

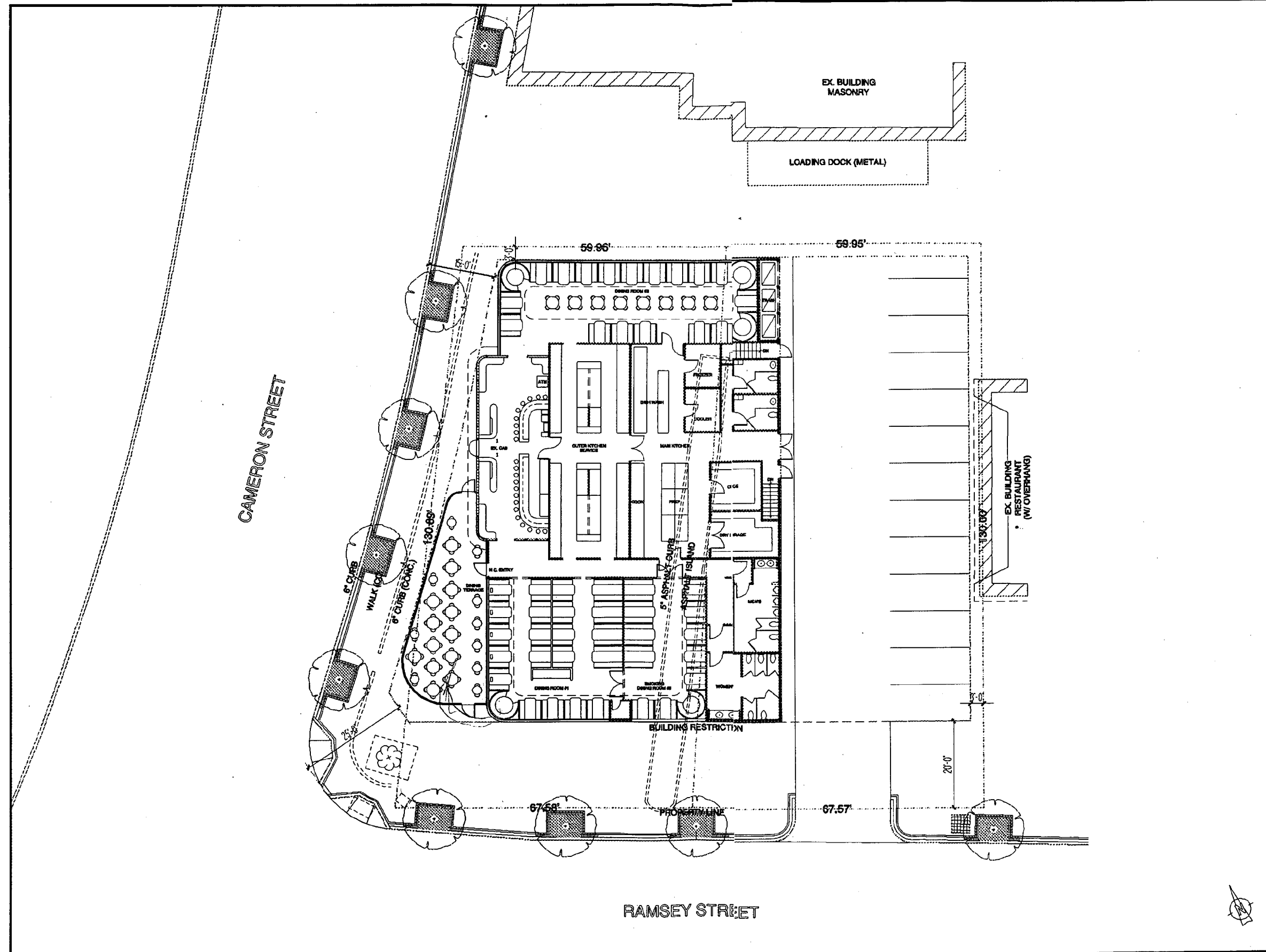
Preliminary Consultation

36/13 Tastee Diner (relocation)  
8516 Georgia Avenue, Silver Sp.

 **Pollock + Dickerson Architects**

**Brian Dickerson, RA**

**202.289.6950 1331 F Street, N.W. Washington, DC 20004**



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PROPOSED RELOCATION AND  
EXPANSION OF TASTEY DINER  
SILVER SPRING, MARYLAND

SITE PLAN

revisions:
date by desc:

date:	12/18/98
scale:	1" = 10'
drawn by:	KH
checked by:	BD
project no.:	9807
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

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BACKGROUND

*George would trust bldg 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.



## Montgomery County Government

January 31, 1996

Gwen Marcus  
 Historic Preservation Coordinator  
 Historic Preservation Commission  
 8787 Georgia Avenue  
 Silver Spring, Maryland 20910

Dear Gwen:

The Silver Spring Redevelopment Office has submitted a Concept Plan study for the possible relocation of the Tastee Diner building to a site at the northeast corner of Cameron Street and Ramsey Avenue in the Silver Spring CBD. This submission to the Montgomery County Planning Board for a mandatory referral review is to comply with a condition of approval of the Silver Triangle Plan presented by Lloyd Moore.

While this mandatory referral is to demonstrate that a potential site in Downtown Silver Spring is available, this is a concept plan and should not be considered a proposal to actually relocate the Tastee Diner building to this site at this time. The County will be initiating a process to solicit proposals for the relocation and reuse of the Tastee Diner building in the near future. We would like to demonstrate that there is at least one potential site for such a relocation but not to the exclusion of other possible sites that may be proposed by a private developer or potential user of this historic building.

The County wants to ensure that it is taking the most appropriate approach for relocating this historic building to a location and for a use that is viable and sensitive to the historic nature of the Tastee Diner. We would like to ask that the Historic Preservation Commission review this mandatory referral to give the County guidance on the relocation, siting, and uses for the Tastee Diner. This will assist us in the solicitation for proposals to relocate the building. I understand that it would be possible for this mandatory referral to be placed on the Historic Preservation Commission's agenda for February 14th. We would be prepared to meet with the Commission at that time to get their guidance with this proposal.

Please call to confirm this date. Let me know if you need any additional information. Thank you for your assistance. We look forward to meeting with the HPC.

Sincerely,

Gary Stith  
 Redevelopment Manager

Office of the County Executive  
 Silver Spring Redevelopment Program

962 Wayne Avenue, Suite 300, Silver Spring, Maryland 20910, 301/565-7300, FAX 301/565-7365

TOTAL P.02

4

**PROPOSED  
SITE  
(4)**



**EXISTING  
SITE**

.... CBD BOUNDARY

**G = garage  
L = OPEN LOT**



400 0 400  
200 800 feet

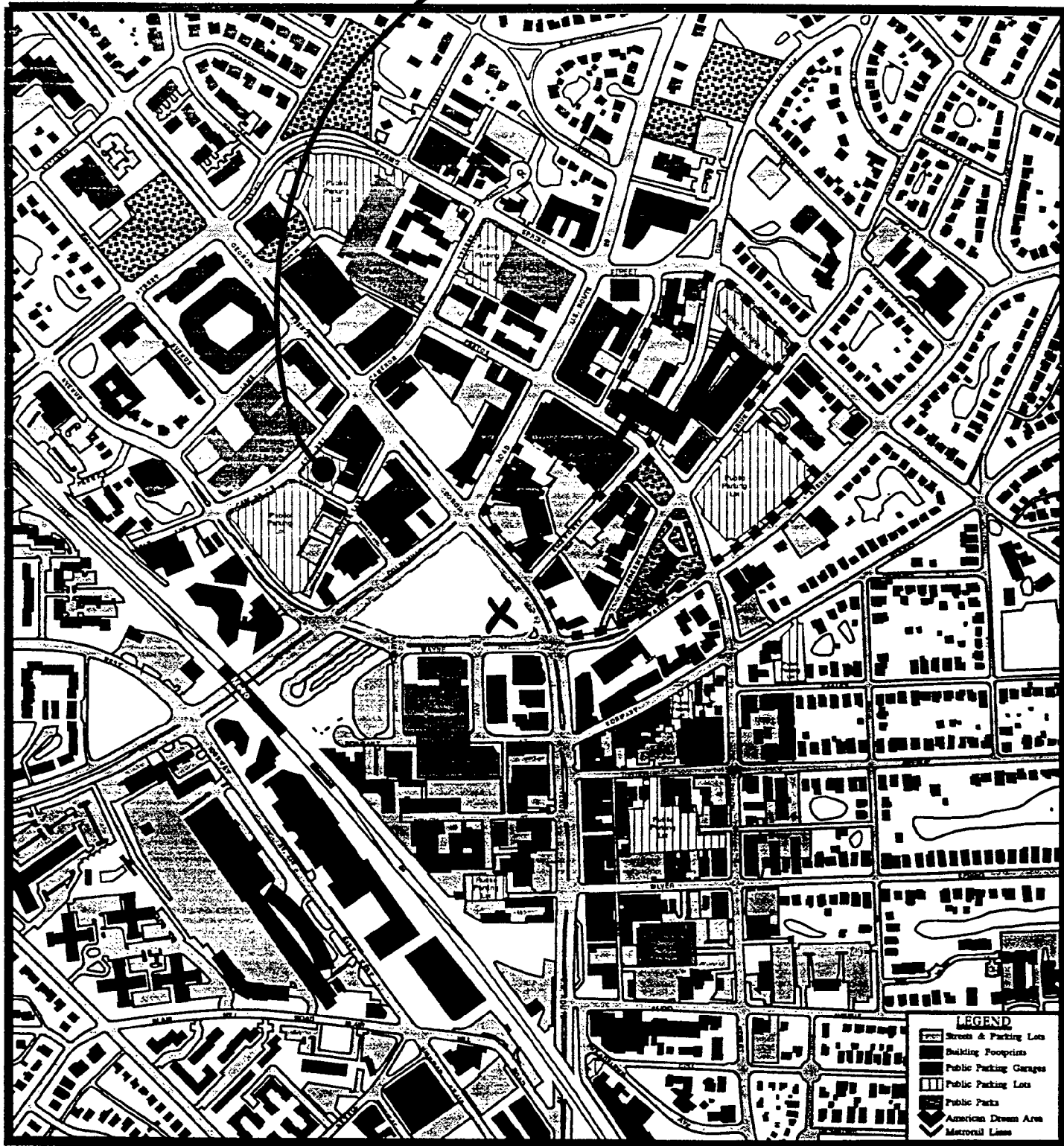
CBD BOUNDARY

5



# LOCAL VICINITY MAP:

**PROPOSED**



**X = EXISTING LOCATION**

**○ PROPOSED LOCATION**



Maryland-National Capital Park and Planning Commission

Montgomery County Park and Planning Department

1:7200

600

0



6

600 Feet



APT. BLDG  
14 STORY

CRESTAR BANK/  
OFFICE BLDG.  
3 STY.

Street

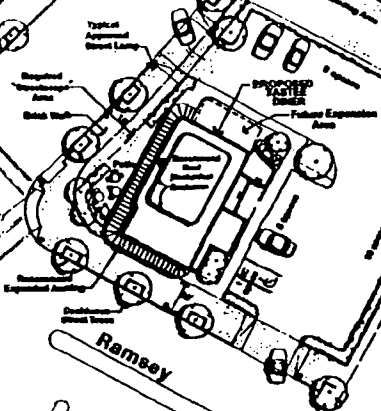
INDUSTRIAL  
PHOTO  
1+ STY.

Georgia  
Avenue

Public Parking  
Garage No. 7

6-7 STY.  
OFFICE BLDG.

Avenue



Cameron

Lane

15 STY.

Public Parking  
pt. lot 71

Ramsey

MI RANCHO  
RESTAURANT  
1 STY.

APT. BLDG.  
2 STY.

Fidler

15 STY.

Avenue

SHANGHAI  
RESTAURANT  
1 STY.

**Concept Plan**  
for the  
relocation of the  
**TASTEE DINER**  
Building  
Silver Spring, Md.



NOTE: Public walk spaces between property line and building and planting strips along building fronts, are needed to meet zoning requirements for "Public Use Space" as well as parking lot screening.



APT. BLDG.  
14 STORY

CRESTAR BANK/  
OFFICE BLDG.  
3 STY.

INDUSTRIAL  
PHOTO  
1+ STY.

6-7 STY.  
OFFICE BLDG.

MJ RANCHO  
RESTAURANT  
1 STY.

15 STY.

APT. BLDG.  
2 STY.

15 STY.

SHANGHAI  
RESTAURANT  
1 STY.

Public Parking  
Garage No. 7

Public Parking  
pt. lot 71

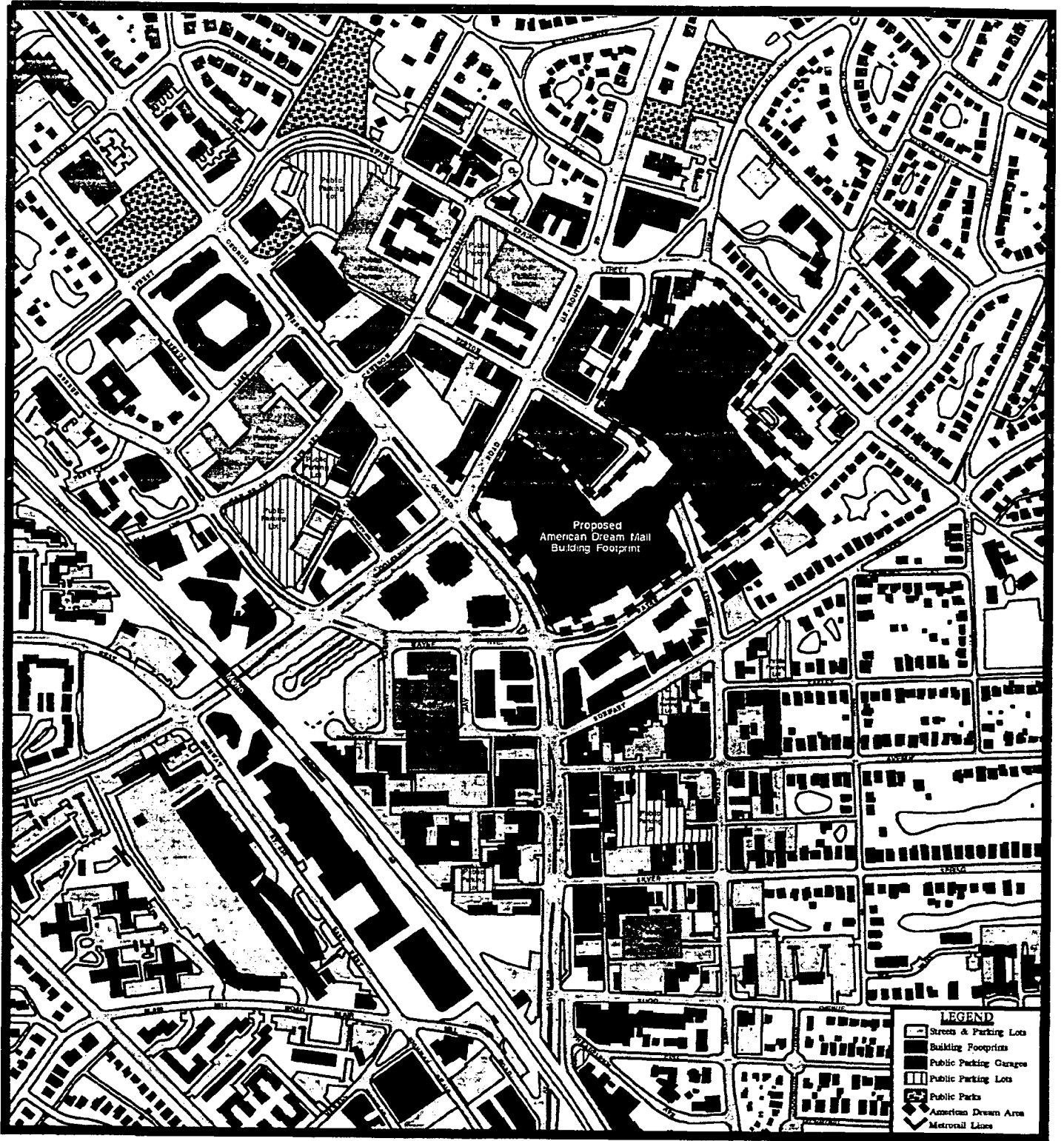
**Concept Plan**  
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NOTE: Public walk spaces between property lines and buildings, and planting strips along fronting streets, are indicated to meet zoning requirements for "Public Use Space" as well as parking lot screening.

**LOIEDERMAN ASSOCIATES, INC.**  
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200 Park Central Drive, Prince Georges, Virginia 22134  
703-461-2200 FAX 703-461-2201  
1000 West 10th Street, Norfolk, Virginia 23510  
757-637-2200 FAX 757-637-2201

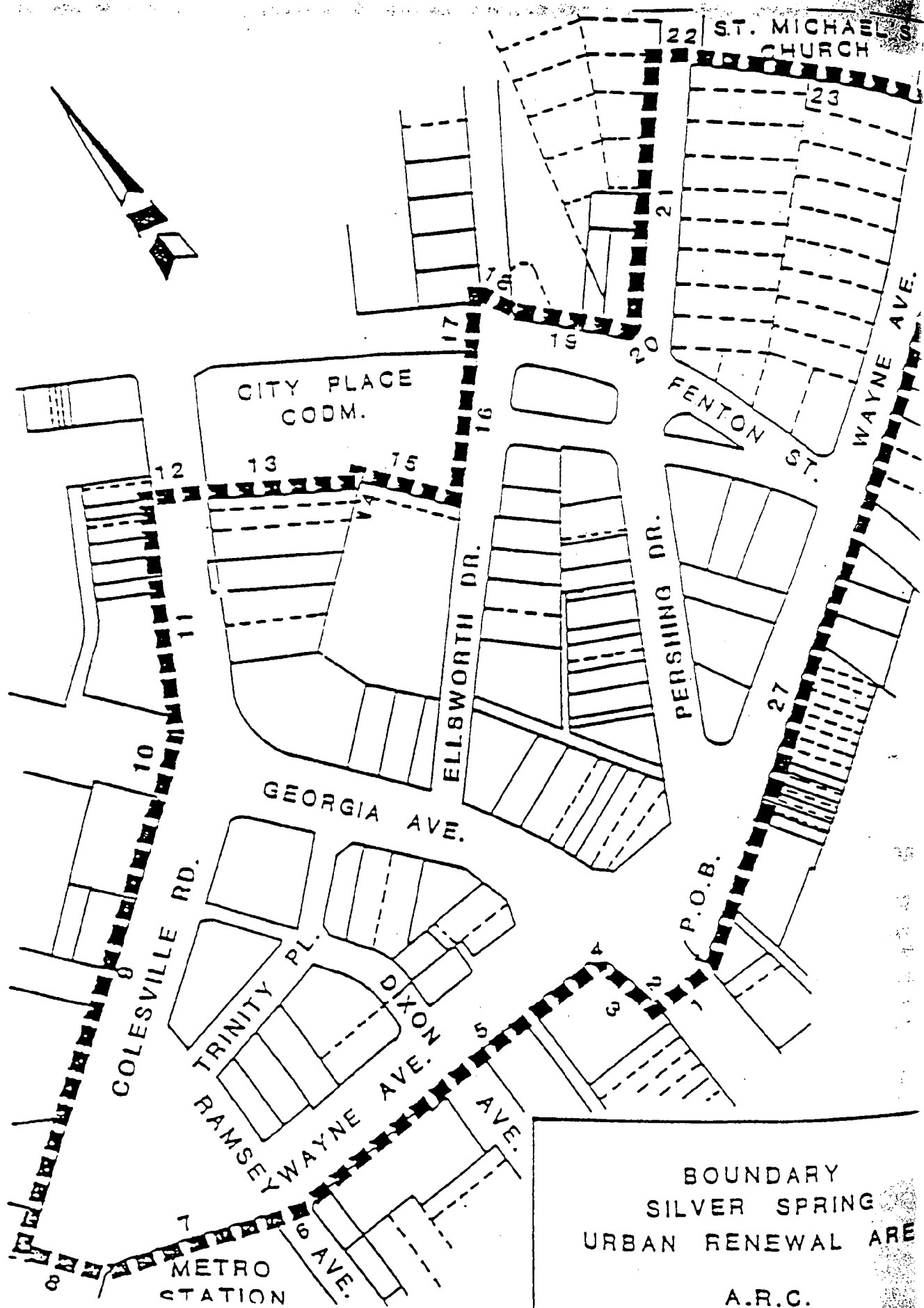
# LOCAL VICINITY MAP. AMERICAN DREAM



Maryland-National Capital Park and Planning Commission  
Montgomery County Park and Planning Department

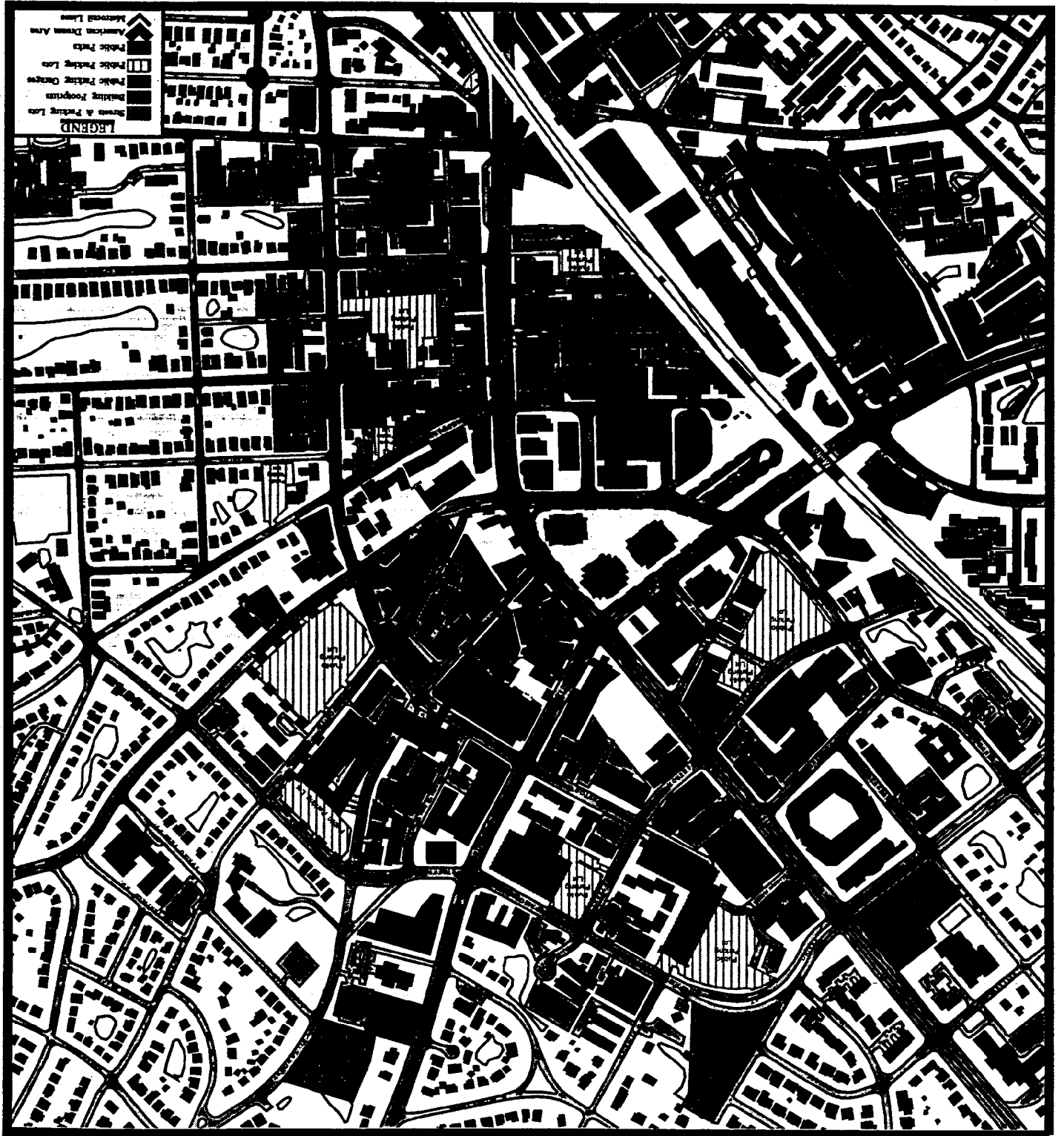
1:7200





BOUNDARY  
 SILVER SPRING  
 URBAN RENEWAL ARE  
 A.R.C.

1:7200



LOCAL VICINITY MAP:  
AMERICAN DREAM

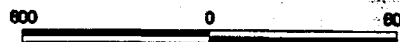
# LOCAL VICINITY MAP AMERICAN DREAM



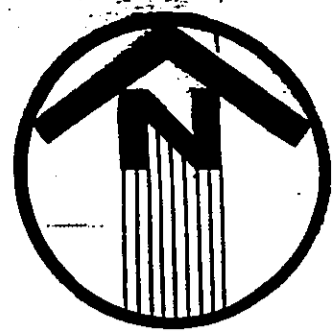
Maryland-National Capital Park and Planning Commission

Montgomery County Park and Planning Department

1:7200



600 Feet



APT. BLDG.  
14 STORY

CRESTAR BANK/  
OFFICE BLDG.  
5 STY.

Public Parking  
Garage No.7

Street

INDUSTRIAL  
PHOTO  
1+ STY.

Georgia  
Avenue

6-7 STY.  
OFFICE BLDG.

Existing Implemented  
Streetscape

Typical  
Approved  
Street Lamp

Required  
Streetscape  
Area  
Brick Walk

PROPOSED  
TASTEE  
DINER

Future Expansion  
Area

Recommend  
Roof  
Mechanical  
Enclosure

Recommend  
Expanded  
Awning

Deciduous  
Street Trees

Ramsey  
Avenue

MI RANCHO  
RESTAURANT  
1 STY.

Lane

15 STY.

Cameron

Public Parking  
pt. lot 71

Avenue

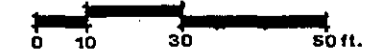
SHANGHAI  
RESTAURANT  
1 STY.

Fidler

15 STY.

APT. BLDG.  
2 STY.

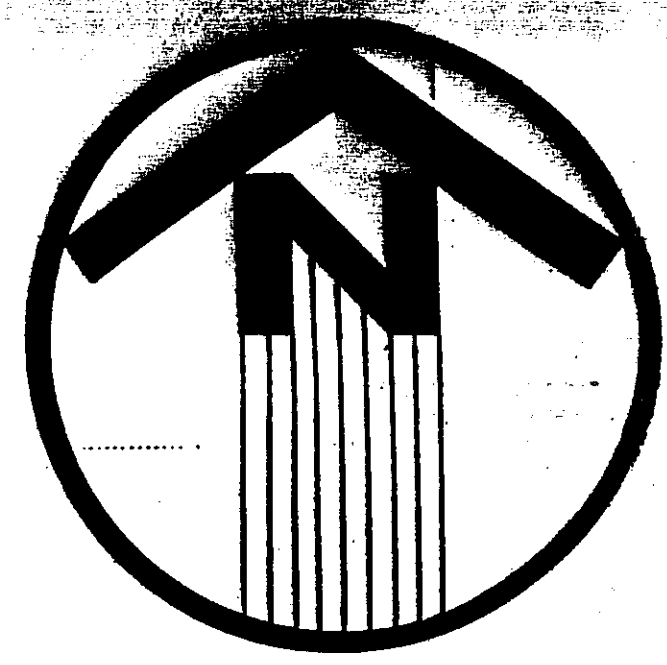
### Concept Plan for the relocation of the **TASTEE DINER** Building Silver Spring, Md.



NOTE: Patio, walk spaces between property line and building, and planting strips along fronting streets, are intended to meet zoning requirements for "Public Use Space" as well as parking lot screening.

**LOIEDERMAN ASSOCIATES, INC.**  
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Rockville, Maryland 20850    Lanham, Maryland 20706    Frederick, Maryland 21701  
(301) 948-2750    (301) 754-7885    (301) 856-2340  
Metro D011 631-0544





APT. BLDG.  
14 STORY

CRESTAR BANK/  
OFFICE BLDG.  
5 STY.

INDUSTRIAL  
PHOTO  
1+ STY.

Georgia  
Avenue

Public Parking  
Garage No. 7

Street

Avenue

6-7 STY.  
OFFICE BLDG.

Existing Implemented  
Streetscape

Typical  
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Street Lamp

Required  
Streetscape  
Area

Brick Walk

PROPOSED  
TASTEE  
DINER

Future Expansion  
Area

Patio

Recommend  
Roof  
Mechanical  
Enclosure

Recommend  
Expanded  
Awning

Deciduous  
Street Trees

Loading Area

9 spaces

5 spaces

10 spaces

MI RANCHO  
RESTAURANT  
1 STY.

Cameron

Lane

15 STY.

APT. BLDG.  
2 STY.

Public Parking  
pt. lot 71

Ramsey

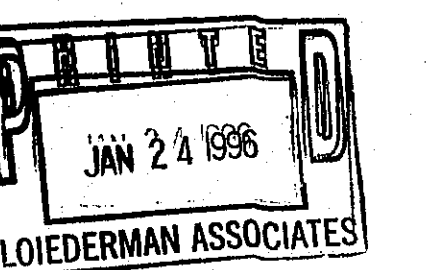
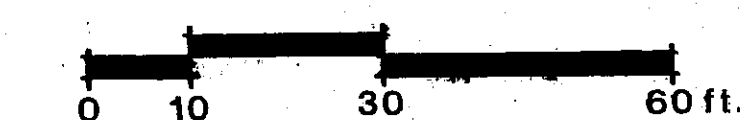
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