

# the Preservationist

Summer 2007

## 20th Century Silver Spring Buildings Being Considered for Designation



The Perpetual Building Association Building (above) and Falkland Apartments, both in downtown Silver Spring, are being considered for County historic designation.

This article was written by Jerry McCoy, President, Silver Spring Historical Society, [www.sshistory.org](http://www.sshistory.org) and Historic Preservation staff.

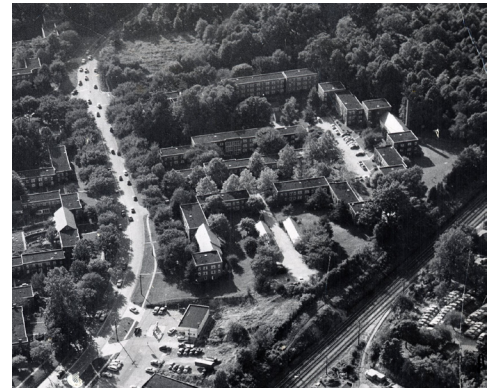
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20th century architecture was generally not considered in the survey of historic structures in the county in the 1970s that lead to the production of the *Locational Atlas and Index of Historic Sites in Montgomery County Maryland*. Because of the current building boom and redevelopment of urban areas in Montgomery County, many worthy 20th century structures are now being threatened with destruction to make way for modern buildings more profitable to the owners.

Featured previously in *The Preservationist* was the COMSAT building in Clarksburg. Now, historic preservationists in Montgomery County are gearing up to defend two threatened properties in downtown Silver Spring: the 1930s New Deal-era Falkland Apartments and the 1958 Perpetual Building Association Building.

Falkland is one of earliest large-scale multi-family housing projects constructed in the U.S. (and the first in Maryland) that was underwritten by the New Deal's Federal Housing Administration. Designed by Washington, D.C. architect Louis Justement (1891-1968), Falkland was constructed in stages between 1936 and 1938 on three separate parcels of land. Threatened with destruction is the north parcel (9 acres of the 22-acre complex) consisting of 182 Colonial Revival-style one- and two-story garden apartments, slated to be replaced by a 15-story C-shaped structure housing 1,020 rental units. Also destroyed would be a native streambed and scores of old-growth trees. Currently the entire Falkland complex is on *Montgomery County's Locational Atlas and Index of Historic Sites*, following successful efforts by preservation groups and the Historic Preservation Commission two years ago. This summer, the goal of preservationists is to add all of Falkland to the *Montgomery County Master Plan for Historic Preservation*. Currently, only Falkland's "Cupola" building on the northeast corner of 16th Street and Colesville Road is on the Master Plan.



Also being nominated for inclusion on the *Master Plan for Historic Preservation* is the 1958 Perpetual Building Association Building, located at 8700 Georgia Avenue. It was designed by Washington, DC architect Robert O. Scholz (1895-1978) and the Bank Building and Equipment Corp. of America. Downtown Silver Spring's most important example of postwar International-style architecture, the 5-story, 28,848 sq. ft. structure is threatened to be replaced by a 14-story, 133,138 sq. ft. mixed use building. The Perpetual Building Association was founded in Washington, DC in 1881 and became a nationally and internationally known savings and loan and loan institution. The design of Perpetual's Silver Spring office was patterned after the company's larger main office in Washington, DC that Scholz designed in 1953 (since demolished). The free-standing structure utilizes clean, articulated lines and solid surface materials symbolizing Perpetual's permanence and protection. Diamond gray and red Carnelia polished granite is featured on the exterior of the first two floors and limestone on the remaining three.

If you can share information or photographs of the Falkland Apartments or the Perpetual Building Association building, or would like to testify at a public hearing considering their official designation, please contact Historic Preservation staff at 301-563-3400.

# Historic Preservation News and Notes



Civil War reenactors will perform in this year's Montgomery County Heritage Days celebration.



Wilcox family reenactors.

## Montgomery County Heritage Days

Montgomery County Heritage Days continues to grow every year. This year there will be a musical theme and most sites will have some kind of musical performance. There will be 36 historic sites open from 12 noon to 4 PM. on Saturday, June 23 and/or Sunday, June 24. From blues guitar to Latvian folk dancing, you will be sure to find a musical genre that appeals to your melodic senses. Afternoon tea (by reservation only) will be held at the Gaithersburg Inn and at Woodlawn Manor, and a Sunday Brunch to be held at the Comus Inn.

Never seen before as part of this annual heritage event will be:

- White's Ferry near Poolesville
- Jupiter Radio Astronomy Discovery Site in McKee-Beshers Wildlife Reserve, Seneca

There will be a free shuttle bus connecting the Sandy Spring sites.

For more information call 301-515-0753 or go to [www.heritagemontgomery.org](http://www.heritagemontgomery.org). Maps of this year's tour can be found at libraries, parks and recreation centers, or at participating sites.

## Celebrate the Founding of Montgomery County

On Sunday, September 9, 2007, there will be a big celebration of Montgomery County's 231st birthday at the Beall-Dawson House Historical Park, 103 West Montgomery Avenue in Rockville from 2 to 5 PM. Explore the county's history through exhibits by local historical groups, living history presentations, videos,

an archaeological dig, tours of the house, and historical games. There will be historical music and, of course a birthday cake. Come and enjoy a fun and educational experience for the whole family. This annual event is co-sponsored by the Montgomery County Historic Preservation Commission and the Montgomery County Historical Society. For more information call 301-762-1492 or visit [www.montgomeryhistory.org](http://www.montgomeryhistory.org).

## Outreach Effort Begins In July

The expanded Historic Preservation education and outreach program begins with an enhanced web page. New features include Atlas, Master Plan and historic district lists, calendars, recommended references and links, and information to help manage your historic property. Visit [www.mcparkandplanning.org/historic](http://www.mcparkandplanning.org/historic).

## 2008 Historic Preservation Grants Available

The Montgomery County Historic Preservation Commission administers a Historic Preservation Grant Fund of \$30,000 that will be available for disbursement in fiscal year 2008. These grants are given to non-profit groups or municipal governments for non-capital historical activities and must be matched with local funding or in kind services by the group. These grants cannot be used for capital projects or staffing.

The calendar for the fiscal year 2008 Historic Preservation Grant Fund is as follows:

**Early August 2007** - Applications are mailed to interested parties, advertisements placed in newspapers.

**September 30, 2007** - Deadline for completed applications.

**September/October** - Applications are processed.

**October** - A committee of Historic Preservation Commission members reviews the applications and makes recommendations to the full Commission who then votes on the proposals.

**October 31, 2007** - Applicants are notified of awards. Notice to proceed with project(s) is around January 1 depending on completion of executed documents. Completed projects are due the end of December 2008.

If you would like to receive an application for an HPC Historic Preservation Grant please call 301/563-3400

## the Preservationist

The Preservationist is the official publication of the Montgomery County Historic Preservation Commission, 8787 Georgia Avenue, Silver Spring, MD 20910. Phone: 301-563-3400. Statements herein do not necessarily reflect the official policies of the Commission. Created by the Historic Resources Preservation Ordinance (Chapter 24A, Montgomery County Code) the Commission is responsible for identification, designation, and regulation for purposes of protection, preservation, continued use, and enhancement of sites and structures of historical, archeological, architectural, or cultural value. Commission members are appointed by the Montgomery County Executive and confirmed by the Montgomery County Council.

### Commission

Jef Fuller, AIA, Chair    David S. Rotenstein, Vice Chair  
Nuray Anahtar, AIA    Lee Burstyn    Caroline Alderson  
Timothy J. Duffy    Thomas C. Jester    Warren Fleming    Leslie K. Miles  
Historic Preservation Coordinator Gwen Wright

Requests to be on the mailing list and content information should be directed to the Commission.

# Fire Safety in Older Buildings

Older buildings often do not have the built-in fire protection devices such as firewalls, fire-resistant materials, smoke detectors, and sprinkler systems found in newer structures. That means property owners must install their own devices to protect their buildings. This is sometimes neglected, with dire results.

A May 7 house fire at 3914 Baltimore Street, a historic resource in the Kensington Historic District, tragically took the lives of older residents Oskar and Patricia Reynolds and caused an estimated \$1.25 million in damage. County Executive Isiah Leggett noted, "Of the 13 fire fatalities that have occurred in the past three years in Montgomery County, 12 were senior citizens. This puts us far above the national average. . . In the wake of the tragic fire this morning, I urge all residents to check and double check their smoke alarms and access the numerous fire safety tips online by visiting [www.montgomerycountymd.gov/firerescue](http://www.montgomerycountymd.gov/firerescue) and click on Safety in Our Neighborhood."

Earlier in the year, on February 6, a historic home in Brookeville, built in the first quarter of the 19th century, was a total loss to a fire started by an unattended wood stove.



*Fire from an unattended wood stove resulted in the total loss of this historic home in Brookeville. Photo courtesy of the Montgomery County Gazette newspapers.*

These tragedies can be prevented. Montgomery County, Maryland was the first jurisdiction in the country to adopt a smoke detector ordinance in 1976. The law requires all residential occupancies to have detector protection. Since the adoption of the smoke detectors law, fire fatalities have decreased significantly while the population of the county has increased. In 1983, five years after the law went into effect, fire fatalities decreased 48% and by 1988, 62%.

The next issue of *The Preservationist* will carry more information on fire safety in older buildings, including sprinkler systems.

## Montgomery County Preservation Awards

The 2007 Montgomery County Awards For Historic Preservation was held on June 4 by Montgomery Preservation Inc. with grant assistance from the Montgomery County Historic Preservation Grant fund. The winners were:

**The Montgomery Prize for excellence in historic preservation:** Outgoing Historic Preservation Section Coordinator Gwen Marcus Wright.

**The Montgomery County Executive's Award for Historic Preservation:** Mr. and Mrs. Reginald Augustine for 50 years of stewardship at 7204 Cedar Avenue, Takoma Park.

**MPI President's Award:** Jackie Greenbaum for revitalization of 8081 Georgia Avenue, Silver Spring.

### Construction, Restoration and Revitalization Awards:

- Exterior Restoration: Gail Littlefield, 111 Grove Avenue, Washington Grove
- Interior and Exterior Restoration: Carl Mahany, Ellen O'Bannon, and Macon Construction for 10245 Capitol View Avenue, Capitol View Park.
- Commercial rehabilitation and restoration: Niki Lewis, Historic Clarke/Wilson Store, Clarksburg. Dennis Moberly, Contractor.

- Compatible new construction in a historic district: Chris and Andrea Scanlon and Miche Booz, Architect, 308 Market Street, Brookeville
- Addition: Peggy Murray, Architect Dana Hayden and Contractor Jim Doman for 4 Walker Avenue, Gaithersburg:

**Additions:** Studio Partnership Architects for additions in Takoma Park at 7427 Buffalo Ave., owners Mary Hennessey and Daniel Cunningham and 7127 Willow Ave. owned by Nancy Flickinger and Jim Witkin. Contractor-Brad Dorman.

### Educational and research projects:

- Cintia Cabib: "Carousel of Memories," a video documentary on Glen Echo Park's 1921 Dentzel carousel.
- Peerless Rockville, Historic Takoma, Inc. and the Coalition to Protect Maryland Burial Sites for a county-wide recordation project of Montgomery County Cemeteries.
- Local History Project: The Gaithersburg Coloring Book, a joint effort of the City, Gaithersburg Historical Association and the Community Museum.



# Calendar

**Exhibit through September:** *Mining in Montgomery County*, on digging gold, copper, and mica out of the earth. Beall-Dawson House, 111 West Montgomery Ave., Rockville. Tuesdays through Sundays, 12:30-4:30 PM. Call 301-762-1492. [www.montgomeryhistory.org](http://www.montgomeryhistory.org).

## June

**27** HPC Meeting, 7:30 PM, MRO Auditorium, 8787 Georgia Ave., Silver Spring. Call 301-563-3400. [www.mc-mncppc.org](http://www.mc-mncppc.org).

**23 & 24** Montgomery County Heritage Days tour, Noon-4 PM. [www.heritagemontgomery.org](http://www.heritagemontgomery.org). 301-515-0753.

## July

**11 & 25** HPC Meeting, 7:30 PM, MRO Auditorium, 8787 Georgia Ave., Silver Spring. Call 301-563-3400. [www.mc-mncppc.org](http://www.mc-mncppc.org).

## August

**15** HPC Meeting, 7:30 p.m., MRO Auditorium, 8787 Georgia Ave., Silver Spring. Call 301-563-3400. [www.mc-mncppc.org](http://www.mc-mncppc.org).

## September

**11** (Tuesday) HPC Meeting, 7:30 PM, MRO Auditorium, 8787 Georgia Ave., Silver Spring. Call 301-563-3400. [www.mc-mncppc.org](http://www.mc-mncppc.org).

**9** Happy Birthday Montgomery County Celebration, Beall-Dawson House, 111 West Montgomery Ave., Rockville. Call 762-1492. [www.montgomeryhistory.org](http://www.montgomeryhistory.org).

**26** HPC Meeting, 7:30 PM, MRO Auditorium, 8787 Georgia Ave., Silver Spring. Call 301-563-3400. [www.mc-mncppc.org](http://www.mc-mncppc.org).

## October

**6 & 7** Harvest Festival at the Agricultural History Farm Park in Derwood. 11 AM. to 4 PM. 301-670-4661. [www.montgomeryparksfund.org](http://www.montgomeryparksfund.org).

**10** HPC Meeting, 7:30 PM, MRO Auditorium, 8787 Georgia Ave., Silver Spring. Call 301-563-3400. [www.mc-mncppc.org](http://www.mc-mncppc.org).

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