

36/7-03A REVISION. 8661 Colesville Rd  
Hect Co Bldg, SSB




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 4, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application – Approval

---

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating conditions (if any) 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 4, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # unknown

---

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

**\*\*Please note:** The HPC staff needs to review and stamp the construction drawings, if applicable, 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: The Raymond Company

Address: 8661 Colesville 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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: DECEMBER 4, 2003

MEMORANDUM

TO: Local Advisory Panel/Town Government

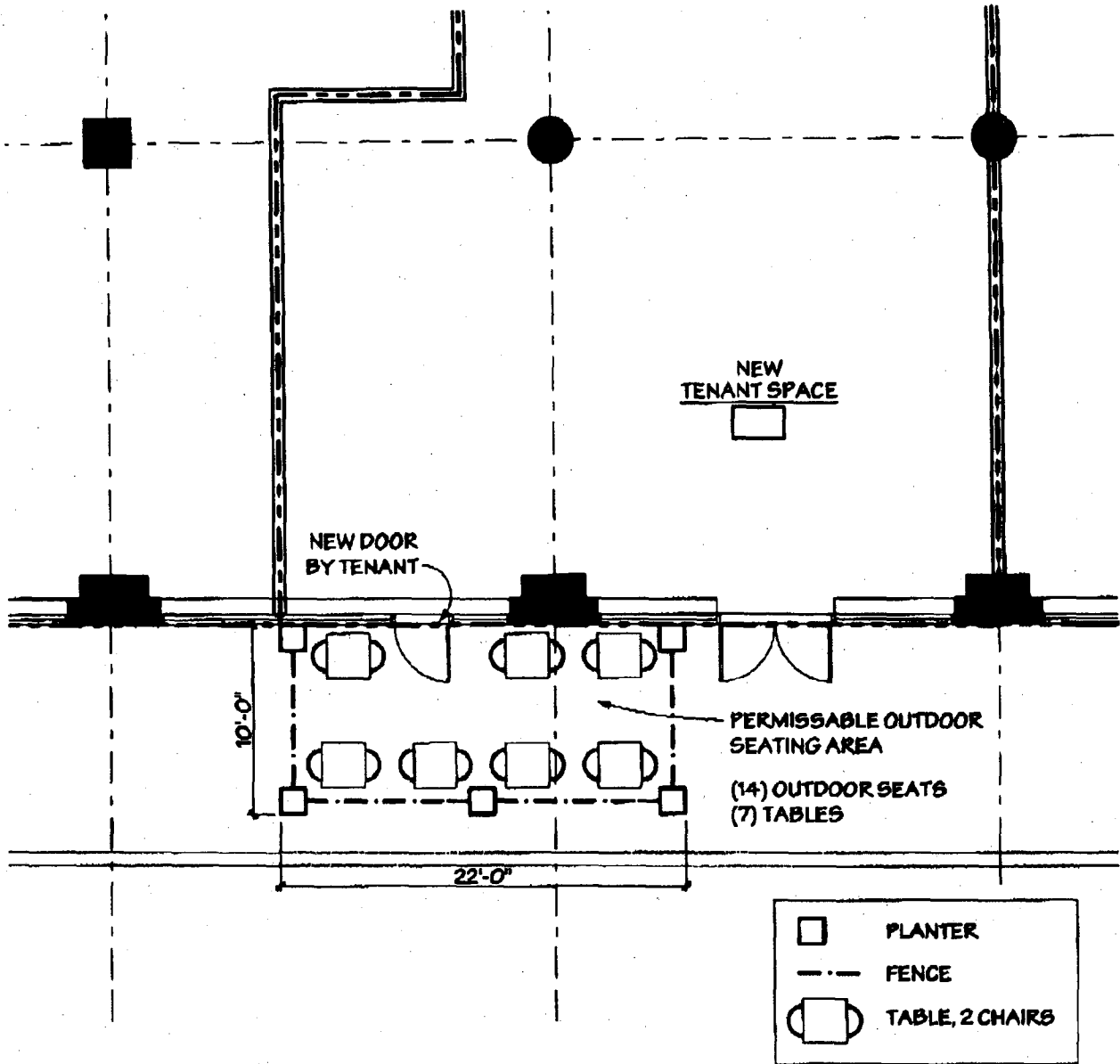
FROM: Historic Preservation Section, M-NCPPC  
Michele Naru, Historic Preservation Planner (M)  
Anne Fothergill, Historic Preservation Planner  
Joey Lampl, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application – HPC Decision

---

The Historic Preservation Commission reviewed this project on DECEMBER 3, 2003.  
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.



**EXAMPLE A**

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Auson C. Valdesquez*

12/04/03

© Contents Copyright 2002 Morris & Ritchie Associates, Inc.

	<b>City Place</b>				<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> 110 West Road, Suite 245 Towson, Maryland 21204 410.821.1690 Fax 410.821.7440
	File	Drawn	Date	Sheet	
Buildings Group	11224	JM	02/05/03	1	

## **EXHIBIT F**

### **OUTDOOR SEATING GUIDELINES**

Tenants with permitted outdoor seating area must submit the following information in accordance with these guidelines to the Landlord for approval as part of the Store Design Drawings:

1. Dimensional Layout Plan – (See Example A).
2. Railing Specification –  
Railing material to be black, 36” high ornamental rail with decorative flair, Aegis II, as manufactured by Ameristar (800-321-8724), or approved equal. Railings to incorporate Planters at a minimum of every ten feet. No continuous rails are permitted. – (See Example B).
3. Planter and Landscaping Specification –  
Planter boxes to be footed, square planters, Model #RRS-21, Granite, as manufactured by Riverside Classic Planters (800-493-4945) – (See Example C).
4. Outdoor Furniture and Market Umbrella Specifications –  
Outdoor furniture shall be of a durable metal type. No plastic furniture is permitted. All umbrellas shall be market umbrellas (See Example D). No names or logos shall be allowed on umbrellas.

Tenant is to comply with the regulations of Montgomery County and obtain a Permit for outdoor seating in the Public Right-of-Way.

APPROVED  
Montgomery County  
Historic Preservation Commission

*Jason C. Williams*  
12/04/03

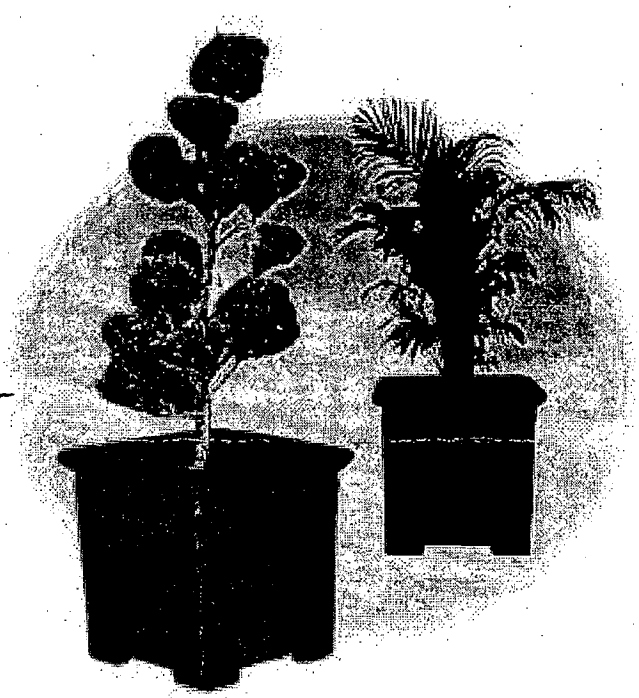
(b) If permitted by law and all appropriate governmental authorities having jurisdiction, Tenant shall have the right at Tenant's expense, from time to time, weather permitting, to place outdoor tables and seating therefor in that area of the sidewalk along Ellsworth Drive in front of the Demised Premises extending the width of the Leased Premises and approximately ten feet (10') on to the sidewalk from the face of Tenant's Ellsworth Drive storefront (the "Outdoor Seating Area") in accordance with Exhibit "F". Tenant shall make no improvements or alterations within the Outdoor Seating Area other than the installation of moveable tables, chairs and umbrellas and other than demarcation barriers as hereinafter provided. In the event Tenant is permitted hereunder and elects to place outdoor tables and chairs within the Outdoor Seating Area, then such Outdoor Seating Area shall thereupon during all such periods, from time to time, as Tenant shall be using the same become subject to all of Tenant's obligations under this Lease as if part of the Leased Premises including, without limitation, the obligation to maintain and repair, to keep the same free and clear of trash and debris and to insure said Outdoor Seating Area. Tenant shall have the right to, and if required by any governmental authority or Landlord shall, install and maintain planters, railings, fences and/or barriers around the Outdoor Seating Area to demarcate the boundaries of Tenant's Outdoor Seating Area and to separate the same from the adjoining sidewalk and other outdoor seating areas or cafes along Ellsworth Drive. The design of all such demarcation barriers shall be in accordance with the renderings and criteria shown on Exhibit "F" attached hereto. During all such periods, from time to time, as Tenant shall be using the Outdoor Seating Area, Tenant shall keep such Outdoor Seating Area in a clean and orderly condition and shall "police" such Outdoor Seating Area and the areas immediately adjacent thereto and keep the same free of all trash and debris originating from Tenant's operation thereof. Notwithstanding anything herein to the contrary, Tenant shall not be required to pay rent for such Outdoor Seating Area and the same shall be excluded from the computation of Tenant's Floor Area and the floor area of the Shopping Center and not used in determining Tenant's share of additional rent items under this Lease. The design and quality of all furnishings, including tables, chairs and umbrellas, placed by Tenant in the Outdoor Seating Area shall be in accordance with the renderings and criteria attached as Exhibit "F" attached hereto.

APPROVED  
Montgomery County  
Historic Preservation Commission

*Susan E. Velazquez*  
12/04/03



EXAMPLE B



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Handwritten signature]*  
 12/04/03

EXAMPLE C

© Contents Copyright 2002  
 Morris & Ritchie Associates, Inc.



<b>City Place</b>				
File	Drawn	Date	Sheet	
11224	JM	02/05/03	2	

**MORRIS & RITCHIE  
 ASSOCIATES, INC.**

110 West Road, Suite 245  
 Towson, Maryland 21204  
 410.821.1690  
 Fax 410.821.7440





EXAMPLE D

APPROVED  
Montgomery County  
Historic Preservation Commission

*Juan E. Velazquez*

*02/14/03*



City Place				
File	Drawn	Date	Sheet	
11224	JM	02/05/03	3	

**MORRIS & RITCHIE  
ASSOCIATES, INC.**

110 West Road, Suite 245  
Towson, Maryland 21204  
410.821.1690  
Fax 410.821.7440

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	8661 Colesville Road, Silver Spring	<b>Meeting Date:</b>	12/03/03
<b>Resource:</b>	The Hecht Building, Silver Spring CBD <i>Locational Atlas Historic District # 36/07</i>	<b>Report Date:</b>	11/26/03
<b>Review:</b>	HAWP	<b>Public Notice:</b>	11/19/03
<b>Case Number:</b>	36/07-03A REVISION	<b>Tax Credit:</b>	None
<b>Applicant:</b>	The Raymond Company (Raymond Podlasek, Agent)	<b>Staff:</b>	Michele Naru

**PROPOSAL:** Patio 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 the landlord for the abovementioned building. The tenants for the Chipolte Mexican Restaurant received approval from the HPC on October 8, 2003 for the installation of an outdoor patio along the Ellsworth elevation. The landlord has received requests by other ground level tenants for the same outdoor patio design. This HAWP

application is the landlord's request to receive a blanket approval from the Commission for outdoor patio installations at any of the proposed ground level storefronts. The design of the patio will be identical to the patio design approved by the HPC for the Chipolte Restaurant. The landlord has assured staff that the tenants will not be able to deviate from the attached proposed plans.

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 (36" in height) interspersed with granite finish planter boxes. The dimensions of the patio will be 10' in depth and 22' in length.

### **STAFF DISCUSSION**

The Historic Preservation Commission (HPC) reviews proposed alterations to buildings within a Locational Atlas Historic District 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. The proposed sidewalks along Ellsworth and Fenton are to be 20' wide. The applicant is proposing a patio width of 10', leaving a width of 10' for pedestrians. 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,

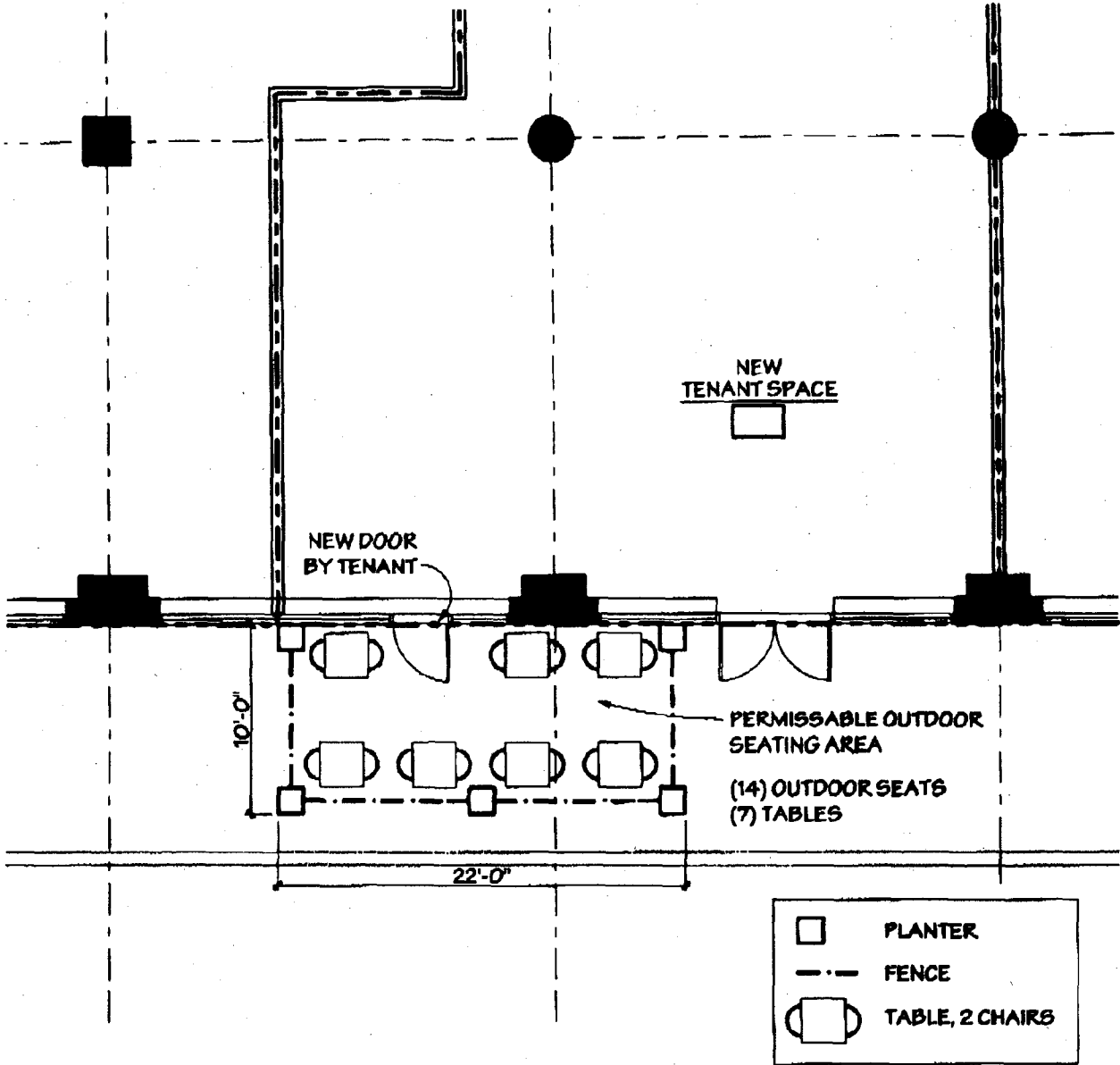
and with the Secretary of the Interior Guidelines # 2, #9 and #10

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.



© Contents Copyright 2002  
Morris & Ritchie Associates, Inc.

### EXAMPLE A



## City Place

**MORRIS & RITCHIE  
ASSOCIATES, INC.**

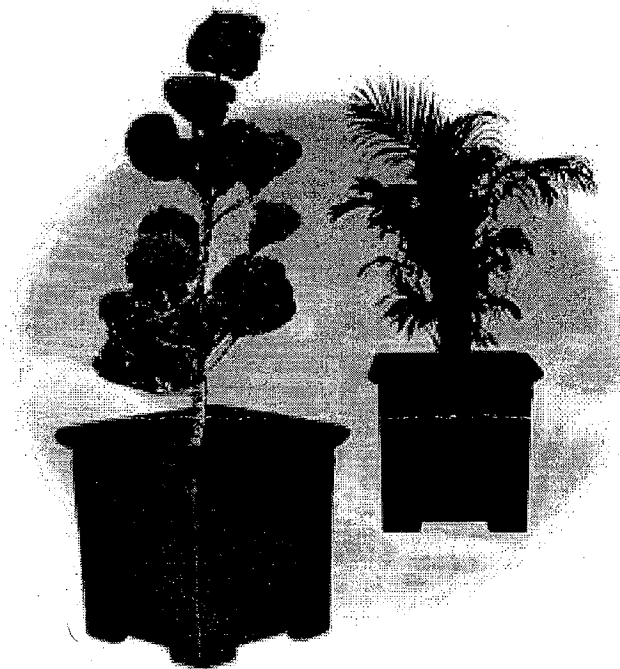
File	Drawn	Date	Sheet
11224	JM	02/05/03	1

110 West Road, Suite 245  
Towson, Maryland 21204  
410.821.1690  
Fax 410.821.7440

4



EXAMPLE B



EXAMPLE C

© Contents Copyright 2002  
Morris & Ritchie Associates, Inc.



## City Place

**MORRIS & RITCHIE  
ASSOCIATES, INC.**

File	Drawn	Date	Sheet
11224	JM	02/05/03	2

110 West Road, Suite 245  
Towson, Maryland 21204  
410.821.1690  
Fax 410.821.7440

5

© Contents Copyright 2002  
Morris & Ritchie Associates, Inc.



## EXAMPLE D



City Place				
File	Drawn	Date	Sheet	
11224	JM	02/05/03	3	

**MORRIS & RITCHIE  
ASSOCIATES, INC.**

110 West Road, Suite 245  
Towson, Maryland 21204  
410.821.1690  
Fax 410.821.7440

10

## **EXHIBIT F**

### **OUTDOOR SEATING GUIDELINES**

Tenants with permitted outdoor seating area must submit the following information in accordance with these guidelines to the Landlord for approval as part of the Store Design Drawings:

1. Dimensional Layout Plan – (See Example A).
2. Railing Specification –  
Railing material to be black, 36” high ornamental rail with decorative flair, Aegis II, as manufactured by Ameristar (800-321-8724), or approved equal. Railings to incorporate Planters at a minimum of every ten feet. No continuous rails are permitted. – (See Example B).
3. Planter and Landscaping Specification –  
Planter boxes to be footed, square planters, Model #RRS-21, Granite, as manufactured by Riverside Classic Planters (800-493-4945) – (See Example C).
4. Outdoor Furniture and Market Umbrella Specifications –  
Outdoor furniture shall be of a durable metal type. No plastic furniture is permitted. All umbrellas shall be market umbrellas (See Example D). No names or logos shall be allowed on umbrellas.

Tenant is to comply with the regulations of Montgomery County and obtain a Permit for outdoor seating in the Public Right-of-Way.



(b) If permitted by law and all appropriate governmental authorities having jurisdiction, Tenant shall have the right at Tenant's expense, from time to time, weather permitting, to place outdoor tables and seating therefor in that area of the sidewalk along Ellsworth Drive in front of the Demised Premises extending the width of the Leased Premises and approximately ten feet (10') on to the sidewalk from the face of Tenant's Ellsworth Drive storefront (the "Outdoor Seating Area") in accordance with Exhibit "F". Tenant shall make no improvements or alterations within the Outdoor Seating Area other than the installation of moveable tables, chairs and umbrellas and other than demarcation barriers as hereinafter provided. In the event Tenant is permitted hereunder and elects to place outdoor tables and chairs within the Outdoor Seating Area, then such Outdoor Seating Area shall thereupon during all such periods, from time to time, as Tenant shall be using the same become subject to all of Tenant's obligations under this Lease as if part of the Leased Premises including, without limitation, the obligation to maintain and repair, to keep the same free and clear of trash and debris and to insure said Outdoor Seating Area. Tenant shall have the right to, and if required by any governmental authority or Landlord shall, install and maintain planters, railings, fences and/or barriers around the Outdoor Seating Area to demarcate the boundaries of Tenant's Outdoor Seating Area and to separate the same from the adjoining sidewalk and other outdoor seating areas or cafes along Ellsworth Drive. The design of all such demarcation barriers shall be in accordance with the renderings and criteria shown on Exhibit "F" attached hereto. During all such periods, from time to time, as Tenant shall be using the Outdoor Seating Area, Tenant shall keep such Outdoor Seating Area in a clean and orderly condition and shall "police" such Outdoor Seating Area and the areas immediately adjacent thereto and keep the same free of all trash and debris originating from Tenant's operation thereof. Notwithstanding anything herein to the contrary, Tenant shall not be required to pay rent for such Outdoor Seating Area and the same shall be excluded from the computation of Tenant's Floor Area and the floor area of the Shopping Center and not used in determining Tenant's share of additional rent items under this Lease. The design and quality of all furnishings, including tables, chairs and umbrellas, placed by Tenant in the Outdoor Seating Area shall be in accordance with the renderings and criteria attached as Exhibit "F" attached hereto.

For NOV 12<sup>th</sup> AGENDA  
REVISION TO CITY PLACE  
HAWP

**THE RAYMOND CO.**

9111 Warfield Road  
Gaithersburg, MD 20882  
(301)527-8400 (Phone No.)  
(301)527-1448 (Fax No.)  
Raymond@Times.com (E-mail Address)

Send to: <b>MICHELE NARV</b>	From: <b>Raymond Podlasek</b>
<b>MNCPPC</b>	Date: <b>10/1/03</b>
	<b>CITY PLACE</b>
Fax number: <b>301-563-3412</b>	Phone number: (301)527-8400

Urgent  Reply ASAP  Please comment  Please review  For your information

Total pages, including cover: **6**

Comments: **MICHELE**

THESE (5) PAGES ARE THE REQMS FOR ANY TENANT ON ELLSWORTH WANTING OUTDOOR SEATING. CURRENTLY 3 OF THE 5 TENANTS HAVE EXPRESSED A DESIRE FOR OUTSIDE SEATING, THE OTHER 2 ARE STILL IN LEASE NEGOTIATION. CALL ME WITH ANY QUESTIONS.


**RAY**

CELL 301-674-6995



© Contents Copyright 2002  
 Morris & Ritchie Associates, Inc.

**EXAMPLE D**

	<b>City Place</b>				<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> 110 West Road, Suite 245 Towson, Maryland 21204 410.821.1690 Fax 410.821.7440
	File	Drawn	Date	Sheet	
Buildings Group	11224	JM	02/05/03	3	




**EXAMPLE B**



**EXAMPLE C**


© Comcents Copyright 2002  
Morris & Ritchie Associates, Inc.

	<b>City Place</b>				<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> 110 West Road, Suite 245 Towson, Maryland 21204 410.821.1690 Fax 410.821.7440
	File	Drawn	Date	Sheet	
Buildings Group	11224	JM	02/05/03	2	

© Contents Copyright 2002  
Morris & Ritchie Associates, Inc.



**EXAMPLE D**

	<b>City Place</b>				<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> 110 West Road, Suite 245 Towson, Maryland 21204 410.821.1690 Fax 410.821.7440
	File	Drawn	Date	Sheet	
Buildings Group	11224	JM	02/05/03	3	



**EXAMPLE B**



**EXAMPLE C**

© Contents Copyright 2002  
Morris & Ritchie Associates, Inc.



<b>City Place</b>			
File	Drawn	Date	Sheet
11224	JM	02/05/03	2

**MORRIS & RITCHIE ASSOCIATES, INC.**

110 West Road, Suite 245  
Towson, Maryland 21204  
410.821.1690  
Fax 410.821.7440

**THE RAYMOND CO.**

9111 Warfield Road  
Gaithersburg, MD 20882  
(301)527-8400 (Phone No.)  
(301)527-1448 (Fax No.)  
Raymond9111@rcs.com (E-mail Address)

For Nov 12<sup>th</sup> AGENDA  
REVISION TO CITY PLACE  
HAWP

Send to: <b>MICHELE NARV</b>	From: <b>Raymond Podlasek</b>
<b>MNCPPC</b>	Date: <b>10/1/03</b>
	<b>CITY PLACE</b>
Fax number: <b>301-563-3412</b>	Phone number: (301)527-8400

Urgent  Reply ASAP  Please comment  Please review  For your information

Total pages, including cover: **6**

Comments: **MICHELE**

THESE (5) PAGES ARE THE REQMS FOR ANY TENANT ON ELLSWORTH WANTING OUTDOOR SEATING. CURRENTLY 3 OF THE 5 TENANTS HAVE EXPRESSED A DESIRE FOR OUTSIDE SEATING, THE OTHER 2 ARE STILL IN LEASE NEGOTIATION. CALL ME WITH ANY QUESTIONS.

**RAY**

CELL 301-674-6995