



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 15
3/20/08

MEMORANDUM

DATE: March 13, 2008

TO: Montgomery County Planning Board

FROM: Clare Lise Kelly, Research & Designation Coordinator (301-563-3402)
Historic Preservation, Countywide Planning Division

VIA: Scott Whipple, Historic Preservation Supervisor *SN*
Gwen Wright, Chief *GW*
Countywide Planning Division

SUBJECT: Worksession on Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation*: Perpetual Building Association Building, 8700 Georgia Avenue, Silver Spring

STAFF RECOMMENDATION

Designate the Perpetual Building Association Building, 8700 Georgia Avenue, Silver Spring (Resource #36-56), on the *Master Plan for Historic Preservation*.

BACKGROUND

On May 4, 2007, the Historic Preservation Commission received a nomination for historic designation of the Perpetual Building Association building from the Silver Spring Historical Society. The HPC reviewed this nomination at meetings on June 27 and August 15, 2007. Based on this review, they have recommended that the Perpetual Building Association building be designated on the Master Plan, finding that it meets criteria 1a and 2e of the Preservation Ordinance, Chapter 24A. The rationale for this recommendation is reflected in the attached Public Hearing (Preliminary) Draft Amendment.

The owner of the property filed a project plan which involves demolishing the existing building. Planning Board review of the plan is on hold until a decision is made on historic designation.

On January 10, 2008, the Planning Board held a public hearing on this Amendment and took testimony from the nominators, the HPC, the owners, and interested parties. At the conclusion

of the public hearing, the Board held the public record open through February 4, 2008. The Board received a staff report for the January 10 meeting which includes staff recommendations for designating the Perpetual Building. That staff report is attached to this document.

DISCUSSION

At the January 10th public hearing, the Board requested additional information to be presented at the worksession related to the following:

- Examples of preservation of façade only
- Process of evaluating historic resources in Silver Spring
- Nomenclature of modernism
- Interior photos of Perpetual

Staff will address each of these topics in this memo.

Examples of preservation of façade only

Preservation planning staff and the Historic Preservation Commission have consistently tried to avoid facadism in Montgomery County. Numerous examples in Washington DC, including the Shops at 2000 Pennsylvania Ave, NW, and the Spanish Embassy, at 2375 Pennsylvania Avenue, NW, show how the character of historic buildings are negatively affected when a new building is constructed to hold up a front façade that has been sheared off. The closest example in Montgomery County is the Canada Dry building in Silver Spring, a Locational Atlas resource. In this case, more than just the façade of the building was preserved, but the renovation did involve substantial demolition.

Process of evaluating resources in Silver Spring

Summary of process:

In 1976 a countywide survey of historic sites was completed. It identified a Silver Spring Historic District (without identifying boundaries) and two individual sites (Acorn Park and Jesup Blair House). The Master Plan for Historic Preservation of 1979 designated no historic sites in or near downtown Silver Spring. A timeline of the evaluation of Silver Spring resources is attached.

The first review of Silver Spring historic resources since the Locational Atlas was created took place in 1985. M-NCPPC staff developed a historical and architectural context for Silver Spring resources. Staff recommendations at this time included listing of the Perpetual Building on the Locational Atlas (this did not occur). This evaluation effort resulted in the designation of five individual sites on the Master Plan and listing of eight resources on the Locational Atlas. (See attached table.) In addition, the boundary of the Silver Spring Locational Atlas Historic District was defined, bordered generally by Georgia Avenue, Ellsworth Drive, Fenton Street and Colesville Road.

In the early 1990s, several individual resources were evaluated in response to pending development projects. As a result, Montgomery Arms, Tastee Diner, and the Silver Theatre and Shopping Center were designated on the Master Plan for Historic Preservation.

In 1998, the redevelopment of Silver Spring led to the demolition of the Armory, a Master Plan historic site. As part of the required mitigation, consultants completed a survey of historic resources in the Silver Spring CBD, in 2002. The survey found 13 resources eligible for National Register designation. The survey also identified four buildings likely to be eligible for the National Register upon meeting the 50 year age guideline. The Perpetual Building was one of the four. In this period, the Historic Preservation Commission ("HPC") and Planning Board held public hearings and worksessions and the Board placed four resources on the *Locational Atlas*.

Philosophy:

In the early 1980s and early 1990s, much reliance was placed on language in the Master Plan for Historic Preservation which stated the need to balance historic preservation with other public interests, including economic development. This led to Master Plan designation only coming up in the context of proposed projects or in response to development plans.

Historic preservation staff was involved in the preparation of both the 1993 and 2000 Silver Spring CBD Sector Plans. For the reason state above, neither of those plans included historic preservation chapters that considered the designation of additional historic sites or districts. Nor did the chapters re-analyze already designated historic sites and districts. Indeed, all designation of historic sites and districts in the Silver Spring CBD has been done through individual amendments to the *Master Plan for Historic Preservation*, which also amend the Silver Spring CBD Sector Plan, rather than being incorporated into larger Sector Plan updates. The Sector Plans' historic preservation chapters have, therefore, simply noted and identified historic sites that had been previously evaluated and designated.

This has been a purposeful decision. The Silver Spring CBD Sector Plans have generally been complex and highly contentious in terms of land use discussions. The evaluation of historic sites and districts in the Silver Spring CBD has also been complex and highly contentious. It has been the Planning Department's decision in recent years to keep these elements on separate tracks so that they would each get sufficient attention. A recent example has been the Falkland Apartments.

Beginning in the 1980s, resources were added to the Locational Atlas as a specific strategy for protection from demolition; the Planning Board would evaluate resources for designation upon receipt of a development plan application. If a project calls for demolition, the historic evaluation take place in an expedited manner. If a project has the potential for substantial alteration, staff may work with the property owner for modifications that will not impair the historic character of the resource. An example of this strategy is the Canada Dry building.

Nomenclature of modernism

When the Silver Theatre and Shopping Center (1938) were first evaluated by the HPC in the 1980s the resource was barely 50 years old. At the time, Art Deco and Streamline Moderne were just beginning to be studied by academics and were not generally appreciated by the public. Yet, the building was recommended for designation nonetheless. Today, mid-20th century architecture has begun to be appreciated and to be distinguished from pre-WWII architecture.

However, professionals do not yet agree on terminology. In part, the challenge arises from the innovative design of the era that did not follow historical precedent. The report from EHT Tracerics, Inc. further describes this subject.

In 1985, preservation planning staff submitted a report to the Planning Board on the Silver Spring CBD Historic District and Individual Site nominations. The report included a discussion of modern architecture:

“The architectural style of [Silver Spring] buildings has been variously described as Art Deco, Art Moderne, Streamlined Moderne, 50s Moderne, and every conceivable combination thereof. As a practical matter, the more generic term “mid-century modern” adequately describes the character and quality of the stylistic range found within the proposed district. The style...evolved from the “streamlined” movement of the Depression. The vocabulary of the style, as exhibited in the open and closed storefront designs of the retail core, includes flat roofs, curved or rounded corners, ribbon-banded windows with aluminum or metal frames, cantilevered canopies and applied signage often executed in neon.”

Planning staff then went on to recommend the addition of five individual sites to the Locational Atlas. One of these was the Perpetual Building. As rationale, staff stated,

“The Perpetual American Building, 8700 Georgia Avenue, is one of three bank buildings constructed in the Metropolitan area by Perpetual American Savings in the mid-1950s. The Perpetual American Building is recommended for placement [on the Atlas] as a well-designed example of mid-century modern architecture executed in high quality limestone and polished granite, materials typical of the period.”

Interior Photographs

The nominators have provided interior photographs in their submission of February 4. Interiors are not regulated by the Preservation Ordinance. Loss of integrity on the interior of a building does not disqualify a building from designation, indeed, we do not always have the luxury of seeing interiors of some buildings that have been designated on the Master Plan. Interiors, however, can be instructive about the intent of a building and often confirm architectural or historical evidence seen on the exterior, including construction era, building form and use.

CONCLUSION

Staff recommends amending the *Master Plan for Historic Preservation* to include the Perpetual Building at 8700 Georgia Avenue. This resource meets five of the criteria for historic designation listed in the Historic Preservation Ordinance.

The Perpetual Building Association maintained a headquarters building in the District and branch banks in the suburbs. Branch banks were built in Bethesda as well as Silver Spring. The Silver Spring branch building is being recommended for designation. The existence of other structures does not diminish the significance of the Silver Spring branch building. Other 20th century chain buildings have been designated on the *Master Plan for Historic Preservation* that

had examples built in Silver Spring and Bethesda: Silver Spring's Tastee Diner, and Bethesda's Little Tavern.

Planning staff recommended the Perpetual Building for listing on the *Locational Atlas* in 1985. Over 20 years later, staff finds the building eligible for designation on the Master Plan for Historic Preservation. The Maryland Historical Trust has found the building eligible for National Register designation. The building has historical significance for the role the Perpetual Building Association played as the largest savings and loan institution in the region and nation. It is representative of the building boom in Silver Spring in the post-war era. Architecturally, the Perpetual Building is an excellent example of modern architecture and highly representative of a branch bank, a new building form of its time.

Staff finds that the Perpetual Building Association Building at 8700 Georgia Avenue merits designation on the *Master Plan for Historic Preservation*. Staff agrees with the nominator of this resource, finding that the building has both historic and architectural significance, meeting Criteria 24A-3(b)(1)a. and d., as well as 24A-3(b)(2)a. c. and e.

Attachments:

1. Staff Report of January 2, 2008
2. Timeline of Evaluation of Silver Spring Historic Resources
3. Table of Silver Spring Historic Resources
4. Submittals Received since January 10, 2008

Timeline of Silver Spring Resources: Evaluation for Historic Designation

| | |
|--------------|--|
| 1975 | Silver Spring CBD Sector Plan adopted. Did not address historic preservation. |
| 1976 | <i>Locational Atlas and Index of Historic Sites</i> published--identified a Silver Spring Historic District without defined boundaries and two individual sites: the publically-owned Acorn Park and Jesup Blair House. |
| 1979 | Adoption of Historic Preservation Ordinance (Chapter 24A-10) and <i>Master Plan for Historic Preservation</i> |
| 1981 | HPC recommends designation of Falkland Apartments County Council designates Cupola Building |
| August 1984 | Demolition begun on Silver Theatre |
| Sept 1984 | <ul style="list-style-type: none"> • HPC Recommends designation of Silver Spring Historic District and 8 individual sites to the Master Plan for Historic Preservation • Planning Board places HPC recommended resources on the Locational Atlas • County Council passed legislation for tax incentives for preservation of historic sites |
| Nov 1984 | Planning Board defers action on HPC recommendations. Authorizes: <ul style="list-style-type: none"> • symposium of preservation experts • study of Silver Spring CDB resources Mark Walston study of Silver Spring: historical and architectural context |
| Feb/Mar 1985 | Expert panel seminar and public symposium |
| May 1985 | Planning Board <ul style="list-style-type: none"> • Confirm boundaries for the Silver Spring Atlas HD • Recommends designation of four individual sites: Acorn Park, Jesup Blair House, Silver Spring Post Office, Silver Spring Armory • Planning Board to Permitting Services: Retain Silver Spring HD on Atlas--value of historic sites to be examined in context of development and other public interests. |
| Dec 1985 | Council designates Four Sites on Master Plan: Acorn Park, Jesup Blair House, Silver Spring Post Office, Silver Spring Armory |
| Aug 1988 | Demo permit filed on Silver Theatre, then withdrawn |
| Oct 1988 | Silver Triangle development project approved |

| | |
|------------|---|
| July 1991 | Montgomery Arms designated on Master Plan for Historic Preservation |
| April 1993 | Silver Spring CBD Sector Plan Adopted |
| May 1993 | Planning Board votes to designate Silver Theatre/Shopping Center and Tastee Diner |
| Feb 1994 | Silver Theater/Shopping Center and Tastee Diner designated on Master Plan |
| 1998 | Redevelopment of Silver Spring. Silver Spring Armory demolished. Mitigation called for survey of historic resources in Silver Spring CBD |
| 2002 | Silver Spring CBD Study identifies properties of potential historic and/or architectural significance |
| 2003 | Four Resources placed on the <i>Locational Atlas</i> : Spring Garden Apts, Fire Station, National Assn Dyers and Cleaners, North Washington Shopping Center |

SILVER SPRING CBD HISTORIC RESOURCES

3-13-2008

| Atlas | Name | Current Status | Historic Preservation Commission | | | | Planning Board | | | County Council | | |
|---------|---------------------------------|----------------|----------------------------------|-------|-----------|----------------------|----------------|--------------|-----------|----------------|--------------|------|
| | | | Date | Vote | CRITERIA | Staff Recommendation | Public Hearing | Work Session | Vote | Public Hearing | Work Session | Vote |
| 36/5 | The Silver Spring | MP | 10/4/84 | yes | 1A, 1C | MP 5/85 | | 5/9/85 | yes | 10/8/85 | 12/10/85 | yes |
| 36/6 | Jessup Blair House | MP | 10/4/84 | yes | 1AC, 2A | MP 5/85 | | 5/9/85 | yes | 10/8/85 | 12/10/85 | yes |
| 36/7 | Silver Spring Historic District | Atlas | 9/6/84 | yes | 1AD, 2ACD | | 11/5/84 | 5/9/85 | yes Atlas | | | |
| 36/7-1 | J C Penney Building | Atlas | 9/6/84 | yes | 1AD, 2ACD | | | 9/13/84 | yes Atlas | | | |
| 36/7-2 | Montgomery Arms | MP | 9/6/84 | yes | 1AD, 2ACD | | | | | 4/16/91 | 7/25/91 | yes |
| 36/7-3 | Silver Theatre/Shopping Ctr | MP | 9/6/84 | yes | 1AD, 2ACD | MP 5/93 | 3/18/93 | 5/27/93 | yes | 10/19/93 | 2/1/94 | yes |
| 36/7-4 | Hecht Co Building | Atlas | 9/6/84 | yes | 1AD, 2ACD | | | 9/13/84 | yes Atlas | | | |
| 36/7-6 | Fenton Building | Atlas | 9/6/84 | yes | 1AD, 2ACD | | | 9/13/84 | yes Atlas | | | |
| 36/11 | Silver Spring Post Office | MP | 9/6/84 | yes | 1AB, 2AC | MP 5/85 | 11/5/84 | 6/12/85 | yes | 10/8/85 | 12/10/85 | yes |
| 36/12 | Falkland Apartments* | Atlas | 2/27/08 | yes | | MP 2/27/08 | 9/27/83 | 11/22/83 | no | | | |
| 36/12-1 | Falkland Cupola Building | MP | 2/1/81 | yes | 1D, 2ABE | | 9/27/83 | 11/22/83 | no | 10/23/84 | 6/11/85 | yes |
| 36/13 | Tastee Diner | MP | 9/6/84 | yes | 1A, 2A | MP 5/85; 5/93 | 3/18/93 | 5/27/93 | yes | 10/19/93 | 2/1/94 | yes |
| 36/14 | Armory (Demolished 1998) | MP | 9/6/84 | yes | 1AD, 2A | MP 5/85 | 11/5/84 | 6/12/85 | yes | 10/8/85 | 12/10/85 | yes |
| | | | 9/6/84; | | | | | | | | | |
| 36/15 | Silver Spring Railroad Station | MP | 5/28/97 | yes | 1AD, 2AE | MP 5/97 | 6/5/97 | 6/5/97 | yes | 9/23/97 | 7/7/98 | yes |
| 36/16 | Little Tavern | Removed | 9/6/84 | yes | 1A, 2A | Remove 5/85 | 11/5/84 | 6/12/85 | no | 10/8/85 | 12/10/85 | no |
| 36/17 | Masonic Lodge | Removed | 9/6/84 | yes | 1A, 2AD | Atlas 5/85; | 11/5/84 | 6/12/85 | no | 10/8/85 | 12/10/85 | no |
| | | | 6/2/88 | MP | | 7/03 | | | | | | |
| 36/19 | Spring Garden Apartments | Atlas | 5/28/03 | Atlas | 1A, 2A | Atlas 5/85; 7/03 | 6/19/03 | 7/31/03 | yes Atlas | | | |
| 36/44 | Canada Dry | Atlas | 5/28/03 | Atlas | 6/11/03 | Atlas 5/85; 7/03 | | 12/1/02 | yes Atlas | | | |
| 36/52 | Silver Spring Fire Station | Atlas | 5/28/03 | Atlas | 6/11/03 | Atlas 7/03 | 6/19/03 | 7/31/03 | yes Atlas | | | |
| 36/53 | Natl Assn Dyers & Cleaners | Atlas | 5/28/03 | Atlas | 6/11/03 | Atlas 7/03 | 6/19/03 | 7/31/03 | yes Atlas | | | |
| 36/54 | North Washington Shopping Ctr | Atlas | 5/28/03 | Atlas | 6/11/03 | Atlas 7/03 | 6/19/03 | 7/31/03 | yes Atlas | | | |
| | Silver Spring National Bank | | 5/28/03 | Atlas | 6/11/03 | Atlas 7/03 | 6/19/03 | 7/31/03 | | | | |
| | US Industries Building | | 5/28/03 | Atlas | 6/11/03 | Atlas 7/03 | 6/19/03 | 7/31/03 | | | | |
| | St Charles Apartments | | 5/28/03 | Atlas | 6/11/03 | Atlas 7/03 | 6/19/03 | 7/31/03 | | | | |
| 36/56 | Perpetual Building | | | | | Atlas 5/85; MP 1/08 | | | | | | |

* Falkland Apartments Removed from Atlas 1983, placed back on Atlas 2003



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
1/10/08

MEMORANDUM

DATE: January 2, 2008

TO: Montgomery County Planning Board

FROM: Clare Lise Kelly, Research & Designation Coordinator (301-563-3402)
Historic Preservation, Countywide Planning Division

VIA: Scott Whipple, Historic Preservation Supervisor
Mary Dolan, Chief
Countywide Planning Division

SUBJECT: Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation: Perpetual Building Association Building*

STAFF RECOMMENDATION

Designate the Perpetual Building Association Building, 8700 Georgia Avenue, Silver Spring (Resource #36-56), on the *Master Plan for Historic Preservation*.

BACKGROUND

On May 4, 2007, the Historic Preservation Commission received a nomination for historic designation of the Perpetual Building Association building from the Silver Spring Historical Society. The HPC reviewed this nomination at meetings on June 27, and August 15, 2007. Based on this review, they have recommended that the Perpetual Building Association building be designated on the Master Plan, finding that it meets criteria 1a and 2e. The rationale for this recommendation is reflected in the attached Public Hearing (Preliminary) Draft Amendment. The owner of the property filed a project plan which involves demolishing the existing building. Planning Board review of the plan is on hold until a decision is made on historic designation.

In 2002, the Historic Preservation Section of the Montgomery County Planning Department contracted with a consulting firm to undertake a survey of the Silver Spring Central Business District (CBD) to ascertain which properties in the CBD—above and beyond those already designated on the *Master Plan for Historic Preservation*—may have historic or architectural

significance. An excerpt of the final report is attached. A total of 205 properties were surveyed for the project. As a result of the study, a number of individual properties and three thematic historic districts were identified by the consultant as being of potential historic and/or architectural significance. The Perpetual Building Association Building was identified in this survey as being eligible for National Register review. The building was not analyzed in the survey since it had not at the time reached the 50-year guideline for its age. The survey highlighted the building at 8700 Georgia as "an excellent example of bank architecture of the period, constructed of limestone and polished granite, and should be evaluated as a building highly representative of its type, as well as for its role in the history of Silver Spring."

The Maryland Historical Trust has determined that Perpetual Building Association Building is eligible for listing in the National Register.

DISCUSSION

The report by EHT Tracerics dated December 31, 2007, provides a history and significance of the Silver Spring Branch Office of the Perpetual Building Association Building. This report supplements the Maryland Historical Trust Inventory Form prepared by the Silver Spring Historical Society. Both documents are attached. Staff summarizes below the salient points regarding the history and architecture of the resource.

History:

Economy and Banking

The post World War II era was a period of tremendous growth in the Washington DC area. In Maryland, no community grew more in this era than Silver Spring, which was second in population to Baltimore. Savings and loan institutions contributed greatly to the expansion of the construction activity. Unlike banks, savings and loans were member-owned institutions that provided mortgages to homeowners. Washington had five times the average investment in building and loans than the rest of the country. The Perpetual Building Association was a leading Savings and Loan institution in the United States. The Perpetual institution and its descendants, through mergers and acquisitions, have occupied the building continuously since its construction 50 years ago.

The Perpetual Building Association had its origins in 1881 as St. George's Society, a social club in Washington DC whose members cooperated in pooling resources to buy residences. The organization evolved into Perpetual Savings Bank and later Perpetual Building Association. By 1936, the institution became the largest savings and loan institution in the country. In the post-Depression era, savings and loans banks, in conjunction with the Federal Home Loan Bank Board, made home ownership possible for many Americans who otherwise could not afford to purchase a house. When Perpetual opened its first office in Silver Spring, in 1953, savings and loans institutions were quickly becoming the largest source of home mortgage lending in the country.

Architecture:

Building Type

Perpetual's main office in Washington DC was located at 1111 E Street, NW. The bank opened

a branch in Silver Spring in 1953, at leased space in the Masonic Lodge, 8435 Georgia Avenue. Two years later, Perpetual opened a branch office in Bethesda, at 7401 Wisconsin Avenue. In 1958, Perpetual's Silver Spring branch opened at the corner of Cameron Street and Georgia Avenue.

The Silver Spring office of the Perpetual Building Association Building was a branch building, representing a new building type for Montgomery County in this era. Branch banks were regulated by federal and state laws. Perpetual was able to establish branch banks under a grandfather clause. The concept of using architecture to promote a corporate identity was new for this time. By establishing a recognizable design for its bank buildings, it was creating an advertisement for its business. The bank designs for individual branches were based on the headquarters building.

Style

An early example of modern architecture, the design of the Perpetual Building harkens to the clean lines of modern architecture, using geometric elements representative of the post-World War II era. The building is finished in polished granites at the street level and limestone on the upper levels. The durable material and classically derived style give the building a permanence and monumentality highly representative of mid-20th century bank architecture.

The Perpetual Building Association design was the work of the Bank Building and Equipment Corporation of America, known throughout the state and the nation for its high-caliber bank design, in collaboration with Washington DC architect Robert O. Scholz, best known for his Washington DC Art Deco apartments. A coherent corporate image was established in the group of Perpetual buildings in the District and Maryland. The flagship building in District was demolished. The Bethesda building has been incorporated into another building. The Silver Spring building remains a free-standing structure with a high level of integrity.

PUBLIC COMMENT

The Planning Board has received numerous letters supporting designation of the Perpetual Building from professional organizations and experts in the field, including the National Trust for Historic Preservation; Preservation Maryland; Art Deco Society of Washington; Recent Past Preservation Network; Historic Takoma, Inc.; and University of Maryland. Additional letters of support have been received from residents and civic groups. Letters of opposition are from the owner and two individuals. Letters received to date are attached.

In a letter dated December 28, 2007, the owners of the property contend that the evidence presented to the HPC was not sufficiently compelling to support historic designation. The owners cite the need for the HPC to hold two worksessions before it came to its recommendation. In response, staff notes that, like the Planning Board, it is not unusual for the HPC to hold more than one worksession on a host of items under consideration, including historic designation. At the conclusion of the final worksession, the HPC voted 4 to 2 in favor of designating this resource. A resource need meet only one criterion to be eligible for designation. The HPC found that it meets two criteria.

The nominators have responded to the comments of the HPC and have, since the HPC review, hired a professional and reputable preservation firm to present the history and significance of the resource. Their report of December 31, 2007 is attached.

CONCLUSION

There is a 50-year threshold that is a general rule-of-thumb for how old buildings should be before they are considered for historic designation. When the Silver Spring CBD survey was completed in 2002, the Perpetual Building Association Building had not yet reached 50-year age guideline for review. Five years later, the building, which opened January 1958, has come of age. Experts in Maryland's modern architecture, Isabelle Gournay and Mary Corbin Sies, of University of Maryland have described Silver Spring's Perpetual Building as "one of the best examples of commercial modernism from the 1950s in the Mid-Atlantic Region" and "the best of its kind in the Maryland suburbs." In the opinion of the Maryland Historical Trust the resource is eligible for National Register designation.

The Perpetual Building has a high level of integrity. It has become increasingly uncommon to find buildings from the 1950s that retain such a level of integrity, either in Silver Spring or, as pointed out by Gournay and Corbin Sies, in the State of Maryland.

Staff finds that the Perpetual Building Association Building at 8700 Georgia Avenue merits designation on the *Master Plan for Historic Preservation*. Staff agrees with the nominator of this resource, finding that the building has both historic and architectural significance, meeting Criteria 24A-3(b)(1)a. and d., as well as 24A-3(b)(2)a. c. and e.

Attachments:

1. Amendment to the *Master Plan for Historic Preservation*: Perpetual Building Association Building
2. EHT Traceries report, 12-31-2007
3. Revised Maryland Historical Trust Inventory Form, Silver Spring Historical Society
4. Silver Spring Central Business District Historic Sites Survey Report, excerpt
5. Correspondence Received

CRITERIA

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

- (2) *Architectural and design significance.* The historic resource:
- a. Embodies the distinctive characteristics of a type, period or method of construction;
 - b. Represents the work of a master;
 - c. Possesses high artistic values;
 - d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
 - e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. (Ord. No. 9-4, § 1.)

