

31/7 10024 Pratt Pl.
31/7-89L



Montgomery County Government

MEMORANDUM

DATE: 6/19/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared B. Cooper, ^{JBC} Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 6/15/89 reviewed the attached application by Chris and Amy Newman for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP App.
2. Site Plan Showing Location of Deck
3. _____
4. _____
5. _____

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: June 6, 1989

CASE NUMBER: 31/7 - 89L

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: 10024 Pratt Place

DISCUSSION:

The applicant is proposing construction of a deck at the rear of the contemporary residential structure located at 10024 Pratt Place in the Capitol View Park Historic District. A diagram of the deck was not included in the LAC packet - staff will ask the applicant to provide at least a sketch.

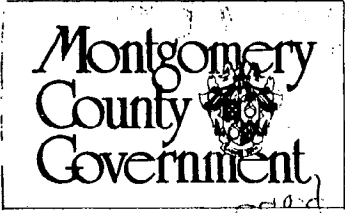
STAFF RECOMMENDATION:

Staff recommends approval of the application based on criterion 24A (8)(b)(1). The LAC recommended approval based on criterion 24A(8)(b)(2).

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Photograph
4. Site Plan

JBC:av
1176E



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Chris & Amy Newman TELEPHONE NO. 301-585-7045
(Contract/Purchaser) (Include Area Code)

ADDRESS 10024 Pratt Place Silver Spring MD 20910
CITY STATE ZIP

CONTRACTOR D&S Quality Home Improvement TELEPHONE NO. 301-841-6111
CONTRACTOR REGISTRATION NUMBER 21116

PLANS PREPARED BY Self TELEPHONE NO. 301-585-1100
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10024 Street Pratt Place

Town/City Silver Spring Election District _____

Nearest Cross Street Capitol View

Lot 44 Block 29 Subdivision Capitol View Park - Pratt Station

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

| | | | | | | |
|------------|-------------------|----------------|-----------|---------------------------------|-----------|-------------------|
| Construct | <u>Extend/Add</u> | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revocable | Porch <u>Deck</u> | Fireplace | Shed |
| | | | Revision | Fence/Wall (complete Section 4) | Dther | Solar |
| | | | | | | Woodburning Stove |

1B. CONSTRUCTION COSTS ESTIMATE \$ 7,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 101-111111

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? no

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

| | |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____ | |

2B. TYPE OF WATER SUPPLY

| | |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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.

Chris & Amy Newman Signature of owner or authorized agent (agent must have signature notarized on back) 4/19/89 Date

APPROVED X For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature [Signature] Date 6/19/89

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Trapezoidal shaped deck extending from rear entrance of house as per diagram on survey copy. Pressure treated wood - natural color. Simple railing, 2 step entrance.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:

HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Chris & Mary Newman TELEPHONE NO. 301-235-7013
(Contract/Purchaser) (Include Area Code)

ADDRESS 10044 Peach Place Silver Spring MD 20910 STATE MD ZIP 20910

CONTRACTOR D. Smith & Son Inc TELEPHONE NO. 301-341-1111

PLANS PREPARED BY Self CONTRACTOR REGISTRATION NUMBER 1234567

TELEPHONE NO. 301-575-7147
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10044 Street Peach Place

Town/City Silver Spring Election District _____

Nearest Cross Street Capitol View

Lot 44 Block 29 Subdivision Capitol View Park - Peach Station

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

| | | | | | | | | | |
|------------|-------------------|----------------|-----------|---|-------------|---------------|------|-------|-------------------|
| Construct | <u>Extend/Add</u> | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition | | | |
| Wreck/Raze | Move | Install | Revocable | Porch | <u>Deck</u> | Fireplace | Shed | Solar | Woodburning Stove |
| | | | Revision | Fence/Wall (complete Section 4) Other _____ | | | | | |

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # Not Applicable

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

| | |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____ | |

2B. TYPE OF WATER SUPPLY

| | |
|---|----------------------------------|
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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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 4/19/89

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 6/19/89

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Capitol View Park historic district.

b. This is (a) Master Plan/Atlas historic district (circle one).

c. Address of Property: 10024 Pratt Place
Silver Spring MD 20910

d. Property owner's name, address and phone number:

Chris and Amy Newman

10024 Pratt Place

(h) 585 7048 (w) _____

e. Is this property a contributing resource within the historic district? Yes _____ No X

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes _____ No X

II. Description of work proposed

a. Briefly describe proposed work:

Simple deck made of pressure-treated wood.

b. Is this work on the front, rear, or side of the structure?

Rear

c. Is the work visible from the street?

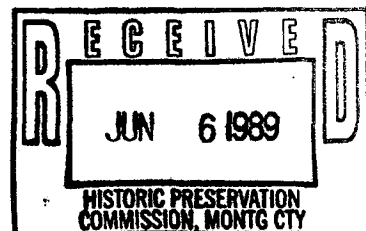
No

d. What are the materials to be used?

Pressure treated wood.

e. Are these materials compatible with existing materials? How? If not, why?

Compatible



III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

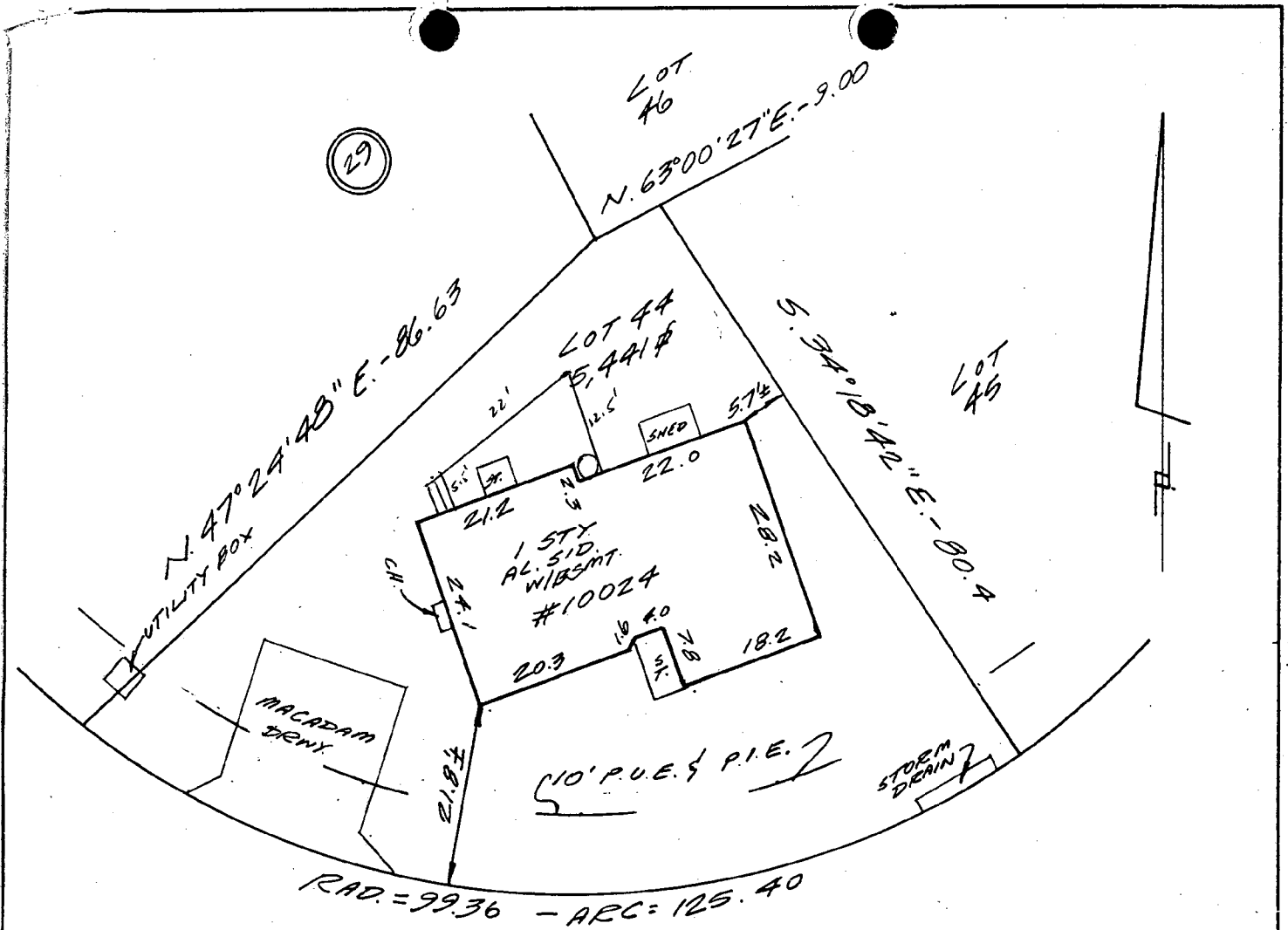
b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

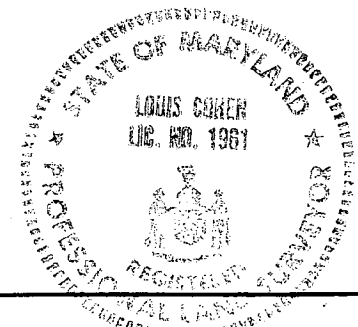
IV. Additional comments

Date on which application received: 31 May 1989
Date of LAC meeting at which application was reviewed: 31 May 1989
Form completed by: CAAD Ireland Title: Secretary
Member of: Capitol View Park LAC
Date: 5 June 89



PRATT PLACE

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
 LOT - 44 BLOCK - 29

"CAPITOL VIEW PARK"
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 125 Plat 14589 Scale 1" = 20'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

Louis Cohen
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1981

DATE: JUNE 1, 1988

CASE: R88-04-086

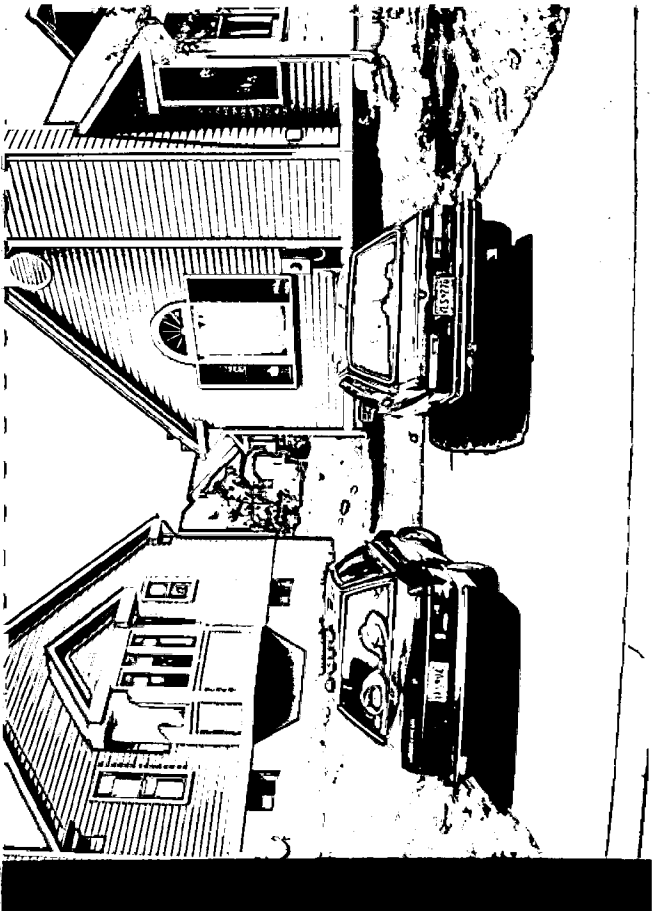
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Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850

10024 Pratt Place



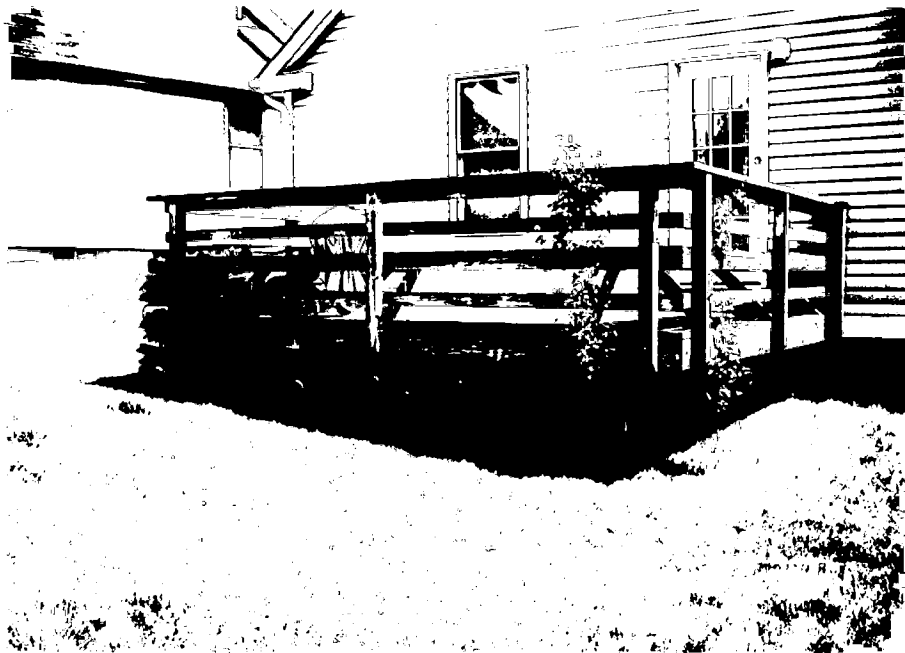
View from the street;
deck will probably not be
visible.

10024 Pratt Pl CVR



View from left corner
of property (facing house)

10024 Pratt Place CVF





This is where the deck
will be built. Please note
poor grass/ground quality due
to drainage from neighbors yard.
This area is always wet and
the grass does not grow well.
We plan to put gravel under
the deck to prevent erosion
and maintain drainage.

10024 Pratt Place