

36/7-3-98B (Rev.) Silver Theatre  
& Shopping Center (Prelim. Consult)

36/7-98B Silver Spring Theatre  
& Shopping Center (Rev)

**Gensler**

Charles Clements, AIA  
*Associate*

*Washington* 2020 K Street NW  
DC 20006  
Tel: 202. 721. 5200  
Fax: 202. 721. 5236  
charles\_clements@gensler.com



8-7-98 VG CH



8-7-91 VG H

4/13/99

4/13/99

copying to other staff

the other is a bit better than the original, but

just a bit better

attached

attached to file

attached to file as a separate document

but not sure if it's the same as the

<b>Post-it® Fax Note</b>		Date	4/15/99	# of pages	1
To	Richard Brand	From	Robin Zick		
Co./Dept.		Co.			
Phone #		Phone #	3-503-3408		
Fax #	40-987-4071	Fax #			

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attached to file as a separate document

attached

attached

10/13/99

4/13/99

Speaking to Chris Ruffing -

The brick is a bit pinker than the original, but a good match -.

Only for chimney  
Chris thought of this as a reasonable match <sup>for chimney</sup>

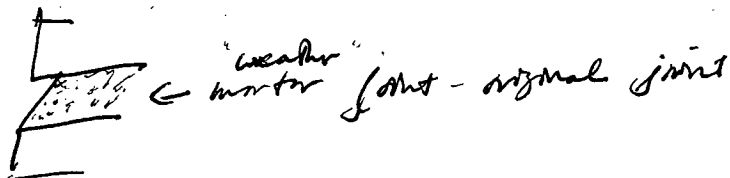
BUT NOT FOR A PATCH OF THE WALL.

Joints will age more white

Then, within 2-3 years, the joints will weather <sup>white</sup> + darken the joint.

Aggregates will be more buff - lighter ...

He says dirty will darken the joint as it weathers.



Mortar - 1:1:6 mixture ≠ to original with a different aggregate color (same size)

Andy Latigo did the munsell point samples for roof vents, ~~gables~~ gables vents -

The Folger Pratt is having so much difficulty matching the colors! - very disappointing -

Carl Associates - designers of new roof

485 Closed

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

# 36/7-3-98 B Rev.

TO: Robert Hubbard, Director  
Department of Permitting Services

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

C:\preserve\hawp\dps.ltr Re: 8617-8619 Coleville Road, Silver Spring  
Silver Theatre & Shopping Center



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Gensler - Charles Clements

Daytime Phone No.: 202-721-5200

Tax Account No.: 955531

Name of Property Owner: Montgomery County Daytime Phone No.: Gary Stith 301-565-7359

Address: 962 Wayne Avenue Silver Spring MD 20910
Street Number City State Zip Code

Contractor: Foulger Pratt Construction Phone No.: 301-565-3038

Contractor Registration No.:

Agent for Owner: Charles Clements Daytime Phone No.: 202-721-5200

LOCATION OF BUILDING/PREMISE

House Number: 8619 Street: Colesville Road

Town/City: Silver Spring Nearest Cross Street: Georgia Avenue

Lot: Block: Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct 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: Rehabilitation/ Addition

1B. Construction cost estimate: \$

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

24 March 1999 Date

Approved: 9903240069 For the person Historic Preservation Commission

Disapproved: Signature: Date: 4/16/99

Application/Permit No.: Date Filed: Date Issued:



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: *PDZ* Gwen Wright, Coordinator  
Historic Preservation Section

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

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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: 8617-8619 Colesville Road, Silver Spring Meeting Date: 4/14/99

Resource: **Silver Theatre & Shopping Center** Review: HAWP  
*Master Plan Site #36/07-3*

Case Number: 36/7-3-98B REVISION Tax Credit: N/A

Public Notice: 3/31/99 Report Date: 4/7/99

Applicant: Montgomery County Staff: Robin D. Ziek  
(Charles Clements, Agent)

PROPOSAL: Alterations to entrance & box office RECOMMENDATIONS: Approval

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The applicant obtained a HAWP on 9/9/98 for the rehabilitation of the Silver Theater/Shopping Center. The rehabilitation was guided by the original architectural drawings of John Ebersson, the existing conditions at the buildings, and the proposed new development in this quadrant of the CBD of which the historic structures are a part. The applicant came to the HPC on March 10, 1998 for a Preliminary Consultation on the proposed revisions to the existing HAWP, including the entry doors, the adjacent storefronts and the ticket booth.

### PROJECT DESCRIPTION

RESOURCE: Silver Theatre and Shopping Center  
STYLE: Art Deco  
DATE: 1938

### PROJECT PROPOSAL

The applicant proposes to alter the front entrance of the Silver Theatre to accommodate two things: 1) Provide 36" leaf doors for ADA/fire egress; and 2) enlarge the existing box office to accommodate two ticket sellers with their new computer equipment. The proposal also involves some interior changes to the lobby and inner-lobby area, but the HPC does not review interior alterations. Overall, the general intention is to restore the Silver Theatre.

1) The existing entry doors consist of two double-doors (4 - 30" leaf doors) on either side of the ticket booth, or four double-doors (8 leafs) total. None of the existing doors are original although the 30" leaf width is the original width. The four leafs were designed with a curving panel flanking two rectilinear panels in a symmetrical composition to either side of the ticket booth (see Circle ). The County Code now requires 36" leaf doors for egress from a public facility such as this, which will also comply with ADA requirements.

2) The existing ticket booth measures approximately 4' x 5' (interior dimensions), and provided a tight area for a single ticket taker with no modern equipment (computers, etc.). Much of the original fabric of the ticket booth remains, including the side walls with a flat panelized segment above a marble revetment. The marble piece on the front of the ticket booth has been replaced with plywood. Much of the original woodwork on the interior remains, including the trim around the access door in the lobby (which measures approximately 24"). The cornice above the ticket window is original material.

①

### Proposed Alterations:

The applicant proposes to replace the existing 8 doors with 6 new doors, each measuring 36" in width, providing a double door and a single door on either side of the new ticket booth. The ticket booth would be enlarged to approximately 7'-6" in width. The existing cornice would remain in place, and the new ticket booth would use glass wall extensions to the ceiling of the marquee above the original wall height. The original and intact sidewalls of the ticket booth would be moved to the new location, and the front elevation of the ticket booth would be fabricated to match the original sidewalls. In addition, a small projection would be used to mark the original width of the ticket booth, matching the original cornice and providing a sense of the original booth while permitting the proposed alterations.

The pattern of the glass on the new entry doors would recall the original pattern, although with three leafs instead of four.

### STAFF COMMENTS

The American Film Institute will be using the Silver Theatre as its main venue to present early films in an original setting. In addition to restoring the interior auditorium of the Silver Theatre, the AFI will have two other small theaters on the east side of the Silver Theatre in a new building (see HPC Case No. 36/7-99A), as well as a gift shop in a double storefront on the west side of the Theatre. The storefront on the east side of the Theatre entrance will be used for bathrooms, although the storefront window itself will be preserved and used for display purposes.

The AFI feels strongly that all of its patrons should enter the Silver Theatre, regardless of which theater is their actual destination. The doors to the new building will be used for emergency egress only, while the Silver Theatre lobby will provide the entrance to all three theaters. Staff notes that, whether or not the Silver Theatre is the only theater entrance, the original entrance would have to be modified because the 30" leaf door width is unacceptable under today's building code, and further, the original ticket booth would not accommodate the ticket equipment and two ticket takers.

Staff feels that the proposed modifications are moderate and within the character of the Silver Theatre. New doors would have to be fabricated anyway because the original doors have been replaced some time in the past (although it is wonderful to note that 7 of the 8 original doors for the interior lobby have been saved and will be restored as the inner lobby entry, working closely with County fire and code officials).

The proposed alterations to the ticket booth offer a good solution by incorporating original fabric into the new ticket booth even while altering the proportions of the ticket booth. The original cornice and the use of a vertical reveal should help accentuate the original feature, while still accommodating the new program.

### 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**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: Gensler - Charles Clements

Daytime Phone No.: 202-721-5200

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Contractor: Foulger Pratt Construction Phone No.: 301-565-3038

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Agent for Owner: Charles Clements Daytime Phone No.: 202-721-5200

**LOCATION OF BUILDING/PREMISE**

House Number: 8619 Street: Colesville Road

Town/City: Silver Spring Nearest Cross Street: Georgia Avenue

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:

- Construct
- 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: Rehabilitation/ Addition

1B. Construction cost estimate: \$ \_\_\_\_\_

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.

Charles Clements  
Signature of owner or authorized agent

24 March 1999  
Date

Approved: 9903240064 For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Account # - 1044943  
Owner- Cal & Klausner Et.al  
4622 32nd Street N  
Arlington, VA 22207-4404

Account # -1040295  
Owner- Rubin & S. Danshes  
2229 Richland Street  
Silver Spring, MD 20910

Account # - 1044954  
Owner- Cal & Klausner Et.al  
4622 32nd Street N  
Arlington, VA 22207-4404

Account # - 952413  
Owner- Irving Goldman  
52 Vanderbilt Avenue #1600  
New York, NY 10017

Account # - 1043460  
Owner- Cal & Klausner Et.al  
4622 32nd Street N  
Arlington, VA 22207-4404

Account # - 2571688  
Owner- LDG Inc.  
8601 Georgia Avenue #200  
Silver Spring, MD 20910

Account # - 1043471  
Owner- Rubin & S. Danshes  
2229 Richland Street  
Silver Spring, MD 20910

Account # - 1041814  
Owner- LDG Inc.  
8601 Georgia Avenue #200  
Silver Spring, MD 20910

Account # - 1043458  
Owner- Rubin & S. Danshes  
2229 Richland Street  
Silver Spring, MD 20910

Account # - 289754  
Owner- City Place Limited Partnership  
1430 Springhill Road #520  
McLean, VA 22102

5

Application for Historic Area Permit for the  
Exterior Renovation of the  
Silver Theater and Silver Spring Shopping Center

Silver Spring  
Montgomery County, Maryland

(6)



# What You Have Been Waiting For

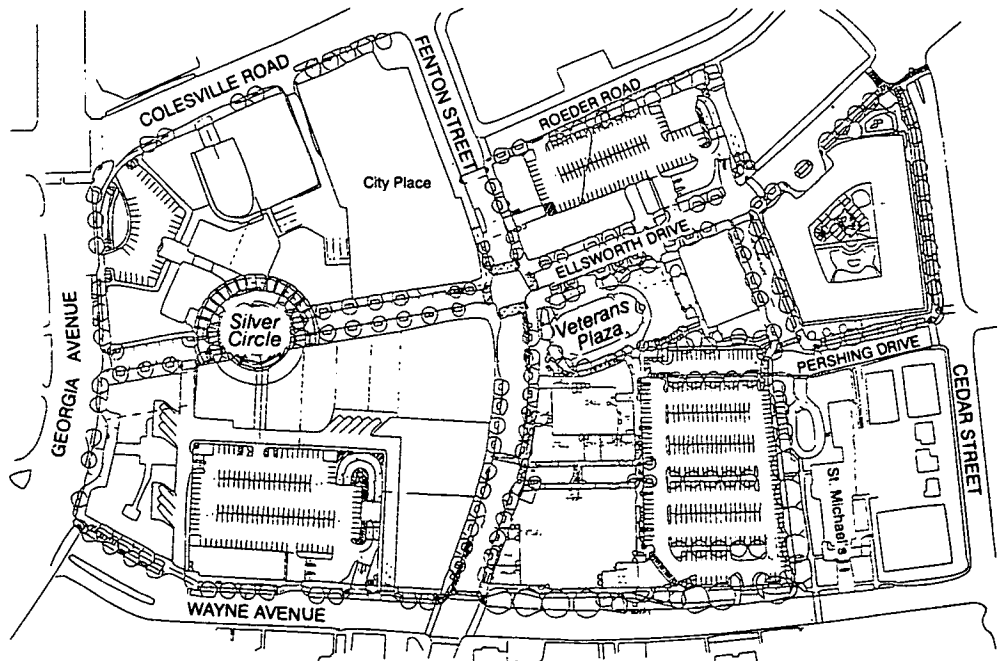
## ... A New Downtown

- **Project Development Team** \_\_\_\_\_  
 The Foulger-Pratt Companies  
 The Peterson Companies  
 Argo Investment Company
- **Public Partners** \_\_\_\_\_  
 Montgomery County  
 State of Maryland
- **Design Team** \_\_\_\_\_  
 RTKL Associates Inc.  
 Bignell Watkins Hasser  
 Gensler Associates  
 James Urban, ASLA  
 Loiederman Associates, Inc.  
 Walker Parking Consultants/Engineers

After years of debate, discussion, planning, and active community input, the revitalization of downtown Silver Spring has moved from concepts to construction with the introduction of *Downtown Silver Spring*. More than one million square feet of retail, restaurants, theaters, hotel and office space will surround public facilities and outdoor gathering places to make downtown a new center of commerce and community activity for Silver Spring. *Downtown Silver Spring*, which incorporates a combined public/private investment of approximately \$320 million, will be developed in phases over an estimated three-year period, starting in early spring of 1999. Bounded by Georgia Avenue, Colesville Road, Cedar Street, and Wayne Avenue with the center at the corner of Fenton Street and Ellsworth Drive, the neo-traditional design will utilize a variety of materials and architectural elements to add interest and give the appearance of a collection of buildings along the street.

### Parking in Downtown Silver Spring

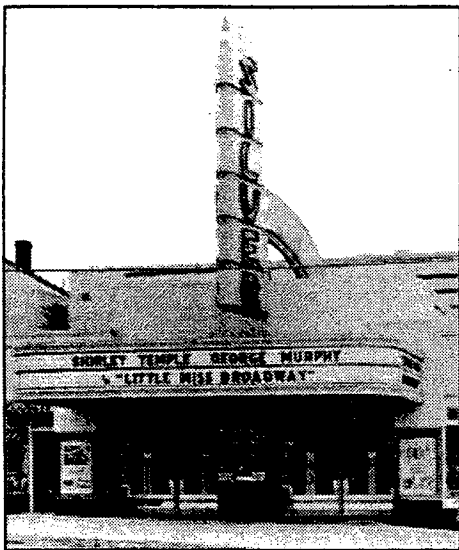
*Downtown Silver Spring* will include two new public parking garages. The 1,800-space garage located on Wayne Avenue mid-block between Georgia Avenue and Fenton Street will include office space for County use on the first level. A 1,400-space garage located at the corner of Ellsworth Drive and Fenton Street will have retail space on the street level. City Place will be connected to this new garage by the existing bridge over Fenton Street. There will also be convenient on-street parking on Ellsworth Drive and Fenton Street. Part of the existing Garage 1A across from City Place must be demolished to make way for the new garage on this site. After the new garage is completed, Garage 1, the existing public garage on Pershing Drive, will be torn down to clear the site for the Civic Building and Veterans Plaza. The garages will be designed to be more user friendly with a speed ramp at one end of each garage. The floors will be flat, not ramped, and enhanced lighting and visibility will improve safety.



### Development Timeline

	1999			2000			2001			
	2 <sup>nd</sup> Qtr	3 <sup>rd</sup> Qtr	4 <sup>th</sup> Qtr	1 <sup>st</sup> Qtr	2 <sup>nd</sup> Qtr	3 <sup>rd</sup> Qtr	4 <sup>th</sup> Qtr	1 <sup>st</sup> Qtr	2 <sup>nd</sup> Qtr	3 <sup>rd</sup> Qtr
Neighborhood Center	█									
Entertainment Center		█								
AFI/Silver Theatre		█								
Parking		█								
Hotel			█							
Office				█						
Civic Building & Plaza					█					
Residential							█			





## ARTS AND CULTURE IN DOWNTOWN SILVER SPRING

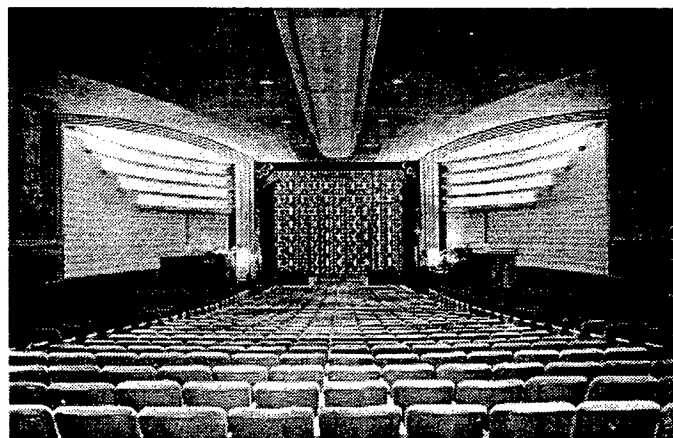
The historic Silver Theatre on Colesville Road will become the new home for the American Film Institute (AFI). The County will rehabilitate the historic theatre with seating for 400. A new addition to the Silver Theatre will house a 200-seat movie theatre with stadium seating and an 80-seat screening room, as well as offices for AFI. All three theaters will be state-of-the-art facilities capable of exhibiting everything from 70mm film to high-definition video, and equipped for videoconferencing and distance learning.

AFI plans to develop the Silver Theatre into a major, internationally recognized film and video exhibition center offering a year-round program of the best in American and international cinema, both classic and contemporary. You can look forward to an exciting mix of festivals, special events, premieres, tributes, on-stage guests appearances and educational programs; plus extended run presentations of specialized films and retrospectives of major directors, producers, actors, and writers. Audiences will enjoy everything from silent films with live musical

accompaniment to advance looks at the latest trends in film-making from around the globe.

The new building will also house a "black box" studio theater for the Round House Theatre, a Montgomery County professional equity theater. This theatre will seat 150 for live performances, serving as Round House Theatre's second stage, and permitting an expansion of the Round House's theatrical program.

The presence of AFI and Round House will serve as the centerpiece of what could become a cultural arts district for Montgomery County. A task force has been established to explore the benefits of creating a cultural arts district in Downtown to attract and encourage the development of a variety of arts organizations and activities.

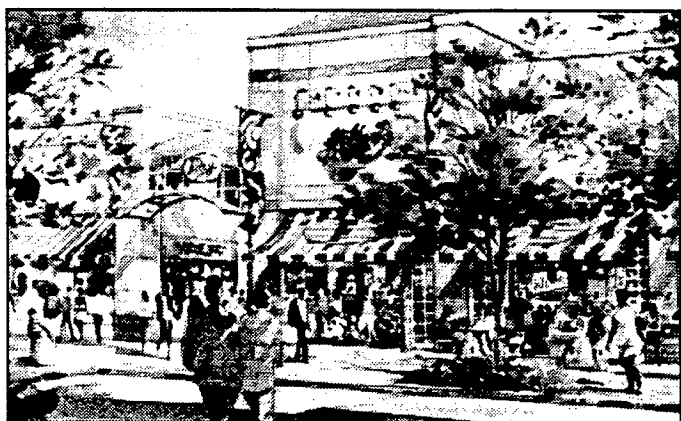


## COMMERCIAL AND RESIDENTIAL DEVELOPMENT

Rounding out the picture, the final phases of *Downtown Silver Spring* will bring more people Downtown everyday. Key elements include:

### OFFICE\*

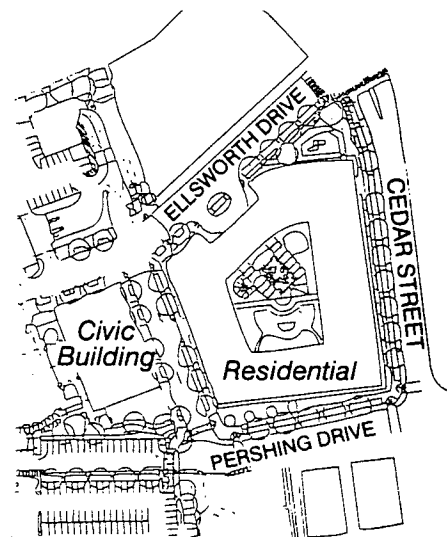
A 250,000 square foot office building will be located on Georgia Avenue between Ellsworth Drive and Wayne Avenue.



Fenton at Wayne Avenue

### HOTEL\*

A 200-room hotel will be located on the northwest corner of Fenton Street at Wayne Avenue.



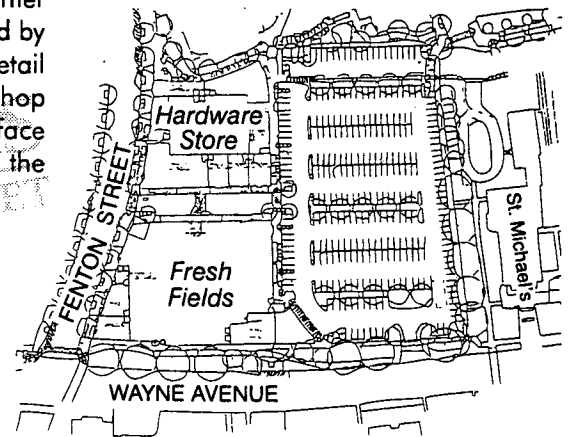
### RESIDENTIAL\*

A proposed apartment building on Cedar Street between Ellsworth Drive and Pershing Drive will be four stories over two levels of structured parking. There will be approximately 160 residences with an open courtyard in the middle of the building with a pool and landscaped yard.

\*Final size and location subject to Planning Board approval.

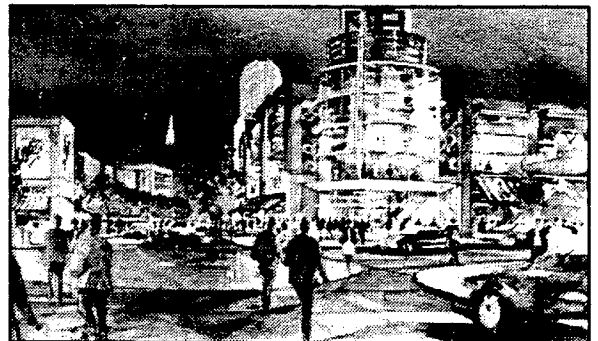
## THE NEIGHBORHOOD CENTER

The first phase of development will be a neighborhood-oriented retail center located at the northeast corner of Fenton Street and Wayne Avenue. Anchored by a 35,000 square foot Fresh Fields grocery store, this 70,000 square foot retail area will also include a hardware store, video store, dry cleaners, coffee shop and small restaurant. There will be approximately 300 spaces in a surface parking lot for customers. With a groundbreaking in the spring of 1999, the neighborhood center is scheduled to open in early 2000.

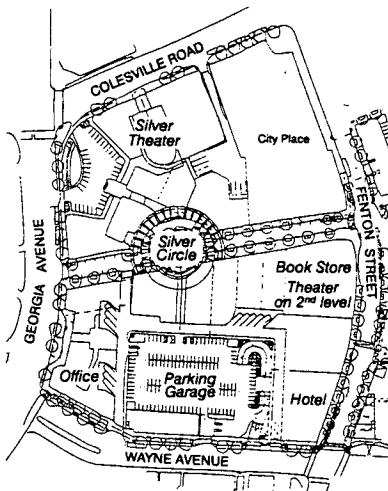


## THE ENTERTAINMENT CENTER

The second phase of *Downtown Silver Spring* will be a dynamic entertainment center anchored by an 18-screen theater complex with over 5,000 stadium-type seats located on the second level at the corner of Ellsworth Drive and Fenton Street. Ellsworth Drive from Georgia to Fenton will become a private street with a mid-block plaza called Silver Circle. The street can be closed to traffic to accommodate special events. A 25,000 square foot national book retailer will be located on the street level facing Ellsworth Drive. This entertainment area will also include quality retail stores and restaurants clustered around the Silver Circle providing outdoor dining.



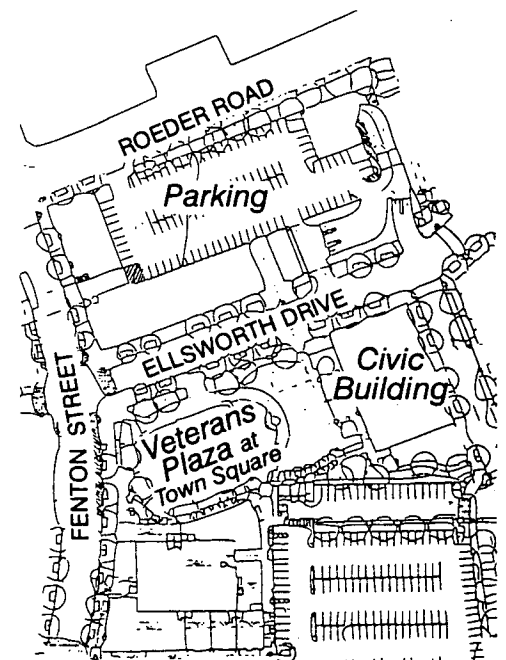
Fenton at Ellsworth Drive



## COMMUNITY AMENITIES

Active and lively public space will help keep *Downtown Silver Spring* vibrant and inviting. Veterans Plaza at Town Square is envisioned to incorporate a healthy mix of anticipation about the future with an appropriate reverence for the past. As a result, the corner of Fenton Street and Ellsworth Drive will be both a community-gathering place and a memorial to Silver Spring's Veterans. A nationwide search was conducted to select Antonio Mendez, a Maryland artist, to be a part of the design team to create an appropriate memorial for veterans in the plaza. The public open space will be the new focal point for the Silver Spring area, serving as the location for the "Silver Spring Swings" Summer Concert Series, the Ethnic Heritage Festival, First Night Montgomery, and other new and exciting community activities.

Facing Veterans Plaza at Town Square will be the Civic Building, a landmark County-owned facility serving as a central location for a range of public activities and programs. This 40,000 square foot building will be more than twice the size of the old Armory and will include a 6,000 square foot great hall, meeting rooms that will be programmed for a wide variety of recreational and cultural activities. The offices of the Silver Spring Regional Center, and a computer center operated by the Montgomery County Library will also be included in the Civic Building. In addition the Civic Building also is proposed as the new home of the Round House Theatre School which offers acting classes for toddlers through seniors.



# DOWNTOWN REDEVELOPMENT – \$650 MILLION IN TOTAL PUBLIC/PRIVATE INVESTMENT

There are many other exciting development activities planned or taking place in downtown Silver Spring. Public and private dollars are working in combination to help Silver Spring become a more competitive business center with a healthy diverse economy operating 24 hours a day, seven days a week. Look for the following improvements to downtown:

## DISCOVERY COMMUNICATIONS

Development of the 650,000 square foot Discovery Communications, Inc. world headquarters on the west side of Georgia Avenue.

## TRANSIT CENTER

New inter-modal transportation hub linking bus, rail and other transportation services throughout the downtown. Relocation of MARC train station and Greyhound Bus station.

## MONTGOMERY COLLEGE EXPANSION

Modernization and expansion of Montgomery College Takoma Park campus into southern Silver Spring.

## CAMERON HILL TOWNHOMES

Development of 57 new luxury townhomes across from METRO on Second Avenue.

## FENTON VILLAGE

Extension of the County's Façade Easement Purchase Program that contributes 50 percent of the funding for façade improvements to existing buildings in Fenton Street Village.

Construction of new sidewalks, trees and street lighting in Fenton Village on Fenton Street from Bonifant Street to Burlington Avenue. Establishment of the Adopt-a-Block program to improve the business climate in the Fenton Village.

## RENOVATION & PRESERVATION

Tastee Diner to be relocated to Cameron Street and Ramsey Avenue to allow construction on its current site for Discovery Communications' world headquarters.

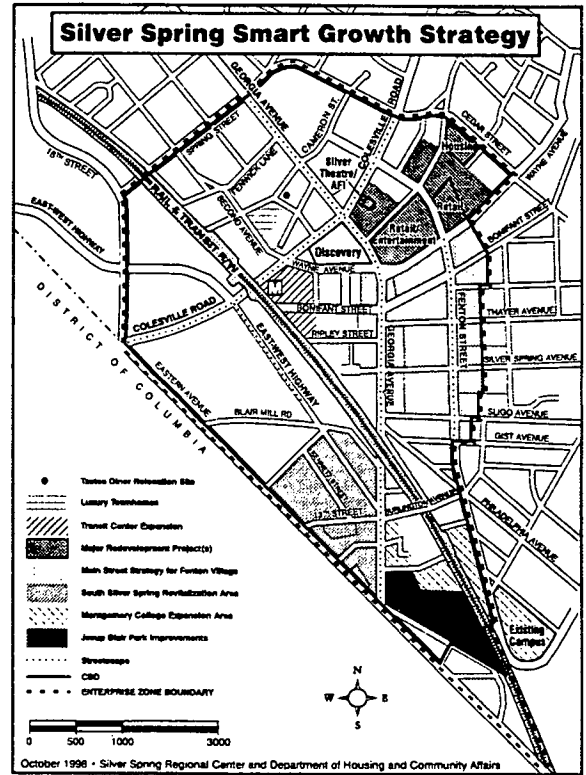
Silver Spring Commons creates a new open space and pedestrian corridor along Fidler Lane from Second Avenue and Colesville Road.

The Blairs residential renovation, an investment of \$13 million to upgrade the interior and exterior of this apartment complex.

The Auras Building renovation at Wayne and Georgia Avenues brought an older building new life.

## SOUTH SILVER SPRING GATEWAY

Revitalization of South Silver Spring and Georgia Avenue in the District of Columbia through various activities led by the Gateway-Georgia Avenue Revitalization Corporation in cooperation with Montgomery County's Department of Housing and Community Affairs and the Silver Spring Regional Center.



## Managing the details

Look for the following enhancements in cooperation with the Downtown Silver Spring Urban District, Silver Spring Regional Center, and Montgomery County:

- ◆ New directional and identification signage
- ◆ New streetscape and landscaping
- ◆ Enhanced maintenance and litter collection
- ◆ Increased levels of security and safety
- ◆ Better lighting and attractive fixtures
- ◆ Year-round promotions and programming of public events
- ◆ Art, architectural amenities, and appealing design features

Welcome to the New Downtown Silver Spring



For more information contact the Silver Spring Regional Center  
962 Wayne Avenue, Suite 300 • Silver Spring, Maryland 20910 • 301-565-7300

March 1999



Submitted: March 24, 1999

Applicant: Montgomery County  
Contact: Gary Stith, Silver Spring Regional Services

## Introduction - Design Statement

The design concept reinforces the original project goal that the Silver Theater should be a cultural and entertainment focal point in the redevelopment of the Silver Spring area. This concept respects the past heritage of American theater architecture and points toward the future as a state-of-the-art venue and icon for the American Film Institute and its exhibitions and festivals and the Round House Theater.

A number of initial planning concepts explored different locations of the main exhibition spaces for AFI and different orientations of the complex to the street. The current plan arrangement has evolved into a simple diagram with the historic theater separated by a grand gallery from the newer block that houses new theater and screening rooms for AFI and the lobby and black box performance space for the Roundhouse Theater.

The new building, will be approximately 45' high and will house AFI offices on an upper floor above the new theater spaces. This building would form a simple backdrop to the profile of the Silver Theater. The recreated signage mast, when viewed from the Metro station and the approach up Colesville Road as well as from the Silver Circle, will become the central beacon for the complex. The new building block will form an appropriate scale transition between the relatively low street facades of the Silver Theater with the flanking shop fronts, and the massive City Center building next door.

The gallery space, with an abundance of glass and clerestory light will serve as a gathering spot for receptions and special events, and expose a view of the previously unappreciated, but interestingly detailed, north facade of the Silver Theater.

The new theaters will be elegantly simple in design to distinguish them from the highly stylized and streamlined Deco motifs of the Silver Theater, which will remain the showpiece of the AFI collection.

## **Project Description**

**Resources: Silver Theater**

**Style: Art Deco**

**Date: 1938**

The Silver Theater & Silver Spring Shopping Center were built in 1938 as a single suburban complex. Designed by John Eberson, a nationally prominent theater designer, the Silver Theater marked a departure from his "atmospheric" movie theaters from the 1920's. Eberson's work on the Silver Theater reflected the new stream-lined aesthetic of the Art Deco movement, designing ocean liner motifs, including masts, smoke stacks, and waves. After years of neglect and decline during which some of the historic fabric was lost, damaged or otherwise left to fall into disrepair, Montgomery County stepped in to save this important example of motor age architecture. The property is now intended to become the centerpiece of a larger project being developed by PFA Silver Spring, L.C.

This multi-faceted project will introduce the American Film Institute to the Silver Theater, and will return a mix of commercial tenants to the adjacent Silver Spring Shopping Center. AFI's additional space requirements will be accommodated in a new building located adjacent to and just north of the Silver Theater. Another performing arts tenant, the Round House Theater, will occupy the north end of the new building. The larger development project also calls for new commercial space to be built behind and above a portion of the historic shopping center. This application for a Historic Area Work Permit is intended to cover only the box office rehabilitation and expansion and the new addition to the north side of the historic Silver Theater. With the exception of the box office rehabilitation and expansion, all of the work identified in the previous historic area work permit application for the Silver Theater and Silver Spring Shopping Center is to be performed as proposed.

## **Proposal**

The work for which the applicant seeks approval from the HPC at this time is for the rehabilitation and expansion of the historic box office and the new construction adjacent to the north side of the historic theater.

## **Box Office;** written description of the work

The front entrance of the Silver Theater is proposed to be the main entrance to the AFI theater complex. The proposed revision to the box office includes enlargement of the existing box office to accommodate two ticket sellers with their new equipment and providing 36" leaf entrance doors to accommodate ADA/fire egress concerns.

### Existing Conditions

The existing entry doors consist of two double doors (4-30" leaf doors) on either side of the ticket booth, or four double doors (8 door leafs total). None of the existing doors are original to the building, however the 30" door leaf is the original width. The current code now requires 36" door leafs for egress from an assembly facility.

The existing box office measures approximately 4' x 5' (outside dimensions) and provided a tight area for a single ticket taker with no modern equipment. Much of the original historic fabric remains, including side walls of the box office. The sides of the box office, abutting the four door leafs, was originally designed with a wood panel above the marble base, adjacent to the window. The wood panel has curved painted trim pieces in a streamlined pattern. The marble base below the window on the north side has a severe crack through the middle, and is damaged at the mitered joint on the south side. The marble base on the front of the box office has been replaced with plywood. All of the marble has been painted. None of the ticket window is original. Much of the interior of the box office has been damaged, however the existing door to the interior lobby remains. The access door measures approximately 24" in width and is the original wood frame. The cornice above the ticket window is original material.

### Proposed Alterations

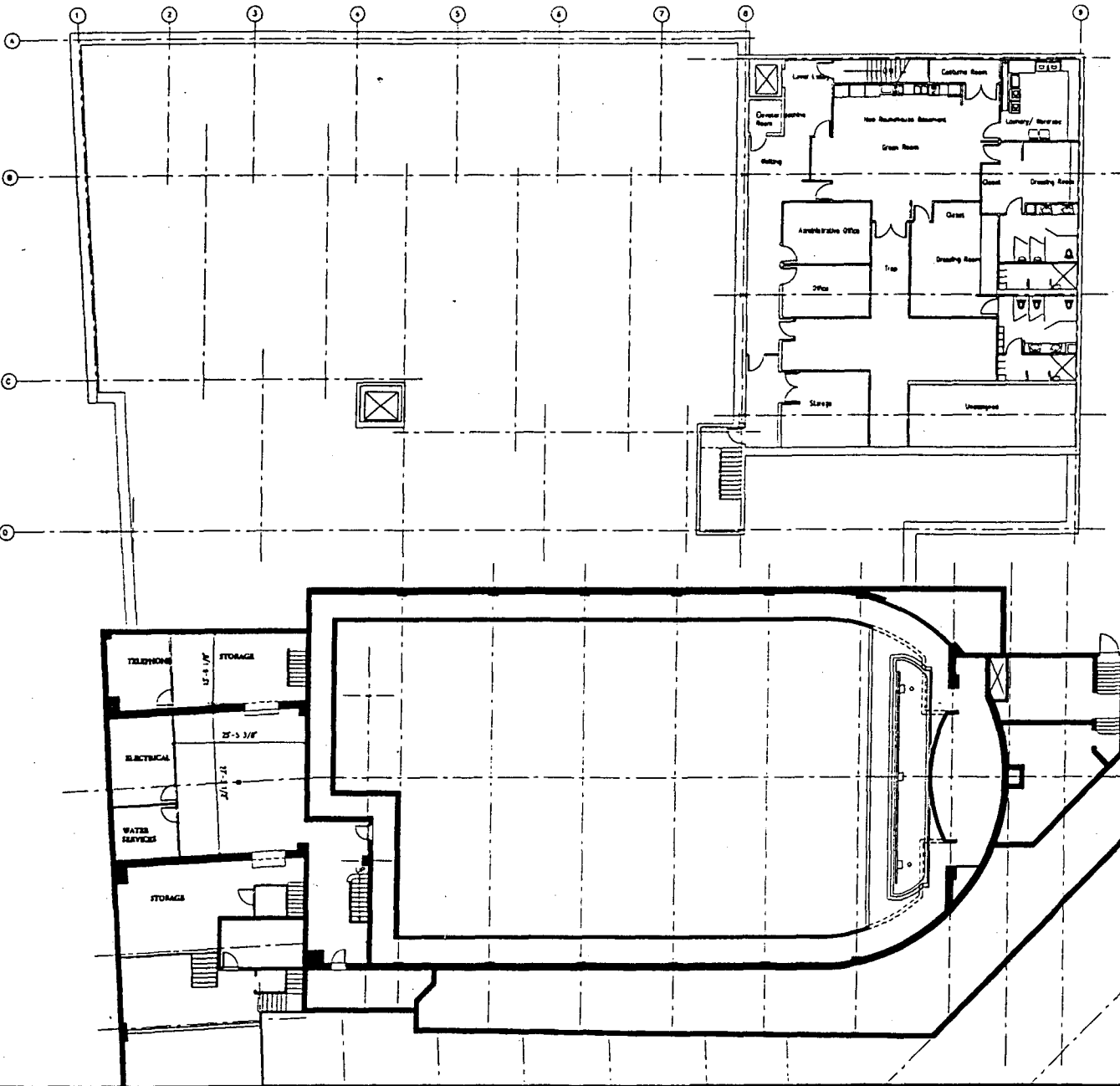
The proposed alteration includes replacing the existing 8 aluminum storefront door leafs with 6 new doors, each measuring 36" in width. The plan would provide for one double door and a single door on either side of the new ticket booth. The pattern of glazing within the new doors would recall the original pattern from the Eberson design, although with three leafs (1 double door; one single door) instead of four.

The ticket booth would be enlarged to approximately 7'-6" in width. The existing cornice would remain in place and the new ticket booth would utilize glass wall extensions to the ceiling of the marquee above the original wall height. The original sidewalls of the ticket booth would be relocated to the new side location, and the front elevation of the ticket booth would be fabricated to match the original sidewalls. In addition, a reveal would be used in the front elevation of the marble base to mark the original width of the ticket booth. This reveal would match the original cornice to provide a sense of the original booth while permitting the proposed alterations.

14







**KEY NOTES**

- ① NEW CONCRETE WALLS AROUND PIT FOR RE PLACABLE SCREEN
- ② FINAL BASEMENT CONFIGURATION BELOW EXISTING SLAB (INCLUDES LOBBY AND RE-USE TAB)



**Gensler**

2000 K Street NW  
 Suite 200  
 Washington, DC 20004  
 Tel: 202.775.2000

3/24/99  
 HISTORIC  
 WORK

**SHEET NOTES**

SCALE  
 1/32" = 1'-0"

Project Name  
 THE SILVER THEATER

Project Number  
 09 8141 000

Scale  
 1/32" = 1'-0"

Discipline  
 ARCHITECTURE

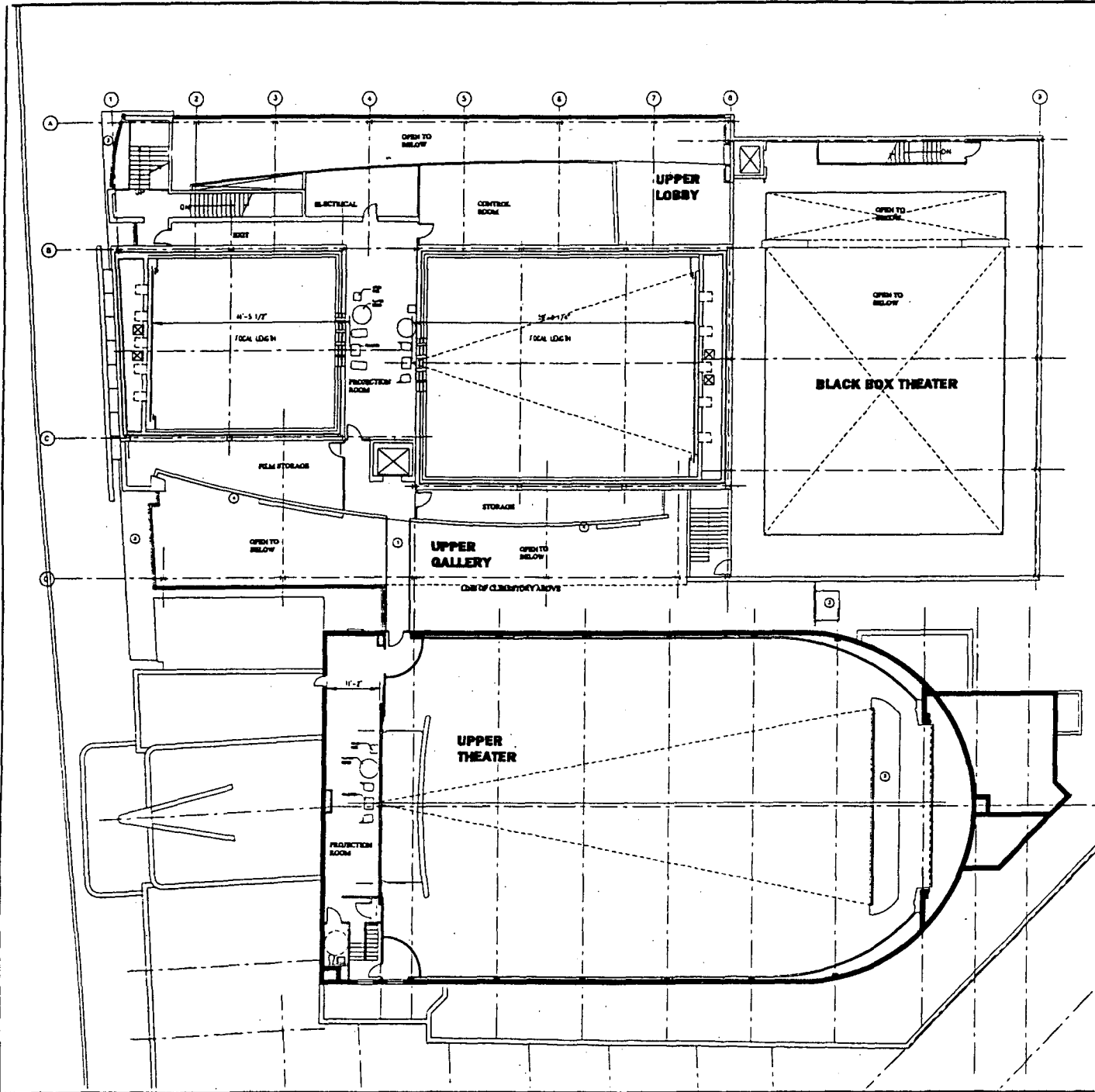
Document  
 BASEMENT  
 CONSTRUCTION PLAN

Sheet Number  
**A2.0**



16





**KEY NOTES**

- ① 48" WIDE CORNERING PROJECTION ROOMS
- ② TOP OF RETRACTABLE SCREEN
- ③ 48" CHANGES BELOW
- ④ 27" HIGH WAGE WALLS



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2000 K Street NW  
 Suite 400  
 Washington, DC 20004  
 Tel: 202.778.2200

3/24/99  
 HISTORIC  
 WORK

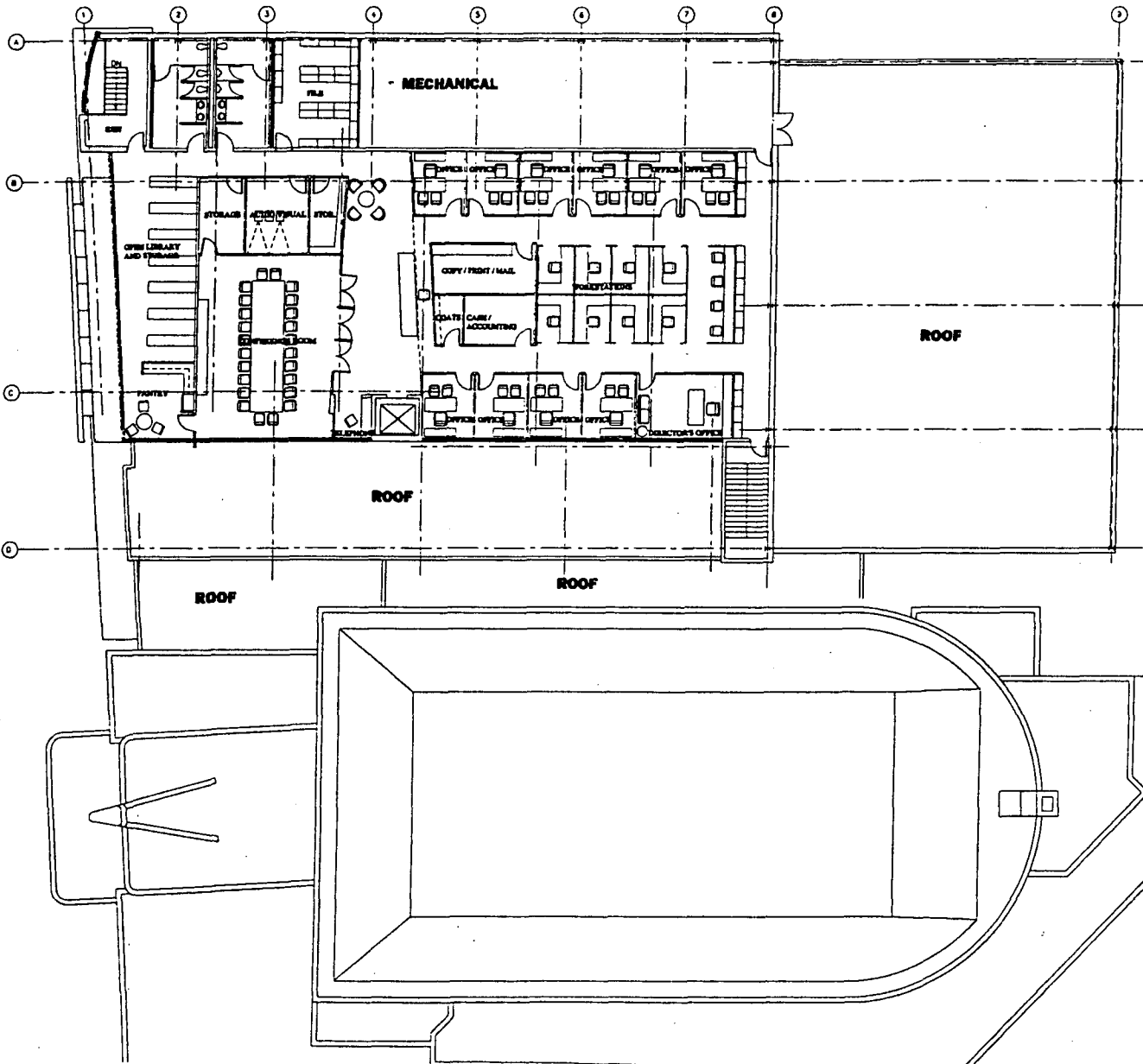
**SHEET NOTES**

SCALE  
 1/32" = 1'-0"

Project Name	THE SILVER THEATER
Project Number	09 8141 020
Revision Number	A2.2.DWG
Revision Description	SECOND FLOOR CONSTRUCTION PLAN
Date	

**A2.2**





**KEY NOTES**



**Gensler**

200 E. Street NW  
 Suite 500  
 Washington, DC 20004  
 Tel: 202.778.2500

3/24/99  
 HISTORIC  
 WORK

**SHEET NOTES**

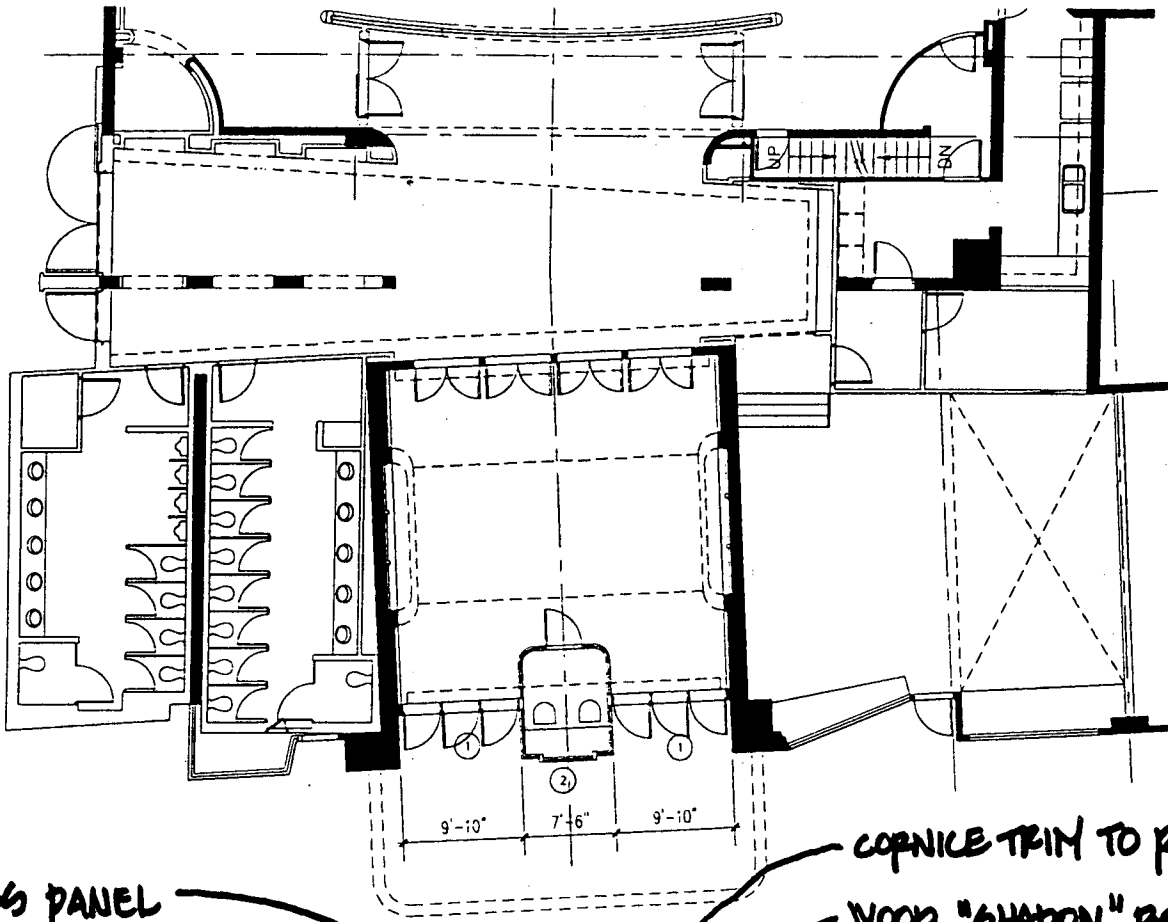
SCALE  
 1/32" = 1'-0"

Project Name  
 THE SILVER THEATER  
 Project Number  
 09 8141 230  
 User/Designer  
 A2.3.3 MC  
 Date  
 Third Floor  
 CONSTRUCTION PLAN

**A2.3**



61



CORNICE TRIM TO REMAIN  
 WOOD "SHADOW" BOX TO REMAIN!

ENLARGED PLAN AT LOBBY  
 SCALE: 1/4" = 1'-0"

1

GLASS PANEL

WOOD TRIM PANEL TO MATCH  
 GLASS PANEL

MARBLE PANEL TO MATCH

RECONSTRUCTED DOORS

WOOD TRIM PANEL TO MATCH EXIST  
 GLASS PANEL

MARBLE PANEL TO MATCH

MARBLE PANEL TO MATCH EXIST

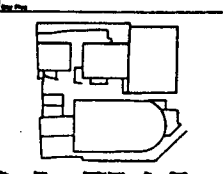
KEY NOTES

- ① 410 7-7 DOORS
- ② DAMAGED BOX OFFICE



Gensler

2000 E Street NW  
 Suite 200  
 Washington, DC 20003  
 Tel: 202.775.1200



3/24/99  
 HISTORIC  
 WORK

SHEET NOTES

SCALE  
 1/16" = 1'-0"

Project Name	THE SILVER THEATER
Client	AFI
Architect	Gensler
Date	ALL 22/98
Drawings	DAMAGED PLANS & ELEVATIONS

A11.3

SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"

PARTIAL ELEVATION AT BOX OFFICE  
 SCALE: 1/4" = 1'-0"

SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"

2

20

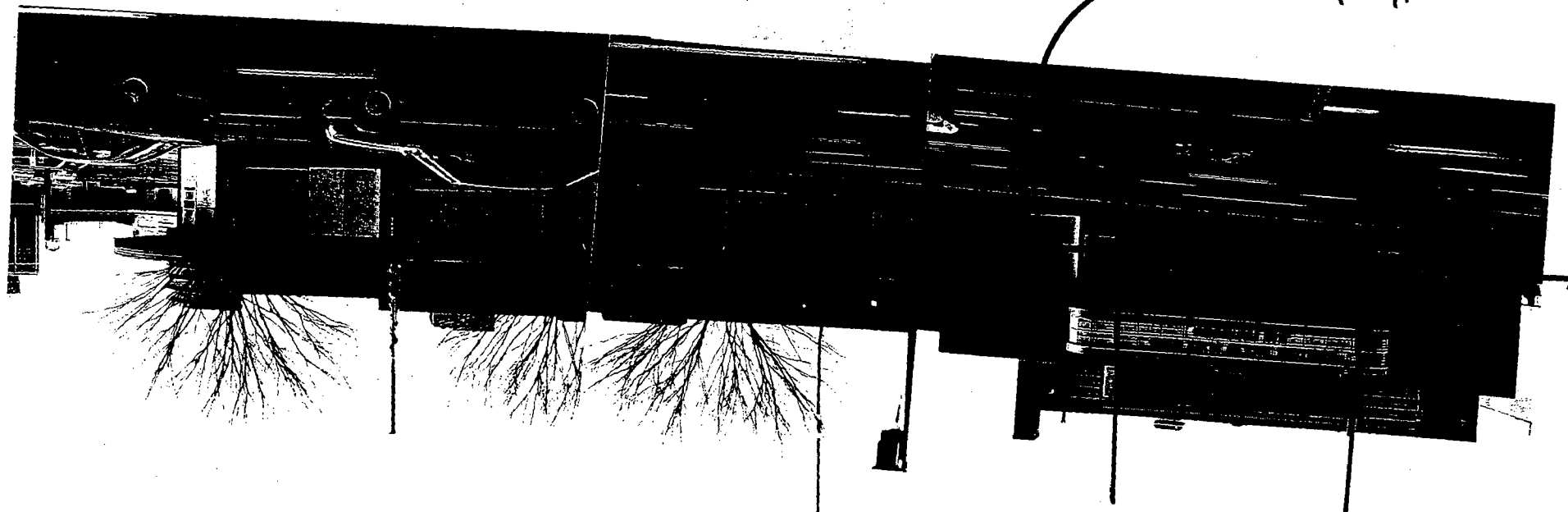
3.24.99 Historic RV

11

(10)

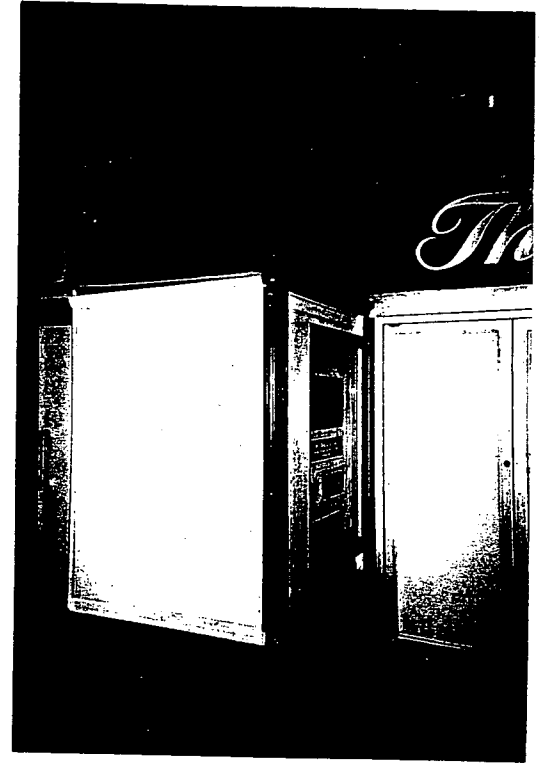
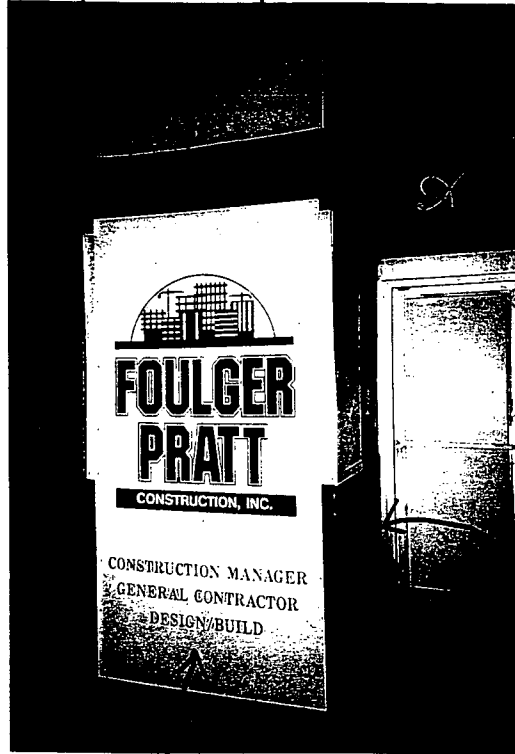
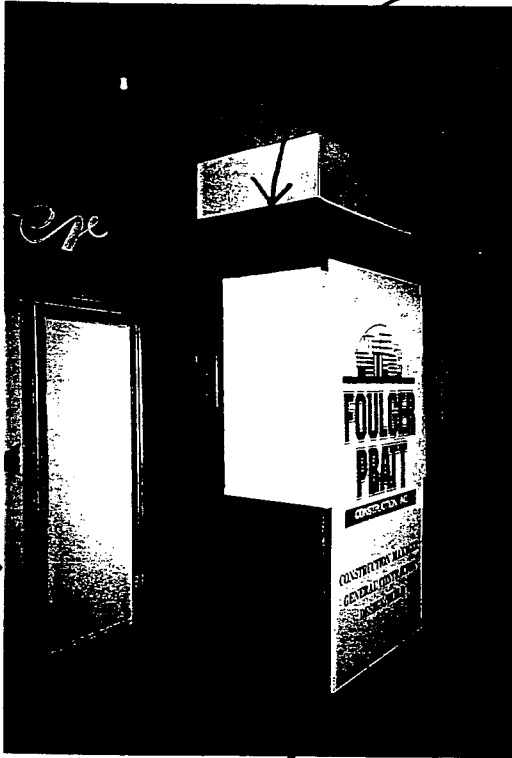
FRONT ELEVATION  
OF EXISTING  
SILVER THEATER

NEW  
WOOD  
ON TICKET Booth  
& DOORS



← APPLICATION  
LIMIT LINE  
Historic Area Work Permit

WOOD CORNICE TO REMAIN



EXIST. STOREFRONT  
DOORS TO BE  
REMOVED.

RECONSTRUCTED DOORS  
TO BE INSTALLED

MARBLE BASE  
TO BE RELOCATED

MARBLE  
BASE TO  
MATCH EXIST

MARBLE BASE  
TO BE  
RELOCATED

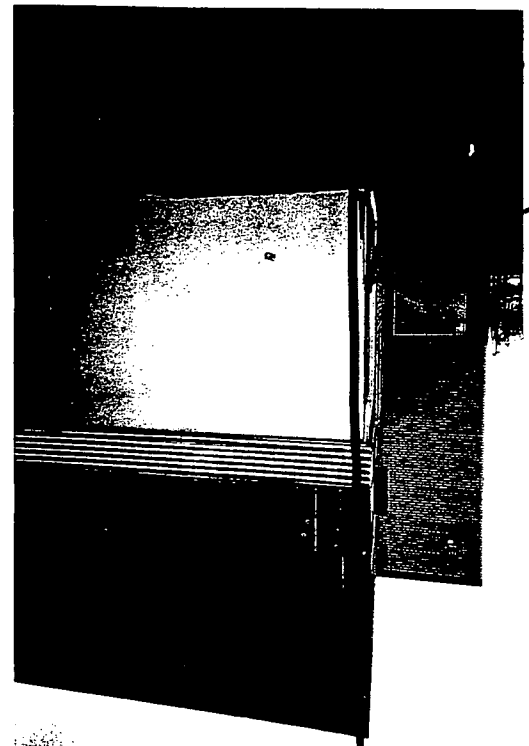
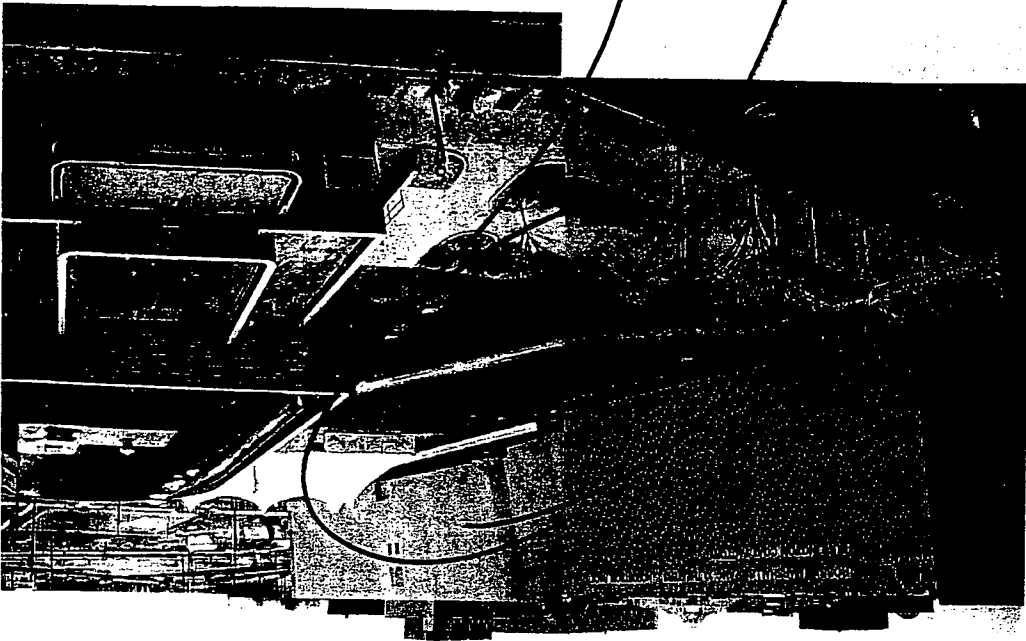
EXISTING TICKET  
BOOTH

22

3.24.99 HISTORIC E

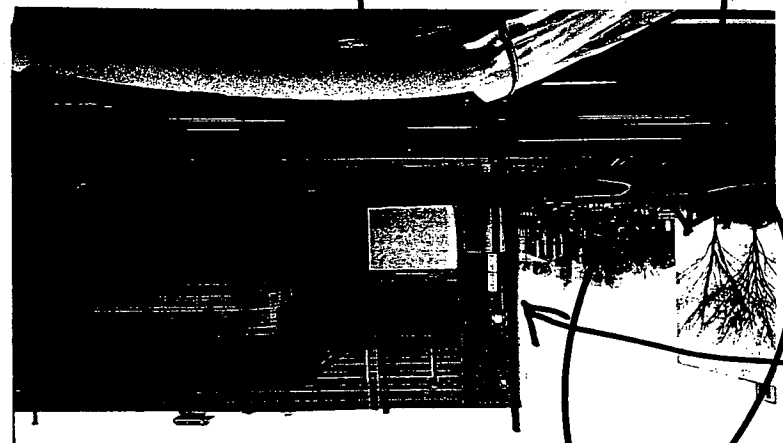
START OF NEW WORK

(NEW WORK)

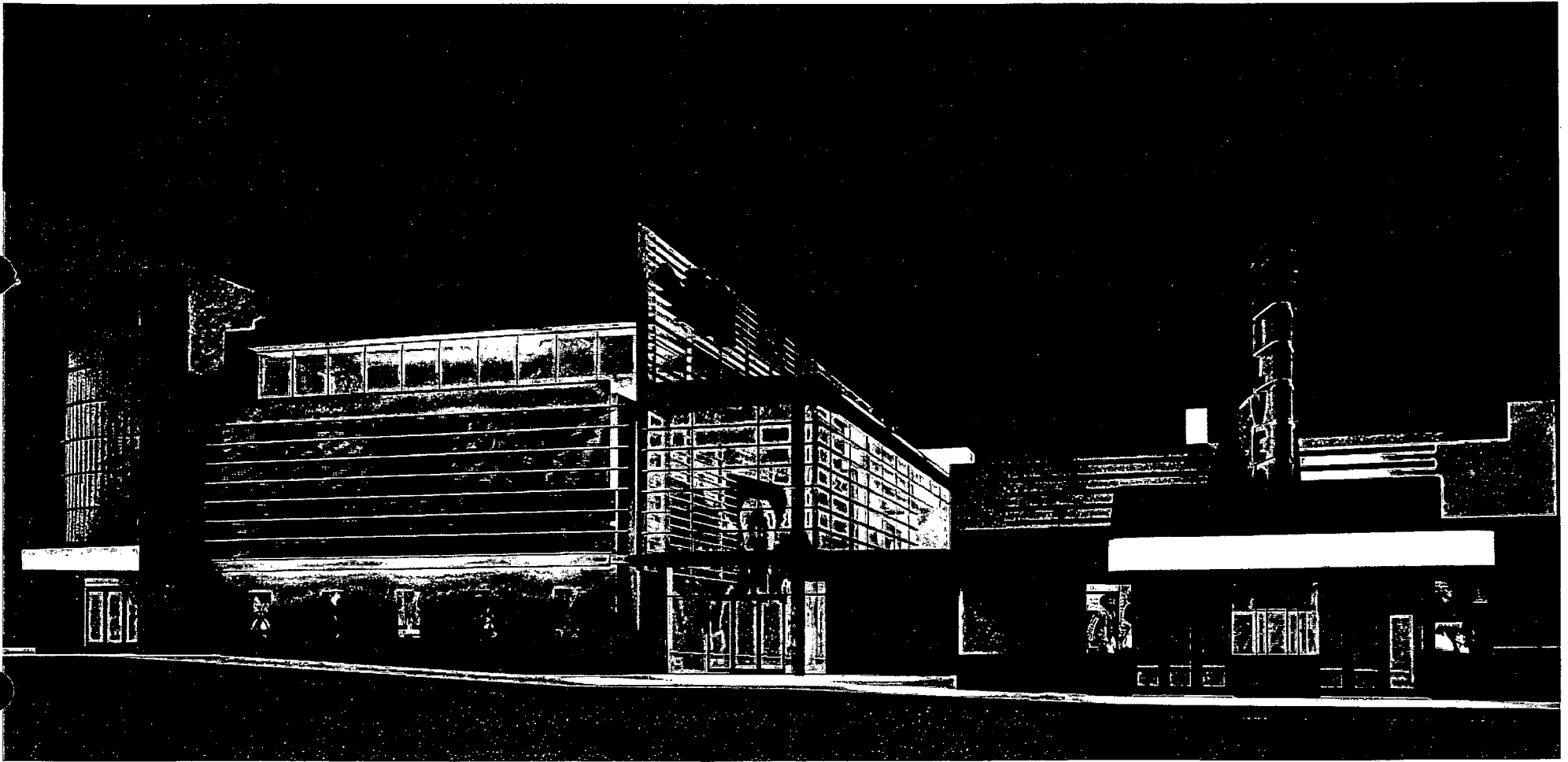


START OF NEW WORK

(NEW WORK)

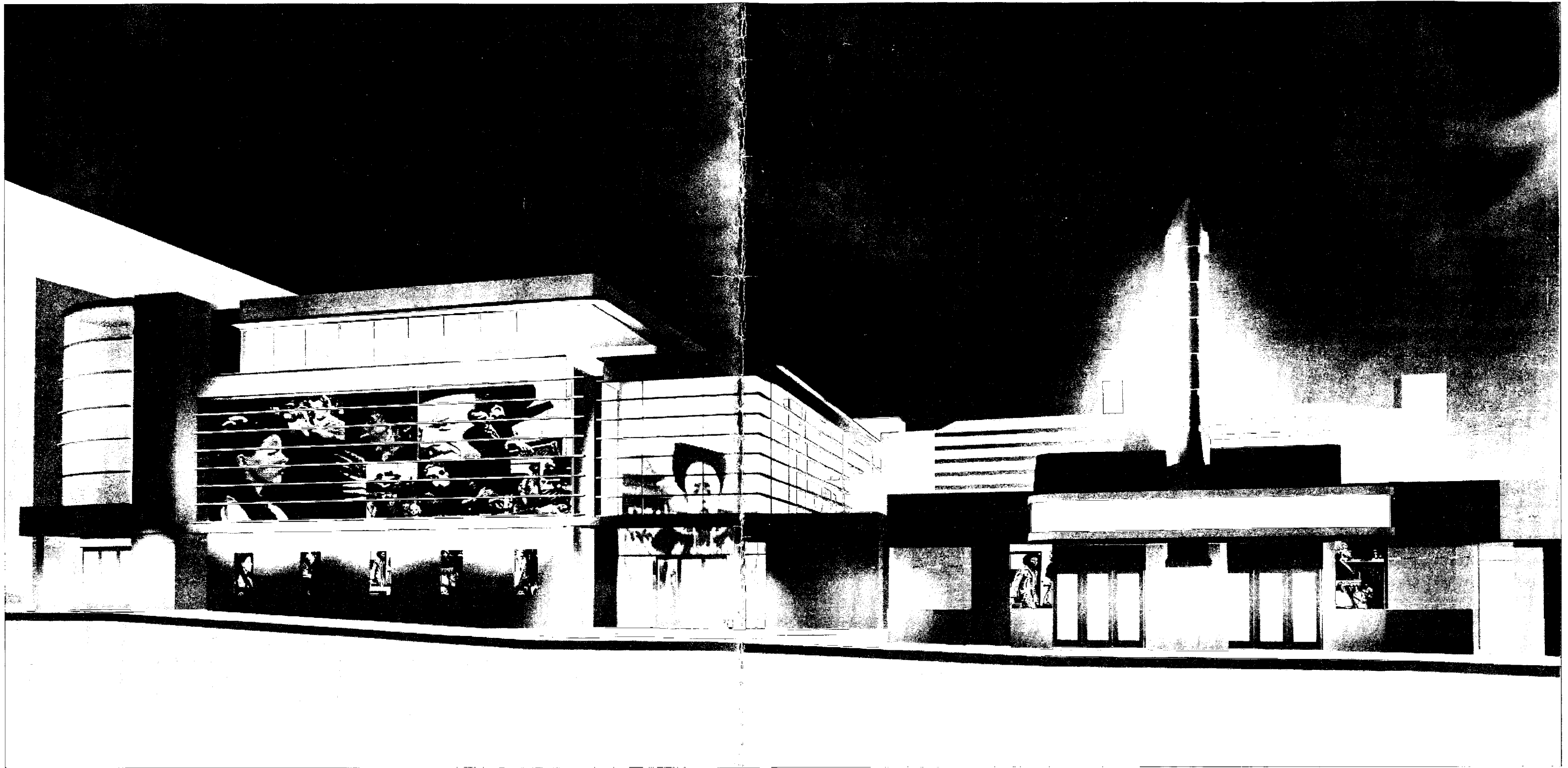






**Silver Theater Rehabilitation** Silver Spring, Maryland

Exterior Rendering - Study A

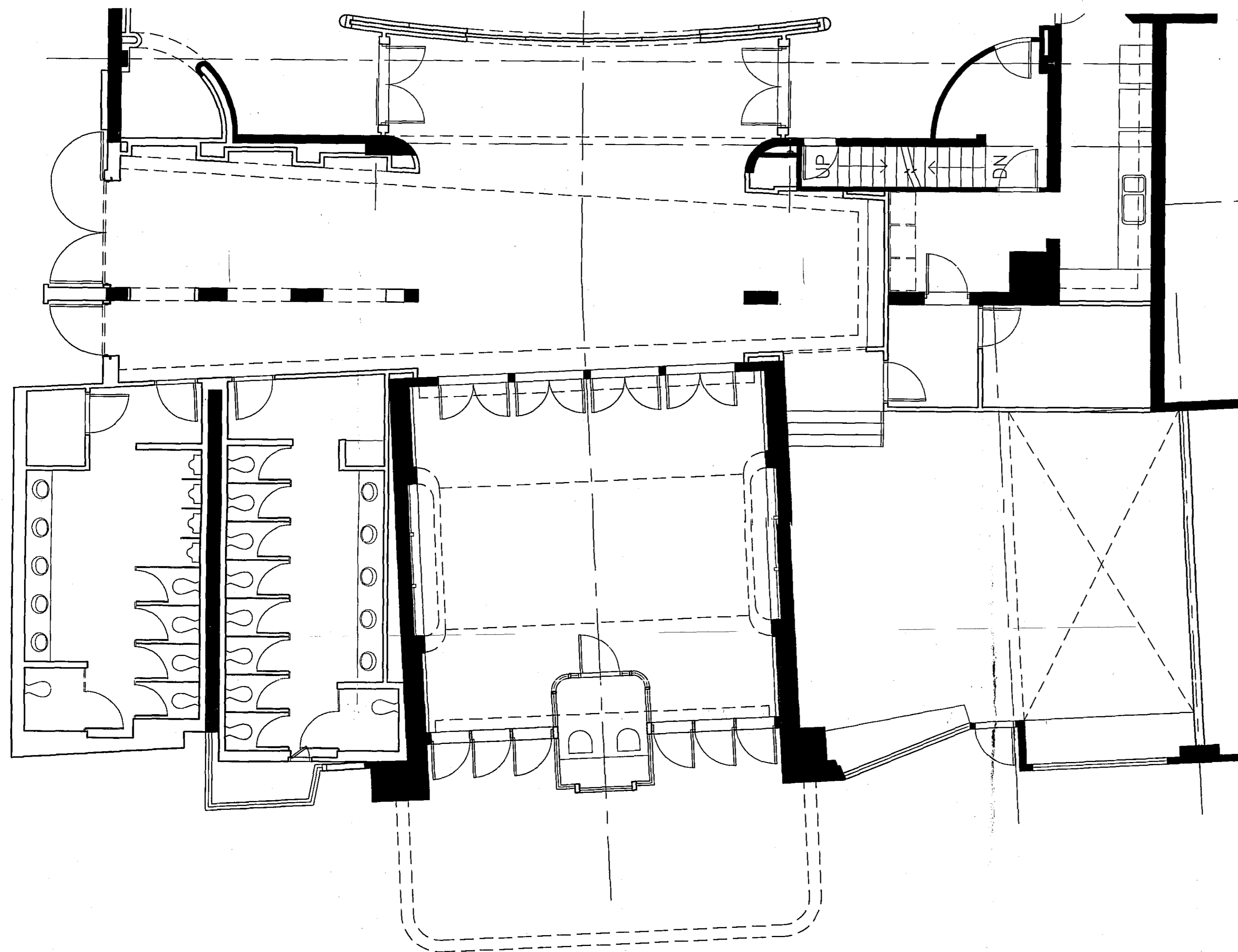


**Silver Theater Rehabilitation** Silver Spring, Maryland

Exterior Rendering







**ENLARGED PLAN AT LOBBY**  
 SCALE: 1/4" = 1'-0"

1



**PARTIAL ELEVATION AT BOX OFFICE**  
 SCALE: 1/4" = 1'-0"

**SHEET NOTES**

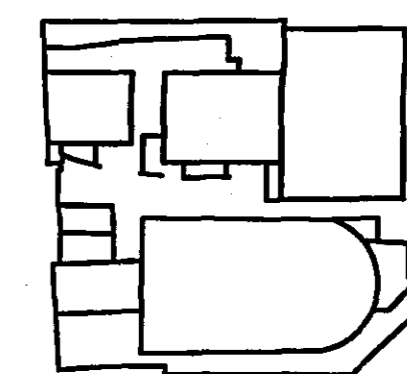
**KEY NOTES**

**AFI**

American Film Institute  
 The Silver Theater  
 Silver Spring, MD

**Gensler**

2020 K Street NW  
 Suite 200  
 Washington DC 20006  
 Tel: 202.721.5200



No.	Date	Drawing Name	By	Check
	07/22/99	DESIGN DEVELOPMENT		

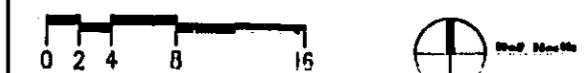
**Project Name:**  
 THE SILVER THEATER

**Project Number:**  
 09.0141.000

**Old File Name:**  
 A11\_3.DWG

**Description:**  
 ENLARGED PLANS  
 & ELEVATIONS

**Scale:**



**A11.3**

© 1999 Gensler

Rehabilitation + expansion of the box office - O/K ✓

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 8617-8619 Colesville Road, Silver Spring

Meeting Date: 3/10/99

Resource: **Silver Theatre & Shopping Center**  
Master Plan Site #36/07-3

Review: **PRELIMINARY  
CONSULTATION**

Case Number: [36/7-3-98B REVISION]

Tax Credit: N/A

Public Notice: 2/24/99

Report Date: 3/3/99

Applicant: Montgomery County  
(Gary Stith, Agent)

Staff: Robin D. Ziek

PROPOSAL: Alterations to entrance, box office

RECOMMENDATIONS: Proceed  
to HAWP

The applicant obtained a HAWP on 9/9/98 for the rehabilitation of the Silver Theater/Shopping Center. The rehabilitation was guided by the original architectural drawings of John Ebenson, the existing conditions at the buildings, and the proposed new development in this quadrant of the CBD of which the historic structures are a part. The Preliminary Consultation proposes revisions to the existing HAWP for the entrance to the Silver Theatre and adjacent storefronts only. A concept drawing of the proposed new building is also included for information purposes. (see Circle 10, 11)

**PROJECT DESCRIPTION**

RESOURCE: Silver Theatre and Shopping Center  
STYLE: Art Deco  
DATE: 1938

**PROJECT PROPOSAL**

The applicant proposes to alter the front entrance of the Silver Theatre to accommodate two things: 1) Provide 36" leaf doors for ADA/fire egress; and 2) enlarge the existing box office to accommodate two ticket sellers with their new computer equipment.

The proposal also involves some interior changes to the lobby and inner-lobby area, but the HPC does not review interior alterations. Overall, the general intention to restore the Silver Theatre is being realized.

**Existing Conditions:**

The existing entry doors consist of two double-doors (4 - 30" leaf doors) on either side of the ticket booth, or four double-doors (8 leafs) total. None of the existing doors are original although the 30" leaf width is the original width. The four leafs were designed with a curving panel flanking two rectilinear panels in a symmetrical composition to either side of the ticket booth (see Circle 7). The County Code now requires 36" leaf doors for egress from a public facility such as this, which will also comply with ADA requirements.

The existing ticket booth measures approximately 4' x 5' (interior dimensions), and provided a tight area for a single ticket taker with no modern equipment (computers, etc.). Much of the original fabric of the ticket booth remains, including the side walls with a flat

1. Salvage original material that you can't reuse.

2 Model

3 Streetscape Drawing

①

panalized segment above a marble revetment. The marble piece on the front of the ticket booth has been replaced with plywood. Much of the original woodwork on the interior remains, including the trim around the access door in the lobby (which measures approximately 24"). The cornice above the ticket window is original material.

### Proposed Alterations:

The applicant proposes to replace the existing 8 doors with 6 new doors, each measuring 36" in width in a pattern providing a double door and a single door on either side of the new ticket booth. The ticket booth would be enlarged to approximately 7'-6" in width. The existing cornice would remain in place, and the new ticket booth would use glass wall extensions to the ceiling of the marquee above the original wall height. The original and intact sidewalls of the ticket booth would be moved to the new location, and the front elevation of the ticket booth would be fabricated to match the original sidewalls. In addition, a reveal would be used to mark the original width of the ticket booth, matching the original cornice to provide a sense of the original booth while permitting the proposed alterations.

(See Circle 9)

The pattern of the glass on the new entry doors would recall the original pattern, although with three leafs instead of four.

### STAFF COMMENTS

The American Film Institute will be using the Silver Theatre as its main venue to present early films in an original setting. In addition to restoring the interior auditorium of the Silver Theatre, the AFI will have two other small theaters on the east side of the Silver Theatre in a new building (to be reviewed by the HPC at another meeting), as well as a gift shop in a double storefront on the west side of the Theatre. The storefront on the east side of the Theatre entrance will be used for bathrooms, although the storefront window itself will be preserved and used for display purposes.

The AFI feels strongly that all of its patrons should enter the Silver Theatre, regardless of which theater is their actual destination. The doors to the new building will be used for emergency egress only, while the Silver Theatre lobby will provide the entrance to all three theaters. Staff notes that, whether or not the Silver Theatre is the only theater entrance, the original entrance would have to be modified because the 30" leaf door width is unacceptable under today's building code, and further, the original ticket booth would not accommodate the ticket equipment and two ticket takers.

Staff feels that the proposed modifications are moderate and within the character of the Silver Theatre. New doors would have to be fabricated anyway because the original doors have been replaced some time in the past (although it is wonderful to note that 7 of the 8 original doors for the interior lobby have been saved and will be restored as the inner lobby entry, working closely with County fire and code officials).

The proposed alterations to the ticket booth offer a good solution by incorporating original fabric into the new ticket booth even while altering the proportions of the ticket booth. The original cornice and the use of a vertical reveal should help accentuate the original feature, while still accommodating the new program.

### STAFF RECOMMENDATION

Staff recommends that the Commission direct the applicant to proceed to the HAWP application.

<b>To</b>	Montgomery County Department of Park and Planning	<b>Attention</b>	Ms. Robin Ziek	
<b>Address</b>	8787 Georgia Ave.	<b>City</b>	Silver Spring	<b>State</b> Md. <b>Zip</b> 20910-3760
<b>Project</b>	Silver Theater, Silver Spring, Md	<b>Project Number</b>	09.8141.000	
<b>Subject</b>				

<i>For Your:</i>	<input type="checkbox"/> Approval and selection	<input type="checkbox"/> Use	<input type="checkbox"/> Record
	<input type="checkbox"/> Review / Comment	<input type="checkbox"/> Distribution	<input type="checkbox"/> Information
<i>Action Required:</i>	<input type="checkbox"/> Indicated on item transmitted	<input type="checkbox"/> Comment and return to Gensler	<input type="checkbox"/> No action required
	<input type="checkbox"/> Sign and return to this office	<input type="checkbox"/> See remarks below	<input type="checkbox"/>
<i>Delivered Via:</i>	<input type="checkbox"/> Messenger	<input type="checkbox"/> Mail	<input type="checkbox"/> UPS
	<input type="checkbox"/> Express	<input type="checkbox"/> Hand carried	<input type="checkbox"/> Pick-up

Quantity	Description / Remarks	Dated
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1	Box Office Elevation	2/22/99
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Robin: We have updated the box office elevation and plan to incorporate your comments from our walk-thru on 12 February 1999.

It is our intent to file a formal letter requesting a preliminary consultation for 10 March 1999. We will file that letter by the end of this week. We also intend to provide a narrative description of the building materials, location, scale, height, etc. by the end of this week.

Please contact me if you have any questions.

<i>Transmittal Copies To:</i>	<i>Enclosures</i>	<i>Delivered Via:</i>
		<input type="checkbox"/> Messenger <input type="checkbox"/> Mail <input type="checkbox"/> Printer
		<input type="checkbox"/> Express <input type="checkbox"/> Hand carried <input type="checkbox"/> Pick-up
		<input type="checkbox"/> Messenger <input type="checkbox"/> Mail <input type="checkbox"/> Printer
		<input type="checkbox"/> Express <input type="checkbox"/> Hand carried <input type="checkbox"/> Pick-up
		<input type="checkbox"/> Messenger <input type="checkbox"/> Mail <input type="checkbox"/> Printer
		<input type="checkbox"/> Express <input type="checkbox"/> Hand carried <input type="checkbox"/> Pick-up

If enclosures are not as described, please advise Gensler immediately.

<i>Prepared by:</i>	Charles Clements, AIA	<i>Date:</i>	23 February 1999
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**AFI/Silver Theater  
Presentation Text  
March 10, 1999**

**Design Statement (introduction)**

The design concept reinforces the original project goal that the Silver Theater should be a cultural and entertainment focal point in the redevelopment of the Silver Spring area. This concept respects the past heritage of American theater architecture and points toward the future as a state-of -the-art venue and icon for the American Film Institute and its exhibitions and festivals and the Round House Theater.

A number of initial planning concepts explored different locations of the main exhibition spaces for AFI and different orientations of the complex to the street. The current plan arrangement has evolved into a simple diagram with the historic theater separated by a grand gallery from the newer block that houses new theater and screening rooms for AFI and the lobby and black box performance space for the Roundhouse Theater.

The new building, will be about 45' high and will house AFI offices on an upper floor above the new theater spaces. This building would form a simple backdrop to the profile of the Silver Theater. The recreated signage mast, when viewed from the Metro station and the approach up Colesville Road as well as from the Silver Circle, will become the central beacon for the complex. The new building block will form an appropriate scale transition between the relative low street facades of the Silver Theater with the flanking shop fronts, and the massive City Center building next door.

The gallery space, with an abundance of glass and clerestory light will serve as a gathering spot for receptions and special events, and expose a view of the previously unappreciated, but interestingly detailed, north facade of the Silver Theater.

The new theaters will be elegantly simple in design to distinguish them from the highly stylized and streamlined Deco motifs of the Silver Theater, which will remain the showpiece of the AFI collection.

<b>Project</b>	AFI Silver Spring	<b>Project Number</b>	09.8141.000
<b>Meeting Location</b>	MNCPPC, Silver Spring, Md.	<b>Meeting Date</b>	1/25/99
<b>Meeting Subject</b>	Preliminary review of the proposed Silver Theater	<b>Meeting Number</b>	1
<b>Present</b>	Montgomery County Historic Preservation Staff- Gwen Wright, Robin Zeke Montgomery County - Bill Mooney, Doug Wrenn, Gary Stith Foulger Pratt - Bryant Foulger AFI - Ray Barry Gensler - Charlie Clements, Tom Lindblom, RK Stewart		

*Discussion**Action / Decisions Pending / Follow up*

The purpose of this meeting was to review the proposed design of the historic Silver Theater

**Key Issues:**

Discussions during this meeting raised the following key issues:

Introduction to the design team with overview of the project and emphasis on continuation of the work that is proposed in the current Application for Historic Area Work Permit dated 19 August 1998.

Discussion of the existing Silver Theater with the following items noted:

The box office is currently too small to support operation by a two ticket person operation and accommodations to meet ADA guidelines. Gensler proposes to widen the existing box office by expanding on the existing front facade. The widening of the box office would support the ticket taking operation, as well as provide the ability to expand the front doors to support the code required 36" door leaf. There is some question regarding how much of the historic fabric is left in the exterior facade of the ticket booth.

Gensler to review the existence of historic fabric within the exterior construction of the box office in preparation for further review with HPC.

The existing lobby area is proposed to remain; contrary to the previous proposed design. The coming attraction poster boards are to be retained for use. Gensler proposes using the existing poster board surround as a window into the retail area located west of the lobby. HPC expresses reservation to glazing the back of the poster board surround but may consider it upon further design development.

The existing theater is proposed to have a new light lock added to the north end entrance. The new curved partition will be acoustically treated and will be contextual without creating a false historic

Gensler will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless written notice to the contrary is received by Gensler within seven calendar days of the issue date of these meeting notes.

**Distribution:** Attendees  
Gensler - Diane Hoskins, Richard Logan

**Prepared by:**  
Charles Clements, AIA

**Date Issued:**  
02/16/99

<b>Project</b>	AFI Silver Spring	<b>Project Number</b>	09.8141.000
<b>Meeting Date</b>	1/25/99	<b>Page</b>	2
<i>Discussion</i>		<i>Action / Decisions Pending / Follow up</i>	

appearance.

Review of the need to increase the egress door width in accordance with the Montgomery County Fire Marshall's preliminary review. One door leaf at each location is required to allow 36" of egress width and will require the 30" doors to be replaced. HPC suggested further review with the Fire Marshall to determine if historic consideration can allow for 30" doors.

Gensler to address egress widths with Montgomery County Fire Marshall.

HPC expressed concern regarding maintaining the retail store set-back on the east side of the existing lobby. Women's toilet room needs to be reduced in order to allow the existing turn-back to remain.

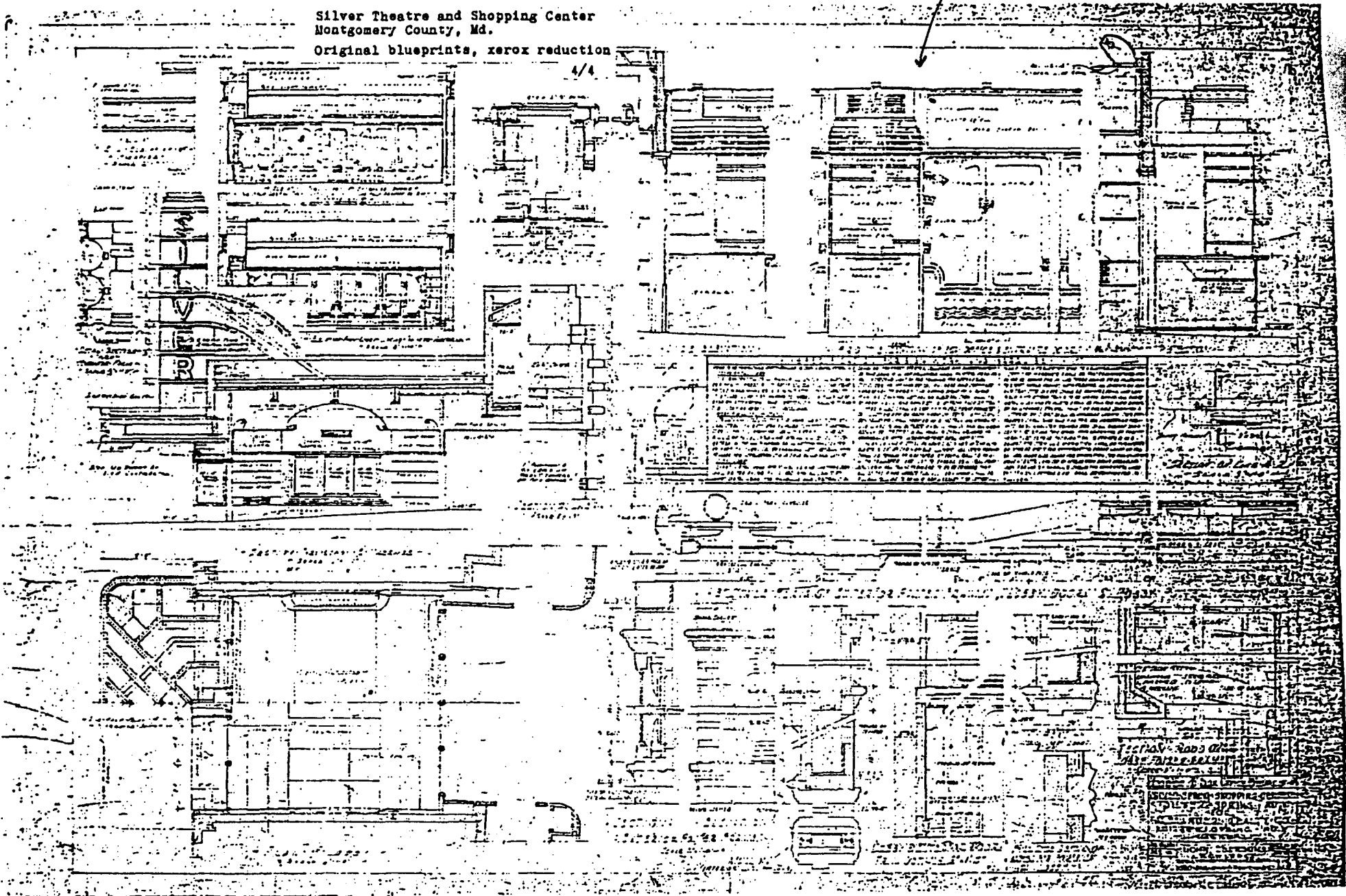
Gensler to review the storefront turn-back and reconfigure the toilet room.

Silver Theatre and Shopping Center  
Montgomery County, Md.

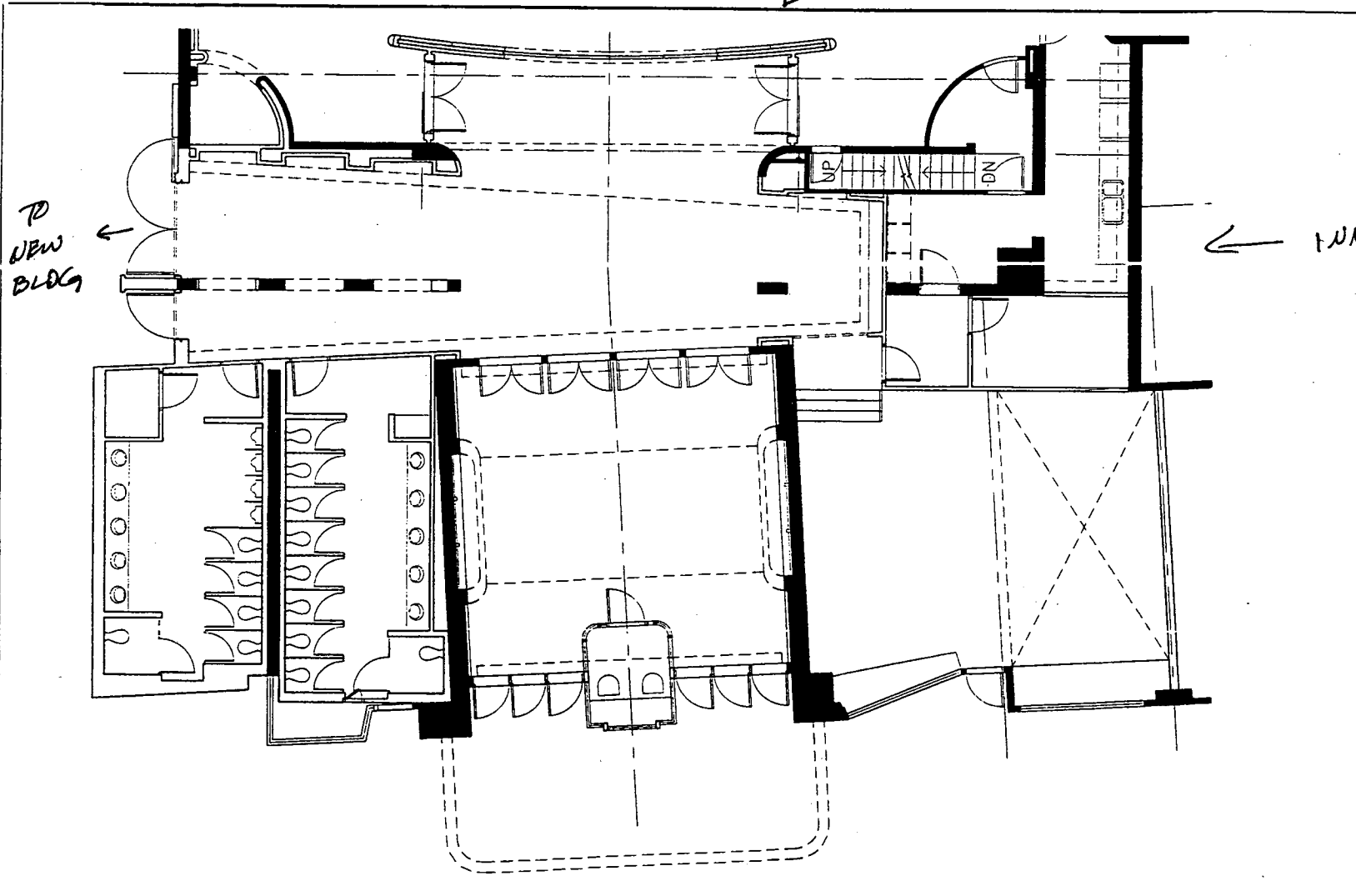
Original blueprints, xerox reduction

4/4

ORIGINAL  
EXTERIOR  
ELEVATION



AFE AUDITORIUM  
(ORIGINAL THEATRE)



KEY NOTES



Gensler



DESIGN DEVELOPMENT

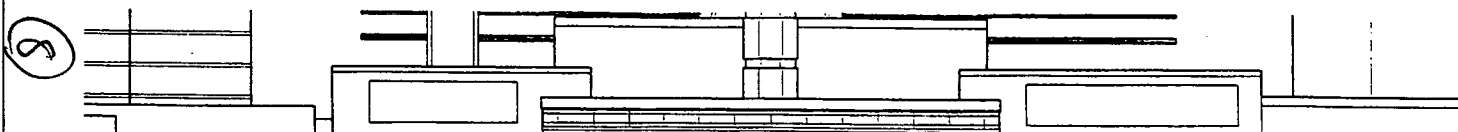
ENLARGED PLAN AT LOBBY

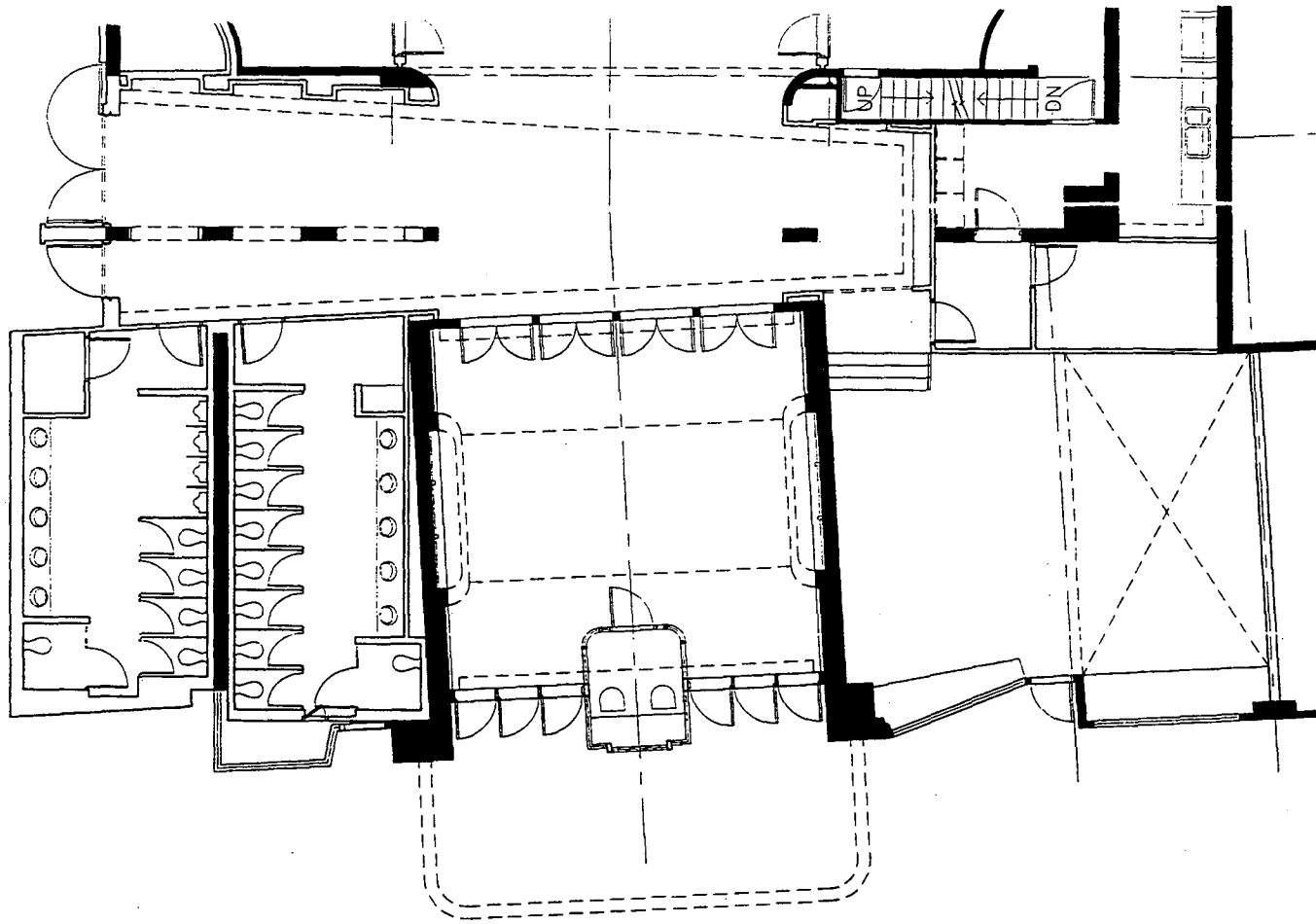
SCALE: 1/8" = 1'-0"

1

PROPOSED  
PLAN

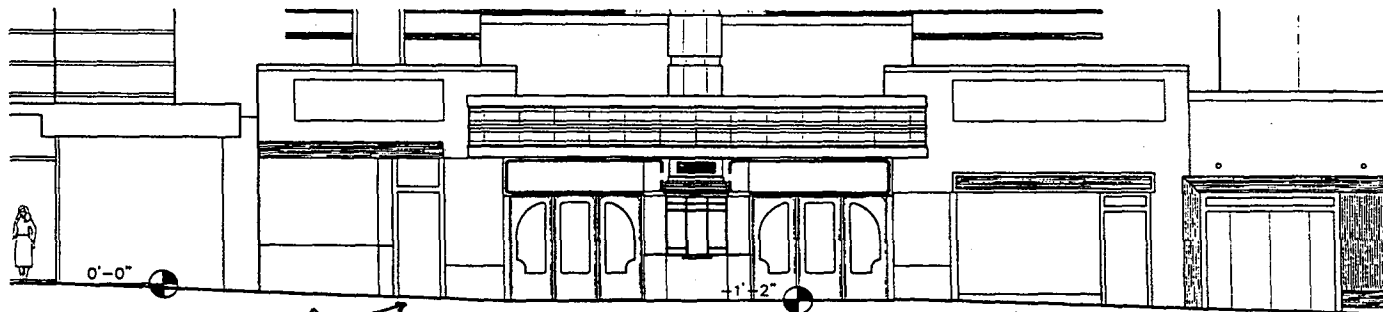
SHEET NOTES





ENLARGED PLAN AT LOBBY  
SCALE: 1/4" = 1'-0"

1



↑  
DISPLAY WINDOW +  
FALSE ENTRANCE

↑  
ORIGINAL WIDTH

↑  
API GIFT SHOP

PARTIAL ELEVATION AT BOX OFFICE  
SCALE: 1/4" = 1'-0"

SHEET NOTES

2

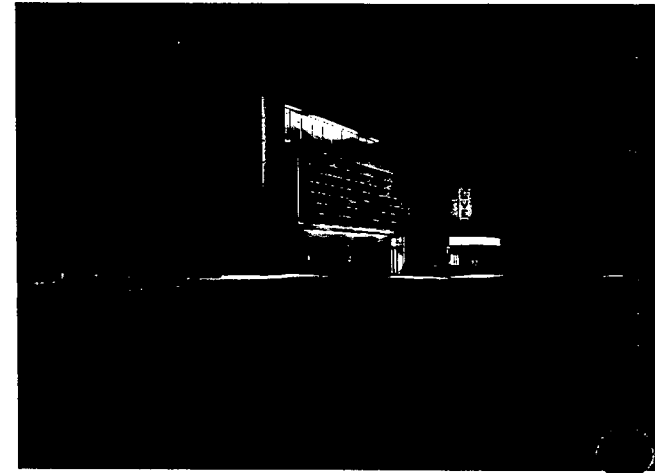
6

DRAWING BY: [unreadable] ARCHITECTS, INC. 1000 [unreadable] AVENUE, SUITE 100, [unreadable] CA 94015



**Silver Theater Rehabilitation** Silver Spring, Maryland

Exterior Rendering

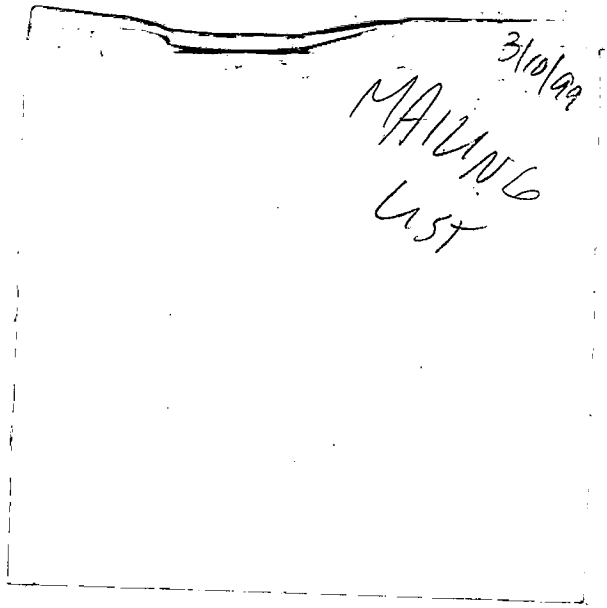


**Silver Theater Rehabilitation** Silver Spring, Maryland

Exterior Rendering

11





3/10/99

MAILING  
LIST

3/3  
alt

Please send staff report to:

- ✓ 1. Gary Stith
- ✓ 2. Charles Clements, AIA  
Gensler  
2020 K St. NW  
Suite 200  
Wash DC 20006
- ✓ 3. Art Deco Society  
Linda Lyons
- ✓ 4. Silver Spring Historical Society
- ✓ 5. Nancy Urban

<b>Project</b>	AFI Silver Spring	<b>Project Number</b>	09.8141.000
<b>Meeting Location</b>	MNCPPC, Silver Spring, Md.	<b>Meeting Date</b>	1/25/99
<b>Meeting Subject</b>	Preliminary review of the proposed Silver Theater	<b>Meeting Number</b>	1
<b>Present</b>	Montgomery County Historic Preservation Staff- Gwen Wright, Robin Zeke Montgomery County - Bill Mooney, Doug Wrenn, Gary Stith Foulger Pratt - Bryant Foulger AFI - Ray Barry Genkler - Charlie Clements, Tom Lindblom, RK Stewart		

*Discussion**Action / Decisions Pending / Follow up*

The purpose of this meeting was to review the proposed design of the historic Silver Theater

**Key Issues:**

Discussions during this meeting raised the following key issues:

Introduction to the design team with overview of the project and emphasis on continuation of the work that is proposed in the current Application for Historic Area Work Permit dated 19 August 1998.

Discussion of the existing Silver Theater with the following items noted:

The box office is currently too small to support operation by a two ticket person operation and accommodations to meet ADA guidelines. Genkler proposes to widen the existing box office by expanding on the existing front facade. The widening of the box office would support the ticket taking operation, as well as provide the ability to expand the front doors to support the code required 36" door leaf. There is some question regarding how much of the historic fabric is left in the exterior facade of the ticket booth.

Genkler to review the existence of historic fabric within the exterior construction of the box office in preparation for further review with HPC.

The existing lobby area is proposed to remain; contrary to the previous proposed design. The coming attraction poster boards are to be retained for use. Genkler proposes using the existing poster board surround as a window into the retail area located west of the lobby. HPC expresses reservation to glazing the back of the poster board surround but may consider it upon further design development.

The existing theater is proposed to have a new light lock added to the north end entrance. The new curved partition will be acoustically treated and will be contextual without creating a false historic

Genkler will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless written notice to the contrary is received by Genkler within seven calendar days of the issue date of these meeting notes.

*Distribution:* Attendees  
Genkler - Diane Hoskins, Richard Logan

*Prepared by:* Charles Clements, AIA

*Date Issued:* 02/16/99

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<b>Project</b>	AFI Silver Spring	<b>Project Number</b>	09.8141.000
<b>Meeting Date</b>	1/25/99	<b>Page</b>	2

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*Discussion**Action / Decisions Pending / Follow up*

appearance.

Review of the need to increase the egress door width in accordance with the Montgomery County Fire Marshall's preliminary review. One door leaf at each location is required to allow 36" of egress width and will require the 30" doors to be replaced. HPC suggested further review with the Fire Marshall to determine if historic consideration can allow for 30" doors.

Gensler to address egress widths with Montgomery County Fire Marshall.

HPC expressed concern regarding maintaining the retail store set-back on the east side of the existing lobby. Women's toilet room needs to be reduced in order to allow the existing turn-back to remain.

Gensler to review the storefront turn-back and reconfigure the toilet room.