

31/7-93F 10043 Pratt Place
Capitol View Park Historic District

Stove

with



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

Mail

TAX ACCOUNT # 236005

NAME OF PROPERTY OWNER Fred F. BLANKEN TELEPHONE NO. 301-434-1441 + 301-585-2550
 (Contract/Purchaser) Fred, Steven + Cathy BLANKEN (Include Area Code)
 ADDRESS 10043 - Pratt Place Silver Spring MARYLAND 20910
 CITY STATE ZIP
 CONTRACTOR SELF TELEPHONE NO. _____
 PLANS PREPARED BY SELF CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 301-434-1441
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10043 Street Pratt Place
 Town/City Silver Spring Maryland Election District 13
 Nearest Cross Street CAPITOL VIEW
 Lot 19 Block 29 Subdivision CAPITOL VIEW PARK
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one) Construct 05 S/S Circle One: A/C Slab Room Addition
 Wreck/Raze Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
 Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 1650.00

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

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

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () Septic 03 () Other N/A

2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () Well 03 () Other N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 6 feet _____ inches Fence

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.

[Signature] 10/8/93
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

OISAPPROVED _____ Signature Albert B. Randall Date 10-27-93

APPLICATION/PERMIT NO: 9310070077 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10043 Pratt Place	Meeting Date: 10/27/93
Resource: Capitol View Park H. D.	Review: HAWP/Alteration
Case Number: 31/7-93F	Tax Credit: No
Public Notice: 10/14/93	Report Date: 10/20/93
Applicant: Fred Blanken	Staff: Nancy Witherell
PROPOSAL: concrete pad, fence, enclose deck, basketball hoop	RECOMMEND: Approve

The applicant's property is a non-contributing structure on a recently-built street of similar houses within the Capitol View Park Historic District. The house is partially visible from historic resources since it is on the corner of Pratt Place and Capitol View Avenue.

The application includes requests for installing a concrete pad measuring 6' x 6' at the head of the driveway for trash/recyclables bins to be enclosed by a 6'-tall wooden fence, the installation of a basketball hoop in the rear yard, and the enclosure with screening and a canopy of a rear deck that is partially visible from Capitol View Avenue.

STAFF DISCUSSION

Since the property was built in the mid-1980s, the HPC's purview is limited to review of features that might alter the character of the historic district's streetscape or historic structures. To augment the very elemental drawing for the rear deck enclosure, the staff has discussed the proposal with the applicant. The area under the deck would be screened, as would the area above the existing deck itself, to a height of approximately 8'. A canopy of either canvas or aluminum would be installed to create a shed roof over the deck. The canopy would be supported by pressure treated posts. The deck, now tucked into the rear corner of the house, would not be expanded.

The trash enclosure/fence and basketball hoop are acceptable alterations in this context and would not affect the view to or from historic resources.

STAFF RECOMMENDATION

The staff finds that the proposed alterations would have no effect on the character of the Capitol View Park Historic District and recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(d):

In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

Mail

TAX ACCOUNT # 236005

NAME OF PROPERTY OWNER Fred F. BLANKEN TELEPHONE NO. 301-434-1441 + 301-585-2550
 (Contract/Purchaser) Fred, Steven + Cathy BLANKEN (Include Area Code)
 ADDRESS 10043 - Pratt Place Silver Spring MARYLAND 20910
 CITY STATE ZIP

CONTRACTOR SELF TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY SELF TELEPHONE NO. 301-434-1441
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10043 Street Pratt Place

Town/City Silver Spring Maryland Election District 13

Nearest Cross Street Capitol View

Lot 19 Block 29 Subdivision Capitol View Park

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one) Construct Deck Slab
 Wreck/Reze Move Install Revocable Revision Fence/Well (complete Section 4) Other _____
 Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ 650.00

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

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

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
 01 () WSSC 02 () Septic
 03 () Other N/A

2B. TYPE OF WATER SUPPLY
 01 () WSSC 02 () Well
 03 () Other N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 6 feet _____ inches Fence

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.

ST [Signature]

(1)

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Single Family Home Detached - House has NO historical value, possible lot does - Next to Rail road TRACK
House Built 8 years ago

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

NONE as far impact on the historic value
① Trash & recycling ^{concrete} Pad fenced ^{Pressure Treated} IN - ② Close IN, Rear Deck w/ Fiber Glass Screen & Pressure Treated Wood ③ Pole IN Back w/ Pole, Hoop & Back Board for Basketball ^{concrete}

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

① Concrete Pad is 6'x6'x6'x6' 4" Thick Enclosed ② Pressure Treated
Rance Stained ③ Deck Enclosure, Fiber Glass Screen USING Pressure
Treated Wood, Stained. ④ Basketball Pole, Hoop + Backboard consisting
of metal, wood + concrete

- b. the relationship of this design to the existing resource(s):

Compatible

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

IT CONFORMS TO MY KNOWLEDGE OF CT. 24A.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

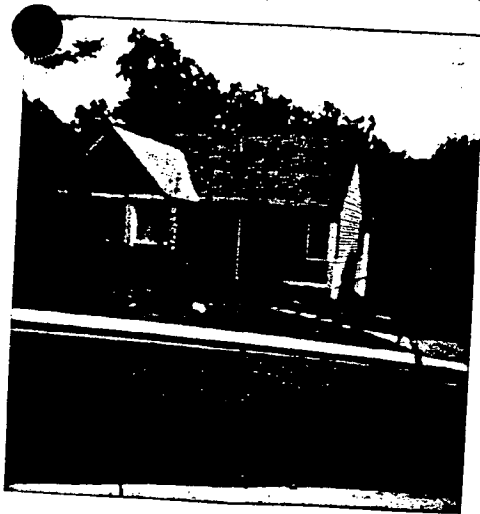
Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name T. Sandoz
 Address 10041 - Pratt Pl.
 City/Zip SIL. Sp. Md. 20910
2. Name DR. J. Ladkin
 Address 10046 - Pratt Place
 City/Zip SIL. Springs Md. 20910

(A)



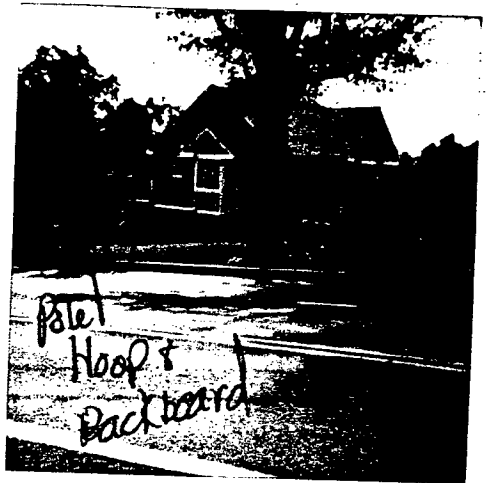
Shot From House 10046
- Pratt Place Home DIRECTLY
across STREET showing pad & post ^{in fence}



Shot From 10041 - Pratt Place
Deck Enclosure ~~Back Board~~



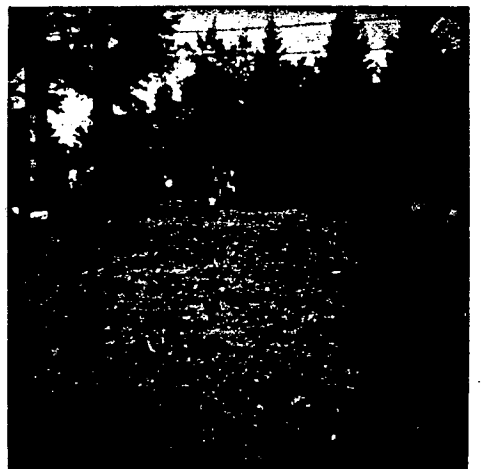
Shot From 10046 - showing pad site on
- + 10043 + 10041 Pratt Pl.



10043 is a corner on Pratt Place
- + Capital View Ave. Shot From
across STREET on Capital View Ave



Shot From
10041 showing marked site
Pratt Pl.



Shot From 10041 Pratt Place
- showing Area for pole, Hoop & Back Board

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

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

① IS FOR A TRASH & RECYCLING PAD:
① Slab 6'X6' ENCLOSED @ PRESSURE TREATED WOOD, STAINED FENCE
6'X6'X6'X6' ALSO 6' HIGH - ② CLOSE IN DECK IN REAR USING
PRESSURE TREATED WOOD TO SCREEN + WITH A CANOPY FOR ROOF 8' HIGH ③
PUT IN POLE FOR BASKET BALL HOOP IN CONCRETE, WITH BACK BOARD.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Necessary as owner is ALLERGIC TO BEE STINGS & CANNOT
USE REAR LN #1 - HELPS ENVIRONMENTAL SETTING BY KEEPING AREA
ISOLATED & CLEAN, HIDDEN FROM VIEW.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

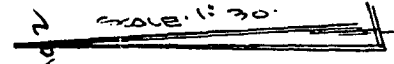
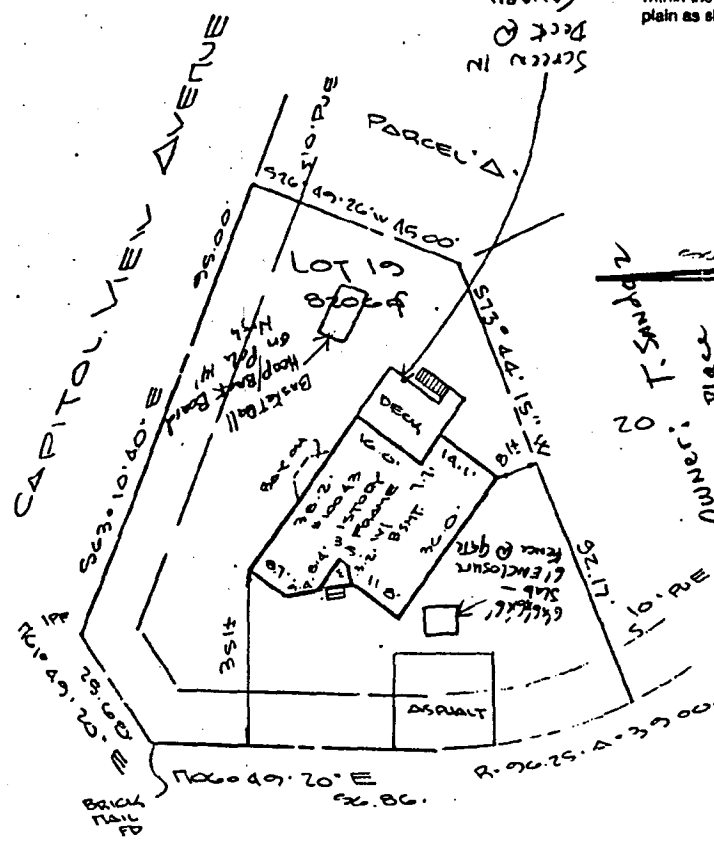
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (270-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

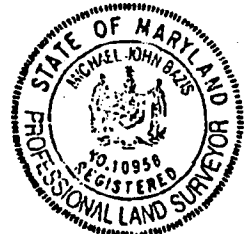
NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
 Date of Map: 8/5/93
 Flood Zone: "C"



0160715
 Sil. Sp. Md. 20910
 1001 - Pratt Place
 T. Smith
 02

PRATT PLACE
 27.50' RW

OWNER
 10046 - Pratt Place
 DR. J. LADKIN
 SIL. SP. MD. 20910



IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE

LOT 19 BLOCK 29
 CAPITOL VIEW PARK
 MONTGOMERY COUNTY, MD.

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

THIS SURVEY IS FOR TITLE PURPOSES ONLY

Michael J. Bazis
 Michael J. Bazis RPLS # 10956

JOB # 93,2461.H	DATE 9.14.93
FIELD J.S.	DRAFT KAMD
	P.B. 125 P # 14589
	SCALE: 1" = 30'

R. C. KELLY
LAND SURVEYORS
 10111 COLESVILLE ROAD, SUITE 123
 SILVER SPRING, MD 20901
 301-593-8005
& ASSOC., INC.

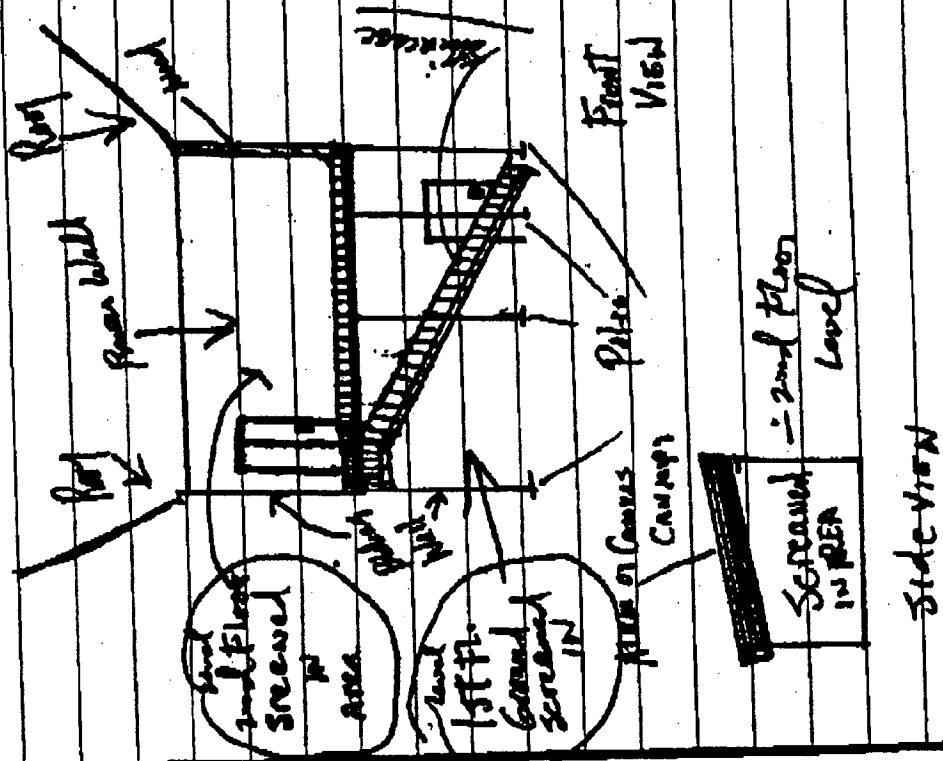
(8)

From the desk of ...

FRED F. BLANKEN

DATE: 10/19/93

re: 10043 Pratt Pl.
S.S. Md. 20910



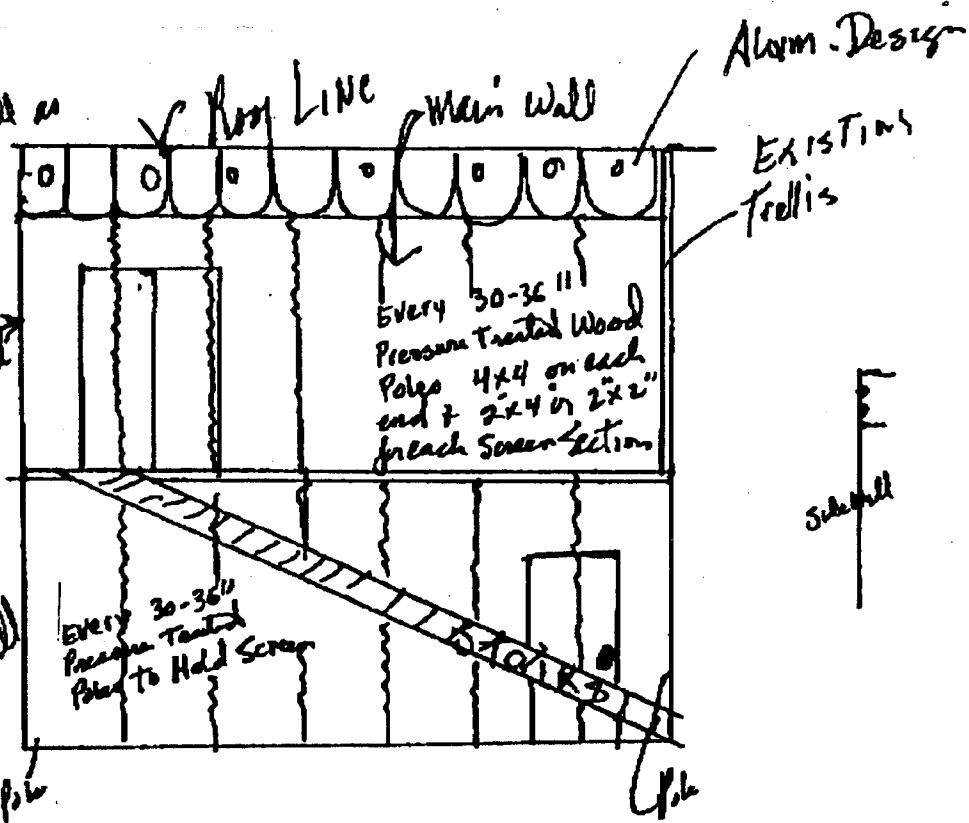
Side Wall
Anchor as well as

Side Wall

Wall

Pole

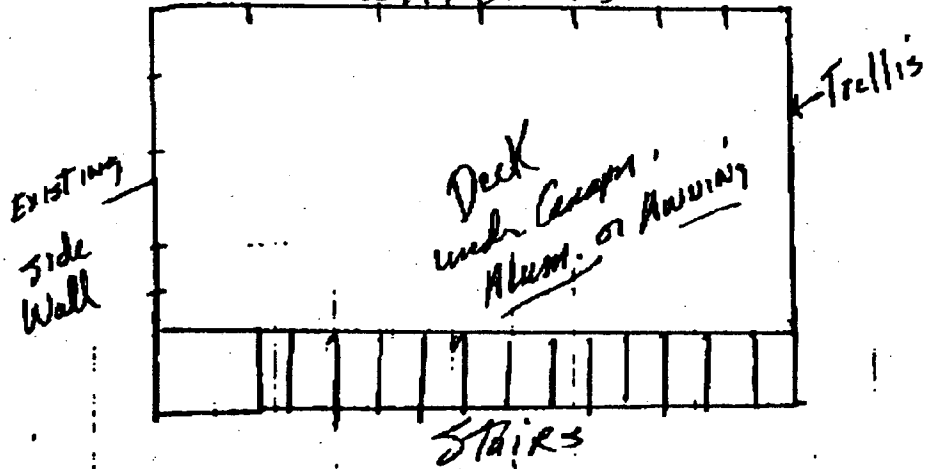
Plan To
Hold
Screen



10043 - Pratt Place
Silver Spring Maryland
20910

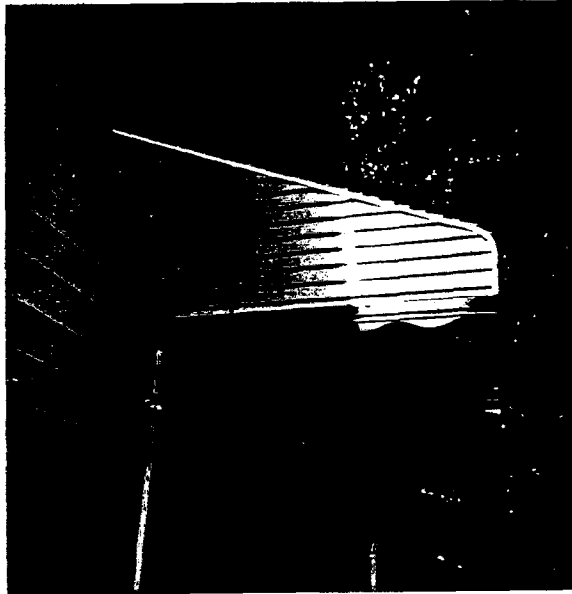
Page 2

Canopy Looking Down
Will Cover Deck AREA



Wall
Mountings

10043 Pratt Place
Silver Spring Md 20910



Side View Alum. Canopy Style
Pos. for 10043 - Pratt PL



ALUM. Canopy style FRONT VIEW
Pos. for 10043 Pratt PL

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**



Shot from
10041 showing marked site
Pratt PL.



Shot from 10046 - showing pad site at
- + 10043 + 10041 Pratt Pl. -



SHOT From House 10046
- Pratt Place House DIRECTLY
ACROSS STREET SHOWING PAD & POST ^{PO- FENCE}



Shot from 10041 Pratt Place
- Showing Area for Pole, Hoop Back
Board -

10043 is a corner on Rath Place
& Capitol View Ave. Shot from
across STREET on Capitol View Ave





Shot From 10041- Pratt Place
Deck Enclosure ~~at Pratt Place~~



Side View Alum. Canopy Style
Pos. for 10043 - Pratt Pl.

Pos. for 10043 Pratt Pl
Alum. Canopy Style
Front View

