

36/7-3-06A GEORGIA AVE

Silver Theatre and Shopping Center, 36/007-



## DPS/Application Details

**Status****Historic Area Work Permit  
Application Details****Permit/License:** 433739[Help](#)

**Permit Number** 433739  
**Application Date** 10/27/2006  
**Issue Date** 10/27/2006  
**Final Date** 10/27/2006  
**Work Type** Construct  
**Square Footage** 0  
**Value** \$30,000.00

**Site Address**  
 8529 Georgia AVE  
 Silver Spring  
 MD 20910-3402  
**Lot 8 Block -**  
**Subdiv.** Silver Spring  
**Application Status**  
 Finaled

**Contractors**

ID	Name	Address
Not available		

**Licenses**

Contractor License	Name	Address
Not available		

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## HISTORIC PRESERVATION COMMISSION

*Douglas M. Duncan*  
*County Executive*

*Julia O'Malley*  
*Chairperson*

Date: October 12, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # **433739** for door installation

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The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on October 11, 2006. This application was **APPROVED**.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Peterson Retail (Carrie Johnson, Agent)

Address: 8529 Georgia Avenue, Silver Spring (*Master Plan Site # 36/07-03, Silver Theatre and Shopping Center*)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approved plans.



**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	8529 Georgia Ave, Silver Spring	<b>Meeting Date:</b>	10/11/2006
<b>Resource:</b>	<i>Master Plan</i> Site #36/007-003 <b>Silver Theatre And Shopping Center</b>	<b>Report Date:</b>	10/4/2006
<b>Applicant:</b>	The Peterson Companies (Carrie Johnson, Agent)	<b>Public Notice:</b>	9/27/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	36/7-3-06A	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Door Installation		
<b>RECOMMENDATION:</b>	Approve		

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Designated *Master Plan* Site #36/007-003  
**STYLE:** Moderne/Art Deco  
**DATE:** 1937-8

The Silver Theatre and Shopping Center complex, which opened in 1938, is a rare example of an early planned neighborhood shopping center with parking integrated into the complex. The complex was planned to include all the retail uses required by residents of the surrounding neighborhoods, and to accommodate 50,000 patrons. The Silver Theatre had a seating capacity of 1,100. The complex was one of the first in the region to recognize the importance of and to design for the automobile: parking areas were provided at both the front of the complex and at the rear with a connecting underpass for both cars and pedestrians. Many of the stores had double entrances and could be entered from the front or the rear parking areas. The complex originally included a gas station island, no longer standing.

Architecturally, it reflects a fine example of streamlined Moderne styling with Art Deco detailing, designed by John Eberson, a noted theater architect. Eberson rejected earlier and more traditional commercial designs in favor of a thoroughly modern style - streamlined Moderne with Art Deco detailing. Early 20<sup>th</sup> century streamlining was symbolic of the dynamic industrial and technological advances of the period, and was characterized by sleek mechanical curves and allusions to machines, such as trains and ships. The Silver Theatre, in particular, makes reference to nautical design themes. The Silver Theatre and Shopping Center was built at a time when Montgomery County was experiencing unprecedented growth. The complex was built in response to this development trend and vividly symbolizes the forces that changed and shaped 20th century Montgomery County.

**PROPOSAL:**

The applicant proposes to cut two, (2) new, flush entries into the existing storefront. The first entry will be located on Georgia Avenue and will contain double doors. The second entry will be a single door to be located immediately adjacent to the right of an existing entry. In both cases the proposed design will

continue the mullion and transom lines as they currently exist on the building. Additionally, the new material will match the existing storefront material.

The Maryland Historical Trust holds an easement on the subject property. The applicants have applied for and received approval from the Maryland Historical Trust Easement Committee for the above project. The approval letter is attached on circle

**STAFF RECOMMENDATION:**

- Approval**
- Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

**With the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.**

**This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.**



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*Douglas M. Duncan*  
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Chairperson

Date: October 12, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # **433739** for door installation

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

DPS - #8

M

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CARRIE JOHNSON  
 Daytime Phone No.: (703) 227-2000

Tax Account No.: 03381415  
 Name of Property Owner: MONTGOMERY COUNTY S/O PETERICA REITER MANAGEMENT, LLC Daytime Phone No.: (703) 227-2000  
 Address: 11500 FAIR LANE CENTER, SUITE 430 FAIRFAX VA 22033  
Street Number City State Zip Code  
 Contractor: N/A Phone No.: N/A  
 Contractor Registration No.: N/A  
 Agent for Owner: RICHARD BENSWANGER Daytime Phone No.: (301) 231-9099

**LOCATION OF BUILDING/PREMISE**

House Number: B529 Street: GEORGIA AVENUE  
 Town/City: SILVER SPRING Nearest Cross Street: ELLSWORTH  
 Lot: - Block: C Subdivision: DOWNTOWN SILVER SPRING  
 Liber: 13865 Folio: 701 Parcel: N3/4 "PARCEL B"

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

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Removal  AC  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: STORE FRONT CUTS

1B. Construction cost estimate: \$ 30,000 - (Approx.)  
 1C. If this is a revision of a previously approved active permit, see Permit # N/A

**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.

PFA-C Silver Spring, IC  
 By: Thomas R. Maskey 9/18/2006  
Signature of owner or authorized agent Date  
 Thomas R. Maskey, Managing Director

Approved: X Julia O'Malley For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 10/12/06  
 Application/Permit No.: 433 T39 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edn 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS

AP 433 T39

**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:

Currently the storefronts are glass, aluminum (vertical and horizontal) mullions up to a height of approximately ten (10) feet then a concrete section of approximately three (3) feet to the existing roof line. Along part of the Georgia Avenue façade and extending around the corner at the Ellsworth Street intersection and above the storefront, there exists an insert that is approximately eighteen (18) inches in height in a red finish on an unknown substance. Below the glass and aluminum there exists a gray granite insert, the height of which varies depending upon the elevation of the surrounding land. This particular structure is a representative of an Art Deco design incorporated into many Silver Spring structures erected during the pre (World War II) period through the late 1950's.

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

The project consists of two phases, both similar. There will be two (2) new flush entry door cuts made into the existing storefront. One new cut will occur on Georgia Avenue and will be for double doors (as per the attached architectural plans) and one new cut will be a single door entry immediately adjacent and to the right of the existing entry (as per the attached architectural plans). In both cases the design of the new entries will continue the mullion and transom lines as they currently exist (please see our architectural plans). These new openings are consistent in design with other existing doors on the building. All new material will match the existing storefront material.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, drive-ways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)779-1355.

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## HISTORIC PRESERVATION COMMISSION


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Date: October 12, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
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 Address: 11500 FAUL LANE CELESTE, SUITE 430 FARMER VA 22033  
Street Number City Street Zip Code  
 Contractor: N/A Phone No.: N/A  
 Contractor Registration No.: N/A  
 Agent for Owner: RICHARD BENSCHWAGER Daytime Phone No.: (301) 231-9099

**LOCATION OF BUILDING/PREMISE**

House Number: 8529 Street: GEORGIA AVENUE  
 Town/City: SILVER SPRING Nearest Cross Street: ELLSWORTH  
 Lot: - Block: C Subdivision: DUNELTOWN SILVER SPRING  
 Liber: 13865 Folio: 7C1 Parcel: N/316 "PARCEL B"

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

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Removal  
 Move  Install  Wreck/Reuse  
 Revision  Repair  Reversible

CHECK ALL APPLICABLE:  
 A/C  Stab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: STORE FRONT CUTS

1B. Construction cost estimator: \$ 30,000 - (APPROX.)  
 1C. If this is a revision of a previously approved active permit, see Permit # N/A

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
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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.

PFA-C Silver Spring, IC  
 By: Thomas R. Maskey Managing Director 9/18/2006  
Signature of applicant or authorized agent Date

Approved: X For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 10/12/06  
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Edn 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS

AD 433739

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September 19, 2006

HAND DELIVERY

Montgomery County Department of Park & Planning  
Historic Preservation  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
Attention: Michelle Oaks

Re: Honfleur Home application for October 11, 2006 hearing

Dear Ms. Oaks:

As the authorized representative for Honfleur Home, LLC, I am submitting the following documents necessary for inclusion on the hearing docket for the October 11, 2006 hearing of the Montgomery County Historic Preservation Commission for the purpose of receiving a "Historic Area Work Permit".

These documents include:

- The Application.
- Addresses of landlord and adjacent property owner(s).
- Necessary architectural details indicating the specific work locations and work.
- Supporting photographs.

We have received verbal approval from Mr. Richard Brand of the Maryland Historical Trust as a result of a September 12 presentation at their Crownsville, MD office. The written approval should be received within the next week. Should you need to confirm this with Mr. Brand, his telephone number is 410-514-7634 or 800-756-0119 x7634.

We look forward to presenting our project to the committee at that time. Please do not hesitate to contact me should you have any questions or need any additional material.

Sincerely:

Kent Commercial, Inc.



Richard Benswanger  
Senior Director

Enclosures

Cc: Ms. Dawn Vignola, Honfleur Home, LLC  
Mr. Scott Rosenberg, Principal, Rosenberg A+I, P.C.  
Mr. Mel Tull, Silver Spring Redevelopment  
Ms. Carrie Johnson, The Peterson Companies

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	8529 Georgia Ave, Silver Spring	<b>Meeting Date:</b>	10/11/2006
<b>Resource:</b>	<i>Master Plan</i> Site #36/007-003 <b>Silver Theatre And Shopping Center</b>	<b>Report Date:</b>	10/4/2006
<b>Applicant:</b>	The Peterson Companies (Carrie Johnson, Agent)	<b>Public Notice:</b>	9/27/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	36/7-3-06A	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Door Installation		
<b>RECOMMENDATION:</b>	Approve		

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Designated *Master Plan* Site #36/007-003  
**STYLE:** Moderne/Art Deco  
**DATE:** 1937-8

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**PROPOSAL:**

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**STAFF RECOMMENDATION:**

- Approval
- Approval with conditions

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- 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; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

**With the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.**

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### Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understand that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
  4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 245 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
 246/777-6370

DPS - #8

M

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CARRIE JOHNSON  
 Daytime Phone No.: (703) 227-2000

Tax Account No.: 03381415  
 Name of Property Owner: MONTGOMERY COUNTY C/A PATERICA REPAIR MANAGEMENT, LLC Daytime Phone No.: (703) 227-2000  
 Address: 11500 FAEL (PARK) CIRCLE, SUITE 430 FREEMAN VA 22033  
Street Number City State Zip Code  
 Contractor: N/A Phone No.: N/A  
 Contractor Registration No.: N/A  
 Agent for Owner: RICHARD BENSCHWAGER Daytime Phone No.: (301) 231-9099

**LOCATION OF BUILDING/PREMISE**

House Number: B529 Street: GEORGIA AVENUE  
 Town/City: SILVER SPRING Nearest Cross Street: ELLSWORTH  
 Lot: - Block: C Subdivision: DOWNTOWN SILVER SPRING  
 Liber: 13865 Folio: 70 Parcel: N/216 "PARCEL B"

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

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Stab	<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/Make	<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 checked="" type="checkbox"/> Other: <u>STORE FRONT CUTS</u>				

1B. Construction cost estimate: \$ 30,000 - (Approx.)

1C. If this is a revision of a previously approved active permit, see Permit # N/A

**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.

PFA-C Silver Spring, IC  
 By: Thomas R. Hareby 9/18/2006  
 Thomas R. Hareby, Managing Director Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 433739 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

5

**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:

Currently the storefronts are glass, aluminum (vertical and horizontal) mullions up to a height of approximately ten (10) feet then a concrete section of approximately three (3) feet to the existing roof line. Along part of the Georgia Avenue façade and extending around the corner at the Ellsworth Street intersection and above the storefront, there exists an insert that is approximately eighteen (18) inches in height in a red finish on an unknown substance. Below the glass and aluminum there exists a gray granite insert, the height of which varies depending upon the elevation of the surrounding land. This particular structure is a representative of an Art Deco design incorporated into many Silver Spring structures erected during the pre (World War II) period through the late 1950's.

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

The project consists of two phases, both similar. There will be two (2) new flush entry door cuts made into the existing storefront. One new cut will occur on Georgia Avenue and will be for double doors (as per the attached architectural plans) and one new cut will be a single door entry immediately adjacent and to the right of the existing entry (as per the attached architectural plans). In both cases the design of the new entries will continue the mullion and transom lines as they currently exist (please see our architectural plans). These new openings are consistent in design with other existing doors on the building. All new material will match the existing storefront material.

**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, drive-ways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 7 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301) 279-1355!

6

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

**Owner's mailing address**

The Peterson Companies  
12500 Fair Lakes Circle  
Suite 430  
Fairfax, VA 22033

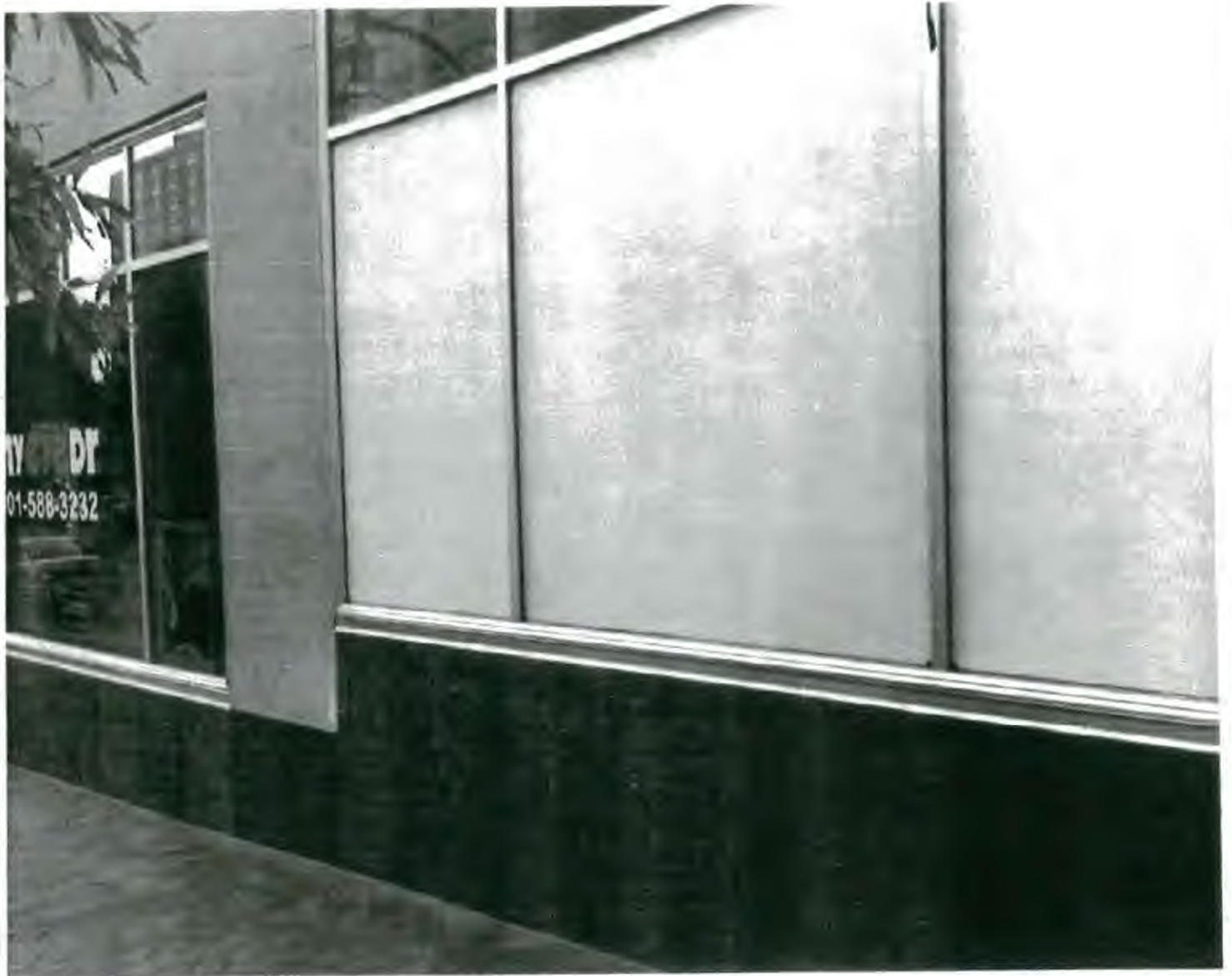
**Owner's Agent's mailing address**

Richard Benswanger  
Kent Commercial, Inc.  
5700 Luxemburg Street, #400  
Rockville, MD 20852

**Adjacent and confronting Property Owners mailing addresses**

The Discovery Networks  
Silver Spring, MD 20910  
Attn: Facilities

Montgomery County c/o Peterson  
12500 Fair Lakes Circle  
Suite 430  
Fairfax, VA 22033



**LOCATION OF NEW DOUBLE DOOR ENTRY ON GEORGIA AVENUE**



**EXISTING SINGLE DOOR ENTRY, FACING THE PARKING LOT  
NEW SINGLE DOOR ENTRY TO BE CUT IMMEDIATELY TO THE RIGHT  
OF THIS DOOR.**



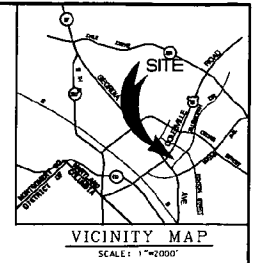
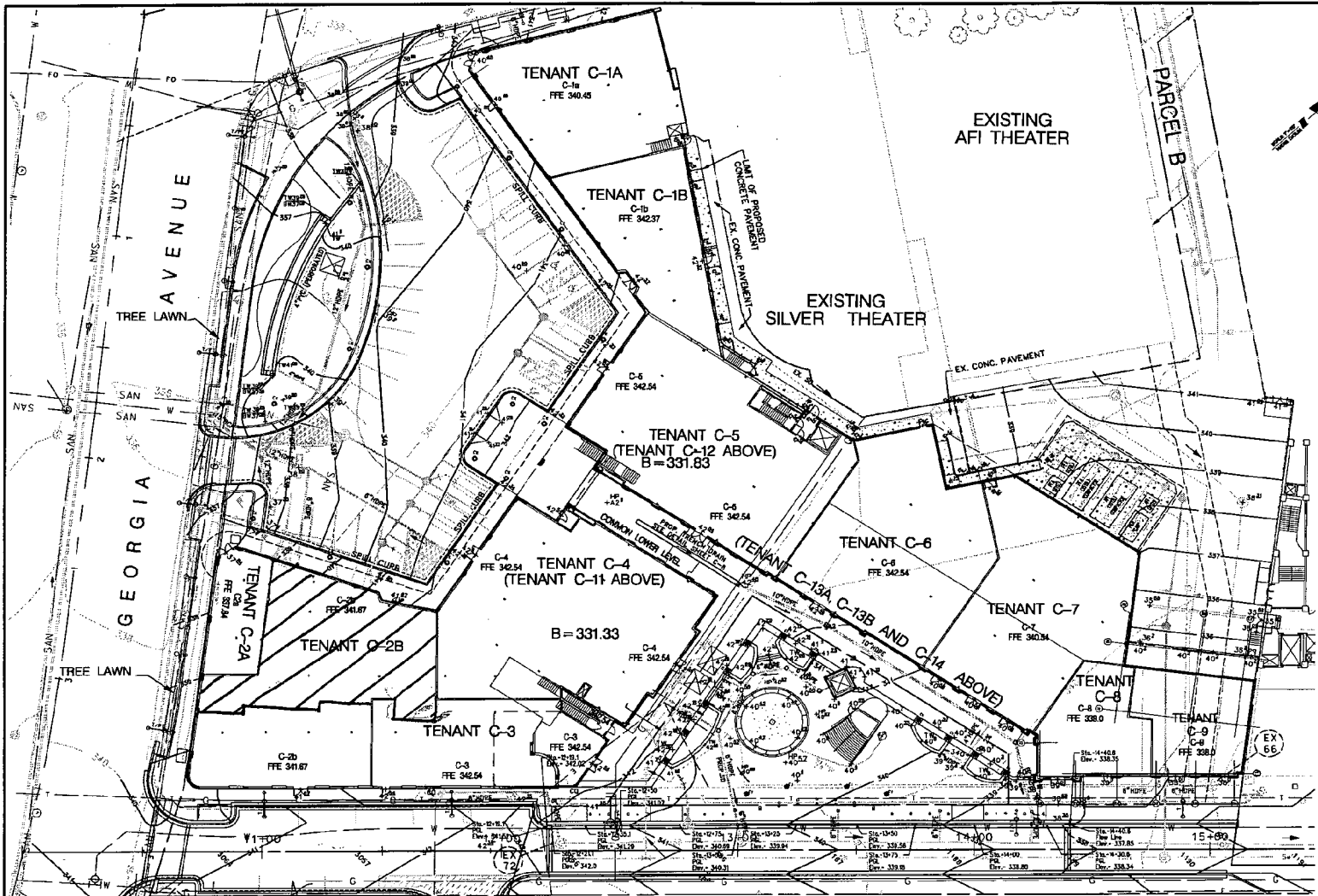
**GEORGIA AVENUE FAÇADE, FROM ELLSWORTH LOOKING TOWARDS  
COLESVILLE ROAD.**

**NEW DOUBLE DOOR ENTRY AS SHOWN BY THE ARROW.**



EXISTING "CAKE LOVE" RUSH DOUBLE DOOR ENTRY.  
PLEASE NOTE THAT THIS ENTRY AND STORE IS NEW WITHIN THE  
PAST SIX MONTHS!





EXISTING CITY PLACE

APPLICANT  
 PFA SILVER SPRING, L.C.  
 8601 GEORGIA AVE - STE. 901  
 SILVER SPRING, MD 2091D  
 (301) 565-0675

ISSUED FOR CONSTRUCTION: 08-16-02

ELLSWORTH DRIVE

**Loiederman Soltész Associates**

Civil Engineering  
 Land Planning  
 Land Surveying  
 Environmental Sciences

1300 Pleased Drive  
 Rockville, Maryland 20850  
 Tel: 301-984-1100  
 Fax: 301-984-9987

1487 Seltzer Boulevard  
 Luthersville, Maryland 21789  
 Tel: 301-984-1100  
 Fax: 301-984-9987

7 North Market Street  
 Frederick, Maryland 21701  
 Tel: 301-984-1100  
 Fax: 301-831-9985

CE Regional Office  
 2000 Northpointe Drive  
 Gaithersburg, Maryland 20878  
 Tel: 301-984-1100  
 Fax: 301-984-9987

Project No.	17043	Drawn By	CD3-01-C90-1
Client	M-363	Checked By	CD3-01-C90-1
Date	MAY 15, 2002	Project Name	DOWNTOWN SILVER SPRING
Scale	AS SHOWN	Project No.	17043
Author	WJC	Project Title	PRELIM. PLAN 1-9181
Checked	WJC	Project No.	17043
Drawn	WJC	Project Title	PRELIM. PLAN 1-9181
Scale	AS SHOWN	Project No.	17043
Author	WJC	Project Title	PRELIM. PLAN 1-9181

MISS UTILITY NOTE  
 ALL INFORMATION CONTAINED HEREIN IS BASED ON THE DATA PROVIDED BY THE APPLICANT AND THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO REMAIN TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO REMAIN TO ORIGINAL OR BETTER CONDITION.

SITE AND GRADING PLAN

**DOWNTOWN SILVER SPRING SECTION C**  
 BLOCK C/PARCELS B,C & D  
 13TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MD.

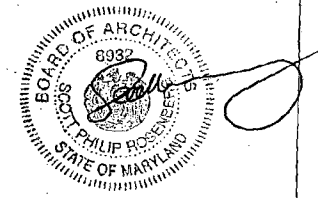
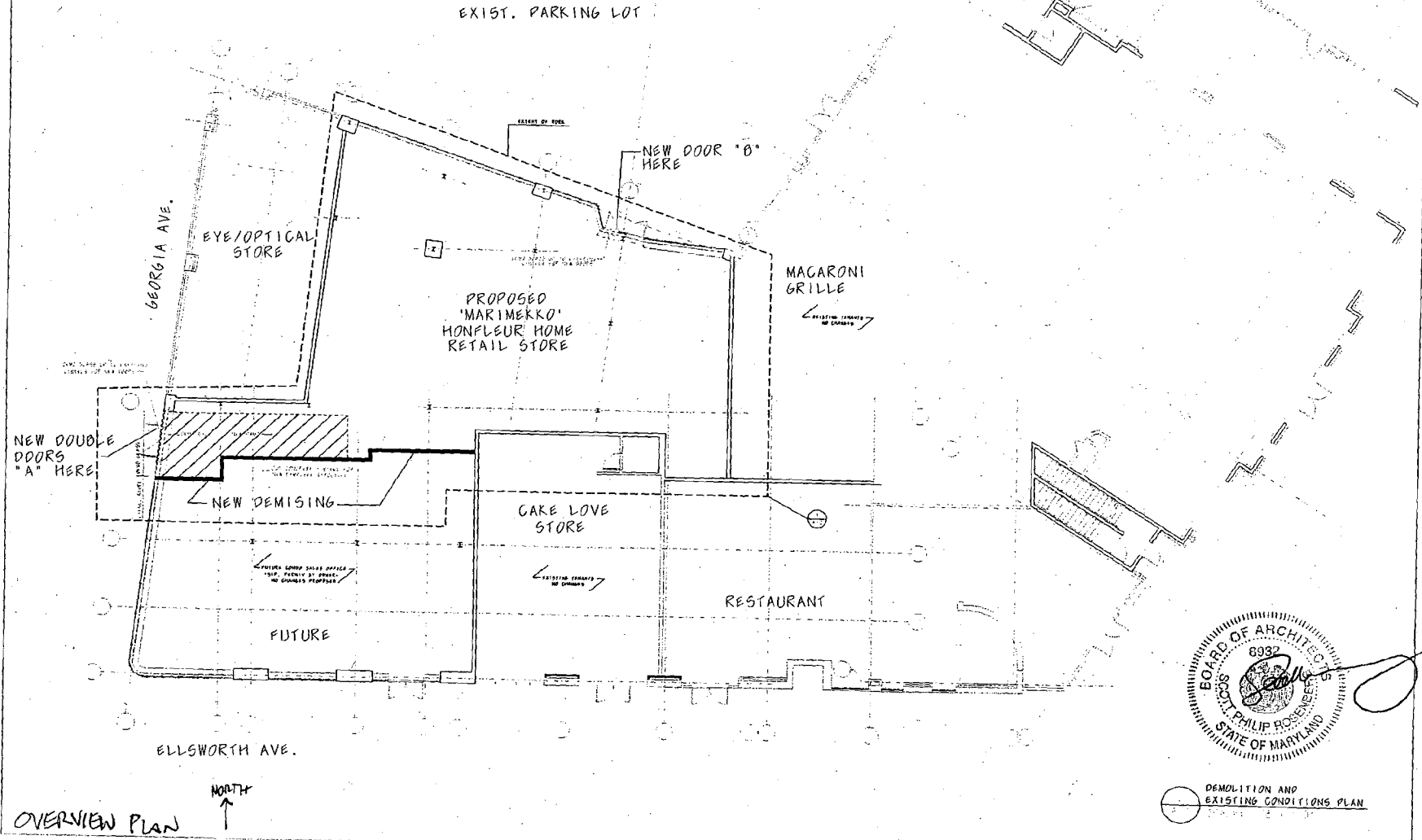
Scale: 1" = 20'

Sheet: C-4 of 4

Project No.: 1006-01-03

12





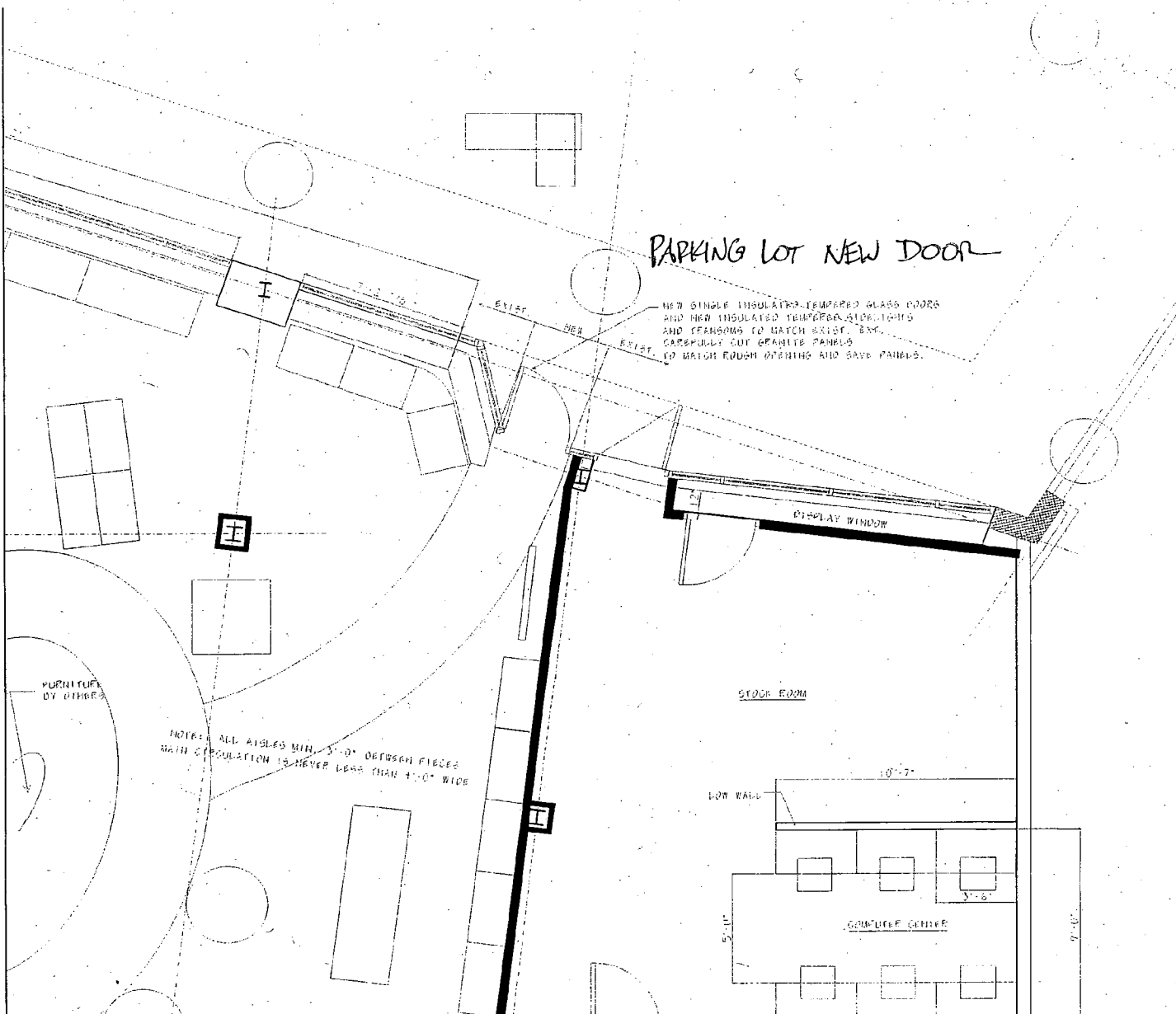
DEMOLITION AND EXISTING CONDITIONS PLAN

123



PARKING LOT NEW DOOR

NEW SINGLE INSULATED TEMPERED GLASS DOORS  
AND NEW INSULATED TEMPERED SIDELIGHTS  
AND TRANSOMS TO MATCH EXIST. BAY.  
CAREFULLY CUT GRANITE PANELS  
TO MATCH EXISTING AND SAVE PANELS.



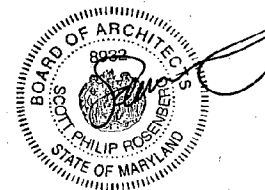
FURNITURE  
BY OTHERS

NOTE: ALL AISLES MIN. 3'-0" BETWEEN PIECES  
WITH CIRCULATION IS NEVER LESS THAN 4'-0" WIDE

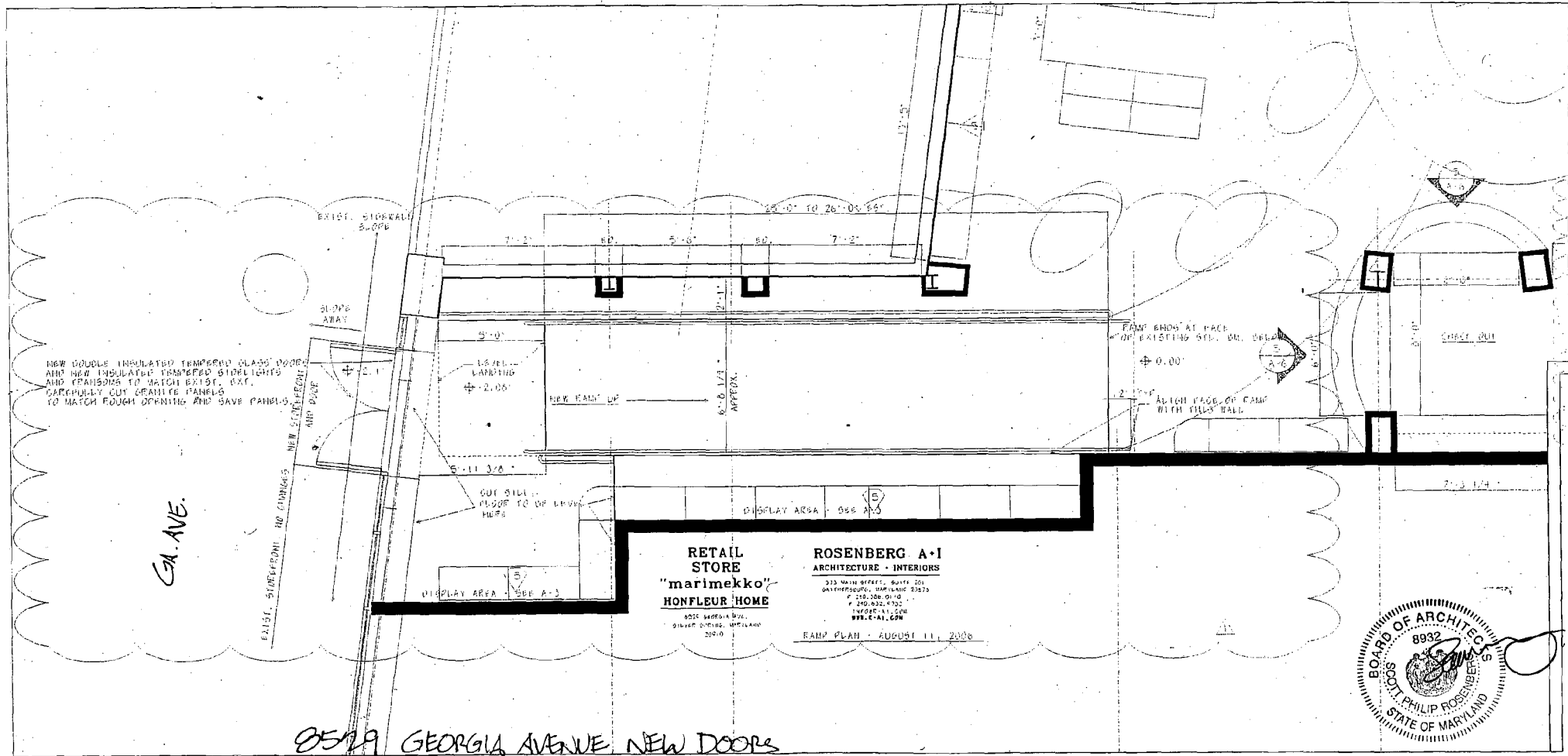
STOCK ROOM

LOW WALL

COMPUTER CENTER



15



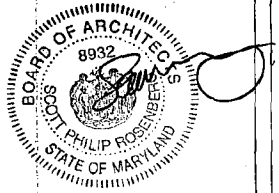
GA. AVE.

RETAIL STORE  
"marimekko"  
HONFLEUR HOME

ROSENBERG A+I  
ARCHITECTURE + INTERIORS

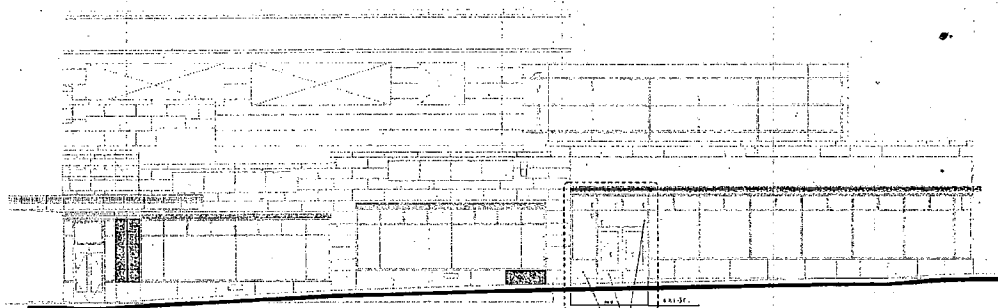
315 MAIN STREET, SUITE 201  
GAITHERSBURG, MARYLAND 20878  
P. 210.228.0110  
F. 210.232.4722  
WWW.A+I.COM

RAMP PLAN - AUGUST 11, 2006



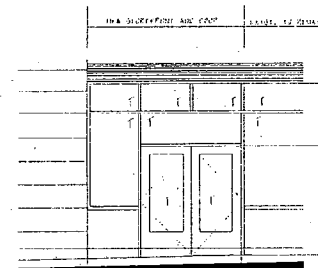
8529 GEORGIA AVENUE NEW DOORS

110

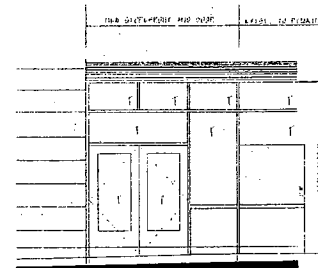


SEE DOWN IN FOUNDATION DETAILS AT DOUBLE DOORS AND THE THICKNESS OF THE WALLS, WINDOWS AND TERRACES FOR MAINTAINING WATERPROOFING CAPACITY OF THE WALLS TO DESIGN FLOOR JOINTS AND BASE DETAILS.

1 ELEVATION AT DOUBLE DOORS - GEORGIA AVE.  
SCALE: 1/8" = 1'-0"

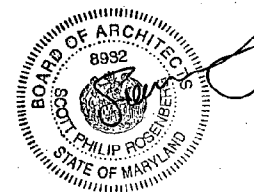


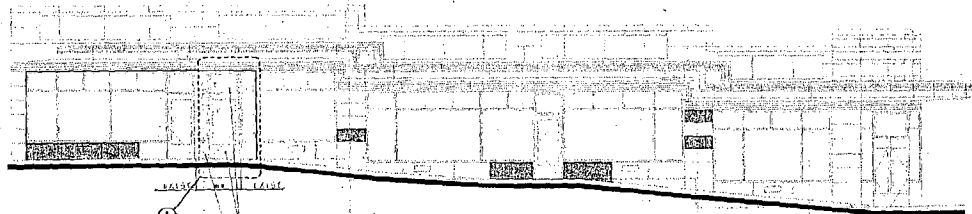
2 ENLARGED ELEVATION AT DOUBLE DOORS  
SCALE: 1/4" = 1'-0"



OPTIONAL ALTERNATE ELEVATION  
SCALE: 1/4" = 1'-0"

19



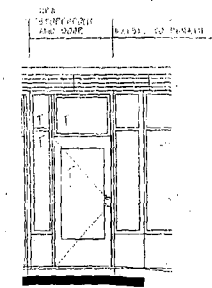


NEW SINGLE INSULATED GLAZED GLASS DOOR  
 WITH INSULATED FIBERGLASS STUDS  
 AND FIBERGLASS  
 TO MATCH EXISTING ELEVATION  
 LATERALLY CUT OPEN TO MATCH  
 UP MATCH POINTS  
 AND GIVE FINISH.

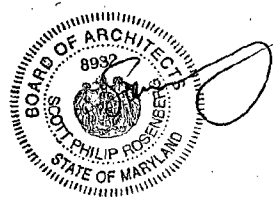
1. ELEVATION AT NEW SINGLE DOOR - PARKING LOT SIDE  
 SCALE: 1/2" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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2. ENLARGED ELEVATION AT SINGLE DOOR  
 SCALE: 1/2" = 1'-0"



81



Maryland Department of Planning  
Maryland Historical Trust

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor

Audrey E. Scott  
Secretary

Florence B. Durian  
Deputy Secretary

September 20, 2006

Richard Benswanger  
Kent Commercial, Inc.  
3700 Luxemburg Street, #400  
Rockville, Maryland 20852

Re: Silver Spring Shopping Center, Montgomery County  
Maryland Historical Trust Preservation Easement

Dear Mr. Benswanger:

Thank you for attending the Maryland Historical Trust Easement Committee (Committee) meeting on September 12, 2006 to discuss the proposed installation of double doors on the Georgia Avenue elevation and a single door on the parking lot elevation of the aforementioned building.

Based upon the review and recommendation of the Committee, I approve of your plans to construct a double door and single door as depicted in your plans of August 11, 2006. This work is consistent with *Standard 9* of the Secretary of the Interior's *Standards for Rehabilitation*. My approval is valid for a period of six months from the date of this letter. Should you require additional time to complete this project or make any changes to the scope of work as approved, please contact Ms. Elizabeth Schminke, Easement Administrator, at (410) 514-7632, or by email at [bschminke@mdp.state.md.us](mailto:bschminke@mdp.state.md.us).

Sincerely,

J. Rodney Little  
Director  
Maryland Historical Trust

JRL/ESS

cc: Scott Philp Rosenberg, AIA

**Oaks, Michele**

---

**From:** Richard Benswanger [richbens@kentcommre.com]  
**Sent:** Monday, October 09, 2006 1:48 PM  
**To:** Oaks, Michele; scott@r-ai.com; 'Tull, Mel'  
**Subject:** RE: Silver Spring Shopping Center - HPC meeting

Michelle

I received your mailing, scanned it into my computer and forwarded to all.

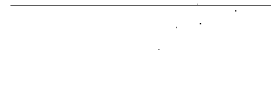
Thank you. We really appreciate your efforts to assist us in this matter. Will see you Wednesday evening.

I would prefer to pick up the consent form.

Regards,

**Richard Benswanger**

Senior Director



Kent Commercial, Inc.  
5700 Luxemburg Street, #400  
Rockville, MD 20852  
301-231-9099 (Voice)  
301-231-0898 (Facsimile)  
301-367-3535 (Cellular)

CONFIDENTIALITY NOTICE: This email, including attachments, if any is intended only for the person (or persons) or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email or telephone (at the numbers listed above) and destroy all copies of the original message and attachments, if any. If you are the intended recipient but do not wish to receive communications through this medium, please so advise the sender immediately. Thank you.

---

**From:** Oaks, Michele [mailto:Michele.Oaks@mncppc-mc.org]  
**Sent:** Monday, October 09, 2006 1:40 PM  
**To:** scott@r-ai.com; Tull, Mel; richbens@kentcommre.com  
**Subject:** Silver Spring Shopping Center - HPC meeting

Gentleman,

I wanted to make sure you got the staff report for Wednesday's meeting and see if you have any questions. I have attached an electronic copy of the report in case the paper one has not arrived in the mail yet.

I think the Commission will place your item on the consent calendar and they do their consent calendar at the beginning of the meeting. I will be in touch on Thursday after they approve it. You can either pick up the approval paperwork in my office or I can send it to you via mail. Let me know.

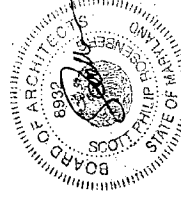
10/9/2006



Michele

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Michele Oaks, Senior Planner  
Historic Preservation Section  
Montgomery County Department of Planning  
Maryland-National Capital Park and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
[michele.oaks@mncppc-mc.org](mailto:michele.oaks@mncppc-mc.org)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)



DEMOLITION AND EXISTING CONDITIONS PLAN

EXIST. PARKING LOT

NEW DOOR "B" HERE

MACARONI GRILLE

RESTAURANT

PROPOSED 'MARIMENKO' 'MONFLEUR' HOME RETAIL STORE

CAKE LOVE STORE

EYE/OPTICAL STORE

NEW DEMISING

FUTURE

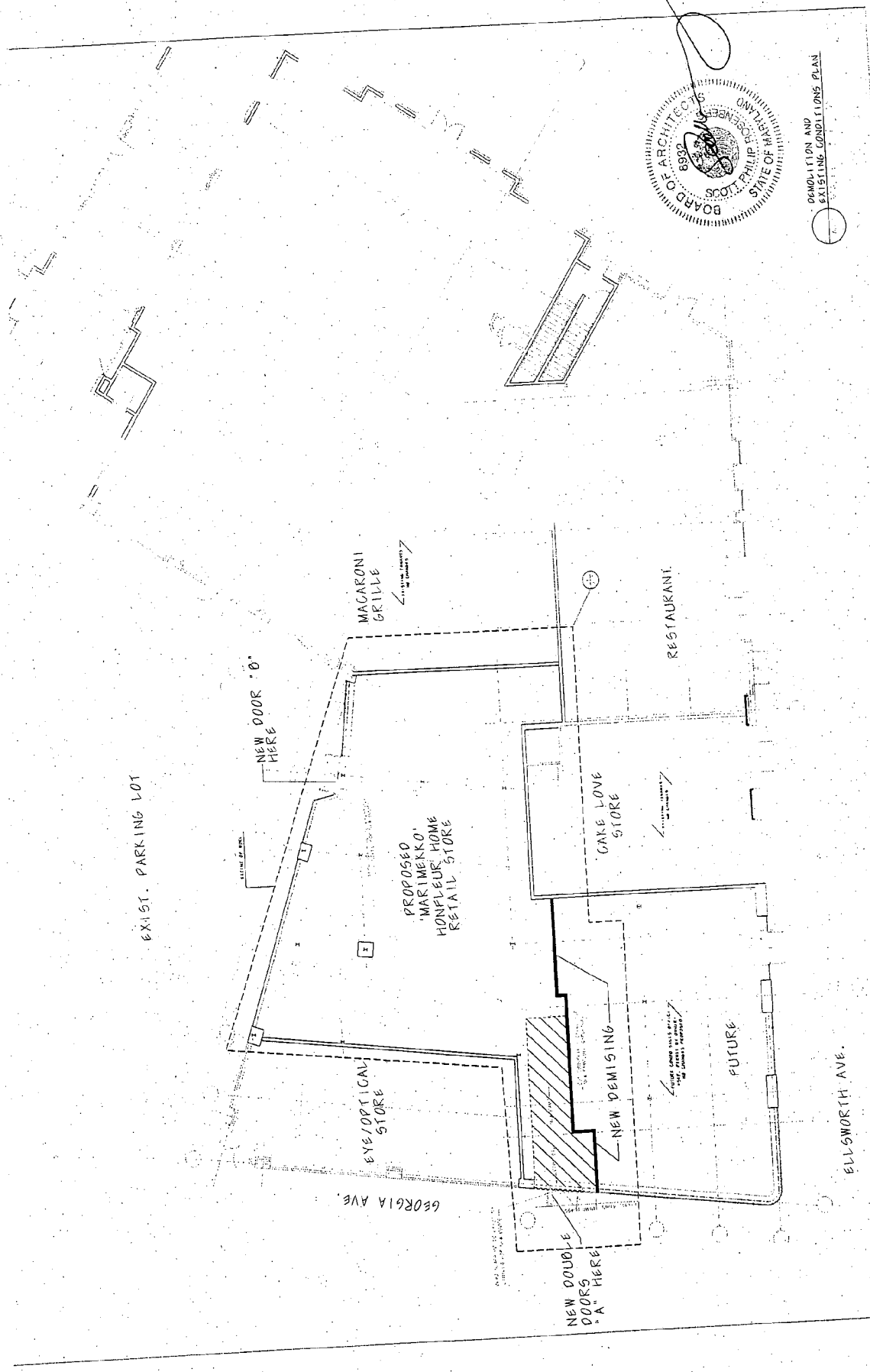
ELLSWORTH AVE.

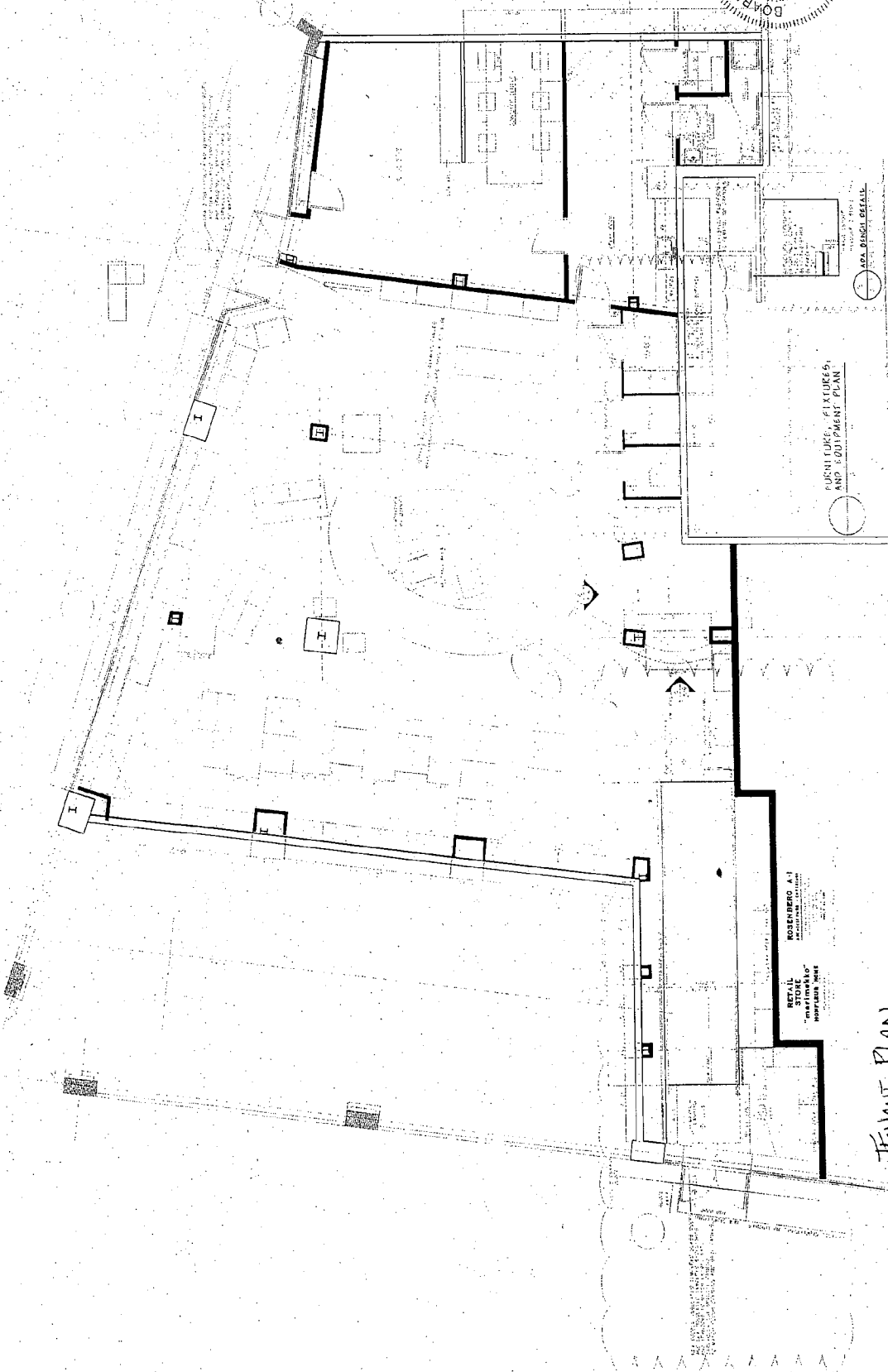
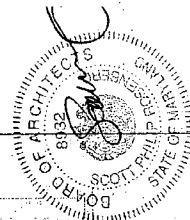
NORTH

GEORGIA AVE.

NEW DOOR "A" HERE

OVERVIEW PLAN

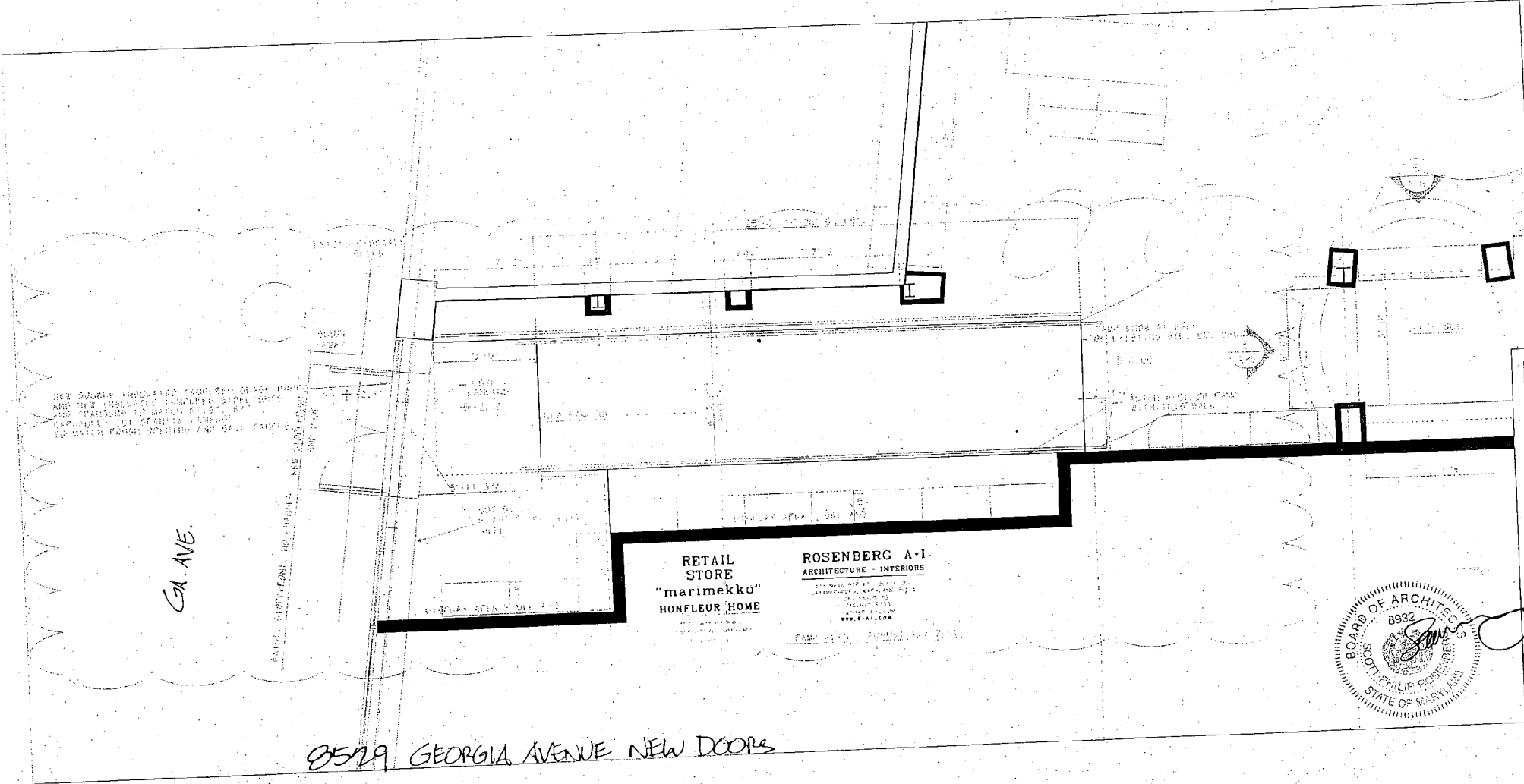




FURNITURE, FIXTURES,  
AND EQUIPMENT PLAN

MEMBERS A  
STONE  
"marimalko"  
HOSPITALITY, INC.

TENANT PLAN



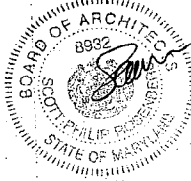
NEW DOOR PLACEMENT TO IMPROVE CIRCULATION AND NEW SERVICE COUNTER AND DISPLAY AREA TO MATCH EXISTING STORE AND TO MATCH EXISTING STORE AND TO MATCH EXISTING STORE AND TO MATCH EXISTING STORE

GA. AVE.

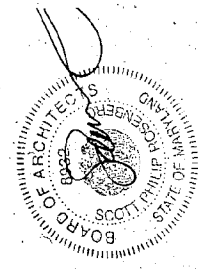
BASELINE COORDINATE TO EXISTING NEW DOOR

RETAIL STORE  
"marimekko"  
HONFLEUR HOME

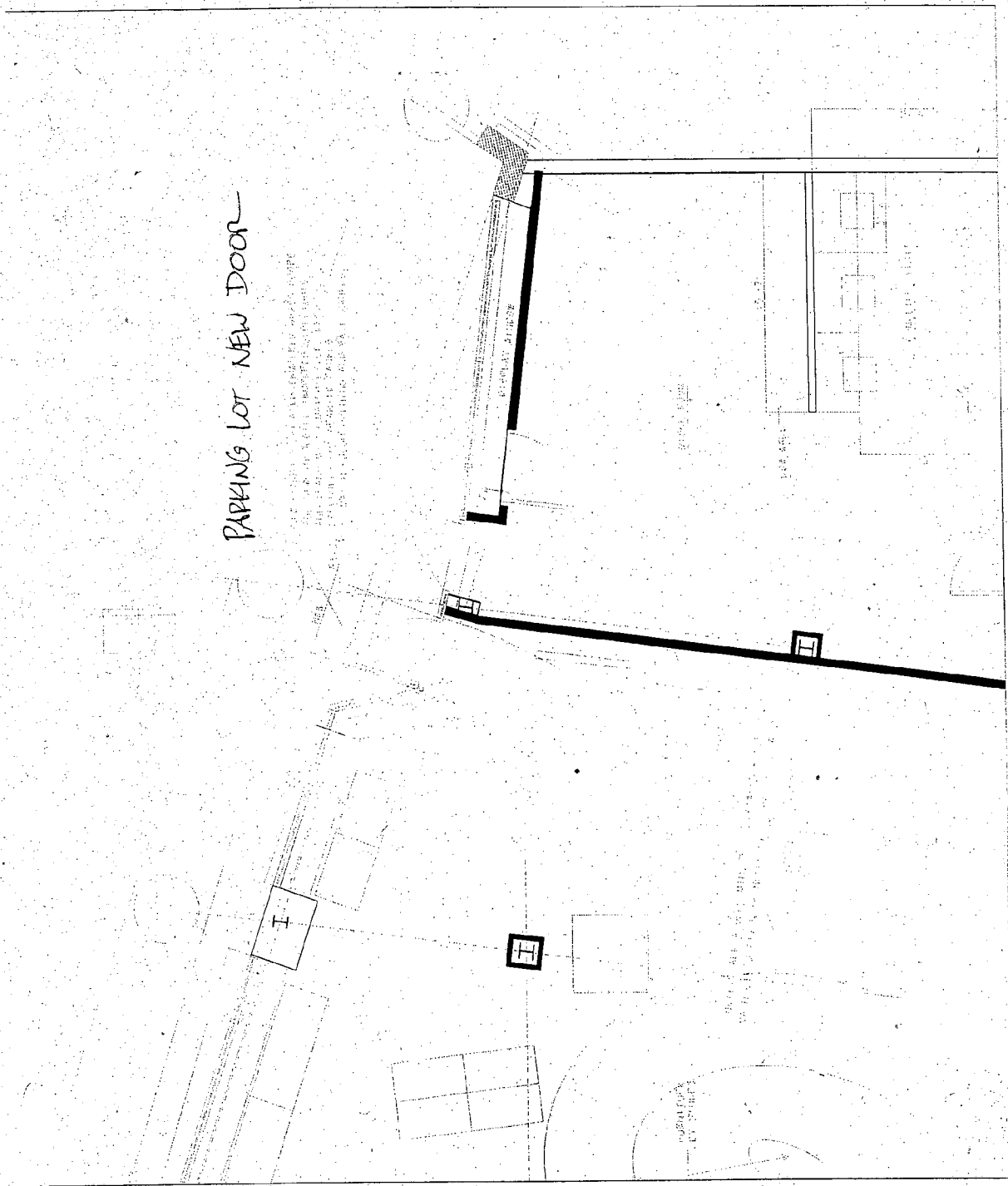
ROSENBERG A+I  
ARCHITECTURE - INTERIORS  
314 N. W. 10th St. Suite 201  
Fort Lauderdale, FL 33304  
Tel: 754.467.1111  
www.rai.com



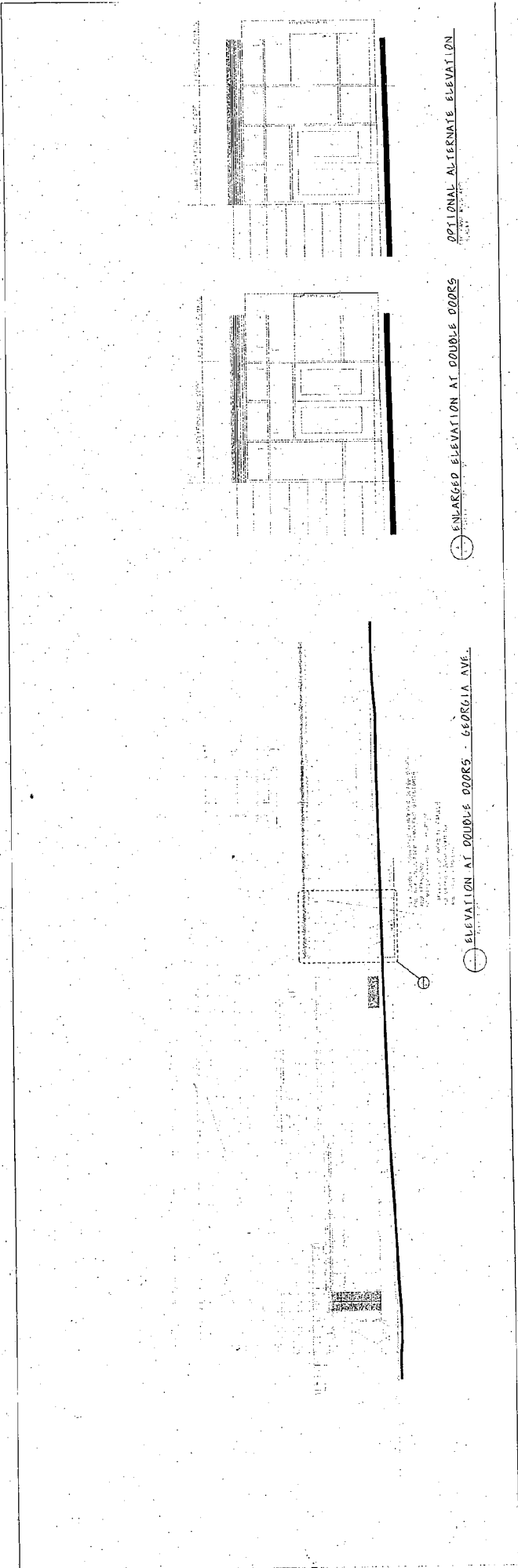
8529 GEORGIA AVENUE NEW DOORS



PARKING LOT NEW DOOR



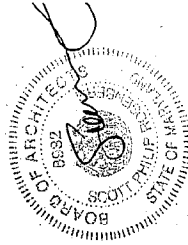
10/1/20

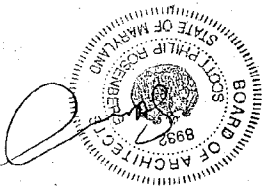


OPTIONAL ALTERNATE ELEVATION

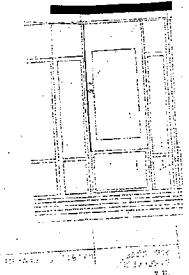
ENLARGED ELEVATION AT DOUBLE DOORS

ELEVATION AT DOUBLE DOORS - GEORGIA AVE.

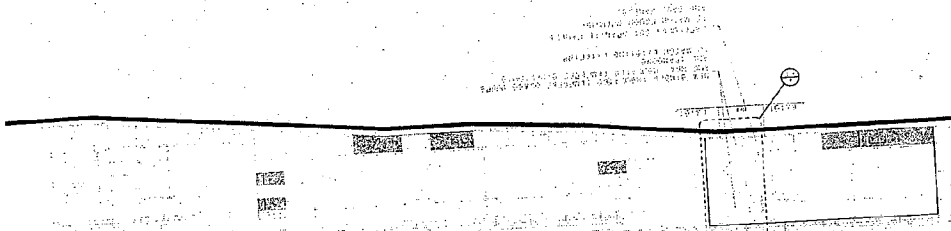




ENLARGED ELEVATION AT SINGLE DOOR



ELEVATION AT NEW SINGLE DOOR - PARKING LOT SIDE

















**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

The Peterson Companies  
12500 Fair Lakes Circle  
Suite 430  
Fairfax, VA 22033

**Owner's Agent's mailing address**

Richard Benswanger  
Kent Commercial, Inc.  
5700 Luxemburg Street, #400  
Rockville, MD 20852

**Adjacent and confronting Property Owners mailing addresses**

The Discovery Networks  
Silver Spring, MD 20910  
Attn: Facilities

Montgomery County c/o Peterson  
12500 Fair Lakes Circle  
Suite 430  
Fairfax, VA 22033



## THE MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT

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To encourage the restoration and preservation of privately owned structures designated on the *Master Plan for Historic Preservation*, either individually or within a historic district, the Montgomery County Council in 1984 passed legislation providing for a tax credit against County real property taxes (Chapter 52, Article VI). The tax credit is 10% of documented expenses for exterior maintenance, restoration, or preservation work. The work must be certified eligible by the Historic Preservation Commission (HPC).

### ELIGIBLE WORK MUST MEET ALL OF THE FOLLOWING CRITERIA:

1. Be certified by the HPC as contributing to the restoration or preservation of sites listed on the *Master Plan for Historic Preservation* either individually or within an historic district;
2. Be exterior work only;
3. Be undertaken with a previously approved Historic Area Work Permit (HAWP) if alterations that require a HAWP are proposed; **OR**
4. Be ordinary maintenance exceeding \$1,000 in expense; the work must be subsequently certified (at the time the tax credit application is reviewed by the HPC) as being consistent with the purposes of Chapter 24A, the County's historic preservation ordinance;
5. Be performed by a licensed contractor.

### THE TAX CREDIT IS ALLOWABLE FOR:

In summary, eligible work includes repairs, restoration, or preservation of exterior features of designated structures. Examples of eligible projects would include (but not be limited to):

- Painting
- Repairing roofs or replacing them in-kind
- Repairing or restoring windows
- Repairing architectural trim or ornament
- Uncovering and repairing original siding
- Repointing brick or stone foundations or chimneys
- Restoring a documented feature such as a dormer or porch that was previously altered or removed
- Repairing and maintaining outbuildings such as barns and garages.

### THE TAX CREDIT IS NOT ALLOWABLE FOR:

Examples of ineligible expenditures include:

- New construction of a structure, or a new addition to an historic building
- Work requiring an approved HAWP that is completed without the approval of the HPC
- Interior work
- The value of labor unless performed by a licensed contractor
- Landscaping
- Repaving driveways
- Replacing features (such as windows) with new features that are not identical in size and material, and repairing mechanical equipment
- Tool and equipment purchases
- Professional services (design fees, annual pest control, structural reports)