

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10018 Menlo Ave.	Meeting Date:	4/5/17
Resource:	Non-Contributing Resource Capitol View Historic District	Report Date:	3/29/17
Review:	HAWP	Public Notice:	3/22/17
Case Number:	37/07-17B	Tax Credit:	None
Applicant:	Rick Loesburg	Staff:	Dan Bruechert
Proposal:	Retaining Wall		

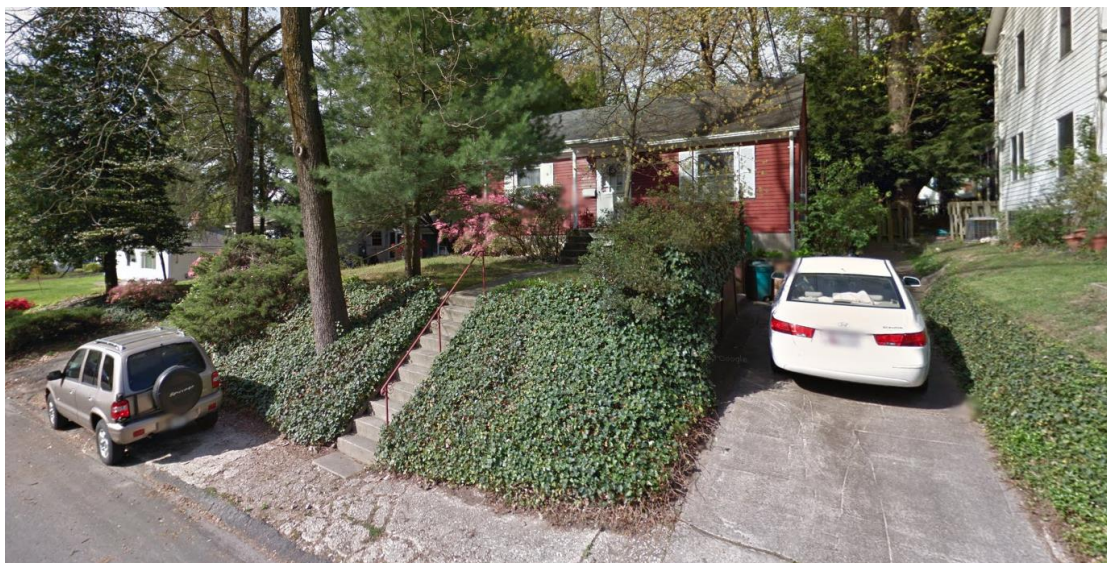
STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one condition** the HAWP application.

- Full material specifications for the proposed retaining wall should be submitted to Staff with final authority for approval delegated to Staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Park Historic District
STYLE: Modern
DATE: 1935-present



PROPOSAL:

The applicant is proposing the construction of a retaining wall along the front edge of the front yard to limit soil erosion and runoff. The retaining wall will be 2' (two feet) tall and will run the full width of the yard boundary with an opening for the front concrete stairs. The ends of the retaining wall will curve towards the house. The application indicates the applicant is proposing to use Belgard 9D blocks. In an e-mail exchange with the applicant, he now indicates the he will use natural stone, however, specifications regarding color, dimensions, and finish were not included. Staff is generally supportive of the proposal, but cannot make a determination of the appropriateness of the proposed material without full material specifications.

STAFF RECOMMENDATION:

 Approval
 X **Approval with one condition**

- The applicant must submit material specifications for the proposed retaining wall block, including finish, color, and texture to Staff with authority for final review and approval of the material delegated to Staff. Staff believes once this condition has been satisfied, this proposal will be in conformance with Chapter 24A.

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

 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: ste.haag@modernization.net Contact Person: Rick Leebberg
Daytime Phone No.: 240 277-1369
Tax Account No.: _____
Name of Property Owner: Rick Leebberg Daytime Phone No.: 240 277-1369
Address: 100 Nc Michlo Ave Silver Springs MD 20970
Contractor: Retaining Wall Phone No: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 100 N Street: Michlo Ave
Town/City: Silver Springs Nearest Cross Street: Leaty
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ 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 Replaceable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 4800

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 ~~300~~ feet 30 inches
3B. Indicates 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.

[Signature] 8/12/17
Signature of owner or authorized agent Date

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

792446

**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:

partially landscaped front slope consisting
of dirt, mulch, some plants - no
historical significance or value other than
being part of historical district

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

construction of a retaining wall
to prevent soil erosion and prevent
drain entering street - also to
enhance aesthetics of property

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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(s) and the proposed work.
- b. *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**

- a. 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.
- 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 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.

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

Owner's mailing address

10018 Menlo Ave
Silver Spring MD
20910

Owner's Agent's mailing address

same

Adjacent and confronting Property Owners mailing addresses

10013 Menlo Ave
Silver Spring MD

10012 Menlo Ave
Silver Spring

10020 Menlo Ave
Silver Spring MD

Material Specs

ESTIMATE

ADDRESS
Rick Loesberg
10018 Menlo Ave
Silver Spring, MD 20910

SHIP TO
Rick Loesberg
10018 Menlo Ave
Silver Spring, MD 20910


ESTIMATE # 1233
DATE 06/20/2015

ACTIVITY	QTY	RATE	AMOUNT
Masonry Masonry work as following: build a retainer wall at front of property. 36 linear feet at 2 feet in height.			
Excavate Excavate 12 inch below grade.			
Description Use crush stones as base.	1	30.00	30.00
Description Install Belgard 9 D blocks.	120	6.00	720.00
Description Install corner blocks at both ends	9	14.00	126.00
Description Install Belgard 3 inch caps stones.	24	6.00	144.00
Description Install filter fabric	1	49.00	49.00
Description Back fill with crush stones.	3	30.00	90.00
Description Wall to be step down coming from the existing wall at driveway.			
Labor labor	1	2,491.00	2,491.00
Landscape Install 2 cubic yard of top soil	1	599.00	599.00

6

⑦ left side of steps



From: **Rick Loesberg** stella090912@verizon.net 
Subject:
Date: March 10, 2017 at 7:51 PM
To: carobert59@live.com



-----Forwarded Message-----
From: stella090912@verizon.net
Sent: 2017-03-09 19:03:56 +0000
To: Rick Loesberg
Subject: FW:

Right side of steps

Sent from my iPhone



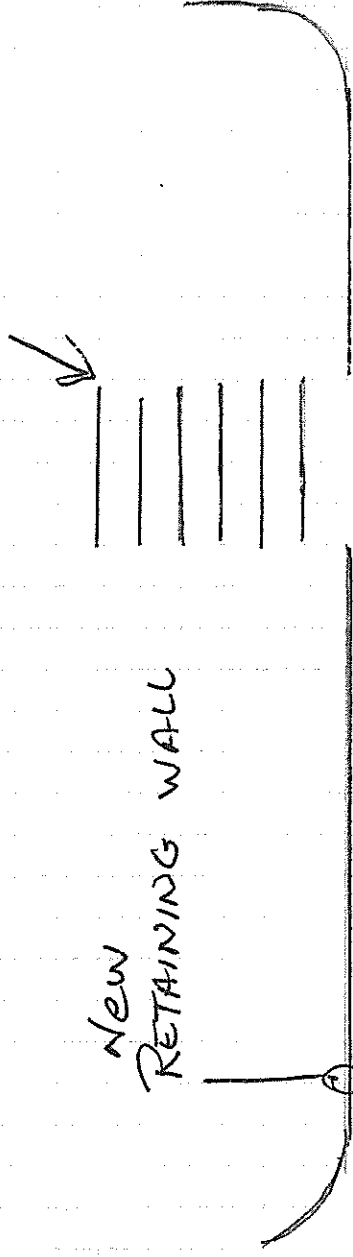
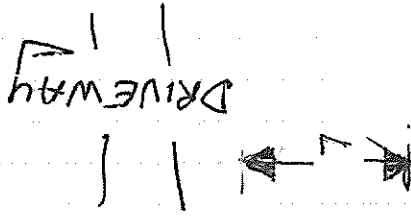
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3/12/17

10018 MERULO AVE
SILVER SPRING MO 20910

EXISTING
FRONT STEPS

NEW
RETAINING WALL



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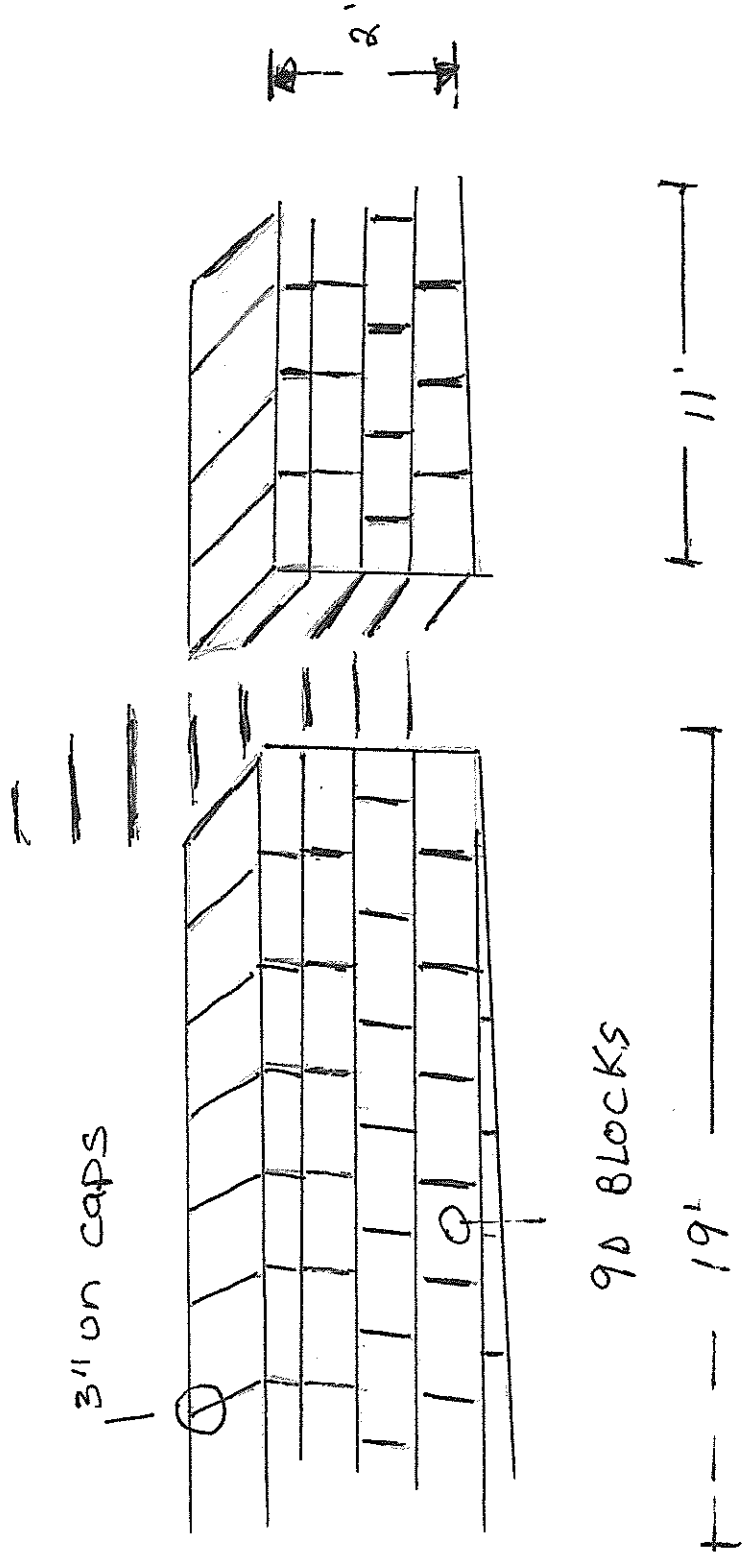
3/12/17

10018 MENLO AVE
SILVER SPRING MD 20910

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□ BELGARD 90 BLOCKS

□ BELGARD 3" UN CAPS



2

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