

SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN

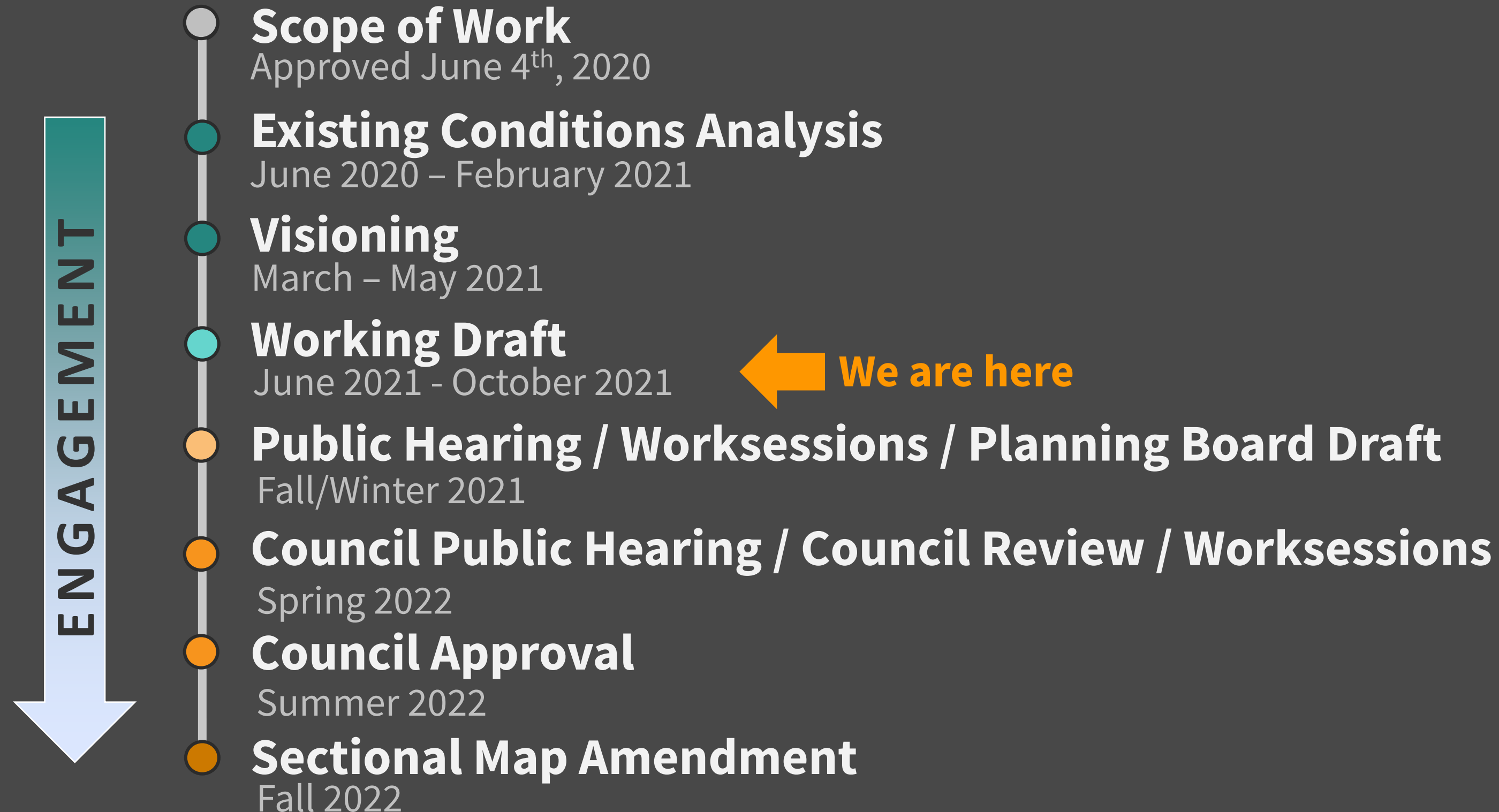


Plan Update

AGENDA

- Schedule update
- Follow-up re: Metrorail at Jesup Blair Park
- Historic Preservation Update:
 - Summary of completed existing conditions scope
 - History of Silver Spring

PLAN TIMELINE



INFILL STATIONS

An infill station is a new planned station located between two existing stations.



INFILL STATIONS

An infill station is a new planned station located between two existing stations.

Infill stations in urban areas are typically considered in locations where density has increased to the point where there is sufficient (or planned) demand for an additional station to capture riders who are not within a walkshed from adjacent stations.



INFILL STATIONS

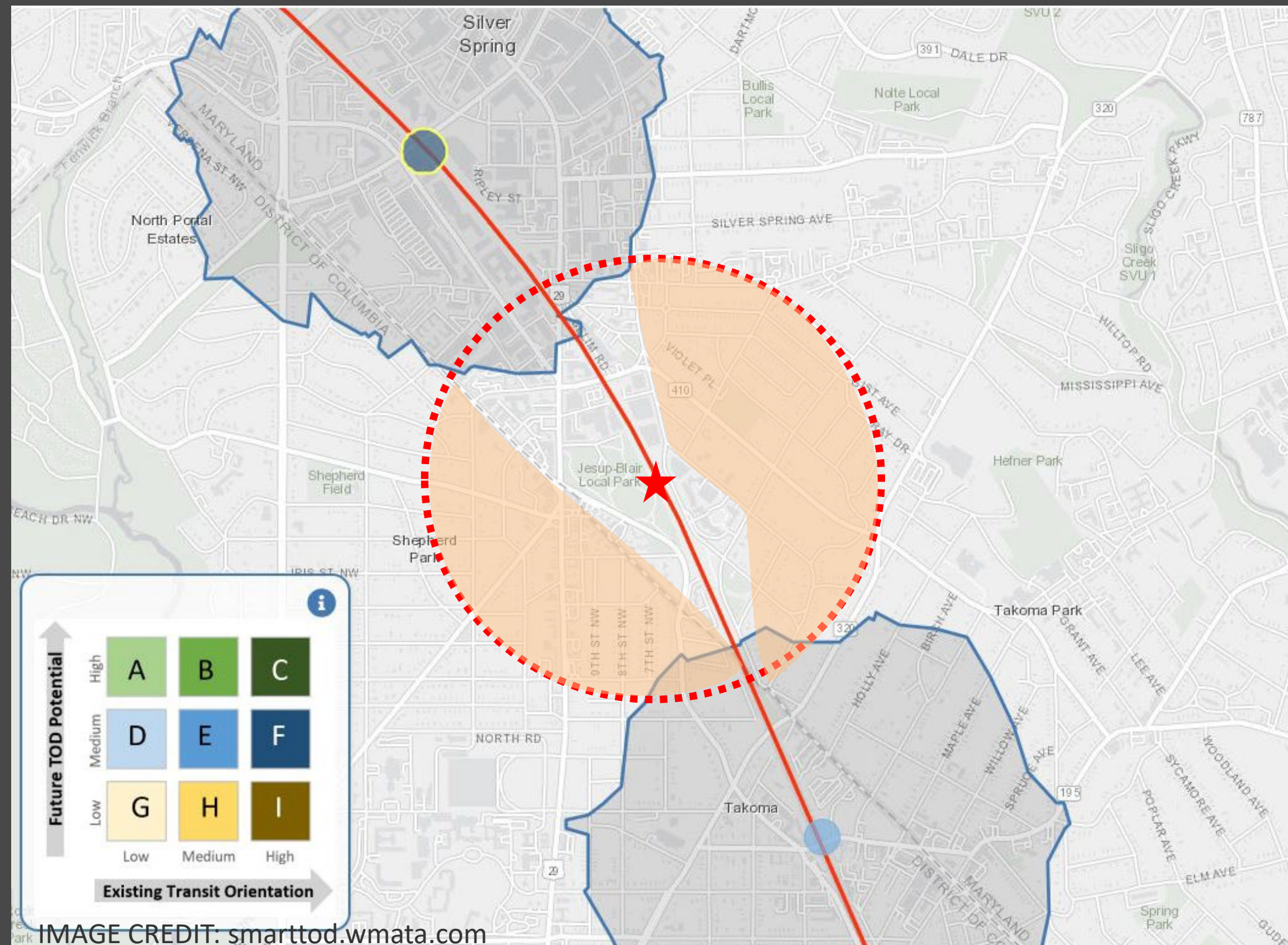
- Jurisdiction interested in infill station presents the request to WMATA
- Needs to meet best practices
- Requires Metro Board approval
- Jurisdiction finances the implementation and secures the funding
- Operations costs are shared across jurisdictions



BEST PRACTICES

- RIDERSHIP:
 - Ridership walkshed of ½ mile / ten minute walk at urban infill stations
 - Typical target ridership at a new infill station: ~ 5000 - 7000 riders
 - Typical desired minimum density around station ~ 18 DU/acre minimum
- SITE CONSIDERATIONS:
 - Ideal location is along a straight (not curved) track
 - Both length (minimum of 800') and east-west space for platforms is a consideration
 - Would need to relocate CSX tracks; impact Park space.

RIDERSHIP WALKSHEDS

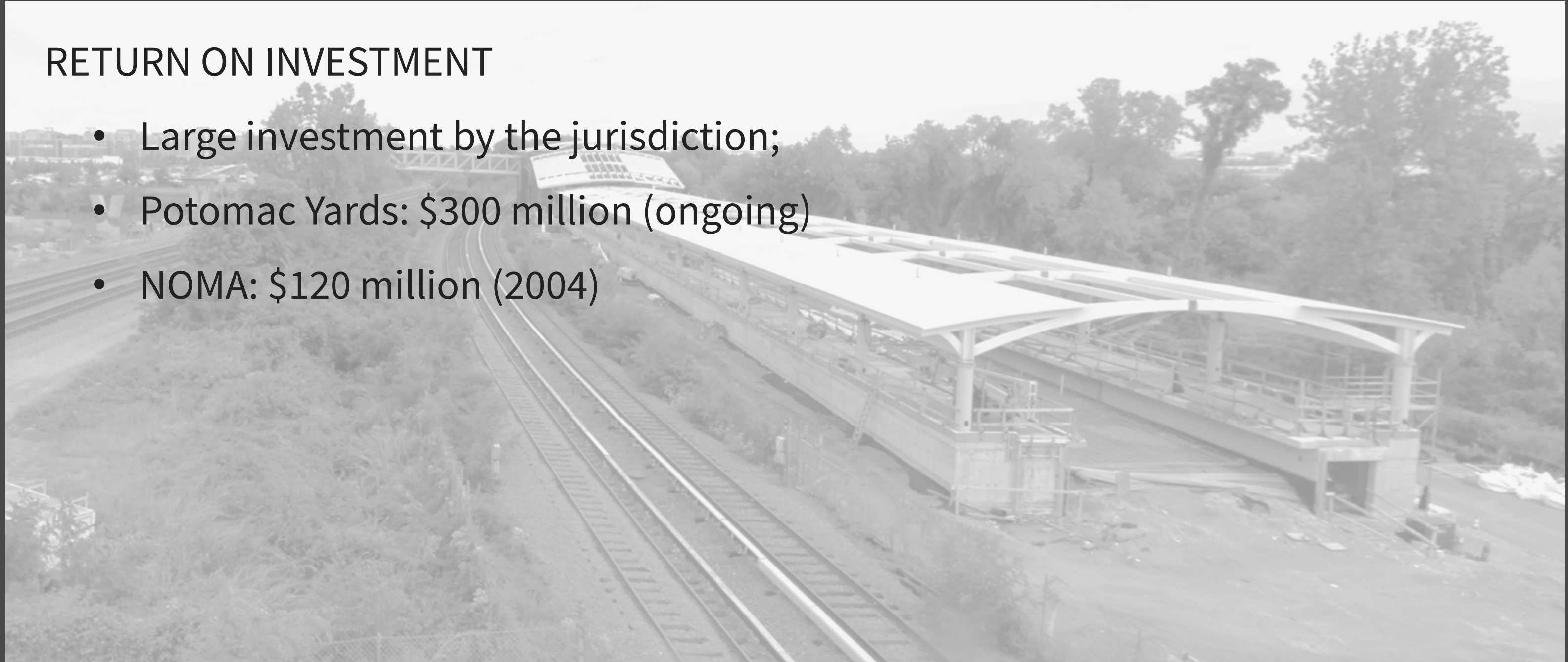


- Walkshed for proposed infill station will likely overlap with Silver Spring and Takoma stations.
- Neighborhoods surrounding potential new infill station have some multifamily buildings, and many single-family homes.

BEST PRACTICES

RETURN ON INVESTMENT

- Large investment by the jurisdiction;
- Potomac Yards: \$300 million (ongoing)
- NOMA: \$120 million (2004)



QUESTIONS AND DISCUSSION



HISTORY OF SILVER SPRING

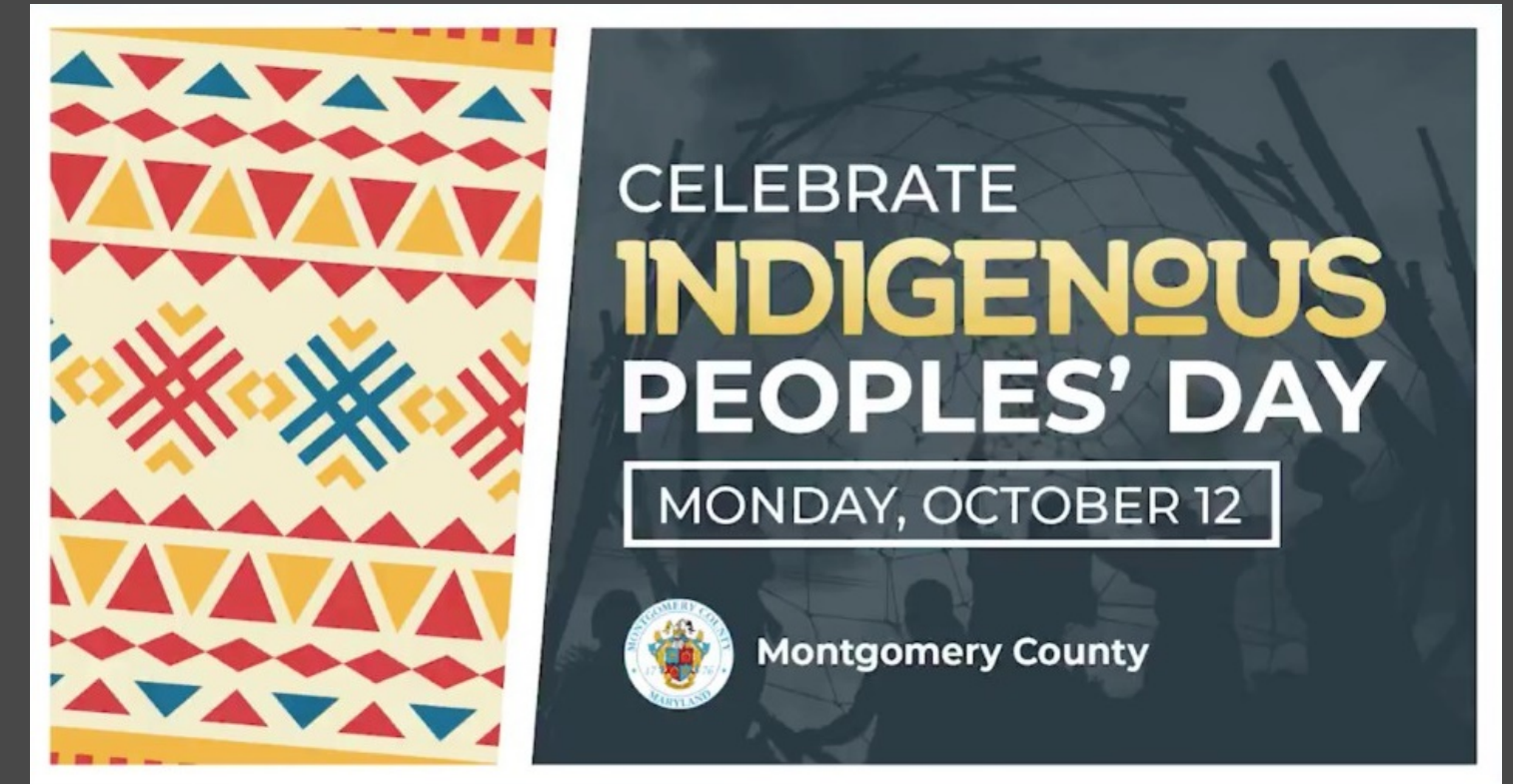
OUTLINE

- Previously presented a thumbnail historic context to the Planning Board.
- Share our analysis with a focus towards highlighting communities underrepresented in our collective narrative.
- Respond to questions raised by the Planning Board regarding individuals and late twentieth century history of the area.
- Consultants surveyed 27 individual resources and 2 Districts for context and potential National Register Eligibility.

INDIGENOUS PEOPLE OF MARYLAND

LAND ACKNOWLEDGEMENT

- Montgomery Planning recognizes the historical and continuing connection between indigenous people and their native lands.
- The Piscataway and Nacotchtank of Maryland suffered from the effects of European settlement.
- Currently three (3) formally State-recognized tribes in Maryland: the Piscataway Indian Nation, the Piscataway Conoy Tribe, and the Accohannock Indian Tribe.

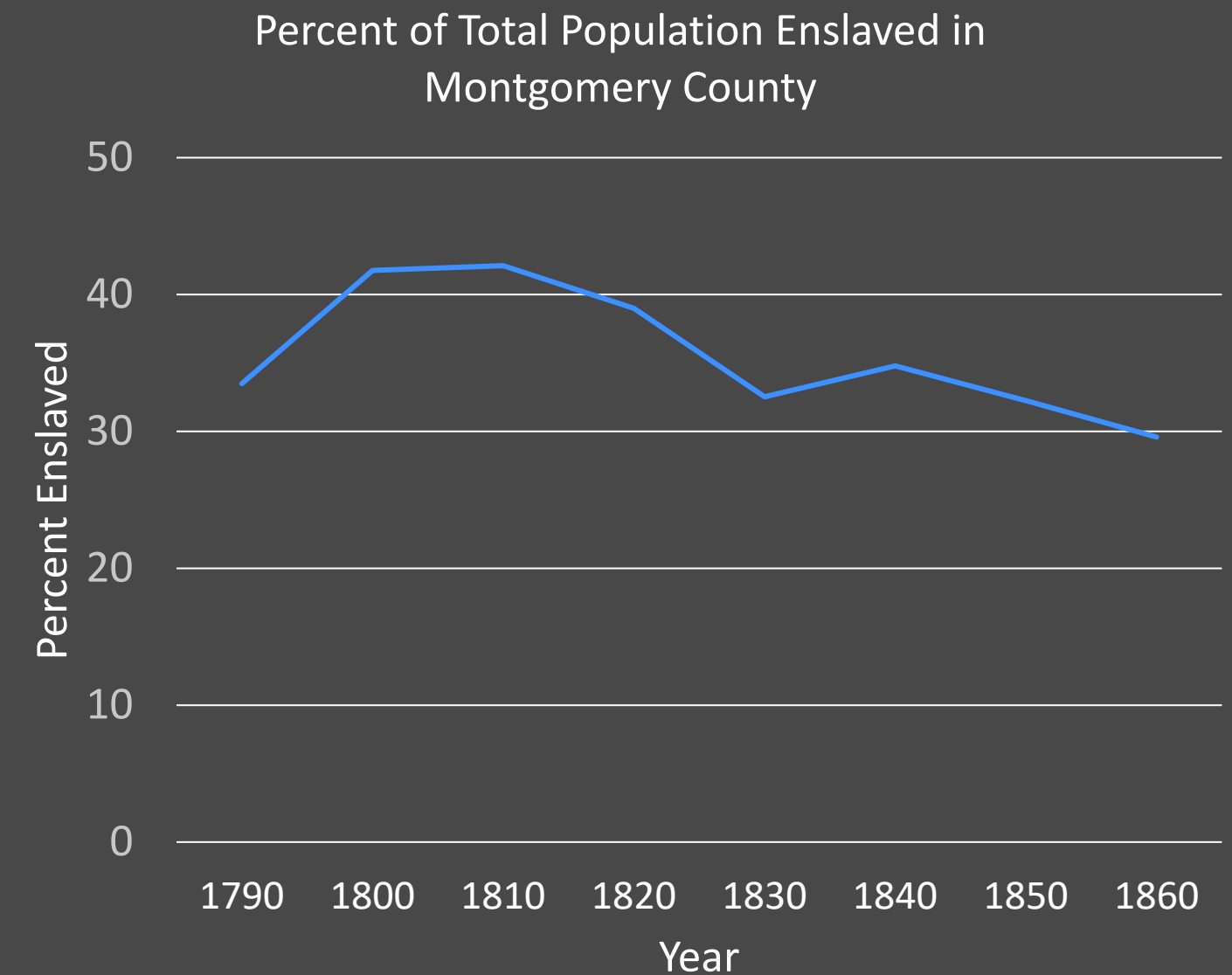


Montgomery County started to recognize Indigenous People's Day in 2020.

MONTGOMERY COUNTY AND SLAVERY

EXPLOITATION OF AFRICANS AND AFRICAN AMERICANS

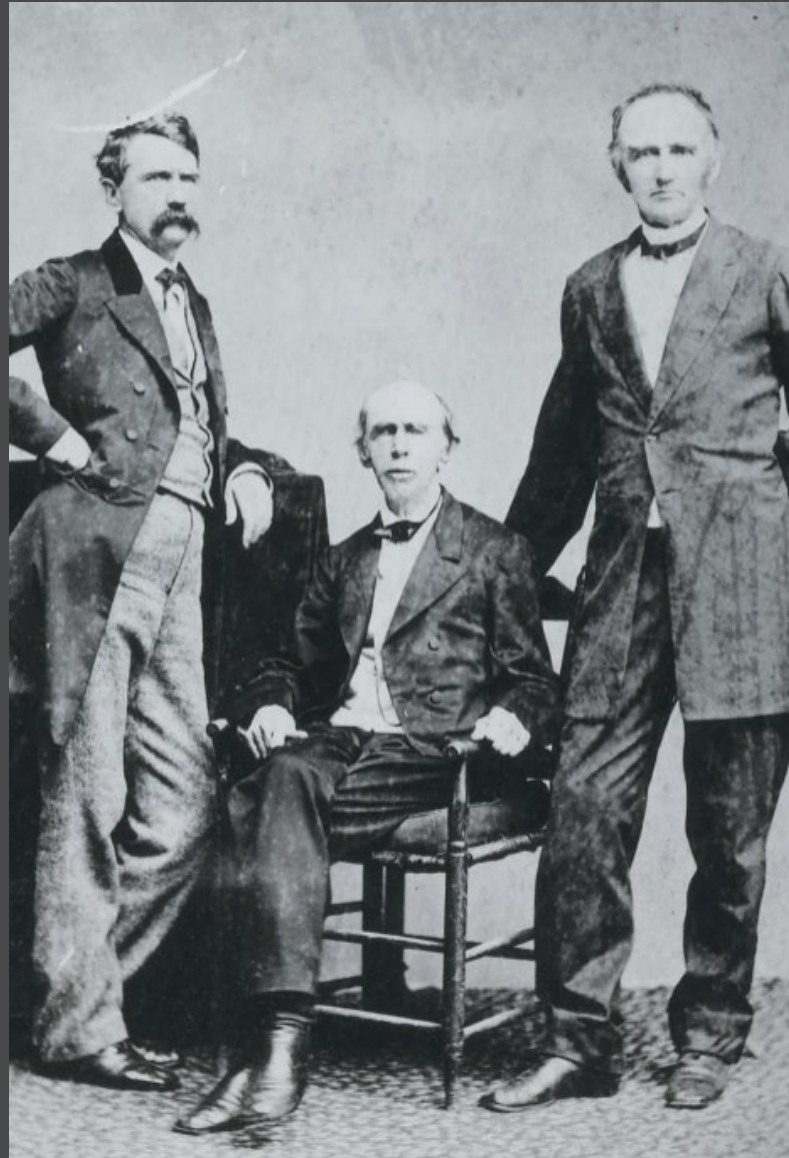
- Maryland codified the life-long enslavement of Africans and their descendants between 1664 and 1715.
- Exploitation of an enslaved labor force was common in Montgomery County until its abolition in 1864.
- The average slaveholder near Silver Spring (in District 5) held approximately 5 enslaved persons in 1850.



Percent of total population enslaved in Montgomery County.

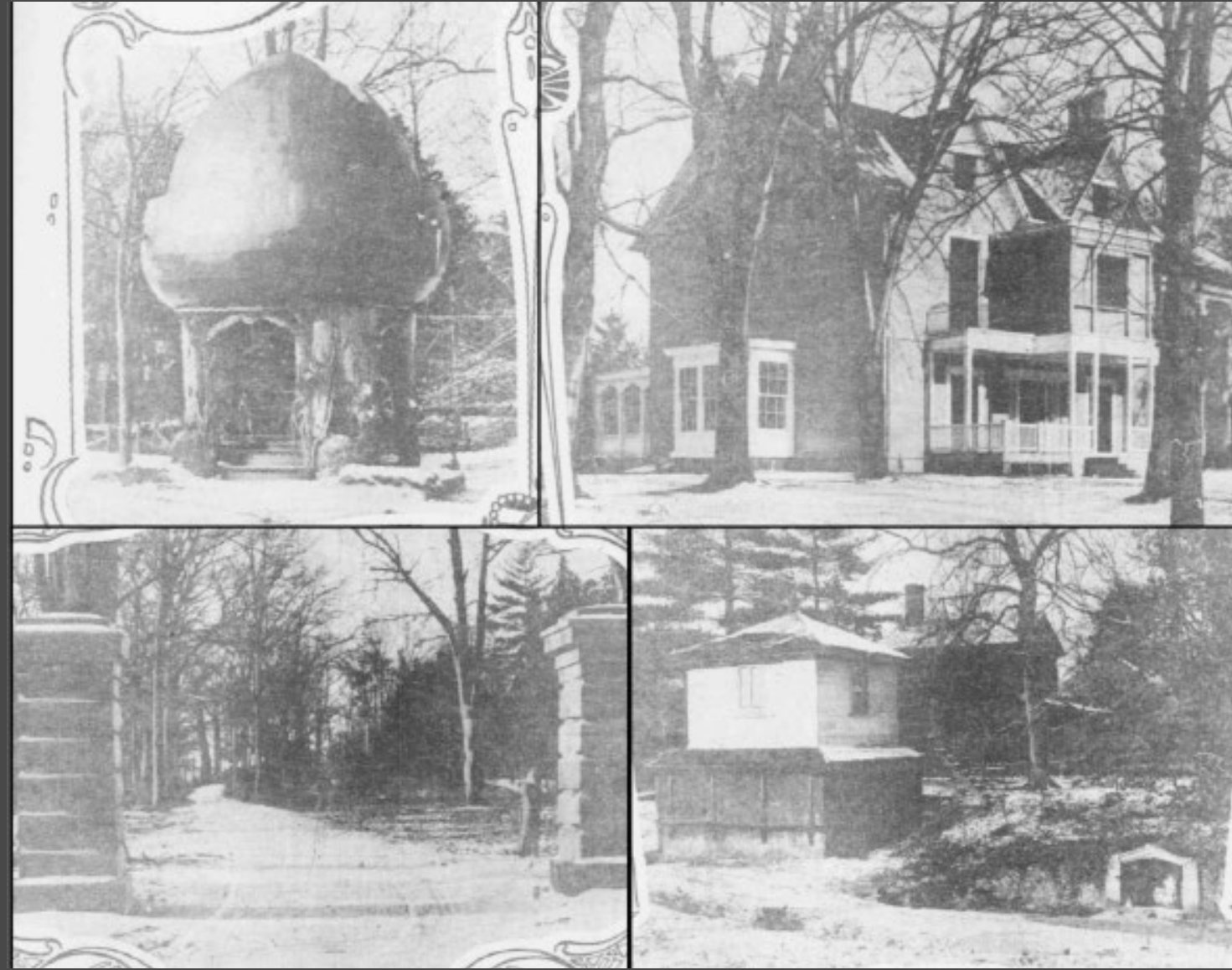
MONTGOMERY COUNTY AND SLAVERY

BLAIR FAMILY



Frank Blair (left), Francis Preston Blair (center), and Montgomery Blair (right).

Source: White House Historical Association



Francis P. Blair House, Silver Spring, Maryland, 1903.
Source: Evening Star, Library of Congress.

Eleven Known Enslaved Persons at the Blair Plantation:

- Infant (3)
- Albert (10)
- Abraham (13)
- Sarah (17)
- Emily (19)
- Vincent Lemon (19)
- Phillis [Lytton] (25)
- Mary (38)
- Nancy (38)
- Olivia (38)
- Henry Lemon (45)

Ten Known Enslaved Persons at the Wilson Plantation:

- Mary (6)
- Laura (8)
- Hanson (11)
- Sarah (12)
- Moses (15)
- Jack (26)
- Samuel (28)
- Eliza (31)
- Samuel (52)
- Airy (53)

Enslaved persons at Blair and Wilson's plantations.

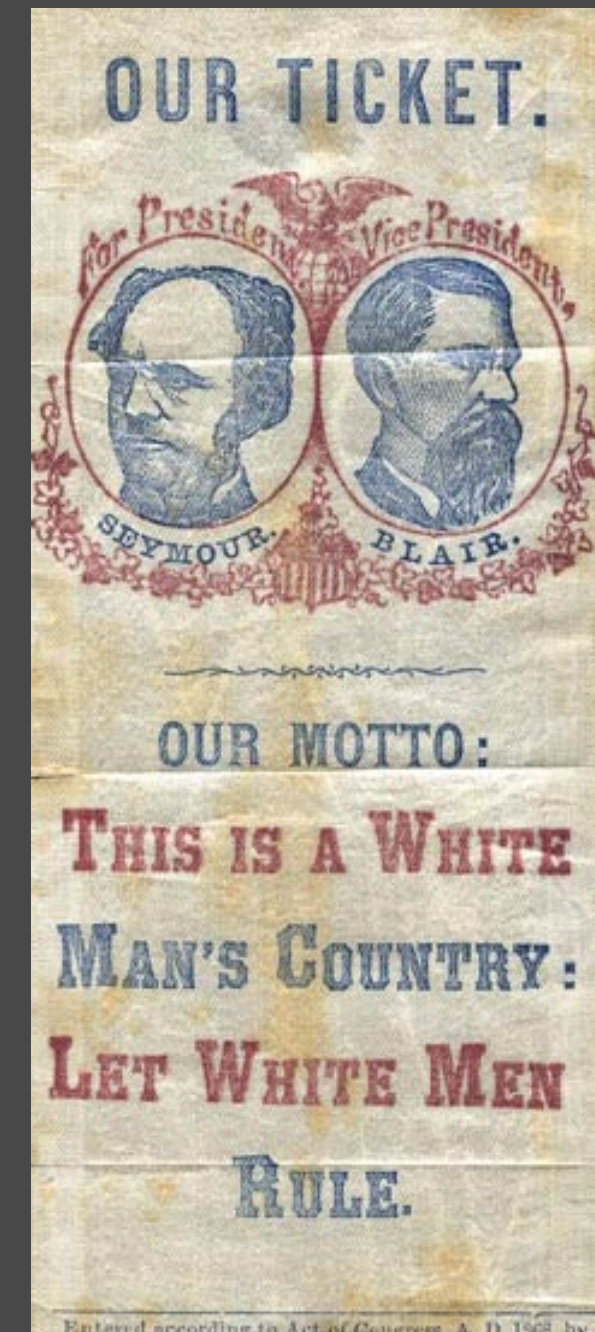


MONTGOMERY COUNTY AND SLAVERY

BLAIR FAMILY

Letter from Francis P. Blair to My Neighbors (1856):

“The liberation of the blacks, under existing circumstances, is known to be impossible - that it would be ruinous to their owners, a great evil to all others of the white race, and fatal to the Negroes, who would perish under the intelligence and energy of a superior race, as the Narragansetts, Pequods, and Mohicans, perished under it in another quarter. Humanity for the incapable race forbids the experiment, and justice to both classes of the superior one requires that they should be saved from the hazards of the struggles it would provoke ...”

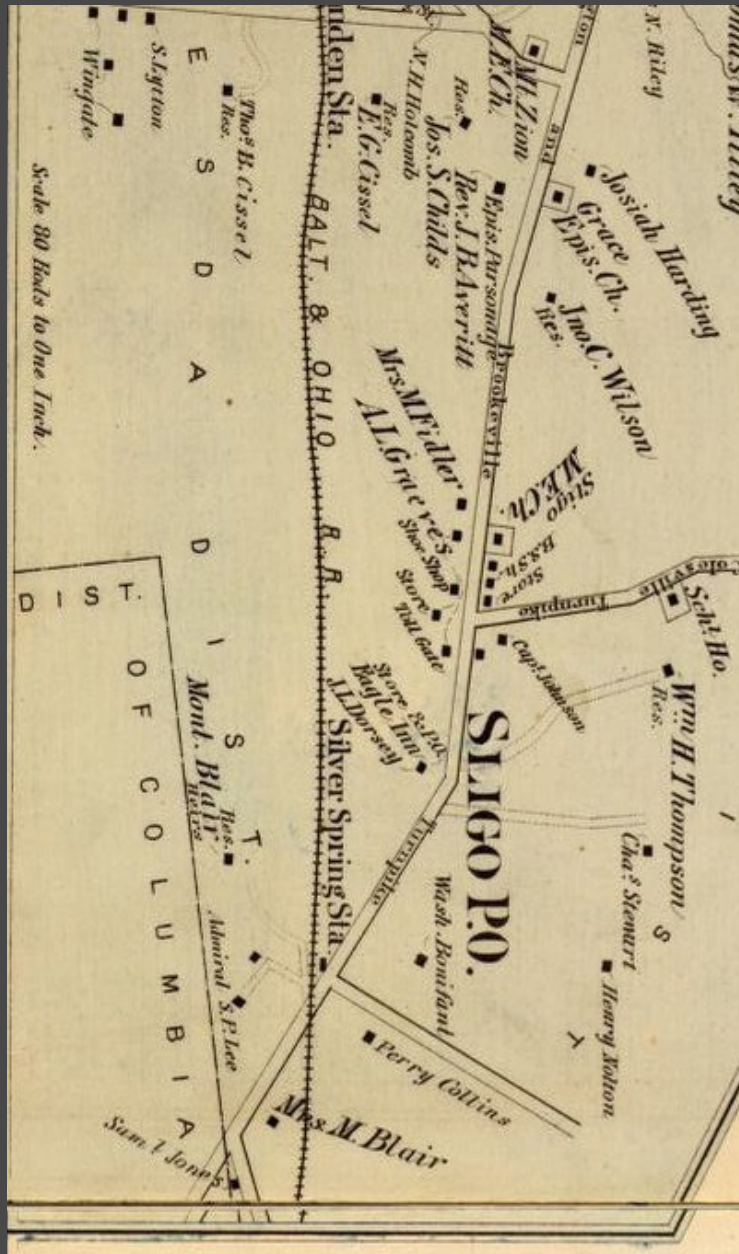


*1868 Democratic Campaign Badge.
Source: Schomburg Center for
Research in Black Culture*

EARLY – MID 20TH CENTURY DEVELOPMENT

EARLY TWENTIETH CENTURY DEVELOPMENT

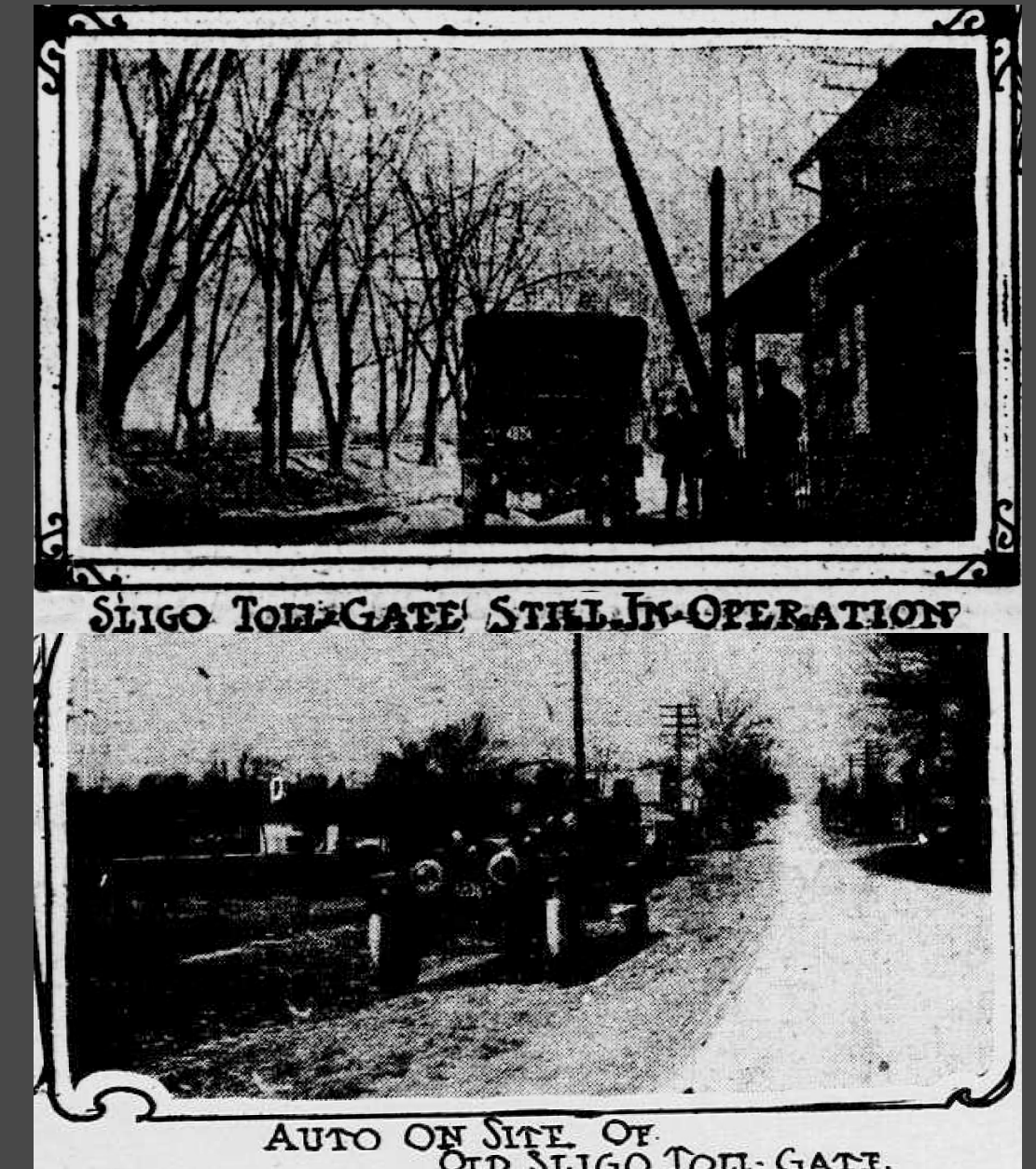
RAILROAD, STREETCAR, AND GEORGIA AVENUE



1879 Atlas of Fifteen Miles around Washington (left).
Source: Library of Congress.

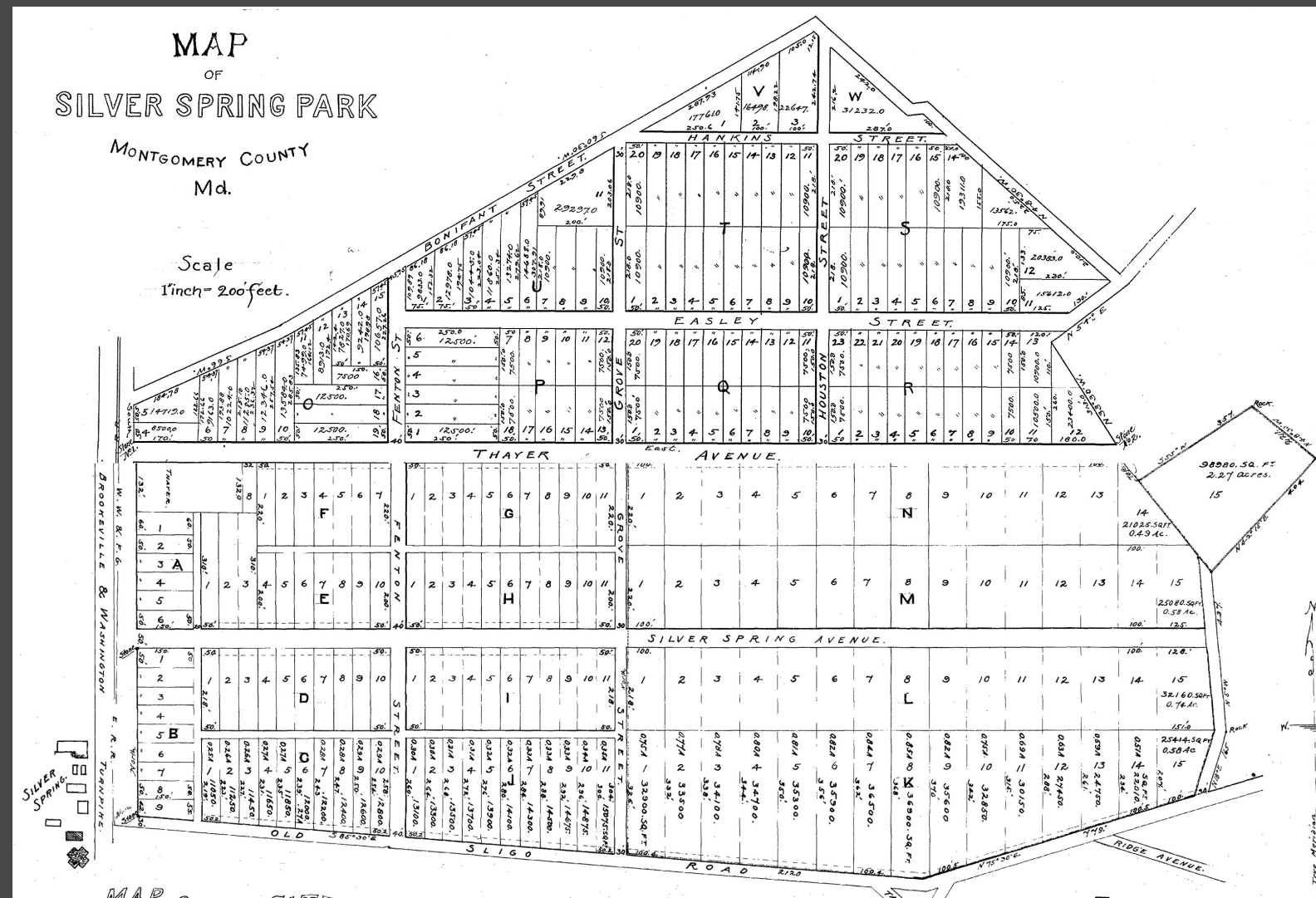


Silver Spring Train Station (top) and Washington, Woodside & Forest Glen Streetcar (bottom).
Source: B&O Museum (top) and Historical Society of Pennsylvania (bottom).



Toll house on Georgia Avenue still in operation in 1912 (top) and new macadamized road at demolished toll house in 1914 (bottom).
Source: Evening Star.

EARLY TWENTIETH CENTURY DEVELOPMENT SUBDIVISIONS



R. Holt Easley's subdivisions Silver Spring (1904) and Silver Spring Park (1905).
Source: *The Times Dispatch* and Maryland State Archives.

“And, whereas the death rate of persons of African descent is much greater than the death rate of the white race and affects injuriously the health of town or village communities, and as the permanent location of persons of African descent in such places as owners or tenants, constitute an irreparable injury to the value and usefulness of real estate, in the interest of the public health and to prevent irreparable injury to the grantor... his heirs and assigns hereby covenant ...that they [the grantee] will not sell, convey or rent the premises hereby conveyed, the whole or any part of any dwelling or structure thereon, to any person of African descent.”
--Deed 1904.

POST-WWI SUBURBAN DEVELOPMENT

REAL ESTATE DEVELOPMENT



E. Brooke Lee.
Source: Maryland State Archives.



Frank L. Hewitt.
Source: Silver Spring Historical Society.

- New suburban growth.
- E. Brooke Lee, P. Blair Lee, Frank Lee Hewitt and others opened new racially restricted subdivisions in Silver Spring.
- De jure and de facto segregation prohibited opportunities for African Americans.

POST-WWI SUBURBAN DEVELOPMENT

REAL ESTATE AND COMMERCIAL DEVELOPMENT



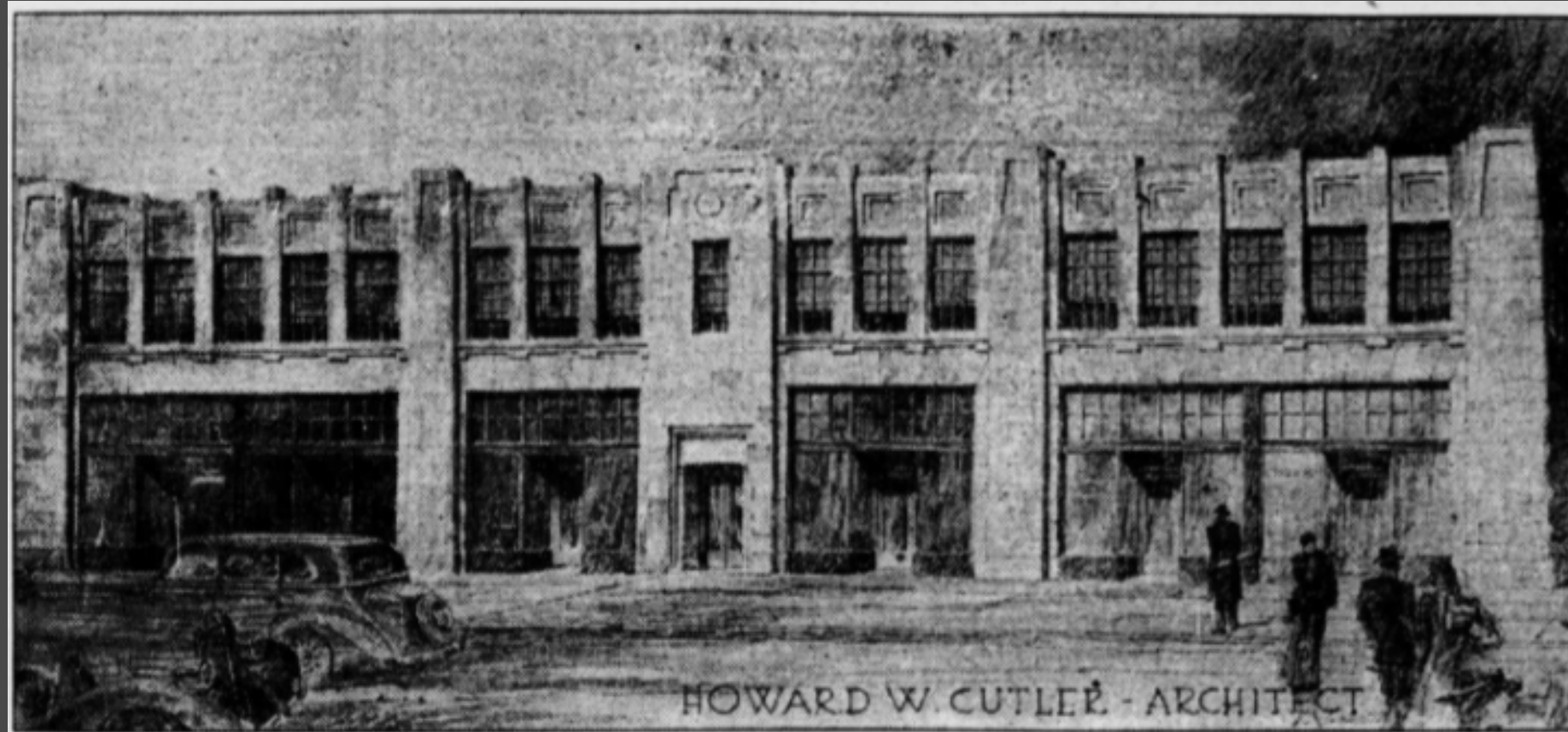
East side of Georgia Avenue, 1928.
Source: Silver Spring Historical Society.



Georgia Avenue Viaduct, 1925.

SHOPPING CENTERS

NEIGHBORHOOD AND REGIONAL CENTERS



*Rendering of an addition to the North Washington Shopping Center, 1934.
Source: Evening Star.*



*Silver Spring Shopping Center, ca. 1949.
Source: National Archives.*

SHOPPING CENTERS

NEIGHBORHOOD AND REGIONAL CENTERS



*View of Georgia Avenue, looking north from Bonifant Street, with Silver Spring Shopping Center in background.
Source: National Archives.*

SHOPPING CENTERS

DISCRIMINATION

“People would look at you like, 'What are you doing here?' but they wouldn't say anything." On top of receiving a cold reception, there was little that he or other African Americans venturing to the suburban downtown could do once there. "You couldn't go into any of the stores, the shops. You couldn't shop.”

--African American's description of Silver Spring



Silver Theatre showing "Little Miss Broadway."

Source: Montgomery Planning.



INDUSTRIAL AND MANUFACTURING

EAST-WEST HIGHWAY AND B&O RAILROAD

American Instrument Company, Inc.
8010-8050 GEORGIA AVENUE, SILVER SPRING, MD.

OVER 10 YEARS SERVICE TO SCIENCE
AMINCO
Partner in Progress

The Fruitful Years

It was the year after the armistice of World War I, in 1919, that two young technical men, foreseeing the increasing importance of precision laboratory tools to the progress of science, founded a small but purposeful instrument company with offices and plant in Washington, D. C.

With a fruitful third of a century behind them, these men still are at the helm of the American Instrument Company—W. H. Reynolds as President and Chief Engineer, L. Freeman as Vice-President and General Manager. In 1935, seeking room to grow, they constructed their first Silver Spring plant. Soon they had moved all operations over the District line.

Partner of Science

"Aminco," an honored name in scientific and industrial circles, now operates several plants—air-conditioned, modern to the minute—and provides employment for more than 250 people in this bustling suburb of the Nation's Capital.

Aminco's scientific and engineering instruments and laboratory apparatus include over 1,000 items used for research and development in many branches of science . . . and in manufacturing, inspection and materials testing. The development or refinement of a variety of instruments and devices in this golden age of science is due to the creative genius of this company's founders and its staff of topflight scientists, engineers, technicians and production experts.

In War and Peace . . .



The American Instrument Company Inc. complex at the intersection of Georgia Avenue and Blair Mill Road (left) and Selim Road industrial area (right).

Source: Evening Star and National Archives.

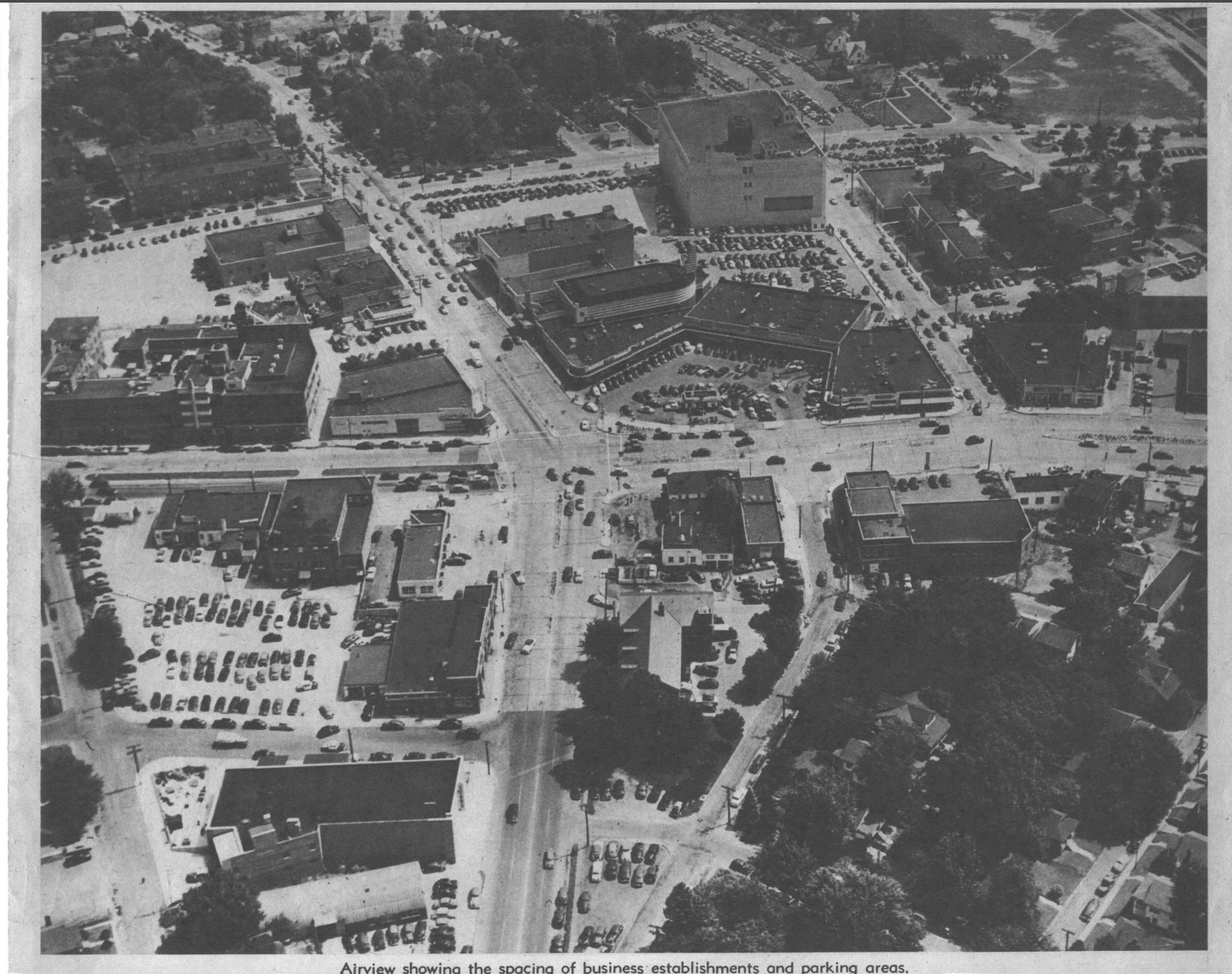


POST WORLD WAR II DEVELOPMENT

INFRASTRUCTURE



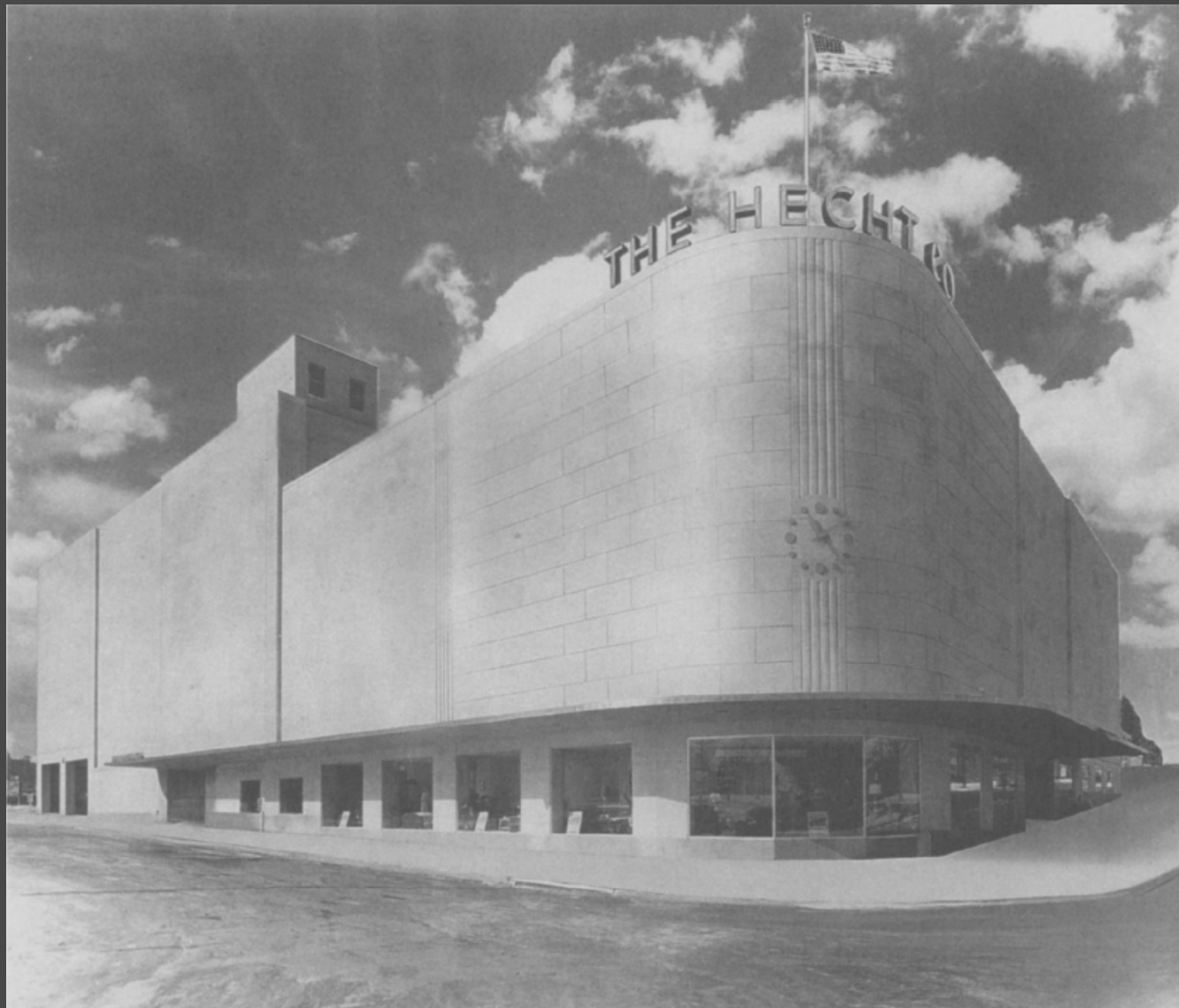
View of Railroad Underpass, 1949.
Source: National Archives.



Aerial view showing business establishments and parking areas, ca. 1950.

POST WORLD WAR II DEVELOPMENT

HECHT COMPANY & RETAIL EXPANSION



*Hecht Company Silver Spring Store.
Source: Richard Longstreth, courtesy of Lacey Womack, Hecht's.*



*View of retail stores on Colesville Road.
Source: John Hopkins.*

CIVIL RIGHTS MOVEMENT

CIVIL RIGHTS MOVEMENT

ACCESS TO THE SUBURBS



*United Planning Organization provided transportation to African American residents in D.C.
Source: Afro-American.*

Reverend Charles N. Mason, Jr., past chairman of the Silver Spring Ministerial Association's Social Action Committee, in 1962:

“...the problem that we feel [is] not being squarely faced by the people in the suburbs...is the general collusion among the whole community, all the agents of the community—not real estate agents, but the whole community, ...not to face up to its responsibility in the maintaining of the segregated pattern of housing in our community.”

CIVIL RIGHTS MOVEMENT

SEGREGATION & SUBURBAN HOUSING

Negro Teacher in Forefront Of Montgomery Racial Row

By DANA BULLEN
Star Staff Writer

A quiet, 30-year-old school teacher has plunged into the battle against racial discrimination in Montgomery County. She is Mrs. Mary Y. Williams, teacher at Arcola Elementary School and head of the county chapter of the National Association for the Advancement of Colored People.

In her own family, Mrs. Williams counts a number of victories in the desegregation fight. She says her husband is the only Negro dentist in the county. She is a Negro teacher in an all-white elementary school.

Children Her Reason

Her big concern, however, and the main reason she became active in the local NAACP are her two children, both students at formerly all-white West Rockville Elementary School.

"I want to set them an example. I don't want my children to grow up with a feeling of inferiority. They won't have that feeling if they can see that by fighting and working



MRS. MARY Y. WILLIAMS

together Negroes can make gains.

"I hope they will grow up with the same idea I have of not accepting second-class citizenship," she said.

Mrs. Williams came to the fore in the local NAACP as the

result of a racial incident at the Hi-Boy Restaurant, recently the scene of picketing against discrimination.

Shortly after the restaurant was built last year near her home at 708 Lenmor avenue, Rockville, Mrs. Williams took her children there for a snack.

"They wouldn't serve us and they wouldn't say why," she said. Mrs. Williams kept asking. Finally, an employee said, "We don't serve colored people." "My little girl cried."

Told Group Story

The mother told her story at the next meeting of the local NAACP. About two months later, she was elected president of the group.

Since then, Negroes in Montgomery County have made gains and are pressing for more.

After protests by the NAACP, a Woodward & Lothrop store in the county ended segregation at its tea room. In keeping with the pattern at Glen Echo amusement park and other places where segregation presently is being challenged, the NAACP had the support of some white customers.

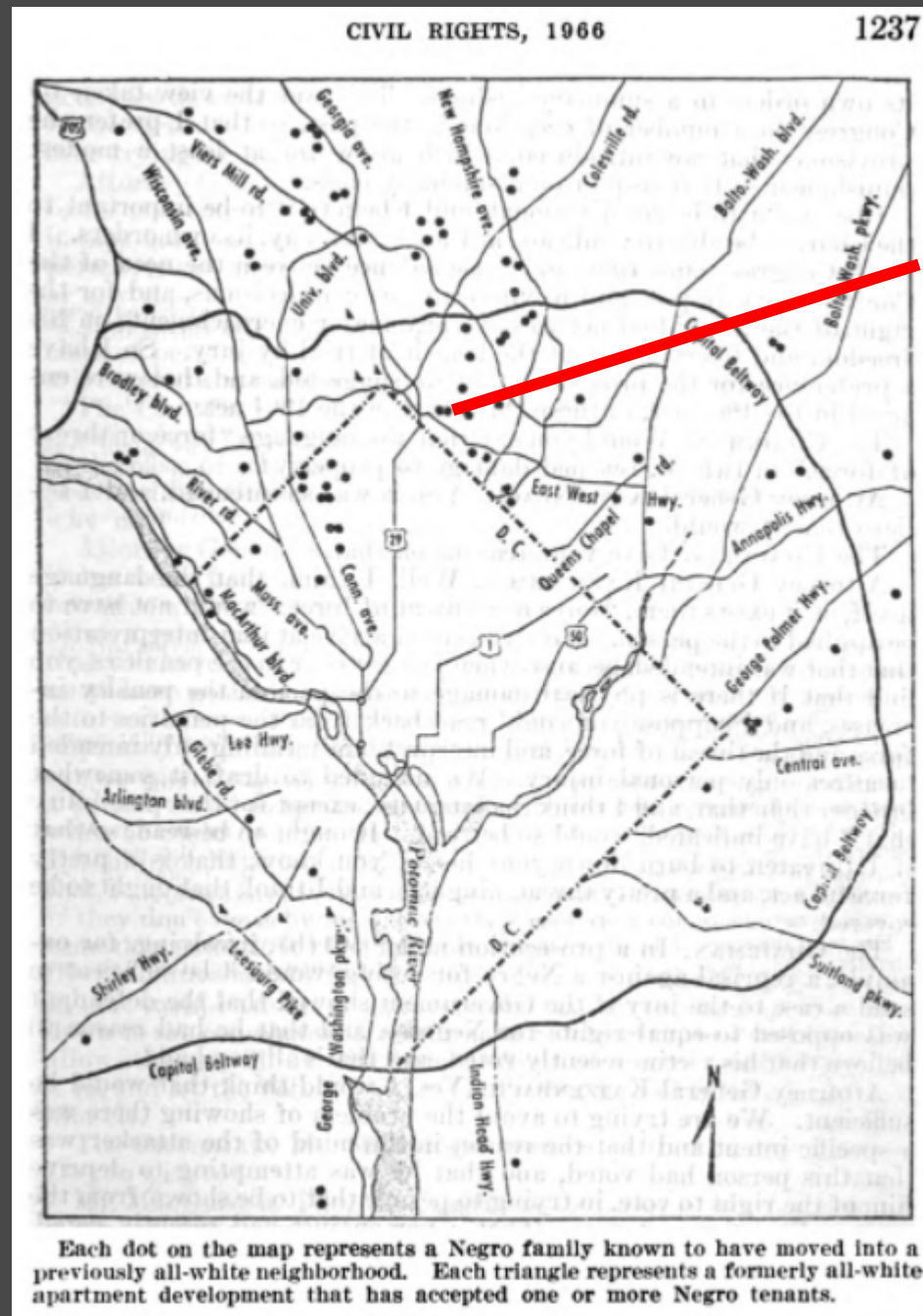
Mary Y. Williams, President of the Local Chapter of the NAACP.
Source: Evening Star.

"On July 3 [1961] I found a hangman's noose on the windshield of my car. ... On July 4...we saw two police cars and several people standing outside of the house. ...In discussing the incident with a neighbor, we were told a large flaming cross had been placed against the wooden beam on the porch which would have set the roof on fire had a neighbor from next door not come over and knocked it away. A fire bomb was also found on the lawn. ...One night recently when the girls were home alone they answered the NAACP phone to be told by an anonymous caller that a bomb had been placed under the house and that they should leave immediately. ... We have received four threatening letters."

--Williams, United States Commission on Civil Rights testimony, 1962.

CIVIL RIGHTS MOVEMENT

SEGREGATION & SUBURBAN HOUSING



African American home ownership and apartment rentals in Washington, D.C. suburbs, 1966.
Source: U.S. Congress, Civil Rights Hearings, 1966.



Crack bias in D.C. suburban housing

WASHINGTON (NNPA) — A new Maryland group, formed to promote fair housing in suburban Washington, has reported some success in desegregating areas in nearby Silver Spring and Rockville, Md.

The Suburban Maryland Fair Housing, Inc., announced at its first annual meeting held June 10 that two colored families will move soon to Silver Spring and three families will occupy homes in Rockville.

Formed last November, the 350 member organization is accepting listings from white homeowners in suburban areas who are willing to sell to nonwhites.

A report on the "clearing house" operation said the lack of sufficient listings continues to be a primary problem.

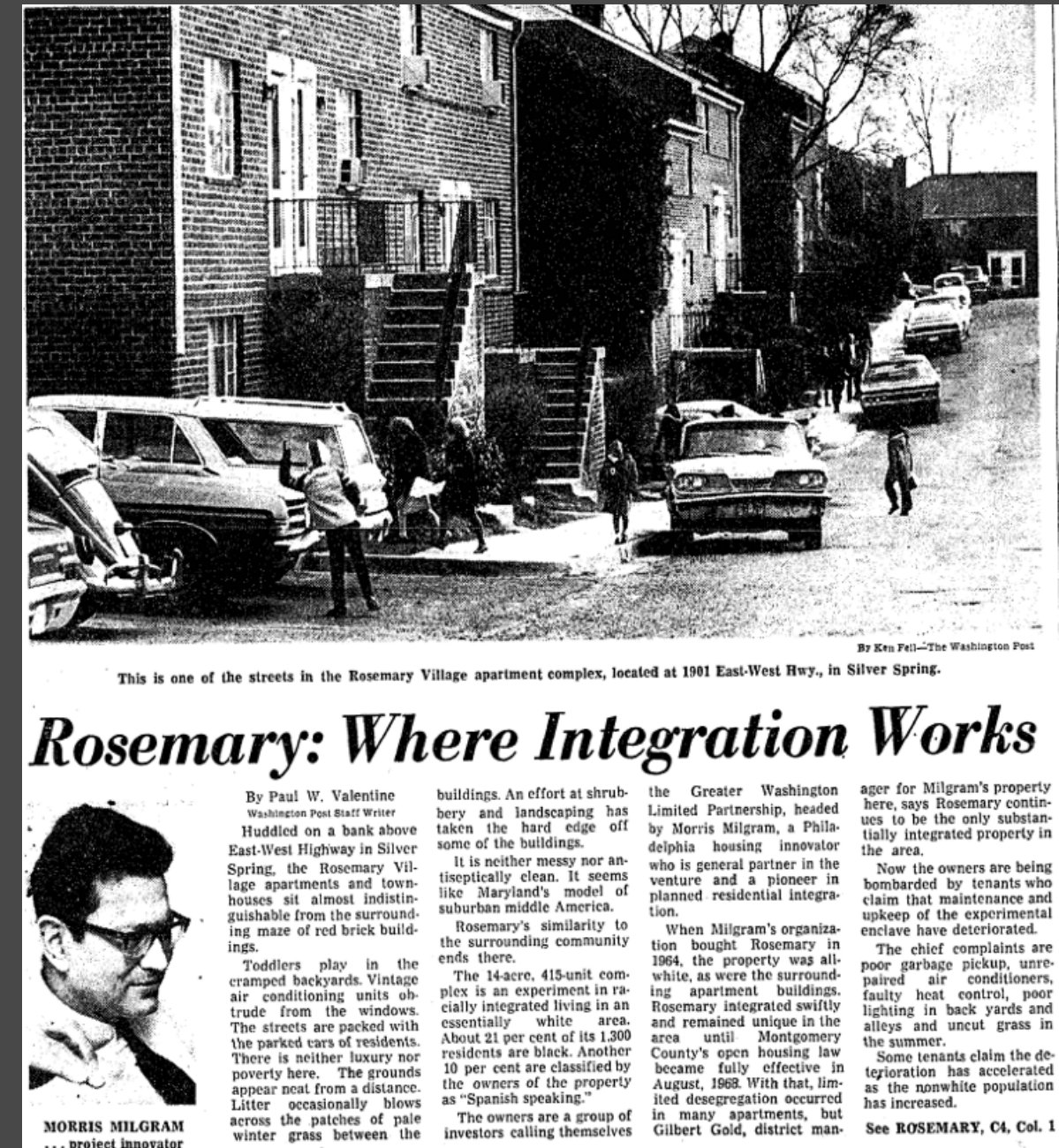
The group also has set up a subcommittee to coordinate the desegregation of all white apartment buildings.

Suburban Maryland Fair Housing, Inc., in 1963.
Source: The Afro-American.

CIVIL RIGHTS MOVEMENT

APARTMENT HOUSING

- Morris Milgram purchased the all-white Rosemary Village and Terrace (outside of the plan boundary) apartment complexes in 1964.
- Prominent interracial private housing developer in the United States.
- First integrated apartment complex near downtown Silver Spring.



Articles on Morris Milgram and Rosemary Apartments.
Source: Washington Post.

CIVIL RIGHTS MOVEMENT

APARTMENT HOUSING

New Civil Rights Group Warns on Apartments

By PHILIP SHANDLER
Star Staff Writer

A new civil rights group called ACCESS is demanding that owners of apartment developments in the Washington suburbs make clear their willingness to rent to Negroes.

It has sent letters to 12 owners, setting a March 12 deadline for a response, and has invited established civil rights groups to a meeting tomorrow night to seek support for the apartment campaign.

"Be forewarned that we are prepared to use nonviolent, direct-action tactics to make this a public issue," the letters to apartment owners said.

The ultimatums have been sent out over the signature of George P. Harris of Greenbelt, an electronics technician, who

relieved, the letter said, the riots last summer in the Watts section of Los Angeles "could look like a Sunday school picnic."

A seven-man steering committee has been set up to lead ACCESS, Harris said. How much support it has may be shown at the meeting tomorrow, he said. Invitations to attend the meeting at the Lincoln Temple Congregational Church, 11th & R Streets NW, were sent to church and housing groups as well as civil rights organizations.

He identified the members of the committee as, besides himself, John Gibson, Charles Jones, Roy Maurer, Al McSurely, Daniel Safran and Michael Tabor, who was fired as a Montgomery County welfare worker last spring for picketing the county council.

ACCESS sent apartment owners letters prior to non-violent protests.

Source: Evening Star.



Beltway March, June 8, 1966. Protestors demanded that affordable apartment owners in suburbs open rentals to African Americans.

Source: Washington Star Collection, D.C. Public Library.



CIVIL RIGHTS MOVEMENT

APARTMENT HOUSING



*ACCESS picketed the office of Carl M. Freeman Management Company located at 1400 Spring Street.
Source: Evening Star.*

“We’re in the seat of democracy, literally surrounded by a noose of segregation. The closing off of great numbers of housing units to Negroes has resulted in a concentration of demand which hopelessly tries to exploit an inadequate supply. The result is that most Negroes are limited to less adequate housing at high cost. ACCESS is necessary to assure not only a public statement of intent to comply, but actual procedures. We want to see the rental lists, and be present when employees are told of the new policy. Mr. Freeman is not a racist. ... [His] fine words have no effect whatsoever on the plight of the Negro families who cannot get housing in his apartments. The net result of his statement is not much worse than if he had come out for a law enforcing segregation. ... Actions speak louder than words, and Mr. Freeman has not acted.”

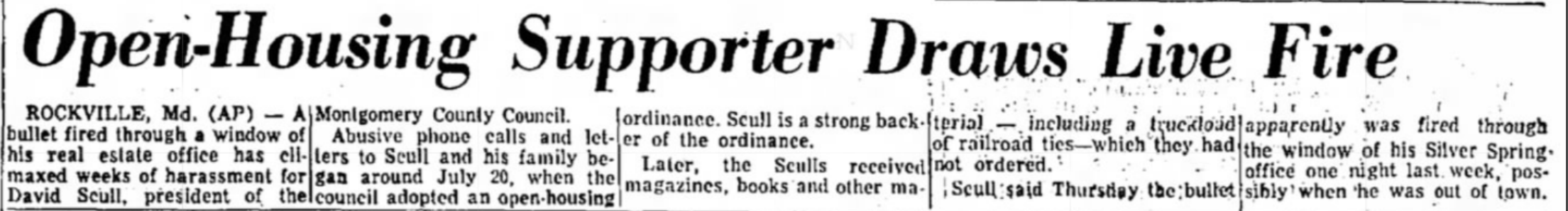
--Charles Jones' Response to Carl Freeman's actions on integration

CIVIL RIGHTS MOVEMENT

FAIR HOUSING ORDINANCE AND LAW



David Scull (sitting) with Elizabeth Scull.
Source: Montgomery History.



- David and Elizabeth Scull championed socially-conscious legislation in the county council.
- Established Emergency Homes, Inc.
- Carried forward the Fair Housing Ordinance in 1967 as Council President.
- The Fair Housing Law (1968) passed after his unexpected death.

CIVIL RIGHTS MOVEMENT

PUBLIC ACCOMMODATIONS

Silver Spring Area

Drug Fair, 8551 Georgia Ave.
 G. C. Murphy Co., 8237 Georgia Ave.
 Hecht Company, Fenton & Ellsworth Drive
 *Hot Shoppes, 7980 Georgia Ave.
 *Hot Shoppes, 8643 Colesville Road
 H. L. Green Co., Inc., 8649 Colesville Rd.
 Kresge's, 8533 Georgia Ave.
 Montgomery Hills Pharmacy, 9400 Georgia Ave.
 *Peoples Drug Store, 8627 Colesville Road
 *Peoples Drug Store, 8315 Georgia Ave.
 *Peoples Drug Store, 8503 Piney Branch Rd.
 Whelan Drug Co., 8701 Flower Ave.
 Woolworth's, 8713 Flower Ave.

Places of Public Accommodation Which Serve Without Racial Discrimination.

Source: Montgomery History.

SILVER SPRING AREA

Cap'tain Jerry's, 908 Thayer Ave.
 *China Royal, 8472 Piney Branch Rd.
 Coffey Donut Bar, 919 Sligo Ave.
 Crisfield Seafood, 8012 Ga. Ave.
 Crivella's, 1008 East-West Hgwy.
 Hills Tavern, 1909 Seminary Rd.
 NB Delicatessen, 9429 Ga. Ave.
 Pete's Restaurant, 8233 Ga. Ave.
 *Tastee Diner, 8516 Ga. Ave.
 White Oaks Bowling, 11207 New Hampshire

Places of Public Accommodation Which Discriminate.

Source: David Rotenstein (via Montgomery County Archives).



CIVIL RIGHTS MOVEMENT

PUBLIC ACCOMMODATIONS



*American National Bank Building, 2012.
Source: Montgomery Planning Archives.*



*Sit-in at Crivella's Wayside Restaurant. Roscoe R. Nix (left), Muriel Johnson (partially hidden), Peggy F. Wayne (center), and Rev. Jefferson P. Rogers (right)
Source: Afro-American.*

MID – LATE 20TH CENTURY DEVELOPMENT

HIGH-DENSITY OFFICE AND RESIDENTIAL BANKING DISTRICT AND MODERNIST ARCHITECTURE



Perpetual Bank Building constructed in 1958 (top left), Metropolitan Building constructed in 1964 (top middle), Guardian Federal Building constructed in 1957 (bottom left), Maryland National Bank constructed in 1963 (bottom middle), and the Silver Spring Motor Inn constructed in 1963.

Source: Evening Star, Washington Post, and Boston Public Library.



HIGH-DENSITY OFFICE AND RESIDENTIAL HIGH-RISE APARTMENT BUILDINGS



Examples of 1960s high-rise residential apartment buildings constructed in Silver Spring.

Source: Evening Star and Washington Post.



HIGH-DENSITY OFFICE AND RESIDENTIAL DEVELOPMENT IN THE 1970S



*Holiday Inn - Silver Spring Plaza.
Source: CardCow.*



*Montgomery Center, under construction.
Source: Suburban Record.*

METRO STATION DEVELOPMENT IN THE 1970S

**Shift Seen
For Ga. Ave.
Subway Stop**

Relocation of the Silver Spring station of the proposed rapid transit line in suburban Maryland is being studied by the Washington Metropolitan Area Transit Authority.

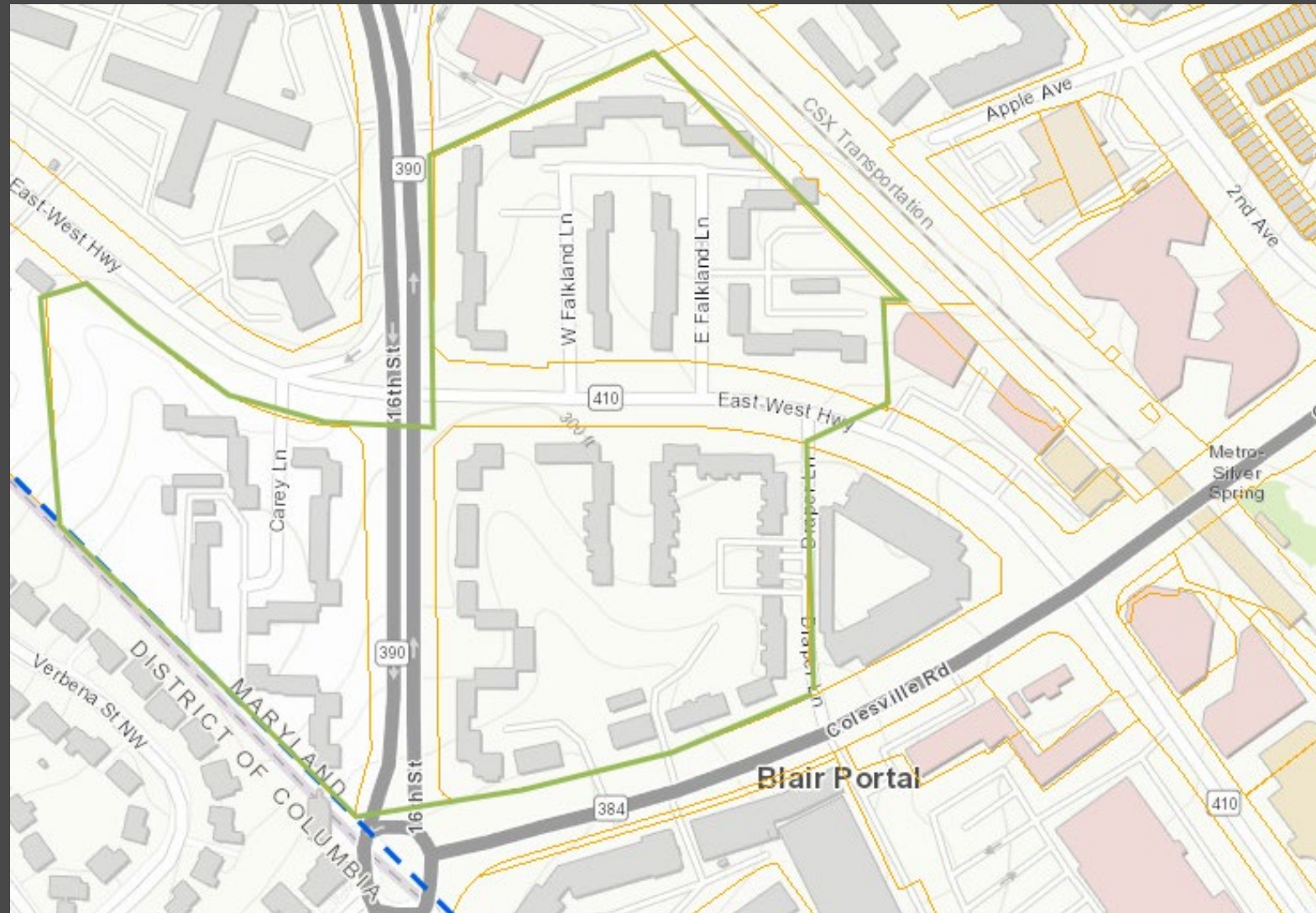
At the urging of the Silver Spring Chamber of Commerce, the WMATA is considering a shift about four blocks to the west from the site shown in its 1965 plan at Georgia Avenue and the B&O tracks.

James P. Gleason, a Montgomery County member of the WMATA, said the Authority is considering placing one end of the station at Colesville Road and the other about 600 feet south along the railroad.

The Chamber of Commerce has asked the transit agency to reconsider its plans because of a development trend away from Georgia Avenue toward the west.

Several major apartment buildings have been constructed near Colesville Road since the original plans were laid out, the Chamber's resolution said.

Washington Post.



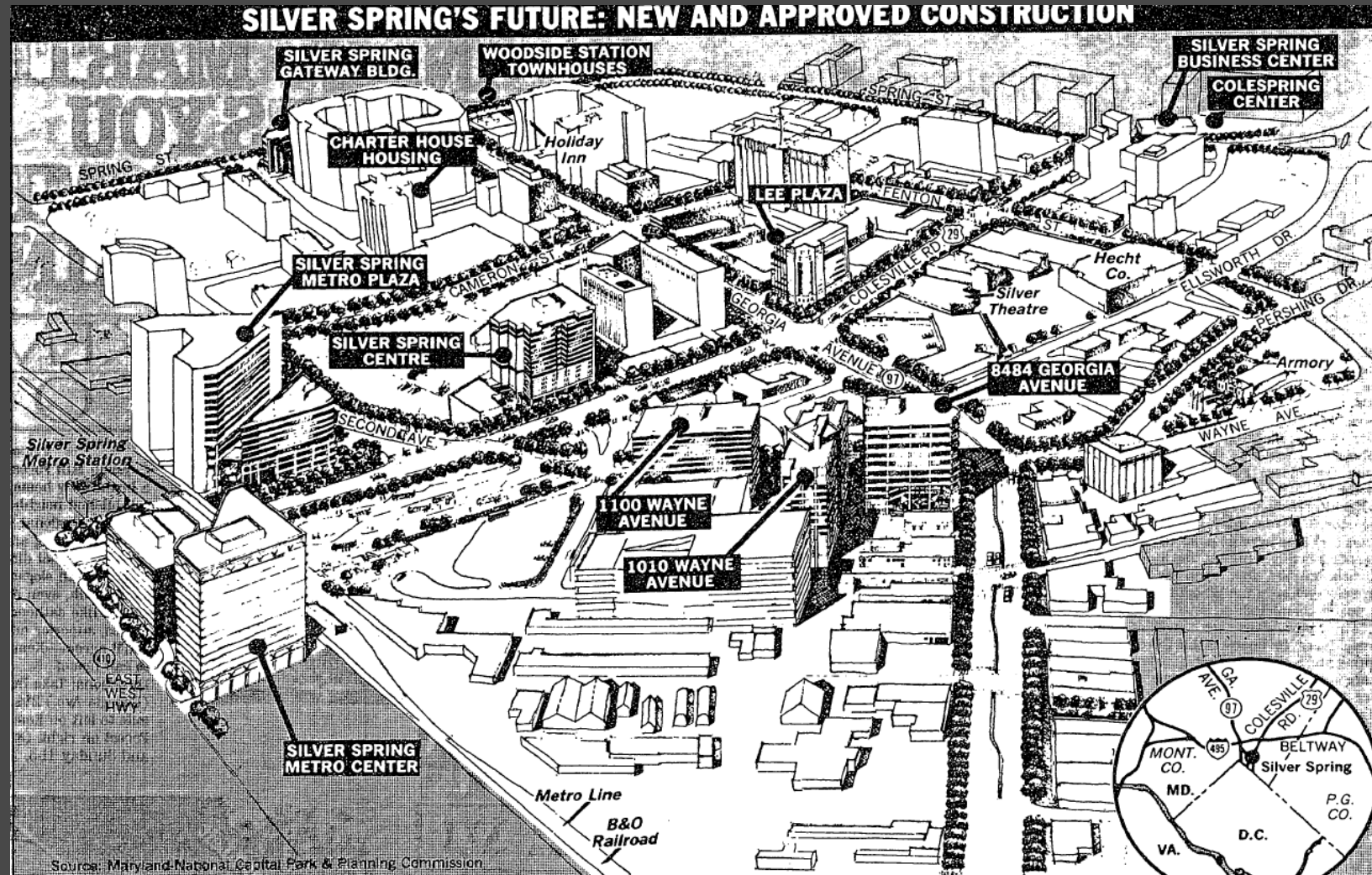
The Falkland Garden Apartments are outlined in green.
Source: McAtlas.



Silver Spring Metro Station, ca. 1978.
Source: Montgomery History.

METRO STATION

1980S HIGH-RISE DEVELOPMENT AND DIVERSITY



New and approved construction in Silver Spring, 1986.
Source: Washington Post (via M-NCPPC).



Ethel Prussia, owner of Jamaica Joe restaurant at 8573 Georgia Avenue, 1986.
Source: Bill Snead, Washington Post.

REVITALIZATION

EXAMPLE OF 1990S AND 2000S LOCAL BUSINESSES



Aerial view of Georgia Avenue and Eastern Avenue.

Source: Pictometry.



REVITALIZATION PROPOSALS

SILVER TRIANGLE TO SILVER SPRING TOWN CENTER



Map showing proposed Silver Triangle and City Place Mall, 1989.

Source: Baltimore Sun.



Sketch of the proposed American Dream, a \$585-million mall, 1995.

Source: Baltimore Sun.



Developer Lloyd Moore advocating for \$250-million Silver Triangle, a shopping, hotel, and office complex, 1987.

Source: Bill Snead, Washington Post.



Pat Singer, Silver Spring-Takoma Traffic Coalition, 1987.

Source: Baltimore Sun.



Foulger-Pratt and Peterson Company Silver Spring Town Center Plan, 1997, later renamed "Downtown Silver Spring." Source: RTKL Associates (via Baltimore Sun).

SILVER SPRING TODAY

DIVERSE AND THRIVING COMMUNITY



Source: Elvert Barnes Photography.



Source: Elvert Barnes Photography.



Source: Dan Reed.



SILVER SPRING

DOWNTOWN AND ADJACENT COMMUNITIES PLAN



Plan Update