

31/7 10038 Pratt Pl.
31/7-89P



Montgomery County Government

MEMORANDUM

DATE: 7/25/89

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

FROM: Jared B. Cooper, 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 7/20/89 reviewed the attached application by _____

M.R. & J. Brodie
for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: _____

Attachments:

1. HAWP
2. Elevation
3. Floor Plan
4. Site Plan
5. Photos

JBC:av

1199E

Historic Preservation Commission

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: July 10, 1989

CASE NUMBER: 31/7 - 89P

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View

PROPERTY ADDRESS: 10038 Pratt Place

DISCUSSION:

The applicant is proposing the addition of 3 basement windows to this contemporary structure located at 10038 Pratt Place, as per the attached drawings.

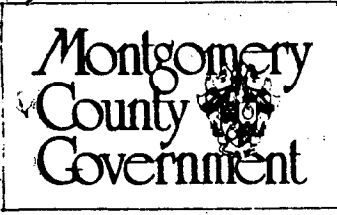
STAFF RECOMMENDATION:

Staff recommends approval based on criteria 24A - 8(b)(1) and (2). The LAC also recommended approval.

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Plans
4. Elevations
5. Plot Plan

JBC:av
1233E



Historic Preservation Commission
 100 Maryland Avenue, Rockville, Maryland 20850
 279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13 5 2360202

NAME OF PROPERTY OWNER Mervin Richard & Judith Brodie TELEPHONE NO. 301-587-5415
 (Contract/Purchaser) Purchaser (Include Area Code)

ADDRESS 10035 Pratt Place Silver Spring MD 20910
CITY STATE ZIP

CONTRACTOR John Veer TELEPHONE NO. 703 684 7445
 CONTRACTOR REGISTRATION NUMBER N/A Virginia Contractor

PLANS PREPARED BY Owners TELEPHONE NO. 301-587-5415
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10038 Street Pratt Place

Town/City Silver Spring MD Election District _____

Nearest Cross Street Capitol View Ave and Pratt Place

Lot 46 Block 29 Subdivision Capitol View Park

Liber _____ Folio 125 Parcel 14589

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 2400 for adding the 3 windows (estimate)

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY N/A

1E. IS THIS PROPERTY A HISTORICAL SITE? No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 () WSSC	01 () WSSC
02 () Septic	02 () Well
03 () Other _____	03 () 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.

Mervin R Richard Judith Brodie 6/20/89
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

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:)

We plan to remodel the unfinished basement of our 3 1/2 year old house. In the process, three new windows will, we hope, be cut into the concrete foundation. The exact window has not yet been selected but it will be superior to the very, very basic metal basement windows used for our 3 existing ones. The windows will be ~~approximately~~ H. 22" W 32" on one side and H. 32" x W. 32" on the other. (see drawings) These windows are not visible from Capital View Ave or Stonybrook

(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

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: 10038 Pratt Place
Silver Spring MD 20910
- d. Property owner's name, address and phone number:
Mervin Brody
10038 Pratt Place
(h) 587-5415 (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:

Installation of windows in basement to add more light to area to be finished.

- 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?

Glass and framing material.

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

Same as existing windows

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: 26 June 89

Date of LAC meeting at which application was reviewed: 26 June 89

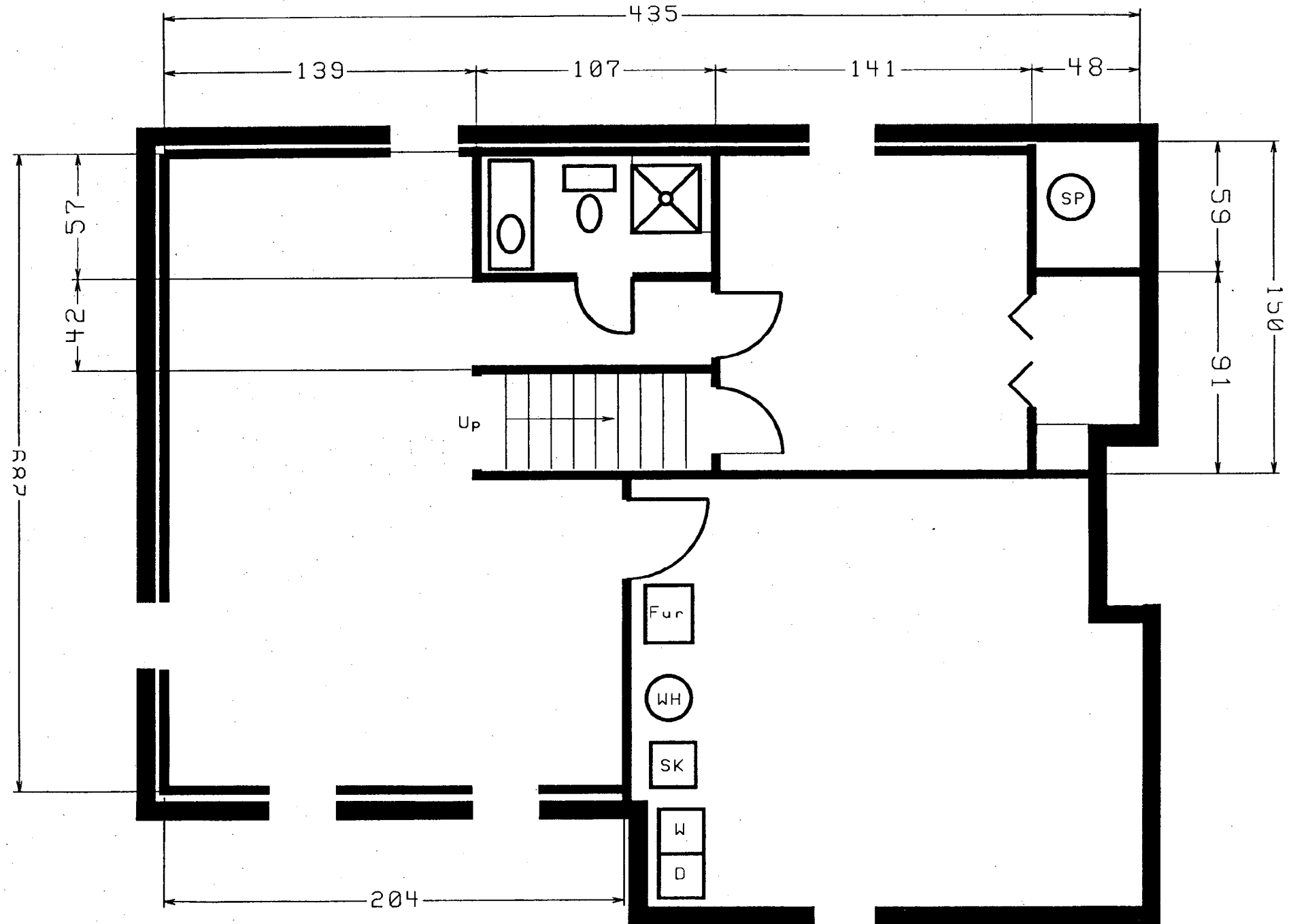
Form completed by: Carol S. Ireland Title: Secretary

Member of: Capital View Park LAC

Date: 27 June 89

0465E

1003F 3rd FL PL



10038 Pratt Place



This drawing shows the windows we hope to add when we remodel our basement. See the enclosed floorplans for the exact locations of each window. None of these windows will be visible from Capitol View Ave. or Stoneybrook Dr.

BUILDING LOCATION SURVEY
 LOT 46 BLOCK 29

CAPITOL VIEW PARK

Montgomery County, Maryland

Scale: 1" = 30'
 Plat Book 125

JULY 21, 1985
 Plat 14589

MACRIS, HENDRICKS and WITMER, P.A.

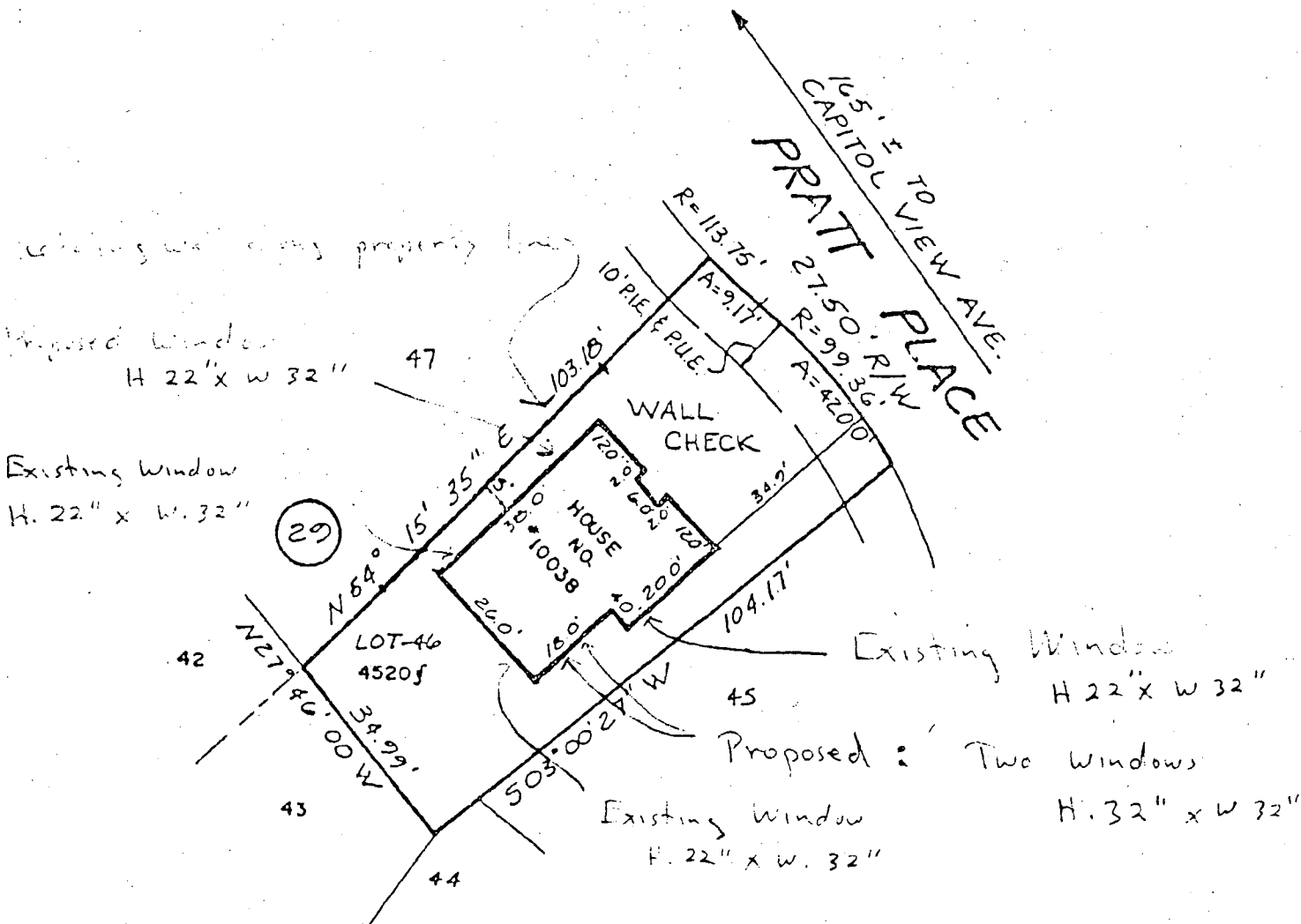
ENGINEERS • PLANNERS • SURVEYORS

9220 WIGHTMAN ROAD GAITHERSBURG, MD. 20878
 670-0840

I hereby certify that the survey shown hereon is correct and the property is as delineated on the above stated plat as recorded among the Land Records of Montgomery County, Md. The improvements were located by a transit-tape survey made on July 6, 1985 Unless shown hereon, there are no visible encroachments.

Douglas H. Riggs III

DOUGLASS H. RIGGS, III
 PROFESSIONAL LAND SURVEYOR, MD. NO. 1071

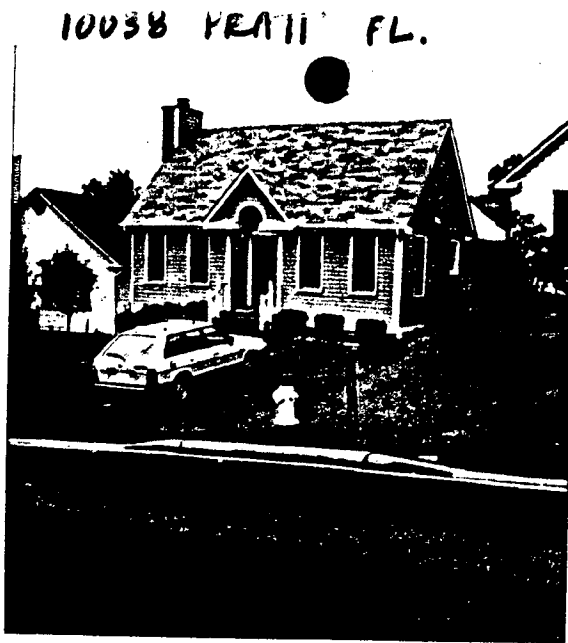


NOTE: 20' WIDE EXTINGUISHABLE SLOPE EASEMENT ALONG STREET FRONTAGE GRANTED ON RECORD PLAT. EXISTENCE OF PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS SURVEY, UNLESS INDICATED HEREON AS FOUND.

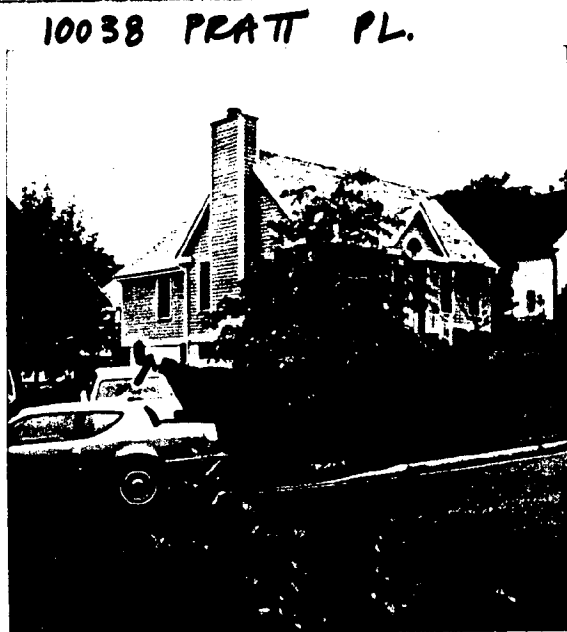
Field	MC
Check	MC



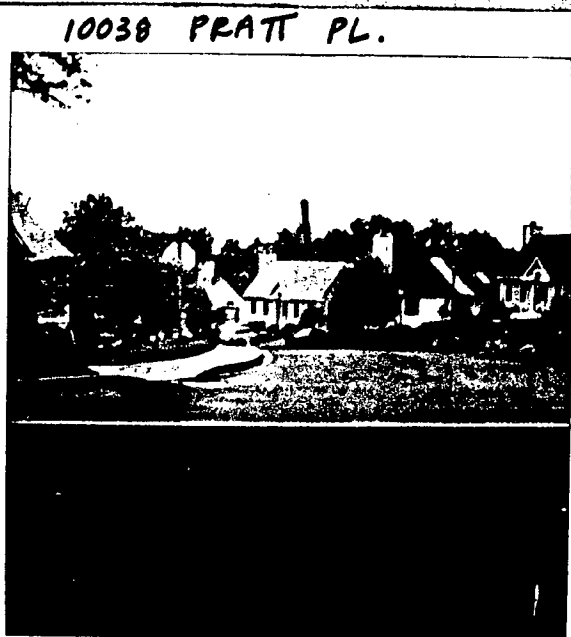
PROPOSAL: TO ADD
ONE BASEMENT
WINDOW (SEE ARROW)



PROPOSAL: TO ADD 2
BASEMENT WINDOWS
(SEE ARROWS)



PROPOSAL: TO ADD 2
BASEMENT WINDOWS
(SEE ARROWS)



VIEW FROM CAPITOL
VIEW AVE.



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
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 CITY STATE ZIP

CONTRACTOR John Near TELEPHONE NO. 703-684-2415

PLANS PREPARED BY Owner CONTRACTOR REGISTRATION NUMBER N/A Virginia Contractor
 TELEPHONE NO. 301-557-5415
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

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|------------|------------|-----------------------|----------|---------------------------------|------|---------------|-------------------|
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| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace | |
| | | Revocable | | Fence/Wall (complete Section 4) | Shed | Solar | Woodburning Stove |
| | | | | | | Foundation | basement wall |
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Morain R. Bradie Judith Bradie 6/20/89
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date _____

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

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