

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8500 Colesville Road, Silver Spring	Meeting Date:	9/7/2022
Resource:	Master Plan Site #36/07-03A <i>Silver Theatre and Shopping Center</i>	Report Date:	8/31/2022
Applicant:	Aaron Webb	Public Notice:	8/24/2022
Review:	HAWP	Tax Credit:	No
Permit Number:	1003062	Staff:	Michael Kyne
PROPOSAL:	Exterior alterations		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

1. The applicant will comply with the conditions of approval, as stipulated by MHT's Easement Committee.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #36/07-03A, *Silver Theatre and Shopping Center*
STYLE: Moderne with Art Deco details
DATE: c. 1937-38



Fig. 1: Subject property, east side of Colesville Road.

PROPOSAL:

The applicant proposes to remove a section of the existing glass storefront and granite water table and install a new glass egress door in their place. The proposed new door will have an applied treatment to mimic the granite water table. A small landing with an ADA compliant handrail is also proposed at the sidewalk in front of the new door. The proposed work is intended to add a second means of egress for the space, consistent with the building code for retail occupancy. The application states that the glass storefront and granite water table to be removed will be stored for future use and/or repairs.

Staff notes that the Maryland Historical Trust holds a preservation easement on the subject property. In accordance with Chapter 24A-7 (g) (1), MHT's Easement Committee has reviewed and approved the applicant's proposal, with the following conditions:

- According to the submitted mockup drawings, it appears a treatment will be applied to the glass door to mimic the water table on the building exterior. Please provide a written description that explains how the lower half of the doorway will be treated and using what material, so MHT may better understand the overall impacts to this primary façade.
- Any new door transom must not impact extant historic features and should be level with and at the same height as the existing fenestrations.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

- (1) Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.

Montgomery County Code; Chapter 24A

Chapter 24A-7

- (g) Miscellaneous provisions.
 - (1) "... If another historic preservation organization holds a deed of easement for the property in the application, the applicant must submit proof to the Commission that the organization conducted an exterior architectural review and approved the action for which the applicant is seeking a permit."

Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The applicable *Standards* are as follows:

- 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.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with one (1) condition** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1) & (2), having found that the proposal, as modified by the condition, will not substantially alter the exterior features of the historic resource and is compatible in character with the historic resource and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 1003062

DATE ASSIGNED _____

APPLICANT:

Name: Aaron Webb

Address: 12500 Fair Lakes Circle, Suite 400

Daytime Phone: 703-631-7513

E-mail: awebb@petersoncos.com

City: Fairfax Zip: 22033

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
X No/Individual Site Name Downtown Silver Spring

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 8500 Street: Colesville Road

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

Lot: _____ Block: C Subdivision: _____ Parcel: N316

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Remdoel</u> |

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

08/09/2022

Signature of owner or authorized agent

Date

5

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Downtown Silver Spring is an urban shopping center located in Silver Spring, MD. Section C of this center is a well known historic structure with Art Deco exterior walls and a black granite water table. Peterson maintains this area in good condition with quarterly cleaning of the Art Deco and granite features to preserve its natural and timeless beauty. Recently Peterson installed a interactive 25' tall flower feature in a landscaped area out front of Gateway Plaza in Section C. Peterson also has acquired new tenant's in this section despite the challenges associated with working in a Historic Facade Easement situation. Recent tenant's such as Sleep Number and flip'd by iHop have joined us and we have high hopes that by completing this proposed work, we can attract another great tenant to the Silver Spring area.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Peterson seeks to remove a section of the existing glass storefront in between the mullions. The lower portion of granite below this portion will also be removed and stored for any future use or repairs to the remaining granite. Peterson will then install within the space a set of stairs leading up to the floor which sits approximately 3' above the sidewalk. We will also install a landing on the sidewalk with a simple but yet functional handrail per ADA code. All of this is being done so as to add a second means of egress for the space per the new building code for retail occupancy's. All work will be performed with the utmost care to the building structure and the surrounding historical materials. Maryland Historic Trust who manages the easement for this section of the property provided their approval for this work on May 18, 2022 and we hope to have your support as well.

Work Item 1: Remove Existing Glass Storefront area

Description of Current Condition: **Glass storefront**

Proposed Work: **Remove**

Work Item 2: Remove existing granite facade

Description of Current Condition: **Granite Facade Water Table**

Proposed Work: **Remove and preserve for future use or repairs to existing.**

Work Item 3: _____

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

May 18, 2022

Aaron Webb
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033

Re: Silver Spring Shopping Center, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Webb:

The Maryland Historical Trust (MHT) is in receipt of your application, received on April 18, 2022, requesting approval to make alterations to the existing storefront window of Suite 8529 inclusive of a new egress doorway and exterior handrail, as depicted in Scheme 2. MHT's Easement Committee (Committee) reviewed the information on April 26, 2022.

Based on the review and recommendation of the Committee, I grant conditional approval of the request to make alterations to the existing storefront window of Suite 8529 inclusive of a new egress doorway and exterior handrail, as depicted in Scheme 2, provided the following conditions are met:

- According to the submitted mockup drawings, it appears a treatment will be applied to the glass door to mimic the water table on the building exterior. Please provide a written description that explains how the lower half of the doorway will be treated and using what material, so MHT may better understand the overall impacts to this primary façade.
- Any new door transom must not impact extant historic features and should be level with and at the same height as the existing fenestrations.

This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, specifically *General Rehabilitation Standards 2, 5, 9, and 10*.

This approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Casey Squyres, Easement Administrator, by telephone at (410) 697-9545 or by email at casey.squyres@maryland.gov.

Sincerely,

Elizabeth Hughes
Director
Maryland Historical Trust

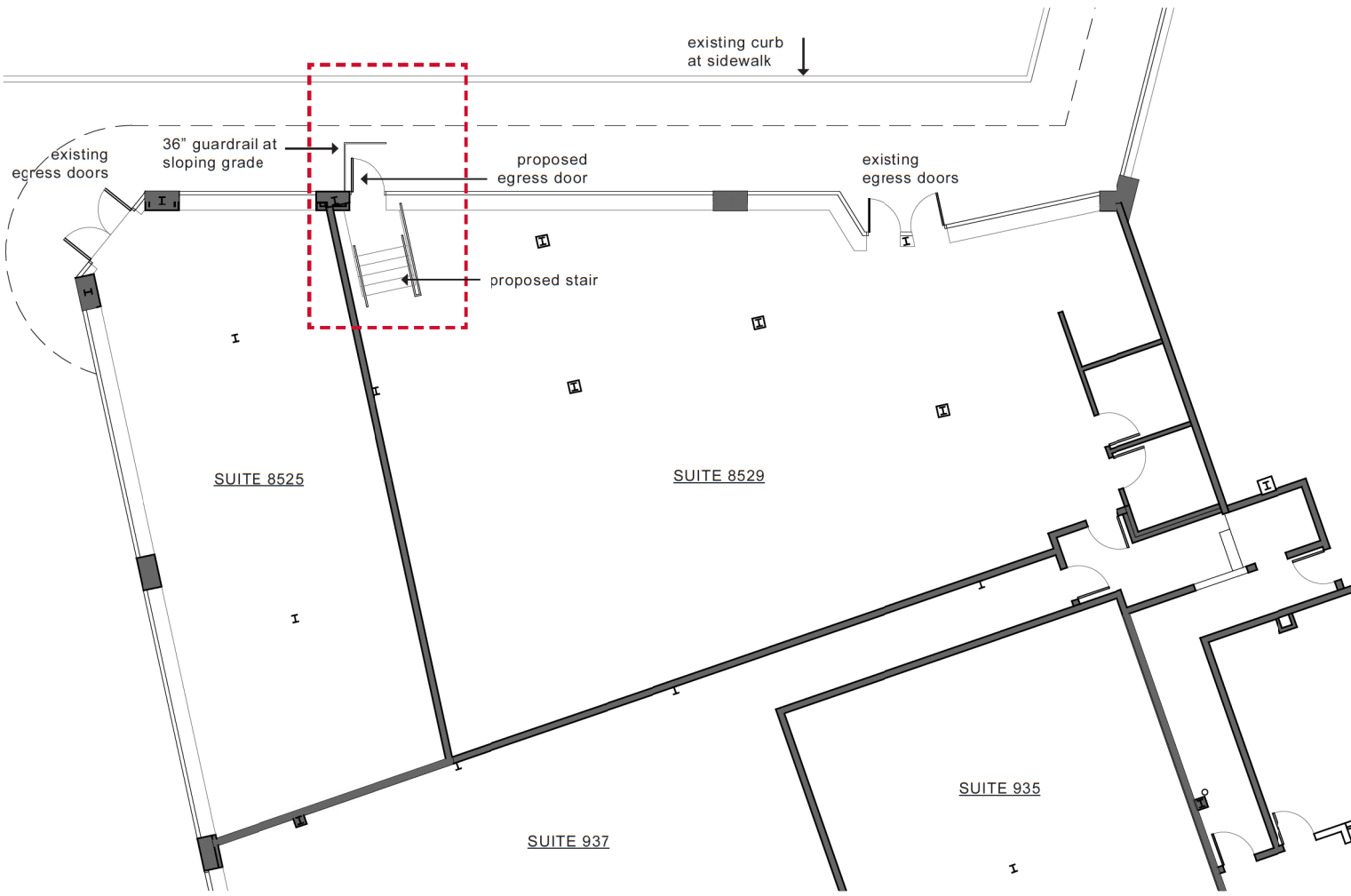
EH/CS

DSS SUITE 8529

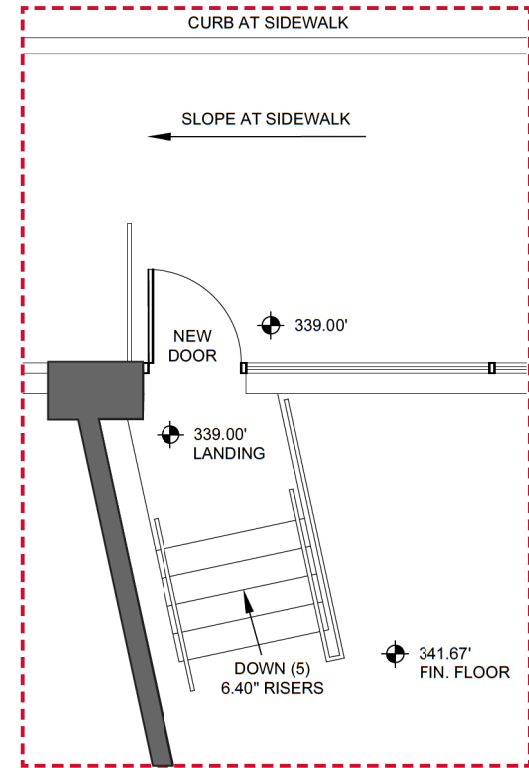
Silver Spring, Maryland

04.07.2022





GROUND LEVEL PLAN - SCHEME 2



ENLARGED PLAN



PARK AVE CLOTHING CO.

proposed interior stair

existing curb at sidewalk

36" guardrail at sloping grade

proposed egress door



existing curb
at sidewalk

36" guardrail at
sloping grade

proposed
egress door



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 8/9/2022

Application No: 1003062
AP Type: HISTORIC
Customer No: 1390583

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 8500 COLESVILLE RD
SILVER SPRING, MD 20910

Othercontact Webb (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope of Work Property owner seeks to make exterior changes to the building to allow for a code required 2nd means of egress.