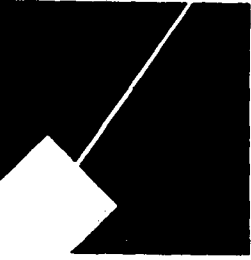


36/7-99A 8619 Colesville Road  
(Silver Spring Historic District)

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

FROM: *GW* Gwen Wright, Coordinator  
Historic Preservation

36/7-99A

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.

Re: 8619 Coleville Road, Silver Spring, MD 20910  
Locational Atlas Resource # 36/7 - Silver Spring Historic District



**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.

*Charles Clements*

Signature of owner or authorized agent

24 March 1999

Date

Approved: X 9903240069 For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: *[Signature]* Date: 4/16/99

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

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8619 Colesville Road, Silver Spring

Meeting Date: 4/14/99

Resource: **Silver Spring Historic District**  
*Locational Atlas Resource #36/7*

Review: HAWP

Case Number: 36/7-99A

Tax Credit: N/A

Public Notice: 3/31/99

Report Date: 4/7/99

Applicant: Montgomery County  
(Charles Clements, Agent)

Staff: Robin D. Ziek

PROPOSAL: New Construction

RECOMMENDATIONS: Approval

---

The applicant came to the HPC on March 10, 1998 for a Preliminary Consultation on the proposed new construction. The new building is immediately adjacent to the Silver Theatre (on the east side) and would be connected to the Theatre physically and programmatically.

### PROJECT DESCRIPTION

RESOURCE: Silver Spring Historic District (*Locational Atlas Site #36/7*)  
STYLE: Potential Art Deco theme district  
DATE: 1930's - 1940's

### PROJECT PROPOSAL

The applicant proposes to build a new theater building adjacent to the Silver Theatre, to house two movie theaters, a black box theater, and offices for the American Film Institute and for the Round House Theater. The new building would be constructed on existing vacant land in the boundaries of the *Locational Atlas* Silver Spring Historic District, fronting on Colesville Road. The new AFI theaters would be accessed through the original lobby of the Silver Theatre which is immediately adjacent to this property. The internal connection would be at the interior lobby area of the Silver Theatre.

The new building is modern and is designed to step up in height from the silver Theatre to City Place. The building is conceived as a screen on the street, and the proposal includes a wide area for images at the upper levels, and 5 smaller viewing openings for movie posters/ images at the street level. The buildings will be connected with a 1-story piece with a glass roof that develops into a glass 2-story height lobby (see Circle 10, 11, 15).

### STAFF COMMENTS

The American Film Institute will use 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 the new building for other film presentations. With a gift shop in a double storefront on the west side of the Theatre, and movie posters/shopfront displays in the storefront on the east side of the Theatre entrance, pedestrians will enjoy active sidewalk windows.

The scale of the proposed building works well in the district, holding the edge of Colesville Road, and providing high quality new architecture on the street. The new building

will not overwhelm the Silver Theatre, being held back a sufficient distance before stepping up in height to accommodate the program. It is also exciting that the new building is of its own period and doesn't pretend to be other, such as Art Deco.

**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.



DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE 2ND FLOOR ROCKVILLE, MD 20850  
301 217-6374

DPS - #8

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

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

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- Revision
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- Deck
- Shed
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- Woodburning Stove
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1B. Construction cost estimate: \$ \_\_\_\_\_

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- 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

4

**AFI/Silver Theater**  
**Presentation Text**  
March 24, 1999

### **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.

5



## 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 motif's, 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 accomodated 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.

6

### **Colesville Road Facade;** work description of proposed new building

The general design intent is to provide a massing of new building pulled away from the historic theater. The new building provides for a glass enclosed gallery area between the new building and the historic theater and highlights the existing north wall of the theater. The height of the new building mass steps up from the glass enclosure and acts as a backdrop to the historic theater mass.

The gallery area is proposed to be glazed curtain wall to allow natural light to flood the interior area. This area will have glass egress doors that are intended to be used for exiting purposes only. The gallery facade is stepped back from the historic retail area to allow for the use of the existing retail window as AFI display area.

The front street level facade of the new building is proposed to be masonry in construction, with new coming attraction movie poster displays at the pedestrian level. These poster panels reflect a rhythm of the existing shopping center storefronts along Colesville Road. Above the band that aligns with the historic theater marquee is a new display panel system; glass panels with applied graphic film in painted metal frames. Behind these glass panels is a painted wall mural. The applied graphic film is similar to the film applied to city busses and is of a transparent nature. The mural wall will have a wash of light during night-time hours. The transparency in the front film allows for the mural on the wall to be viewed during these night lighting conditions.

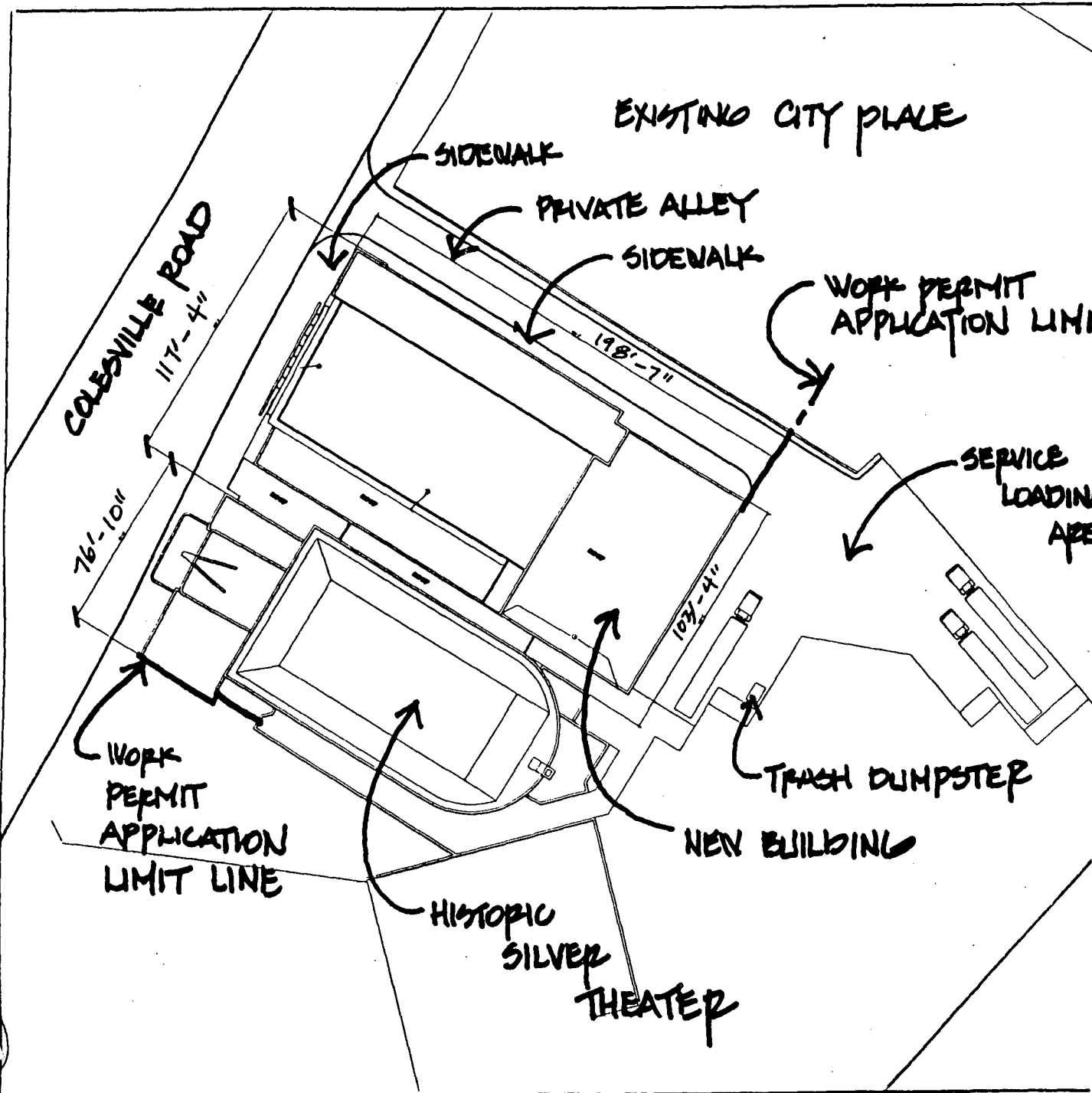
The glass panel system wraps into a metal panel wall system on the north side of the elevation and defines the Round House Theater facade. The front entrance to the Round House lobby is defined by the marquee band that aligns with the Silver Theater marquee. An entrance vestibule provides for ticketing capacity within the building area.

### **North Facade;** work description of proposed new building

The north facade of the new building faces the private alley that services the loading dock area directly behind the new building. The facade of the new building is proposed to be masonry with storefront window wall system to introduce light within the lobby area.


### **South Facade;** work description of proposed new building

The south facade of the new building faces the historic Silver Theater above the gallery. The facade of the new building is proposed to be glass window wall with an exterior metal louvered panel system. The AFI logo graphic and signage would be applied to the metal louver panel system.



KEY NOTES

- ① WORK SCHEDULE SHALL
- ② LINE OF DEMARK AS OFFICE LEVEL



**AFI**  
 American Film Locations  
 The Silver Theater  
 Silver Spring, MD

**Gensler**

200 G Street NW  
 Suite 200  
 Washington, DC 20001  
 Tel: 202.233.2000

3/24/99

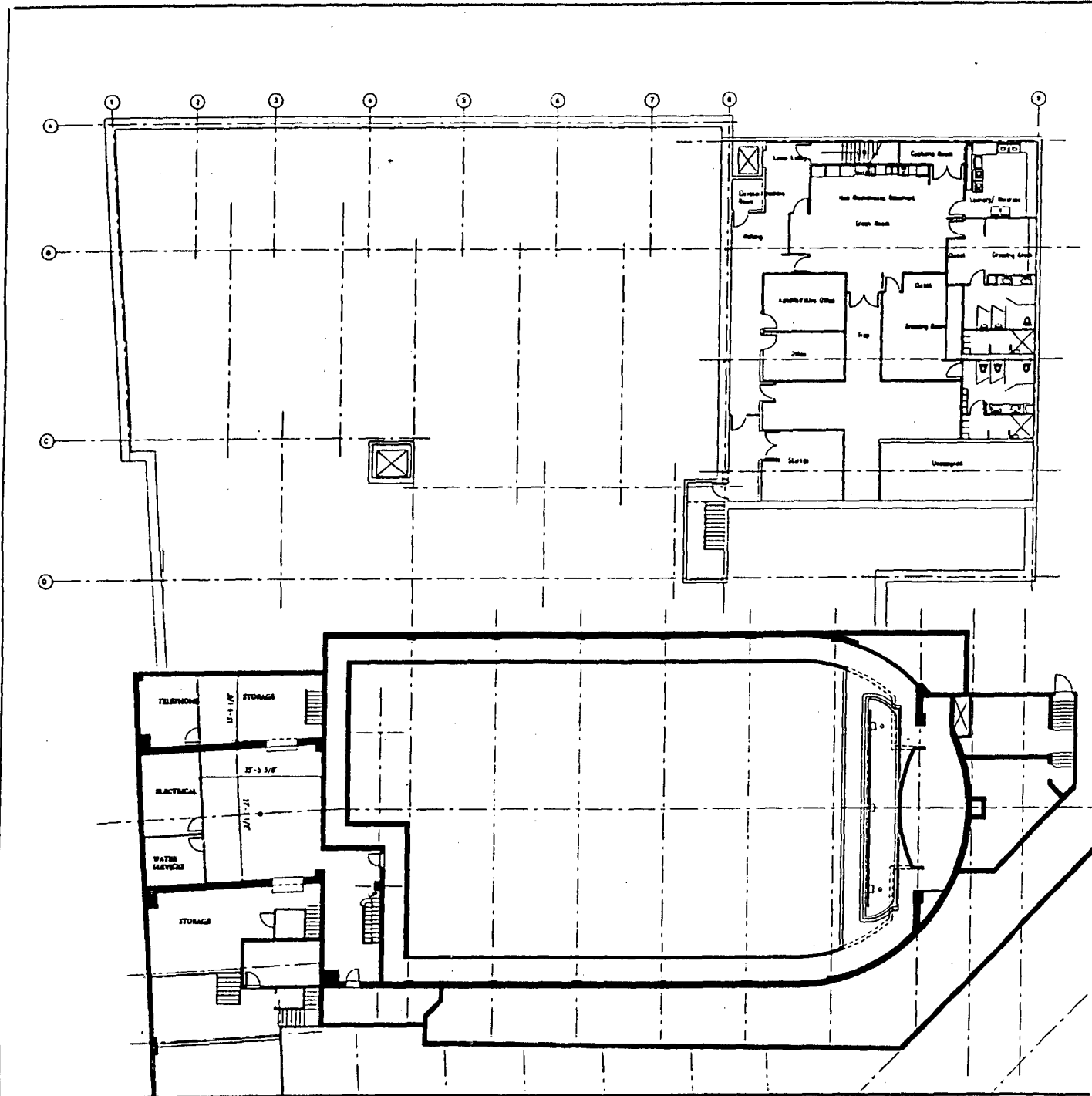
HISTORIC WORK

SCALE:  
 1" = 64'-0"

SHEET NOTES

A0.3

8



**KEY NOTES**

- ① SEE CONCRETE WALLS AROUND PIT FOR REINFORCEMENT SCREEN
- ② FROM BASEMENT CONSTRUCTION BELOW EXISTING SLAB WITH TO LIGHT AND SEE T&D

**SHEET NOTES**



**Gensler**

2000 E Street NW  
Suite 200  
DC 20003  
Tel: 202-775-2000

3/24/99  
HISTORIC  
WORK

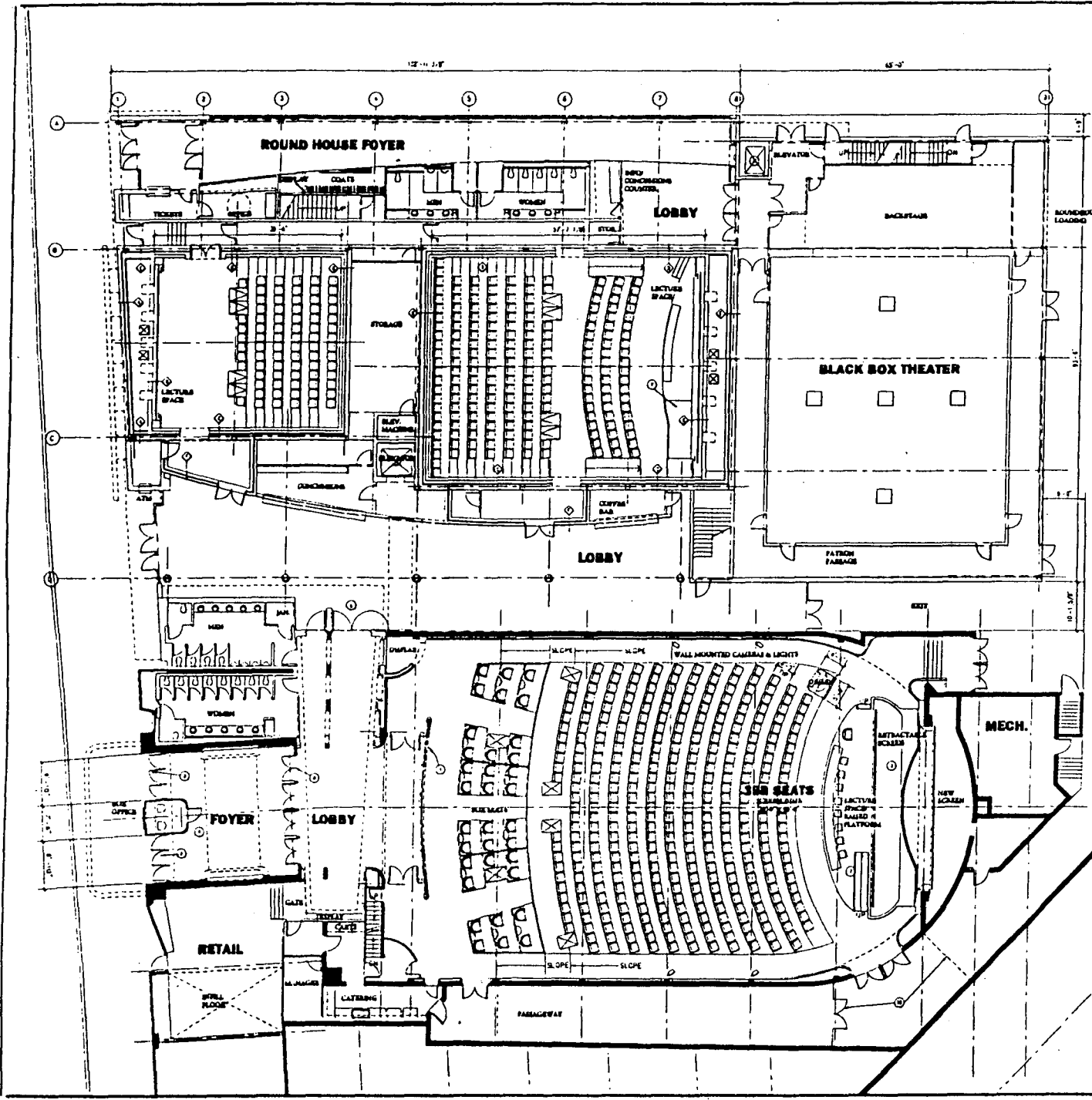
SCALE  
1/32" = 1'-0"

CONSTRUCTION  
THE SILVER THEATER  
2000 E STREET NW  
WASHINGTON, DC  
41, 42, 43, 44  
BASEMENT  
CONSTRUCTION PLAN  
DATE

A2.0



6



**KEY NOTES**

- ① 16-0 LIGHT LOCK 16-0 OPENABLE DOORS
- ② 16-0 RETRACTABLE SCREENS
- ③ 16-0 3'-0" DOORS
- ④ RECONFIGURABLE BOX OFFICE
- ⑤ 2000 LB ELEVATOR
- ⑥ 2000 LB ELEVATOR
- ⑦ RAMP UP TO 12' HIGH STAGE
- ⑧ RESTORED HISTORIC DOORS
- ⑨ 1'-0" DOORS ON HOLD UPERS
- ⑩ 16-0 CASE AND CANNOPY OVER LOTS



**Gensler**

200 N. Penn. Ave.  
 Suite 200  
 Silver Spring, MD 20910  
 Tel: 301.587.2000

3/24/99  
 HEADLINE  
 WORK

**SHEET NOTES**

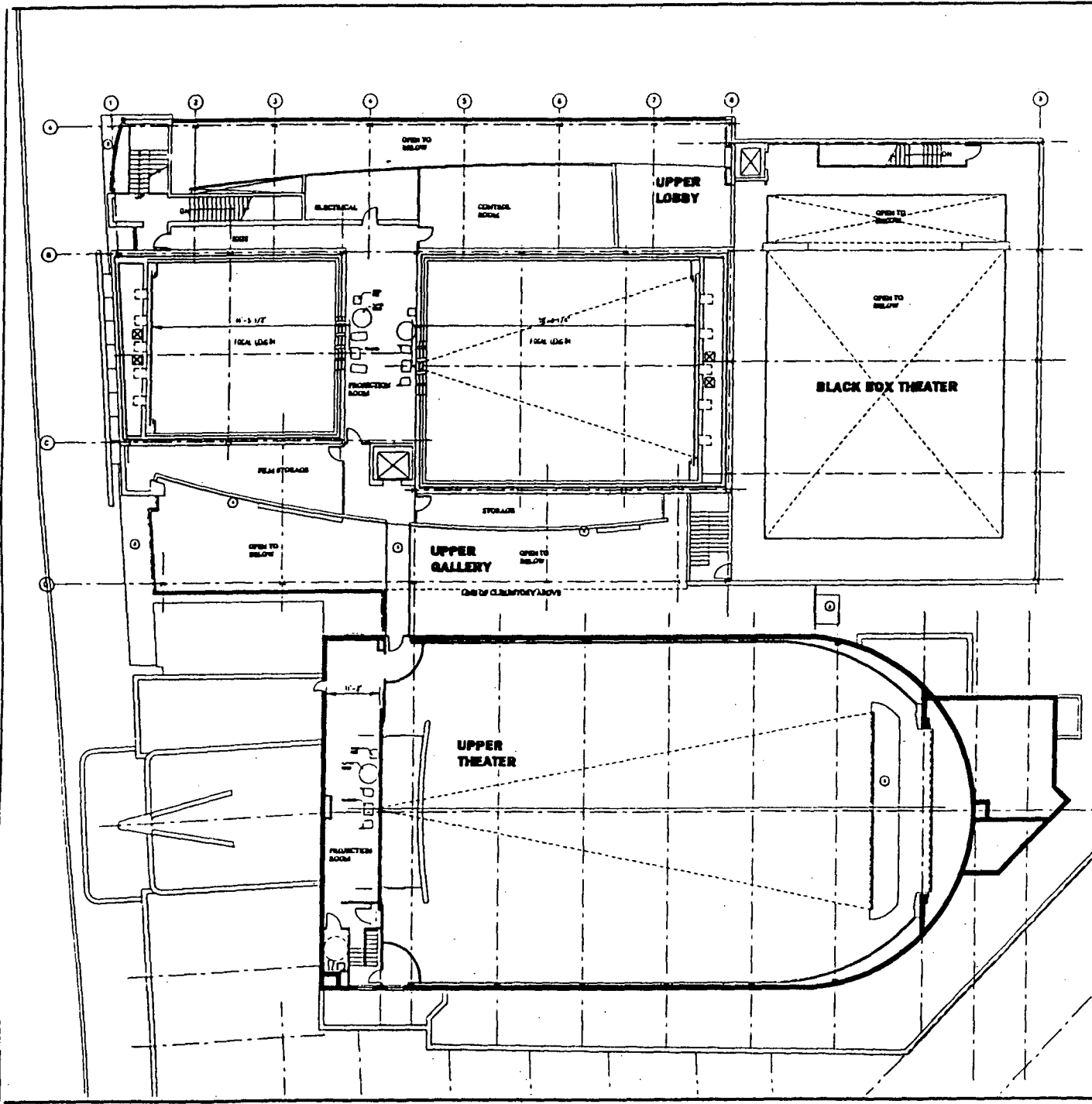
SEE SHEET A121 FOR PATRON TYPES

SCALE  
 1/32" = 1'-0"

Author	THE SILVER THEATER
Designer	
Architect	
Engineer	
Interior Designer	
Contractor	
Phase	

**A2.1**

10



**KEY NOTES**

- ① 48" DIAMETER PROJECTION ROOMS
- ② TOP OF RETRACTABLE SCREEN
- ③ 48" DIAMETER SEALS
- ④ 17' HIGH RACE WALLS



**Gensler**

200 E. Penn. Ave.  
 Suite 200  
 Washington, DC 20001  
 Tel: 202.775.2200

3/24/99  
 Historic  
 Work

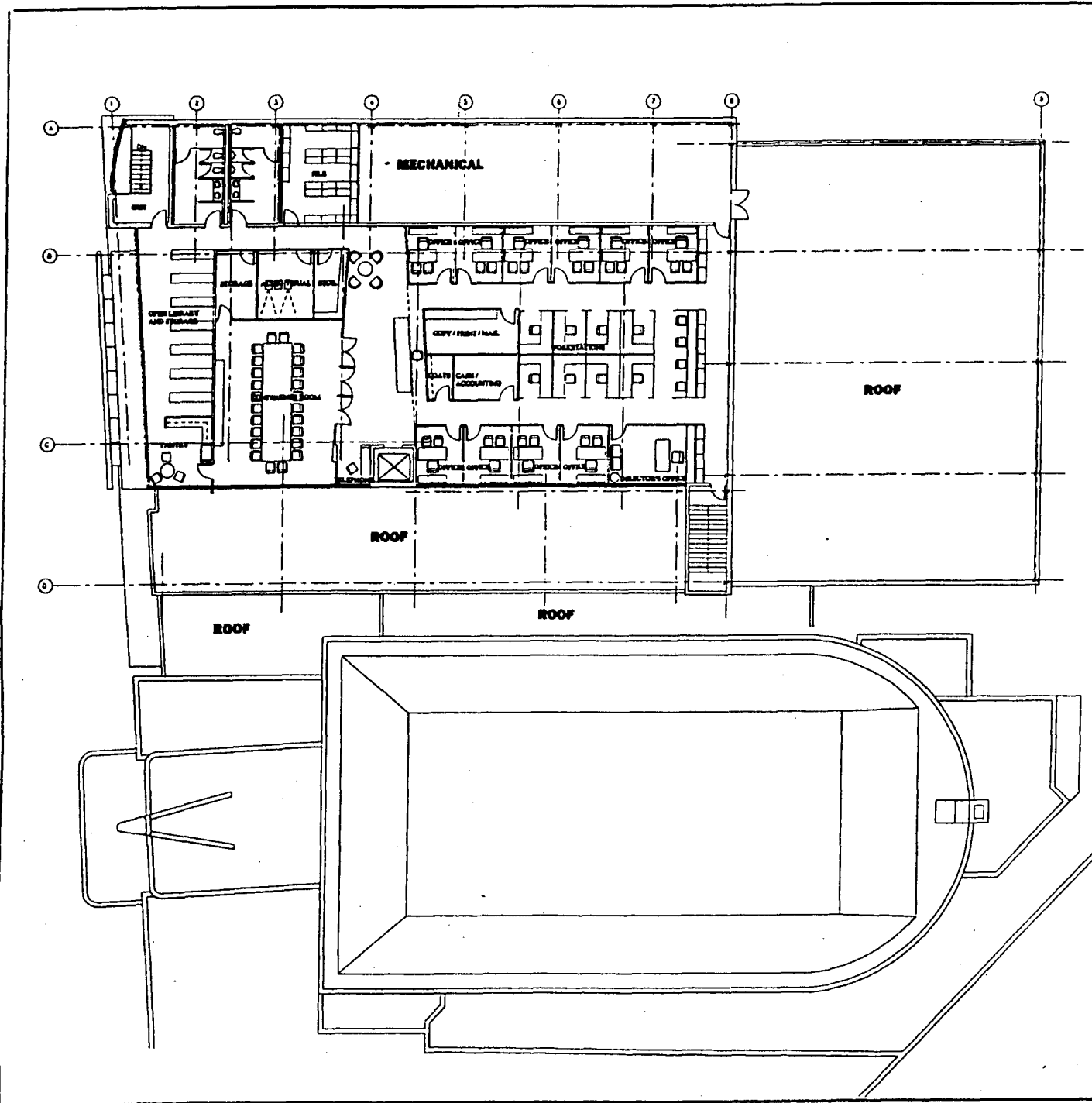
**SHEET NOTES**

SCALE  
 1/32" = 1'-0"

PROJECT	THE BLACK BOX THEATER
DATE	3/24/99
DESIGNED BY	AJ, LJC
DRAWN BY	AJ, LJC
CHECKED BY	
DATE	

A2.2





**KEY NOTES**

**SHEET NOTES**



**Gensler**

300 K Street, NW  
 Suite 200  
 Washington, DC 20004

3/24/99

*HISTORIC WORK*

*SCALE*  
 1/32" = 1'-0"

Project Name	THE SILVER THEATER
Project Number	09-0041-00
Architect	Gensler
Scale	1/32" = 1'-0"
Sheet Title	THIRD FLOOR CONSTRUCTION PLAN
Date	

**A2.3**



(12)

**KEY NOTES**

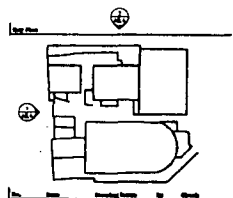
- ① NEW WINDOW SYSTEM INSULATED GLASS IN SILVER PFD METAL FRAMES
- ② NEW DOORS AND BILE OFFICE
- ③ METAL PANEL
- ④ STONE/NEON WINDOW SYSTEM
- ⑤ MASONRY
- ⑥ CANOPY / MARQUEE
- ⑦ EXISTING MARQUEE WITH UPGRADED ELECTRONIC DISPLAY
- ⑧ NEW DISPLAY PANEL SYSTEM GLASS FRONT PANELS WITH APPLIED GRAPHIC FILM IN PFD METAL FRAMES BACK WALL WITH APPLIED MARAL
- ⑨ NEW SIGN MOUNT W/ NEON LIGHTING
- ⑩ MOVIE POSTER DISPLAYS
- ⑪ ATM



American Film Institute  
The Silver Theater  
Silver Spring, MD

**Gensler**

3000 K Street NW  
Suite 200  
Washington, DC 20007  
Tel: 301.721.2200

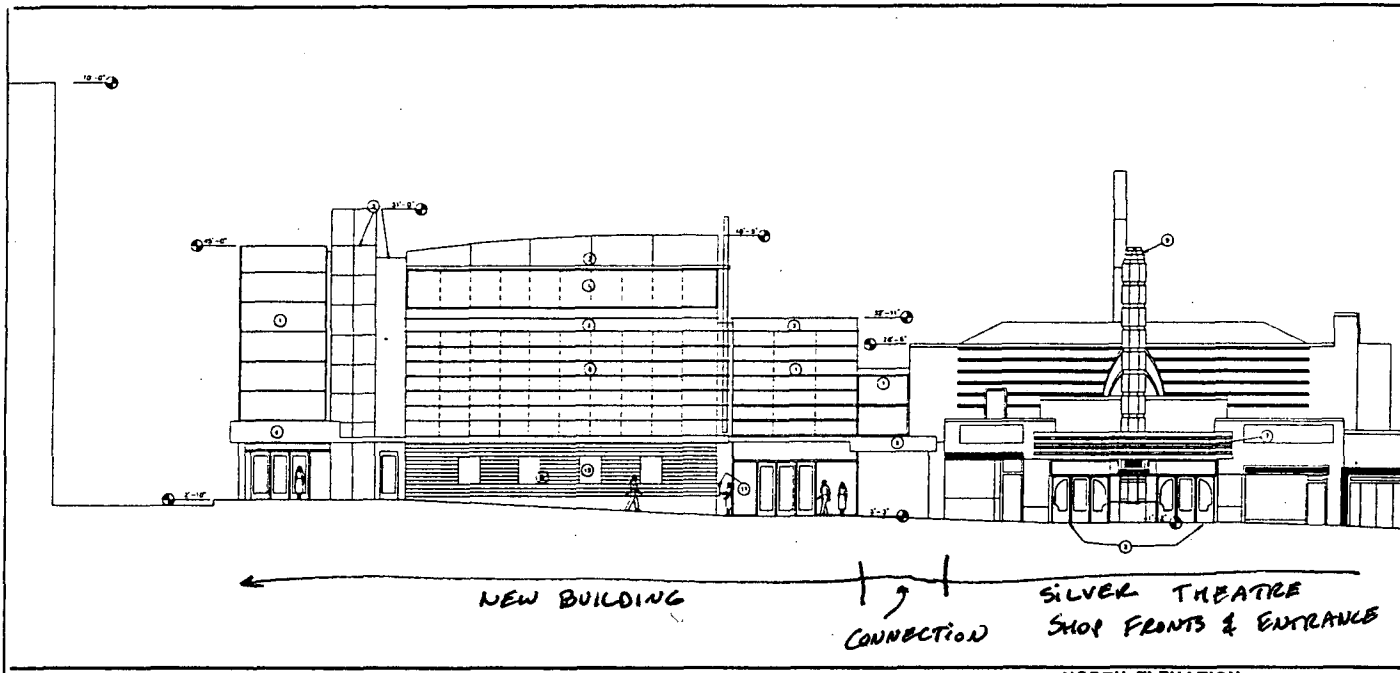


3/24/99  
HISTORIC  
WORK

**SHEET NOTES**

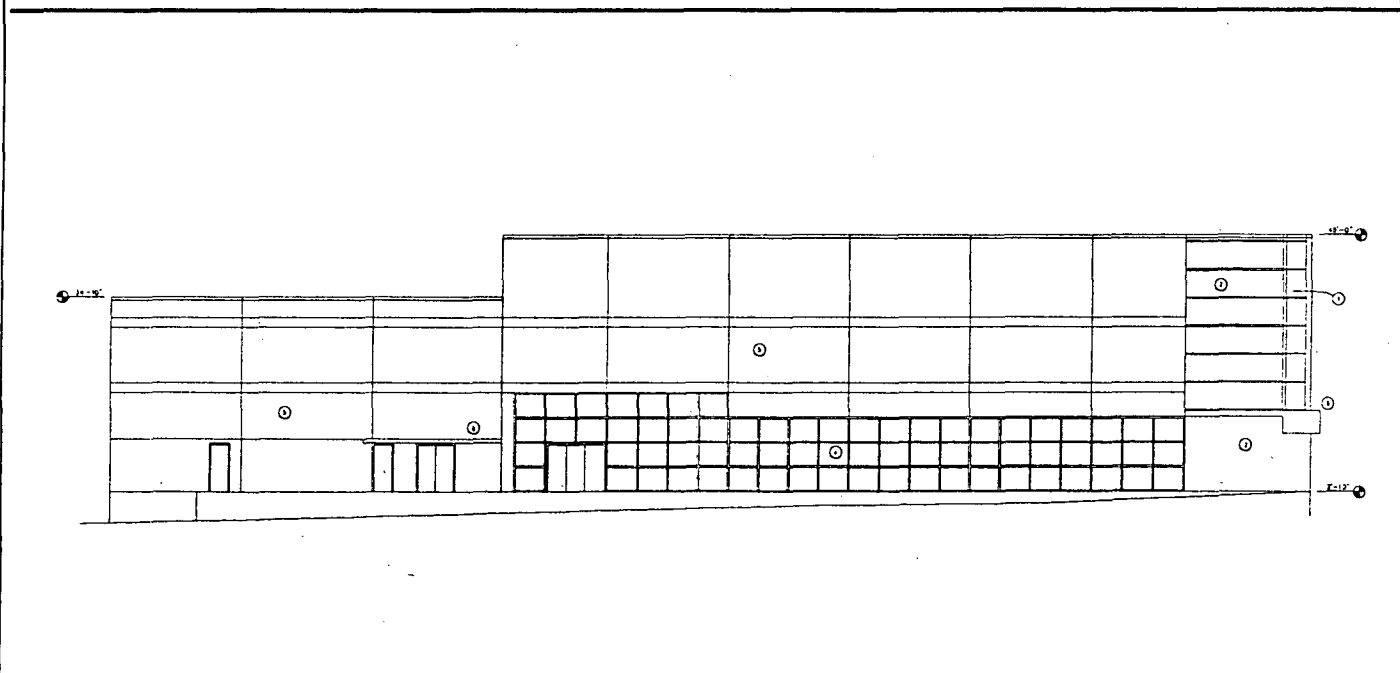
SCALE:  
1/32" = 1'-0"

Project Name	THE SILVER THEATER
Project Number	02-0141-220
Client Name	AFI
Architect	Gensler
Building Elevations	
Scale	1/32" = 1'-0"
Sheet Number	A9.4



**NORTH ELEVATION**

1



**EAST ELEVATION**

2

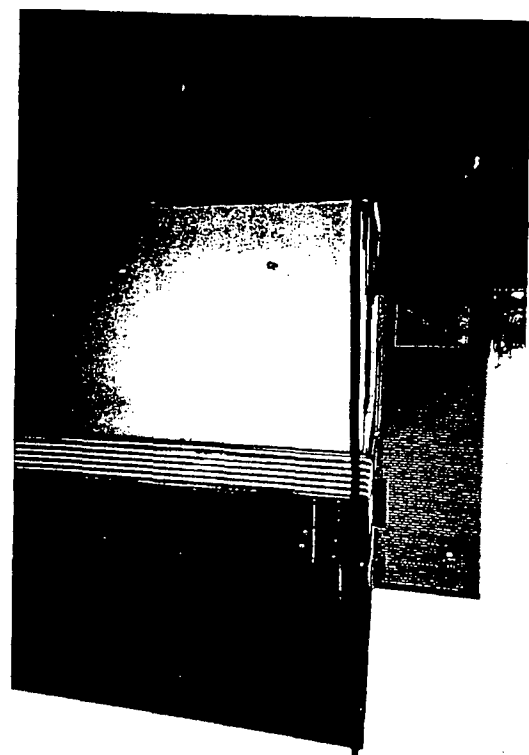
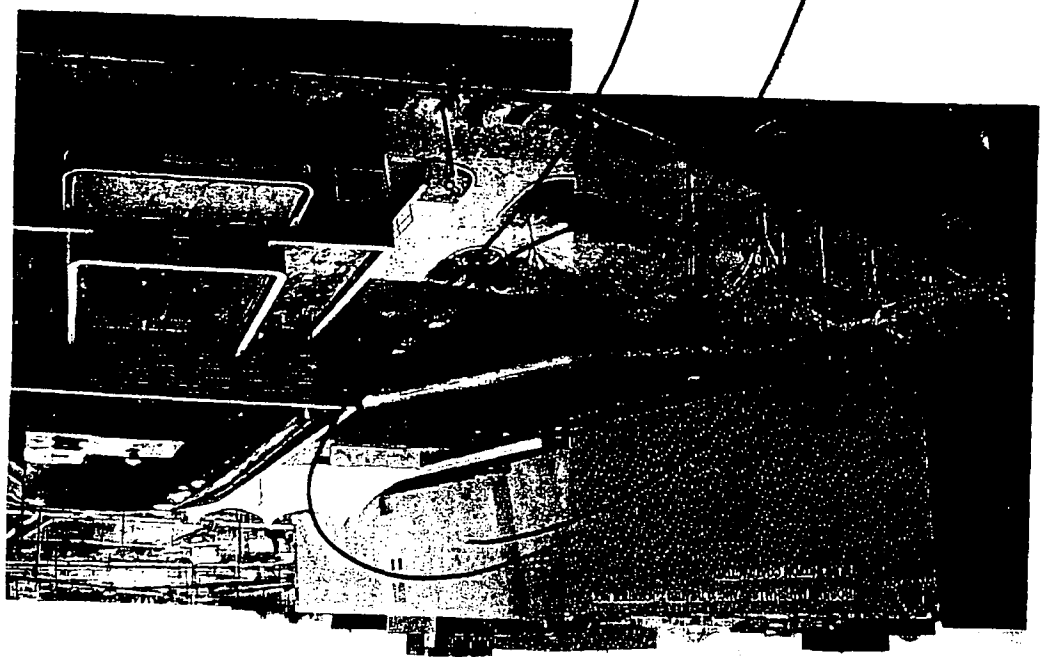
13



3.24.99 HISTORIC #

START OF NEW WORK

(NEW WORK)

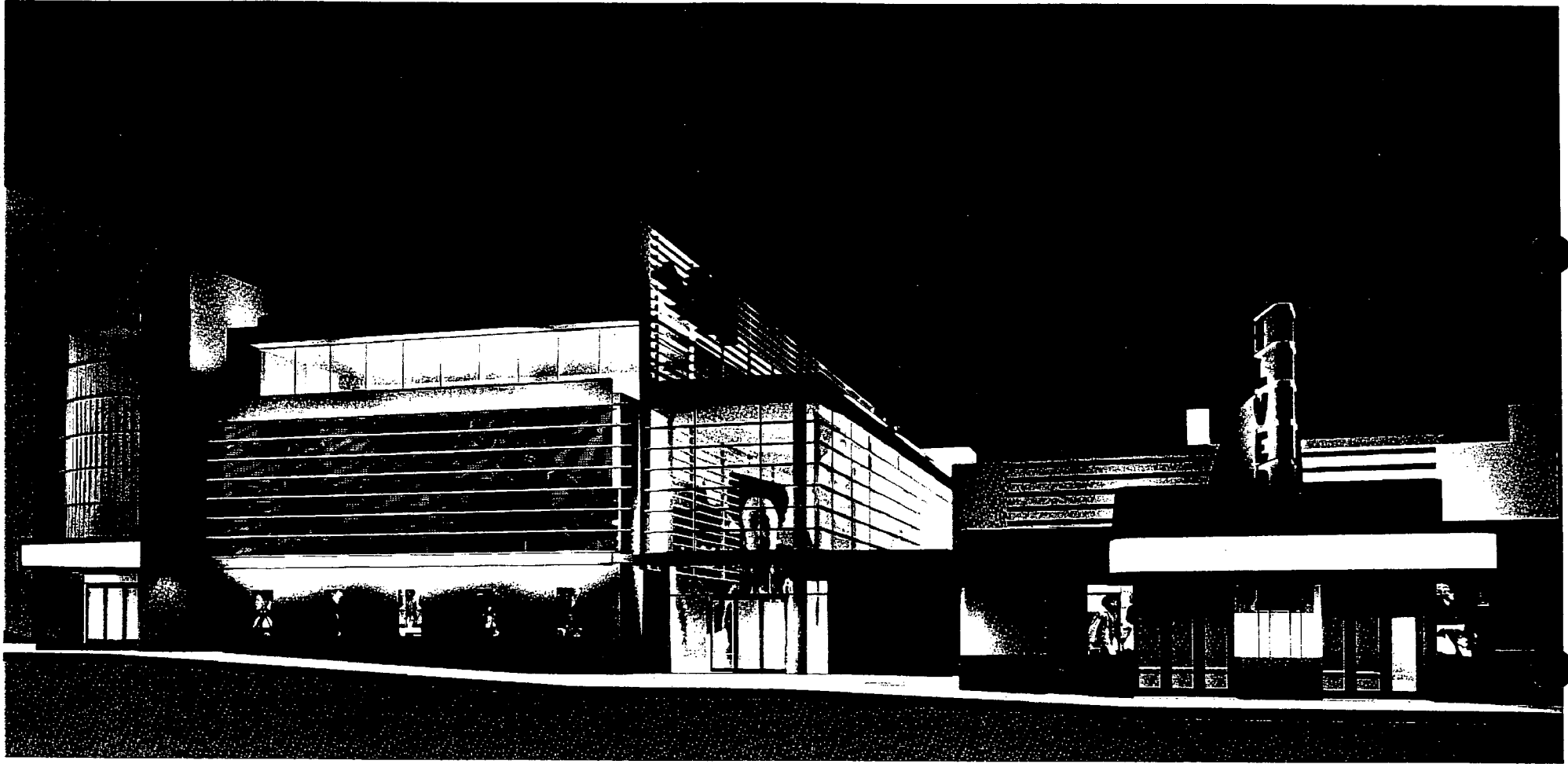


START OF NEW WORK

(NEW WORK)



PH

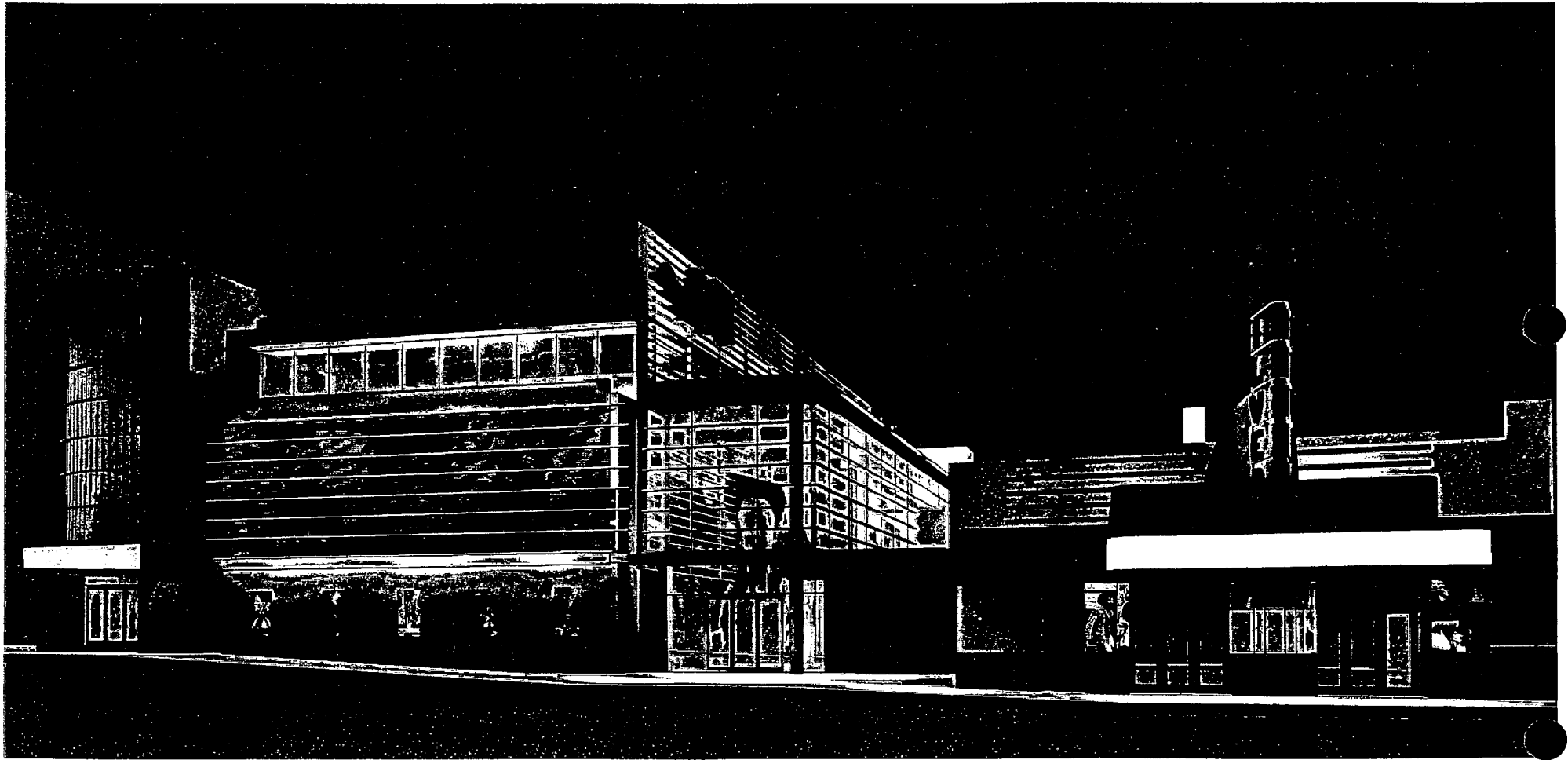


**Silver Theater Rehabilitation** Silver Spring, Maryland

Gensler

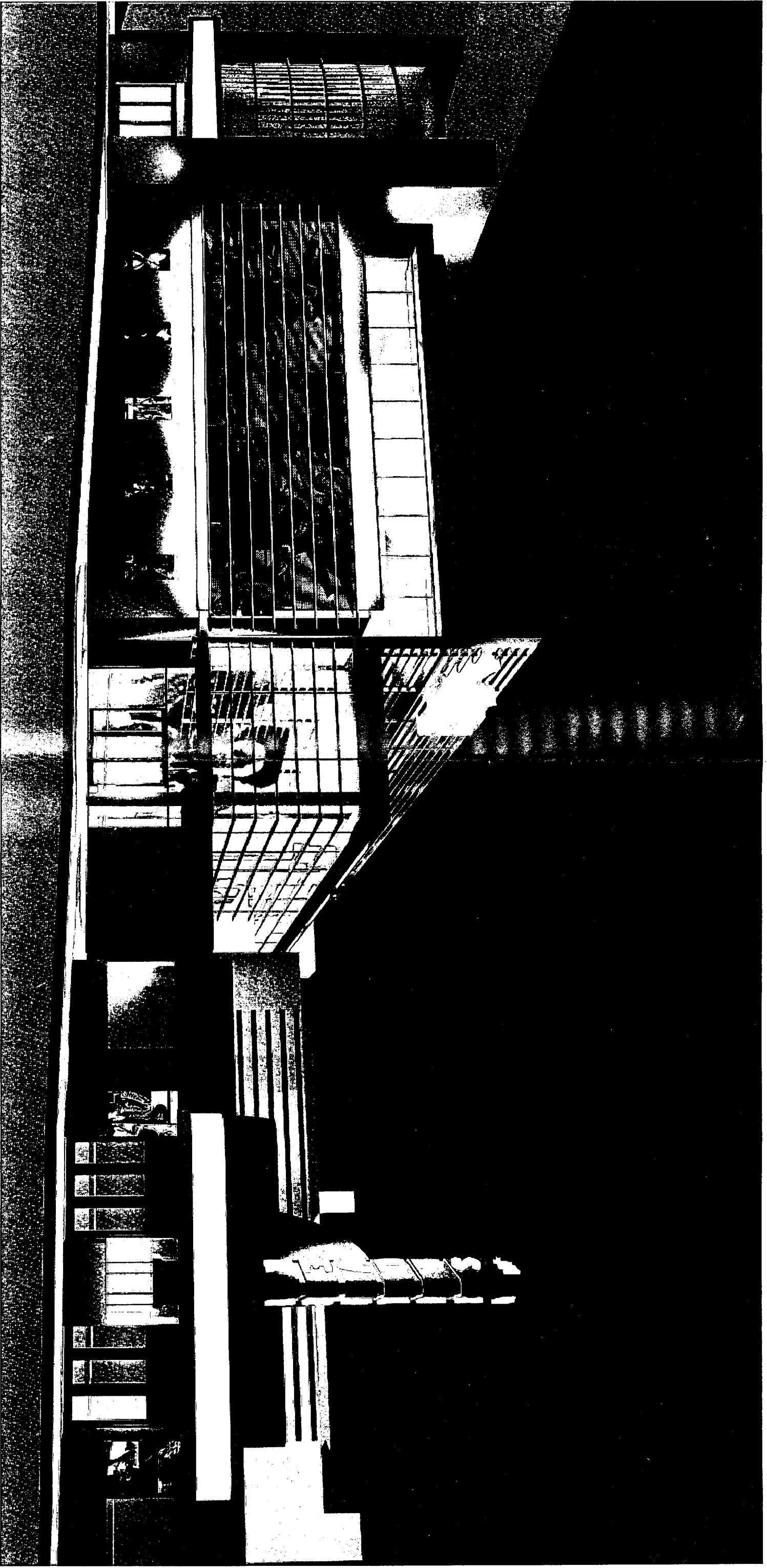
Exterior Rendering - Study A

15



**Silver Theater Rehabilitation** Silver Spring, Maryland

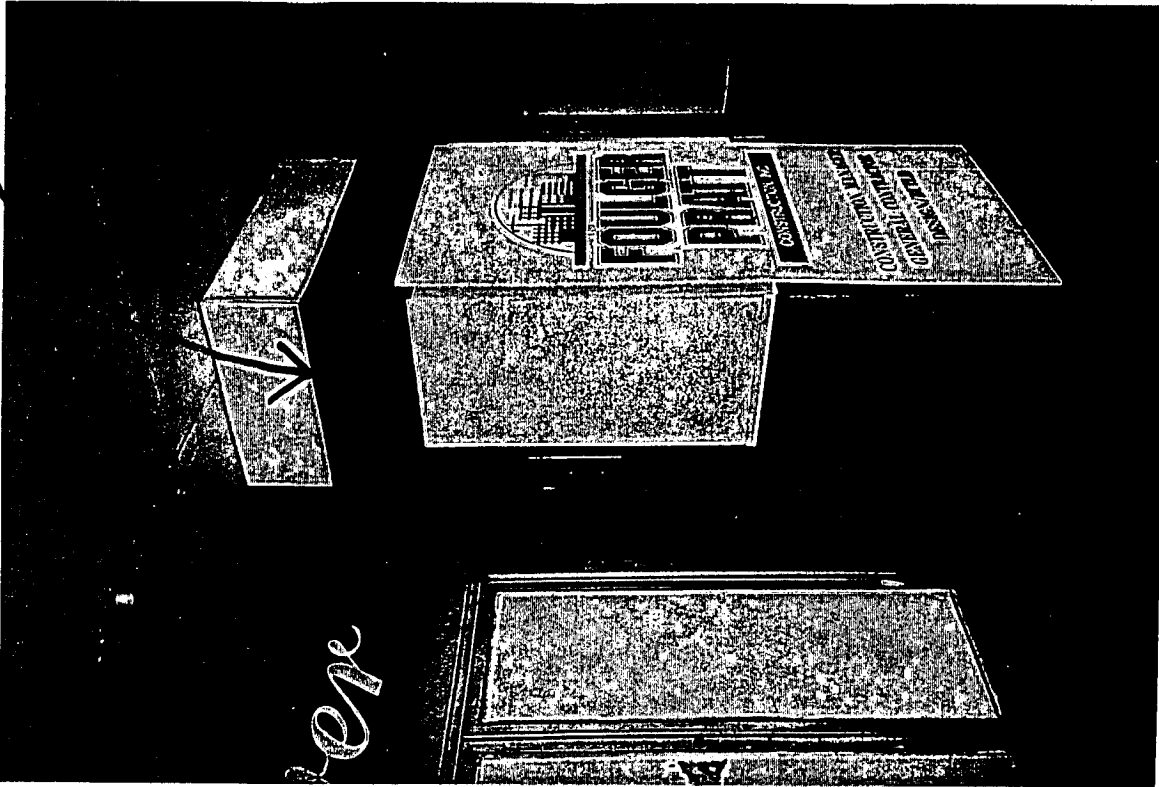
Exterior Rendering - Study A



**Silver Theater Rehabilitation** Silver Spring, Maryland

Exterior Rendering - Study A

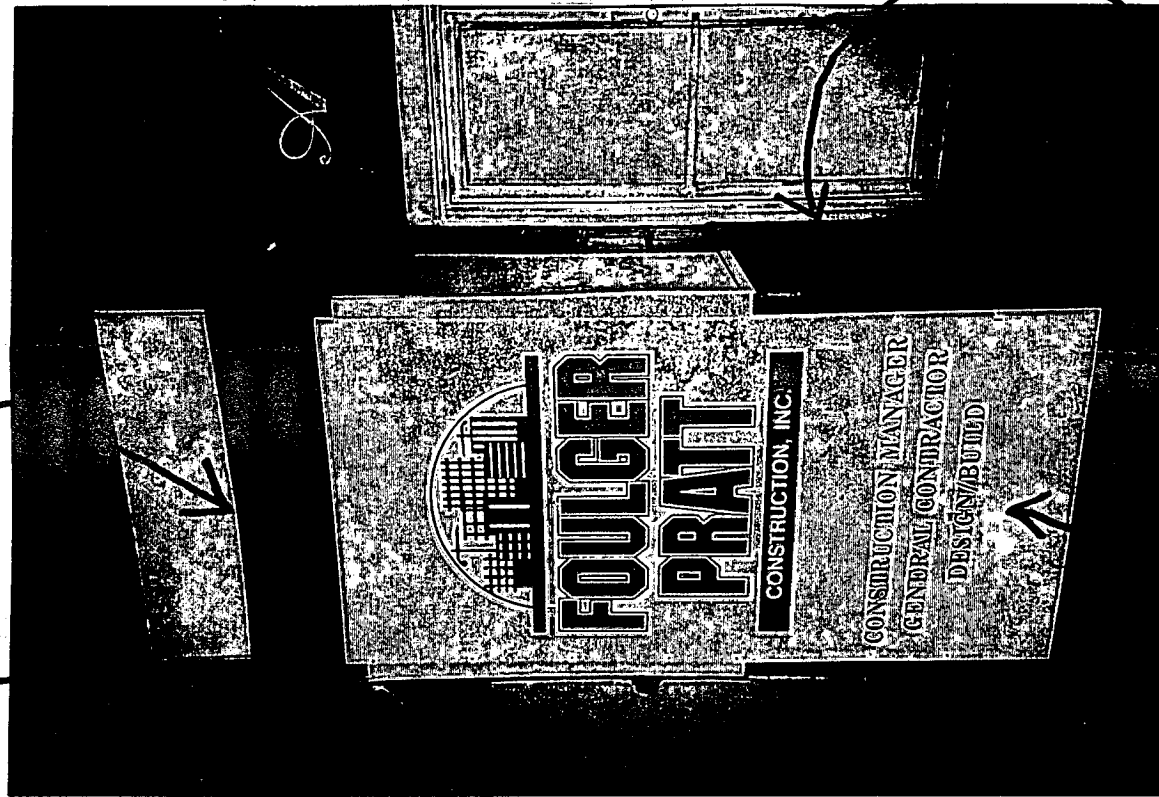
WOOD COPING TO REMAIN



EXIST. STOREFRONT DOORS TO BE REMOVED.

RECONSTRUCTED DOORS TO BE INSTALLED

MARBLE BASE TO BE RELOCATED

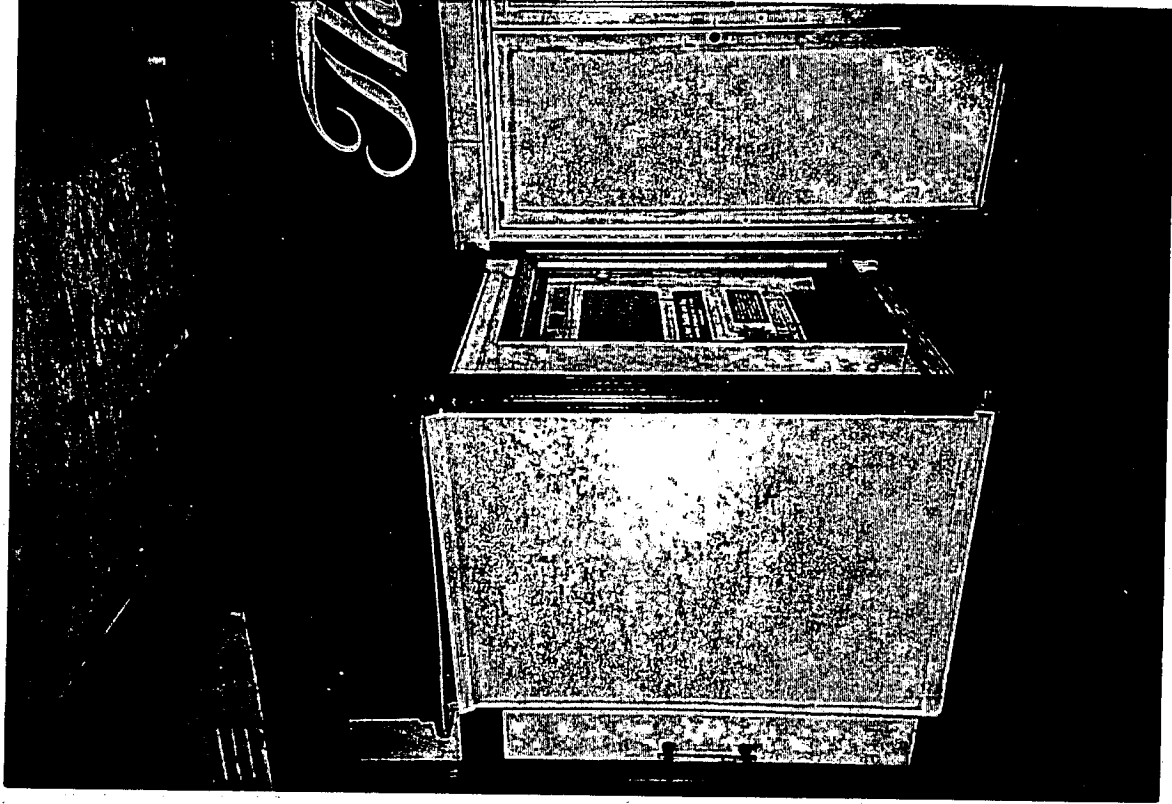


MARBLE BASE TO MATCH EXIST

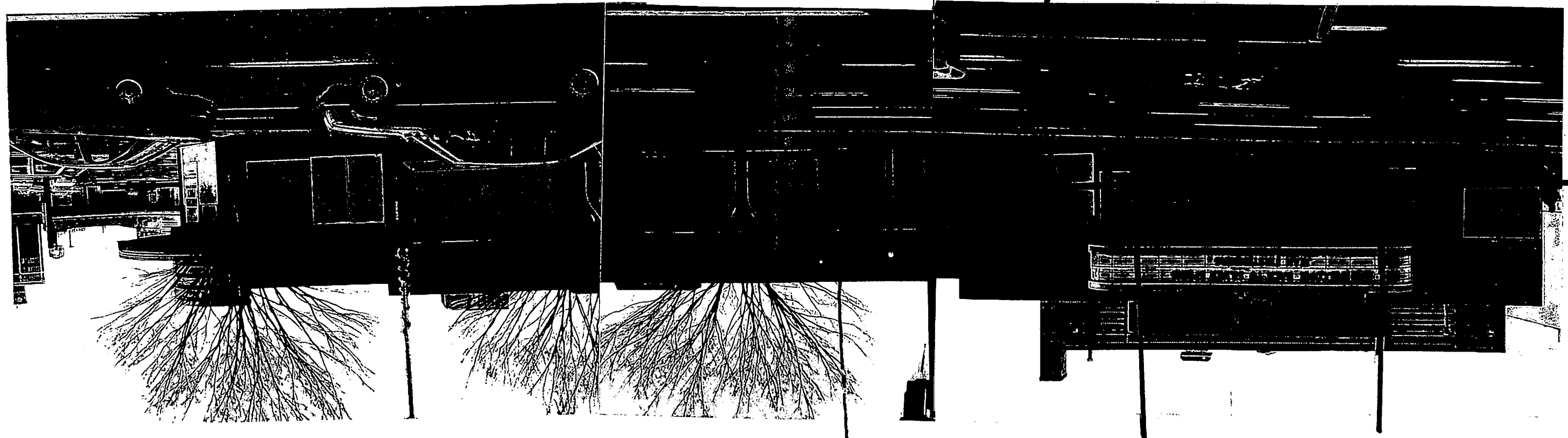
MATCH EXIST

MARBLE BASE TO BE RELOCATED

EXISTING TICKET BOOTH

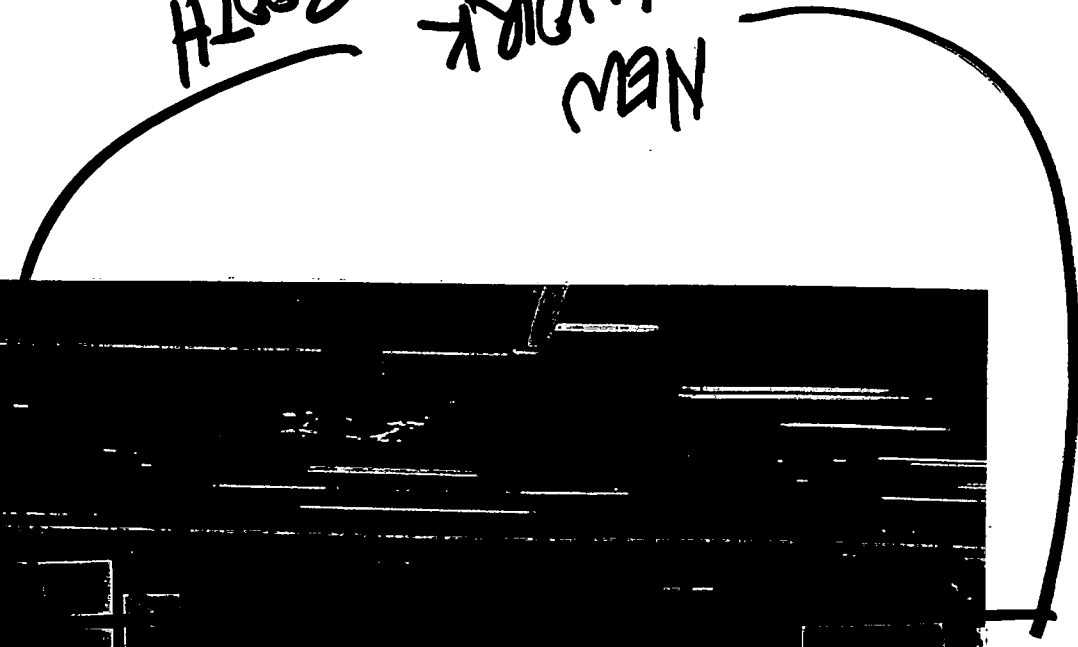


FRONT ELEVATION  
OF EXISTING  
SILVER THEATER



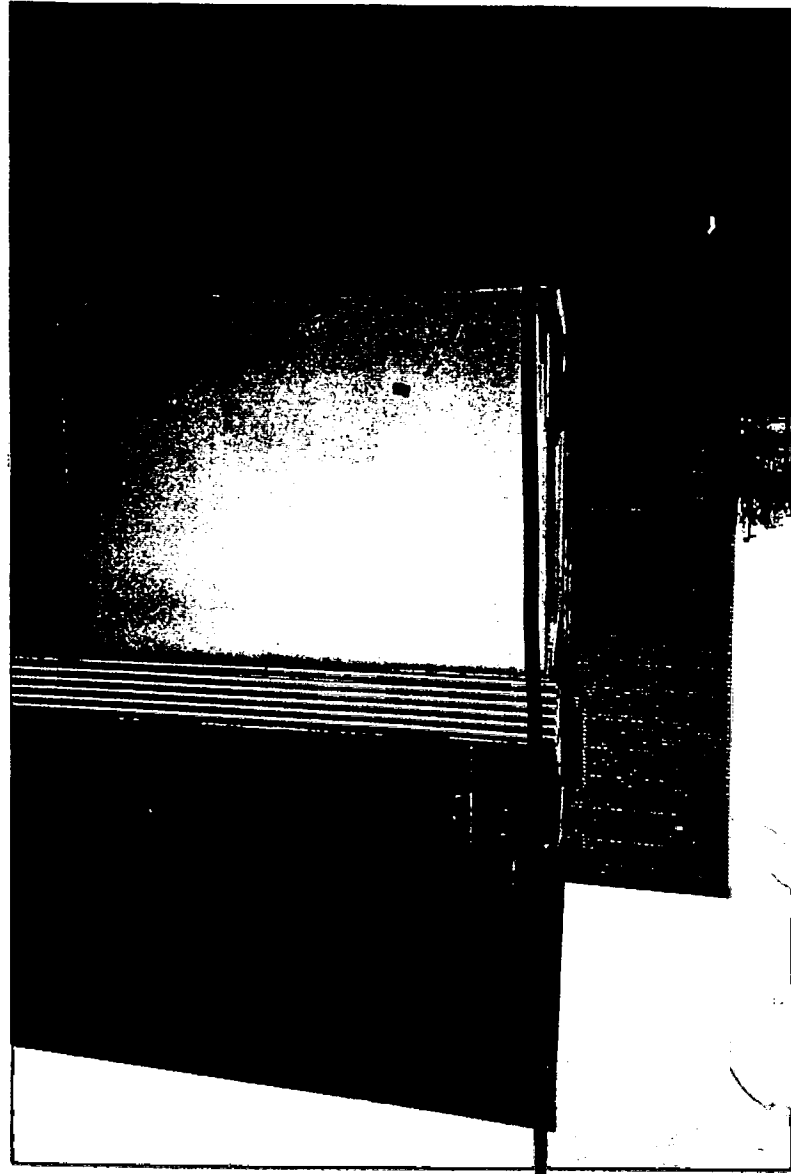
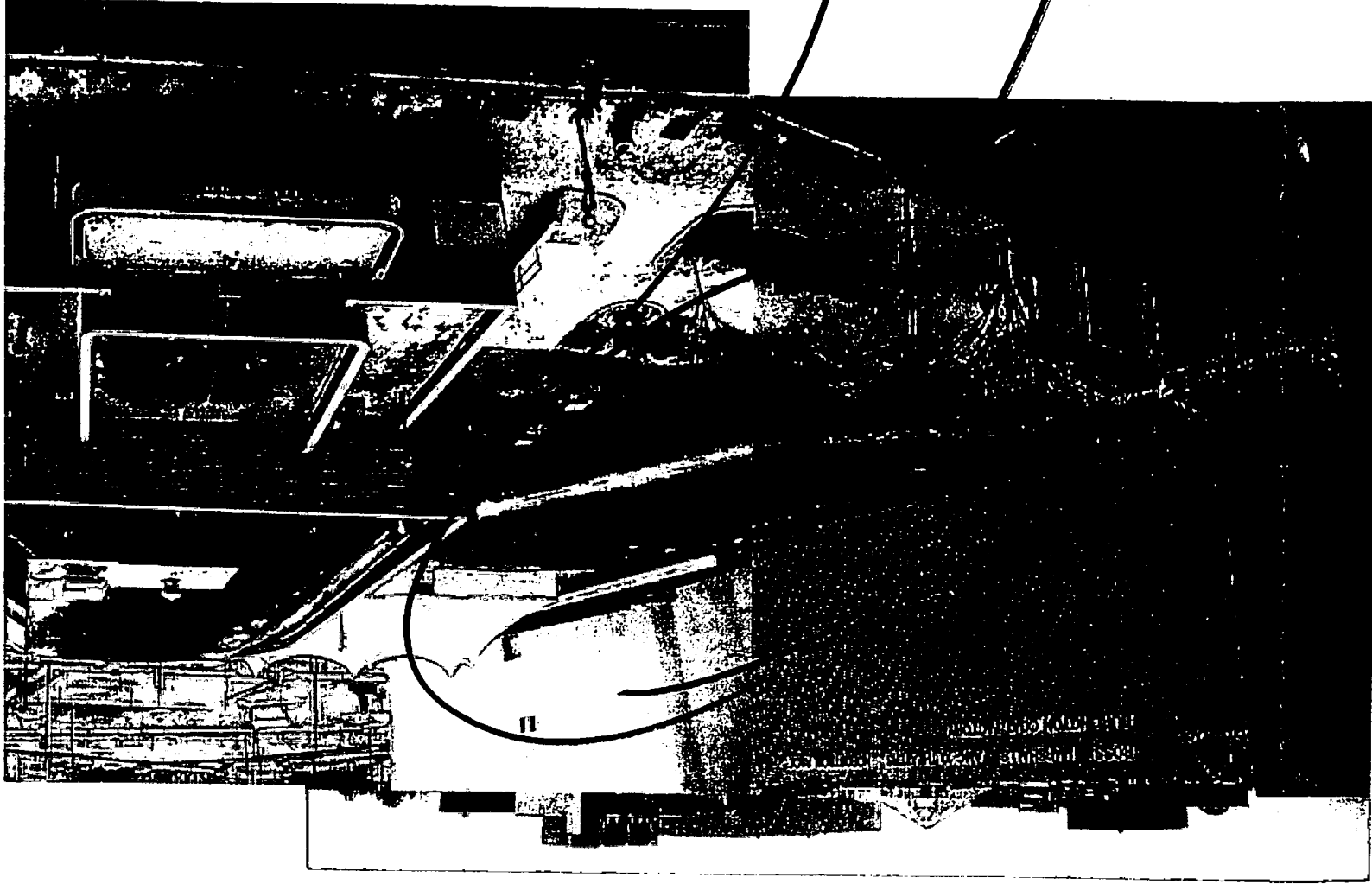
HISTORIC AREA WORK PERMIT  
 APPLICATION  
 LIMIT LINE

NEW  
 WORK  
 ON TICKET  
 BOOTH  
 & DOORS



START OF NEW WORK

(NEW WORK)



START OF NEW WORK

(NEW WORK)

