

31/7 10018 Pratt Pl.

31/7-89Q



Montgomery County Government  
MEMORANDUM

DATE: 9/8/89

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

FROM: Jared B. Cooper, <sup>JBC</sup> 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 9/7/89 reviewed the attached application by Randy Holmes for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: \_\_\_\_\_

Attachments:

1. HAWP Application
2. Photos of existing house and site
3. Full Set of Plans
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: 8/31/89

CASE NUMBER: 31/7 - 89Q

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View

PROPERTY ADDRESS: 10018 Pratt Place

Silver Spring

DISCUSSION:

The applicant is proposing the following changes/additions to the contemporary structure located at 10018 Pratt Place in the Capitol View Park Historic District: 1) new front walk (concrete pavers and timber edging); 2) bedroom addition at rear corner of house; 3) new enclosed entry at rear of house; 4) addition of new rear deck (12'x12') ; 5) new 42" wooden vision screen at side of house to screen AC unit and small patio area; and 6) regrading in side yard, to be stabilized with 24"-48" timber retaining wall. All elements of the proposal are well-illustrated in the attached plans.

STAFF RECOMMENDATION:

In concurrence with the LAC, staff recommends approval of the application based on criteria 24A - 8(b)(1) and (2). The proposal would not directly or indirectly impact historic resources in the district.

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Photographs
4. Elevations, Showing Proposed Changes
5. First Floor Plan, Showing Proposed Changes

JBC:av  
1330E



Historic Preservation Commission  
 51 Monroe Street, Rockville, Maryland 20850  
~~100 Maryland Avenue, Rockville, Maryland 20850~~  
 279-8094 ~~279-1327X~~

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2360372

NAME OF PROPERTY OWNER RANDOLPH JAY HOLMES TELEPHONE NO. (301)-587-1266  
 (Contract/Purchaser) (Include Area Code)

ADDRESS 10018 PRATT PL. SILVER SPRING MARYLAND 20910  
 CITY STATE ZIP

CONTRACTOR OWNER TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY OWNER TELEPHONE NO. \_\_\_\_\_  
 (Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 10018 Street PRATT PLACE

Town/City SILVER SPRING Election District 13

Nearest Cross Street PRATT PL. / CAPITAL VIEW

Lot 41 Block 29 Subdivision 5

Liber 6799 Folio 014 Parcel \_\_\_\_\_

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

Construct  Extend/Add  Alter/Renovate  Repair  Wreck/Raze  Move  Install  Revocable  Revision

Circle One: A/C Slab  Room Addition  
 Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ 19000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

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 2B. TYPE OF WATER SUPPLY

01 (✓) WSSC 02 ( ) Septic 01 (✓) WSSC 02 ( ) Well  
 03 ( ) Other \_\_\_\_\_ 03 ( ) Other \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

4A. HEIGHT 4 feet \_\_\_\_\_ inches VARIES DOWN TO 2'

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line \_\_\_\_\_

2. Entirely on land of owner YES

3. 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.

Randolph Jay Holmes  
 Signature of owner or authorized agent (agent must have signature notarized on back)

8/9/89  
 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:)

THE PROPOSED WORK SHALL INVOLVE ADDING A 12x12 BEDROOM AND ADJOINING HALL WITH CLOSET. THE WORK WILL ALSO INVOLVE THE REGRADING OF THE SIDE & BACK YARD AND THE CONSTRUCTION OF A RETAINING WALL. ADDITIONALLY THE WORK WILL INVOLVE THE ADDITION OF A DECK APPROX. 12'x12'x 4' HIGH.

ALL MATERIALS TO BE USED IN THE CONSTRUCTION SHALL BE IDENTICAL TO THOSE EXISTING ON THE HOUSE I.E. SIDING, WINDOWS, ROOF ETC.

(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: 10018 Pratt Place  
Silver Spring MD 20910

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

Randolph Jay Holmes  
10018 Pratt Place

(h) 587-1266 (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:

Addition of 12x12 Bedroom, regrading of side & rear yard and addition of a deck.

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

Side and rear

c. Is the work visible from the street?

Yes

d. What are the materials to be used? red wood deck; siding as per

existing house

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

Identical to existing siding, windows, roof.

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, 3

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.

Beautifully and comprehensively prepared and presented plans.

Date on which application received: 30 Aug 89

Date of LAC meeting at which application was reviewed: 30 Aug 89

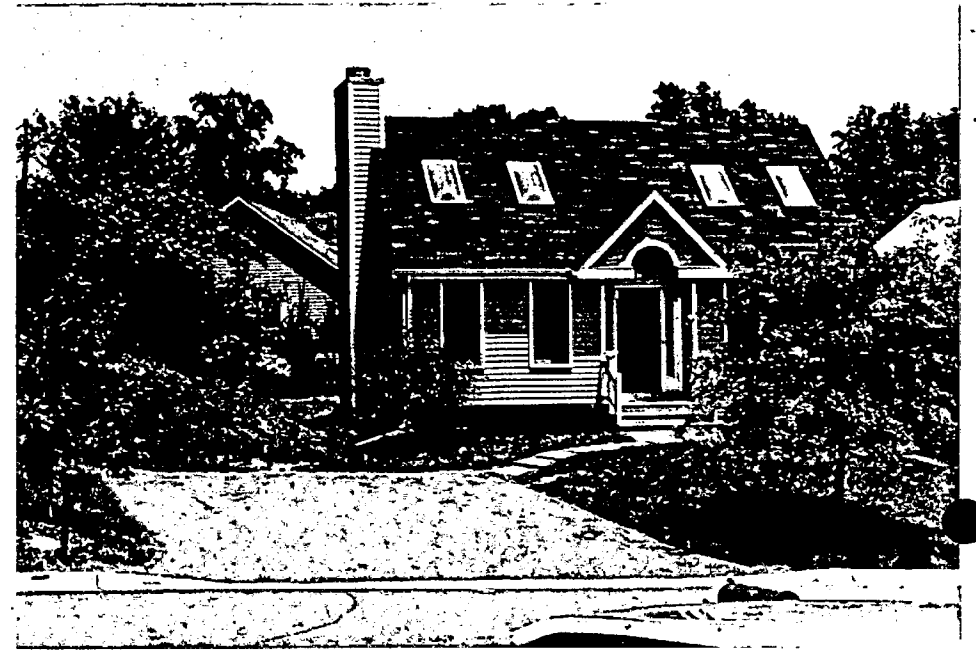
Form completed by: CAROL S. IRELAND Title: Secretary

Member of: Capitol View Park LAC

Date: 31 Aug 89



① BLDG. CORNER & PROPOSED ADDITION



② FRONT FROM 'PRATT PLACE'



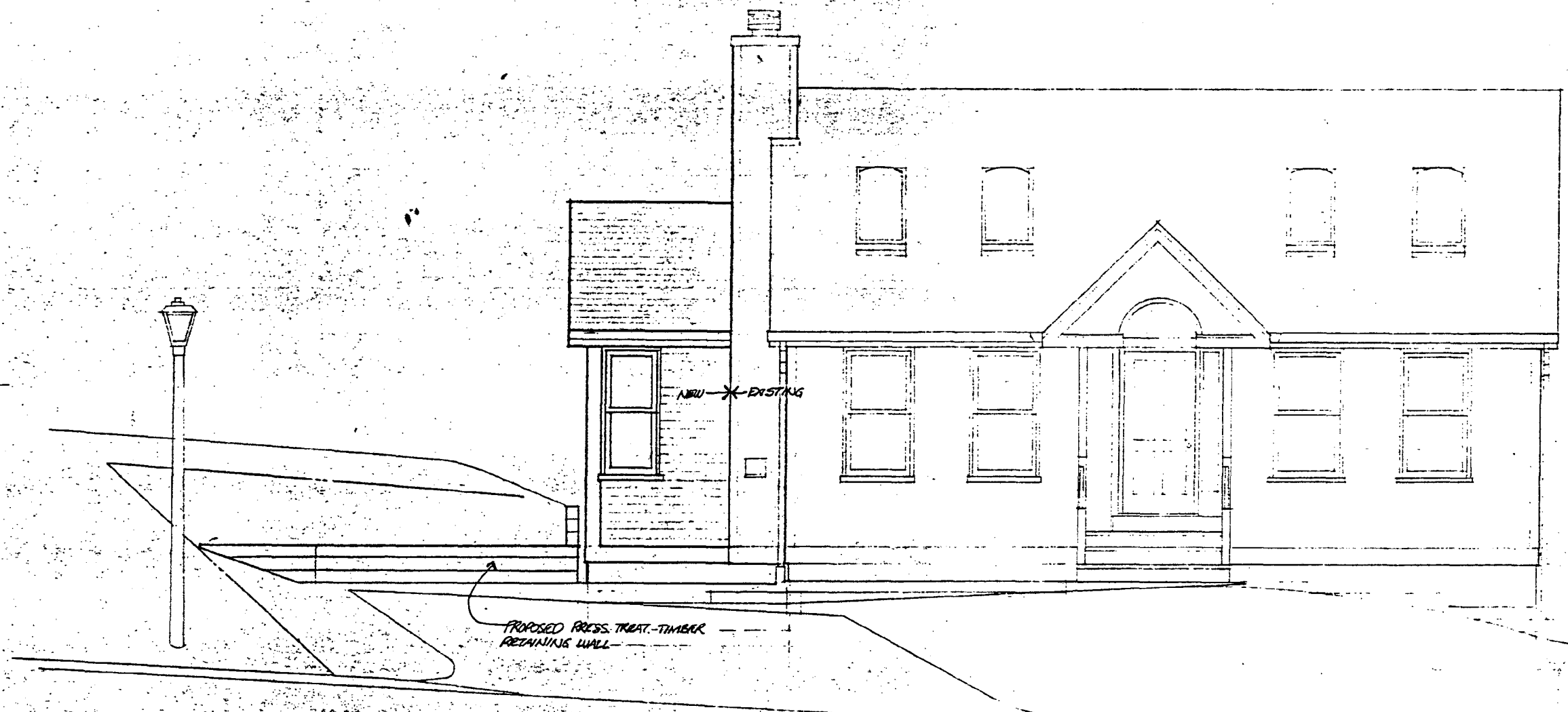
③ REAR YARD



④ REAR FROM 'CAPITAL VIEW'

HOLMES RESIDENCE EXISTING CONDITIONS @ 10013 PRATT PL. S.E. MD.





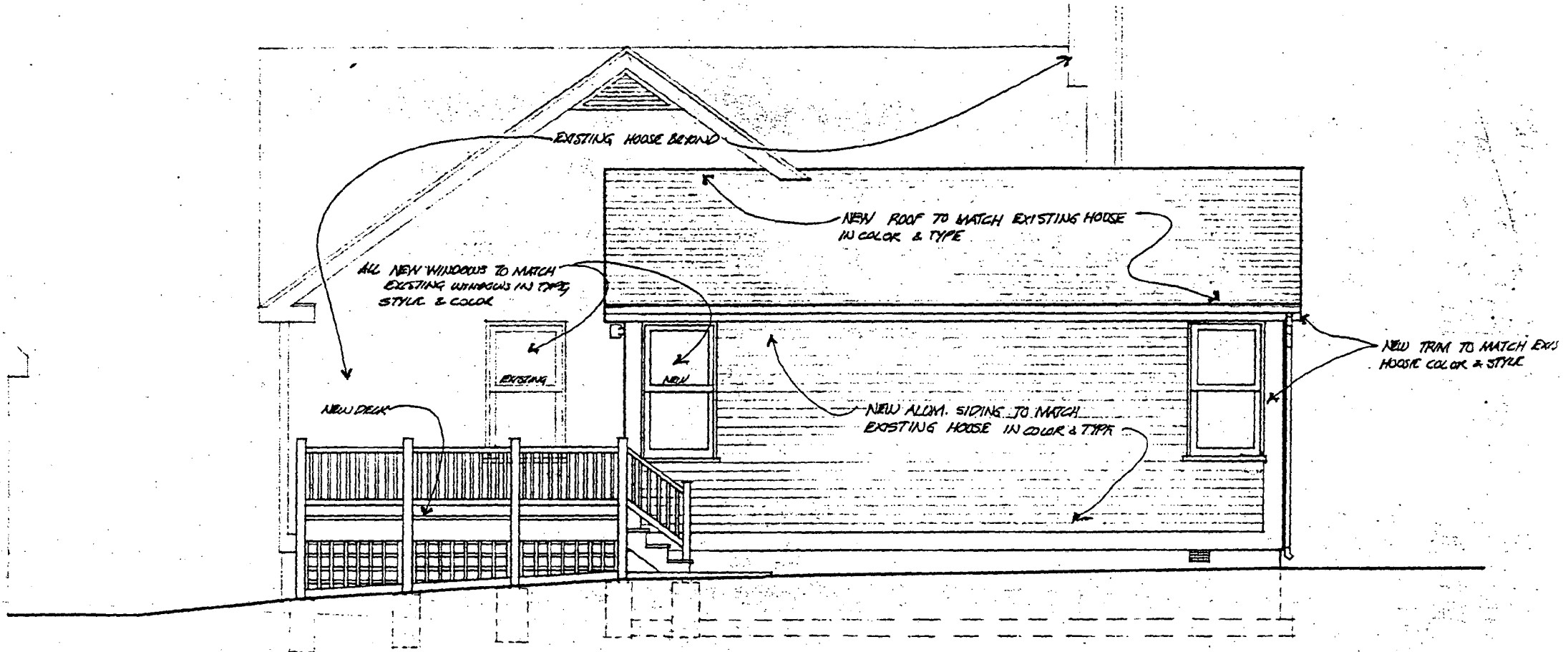
NEW \* EXISTING

PROPOSED PRESS. TREAT. TIMBER  
RETAINING WALL

NOTE: SEE PHOTO #2 FOR EXISTING CONDITION

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

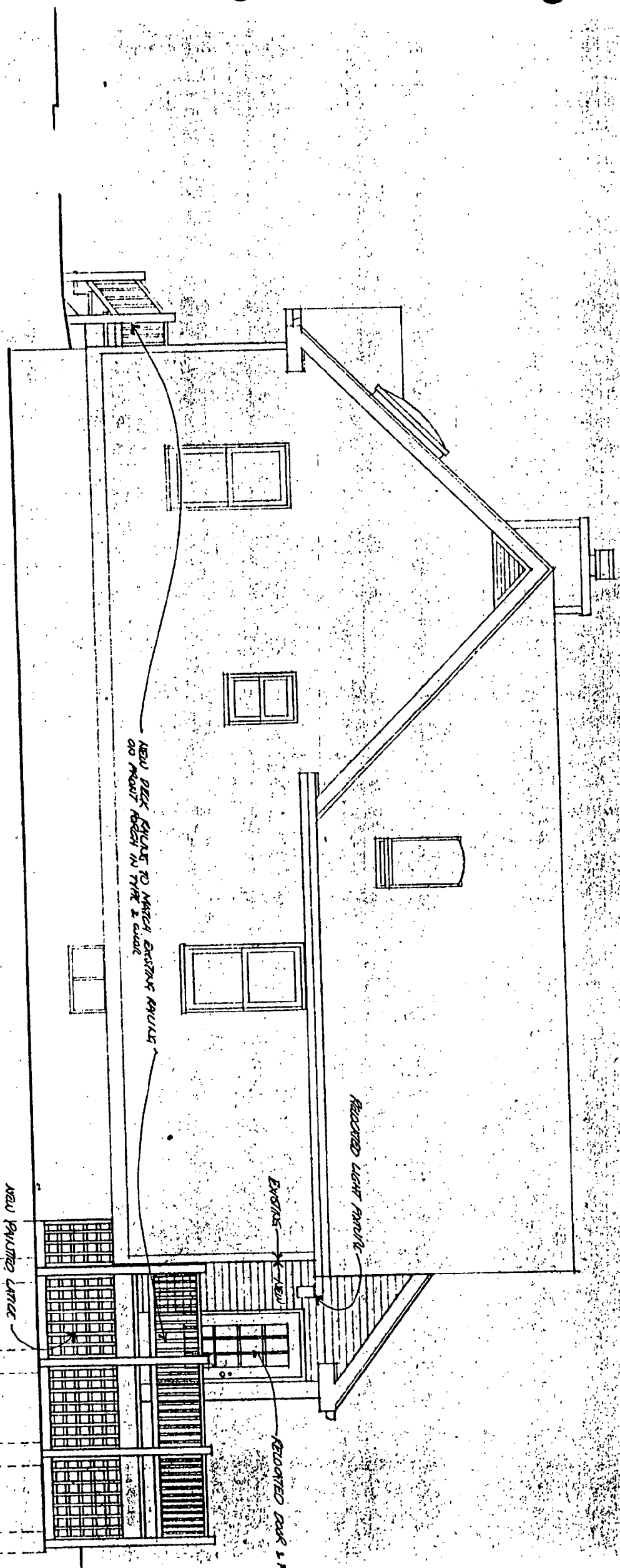
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NOTE: SEE PHOTO # 1 FOR EXISTING CONDITION

REAR ELEVATION

SCALE: 1/4" = 1'-0"



NEW PIECE EQUALS TO MATCH EXISTING ABOVE  
DO NOT PAINT ABOVE IN THIS & COLOR

RECORDED LIGHT FIXTURE

EXISTING

REPAINTED DOOR 1 1/2"

NEW PAINTED LANTERN

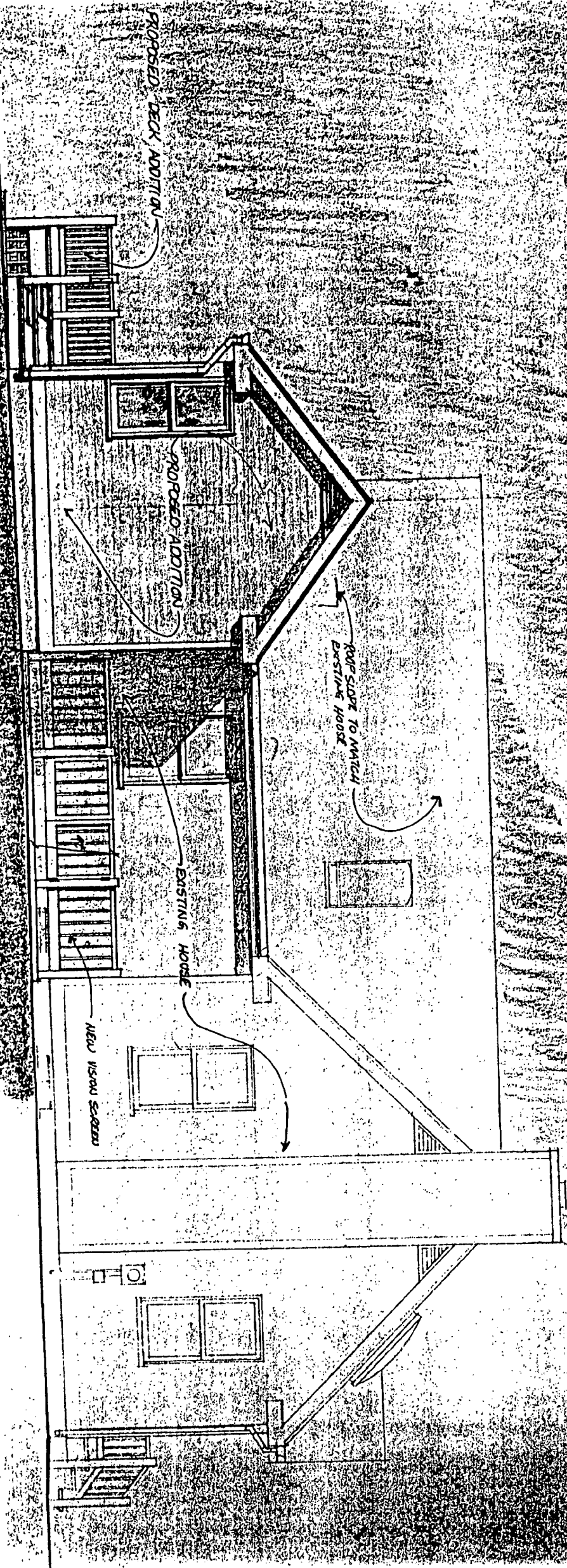
**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

NOTE: SEE PHOTO # 3 FOR EXISTING

LEFT SIDE ELEVATION

NOTE: SEE PHOTOS # 1 & 4 FOR EXISTING CONDITION







# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

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 03  Other \_\_\_\_\_

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Randolph Jay Holmes 8/9/89  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 9/6/89

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
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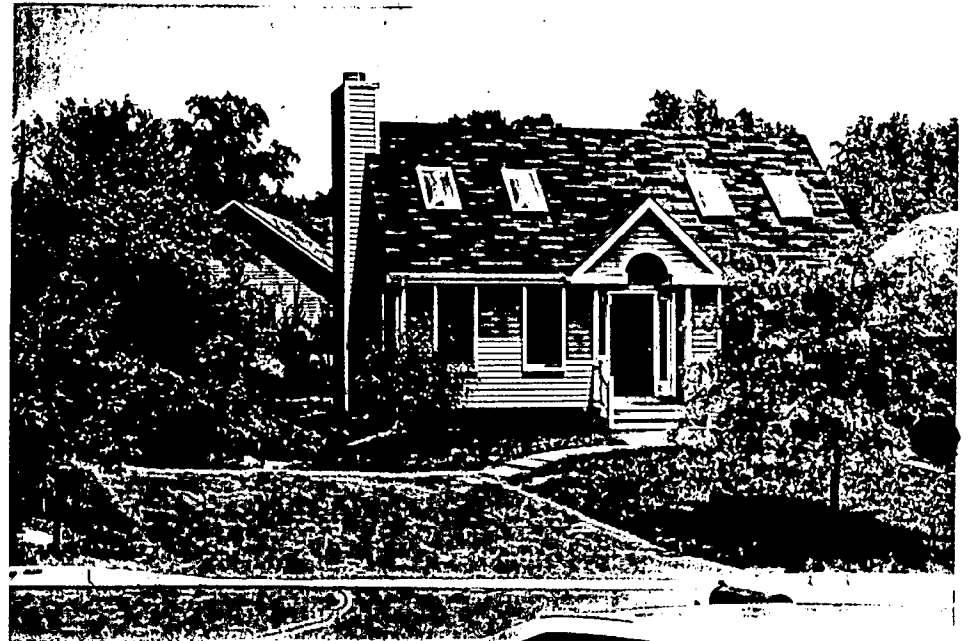
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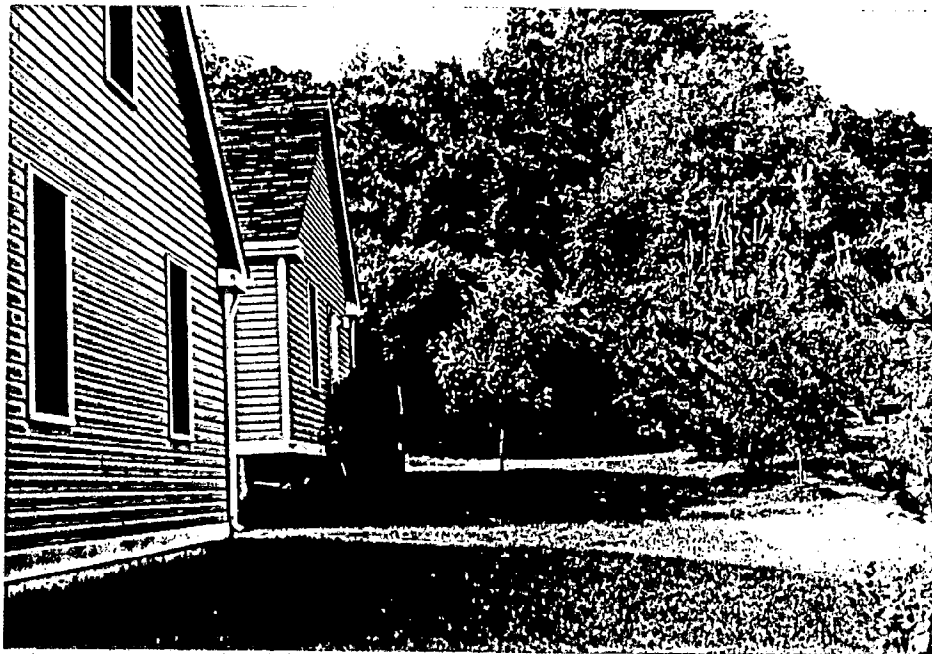




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