

36/07-03B 8551 Fenton Street  
LA Site: Fenton Bldg, SSBD

(1/2)

Addendum

Material

passed

out the

night of the

HPC meeting.

**FENTON CENTER**  
**INSTRUCTIONS FOR PREPARATION OF**  
**TENANT SIGN CRITERIA**  
**revised 12/12/03**

Section 1

The advertising or informative content of all signs shall be limited to letters designating store name and/or type of store only (which such designation of the store type shall be general descriptive terms and shall not include any specification of the merchandise offered for sale therein or the services rendered therein) and shall contain no advertising devices, slogans, symbols or marks (other than the store name and/or type of store). Crests and corporate shield designs must be approved in writing by Landlord.

Section 2

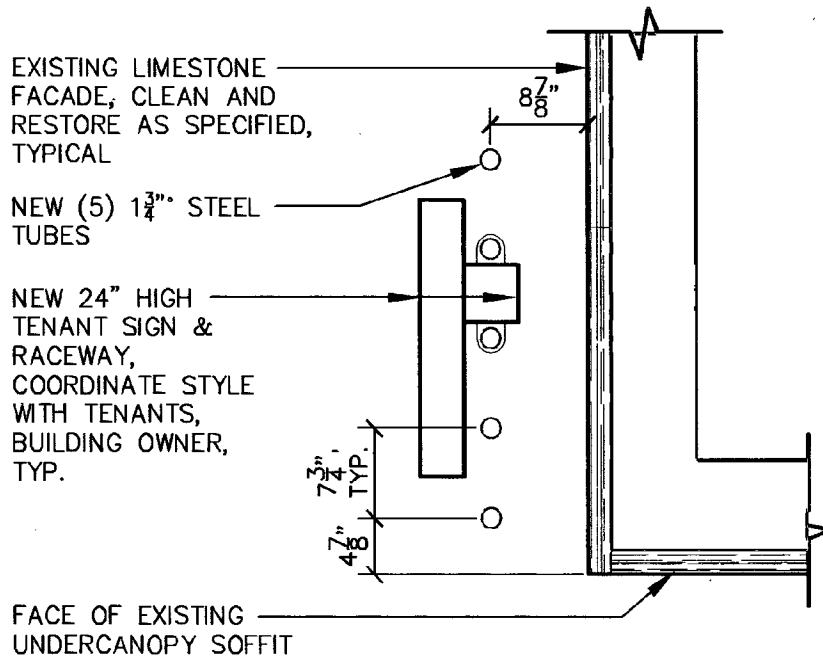
The letters of all signage shall be internally illuminated channel letter constructed of .040 or .063 aluminum. The exterior surfaces shall be spray finished in a color to match the Landlord's sample. Each letter must have a drain hole in the bottom of each vertical section. Internal letter surfaces sprayed white enamel or as approved by Landlord. Faces of letters shall be open with neon tube (color of tubing to be approved by Landlord) exposed. The height and length of the sign as well as the size of the letters shall be approved by the Landlord and the overall size of the sign shall not exceed two (2) square feet for each linear foot of store frontage, as specified in the zoning ordinance except that all signs shall provide a minimum of 2'-0" border at each of the signs, measured from the nearest vertical trim or building edge **and shall be no higher than 24"**. Channel letters to be mounted on enclosed raceways which shall be mounted on building, decorative steel trellis using concealed, non-corrosive hardware, as required. All penetrations through building facade to be sealed with clear silicone adhesive. Depth of all letters shall be five inches (5"). No sign shall have horizontal length in excess of eighty percent (80%) of the store front.

In the event that the text cannot be accommodated on one (1) line, **two (2) lines of text are permitted** under the following conditions:

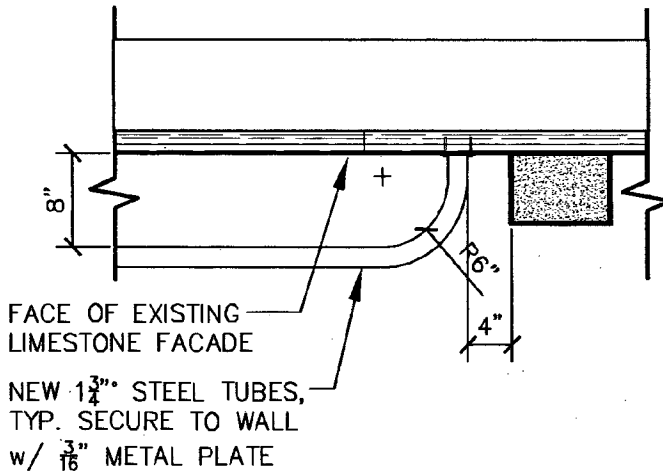
- (A) Letter height shall not exceed twelve inches (12").
- (B) A four inch (4") margin between lines of single copy shall be maintained.
- (C) An equal margin between the lower and upper edge of the sign board and first row of lettering shall be maintained.

Section 3

The character, design, color and layout of all signs shall be subject to Landlord's written prior approval and shall be in accordance with these criteria.



PROPOSED SIGN BAND SECTION



PROPOSED SIGN BAND PLAN



MUSHINSKY  
VOELZKE  
ASSOCIATES

# FENTON BUILDING

SILVER SPRING, MARYLAND



Original  
Staff report

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 8551 Fenton St.

**Meeting Date:** 12/17/03

**Resource:** **Contributing Building**  
**Silver Spring Historic District**  
*Locational Atlas*

**Report Date:** 12/10/03

**Review:** HAWP

**Public Notice:** 12/03/03

**Case Number:** 36/07-03B

**Tax Credit:** No

**Applicant:** Colesville Joint Venture LLP

**Staff:** Joey Lampl

**PROPOSAL:** Clean and repair stone, add lighting and signage, change storefronts

**RECOMMENDATION:** Approval with Conditions

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**RECOMMENDATION:**

Staff recommends that the Commission *approve* this HAWP application *with the following conditions:*

1. The drawings and specifications should be noted to recommend cleaning of the iron-spot brick (masonry) wall surface, in the same manner as they are noted for the limestone.
2. Letter height for the tenant sign criteria should be clarified, whether 12" or 15". Staff recommends 12" as suitable.
3. Drawings and specifications should be revised to reflect the removal of non-original materials (e.g., PermaStone) and the preservation of original building materials wherever possible.

Materials to be preserved include:

- a. gray terrazzo exterior entrance flooring,
- b. original freestanding aluminum columns,
- c. iron-spot brick wall surfaces, and
- d. green and gray terrazzo kick plates.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource

**STYLE:** Moderne

**DATE:** 1930s or 1940s

The building is a contributing resource in the Silver Spring Central Business District historic district on the *Locational Atlas*.<sup>1</sup> The building is defined by its relatively simplified vocabulary and its reliance upon varying materials and their textural combinations to lend it interest. These materials include: smooth, ashlar limestone; iron-spot orange brick laid in all-stretcher bond; gray terrazzo flooring; and gray and green terrazzo kick plates. The other defining features of the building are its brushed aluminum storefronts and second-floor ribbon windows.

## **PROPOSAL**

The applicants propose to:

1. Clean and repair the limestone.
2. Remove the red awning and add a sign band for first-floor tenants.
3. Provide one second-story sign.
4. Add the building's address.
5. Add lighting sconces.
6. Replace ground floor storefronts.

## **STAFF DISCUSSION**

Staff's approach to the project is guided by the Secretary of the Interior's *Standards for Rehabilitation*. Currently, the project does not meet the *Standards* because it sets out to remove all historic storefront materials without making an effort to repair and retain those that can be saved. Staff observed many areas where original materials were in reasonable condition and could be repaired, rather than replaced. In addition, staff recommends that this project be approached as one would a building within a National Trust for Historic Preservation Main Street Program. That program's premise is that sound economic revitalization begins with good historic preservation; namely, the retention and repair, wherever possible, of historic materials. Staff has developed an entirely preservation-based approach to the rehabilitation of the building, which is shown on Circle 14, for reference.

However, given that the building is part of a *Locational Atlas* district (as opposed to a *Master Plan* district) and given the rehabilitation of the Silver Spring Shopping Center as a recently approved model, staff has modified its position from that shown on Circle 14 to allow for the changing of the aluminum-framed storefronts and their glazing, but the preservation of all original masonry wall surfaces, flooring, kick plates, and freestanding columns. Based on the Silver Spring Shopping Center precedent, staff recommends that the applicant be allowed to change out the actual glass and aluminum storefronts, *if necessary*. Staff would encourage the owners, however, to keep prominent original storefronts, like that of the Crawford Clothes store on Colesville Rd. (See Circle 14, small circle 1.)

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<sup>1</sup> The applicant's note at the bottom of the drawings that the building is a non-contributing building in the Silver Spring district is incorrect.

Staff would like to commend the applicant on the retention of the character-defining second-story ribbon windows since initial discussions with the applicant focused on their desire to remove these windows.

Staff addresses the points of the proposal in order as follows:

1. Cleaning and repairing the limestone is good preservation practice and should be done as gently as possible so as not to spall the stone.
2. Removing the red awning and exposing more of the building is good preservation practice.
3. Affixing a steel sign band with neon letters is an appropriate design for a Moderne-style building. The tenant sign criteria sheet (see Circle ~~21~~ 23) is an excellent means of ensuring uniformity. Letter height should be clarified as to whether it is 12" or 15". Staff recommends 12" as a suitable height.
4. Providing one design for a second-story sign is acceptable. However, prior to the filing of this HAWP, staff advised the applicant to develop a uniform signage code for potential second-story retailers/businesses so that the proposed rehabilitation of the building is not marred by future second-story ad-hoc signage, but the applicant did not include this in the HAWP. Staff recommends that a uniform signage proposal should be developed for the second-story of the building, with a tenant sign criteria attachment modeled after that developed for the first story and given to leaseholders. Type of signage (materials, banners, etc.), their location, scale, colors, lettering fonts, etc. all should be part of the criteria.
5. Adding the building address in the manner proposed is compatible with the building.
6. Adding sconces is an appropriate means of enhancing the building's visibility at night and its security. The two types of sconces proposed are acceptable designs, given the building's style, especially the more streamlined of the two, which is being proposed for the upper story.
7. Replacing all ground floor building fabric wholesale – albeit at a staggered rate determined by leaseholders – is not in keeping with the Secretary of the Interior's *Standards for Rehabilitation*. This is addressed in the section above.

### **RECOMMENDATION**

Staff recommends that the Commission ***approve with conditions*** the HAWP application as being consistent with Chapter 24A (8)b 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.

And with the conditions that:



1. The drawings and specifications should be noted to recommend cleaning of the iron-spot brick (masonry) wall surface, in the same manner as they are noted for the limestone.

2. Letter height for the tenant sign criteria should be clarified, whether 12" or 15". Staff recommends 12" as suitable.

3. Drawings and specifications should be revised to reflect the removal of non-original materials (e.g., Permastone) and the preservation of original building materials as opposed to their removal.

Materials to be preserved include:

- a. gray terrazzo exterior entrance flooring,
- b. original freestanding aluminum columns,
- c. iron-spot brick wall surfaces, and
- d. green or gray terrazzo kick plates.

And the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



Profile view down Fenton Street



View on Roeder Rd.



Back side of building along alley



View of brushed aluminum ribbon windows on second story



Crawford Clothes store entrance on Colesville Rd.



Detail of aluminum encased freestanding column



Detail of etched aluminum storefront system at Crawford Clothes



Vertical aluminum storefront window frames



Iron-spot, orange brick laid in all stretcher bond paired columns



Wall of stretcher course iron-spot brick masonry



Original aluminum column with partial gray granite terrazzo flooring and newer storefront



Main Entrance on Fenton Street



Non-original PermaStone wall surface



Non-original faux marble kick plate but original gray granite flooring underneath





Original gray terrazzo (cracked in corner) and green granite(?) terrazzo kick plates



View of corner of Fenton St. and Roeder Rd.

- ① Preserve gray terrazzo floor, columns, gray terrazzo kick plates, and aluminum storefront. Door can be changed.
- ② Preserve green terrazzo kick plates and aluminum storefronts. Door can be changed.
- ③ Preserve masonry wall and terrazzo kick plates. Door can be changed.
- ④ Non-original storefront can be changed. Preserve gray terrazzo floor and uncover concealed portions.
- ⑤ Preserve columns. Doors can change.
- ⑥ Preserve storefront, gray terrazzo kick plates, repair damaged flooring to match.
- ⑦ Remove PermaStone, repair or replace in kind damaged terrazzo flooring.
- ⑧ Remove PermaStone to reveal original materials. Non-original storefront can be changed.
- ⑨ Door can change.
- ⑩ Preserve gray terrazzo flooring. Replace missing kick plates to match original. Non-original storefront can change.
- ⑪ Preserve original storefront, repair and replace in kind as necessary gray terrazzo floor, repair and replace as necessary green terrazzo kick plates. Doors can change.
- ⑫ New storefront can change. Replace poorly repaired green terrazzo kick plates to match original.



FENTON STREET ELEVATION



COLESVILLE ROAD ELEVATION



ROEDER ROAD ELEVATION

**A2 - EXISTING SITE MONTAGE**

key - (No.) = Storefront or Just Doors

**Project Description**

Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8051 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is intact to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign band above first story to provide signage for the first floor retail tenants; 4) provide second story wall mounted sign for a second story tenant; 5) add building address; 6) add first and second story wall mounted sconces; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAWP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.



**FENTON BUILDING**  
SILVER SPRING, MARYLAND



Preservation-based Rehabilitation Plan based on HPC Staff field survey. 12/03 (14)

Law Offices

# HOLLAND & KNIGHT LLP

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November 26, 2003

RECEIVED  
NOV 26 2003  
K-RECEIVED

PATRICIA A. HARRIS  
301-215-6613  
patricia.harris@hklaw.com

VIA HAND DELIVERY

Department of Permitting Services  
255 Rockville Pike – 2<sup>nd</sup> Floor  
Rockville, Maryland 20850

RECEIVED  
NOV 26 2003

Re: Fenton Building -- Historic Area Work Permit

To Whom It May Concern:

Enclosed please find a Historic Area Work Permit application for minor renovations to the Fenton Building located at 8551 Fenton Street in Silver Spring. The property is located within the Silver Spring historic district established by the 2000 Silver Spring CBD Sector Plan. The following materials are included to support the application:

1. Written description of proposal;
2. Site Plan;
3. Plans and elevations;
4. Material specifications;
5. Sign specifications;
6. Photos; and
7. Adjoining and confronting property owner list.

It is our intention that the Historic Preservation Commission will consider this application at its December 17, 2003 meeting.

Department of Permitting Services

November 26, 2003

Page 2

Please do not hesitate to contact me if you have any questions or need additional information.

Very truly yours,

HOLLAND & KNIGHT LLP



Patricia A. Harris

RECEIVED  
NOV 26 2003  
DEPARTMENT OF PERMITTING SERVICES

Enclosure

cc: Mr. Peter Berman  
Mr. Allen Mushinsky

# 1374513\_v1



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

*IVE*  
DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

326278

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Pat Harris

Daytime Phone No.: 301-215-6613

Account No.: 13-00984681

Name of Property Owner: Colesville Joint Venture LLP Daytime Phone No.: 301-230-1302

Address: 1801 Rockville Pike, Rockville Md. 20852 ← Suite 340  
Street Number City State Zip Code

Contractor: TBD Phone No.: \_\_\_\_\_

Contractor Registration No.: TBD

Agent for Owner: Peter J. Berman Daytime Phone No.: 301-230-1302

### LOCATION OF BUILDING/PREMISE

House Number: 8551 Street: Fenton

Town/City: Silver Spring Nearest Cross Street: Colesville Road/Roeders Road

Lot: 12 Block: \_\_\_\_\_ Subdivision: Roeders 2nd Addition, Silver Spring

Liber: S860 Folio: 891 Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: windows/doors/5 garage

1B. Construction cost estimate: \$ TBD

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 \_\_\_\_\_ feet \_\_\_\_\_ 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.

COLESVILLE JOINT VENTURE LLP

Peter J. Berman

Nov. 25. 03

By: Peter J. Berman, PARTNER

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**WRITTEN DESCRIPTION OF PROJECT**

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

See attached

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

See attached

**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.

**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 drieline of any tree 6" or larger in diameter (or 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 diameter.

**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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

**Fenton Building  
Adjoining and Confronting Property Owners**

<b>Owner's Name</b>	<b>Mailing Address</b>	<b>Premise Address</b>	<b>Block/Lot</b>
Jemals Colemont LLC	c/o Douglas Develop Corp 702 H St. NW, Suite 400 Washington, DC 20001-3748	8715 Colesville Road Silver Spring, MD 20910	Lot 11
Scilaris, Tasos & G.	9615 Singleton Drive Bethesda, MD 20817	811 Roeder Road Silver Spring, MD 20910	Lot 9
Montgomery County	c/o Peterson Retail Mngmt LC 12500 Fair Lakes Circle Suite 430 Fairfax, VA 22033-3804	Roeder Road	Block D
City Place Air Rights LLC	8661 Colesville Road Silver Spring, MD 20910-3924	Colesville Road Silver Spring 20910 Condo Unit: Blank	
City Place Limited Partnership	c/o Dierman Realty Group LLC 1320 Old Chain Bridge Road Suite 4 McLean, VA 22101-3945	8661 Colesville Road Silver Spring, MD 20910	
Zlotnick & Kraft – Montgomery LLC	c/o Gerald P. Grossberg 6624 Wilson Lane Bethesda, MD 20817-5540	8662 Colesville Road Silver Spring, MD 20910	Block A/Lot 27
Montgomery Arms Development Corp.	10400 Detrick Avenue Kensington, MD 20895-2440	8700 Colesville Road Silver Spring, MD 20910	

# 1381995\_v1

## **Work Description Fenton Building**

Colesville Joint Venture, L.L.P., the Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8551 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is in tact to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign band above first story to provide signage for the first floor retail tenants; 4) provide one second story wall mounted sign for the second story tenant; 5) add building address; 6) add first and second-story wall mounted sconces; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangements at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAWP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.

# 1376095\_v1



**FENTON CENTER  
INSTRUCTIONS FOR PREPARATION OF  
TENANT SIGN CRITERIA**

**Section 1**

The advertising or informative content of all signs shall be limited to letters designating store name and/or type of store only (which such designation of the store type shall be general descriptive terms and shall not include any specification of the merchandise offered for sale therein or the services rendered therein) and shall contain no advertising devices, slogans, symbols or marks (other than the store name and/or type of store). Crests and corporate shield designs must be approved in writing by Landlord.

**Section 2**

The letters of all signage shall be internally illuminated channel letter constructed of .040 or .063 aluminum. The exterior surfaces shall be spray finished in a color to match the Landlord's sample. Each letter must have a drain hole in the bottom of each vertical section. Internal letter surfaces sprayed white enamel or as approved by Landlord. Faces of letters shall be open with neon tube (color of tubing to be approved by Landlord) exposed. The height and length of the sign as well as the size of the letters shall be approved by the Landlord and the overall size of the sign shall not exceed two (2) square feet for each linear foot of store frontage, as specified in the zoning ordinance except that all signs shall provide a minimum of 2'-0" border at each of the signs, measured from the nearest vertical trim or building edge. Channel letters to be mounted on enclosed raceways which shall be mounted on building, decorative steel trellis using concealed, non-corrosive hardware, as required. All penetrations through building facade to be sealed with clear silicone adhesive. Depth of all letters shall be five inches (5"). No sign shall have horizontal length in excess of eighty percent (80%) of the store front.

In the event that the text cannot be accommodated on one (1) line, two (2) lines of text are permitted under the following conditions:

- (A) Letter height shall not exceed fifteen inches (12").
- (B) A four inch (4") margin between lines of single copy shall be maintained.
- (C) An equal margin between the lower and upper edge of the sign board and first row of lettering shall be maintained.

**Section 3**

The character, design, color and layout of all signs shall be subject to Landlord's written prior approval and shall be in accordance with these criteria.

#### Section 4

Tenant shall be permitted no more than one (1) sign.

#### Section 5

All signs shall be fabricated and installed in accordance with the following requirements:

- (A) The sign lettering or any part or parts thereof, shall be located within the physical limited of the sign areas as designated by Landlord;
- (B) the Landlord suggests Optima Bold for the choice of letter styles of all signs. Other styles of lettering must have preliminary approval by Landlord before shop drawings are made. Tenant shall submit four (4) copies of shop drawings of all proposed signs to Landlord for approval, showing sizes of all letters and spacing, type of materials, color and dimensions in relation to leasable area;
- (C) No sign shall be placed in final position without the written approval of Landlord;
- (D) All signs shall be fabricated and installed in compliance with all applicable codes. All primary and secondary electrical wiring must be U.L. approved and the sign shall have a U.L. label attached to exterior as required;
- (E) All lighting components shall have 60MA transformers and shall have 13MM 6500 white neon luminous tubing, or alternative color approved by Landlord, (two rows minimum for letters having a three inch (3") or larger stroke). All transformers and secondary wiring must be housed in metal raceways.
- (F) Sign companies are to schedule sign installation with the Tenant Landlord's Property Manager forty-eight (48) hours prior to installation. The Property Manager shall be notified by the sign company and will meet at the job site to approve placement of the sign pattern.

#### Section 6

The fabrication, installation and operation of all signs shall be subject to the following restrictions:

- (A) No flashing, moving, flickering or blinking illumination shall be permitted;
- (B) No animation, moving lights or floodlight illumination shall be permitted;
- (C) The name and/or stamp of the sign contractor or sign company or both shall not be exposed to view;

- (D) Letter and/or sign faces must be affixed using removable, non-corrosive hardware for service access.

### Section 7

The following type signs are prohibited:

- (A) Paper signs or stickers utilized inside or outside store;
- (B) Signs of a temporary character or purpose, irrespective of the composition of the sign or material used thereof;
- (C) painted or printed signs, except the one (1) non-illuminated, small-scale "signature sign" or store-hours sign, which is lettered on the glass portion of a storefront of a tenant and provided such sign does not exceed three inches (3") in height. Also permitted are small credit card symbols;
- (D) Outrigger signs.
- (E) Moving signs, rooftop signs, parapet signs, pylon signs or banners.

Law Offices

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December 2, 2003

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patricia.harris@hklaw.com

## VIA HAND DELIVERY

Ms. Gwen Wright  
Montgomery County  
Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, Maryland 20910

Re: Fenton Building – Historic Permit No. 326278

Dear Ms. Wright:

Pursuant to your request, enclosed please find 12 copies of the plans that were filed as part of the HAWP application on November 26, 2003. In addition, I have enclosed a revised Work Description reflecting a minor change to Item No. 4 to clarify that the signage is for one of the second story tenants. It is our understanding that the HPC will consider this matter at its December 17, 2003 meeting.

Please do not hesitate to contact me if you have any questions.

Very truly yours,

HOLLAND & KNIGHT LLP



Patricia A. Harris

Encl.

cc: Mr. Peter Berman



## A1 - SITE PLAN

### Project Description

Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8551 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is intact to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign above first story to provide signage for the first floor retail tenants; 4) provide second story wall mounted sign for a second story tenant; 5) add building address; 6) add first and second story wall mounted awnings; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAWP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangements may differ.



ARCHITECT  
 CONSULTANTS

1000 WASHINGTON AVENUE  
 SUITE 1000  
 SILVER SPRING, MD 20910  
 (301) 584-1444

# FENTON BUILDING

## SILVER SPRING, MARYLAND





FENTON STREET ELEVATION



COLESVILLE ROAD ELEVATION



ROEDER ROAD ELEVATION

## A2 - EXISTING SITE MONTAGE

### Project Description

Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8551 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is intact to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign band above first story to provide signage for the first floor retail tenants; 4) provide second story wall mounted sign for a second story tenant; 5) add building address; 6) add first and second story wall mounted sconces; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAMP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.



MARYLAND  
VISUAL ARCHITECTURE

100 WOODROW WILSON  
FLOOR 1100  
SILVER SPRING, MD 20910  
301.584.3434

# FENTON BUILDING

## SILVER SPRING, MARYLAND





PROPOSED FENTON STREET



PROPOSED COLESVILLE ROAD



PROPOSED ROEDER ROAD

### A3 - PROPOSED BUILDING RENDERINGS

**Project Description**

Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 6001 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is intact to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign band above first story to provide signage for the first floor retail tenants; 4) provide second story wall mounted sign for a second story tenant; 5) add building address; 6) add first and second story wall mounted sconces; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAWP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.

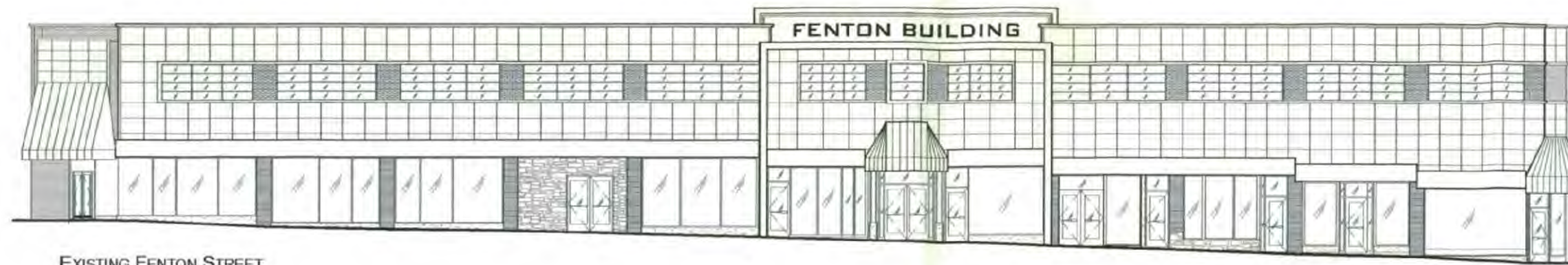


\*\*\*\*\*  
 4 1 1 2 2 3  
 4 4 1 0 1 4 1 3 4  
 TWO WESTMORE AVENUE  
 SILVER SPRING, MARYLAND  
 301.588.7400

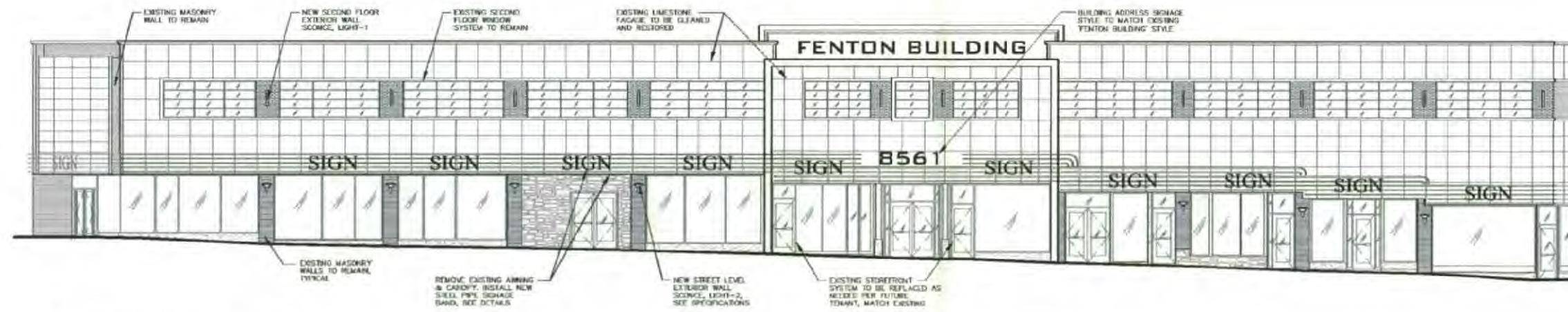
# FENTON BUILDING

## SILVER SPRING, MARYLAND





EXISTING FENTON STREET



PROPOSED FENTON STREET



LIGHT 1



LIGHT 2

## A4 - ARCHITECTURAL ELEVATIONS

### Project Description

Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8551 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is intact to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign band above first story to provide signage for the first floor retail tenants; 4) provide second story wall mounted sign for a second story tenant; 5) add building address; 6) add first and second story wall mounted sconces; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAHP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.



MARYLAND VISUAL ARCHITECTURE  
1000 12th St  
Silver Spring, MD 20910

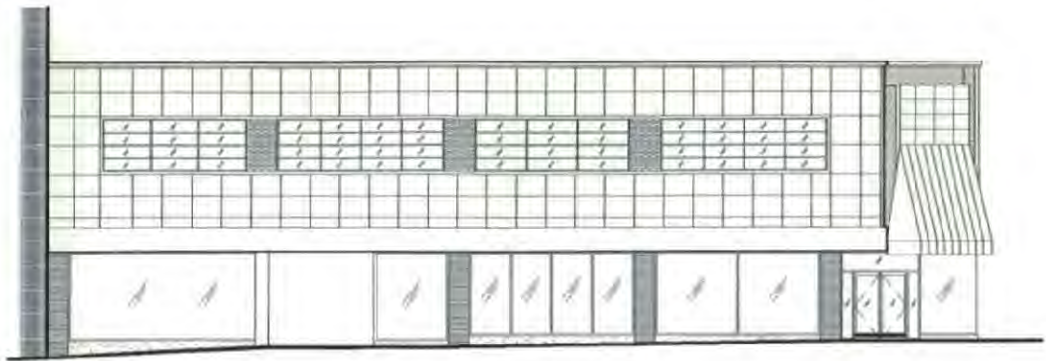
PHOTOGRAPHY: JAMES  
1000 12th St  
Silver Spring, MD 20910  
410-288-1234

# FENTON BUILDING

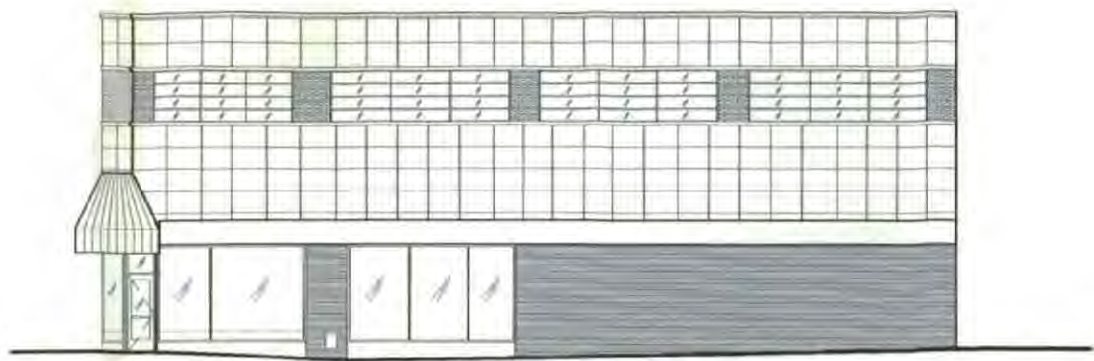
## SILVER SPRING, MARYLAND



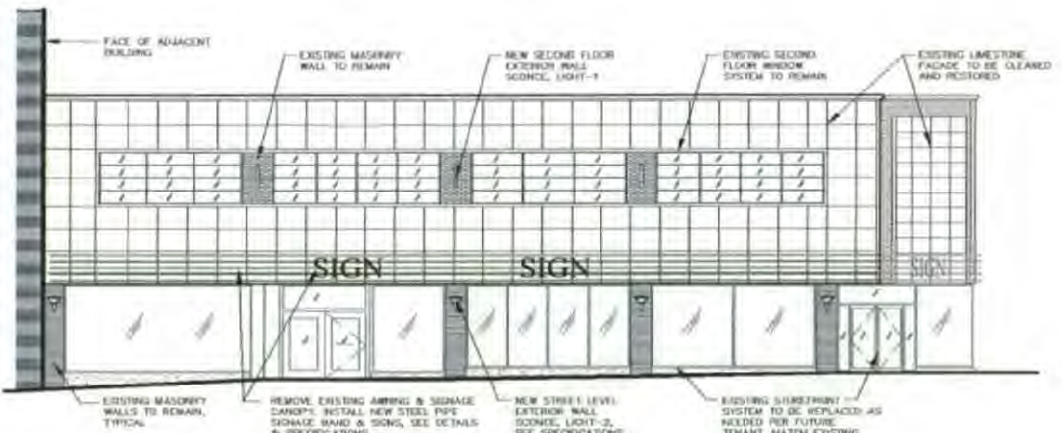




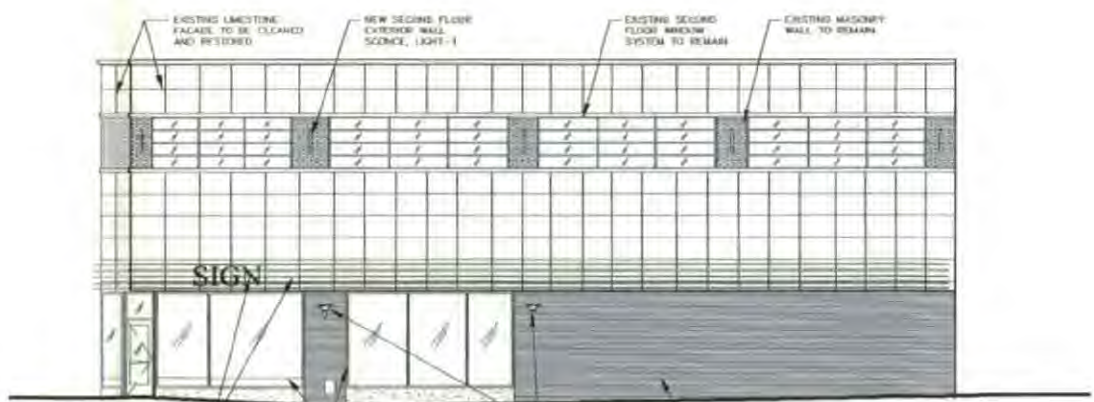
EXISTING COLESVILLE ROAD



EXISTING ROEDER ROAD



PROPOSED COLESVILLE ROAD



PROPOSED ROEDER ROAD



LIGHT 1



LIGHT 2

## A5 - ARCHITECTURAL ELEVATIONS

### Project Description

Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 3551 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is intact to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign band above first story to provide signage for the first floor retail tenants; 4) provide second story wall mounted sign for a second story tenant; 5) add building address; 6) add first and second story wall mounted sconces; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAWP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.



WORK NUMBER  
4 0 1 2 0 4 3  
DATE 12.14.10  
BY MICHAEL HARRIS  
DATE 12.14.10  
REVISED BY JPH  
DATE 12.14.10  
DATE 12.14.10

# FENTON BUILDING

## SILVER SPRING, MARYLAND





Date: December 22, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval with Conditions

---

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating **conditions** of approval.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

JL Copy



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 22, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator JL  
Historic Preservation

SUBJECT: Historic Area Work Permit # 326278

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS.**

- 1. The drawings and specifications should be noted to recommend cleaning of the iron-spot brick (masonry) wall surface, in the same manner as they are noted for the limestone.**
- 2. Drawings and specifications should be revised to reflect the removal of PermaStone when storefronts at affected bays are upgraded in the future.**
- 3. Drawings and specifications should be revised to reflect preservation of original building materials wherever possible. Materials to be preserved include: a) gray terrazzo exterior entrance flooring; b) original freestanding aluminum columns; c) iron-spot brick wall surfaces; and 4) green and gray terrazzo kick plates.**
- 4. Storefront framing and glazing can be replaced as necessary (allowing for double pane glass), but new storefront design and materials must be approved by staff. The new storefront framing material should replicate as closely as possible the existing window shape, size, profile, and materials.**
- 5. Letter height for the tenant sign criteria is permitted to be 24" high as specified in the amended tenant sign criteria package.**
- 6. The amended tenant sign criteria package, as included in this application, is approved.**

The HPC staff must review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Colesville Joint Venture LLP

Address: 1801 Rockville Pike, Suite 340, Rockville, Maryland, 20852

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

MONTGOMERY COUNTY PLANNING BOARD, 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND 20910  
WWW.MNCPPC.ORG



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-6370

THE  
DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

326278

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Pat Harris  
Daytime Phone No.: 301-215-6613

Permit No.: 13-00984681

Property Owner: Odenville Joint Venture LLP Daytime Phone No.: 301-230-1302

1801 Rockville Pike Rockville md. 20852 ← SUITE 340  
Street Number City State Zip Code

DR: TBD Phone No.: \_\_\_\_\_

DR Registration No.: TBD

DR Owner: Peter J. Berman Daytime Phone No.: 301-230-1302

### ONE: LOCATION OF BUILDING/PREMISE

Lot Number: 8551 Street: Fenton

Rt: Silver Spring Nearest Cross Street: Colesville Road/Roeders Road

12 Block: \_\_\_\_\_ Subdivision: Roeders 2nd Addition, Silver Spring

S860 Folio: 891 Parcel: \_\_\_\_\_

### TWO: TYPE OF PERMIT ACTION AND USE

#### CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wrack/Raze
- Revision  Repair  Revocable

#### CHECK ALL APPLICABLE:

- A/C  Stair  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: windows/doors/s. garage

Construction cost estimate: \$ TBD

This is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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

ODENVILLE JOINT VENTURE LLP

Peter J. Berman Signature of owner or authorized agent Nov. 25, 03 Date

Peter J. Berman, PARTNER Signature of owner or authorized agent

Received: With Conditions Signature: [Signature] Date: 12/22/03

Approved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**ATTEN DESCRIPTION OF PROJECT**

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

See attached

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

See attached

**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.

**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.

**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.

**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.

**7. TREE SURVEY**

If you are proposing construction adjacent to or within the decline of any tree 8" 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 diameter.

**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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1359).

REMAINING OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address: 8551 Fenton St.**

**Meeting Date: 12/17/03**

**Resource: Contributing Building**  
**Silver Spring Historic District**  
*Locational Atlas*

**Report Date: 12/10/03**

**Review: HAWP**

**Public Notice: 12/03/03**

**Case Number: 36/07-03B**

**Tax Credit: No**

**Applicant: Colesville Joint Venture LLP**

**Staff: Joey Lampl**

**PROPOSAL: Clean and repair stone, add lighting and signage, change storefronts**

**RECOMMENDATION: Approval with Conditions**

---

**RECOMMENDATION:**

Staff recommends that the Commission *approve* this HAWP application *with the following conditions:*

1. The drawings and specifications should be noted to recommend cleaning of the iron-spot brick (masonry) wall surface, in the same manner as they are noted for the limestone.
2. Letter height for the tenant sign criteria should be clarified, whether 12" or 15". Staff recommends 12" as suitable.
3. Drawings and specifications should be revised to reflect the removal of non-original materials (e.g., Permastone) and the preservation of original building materials wherever possible.

Materials to be preserved include:

- a. gray terrazzo exterior entrance flooring,
- b. original freestanding aluminum columns,
- c. iron-spot brick wall surfaces, and
- d. green and gray terrazzo kick plates.

**PROJECT DESCRIPTION**

**SIGNIFICANCE: Contributing Resource**

**STYLE: Moderne**

**DATE: 1930s or 1940s**

The building is a contributing resource in the Silver Spring Central Business District historic district on the *Locational Atlas*.<sup>1</sup> The building is defined by its relatively simplified vocabulary and its reliance upon varying materials and their textural combinations to lend it interest. These materials include: smooth, ashlar limestone; iron-spot orange brick laid in all-stretcher bond; gray terrazzo flooring; and gray and green terrazzo kick plates. The other defining features of the building are its brushed aluminum storefronts and second-floor ribbon windows.

## PROPOSAL

The applicants propose to:

1. Clean and repair the limestone.
2. Remove the red awning and add a sign band for first-floor tenants.
3. Provide one second-story sign.
4. Add the building's address.
5. Add lighting sconces.
6. Replace ground floor storefronts.

## STAFF DISCUSSION

Staff's approach to the project is guided by the Secretary of the Interior's *Standards for Rehabilitation*. Currently, the project does not meet the *Standards* because it sets out to remove all historic storefront materials without making an effort to repair and retain those that can be saved. Staff observed many areas where original materials were in reasonable condition and could be repaired, rather than replaced. In addition, staff recommends that this project be approached as one would a building within a National Trust for Historic Preservation Main Street Program. That program's premise is that sound economic revitalization begins with good historic preservation; namely, the retention and repair, wherever possible, of historic materials. Staff has developed an entirely preservation-based approach to the rehabilitation of the building, which is shown on Circle 14, for reference.

However, given that the building is part of a *Locational Atlas* district (as opposed to a *Master Plan* district) and given the rehabilitation of the Silver Spring Shopping Center as a recently approved model, staff has modified its position from that shown on Circle 14 to allow for the changing of the aluminum-framed storefronts and their glazing, but the preservation of all original masonry wall surfaces, flooring, kick plates, and freestanding columns. Based on the Silver Spring Shopping Center precedent, staff recommends that the applicant be allowed to change out the actual glass and aluminum storefronts, *if necessary*. Staff would encourage the owners, however, to keep prominent original storefronts, like that of the Crawford Clothes store on Colesville Rd. (See Circle 14, small circle 1.)

---

<sup>1</sup> The applicant's note at the bottom of the drawings that the building is a non-contributing building in the Silver Spring district is incorrect.



Staff would like to commend the applicant on the retention of the character-defining second-story ribbon windows since initial discussions with the applicant focused on their desire to remove these windows.

Staff addresses the points of the proposal in order as follows:

1. Cleaning and repairing the limestone is good preservation practice and should be done as gently as possible so as not to spall the stone.
2. Removing the red awning and exposing more of the building is good preservation practice.
3. Affixing a steel sign band with neon letters is an appropriate design for a Moderne-style building. The tenant sign criteria sheet (see Circle ~~2~~ 3) is an excellent means of ensuring uniformity. Letter height should be clarified as to whether it is 12" or 15". Staff recommends 12" as a suitable height.
4. Providing one design for a second-story sign is acceptable. However, prior to the filing of this HAWP, staff advised the applicant to develop a uniform signage code for potential second-story retailers/businesses so that the proposed rehabilitation of the building is not marred by future second-story ad-hoc signage, but the applicant did not include this in the HAWP. Staff recommends that a uniform signage proposal should be developed for the second-story of the building, with a tenant sign criteria attachment modeled after that developed for the first story and given to leaseholders. Type of signage (materials, banners, etc.), their location, scale, colors, lettering fonts, etc. all should be part of the criteria.
5. Adding the building address in the manner proposed is compatible with the building.
6. Adding sconces is an appropriate means of enhancing the building's visibility at night and its security. The two types of sconces proposed are acceptable designs, given the building's style, especially the more streamlined of the two, which is being proposed for the upper story.
7. Replacing all ground floor building fabric wholesale – albeit at a staggered rate determined by leaseholders – is not in keeping with the Secretary of the Interior's *Standards for Rehabilitation*. This is addressed in the section above.

### **RECOMMENDATION**

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A (8)b 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.

And with the conditions that:

1. The drawings and specifications should be noted to recommend cleaning of the iron-spot brick (masonry) wall surface, in the same manner as they are noted for the limestone.

2. Letter height for the tenant sign criteria should be clarified, whether 12" or 15". Staff recommends 12" as suitable.

3. Drawings and specifications should be revised to reflect the removal of non-original materials (e.g., Permastone) and the preservation of original building materials as opposed to their removal.

Materials to be preserved include:

- a. gray terrazzo exterior entrance flooring,
- b. original freestanding aluminum columns,
- c. iron-spot brick wall surfaces, and
- d. green or gray terrazzo kick plates.

And the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



Main entrance on Fenton Street



View from corner of Colesville Rd. and Fenton St.



Profile view down Fenton Street



View on Roeder Rd.



Back side of building along alley



View of brushed aluminum ribbon windows on second story



Crawford Clothes store entrance on Colesville Rd.



Detail of aluminum encased freestanding column



Detail of etched aluminum storefront system at Crawford Clothes



Vertical aluminum storefront window frames



Iron-spot, orange brick laid in all stretcher bond paired columns



Wall of stretcher course iron-spot brick masonry





Original aluminum column with partial gray granite terrazzo flooring and newer storefront



Main Entrance on Fenton Street



Non-original PermaStone wall surface



Non-original faux marble kick plate but original gray granite flooring underneath



Original gray terrazzo (cracked in corner) and green granite(?) terrazzo kick plates



View of corner of Fenton St. and Roeder Rd.

- ① Preserve gray terrazzo floor, column, gray terrazzo kick plates, and aluminum storefront. Door can be changed.
- ② Preserve green terrazzo kick plates and aluminum storefronts. Door can be changed.

- ③ Preserve masonry wall and terrazzo kickplates. Door can be changed.
- ④ Non-original storefront can be changed. Preserve gray terrazzo floor and uncover concealed portions.

- ⑤ Preserve columns. Doors can change.
- ⑥ Preserve storefront, gray terrazzo kickplates, repair damaged flooring to match.

- ⑦ Remove PermaStone, repair or replace in kind damaged terrazzo flooring.
- ⑧ Remove PermaStone to reveal original materials. Non-original storefront can be changed.

- ⑨ Door can change.
- ⑩ Preserve gray terrazzo flooring. Replace missing kick plates to match original. Non-original storefront can change.

- ⑪ Preserve original storefront, repair and replace in kind as necessary gray terrazzo floor repair and replace as necessary green terrazzo kick plates. Doors can change.



FENTON STREET ELEVATION



COLESVILLE ROAD ELEVATION



ROEDER ROAD ELEVATION

- ⑫ New Storefront Can Change. Replace poorly repaired green terrazzo kick plates to match original.

key - (No.) = Storefront or Just Doors

**A2 - EXISTING SITE MONTAGE**

**Project Description**  
 Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8551 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is listed in its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign band above first story to provide signage for the first floor retail tenants; 4) provide second story wall mounted signs for a second story tenant; 5) add building address; 6) add first and second story wall mounted scones; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAWP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.



**FENTON BUILDING**  
 SILVER SPRING, MARYLAND



Preservation-based Rehabilitation Plan based on HPC Staff field survey. 12/03 (14)

Law Offices

# HOLLAND & KNIGHT LLP

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Bethesda, Maryland 20814-6301

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FAX 301-656-3978  
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Rio de Janeiro	Tokyo
* Representative Office	

November 26, 2003

RECEIVED  
 NOV 26 2003  
 Dept. of Permitting Services  
 Division of  
 Occasional Management

PATRICIA A. HARRIS  
301-215-6613  
patricia.harris@hklaw.com

VIA HAND DELIVERY

Department of Permitting Services  
255 Rockville Pike – 2nd Floor  
Rockville, Maryland 20850

RECEIVED  
 NOV 26 2003  
 Dept. of Permitting Services  
 Division of  
 Occasional Management

Re: Fenton Building -- Historic Area Work Permit

To Whom It May Concern:

Enclosed please find a Historic Area Work Permit application for minor renovations to the Fenton Building located at 8551 Fenton Street in Silver Spring. The property is located within the Silver Spring historic district established by the 2000 Silver Spring CBD Sector Plan. The following materials are included to support the application:

1. Written description of proposal;
2. Site Plan;
3. Plans and elevations;
4. Material specifications;
5. Sign specifications;
6. Photos; and
7. Adjoining and confronting property owner list.

It is our intention that the Historic Preservation Commission will consider this application at its December 17, 2003 meeting.

Department of Permitting Services

November 26, 2003

Page 2

Please do not hesitate to contact me if you have any questions or need additional information.

Very truly yours,

HOLLAND & KNIGHT LLP



Patricia A. Harris

RECEIVED

NOV 26 2003

Dept. of Permitting Services  
Division 6  
Connecticut Department of Transportation

Enclosure

cc: Mr. Peter Berman  
Mr. Allen Mushinsky

# 1374513\_v1



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240777-6370

THE  
DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

326278

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Pat Harris  
Daytime Phone No.: 301-215-6613

Account No.: 13-00984681

Name of Property Owner: Coleville Joint Venture LLP Daytime Phone No.: 301-230-1302

Address: 1801 Rockville Pike, Rockville Md. 20852 ← SUITE 340

Contractor: TBD Phone No.: \_\_\_\_\_

Contractor Registration No.: TBD

Agent for Owner: Peter J. Berman Daytime Phone No.: 301-230-1302

### LOCATION OF BUILDING/PREMISE

House Number: 8551 Street: Senton

Town/City: Silver Spring Nearest Cross Street: Coleville Road/Roeders Road

Lot: 12 Block: \_\_\_\_\_ Subdivision: Roeders 2nd Addition, Silver Spring

Liber: S860 Folio: 891 Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: windows/doors/s.gage

1B. Construction cost estimate: \$ TBD

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 \_\_\_\_\_ feet \_\_\_\_\_ 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.

COLEVILLE JOINT VENTURE LLP

By: Peter J. Berman, PARTNER  
Signature of owner or authorized agent

Nov. 25, 03  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**WRITTEN DESCRIPTION OF PROJECT**

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

See attached

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

See attached

**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.

**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 envelope 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.



Fenton Building  
Adjoining and Confronting Property Owners

Owner's Name	Mailing Address	Premise Address	Block/Lot
Jemals Colemont LLC	c/o Douglas Develop Corp 702 H St. NW, Suite 400 Washington, DC 20001-3748	8715 Colesville Road Silver Spring, MD 20910	Lot 11
Scilaris, Tasos & G.	9615 Singleton Drive Bethesda, MD 20817	811 Roeder Road Silver Spring, MD 20910	Lot 9
Montgomery County	c/o Peterson Retail Mngmt LC 12500 Fair Lakes Circle Suite 430 Fairfax, VA 22033-3804	Roeder Road	Block D
City Place Air Rights LLC	8661 Colesville Road Silver Spring, MD 20910-3924	Colesville Road Silver Spring 20910 Condo Unit: Blank	
City Place Limited Partnership	c/o Dierman Realty Group LLC 1320 Old Chain Bridge Road Suite 4 McLean, VA 22101-3945	8661 Colesville Road Silver Spring, MD 20910	
Zlotnick & Kraft – Montgomery LLC	c/o Gerald P. Grossberg 6624 Wilson Lane Bethesda, MD 20817-5540	8662 Colesville Road Silver Spring, MD 20910	Block A/Lot 27
Montgomery Arms Development Corp.	10400 Detrick Avenue Kensington, MD 20895-2440	8700 Colesville Road Silver Spring, MD 20910	

# 1381995\_v1

## **Work Description Fenton Building**

Colesville Joint Venture, L.L.P., the Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8551 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is in tact to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign band above first story to provide signage for the first floor retail tenants; 4) provide one second story wall mounted sign for the second story tenant; 5) add building address; 6) add first and second-story wall mounted sconces; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangements at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAWP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.

# 1376095\_v1

**FENTON CENTER  
INSTRUCTIONS FOR PREPARATION OF  
TENANT SIGN CRITERIA**

Section 1

The advertising or informative content of all signs shall be limited to letters designating store name and/or type of store only (which such designation of the store type shall be general descriptive terms and shall not include any specification of the merchandise offered for sale therein or the services rendered therein) and shall contain no advertising devices, slogans, symbols or marks (other than the store name and/or type of store). Crests and corporate shield designs must be approved in writing by Landlord.

Section 2

The letters of all signage shall be internally illuminated channel letter constructed of .040 or .063 aluminum. The exterior surfaces shall be spray finished in a color to match the Landlord's sample. Each letter must have a drain hole in the bottom of each vertical section. Internal letter surfaces sprayed white enamel or as approved by Landlord. Faces of letters shall be open with neon tube (color of tubing to be approved by Landlord) exposed. The height and length of the sign as well as the size of the letters shall be approved by the Landlord and the overall size of the sign shall not exceed two (2) square feet for each linear foot of store frontage, as specified in the zoning ordinance except that all signs shall provide a minimum of 2'-0" border at each of the signs, measured from the nearest vertical trim or building edge. Channel letters to be mounted on enclosed raceways which shall be mounted on building, decorative steel trellis using concealed, non-corrosive hardware, as required. All penetrations through building facade to be sealed with clear silicone adhesive. Depth of all letters shall be five inches (5"). No sign shall have horizontal length in excess of eighty percent (80%) of the store front.

In the event that the text cannot be accommodated on one (1) line, two (2) lines of text are permitted under the following conditions:

- (A) Letter height shall not exceed fifteen inches (12").
- (B) A four inch (4") margin between lines of single copy shall be maintained.
- (C) An equal margin between the lower and upper edge of the sign board and first row of lettering shall be maintained.

Section 3

The character, design, color and layout of all signs shall be subject to Landlord's written prior approval and shall be in accordance with these criteria.

Section 4

Tenant shall be permitted no more than one (1) sign.

Section 5

All signs shall be fabricated and installed in accordance with the following requirements:

- (A) The sign lettering or any part or parts thereof, shall be located within the physical limited of the sign areas as designated by Landlord;
- (B) the Landlord suggests Optima Bold for the choice of letter styles of all signs. Other styles of lettering must have preliminary approval by Landlord before shop drawings are made. Tenant shall submit four (4) copies of shop drawings of all proposed signs to Landlord for approval, showing sizes of all letters and spacing, type of materials, color and dimensions in relation to leasable area;
- (C) No sign shall be placed in final position without the written approval of Landlord;
- (D) All signs shall be fabricated and installed in compliance with all applicable codes. All primary and secondary electrical wiring must be U.L. approved and the sign shall have a U.L. label attached to exterior as required;
- (E) All lighting components shall have 60MA transformers and shall have 13MM 6500 white neon luminous tubing, or alternative color approved by Landlord, (two rows minimum for letters having a three inch (3") or larger stroke). All transformers and secondary wiring must be housed in metal raceways.
- (F) Sign companies are to schedule sign installation with the Tenant Landlord's Property Manager forty-eight (48) hours prior to installation. The Property Manager shall be notified by the sign company and will meet at the job site to approve placement of the sign pattern.

Section 6

The fabrication, installation and operation of all signs shall be subject to the following restrictions:

- (A) No flashing, moving, flickering or blinking illumination shall be permitted;
- (B) No animation, moving lights or floodlight illumination shall be permitted;
- (C) The name and/or stamp of the sign contractor or sign company or both shall not be exposed to view;

- (D) Letter and/or sign faces must be affixed using removable, non-corrosive hardware for service access.

### Section 7

The following type signs are prohibited:

- (A) Paper signs or stickers utilized inside or outside store;
- (B) Signs of a temporary character or purpose, irrespective of the composition of the sign or material used thereof;
- (C) painted or printed signs, except the one (1) non-illuminated, small-scale "signature sign" or store-hours sign, which is lettered on the glass portion of a storefront of a tenant and provided such sign does not exceed three inches (3") in height. Also permitted are small credit card symbols;
- (D) Outrigger signs.
- (E) Moving signs, rooftop signs, parapet signs, pylon signs or banners.

Law Offices

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*Representative Office	

December 2, 2003

PATRICIA A. HARRIS  
301-215-6613  
patricia.harris@hklaw.com

## VIA HAND DELIVERY

Ms. Gwen Wright  
Montgomery County  
Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, Maryland 20910

Re: Fenton Building – Historic Permit No. 326278

Dear Ms. Wright:

Pursuant to your request, enclosed please find 12 copies of the plans that were filed as part of the HAWP application on November 26, 2003. In addition, I have enclosed a revised Work Description reflecting a minor change to Item No. 4 to clarify that the signage is for one of the second story tenants. It is our understanding that the HPC will consider this matter at its December 17, 2003 meeting.

Please do not hesitate to contact me if you have any questions.

Very truly yours,

HOLLAND & KNIGHT LLP



Patricia A. Harris

Encl.

cc: Mr. Peter Berman

8715 Glesville Rd.

Pat Harris

Allan Matusky ...

Notes  
from HPC  
Mtg - on  
Penton Blog -  
1/04

1. Fine
2. Height - max. min of 24" - way within sign ordinance  
On scale... area requirement...

per scale....

never allow them to get to maximum -

Space above....

- Commission - 2' not large height - minimum height to  
do neon ... average...

- look around - that's our competition...

keep kneewall...

reasonably --

liquid nails -

PermaStone - clearly, we look at it again  
2nd-story signage... then...

12 copies of 2 8 1/2 x 11 1/2 ... signage

outline - one page...

As needed

12/17/03 Fenton Blog 8715  
Gusville  
HPC mtg notes

\* no removal of brick

→ mounted on raceway - 1 or 2 holes in limestone  
- plus wire for lighting

- Not at all - o.k. with doing it with new tenant

6" high 6" deep - steel band -  $7\frac{3}{4}$ " c. line between  
bars - 30" - 32" high

Kim - what's point of opening up to stairs

Jeff wouldn't have a problem with masonry disappears  
18" thick average



one sign per entrance - sign ordinance  
2 sq. ft. for every 1 running foot of  
storefront

sign projects } sign - no greater than 80% of that  
no higher than 2'

problem in my staff report } Locational Atlas District from Master Plan District.

2nd-story signage  
individual basis sequential basis  
more consistent - working on storefronts  
ability to reach general consensus  
Jan. 14

- Approve staff
1. ~~Change~~ ~~Letter~~ in staff report  
will be change in ordinance
  2. Letter <sup>height</sup> shall be permitted. to be 24" high for sign
  3. Perma stone - changed <sup>removed</sup> as when ~~height~~ <sup>height</sup> ~~height~~
  4. The <sup>standard</sup> storefront <sup>replacement</sup> design be approved at  
staff level
  5. Signage package be included in this  
application

Are you in  
next week  
off and on

Replicate <sup>as closely as possible</sup> ~~existing~~ size window shape,

→ Size, profile and material

accept amendment

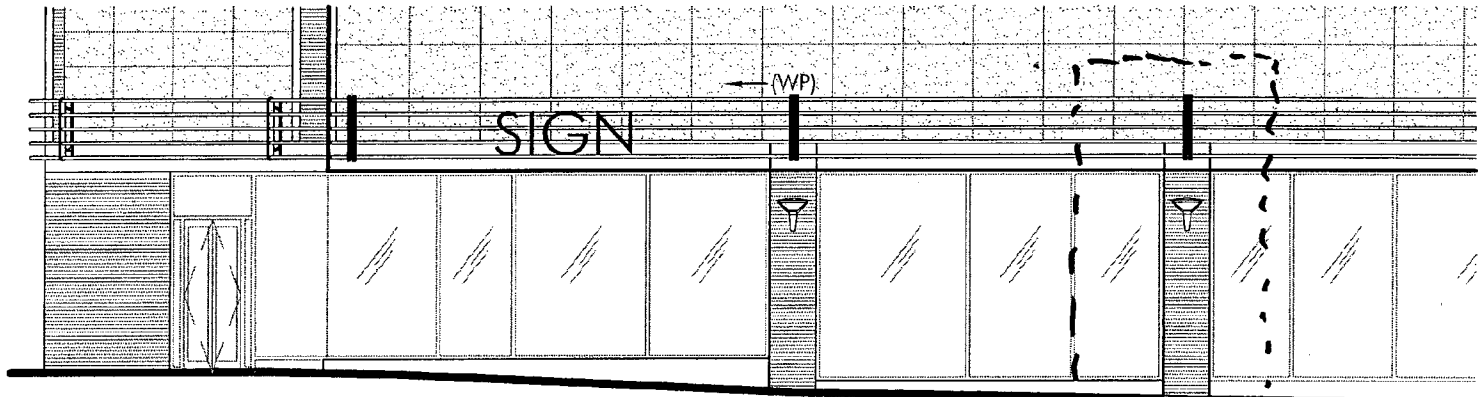
Double-pane glass

Unannounced

1890s horse

Kipp Wall. San Marcos Campus Market Place at San Marcos, San Marcos, California. Architect: SGPA Architecture & Planning. Lighting Design: Kruse & Associates. Photo: Henry Cabala Photography.



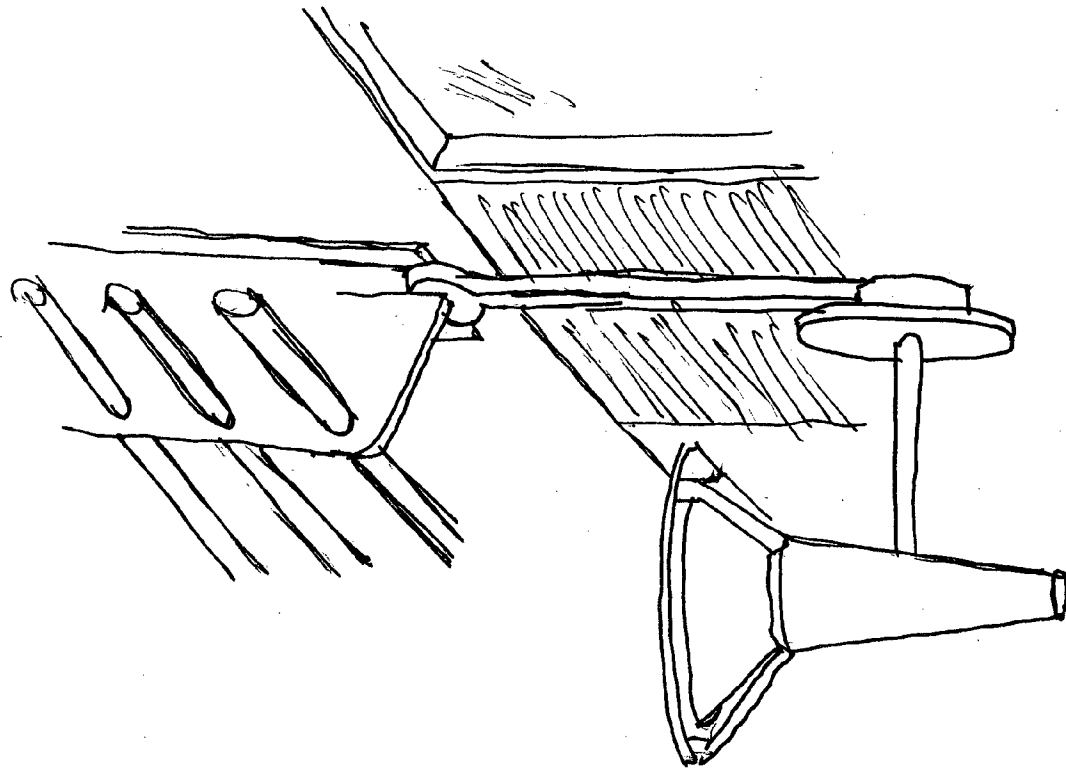


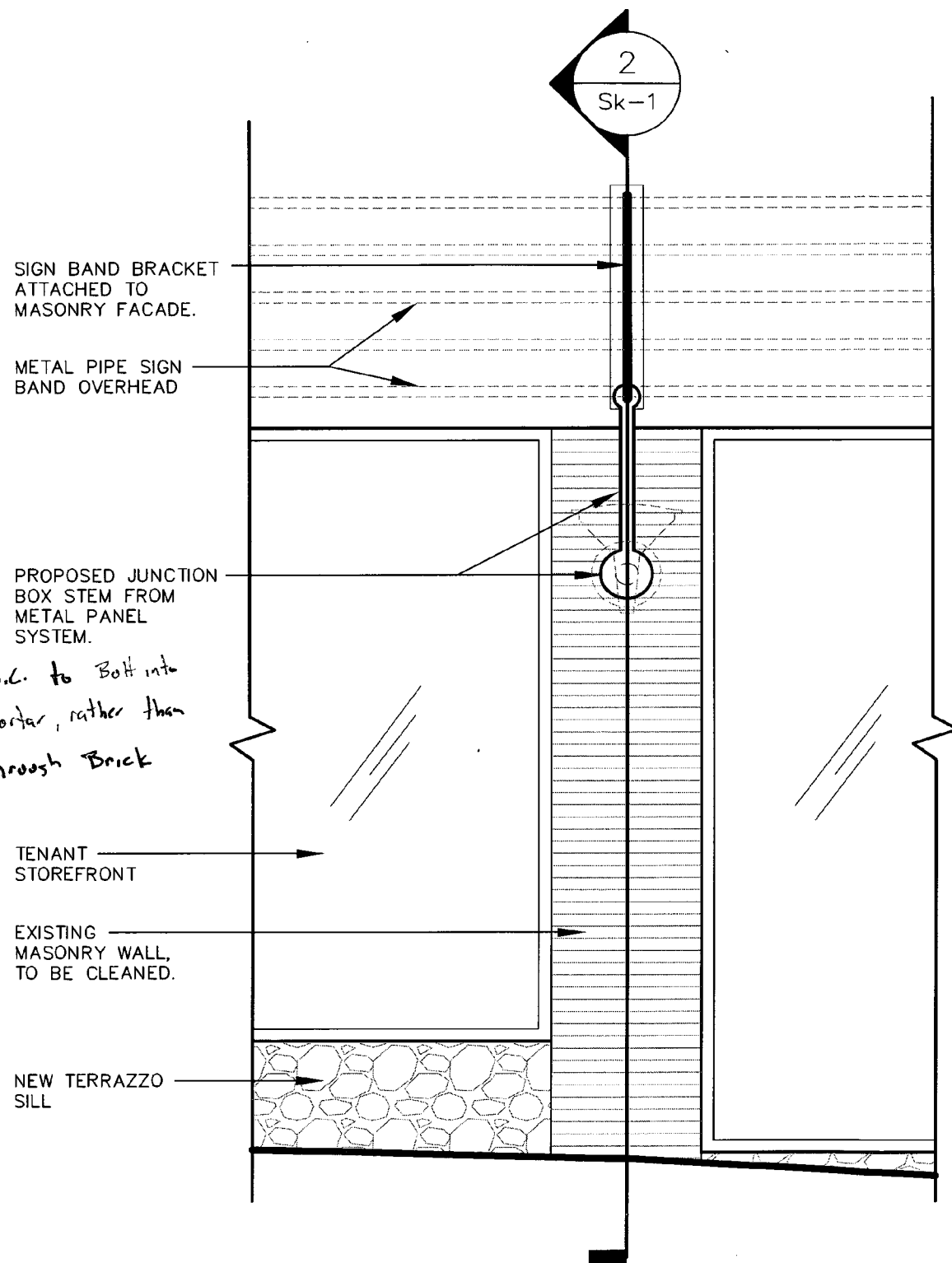
AREA OF SKETCH

A1  
A301

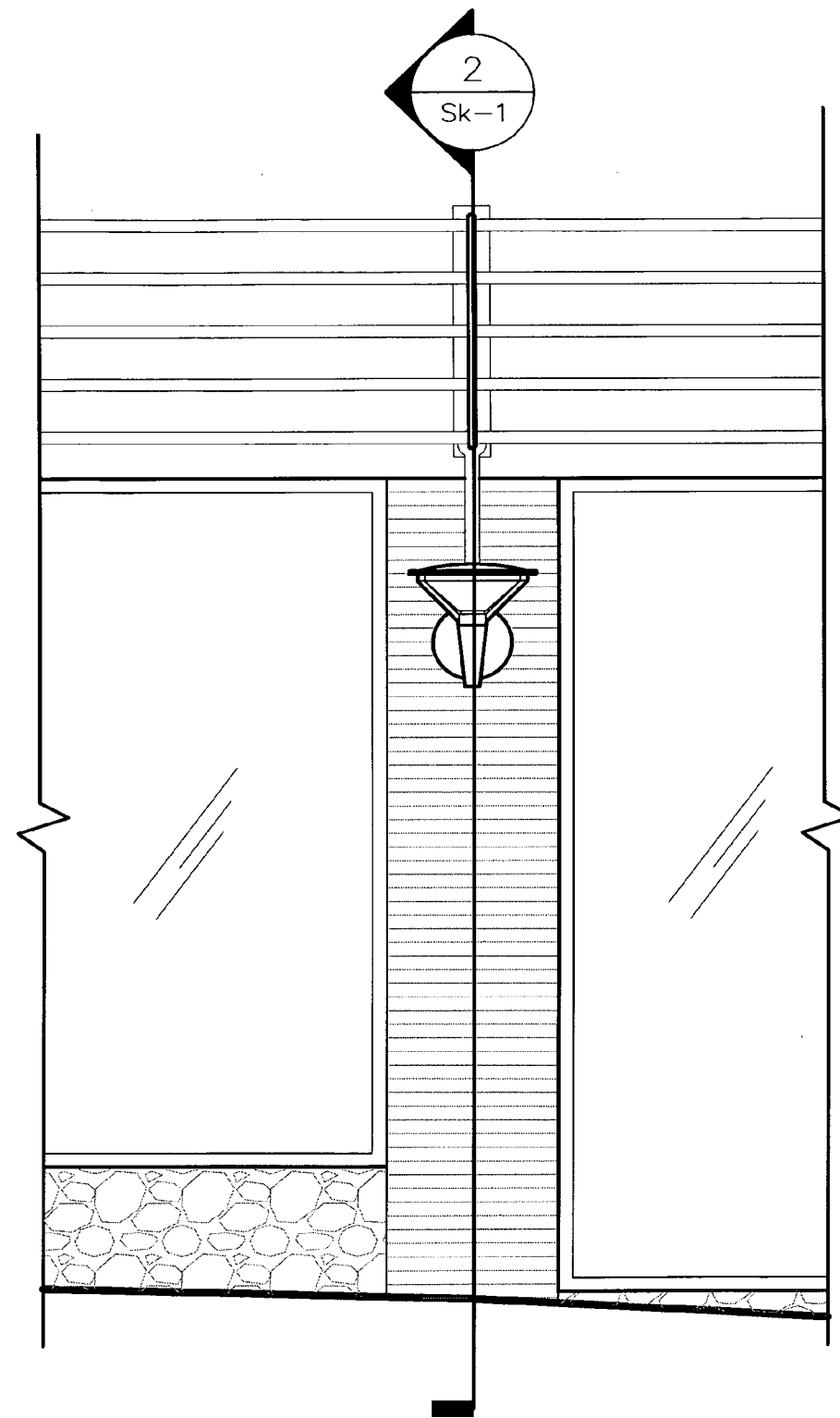
FENTON STREET ARCHITECTURAL ELEVATION

SCALE: 1/8"=1'-0"





1a PARTIAL EXTERIOR ELEVATION  
 SK-1 SCALE: 1/2"=1'-0" RE: A1/A301



1b PARTIAL EXTERIOR ELEVATION  
 SK-1 SCALE: 1/2"=1'-0" RE: A1/A301

7810 WOODMONT AVE  
 SUITE 1260  
 BETHESDA MD  
 20814

**MVA+**  
 ARCHITECTS

FENTON BUILDING  
 SILVER SPRING MARYLAND

REVISED ELEVATIONS

JOB NO.  
 2081.00

DATE  
 07/06/04

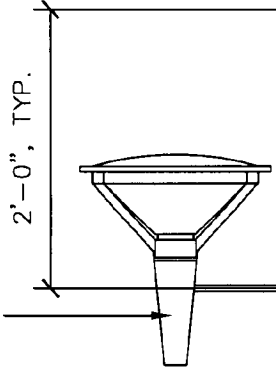
SHEET  
 SK-1

1a  
SK-1

EXISTING LIMESTONE  
FACADE TO BE  
CLEANED AND  
RESTORED.

PROPOSED SIGN  
BRACKET SYSTEM w/  
METAL PANEL INFILL  
SYSTEM.

1b  
SK-1



PROPOSED EXTERIOR  
WALL SCONCE, REFER  
TO ELECTRICAL FOR  
SPECIFICATIONS.

EXISTING MASONRY  
FACADE

STRUCTURAL CONCRETE  
COLUMN DIRECTLY  
BEHIND BRICK FACADE.

EXISTING SIDEWALK &  
TERRAZZO WALKWAY

2 WALL SECTION  
SK-1 SCALE: 3/4"=1'-0" RE: C1/A801 & C2/A801

KURBINSKY ASSOCIATES

SK-1	SHEET	DATE	FENTON BUILDING		MV+A ARCHITECTS	7810 WOODMONT AVE
		07/06/04	SILVER SPRING MARYLAND			SUITE 1250
JOB NO.		REVISED WALL SECTIONS				BETHESDA MD
2081.00						20814
						3018542454

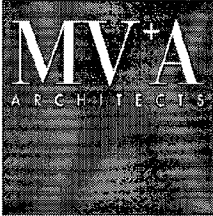


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# TRANSMITTAL

Date : May 17<sup>th</sup>, 2004  
Project : Fenton Building  
Project No : 2081.00

Attention : Gwen Wright  
Historic Preservation Supervisor  
Montgomery County Department of Park & Planning  
1109 Spring St.  
Suite 801  
Silver Spring, MD 90210



M U S H I N S K Y  
V O E L Z K E  
A S S O C I A T E S

---

A R C H I T E C T U R E  
P L A N N I N G  
I N T E R I O R S

via Courier     via UPS     via FedEx     via US Mail     via Hand

Copies	Date	No.	Description
1	5/17/04		Design Revision Drawings

Gwen,

Per our phone conversation late last week here is a set of the revised drawings for the above mentioned project, for your use.

These changes include a redesign of the sign bracket that will be attached to the building facade.

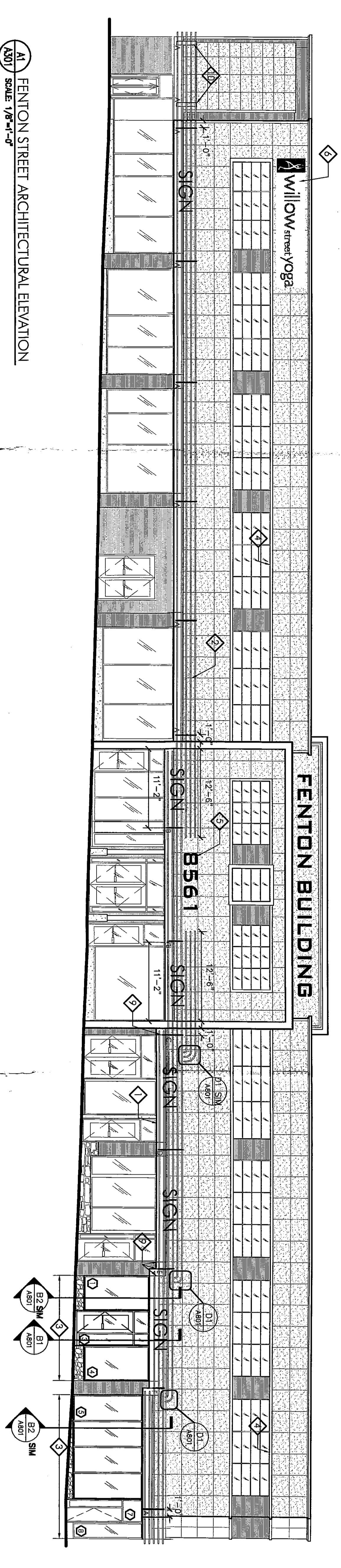
If you have any immediate questions feel free to contact myself.

Thanks,

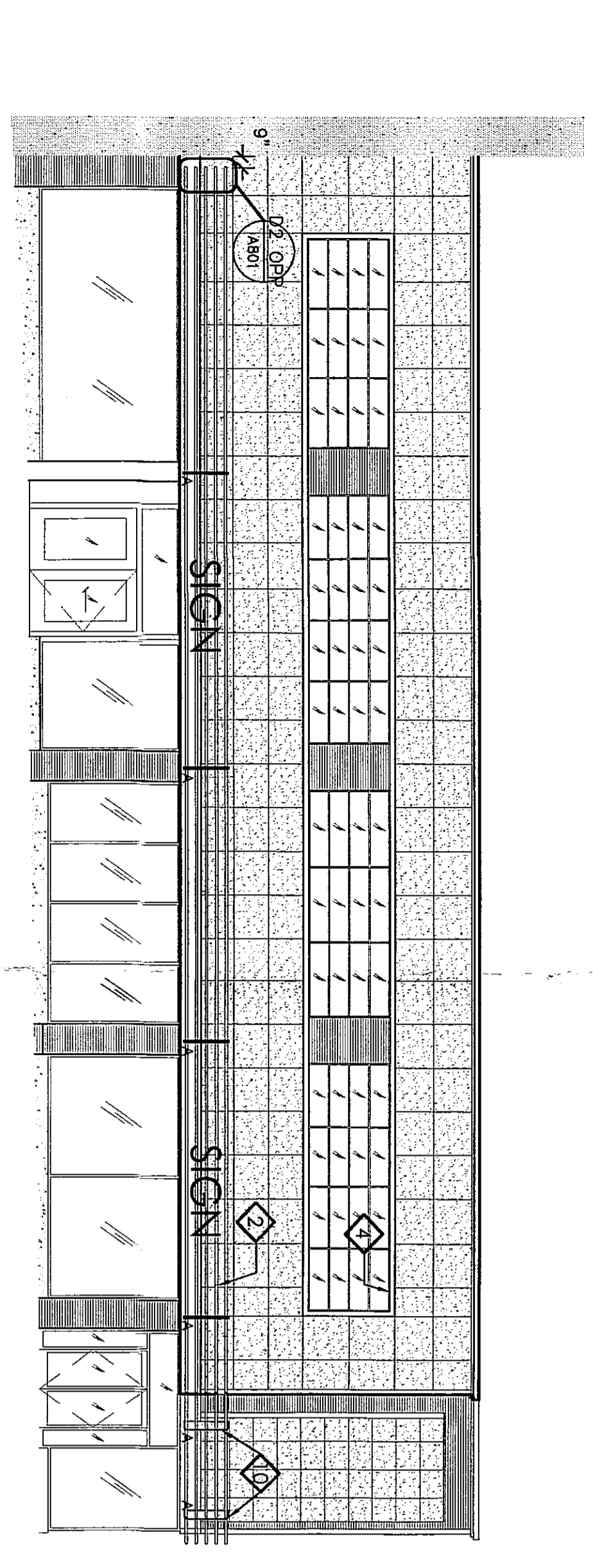
Signed : Wayne W. Broadfield, III x 108  
Copies to : File-2081

F:\Projects\2000\2081\Correspondence\T-Wright-051704.wpd

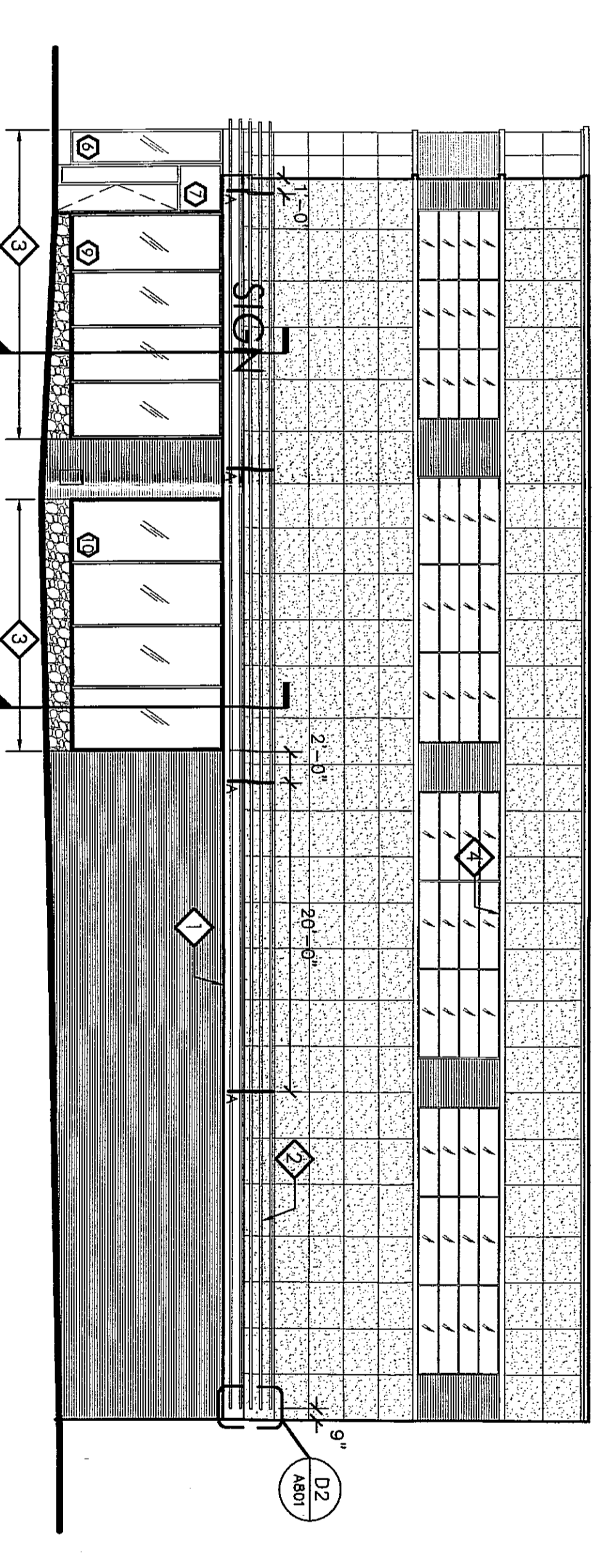
- GENERAL RENOVATION NOTES:**
- 1. INSTALL NEW METAL PANEL SYSTEM IN FACADE RECESS. REFER TO A301 FOR DETAILS. FINISH TO MATCH CLEANED LIMESTONE FACADE COLOR.
  - 2. INSTALL NEW STEEL SILE SHIMS. REFER TO A301 FOR DETAILS. BRACKET TO BE APPLIED TO EXISTING CONCRETE ON WINDOW-CURTAIN BEGINS ON AS SPECIFIED ON THE ELEVATIONS. SIGNS SHOWN ON DRAWING ARE FOR REFERENCE ONLY. FUTURE INDIVIDUAL TENANT SIGNS WILL BE INSTALLED BY TENANT AT TENANT'S RISK AND WILL BE 2'6" IN HEIGHT. FUTURE TENANT SIGNS WILL BE INSTALLED TO THE LETTER DISPOSITIONS TYPE BY BRACKET. SEE A302 FOR DETAILS.
  - 3. INSTALL NEW METAL PANEL SYSTEM IN FACADE RECESS. REFER TO A301 FOR DETAILS. FINISH TO MATCH CLEANED LIMESTONE FACADE COLOR.
  - 4. REPAIR THE UNDERSIDE OF THE EXISTING LINTELS AT THE SECOND FLOOR WINDOW SYSTEM FOR RAIN. PAINT FINISH TO MATCH THE CLEANED LIMESTONE COLOR.
  - 5. INSTALL NEW BUILDING ADDRESS SIGNAGE. STYLE AND SIZE TO MATCH EXISTING TENSION BUILDING SIGNAGE.
  - 6. SECOND FLOOR TENANT SIGN TO BE INSTALLED BY TENANT. O.C. TO COORDINATE WITH CONTRACTOR MEANS & METHODS OF WINDOW SIGN TO THE BRAND'S TECHNICAL PANEL WITH A LINE CLOCK COORDINATE FROM THE HOUSE PANEL.
  - 7. POUR NEW CONCRETE EAR ROWWALK ALONG SEWALK WITH NEW TYPH CONCRETE ROOM SLAB. SLOPE SEWALK TO MEET EXISTING SEWALK AT ROEDER ROAD. RESOLVE (MIN. 1" SLOPE) UP AWAY FROM TYPH CONCRETE ROOM TO EXISTING SEWALK.
  - 8. NEW METAL BRICK WALL, BRICK & FINISH MORTAR TO MATCH EXISTING ADJACENT WALL.
  - 9. CONTROL JOINT IN METAL PANEL SYSTEM. COORDINATE DIMENSIONS & LOCATIONS IN SHOP DRAWINGS.
  - 10. SIGN BRACKETS AT CORNER OF COLESVILLE ROAD & FENTON STREET TO BE INSTALLED 1'6" FROM EDGE OF LIMESTONE PANEL FACADE.
  - 11. PIPE & RAIN ENTIRE REAR ALLEY FACADE. O.C. TO COORDINATE NEW FINISH WITH ARCHITECT.
  - 12. EXISTING GRADE LINE BELOW NEW SEWALK. FOR REFERENCE ONLY.



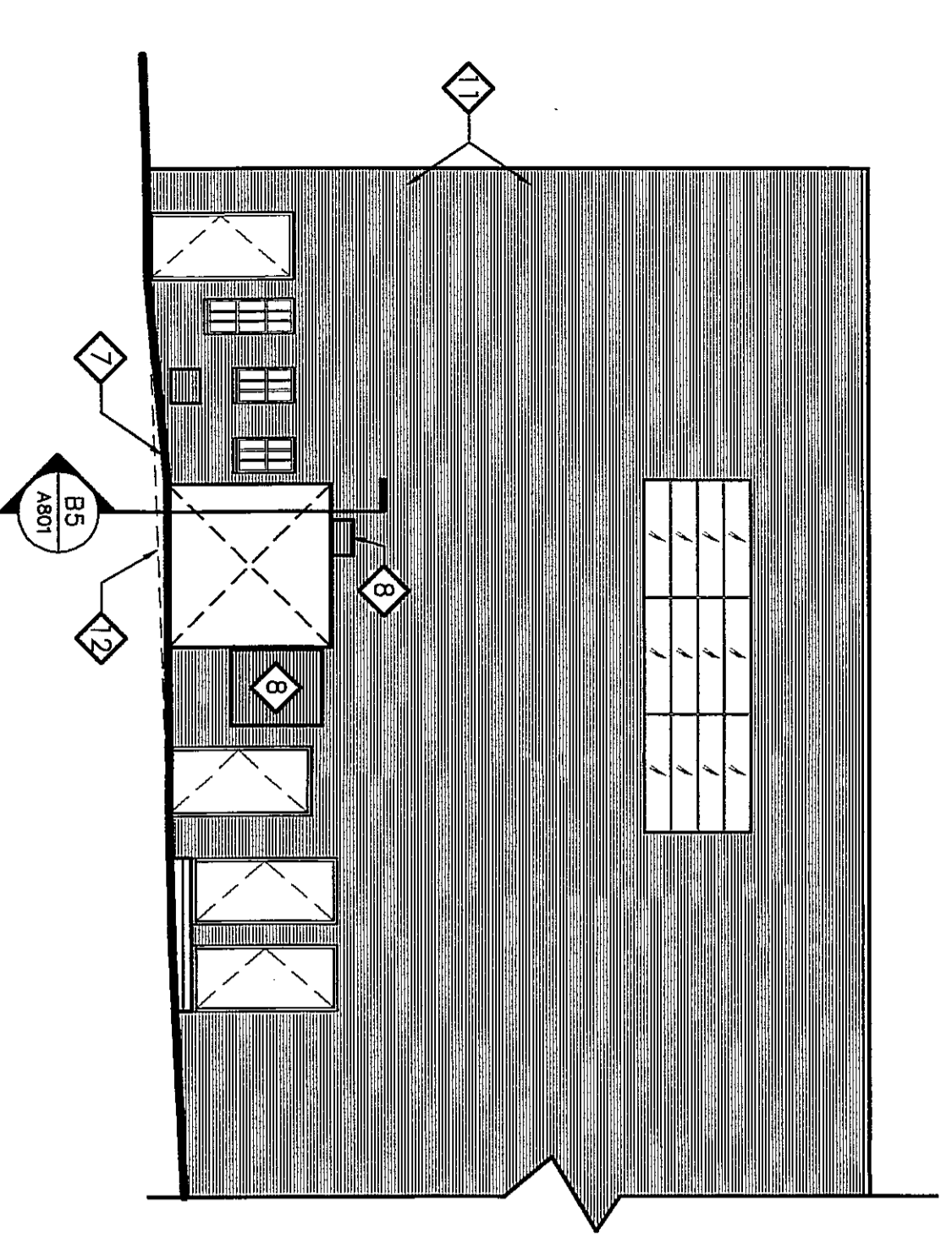
**A1** FENTON STREET ARCHITECTURAL ELEVATION  
SCALE: 1/8"=1'-0"



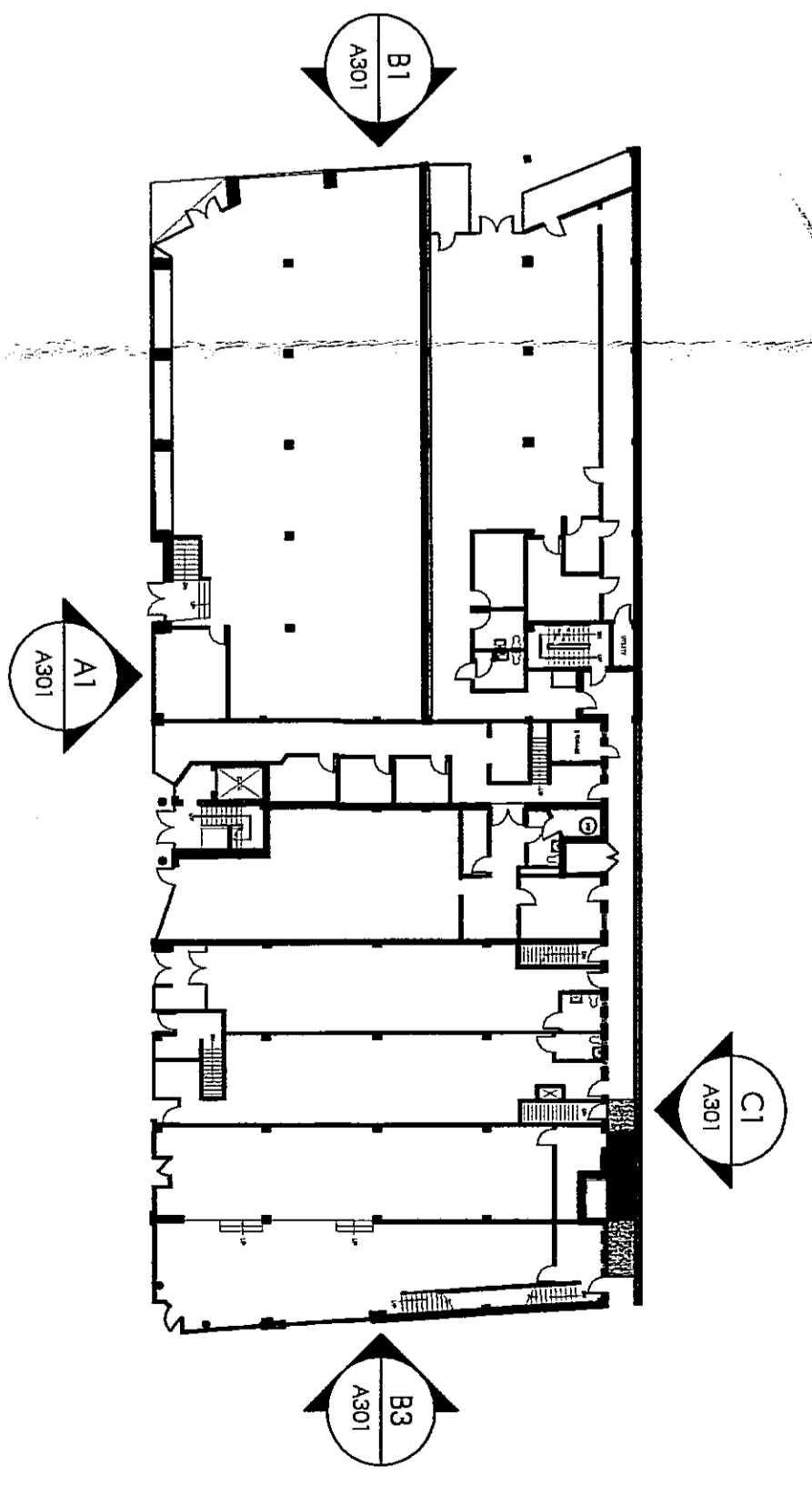
**B1** COLESVILLE ROAD ARCHITECTURAL ELEVATION  
SCALE: 1/8"=1'-0"



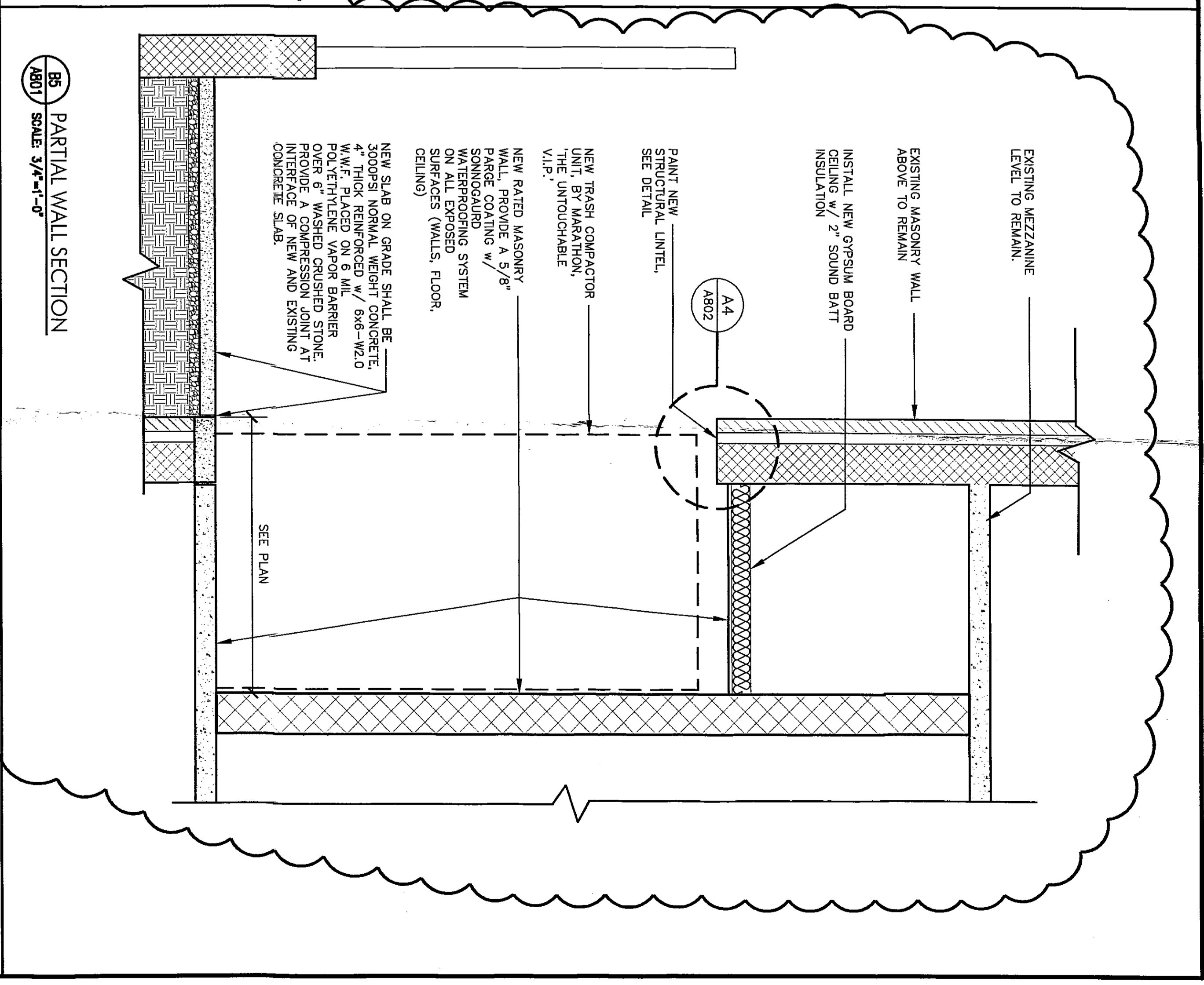
**B3** ROEDER ROAD ARCHITECTURAL ELEVATION  
SCALE: 1/8"=1'-0"



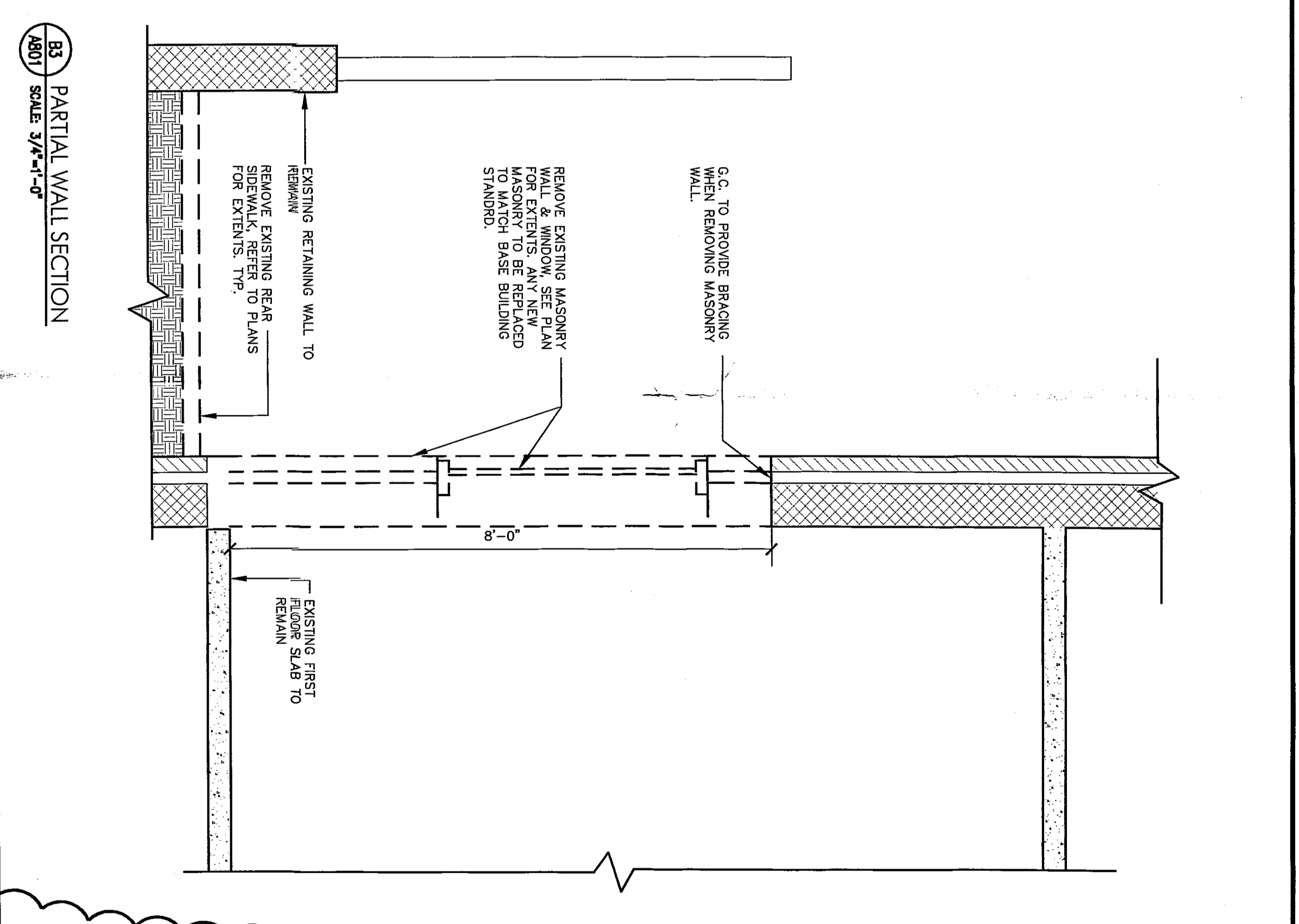
**G1** PARTIAL ALLEY ARCHITECTURAL ELEVATION  
SCALE: 1/8"=1'-0"



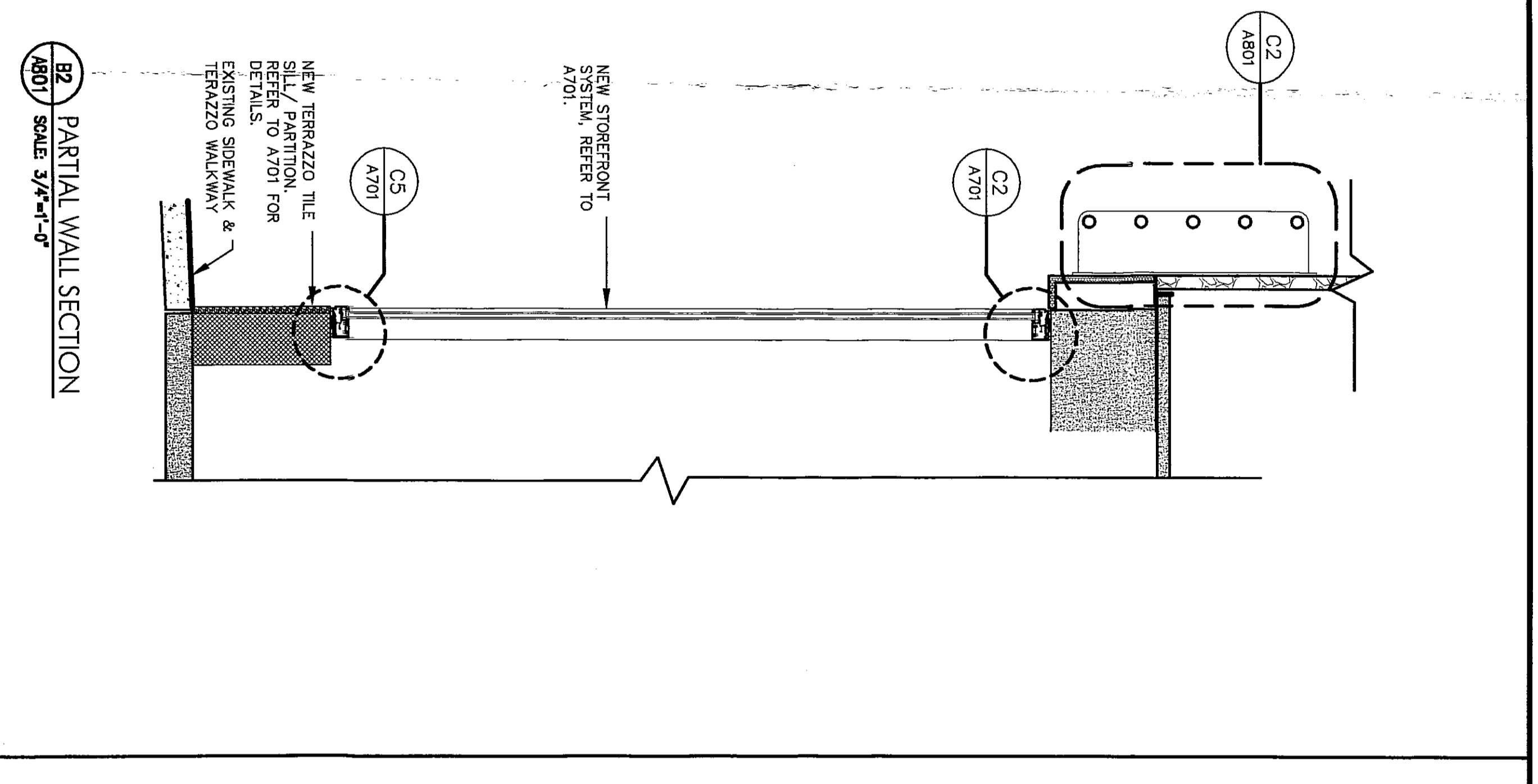
**A1** KEY PLAN  
SCALE: 1/32"=1'-0"



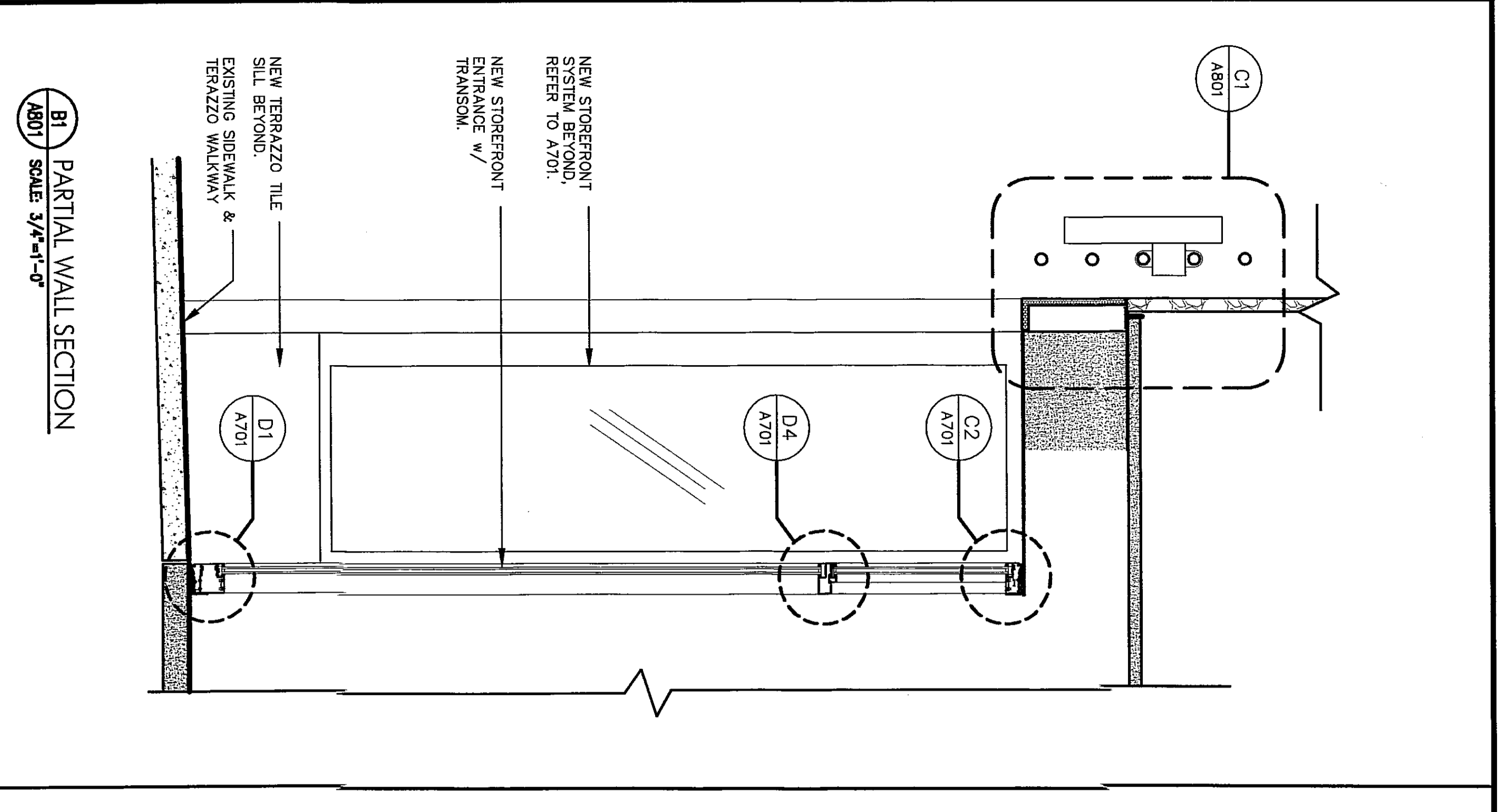
**B5 PARTIAL WALL SECTION**  
 SCALE 3/4"=1'-0"



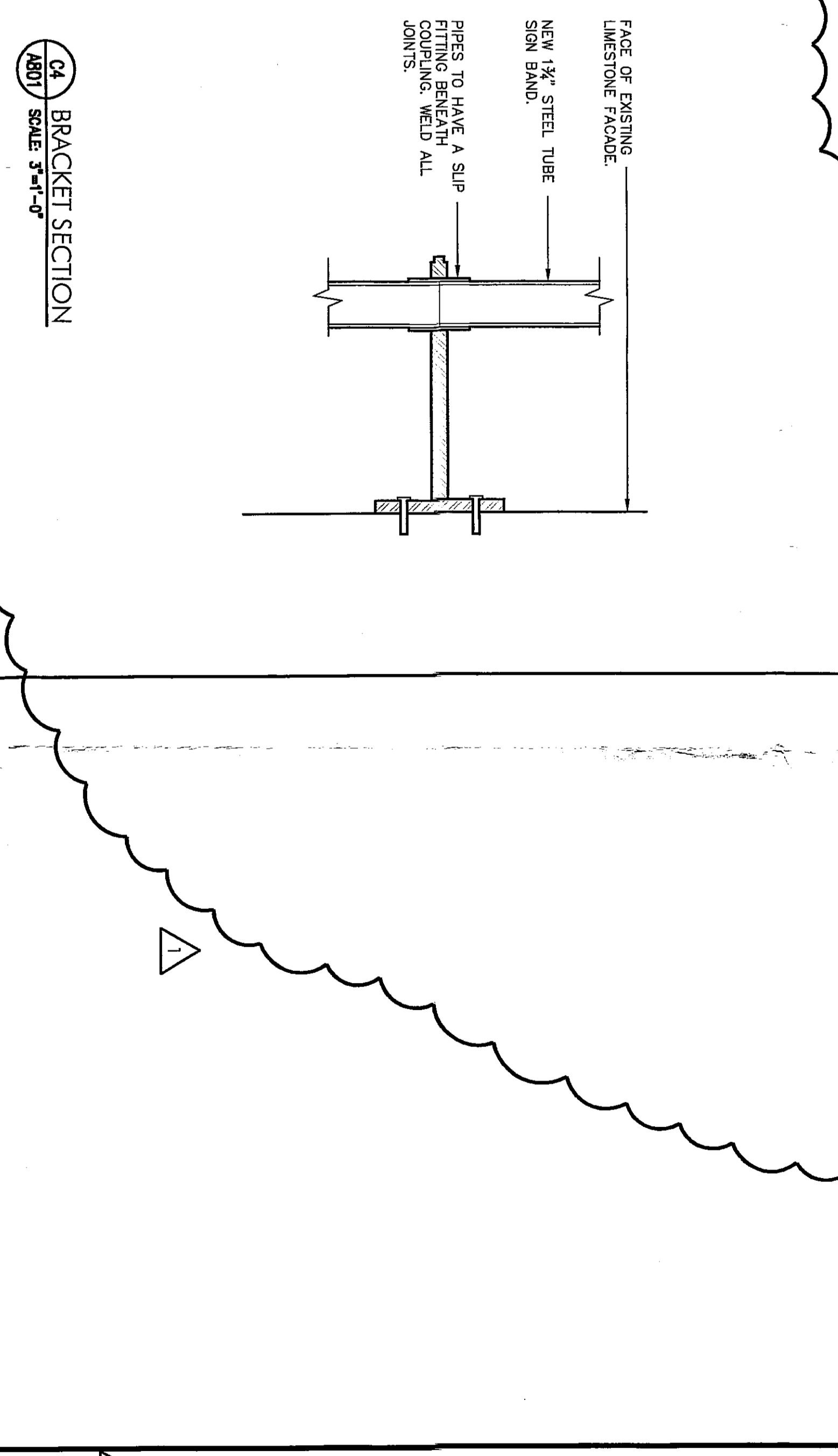
**B3 PARTIAL WALL SECTION**  
 SCALE 3/4"=1'-0"



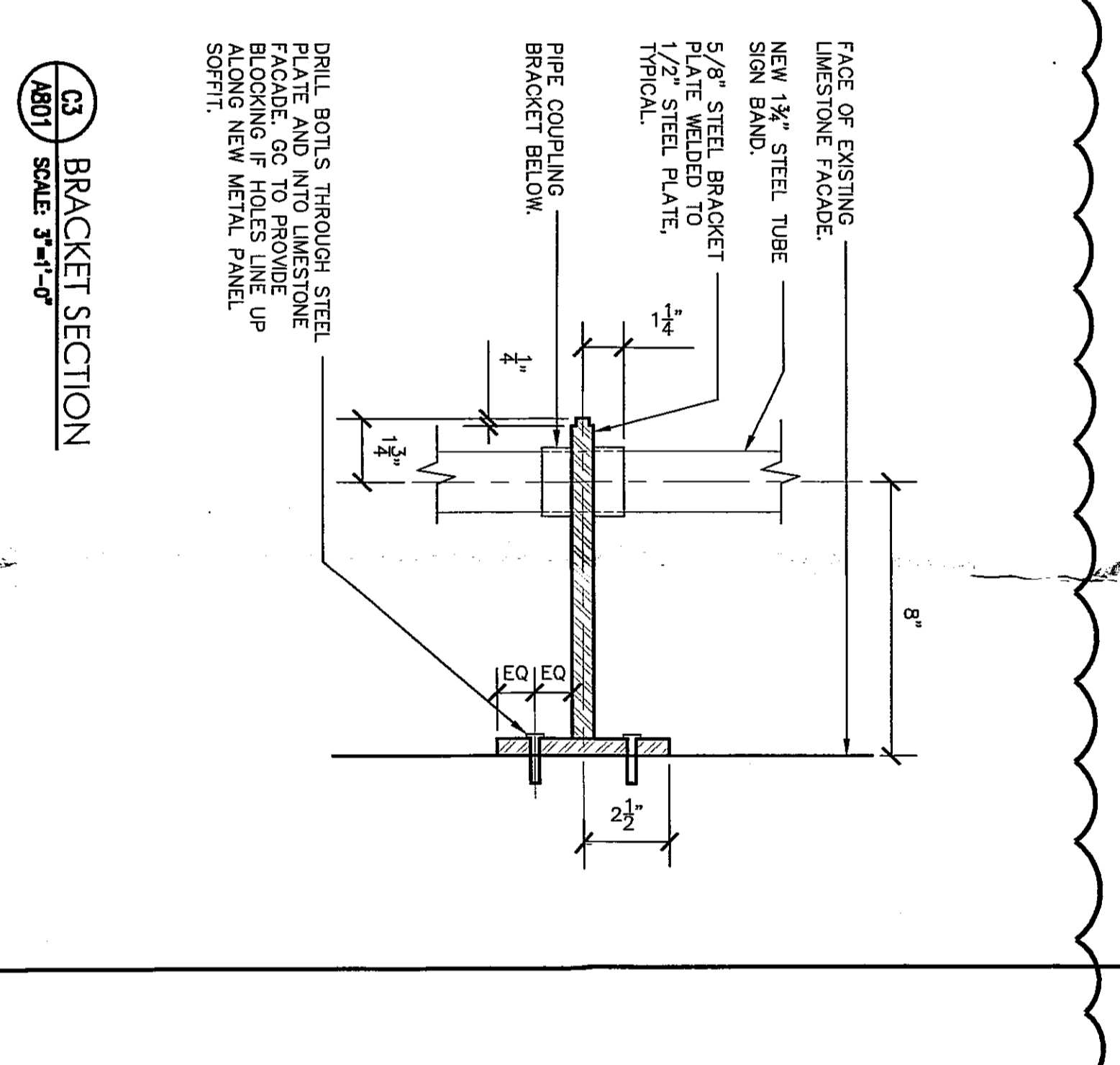
**B2 PARTIAL WALL SECTION**  
 SCALE 3/4"=1'-0"



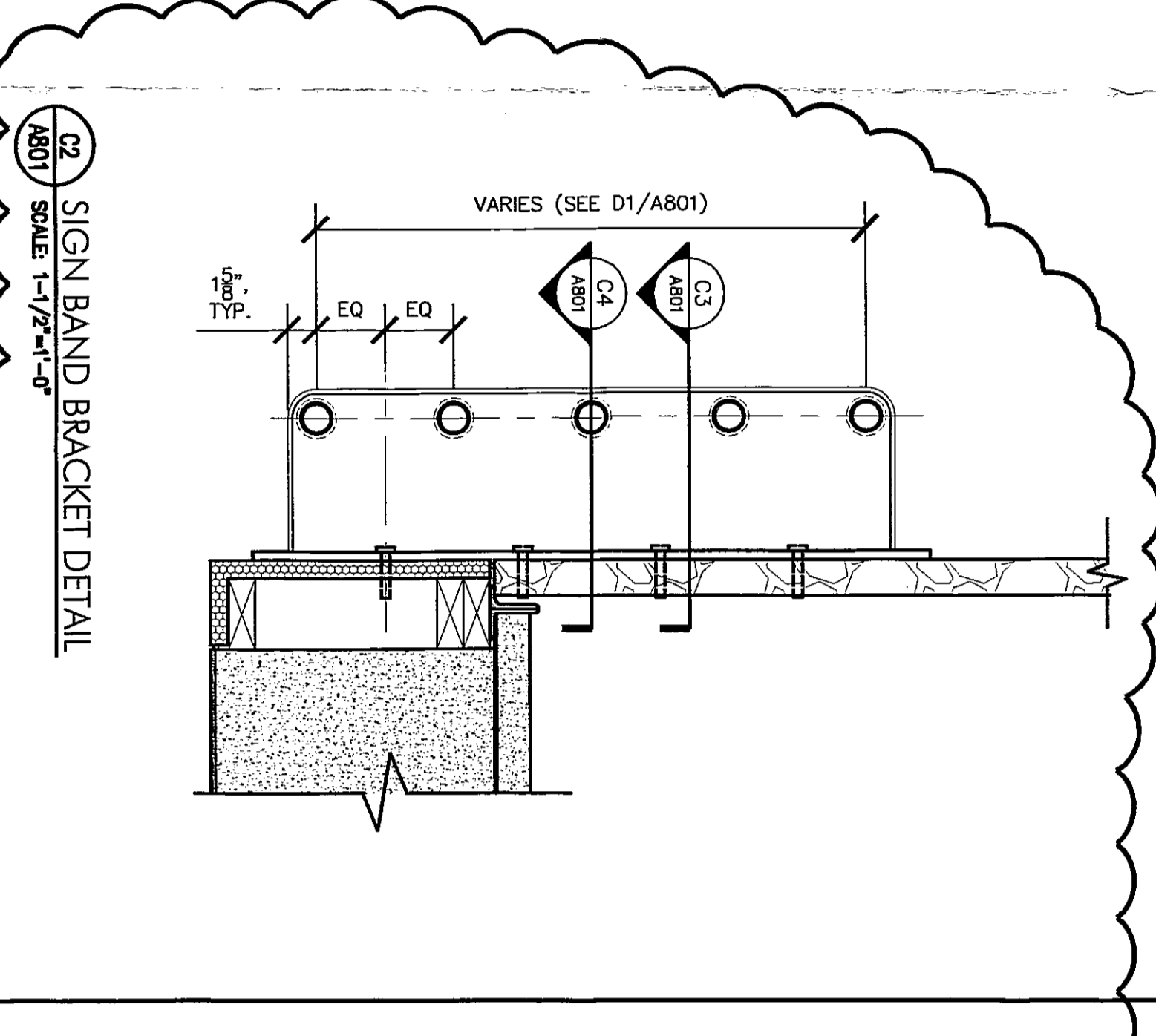
**B1 PARTIAL WALL SECTION**  
 SCALE 3/4"=1'-0"



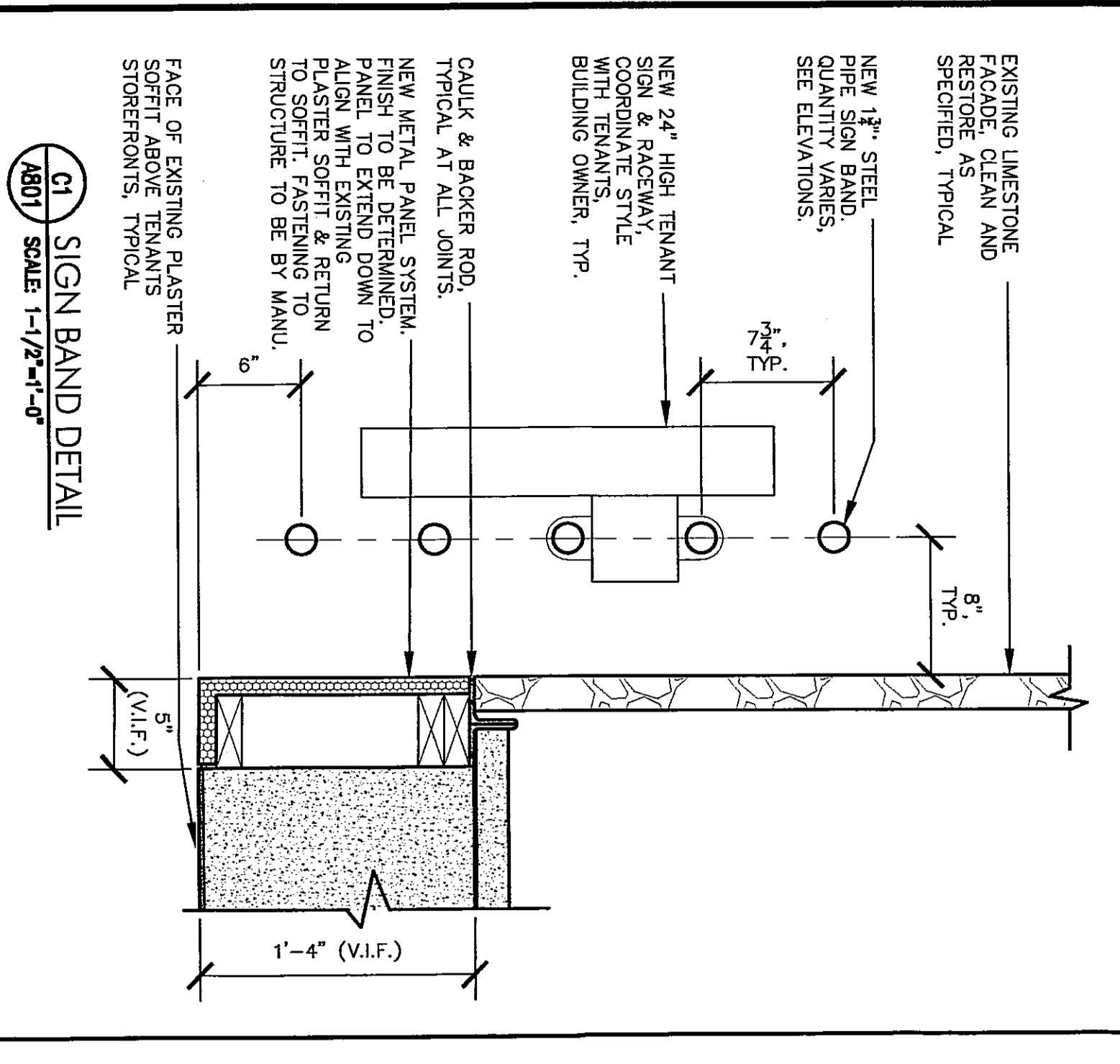
**C6 BRACKET SECTION**  
 SCALE 3/4"=1'-0"



**C3 BRACKET SECTION**  
 SCALE 3/4"=1'-0"



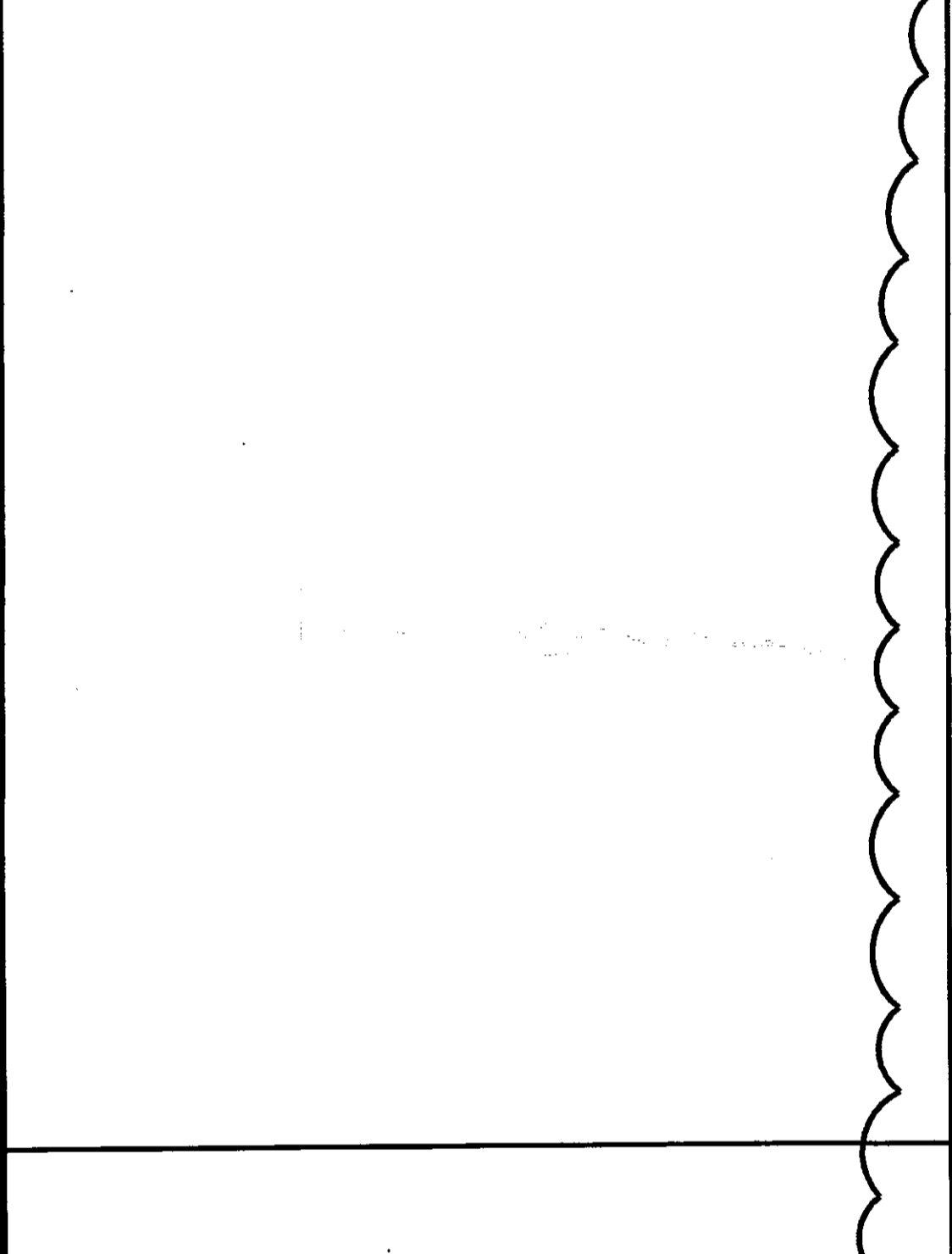
**C2 SIGN BAND BRACKET DETAIL**  
 SCALE 1-1/2"=1'-0"



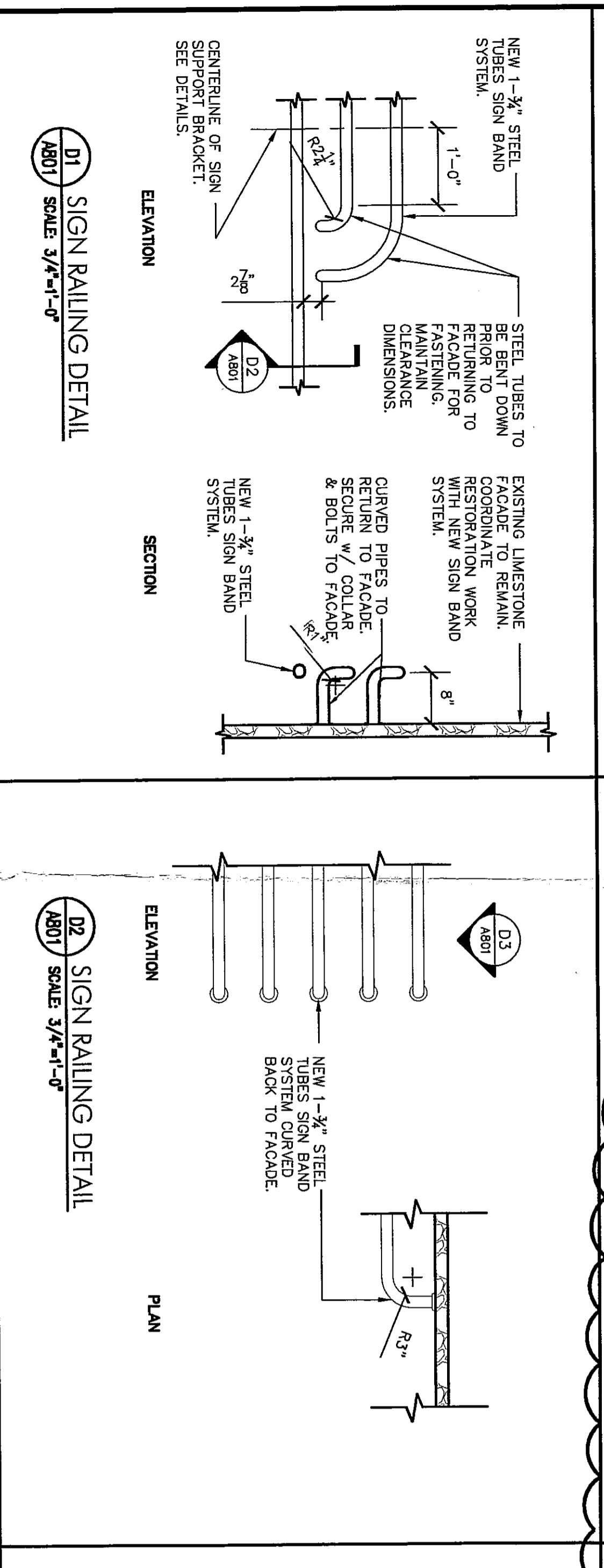
**C1 SIGN BAND DETAIL**  
 SCALE 1-1/2"=1'-0"



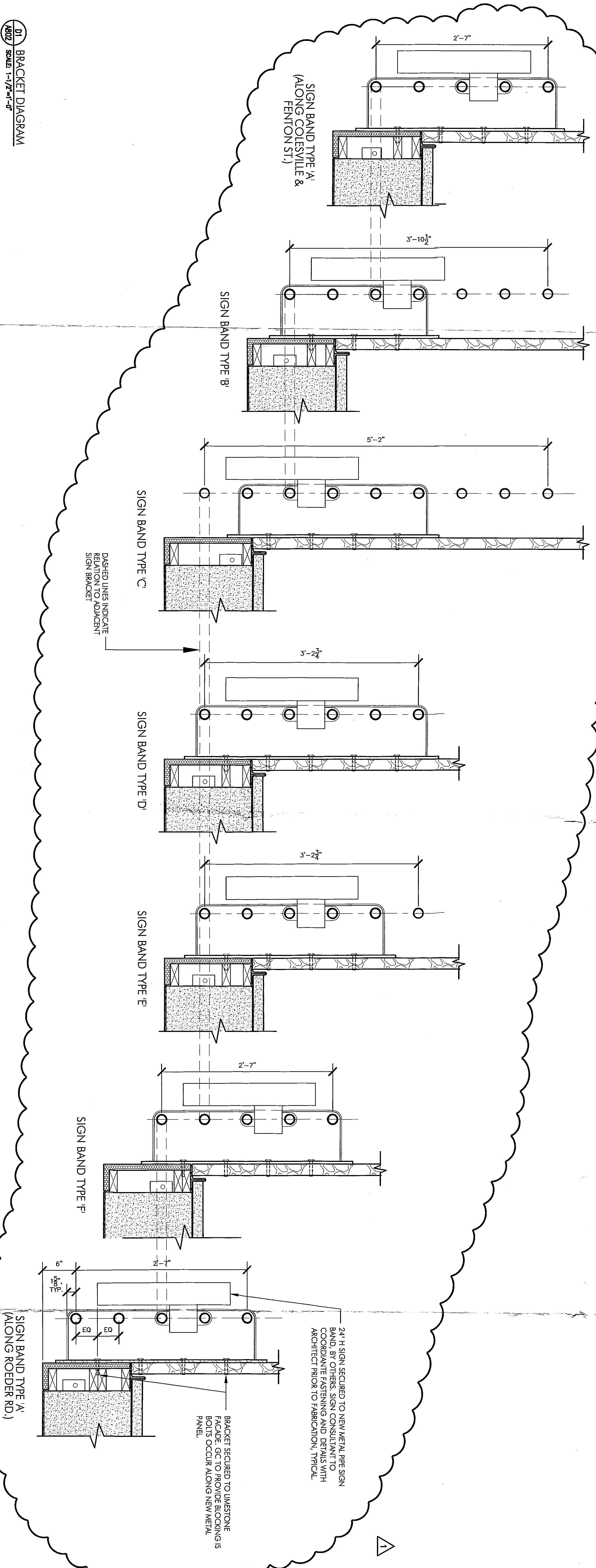
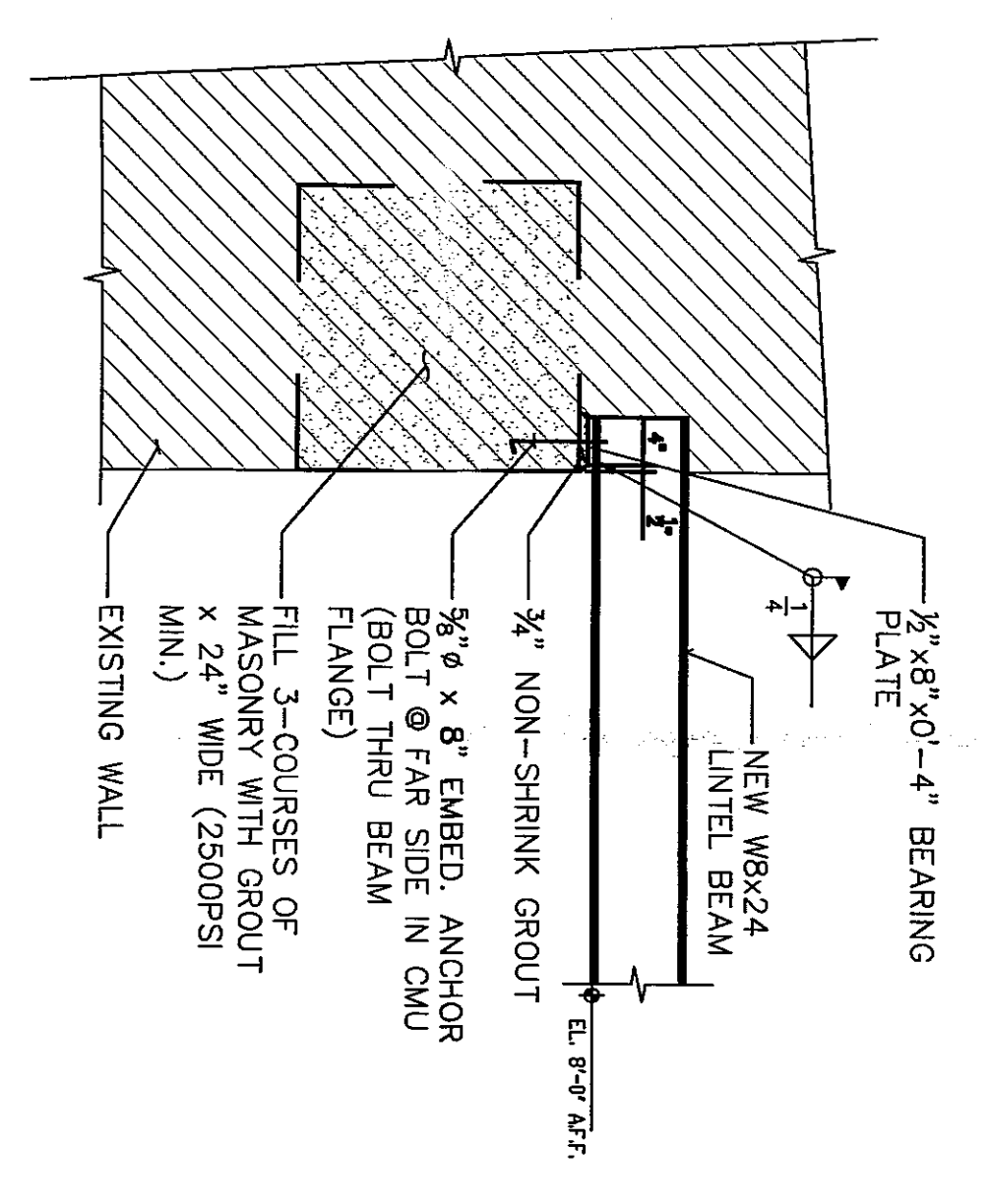
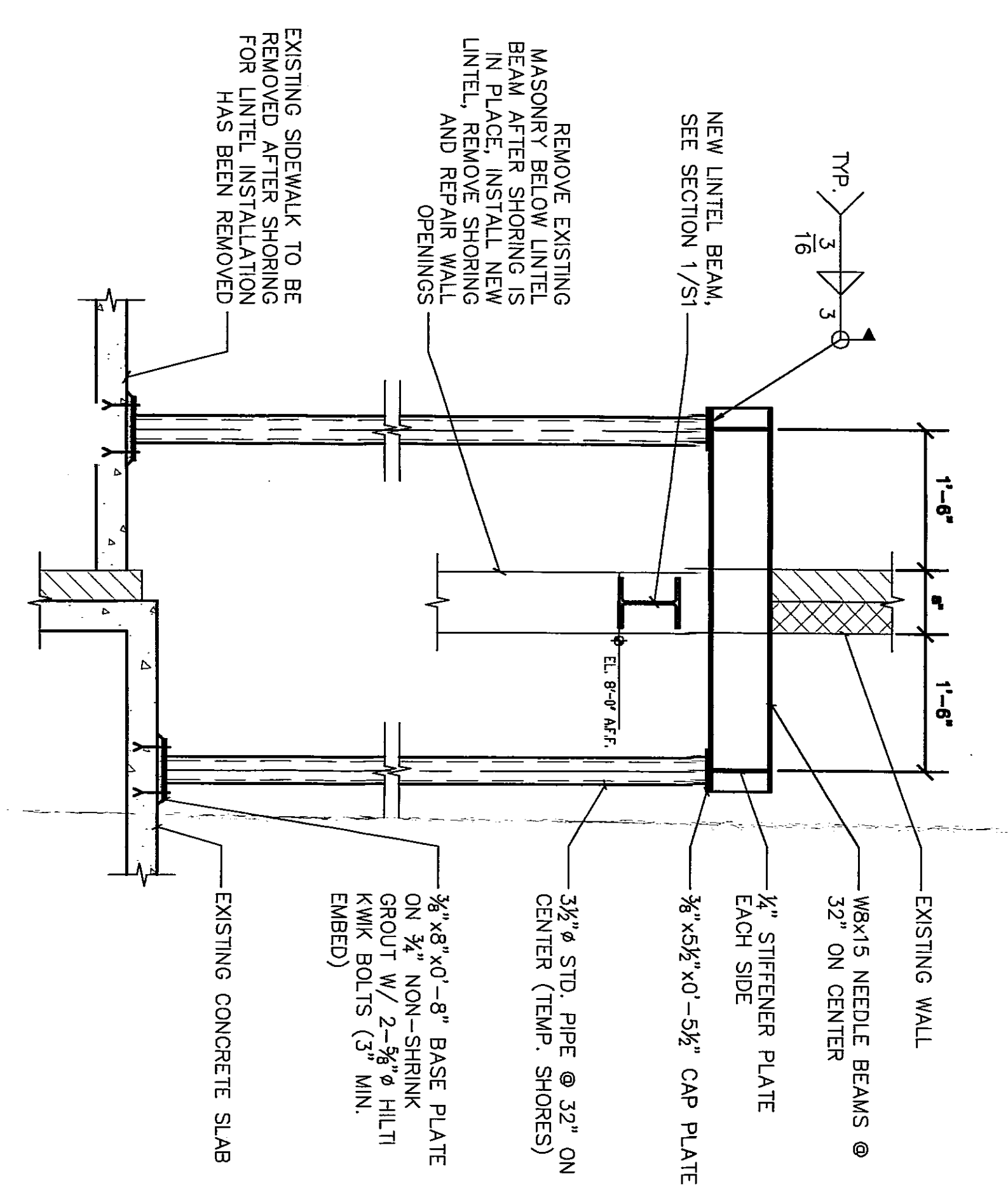
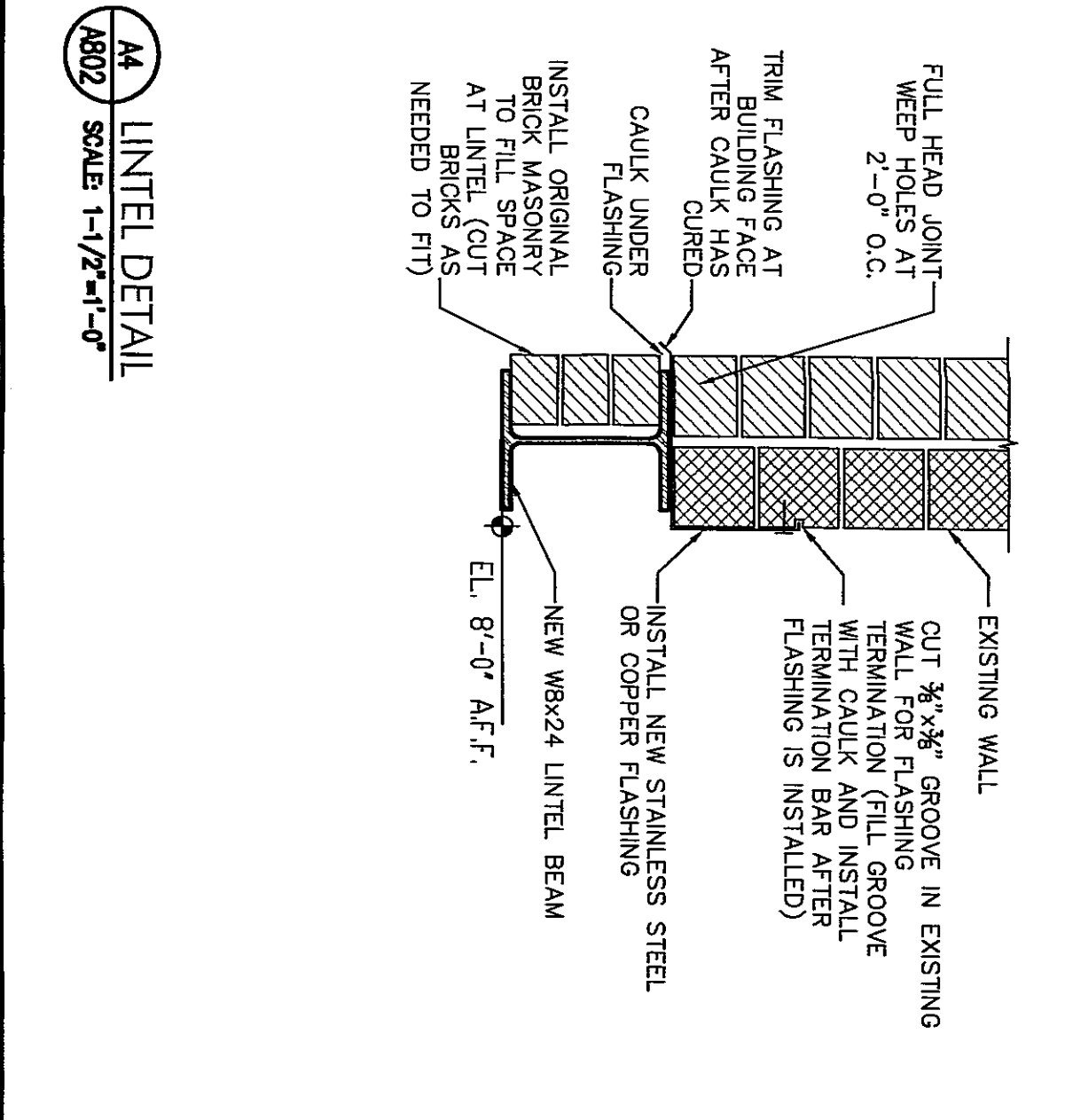
**D2 SIGN RAILING DETAIL**  
 SCALE 3/4"=1'-0"



**D1 SIGN RAILING DETAIL**  
 SCALE 3/4"=1'-0"



**D3 SIGN RAILING DETAIL**  
 SCALE 3/4"=1'-0"



**11**  
**A802**  
SCALE 1-1/2"=1'-0"

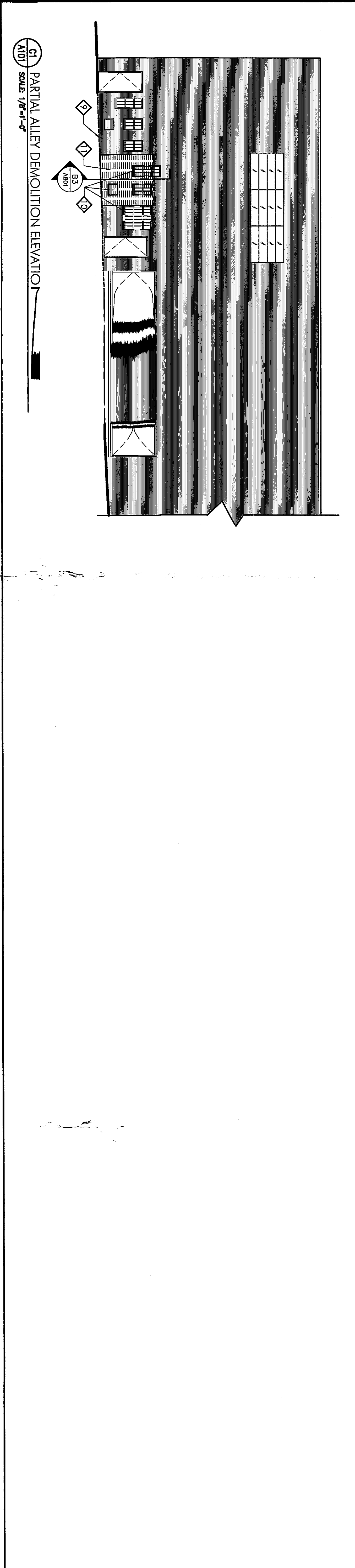
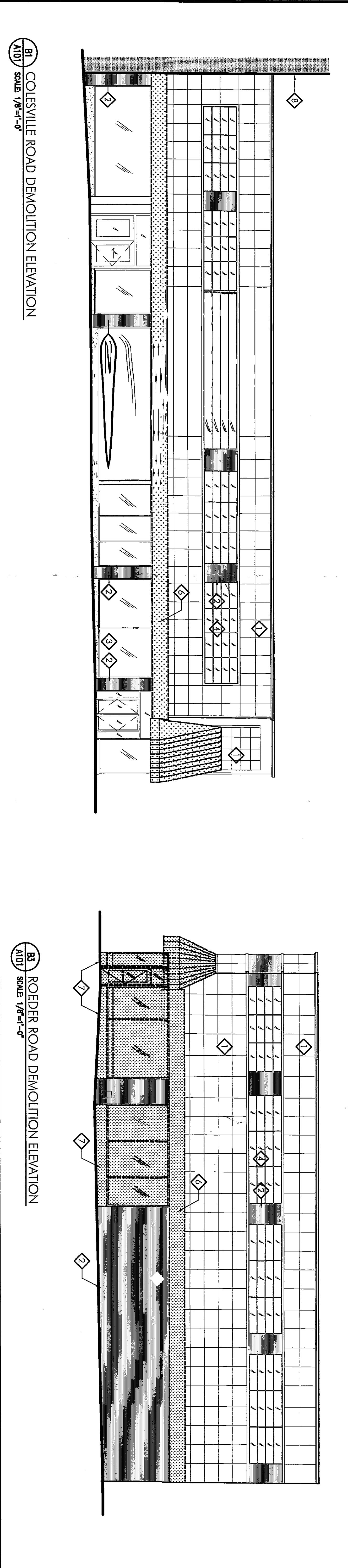
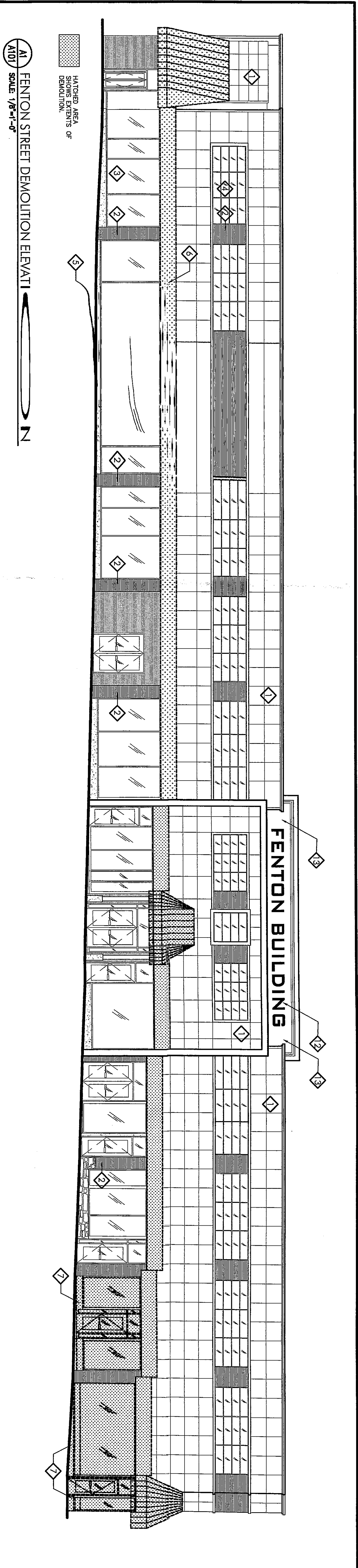
**BRACKET DIAGRAM**

Damgs are <sup>JL</sup> 1/15/04

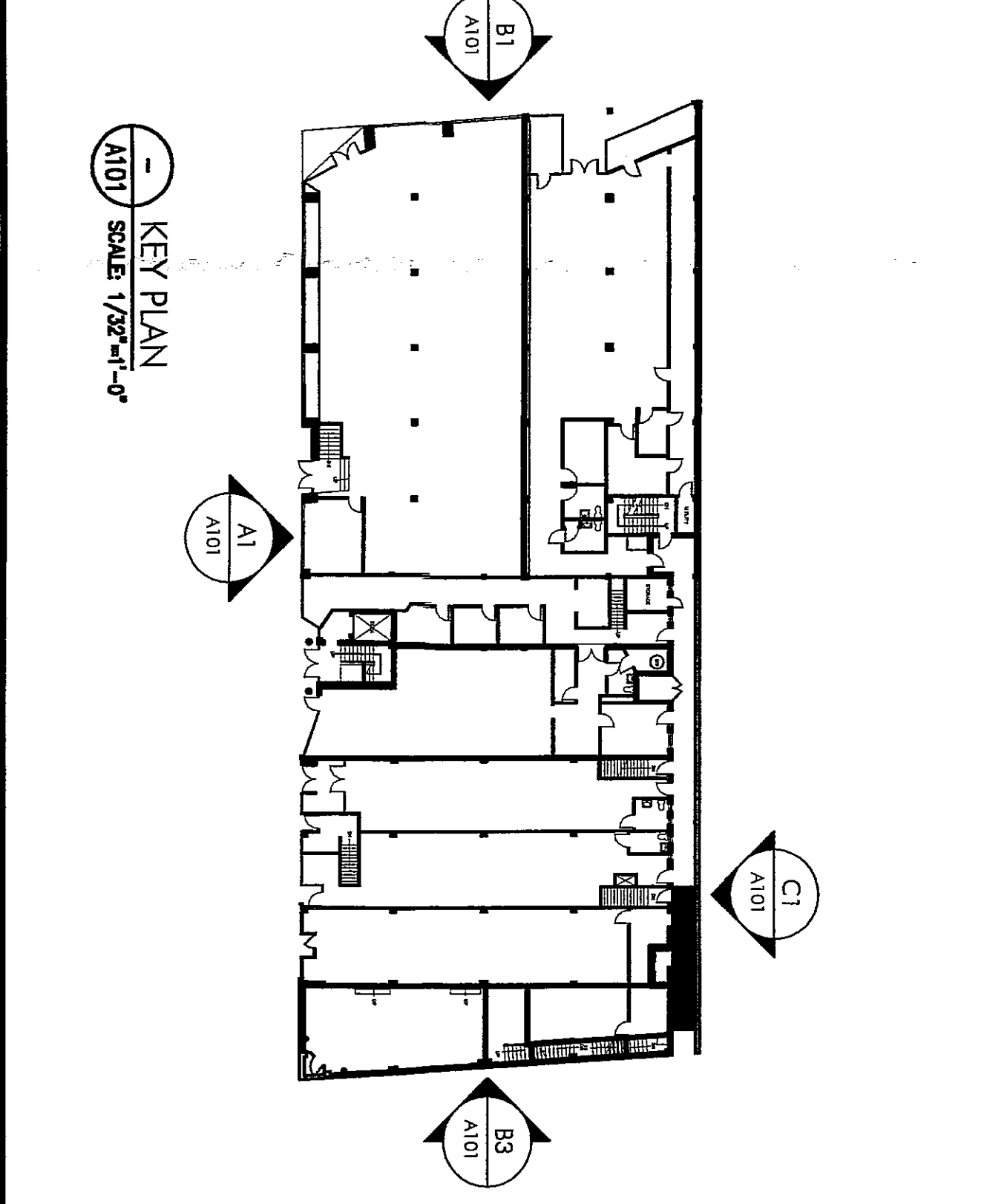
not yet  
Stamped.

They need to  
Come up with  
Storefront detail  
as a Condition





- GENERAL DEMOLITION NOTES**
- 1. EXISTING Limestone FACADE TO REMAIN. FACADE TO BE REPAIRS & CLEANED AS REQD. SUCH ITEMS THAT FALL INTO THIS GROUP ARE GENERAL MASONRY CLEANING, REPAIRING & RECALCULATING CORNERS & REPAIR & RECALCULATING EXISTING WALL COLES
  - 2. EXISTING BRICK FACADE TO REMAIN. FACADE TO BE REPAIRS & CLEANED AS REQD. SUCH ITEMS THAT FALL INTO THIS GROUP ARE GENERAL MASONRY CLEANING, REPAIRING & RECALCULATING CORNERS & REPAIR & RECALCULATING EXISTING WALL COLES IN FACADE AS REQD. GO TO CONTRACTOR (LINDMAN INCORPORATED ATTN: LAY WHEATON (801) 770-0700) FOR ALL WORK.
  - 3. EXISTING FIRST FLOOR TENANT STOREROOM TO REMAIN. COORDINATE ALL DEMOLITION WORK WITH PLANS. INDIVIDUAL TENANT STOREROOM TO BE REPLACED BY TENANT BARS.
  - 4. EXISTING SECOND FLOOR WINDOW SYSTEM TO REMAIN. TYPICAL GO TO FIELD VERIFY EXISTING JAMB & SILL FOR POSSIBLE REPAIR OR CALL OUT ALL JOINTS.
  - 5. EXISTING TERRAZZO KICK PLATES TO REMAIN. TYPICAL.
  - 6. REMOVE EXISTING BUILDING TENANT SIGN BAND & ASSOCIATED BRICKWORK. PREP FOR INSTALLATION OF NEW STEEL WEIR BAND SYSTEM. SEE S01.
  - 7. REMOVE CORNER TENANT EXISTING STOREFRONT AND STONE SILL.
  - 8. FACE OF ADJACENT BUILDING STRUCTURE BEYOND.
  - 9. REMOVE EXISTING REAR SEVERAL COORDINATE EXTERIOR OF REMOVAL WITH NEW WORK AND ALIGNMENT WITH EXISTING SLAB AT NEW TYPICAL COMPACTOR KICK.
  - 10. REMOVE EXISTING REAR FRAMA WINDOWS, BRICK SILL & KICKERS IN AREA OF DEMOLITION.
  - 11. REMOVE EXISTING MASONRY WALL. SEE PLANS GO TO SUPPORT OPENING WHILE REMOVING WALL.
  - 12. EXISTING SIGNAGE BUILDINGS SIGNAGE TO REMAIN. CLEAN & POLISH SIGN & MOUNT SITE OF FUTURE ADDRESS SIGN WITH STEEL & BRASS.
  - 13. REMOVE EXISTING FACADE MOUNTED LIGHTS.

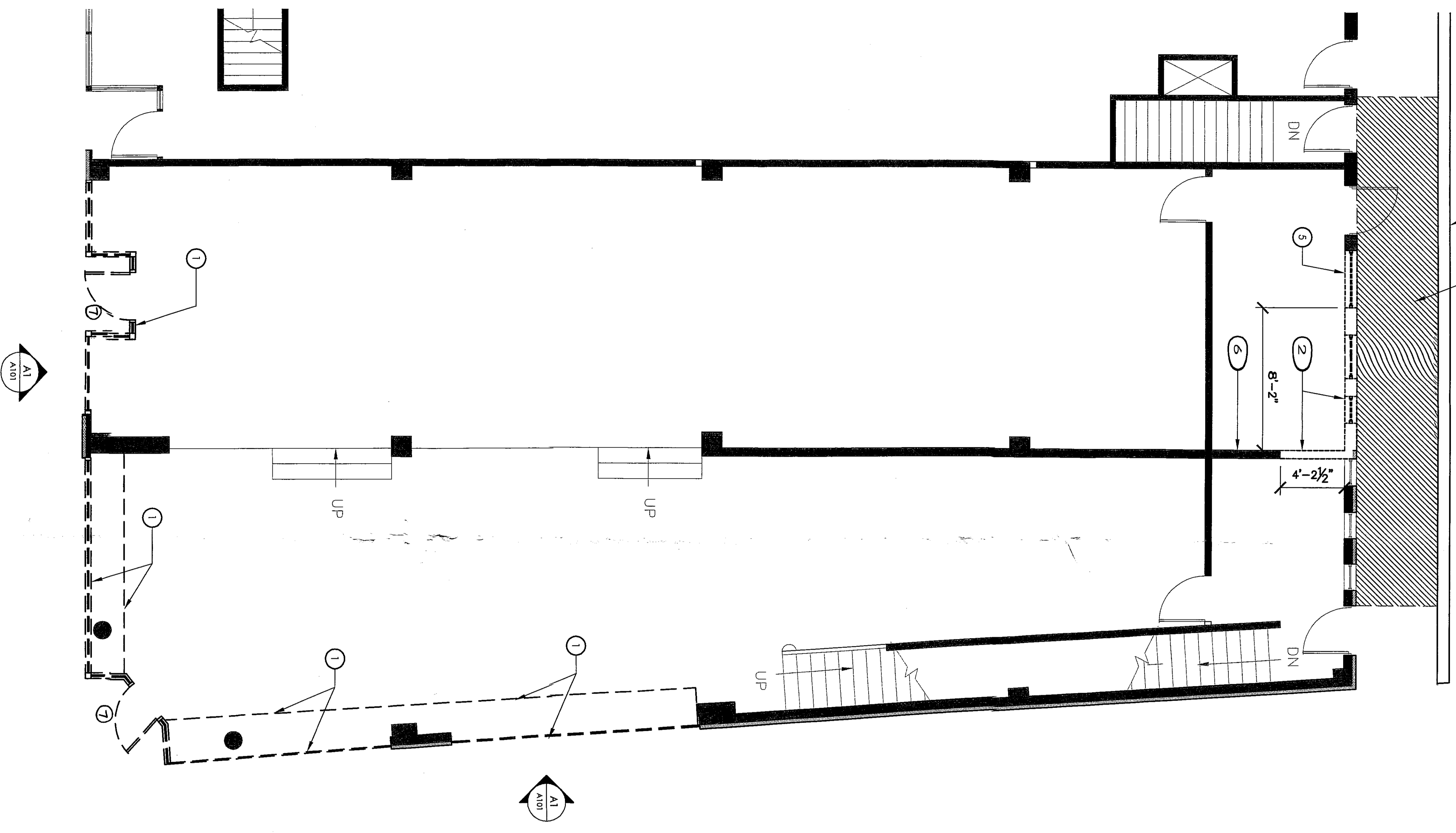
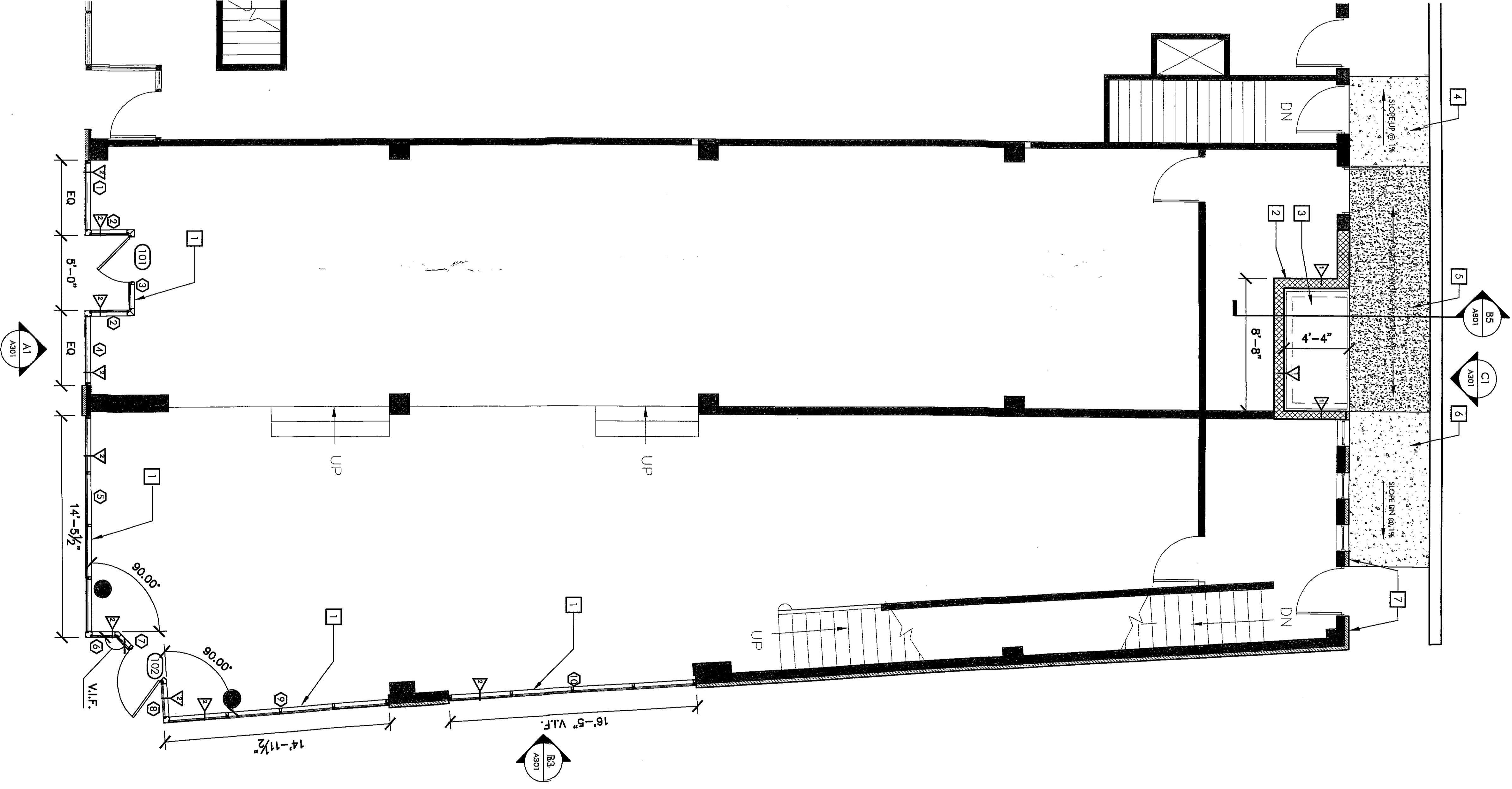
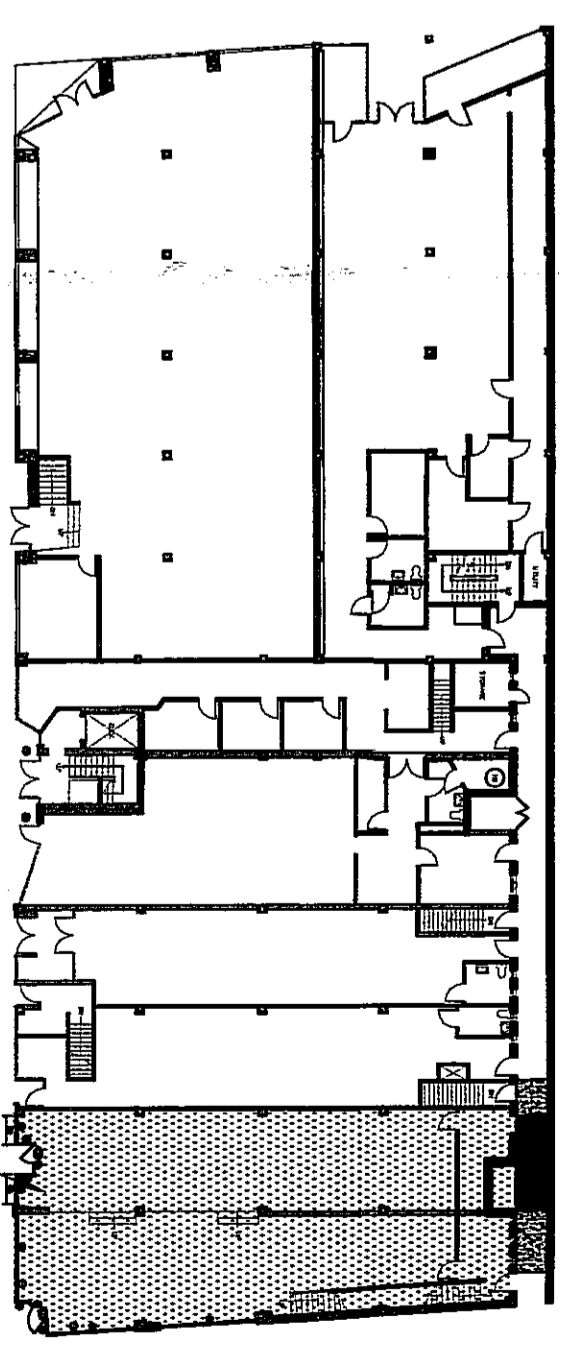


<p><b>MV+A</b> ARCHITECTS MUSHINSKY VOELKER ASSOCIATES</p> <p>7910 WOODMONT AVE SUITE 1250 BETHESDA, MD 20814-3424 301.654.2454</p>		<p><b>FENTON BUILDING</b> Colesville Road &amp; Fenton Street Silver Spring, MD</p> <p>BUILDING ELEVATIONS- DEMOLITION</p>		<p>DATE: 04/23/04</p> <p>JOB NO: 2081.00</p> <p>PERMIT SET: 04/23/04</p> <p>PROJECT: A101</p>
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- GENERAL DEMOLITION PLAN (D1/A201) NOTES:**
- REMOVE EXISTING TERRAZZO STAIRWELL, TERRAZZO SLS & INTERIOR GRAY PARTITION.
  - REMOVE EXISTING REAR MASONRY WALL, HUNGRY & CONCRETE PARTITION BEARING INTERIOR PARTITION. SEE PLAN FOR DETAILS. OCC TO SUPPORT NEW MASONRY OPENING FROM TO INSTALLATION OF NEW STRUCTURAL LINTEL. OCC TO STORE ALL BRICK IN REMOVAL ON SITE FOR ALL INTEL CONSTRUCTION.
  - EXISTING REAR SITE REMAINING WALL TO REMAIN. REAR EXISTING MURAL HANGING FOR NEW PAINT. AREA OF EXISTING REAR WALKWAY TO BE REMOVED. DETAIL OF DEMOLITION BE COORDINATED WITH BELOW. TO BE SUBMITTED BY ARCHITECT.
  - AREA OF EXISTING REAR WALKWAY TO BE REMOVED FOR NEW INSET CONCRETE ROOM. SEE NOTES BELOW.
  - REMOVE EXISTING REAR WINDOW & WELL OPENING WITH BRICK. MATCH ADJACENT BRICK TEXTURE & FINISH, TYP.
  - ALL OTHER INTERIOR PARTITIONS TO REMAIN A.S.I.
  - Existing Exterior Terrazzo Floor to Remain.*

- GENERAL ARCHITECTURAL PLAN (D3/A201) NOTES:**
- INITIAL NEW STAIRWELL SYSTEM, REFER TO A201 FOR SPECIFICATION & DETAILS. STAIRWELL TO BE ON TOP OF NEW TERRAZZO FACED BRICK PARTITION.
  - NEW MASONRY FACED PARTITION, REMOVE NEW VAPOR BARRIER THROUGHOUT NEW CONSTRUCTION. SEE A201 FOR PARTITION DETAILS.
  - FINISH: NEW TERRAZZO COMPACTION w/ TERRAZZO POLISHED, REMOVE THE EXISTING TERRAZZO COMPACTION. SPECIFICATION TO BE COORDINATED BY BUILDING OWNER & MASONRY COMPANY.
  - NEW REINFORCED CONCRETE SIDEWALK, BEGIN AT EDGE OF EXISTING DOCKWAY AND VAPOR UP 1" MIN. AWAY FROM ASPHALT ROAD.
  - NEW CONCRETE SIDEWALK, ALONG EXISTING REAR WALKWAY WITH EXISTING TERRAZZO COMPACTION. HEIGHT LENGTH OF PLAN SHALL BE TO ALIGN WITH WINDOW OPENING & BRICKS TO EXISTING DOCKWAY ORSING, SEE PLAN.
  - NEW REINFORCED CONCRETE SIDEWALK, BEGIN AT EDGE OF NEW TERRAZZO COMPACTION ROOM AND TURN DOWN 11" MIN. TOWARDS BORDER ROAD.
  - FRIP & PAINT EXISTING REAR ALLEY FACES, OCC TO COORDINATE NEW PAINT FINISH w/ ADJACENT.

- PARTITION TAG, SEE A201.
- DOOR TYPE, SEE A201.
- WINDOW TYPE, SEE A201.

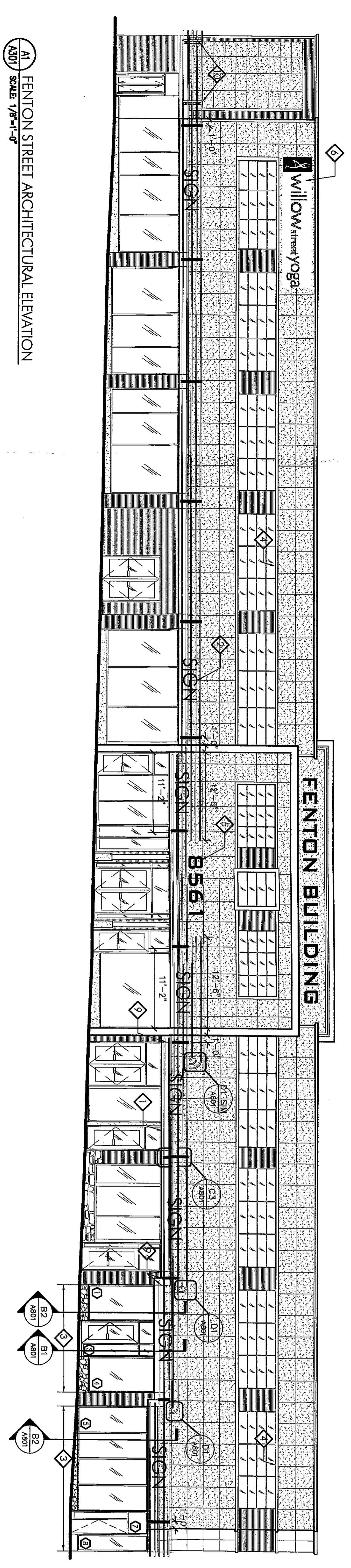


**PARTIAL FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

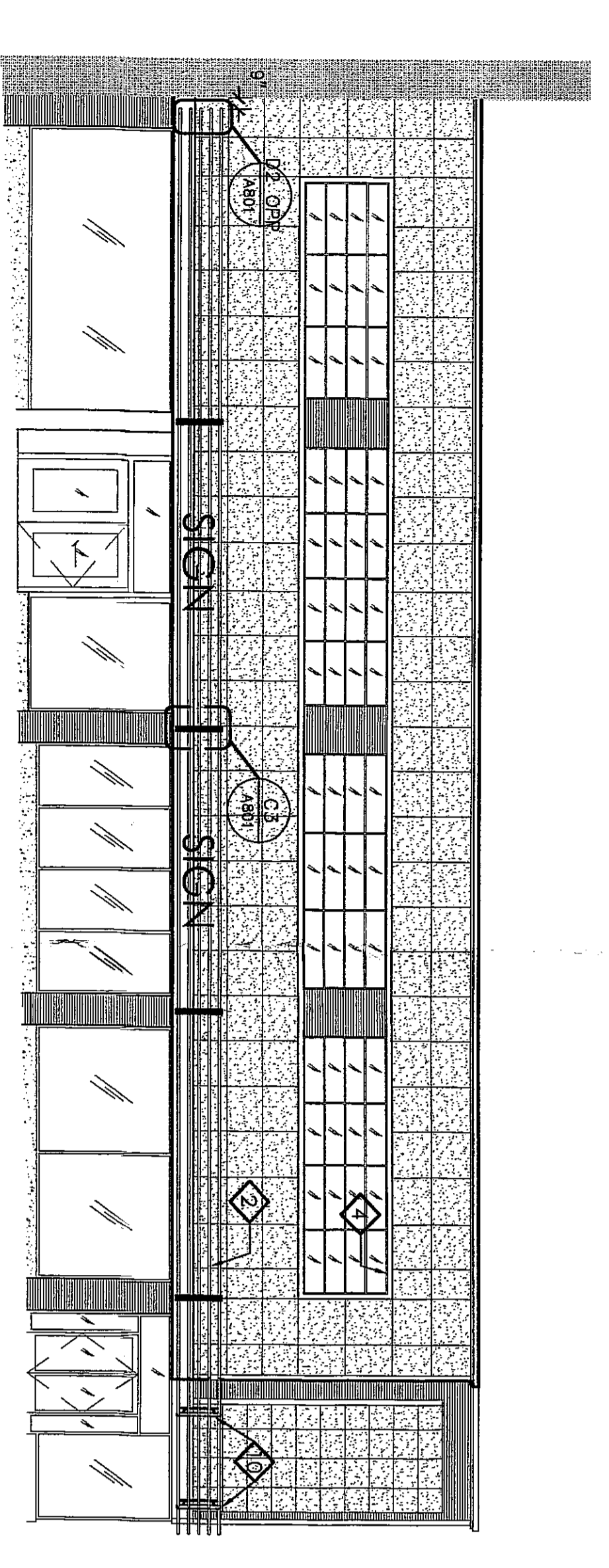
**PARTIAL FIRST FLOOR NEW WORK PLAN**  
SCALE: 1/4" = 1'-0"

**KEY PLAN**  
SCALE: 1/8" = 1'-0"

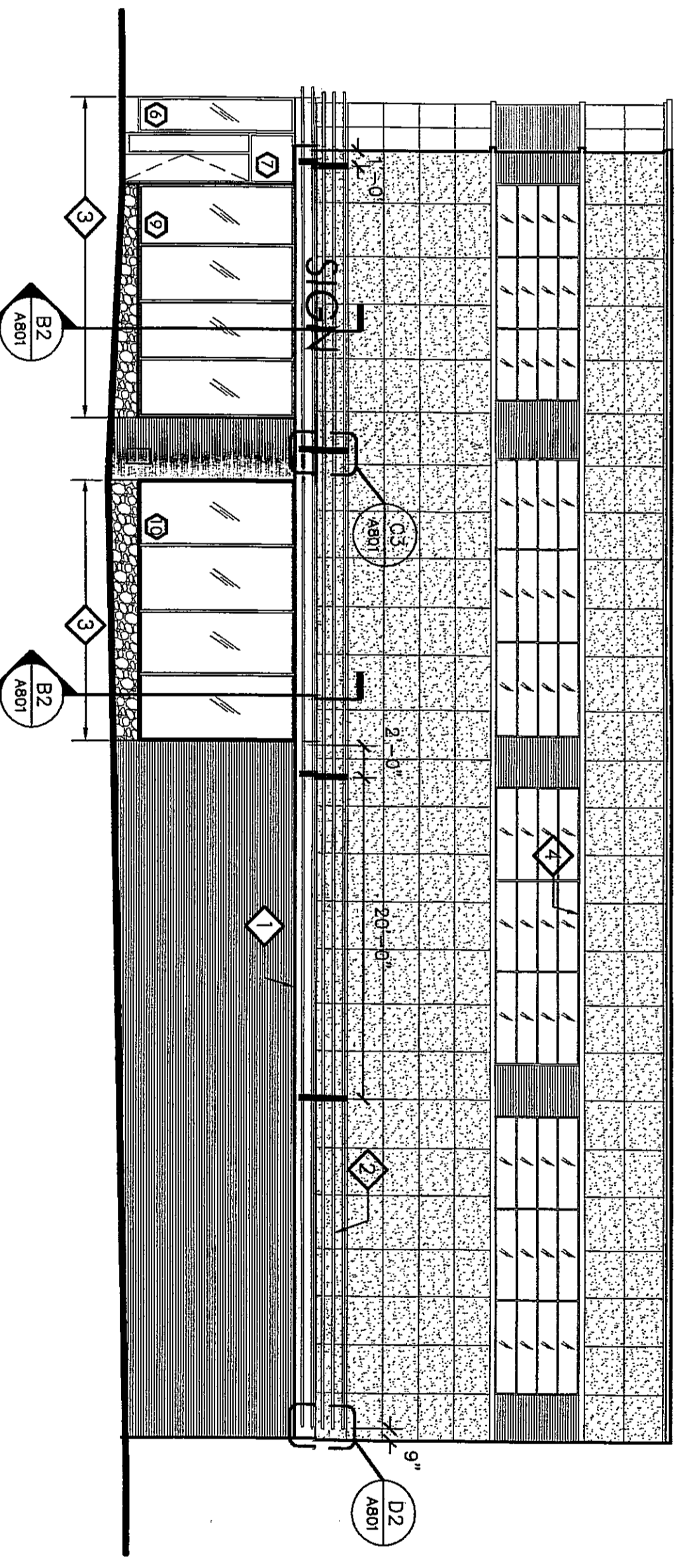




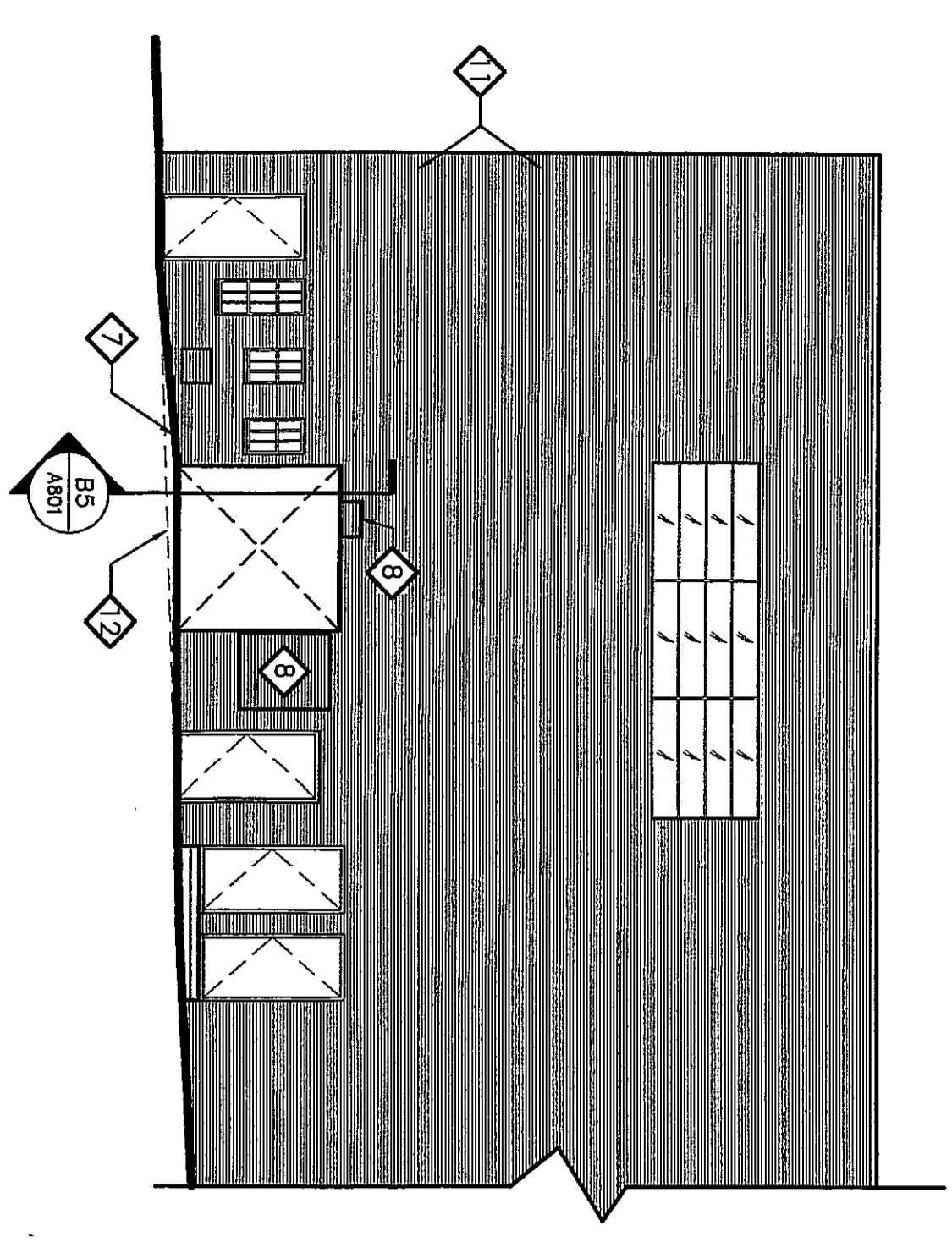
A1 FENTON STREET ARCHITECTURAL ELEVATION  
SCALE: 1/8"=1'-0"



B1 COLESVILLE ROAD ARCHITECTURAL ELEVATION  
SCALE: 1/8"=1'-0"



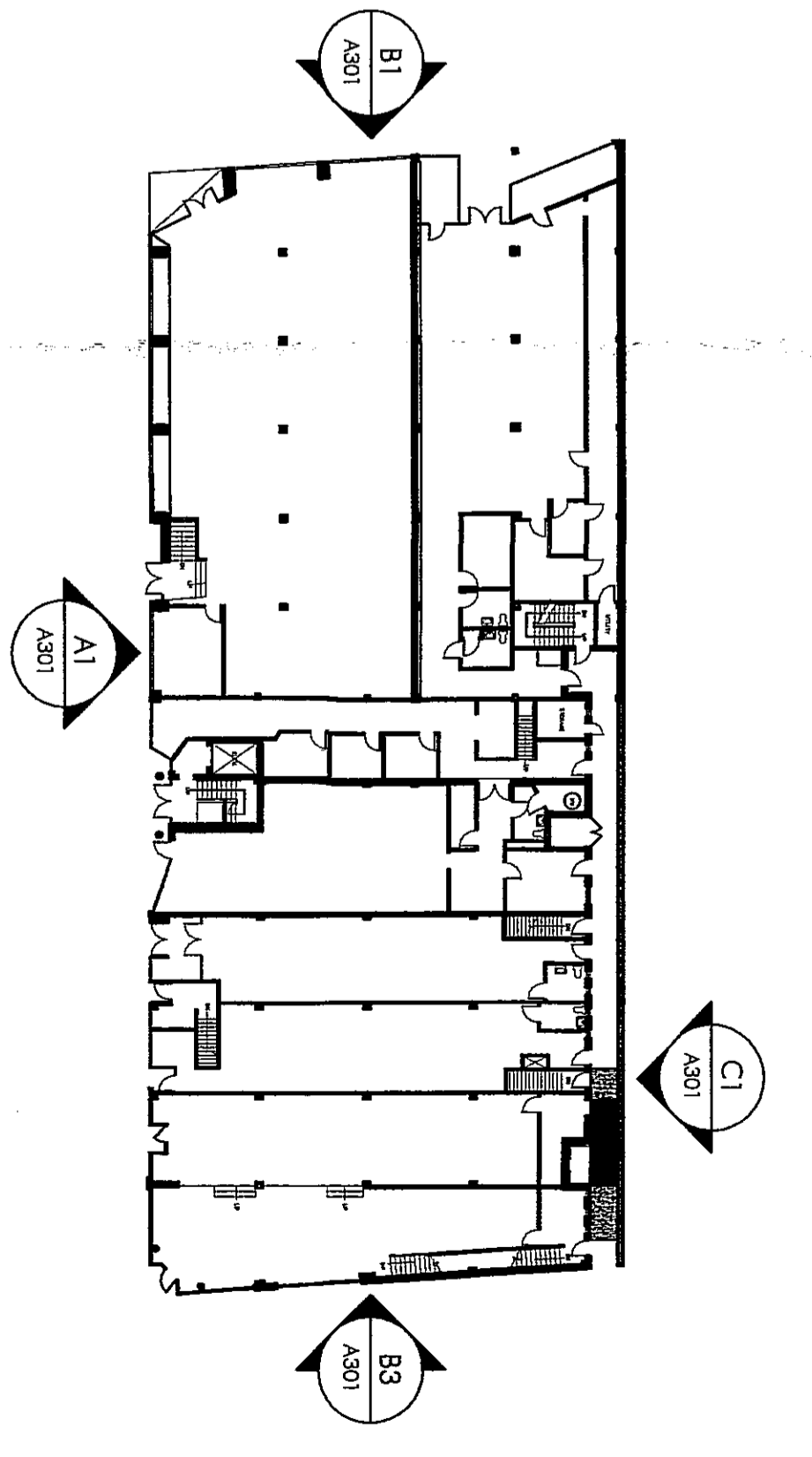
B3 ROEDER ROAD ARCHITECTURAL ELEVATION  
SCALE: 1/8"=1'-0"



C1 PARTIAL ALLEY ARCHITECTURAL ELEVATION  
SCALE: 1/8"=1'-0"

- GENERAL RENOVATION NOTES:**
- 1. INSTALL NEW METAL PANEL SYSTEM IN FACADE ACCESS. REFER TO A301 FOR DETAILS. FINISH TO MATCH CLEANED LIMESTONE FACADE COLOR.
  - 2. INSTALL NEW STEEL PIPE SIGN STAND. REFER TO A301 FOR DETAILS. BRACKETS TO BE INSTALLED CENTER ON MAXIMUM COLUMN BELOW OR AS SPEC'D. ON THE ELEVATION. SIGNS SHOWN ON STAND ARE FOR REFERENCE ONLY. FINISH INDIVIDUAL TENANT TO THE TENANT'S ELECTRICAL PANEL WITH A THE CLOCK LOCATED NEAR THE HOUSE PANEL.
  - 3. INSTALL NEW TENANT SIGNATION w/ BRACKETS TO BE INSTALLED TO THE SIGNS. REFER TO PLANS & DETAILS.
  - 4. REPAIR THE UNDERSIDE OF THE EXISTING LINTE. AT THE SECOND FLOOR WINDOW SYSTEM FOR PAINT. PAINT FINISH TO MATCH THE CLEANED LIMESTONE COLOR.
  - 5. INSTALL NEW BUILDING ADDRESS SIGNAGE. STYLE AND SET TO MATCH EXISTING FENTON BUILDING SIGNAGE.
  - 6. SECOND FLOOR TENANT SIGN TO BE INSTALLED BY TENANT. O.C. TO COORDINATE w/ TENANT CONTRACTOR MEANS & METHODS OF WORKING SIGN TO THE TENANT'S ELECTRICAL PANEL WITH A THE CLOCK LOCATED NEAR THE HOUSE PANEL.
  - 7. POUR NEW CONCRETE REAR SIDEWALK ALONG SIDEWALK WITH NEW TYPICAL COMPACTOR ROOM. SLOPE SIDEWALK TO MEET EXISTING SIDEWALK AT ROEDER ROAD. RESOLVE MIN. 1" SLOPE WALK UP AWAY FROM TYPICAL COMPACTOR ROOM TO EXISTING SIDEWALK.
  - 8. NEW IN-PLACE BRICK WALL. BRICK & FINISH MATERIAL TO MATCH EXISTING ADJACENT WALL.
  - 9. CONTROL JOINT IN METAL PANEL SYSTEM. COORDINATE DIMENSIONS & LOCATIONS IN SHOP DRAWINGS.
  - 10. SIGN BRACKETS AT CORNER OF COLESVILLE ROAD & FENTON STREET TO BE INSTALLED 1/2" FROM EDGE OF LIMESTONE PANEL FACADE.
  - 11. REPAIR & PAINT ENTIRE REAR ALLEY FACADE. O.C. TO COORDINATE NEW FINISH w/ ARCHITECT.
  - 12. EXISTING GARAGE LINE BELOW NEW SIDEWALK. FOR REFERENCE ONLY.

WINDOW TYPE, SEE A701.



A301 KEY PLAN  
SCALE: 1/8"=1'-0"

**MVA**  
ARCHITECTS  
MUSHINSKY  
VOELZKE  
ASSOCIATES  
7910 WOODMONT AVE  
SUITE 1250  
BETHESDA, MD  
20814-2454  
301.654.2454

**FENTON BUILDING**  
Colesville Road & Fenton Street Silver Spring, MD  
BUILDING ELEVATIONS- NEW WORK

REVISIONS  
PERMIT SET 04/23/04

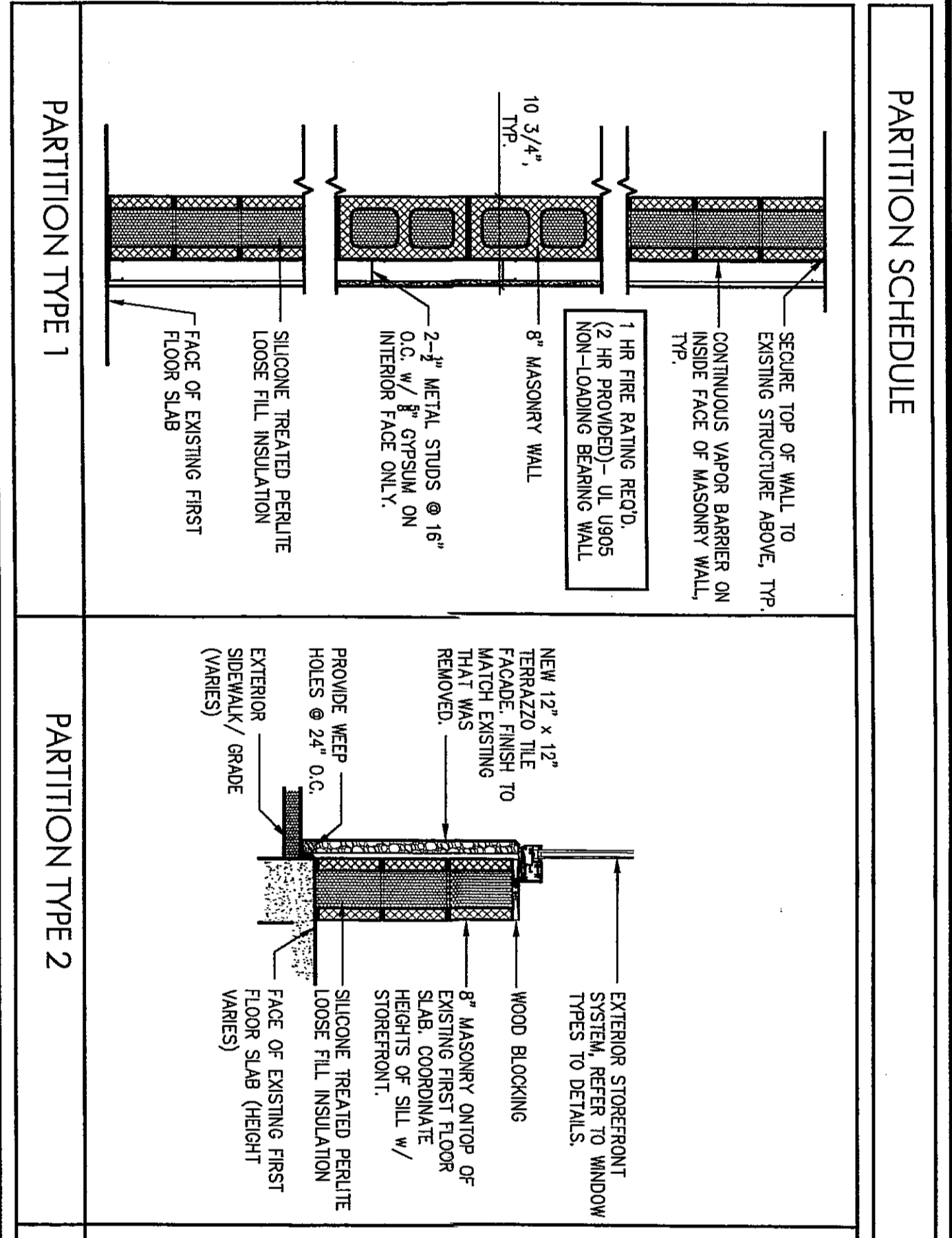
DESIGN NO.	2081.00
DATE	04/23/04
SHEET	

A301

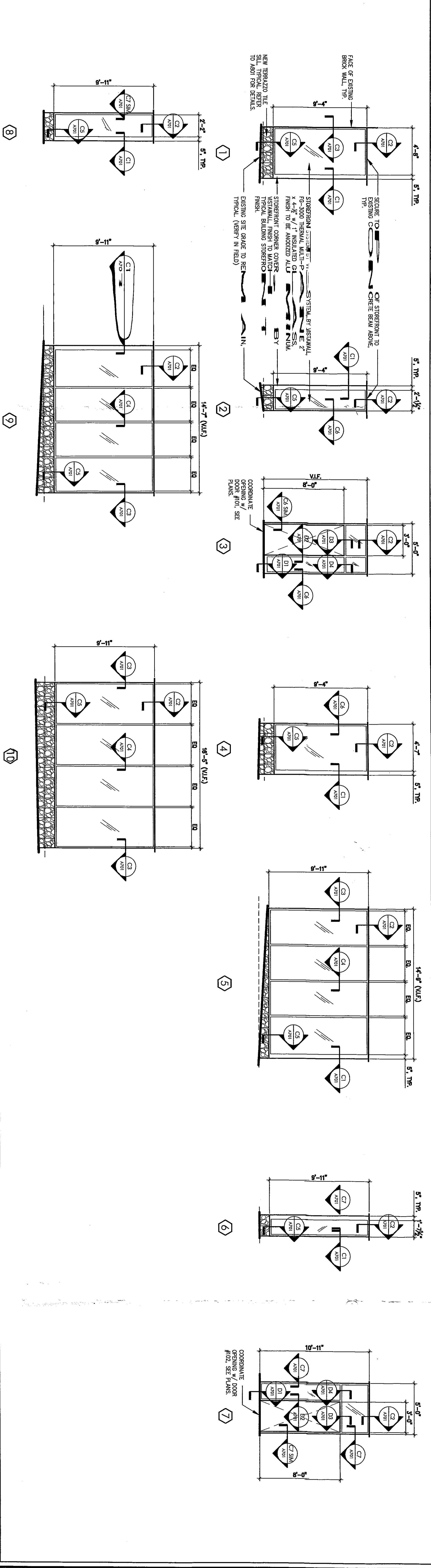
DOOR SCHEDULE									
NO.	DOOR TYPE	SIZE	HEIGHT	THICKNESS	MATL.	FINISH	FRAME TYPE	DETAILS	REMARKS
101	1	3'-0"	8'-0"	1"	AL.	ANOD.	JAMB	D2/A701	
101	1	3'-0"	8'-0"	1"	AL.	ANOD.	JAMB	D3/A701	

**HARDWARE SCHEDULE**

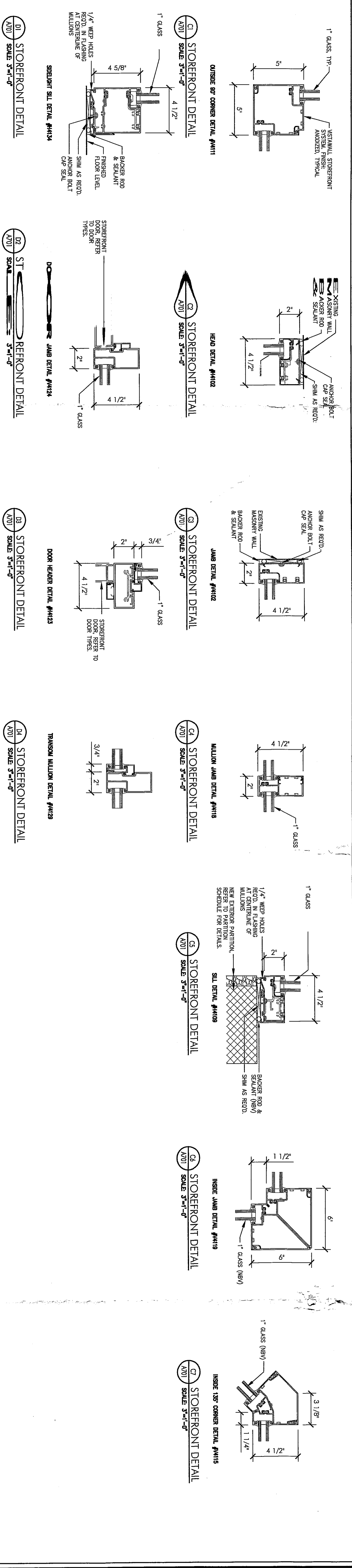
NO.	DOOR TYPE	SIZE	HEIGHT	THICKNESS	MATL.	FINISH	FRAME TYPE	DETAILS	REMARKS
101	1	3'-0"	8'-0"	1"	AL.	ANOD.	JAMB	D2/A701	
101	1	3'-0"	8'-0"	1"	AL.	ANOD.	JAMB	D3/A701	



**STOREFRONT SCHEDULE**



**STOREFRONT DETAILS**



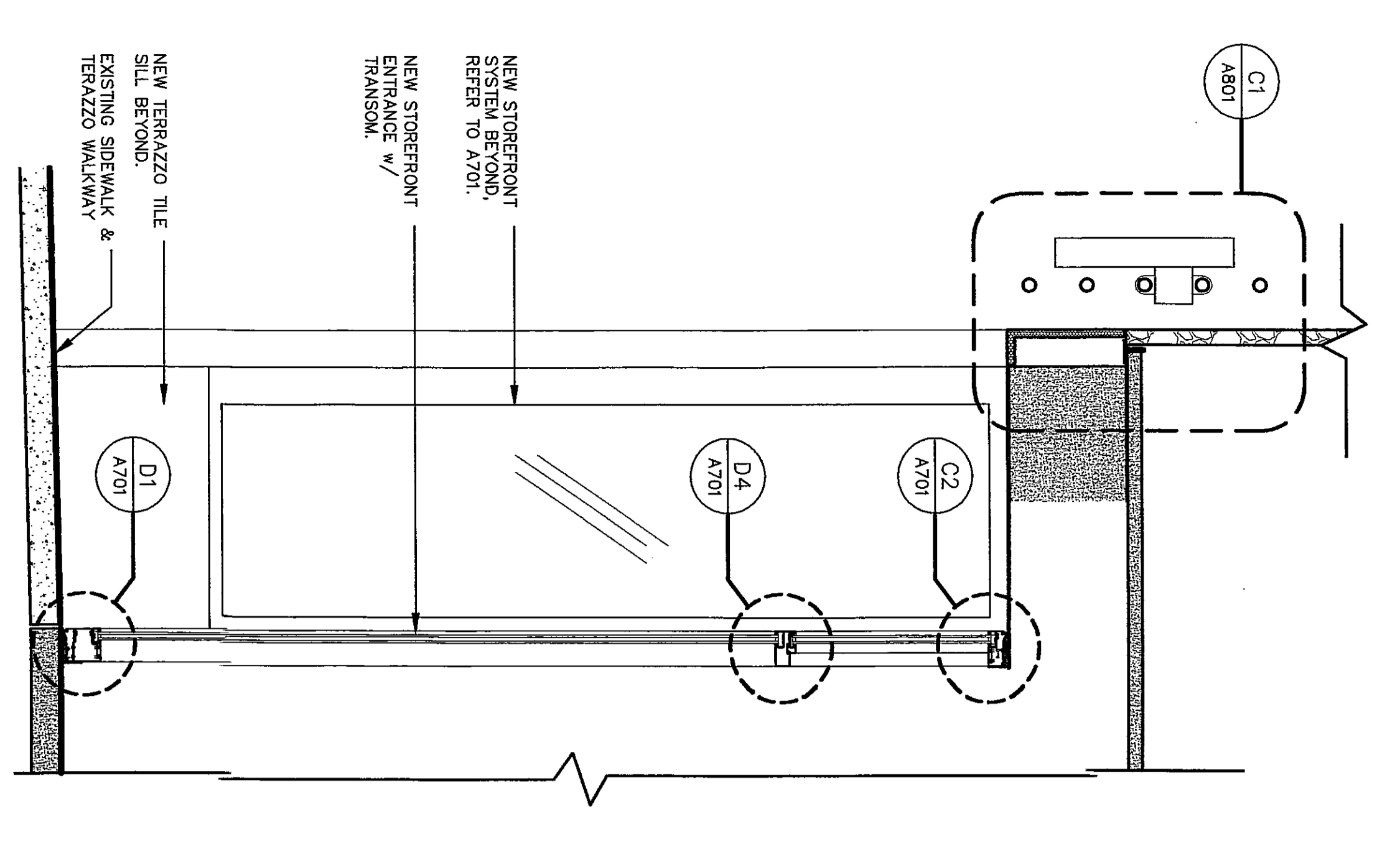
**MV+A**  
 ARCHITECTS  
 WUSHINSKY  
 VOELZKE  
 ASSOCIATES

7910 WOODMONT AVE  
 SUITE 1250  
 BETHESDA, MD  
 20814  
 301.654.2434

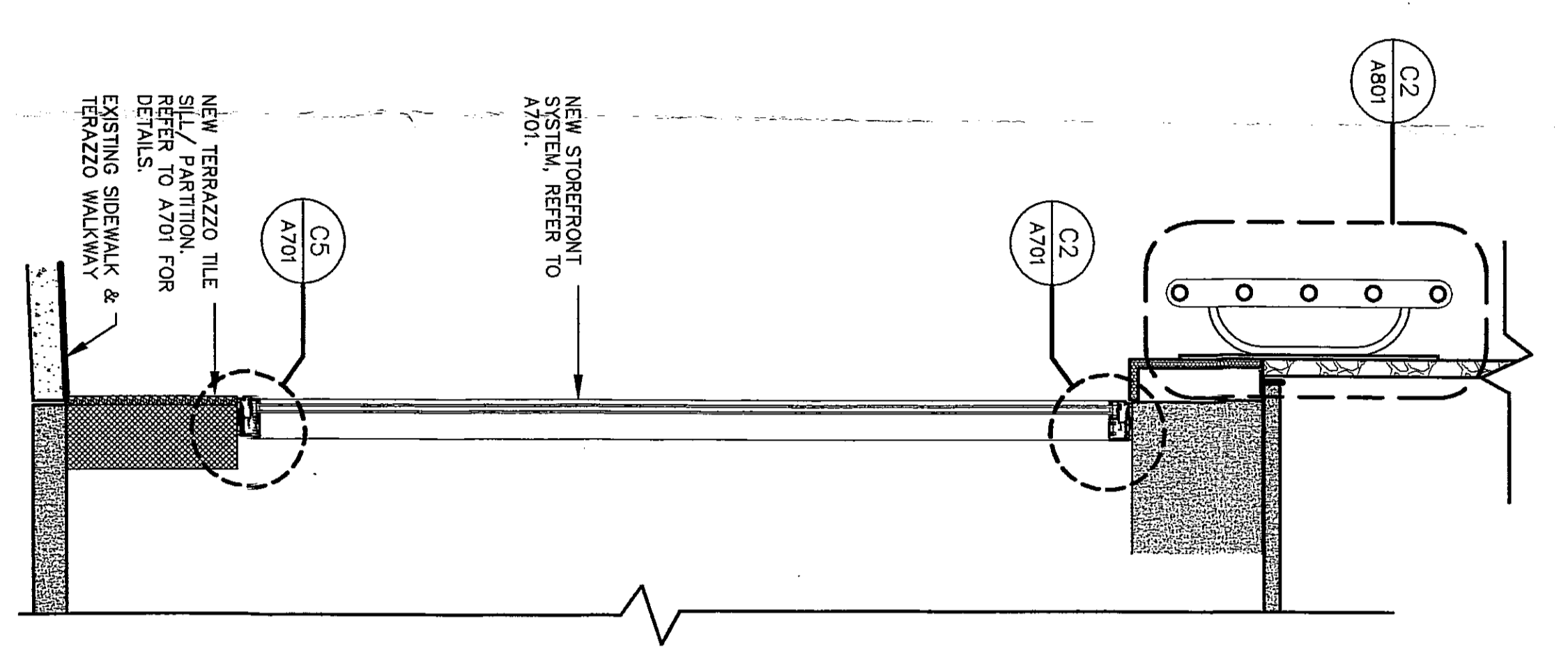
**FENTON BUILDING**  
 Colesville Road & Fenton Street Silver Spring, MD

DOOR, PARTITION, STOREFRONT SCHEDULE

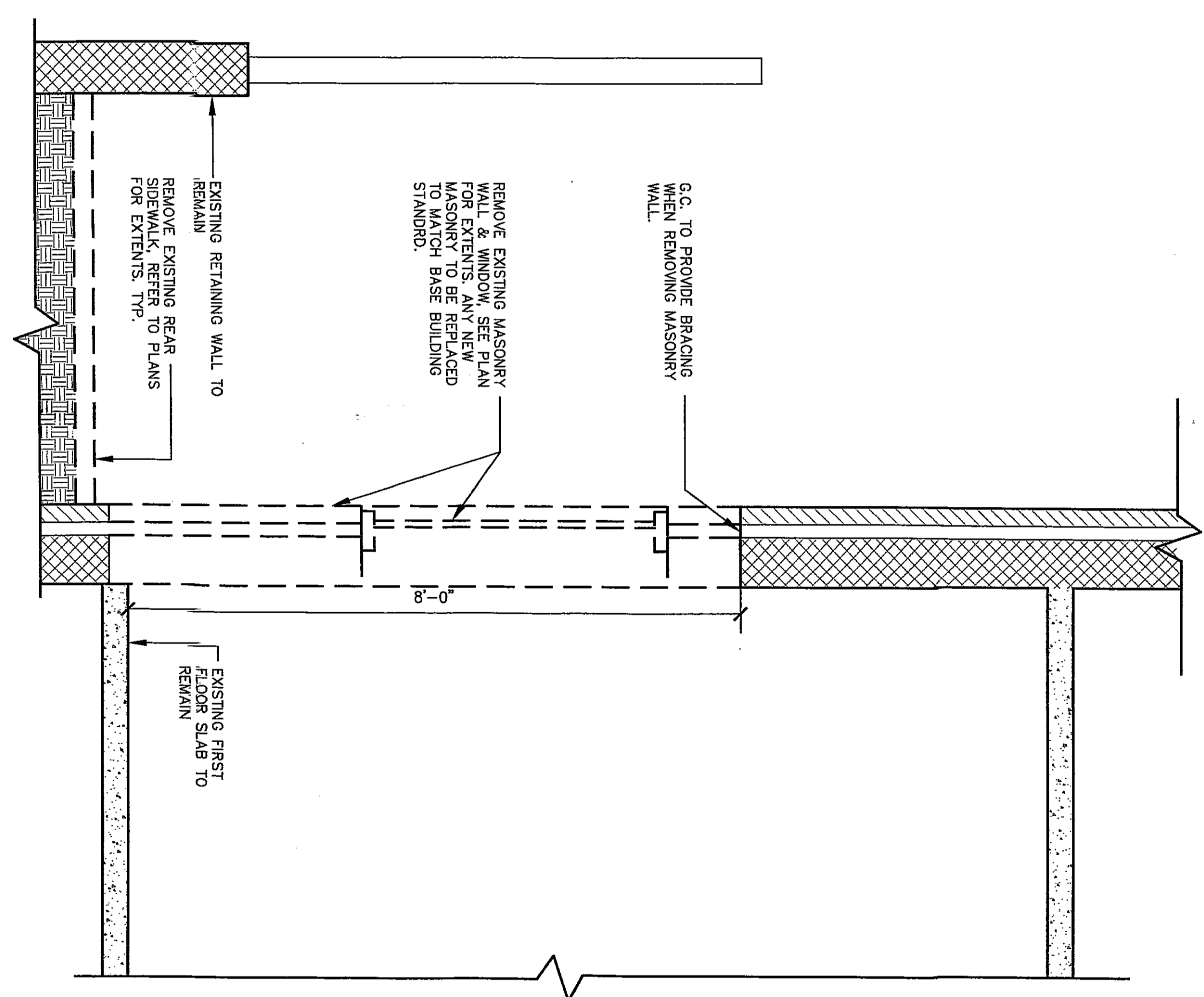
DATE: 04/23/04  
 SHEET: A701



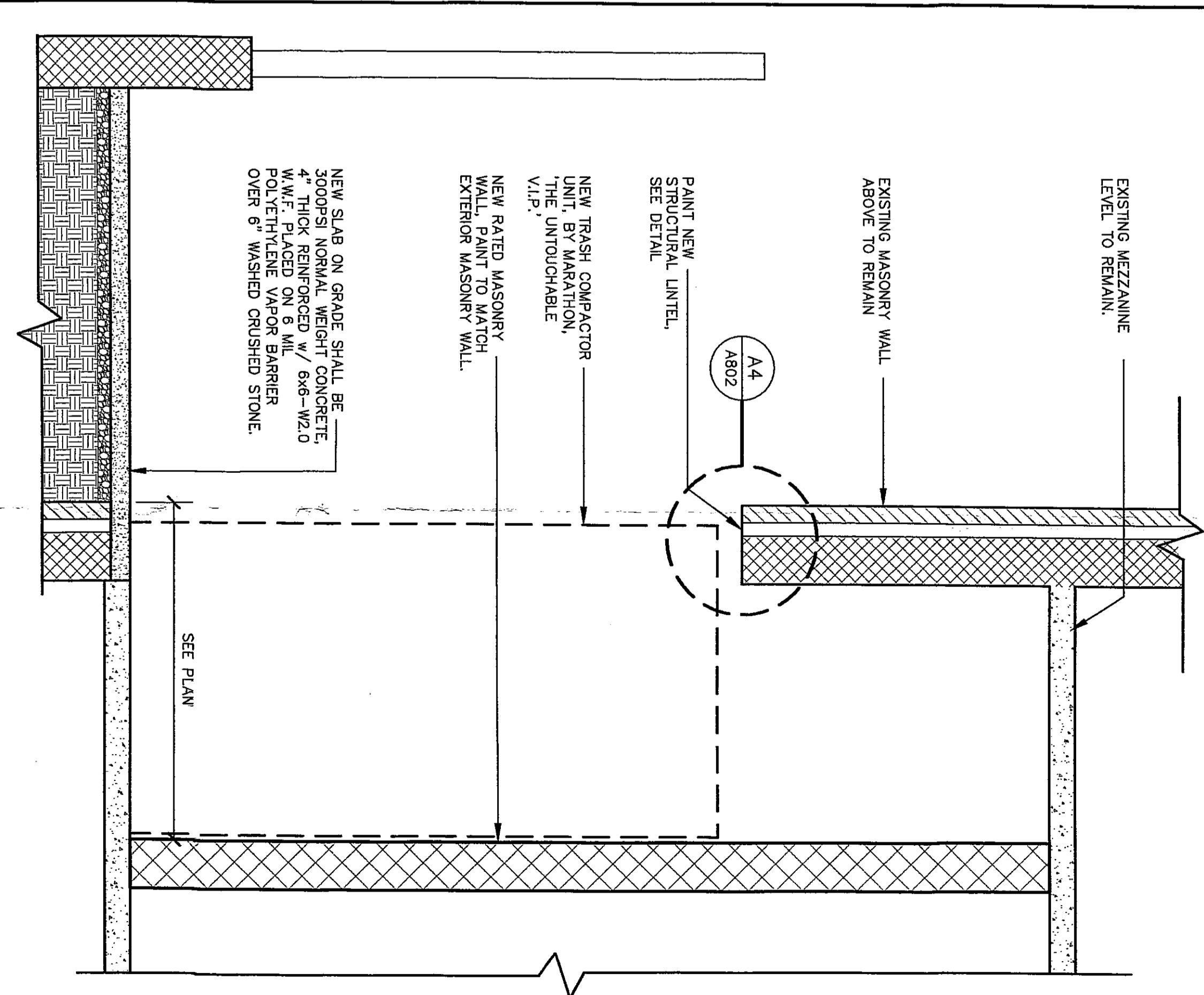
**B1** PARTIAL WALL SECTION  
 SCALE 3/4"=1'-0"



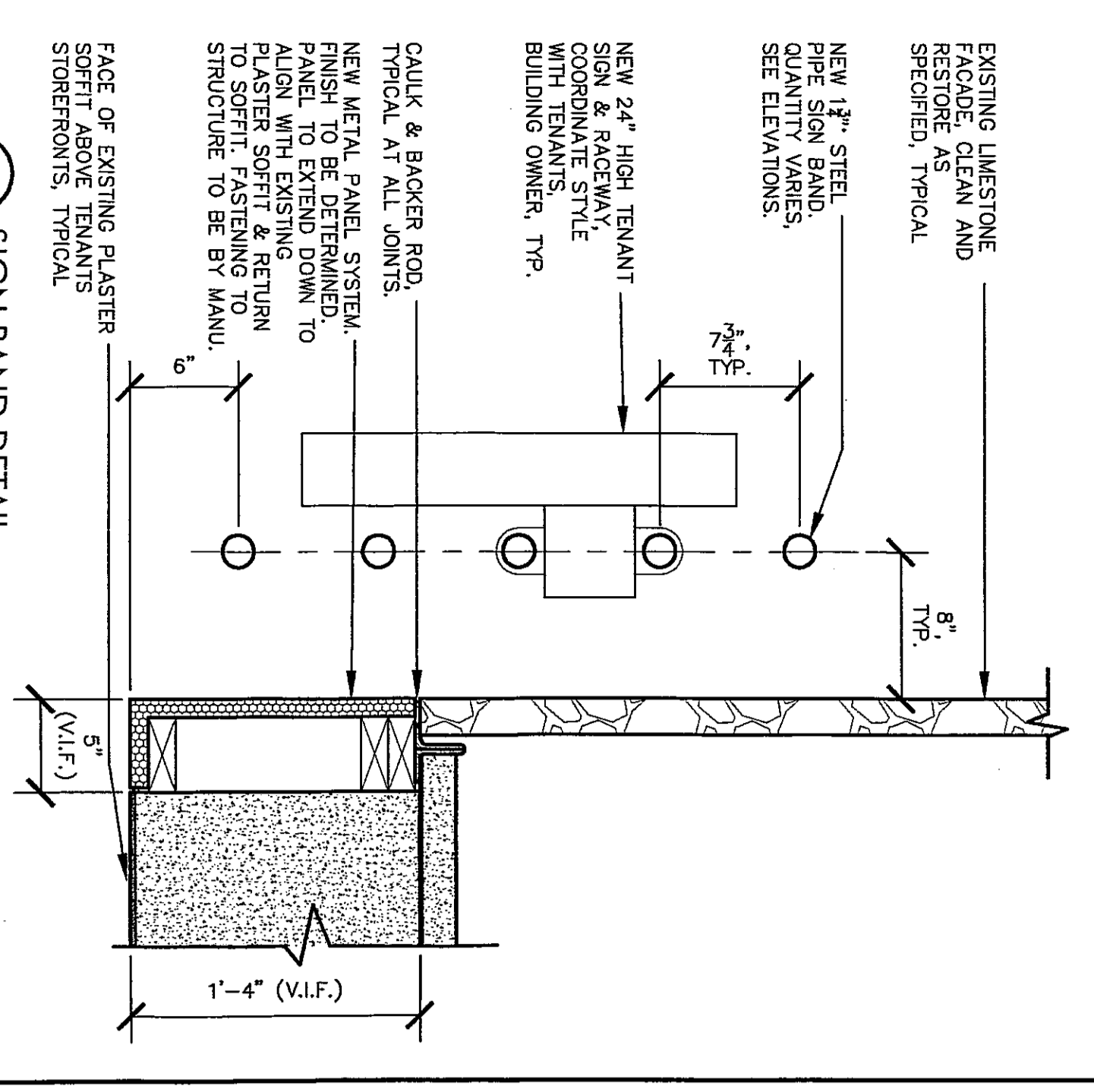
**B2** PARTIAL WALL SECTION  
 SCALE 3/4"=1'-0"



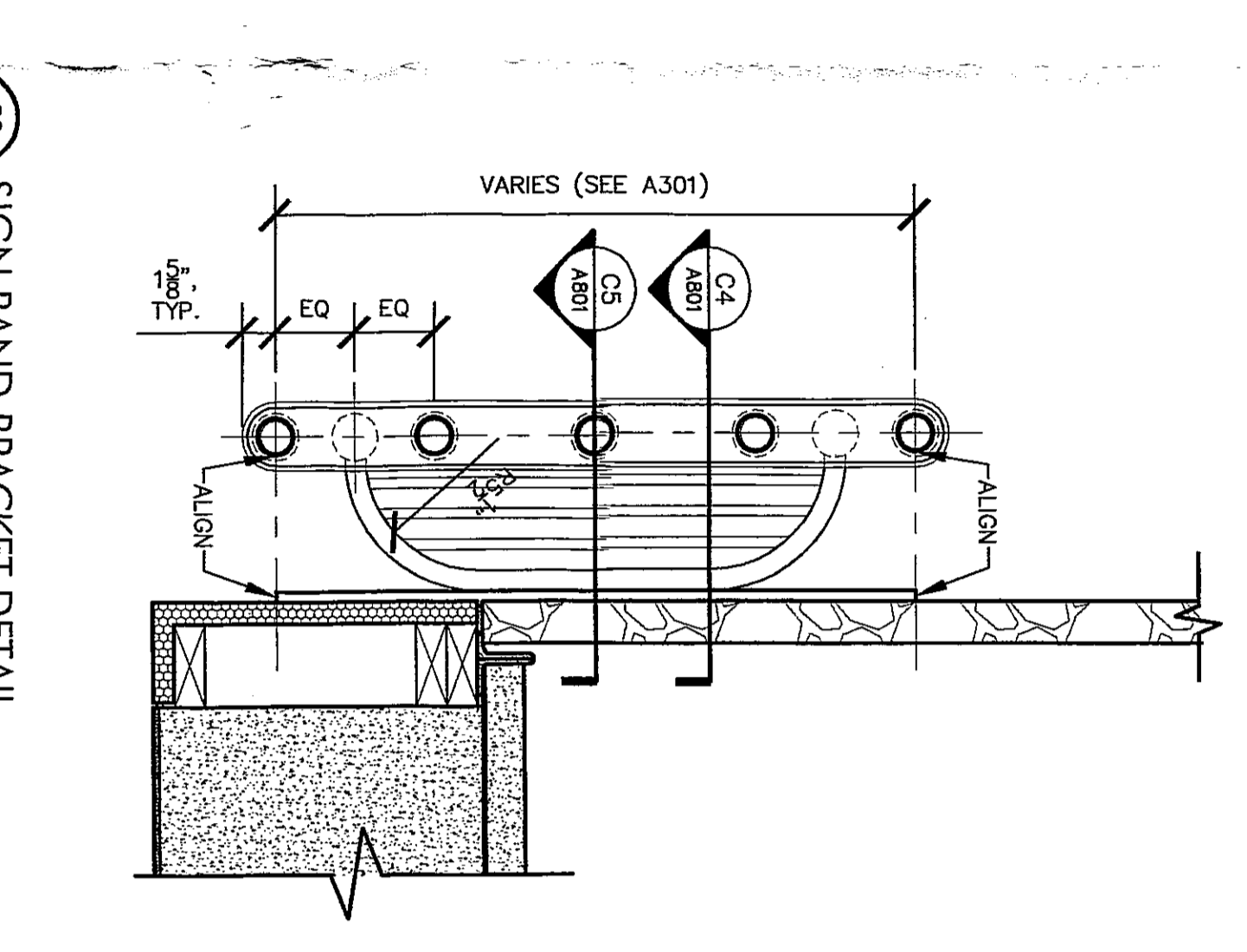
**B3** PARTIAL WALL SECTION  
 SCALE 3/4"=1'-0"



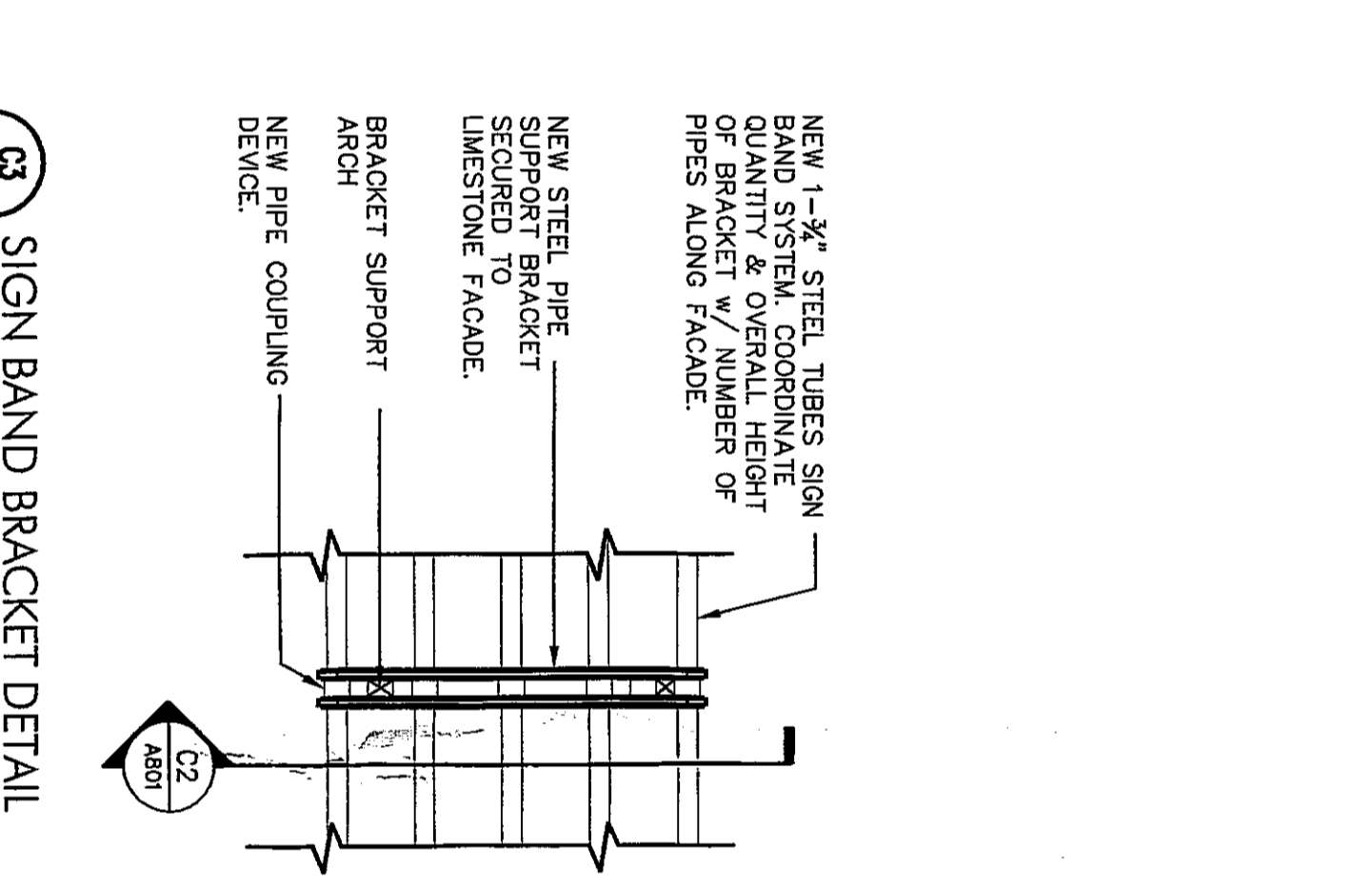
**B4** PARTIAL WALL SECTION  
 SCALE 3/4"=1'-0"



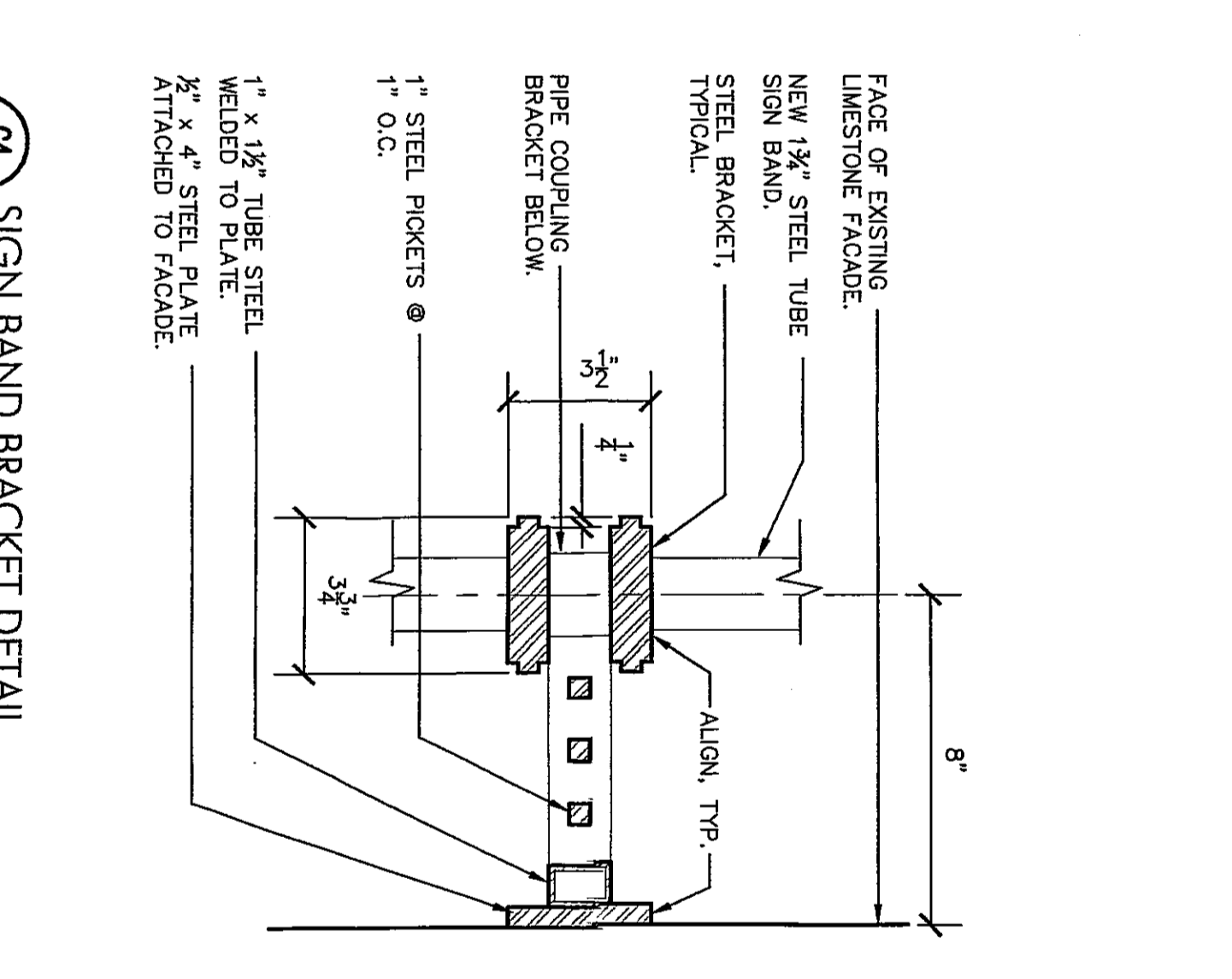
**C1** SIGN BAND DETAIL  
 SCALE 1-1/2"=1'-0"



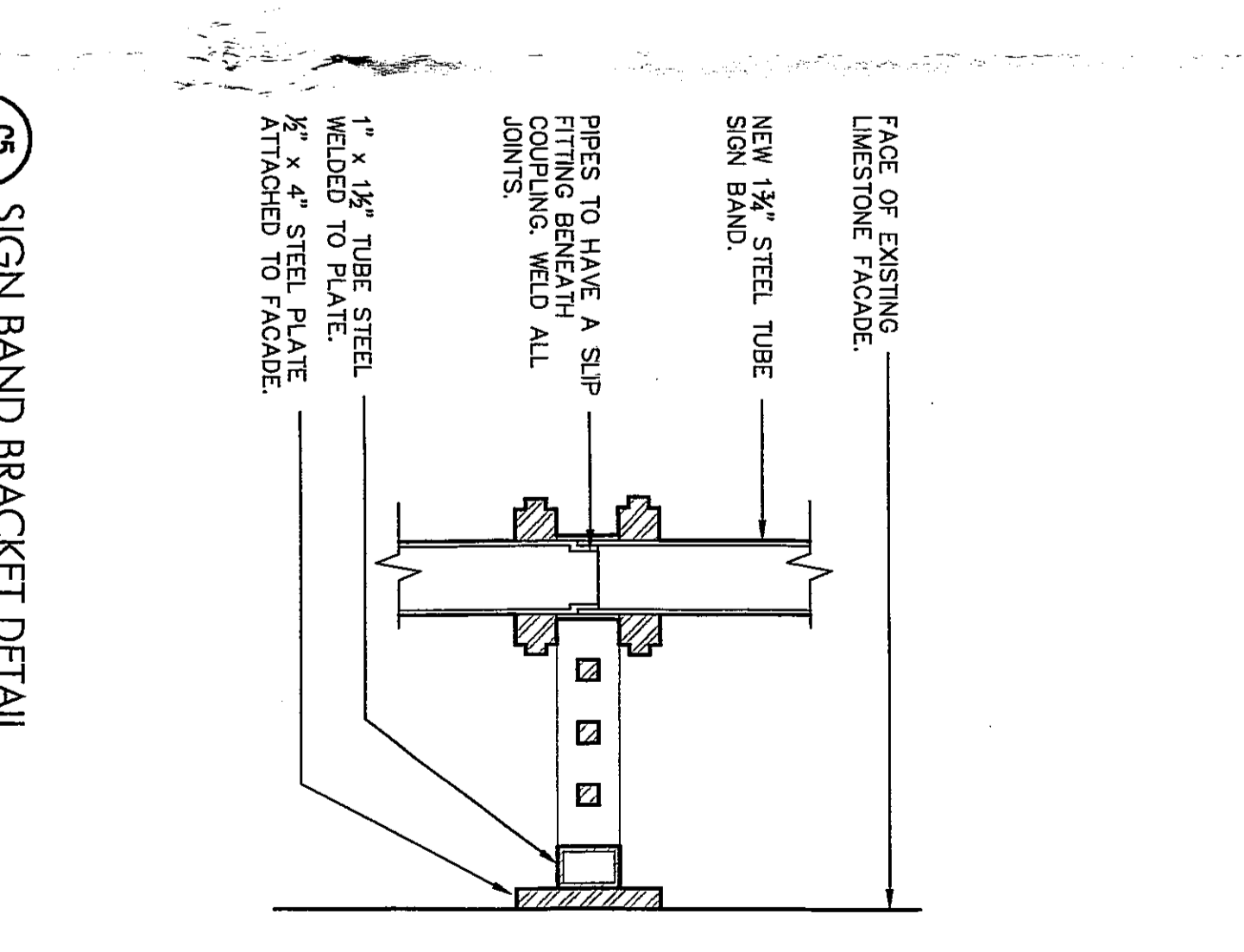
**C2** SIGN BAND BRACKET DETAIL  
 SCALE 1-1/2"=1'-0"



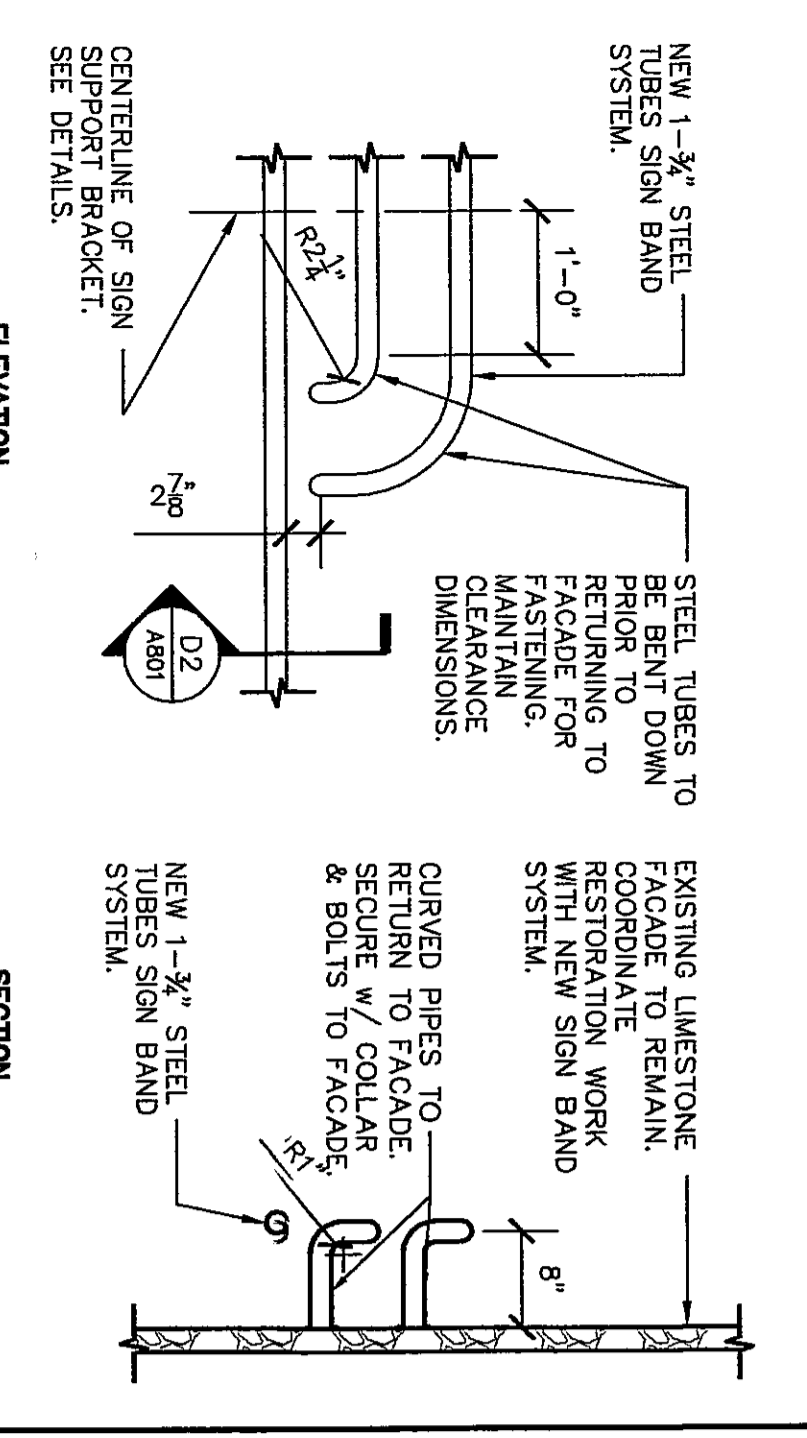
**C3** SIGN BAND BRACKET DETAIL  
 SCALE 3/4"=1'-0"



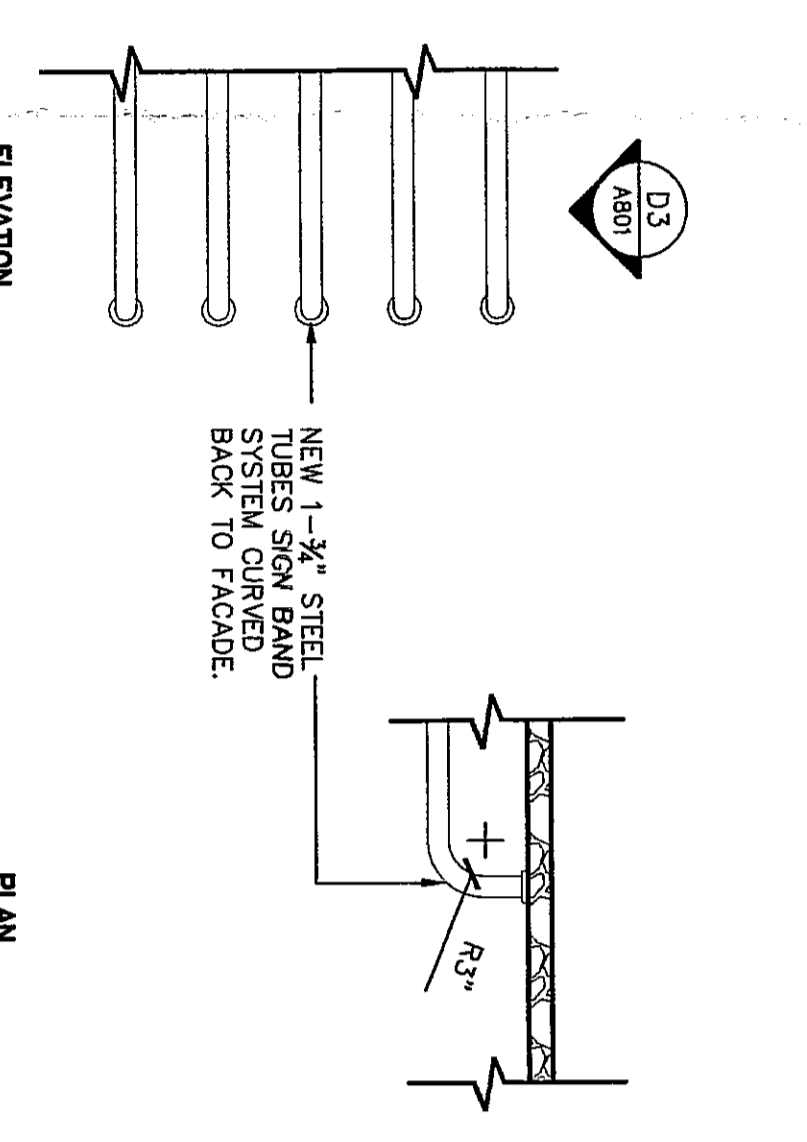
**C4** SIGN BAND BRACKET DETAIL  
 SCALE 3/4"=1'-0"



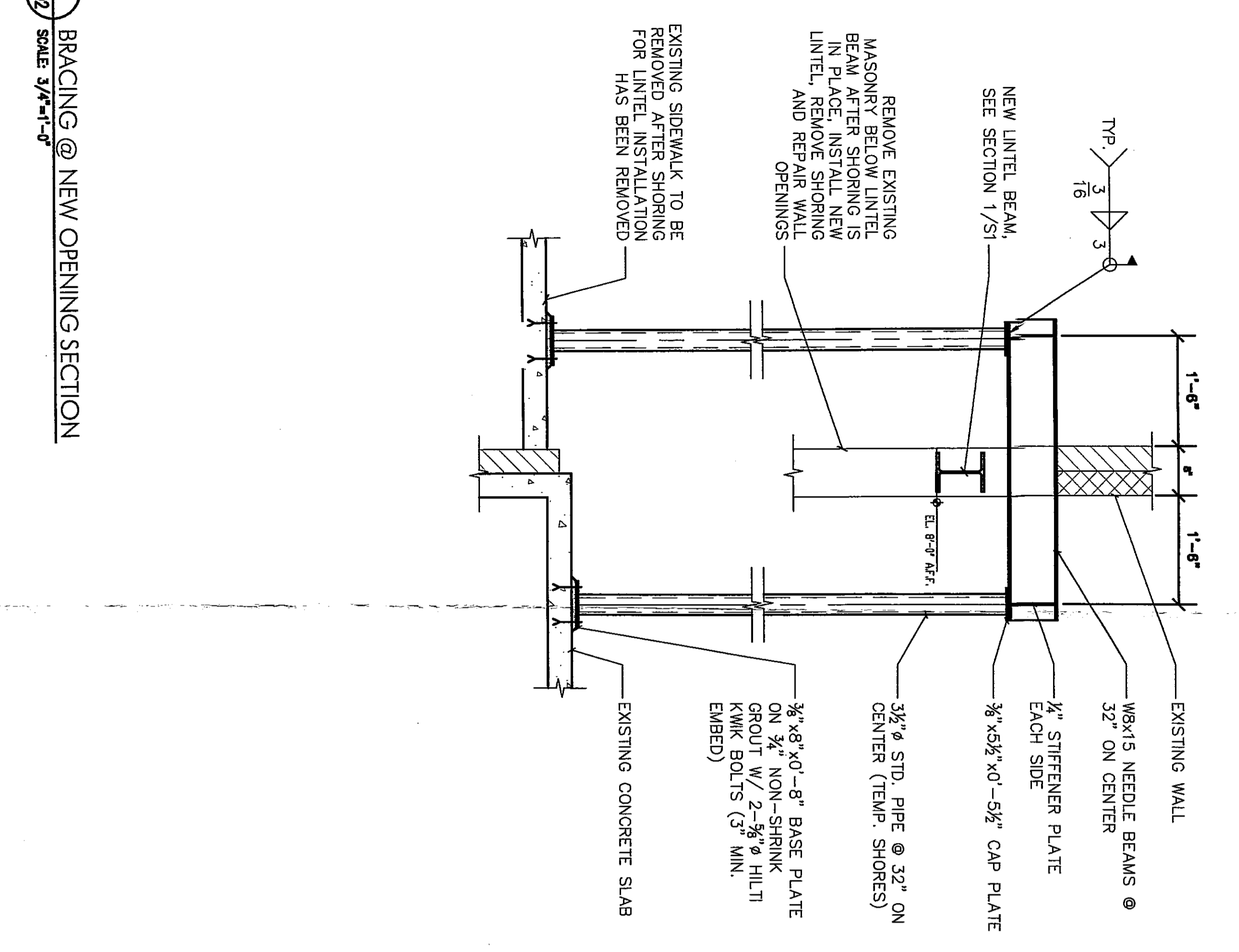
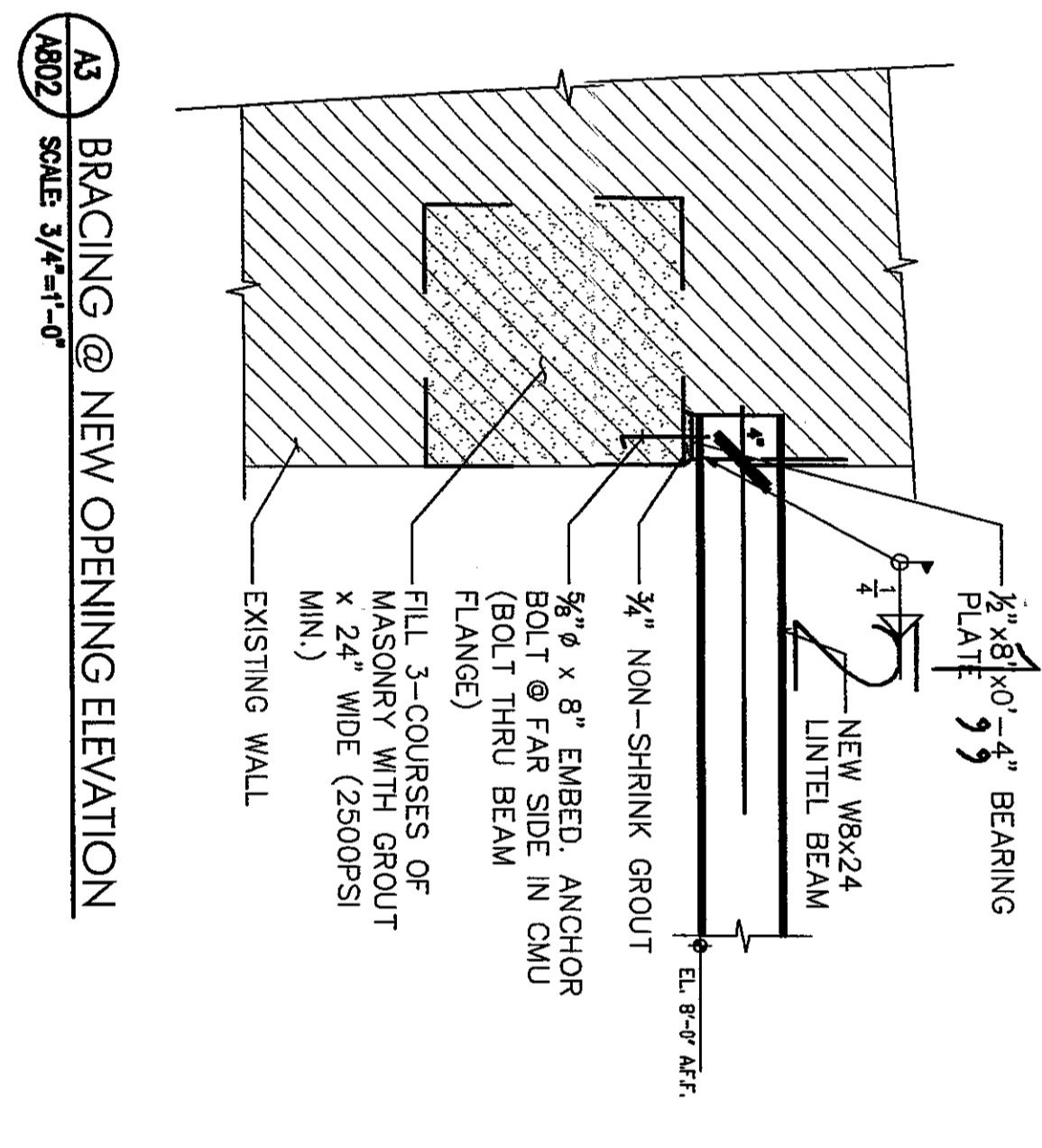
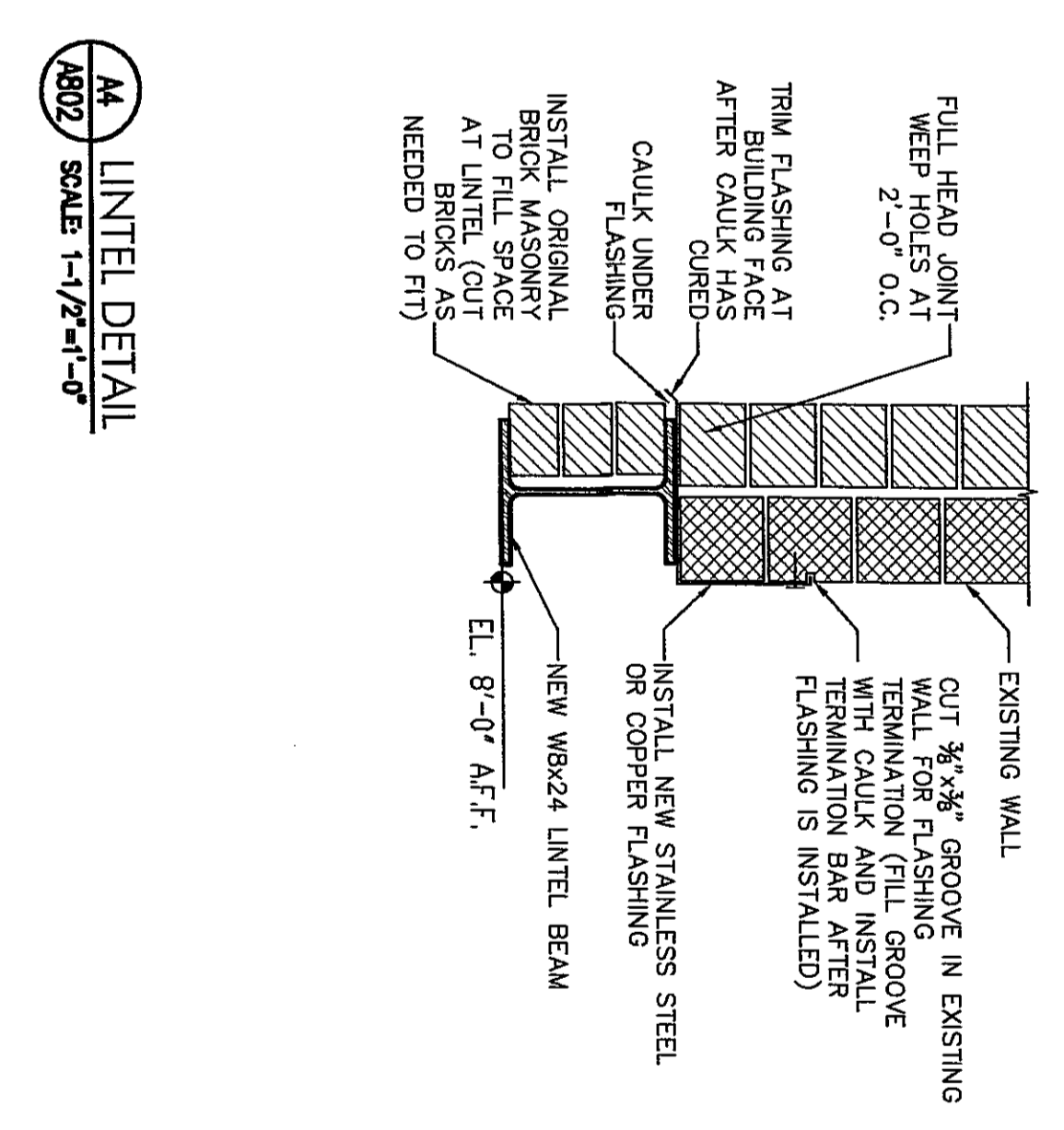
**C5** SIGN BAND BRACKET DETAIL  
 SCALE 3/4"=1'-0"



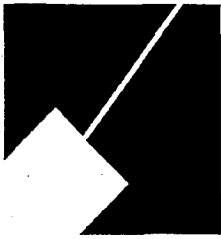
**D1** SIGN RAILING DETAIL  
 SCALE 3/4"=1'-0"



**D2** SIGN RAILING DETAIL  
 SCALE 3/4"=1'-0"



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

December 22, 2003

Pat Harris  
Holland & Knight  
3 Bethesda Metro Center  
Suite 800  
Bethesda, Maryland 20814

Dear Pat:

Regarding how to revise the Fenton Building drawings, you have two options, either of which is acceptable to us:

1. The way you outlined in your email to me of December 18, 2003, wherein we stamp the concept drawing and then you submit working drawings for each phase of the project prior to filing the plans at DPS for permit; or
2. You create a drawing that shows a "typical storefront(s)" with a notation on the drawing that says anything that deviates from the "typical storefront(s)" has to come back to us for approval and stamping prior to applying for a permit at DPS.

Please see attached approval with conditions letter with itemized conditions.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Joey".

Joey Lampl  
Preservation Planner

Enclosure

JL COPY



Date: December 22, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section (JL)

SUBJECT: Historic Area Work Permit Application – Approval with Conditions

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Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating **conditions** of approval.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 22, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator JL  
Historic Preservation

SUBJECT: Historic Area Work Permit # 326278

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS.**

- 1. The drawings and specifications should be noted to recommend cleaning of the iron-spot brick (masonry) wall surface, in the same manner as they are noted for the limestone.**
- 2. Drawings and specifications should be revised to reflect the removal of Permastone when storefronts at affected bays are upgraded in the future.**
- 3. Drawings and specifications should be revised to reflect preservation of original building materials wherever possible. Materials to be preserved include: a) gray terrazzo exterior entrance flooring; b) original freestanding aluminum columns; c) iron-spot brick wall surfaces; and 4) green and gray terrazzo kick plates.**
- 4. Storefront framing and glazing can be replaced as necessary (allowing for double pane glass), but new storefront design and materials must be approved by staff. The new storefront framing material should replicate as closely as possible the existing window shape, size, profile, and materials.**
- 5. Letter height for the tenant sign criteria is permitted to be 24" high as specified in the amended tenant sign criteria package.**
- 6. The amended tenant sign criteria package, as included in this application, is approved.**

The HPC staff must review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Colesville Joint Venture LLP

Address: 1801 Rockville Pike, Suite 340, Rockville, Maryland, 20852

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

MONTGOMERY COUNTY PLANNING BOARD, 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND 20910  
WWW.MNCPPC.ORG





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

IEE  
DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

326278

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Pat Harris

Daytime Phone No.: 301-215-6613

Tax Account No.: 13-00984681

Name of Property Owner: Colesville Joint Venture LLP Daytime Phone No.: 301-230-1302

Address: 1801 Rockville Pike, Rockville Md. 20852 ← SUITE 340  
Street Number City State Zip Code

Contractor: TBD Phone No.: \_\_\_\_\_

Contractor Registration No.: TBD

Agent for Owner: Peter J. Berman Daytime Phone No.: 301-230-1302

### LOCATION OF BUILDING/PREMISE

House Number: 8551 Street: Fenton

Town/City: Silver Spring Nearest Cross Street: Colesville Road/Roeders Road

Lot: 12 Block: \_\_\_\_\_ Subdivision: Roeders 2nd Addition, Silver Spring

Liber: S860 Folio: 891 Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

#### CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: windows/doors/5 garage

1B. Construction cost estimate: \$ TBD

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 \_\_\_\_\_ feet \_\_\_\_\_ 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.

COLESVILLE JOINT VENTURE LLP

Peter J. Berman

Nov. 25, 03

By: Peter J. Berman, PARTNER

Approved: with conditions Juan E. Delgado For Chairperson, Historic Preservation Commission (JL)

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/22/03

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**WRITTEN DESCRIPTION OF PROJECT**

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

See attached

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

See attached

**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 decline 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

To Do -

1. Change Takoma - fewer numbers. Check RCW

"Typical storefront"

"Specific damages"

any changes

Note - Any sig that deviates has to  
Come back...

ether - over letter to Pat say if we could do it

Detail

A - her way

B - above with typical

Call  
for this  
afternoon or Monday  
Pat 301-  
215-  
Harris - 6613

---

Staged .....  
working drawings for  
project as a whole

**Lampl, Joey**

---

**From:** patricia.harris@hklaw.com  
**Sent:** Thursday, December 18, 2003 11:27 AM  
**To:** Lampl, Joey  
**Subject:** Fenton Building

Joey, as a follow-up to our discussion, one way you may want to consider handling this is for Allen to revise the concept drawing to reflect all of the conditions. This concept drawing would be stamped approved by HPC and then he would submit to you the working drawings for each phase for the HPC stamp as we proceed with each phase, prior to filing the plans at DPS for permit. That way the concept plan will serve as an overall "guide" to the future plans, given that some of the changes will not be made for some time in the future. I would assume that this issue has come up in the past. Once you have given it some thought, please let me know. Thank you for all of your help.

Patricia A. Harris, Esq.  
Holland & Knight LLP  
3 Bethesda Metro Center  
Suite 800  
Bethesda, Maryland 20814  
(301) 215-6613 - phone  
(301) 656-3978 - fax  
patricia.harris@hklaw.com

- ① Preserve gray terrazzo floor, column, gray terrazzo kick plates, and aluminum storefront. Door can be changed.
- ② Preserve green terrazzo kick plates and aluminum storefronts. Door can be changed.

- ③ Preserve masonry wall and terrazzo kickplates. Door can be changed.
- ④ Non-original storefront can be changed. Preserve gray terrazzo floor and uncover concealed portions.

- ⑤ Preserve columns. Doors can change.
- ⑥ Preserve storefront, gray terrazzo kickplates, repair damaged flooring to match.

- ⑦ Remove PermaStone, repair or replace in kind damaged terrazzo flooring.
- ⑧ Remove PermaStone to reveal original materials. Non-original storefront can be changed.

- ⑨ Door can change.
- ⑩ Preserve gray terrazzo flooring. Replace missing kick plates to match original. Non-original storefront can change.

- ⑪ Preserve original storefront, repair and replace in kind as necessary gray terrazzo floor repair and replace as necessary green terrazzo kick plates. Doors can change.



FENTON STREET ELEVATION

- ③
- ④
- ⑤
- ⑥
- ⑦
- ⑧
- ⑨
- ⑩
- ⑪



COLESVILLE ROAD ELEVATION

- ①
- ②



ROEDER ROAD ELEVATION

- ⑫

- ⑫ New Storefront can change. Replace poorly repaired green terrazzo kick plates to match original.

key - (No.) = Storefront or Just Doors

## A2 - EXISTING SITE MONTAGE

### Project Description

Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8551 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is listed to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign (and above first story to provide signage for the first floor retail tenants); 4) provide second story wall mounted sign for a second story tenant; 5) add building address; 6) add first and second story wall mounted sconces; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAWP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.



MVA  
 1111 1111  
 1111 1111  
 111 111 1111

# FENTON BUILDING

## SILVER SPRING, MARYLAND



Preservation-based Rehabilitation Plan based on HPC Staff field survey. 12/03

- ① Preserve gray terrazzo floor, column, gray terrazzo kick plates, and aluminum storefront. Door can be changed.
- ② Preserve green terrazzo kick plates and aluminum storefronts. Door can be changed.

- ③ Preserve masonry wall and terrazzo kickplates. Door can be changed.
- ④ Non-original storefront can be changed. Preserve gray terrazzo floor and uncover concealed portions.

- ⑤ Preserve columns. Doors can change.
- ⑥ Preserve storefront, gray terrazzo kickplates, repair damaged flooring to match.

- ⑦ Remove PermaStone, repair or replace in kind damaged terrazzo flooring.
- ⑧ Remove PermaStone to reveal original materials. Non-original storefront can be changed.

- ⑨ Door can change.
- ⑩ Preserve gray terrazzo flooring. Replace missing kick plates to match original. Non-original storefront can change.

- ⑪ Preserve original storefront, repair and replace in kind as necessary gray terrazzo floor repair and replace as necessary green terrazzo kick plates. Doors can change.



FENTON STREET ELEVATION



COLESVILLE ROAD ELEVATION



ROEDER ROAD ELEVATION

- ⑫ New storefront can change. Replace poorly repaired green terrazzo kick plates to match original.

key - (No) = Storefront or Just Doors

**A2 - EXISTING SITE MONTAGE**

**Project Description**

Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8551 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is listed in its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clear and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign (and above first story to provide signage for the first floor retail tenants); 4) provide second story wall mounted sign for a second story tenant; 5) add building address; 6) add first and second story wall mounted sconces; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement of each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the NAWP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.



2010 WOODROW WASHINGTON DRIVE  
SUITE 1220  
BETHESDA, MD 20814  
TEL: 301.278.1333

**FENTON BUILDING**  
SILVER SPRING, MARYLAND



Preservation-based Rehabilitation Plan based on HPC staff field survey. 12/03 (14)

- ① Preserve gray terrazzo floor, column, gray terrazzo kick plates, and aluminum storefront. Door can be changed.
- ② Preserve green terrazzo kick plates and aluminum storefronts. Door can be changed.

- ③ Preserve masonry wall and terrazzo kickplates. Door can be changed.
- ④ Non-original storefront can be changed. Preserve gray terrazzo floor and uncover concealed portions.

- ⑤ Preserve columns. Doors can change.
- ⑥ Preserve storefront, gray terrazzo kickplates, repair damaged flooring to match.

- ⑦ Remove PermaStone, repair or replace in kind damaged terrazzo flooring.
- ⑧ Remove PermaStone to reveal original materials. Non-original storefront can be changed.

- ⑨ Door can change.
- ⑩ Preserve gray terrazzo flooring. Replace missing kick plates to match original. Non-original storefront can change.

- ⑪ Preserve original storefront, repair and replace in kind as necessary gray terrazzo floor, repair and replace as necessary green terrazzo kick plates. Doors can change.



FENTON STREET ELEVATION

③      ④↑      ⑤↑      ⑥↑      ⑦↑      ⑧↑      ⑨↑      ⑩↑      ⑪↑



COLESVILLE ROAD ELEVATION

①↑      ②↑



ROEDER ROAD ELEVATION

⑫↑

- ⑫ New Storefront can change. Replace poorly repaired green terrazzo kick plates to match original.

key - (No) = Storefront or just Doors

## A2 - EXISTING SITE MONTAGE

### Project Description

Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8611 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is intact to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign band above first story to provide signage for the first floor retail tenants; 4) provide second story wall mounted sign for a second story tenant; 5) add building address; 6) add first and second story wall mounted sconces; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HAWP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.



PROJECT NO. 1111-1222  
DATE: 12/03  
DRAWN BY: JAC

# FENTON BUILDING

## SILVER SPRING, MARYLAND



Preservation-based Rehabilitation Plan based on HPC Staff field survey.

12/03 (14)





P.O. Box 1160 Silver Spring, Maryland 20910-1160

**Testimony on Fenton Building  
Historic Preservation Commission meeting, December 17, 2003**

My name is Mary Reardon. I chair the Preservation Committee of the Silver Spring Historical Society. We appreciate the opportunity to comment on the changes in storefront, signage, and lighting proposed for the Fenton Building (8551 Fenton Street) (HPC case 36/07-03B).

The Fenton Building is in the core of Silver Spring's historic downtown. It is part of a historic district that has the potential to be, and should be, added to the County's Master Plan for Historic Preservation. It complements the Art Deco style of the nearby Silver Theatre and Shopping Center. Along with the other buildings in the CBD historic district, it reflects the mid-century period when Silver Spring came into its own as a modern suburb. Moreover, the style of the Fenton Building matches its next-door neighbor to the north, with the same engaging period features. Together they make an architectural and historical statement at this prominent corner. Any alterations should be sensitive to these considerations.

We believe the owner should be commended for several proposals:

- agreeing to retain the second-story ribbon windows.
- removing the awning and thereby exposing more of the building
- cleaning and repairing the limestone
- signage over the first story that is not intrusive

We strongly concur with staff's recommendation that approval of the HAWP be contingent on removing nonoriginal materials, and preserving the original building materials like the terrazzo flooring and kick plates on the entrances, and the original aluminum columns.

**A preservation-based approach**

Overall, we believe any and all changes should be based on the staff's *original* "entirely preservation-based approach," and that the approach not be modified. The staff cited two reasons for departing from the preservation-based approach:

1. Staff points out that the building is not part of a Master Plan District, but rather in a Locational Atlas district.

Our understanding is that the same preservation criteria apply to both Master Plan and Locational Atlas properties. There appears to be no rationale for assigning Fenton Bldg. a "lesser" status. Locational Atlas properties have the potential to be listed on the Master Plan.

2. Staff points out that rehabilitation of the nearby Silver Spring Shopping Center is a "recently approved model" for rehabilitation, and this model should be followed.

Our response is that the Shopping Center has not, to our knowledge, been approved officially as a model for rehabilitation of other buildings in Silver Spring or elsewhere in the County. Moreover, buildings designed in a specific style cannot be used as models for buildings designed in a different style, as is the case here.

### **Two major concerns**

1. The proposal to replace all ground floor building fabric wholesale, over time, as determined by leaseholders.

Replacing the ground floor storefronts would violate the integrity of the building design. We believe that staff's *encouragement* of the owner to retain prominent original storefronts is not sufficient. It should be a condition of approving the HAWP.

We are particularly concerned about the main entrance on Fenton Street. Staff recommends approval with several conditions, including retention of the original freestanding aluminum columns. We strongly concur that the columns be preserved. It is our view that preservation of the column should be the top priority in maintaining the ground floor storefronts. Any rearranging of entrances and doors is problematic. We want to retain the experience of entering at the corners, at the indented Crawford Clothes entrance on Colesville, and at the main entrance on Fenton that leads to an interior staircase. These unique entrances are a key part of the building's character.

Any changes proposed in the first floor storefronts should be subject individually to a HAWP. Otherwise, successive alterations can add up to radical change in the character of the building. The current HAWP, if approved, should not be a blank check or blanket approval to move forward with any and all future changes in the storefronts.

2. Signage on the second story.

The owner failed to include in the HAWP any uniform signage code for possible second-story tenants. The beauty in this building derives largely from its simplicity and its subtle details. The limestone facade should not be eclipsed by future second-story ad hoc signage. Further, signage anywhere on the building - on either story - should be removable and should not cause permanent alterations or damage to the facade. The HPC needs to review any plan for second-story signage. Perhaps the limestone corner panel above the door at Colesville and Fenton could announce second-floor establishments, leaving the sides unscathed.

### **Other considerations**

- No perforations should be made to the exterior. The proposed sconces would be an exception, but we wonder if it's necessary to affix sconces on the second story if ribbon windows are lit from within. If so, it is certainly preferable to perforate the brickwork between the windows, and not the limestone. We concur with staff in preferring the more streamlined of the two sconce designs.
- The HAWP does not mention this, but we want to emphasize that no part of the building's exterior should be painted, which would mar the simplicity of the building's facade.

### **Master Plan**

The debate over the shape of Silver Spring's downtown is over. It's time that this building, and the Central Business District, should be placed on the Master Plan for Historic Preservation and we recommend that the HPC staff prepare the nominating form.

Lampl, Joey

From: patricia.harris@hklaw.com
Sent: Friday, December 12, 2003 3:58 PM
To: Lampl, Joey
Cc: allen@mva-arch.com
Subject: FW: Fenton Building Signage

-----Original Message-----

From: Harris, Patricia A (BSA - X76613)
Sent: Friday, December 12, 2003 3:50 PM
To: Alan Mushinsky (allen@mva-arch.com)
Subject: Fenton Building Signage

Per Zoning Ordinance Section 59-F-4.2(b)(2)(B), the maximum sign area is 2 square feet for each linear foot of building frontage. This would allow a total of 783.3 square feet, given that the building has frontage on 3 sides. The total proposed signage will in no way exceed this amount.

Do you want the signage info. before Wednesday or can we just bring it with us on Wednesday evening?

Patricia A. Harris, Esq.
Holland & Knight LLP
3 Bethesda Metro Center
Suite 800
Bethesda, Maryland 20814
(301) 215-6613 - phone
(301) 656-3978 - fax
patricia.harris@hklaw.com

- Applicant called twice since filing
1. Signage - 24" of sign report
2. Permastone - Don't want to remove
2.5. Want ability to remove original brick wall
3. Intend to keep flooring, kick plates but will add notations to drawings to ensure.
4. Will add cleaning of brick as saw item.
5. Also discribed building occupancy permit says 1952 - "new building." Looks like 1940s building to me... Could be late 40s. Still contributing building, more than 50 years old - doesn't diminish value if we're taking era about an early 1950s bldg.

~~Handwritten signature~~

Fenton  
E

Applicant called twice since filing of the staff report to discuss its contents. Several new issues have arisen or clarifications need to be made:

1. The application mistakenly identified the signage height as 12 or 15". The applicant told staff that the correct number should have been 24". 24" is what is shown in their drawing, shown on Circles 27 and 28 (somehow when drawings were reduced for the packet for distribution to the HPC, circle numbers disappeared). Staff did a visual inspection of the downtown S.S. CBD and did not see signage that appeared to be that tall at the height proposed for the signband on this building. Therefore, staff believes 24" is too high. The applicant will demonstrate that the signage is below ordinance maximum. They also believe size is appropriate and are prepared to speak to that issue.
2. Staff recommended that permastone on the building be removed given that this is an **opportunity** to rehabilitate the building. The applicant does not wish to remove any permastone, but prefers to leave it in place. Staff told the applicant that while we cannot force them to remove someone else's mistakes, we would encourage them to do so.
3. The applicant wants the option in the future to remove an original brick wall in the area of Storefront 3 on Circle 14. Staff stressed that this was original material and should be preserved. The applicant feels he needs to give the owner the option to make that bay glass.
4. The applicant intends to keep flooring and kickplates but told staff these were schematics only. Staff explained that applicant needed to provide notations on drawings on what elements are to be retained and repaired, otherwise contractors would not know how to treat existing historic fabric. The applicant has agreed to put these scope of work items on the construction drawings along with note to clean brick, which is a new work item.
5. Finally, applicant notified staff that contractor had original use and occupancy permit that described building as "new building" in 1952. Staff's fieldwork leads her to believe that the building is probably from the late 1940s, but could be early 1950s. In any event, even if the building were completed in 1952, it is still over 50 years old, is a valuable contributing building of the S.S. locational atlas historic district, and its age, whether it dates to the 1940s or 1950s, does not change that fact.

Can change doors

Nearest Accessive Floor - ~~with~~ non-original store

Drives - permanent non-original store

QI's field survey

11/03

Original storefront  
gray floor  
green kick  
See entry

Floor  
entry  
No kick plate  
Storefront  
new



FENTON STREET ELEVATION

3) back wall terrazzo kick

4) 4.5 - cracked terrazzo gray granite kick floor yes



COLESVILLE ROAD ELEVATION

2) Storefront kick plates are damaged over walk



ROEDER ROAD ELEVATION

New storefront - poorly repaired kick plates / call up - should be replaced in kind

1) Floor Storefronts gray granite kick plate  
Same color

### A2 - EXISTING SITE MONTAGE

#### Project Description

Colesville Joint Venture, L.L.P., The Owner of the Fenton Building, proposes relatively minor renovations to the building located at 8001 Fenton Street. The renovations will upgrade the appearance of the building and help restore its original architectural character. The building is intact to its earliest construction.

The style of the building is best characterized as International Stream Line. The building is a non-contributing building located within the recently established Silver Spring Historic District. The owner proposes the following: 1) clean and repair, as necessary, the existing limestone; 2) remove existing red awning; 3) affix a uniform wall mounted sign band above first story to provide signage for the first floor retail tenants; 4) provide second story wall mounted sign for a second story tenant; 5) add building address; 6) add first and second story wall mounted scones; and 7) replace ground floor storefronts. In terms of the replacement of the ground floor storefronts, it is the owner's intention to perform this work over a period of time, depending on the leasehold of each of the ground floor tenants. The owner requests flexibility with respect to the door and window arrangement at each storefront, in order to respond to the needs of each individual tenant. This flexibility will allow the owner to provide either a single or double door, relocate the door and provide a corresponding window bay, as needed by the tenant. The elevations submitted as part of the HANMP are helpful in that they provide a reliable indication of how the first floor will read, although the actual door and window arrangement may differ.



MVA  
MARYLAND  
VEHICLE  
ADMINISTRATION  
2700 WOODROW WILSON  
DRIVE  
BETHESDA, MD 20814  
202.884.7444

## FENTON BUILDING

SILVER SPRING, MARYLAND



**MARYLAND HISTORIC TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible  Yes  
 No

Property Name Fenton Building Inventory Number CBD-46

Address 08551 FENTON ST City SILVER SPRING Zip Code 20910

County Montgomery USGS Topographic Map Washington West

Owner COLESVILLE JOINT VENTURE Is property being evaluated as a district?  Yes

Tax Parcel Number 000 Tax Map Number JN33 Tax Account ID Number 00984681

Project Silver Spring Central Business District Survey Agency MNCPPC

Site Visit by MHT Staff  Yes  No Name \_\_\_\_\_ Date \_\_\_\_\_

Is Property Located in Historic District  Yes  No

If the property is within a district		District Inventory Number _____
NR-Listed District <input type="radio"/> Yes	Eligible District <input type="radio"/> Yes	District Name _____
Preparer's Recommendation: Contributing Resource <input type="radio"/> Yes <input type="radio"/> No		Non Contributing but eligible in another context <input type="radio"/> Yes

If the property is not within a district (or the property is a district)	
Preparer's Recommendation: Eligible <input type="radio"/> Yes <input checked="" type="radio"/> No	

Criteria  A  B  C  D Considerations  A  B  C  D  E  F  G  None

Documentation on the property/district is Sanborn 1959, 1927.  
presented in:

**Description of Property and Eligibility Determination: (Use continuation sheet if necessary and attach map and photo)**

This building, at the southeast corner of Fenton Street at its intersection with Colesville Road, is a modest streamline style, 2-story building constructed of brick with a sandstone facing on its Colesville Road and Fenton Street facades. The first story consists of large storefront windows that are angled towards recessed storefront entrances. The base below the window line is faced with limestone. The entrance to 8705 Colesville Road has a granite entrance stone with the name "Crawford Clothes" inlaid. Other entrances also have inlays, but these have been covered over. The second story of this building's facade has a nearly continuous row of 4-pane awning windows set in steel sashes. This building, although a reasonably intact representative of the streamlined style, does not hold sufficient architectural or historical significance to be individually eligible for the National Register, and it is not a contributing resource in a National Register eligible historic district.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_  
Criteria:    A    B    C    D Criteria:    A    B    C    D    E    F    G    None

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Reviewer, Office of Preservation Services Date  
\_\_\_\_\_  
Reviewer, NR Program Date

8551 Fenton/8705 Colesville (E)





# MARYLAND HISTORIC TRUST DETERMINATION OF ELIGIBILITY FORM

Continuation of Sheet No. 1

Prepared by: David Berg & Natalie Mach

Date Prepared: October 17, 2002



Source: USGS Quadrangle Washington West DC US, MD US, VA US, 1:24,000, 1983

11/03

Informal office mts, Either  
Fenton Building - January 17th or  
Agenda

Gwen, bottom-

14th

- Gary's case

Gary, painted steel railing system - lets fabric stay longer --

Pat Harris, standard aluminum - rear-face / wagon - finished box

Alban call letter mounted on railway 6" x 6" -

Hicinsky 1 penetration electrical per each sign...

replicate existing awning -

limestone awning replacement.

minimalist  
tile

granite - damaged condition - attempt to fix it -

all storefronts aft

aluminum storefronts

Behrda - granite kickplates -

specific window mullion, specific door...

Do insulated glass...

single-pane...

By landlord -

no taller than 2'.

We write a spec. - submit a design with landlord for

interior storm ~~condensation~~ condensation

brushed aluminum

~~storm~~ windows - 2nd floor - he thanks...

? - cleaning stone, brick...

- look at floor - if it's here, you're going to keep it...

- clean up limestone - restoration contractor...

1. Cleanup limestone / brick

2. Signage stays -

3. awning cleanup

4. Design - sign standard

5. light sources - 2

6. put metal letters - pin mounted

7. replace - non-operable stainless letters -  
insulation - aluminum

mill finished - we would do clear and defined  
sign up here - above limestone -

new  
Sign Ordinance -

research if sign ordinance -  
moot issue

as-built  
proposed -  
profile

if allows - some design work -  
go to sign review board -

DHCA - drawings  
Tim Minor

Gettings Martin

8 acres - was 11

back always had aluminum siding...

June - neighbor saw siding

Pete Hernandez issued stop work order - go in within 30 days

never came in

Pete issued citation - \$500

Martin Begos - looking at file - 2P/29

we replaced roof - cause asbestos single - replaced with asphalt.

Siding on back - thought we could cover under house

Glad -

could comply by undoing - take siding off or

retroactive approval - Gu said won't get approval

agree - might get to go on back - HPC ~~might~~

we could drop citation -

tax credit into - she gave me....

if generally assessed - postponed <sup>try to</sup> until Dec. 3

---

Fenton - Atlas - S. S. CBD Historic District - 1986

Across from Montgomery Arms - Corner of Fenton, Colesville -

Yoga Place....

Dens or after - <sup>substantially</sup> never able to be evaluated - Kicked to be

evaluated to HP - expedited or opt to have treated

as already designated for HPC as already designated -

Govt suite....

look up atlas law.

Pat Harris -

301-215-6613