

36/11-91A 8412 Georgia Avenue,
Silver Spring

Doug Jemal

(301) 595-2400



Montgomery County Government

MEMORANDUM

TO: Robert Seely, Chief
 Division of Construction Codes Enforcement
 Department of Environmental Protection

FROM: Laura E. McGrath, Planning Specialist *LM*
 Division of Community Planning and Development
 Department of Housing and Community Development

SUBJECT: Historic Area Work Permit Application

DATE: 5-9-91

The Montgomery County Historic Preservation Commission, at their meeting of 5-8-91 reviewed the attached application by Douglas Samuel for an Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. COMPART Attachments
2. Approved Sign Design
3. Fill Plan
4. Photos
5. _____

2020E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301 217-3625



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER DOUGLAS JEMAL TELEPHONE NO. 301 595 2400
(Contract/Purchaser) (Include Area Code)

ADDRESS 8412 GEORGIA AVENUE
CITY STATE TELEPHONE NO. 301 595 2400
CONTRACTOR DOUGLAS DEVELOPMENT (Include Area Code)

PLANS PREPARED BY GEORGE T. MYERS TELEPHONE NO. 301 942 7062
(Include Area Code)

CONTRACTOR REGISTRATION NUMBER _____
REGISTRATION NUMBER 8285

LOCATION OF BUILDING/PREMISE

House Number 8412 Street GEORGIA AVENUE

Town/City SILVER SPRING Election District 13

Nearest Cross Street BANKFENT

Lot 0 Block 0 Subdivision 22

Liber _____ Folio _____ Parcel P-5

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
<u>Signage Addition</u>			Revision	Fence/Wall (complete Section 4)	Shed	Solar
				Other	Woodburning Stove	

1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000 ±

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? YES, MASTER PLAN # 36/11

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS NOT APPLICABLE

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 N/A

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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

Signature of owner or authorized agent (agent must have signature notarized on back) George T. Myers Date 3.22.91

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Deborah Taylor Date 5-8-91

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Multiple horizontal lines for describing the proposed work, with a large diagonal 'X' drawn across the entire section.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor-plans, elevations, etc.); PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

[Handwritten signature]

M E M O R A N D U M

TO: Historic Preservation Commission

FROM: Laura McGrath, Planning Specialist *LM*

SUBJECT: Continuation of Review of HPC Case #36/11-91A, Silver Spring Post Office

DATE: May 1, 1991

As you may recall, the Commission first reviewed this application at the April 10, 1991, meeting. At that time, signage proposed included a central sign with channel letters flanked by canopies on both sides and the front corners. The Commission did not find the design acceptable and agreed with the applicant to keep the record open in order to meet at the site and explore other alternatives. The Commission did express a general opinion continuing to favor free-standing signage similar in size and scale to the existing real estate signs on the property and/or signage centered in the entablature as opposed to the proposed corner awnings.

Staff, along with Commissioners Brenneman and Randall, met at the Post Office with the property owner and architect on Thursday, April 25. We discussed several factors contributing to the type of signs needed by the property and business owner balanced against the architecture and significant qualities of the building. From a marketing perspective, the owner does not feel that free-standing signs similar in size and scale to the existing real estate signs would be of any positive use. Most business will be generated from people driving past the building, rather than walking. Thus, the owner feels that signs that can be placed on the building and can light up at night are essential for business.

On the opposite hand, the difficulty in developing signage appropriate to the size and scale of the building while protecting the details which contribute to its uniqueness is clear. Added to this is the lack of any one style or theme of signage in this area of Silver Spring and Georgia Avenue on which one could base a new sign scheme.

Recognizing the above, we discussed several alternative designs, including another free-standing sign and the use of smaller awnings over the windows. After much discussion, it was generally agreed that the design presently submitted would be a fair compromise. This includes retention of the originally submitted central sign of channel letters measuring 24" in height over top of the main doorway. The word "WIZ" in 18" channel letters would also be installed over the windows on each corner of the front elevation.

This revision represents a reduction in proposed signage and building coverage. It also results in less coverage of window details than originally proposed.

Given the above, staff recommends approval of the revised application based on criterion 24A-8(b)(1). In light of the particular circumstances discussed, the proposal provides the necessary signage for a commercial business while not removing or obliterating the historic fabric and features of the building. The planned signage is easily removed and thus it conforms with the Secretary of the Interior's Standards for Rehabilitation as follows:

Standard 10 - New additions and adjacent or related new construction shall 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.

ATTACHMENTS

1. Revised Sign Design
2. April 3, 1991 Staff Report
3. Original HAWP Application

2700E

Revised Proposal



18" HIGH CHANNEL LETTERS
 4" HIGH CHANNEL LETTERS
 18" CHANNEL LETTERS



Montgomery County Government

April 11, 1991

Douglas Jemal
8412 Georgia Avenue
Silver Spring, MD 20910

RE: HPC Case #36/11-91A

Dear Mr. Jemal:

As you know, the Historic Preservation Commission reviewed your application for an Historic Area Work Permit at its April 10, 1991, meeting. After some discussion, you agreed with the Commission to keep the record open in order to explore further alternatives for exterior signage for the Old Silver Spring Post Office (Master Plan Site #36/11). The Commission expressed a general opinion continuing to favor free-standing signage, similar in size and scale to the real estate signs now on the property, and/or signage centered in the entablature as opposed to the proposed corner awnings.

As part of a further exploration of alternatives, the Commission agreed with your suggestion to meet on site to continue the discussion. I will try to reach you in the next several days in order to arrange a time convenient for you and several Commissioners to meet. In the mean time, please be advised that in order to meet with the Commission at its next meeting, April 24, I would need any revised materials by noon on April 17. The first meeting in May will be held on May 8; any materials would need to be submitted by April 29. Please feel free to call me at 217-3625 with any questions regarding the above.

Sincerely,

A handwritten signature in cursive script that reads "Laura E. McGrath".

Laura E. McGrath,
Planning Specialist

2637E

Met Mus, 25

Processed qualities of G dog -

- market
- low signs with road
- looked at sweet art.,
 - small lawns
 - just in BTW
seems just
- NW & W2 on left side
one top of windows
- Observed by W2
Smaller, but more balance
→ market
- Pavits
 - + Difficult to see of square -
- → not perm.
 - would always change, reference of
other ideas have up
- App has compromised -

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: April 3, 1991

CASE NUMBER: 36/11-91A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Silver Spring
Post Office

PROPERTY ADDRESS: 8412 Georgia Avenue,
Silver Spring

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The Commission met with the applicant for a preliminary consultation in March to discuss exterior signage for the Old Silver Spring Post Office (Master Plan Site #36/11). The building will be used as a record and tape store. No exterior alterations are proposed other than the installation of signage.

The Silver Spring Post Office was built in 1936; materials and design were chosen to complement the then-existing character of Silver Spring. According to the Master Plan amendment, this building was one of three federal post offices built in the County during the Depression by the Works Progress Administration (WPA). The amendment notes that the labor intensive architectural features incorporated into the Georgia Avenue facade which are reflective of the role of the WPA in stimulating employment in the construction trades should be preserved and incorporated into any redevelopment of the property.

Proposed are 14' X 4' backlit awnings on the windows of each corner of the front and front sides of the building. The awnings will be red with black and white lettering. Also proposed are neon channel letters for the front center over top of the main doorway; the phrase "Nobody beats the" will be approximately 1' in height and the word "WIZ" will be 1'6" in height. According to the applicant, the proposed placement of the signage, with awnings creating a "book-end" effect, takes advantage of the strong central entry.

After viewing several alternative sign treatments at the preliminary consultation, the Commission advised the applicant that it would be preferable to have no signage attached to the building. Instead, the applicant was encouraged to explore installation of a free-standing sign at the front of the property.

In response to these comments, the applicant developed a free-standing sign scheme, based on the zoning requirements for the property (2 square feet of signage allowed for every linear foot of street frontage). After coming up with a design for a free-standing sign which was acceptable to the property owner in terms of marketing and using only half of the allowable space, however, the applicant found it to be more imposing and less-compatible with the structure than the design proposed in this application. Installation of such a sign would be most effective at the center landing. However, this would require removal of two original lampposts on each side of this landing (See Attachment 2).

STAFF RECOMMENDATION:

Staff recognizes and concurs with the Commission's preference for a free-standing sign; however, after viewing the applicant's free-standing sign alternative, staff also agrees that a free-standing sign could be less compatible with the structure than was originally believed. The proposed attached signage does not overwhelm the existing structure or its details. None of the signage is "permanent" and could be removed with little or no damage should the use of the building change. Staff would recommend, however, that the size of the proposed awnings be reduced to center over only each window and not the entire section that each window is located in. (It should be noted that the lettering on the awnings is smaller than that originally proposed at the preliminary consultation.)

Based on the above and with incorporation of the recommended change to the canopies, staff recommends approval of the application based on criterion 24A-8(b)(1).

ATTACHMENTS:

1. HAWP Application and Attachments
2. Attachment 1 - Proposed Signage
3. Attachment 2 - Free-standing Sign Example and Discussion
4. Photos
- ~~5. March 6, 1991, staff report~~
6. Master Plan Amendment

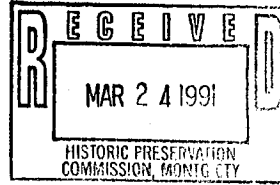
2615E



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT



361191A

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER ROIGLUS JEMAL TELEPHONE NO. 301-595-2400
(Contract/Purchaser) (Include Area Code)

ADDRESS 8412 GEORGIA AVENUE CITY SILVER SPRING STATE MD ZIP 20910

CONTRACTOR ROIGLUS DEVELOPMENT TELEPHONE NO. 301-595-2400

PLANS PREPARED BY GEORGET MYERS CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. 301-992-9162
(Include Area Code)

REGISTRATION NUMBER 8266

LOCATION OF BUILDING/PREMISE

House Number 8412 Street GEORGIA AVENUE

Town/City SILVER SPRING Election District 13

Nearest Cross Street BANKENT

Lot P-5 Block 0 Subdivision 22

Liber _____ Folio _____ Parcel P-5

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|-------------------------|------------|----------------|-----------|---------------------------------|-------------------|---------------|
| Construct | Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace |
| <u>Signage Addition</u> | | | Revision | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other _____ |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000 ±
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES, MASTER PLAN # 36/11

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

NOT APPLICABLE

- 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

N/A

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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.

Georget Myers _____ Date 3-22-91
Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9103220089 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

4

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

THE BUILDING IS THE OLD SILVER SPRING POST OFFICE (MASTER PLAN SITE #36/11). THE BUILDING WAS CONSTRUCTED IN 1936, AND IS A PRIME EXAMPLE OF FEDERAL ARCHITECTURE. BUILT OF BRICK AND ~~STONE~~ STONE, THE BUILDING IS NEO-COLONIAL IN DESIGN, AND WAS SPECIFICALLY DESIGNED TO BLEND IN WITH THE THEN-EXISTING CHARACTER OF SILVER SPRING'S BUILT ENVIRONMENT.

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

THE OWNER OF THE BUILDING IS PLANNING TO USE IT FOR A RECORD & TAPE STORE. THE OWNER PLANS TO REMOVE THE ADDED FLOOR AND RESTORE THE INTERIOR TO ITS ORIGINAL HIGH CEILING HEIGHT. ADDITIONALLY, ALL EXISTING DRAWINGS (AND LARGE MURAL) IN THE EXISTING LOBBY WILL BE PROMINENTLY DISPLAYED THROUGHOUT. THE EXTERIOR OF THE BUILDING IS TO REMAIN UNCHANGED, WITH THE EXCEPTION THAT IT IS NECESSARY TO ADD SIGNAGE TO THE FRONT. THE CHARACTER OF THE EXTERIOR SIGNAGE IS THE SUBJECT OF THIS APPLICATION.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping: (SEE ATTACHED RENDERINGS)

THE NEW SIGNAGE ATTEMPTS TO PROVIDE ADEQUATE SIGNAGE FOR A RETAIL BUSINESS WHILE PRESERVING THE CHARACTER OF THE BUILDING. TO THAT END, THE BULK OF THE SIGNAGE IS INTENDED FOR THE CORNERS OF THE BUILDING, WHICH ARE BRICK AND LESS ORNATE, AND SMALLER LETTERS ARE PLANNED AT THE FRONT DOOR, WHICH WOULD RESULT IN LESS OF THE DETAILING BEING COVERED.

- b. the relationship of this design to the existing resource(s):

THE BUILDING HAS A STRONG CENTRAL COLUMNED ENTRY, WITH TWO "BOOK-END" CORNERS. THE PLANNED SIGNAGE IS INTENDED TO COMPLEMENT THIS, WITH A TRIPARTITE DIVISION OF SIGNS. CHANNEL LETTERS IN THE CENTER, WITH TWO "BOOK-END" AWNINGS ON THE CORNERS.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THE TOTAL SIGNAGE CONFORMS TO THE ALLOWED AREA OF SIGNAGE (2 SQ. FT. PER LIN. FOOT OF FRONTAGE)

3. Project Plan: (NOT APPLICABLE)

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed). (NOT APPLICABLE)

BACKLIT AWNING

CHANNEL LETTERS

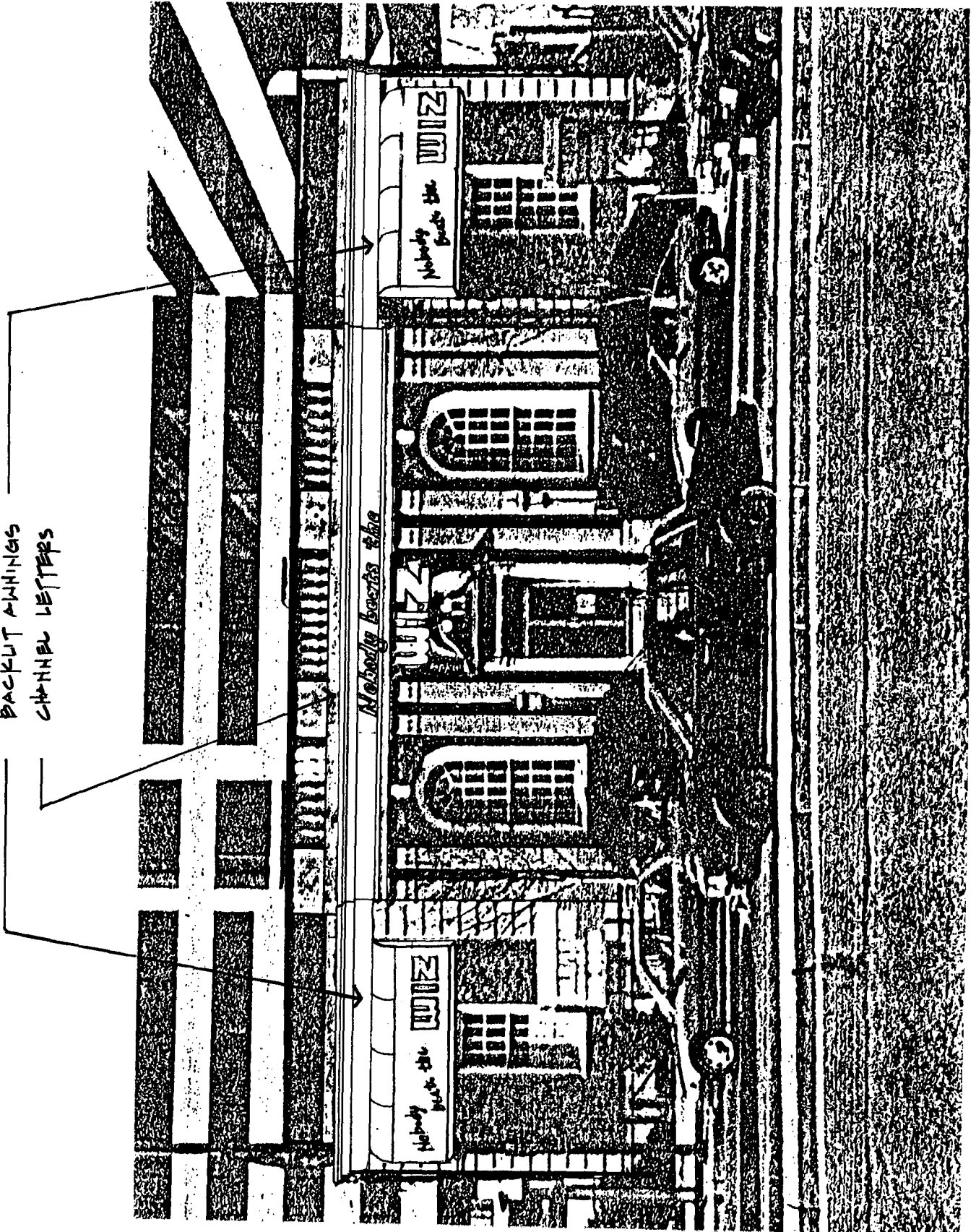
BACKLIT AWNING



"AFTER"

(7) (WIZ)

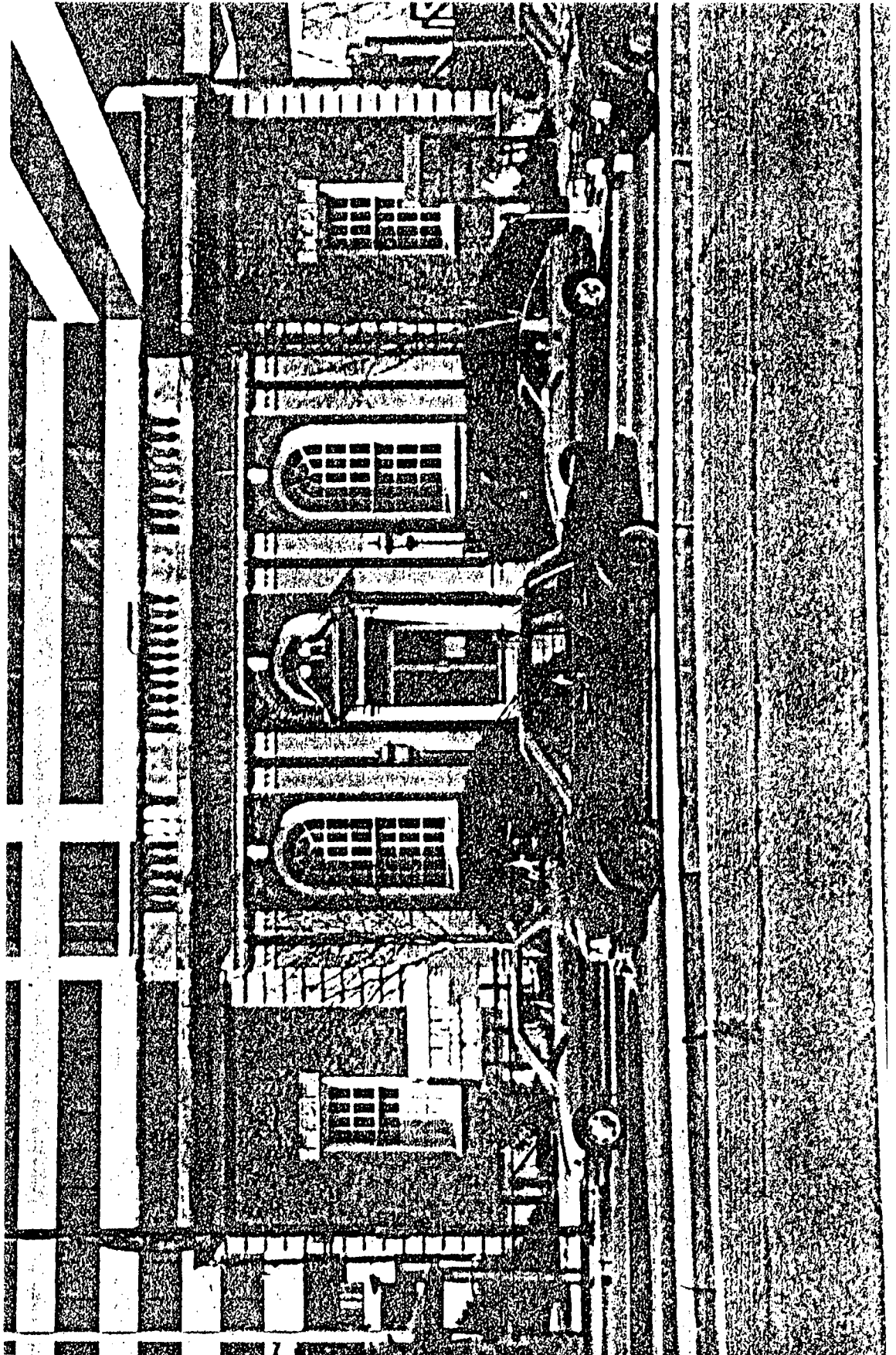
BACKLIT SIGNINGS
CHANNEL LETTERS



"AFTER"

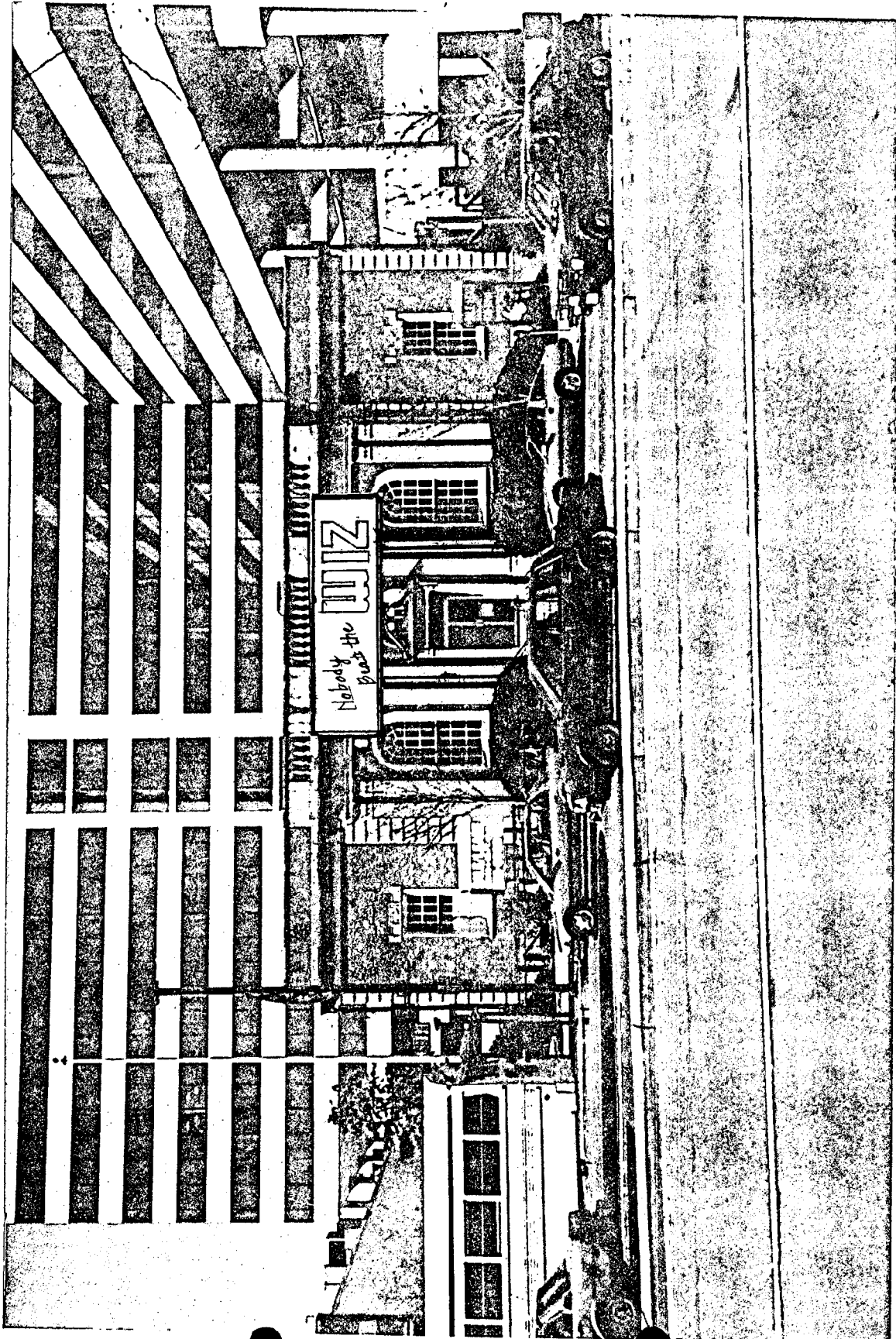
NOTE: SIGNAGE TO BE ATTACHED IN MANNER WHICH LEAVES NO PERMANENT DAMAGE.

(8) (3)



" 30024 "

(10) (3)



VIEW SHOWING 100' OF (5x20') FREE-STANDING SIGN.

ETM 4-2-91

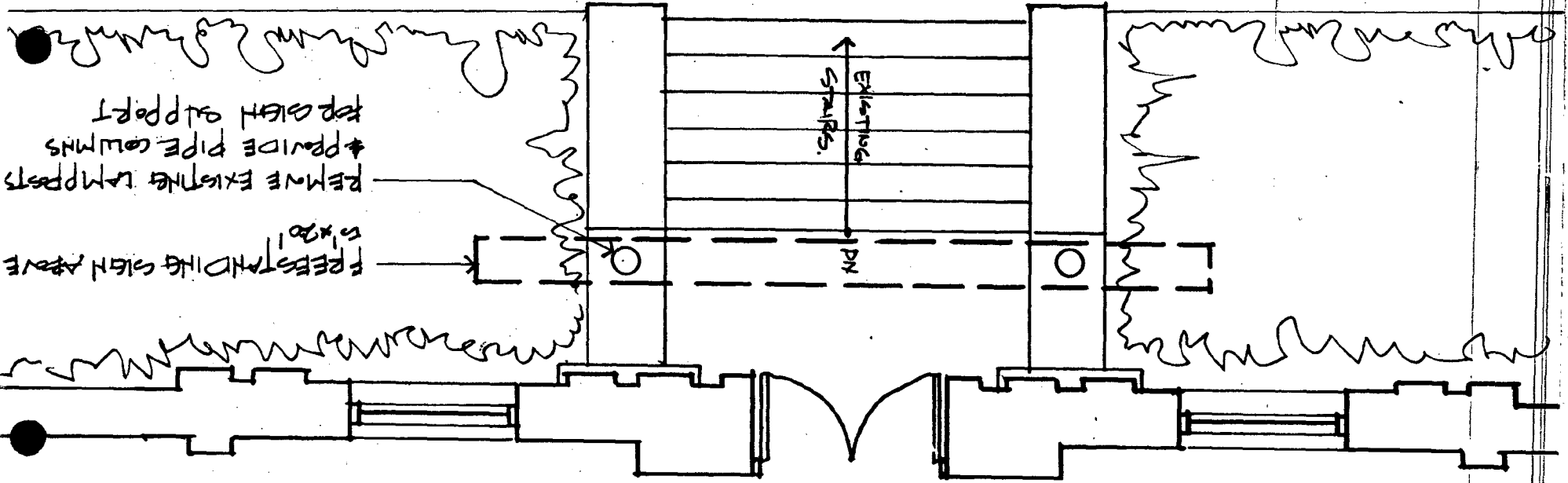
(E) (S)



(12) (3)

(13)

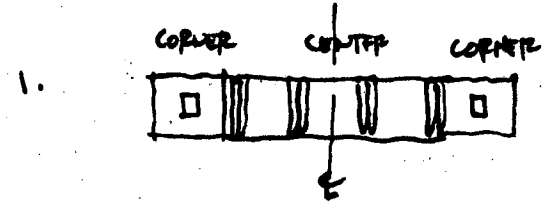
SIDEWALK



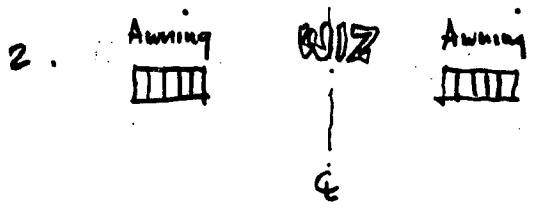
INTERIOR

ADVANTAGES TO PROPOSED SIGNAGE

A. REFLECTS SCHEMATIC DESIGN OF BUILDING.



BUILDING - STRONG CENTER
w/ TWO "BOOKEND"
CORNERS SUPPORTING
CENTER



COVENANCE - STRONG CENTER
SIGN w/ TWO AWNINGS
& CORNERS SUPPORTING
CENTER.

B. THREE SMALLER SIGNS IN LIEU OF ONE LARGE ONE. (140 SF TOTAL)

1. COVERS MUCH LESS OF BUILDING - NO DETAILING
WILL BE COVERED.

- a. ALL COLUMNS LEFT UNTOUCHED & UNCOVERED
- b. COMPLETE DOOR SURROUND LEFT UNCOVERED.
- c. "CORNER" & CORNERS LEFT UNCOVERED.

C. CAUSES NO PERMANENT DAMAGE TO BUILDING.

1. ALL SIGNS WILL BE MOUNTED WITH BOLTS INTO MORTAR
JOINTS WHEREVER POSSIBLE, AND HOLES WILL BE NO
LARGER THAN 3/8", AND WILL BE EASILY PATCHED.

DISADVANTAGES OF FREESTANDING SIGN.

A. SIGN WILL BE TOO LARGE & WILL NOT REFLECT SCHEMATIC DESIGN OF BUILDING.

1. COMMERCIAL SIGNAGE ALLOWABLE: 2 SF PER LIN. FT. OF STREET FRONTAGE OF PROPERTY.

a. STREET FRONTAGE = $100' \pm \times 2 \text{ SF} = 200 \text{ SF SIGNAGE}$.
(NOTE: even 100 SF is too large, see drawing).

B. SIGNAGE SHOULD BE LOCATED ~~AT~~ @ TOP OF STAIR LANDING IN ORDER TO BE IDENTIFIED WITH BUILDING.

1. THIS LOCATION WILL REQUIRE REMOVAL OF TWO HISTORIC LAMPPOSTS, OF WHICH THERE IS A FULL SCALE DRAWING IN LOBBY.

2. THIS IS APPROXIMATELY $3\frac{1}{2}$ TO 4 FOOT AWAY FROM BUILDING, AND WILL EFFECTIVELY COVER UP COLUMN & ENTABLATURE DETAILING.

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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. SEE ATTACHED DRAWINGS
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name David & K Stern Parcel 4 51 MONROE ST.
 Address 8305 Georgia Ave. Block 0. ROOM 301.
 City/Zip Silver Spring, Md.
2. Name Chevy Chase Savings Bank Parcel 6, Blk. 0.
 Address 0952 BOHIFANT ST.
 City/Zip SILVER SPRING.

3. Name _____
Address _____
City/Zip _____

~~PARCEL 1~~

4. Name STC SERVICES, INC.
Address 0000 GEORGIA AVE.
City/Zip SILVER SPRING

PARCEL 2
BLOCK # of 3

5. Name SUBURBAN BANK
Address 8252 GEORGIA AVE
City/Zip SILVER SPRING

PARCEL 1
BLOCK 3

6. Name PAUL A. & J.B. ROTH
Address 8242 GEORGIA AVE
City/Zip SILVER SPRING.

PARCEL 3
BLOCK 3

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

with cupola, wooden quoin blocks, a molded architrave and pilasters framing the front entrance.

- Originally known as "The Moorings," the house was constructed as a summer residence for the prestigious Blair family, influential settlers and developers of the Silver Spring area.

*#36/11

Old Silver Spring Post Office 8412 Georgia Ave. 16,714 sq.ft.

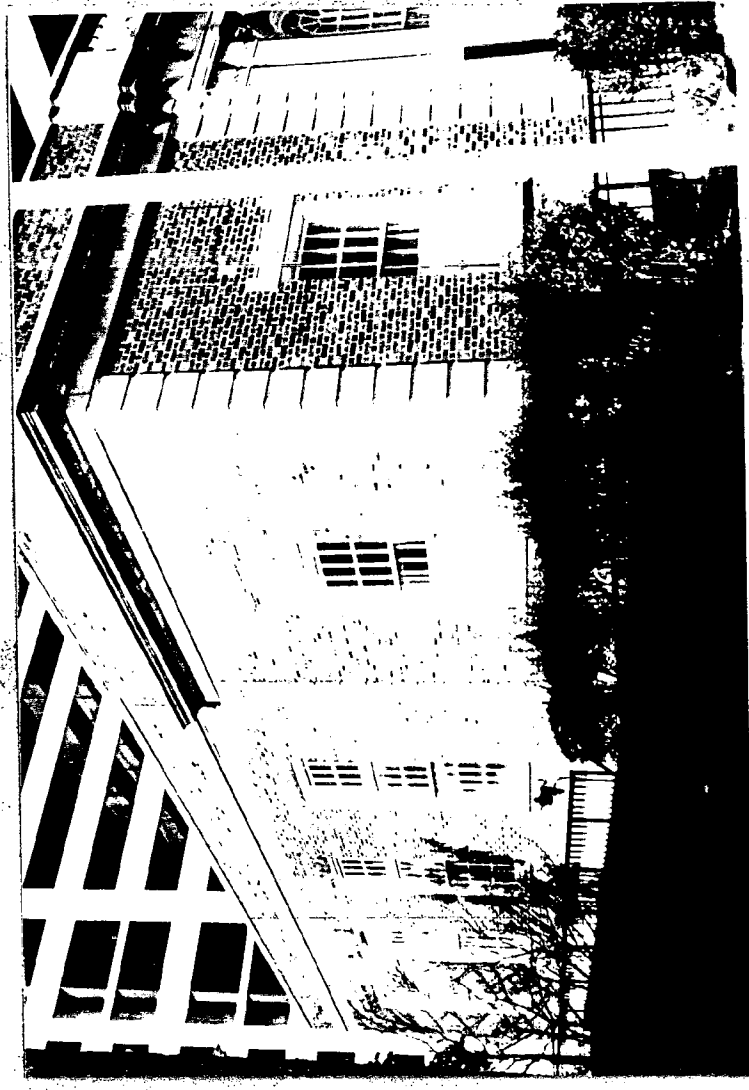
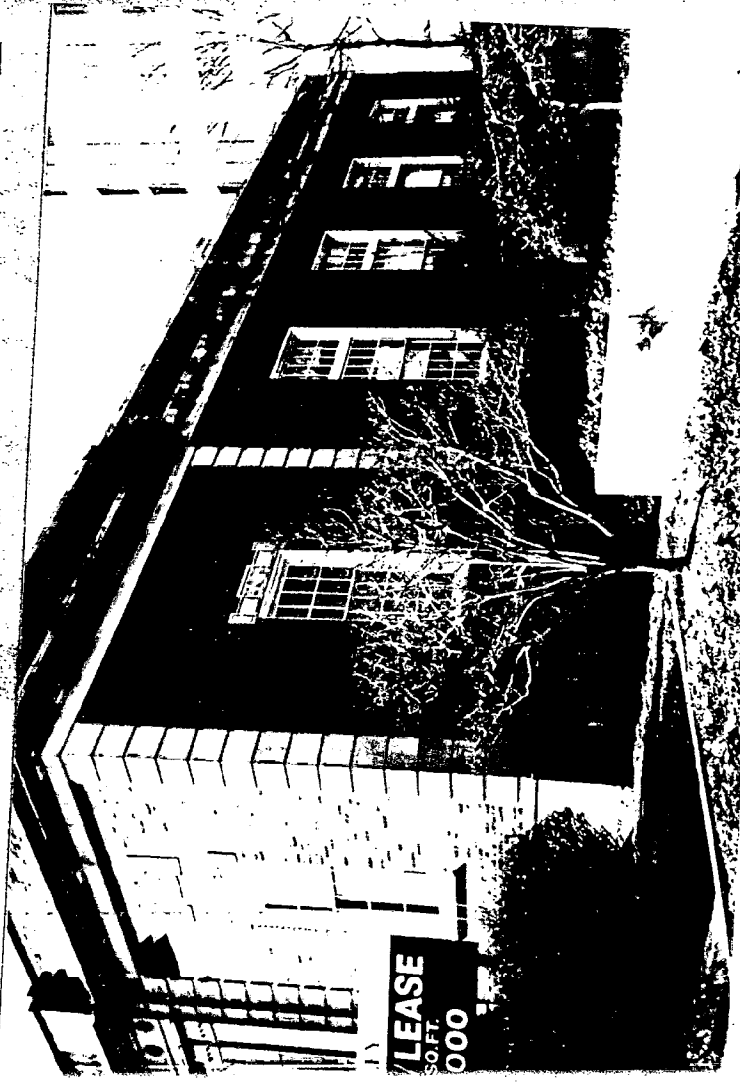
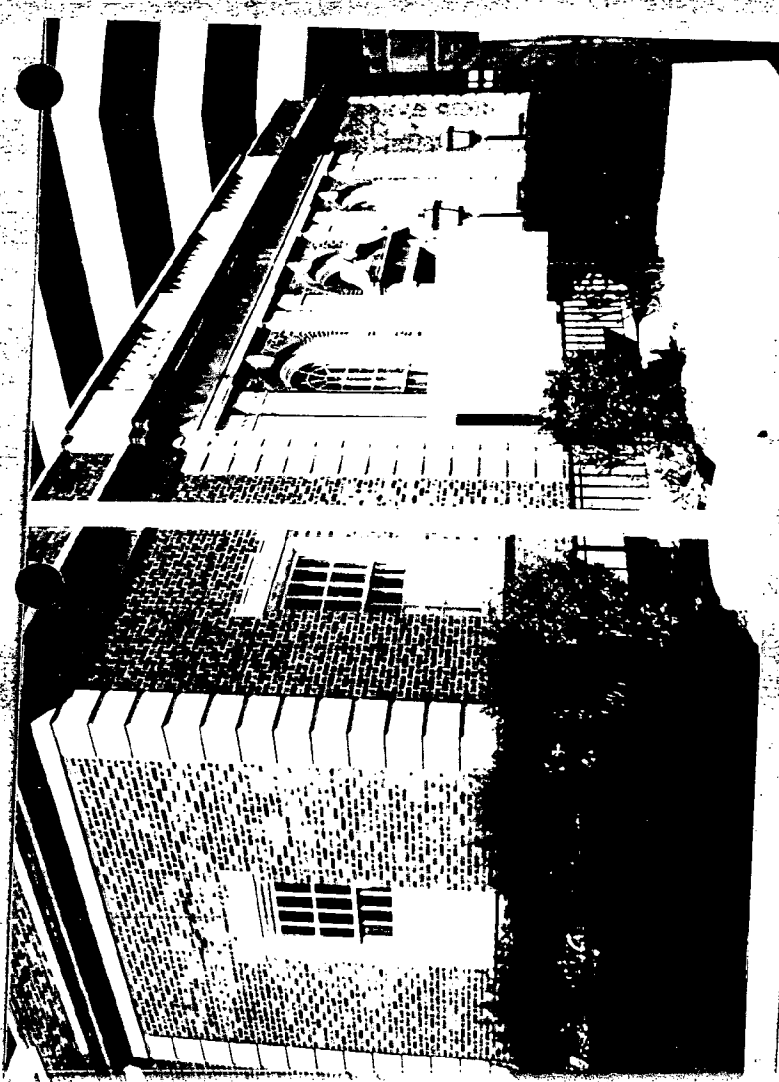
- Constructed in 1936-37 this building is one of three distinctive federal post offices built in the County during the Depression under the aegis of the Work Progress Administration (WPA).
- This amendment recognizes that the zoning on the property permits an intensification of development for the site. If redeveloped, the intention of designation is to seek the preservation and integration of the labor intensive architectural features incorporated in the Georgia Avenue facade which are reflective of the role of the WPA in stimulating employment in the construction trades.

#36/14

Armory Place 925 Wayne Avenue 1.6 acres

- Representative example of early 20th century Armory architecture featuring distinctive medieval architectural affinities.
- Associated with Captain Frank Hewitt, Sr. and Colonel E. Brooke Lee, two of the founding fathers of modern Silver Spring.







Montgomery County Government

March 20, 1991

George Meyers,
George T. Meyers Architects
11722 Highview Avenue
Silver Spring, Maryland 20902

Dear Mr. Meyers:

As you know, at its March 13, 1991, meeting, the Historic Preservation Commission met with you for a preliminary consultation on proposed signage for the Old Silver Spring Post Office (Master Plan Site #36/11) which is slated to be used as a record and tape store. After considering the alternative designs you had previously submitted, the Commission made the following comments:

- Because of the incompatibility of the proposed signage with the design and style of the building, it would be preferable to have no signage attached to the building.
- Installation of a free-standing sign at the front of the property would be fully considered. The Commission would support efforts by the property owner to secure necessary sign permits and exceptions and any needed special exceptions if the proposed sign was deemed compatible with the Master Plan Site by the Historic Preservation Commission.
- The use of neon signage inside the windows was suggested as a viable alternative to neon attached to the exterior of the building.

Please note that these comments were made on a preliminary basis and that the HPC is in no way bound by them. The comments are for your consideration and guidance and I hope will be helpful to you in preparing a formal Historic Area work Permit application. If you have any questions, please call me at 217-3625.

Sincerely,

Laura E. McGrath
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Planning Specialist

2583E

HISTORICAL PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: March 6, 1991

CASE NUMBER: N/A

TYPE OF REVIEW: Preliminary
Consultation

SITE/DISTRICT NAME: Silver Spring
Post Office

PROPERTY ADDRESS: 8412 Georgia Avenue,
Silver Spring

DISCUSSION:

Use of the old Silver Spring Post Office (Master Plan Site #36/11) as a record and tape store is now being considered. The owner is planning to restore the interior of the building to its original appearance, including preservation of the large mural, and plans no exterior alterations. Exterior signage is required, however, and the owner's representative would like the Commission's guidance in determining appropriate size and design for this signage.

The project architect has developed a number of alternative sign treatments, which are attached (Options A-E). The owner believes that signage on the front and side of the building is necessary. Alternatives center on neon letters and canopies, and range from installation of neon letters over the central doorway to total coverage of the front and partial coverage of the sides with a canopy.

The Silver Spring Post Office was built in 1936; materials and design were chosen to complement the then-existing character of Silver Spring. According to the Master Plan amendment, this building was one of three federal post offices built in the County during the depression by the Works Progress Administration. The amendment notes that the labor intensive architectural features incorporated into the Georgia Avenue facade which are reflective of the role of the WPA in stimulating employment in the construction trades should be preserved and incorporated into any redevelopment of the property.

STAFF RECOMMENDATION:

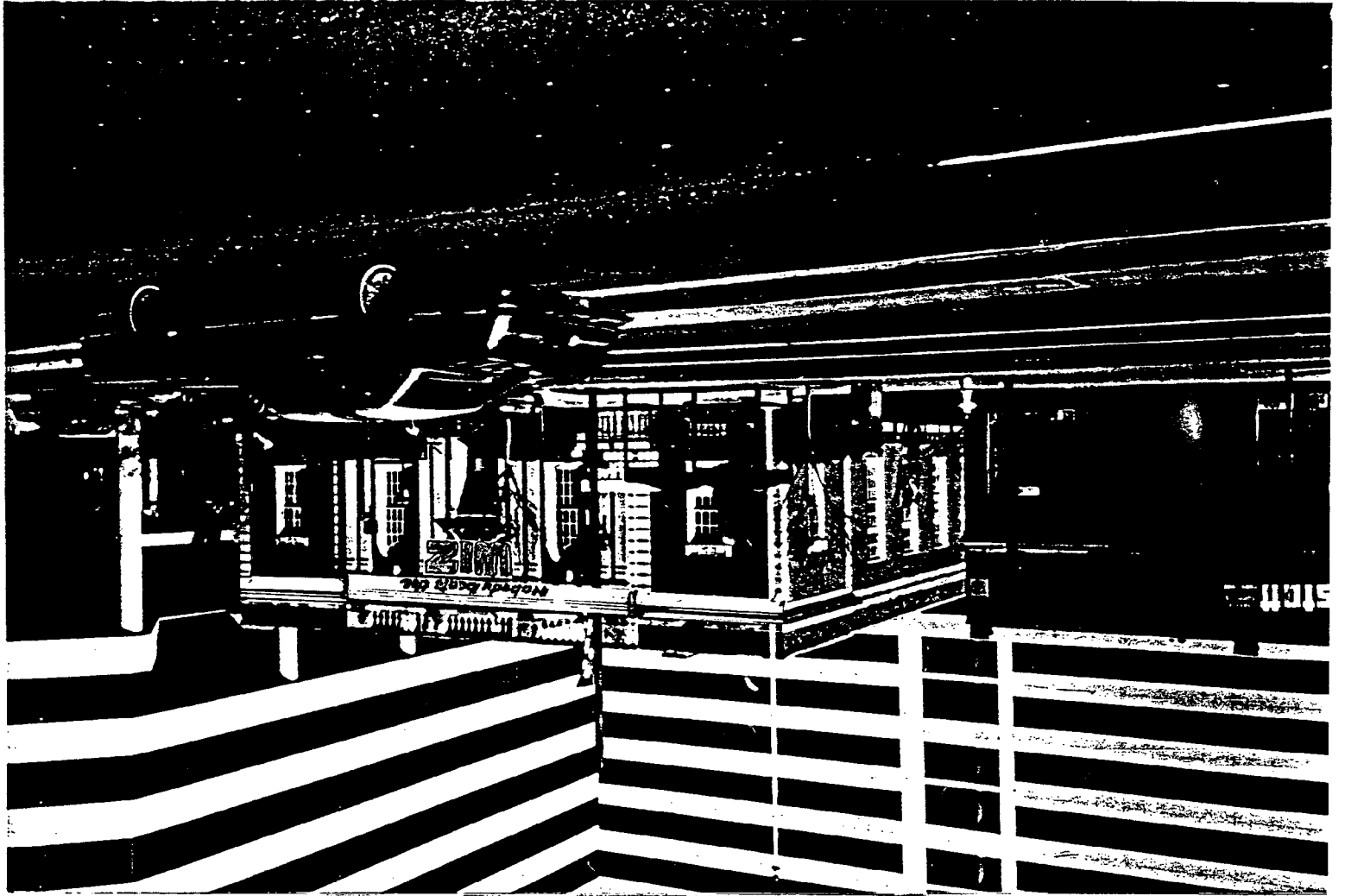
Installation of any of the proposed signs should not have a permanent impact on the front and sides of the building. Unfortunately, however, location of signage at the center of the building (ie. ovetop of the doorway as shown in Options A, B and C) could cover up important details at this location. Thin neon tube lettering, as an alternative to the thicker lettering proposed in Option A, could be less intrusive but might not be useful for daytime signage. Staff recognizes the difficulty in developing signage appropriate to the design and scale of this building and finds that the proposed canopies, as shown in Options B and C, could be acceptable in that they are scaled and spaced to existing windows. Staff would strongly recommend against the canopy schemes depicted in Options D and E - these obliterate detail and overwhelm the building.

As an alternative, staff would suggest the location of signage at the front of the property or on the roof of the building.

ATTACHMENTS:

- A. Options A through E
- B. Photos; Master Plan Amendment
2549E

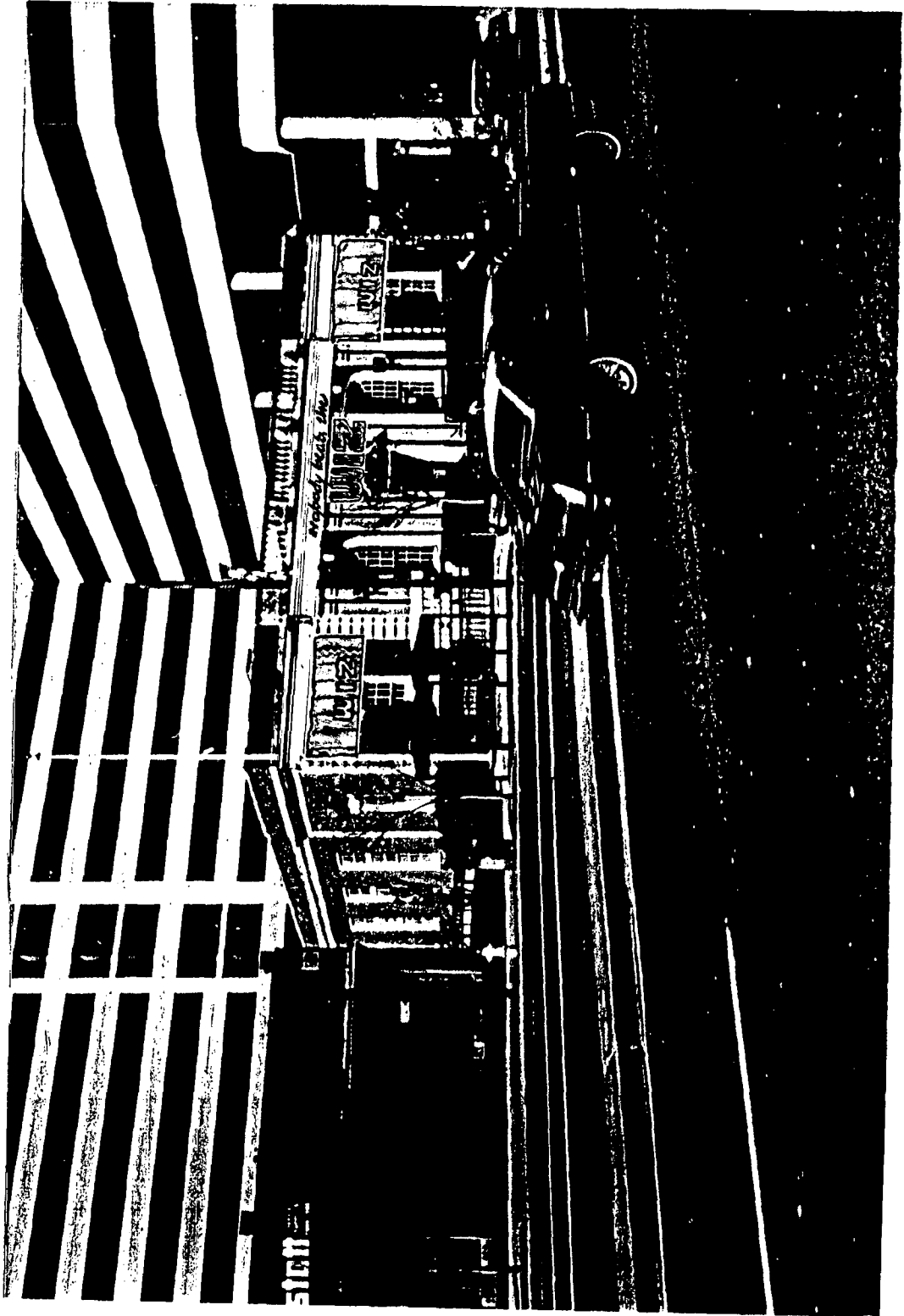
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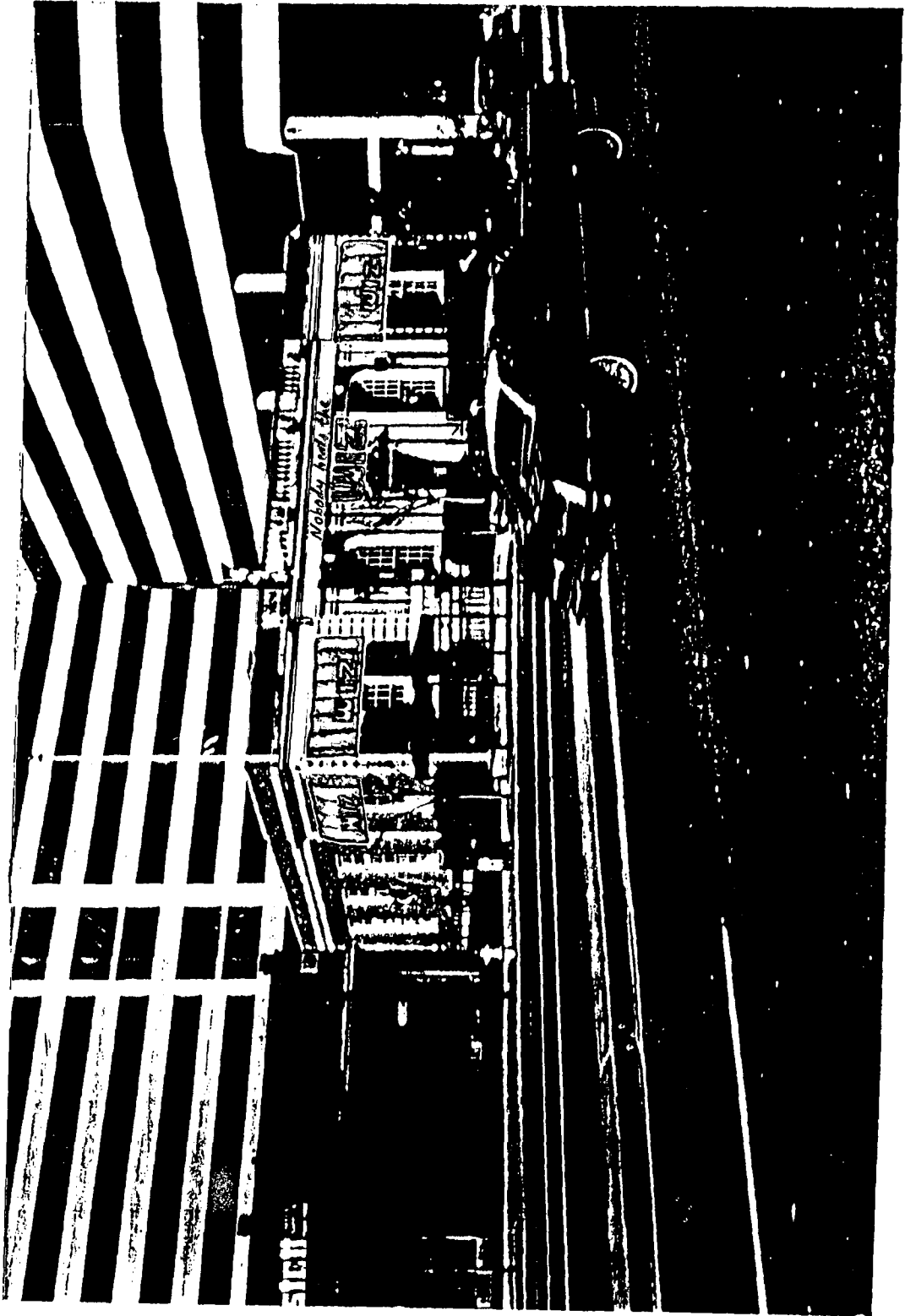
— Note - All signage will be red & white. —

(A)

(B)



9





(D)

W



