



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: August 12, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 963369 - Window Alteration

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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** by historic preservation staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Calico Construction  
Address: 933 Ellsworth Dr., Silver Spring

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. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by J. Brueckert on \_\_\_\_\_. The approval memo and stamped drawings follow.

**GENERAL COMMENTS ( Landlord's - Peterson Company)**

**Display Fixtures, Racks, Shelving, and Storage Unit**

**Requirements:**

- Tenant shall be solely responsible for the design, installation, and use of any display or storage system(s) within the Premises including all compliance with applicable building codes, fire codes and the requirements of any insurance rating bureaus. If anything done, omitted to be done or suffered to be done by Tenant in, upon or about the Premises in regard to such display or storage system(s) shall result in a fire code violation(s) and the Tenant shall be liable for all costs and expenses resulting from such violation(s) and landlord shall have the right to correct any such condition(s) at Tenant's expense.
- Tenant display fixtures in the retail space and rack / shelving / storage units in the stockroom shall be designed to provide adequate clearance for the automatic (fire) sprinkler system. No displays or storage should exceed 12ft and ceilings must be installed to provide a minimum of 18" of clearance between the top of the storage system and sprinkler deflectors.

**GENERAL COMMENTS ( Landlord's - Peterson Company)**

- Tenant displays or Storage higher than 12'-0" are classified as "high piled storage", which requires high hazardous automatic (fire) sprinkler protection designed per NFPA requirements for the storage of "Group A Plastic" commodities. High piled storage also requires a minimum of 36" of clearance between the top of storage and sprinkler deflectors.
- Tenant mobile / compact storage systems shall be constructed of wire mesh shelves. However, if constructed with solid shelves (wood or steel), the units shall be installed with a minimum of a 3" spacer to provide space between units at maximum 5'-0" intervals.
- Tenant's Architect and General Contractor shall provide the following information to the property required Sprinkler Contractor regarding stock / storage area:
  - Type of storage system(s), (Including details of the storage system(s)).
  - Type of shelving, (Wire mesh / Solid wood / Solid Steel, etc.)
  - Type of commodities, (Plastics, aerosol's, clothing, etc.)
  - Elevation of highest shelf / ceiling height.

**FINISH SCHEDULE**

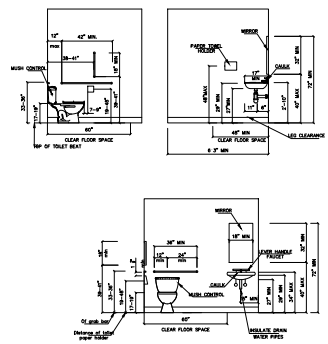
AREA	FLOOR	WALLS	CEILING
KITCHEN	6"X6"X1/2" QUARRY TILES	SMOOTH WASHABLE F.R.P PANELING 6"X4 1/2" COVE BASE QUARRY TILES	SMOOTH WASHABLE PAINTED GYP. BOARD
TOILETS	12"X12"X1/4" CERAMIC TILE	DITTO	DITTO
DINING	CONCRETE SEALER	PAINTED GYP. BD.	OPEN CEILING

**DOOR SCHEDULE**

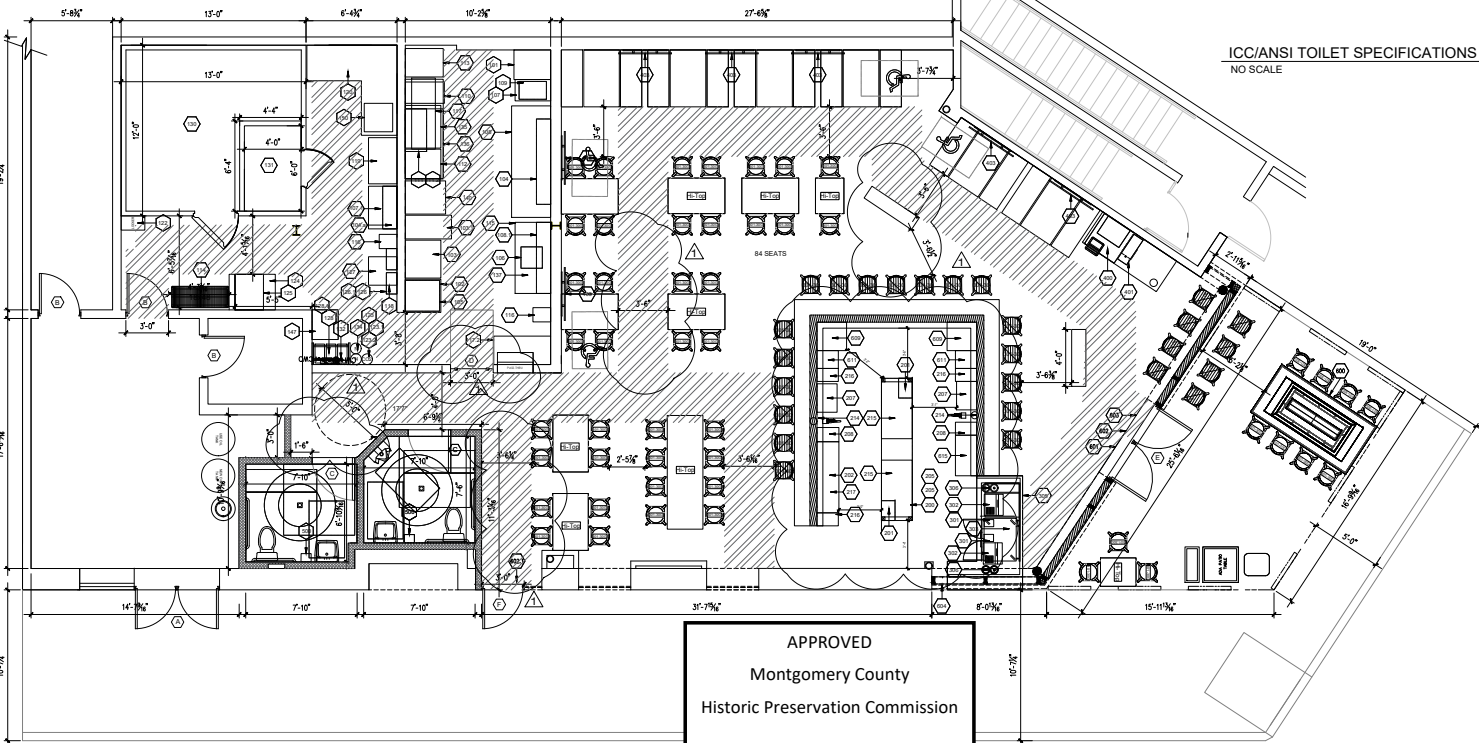
TYPE	DESCRIPTION	CONDITION	WIDTH	HGT.
(A)	WOOD & SAFETY GLASS - PUSH BAR PANIC LOCK	NEW	36"	80"
(B)	WOOD - KEYPED SAFETY LOCK	EXISTING	36"	80"
(C)	RELOCATED - WOOD - PRIVACY LOCK	NEW	36"	80"
(D)	WOOD - NO LOCK	NEW	40"	80"
(E)	MAIN DOOR 01	EXISTING	74"	60"
(F)	MAIN DOOR 02	NEW	36"	60"

**EQUIPMENT SCHEDULE**

- HOOD W 8' X D 6'
- HOOD W 8' X D 6'
- HEATED HOLDING CABINET
- REACH-IN UNDERCOUNTER FREEZER (WORKTOP FREEZER)
- FRYER (GAS FRYER BATTERY)
- FRYER (PRESSURE FRYER GAS)
- SHELVING WALL MOUNTED 72"X12"
- FRIED FOOD DUMP STATION (FRY DUMP STATION)
- EGG STATION
- WORK TABLE STAINLESS STEEL 40"X120"
- WORK TABLE STAINLESS STEEL W18"X30"
- WORK TABLE STAINLESS STEEL 44"X120"
- PIZZA PREPARATION REFRIGERATION
- SHELVING WALL MOUNTED W60"X12"
- HOT FOOD WELL
- GRIDDLE GAS COUNTERTOP 18"
- CHEESE MELTER
- WARMING DRAWER FREE STANDING
- RANGE
- WIRE SHELVING 48"X18"
- HEATED SANDWICH WRAP TABLE
- WALL MOUNTED HAND SINK
- DINING RACK
- TANKLESS WATER HEATER
- ONE COMPARTMENT PREP SINK
- THREE COMPARTMENT SINK
- LOCKER
- CO2 CYLINDER TANK
- CO2 FILL BOX
- BACK UP CO2 CYLINDER TANK
- ICE BIN FOR ICE MACHINE
- ICE MACHINE
- SHELVING WALL MOUNTED
- MOP BROOM HOLDER
- MOP SINK
- BAG IN A BOX SODA SYSTEM - COSTUM CARBONATOR
- WALK-IN COOLER - COSTUM
- WALK-IN FREEZER - COSTUM
- WATER FILTRATION SYSTEM
- NITROGEN TANKS
- GRIDDLE 30"
- EQUIPMENT STAND, REFRIGERATOR BASE
- SPARE
- MEGA TOP SANDWICH / SALAD REFRIGERATOR
- GLYCOL CHILLER
- DISHWASHER
- BEER TAPS - COSTUM
- POINT OF SALE SYSTEM
- UNDERBAR SINK UNIT
- DRIP TRAY WITH GLASS RINSERS - COSTUM
- UNDERBAR ICE BIN
- UNDERBAR HAND SINK
- SCUPPER RAIL
- BACKBAR CABINET, REFRIGERATED
- TRASH RECEPTACLE
- GLASS WASHER
- CASH DRAWER
- POINT OF SALE PRINTER
- 2 - DOOR UNDER COUNTER REFRIGERATOR
- NEON SIGN AT BAR SOFFIT
- DISPOSABLE CUP DISPENSER
- DRINK DISPENSER
- ICED TEA BREWER
- 65" TELEVISION
- 55" TELEVISION
- HAND DRYER
- CHANGE TABLE
- FIRE FIT
- SIGNAGE
- AIR COURTAIN
- HEATER
- BLADE SIGN
- GRAPHIC
- GLASS WASHER UNDERBAR
- DROP/SCRAP SINK UNDERBAR
- STORAGE



**ICC/ANSI TOILET SPECIFICATIONS**  
NO SCALE



APPROVED  
Montgomery County  
Historic Preservation Commission

*Ronald W. Norton*

**FLOOR & EQUIPMENT PLAN**  
SCALE: 1/4"=1'-0"

**CALICO**  
3306 University Blvd W,  
KENSINGTON, MD 20885  
Direct: 703-870-8019  
Fax: 301-244-0985  
www.calico.com

**ARCHITECT**  
**RALPH HURST**  
architect  
P.O. Box 336  
Washington Grove, DC 20880

**ENGINEER**  
**CHRISTOPHER HANCOCK**  
912 Thayer Ave Ste 300 3rd Floor  
SILVER SPRING, DC 20910

PROFESSIONAL SEAL:  
PROFESSIONAL CERTIFICATION  
I certify that these documents were prepared or approved  
by me, and that I am a duly licensed professional under  
the laws of the State of Maryland.  
Licenses:  
Exp. date: 3-31-23

PROJECT:  
**DOG HAUS**  
SILVER SPRING  
933 Ellsworth Dr.,  
Silver Spring, MD 20910

**FLOOR & EQUIPMENT PLAN**

DATE:	SCALE:
AUG 2021	AS INDICATED
REVISION SCHEDULE:	
(A) AMENDMENT PREPARED	DATE
(B) PREPARED BY	DATE
(C)	
(D)	
(E)	
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SHEET NO:  
**A-203**

**REVIEWED**  
By Dan.Bruechert at 12:29 pm, Aug 12, 2021

### Summary of Work

This project is taking place at 933 Ellsworth Drive, Silver Spring, MD 20910 for interior alterations for new tenant Faizan Khan for restaurant “Dog Haus”.

The interior alteration Building Permit 944240 issued on 05/18/2021 by DPS Montgomery County, MD. Upon the pre-construction meeting with Michael Stutts (Building Inspector) on Wednesday 5/19, he denied the 2nd egress into what we call a “trash enclosure” area even though it was approved on the plans and requested that plans be resubmitted and amended for a revised 2<sup>nd</sup> egress. After conversing with the tenant, property management, architecture team, and contractor we developed a proposal for the addition of new egress on façade on Ellsworth Drive.

The scope of work entails the removal of the existing window, window frame and demolition of 5 S.F. of black granite with brick below existing window to accommodate opening for new commercial aluminum door and sidelight.

The process of demolition utilized will be the **selective demolition method** which involves the careful removal of specific portions of a building while protecting the remaining structure, nearby structures and surrounding areas. The equipment used for this work will be a hand-held wet saw for precision cuts.

Step by step process:

1. Mark the areas that will be cut and removed, outline the existing to remain areas with tape or non-permanent marking.
2. Protect the existing structures to remain with plywood. Only leave the portion to be demoed exposed.
3. Remove existing window panel and frame.
4. Cut black granite and brick wall (assumed from previous curved wall demolition) utilizing a hand-held wet saw for precision in 2-3 cuts.
5. Installation of new commercial door with sidelight.
6. Match and repair the edges of black granite as needed.



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Montgomery County

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**REVIEWED**

By Dan.Bruechert at 12:29 pm, Aug 12, 2021

**Existing Conditions:**

Photo A shows the existing conditions of the façade. With arrow to window to be replaced for proposed egress.



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**REVIEWED**

By Dan.Bruechert at 12:29 pm, Aug 12, 2021

Photo B & C show close-up of the existing window and black granite to be removed for new Egress Door.



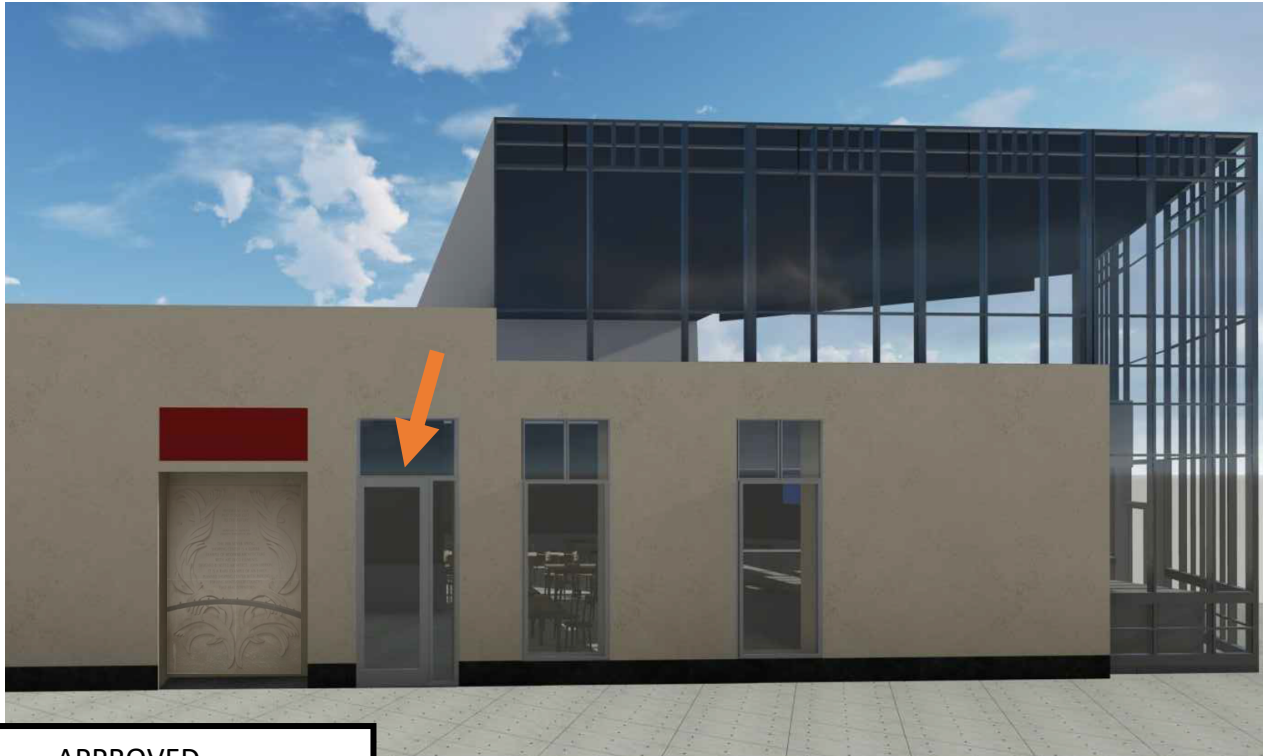
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**REVIEWED**  
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**PROPOSED NEW EGRESS:**

Photo D shows proposed façade elevation.



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Photo E shows close up of door that we will utilize for the egress. With specifications of materials.



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*Robert A. ...*

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**Specifications of proposed door:**

**A: Remove existing storefront glazing in ONE opening**  
- 1- opening for side entrance door – approx. 60" W x 115" H

**Entrance Door**  
**B: Supply and install (1) entrance door and frame package** *per spec's below*

(Qty - 1)                      Approx. Opening - 3' W x 10' H

- **Kawneer OR COMPARABLE**
- **DOOR OPENING: 3' W x 7' H**
- **LOCK: MS lock with thumb turn**
- **FINISH: Clear Anodized**
- **PUSH/PULL: C-09 TUBULAR**
- **HANDING: RH Outswing**
- **FRAME: 1 3/4" W x 4 1/2"**
- **STYLE: Narrow Stile**
- **SPECIAL EQUIPMENT: Panic Hardware**
- **TRANSOM: Approx. 3' W x 3' H**
- **HANGING HARDWARE: Offset Pivots**
- **THRESHOLD: 4" ADA**
- **CLOSERS: SURFACE MOUNTED HD**
- **GLAZING: 1/4" Clear tempered glass**

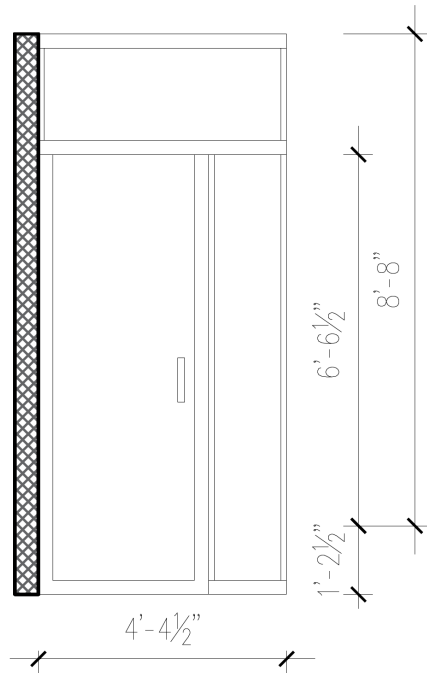
**Side lite Frame**  
**C: Supply and install storefront frames and glazing** *(all frames horizontally and vertically divided per plans)*

(1) @ side lite opening approx. - 2' W x 10' H

- **Kawneer OR COMPARABLE**
- **GLAZING: 1" Clear tempered insulated glass**
- **Storefront FRAME: 2" X 4 1/2"**
- **FINISH: Clear anodized**

**D: Caulking and sealing is included around exterior frame perimeter as needed**

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