



37/03-06RR <sup>792</sup> 742 MAPLE AVE  
Takoma Park Historic District



## HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: August 14, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 431999 for Retaining wall installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the September 13, 2006 meeting.

The HPC staff has reviewed and stamped the attached HAWP.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Ted and Katie Thrasher

Address: 7421 Maple Avenue, Takoma Park Historic District

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Katie Thrasher  
Daytime Phone No.: 301/920-1011  
Tax Account No.: 01065240 (District 13)  
Name of Property Owner: Ted and Katie Thrasher Daytime Phone No.: 301/920-1011  
Address: 7421 Maple Ave, Takoma Park, MD 20912  
Street Number City Street Zip Code  
Contractor: Hometown Landscape & Lawn Service Phone No.: 301/572-5577  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 7421 Street: Maple Ave  
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave  
Lot: 60 Block: \_\_\_\_\_ Subdivision: 25  
Liber: 17087 Folio: 225 Parcel: P733

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)			<input type="checkbox"/> Other: _____		

1B. Construction cost estimate: \$ 9,000.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

## 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 3-4 feet 0 inches (see detail in sketch estimate)

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.

Katharine E. Thrasher  
Signature of owner or authorized agent  
Thomas J. Thrasher  
Aug. 24, 2006  
Date  
Aug. 24, 2006  
PERMIT# 431999 Approved X Julia O'Malley 9/14/06

1. **WRITTEN DESCRIPTION OF PROJECT**

a. **Description of existing structure(s) and environmental setting, including their historical features and significance:**

The current wall was original to the house (1913) and was located on our property, along the property line in the back yard as noted on the survey completed 4/20/2005. The wall was constructed of clay block with a cement facing and rock topper. The wall is not visible from the street, as it is behind an existing fence.

---

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

The new wall will be built in the same location as the original wall and will be constructed of 6" highland wall stone with a flat topper (similar to the picture included with the application). This wall was suggested by the contractor to allow for greater water drainage and a more natural look to the back yard. The drainage system is also explained through pictures included with the application.

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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(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.

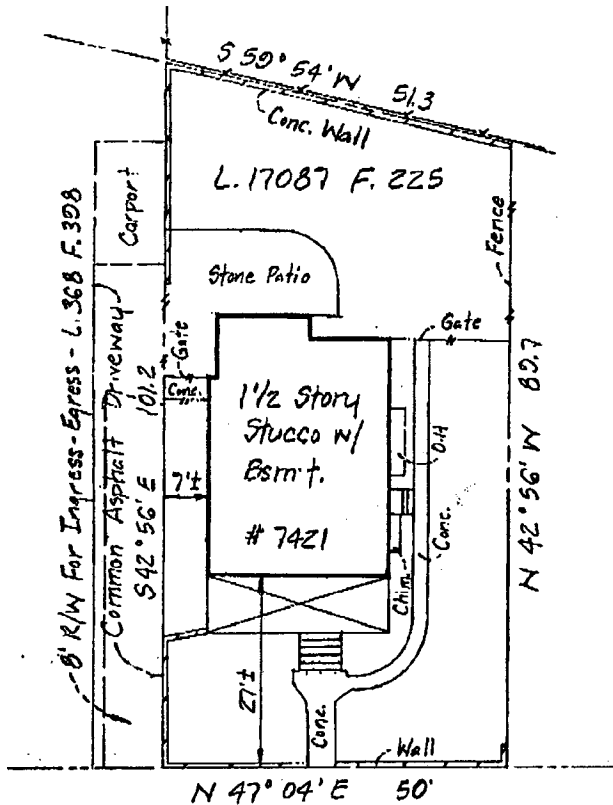
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NOTES:

- (1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. **NOT**  
Date of Map: **NOT**  
Flood Zone: **INCLUDED**
- (2) No property corners found or set unless otherwise noted.
- (3) The accuracy of this survey and the apparent setback distances is 2'±



Scale: 1" = 20'

MAPLE AVENUE



SURVEYOR'S CERTIFICATE

LOCATION DRAWING  
 CONWAY PROPERTY  
 LIBER 17087 FOLIO 225  
 MONTGOMERY COUNTY, MD.

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

*Michael J. Bazis*  
 Michael J. Bazis RPLS #10956

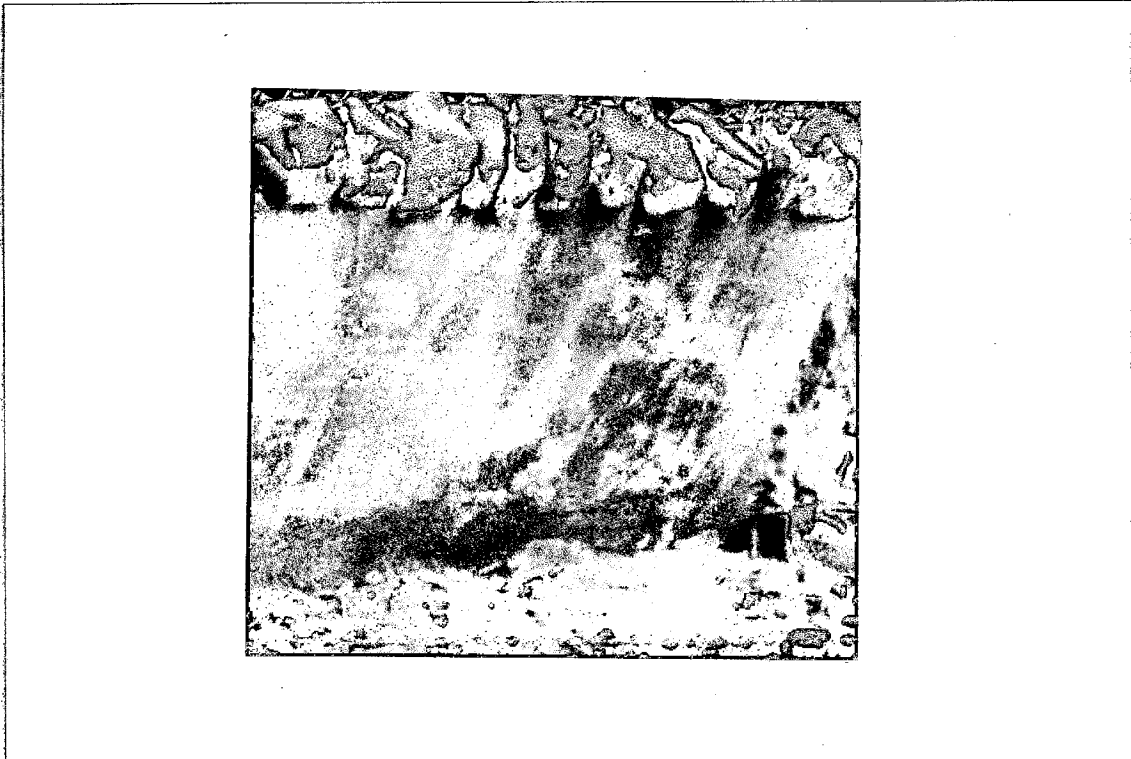
THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 05.0184	DATE 4-20-05
FIELD JDH	DRAFT MB
	P.B. P#
	SCALE: 1" = 20'

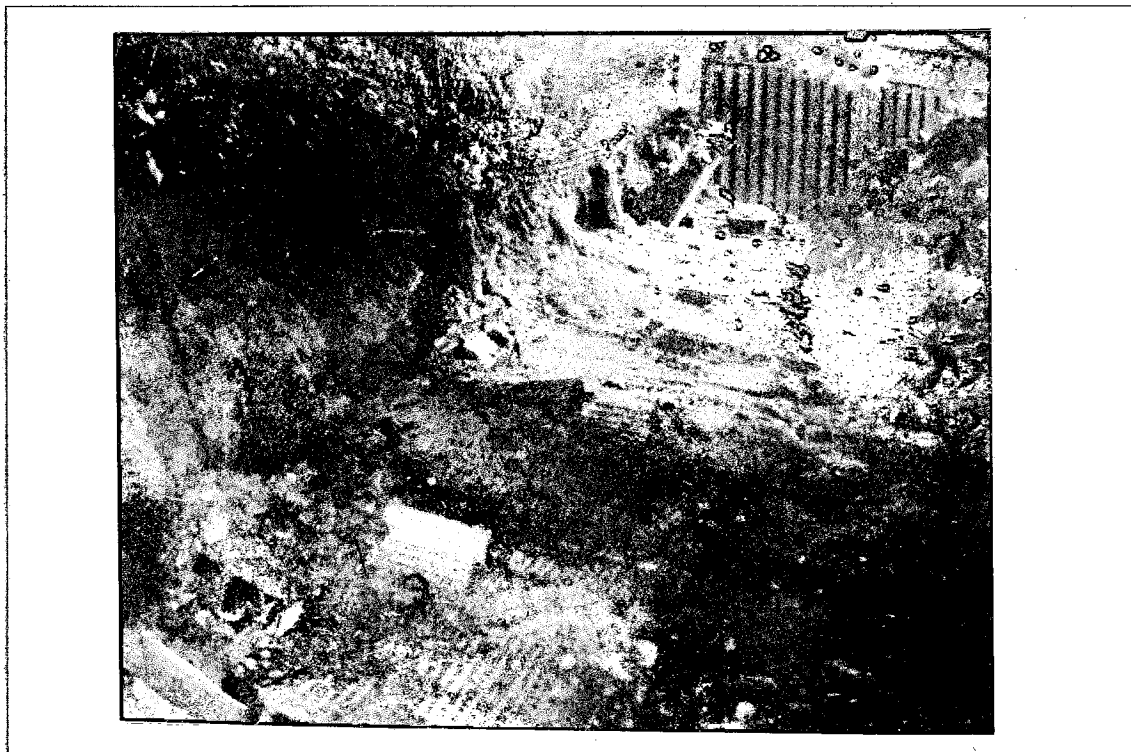
**R.C. KELLY & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS

10801 LOCKWOOD DRIVE, SUITE 180  
 SILVER SPRING, MARYLAND 20901  
 (301)593-8005 FAX (301)681-7216  
 E-MAIL: survey@rckelly.com

Existing Property Condition Photographs (duplicate as needed)

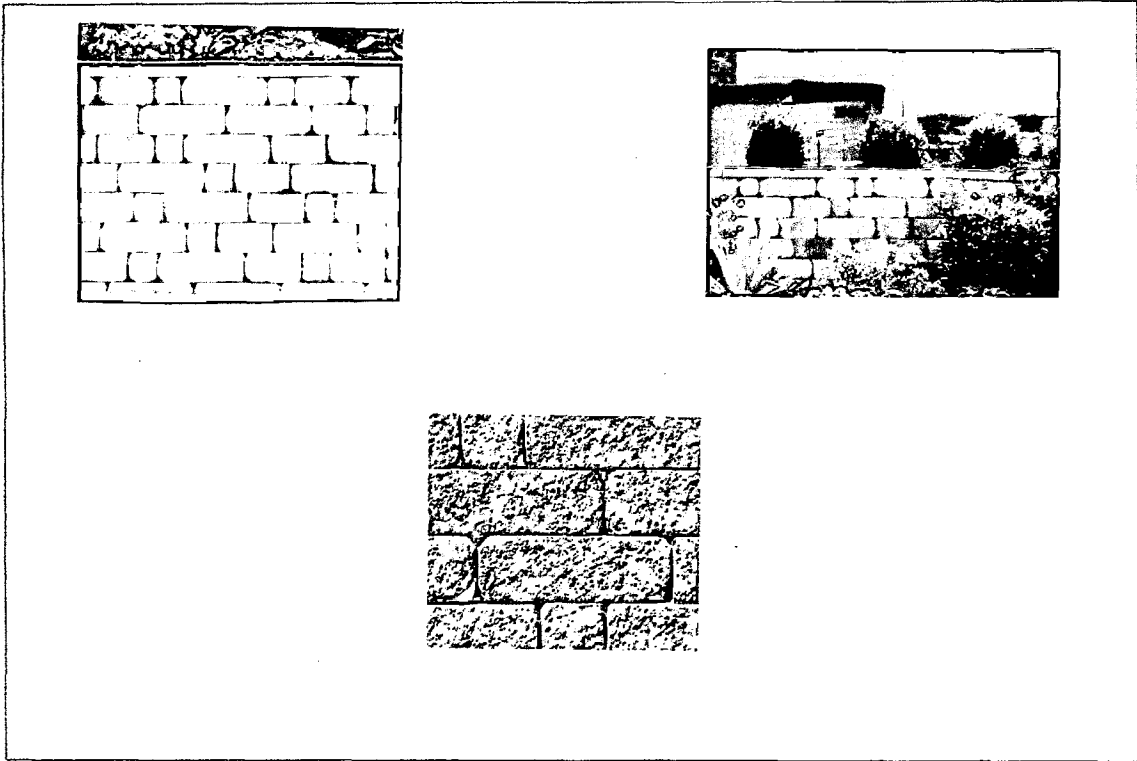


Detail: Sample of how the original wall looked

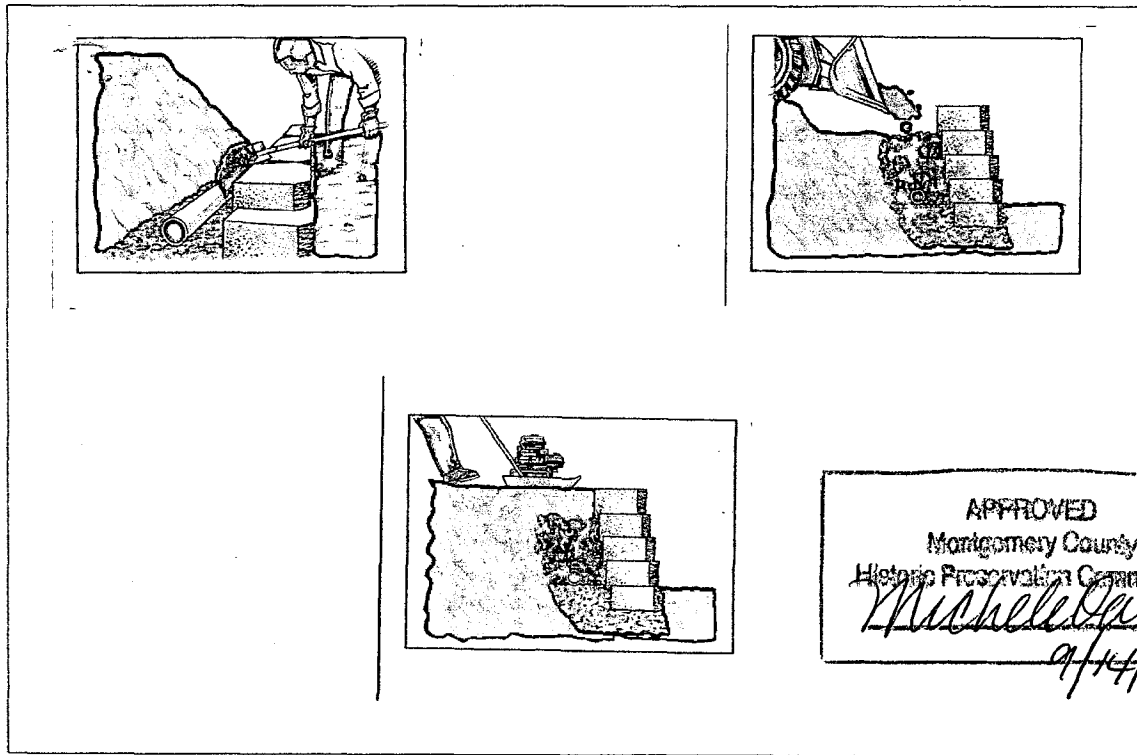


Detail: Picture of the backyard in its current condition - with the fallen wall.

Proposed project  
~~Existing Property Condition~~ Photographs (duplicate as needed)



Detail: Top pictures: sample of how wall will look  
bottom picture: color sample of wall "buckskin"



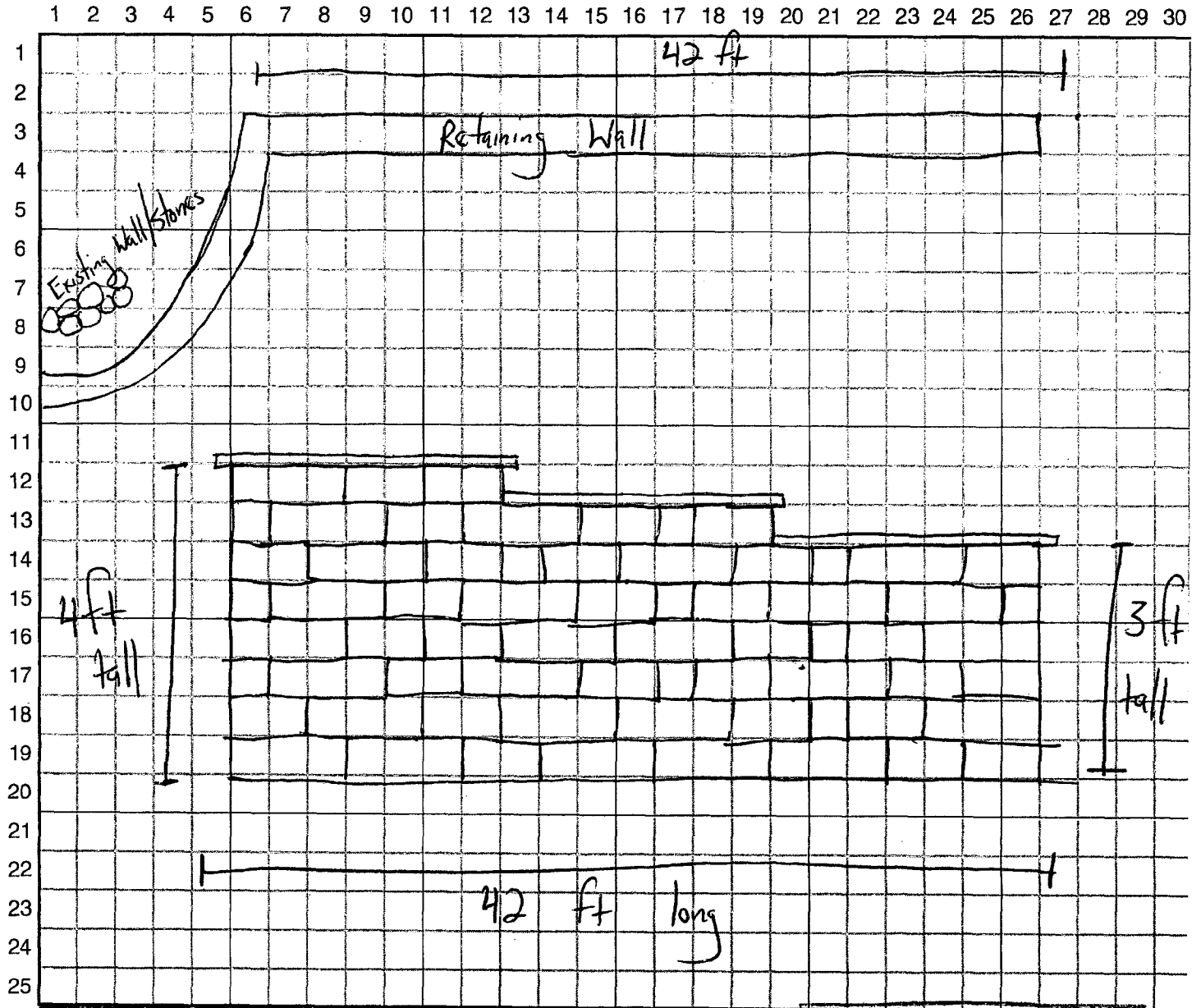
Detail: Illustration of drainage system for wall

# SKETCH ESTIMATE

Proposed Layout for:

NAME	
ADDRESS	
PHONE NO.	
ESTIMATOR	DATE

Scale 1/4" = \_\_\_\_\_



Notes	<b>APPROVED</b>	
	Materials	Montgomery County
	Labor	Montgomery County
	Tax	<i>[Signature]</i>
	Total	9/14/20

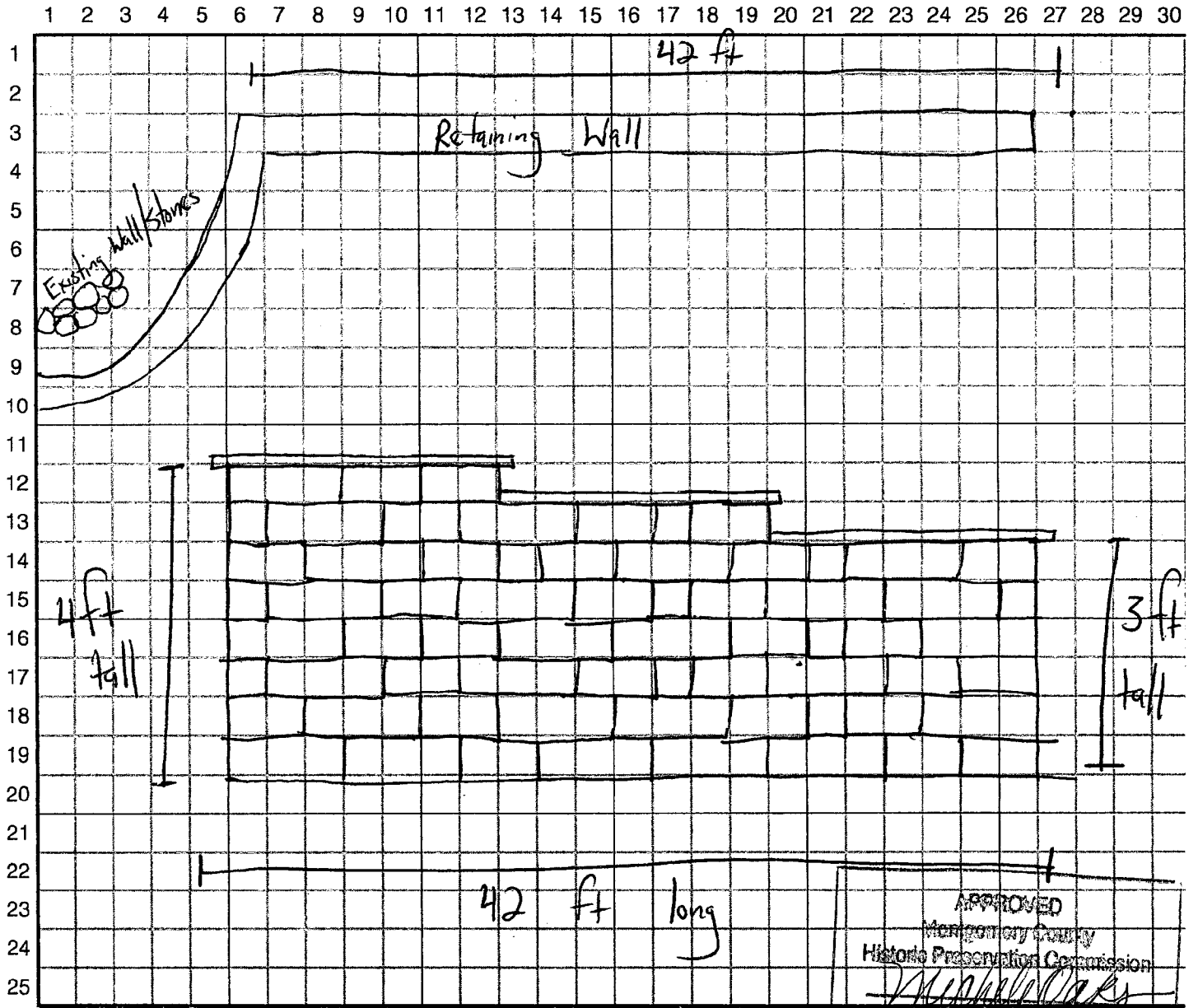


# SKETCH ESTIMATE

Proposed Layout for:

NAME	
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PHONE NO.	
ESTIMATOR	DATE

Scale 1/4" = \_\_\_\_\_



Notes	Materials
	Labor
	Tax
	Total

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7421 7412 Maple Ave, Takoma Park	<b>Meeting Date:</b>	9/13/2006
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	9/6/2006
<b>Applicant:</b>	Ted & Katie Thrasher	<b>Public Notice:</b>	8/30/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-06RR	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Retaining Wall Replacement		

**RECOMMENDATION:** Approve

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c1920-30

**PROPOSAL:**

The homeowner had his 1913 retaining wall (clay block with concrete facing topped with stone) completely collapse in his backyard as the result of our recent record rainfall. The homeowner is proposing to replace it with a new, manufactured stonewall in the same location (42' long along rear property line) and of the same height (4' at maximum height). The new wall will provide for better water drainage.

**APPLICABLE GUIDELINES:**

When reviewing alterations within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Takoma Park Historic District Guidelines (Guidelines)*, the *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Takoma Park Historic District Guidelines***

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should *preserve the predominant architectural features of the resource*; exact replication of existing details and features, is, however, not required;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- some non-original building materials may be acceptable on a case-by-case basis;
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open-space

***Montgomery County Code; Chapter 24A***

- 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 a historic site or historic resource within a historic district;
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter;
  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;
  4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;

***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 proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

This proposed retaining wall is to be located in the rear yard – not visible from the public right-of-way. Additionally, the proposed new retaining wall will support the grade in the rear yard and direct water flow on the site. Staff supports this proposal as the existing, historic retaining wall is beyond repair and also encourages the use of a retaining wall system in the rear yard, which promotes water drainage and flow away from the historic house. As such, staff is recommending approval.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with *Chapter 24A-8(b)(1) (2) (3) & (4)*;

and with the *Takoma Park Historic District Guidelines*, Approved and Adopted in August, 1992

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

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.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Katie Thrasher

Daytime Phone No.: 301/920-1011

Tax Account No.: 01065240 (District 13)

Name of Property Owner: Ted and Katie Thrasher

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Address: 7421 Maple Ave, Takoma Park, MD 20912

Contractor: Hometown Landscape & Lawn Service Phone No.: 301/572-5577

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

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 7421 Street: Maple Ave

Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave

Lot: 60 Block: \_\_\_\_\_ Subdivision: 25

Liber: 17087 Folio: 225 Parcel: P733

## PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                               |                                            |                                         |                                                                     |                                    |                                            |                                        |                               |                               |
|-----------------------------------------------|--------------------------------------------|-----------------------------------------|---------------------------------------------------------------------|------------------------------------|--------------------------------------------|----------------------------------------|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend            | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                                        | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                                      | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision             | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable      | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |                                        |                               |                               |

1B. Construction cost estimate: \$ 9,000.00

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- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_
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Katharine E. Thrasher  
Signature of owner or authorized agent

Aug. 24, 2006  
Date  
Aug. 21, 2006

PERMIT # 431999

1. **WRITTEN DESCRIPTION OF PROJECT**

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**Adjacent Property Owners**

Deanna Johnson  
51 Philadelphia Ave.  
Takoma Park, MD 20912

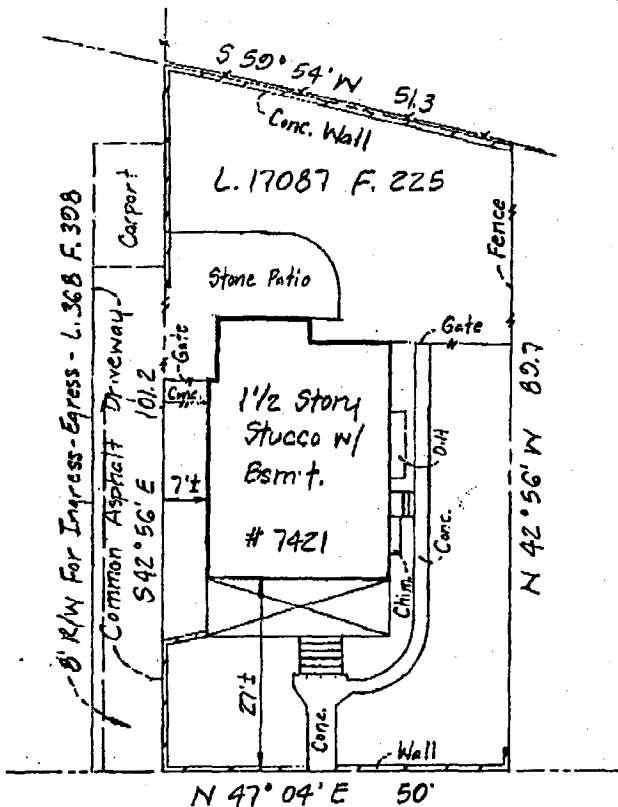
Barbara Davidson  
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Takoma Park, MD 20912

John and Portia Reddy  
7419 Maple Ave.  
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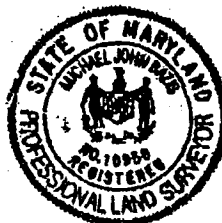
**NOTES:**

- (1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. **NOT**  
Date of Map: **NOT**  
Flood Zone: **INCLUDED**
- (2) No property corners found or set unless otherwise noted.
- (3) The accuracy of this survey and the apparent setback distances is 2'±



Scale: 1" = 20'

MAPLE AVENUE



**SURVEYOR'S CERTIFICATE**

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

*Michael J. Bazis*  
 Michael J. Bazis RPLS # 10956

LOCATION DRAWING  
 CONWAY PROPERTY  
 LIBER 17087 FOLIO 225  
 MONTGOMERY COUNTY, MD.

THIS SURVEY IS FOR TITLE PURPOSES ONLY

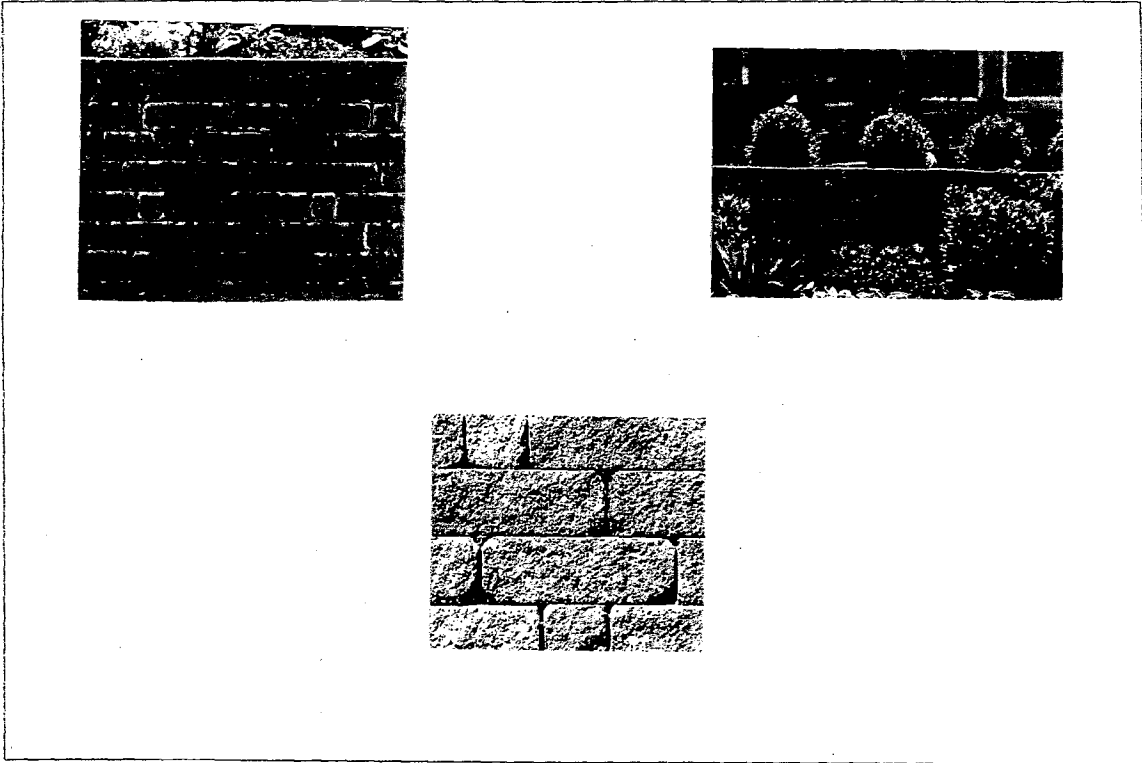
JOB # 05.0184	DATE 4-20-05
FIELD JDH	DRAFT MB
	P.B. P#
	SCALE: 1" = 20'

**R.C. KELLY & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS

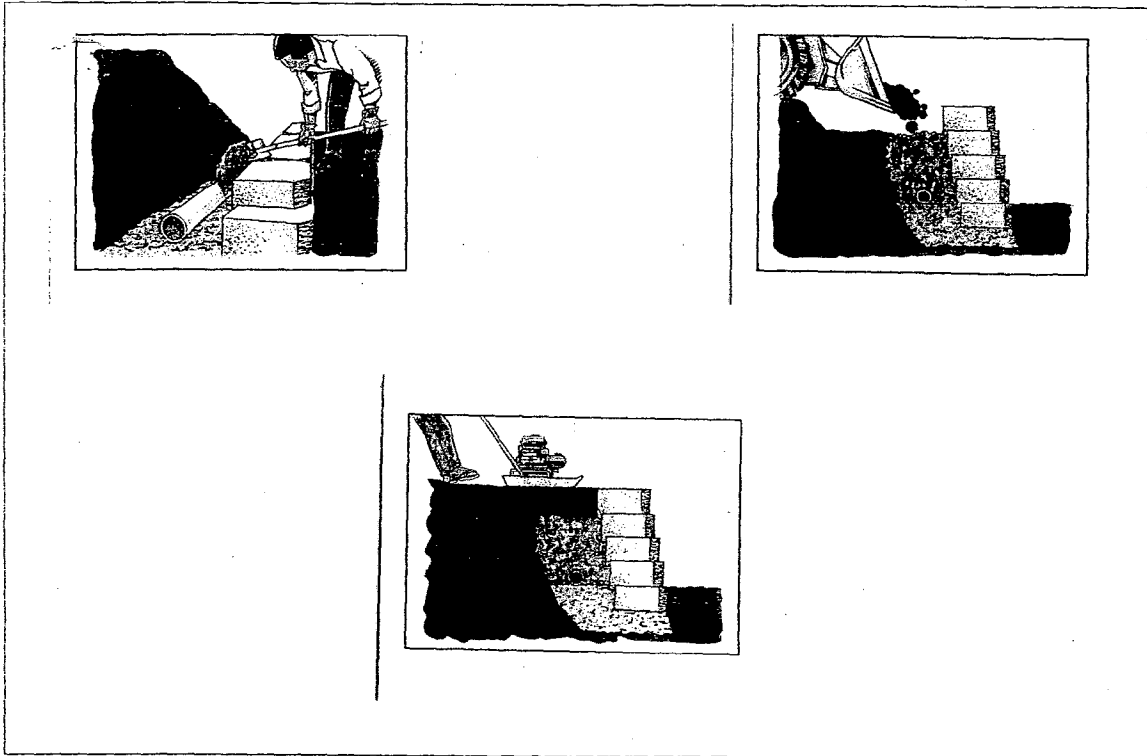
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 E-MAIL: survey@rckelly.com



Proposed project  
Existing Property Condition Photographs (duplicate as needed)



Detail: Top pictures: sample of how wall will look  
bottom picture: color sample of wall "buckskin"



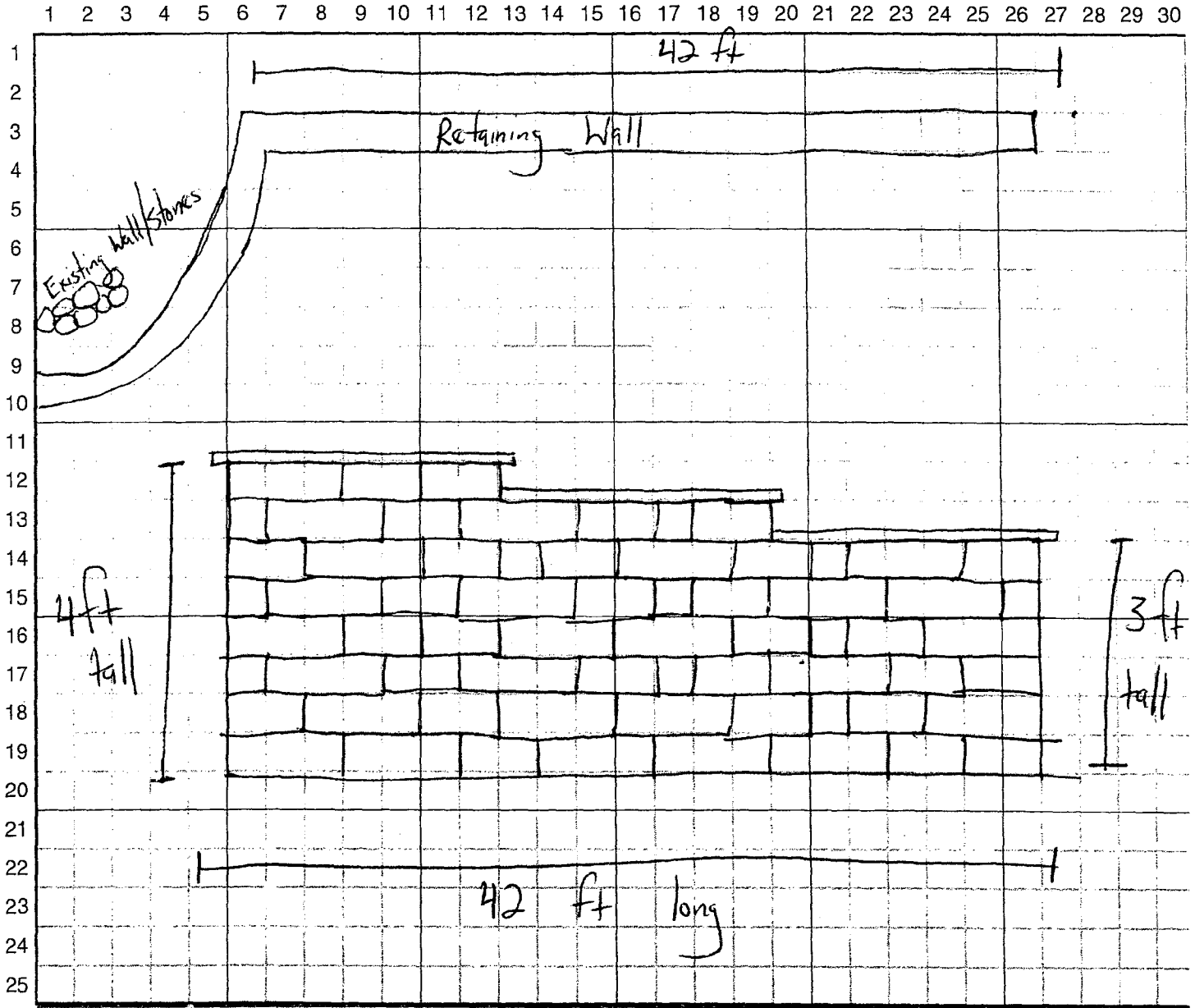
Detail: Illustration of drainage system for wall

# SKETCH ESTIMATE

Proposed Layout for:

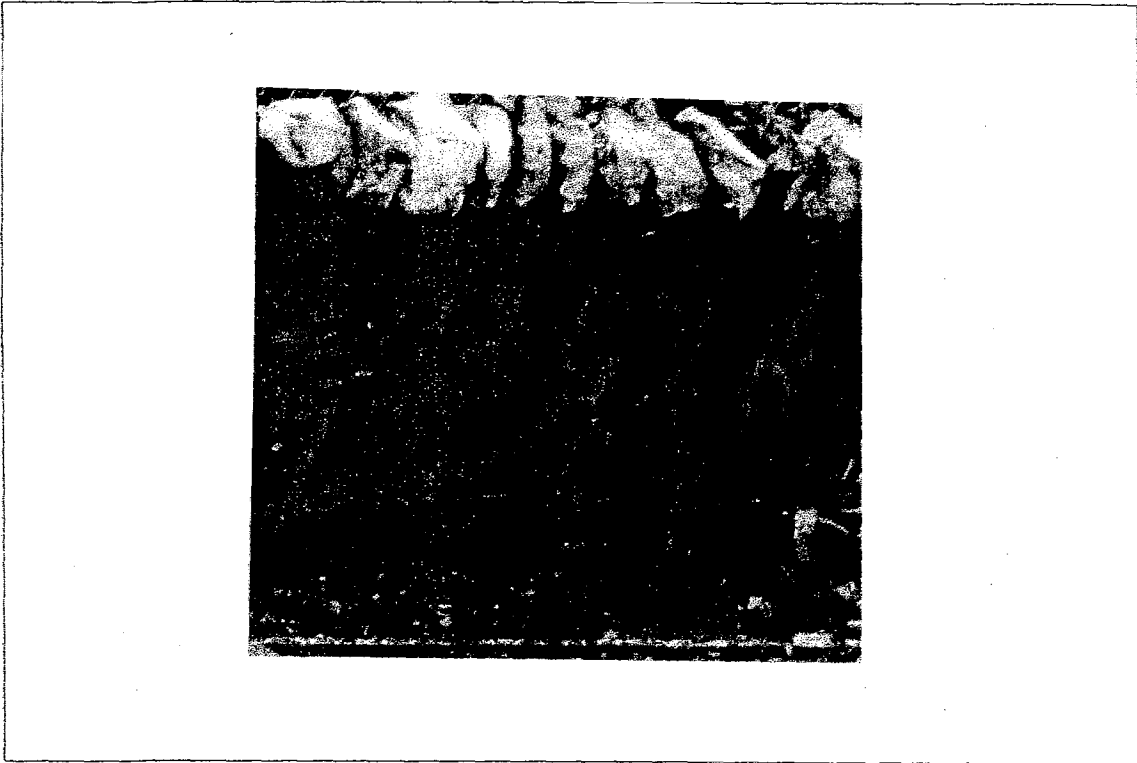
NAME	
ADDRESS	
PHONE NO.	
ESTIMATOR	DATE

Scale 1/4" = \_\_\_\_\_

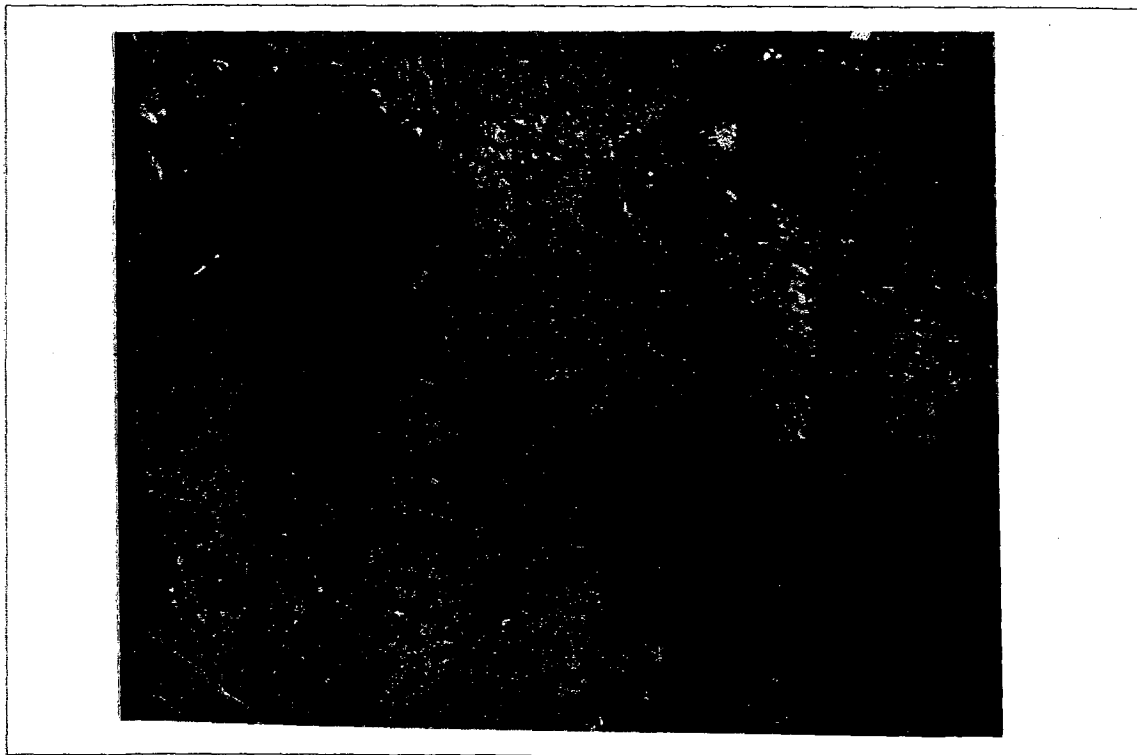


Notes	Materials
	Labor
	Tax
	Total

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Detail: Sample of how the original wall looked



Detail: Picture of the backyard in its current condition - with the fallen wall.

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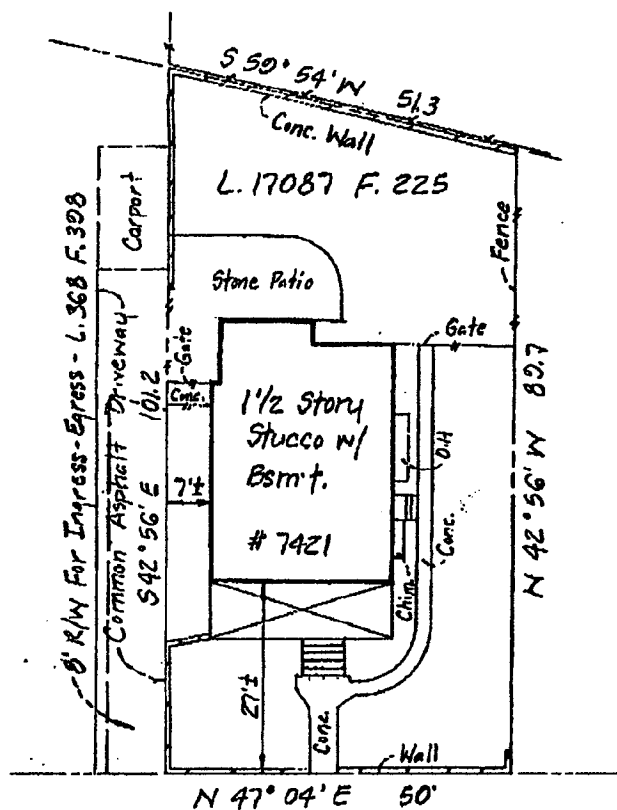
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MONTGOMERY COUNTY, MD.

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

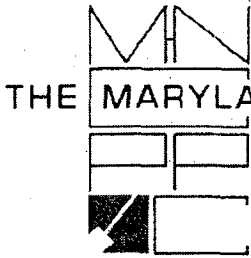
*Michael J. Bazis*  
Michael J. Bazis RPLS #10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 05-0184	DATE 4-20-05
FIELD JDH	DRAFT MB
	P.E. P#
	SCALE: 1" = 20'

**R.C. KELLY & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

10901 LOCKWOOD DRIVE, SUITE 180  
SILVER SPRING, MARYLAND 20901  
(301)593-8005 FAX (301)681-7216  
E-MAIL: survey@rckelly.com




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

August 8, 2006

**MEMORANDUM**

TO: Commissioners  
 Historic Preservation Commission

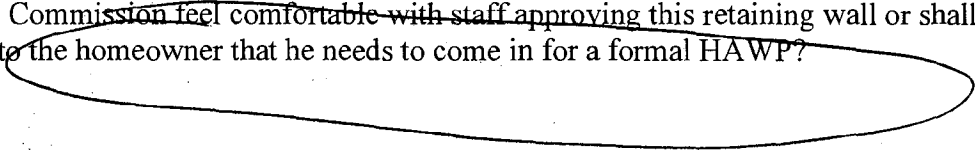
FROM: Michele Oaks, Senior Planner   
 M-NCPPC -Historic Preservation Section

SUBJECT: Retaining Wall  
 7421 Maple Avenue, Takoma Park Historic District

As the attached e-mail correspondence indicates, the homeowner at the above address has had his 1913 retaining wall (clay block, with a concrete facing, topped with stone) completely collapse in his backyard, as the result of our recent record rainfall. The applicant contacted staff requesting to replace it in the same location and of the same height with a new stone, retaining wall, just without the concrete facing. I initially said that it sounded like something staff could approve, however, I wanted the applicant to take a photo and send me an e-mail outlining our phone conversation. I indicated I would respond with a letter if everything in the e-mail/photo seemed ok.

Unfortunately, when I received the e-mail, the product that the owner desires to replace the retaining wall with is a manufactured stone. Therefore, it is enough of a change that I didn't feel comfortable approving it at a staff level without the Commission's review.

Does the Commission feel comfortable with staff approving this retaining wall or shall I indicate to the homeowner that he needs to come in for a formal HAWP?



**Oaks, Michele**

---

**From:** Ted Thrasher [tthrasher@cssiinc.com]  
**Sent:** Monday, August 07, 2006 4:17 PM  
**To:** Oaks, Michele  
**Subject:** Retaining Wall

Ms. Oaks,

As we discussed on the phone last week, I live in the Takoma Park historic district and had the retaining wall in my backyard collapse during last month's record rainfall. The wall that fell was built in 1913 out of clay block, had a concrete facing, and was topped with stone. The proposed replacement wall will be made of stone block, with a topper, but without a concrete facing.

The contractor suggested this material since we need to have a better drainage system than the concrete facing would allow. The wall will be in the same location and be the same height (about 3-4 feet) as the original wall. We did not have any pictures of the wall before it fell and this one depicts the wall standing slightly at an angle after being disturbed from the rain.

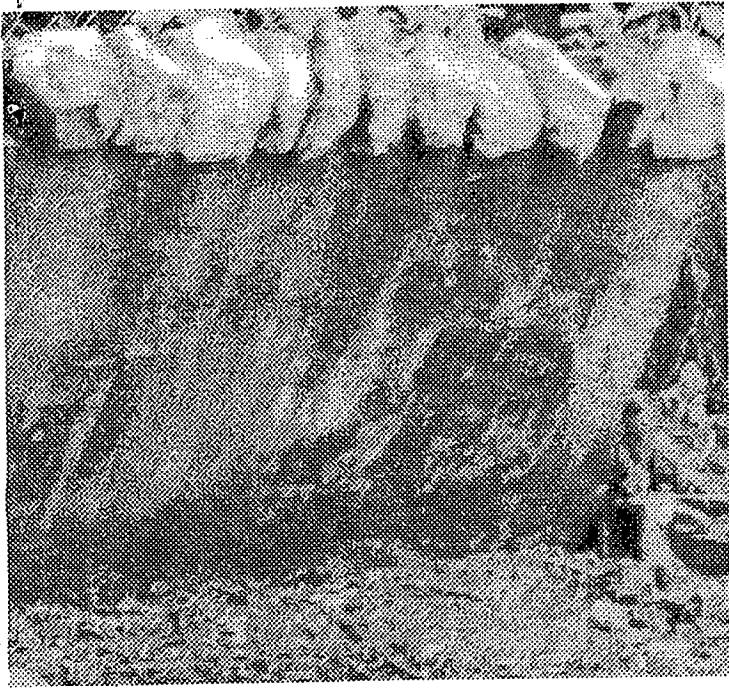
Please confirm that I can proceed with construction of the wall without additional HPC approval. I was also wondering if building this wall can qualify for the Maryland Rehabilitation Tax Credit even if does not require a presentation at a HPC meeting.

My address is: 7421 Maple Ave.  
Takoma Park, MD 20912

Please call if you have any questions: (202) 484-3354 (work) or (301) 920-1011 (home).

Thank you for your help,

Ted Thrasher



Wall that  
Collapsed.



## Oaks, Michele

---

**From:** Ted Thrasher [tthrasher@cssiinc.com]  
**Sent:** Tuesday, August 08, 2006 8:58 AM  
**To:** Oaks, Michele  
**Subject:** RE: Retaining Wall

Michele,

The contractor is proposing the 6" Highland Wall Stone System with cap by the Grinnell Company (<http://www.grinnellpavers.com/content/view/44/58/>) or [www.grinnellpavers.com](http://www.grinnellpavers.com).

Please let me know if you need anything else.

Ted

---

**From:** Oaks, Michele [mailto:Michele.Oaks@mncppc-mc.org]  
**Sent:** Tuesday, August 08, 2006 8:35 AM  
**To:** Ted Thrasher  
**Subject:** RE: Retaining Wall

Ted,

Thanks for your e-mail. Do you or your contractor have the specs for the materials you are proposing to use for the new wall? The name of the system or manufacturer? So I can look it up on the web.  
Thanks!

---

Michele Oaks, Senior Planner  
Historic Preservation Section  
Montgomery County Department of Planning  
Maryland-National Capital Park and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
[michele.oaks@mncppc-mc.org](mailto:michele.oaks@mncppc-mc.org)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

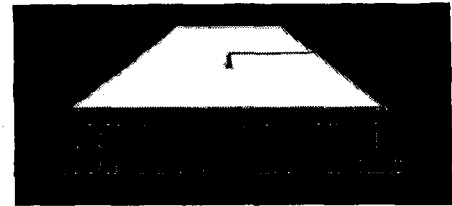
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**6" Highland Wall Stone**

With 6" Highland you can build walls using earthtones and rich textures resembling natural stone. You can use them alone or with 3" Highland to create stunning walls.



6" x 18"



6" x 12"

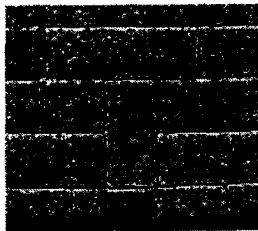


6" x 6"



Highland Wall Cap

**Highland Stone Jumper Unit**



This flexible design option will allow you to "jump" the horizontal look of the other pieces to create a unique natural looking wall.



Jumper Unit

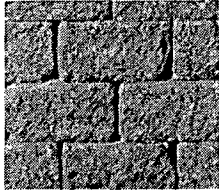
**Specifications**

Stone	Size	Weight	Pieces per Sq. Ft.	Pieces per Cube	SF per Cube	Linear Ft. per Cube	Weight per Cube
6" Highland	6" x 18" x 12"	73 lbs.	1.33	40	30	60	3,540 lbs.
6" Highland	6" x 12" x 12"	59 lbs.	2	40	20	40	3,800 lbs.
6" Highland	6" x 6" x 12"	30 lbs.	4	40	10	20	3,800 lbs.
Highland Cap	3" x 17 1/4" x 10"	36 lbs.	3.33	96	28.8	116	3,760 lbs.

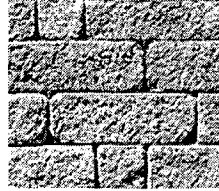
Jumper Unit    12" x 6" x 13 1/4"    48 lbs.    2    50    25    n/a    2400 lbs.

\* Denotes wall stones that come on a combined cube.

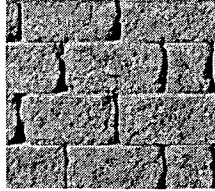
**Color Selector**



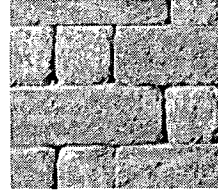
Palomino  
(buff/brown)



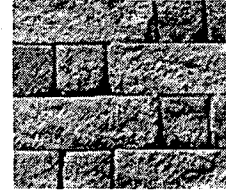
Buckskin  
(charcoal/sand)



Bay  
(charcoal/salmon)



Chestnut  
(charcoal/brown)



Roan  
(charcoal/natural)

Color samples should be used only as a guide. Colors should always be chosen from actual samples. All measurements are approximate.

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**Oaks, Michele**

---

**From:** Oaks, Michele  
**Sent:** Tuesday, August 08, 2006 10:00 AM  
**To:** 'Ted Thrasher'  
**Subject:** RE: Retaining Wall

Thanks for the information.

When we spoke on the phone, I had understood the project a little differently. I had thought you were building the wall out of natural stone, not a manufacture red product.

I don't have any objections to the proposal, however, this wall is enough of a design change that I do not have the authority under our ordinance approve it at a staff level as I originally indicated.

I can ask for the Commission's consent for a staff level approval at the HPC's worksession next weds night, and hopefully have a decision for you on Thursday morning. Worse case scenario they will not give me their consent at the worksession and require that the project come in as a formal HAWP, so it can be on the record.

Michele

---

Michele Oaks, Senior Planner  
Historic Preservation Section  
Montgomery County Department of Planning  
Maryland-National Capital Park and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
[michele.oaks@mncppc-mc.org](mailto:michele.oaks@mncppc-mc.org)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

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