



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: March 29, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan , DPS Director
Dan Bruechert

FROM: Historic Preservation Section
Maryland-National Capital Park & Planning Commission
Historic Area Work Permit #91003027 - Gazebo, fence, and other alterations

SUBJECT:

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the August 18, 2022 HPC meeting with revisions approved at the March 22, 2023 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Melissa Colbert
Address: 10013 Stoneybrook Dr., Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HAWP APPLICATION

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Montgomery County
Historic Preservation Commission



Mailing Address for
(Owner, Owner’s Agent, Adjacent and C

REVIEWED Mailing Address
By Dan.Bruechert at 10:28 am, Mar 29, 2023

Owner’s Mailing Address:	
Melissa R. Colbert 10013 Stoneybrook Dr. Silver Spring, MD 20910	
Adjacent and confronting Property Owners mailing addresses	
Eric and Cynthia Eicher 10012 Capitol View Ave Silver Spring, MD 20910	Betsy Flagg Head of Pratt Place HOA 10005 Pratt Place Silver Spring, MD 20910

- | | |
|---|--|
| 10044 Pratt Place, Silver Spring MD 20910 | 10110 Stoneybrook Drive, MD Silver Spring MD 20910 |
| 10018 Pratt Place, Silver Spring MD 20910 | |
| 10112 Stoneybrook Drive, Silver Spring MD 20910 | 10108 Stoneybrook Drive, Silver Spring MD 20910 |

Description of Property

The property sits on an elongated, approximately 1-acre lot in the Capitol View Park Historic District (Parcel 30). Built in either 1896 or 1898 (ambiguous), the property consists of a 2-1/2 story clapboard-faced house built in an eclectic style, primarily craftsman, but with singular features such as a curved roof and two semi-circular bays. Access to the property is from Stoneybrook Drive on the northwest. The Pratt Place development parallels the property on the southwest side.

The square footage on the first floor is approximately 1,155 sq. ft. There is also a small 291 sq. ft. stable on the property. The house sits approximately 100 feet back from the frontage on Stoneybrook Drive. The majority of the land is behind the house and is not visible from either Stoneybrook Drive, Pratt Place, or the adjacent property at 10012 Capitol View Avenue.

There are a number of mature trees and perennial beds located throughout the property as well as an approximately 20'x60' vegetable garden at the rear of the plot. There is an approximately 30'x30' fenced area on the southwest side that was used as a dog pen in the past. This area was until recently overgrown with invasive vines and bamboo. They have now been removed as part of taking down a dead choke cherry tree that was in the center of the area. The fencing around the dog pen area is in very bad shape. The dog pen area is at an elevation of approximately four feet above Pratt Place.

There is three bar split rail fencing with wire mesh around the rear and southwest portion of the property up to but not including the vegetable garden which is protected by deer fencing. There is 6' shadowbox fencing between the rear of the house up to the vegetable garden along the northeast side.

Description of Work Proposed

- 1) Remove old dog pen fencing and vegetable debris.
- 2) Grade the area to create an adequate slope for erecting a gazebo.
- 3) Install shadowbox fencing topped with lattice along the side of the dog pen area that parallels Pratt Place, with a small dogleg that contains a gate and connects with the deer fencing around the vegetable garden
- 4) Install a prefabricated 12'x12' wooden fully-screened gazebo in the middle of the 30x30 area. It is unfeasible to run electrical power to the area
- 5) It will be unfeasible to run electric power to the area. Any power needed for lights or a ceiling fan will be solar-powered and will not require electrical work. See proposed solution at the end of the application. There will be no plumbing.
- 6) Plant low-maintenance shrubs and perennials around the gazebo.

Work Item 1: Clean up Dog Pen Area

Description of Current Condition: Falling down fence; vegetation debris; dirt slopes at a significant uneven angle towards Pratt Place.

Proposed Work: Remove existing debris, old fencing; grade area to create an area for the installation of the gazebo. Install underground metal barricade to prevent bamboo from invading area.

Work Item 2: Fencing

Description of Current Condition: After the existing fence is removed, the area will be open. In addition to adding privacy, I will need to block deer.

Proposed Work: Install new 6'6" shadowbox/lattice fence on 1+ sides. Include a gate on the dogleg. There is an area approximately 3.5 feet wide from the fence to the property line and an additional 5 feet where the proposed gate would be, so exiting from the area will not impinge on Pratt Station property.

Work Item 3: Gazebo

Description of Current Condition: Area is now cleared and fence installed.

Proposed Work: Install a pre-fabricated 16x16 wooden octagonal gazebo kit in the center of the cleared area:

- 1) Create a permeable base of bluestone, gravel, or sand to support it with 4x4 pressure treated sleepers.
- 2) Have professional installers put up the gazebo.

Work Item 4: Landscaping

Description of Current Condition: Gazebo and fence are installed, but area is otherwise empty.

Proposed Work: Working with a landscape architect, move existing shrubs and perennials from existing gardens to the area, minimizing if not obviating any need for grass. Working with landscape architect, create a path of crushed stone or wood chips through plantings to access gazebo door.

Other Information

Property Survey from 2002 (the latest)

Inset of Proposed Changes to Dog Pen Area

Photographs of Existing Site

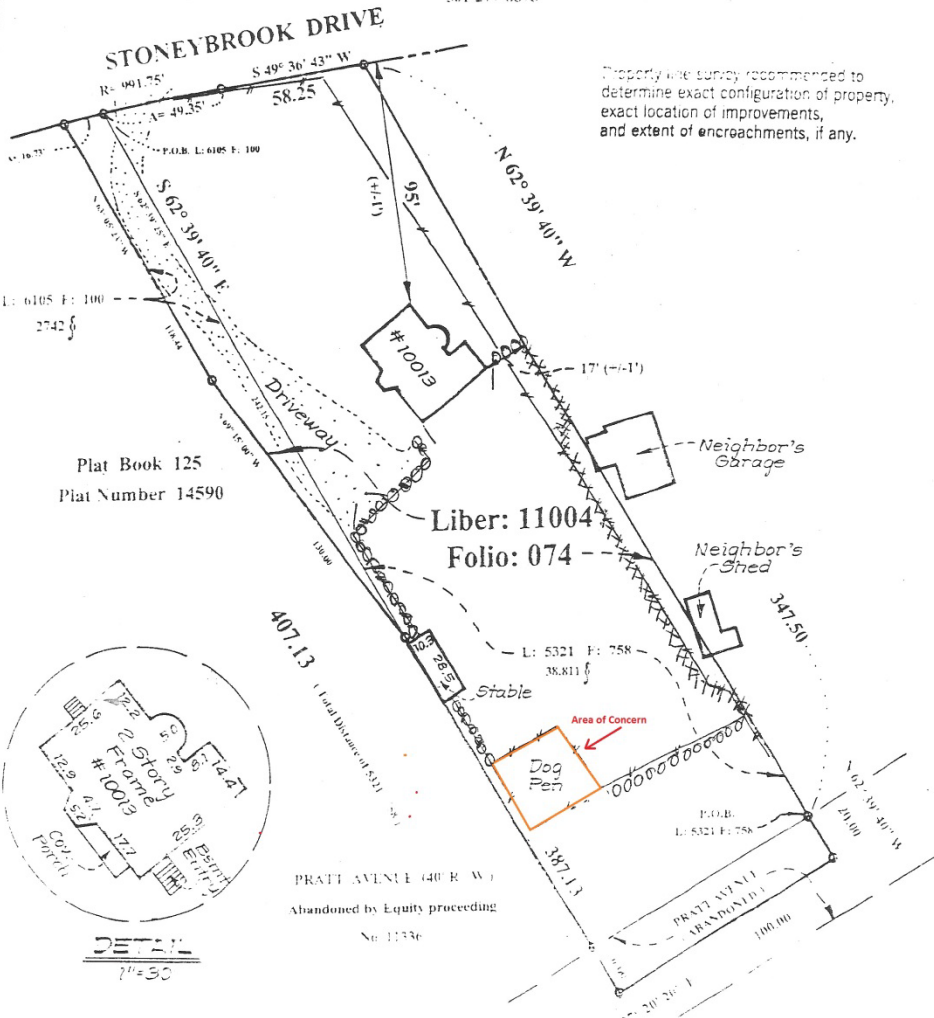
Proposed Shadowbox Fencing

Proposed Gazebo

Proposed Solar Powered Ceiling Fan and Light

Landtech Associates, Inc.

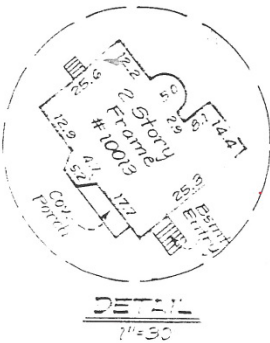
7307 Baltimore Avenue Suite 214
College Park, MD 20740
301-277-8878



Property was surveyed recommended to determine exact configuration of property, exact location of improvements, and extent of encroachments, if any.

Plat Book 125
Plat Number 14590

Liber: 11004
Folio: 074



PRATT AVENUE (40' R. W.)
Abandoned by Equity proceeding
No. 11336

TAX PARCEL: 50
TAX MAP: HP-5a2
DATE: 01-19-99 SCALE: 1" = 50'
CASE NUMBER: 98-8198
FILE NUMBER: MP-09003

XXXX = 6 FT. HIGH WYNGATE
00000 = 4 FT. HIGH "THREE-RAIL"

Location Drawing of:
#10013 Stoneybrook Drive
COLBERT PROPERTY
Montgomery Co., MD

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Historic Preservation Commission

[Signature]
206/26/02

- NOTES:
- The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 - The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 - The plat does not provide for the accurate identification of boundary lines, but such identification may not be required for transfer of title or securing financing or re-financing.

CERTIFICATION: I hereby certify that the position of the significant visible monuments on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

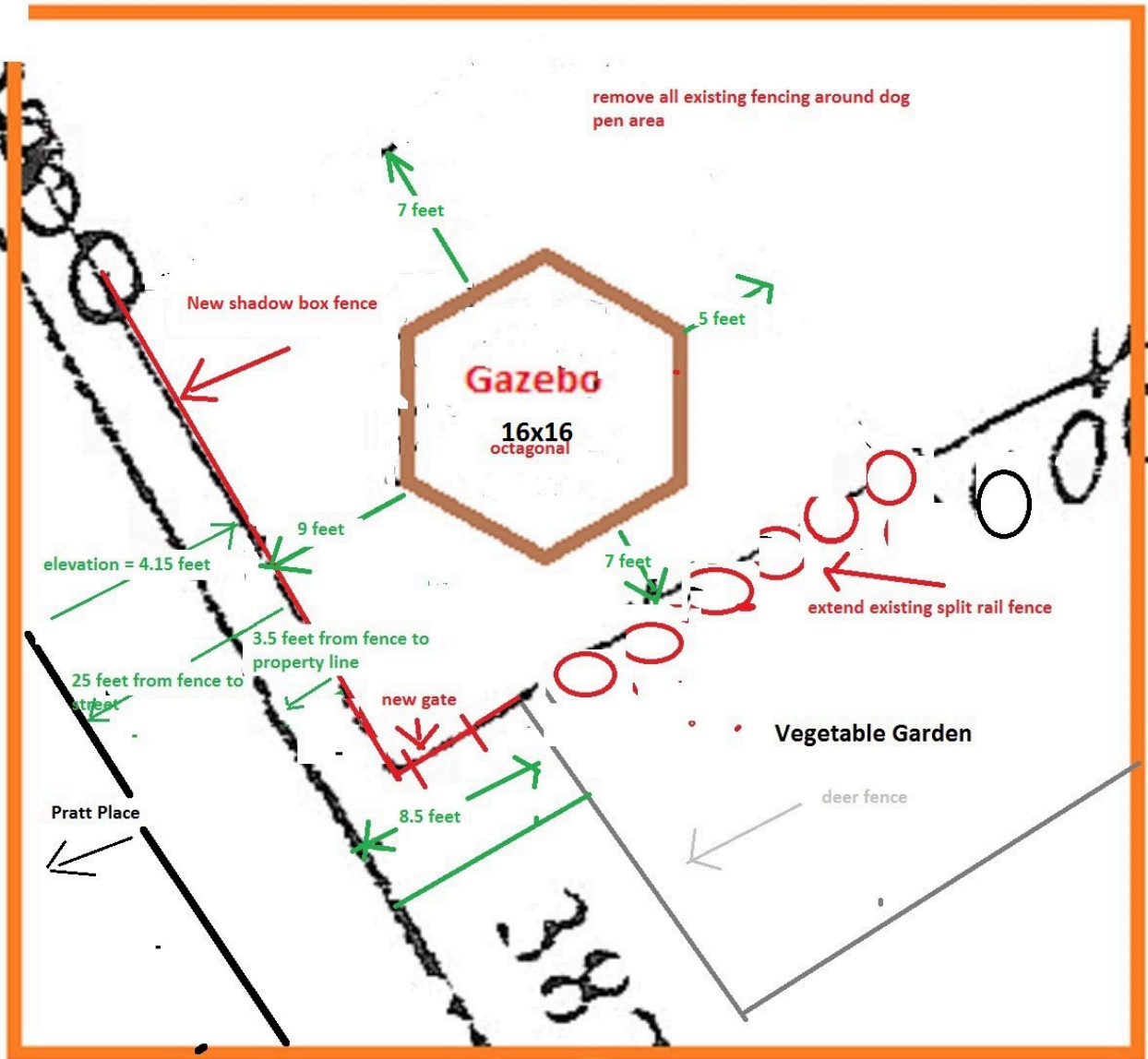
[Signature]
GRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 119

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Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 10:28 am, Mar 29, 2023

Inset of Proposed Changes to Dog Pen Area



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By Dan.Bruechert at 10:29 am, Mar 29, 2023

Pictures of Dog Pen Area
From Inside Property

Figures 1-2: From Inside Property



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Robert H. Patton

REVIEWED
By Dan.Bruechert at 10:30 am, Mar 29, 2023

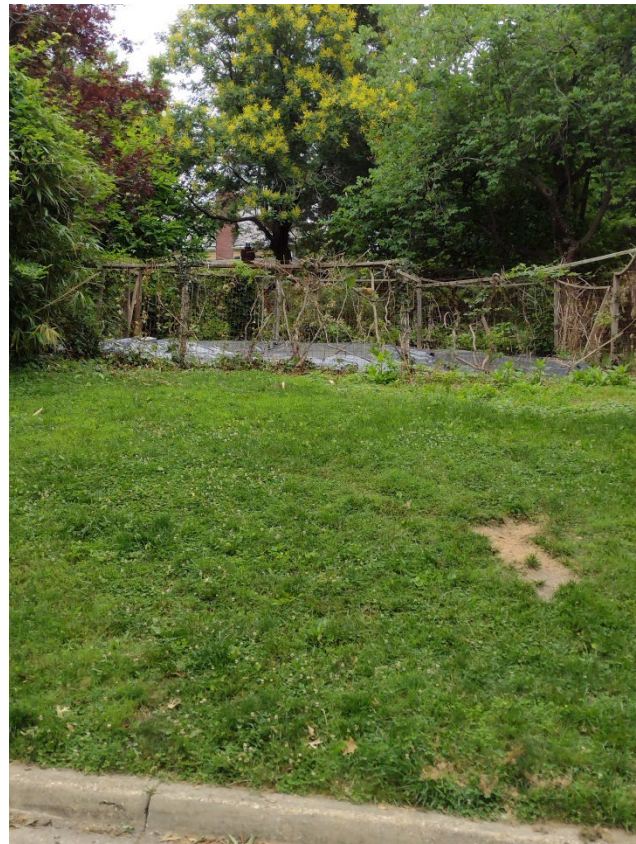
Figures 3-5: From Pratt Place



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Ronald H. [Signature]

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Randy K. Potter

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Figure 6: from 10012 Capitol View (Eicher Property)



Proposed Shadowbox Fencing



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Proposed Gazebo

from www.americanlandscapestructures.com



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Robert L. ...

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16' Octagon Wood Gazebo

GENERAL NOTES
 All notes do not necessarily apply due to different requirements on each project. This plan is intended to reflect only the structural design of this building. The contractor shall review all applicable local, state, and federal building codes prior to the start of construction to ensure building conformance. Timber Tech Engineering, Inc. is not responsible for information pertaining to this project if not shown on drawings or listed below. Revisions to the plans shall be approved by engineer of record.

DESIGN REQUIREMENTS

1. Governing Code
 Including, not limited to IBC 2009
2. Dead Loads
 - A. Roof 5 psf
 - B. Floor 10 psf
 - C. Other n/a psf
3. Live Loads
 - A. Roof (See also note #4) 50.4 psf
 - B. Floor 100 psf
 - C. Other n/a psf
4. Snow Loads
 - A. Ground Snow (Pg) 60 psf
 - B. Flat Roof Snow (Pf) 50.4 psf
 - C. Snow Exposure Factor (Ce) 1.0
 - D. Snow Load Importance Factor (I) 1.0
 - E. Unbalanced Snow
 - I. Windward Roof 0 psf
 - II. Leeward Roof 25 psf to 101 psf
5. Wind Load
 - A. Basic Wind Speed (V) 140 mph
 - B. Wind Load Importance Factor (I) 1.0
 - C. Wind Exposure Category C
 - D. Enclosure Category Open
 - E. Components and Cladding +72.4 psf/-95.4 psf
6. Earthquake Design Data: (Analysis based on equivalent lateral force procedure)
 - A. Spectral Response Acceleration at 1 sec, S 0.32
 - B. Spectral Response Acceleration at short periods, S 0.63
 - C. Occupancy Importance Factor, I 1.0
 - D. Site Class D
 - E. Seismic Design Category D
 - F. Basic Structural System
 Cantilevered Column Timber Frame
 - G. Response Modification Factor (R) 1.5
 - H. Deflection Amplification Factor (Cd) 1.5

WOOD

1. General Requirements
 - A. Structural wood members and connections shall be of sufficient size or capacity to carry all design loads without exceeding the allowable design values specified in 'The National Design specification for Wood Construction' (NDS), 2005 edition, and its 'Supplement' by the American Forest and Paper Association (AF+PA).
 - B. Wood members used for load supporting purposes shall have the grade mark of a lumber grading agency certified by the American Lumber Standards Committee.
2. Dimension Lumber
 - A. All lumber species, graded visually or mechanically, shall comply with the NDS by AF+PA, and the 'American Softwood Lumber Standard' (PS 20-94) by the U.S. Department of Commerce.
 - B. The minimum grade and species for posts, beams, headers, and other primary structural members shall be Dense Select Structural Southern Pine, unless specified otherwise.
 - C. Lumber used for secondary framing shall be #1 Southern Yellow Pine (SYP) or better.
 - D. Structural glued laminated timber shall conform with the 'American National Standard Specification for Structural Glued Laminated Timber ANSI/AITC 117-2004.
 - E. Mechanically laminated columns shall conform with ANSI/ABAE EP 559.
3. Pressure Preservative Treatment (PPT)
 - A. Pressure treatment to be performed according to the American Wood Protection Association (AWPA) standards for use category 3B (above ground exposed).
 - B. Pressure treated members shall have the inspection mark of an agency accredited by the American Lumber Standards Committee.
 - C. Preservative: Ammonia Copper Quaternary ammonia (ACO) or Copper Boron Azole (CBA)
 - D. Treat indicated items and the following:
 1. Wood members exposed to weather or insect infestation.
 2. Wood members in direct contact with earth or concrete.
 3. Wood members exposed to high moisture content (18% for dimension lumber, 16% for glued laminated timber).
 4. Wood members less than 12 inches above grade.
 5. Field treat newly exposed wood where cutting, drilling or notching pressure treated lumber.
 6. All bolts used in double rafter shall be stainless steel or hot-dipped galvanized as per ASTM A193-01a. All other metal fasteners used in treated wood shall be stainless steel, hot-dip galvanized as per ASTM A193-01a, or other coating approved by fastener manufacturer for use in treated wood.
4. Connections shall be designed and constructed according to the NDS by AF+PA and shall conform to the following:
 - A. The minimum connection shall be two 12 penny nails, or as detailed on the drawings.
 - B. Other connections as per standard construction practice.
 - C. Angles, plates, and other miscellaneous connection material to be ASTM A-36 with a minimum yield strength of 36,000 psi, unless noted otherwise.

This drawing is the property of Country Lane Woodworking, LLC, provided by Timber Tech Engineering, Inc. and reproduction, alteration or use of this drawing without the written consent of Country Lane Woodworking, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

Drawing Index

- Page 1 - Elevation
- Page 2 - Post Layout Plan, Floor Plan
- Page 3 - Roof Framing
- Page 4 - Cross Section
- Page 5 - 8 - Details

ALTERNATIVE ROOFING:

The 1x6 T and G #1 SYP decking and asphalt shingles may be replaced by 1x4 purlins @ 8" o/c and 24" long cedar shakes in areas of up to 60 psf ground snow load and 120 mph wind (wind speed subject to local jurisdiction approval).

Design Reaction Chart	
Max. uplift at column base	650 lbs
Max. downward force at column base	1675 lbs *
Max. shear at column base	250 lbs

* Reactions from floor loading not included. Floor framing members are assumed to be continuously supported by a concrete or gravel pad or other support structure.

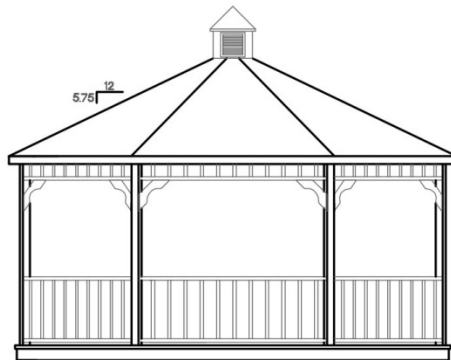
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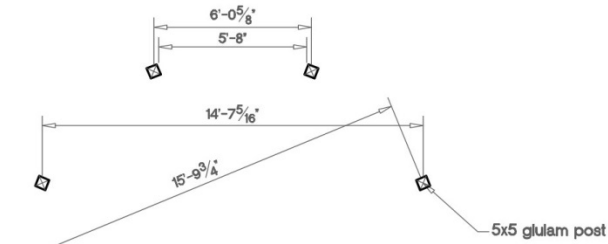
Elevation

NTS

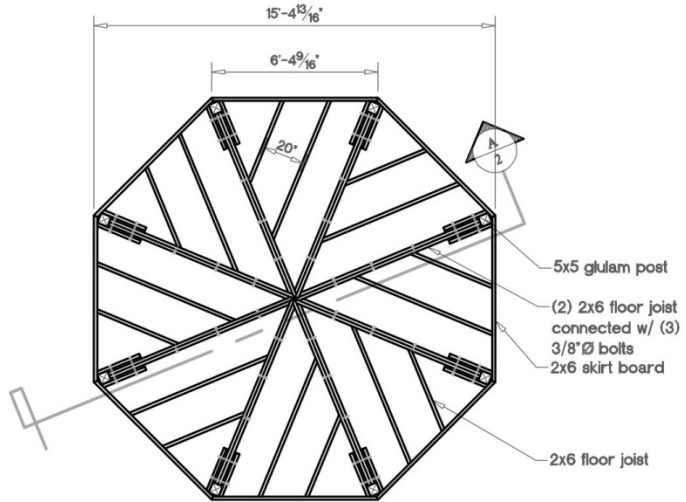
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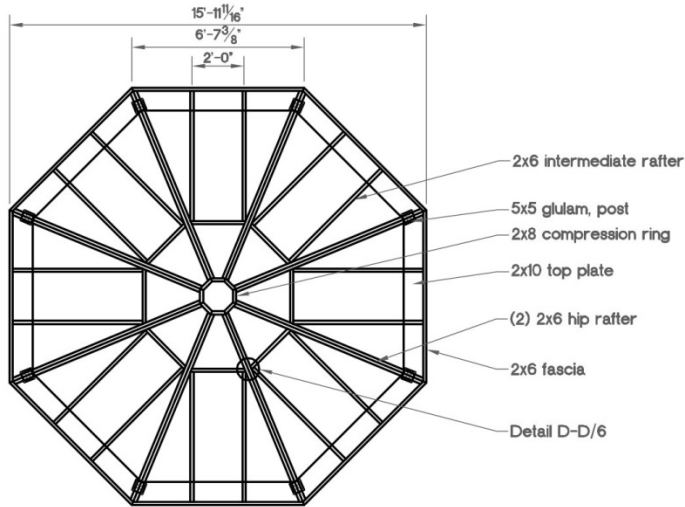
Post Layout Plan NTS



Floor Framing Plan NTS

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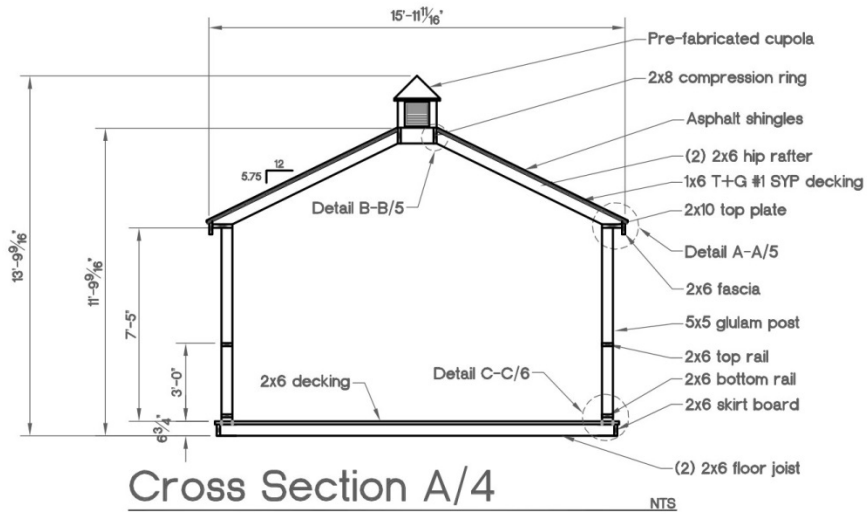
Roof Framing Plan

NTS

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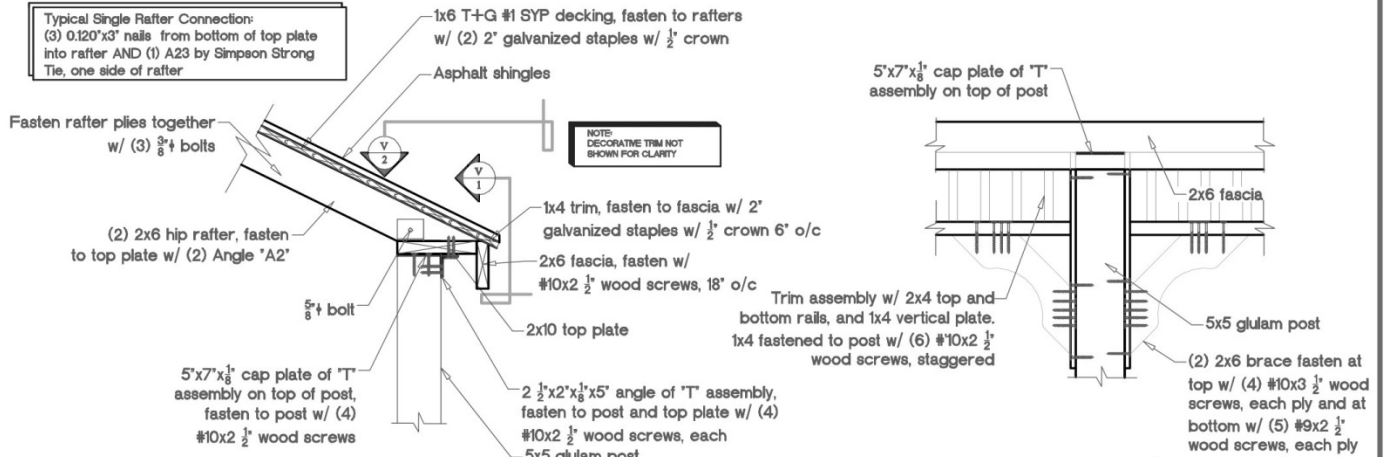


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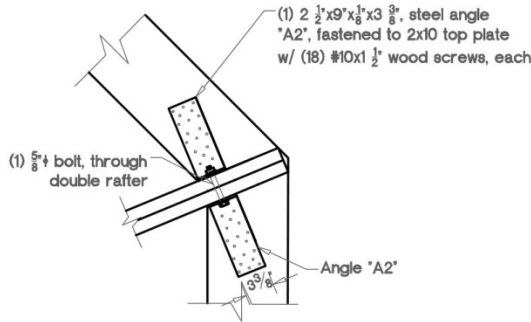


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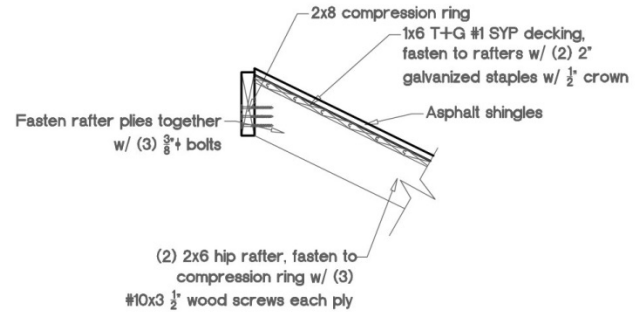


Detail A-A/5 NTS

View 1 Detail A-A/5 NTS



View 2 Detail A-A/5 NTS

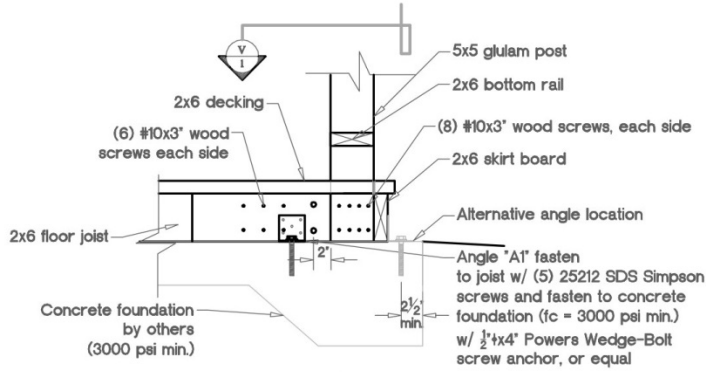


Detail B-B/5 NTS

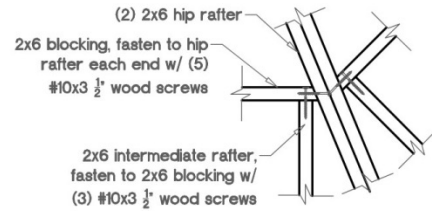
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Ronald W. [Signature]

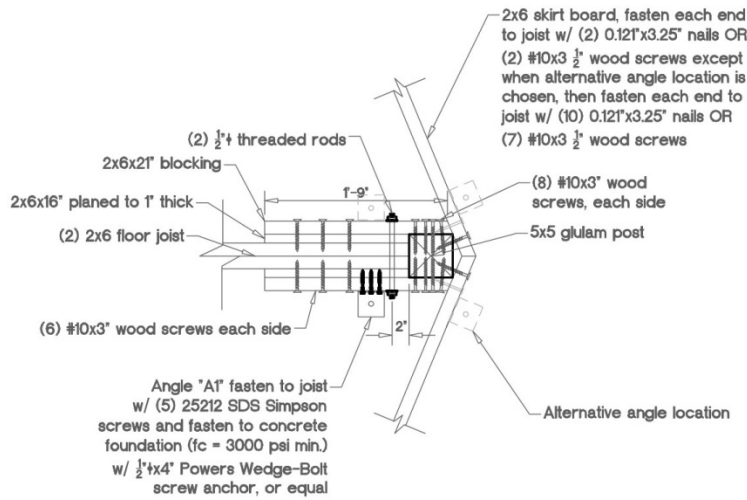
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Detail C-C/6 NTS



Detail D-D/6 NTS

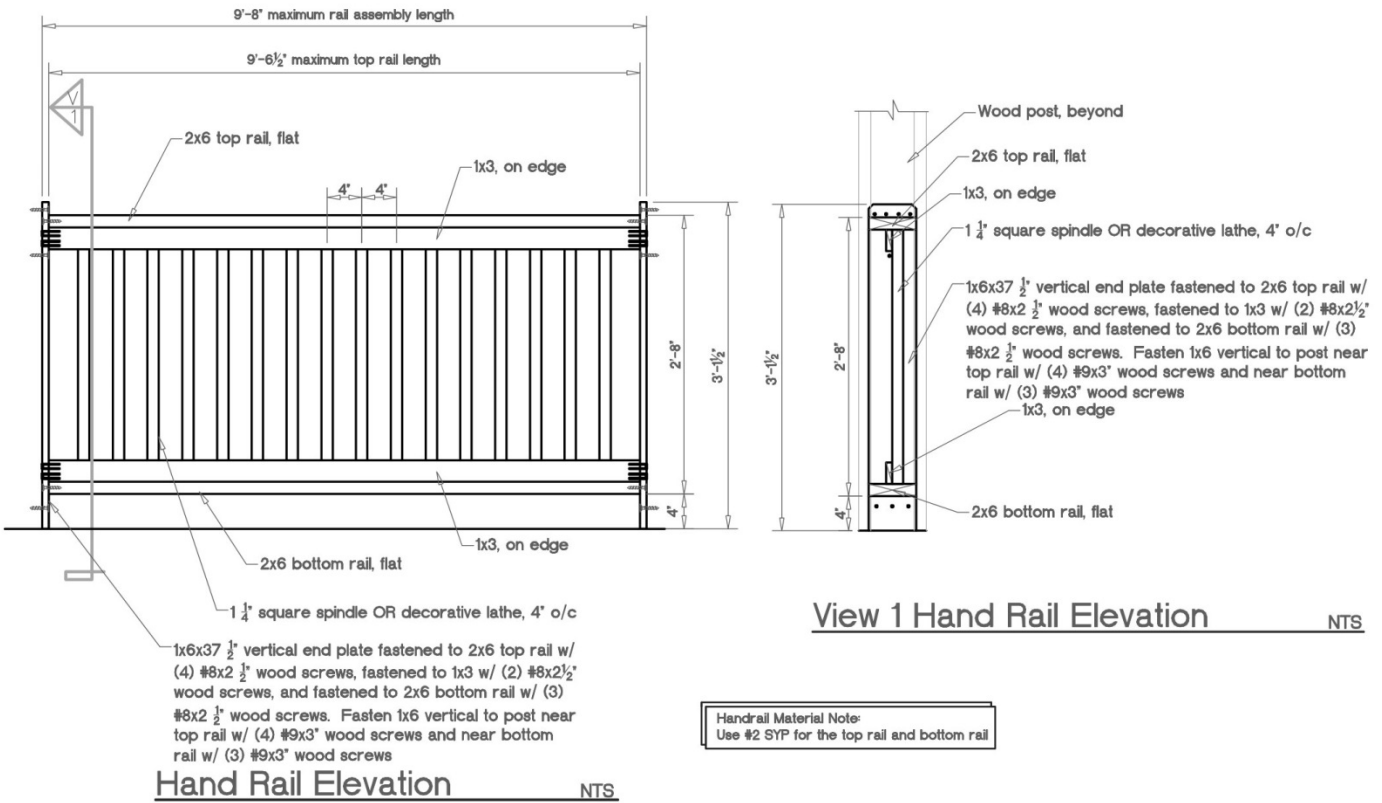


View 1 Detail C-C/6 NTS

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Robert A. [Signature]

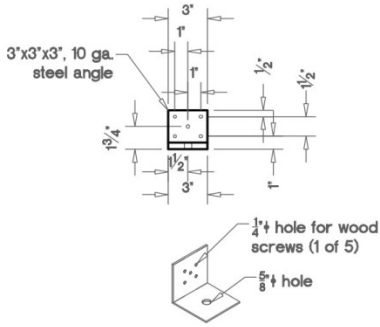
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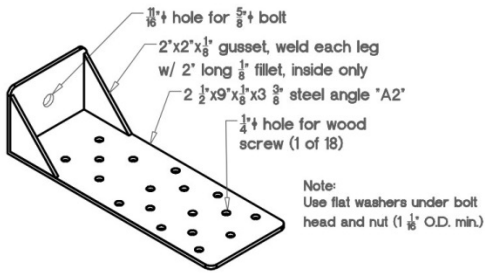
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Ronald L. [Signature]

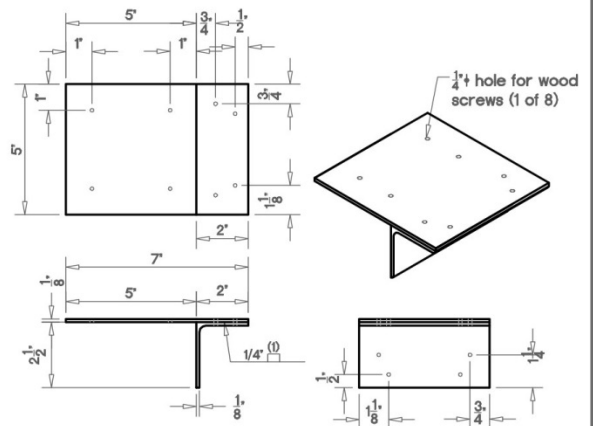
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Angle "A1" NTS



Angle "A2" NTS



"T" Assembly NTS

Proposed Solar Ceiling Fan and Light

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https://www.amazon.com/Aqonsie-Adjustable-Security-Lighting-Backyard/dp/B08SW3Y495/ref=sr_1_1_sspa?crd=4TEYK0E5GXZT&keywords=solar+pendant+lights+outdoor&qid=1660655738&sprefix=solar+pendant+%2Caps%2C3070&sr=8-1-spons&psc=1

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