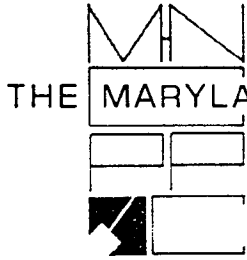


36/11-91B

Silver Spring Post Office

45 day
deadline: 8/2



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

July 11, 1991

MEMORANDUM

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

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission, at their meeting of 7/10/91 reviewed the attached application by DOUGLAS JEMAL AT 8412 GEORGIA AVENUE for a 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. APPLICATIONS
2. BUILDING PLANS
3. PHOTOGRAPH
4. _____
5. _____

hawpok.dep



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

July 11, 1991

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

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

Enclosed, please find a copy of your Historic Area Work Permit application; which was approved by the Historic Preservation Commission at their recent meeting.

You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland, 20850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

In addition, if your planned work changes in any way other than that which was reviewed and approved by the Historic Preservation Commission before you apply for your building permit or even after the work is begun, please contact the Historic Preservation Commission staff at 495-4570.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 495-4570, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

hawpok.own



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

~~36/11-91B~~
36/11-91B

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Douglas Jemal TELEPHONE NO. 301-695-2400
(Contract/Purchaser) (Include Area Code)

ADDRESS 8412 GEORGIA AVE. SILVER SPRING MD STATE MD ZIP _____

CONTRACTOR Douglas Development TELEPHONE NO. 301 695-2400
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY George T. Myers TELEPHONE NO. 301-942-9062
(Include Area Code)

REGISTRATION NUMBER # 8385

LOCATION OF BUILDING/PREMISE

House Number 8412 Street Georgia Avenue

Town/City Silver Spring Election District 13

Nearest Cross Street Bonifant

Lot P-6 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 Revision	Porch	Deck	Fireplace	
				Fence/Wall (complete Section 4)	Shed	Solar	Woodburning Stove
						Other	<u>Handicapped Ramp</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 2,000.00

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

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

4A. HEIGHT _____ feet _____ inches n/a

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 6.17.91

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Demand Taylor Date July 10, 1991

APPLICATION/PERMIT NO: 9106190066 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Gwen Marcus

DATE: July 3, 1991

CASE NUMBER: #36/11-91B

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Silver Spring
Post Office

PROPERTY ADDRESS: 8412 Georgia Ave., Silver Spring

TAX CREDIT ELIGIBLE: No

DISCUSSION:

This application is for the installation of a handicapped ramp at the rear of the Silver Spring Post Office (Master Plan Site #36/11). The property is being renovated for retail use and the HPC recently reviewed and approved exterior signage for the building.

The proposed handicapped ramp will be at the rear of the existing structure, adjacent to an existing loading dock. The applicant has proposed using metal railings to match existing railings at the site.

STAFF RECOMMENDATION:

The proposed handicapped ramp is well-placed at the rear of the building. The design proposed in the application is compatible with the existing historic resource. Finally, the ramp will have little visibility from the street.

Staff recommends approval of this HAWP application based on criterion 24A-8(b)(1) of the Historic Preservation Ordinance and Secretary of the Interior's Standard #9: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

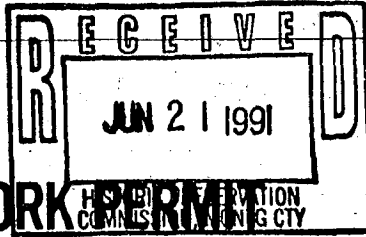
ATTACHMENTS:

1. HAWP Application and Attachments
2. Photos
3. Master Plan Amendment



Historic Preservation Commission

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



~~36/11-91A~~
36/11-11B

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 AVE SILVER SPRING MD. STATE _____ ZIP _____

CONTRACTOR Douglas Development TELEPHONE NO. 301-595-2400

PLANS PREPARED BY George T. Myers TELEPHONE NO. 301-942-1002
(Include Area Code)

CONTRACTOR REGISTRATION NUMBER _____
REGISTRATION NUMBER # 8385

LOCATION OF BUILDING/PREMISE

House Number 8412 Street Georgia Avenue

Town/City Silver Spring Election District 13

Nearest Cross Street Bonifant

Lot P-6 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
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other <u>Handicapped Ramp</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 2,000.00

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 n/a

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		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) _____ Date 6-17-91

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9106190066 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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 #30/11). The building was constructed in 1936, and is a prime example of federal architecture.

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

The building is being renovated (interior only) for retail use. The building as it stands is not accessible to the handicapped, and the state and county governments have indicated that the building must now conform to all handicapped codes. Therefore a handicapped ramp is being proposed at the rear parking entry of the building. (see attached drawings). The ramp 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 design

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

see attached design

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

see attached design

3. Project Plan:

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).

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 BOLIFANT 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. POTH
Address 8242 GEORGIA AVE
City/Zip SILVER SPRING.

PARCEL 3
BLOCK 3

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

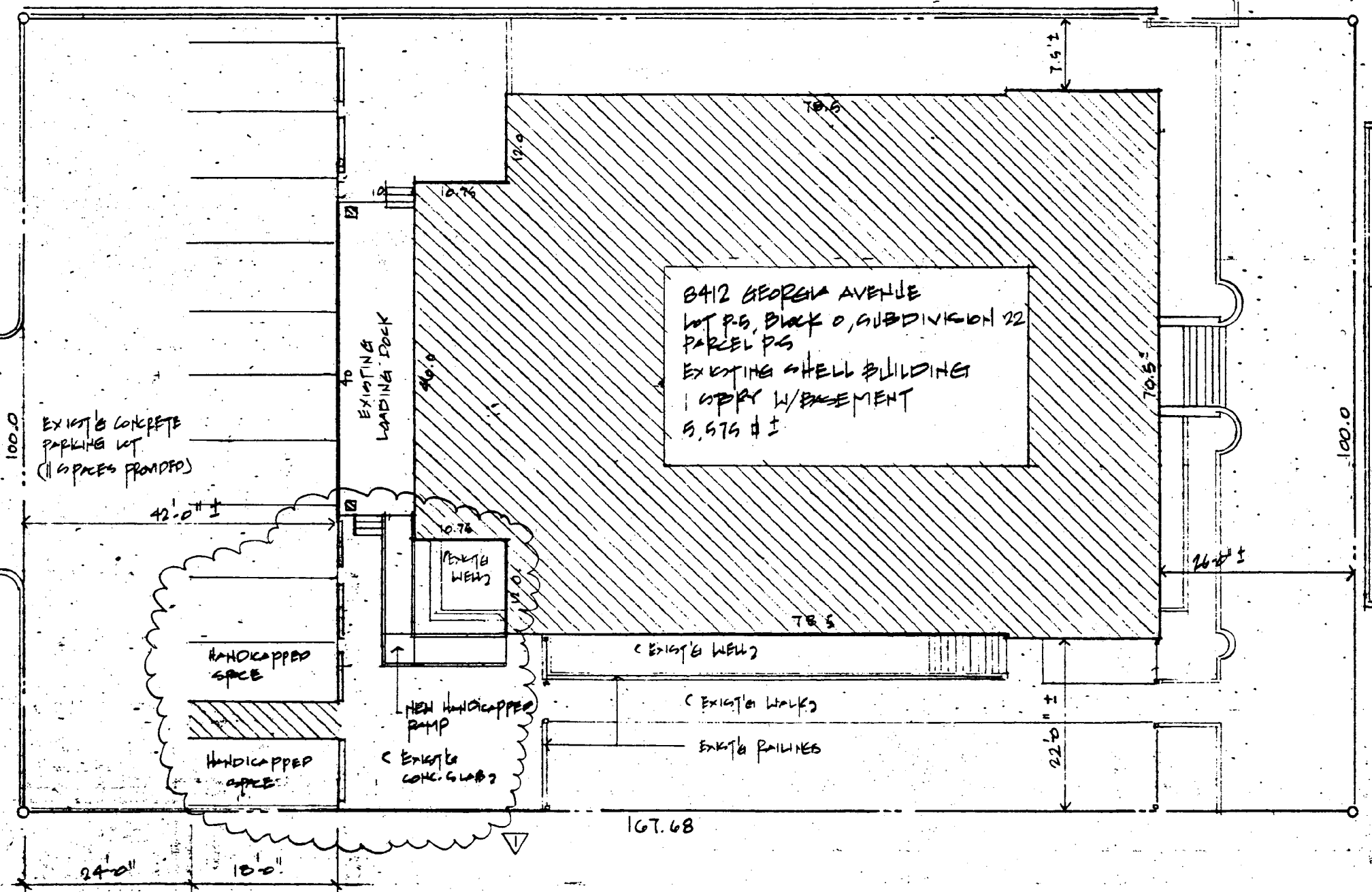
ALLEY

EXIST'G CONCRETE
PARKING LOT
(16 SPACES PROVIDED)

EXISTING
LOADING DOCK

8412 GEORGIA AVENUE
LOT P-6, BLOCK O, SUBDIVISION 22
PARCEL P-6
EXISTING SHELL BUILDING
1 STORY W/ BASEMENT
5,575 ±

METERED PARKING (5 SPACES)



9106190066



GIM ARCHITECTS 6.19.91

PROPOSED HANDICAPPED
ACCESS RAMP

REAR VIEW SHOWING

8412 GEORGIA AVENUE
SILVER SPRING, MD.

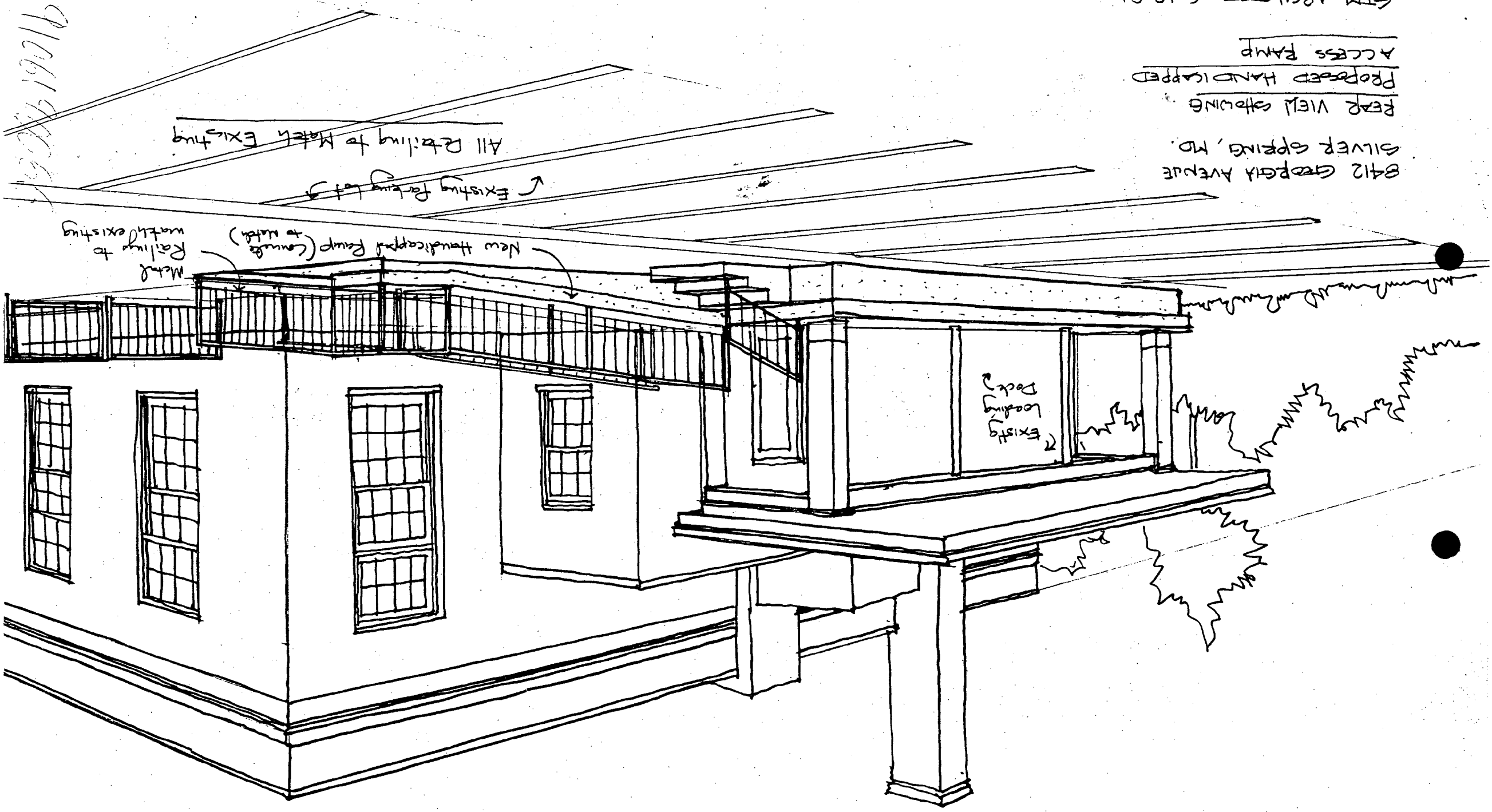
All Railing to Match Existing

Existing Railing Lot 3

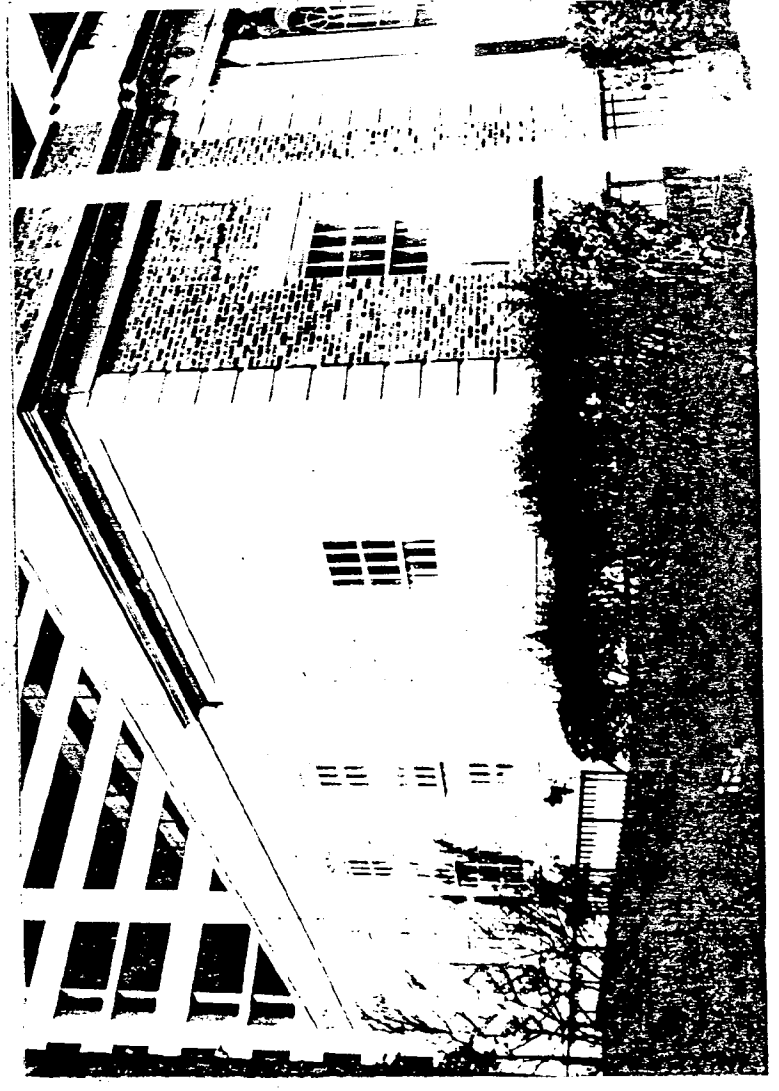
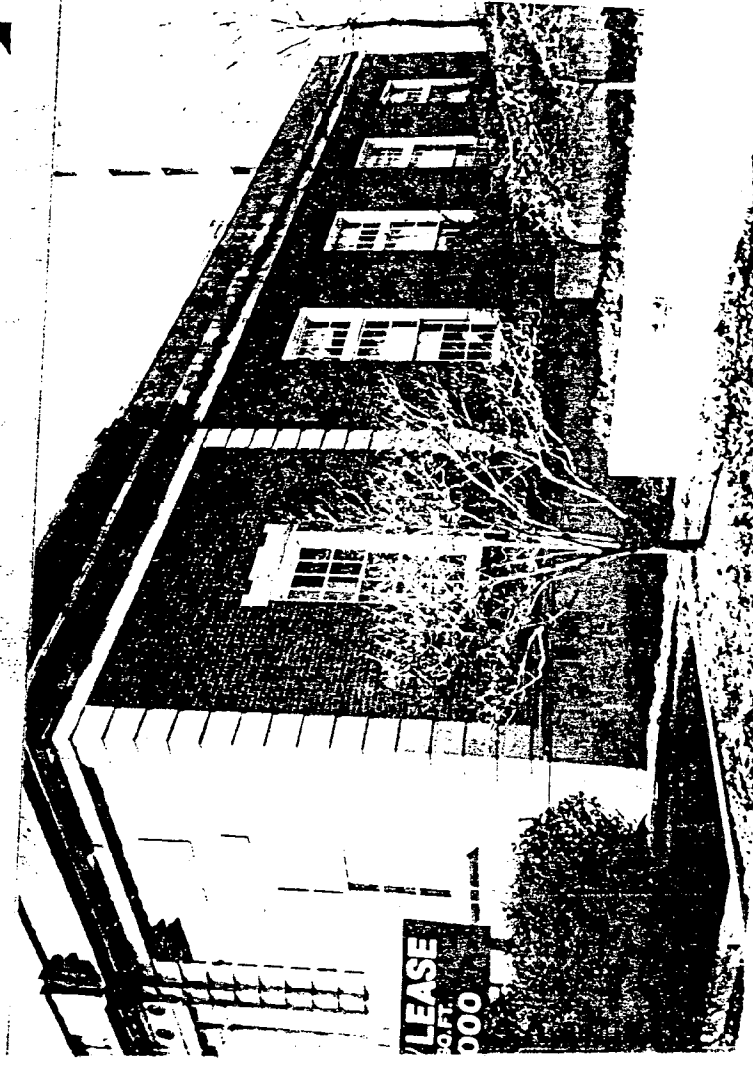
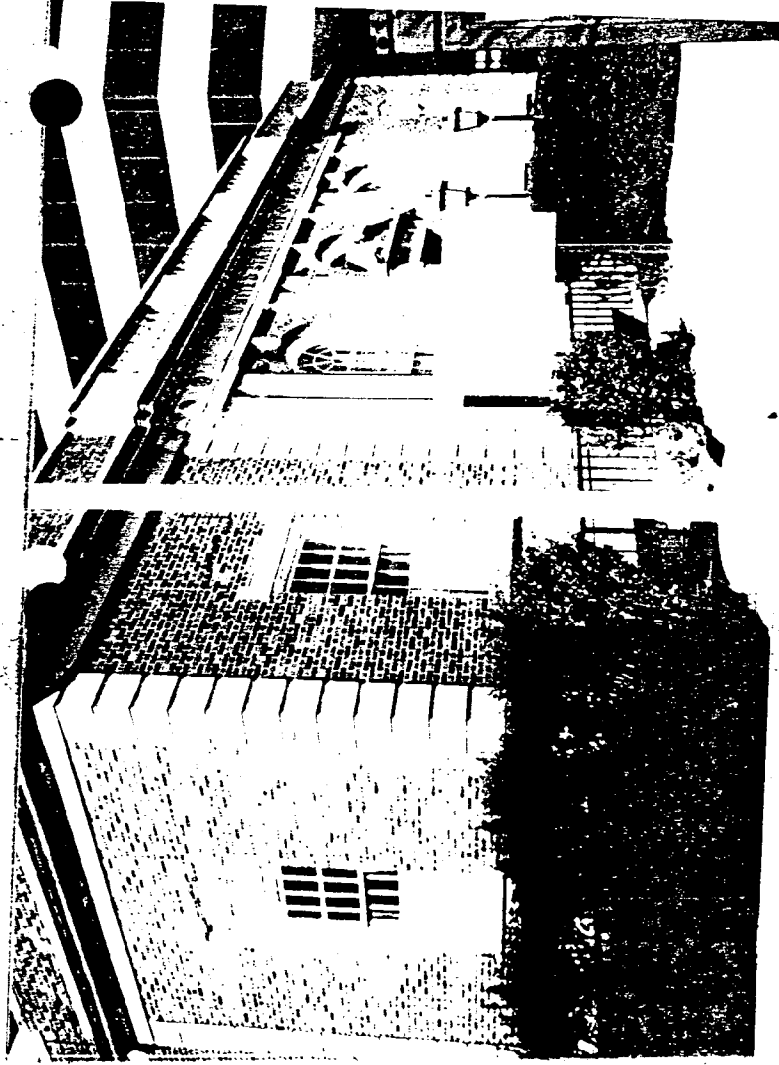
New Handicapped Ramp (Conc. to match)

Match Railing to match existing

Existing Loading Deck



9/10/91





while retaining the ability to be responsive to development plans which recognize important features of the resource.

IMPLEMENTATION

Once designated on the Master Plan for Historic Preservation, any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued. The Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

It is the intent of the Master Plan and Ordinance to provide a rational system for evaluating, protecting and enhancing Montgomery County's heritage for the benefit of present and future residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

AMENDMENT TO
THE MASTER PLAN FOR HISTORIC PRESERVATION
SILVER SPRING CBD INDIVIDUAL HISTORIC SITES

The purpose of this amendment is to designate the following sites on the Master Plan for Historic Preservation thereby extending to them the protection of the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

<u>Site</u>	<u>Name</u>	<u>Location</u>	<u>Associated Acreage</u>
#36/5	The Silver Spring/ Acorn Urban Park & East West Highway	Blair Mill Road	0.1 acre
	-	Site of the original spring which is of symbolic importance to the community, being the site from which the town supposedly derives its name.	
	-	The Park's acorn gazebo, originally from the farm of Francis Preston Blair, founder of Silver Spring, is a good surviving example of the picturesque garden furniture popular on the estates of the wealthy during the 19th century.	
#36/6	Jesup Blair House- Local Park	900 Jesup Blair Dr.	14.46 acres.
	-	Circa 1850 -- Unusually sophisticated two-story frame house incorporating elements of Federal and Greek Revival styling and featuring a hipped roof	

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

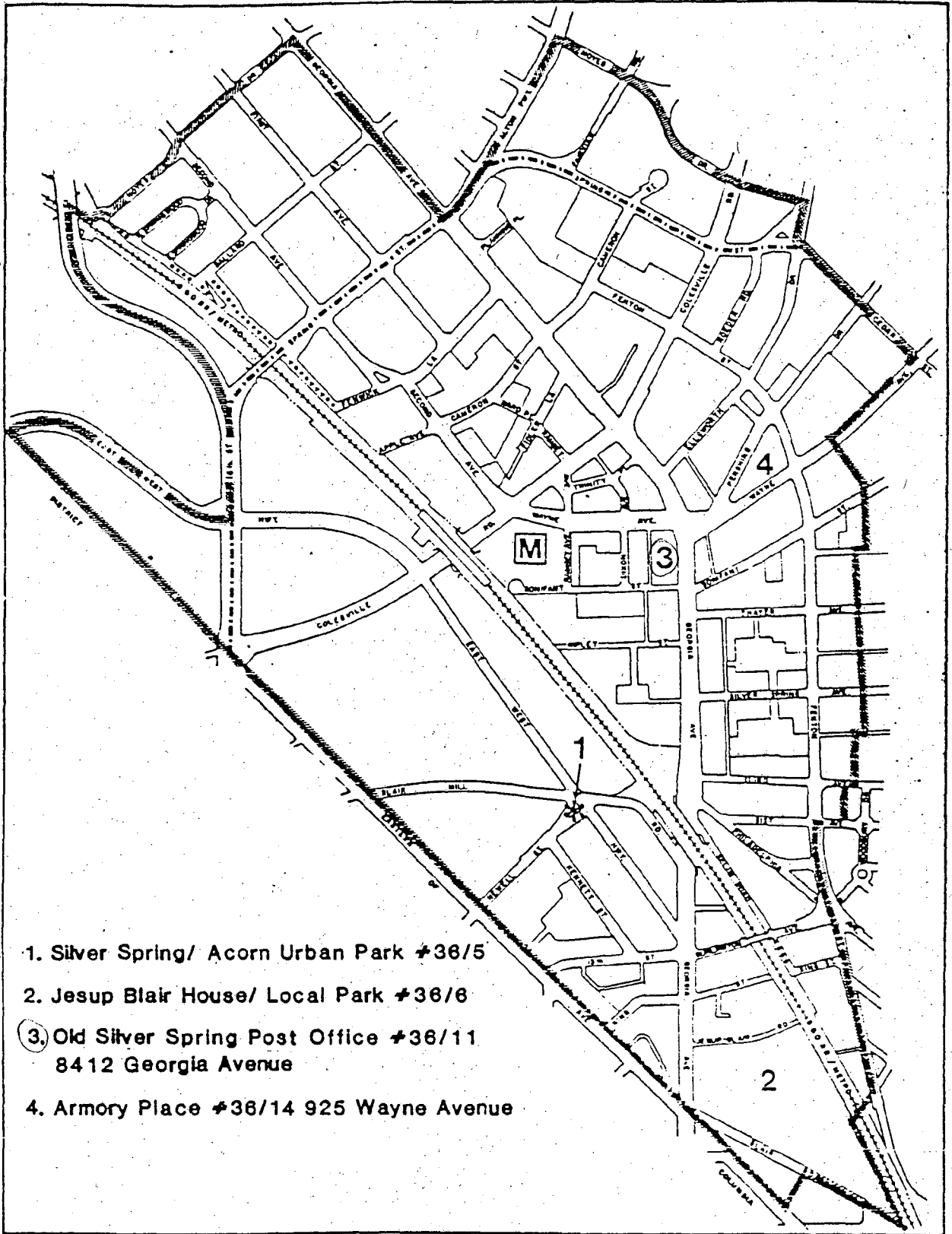
- Originally known as "The Moorings," the house was constructed as a summer residence for the prestigious Blair family, influential settlers and developers of the Silver Spring area.

➤ #36/11 Old Silver Spring 8412 Georgia Ave. 16,714 sq.ft.
 Post Office

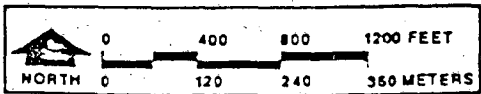
- Constructed in 1936-37 this building is one of three distinctive federal post offices built in the County during the Depression under the aegis of the Work Progress Administration (WPA).
- This amendment recognizes that the zoning on the property permits an intensification of development for the site. 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.



- 1. Silver Spring/ Acorn Urban Park #36/5
- 2. Jesup Blair House/ Local Park #36/8
- 3. Old Silver Spring Post Office #36/11
8412 Georgia Avenue
- 4. Armory Place #36/14 925 Wayne Avenue



**Silver Spring CBD
Individual Historic Sites**

1

