

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

<b>Address:</b>	10018 Menlo Avenue	<b>Meeting Date:</b>	9/4/2024
<b>Resource:</b>	Nominal/Non-Contributing Resource <b>Capitol View Historic District</b>	<b>Report Date:</b>	8/28/2024
<b>Applicant:</b>	Catherine Robertson	<b>Public Notice:</b>	8/21/2024
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case No.:</b>	1076857	<b>Staff:</b>	Laura DiPasquale
<b>Proposal:</b>	Stair alteration and other alterations		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application with final approval authority delegated to staff.



*Figure 1: The Non-Contributing Resource at 10018 Menlo Ave. is indicated with a star. The Capitol View Historic District is in red cross hatch.*



**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Non-Contributing Resource to the Capitol View Historic District

STYLE: American small house (originally)/Modern (current appearance)

DATE: 1946/2013



*Figure 2: This Google Streetview image shows the existing building in 2022. The proposed work would take place at the base of the porch and the front steps leading to the porch.*



*Figure 3: This Google Streetview image shows the building prior to significant additions and alterations in 2013 under HAWP #625540.*



## **BACKGROUND**

In 2013, the HPC approved substantial alterations and additions to the original c. 1946 American Small House building at 10018 Menlo Avenue, which was categorized as a Nominal Resource in the Capitol View Park Historic District design guidelines.<sup>1</sup> The alterations rendered the original building unrecognizable, but compatible with the historic district in scale, massing, materials, and architectural features. In 2017, the HPC approved the construction of a stone retaining wall.<sup>2</sup>

## **PROPOSAL**

This application proposes to replace the existing wood front porch steps with concrete steps with flagstone treads and stone veneer-clad risers, and to clad the base of the porch in the same stone veneer. The stone veneer and flagstone treads would match that of the existing site wall (see Figures 6 and 7). The stone veneer would extend up to the underside of the porch floor.



**Figure 4: The area of work on the subject property, outlined in red. The proposed stone veneer would match that of the existing site wall and steps seen in the foreground.**

<sup>1</sup> Addition and other alterations approval under HAWP #625540:

[https://mcatlas.org/tiles6/06\\_HistoricPreservation\\_PhotoArchives/HAWP/10018%20Menlo%20Avenue,%20Silver%20Spring%20-%20625540%20-%202013%20approval.pdf](https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/10018%20Menlo%20Avenue,%20Silver%20Spring%20-%20625540%20-%202013%20approval.pdf)

<sup>2</sup> Stone retaining wall approval under HAWP #792446:

[https://mcatlas.org/tiles6/06\\_HistoricPreservation\\_PhotoArchives/HAWP/10018%20Menlo%20Ave.%20-%20792446-%202017%20Approval.pdf](https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/10018%20Menlo%20Ave.%20-%20792446-%202017%20Approval.pdf)

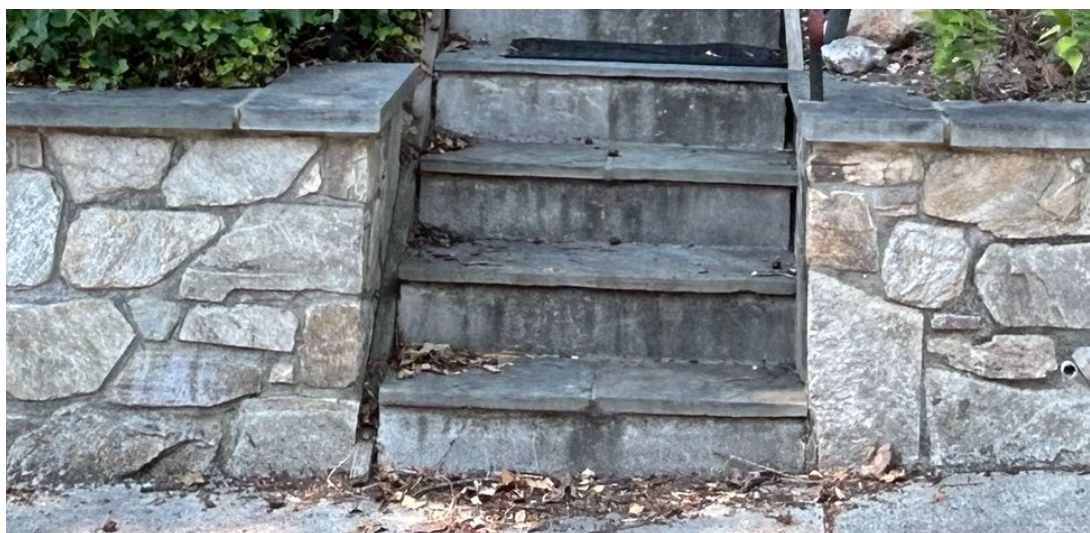




*Figure 5: Closer view of the area of work, July 2024 (Historic Preservation Office)..*



*Figure 6: Details of the proposed stone veneer to be used on the risers and porch base.*



*Figure 7: Detail of the existing stone-clad site wall and stairs with smooth stone treads and risers, July 2024 (Historic Preservation Office)..*

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)***

Nominal (1936-1981): These houses of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district.

### ***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 ensure 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.
- (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***

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

## **STAFF DISCUSSION**

As noted above, the subject property was altered to its current appearance in 2013 after approval of HAWP #625540. The original house, identified as an American Small House, was constructed in 1946 and categorized as a "Nominal" resource in the Capitol View and Vicinity amendment to the Master Plan for Historic Preservation. The block of Menlo Avenue includes second period (1917-1935) and Nominal resources, but no first period houses. The houses are a mix of smaller, one-story houses and two-story houses of similar design to the subject property. Nominal Resources "of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district." Using this standard, staff has reviewed the subject proposal for how it would impact the overall streetscape and the historic district, and not the architectural features of the existing Nominal Resource.

Staff visited the property and determined that the existing wood steps are in poor condition. The risers



have shrunk and warped, leaving large gaps above the treads (Figure 8). The treads themselves are in moderate condition, and could benefit from sanding and re-staining. Staff did not identify issues with the concrete porch base or wood fascia, but the applicant indicated that the latter is also deteriorating and that their preference is to have a continuous stone veneer below the porch floor level.



*Figure 8: Condition of the front steps, July 2024 (Historic Preservation Office).*



*Figure 9: Detail of the existing porch base and fascia, July 2024 (Historic Preservation Office).*

Review of porches in the district revealed that the majority feature wood or poured concrete steps, with smooth fascia boards beneath the porch floor with lattice skirting below. Few other properties have flagstone steps with true stone or stone veneer risers. Stone retaining walls are common. Staff suggests that smooth risers, such as those used on the site wall stairs, would be more compatible with the district and traditional building methods, as would the use of a fascia board separation between the base cladding and the porch floor, but that, as proposed, the proposal would not seriously impair the historic or architectural value of surrounding historic resources nor would it impair the character of the historic district, as articulated in Chapter 24A-8(d). Likewise, the proposal would not destroy historic materials and would be differentiated from the old but compatible with the historic materials, features, size, scale and proportions to protect the integrity of the property and its environment, satisfying Standard 9.

### **STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) and Chapter 24A-8(d), having found that the proposal 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 *Secretary of the Interior's Standards for Rehabilitation #9*;

and with the general condition that the applicant shall present an electronic set 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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**FOR STAFF ONLY:**

HAWP# 1076857

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Catherine Robertson

E-mail: carobert59@live.com

Address: 10018 Menlo Ave

City: Silver Spring Zip: 20910

Daytime Phone: 443-994-0657

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

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

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name Capitol View  
 No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10018 Street: Menlo Ave

Town/City: Silver Spring Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence                 | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape   | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                  | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> Other: _____                    |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Cathy Robertson

7/2/24

Signature of owner or authorized agent

Date



**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**

**Adjacent and confronting Property Owners mailing addresses**

10012 Menlo Ave.  
Silver Spring, MD 20910

10013 Menlo Ave.  
Silver Spring, MD 20910

10020 Menlo Ave.  
Silver Spring, MD 20910

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Residential colonial home set back on built elevated from Menlo Ave. Home was taken down to 3 walls in 2013 and rebuilt to ~2300 Sq.ft. Front porch with pillars with driveway on right side of home. Flagstone walkway, stone wall, concrete steps from street to level where home sits. Steps from driveway to level where home sits with flagstone walkway. Home is surrounded by mature trees both on and off property and landscaped consistent with neighboring homes.

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Parties: Cathy R, Rick L referred to as "Client"  
[Mynor stone work], referred to as "Contractor"  
License number; 16264059

**Project Description:** The Contractor agrees to perform the following work for the Client:

**Demolition and Removal:**

- Remove existing steps and dispose of debris.
- Clear the area where new steps will be installed.

**2. Concrete Base Installation:**

- Prepare the ground and form the base for the new steps using concrete.
- Ensure proper grading and leveling for stability.

**3. Stone Veneer Installation on Steps:**

- Apply stone veneer to the faces of the new steps.
- Choose a suitable stone veneer that complements your porch and house style.
- Securely attach the veneer to the concrete base.

**4. Flagstone Caps for Steps:**

- Install flagstone caps on top of the steps for a finished look and durability.
- Ensure caps are securely attached and level.

**5. Stone Veneer Installation on Porch Walls:**

- Apply stone veneer to the porch walls, covering the specified area (13ft x 3ft).
- Ensure consistency in style with the steps for a cohesive look.
- Use appropriate adhesive and techniques for securing veneer to the wall surface.

**6. Finishing Touches:**

- Clean up the work area thoroughly.
- Inspect the installation for quality and durability.
- Make any necessary adjustments or repairs.

**Considerations:**

- **Materials:** Select high-quality stone veneer and flagstone caps that suit your aesthetic preferences and climate conditions.
- **Structural Integrity:** Ensure that the concrete base and all attachments are secure and durable, especially considering outdoor exposure.
- **Aesthetic Appeal:** Coordinate the colors and styles of the stone veneer and caps with the existing architecture of your home.



Work Item 1: Front Steps

Description of Current Condition:  
front steps constructed of wood is rotting and needs to be replaced; railings to remain

Proposed Work:  
Demolition and Removal:  
Remove existing steps and dispose of debris.  
Clear the area where new steps will be installed.  
2. Concrete Base Installation:  
Prepare the ground and form the base for the new steps using concrete.  
Ensure proper grading and leveling for stability.  
Stone Veneer Installation on Steps:  
Apply stone veneer to the faces of the new steps.  
  
Choose a suitable stone veneer that complements your porch and house style.  
Securely attach the veneer to the concrete base.  
4. Flagstone Caps for Steps:  
Install flagstone caps on top of the steps for a finished look and durability.  
Ensure caps are securely attached and level.

Work Item 2: Porch Base

Description of Current Condition:  
Porch base concrete/gray painted; porch and railings to remain

Proposed Work:  
Stone Veneer Installation on Porch Walls:  
Apply stone veneer to the porch walls, covering the specified area (13ft x 3ft).  
Ensure consistency in style with the steps for a cohesive look.  
Use appropriate adhesive and techniques for securing veneer to the wall surface.  
6. Finishing Touches:  
Clean up the work area thoroughly.  
Inspect the installation for quality and durability.  
Make any necessary adjustments or repairs.

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



**Parties: Cathy R, Rick L referred to as "Client"**

**[Mynor stone work], referred to as "Contractor"**

**License number; 16264059**

**Project Description: The Contractor agrees to perform the following work for the Client:**

### **Demolition and Removal:**

- Remove existing steps and dispose of debris.
- Clear the area where new steps will be installed.
- 2. Concrete Base Installation:**
  - Prepare the ground and form the base for the new steps using concrete.
  - Ensure proper grading and leveling for stability.
- 3. Stone Veneer Installation on Steps:**
  - Apply stone veneer to the faces of the new steps.
  - Choose a suitable stone veneer that complements your porch and house style.
  - Securely attach the veneer to the concrete base.
- 4. Flagstone Caps for Steps:**
  - Install flagstone caps on top of the steps for a finished look and durability.
  - Ensure caps are securely attached and level.
- 5. Stone Veneer Installation on Porch Walls:**
  - Apply stone veneer to the porch walls, covering the specified area (13ft x 3ft).
  - Ensure consistency in style with the steps for a cohesive look.
  - Use appropriate adhesive and techniques for securing veneer to the wall surface.
- 6. Finishing Touches:**
  - Clean up the work area thoroughly.
  - Inspect the installation for quality and durability.
  - Make any necessary adjustments or repairs.

### **Considerations:**

- **Materials:** Select high-quality stone veneer and flagstone caps that suit your aesthetic preferences and climate conditions.
- **Structural Integrity:** Ensure that the concrete base and all attachments are secure and durable, especially considering outdoor exposure.
- **Aesthetic Appeal:** Coordinate the colors and styles of the stone veneer and caps with the existing architecture of your home.

- **Professional Assistance:** Depending on your experience and local regulations, consider hiring professionals for tasks like concrete pouring and stone veneer application to ensure proper installation and safety.

By following these steps and considerations, you should be able to achieve a beautifully renovated porch area with new steps that are both functional and visually appealing

### **Payment Terms:**

- The total project cost is [], payable as follows:
  - 1/3 deposit is due upon signing of this contract.
  - 1/3 progress payment due at the beginning of the project
  - The final 1/3 payment is due upon completion and final project inspection.

### **Changes and Additional Work:**

- Any changes to the scope of work must be agreed upon in writing and may affect the project timeline and cost.

### **Signatures:**

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/2/2024

Application No: 1076857  
AP Type: HISTORIC  
Customer No: 1496892

## Comments

Concrete Base Installation: Prepare the ground and form the base for the new steps using concrete. Ensure proper grading and leveling for stability. Stone Veneer Installation on Steps: Apply stone veneer to the faces of the new steps. Choose a suitable stone veneer that complements your porch and house style. Securely attach the veneer to the concrete base. Flagstone Caps for Steps: Install flagstone caps on top of the steps for a finished look and durability. Ensure caps are securely attached and level. Stone Veneer Installation on Porch Walls: Apply stone veneer to the porch walls, covering the specified area (13ft x 3ft). Ensure consistency in style with the steps for a cohesive look. Use appropriate adhesive and techniques for securing veneer to the wall surface.

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Location	10018 MENLO AVE 10018 Menlo Ave. Silver Spring, MD 20910
Homeowner	robertson
Homeowner	robertson
Homeowner	Robertson (Primary)

## Historic Area Work Permit Details

Work Type ALTER

Scope of work to remove existing front steps which are rotted, replace with concrete, flagstone and stone veneers consistent with walkway and front stone wall. enhance concrete foundation under porch with stone veneers, also consistent with stone wall and steps.











