



June 13, 2003

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief
Countywide Planning Division

FROM: Gwen Wright, Historic Preservation Supervisor
Countywide Planning Division *Gwen Wright*

SUBJECT: Planning Board Briefing on the Silver Spring Central Business District
Historic Resources Survey and Public Hearing on adding Silver Spring CBD
properties to the Locational Atlas and Index of Historic Sites

BACKGROUND

In 2002, the Historic Preservation Section of the Montgomery County Department of Park and Planning contracted with a consulting firm to undertake a survey of the Silver Spring Central Business District (CBD) to ascertain which properties in the CBD – above and beyond those already designated on the *Master Plan for Historic Preservation* – may have historic or architectural significance. This project was done with a grant from the Silver Spring Regional Center and was part of mitigation required by the HPC and the Maryland Historic Trust for demolition of the Silver Spring Armory in 1998. This study was completed in December of 2002. Two public meetings were held during the course of the study – one in April and one in November of 2002 – and they were well attended by interested citizens and property owners. The Silver Spring Chamber of Commerce and the Silver Spring Regional Advisory Committee were also briefed on the project.

As a result of the study, a number of individual properties and three historic districts (one thematic) were identified by the consultant as being of potential historic and/or architectural significance. The final report prepared by the consultant describes these resources in detail and is a part of the Board's packet.

We are now moving forward to brief the Montgomery County Planning Board on the study. In addition, the Planning Board will be asked at the subsequent worksession, to decide if they want to add any of the properties identified to the *Locational Atlas and Index of Historic Sites*. We are initiating this review at this time so that the public will know about the results of

the study and so that property owners will know whether or not their property will be subject to any of the protections of the Historic Preservation Ordinance.

Adding a property to the *Locational Atlas* means that the property will be protected under one specific provision of the Historic Preservation Ordinance – the Moratorium on Demolition and Alteration of *Atlas* properties (Chapter 24A-10 of the Montgomery County Code). Buildings on the *Locational Atlas* are not subject to the other provisions of the Historic Preservation Ordinance, but will eventually be evaluated for placement on the *Master Plan for Historic Preservation*. If eventually placed on the *Master Plan*, the buildings would then be protected under all the provisions of the Ordinance.

The Planning Board's public hearing on this matter is June 19th and the Planning Board worksession is scheduled for July 31st. At the worksession, the Planning Board will be asked to make a decision about which properties will be added to the *Locational Atlas*.

HISTORIC PRESERVATION STAFF RECOMMENDATION

As is the standard practice in these cases, historic preservation staff will present the same recommendation to the Planning Board that was presented to the HPC. The full staff presentation of their recommendations will be made at the Planning Board worksession on July 31st, so that staff can effectively respond to any public testimony gathered at the June 19th hearing. The staff packet for the HPC's June 11th worksession is attached. Below is a summary of historic preservation staff's recommendations:

Add the following properties to the *Locational Atlas and Index of Historic Sites*:

The National Association of Dyers and Cleaners Institute
7900-7912 Georgia Avenue (North Washington Shopping Center)
Silver Spring National Bank
Silver Spring Volunteer Fire Department (Old Silver Spring Armory)
U.S. Industries Building
Falkland Apartments
St. Charles Garden Apartments

Retain the following properties on the *Locational Atlas and Index of Historic Sites*:

The Silver Spring Historic District (see attached map) which includes the Fenton Building, the Hecht's Building, the J.C. Penney Building, and the 8600 block of Colesville Road, as well as *Master Plan Sites*: the Silver Theatre and Shopping Center Complex and the Montgomery Arms Apartments
Spring Garden Apartments
Canada Dry Bottling Plant

Do not add the following properties to the *Locational Atlas and Index of Historic Sites*:

The Silver Spring Tire Corp.

A&A Auto Sales
C&P Telephone Building
13th Street Commercial Historic District
Selim Road Industrial Historic District
Rock Creek Springs
Fenwick Gardens
Blair Park Gardens

HPC RECOMMENDATIONS

The HPC held a public hearing on this matter on May 28th and a worksession on June 11th. The HPC has formulated an advisory recommendation to the Planning Board, and – by a vote of 5 to 3 – directed staff to forward the following recommendation:

The HPC supports the properties noted by staff for inclusion on the *Locational Atlas* and also recommends two others: the Silver Spring Tire Corp. and A&A Auto Sales. The history of these properties relates to automobile-oriented industry in Silver Spring and the HPC feels that they should be protected while this historic theme/context can be more fully explored. In addition, the HPC would like to work with the owners of the U.S. Industries Building to explore how the history of this building could be interpreted at the time of development. The HPC also strongly endorses the staff recommendation to continue the current status of all buildings presently on the *Locational Atlas*.

OTHER RECOMMENDATIONS

Historic preservation staff will provide a detailed response to testimony for the Board's July 31st worksession. However, it is important to note the comments of several governmental organizations:

The Community Based Planning Division has submitted a memo, which is attached, expressing concern about the effect of adding the St. Charles Garden Apartments and the portion of the Falklands north of East-West Highway to the *Locational Atlas*. The CBP staff feels it is extremely important to do nothing that would discourage residential redevelopment – particularly affordable housing – in Transit Station Areas.

The Department of Housing and Community Affairs has submitted a memo, which is attached, supporting three individual properties for addition to the *Atlas*: the National Association of Dyers and Cleaners Institute, the North Washington Shopping Center, and the Silver Spring Volunteer Fire Department.

The Silver Spring Advisory Committee met on this matter on June 9th and they will be submitting a memo to the Board. They voted to support the historic preservation staff's recommendations, minus the U.S. Industries Building.

June 4, 2003

MEMORANDUM

TO: Historic Preservation Commission

FROM: Gwen Wright, Historic Preservation Supervisor
Montgomery County Department of Park and Planning

SUBJECT: Worksession on Silver Spring CBD Historic Resources

STAFF RECOMMENDATION

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Spring Garden Apartments

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BACKGROUND

In 2002, the Historic Preservation Section of the Montgomery County Department of Park and Planning contracted with a consulting firm to undertake a survey of the Silver Spring Central Business District (CBD) to ascertain which properties in the CBD – above and beyond those already designated on the *Master Plan for Historic Preservation* – may have historic or architectural significance. This project was done with a grant from the Silver Spring Regional Center and was part of mitigation required by the HPC and the Maryland Historic Trust for demolition of the Silver Spring Armory in 1998. This study was completed in December of 2002. Two public meetings were held during the course of the study – one in April and one in November of 2002 – and they were well attended by interested citizens and property owners. The Silver Spring Chamber of Commerce and the Silver Spring Regional Advisory Committee were also briefed on the project.

As a result of the study, a number of individual properties and three historic districts (one thematic) were identified by the consultant as being of potential historic and/or architectural significance. The final report prepared by the consultant – which was previously distributed to the HPC – describes these resources in detail.

We are now moving forward to brief the Historic Preservation Commission (HPC) and the Montgomery County Planning Board on the study. In addition, the Planning Board will be asked to decide if they want to add any of the properties identified to the *Locational Atlas and Index of Historic Sites*. The HPC is being asked to make an advisory recommendation to the Planning Board on this matter. We are initiating this review at this time so that the public will know about the results of the study and so that property owners will know whether or not their property will be subject to any of the protections of the Historic Preservation Ordinance.

As the HPC knows, adding a property to the *Locational Atlas* means that the property will be protected under one specific provision of the Historic Preservation Ordinance – the Moratorium on Demolition and Alteration of *Atlas* properties (Chapter 24A-10 of the Montgomery County Code). Buildings on the *Locational Atlas* are not subject to the other provisions of the Historic Preservation Ordinance, but will eventually be evaluated for placement on the *Master Plan for Historic Preservation*. If eventually placed on the *Master Plan*, the buildings would then be protected under all the provisions of the Ordinance.

A series of public hearings and worksessions will be held to brief the HPC and the Planning Board on these matters and to allow the Planning Board to make a decision about which properties will be added to the *Locational Atlas*. The HPC will hold its worksession on this matter on Wednesday, June 11, 2003. Any correspondence received to date is attached to this packet.

The Planning Board briefing and public hearing on this matter will be on June 19th and the Board's worksession will be on July 31st.

DISCUSSION

Over the past 20 years, the historic resources in Silver Spring have been studied and discussed more than any others in Montgomery County. After countless hours of research, debates, and public hearings there seems to be consensus – even among opponents of historic preservation – that Silver Spring was a significant and pivotal part of Montgomery County's 19th and 20th century history and that it is appropriate to recognize and preserve the parts of the built environment that best represent that history.

Underlying all analyses of historic resources throughout Montgomery County is the goal of preserving the best, the most intact, the most representative sites that will help to inform future generations of our collective past. In looking at the Silver Spring CBD, staff has attempted to balance strong community interests in both preservation and economic development – as evidenced by the attached public hearing testimony and correspondence received – as well as judging properties according to accepted professional preservation principles. Our staff recommendations accept some of the consultant's recommendations and reject others.

Previous Designations

In 1984, the Planning Board placed a Silver Spring Historic District on the *Locational Atlas and Index of Historic Sites* (see attached letter and map) and added several individual properties to the *Locational Atlas*.

In 1986, several individual properties were designated on the *Master Plan for Historic Preservation*, including the Silver Spring/Acorn Urban Park, the Jesup Blair House and Local Park, the Silver Spring Post Office, the Cupola Building at The Falklands, and the Silver Spring Armory (now demolished). Other properties, which had been placed on the *Atlas* in 1984, were removed.

In 1989, the Planning Board added a group of 20th century resources to the *Locational Atlas*. The Spring Garden Apartments were added to the *Atlas* at that time.

Subsequently, two individual properties within the *Atlas* Silver Spring Historic District were also designated on the *Master Plan for Historic Preservation* (the Montgomery Arms Apartments in 1991 and the Silver Theatre and Shopping Center Complex in 1994.)

The Tastee Diner, which was moved from its location on Georgia Avenue to Cameron Street and Ramsey Avenue, was added to the *Master Plan* in 1994.

The Silver Spring Train Station Complex was added to the *Master Plan* in 1998.

And, in 2001, the Planning Board added the two-story section of the Canada Dry Bottling Plant to the *Locational Atlas*.

Staff strongly recommends that no properties currently on the *Locational Atlas* be removed from the *Atlas*. Previous Board actions placed these buildings on the *Atlas* and they should eventually be evaluated for *Master Plan* designation.

Context

Now, we are taking a fresh look at the Silver Spring CBD to see if there are additional properties of historic and architectural importance. In looking at which buildings may be significant in understanding and interpreting Silver Spring's past, it is essential to look at the historic and architectural context of the community. The context on pages 10-15 of the December 2002 Historic Sites Survey Report, prepared by Potomac Hudson Engineering, is attached and identifies several periods of significance:

Agricultural-Industrial Transition (1790-1870)
Railroad Era Suburbanization (1870-1890)
Streetcar Era Suburbanization (1890-1920)
Early Commercial Development (1910-1930)
Commercial Rebirth (1930-1941)
Post World War II Commercial Boom (1945-1955)

The themes most emphasized and most significant to Silver Spring's history are the commercial development of the community and the suburban residential development.

Properties to be added the *Locational Atlas and Index of Historic Sites*

A number of the resources identified by the consultant are very important structures related to these themes identified in the context and staff feels that they merit placement on the *Locational Atlas*. Specifically, staff would recommend:

The National Association of Dyers and Cleaners Institute

The National Association of Dyers and Cleaners Institute buildings at the corner of Georgia Avenue and Burlington Avenue were constructed in 1927 to promote research, training, and the business interests of the dying and dry cleaning profession. Designed by renowned architect, Arthur B. Heaton beginning in 1926, the buildings served for about 50 years as a national headquarters for similar state organizations to promote education, research, and political interests of the laundry and dry cleaning industries. The institute contained offices, classrooms, laboratories, and model cleaning and dying facilities that were used as a local commercial enterprise. This complex of buildings is a remarkably intact example of the work of a nationally significant American architect, and exhibits the conglomeration of styles often used in industrial buildings in the 1920s and 1930s.

7900-7912 Georgia Avenue (North Washington Shopping Center)

This building, constructed in 1930, exhibits classic Art-Deco features and is an excellent representative of its type. It was the first lot to be developed in the intersecting area of Georgia Avenue and Eastern Avenue. In 1936, Silver Spring Commercial Properties Inc. sold this and other lots to the Montgomery Land Company. The Silver Spring Commercial Properties Inc. was

owned by E. Brooke Lee, T. Howard Duckett, and Henry F. Taff; all prominent Silver Spring businessmen.

Silver Spring National Bank

The Silver Spring National Bank is an excellent representative of early-twentieth century classical revival architecture often used in public buildings. These buildings typically used classical motifs in a distilled fashion, often being called "distilled classicism". This building possesses a relatively high degree of integrity of materials, design, and workmanship.

The Silver Spring National Bank first opened on November 1, 1910 in a building at the corner of Brookville Pike (Georgia Avenue) and Blair Road (Sligo Avenue), near the B & O Railroad crossing. It was not long before the bank's location near the B & O Railroad became untenable due to noise and the proximity of the newly constructed underpass. A new building was planned at 8252 Georgia Avenue. On September 1, 1925, the bank moved to its new location. The building represents Silver Spring's growth in the period between the two World Wars.

Silver Spring Volunteer Fire Department (Old Silver Spring Armory)

The Silver Spring Volunteer Fire Department was originally constructed as the Silver Spring Armory. The building is significant for its association with Captain Frank Hewitt, Sr., and Colonel E. Brooke Lee, two founding fathers and leading business and political figures in Silver Spring. Although the building was altered significantly in 1927 upon its conversion from an armory to fire station, the alterations exemplify the rapid growth and changes in Silver Spring at the height of transformation from rural village to booming suburban community. The Silver Spring Volunteer Fire Department building is a front-gabled, Colonial Revival Style structure three bays wide and nine bays deep with the rear bay being a two-story flat roofed section. The building possesses a good degree of integrity of design, materials, and workmanship, having been altered during its history when use changed from an armory to a fire station.

Another building which staff feels has historic significance and which should be placed on the *Locational Atlas* for further investigation is the U.S. Industries Building. This brick building, although not remarkable for its architecture, possesses a high degree of integrity and is very important for its association with the historical development of the first computerized robot. Information from the Survey Report states:

U.S. Industries Inc. moved into the building at 949 Bonifant Avenue following a brief stay in a building at 8411 Second Avenue in Silver Spring. The building on Second Avenue, now the site of a parking lot, proved too small for the rapidly expanding work taking place on the breakthrough technological advances that would later that year result in the world's first practical robot, the TRANSFEROBOT. U.S. Industries, originally known as the Pressed Steel Car Company, changed its name in 1948 when its new president John I. Snyder was attempting to break into the new semiconductor industry. This new division, later to become known as USI Robodyne, was under the management of S.S. Podnos with Sidney Weiser as the director of engineering. Weiser developed the conceptual design for the system with his team of engineers. By 1959, the TRANSFEROBOT was operating and assembling parts at high speed. The success of this robot was in large part due to the fact that it could be reprogrammed to perform new operations, making it very versatile. This was unique in robot technology at the time. The Smithsonian Museum of American History has documented this revolutionary new invention in videos and films. It was covered under four U.S. Patents:

- Direction Sensitive Binary Coding Selector, U.S. Patent No. 2,989,680, Granted June 20, 1961;
- Compliant Support for Material Handling Apparatus, U.S. Patent No. 3,095,982, Granted July 2, 1961;
- Potentiometer Position Control Apparatus, U.S. Patent No. 3,101,628, Granted August 27, 1963;
- Automatic Handling and Assembly Servo System, U.S. Patent No. 3,007,097, Granted October 31, 1961.

The perfection of the TRANSFEROBOT was cutting edge science at the time of its invention, and it has changed the world of manufacturing, medicine, defense, transportation, and countless other fields. There were a number of key players in the race to design useful robots, beginning with the formation of the world's first robot company by George Devol and Joseph Engelberger in 1956. At the same time, the Servomechanisms Lab at MIT was working on computer assisted manufacturing, having its first successful demonstration in 1959. U.S. Industries was the leader of the field at this time, having demonstrated a successful working robot in 1958. By 1959 USI had already contracted with General Electric, General Motors, and Centralab companies for practical applications of the technology. In 1961 the first industrial robot was online in a General Motors automobile factory in New Jersey. Thus, USI was the first company to design and build and market a practical computer driven robot for manufacturing. The technology was extremely innovative, cutting edge, and has changed industry worldwide.

Staff acknowledges that it is difficult to preserve a building which is primarily important for the activities which occurred inside the building and not for its architectural forms. Our county ordinance is oriented to preserving tangible "bricks and mortar". Preserving "history" is much more difficult than preserving an architecturally significant building; however, the potential significance of the historical events that took place in this modest building seem to merit at least an investigation of how to best interpret this history. The building should be placed on the *Locational Atlas* so that a full exploration of how this history can be interpreted can be discussed and worked out in conjunction with any development proposals put forth for the property.

Finally, staff feels that two of the garden apartments identified by the consultant as part of a Silver Spring Garden Apartments Thematic District merit addition to the *Locational Atlas* and further study.

This is also an opportunity to clarify what a thematic historic district actually is. The National Park Service has guidelines for evaluating what used to be called thematic historic districts and are now called multiple property nominations. A copy of these guidelines is attached. Here is some pertinent information from those guidelines:

The National Register of Historic Places Multiple Property Documentation Form (NPS 10-900-b) nominates groups of related significant properties. On it, the themes, trends, and patterns of history shared by the properties are organized into historic contexts and the property types that represent those historic contexts are defined.

The Multiple Property Documentation Form is a cover document and not a nomination in its own right, but serves as a basis for evaluating the National Register eligibility of related properties. It may be used to nominate and register thematically-related historic properties simultaneously or to

establish the registration requirements for properties that may be nominated in the future. The nomination of each building, site, district, structure, or object within a thematic group is made on the National Register Registration Form (NPS 10-900). The name of the thematic group, denoting the historical framework of nominated properties, is the multiple property listing. When nominated and listed in the National Register of Historic Places, the Multiple Property Documentation Form, together with individual Registration Forms, constitute a multiple property submission.

The Multiple Property Documentation Form streamlines the method of organizing information collected in surveys and research for registration and preservation planning purposes. The form facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical associations. Information common to the group of properties is presented in the Multiple Property Documentation Form, while information specific to each individual building, site, district, structure, or object is placed on an individual Registration Form. As a management tool, the thematic approach can furnish essential information for historic preservation planning because it evaluates properties on a comparative basis within a given geographical area and because it can be used to establish preservation priorities based on historical significance.

In essence, a historical theme is explored and developed. Properties that relate to that theme are identified and resources most representative of the theme may be considered for individual historic designation. There is no "district" in the sense of a contiguous group of structures with a clearly defined boundary. There are instead, individually significant designated sites that have a common historical theme.

The consultant did a good job of developing the historic theme of garden apartments in Silver Spring. In attempting to distill from that context what made Silver Spring's garden apartments special and unique, staff feels that the most important aspect was the urban planning of certain complexes which created courtyards and incorporated natural elements of the landscape – referred to in the consultant report as "Garden City ideals." Indeed, the consultant did not include every garden apartment complex in Silver Spring within the thematic discussion for just this reason.

Staff feels that the best examples of garden apartments which exemplify these urban planning advances should be added to the *Locational Atlas*. One, the Montgomery Arms, has already been placed on the Master Plan for Historic Preservation. The Spring Garden Apartments were added to the *Locational Atlas* in 1989.

The two additional complexes that should be added to the *Locational Atlas* are:

1. Falkland Apartments

Although the Cupola Building at the Falkland Apartments is already on the *Master Plan*, staff feels that the entire complex is very significant as a prototype for later Montgomery County garden apartments, and is important as the first such multiple dwelling in Silver Spring. It is also significant as an example of the trends toward large scale community and landscape planning, and efficiency encouraged by the Federal government during the Great Depression. Architect Louis Justement, a Washington D.C. area architect who was active in the Washington D.C. chapter of the AIA, designed the apartments. The complex is highly representative of the unique

combination of architecture, landscape architecture, community planning, and conservation, all important themes in the 1930s. It is the first example of a garden apartment complex in Montgomery County, and one of the earliest of its type in the United States. It qualified for one of the first ten large-scale housing projects Federal Housing Administration backed mortgages, and the first FHA backed mortgage in Maryland. Although there is redevelopment potential for the portion of the complex which is north of East-West Highway, staff feels that the whole complex should be put on the *Locational Atlas* so that decisions about preservation can be made in the context of a specific development proposal.

2. St. Charles Garden Apartments

The St. Charles garden apartments were built on a large lot near the corner of Cameron Street and Spring Street around 1942, despite the fact that the tax records show a construction date of 1955. They are executed in the Colonial Revival Style with the buildings arranged in a modified “U” surrounding a formal symmetrical courtyard. Buildings are constructed of brick, laid in common bond with six stretchers per header row. All buildings are two stories high with walkout basements. The courtyard is entered from Cameron Avenue, and is closed to public view on all sides but for the corridor leading to Cameron Avenue. It has a very formal appearance, consisting of walkways leading to entrances that connect at circular walks in a garden setting. Like the Montgomery Arms and Spring Gardens complexes, the St. Charles has a very deliberate and well-planned courtyard space, although the buildings are Colonial Revival in style.

The garden apartments that should not be added to the *Locational Atlas* are:

Rock Creek Springs
Fenwick Gardens
Blair Park Gardens

All of these complexes are good examples of garden apartments, but do not as fully display the “Garden City ideals” – that is, the innovative urban planning principles described above – as the other complexes recommended for addition to the *Atlas*.

Art Deco District

While looking at thematic districts, as described above, staff would note that the consultant did not recommend an Art Deco Thematic District. This potential for an Art Deco District has been discussed for many years and was mentioned by staff as a possible outcome of the inventory project. Staff knows that the consultant was aware of the interest in such a thematic district as expressed by a number of community groups; however, in discussions with the consultant, it was staff’s understanding that he did not feel this was a major historic theme in Silver Spring’s development.

This is not to say that there are not many important Art Deco and Art Moderne buildings in Silver Spring - almost all of which are discussed in this staff report as already being on the *Master Plan* or the *Locational Atlas*, or as being recommended for addition to the *Locational Atlas*. However, almost an equal number of the significant buildings are Colonial Revival in style and some - like the National Dyers and Cleaners Institute - are even other styles.

Remembering – as noted above – that a thematic district is really just of way of organizing information collected in surveys, staff does not have a problem with noting that an architectural theme running through the research done by the consultant is the existence of Art Deco and Art Moderne architecture. Indeed, staff supports the general notion of using the theme of Art Deco and Art Moderne architecture to interpret some of Silver Spring's historic buildings.

However, staff sees no potential for a contiguous Art Deco Historic District and feels that the community's important Art Deco architecture can be, and is being, protected as individually-designated historic sites.

Properties not recommended to be added the *Locational Atlas and Index of Historic Sites*

Staff would like to emphasize that the purpose of the Silver Spring CBD Inventory project was to provide information that would help achieve a greater understanding of Silver Spring's history and aide in decision-making about which buildings may merit protection. There was never any explicit or implied promise that all buildings identified by a consultant would be automatically protected by Montgomery County's Historic Preservation Ordinance.

Historic evaluation is an art, not a science. Professionals can disagree about the merits of a building. Staff respects the consultant's work on the Silver Spring CBD Inventory, but can not endorse every aspect of it. Different opinions on the significance of buildings are listed below:

1. The consultant recommended a large number of automobile related properties for addition to the *Locational Atlas*. However, the consultant did not develop a context for how or why automobile related commercial enterprise was an essential part of Silver Spring's commercial history. Indeed, staff questions whether it was a significant part of the community's history. Instead, staff believes that Silver Spring's history as a vital commercial center is best represented by the stores, bank buildings, and community institutions (like the Silver Theatre and the Fire Station) already noted above. The community's history as an industrial center is represented by major facilities such as the Canada Dry Bottling Plant and the National Association of Dyers and Cleaners Institute.

For these reasons, staff is not convinced that the Silver Spring Tire Corp. building, A&A Auto Sales, or the Selam Road Industrial Historic District merit addition to the *Locational Atlas*.

2. Additionally, staff feels that the C&P Telephone Building lacks sufficient integrity to be added to the *Locational Atlas*. The original 1949 building had only two stories and four stories were added in 1961-62. Although the addition was in somewhat of a Neo-Classical style, consistent with the original building, it completely changed the mass and overall appearance of the structure.
3. The 13th Street Commercial Historic District is a moderately good collection of simple, Moderne commercial buildings; however, they are not as architecturally significant as a similar streetscape in the 8600 block of Colesville Road (already on the *Atlas* as part of the Silver Spring Historic District.) The Colesville Road block was in the heart of Silver

Spring commercial center and is the best example of a strip of Moderne commercial buildings in the CBD.

4. Rock Creek Springs, Fenwick Gardens, and Blair Park Gardens are not recommended for the reasons already noted.

Other Potential Additions to the *Locational Atlas*

The community has expressed concern about the buildings not recommended for addition onto the *Locational Atlas* during this current process. On the one hand, the concern is justified - this is after all a fresh look at the whole CBD which will not be done again in the near future. Thus preservation advocates have listed a large number of buildings that they feel merit addition to the *Atlas*. On the other hand, it is important to note that these buildings are not being changed in legal status – they are not on the *Atlas* now and they are not being put on the *Atlas* at this time.

However, staff thinks it would be important to look at some of the properties identified by the community in closer detail. That analysis was not in our work program for the evaluation of the consultant's work covered in this staff report and property owners of the building mentioned by the community in public testimony and in correspondence were not noticed for any of the current round of meetings.

Staff would propose that there be a follow up discussion in the fall about properties mentioned by the community as potentially worthy of being added to the *Atlas*. In particular, staff would like an opportunity to look more closely at the Little Tavern building on Georgia Avenue and the Little Tavern Corporate Headquarters building behind it.