

3/07-05D 10043 Pratt Place
Capitol View Park Historic District






THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 26, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit #382162 – Fence Installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**.

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

Applicant: Keith Ackers

Address: 10043 Pratt Place, Capitol View Park Historic District

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6170

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED APPLICATION FOR
HISTORIC AREA WORK PERMIT

DEPT. OF PERMITTING SERVICES

Contact Person: KEITH ACKERS
Daytime Phone No.: 240-482-1137

Tax Account No.: 02-36-00-75

Name of Property Owner: KEITH ACKERS Daytime Phone No.: 240-482-1137, 301-565-8883

Address: 10043 PRATT PL. SILVER SPRING MD 20910
Street Number City State Zip Code

Contractor: CLINTON FENCE Phone No.: 301-843-1108

Contractor Registration No.: 37847

Agent for Owner: CHUCK EIRING Daytime Phone No.: 301-758-7600

LOCATION OF BUILDING/PREMISE

House Number: 10043 Street: PRATT PLACE
Town/City: SILVER SPRING Nearest Cross Street: CAPITOL VIEW AVENUE
Lot: 19 Block: 29 Subdivision: CAPITOL VIEW PARK
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: \$ 4000.00

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: 6 feet 0 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 rules approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Keith Ackers
Signature of owner or authorized agent

5/2/05
Date

Approved: X
Disapproved: _____
Application/Permit No.: 382162 Date Filed: _____ Date Issued: _____
Signature: Julia O'Malley Date: 5/25/05
For Chairperson, Historic Preservation Commission

***Keith Ackers – 10043 Pratt Place, Silver Spring MD
Historic Area Work Permit Application Addendum***

1. Written description of project.

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

The existing structure on the lot is a contemporary style house, built in 1986. It has sage-colored aluminum siding and white painted fascia boards. On the side facing the proposed fence, the home's utility features are currently exposed, including the electric meter, cable and telephone boxes, radon vent system and exterior air conditioning unit. The fence we propose to build would conceal these unsightly features. Moreover, the vast majority of the side lot is itself concealed from public view by a stand of many 40' tall Leyland cypress trees. Those trees separate the lot from a Ride-On Bus stop, which includes a frequently ignored trash can and litter that often blows onto our property. The lot slopes down from Capitol View Avenue, and down from the front of the lot to the back. The fence height of 6 feet would as such appear to be less than that from the street. As traffic approaches from Capitol View Avenue, the front of the house would remain completely un-obscured by the fence, except for an existing utility pole and several more trees. The fence would not catch the eye of anyone who wasn't specifically looking for it. A split-rail fence with a white vinyl picketed section facing Pratt Place currently exists on the property, more closely adjacent to the house. This proposal would include removal of that fence.

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

The project is a simple, classic ^{5'} 6' wood privacy fence, falling entirely within our property lines along the north side of the property, bordering Capitol View Avenue, but obscured by trees along that busy road. It would be constructed of pressure treated pine boards, and would weather to a natural appearance with time. The boards would be butted together so as to form a seal without gaps or spacing between. The top line would be flat and capped with another half-inch board to create a finished, clean line. The posts would be 4"x4" wood, topped with Doric-style square caps to complete a classic, solid, quality look, well in keeping with any historic construction standards. As shown in the accompanying photos, the majority of the fence would barely be visible to passers-by, since the trees and foliage obscure most of that part of the lot. As such, I believe the visual impact to the neighborhood would be minimal, and would go largely unnoticed. As mentioned above, it would serve to obscure several *(see attached dwg)*

of the home's more unsightly functional utilities (heat pump, radon reduction vent, phone & cable boxes, electric meter.) I believe this fence would give the lot a more finished and historic appearance, and would serve as an upgrade to the lot and the community. I would point out that our neighbors across Capitol View have an older 6' privacy fence, and that other neighbors within sight on nearby Grant Avenue have a brand new 6' privacy fence, both of which improve the appearance of the immediate area.

My wife and I have a 4 month old daughter, and hope to raise her in this community. We are concerned on her behalf not only about the threat of traffic on busy Capitol View Avenue, but also the potential for unwanted curiosity (on either side) in relation to the bus stop that borders our property. This fence would eliminate those concerns as well as improving the appearance of the neighborhood.

2. **Site plan (INCLUDED)**
3. **Plans and elevations (INCLUDED)**
4. **Materials specifications:** Pressure-treated wood
5. **Photographs (INCLUDED)**
6. **Tree survey:** N/A
7. **Addresses of Adjacent and Confronting Property Owners:**

Next door: Thomas Sandoz, 10041 Pratt Place, Silver Spring MD 20910

Directly across street: Jean Ladkin, 10046 Pratt Place, Silver Spring MD 20910

Directly across cross-street (Capitol View Ave.):

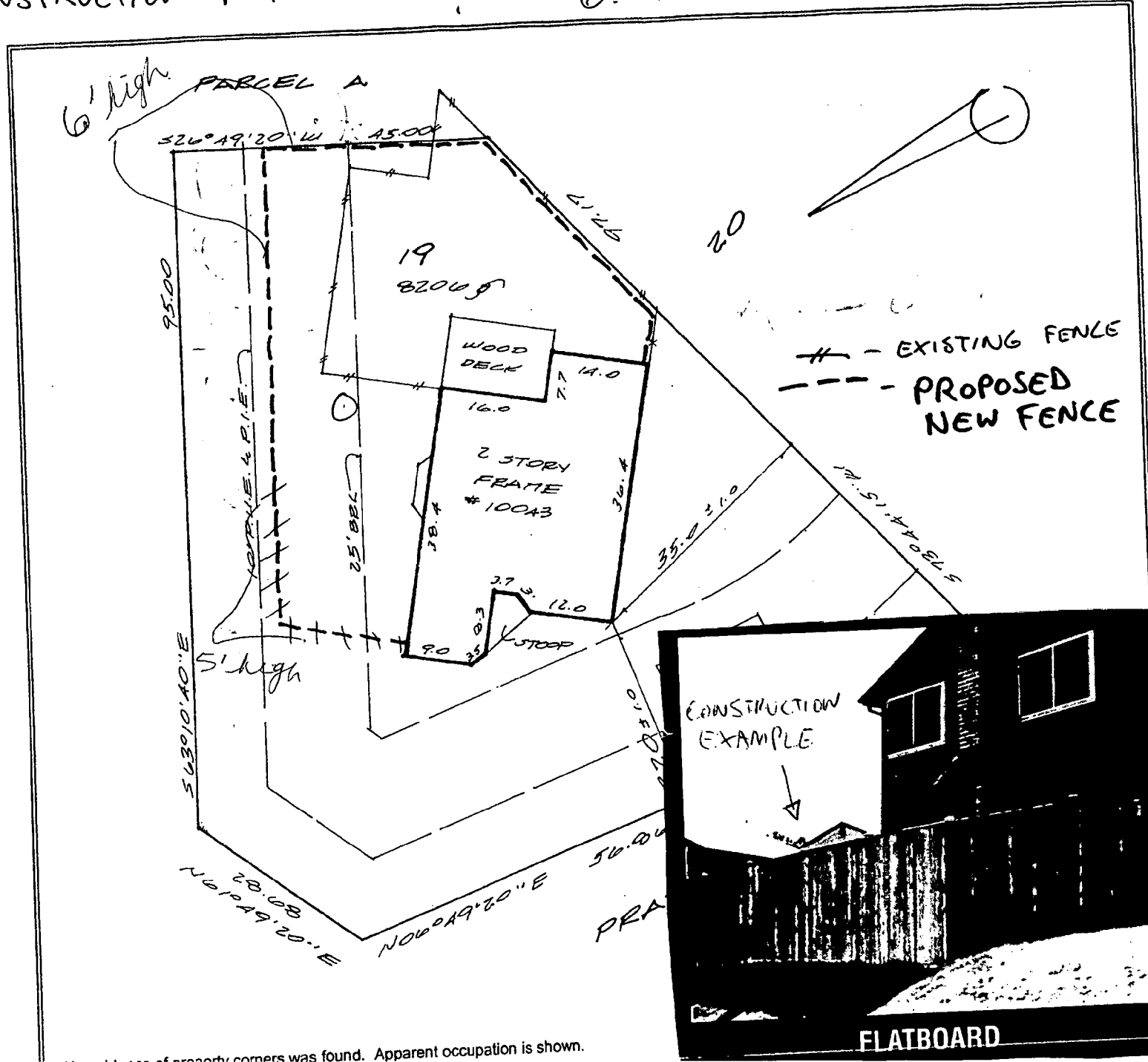
Zofia Zukowski, 10101 Day Avenue, Silver Spring, MD 20910

3. A.

CONSTRUCTION PLANS

3

6. TREE SURVEY



... of property corners was found. Apparent occupation is shown.

III-L

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10043 Pratt Place, Silver Spring	Meeting Date:	05/25/05
Resource:	Non-Contributing Resource Capitol View Park Historic District	Report Date:	05/18/05
Review:	HAWP	Public Notice:	05/11/05
Case Number:	31/07-05D	Tax Credit:	None
Applicant:	Keith Ackers	Staff:	Michele Oaks
Proposal:	Fence Installation		
Recommendation:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Park Historic District
STYLE: Contemporary

PROPOSAL:

The applicant is proposing to:

1. Install a 5' high fence forward of the bay window on the north elevation of the house and graduate up to 6' in height toward the back of the house. The location of the proposed fence is illustrated on circles 10 & 13.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

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

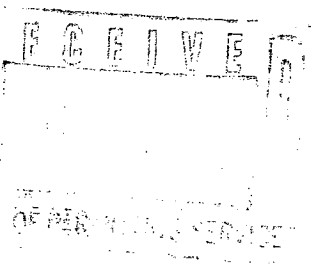
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240-977-6170

DPS #8



HISTORIC PRESERVATION COMMISSION
301/563-3400

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Daytime Phone No.: 240-482-1137

Tax Account No.: 02360075

Name of Property Owner: KEITH ACKERS Daytime Phone No.: 240-482-1137 301-565-8883

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Lot: 19 Block: 29 Subdivision: CAPITOL VIEW PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|---|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Furnit: | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |
- 1B. Construction cost estimate: \$ 4000.00
- 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.

Keith Ackers
Signature of owner or authorized agent

5/2/05
Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

Oaks, Michele

From: Keith Ackers [kackers@amw.com]
Sent: Thursday, May 05, 2005 2:19 PM
To: Oaks, Michele
Cc: Keith Ackers
Subject: RE: Building Permit

I am writing this to confirm that I agree to modify my Historic Work Permit application. The change will be that the fence I am proposing to build will be 5 feet in height forward of the bay window on the north elevation of the house, then graduate to 6 feet high toward the back of the house. The footprint of the fence will remain the same as I originally submitted.

Thanks,
Keith Ackers
(240)
(301) 565-8883

From: Oaks, Michele [mailto:Michele.Naru@mncppc-mc.org]
Sent: Thursday, May 05, 2005 1:09 PM
To: Keith Ackers
Subject:

Michele Oaks, Senior Planner
Historic Preservation Office
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc.org
www.mncppc.org

***Keith Ackers – 10043 Pratt Place, Silver Spring MD
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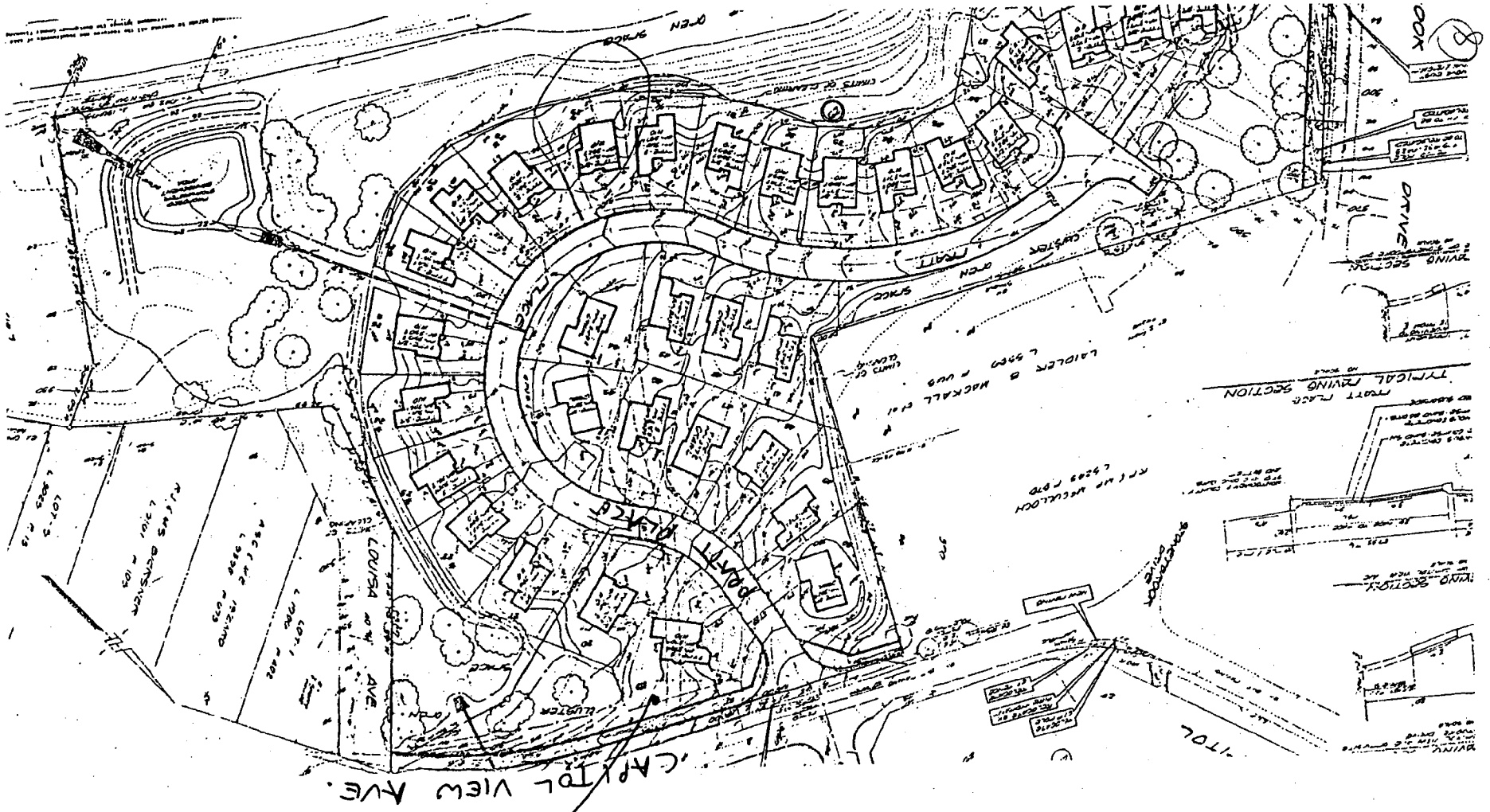
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Directly across cross-street (Capitol View Ave.):

Zofia Zukowski, 10101 Day Avenue, Silver Spring, MD 20910

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

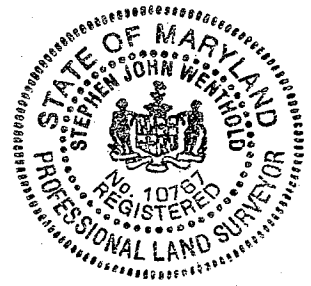
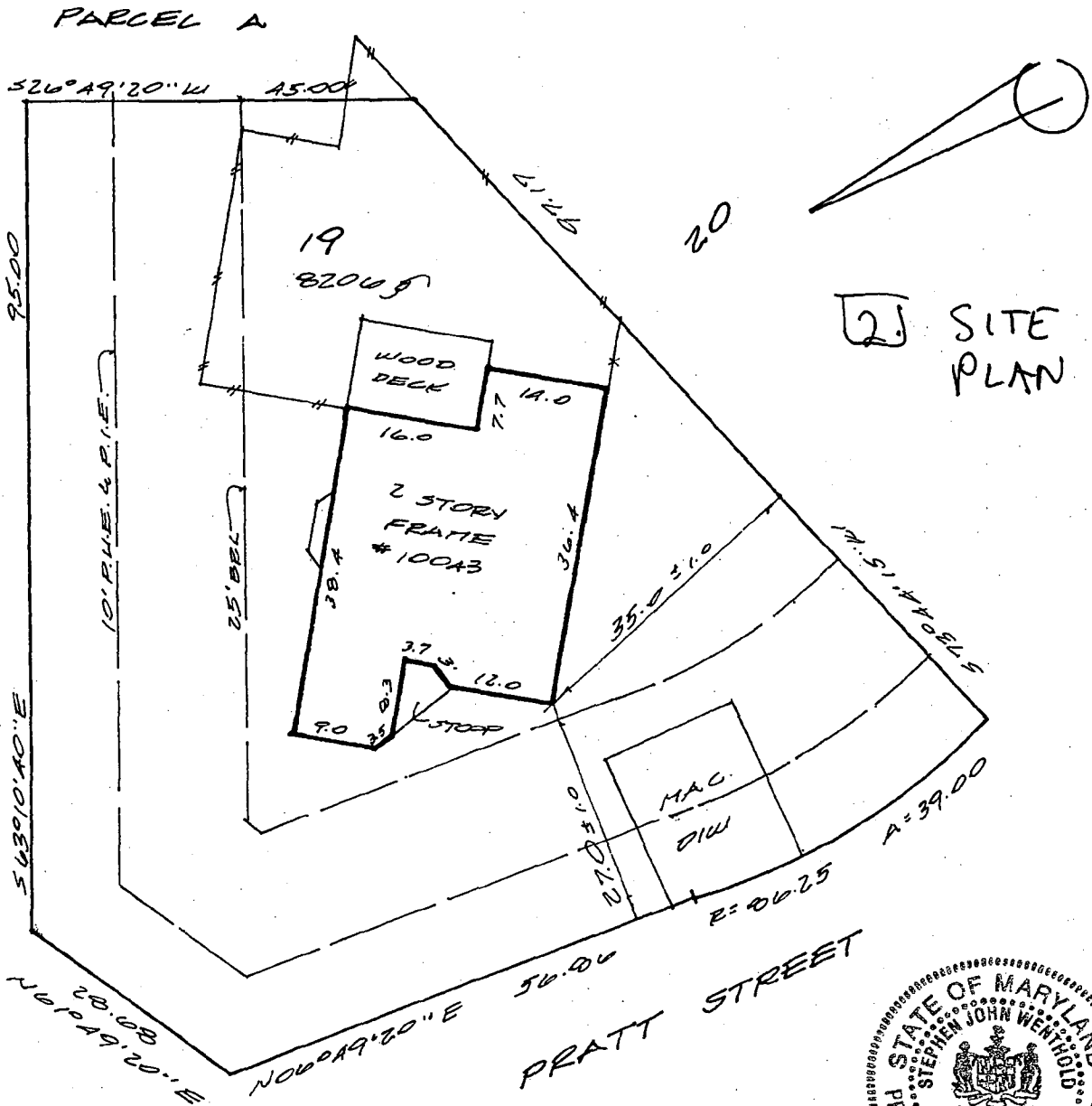
Owner's mailing address	Owner's Agent's mailing address
KEITH ACKERS 10043 PRATT PLACE SILVER SPRING, MD 20910	
Adjacent and confronting Property Owners mailing addresses	
THOMAS SANDOZ 10041 PRATT PLACE SILVER SPRING, MD 20910	
JEAN LADKIN 10046 PRATT PLACE SILVER SPRING, MD 20910	
ZOFIA ZUKOWSKI 10101 DAY AVENUE SILVER SPRING, MD 20910	



10043 PRATT PLACE

ELEVATION

3.B



No evidence of property corners was found. Apparent occupation is shown.

Date: 10-29-02
 Plat Book: 125
 Plat No.: 14589
 Work Order: 02-5319
 Address: 10043 PRATT STREET
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Scale: 1"=20' Dmn: B.P.
 NO TITLE REPORT FURNISHED

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 of 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. Wentzold

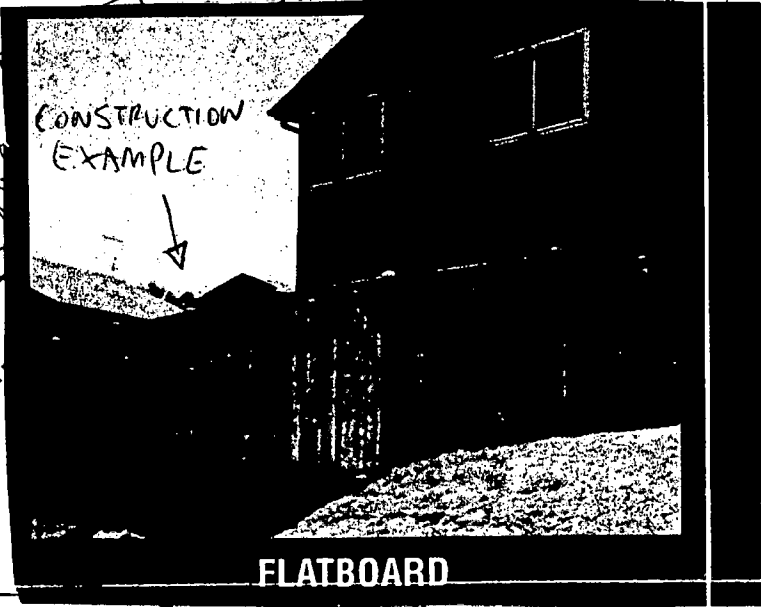
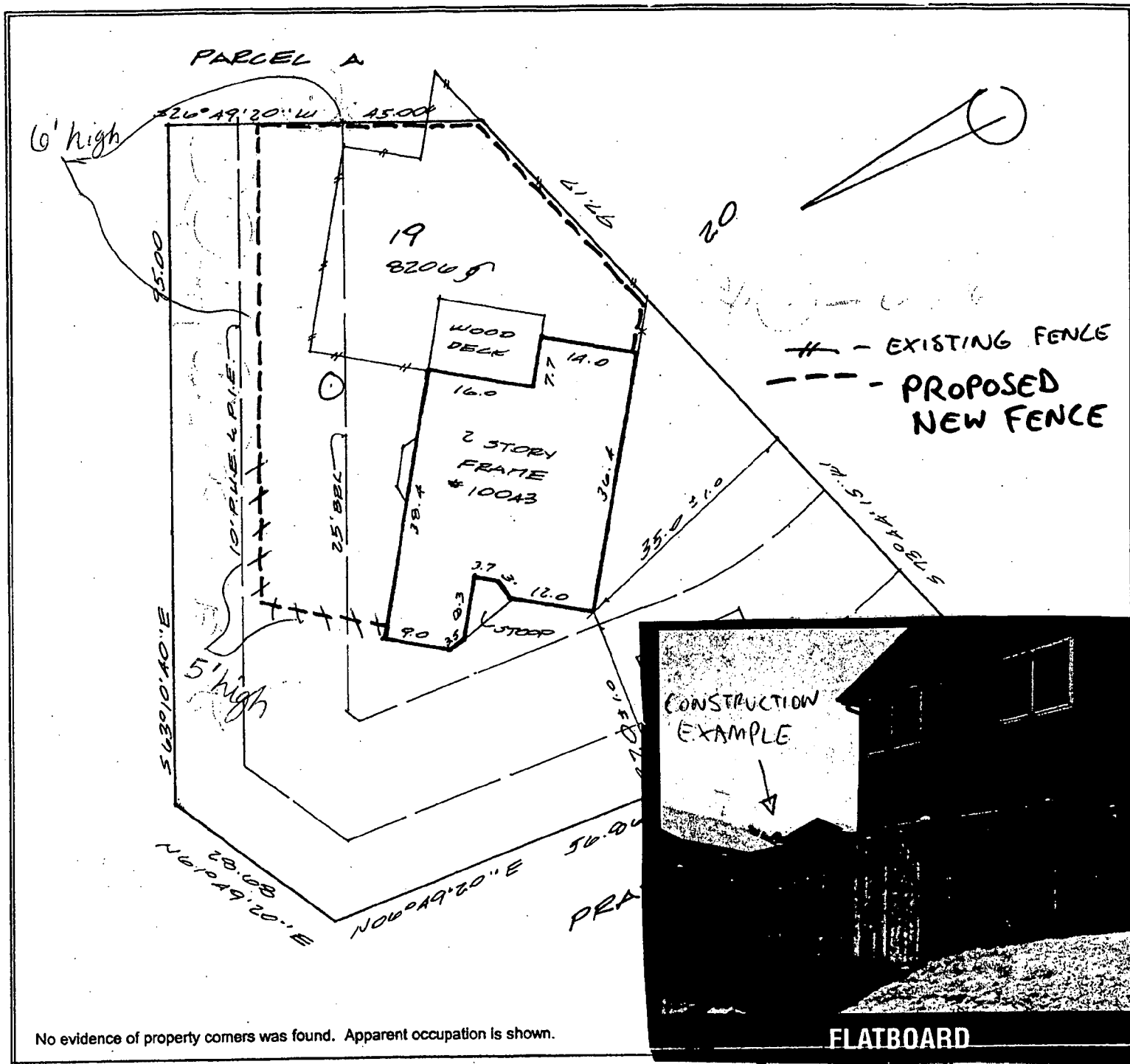
LOCATION DRAWING
 LOT 19
 BLOCK 29
 CAPITOL VIEW PARK

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.



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

3. A CONSTRUCTION PLANS



No evidence of property corners was found. Apparent occupation is shown.

Date: 10 20 02 Scale: 1/4" = 10' Dm: 0.0

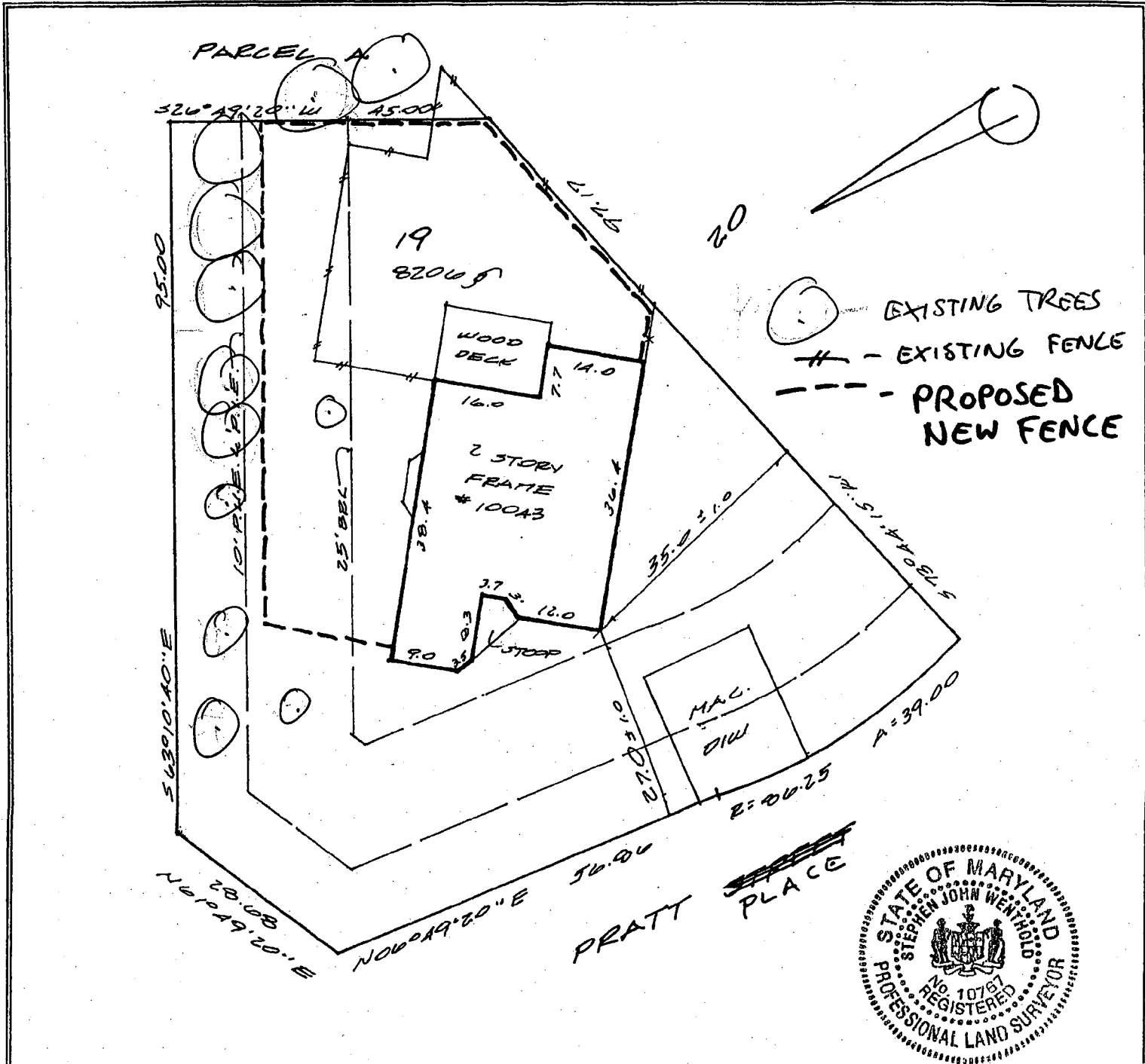
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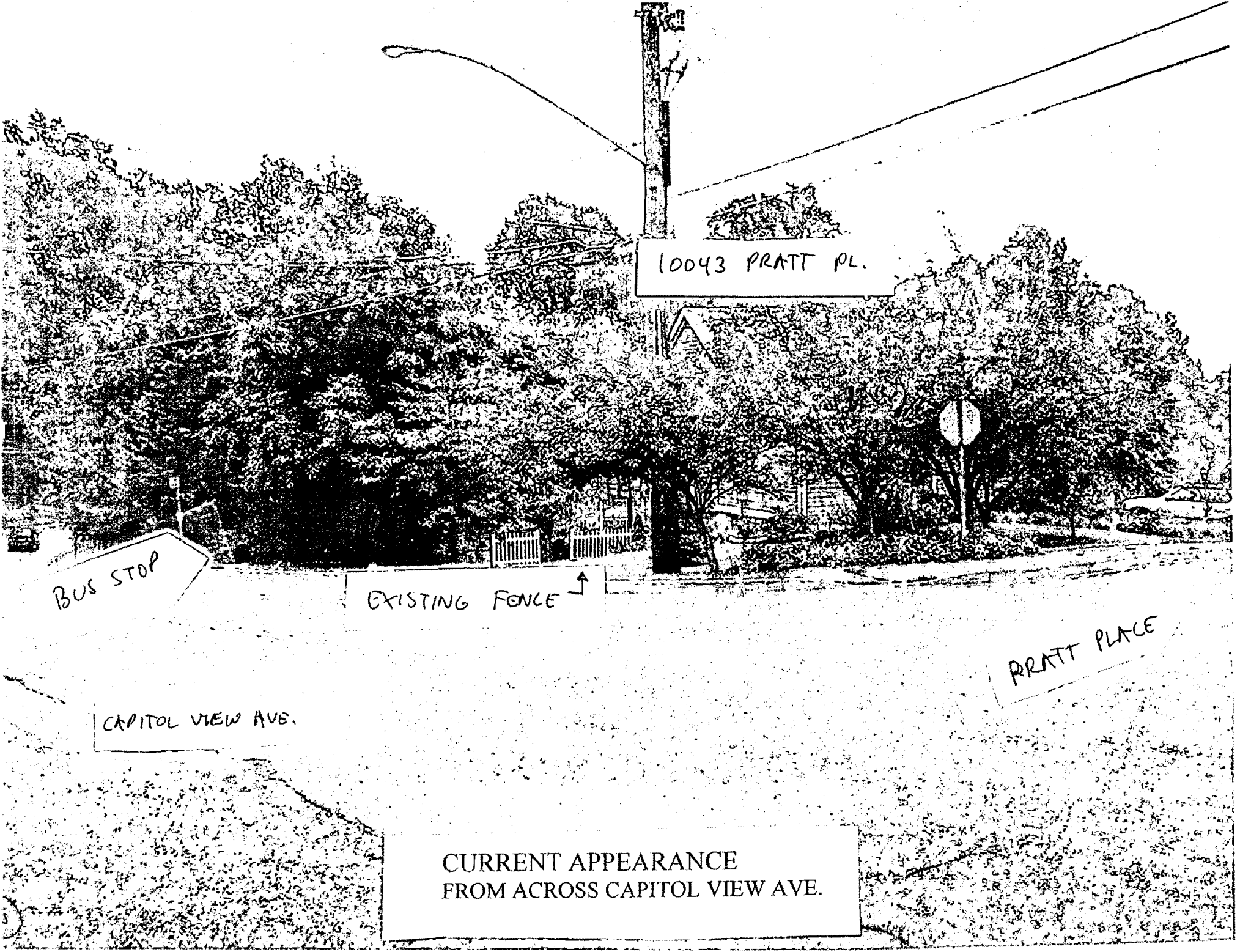
3.A.

CONSTRUCTION PLANS

3

6. TREE SURVEY





10043 PRATT PL.

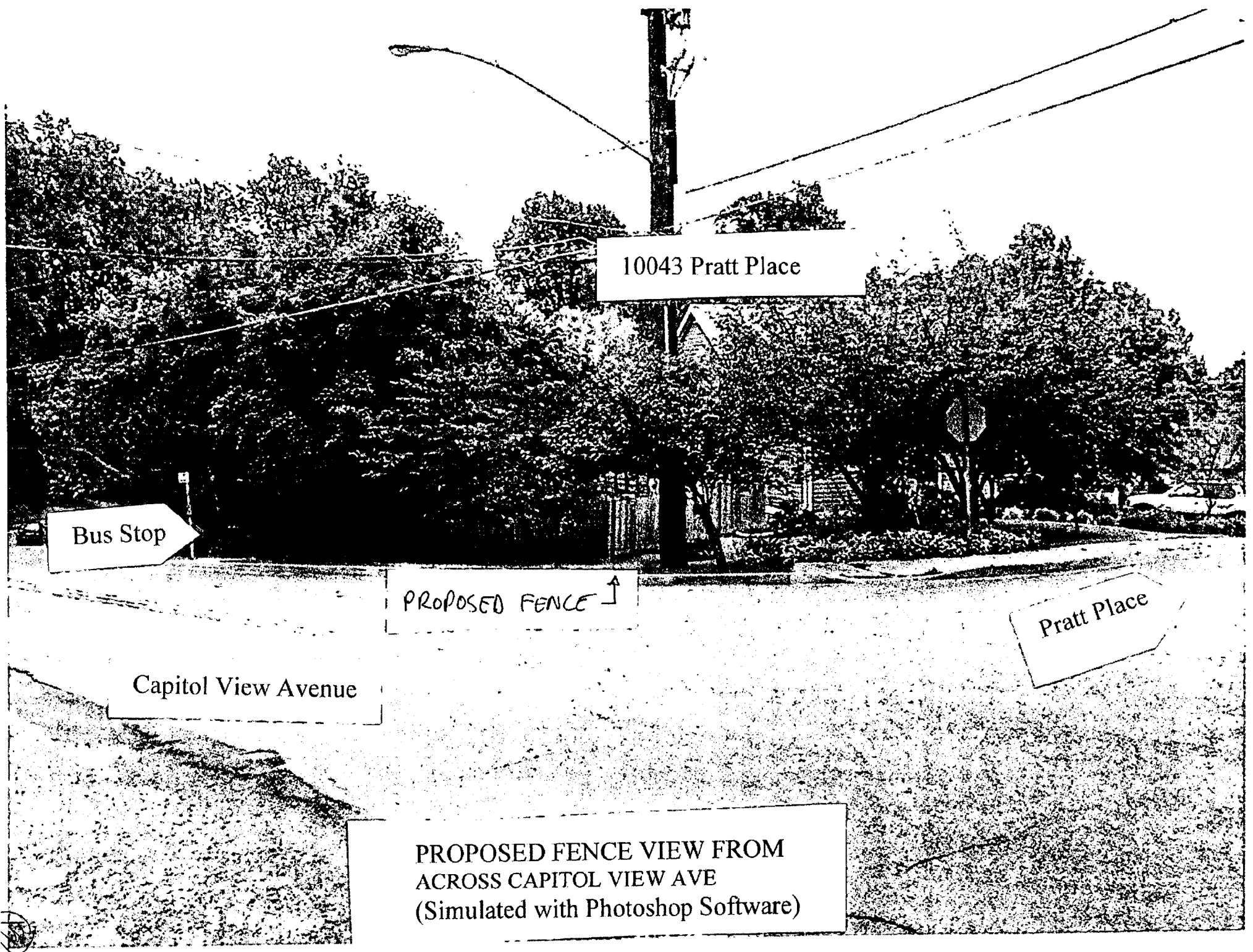
BUS STOP

EXISTING FENCE ↗

CAPITOL VIEW AVE.

PRATT PLACE

CURRENT APPEARANCE
FROM ACROSS CAPITOL VIEW AVE.



10043 Pratt Place

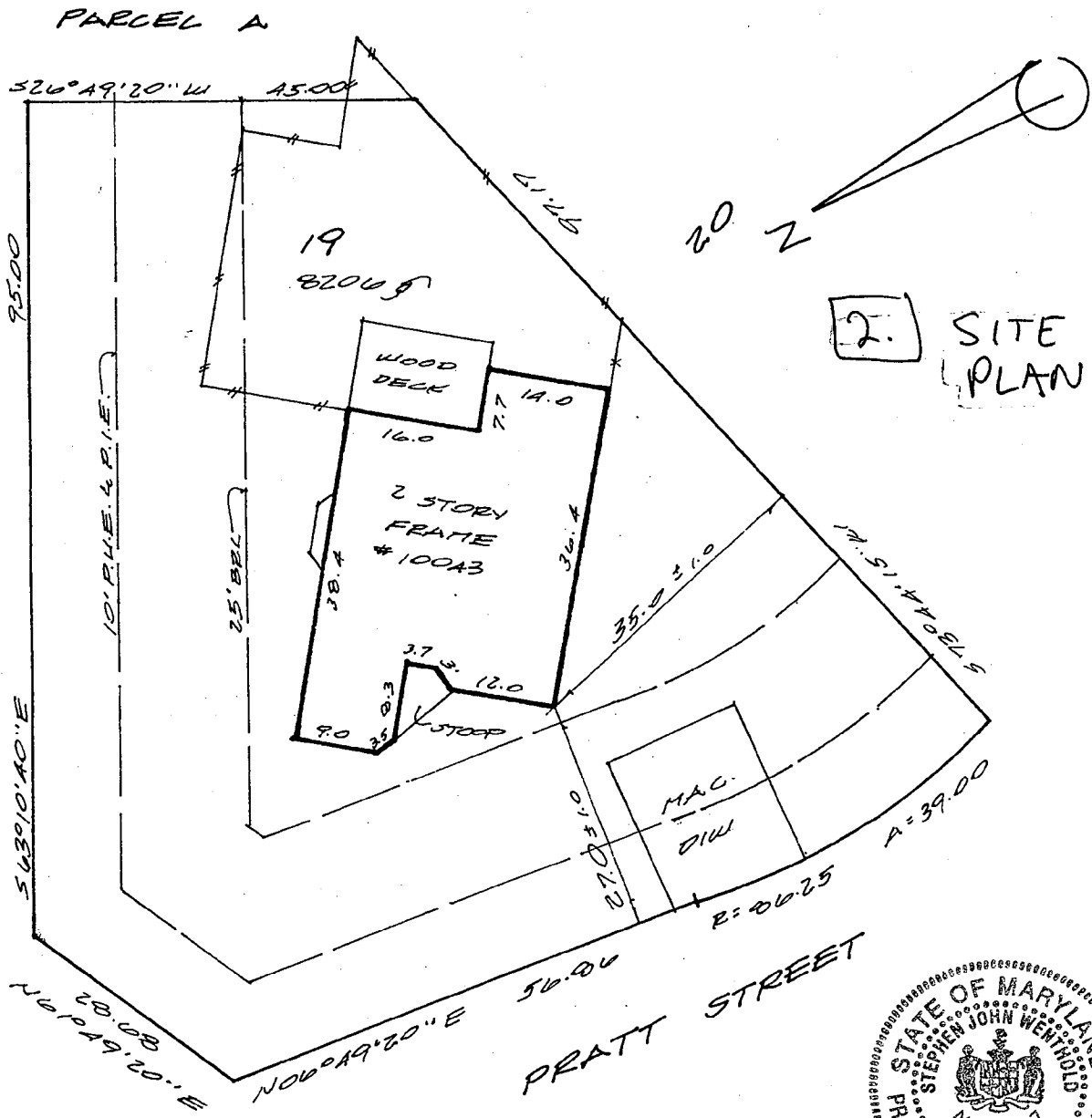
Bus Stop

PROPOSED FENCE ↑

Pratt Place

Capitol View Avenue

PROPOSED FENCE VIEW FROM
ACROSS CAPITOL VIEW AVE
(Simulated with Photoshop Software)



2. SITE PLAN



No evidence of property corners was found. Apparent occupation is shown.

Date: 10-29-02 Scale: 1"=20'Drn: B.D.
 Plat Book: 125 NO TITLE REPORT FURNISHED
 Plat No.: 14589
 Work Order: 02-5319
 Address: 10043 PRATT STREET
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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 of 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.

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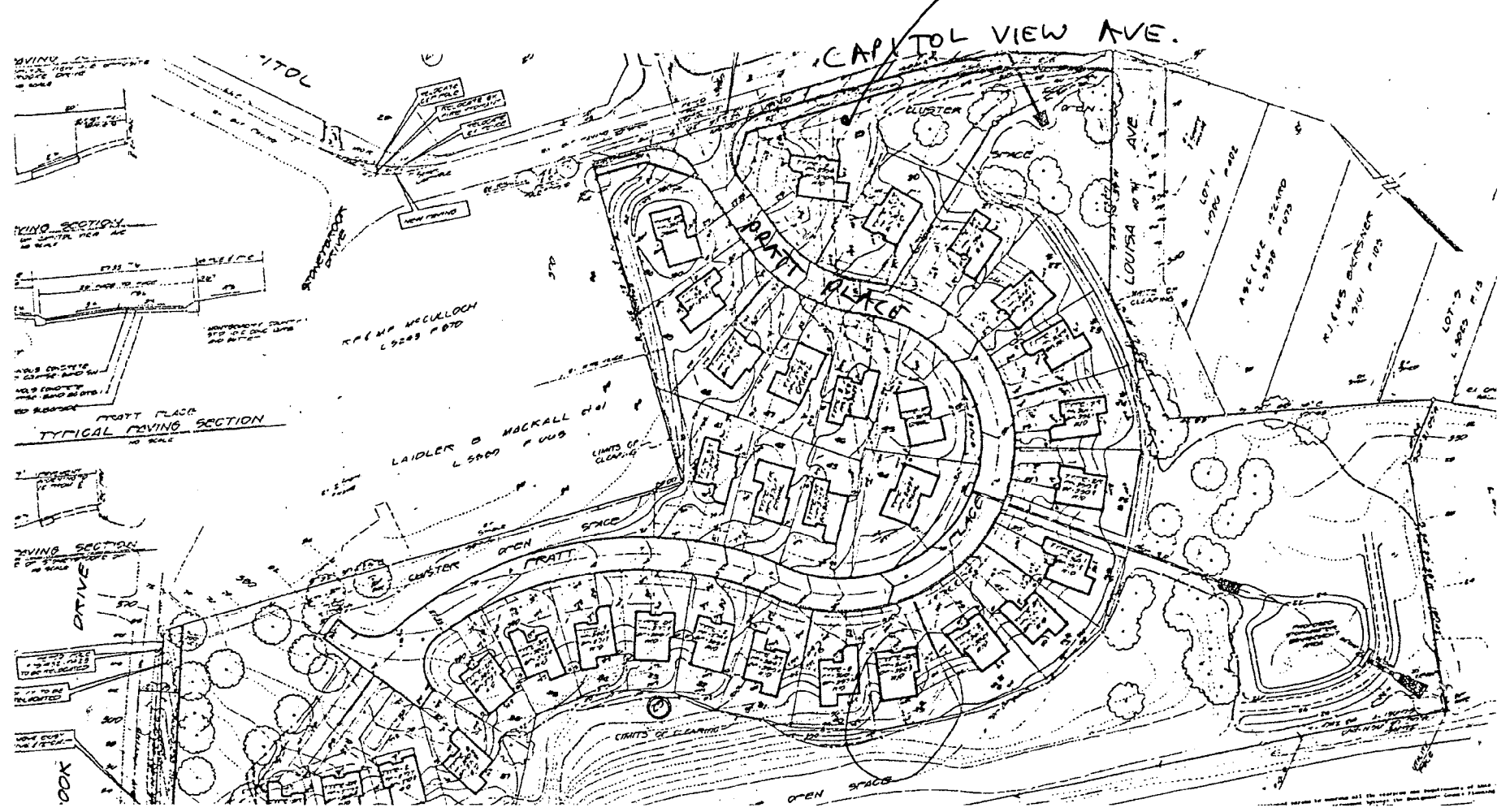


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3. B.

ELEVATION

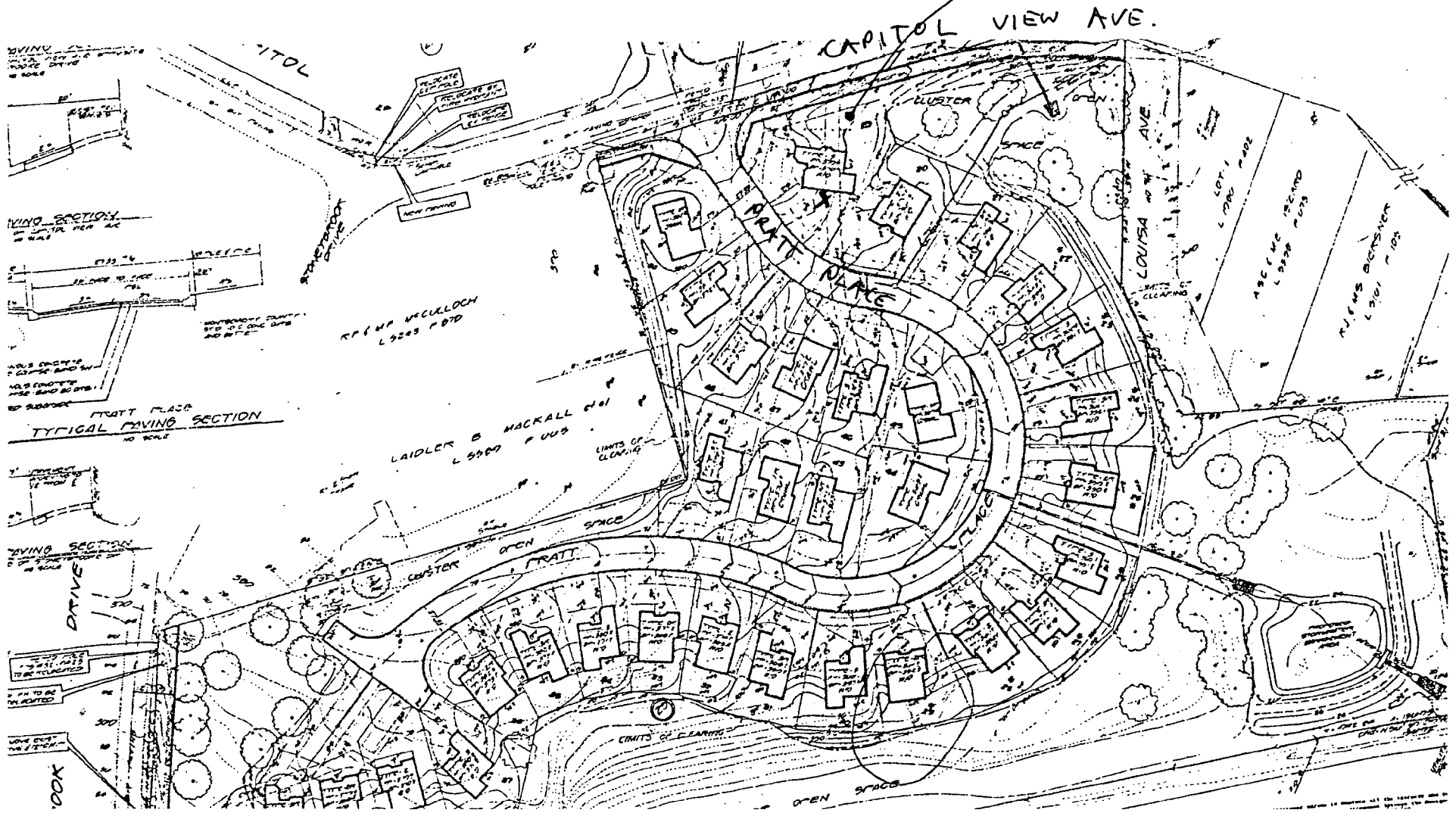
10043 PRATT PLACE



3.B.

ELEVATION

10043 PRATT PLACE

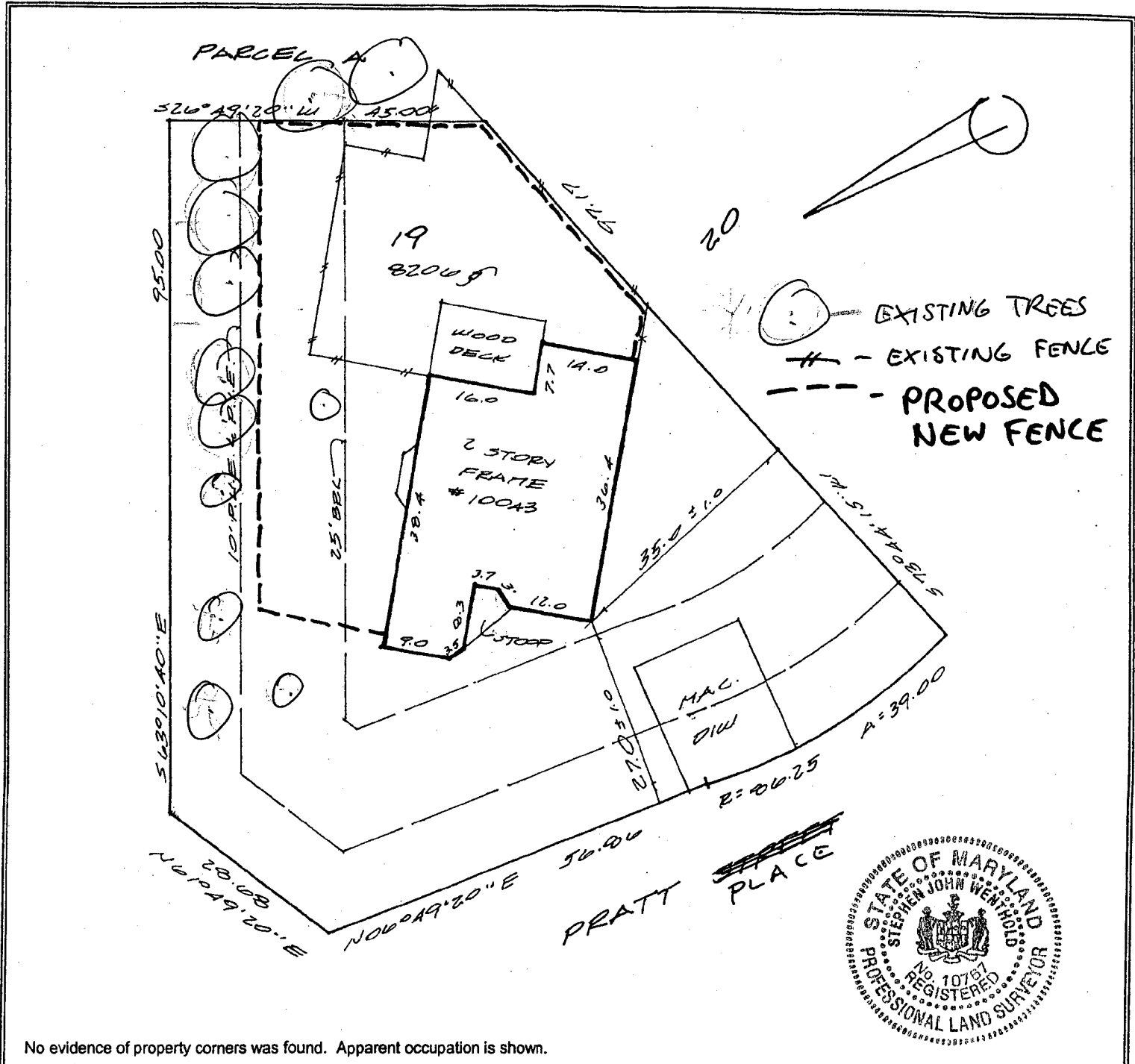


3.A.

CONSTRUCTION PLANS

3

6. TREE SURVEY

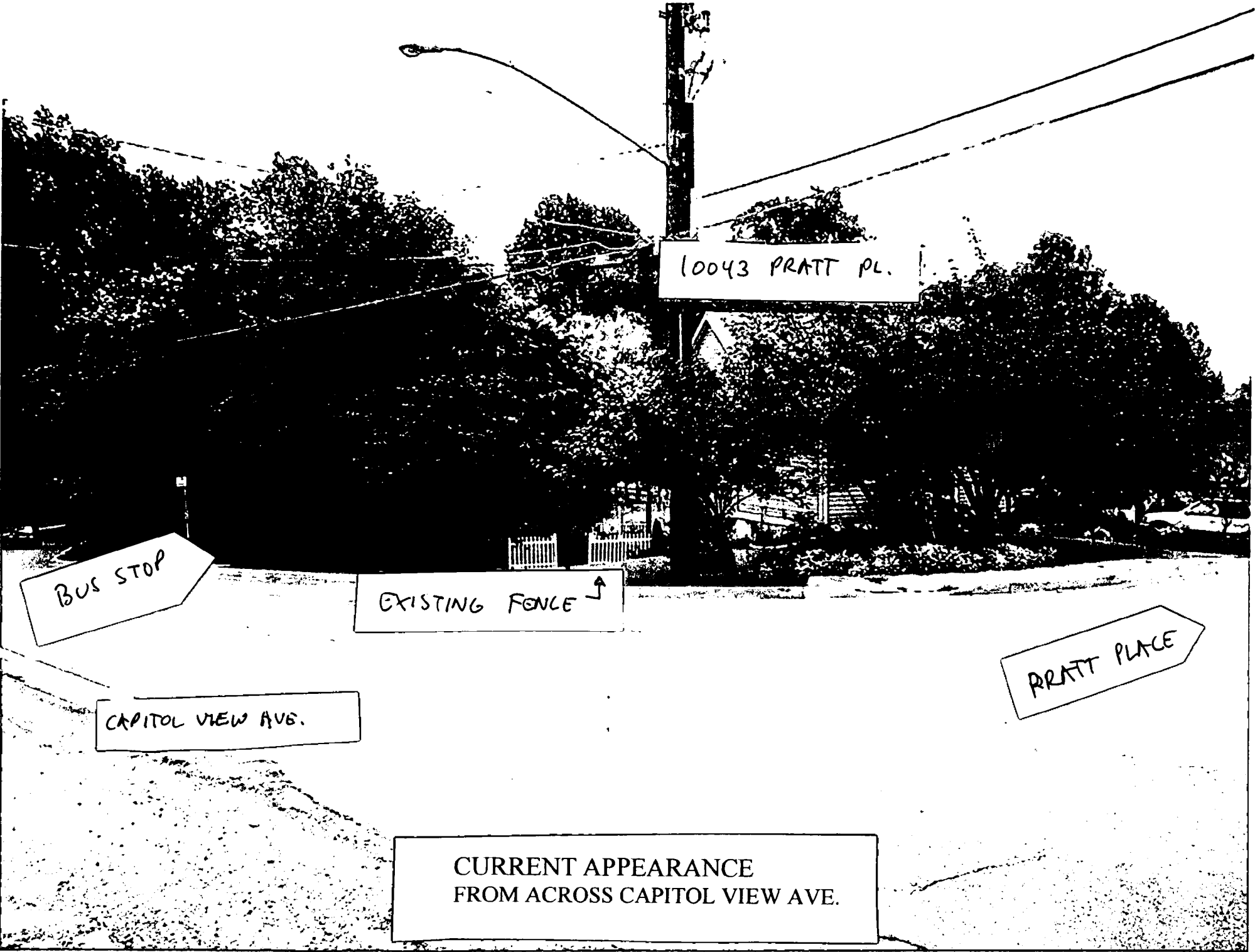


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10043 PRATT PL.

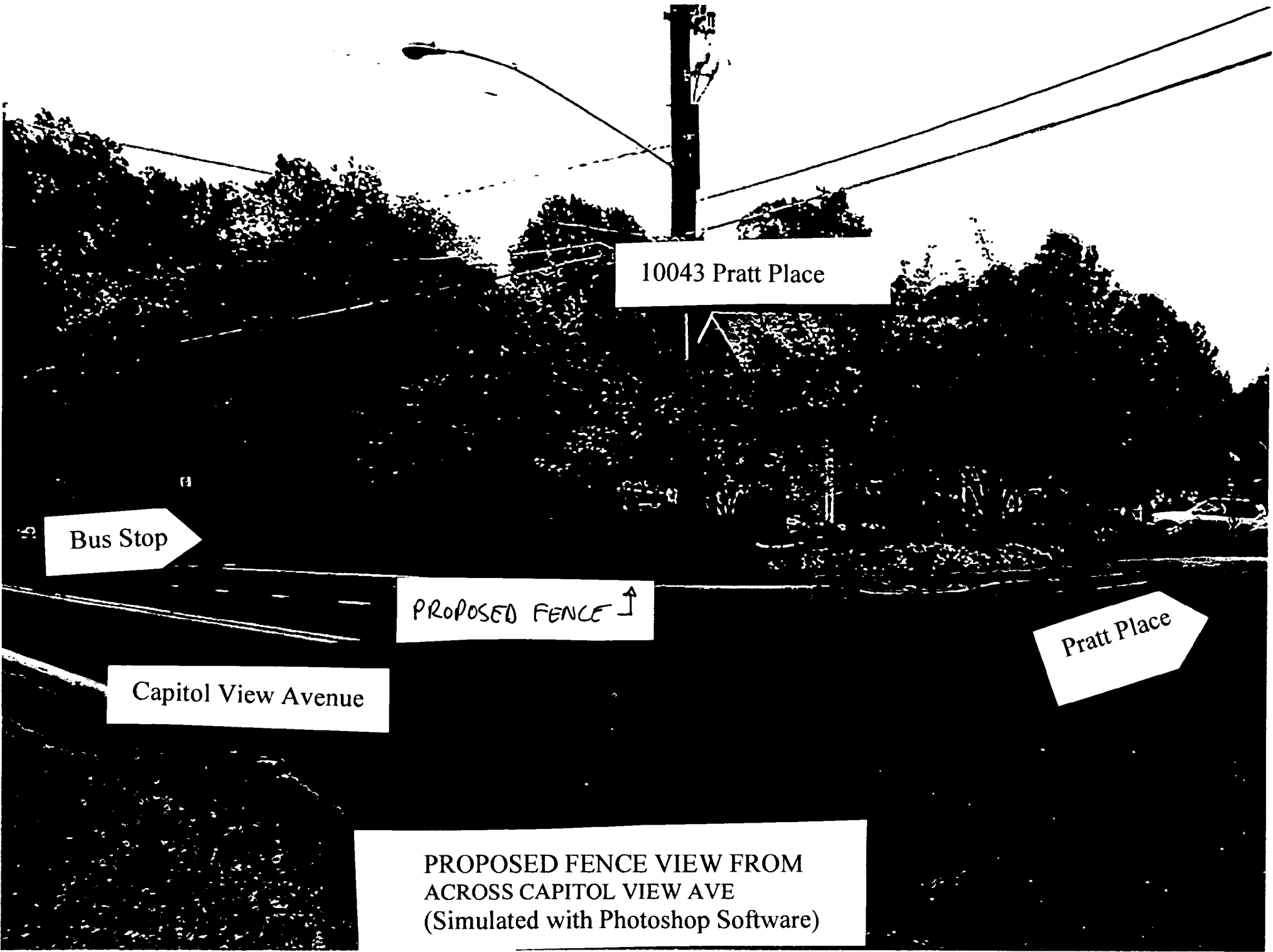
BUS STOP

EXISTING FENCE ↗

CAPITOL VIEW AVE.

PRATT PLACE

CURRENT APPEARANCE
FROM ACROSS CAPITOL VIEW AVE.



10043 Pratt Place

Bus Stop

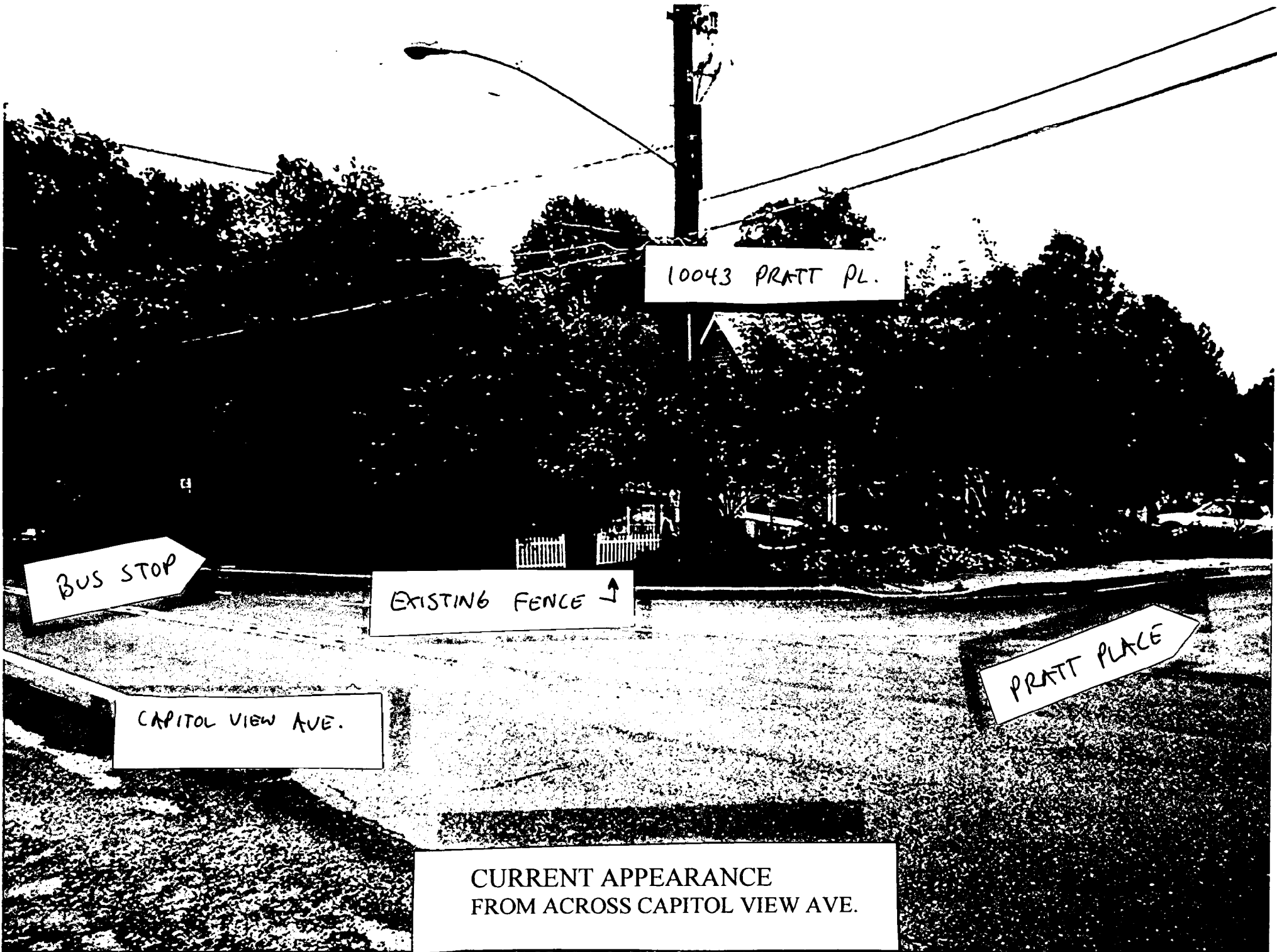
PROPOSED FENCE ↑

Capitol View Avenue

Pratt Place

PROPOSED FENCE VIEW FROM
ACROSS CAPITOL VIEW AVE
(Simulated with Photoshop Software)





10043 PRATT PL.

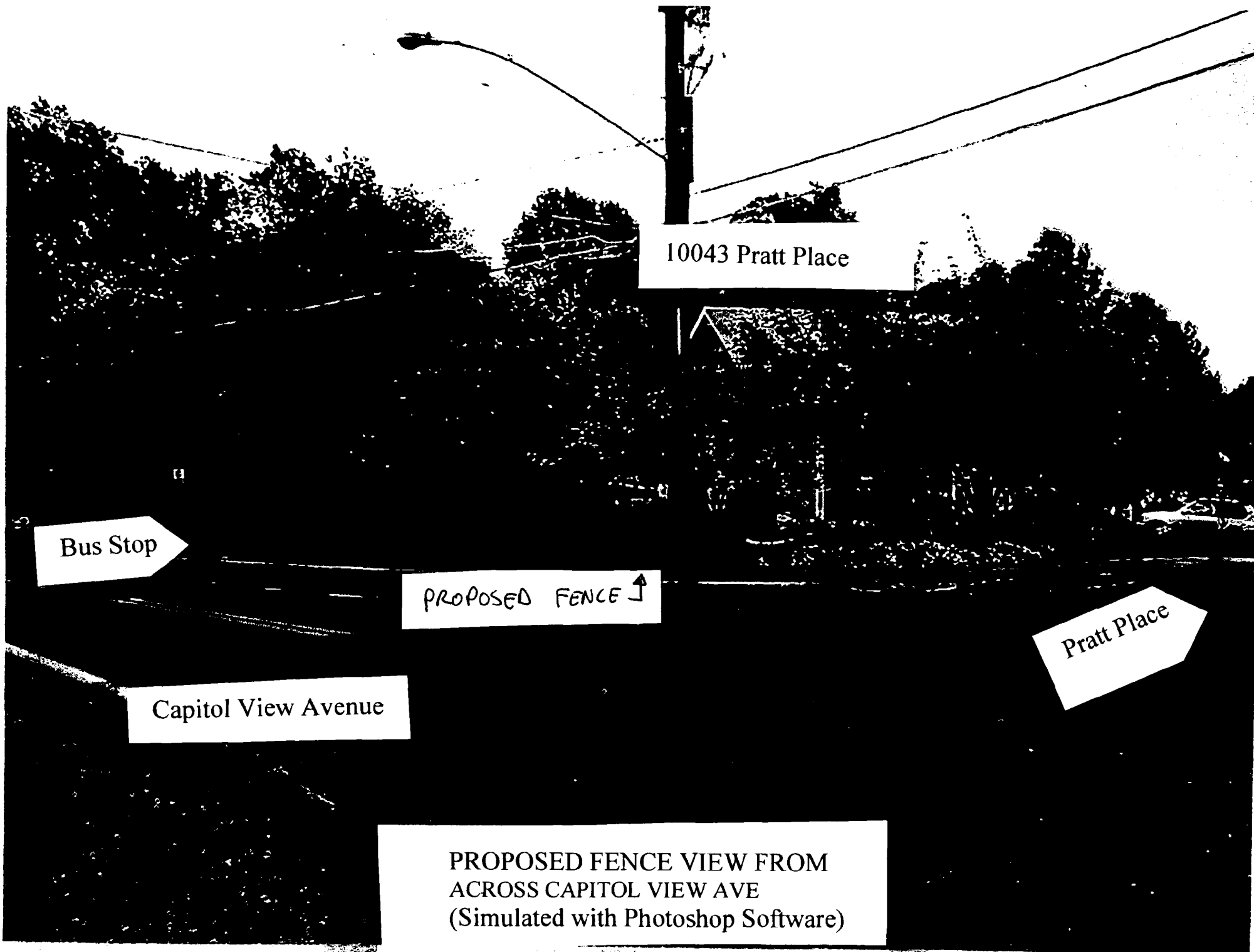
BUS STOP

EXISTING FENCE ↗

CAPITOL VIEW AVE.

PRATT PLACE

CURRENT APPEARANCE
FROM ACROSS CAPITOL VIEW AVE.



10043 Pratt Place

Bus Stop

PROPOSED FENCE ↑

Pratt Place

Capitol View Avenue

PROPOSED FENCE VIEW FROM
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(Simulated with Photoshop Software)

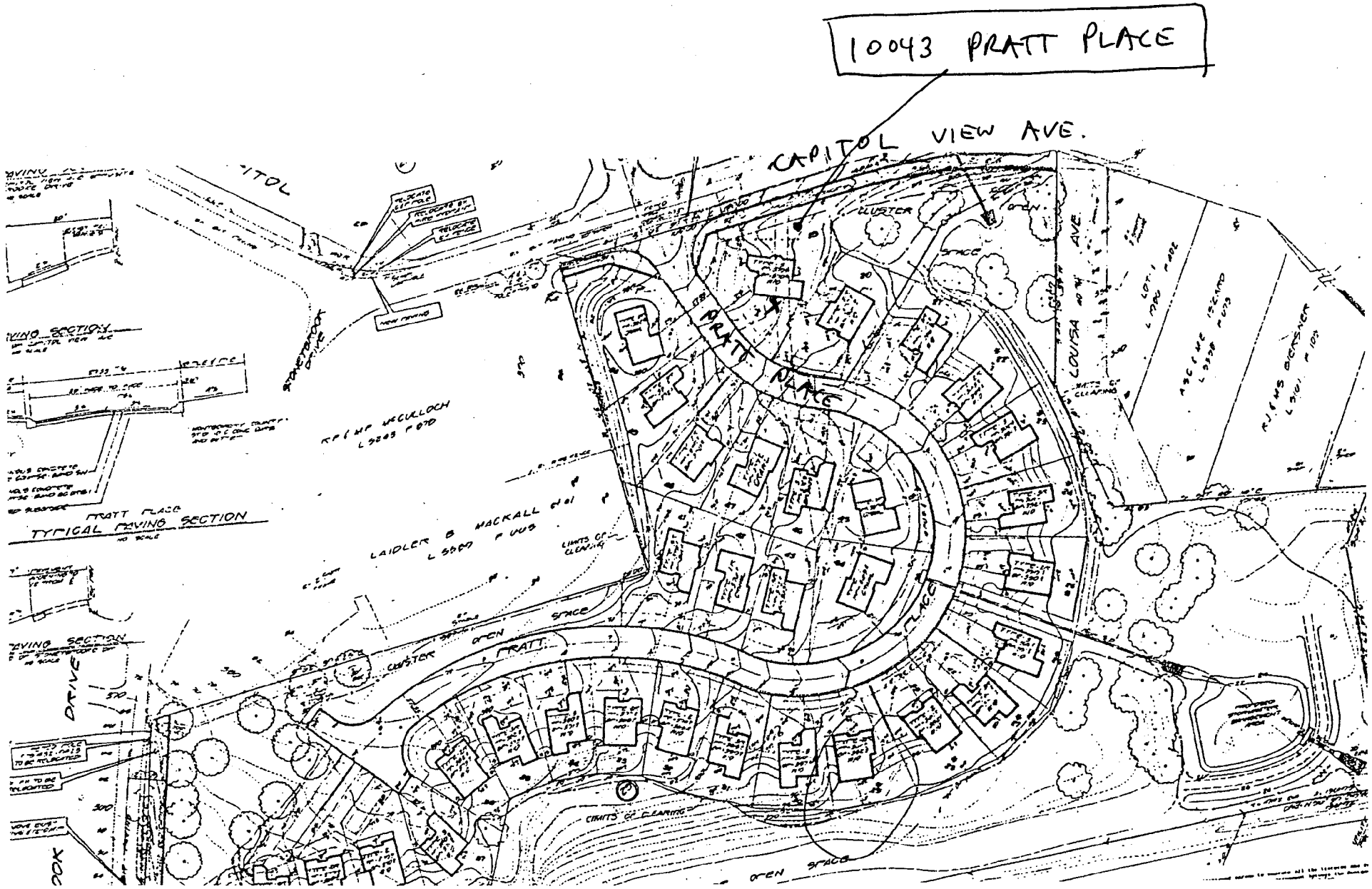
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JEAN LADKIN 10046 PRATT PLACE SILVER SPRING, MD 20910	
ZOFIA ZUKOWSKI 10101 DAY AVENUE SILVER SPRING, MD 20910	

3.B.

ELEVATION

10043 PRATT PLACE





Copy 1



EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10043 Pratt Place, Silver Spring	Meeting Date:	05/25/05
Resource:	Non-Contributing Resource Capitol View Park Historic District	Report Date:	05/18/05
Review:	HAWP	Public Notice:	05/11/05
Case Number:	31/07-05D	Tax Credit:	None
Applicant:	Keith Ackers	Staff:	Michele Oaks
Proposal:	Fence Installation		
Recommendation:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Park Historic District
STYLE: Contemporary

PROPOSAL:

The applicant is proposing to:

1. Install a 5' high fence forward of the bay window on the north elevation of the house and graduate up to 6' in height toward the back of the house. The location of the proposed fence is illustrated on circles 10 & 13.

STAFF RECOMMENDATION:

 X Approval
 Approval with conditions.

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:

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

x 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

 x 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240-777-6170

DPS - #8

E G F O W E

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: KEITH ACKERS
 Daytime Phone No.: 240-482-1137

Tax Account No.: 02360075

Name of Property Owner: KEITH ACKERS Daytime Phone No.: 240-482-1137, 301-565-8883

Address: 10043 PRATT PL. SILVER SPRING MD 20910
Street Number City Street Zip Code

Contractor: CLINTON FENCE Phone No.: 301-843-1108

Contractor Registration No.: 37847

Agent for Owner: CHUCK EIRING Daytime Phone No.: 301-758-7600

LOCATION OF BUILDING/PREMISE

House Number: 10043 Street: PRATT PLACE
 Town/City: SILVER SPRING Near-st/Cross Street: CAPITOL VIEW AVENUE
 Lot: 19 Block: 29 Subdivision: CAPITOL VIEW PARK
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- 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: \$ 4000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EX TEND/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: 6 feet 0 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.

Keith Ackers
 Signature of owner or authorized agent

5/2/05
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Oaks, Michele

From: Keith Ackers [kackers@amw.com]
Sent: Thursday, May 05, 2005 2:19 PM
To: Oaks, Michele
Cc: Keith Ackers
Subject: RE: Building Permit

I am writing this to confirm that I agree to modify my Historic Work Permit application. The change will be that the fence I am proposing to build will be 5 feet in height forward of the bay window on the north elevation of the house, then graduate to 6 feet high toward the back of the house. The footprint of the fence will remain the same as I originally submitted.

Thanks,
Keith Ackers
(240)
(301) 565-8883

From: Oaks, Michele [mailto:Michele.Naru@mncppc-mc.org]
Sent: Thursday, May 05, 2005 1:09 PM
To: Keith Ackers
Subject:

Michele Oaks, Senior Planner
Historic Preservation Office
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc.org
www.mncppc.org

***Keith Ackers – 10043 Pratt Place, Silver Spring MD
Historic Area Work Permit Application Addendum***

1. Written description of project.

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

The existing structure on the lot is a contemporary style house, built in 1986. It has sage-colored aluminum siding and white painted fascia boards. On the side facing the proposed fence, the home's utility features are currently exposed, including the electric meter, cable and telephone boxes, radon vent system and exterior air conditioning unit. The fence we propose to build would conceal these unsightly features. Moreover, the vast majority of the side lot is itself concealed from public view by a stand of many 40' tall Leyland cypress trees. Those trees separate the lot from a Ride-On Bus stop, which includes a frequently ignored trash can and litter that often blows onto our property. The lot slopes down from Capitol View Avenue, and down from the front of the lot to the back. The fence height of 6 feet would as such appear to be less than that from the street. As traffic approaches from Capitol View Avenue, the front of the house would remain completely un-obscured by the fence, except for an existing utility pole and several more trees. The fence would not catch the eye of anyone who wasn't specifically looking for it. A split-rail fence with a white vinyl picketed section facing Pratt Place currently exists on the property, more closely adjacent to the house. This proposal would include removal of that fence.

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

The project is a simple, classic 6' wood privacy fence, falling entirely within our property lines along the north side of the property, bordering Capitol View Avenue, but obscured by trees along that busy road. It would be constructed of pressure treated pine boards, and would weather to a natural appearance with time. The boards would be butted together so as to form a seal without gaps or spacing between. The top line would be flat and capped with another half-inch board to create a finished, clean line. The posts would be 4"x4" wood, topped with Doric-style square caps to complete a classic, solid, quality look, well in keeping with any historic construction standards. As shown in the accompanying photos, the majority of the fence would barely be visible to passers-by, since the trees and foliage obscure most of that part of the lot. As such, I believe the visual impact to the neighborhood would be minimal, and would go largely unnoticed. As mentioned above, it would serve to obscure several

of the home's more unsightly functional utilities (heat pump, radon reduction vent, phone & cable boxes, electric meter.) I believe this fence would give the lot a more finished and historic appearance, and would serve as an upgrade to the lot and the community. I would point out that our neighbors across Capitol View have an older 6' privacy fence, and that other neighbors within sight on nearby Grant Avenue have a brand new 6' privacy fence, both of which improve the appearance of the immediate area.

My wife and I have a 4 month old daughter, and hope to raise her in this community. We are concerned on her behalf not only about the threat of traffic on busy Capitol View Avenue, but also the potential for unwanted curiosity (on either side) in relation to the bus stop that borders our property. This fence would eliminate those concerns as well as improving the appearance of the neighborhood.

2. **Site plan (INCLUDED)**
3. **Plans and elevations (INCLUDED)**
4. **Materials specifications:** Pressure-treated wood
5. **Photographs (INCLUDED)**
6. **Tree survey:** N/A
7. **Addresses of Adjacent and Confronting Property Owners:**

Next door: Thomas Sandoz, 10041 Pratt Place, Silver Spring MD 20910

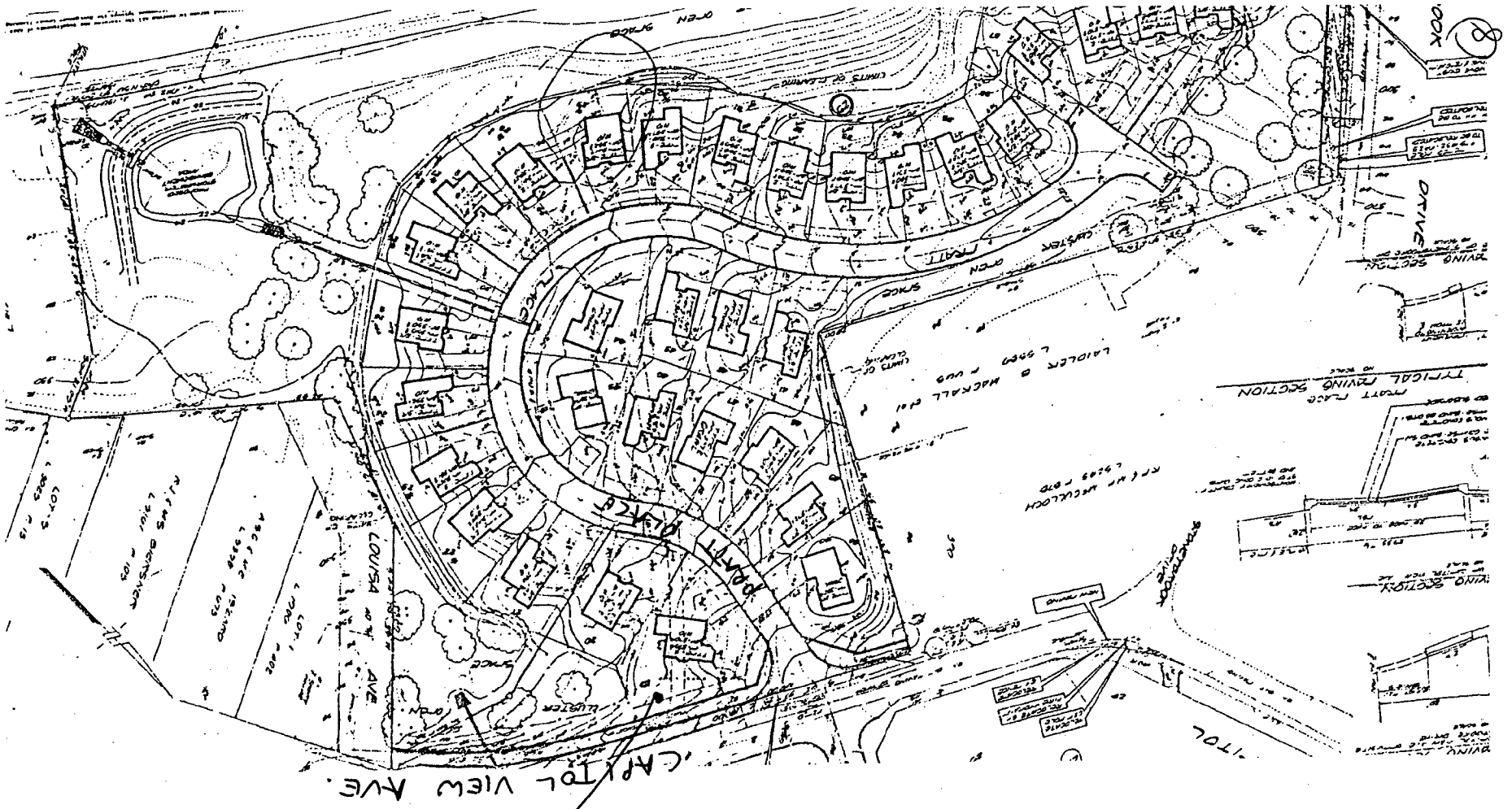
Directly across street: Jean Ladkin, 10046 Pratt Place, Silver Spring MD 20910

Directly across cross-street (Capitol View Ave.):

Zofia Zukowski, 10101 Day Avenue, Silver Spring, MD 20910

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

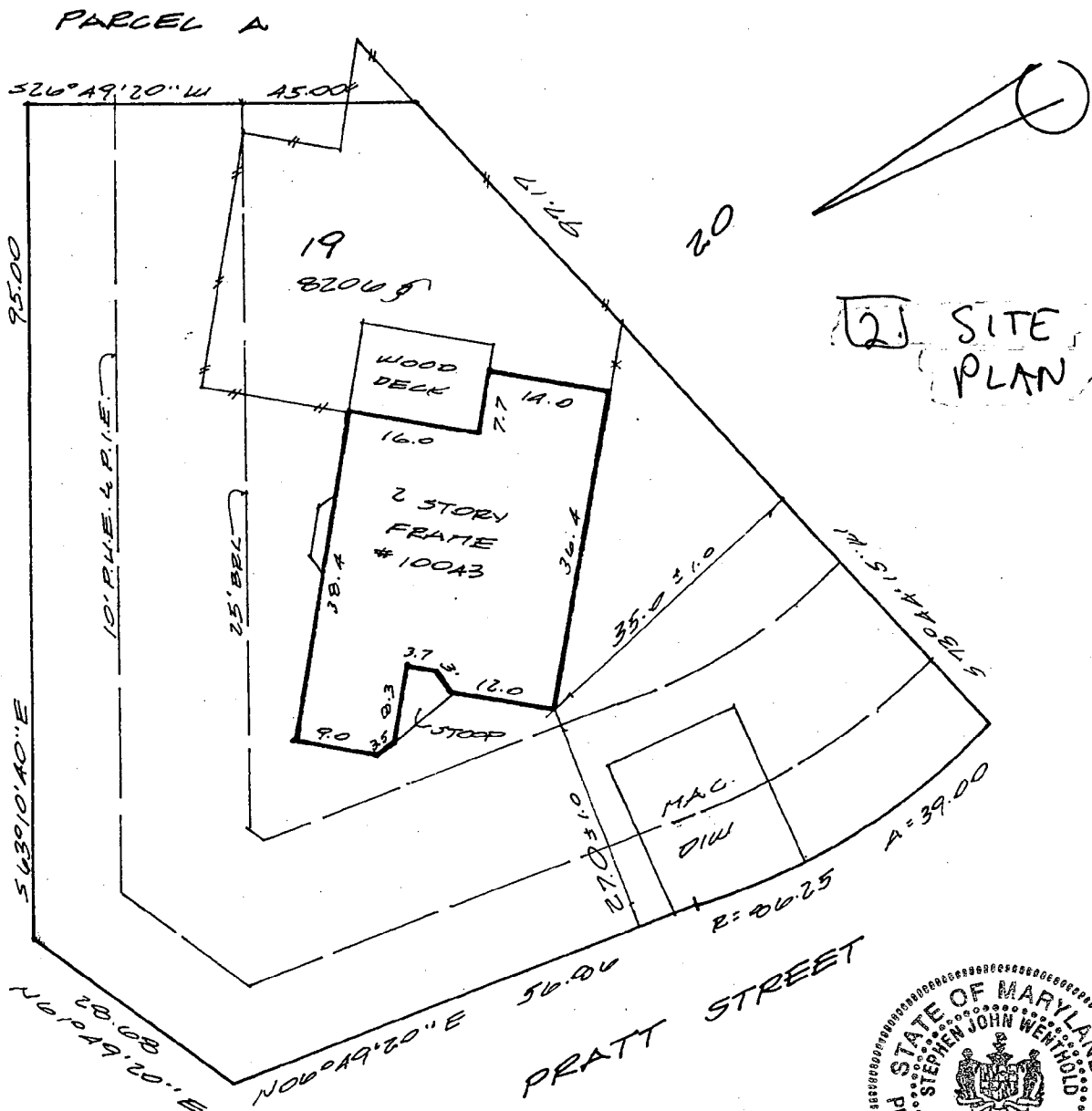
Owner's mailing address KEITH ACKERS 10043 PRATT PLACE SILVER SPRING, MD 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
THOMAS SANDOZ 10041 PRATT PLACE SILVER SPRING, MD 20910	
JEAN LADKIN 10046 PRATT PLACE SILVER SPRING, MD 20910	
ZOFIA ZUKOWSKI 10101 DAY AVENUE SILVER SPRING, MD 20910	



10043 PRATT PLACE

ELEVATION

3.B.



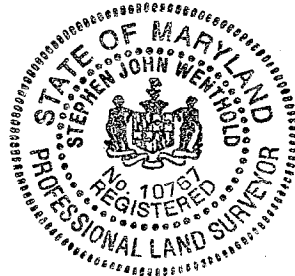
No evidence of property corners was found. Apparent occupation is shown.

Date: 10-29-02 Scale: 1" = 20' Dm: B.D.
 Plat Book: 125 NO TITLE REPORT FURNISHED
 Plat No.: 14589
 Work Order: 02-5319
 Address: 10043 PRATT STREET
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

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 of 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. Wentholt



LOCATION DRAWING
 LOT 19
 BLOCK 29
 CAPITOL VIEW PARK

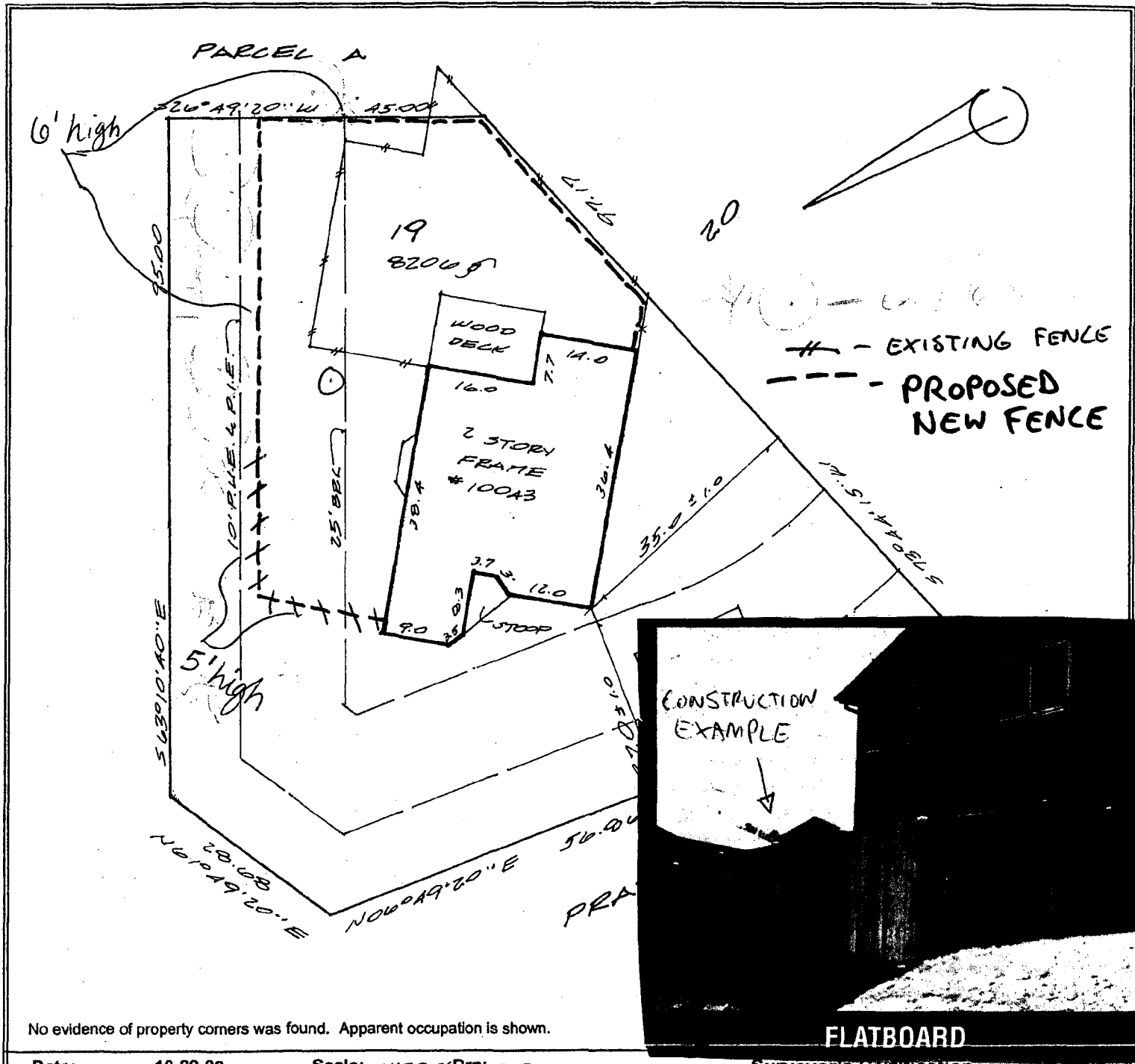
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other 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.



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

3. A

CONSTRUCTION PLANS



No evidence of property corners was found. Apparent occupation is shown.

Date: 10 20 02 Scale: 1/4" = 10' Dwn: 0 0

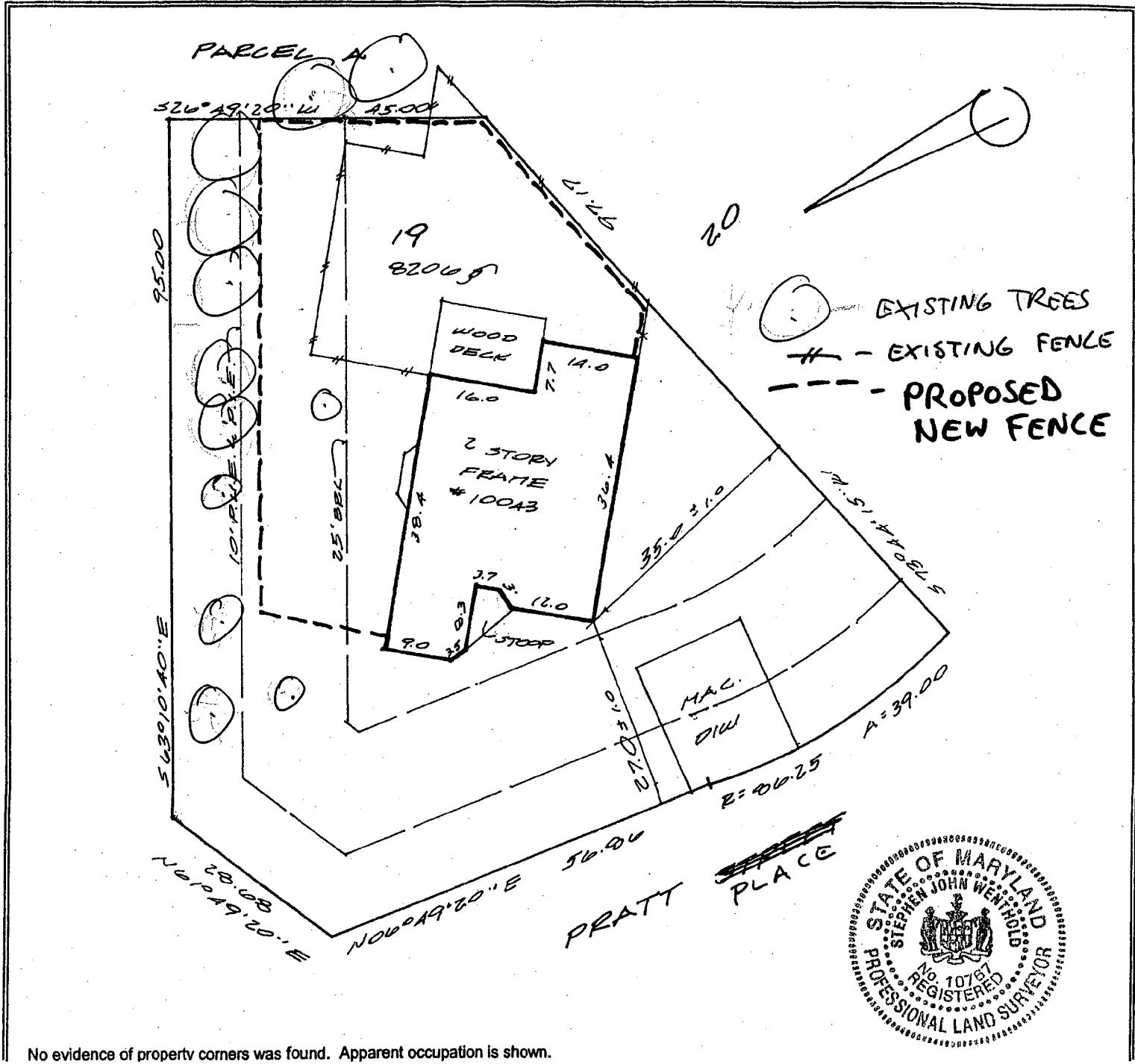
10

3.A.

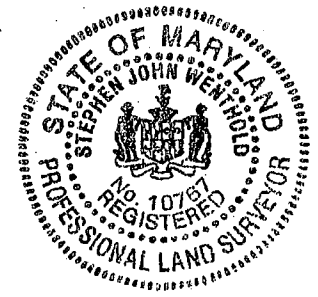
CONSTRUCTION PLANS

3

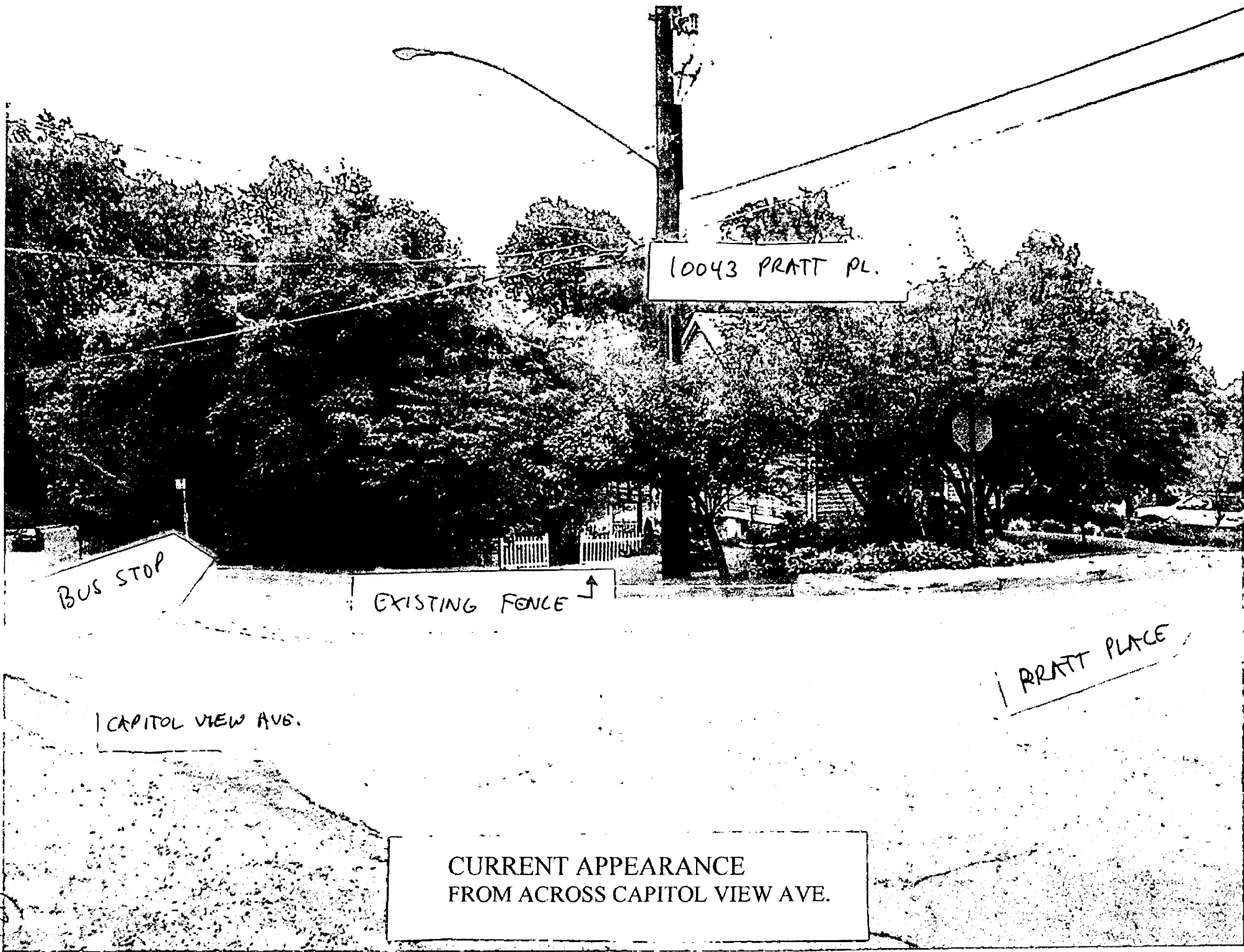
6. TREE SURVEY



No evidence of property corners was found. Apparent occupation is shown.



11



10043 PRATT PL.

BUS STOP

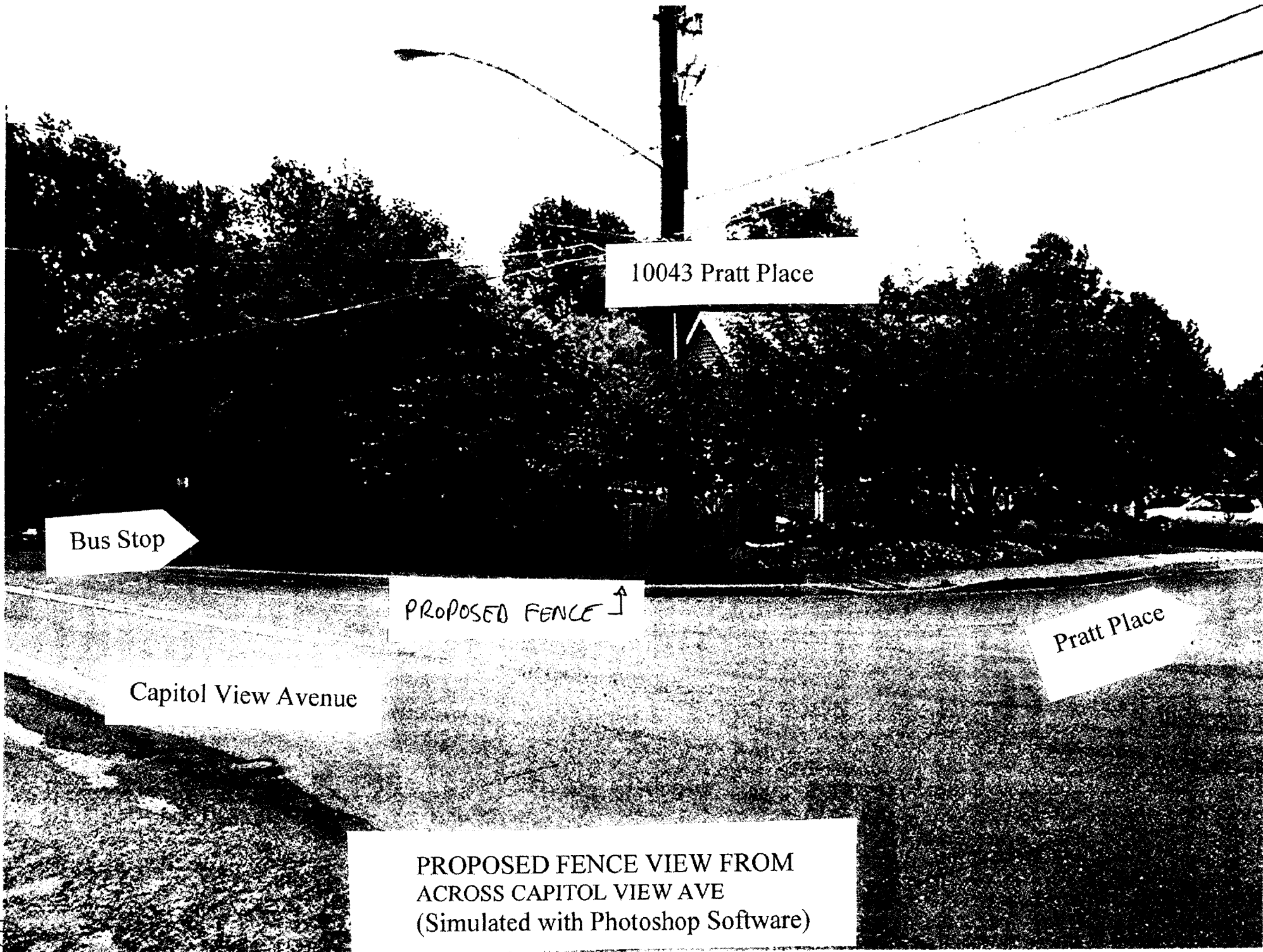
EXISTING FENCE ↑

PRATT PLACE

CAPITOL VIEW AVE.

CURRENT APPEARANCE
FROM ACROSS CAPITOL VIEW AVE.

(21)



10043 Pratt Place

Bus Stop

PROPOSED FENCE ↑

Pratt Place

Capitol View Avenue

PROPOSED FENCE VIEW FROM
ACROSS CAPITOL VIEW AVE
(Simulated with Photoshop Software)