

3rd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8601 Cameron St., Silver Spring	Meeting Date:	11/13/2024
Resource:	Individually Listed Master Plan Site (Tastee Diner #36/13)	Report Date:	11/6/2024
Applicant:	8676 Georgia Ave., LLC Stacy Silber, Agent	Public Notice:	10/30/2024
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	New Construction and Building Relocation		

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a Preliminary Consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #36/13, Tastee Diner
STYLE: Art Moderne
DATE: 1946

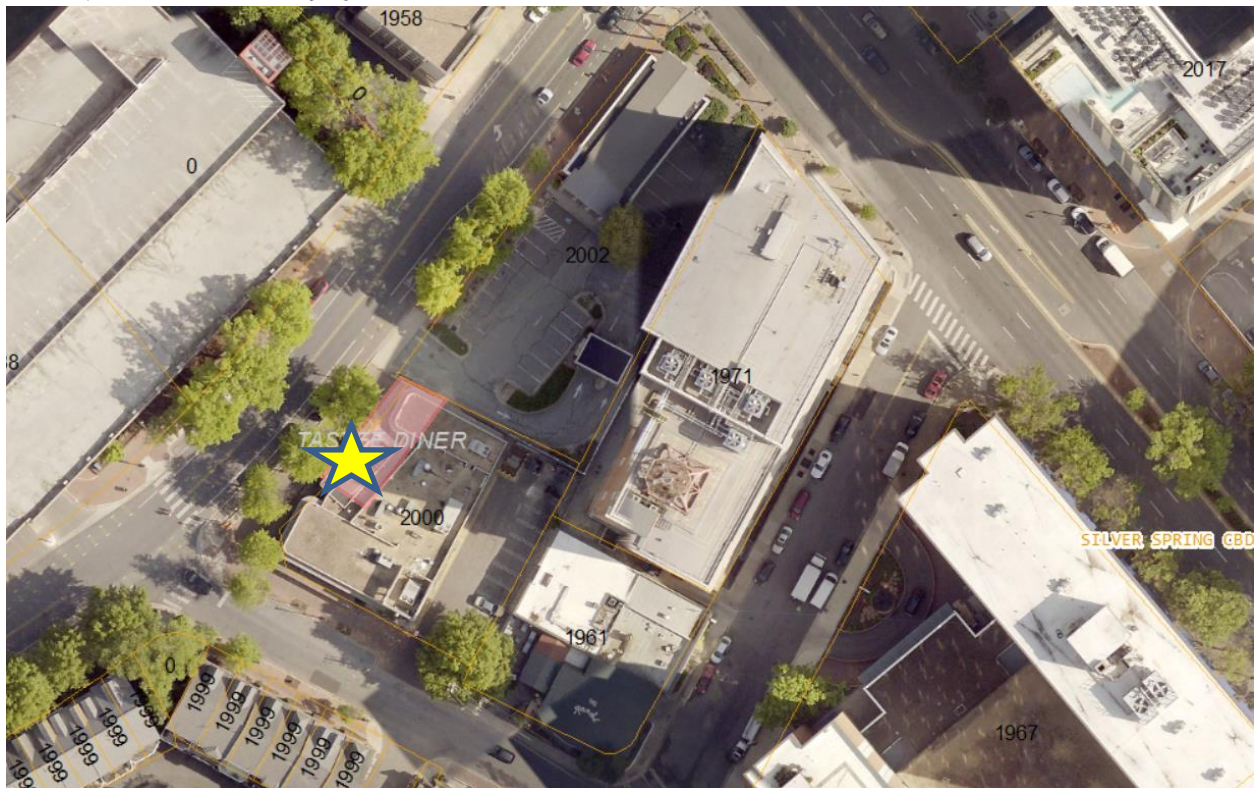


Figure 1: The Tastee Dinner's environmental setting comprises the four walls of the original diner building. It is located on the east side of Cameron Street in downtown Silver Spring.

From *Places from the Past*:

“The Silver Spring Tastee Diner is an important example of the machine-expressive Art Moderne style and is one of the few historic diners left in the State of Maryland. The structure is a classic example of vernacular commercial architecture based on the form and styling of sleek, modern railroad cars. The exterior surface of porcelain enamel has rounded corners trimmed with curved bands of stainless steel wrapping around the diner’s streamline form. A continuous band of ribbon windows flows across the front and sides. Jerry O’Mahoney, Inc. constructed the diner at its Elizabeth, N.J. factory and shipped it to Silver Spring in two sections. In 2000, the diner was moved from its original site at the northwest corner of Georgia and Wayne Avenues to its present location. The Tastee Diner is the only historic diner in the county exhibiting its original railroad car design, and is one of only a dozen pre-1960 diners known to exist in Maryland.”

BACKGROUND

The HPC heard a Preliminary Consultation on the proposal to relocate and develop the site of the Tastee Diner at the August 16, 2023 HPC meeting.¹ The Preliminary Consultation focused on three issues:

1. Is it appropriate to demolish the non-historic building additions?
2. Is relocating the diner building consistent with the required guidance?
3. Is the diner building appropriately integrated into the new building?

The HPC unanimously supported #1 and #2, but was split as to the appropriateness of the diner’s new location and orientation.

On October 25, 2023, the HPC held a second preliminary consultation to discuss further revisions to the placement of the historic diner building and the adjacent residential tower as the applicant prepared to submit for their Sketch Plan and Preliminary Plan reviews by the Planning Board. The Commissioners supported the revised diner building location, but expressed some concerns about how the building would appear to loom over the historic diner. The applicants have further revised the design and are preparing to submit for their Site Plan review.

PROPOSAL

The applicant proposes to demolish the non-historic building additions; relocate the diner building; and construct a multi-use high-rise while incorporating the diner building into the ground floor.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior’s Standards for Rehabilitation*. Rehabilitation is defined 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. In addition, there is specific Master Plan guidance for this building as well as a binding preservation easement with Montgomery County. The text of the easement is included as an attachment to the report.

From the Amendment to the Master Plan for Historic Preservation creating the Tastee Diner Individual Master Plan Site:

- The Tastee Diner was transported to and assembled on its current site in 1946, and is a very good

¹ The Staff Report for the August 2023 Preliminary Consultation is available here:

<https://montgomeryplanning.org/wp-content/uploads/2023/08/II.A-8601-Cameron-Street-Silver-Spring.pdf>. The recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=b388082e-3d03-11ee-9e9a-0050569183fa.

example of an early 20th century diner.

- The diner building (excluding concrete block appendage, which was added later) features an exterior surface of porcelain enamel with wraparound bands of trim on the front section, and stainless steel detailing.
- Diners are a classic vernacular commercial building form, and are representative of the types of “roadside” architecture which sprang up in the United States in the 1930s and 1940s, as a direct result of the increasingly mobile, car-oriented society of the period.
- The diner building itself is an established visual feature which merits preservation even though the concrete block appendage attached to it is of no visual or historic significance. The concrete block appendage is not included in the designation.
- The diner is located on a portion of the property intended for redevelopment as a part of the Silver Spring Urban Renewal project. Since the diner building is a transportable, roadside structure by design and intent, it would consistent with its historic designation for the diner building to be relocated to another suitable site in the Silver Spring CBD, which is central and accessible, with adequate parking and visibility.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 DISCUSSION

Historically, the Tastee Diner was located at the corner of Georgia Ave. and Wayne Ave. When the diner was designated to the Master Plan for Historic Preservation, the environmental setting of the Master Plan site was limited to the four walls of the historic diner and did not include the later non-historic concrete block additions (see designation information, above). The Master Plan designation contemplated relocating the building “to a suitable location” as it was located in an area intended for redevelopment as part of the urban renewal project for Silver Spring. The diner building was relocated to its current location in 2000 when it was moved to accommodate the construction of the Discovery Channel building. The Tastee Diner’s owner entered into an easement agreement with the County in 2001 when the relocation was approved. The easement was limited to the “Dining Car” and specifically agreed to ensure the preservation of the “Dining Car Façade” as a historic resource.

The applicant proposes to relocate the dining car on site, rehabilitate it, and redevelop the site with a large residential tower along Cameron St. between Georgia Ave. and Ramsey Ave. Before proceeding to Site Plan review, the applicants request a final round of comments from the HPC before the Planning Board's determination.² At the Site Plan approval, several elements of the development will be finalized. After the Planning Board approves the Site Plan (in early 2025), the applicant will return for its final HAWP.

The HPC was unanimously supportive of the proposed placement for the diner building at the October 25, 2023 HPC meeting. Other commissioners provided recommendations for how to better integrate the diner building with the proposed residential tower. The applicant has made additional revisions to the proposal and seeks HPC input before its next submission to the Planning Board for Site Plan.

New Diner Location

The applicant proposes moving the diner building approximately 45’ (forty-five feet) to the west to accommodate the proposed large construction on the site. The revised design retains the diner’s orientation toward Cameron St. but has pulled the first floor of the proposed tower 5’ (five feet) to deepen the first-floor recess, creating a larger separation between the diner and the new construction. This change also enlarges the hyphen linking the diner to the new construction, which reinforces the separation between the spaces.

Additional changes to the grade are proposed so that the diner entrance is flush with the Cameron St. sidewalk.

² A Site Plan is a detailed plan, required only in certain zones, that shows proposed development on a site in relation to immediately adjacent areas. It indicates roads, walks, parking areas, buildings, landscaping, open space, recreation facilities, lighting, etc.

The revised design maintains the diner's presence along Cameron St. and will restore both the southeast and southwest corners of the building.



Figure 2: The presentation from October 2023 (left) and the current proposal (right).

The proposed hyphen connecting the diner to the new residential tower will be 9' 6" (nine feet, six inches) tall and will be largely glazed with a metal slab at the top, obscuring its composite roof. Because of the increase of the recess to the first-floor atrium, the hyphen will be visible from both the east and west of the diner building.

Staff finds the new location will maintain the diner's current relationship with Cameron St. and will allow more of the building to be read as an independent structure from the right-of-way (see *Figure 3* below). Additionally, by pulling the diner building away from the proposed building, the diner building is no longer under the planned overhang.



Figure 3: The October 2023 proposed diner location, connector hyphen, and pedestal.



Figure 4: The revised proposal showing the diner, connector hyphen, and building pedestal.

New Construction

The second issue for consideration at the Preliminary Consultation is the effectiveness of integrating the diner building into the proposed new construction. While the new building will be approximately 30 stories tall, the discussion for this Preliminary Consultation is focused on the bottom six stories (the pedestal) near the intersection of Cameron St. and Ramsey Ave. This portion of the building will be used for resident parking. The applicant has been consulting with Staff on integrating the diner building into the new design and requests HPC feedback on the proposed design, materials, and integration of the historic diner building

The proposed design includes a 24' (twenty-four foot) tall glass atrium, inset from the floors above, connecting to the diner. The applicant removed one of the floors that make up the pedestal. In the earlier version, there were three floors then a small inset with two more floors above. The current design uses a four-floor pedestal. The two other changes proposed for the pedestal are its darker color and the changing the division and orientation of its openings. The earlier proposal had light-colored spandrel panels with metal screening. The new design uses darker panels, which creates more contrast between the pedestal portion of the new building and the historic diner building. The previous proposal called for openings in the pedestal that were based on a module of the diner windows. The revised design has eliminated the horizontal orientation and now uses square-shaped openings. Staff finds this change draws an increased contrast between the historic diner building and the new construction.



Figure 5: October 2023 rendering showing the diner, atrium, and pedestal.



Figure 6: The current design, rendered to show the diner, atrium, and pedestal.

While some may disagree with this design philosophy, Staff finds that the revised design successfully draws a starker contrast between the new and the historic construction as required under Standard 9. Staff finds this design avoids attempting to create or incorporate elements of streamline design into the new construction which, due to its scale, would completely overwhelm the modestly sized diner building.

Staff finds that the design revisions help the diner building to be read as an independent building, an objective the HPC identified at the first Preliminary Consultation in August 2023. While the diner building's small size prevents it from operating independently, Staff finds the current proposal appears to satisfy 24A-8(b)(2); Standards 2, 9, and 10; and is consistent with the Master Plan Amendment designating the Tastee Diner.



Staff requests HPC feedback on:

- The appropriateness of the revised location for the diner building;
- The proposed revisions to the pedestal adjacent to the diner building;
- Any other considerations regarding the site work; and,
- Topics for discussion for the next Preliminary Consultation which could include, but not be limited to, details regarding selected demolition and site work prior to construction, details on storing the diner during construction, details regarding the connecting hyphen and other material details necessary to discuss prior to building permit submission.

STAFF RECOMMENDATION

Staff Recommends the applicant make revisions to the design based on the feedback from the HPC and return for a 4th Preliminary Consultation following the Planning Board's Site Plan approval.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: 8676 Georgia Ave LLC Address: 3939 Wisconsin Ave. NW,#100 Daytime Phone:

E-mail: City: Washington Zip: 20016 Tax Account No.: 13-03277450 and 13-00964637

AGENT/CONTACT (if applicable):

Name: Stacy P. Silber Address: 7600 Wisconsin Ave., Suite 700 Daytime Phone: 301-841-3833

E-mail: spsilber@lercheearly.com City: Bethesda Zip: 20814 Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 36/013-000A

Is the Property Located within an Historic District? Yes/District Name No/Individual Site Name Tastee Diner

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: 8601 Street: Cameron Street (& 8676 Georgia Ave) Town/City: Silver Spring Nearest Cross Street: Ramsey Avenue Lot: 10 and P1 Block: Subdivision: 001 Parcel: N297 and N217

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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: Relocation and Restoration

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.

Signature of owner or authorized agent Date 10/23/2024 9

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

The Historic Tastee Diner Car dates from 1946 and was originally located at 8516 Georgia Avenue. It features an “exterior surface of porcelain enamel with wraparound bands of trim on the front section, and stainless steel detailing.” (See Approved and Adopted Amendment to the Master Plan for Historic Preservation, Silver Theatre and Shopping Center, and Tastee Diner, approved by the Montgomery County Council in February 1994, page 6). The Historic Tastee Diner Car was relocated in 1994 to the Property located 8601 Cameron Street - this relocation was found to be consistent with its historical designation as a type of roadside architecture. The Restaurant currently located on the Property consists of the Historic Tastee Diner Car and a very large, non-historic one-story addition, and associated surface parking.

See attached Statement for more information.

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

The Historic Tastee Diner Car will be retained, relocated and restored in connection with the redevelopment of the overall Property with a mixed-use, predominately residential development (the "Project"). In connection with the Project, the Applicant is proposing to retain the Historic Tastee Diner Car's orientation toward Cameron Street but move it west approximately 45 feet toward Ramsey Street, to a more prominent corner location, with wider open space surrounding it. The Historic Tastee Diner Car will be restored and its west wall and roof extended to recapture the diner car's original rectangular shape and volume, adding to the prominence of the Historic Resource. Although the Historic Tastee Diner Car will be connected to the first floor of the Project it will read as an independent building and stand proud of the Project. The building will not cantilever over the historic portion of the Tastee Diner Car. The architecture of the Project will be specifically designed to not compete with the Historic Tastee Diner Car. It is currently anticipated that the Historic Tastee Diner Car will function as a retail space, restaurant, or other street-activating space.

See attached Statement for additional details.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:



**Supplemental - Statement in Support
Historic Preservation Commission – Preliminary Consultation
Tastee Diner (8601 Cameron Street) and 8676 Georgia Avenue
Silver Spring, Maryland**

October 23, 2024

8676 Georgia Avenue LLC, an affiliate of Roadside Development, (the "Applicant") met with the Historic Preservation Commission ("HPC") for preliminary consultations on two prior occasions (*i.e.* August 16, 2023 and October 25, 2023) to discuss the proposed relocation and reuse of the Historic Tastee Diner Car in connection with the redevelopment of the property located at 8601 Cameron Street (also known as 8711 Ramsey Avenue) and 8676 Georgia Avenue, in Silver Spring, Maryland (collectively, the "Property"). The HPC issued a letter to the Montgomery County Planning Board dated January 24, 2024 in connection with the Sketch Plan application, which indicated that HPC supported the demolition of the non-historic additions and relocation of the Historic Tastee Diner Car (approximately 45' to the west). HPC also agreed that the Historic Tastee Diner Car had been appropriately integrated into the proposed new building and streetscape. The letter notes the HPC's primary objective in the redevelopment of the Property "is to ensure that the Tastee Diner retains as much of its independent appearance and streetscape as possible while being effectively integrated into the new construction." While Sketch Plan was a general massing study of the proposed development, the Applicant has now advanced the building design with the Site Plan application and is seeking HPC's further input. As discussed herein, the proposed design ensures that the Historic Tastee Diner Car is successfully integrated into the new construction in a manner that maintains its independence and presence along the street.

I. Iteration of Design

In connection with the previous Preliminary Consultations the Applicant had pulled the Historic Tastee Diner Car as far away from the new construction as possible, given the property boundary and the functionality of the door leading into the Historic Tastee Diner Car (which cannot swing into the public right-of-way) and need to accommodate existing grades (between the Cameron Street sidewalk and the retail/amenity plaza). This change in location allowed the Historic Tastee Diner Car to have a greater visual presence in the Cameron Street streetscape, and especially at the corner of Cameron and Ramsey Avenue. As noted above, HPC agreed with this proposed location. However, HPC suggested that the façade of the new construction required "further refinement to ensure the proposed tower does not appear to loom over the small historic building."

The Applicant has made a number of revisions to the building design to address this comment, ensuring that the proposed building design does not overpower the Historic Tastee Diner Car. Of note, the Applicant has moved the approximately 24 foot tall, first floor façade of the new building approximately five feet back to deepen the first floor building recess. The Applicant also turned the residential lobby entrance 90 degrees, to face southwest, which allows the main

residential lobby entrance and the Historic Tastee Diner not to compete. By integrating the vestibule into the volume of the building the Applicant was able to gain 10 feet of width on the ground floor. Collectively, these modifications provide more relief and physical separation between the Historic Tastee Diner Car and the new building at the first floor level.

Additionally, the Applicant has eliminated the second, uppermost angled façade of the building base to address HPC's concern of the upper floors cantilevering over the Historic Tastee Diner Car. This change creates a more simplified, consolidated mass behind the Historic Tastee Diner Car. Additionally, the Applicant has introduced some more verticality in the upper floors of the garage. Specifically, the Applicant has designed the two upper floors of the garage, behind the Historic Tastee Diner Car, to have the same vertical expression and materiality as the base along Cameron Street. Consistent with the Applicant's prior submission, the upper floors of the building will not cantilever over the historic portion of the Tastee Diner Car. The garage façade incorporates solid masonry materials that have the dual function as a crash wall, and a design feature that emphasizes the horizontality of the garage and relates to the horizontal elements of the Historic Tastee Diner Car. Importantly, these solid crash walls will also obscure headlights from within the garage so they are not visible from outside the building.

As previously discussed with the HPC, the Historic Tastee Diner element only consists of approximately 800 square feet of space. Currently, most of the former Tastee Diner restaurant, including the kitchen, the dining room, storage, and restroom areas, is located in the non-historic addition (to be demolished), which was built when the Historic Tastee Diner was relocated to Cameron Street. To help ensure a viable future use of the Historic Tastee Diner, particularly its functionality as a restaurant space, it must remain connected to the new building behind it. As HPC previously recommended, this will be accomplished by a light, appropriately-designed and fully-functional link, pulled in from the back corners of the diner and connected to shared space with the new building. Specifically, this connector is designed as an approximately 9'-6" tall glass storefront with narrow metal slab cover at the top that conceals the composite deck roof. The top of the roof will be lower than the rebuilt, sloped standing seam roof of the Historic Tastee Diner Car. This will accomplish the goals of creating functionality to ensure that the Historic Tastee Diner remains vibrant and utilized while at the same time allowing it to remain visually prominent at its new location.

Additionally, the Applicant has revised the grade and lowered the elevation of the entry door to the Historic Tastee Diner Car to allow the entrance to be flush with the Cameron Street sidewalk. This provides a flush connection to the main plaza adjacent to the Historic Tastee Diner Car, with the change in grade located closer to the residential lobby entrance, which creates a distinct, secondary entrance plaza. The plaza surrounding the Historic Tastee Diner Car will be appropriately sized to accommodate outdoor seating, should a restaurant space locate within the Historic Tastee Diner Building.

II. Treatment of the Historic Tastee Diner

The Historic Tastee Diner will be treated in accordance with the Secretary of the Interior's Standards for Rehabilitation. It will be retained, relocated, and restored and incorporated into the first floor of the Project. More detailed plans for that work will be developed as the Project moves

through the review process and proceeds with the Historic Area Work Permit. However, contemplated work includes:

- Removal of non-historic access ramps, guard rails, stairs, and signage;
- Relocation of the Historic Tastee Diner approximately 45 feet to the west to provide a more prominent location at the intersection of Cameron Street and Ramsey Avenue;
- Restoration of the enamel panels and stainless steel at the façade of the Historic Tastee Diner
- Replacing the missing panels at the west end and rear of the Historic Tastee Diner and extending the roof to recapture of the rectangular shape and volume of the diner car;
- Placing the Historic Tastee Diner on an approximately one (1) foot tall stone base to provide ADA-compliant access at grade without the use of ramps and allow easy access into the resource and overall building; and
- Lower existing door opening to new grade, insert new transom, and replace existing door with a stainless steel and glass door (with transom window above); existing door surround to be retained.



Existing representative conditions to be modified

III. Secretary of Interior's Standards for Rehabilitation

The alterations to the Historic Tastee Diner conforms with the Secretary of the Interior's Standards for Rehabilitation.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The Historic Tastee Diner Car may no longer legally be operated as a Tastee Diner, per the requirements of the prior owner who currently operates other Tastee Diners in the region. Its new use, whether it be retail, a different restaurant, or a use connected with the residential space in the Project, will require minimal change to the Historic Tastee Diner Car.

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.*

The designated character-defining façade of the Historic Tastee Diner will be retained, preserved and restored.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The Historic Tastee Diner Car will continue to read as a 1946 diner car. No conjectural features or architectural elements will be added.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The restaurant space and exterior stairs and ramp that were added to the Historic Tastee Diner Car in conjunction with its 1994 relocation have no historic or architectural significance and will be removed. The existing signage is also not historically significant and must be removed because the name Tastee Diner can no longer be used at this location.

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The porcelain enamel panels, wraparound bands of trim, and stainless steel trim that are distinctive feature of the Historic Tastee Diner Car will be retained and restored.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The Historic Tastee Diner Car is in relatively good repair. Detailed plans for the treatment of the Historic Tastee Diner Car will be developed for the repair and restoration of the historic fabric. Historic fabric will only be replaced to match if a careful survey of the Historic Tastee

Diner Car determines that fabric cannot be repaired. Extra care will be taken to prevent damage to the Historic Tastee Diner Car during its relocation and construction of the Project.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Cleaning of the Historic Tastee Diner Car will be done using the gentlest means possible.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

There are no known archeological resources on the Property that will be affected by the relocation and continued use of the Historic Tastee Diner Car.

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.*

The Historic Tastee Diner Car will be retained and restored and incorporated into the first floor of the Project. It is currently anticipated that it will function as retail, restaurant, or other street-activating use, all uses compatible with the character of the Historic Tastee Diner Car. Its treatment and use will be compatible with the Secretary's Standards for Rehabilitation, and the Historic Tastee Diner Car will read as a structure distinct from the rest of the Project.

The Project must also respond to the goals of the Sector Plan and recent rezoning of the Property. The massing and design of that portion of the Project, which is proximate to the Historic Tastee Diner Car, has been articulated so as to both be compatible with and not compete with the Historic Tastee Diner Car. As discussed herein, the Applicant has paid particular attention to the design of the garage, which has a horizontal expression that complements the horizontality of the Historic Tastee Diner Car. Additionally, the Applicant has designed the connection to the new building to respect the Historic Tastee Diner Car. This connection is narrow, which allows the corners of the Historic Tastee Diner Car to read fully; has a primarily glass façade, so as to not compete with the Historic Tastee Diner Car; and will be constructed so as to not affect any of the original historic fabric.

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.*

The Project will be designed and constructed in a manner that if removed, the essential form and integrity of the Historic Tastee Diner Car will remain unimpaired.

IV. Criteria for Historic Area Work Permit

Pursuant to Section, 24A-8 (Same-Criteria for issuance) of the Code, the HPC 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.*

The Applicant will submit for a Historic Area Work Permit after Site Plan approval. As discussed below, the Project meets several of these enumerated criteria, as discussed herein and will be discussed further in a subsequent application. The Project proposes to preserve and restore the Historic Tastee Diner Car and give it a viable long-term use. It will be incorporated into the new construction and is currently anticipated to function as a retail, restaurant, or other street activating space, which will allow for its continued utilization in a manner that is consistent with its historic use. The Historic Tastee Diner Car will be strategically relocated approximately 45 feet to the west, closer to the intersection of Cameron Street and Ramsey Avenue. The proposed location, in combination with the design and massing of the new construction, will allow the Historic Tastee Diner Car to stand proud of the rest of the Project and to be a significant visual feature in the streetscape. The Historic Tastee Diner Car will also be prominently visible from the surrounding public streets. By removing the incompatible railings and ramps along with the non-historic portion of the existing restaurant, the Historic Tastee Diner Car will be much more visible and be able to stand as its own volume with the backdrop of a new compatible mixed-use building. As discussed in this Statement, the Property was recently rezoned to allow for high-rise development that is up to 300 feet tall. In fact, the Downtown Plan encourages redevelopment of this underutilized Property. The Project allows the Applicant to preserve the Historic Tastee Diner Car in an appropriate manner, while

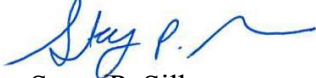
simultaneously implementing the goals and objectives of the County, as expressed through the Downtown Plan. For all of these reasons, the Project is in the public interest and will provide numerous public benefits.

V. Conclusion.

In connection with the Site Plan Application, the Applicant is seeking further guidance from the HPC on the design of the new construction and revised open space surrounding the Historic Tastee Diner Car. Following Site Plan review, the Application will submit for Historic Area Work Permit review and approval.

We look forward to receiving your feedback. Please do not hesitate to contact us if you have any questions or need more information.

Sincerely,



Stacy P. Silber



Elizabeth C. Rogers

Enclosures



**8676 GEORGIA AVENUE
SILVER SPRING, MD**

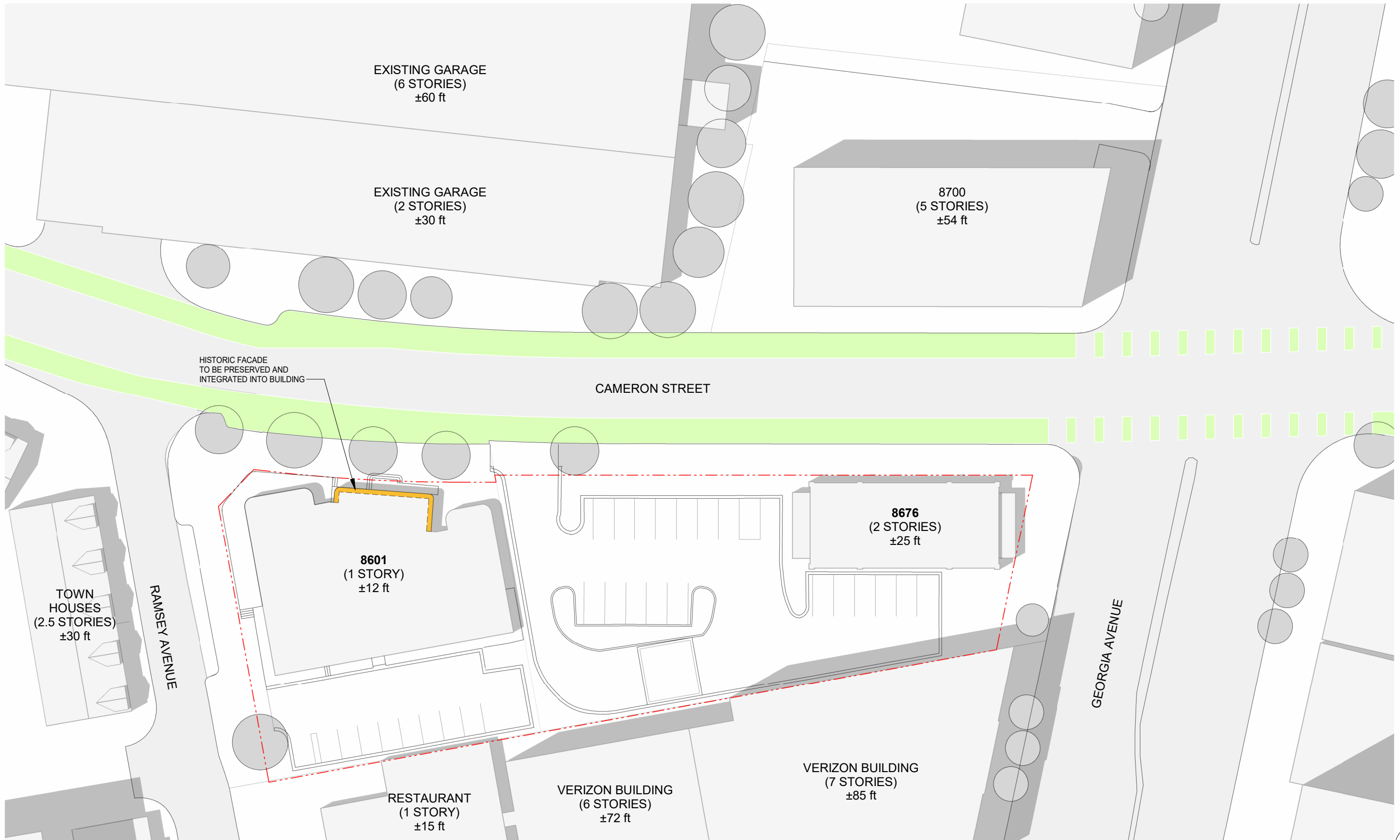
HPC PRESENTATION

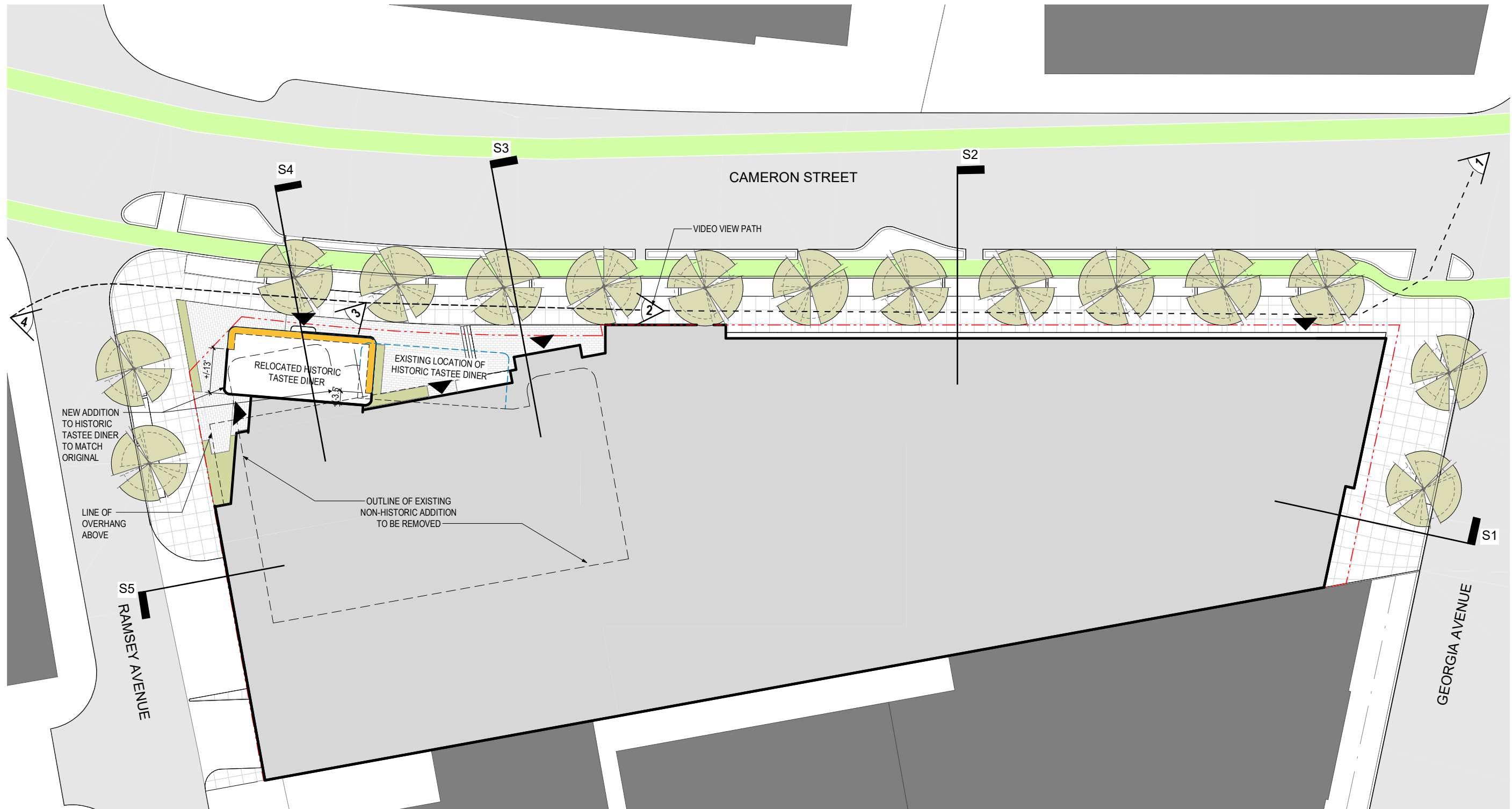
ROADSIDE



THE WILKES COMPANY

**Bonstra Haresign
ARCHITECTS**





FIRST FLOOR PLAN AT RELOCATED DINER CAR

LEGEND

EXTENT OF HISTORIC TASTEE DINER

Roadside Development

FIRST FLOOR PLAN AT PREVIOUS HPC SUBMISSION

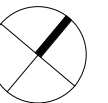
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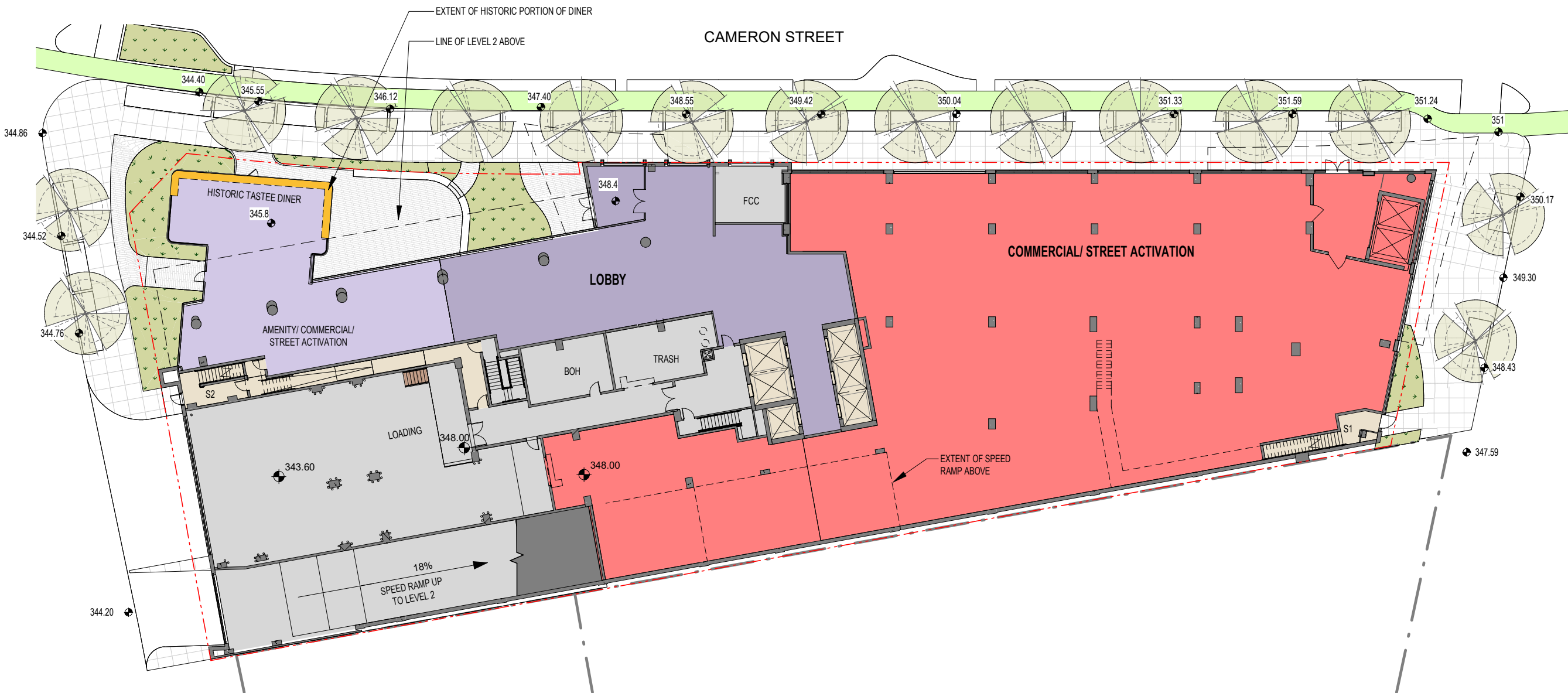
HPC PRESENTATION

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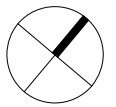
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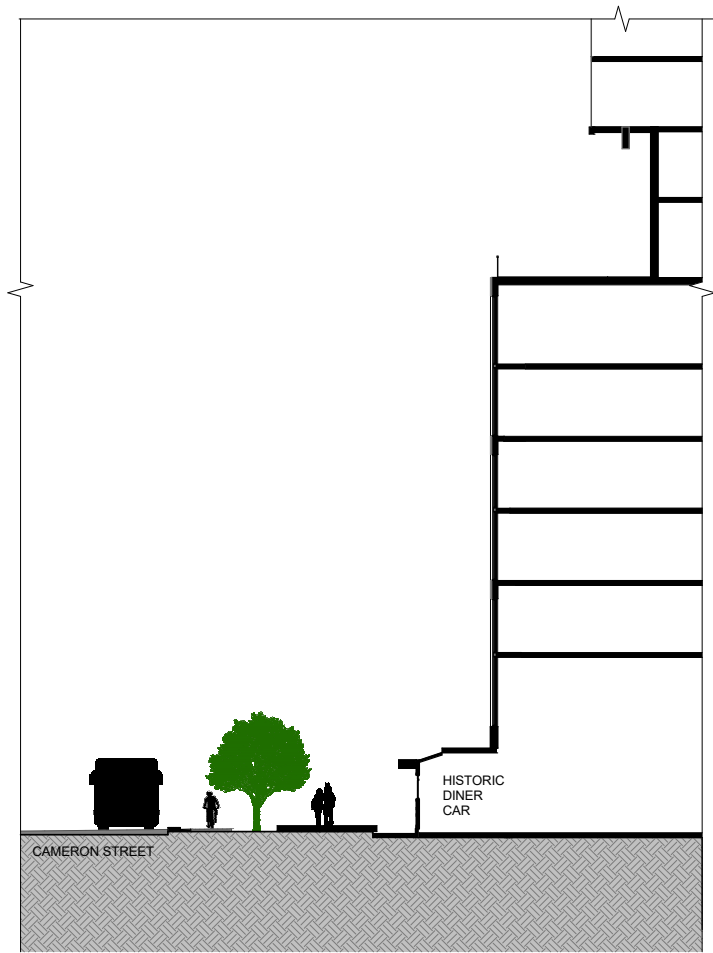
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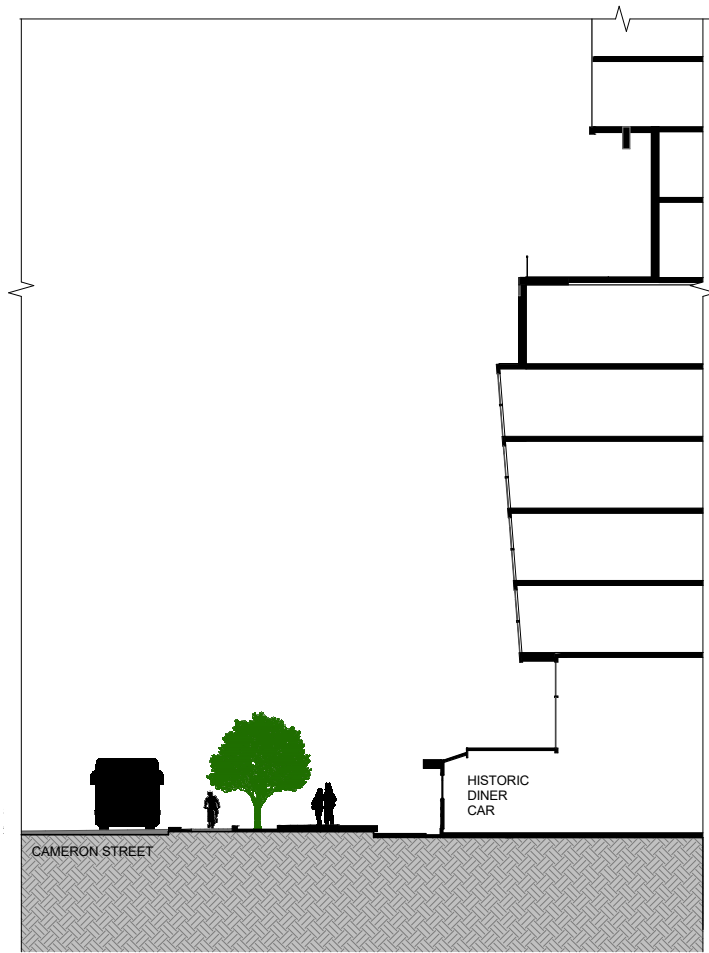


- LEGEND**
- AMENITY / LOBBY / COMMERCIAL / STREET ACTIVATION
 - COMMERCIAL / STREET ACTIVATION
 - CIRCULATION
 - BOH
 - LOADING / PARKING
 - BIKE LANE
 - BUILD-TO LINE

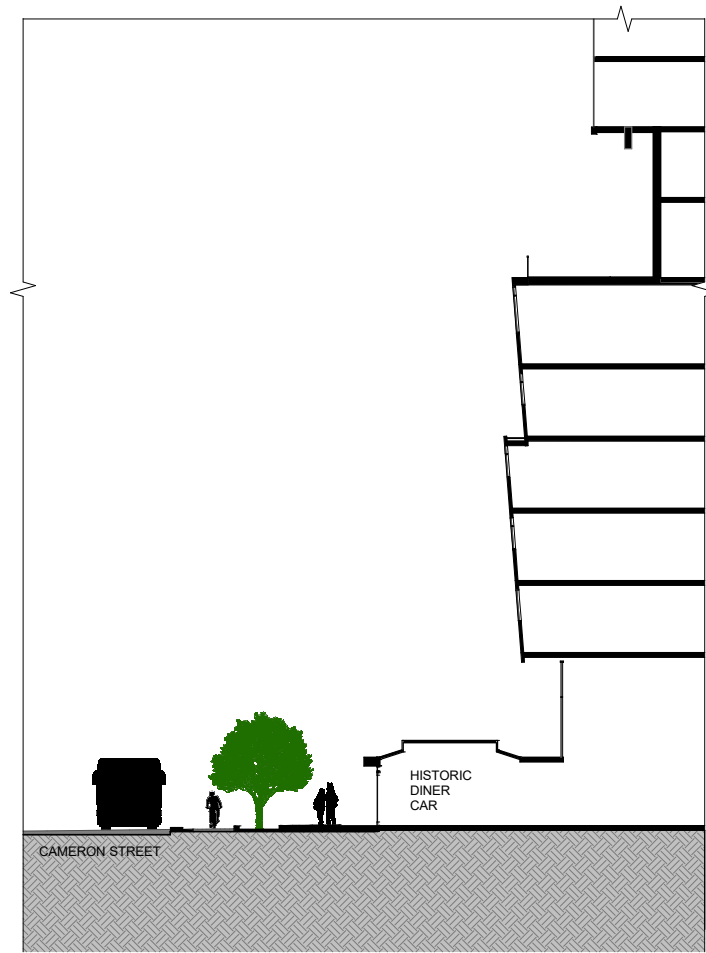




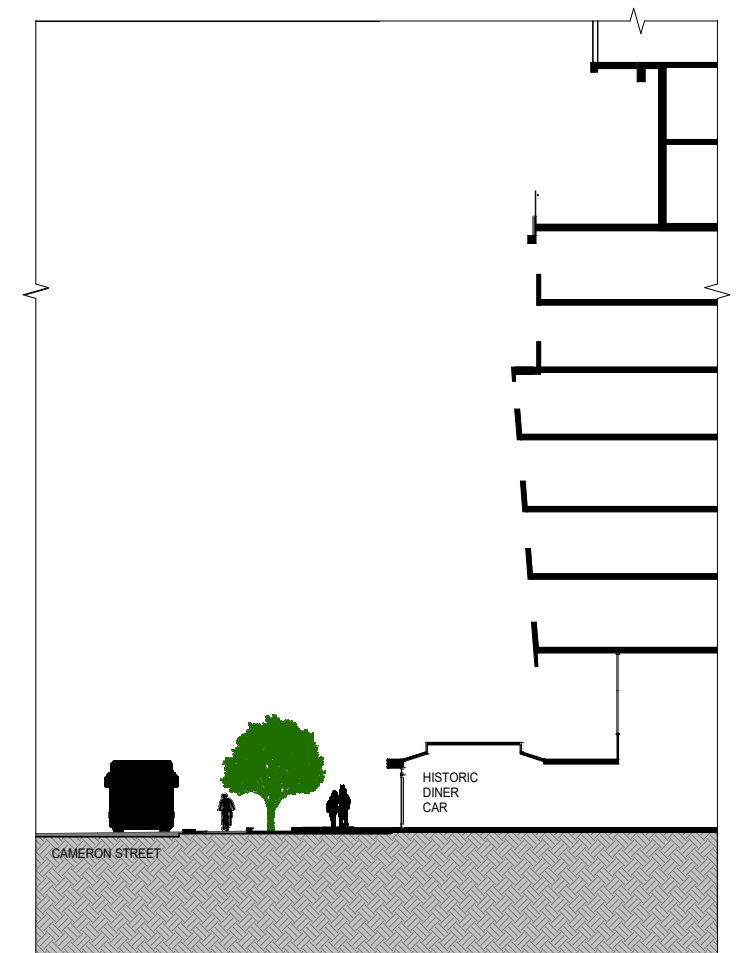
PROGRESS STUDY 1



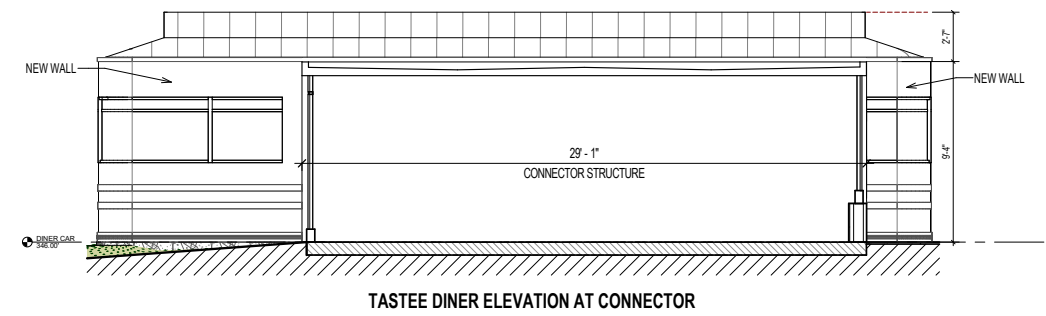
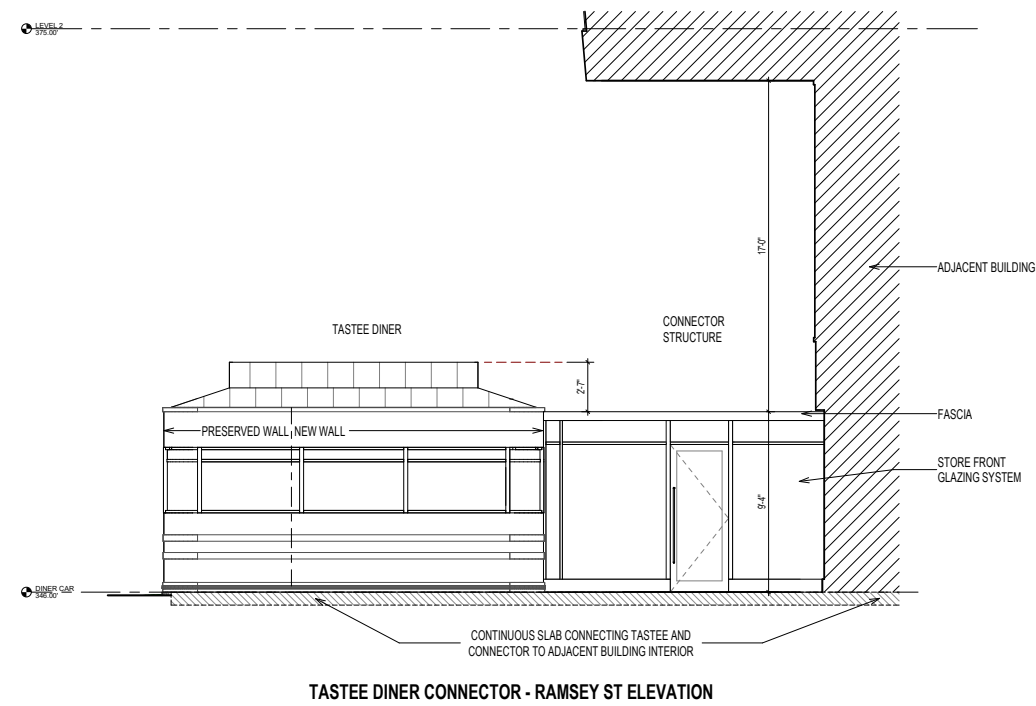
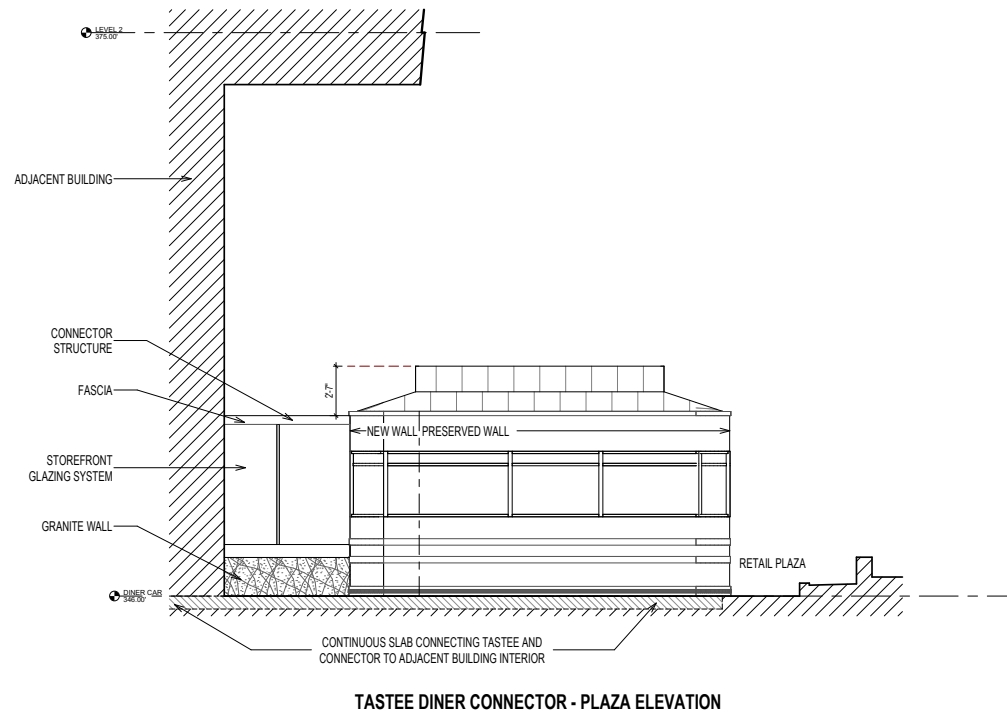
PROGRESS STUDY 2



PREVIOUS SUBMISSION



PROPOSED DESIGN





Roadside Development

DESIGN AT PREVIOUS HPC SUBMISSION

8676 Georgia Avenue



Roadside Development

PROPOSED VIEW FROM CAMERON STREET

8676 Georgia Avenue



Roadside Development

PROPOSED VIEW FROM RAMSEY AVENUE

8676 Georgia Avenue



Roadside Development

PROPOSED VIEW FROM NW

8676 Georgia Avenue