

36/07-05A 911 Ellsworth Drive
MP Site #36/7 Hecht Co. Bldg



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 11, 2007

Carla Joyner, Director
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

RE: Sign Installation
McGinty's Irish Pub, Silver Spring
Silver Spring CBD Locational Atlas Historic District, #36/07

Ms. Joyner:

I am writing you this letter in response to the applicant's request to install a sign on their above-mentioned property. The owners of the property would like to mount a sign fabricated of plywood with a chalkboard face in front of the existing limestone wall facade. The sign will be mounted by securing the chalkboard to the existing fluted wood plasters on the storefront. There will not be any penetration into the limestone required for installation

Staff approves the installation of this sign, as it will not negatively impact the historic features on the property. Please accept this letter as **formal approval** from the Historic Preservation office for this project. If you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink that reads "Michele Oaks".

Michele Oaks, Planner Coordinator
Historic Preservation Section

VIEW FROM TOP (Position 1)

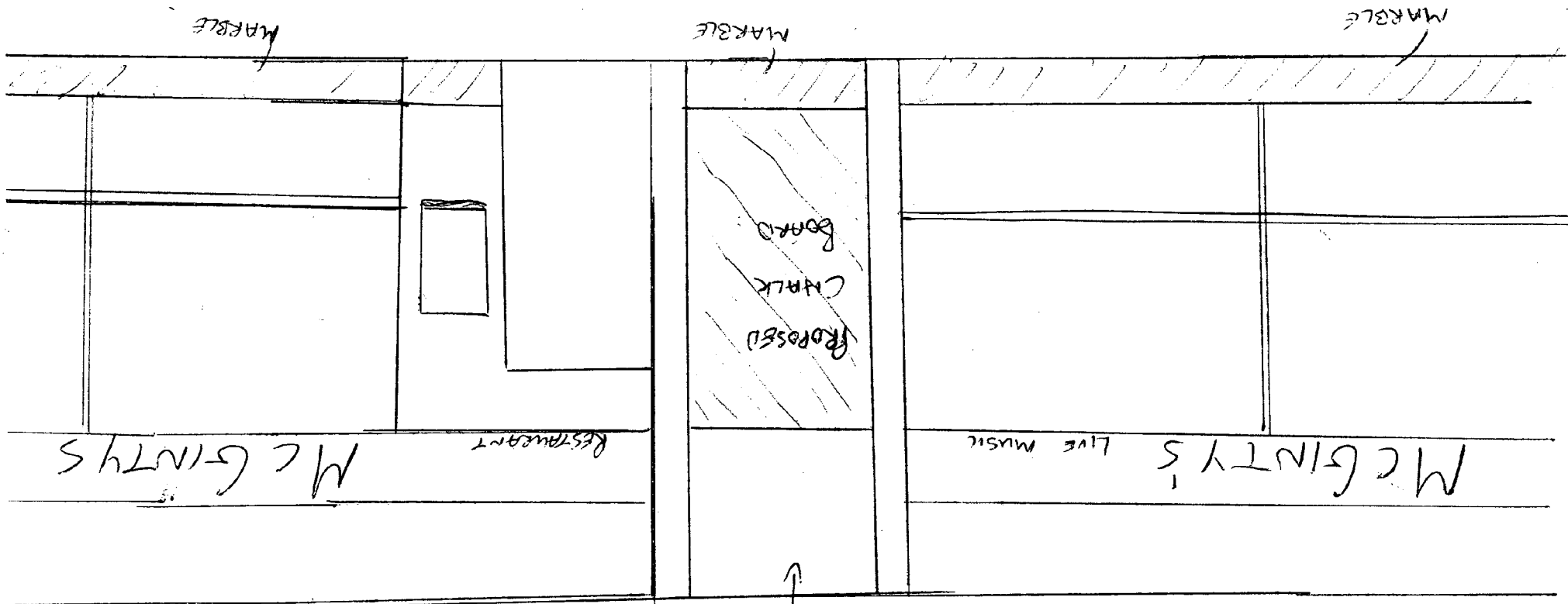


CHALKBOARD (4" FROM LIMESTONE)

EXISTING COLUMN

LIMESTONE

EXISTING COLUMN




LIMESTONE POSITION 1

Date: January 5, 2006

MEMORANDUM

TO: Robert Hubbard, Director

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

SUBJECT: Historic Area Work Permit #388238 **REVISED**, Storefront Alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED as per the January 4th 2006 drawings.**

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

Applicant: McGinty's Irish Public House (Greg Leland, Owner)

Address: 911 Ellsworth Drive Road, The Hecht Building, Silver Spring CBD – *Locational Atlas Historic District #36/07*

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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6170

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: ROBERT GOLDSACK, JR A.I.A.
Daytime Phone No.: 240-463-6737

Tax Account No.: _____

Name of Property Owner: CITY PLACE MALL Daytime Phone No.: 301-589-1091

Address: 8661 COLESVILLE ROAD, SUITE A100, SILVER SPRING, MD 20910
Street Number City State Zip Code

Contractor: "PENDING" Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Robert Goldsack, Jr Daytime Phone No.: 240-463-6737

LOCATION OF BUILDING/PREMISE

House Number: 911 Street: ELLSWORTH DRIVE

Town/City: SILVER SPRING Nearest Cross Street: FENTON

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ 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: _____

1B. Construction cost estimate: \$ 5,000.00

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.

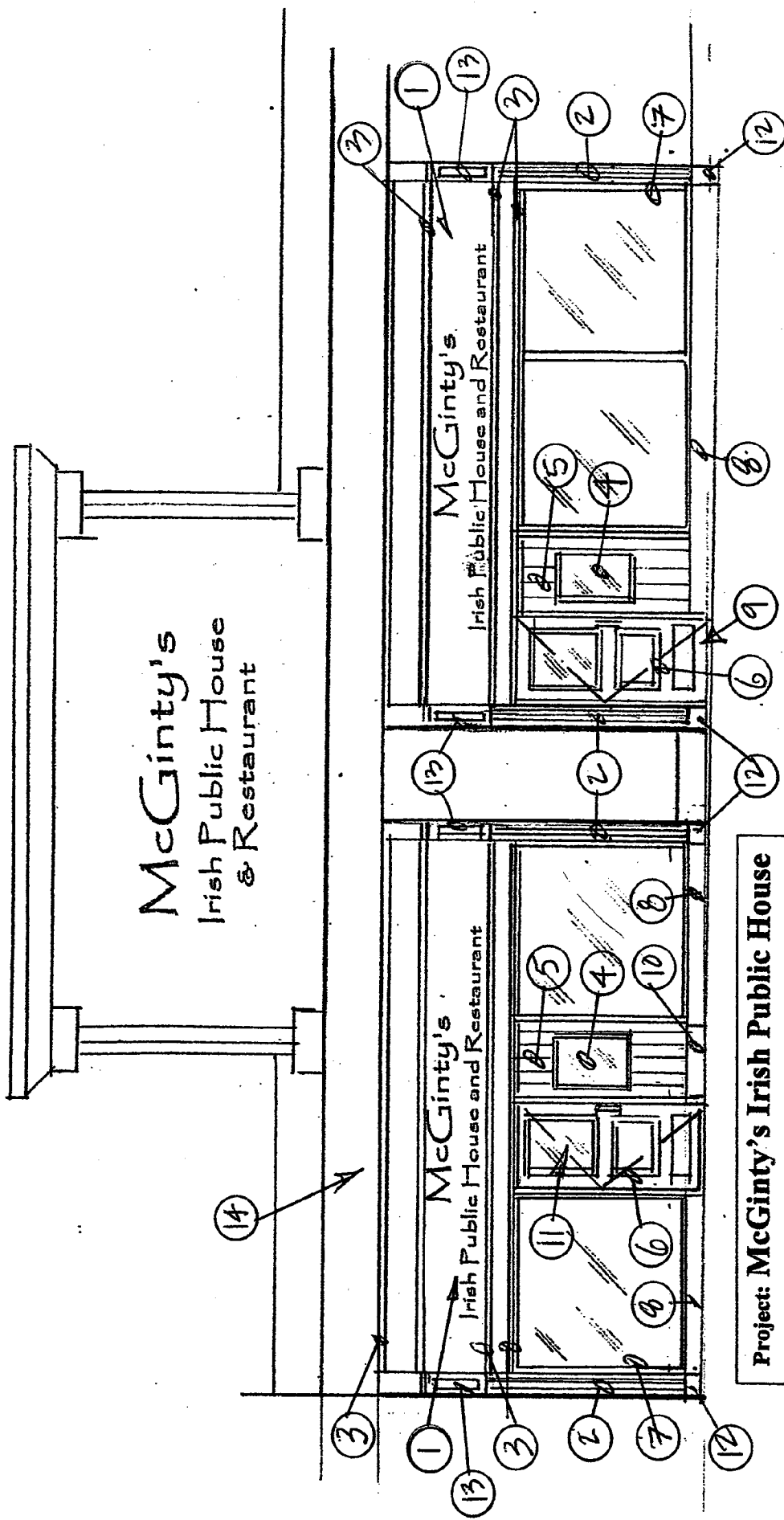
[Signature]
Signature of owner or authorized agent

6/21/05
Date

Approved: X W/ CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 8/10/05

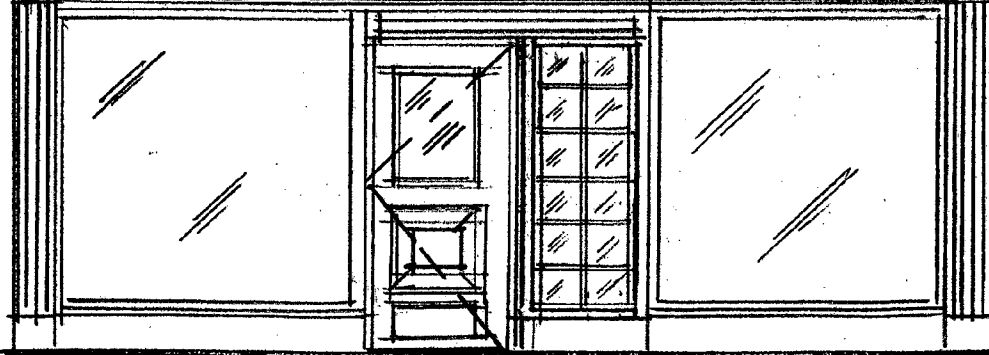
Application/Permit No.: 388238 Date Filed: _____ Date Issued: _____



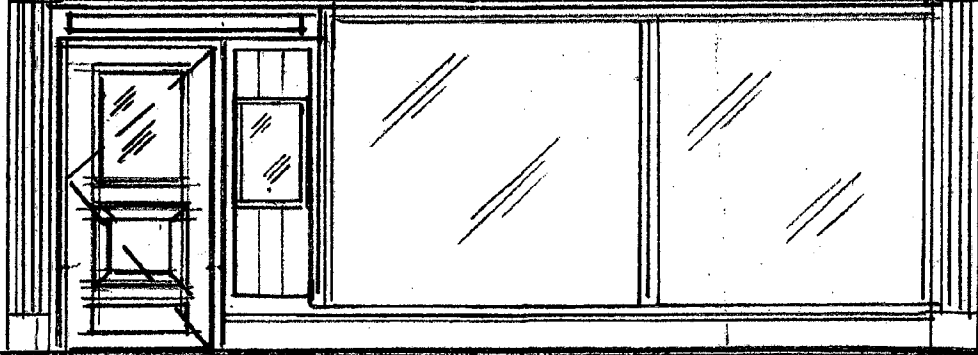
Project: McGinty's Irish Public House
STREET ELEVATION
 Scale: 3/8" = 1'-0"
 January 4, 2006
 Architect
 Robert J. Goldsack, Jr. A.I.A.
 EXPO ARCHITECTS & ENGINEERS, LLC
 Hagerstown, Maryland 21742
 301-745-4141
 www.expoarchitects.com

APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle Dada
 1/5/06

◆ McGinty's Irish Public House ◆

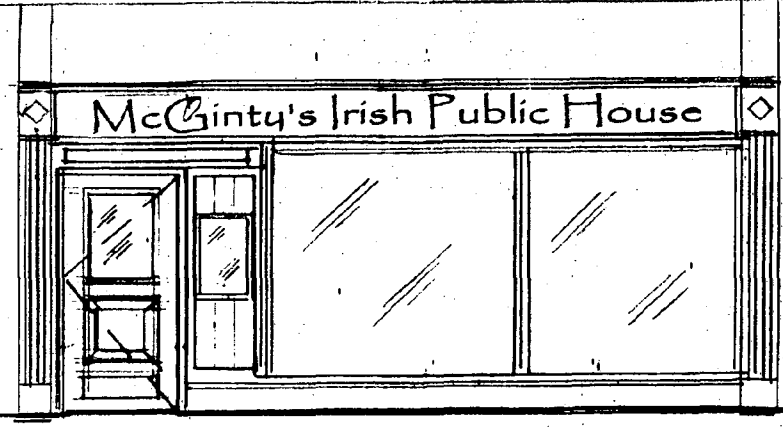
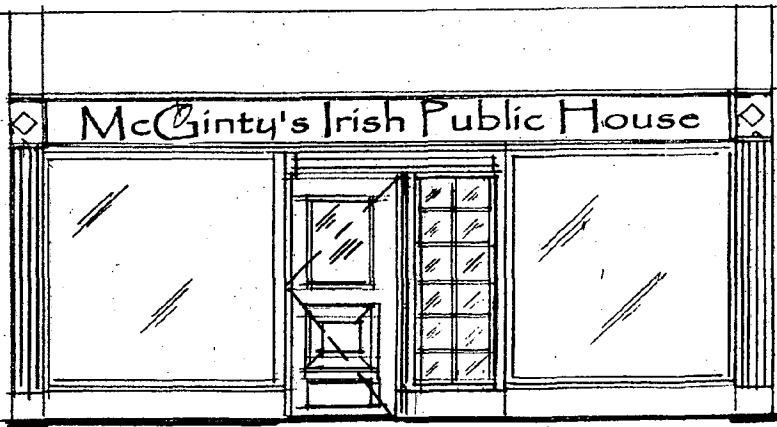


◆ McGinty's Irish Public House ◆



12/16/05
Called Leland & told
Shep Hra gave me the
num Hra gave me the
Ok to approve this level
Street front on a street drafted
I told him I needed
existing & proposed
permit & sleep drafted
+ by sets brought to
me for stamping -
me for stamping -
I can bring
permits -
-m

REVISION
APPROVED @ STAFF LEVEL



STAFF VIEW



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

MEMORANDUM

TO: Robert Hubbard, Director

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

SUBJECT: Historic Area Work Permit #388238, Storefront Alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The conditions of approval are:

The applicant will install Option # 2.

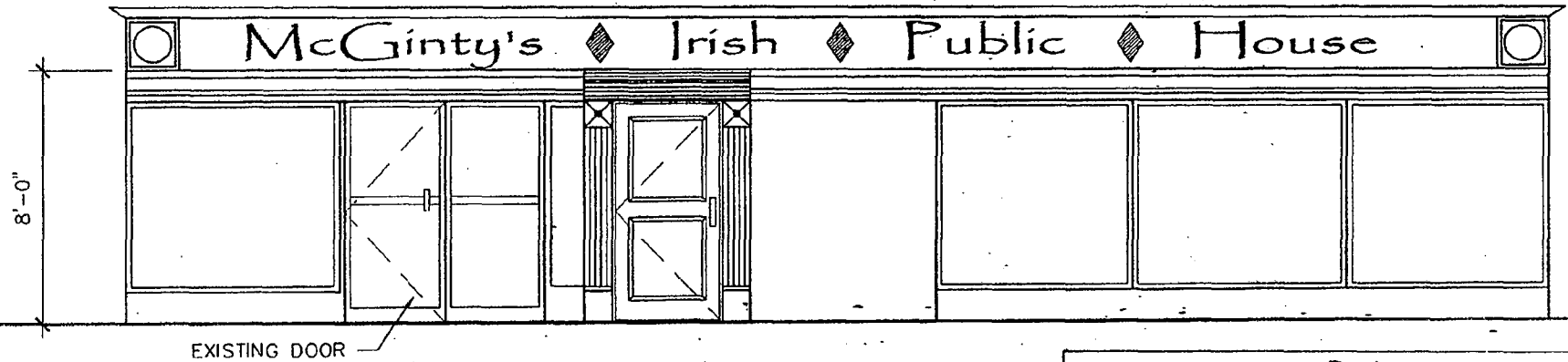
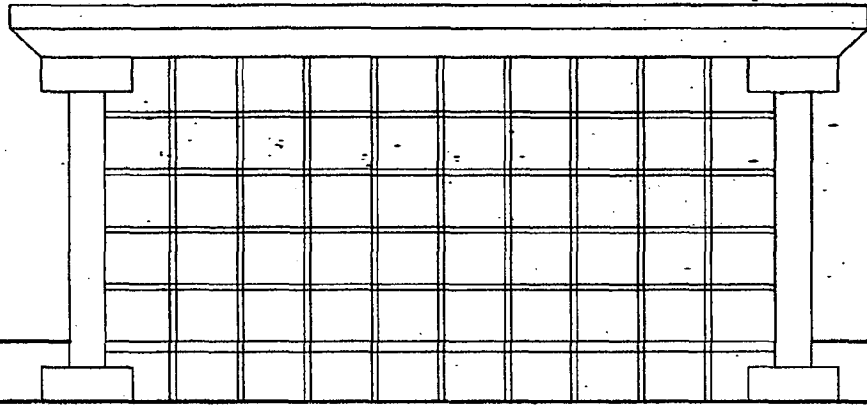
Wood banner is eliminated from the design.

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

Applicant: McGinty's Irish Public House (Rob Goldsack, Agent)

Address: 911 Ellsworth Drive Road, The Hecht Building, Silver Spring CBD – *Locational Atlas*
Historic District #36/07

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



STREET ELEVATION OPTION #2
SCALE: 1/4" = 1'-0"

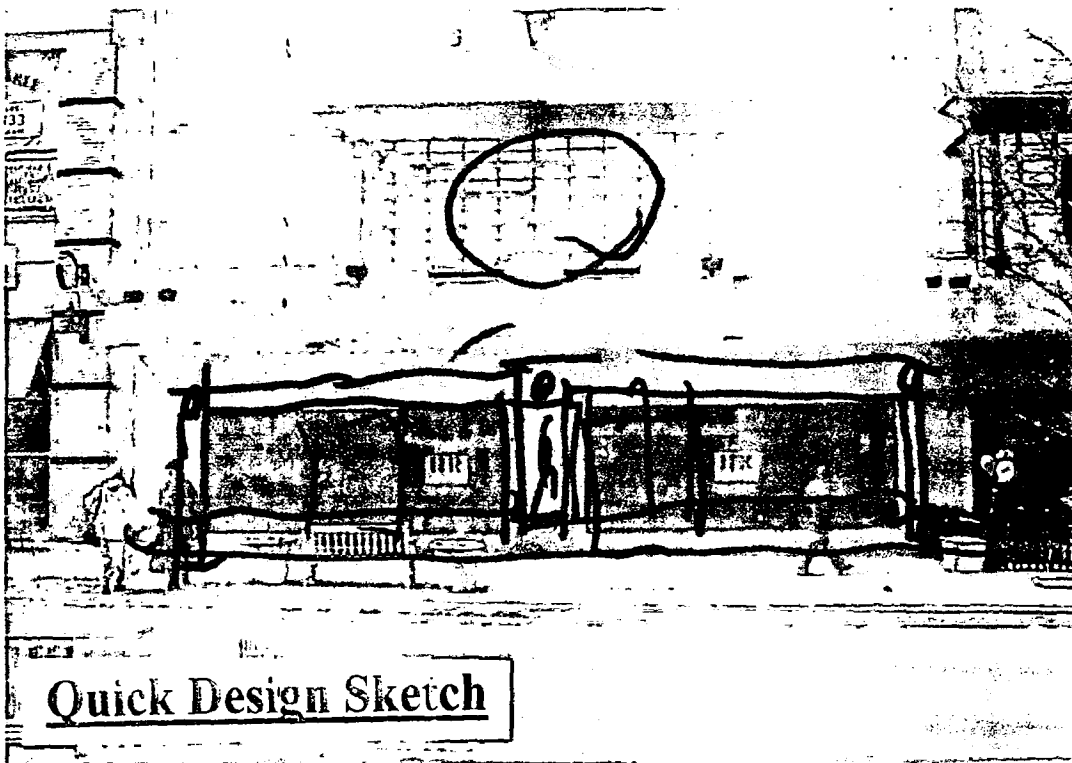
Project:
McGinty's Irish Public House
Proposed Elevation

June 21, 2005

Architect

Robert J. Goldsack, Jr. A.I.A.

10



Project:
McGinty's Irish Public House
Architect
Robert J. Goldsack, Jr. A.I.A.



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

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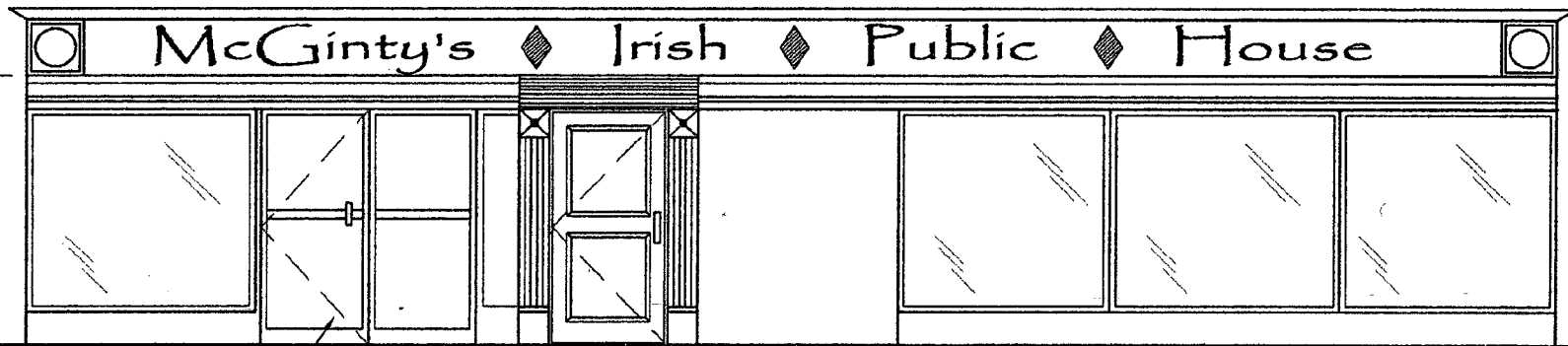
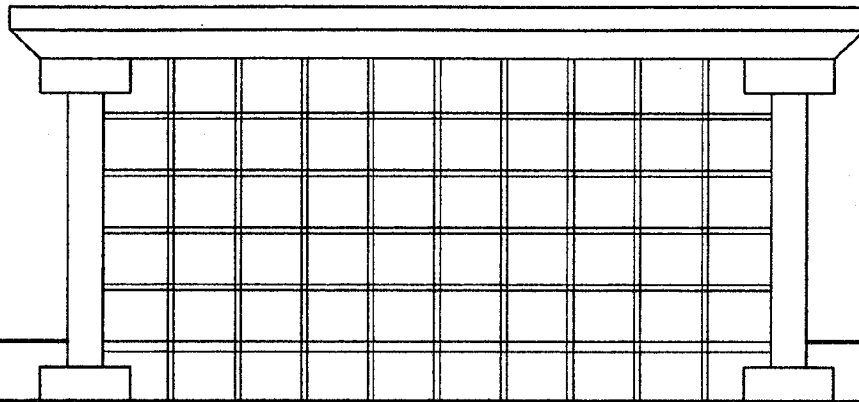
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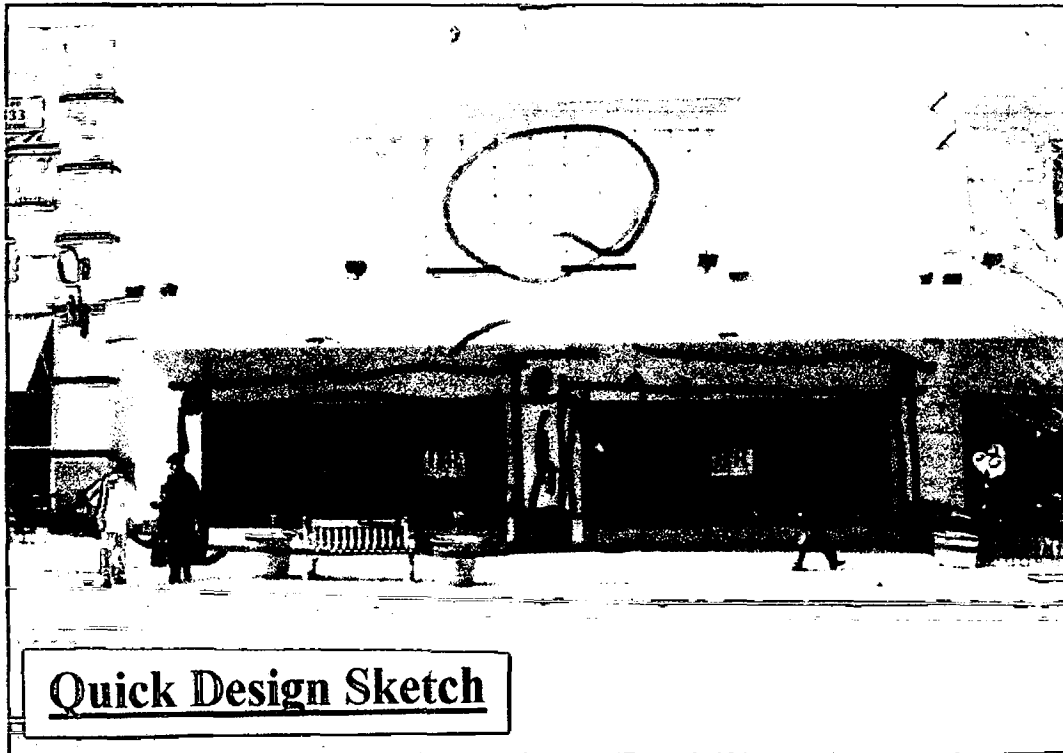
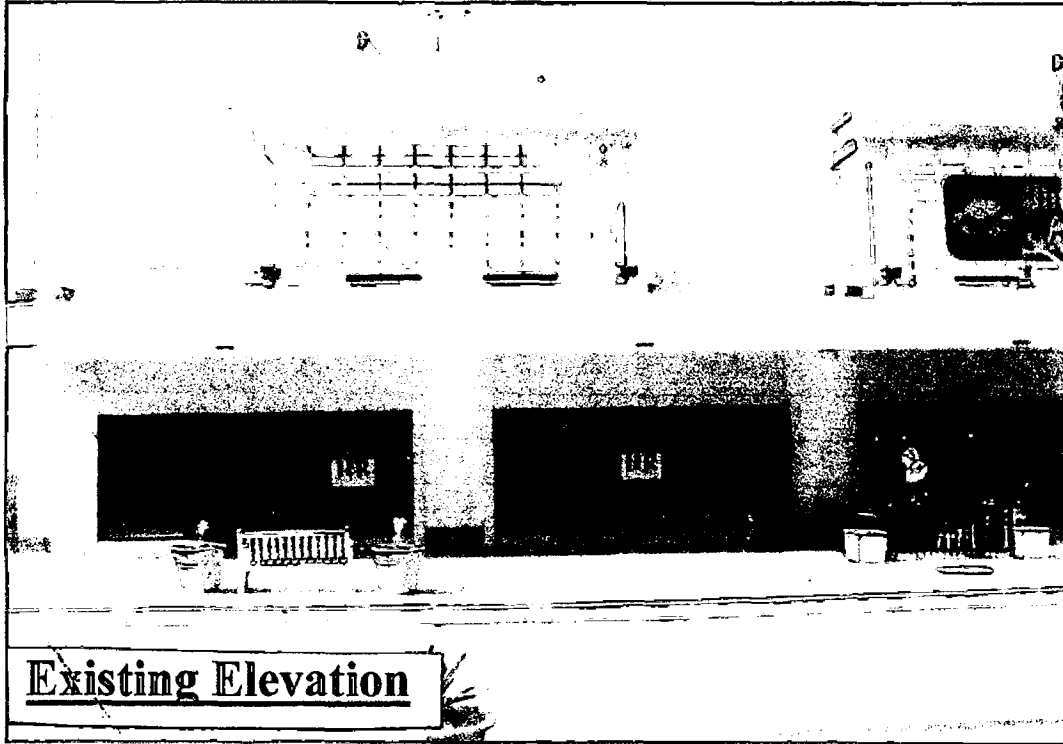
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STREET ELEVATION OPTION #2
SCALE: 1/4" = 1'-0"

Project:
McGinty's Irish Public House
Proposed Elevation
June 21, 2005
Architect
Robert J. Goldsack, Jr. A.I.A.

10



Project:
McGinty's Irish Public House
Architect
Robert J. Goldsack, Jr. A.I.A.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 911 Ellsworth Drive, Silver Spring	Meeting Date: 07/13/05
Resource: The Hecht Building, Silver Spring CBD <i>Locational Atlas Historic District # 36/07</i>	Report Date: 07/06/05
Review: HAWP	Public Notice: 06/29/05
Case Number: 36/07-05A	Tax Credit: None
Applicant: McGinty's Irish Public House (Robert Goldsack, Agent)	Staff: Michele Oaks

PROPOSAL: Storefront Alterations

RECOMMEND: Approve with conditions

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

1. The applicant will install Option # 2.
2. The applicant will provide staff with detail drawings conveying the installation of the wood headboard to be applied to the exterior façade of the building.

PROJECT DESCRIPTION

RESOURCE: Silver Spring Historic District, Locational Atlas Resource #36/7
 STYLE: Art Modeme
 DATE: 1947,1950

The Hecht Department Store is of national significance as one of the first examples of large-scale suburban commercial development in the country. The building is currently listed in the Locational Atlas, and extensive research has been conducted on the significance of the building. The historic section is a five-story limestone block, which was planned and developed in two stages. In 1947, a three-story block was constructed; in 1950, an additional two stories were added to complete the current five-story configuration. In 1955, the store was doubled in size with a red brick addition along Fenton Avenue. This was demolished in 1985 when the development of City Place was undertaken.

The Art Moderne building is characterized by a sleek profile, which wraps the corner. The Steel canopy accentuates the curve and the horizontal line, while periodic shallow fluting, which extends the full height of the building contrasts with a vertical rhythm. The major materials are limestone, steel, glass and granite.

APPLICABLE GUIDELINES:

Proposed alterations to buildings within a Locational Atlas Historic District are reviewed by the Historic Preservation Commission (HPC) as if they were designated within a Master Plan Historic District. The criteria used for this evaluation are the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

#5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

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

PROPOSAL:

The applicant is a new tenant in the abovementioned building. The applicants are proposing two possible options for alterations to the HPC approved storefront design in 2000. The proposed options are as follows:

Option #1(See Circle 9 for drawing):

- Install wood pilasters around the storefront windows.
- Install a wood, banner head board above the glazing on the storefront.

Option #2(See Circle 10 for drawing):

- Install a wood, banner head board above the glazing on the storefront.
- Install a wood, door surround within the existing storefront opening.

** Both options will require the lengthening of the existing window openings to create door openings and install a new door framing systems. The existing granite panels will need to be removed.

STAFF DISCUSSION:

This area of the building was historically a loading dock with two, large loading dock openings with steel doors. The Commission approved the current storefront configuration during the 2000 approval. Since this portion of the building has been altered from its original configuration, the main goal when reviewing the proposed design is to ensure that the proposal does not negatively impact the original materials that remain (limestone) and the design is sympathetic to the architectural style of the original building.

The most of the proposed changes either Option #1 or Option #2 will be within the current aluminum framework and the original loading dock door openings and are reversible if there is a tenant change. The proposed, "banner header" on both options is a concern because it will require mounting on the limestone façade. As such, staff recommends that the Commission require a detail drawing outlining the proposed installation for this header - to ensure that its mounting will not require penetration into the limestone.

From a design perspective, Option #1, brings elements to the building that staff feels detracts from its simple, clean lines. As such, staff feels that Option #2 is a more successful design, as the pilasters are eliminated from the design and the only detail is in the public-use door, which is completely contained within the storefront framework.

The project's proposed materials and finishes will complement the existing building and will not negatively impact the features that characterize the building's original design.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the above stated conditions** the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines.

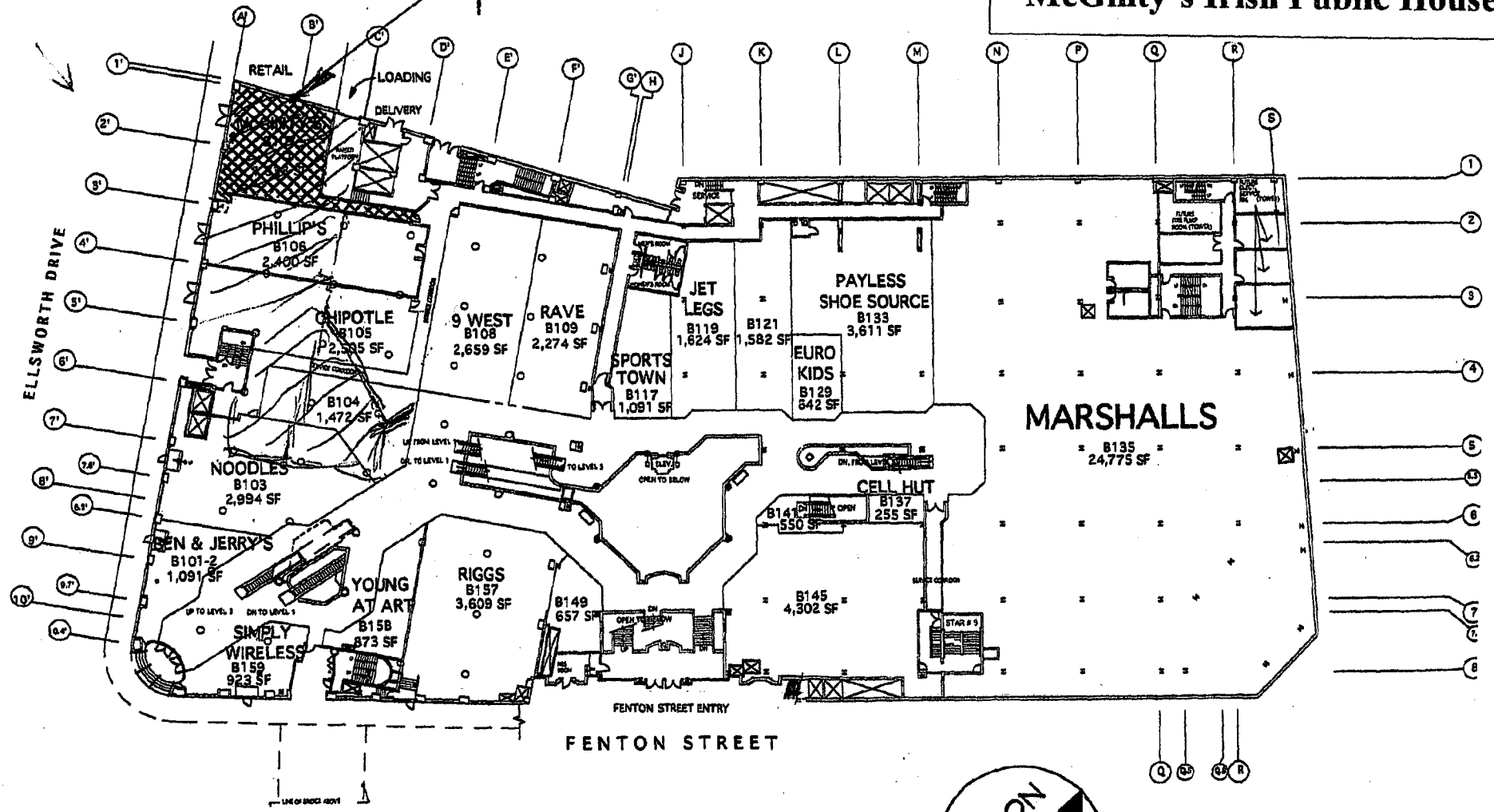
with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Brain Dolphlin McGinty's Irish Public House 10421 Courthouse Drive Fairfax, Virginia 22030	Robert Goldsack, Jr. A.I.A. Expo Architects & Engineers, LLC 19536 Portsmouth Drive Hagerstown, Maryland 21742
Adjacent and confronting Property Owners mailing addresses	
Starbucks Coffee 915 Ellsworth Drive Silver Spring, Maryland 20910	Phillips Seafood 909 Ellsworth Drive Silver Spring, Maryland 20910
Borders Books 8518 Ellsworth Drive Silver Spring, Maryland 20910	

Site: Street Level, Space B107

Project:
McGinty's Irish Public House



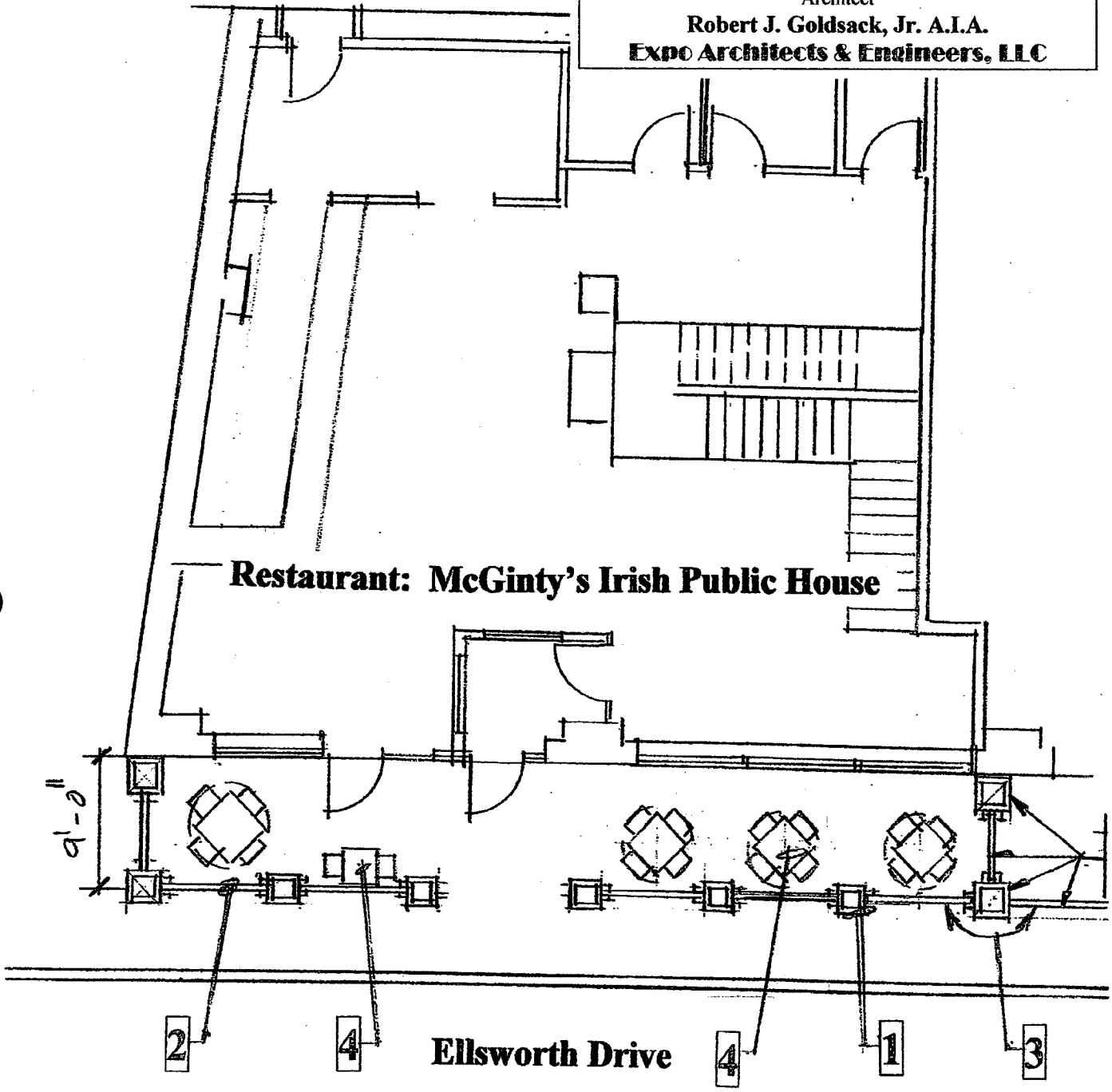
LOCATION MAP – Street Level

Not to Scale

7



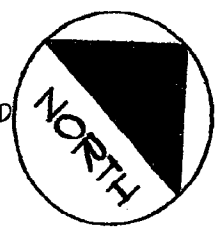
Project:
McGinty's Irish Public House
 June 21, 2005
 Architect
Robert J. Goldsack, Jr. A.I.A.
Expo Architects & Engineers, LLC



Outdoor Seating Area

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

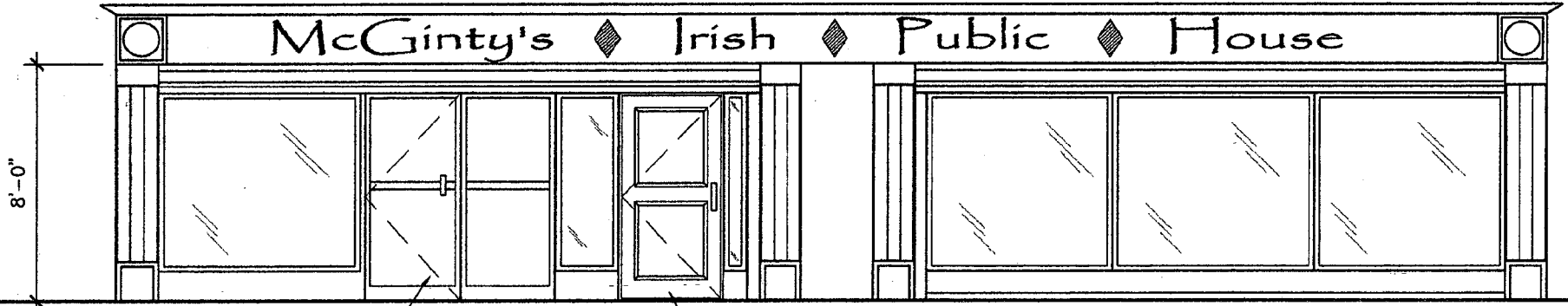
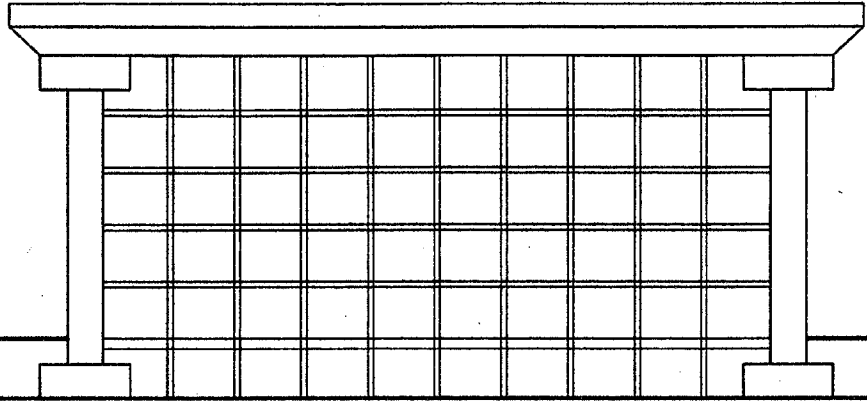
ENTIRE BLDG'S SEATING WAS APPROVED DURING A PREVIOUS MEETING —



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Outdoor Seating Area Notes

- 1 Planter and Landscaping Specifications: Planter boxes to be footed, square planter, Model #RRS-21, Granite, as manufactured by Riverside Classic Planters 800-493-4945.**
- 2 Railing Specifications: Railing material to be black, 30” high ornamental rail with decorative flair, Aegis II, as manufactured by Ameristar 800-321-8724.**
- 3 Align fence and planter to the adjacent tenant location.**
- 4 Outdoor Furniture and Market Umbrella Specifications: Outdoor furniture shall be durable metal type. No plastic furniture is permitted. All umbrellas shall be market umbrellas. No names or logos shall be allowed on umbrellas.**



EXISTING DOOR

NEW DOOR

STREET ELEVATION OPTION #1
SCALE: 1/4" = 1'-0"

Project:
McGinty's Irish Public House
Proposed Elevation
June 21, 2005
Architect
Robert J. Goldsack, Jr. A.I.A.

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Project:
McGinty's Irish Public House
Design Image Photo
June 21, 2005
Architect
Robert J. Goldsack, Jr. A.I.A.
Expo Architects & Engineers, LLC
Hagerstown, Maryland 21742
301-745-4141 www.expoarchitects.com



TO: Julia O'Malley, Chair
Montgomery County Historic Preservation Commission

FROM: Jerry A. McCoy
President, Silver Spring Historical Society

DATE: July 13, 2005

RE: HAWP, Case #36/07-05A
The Hecht Department Store Building, Silver Spring CBD

The Silver Spring Historical Society, once again, maintains our position that the 1947 Hecht Department Store, located at 911 Ellsworth Drive, should not be utilized as a "canvas" upon which tenants are permitted to alter the facades.

In the case of McGinty's Irish Public House, who desires to install a wood banner head board above the glazing on the Ellsworth elevation storefronts in addition to either wood pilasters around said storefront windows or wood door surrounds within existing storefront openings; we oppose all corporate embellishments designed to make a dignified, monumental Art Moderne structure look like something that it is not.

1. WRITTEN DESCRIPTION OF THE PROJECT

- a. Description of existing structural and environmental setting, including their historical and significance:

The existing structure is City Place Mall. The proposed work is the area which was the loading docks for the former Hecht's department. Site is along restaurant row on Ellsworth drive.

- b. General description of projects and its effect on the historic resources, the environmental setting, and where applicable, the historic district:

The proposed work includes adding a new wood entrance door and adding wood trim around the existing storefront, to portray an Irish Public House feel.

The new entrance door will be located within the existing storefront. The existing double storefront door will remain. One door will remain active. The second door will be fixed closed. The existing door will be used by the staff to service the sidewalk dining area.

We are submitting two options for the exterior facade.

Option #1 Which is the tenant's preference. Included will be applied wood detail columns and a wood banner head board.

Option #2 Included will be applied wood detail banner head board. Wood columns and header would be added around the new entrance door. The columns would be located within the existing storefront opening.

Project:

McGinty's Irish Public House

June 21, 2005

Architect

Robert J. Goldsack, Jr. A.I.A.

EXPO Architects & Engineers, LLC

Hagerstown, Maryland 21742

301-745-4141

www.expoarchitects.com

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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROBERT GOLDSACK, JR A.I.A.
Daytime Phone No.: 240-463-6737

Tax Account No.: _____
Name of Property Owner: CITY PLACE MALL Daytime Phone No.: 301-589-1091
Address: 8661 COLESVILLE ROAD, SUITE A100, SILVER SPRING, MD 20910
Street Number City State Zip Code
Contractor: "PENDING" Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Robert Goldsack, Jr Daytime Phone No.: 240-463-6737

LOCATION OF BUILDING/PREMISE

House Number: 911 Street: ELLSWORTH DRIVE
Town/City: SILVER SPRING Nearest Cross Street: FENTON
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 5,000.00
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: _____
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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.

[Signature] _____ Date: 6/21/05
Signature of owner or authorized agent Date

Approved: X W/ CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 8/18/05
Application/Permit No.: 388238 Date Filed: _____ Date Issued: _____

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June 21, 2005

Architect

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EXPO Architects & Engineers, LLC

Hagerstown, Maryland 21742

301-745-4141

www.expoarchitects.com

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Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, June 16, 2005 12:00 PM
To: Oaks, Michele
Cc: 'robert@expoarchitects.com'
Subject: City Place update

Michele,

Welcome back!

I wanted to let you know about a meeting Gwen and I had today regarding one of your projects--City Place. Robert Goldsack, who is copied on this email, is the architect for the last tenant on Ellsworth (to the left of Phillips). They would like to come to the HPC on July 13 (they will submit to DPS by June 22) for approval of some alterations to the exterior facade. My understanding is that they will be proposing two options. The first proposal includes some wood around the windows to try to create a more traditional pub-like street level facade with a sign panel above and the second option would only be a sign panel above the windows for less obscuration of the building and more compatibility with the Art Deco style of the building. Gwen and I recommended the latter. They also would like to add another door, within the left bay, a main entrance door with some wood around it, and we did not think that would be problematic.

I have Robert's card and a copy of a letter I wrote DPS regarding their plans for interior changes that I will give you when you are back.

Thanks Robert for coming in today and we appreciate your flexibility on this project.

Thanks,
Anne

Anne Fothergill
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission
Montgomery County Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400
301-563-3412 fax

1. WRITTEN DESCRIPTION OF THE PROJECT

- a. Description of existing structural and environmental setting, including their historical and significance:

The existing structure is City Place Mall. The proposed work is the area which was the loading docks for the former Hecht's department. Site is along restaurant row on Ellsworth drive.

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Project:

McGinty's Irish Public House

June 21, 2005

Architect

Robert J. Goldsack, Jr. A.I.A.

Expo Architects & Engineers, LLC

Hagerstown, Maryland 21742

301-745-4141

www.expoarchitects.com

EXPO ARCHITECTS

19536 Portsmouth Drive
Hagerstown, Maryland 21742

Robert J. Goldsack, Jr., AIA

Principal

Phone: 301-745-4141

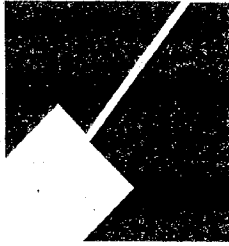
Mobile: 240-463-6737

Fax: 301-791-0706

Email: robert@expoarchitects.com

Website: www.expoarchitects.com

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

June 16, 2005

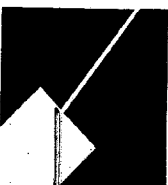
To whom it may concern at DPS:

Regarding: City Place Mall space B107
Locational Atlas site # 36/07

The tenant's request for approval of exterior alterations to the Ellsworth facade will be reviewed by the Historic Preservation Commission at the July 13, 2005 meeting (if plans are submitted by June 22 deadline).

At this time the tenant is only submitting interior work for review by DPS.

M-NCPPC



THE MARYLAND-NATIONAL
CAPITAL PARK & PLANNING
COMMISSION

ANNE FOTHERGILL
Historic Preservation Planner
Countywide Planning Division

301 563-3400
FAX: 301 563-3412
E-MAIL: anne.fothergill@mncppc-mc.org

MONTGOMERY COUNTY
DEPARTMENT OF
PARK & PLANNING

1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Sincerely,
Anne Fothergill

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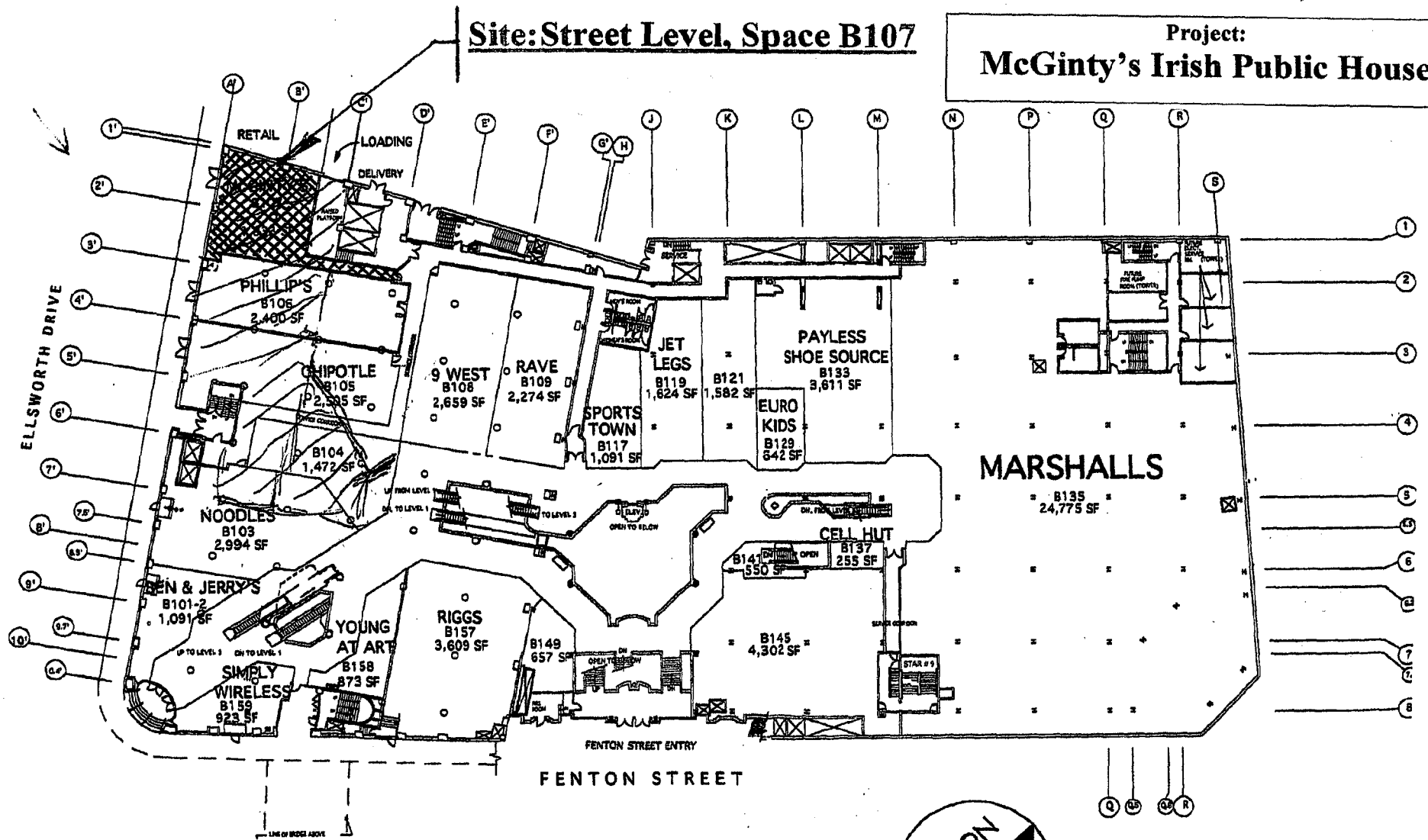
Hagerstown, Maryland 21742

301-745-4141

www.expoarchitects.com

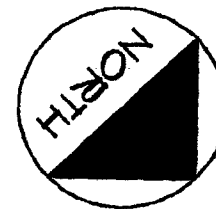
Site: Street Level, Space B107

Project:
McGinty's Irish Public House

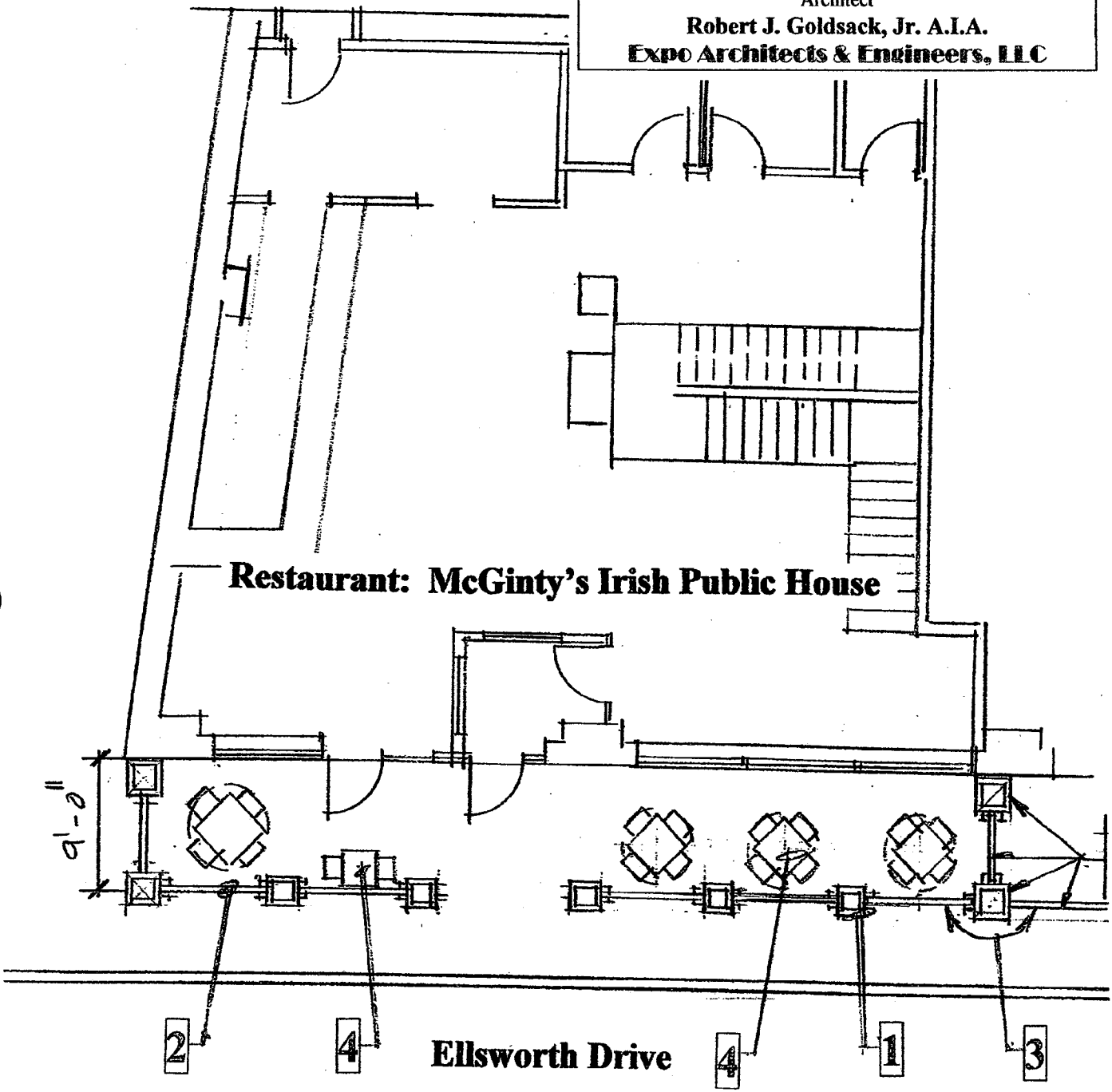


LOCATION MAP – Street Level

Not to Scale

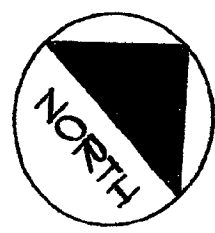


Project:
McGinty's Irish Public House
June 21, 2005
Architect
Robert J. Goldsack, Jr. A.I.A.
Expo Architects & Engineers, LLC



Outdoor Seating Area

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



Outdoor Seating Area Notes

- 1 Planter and Landscaping Specifications: Planter boxes to be footed, square planter, Model #RRS-21, Granite, as manufactured by Riverside Classic Planters 800-493-4945.**
- 2 Railing Specifications: Railing material to be black, 30" high ornamental rail with decorative flair, Aegis II, as manufactured by Ameristar 800-321-8724.**
- 3 Align fence and planter to the adjacent tenant location.**
- 4 Outdoor Furniture and Market Umbrella Specifications: Outdoor furniture shall be durable metal type. No plastic furniture is permitted. All umbrellas shall be market umbrellas. No names or logos shall be allowed on umbrellas.**

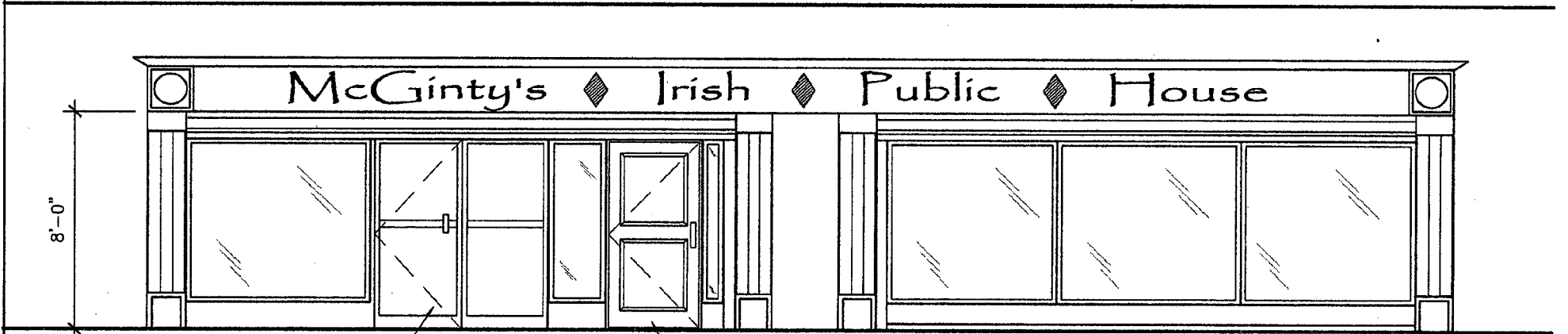
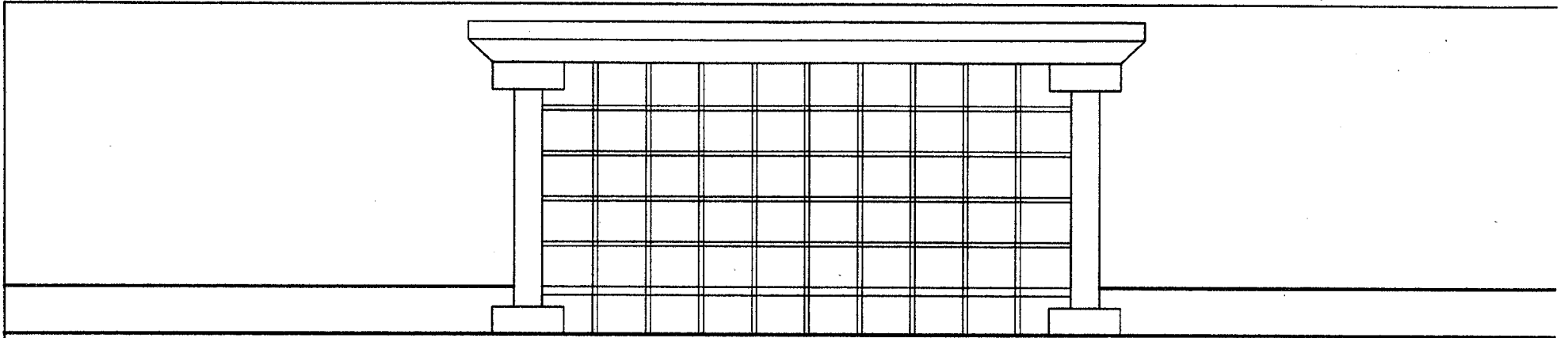


Existing Elevation



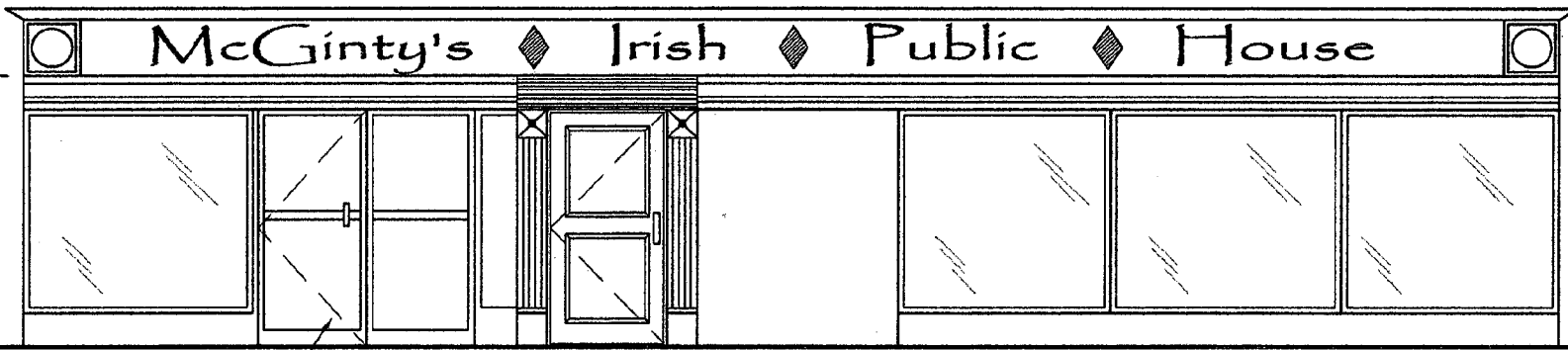
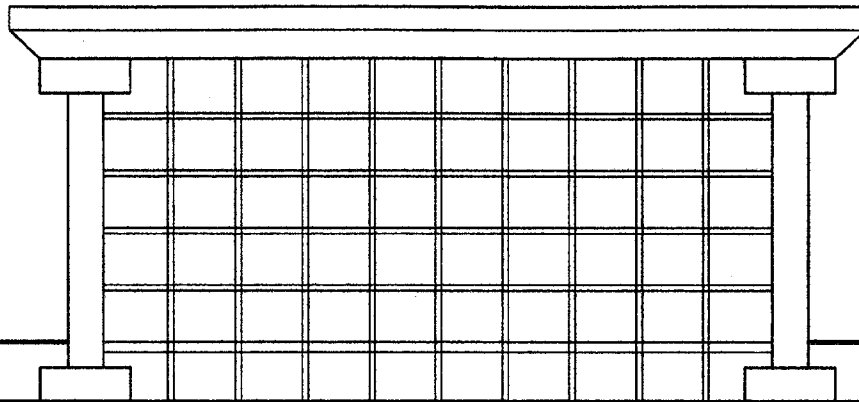
Quick Design Sketch

Project:
McGinty's Irish Public House
Architect
Robert J. Goldsack, Jr. A.I.A.



STREET ELEVATION OPTION #1
SCALE: 1/4" = 1'-0"

Project:
McGinty's Irish Public House
Proposed Elevation
June 21, 2005
Architect
Robert J. Goldsack, Jr. A.I.A.



8'-0"

EXISTING DOOR

STREET ELEVATION OPTION #2
SCALE: 1/4" = 1'-0"

Project:
McGinty's Irish Public House
Proposed Elevation
June 21, 2005
Architect
Robert J. Goldsack, Jr. A.I.A.



Project:

McGinty's Irish Public House

Design Image Photo

June 21, 2005

Architect

Robert J. Goldsack, Jr. A.I.A.

Expo Architects & Engineers, LLC

Hagerstown, Maryland 21742

301-745-4141

www.expoarchitects.com

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Brain Dolphin McGinty's Irish Public House 10421 Courthouse Drive Fairfax, Virginia 22030	Robert Goldsack, Jr. A.I.A. Expo Architects & Engineers, LLC 19536 Portsmouth Drive Hagerstown, Maryland 21742
Adjacent and confronting Property Owners mailing addresses	
Starbucks Coffee 915 Ellsworth Drive Silver Spring, Maryland 20910	Phillips Seafood 909 Ellsworth Drive Silver Spring, Maryland 20910
Borders Books 8518 Ellsworth Drive Silver Spring, Maryland 20910	

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 911 Ellsworth Drive, Silver Spring **Meeting Date:** 07/13/05

Resource: The Hecht Building, Silver Spring CBD **Report Date:** 07/06/05
Locational Atlas Historic District # 36/07

Review: HAWP **Public Notice:** 06/29/05

Case Number: 36/07-05A **Tax Credit:** None

Applicant: McGinty's Irish Public House **Staff:** Michele Oaks
(Robert Goldsack, Agent)

PROPOSAL: Storefront Alterations

RECOMMEND: Approve with conditions

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

1. The applicant will install Option # 2.
2. The applicant will provide staff with detail drawings conveying the installation of the wood headboard to be applied to the exterior façade of the building.
3. **WOOD BANNER IS ELIMINATED FROM DESIGN.**

PROJECT DESCRIPTION

RESOURCE: Silver Spring Historic District, Locational Atlas Resource #36/7

STYLE: Art Modeme

DATE: 1947,1950

The Hecht Department Store is of national significance as one of the first examples of large-scale suburban commercial development in the country. The building is currently listed in the Locational Atlas, and extensive research has been conducted on the significance of the building. The historic section is a five-story limestone block, which was planned and developed in two stages. In 1947, a three-story block was constructed; in 1950, an additional two stories were added to complete the current five-story configuration. In 1955, the store was doubled in size with a red brick addition along Fenton Avenue. This was demolished in 1985 when the development of City Place was undertaken.

The Art Moderne building is characterized by a sleek profile, which wraps the corner. The Steel canopy accentuates the curve and the horizontal line, while periodic shallow fluting, which extends the full height of the building contrasts with a vertical rhythm. The major materials are limestone, steel, glass and granite.

APPLICABLE GUIDELINES:

Proposed alterations to buildings within a Locational Atlas Historic District are reviewed by the Historic Preservation Commission (HPC) as if they were designated within a Master Plan Historic District. The criteria used for this evaluation are the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

#5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

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

PROPOSAL:

The applicant is a new tenant in the abovementioned building. The applicants are proposing two possible options for alterations to the HPC approved storefront design in 2000. The proposed options are as follows:

Option #1(See Circle 9 for drawing):

- Install wood, pilasters around the storefront windows.
- Install a wood, banner head board above the glazing on the storefront.

Option #2(See Circle 10 for drawing):

- Install a wood, banner head board above the glazing on the storefront.
- Install a wood, door surround within the existing storefront opening.

** Both options will require the lengthening of the existing window openings to create door openings and install a new door framing systems. The existing granite panels will need to be removed.

STAFF DISCUSSION:

This area of the building was historically a loading dock with two, large loading dock openings with steel doors. The Commission approved the current storefront configuration during the 2000 approval. Since this portion of the building has been altered from its original configuration, the main goal when reviewing the proposed design is to ensure that the proposal does not negatively impact the original materials that remain (limestone) and the design is sympathetic to the architectural style of the original building.

The most of the proposed changes either Option #1 or Option #2 will be within the current aluminum framework and the original loading dock door openings and are reversible if there is a tenant change. The proposed, "banner header" on both options is a concern because it will require mounting on the limestone façade. As such, staff recommends that the Commission require a detail drawing outlining the proposed installation for this header - to ensure that its mounting will not require penetration into the limestone.

From a design perspective, Option #1, brings elements to the building that staff feels detracts from its simple, clean lines. As such, staff feels that Option #2 is a more successful design, as the pilasters are eliminated from the design and the only detail is in the public-use door, which is completely contained within the storefront framework.

The project's proposed materials and finishes will complement the existing building and will not negatively impact the features that characterize the building's original design.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the above stated conditions** the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.



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

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROBERT GOLDSACK, JR A.I.A.
Daytime Phone No.: 240-463-6737

Tax Account No.: _____
Name of Property Owner: CITY PLACE MALL Daytime Phone No.: 301-589-1091
Address: 8661 COLESVILLE ROAD, SUITE 100, SILVER SPRING, MD 20910
Street Number City Street Zip Code
Contractor: "PENDING" Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Robert GOLDSACK, JR Daytime Phone No.: 240-463-6737

LOCATION OF BUILDING/PREMISE

House Number: 911 Street: ELLSWORTH DRIVE
Town/City: SILVER SPRING Nearest Cross Street: FENTON
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ 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: _____

1B. Construction cost estimate: \$ 5,000.00

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.

[Signature] Signature of owner or authorized agent 6/21/05 Date

Approved: _____ For: Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 388238 Date Filed: _____ Date Issued: _____

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Project:

McGinty's Irish Public House

June 21, 2005

Architect

Robert J. Goldsack, Jr. A.I.A.

EXPO Architects & Engineers, LLC

Hagerstown, Maryland 21742

301-745-4141

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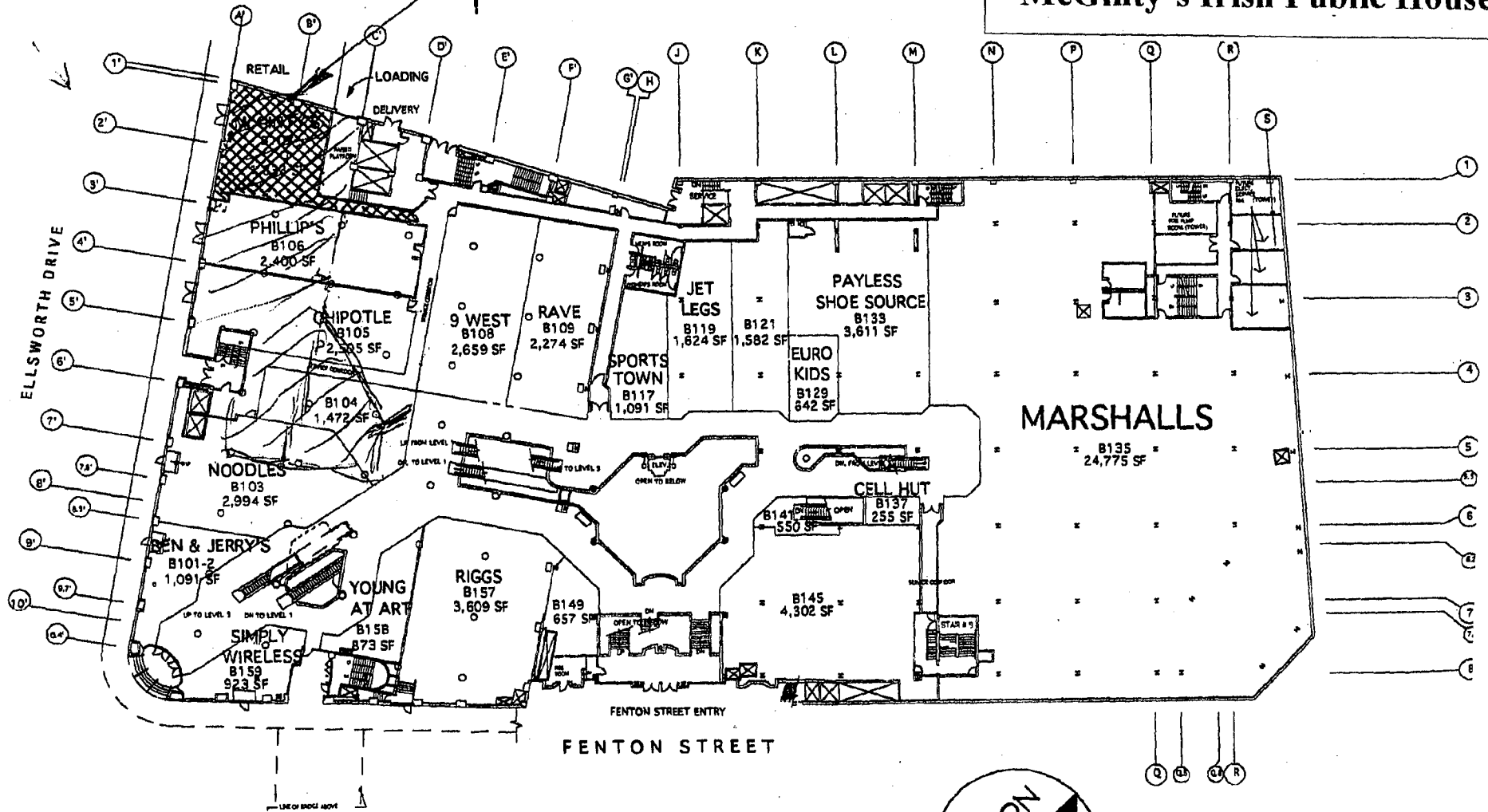
5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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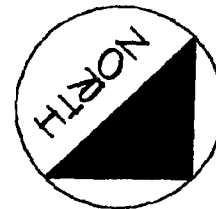
Site: Street Level, Space B107

**Project:
McGinty's Irish Public House**



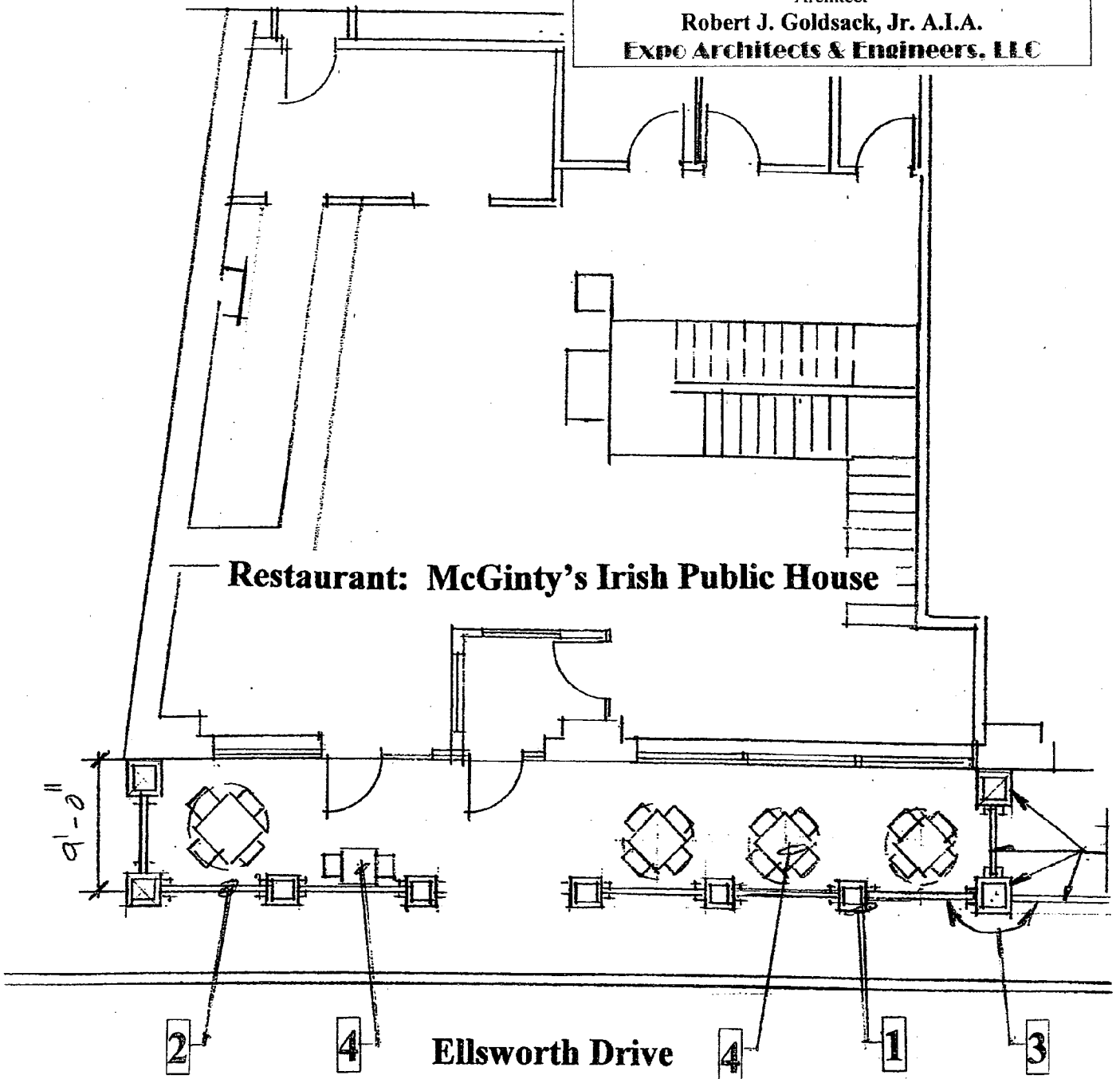
LOCATION MAP – Street Level

Not to Scale



7

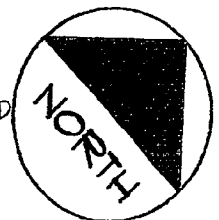
Project:
McGinty's Irish Public House
 June 21, 2005
 Architect
Robert J. Goldsack, Jr. A.I.A.
Expo Architects & Engineers, LLC



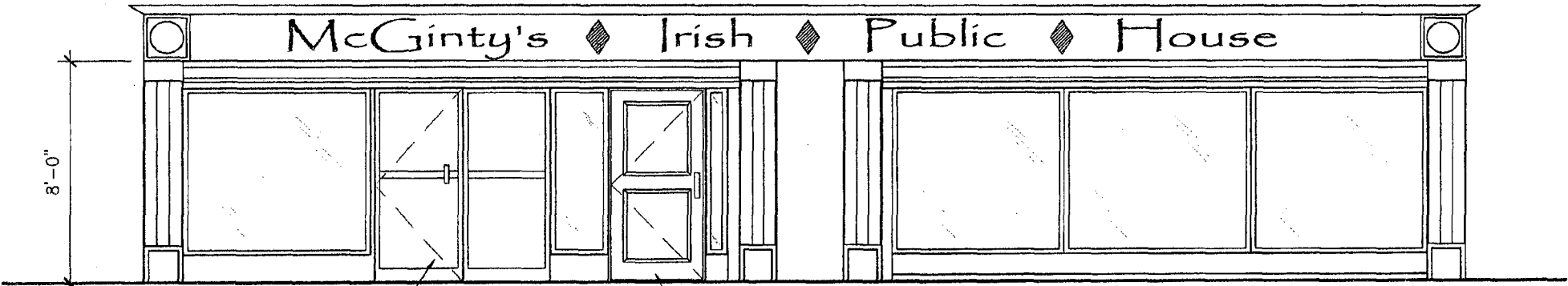
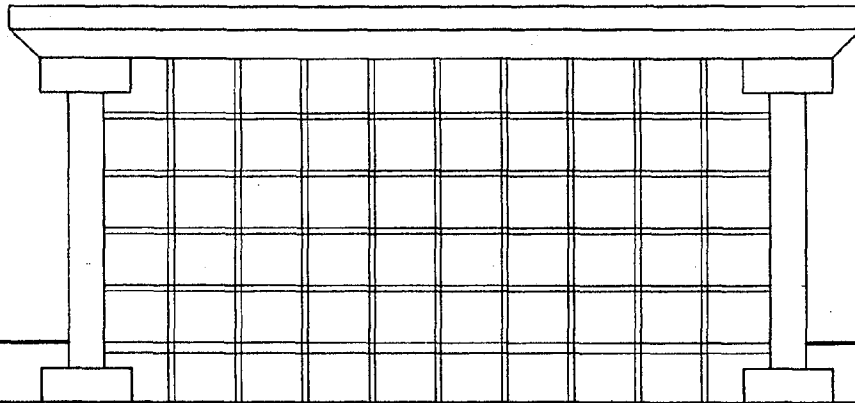
Outdoor Seating Area

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

ENTIRE BLDG'S SEATING WAS APPROVED DURING A PREVIOUS MEETING —



8



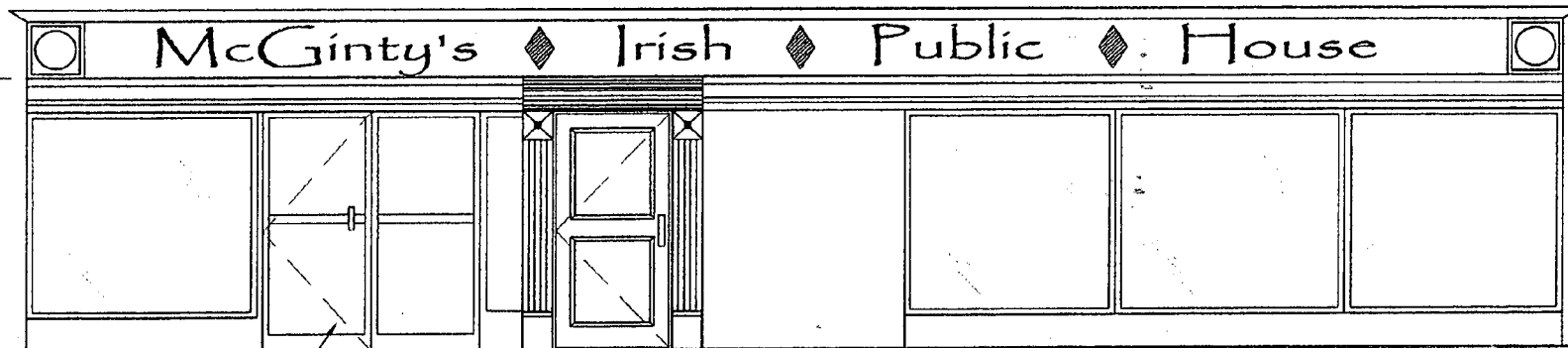
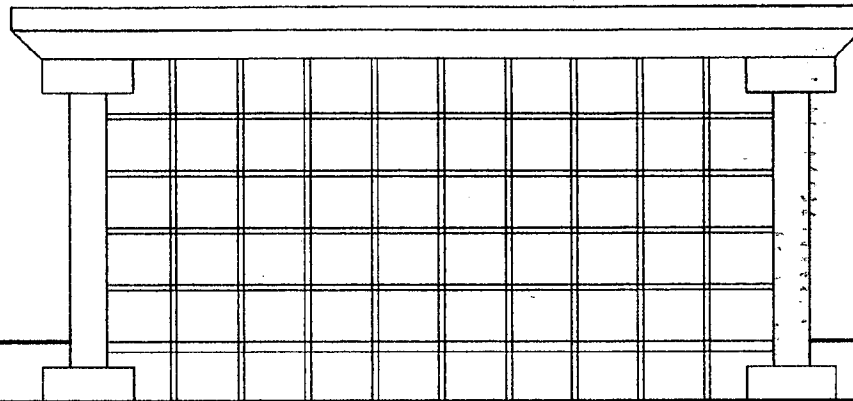
EXISTING DOOR

NEW DOOR

STREET ELEVATION OPTION #1
SCALE: 1/4" = 1'-0"

Project:
McGinty's Irish Public House
Proposed Elevation
June 21, 2005
Architect
Robert J. Goldsack, Jr. A.I.A.

9



EXISTING DOOR

STREET ELEVATION OPTION #2
SCALE: 1/4" = 1'-0"

Project:
McGinty's Irish Public House
Proposed Elevation

June 21, 2005

Architect

Robert J. Goldsack, Jr. A.I.A.

10



Project:

McGinty's Irish Public House

Design Image Photo

June 21, 2005

Architect

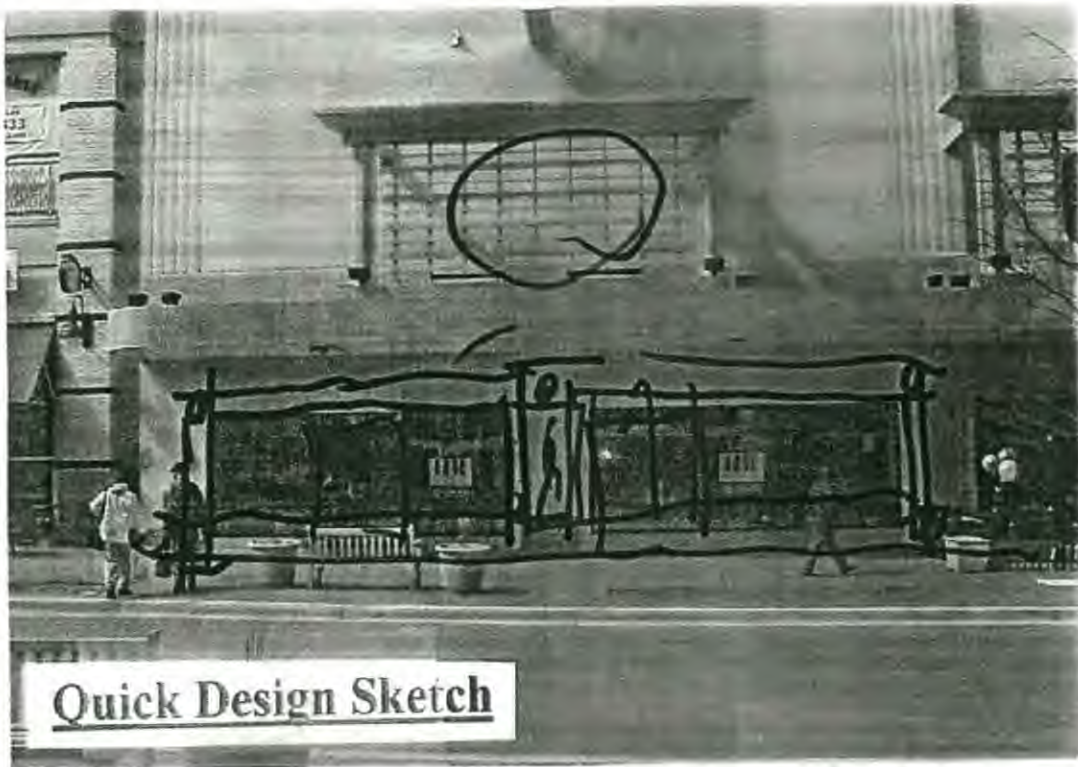
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Project:
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