EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10003 Pratt Place, Silver Spring
Meeting Date: 3/27/2019
Resource: Non-Contributing Resource
Report Date: 3/20/2019
Capitol View Historic District
Applicant: Ian and Katherine Hill
Public Notice: 3/13/2019
Review: HAWP
Tax Credit: n/a
Case Number: 31/07-19A
Staff: Dan Bruecher

PROPOSAL: Door and Window Alteration

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1985

Figure 1: 10003 Pratt Place is in the western edge of the Capitol View Historic District.

PROPOSAL

The applicant proposes replacing the front door and replacing a vinyl window on the south
elevation. The new door will be a wood with a six-lite window. The new window will be an
Andersen 200 series vinyl window that will match the material and visual character of the existing windows.

**APPLICABLE GUIDELINES:**

The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

**Montgomery County Code; Chapter 24A-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

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style.

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

**Secretary of the Interior’s Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), (c) and 24A-8(d), having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; 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.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: JANET@CASEDESIGN.com
Contact Person: JOHN ANDER

Daytime Phone No.: 301 275-6229

Tax Account No.: ____________________________

Name of Property Owner: Ian and Katherine Hill

Daytime Phone No.: 301 221-1777

Address: 10003 Silver Spring Pratt Place 20910

City: Silver Spring Zip Code: 20910

Contractor: Case Design

Contractor Registration No.: ____________________________

Agent for Owner: JOHN ANDER

Daytime Phone No.: 301 275-6729

LOCATION OF BUILDING/PREMISES

House Number: 10003 Street: Pratt Place

Town/City: Silver Spring Nearest Cross Street: Stonybrook Dr.

Lot: 37 Block: 29 Subdivision: 0000

Parcel: 0000

PART II. THE PURPOSE, ACTION AND USE

CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Sidewalk ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Revision ☐ Repair ☐ Renovate ☐ Fence/Wall (complete Section 4) ☐ Other:

Construction cost estimate: $ ____________________________

C. If this is an addition to a previously approved active permit, see Permit #: ____________________________

PART III. COMPLETE FOR NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART IV. COMPLETE ONLY FOR 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 property 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 hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: ____________________________

Date: 2/28/19

Approved: ____________________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________________

Signature: ____________________________ Date: ____________________________

APPLICATION/Permit No.: ____________________________ Date Filed: ____________________________ Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

      This structure is a single family house with one level and a finished basement. It was built in 1932 and has a
      single roof with wood shingled siding. It is a cape cod with
      steep pitched gabled roof.

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

      Case design plans to remodel the kitchen on the main
      floor. This remodel includes removing a non-load bearing
      wall, relocating the fridge and oven, and adding a coat
      closet by the front door. It also includes replacing the front
      door and replacing the window in the kitchen. The new window
      and door will be chosen to fit within the historical setting.

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) and the proposed work.
   b. Elevations (façades), 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
      façade 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 façade 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 8" 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 lots or parcel(s) which lie directly across
   the street/highway from the parcel in question.

   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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ian and Katherine Hill</td>
<td></td>
</tr>
<tr>
<td>10003 Pratt Place</td>
<td></td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Adjacent and confronting Property Owners mailing addresses</td>
<td></td>
</tr>
</tbody>
</table>

| Elizabeth Flagg              |                                |
| 10005 Pratt Place            |                                |
| Silver Spring, MD 20910      |                                |

| William Flanagan             |                                |
| 10001 Pratt Place            |                                |
| Silver Spring, MD 20910      |                                |
Existing Property Condition Photographs (duplicate as needed)

Detail: Front of House

Detail: Right Side of House—Showing Garden Window in Kitchen To Be Replaced

Applicant: Case Design
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 May 31, 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 basement along street frontage granted on record plat. Existence of property corner markers not guaranteed by this survey, unless indicated hereon as found.
Quote Form
TW PERRY - SILVER SPRING
9015 BROOKVILLE ROAD
SILVER SPRING MD 20910
301-652-2600

Project Information (ID #2798280)
Project Name: IAN HILL
Quote Date: 01/05/2019
Customer:
Submitted Date:
Contact Name:
PO#:
Phone (Main):
Sales Rep Name: James Johnson
Phone (Cell):
Customer Type:
Terms:

Delivery Information
Shipping Contact:
Comments:
Shipping Address:
City:
State:
Zip:

Unit Detail
Item: 0001: Ext 36" x 80" F7662 LHI 6 9/16" FrameSaver
Location: Location: Quantity: 1
Fir 36"x80" Single Door

Configuration Options
EXT Single Door 36" x 80" F7662 (Clear), 6 9/16" FrameSaver, No Brickmould, Left Hand Inswing, US10B Oil Rubbed Bronze Radius Corner Ball Bearing Hinges, Bronze Composite Adjustable Sill, Sill Cover, Bronze Compression Weatherstripping, Double Lock Bore 2-3/8" Backset Bore, 9540 Dentil Shelf, Unfinished

https://m2o.edgenet.com/ViewProjects/GetBasicQuoteFinished?ProjectId=2798280&ts=636... 1/5/2019
# 200 Series Double-Hung Window

![Interior](image1) ![Exterior](image2)

## SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

<table>
<thead>
<tr>
<th>Product Name</th>
<th>200 Series Double-Hung Window</th>
</tr>
</thead>
<tbody>
<tr>
<td>Product ID#</td>
<td>244DH3030</td>
</tr>
<tr>
<td>Unit Width</td>
<td>35 1/2&quot;</td>
</tr>
<tr>
<td>Unit Height</td>
<td>35 1/2&quot;</td>
</tr>
<tr>
<td>Interior Color</td>
<td>White</td>
</tr>
<tr>
<td>Glass</td>
<td>Low-E Glass</td>
</tr>
<tr>
<td>Hardware</td>
<td>Lock and Keeper, White</td>
</tr>
<tr>
<td>Optional Hardware</td>
<td>Classic Series&quot; Hand Lift, White</td>
</tr>
<tr>
<td>Grille Pattern</td>
<td>Colonial</td>
</tr>
<tr>
<td>Grille Width</td>
<td>3/4&quot;</td>
</tr>
<tr>
<td>Exterior Color</td>
<td>Sandtone</td>
</tr>
<tr>
<td>Exterior Trim Profile</td>
<td>2&quot; Brick Mould</td>
</tr>
</tbody>
</table>

---

https://www.andersenwindows.com/ideas-and-inspiration/design-tool/200-series-double-hung-window/?width=35.5&hgtLn=35.5&frameColor=Interior%2...
* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.
Purch./Inspections:
- Ansi/110-95 building permit for the house has been included in contract.

Lead Safe Work Practices:
- Records indicate that the house was built after 1978 and is exempt from EPA Lead paint regulations.

General:
- Make separate alterations to kitchen area plans.
- Case sizes that ensure permits from work space and remove all items from kitchen cabinetry at start of the project. All repairs will be returned in the post-construction cleaning.
- In the event owner needs help regarding permits to start the work area, case sizes can be set to accommodate the lead safe construction based on the number of units in the house. Case sizes cannot be adjusted.
- Case sizes are set to accommodate the lead safe construction and can be adjusted as needed. Case sizes are not to be reduced for any reason.
- No makeup air is included for the new hood vent(s) which will be required for any exhaust hood rated over 400 cubic feet per minute (CFM).
- Refer to plans for detail.
- Case sizes are to provide exhaust and hood exhaust for all cases. Case sizes are to provide exhaust and hood exhaust for all cases. Case sizes are to provide exhaust and hood exhaust for all cases. Case sizes are to provide exhaust and hood exhaust for all cases. Case sizes are to provide exhaust and hood exhaust for all cases.

Hvac:
- Duct work is not included in this contract. New duct work will be included upon request by the contractor.

Electrical:
- All new work is to be performed by a licensed electrician. All work is to be performed by a licensed electrician. All work is to be performed by a licensed electrician. All work is to be performed by a licensed electrician. All work is to be performed by a licensed electrician.

Kitchen Details:
- Appliances have not been included in the contract price. Owner is to purchase appliances directly, and arrange for delivery and acceptance of appliances. We assume appliances will be delivered within the kitchen/dining area, and the appliance service will be arranged by the owner. Appliances are to be installed by the owner.
- Case sizes are to be adjusted to accommodate the appliances at the time of delivery. Case sizes are to be adjusted to accommodate the appliances at the time of delivery. Case sizes are to be adjusted to accommodate the appliances at the time of delivery. Case sizes are to be adjusted to accommodate the appliances at the time of delivery. Case sizes are to be adjusted to accommodate the appliances at the time of delivery.
- Case sizes are to be adjusted to accommodate the appliances at the time of delivery. Case sizes are to be adjusted to accommodate the appliances at the time of delivery. Case sizes are to be adjusted to accommodate the appliances at the time of delivery. Case sizes are to be adjusted to accommodate the appliances at the time of delivery.

Gearing:
- GE kitchen items are included. GE kitchen items are included. GE kitchen items are included. GE kitchen items are included. GE kitchen items are included.

Owner Provided Items:
- Owner provided items are to be installed by the contractor. Owner provided items are to be installed by the contractor. Owner provided items are to be installed by the contractor. Owner provided items are to be installed by the contractor. Owner provided items are to be installed by the contractor.

Designer/Supervision:
- Designer/Supervision is included. Designer/Supervision is included. Designer/Supervision is included. Designer/Supervision is included. Designer/Supervision is included.