

31/07-06E	10022 Pratt Place
Capitol View Historic District, 31/07	





FRONT VIEW 10022 PRATT PL.

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REPLACED DECK&STEPS



REPLACED DECK&STEPS



DECK FRAMING AT N.E. CORNER OF HOUSE

REAR OF HOUSE



10022 PRATT PL DECK FRAMING

PIER FOOTING FOR DECK

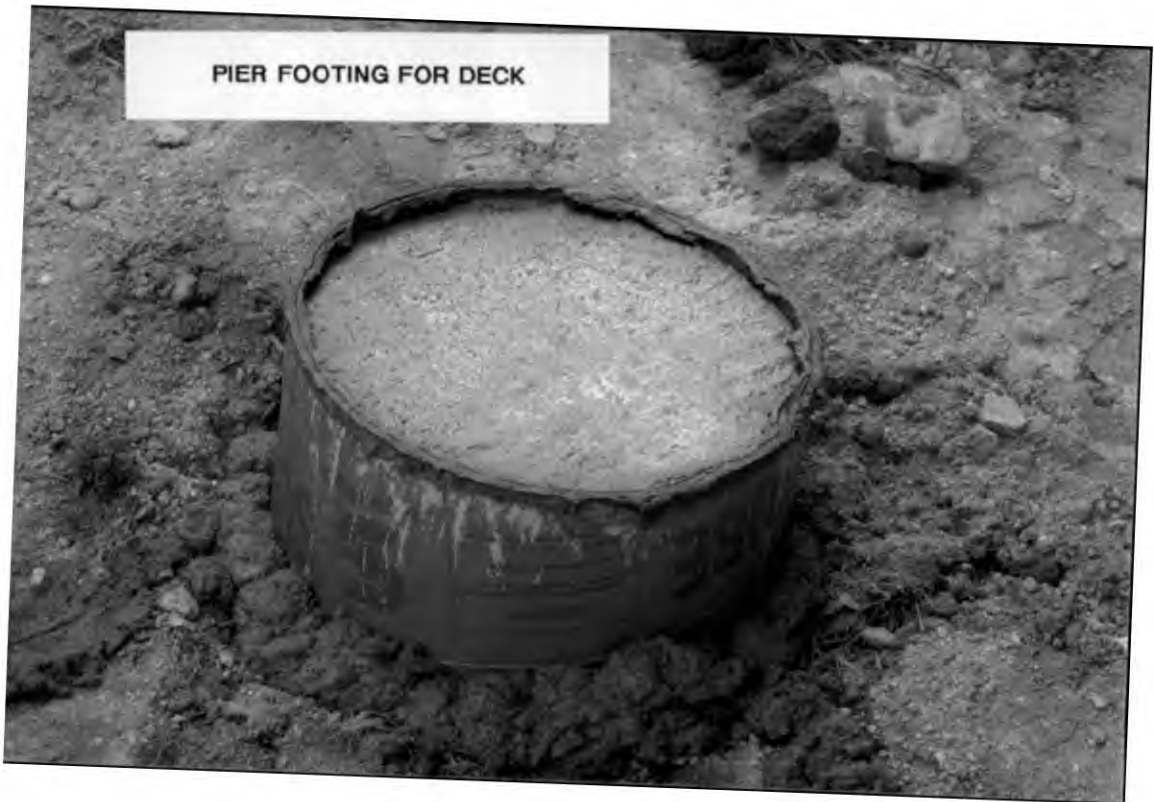


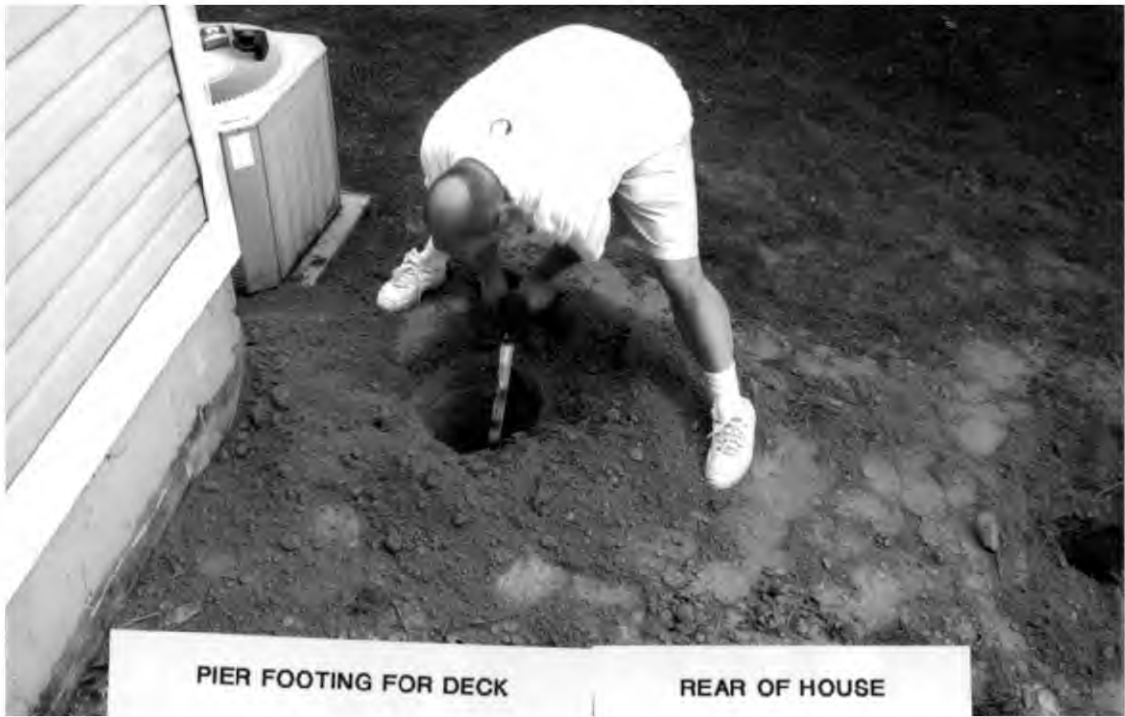


PIER FOOTING FOR DECK



PIER FOOTING FOR DECK

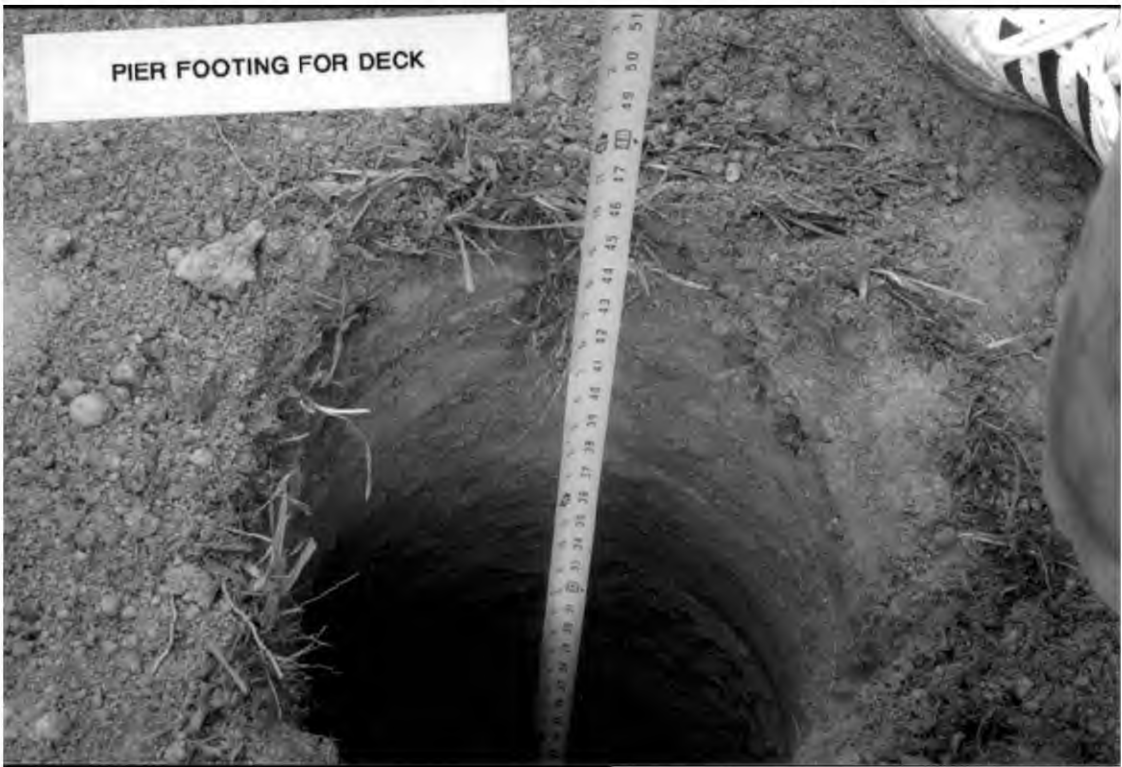




PIER FOOTING FOR DECK

REAR OF HOUSE

PIER FOOTING FOR DECK







## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: 3/9/2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner *AF*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #411909, deck construction

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a RETROACTIVE Historic Area Work Permit (HAWP). This application was **Approved** at the 3/8/2006 meeting.

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

Applicant: Henry Lancon

Address: 10022 Pratt Place, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

received DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

FEB 14 2006

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Dept. of Permitting Services

Contact Person: HENRY V. LANCON  
Daytime Phone No.: 301 869 1989

Tax Account No.: 02360394

Name of Property Owner: HENRY V. LANCON Daytime Phone No.: 301 869-1989  
Address: 6604 Sweetwater Dr. Derwood Md. 20855  
Street Number City Street Zip Code

Contractor: SELF Phone No.: 301 869-1989

Contractor Registration No.: N/A

Agent for Owner: HENRY V. LANCON Daytime Phone No.: 301 869-1989

### LOCATION OF BUILDING/PREMISE

House Number: 10022 Street: PART PLACE  
Town/City: SILVER SPRING Nearest Cross Street: CAPITAL VIEW AVENUE  
Lot: 43 Block: 29 Subdivision: CAPITAL VIEW PARK  
Liber: 6963 Folio: 780 Parcel:

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 1200.00

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS

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 \_\_\_\_\_ feet \_\_\_\_\_ 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

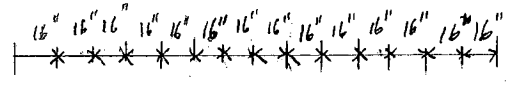
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Henry V. Lancon Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

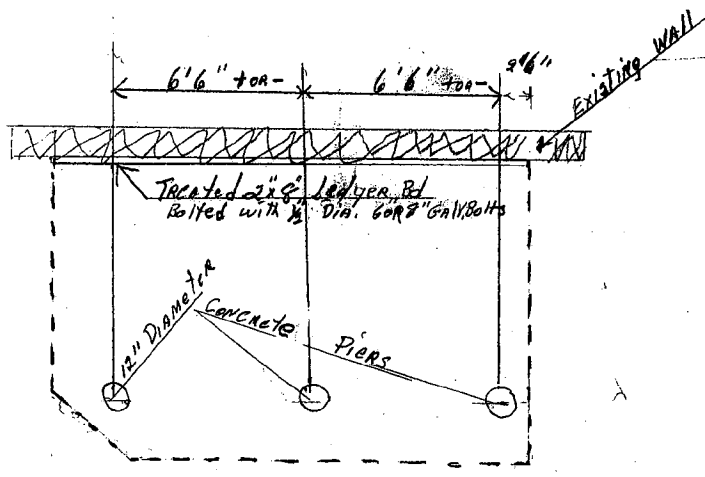
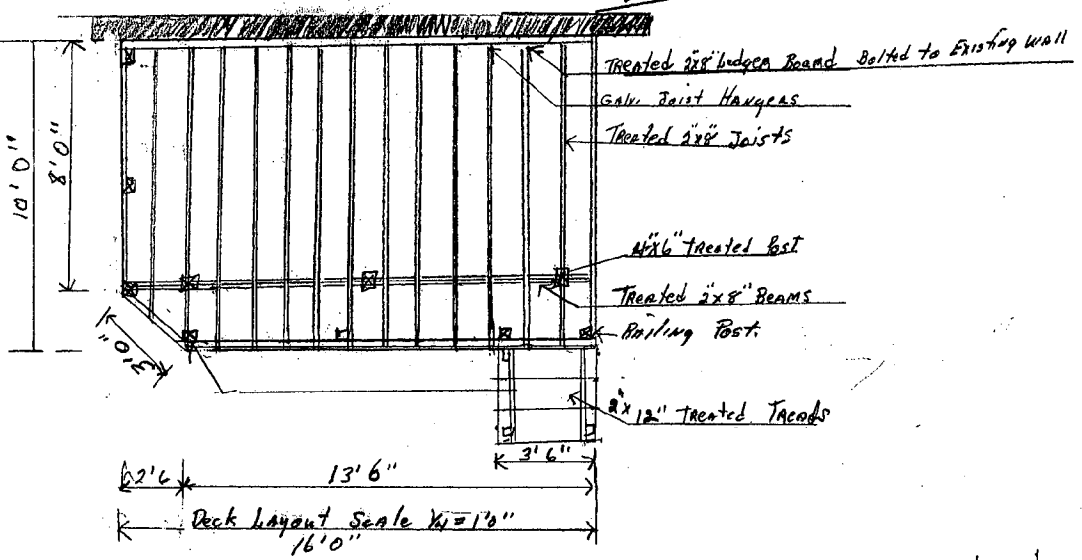
Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3-9-06  
Application/Permit No.: 411909 Date Filed: 2-14-06 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

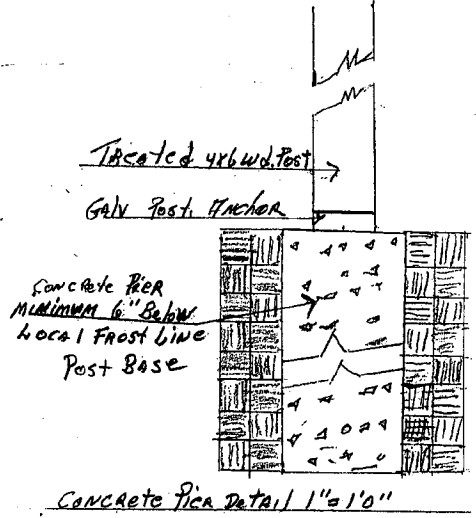
10022 PRATT PL. SILVER SPRING MD. 20710



EXISTING WALL

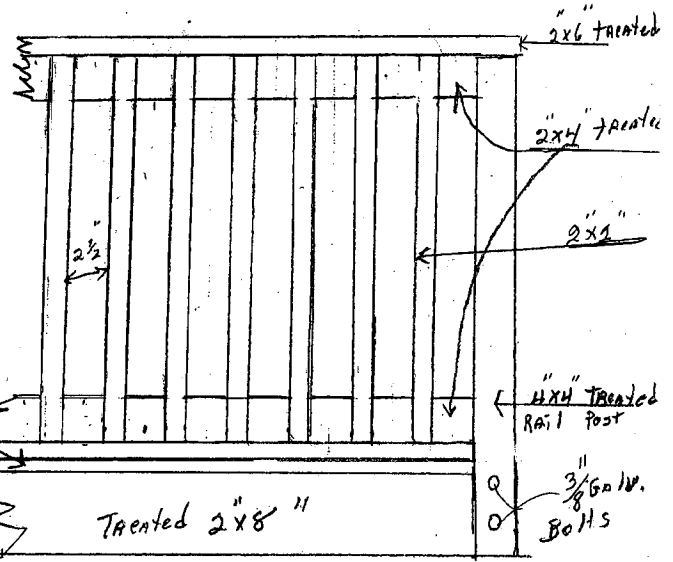


16'0" Pier layout Scale 1/4" = 1'0"



Montgomery County  
Health Department  
Julia [Signature]  
3-20-06

1/2" Decking to be 1x6x6 Connect Deck Material From BARROW Lumber Co



Deck Rail Detail 1 inch Scale 1" = 1'0"



**BUILDING LOCATION SURVEY**  
**LOT 43** **BLOCK 29**  
**CAPITOL VIEW PARK**

Montgomery County, Maryland  
 Scale: 1" = 30'  
 Plat Book 125  
 JULY 26, 1985  
 Plat 14590  
**MACRIS, HENDRICKS and WITMER, P.A.**

ENGINEERS • PLANNERS • SURVEYORS  
 9220 WIGHTMAN ROAD GAITHERSBURG, MD. 20879  
 670-0840

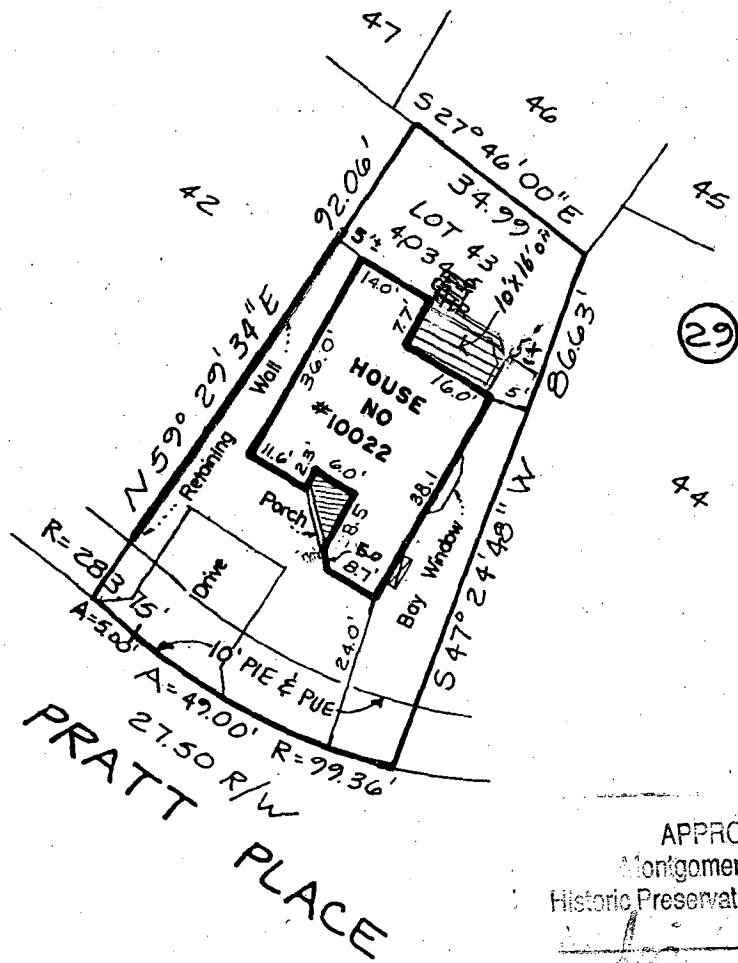
I hereby certify that the survey shown hereon is correct and the property is as delineated on the above stated plat as recorded among the Land Records of Montgomery County, Md. The improvements were located by a transit-tape survey made on JULY 23, 1985. Unless shown hereon, there are no visible encroachments.

CERTIFIED CORRECT AS OF DECEMBER 9, 1985

*Douglas H. Riggs III*  
 DOUGLASS H. RIGGS, III  
 PROFESSIONAL LAND SURVEYOR, MD. NO. 10712

*Douglas H. Riggs III*

DOUGLASS H. RIGGS, III  
 PROFESSIONAL LAND SURVEYOR, MD. NO. 10712



APPROVED  
 Montgomery County  
 Historic Preservation Commission

3-20-06

NOTE: 20' WIDE EXTINGUISHABLE SLOPE EASEMENT ALONG STREET FRONTAGE GRANTED ON RECORD PLAT. EXISTENCE OF PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS SURVEY, UNLESS INDICATED HEREON AS FOUND.

Field	WC	F
Draw	LL	JR
Check	DR	DR

80-152 (5)

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10022 Pratt Place, Silver Spring	<b>Meeting Date:</b>	3/8/2006
<b>Resource:</b>	Non-Contributing Resource Capitol View Park Historic District	<b>Report Date:</b>	3/1/2006
<b>Applicant:</b>	Henry Lancon	<b>Public Notice:</b>	2/22/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/07-06E RETROACTIVE	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Deck construction		
<b>RECOMMENDATION:</b>	Approve		

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**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within Capitol View Park Historic District  
**DATE:** 1986

**PROPOSAL**

The applicant has removed the rear steps and constructed a 10' x 16' deck off the back of the house. The deck has wood framing, synthetic decking, a wood railing and three wood steps from the deck to grade.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

***Secretary of the Interior's Standards for Rehabilitation:***

# 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

It is never optimal for the HPC to review an application for exterior alterations to a house in a historic district when the work has already been completed. In this case, the applicant has stated that he was not aware that he would need approval from the Historic Preservation Commission since his house is not historic.

Had this application come in before the work began, staff would have encouraged the applicant to use all wood materials for the deck. However, the HPC has approved synthetic materials for decks constructed off the backs of Non-Contributing Resources and not readily visible from a public right-of-way. This deck does not adversely affect the character of the house or the historic district. Therefore, staff is recommending retroactive approval of this application.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

**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:

10' x 16' wooden Deck with Three Steps Leading From  
North Part of Deck to Grade level which is 32" in  
height From Ground level to Top of Deck. Deck Railing  
To Be 42" From Top of Decking material to Top of Railing  
The N.E. Section of Deck to be 48" From Grade Level to Top of  
Deck.

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

Very well structure with the Best material Available.  
And Design to meet with historic District with no  
Effect to the environmental settings

**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, (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.

