**EXPEDITED**
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>10018 Menlo Ave.</th>
<th>Meeting Date:</th>
<th>4/5/17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Non-Contributing Resource</td>
<td>Report Date:</td>
<td>3/29/17</td>
</tr>
<tr>
<td></td>
<td>Capitol View Historic District</td>
<td></td>
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<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Public Notice:</td>
<td>3/22/17</td>
</tr>
<tr>
<td>Case Number:</td>
<td>37/07-17B</td>
<td>Tax Credit:</td>
<td>None</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Rick Loesburg</td>
<td>Staff:</td>
<td>Dan Bruechert</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Retaining Wall</td>
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**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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: rickloesberg@gmail.com
Contact Person: Rick Loesberg
Daytime Phone No.: 240-277-1309

Tax Account No.:

Name of Property Owner: Rick Loesberg
Daytime Phone No.: 240-277-1309
Address: 10005 McNichol Ave, Silver Spring, MD 20910

Contractor: Retaining Wall
Phone No.
Contractor Registration No.:
Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING PREMISE

House Number: 10005
Street: McNichol Ave
Town/City: Silver Spring
Nearest Cross Street: Nеауу
Lot: __________________________ Subdivision: __________________________
Block: __________________________
Eve: __________________________ Foll: __________________________
Parcel: __________________________

PART ONE: TYPE OF PERMIT AND LAND USE

1A. CHECK ALL APPLICABLE:

☐ Construct □ Extant □ Alter/Remodel
☐ Move □ Install □ Wreck/Tear
☐ Revision □ Repair □ Reappraise

1B. Construction cost estimate: $4800

1C. If this is a revision of a previously approved zone 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 IF FENCE/RETAINING WALL

3A. Height: 30 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.

___________________________
Signature of owner or authorized agent

___________________________
3/12/97
Date

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:
      Partially landscaped front slope consisting of dirt, with some plants - no historical significance of value other than being part of historical district
   
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 resources 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 drip line 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.

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>700 S. Mendoz Ave.</td>
<td>Same</td>
</tr>
<tr>
<td>Silver Spring MD 20910</td>
<td></td>
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Adjacent and confronting Property Owners mailing addresses

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# 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**

<table>
<thead>
<tr>
<th>Activity</th>
<th>QTY</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
</table>
| **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.  
**Description**  
Install Belgard 9 D blocks.  
**Description**  
Install corner blocks at both ends  
**Description**  
Install Belgard 3 inch caps stones.  
**Description**  
Install filter fabric  
**Description**  
Back fill with crush stones.  
**Description**  
Wall to be step down coming from the existing wall at driveway.  
**Labor**  
labor  
**Landscape**  
Install 2 cubic yard of top soil | 1 | 30.00 | 30.00 |
| | 120 | 6.00 | 720.00 |
| | 9 | 14.00 | 126.00 |
| | 24 | 6.00 | 144.00 |
| | 1 | 49.00 | 49.00 |
| | 3 | 30.00 | 90.00 |
| | 1 | 2,491.00 | 2,491.00 |
| | 1 | 599.00 | 599.00 |
BELGARD 9D BLOCKS

BELGARD 3" UN CAPS

3" on caps

9D BLOCKS

--- 19' ---

--- 11' ---

3/12/17

10018 MENLO AVE
SILVER SPRING MD 20910