival style of the house.

The subject property is Lot 12 on the site plan (see Circle 7). The adjacent property owner at Lot 13 owns the land in the general viewscape of the Harding House, and this is protected with a conservation easement so that this portion of the property cannot be built upon.

Gene - I like the location; get rid of round tops to windows.

Vinyl? Dault - OK

*(15)
(1)*

In addition, staff is concerned about adding the new design element of the elliptical transom on the door and windows of the new addition. The applicant can achieve the same amount of light inside the space by placing the head height of the window high in the room. Staff feels that there is more leeway for the size of the windows on the rear elevation and the elevation facing the existing deck. The exact size of the windows would have to be worked out as the floor plan were more fully developed. At this point, the applicant has only a general concept of the layout of the addition.

STAFF RECOMMENDATION

Staff recommends that the Commission find this concept general consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Secretary of the Interior's Standards for Rehabilitation #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and with Secretary of the Interior's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall 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.

and that the applicant be directed to develop the project for consideration for a HAWP.

(16)
~~(3)~~

PROPOSAL

The applicant proposes to add an addition to the west side of the rear ell, to provide an in-law suite for his parents on the ground floor and a master bedroom suite on the second floor. The proposed addition would measure 24' x 35' and would be sided with vinyl to match the existing house. The applicant has sited the addition to avoid damage to any of the existing mature landscaping including trees and a large rhododendron.

The proposed addition is located at the rear ell so as not to encroach on the main aspect of the house as viewed from Harding Lane. The Harding House was sited well back from the street, and the backyard is not that deep. Furthermore, the back wall of the Harding House includes the kitchen with its main window looking out to the backyard, and a chimney and built-in bookcases in the Family Room which the owner wishes to retain.

The addition would be reached through an existing doorway. The existing pair of windows on the west wall (in the Family Room) would be retained to help bring in light into this room which would now become an interior space.

The applicant proposes to match the size and appearance of the windows on the front elevation of the house with the front elevation of the new addition. On the side and rear elevation, the applicant proposes to install much larger windows with elliptical transoms to provide more light in the addition. The massing of the addition would be two stories where it meets the rear ell of the existing house, but only a single story where it extends towards the backyard where there is now an existing deck.

STAFF DISCUSSION

The proposed location appears suitable for an addition as it would leave the main block of the house intact as presented to the street. The roof of the new addition would engage the roof of the rear ell at right angles, and thus be differentiated from the original massing and structure.

The proposed use of vinyl siding for the new addition would seem compatible to the existing structure with its current system. There is the possibility, of course, that an owner will choose to remove the vinyl siding on the original structure in the future, and this is a rationale for directing the owner to use a compatible wood siding on the new addition. Staff notes, however, that the new garage was clad in vinyl siding, even while it was designed with massing and scale to complement the historic site.

Staff is concerned with the proposed new window form. The existing windows in the rear ell are smaller than the existing windows in the front block. This is the historic hierarchy, and supports the formal use of the rooms in the front of the house and the informal use of the rooms at the rear. Staff recommends that the size of the new windows maintain that relationship on the front of the house so that the windows in the addition are smaller than the windows on the front block.

(2)

(17)