

31/7-98E 10036 Pratt Place, Silver
Spring (Capitol View Park HD)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 9-9-98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *gwh*
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: David & Stacey Wiggins

Address: 10036 Pratt Place Silver Spring

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten signature] 7/9/78

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DEPT. OF PERMITTING SERVICES

(0036
Pratt Pl.



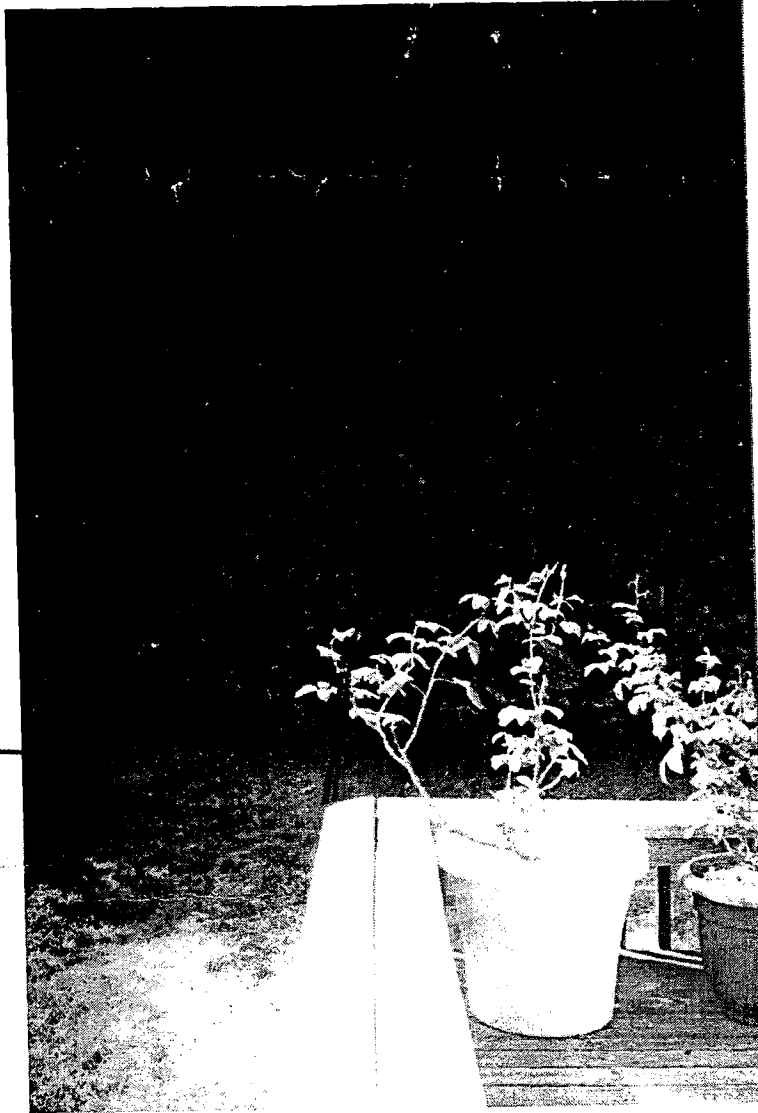
1003

Existin.
fence
of
10038

Photo This photo shows
the relationship between
10036 Pratt Place and 10038 Pratt.
It was used to illustrate that
10036 Pratt has a long and narrow
back yard.

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 9/9/98



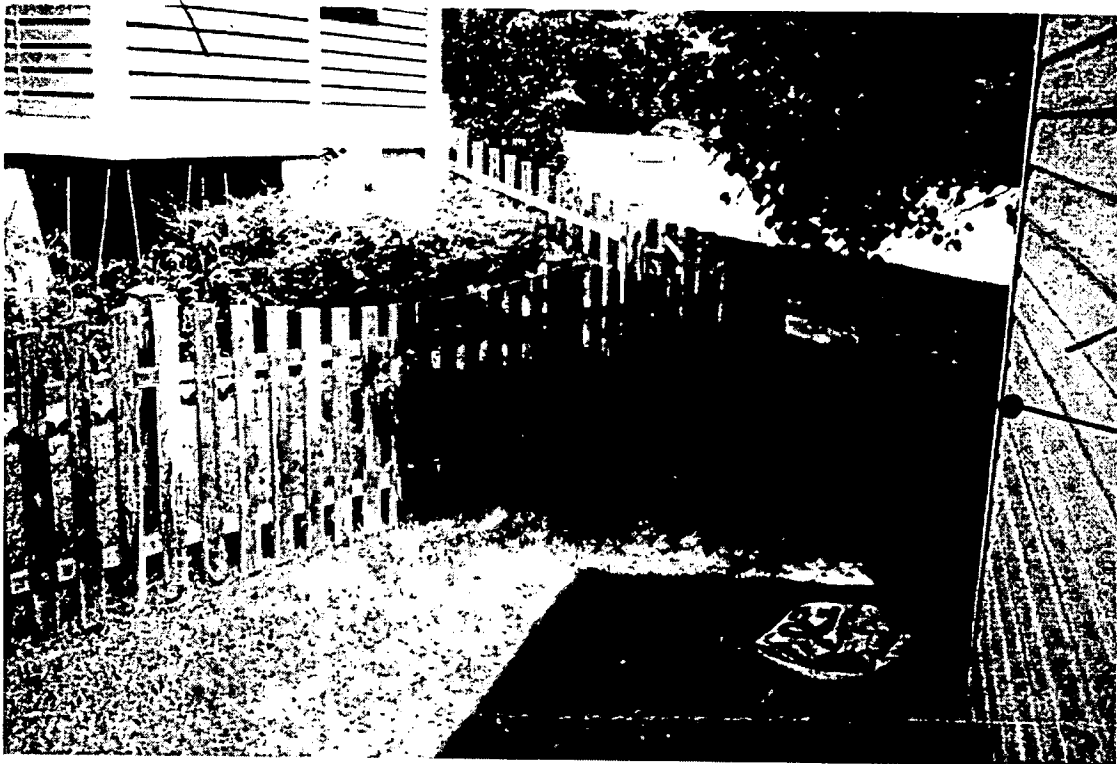
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AUG 14 1998
DEPT. OF PERMITTING SERVICES

10024
Pratt Pl. ←

→ 10036
Pratt
Place

Photo 2 ... was the
back corner ... at
10036 Pratt ... will
extend from ... back to
meet neighbors ... trees.

10038 (Lot 46)
Pratt Pl.



1003
(Lot 4)
matchin
New f
will exfer
from this
corner of
the house
leftward
to meet
post of
10038 fence

Photo 1

White picket fence
fence at back door
neighborhood Pratt Pl
Height - 4' 6"

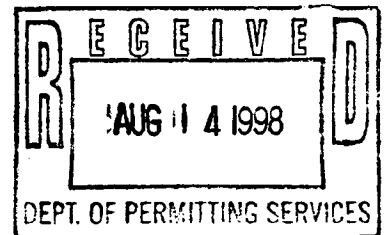
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AUG 14 1998
DEPT. OF PERMITTING SERVICES

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 9/9/98

Project Plan

The owners of 10036 Pratt Place, Silver Spring, wish to construct two lengths of fence, each 3.5' high, that will extend straight back from the rear corners of their house, and meet ~~at~~ a fence already installed by the neighbor behind them, at 10038 Pratt Place.

Please see the plat drawing / site plan and photographs for specifics.



APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 9/9/98

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date:

9-9-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

Adjacent Properties

Yingwei Fei & Connie Bertka
10039 Pratt Place
Silver Spring, MD 20910-1070

adjacent
neighbor

Richard & Janet Sullivan
10024 Pratt Place
Silver Spring, MD 20910-1070

adjacent
neighbor

Sandy & Greg
10033 Pratt Place
Silver Spring, MD 20910-1070

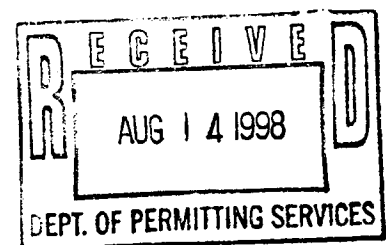
across street

Jane Strockbine
10035 Pratt Place
Silver Spring, MD 20910-1070

across street

Robbi-Lynn Watnik
10037 Pratt Place
Silver Spring, MD 20910

across street





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: David Wignmore
Daytime Phone No.: (302) 488-6164

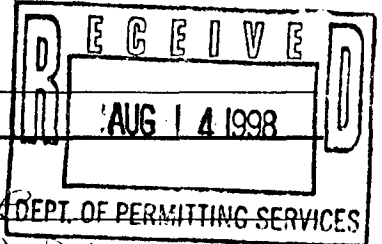
Tax Account No.: 2360190

Name of Property Owner: David and Stacey Wignmore Daytime Phone No.: (302) 488-6164
Address: 10036 Pratt Place Silver Spring MD 20910-1070
Street Number City State Zip Code

Contractor: Al Tovar / Caribbean Painting & Gen. Contractor Phone No.: (301) 592-9106

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____



LOCATION OF BUILDING/PREMISE

House Number: 10036 ~~Pratt Place~~ Street: Pratt Place
Town/City: Silver Spring Nearest Cross Street: Capitol View Dr.
Lot: 45 Block: 29 Subdivision: CAPITOL VIEW PARK
Liber: _____ Folio: _____ Parcel: 13-5-2360190

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 767
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 3 feet 6 inches
3B. 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

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.

David Wignmore Signature of owner or authorized agent 8/10/98 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 9/9/98
Application/Permit No.: 9808170061 Date Filed: _____ Date Issued: _____

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

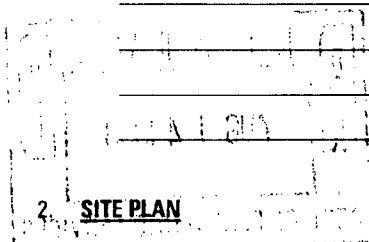
1. WRITTEN DESCRIPTION OF PROJECT

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

*This site plan is enclosed. Fence to be 3' 6" in height
in Williamsburg style in accordance with
of neighbor's existing fence. White cedar*

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

None known



2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. **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.
- b. 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

- a. 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.
- b. 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, (301/279-1355).

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.

**Expedited
Historic Preservation Commission Staff Report**

Address: 10036 Pratt Place, Silver Spring **Meeting Date:** 09/09/98
Resource: Capitol View Park Historic District **Public Notice:** 08/26/98
Case Number: 31/7-98E **Report Date:** 009/02/98
Review: HAWP **Tax Credit:** None
Applicant: David & Stacey Wigmore **Staff:** Perry Kephart

DATE OF CONSTRUCTION: Circa 1994.

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Contemporary frame residence.

PROPOSAL: Install two sections of 42 inch high Williamsburg dipped style picket fence of treated cedar to match that of the neighbor's (10038) along the rear property line in order to enclose rear yard. The fence will have a matching gate in the left section.

RECOMMENDATION:

- Approval
- Approval with conditions:

1. The neighbor's fence was approved in 1994 with the condition that it be painted after a year. The condition would also apply in this case in order to match the fence sections that are abutting.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

- _____ 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- _____ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- _____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- _____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- _____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Wignmore

Daytime Phone No.: (202) 488-6164

Tax Account No.: 2360190

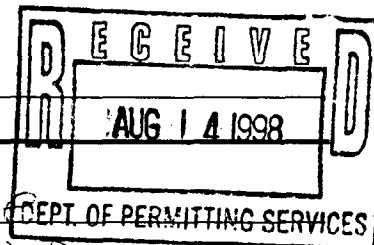
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Address: 10036 Pratt Place Silver Spring MD 20910-1070
Street Number City State Zip Code

Contractor: Al Tovar / Caribbean Painting & Gen. Contractor Phone No.: (301) 592-9106

Contractor Registration No.: _____

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LOCATION OF BUILDING/PREMISE

House Number: 10036 ~~10036~~ ~~10036~~ Street: Pratt Place

Town/City: Silver Spring Nearest Cross Street: Capitol View Dr.

Lot: 45 Block: 29 Subdivision: CAPITOL VIEW PARK

Liber: _____ Folio: _____ Parcel: 13-5-2360190

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 767

1C. If this is a revision of a previously approved active permit, see Permit # _____

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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]
Signature of owner or authorized agent

8/10/98
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

5

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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6. TREE SURVEY

6

Adjacent Properties

Yingwei Fei & Connie Bertka
10038 Pratt Place
Silver Spring, MD 20910-1070

adjacent
neighbor

Richard & Janet Sullivan
10024 Pratt Place
Silver Spring, MD 20910-1070

adjacent
neighbor

Sandy & Greg
10033 Pratt Place
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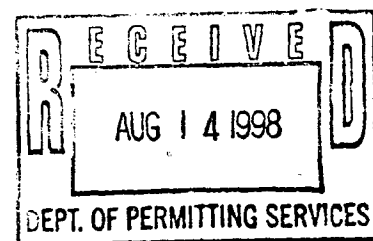
across street

Jane Strockbine
10035 Pratt Place
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10037 Pratt Place
Silver Spring, MD 20910

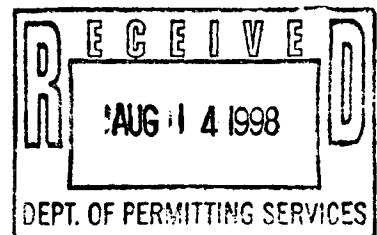
across street



Project Plan

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Please see the plat drawing / site plan and photographs for specifics.



(8)

8/10/98

THE FENCE TO BE INSTALLED IS INDICATED BY BLUE LINES.

THE NEW FENCE WILL MATCH THE NEIGHBORS' EXISTING FENCE IN ALL RESPECTS: HEIGHT, STYLE, AND TYPE OF WOOD.

THE NEIGHBORS' FENCE IS INDICATED BY A DOTTED LINE. THE FENCE STYLE IS WILLIAMSBURG (SEE PHOTO 1). THE HEIGHT IS 3' 6". ONE SECTION IS TO BE 16' IN LENGTH, THE OTHER 9' LONG.

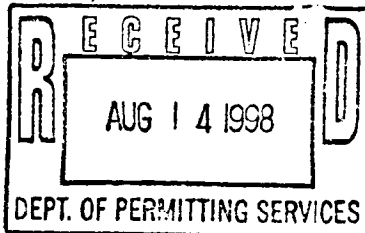
Setback requirements are as per site plan.

Setback requirements are as per site plan.

IS TO BE 16' IN LENGTH, THE OTHER 9' LONG.

Date: 03-02-98 Scale: 1" = 20'
Plat Book: 125
Plat No.: 14589
Work Order: 98-1493
Address: 10036 PRATT PLACE
District: 13
Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING
LOT 45 BLOCK 29
"CAPITOL VIEW PARK"

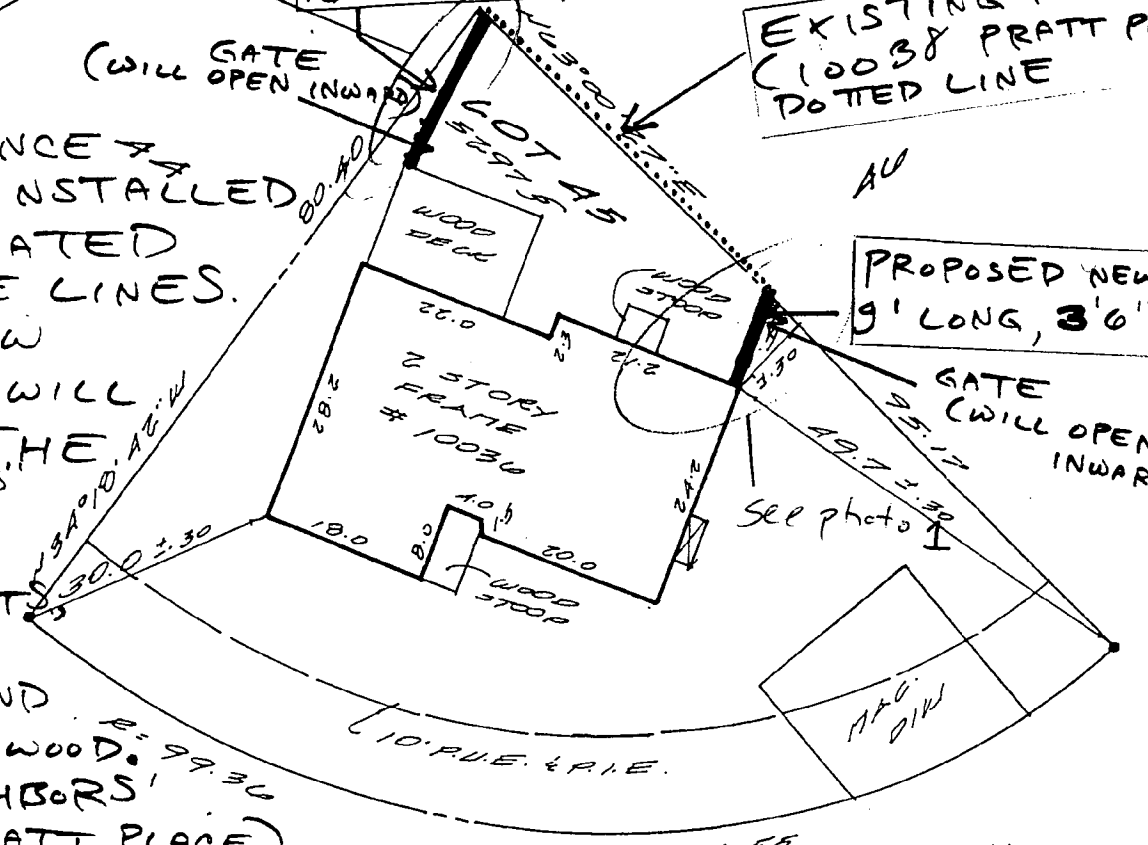


NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

PROPOSED NEW FENCE
16' LONG, 3' 6" HIGH

EXISTING FENCE
(10038 PRATT PLACE)
DOTTED LINE

PROPOSED NEW FENCE
9' LONG, 3' 6" HIGH



Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen J. Wenthold



Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-9400

9

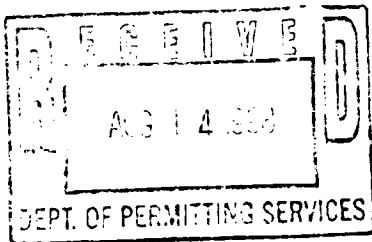
10038 (Lot 45)
Pratt Pl.



10036
(Lot 45)
matching
New fence
will extend
from this
corner of
the house,
leftward
to meet
post of
10038 fence.

Photo 1

... style
... next-door
... 10038 Pratt Place
... 3' 6"



(10)



RECEIVED
AUG 14 1998
DEPT. OF PERMITTING SERVICES

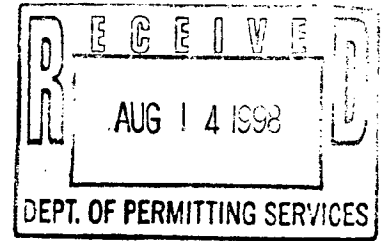
10024
Pratt Pl. ←

→ 10036
Pratt
Place

Photo
back
10036
exterior
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shows the
deck at
ce will
deck to
past trees.

(11)



0036
att P.



10038

Existing
fence
of
10038

Figure 3 This photo shows
the relationship between
10036 Pratt Place and 10038 Pratt Pl.
It is intended to illustrate that
10036 Pratt is a long and narrow
lot.

(12)