EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10022 Pratt Place, Silver Spring  Meeting Date: 6/28/17
Resource: Non-Contributing Resource  Report Date: 6/21/17
Capitol View Historic District

Review: HAWP  Public Notice: 6/14/17
Case Number: 10/07-17D  Tax Credit: None
Applicant: Paul Brooks, Agent  Staff: Dan Bruechert
Proposal: Shed Installation

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing to the Capitol View Historic District
STYLE: Traditional
DATE: c.1980

PROPOSAL:

The applicant is proposing to install a pre-fab shed in the rear of the property. The shed will be placed in the left rear corner of the lot where it will not be visible from the public right-of-way. The shed will be 8' x 10' (eight feet by eleven feet) and 6' (six feet) tall, sheathed in either OSB or T1-11 siding. Due to the non-contributing nature of the property and the obscured location from the public right-of-way staff supports this proposal.
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:

___ 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.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: ___________________________ Daytime Phone No.: ___________________________

Tax Account No.: ___________________________

Name of Property Owner: Lawton Family LLC Henry Lawton

Address: 4011 Sweetwater Dr., Dundood - Md. 20835

Contractor: ___________________________ Phone No.: ___________________________

Contractor Registration No.: ___________________________

Agent for Owner: PAUL E. BUCKS Daytime Phone No.: 301-806-9534

LOCATION OF BUILDING/PREMISE

House Number: 10032 Street: PEAK Platz

Town/City: SILVER SPRING Nearest Cross Street: CATALO VIEW

Lot: Block: Subdivision:

Liber: Foler: Perfil:

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE

A. CHECK ALL APPLICABLE:      CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Sale ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wind/Rain ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: ______________________

B. Construction cost estimate: ______________________

C. 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 FENCING/RETAINING WALL

3A. Height ______ feet ______ inches

B. 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/assessment

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.

Paul E. Brocks

Signature of owner or authorized agent ___________________________ Date: 7-1-1977

Approved: ___________________________ For Chairperson, Historic Preservation Commission

Disapproved: ___________________________ Signature: ___________________________ Date: ___________________________

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

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>6604 Sweekdale Dr</td>
<td>10022 Pratt Pkwy</td>
</tr>
<tr>
<td>Deerwood, MD 20855</td>
<td>Silver Spring, MD 20910</td>
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**Adjacent and confronting Property Owners mailing addresses**

<p>| | |</p>
<table>
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<tr>
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<tbody>
<tr>
<td>10020 Pratt</td>
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<tr>
<td>10038 Pratt</td>
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</table>
Val-U PLUS Shed | VALUE SERIES

Price includes:
- 2 x 4 construction
- PT floor joists with OSB sheathing
- 40" double door with keyed lock entry
- 6' sidewall
- Peak roof
- 2-Year warranty

All Prices Include Delivery and Installation

8x8 Val-U PLUS Shed
$1,399
Delivered and Installed

John Deere Package available

Choose your size and shingle color:

<table>
<thead>
<tr>
<th>Size (L x W)</th>
<th>Smart Siding</th>
<th>Weathered Gray</th>
<th>Golden Cedar</th>
<th>Charcoal</th>
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<tr>
<td>8' x 8'</td>
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<td>8' x 10'</td>
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<td>8' x 12'</td>
<td>$1,699</td>
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</tbody>
</table>

Choose your options and upgrades:

John Deere Package $299

FLOOR UPGRADE
- Tough Floor (all sizes) $159
  - 2" x 6" pressure-treated floor joists
  - 12" on center spacing
  - Pressure-treated plywood floor

VALUE PACKAGES Bundle and save!
- Val-U Bundle A: 4' Ramp, Vents, Lifetime Warranty $159
- Val-U Bundle B: 4' Ramp, Vents, Lifetime Warranty, Shell, Workbench $249

DOOR UPGRADE
- Exchange Standard 40" Double Door with: 54" Double Door with keylock entry... $99

OPTIONS
- Gable Vents (pair) $34
- Standard Ramp (4' long) $59
- Tractor Ramp (8' long heavy-duty) $169
- Shelf (1' x 12' x 7' long) $99
- Upgrade to Lifetime Warranty $99
- Anchor Kit $149
- Architectural Shingles $115/ea.
- Service Fee for Permit: includes filing fees, notary, and paperwork to permitting office. Homeowner responsible for permit fee... $250
- Engineered Stamped Drawing Fee... $299

John Deere Package:
- Tough Floor
- 2" x 6" pressure-treated floor joists
- 12" on center spacing
- Pressure-treated plywood floor
- 54" Door upgrade heavy-duty door with concealed hinges
- Diamond plate threshold
- John Deere branded vents
- Lifetime warranty

Ordering is easy!

At Store service desk
Online shedsusa.com
By Phone 1-866-616-2685
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.

Douglas H. Riggs, III

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

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.
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.

Douglas H. Riggs, III

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

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