

28/27-98 (Prelim. Consultation)
- Joseph Harding House
1130 Harding Lane, Silver Spring

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 1 story addition -
due to costs.
Kimberly: need fuel tank..
Steve - Think about glassed 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.

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

Vinyl? Dark - OK

(1)

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.

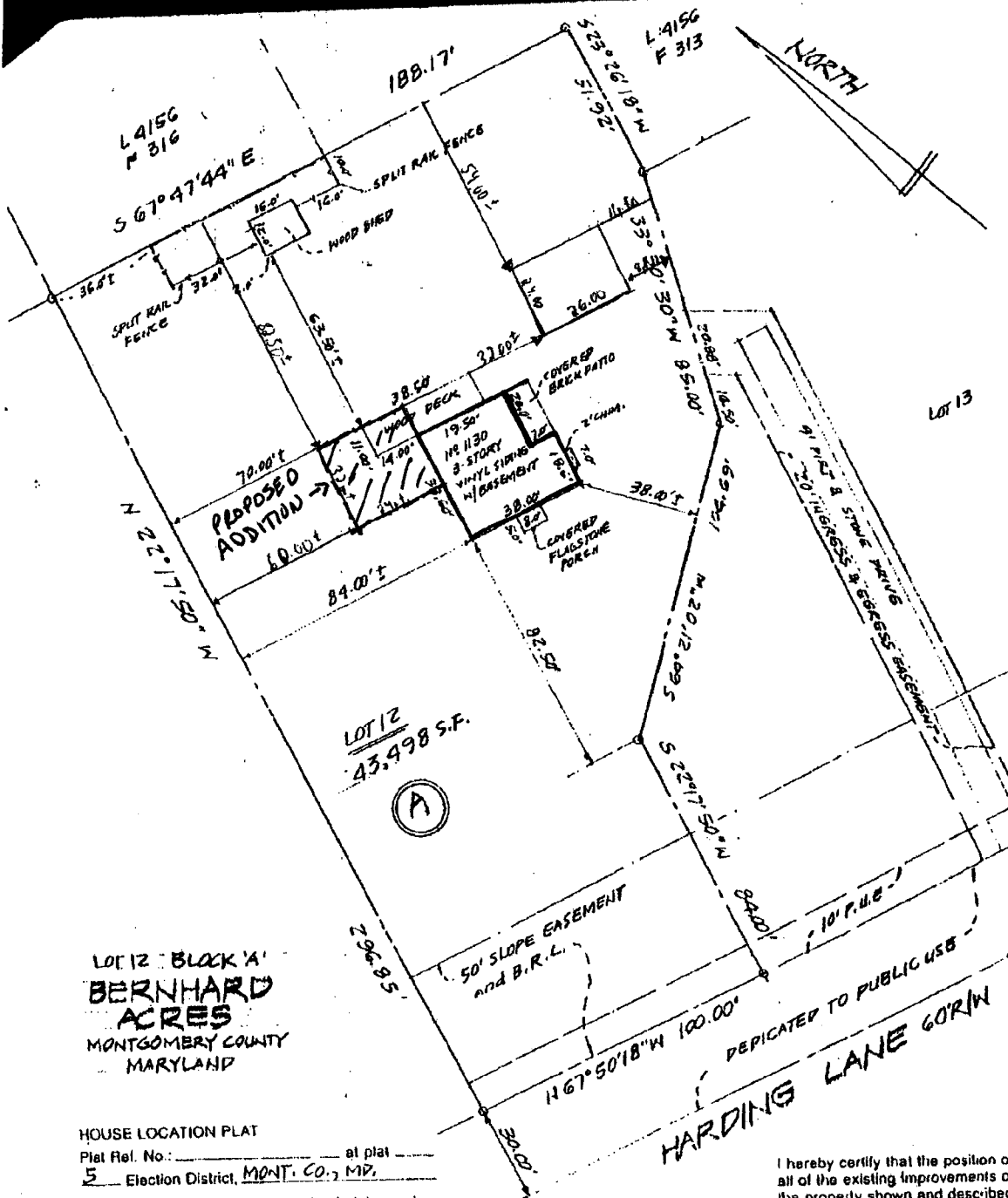
TO: Robena Zick

From: Stephen Lake

1136 Harding

Silver Spring MD

20905



LOT 12 - BLOCK 'A'
 BERNHARDT
 ACRES
 MONTGOMERY COUNTY
 MARYLAND

HOUSE LOCATION PLAT
 Plat Ref. No.: _____ at plat _____
 5 Election District, MONT. CO., MD.

This property is not located in a flood plain as shown on
 Federal Emergency Management Agency Flood Insurance Rate Map: 240099 0200C

For Title Purposes only. Not to be used to set property lines.
 No title report furnished.

I hereby certify that the position of
 all of the existing improvements or
 the property shown and described
 hereon have been established by
 accepted survey practices and the
 unless otherwise shown, there are
 no encroachments.

HISTORIC PRESERVATION COMMISSION STAFF REPORT
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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.

To: Montgomery County Park and Planning (Historical Evaluation)

From: Stephen & Kimberly Lake

(301) 989-9608

Re: 1130 Harding Lane (House Addition)

We are writing you to ask for your utmost consideration in evaluating our request for modifications to our home at 1130 Harding Lane, Silver Spring MD, 20905. We purchased our home several years ago when it was not registered as a historical property. We were further never even notified when we purchased the property that it was under consideration as a historical property as this would have swayed our decision away from this home.

We have since been involved with the historical evaluation process and attended the various hearings. In the one hearing where we were allowed to state our opinion about historical designation we stated the following for the record " We were originally opposed to a historical designation, but have since changed our mind as long as in the future we would be allowed to build an addition to our home for our elderly parents". Well the time has come that are parents need us to assist them, they are now 75 and 80 years old respectively and we need to start preparations. We feel strongly about our family and believe they should be cared for in our home. We also now have the financial resources to undertake this significant renovation to our property. We need this addition to have a first floor living area, full bathroom and bedroom, to provide for our parents needs. We also would like to have very large windows to make the room as bright as possible to keep their spirits bright. As you know many older homes with small windows are very dark and dreary. We want this to be a beautiful and bright living place for them. We have every intention of staying with the original style and appearance from the exterior with only one exception larger windows on the side and rear.

Thank you for your consideration,

Stephen Lake, Kimberly Lake
Stephen & Kimberly Lake

TO: Robin Zick

From: Stephen Lick

1130 Harding Ln

Silver Spring MD

20905

CAROL LAZARUS

1174 Harding Ln.

Silver Spring MD 20905

Our House

Kathy & Tom Falcinelli

1200 Harding Lane

Silver Spring, MD 20905

W
H

Harding Lane

Tom & Julie Kemp

1131 Harding Lane

Silver Spring, MD 20905

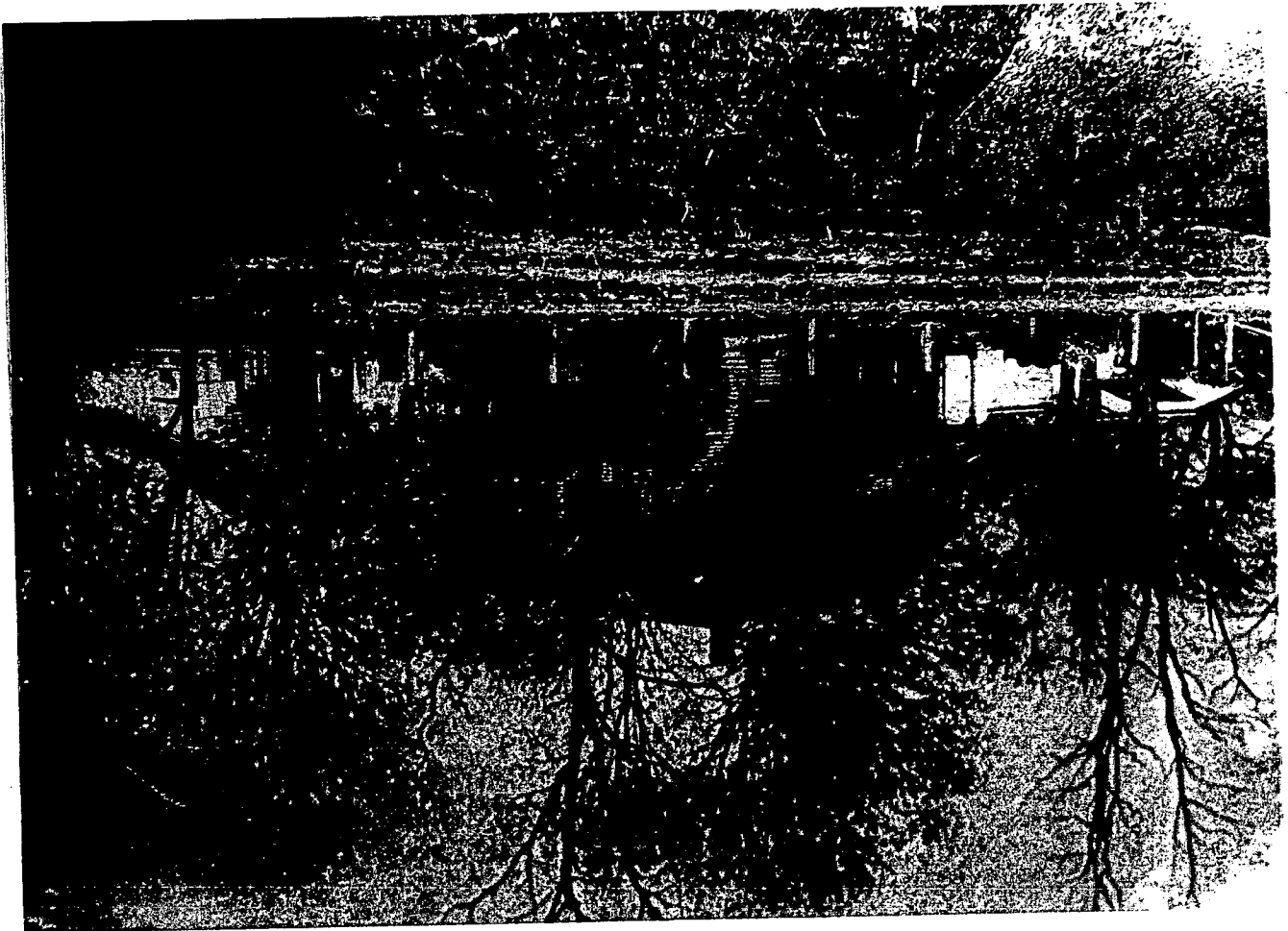
Phone # (301) 563-3400

Fax # (301) 563-3412

(5)

HISTORIC PHOTO
Prior to 1934

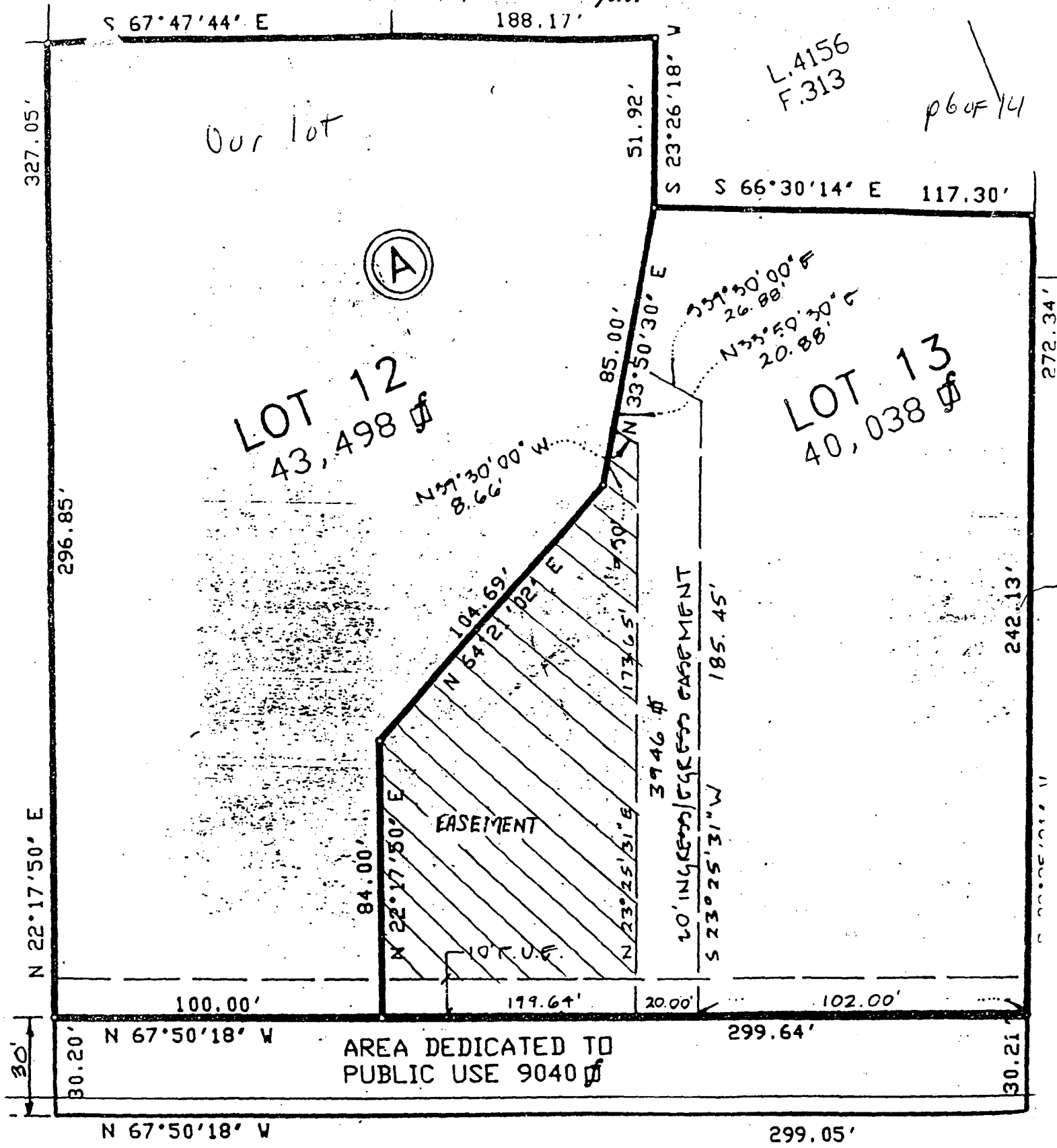
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Stephen & Kimberly Lake
1130 Harding Lane
Silver Spring, MD
20905

L.4156
F.313

p6 of 14



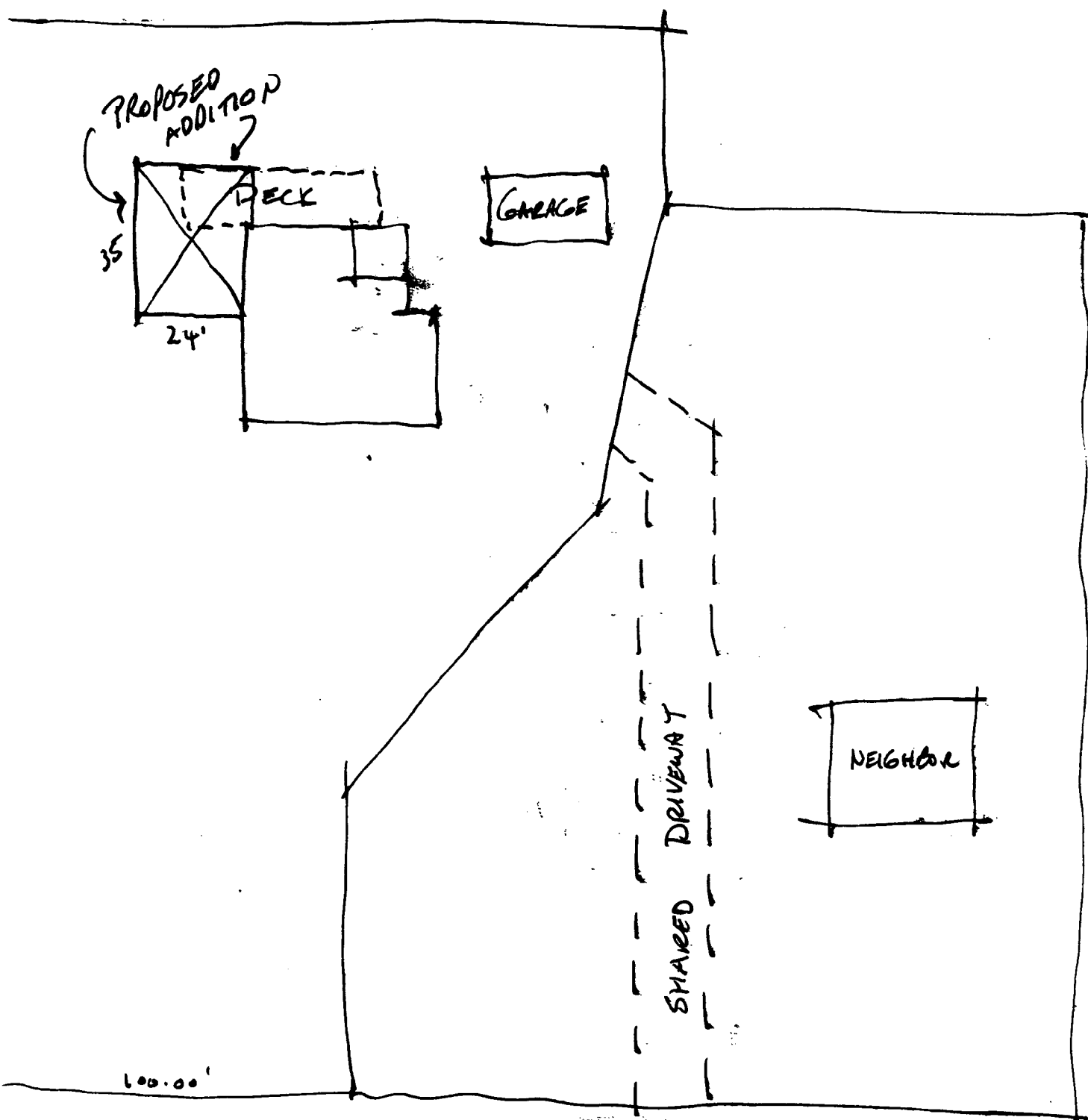
LOT 12
43,498 sq ft

LOT 13
40,038 sq ft

HARDING LANE

(60' R/W)

7



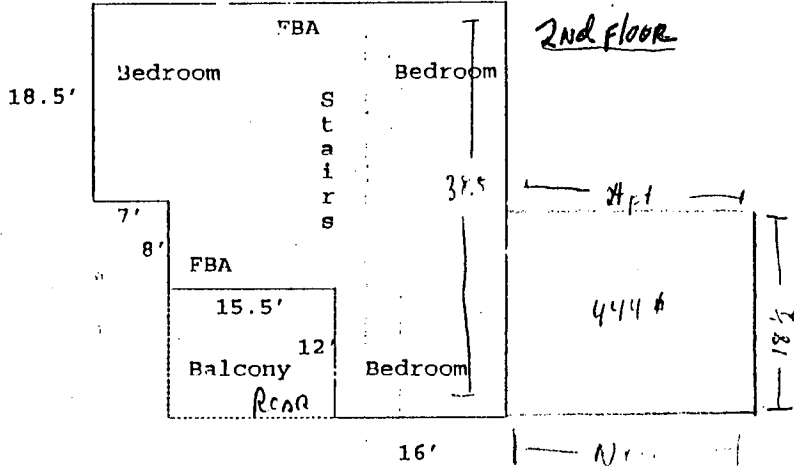
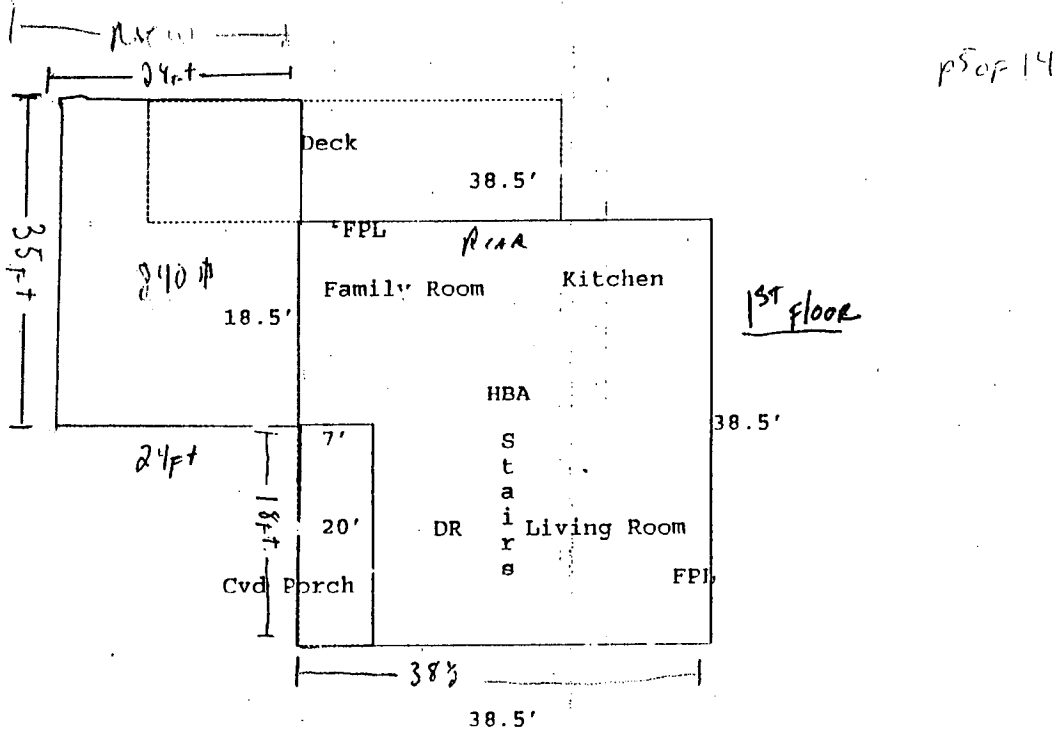
HARDING LANE

SKETCH
NOT TO
SCALE

PDZ

8

BORROWER/CLIENT Stephen + Kimberly Lake
 PROPERTY ADDRESS 1130 Harding Lane
Silver Spring STATE MD ZIP 20905
 LENDER/CLIENT Norwest Mortgage, Inc.



<i>Current #</i>		
Living		
First Floor		1342
Second Floor		1156
Total Sq Ft		2498
First Floor		
18.5 x 38.5 x 1	=	712
31.5 x 20 x 1	=	630
Total Sq Ft		1342
Second Floor		
38.5 x 18.5 x 1	=	712
16 x 20 x 1	=	320
15.5 x 8 x 1	=	124
Total Sq Ft		1156

New
 First Floor
 840 #
 444 #
 1284 #



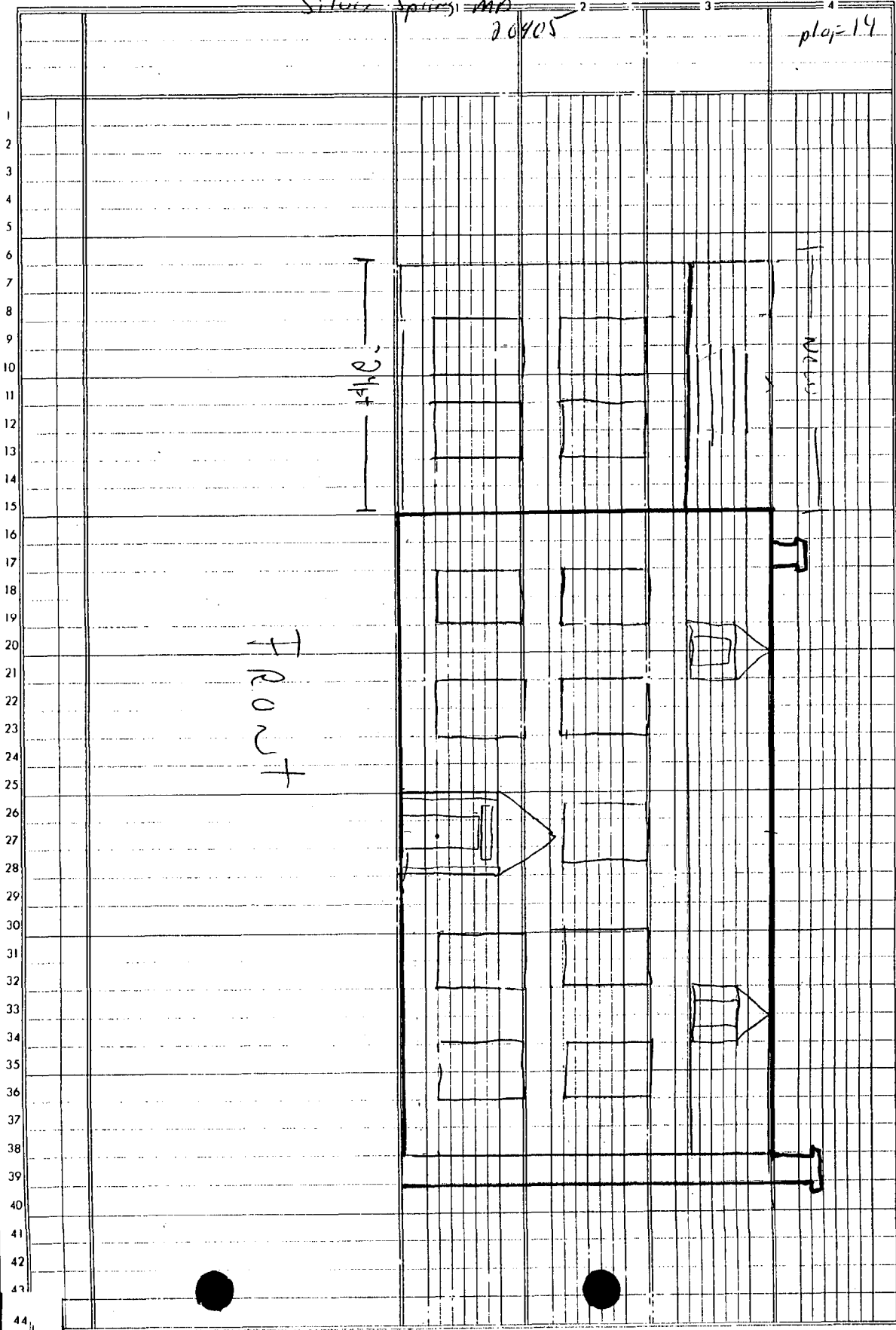
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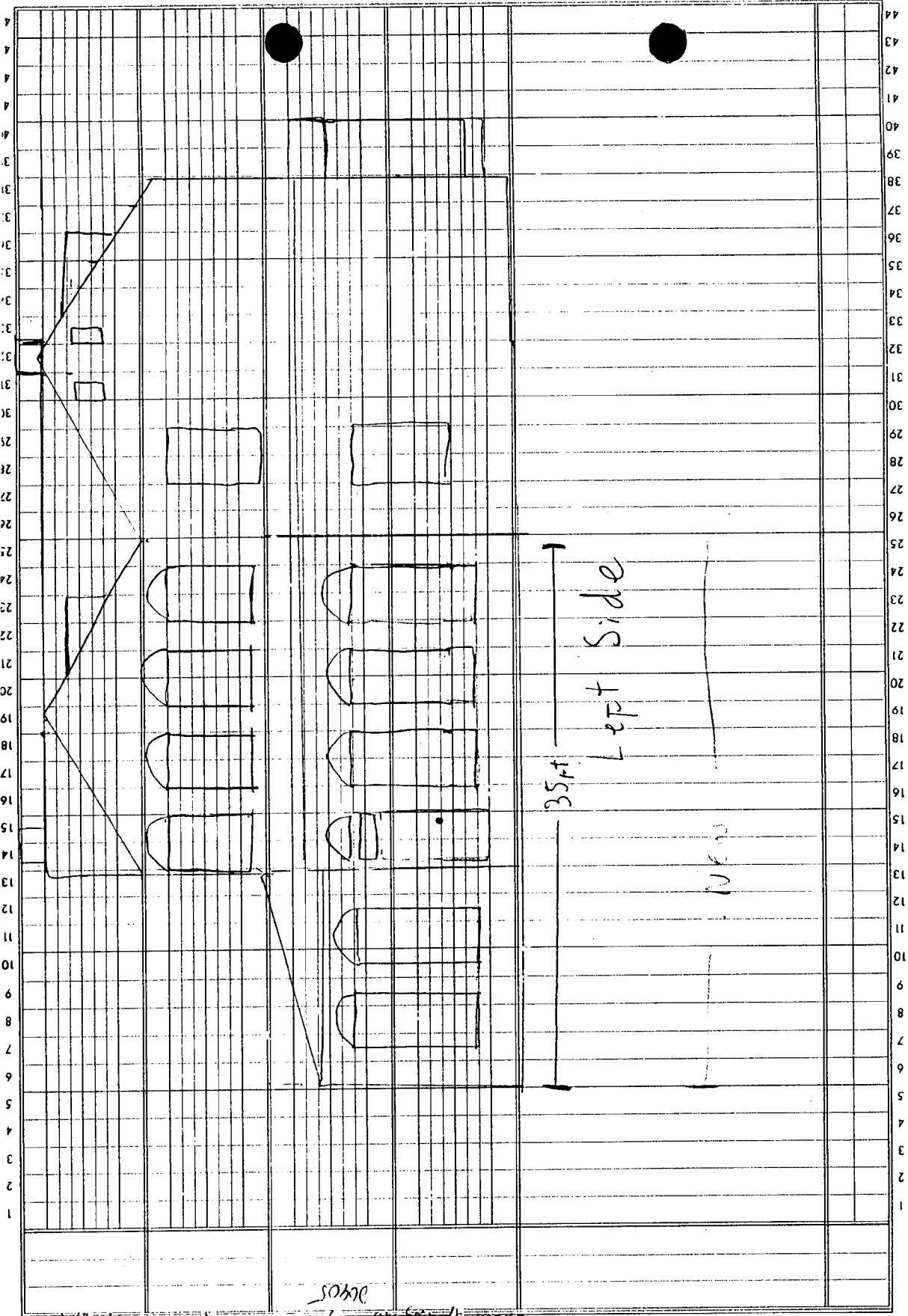
April 22nd
Preliminary Consultation

National[®] Brand 45-804 Eye-Ease[®]
Made in USA

Stephen + Kimberly Lake
1130 Hauling Lane
Silver Springs, MA

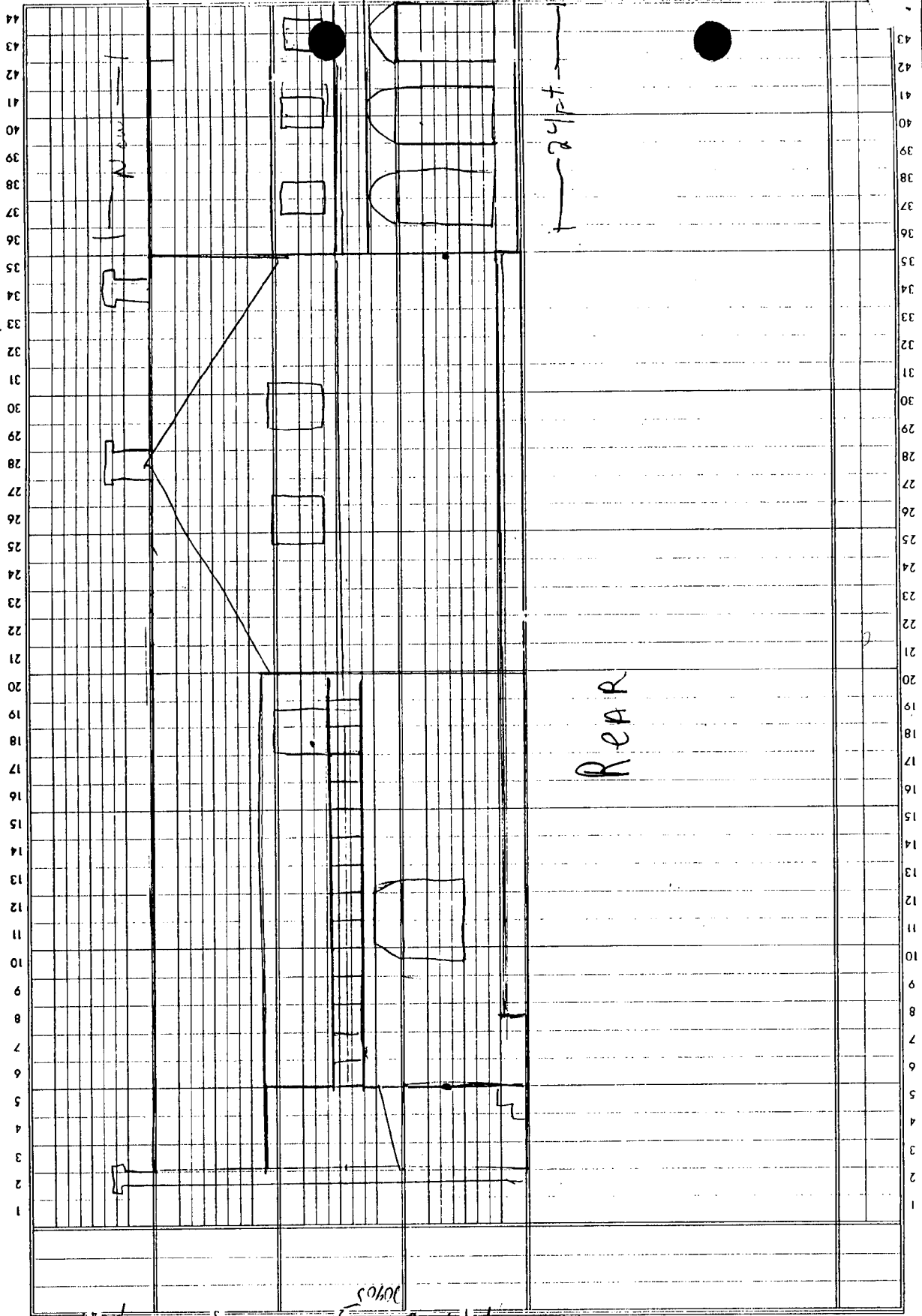
Prepared By	Initials	Date
Approved By	pt	





DATE	
INITIALS	
PREPARED BY	
APPROVED BY	

Stephan + Kimberly Lake
 1130 Harding Lane
 Silver Springs, MD 20905



Initials	Date
Prepared By	
Approved By	

Stem + Kingsley Lake
 1130 Harding Lane
 St. Louis, MO
 63105

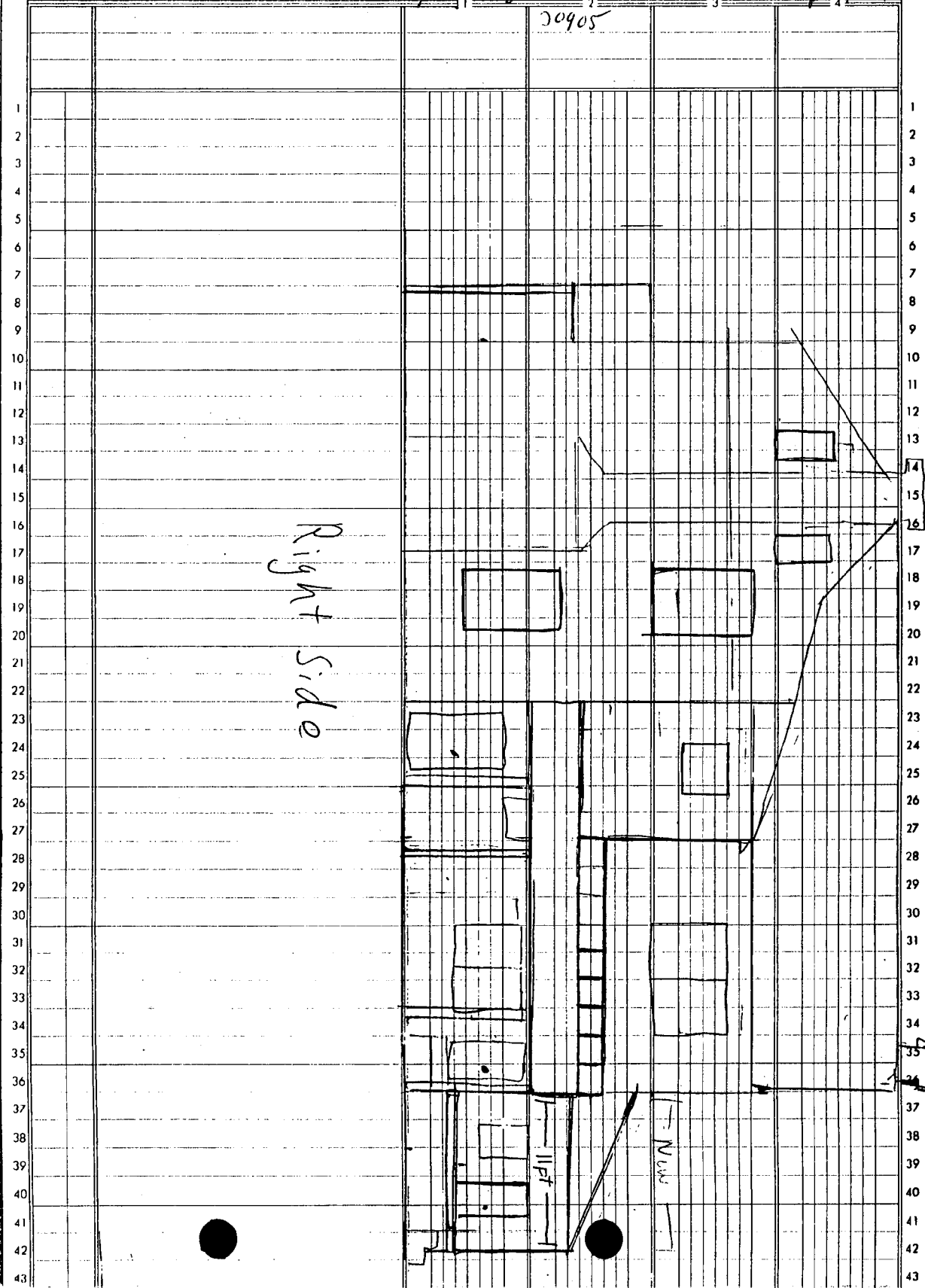
13

Stephen + Kimberly Lake
1136 Harding Lane
Silver Spring MD

Prepared By	Initials	Date
Approved By		

8/14/19

20905



Right Side

11 FT

New

Stephen + Kinsey Lake

130 Harding Lane

Silver Springs MD

report

PSCF 14

lost from house



1. 1915
2. 1916
3. 1917

14-1917

(51)





pp 14

Stephan + Kimberly Lake
1130 Harding Lane
Silver Springs MO
20905

West

Rear



pld op 14

30405

Stokes + Kessels Lake
 11367 Harding Road
 Silver Spring MD

Apartment houses by Lake

1130 1/2 ...

...

20465

pl 1 of 14



18

Stephen + Kimberly Lake

1130 Harding Lane

Silver Spring MD

20905

p 12 of 14



Stephen + Kimberly Latta

1136 Harding Lane

Silver Spring MD

20905

p13cf14



Jaw →

7:

20

Stephen Latic
1136 Harding Lane
Silver Spring, MD

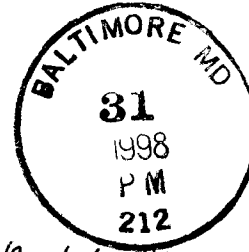
p. 14 of 14

20465



Mr. Stephen Lake
1130 Harding Ln.
Silver Spring, MD 20905

301-989.9608



April 29th

Preliminary
Consultation

P.P.S. I have the drawings

Montgomery County Dept. of Permit Planning
8787 Georgia Ave.
Silver Spring, Maryland

20910-3760

Attn. Robin Zick Historic Preservation Planner

DC
Smithville Col. Sdn