36/7/03-00A 8533-8575 Ga. Ave R
Silver Theatre & Shopping Center


PFA SILVER SPRING L.C.

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***Bayard T. Whitmore***
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*Planning-Urban Design*
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*bwhitmore@dc.rtkl.com*

| Post-it® Fax Note 7671 | Date 7/25/00 | # of pages ▶ |
|---|---|---|
| To Bayard Whitmore | From Robin Zick | |
| Co./Dept. | Co. | |
| Phone # | Phone # | |
| Fax # 202.887.5168 | Fax # | |

(1) Steve: Vote for #1: approve + disregard #1 with no condition
(2) vote to deny enclosure of rear curving wall - not full enclosing + bring back for further study

II-C

# HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---|---|---|---|
| Address: | 8555Georgia Avenue | Meeting Date: | 7/26/00 |
| Applicant: | Montgomery County (Bayard Whitmore, RTKL, Agent) | Report Date: | 7/19/00 |
| Resource: | **Silver Theatre and Shopping Center** (*Master Plan* #36/7-3) | Public Notice: | 7/12/00 |
| Review: | HAWP | Tax Credit: | Partial |
| Case Number: | #36/7–3-00A | Staff: | Robin D. Ziek |

1) Steve - include #2, but not #1 + #3. FAILS
2) Sue - include #2 + 3 not #1 FAILS
3) Marilyn - include #3 only FAILS

**PROPOSAL:** Construction of 2nd story addition; regrade parking area; add design feature with project name

**STAFF RECOMMENDATION:** HAWP to comply with the following condition:

1) The parking lot slope will be adjusted to provide for a continuous slope to the new landscape wall, thereby reducing the height of that retaining wall.

2) The rear elevation of the Shopping Center on Ellsworth Avenue will not be encased in glass, but will remain an exterior feature.

3) The overbuild will be set at 30' back from the front wall of the Shopping Center.

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The applicant appeared before the HPC for a first Preliminary Consultation on May 10th and a second Preliminary consultation on June 28, 2000.

## PROJECT DESCRIPTION

RESOURCE: Silver Theatre and Shopping Center, Master Plan Site #36/7-3
STYLE: Art Moderne
DATE: 1938

The Silver Theatre and Shopping Center were built as a unit in 1938. The architect, John Eberson, was nationally renowned for theatre design and also designed another *Master Plan* site, the Bethesda Theatre. The Silver Theatre and Shopping Center were ground-breaking in their time, leading the way for automobile oriented commercial development in Suburbia.

The applicant has already obtained a HAWP for the rehabilitation of the facade of the Theatre and the Shopping Center (8/17/98). This application focuses on new construction at the 2nd story level, and proposed regrading, landscaping and signage for the front parking area.

(2) Re Issue #2: ~~Don't enclose~~ Agree to enclose in glass - come back for details

(3) Overbuild: A 20' setback can be approved subject to having detailed drawings approved by HPC.

(1)

## PROPOSAL

1. The applicant proposes to add a 2nd story of retail space over the Shopping Center, with a set-back of 20' from the front edge of the existing parapet. The set-back has been selected to conform with the interior column spacing of 20'. The 2nd story has essentially the same height and massing as the ground floor (see Circle 22 ), although the glass element sitting above the original clock seems to separate the 2nd story into two distinct buildings. The 2nd story, or overbuild, will be built in the central portion of the shopping center, only, leaving the two side wings as single-height buildings (see Circle 23, 24 )

   The proposed materials are a simulated stucco, with horizontal reveals to reflect the dark brick banding on the Theatre and Shopping Center. The glass element at the center will help to bring light down into the interior arcade which leads from the front of the Shopping Center to the plaza area on Ellsworth.

   Signage is prominent, with central signage naming the retail development "Downtown Silver Spring", and with prominent signage for each retailer in the 2nd story retail space. (See Circle 22 ).

2. Towards the rear of the Shopping Center, along Ellsworth Avenue, the Shopping Center has a curving return, with a small office area. This was adjacent to the original exit for the subterranean automobile ramp, and may have had a function related to the parking at the rear. The applicant proposes to encase this corner with glass. This would simplify some aspects of the new construction at this corner, while still exposing the historic corner (see Circle 23, 24 ).

3. The proposal involving the front parking lot regrading, landscaping and signage proposes some alterations, while maintaining this area as an automobile parking lot. The applicant proposes to regrade this steeply sloping asphalted parking lot to provide a more level surface. The parking will be more organized, with a one-way traffic pattern, entering from Georgia Avenue and exiting on to Colesville Road. In order to achieve this double-loaded parking lot, a large area at the corner will be planted with grass facing the Shopping Center, and a heavily landscaped stone water wall which provides the backdrop for the project name, "Downtown Silver Spring" (see Circle 17 - 20 ).

## STAFF DISCUSSION

1. Setback for the 2nd Story or "Overbuild".

The 20' setback for the first range of columns serves a structural purpose for the roof of the Shopping Center. The introduction of a new 2nd story should be acknowledged by the introduction of new and necessary columns at the 30' range, even if this is not typical in the retail market. This building is certainly atypical in the retail market, and this should be the driving force rather than what is typical today.

The construction of a 2nd story has been proposed since the original designation of the Silver Theatre and Shopping Center. At that time, the County Council stipulated that a 2nd story would be feasible with ***a setback of approximately 30'.*** This figure is not arbitrary, but allows a reasonable depth for the Shopping Center building so that it will be perceived as a three-dimensional structure in its own right, rather than just a facade pasted onto a new building. Staff supports the County Council position of approximately 30', noting that reduction by 33% of the decreed setback is not "approximately" the same.

The County Council recognized the potential for a dynamic urban skyline, which can seen even now, before the new development is in place. As one looks across the Shopping Center parking lot there are differing heights of the buildings, with their varying massing, decorative patterning, and signage. The proposed 2nd story has a double challenge of providing two front elevations: one to Georgia Avenue, and one to Ellsworth. However, another approach to this addition might be to design the overbuild as the back of a building behind the Shopping Center, which fronts only Ellsworth. Some of the decorative elements could be removed, and the height of the addition could be reduced. Signage on the back of the building could still be used, but the building itself might not compete as much with the historic structure. Symmetry might not be so important, and the building might be notched on only one side.

That said, staff feels that the proposed design direction compliments the historic building by reinforcing the horizontality of the Silver Shopping Center. With the additional 10' setback, the overbuild will read as a secondary element and something distinct from the Shopping Center.

2. Encasing the rear office area in glass in the new construction.

This is a dynamic corner of the building, and will hold a prominent place on the new Silver Plaza. Even though the applicant proposes to reveal the corner through the glass, there would be a loss of expression at this corner. Staff notes that the Maryland Historical Trust, which holds an easement on the Silver Theatre and Shopping Center, does not support this aspect of the proposal (see Circle 50 ). This would be the one corner where the old structure meets the new construction on Ellsworth Avenue. It will be a stronger contrast if the buildings compete side by side, rather than having the new building encase the old. Staff recommends leaving this corner out in the open.

3. Regrading the parking lot, landscaping and signage.

This 1938 historic site is being given a prominent role in the year 2000 development. Staff is concerned, however, that our year 2000 ideas might be reshaping the 1938 resource. For example, in 1938, the automobile was newly widely available and was marvelously exciting. Today, however, we talk about the love-hate relationship with our automobiles, feeling crowded on the roads, and overwhelmed by the amount of paving.

In 1938, the idea of providing on-site parking was new and radical and wonderful. Obviously we still want convenient parking, but people are also talking more about a more pleasant environment for pedestrians. In discussions with planning staff, their first idea was to transform the parking lot into a city park, with a lot of trees. HPC staff pointed out the historic importance of this parking lot, and the applicant has incorporated this area as a parking lot and drop-off point for the new development.

That said, staff has some concerns with the regrading of the parking lot to a level area raised above the level of the sidewalk. Currently, the parking area sweeps up to the Shopping Center and draws your eye right to it. The new proposal sets a landscape wall and signage between the sidewalk and the Shopping Center. Staff acknowledges that the applicant has reduced the height of the landscape wall (see Circle 20 ) to approximately 3-1/2'. (More exact heights have been requested). According to the diagram, the height could be further reduced if the parking lot had a more continuous slope to the sidewalk adjacent to the lawn area, which would also have a gentle slope down to the wall. Staff feels that inches are significant in this design, and that the landscape wall should be low enough that it will not block anyone's view of the Silver Shopping Center from any point.

Staff feels that the proposed signage, utilizing individual letters as free-standing sculpture, is a dynamic proposal. However, the signage should not be designed for the high speed traffic along Georgia Avenue, and should be of a height that a pedestrian is not overwhelmed by the letter/objects.

Finally, the last issue concerning the rehabilitation of the Silver Shopping Center involves the applicant's approach to the construction. Staff feels very strongly that this should not be viewed as a "facade" job, where the facade is supported with scaffolding while a completely new building is constructed behind it and to which it is subsequently attached. The applicant has provided a structural evaluation of the Shopping Center, noting areas of new materials and areas where original materials are still sound (see Circle 27-43 ). This report focused on the roof structure because the back wall of the central portion, as well as the back wall of Segment A (adjacent to the Theatre) and 2/3rds of the back wall of Segment C will be removed and incorporated into the new construction along Ellsworth Avenue.

This structural evaluation is helpful, and points out many areas where the existing materials are inadequate for the new phase in this building's life. It is obviously important to put on a new roof, including replacing damaged roof framing and decking as needed. The approach in a rehabilitation would be to replace and reinforce structural elements as necessary to meet the structural loads. But this is significantly different that a facade approach which demolishes everything behind the facade and then ties the two together. This part of the project should be approached as a rehabilitation rather than new construction.

## STAFF RECOMMENDATION

Staff recommends, **with the following conditions**, 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 the Secretary of the Interior Guidelines #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 with the Secretary of the Interior Guidelines #9:

> New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

## CONDITIONS:

1) The parking lot slope will be adjusted to provide for a continuous slope to the new landscape wall, thereby reducing the height of that retaining wall.

2) The rear elevation of the Shopping Center on Ellsworth Avenue will not be encased in glass, but will remain an exterior feature.

3) The overbuild will be set at 30' back from the front wall of the Shopping Center.

and subject to the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 extra set for HPC file copy)** and 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.

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

## HISTORIC PRESERVATION COMMISSION
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAYARD WHITMORE

Daytime Phone No.: 202 · 833 · 4400 x210

Tax Account No.: _____

Name of Property Owner: MONTGOMERY COUNTY _____ time Phone No.: _____

Address: 962 WAYNE AVE, STE 300, SILVER SPRING, MD 20915
Street Number City Steet Zip Code

Contractor: — FOULGER PRATT Phone No.: — 301.948.0522

Contractor Registration No.: —

Agent for Owner: BAYARD WHITMORE Daytime Phone No.: 202.833.4400 x210

LOCATION OF BUILDING/PREMISE

House Number: 8555 Street: GEORGIA AVENUE

Town/City: SILVER SPRING Nearest Cross Street: COLESVILLE ROAD

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: SITEWORK

1B. Construction cost estimate: $ UNKNOWN

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.*

B. Whitmore
Signature of owner or authorized agent

7/5/2000
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 2.232.28 Date Filed: _____ Date Issued: _____

Edit 2/4/98

SEE REVERSE SIDE FOR INSTRUCTIONS

36-7/3-000A

(6)

Spring Condo. Corp.
ie Dierman Partners
pringhill Rd. #520
, VA 22102

Irving Goldman
52 Vanderbilt Ave #1600
New York, NY 10017

ation Square Corp
ayne Ave Ste 100
pring, Md 20910-5603

8484 Georgia Ave Assoc Ltd Ptnshp
1100 Wayne Ave Ste 100
Silver Spring, Md 20910-5603

Real Estate Inc
Hall
enter Rd
n, Va 22212

LSB-Pickett Ltd Ptnshp Et Al
11151 Viers Mill Rd
Wheaton, Md 20902

mery County Maryland
roe St
le, Md 20850-2540

Montgomery County Md
Attn: Carol Rubin Esq
Off City Atty 101 Monroe St
Rockville, Md 20850

mery County Maryland
roe St
le, Md 20850-2540

Montgomery County Maryland
962 Wayne Ave
Silver Spring, Md 20910

ıl Aggregates Assoc & Natl Ready
Concrete Assn
sworth Dr
Spring, Md 20910

Kass Realty Co Inc
c/o Irving D Berger
1760 Reston Pkwy #504
Reston, Va 22090

ıtinental Inns Inc Et Al
olesville Rd
Spring, MD 20910

Tasos & G Scilaris
9615 Singleton Dr
Bethesda, MD 20817

lle Joint Venture
mopolitan Realty
'arklawn Dr. #230
le, MD 20852

Carl Klausner et. al
510 38th St. North
Arlington, VA 22207

nd S. Danshes
chland St.
pring, MD 20910

Cal & B Klausner Et Al
4622 32nd St N
Arlington, VA 22207-4404

: MLP Ltd Ptnsp
ayne Ave Ste 100
pring, Md 20910-5603

Richard S. Jr. & E.J. Gatti
2 Windermere Court
Rockville, Md 20852

er Spring - Takoma Park Traffic Coalition

rles Wolf, Co- President

Bennington Drive

er Spring, Md 20910

iel Ross, Et Al

) & R Co.

) Wisconsin Avenue, #1230

y Chase, Md 20815

Allied Civic Group

John Robinson, President

9616 Old Spring Road

Kensington, Md 20895

MHT/DHCD

100 Community Pl

Crownsville, MD.

21032

Attn: Richard Bonnd

(9)

## HISTORIC AREA WORK PERMIT APPLICATION
## WRITTEN DESCRIPTION OF PROJECT

### GATEWAY PLAZA

#### SILVER SPRING SHOPPING CENTER

**Description of existing structure(s) and environmental setting, including historical features and significance:**

The Silver Spring Shopping Center was built in 1938 as a part of the suburban retail and entertainment complex that includes the adjacent Silver Theater. The architect for the complex was John Eberson, a theater designer of national renown who worked primarily in the "atmospheric" style popular in the 1920s and 30s. Atmospheric theaters were characterized by elaborate interiors in the romantic styles. For the Silver Spring Shopping Center and Silver Theater complex, Eberson abandoned the romantic historicism found in the atmospheric theater, in favor of the sleek modern look of the new "streamlined" style.

Featuring design motifs popularized by the earlier Art Deco movement of the mid-1920s, the Silver Spring Shopping Center is characterized by a low profile emphasized by distinctive horizontal elements, including dark green granite banding along the parapet, and a continuous canopy which extends along the three parking court elevations. The exterior of the shopping center is clad with buff limestone, set on a watertable of black composition stone simulating granite.

The Silver Theater is not discussed by this narrative, as this portion of the complex has been addressed in a separate Historic Area Work Permit application dated August 17, 1998. Likewise, the renovation of the Silver Spring Shopping Center, included conservation work to restore existing historic fabric, is also not addressed, as this scope of work was reviewed and approved in the previous Historic Area Work Permit application.

The Silver Spring Shopping Center is recognized both as an intact example of the Art Moderne or "streamlined" style, as well as its role in the economic history and development of Montgomery County. One of the first suburban shopping centers in the county, its construction contributed to the growth of Silver Spring as a suburban shopping destination. The entire complex is a product of the streamline style whose restrained character was popular from the late 1920s through the 1940s. The building reflects the time when increasing popularity and dependence on the automobile provided the impetus for suburban expansion.

## HISTORIC AREA WORK PERMIT APPLICATION
## WRITTEN DESCRIPTION OF PROJECT

### GATEWAY PLAZA

#### SILVER SPRING SHOPPING CENTER

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

On August 17, 1998, an Historic Area Work Permit application was completed for the renovation of the Silver Theater and the exterior facades of the adjacent Silver Spring Shopping Center. With respect to the shopping center, the scope of work submitted in that application was limited to restoration of historic fabric and the renovation of storefronts in keeping with a prototypical design based upon Eberson's original construction documents as well as photographic documentation of the shopping center's historic appearance. Mention was made in that application of proposed future commercial construction to be located above and behind the central (east) elevation of the Silver Spring Shopping Center parking court. In addition, new landscaping and other sitework was being developed for the front of the shopping center's parking court at the intersection of Colesville Road and Georgia Avenue. Neither of these components of the larger Downtown Silver Spring development were discussed in the original Historic Area Work Permit application for the Silver Theater and Shopping Center beyond that brief mention and the stated intent to file a separate Historic Area Work Permit application when these components were developed sufficiently.

This present application addresses these components, including:

- The proposed second-story overbuild above the central (east) elevation of the Silver Spring Shopping Center.
- Incorporation of a small portion of the historic shopping center façade at the rear of the Ellsworth Drive elevation into the new development at adjacent Silver Plaza.
- Proposed site work for the creation of project identification and landscaping in front of the historic parking court of the Silver Spring Shopping Center.

**Development Over-build**

The proposed scheme for the over-build consists of a second story fronting on the new Silver Plaza and extending toward the parking court elevation of the historic shopping center. The historic façade, shown in restored state, is shown in attached Elevation 5C. The site plan included with this application shows the approximate area of the over-build. The elevation of the overbuild facing the shopping center parking court will be set back twenty feet behind the parapet of the shopping center.

The new second floor mass will be clad with an exterior insulation finish system simulating stucco, with subtle linear articulation echoing the limestone joints of the historic shopping center. Along the parking court elevation, the new façade is subdivided into two symmetrical masses by a windowall centered on the highest parapet of the historic façade, signifying the location of the interior arcade which extends from the historic parking court east through the building to the

new Silver Plaza on Ellsworth Avenue. Each portion of the overbuild flanking the central window wall will feature a horizontal band of glazing topped by a stepped parapet echoing the stepped parapet of the historic shopping center. The proposed elevation overlooking the shopping center parking court is shown in the attached Elevation 1A.

To maintain the sightlines to the chimney at the rear of the Silver Theater, the corners of the overbuild will be stepped back as shown in Elevation 1A. Only the north corner is required to be set back to create this unobstructed sightline, but for purposes of symmetry, the south corner will be similarly stepped back.

As part of the proposed overbuild construction, the existing roof structure in the central portion of the historic shopping center will be removed and replaced with new steel roof structure to meet the anticipated loads for the new commercial uses on the second level of the development. This existing roof structure in the central portion of the shopping center proposed for replacement is not original to the construction of the historic building, and is in varying states of deterioration, with portions of the roof missing completely. A complete structural report will be submitted under separate cover describing the nature and condition of the existing construction.

In addition to the design of the overbuilding facing the historic parking court, this application also includes elevations depicting the treatment of the upper floor facing Ellsworth Drive (Elevation 4A). The treatment here is subdued, and represents a transition between the elevations overlooking the historic shopping center, and the new livelier elevations facing Silver Plaza at Ellsworth Drive.

### Curved Façade Incorporation in Silver Plaza

At the rear elevation of the historic shopping center along Ellsworth Avenue, it is proposed to incorporate the short curved limestone façade into a new retail space, enclosed by a transparent storefront which will form the south end of the new Silver Plaza. This proposed treatment is shown in Elevation 3A. The historic façade ends with a small curved wall returning back into the historic building. The purpose of enclosing this small curved wall into the floor area of the new retail development is avoid the necessity of a setback pocket where the new retail development meets the return elevation at the end of the historic façade. The proposed treatment maintains the perimeter line of the new storefronts along Silver Plaza, while the use of transparent glazing maintains the public visibility of the historic façade.

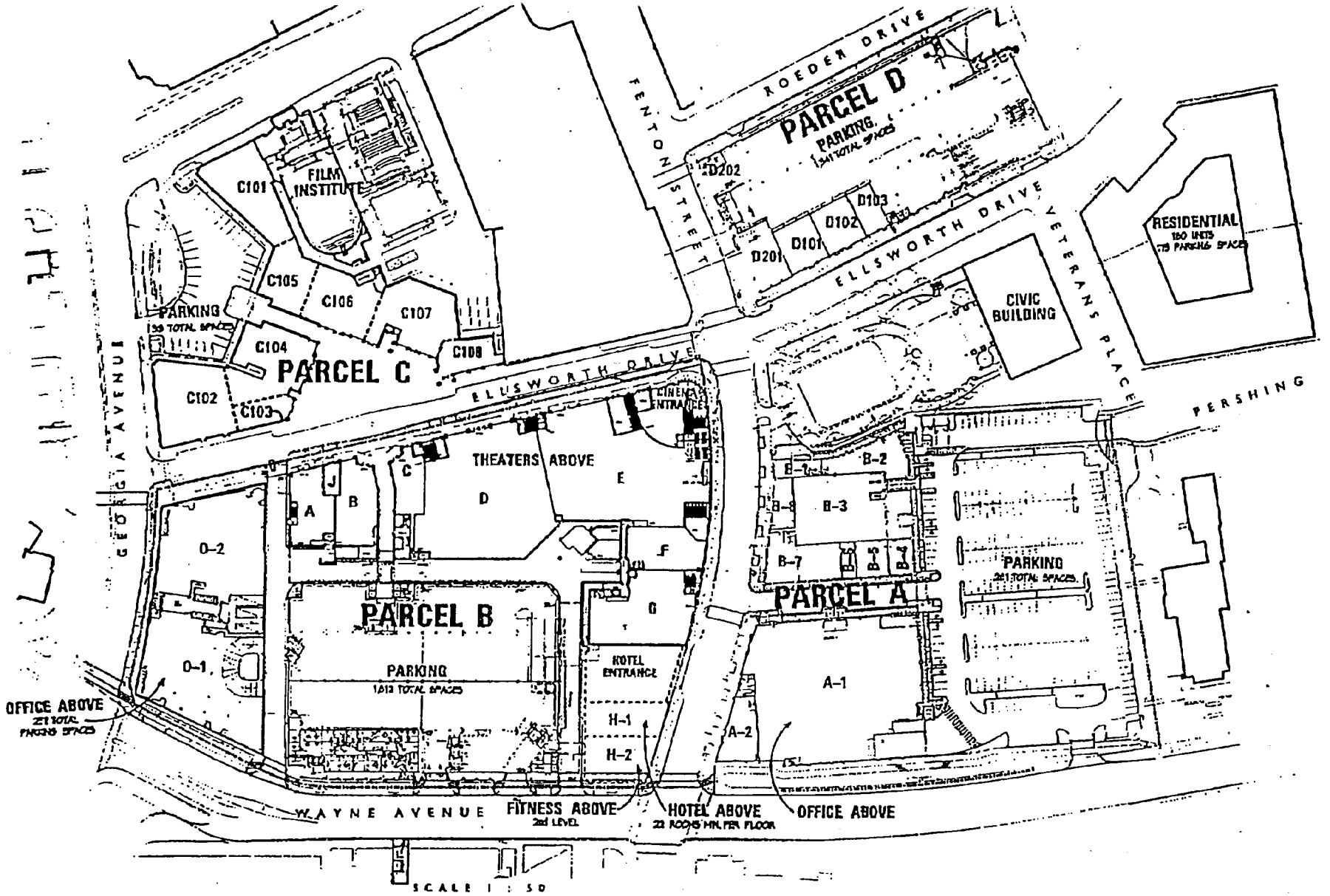
### Proposed Site Work

The proposed scheme for the re-development of the Silver Spring Shopping Center includes new landscaping and site features designed to identify Downtown Silver Spring. Plans and perspective views are provided with this application illustrating the proposed landscape concept.

The proposed site work calls for the re-grading of the original parking court to improve parking and pedestrian use. The re-graded parking court will be surfaced with asphalt to maintain the

historic character of the original parking court. Between the parking area and the pedestrian sidewalk along the street, a new landscaped island will be created. This island will feature a low wall faced with stone, extending in a gentle curve along the intersection of Colesville Road and Georgia Avenue between the two existing driveways. This element will serve both as a retaining wall for the new re-graded parking court, as well as a backdrop for project identification. The wall will feature a water manifold directly below its stone cap, which will allow for a continuous stream of water to flow down the face of the stone into a narrow pool. Project identification will consist of freestanding individual letters spelling "DOWNTOWN" and individual letters pinned to the masonry wall, viewed through the freestanding letters, spelling "SILVER SPRING".

Elevations are attached to the application, along with photographs of the pertinent aspects of the historic building and site.




SCALE 1 : 50

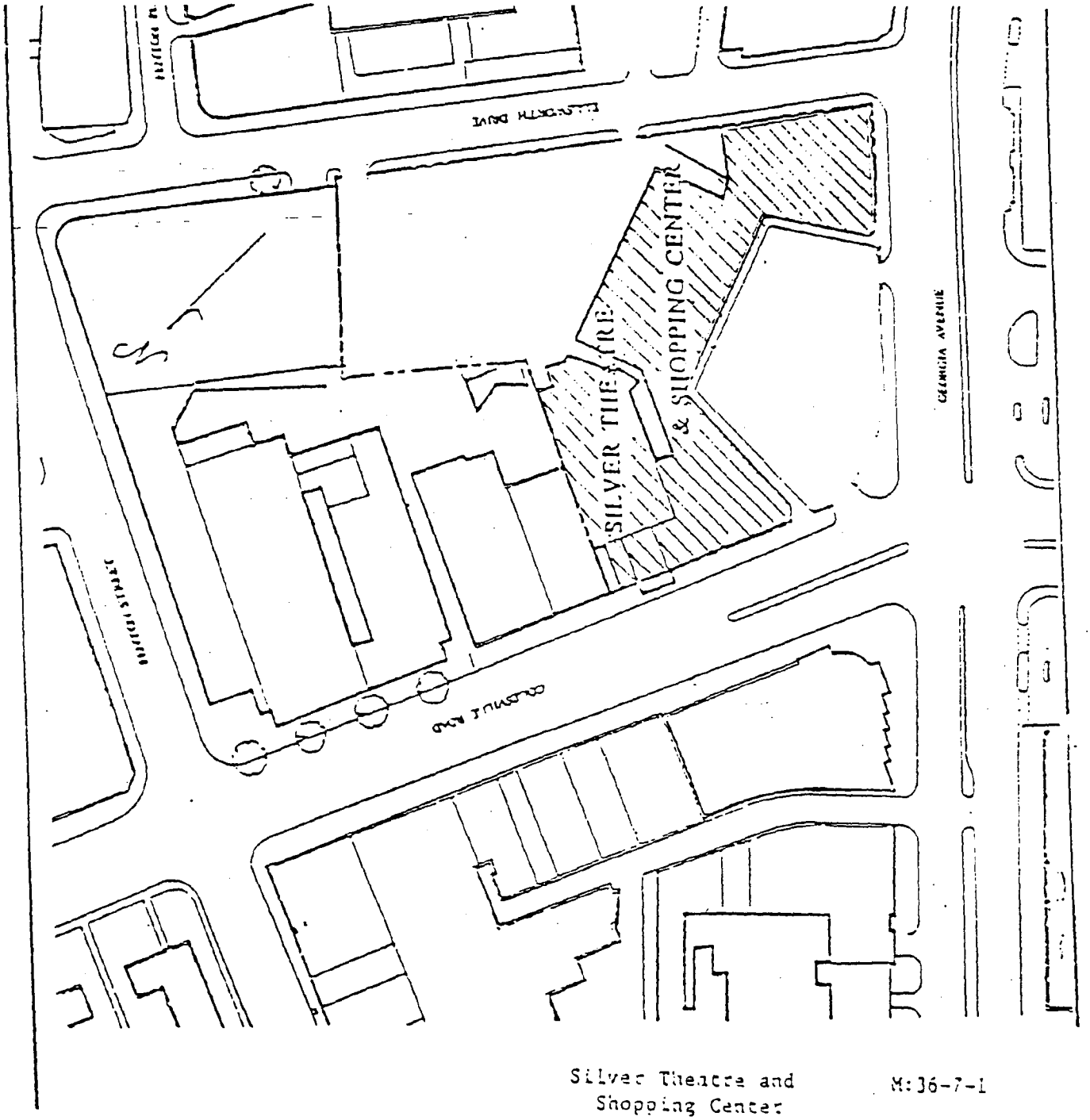
SITE PLAN

(h)

# DOWNTOWN SILVER SPRING

RTKL

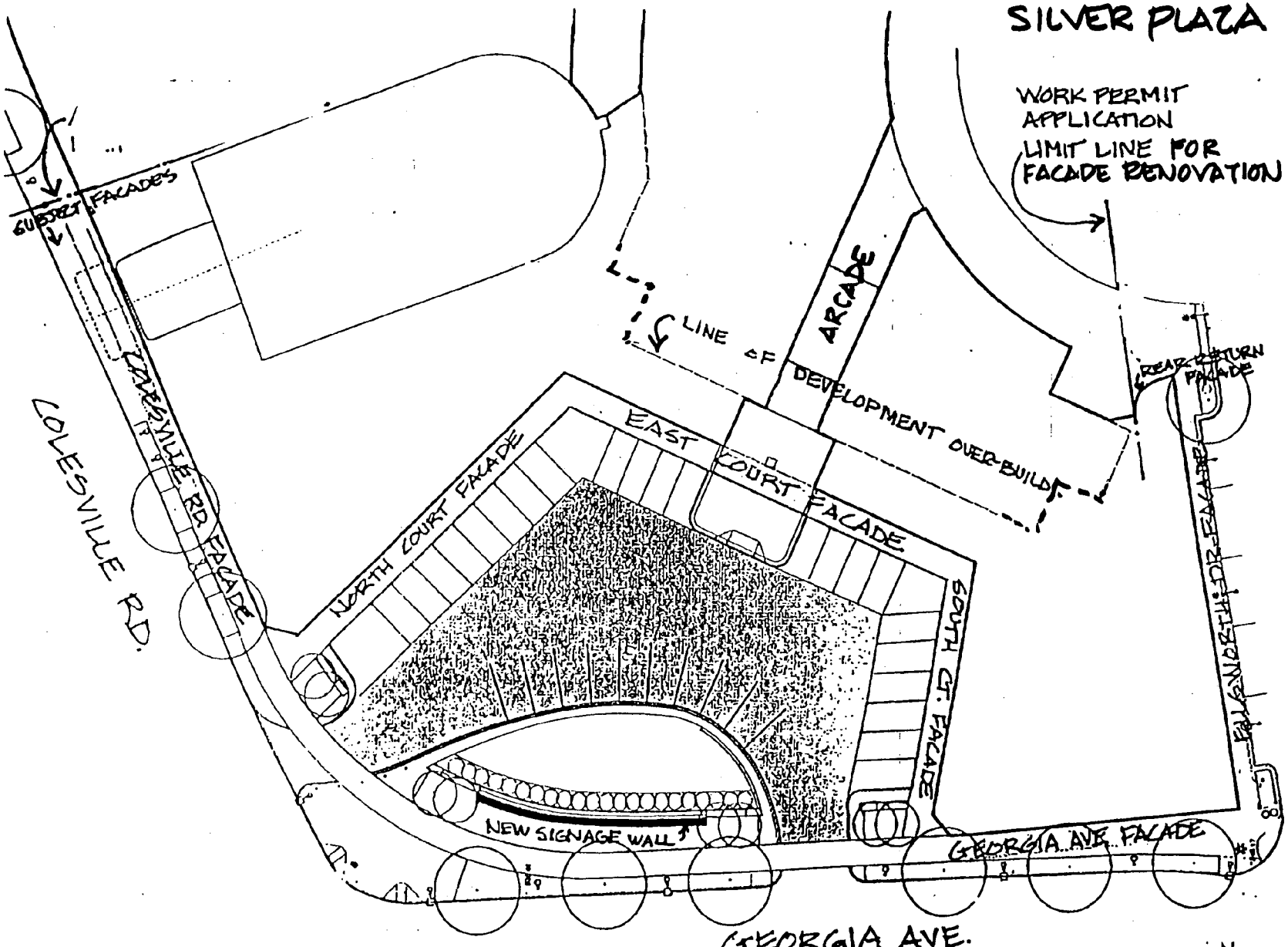
RTKL Associates Inc.

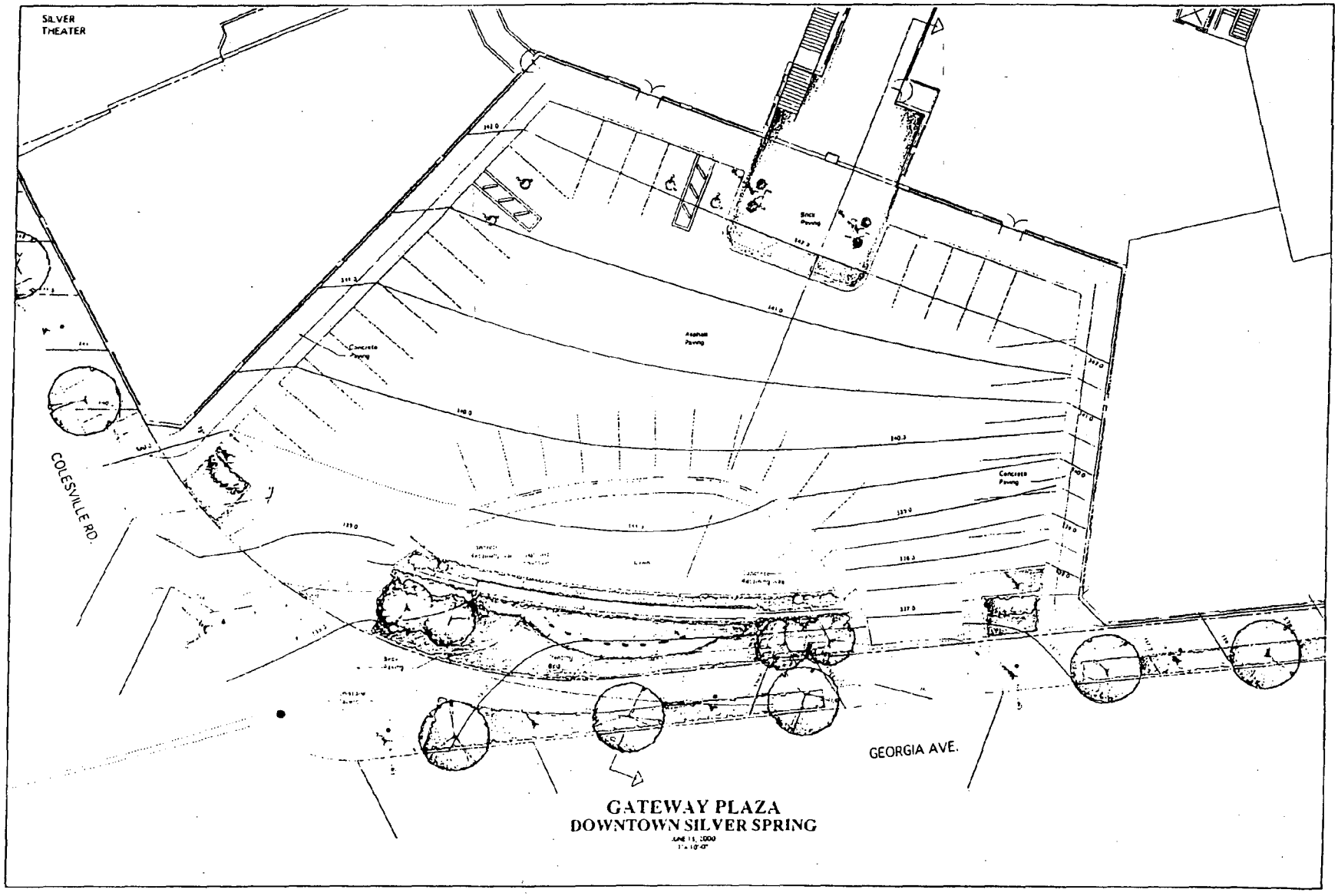



Silver Theatre and Shopping Center M:36-7-1

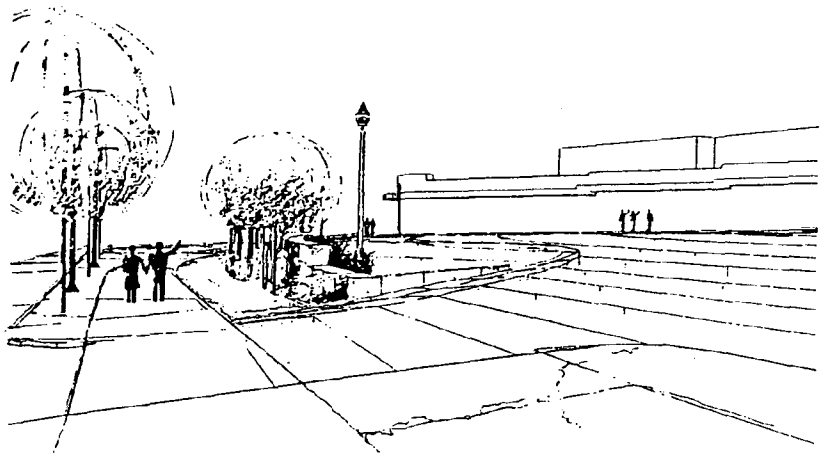
Montgomery County, Maryland

site plan

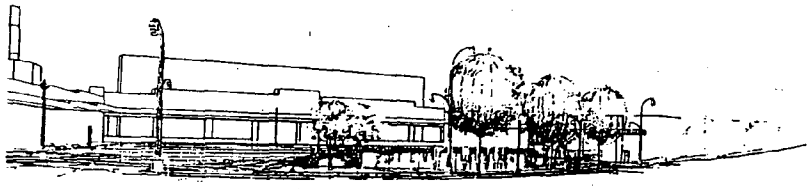



SILVER
THEATER
COLESVILLE RD.
GEORGIA AVE.
GATEWAY PLAZA
DOWNTOWN SILVER SPRING

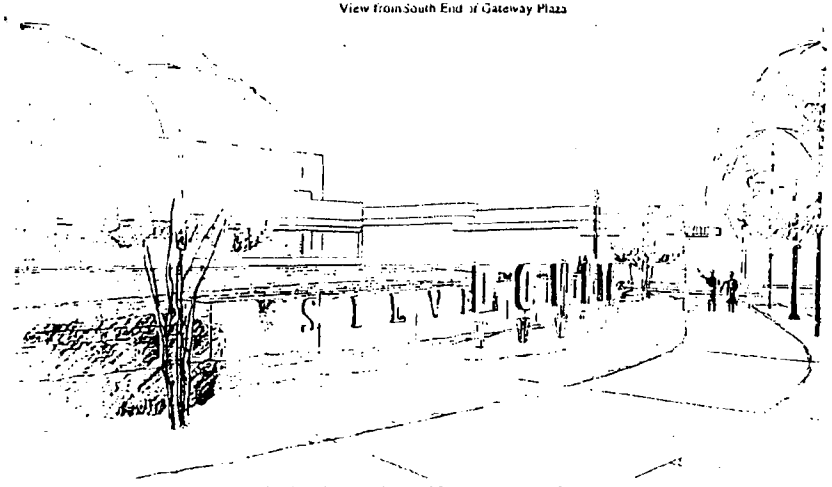
(17)



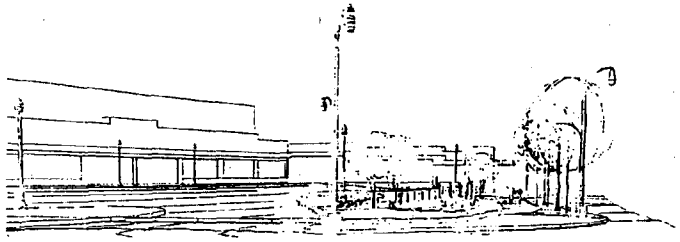
View from South End of Gateway Plaza



View from Southbound Lane of Georgia Avenue



View from Southeast Corner of Georgia Avenue and Colesville Road



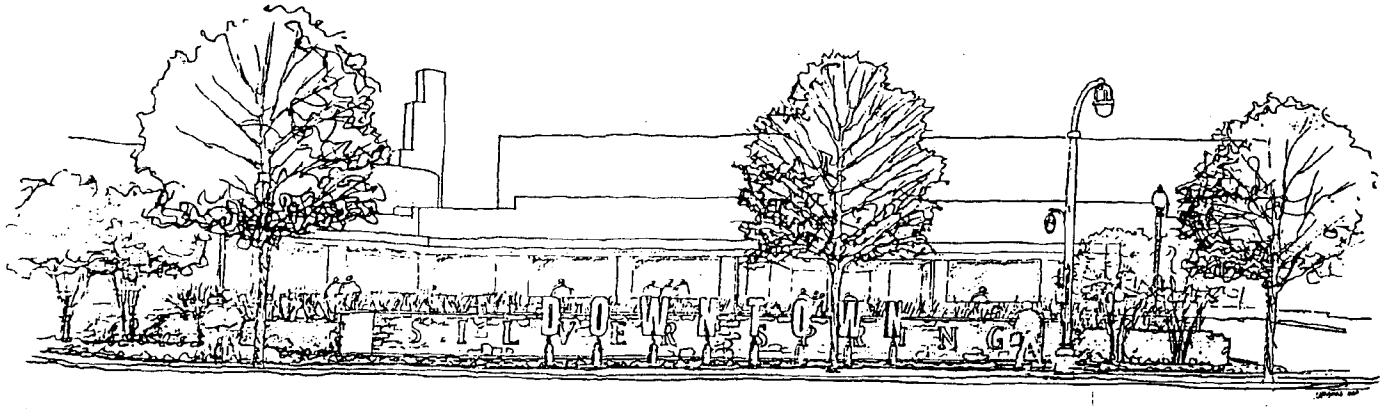
View from Northeast Corner of Georgia Avenue and Colesville Road

SITE PERSPECTIVES

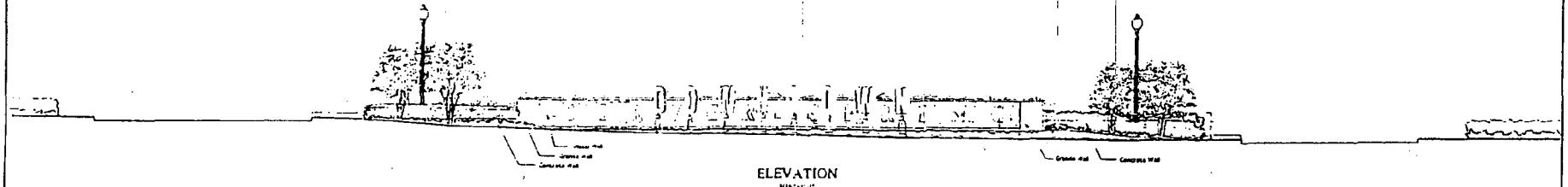
# GATEWAY PLAZA
# DOWNTOWN SILVER SPRING

June 15, 2008

(21)



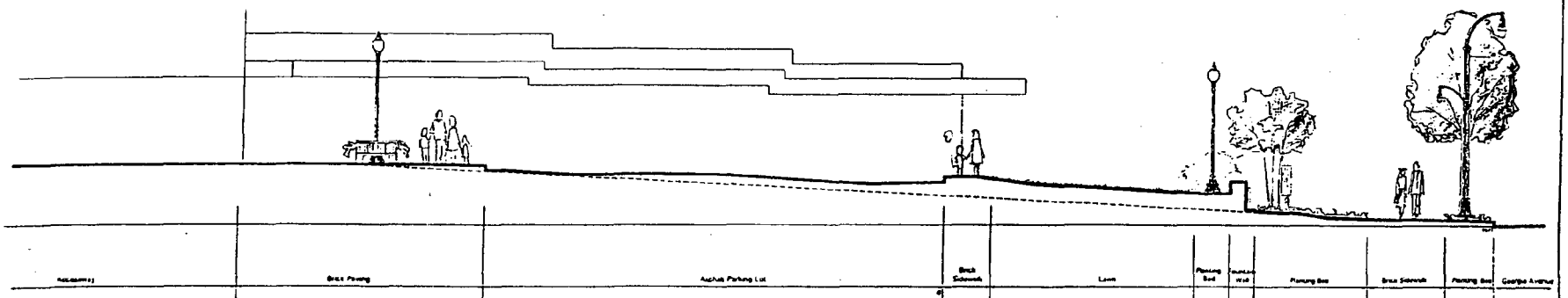
PERSPECTIVE



ELEVATION

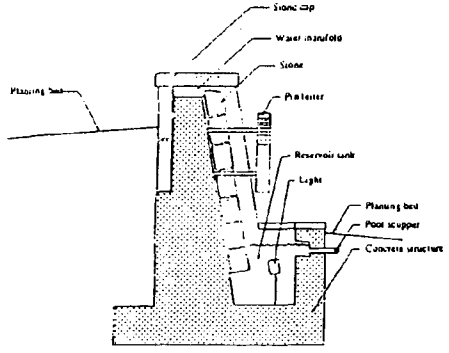
**GATEWAY PLAZA**
**DOWNTOWN SILVER SPRING**

(19)




SECTION AA

3/16" = 1'-0"

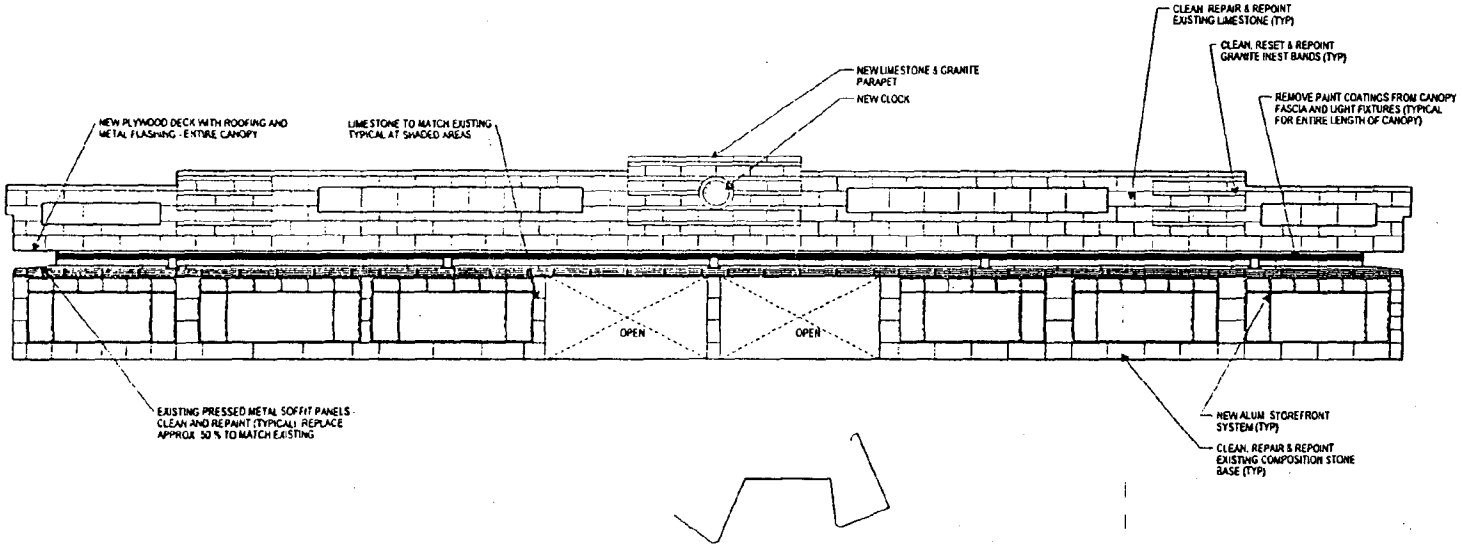



FOUNTAIN WALL DETAIL

# GATEWAY PLAZA
# DOWNTOWN SILVER SPRING

JUNE 15, 2000

(26)




5C PLAZA ELEVATION - EAST
SCALE

HISTORIC FACADE - RESTORED STATE

SILVER SPRING RETAIL BLOCK C
FACADE RESTORATION

RTKL

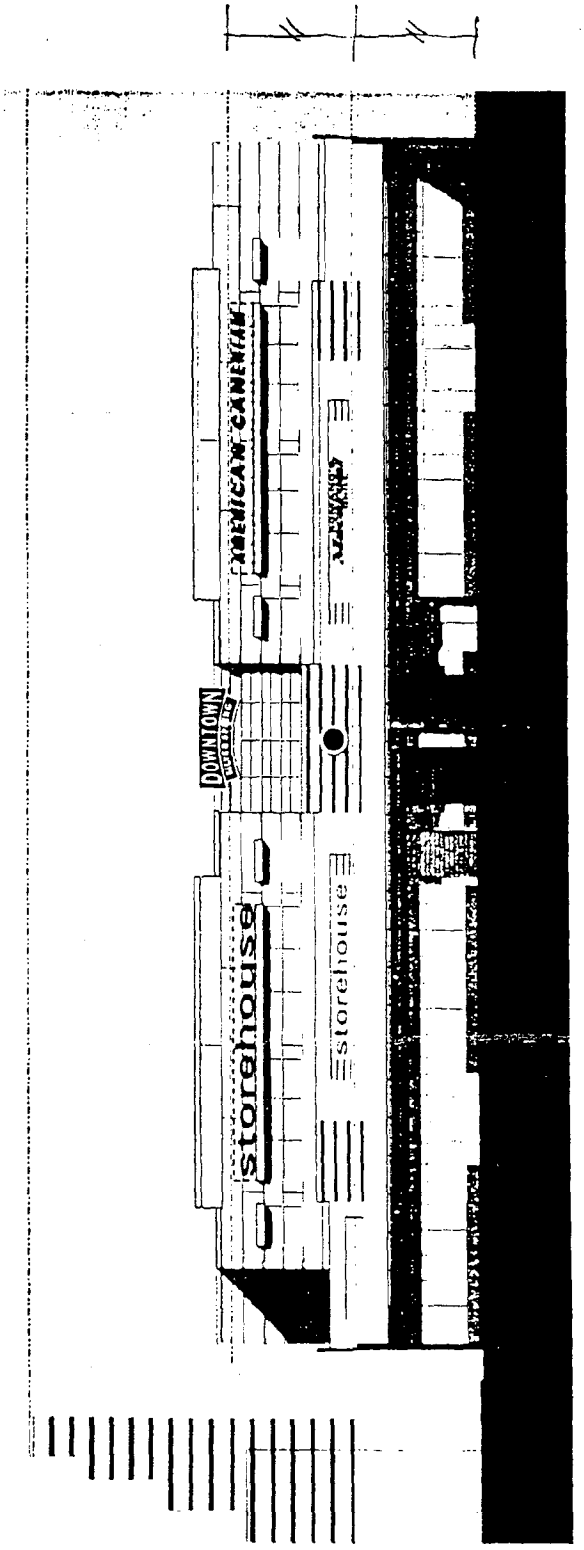
RTKL Associates Inc

(18)

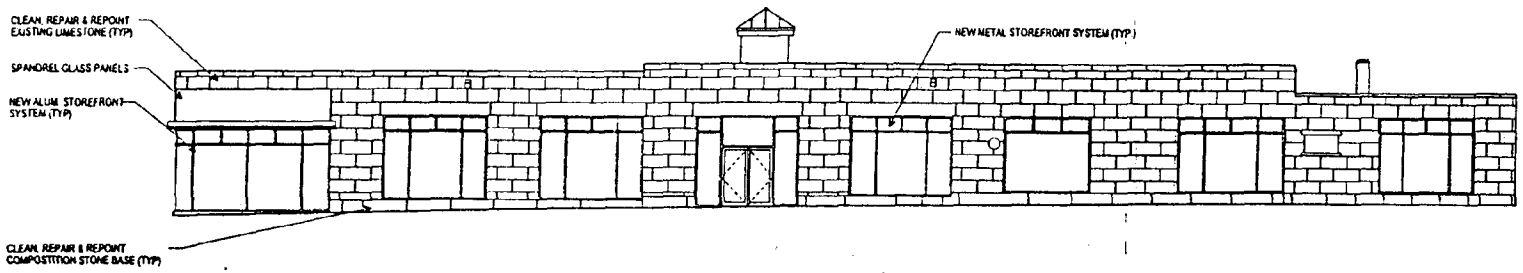
**RTKL**
RTKL Associates Inc.
1 South Street
Baltimore, Maryland 21202
(410) 528-8600
FAX:(410) 385-2455

Project:
Downtown Silver Spring
BLOCK C - RETAIL CENTER

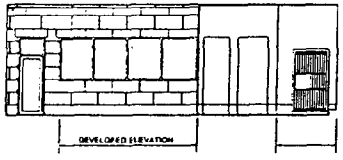
Drawing Title:
ELEVATION 1A
Date:
JULY 5, 2000
Drawing No.
HPC-3101




1A GATEWAY PLAZA ELEVATION
SCALE: 1/16" = 1'-0"




8B ELLSWORTH AVENUE
SCALE




8H REAR ELEVATION
SCALE

# SILVER SPRING RETAIL BLOCK C FACADE RESTORATION

RTKL

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(23)

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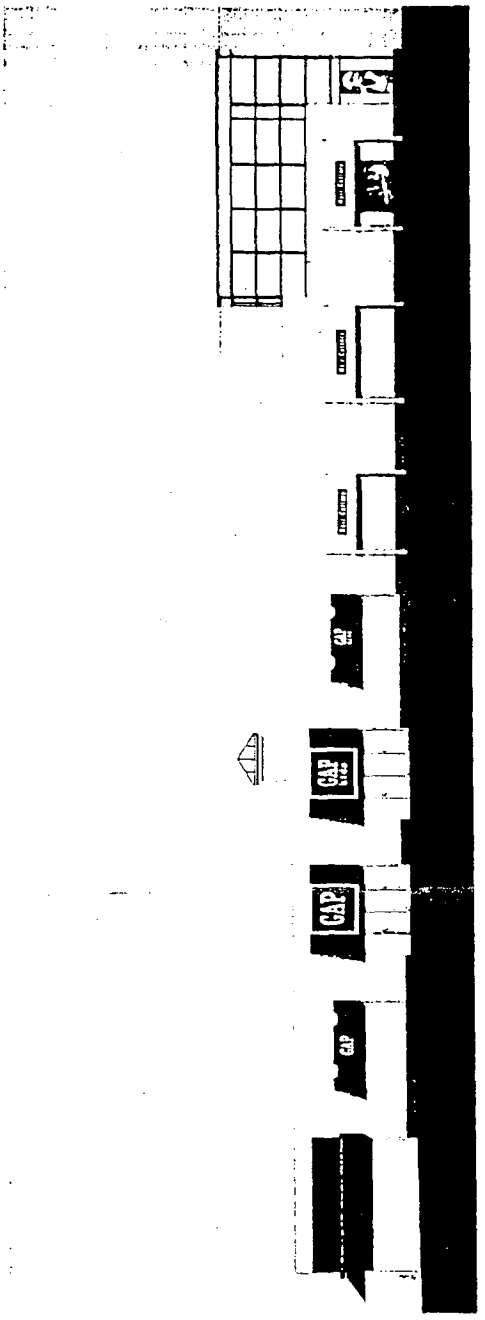
Project:
Downtown Silver Spring
BLOCK C - RETAIL CENTER

Drawing Title:
ELEVATION 2A

Date:
JULY 5, 2000

Drawing No.
HPC-3102




2A GROUND LEVEL ELLSWORTH ELEVATION
SCALE: 1/16" = 1'-0"

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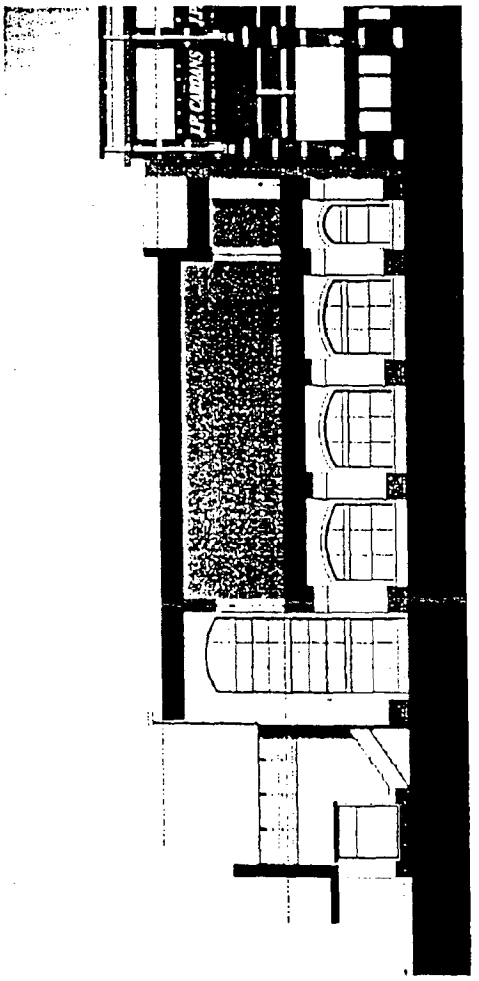
Project:
Downtown Silver Spring
BLOCK C - RETAIL CENTER

Drawing Title:
ELEVATION 5A
Date:
JULY 5, 2000
Drawing No.
HPC-3104




5A PASSAGE ELEVATION
SCALE: 1/16" = 1'-0"

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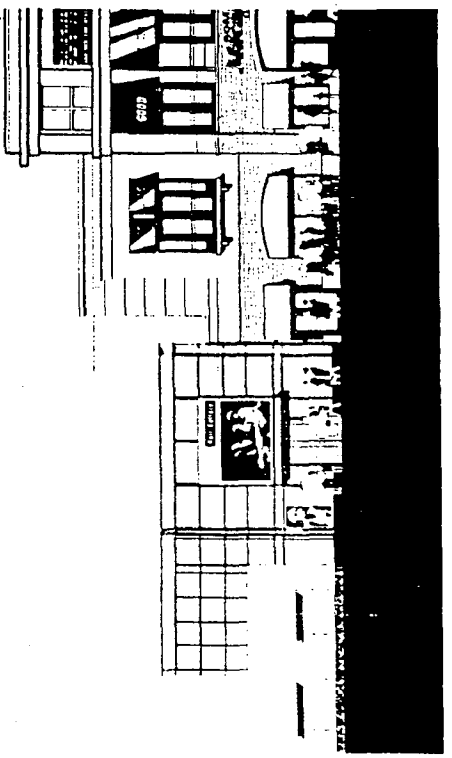
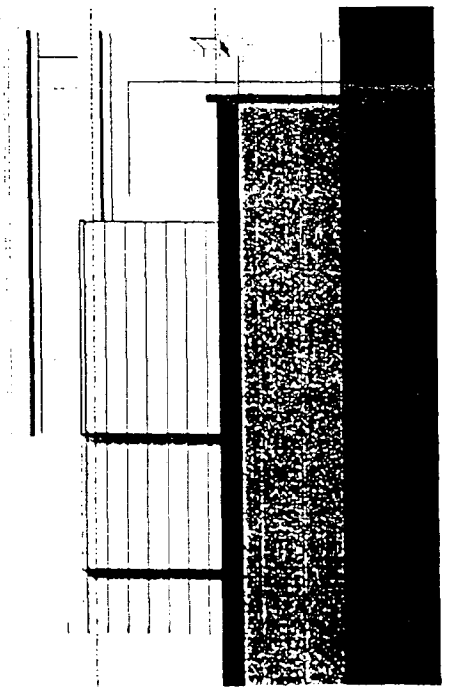
Project:
Downtown Silver Spring
BLOCK C - RETAIL CENTER

Drawing Title:
ELEVATION 3A & 4A
Date:
JULY 5, 2000
Drawing No.
HPC-3103



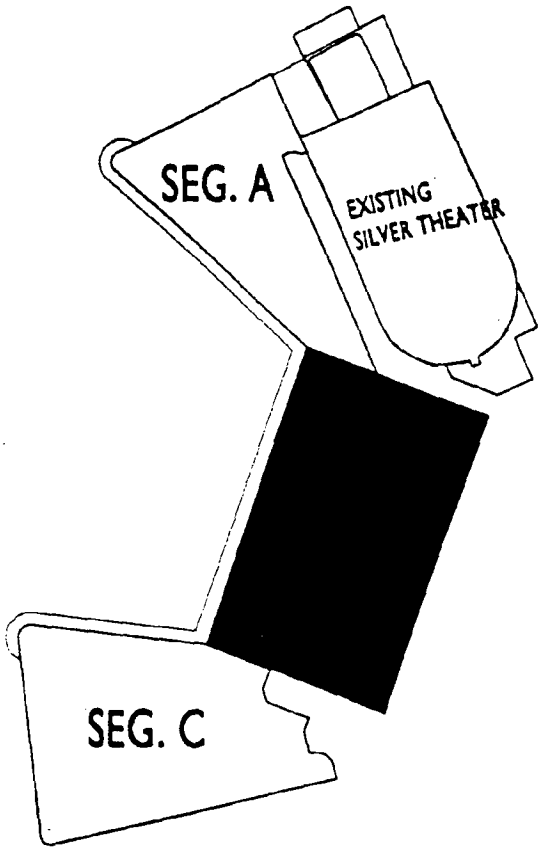
3A SILVER PLAZA ELEVATION
SCALE: 1/16" = 1'-0"



4A SECOND LEVEL ELLSWORTH ELEVATION
SCALE: 1/16" = 1'-0"

## CONTENTS

## EXECUTIVE SUMMARY




Key Plan

The existing retail facility (Segments A, B & C) bounded by Colesville Road, Georgia Avenue, Ellsworth Drive, and the City Place retail mall in Silver Spring Maryland, was constructed in 1938. The original construction was primarily timber joists and decking supported by structural steel columns, steel girders, and load bearing masonry walls.

The purpose of this survey and evaluation is to identify the historic authenticity of the existing structure, evaluate the condition of the roof structure, assess the capacity of the existing structure to support the code required loads associated with the renovation, and identify any life safety implications associated with salvaging the existing roof structure.

A visual survey of the accessible existing structure was performed by RTKL and where possible the capacity of typical existing structural framing members was analyzed. No disassembly of building finishes, and components was performed and no testing associated with building materials was included in this review. Structural drawings for original construction or subsequent renovation work are not available.

RTKL believes that the elements of the roof structure that are authentic, original construction are limited to the columns and beams in Segments A & C and a limited number of columns in Segment B. At least three fires have occurred in Segment B over the years. One of these fires in the early 1970's caused significant structural damage and resulted in the replacement of the original structural framing with what exists today. In Segment B the original roof framing has been replaced with new steel beams, steel open web joist and a galvanized form deck supporting a lightweight insulating concrete. The columns located 20 feet back from the facade were also replaced. In Segments A & C the current framing

consists of steel columns, beams and girders supporting timber joists and decking. RTKL believes that most of the roof joists are a more modern dimensional lumber and not the full size lumber common to 1938 construction. In Segment A, the existing deck is plywood (not original) and in Segment C, it is tongue-and-groove decking (also not original).

In this abandoned building with a poorly maintained roof membrane, the significant water seepage, high humidity and limited ventilation has resulted in significant and widespread decay of the timber elements and noticeable but less significant corrosion of the steel elements.

From the preliminary evaluation, areas of the roof deck and isolated timber joists are beyond repair and should be removed. Other areas of the structure could be repaired or reinforced. Our visual survey only addresses the underside of exposed deck. Since the roofing has so many leaks and holes, it is anticipated that the top surface of the deck is in significantly worse condition than the underside appears.

In Segment A approximately 50% of the timber joists and an even higher percent of the deck shows signs of significant decay. RTKL recommends that all this timber framing be removed. In Segment C the extent of roof framing timber decay is visually limited to approximately 15% of the area. Salvaging portions of this framing appears to be structurally feasible.

In Segment B, where no timber roof framing occurs, small areas of metal deck corrosion is visible on the underside throughout the deck. We anticipate that the water saturated insulating concrete has caused significantly more corrosion on the top surface of the deck.

The structural steel framing appears to be structurally sound. Isolated members have varying amounts of corrosion. Typically this corrosion has not significantly reduced the members' capacity and could be repaired or reinforced where necessary. The most significant corrosion occurs at the base of

the columns in the basement where puddles of water collect.

This preliminary evaluation does not address the capacity of the existing timber framing in Segments A & C. Additional testing together with a thorough survey of each member is required to provide an accurate assessment of the existing members. Members with limited damage can be reinforced with steel or wood plates. Decayed portions of wood members could also be rebuilt with epoxies.

Our preliminary analysis of the existing steel members to support the loads associated with the renovation / addition project finds that the columns and presumably the footings in Segment B supporting portions of the proposed second floor would be overloaded. Additionally, reinforcement may be required to support heavy roof top mechanical equipment.

The fact that the timber framing in Segments A & C and the steel framing in Segment B is not authentic, appears to minimize the importance of salvaging these members for historic preservation reasons. While some of the existing timber framing could be salvaged, the fact that widespread decay exists throughout leads RTKL to recommend that all the timber decking and joists be removed and replaced. The original structural steel columns and beams can remain with minimal repair and reinforcement as necessary and new steel joists and metal roof deck added.

In Segment B the existing non-authentic roof deck, metal joists and steel beams should be replaced as necessary to accommodate the increased snow drifting loads. RTKL recommends a 20-foot setback for level 2. The existing, but not original, columns 20 feet back from the historic facade would be replaced with similar, but larger and stronger, round pipe columns keeping the appearance and spacing of the original structure. Alternatively, providing the proposed 30-foot second floor setback would result in either overloading of the steel structure supporting the historic façade or an impractical column spacing for leasing.

Based on a life safety review of the building by KPT, RTKL recommends that the building be planned for construction classification Type 2C. This classification will eliminate any adverse impact to the historic facades required by life safety compliance.

## BASIS OF REPORT

**Prepared by:** RTKL Associates Inc.; 410-528-8600

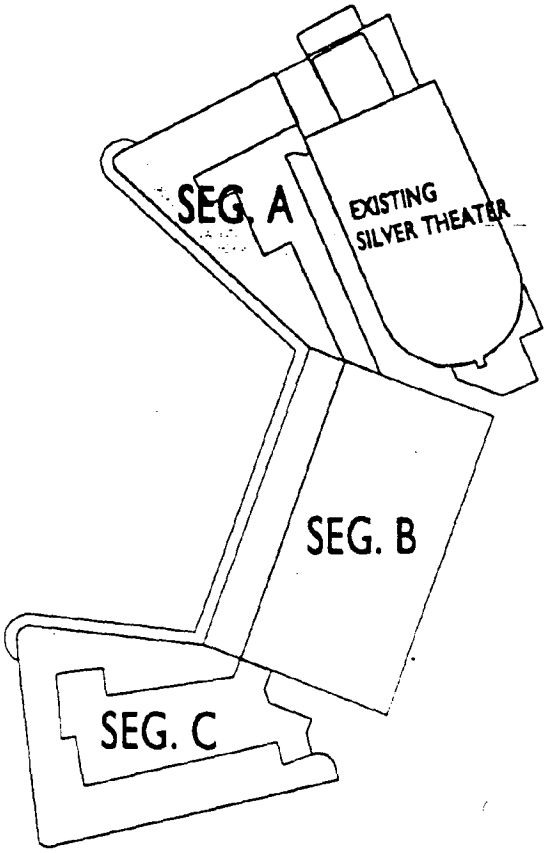
| | |
|---|---|
| Jeff Kennelly, PE | Structural |
| Jim Leonard, AIA | Architectural |
| Mark P. Dempsey, PE | Life Safety – KPT Engineering Corp. |

**Location:** The Block C retail building occupies part of a site bounded by Colesville Road, Georgia Avenue, Ellsworth Drive, and the City Place retail mall.

**Site Survey:** June 22, 2000

**Purpose:** The historical and architectural interest in the existing building is calling for the preservation of the facade and a portion of the roof structure. The Maryland Historic Trust and Historic Preservation Commission have proposed that the roof framing from 20 to 50 feet back from this existing historic facade be preserved as shown in the adjacent figure. The purpose of this survey and evaluation:

- Identify the historic authenticity of the existing structure
- Evaluate the adequacy of the existing structure to support the loads associated with the renovation project
- Identify if the structure can be repaired or reinforced.
- Identify any life safety implications associated with salvaging the existing roof structure.




**KEY PLAN OF ROOF STRUCTURE TO BE SALVAGED**

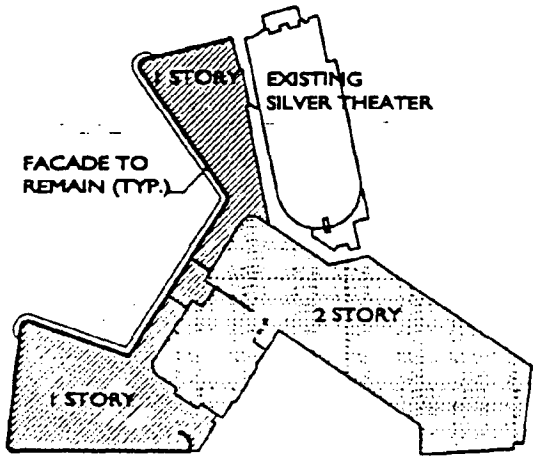
**Scope:** To visually survey and analyze, to the extent possible, the existing roof structure, establishing a basic evaluation of its condition..

**Information:** Information was collected during a site visit. A search to obtain original construction documents as well as alteration or renovation documents has resulted in acquiring original architectural drawings. The structural drawings referenced from the architectural drawings were not obtained. These acquired documents were studied by

the review team to augment the team's understanding of the facility.

**Limitations:**

- The facility is abandoned with little to no lighting limiting visibility.
- Observations are confined to visually accessible areas.
- Top surface of roof deck is covered with roofing and not visible. The condition of the roof in Segment A is too dangerous to walk.




**KEY PLAN PROPOSED RENOVATION / ADDITION**

**Proposed Renovation / Addition:** The project is to consist of a two-level mixed-use facility, as shown in the adjacent figure, containing retail, restaurant and entertainment components. The gross structured building area is on the order of 80,000-sf (~55,000-sf grade level and 25,000-sf second level), including new and existing building components.

An existing one-story retail facility currently occupies much of the site. The Owner intends to salvage and restore the existing historic facades and storefront and the feasibility of salvaging the perimeter 20 to 30 feet of roof structure is being evaluated.

## BUILDING STRUCTURAL BACKGROUND

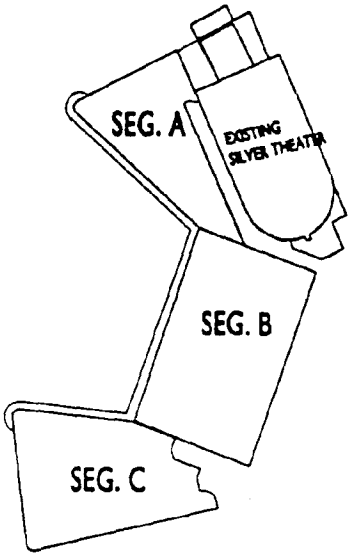
### GENERAL

Segments A, B & C were constructed in 1938. The original construction consists of primarily timber joists and decking supported by structural steel columns, steel girders, and load bearing masonry walls. Structural steel framing is used along the storefront facades and canopy. Basement areas were formed with cast in place perimeter concrete walls.

The available documents provide limited information about the original structural framing. Structural drawings for original construction or subsequent renovation work are not available. Renovations have occurred over the years with the most notable being a swimming pool added within the basement of Segment C.

A large fire in the early 1970's extensively damaged this building causing portions of Segment B to collapse. As a result of this fire, it appears that the roof structure in Segment B was completely replaced with steel framing and metal roof deck. However, in absence of renovation documentation this has not been confirmed.

## SEGMENT A




KEY PLAN SEGMENT A

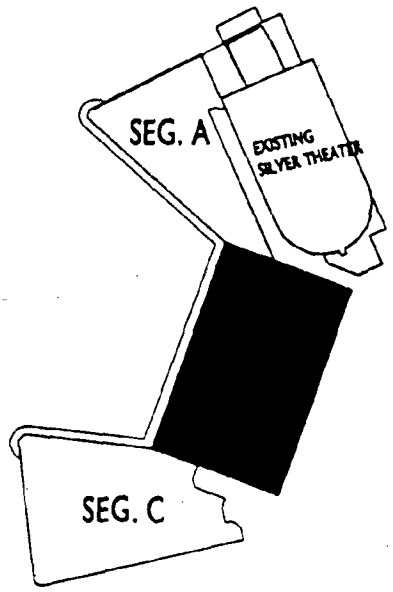
Segment A has a plan area of approximately 7,600 sf and includes a partial basement. The plan is triangular-shaped with no typical structural bay size. The average bay size is 17'-0" x 16'-0".

The interior columns are round steel pipes, the storefront facade columns are steel wide flange members and the remaining facade is load bearing masonry. The structural steel beams and girders occur on the column lines and the sizes of these members vary. The steel members appear to be original with riveted steel to steel connections.

The roof joists are typically 1 ½" x 11 ½" dressed members spaced at 16" on center. In 1938, standard timber sizes were provided in full-inch increments. That is, the actual size of the original joist would have been much closer to 2" x 12". It was not until the early 1950's that the finished size of sawn lumber was smaller than the nominal size and not until 1964 when this became standardized. Therefore, it is RTKL's opinion that the existing timber joists are not authentic construction.

Plywood is an engineered wood product that was not available in 1938. Therefore, it is not an authentic 1938 roof deck construction material.

## SEGMENT B



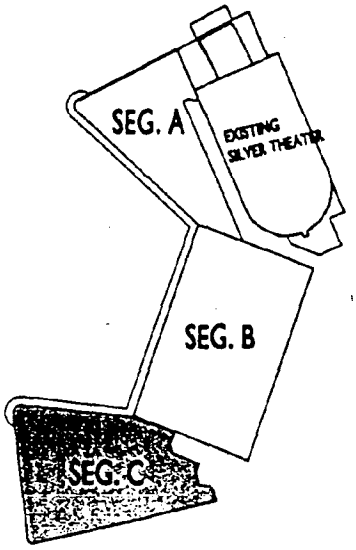

KEY PLAN SEGMENT B

Segment B has a plan area of approximately 16,000 sf and includes a partial basement. The plan is rectangular-shaped with a typical interior bay size of 20'-0" x 30'-0". The first line of columns occurs 20 feet back from the storefront. The steel wide flange columns along the historic facade occur at 20'-0" on center and align with the interior columns every 60'-0".

The interior columns are structural steel pipes and steel wide flange beams occur on the column lines in both directions. The roof joists are 12" steel open web joists spaced at 4'-2" on center and the roof deck is a galvanized 9/16" form deck supporting lightweight insulating concrete.

The roof construction in Segment B is also not authentic 1938 construction. Although steel joists were first produced in 1928, we believe these members were installed at a later date. As seen in photo No. B-2 pockets in the masonry wall have been filled with mortar where (we believe) original timber joists occurred. The steel to steel connections are bolted as seen in photo No. B-7 where as 1938 steel to steel connections would be riveted. In photo B-3 the steel pipe column has the same coat of shop applied paint primer as the new steel beams, implying that these columns were also replaced. Additionally galvanized 9/16" form deck was not available in 1938.

## SEGMENT C




**KEY PLAN SEGMENT C**

Segment C has a plan area of approximately 11,300 sf and includes a full basement. In plan it is the shape of a rectangle with a skewed side. The typical bay size is 18'-0" x 25'-0".

The roof framing is similar to Segment A. The interior columns are round steel pipes, the storefront facade columns are steel wide flange members and the remaining facade is load bearing masonry. The structural steel beams and girders occur on the column lines and the sizes of these members vary. The steel members appear to be original with riveted steel to steel connections.

As in Segment A the roof joists are typically 1 ½" x 11 ½" dressed members spaced at 16" on center. Therefore, it is RTKL's opinion that the existing timber joists are not authentic, original construction.

The roof deck is a 5 ½" wide tongue-and-groove wood decking. We believe this is also not original construction because it had to be replaced when the timber joists were replaced.

## CONDITION OF STRUCTURE

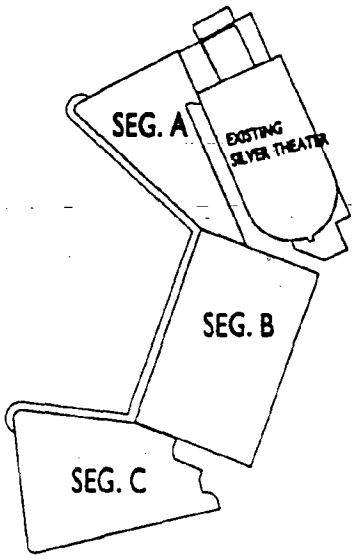
### OVERVIEW

The existing building has been abandoned for a number of years. Water and moisture infiltration has damaged and weakened the existing structure. The roof has been poorly maintained as water was observed dripping through the roof at numerous locations. Puddles were observed on the floor throughout all 3 segments.

In these abandoned building segments, the significant water seepage, high humidity and limited ventilation invites attack, decay and deterioration of the timber members. Wood with a moisture content above 20% is an incubation chamber for decay fungi. Color changes, stains and moisture on the surface of wood were noted throughout Segments A & C, indicating that fungal decay is likely present. Fungi and insects often destroy the interior of a wood member, leaving little or no evidence on the exterior. Tests have indicated that extended exposure of untreated timber to the exterior environment results in as much as a 50% reduction in member strength.

A limited visual structural survey and evaluation was conducted. For a detailed structural evaluation of the timber members, the strength must be determined. Unknown factors affecting the wood strength include species, moisture content, deterioration, and the grading which measures the strength-reducing defects of a member. Samples of the wood can be used to identify the wood species by a wood technologist and each member could be visually graded. These tests could be performed as part of a more exhaustive investigation.

## SEGMENT A




KEY PLAN SEGMENT A

The roof structure in Segment A displays the most extensive water damage and decay. More than a dozen large holes in the roof exist throughout this segment. The portion of the roof that was visually accessible was in very poor condition. The plywood roof deck has rotted and is weakened throughout the segment and must be replaced in its entirety.

Many timber joists show signs of significant decay. It is estimated that at least 50% of the joists are structurally inadequate due to decay. Of those, approximately 40% are in such poor shape that they must be removed. The remaining 60% would have to be reinforced. Ignoring any possible historic significance of this roof structure, RTKL's recommendation would be to remove all the timber roof framing.

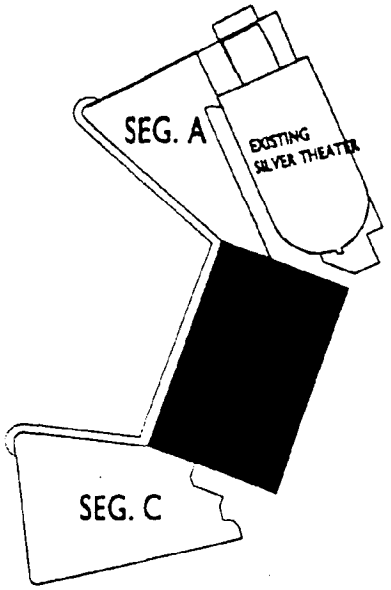
Corrosion of the structural steel beams and columns is visible in isolated locations. The most significant corrosion occurs at the base of the columns in the basement. The extent of corrosion is by itself not significant enough to warrant demolition. Random structural steel members were preliminarily analyzed for the current code required loading and found to be adequate.

A number of new mechanical units will be placed on this roof. It is anticipated that the existing structure would require reinforcement to support this equipment.

## SEGMENT B

The roof structure in Segment B is all steel. The steel joists, beams and columns are all in good condition except for limited surface rusting. Random structural steel members were preliminarily analyzed for the current code required loading and found to be adequate. The capacity of the open web steel joist was not computed; however, there are no indications that these members are overstressed. In this portion of the project, a second level is being planned between 20 and 30 feet back from the existing facade. The snow drifting created by this condition may lead to overloading of the existing joists.

The roof system is a galvanized form deck supporting lightweight insulating concrete. RTKL's experience suggests that this type of a roof system has resulted in many types of roof failures. Therefore, independent of the structural condition the roof, RTKL strongly recommends that a roof system other than one using lightweight insulating concrete be used in the renovation of this area.




KEY PLAN SEGMENT B

As seen in the photographs in the appendix, the underside of this deck is starting to show signs of corrosion and the water-saturated insulating concrete has been seeping into the building. While much of the deck underside appears to be sound, it is probable that the top surface of the deck is corroded throughout. Based on the current condition of the roof form deck, RTKL estimates it has a life expectancy less than 10 years, and we recommend that it be replaced during the renovation.

It is understood that the extent of new second level framed floor area will be supported by new structure. RTKL has evaluated different scenarios for a 20-foot and a 30-foot setback from the historic facade. In most scenarios, the existing columns and footings occurring 20 feet back from the facade are overloaded.

1. With a 30-foot setback, columns could be added at this setback to avoid overloading the existing structure. This layout would result in a line of columns 10 feet from the existing columns which is impractical from a leasing standpoint

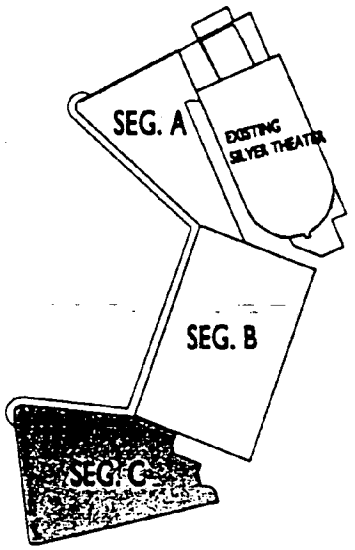
2. The non-historic columns, which occur 20 feet back from the facade, could be removed and new columns added at a 30-foot setback. This would increase the load on the structure supporting the historic facade and most likely require that it be dismantled and reinforced.

3. Assuming the second level setback occurs along the existing grid line, resulting in a 20-foot setback, the new framing could be laid out such that the existing girder is not overloaded. However, the 5" diameter pipe columns will be overloaded and presumably the supporting foundations as well. These existing, but not original, columns could be replaced with similar, but larger and stronger, round pipe columns keeping the appearance and spacing of the original structure.

4. With the 20-foot setback, in lieu of replacing or reinforcing the existing columns and footings additional columns would be required adjacent to the existing footing. This solution would adversely impact the leasing of this area.

RTKL recommends alternative number 3 above.

## SEGMENT C




**KEY PLAN SEGMENT C**

The roof structure in Segment C is in better condition than Segment A. The roof of this segment has clearly been better maintained. Small holes in the roof were observed in several locations.

Most of the timber joists and tongue-and-groove decking appeared to be in good condition; however, signs of decay and moisture are scattered throughout the segment. Approximately 5% of the joists and 15% of the wood decking showed signs of significant decay. The top surface of the decking would need to be assessed before finalizing recommendations regarding its condition. As is typically the case, it is anticipated that the top surface has more extensive decay than the underside. As stated in the Overview, additional material testing and investigation is required to verify the actual capacity of the timber members.

Corrosion of the structural steel beams and columns is visible in isolated locations. The extent of corrosion is by itself not significant enough to warrant demolition. Random structural steel members were preliminarily analyzed for the current code required loading and found to be adequate.

A number of new mechanical units will be placed on the roof. It is anticipated that the existing structure would require reinforcement in order to support this equipment.

## LIFE SAFETY

The construction type, use group, and presence of automatic sprinklers are used to determine the allowable height and area of the facility. The presence of the wood framing within the building requires that the facility be designed as either a Type 3B or Type 5B construction type.

Type 3B construction provides a base allowable area that is workable with the addition of two fire walls separating areas to comply with the area limitations. The base allowable area of the Type 5B construction would require twice as many fire walls and would adversely impact the leasing of the facility by limiting the size of the areas available for leasing to larger tenants.

Compliance with Type 3 construction requires that exterior bearing elements provide a minimum 2 hour fire resistance rating and be constructed of non-combustible elements. In this case, the rear bearing walls are constructed with CMU and appear to comply with this requirement. However, the front and side bearing elements (columns and beams) are within the existing construction and have not been thoroughly investigated and may need to be modified to comply with the 2 hour fire rating requirement. This would require modification of the building facade.

In order to comply with height and area limitations, and provide a method of construction that will not require that the existing facade be modified, it is recommended that the facility be designated as Type 2C construction. In order to comply with this designation the existing wood roof and floor framing would need to be removed and replaced with non-combustible components.

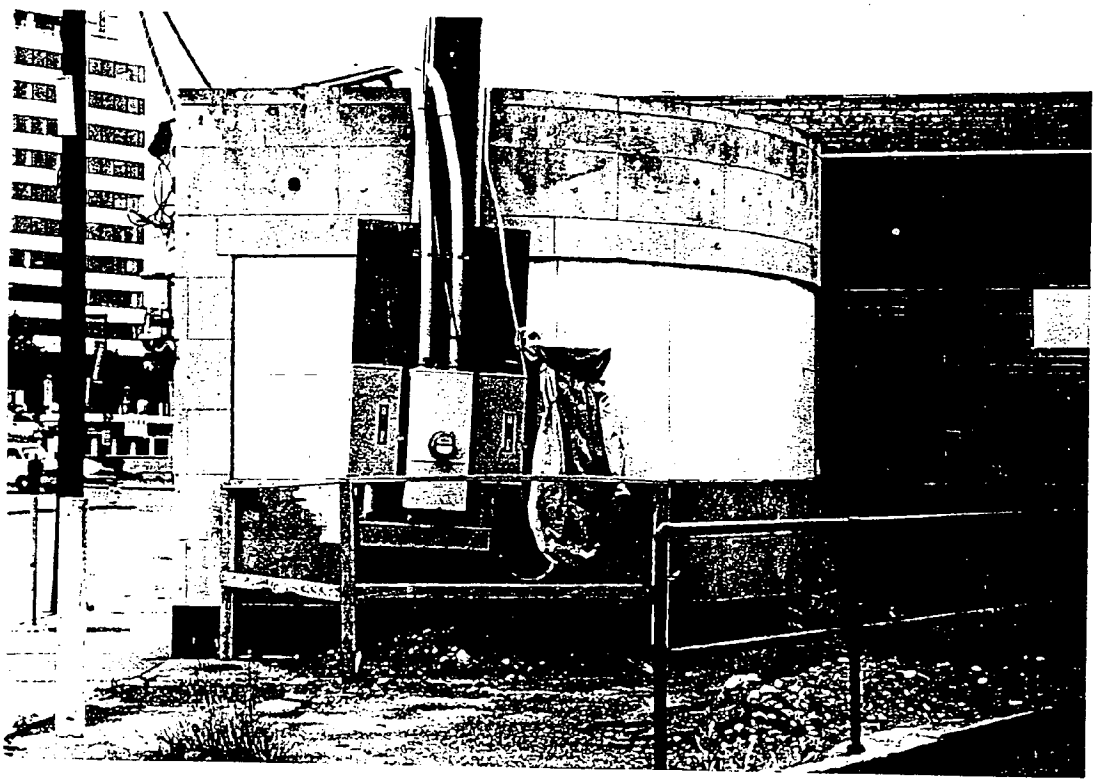

(1.) EAST ELEVATION.
SILVER SPRING SHOPPING CENTER

NOTE CHIMNEY OF ADJACENT SILVER THEATER.

PROPOSED SECOND STORY OVERBUILD WILL SET BACK 20'-0" FROM EXISTING PARAPET.

(2) EAST ELEVATION
SILVER SPRING SHOPPING CENTER

(3.) NORTH END OF ELLSWORTH DRIVE ELEVATION, SHOWING LOCATION OF PROPOSED NEW GLAZED CONSTRUCTION TO INCORPORATE HISTORIC FACADE.



(4.) CURVING HISTORIC FACADE. PROPOSAL CALLS FOR ENCLOSING THIS FACADE WITH A NEW GLAZED STOREFRONT.

Page 4, Third bullet from the top of the page, insert the underlined text:

An objective of the Urban Renewal Plan is to balance the public interest in protecting individual historic resources that exist in the area with the redevelopment purposes of the Urban Renewal Plan. Therefore, the general public welfare is best served by integration of the Silver Theater and Shopping Center into an approved redevelopment project as contemplated in the Urban Renewal Plan and the Silver Spring Central Business District Sector Plan. The Silver Theater and Shopping Center (as described in the design parameters below) should be integrated into any redevelopment project so long as it is consistent with the implementation of the approved project plan and site plan in accordance with the goals of the Urban Renewal Plan, the Silver Spring Central Business District Sector Plan and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code. [[The plan attached as Exhibit C is the illustrative concept of the project plan to be submitted.]] Development over the shopping center should be set back in order to maintain the shopping center as an identifiable entity. The setback should be approximately 30 feet; some latitude [will] in the setback should be allowed so long as the goal of maintaining the shopping center as an identifiable entity is achieved. All or some building fabric, both exterior and interior, including all structural elements, may be removed from the rear portion of the central section and the south wing of the shopping center behind the approximately 30-foot setback; moreover, new construction may be attached to and physically integrated with those portions of the historic shopping center that will be preserved. In addition, no development should be allowed over the Silver Theater building or over the north wing of the shopping center since such development would obscure the Silver Theater. However, a limited amount of development may be allowed over the south wing.

Page 4, Fourth bullet from the top of the page, line 4:

Replace "Specifically, the rear lot would be appropriate for redevelopment/new construction" with: Specifically, redevelopment/new construction will be allowed on the rear lot and in the rear portion of the existing shopping center. [The plan attached as Exhibit C is the illustrative concept of the project plan to be submitted.]

Page 5, Third bullet from the top of the page:

Add new language:

In any case, the Historic Preservation Commission may recommend a reduction in the environmental setting as long as the goal of preserving the historic context of the Silver Theater and Shopping Center is maintained.



(48)
(47)

D·H·C·D

**Maryland Department of Housing and Community Development**

*Division of Historical and Cultural Programs*

100 Community Place
Crownsville, Maryland 21032

410-514-7600
1-800-756-0119
Fax: 410-987-4071
Maryland Relay for the Deaf:
1-800-735-2258

http://www.dhcd.state.md.us

Parris N. Glendening
*Governor*

Raymond A. Skinner
*Secretary*

Marge Wolf
*Deputy Secretary*

June 30, 2000

Douglas Rinn
Director
Silver Spring Redevelopment Program
8435 Georgia Avenue
Silver Spring, Maryland 20910

Re: Silver Spring Shopping Center

Dear Mr. Rinn:

Thank you for appearing before the Easement Committee of the Maryland Historical Trust in their role of reviewing plans and specifications for proposed easement properties. As you know the Trust is to receive an easement on the Silver Spring Shopping Center as described in a Memorandum of Agreement that was signed in October of 1999. That document states that "the preservation easement must be acceptable to the Trust in form and substance".

The presentation by your architects at RTKL, James Leonard and Bayard Whitmore, and the developer, Bryant Folger, was informative and helpful in the Trust's review of this project. After reviewing the various aspects of the project I have the following comments about the major points of the project.

1. Roof top addition. As you know one of the long standing conditions for the rooftop addition was that it be set back from the front facade of the existing shopping center. It had been agreed that the setback was to be at least thirty feet. The proposal that was presented to the Trust was for a setback of twenty feet. The Trust still feels that the minimum setback of thirty feet for the rooftop addition be maintained to reduce its visibility from Georgia Avenue and to help maintain the horizontal aspects of the existing structure. The design of the rooftop addition could also be used to minimize its visibility, however it was stated at the meeting that higher visibility was desired.

2. Condition of the existing structure. The Trust is entrusted with trying to save the actual historic building, not just a front facade. You have supplied no real information as to why the existing structure cannot be restored and incorporated into the new building. We expect to see the old structure saved and reused to the greatest degree possible

3. Storefronts. We would like to save as much historic or original fabric as possible in the storefronts. As you develop the designs for the storefronts please consult with the Trust.

4. Ellsworth Street side of the building. The curved corner at the rear of Ellsworth Street should be preserved and maintained as an exterior element of the building. The proposal for the Ellsworth facade storefronts is acceptable.

5. The plans for rehabilitating and restoring the metal canopies is acceptable

Please continue to consult with the Trust as you develop your designs. We are always available to discuss the many various details of this rehabilitation project. It is always helpful to come to us with preliminary designs so that the project does not get to far along without approvals.

I will be out of the office July 3 – July 7, and will return on July 10. If you have any questions please contact me at (410) 514-7634 or by email at brand@dhcd.state.md.us.

Sincerely,

Richard J. Brand
Administrator, FA&E

C James L. Leonard
Robin D. Ziek
Gwen M. Wright

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

January 22, 2004

MEMORANDUM

TO: Gary Stith, Director
Silver Spring Regional Center

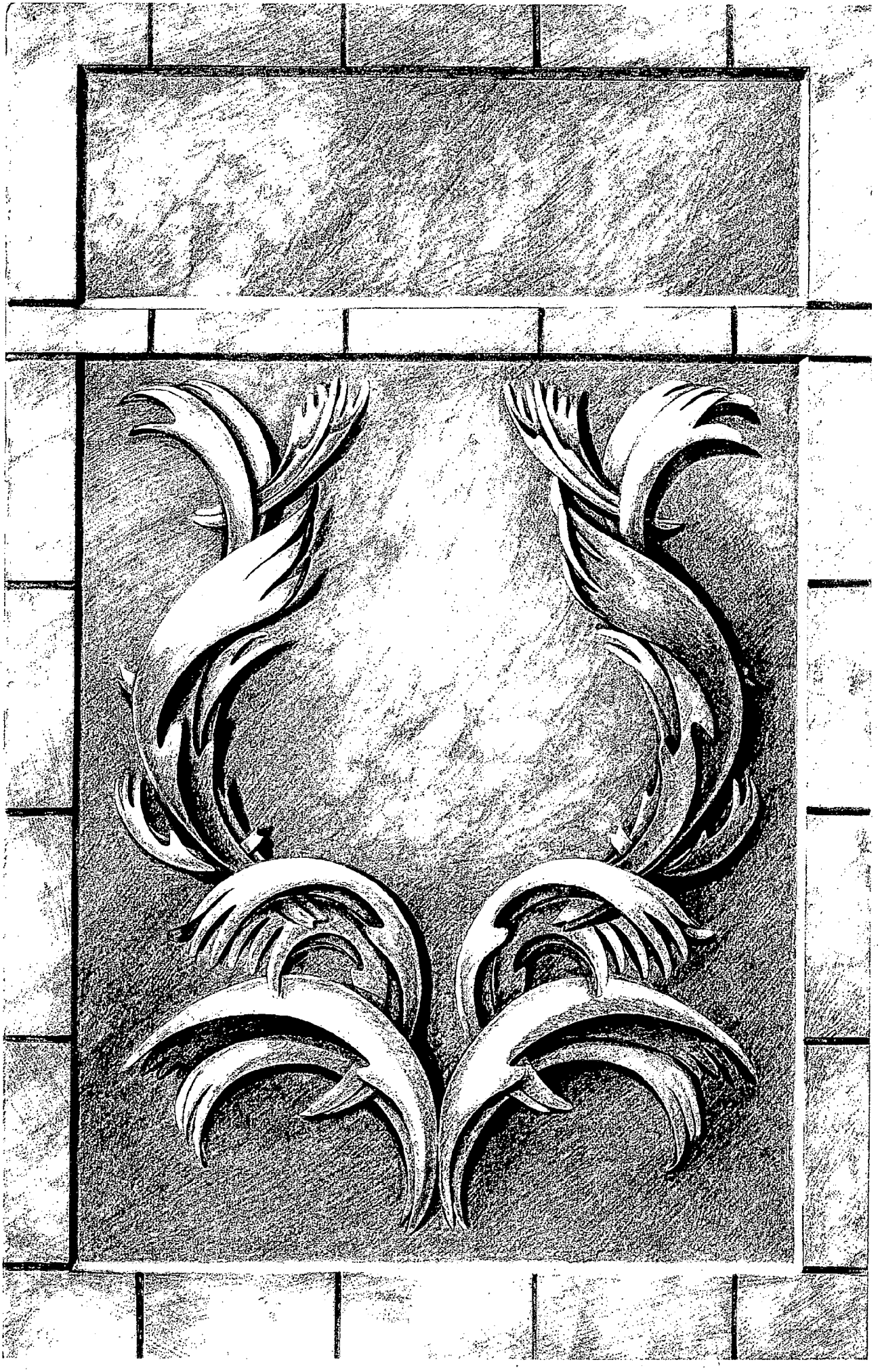
FROM: Gwen Wright, Historic Preservation Supervisor
Countywide Planning Division

SUBJECT: Commemorative Plaque for Silver Spring Shopping Center

I have reviewed the proposed commemorative plaque for the Silver Spring Shopping Center. It is my understanding that this installation will be a carved stone plaque which will be placed in an existing niche on the Ellsworth façade of the building. The plaque will be installed in such a way that it will not destroy historic fabric and in such a way that it could be removed at a future time.

I feel that this plaque can be approved on the staff level, given that the HPC delegated to staff all signage approvals for the building, as long as the signage remains within existing niches/inset areas.

To that end, this memo serves as your approval for the commemorative plaque. I do recommend that there should be a small metal plaque to identify the artist and to note that the design of the commemorative plaque is inspired by a design found on the wall coverings on the inside of the Silver Theatre.



**PRESERVING OUR PAST**
**IS OUR GIFT**
**TO THE FUTURE**

**DOUGLAS M. DUNCAN, COUNTY EXECUTIVE 2004**

***THE 1938 SILVER SPRING SHOPPING CENTER IS A SUPERB EXAMPLE OF MORDERNE STYLING WITH ART DECO DETAIL. DESIGNED BY NOTED ARCHITECT, JOHN EBERSON, IT IS A RARE EXAMPLE OF AN EARLY PLANNED SHOPPING CENTER WITH PARKING, FORMING MONTGOMERY COUNTY'S FIRST REAL DOWNTOWN***

DAVID H. GLEASON ASSOCIATES INC. ARCHITECTS

October 8, 2003

Gwen Marcus Wright
Historic Preservation Planner
Department of Park & Planning
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

RE: Drop Awning, Silver Spring Shopping Center

Dear Ms. Wright:

Enclosed, for your information, is a color copy of the material proposed for the straight drop awnings under the fixed canopy at the Silver Spring Shopping Center. The material is a dyed acrylic with the look and texture of canvas duck, but with better color fastness properties.

As you may recall during our meeting on business signs last month we briefly discussed using a striped awning similar to the ones seen in historic photographs, simply wrapped around the rods and left fixed with approximately 12" exposed. The decision has now been made to make the awnings operable, as they were originally, with a maximum drop of 40" to 42" to meet code. The eight or nine original gear mechanism will be refurbished, along with their rods. The missing rods and gear mechanisms will be replaced with new to match.

If you have any questions, please feel free to contact me.

Sincerely,
DAVID H. GLEASON ASSOCIATES, INC.

Richard Wagner, AIA
Partner

Enclosure

Cc: Ted Connelly, Brown & Craig
Steve Green, PFA Silver Spring
Damona Strautmanis, PFA Silver Spring
Kevin O'Leary, Foulger Pratt
Jeff Mallow, Simpson Unlimited

520 A NORTH EUTAW STREET BALTIMORE, MARYLAND 21201-4513
T-410.728.1810 F-410.383.0638

Sunbrella Style 4961
Putty Regimental

Downtown Silver Spring
Pull down shades

Memo # 89: Silver Spring Shopping Center

To: Earl Sipe, Brown & Craig
Cc: Ted Connelly, Brown & Craig
Kevin O'Leary, Foulger Pratt
Damona Strautmanis, PFA Silver Spring
Gwen Marcus Wright, Montgomery Co. – MNCPPC
Steve Green, PFA Silver Spring
From: Richard Wagner
Date: September 5, 2003
RE: Signs Mounted on Canopy/Sign Guidelines

The 1938 photos of the shopping center show two signs mounted above the fixed canopy at the rounded corners ("Drugs" on the corner on Colesville). The lettering is very similar to EF Broadway (see enclosed) with the rounded portions of the D and R in "Drugs" filled in. The letters are all caps and scale to approximately 2' – 0" high. They appear to be metal. New should be of aluminum finished to resemble the storefront frames/Downtown sign at the corner of Colesville and Georgia.

As we discussed, Richard Brand has approved installing lettering of a similar typeface on the canopy at these locations. They should be made of aluminum finished to resemble the storefront frames/Downtown sign at the corner of Colesville and Georgia. However, the letters may not be attached to the historic porcelain metal coping, but rather should be attached directly to the roof deck. As you may know, there is only 2" of curb at the front of the canopy, thus there is the base will need to be shallow so as not to be seen. Since the roof of the canopy will be installed shortly, it would probably be a good idea to design and install a permanent base for future signs at these locations at this time.

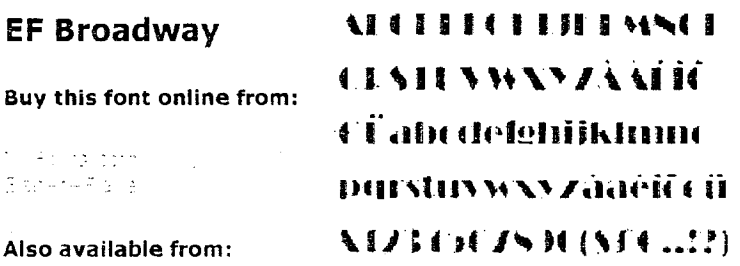
I look forward to receiving the revised set of sign guidelines as discussed on Wednesday.

520 A NORTH EUTAW STREET BALTIMORE, MARYLAND 21201-4513
T-410.728.1810 F-410.383.0638

**EF Broadway**

**Buy this font online from:**

**Also available from:**




PEOPLES
PEOPLES

September 4, 2003

Richard Brand
Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032

RE: Drop Awnings

Dear Richard:

This is to confirm our telephone conversation today regarding the drop awnings under the canopy at the Silver Spring Shopping Center. We will refurbish the 13 historic rods and gear boxes and reinstalling them as working drop awnings. New rods to replace the missing ones will be manufacturer and installed. We are attempting to find used gearboxes exactly the same as, or very similar to, the historic ones to allow the new rods to be operable also.

As we discussed a bold striped canvas duck awning will be installed, matching as closely as possible the style and details seen in the late 1930's/early 1940s photographs of the shopping center. The same awning will be used throughout the canopy. Since the only color rendition of the historic center is a 1948 hand-colored postcard (showing red and white stripes), and no original fabric was found on the existing rollers, I are unsure that the awnings were in fact colored red and white. I am attempting to find a striped canvas duck in colors that complements the canopy colors. As agreed, I will send you a sample of the one(s) I think will work.

If you have any questions, please feel free to contact me.

Sincerely,
DAVID H. GLEASON ASSOCIATES, INC.

Richard Wagner, AIA
Partner

Cc: Jeff Mallow, Simpson Unlimited
Kevin O'Leary, Foulger Pratt
Mike Lowe, Montgomery County
Damona Strautmanis, PFA Silver Spring
Gwen Marcus Wright, Montgomery County-MNCPPC
Steve Green, PFA Silver Spring

520 A NORTH EUTAW STREET BALTIMORE, MARYLAND 21201-4513
T-410.728.1810 F-410.383.0638

**Robert L. Ehrlich, Jr.**
*Governor*
**Michael S. Steele**
*Lt. Governor*
**Victor L. Hoskins**
*Secretary*
**Shawn S. Karimian**
*Deputy Secretary*


MARYLAND DEPARTMENT OF HOUSING
& COMMUNITY DEVELOPMENT

July 16, 2003

Richard Wagner
David H. Gleason & Associates
520 A North Eutaw Street
Baltimore, Maryland 21201-4513

RE: Silver Spring Shopping Center

Dear Richard:

I received your memo #61 and the Concept Sign Plan for the Silver Spring Shopping Center on July 3, 2003. The Easement Committee of the Maryland Historical Trust reviewed the proposed signage plans and your memo at their meeting on July 15, 2003.

Based on that review the Trust is in basic agreement with your comments on the signage on the historic sections. Basically we agree to the overall plan for the signage for the individual signs. However, we do not approve of the installation of individual letters. We believe the letters should be mounted onto a track or some other system that minimizes the number of points of attachment. Any attaching bolts should be kept to an absolute minimum, be in the mortar joints or should utilize some pre-existing holes. Any electrical lines for the lighting should also be run in the least damaging manner.

Blade signs can be used on the Ellsworth Street facade and must be hung from the awnings and not attached to the building. The Trust will not approve the use of sandblasted redwood signs as they are not appropriate to this building.

Thank you for consulting with the Trust on this matter. Please advise the owners of the Trust's concerns and provide us with a revised signage plan for review. If you have any questions please contact me at 410 514-7634 or by email at brand@dhcd.state.md.us.

Sincerely,

Richard J. Brand
Administrator
Financial Assistance & Easements

Memo # 61: Silver Spring Shopping Center

To: Richard Brand, Maryland Historic Trust
Cc: Steve Green, PFA Silver Spring
Ted Connelly, Brown & Craig
From: Richard Wagner
Date: July 2, 2003
RE: Concept Sign Plan, Block C, Silver Spring

Richard, enclosed is a copy of the concept plans for business signs for Block C, including the historic façade. I have reviewed the portion pertaining to the historic facades in light of the original 1938 design, historic photos, the historic fabric as existing at the time the project started, and the approved July 2000 Application for Historic Area Work Permit. May comments and recommendations are as follows:

1. The use of the recessed sign panels on the Colesville Road, Georgia Avenue elevations and above the canopy in the center of the façade (pp 8 - 12) to define the signboard area is consistent with the original drawings, historic photos and historic fabric existing at the time of the project. It is also consistent with the drawings submitted with the Application for Historic Work Areas. The use of these recessed sign panels to define the signboard areas as shown in the Concept Plan should be approved.

2. The use of two 25' x 2' signboard areas above the new storefronts on Ellsworth Drive (p 7) is consistent with the original design intention for sign placement as well their historic locations and should be approved. The blade sign shown between the awnings for Tenant C-3 on p 7 is not historically accurate and should not be approved.

3. The large storefront sign shown on Tenant C-2b, Georgia Avenue elevation (p 8) is to be located on the spandrel glass (which is replacing the original but now lost Carrara glass), not on a "canopy" as noted in the square foot summary (there is no canopy at this location). While the historic S.S.Kresge Co. sign was etched into the Carrara glass, attaching letters to the spandrel glass is appropriate and should be approved.

4. While the canopy-mounted signs at the corners of Georgia Ave. and the plaza, and Colesville Road and the plaza (pp 8/9 and 11/12) are not historically accurate to this building, similarly mounted signs can be found on other moderne/deco retail buildings across the country (see enclosed from *The Buildings of Main Street* by Richard Longstreth. I recommend signs at this location be approved but only free standing channel letters, in a type face appropriate to the façade's period be allowed (pp. 2 and 16).

5. While there is no documentation of the use of window signs (pp 8 – 12, 15, 16) in the shopping center (the photos we have are too graining to show this type of detail), the size and placement are consistent with commercial architecture of the period and should be approved.

6. Blade signs (pp 13 – 14) should only be used on Ellsworth Drive elevation (p.7), and only under canopies located above entries.

520 A NORTH EUTAW STREET BALTIMORE, MARYLAND 21201-4513
T-410.728.1810 F-410.385.0038

7. Sign types 1, 2, 4, and 6 (p 2) all have historic precedent on the building and should be approved. Sign type 2 is derived from types 1 and 3 and should be approved. Sign type 5 (Sandblasted Redwood) is inappropriate for the historic façade, and should not be approved. To minimize the number of new holes drilled into the limestone, I recommend that individually mounted letters not be used, and that PFA Silver Spring submit revised details for mounting of signs to the historic façade that minimizes the number of holes necessary as well as drilling new holes when tenants and/or signs change.

Richard, please review the enclosed and let me know what you think in the near future. PFA would like to nail the Sign Plan down as soon as possible. If you have any questions, please feel free to give me a call.

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

April 18, 2001

Mr. Delvin Daniels
Montgomery County
Department of Permitting Services
Sign Review Board
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

SUBJECT: Sign Size and Height Variance Request
Silver Theatre, American Film Institute and Round House Theatre
Silver Spring, Maryland

Dear Mr. Daniels:

Community-Based Planning has reviewed the sign variance request for the abovementioned project on behalf of the Planning Board and would like to offer the following comments. The proposed request is consistent with the Amended Urban Renewal Plan and the *February 2000 Approved and Adopted Silver Spring CBD Sector Plan*. We have consulted with the Historic Preservation staff and understand that the proposed signage is consistent with the approved Historic Area Work Permit. The Planning Board approved the site design for this project on July 22, 1999, during the combined Project Plan and Site Plan Review of the Downtown Silver Spring Project. The Planning staff feels that the proposed variance request is consistent with the findings of that approval and, therefore, recommends approval of the request.

Should you have any questions or comments regarding this letter please feel free to call me at (301) 495-4653.

Sincerely,

Glenn Kreger

Glenn Kreger, Team Leader
Silver Spring/Takoma Park Team

cc: Larry Ponsford, Development Review Division
Gwen Wright, Historic Preservation

GK:MI:tv: G: /iraola/coresspondance/danielsltr01.doc

SILVER SPRING

MONTGOMERY COUNTY 17 76 MARYLAND

*SILVER SPRING REGIONAL CENTER*
*&*
*DOWNTOWN URBAN DISTRICT OFFICE*
*8435 Georgia Avenue*
*Silver Spring, Maryland 20910*

*Main Number: (301) 565-7300 / Fax Number: (301) 565-7365*

# *FAX COVER SHEET*

To: Gwen Wright From: GARY STITH

Fax: 301-563-3412 Pages: 3

Phone: Date: 3/13/01

Re: CC:

Urgent ☐ For Review ☐

Please Comment ☐ Please Reply ☐ Please Recycle ☐

Gwen,
I wanted to keep you informed about the MHT review of the 55 Shopping Center project. Attached is a letter from Rodney Little. The development team would like to meet with you to review the design now that it is more developed than when it was presented to the HPC.

Thanks,

GARY

PP/Shared/newfaxsheet

March 6, 2001

**Maryland Department of Housing and Community Development**

*Division of Historical and Cultural Programs*

100 Community Place
Crownsville, Maryland 21032

410-514-7600
1-800-756-0119
Fax: 410-987-4071
Maryland Relay for the Deaf:
711 or 1-800-735-2258

http://www.dhcd.state.md.us

Parris N. Glendening
*Governor*

Raymond A. Skinner
*Secretary*

Marge Wolf
*Deputy Secretary*

George A. Brugger
Fossett & Brugger
Suite 720
6404 Ivy Lane
Greenbelt, Maryland 20770

Re: Silver Spring Shopping Center

Dear Mr. Brugger:

Thank you for meeting with me on January 3, 2001, and clarifying the project requirements for the Silver Spring Shopping Center. Although the Trust is charged with protecting historic resources we are cognizant of the economic restraints associated with projects of this magnitude.

The Maryland Historical Trust (MHT) is to receive an easement on the Silver Spring Shopping Center pursuant to a Memorandum of Agreement between the MHT and Montgomery County and executed in October of 1999. That document states that "the preservation easement must be acceptable to the Trust in form and substance".

After reviewing the plans, photographs and computer generated images and consulting with my staff, I now agree to the currently proposed plans for the overbuild and the enclosure of the curved corner at the rear of the shopping center on Ellsworth Street. I approve the overbuild with a twenty foot setback with the condition that the corners be notched for better viewing of the Silver Spring Theatre. The corner enclosure will be allowed with clear glazing to allow the greatest visibility of the historic facade.

There are three additional conditions to the above approvals. (1) The Trust must review and approve all construction documents through to 100 % completion; (2) The Trust must approve all materials used in the easement area, especially the glass for the enclosure of the rear, curved corner at Ellsworth Street; and (3) the Trust must approve the method of restoration of the historic storefronts of the shopping center.

The details for the restoration/rehabilitation of the historic storefronts have not been reviewed or approved by the Trust and are not part of this approval. We await more information on that aspect of the project.

Thank you again for providing additional insight into this rather complex project. Should you have questions please contact Richard Brand at 410-514-7634 or by email at brand@dhcd.state.md.us.

Sincerely,

J. Rodney Little
Director

c: Mr. Gary Stith ✓
Mr. James Leonard
Mr. Bryant Foulger
Ms. Margaret Drake
Mr. Richard Brand

D·H·C·D

**Maryland Department of Housing and Community Development**

*Division of Historical and Cultural Programs*

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Parris N. Glendening
*Governor*

Raymond A. Skinner
*Secretary*

Marge Wolf
*Deputy Secretary*

June 30, 2000

Douglas Rinn
Director
Silver Spring Redevelopment Program
8435 Georgia Avenue
Silver Spring, Maryland 20910

Re: Silver Spring Shopping Center

Dear Mr. Rinn:

Thank you for appearing before the Easement Committee of the Maryland Historical Trust in their role of reviewing plans and specifications for proposed easement properties. As you know the Trust is to receive an easement on the Silver Spring Shopping Center as described in a Memorandum of Agreement that was signed in October of 1999. That document states that "the preservation easement must be acceptable to the Trust in form and substance".

The presentation by your architects at RTKL, James Leonard and Bayard Whitmore, and the developer, Bryant Folger, was informative and helpful in the Trust's review of this project. After reviewing the various aspects of the project I have the following comments about the major points of the project.

1. Roof top addition. As you know one of the long standing conditions for the rooftop addition was that it be set back from the front facade of the existing shopping center. It had been agreed that the setback was to be at least thirty feet. The proposal that was presented to the Trust was for a setback of twenty feet. The Trust still feels that the minimum setback of thirty feet for the rooftop addition be maintained to reduce its visibility from Georgia Avenue and to help maintain the horizontal aspects of the existing structure. The design of the rooftop addition could also be used to minimize its visibility, however it was stated at the meeting that higher visibility was desired.

2. Condition of the existing structure. The Trust is entrusted with trying to save the actual historic building, not just a front facade. You have supplied no real information as to why the existing structure cannot be restored and incorporated into the new building. We expect to see the old structure saved and reused to the greatest degree possible

3. Storefronts. We would like to save as much historic or original fabric as possible in the storefronts. As you develop the designs for the storefronts please consult with the Trust.

4. Ellsworth Street side of the building. The curved corner at the rear of Ellsworth Street should be preserved and maintained as an exterior element of the building. The proposal for the Ellsworth facade storefronts is acceptable.

5. The plans for rehabilitating and restoring the metal canopies is acceptable

Please continue to consult with the Trust as you develop your designs. We are always available to discuss the many various details of this rehabilitation project. It is always helpful to come to us with preliminary designs so that the project does not get to far along without approvals.

I will be out of the office July 3 – July 7, and will return on July 10. If you have any questions please contact me at (410) 514-7634 or by email at brand@dhcd.state.md.us.

Sincerely,

Richard J. Brand
Administrator, FA&E

C James L. Leonard
Robin D. Ziek
Gwen M. Wright

**Maryland Department of Housing and Community Development**

*Division of Historical and Cultural Programs*

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Parris N. Glendening
*Governor*

Raymond A. Skinner
*Secretary*

Marge Wolf
*Deputy Secretary*

December 7, 2000

Gary Stith
Redevelopment Manager
Silver Spring Redevelopment Program
8435 Georgia Avenue
Silver Spring, Maryland 20910

Re: Silver Spring Shopping Center

Dear Mr. Stith:

The Maryland Historical Trust is to receive an easement on the Silver Spring Shopping Center as described in a Memorandum of Agreement that was signed in October of 1999. That document states that "the preservation easement must be acceptable to the Trust in form and substance". One of the long standing conditions for the rooftop addition was that it be set back thirty feet from the front facade of the existing shopping center.

The Easement Committee of the Maryland Historical Trust met on June 27, 2000, to consider a request to approve design and construction issues for the Shopping Center. Among the items discussed was a request to provide a twenty foot setback for the overbuild rather than thirty feet which had been previously approved. Also discussed was the enclosure of the rear corner of the shopping center on Ellsworth Street. At that time the committee rejected a twenty foot setback and the enclosure of the Ellsworth corner. You were informed of that decision in a letter from Richard Brand, dated June 30, 2000.

The Easement Committee of the Trust met on November 21, 2000, and deliberated the request to reconsider the thirty foot setback for the overbuild and the enclosure of the curved corner at the rear of the Silver Spring Shopping Center on Ellsworth Street.

After some discussion the committee advised me that they did not want to nor did they have any reason to reconsider their earlier decision that a thirty foot setback was necessary for the overbuild. They also saw no reason to change their opinion concerning the rear corner of the shopping center on Ellsworth Street. I concur with their decisions on these two items.

I hope that you will use these decisions as a basis for new designs for the shopping center. To further discuss those designs please contact Mr. Brand at (410) 514-7634 or by email at brand@dhcd.state.md.us.

Sincerely,

J. Rodney Little
Director

C James L. Leonard
Bayard Whitmore
Robin D. Ziek
Gwen M. Wright

M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

*8787 Georgia Avenue*
*Silver Spring, Maryland 20910-3760*

Date: 7/26/00

**MEMORANDUM**

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: 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

X Approved with Conditions: (1) Approve parking lot + landscape wall as submitted;
(2) The rear portion of the shopping center on Ellsworth may be enclosed in a glass box, but the applicant will return to HPC with more detailed proposal;
(3) a 20' setback can be approved subject to approval by HPC of detailed drawings illustrating concept 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 (Bayard Williams, RTKL, Agent)

Address: 1250 Connecticut Ave, NW, Washington, DC 20036

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 Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

c:\dps.frm.wpd

Re: Silver Shopping Center - #36/7-3

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

## HISTORIC PRESERVATION COMMISSION
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAYARD WHITMORE

Daytime Phone No.: 202 · 833 · 4400 x210

Tax Account No.: _____

Name of Property Owner: MONTGOMERY COUNTY _____ time Phone No.: _____

Address: 962 WAYNE AVE, STE 300, SILVER SPRING, MD 20915
*Street Number* *City* *Steet* *Zip Code*

Contractor: — FOULGER PRATT Phone No.: — 301 · 948 · 0522

Contractor Registration No.: —

Agent for Owner: BAYARD WHITMORE Daytime Phone No.: 202 · 833 · 4400 x210

**LOCATION OF BUILDING/PREMISE**

House Number: 8555 Street: GEORGIA AVENUE

Town/City: SILVER SPRING Nearest Cross Street: COLESVILLE ROAD

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: SITEWORK

1B. Construction cost estimate: $ UNKNOWN

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.*

B. [signature] 7/5/2000
*Signature of owner or authorized agent* *Date*

Approved: X w/ conditions *For Chairperson, Historic Preservation Commission*

Disapproved: _____ Signature: [signature] Date: 7/26/00

Application/Permit No.: 2.232.08 Date Filed: _____ Date Issued: _____

Edit 2/4/98

**SEE REVERSE SIDE FOR INSTRUCTIONS**

36 7/3-00A

M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

*8787 Georgia Avenue*
*Silver Spring, Maryland 20910-3760*

Date: 7/26/00

**MEMORANDUM**

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

X Approved with Conditions: (1) Approve parking lot + landscape wall as submitted;
(2) The Rear portion of the Shopping center on Ellsworth may be enclosed in a glass box, but the applicant will return to HPC with more detailed proposal;
(3) a 20' setback can be approved subject to approval by HPC of detailed drawings illustrating concept 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 (Bayard Whitmore, RTKL, Agent)

Address: 1250 Connecticut Ave, NW, Washington, DC 20036

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 Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

c:\dps.frm.wpd Re: Silver Shopping Center - #36/7-3

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAYARD WHITMORE

Daytime Phone No.: 202 · 833 · 4400 x210

Tax Account No.: _____

Name of Property Owner: MONTGOMERY COUNTY _____ time Phone No.: _____

Address: 962 WAYNE AVE, STE 300, SILVER SPRING, MD 20915
*Street Number* *City* *Staet* *Zip Code*

Contractor: — FOULGER PRATT Phone No.: — 301 · 948 · 0522

Contractor Registration No.: —

Agent for Owner: BAYARD WHITMORE Daytime Phone No.: 202 · 833 · 4400 x210

**LOCATION OF BUILDING/PREMISE**

House Number: 8555 Street: GEORGIA AVENUE

Town/City: SILVER SPRING Nearest Cross Street: COLESVILLE ROAD

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: SITEWORK

1B. Construction cost estimate: $ UNKNOWN

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.*

B. [signature] 7/5/2000
*Signature of owner or authorized agent* *Date*

Approved: X w/ conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [signature] Date: 7/26/00

Application/Permit No.: 2.232.08 Date Filed: _____ Date Issued: _____

Edit 2/4/98

**SEE REVERSE SIDE FOR INSTRUCTIONS**

36/7/3-00A

Testimony Before the Montgomery County Historic Preservation Commission
Given by the Greater Silver Spring Chamber of Commerce

**RE: Silver Spring Shopping Center Overbuild**
July 26, 2000

Good evening. My name is Carol Rubin and I am the president of the Greater Silver Spring Chamber of Commerce. I am here tonight testifying on behalf of the Chamber to support approval of a 20-foot setback for the Silver Spring Shopping Center overbuild. While the Chamber, and indeed, the entire Silver Spring community, is sensitive to the preservation of our history and our landmarks, it is also important to ensure our downtown's success into the future.

The applicant has reported that the ten feet of setback in question are significant in leasing the new, second-story retail space to quality tenants. The success of the new retail is vital to the success of Silver Spring's future downtown commerce. We have come so far in the revitalization of our central business district ...stores are now nearly ready to open ... and new tenants are being announced regularly. Now is not the time to crimp the potential of this project for ten feet of setback.

We appreciate the significant history of the Silver Spring Shopping Center, and are pleased that its façade will receive a proper restoration. We are also pleased that the side wings of the center will stand separate and distinct from the new construction, punctuating the difference between the historic and the new. But we also appreciate the importance of building a retail project that will succeed. By adding new construction atop a historic structure, it does not render the historic structure any less important or subtract from its stature. And the historic façade certainly won't look "pasted on." Instead, it will be an example of a community that is sensitive to preserving its historic legacies while ensuring the community's future through intelligent and active reuse of these buildings. It is important to remember that the historic renovation in which the County, State and private developers have invested won't be appreciated if it can't attract quality tenants, and thus, the shoppers and diners to patronize these businesses.

We ask that you approve the 20-foot setback requested, and in doing so, help ensure the successful commercial future of downtown Silver Spring. Thank you.

Silver Spring Shopping Center "Alteration"
Marcie Stickle, George French, Silver Spring Historical Society
Before the HPC, 7/26/2000

We prefer, obviously, that the Silver Spring Shopping Center remain the sinuous, streamlined, elegant, simple art deco entity that it is and is meant to be by renowned architect John Eberson, for all time. It can be the masterpiece it is; and the developer can create his Silver Plaza (Semicircle) masterpiece behind it, also its own artistic (and retail) entity.

We also prefer that the Silver Spring Shopping Center be restored in its entirety, in its three-dimensionality, individual stores and shops to be entered into from their individual doors; and not to be co-joined to the development behind it, which can create and have its own beauty.

Given the history and the chronology of the Silver Theatre and the Silver Shopping Center, and the County Council's Resolution, '98, which allows the SS Shopping Center "integration into an approved redevelopment project," as long as it is in accordance with the Historic Preservation Ordinance, Chart 24A, Mo Co Code, and consistent with other County requirements, we request that the developer respect the Council's mandate that the setback be approximately 30 feet: "Development over the shopping center should be set back in order to maintain the *shopping center as an identifiable entity.*" "The setback should be allowed so long as the goal of maintaining the *shopping center as an identifiable entity is achieved.*" Resolution 12-1485.

We ask the developer to please adhere to this clearly defined set back of at least 30 feet, if not more. We ask the developer to retain the dramatic slope upwards towards the SS Center. We ask the developer to keep the clearly defined exterior curve at the rear of the SS Center out in the open.

We ask the developer to consult, as requested by MHT, with the Maryland Historical Trust, as its designs are being developed for this "rehabilitation project," which states in its 6/30/2000 Letter to Doug Renn, Dir., S.S. Redevelopment Program: "

> "Condition of the existing structure. The Trust is entrusted with trying to save the actual historic building, not just a front facade. You have supplied no real information as to why the existing structure cannot be restored and incorporated into the new building. We expect to see the old structure saved and reused to the greatest degree possible.....We would like to save as much historic or original fabric as possible in the storefronts. As you develop the designs for the storefronts please consult with the Trust."

We prefer dropping "Downtown" from the Silver Spring signage; signage needs to be kept down. We ask for the least amount of laceration and invasion of its integrity.

We request the utmost sensitivity and sensibility in designing whatever is going to rise up above our elegant, gracious 1938 Silver Spring Shopping Center.

**Jerry McCoy, President**
**Marcie Stickle, George French, Reps.**
**Silver Spring Historical Society**
**800 Thayer Ave., S.S., MD 20912**

| Post-it™ Fax Note 7671 | Date 7/25/00 | # of pages ▶ |
|---|---|---|
| To Linda Lyons | From Robin Zeff | |
| Co./Dept. | Co. | |
| Phone # | Phone # | |
| Fax # 301-986-1941 | Fax # | |

# MEMORANDUM

| | | | |
|---|---|---|---|
| PROJECT | Gateway Plaza | | |
| PROJECT NUMBER | 00-99054.11 | FILE | 2200 |
| DATE | 24-Jul-00 | | |

To: Robin Zeik
Historic Preservation Commission

From: Bayad Whitmore

Re: Gateway Plaza (Silver Spring Shopping Center)

RTKL

As requested, I am submitting additional information on the two questions we discussed on Thursday, July 20, 2000.

Concerning the height of the low wall in front of the parking court, attached please find two site plans with spot elevations for both the grade along the wall, and the top of the wall (indicated by the initials "T.W."). One plan shows the entire parking court, while the other is an enlargement of the area in the vicinity of the low wall. From comparison of the elevations at grade with the spot elevations at the top of the wall, the maximum height of the wall would be 4'-0" (T.W. 341.0' minus grade elevation of 337.0').

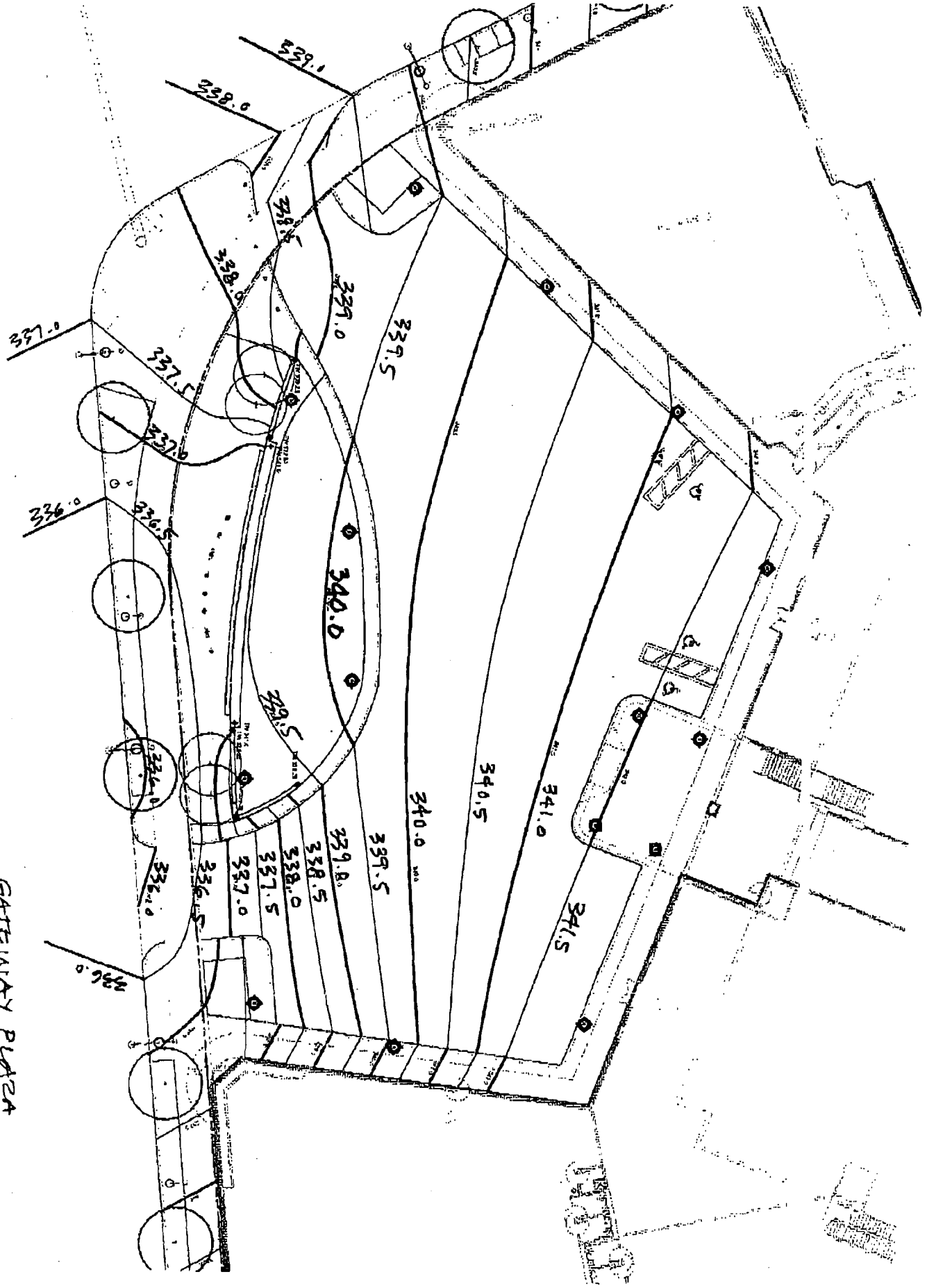
Concerning the height of the overbuild, Jim indicated to me that the height to the top of the parapet of the new overbuild is currently 39'-0" above grade. Please see the attached elevation. The top of the parapet of historic façade in front of the overbuild steps up from 20'-6" above grade to 22'-6". The scope of the restoration work previously approved for the historic façade calls for reconstructing the central stepped portion of the parapet with clock to its original height of 24'-6" above grade. This is shown in the attached elevation.

Please contact me if there are any questions. Information requested on the Hecht Company Building will be sent under separate cover.

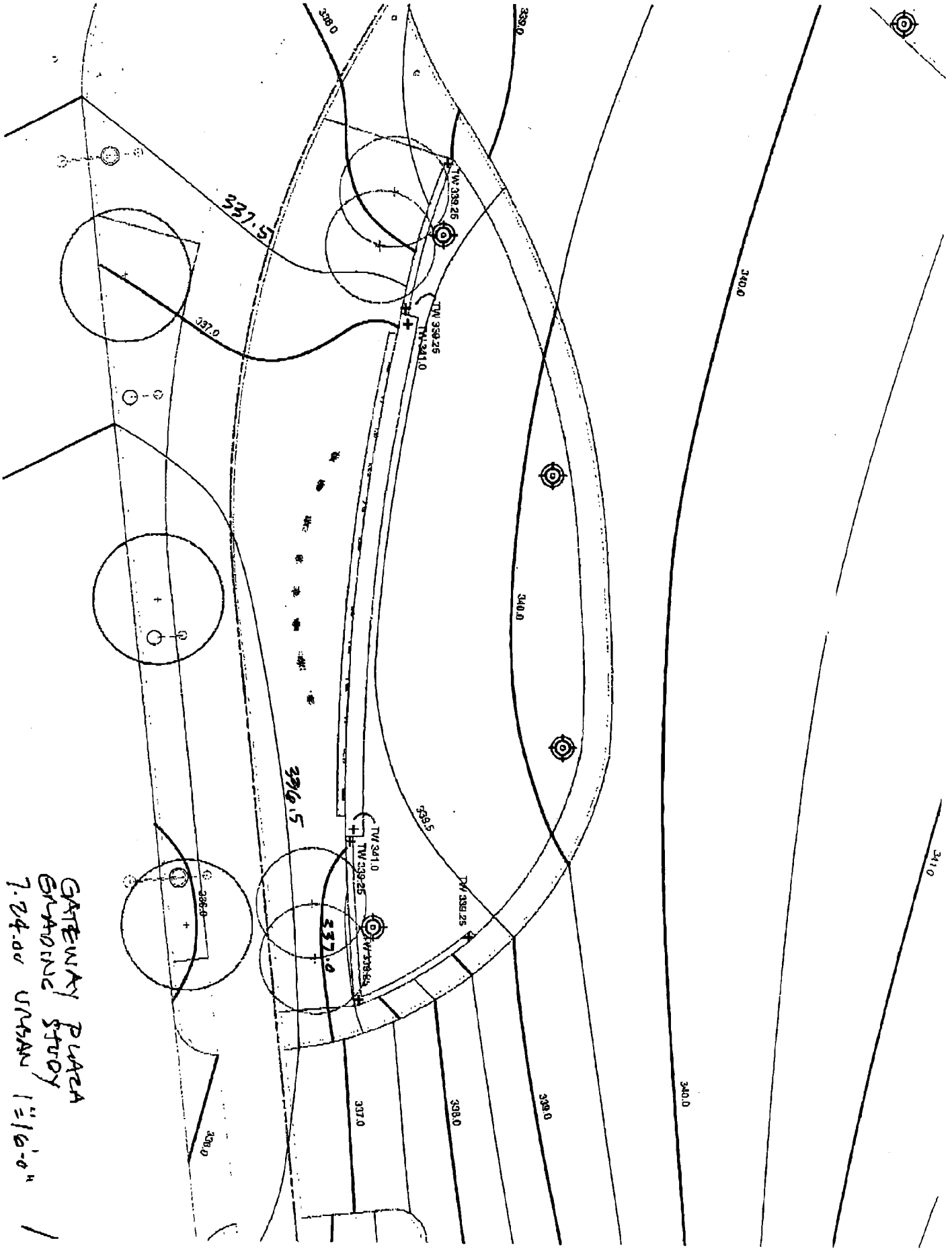
C: Jim Leonard, RTKL

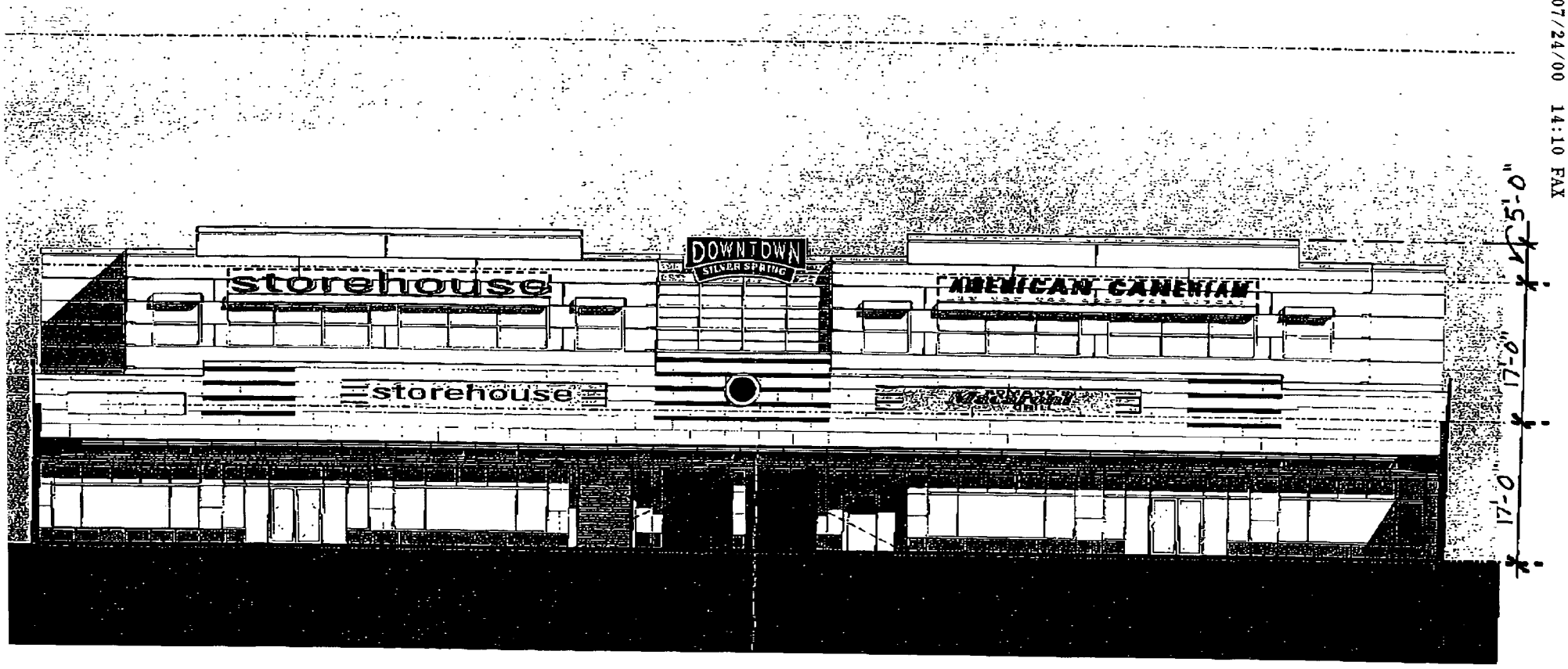
*RTKL Associates Inc.*
*1250 Connecticut Ave. NW*
*Washington, DC 20036*

202 833 4400
FAX 202 887 5168




GATEWAY PLAZA
GRADING STUDY
7.24.00 URBAN 1"=30'


GATEWAY PLAZA
GRADING STUDY
7.24.00 URBAN
1"=16'-0"
338.0
339.0
340.0
341.0
337.5
337.0
336.5
TW 339.25
TW 341.0




PARKING COURT ELEVATION
1/16" = 1'-0"

# HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---|---|---|---|
| Address: | 8555Georgia Avenue | Meeting Date: | 7/26/00 |
| Applicant: | Montgomery County<br>(Bayard Whitmore, RTKL, Agent) | Report Date: | 7/19/00 |
| Resource: | **Silver Theatre and Shopping Center** (*Master Plan* #36/7-3) | Public Notice: | 7/12/00 |
| Review: | HAWP | Tax Credit: | Partial |
| Case Number: | #36/7–3-00A | Staff: | Robin D. Ziek |

**PROPOSAL**: Construction of 2nd story addition; regrade parking area; add design feature with project name

**STAFF RECOMMENDATION**: HAWP to comply with the following condition:

1) The parking lot slope will be adjusted to provide for a continuous slope to the new landscape wall, thereby reducing the height of that retaining wall.

2) The rear elevation of the Shopping Center on Ellsworth Avenue will not be encased in glass, but will remain an exterior feature.

3) The overbuild will be set at 30' back from the front wall of the Shopping Center.

---

The applicant appeared before the HPC for a first Preliminary Consultation on May 10th and a second Preliminary consultation on June 28, 2000.

## PROJECT DESCRIPTION

RESOURCE: Silver Theatre and Shopping Center, Master Plan Site #36/7-3
STYLE: Art Moderne
DATE: 1938

The Silver Theatre and Shopping Center were built as a unit in 1938. The architect, John Eberson, was nationally renowned for theatre design and also designed another *Master Plan* site, the Bethesda Theatre. The Silver Theatre and Shopping Center were ground-breaking in their time, leading the way for automobile oriented commercial development in Suburbia.

The applicant has already obtained a HAWP for the rehabilitation of the facade of the Theatre and the Shopping Center (8/17/98). This application focuses on new construction at the 2nd story level, and proposed regrading, landscaping and signage for the front parking area.

## PROPOSAL

1. The applicant proposes to add a 2nd story of retail space over the Shopping Center, with a set-back of 20' from the front edge of the existing parapet. The set-back has been selected to conform with the interior column spacing of 20'. The 2nd story has essentially the same height and massing as the ground floor (see Circle 22 ), although the glass element sitting above the original clock seems to separate the 2nd story into two distinct buildings. The 2nd story, or overbuild, will be built in the central portion of the shopping center, only, leaving the two side wings as single-height buildings (see Circle 23, 24 )

   The proposed materials are a simulated stucco, with horizontal reveals to reflect the dark brick banding on the Theatre and Shopping Center. The glass element at the center will help to bring light down into the interior arcade which leads from the front of the Shopping Center to the plaza area on Ellsworth.

   Signage is prominent, with central signage naming the retail development "Downtown Silver Spring", and with prominent signage for each retailer in the 2nd story retail space. (See Circle 22 ).

2. Towards the rear of the Shopping Center, along Ellsworth Avenue, the Shopping Center has a curving return, with a small office area. This was adjacent to the original exit for the subterranean automobile ramp, and may have had a function related to the parking at the rear. The applicant proposes to encase this corner with glass. This would simplify some aspects of the new construction at this corner, while still exposing the historic corner (see Circle 23, 24 ).

3. The proposal involving the front parking lot regrading, landscaping and signage proposes some alterations, while maintaining this area as an automobile parking lot. The applicant proposes to regrade this steeply sloping asphalted parking lot to provide a more level surface. The parking will be more organized, with a one-way traffic pattern, entering from Georgia Avenue and exiting on to Colesville Road. In order to achieve this double-loaded parking lot, a large area at the corner will be planted with grass facing the Shopping Center, and a heavily landscaped stone water wall which provides the backdrop for the project name, "Downtown Silver Spring" (see Circle 17 - 20 ).

## STAFF DISCUSSION

1. Setback for the 2nd Story or "Overbuild".

The 20' setback for the first range of columns serves a structural purpose for the roof of the Shopping Center. The introduction of a new 2nd story should be acknowledged by the introduction of new and necessary columns at the 30' range, even if this is not typical in the retail market. This building is certainly atypical in the retail market, and this should be the driving force rather than what is typical today.

The construction of a 2nd story has been proposed since the original designation of the Silver Theatre and Shopping Center. At that time, the County Council stipulated that a 2nd story would be feasible with ***a setback of approximately 30'.*** This figure is not arbitrary, but allows a reasonable depth for the Shopping Center building so that it will be perceived as a three-dimensional structure in its own right, rather than just a facade pasted onto a new building. Staff supports the County Council position of approximately 30', noting that reduction by 33% of the decreed setback is not "approximately" the same. (see Circle 48)

The County Council recognized the potential for a dynamic urban skyline, which can seen even now, before the new development is in place. As one looks across the Shopping Center parking lot there are differing heights of the buildings, with their varying massing, decorative patterning, and signage. The proposed 2nd story has a double challenge of providing two front elevations: one to Georgia Avenue, and one to Ellsworth. However, another approach to this addition might be to design the overbuild as the back of a building behind the Shopping Center, which fronts only Ellsworth. Some of the decorative elements could be removed, and the height of the addition could be reduced. Signage on the back of the building could still be used, but the building itself might not compete as much with the historic structure. Symmetry might not be so important, and the building might be notched on only one side.

That said, staff feels that the proposed design direction compliments the historic building by reinforcing the horizontality of the Silver Shopping Center. With the additional 10' setback, the overbuild will read as a secondary element and something distinct from the Shopping Center.

2. Encasing the rear office area in glass in the new construction.

This is a dynamic corner of the building, and will hold a prominent place on the new Silver Plaza. Even though the applicant proposes to reveal the corner through the glass, there would be a loss of expression at this corner. Staff notes that the Maryland Historical Trust, which holds an easement on the Silver Theatre and Shopping Center, does not support this aspect of the proposal (see Circle 50 ). This would be the one corner where the old structure meets the new construction on Ellsworth Avenue. It will be a stronger contrast if the buildings compete side by side, rather than having the new building encase the old. Staff recommends leaving this corner out in the open.

3. Regrading the parking lot, landscaping and signage.

This 1938 historic site is being given a prominent role in the year 2000 development. Staff is concerned, however, that our year 2000 ideas might be reshaping the 1938 resource. For example, in 1938, the automobile was newly widely available and was marvelously exciting. Today, however, we talk about the love-hate relationship with our automobiles, feeling crowded on the roads, and overwhelmed by the amount of paving.

In 1938, the idea of providing on-site parking was new and radical and wonderful. Obviously we still want convenient parking, but people are also talking more about a more pleasant environment for pedestrians. In discussions with planning staff, their first idea was to transform the parking lot into a city park, with a lot of trees. HPC staff pointed out the historic importance of this parking lot, and the applicant has incorporated this area as a parking lot and drop-off point for the new development.

That said, staff has some concerns with the regrading of the parking lot to a level area raised above the level of the sidewalk. Currently, the parking area sweeps up to the Shopping Center and draws your eye right to it. The new proposal sets a landscape wall and signage between the sidewalk and the Shopping Center. Staff acknowledges that the applicant has reduced the height of the landscape wall (see Circle 20 ) to approximately 3-1/2'. (More exact heights have been requested). According to the diagram, the height could be further reduced if the parking lot had a more continuous slope to the sidewalk adjacent to the lawn area, which would also have a gentle slope down to the wall. Staff feels that inches are significant in this design, and that the landscape wall should be low enough that it will not block anyone's view of the Silver Shopping Center from any point.

Staff feels that the proposed signage, utilizing individual letters as free-standing sculpture, is a dynamic proposal. However, the signage should not be designed for the high speed traffic along Georgia Avenue, and should be of a height that a pedestrian is not overwhelmed by the letter/objects.

Finally, the last issue concerning the rehabilitation of the Silver Shopping Center involves the applicant's approach to the construction. Staff feels very strongly that this should not be viewed as a "facade" job, where the facade is supported with scaffolding while a completely new building is constructed behind it and to which it is subsequently attached. The applicant has provided a structural evaluation of the Shopping Center, noting areas of new materials and areas where original materials are still sound (see Circle 27 - 43 ). This report focused on the roof structure because the back wall of the central portion, as well as the back wall of Segment A (adjacent to the Theatre) and 2/3rds of the back wall of Segment C will be removed and incorporated into the new construction along Ellsworth Avenue.

This structural evaluation is helpful, and points out many areas where the existing materials are inadequate for the new phase in this building's life. It is obviously important to put on a new roof, including replacing damaged roof framing and decking as needed. The approach in a rehabilitation would be to replace and reinforce structural elements as necessary to meet the structural loads. But this is significantly different that a facade approach which demolishes everything behind the facade and then ties the two together. This part of the project should be approached as a rehabilitation rather than new construction.

## STAFF RECOMMENDATION

Staff recommends, **with the following conditions**, 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 the Secretary of the Interior Guidelines #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 with the Secretary of the Interior Guidelines #9:

> New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

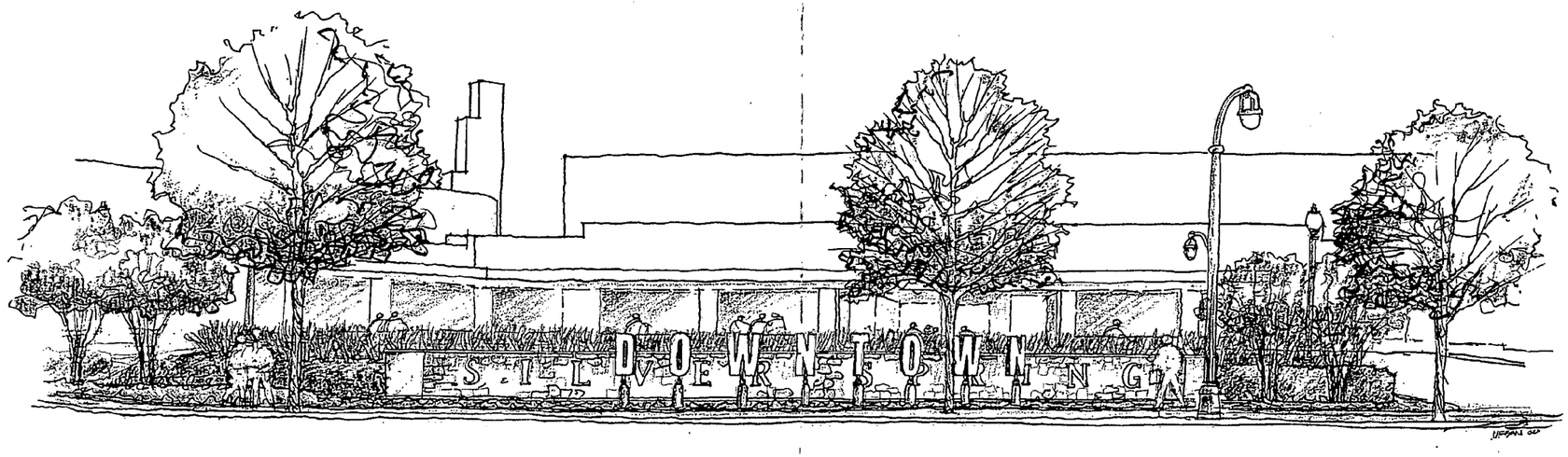
## CONDITIONS:

1) The parking lot slope will be adjusted to provide for a continuous slope to the new landscape wall, thereby reducing the height of that retaining wall.

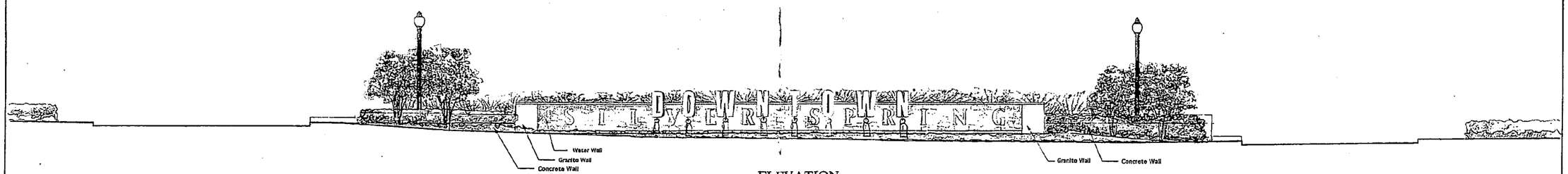
2) The rear elevation of the Shopping Center on Ellsworth Avenue will not be encased in glass, but will remain an exterior feature.

3) The overbuild will be set at 30' back from the front wall of the Shopping Center.

and subject to the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 extra set for HPC file copy)** and 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.



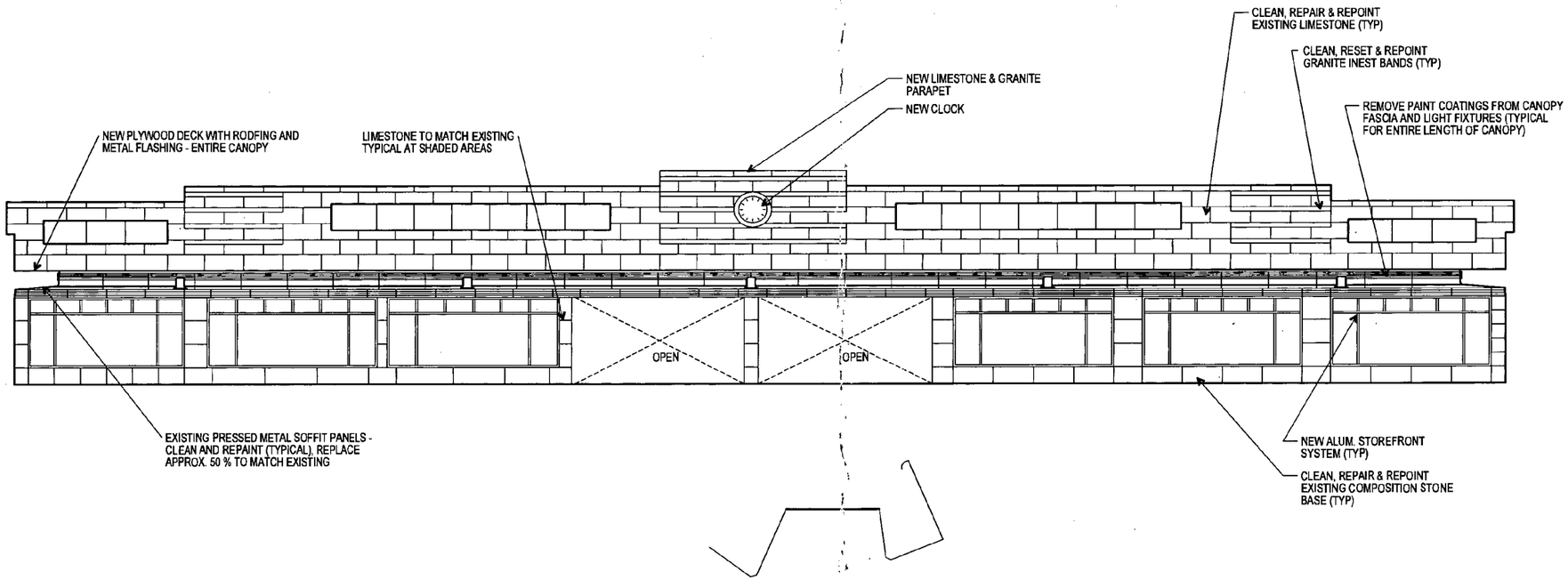

PERSPECTIVE




ELEVATION
3/16"=1'-0"

# GATEWAY PLAZA
## DOWNTOWN SILVER SPRING

June 15, 2000




## 5C PLAZA ELEVATION - EAST

SCALE:

HISTORIC FACADE - RESTORED STATE

# SILVER SPRING RETAIL BLOCK C FACADE RESTORATION

No. Date Item

REVISIONS

Drawn

Checked

Approved

RTKL

RTKL Associates Inc.
1250 Connecticut Avenue, NW
Washington, DC 20036
202 833-4400



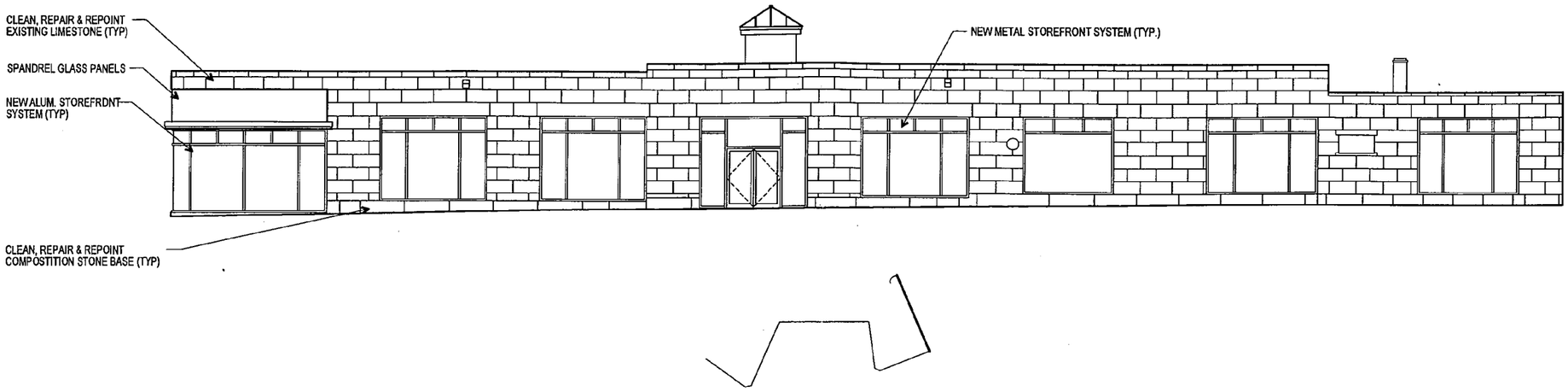
| | |
|---|---|
| Contract No. | 20-99104.10 |
| Date | 12/09/99 |
| Last Revision | 00/00/00 |

**RTKL**
RTKL Associates Inc.
1 South Street
Baltimore, Maryland 21202
(410) 528-8600
FAX:(410) 385-2455

Project:
Downtown Silver Spring
BLOCK C - RETAIL CENTER

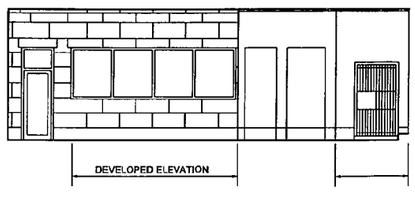
Drawing Title:
ELEVATION 1A
Date:
JULY 5, 2000
Drawing No.
HPC-3101


1A GATEWAY PLAZA ELEVATION
SCALE: 1/16" = 1'-0"




## 8B ELLSWORTH AVENUE

SCALE:




## 8H REAR ELEVATION

SCALE:

# SILVER SPRING RETAIL BLOCK C FACADE RESTORATION

No. Date Item

REVISIONS

Drawn

Checked

Approved

RTKL

RTKL Associates Inc.
1250 Connecticut Avenue, NW
Washington, DC 20036
202 833-4400



| | |
|---|---|
| Contract No. | 20-99104.10 |
| Date | 12/09/99 |
| Last Revision | 00/00/00 |

**RTKL**
RTKL Associates Inc.
1 South Street
Baltimore, Maryland 21202
(410) 528-8600
FAX:(410) 385-2455

Project:
Downtown Silver Spring
BLOCK C - RETAIL CENTER

Drawing Title:
ELEVATION 2A

Date:
JULY 5, 2000

Drawing No.
HPC-3102


2A GROUND LEVEL
ELLSWORTH ELEVATION

SCALE: 1/16" = 1'-0"

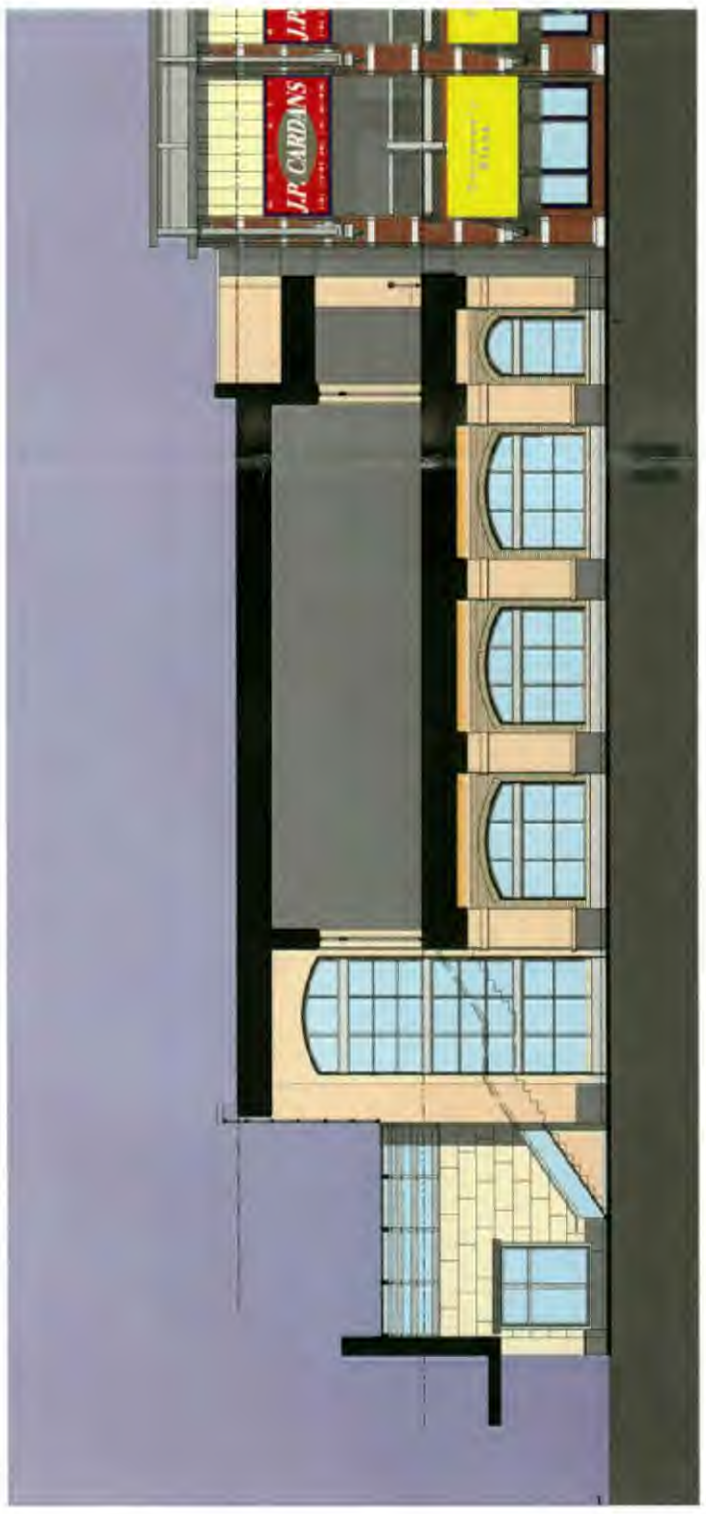
RTKL
RTKL Associates Inc.
1 South Street
Baltimore, Maryland 21202
(410) 528-8600
FAX:(410) 385-2455

Project:
Downtown Silver Spring
BLOCK C - RETAIL CENTER

Drawing Title:
ELEVATION 5A

Date:
JULY 5, 2000

Drawing No.
HPC-3104




5A PASSAGE ELEVATION

SCALE: 1/16" = 1'-0"

RTKL
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1 South Street
Baltimore, Maryland 21202
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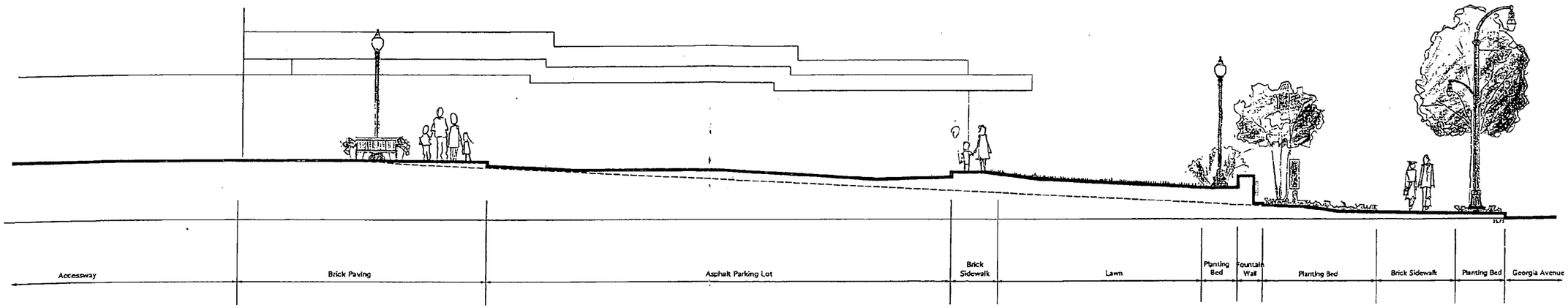
Project:
Downtown Silver Spring
BLOCK C - RETAIL CENTER

4A SECOND LEVEL
ELLSWORTH ELEVATION
SCALE: 1/16" = 1'-0"

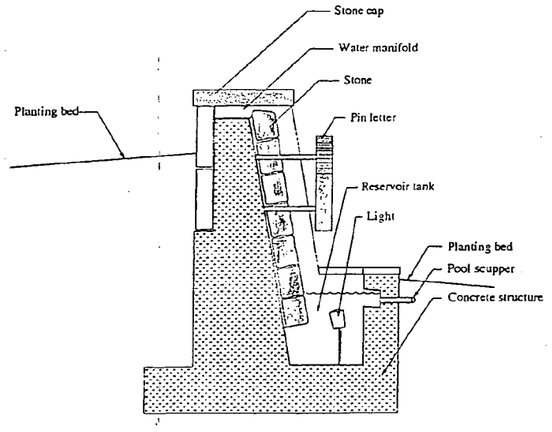
3A SILVER PLAZA ELEVATION
SCALE: 1/16" = 1'-0"

Drawing Title:
ELEVATION 3A & 4A
Date:
JULY 5, 2000
Drawing No.
HPC-3103




SECTION AA

3/16"= 1'-0"

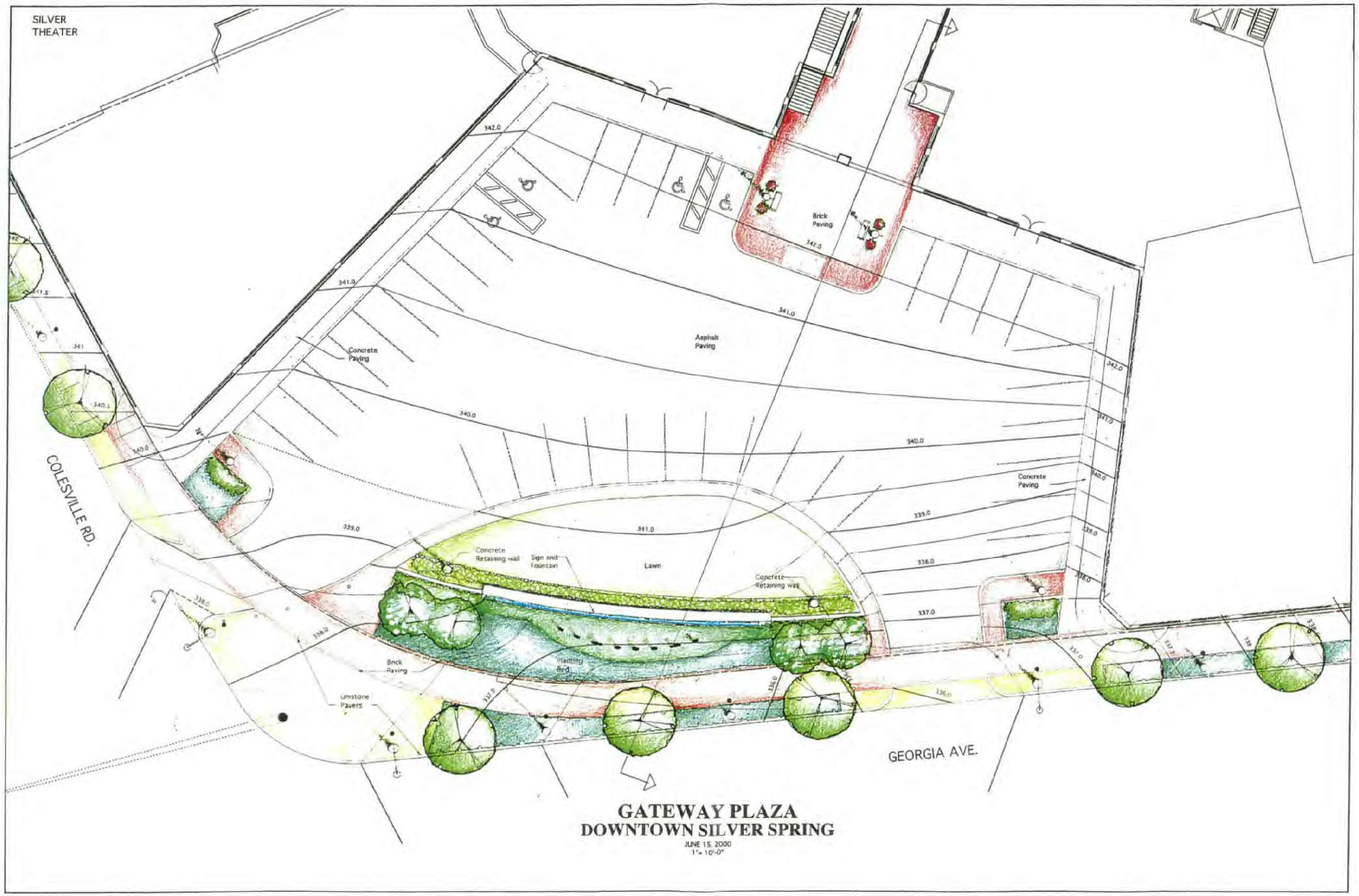



FOUNTAIN WALL DETAIL

3/4"= 1'-0"

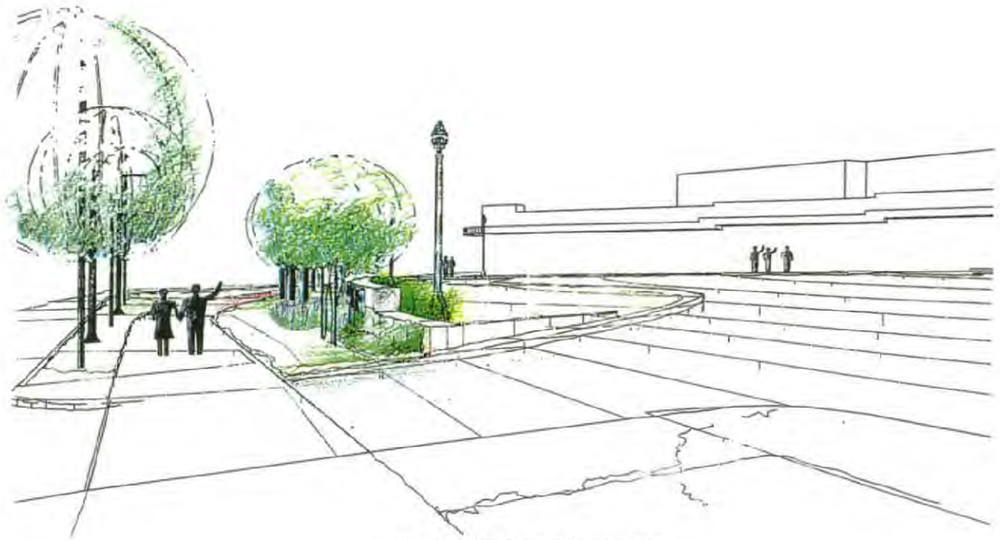
# GATEWAY PLAZA
# DOWNTOWN SILVER SPRING

JUNE 15, 2000




# GATEWAY PLAZA
## DOWNTOWN SILVER SPRING

JUNE 15, 2000
1"= 10'-0"



View fromSouth End of Gateway Plaza

View from Southbound Lane of Georgia Avenue


View from Southeast Corner of Georgia Avenue and Colesville Road

View from Northeast Corner of Georgia Avenue and Colesville Road

SITE PERSPECTIVES

# GATEWAY PLAZA
## DOWNTOWN SILVER SPRING

June 15, 2000


# BLOCK C
# ROOF STRUCTURAL EVALUATION REPORT

July 11, 2000

PREPARED FOR:

# PFA SILVER SPRING L.C.

PROJECT:

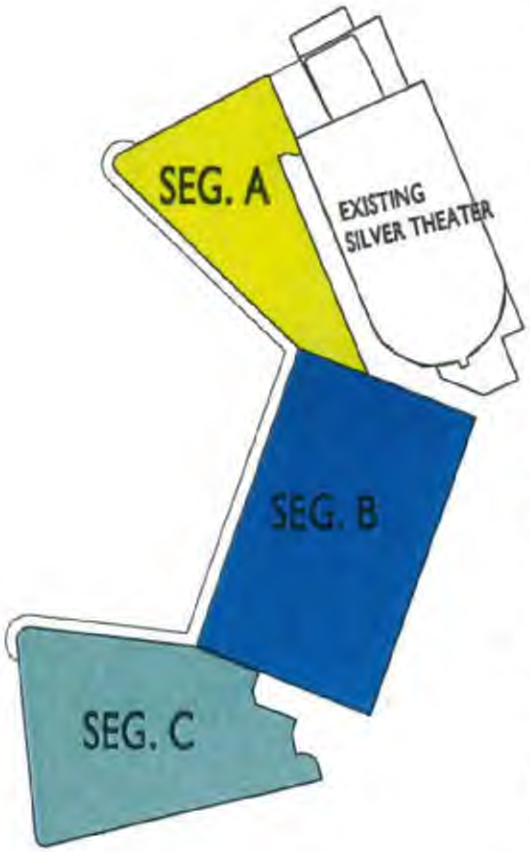
# DOWNTOWN
# SILVER SPRING BLOCK C
# SILVER SPRING, MARYLAND

BY:

**RTKL ASSOCIATES INC.**
One South Street
Baltimore, Maryland 21202
(410) 528-8600

## CONTENTS

## EXECUTIVE SUMMARY




**Key Plan**

The existing retail facility (Segments A, B & C) bounded by Colesville Road, Georgia Avenue, Ellsworth Drive, and the City Place retail mall in Silver Spring Maryland, was constructed in 1938. The original construction was primarily timber joists and decking supported by structural steel columns, steel girders, and load bearing masonry walls.

The purpose of this survey and evaluation is to identify the historic authenticity of the existing structure, evaluate the condition of the roof structure, assess the capacity of the existing structure to support the code required loads associated with the renovation, and identify any life safety implications associated with salvaging the existing roof structure.

A visual survey of the accessible existing structure was performed by RTKL and where possible the capacity of typical existing structural framing members was analyzed. No disassembly of building finishes, and components was performed and no testing associated with building materials was included in this review. Structural drawings for original construction or subsequent renovation work are not available.

RTKL believes that the elements of the roof structure that are authentic, original construction are limited to the columns and beams in Segments A & C and a limited number of columns in Segment B. At least three fires have occurred in Segment B over the years. One of these fires in the early 1970's caused significant structural damage and resulted in the replacement of the original structural framing with what exists today. In Segment B the original roof framing has been replaced with new steel beams, steel open web joist and a galvanized form deck supporting a lightweight insulating concrete. The columns located 20 feet back from the facade were also replaced. In Segments A & C the current framing

consists of steel columns, beams and girders supporting timber joists and decking. RTKL believes that most of the roof joists are a more modern dimensional lumber and not the full size lumber common to 1938 construction. In Segment A, the existing deck is plywood (not original) and in Segment C, it is tongue-and-groove decking (also not original).

In this abandoned building with a poorly maintained roof membrane, the significant water seepage, high humidity and limited ventilation has resulted in significant and widespread decay of the timber elements and noticeable but less significant corrosion of the steel elements.

From the preliminary evaluation, areas of the roof deck and isolated timber joists are beyond repair and should be removed. Other areas of the structure could be repaired or reinforced. Our visual survey only addresses the underside of exposed deck. Since the roofing has so many leaks and holes, it is anticipated that the top surface of the deck is in significantly worse condition than the underside appears.

In Segment A approximately 50% of the timber joists and an even higher percent of the deck shows signs of significant decay. RTKL recommends that all this timber framing be removed. In Segment C the extent of roof framing timber decay is visually limited to approximately 15% of the area. Salvaging portions of this framing appears to be structurally feasible.

In Segment B, where no timber roof framing occurs, small areas of metal deck corrosion is visible on the underside throughout the deck. We anticipate that the water saturated insulating concrete has caused significantly more corrosion on the top surface of the deck.

The structural steel framing appears to be structurally sound. Isolated members have varying amounts of corrosion. Typically this corrosion has not significantly reduced the members' capacity and could be repaired or reinforced where necessary. The most significant corrosion occurs at the base of

the columns in the basement where puddles of water collect.

This preliminary evaluation does not address the capacity of the existing timber framing in Segments A & C. Additional testing together with a thorough survey of each member is required to provide an accurate assessment of the existing members. Members with limited damage can be reinforced with steel or wood plates. Decayed portions of wood members could also be rebuilt with epoxies.

Our preliminary analysis of the existing steel members to support the loads associated with the renovation / addition project finds that the columns and presumably the footings in Segment B supporting portions of the proposed second floor would be overloaded. Additionally, reinforcement may be required to support heavy roof top mechanical equipment.

The fact that the timber framing in Segments A & C and the steel framing in Segment B is not authentic, appears to minimize the importance of salvaging these members for historic preservation reasons. While some of the existing timber framing could be salvaged, the fact that widespread decay exists throughout leads RTKL to recommend that all the timber decking and joists be removed and replaced. The original structural steel columns and beams can remain with minimal repair and reinforcement as necessary and new steel joists and metal roof deck added.

In Segment B the existing non-authentic roof deck, metal joists and steel beams should be replaced as necessary to accommodate the increased snow drifting loads. RTKL recommends a 20-foot setback for level 2. The existing, but not original, columns 20 feet back from the historic facade would be replaced with similar, but larger and stronger, round pipe columns keeping the appearance and spacing of the original structure. Alternatively, providing the proposed 30-foot second floor setback would result in either overloading of the steel structure supporting the historic façade or an impractical column spacing for leasing.

Based on a life safety review of the building by KPT, RTKL recommends that the building be planned for construction classification Type 2C. This classification will eliminate any adverse impact to the historic facades required by life safety compliance.

## BASIS OF REPORT

**Prepared by**: RTKL Associates Inc.; 410-528-8600

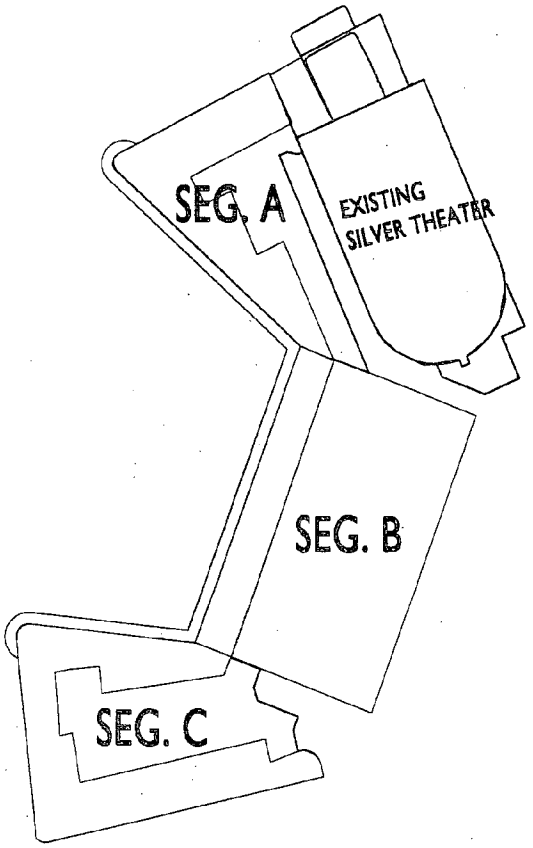
| | |
|---|---|
| Jeff Kennelly, PE | Structural |
| Jim Leonard, AIA | Architectural |
| Mark P. Dempsey, PE | Life Safety – KPT Engineering Corp. |

**Location:** The Block C retail building occupies part of a site bounded by Colesville Road, Georgia Avenue, Ellsworth Drive, and the City Place retail mall.

**Site Survey**: June 22, 2000

**Purpose**: The historical and architectural interest in the existing building is calling for the preservation of the facade and a portion of the roof structure. The Maryland Historic Trust and Historic Preservation Commission have proposed that the roof framing from 20 to 50 feet back from this existing historic facade be preserved as shown in the adjacent figure. The purpose of this survey and evaluation:

- Identify the historic authenticity of the existing structure
- Evaluate the adequacy of the existing structure to support the loads associated with the renovation project.
- Identify if the structure can be repaired or reinforced.
- Identify any life safety implications associated with salvaging the existing roof structure.




**KEY PLAN OF ROOF STRUCTURE TO BE SALVAGED**

**Scope**: To visually survey and analyze, to the extent possible, the existing roof structure, establishing a basic evaluation of its condition..

**Information**: Information was collected during a site visit. A search to obtain original construction documents as well as alteration or renovation documents has resulted in acquiring original architectural drawings. The structural drawings referenced from the architectural drawings were not obtained. These acquired documents were studied by

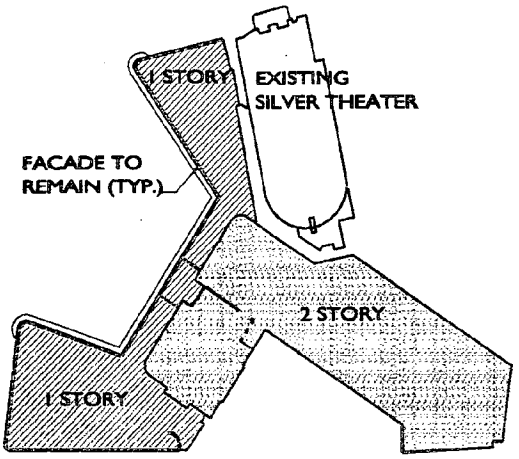
the review team to augment the team's understanding of the facility.

**Limitations**:

- The facility is abandoned with little to no lighting limiting visibility.
- Observations are confined to visually accessible areas.
- Top surface of roof deck is covered with roofing and not visible. The condition of the roof in Segment A is too dangerous to walk.

**Proposed Renovation / Addition:** The project is to consist of a two-level mixed-use facility, as shown in the adjacent figure, containing retail, restaurant and entertainment components. The gross structured building area is on the order of 80,000-sf (~55,000-sf grade level and 25,000-sf second level), including new and existing building components.

An existing one-story retail facility currently occupies much of the site. The Owner intends to salvage and restore the existing historic facades and storefront and the feasibility of salvaging the perimeter 20 to 30 feet of roof structure is being evaluated.




**KEY PLAN PROPOSED RENOVATION / ADDITION**

## BUILDING STRUCTURAL BACKGROUND

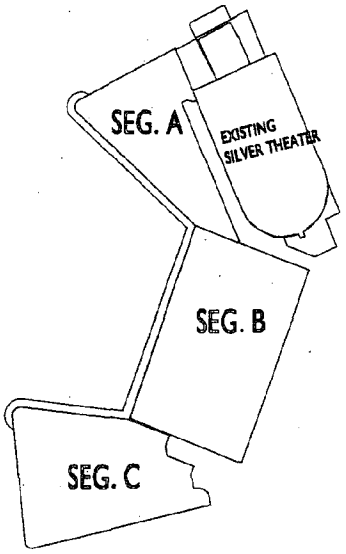
### GENERAL

Segments A, B & C were constructed in 1938. The original construction consists of primarily timber joists and decking supported by structural steel columns, steel girders, and load bearing masonry walls. Structural steel framing is used along the storefront facades and canopy. Basement areas were formed with cast in place perimeter concrete walls.

The available documents provide limited information about the original structural framing. Structural drawings for original construction or subsequent renovation work are not available. Renovations have occurred over the years with the most notable being a swimming pool added within the basement of Segment C.

A large fire in the early 1970's extensively damaged this building causing portions of Segment B to collapse. As a result of this fire, it appears that the roof structure in Segment B was completely replaced with steel framing and metal roof deck. However, in absence of renovation documentation this has not been confirmed.

## SEGMENT A




**KEY PLAN SEGMENT A**

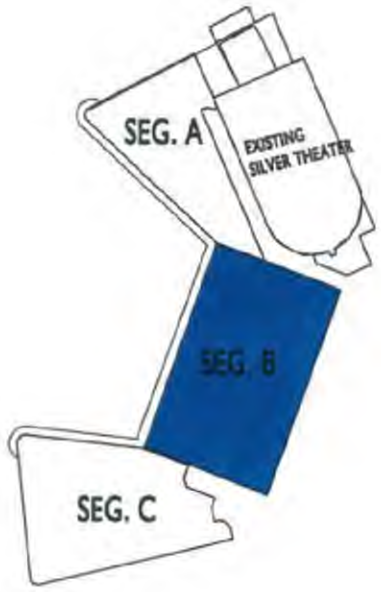
Segment A has a plan area of approximately 7,600 sf and includes a partial basement. The plan is triangular-shaped with no typical structural bay size. The average bay size is 17'-0" x 16'-0".

The interior columns are round steel pipes, the storefront facade columns are steel wide flange members and the remaining facade is load bearing masonry. The structural steel beams and girders occur on the column lines and the sizes of these members vary. The steel members appear to be original with riveted steel to steel connections.

The roof joists are typically 1 ½" x 11 ½" dressed members spaced at 16" on center. In 1938, standard timber sizes were provided in full-inch increments. That is, the actual size of the original joist would have been much closer to 2" x 12". It was not until the early 1950's that the finished size of sawn lumber was smaller than the nominal size and not until 1964 when this became standardized. Therefore, it is RTKL's opinion that the existing timber joists are not authentic construction.

Plywood is an engineered wood product that was not available in 1938. Therefore, it is not an authentic 1938 roof deck construction material.

## SEGMENT B



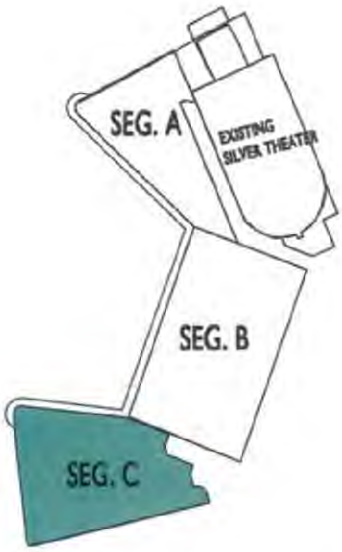

**KEY PLAN SEGMENT B**

Segment B has a plan area of approximately 16,000 sf and includes a partial basement. The plan is rectangular-shaped with a typical interior bay size of 20'-0" x 30'-0". The first line of columns occurs 20 feet back from the storefront. The steel wide flange columns along the historic facade occur at 20'-0" on center and align with the interior columns every 60'-0".

The interior columns are structural steel pipes and steel wide flange beams occur on the column lines in both directions. The roof joists are 12" steel open web joists spaced at 4'-2" on center and the roof deck is a galvanized 9/16" form deck supporting lightweight insulating concrete.

The roof construction in Segment B is also not authentic 1938 construction. Although steel joists were first produced in 1928, we believe these members were installed at a later date. As seen in photo No. B-2 pockets in the masonry wall have been filled with mortar where (we believe) original timber joists occurred. The steel to steel connections are bolted as seen in photo No. B-7 where as 1938 steel to steel connections would be riveted. In photo B-3 the steel pipe column has the same coat of shop applied paint primer as the new steel beams, implying that these columns were also replaced. Additionally galvanized 9/16" form deck was not available in 1938.

## SEGMENT C




**KEY PLAN SEGMENT C**

Segment C has a plan area of approximately 11,300 sf and includes a full basement. In plan it is the shape of a rectangle with a skewed side. The typical bay size is 18'-0" x 25'-0".

The roof framing is similar to Segment A. The interior columns are round steel pipes, the storefront facade columns are steel wide flange members and the remaining facade is load bearing masonry. The structural steel beams and girders occur on the column lines and the sizes of these members vary. The steel members appear to be original with riveted steel to steel connections.

As in Segment A the roof joists are typically 1 ½" x 11 ½" dressed members spaced at 16" on center. Therefore, it is RTKL's opinion that the existing timber joists are not authentic, original construction.

The roof deck is a 5 ½" wide tongue-and-groove wood decking. We believe this is also not original construction because it had to be replaced when the timber joists were replaced.

## CONDITION OF STRUCTURE

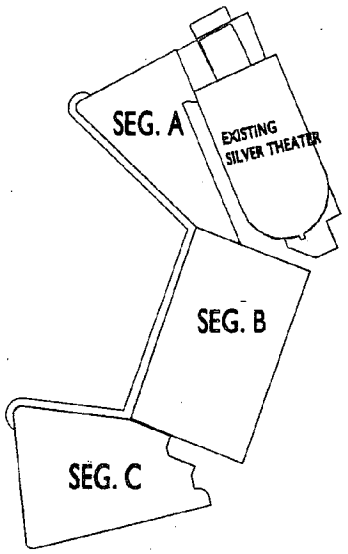
### OVERVIEW

The existing building has been abandoned for a number of years. Water and moisture infiltration has damaged and weakened the existing structure. The roof has been poorly maintained as water was observed dripping through the roof at numerous locations. Puddles were observed on the floor throughout all 3 segments.

In these abandoned building segments, the significant water seepage, high humidity and limited ventilation invites attack, decay and deterioration of the timber members. Wood with a moisture content above 20% is an incubation chamber for decay fungi. Color changes, stains and moisture on the surface of wood were noted throughout Segments A & C, indicating that fungal decay is likely present. Fungi and insects often destroy the interior of a wood member, leaving little or no evidence on the exterior. Tests have indicated that extended exposure of untreated timber to the exterior environment results in as much as a 50% reduction in member strength.

A limited visual structural survey and evaluation was conducted. For a detailed structural evaluation of the timber members, the strength must be determined. Unknown factors affecting the wood strength include species, moisture content, deterioration, and the grading which measures the strength-reducing defects of a member. Samples of the wood can be used to identify the wood species by a wood technologist and each member could be visually graded. These tests could be performed as part of a more exhaustive investigation.

## SEGMENT A




**KEY PLAN SEGMENT A**

The roof structure in Segment A displays the most extensive water damage and decay. More than a dozen large holes in the roof exist throughout this segment. The portion of the roof that was visually accessible was in very poor condition. The plywood roof deck has rotted and is weakened throughout the segment and must be replaced in its entirety.

Many timber joists show signs of significant decay. It is estimated that at least 50% of the joists are structurally inadequate due to decay. Of those, approximately 40% are in such poor shape that they must be removed. The remaining 60% would have to be reinforced. Ignoring any possible historic significance of this roof structure, RTKL's recommendation would be to remove all the timber roof framing.

Corrosion of the structural steel beams and columns is visible in isolated locations. The most significant corrosion occurs at the base of the columns in the basement. The extent of corrosion is by itself not significant enough to warrant demolition. Random structural steel members were preliminarily analyzed for the current code required loading and found to be adequate.

A number of new mechanical units will be placed on this roof. It is anticipated that the existing structure would require reinforcement to support this equipment.

## SEGMENT B

The roof structure in Segment B is all steel. The steel joists, beams and columns are all in good condition except for limited surface rusting. Random structural steel members were preliminarily analyzed for the current code required loading and found to be adequate. The capacity of the open web steel joist was not computed; however, there are no indications that these members are overstressed. In this portion of the project, a second level is being planned between 20 and 30 feet back from the existing facade. The snow drifting created by this condition may lead to overloading of the existing joists.

The roof system is a galvanized form deck supporting lightweight insulating concrete. RTKL's experience suggests that this type of a roof system has resulted in many types of roof failures. Therefore, independent of the structural condition the roof, RTKL strongly recommends that a roof system other than one using lightweight insulating concrete be used in the renovation of this area.

As seen in the photographs in the appendix, the underside of this deck is starting to show signs of corrosion and the water-saturated insulating concrete has been seeping into the building. While much of the deck underside appears to be sound, it is probable that the top surface of the deck is corroded throughout. Based on the current condition of the roof form deck, RTKL estimates it has a life expectancy less than 10 years, and we recommend that it be replaced during the renovation.


**KEY PLAN SEGMENT B**

It is understood that the extent of new second level framed floor area will be supported by new structure. RTKL has evaluated different scenarios for a 20-foot and a 30-foot setback from the historic facade. In most scenarios, the existing columns and footings occurring 20 feet back from the facade are overloaded.

1. With a 30-foot setback, columns could be added at this setback to avoid overloading the existing structure. This layout would result in a line of columns 10 feet from the existing columns which is impractical from a leasing standpoint

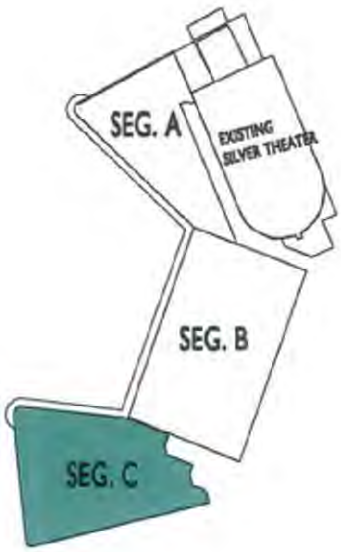
2. The non-historic columns, which occur 20 feet back from the facade, could be removed and new columns added at a 30-foot setback. This would increase the load on the structure supporting the historic facade and most likely require that it be dismantled and reinforced.

3. Assuming the second level setback occurs along the existing grid line, resulting in a 20-foot setback, the new framing could be laid out such that the existing girder is not overloaded. However, the 5" diameter pipe columns will be overloaded and presumably the supporting foundations as well. These existing, but not original, columns could be replaced with similar, but larger and stronger, round pipe columns keeping the appearance and spacing of the original structure.

4. With the 20-foot setback, in lieu of replacing or reinforcing the existing columns and footings additional columns would be required adjacent to the existing footing. This solution would adversely impact the leasing of this area.

RTKL recommends alternative number 3 above.

## SEGMENT C




**KEY PLAN SEGMENT C**

The roof structure in Segment C is in better condition than Segment A. The roof of this segment has clearly been better maintained. Small holes in the roof were observed in several locations.

Most of the timber joists and tongue-and-groove decking appeared to be in good condition; however, signs of decay and moisture are scattered throughout the segment. Approximately 5% of the joists and 15% of the wood decking showed signs of significant decay. The top surface of the decking would need to be assessed before finalizing recommendations regarding its condition. As is typically the case, it is anticipated that the top surface has more extensive decay than the underside. As stated in the Overview, additional material testing and investigation is required to verify the actual capacity of the timber members.

Corrosion of the structural steel beams and columns is visible in isolated locations. The extent of corrosion is by itself not significant enough to warrant demolition. Random structural steel members were preliminarily analyzed for the current code required loading and found to be adequate.

A number of new mechanical units will be placed on the roof. It is anticipated that the existing structure would require reinforcement in order to support this equipment.

## LIFE SAFETY

The construction type, use group, and presence of automatic sprinklers are used to determine the allowable height and area of the facility. The presence of the wood framing within the building requires that the facility be designed as either a Type 3B or Type 5B construction type.

Type 3B construction provides a base allowable area that is workable with the addition of two fire walls separating areas to comply with the area limitations. The base allowable area of the Type 5B construction would require twice as many fire walls and would adversely impact the leasing of the facility by limiting the size of the areas available for leasing to larger tenants.

Compliance with Type 3 construction requires that exterior bearing elements provide a minimum 2 hour fire resistance rating and be constructed of non-combustible elements. In this case, the rear bearing walls are constructed with CMU and appear to comply with this requirement. However, the front and side bearing elements (columns and beams) are within the existing construction and have not been thoroughly investigated and may need to be modified to comply with the 2 hour fire rating requirement. This would require modification of the building facade.

In order to comply with height and area limitations, and provide a method of construction that will not require that the existing facade be modified, it is recommended that the facility be designated as Type 2C construction. In order to comply with this designation the existing wood roof and floor framing would need to be removed and replaced with non-combustible components.

## APPENDIX

### PHOTOGRAPHS SEGMENT A

**Photo A-1**

- Existing roof.
- Numerous roof patches and existing holes are noticeable.

**Photo A-2**

- Typical hole through roof.
- Plywood deck has totally decomposed and timber joists have significant decay.

**Photo A-3**

- Typical framing of joists supported on steel beams
- Decayed plywood deck and timber joists.

**Photo A-4**

- Hole through existing roof.
- Significant decay of timber joist.

**Photo A-5**

- Underside of roof structure.
- Significant water staining, and decay of plywood deck and timber joists.
- Water saturation of insulation has caused it to drop from roof.

**Photo A-6**

- Typical decay of timber joists
- Plywood has rotted away along joist and splintered along edge of joist

**Photo A-7**

- Steel pipe column and girder at roof shows minor signs of corrosion

**Photo A-8**

- Corrosion of steel pipe column in basement.

## PHOTOGRAPHS SEGMENT B

### Photo B-1

- Existing roof appears to drain well.
- No signs of significant holes through roof.

### Photo B-2

- Steel joist bearing on masonry wall.
- Pockets in perimeter masonry wall have been filled with mortar where original timber joists occurred.
- Corrosion of metal deck is noticeable.

### Photo B-3

- Typical roof framing.
- Steel column and beams have same coat of shop applied paint primer indicating columns are also new.
- Insulating concrete seeping through the metal deck along the seems

### Photo B-4

- Lightweight insulating concrete is seeping through the metal deck.
- Corrosion of the steel joists has started

**Photo B-5**

- Lightweight insulating concrete seeping through the metal deck.
- Corrosion of the steel joists and metal deck is noticeable.

**Photo B-6**

- Corrosion on the underside of the metal roof deck.
- Slight rusting visible on the open web steel joist.

**Photo B-7**

- Steel to steel connections are bolted indicating framing is more recent than 1938 original construction.

**Photo B-8**

- Newer steel beam bolted to original wide flanged steel column encased in masonry wall.

## PHOTOGRAPHS SEGMENT C

### Photo C-1

- Existing roof monitor.
- Existing roof appears to be well drained.

### Photo C-2

- Significant roof deck decay and timber joist damage in select areas of Segment C.

### Photo C-3

- Small opening through roof where roof decking has rotted away.
- Tongue-and-groove decking is evident.

### Photo C-4

- Typical condition of the roof structure with limited areas of deck and joist decay.
- A wooden ceiling grid below the roof structure is common in this segment.

## Photo C-5

- Timber joists are supported on a steel girder.
- Small opening through the roof deck.
- Minor corrosion is occurring on the structural steel.

## Photo C-6

- Typical dressed 2x12 roof joist in apparently good condition is common throughout Segment C.

## Photo C-7

- Original steel to steel connections using rivets.

## Photo C-8

- Significant corrosion of steel pipe columns in the basement.
- The extent of corrosion varies greatly throughout the segment.

RTKL

**RKTL Structural Engineering**

Organized in 1971, RTKL's structural engineering studio provides structural engineering as part of the firm's complete architecture/engineering design services and also as an independent consulting engineering service. The work of RTKL's structural engineers is marked by structural innovation directed toward overcoming the limitations of sites and by meeting the particular requirements of each project. The result of their efforts, in many cases, is an expansion of the range of opportunities available to the architect and project owner.

RTKL's structural engineering studio has completed building design assignments for a variety of projects, totaling well over 75 million square feet and $2.5 billion in construction costs. The structural group has provided consulting engineering services for projects in 28 U.S. states and 15 foreign countries – including Europe, Asia, The Middle East, South America and Africa.

The studio offers a full range of structural engineering services -- from preliminary studies to construction documents to consultation on construction techniques -- for office buildings, residential buildings, hotels, medical facilities, educational buildings, retail facilities, mixed-use developments, transportation facilities, and other projects. These services are offered as part of RTKL's complete architecture/engineering design services; but are also offered independently, as a consulting engineering service, to other architects and to developers and other clients.

RTKL has extensive experience with a wide variety of renovation projects, including historic structures, office buildings, retail malls and public and institutional facilities. Attached are listings and descriptions of several of RTKL's historic renovation projects.

RTKL

| *Project* | *Client* | *Description* |
|---|---|---|
| Bancroft Hall<br>U.S. Naval Academy<br>Annapolis, MD | NAVFAC | Nine-phase, ten-year renovation and modernization of historic dormitory complex, including dorm rooms, dining facility, support facility and façade restorations; 11 buildings, 1,400,000-sf |
| Customs Service / Interstate Commerce Commission<br>Washington, DC | General Services Administration | Renovation and modernization of existing 1.2 million-sf historic government building, including façade upgrades |
| Ariel Rios Federal Building<br>Washington, DC | General Services Administration | Renovation and modernization of existing 500,000-sf north half of historic government building, including façade restoration |
| Marsh and McLennan Building<br>Baltimore, MD | Stone & Associates | Adaptive reuse of historic cast iron façade building, including existing façade renovation, building renovations and new 5-story addition |
| Building 111<br>Washington Navy Yard<br>Washington, DC | NAVFAC | Adaptive reuse of existing naval gun factory, integrating new office floors within the existing shell, and including renovations and facade preservation |
| Arts and Industries Building, Smithsonian Institution,<br>Washington, DC | Smithsonian Institution | Seismic evaluation, and interior and exterior renovations to existing 100-year old building. |
| Henderson's Wharf<br>Baltimore, MD | The Carley Capital Group | Conversion of historic warehouse to hotel and condominium apartment building, including gutting of building interior and preservation of existing brick façade; 120,000-sf |
| "Castle" Building<br>Smithsonian Institution<br>Washington, DC | Smithsonian Institution | Structural evaluation of existing 140-year old building, including investigation of structural systems and façade assessment |

# BANCROFT HALL
# U.S. NAVAL ACADEMY

**RTKL**

Client: Engineering Field Activity Chesapeake, Naval Facilities Engineering Command

Location: Annapolis, Maryland

Scope of Services: Project management, masterplanning, architecture, interior architecture and design, structural engineering, historic preservation

RTKL's renovation and modernization masterplan for the U.S. Naval Academy's Bancroft Hall, a national historic landmark, is being implemented in a ten-year phased program. Built between 1904 and 1960, the 11-building complex is one of the largest dormitories in the United States, housing the entire 4,100-member Brigade of Midshipmen. The 1.4 million-square-foot structure includes over 1,800 dorm rooms, dining facilities, a midshipmen's store, medical and dental clinics, pistol and rifle ranges, athletic training facilities, and a chapel.

Each phase of the modernization addresses three primary concerns: accommodating present and future technological and educational developments; designing in concert with the complex's historic nature; and minimizing disruption to ongoing activities. To address technological and educational developments, the modernization improves privacy — and thus the student's ability to focus and study — and significantly upgrades the dormitory's electrical and HVAC systems. Respect for Bancroft's historic nature means incorporating and preserving many of the hall's original features, such as each room's marble shower. Minimizing disruption necessitates 12-month design and 14-month construction "windows" for work on each wing.

## U.S. CUSTOMS SERVICE/ INTERSTATE COMMERCE COMMISSION

*Connecting Wing Buildings Complex Modernization*

**RTKL**

Client: General Services Administration

Location: Washington, DC

Scope of Services: Architecture, structural and M/E/P engineering, interior architecture, landscape architecture

RTKL is modernizing the historic U.S. Customs Service, Interstate Commerce Commission, and the Connecting Wing buildings complex at the Federal Triangle for the new headquarters of the U.S. Environmental Protection Agency. Incorporating sustainable design concepts is a major project goal as RTKL helps the EPA demonstrate its environmental mission.

All of the buildings are listed on the National Register of Historic Places. In addition to preservation and conservation work, the project consists of upgrading the entire complex's 1.2 million-square-foot infrastructure. This includes significant interior historic spaces; exterior improvements; new mechanical, electrical, and plumbing systems and central utility plant; handicapped accessibility; and tenant fit-out for office spaces. All work to the buildings is subject to the Section 106 review process administered by the Advisory Council on Historic Preservation as well as review by other preservation agencies.

Construction will be completed in five phases, the first two of which will begin while the buildings are occupied.

# ARIEL RIOS FEDERAL BUILDING, NORTH PHASE

## RTKL

Client: General Services Administration

Location: Washington, DC

Scope of Services: Architecture, structural and M/E/P engineering, interior architecture, historic preservation

RTKL is modernizing the north half of the 900,000-square-foot Ariel Rios Federal Building as part of its contract to renovate the U.S. Customs Service Building, Interstate Commerce Commission Building, and the Connecting Wing Building (Andrew Mellon Auditorium). When complete, the complex will house the new headquarters of the U.S. Environmental Protection Agency.

The 500,000-square-foot north phase project will complete the modernization of the entire facility; the south half modernization was completed in 1993. In addition to interior and exterior renovation and conservation work, the project consists of new mechanical, electrical, and plumbing systems; handicapped accessibility upgrades; and tenant fit-out for office spaces.

The buildings, all of which are listed on the National Register of Historic Places, are located at Washington's Federal Triangle. Work must comply with the Secretary of the Interior's Standards for Rehabilitation and is subject to the Section 106 review process and review by other preservation agencies.

# THE MARSH & MCLENNAN BUILDING

**RTKL**

Location: Baltimore, Maryland

Client: Stone & Associates, Inc.

Scope of Services: Architecture and structural and M/E/P engineering


RTKL's adaptive reuse of one of Baltimore's last remaining cast iron buildings combines new construction with the restoration of a historic landmark. Constructed in 1871 as an office and warehouse, the original building is listed on the National Register of Historic Places and exhibits a degree of ornamentation relatively rare in cast iron structures. The 77,000-square-foot project, which now houses office and restaurant space, has earned several design and historic preservation awards.

RTKL's design creates a unified architectural statement without exaggerating the original or new building elements. The uncompromisingly modern five-story addition extends and envelopes the cast iron building, retaining the scale and texture of both facades in perfect harmony. A brise-soleil across the main south elevation reinterprets the texture, depth, and detailing of the original facade and enhances the energy efficiency of the building.

The existing building structure was modified to accommodate modern office requirements. Additional preservation and restoration work (performed to National Park Service standards) included the complete inventory and restoration of the cast iron facade, wood windows and storefront doors, and an interior stair.

# BUILDING 111

## RTKL

Client: U.S. Navy, Naval Facilities Engineering Command, Engineering Field Activity, Chesapeake

Location: Washington, DC

Scope of Services: Architecture, structural and M/E/P engineering, interior architecture, landscape architecture

RTKL's adaptive reuse of this c. 1902 naval gun factory integrates efficient new office space into the existing building envelope, preserving the architectural quality of the original building and the historic character of the Washington Navy Yard.

Located along the Anacostia River, Building 111 was programmed and designed to serve as the administrative headquarters facility for the Naval Investigative Service (NIS) and the Appellate Review activities of the Judge Advocate General.

As required by seismic guidelines, a totally new and independent concrete structure was inserted within the existing masonry bearing wall and steel-truss structure. The interior is organized around a central atrium and gallery that connects all floors within the building and is lit by a skylight.

Open and enclosed office space is distributed over five floors along with such special-purpose spaces as secure areas for NIS, a courtroom, judges' chambers, attorneys' offices, records storage, conference and computer rooms, a small library, and physical training and classroom facilities.

# SMITHSONIAN INSTITUTION ARTS & INDUSTRIES BUILDING RENOVATION MASTERPLAN

**RTKL**

Client: Smithsonian Institution

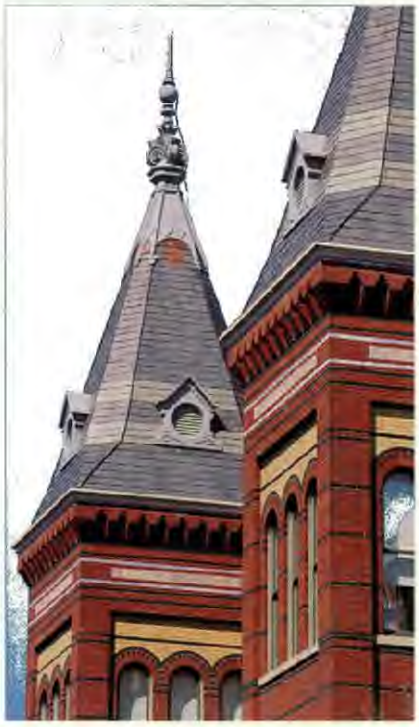
Location: Washington, DC

Scope of Services: Architecture, structural and M/E/P engineering, historic preservation

RTKL completed an architectural and engineering evaluation and masterplan for the renovation of the 110-year-old Arts and Industries Building. The masterplan will eventually be implemented over a multi-year period.

Designed by Adolph Cluss and completed in 1881, the 200,000-square-foot building is the second oldest museum building on the Mall and currently houses an extensive collection of Victorian Americana from the Philadelphia Centennial Exposition of 1876. At the time RTKL's study was underway, the building was slated to house the new National African American Museum (NAAM).

The study includes programming and concept planning for the new museum; evaluations of all building systems; concept planning of mechanical rooms, chiller plant, and cooling towers; and evaluation of the adequacy of the building structure. The study also includes an evaluation of findings from previous studies on the facility, an evaluation of construction impact on museum programs, and preparation of budget costs for a multi-year implementation plan.



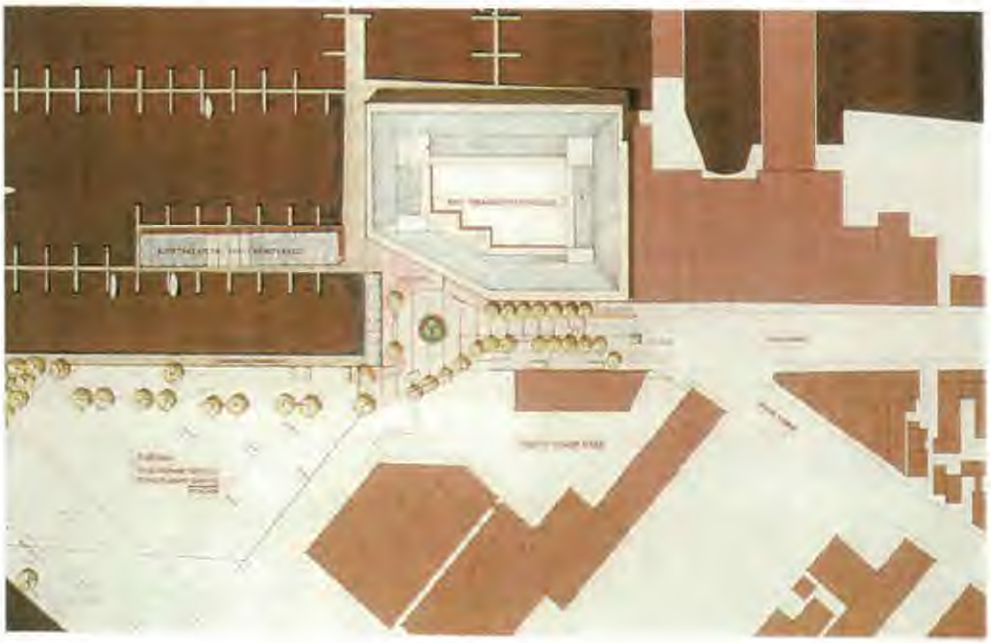
# HENDERSON'S WHARF

## RTKL

Client: Carley Capital Group

Location: Baltimore, Maryland

Scope of Services: Architecture, structural and M/E/P engineering, interior architecture, landscape architecture,



Formerly an abandoned tobacco warehouse in the city's old downtown area, this historic structure has been given a second chance. The 321,00 square-foot Henderson's Wharf Building has been converted into an exciting mixed-use project with a 171-room inn, 96 condominium units, a waterfront restaurant, meeting and banquet rooms, a health spa, offices and 5,00 square feet of retail space.

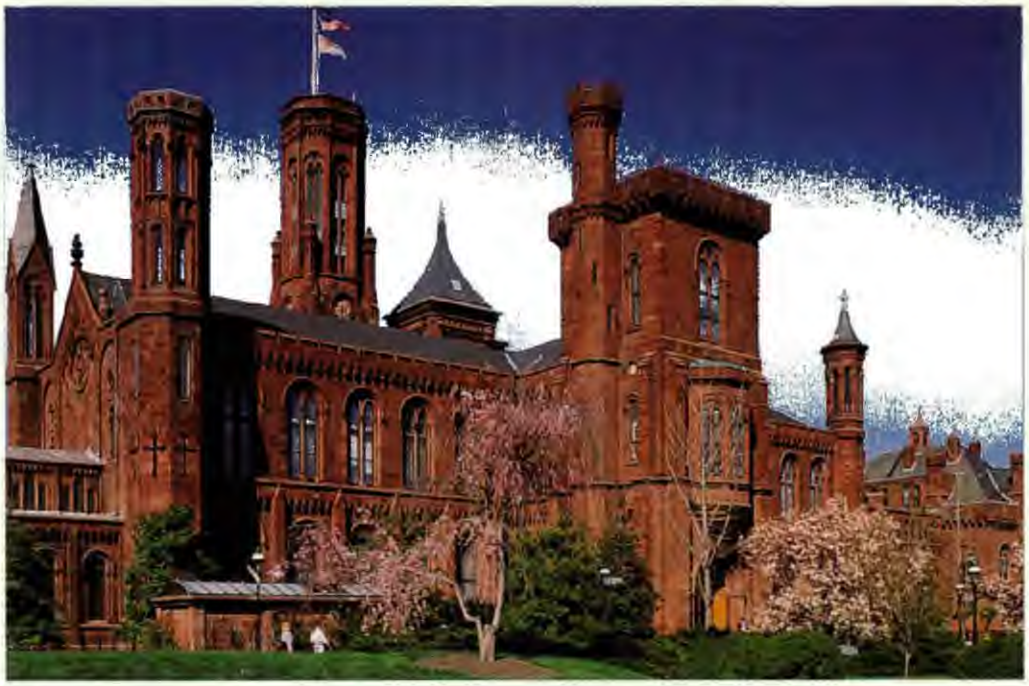
RTKL's renovation preserves the original facade of brick pilasters and arched openings, as well as the heavy post-and-beam construction, where intervals between columns determine the rhythm of interior space.

The core of the five-sided warehouse was removed to create a landscaped, open courtyard, which brings light and air to the interior and provide a hidden oasis form the street.

As part if the project, an adjacent pier was reclaimed and converted to a 400-slip marina with a festive indoor-outdoor restaurant. A colonnaded walkway, constructed of timbers salvaged from the warehouse, links Henderson's Wharf to a parking lot next door.

By simultaneously revitalizing the wharf and the pier, RTKL has created a lively and synergistic relationship between the two, and reaffirmed the significance of the waterfront the city of Baltimore.

# SMITHSONIAN INSTITUTION "CASTLE" BUILDING RENOVATION MASTERPLAN



## RTKL

Client: Smithsonian Institution

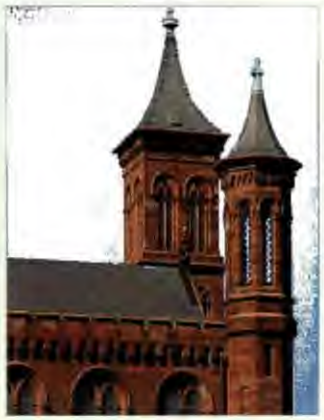
Location: Washington, DC

Scope of Services: Architecture, structural and M/E/P engineering, historic preservation

RTKL conducted an architectural and engineering evaluation and prepared a masterplan for the renovation of the Smithsonian Institution Building, popularly known as the "Castle."

Designed by James Renwick Jr. and completed in 1855, the 100,000-square-foot red sandstone building was the first Smithsonian building constructed on the National Mall. With its crenelated towers and distinctive architecture, the building serves as an icon of the entire Smithsonian system. It currently houses a visitor center, staff and member dining facility, and administrative offices.

RTKL's study included historic documentation and evaluation; programming and concept planning; evaluations of all building systems; concept planning of mechanical rooms, connections to chiller plant, and cooling towers; and evaluation of the adequacy of the building structure. The study provides a comprehensive plan for renovating the building with partial occupancy and includes budget costs for a multi-year implementation.



RESUME

## Robert Knight PE

VICE PRESIDENT

*Mr. Knight joined RTKL in 1979 and has served as director of RTKL's Structural Engineering Studio since 1995. With two decades of engineering, technical and administrative experience, Mr. Knight has been involved with virtually every project type - including office, retail, hotel, healthcare, institutional and large mixed-use projects. He serves as project manager responsible for coordinating and supervising structural design teams, and has been involved as a designer and manager for many of RTKL's most challenging projects.*

RTKL

### PROJECT EXPERIENCE

National Institutes of Health Building 10 Revitalization Program, Bethesda, MD
St. Ann's Hospital Phase 1A Expansion, expansion and renovation, Westerville, OH
Firelands Community Hospital, Cardiology and Surgical Programs Addition, Sandusky, OH
Al Ghurair Center, 2,500,000 SF mixed-use complex including retail, entertainment, office, apartment, and parking facilities, Dubai, United Arab Emirates
Kita Urban Entertainment Center, pyramid space-frame skylight enclosure at existing plaza, Seoul, Korea
The Avenue at White Marsh, 230,000 SF "Main Street" retail/entertainment complex, White Marsh, MD
Shin Cheju Hotel, 18-story, 660 room full service resort hotel, Cheju Island, South Korea
Oak Valley Resort, 3,800-acre golf/ski resort with 1,000 hotel/condo units, Kang Won-Do, South Korea
Peabody Place, 400,000 SF retail and entertainment complex and hotel expansion, Memphis, TN
Courtyard Marriott, 12-story, 210,000 SF hotel with underground parking, Tysons Corner, VA
Hyatt Regency Cincinnati, 400,000 SF, 21-story convention hotel, Cincinnati, OH
Stix Hotel, renovation and conversion of historic structure, St. Louis, MO
Claypool Hotel, Indianapolis, IN
Aventura Mall Expansion, 500,000 SF, 3-story mall addition with 24-screen cinema complex, Aventura, FL
The Source, 690,000 SF, 2-level retail "power center," Westbury, NY
Wolfchase Galleria, 2-story, 550,000 SF retail and entertainment center, Memphis, TN
Park Avenue Place, 90,000 SF office building, Winter Park, FL
Towson Commons, 400,000 SF mixed-use complex with office, retail and entertainment, Towson, MD
Montgomery Mall, renovation and expansion of 1,000,000 SF retail center, Bethesda, MD
Montgomery Mall Garage, 850,000 SF parking structure in retail development, Bethesda, MD
Tysons Corner Center, 1,000,000 SF renovation and expansion of existing retail center, McLean, VA
Tysons Corner Mall Parking, 2,500,000 SF, 7,500-car parking in four structures, Tysons Corner, VA
Owings Mills Town Center, 325,000 SF, two-level retail mall, Owings Mills, MD
Sears Department Stores, prototype design for new Sears and existing store renovations, nationwide
Brunswick Square Mall, vertical expansion and renovation of existing retail facility, East Brunswick, NJ
Burdines at The Gardens, 3-level department store, West Palm Beach, FL
Ballston Common, 400,000 SF, 4-level retail mall, Arlington, VA
Burlington Square Mall, vertical expansion and renovation of existing retail mall, Burlington, VT
Highlands Mall, renovation of existing retail mall, Austin, TX
West Oaks Mall, 2-level regional shopping mall, Houston, TX
Valley View Mall, renovation and expansion of 2-story mall, Dallas, TX
Citadel Mall, renovation and expansion, Colorado Springs, CO
Bloomingdale's, new 2-level department store, Dallas, TX
Northlands Mall, new shopping center complex, Melbourne, Australia
St. Louis Centre, 4-story, 360,000 SF urban retail center, St. Louis, MO
Willow Grove Park Mall, 2-level retail mall, Abington Township, PA
Abraham & Straus, 3-level department store, Willow Grove, PA
Center Square, 12-story office and retail complex, Springfield, MA
Warsaw Daewoo Center, 44 story, 700,000 SF office building with mixed use podium, Warsaw, Poland
Beijing Financial Center, 1,300,000 SF, 33 story office building with mixed use podium, Beijing, China
Burlington Square, 80,000 SF, 9-story speculative office building, Burlington, VT
T. Rowe Price Financial Center, two 120,000 SF build-to-suit office buildings, Owings Mills, MD
Computer Sciences Corporation Parking Garage, 190,000 SF, 5-level garage at office park, Fairfax, VA
Intelsat Expansion, building addition for systems equipment, Washington, DC

IBM Corporate Technical Institute, 300,000 SF educational and training complex, Thornwood, NY
IBM Argentina, facility evaluation and renovation studies for office complex, Buenos Aires, Argentina
IBM Manassas, renovation of manufacturing facility, Manassas, VA
IMF Skylight Replacement, 13,000 SF atrium skylight replacement and renovations, Washington, DC
2000 L Street Renovation, office building renovations, Washington, DC
Legg Mason Tower, office tower renovations, Baltimore, MD
Baltimore Symphony Orchestra Hall, renovations directed at acoustical improvements, Baltimore, MD
National Ground Intelligence Center, 260,000 SF secure, high-tech office facility, Charlottesville, VA
Bancroft Hall, ten-year, multi-phase renovation of 11-building, 1,400,000 SF dormitory complex, U.S. Naval Academy, Annapolis, MD
Custom Service/Interstate Commerce Commission Modernization, renovation and modernization of 1,200,000 SF historic government building, Washington, DC
U.S. Capitol Visitor Center, 588,000 SF, 3-level underground visitor facility adjacent to the U.S. Capitol building, Washington, DC
Health Care Financing Administration Headquarters, 900,000 SF office, office support, auditorium and warehouse facilities in five buildings, Baltimore, MD
Johns Hopkins Bayview Medical Center, 100,000 SF ambulatory care facility, Baltimore, MD
The Johns Hopkins Hospital, psycho-neuroscience center tower, Baltimore, MD
Toledo Hospital Wellness Center, 110,000 SF surgery, sports medicine and fitness center, Toledo, OH
Department of Veterans Affairs Hospital, 60,000 SF, 4-story outpatient clinic addition, Wilmington, DE
DePaul Medical Center, 52,000 SF ambulatory care addition and renovations, Norfolk, VA
Department of Veterans Affairs Hospital, 700,000 SF full service veterans hospital, Baltimore, MD
Army Research Laboratory, 250,000 SF expansion and additions to research lab complex, Adelphi, MD
Federal Correctional Institution, 530,000 SF medium security prison complex, Cumberland, MD
Equitable Trust, 15-story vertical expansion of existing office building, Baltimore, MD
1200 New Hampshire Avenue, extensive office building renovation, Washington, DC
Fairfax County Government Center Parking Structures, two 4-level parking structures, Fairfax, VA
Mutual Benefit Life, 20-story office building, Newark, NJ

## PROFESSIONAL BACKGROUND

RTKL Associates Inc., Baltimore, MD, 1979-present

## EDUCATION/ACADEMIC HONORS

Virginia Tech, Blacksburg, VA, Master of Science in Structural Engineering, 1979
Virginia Tech, Blacksburg, VA, Bachelor of Science in Civil Engineering, 1977
Virginia Tech, graduate scholarship, 1977
Tau Beta Pi Engineering Honorary Fraternity
Chi Epsilon Civil Engineering Honorary Fraternity
Phi Kappa Phi Honorary Fraternity

## AWARDS

Owings Mill Town Center, Architectural Award of Excellence, American Institute of Steel Construction
Tysons Corner Center Parking Structures, Design Award, Precast Concrete Institute

## PROFESSIONAL ORGANIZATIONS

American Concrete Institute
American Institute of Steel Construction
American Society of Civil Engineers

## PROFESSIONAL REGISTRATION

Colorado, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland (13484), Massachusetts, Mississippi, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Tennessee, Texas, Virginia, Wisconsin

RESUME

RTKL

## Jeffrey W. Kennelly PE

ASSOCIATE VICE PRESIDENT

*Mr. Kennelly is a Structural Engineering Project Manager with design and management experience in concrete, steel, masonry and timber construction and renovation for a range of building types. He has been involved with the development and continuing refinement of RTKL's master specifications and quality assurance document known as the Guidelines for Practice. Mr. Kennelly joined RTKL in 1984 and was promoted to Associate Vice President in 1997.*

### PROJECT EXPERIENCE

Lafayette College, comprehensive renovation of an existing gymnasium, with an addition, into a Psychology Department and Alumni Center facility, Easton, PA
Lafayette College, comprehensive renovation of South College residence hall, Easton, PA
St. Ann's Hospital Phase 1A Expansion, expansion and renovation, Westerville, OH
Firelands Community Hospital, Cardiology and Surgical Programs Addition, Sandusky, OH
Lafayette College, Psychology/Nuerosciences renovation and Alumni Center, Easton, PA
Courtyard Marriott, 12-story, 210,000 SF hotel with underground parking, Tysons Corner, VA
2000 M Street, renovation, Washington, DC
Bancroft Hall, U.S. Naval Academy, ten-year, multi-phase renovation of 11-buildings, Annapolis, MD
Ambulatory Surgery / Wellness Center, Toledo, OH
Johns Hopkins Bayview Medical Center, Ambulatory Care Facility, Baltimore, MD
The Avenue at White Marsh, retail development with entertainment components, White Marsh, MD
Mercy Hospital, obstetric service renovations, Baltimore, MD
Johns Hopkins Bayview Medical Center, renovations, Baltimore, MD
Johns Hopkins Bayview Medical Center, Pathology/Morgue Renovations, Baltimore, MD
Department of Veterans Affairs Hospital, clinical addition and renovations, Wilmington, DE
Francis Scott Key Medical Center, acute patient tower, Baltimore, MD
Hartford Hospital Garage, Hartford, CT
Health Care Financing Administration National Headquarters, Baltimore, MD
The Weinberg Educational Center, Baltimore, MD
Digital Equipment Corporation Corporate Education Center, Boylston, MA
National Museum of Women in the Arts, Washington, DC
U.S. Army Laboratory Center, Adelphi, MD
University of Virginia, pedestrian bridge, Charlottesville, VA
Sears Department Stores, existing store renovations, nationwide
Reston Pavilion, Reston, VA
Rivoli Office Building, Baltimore, MD
Building 111, Washington Navy Yard, Washington, DC
San Antonio Marriott, San Antonio, TX
Genstar Office Building, Texas, MD
Democracy Plaza II, Bethesda, MD
Concord Street Substation, Baltimore, MD
One Schaumburg Place, Schaumburg, IL

### PROFESSIONAL BACKGROUND

RTKL Associates, Inc., Baltimore, MD, 1984-present

### EDUCATION/ACADEMIC HONORS

Cornell University, Ithaca, NY, Master of Engineering in Structural Engineering, 1984
Bucknell University, Lewisburg, PA, Bachelor of Science in Civil Engineering, 1983
Tau Beta Pi, honorary engineering society

### CONTINUING EDUCATION

Seminars sponsored by the American Institute of Steel Construction, Concrete Reinforcing Steel Institute, Masonry Institute of Maryland

### AWARDS

The Avenue at White Marsh, White Marsh, Maryland – ICSC Certificate of Merit, 1999

## PROFESSIONAL ORGANIZATIONS

American Institute of Steel Construction
American Concrete Institute
Construction Specifications Institute

## PROFESSIONAL REGISTRATION

Maryland

RESUME

RTKL

## Matthew D. Loeffler PE

ASSOCIATE VICE PRESIDENT

*Mr. Loeffler is manager of RTKL's structural engineering group. His experience encompasses the design of structural steel, conventionally reinforced and prestressed concrete; and renovation of steel, concrete, timber and masonry structures. He is a project manager responsible for the performance and supervision of structural design and coordination for varying types of projects. Mr. Loeffler joined RTKL in 1986 and was promoted to associate vice president in 1995.*

### PROJECT EXPERIENCE

United States Embassy Complex, Bayan, Kuwait.
United States Ambassador's Residence, Bangkok, Thailand
KITA Garden Pyramid Roof, Seoul, Korea
Daeha Business Centre, hotel, office, retail, apartments, Hanoi, Vietnam
Beijing Office Complex, Beijing, China
Benefica Mixed Use Development, Lisbon, Portugal
China Insurance Trust Building, Beijing, People's Republic of China
Warsaw Daewoo Center, Warsaw, Poland
Hyatt Regency Reston, Reston, VA
Harborside Hyatt, Boston, MA
Hyatt Regency O'Hare, ballroom and garage, Rosemont, IL
United States Capitol Visitor Center, Washington, DC
Commerce Place, Baltimore, MD
Westlake Center, Seattle, WA
Marsh & McLennan Building, Baltimore, MD
Fairfax County Government Center, Fairfax County, VA
Digital Equipment Corporation Learning Center, Boyleston, MA
Department of Veterans Affairs Medical Center, Baltimore, MD
Anne Arundel Medical Center Medical Office Pavilion, Annapolis, MD
Brunswick Square Mall Vertical Expansion, New Brunswick, NJ
Bank of Baltimore, garage retrofit, Baltimore, MD
IBM/Kodak Information Center, Greece, NY
Health Care Financing Administration Headquarters, Baltimore County, MD
Reston Town Center, Reston, VA
Catholic Relief Services Headquarters, Baltimore, MD
Federal Government Lease Consolidation Study and Master Plan, metropolitan area, Washington, DC
Federal Government Task Order Contract, Washington, DC
Gwinnett Place III, Gwinnett County, GA
United States Naval Academy-Bancroft Hall Renovation, Annapolis, MD
A&S at Nanuet Mall, Nanuet, NY
The Source, "big box" retail mall, Westbury, NY
Peabody Place, Memphis, TN

### BUILDING EVALUATIONS

United States Embassy, USIS Complex and GSO Warehouse, Jakarta, Indonesia
U.S. Border Station, GSA Post Occupancy Evaluation, Otay Mesa, CA
Russell B. Long Federal Building and U.S. Courthouse, GSA Post Occupancy Evaluation, Baton Rouge, LA
Metcalfe Federal Building, GSA Post Occupancy Evaluation, Chicago, IL
Oakland Federal Building, GSA Post Occupancy Evaluation, Oakland, CA
Kansas City Federal Building and Courthouse, GSA Post Occupancy Evaluation, Kansas City, KS
Smithsonian Institution, "Castle" Building Renovation, Washington, DC
Smithsonian Institution, Arts & Industries Building Renovation, Washington, DC
Servico Hotels and Resorts, Due Diligence Studies, various locations
United States Embassy, Tokyo, Japan, PAC Study
Center for Computing Sciences-IDA, Bowie, MD
Metro West, GSA/Social Security Administration Building Engineering Study, Baltimore, MD

## PROFESSIONAL BACKGROUND

RTKL Associates Inc., Baltimore, MD, 1986-present

## EDUCATION

The University of Texas, Austin, TX, Master of Science in Architectural Engineering, 1986
Princeton University, Princeton, NJ, Bachelor of Arts in Architecture and Design, 1984

## PROFESSIONAL ORGANIZATIONS

American Concrete Institute
American Institute of Steel Construction
American Society of Civil Engineers

## PROFESSIONAL REGISTRATION

District of Columbia-Professional Engineer (Structural) - # 10237: First registered — 1995
Maryland-Professional Engineer - # 18859: First registered — 1991
Virginia-Professional Engineer - #026419
: First registered — 1995

1. VIEW OF CENTER ELEVATION OF SILVER SPRING SHOPPING CENTER. THE PROPOSED OVERBUILD WILL BE LOCATED BEHIND THIS ELEVATION.

2. OVERALL VIEW OF SILVER SPRING SHOPPING CENTER PARKING COURT.

3. VIEW OF PROJECT SITE FROM INTERSECTION OF GEORGIA AVENUE AND WAYNE AVENUE, APPROX. 1 BLOCK AWAY.

4. VIEW OF PROJECT SITE FROM INTERSECTION OF COLESVILLE ROAD AND WAYNE AVENUE, APPROX. 1 BLOCK AWAY.

5. VIEW DOWN GEORGIA AVENUE PAST PERIMETER OF PARKING COURT, SHOWING LOCATION OF PROPOSED LANDSCAPED ISLAND AND LOW STONE WALL.


6. VIEW OF SAME, LOOKING BACK TOWARDS POSITION OF PHOTO #5.

7. REAR OF ELLSWORTH DRIVE ELEVATION, SHOWING CURVED END WALL AND SETBACK.

8. DIRECT VIEW OF CURVED END WALL, WHICH THE PROJECT PROPOSES TO BE INCORPORATED WITHIN NEW RETAIL SPACE, BUT VISIBLE THROUGH CLEAR GLAZED STOREFRONT.

9. PROJECT SITE CONTEXT, LOOKING DOWN GEORGIA AVENUE ACROSS ELLSWORTH DRIVE.

10. PROJECT SITE CONTEXT, DIRECTLY ACROSS ELLSWORTH DRIVE.

11. PROJECT SITE CONTEXT, AT INTERSECTION OF GEORGIA AVENUE AND COLESVILLE ROAD.

12. PROJECT SITE CONTEXT, DIRECTLY ACROSS GEORGIA AVENUE FROM PARKING COURT.