

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10022 Pratt Place, Silver Spring	<b>Meeting Date:</b>	6/28/17
<b>Resource:</b>	Non-Contributing Resource Capitol View Historic District	<b>Report Date:</b>	6/21/17
<b>Review:</b>	HAWP	<b>Public Notice:</b>	6/14/17
<b>Case Number:</b>	10/07-17D	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Paul Brooks, Agent	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Shed Installation		

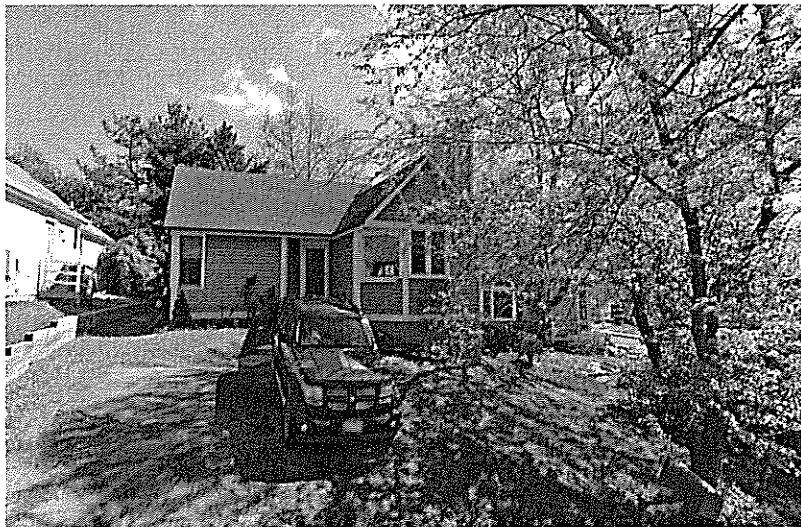
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**STAFF RECOMMENDATION:**

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' × 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:**

**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 Email: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Name of Property Owner: LAWSON Family LLC Henry Lawson Daytime Phone No.: 301-969-1989

Address: 6604 Sweetwater Dr. Deakwood Md 20855  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

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

8561093

**LOCATION OF BUILDING/PREMISE**

House Number: 10022 Street: PRAIRIE PLACE

Town/City: SILVER SPRING 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 estimator: \$ \_\_\_\_\_

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 ON FENCE OR 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.

Paul E. Brooks  
Signature of owner or authorized agent

7 Jul 17  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

Owner's mailing address

6604 SWEETWATER DR  
DEERWOOD, MD. 20855

Owner's Agent's mailing address

10022 PRATT PLACE  
SILVER SPRING, M.D. 20910

Adjacent and confronting Property Owners mailing addresses

10020 Pratt

10019 Pratt

10024 Pratt

10021 Pratt

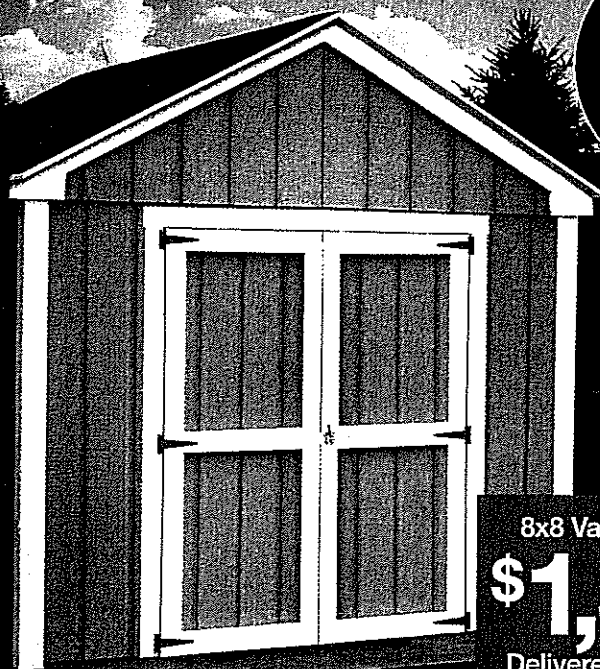
10038 Pratt



# 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



Design your shed with our online tool!  
shedsusa.com

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

## All Prices Include Delivery and Installation\*

SHOWN IN PHOTO: 8' x 8' Smart Siding Val-U Plus Shed (6' wall), optional charcoal architectural shingles, 54" door upgrade. Trim painted for display purposes only.

### STEP 1 Choose your size and shingle color:

Size (W x L)	Price
8' x 8'	\$1,399
8' x 10'	\$1,699
8' x 12'	\$1,999



#### Shingle Colors:

- Weathered Gray
- Golden Cedar
- Charcoal

### STEP 2 Choose your options and upgrades:

John Deere Package... **All Sizes \$299**

#### DOOR UPGRADE

Exchange Standard 40" Double Door with: 54" Double Door (with keyed lock entry)... \$99

#### FLOOR UPGRADE Up to 200% stronger! Insect/moisture resistant!

- Tough Floor (all sizes)... \$199
  - 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, Shelf, Workbench... \$249

#### OPTIONS

- Gable Vents (pair)... \$34
- Standard Ramp (4' long)... \$69
- Tractor Ramp (6' long heavy-duty)... \$169
- Shelf (1" x 12" x 7' long)... \$59
- Upgrade to Lifetime Warranty... \$99
- Anchor Kit... \$149
- Architectural Shingles... \$1.15/sq ft
- Service Fee for Permit: Includes filing fees, notary, and paperwork to permitting office. Homeowner responsible for permit fee... \$250
- Engineered Stamped Drawing Fee... \$299

**DIAMOND PLATE THRESHOLD**

**VENT**

**JOHN DEERE**

**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

**All Sizes \$299**

**STEP 3** Ordering is easy!

At Store service desk

Online shedsusa.com

By Phone 1-866-616-2685

**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.

*Douglas H. Riggs III*

MONTGOMERY COUNTY  
 DEPARTMENT OF PERMITTING SERVICES

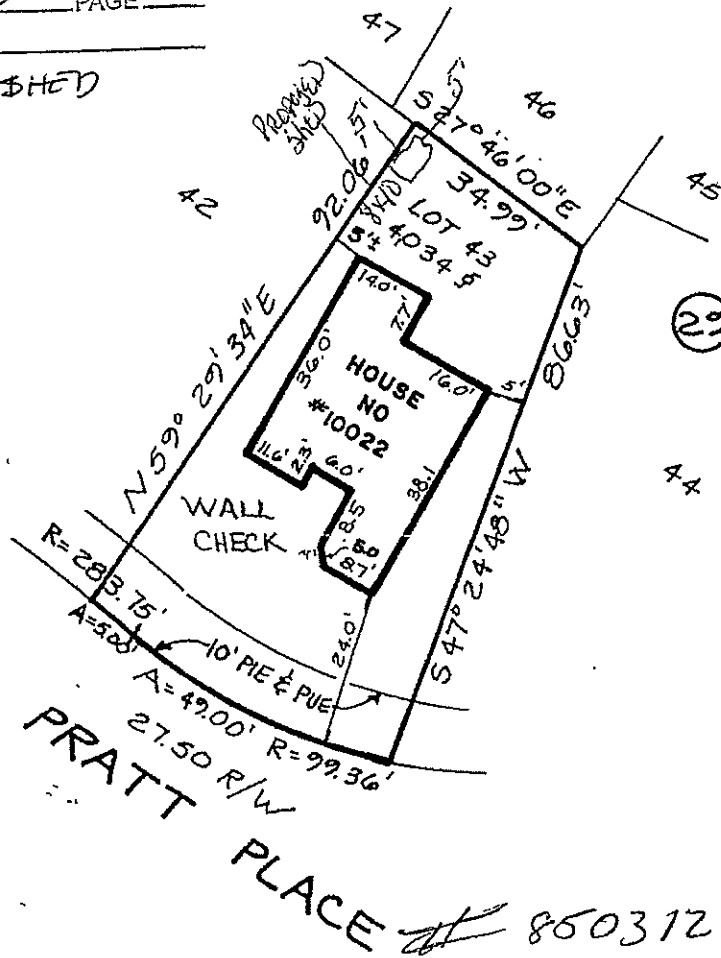
APPROVED *[Signature]* DATE 6.6.17

ZONING CLASS R-60 PAGE \_\_\_\_\_

BOARD OF APPEALS CASE \_\_\_\_\_

*8' X 10' SHED*

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



*10022*

*PRATT PLACE # 8503120113*

*Came 11/22/85*

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.

	WC	F
Field	CC	.....
Oral	CC	.....
Check	DR	.....

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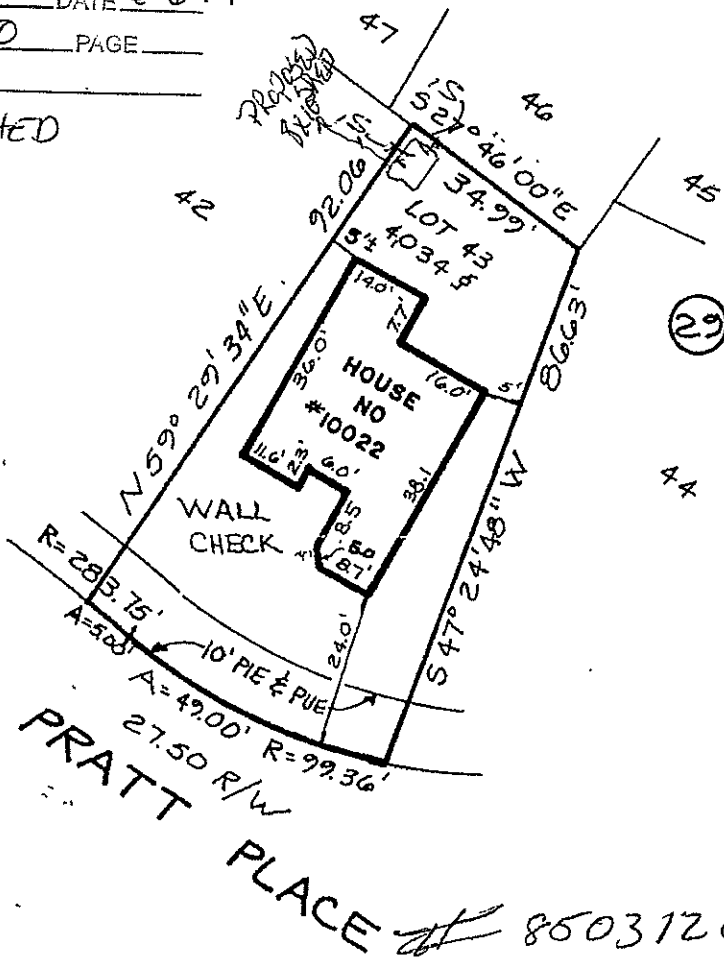
MONTGOMERY COUNTY  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED *Wolfe* DATE *6-6-17*

ZONING CLASS *R-60* PAGE \_\_\_\_\_

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*8' x 10' SHED*



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	W.C.	P.
Field	LT	.....
Orig Pt	DR	.....
Check		.....

80-152