

Silver Spring Survey Update

For Selected Buildings within the Central Business District

Phase 2 Report
April 2021



Prepared by EHT Traceries, Inc.
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EXECUTIVE SUMMARY

This Phase 2 Survey Report provides the results of a second phase investigation of a multi-phased architectural survey project of selected resources within the Silver Spring Downtown and Adjacent Communities Plan. The survey was conducted by EHT Traceries, Inc. (Traceries) for the Maryland National Capitol Planning Commission – Montgomery County Planning Department (M-NCPPC - MCPD) under independent consultant contract No. 390170 (RFP P38-160). Under this contract, Traceries serves as a subconsultant to Stantec, Inc. (Stantec). Funding for the project was provided through a grant awarded by the Maryland Historical Trust (MHT). Results of this survey and documentation effort will be integrated into Montgomery County Planning efforts for the Silver Spring Downtown and Adjacent Communities Plan.

The purpose of the survey was to record and evaluate selective resources that illustrate the growth and development of Silver Spring during the early and mid-twentieth century. The initial phase of survey efforts concentrated on the evaluation of resources in Silver Spring constructed prior to 1953. This second phase concentrates on resources constructed in Silver Spring between 1953 and 1970. Field survey methods, reporting, and documentation were all conducted to meet *Standards and Guidelines for Architectural and Historical Investigations in Maryland*, revised 2019. Survey efforts included both background research and field investigations. Each of the resources were evaluated to determine if they met National Register of Historic Places (NRHP) eligibility criteria and the eligibility recommendations are summarized in the table below.

Summary Table

MIHP Number	Name	NRHP Eligibility Recommendation
M: 36-62	Rosemary (Barrington) Apartments	Eligible under Criterion A
M: 32-28	Summit Hills	Eligible under Criterion A
M: 36-112	Colesville Tower	Not Eligible
M: 36-111	Cole Spring Plaza Apartments	Eligible under Criterion C
M: 36-113	Georgian Towers	Not Eligible
M: 36-109	Blair House	Eligible under Criterion A and C
M: 36-110	Blair Plaza	Eligible under Criterion A and C
M: 36-108	Blair East	Eligible under Criterion A and C
M: 36-116	Springwood Apartments	Not Eligible
M: 36-106	The Medical Office Building at 1111 Spring Street	Eligible Under Criterion C
M: 36-107	American National Bank Building	Eligible under Criterion A and C
M: 36-114	Metropolitan Building	Eligible under Criterion C
M: 36-115	Operational Research Inc. Building	Eligible under Criterion A and C
M: 36-86-4	Montgomery Realty Company Building	Not Eligible
M: 36-86-3	Montgomery Professional Building	Not Eligible
M: 36-86-5	Social Security Building	Not Eligible

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1.0 INTRODUCTION

This report provides the results of the second phase of a multi-phase architectural survey of selected resources within the Silver Spring Downtown and Adjacent Communities Plan. EHT Traceries, Inc. (Traceries) conducted this project under subcontract to Stantec, Inc. (Stantec) under independent consultant contract No. 390170 (RFP P38-160) for the Montgomery County Planning Department (MCPD). Funding for the project was provided through a grant from the Maryland Historical Trust (MHT).

The purpose of the investigation was to identify and evaluate historic resources located within the Silver Spring Downtown and Adjacent Communities Plan area that are eligible for listing in the National Register of Historic Places (NRHP). The Phase 1 study recorded and evaluated selected resources constructed prior to 1953. Phase 2 included the further study of sixteen (16) resources selected by MCPD for survey and evaluation that were constructed between 1953 and 1970. All of the buildings recorded in this study were located in downtown Silver Spring or adjacent areas.

Field survey methods, reporting, and documentation were all conducted to meet Maryland Historical Trust (MHT) *Standards and Guidelines for Architectural and historical Investigations in Maryland*, revised 2019. Study methodology included both background research and field investigations. Background research built on the existing knowledge obtained as part of Phase 1 survey efforts, which Traceries conducted during the summer and fall of 2020, with results documented in a separate report. MHT Maryland Inventory of Historic Places (MIHP) forms were completed for surveyed resources Addendum forms were prepared for previously recorded resources.

Traceries conducted the architectural survey and background research in February and March of 2021. Laura Hughes, Traceries Project Principal, oversaw the effort. The project was managed by Eric Griffiths, Traceries Director of Survey and Documentation. Senior Architectural Historians John Gentry and Katherine Wallace conducted the architectural survey. Mr. Gentry, Ms. Wallace, and Carleigh Hamberger, Research Assistant, all conducted background research for the project.

This report contains six sections. Following this introduction is a discussion of the research design and methodology undertaken for this study. A historic context is provided in Section 3 followed by a summary of the architectural survey results in Section 4. A general summary and recommendations are provided in Section 5 followed by the cited references in Section 6. MIHP forms and addendums are provided in Appendix A.

2.0 RESEARCH DESIGN AND METHODOLOGY

2.1 Objectives

The objective of this study was to conduct an architectural survey and evaluation of sixteen (16) resources located within the Silver Spring Downtown and Adjacent Communities Plan area. All sixteen resources represent development in Silver Spring during the 1950s and 1960s. These resources were identified by MCPD as having potentially significant associations with the following themes important to the development of Silver Spring during the 1960s:

- Mid-20th Century Office and High-Rise Apartment Buildings
- Civil Rights Movement
- Jewish Community

While the primary goal of this study was to ensure NRHP evaluations for the sixteen resources under investigation, the methodology for the study also allows for a better understanding of the themes important to development of Silver Spring during the 1960s and the property types associated with those themes. MCPD plans to use the information obtained from this study to inform its decision-making as they develop a future master plan update.

2.2 Methods:

The methodology for completing project objectives will include tasks involving historical research, architectural survey documentation, MIHP form preparation, Mapping and Photographs, and preparation of a survey report. All tasks will be completed according to MHT's *Standards and Guidelines for Architectural and Historical Investigations in Maryland* (revised 2019). NRHP evaluations would use *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

Task 1– Historical Research

Background research was conducted to (1) provide a developmental history for individual properties and (2) put the resources into proper context. Research methodology incorporated the use of both primary and secondary sources. Primary sources included deed records obtained online at mdlandrec.com, historic maps, historic photographs, and historic newspaper notices and articles. Secondary sources included local and neighborhood histories, previous cultural resource surveys, and previously recorded resources obtained through MHT's Medusa site. Clare Kelly's *Montgomery Modern: Modern Architecture in Montgomery County, Maryland* was used to better understand the Modern influence in the architectural development and how these resources shaped the development and landscape of Silver Spring.

Research was conducted to understand the history of the site and buildings, and the relationship with the existing neighborhood. This necessitated understanding the general historic context for the development

of Silver Spring during the 1950s and 1960s, as well as the history of individual buildings to include construction dates, original owners/businesses, architects/developers and notable people. Research objectives included the following:

- Understand how the surveyed resources fit into the larger context of high-rise apartments and professional buildings constructed in Silver Spring during the 1960s. Understand how this property type impacted the social and economic development of Silver Spring during this time.
- Understand any notable achievements or associations with the architects and developer of the properties under investigations to local and regional development. Assess how the properties being investigated in this study relates to their broad contributions.
- Understand how resources are associated with discrimination/segregation of people of color and if properties are associated with events related to the Civil Rights movement in Silver Spring. Assess how these events impact our understanding of the Civil Rights movement in Silver Spring and to the nation.
- Understand the extent of resources associated with minority communities (African American and Jewish) and how the resource is associated with evolution of these communities during the 1950s and 1960s.

Due to the ongoing COVID 19 Pandemic, archives and libraries have remain closed to the public throughout the course of this study. The Library of Congress and Montgomery County libraires are among the key archives that remained closed although Library of Congress digital records were accessed as part of the work for this project. In light of these circumstances, research concentrated on utilizing to the best extent possible online resources to meet research objectives. Online sources regarding land records were accessed from mdlandrec.com and the Maryland Department of Taxation. Newspaper accounts provided insight into events and developments associated with the properties. Newspaper articles were retrieved from Proquest.com. Several libraries and archives, including the Library of Congress, Maryland State Archives, and the University of Maryland Libraries offer online resources that were investigated.

Task 2 – Architectural Survey Documentation

Field survey was conducted to record study resources at the intensive level in accordance *Standards and Guidelines for Architectural and Historical Investigations in Maryland (Revised 2019)*. The purpose of the architectural survey was to fully document the resource as it exists today. Photographic documentation for this effort included capturing all four building elevations, notable architectural exterior and interior features, major interior spaces, and additions. For apartment buildings and offices, Interior photography was limited to major public spaces, such as the lobby areas and major corridors.

Due to the COVID 19 pandemic, all fieldwork was done safely and in conformance with all pandemic-related restrictions and safety measures. The project team pursued authorization to examine interior spaces with property owners and tenants. When permission was granted and interiors were accessible these areas included lobbies, elevator bays, courtyards, and hallways.

Task 3 – MIHP/DOE Form Preparation

All survey and evaluation information were compiled on individual MIHP forms for each resource. MIHP forms were prepared at the intensive level of survey documentation, in accordance with Chapter IV of the *Standards and Guidelines for Architectural and Historical Investigations in Maryland*. The forms include as supporting documentation: a capsule summary, current photographs, and two USGS maps showing the location of the property or district.

All MIHP forms included an architectural description and statement of significance. The architectural description provides a thorough description of the property noting architectural style, materials, massing, features, and condition for all buildings on the property. The statement of significance includes a National Register evaluation addressing Criterion A-C. All evaluations will be completed according to *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. The statement of significance also includes a site history, relevant historic context information, and a chain of title.

Task 4 – Mapping and Photographs

Supporting materials for all MIHP forms included mapping and photographs. Maps were produced identifying property locations on USGS topographic maps and current tax maps. Photographic documentation included both digital images and prints were produced that illustrated all four elevations, if possible, and notable architectural features. Photographs were prepared according to MHT guidelines (2019). Digital images and prints were prepared to meet requirements of MHT's Standards for Submission of Digital Images to the Maryland Inventory of Historic Properties. Digital images were saved on a gold-type archival CD in both TIFF and jpeg formats. Printed photographs (5"x7") were appropriately labeled and placed in side-loading archival storage pages (heavyweight polypropylene) with two side-loading pockets in a 5"x7" format that fit a standard three-ring binder.

Task 5 – Survey Report

As part of MHT requirements, one single-volume survey report was prepared for the project documenting the results of the investigation. This document serves as the Phase 2 investigation report. The report includes a list of all resources which appear to meet the criteria for inclusion in the National Register of Historic Places with recommendations for implementing necessary documentation and nominations. The final survey report contains the following:

1. Research design (as refined from the previously approved document submitted as part of the initial work effort to outline the approach of the project and research methodology);
2. Brief discussion of methodology utilized;
3. Discussion of area of coverage for survey;
4. Historical and architectural context
5. List of sites/districts considered potentially eligible for listing in the National Register of Historic Places;
6. Location of final products;
7. Recommendations for additional work; and
8. Evaluation of effectiveness of project.

2.3 Expected Results

Survey results are expected to broaden an understanding of the property types that furthered the development of Silver Spring during the 1950s and 1960s and their relationship to the minority communities and local events related to the Civil Rights movement. The project methodology will provide a better understanding of how that development shaped the Silver Spring area under the following themes:

- Identifying resources significant to the broader architectural development of Silver Spring in the 1950s and 1960s;
- Identifying resources during the 1950s and 1960s in Silver Spring associated with designers and builders that shaped the greater development of Washington, D.C. over the course of the late twentieth century;
- Identifying resources that have significance relative to the Civil Rights movement in Silver Spring during the 1960s; and
- Identify resources associated with the development of minority neighborhoods in the late twentieth century, notably the Jewish community (Summit Hills).

3.0 HISTORICAL CONTEXT

3.1 Eighteenth and Nineteenth Century Development of Montgomery County

The earliest land grants for the area around Silver Spring were established in 1688 and 1732. Throughout the eighteenth century, the land was subdivided into smaller parcels and generally sold to English and Scottish immigrants. Early in the colonial period, tobacco farming dominated the agricultural scene in the Mid-Atlantic region but shifted by the late-eighteenth century as soil became depleted of nutrients. Additionally, new potential markets developed in Baltimore, Georgetown, and the newly established capital in Washington, D.C. Cereal products quickly replaced tobacco, partly due to the influx of settlers migrating into the region from Pennsylvania. These settlers, of predominantly German heritage, introduced family-operated farms and diverse crops and livestock to the region.¹

By the early eighteenth century, established road networks were crucial to the transportation of goods from Montgomery County and the surrounding area to the urban centers of Washington and Baltimore. Turnpikes were developed throughout the region by the 1830s, many of which were laid over existing or alongside older dilapidated roads. Georgia Avenue, which runs through Silver Spring today, was originally established turnpike established by the Union Plank or Turnpike Road Company in 1849 to connect to the Center Market on Pennsylvania Avenue in Washington, D.C. Turnpikes also encouraged Washington residents to travel outside of the District, leading to the establishment of small communities and eventual suburban development.²

In the 1840s, Francis Preston Blair, a slave owner, built a plantation near the Brookeville Turnpike (present-day Georgia Avenue) in an area that he called Silver Spring. By 1861 there was sufficient population that a post office was opened in the community.³

A second wave of settlement occurred in the decades after the Civil War when Washington elite families constructed summer homes in the area. For many whose primary residences were in urban areas of the District of Columbia, Silver Spring offered a tranquil retreat that offered a nice escape from the heat and humidity of a Washington summer and other special times of the year. A more concentrated settlement occurred in the vicinity of Sligo. According to the 1879 directory, the area of Sligo, which included a

¹ Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*, prepared for MNCPPC, Montgomery County Historic Preservation Section, Silver Spring, 2002:10.

² Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*, prepared for MNCPPC, Montgomery County Historic Preservation Section, Silver Spring, 2002:10.

³ Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*, 2002:10.

portion of present-day Silver Spring contained 50 homes, a store, and a post office. Subdivisions of land in this area started in 1889 when Benjamin Leighton created the Woodside neighborhood.⁴

3.2 Turn of the Century Suburbanization

The Baltimore and Ohio (B&O) Railroad completed its first line that provided a direct connection between Baltimore and Washington in 1853. In response, the businessmen and farmers living and working in Montgomery County lobbied for the creation of a railroad line that would offer a connection from Montgomery County to both Baltimore and Washington. Despite the fact that a charter was granted to construct this line—known as the Metropolitan Line—in 1853, construction did not begin until 1866 after the Civil War ended, and the line was not completed until 1873.⁵ The line ultimately led to a revitalization of Montgomery County’s agricultural economy and aided in the metropolitan growth of Washington through the development of railroad suburbs. Streetcar suburbs also developed surrounding the district. Suburban community and business development increased after a streetcar line, operated by the Washington, Woodside, and Forest Glen Railway Power Company, was established that traveled up the middle of the Turnpike (now Georgia Avenue) from Washington, D.C. An expanding white middle-class was targeted by early suburban real estate developers who sought to lure District residents to move into these new suburban communities as part of a larger national trend to get away from dense, urban development in favor of the “natural setting” and “clean air” of the suburbs where housing was more affordable. Early developments included Brookland, Petworth, Takoma Park, and Forest Glen.⁶

Early in the history of Silver Spring, the development centered around the junction of present-day Georgia Avenue (Washington and Brookeville Turnpike) and Colesville Road (Ashton-Colesville Sligo Turnpike) as a crossroads community originally known as Sligo, with the B&O railroad station known as Silver Spring located further south down Georgia Avenue. The earliest subdivision platted in the area surrounding Sligo was Woodside in 1889. In 1897, the streetcar line supplemented the Railroad, and had stops at Silver Spring Station, Sligo, Woodside, and Forest Glen. At the turn of the century, the community became known as Silver Spring and the name Sligo was discontinued. By the end of the first decade of the twentieth century, the population of Silver Spring and the surrounding areas had grown to approximately 4,500 and was quickly becoming an attractive business location. In 1910, the Silver Spring Bank opened

⁴ Heather Dollins, “Silver Spring,” Maryland Determination of Eligibility Form M:36-86. Obtained online September 15, 2020 at <https://mht.maryland.gov/secure/medusa/>

⁵ “125th Anniversary of the B&O Railroad’s Metropolitan Branch,” Germantown Historical Society, 25 May 1998, Montgomery County Historical Society.

⁶ Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*.

near the railroad, and several stores and houses were built close by. By 1915, an Armory was built in the town, and Silver Spring was a rapidly growing community.⁷

3.3 Early Twentieth Century Commercial Development

The pace of development in Silver Spring increased drastically after World War I when a real estate boom led to the development of twenty-six subdivisions in the Silver Spring area. Starting in the 1910s, commercial development pushed northward along the east side of Georgia Avenue from the B&O station and continued a progression northward over the following decades through the 1940s to the area around Colesville Road. Commercial development during the 1910s included the Silver Spring National Bank in 1910. It later merged with the Takoma Park National Bank to become the Suburban National Bank and later the Suburban Trust Company before finally merging into Nations Bank. In 1911, the first hotel in Silver Spring, the Silver Spring Hotel, was built on a triangular parcel formed by Cedar, Houston, and Easley Streets.

During the 1920s, the greatest changes to Silver Spring occurred as white residents increasingly moved to the suburbs as the surrounding farmland was developed. Much of the modern infrastructure, including water, sewage, and electricity, were added at this time. The primary roads throughout Silver Spring were paved and an underpass along Georgia Avenue was added beneath the railroad tracks in 1926.⁸ The commercial district continued to expand in the mid-1920s with the construction of an office building and warehouse north of the B&O station for a coal and feed business, and a hardware store and showroom. The Silver Spring National Bank constructed a new building in 1924 to replace their old location.

A number of new buildings were constructed in 1927, including the former County Office Building on the south side of Colesville Road, the Masonic Temple Building, the National Association of Dyers and Cleaners Institute building near the intersection of Georgia and Burlington Avenues, and several more buildings on the west side of Georgia Avenue north of the railroad station. A new Armory was also completed, and the old armory building was converted into a fire station for the Silver Spring Volunteer Fire Department.

The 1930s saw the advent of the shopping center in Silver Spring. The first shopping center in the area—the North Washington Shopping Center—was built in 1930 along Georgia Avenue just north of the intersection at Eastern Avenue and the Maryland-District line (Figure 1). At the time, this location was relatively undeveloped and located several blocks south from Silver Spring’s established commercial center. Edward Brooke Lee, the main developer of the shopping center, was a descendant of the Blair family. Lee was influential in the development of Montgomery County and played a crucial role in the development and growth of Silver Spring, specifically, including the development of several subdivisions.

⁷ Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*; Don Leavitt, “Silver Spring Commercial District,” MHT Inventory Form for State Historic Sites Survey, 1981.

⁸ Leavitt, “Silver Spring Commercial District,” MHT Inventory Form.



Figure 1: *Maryland News* Article on the Construction of the North Washington Shopping Center (*Maryland News*, December 28, 1928)

Lee was a Democratic politician who served many local posts and helped form the Washington Suburban Sanitation Commission (WSSC). But even more significant to the physical growth of Silver Spring, Lee was a prolific real estate developer. During the 1920s, he founded the North Washington Realty Company, which began purchasing hundreds of acres of farmland around Silver Spring, which it subdivided to create residential subdivisions. The communities Lee created were controlled through various land use measures including the use of racial covenants. Lee, a segregationist, used restrictive covenants to keep African Americans from settling in his residential subdivisions and apartment complexes. It was a practice he continued to use well into the twentieth century.⁹ Downtown commercial businesses like the North Washington Shopping Center regularly denied patrons of color service until Montgomery County passed an ordinance forbidding racially discriminatory business practices in 1962.¹⁰

⁹ David S. Rotenstein, "Protesting Invisibility in Silver Spring, Maryland," *The Activist History Review*, June 2017.

¹⁰ Bruce Richard Johansen, *Imagined Pasts, Imagined Futures: Race, Politics, Memory, and the Revitalization of Downtown Silver Spring, Maryland*. Dissertation submitted to the Graduate

By the 1930s, there were over sixty commercial businesses along Georgia Avenue stretching between the B&O station to Colesville Road. The population of Montgomery County doubled during this period as the federal workforce grew due to the New Deal programs. Consequently, the demand for housing increased and pushed residential development outward from the district even further. Although single-family dwellings were the standard in Montgomery County suburbs, including Silver Spring, there was an increase in multi-unit garden apartment complexes at this time.

An expanding population also resulted in additional commercial development. In 1938, a new shopping center, the Art Deco style Silver Spring Shopping Center and Theatre opened on the southeast corner of Colesville Road and Georgia Avenue. Unlike the North Washington Shopping Center which was oriented along the street in a pattern known as “ribbon development”, the Silver Spring Shopping Center was a new type of retail outlet. The planned neighborhood shopping center featured a centralized off-street parking lot serving multiple business establishments that quickly became the norm throughout the country. The shopping center and theater complex, designed by New York architect John Ebersson, cost approximately \$300,000 to build. It was developed by a partnership formed by Washington developer G. H. Hillegeist, Albert Small, S.E. Godden, and William Alexander Julian, former Treasurer of the United States. The shopping center was later purchased from its original owners by local entrepreneur Sam Eig in 1944.¹¹ The complex combined a cinema with a car-oriented shopping center designed for easy access by automobiles. It originally included storefront space for over nineteen businesses, a tunnel connecting the front parking area to the parking area in the rear, and a Gulf gas station in the front parking area.¹² The shopping center was the first development on Colesville Road and established a building boom for commercial development on the block between Georgia Avenue and Fenton Street throughout the 1940s.

3.4 Early Garden Apartments (1930-1942)

To address housing shortages in growing suburban locations, apartment buildings were constructed with great speed and in great numbers throughout the country during the 1920s, 1930s, and 1940s. In Montgomery County, apartment development did not commence until the 1930s. These apartment buildings were geared toward mobile individuals and families flooding into the Washington, D.C. metropolitan area during and after the first World War and subsequent decades in response to the massive increase in the Federal government’s workforce. The most popular type of apartment complexes was the garden apartment. More than three hundred garden apartment complexes were built in

School of the University of Maryland for partial fulfillment of Doctor of Philosophy degree, 2005:58.

¹¹ “How Montgomery County Shopped in the 1950s,” *The Suburbanization of Montgomery County, 1950-1960*, Montgomery County Historical Society, 2020, accessed online: <https://suburbs.montgomeryhistory.org/74-2/>.

¹² Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*.

Washington and its suburbs prior to World War II.¹³ As already noted., E. Brooke Lee and other developers used racial covenants in restricting several apartment complexes from leasing to African Americans, a practice that continued into the 1960s.

The proliferation of apartment construction in Montgomery County was also due to the affordability of home ownership, which became increasingly difficult for many families during the Great Depression. Eighty-five percent of the houses built in 1936 were priced for those in the upper ten percent income bracket.¹⁴ Not only were houses difficult for the average American to purchase, they were in short supply. Studies determined that the United States had a housing shortage of as many as 10,000,000 units.¹⁵ The stunted development of rental housing units during the Great Depression caused havoc on the residential sector and the construction of new rental units increased dramatically in the 1930s throughout metropolitan and suburban areas in the United States. One example of a large garden apartment complex constructed to combat the shortage for moderate-income families was Falkland Apartments in Silver Spring, Maryland (1936-38). Designed by Louis Justement, this development was constructed for an average room rental of \$14.50. The architect chose a rolling and wooded site, placed the units in such a manner that many of the old-growth trees were preserved, and achieved the garden city ideals. The Falkland Apartment complex, designed in the Colonial Revival style, was the second FHA-insured apartment project built in the Nation and the first in Montgomery County.

Many of the early apartment building constructed in the 1930 were done so under government loans and building programs part of Franklin Roosevelt's "New Deal" programs. Prior to the establishment of the Federal Housing Administration, the United States government generally avoided any involvement in the mortgage-lending business. The collapse of the stock market in 1929 and the subsequent foreclosures on thousands of properties by mortgage lenders led to the increasing demand for government assistance. The Federal Home Loan Bank Act of 1932 set up a home loan banking system that "authorized to make advances to member home financing institutions secured by first mortgages."¹⁶ This act was the first of a number of attempts by the Hoover administration to address the concerns of the homeowner and mortgage lending communities. The election of Franklin Roosevelt and the continuing devastation of the housing situation led the new administration to focus new laws such as the National Recovery Act of 1933 on the acute need for housing. This act "authorized the use of Federal funds through the Public Works Administration to finance low-cost and slum clearance housing and subsistence homesteads."¹⁷ These

¹³ Goode, p.184

¹⁴ Traceries, "Documentation for Buckingham Apartment Complex Building 12, Swimming Pool Complex," *Historic American Building Survey, VA-1076* (May 1994), p.5.

¹⁵ "New Virginia Project Result of U.S. Home Shortage," *The Washington Post* (May 16, 1937), p.1.

¹⁶ Federal Housing Administration. *The FHA Story in Summary: 1934-1959*. (Washington, D.C.: Office of Government Printing, 1959), p.2.

¹⁷ Federal Housing Administration. *The FHA Story in Summary: 1934-1959*. (Washington, D.C.: Office of Government Printing, 1959), p.2.

actions, although not the cure all Americans hoped it would, were the building blocks that led to the National Housing Act of 1934 and the establishment of the Federal Housing Administration.

The enactment of the National Housing Act made funding available for many of the large apartment projects throughout the country. Between 1934 and 1940, the FHA had insured mortgages on 240 rental projects throughout the United States and 200 of those projects were garden apartment projects. Local officials and the federal government wanted to avoid the construction of sub-standard, large-scale developments that would dissolve into slums after the housing emergency eased. Thus, one of the focuses of apartment developments was the need to construct affordable, attractive, and permanent housing. Cost efficiency was continuously emphasized in the construction process, especially for projects backed by the Federal Housing Administration.¹⁸

The dramatic increase in population during the 1930s and the limited availability of affordable rental housing for the middle-class government worker made Silver Spring a prime development area. Federal workers employed under New Deal programs, made up the largest group of families and individuals in need of rental housing, spurred the government to become involved in housing developments. “Increased rentals for...apartment units..., coming in the wake of the largest federal payrolls since the World War (I), were the primary reason for the great revival of...building. Thousands of new employees of the New Deal agencies rapidly took up the slack in residential space, causing rentals to increase 25 percent and more.”¹⁹ The FHA had become the primary mortgage insurers for thousands of residential projects, both single-family and multiple dwellings, throughout the country. Although single-family dwellings were the standard in Montgomery County suburbs, including Silver Spring, multi-unit garden apartment complexes began to be more popular. Falkland Gardens was the pioneering driver of the garden apartment typology in Silver Spring, followed by Blair Park Gardens in 1938 and a number of complexes constructed in 1941.

At the beginning of World War II in Europe in 1939, the FHA Large Housing Division turned its attention to the development of more low rent housing for burgeoning defense requirements throughout the United States. The construction of wartime housing between 1940-1945 was intended to support and house workers employed by various federal agencies. To encourage this type of housing by private developers, the FHA lowered its minimum construction, design and property requirements. Once the United States entered the war in December 1941, low-cost housing for wartime workers was essential, especially in the Washington, D.C. metropolitan area with the severe housing shortages.²⁰

3.5 Racial Segregation and Discrimination

Racial segregation played a significant role in the development of Silver Spring from its founding through the Jim Crow era. The history of racism in the community manifested itself in both commercial and

¹⁸ “Garden Apartments,” *The Architectural Forum*, Volume 72, Number 5 (May 1940), p.309.

¹⁹ “D.C. Building Activities Show Boom-Like Gains,” *Evening Star* (December 28, 1935).

²⁰ “Garden Apartments,” *The Architectural Forum*, Volume 72, Number 5 (May 1940), p.310.

residential development practices. Edward Brook Lee, who founded the North Washington Realty Company which arguable played the greatest role in the development of Silver Spring through the late 1940s, was a known segregationist. Lee supported business and housing segregationist practices both as a developer and as a dominate voice in the local democratic party for decades. He continued the practice of enacting restricted and ‘exclusive’ deed covenants for many of the residential subdivisions he built that used language in the covenants to keep African Americans from residing in his residential developments. The practice of racial segregation using restrictive covenants dates to 1904, when Robert Holt Easley subdivided 67 acres near Silver Spring’s B&O Railroad station. Deeds of the sale in Easley’s subdivisions included provisions that prohibited African Americans from purchasing lots and any subsequent owners from selling or renting to African Americans. Racially restricted subdivisions like Eastly’s were platted and developed between 1904 and 1948 in Montgomery County. In 1948, the United States Supreme Court ruled in *Shelley v. Kraemer* that racially restrictive covenants were not legally enforceable as they violated the Equal Protection Clause of the Fourteenth Amendment. Such covenants, however, continued to be written in deeds and social enforcement sustained their effectiveness. The Federal Housing Authority (FHA) did not amend its rules to deny properties with racial covenants for mortgage insurance until December 12, 1949 (with an effective date of February 15, 1950). Private racial restrictive covenants, however, continued to proliferate the language of segregation and redlining and discrimination in multi-family housing units continued into the 1960s as part of efforts to keep certain neighborhoods in Silver Spring almost exclusively white. These practices continued for another twenty years until the passage of the Fair Housing Act in 1968, which prohibited segregation in all housing practices.²¹

As elsewhere, racial segregation practices in Silver Spring carried over in other areas beyond housing practices. Businesses regularly restricted or denied service to people of color. Until Montgomery County passed ordinances outlawing racial discrimination for most service-related businesses in 1962, people of color were denied service in most businesses in Downtown Silver Spring. Several restaurants had a long-standing reputation for racial discrimination. One of the most notorious was Crivella’s Wayside, which regularly received complaints even after 1962 from African American patrons who claimed they were denied service. The Tastee Diner also regularly denied service to African Americans before 1962, as did the Little Tavern burger shop.²²

Civil Rights Movement

Overshadowed by more widely-recognized events in the American Civil Rights Movement, such as the 1955 Montgomery Bus Boycott and the southern lunch counter sit-ins of the 1960s, the struggle to open

²¹ David S. Rotenstein, “Protesting Invisibility in Silver Spring, Maryland,” *The Activist History Review*, June 2017.

²² Bruce Richard Johansen, *Imagined Pasts, Imagined Futures: Race, Politics, Memory, and the Revitalization of Downtown Silver Spring, Maryland*. Dissertation submitted to the Graduate School of the University of Maryland for partial fulfillment of Doctor of Philosophy degree, 2005:58, 324-335.

public accommodations to African Americans included many smaller “skirmishes” involving local restaurants, swimming pools, and amusement parks.²³ The Congress on Racial Equality (CORE) was a nationwide civil rights activist organization that played a key role in the fight to open public accommodations in Maryland. CORE established an interracial branch in Baltimore in 1953. The group engaged in sit-ins and protests throughout the city in an effort to desegregate public accommodations, such as restaurants and lunch counters. Another youth organization, the Civic Interest Group (CIG), was founded in 1960 by students from Morgan State University. While nonviolent, the group favored more direct tactics, particularly the use of sit-ins to protest discrimination at Baltimore’s downtown department stores. The group also worked with local churches and the NAACP during campaigns to enroll African American voters.²⁴

The activism of CORE and other civil rights organizations led to local legislation aimed at racial segregation. In January of 1962, the Montgomery County Council adopted Ordinance No. 4-120, entitled “Re: Elimination of Discrimination in Places of Public Accommodation.” Prior to the ordinance passage, the U.S. Department of Labor had transferred 620 of its employees from downtown Washington to leased office space at 8701 Georgia Avenue in Silver Spring. Those employees included approximately 150 to 200 African Americans. At the time, Silver Spring had a very small African American population. While some Silver Spring restaurants would accommodate African American diners, others continued to refuse them, despite the new law. Even after the law became effective in February of 1962, several restaurant owners in downtown Silver Spring attempted to evade the law by reclassifying their establishments as private clubs. A local Silver Spring restaurant, Crivella’s Wayside Inn, became the focal point of the first challenges to the county’s new anti-discrimination law when African American Labor Department employees were refused service at the establishment.²⁵

In 1962, Labor Department employee Roscoe Nix and an African American colleague attempted to have lunch at Crivella’s Wayside Inn and were denied service. Several days later, the two tried to enter the restaurant again and sit with a white colleague who had already been served. When they were refused service, they asked to speak with the manager, who stated that because the restaurant was a private club, its management could refuse service to whomever it chose. When their white colleague informed the manager that she was not a member, the manager called the police, who escorted the party from the restaurant.²⁶

²³ Thomas J. Sugrue, *Sweet Land of Liberty: The Forgotten Struggle for Civil Rights in the North* (New York: Random House, 2008), 160-62.

²⁴ Lee Sartain, *Borders of Equality: The NAACP and the Baltimore Civil Rights Struggle, 1914-1970* (Jackson: University Press of Mississippi, 2013), 125, 129-30; August Meier, *A White Scholar and the Black Community, 1945-1965: Essays and Reflections* (Amherst: University of Massachusetts Press, 1992), 23.

²⁵ Silver Spring Civil Rights Museum, History Sidebar, June 16, 2020, <https://wp.me/p1bnGQ-3Bh> (accessed March 24, 2021).

²⁶ Bruce R. Johansen, “Imagined Pasts, Imagined Futures: Race, Politics, Memory, and the Revitalization of Downtown Silver Spring,” PhD diss., University of Maryland, 2005.

Nix and his associates subsequently filed a complaint against Crivella's with the Montgomery County Human Relations Commission alleging that they had been denied service by the restaurant on four occasions between April and June of 1962. The Case brought against Crivella's was significant as the first to be publicly brought before the Human Relations Commission. If found by the commission to be in defiance of the ordinance, owner Samuel Crivella faced a possible cease and desist order, legal action, fines, and even jail time. The ensuing public hearings before the commission were contentious and brought criticism from both the local African American community and from groups such as CORE. While Crivella subsequently agreed to serve patrons regardless of race or ethnicity, the commission accepted an amendment to their findings in the matter that essentially allowed Crivella to continue to refuse service to customers at his discretion.²⁷

When Nix and his colleagues from the Department of Labor challenged Crivella's exclusionary policies, race-based discrimination continued to persist at local establishments across the region, despite passage of the Civil Rights Act of 1964, which was enacted in July of the year. Several area banquet facilities and restaurants, such as Crivella's, began to promote their operations as "private clubs" with selective membership screening that excluded African Americans.²⁸ The struggle to open public accommodations also coincided with structural changes that were reconfiguring the American retail and entertainment sectors. Retail districts were rapidly suburbanizing after World War II, relocating to places where few African Americans lived or were welcome. Real estate investors and planners looked to the creation of non-public, racially exclusionary spaces outside of cities as a strategy to lure middle-class white customers who had migrated away from urban centers.²⁹

As a result, complaints against Crivella's Wayside Inn continued to mount. In 1963, the restaurant became the target of a lawsuit filed against the establishment by the Montgomery County Human Relations Commission. The commission took legal action following reports that the restaurant had again denied service to African Americans on three occasions. The 1963 court case was eventually dropped when Crivella claimed exemption under the county's public accommodations ordinance. Under a loophole in the law, establishments operating under a Class D license, with alcoholic beverages constituting more than 50 percent of total sales, could refuse service to any customer at their discretion. Following the court defeat, commission member Richard Cooperman stated that the abolition of discrimination should not be "artificially attached to the amounts or kinds of foods or liquids a restaurant proprietor may choose to serve."³⁰

In February of 1965, a group of Labor Department employees who worked in the building filed two complaints with county and federal authorities against Crivella's Wayside Inn. The group alleged that on

²⁷ Johansen, 325-26.

²⁸ Carl T. Rowan, "Handwriting on the Wall for Country Clubs," *Evening Star*, June 6, 1969, A15.

²⁹ Sugrue, 160-62.

³⁰ Peter Masley, "County's Rights Board Hits Exemption in Anti-Bias Law," *Evening Star*, January 29, 1963, B2.

January 22, the owner refused to serve two African American members of their party. On February 4, seven African American colleagues were refused service after six of their white colleagues had been seated and their orders taken. Again, citing a provision in the Montgomery County public accommodations ordinance, Crivella claimed that he could refuse service to whomever he desired if more than 50 percent of the establishment's sales were for beer and wine.³¹

Despite these failures, the complaints and legal actions against Crivella are today recognized as a key moment in the civil rights history of Silver Spring and Montgomery County. These events spawned a series of ensuing protests and sit-ins at the restaurant that were attended by leaders in the local Civil Rights Movement, such as D.C. Councilman Julius Hobson.³² The tavern exemption was eventually repealed in 1967 when a more liberal County Council took power in Montgomery County.³³

During the mid-1960s, housing segregation remained an acute problem facing African Americans across the country. In the Washington area, large numbers of African American professionals, military personnel, and students faced difficulties in finding adequate rental housing in the rapidly growing suburbs. In Montgomery County, African Americans seeking rental housing were routinely turned away from apartment buildings in the Bethesda and Silver Spring areas. When an African American aid to Rep. Andrew Jacobs, Jr. (D-Ind.) was rejected by suburban Maryland apartment managers, the congressman denounced race-based discrimination in a 1966 speech on the House floor.³⁴

Discriminatory housing policy became the target of Civil Rights activists in Silver Spring. Despite the passage of both federal and local Civil Rights legislation that outlawed segregation practices, local housing remained segregated into the late 1960s. In March of 1966, the newly formed civil rights activist group Action Coordinating Committee to End Segregation in the Suburbs (ACCESS) began picketing at apartment complexes in the Washington D.C. area (including the Americana Plaza Apartments in Hyattsville, the Americana Landmark in Alexandria, and Summit Hill in Silver Spring) and at the downtown Silver Spring offices of Carl Freeman, one of the Washington area's biggest owners and developers of apartment buildings. ACCESS charged that Freeman, who owned and operated the Americana group of 12 apartment buildings and complexes in suburban Maryland and northern Virginia, had engaged in race-based discrimination in rejecting or discouraging African American rental applicants. ACCESS hoped to raise awareness regarding discriminatory rental practices in Washington's suburbs and to reform local fair housing policies. The group, made up of mostly young civil rights and fair housing activists led by chairman Charles Jones, demanded that developers announce a public policy of non-discrimination and include a statement of equal opportunities in their advertising.

³¹ "Discrimination Charged to Silver Spring Tavern," *Washington Post*, February 11, 1965, C3.

³² Silver Spring Civil Rights Museum, History Sidebar, June 16, 2020, <https://wp.me/p1bnGQ-3Bh> (accessed March 24, 2021).

³³ Johansen, 327.

³⁴ James Welsh, "Wanted: An Apartment in the Suburbs," *Evening Star* (April 5, 1966), A1.

The campaign undertaken by ACCESS continued into April of 1966. On April 2, the group picketed Freeman's Americana Halpine apartment building in Rockville, the Fairlington apartments in Arlington, and the offices of the U.S. Department of Housing and Urban Development in Washington.³⁵ On April 16, ACCESS demonstrated at the Buckingham apartments in Arlington and at Freeman's Americana Park Apartments in Silver Spring.³⁶ Protests against Freeman and others (including Summit Hill owner Nick Basiliko) were an important facet of Silver Spring's civil rights history and helped pave the way for the passage of Montgomery County's first open housing law two years later in 1968 (preceding the U.S. Fair Housing Act of 1968).³⁷

3.6 Post-War Growth

World War II temporarily halted further commercial development, but Silver Spring became a major suburban shopping area in the post-war period, another era of government expansion. By the late 1940s, Silver Spring was one of the fastest growing communities on the East Coast. Extending from the District-Maryland line to the Capital Beltway, the area in and around Silver Spring had large amounts of undeveloped land and was strategically located just outside of the district adjacent to the main corridors connecting Washington and Baltimore. Silver Spring provided a shopping alternative to downtown Washington as its commercial center expanded to meet the needs of a mobile middle class, providing offices and ample parking. The community was also the product of conscious planning initiatives, primarily to expand the commercially zoned business center and to acquire land for parking. Although not innovative initiatives in themselves, they were undertaken before large scale development occurred, and were realized within five years.³⁸

The Maryland-National Capital Park and Planning Commission, under the guidance of E. Brooke Lee, was responsible for the early success of these initiatives. The focus of this planning was on the commercial core, leaving churches, schools, etc. relegated to the residential areas. Lee led the establishment of a commercial zoning and parking plan for the Maryland National Capital Parks and Planning Commission (M-NCPPC) which led to the development of a major shopping district in Silver Spring.³⁹ The parking program, which comprised a network of county owned and operated parking lots capable of accommodating up to 2,000 cars, was the most ambitious plan implemented in a suburban area before the mid-1950s, and likely contributed to Silver Spring's rise as a major suburban commercial center during

³⁵ "Civil Rights Pickets Hit Apartments," *Washington Post* (April 3, 1966), B4.

³⁶ "Pickets Hit Suburban Apartments," *Washington Post* (April 17, 1966), B2.

³⁷ Clare Lise Kelly, *Montgomery Modern: Modern Architecture in Montgomery County, Maryland, 1930-1979* (Silver Spring, MD: M-NCPPC, 2015), 253; David S. Rotenstein, "Protesting Invisibility in Silver Spring, Maryland," *The Activist History Review* (June 23, 2017).

³⁸ Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*.

³⁹ Clare Lise Kelly, *Montgomery Modern: Modern Architecture in Montgomery County, Maryland, 1930-1979*, (Silver Spring: The Maryland National Capital Park and Planning Commission, 2015), 34.

the postwar years.⁴⁰ Clare Lise Kelly states in *Montgomery Modern* that by 1955, Silver Spring was the largest retail center in the greater Washington area between Richmond and Baltimore, with a large shopping district that included “local and regional chain stores, branch stores and banks, and independent stores.”⁴¹

Responding to the planning initiatives for the commercial core of Silver Spring, many of the larger department store chains that were formerly concentrated in urban centers like Washington, D.C, began to decentralize, moving to Montgomery County in an attempt to compete for the suburban retail market. Silver Spring proved an ideal location for retailers to take advantage of the potential business created by the population growth and business friendly atmosphere. One of the first businesses to venture into this new climate was the Hecht’s Department Store.⁴²

The new standalone Hecht’s store opened on the corner of Fenton Street and Ellsworth Drive on November 1, 1947, one block from the Colesville Road and Georgia Avenue commercial corridors. The store was the first suburban department store in the Washington area and one of the first in the country. It had 160,000 square feet on four floors with 116 departments staffed by 300 employees and featured off-street parking. The store was so successful that an additional two-stories were added in 1950, the same year that the J.C. Penney store was built on Colesville Road. Hecht’s had a second expansion in 1955 with the construction of an addition the provided another 100,000 square feet to the building.⁴³

Other commercial development followed Hecht’s. Joseph R. Harris, a women's clothing retailer, constructed a store (demolished) across Ellsworth Drive from the Hecht’s in 1949. That same year, the Bank of Silver Spring opened its new building, the first in the county to have a drive-up window, at 8665 Georgia Avenue. The Eig Building (now demolished) at 8641 Colesville Road, which had offices, stores, and a Hot Shoppes, opened in 1951. Downtown Silver Spring also had a number of locally owned dime stores and other well-known local businesses. Silver Spring had a reputation as a premier retail destination during the early 1950s with a variety of shopping centers and department stores. By 1955, however, it was becoming clear that Silver Spring was starting to lose retail to D.C. and new developments due in part to not having enough parking despite implementing a parking program several years earlier.⁴⁴ The catalyst of the commercial decline of Silver Spring was the rise of the suburban shopping center in the late-1950s.

⁴⁰ Kelly, *Montgomery Modern*, 34.

⁴¹ Kelly, *Montgomery Modern*, 34.

⁴² Herbert Harwood, Jr., *Impossible Challenge: The Baltimore and Ohio Railroad in Maryland*, (Baltimore, MD: Barnard, Roberts and Company, 1979) 290; Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*.

⁴³ “How Montgomery County Shopped in the 1950s,” *The Suburbanization of Montgomery County, 1950-1960*; Leavitt, “Silver Spring Commercial District,” MHT Inventory Form.

⁴⁴ “How Montgomery County Shopped in the 1950s,” *The Suburbanization of Montgomery County, 1950-1960*.

3.7 High Density Commercial and Residential Redevelopment in the 1960s and 1970s

With the rise of suburban shopping centers with free parking in the 1960s, the Silver Spring shopping areas that once thrived in the 1930s – 1950s began to decline in the face of competition from new larger regional suburban shopping plazas and malls built in other parts of Montgomery County. The first suburban shopping center in the region, Wheaton Plaza, opened in 1960, and within three years it had become the fourth largest grossing shopping center in the United States, drawing many of its customers away from downtown Silver Spring. Planned in 1952 and completed in the 1960s, Wheaton Plaza was not only closer to newer residential development, but its location just off the Capital Beltway was beneficial. Additional regional shopping centers were opening as Silver Spring's commercial and retail center was already struggling. Change became increasingly difficult to bring about due to the high cost of land and major developers moving to work in the more lucrative suburbs.⁴⁵

Despite the difficulties the Silver Spring retail centers encountered, downtown Silver Spring did see significant growth and redevelopment in the form of high-rise office and residential development. Twenty-three high-rise buildings were constructed in only a ten-year span from 1961 to 1971.⁴⁶ The growth of professional offices was in part due to the growth of federal contracting and increasing federal services. During the 1960s and 1970s, the federal government increasingly began relying on federal contractors to execute its needs for research and development.⁴⁷ One of the first high rise office buildings in Silver Spring was the World Building, which was constructed on Georgia Avenue in 1964. Other office buildings were constructed along Sixteenth Street and Spring Street. Hotels also accounted for a large part of this growth surge as well. In 1963, the 11 story, 162-room Sheraton Silver Spring (currently the Quality Inn) was built at a cost of 2.5 million dollars. Along with the increased construction of hotels, high rise apartment buildings were also constructed including the Blair Apartment High-rises on Colesville Road.⁴⁸

Postwar Office Building Development in Silver Spring

The Modern Movement highly influenced the design of commercial architecture in the United States during the mid-twentieth century. One of the most widely disseminated strains of modernism, the International Style emerged as the dominant aesthetic in the design of commercial office buildings by mid-century, as evidenced throughout downtown Silver Spring. The International Style was first

⁴⁵ Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*; Leavitt, "Silver Spring Commercial District," MHT Inventory Form.

⁴⁶ Urban Mid Atlantic, *Downtown Silver Spring's Upcoming Wave of Development, 2014*. Obtained online 2 April 2021 at <http://urbanmidatlantic.blogspot.com/2014/11/downtown-silver-spring-upcoming-wave.html>

⁴⁷ Kelly 103

⁴⁸ The Development of Silver Spring, No Date. Accessed 18 January 2021 at <http://users.starpower.net/oshel/H02.htm>

promulgated in Europe during the first half of the twentieth century. It was guided by a spare, industrial aesthetic, which valued clear, functional expressions of form and industrially produced materials. Avant Garde artistic movements in Europe also contributed to the development of the style, from Cubism to the modular grid-like abstraction of Piet Mondrian. During its formative stages, what would become widely known as the International Style was expressed primarily through the work of the De Stijl Movement in the Netherlands and the Bauhaus School in Germany, begun by influential early modernist Walter Gropius. The work of French modernist Le Corbusier was equally influential, and his publications and speaking tours influenced mid-century architects on both sides of the Atlantic. The 1935 exhibit at the Museum of Modern Art in New York, *The International Style: Architecture Since 1922*, curated by Henry Russell Hitchcock and Phillip Johnson, set the stage for the style's later postwar ascendance in American commercial and corporate architecture.⁴⁹

In downtown Silver Spring, and in cities across the country, the International Style was increasingly applied to the design of high-rise office buildings after World War II. Drawing on the work of prominent architects and firms such as Skidmore, Owings & Merrill (SOM), Mies van der Rohe, and Le Corbusier, these buildings featured glazed curtain wall elevations, metal paneling, exterior I-beam design, and the use of pilotis to elevate and articulate the ground story. Leading examples in Silver Spring include the American National Bank Building at 8701 Georgia Avenue (1961, Edwin Weihe), the Metropolitan Building at 8720 Georgia Avenue (1964, W. L. Mayne & Assoc.), and the Operations Research Building at 1400 Spring Street (1963, Ted Engelhardt). The green porcelain spandrel panels and curtain walls of the American National Bank Building recall the influential design of SOM's 1952 Lever House in New York. By the late 1960s and 1970s, architects increasingly began to incorporate exposed pre-cast and poured-in-place concrete elements into the designs of office buildings and apartment towers.⁵⁰

High-rise office buildings provided tenants with the latest in modern conveniences, while also incorporating technological innovations in design. These innovations included indoor climate control, high-speed elevators, and integrated parking facilities. The automobile influenced the design of downtown commercial buildings in Silver Spring prior to the war, seen in developments such as the 1938 Silver Spring Shopping Center, designed by John Ebersson. In the postwar high-rise buildings, parking was located either on the elevated ground floor of buildings, in below-grade parking levels, or in rear surface lots accessed through ground-floor drive-throughs, as seen in the design of 1400 Spring Street.⁵¹

Taking note of the new towers rising in downtown Silver Spring, the *Evening Star* in 1961 referred to the intersection of Georgia Avenue and Cameron Street as "Little Wall Street."⁵² This moniker also recognized the concentration of financial institutions in this section of downtown, housed in new, modern,

⁴⁹ Hassan-Uddin Khan, *International Style: Modernist Architecture from 1925 to 1965* (Los Angeles: Taschen, 2009), 11-16.

⁵⁰ Clare Lise Kelly, *Montgomery Modern: Modern Architecture in Montgomery County, Maryland, 1930-1979* (Silver Spring, MD: M-NCPPC, 2015), 137-39.

⁵¹ Kelly, 33, 137.

⁵² Joseph B. Byrnes, "Silver Spring's Latest," *Evening Star*, March 4, 1961, B1.

International-Style office buildings. In addition to the American National Bank at 8701 Georgia Avenue, firms and institutions located in this district included Guardian Federal Savings and Loan at 8605 Cameron Street, the Perpetual Building Association at 8700 Georgia Avenue, and the Maryland National Bank at 8730 Georgia Avenue.⁵³

Apartment Building Development in Silver Spring

Apartment buildings continued to be constructed after World War II. Like tract housing subdivisions, apartment complexes were constructed to alleviate the housing crisis resulting from the dramatic increase in suburbanization that occurred throughout the second half of the twentieth century where people began moving further away from the inner cities. These apartment complexes initially remained mostly garden style communities that continued the design trends of previous decades. These for the most part remained segregated communities that only accepted white residents. Designs for garden apartments in the 1950s continued to incorporate traditional styles like Colonial Revival popular during the 1930s. But the architecture also diverted from pre-war designs to incorporate more contemporary Modernist design influences that featured minimal architectural embellishments and details. Circulation design and outdoor living spaces also became a focal point of apartment community designs. The design of apartment complexes used perimeter roads to separated car traffic and parking from pedestrian walkways. Playgrounds and picnic areas also increasingly became a part of community designs. These post war complexes also incorporated balconies, terraces, and patios as outdoor living spaces. Large expanses of glass in enlarged window design, doors, and even some curtain walls helped to blend outdoor and indoor spaces.

The architectural firm of Collins & Kronstad were leaders in apartment complex design in Montgomery County during the post war era. Their Forest Park apartments at 9316 Piney Branch Road in Silver Spring received the 1961 design award from *House and Home*. This complex was a mid-rise apartment a form that became more popular with developers because they increased the size of the buildings vertically, thus allowing more rental capacity. Mid-rise apartment complexes, which were increasingly constructed throughout the 1950s and 1960s, were four, five, and six stories in height and were taller than the earlier garden apartment complexes that were typically two and three stories in height.

Carl Freeman was another notable real estate developer of apartment buildings in Montgomery County during the post war era. Freeman began his real estate career in California in 1937. After serving in the Army Corps of Engineers during World War II, he relocated to Maryland where he founded a new real estate firm, Carl M. Freeman Associates, Inc. Freeman started out with mass tract single family housing developments, but after 1950 expanded into apartment construction. Throughout the 1950s, Freeman's company oversaw the development of many new garden apartment communities throughout the

⁵³ Kelly, 138.

Maryland suburbs.⁵⁴ Freeman quickly became known for his innovative contemporary designs that blended outdoor and indoor living by incorporating balconies, terraces, and long bands of windows. Clare Kelly credits Freeman with being the first developer in the Washington D.C. area that integrated the Modern movement with apartment design. He was also founder and first president of the Suburban Maryland Homebuilders Association.⁵⁵

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Freeman was also one of the first developers to advance mixed use designs for developments that incorporated both single family housing with apartments. In the 1940s and 1950s, Montgomery County's zoning laws required separation of apartment complexes from mass tract single family housing communities. Apartment complexes were often constructed as a buffer between single family housing subdivisions and commercial districts. During the 1950s, several progressive development plans integrated both single-family houses with apartment units. Freeman headed such efforts with his proposed Cabin John project. However, single family homeowners largely united against these mixed-use

⁵⁴ Carl M. Freeman Foundation, About Carl Freeman, obtained online April 6, 2021 at <https://carlmfreemanfoundation.org/about>

⁵⁵ Clare Lise Kelly, *Montgomery Modern: Modern Architecture in Montgomery County, Maryland, 1930-1979* (Silver Spring, MD: M-NCPPC, 2015),

⁵⁶ Clare Lise Kelly, *Montgomery Modern: Modern Architecture in Montgomery County, Maryland, 1930-1979* (Silver Spring, MD: M-NCPPC, 2015), 47, 91, 184; Carl M. Freeman Foundation, About Carl Freeman, obtained online April 6, 2021 at <https://carlmfreemanfoundation.org/about>

development efforts on grounds apartments would be a threat to a neighborhoods social stability and aesthetic.⁵⁷

Developers such as Carl Freeman contributed to a wave of high-rise office and apartment building construction in Silver Spring during the 1960s, which reshaped the character of its downtown core. New building technologies in the early 1960s in the design and construction of high-rise office buildings combined steel frame construction with glass and panel sheathing. By 1963, downtown Silver Spring had emerged as the central location in Montgomery County for dense, high-rise development. High-rise development was supported by a pro-growth County Council that was elected in 1964. High-rise office and apartment buildings in the downtown area of Silver Spring incorporated ground-floor retail uses.⁵⁸ In Montgomery County, apartment construction increased during the 1960s in response to increased prices for single-family homes, and apartment buildings became the primary source of low-cost housing. During the 1960s, changes to county's zoning ordinance led to the development of many new apartment buildings.⁵⁹ So-called "apartment-hotel" buildings such as Cole Spring Plaza featured a mix of rental units and hotel suites. Such buildings benefitted from a loophole in the county's zoning ordinance, whereby apartment-hotel projects were exempt from the density restrictions and setback requirements that applied to strictly rental apartment buildings. As a result, a marked increase in apartment-hotel construction ensued, and by 1965, there were 25 new projects approved or under construction in Montgomery County, providing approximately 7,750 new dwelling units. About half of these new projects were located in downtown Silver Spring. These buildings featured attractive, modern, well-designed interiors with the latest amenities to attract new tenants. Area builders established working partnerships with architects in developing the new apartment buildings, such as the frequent collaboration between developer Jerry Wolman and architect Edmund Dreyfuss, and the partnership that existed between Nathan Landow and Donald Drayer.⁶⁰

Like office buildings, the architectural design of high-rise apartment buildings in Silver Spring during the 1960s was influenced by the Modern Movement, and particularly the International Style. Many of Silver Spring's International-Style, downtown office buildings, such as the American National Bank Building (1961, Edwin Weihe & Associates), embodied the classic characteristics that defined the style as it was applied to office buildings, such as box-like building forms and planar, glassy, curtain walled elevations. The mid-1960's high-rise apartment buildings in Silver Spring, by contrast, often featured brick cladding and more varied building plans, as seen in the design of Cole Spring Plaza. The influence of the

⁵⁷ Kelly, 91.

⁵⁸ Kelly, 128, 137.

⁵⁹ Kelly, 128.

⁶⁰ Kelly, 102, 128-29, 131, 137.

International-Style is nevertheless evident in their design, with repetitive elevations of modern sliding-sash windows, flat-roofed building forms, and minimal exterior ornamentation.⁶¹

Mid-1960s high-rise apartment buildings in Silver Spring varied in plan and layout, but common design elements included brick exterior cladding, metal or concrete spandrel panels, exterior balconies, and fixed or sliding-sash aluminum windows. Lobbies, the public face of the building, featured luxury finishes such as marble, terrazzo floors, and in some cases historicist decorative schemes that contrasted with their modern exteriors. In addition to Cole Spring Plaza, examples constructed in Silver Spring include Suburban Towers (1960, Cohen, Haft & Associates), Blair House (1961, Lapidus, Kornblath, Harle & Liebman), Parkside Plaza (1965, Cohen, Haft & Associates), the Irene (1966, Berla and Abel), and the Americana Finnmark (1968, Bucher-Meyers & Associates).⁶²

Commercial Development After 1970s

Commercial development in Silver Spring continued to lag behind other locations in Montgomery County during the 1970s. The opening of the Washington Metropolitan Area Transit Authority, commonly referred to as Metro's, Red Line and the Silver Spring station in 1978 brought a brief increase in shoppers and business patrons, but it did not last. That same year, the community of Silver Spring started to take action to revitalize the commercial district, but it proved too late to prevent businesses from leaving the area or closing. In 1979, several local stores left the area, including Jelleff's, a bridal shop and shoe store, David's men's clothing, and Pfaff sewing machines.⁶³ The trend of closing businesses continued throughout the 1980s as Silver Spring could no longer compete with the large shopping malls of the suburbs. The Hecht store closed near the end of 1987 and J.C. Penney closed a few years later. Silver Spring lost its appeal as a prime retail area but prospered as an office center.⁶⁴

3.8 Growth of the Jewish Community

The growth of the Jewish community represented some of the most significant demographic changes in Montgomery County after 1950. The Jewish community in Washington, D.C. had begun to grow in earnest during the 1840s and 1850s, as immigrants fled unstable economic and political conditions in Germany. A second wave of Jewish immigrants fleeing czarist Russia settled in the region during the late nineteenth century. Many built wealth as small business owners and invested in Montgomery County real estate during the 1930s and 40s. After World War II, a Jewish population emerged in the Silver Spring and

⁶¹ Hassan-Uddin Khan, *International Style: Modernist Architecture from 1925 to 1965* (Los Angeles: Taschen, 2009), 11-16; Kelly, 130-34.

⁶² Kelly, 130-34.

⁶³ "Central Shopping District in Transition: Retailers Leave Downtown," *The Evening Star*, 29 June 1979; Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*, 41-42.

⁶⁴ Potomac Hudson Engineering, Inc., *Historic Sites Survey Report: Silver Spring Central Business District*.

Bethesda/Chevy Chase areas and by the late 1950s, Montgomery County had the largest Jewish population in the Washington area. As the Jewish community became more established, it started new synagogues and community groups. The Montgomery Jewish Community Center (MJCC), located at 8300 Meadowbrook Lane, was organized in 1947. Developer Sam Eig donated land for the Center, which was designed by architect Norman Kertzman and constructed in 1950. MJCC formed a synagogue in 1952, and during the 1950s constructed a chapel and synagogue. By the 1960s, the county's Jewish population had risen to 65,000, served by 23 synagogues. Reflective of the growing Jewish presence in Montgomery County, in 1969 the Jewish Community Center, the Hebrew Home for the Aged, and the Jewish Social Services Agency relocated from Washington to a centralized campus of Jewish institutional life in Rockville, Maryland.⁶⁵

Jewish developers and builders contributed greatly to the development of Montgomery County during the mid-twentieth century. The Gudelsky family were among the Jewish real estate developers whose work contributed to the postwar growth of Silver Spring and Montgomery County. Abraham Gudelsky started a modest sand and gravel business in Baltimore County in the early 1900s. After his death, his sons Isadore and Homer Gudelsky transformed the business into a development company, buying large tracts of farmland around Washington and developing residential and commercial projects. In Silver Spring, the Gudelskys built the Montgomery Arms Apartments in 1941 and in 1945 assembled land for the Flower Theater and Flower Avenue Shopping Center. By the 1960s, they were undertaking large developments such as Wheaton Plaza (1960), Montgomery Industrial Park (1961), American National Bank Building (1961), Americana Plaza (1963), and the B'nai Israel School (1967).⁶⁶

Russian native Sam Eig was one of the most prominent members of the local Jewish community. Like the Gudelskys and others, Eig prospered from the postwar building boom and developed residential communities in the west Silver Spring and Chevy Chase areas, including Rock Creek Forest. Eig was known for the generosity of his philanthropy, and donated land for Jewish synagogues, Catholic and Protestant churches, the Red Cross, and Holy Cross Hospital. During the mid-1940s, Eig purchased downtown Silver Spring properties and developed the Eig Building at 8641 Colesville Road, designed by architect Arthur Anderson (1951, demolished). He focused on large mixed-use developments along the I-270 corridor during the mid-1950s.⁶⁷

Russian immigrant Abraham Kay was another important figure in the Jewish community and was also a significant local developer. A prosperous grocer, he established the Kay Construction Company in 1936. At the time, Jews could not be members of Montgomery County country clubs and in 1938, Kay purchased the Indian Springs Country Club and opened it to Jewish members.⁶⁸ Kay was well-positioned for the

⁶⁵ Kelly, 10, 79, 83, 150; Jewish Virtual Library, "Virtual Jewish World: Washington, D.C.,"

<https://www.jewishvirtuallibrary.org/washington-d-c-jewish-history> (accessed April 13, 2021).

⁶⁶ Susan Baer, "Gudelsky's Generosity Continues," *Baltimore Sun*, March 20, 1991; Kelly, 185-86.

⁶⁷ Kelly, 183.

⁶⁸ Kelly, 76.

postwar real estate boom, having previously purchased large rural tracts in the Silver Spring, Bethesda, and Wheaton areas. In 1947, Kay's son, Jack Kay, assumed management of the company with his brother-in-law Harold Greenberg. Among their projects was the Metropolitan Building at 8720 Georgia Avenue (1964), designed by W. L. Mayne & Associates. The Kay family were well-known for their philanthropy to numerous causes and organizations in the Washington area and in Israel.⁶⁹

Although the Jewish community was not immune from forms of discrimination, many of the leading developers also did not condone segregation in their projects. Sam Eig, Abraham Kay, and other notable local Jewish developers, including Albert Small and Carl Freeman, all employed the use of restrictive covenants segregate their housing against non-white populations. A lone notable exception was Morris Milgram, who regularly integrated his apartments during the 1960s.⁷⁰

⁶⁹ Kelly, 187.

⁷⁰ Hannah Johnson, "Silver Spring's Jewish History 'Long and Complicated,'" *Washington Jewish Week*, November 10, 2007.

4.0 ARCHITECTURAL SURVEY RESULTS

The architectural survey involved the recordation and evaluation of sixteen (16) resources identified by MCPD and located in Silver Spring, Maryland. (Table 1) All of these resources represent property types associated with professional office buildings and residential apartment complexes built in the 1950s and 1960s located in downtown Silver Spring and adjacent areas (Figure 2). These buildings were part of the growth and development of downtown Silver Spring and adjacent locations during the first two decades of the second half of the twentieth century, a period of substantial suburban growth. Rosemary Village Apartments (M: 36-62), the Social Security Building, and some of the buildings within the Summit Hill development were built in the 1950s. The remaining resources were constructed during the 1960s. The Rosemary Village Apartments (M: 36-62), Summit Hills (M: 32-28), and the Montgomery Reality Company Building were all previously surveyed resources and were recommended as not eligible for listing on the NRHP. The remaining resources are newly recorded resources.

Table 1: Resources Recorded During the Architectural Survey

Name	MIHP #	Address	Date of Construction
Rosemary Apartments (Barrington Apartments)	M: 36-62	1901 East West Highway	1953
Summit Hills	M: 32-28	8484 -8510 16 th Street 1701-1705 East West Highway	1959-1962
Colesville Tower	M: 36-112	8807 Colesville Road	1965
Cole Spring Plaza Apartments	M: 36-111	1001 Spring Street	1966
Georgian Towers	M: 36-113	8750 Georgia Avenue	1969
Montgomery Professional Building	M: 36-86-3	911 Silver Spring Avenue	1960
Operational Research Institute	M: 36-115	1400 Spring Street	1963
Metropolitan Building	M: 36-114	8720 Georgia Avenue	1966
American National Bank Building	M: 36-107	8701 Georgia Avenue	1961
Social Security Building	M: 36-86-5	8113 Fenton Street	1959
Montgomery Realty Company Building	M: 36-86-4	8307 Fenton Street	1961
Blair House	M: 36-109	8201 16 th Street	1961
Blair Plaza	M: 36-110	1401 Blair Mill Road	1963
Blair East	M: 36-108	1220 East West Highway	1967
Springwood Apartments	M: 36-116	1220 Blair Mill Road	1964
The Medical Office Building at 1111 Spring Street	M: 36-106	1111 Spring Street	1966

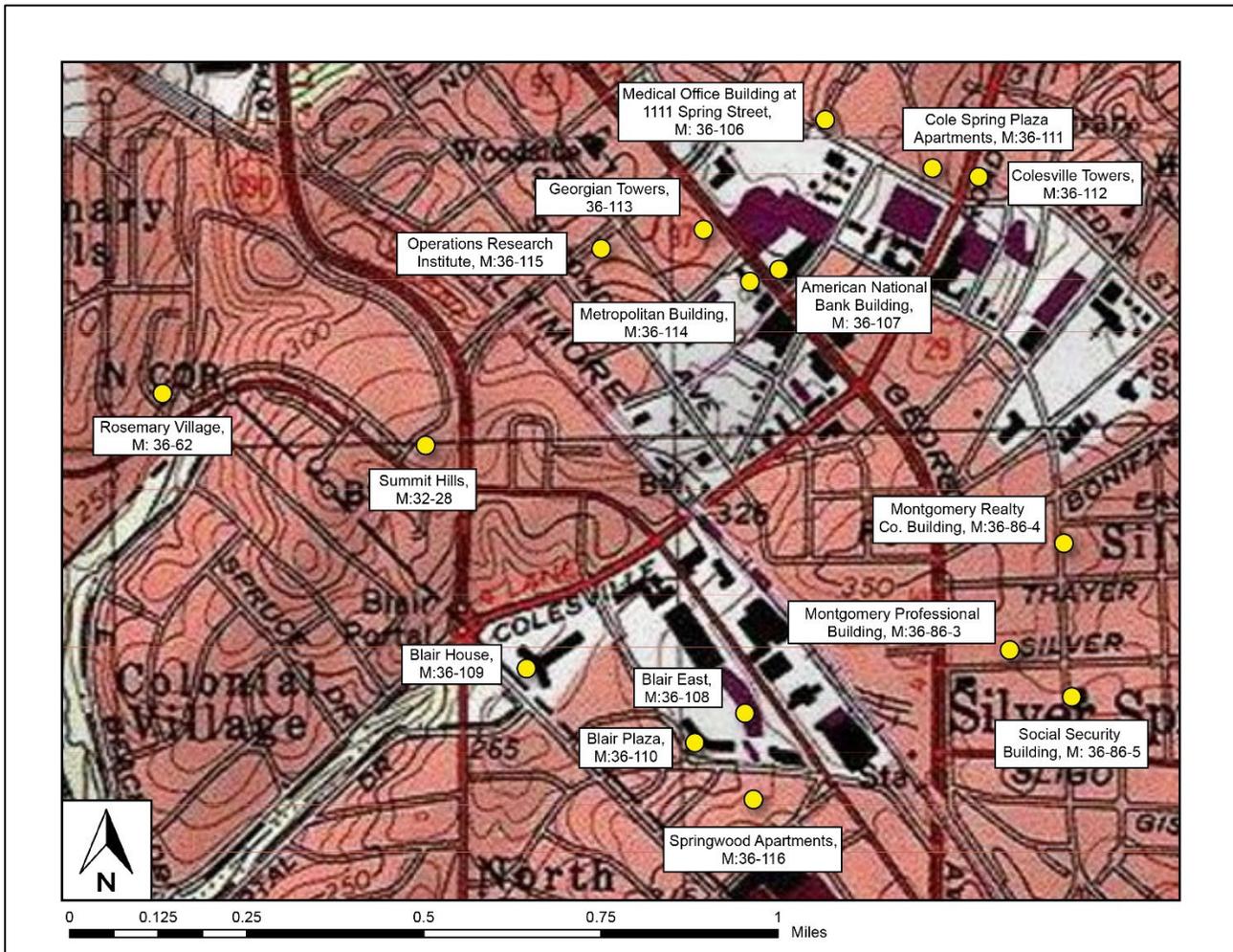


Figure 2: Location of Surveyed Resources

Tracerics recorded all the individual buildings during February and March of 2021. Field survey methods, reporting, and documentation were undertaken in accordance with the Maryland Historical Trust (MHT) *Standards and Guidelines for Architectural and historical Investigations in Maryland, revised 2019*. All resources were recorded using digital photography. The survey included both exterior and interior documentation when permission was granted. All four elevations of buildings and representative examples of complexes were recorded as part of the exterior investigations. Interior investigations were limited to public spaces, notably lobbies, hallways, courtyards, and elevator bays. Tracerics contacted property managers and business tenants to obtain permission for interior access. While several of these tenants and managers granted interior access, others did not grant interior access. Their reasons varied from COVID 19 concerns to opinions that their interior spaces were adequately documented through photographs uploaded to their web pages. Interior access was not provided for the following properties:

- Blair East
- Blair House
- Blair Plaza
- Colesville Tower
- Montgomery Professional Building
- Rosemary Apartments
- Social Security Building
- Summit Hills

4.1 Apartment Complexes

Nine of the sixteen buildings surveyed represent apartment building property-types, which can be further categorized into sub-types defined as garden apartment complexes, mid-rise, and high-rise apartments (Table 2). Garden apartments represent some of the earliest examples of apartment complexes built in Silver Spring beginning in the pre-war era. These complexes most often included multiple building arrangements of two and three-story buildings often with identical stylistic details. Many of the early examples built in the 1930s and 1940 included Colonial Revival and Art Deco details, which were popular during the pre-war era. While garden apartment complexes continued to be constructed after World War II, their design evolved to more austere forms that lacked the pre-war stylistic details. This trend remained consistent with Modern Movement architectural examples which increasingly became more prevalent in the post-war period. Local zoning restricted the vertical limits of construction during much of the early period. Zoning restrictions were increasingly eased allowing the construction of larger complexes that were desperately needed to house the increasing suburban population, a trend that continued throughout the country during the 1950s and 1960s. A boom of mid-rise (five-to-seven stories) and high-rise (Greater than seven stories) apartment buildings occurred in downtown Silver Spring during the 1960s.

The Rosemary Apartments is the only apartment resource recorded in this study that represents an example of a garden apartment complex. Constructed in 1953, the complex is comprised of two separate sections known as Rosemary Village and Rosemary Terrace. The design of buildings in both sections remain consistent and include two and three-story units with minimal Colonial Revival detailing.

The remaining eight apartment resources all represent the growing trend towards mid and high-rise construction. Summit Hills contains a mix of six-eight story mid-rise units and one nine-story high rise unit. The earliest mid-rise units were constructed in 1959, and the high-rise unit was the last building in the complex completed in 1962. The evolution of the building typology in many respects represents a trend toward the high-rise complexes, which proliferated throughout downtown Silver Spring and outlying areas adjacent to downtown during the 1960s. The high-rise apartment complexes most often consisted of a single high-rise unit with apartment units arranged around double-loaded corridor plans. These buildings included a ground-level public lobby with high-speed elevators that accessed the upper

floors. Amenities often included central air conditioning, underground parking garage or adjacent parking lots, pools, private balconies, sun decks, and in some cases courtyards.

Table 2: Apartment Building Property Types

Name	MIHP #	Property Type	Style
Rosemary Apartments (Barrington Apartments)	M: 36-62	Garden	Colonial Revival
Summit Hills	M: 32-28	Mid and High Rise	International Style
Colesville Tower	M: 36-112	High Rise	International Style
Cole Spring Plaza Apartments	M: 36-111	High Rise	International Style
Georgian Towers	M: 36-113	High Rise	International Style
Blair House	M: 36-109	High Rise	International Style
Blair Plaza	M: 36-110	High Rise	International Style
Blair East	M: 36-108	High Rise	International Style
Springwood Apartments	M: 36-116	High Rise	International Style

The design and construction of mid and high-rise apartments was largely standardized throughout the country during the 1950s and 1960s. Where earlier eras included more varied traditional styles, the design of mid and high-rise apartment buildings in the post-war era architecturally embraced the Modern Movement, particularly the International Style. However, International Style as applied to the design of high-rise apartment complexes differed significantly from the traditional expressions of the style that incorporated planar, glass curtain walls to express an applied modernistic design that communicated clear functional form and expression. Mid-1960's high-rise apartment buildings in Silver Spring, by contrast, often featured brick cladding and more varied building plans. Many included balconies and terraces that created an interrupted texture on the facades that was traditionally not a design characteristic of the International Style. The influence of the International-Style, nevertheless, is evident in their use of repetitive elevations of modern sliding-sash windows, flat-roofed building forms, and minimal exterior ornamentation.⁷¹ The high and mid-rise buildings recorded for this study exhibit many of these characteristics.

4.1.1 Rosemary (Barrington) Apartments (M: 36-62)
1901 East West Highway
NRHP Eligibility: Eligible Criterion A

Description: Located at 1901 East-West Highway in Silver Spring, the Rosemary Apartments, also known as the Barrington Apartments, is a multi-building garden apartment complex that was developed in 1953. The complex, which occupies 14.74 acres located north of East-West Highway and east of Leonard Drive, is divided into north and south sections. At Rosemary Village consists of sixty-seven (67) buildings at the north end of complex, while Rosemary Terrace contains fifteen (15) buildings at the south end of the site

⁷¹ Hassan-Uddin Khan, *International Style: Modernist Architecture from 1925 to 1965* (Los Angeles: Taschen, 2009), 11-16; Kelly, 130-34.

(Figures 3-4). All of the buildings exhibit Colonial Revival details as exhibited in door surrounds and the general symmetry of the individual unit designs. The buildings are set back from Rosemary Hills Drive, and landscape elements include grass lawns, concrete sidewalks, shrubs, trees. In both halves of the complex, several buildings are arranged around shared courtyards.

The sixty-seven apartment buildings in Rosemary Village are all uniform in design and are grouped in attached clusters that range across the site forming linear, L-shaped, and U-shaped complexes. Several of the buildings are arranged together forming an uneven massing, with the central buildings set back from the adjacent buildings on either side. The two-story plus raised basement, three-bay, rectangular-plan, brick buildings feature side-gabled, asphalt shingle-clad roofs with no overhang at the eaves. Entry doors are slightly recessed within surrounds, which features a rectangular, sunken panel situated horizontally above the doors and an identical panel situated vertically in the divider between the doors. Surmounting each door are narrow blind transoms.

The fifteen Rosemary Terrace apartment buildings consists of seven individual buildings located on the west side of the development, with the other eight buildings located on the east side attached in pairs. Each building is a three-story plus raised basement, I-plan, brick apartment building with a cross-gabled, asphalt shingle-clad roof. The buildings are each composed of a main block with one-bay gabled side wings. The facades of the main blocks are divided into five bays, which include centered primary entrances, while their rear elevations contain four bays. Entrances have pedimented wood surround features side lights/sunken panels and original cast-iron lamps mounted to either side of the door.

Integrity: While the Rosemary Apartments have undergone exterior and interior alterations to the various buildings, the complex still retains sufficient integrity of location, setting, design, materials, workmanship, feeling, and association. Integrity of location, feeling, and association are maintained through original multi-unit garden apartment plan that remains intact with building still sited at their original locations around manicured landscaped lawns. There have been several exterior alterations to the building in recent years. The original front doors have been replaced. In addition, the door surrounds in the Rosemary Village section have been modified. These surrounds originally featured fluted pilasters and broken triangular and segmental arch pediments. Despite these alterations, the Colonial Revival design is still apparent through the unit symmetry and the accented entrances. The fenestration has been altered and the original steel casement windows have been replaced with vinyl units, which has diminished integrity of materials. However, the original brick exterior cladding still remains as part of the original materials.

Interior: The interiors were not accessible at the time of the survey.



Figure 3: Rosemary Village (1962-1963 Rosemary Hills Drive), Looking Southwest



Figure 4: 1901 Rosemary Hills Drive (Rosemary Terrace), looking north

NRHP Evaluation: The Rosemary Apartments (M: 36-62) was originally surveyed and documented by Parsons Brinckerhoff as part of the Purple Line Transit project. An MHT Determination of Eligibility (DOE)

form prepared for the building at this time identified the building as not eligible for NRHP listing. The eligibility justification concentrated on its lack of distinction under Criterion C and its association with general nationwide desegregation trends that did not rise to the level of Criterion A. MHT concurred with the determination.

One notable issue with the prior determination is that it does not adequately evaluate the property's association under a local context related to civil rights and housing desegregation. Housing segregation has been a significant part of Silver Spring's history since the early days of the community in the late nineteenth and early twentieth century. Racial covenants and segregation remained codified into later developments by Brooke Lee and other notable local leaders. Even after the passing of the Civil Right Act in 1964, housing segregation remained intact until Montgomery County banned these practices in 1968. Significant civil rights protests against housing segregation practices likely influenced the county's decision at this time.

This study finds the Rosemary Apartments (Rosemary Village and Rosemary Terrace) is locally significant under **National Register Criterion A** in the areas of **Ethnic Heritage** and **Social History**. The two apartment developments, completed in 1953, were purchased by leading national equitable housing advocate Morris Milgram in 1964. Milgram established an integrated apartment community at the Rosemary Apartments, providing much needed access to affordable housing for the area's marginalized African American and ethnic renters. Milgram's integration program at the Rosemary Apartments was pioneering and predated the widespread implementation of fair housing laws in Montgomery County. Through his company, Modern Community Developers, and partnerships with other like-minded advocates, Milgram developed new integrated suburban neighborhoods and worked to integrate existing urban apartment buildings in cities across the country. He was recognized for his achievements as the first recipient of the National Human Rights Award bestowed by the U.S. Department of Housing and Urban Development. The building is not known to be associated with the productive lives of individuals important to history that would meet **Criterion B**. The design of Rosemary Apartments incorporates Colonial Revival stylistic features which first appear with garden apartment design in the early twentieth century and remained popular in the years following World War II. The Colonial Revival design of the complexes do not have design distinction within this context. As an example of a typical mid-1960s garden apartment complex, the Rosemary Apartments does not demonstrate sufficient architectural significance to justify listing under **Criterion C**. The property was not evaluated under **Criterion D**.

4.1.2 Summit Hills Apartments (M: 32-28)
8484 -8510 16th Street; 1701-1705 East West Highway
NRHP Eligibility: Eligible Criterion A

Description: The Summit Hills Apartments (originally, Summit Hill) consists of nine individual apartment buildings constructed between 1959 and 1962 located immediately northwest of the 16th Street and East West Highway intersection, west of downtown Silver Spring. Sited on in an evenly spaced but irregular

pattern, the brick-clad buildings are arranged around multiple asphalt-paved parking lots and landscaped lawns. The property perimeters include numerous mature trees, small trees, bushes, and swaths of lawn. Concrete pedestrian walkways connecting the various apartment buildings and parking lots are lit by lampposts.

Exterior: Summit Hills Apartments is an apartment complex comprised of eight mid-rise apartment buildings, one high-rise apartment building, and one commercial/community building (Figures 5-7). The buildings share a utilitarian aesthetic that has characteristics shared by similar International Style designed high rise complexes, notably the box-shaped building forms capped with flat roofs with even rows of balconies and window openings. Most of the buildings are six-to-eight stories in height with varying



Figure 5: Summit Hills Apartments, Typical mid-rise apartment building with adjacent parking lot and vegetation, Looking Southwest



Figure 6: Summit Hill Apartments, 8508 16th Street, looking west



Figure 7: Summit Hill Apartments, 8484 16th Street (the y-plan nine-story apartment building, looking east)

cruciform-plan footprints. The cruciform footprints are formed intersecting I-shaped wings of varying length. The apartment building at 8484 16th Street at the southwest corner of the property is the lone

high-rise building at the complex which was one of the last building constructed in 1962. The nine-story building features a Y-plan. All Summit Hills apartment buildings are faced in brick, though some have been painted. Besides the presence of a primary entrance located at the intersection of the cruciform wings, the front elevations are not visually distinguished from secondary elevations.

The primary entrances vary somewhat between buildings, but are typically comprised of a single-leaf, aluminum-frame, fully glazed entry door with flanking plate glass windows. An overhanging canvas awning supported by wood or metal posts displays the building number. Some buildings feature entry doors and windows with a surround of differentiated cladding, such as stone slabs (1705 East West Highway), coursed stone (1701 East West Highway), ornamental brick (8500 16th Street), or stucco (8504 16th Street).

Interior: None of the interiors of any of the building part of the complex were accessible at the time of the survey.

Integrity: Summit Hills Apartments retains overall physical integrity. Integrity of design and workmanship remains intact, as evidenced by the retention of all original apartment buildings and the absence of major alterations and additions. Integrity of materials is generally intact, despite the removal of original steel casement windows. The vinyl awnings at the primary entrances are not original, and it is likely that some of the entries have been altered over the years to include differentiating cladding materials: stone slabs, ornamental brick, coursed stone, stucco, etc. Research did not uncover images of the original entrances to confirm their original condition.

Additionally, some of the apartment buildings have been painted white, obscuring the original un-painted brick. Because Summit Hills' original use (rental apartments) has not changed, integrity of feeling and association as a midcentury-era elevator apartment complex is retained. Integrity of location is also retained, as the complex has not been moved from its original location northwest of the 16th Street and East West Highway intersection. Integrity of setting is retained despite 1979 additions that included a gatehouse and a metal and brick pier perimeter fence. The pool, poolhouse, and cabana are original, but the playgrounds have been replaced over the years and the dog run is a contemporary addition. The adjacent major roadways remain in their original locations, and the neighboring Barrington Apartments/Rosemary Village complex and Suburban Towers (now, 8600 Apartments) also remain extant.

In 2011 (the year of the previous Summit Hills architectural survey), the commercial/community building at the northwest portion of the property accommodated a gym, dry cleaner, convenience store, and several empty storefronts. The circular rooftop community space (the "Terrace Room") had its expansive windows partially covered over at that time. Presently, the Terrace Room volume is demolished, and the remainder of the building is under renovation. This building no longer retains physical integrity. However, altered commercial/community building does not sufficiently impact the physical integrity of the remainder of the complex, such that the overall integrity of Summit Hills Apartments would be lost.

NRHP Evaluation: The Summit Hill Apartments (M: 36-28) was originally surveyed and documented by Parsons Brinckerhoff as part of the Purple Line Transit project. An MHT Determination of Eligibility (DOE) form prepared for the building at this time identified the building as not being eligible for NRHP listing. The eligibility justification concentrated on the resource's association with suburban trends as related in the *Maryland Suburbanization Context and Survey Methodology* and argued that Summit Hills Apartments only represented common settlement patterns and design characteristics related to apartment construction. MHT concurred with the eligibility determination.

A broader assessment of the NRHP significance of the resource needs to address its association with local planning and settlement patterns. The complex represents one of the best examples that illustrates the early evolution of apartment complex design that incorporates mid and later high-rise buildings. The complex is also associated with the development of the local Orthodox Jewish Community. The growth of the local Jewish community represented a significant demographic trend during the mid-twentieth century. It was also the site of civil rights protests for fair housing, which led to the adoption of Montgomery County's first open housing law in 1968. Based on its association with these established contexts, this study recommends the Summit Hill Apartments as being eligible for listing under **Criterion A** because of its significance in the area of **community planning** for its association with mid-century apartment construction in Silver Spring. The complex is locally significant under this context because it represents one of the best examples of apartment construction that illustrates the transition from the garden apartment form to high-rise property types, which became a new form of apartment construction that transformed downtown Silver Spring. Most of the complex consists of identically designed mid-rise units arranged integrated into a designed landscape. While not garden apartments themselves, these buildings, with their identical design and integration into a designed landscape, harkens to design elements shared with earlier garden apartments. The evolution in design to the high-rise typology is reflected in the design of 8484 16th Street, a nine-story high rise building. The complex also has local significance in the area of **social history** under **Criterion A** for its association with Orthodox Jewish community and the local Civil Rights movement of the 1960s. Summit Hill housed sizable Jewish community in the 1960s known as the Summit Hill Shul, who communed and worshiped together on the property. Summit Hill was also the location of picketing protests from local Civil Rights organizations that brought attention to unjust segregated housing practices that led to the passage of Montgomery County's first open housing law two years later in 1968.

Research has not shown Summit Hills Apartments to be associated with any individuals important within the suburban context or otherwise associated with the lives of people significant in the past that would meet Criterion B (Persons). The architectural design of Summit Hill was not particularly progressive or unusual for its time. Rather, the utilitarian designed complex incorporated a mix of influences from garden apartment design planning to typical International Style design principal as applied to high-rise apartment buildings. Because its utilitarian character lacks notable sophisticated or influential modernist design aesthetic, Summit Hills Apartments does not appear significant under NRHP Criterion C. The property was not evaluated under Criterion D (Archeology).

4.1.3 Colesville Tower
8807 Colesville Road
NRHP Eligibility: Not Eligible

Description: Located at 8811 Colesville Road, Colesville Towers is an International-Style apartment building that was designed by architect Donald H. Drayer and completed in 1966 (Figure 8).⁷² The 11-story L-shaped building is capped with a flat roof containing two penthouses housing mechanical systems.

Exterior: The exterior elevations are faced in brick, and feature sliding-sash, aluminum-framed windows and balconies. Situated on the east side of Colesville Road, north of Spring Street, the building occupies a 1.21-acre lot. The building’s front elevation faces west, towards Colesville Road and the main public lobby entrance is at the northwest corner of the building. Adjoining the building to the south at 8807 Colesville Road is a five-story office building. To the north is a one-story former public library. A surface parking lot is located to the south and east of the apartment building. A sundeck and pool area, that occupies an L-shaped footprint measuring approximately 60 feet wide by 150 feet long, is located elevated above the parking lot and Ellsworth Drive, and is framed on its south and east sides by a high concrete retaining wall. At the east elevation of the wall, at street grade, is a small concrete paved lot to facilitate deliveries to the loading dock at the back of the building.



Figure 8: Colesville Tower, looking southeast

⁷² Emporis, Buildings, “Colesville Towers,” <https://www.emporis.com/buildings/111791/colesville-towers-silver-spring-md-usa> (accessed March 18, 2021).

The building's elevations are relatively uniform in appearance and design elements include sliding-sash windows and exterior balconies. The upper stories of the west elevation are divided into nine bays. Balconies are located in the southernmost bay. The other bays are all fenestrated with two-light and three-light sliding-sash windows. In some instances, the two-light windows are paired. The balconies project beyond the building line and feature concrete slab floors and metal paneled balustrades with steel posts and railing. Sliding glass doors provide access to the balconies from the apartment interiors. The balconies located at the uppermost story of each bay are sheltered by cantilevered concrete canopies that are faced in aluminum flashing.

The main entrance is located at the northwest corner of the building in a recessed ground-story glass curtain wall that wraps three bays of the west elevation and four bays of the north elevation. Sheltering the entrance recess and glass curtain wall is a flat, concrete canopy that is faced in aluminum panels. The canopy continues the full length of the façade. At the entrance, the overhang of the canopy is supported by three freestanding square columns clad in dark grey granite panels.

Interior: Interior access was not accessible at the time of the survey.

Integrity: Colesville Towers retains integrity of design, materials, and workmanship. The building does not appear to have undergone any major exterior alterations and appears to retain most of its original materials and architectural features. The building is situated at its original retains and remains surrounded by mid-twentieth century construction, thereby retaining integrity of location and setting. Colesville Towers retains integrity of association and felling of a mid-twentieth century apartment building.

NRHP Evaluation: Colesville Towers is typical of the many high-rise apartment buildings constructed in the greater Washington, D.C. area during the 1960s and 70s, and as such does not demonstrate sufficient architectural significance for listing in the **National Register of Historic Places** under **Criterion C**. The building was constructed during an era of prolific construction of high-rise apartment buildings in downtown Silver Spring during the 1960s, which reflected a new development trend that sought to accommodate mass housing on a limited footprint due to the limited nature of downtown real estate. These new highrise apartment complexes mostly reflected International-Style design principles and concepts that evolved during the preceding decade of the 1950s. The construction of high-rise apartment buildings along with multi-story office buildings redefined the architecture of downtown Silver Spring during the 1960s and 1970s. While Colesville Towers represents part of this trend, it was not among the earliest development projects, nor does it hold any other important associations with events that would be distinctly related to this context. While Colesville Towers reflects International-Style character-defining features, such as the building's lack of exterior ornamentation, modernist fenestration, and flat-roofed form, it is not a particularly noteworthy example of the style and is very similar to the many extant examples from this period found throughout suburban Maryland, Washington, D.C., and northern Virginia. The architect, Donald H. Drayer, was a prolific designer in the Washington D.C. area during the 1960 and 1970s and many of his buildings remain extant. In Montgomery County, these include the Park Sutton Apartments and Shopping Center (1963), Cole Spring Plaza (1967), the Landow Office Building in

Bethesda (1971), and the Promenade (1973). While the building was developed as a luxury apartment building, its lobby lacks the opulence seen in other examples such as Cole Spring Plaza. Colesville Towers also fails to demonstrate significance under **Criterion A**. The building's only known historic association is as part of mid-twentieth century apartment building development in Silver Spring, and it is not uniquely associated with that context. The building is also not known to be associated with any individuals important to history that would meet **Criterion B**. The property was not evaluated under **Criterion D**.

4.1.4 Cole Spring Plaza Apartments
1001 Spring Street
NRHP Eligibility: Eligible Criterion C

Description: Cole Spring Plaza Apartments, located at 1001 Spring Street in Silver Spring, was designed by architect Donald H. Drayer, the International-style apartment building was completed in 1967.⁷³ Drayer designed the 11-story high-rise apartment building in the International-Style form as commonly adapted to apartment buildings constructed during the mid-twentieth century.

Exterior: The building exhibits a U-shaped plan with a one-story central rectangular loggia with entry vestibule (Figure 9). The building is capped with a flat roof containing a one-story mechanical penthouse. Parking is provided through an underground garage, entered from Colesville Road.

The main entrance is located within a vestibule at the end of the loggia that extends from the center of the main block inside the U-shaped footprint (Figure 10). Connection between the vestibule and main lobby is through a one-story, modernist "loggia" (as it was described in early advertising). Its side elevations are divided into nine bays, alternating between large, deeply recessed glass panes and aggregate-concrete panels. The glazed bays are slightly higher than the aggregate-concrete paneled bays and are capped in aluminum flashing, creating a stepped roofline. The center glazed bays contain single-leaf glass doors that provide access to the courtyards, located between the loggia and the building's east and west side wings. The concrete paneled bays project slightly and, much like the entrance fence, feature a similar pattern of concentric rectangles.

⁷³ Emporis, Buildings, "Cold Spring Plaza Apartments," <https://www.emporis.com/buildings/111783/cole-spring-plaza-apartments-silver-spring-md-usa> (accessed March 17, 2021).



Figure 9: Cole Spring Plaza Apartments, looking northwest

Exterior design elements, found in all elevations of the main block and side wings, consist of sliding-sash aluminum windows and balconies. The windows are of two types. The first is a standard two-light, aluminum-framed, sliding-sash window. The second is a three-light, aluminum, sliding-sash window with a fixed central pane. These windows all rest on cement sills. Vertical rows of balconies project beyond the building line and feature concrete slab floors and a metal paneled balustrade with steel posts and railing.

Interior: The main lobby is a large space that is rectangular in plan. The main lobby's colonial/baroque-inspired interior contrasts with the modern feel of the entrance vestibule and loggia and is consistent with the luxury décor notable of public spaces within high rise apartment complexes (Figures 11 and 12). The lobby has parquet wood floors. At the center of the floor is a large octagon-shaped area of polished black marble tile. The walls feature molded wood base, chair, and crown moldings and are paneled in stained oak with darker cherry wood trim. A narrow frieze of wall board runs along the top of the wall, below the crown molding. Shallow recesses in the north wall are wallpapered. There are four freestanding, oak-paneled structural columns in the lobby, two in the east half and two in the west. At the center of the north wall, the semicircular reception desk curves outward and is also paneled in oak with cherry trim. The recess behind the desk is finished in wallboard and features an original wood mail cubby with pilasters and a molded wood entablature. Wallpapered recesses in the east and west walls of the lobby's two lounge areas feature large wood built-in display cabinets that house fine china. The wood cabinets are ornate, and feature base panels with multi-colored wood inlays, heavy moldings, pilasters, and arched glass panes offset by carved wood spandrels.



Figure 10: Cole Spring Plaza Apartments, Main Entrance at end of loggia, looking north

Two elevators are located in the south walls of the east and west elevator halls. The parquet floors of the lobby continue into these halls, which are finished in gypsum board. The elevators have stainless-steel doors and aluminum surrounds with splayed jambs. Above each elevator is a non-original brass floor indicator with digital displays. Stairs at the east and west ends of the respective elevator halls lead up to the second-floor and down to the lower level. The carpeted, closed-string stairs feature flat aluminum handrails and balusters.

Typical corridors in the building are double loaded and are finished with carpeted floors, gypsum board walls with wood base boards, and gypsum board ceilings. Lighting is provided by wall-mounted glass fixtures. The doors into the individual apartments are single-leaf, painted hollow metal doors with painted hollow metal surrounds and marble thresholds. Access into the apartments was not available at the time of survey.



Figure 11: Cole Spring Plaza Apartments, Interior of Loggia, looking south



Figure 12: Cole Spring Plaza Apartments, Interior of Lobby, looking east from reception desk.

Integrity: Cole Spring Plaza has largely retained its original exterior and interior appearance, and demonstrates strong integrity of location, design, materials, workmanship, feeling, and association as a

luxury high-rise apartment building. Cole Spring Plaza exhibits a high level of preservation, and very few alterations to the building's exterior or interior were observed during survey. While research failed to uncover historic photographs of the lobby, descriptions of this space in early advertising match the current finishes and elements documented during survey. The building also retains integrity of setting and location since it is situated at its original construction site and remains surrounded by mid-twentieth century construction.

NRHP Evaluation: Cole Spring Plaza at 1001 Spring Street is locally significant under **National Register Criterion C** in the area of **Architecture**. The apartment building, completed in 1967, embodies the distinctive characteristics of the International Style through its massing, form, and materials. Cole Spring Plaza is an outstanding example of the large, modernist high-rise apartment buildings developed in Silver Spring during the 1960s. Typical of the International Style, its exterior elevations incorporate few decorative elements and demonstrate the minimalist, rational approach that was central to this phase of the Modern Movement. Designed by architect Donald H. Drayer for developer Lawrence Brandt, Cole Spring Plaza features repetitive fenestration of aluminum-framed windows, exterior balconies, and a lavish lobby, all of which are attributes that appear in International-Style, luxury apartment buildings in Silver Spring during this period. Cole Spring Plaza was one of several prominent International-Style high-rise office and apartment buildings developed in Silver Spring during the 1960s, which contributed to the rapid urbanization of its postwar downtown district. Regarding **Criterion A**, the building's only known historic association is as part of mid-twentieth century apartment building development in Silver Spring, and it is not uniquely associated with that context. The building is also not known to be associated with any individuals important to history that would meet **Criterion B**. The property was not evaluated under **Criterion D**. The period of significance is 1967, the original date of construction when all of the design elements were built.

4.1.5 Georgian Towers
8750 Georgia Avenue
NRHP Eligibility: Not Eligible

Description: Located at 8750 Georgia Avenue, Georgian Towers occupies a 3.24-acre property bounded by Georgia Avenue, Fenwick Lane, First Avenue, and an alley separating the building from the office building to the northwest. Entrances to the underground parking level are located on First Avenue and Fenwick Lane.

Exterior: Georgian Towers was designed by the architectural firm of Bucher-Meyers Associates and was completed in 1969. The large apartment building is comprised of four connected 15-story wings grouped around a central landscaped courtyard. The courtyard is an original feature and was designed by landscape architect Kenneth P. Soergel.⁷⁴ Each tower was constructed on a canted roughly L-shaped plan.

⁷⁴John B. Wilmann, "Money, Psyche Inspire a Team to Resuscitate Georgian Towers," *Washington Post*, February 8, 1969, C1.

The primary entrances are located on the ground floors of two of the 17-story towers that face Georgia Avenue and First Street respectively (Figure 13). These narrow, two-bay towers connect the north and east, and the south and west wings.



Figure 13: Georgian Towers, looking southwest from Georgia Avenue



Figure 14: Georgian Towers, Commercial Storefronts, looking west

Georgian Towers is a mixed-use building with ground-story retail and residential units on the upper floors. Commercial storefronts constitute the ground story of each tower (Figure 14). These storefronts are recessed and separated by concrete columns. A thick band of exposed concrete separates the ground story from the upper stories, which are clad in brick laid in stretcher bond. Exposed concrete floor slabs act as belt courses in visually separating each story and are integrated into the floors of the exterior balconies. The elevations of each tower terminate at the roofline in a thick band of exposed concrete that is flush with the building's brick exterior. The building has a flat roof, with penthouse/mechanical enclosures on top of the north and west wings. The north tower also features a rooftop deck with an original swimming pool.

The elevations of the four wings are uniform in design. The two long exterior elevations of each wing are divided into nine bays, while the center elevation contains four bays. The elevations are fenestrated with a combination of single and paired one-over-one, fixed-sash, aluminum windows on concrete sills. Each wing has three recessed balconies at each story. The balconies feature concrete floors and steel railings.

Interior: The east lobby is the principal entrance into the building, and its interior reflects a campaign of renovation work that coincided with a change of ownership in 2004 (Figure 15). On the lobby interiors, the entrance doors are surrounded by wood panels and are flanked by tall, rectangular, aluminum screens. Two lighting fixtures are mounted above the doors. Floors are of cream-colored, polished marble. Structural columns in the lobby and the main reception desks are clad in wood paneling. In the elevator bay, the walls are also of cream marble. The four elevators have stainless steel doors and dark grey granite surrounds. Mounted to elevator lobby walls are rounded, frosted glass light fixtures. The elevator bays feature a lower gypsum board coffered ceiling, with a central row of backlit frosted glass panels divided by strips of thin aluminum trim. The remainder of the lobby is a high-ceilinged space. In the east lobby, a reception desk and lounge area are located to the south of the entrance. The high-ceilinged lounge space appears to have been remodeled. The north portion of the lobby, containing the leasing office and mezzanine, are separated from the elevator bay by a full-height glass partition. The marble flooring continues into this area and the walls are clad in gypsum board and wood paneling. The mezzanine is carpeted and is accessed by a stair. The high gypsum board ceiling of the mezzanine contains inset can-style fixtures. Access to the corridors, individual apartments, and central courtyard was not available at the time of the survey.

Integrity: Georgian Towers still retains its design, feeling, and association as a representative example mid-twentieth century high rise construction. The building's modernist design still retains several features notable for this property type, included repetitive even facades with regular fenestration and vertical rows of balconies. Workmanship and materials integrity have been significantly diminished through renovations in 2004. On the exterior, new front entrance facades were added at both the east and west lobby entrances. Both lobbies were completely overhauled and little, if any, historic fabric remains. In addition, both the exterior balconies and parking garage were renovated. Work was also done in the

laundry rooms and hallways. Inside the apartments, kitchens were upgraded with new countertops.⁷⁵ The building still retains integrity of setting and location, as it remains in its original location surrounded by mid-twentieth century construction.



Figure 15: Georgian Towers, Main Lobby Elevator Landing

NRHP Evaluation: Georgian Towers is typical of the many high-rise apartment buildings constructed in the greater Washington, D.C. area during the 1960s and 70s, and as such does not demonstrate sufficient architectural significance for listing in the **National Register of Historic Places** under **Criterion C**. The building was developed during an era of prolific construction of high-rise apartment buildings in downtown Silver Spring during the 1960s, which reflected a new development trend that sought to accommodate mass housing on a limited footprint due to the limited nature of downtown real estate. These new highrise apartment complexes mostly reflected International-Style design principles and concepts that evolved during the preceding decade of the 1950s. The construction of high-rise apartment buildings along with multi-story office buildings redefined the architecture of downtown Silver Spring during the 1960s and 1970s. While Georgian Towers represents part of this trend, it was not among the earliest development projects, nor was does it hold any other important associations with events that would be distinctly associated with this context. While Georgian Towers reflects International-Style character-defining features, such as the building’s lack of exterior ornamentation, modernist fenestration,

⁷⁵ Sarah Abruzzese, “As Silver Spring Changes, So Does Georgian Towers,” *Washington Post*, December 4, 2004, APT-5.

and flat-roofed form, it is not a particularly noteworthy example of the style and is very similar to the many extant examples from this period found throughout suburban Maryland, Washington, D.C., and northern Virginia. For example, the building is very similar in appearance to the nearby Elizabeth House (1968) at 1400 Fenwick Lane. The architect, Bucher-Meyers & Associates, was a prolific design firm in the Washington D.C. area during the 1960 and 1970s and many of the firm's buildings remain extant. In Montgomery County, these include the Bells Mill Elementary School (1968), Beth Tikva Synagogue (1965), the Church of Jesus Christ of Latter-Day Saints in Silver Spring (1965), Montclair Manor apartments (1967), the State National Bank Building (1968), and the Americana Finnmark apartment complex (1968). In addition, Georgian Towers does not demonstrate significance under **Criterion A**. The building's only known historic association is as part of mid-twentieth century apartment building development in Silver Spring, and it is not uniquely associated with that context. The building is also not known to be associated with any individuals important to history that would meet **Criterion B**. The property was not evaluated under **Criterion D**.

4.1.6 Springwood Apartments
1220 Blair Mill Road
NRHP Eligibility: Not Eligible

Description: Springwood Apartments, located at 1220 Blair Mill Road in Silver Spring, Maryland, is a fifteen-story high-rise apartment building was designed by Herbert H. Johnson and built by Jerome Parks and Julius Sankin for owner/developer Miller Associates. Construction began in 1964 and was completed in 1965. Springwood Apartments was converted to condominiums in 2006 and renamed Mica Condominiums. The rectilinear-plan building reflects an International-Style design communicated through an emphasis on horizontal lines; a rectilinear shape; porte-cochere; generous use of glass; right angles; flat roof; and ample parking (Figure 16). In addition to individual apartment units, the building incorporates a below level parking garage, a lobby, a swimming pool, sauna facilities, and penthouse units.

Exterior: The footprint of the building is rectangular in plan. The basement level and the first story — exposed only at the front and side (east and west) elevations — serves as a podium, or plinth, for the upper levels above. At the side elevations, the “roof” of the first story is exposed, functioning as a hardscaped pedestrian walkway with perimeter planters. The building's primary cladding materials are brick, glass, and concrete. The fenestration is regular. Typical windows are multi-light, metal-frame sliding windows, with some topped with transoms. The building's north and south (front and rear) elevations feature small private balconies with metal railings, and the tower's upper-most (fifteenth) story features wrap-around corner terraces. A set-back rooftop mechanical penthouse is minimally visible from the public right of way.

Interior: The entry vestibule and building lobby were the only accessible interior spaces accessed during field investigation. The entry vestibule is a fully glazed, narrow, rectilinear space with black tile flooring and inset can-style lights. The vestibule is accessed via two double-leaf front doors and two single-leaf

side doors. These exterior doors lead into the vestibule, where two double-leaf interior doors open to the lobby. The lobby is roughly linear in plan, with recessed niches at each corner, featuring flush, wood-framed wood doors that lead to other areas of the building. The niche immediately left of the front lobby doors contains a reception desk, and the niche at the far-right corner of the lobby opens to a hallway with administrative offices. The lobby features a crosshatch patterned floor with black and cream-colored polished tiles. The walls are painted drywall with molded wood baseboards and crown molding, painted black. Wall-mounted metal-and-glass cone pendants illuminate the space, along with inset can-style fixtures and glass bowl pendant lights that hang from the coffered gypsum board ceiling. The elevators are located directly opposite the front lobby entry doors. The two elevator cabs each feature flush doors and wood frames with an applied keystone. An enclosed rectilinear volume in front of the elevator bank is fully mirrored.



Figure 16: Springwood Apartments, looking south

Integrity: Springwood Apartments retains physical integrity. Integrity of design, workmanship, and materials are intact, as there have been no additions or major exterior alterations over the years. The building’s porte-cochere, primary entrance, fenestration pattern, and cladding materials all remain. The building retains integrity of feeling and association as an International-Style residential high-rise building; the conversion from rental apartments to condominiums in 2006 did not result in any major exterior changes. The building additionally retains integrity of location, as it has not been moved from its original location in Subdivision 320. Although integrity of setting has been altered by the new construction in the immediate vicinity (specifically, the Argent Apartments at 1200 Blair Mill Road), this does not substantially detract from the building’s character and does not impact its overall integrity.



Figure 17: Springwood Apartments, Lobby, looking southwest

NRHP Evaluation: Springwood Apartments at 1220 Blair Mill Road (now, Mica Condominiums) was designed by architect Herbert H. Johnson and built by Jerome Parks and Julius Sankin for owner/developer Miller Associates between 1964 and 1965. Springwood Apartments was evaluated for significance under National Register of Historic Places (NRHP) Criteria A (Events), B (Persons), and C (Design). While the building reflects the auto-oriented suburbanization trends in the area, and the trend towards luxury high-rise apartments in place of garden apartments, it does not appear to have uniquely impacted or shaped local housing patterns or practices and is not significant under NRHP Criterion A (Events). The building was not among the first high-rise developments during the late 1950s and early 1960s that redefined downtown Silver Spring. It represents follow-up wave of construction during the mid-1960s that further transformed downtown from low-rise commercial into a dense concentration of high-rise construction of office and apartment development. Because it was not among the initial trend nor has research defined any associations with any specific event or developments related mid-century history of Silver Spring, the building is not eligible under Criterion A. Research has not shown Springwood Apartments to be associated with any individuals important within the suburban context or associated with the lives of other persons significant in the past. Research did not reveal any particularly strong associations with the property with people of historical importance that would qualify under Criterion B (Persons). The building is an example of mid-century International-Style applied to high-rise apartment construction. The building massing, form, materials, exterior balconies, and lack of ornamentation is consistent with other international style designed high-rise apartments within Silver Spring. Because the building was not a prototype design, nor does it have any known design qualities that rise above the common examples of

this property type in Silver Spring, it does not possess sufficient architectural distinction to meet Criterion C (Design). The property was not evaluated under Criterion D (Archeology).

4.1.7 Blair House
8201 16th Street
NRHP Eligibility: Eligible Criterion A and Criterion C

Description: Blair House, located at 8201 16th Street in Silver Spring, was designed by Lapidus, Kornblath, Harle & Liebman. The International-style apartment building was completed in 1961 as one of four original residential components of the Blairs complex, developed by Tower Construction Co. (today, Tower Companies) in the 1950s and 1960s. Blair House was the second building to be constructed, following Blair Towers (1959, demolished in 2015) and preceding Blair Plaza (1963) and Blair East (1967).

Exterior: The building exhibits an angled “T” plan, oriented southwest to Eastern Avenue, consisting of a concave west wing and a perpendicularly arranged east wing (Figure 18). The main entrance is located at the primary southwest elevation and is distinguished by a porte-cochere. The porte-cochere consists of a canopy formed by four adjoined barrel vaults supported by four flared supports. The building is primarily clad in stretcher brick (white brick and unpainted salmon-colored brick) with vertical swaths of parged concrete cladding. Blair House features a highly regular fenestration pattern with window openings aligned in vertical bays. Window openings throughout the building are either standard size or (horizontally) extended. Typical windows are tripartite metal-frame windows comprised of a fixed central light with flanking casement lights. The buildings’ narrow end elevations feature double casement windows instead.



Figure 18: Blair House, looking north.

Exterior balconies (arranged in “columns”) extend from the third through twelfth story, where the exposed brick portions of the building meet the parged surfaced exterior. The north and south elevations of the east wing each feature fully glazed entry vestibules at the first story, located at the junction of the east and west wings. Other first-story entrances consisting of single-leaf doors to individual apartments are found at the parged sections below the aligned columns of balconies on the upper floors. Contemporary, partially opaque, glazed screens have been installed to create semi-private patio areas adjacent to the first-floor units. The roof of Blair House is flat with metal coping. The central junction of the building footprint (where the front wing and the rear wing meet) is topped with a mechanical penthouse. Parking is provided around the building perimeter.

Interior: The interior was not accessible at the time of the survey. The building interior contains approximately 300 apartments of various sizes and apartment configurations.

Integrity: Blair House retains overall physical integrity. Integrity of design, workmanship, and materials remain intact, as evidenced by the lack of additions or major exterior alterations. The original massing, fenestration, porte-cochere, and brick cladding remain intact. The M-NPPC’s 1964 General Plan included a black-and-white photograph of Blair House, depicting the balconies with dark metal-frame glazed railings.⁷⁶ The vertical structural support, dividing walls, and railings have since been replaced throughout (likely in the 1990s). However, the balcony floor plates appear unaltered, and the general aesthetic of the replacement elements is compatible. An article in the *Washington Post* references the building’s original “blue and white trim” which is no longer extant.⁷⁷ An outdoor lounge area bound by a stone and metal wall at the south/rear portion of the building is a later addition, as are the private screened areas adjacent to the rear first-story apartment entrance doors. These site alterations do not significantly impact the character of the building. Blair House retains integrity of feeling and association as a purpose built high-rise International-styled apartment building still in use today. The building additionally retains integrity of location, as it has not been moved from its original position in Subdivision 1. Although integrity of setting has been somewhat altered by the new construction in the immediate vicinity (including The Pearl at 180 High Park Lane, immediately southeast of Blair House, and the low-rise Blair Towns at 8320 Colesville Road, to the immediate north/northwest), and the demolition of the associated Blair House Pool, this does not substantially detract from the building’s character and does not impact its overall physical integrity. Blair House’s two “sister” buildings— Blair Plaza and Blair East – remain extant, largely unaltered, and in their original locations. The remaining original residential building, Blair Tower (formerly located at the southwest corner of the Blairs complex) was demolished in 2015, but this does not substantially impact the setting of Blair House.

⁷⁶ Maryland-National Capital Park and Planning Commission, “On Wedges and Corridors: A General Plan for Maryland-Washington Regional District in Montgomery and Prince George’s Counties (1964).”

<https://montgomeryplanning.org/planning/master-plan-list/general-plans/wedges-corridors-general-plan-1964/>

⁷⁷ “New Blair House on Upper 16th Street.” *Washington Post* (October 28, 1961), B4. Research did not uncover additional details about the trim.

NRHP Evaluation: Blair House is locally significant under **National Register Criterion A (Events)** in the area of **Community Planning** and **Criterion C (Design)** in the area of **Architecture**, with a period of significance of 1961, dating to the year of the building’s construction. The International-Style high-rise apartment building, completed in 1961 at a cost of \$5 million to the design of Lapidus, Kornblath, Harle & Liebman, is one of four original residential components of the Blairs complex, developed by Tower Construction Co. (today, Tower Companies) in the 1950s and 1960s. Blair House was the second building to be constructed, following Blair Towers (1959, demolished in 2015) and preceding Blair Plaza (1963) and Blair East (1967). The 27-acre mixed-use Blairs development was forward-thinking for its time because it included a mix of residential options at various sizes and price points, with an on-property grocery store and other essential retail businesses - all within walking distance of public transportation and downtown Silver Spring. Collectively known as “the Blairs,” the complex fostered a sense of community between residents of the various buildings, which included “families, young singles, and seniors of various races and nationalities.”⁷⁸ The Blairs complex significantly contributed to the post-war pattern of high-rise luxury suburban apartment living. Blair House’s convenient location, striking architectural design (reminiscent of Miami resort hotels), and luxurious building amenities and services appear to have successfully attracted prospective renters. Blair House is listed as of the top ten apartment buildings designed by Morris Lapidus in Deborah Desilet’s 2010 monograph on the architect: *Morris Lapidus: The Architecture of Joy*. Although the interior has likely been renovated over the years, the building has largely retained its exterior design and overall physical integrity. Blair House continues to communicate its original character as an International-Style high-rise building constructed in 1961.

Research has not shown Blair House to be associated with any individuals important within the suburban context or associated with the lives of persons significant in the past. Although there have undoubtedly been distinguished and accomplished residents over the years, research did not reveal any particularly strong associations with the Blair House building itself, such that it would best commemorate an individual’s personal or professional significance. Therefore, the property is not eligible under National Register Criterion B (Persons). The property was not evaluated under Criterion D (Archeology).

4.1.8 Blair Plaza
1401 Blair Mill Road
NRHP Eligibility: Eligible Criterion A and Criterion C

Description: Blair Plaza, located at 1401 Blair Mill Road in Silver Spring, was constructed in 1963. Research did not determine an architect. The International-style apartment building was constructed as one of four original residential components of the Blairs complex, developed by Tower Construction Co. (today, Tower Companies) in the 1950s and 1960s. Blair Plaza was the third building to be constructed, following Blair Towers (1959, demolished in 2015), Blair House (1961) and preceding Blair East (1967).

⁷⁸ Dianne Davenport. “A Growing Residential Family.” *The Washington Post* (January 18, 2003), 5.

Exterior: Blair Plaza features a rectilinear boomerang plan (or shallow “v”) footprint, oriented southwest to the intersection of Blair Mill Road and High Park Lane (Figure 19). Due to a grade change, the building has exposed basement levels on the southwest (front) elevation and side elevations. Blair Plaza is comprised of a central, concave tower and two rectangular wings that extend at oblique angles from the central tower to the east and northwest. Most of the exterior is clad in stretcher bond brick or perforated concrete block. A porte cochere at the primary entrance features a geometric canopy roof supported by cylindrical concrete supports. The canopy edges extend to points, resulting in a star-like form. The building’s narrow, three-bay side elevations face in northwest and east directions. Both northwest and east elevations feature sub-basement and basement-level parking garage entrances. The fenestration pattern throughout the building is regular, with slight variations in window opening size and the presence of metal panels between some windows. Windows at the front and rear elevations are six-light metal-frame windows, and windows at the side elevations are metal-frame double casement windows over a fixed lower light. The northeast (rear) elevation looks onto a large parking lot shared with Blair East. Because of the grade change, the rear elevation does not feature an exposed sub-basement or basement.



Figure 19: Blair Plaza, looking east.

Interior: The interior was not accessible at the time of the survey. The building contains approximately 330 apartments of various sizes and apartment unit configurations.

Integrity: Blair Plaza retains good overall integrity. Integrity of design, workmanship, and materials remain intact, as the original apartment design is clearly evident due to the lack of additions or major exterior alterations. The original massing, glazing, porte-cochere, entries, and cladding materials remain intact. The building retains integrity of feeling and association as a purpose-built residential apartment buildings still in use today. The building retains integrity of location, as it has not been moved from its original

position in Subdivision 1. Although integrity of setting has been somewhat altered by the new construction in the immediate vicinity (including the nearby 1200 East West Building), this does not substantially detract from the building's character and does not impact its overall integrity. The two "sister" buildings to Blair Plaza – Blair House and Blair East – remain extant and in their original locations. Blair Tower (formerly located at the southwest corner of the Blairs complex, immediately west of Blair Plaza) was demolished in 2015, but this does not impact the setting of Blair House such that it would lose its overall physical integrity.

NRHP Evaluation: Blair Plaza is **locally significant under National Register Criterion A (Events) in the area of Community Planning and Criterion C (Design) in the area of Architecture.** The period of significance is 1963, reflecting the year of the building's construction. The International-Style high-rise apartment building, completed in 1963, is one of four original residential components of the Blairs complex, developed by Tower Construction Co. (today, Tower Companies) in the 1950s and 1960s. Blair Plaza was the third to be constructed, following Blair Towers (1959, demolished in 2015) and Blair House (1961), and preceding Blair East (1967). The 27-acre mixed-use Blairs development was forward-thinking for its time because it included a mix of residential options at various sizes and price points, with an on-property grocery store and other essential retail businesses - all within walking distance of public transportation and downtown Silver Spring. Collectively known as "the Blairs," the complex fostered a sense of community between residents of the various buildings.⁷⁹ The Blairs complex significantly contributed to the post-war pattern of high-rise luxury suburban apartment living. Blair Plaza's convenient location, striking architectural design (reminiscent of Miami resort hotels), and luxurious building amenities and services appear to have successfully attracted prospective renters. Although the interior has likely been renovated over the years, the building has largely retained its exterior design and overall physical integrity. Blair Plaza continues to communicate its original character as an innovative International-Style high-rise building constructed in 1963.

Research has not shown Blair Plaza to be associated with any individuals important within the suburban context or associated with the lives of other persons significant in the past. Although there have undoubtedly been distinguished and accomplished residents over the years, research did not reveal any particularly strong associations with the Blair Plaza building itself, such that it would be the best commemoration of an individual's personal or professional significance. Therefore, the property is not eligible under National Register Criterion B (Persons). The property was not evaluated under Criterion D (Archeology).

⁷⁹ Dianne Davenport. "A Growing Residential Family." *The Washington Post* (January 18, 2003), 5.

4.1.1 Blair East
1220 East West Highway
NRHP Eligibility: Eligible Criterion A and Criterion C

Description: Blair East, located at 1220 East West Highway in Silver Spring, was constructed in 1967. The International-style apartment building was designed by Leo Kornblath Associates and was constructed as one of four original residential components of the Blairs complex, developed by Tower Construction Co. (today, Tower Companies) in the 1950s and 1960s. Blair East was the fourth building to be constructed, following Blair Towers (1959, demolished in 2015), Blair House (1961) and Blair Plaza (1963).

Exterior: Blair East features an elliptical footprint that follows a very shallow “c”-curve (Figure 20). The building is fully clad in brick (painted at the front and rear elevations and unpainted at the side elevations). The northeast (front) elevation of the Blair East tower is convex is character, and the southwest (rear) elevation is concave. The northeast and southwest elevations both feature “columns” of exterior balconies, and tripartite metal-frame sliding windows. The southwest (rear) elevation features an unfenestrated central tower, which rises above the roofline and projects very slightly beyond the exterior wall. The building’s narrow side elevations face in northwest and south directions, and each feature two columns of two-light metal-frame sliding windows that extend from the first to the sixteenth story. The window openings are divided by metal spandrel panels between each story.



Figure 20: Blair East, looking northwest.

Interior: The interior was not accessible at the time of the survey. The upper floors of Blair East contain approximately 400 apartments of various apartment configurations.

Integrity: Blair East retains overall physical integrity. Integrity of design, workmanship, and materials remain well intact, as evidenced by the lack of additions or alterations to the building. The original massing, exterior glazing, front porte cochere, rear pedestrian entry stairs from the parking lot, and perforated concrete block screen remain intact. The building retains integrity of feeling and association as a continuously operated apartment building from its opening in 1967 to today, and as an International Style high-rise residential building. Blair East additionally retains integrity of location, as it has not been moved from its original position in Subdivision 1. Although integrity of setting has been somewhat altered by apparent site changes (namely, the rear community spaces and the concrete and metal wall that divides them from the parking deck) and new construction in the immediate vicinity (the building to the south, at 1200 East West Highway), this does not substantially detract from the building's original character and does not impact its overall integrity. The two "sister" buildings to Blair East – Blair House and Blair Plaza – remain extant and in their original locations. The third original residential building, Blair Tower (formerly located at the southwest corner of the Blairs complex) was demolished in 2015, but similarly does not substantially impact the setting of Blair East.

NRHP Evaluation: Blair East is **locally significant under National Register Criterion A (Events) in the area of Community Planning and Criterion C (Design) in the area of Architecture.** The period of significance is 1967, the year the building was completed. The International-Style high-rise apartment building, completed in 1967 is the design of nationally prominent architect Leo Kornblath. It is one of four original residential components of the Blairs complex, developed by Tower Construction Co. (today, Tower Companies) in the 1950s and 1960s. Blair East joined Blair Towers (1959, demolished in 2015), Blair House (1961), and Blair Plaza (1963) to complete the initial phase of residential development within the 27-acre mixed-use property. The development was forward-thinking for its time because it included a mix of residential options at various sizes and price points, with an on-property grocery store and other essential retail businesses - all within walking distance of public transportation and downtown Silver Spring. Collectively known as "the Blairs," the complex fostered a sense of community between residents of the various buildings, which included "families, young singles, and seniors of various races and nationalities."⁸⁰ The Blairs complex significantly contributed to the post-war pattern of high-rise luxury suburban apartment living. Blair East's striking architectural design (reminiscent of Miami resort hotels) and luxurious building amenities and services were recognized by the press and appear to have successfully attracted prospective renters. Although the interior appears to have been heavily renovated over the years, the building has retained its exterior design and overall physical integrity. Blair East continues to communicate its original character as an innovative International-Style high-rise building constructed in 1967.

⁸⁰ Dianne Davenport. "A Growing Residential Family." *The Washington Post* (January 18, 2003), 5.

Research has not shown Blair East to be associated with any individuals important within the suburban context or associated with the lives of other persons significant in the past. Although there have undoubtedly been distinguished and accomplished residents of Blair East over the years, research did not reveal any particularly strong associations with the Blair East building itself, such that it would be best the best way to commemorate an individual’s personal or professional significance. Therefore, the property is not eligible under National Register Criterion B (Persons). The property was not evaluated under Criterion D (Archeology).

4.2 Professional Office Buildings

Seven of the sixteen buildings recorded in this study represent professional office buildings. These buildings can be further categorized as low rise, midrise, and high rise based on the same defined vertical classifications as identified previously with the apartment buildings (Table 3). Several of these buildings, most notably within downtown, also incorporated mixed-use commercial spaces within the ground floors, while the upper floors remained office space.

Table 3: Professional Office Building Property Types

Name	MIHP #	Property Type	Style
Medical Office Building at 1111 Spring Street	M: 36-106	Low Rise Professional Office	Modern with Brutalist Influences
American National Bank Building	M: 36-107	High Rise Professional Office with mixed use Commercial	International Style
Metropolitan Building	M: 36-114	High Rise Professional Office with mixed use Commercial	International Style
Operational Research Inc. Building	M: 36-115	Mid Rise Professional Office	International Style
Montgomery Professional Building	M: 36-86-3	Low Rise Professional Office	Modernist Utilitarian
Social Security Building	M: 36-86-5	Low Rise Professional Office	International Style and Utilitarian
Montgomery Reality Company Building	M: 36-86-4	Low Rise Professional Office with mixed use Commercial	International Style and Utilitarian

The development of professional office buildings within Silver Spring followed similar development trends as apartment complexes. Much of the development in downtown Silver Spring from 1930 to 1950 represented commercial construction. After 1950, the once vibrant commercial areas in downtown Silver Spring soon began to decline from competition from newer shopping centers in other suburban locations around Montgomery County. The need for professional office space soon filled this void as more professional offices were needed for the increasing number of doctors, dentists, accountants, lawyers, among other service industry professions, that set up practice in Silver Spring. Growth in the industry also included public and private organizations who moved their operating offices to Silver Spring. Included

among these was several federal government agencies including the Department of Labor, which had offices in the American National Bank Building during the 1960s.

Like apartment buildings, the verticality of office construction began increasing after zoning height restrictions began to be eased during the 1960s, which promptly saw a proliferation of high rise office construction. The International Style emerged as the dominant stylistic design of high-rise office buildings throughout the country by mid-century. Unlike high rise apartment construction, the International Style aesthetic as applied to offices buildings was truer to the ideal as applied by notable architectural pioneers of the style such as Le Corbusier, Miles Van Der Roe, and Skidmore, Owings & Merrill. These box-shaped building designs often incorporated exposed steel skeleton frame structural systems encased with glazed curtain walls. Other examples often incorporated opaque metal panels or alternating rows of metal panels and ribbon glazing.

Three of the resources recorded in this study; the American National Bank Building, the Metropolitan Building, and the Operational Research Building represent mid and high-rise International Style buildings built in the 1960s. The Social Security Building and the Montgomery Reality Building represent examples of low-rise professional building construction that incorporated a mix of utilitarian and International Style construction. For both buildings, the International Style influence is reflected in the design of the front elevation with its ribbon window glazing. The other elevations are more utilitarian and are faced with brick with single window and door openings. The Montgomery Professional Building represents another Modernist building that represents an eclectic mixture of design elements and materials but remains primarily utilitarian in character. The Medical Office Building at 1111 Spring Street is another unique Modernist design with heavy concrete elements and architectural expression that is closely aligned to Brutalism, which is the antithesis of the International Style.

**4.2.1 Medical Office Building at 1111 Spring Street
1111 Spring Street
NRHP Eligibility: Eligible Criterion C**

Description: The Medical Office Building at 1111 Spring Street is a three-story plus basement medical office building that was designed by the architectural firm of Collins-Kronstadt-Leahy-Collins and was completed in 1966. The modernist, concrete and brick office building is rectangular in plan with a flat roof (Figure 21). The exterior facing brick is laid in stretcher bond and organized into vertical strips by recessed coursing in the brickwork. Along with these vertical “panels” of facing brick, the elevations are further articulated by thin brick piers that occur in pairs. The building also features precast concrete base panels, balconies, lintels, and a thick precast cornice that overhangs at the roofline. The main entrance faces Spring Street, and a secondary basement-level entrance is in the west elevation.



Figure 21: Medical Office Building at 1111 Spring Street, South and west elevations, looking northeast.

Exterior: The building's south elevation faces Spring Street and is divided into four bays by pairs of thin, projecting brick piers. The ground story of the two bays at the east end of the front elevation are deeply recessed behind a low brick-faced screening wall. The wall features wood railing mounted onto small metal balusters. Extending over this two-bay recess is a thick precast concrete lintel that is divided by a pair of brick piers that tie into the front screening wall. Within the westernmost of the two recessed bays is the main entrance, consisting of a set of double-leaf, metal-framed, glass doors surmounted by a rectangular transom light. Fenestration in both street elevations occurs in the form of fixed-sash metal windows. Located at the third story is a recessed balcony that is set behind a thick precast concrete panel in alignment with the precast lintel over the main entrance bay. The balcony features the same wood and metal railing as the ground-story wall. A set of double-leaf glass doors with sidelights provides access to the balcony from the interior, and the balcony ceiling consists of precast panels with small, round, inset lighting fixtures.

The west elevation faces Fairview Road. The site slopes to the west, revealing ribbon windows within the exposed basement level. The metal ribbon windows occur in groups of five situated in each of the three basement-level bays. A thick precast concrete panel separates the basement from the upper stories which consist of four bays separated by pairs of thin, projecting brick piers. At the north end of the elevation, is a recessed entry bay set under a precast concrete lintel. A low brick wall with a wood and metal railing extends in front of the recess. The bay is pierced by two typical metal sash windows, and the recess shelters a set of brick steps that descend to a basement entrance. The upper-story bays contain a column of vertically-aligned metal, fixed-sash windows separated by three vertical brick panels. In addition, a line

of ribbon windows is situated just below the precast cornice and are divided by thin, rectangular, precast concrete fins.

Interior: Accessible spaces of the interior of the building that were surveyed included the main lobby, an adjacent alcove north of the lobby, and the elevator bays that provides access to the upper floors, which primarily consists of office space. The main lobby, accessed from the main entrance, is a relatively small space with low ceilings and is rectangular in plan (Figure 22). The lobby floors are of cream terrazzo. The walls are painted wall board with flat wood baseboards and crown. The gypsum board ceiling contains a central rectangular recessed area with lighting fixtures along its inside edge that project upwards. Additional lighting is provided by round, inset, metal fixtures in the lobby ceiling. A single elevator is in the east wall of the lobby and features stainless-steel doors and surround. The elevator interiors are finished with vinyl tile floors, wood veneered walls, and are lit by fluorescent lighting fixtures in the ceiling. Single-leaf wood doors with wood surrounds provide access from the lobby into adjacent offices.

Adjacent to the lobby is a small alcove that is entered through an opening in the north lobby wall. It is finished in much the same way as the main lobby but features vinyl tile floors and an acoustical tile ceiling. The alcove also lacks the wood crown molding seen in the main lobby.

On the upper floors, the elevator landings and corridors are finished much like the lobby alcove. These spaces, however, are carpeted and the elevator doors and surrounds are painted. Mounted to the walls of the elevator landings and corridors are brass lighting fixtures.

The interior courtyard features brick elevations pierced with the same metal-sash windows found on the exterior. In addition, there are narrow, slit-like fixed windows at the ground story of the courtyard. Small ornamental trees grow from brick planting boxes. Direct access to the courtyard was not available at the time of survey.

Integrity: The medical office building at 1111 Spring Street retains integrity of location, setting, design, materials, workmanship, feeling, and association. The building still occupies its original location and orientation to Spring Street. The setting has been changed somewhat in recent years due to development along Spring Street, however, resources from the building's time of construction remain in the vicinity. The building does not appear to have undergone any major exterior alterations and appears to retain most of its original materials and architectural features. Overall, the apartment building retains integrity of feeling and association and is still recognizable as a late 1960s medical office building.



Figure 22: Medical Office Building at 1111 Spring Street, Lobby, Looking North from Entrance.

NRHP Evaluation: The Medical Office Building at 1111 Spring Street is locally significant under **National Register Criterion C** in the area of **Architecture**. The building, completed in 1966, serves as one of the best examples of a late-modernist mid-rise medical office building in Silver Spring. Architects Collins and Kronstadt-Leahy-Hogan-Collins designed the building specifically to accommodate the needs of medical professionals, a relatively new approach to office building development that emerged after World War II. Such professional buildings provided a new, more efficient model for multi-tenant office building design and were a departure from previous generations of office buildings in Montgomery County. A comparative review of extant medical/professional buildings from this period in Montgomery County confirms that 1111 Spring Street is one of only a handful of such buildings from the 1960s to have survived, and the building’s significance within the context is further elevated by the quality of its modernist design. Two noteworthy examples formerly located across Spring Street from the building have been demolished (1110 and 1106 Spring Street). The building was designed by an award-winning firm, whose work was recognized with AIA and Washington Board of Trade awards during the 1960s and 70s, and whose principals Arnold Kronstadt and Richard Collins, both taught architecture at area universities. Their design for the medical office building at 1111 Spring Street stands out architecturally when compared to other mid-rise office buildings in Silver Spring from the 1960s, most of which embody a more International Style influenced aesthetic. By contrast, 1111 Spring Street features a visually engaging asymmetry of elements that adds interest to the design of both street elevations. Its heavy precast concrete cornice, lintels, and horizontal elements, combined with its narrow windows and wide zones of masonry cladding, are suggestive of Brutalism. The building’s small atrium is another design feature that was relatively new to the Washington area at the time that the building was designed and constructed. As such, it serves as

one of the most engaging examples of 1960s commercial architecture in Silver Spring, designed by a notable area firm that produced award-winning designs. Regarding **Criterion A**, the building's only known historic association is as part of mid-twentieth century office building development in Silver Spring, and it is not uniquely associated with that context. The building is also not known to be associated with any individuals important to history that would meet **Criterion B**. The property was not evaluated under **Criterion D**. The **Period of Significance** is 1966, the year that the building was completed.

4.2.2 American National Bank Building
8701 Georgia Avenue
NRHP Eligibility: Eligible Criteria A and C

Description: Located at 8701 Georgia Avenue, the American National Bank Building was designed by architect Edwin Weihe and completed in 1961. The eight-story, International-Style office building is rectangular in plan with a flat roof that is topped by a flat-roofed mechanical penthouse (Figure 23). The building features glazed curtain wall elevations and ground floor retail space.



Figure 23: American National Bank Building, looking northwest

Exterior: Commercial storefronts wrap the Georgia Avenue and Cameron Street elevations and consist of large plate glass windows in aluminum enframements. The main entrance is centrally placed in the ground story of the front, or southwest, elevation. It consists of a set of double-leaf, aluminum-framed glass doors under a large rectangular transom light. A cantilevered metal-framed glass canopy shelters the entrance. Secondary entrances into the commercial units located in the Georgia Avenue and Cameron Street elevations are sets of double-leaf, sensor-activated, aluminum-framed, sliding glass doors. Large rectangular transom lights are located above these secondary commercial entrances. The second through

eighth stories of the front and side elevations are composed of a glass and aluminum curtain wall with dark green glass spandrel panels and precast, quartz aggregate concrete mullions. The rear elevation is clad in tan brick and contains fixed-sash aluminum-framed windows on cement sills. At each of the four corners of the building are cutaways finished in limestone panels that extend from the second to the eighth story.

Interior: Accessible spaces of the interior of the building that were surveyed included the main lobby (Figure 24), elevator bays, and the upper story corridors. Accessed through the main entrance on Georgia Avenue, the main lobby is roughly linear in plan, with recessed niches on each side. The lobby floors are of cream-colored polished tiles with a single strip of slate tiles at the midpoint. This flooring replaced original black and white terrazzo floors. The walls are painted wallboard with unmolded painted wood base boards. Originally, the lobby featured marble paneled walls. The gypsum board ceilings have with new inset can-style lighting fixtures and large recessed, rectangular-shaped wells. Lobby entrances into the commercial tenant spaces are via double-leaf aluminum and glass doors, some with transom and side lights. Also present are two single-leaf, flat, hollow metal service doors with hollow metal surrounds. Elevators bays are located at the rear (northeast end) of lobby. The stainless-steel elevator doors, transoms, and surrounds appear to be the same shown in an undated historic photograph located during research efforts. The cabs feature new interiors with carpeted floors and stainless-steel walls and ceilings with enameled metal panels. The back wall of the lobby is new, replacing an original doorway, and features a molded, textured, fiberglass surface and an inset display screen containing the building directory. Mounted onto a structural column adjacent to the back wall is an original stainless steel U.S. mail letter box.



Figure 24: American National Bank Building Lobby, looking northeast.

Integrity: The American National Bank Building retains integrity of location, setting, design, materials, workmanship, feeling, and association. The building still occupies its original location and orientation to Georgia Avenue. Integrity of setting remains fairly strong and other mid-rise office buildings from the mid-twentieth century are located within the immediate area. While the building has undergone some exterior and interior alterations, it has retained original exterior and interior materials and architectural features. Exterior alterations have included the new main entrance and new entrances into the ground-story commercial units and removal of a peristyle that originally extended along the ground story of the Georgia Avenue and Cameron Street elevations and connected with a parking garage entrance at the present alley, to the northwest of the building. The curtain-walled upper stories of the elevations have seen few modifications, and still exhibit their original International-Style appearance, as designed by noted Washington architect Edwin Weihe. As indicated above, the main lobby and upper floor corridors appear to have been renovated in recent years. Overall, the apartment building retains integrity of feeling and association and is still easily identifiable as an early 1960s office building.

NRHP Evaluation: The American National Bank Building at 8701 Georgia Avenue is locally significant under **National Register Criterion A** in the area of **Social History**, and under **Criterion C** in the area of **Architecture**. Between 1962 and 1965, employees of the U.S. Department of Labor who worked in the building mounted a challenge to Montgomery County’s newly enacted public accommodations ordinance that is today recognized as a watershed moment in the history of the local civil rights movement. Refused service at a Silver Spring restaurant, Roscoe Nix and his colleagues filed a formal protest with the county’s Human Relations Commission. This initial action led to a series of lawsuits and protests over the next three years that, while ultimately unsuccessful, laid the groundwork for important reforms to the county’s public accommodations law. In addition, the American National Bank Building is an outstanding mid-century example of the International Style, designed by important local architect, Edwin Weihe, who was during his career recognized as an innovator in high-rise office and apartment building design. The building is not known to be associated with any individuals important to history that would meet **Criterion B**. The property was not evaluated under **Criterion D**. The **Period of Significance** of 1961 to 1965. This corresponds with the completion of the building in 1961 and the civil rights complaints filed by the Department of Labor employees who worked there between 1962 and 1965.

4.2.3 Metropolitan Building
8720 Georgia Avenue
NRHP Eligibility: Eligible Criterion C

Description: Located at 8720 Georgia Avenue in Silver Spring, the Metropolitan Building is a ten-story, rectangular-plan, International-Style office building that was designed by architectural firm of W. L. Mayne & Associates and completed in 1964.⁸¹ The building exhibits a flat roof and is topped by a rectangular-plan, flat-roofed mechanical penthouse that is clad in brick. Aluminum and glass commercial storefronts

⁸¹ “Display Advertisement,” *Evening Star*, September 20, 1964, E-12.

wrap the northeast elevation and southeast elevations at the ground story. The upper stories of these principal elevations are fenestrated with aluminum-framed ribbon windows. The southwest (rear) and northwest (side) elevations are clad in a brick veneer laid in stretcher bond.

Exterior: The northeast (front) and southeast (side) elevations are both consistent in appearance (Figure 25). At the ground story, the plate glass storefront windows are divided by thin aluminum mullions. The entrances into the individual commercial units vary from single to double-leaf, aluminum-framed glass doors under single rectangular transom lights. Sheltering the ground-story storefronts are non-original metal awnings. The main entrance is a tall set of double-leaf glass doors that provide access into the main public lobby of the building. A non-original, cantilevered, steel-framed canopy with a glass roof extends over the main entrance. Each of the individual storefronts are separated by channeled steel pilasters clad in slate panels. Attached to the pilasters are perforated, triangular-shaped steel fins that extend the full height of the ground story. Large rectangular metal signs are mounted above the storefronts of the commercial units and are attached to the triangular steel fins by horizontal steel girders. Both the signage and the fins are non-original and are not depicted in an early rendering of the building.

Fenestration in both principal elevations consists of four-part, aluminum-framed ribbon windows on aggregate concrete sills. Aggregate concrete spandrel panels are situated above and below each window band. In the northeast elevation, black granite tiles have been installed over eight of these spandrels, located over the main entrance at the second and third stories. These tiles do not appear to be original and match the granite tile found in the newly renovated lobby. The upper-story bays of the two principal elevations are organized vertically by alternating concrete and steel ribs. The concrete ribs are square in cross section, while the steel ribs are channeled.



Figure 25: Metropolitan Building, Northeast and southeast elevations, looking west.

The northwest (side) and southwest (rear) elevations are faced in tan-colored brick laid in stretcher bond. The rear lobby entrance is a set of double-leaf, aluminum-framed glass doors with side and transom lights separated by aluminum mullions. The entrance is set within a one-story, flat-roofed, exterior vestibule clad in brick and metal panels. The non-original, steel-framed entrance canopy is similar to the one at the main northeast elevation entrance and features a glass roof. In the rear elevation, nine single-pane, fixed-sash windows are located at the second through tenth stories. There are no windows in the northwest elevation.

Interior: Accessible spaces of the interior of the building that were surveyed included the main lobby, elevator bays, and the upper story corridors. The main lobby consists of front and rear foyers and a central barrel-vaulted elevator landing (Figure 26). All three sections feature uniform materials and design elements. Floors are finished in green and white marble, arranged in geometric patterns that vary across the lobby and range from rectilinear to arced in composition. The walls feature polished green marble base boards and are finished in a combination of wall board and square tiles of dark grey granite. Pilasters, trim, and crown moldings are of stained oak and all feature small brass studs set at intervals. The pilasters, situated between the elevators, feature square panels of polished green marble at their tops. These marble panels are also found in the front foyer, set at intervals within a band of granite panels that runs between the wood crown molding and a wide band of wood trim. Two large, plate glass display windows with stained wood sills and wood surrounds are situated in the northwest and southeast walls of the front foyer. The four elevators have stainless steel doors. The interiors of the elevator cabs are finished with tile floors, stainless-steel walls with bronze panels and rails, and stainless-steel ceilings. Above the elevators, set into the wood crown molding, are faceted, back-lit floor indicators of white glass mounted onto rectangular bronze plates. Typical corridors on the upper floors are carpeted, and the walls are papered and have painted wood base boards. The ceilings are acoustical tile with inset florescent fixtures.

Integrity: The Metropolitan Building retains integrity of location, setting, design, materials, workmanship, feeling, and association. The building still occupies its original location and orientation to Georgia Avenue. The setting has remained relatively intact, and resources contemporary with the building are located in the vicinity. While there have been some alterations to the ground-story storefronts with the addition of a canopy with non-historic steel fins, the building retains most of its original exterior materials and design elements, and the curtain-walled upper stories of the principal elevations still present their original aluminum-framed ribbon windows, spandrel panels, and vertical ribs. The main lobby of the building appears to have been renovated, however research did not locate historic photographs of this space to verify original materials. Overall, the apartment building retains integrity of feeling and association and is still recognizable as a late 1960s, International-Style office building.



Figure 26: Metropolitan Building, Main lobby, front foyer, looking southwest.

NRHP Evaluation: The Metropolitan Building at 8720 Georgia Avenue is locally significant under **National Register Criterion C** in the area of **Architecture**. The office building, completed in 1964, embodies the distinctive characteristics of the International Style through its massing, form, and materials. The building exhibits the consolidated massing and rectilinear, box-like form associated with the International Style. Also typical of the style, its principal exterior elevations feature aluminum-framed ribbon windows, concrete spandrels, and steel and concrete vertical ribs. The building was one of several International-Style high-rise office and apartment buildings developed in Silver Spring during the 1960s, which contributed to the burgeoning urbanity of its postwar downtown district. International-Style architecture was well adapted to the high-rise boom of Silver Spring during the 1960s. Between 1961 and 1971, twenty-three high rise buildings were constructed in Silver Spring. This impressive number of buildings include office, residential, and mixed-use properties.⁸² Located in the heart of the downtown commercial district, the Metropolitan Building is one the better examples of commercial high-rise development from this period in Silver Spring, and its planar, largely glazed, curtain wall elevations evoke the character of the early postwar International Style. Regarding **Criterion A**, the building’s only known historic association is as part of mid-twentieth century office building development in Silver Spring, and it is not uniquely associated with that context. The building is also not known to be associated with any individuals important to history that would meet **Criterion B**. The property was not evaluated under **Criterion D**. The **Period of Significance** is 1964, corresponding to the date of the building’s completion.

⁸² Urban Mid-Atlantic, Downtown Silver Spring’s Upcoming Wave of Development, 2014, accessed online 1 April 2021 at <http://urbanmidatlantic.blogspot.com/2014/11/downtown-silver-spring-upcoming-wave.html>

4.2.4 Operational Research Inc. Building
1400 Spring Street
NRHP Eligibility: Eligible Criteria A and C

Description: Located at 1400 Spring Street, the Operations Research Inc. Building is a five-story, concrete and steel-framed office building with a flat roof and curtain walled elevations (Figure 27). Designed by architect Ted Engelhardt to serve as the headquarters of Operations Research, Inc., a data analysis and consulting firm, the International-style building with aluminum-framed ribbon windows was completed in 1963.⁸³ The T-shaped plan consists of a central, rectangular block with slightly lower, subordinate side and rear wings. The building is oriented to the northwest, towards Spring Street, and the main entrance is centered in the façade.

Exterior: The exterior elevations are all uniform in terms of their design, fenestration, and use of high-quality materials. Serpentine base panels encircle the building at ground level. The ground-story is recessed and features large plate-glass windows that are divided by aluminum mullions and set between square, engaged columns faced in limestone. The upper stories of each elevation are of curtain wall construction with aluminum-framed ribbon windows. Most of these windows are fixed, but some units on the upper stories are awning sash and can be opened with a special tool. Between each floor are limestone and enameled porcelain spandrel panels. The spandrels and windows are divided vertically by aluminum mullions that extend the full height of the upper stories and terminate at the roofline. The main block is outlined in limestone trim, which runs along the roofline of the facade and rear elevations, and downward at the change in height to visually separate the main block from the side wings. The wings feature aluminum coping at the roofline.

The main entrance is located in the center ground-story bay of the north (front) elevation and is framed to either side by wide limestone panels. The entrance consists of three glass replacement doors placed asymmetrically in a glass and stainless-steel curtain wall. Secondary entrances, in the form of single and double-leaf aluminum-framed glass doors, are found in the south elevation of both side wings. At the west end of the building is a drive-through entrance to the rear parking lot. The interior walls of the drive-through are faced in brick laid in stretcher bond, and the large plate glass storefront windows of the ground story continue along the east wall.

The west (side) elevation of the main block is faced in brick laid in stretcher bond and is un-fenestrated. A brick wall capped by aluminum coping extends from the west elevation towards Spring Street, along the west side of the paved vehicular entrance to the drive-through.

⁸³ "ORI in New Silver Spring Building," *Washington Post*, June 20, 1963, C12.



Figure 27: Operational Research Inc. Building, North elevation, looking south.

Interior: Accessible spaces of the interior of the building that were surveyed included the main lobby, elevator bays, and the upper story corridors. The main lobby has largely been renovated although original details do remain. The space is cruciform in layout, with an entrance vestibule, central hall, and two side corridors (Figure 28). Elevators are located to the south of the side corridors. The lobby features green marble base boards, and the walls are clad with textured fabric wall covering. Long, narrow metal light fixtures, that curve upward, are mounted to the upper walls of the lobby, north of the side corridors. Full-height openings, lined with stainless steel trim, provide entry into each of the side corridors. South of the side corridors, the walls are clad with a combination of fabric wall covering, white polished marble panels, and mahogany veneer outlined in stainless-steel trim. Three elevators are located in the east wall. The replacement cabs have stainless-steel doors with original, splayed aluminum surrounds. Replacement directional indicators with small up and down arrows and digital displays are located above the elevator doors. At the south end of the lobby is a set of double-leaf wood and glass doors. The marble wall panel above the door is triangular shaped and is outlined in stainless-steel trim. Similar triangular shaped panels are inset into the marble paneling of the east wall. Two single-leaf, hollow metal doors with stainless-steel surrounds are located in the west wall, opposite the elevators. Between these doors is an original stainless-steel letter box that is fed from the upper floors by an aluminum and glass chute.

The lobby's side corridors feature carpeted floors, wood base boards, textured fabric wall covering, and acoustical tile ceilings with inset florescent fixtures. Doors into offices, restrooms, and service spaces are single and double-leaf, flat wood doors with stainless-steel surrounds.

Lighting in the north half of the lobby is provided by inset, metal, can-style light fixtures. In the south half, above the elevator landing, is a large, rectangular, ceiling recess. Suspended from this recess are two rectangular-shaped, glass light fixtures with curved undersides.

On the upper floors, the elevator landings are finished in the same manner as the lobby's side corridors. The walls, however, are clad in polished marble panels. The elevator surrounds are stainless steel. Single-leaf, hollow metal doors with stainless-steel surrounds lead into typical offices and service spaces.



Figure 28: Operational Research Inc. Building, Main lobby, looking south.

Integrity: While there have been changes to the building's lobby and other interior spaces, the office building retains integrity of location, setting, design, materials, workmanship, feeling, and association. The building still occupies its original location and orientation to Spring Street. The setting has been changed somewhat in recent years but is largely intact. The building does not appear to have undergone any major exterior alterations and appears to retain most of its original exterior materials and architectural features, which consist of aluminum windows and mullions, enameled porcelain and limestone spandrels, and serpentine panels. While there have been changes to the interior finishes over time, original elements have survived, including the multi-colored terrazzo floors, elevator doors and surrounds, and mail chute. The marble wall panels in the lobby are also likely original, as they are lined in aluminum trim that matches the elevator surrounds. In addition, the triangular motif found in the panels appears as a graphic element in early advertisements for the building (included at the end of this form). Overall, the office building retains strong integrity of feeling and association and is still clearly recognizable as a classic example of a 1960s, International-Style office building.

NRHP Evaluation: The Operational Research Inc. Building at 1400 Spring Street is locally significant under **National Register Criterion A** in the area of **Social History**, and under **Criterion C** in the area of **Architecture**. In March and April of 1966, the civil rights activist group ACCESS picketed the offices of developer Carl Freeman, located in the building. ACCESS was formed in an effort to raise awareness regarding discriminatory rental practices in Washington’s suburbs and to reform local fair housing policies. The protests against Freeman and others were an important facet of Silver Spring’s civil rights history and helped pave the way for the passage of the county’s first open housing law two years later in 1968. In addition, the ORI Building, designed by local architect Ted Engelhardt, embodies the distinctive characteristics of the International Style, and is an excellent example of the new, modern office buildings that were transforming downtown Silver Spring during the mid-1960s. The building is not known to be associated with any individuals important to history that would meet **Criterion B**. The property was not evaluated under **Criterion D**. The **Period of Significance** is 1963 to 1966. This corresponds with the completion of the building in 1963 and the civil rights protests that occurred at the building in 1966.

4.2.5 Social Security Building
8113-8115 Fenton Street
NRHP Eligibility: Not Eligible

Description: The Social Security Building is located at 8113-8115 Fenton Street in Silver Spring. The two-story International-Style commercial building (retail and office) was constructed in 1959 by original owner Joseph F. Parkhill. The building is mixed use, with office tenants occupying 8113 Fenton Street, and two separate commercial tenants occupying 8115 Fenton Street (units A and B). The 27,000 square-foot building sits on a 5,000 square-foot rectilinear lot, oriented west to Fenton Street.

Exterior: The Social Security Building is a multi-level mixed-use building with a rectangular footprint (Figure 29). The northwest portion of the building rises to four stories, while the remainder of the front (west) elevation is only three stories in height. A significant grade change slopes upwards to the southeast, resulting in a partially below-grade first story at the east (rear) and south elevations. The building has a partially visible foundation and is capped by a flat roof with concrete trim. The primary cladding material is common bond brick, though the west elevation additionally features a high degree of glazing and metal panels. The building’s fenestration pattern is generally regular, and typical windows are multi-light metal-frame industrial windows.



Figure 29: Social Security Building, West elevation, looking east.

The front (west) elevation is comprised of a four-story northern block and a three-story southern block. The four-story block contains the entrance to 8115 Fenton Street, while the three-story block contains separate entrances to the first-story commercial units: 8113 A and 8113 B Fenton Street. Windows at the upper levels of the four-story block are separated by metal spandrel panels. The upper levels of the three-story block feature ribbon windows that are nearly uninterrupted, except for a narrow brick pier that extends from the first to the third story, dividing the 8113-A and 8113-B units at the first story, and likely dividing upper-story commercial units. The far south end of the west (front) elevation is distinguished with a concrete corner pier that extends from the ground to the roofline, wrapping the southwest corner of the building. The building's secondary elevations are generally utilitarian in character.

Interior: The building interior was not accessible at the time of the survey.

Integrity: The Social Security Building at 8113-8115 Fenton Street retains physical integrity. Integrity of design, workmanship, and materials remain intact, as evidenced by the lack of additions and major exterior alterations. The front elevation in particular retains integrity of design, workmanship, and materials, through retention of original metal-frame exterior glazing and ribbon windows at the upper stories, metal panels, and integrated planters. The commercial storefront windows appear to be compatible replacements. Secondary elevations have been altered with replacement vinyl windows. The building retains integrity of feeling and association as an International-Style commercial building, and additionally retains integrity of location, as it has not been moved from its original position on Lot 15 of Block EYE of Subdivision 22. Although integrity of setting has been somewhat altered by demolition and

new construction in the immediate vicinity (south of the alley and west side of Fenton Street), this does not substantially detract from the building's character and does not impact its overall integrity.

NRHP Evaluation: The Social Security Building at 8113-8115 Fenton Avenue was built in 1959 by owner Joseph F. Parkhill and his wife, Frances W. Parkhill. The property was evaluated for significance under National Register of Historic Places (NRHP) Criteria A (Events), B (Persons), and C (Design), and lacks the architectural or historical significance necessary for listing under any of these criteria.

The building reflects part of the post-war growth of downtown Silver Spring, largely impacted by the expanded suburban population that precipitated the growth of commercial and professional service industries. The Social Security Building was constructed as a commercial building equipped to accommodate multiple tenants. Research has not identified any information to suggest the building played an important role or was part of a distinctive event important to the history of Silver Spring. The building retains its name from the Social Security office, which was originally located at the first floor of the building. While the presence of the Social Security office reflected the growth of government services in five Maryland counties, it is not distinctly and prominently associated with this context. Thus, 8113-8115 Fenton Street does not appear significant under NRHP Criterion A (Events). Research did not reveal any association with individuals that were exceptionally important within the suburban context, or the social services context. Therefore, the property is not eligible under NRHP Criterion B (Persons). The Social Security Building is a typical example of the mid-rise professional/commercial buildings that were constructed in Montgomery County during the postwar period. The building incorporates both traditional materials (brick) with and modern materials, such as metal panels and industrial-style ribbon windows. While it is best categorized as International Style, it is not a particularly distinctive design, nor does it reflect a high degree of aesthetic value. Although the building retains overall physical integrity, the loss of many original windows (storefront windows and those at secondary elevations) diminishes its original character. Because the Social Security Building does not reflect the significant design trend or influence within the lexicon of midcentury-era development in Silver Spring, it is not a noteworthy example under this context that would meet Criterion C (Design). The property was not evaluated under Criterion D (Archeology).

**4.2.6 Montgomery Realty Building
8305-8317 Fenton Street
NRHP Eligibility: Not Eligible**

Description: The Montgomery Realty Building is located at 8305-8317 Fenton Street in Silver Spring. The two-story International-Style commercial building (retail and office) was constructed in 1961 for original owner Joseph F. Anastasi, president of the Montgomery Realty Company. Research did not determine the architect or builder. The 9,790 square-foot, rectilinear-plan building sits on a 5,746 square foot rectilinear lot southeast of the Fenton Street and Easley Street intersection. The modernist brick and

concrete block building has a partially visible brick foundation and is capped by a flat roof with metal coping.

Exterior: The front (west) elevation looks onto Fenton Street. The elevation is enframed in brick and with a steel-framed curtain wall containing both glazed and metal spandrel panels (Figure 30). The west elevation features seven bays separated by brick piers. The four southern-most bays are equal in length; the three northern-most bays are more varied. Each bay is associated with a separate storefront, accessed via an aluminum-frame fully glazed single-leaf door with a transom, set within a curtain wall. The curtain walls are comprised of ribbon arrangements of fixed plate-glass panels on each story, separated by a row of metal spandrel panels. Storefronts feature various types of signage, including flush or projecting signs and canvas awnings. The fenestration at the second story is nearly uniform, with plate-glass panels topped with metal panels set above ribbon one-light metal hopper windows.

The building's two-bay north elevation features an unfenestrated east bay and a fully glazed west bay, with windows that match those at the west elevation. The south elevation is unfenestrated. The east (rear) elevation is partially obscured by the neighboring commercial building at 818 Easley Street. The remaining exposed portion is (painted) concrete block and brick construction, with several small metal-frame sliding windows arranged in an irregular fenestration pattern.



Figure 30: Montgomery Realty Building, West elevation, looking northeast.

Interior: At the time of the survey, the building interior was partially accessible. The building contains multiple units addressed: 8305, 8307, 8309, 8311, 8313, 8315, and 8317 Fenton Street. The present occupants are as follows: 8305 (Tailoring and Alteration Center), 8307 (Anis Hair Studio), 8309 and 8311 (Fenton Café), 8313 (central stairhall), 8315 (Irania Hair Salon), and 8317 (Alliance Comics). Interior inspection and photography was permitted in the central stairhall and three commercial units addressed 8305, 8307, and 8311 Fenton Street. The commercial units appear altered, some to a greater extent than others. The Tailoring and Alteration Center features wood-paneled walls that may be original; otherwise,

the units appear to feature contemporary fixtures and finishes. The central stairhall features a ceramic tile floor, brick walls (painted white), and pendant lighting (Figure 31). The two pendant lights are mismatched and do not appear original. An opening in the ceiling appears to provide access to an upper crawlspace. Metal stairs with a carpet covering lead to the basement and the second story. The stairs and the second-story landing are bound by a metal railing. Two single-leaf flush metal doors at the second-story landing provide access to office spaces.

Integrity: The Montgomery Realty Co. Building retains physical integrity. Integrity of design, workmanship, and materials remain intact, as evidenced by the lack of additions or major exterior alterations. The building retains its original exterior aluminum-frame glazing and the original cladding materials, including metal spandrel paneling and brick. The building retains integrity of feeling and association as a mid-twentieth century low-rise commercial building and retains integrity of location, as it has not been moved from its original location on lots 29 and 30 of Subdivision 22. Although the second story no longer accommodates a large primary tenant (like the original primary tenant, Montgomery Realty, Co.), those spaces remain as office use, while the first story accommodates multiple commercial tenants. Integrity of setting has been somewhat altered by demolition and new construction in the immediate vicinity – specifically, mid- and high-rise buildings at 8320 Fenton Street, 909 Thayer Avenue, and 816 Easley Street – but this does not substantially detract from the building’s character and does not impact its overall integrity.

NRHP Evaluation: The Montgomery Realty Building at 8305-8317 Fenton Street was built in 1961, under the ownership of Joseph F. Anastasi, President of the Montgomery Realty Co., and his first wife, Teresa F. Anastasi. Research did not determine the architect or builder. The building reflects part of the post-war growth of downtown Silver Spring, largely impacted by the expanded suburban population that precipitated the growth of commercial and professional service industries. The property was previously evaluated for significance as part of the Purple Line Transit Study conducted by John Milner Associates, Inc. in 2011. The 2011 Determination of Eligibility concluded that the building was not eligible for National Register of Historic Places (NRHP) listing. The Maryland Historical Trust (MHT) concurred with this determination. The Montgomery Realty Building is also located within the Silver Spring Park Survey District, which was also identified as part of the Purple Line Transit Study. MHT concurred that this district was not eligible for listing on the National Register of Historic Places. Additional research and site survey as part of this MIHP form documentation supports the 2011 Determinations and concludes the building continues to not be eligible for listing in the National Register of Historic Places.



Figure 31: Montgomery Realty Building, Central stairhall to second-story offices.

The Montgomery Realty Building was constructed to serve Silver Spring’s burgeoning professional community. However, research has not identified any information to suggest the building played an important role or was part of a distinctive event important to the Silver Spring community. The building reflects the organic growth of Silver Spring’s professional services industry, but there is no evidence that it is distinctly associated with this context. As such, the building at 8305-8317 Fenton Street does not appear significant under NRHP Criterion A (Events). Research did not reveal any association with individuals that were exceptionally important within the suburban context, or Silver Spring real estate context. Therefore, the property is not eligible under NRHP Criterion B (Persons). The Montgomery Realty Building is a common and undistinctive example of a low-rise, mixed-use commercial building that represents a mix of both International Style and utilitarian construction. Various elements of International Style are reflected in the glazed curtain walls on its west (front) elevation and a portion of the south elevation. The building’s rectilinear two-story footprint and flat roof is also keeping with the International Style architecture, which prioritized clean lines, right angles, flat roofs, geometric shapes, and compact massing. While the building does incorporate International Style features, it also is utilitarian in design. This is evident in the design of the side and rear elevations, which feature unadorned brick and otherwise lack any stylistic embellishments. Because more pure International Style architecture was constructed in great quantity in downtown Silver Spring during the late 1950s and 1960s, and better examples remain, the Montgomery Realty Building does not appear significant under NRHP Criterion C (Design) as a distinctive example of midcentury architecture. The property was not evaluated under Criterion D (Archeology).

4.2.7 Montgomery Professional Building
911 Silver Spring Avenue
NRHP Eligibility: Not Eligible

Description: The Montgomery Professional Building is located at 911 Silver Spring Avenue in Silver Spring. The two-story medical and professional office building was designed by the architectural firm of Thomen & Cromar and was completed in 1960. The 9,144 square foot building sits on a 5,998 square-foot rectilinear lot, oriented south to Silver Spring Avenue (Figure 32). The modernist brick building has a partially visible brick foundation and is capped by a flat roof with metal coping. One interior-end brick chimney at the east elevation extends a few feet above the roofline. A rectilinear tower at the northeast corner of the building rises approximately one story above the building roofline.



Figure 32: Montgomery Professional Building, South elevation, looking north.

Interior: The building interior was not accessible at the time of the survey.

Exterior: The front (south) elevation features brick, textured Tecfab panels, and coursed ashlar stone cladding, while secondary elevations are clad in brick. The building’s fenestration pattern is regular; typical windows are either single or paired four-light metal-frame industrial windows. Windows of the four-light configuration feature fixed upper and lower lights, and operable (awning) central lights. The building’s primary entrance is located at the south elevation, where a shallow wood canopy with metal trim extends from the west end of the elevation nearly the full length of the elevation, visually dividing the first and second stories. The canopy wraps the southwest corner of the building and continues a few feet north along the west elevation. The front elevation best reflects the building’s architectural aesthetic, while secondary elevations are utilitarian in appearance. The north (rear) elevation contains two rear entries: one at the first story, and one at the second story.

Integrity: The Montgomery Professional Building retains physical integrity. Integrity of design, workmanship, and materials remain intact, as evidenced by the original exterior metal-frame glazing, the original cladding materials (brick, Tecfab, and ashlar stone), and the shallow canopy at the front elevation. A low patio wall constructed of perforated concrete block previously formed an enclosed area west of the primary entrance that wrapped the southwest corner of the building; the low wall was demolished c.2018. Although the loss of the patio wall is unfortunate, and does lessen the building’s overall integrity, it does not result in the overall loss of integrity. The building retains integrity of feeling and association as a Mid-century Modern low-rise commercial (medical and professional) building, as its use has not changed. The building additionally retains integrity of location, as it has not been moved from its original location on

Lot P5, Block E of Subdivision 22. Integrity of setting has been altered by demolition and new construction in the immediate vicinity, but this does not substantially detract from the building's character and does not impact its overall integrity.

NRHP Evaluation: The Montgomery Professional Building at 911 Silver Spring Avenue was built in 1960 by GEM Construction to the design of the architectural firm of Thomen & Cromar for owner Dr. Herbert H. Diamond. The Montgomery Professional Building was evaluated for significance under National Register of Historic Places (NRHP) Criteria A (Events), B (Persons), and C (Design). The building reflects part of the post-war commercial and professional growth of downtown Silver Spring largely impacted by the expanded suburban population that precipitated the growth of commercial and professional service industries within Silver Spring. The Montgomery Professional Building was constructed to serve the medical community. Because the building represents part of the common growth of medical services and is not distinctly associated with this context, it is not significant under NRHP Criterion A (Events). Research has not shown 911 Silver Spring Avenue to be associated with individuals important within the suburban context or associated with the lives of other persons significant in the past. Research did not reveal any association with individuals, particularly with the medical community or development community of Silver Spring that were significant. Therefore, the property is not eligible under NRHP Criterion B (Persons).

The Montgomery Professional Building was constructed to serve the medical community; however, no research was identified that illustrates the architects attempted to design specifically for the unique requirements of the medical community or provide spaces uniquely tailored to doctor-client relationships. The building is part of the emerging medical community in Silver Spring at this time but does not represent a particularly significant or innovative example of the building type. Additionally, the building architecturally is a non-descript, utilitarian example of mid-twentieth century construction. While the building does incorporate both traditional materials (brick) with more state-of-the-art materials of the time (Tecfab prefabricated panels), the building remains a blend of textured materials applied to a standard two-story footprint. Because it does not reflect the significant design trend or influence within the lexicon of Mid-Century modern development in Silver Spring, it is not a noteworthy example under this context that would meet Criterion C. The property was not evaluated under Criterion D (Archeology).

5.0 SUMMARY AND RECOMMENDATIONS

This report documents the results of a second phase investigation of a multi-phased architectural survey project of selected resources within the Silver Spring Downtown and Adjacent Communities Plan. The initial phase of the survey effort was conducted as part of a separate investigation that recorded and evaluated resources in Silver Spring constructed prior to 1953. This second phase is a follow-up study investigating of sixteen (16) resources constructed in Silver Spring between 1953 and 1970. The goal of the study was to provide National Register of Historic Places (NRHP) evaluations for recorded resources. The evaluation process itself would serve as a foundation for a better understanding of resources that influenced the historical development of Silver Spring during the 1960s. Field survey methods, reporting, and documentation were all conducted to meet *Standards and Guidelines for Architectural and Historical Investigations in Maryland*, revised 2019. Survey efforts included both background research and field investigations.

This study recommends that ten (10) of the sixteen (16) investigated resources meet NRHP criteria. Table 5 summarizes the study results. Nine (9) of the buildings represent residential apartment property types, while the remaining seven (7) represent professional office property types. The buildings could further be subcategorized as low, mid, and high-rise construction.

Table 4: Study Results

MIHP Number	Name	NRHP Eligibility Recommendation
M: 36-62	Rosemary (Barrington) Apartments	Eligible under Criterion A
M: 32-28	Summit Hills	Eligible under Criterion A
M: 36-112	Colesville Tower	Not Eligible
M: 36-111	Cole Spring Plaza Apartments	Eligible under Criterion C
M: 36-113	Georgian Towers	Not Eligible
M: 36-109	Blair House	Eligible under Criterion A and C
M: 36-110	Blair Plaza	Eligible under Criterion A and C
M: 36-108	Blair East	Eligible under Criterion A and C
M: 36-116	Springwood Apartments	Not Eligible
M: 36-106	The Medical Office Building at 1111 Spring Street	Eligible Under Criterion C
M: 36-107	American National Bank Building	Eligible under Criterion A and C
M: 36-114	Metropolitan Building	Eligible under Criterion C
M: 36-115	Operational Research Inc. Building	Eligible under Criterion A and C
M: 36-86-4	Montgomery Realty Company Building	Not Eligible
M: 36-86-3	Montgomery Professional Building	Not Eligible
M: 36-86-5	Social Security Building	Not Eligible

Rosemary (Barrington) Apartments (M: 36-62), Summit Hill (M: 32-28), and Montgomery Realty Company Building were all previously recorded as part of investigations for the Purple Line Transit Study in 2011. All three buildings were identified as not eligible for NRHP listing, and the Maryland Historical Trust (MHT) concurred with these findings. These resources were evaluated against regional suburban and

architectural trends and broadly evaluated African American associations against nationwide trends involving desegregation. However, these investigations did not adequately address other notable local associations with the desegregation and Jewish community. Rosemary Apartment and Summit Hill retain local significance related to housing desegregation, the local Civil Rights movement, and the Jewish community in the areas of ethnic and social history that would meet Criterion A. The discussion later in this section provides additional context and further evaluates these themes.

The resources recorded in this study represent several themes associated with the development and history of Silver Spring during the 1960s. These include areas of significance associated with Architecture, Community Planning and Development, Social History, and Ethnic Heritage. Several of the recorded resources are emblematic of the significant architectural transformation of downtown Silver Spring during the 1960s. As commercialization declined within the central business district, new development included both professional office buildings and apartment complexes that played important roles in the physical transformation of downtown Silver Spring during the 1960s. Post-War suburban development resulted in a dramatic increase in the population of Silver Spring, which precipitated the need for both living and office space. This need combined with the relaxing of zoning restrictions resulted in the emergence of high-rise buildings that stretched the vertical limits and would transform downtown Silver Spring into the modern community it resembles today.

Most of these mid-and-high-rise buildings were designed in the Modern esthetic of the International Style. While the International Style was popular in Europe in the early twentieth century, its acceptance evolved slowly in the United States until it was more fully embraced in the 1950s and 1960s. With the advent of the Modern movement after World War II, International Style architecture became increasingly popular. The simple box or rectangular massing with its steel frame structural system and glazed curtain walls became the ideal aesthetic applied to high rise buildings. Five of the seven professional office buildings recorded in this study are examples of International Style architecture or consist of mixed designs that incorporate International Style features. The American Bank Building and the Metropolitan Building represent excellent examples of international style high-rise professional office buildings built in Silver Spring during the 1960s. The Operational Research Building represents an excellent example of International Style architecture for a mid-rise professional office building. These buildings share the most notable character defining features of International Style architecture, which include the box-shaped rectangular form capped by a flat roof, smooth glazed curtain walls, and the stripping of any type of ornamentation. The interior spaces of these buildings also share similar characteristics that include lobbies accessed from the main entrance, leading to elevator banks that brought tenants to the office spaces above. The lobbies were often designed to be luxurious spaces detailed with high-quality materials like terrazzo and marble flooring and finishes, high glossed wood paneling and trim, and brass fixtures.

The Medical Office Building at 1111 Spring Street is the notable exception to the International Style designs. This building is a rare example of Modern Movement architecture that incorporates Brutalism Influences. Brutalism can be characterized as the antithesis of International Style architecture with its emphasis on heavy concrete expression. The Medical Office Building at 1111 Spring Street represents an

excellent example of Brutalist architecture as applied to a building that was a relatively new approach to office building development that emerged after World War.

Mid-and-high-rise apartment buildings followed similar design trends as professional office buildings. High rise apartment building architecture of the 1950s and 1960s was most predominantly International Style design. However, unlike professional office buildings, the aesthetic applied to apartment high rises represented an adaptation of the International Style that was more functional to urban living. While these building retained the box-shaped, rectangular form and flat roof characteristic of the International Style, the light steel frame smooth glazed curtain walls were replaced with traditional brick veneer exteriors pierced by even rows of window openings. Rows of balconies that made outdoor living a functional part of the building design broke up the even planes of the building facades.

Character defining elements of high-rise apartment buildings included more than just architectural design features. These buildings were all erected during the second half of the twentieth century to incorporate notable amenities like highspeed elevators, central air conditioning, parking garages/lots, sun decks and pools, common area rooms, and public lobbies. Parking garages were commonly constructed below grade under the building. Because the apartment complexes were often advertised as “luxurious” living spaces, public lobbies often incorporated very exquisite materials and detailing that included marble and terrazzo floors; wood paneling and trim often designed in high glossed oak, mahogany and other dark woods; and brass figures.

Several of the buildings recorded in this study represent examples of International Style high-rise apartment buildings constructed during the 1960s that retain the character defining features noted above. Because of the prevalence of these designs throughout Silver Spring and the greater Washington D.C. area during the 1960s, it is difficult to define the most significant examples of this property type. The early forms generally built in the first few years of the 1960s have significance for being prototype developments. Summit Hills (1959-1962), while not the best expression of Modern design, illustrates the evolution from mid to high-rise forms. Blair House (1961), Blair Plaza (1963), and Blair East (1967) were all constructed as sister buildings over the course of the 1960s and part of one singular development program. While these building individually represent excellent expressions of the International Style high-rise apartment, they were all part of a notable unified mixed-use apartment community design that was not only revolutionary in concept but also represents one of the largest residential development projects undertaken in Silver Spring during the post war era. Based on these merits, these three buildings are collectively significant in the area of Community Planning and Development.

While Cole Spring Plaza Apartments represents a later period construction date, its architectural design and detailing is of such an exceptional high-quality that it also is architectural significant under NRHP Criterion C. Cole Spring Plaza includes features of International Style high rise design noted previously, but it is the interior features and décor that stands out among other examples built during this same period. The loggia designed entry hall is a uniquely designed space that provides a formal entrance flow into the building’s main public space, its lobby. The lobby design incorporates notable décor that includes polished black marble tile, wall features that include crown moldings, and stained oak paneling and trim,

and built-in cabinets ornamented with moldings and pilaster. The interior design and detailing found in the building rises above the level of other buildings surveyed in this study. Unlike many buildings that have had significant interior renovations, newspaper article descriptions of the building at its opening confirms the interior detailing within Cole Spring Plaza is original to its 1960s design.

The Rosemary Apartments, also known as the Barrington Apartments, was the only Colonial Revival garden apartment complex recorded in this study. Although not architecturally distinctive, the complex has significance related to both local ethnic and social history under Criterion A for its association with Morris Milgram's efforts to integrate local housing. Racial segregation and discrimination were important themes in the development of the Silver Spring community from its founding to the late 1960s. Local leaders and developers like Brooke Lee used restrictive racial covenants to segregate housing development, denying the opportunity for people of color and often Jewish people the right to own or rent housing within Silver Spring's developing neighborhoods. Morris Milgram, a leading equitable housing advocate, purchased Rosemary Apartments in 1964 and established one of Silver Spring's earliest integrated housing communities nearly four years prior to the enactment of Montgomery County's first Open Housing law.

Several events associated with the Civil Rights movement garnered local support for change. Despite the passage of Montgomery County Ordinance 4-120 in 1962 which prohibited discrimination in public places, several restaurants in downtown Silver Spring continued to deny people of color service. Crivella's Wayside Inn became the location of a publicized Civil Rights demonstration after the owner denied service to Roscoe Nix and other African American colleagues who worked for the Department of Labor. Nix and his colleagues were part of a large African American workforce of the Department of Labor, which moved from Washington, D.C. to a satellite office at the American National Bank Building in the early 1960s. Nix filed a lawsuit against Crivella's for violation of Ordinance 4-120 and later the Montgomery County Human Rights Commission filed a lawsuit against the restaurant owners. Both brought publicity to the incident and issue that discriminatory practices were still being conducted by local businesses that led to Civil Rights protests organized by the Congress on Racial Equality (CORE). The legal actions and protests spurred by the Crivella's incident remain a seminal moment in the local Civil Rights movement. These events would not have transpired in the manner they did had not the Labor Department moved a large contingent of its African American staff, which included Nix, to offices in the building. Nix became a leading citizen of Montgomery County, serving on the county board of education in 1974 and as president of the county chapter of the NAACP from 1980 to 1990.

Several other protests, many organized by CORE, addressed the segregated housing crisis. Picketers protested outside of apartment buildings known to have very restrictive segregation policies and offices of developers and property owners who enforced restrictive covenants and segregation practices on their properties. Protests occurred at both the Summit Hill Apartments and the Operations Research Inc. Building. These protests brought significant attention to the continued housing segregation issue, eventually resulting in the enactment of Montgomery County's first open housing laws in 1968. Given the long history of segregation from Silver Spring's founding, these protesting events represent a seminal

historic event in the Silver Spring's history. Summit Hill, the Operational Research Inc. Building and other locations where these protests occurred represent significant resources associated with this event under Criterion A in the areas of social history. Summit Hill is also significant under Criterion A in the area of Social History for its role in housing one of the largest local Orthodox Jewish communities during the 1960s. Jewish migration into Montgomery County represented a significant demographic change that occurred after World War II.

The study methodology did achieve its objectives in providing NRHP evaluations for all the recorded resources, while also providing more information on the property types and association that were significant in the development and history of Silver Spring during the 1960s. However, limitations included the lack of access to interior spaces for nearly half of the buildings recorded in this study. The importance of interior design features, notably for the luxury apartment building designs from this era, can't be overlooked, as exemplified by Cole Spring Plaza Apartments. COVID 19 closures also limited availability to archival sources that could have better informed the historic context. Additional research could have provided more information that would further inform the evaluations. More information about Morris Milgram could have provided more context to better understand his significance related to housing desegregation and specifically the significance of Rosemary Apartments as a Milgram housing property. Research obtained under this project provided an understanding of the significance of Milgram and Rosemary Apartments in efforts to desegregate local housing in Montgomery County. However, sufficient information was not obtained to understand how Milgram impacted this subject more broadly at the state and national level. Nor was there sufficient context available to understand how Rosemary Apartments compared to other integrated apartments owned by Milgram. Understanding these research questions can provide a better understanding of Rosemary Apartment's significance under Criterion A at the state and national level. Additional research can be undertaken in the future to answer this question. Addition sources include the Morris Milgram papers located at the Historical Society of Pennsylvania.

Despite these limitations, this study can serve as a foundation for future preservation actions, dealing with both public interpretation and designation. The study can serve as a beginning or reference for further public interpretation of the events and developments outlined in this study, along with the buildings associated with these events, identified to be important to the local areas of significance addressed above. Designation, either locally or through the NRHP, can be addressed individually or thematically through multiple property designation. Although individually recorded in this study, the multiple Blair development properties can be singularly designated based on their shared association.

Beyond the shared Blair development, two distinct property types were identified in this study, professional office buildings and high-rise apartment buildings. Both share similar design characteristics. Most of these buildings reflect International Style architecture which became increasingly popular in the Washington D.C. area after 1950. International Style buildings characteristically reflect the Modern movement ideal of "strip architecture." That is all ornamentation is stripped away leaving an honest structural expression that often incorporates the use of modern materials that include steel and glass. Many of the office buildings constructed in Silver Spring closely follow the International Style ideal and

are notable for their box-shaped massing, smooth glazed exterior with the use of structural steel as part of the architectural expression. The high-rise apartment buildings incorporate more traditional materials, such as brick veneer and their facades are often incorporate balcony designs that don't reflect a smooth expression when compared to office building examples. However, their overall box-shape massing and the lack of ornamentation reflects International Style inspired Modernist design. Character defining features for these high-rise apartments will also include public lobbies spaces often adorned with exquisite architectural materials and details to communicate design luxury. Because these properties were often marketed as luxurious living spaces, public spaces were designed to embody that ideal. Other amenities included pools, sun decks, and parking garages, which were often built below grade under the building. Any multiple property designation for these property types should evaluate properties based on character defining features for both International Style design, and particularly for high-rise apartment buildings, the condition of the original amenities described above.

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