

HPC #35/7-03A 8661 Colesville Rd
Locational Atlas - Hect Building



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: 10/09/03

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner
Anne Fothergill, Historic Preservation Planner (M)
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Applications - HPC Decision

The Historic Preservation Commission reviewed this project on 10/08/03.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



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

Date: 10/09/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. 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 @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8661 Colesville Road, Silver Spring	Meeting Date:	10/08/03
Resource:	The Hecht Building, Silver Spring CBD <i>Locational Atlas Historic District # 36/07</i>	Report Date:	10/01/03
Review:	HAWP	Public Notice:	09/24/03
Case Number:	36/07-03A REVISION	Tax Credit:	None
Applicant:	Chipotle Mexican Grill (Todd Worley, Agent)	Staff:	Michele Naru

PROPOSAL: Patio and Signage Installation

RECOMMEND: Approve

PROJECT DESCRIPTION

RESOURCE: Silver Spring Historic District, Locational Atlas Resource #36/7
STYLE: Art Moderne
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.

PROPOSAL:

The applicant is a new tenant in the abovementioned building. The applicants received approval from the HPC on August 13, 2003 for alterations to the approved (July 25, 2000) storefront design. The subject of this current proposal is the installation of an outdoor patio eating area and the tenant's proposed signage for their restaurant. The proposed outdoor patio will be constructed as freestanding elements and will not require penetration into the façade of the current building. The

patio will be contained through the use of metal ornamental railings interspersed with granite finish planter boxes. The dimensions of the patio will be 10'1" in depth and 18'6" in length.

The proposed signage is to be located on the already approved wall mounted grid frame (See circle 9). The proposed materials for the sign include 14GA corten steel skin with 1" clear acrylic with silver vinyl laminated to face of the acrylic.

STAFF DISCUSSION

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:

#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.

#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.

The proposed patio will be freestanding and will not require any penetration into the existing walls of the building. The patio, as designed, is a reversible change and as such will not negatively impact the building's integrity. Staff will additionally note that the existing sidewalk width is 20'. The proposed patio area width is 10'1". This patio will not have any negative impact to the pedestrian flow along Ellsworth. Staff recommends approval.

The proposed signage will be installed on the already approved sign grids. The Commission reviewed and approved these grids with the knowledge that they would be used to house signs for the individual tenants. Since the sign will be mounted on already approved grids, staff feels that the sign itself is a reversible change and will not further impact the building's design. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** 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 # 2, #9 and #10

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.

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.

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.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. 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 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



1 STOREFRONT ELEVATION
3 SCALE: 3/16" = 1'-0"



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3725 Canal Drive,
Fort Collins, CO 80524
970 484 3637

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in liability under applicable laws.

Drawing Proposal
9-14-2003

Elevation

Chipotle Mexican Grill
City Place Mall
Silver Spring, MD

Drawn by: Keith J. 1.75
Account Manager: Rob K.
Project Manager:

Customer Approval _____ Date _____

Account Manager Approval _____ Date _____

Project Manager Approval _____ Date _____

Estimator Approval _____ Date _____

Design Approval _____ Date _____

Design/Est. Number 22056

Revisions/	Description	Checked by
No.	Date	AM PM
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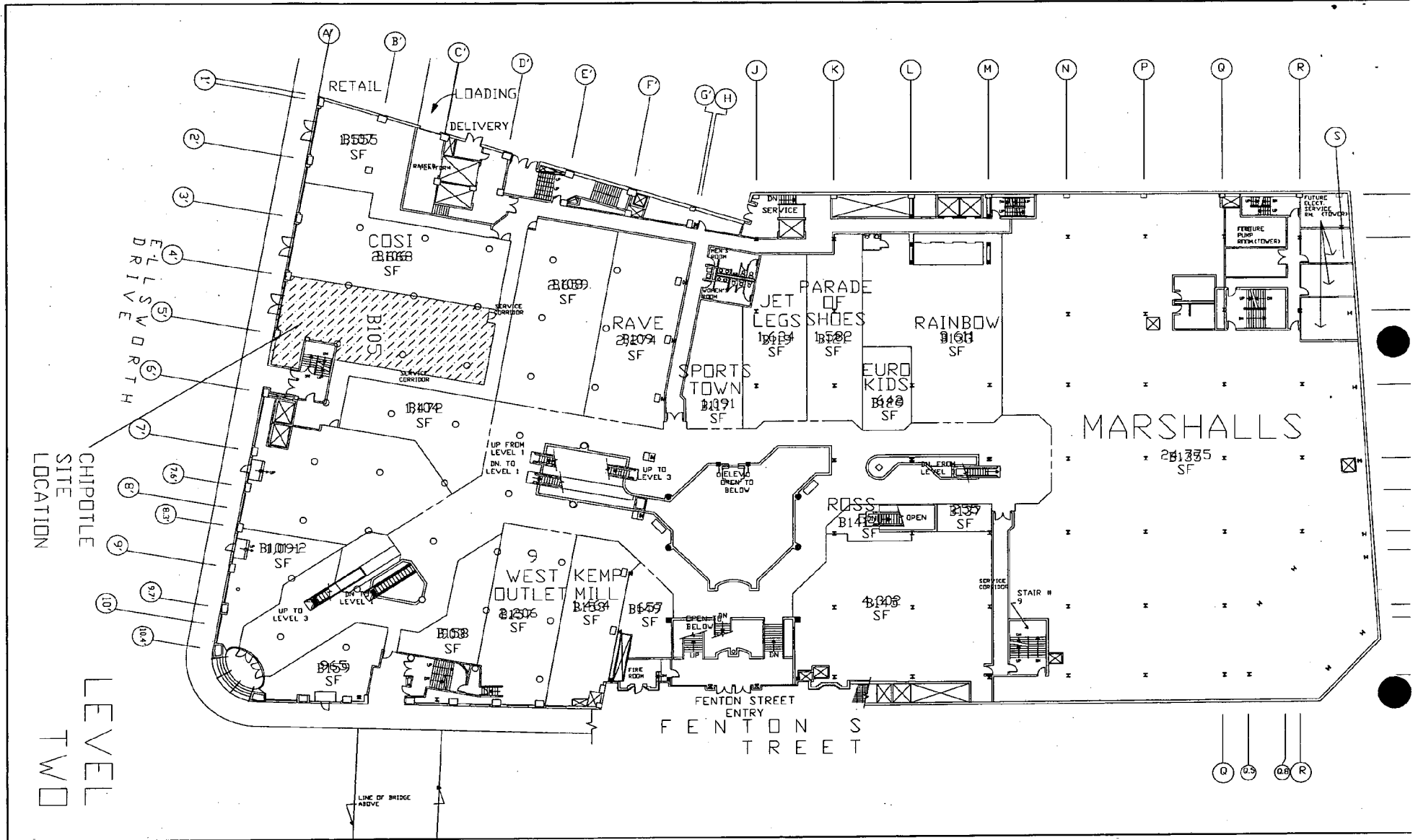
SEGMENT No. _____

W.O. # _____

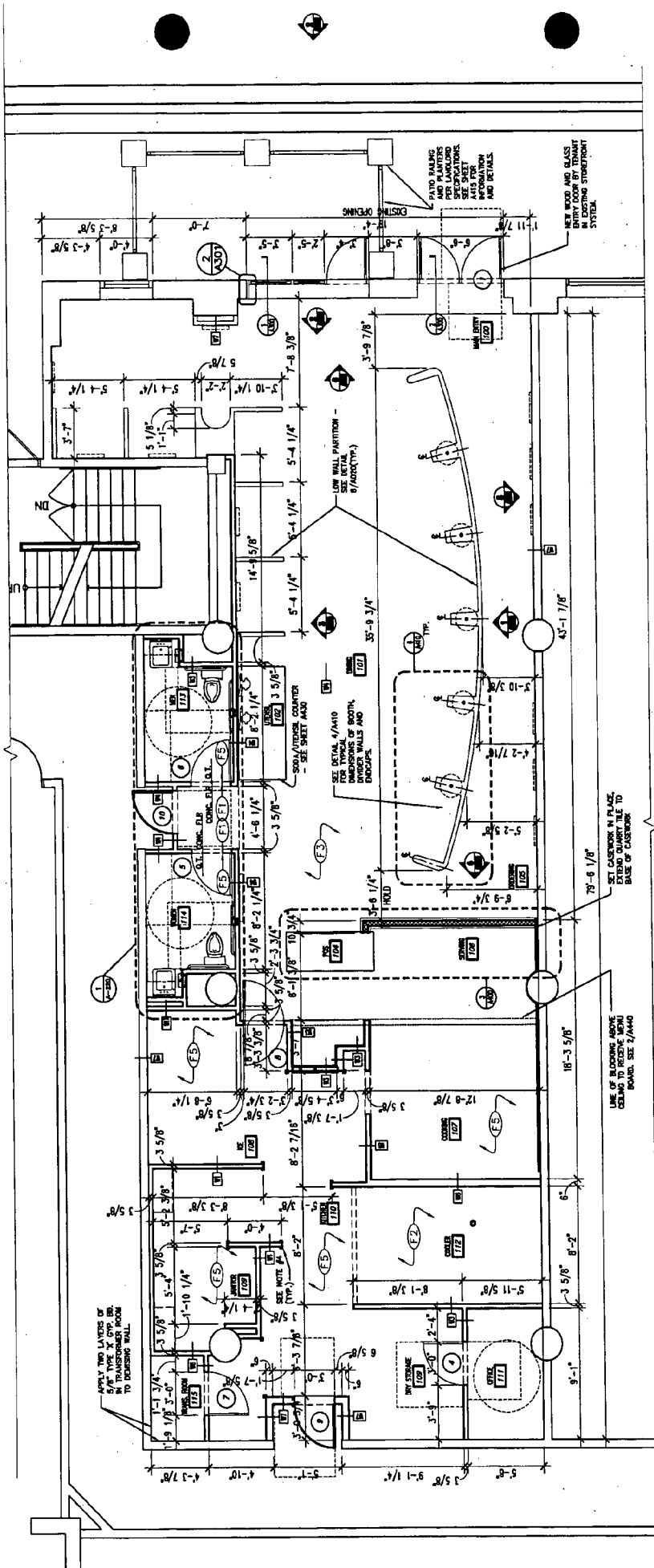
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14



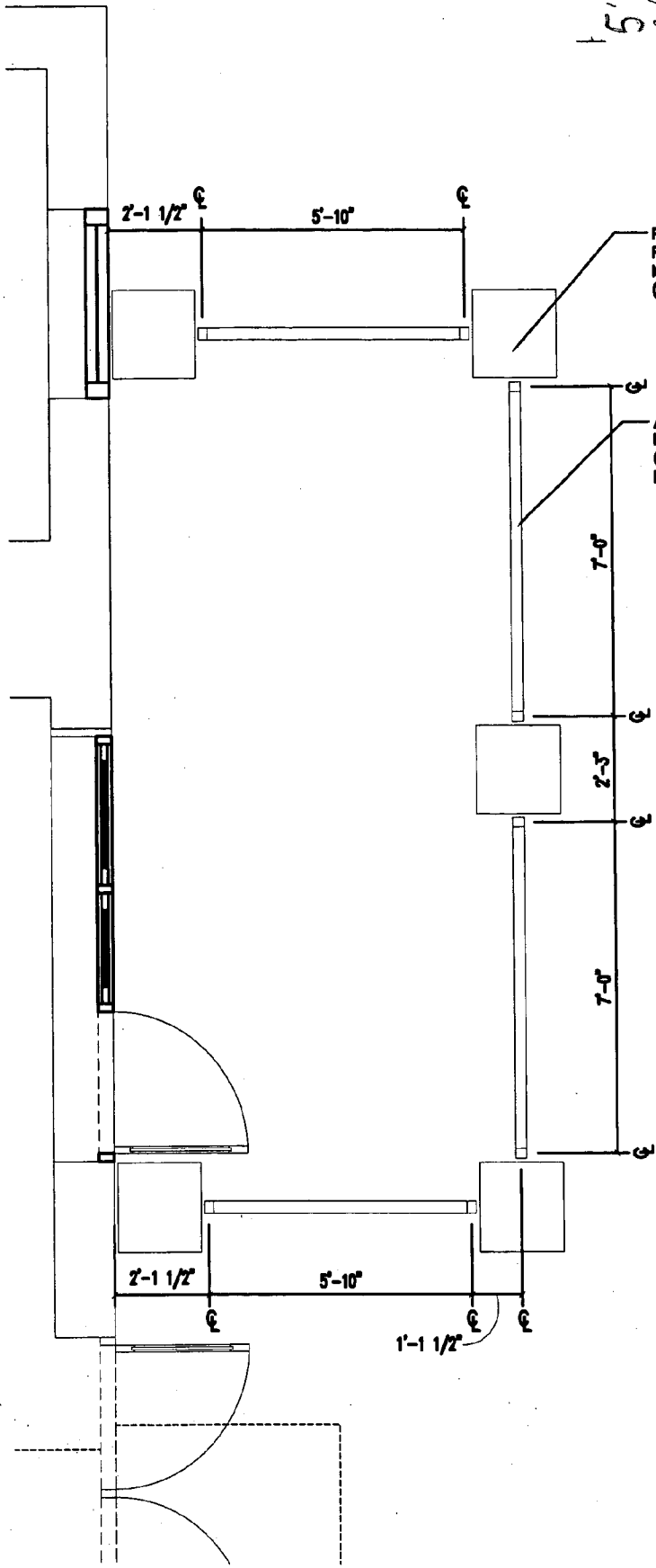
5



ARCHITECTURAL FLOOR PLAN

300 - 14

$$\begin{array}{r} 5'10'' \\ 2'1'1/2'' \\ \hline 2'1'1/2'' \\ \hline 10'1'' \end{array}$$



PLANTER BY RIVERSIDE CLASSIC
 PLANTERS (800-493-4946).
 MODEL #RRS-21, GRANITE FINISH.
 (TYP.)

AEGIS II ORNAMENTAL RAILING,
 MANUFACTURED BY AMERSTAR
 (800-321-8724). FINISH TO BE
 BLACK (TYP.).

$$\begin{array}{r} 14'3'' \\ 2'3'' \\ 2'3'' \\ \hline 18'6'' \end{array}$$

1 PARTIAL PLAN - PATIO
 1/2" = 1'

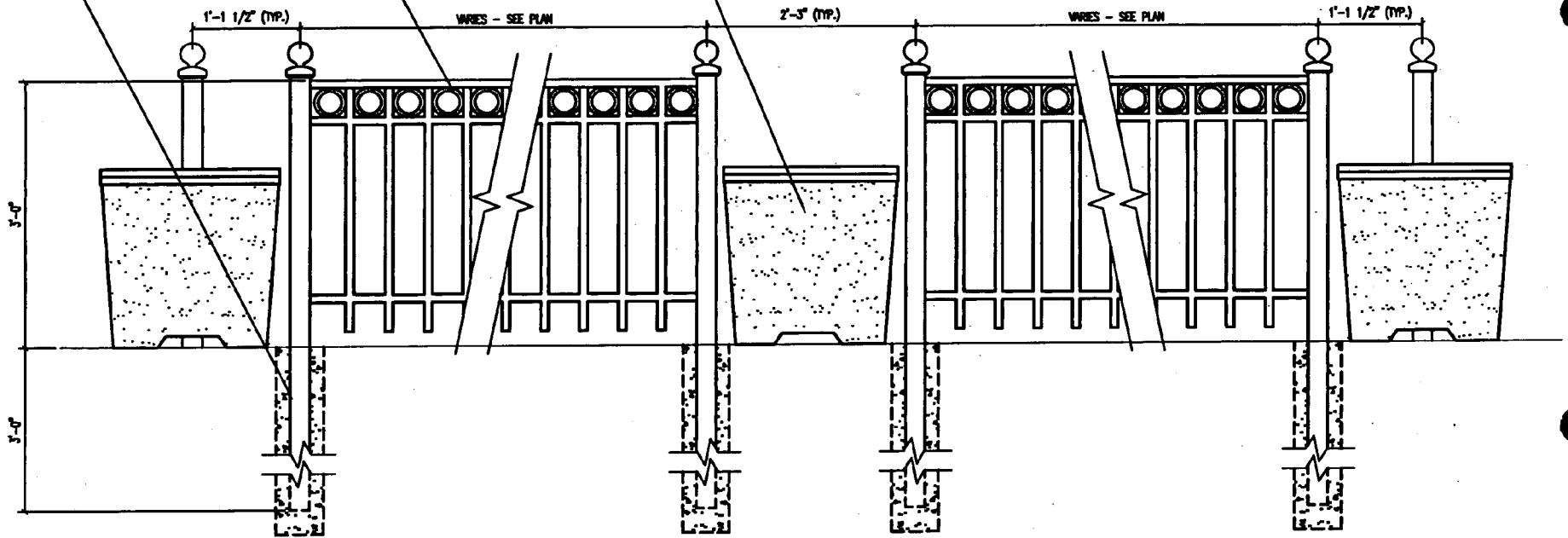
7

NOTE:
VERIFY INSTALLATION WITH
MANUFACTURER'S SPECIFICATIONS.

VERIFY POLE FOOTING WITH
MONTGOMERY COUNTY AND
LANDLORD

AEGIS II ORNAMENTAL RAILING,
MANUFACTURED BY AMERISTAR
(800-321-8724). FINISH TO BE
BLACK (TYP.)

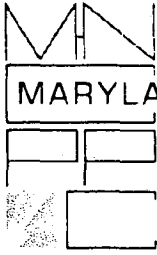
PLANTER BY RIVERSIDE CLASSIC
PLANTERS (800-493-4945).
MODEL #RRS-21, GRANITE FINISH.
(TYP.)



RAILING DETAIL

1 = 1

8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 10/09/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC # 30/07-03A REVISION

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

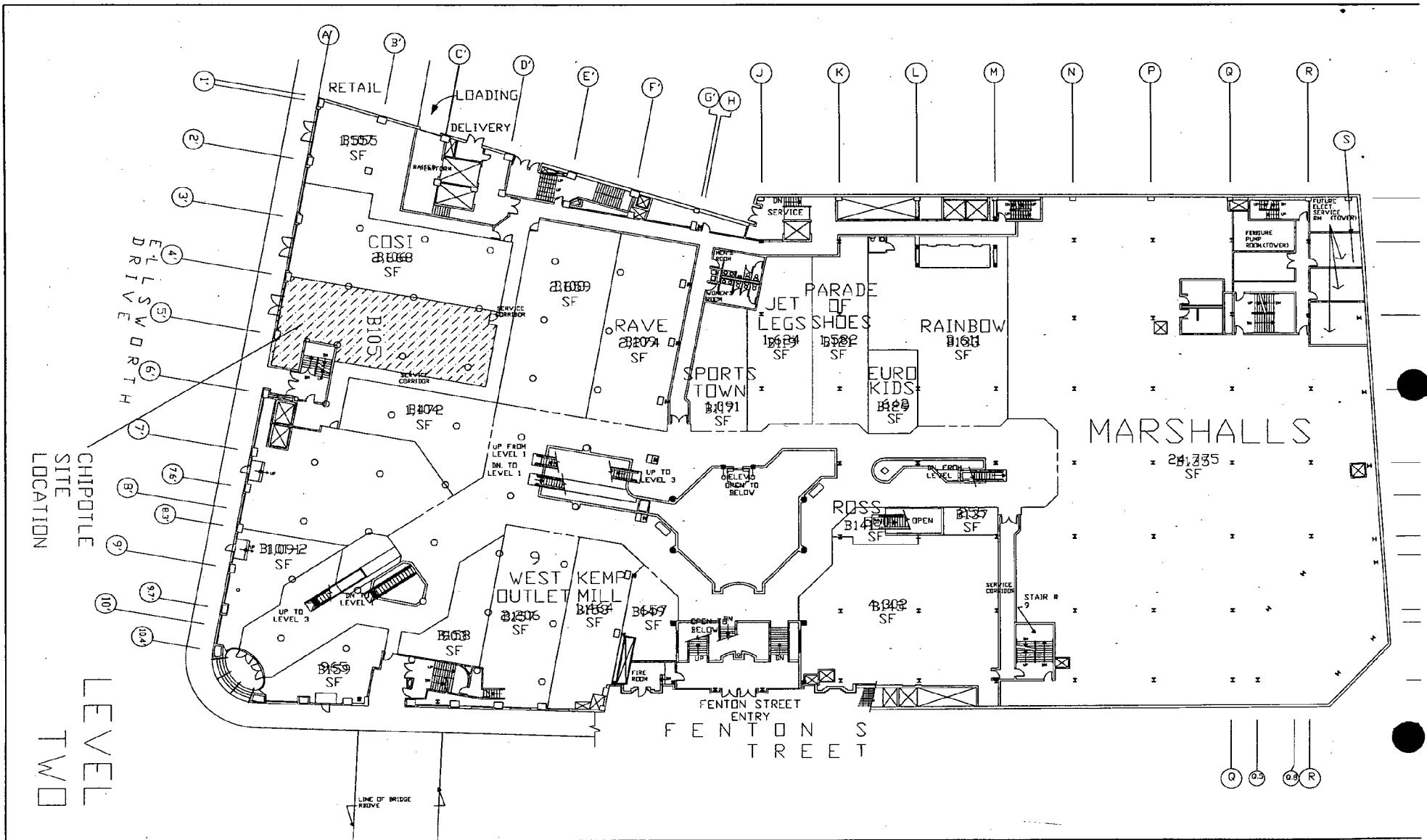
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: CHIPOTLE MEXICAN GRILL (CITY PLACE BLDG)

Address: 8101 COLEVILLE RD, SS CBD

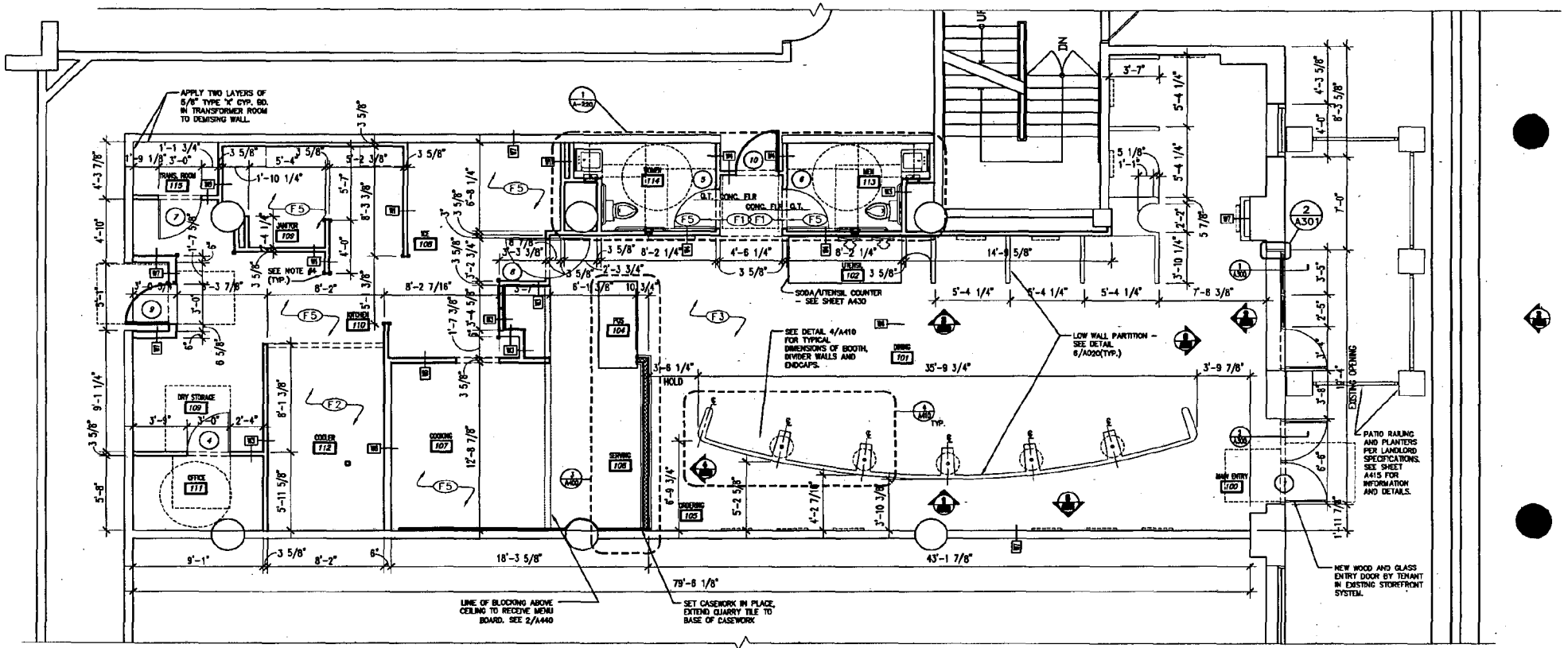
and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement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



APPROVED
 Montgomery County
 Historic Preservation Commission

Aaron C. [Signature]

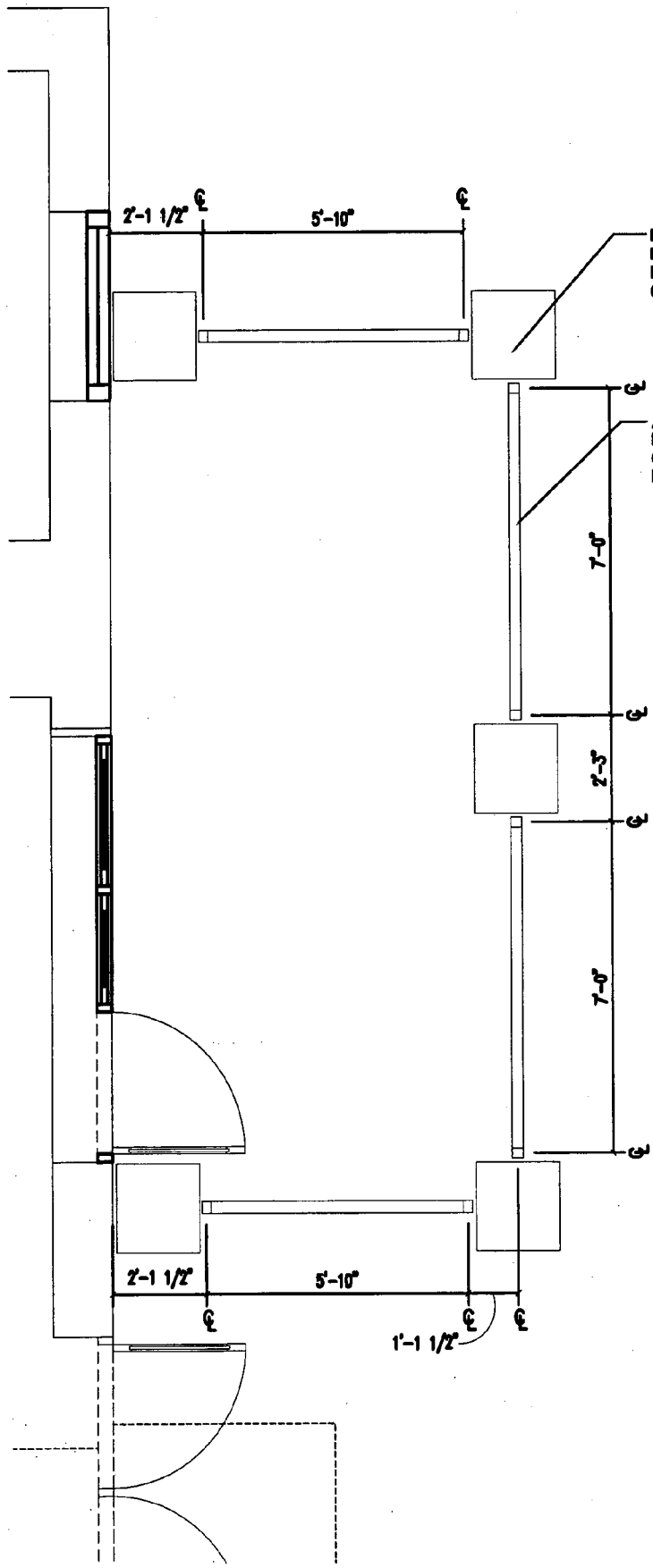
10/13/03



ARCHITECTURAL FLOOR PLAN
 3rd - 1st

APPROVED
 Montgomery County
 Historic Preservation Commission

Aaron C. Wilgus
 10/13/03



PLANTER BY RIVERSIDE CLASSIC
 PLANTERS (800-493-4945).
 MODEL #RRS-21, GRANITE FINISH
 (TYP.)

AEGIS II ORNAMENTAL RAILING,
 MANUFACTURED BY AMERSTAR
 (800-321-8724). FINISH TO BE
 BLACK (TYP.).

APPROVED
 Montgomery County
 Historic Preservation Commission

James E. Callahan

10/13/03

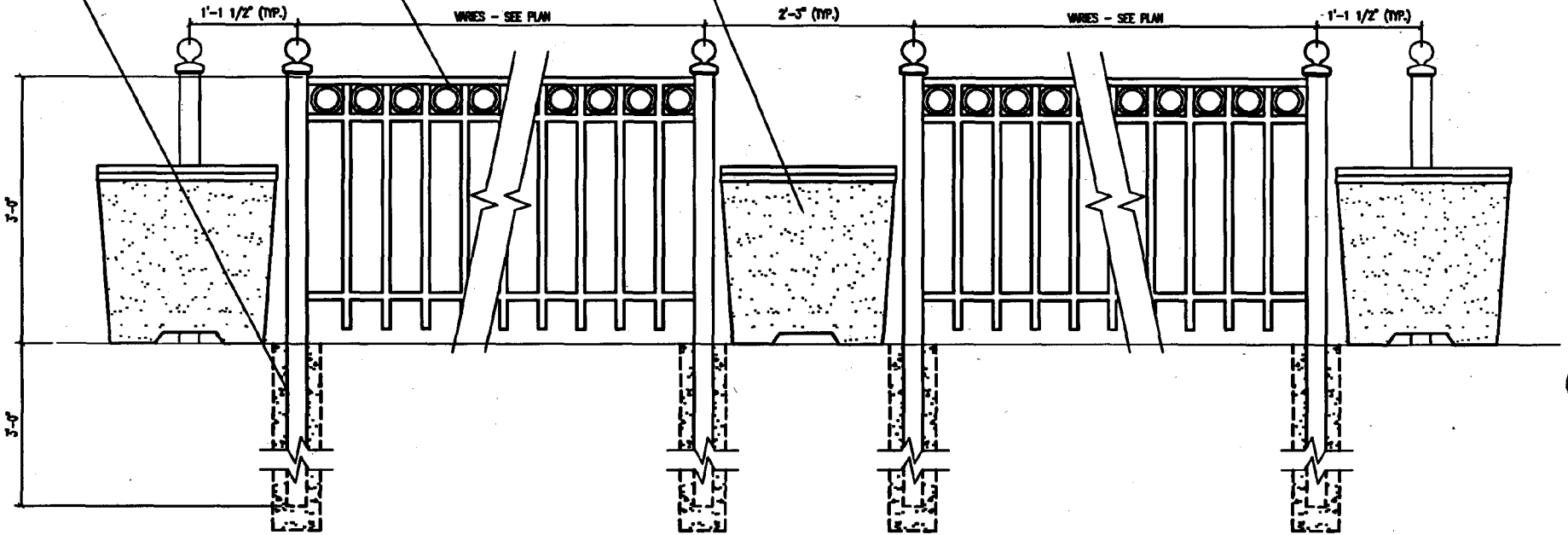
1
 ANB PARTIAL PLAN - PATIO
 1/2" = 1'

NOTE:
VERIFY INSTALLATION WITH
MANUFACTURER'S SPECIFICATIONS.

VERIFY POLE FOOTING WITH
MONTGOMERY COUNTY AND
LANDLORD

AEGIS II ORNAMENTAL RAILING,
MANUFACTURED BY AMERISTAR
(800-321-8724). FINISH TO BE
BLACK (TYP.).

PLANTER BY RIVERSIDE CLASSIC
PLANTERS (800-483-4845).
MODEL #RRS-21, GRANITE FINISH.
(TYP.)



2
ARR RAILING DETAIL
1-1

APPROVED
-Montgomery County
Historic Preservation Commission
Susan C. Wilgus

10/13/03



1 ELEVATION
1 SCALE: 1/2" = 1'-0" (QTY = 1)

0'-8 1/2"



3 A

1 A

4 B

5

2 END VIEW
1 SCALE: 1/2" = 1'-0"

FABRICATION SPECIFICATIONS:

- 1 **FRAME TYPE**= S/F type - 1" x 1" Steel sq frame w/ 14GA Corten returns DEPTH= 10"
Returns are removable w/ 1/4" x 20 pan head screws (zinc finish)
BACK MATERIAL= .063" prefinished white (satin) aluminum - 40 grit Da finish on back
COLOR INSIDE= Paint Grip-Flex brite lite white
- 2 **ILLUMINATION**= Lamp horizontally w/ (6) F120 T-12 CW/HO fluorescent lamps
BALLASTS= (2) 3128D VOLTS & AMPS= 120V - 3.60 amps per ballast
POWER OUT= electrical supply (provided by others). Leave 8'-0" pigtail wire for sign hook up.
- 3 **FACE TYPE**= 14GA Corten steel w/ Seams in face - seam locations TBD - weld all seams
Copy to be water jet cut for push thru
NOTE: Corten face mounts to frame w/ versa-lok & studs w/ nuts
- 4 **PUSH THRU**= 1" Clear acrylic - water jet cut material - laminate vinyl to face of push thru
FONTS= Chipotle Script & Bank Gothic
BACKING MATERIAL= 3/16" white acrylic
- 5 **MOUNTING METHOD**= Flush mount to custom grid work (by others) - Clips & mounting hardware TBD

COLORS & FINISHES

- A 14GA CORTEN STEEL SKIN
- B 1" CLEAR ACRYLIC W/ #230-121 SILVER VINYL LAMINATED TO FACE OF ACRYLIC

INSTALLATION SPECIFICATIONS:

POWER LOCATION= Power to be provided at site by others (location TBD)
SWITCH LOCATION= Upper right on side return
SERVICE ACCESS= Thru c-covers & removable face
MOUNTING METHOD= Flush mount to grid work (by others) - Clips TBD

APPROVED -
Montgomery County
Historic Preservation Commission

Queen E. Velazquez
10/13/03



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Drawing Proposal
9-14-2003

(Sign Type A)
S/F Wall Mount Cabinet

Chipotle Mexican Grill
City Place Mall
Silver Spring, MD

Drawn by: Keith J. 2
Account Manager: Rob K.
Project Manager:

Customer Approval _____ Date _____

Account Manager Approval _____ Date _____

Project Manager Approval _____ Date _____

Estimator Approval _____ Date _____

Design Approval _____ Date _____

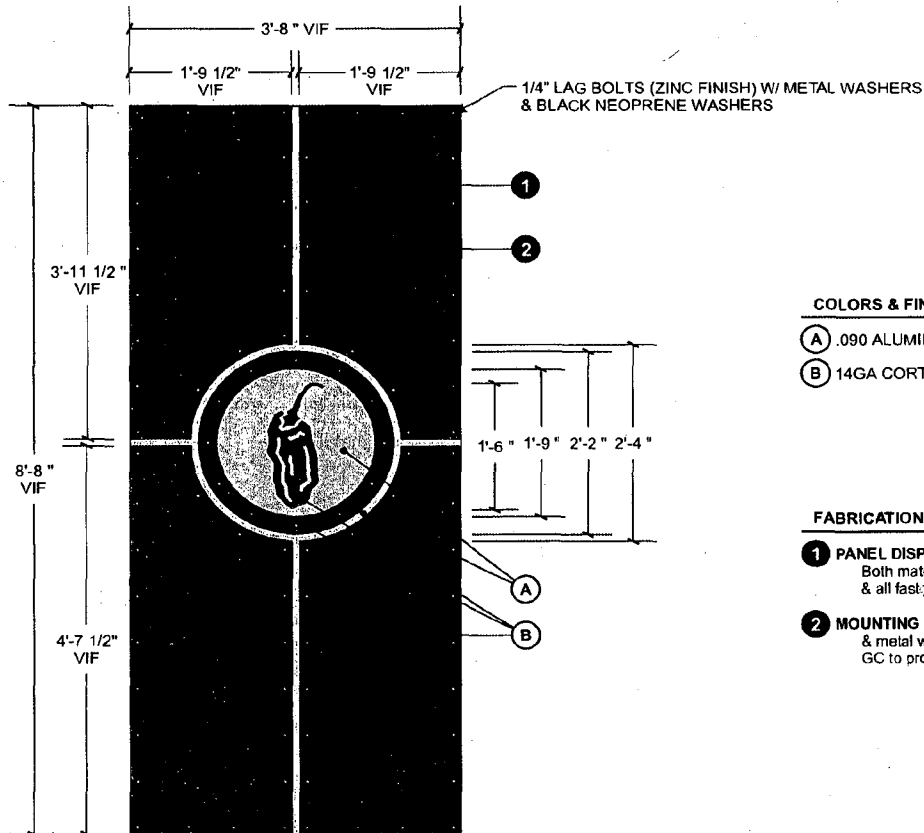
Design/Est. Number 22056

Revisions/ Description	Checked by
No. Date	AM PM
1 9-16-2003	
R1 KJ 25min	
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SEGMENT No. _____

W.O. # _____

Sheet No. 1



1/4" LAG BOLTS (ZINC FINISH) W/ METAL WASHERS & BLACK NEOPRENE WASHERS

COLORS & FINISHES

- (A) .090 ALUMINUM W/ 40 GRIT DA FINISH & CLEAR COAT
- (B) 14GA CORTEN STEEL - PRE RUSTED BEFORE SHIPPING

FABRICATION SPECIFICATIONS:

- 1 **PANEL DISPLAY**= .090 Aluminum Back panel & 14GA Corten steel face panels
Both materials are mounted together w/ versa-lok adhesive & all fastener holes pre drilled - Pepper to be mounted w/ visible fasteners
- 2 **MOUNTING PANELS**= Panels mount flush to wall w/ 1/4" lag bolts & metal washers w/black neoprene washers - GC to provide plywood backer for install

1 **ELEVATION**
2 **SCALE: 3/4" = 1' - 0" (QTY = 1)**



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Drawing Proposal
9-14-2003

(Sign Type B)

Chipotle Mexican Grill
City Place Mall
Silver Spring, MD

Drawn by: Keith J. 2.25
Account Manager: Rob K.
Project Manager:

Customer Approval _____ Date _____

Account Manager Approval _____ Date _____

Project Manager Approval _____ Date _____

Estimator Approval _____ Date _____

Design Approval _____ Date _____

Design/Est. Number 22056

Revisions/	Description	Checked by
No.	Date	AM PM
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SEGMENT No. _____

W.O. # _____

Sheet No. 2

APPROVED
Montgomery County
Historic Preservation Commission

Jason E. Velazquez
10/13/03



1 STOREFRONT ELEVATION
3 SCALE: 3/16" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission

Jason C. [Signature]

10/13/03



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Drawing Proposal
9-14-2003

Elevation

Chipotle Mexican Grill
City Place Mall
Silver Spring, MD

Drawn by: Keith J. 1.75
Account Manager: Rob K.
Project Manager:

Customer Approval Date

Account Manager Approval Date

Project Manager Approval Date

Estimator Approval Date

Design Approval Date

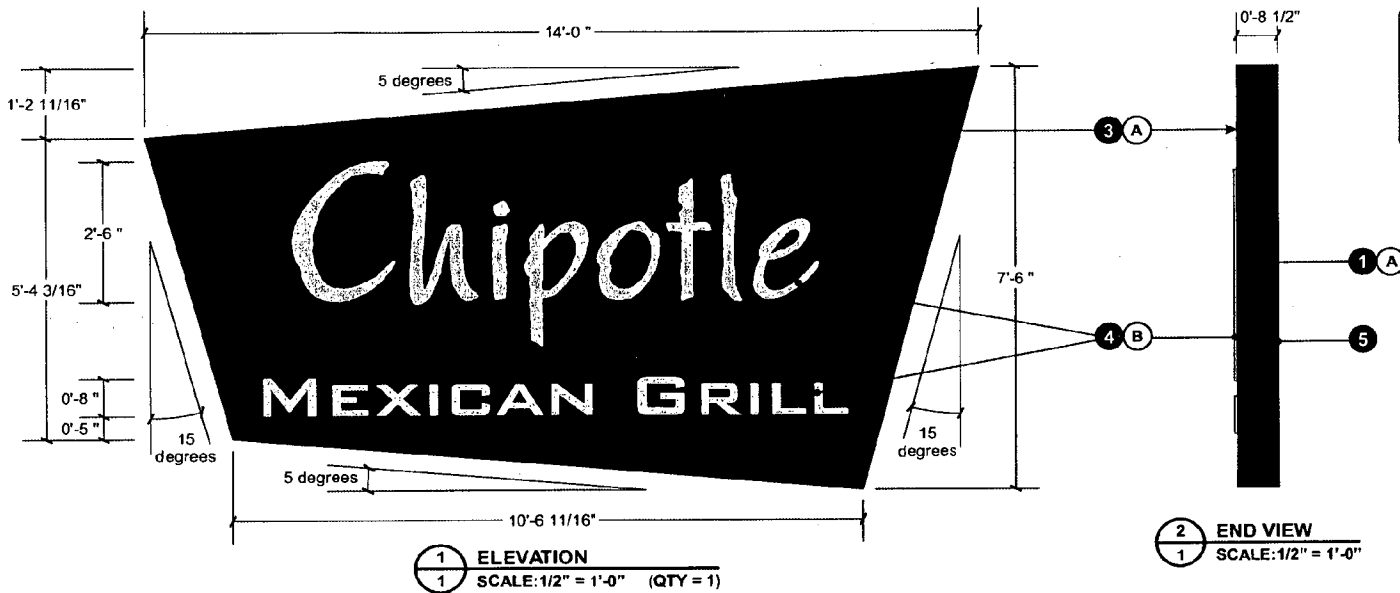
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SEGMENT No.

W.O. #

Sheet No. 3



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Drawing Proposal
 9-14-2003

(Sign Type A)
 S/F Wall Mount Cabinet

Chipotle Mexican Grill
 City Place Mall
 Silver Spring, MD

Drawn by: Keith J. 2
 Account Manager: Rob K.
 Project Manager:

Customer Approval _____ Date _____

Account Manager Approval _____ Date _____

Project Manager Approval _____ Date _____

Estimator Approval _____ Date _____

Design Approval _____ Date _____

Design/Est. Number 22056

Revisions/ Description Checked by
 No. Date AM PM

1 9-16-2003 R1 KJ 25min

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4 _____

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SEGMENT No. _____

W.O. # _____

Sheet No. 1

FABRICATION SPECIFICATIONS:

- 1 **FRAME TYPE**= S/F type - 1" x 1" Steel sq frame w/ 14GA Corten returns DEPTH= 10"
 Returns are removable w/ 1/4" x 20 pan head screws (zinc finish)
BACK MATERIAL= .063" prefinished white (satin) aluminum - 40 grit Da finish on back
COLOR INSIDE= Paint Grip-Flex brite lite white
- 2 **ILLUMINATION**= Lamp horizontally w/ (6) F120 T-12 CW/HO fluorescent lamps
BALLASTS= (2) 3128D VOLTS & AMPS= 120V - 3.60 amps per ballast
POWER OUT= electrical supply (provided by others). Leave 8'-0" pigtail wire for sign hook up.
- 3 **FACE TYPE**= 14GA Corten steel w/ Seams in face - seam locations TBD - weld all seams
 Copy to be water jet cut for push thru
 NOTE: Corten face mounts to frame w/ versa-lok & studs w/ nuts
- 4 **PUSH THRU**= 1" Clear acrylic - water jet cut material - laminate vinyl to face of push thru
FONTS= Chipotle Script & Bank Gothic
BACKING MATERIAL= 3/16" white acrylic
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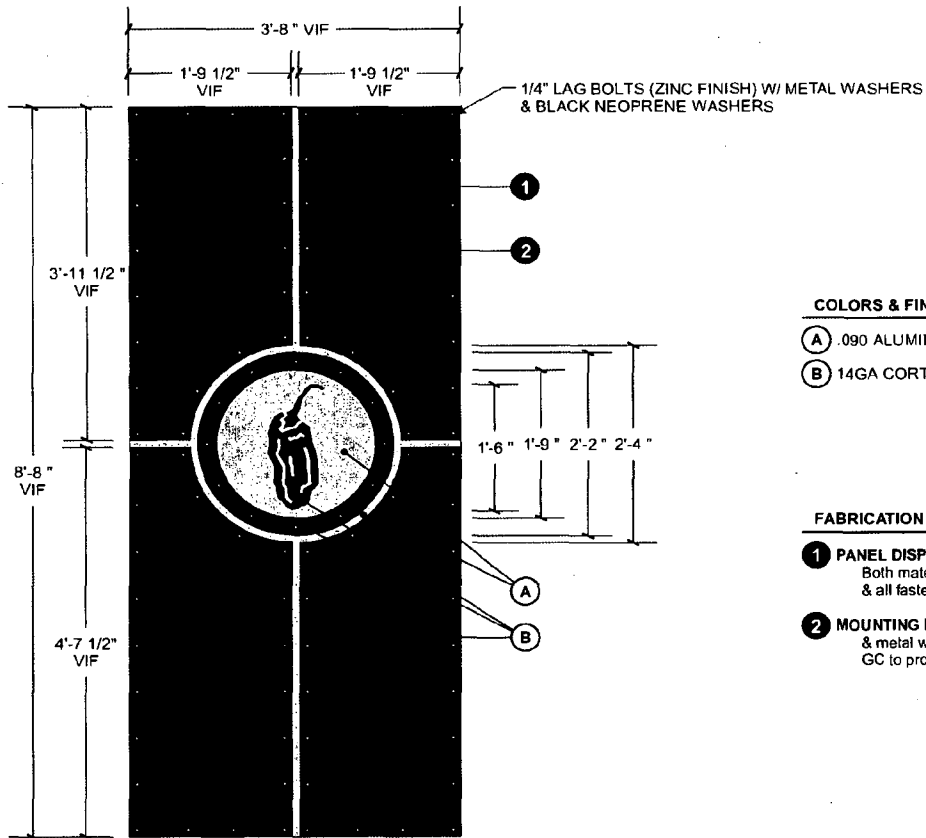
COLORS & FINISHES

- A 14GA CORTEN STEEL SKIN
- B 1" CLEAR ACRYLIC W/ #230-121 SILVER VINYL LAMINATED TO FACE OF ACRYLIC

INSTALLATION SPECIFICATIONS:

POWER LOCATION= Power to be provided at site by others (location TBD)
SWITCH LOCATION= Upper right on side return
SERVICE ACCESS= Thru c-covers & removable face
MOUNTING METHOD= Flush mount to grid work (by others) - Clips TBD

(6)



1 ELEVATION
 2 SCALE: 3/4" = 1' - 0" (QTY = 1)

1/4" LAG BOLTS (ZINC FINISH) W/ METAL WASHERS & BLACK NEOPRENE WASHERS

COLORS & FINISHES

- A .090 ALUMINUM W/ 40 GRIT DA FINISH & CLEAR COAT
- B 14GA CORTEN STEEL - PRE RUSTED BEFORE SHIPPING

FABRICATION SPECIFICATIONS:

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 Both materials are mounted together w/ versa-lok adhesive & all fastener holes pre drilled - Pepper to be mounted w/ visible fasteners
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Drawing Proposal
 9-14-2003

(Sign Type B)

Chipotle Mexican Grill
 City Place Mall
 Silver Spring, MD

Drawn by: Keith J. 2.25
 Account Manager: Rob K.
 Project Manager:

Customer Approval _____ Date _____

Account Manager Approval _____ Date _____

Project Manager Approval _____ Date _____

Estimator Approval _____ Date _____

Design Approval _____ Date _____

Design/Est. Number 22056

Revisions/	Description	Checked by
No.	Date	AM PM
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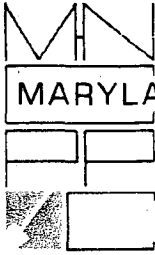
W.O. # _____

Sheet No. **2**

exterior lighting

patio

signage



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

Date: 8/14/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 36/07-03A

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

X Approved

Approved with Conditions: _____

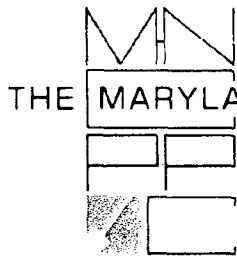
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: CHIPOTLE MEXICAN GRILL (TODD WORLEY, AGENT)

Address: 81001 COLESVILLE RD, SILVER SPRING

and 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 @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

Date: 8/14/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. 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 @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd



RETURN TO: PERMITTING SERVICES
25 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
20077-6370

DPS - #1

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Todd Worley
Daytime Phone No.: 630-623-6922

Tax Account No.: _____
Name of Property Owner: Chipotle Mexican Grill Daytime Phone No.: 303-595-4000
Address: 1543 Walzce St. Denver CO 80202
Street Number City State Zip Code

Contractor: Not chosen at this time Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Todd Worley Daytime Phone No.: 630-623-6922

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: B661 Colesville Rd.

Town/City: Silver Spring Nearest Cross Street: Fenton & Ellsworth rt.

Lot: _____ Block: _____ Subdivision: _____

Lot: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 275,000 (total construction cost of space).

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.

Todd Worley 9/29/03
Signature of owner or authorized agent Date

Approved: X For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Jessica C. ... Date Issued: 8/14/03
Application/Permit No.: _____ Date Filed: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Existing building is City Place Mall located in Silver Spring MD. The mall is an existing Art Deco style building that is currently being remodeled in conjunction with the Downtown Silver Spring project. Other existing buildings in the area that are historic is the AFI Silver Theatre.

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

This project is a tenant build out located on the southwest elevation of the building on Ellsworth Drive. The storefront being provided by the building owner is aluminum storefront located in what is now the loading dock of the mall. We are proposing to incorporate wood rails and stiles to the aluminum storefront as well as shifting the entrance door from the center of the opening to the side of the opening.

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 bounding box that is 11" x 17". Plans on 9 1/2" x 11" sheets 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 finishes 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 dripline 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 CONTIGUOUS PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and neighboring property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which abut 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 (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MARKING LABELS.

5



Date: July 22, 2003

To: Montgomery County Historic Preservation Commission
Town of Herndon, VA

From: Todd Worley
Chipotle Mexican Grill
2111 McDonald's Dr.
Oak Brook, IL 60523

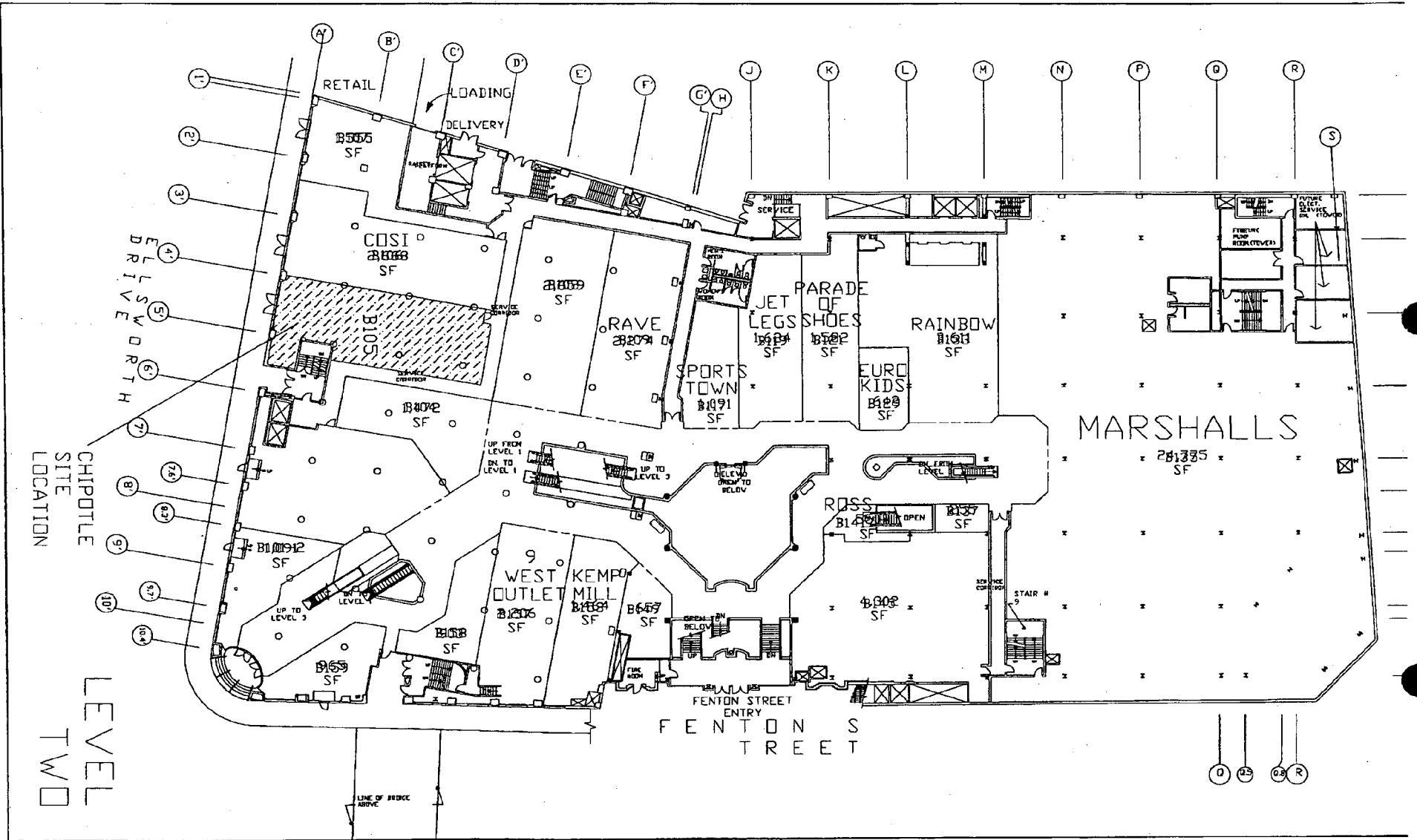
Re: Proposed Chipotle Mexican Grill
8661 Colesville Road
Silver Spring, MD

Members of the Commission

Listed below are alterations we are proposing for the storefront of our leasable space at the building located at 8661 Colesville Road in Silver Spring. Prior to preparing this design package, representatives from our office conducted a physical on-site inspection as well as the surrounding area.

Currently, the space we are considering is located in the loading dock of City Place Mall. This area is currently being remodeled to be retail area. As designed, the space would have been provided to us with an aluminum storefront system which would fill the 19'-4" opening which is currently one of the loading dock doors/entryway. We are proposing the following changes:

- All proposed storefront would remain within the existing 19'-4" opening.
- Relocate main entry doors from center of opening to left side of opening (see attached elevations).
- Add wood rails and stiles to aluminum storefront system. The wood specified for this item is Douglas Fir or Hemlock. Also, an example of this type of storefront is shown in Photo 3 on page P1.
- We will retain any existing exterior materials.

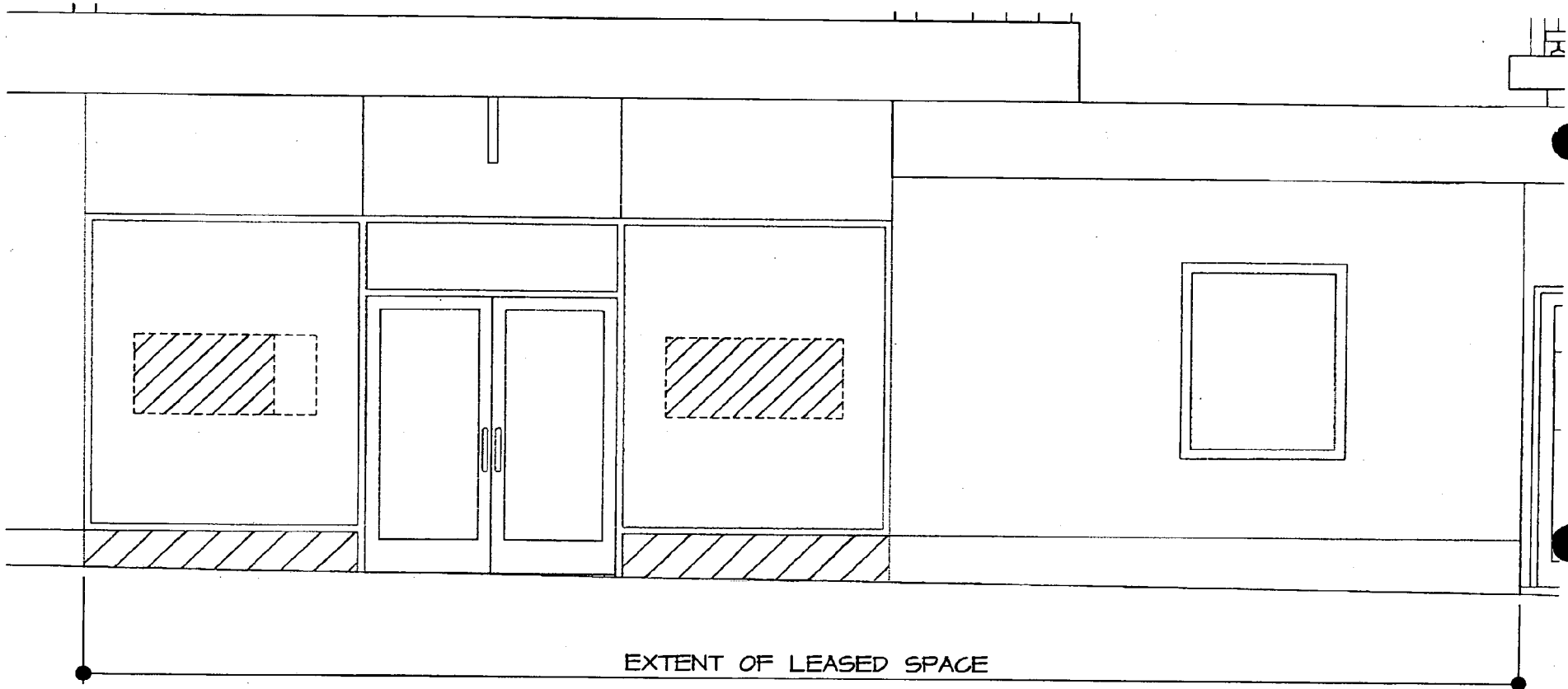


CHIPOTLE SITE LOCATION

LEVEL TWO

ELLSWORTH DRIVE

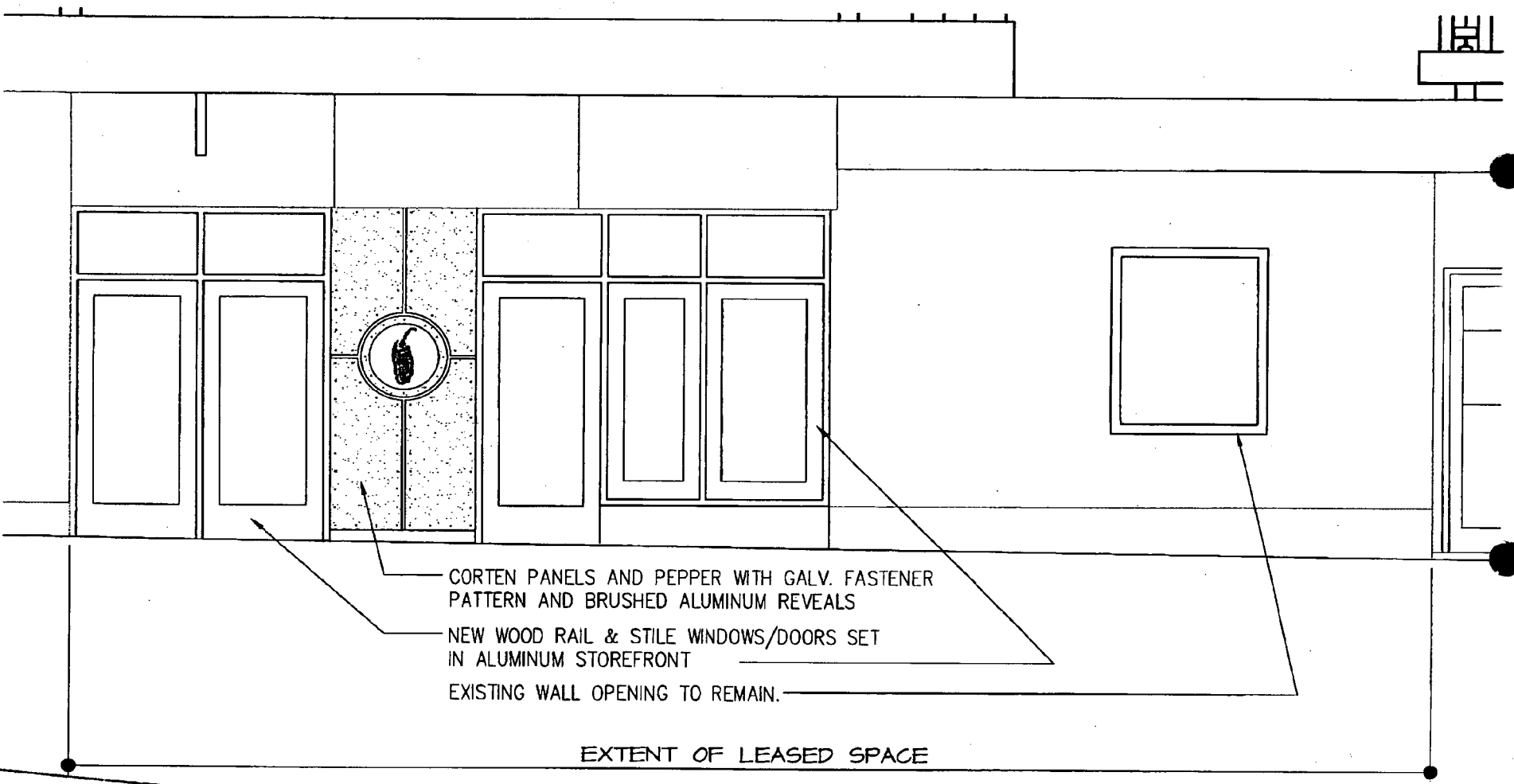
FENTON STREET ENTRY



ORIGINAL PARTIAL ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission

Juan C. Velazquez @ 8/14/03



CORTEN PANELS AND PEPPER WITH GALV. FASTENER
 PATTERN AND BRUSHED ALUMINUM REVEALS
 NEW WOOD RAIL & STILE WINDOWS/DOORS SET
 IN ALUMINUM STOREFRONT
 EXISTING WALL OPENING TO REMAIN.

EXTENT OF LEASED SPACE

APPROVED
 Montgomery County
 Historic Preservation Commission

PROPOSED PARTIAL ELEVATION

Juan E. Velazquez 8/14/03

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8661 Colesville Road, Silver Spring	Meeting Date:	08/13/03
Resource:	The Hecht Building, Silver Spring CBD <i>Locational Atlas Historic District # 36/07</i>	Report Date:	08/06/03
Review:	HAWP	Public Notice:	07/30/03
Case Number:	36/07-03A	Tax Credit:	None
Applicant:	Chipotle Mexican Grill (Todd Worley, Agent)	Staff:	Michele Naru

PROPOSAL: Storefront Alterations

RECOMMEND: Approve

PROJECT DESCRIPTION

RESOURCE: Silver Spring Historic District, Locational Atlas Resource #36/7
STYLE: Art Moderne
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.

PROPOSAL:

The applicant is a new tenant in the abovementioned building. The applicants are proposing alterations to the approved storefront design. The approved storefront is an aluminum system designed to fill in the current 19'4" loading dock opening (See Circle 10). The proposed

changes are as follows (See Circle // for drawing):

1. All proposed storefront would remain within the existing 19'-4" opening.
2. Relocate main entry doors from the center of opening to left side of opening.
3. Add wood rails and stiles to aluminum storefront system. The wood specified for this item is Douglas fir or Hemlock (See circle 12 for example photo.)
4. All existing and historic exterior materials will be retained.

STAFF DISCUSSION

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.

The proposed alterations to the storefront are within the current loading dock area. These changes will still retain Commission's intent to alter the current elevation from being utilized as loading docks into street accessed retail spaces. The proposed changes will be within the current proposed aluminum framework as proposed in the approved HAWP application on 7/25/00 and are reversible if there is a tenant change. The proposed materials and finishes will complement the existing building and will not negatively impact the features that characterize the building's original design. Staff is recommending approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** 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 #1,# 2,# 5, #9 and #10

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.

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.

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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.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. 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 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



Date: July 22, 2003

To: Montgomery County Historic Preservation Commission
Town of Herndon, VA

From: Todd Worley
Chipotle Mexican Grill
2111 McDonald's Dr.
Oak Brook, IL 60523

Re: Proposed Chipotle Mexican Grill
8661 Colesville Road
Silver Spring, MD

Members of the Commission

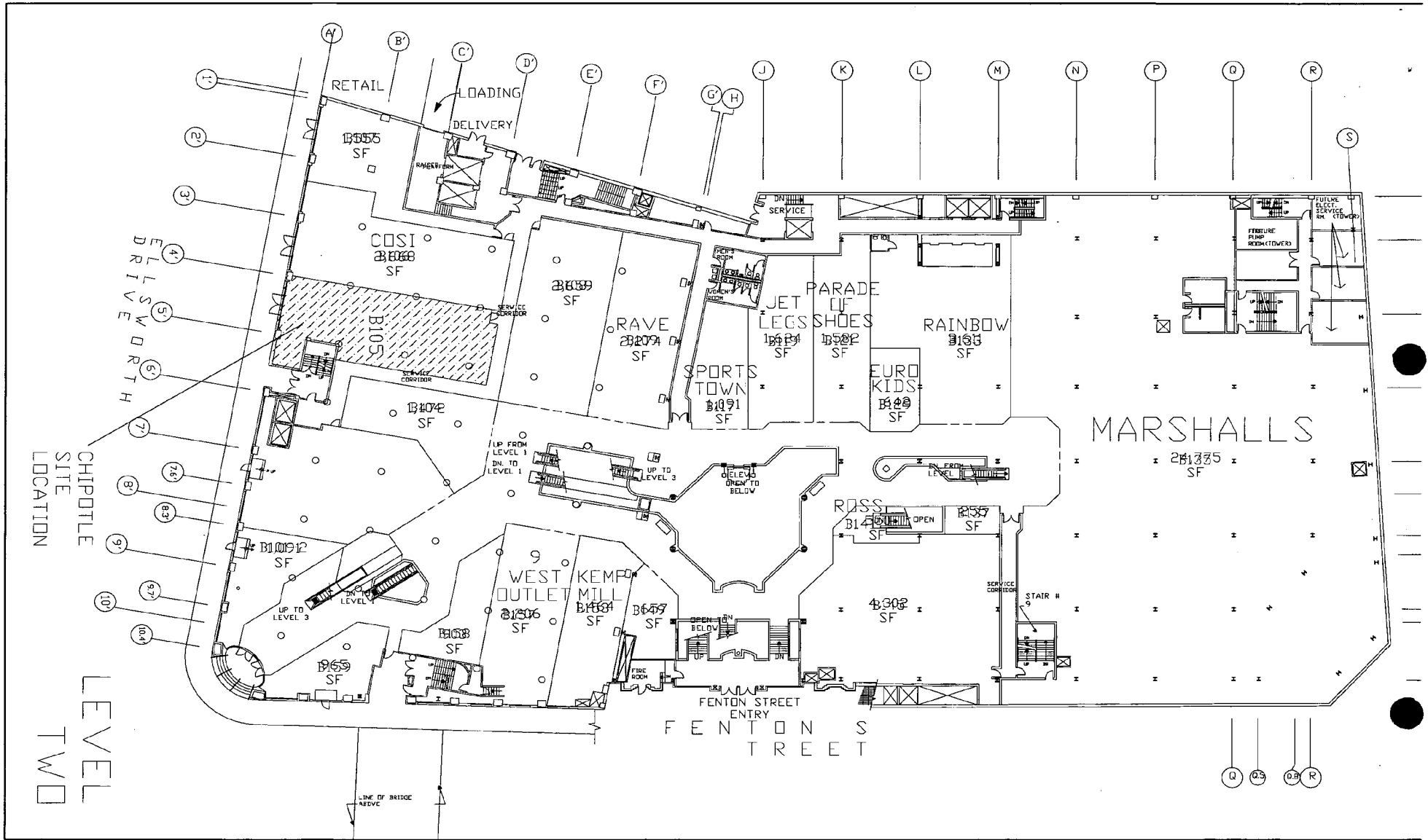
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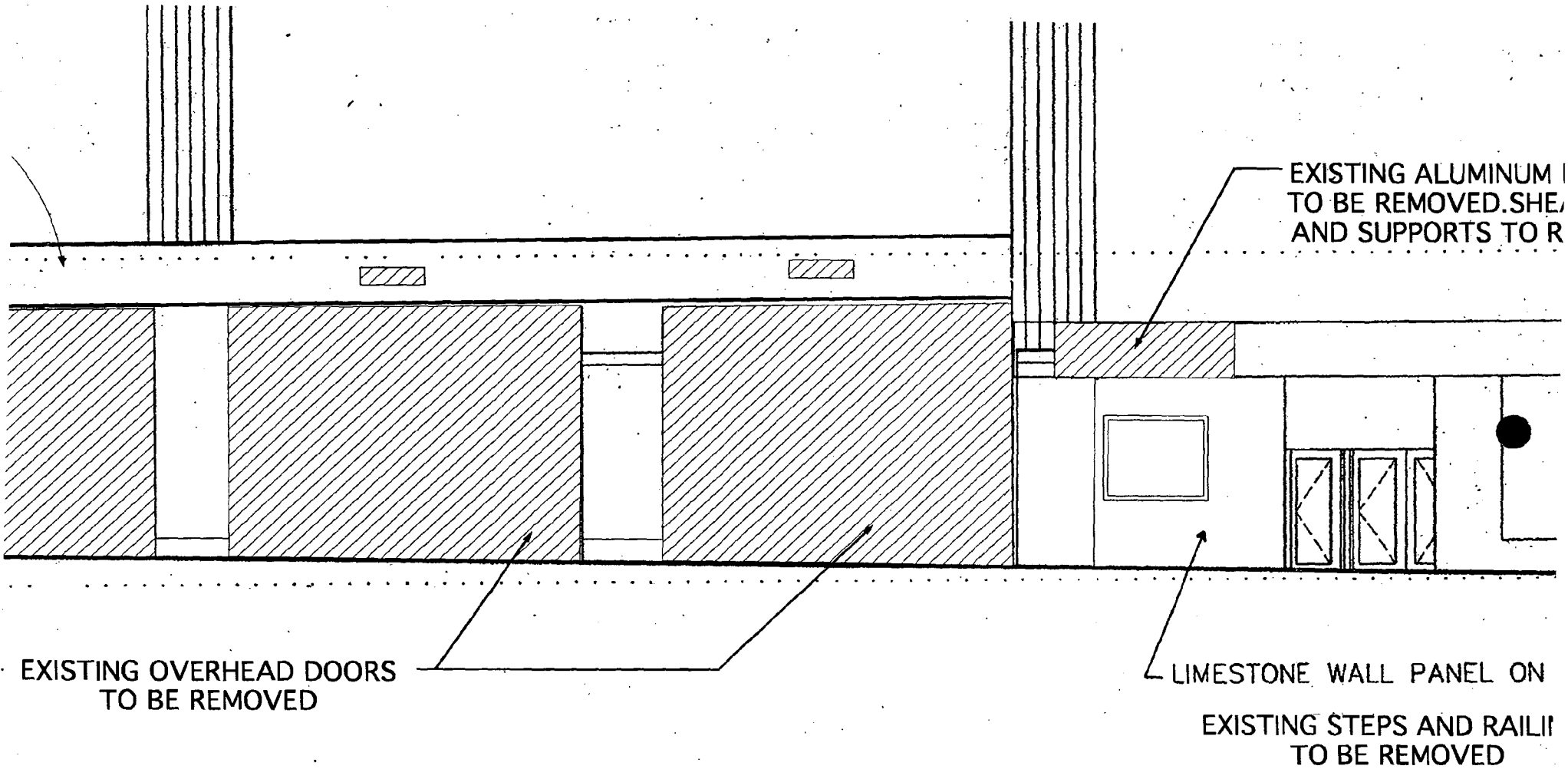
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- We will retain any existing exterior materials.

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

Owner's mailing address Chipotle Mexican Grill 1543 Wazee St., Suite 200 Denver, CO 80202	Owner's Agent's mailing address Todd Worley Chipotle Mexican Grill 2111 McDonald's Dr. Oak Brook, IL 60523
Adjacent and confronting Property Owners mailing addresses	



8



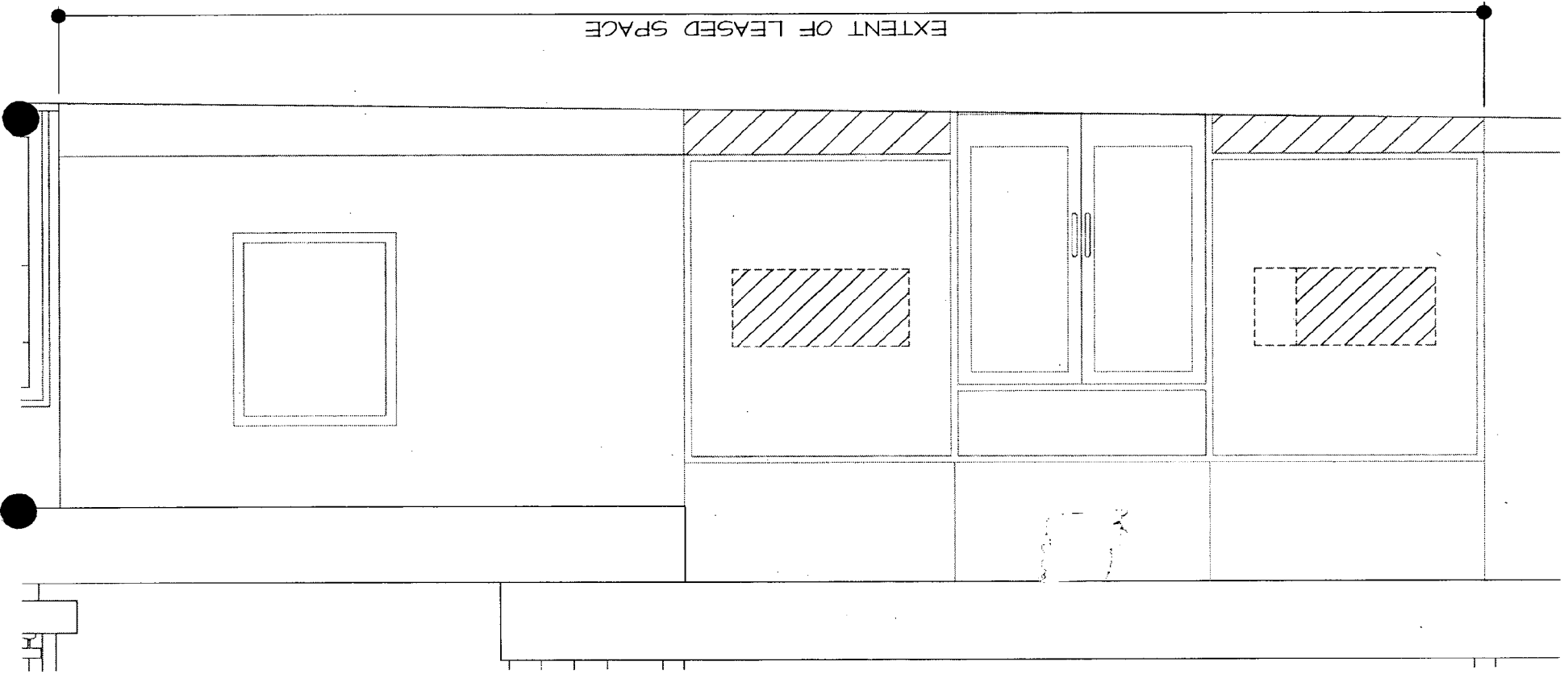
(EXISTING ELEVATION)

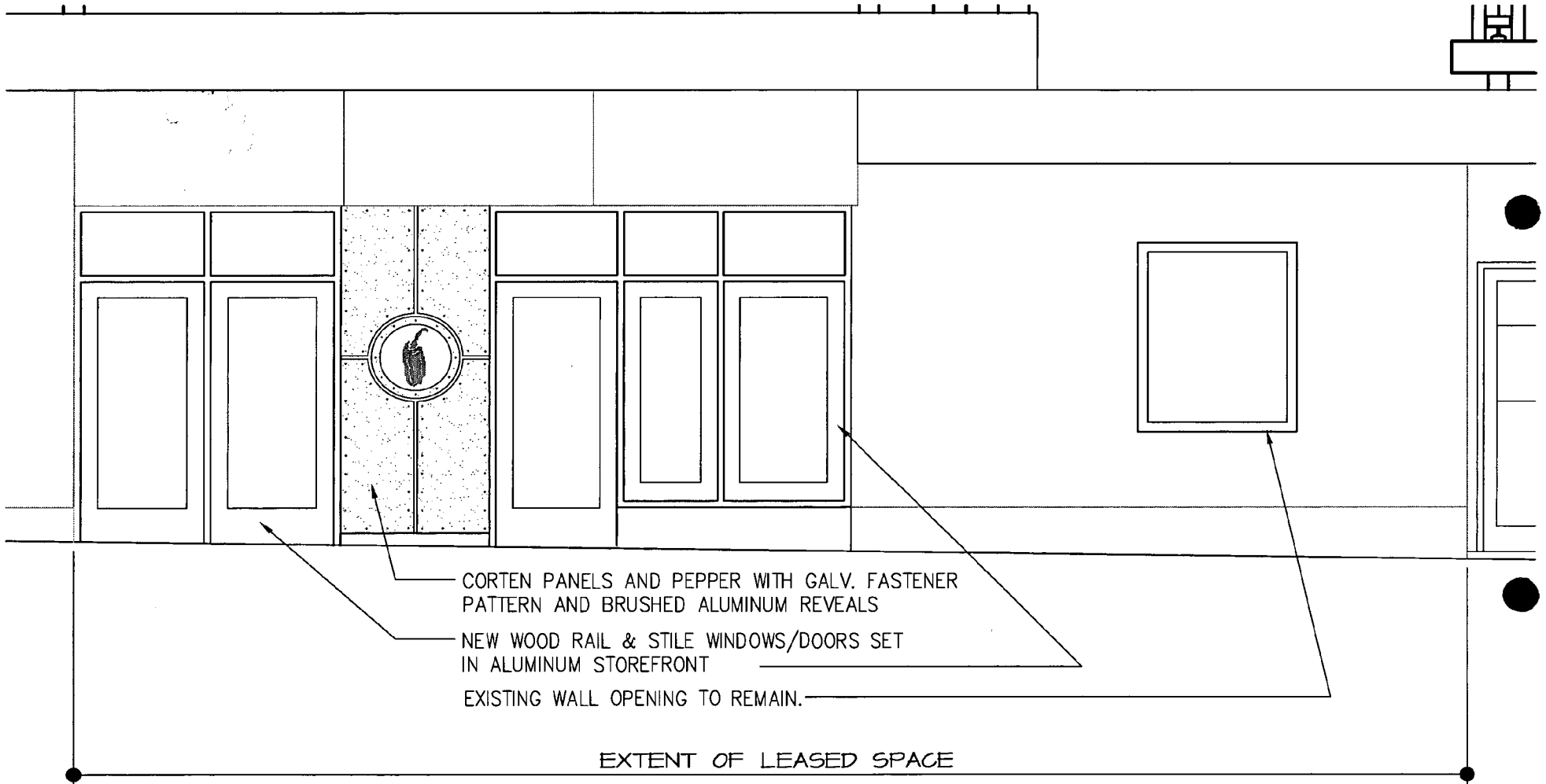
6

(HPA APPROVED ELEVATION)
7/25/00

ORIGINAL PARTIAL ELEVATION

EXTENT OF LEASED SPACE





PROPOSED PARTIAL ELEVATION

11



Photo 1 View of existing area which is currently under construction. Proposed site is at right of photo.

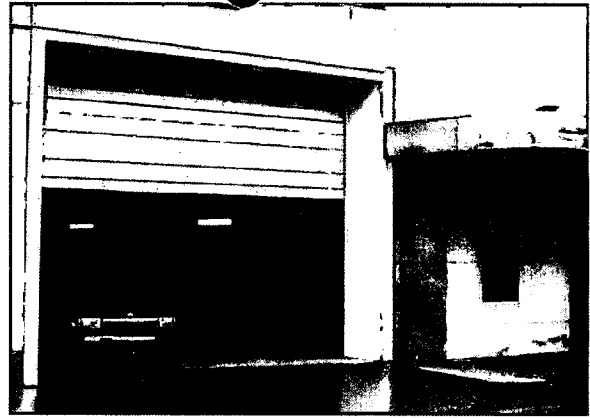


Photo 2 Existing area to be remodeled. New storefront would be installed where loading door currently exists. Existing window to remain can be seen at right of photo.

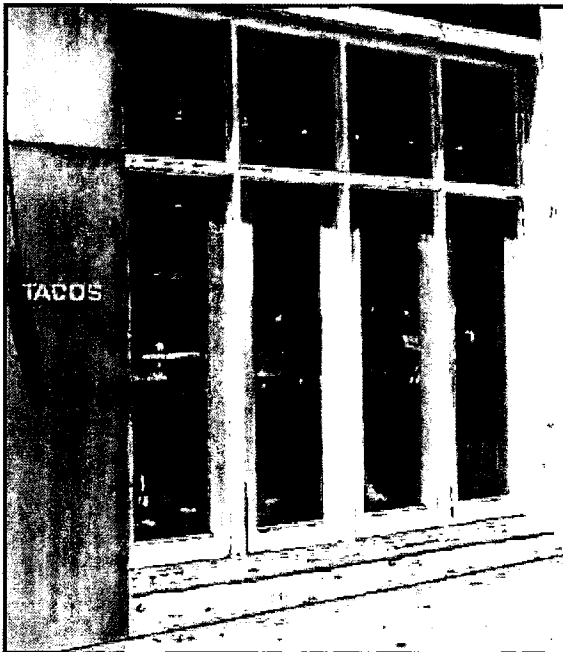


Photo 3 Example of proposed storefront showing aluminum storefront with wood rails and stiles.

CHIPOTLE MEXICAN GRILL	
DATE: 07.22.03	CITY PLACE MALL SILVER SPRING, MD
BY: TW	
SCALE: NA	
P1	EXTERIOR PHOTOS



Date: July 22, 2003

To: Montgomery County Historic Preservation Commission
Town of Herndon, VA

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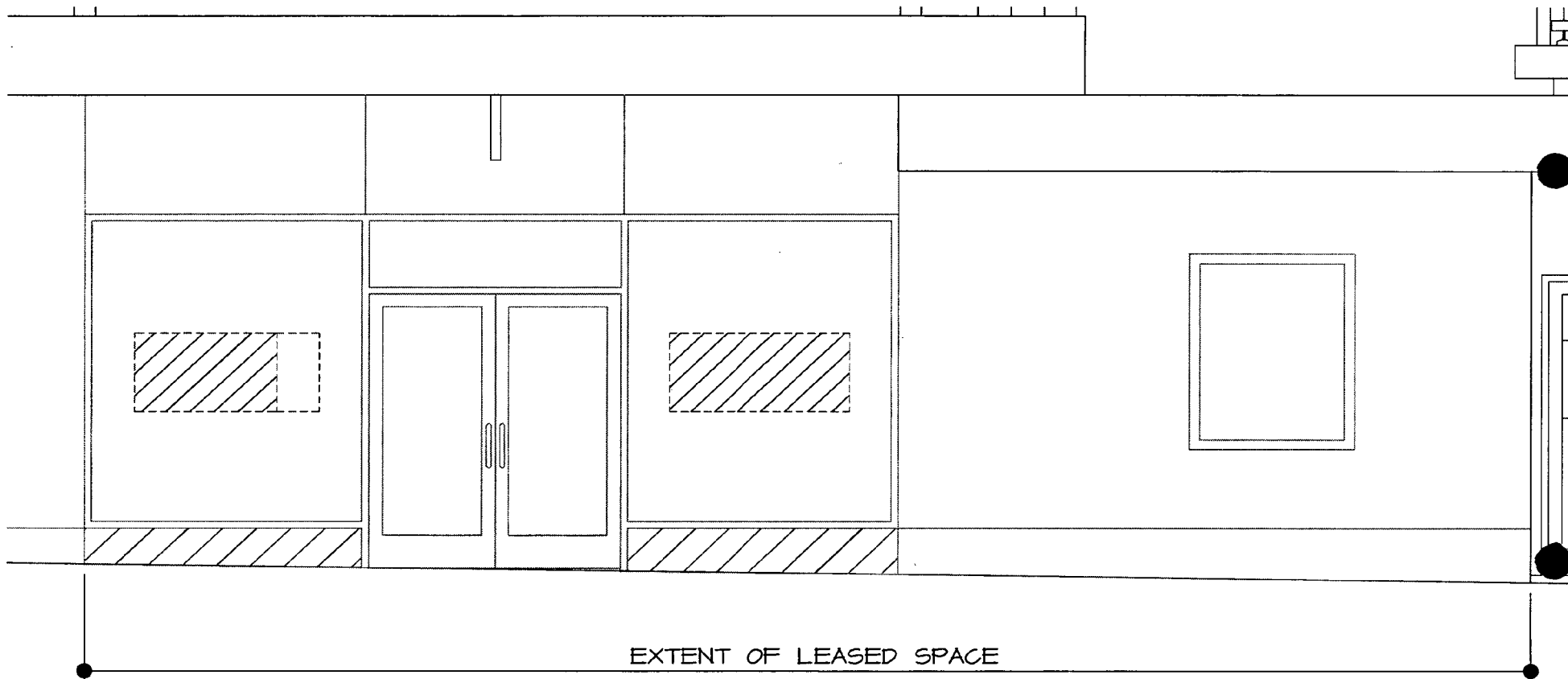
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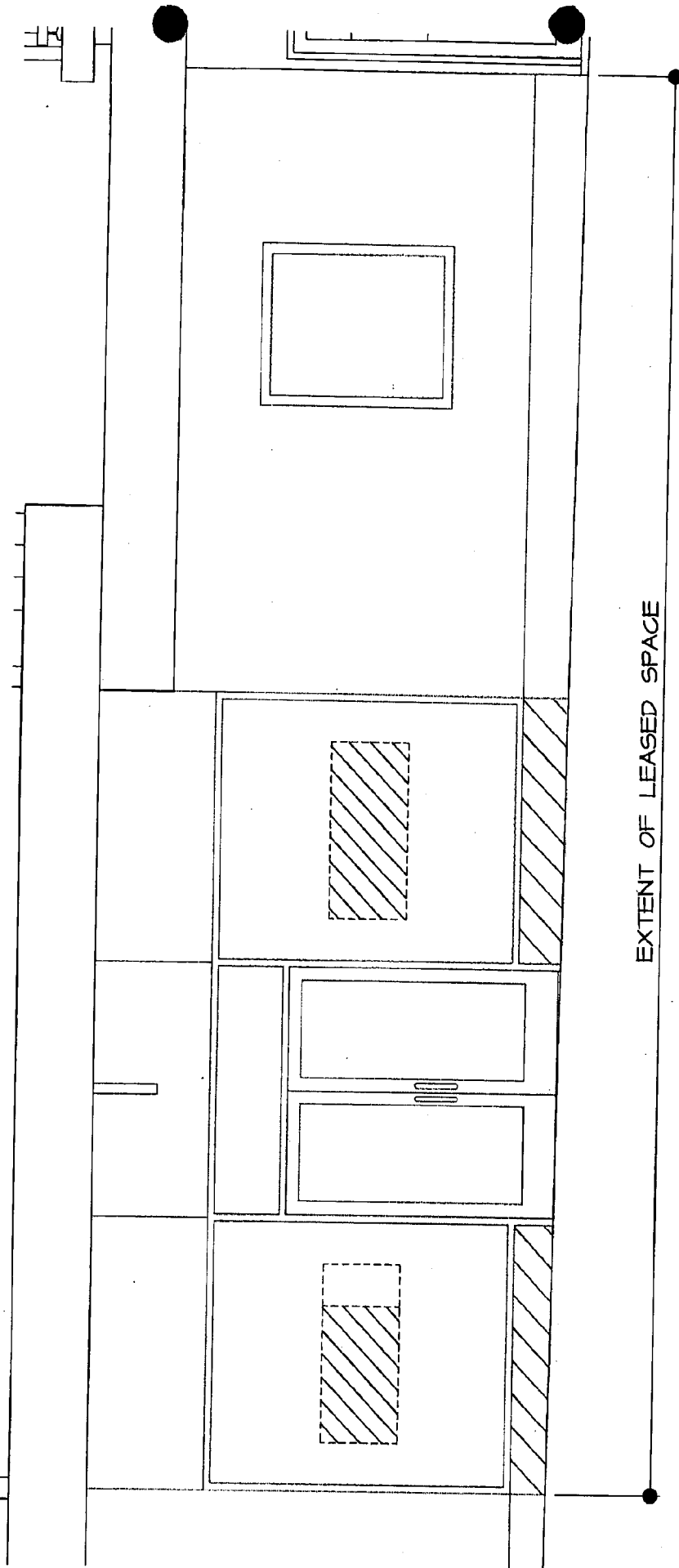
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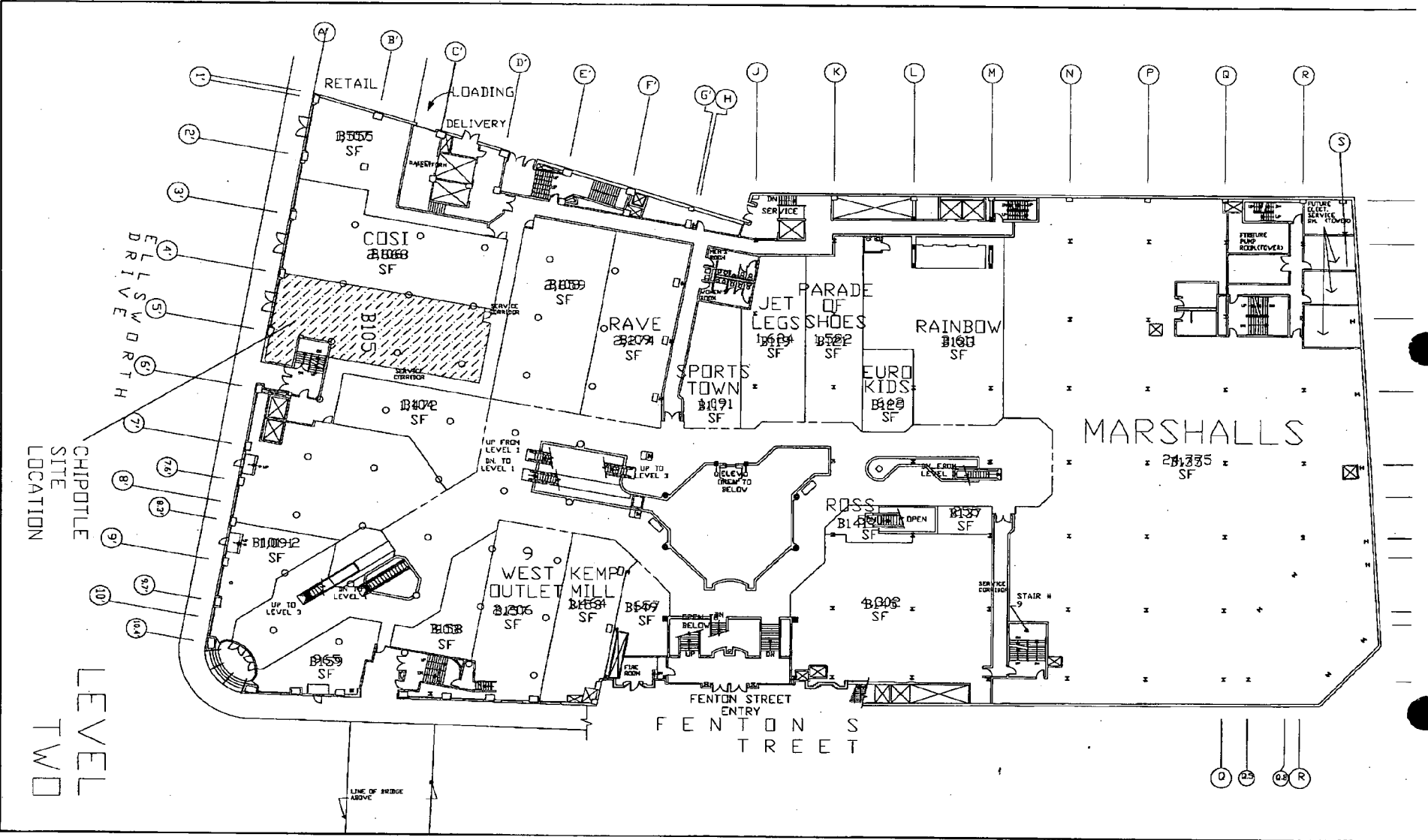


ORIGINAL PARTIAL ELEVATION



EXTENT OF LEASED SPACE

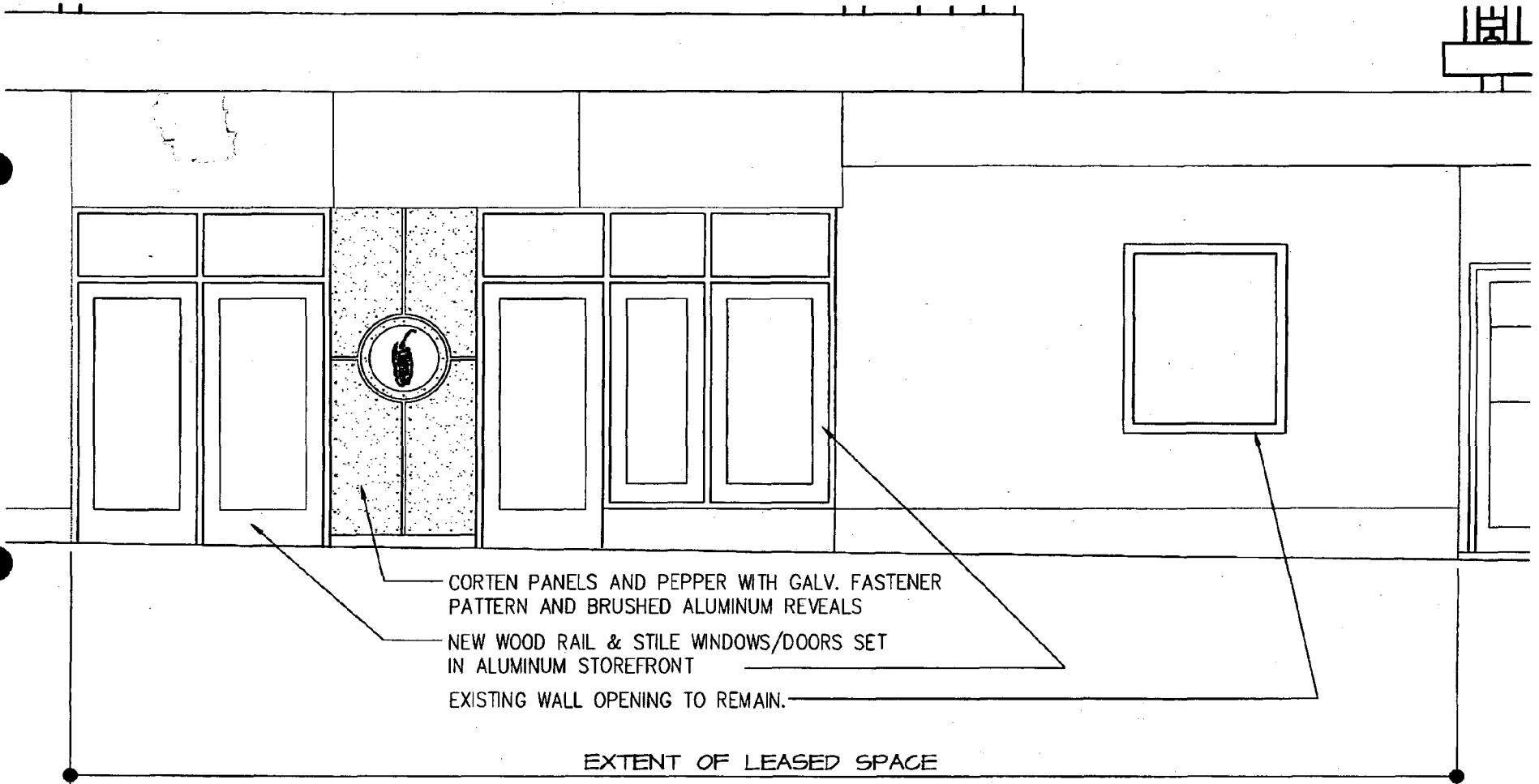
ORIGINAL PARTIAL ELEVATION



CHIPOTLE SITE LOCATION
LEVEL TWO

MARSHALLS

FENTON STREET ENTRY
FENTON STREET



CORTEN PANELS AND PEPPER WITH GALV. FASTENER
PATTERN AND BRUSHED ALUMINUM REVEALS
NEW WOOD RAIL & STILE WINDOWS/DOORS SET
IN ALUMINUM STOREFRONT
EXISTING WALL OPENING TO REMAIN.

EXTENT OF LEASED SPACE

PROPOSED PARTIAL ELEVATION

