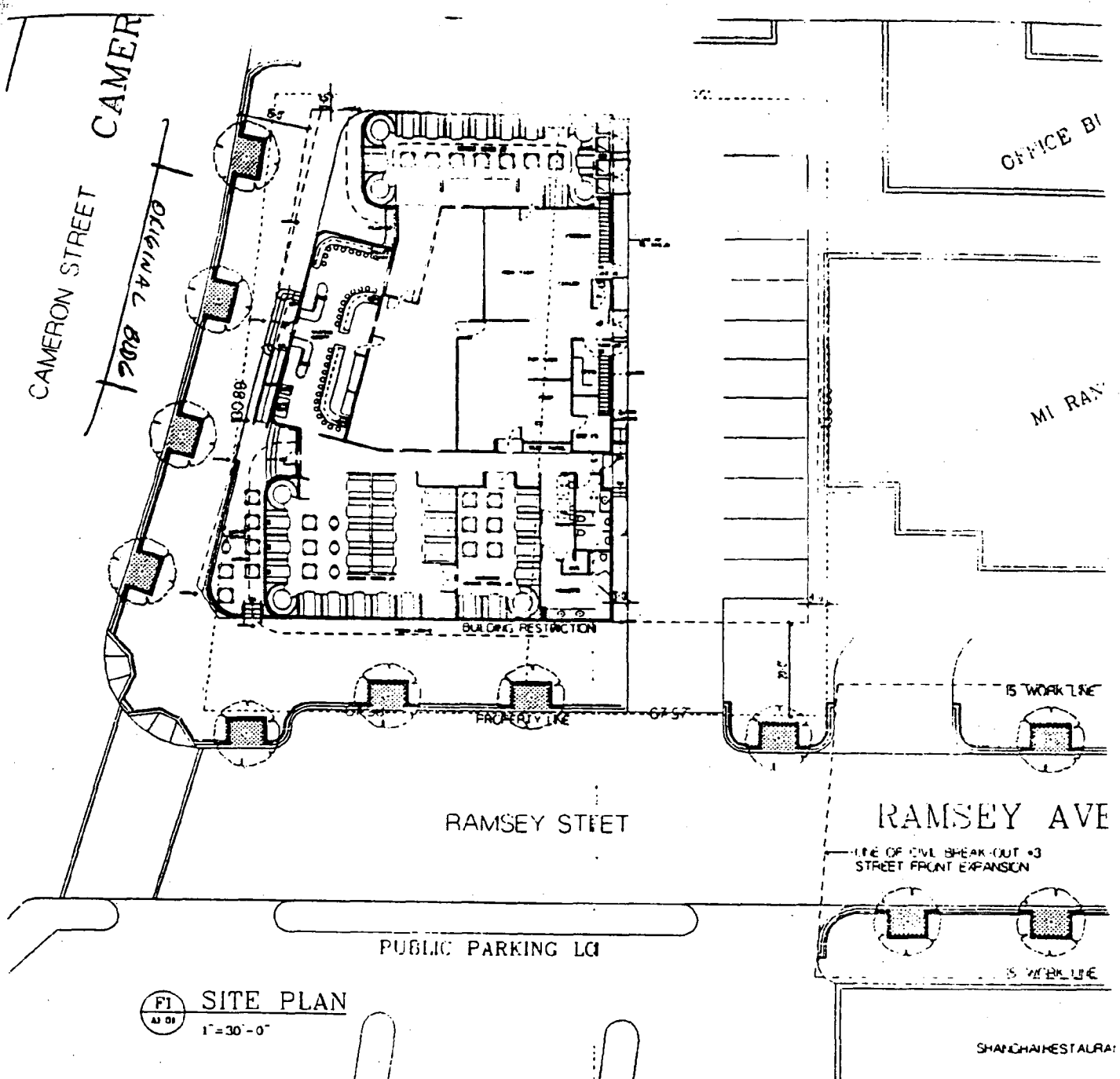


36/13-99A Relocation of Tastee Diner
& incorporation into restaurant at Lot 72



F1 SITE PLAN
 1" = 30'-0"

7.29.99

Post-It™ brand fax transmittal memo 7671 # of pages ▶ 1

| | |
|--------------------------|------------------------|
| To <i>Larry Pansford</i> | From <i>Robin Zick</i> |
| Co. | Co. |
| Dept. | Phone # |
| Fax # <i>3.495.1306</i> | Fax # <i>Shawles</i> |

7

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

June 18, 1999

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator
Robin D. Ziek, Historic Preservation Planner
Historic Preservation Section

SUBJECT: Review of Subdivision Plans - **DRC meeting June 21, 1999**

We have reviewed the following subdivision plans and found them not to involve any identified historic resources:

#1-97022R Traville
#1-99084 Snider Property
#1-99085 Cashell Estates
#1-99086 Hunting Hill Woods

#8-84126A ISN Headquarters-Phase II

The following subdivision plan involves identified historic resource:

#8-99044 Lankler Property (Highgate) - This subdivision is adjacent to *Master Plan Site #25/22, the Edward Beale House*, at 11011 Glen Road (see Sheet 1 of 8, and Sheet 8 of 8). According to the drawings, it appears that the historic property is separated from the new subdivision by a stream valley, and that there is sufficient forest cover to screen the new construction from the historic site.

#9-98005A Downtown Silver Spring-Section B. - This involves *Master Plan Site #36/7-3, The Silver Theatre and Shopping Center*; and *Master Plan Site #36/14, Armory Place*; and *Locational Atlas Resource #36/7, The Silver Spring Historic District*. The applicant has a HAWP for new construction along Colesville Road at the Silver Theatre and AFI/Roundhouse Theatre building. **However, specific construction proposals at the Silver Shopping Center, and at the site of the [demolished]**

Armory Place (where the new hotel is proposed), and within the boundaries of the Silver Spring Historic District have still to be approved by the HPC. Any alterations/additions to the parking area in front of the Silver Shopping Center, as well as any proposed second story addition to the Silver Shopping Center must be reviewed and approved in all details by the HPC. This includes the proposed Public Use Space and all architectural/landscape architectural features therein.

**#1-99089
[8-99045]**

Tastee Diner - The HPC has approved a Historic Area Work Permit for this project.

IN CP/PC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: # 1-99089

Date: April 14, 1999

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

36/13-99A

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

(1) Revise the tower element, as a "beacon", rather than a continuation of the rear elevation - for staff approval.

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

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

Applicant: Gene Wilkes

Address: 8516 Georgia Avenue, Silver Spring MD. 20910

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

C:\preserve\hawp\dps\tr

Re: Tastee Diner, Silver Spring # 36/13

The County has looked at different options for the Diner, in anticipation of acquiring

M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: April 14, 1999

36/7-3-98B Rev.

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *[Signature]* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

SILVER THEATER &
SHOPPING CENTER
&

NEW CONSTRUCTION ADJACENT
TO THE THEATRE.

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

Approved Denied
 Approved with Conditions: _____

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

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

Applicant: Montgomery County

Address: _____

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

Re: 8617-8619 Coleville Road, Silver Spring
Silver Theatre & Shopping Center

MEMO

To: Robin Zeik
From: N'kosi Yearwood
Re: Subdivision reviews
Date: June 21, 1999

Some of the issues addressed for the Highgate property were:

- Reforestation where tree were removed
- Public Utilities
- WESC- Septic tanks etc.

WSSC

→ Tastee Diner issues were:

- Width of street and ADA compliance, i.e. width of ramp
- After hours control for public address system
- Need for storm drain study and parking lot lighting
- PEPECO and responsibility for onsite lighting
- Possible environmental ~~emissions~~

emissions

13. Preliminary Plan No. 1-99089 - Tastee Diner

Gene Wilkes c/o Tastee Diner; Applicant
Macris, Hendricks and Glascock; Engineer
Lynott and Lynott; Attorney

CBD-R2; One (1) Lot Requested; 16,990 Square Feet
Community Sewer and Community Water

South Side of Cameron Street and North of Ramsey Avenue

Policy Area: Silver Spring Central Business District

Staff Recommendation: Approval including waiver to allow Planning Board release of building permit prior to final plat recordation, subject to the following conditions:

1. Prior to recording of plat, applicant to enter into an adequate public facilities agreement (APF) with the Planning Board to limit development to a maximum of 12,640 square feet gross floor area of restaurant
2. Provide dedication for the following public streets, as follows:
 - * Cameron Street: 74 feet of right-of-way to include seven feet as measured from the center line of the existing street
 - * Ramsey Avenue: 54 feet of right-of-way to include ten feet as measured from the center line of the existing street
3. Terms and conditions of access to be reviewed and approved by MCDPWT, prior to recording of plat
4. Conditions of MCDPS stormwater management approval dated 6/14/99
5. Prior to Planning Board approval of record plat, applicant must present certification or commitments from the appropriate utility companies or public agencies to the technical staff that all required utilities will be properly installed to serve the proposed project, as required by Sec. 50-40(c) of the subdivision regulations
6. Prior to recording of plat, applicant to final landscaping and lighting plan for technical staff review and approval
7. Applicant to submit a complete record plat application for review and approval within 60 days of Planning Board action on preliminary plan
8. Conditions of Historic Preservation Commission approval dated 4/14/99
9. Necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. **Site Plan Review No. 8-99045 - Tastee Diner**

CBD-R2 Zone; 12,640 square feet commercial retail requested; 0.39 acre gross tract area; southwest quadrant, Cameron Street and Ramsey Avenue; Silver Spring CBD

APPLICANT: Montgomery County Government

ENGINEER: Macris, Hendricks & Glascock

Staff Recommendation: Approval with conditions

SEE STAFF REPORT

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

has kinder zu



P + D
ARCHITECTS

September 14, 2000

Ms. Robin Ziek
Project Reviewer
Historic Preservation
The Maryland – National Capitol Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

ADZ
9/27/00

Re: Taste Diner, Silver Spring

Dear Ms. Ziek:

As per my client's request and as part of the close-out of his agreement with Montgomery County and the Redevelopment Office, we have been asked to confirm that all work for the new Taste Diner, Silver Spring has been completed in conformance with the historic area work permit #990323007.

Could you please add your signature below next to my own to verify your approval of the completed work and its conformance to the attached work permit application. If you have any concerns, please feel free to contact me. Thank you.

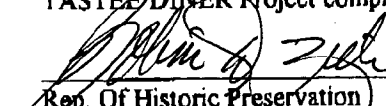
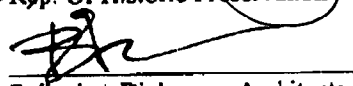
Sincerely,

Pollock + Dickerson Architects



Brian Dickerson, R.A.
Principal

TASTEE DINER Project completed as permitted:

| | |
|---|------------------|
|  | <u>9/27/00</u> |
| Rep. Of Historic Preservation | Date |
|  | <u>9.16.2000</u> |
| Pollock + Dickerson Architects | Date |

| | | | |
|---------------------------|------------------------|---------------------|-----------------------|
| Post-it™ Fax Note 7671 | | Date <u>9/27/00</u> | # of pages ▶ <u>1</u> |
| To <u>Brian Dickerson</u> | From <u>Robin Ziek</u> | | |
| Co./Dept. | Co. | | |
| Phone # | Phone # | | |
| Fax # <u>301-854-1225</u> | Fax # | | |

BD/bjsBD/bjsBD/bjs

File: a:\ziek-tastee dinerFile aproFile: a.pro

Pollock + Dickerson Architects

216 West 18th Street, No.1001
New York, New York 10011
Tel. 212.620.0044
Fax 212.620.7690
Cel. 917.714.9080

To **ROBIN ZIEK**

From **BRIAN DICKERSON**
301.563.3412

2462 Main Street
Bridgehampton, New York 11932
Tel. 516.537.9010

Pages **7**

pdnewyork@aol.com

Note **DEAR ROBIN:**

I spoke w/ GUREN IN your office last week. She suggested that I compose this note for your signature. She indicated that although not typical it would not be a problem to get your signature on this... especially as it is requested by Gracey and the Redevelopment Office for there as.

Please let me know if you have any concerns. My direct cell phone # is (202) 256-7566. Otherwise could you please fax a signed copy directly to us at (212) 620-7690 at your earliest convenience.

Thank you.

Brian Dickerson



FAXED OVER 9/27/00



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: April 14, 1999

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

36/13-99A

FROM: ADZ Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

 Approved

 Denied

 X Approved with Conditions: _____

(1) Revise the tower element, as a "beacon", rather than a continuation of the rear elevation - for staff approval.

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

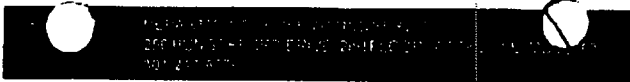
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Gene Wilkes

Address: 8516 Georgia Avenue, Silver Spring MD. 20910

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

C:\preserve\hawp\dps.txt Re: Tostee Diner, Silver Spring # 36/13



DPS-#8

HISTORIC PRESERVATION COMMISSION

301/563-3400 / 301.563.3412

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BRAN DICKERSON

Daytime Phone No.: (202) 289-6950

Tax Account No.: 971663

Name of Property Owner: GENE WILKES Daytime Phone No.: (301) 692-3470

Address: 8516 GEORGIA AVE, SILVER SPRING Street City Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: BRAN DICKERSON/ARCHITECT Daytime Phone No.: (202) 289-6950

LOCATION OF BUILDING/PREMISE

House Number: LOT 72 - PUBLIC PARKING Street CAMERON ST. / RAMSEY ST.

Town/City: SILVER SPRING Nearest Cross Street: GEORGIA AVE

Lot: 249 Block: Subdivision: WARD & MIDLER SUB, PLAT # 518

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct [X] Extend [] Alter/Renovate [] Move [] Install [] Wreck/Raze [] Revision [] Repair [] Revocable []

CHECK ALL APPLICABLE:

- A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed [] Solar [] Fireplace [] Woodburning Stove [] Single Family [] Fence/Wall (complete Section 4) [] Other: []

1B. Construction cost estimate: \$ 600,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [] Septic 03 [] Other:

2B. Type of water supply: 01 [X] 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.

Signature of owner or authorized agent

Date 9/23/99

Approved: X of Ambitions

For Chairperson, Historic Preservation Commission

Disapproved: Signature:

Date: 4/16/97

Application/Permit No.: 9903230073

Date Filed: 3/23/99

Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND
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:

HISTORIC DINING CAB TO BE RELOCATED FROM PRESENT GEORGIA AVENUE SITE TO NEW CANTON STREET LOCATION AS THE FOCAL POINT OF NEW TASTY DINER. THE EXIST CAB IS AN ORIGINAL PREFABRICATED CAB MANUFACTURED AROUND 1940. IT IS OF PAINTED METAL PANEL CONSTRUCTION WITH ACCENTS OF CHROME AND STAINLESS STEEL AT THE WATER TABLE, ENTRY, AND OVERHEAD AREAS. THE FRONT AND LEFT SIDE ELEVATIONS ARE INTACT AND IN NEAR ORIGINAL CONDITION. THE RIGHT SIDE ELEVATION HAS BEEN DEMOLISHED DUE TO PREVIOUS ADDITIONS.

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

THE HISTORIC CAB IS PROPOSED TO BE MADE THE CENTERPIECE OF THE NEW ENLARGED DINER ON THE NEW SITE. IT IS TO BE INTEGRATED INTO A LARGER NEW RESTAURANT. TWO ADDITIONAL DINING AREAS, KITCHEN AND SERVICES ARE TO SURROUND THE NEW CAB. THE EXISTING CAB AND ITS TWO REMAINING ORIGINAL ELEVATIONS ARE TO BE MADE VISIBLE AND INTACT. THE CAB IS ISOLATED VISUALLY FROM THE NEW DINING AREAS, SO AS TO REMAIN THE PROMINENT FEATURE OF THE RESTAURANT ON THE STREETSCAPE.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- 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.
- 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

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

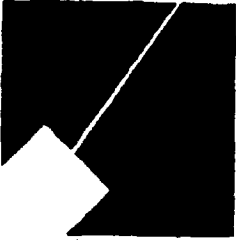
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND 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).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760Date: April 14, 1999MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation Section

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

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

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

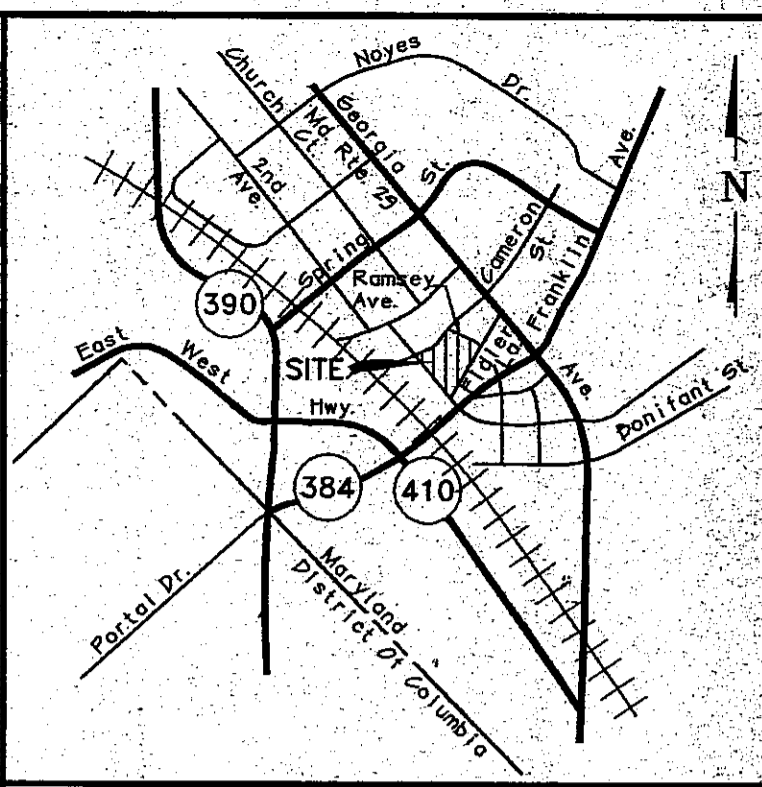
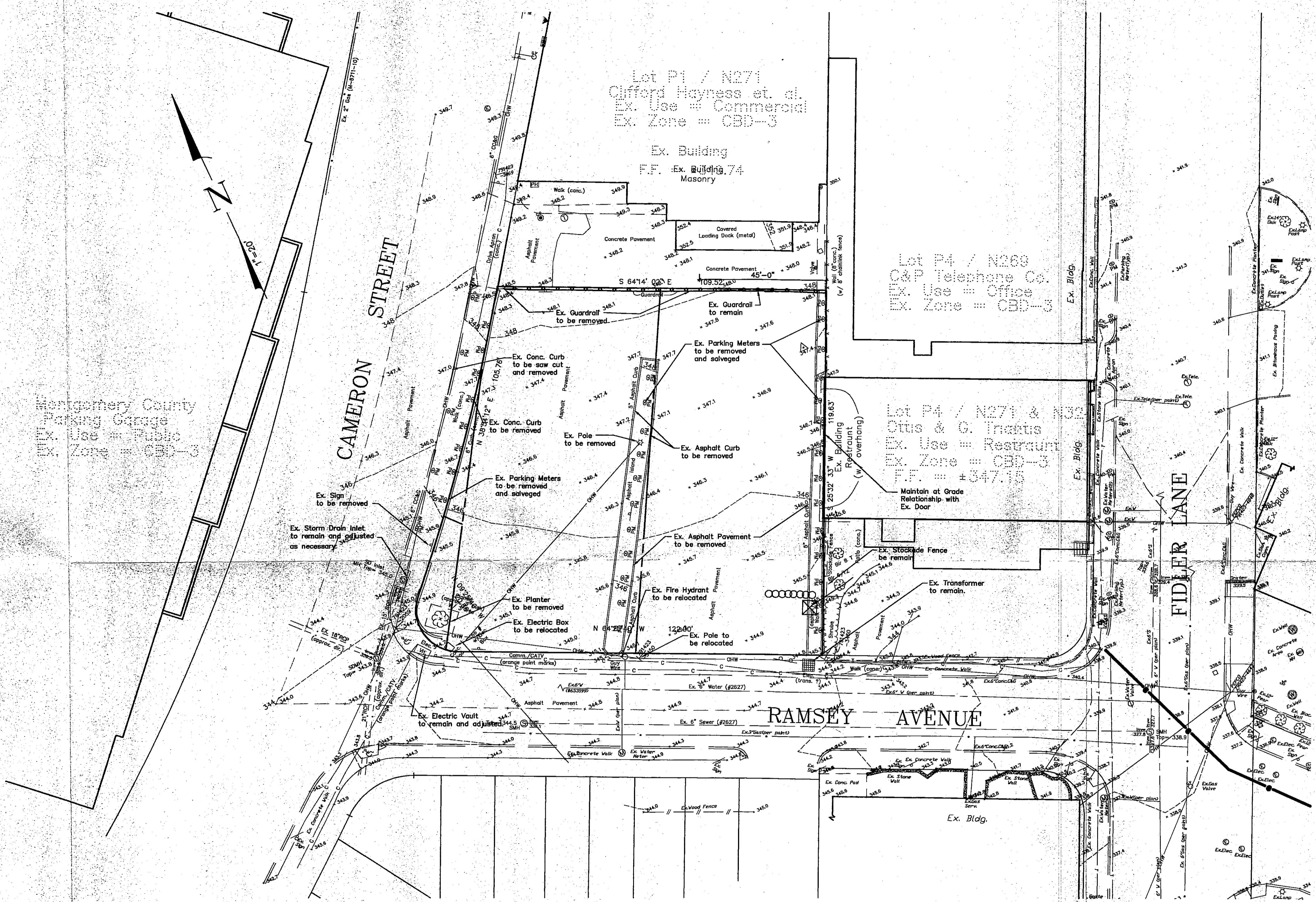
If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

DEMOLITION NOTES

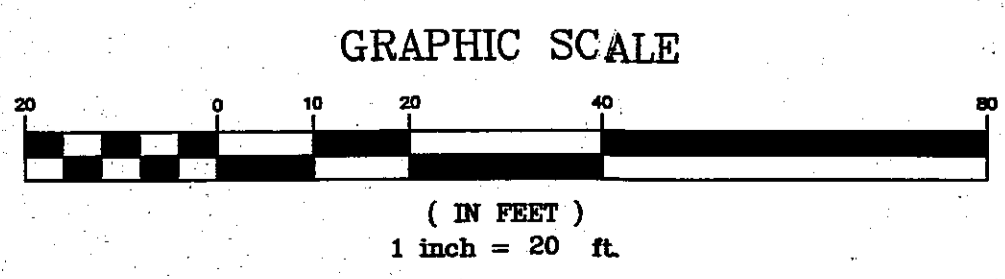
- Contractor is to walk the site and familiarize himself with the scope of demolition required prior to submitting bids. Any questions as to the nature or method of construction shall be submitted prior to bids.
- Removal shall include but is not limited to the excavation, hauling and disposal of concrete pads, foundations, slabs, steps and structures, abandoned utilities, pavements, and decks.
- The Contractor shall protect all adjacent property and structures and utilities on the property not to be demolished.
- Electric, telephone, gas, sanitary sewer, water and storm drainage that service the existing building shall be maintained during the construction process. Maintenance shall include temporary re-routing with the approval of the authority having jurisdiction and Montgomery County (if necessary).
- All disturbed areas (due to Contractor's activities) not under proposed pavements or building shall be stabilized by placement or existence or minimum of 5 inch depth native topsoil and mulch.
- The Contractor shall remove and dispose of excess earth, demolish concrete, bituminous material, rubbish, trash, fallen trees and debris off site. Borrow for the site shall be obtained in a manner which conforms with Montgomery County Department of Permitting Services and Soil Conservation Service.
- The locations of existing utilities on these drawings are approximate and based on record information. However, it is the Contractor's responsibility to locate all utilities within the area of construction prior to commencing work. The Contractor shall contact "Miss Utility", utility company representative, perform test pits, review current test pit data and whatever other operations available, to insure the exact horizontal and vertical location of all utilities, in the area of construction. The Contractor shall notify the owner of any potential conflicts or discrepancies between actual locations and those of the plans prior to commencing construction and purchase of materials.
- No excavation shall begin until the location of existing utilities have been determined. Call "Miss Utility" at 1-800-257-7777 48 hours prior to the start of work.
- The contractor shall carefully examine the site and make all inspections necessary in order to determine the full extent of the work required to make the completed work conform to the drawings and specifications. The contractor shall satisfy himself as to the nature and location of the work, conditions, the conformation and condition of the existing ground surface and the character of equipment facilities needed prior to and during prosecution of the work. The contractor shall satisfy himself as to the character, quality and quantity of surface and subsurface materials or obstacles to be encountered. Any inaccuracies or discrepancies between the drawings and specifications must be brought to the owners' attention in order to clarify the exact nature of the work to be performed prior to commencement of any work.
- Contractor shall make an inspection of the site and become familiar with the existing conditions prior to submitting bids. Any questions as to the nature or method of construction shall be submitted prior to commencing work.
- It shall be the Contractor's responsibility to obtain all the necessary permits for utility construction and/or relocation during prosecution of the work. The contractor shall satisfy himself as to the character, quality and quantity of surface and subsurface materials or obstacles to be encountered. Any inaccuracies or discrepancies between the drawings and specifications must be brought to the owners' attention in order to clarify the exact nature of the work to be performed prior to commencement of any work.
- Joints between existing bituminous pavement or concrete to remain and proposed pavement shall be clean, smooth, unbroken saw cut. Saw cut joint shall be tacked prior to placement of new pavement and final joint sealed.
- The Contractor shall contact Washington Suburban Sanitary Commission System Maintenance before excavating beneath or in the vicinity of existing water or sewer mains. Backfill to be done under the supervision of Washington Suburban Sanitary Commission. Call 206-8246.
- Proposed paving to meet existing; transition to be made in line and on grade or as directed by the Owner's Inspector and/or the engineer. Contractor shall provide smooth transition and material positive drainage.
- See mechanical and plumbing plans for horizontal and vertical locations of utilities at buildings.
- Work performed by the contractor shall be done as to cause a minimum of interference with the operations of the Existing Building. Contractor shall maintain adequate ingress-egress to meet local code and to the satisfaction of the owner.



VICINITY MAP
SCALE 1" = 2,000'

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Call "Miss Utility"
Telephone 1-800-257-7777
For Utility Locations
At Least 48 Hours Before
Beginning Construction

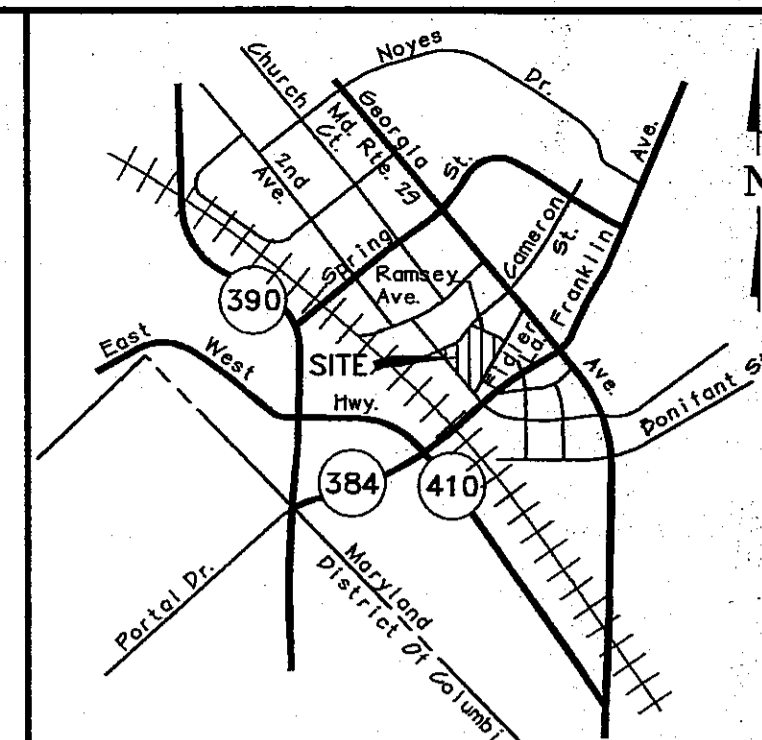


TAX MAP JN 123 & JN 343 WSSC 210 NW 2 **C-1**

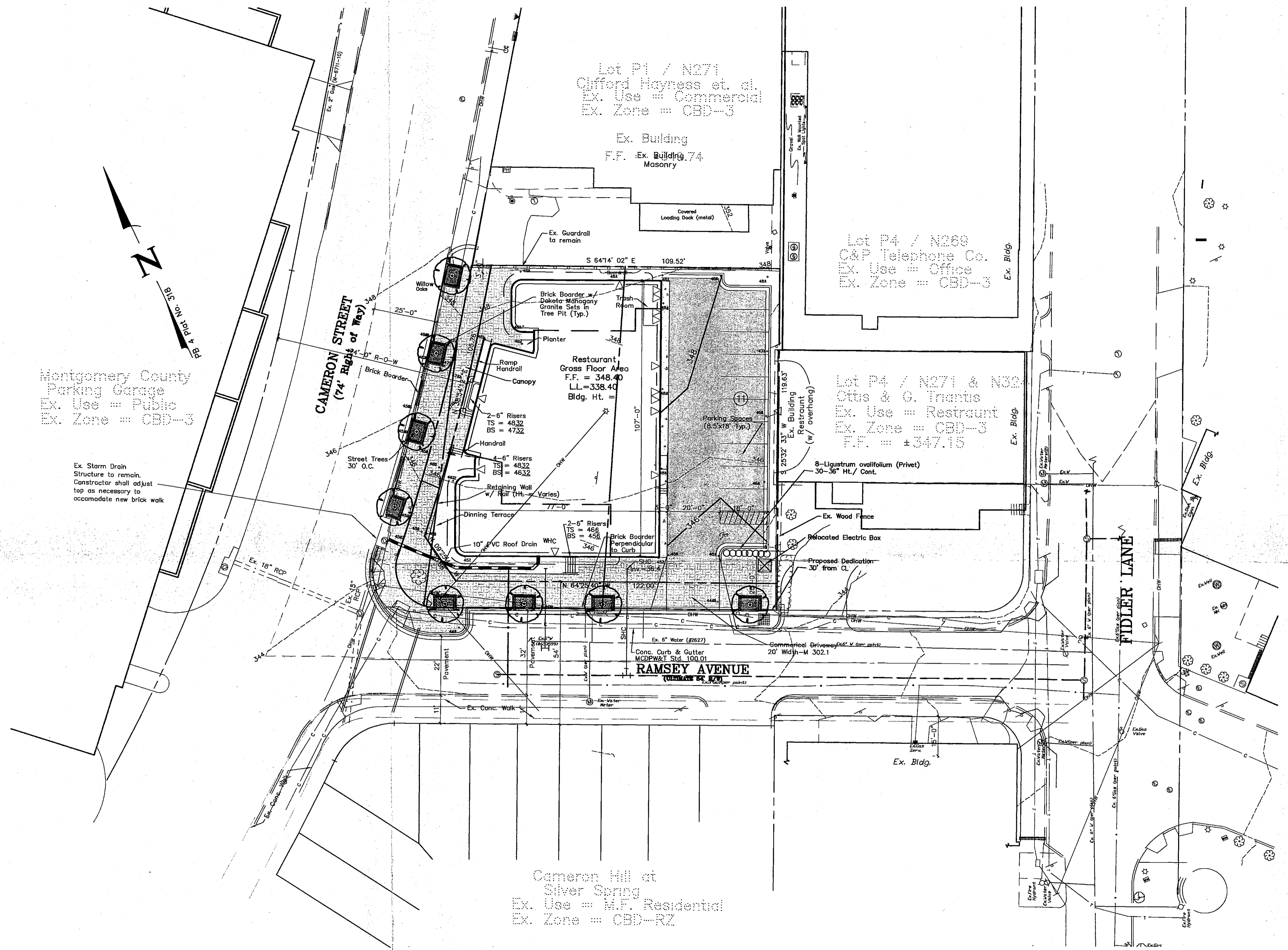
EXISTING CONDITIONS/DEMOLITION PLAN
LOTS 8 & 9, WARD & FIDLER SUB., PLAT #318
TASTEE DINER 8 99045
SILVER SPRING, MD.
13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
Suite 120
9220 Wightman Road
Gaithersburg, Maryland
20879
(301) 670-0840
FAX (301) 948-0693

| | |
|-------------------|-----------------|
| Designed BJD | Drawn CW |
| Date 5/28/99 | Scale 1"=20' |
| Job No. 97-385 | Sheet 1 of 1 |



VICINITY MAP
SCALE 1" = 2,000'



- Ex. Zoning = CBD-3, Commercial Business District
- Gross Tract Area = 0.39 acres or 16,991 sq. ft.
Proposed Dedication = 0.055 acres or 2,403 sq. ft.
Net Tract Area = 0.335 acres or 14,588 sq. ft.
- Existing Use = Public Parking
Proposed Use = Restaurant
- Allowable Building Coverage = 75% or 12,743 sq. ft.
Proposed Building Coverage = 45% or 7,663 sq. ft.
- Allowable F.A.R. = 3.00
Proposed F.A.R. = 0.74
Allowable Gross Floor Area = 50,973 sq. ft.
Proposed Gross Floor Area = 12,640 sq. ft.
- Public Use Space Required = 10% or 1,438 sq. ft.
Public Use Space provided = 11.4% or 1,660 sq. ft.
- DEVELOPMENT STANDARDS

| | PERMITTED/REQUIRED | PROVIDED |
|--|--------------------|---|
| Building Height | 72 ft. max. | 25 ft. max. |
| Building Setbacks: | | |
| - from street r.o.w.'s (59-C-6.236(b) (2)) | 0 ft. min. * | 10 ft. min. (Ramsey) 15 ft. min. (Cameron) |
| - from abutting CBD prop. (59-C-6.236 (d)) | 0 ft. min. ** | 3 ft. min. (North) 14 ft. min. (East) |
| Parking Setbacks (59-E-2.7): | | |
| - from Ramsey (150' r.o.w.) | 10 ft. min. | 10 ft. min. |
| - from abutting CBD property line | 4 ft. min. | 4 ft. min. |

* Setback from Street Right of Way one foot for every 6' height of the building that exceeds 30'
** Setback from adjoining CBD Zone; if proposed building has windows - 15'; if proposed building has no windows, 0.
- Parking Tabulation:

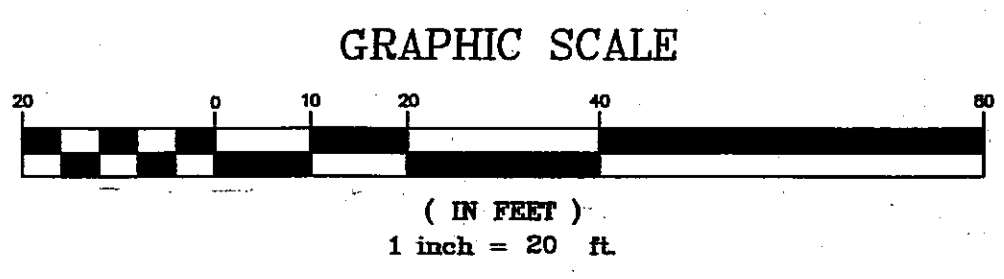
| Category | Required | Provided |
|---|----------|----------|
| Parking Required = | | |
| (A) 8,000 sq. ft. GFA restaurant (3,104 sq. ft. x 25 spaces per 1,000 sq. ft. of patron) = 78 spaces (-15% reduction) | | |
| Total Parking provided = 12 spaces (includes 1 HC) | | |
| - Parking reduction of 15% is applicable due to proximity to Metro (39-E-3.32(b)) | | |
| - The site lies within a parking district and is eligible to receive parking reduction (59-E-5.2) | | |

TAX MAP JN 123 & JN 343 WSSC 210 NW 02

PRELIMINARY SUBDIVISION PLAN
LOTS 8 & 9, WARD & FIDLER SUB., PLAT #318
TASTEE DINER
SILVER SPRING, MD. 1-99089
13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

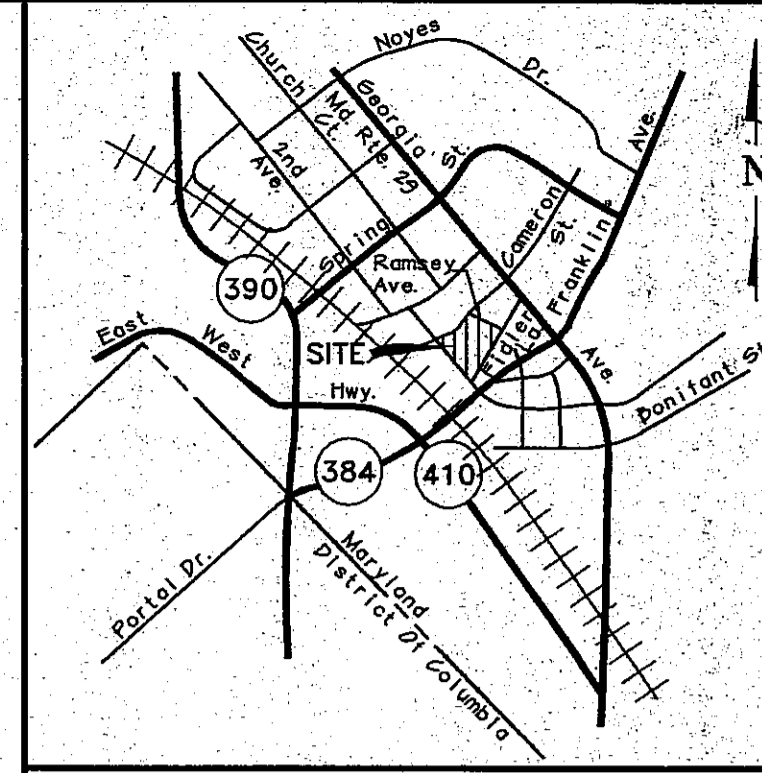
| | | |
|--|--|-----------------|
| | Macris, Hendricks & Glascock, P.A. Engineers • Planners • Surveyors | |
| | Designed BJD | Drawn CW |
| | Date 5/28/99 | Scale 1"=20' |
| | Job No. 97-385 | Sheet 1 of 1 |

SURVEYOR'S CERTIFICATE
I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.
6/1/99
Date
Douglas H. Riggs III
Macris, Hendricks & Glascock, P.A.
By: Douglas H. Riggs III
Professional Land Surveyor
Maryland Reg. No. 10712

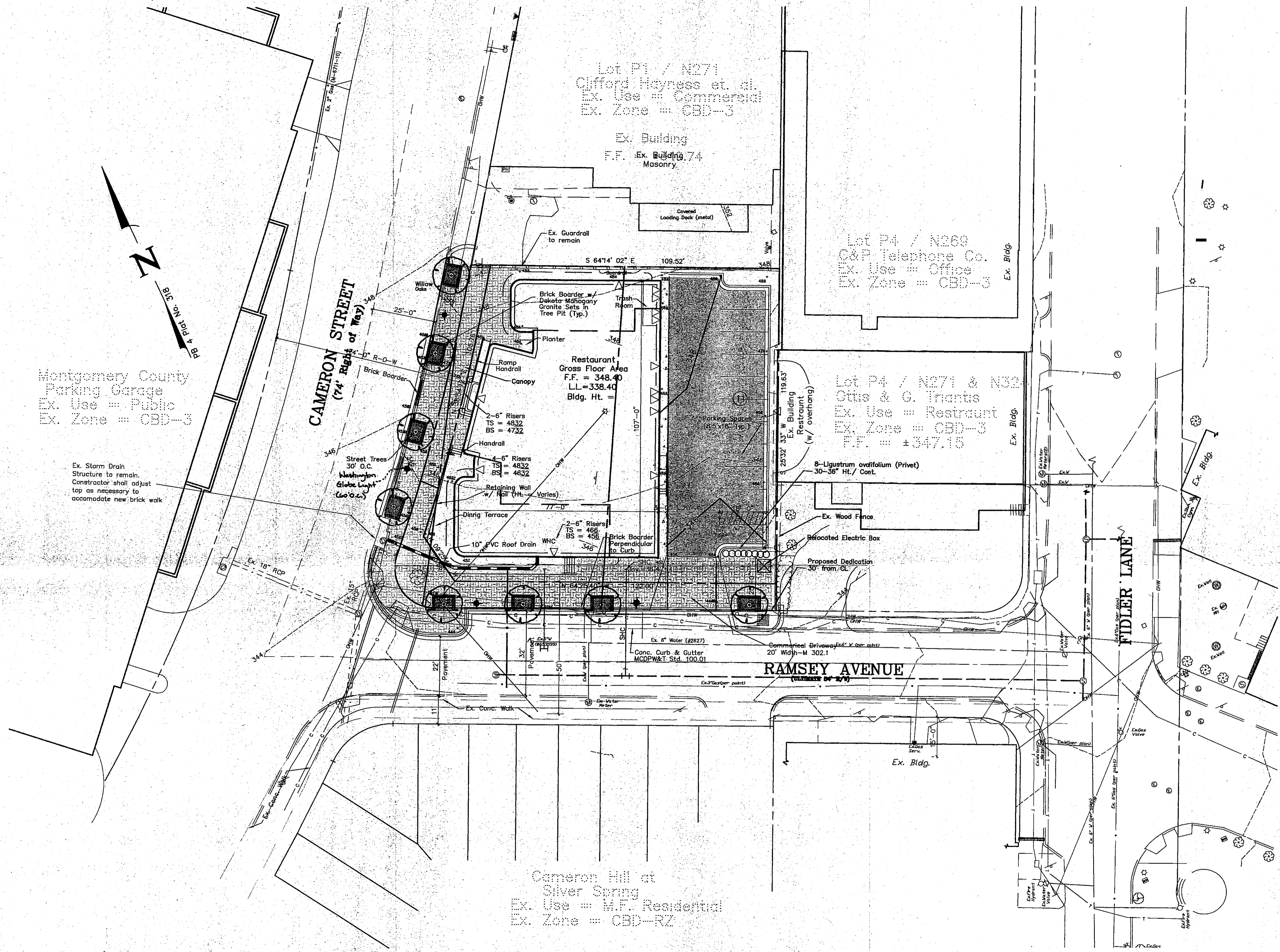


Call "Miss Utility"
Telephone 1-800-257-7777
For Utility Locations
At Least 48 Hours Before
Beginning Construction

\\server_jmg\vol2\DATA\ASIS\GPR\17385\06\PP_00_01.dwg Tue Jun 01 08:08:08 1999 Copyright 1999 Macris, Hendricks & Glascock, P.A.



VICINITY MAP
SCALE 1" = 2,000'



- Ex. Zoning = CBD-3, Commercial Business District
- Gross Tract Area = 0.39 acres or 16,991 sq. ft.
Proposed Dedication = 0.055 acres or 2,403 sq. ft.
Net Tract Area = 0.335 acres or 14,388 sq. ft.
- Existing Use = Public Parking
Proposed Use = Restaurant
- Allowable Building Coverage = 75% or 12,743 sq. ft.
Proposed Building Coverage = 45% or 7,663 sq. ft.
- Allowable F.A.R. = 3.00
Proposed F.A.R. = 0.74
Allowable Gross Floor Area = 50,973 sq. ft.
Proposed Gross Floor Area = 12,640 sq. ft.
- Public Use Space Required = 10% or 1,438 sq. ft.
Public Use Space provided = 11.4% or 1,660 sq. ft.
- DEVELOPMENT STANDARDS

| | PERMITTED/REQUIRED | PROVIDED |
|--|--------------------|---|
| Building Height | 72 ft. max. | 25 ft. max. |
| Building Setbacks: | | |
| - from street r.o.w.'s (59-C-6.236(b) (2)) | 0 ft. min. * | 10 ft. min. (Ramsey) ±5 ft. min. (Cameron) |
| - from abutting CBD prop. (59-C-6.236 (d)) | 0 ft. min. ** | 3 ft. min. (North) ±4 ft. min. (East) |
| Parking Setbacks (59-E-2.7): | | |
| - from Ramsey (150' r.o.w.) | 10 ft. min. | 10 ft. min. |
| - from abutting CBD property line | 4 ft. min. | 4 ft. min. |

 - * Setback from Street Right of Way one foot for every 6' height of the building that exceeds 30'
 - ** Setback from adjoining CBD Zone; if proposed building has windows - 15'; if proposed building has no windows, 0.
- Parking Tabulation:

| | Required | Provided |
|---|----------|----------|
| Parking Required = | | |
| (A) 6,000 sq. ft. GFA restaurant (3,104 sq. ft. x 25 spaces per 1,000 sq. ft. of patron) = 78 spaces (-15% reduction) | | |
| Total Parking provided = 12 spaces (includes 1 HC) | | |
| - Parking reduction of 15% is applicable due to proximity to Metro (59-E-3.32(b)) | | |
| - The site lies within a parking district and is eligible to receive parking reduction (59-E-5.2) | | |

TAX MAP JN 123 & JN 343 WSSC 210 NW 02

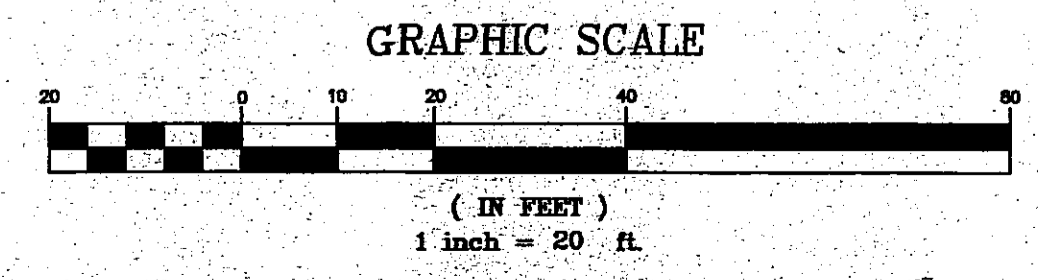
SITE DEVELOPMENT AND LANDSCAPE PLAN
LOTS 8 & 9, WARD & FIDLER SUB., PLAT #318

TASTEE DINER
SILVER SPRING, MD. 8 99045

13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

| | | | |
|--------------------------------------|---|-----------------|-------------------|
| | Macris, Hendricks & Glascock, P.A. Engineers • Planners • Surveyors | Designed BJD | Drawn CW |
| | Suite 120 9220 Wightman Road Gaithersburg, Maryland 20879 | Date 5/28/99 | Scale 1" = 20' |
| (301) 670-0840 FAX (301) 948-0693 | | Sheet 1 of 1 | |

Call "Miss Utility"
Telephone 1-800-257-7777
For Utility Locations
At Least 48 Hours Before
Beginning Construction



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

23

Development Review Division Transmittal

DATE MAILED: 6/4/99

36/13

TO:

Site Plan Review #8-99045

Preliminary Plan #1-99089

Zone: CBD-3

Project: TASTER DINER

Location: SILVER SPRING CBD

SCHEDULE

Development Review Committee: 6/21/99
Tentative Planning Board Agenda:

ACTION

- Information
- Review and Comments by
- Other

ENCLOSURES

Copy of: Supporting Material As Appropriate

RESPONSE

- No Comment
- Comments Attached/Separate Cover
- Comments as follows:

For more information, contact: LARRY PONSFORD at (301)495-4595.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: April 14, 1999

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

36/13-99A

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved

Denied

Approved with Conditions: _____

(1) Revise the tower element, as a "beacon", rather than a continuation of the rear elevation - for staff approval.

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

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

Applicant: Gene Wilkes

Address: 8516 Georgia Avenue, Silver Spring MD. 20910

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

Re: Tastee Diner, Silver Spring # 36/13



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BRIAN DICKERSON
 Daytime Phone No.: (202) 289-6950
 Tax Account No.: 971663
 Name of Property Owner: GENE WILKES Daytime Phone No.: (301) 692-3070
 Address: 8516 GEORGIA AVE, SILVER SPRING
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: BRIAN DICKERSON/ARCHITECT Daytime Phone No.: (202) 289-6950

LOCATION OF BUILDING/PREMISE

House Number: LOT 72 - PUBLIC PARKING Street: CAMERON ST. / RAMSEY ST.
 Town/City: SILVER SPRING Nearest Cross Street: GEORGIA AVE
 Lot: 249 Block: _____ Subdivision: WARD & RIDLER SUB, FLAT # 318
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 600,000.⁰⁰
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] Signature of owner or authorized agent 3/23/99 Date

Approved: X of Conditions For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 4/16/97
 Application/Permit No.: 9903230073 Date Filed: 3/23/99 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND
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:

HISTORIC DINING CAB TO BE RELOCATED FROM PRESENT GEORGIA AVENUE SITE TO NEW CAMERON STREET LOCATION AS THE FOCAL POINT OF NEW TASTED DINER. THE EXIST CAB IS AN ORIGINAL PREFABRICATED CAB MANUFACTURED AROUND 1940. IT IS OF PAINTED METAL PANEL CONSTRUCTION WITH ACCENTS OF CHROME AND STAINLESS STEEL AT THE WATER TABLE, ENTRY, AND CANOPE AREAS. THE FRONT AND LEFT SIDE ELEVATIONS ARE INTACT AND IN NEAR ORIGINAL CONDITION. THE RIGHT SIDE ELEVATION HAS BEEN DEMOLISHED DUE TO PREVIOUS ADDITIONS.

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

THE HISTORIC CAB IS PROPOSED TO BE MADE THE CENTERPIECE OF THE NEW ENLARGED DINER ON THE NEW SITE. IT IS TO BE INTEGRATED INTO A LARGER NEW RESTAURANT. TWO ADDITIONAL DINING AREAS, KITCHEN AND SERVICES ARE TO SURROUND THE NEW CAB. THE EXISTING CAB AND ITS TWO REMAINING ORIGINAL ELEVATIONS ARE TO BE MADE VISIBLE AND INTACT. THE CAB IS ISOLATED VISUALLY FROM THE NEW DINING DINING AREAS, SO AS TO REMAIN THE PROMINENT FEATURE OF THE RESTAURANT ON THE STREETSCAPE.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- 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.
- 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

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND 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).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: April 14, 1999

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation Section

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

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

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lot 72, corner of Cameron Street and Ramsey Street, Silver Spring

Meeting Date: 4/14/99

Resource: **Tastee Diner**
Master Plan Site #36/13

Review: HAWP

Case Number: 36/13-99A

Tax Credit: Partial

Public Notice: 3/31/99

Report Date: 4/7/99

Applicant: Gene Wilkes (Brian Dickerson, Agent)

Staff: Robin D. Ziek

PROPOSAL: Relocation, New construction

RECOMMENDATIONS: Approval

*Contribution
Larger tower element
as a beacon -
not a contribution
of ~~the~~ well -
Staff approval
6-0
panels*

PROJECT DESCRIPTION

RESOURCE: Taster Diner, Master Plan Site #36/13
STYLE: Art Deco
DATE: 1946

The Tastee Diner is a pre-fabricated structure which was placed at the corner of Georgia Avenue and Wayne Avenue in 1946. As Silver Spring has developed, the setting of the Diner has changed, with the widening of Georgia Avenue and the new development potential of the property. In the designation of the Tastee Diner in 1994, the County anticipated future development at this site, and stipulated that the building and not the site was designated. The Master Plan Amendment stipulates that the Diner should be relocated to another suitable site in the Silver Spring CBD.

The County has actively been involved in providing another location for the Tastee Diner, and came before the HPC on 2/14/96 for a Preliminary Consultation on the issues (see attachments following Circle 20). The applicant and the County have apparently resolved other issues relating to ownership, parking, etc., and the applicant is now before the HPC with a request for a HAWP.

PROJECT PROPOSAL

The applicant proposes to move the remaining original portions of the Tastee Diner to the site north of Colesville Road, at the corner of Cameron Street and Ramsey Street, as proposed at the 2/14/96 Preliminary Consultation. This site is across the street from a large public parking garage. There are two other restaurants on Ramsey, and town houses are currently being constructed on the NW corner of Cameron and Ramsey.

The original sections of the Diner remaining include the front elevation, the left side elevation, and original interiors. A concrete block addition was built on the rear and right side in the original location, and these elevations were consequently altered.

The new restaurant would highlight the Tastee Diner as the entree piece of a larger restaurant. The entrance would face Cameron Street so that it would be more visible to a high volume of traffic (on Georgia Avenue and Cameron). Only the Tastee Diner would sit parallel to Cameron, while the new flanking portions of the restaurant would be held back from the street, and would face Cameron at an angle. The corner of Cameron and Ramsey would be used for

①

building, adjacent to the Mi Rancho restaurant. The Tastee Diner would serve as the main entrance and waiting area for the larger restaurant, although people could still sit at the counter and order food.

A parapet wall for the roof for the new part of the restaurant only will curve around the Tastee Diner, serving almost as a backdrop for the original building and helping to set it apart from the new construction (see Circle 10). The original building will be refurbished and the new addition will use a similar vocabulary of design and materials (see Circle 13). The different sections will be distinguished by their different orientation to the street, by the use of glass block bracketing the original Diner, and with the roof setback. The original canopy over the door will be exposed, and a new sign will be placed at the roof level to highlight the entrance and mask some mechanical equipment. The applicant notes (see Circle 13) that the sign shown on the drawings is as a "place-holder" and they could either come back to the HPC with a more fully developed sign proposal at another time or the HPC could permit staff level review for this sign.

STAFF DISCUSSION

The proposal appears to be consistent with the designation of the Tastee Diner, which stipulates that the original structure shall be moved to another location. Staff notes that the square footage of the proposed new construction greatly exceeds that of the original Diner. However, only fragments of the actual Diner remain at this point. This proposal takes the remaining fragments and incorporates them into the new construction as the centerpiece and icon. After that, the new restaurant has been programmed to take advantage of the new site.

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lot 72, corner of Cameron Street
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Meeting Date: 4/14/99

Resource: **Tastee Diner**
Master Plan Site #36/13

Review: HAWP

Case Number: 36/13-99A

Tax Credit: Partial

Public Notice: 3/31/99

Report Date: 4/7/99

Applicant: Gene Wilkes (Brian Dickerson, Agent)

Staff: Robin D. Ziek

PROPOSAL: Relocation, New construction

RECOMMENDATIONS: Approval

PROJECT DESCRIPTION

RESOURCE: Taster Diner, *Master Plan Site #36/13*
STYLE: Art Deco
DATE: 1946

The Tastee Diner is a pre-fabricated structure which was placed at the corner of Georgia Avenue and Wayne Avenue in 1946. As Silver Spring has developed, the setting of the Diner has changed, with the widening of Georgia Avenue and the new development potential of the property. In the designation of the Tastee Diner in 1994, the County anticipated future development at this site, and stipulated that the building and not the site was designated. The *Master Plan* Amendment stipulates that the Diner should be relocated to another suitable site in the Silver Spring CBD.

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The applicant proposes to move the remaining original portions of the Tastee Diner to the site north of Colesville Road, at the corner of Cameron Street and Ramsey Street, as proposed at the 2/14/96 Preliminary Consultation. This site is across the street from a large public parking garage. There are two other restaurants on Ramsey, and town houses are currently being constructed on the NW corner of Cameron and Ramsey.

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①

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The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BRIAN DICKERSON

Daytime Phone No.: (202) 289-6950

Tax Account No.: 971663

Name of Property Owner: GENE WILKES

Daytime Phone No.: (301) 692-3970

Address: 8516 GEORGIA AVE. SILVER SPRING
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: BRIAN DICKERSON/ARCHITECT Daytime Phone No.: (202) 289-6950

LOCATION OF BUILDING/PREMISE

House Number: LOT 72 - PUBLIC PARKING Street: CAMERON ST. / RAMSEY ST.

Town/City: SILVER SPRING Nearest Cross Street: GEORGIA AVE

Lot: 249 Block: _____ Subdivision: WARD 5 MIDLER SUB, PLAT #318

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <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/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 600,000.⁰⁰

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

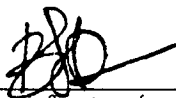
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

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



Signature of owner or authorized agent

3/23/11

Date

3

Approved: _____ For Chairperson, Historic Preservation Commission

**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:

HISTORIC DINING CAB TO BE RELOCATED FROM PRESENT GEORGIA AVENUE SITE TO NEW CAMERON STREET LOCATION AS THE FOCAL POINT OF NEW TASTED DINER. THE EXIST CAB IS AN ORIGINAL PREFABRICATED CAB MANUFACTURED AROUND 1940. IT IS OF PAINTED METAL PANEL CONSTRUCTION WITH ACCENTS OF CHROME AND STAINLESS STEEL. AT THE WATER TABLE, ENTRY, AND CANOPE AREAS. THE FRONT AND LEFT SIDE ELEVATIONS ARE INTACT AND IN NEAR ORIGINAL CONDITION. THE RIGHT SIDE ELEVATION HAS BEEN DEMOLISHED DUE TO PREVIOUS ADDITIONS.

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

THE HISTORIC CAB IS PROPOSED TO BE MADE THE CENTERPIECE OF THE NEW ENLARGED DINER ON THE NEW SITE. IT IS TO BE INTEGRATED INTO A LARGER NEW RESTAURANT. TWO ADDITIONAL DINING AREAS, KITCHEN AND SERVICES ARE TO SURROUND THE NEW CAB. THE EXISTING CAB AND ITS TWO REMAINING ORIGINAL ELEVATIONS ARE TO BE MADE VISABLE AND INTACT. THE CAB IS ISOLATED VISUALLY FROM THE NEW ADJOINING DINING AREAS, SO AS TO REMAIN THE PROMINENT FEATURE OF THE RESTAURANT ON THE STREETSCAPE.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- 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.
- 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

- 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.
- 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.

HAMP APPLICATION: ADDRESS OF APPLICANT & GUARANTEEING PARTY

Account # - 971303
Owner- Montgomery County
EOB 101 Montoe Street
Rockville, MD 20850

Account # - 981836
Owner- Georgia Triantis
10660 River Road
Potomac, MD 20854

Account # - 971663
Owner- Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850

Account # = 967301
Owner- Louis & Leathe Ling
8906 Woodland Drive
Silver Spring, MD 20910

Account # - 971597
Owner- Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850

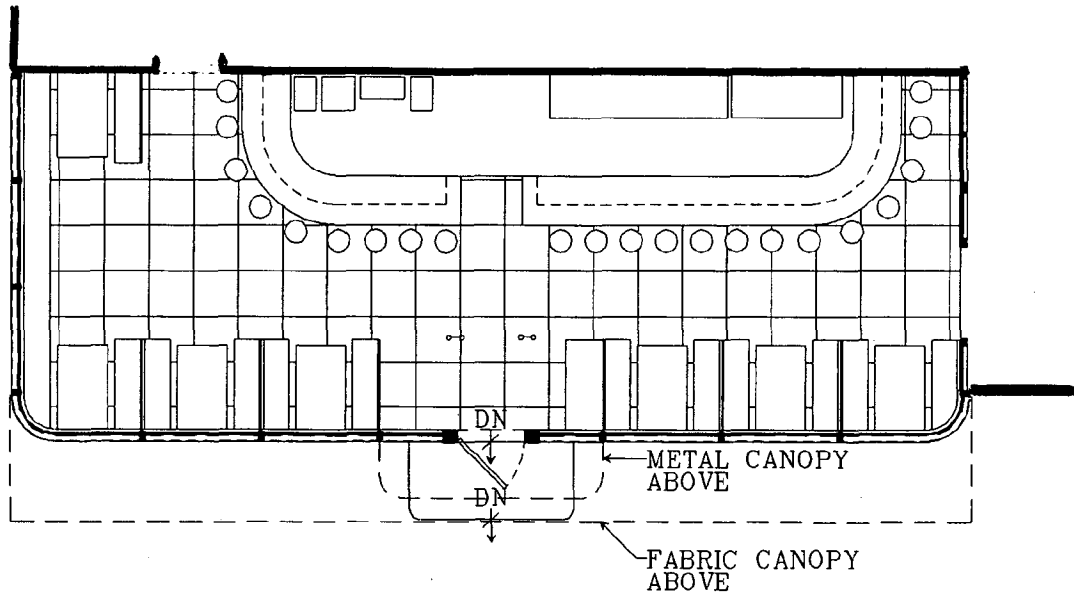
Account # - 956397
C&P Telephone
Bell Atlantic MD
1 E Pratt Street #8N-20
Baltimore, MD 21202-1038

Account # - 971132
Owner- Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850

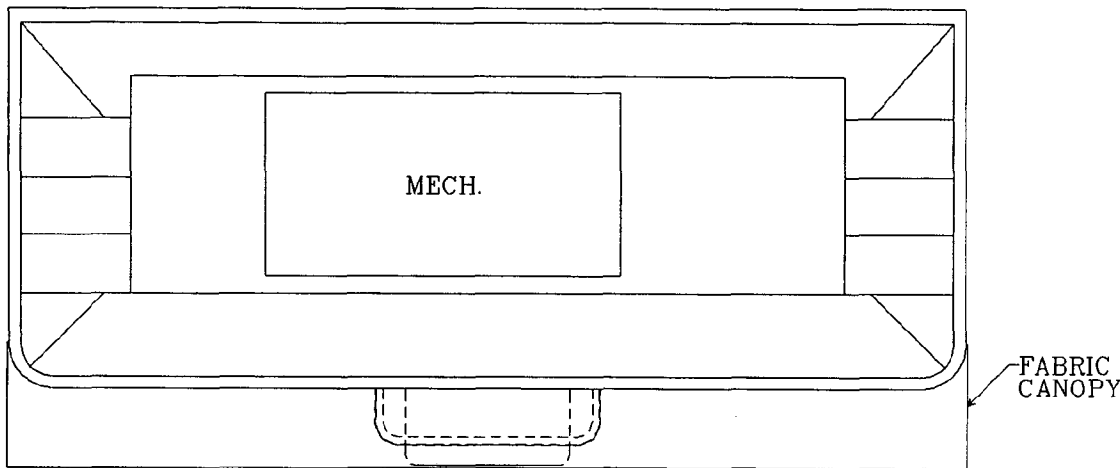
Account # - 954637
Owner- Clifford Hayes TR ETAL
105 Warren Street
Silver Spring, MD 20904

Account # - 981847
Owner- Ottis G & G Triantis
10660 River Road
Potomac, MD 20854

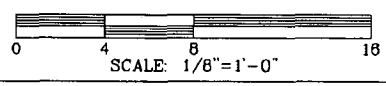
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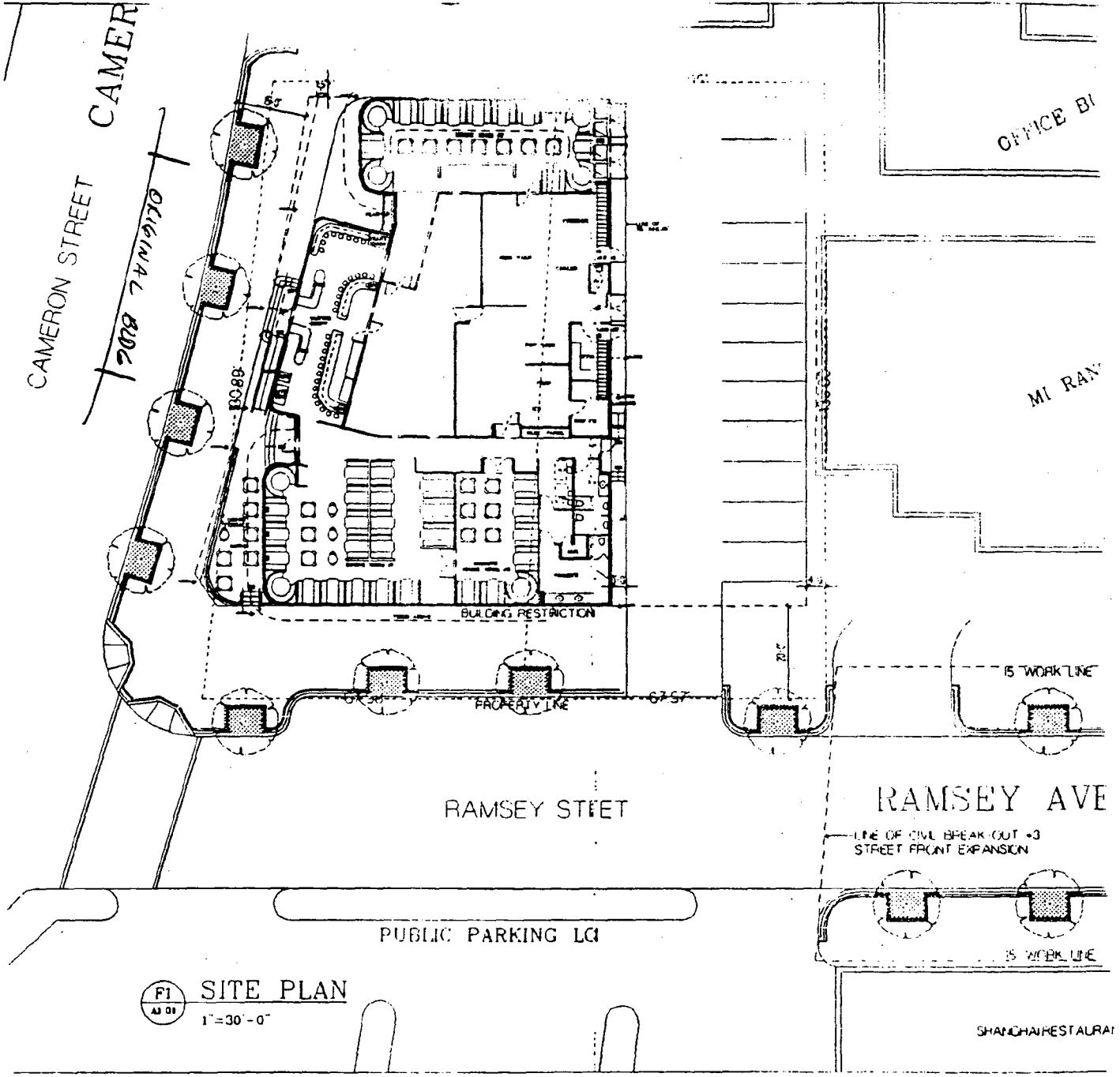
F2 EXISTING CAB PLAN
A1.06 1/8" = 1'-0"



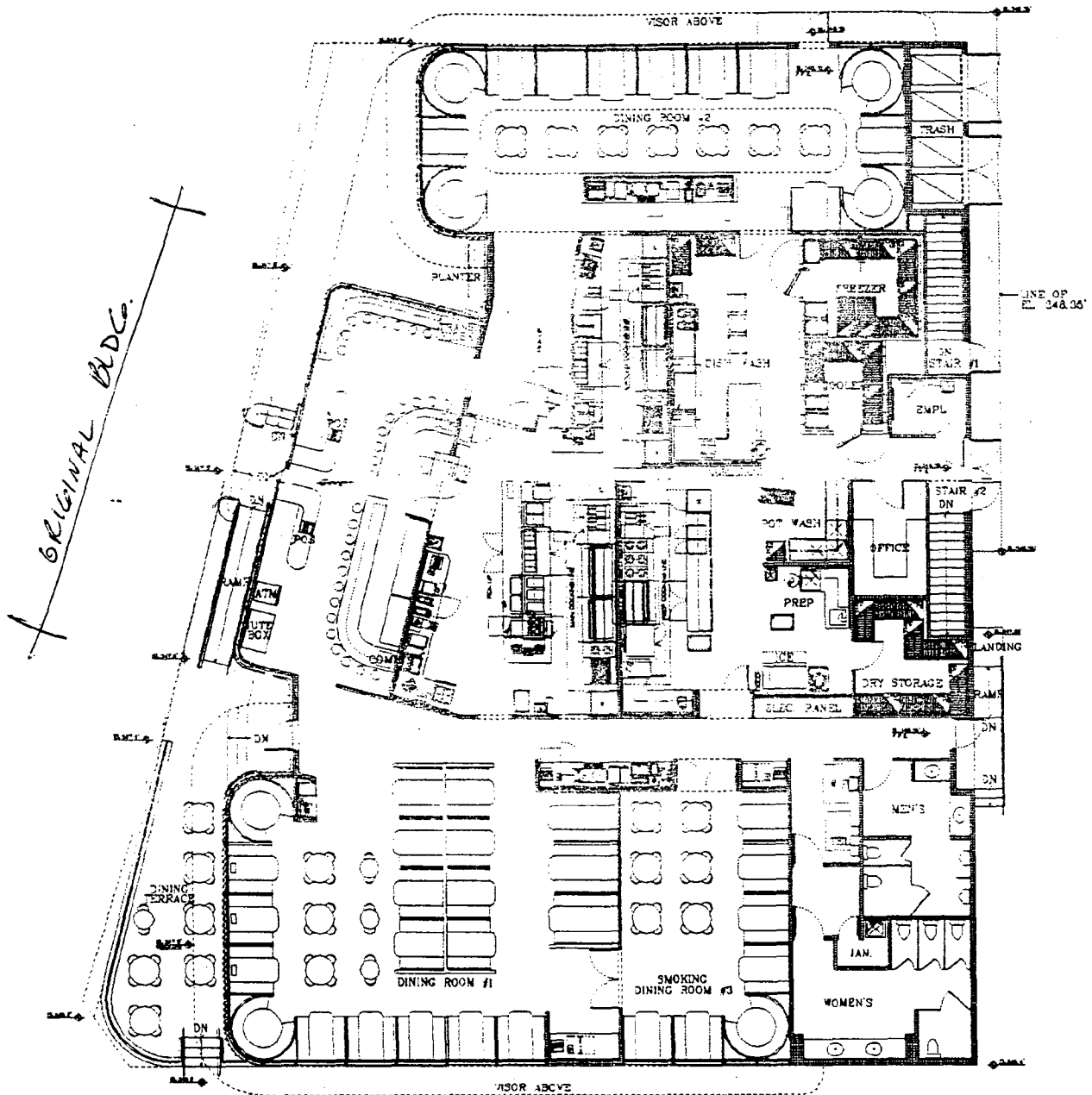
F1 EXISTING CAB ROOF PLAN
A1.06 1/8" = 1'-0"



6



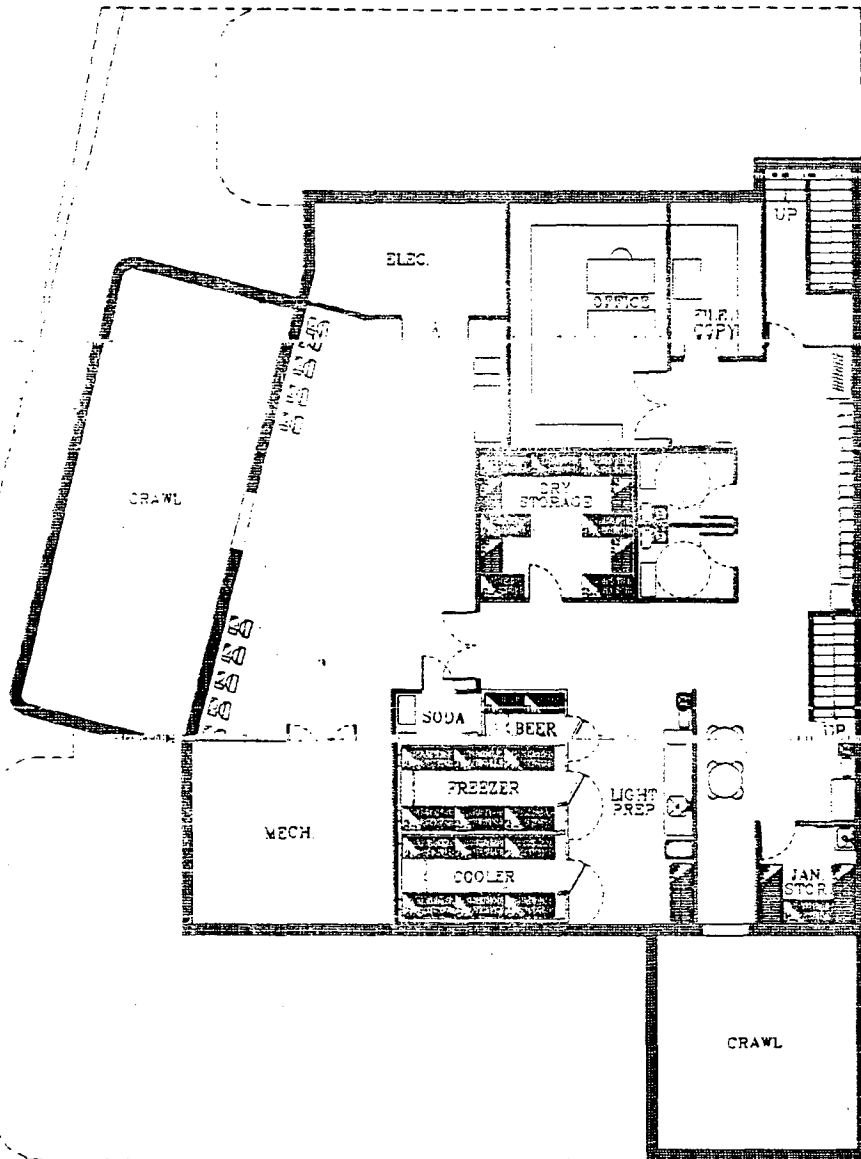
F1 SITE PLAN
 A1 01
 1"=30'-0"



F5 FIRST LEVEL PLAN
 A1 32 1/16" = 1'-0"

8

CAMERON STREET



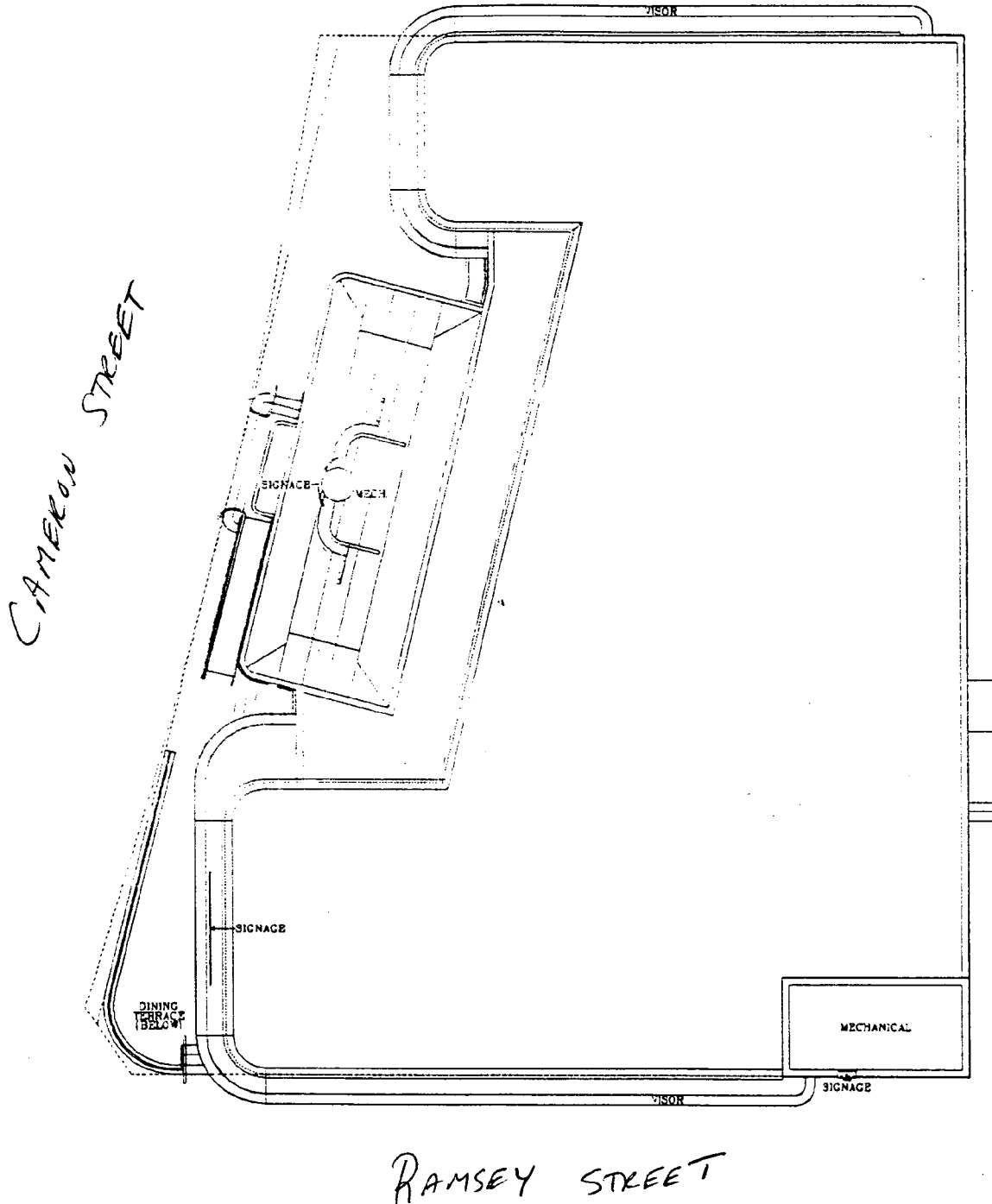
RAMSEY STREET

F1
A1.02

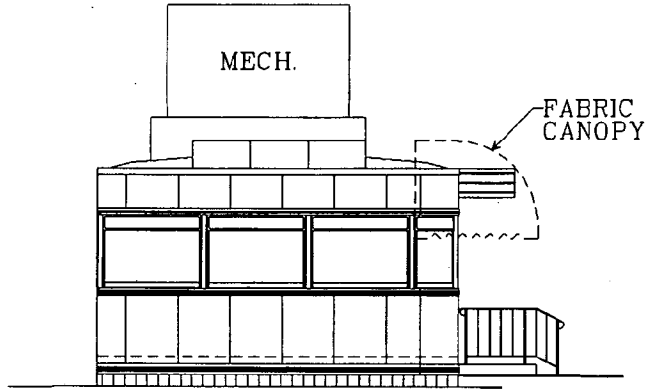
BASEMENT LEVEL PLAN

1/16"=1'-0"

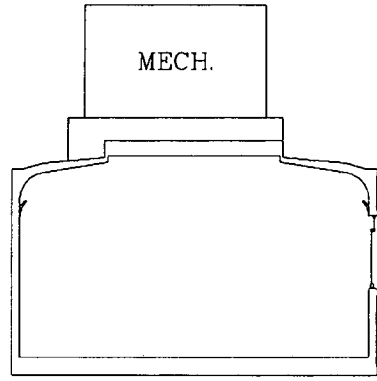
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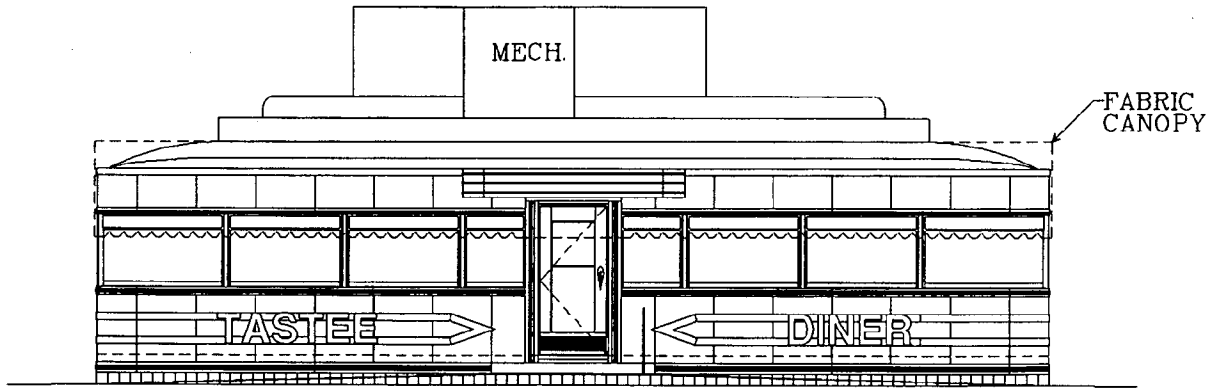
F1 ROOF PLAN
A1.03 1/16" = 1'-0"



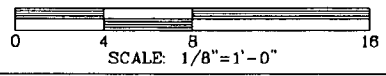
F4
A1.06
EXISTING CAB SIDE ELEVATION
1/8"=1'-0"



F5
A1.06
EXISTING CAB SECTION
1/8"=1'-0"



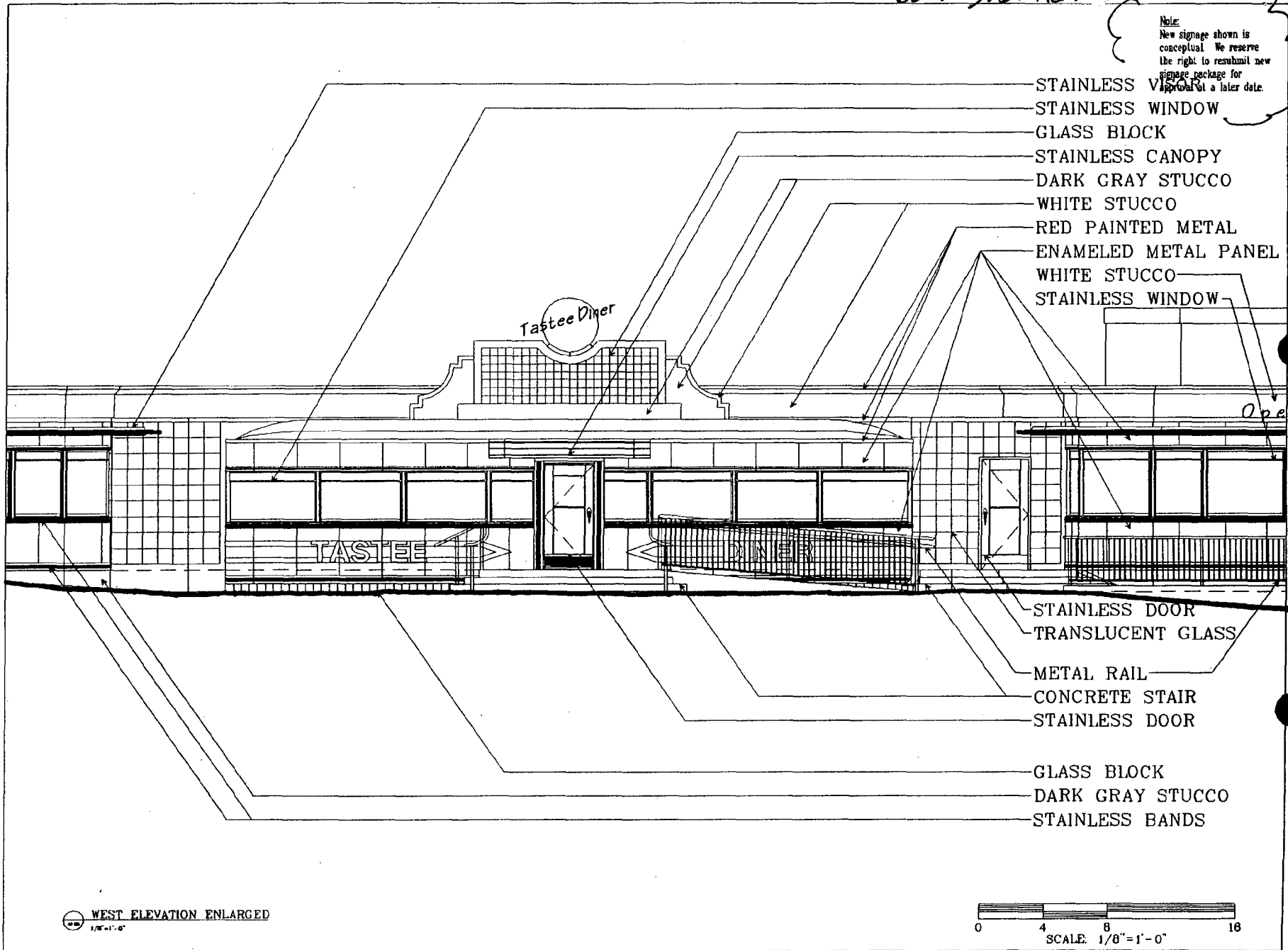
F3
A1.06
EXISTING CAB FRONT ELEVATION
1/8"=1'-0"



11

RE: SIGNAGE

Note:
New signage shown is conceptual. We reserve the right to resubmit new signage package for approval at a later date.

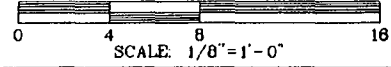


- STAINLESS VISOR
- STAINLESS WINDOW
- GLASS BLOCK
- STAINLESS CANOPY
- DARK GRAY STUCCO
- WHITE STUCCO
- RED PAINTED METAL
- ENAMELED METAL PANEL
- WHITE STUCCO
- STAINLESS WINDOW

- STAINLESS DOOR
- TRANSLUCENT GLASS
- METAL RAIL
- CONCRETE STAIR
- STAINLESS DOOR

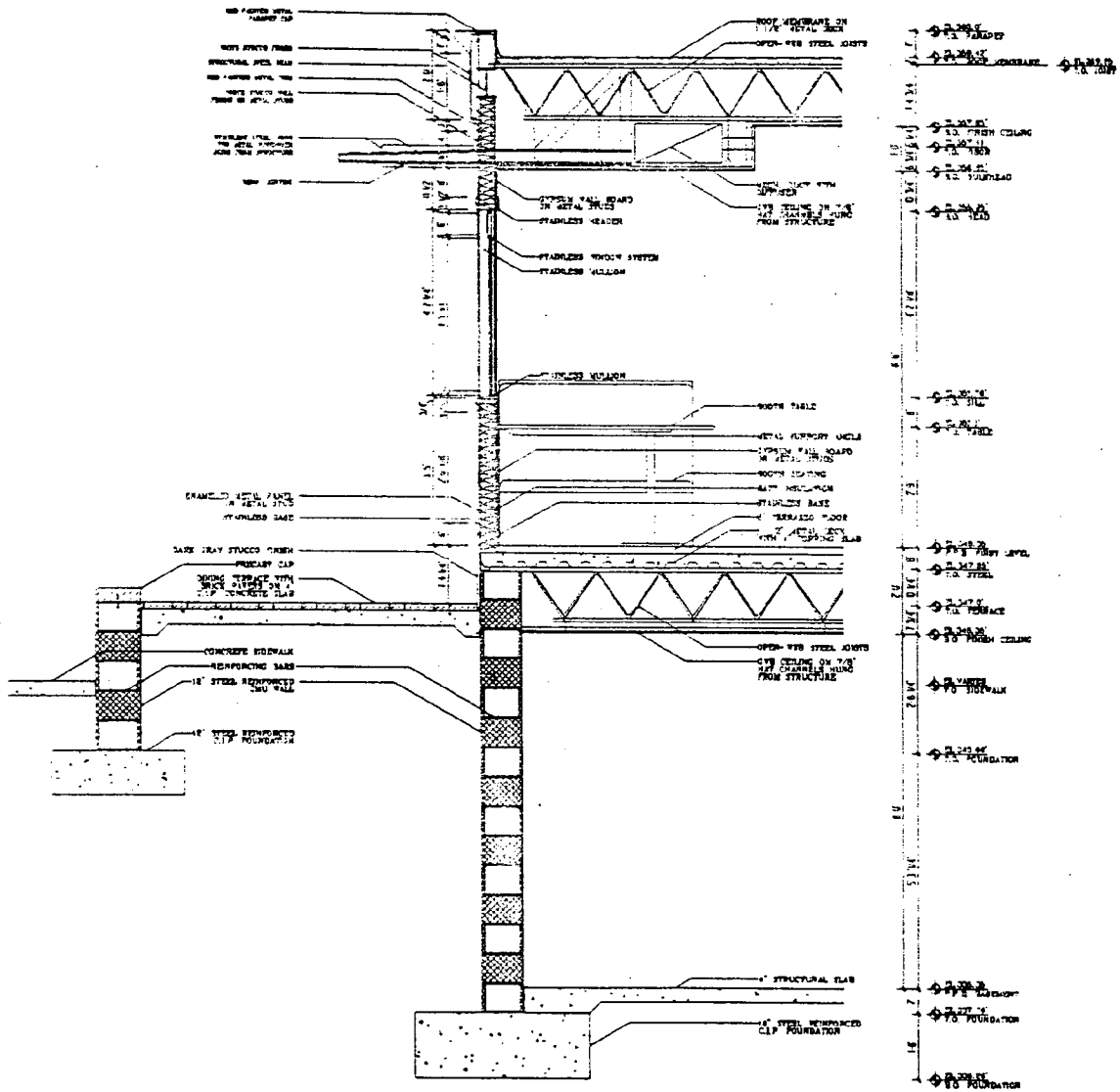
- GLASS BLOCK
- DARK GRAY STUCCO
- STAINLESS BANDS

WEST ELEVATION ENLARGED
1/8" = 1'-0"



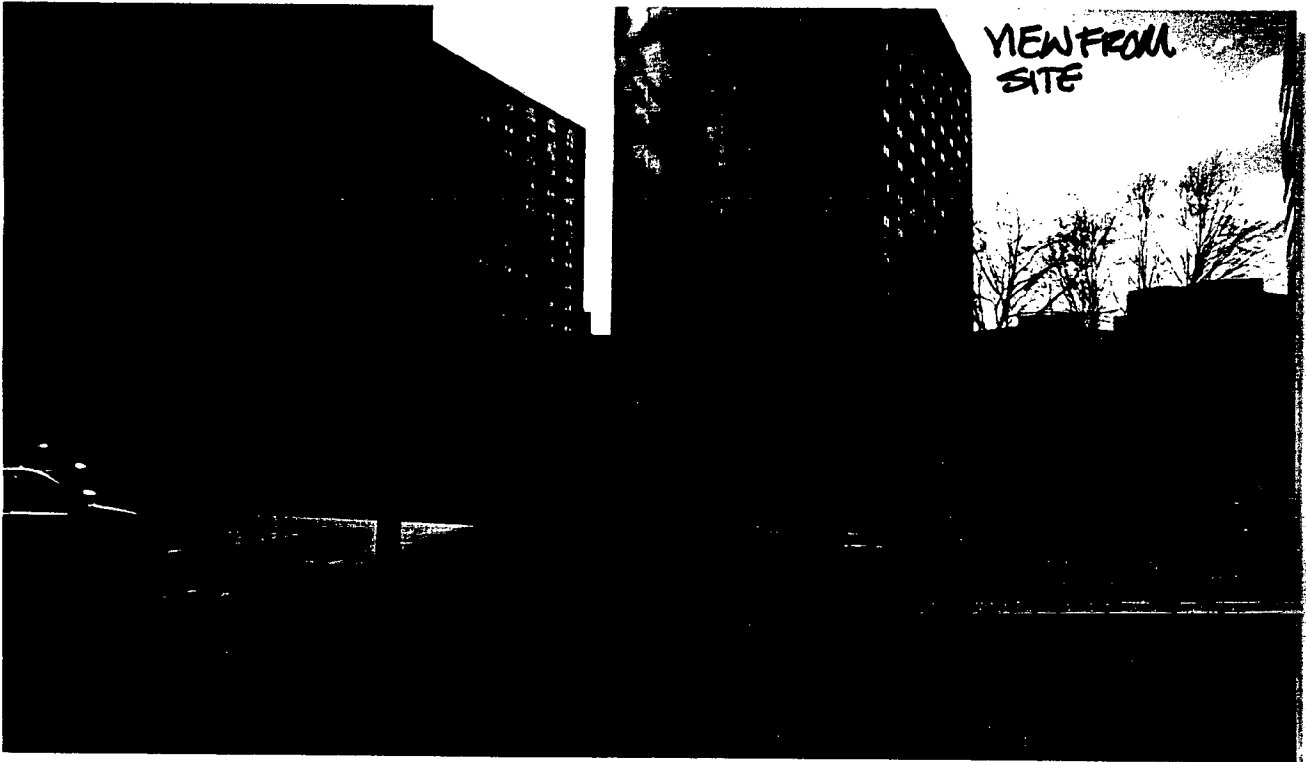
March 22, 1999 1:57 PM From: Fax #: Page 2 of 3

(13)

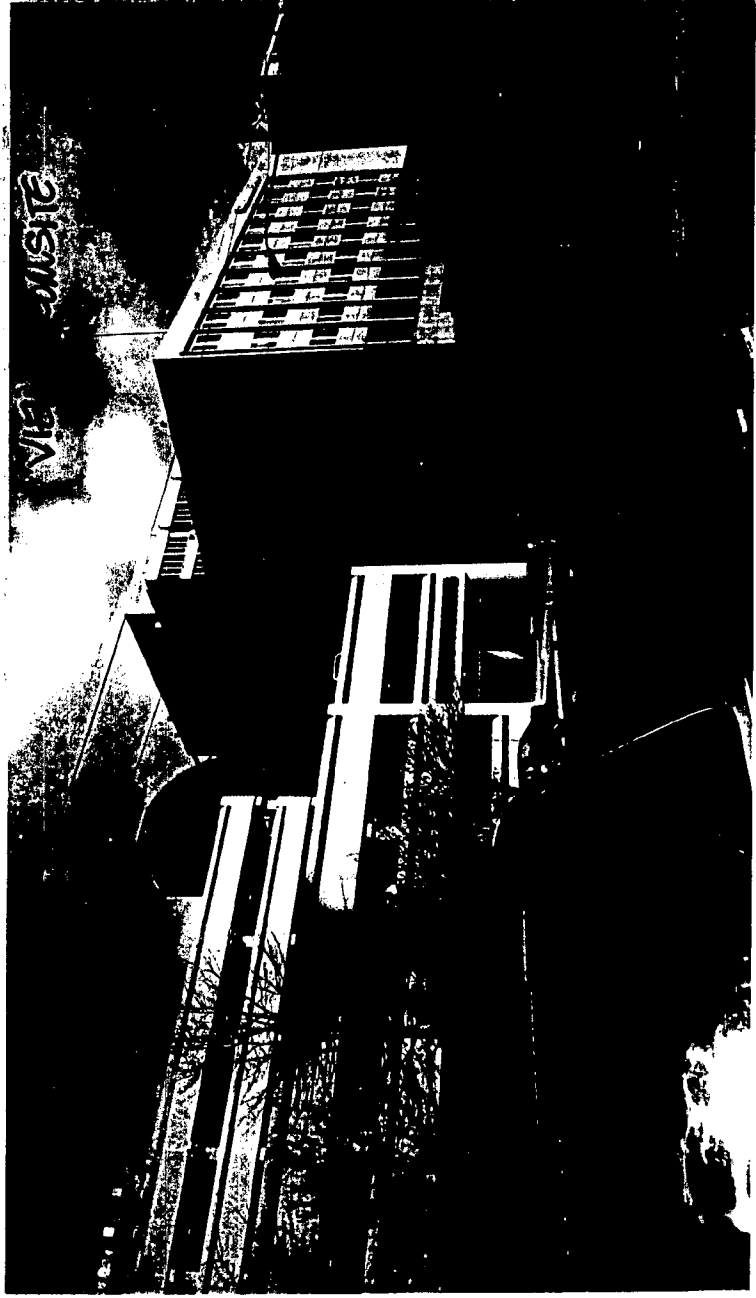
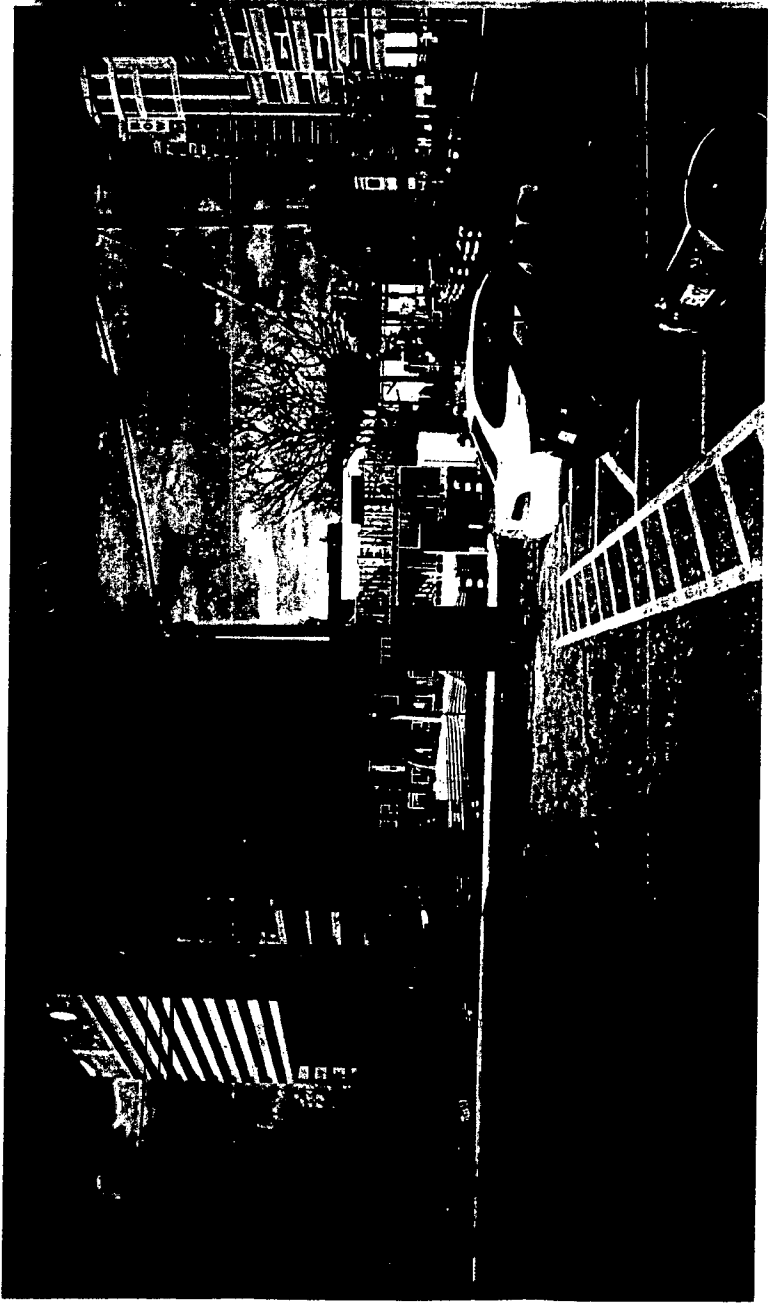


F1 EXTERIOR WALL SECTION
 1/4" = 1'-0"

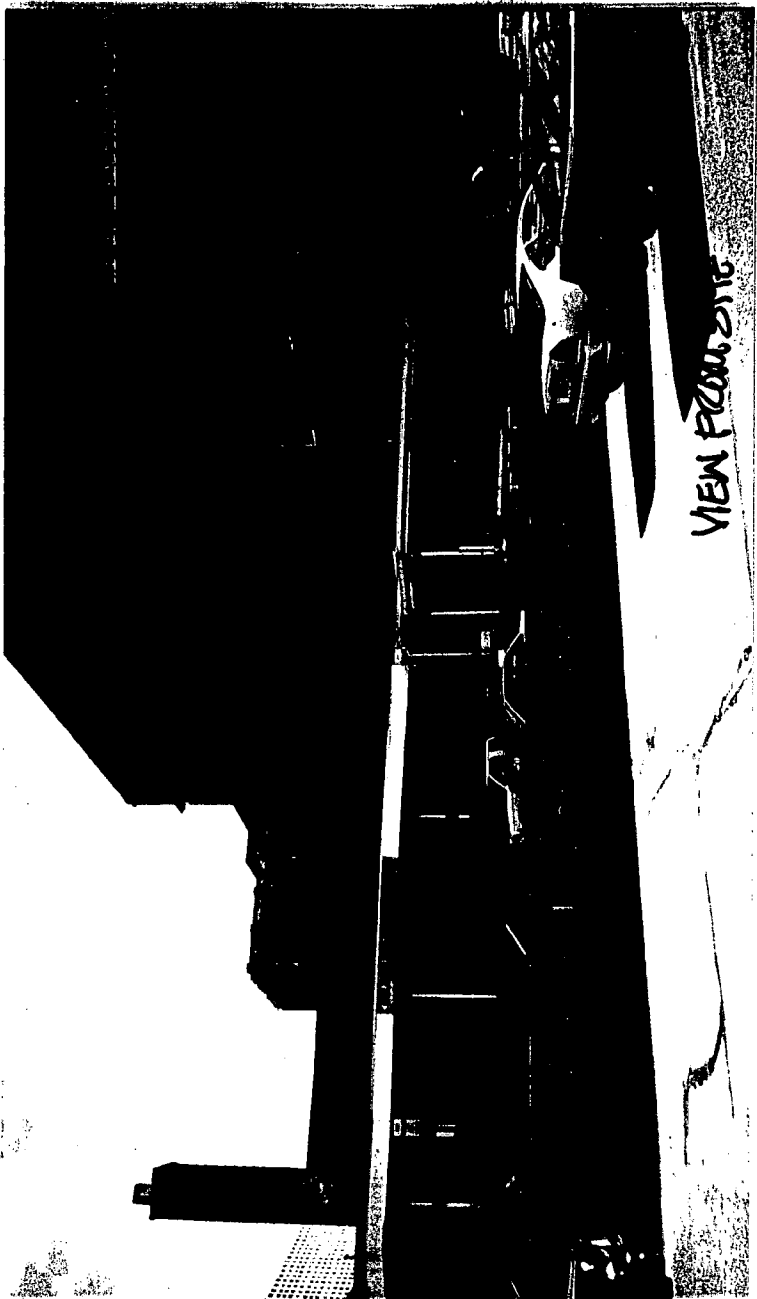
14



(15)



9



(17)

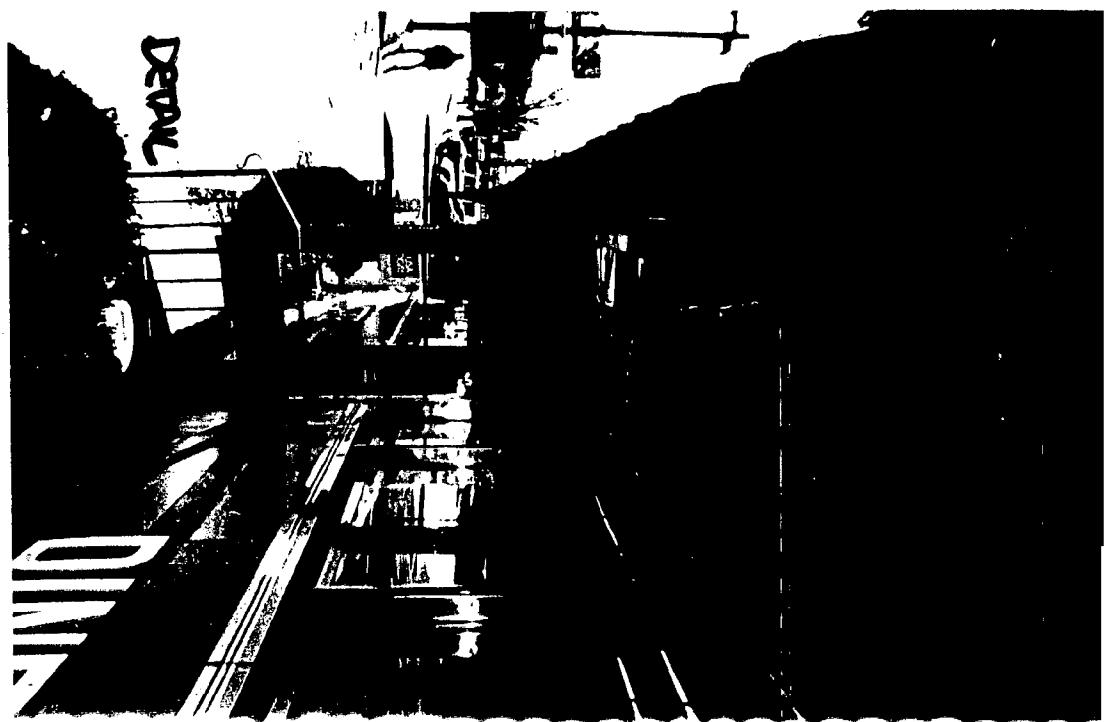
FRONT ELEV.
C GEORGIA AVE.



SIDE PANEL



18



(7)



April 14 } Tastee Diner
Silver Diner
put early in agenda



Tastee Diner Expansion
Project Design Schedule

Schematic Design

March 26, 1999

Final schematic revisions to plans and elevations.

Design Development

March 29, 1999

Design development begins.

April 5, 1999

DD coordination meeting.

April 14, 1999

HPC MAWP

April 16, 1999

Design Development set completed.

Construction Documents

April 19, 1999

Construction Documents begin.

April 26, 1999

Bid package sent to perspective contractors.

May 3, 1999

CD coordination meeting.

May 6, 1999

Preliminary final budget due.

May 10, 1999

Final permit set with specifications due.

May 17, 1999

100% Construction Document set completed.

May 31, 1999

Final bid prices received and contracts signed.

Construction

June 7, 1999

Permit received.

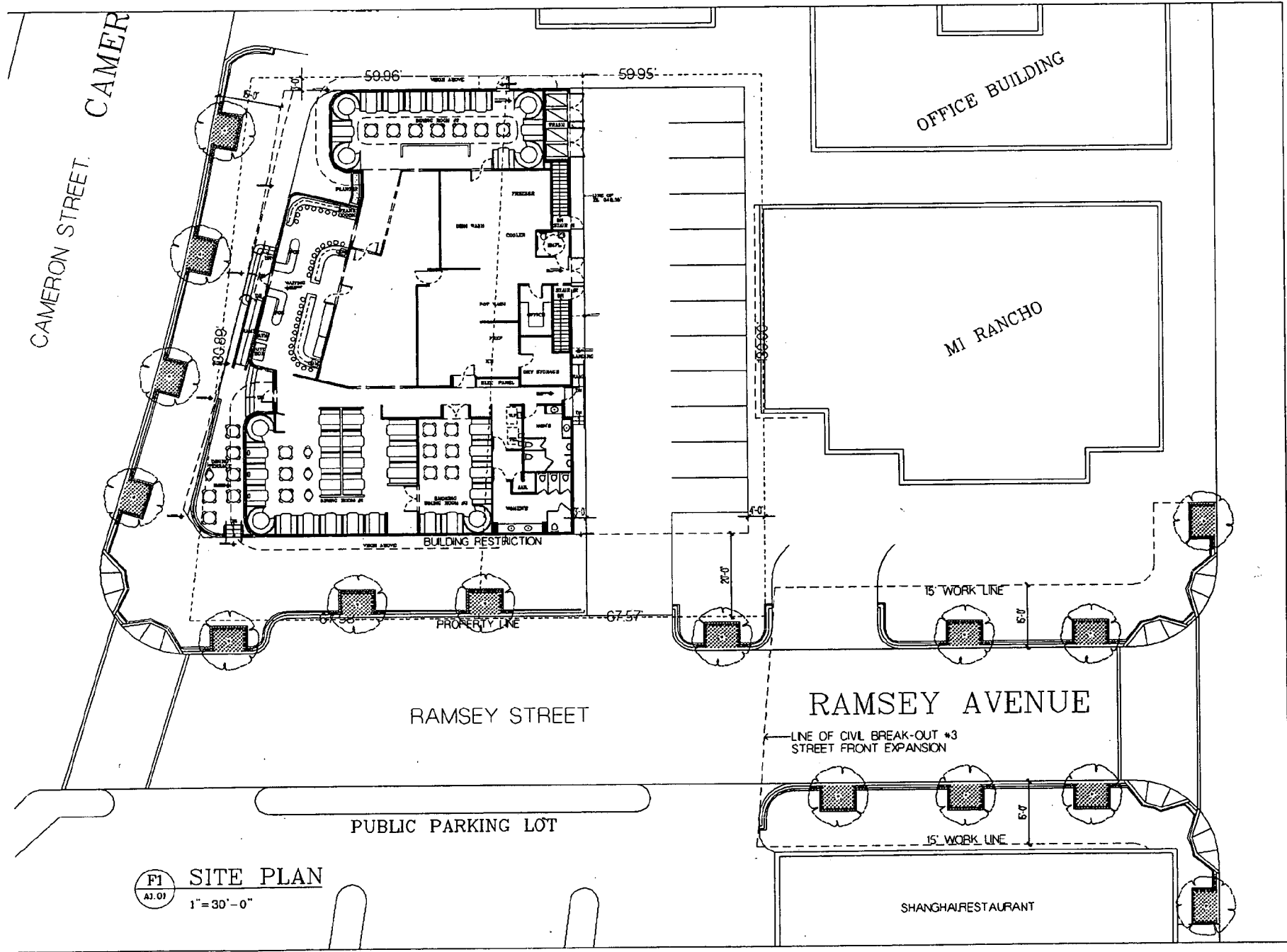
June 14, 1999

Construction begins.

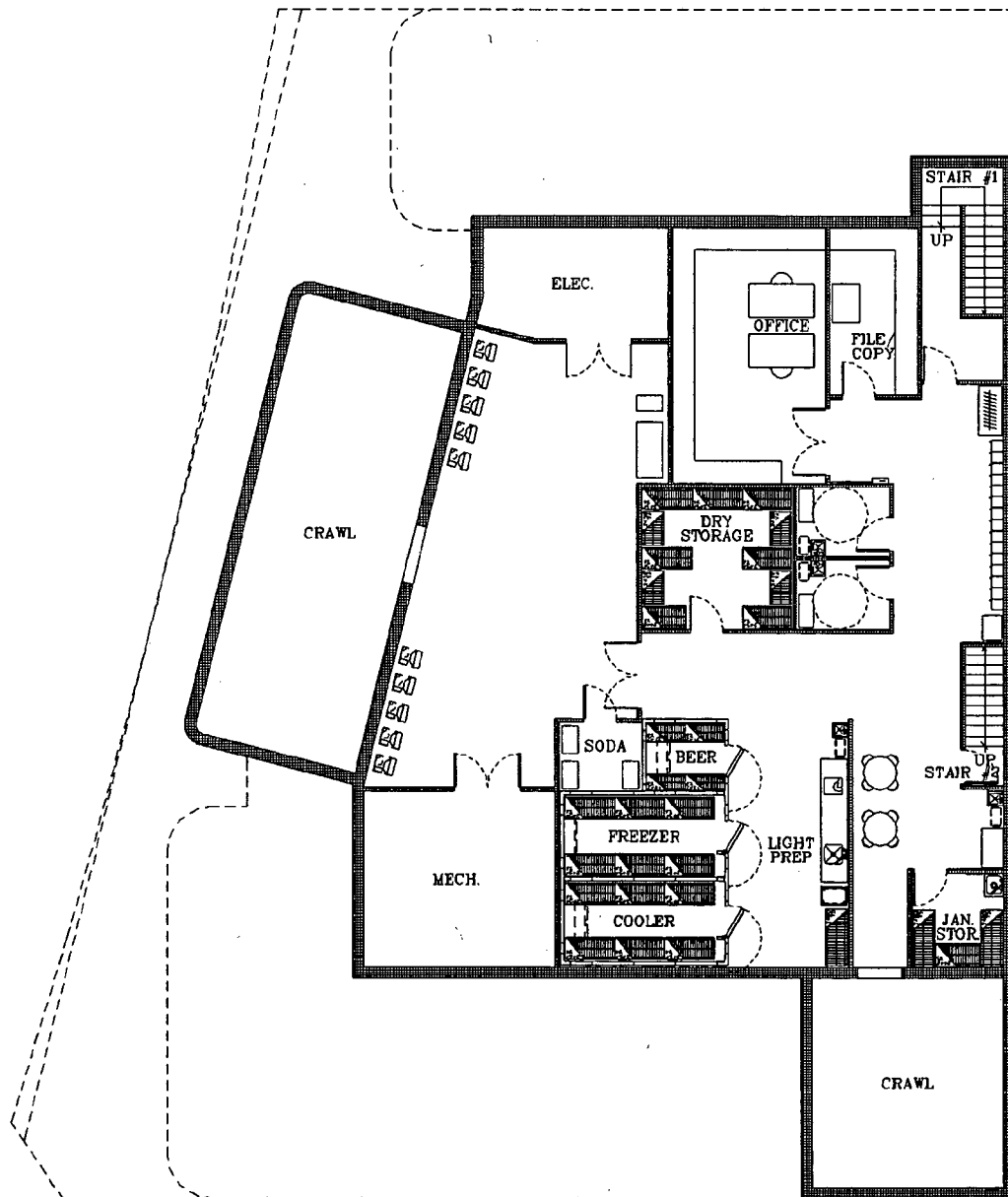
6-9 months.

3/18/99

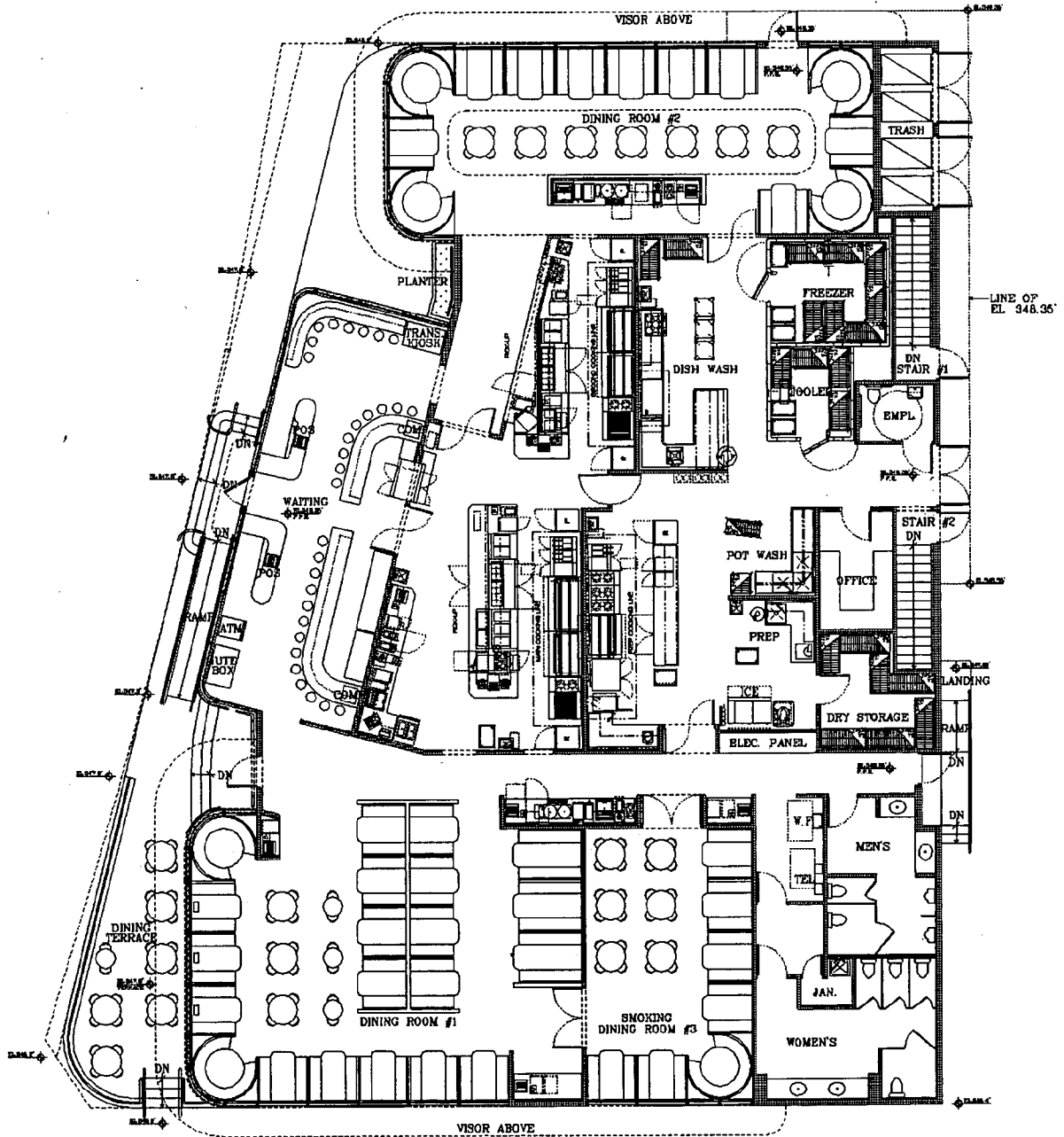
This will go through Site Plan review w/ Dev. Rev.



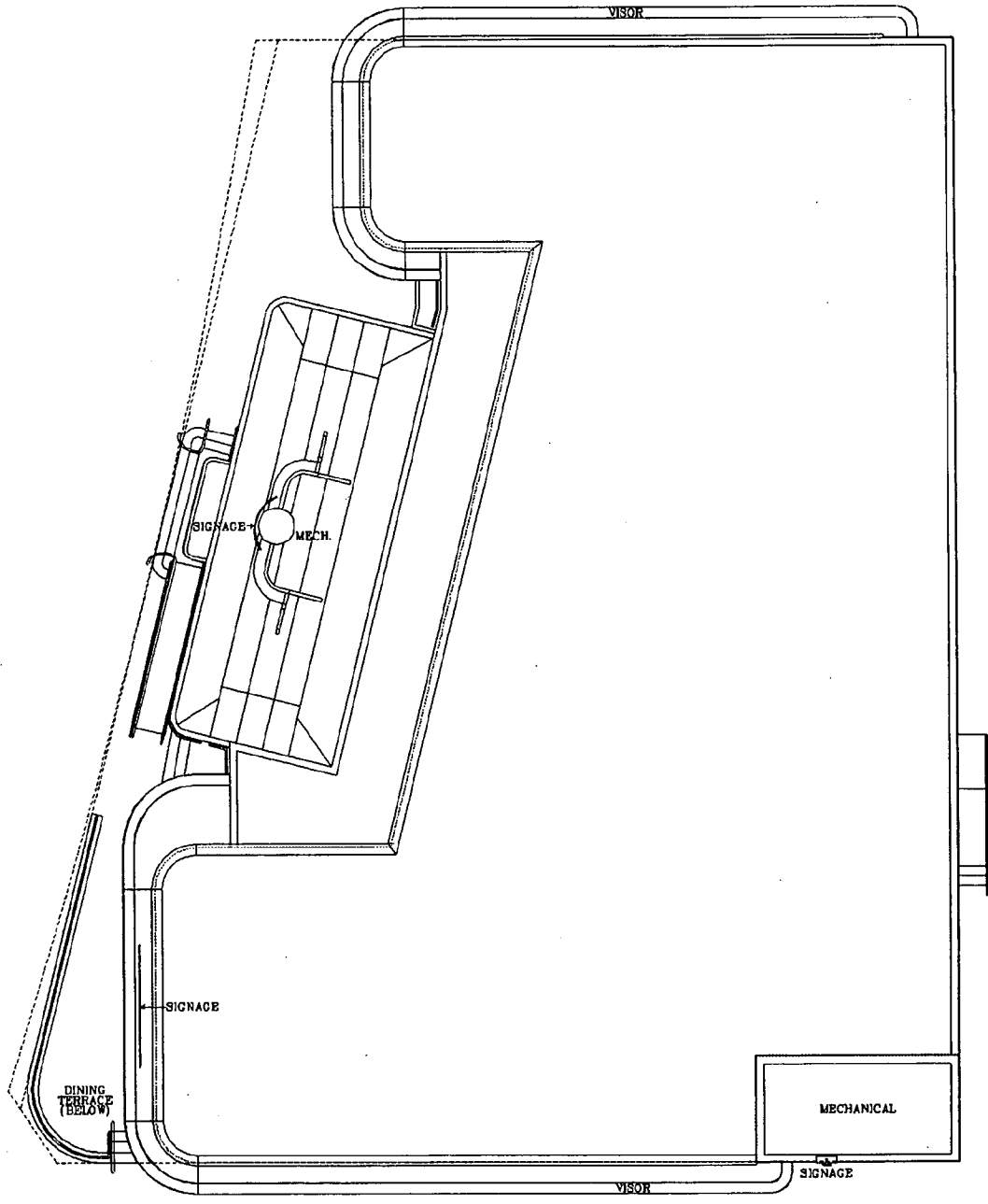
F1 SITE PLAN
 A1.01
 1" = 30'-0"



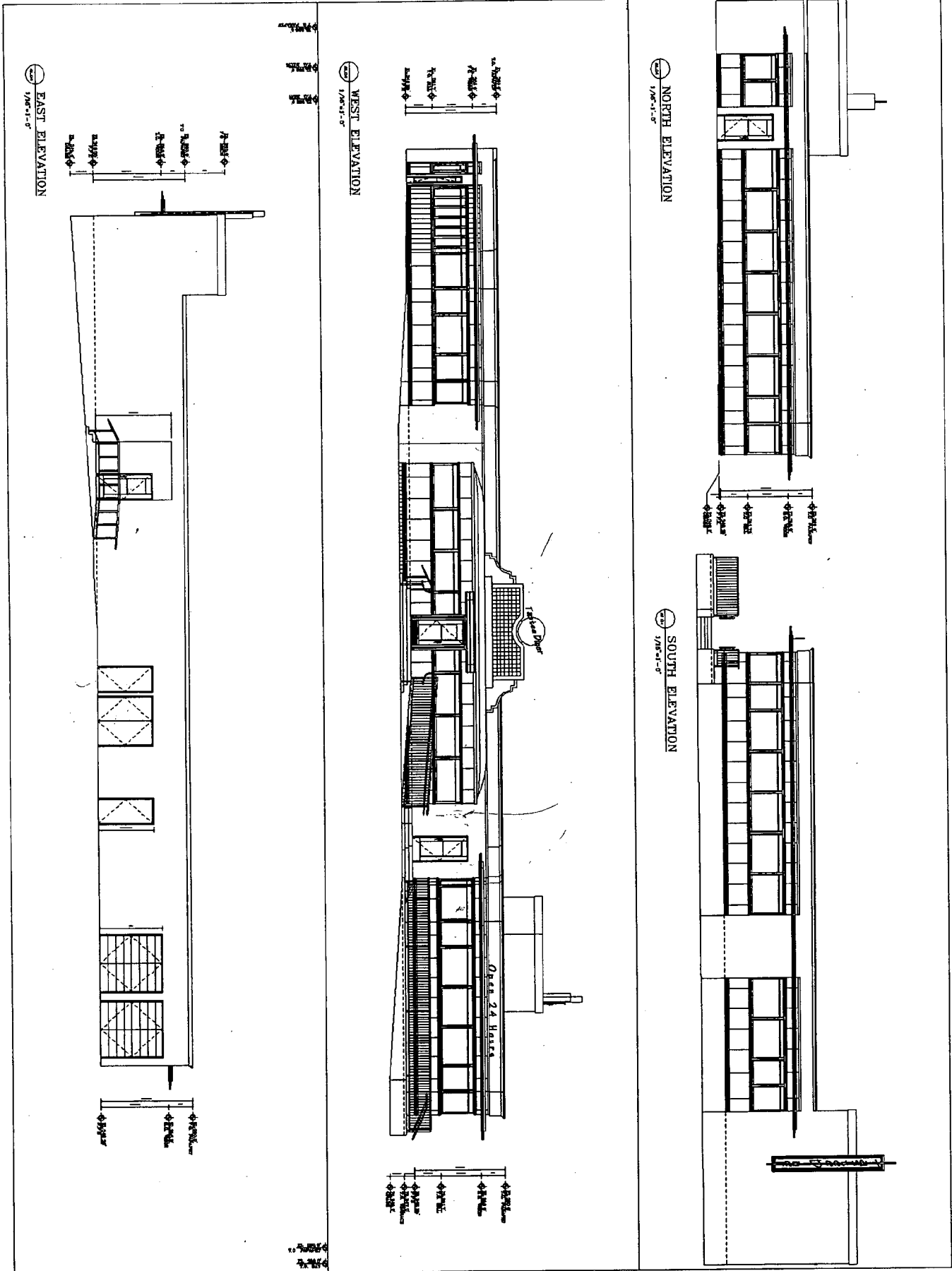
F1 BASEMENT LEVEL PLAN
A1.02 1/16"=1'-0"

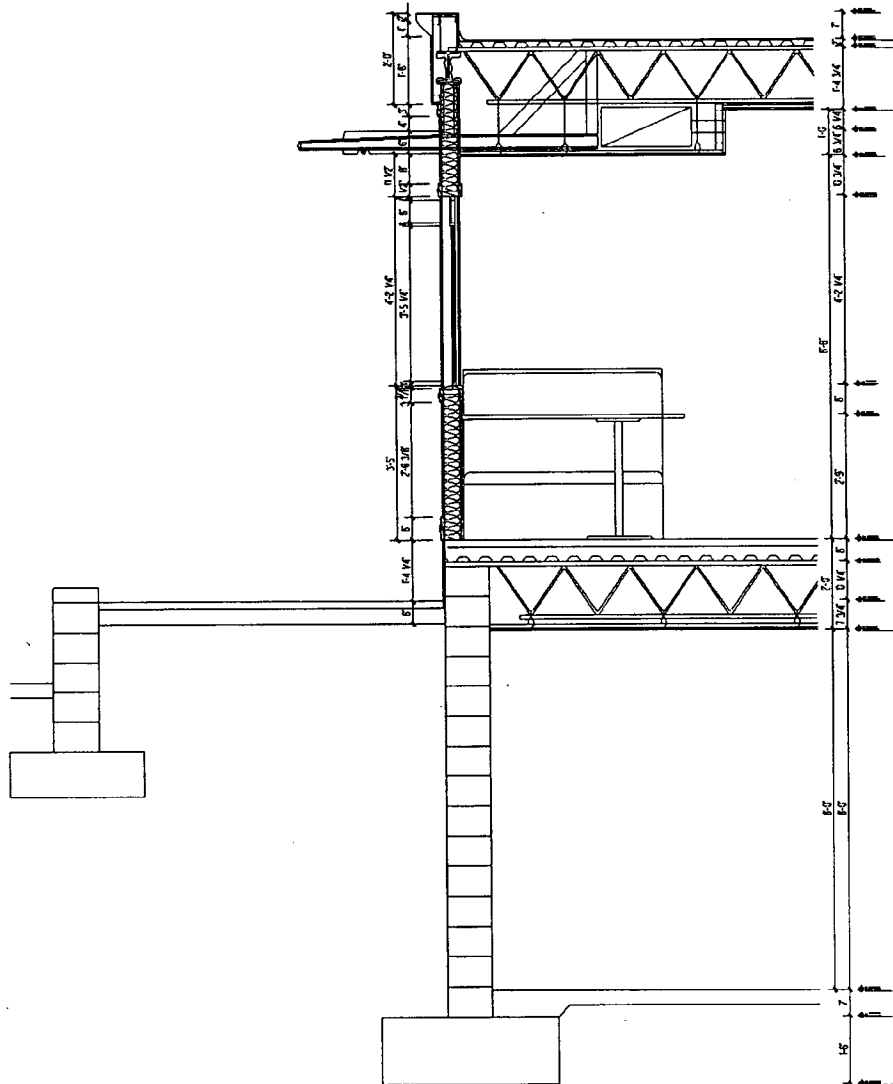


F5 FIRST LEVEL PLAN
A1.02 1/16" = 1'-0"

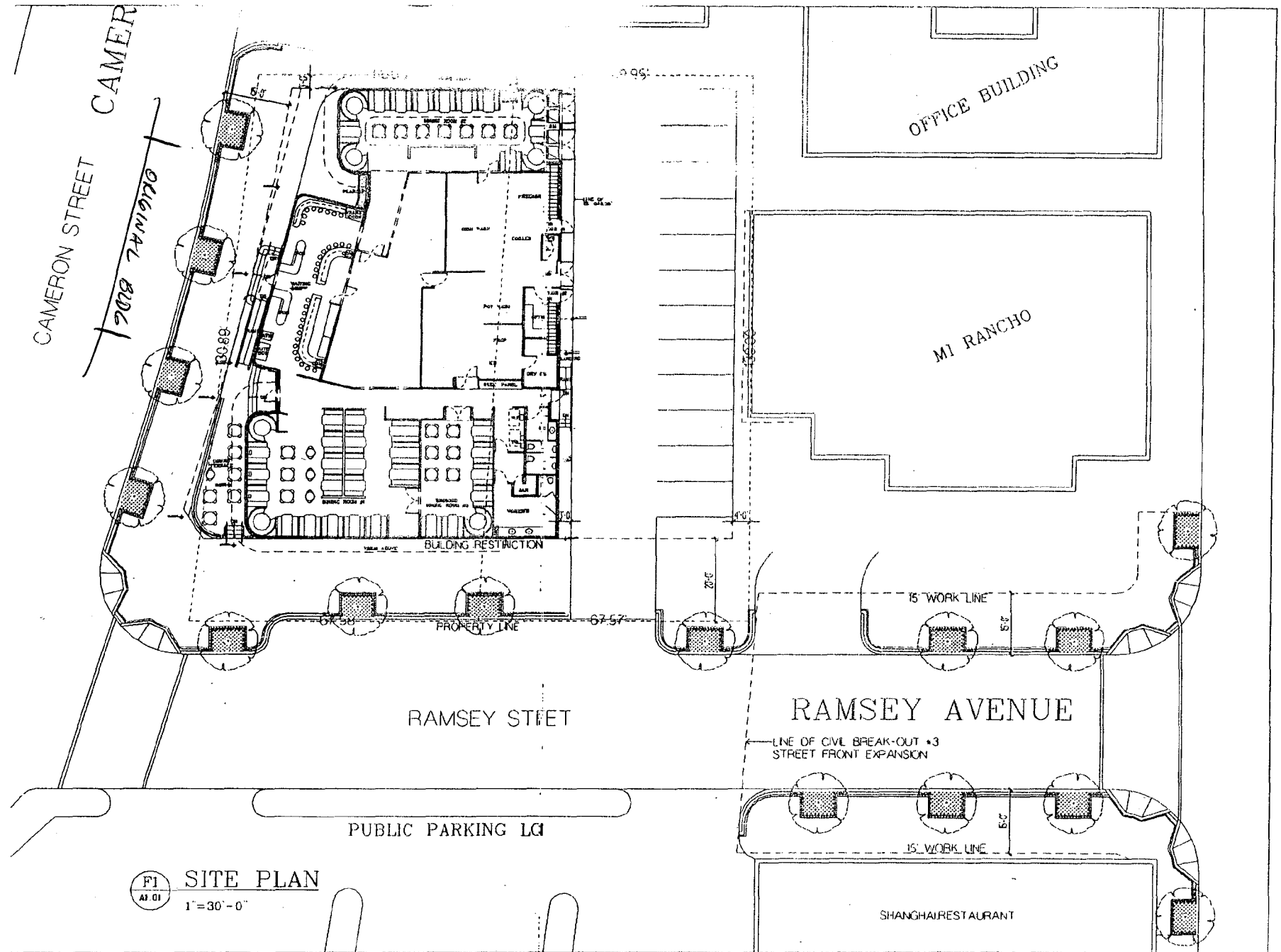


F1 ROOF PLAN
A1.03 1/16"=1'-0"





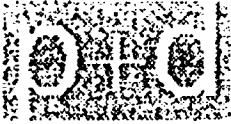
F1
A1.02
EXTERIOR WALL SECTION
1/4"=1'-0"



P1
A1.01
SITE PLAN
 1" = 30' - 0"

Robin - This
was sent late
yesterday by
Foster Pinner. He is
an architect. He is
an improvement.
Let's discuss +
then he should
be called. G.

II



POLLOCK+DICKERSON
ARCHITECTS

A 3 page FAX from PD Dickerson

Date JAN 6, 1999

Received By GWEN WRIGHT

Company Name HOBAS PAPER

Fax. Number 301.563.3412

Regarding GWEN — JUST A BEGINNING...

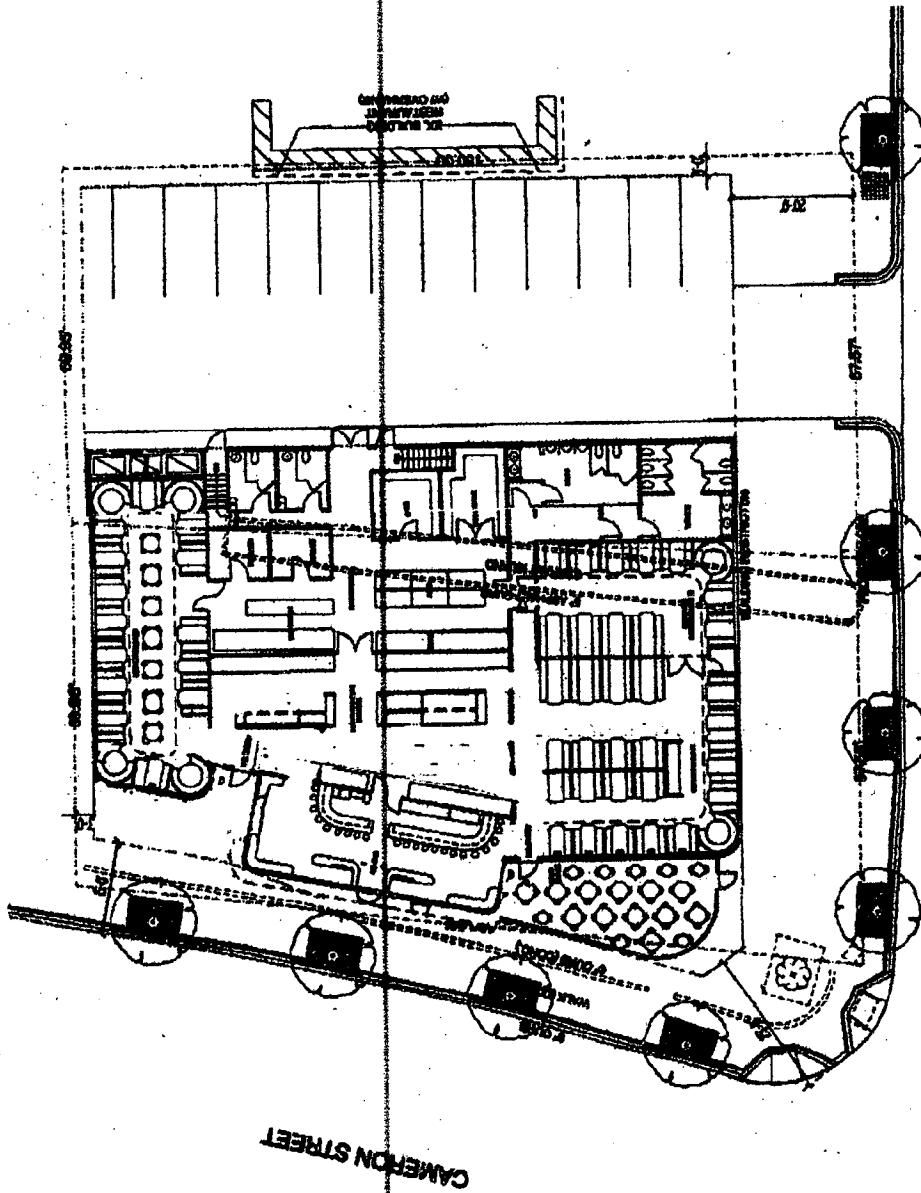
HOPEFULLY THIS BEGINS
TO SOLVE SOME OF YOUR
CONCERNS.

THANK YOU.
PD

61 Jane Street, No. 14m
New York, NY, 10014
Tel. 212.366.0319

1220 L Street NW, Ste. 415
Washington, DC, 20005
Tel. 202.289.8950
Fax. 202.842.0592

If you have trouble receiving this fax, please call 202.289.8950



OPTION # 1

POLLOCK & DICKERSON
A R C H I T E C T S

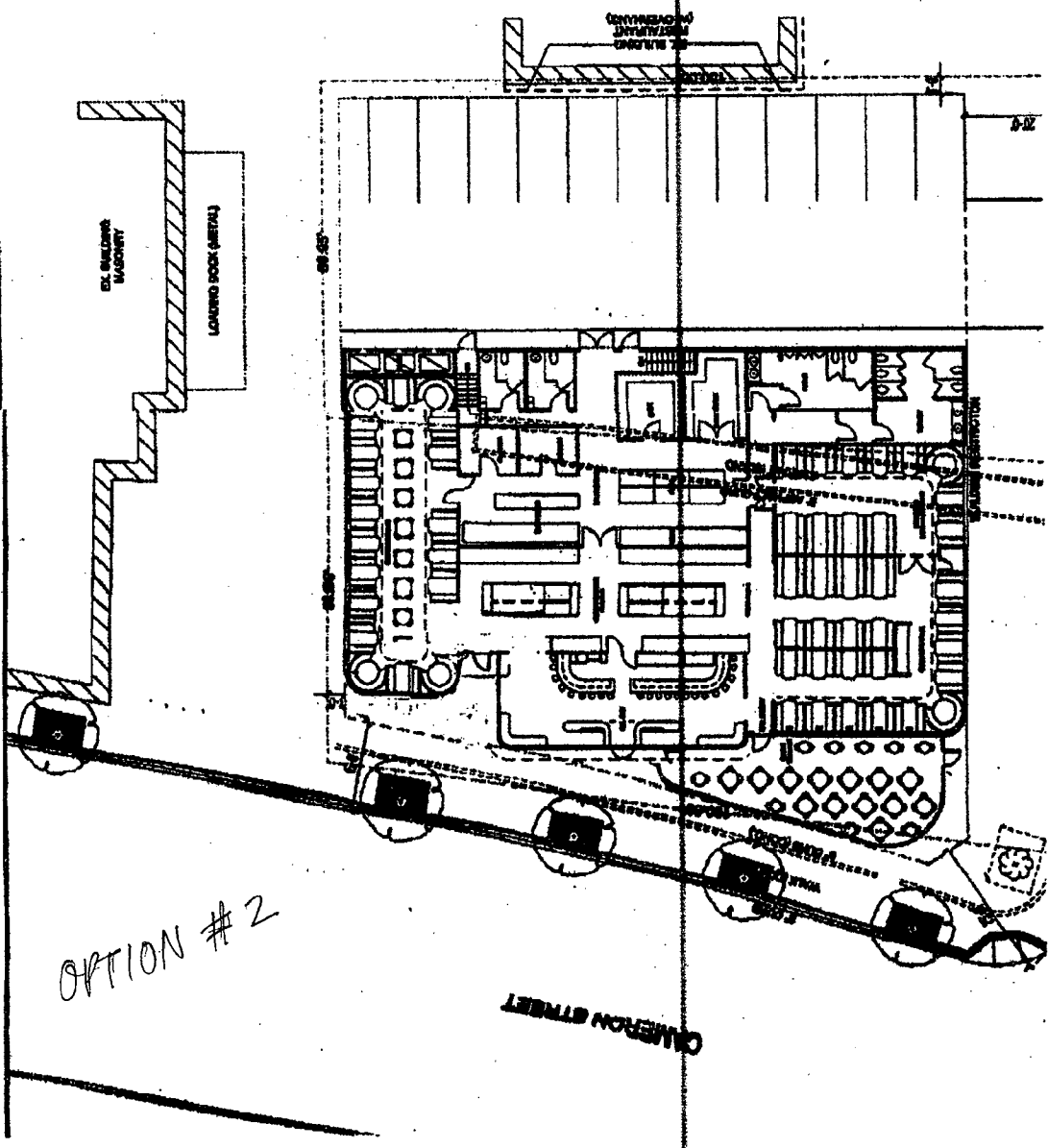
1000 L ST NW
WASHINGTON, D.C. 20004
TEL: 202-331-1234 FAX: 202-331-1235

PROPOSED RELOCATION AND
EXPANSION OF FASTER DINER
MAPLE HEIGHT, MARYLAND
Drawing Title: SITE PLAN

DATE: 01/06/99
SCALE: AS SHOWN
DRAWN BY: [Signature]

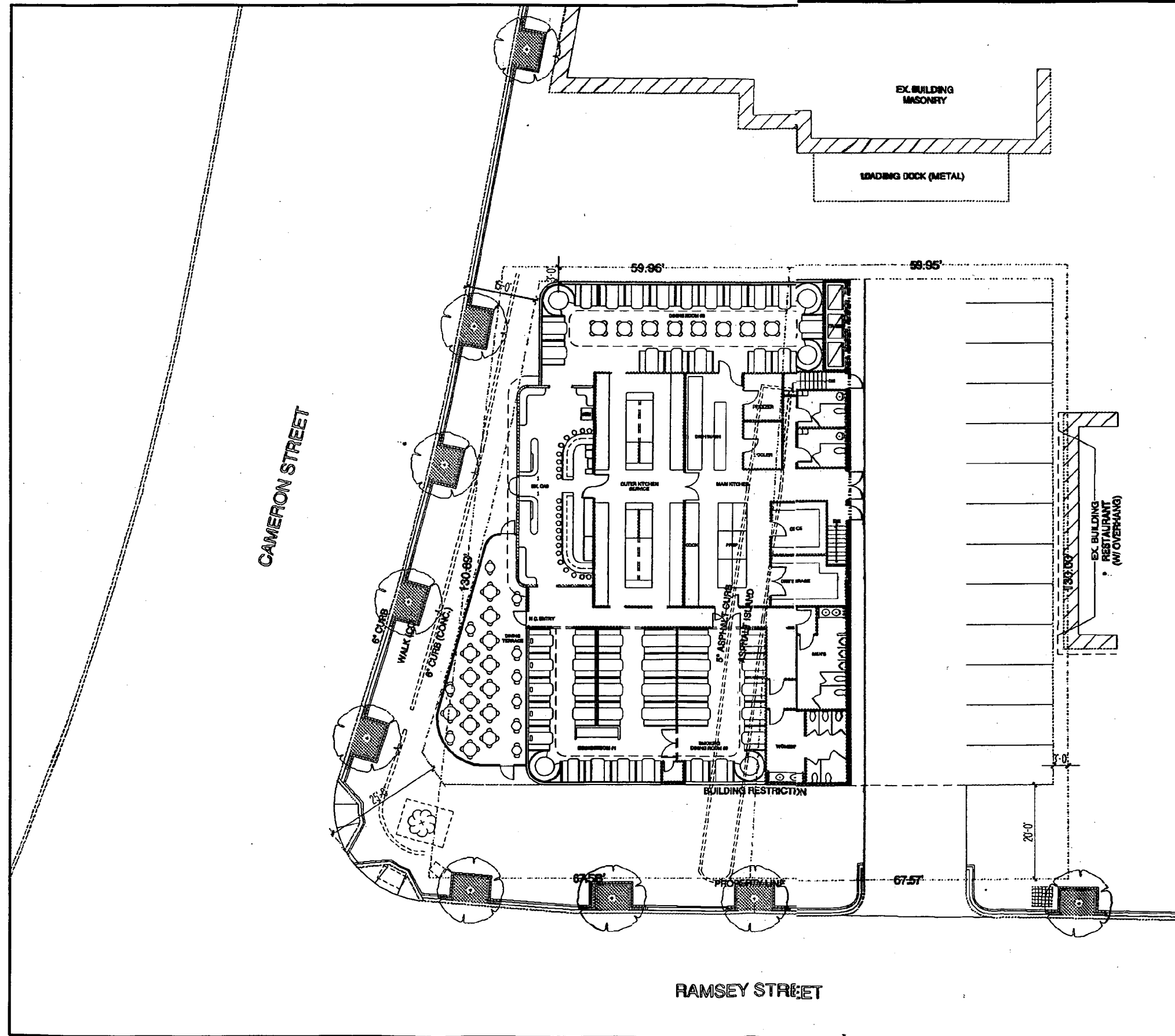
SCHEMATIC
(REVISIONS)

DATE: 01/06/99



OPTION # 2

CAMERON STREET



POLLOCK & DICKERSON
ARCHITECTS

2820 L ST. NW SUITE 415
WASHINGTON, D.C. 20008
TEL 202.239.4888 FAX 202.242.2605

PROPOSED RELOCATION AND
EXPANSION OF TASTEE DINER
311/308 SPRING MARSHALL ST.

drawing title SITE PLAN

| revisions | |
|-----------|----------------|
| date | by description |
| | |
| | |
| | |
| | |

| | |
|--------------|----------|
| date: | 12/19/98 |
| scale: | 1" = 10' |
| drawn by: | ACH |
| checked by: | BD |
| project no.: | 5807 |
| drawing no.: | |

A1



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8516 Georgia Avenue, Silver Spring

Meeting Date: 2/14/96

Resource: Tastee Diner (#36/13)

Review: PRELIMINARY
CONSULTATION

Case Number: N/A

Tax Credit: N/A

Public Notice: 1/31/96

Report Date: 2/7/96

Applicant: Silver Spring Redevelopment Office
(Gary Stith)

Staff: Robin D. Ziek

PROPOSAL: Relocate Tastee Diner

RECOMMEND: PROCEED TO
HAWP

BACKGROUND

George would just bid to free Ramsey?

RESOURCE: Tastee Diner
STYLE: Art Deco
DATE: 1946
SIGNIFICANCE: Master Plan Site

PROJECT DESCRIPTION

Background

The applicant is the County office which is managing the redevelopment efforts for downtown Silver Spring. The County has long proposed the relocation of the Tastee Diner as one element of this redevelopment in order to allow the construction of a new office complex on the this property.

The Tastee Diner was placed at the corner of Georgia Avenue and Wayne Avenue in 1946. It is currently owned by Lloyd Moore, and sits on Mr. Moore's property [the Silver Triangle]. As part of a development proposal **which has been approved** by the County, Mr. Moore has agreed to donate the Tastee Diner to the County when he breaks ground for his office building development, and pay for the costs of moving the Diner to a new location **which must be within the Central Business District**. The Master Plan Amendment, which was adopted in March 1994, states that "it would be consistent with its historic designation for the diner building to be relocated to another suitable site in the Silver Spring CBD, which is central and accessible, with adequate parking and visibility."

The County has looked at different options for the Diner, in anticipation of acquiring it, including continued County ownership as well as future private ownership of the Tastee Diner. If the County should continue to own the Diner, it would be moved to land which the County already owns. In consideration of this scenario, the County has evaluated the various available sites. This includes sites between Georgia and Fenton, south of Colesville; sites in

1

the vicinity of the proposed American Dream Mall, and the County parking lots [open space] to the north of Colesville Road.

Another option would be to advertise for a private owner to take over the Diner, and relocate it to private property within the CBD. This is stated in Mr. Stith's letter of January 31, 1996 to Gwen Marcus, in application for this Preliminary Consultation.

History

While moving a historic structure from its original site is a matter of serious concern, the Tastee Diner is, by design, a movable structure. This factory-built diner was constructed by Jerry O'Mahoney, Inc. in Elizabeth, New Jersey in 1946. It was then transported in two parts and assembled at its present location at the corner of Georgia and Wayne Avenues. Today, the Tastee Diner is a rare and remarkably intact example of early post-World War II commercial architecture. There are only a dozen diners known in the state of Maryland that predate 1960. The origin of the diner industry can be traced to late 19th century "lunch wagons" which moved around town stopping on demand to sell food. The prototype for the diner building type, however, is not a wagon but the Pullman train dining-car. The Art Deco theme of streamlining, so important in train design, is carried through on the interior as well as the exterior of the Tastee Diner, with a strong emphasis on modern materials such as stainless steel, bright porcelain enamel and colorful neon.

Proposal

The proposal before the HPC reflects the county's evaluation of the various empty sites which are county property within the CBD as suitable new locations for the Tastee Diner. The recommended site lies at the corner of Cameron and Ramsey Avenue, one block west of Georgia Avenue. This proposed site is several blocks north of the original location, but is within easy walking distance of the prime intersection of Georgia Avenue and Colesville Road, where so much development has been proposed [Silver Triangle, American Dream Mall].

Unlike the original location on Georgia Avenue, which is the prominent thoroughfare in the area, the proposed location faces secondary streets. This corner parking lot is adjacent to Industrial Photo and Mi Rancho Mexican Restaurant, and across the street from a public parking garage and the Shanghai Chinese restaurant. At some future date, it is hoped that an apartment house will be built on the public surface parking lot #71 adjacent to the Shanghai Restaurant, and across from the proposed Tastee Diner site.

In this proposal, the Tastee Diner would be oriented to Cameron Street, with parking around the building between Industrial Photo and Mi Rancho and the Diner.

STAFF DISCUSSION

The Secretary of the Interior Standards have been taken into consideration with this proposal. The Tastee Diner has a loyal clientele, and the moved structure would continue to be used as originally intended - as a diner. The historic portions of the diner would be moved while the non-historic block portion would be removed.

From the point of view of historic preservation, the primary discussion is the suitability of this site. Is it similar to the original site in feel and orientation? Staff feels that any discussion of this question should take into account the fact that Silver Spring has changed since 1946, and the original location no longer has the same feel or character as it did at that time. Georgia Avenue has been widened, new building scales have been introduced at this intersection, and more development is currently being planned.

The proposed location is off of a main thoroughfare (Georgia Avenue, Colesville Road, 16th Street, Wayne Avenue), but within the heart of the CBD. Cameron is well traveled by automobile traffic from cars using public parking garages and lots, and as a cut-through between 16th street, Spring Street and Georgia Avenue. In addition, there is a lot of pedestrian traffic as people cut through between these same streets walking to Metro, and there is also considerable movement to this location as people walk over to the restaurants.

Mi Rancho, especially, has developed a patio for summer dining which is full during the day and nighttimes. The scale on Ramsey is much lower than that proposed for Georgia Avenue, and this is more consistent with the original scale of Georgia Avenue in 1946. The two existing restaurants are both one-story structures, and would not overwhelm the Tastee Diner.

The relocation of the Tastee Diner to this location could work well both for the business and for the community by reinforcing the identity of this short block [Ramsey Avenue] as a restaurant "district". Clustering of functional operations appears to be good for business. For example, most recently we see the development of Food Courts in shopping malls which provide a single destination for a user but multiple menu choices. Other examples of this clustering is found in cities with "districts" such as the flower district, the diamond district, etc. in New York.

STAFF RECOMMENDATION

Staff recommends that the Commission could approve the relocation of the Tastee Diner to the proposed location, and that this proposal would be consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with 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.

1 Redevelopment Office for relocation of the Tastee Diner,
2 8516 Georgia Avenue, Silver Spring, number 36/13, Tastee
3 Diner. Staff Report please?

4 MS. ZIEK: The Applicant is the County office
5 which is working with the redevelopment efforts for downtown
6 Silver Spring. The proposal before you is a -- is a "what
7 if" kind of proposal. It's not a proposal to the extent as
8 most of our other applications, "if you approve this, this
9 is what is going to happen." Let me explain a little bit
10 about that in a sense that this is part of the large
11 development of Silver Spring. The Tastee Diner is located
12 on a parcel that's known as the "Silver Triangle" where
13 there is an approved development front proposal which will
14 require the moving of the Tastee Diner.

15 That has been agreed on by the County and part of
16 the agreement is that the owner of the property will
17 literally donate the Tastee Diner which is a designated
18 Master Plan -- individual Master Plan site -- that the
19 Tastee Diner will be donated to the County when Lloyd Moore
20 who is the owner of that parcel breaks ground. Part of the
21 other -- part of the agreement is that the -- Mr. Moore will
22 pay for the moving costs to a site that has to be within the
23 Central Business District.

24 The approach of the County has been to minimize --
25 they're spending, of course, a lot of time, effort and money

1 in the development of Silver Spring and in looking for a
2 possible site for the Tastee Diner, they have looked at
3 County land rather than consider buying other property. The
4 proposal, therefore, before you and, you know, I should say
5 this is a Preliminary Consultation not a HAWP obviously, is
6 that the County has looked at the various County property
7 within the Central Business District and come up with their
8 best proposal which is the site at the corner of Cameron and
9 Ramsey which would be north of Colesville Road and west of
10 Georgia Avenue.

11 And the Redevelopment Office would like to have
12 the HPC comment on whether -- if this scenario is pursued,
13 whether this is a desirable site, whether you could approve
14 this site as relocation site for the Tastee Diner. Just as
15 -- just so the HPC can understand in terms of the various
16 directions, at the point where the County does acquire the
17 Tastee Diner, there's a strong possibility that they could
18 offer the Diner up to a private citizen for example, either
19 through purchase or whatever so that ultimately the Tastee
20 Diner would move into private hands, it could go on private
21 property, but that's all an unknown.

22 So that the specific scenario would be a scenario
23 where the Tastee Diner would be moved on to existing County
24 property. Let me just run through the slides briefly. This
25 is the Tastee Diner at the corner of Georgia and Wayne.

1 Very busy street. One of Staff's -- one of the points that
2 Staff was making in the report is that this corner has
3 changed a lot since the Diner was placed here in 1946, but
4 in any rate, this is the Diner.

5 The Diner would be moved there as a recent non-
6 historic block addition that would -- that on the Diner now
7 that would not be moved, only the historic portion of the
8 Diner would be moved. This is the proposed site. I am
9 standing on Ramsey looking towards Georgia Avenue. It's a
10 very short block west of Georgia Avenue. Industrial Photo
11 is right here facing Georgia Avenue and this is the parking
12 lot -- the public parking lot behind Industrial Photo.

13 This is just another view to show you that the
14 street Cameron has a bank also at the corner of Georgia and
15 Cameron, and then a very long parking garage. This is
16 another view of the parking garage. This is the entrance to
17 the parking garage right cross from Ramsey and I'm standing
18 on Ramsey right now. This is Ramsey Avenue. This is the Mi
19 Rancho, which I'm sure most everybody's eaten out one time
20 or another. This is the parking lot which the proposed site
21 for the Tastee Diner.

22 And this slide shows the other restaurant on
23 Ramsey which is called the Shanghai, it's a Chinese
24 restaurant. The interesting thing about this street is that
25 these two buildings are also one-story buildings as the

1 Tastee Diner is. Clearly Silver Spring has grown up behind
2 and all around, the parking garage, but in the immediate
3 vicinity we have one single story buildings.

4 This is a view, let's see, from Georgia Avenue
5 looking back to the site. Part of what I was considering in
6 terms of evaluating the site was the visibility of the site
7 for the public. Because clearly in 1946, Georgia Avenue was
8 the main thoroughfare, automobiles -- not everybody had an
9 automobile, not everybody had two automobiles. Placing the
10 Tastee Diner right on Georgia Avenue, that prominent corner
11 of Wayne was a coup, you know, it's -- nobody would miss it.

12 Part of the thing with this site is that it would
13 be visible from Georgia Avenue especially because there's
14 neon used with the Tastee Diner, so it's eye catching --
15 there's eye catching elements, plus it would stand out in
16 terms of the architecture in comparison. But in any rate,
17 one thing I wanted to emphasize is that you're basically --
18 the site would be essentially a half block off of Georgia on
19 a road which is used as a cut-through from people driving
20 going to the Metro and people walking as well.

21 So, the area is -- still has quite a lot of
22 traffic on it so that there's still some prominence and
23 visibility. I didn't feel that it was a site that would
24 bury the Tastee Diner and move it out of public view.
25 Certainly in consideration -- in the Staff Report I included

1 other -- a map showing where all the other County property
2 was located in the Central Business District which is Circle
3 5, and this is the most visible site and provides the best
4 site views.

5 This would be on Wayne, Wayne crosses over
6 Colesville over to the west side of Georgia Avenue. And
7 here I'm standing at Wayne looking east and this would be
8 the site of the Tastee Diner. So, with the site lines, I
9 feel that this site has some prominence and that the Tastee
10 Diner would have some visibility. I also think that
11 clustering three restaurant functions close together is a
12 good move in the sense of making this a target for
13 pedestrian activity, people will move to this area looking
14 for places to eat. That's the end of my Staff Report, if
15 there are any questions.

16 CHAIRMAN BOOTH: Any Commissioners with questions
17 for Staff? Susan?

18 MS. SODERBERG: I just wanted to be clear on one
19 point and that is that the Diner has to be moved? Agreement
20 has already been made to move it?

21 MS. ZIEK: That's correct.

22 MS. SODERBERG: Okay.

23 CHAIRMAN BOOTH: And is the Diner at this time
24 owned by the County?

25 MS. ZIEK: No. It is currently owned by Lloyd

1 Moore.

2 CHAIRMAN BOOTH: Anyone else with questions for
3 Staff? All right. Gary Stith? Good evening.

4 MR. STITH: Good evening. I don't intend to take
5 a lot of your time, but I just wanted to make one
6 clarification. My name is Gary Stith, I'm the redevelopment
7 manager for the Silver Spring Redevelopment Program. The
8 County I don't think would want to continue to own and
9 operate a Diner. I know they wouldn't operate it, but I
10 doubt that the County would want to own the Diner. So, it
11 would probably be a part of a process that we would offer up
12 the Diner to the private sector to rebuild and develop in
13 some ways a restaurant because that's -- I think everyone's
14 intent is that it continue to operate as a restaurant and
15 the County doesn't do -- doesn't operate restaurants.

16 What we were wanting to do though is show that
17 there were County owned sites that could be made available
18 for such a relocation in the event that there were no
19 private properties available. So if some operator of a
20 restaurant wanted to take advantage of the availability of
21 this building or if the current operator, for example,
22 wanted to, we could make this site available, but it would
23 not necessarily be the only appropriate location --
24 relocation for the Diner.

25 But we wanted to make sure that we could

1 demonstrate that there was an adequate site and appropriate
2 site so that it could be relocated if it were necessary to
3 do it in a fairly short order in order to accommodate Lloyd
4 Moore's project to move forward. I know he doesn't have
5 anything specific to go on that site at this point and has
6 indicated that the Diner can stay where it is until he does
7 have an actual tenant that would require him to build a new
8 building as a part of his project.

9 So, I just want to make it real clear that the
10 County will be owning -- continuing to own the Diner over a
11 long term that facilitate it to be relocated and owned and
12 operated by someone else in the private sector.

13 MR. TRUMBLE: Why are we proceeding with a HAWP
14 then if we don't know that we need to move it and we don't
15 know where we would move it anyway?

16 MS. ZIEK: This is a Preliminary Consultation.

17 MR. TRUMBLE: Okay.

18 MR. STITH: We had to submit as a part -- in order
19 for Lloyd Moore's final plan approval to go forward, the
20 County was required to submit a mandatory referral to
21 demonstrate that there was a potential relocation site that
22 would be appropriate for the Diner, so that's what we've
23 done.

24 MS. MARCUS: That was built into the approval of
25 the office complex on Lloyd Moore's property because we

1 wanted to assure that that project couldn't go forward
2 without the ultimate fate of the Tastee Diner being
3 discussed and at least some option for where it could be
4 moved being located even if it isn't a final decision.
5 Because of our fear was that project would move forward and
6 then everyone would say "Oh, by the way, we have to find a
7 place for the Diner," and rush around and not pick a good
8 location.

9 MR. TRUMBLE: The one in Bethesda is not protected
10 is it?

11 MS. MARCUS: That's correct.

12 MS. SODERBERG: What are we suppose to do here.
13 We're only being offered one site.

14 MS. MARCUS: Right. This is a Preliminary
15 Consultation and all you're being asked to do is provide
16 informal feedback to the County Redevelopment Office as to
17 whether you think this site would be an acceptable location.

18 MS. SODERBERG: Well, I'm having a difficult time
19 doing that without any comparisons to any other sites that
20 might be available.

21 MR. STITH: We looked at several other County
22 sites. Some of them didn't have as good a access or
23 visibility as this location. Some of them were smaller and
24 there were some site constraints for being able to locate
25 the Diner on those other properties. And so --

1 MS. MARCUS: Yeah --

2 MR. STITH: -- we felt that this site worked the
3 best at --

4 MS. MARCUS: Conceivably the range of possible
5 sites where this Diner could be moved within the Central
6 Business District is unlimited in the sense that if the
7 County offers it to a private developer, it could end up
8 potentially anywhere in the Central Business District. It
9 could take the place of the gas station that's on the corner
10 of Colesville and Georgia, it could go anywhere. But, we
11 have to at least make sure that it can go somewhere that's
12 acceptable and that's what the County is trying to layout.

13 CHAIRMAN BOOTH: Yeah. I think it's just a -- is
14 this an acceptable site if and when it ever gets moved, I
15 think it's a real general question but -- from myself, I
16 think it would be a fine site. Actually I use that parking
17 lot all the time. It's half a block from the courthouse.
18 If I got to be in a long time, I use the parking deck
19 because it takes longer, but if I only are going to be in
20 court for one or two hours, I park right there.

21 It'd be nice to have the Diner there. I'd
22 actually probably use it if it was there as opposed to its
23 current location because I park across the street and I
24 would be walking back and I'd get breakfast there.

25 MR. STITH: And it's a good place to eat. I mean

1 on a regular --

2 CHAIRMAN BOOTH: And it's -- it's also -- I like
3 the idea that there's at least a couple of buildings around
4 it that are the same size. They wouldn't dwarf it -- same
5 height. And since the parking deck is up -- the parking
6 isn't really that essential right there. That parking lot
7 has pretty much become superfluous because I know the
8 parking deck is never full. So, I mean as someone who's
9 there at least once a week, I think it would be fine.

10 MR. CLEMMER: If the -- the County is, of course,
11 not in the restaurant business, I was glad you addressed
12 that point because I think we don't need to be in the
13 restaurant business. But I'm curious about the ownership of
14 the land that this might be put on. I assume that the land
15 would be sold, privatized and returned to -- property that
16 we can collect taxes on. Make the government itsy-bitsy
17 piece of smaller --

18 MR. STITH: It would be a very tiny piece of land
19 compared to what the County owns. It's owned by the parking
20 lot district and the parking district would have to declare
21 it a surplus property and demonstrate to the bond holders
22 for all the parking facilities that the loss of those spaces
23 would not affect their ability to continue to have adequate
24 revenues to cover the bonds, but they don't feel that that's
25 a problem. I mean, the few spaces that we'd lose

1 considering the thousands of spaces that are available in
2 Silver Spring CBD just wouldn't have any impact on them.

3 MR. CLEMMER: All right.

4 MR. KOUSOULAS: Yeah. I think this site is a very
5 good one and, you know, Staff I think said it very well.
6 The only change that I would make though, I know at this
7 point this isn't even a real design to talk about, but I
8 would twist the Diner. Maybe let's just talk about this
9 scheme, I would twist it to face Ramsey because Ramsey's the
10 neat, Cameron is, you know, it's just -- industrial photos
11 of blank building, there's the garage. I would twist it and
12 turn Ramsey into a neat street.

13 CHAIRMAN BOOTH: Paula?

14 MS. BIENENFELD: I have no problem with that site.

15 MS. SODERBERG: I think -- think it's just fine.

16 CHAIRMAN BOOTH: Tom?

17 MR. TRUMBLE: Well, I think the only thing I like
18 about it is the fact that someone else is going to pay to
19 move it which may serve as a precedent for the Armory. What
20 I don't like about moving it is what I don't like about the
21 Armory and that's moving it. I mean, I'm -- I'm not
22 convinced that cultures that simply rearrange it's icons to
23 meet the whims of the current developer, our cultural is
24 worth talking about. But given that, I suppose it's just as
25 good a site as any.

APPROVED AND ADOPTED
AMENDMENT

TO THE
MASTER PLAN FOR HISTORIC PRESERVATION IN
MONTGOMERY COUNTY, MARYLAND

SILVER THEATRE AND SHOPPING CENTER,
AND TASTEE DINER

An amendment to the Master Plan for Historic Preservation; being also an amendment to the 1993 Silver Spring Central Business District Sector Plan; and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.

Prepared By:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760
June, 1993

Reviewed By:
THE MONTGOMERY COUNTY EXECUTIVE
August, 1993

Approved By:
THE MONTGOMERY COUNTY COUNCIL
February, 1994

THE AMENDMENT

* The purpose of this amendment is to designate two individual sites - the Silver Theatre and Shopping Center complex being one and the Tastee Diner being the other - on the Master Plan for Historic Preservation, thereby extending to them the protection of the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Introduction and Historical Context

Silver Spring came into its own as a community in the first half of the 20th century. Before World War I, Silver Spring was a small, rural community which centered on the B&O Railroad station. With the end of the war and influx of returning veterans, there was an increased demand for housing and a significant expansion from the District of Columbia into Montgomery County. Many new residential communities were created in the 1920s and early 1930s by Montgomery County developers, such as Charles W. Hopkins of the Woodside Development Corporation and E. Brooke Lee.

One of the major forces contributing to this expansion of the suburbs was the increasing importance of the car. Automobile commuting provided for greater mobility and, during the 1920s and 1930s, became a dominant feature in people's day-to-day lives.

As the residential development of Silver Spring increased, the demand for new commercial enterprises grew accordingly. Throughout the 1920s, a number of substantial new commercial buildings were constructed - primarily along Georgia Avenue. By the 1930s, over 60 stores had opened in Silver Spring and formed an almost continuous ribbon of development from the railroad tracks north to Wayne Avenue.

In the years just before World War II, the Washington area experienced another tremendous surge of expansion. The New Deal programs of the Roosevelt administration brought thousands of news workers to the area. The surrounding suburbs continued to absorb these new residents - Montgomery County's population grew from 49,206 in 1930 to 83,912 in 1940.

With so many new residents, the demand for more commercial development also increased. Silver Spring was a natural location to capitalize on this commercial potential and the southeast corner of Georgia and Colesville became the site of one of the most comprehensive and innovative retail developments in the region - the Silver Theatre and Shopping Center.

The Silver Theatre and Shopping Center complex is significant to the history of Montgomery County for several

reasons. Architecturally, it reflects a fine example of streamlined Moderne styling with Art Deco detailing, designed by noted theater architect, John Ebersson. Perhaps even more importantly, its design provides a rare example of an early planned neighborhood shopping center with parking integrated into the complex. Finally, the Silver Theatre and Shopping Center, which opened in 1938, 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 which changed and shaped 20th century Montgomery County.

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. Significantly, 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 gas station which originally stood at the corner of Georgia and Colesville was a practical necessity and a symbolic tribute to the importance of the automobile.

Additionally, the complex rejected earlier and more traditional commercial designs in favor of a thoroughly modern style - streamlined Moderne with Art Deco detailing. Early 20th 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 Spring Tastee Diner is also an important example of this Moderne machine-expressive style. Transported to and assembled on its current site in 1946, the structure is a classic example of vernacular commercial architecture based on the form and styling of sleek, modern railroad cars. *

The opening of the Silver Theatre and Shopping Center began a building boom that revolutionized the character of Silver Spring. After World War II, a flurry of commercial construction - much of which was also in the streamlined Moderne style - took place on Georgia Avenue and Colesville Road. These new buildings formed Montgomery County's first real "downtown" area.

In 1949, a reporter for the Washington Times-Herald summed up the tremendous changes in community - of which the Silver Theatre and Shopping Center was the commercial start: "...ten years ago, there was only 6,000 people to shop in Silver Spring, and District merchants called it a 'country town'. This year there are 60,000 and...nearly seven times that number to drive to

Silver Spring to buy...Within this wonderful decade, Silver Spring has become the largest business community in Maryland, excepting only Baltimore."

In April, 1992, the Montgomery County Council adopted Resolution No. 12-634. It found that the subject area is blighted as defined in the Urban Renewal Law in Section 56-9 with the impacts described in Section 56-8. The County Council:

- o found that the rehabilitation and redevelopment of the area is necessary, in the interest of the public health, safety, morals, and welfare of the residents of the County; and,
- o authorized the County Executive to undertake preparation of all necessary plans, drawings, designs, and to employ necessary engineers, architects, consultants, and other personnel in order to properly prepare detailed plans and data for the Silver Spring Redevelopment Project.¹

In August, 1992, the County Council adopted the Silver Spring Retail Redevelopment Urban Renewal Project Plan, whose goal statement follows:

The goal of the Silver Spring Retail Redevelopment Project is to reverse the decline in productivity of properties located in the Silver Spring Urban Renewal Area through a process of redevelopment that results in a major, new retail mall east of Georgia Avenue and new office development west of Georgia Avenue, bolstering the economic vitality of surrounding properties.²

The Urban Renewal Plan adopted a specific objective relating to historic preservation as follows:

To balance the public interest in protecting individual historic resources that exist in the area with the redevelopment purposes of the Urban Renewal Plan and to recognize preservation of historic resources as an integral and positive part of the redevelopment goals.³

¹ Silver Spring Retail Redevelopment Urban Renewal Project Plan, Montgomery County, Maryland; Montgomery County Council Resolution #12-801, August 4, 1992; page 1.

² Silver Spring Retail Redevelopment Urban Renewal Project Plan, Montgomery County, Maryland; Montgomery County Council, Resolution #12-801, August 4, 1992, page 10.

³ Silver Spring Retail Redevelopment Urban Renewal Project Plan, Montgomery County, Maryland; Montgomery County Council Resolution #12-801, August 4, 1992, page 10.

would obscure the Silver Theatre. However, a limited amount of development may be allowed over the south wing.

- o Although the parking areas at the front and rear of the shopping center section are significant elements in the history of the complex, it would be appropriate to allow changes to them. Specifically, redevelopment/new construction will be allowed on the rear lot and in the rear portion of the existing shopping center, and the front area - which should be retained as open space - could be reused as a public plaza with landscaping, outdoor cafes, a bus shelter, and perhaps, handicapped and/or valet access. A public open space at this important location, the intersection of Georgia Avenue and Colesville Road, would greatly enhance the visual image of Silver Spring. This proposed public plaza would also provide an attractive and prominent entrance for the retail stores.
- o The complex was designed by noted theater architect, John Eberson. Eberson rose to international prominence in the 1920s for his atmospheric theaters. In the 1930s, reflecting national changes in business, taste, and economics, Eberson began to design in modern Art Deco and Moderne styles.
- o This resource has been formally determined to be eligible for the National Register of Historic Places and is on the Maryland Register of Historic Properties.
- o The environmental setting for the Silver Theatre and Shopping Center is the parcel on which it is located (Plat 914, A Portion). In any case, the Historic Preservation Commission may recommend a reduction in the environmental setting as long as the goal of preserving the historic context of the Silver Theatre and Shopping Center is maintained.

| <u>Atlas #</u> | <u>Site</u> | <u>Location</u> |
|----------------|--------------|---------------------|
| 36/13 | Tastee Diner | 8516 Georgia Avenue |



- o The Tastee Diner was transported to and assembled on its current site in 1946, and is a very good example of an early 20th century diner.
- o The diner building (excluding the concrete block appendage, which was added later) features an exterior surface of porcelain enamel with wraparound bands of trim on the front section, and stainless steel detailing.
- o Diners are a classic vernacular commercial building form, and are representative of the types of "roadside" architecture which sprang up in the United States in the

1930s and 1940s, as a direct result of the increasingly mobile, car-oriented society of the period.

- o The diner building itself is an established visual feature which merits preservation even though the concrete block appendage attached to it is of no visual or historic significance. The concrete block appendage is not included in the designation.
- o The diner is located on a portion of the property intended for redevelopment as part of the Silver Spring Urban Renewal project. Since the diner building is a transportable, roadside structure by design and intent, it would be consistent with its historic designation for the diner building to be relocated to another suitable site in the Silver Spring CBD, which is central and accessible, with adequate parking and visibility.

SITE @ CAMERON W/ SHAINGHIA REST.









SITE © CAMERON





INDUSTRIAL PHOTO @ CAMERON



VIEW FROM SITE





VIEW FROM SITE



VIEW FROM
SITE





VIEW FROM SITE



SIDE PANEL



GEORGIA AVE.
CORNER







ENTR



DETAIL



FRONT VIEW OF
GEORGIA AVE.