

31/7-99I (Retro.) 10043 Pratt Place ^P
(Capitol View Park Historic District)



We would like to move
the brown face in line
with the white.



SOUTH VIEW
FROM 10041 PRATT PLACE



WEST VIEW FROM
10046 PRATT PLACE



NORTH VIEW (BUS BENCH)
FROM CAPITOL VIEW AVE



EAST VIEW
FROM BACK YARD



NORTH VIEW
FROM CAPITOL VIEW AV



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 10-27-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *gwh*
Historic Preservation

SUBJECT: Historic Area Work Permit - *DPS# 201829*
HR# 31/7-99I

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: Sarah S & Michael J. Colston

Address: 10043 Praet Pl 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.



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: Michael J. Colston

Daytime Phone No.: 301.587.8172

Tax Account No.: _____

Name of Property Owner: Sarah S. Colston
Michael J. Colston Daytime Phone No.: 301.587.8172

Address: 10043 Pratt Place Silver Spring MD 20910
Street Number City State Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10043 ~~Pratt Place~~ Street: Pratt Place

Town/City: Silver Spring MD Nearest Cross Street: Capitol View

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

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: \$ 500

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: N/A

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.

Sarah S. Colston
Signature of owner or authorized agent

25 Sept 99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 201829 Date Filed: 9/27/99 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:

(Please refer to attached letter)

a 3 1/2 feet split rail fence which is well within
our property lines

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

(Please see attached letter)

the fence is barely visible from either Capital View
or Pratt Place.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 10-27-99

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 HPC # 31/7-99I DPS# 201829

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!

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

MEMORANDUM

DATE:

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

A handwritten signature in black ink, appearing to be 'JK' or similar initials.

SUBJECT: Historic Area Work Permit Application - HPC Decision . * 31/7 -99I

The Historic Preservation Commission reviewed this project on 10-27-99.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G:\wp\laphawp.ltr

ADJACENT PROPERTY OWNERS

Hila & Tom Sandoz

10041 Pratt Place

Silver Spring, MD 20910

Jean Ladkin

10046 Pratt Place

Silver Spring, MD 20910

June 29, 1999

Ms. Perry Kephart
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD. 20910-3760

SP 72
Oct 13 1999

Dear Ms. Kephart,

Hello. My name is Sarah Colston. I am writing to you regarding permission for a modest split-rail fence on our property at 10043 Pratt Place in Silver Spring.

My husband, Michael, began building the fence about two weeks ago. We received permission from the Pratt Place Homeowners Association but we were unaware of the other permits required. (We purchased our house last year- May 1998.) After speaking with Carol Ireland, we learned of the appropriate permits.

Our purpose in building the fence is two-fold. First, we have an autistic son, John, who, without a physical boundary, is unable to play in our backyard. (One side of our property aligns Capitol View Drive. John is unable to recognize dangerous situations due to his disability.) Second, we have an elderly black labrador who would benefit from supervised play in the yard.

This backyard fence is barely visible from Capitol View Drive owing to dense boundary trees, and, I believe, enhances the beauty of our home. Also, the fence is well set back from property lines on its north/east boundaries and perpendicularly abuts a permitted fence on its south side.

I appreciate your time. Please help us acquire the appropriate permits/permission at your convenience. I can be contacted anytime at any of the following addresses:

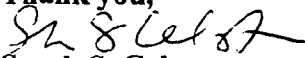
APPROVED
Montgomery County
Historic Preservation Commission
27-99

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Sarah Colston
10043 Pratt Place
Silver Spring, MD. 20910

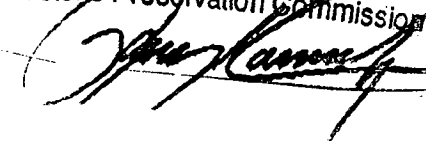
Telephone: 301-587-8172

Email: Colston@pol.net

Thank you,

Sarah S. Colston

Cc: Carol Ireland
Robin Ziek

APPROVED
Montgomery County
Historic Preservation Commission



SA 10/27/98



WEST VIEW FROM
10046 PRATT PLACE



SOUTH VIEW
FROM 10041 PRATT PLACE



NORTH VIEW (BUS BENCH)
FROM CAPITOL VIEW AVE



EAST VIEW
FROM BACK YARD

8/24-10/27/99

APPROVED
Montgomery County
Traffic Press Commission
[Signature] (11)



NORTH VIEW
FROM CAPITOL VIEW AV

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten signature]

[Handwritten initials]
10/27/09



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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10043 Pratt Place	Meeting Date:	10/27/99
Resource:	Capitol View Park Historic District	Report Date:	10/19/99
Review:	HAWP	Public Notice:	10/12/99
Case Number:	31/7-99I (RETROACTIVE)	Tax Credit:	No
Applicant:	Sarah S. & Michael J. Colston	Staff:	Perry Kephart

PROPOSAL: Install Backyard Fence

RECOMMEND: Approve.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-contributing Resource in Capitol View Park Historic District.
STYLE: Colonial Revival Residence.
DATE: after 1935

PROPOSAL

The applicant has installed a 3½' high two-rail split rail fence with 4" split posts at the rear of the residence.

STAFF DISCUSSION

The applicant installed the fence to enclose the backyard as a play area for a child and an aged Labrador Retriever. Applications for retroactive permits are problematic and are to be discouraged. In this case, the application is for a fence installation that would normally be expedited. Staff would recommend that the fence be left in place, but that future changes in design and materials of the house exterior or its setting not be approved unless they are submitted for review following the normal procedures for obtaining a Historic Area Work Permit.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guideline #10:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(Revised)
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
301-563-3400

WEDNESDAY
October 27, 1999

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: The HPC agenda is subject to change anytime after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative are expected to attend.

- I. HPC WORKSESSION AND DINNER - 6:00 p.m. in Third Floor Conference Room.
 - A. HPC Briefing on Jesup Blair Park Development Plan - 7:00 p.m.
- II. HISTORIC PRESERVATION GRANT FUND - 7:30 p.m. in MRO Auditorium.
- III. HISTORIC AREA WORK PERMITS - 8:00 p.m. in MRO Auditorium.
 - A. Salem United Methodist Church (Frieda Gregg, Agent), for paving at 12 High Street, Brookeville (HPC Case No. 23/65-99C **Continued**) (Brookeville Historic District).
 - B. Jan & Thomas White, for alterations at 15 Newlands Street, Chevy Chase (HPC Case No. 35/13-99Y) (Chevy Chase Village Historic District).
 - C. Michael D. Mayer, for rear addition at 7120 Willow Avenue, Takoma Park (HPC Case No. 37/3-99BB) (Takoma Park Historic District).
 - D. Stephen Strachan, for fence installation at 3924 Washington Street, Kensington (HPC Case No. 31/6-99L) (Kensington Historic District).
 - E. Mr. and Mrs. Nick Deoudes, for new garage at 3915 Baltimore Street, Kensington (HPC Case No. 31/6-99M) (Kensington Historic District).
 - F. Theodore Emil Saba, for shutter and gutter replacement at 17201 Palomino Court, Olney (HPC Case No. 23/103-99A **Revision**) (Master Plan Site #23/103, **John D. Berry House**).
 - G. Sarah S. & Michael J. Colston, for new fence at 10043 Pratt Place, Silver Spring (HPC Case No. 31/7-99I **Retroactive**) (Capitol View Park Historic District).

(OVER)

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- H. Kwok & Felice Li (Miche Booz, Architect), for new construction at 7206 Meadow Lane, Chevy Chase (HPC Case No. 35/81-99F) (Town of Chevy Chase Historic District).
- I. Maureen Conley and Jim Engel, for landscape alterations at 10220 Carroll Place, Kensington (HPC Case No. 31/6-99N) (Kensington Historic District).
- J. Reza Sheibani, for new construction at Lot #1 adjacent to 204 Heil Road, Cloverly (HPC Case No. 28/32-99A)(Master Plan Site #28/32, **Hopkins-Frey House**).
- K. Ellison Corporation (Cary Hoobler), contract purchaser for new construction at 3922 Baltimore Street, Kensington (HPC Case No. 31/6-99O) (Kensington Historic District).

IV. PRELIMINARY CONSULTATION - 10:00 p.m.

- A. Elissa & Jay Powell (Nancy McCarren, Architect), for alterations at 5921 Cedar Parkway, Chevy Chase (Chevy Chase Village Historic District).

V. MINUTES

- A. September 22, 1999

VI. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VII. ADJOURNMENT

G:\10-27agn.wpd

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Michael J. Colston

Daytime Phone No.: 301-587-8172

Tax Account No.: _____

Name of Property Owner: Sarah S. Colston
Michael J. Colston

Daytime Phone No.: 301-587-8172

Address: 10043 Pratt Place Silver Spring MD 20910
Street Number City State Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10043 ~~Pratt Place~~ Street: Pratt Place

Town/City: Silver Spring MD Nearest Cross Street: Capitol View

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

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:

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- Room Addition
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- Fireplace
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- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 500

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: N/A

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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
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- 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.

[Signature]
Signature of owner or authorized agent

25 Sept 99
Date

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Approved: _____ For Chairperson, Historic Preservation Commission

**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:

(Please refer to attached letter)
a 3½ feet split rail fence which is well within
our property lines.

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

(Please see attached letter)
the fence is barely visible from either Capitol View
or Pratt Place.

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

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6

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Team Larkin
10046 Pratt Place
Silver Spring, MD 20910

Hila + Tom Sandoz
10041 Pratt Place
Silver Spring, MD 20910

ADJUTANT PROPERTY OWNERS

Retroactive

No fence permit from County

Looks like P's property is considered
in the district, but "spatial" ?
See address listing, which includes P's.

Does not agree with ~~BT~~

map in the Sector Master Plan, which
leaves out part place....

Let's talk - I need clarification!

✓

June 29, 1999

Ms. Perry Kephart
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD. 20910-3760

*SP 72
Oct 13 1999*

Dear Ms. Kephart,

Hello. My name is Sarah Colston. I am writing to you regarding permission for a modest split-rail fence on our property at 10043 Pratt Place in Silver Spring.

My husband, Michael, began building the fence about two weeks ago. We received permission from the Pratt Place Homeowners Association but we were unaware of the other permits required. (We purchased our house last year- May 1998.) After speaking with Carol Ireland, we learned of the appropriate permits.


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This backyard fence is barely visible from Capitol View Drive owing to dense boundary trees, and, I believe, enhances the beauty of our home. Also, the fence is well set back from property lines on its north/east boundaries and perpendicularly abuts a permitted fence on its south side.

I appreciate your time. Please help us acquire the appropriate permits/permission at your convenience. I can be contacted anytime at any of the following addresses:

**Sarah Colston
10043 Pratt Place
Silver Spring, MD. 20910**

Telephone: 301-587-8172 Email: Colston@pol.net

Thank you,

Sarah S. Colston

**Cc: Carol Ireland
Robin Ziek**

MATERIALS

- 12 POSTS (6x6)
- 12 BALS (50#) CEMENT
- 16 SPLIT RAILS
- 22 LAG BOLTS
- 10 BALS MULLH
- 80' 14 GA FENCING
- GATE {
 - 3 HINGES
 - 1 PT LATH AND
 - 1 GATE LATCH
 - 2 8' PT 2x4s

Other developments
50+ ft. balk



UNDEVELOPED LAND

114 FENCE (3 1/2' ELEVATION)
 (2) FENCE POST (4' ELEVATION)

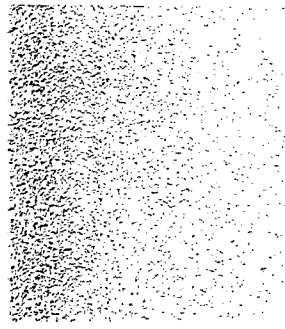
NEIGHBORS FENCE

10041 PRATT PLACE
 (HILA & TOM SANDER
 SILVER SPRING MD
 20910)

(Lot 20)

(Lot 19)

10046 PRATT PLACE (JEAN LADKIN, SILVER SPRING MD, 20910)
 (Lot 9)



10046 PRATT PLACE (JEAN LADKIN, SILVER SPRING MD, 20910)

PRATT PLACE

10' PUE/PIE

DRIVEWAY

CHARMOL VIEWS AVE.

10' PUE/PIE

10041 PRATT PLACE (HIL & TOM SANDS SILVER SPRING MD 20910)

HOUSE
10x13 PRATT PL.
PATIO

DECK

- MATERIALS
- 12 POSTS (6x6)
 - 12 BARS (6#) (CONCRETE)
 - 16 SPLIT RAILS
 - 22 LAG BOLTS
 - 10 BARS MULT
 - 80' 1 1/2" FERTUR
 - 3 HWITES
 - 1 PT LIME AREA
 - 1 GATE LATCH
 - 2 81 PT 2x4s
- GATE



10 OTHER DEVELOPMENTS 50+ FEET AWAY

UNDEVELOPED

3 1/2' FENCE (ELEVATION)
FENCE POST (ELEVATION)
(4' ELEVATION)

NEIGHBORS FENCE

