

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Our home in the Capitol View Park Historic Area is located at 10003 Pratt Place, Silver Spring, MD 20910. It is a small Cape Cod-style home with 3 bedrooms and 3 baths, comprising a bit over 1,100 square feet. It is a single-story home built on a slope with a finished walk-out basement at the back. It has a raised deck off the back that is accessible from the second bedroom and from exterior stairs located on the southeast side of the home. Underneath the stairs is a space that has been converted to a toolshed. The home was built in 1985 and we are the sole owners since its original build.

There are similar small homes on both sides of our house, but no houses exist in front or behind. (Behind our homes, the C&S/Amtrack rail line from Washington, DC to Chicago runs, surrounded by thick woods on either side.)

Description of Work Proposed: Please give an overview of the work to be undertaken:

Licensed and insured contractor AD Construction, was retained to demolish and replace our 40 year-old deck at the back of our house. The deck was the original one built in 1985 which had become unsafe. Our contractor also demolished and replaced the outside stairs to the deck on the southeast corner of the home, and the tool shed that was built underneath the stairs. For the deck and stairs, we used a Trex-like synthetic material for durability and to avoid using again the environmentally-unfriendly pressure treated wood that was used originally. The Trex is a dark brown and matches the look we had had over the previous 40 years. For the tool shed, our contractor re-used the cedar planks that I used to build the shed around 202

The work entailed taking down the entire wood deck (except for the original wooden rectangular frame which was deemed fine), stairs, and toolshed underneath the stairs and disposing of the refuse (from the deck and stairs); purchasing new materials needed to rebuild the deck and stairs; setting new concrete footings (3) upon which structural posts were mounted; rebuilding the floor, rails and stairs of the deck; rebuilding the walls of the tool shed re-using the original cedar planking I had used; prepping all surfaces for finishing, and staining the deck, stairs, toolshed, and adjacent fence.

All work was performed between July and November 2024 and payments totaling \$10,450 were made on 7-29, 8-04, 8-05, 8-31, 9-2, and 11-9-2024 as various phases of the work were completed.



REVIEWED

By Devon.Murtha at 2:14 pm, Aug 14, 2025

Work Item 1: <u>Outdoor deck and stairs</u>	
Description of Current Condition: Original deck on home was 40 years old and had become unsafe.	Proposed Work: Demolish and replace deck, support posts, and outside stairs on the S.E. side of the house.

Work Item 2: <u>Tool shed under stairs</u>	
Description of Current Condition: Tool shed under outside stairs was in good shape. I had built it in 2020 with cedar planking using the structure and space below the deck's stairs.	Proposed Work: To replace the deck and stairs required our contractor to remove the tool shed and rebuild it under the new stairs. For this, he re-used the cedar planking from my original work, and just restained it to match the surrounding decking.

Work Item 3: _____	
Description of Current Condition:	Proposed Work:



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 By Devon.Murtha at 2:14 pm, Aug 14, 2025

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*