

Linden, the earliest railroad suburb in Montgomery County, was platted in 1873, the same year the Metropolitan Branch was completed. The original plan identified 17 potential building sites and approximately 20 lots on a 12-acre portion of the 185-acre Charles M. Keys farm. By 1889 a number of "beautiful homes" had been constructed in Linden by "well known Washingtonians," according to the *Washington Star*. The Linden Historic District of 17 houses is characterized by dwellings representing the Gothic Revival, Second Empire, Queen Anne, Colonial Revival, and Bungalow styles of architecture (MP#36/2). The individually designated Lawrence House (MP#36/2-1), built by Center and Annie Lawrence in 1874, is an Italian Villa style residence built on a knoll to take advantage of the view to Washington.

Proximity to the railroad also played a strong role in the development of what is now the National Park Seminary, the first historic district designated in the County (MP#36/1). A former resort known as The Forest Inn (1887) became the centerpiece for the National Park Seminary (1894), a successful finishing school for young women. Some 20 fanciful buildings constructed during the school's heyday continue to delight and amaze passersby.

By 1895, the Washington Woodside and Forest Glen Railway Power Company had ushered in the second phase of Silver Spring's suburbanization by extending street car service from the District Line to Silver Spring and Forest Glen via the National Park Seminary. Maps from 1907 and 1917 show the trolley line running along the Brookeville and Washington Turnpike (Georgia Avenue) to a point just south of Seminary Road, where it jogged to the west through Linden. Real estate developers were sometimes also streetcar company directors who built trolley lines to serve prospective subdivisions. While not all were successful, advertisements for lots and eventually for resale homes in Linden cited convenient locations "within two minutes' walk of both steam and electric cars."

Although Gist Blair, grandson of Francis Preston Blair, had referred to Silver Spring in 1897 as "a cross-roads without inhabitants," by 1910 the population had grown to about 4,500, compared to 1,500 in Rockville, the County seat. There was a smattering of commercial development in what was to become the downtown, and some of the infrastructure necessary for expansion was in place or in the offing, including an elementary school opened in Woodside in 1908 and a Volunteer Fire Department founded in 1915. The Women's Cooperative Improvement Society, founded in 1913, initiated and financed the installation of the first street lights on Thayer, Silver Spring, and Sligo Avenues in 1916.

The first real estate boom occurred after World War I, when some 26 residential subdivisions were recorded in Silver Spring between 1920 and 1930, among them Woodside Park. Small neighborhood shopping centers, usually built in conjunction with residential developments, also began to crop up in the 1920s; and the National Guard Armory (MP#36/14) was constructed at Pershing and Wayne Streets in 1927, replacing an older armory adapted for fire house use.

The completion of the Georgia Avenue underpass at the B&O tracks in 1927 contributed to the building boom, which was supported by a growing road network, including the Bethesda-Silver Spring Highway (now East-West Highway), built in 1928-29. Since the mid-1800s when

the first turnpike companies were chartered, most of the best roads in the County were in, or led to, Silver Spring. Thus the area that first caught the eye of Francis Preston Blair was uniquely situated to capitalize on the automobile era.

In 1930, Meadowbrook Stables were built, one of the most modern horse facilities in the Washington area and a regional center for horse shows and festivities. Meadowbrook Stables were built in response to the popularity of these events in an era when Montgomery County was fostering a country club image.

By the 1930s there were more than 60 stores located on Georgia Avenue between the B&O station and Colesville Road. This stretch of Georgia Avenue also boasted the Old Silver Spring Post Office (MP#36/11), one of three distinctive federal post office structures built in the County during the Depression under the aegis of the Work Progress Administration; and the Silver Spring Public Library was founded in 1931, opening first in the East Silver Spring Elementary School. Three years later the library moved to the Jesup Blair House, through the largesse of Violet Blair Janin.

As the Depression lifted, commercial development surged in Silver Spring with the completion of the area's first regional shopping center in 1938. Now known as the Silver Theatre and Shopping Center (MP#36/7-3), the Art Deco style complex located at the intersection of Georgia Avenue and Colesville Pike (as it was then known) featured space for 19 stores, generous on-site parking along the frontage of the two heavily traveled roads, and a gas station. Its construction heralded the emergence of downtown Silver Spring as the major commercial center in Montgomery County. After World War II, when The Hecht Company opened its first suburban department store at the far end of the same block, Silver Spring's status as the pre-eminent suburban retail center seemed assured.

**Resource Recommended for Designation on the  
Master Plan for Historic Preservation**

36/8 Riggs-Thompson House  
711 Pershing Drive

**History/Description:** The Riggs/Thompson House is historically significant for its association with owners George Washington Riggs, founder of Riggs National Bank and one of Washington's wealthiest and most influential citizens, and William H. Thompson, locally prominent businessman and social leader. The resource is significant as a rare example of a late 19<sup>th</sup> century country estate, representing a period of prosperity when upper class Washington residents summered in Montgomery County. The original brick section of the house was built by Riggs in 1858 and expanded by Thompson after the Civil War. Though the house has been covered with aluminum siding, it still retains much of its architectural integrity, including such significant original elements as windows, doors, and front porch.

**Criteria:** 1A, 1C, 1D, 2A.

**Current Use:** Private Residence

**Planning Issues:** The house, located on a 1.4 acre parcel (P73), is currently owned and occupied by the Sisters of the Holy Names of Jesus and Mary of N.Y. Province, Inc. The Sisters also own the adjacent 3.4 acre parcel (N18) which contains two brick school buildings facing Ellsworth Drive. The Chelsea School, which leases the school buildings and has a contract to purchase both parcels of land, intends to file for a special exception to expand the school under their ownership.

**Status:** On the Locational Atlas

**HPC Recommendation:** Designate on the Master Plan for Historic Preservation

**Environmental Setting:** The environmental setting shown in the shaded area below is recommended only if a Special Exception Application by the Chelsea School goes forward. In the event that the Chelsea School plan does not go forward, the designated environmental setting is the entire 1.4 acre parcel (P73) on which the house is located.

## Planning Board Worksession 3-25-1999

Six Historic Resources under review in North and West Silver Spring:

- Designate 3 sites on the Master Plan for Historic Preservation
- Remove 2 resources from the Locational Atlas
- One resource has split recommendation with the HPC recommending in favor and staff recommending against designation.

## CONTEXT

A detailed history of the Silver Spring area is found in Appendix D of the Master Plan. Many think of North Silver Spring in terms of its early 20<sup>th</sup> century communities. A real estate boom occurred here in the 1920s and in the 1930s. This period was very important in Silver Spring history when the business district became a major regional shopping center.

## RIGGS-THOMPSON HOUSE, 711 Pershing Drive

- Tucked away in 1930s neighborhoods are 3 houses from the mid 1800s. The first is the Riggs-Thompson House built in 1859 and expanded in 1866. During this period, before the railroad came through, the Silver Spring area was agricultural and farmers could bring their goods to Center Market on the Brookeville-Washington Turnpike (Georgia Avenue). This road also brought wealthy Washington residents out to the country to escape city heat and malaria.
- *original section of house built by*  
A George Washington Riggs was the founder of Riggs National Bank, governor of the Metropolitan Club, trustee of the Corcoran Gallery of Art, was a well-respected and influential figure in Washington.
- The house was built on a 140 acres, just a few years after Francis Blair had established his Silver Spring estate. Built on a knoll facing down toward Georgia Avenue, a long driveway led down to the turnpike. After the Civil War the house was enlarged by William Thompson, prominent Washington businessman. The house was described in 1889 as "an elegant residence attractively located in the center of the [property] with fine forests, beautiful drives and lawns." After the death of Helen Thompson, developers subdivided the property. The house and 4.5 acres were purchased in 1933 by the Sisters of the Holy Names who established a school here. Front of houses faces toward Cedar Street.
- Side elevation as seen from Pershing Drive.

- Environmental setting: two-fold recommendation. Unusual situation in which special exception application is pending for private school use. The recommendation aims at accommodating the expansion needs of the Chelsea School yet also protect the historic character of the resource. The setting could be specific and include language regarding such elements as the proposed driveway and parking spaces, as suggested by the applicant. Or language could be more general and allow the HPC to review the plan through the normal Historic Area Work Permit process.
- Final draft will have consistent language in the plan and in the appendix.

#### DR CONDUCT HOUSE, 9315 Greyrock Drive

- Built about 1855 by Dr. Henry Ford Conduct, a distinguished Washington physician and classical scholar. The house was built on a 57 acre parcel, located on a hill overlooking Sligo Creek and the Colesville Turnpike. Architectural features include Gothic arch windows on front and side gables, and wrap around porch with classical columns.
- View of the back of the house showing kitchen wing and outbuilding, seen from Greyrock Drive cul-de-sac.
- The front of the house faces Harvey Road. The house was owned by the Conduct family for over 50 years. Many today know the house as the Scull House, owned through much of the 20<sup>th</sup> century by David and Elizabeth Scull. The recommended setting is the entire 3/4 acre parcel.

#### WILBUR HOUSE, 1102 Edgevale Road

- Dr. Conduct bisected his property in 1887 after his daughter Eliza was married. She and her husband Capt. Wilbur built a house the same year, assessed at \$2,000 which was a substantial amount in 1887.
- This resource is a fine example of Second Empire style with its hallmark mansard roof. The house has a high level of architectural integrity, retaining its original slate shingles, 2 over 2 sash windows, and chamfered porch posts.
- View of side and back of house. The recommended setting is the 2 lots on which the house is located.

*house straddles lot line.*



## RESOURCES RECOMMENDED FOR REMOVAL FROM LOCATIONAL ATLAS

Both of these houses are in the Linden area and were retained on the Atlas when the Linden Historic District was designated in 1993. There was interest in additional research to determine if they were eligible as individual historic sites.

- Ira Jones House, 9304 Warren Street was built about 1910.
- Smith-Hobbs House, 9401 Monroe Street was built about 1903. Both very good houses but not having level of architectural or historical significance needed for individual designation.

## MONTGOMERY HILLS SHOPPING CENTER

- Recommended by the HPC for its historic and architectural merit but not recommended by staff because of its impaired integrity.  
This resource has significance in the history of community planning. Built in 1930, it is an early example of a neighborhood shopping center provided by developers as part of their suburban community. In 1928 Benner and Good platted their Montgomery Hills subdivision reserving one of its 10 blocks for commercial use.
- Unlike today's shopping centers, the buildings, though attached, are located on separate lots and have been always been owned individually. This resource has architectural significance as a fine example of a Tudor Revival style shopping center, and is one of the largest surviving examples of a thematic neighborhood center.
- The shopping center has additional historical significance as the location of Dietle's Tavern, one of the first licensed taverns in the county at the end of Prohibition, in 1933. The tavern is still housed in 1917 Seminary Road.
- Staff does not recommend this resource for designation because it has lost much of its architectural integrity. Each building has had numerous changes over the years, windows, siding, doors. Enlarged window openings, picture windows. These substantial alterations affect the overall character of the complex, making it a marginal resource.

### Notes:

Dietle's Tavern: 1<sup>st</sup> story dates from after 1951. Originally had polygonal glass display window flanked by glass doors..

HPC found it appropriate to accept lower level of integrity for commercial structures than for residential.

1989 review: Staff and HPC recommended against designation. Planning Board voted in favor of designation

Two other Tudor shopping centers: --Wisconsin Ave, Bethesda (1926): Removed from Atlas  
--Piney Branch, Takoma Park, Tudor details now gone.

## WOODSIDE

Potential historic district on the Locational Atlas. Not part of the current evaluation. We hope to schedule an evaluation of Woodside in the next few years.



VWORKS Tape 1

N = Nancy

C = Clare

(inaudible)

N Thank you, good afternoon, for the record, my name is Nancy Sturgeon, with the Community-Based Planning Division, and with me is Glenn Kreger, the Team Leader, for Silver Spring/Takoma Park, Community-Based Planning Division, and Clare (inaudible) and Gwen Wright, with the Historic Resources Division.

This is the first work session exclusively dedicated to the North and West Silver Spring Master Plan. There were two previous work sessions that have been held, which combined the Silver Spring CBD and North and West, for the purposes of looking at bikeways that traverse both areas. And in one of those previous work sessions, we did discuss with the Planning Board an intersection improvement in the North and West Plan, for Seminary, Linden, and Second. And, as you may recall, the Board agreed with the M Section improvements recommended in the master plan.

Today we're going to focus on the land use issues, including historic resources. I'd first like to review our process and where we are at. There's a schedule for the plan on page 2 of the packet, and copies of the packet and the Master Plan are on the





VWORKS Tape 1

table in the back of the room, for those who may not have one yet.

One of the major deficiencies in this area, that we heard over and over again as we worked with the community, is pedestrian friendliness, circulation, safety. These are stable residential neighborhoods that have nearby transit, busses and metro, including to the north, the Forest Glen station, and to the south, the Silver Spring station. There are also lots of services immediately available - lots of elements of community life, including schools.

The problem that we hear from people is that it's very difficult to get there, especially as a pedestrian. The development and growth that has happened throughout the region have contributed to significant traffic congestion in Silver Spring. So that often turns the convenience of this location into a drawback for local residents. It can be difficult for them, if not dangerous, sometimes, for residents to walk in and around neighborhood and to the local shops and services.

In response to community concerns, last month the Planning Board decided to delay this plan slightly, so that we could look in more detail at Montgomery Hills

VWORKS Tape 1

- the Georgia Avenue portion of Montgomery Hills. We're going to further analyze potential improvements to that area. We're going to look at alternatives, review the impacts of those alternative, and try to come up with some more specific recommendations for the Master Plan.

We have planned two community workshops to get input from residents and business people on the various concepts. Those are set up for Wednesday, April 7th, and Wednesday, May 19th, at 7 o'clock, here in the auditorium. And we hope to get a good turnout from the community.

Copies of letters that went out to the community, explaining the Montgomery Hills special study and the workshops with these dates that I've just mentioned, are also in the - on the table in the back of the room.

So with this delay, the schedule for this plan, then, would be transmittal of the final draft to the Council by July. And then, probably, a County Council public hearing would be tentatively in October. We plan, though, to bring whatever Master Plan issues we can to you, that are not Montgomery Hills, between now and

## VWORKS Tape 1

then. So we could move through issues and resolve what we can, including what's on the agenda for today.

Then by late May or early June, we will hold several work sessions that would be exclusively dedicated to the Montgomery Hills set of issues.

Now, I'd like to just provide a quick overview of some of the issues that you're going to be discussing today. The essence of this Master Plan is community preservation, stability and character. North and West Silver Spring are made up of well-established residential neighborhoods, active community life here supported by a variety of local services. As I mentioned, the schools are nearby, the parks. The Stream Valley parks of Sligo and Rock Creek are accessible, and there's the locally oriented retail in Montgomery Hills.

So our intent in this plan is to preserve that existing residential character and try to reinforce the many positive elements of community life in North and West Silver Spring. And in built out communities such as these the focus of the plan is really on sustaining and enhancing the quality of life for citizens and businesses. Down county, urban ring communities like this are so densely and compactly

VWORKS Tape 1

developed at this point, there's very little developable land, but the zoning and land-use patterns are set, and the plan then emphasizes sustainability.

How do we insure that these neighborhoods continue to be enduring and appealing places? The plan's challenge, I think, is to preserve those livable qualities - the stability of these neighborhoods, the scale, the convenience of the location, the retail, and at the same time, try to address deficiencies, as the one I noted earlier. And try to plan for change that is harmonious and beneficial to the community.

One way to preserve residential character is through preservation and designation of historically significant properties. This plan makes several recommendations for preserving appropriate historic sites. These resources really provide a sense of continuity and stability, and add to the attractiveness of the neighborhoods as a place to live. So that's an important component of the plan.

A summary of the issues is on page 3 of the packet, that we're going to go to. I'm going to turn this portion of the presentation over to Clare (inaudible) and she'll review for you the historic resources recommendations. And then we'll need you to take

VWORKS Tape 1

action on those for us, and then we'll go back to the other land use issues in the packet.

- C Good afternoon. There are six historic resources that are under review in this plan. There are three sites that are being recommended for designation on the Master Plan, two sites being recommended for removal from the Master Plan, and one site that has a split recommendation, between HPC and Staff.

And there's a detailed history of the Silver Spring area that's in Appendix D of the Master Plan. I won't go into it. But I'd just like to generally say that many think of Silver Spring, the North Silver Spring area, as being mainly 1920s and 30s neighborhoods, and there are three historic resources that are tucked away in these neighborhoods which date from the 1800s.

The first of these is the Riggs-Thompson House. The house was originally built in 1859, and expanded in 1866. And during this period, before the railroad came in, the Silver Spring area was agricultural, and farmers could bring their goods down the turnpike to the center market in Washington. The road also brought wealthy Washingtonians out to the country to escape the city heat and malaria.

## VWORKS Tape 1

This house was built by George Washington Riggs. He was the founder of Riggs National Bank, governor of the Metropolitan Club, trustee of the Corcoran Gallery of Art, and was a well-respected and influential in Washington.

The house was built on 140 acres. Just a few years after Francis Blair had established his Silver Spring estate. It was built on a knoll facing toward Georgia Avenue and a long driveway led from the house to the turnpike.

After the Civil War the house was enlarged by William Thompson, who was a prominent Washington businessman and was described in 1889 as an elegant residence, attractively located in the center of the property, with fine forests, beautiful drives and lawns. After the death of Helen Thompson, developers subdivided the property, and the house and four and a half acres were purchased in 1933 by the Sisters of the Holy Name to establish the school here.

The front of the house faces towards Cedar Street today, and the side elevation is shown here as it's seen from Pershing Drive. The environmental study for the property has a two-fold recommendation. This is an unusual situation in which there's a special

VWORKS Tape 1

exception pending on the property for private school use. Their recommendation aims at accommodating the expansion needs of the Chelsea School, yet also protecting the historic character of the property.

The setting could be specific and include language regarding such elements as a proposed driveway and parking spaces for the Chelsea School. Or it could be more general and allow the HPC to review the plan through the normal Historic Area Work Permit process.

Would you like to discuss this property? Or shall I go through all of the slides first, before you?

G Why don't you go through each of the historic and then we'll come back.

C Okay. Okay. The second property being recommended for designation is the Dr. Condit House on Greyrock Drive. It was built about 1855 by Henry Ford Condit, who was a distinguished Washington doctor and classical scholar. The house was built on a 57 acre parcel, fronting on Colesville Turnpike.

Architectural features include the gothic arch windows found in the front and side gables, and a wraparound porch with classical columns. A view of the back of the house, as seen from Greyrock Drive cul-de-sac, showing a kitchen wing and an outdoor wing.

VWORKS Tape 1

The front of the house faces another cul-de-sac on Harvey Road. It was owned by the Condit family for over 50 years, and has been known more recently as the Scull House, it was the home of David and Elizabeth Scull. The recommended setting is the entire three-quarter acre parcel.

And the third recourse being recommended is the Wilbur House on Edgevale Road. Dr. Condit bisected his property in 1887, after his daughter, Eliza, was married. And she and her husband, Capt. Wilbur, built this house the same year. It was assessed at \$2000, which was a substantial amount in 1887.

The resource is a fine example of the second empire style, with its hallmark mansard roof. It has a very high degree of architectural integrity. It retains its original slate shingle roof, two over two sash windows, and chamfered porch posts. And here you see a view of the side and back of the house. The recommended setting is the two lots on which the house is located.

MS The house is straddled that lot line?

C Yes.

MS Okay.





VWORKS Tape 1

C There are two houses which are recommended for removal from the locational atlas. Both of them are in the Linden area, and were kept on the atlas when the Linden Historic District was designated in 1993. There was some interest in doing additional research to determine if these properties were eligible individually.

The Otter Jones House was built about 1910 and the Smith Hobbs House was built about 1903. And we find that these are very good houses, examples of houses built in the early twentieth century, but that they just don't have the level of architectural and historic significance to merit individual designation.

The final resource is Montgomery Hills Shopping Center. This is recommended by the Historic Preservation Commission for its historic and architectural merit, but it's not recommended by Staff because of the amount of change that's happened to the property over time.

The resource has significance in the history of community planning. It was built in 1930, and it's an early example of a neighborhood shopping center, provided by developers as part of their suburban community. In 1928, Benner and Good plotted



VWORKS Tape 1

Montgomery Hills subdivision, and they reserve one of the ten blocks for commercial use.

Unlike today's shopping centers, the buildings, though they're attached, are located on separate tax lots. And they've always been owned individually. The resource has architectural significance as a fine example of a Tudor revival shopping center, and it's one of the largest surviving examples of the schematic neighborhood centers.

In addition, the HPC found that the property has historical significance with the location of Dietle's Tavern. It was one of the first licensed taverns in the county after the end of prohibition in 1933, and the tavern is still located here today.

Staff doesn't recommend the resource for designation because it's lost much of its architectural integrity. Each of the buildings has had numerous changes to windows, doors, and the addition of artificial siding. And just to show you some of the properties here, and the large number of changes that have happened to them over the years. Big picture windows have been added on the first levels, and we find that these substantial alterations have really affected the overall character of the property. So it's really an



VWORKS Tape 1

issue of how much it's really changed. And we find that this has made it a marginal resource.

And I'd just like to add that there is, on the location on that list, there is a Woodside Historic District, which is identified. And this is not part of this current evaluation, but we hope to schedule an evaluation of Woodside in the next few years.

N I understood from the staff report that HPC had previously recommended against designating that?

C That's right. In 1989, or 1988, HPC reviewed this resource and recommended against designation and in '89 this came before the Planning Board. HPC and Staff both recommended against designation, and the Planning Board actually voted in favor of designation at that time.

MS Very good. We'll go back and start with number 1, you want some votes?

MS Yes. Just a quick question on the first one. You had two possibilities if the Chelsea School had bought it, it would reduce the -- is the intent of that special exception that they'd own that house and maintain it? Or is that going to be a severable property?

C The Chelsea School has a contract to purchase the entire parcel that the house is on. Is that what you mean?

VWORKS Tape 1

MS Yeah. In other words, will this be cut off and cast adrift?

N No, our understanding is that the school would actually utilize the house as probably offices, administrative offices, for the school. But it would become part of their campus. So it would not be cut off and sold separately.

MS All right. So there's some mechanism to try to maintain the property and accommodate the (inaudible).

FS I think the issue on the environmental setting with this and the Chelsea School came up that normally our designated environmental settings are typically the lot or parcel on which a property is located at the time of designation. However, I think the Chelsea School was looking for some additional assurances that their project would not be hampered by the historic designation and looked for a smaller designated environmental setting.

And, in addition --

MS Do you have a map that (inaudible) that?

FS I believe that it's in the Plan.

MS They are represented by people in the audience, if you'd like to hear from them.

(inaudible)

FS It's Appendix D, there is a map.

VWORKS Tape 1

MS Steve Elmendorf has a plan, too, that will later get a look at the big picture, so you can see it.

FS Would that be helpful to see a larger plan?

MS Appendix D, you said? What page is that on?  
(inaudible)

FS It's at the end (inaudible) appendix.

MS This is just going to show us on a map what we're looking at.

FS Do you (inaudible) to, or?

FS Okay. The house is located here, Cedar Street is down at the bottom, Pershing Drive runs along the south of the house. So the house is here and it's shown on this map as an office. There's - there is a dormitory at the back of house now which is not part of the historic house, which is shown here, removed. And then this plan shows existing - two existing brick buildings and then new construction.

MS So how would that - so the environmental setting is the area in pink?

FS Right. What the two options are is the parcel on which this property is located is larger than this pink setting that's shown here. It's actually an area about this size. That's the parcel on which the property is currently located.

The pink setting is what's discussed in the plan as the appropriate setting if the Chelsea School special

VWORKS Tape 1

exception goes forward. Essentially what the plan is suggesting is a sort of either - either/or environmental setting. Which is that if the special exception doesn't go forward, if this property remains in its current ownership, its current use or some other use, that the setting should be our normal process, the 1.4 acre parcel on which it's located.

However, if the Chelsea School was to go forward, it could be appropriate to have the setting be that smaller area depicted in pink on the plan, and to shown in a shaded area in the appendix, that I guess you're looking at.

MS How do we have one environmental setting for one applicant and one environmental setting for another applicant?

FS Well, I think that's an interesting question. I think that the language crafted here was an attempt to do something that we haven't done in the past, but to provide some specific assurances that historic designation wouldn't hinder the Chelsea School if they go forward with their special exception.

I think the Chelsea - and it is actually a sort of middle ground, because I think the Chelsea School had hoped for - in addition to a smaller setting, they had actually hoped for some very specific language in the

designation, saying that a driveway would be appropriate and some other changes would be appropriate. Which, I believe, the HPC felt was perhaps getting a little too specific for a master plan and that those kinds of issues needed to be resolved at the time of a Historic Area Work Permit on the property, rather than putting that language -

MS But where would the driveway be relative to this?

FS The driveway that they're proposing would come in from Pershing and cut across here.

MS Haven't we seen this before? This issue? I recall this discussion in some context, I don't know - okay. I guess, in my personal point of view, I'd like - I think the school needs assurance that it can - if it's going to go forward, that it cannot only protect its building, but establish itself at this location. And leaving the driveway to some other point in time sort of leaves the issue up in the air until some other point in time later, way down the road.

I mean, what's in the special exception may or may not be approved by HPC and, you know, and so that the effort is, you know, or, I guess, in question. I don't - at least looking at the plan myself - I don't see a problem with the idea of a driveway. And I personally would rather give them the assurances

VWORKS Tape 1

they're going to get their driveway, than say well, somebody else will tell you later.

FS I don't think the commission necessarily felt the driveway was problematic. I think that it was more the sense that it was that level of specificity and detail appropriate to include in a designation in a master plan? Or is that appropriate to deal with in the regulatory -

MS (inaudible) driveway or the - or the environmental setting, then you don't have the issue.

FS Well, I think there would be some concerns about that because parking in front of the building was a very big concern of the commission's and of the community's. And I think that if you just eliminate the front yard it would -

MS Is parking illustrated in the plan that's before us?

FS A small amount. There is a small amount of parking in the front yard of the house. But in speaking with Mr. Elmendorf, that's not even certain at this point. That may, that may move. But I guess the point is this is a plan that's in - to some degree - in evolution. There are going to be changes making, happening, to it.

MS (inaudible)

FS Well, I thought you had said that there was a chance this parking may move.



VWORKS Tape 1

MS We may be able to move the parking out of there, but what you're seeing there in terms of building configuration is what's going to be filed (inaudible).

FS Right. I mean, the buildings aren't in evolution, but there are other issues that are.

MS If I may make one actual point that's not - the one - the biggest problem with the 1.4 acre environmental setting is that it would run the environmental setting through part of the existing school. Which if you drew it on, you could see that part of the existing school would be in the environment setting, which would be a whole separate set of problems for the school.

MS I don't understand. I mean, where's this - I don't see this line here when we look at a book. I don't see it going through the school.

MS You talking about the new school? New buildings or existing buildings?

MS So that the setting shown there is appropriate and I gather it's the same one shown there - and I guess, in concept, is acceptable to - I'm speaking what I think is the case, to Chelsea.

MS Yes.

MS But you'd like some language about a driveway.

MS A driveway, so that we know (inaudible)

VWORKS Tape 1

MS And HPC, would just as soon as not, and they - their prerogatives and commit them to a driveway now.

They'd rather decide that themselves later.

(inaudible)

MS (inaudible) situation?

FS I think that's essentially the situation.

MS The biggest problem is not that we need to know right now. If the school is willing to invest a lot of money in restoring the Thompson House. We're moving that dormitory, which actually wasn't shown on the picture here. I think if you had seen that, you only saw sort of the good side of the Thompson House. The Chelsea School is determined to make the site, historic site, all the way around. Actually make it as part of the school and it's sort of the place where visitors could come.

But we need some way to access it. And we're going to put a small amount of parking, potentially, in the area shown there, but that may even be moved. But we do, definitely do need the driveway there. That's the - that's really, because of the way the ground drops off here, the only available parking otherwise would be all the way at the bottom end of the site.

So this parking here is really just to - mainly it would be visitor parking and some staff parking. To

VWORKS Tape 1

make this worth the money that the school was going to put into - into it, to restore it. And that's why we certainly need to know that up front.

MS I understand.

FS Okay. A couple of things. One, it seems a little odd to me to - I agree that, that with HPC, in one sense, for us to - for us to decide on the master plan exactly what driveway is acceptable or not. On the other hand, it does strike me that it's appropriate to talk about the school. We think it's a good use. We want to - we want the integration of this historic building to work. And so there has to be appropriate access.

What exactly that looks like, I don't, I don't know, and I don't think we want a master plan that tries to (inaudible) lines.

MS I don't find a driveway adjacent to a home to be a condition unusual to any home, you know.

FS Well, but is it, should we - in the Master Plan should we be saying whether they can have a driveway or not?

MS We never have. Why would we start now?

MS I mean, we have a certain consistency where it has occurred in the past, and we may not like it, but the - once you're set that environmental setting, it seems to me they've shown great flexibility in setting that environmental setting.



VWORKS Tape 1

MS And I don't think we can sit here, right now, the four of us, and say let's reduce it by 400 feet so we can get a road in there. So our environmental setting will be one acre, instead of 1.4, whatever you got in mind. You can't do that. (inaudible) to look at.

FS What I'm wondering is whether it's possible to give them greater comfort, not by saying you can put a driveway in, but by more general language about this use and if it's - making - we favor making the use work.

FS So that's sending a message to HPC saying, figure out how it can work, so that this historic resource is in fact kept up and it's - and this happens. We don't - the Chelsea School can (inaudible)

MS Does HPC have veto power, I mean, can they - if we felt it was flexible. They brought in their mandatory referral or whatever we call it as it goes to our hearing, which is just a mandatory referral really. And they had denied it. Do we have override authority on them or (inaudible)?

FS You know, I think that it would get into, hopefully, I hope we don't get to that point. Whenever you're dealing with a historic building where you have to have a preliminary plan and HPC review, and perhaps site plan and who knows what else - there are lots of opportunities for conflicting opinions.



VWORKS Tape 1

We've managed, up to this point, to avoid that happening, because we try to coordinate HPC review closely with Planning Board review. And I don't - I want to emphasize - I don't think the HPC has said they think a driveway is inappropriate or that they would disapprove a driveway. I think they're just concerned about that level of specificity being in a master plan and it's almost a jurisdictional kind of thing.

But I think the language that Commissioner Purdue was talking about might be appropriate. Where you could say, you know, add a sentence to this environmental setting language, saying the - the integration of this historic building into the Chelsea School campus is an important goal to be achieved, and appropriate access is an important part of that and should be provided. Or something to that effect, which certainly would give the HPC some direction in that area. Without literally affecting -

MS I think you're -

FS - our jurisdiction.

MS - really saying the same thing. I mean, if you want to - I mean you get it almost there, but then don't say it. You know.

FS Well, it's a jurisdictional issue. It's not -

VWORKS Tape 1

MS What do you want to say, Bill, that you can have a driveway here?

MS I mean, that's what I would do, I mean, I would just as soon not have the uncertainty, and, you know, get on with protecting the house and designate it historic. And getting the -

MS What driveway?

MS I mean, you could have a driveway that has like -

FS Without seeing -

MS - with big parking and all the rest of it. I mean, you could (inaudible) without seeing it, how do you judge it?

FS Yeah, what driveway is appropriate?

MS You can't.

MS But if it's going to become functionally a part of the campus, you got to, you know, I assume you're not going to want people walking around, you know, you're going to want to get to it. You'd have to drive from one side of the site to the other to get to the house. Or, or maybe you can't park at the house. You know, if the house is going to have some functional use, you're going to have to be able to get to it.

Or you can tell the neighborhood I'm going to park on the street. You know, so we'll have on-street parking adjacent to the house -

VWORKS Tape 1

MS You know, I think that the - you know, it seems to me HPC is going to let them have a driveway in there. I mean, I can't imagine that they would be that far out of tune with reality that you couldn't put a driveway in there.

FS Well, that's why I was suggesting that - that - that some sort of language saying, in case anybody's worried about it, that we think it's important that you make it - that you make it work. But we're not saying what the - what the driveway looks like. Is it a 20 foot driveway? Is it an 18 foot driveway? Does it have trees next to it or not have trees next to it? That I really don't want to say in a master plan. But giving a more, sort of a broad hint -

MS If we don't, we're going to have a situation like we had about two cases ago, where we don't know what's being said in the master plan. So you got to have something that - and I think Lindsay's language, or the way she's approaching it, is a good way. And is that acceptable? Would that be, and so -

MS Yeah. We weren't asking you to really to approve a specific driveway.

MS Yeah.

MS We just need to know, at the end of the day, we're not going to have to - after we get a special exception approved that says you can put a driveway in there, we don't run into the HPC saying, sorry, you're not

VWORKS Tape 1

putting the driveway in there. So we just - everybody needs to get some guidance that we - that we need to get some access to that - in that area, to the front of the building.

MS The wording should say something about having access to the property and then go on from there.

FS Or if functionally integrating it with the school, like, like - that's unfortunate (inaudible) indicated that we, we - that this is what we view the future of this historic resource. And that strikes me as quite appropriate because if this isn't integrated into the school, what happens to it? It's not clear it's good for the community to have it sit separately and deteriorate. So, fully integrating it is what we - what would be good for the community.

FS So HPC, make sure to (inaudible).

MS Different level of attention and maintenance, and upkeep?

FS Yeah.

MS If it's of use.

FS Absolutely.

MS Well, on - have staff draft some language to that effect that would I guess be before us, so, as this plan -

MS Do we need to - do we need to have a come back, Bill? I mean, we got the intent here.

MS But the plan itself, what I mean is -



VWORKS Tape 1

MS (inaudible) amend sections, comes back for (inaudible)  
MS (inaudible) whole plan.  
MS At a subsequent date, but that would be our - you know  
- we could be accepting the designation with the  
qualifying language (inaudible).  
MS Move, approval.  
MS Second.  
MS All in favor say aye.  
ALL Aye.  
MS Next house is the - was Ira Jones?  
FS It's Dr. Condit's.  
MS Which one?  
FS The Dr. Condit House.  
MS Are there any, any problems with this with anybody?  
FS (inaudible)  
MS Any exceptions that have to be made?  
FS There's no owner objection for this.  
FS It had no special issues.  
FS No special issues.  
MS Move, approval.  
MS Second.  
MS All in favor, say, aye.  
ALL Aye.  
FS The Wilbur House.  
FS I move approval.  
MS Second.  
MS All in favor, say, aye.

VWORKS Tape 1

ALL Aye.

MS Thank you.

FS Now we've got -

MS Now we have the removals?

FS - the removal ones.

MS Ira Jones is the one, the white one with the porch there?

FS Yes, the first one that -

MS Move, approval.

FS Second.

MS And that's to take it off?

MS Take it off.

MS Okay. Okay.

MS All in favor, say, aye.

ALL Aye.

MS Same goes for Smith Hobbs.

MS Second.

MS All in favor, say, aye.

ALL Aye.

FS Okay, the shopping center.

MS The shopping center. Anybody here with - I move - I would like to have it off, myself.

MS Second.

FS I agree.

MS All in favor, say, aye.

ALL Aye.

MS All right. That takes care of these three. Yes?

VWORKS Tape 1

MS If I may make one comment that the executive transmitted to you in his comments on the plan. On page 70 it notes that there should be additional streetscaping and landscaping along Brookville Road. And we just want to make sure that it's recognized here that that takes place within the right of way of Brookville Road. That the Lisbon Lane Historic District should not cross the - into the right of way, so it would make it more difficult to accomplish those recommended improvements along Brookville Road. And that would take place on page 32 of the text, and on the map in the appendix.

MS Is the area where we had a battle with the community over the design of - what's the street that goes back to the Mormon Temple there? And it probably crossed over the (inaudible) Bridge.

FS Oh, no, this isn't the same neighborhood. This is the

-

MS Is that going to be a problem out there?

FS No, I think generally when we designate districts our intent is to designate the areas without the right of ways. I know that that's an issue that sometimes gets a little confusing on the mapping of the districts. But there's a small portion of Linden which is, of the Linden Historic District, which is along Brookville Road and we have no problem clarifying that the right of way is not within the district. That's no problem.

VWORKS Tape 1

MS Is there a motion to make that change?

MS So moved.

MS Second.

MS All in favor, say, aye.

ALL Aye.

MS All right.

FS Just so I'm clear. And that would be true - that's what we would ordinarily do?

FS Yes.

MS (inaudible) yeah.

MS (inaudible)

N Okay. Now we'll focus our attention on the remaining land use issues that are in the packet today. Starting on circle page 10, issue number 2, which actually starts on circle page 11. Special exceptions for non-resident professional offices. The sections of Georgia Avenue between the central business district and Montgomery Hills, and Colesville Road between the CBD and the Beltway, serve as important transportation links throughout this area.

But they also function as the front door to the residential neighborhoods of North Silver Spring. And there's been a lot of discussion in the community about protecting the residential neighborhoods, particularly the edges that are along major highways

and those adjacent to the central business district of downtown Silver Spring.

The crux of the debate has centered around how best to preserve residential character and stabilize the edges of the neighborhoods. And this is not a new issue. Let me just read you a little language from the previous plan.

Traffic volumes and congestion during peak hours continue to increase along Georgia Avenue. The high quality image of Georgia Avenue needs to be restored, not just maintained. The thrust of the land use and zoning plans for Georgia Avenue must be particularly sensitive to balancing the needs of the properties fronting on Georgia Avenue with those of the residential communities to the interior. This is language from over 20 years ago, from the 1978 North Silver Spring Sector Plan.

It could certainly be applied to our discussions today. The 1978 plan developed several land use and zoning recommendations for properties with highway and CBD frontage. One of those was the nonresident professional office special exception. One was townhouse zoning. Another was R60 cluster zoning. It was actually the '78 Sector Plan that initiated the

VWORKS Tape 1

idea of the nonresident professional office special exception and came up with the language of a zoning text amendment that would allow for this.

And it was an issue at the time, as I say, it was still a challenge and a struggle then, but it was something that the community worked a lot on the '78 plan and agreed that it would be a worthwhile opportunity to provide to property owners. The issue is just as challenging today - perhaps more so.

Traffic continues to increase and there are no easy answers here. As I recall the chairman saying when some of these cases came before you recently for Georgia Avenue, these are some of the most difficult cases we deal with. And I would have to agree with that, having wrestled with it a while myself.

The 1978 plan designated all or a portion of six blocks along Georgia Avenue as suitable to apply - let me show - go to the map. As suitable to apply for the nonresident professional office special exception. This map you've seen before, probably, as Sandra (inaudible) brought you a couple of these cases a few months ago. The map shows you what's in pink and green are the blocks including over here on Cedar, and these two on Colesville - those were all the blocks



VWORKS Tape 1

and sites that were recommended in the '78 plan to be  
- that were suitable to apply for this nonresident  
professional exception - nonresidential - yeah. I  
wanted to call it the NRPO, because I just got so  
tired. Everything needs an acronym, this is a hard  
one to say over and over again.

Be that as it may, what you see on this plan is what  
was recommended in the public hearing draft that's  
before you. And that is, that what is circled in pink  
here would be recommended to have the special  
exception option removed. And what is in green here  
would allow it to stay. Which was basically this  
block here between Ballard and Noyes, where you've had  
Ryan Lihudie's (phonetic) case come before you. It is  
pending with the Board of Appeals right now, I believe  
next week.

MS The green is - remain -

N The green is -

MS - will retain that?

N - what the 1998 plan, the public hearing draft that's  
before you - recommended that the green on this map  
remain, and that option still be available to those  
property owners. So that included this block, a  
couple of sites to the north, the two over here on  
Colesville, one of which came before you as well, Mr.

VWORKS Tape 1

Dannison (phonetic). And all of the ones over on Cedar Street.

MS Now we're green on the left, how many are nonresident - you have one case pending that is -

N Right, two properties, one case that has come before the Planning Board for approval. It's a - gentleman owns two properties and he's requested that they both get the special exception approval, and he's going to operate his law offices.

MS All right. There's seven properties there, so that leaves five. Is that what I'm counting? Seven, one -

N Yeah, there's seven there, uh-huh.

MS So that leaves five that you're recommending what? Five plus two. Five additional -

N Let me just finish. Because the recommendation that's in the public hearing draft and what's shown on this map is different from what we're bringing to you today.

I am suggesting that the opportunity for this special exception be removed in the planning area, completely. Since the public hearing - before and since the public hearing, staff has continued to carefully weigh the pros and cons about this issue.

We've heard, and it's actually been beneficial to have a regulatory case come through on this so we can get



VWORKS Tape 1

down to the nitty gritty and look at how does the access work, and what did the '78 plan say, and was there enough guidance? And how do you get the access and the parking, and still maintain residential character?

So we've heard the community's perspective and the Georgia Avenue property owners' perspective. And both have made cogent and compelling arguments to support their views. But I recommend that in order to stabilize uses along the edges of the neighborhoods, and to preserve the community's residential character, that the designation of these properties as being suitable to apply for this special exception be removed from all of the sites in the master plan.

And anybody who has an approval, it's - can legally continue with that. Anybody who's pending and gets approved can continue. But I think this is really caused - I mean, we are in the business here, we say, of community building. This has been a destructive issue in this community. It's not a community builder. And I think it's time to remove any tentative or speculative question about what the Master Plan recommendation and guidance is for this area.



VWORKS Tape 1

I think with the - with that designation - the potential conversion of single family houses to professional office lingers over the community. I think it introduces an element of uncertainty and instability. And there are very sensitive compatibility issues with the adjacent residences.

As we saw, when we tried to - when we analyzed on of these very recently. One of the most difficult is how do you retrofit a residential lot to accommodate access and parking for a nonresidential use and still maintain residential character? That's real tough. I do think residential uses can be maintained along major highways and I - think it's important to try to preserve our existing housing stock. Here, near the downtown; here, near Metro; here, near revitalizing downtown Silver Spring.

I think the plan will help stabilize the neighborhoods and preserve the integrity of the residential character by removing any questions as to what the land use recommendation in the plan is. I think we can do that by emphasizing and encouraging residential land uses and the next item I'm going to talk a little bit about - about how we would do that with the townhouse recommendation.

VWORKS Tape 1

But on this, that's my recommendation to you, and I would ask you to support it, but I'm happy to answer any questions and discuss it with you.

MS (inaudible) '78 plan, I guess you were saying?

N Uh-huh.

MS Was there any rational given? I don't, I don't remember seeing -

N Yeah -

MS What was the rational given for having the special exception or granting the special exception designations?

FS Let me pull that up.

N There was - there was quite a bit of discussion about it. And, you know, they were - as I said - they were wrestling with the same kinds of issues that we are today. How do you preserve that residential character? And at the time, and the language in the plan, if I can find it, speaks to this as being a good option.

Because the emphasis - then it was trying to - well, at least we would preserve the housing, and it's important that the structure stay residential. Maybe it's not as important that the uses be residential, and that's a good sort of transition, you know. Between these edges that are difficult to maintain.



VWORKS Tape 1

At the time . . .

[END OF Tape\_1 FILE]

MCPB 3-25-99, APPROVED

PLANNING BOARD WORKSESSION - MINUTES  
3-25-1999ITEM 9. NORTH AND WEST SILVER SPRING MASTER PLAN (PUBLIC  
HEARING DRAFT) - WORKSESSION #1 (LAND USE ISSUES)

ACTION: Discussed. Actions on individual items are reported below.

In opening remarks, Community-Based Planning staff noted that, although there was a joint Silver Spring CBD/North and West Silver Spring worksession to discuss bikeways traversing the two planning areas, this is the first worksession devoted solely to the North and West Silver Spring Master Plan. Staff reported that the intent of the master plan is to preserve, sustain, and enhance the quality of life and the stability and scale of the existing residential neighborhoods.

Issue 1 - Designation of Historic Resources

Historic Preservation staff reviewed the recommendations for historic resources, noting that there are three sites being recommended by staff and the Historic Preservation Commission (HPC) for designation as historic resources in the *Master Plan for Historic Preservation in Montgomery County, Maryland*; two sites are being recommended for removal from the *Locational Atlas and Index of Historic Sites*. For one site, the Historic Preservation Commission recommends designation of the site as a historic resource, while staff does not support designation and recommends removal from the *Locational Atlas*. Discussion and action on the individual sites is reported below.

A. Sites Recommended for Designation as Historic Resources in the Master Plan for Historic Preservation

- (1) Riggs-Thompson House, 711 Pershing Drive
- (2) Wilbur House, 1102 Edgevale Road
- (3) Dr. Condict House/Grey Rocks, 9315 Greyrock Drive

Action: (1) Motion of Richardson  
Second by Holmes  
4-0 (Bryant absent) Approved the staff recommendation to designate the Riggs-Thompson House as a historic resource and directed staff to draft language, for Board review, to address the issue of the proposed driveway for the Chelsea School.

- (2) Motion of Holmes  
Second by Richardson  
4-0 (Bryant absent) Approved the staff recommendation to designate the Wilbur House site as a historic resource

- (3) Motion of Perdue  
Second by Richardson  
4-0 (Bryant absent) Approved the staff recommendation to designate the Dr. Condict House/Grey Rocks site as a historic resource

Historic Preservation staff presented the three sites proposed for designation as historic resources on the Master Plan for Historic Preservation—the Riggs-Thompson House, the Wilbur House, and the Condict House/Grey Rocks—as detailed in the staff report and in the master plan Appendix D.

With regard to the Riggs-Thompson House, staff noted that the Chelsea School has a contract to purchase the two parcels, which it currently leases, to continue and expand the School use. The School is the applicant for a pending special exception petition. The School prefers a small environmental setting for the site, less than the parcel on which the house sits, to reduce the impact of historic designation on the plans for expansion. Staff had identified the entire parcel as an appropriate environmental setting; if the property is sold (including the adjacent parcel) and the special exception granted, staff recommends a smaller environmental setting. Staff also noted that there has been an issue raised about the School's desire to create a driveway to Pershing Drive. Staff reported that the HPC did not believe a driveway would be a problem; however, HPC did not support including language about the location of the driveway in the language designating the site as historic.

Mr. Steve Elmendorf, attorney representing the Chelsea School, He said the School supports historic designation as long as the designation does not interfere with the proposed expansion and use. He clarified that the problem with the larger environmental setting identified by staff is that it will encompass part of the school building; therefore, the School prefers a smaller setting. He stated that the Riggs/Thompson House will be restored, but there is a need for access to it and a driveway is proposed. Mr. Elmendorf noted that there is a possibility that if the site is designated historic the HPC could deny the request for the driveway. He requested some wording in the master plan that provides some certainty that the needed driveway will be approved.

There was considerable discussion about the desirability of addressing the proposed driveway in the master plan and to what extent it should be addressed. There was also some speculation about the likelihood that the HPC would disapprove the proposed driveway. Commissioner Perdue noted there could be some comments in support of making the School proposal viable, which includes appropriate access, functionally integrated into the School.

The Board directed staff to draft language to that effect for Board review, to accompany the recommendation for historic designation.

B. Sites Recommended for Removal from the Locational Atlas and Index of Historic Sites

- (1) Ira Jones House, 9304 Warren Street
- (2) Smith-Hobbs House, 9401 Monroe Street
- (3) Montgomery Hills Shopping Center, 1905-1921 Seminary Road

Action: (1) Motion of Richardson  
Second by Perdue

MEMORANDUM

TO: Nancy Sturgeon, Community Planner

FROM: Clare Lise Cavicchi, Historic Preservation Planner

DATE: April 27, 1999

RE: Revised Environmental Setting  
Riggs Thompson House, 711 Pershing Drive

---

Following is proposed language for the revised Environmental Setting of the Riggs-Thompson House (Historic Resource #36/8), as directed by the Planning Board at the March 25 worksession.

*Not approved*

**The environmental setting shown in the shaded area below is recommended only if a Special Exception Application by the Chelsea School is approved. In the event that the Chelsea School plan (does not go forward) the designated environmental setting is the entire 1.4 acre parcel (P73) on which the house is located. An important goal of the proposed Chelsea School plan is the integration of the Riggs-Thompson House into the campus. Appropriate access to the house should be provided.**

n:\temp\northsilver\riggset2  
h:\wp\northsil\riggset

EXHIBIT 8

120

G. Ben

Please review

Clare

36/8 Riggs Thompson House  
711 Pershing Drive

#### Revised Environmental Setting Language

The environmental setting shown in the shaded area below is recommended only if a Special Exception Application by the Chelsea School is approved. In the event that the Chelsea School plan does not go forward, the designated environmental setting is the entire 1.4 acre parcel (P73) on which the house is located. An important goal of the proposed Chelsea School plan is the integration of the Riggs-Thompson House into the campus. Appropriate access to the house should be provided.

O.K.  
Given



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Nancy Sturgeon, Community Planner

FROM: Clare Lise Cavicchi, Historic Preservation Planner *CLC*

DATE: May 12, 1999

RE: Revised Environmental Setting  
Riggs Thompson House, 711 Pershing Drive

---

Following is proposed language for the revised Environmental Setting of the Riggs-Thompson House (Historic Resource #36/8), as directed by the Planning Board at the March 25 worksession.

**The environmental setting shown in the shaded area below is recommended only if a Special Exception Application by the Chelsea School is approved. In the event that the Chelsea School plan is not approved, the designated environmental setting is the entire 1.4 acre parcel (P73) on which the house is located. An important goal of the proposed Chelsea School plan is the integration of the Riggs-Thompson House into the campus. Appropriate access to the house should be provided.**

n:\temp\northsilver\riggset3  
h:\wp\northsil\riggset

122

The environmental setting shown in the shaded area below is recommended only if a Special Exception Application by the Chelsea School goes forward. In the event that the Chelsea School plan does not go forward, the designated environmental setting is the entire 1.4 acre parcel (P73) on which the house is located.