

Community Preservation, Stability, and Character

Preserve existing residential character and reinforce the many desirable features of the North and West Silver Spring neighborhoods.

Introduction

North and West Silver Spring are part of Montgomery County's Urban Ring, the densely developed area close to Washington, D.C. Like many Urban Ring communities, North and West Silver Spring are almost totally built-out, with an established character and density of development and very little vacant land. The focus of this Master Plan is on maintaining, preserving, and enhancing the existing neighborhoods to ensure a good quality of life for area citizens and businesses.

North and West Silver Spring are characterized by well-established residential neighborhoods that are compactly developed and generally well-maintained. The population of the neighborhoods continues to change as families with young children move into homes formerly inhabited by elderly homeowners. A variety of local services support daily community life: retail and other small businesses, religious institutions, schools, parks and recreation facilities, and gathering places for community activities.

There is a strong sense of community pride among citizens in these neighborhoods of tree-lined, well-connected streets. Many local residents strongly identify with specific neighborhood names, such as Woodside Forest or Rosemary Hills, and refer to

them when describing where they live (see Map 7). Most of these neighborhoods have organized citizens associations with definable boundaries and hold regular meetings to keep residents informed about issues in their area. Strong neighborhood organizations have long been a fundamental element of community life in Silver Spring. These groups contribute to community identity and foster a feeling of collective responsibility and connectedness.

*From the Telephone Survey of Silver Spring and
Takoma Park Residents:*

Most respondents in the Silver Spring/Takoma Park telephone survey consider their neighborhoods good places to live. Eighty-five percent rated their neighborhoods "excellent" or "good." Residents like the area for its quiet, friendliness, and convenience.

The intent of the Master Plan is to preserve the existing residential character and to reinforce the many desirable features of the North and West Silver Spring neighborhoods. A livable community is sustained when its best attributes are recognized, reinforced, and enhanced. These neighborhoods are appealing places with enduring character and value that are cherished by local residents. This Plan's challenge is to preserve those livable qualities—stability, cohesiveness, scale, convenience, nearby natural resources—while

addressing deficiencies and planning for change that is harmonious and beneficial to the community.

Neighborhood residential character is affected by traffic, non-residential uses, and adjacent industrial and commercial areas. This Plan recommends techniques to lessen the impact of these factors on residential areas, as well as measures to enhance the positive features of these close-in neighborhoods, such as improving pedestrian circulation and safety.

This chapter contains general recommendations for residential land uses in North and West Silver Spring, as well as two community plan sections that provide specific recommendations for each area. This Plan generally reaffirms the existing land use pattern throughout the area (see Maps 8 and 9) and the existing zoning, except as noted below on several small parcels (see Maps 10, 11, and 12).

This chapter also identifies historic resources and makes recommendations for preserving appropriate sites to foster community identity and protect significant historic buildings for future generations. Historic resource recommendations are included in this chapter because most of the sites are residential buildings and all of the sites contribute to community character.

Recommendations for special exception uses, which are allowed in residential and commercial zones, are contained in the chapter on Commercial Centers-Character and Vitality, page 33. Transportation, parks, and environmental recommendations in the following chapters support this Plan's overall goal of preserving and enhancing residential character.

Recommendations

- **Preserve the residential character of the North and West Silver Spring neighborhoods.**

From the General Plan Refinement:

"While encouraging continued growth in the Urban Ring, the General Plan Refinement seeks to preserve the flourishing neighborhoods already located there. It designates the Urban Ring area as a high priority location for new infrastructure to support existing development. The Refinement encourages the County to protect these areas from the encroachment of non-conforming land uses, excessive noise, and through traffic. It seeks to maintain and reinforce the many desirable community features that are common in the Urban Ring."

The character of individual neighborhoods should be preserved and enhanced.

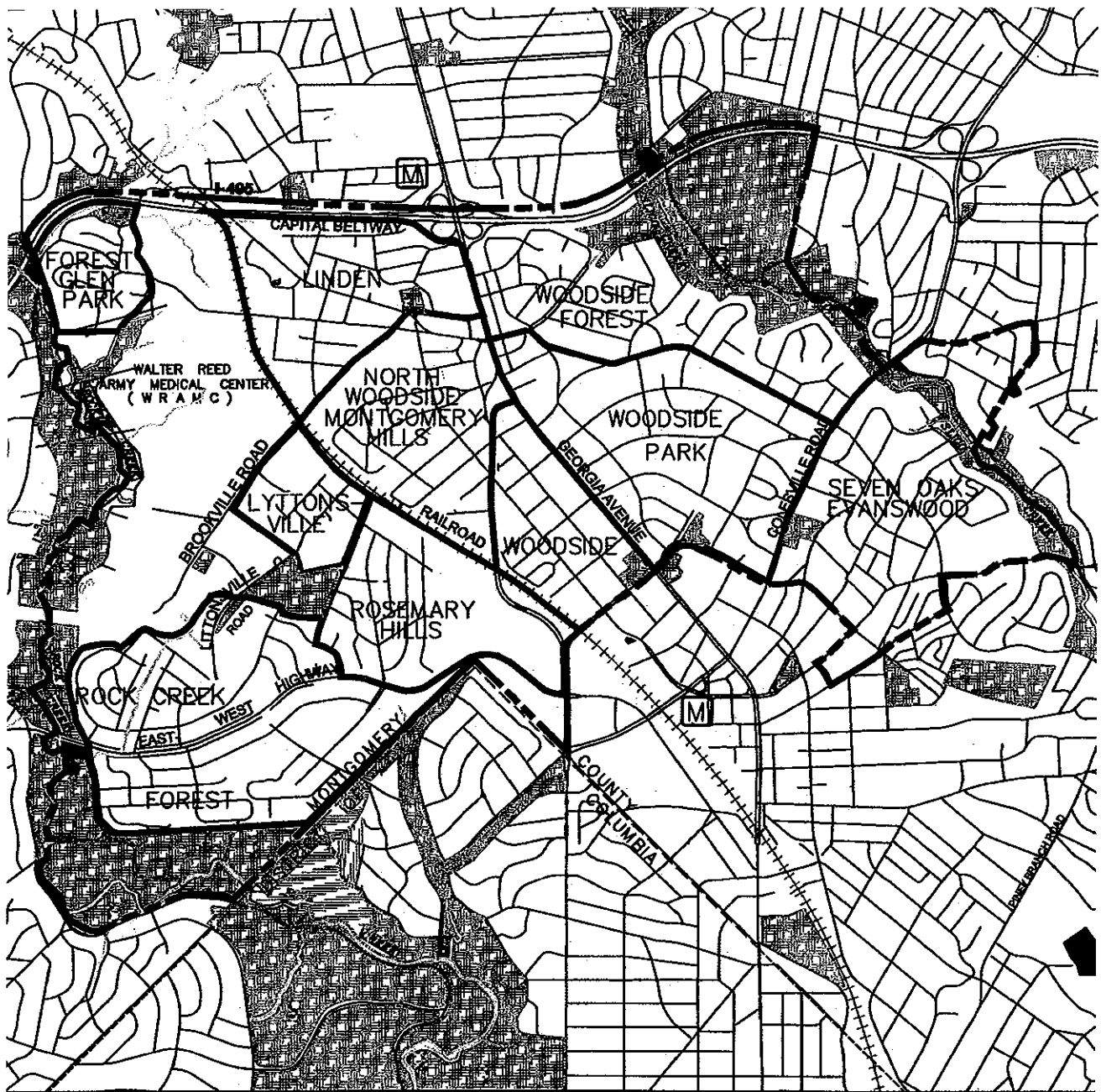
Improvements to existing streets, sidewalks, gathering places, streetscape, and landscaping, as well as opportunities for neighborhood open spaces, should be explored and implemented.



- **Limit the negative impact of traffic in residential areas.**

Many streets throughout the North and West Silver Spring residential neighborhoods have low traffic volumes, no sidewalks, and no driveways. As development occurs in the Silver Spring CBD and in the region, traffic congestion and cut-through traffic tend to grow. This Plan supports continuing efforts to address this issue through the Montgomery County Department of Public Works and Transportation (DPWT) Neighborhood Traffic Control Program. The Neighborhood-Friendly Circulation Systems chapter contains recommendations for transportation issues.

- **Limit commercial zoning to the areas recommended in this Plan.**

New commercial development is most appropriate in the commercial areas recommended by this Plan and in the Silver Spring CBD.



- Master Plan Boundary
-  Parkland
-  Metro Station
- Neighborhood Boundary

0 500 1000 2000 Feet

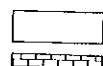


Existing Land Use in North and West Silver Spring

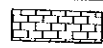
Map 8



--- Master Plan Boundary



Single Family Residential



Multi-Family Residential



Retail



Office



Industrial/Warehouse



Public/ Institutional



Parking



Open Space



Parkland



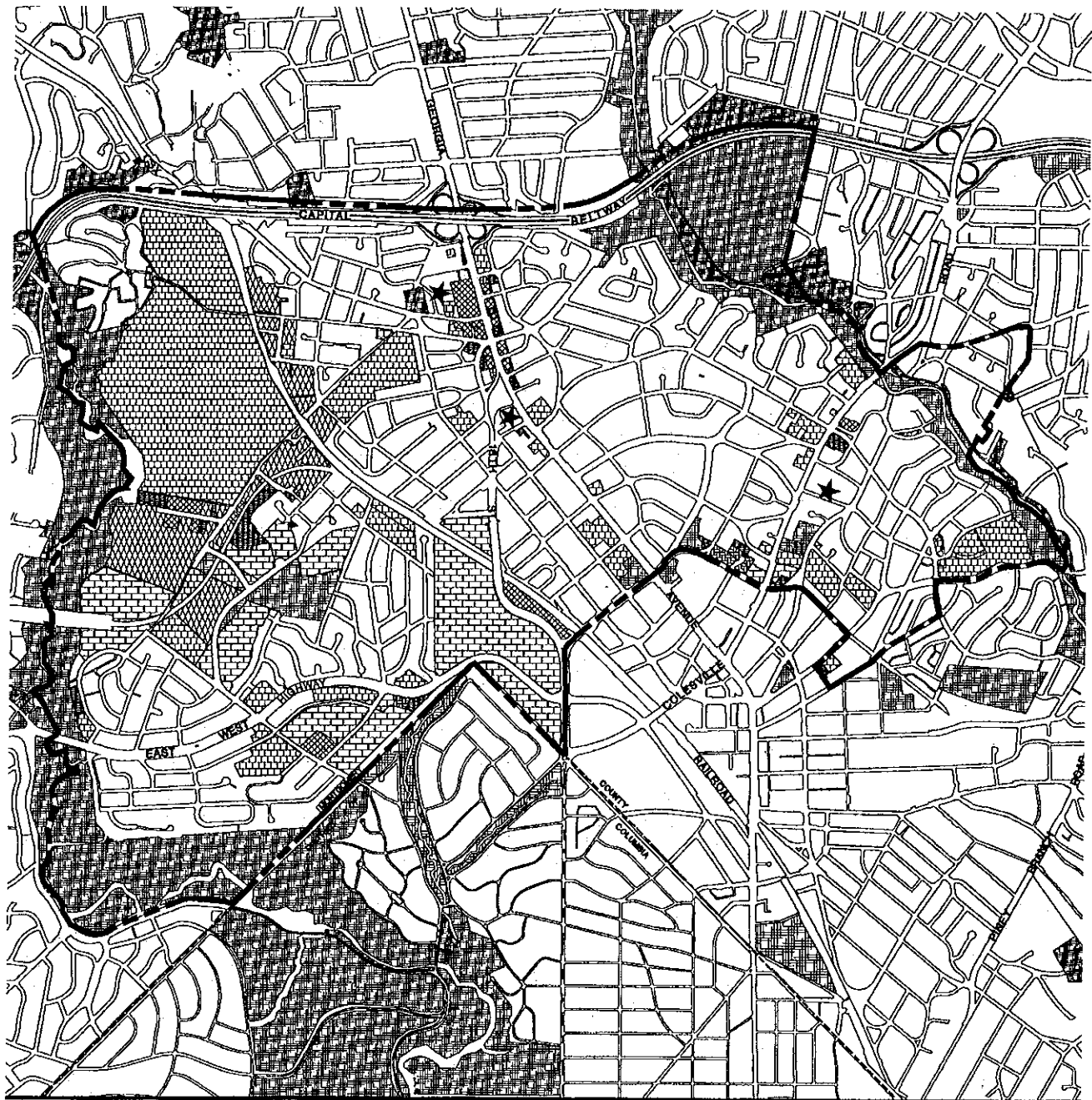
Vacant

0 375 1500 3000 Feet



Proposed Land Use in North and West Silver Spring

Map 9



- | | | |
|----------------------------|---------------------------|-----------------------|
| ----- Master Plan Boundary | Single Family Residential | Public/ Institutional |
| ★ Suitable for R60 cluster | Multi-Family Residential | Parking |
| | Retail | Open Space |
| | Office | Parkland |
| | Industrial/Warehouse | |

0 375 1500 3000 Feet



- Encourage maintenance and preservation of housing through well-funded code enforcement, neighborhood improvement programs, and other appropriate techniques. (See Framework for Action.)
- Create a pedestrian-friendly environment by constructing and maintaining continuous, unobstructed, tree-lined sidewalks on neighborhood streets where there are bus stops, excessive non-local traffic, or that lead to major destinations.
- Restore neighborhood infrastructure through “Neighborhoods Alive”—a comprehensive County program that coordinates DPWT services to improve the infrastructure of older neighborhoods to ensure effective, safe, and attractive vehicular and pedestrian access to recreational opportunities, public facilities, and business districts. (See Framework for Action.)

Services include repairing/replacing sidewalks and curbs and gutters; implementing traffic calming measures; improving transit access; providing tree trimming; and improving street lighting.

From the Telephone Survey of Silver Spring and Takoma Park Residents:

Most respondents in the survey said they feel secure in their own neighborhood (70% in North and West Silver Spring), but suggested “better lighting” to improve security (18%).

North Silver Spring

North Silver Spring’s residential neighborhoods contain predominantly single-family-detached homes. There are also a limited number of townhouses and apartments around the Silver Spring CBD and along major highways. North

Silver Spring covers approximately 940 acres or two square miles. The population is 8,500 persons in 3,405 households.

Many of the neighborhoods contain houses with a variety of distinctive styles, architectural details, and historical significance. These neighborhoods are some of the most well-established and distinguished with some of the oldest houses in the Silver Spring area. Some areas feature landmarks that help to identify them as distinct neighborhoods.

The overall residential land use pattern has remained relatively constant for several decades. The newer residential development that has occurred within the last 20 years has been generally consistent with the recommendations in the 1978 *North Silver Spring Sector Plan*. Many of the residential recommendations of the 1978 Sector Plan have been implemented through private development, including several townhouse communities, and there are very few developable tracts remaining.

Preserving community character and stability, especially the edges along major highways and adjacent to the CBD, is a challenging issue. The issue centers around how best to preserve residential character and stabilize the edges while protecting the interior of the neighborhoods. A sensitive land use/zoning policy that balances the needs of properties fronting on major roads with those of residences in the interior is critical. This is a long-standing problem with no easy answer. The 1978 Sector Plan developed several strategies for properties with highway or CBD frontage: non-resident professional office special exceptions, townhomes, or R-60 cluster zoning. This Plan evaluated those options and provides guidance that seeks to stabilize the edges of the neighborhoods while preserving their residential character. The Plan provides guidelines for townhouse development (see page 21) and non-resident professional office special exception uses (see page 43).

The intent of this Plan is to sustain a livable community of neighborhoods in North Silver Spring by preserving their positive attributes and guiding change so that it strengthens the function, character, and appearance of the area. This Plan reconfirms the current zoning, which establishes the density. New development, infill development, and special exception uses should be compatible with the existing residential character. As a result, the existing land use pattern should remain essentially the same.

Recommendations

- **Reconfirm the existing residential zoning in North Silver Spring, except as recommended below.**
- **Provide guidance for the possible redevelopment of townhomes along Georgia Avenue.**

Under the Zoning Ordinance, the development of townhomes along Georgia Avenue may be allowed in the future. Any redevelopment must maintain the residential character along Georgia Avenue while protecting interior neighborhoods from increased development pressure. Some properties in this area may ultimately be included in a Woodside Historic District once they are evaluated (see page 31).

This Plan does not recommend rezoning at this time. However, if assemblage occurs, the Zoning Ordinance permits application for rezoning to the residential townhouse (RT) zone through a local map amendment. This Plan recommends that any future rezoning to RT should be through the optional method application of the local map amendment process, which requires a schematic development plan. The following guidelines should be considered in addition to all other requirements in the Zoning Ordinance related to the RT zone (e.g., compatibility with surrounding land uses) if there is a future

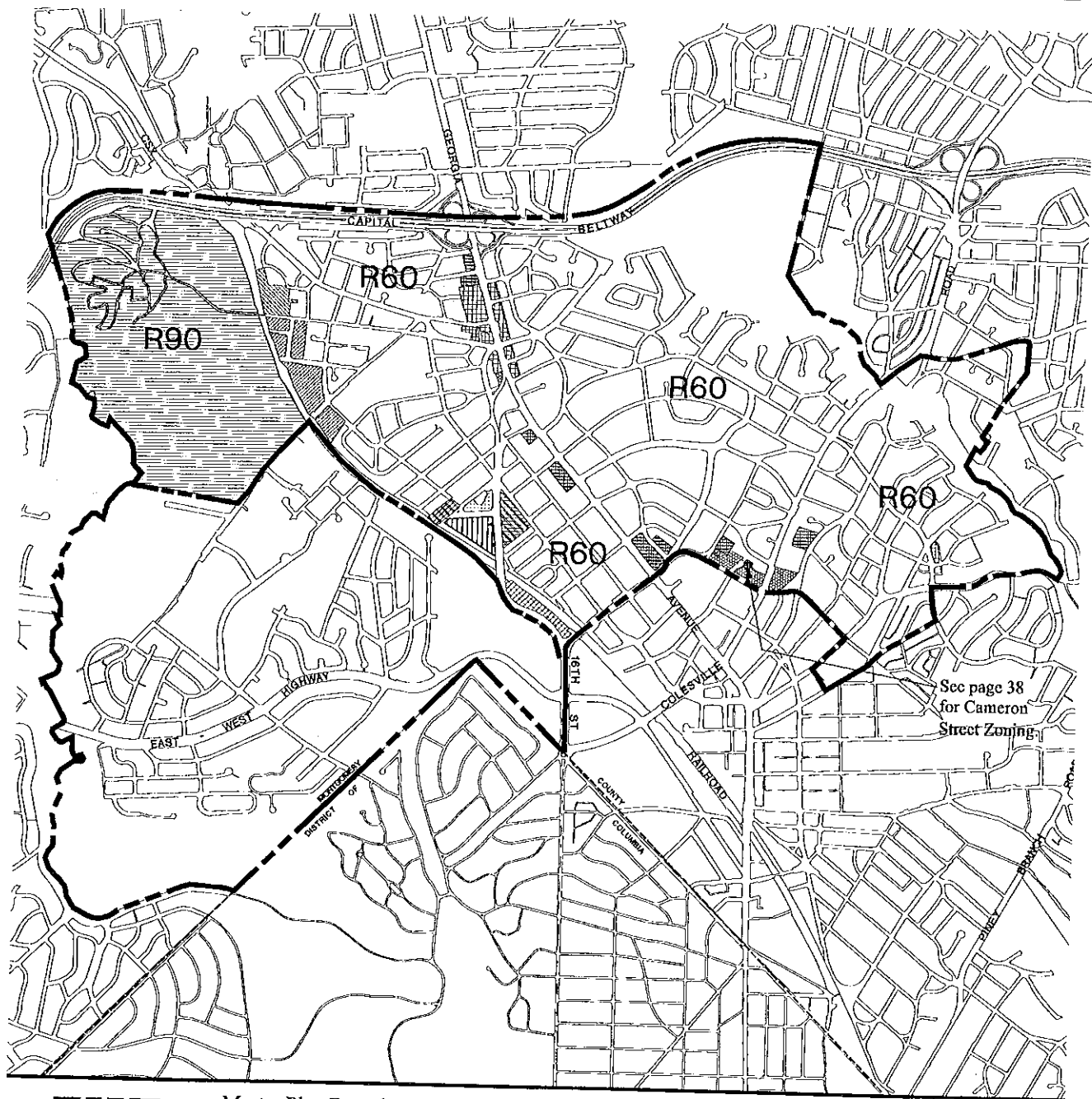
rezoning application for townhomes along Georgia Avenue:

- Limit the development of townhomes to the blocks along Georgia Avenue and do not encroach into the interior blocks.
 - Buildings should front on Georgia Avenue, where possible, in order to maintain an attractive residential appearance and enhance the urban boulevard character.
 - Along Georgia Avenue, ends of a townhouse row should be designed to be or appear to be fronts, rather than blank facades on Georgia Avenue.
 - A minimum front yard setback of 25 feet should be provided along Georgia Avenue.
 - Vehicular access points should be minimized along Georgia Avenue to reduce pedestrian/auto conflicts.
 - Attractive landscaped open spaces and streetscaping should be provided, including a sidewalk separated from the curb with a tree panel.
 - Parking and/or garage access should be oriented to the rear of the buildings and sufficiently screened from adjoining properties.
- **Recommend the R-60 cluster option for the 3-acre Watts Property (9005 Colesville Road), located on the north side of Woodside Parkway between Colesville Road and Ellsworth Drive.**

This site is suitable for single-family homes that are comparable in size and character to the surrounding neighborhood. However, given the dimensions of this site, development under the standard R-60 Zone procedures is likely to result in back yards facing a street, which would not be compatible with the

Existing and Proposed Zoning in North Silver Spring

Map 10



- Master Plan Boundary
- C1 Local Commercial
 - C2 General Commercial
 - C4 Highway Commercial
 - CO Commercial Office
 - CT Commercial Transition
 - I1 Light Industrial

- R60 Single Family Residential
- R90 Single Family Residential
- RT8 Townhouses
- RT10 Townhouses
- RT12.5 Townhouses
- R20 Multi-Family Residential
- RH Multi-Family Residential

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neighborhood. The R-60 cluster option ensures compatibility since it requires site plan review by the Planning Board, which includes a detailed plan of proposed development in relation to adjacent areas, a compatibility finding, and a public hearing. Cluster development would allow flexibility in lot layout while protecting the character of the existing neighborhood, providing open space, and preserving trees.

- **Reflect the change, from the Commercial Transition (C-T) Zone to the Residential Townhouse (RT-12.5) Zone for the 1.7-acre site on the west side of Georgia Avenue at Locust Grove Road near the Beltway.**

The 1978 *North Silver Spring Sector Plan* recommended office development under the C-T Zone for this site as a transitional use between Georgia Avenue and the single-family residential areas to the west. In 1992, a Local Map Amendment application to rezone the site to RT-12.5, a floating zone, was approved (see Appendix A, Glossary of Selected Terminology). The RT-12.5 Zone was found to be compatible with existing land uses; townhouses have been built on this site.

West Silver Spring

West Silver Spring is a prototypical Urban Ring community: a close-in, older, well-established, and densely developed down-County area characterized by diversity in income, ethnicity, and racial composition. The residential neighborhoods of West Silver Spring are located near transit, schools, parks, and some convenience shopping.

West Silver Spring has developed as a quintessential Smart Growth community. It is an area where suburban and urban lifestyles merge; where housing choices include both

single-family homes and high-rise apartment homes; where access to commercial centers such as downtown Silver Spring, Bethesda, and Washington, D.C., is very convenient; where residents are not completely auto dependent; and where walking to transit, community facilities, or local neighborhood retail shops is an option for many residents.

West Silver Spring neighborhoods are compactly developed and densely populated. The area covers nearly 445 acres, or almost one mile. The population is 10,095 persons in 4,405 households. The predominant land use is residential and there is a diverse collection of housing types—single-family homes, townhouses, condominiums, garden and high-rise apartments, a cooperative apartment complex, and elderly housing. This wide variety of conveniently located housing types provides a full range of choices for many incomes, ages, and lifestyles.

Like North Silver Spring, West Silver Spring is almost completely built-out, with a very limited amount of vacant and redevelopable land. The few parcels that are vacant are recommended for residential development (see below).

In order to maintain West Silver Spring as a desirable place to live, infrastructure and housing must be regularly maintained and improved. Infrastructure includes streets, utilities, parks, schools, and other facilities that serve the community. In West Silver Spring, infrastructure improvements are especially needed for pedestrian and bike circulation. In addition, the creation or perpetuation of abandoned or blighted areas must be avoided. Seventy-five percent of the total dwelling units in West Silver Spring are multi-family. Maintenance and upkeep on these aging buildings are challenging and important issues that affect the overall stability of the area.

In a built-out community such as West Silver Spring, the focus is on maintaining and enhancing the quality of life for area residents and businesses. This may be achieved by addressing relatively small details that can have a significant impact, such as providing landscaping, sidewalks, and lighting in public places.

This Master Plan recognizes the established, dense, diverse residential character of West Silver Spring and seeks to preserve and maintain the integrity of the neighborhoods as the foundation of the community. The challenge for West Silver Spring is to maintain a strong sense of community and a good quality of life in these diverse neighborhoods. West Silver Spring should continue to be a community that residents consider to be a good place to live and play and where they feel secure in their neighborhoods.

Recommendations

- Reconfirm the existing residential zoning in West Silver Spring, except as recommended below.
- Rezone the vacant 2.32 acre Triad property from the R-H (multi-family, high-rise planned residential) Zone to the RT-15 (residential, townhouse) Zone. Rezone Lot #6 on Albert Stewart Lane from R-60 to RT-15. The rezoning of Lot 6 is intended to provide access and design flexibility rather than to facilitate the construction of townhouses on that lot.

This site, located adjacent to Friendly Gardens Apartments (on Lyttonsville Road) and Albert Stewart Lane (near Kansas Avenue), is suitable for townhouses. Other low-rise housing types are also appropriate. The site is surrounded by developed parcels, including the Friendly Gardens Apartments, single-family homes on Albert Stewart Lane,

and industrial uses to the west. The owners of the Triad property have purchased a vacant lot (# 6) on Albert Stewart Lane to provide access to the site. This Plan recommends that the Triad property and Lot 6 on Albert Stewart Lane be rezoned to the RT-15 zone. A landscape buffer along both the western edge and northern edge (adjacent to single-family homes) of the site is recommended.

- **Rezone the small parcel at the northwest corner of Lyttonsville Road and Lyttonsville Place from the I-1 (light industrial) Zone to the R-H Zone.**

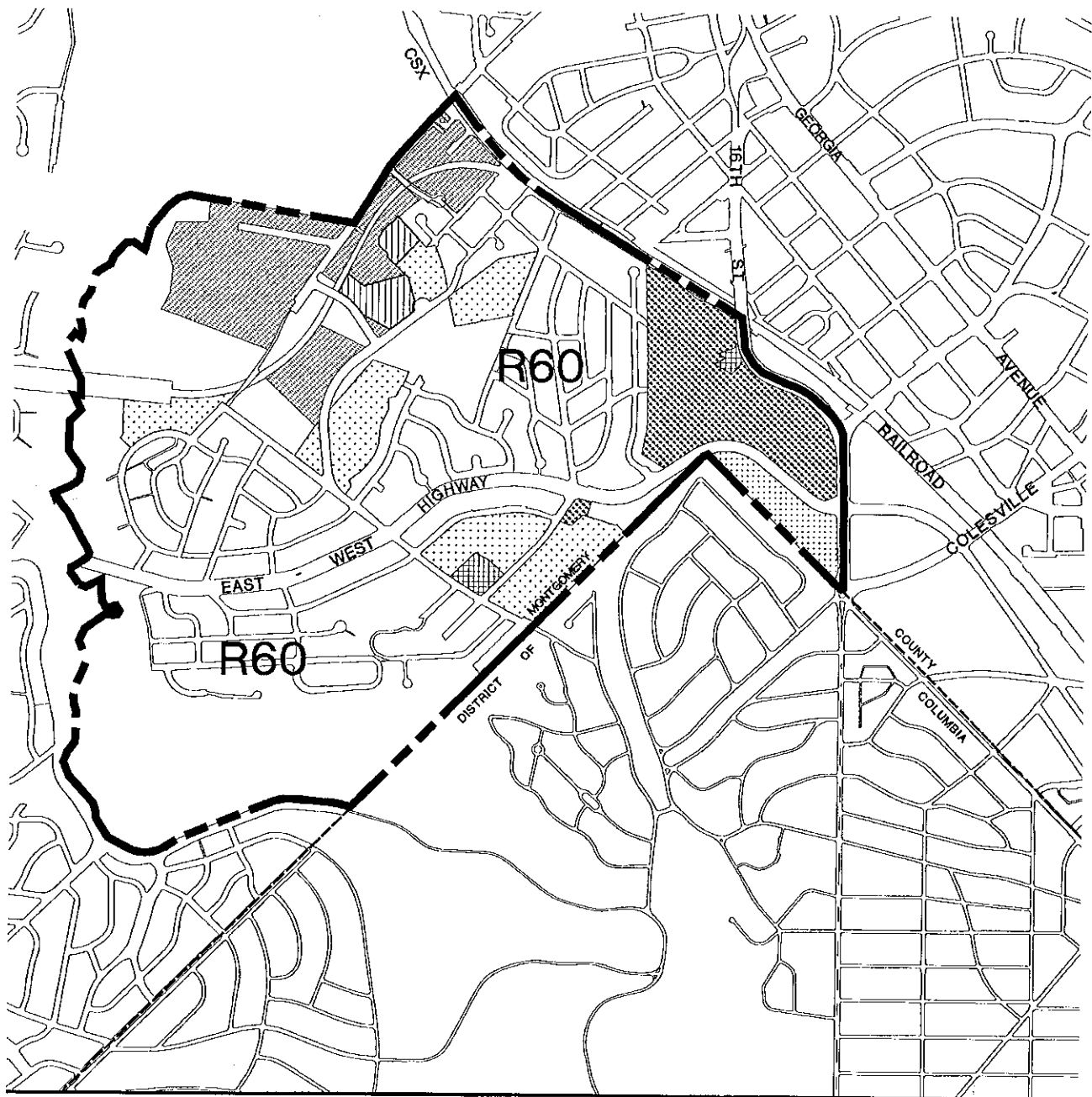
This property currently has two zones (split-zoning). The Claridge House Apartments, a high-rise residential building in the R-H Zone, takes up most of the site. A small corner of the property is zoned I-1 and should be rezoned R-H to make the zoning consistent and uniform for the site.

- Obtain an easement or donation of a portion of the lot on the south side of East-West Highway near the Red Cross facility for a pedestrian trail to provide access to Rock Creek Park for area residents.

Should this site develop, this Plan encourages the provision of an easement or donation of a portion of the lot for a pedestrian trail into Rock Creek Park. There is a traffic signal at East-West Highway and Rosemary Hills Drive to help pedestrians cross to and from the trail.

- **Prevent encroachment of incompatible land uses adjacent to residential neighborhoods.**

Buffering, including landscaping, between residential and industrial areas is strongly recommended.



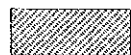
Master Plan Boundary



C1 Local Commercial



C2 General Commercial



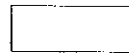
I1 Light Industrial



R10 Multi-Family Residential



R20 Multi-Family Residential



R60 Single Family Residential



RH Multi-Family Residential



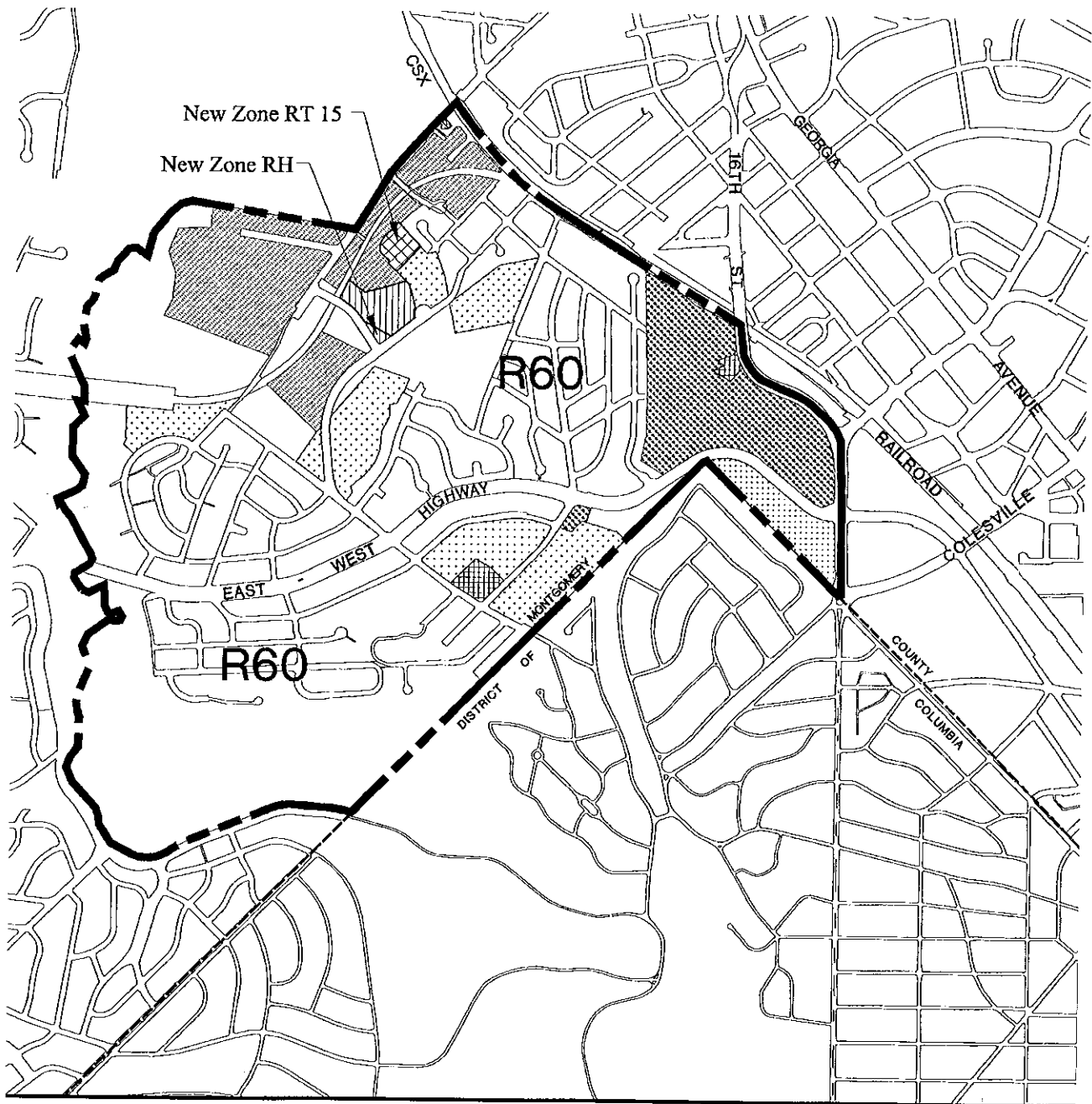
RT 15 Townhouse

0 375 1500 3000 Feet



Proposed Zoning in West Silver Spring

Map 12



- Master Plan Boundary
- C1 Local Commercial
- C2 General Commercial
- I1 Light Industrial
- R10 Multi-Family Residential

- R20 Multi-Family Residential
- R60 Single Family Residential
- RH Multi-Family Residential
- RT 15 Townhouse

0 375 1500 3000 Feet



- **Use the County's Single-Family Home Improvement Loan Program and/or the Replacement Home Loan Program, where needed. (See Framework for Action.)**

The County Department of Housing and Community Affairs (DHCA) should assess the single-family housing stock in the Lyttonsville neighborhood and assist owners in using these programs, which provide assistance to homeowners in stabilizing the housing stock and sustaining it for the future.

- **Support the efforts of DHCA and the Rosemary Village Cooperative to address the capital repair needs at this multi-family community. (See Framework for Action.)**

Historic Resources

Silver Spring has a long history, stretching from agrarian beginnings through the first residential developments in the nineteenth century to its present-day role as a mature, convenient, well-established Urban Ring community. Historic preservation offers an opportunity to the people of Silver Spring and Montgomery County to protect remaining vestiges of a rich, local heritage. It is important to preserve significant historic structures and sites so that present and future generations have a sense of the County's beginnings and evolution.

Historic buildings stand out on the suburban landscape, evoking memories and past experiences. Preservation of these resources provides a sense of continuity, stability, and durability, while enhancing the area as an attractive place to live. Some historic sites have individual significance and others are important as a collection of buildings within a district.

Montgomery County recognizes the benefits of historic resources and has a comprehensive preservation program. In 1976, M-NCPPC published the *Locational Atlas and Index of Historic*

Sites, an inventory of potential historic resources. The County established planning and regulatory techniques to protect historic resources by adopting the *Master Plan for Historic Preservation* and Chapter 24A, the Historic Preservation Ordinance of the County Code. The Historic Preservation Commission (HPC) is charged with evaluating *Locational Atlas* properties for designation under Chapter 24A. The criteria used to evaluate resources are summarized in the accompanying box.

The exteriors of properties on the *Locational Atlas* cannot be substantially altered or demolished without review to determine if they merit inclusion in the *Master Plan for Historic Preservation*. Master Plan designation requires review and regulation of exterior changes to maintain historic integrity. Historic properties are eligible for County, State, and Federal tax credit programs to assist with restoration and maintenance costs.

As discussed in detail below, North Silver Spring currently has two historic districts and one individual site listed on the *Master Plan for Historic Preservation*: the National Park Seminary Historic District, the Linden Historic District, and the Lawrence House. West Silver Spring has one historic site listed on the *Master Plan for Historic Preservation*: the Meadowbrook Stables.

This Plan recommends, and the HPC supports, the designation of three additional resources on the Master Plan: the Riggs-Thompson House, the Wilbur House, and the Dr. Condict House/Grey Rocks. This Plan recommends that the Woodside Historic District remain on the *Locational Atlas and Index of Historic Sites* for future consideration. This Plan also recommends removal of three resources from the *Locational Atlas*: the Smith-Hobbs House, the Ira Jones House, and the Montgomery Hills Shopping Center. The Montgomery Hills Shopping Center was recommended for designation by the HPC, but is not recommended for designation by this Plan.

This section summarizes the historic nature of existing designated resources and provides a brief overview of sites to be considered for designation. These resources are shown in Map 13. Detailed evaluations of each site, prepared for consideration by the HPC, the Planning Board, and the County Council, are available in the Appendix.

The following sites are already designated as historic resources on the *Master Plan for Historic Preservation*:

36/1 National Park Seminary Historic District—Vicinity of Linden Lane and Woodstock Avenue

The National Park Seminary was the first historic district designated by Montgomery County in 1979. The original building on the site was The Forest Inn (1887), a resort that was to be the centerpiece of a speculative real estate development intended to capitalize on proximity to the railroad. In 1894, the property became the National Park Seminary, a finishing school for young women. During this period, a building campaign resulted in the construction of more than 20 fanciful structures, including a Japanese pagoda, a stone castle, and a Dutch windmill.

Since 1942, the 20 buildings of the National Park Seminary have been owned by the U.S. Army, which operates the Walter Reed Army Medical Center on the same site. The buildings are now largely vacant since the Army has relocated uses to other parts of the base and into the main campus of Walter Reed in northwest Washington. (See page 40 for Plan guidance on the reuse of the site.)

36/2 Linden Historic District—Vicinity of Linden Lane, Warren Street, and Salisbury Road

Linden, the earliest railroad suburb in Montgomery County, was platted in 1873, the same year that the Metropolitan Branch of the B&O Railroad was completed. The Linden Historic District includes stylish late 19th and early 20th century residences designed in Gothic Revival, Stick Style, Colonial Revival, and

Bungalow styles of architecture. Houses on Salisbury Road were clustered on a knoll to afford open views to the U.S. Capitol dome, in an era when the surrounding countryside was mainly open farmland. The historic district of 17 houses was identified and so designated on the *Master Plan for Historic Preservation* in 1993.

CRITERIA FOR HISTORIC DESIGNATION

- (1) Historical and cultural significance:
The historic resource:
 - a. Has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation.
 - b. Is the site of a significant historic event.
 - c. Is identified with a person or a group of persons who influenced society.
 - d. Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities;

OR
- (2) Architectural and design significance:
The historic resource:
 - a. Embodies the distinctive characteristics of a type, period or method of construction.
 - b. Represents the work of a master.
 - c. Possesses high artistic values.
 - d. Represents a significant and distinguishable entity whose components may lack individual distinction.
 - e. Represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

36/2-1 Lawrence House—2312 Warren Court

This Italian Villa-style house was built by Major Center and Annie Lawrence in 1874 on a two-acre parcel of land located near the Linden Train Station. The Lawrence House, recently restored to expose original beaded wood siding, has a cupola and three-story tower, which afforded picturesque views to Washington. Outbuildings to support the Lawrence estate once included a barn, greenhouse, and pavilion/lookout. A brick milkhouse near the kitchen wing of the main house is still standing.

36/3 Meadowbrook Stables—Meadowbrook Lane at Rock Creek Park.

When it opened in 1930, Meadowbrook Stables was one of the most modern horse facilities in the Washington area. A regional center for horse shows and festivities, Meadowbrook Stables was built in response to the popularity of these events in an era when Montgomery County was fostering a country-club image. The large Colonial Revival horse barn is notable for the quality of its design and construction. The facility also includes a blacksmith shop and outdoor riding ring, which together with the barn are part of publicly owned parkland.

Recommendations

- **Designate the following three resources on the *Master Plan for Historic Preservation*:**

- **36/8 Riggs-Thompson House—711 Pershing Drive**

The Riggs-Thompson House, built around 1858, represents a period of prosperity when upper-class Washington residents established country estates in lower Montgomery County. This resource is historically significant as the residence of

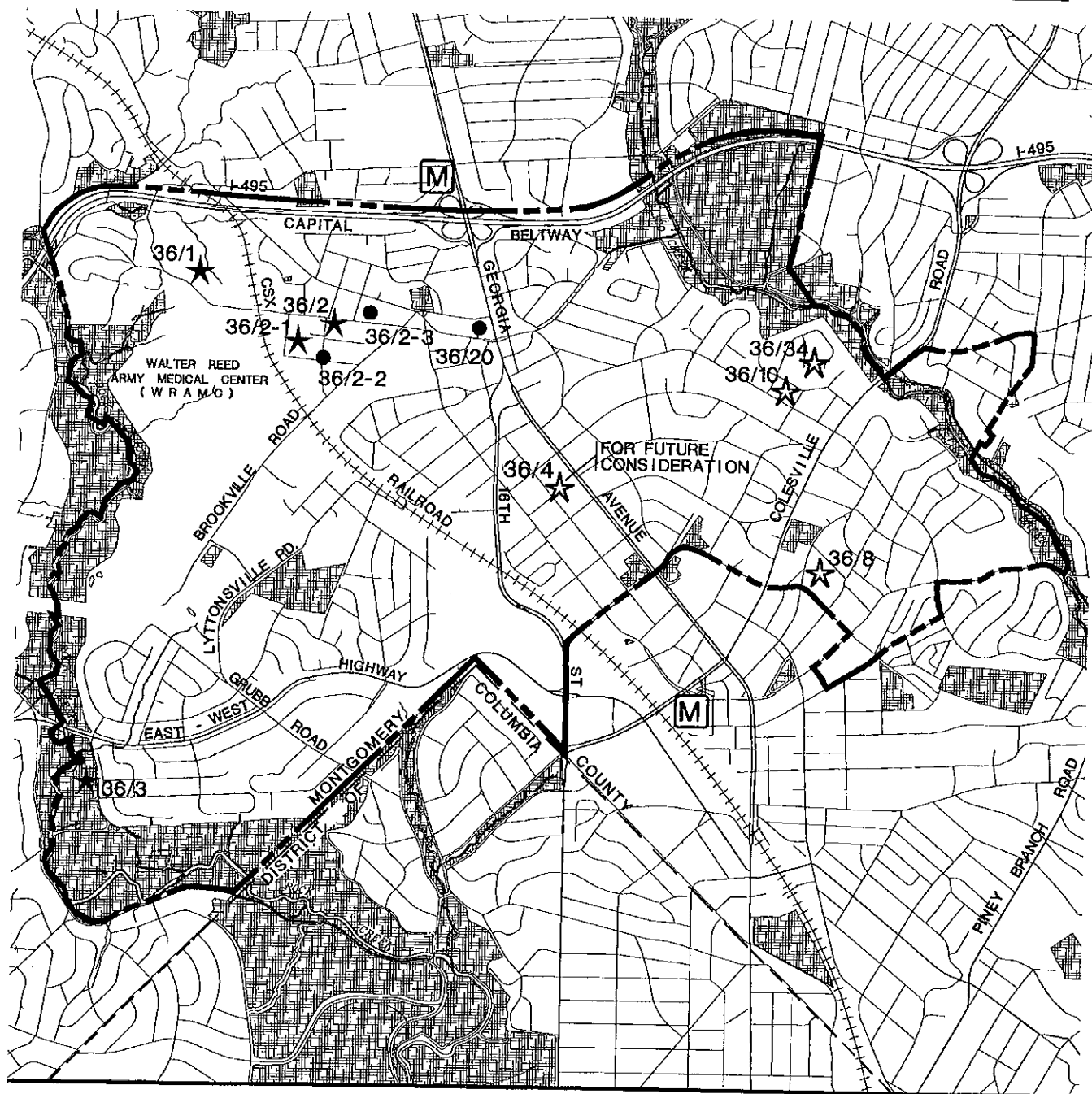
George Washington Riggs, a founder of Riggs National Bank and one of Washington's wealthiest and most influential citizens. It is additionally significant for its association with subsequent long-time owner William H. Thompson, a locally prominent businessman, circuit court judge, and social leader.

Although the integrity of its setting and building material has been compromised, the resource is architecturally significant as a rare example of Silver Spring area estate architecture, combining Second Empire and Italianate architectural features.

The Riggs-Thompson House is located on a 1.4-acre parcel. The environmental setting is 37,056 square feet. A brick garage constructed in the 1930s is non-contributing. This resource meets criteria 1a, 1c, 1d, and 2a.

- **36/10 Wilbur House—1102 Edgevale Road**

Built for Eliza Stone Condict Wilbur in the 1880s, the Wilbur House was one of a series of estates built along the Ashton and Colesville Turnpike, an important east-west transportation route. With its hallmark mansard roof and notable architectural details, the Wilbur House is architecturally significant as a fine example of the Second Empire style. One of the few remaining Second Empire houses in this part of the County, this resource is remarkable for a high level of architectural integrity. The recommended environmental setting is Lots 8 and 9 of Block D2 (19,600 square feet). This resource meets criteria 1a and 2a.



- | | | | |
|---------------|----------------------|-------------------------------------|---|
| ----- | Master Plan Boundary | ★ | POTENTIAL HISTORIC RESOURCES |
| [Hatched Box] | Parkland | 36/8 | Riggs-Thompson House |
| [M in Box] | Metro Station | 36/10 | Wilbur House |
| | | 36/34 | Dr. Condict House/Grey Rocks |
| | | 36/4 | Woodside Historic District (for future consideration) |
| | | <u>Remove from Locational Atlas</u> | |
| | | ● 36/2-2 | Ira Jones House |
| | | ● 36/2-3 | Smith-Hobbs House |
| | | ● 36/20 | Montgomery Hills Shopping Center |

- | | |
|--------|----------------------------------|
| ★ | DESIGNATED HISTORIC SITES |
| 36/1 | National Park Seminary |
| 36/2 | Linden Historic District |
| 36/2-1 | Lawrence House |
| 36/3 | Meadowbrook Stables |

0 575 1150 2300 Feet



- **36/34 Dr. Condict House/Grey Rocks**
—9315 Grey Rock Drive

The Dr. Condict House, later known as Grey Rocks, is a vernacular Gothic Revival farmhouse dating from 1852-1865. The house is one of the earliest remaining residences in the Silver Spring area and was the home of a distinguished family that settled in Montgomery County during the agricultural-transitional period prior to the Civil War. It is architecturally significant as a vernacular Gothic Revival center cross gable residence, a building type once very common in mid-19th century Montgomery County, but with few examples left in the down-County area.

This resource is not identified on the *Locational Atlas*. It is recommended for inclusion on the Atlas and for designation on the *Master Plan for Historic Preservation*. The recommended environmental setting is the entire 32,234 square foot parcel. This resource meets criteria 1a, 1d, and 2a.

- **Retain the Woodside Historic District on the *Locational Atlas* for future consideration.**

- **36/4 Woodside Historic District**—
Vicinity of Georgia Avenue, Grace Church Road, and Spring Street

Evaluation of this resource was begun in 1992 but work was curtailed at the request of the Woodside Civic Association. Due to staffing constraints, evaluation will continue to be deferred. The future evaluation of the Woodside Historic District will consider the possible designation of either the entire District or individual resources.

- **Remove the following three resources from the *Locational Atlas and Index of Historic Sites*:**

- **36/2-3 Smith-Hobbs House**—9401 Monroe Street

Named for its first owners, Lewis and Annie Smith, who built the house about 1903, and for long-time residents Herman and Ethel Hobbs, whose family owned the property for more than 60 years, this is a good example of the American Foursquare building type designed in the Colonial Revival style. Although the house is very well preserved and has a high degree of architectural integrity, it lacks any particular architectural or historical significance.

- **36/2-2 Ira Jones House**—9304 Warren Street

A Queen Anne style residence built around 1910 by Ira H. Jones, this house is a very late example of a style that was more popular in the last quarter of the 1800s. The property has had many owners over the years and lacks historical significance. The architectural integrity of the house has been compromised with alterations, including the addition of vinyl siding.

- **36/20 Montgomery Hills Shopping Center**—1901-1921 Seminary Road

As the century draws to a close, this thematic neighborhood center is the largest and most intact example of its type still operating in Montgomery County. This Tudor-Revival style shopping center has historic merit as an example of an early 20th century movement among developers of middle-class suburbs to provide convenient commercial facilities as part of their development.

The Montgomery Hills Shopping Center was not on the original 1976 *Locational Atlas*. The property was placed on the *Locational Atlas* in 1989 when the Planning Board reviewed it as part of a study of 20th century resources. At that time, the HPC and staff recommended against designation. As part of this Master Plan update, the HPC evaluated the property again and voted in favor of designation, stating that the resource meets criteria 1a, 1d, 2a, and 2e, with an environmental setting that includes all of lot P1A, Lot 2A, Lots 3, 4, 5, 6, and 7.

This Plan recommends against designation, however, because the buildings have lost much of their architectural integrity due to substantial exterior alterations. The site should be removed from the *Locational Atlas*.