Historic District Commission Staff Report: Evaluation of Significance HDC2013-00640, 255 North Washington Street

MEETING DATE: 9/19/13

REPORT DATE: 9/13/13

FROM: Robin D. Ziek, Preservation Planner, Community Planning and Development Services
240.314.8236
rziek@rockvillemd.gov

APPLICATION DESCRIPTION: Evaluation of Historic Significance for demolition

APPLICANT: Rockville Town Center, LLC c/o Kettler
1751 Pinnacle Drive Ste 700
McLean, VA 22102
Attn: Monica Mathewson

FILING DATE: 6/13/13

SUMMARY: Finding that the property at 255 North Washington Street meets the following HDC criterion for historic designation: Architectural, Design, and Landscape Significance (d), that it represents a significant architectural and design entity in the City, in that it embodies the architectural style known as "New Formalism" applied to a common mid-20th century commercial building type; and given that the property has a high level of integrity, staff recommends application of the Historic District (HD) overlay zone.

There is an approved Preliminary Development Plan (PDP2003-00006) and Use Permit (USE2006-00697) allowing up to 325 multiunit dwellings and ground floor retail for the property predicated on demolition of the existing building. The property owner, Rockville Town Center, LLC, filed an evaluation request on 6/13/13 concurrent with the submission of a demolition permit (DEM2013-00147). Per 25.14.d.1 of the Zoning Ordinance, the HDC will evaluate a property for historic significance if the owner contemplates demolition of the building. If the HDC finds that the property qualifies for historic designation, the application proceeds to the Mayor and Council for a decision on authorization to file a sectional map amendment. If the HDC does not find that it qualifies, the process is concluded.

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7. Historic District Commission – Briefing on March 15, 2007
8. MHT Research Form, prepared by Teresa B. Lachin, PhD
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West and South Elevations

RECOMMENDATION

Finding that the property at 255 North Washington Street meets the following HDC criterion for historic designation: Architectural, Design, and Landscape Significance (d), that it represents a significant architectural and design entity in the City, in that it embodies the architectural style known as "New Formalism" applied to a common mid-20th century commercial building type; and given that the property has a high level of integrity, staff recommends application of the Historic District (HD) overlay zone.

SITE DESCRIPTION

Location:	255 North Washington Street (see Attachment 1)
Applicant:	Rockville Town Center, LLC c/o KSI
Land Use Designation:	Mixed-Use Preferred Residential (MUPR) (see Attachment 2)
Zoning District:	PD-KSI (Planned Development KSI) (see Attachment 3)
Existing Use:	Bank and office building
Parcel Area:	97,905 sf (2.25 ac)
Subdivision:	City Center
Building Floor Area:	43,742 sf
Dwelling Units:	None existing, 293 multi-unit dwellings approved

Property location, detail

PROPERTY

The subject property is located on the northeast corner of the intersection of North Washington Street and Beall Avenue. This is a single record lot in the City Center subdivision (Lot 23, Block D), and includes 97,905 sf. There is one building on the property, which is a five-story bank and office building with drive-through banking aisles containing approximately 43,000 square feet. The remainder of the property is paved for parking, with minimal landscaping along the road frontage for both North Washington Street and Beall Avenue (see Attachment 6).

North Washington Street is a commercial street marking the edge of the Town Center adjacent to the transitional area and residential West End neighborhood to the west. The small green space and gas station between the subject property and the Snowden Funeral Home across North Washington Street to the west was created with the realignment of North Washington Street in the early 1960s. Rockville Town Square is located directly across Beall Avenue to the south. The former Giant grocery store (1968) property to the north was approved for redevelopment in 2013; that grocery store has been demolished and new construction is underway.

In 2004, the Planning Commission approved a Preliminary Development Plan (PDP2003-00006) for this site that anticipated full demolition of the Suburban Trust Building and construction of up to 325 multi-unit dwellings and ground floor retail. Use Permit USE2006-00697 was subsequently approved in 2006. Subsequent to the original Use Permit approval, the HDC received an educational briefing on the historic significance of the property on March 15, 2007. No application was considered, and no decisions were required or made (see Attachment 7, meeting minutes). The PDP approval does not expire, and the applicant has stated that they are considering a redesign of the approved project, which requires approval of a new Site Plan application.

Property Location, vicinity

BUILDING DESCRIPTION

This five-story bank and office building is constructed of steel, reinforced concrete and brick masonry.[1] Using curtain wall construction, the building is clad in metal panels that alternate with window/panel combinations to provide a unique façade design. The elongated white panels are placed in a modified checkerboard pattern with the windows and pink panels, and this pattern is also echoed at the first floor level with the concrete blocks on the east façade (illustrated below) as well as the south facade. The distinctive muted pink color on the small panels above the windows has been utilized elsewhere on the building at the thin metal columns (painted), and the linear cornice elements that provide a cap for the ground floor, for the top floor, and for the crown element (mechanical penthouse). The first floor was designed completely for the Suburban Trust Bank's use. The four office floors above were designed as Class A rental office space.

[1] See MHT Form, Attachment 8, Section 7 for detailed description of the building; see also additional photos in Attachment 12.

North and East Elevations

South Elevation

The main pattern of solid/void and white/pink/black colors sits within a narrow brick frame. The area within the frame is divided with a regular system of applied exterior columns, often associated with the International Style as a means of expressing the structural elements of the building. The boldly patterned window/panel checkerboard dominates the façade, which is a dramatic change from the International Style. It relates to "New Formalism," an architectural style arising in reaction to the rigidity of the International Style. New Formalism (1960s – mid-1970s) was developed to bring pattern and classical proportioning back into an architectural vocabulary that had been dominated by the International Style with the "Bauhaus Box." The practitioners used the New Formalism style to add a sense of monumentality and importance to institutional and commercial buildings.[2]

The base of the building utilizes red brick, beige concrete block, glass and steel. The concrete elements are manipulated to provide decorative patterning, as illustrated on the east elevation, where solid blocks are set forward of the main surface to create the checkerboard pattern.

On the west elevation, open concrete blocks are offset to create an alternating pattern of modified squares, rectangles and circles.

The building materials are the decoration for the building, and they are manipulated to express pattern rather than structure. This illustrates a major shift in architectural design, and breaks the rules for the

[2] *Mid-Twentieth Century Olympia: A Context Statement On Local History and Modern Architecture, 1945-1975,* (2008) p. 73; http://olympiawa.gov/~/media/Files/CPD/Hist-Preservation/MAContextStatementAPRIL2008reformatted.ashx . "New Formalism" is associated with three nationally significant architects: Edward Durrell Stone, Minoru Yamasaki, and Philip Johnson.

International Style that decried any use of decoration except that of the structural elements (or the expression thereof) themselves.

The Suburban Trust Bank may be seen as an "object" building, with distinctive elevations on all sides. It is, however, clearly oriented to the street grid and was constructed parallel to North Washington Street and Beall Avenue, respectively. The view along North Washington Street from Wood Lane illustrates how the building's edge aligns with the Town Square structure to the south.

The overall form of the building is one of a large solid floating on a platform raised above the ground, with narrow supporting columns reduced to a minimum functional size. On the front (West) elevation, the pierced screenwork that sits between the two entrances (for the bank, and for the office lobby) is the only element, other than the narrow columns, that comes forward to the building's front edge. The emphasis is stronger on the south (side) elevation, where the only solid is a piece of wall (for the car drive-through) centered on the elevation, but recessed from the edge as are the columns.

The east (rear) elevation is the secondary elevation, and it includes parking lot entrances to the bank and to the marble office lobby. On the exterior, the pattern of the concrete block flanking these doors echoes the vertical pattern of the windows above on the main building.

North and East elevations

West and North Elevations

THE ARCHITECT

Arthur L. Anderson was a successful local architect in the Washington metropolitan area, whose professional life spanned from 1934 – 1965. He lived in Woodside neighborhood of Silver Spring, and was a longtime member of the American Institutes of Architects (AIA). His office was located in Bethesda, and his projects include the Rosecroft race track grandstand and clubhouse (1948), office buildings and department stores in Washington, Silver Spring and Wheaton; apartment buildings and shopping centers in Arlington and Alexandria, Virginia; automobile showrooms, bank buildings and school buildings in Montgomery County. The Suburban Trust Building (1964) in Rockville was among his last buildings.

ARTHUR L. ANDERSON

A brief survey of buildings designed by Arthur Anderson, seen in articles and notices published in the Washington Post (see Attachment 9) shows an architect who worked in many different styles over his successful 30 year career, from "Colonial Revival" to "International Style" to "New Formalism." There is no indication that he was identified with any particular style. While research has been somewhat limited, there is no indication that Mr. Anderson was influential in his field in the sense that there are articles in professional journals about his work or professional awards recognizing his work. On the other hand, Mr. Anderson was well known and respected by the business world and public sector in the region, as he was selected to design high profile buildings, such as the Eig Building in Silver Spring, as well as at least two buildings (Giant Food, Woodward and Lothrop Department Store) at Wheaton Plaza.

THE SUBURBAN TRUST BUILDING

The Suburban Trust Company purchased this vacant property in July 1962 [L2997/F39] from a real estate consortium, who had purchased it in 1954 from James P. B. Veirs [L1882/F72]. They proceeded rapidly with their plans for their new branch bank and just a year later, on July 18, 1963, the City approved the preliminary subdivision plan for the Suburban Trust Company. The approval included the construction of Beall Avenue-Extended in this location. The Planning Commission approved the Use Permit (U-139-63) allowing construction of the building on August 29, 1963. The extension and widening of both Beall Avenue and North Washington Street past the Suburban Trust Building site began in 1965.[3]

[3] See DPW "North Washington St., Beall Avenue-Hungerford Drive, Paving Plan and Storm Drainage" March, 1965.

Liber/Folio	Date	Grantor	Grantee
19905/571	10/31/2001 [$6,050,000]	Beall Avenue Limited Partnership	Rockville Town Center LLC
8614/654	12/14/1988 [$5,150,000]	Sovran Bank/MD [formerly Suburban Bank]	Beall Avenue Limited Partnership
2997/39	**7/27/1962**	Charles A. and Lora B. Froman, Marvin W. and Virginia H. Simmons, Irving L. and Fannie S. Siegel	**Suburban Trust Company**
1882/72	1/20/1954	James P. B. Veirs	Waren and Nora B. Brokaw; Charles A. and Lora B. Froman, Kingdon and Mary Gould
308/351	8/23/1921	Howard G. England, et.al.	James P. B. Veirs

When the Suburban Trust Company purchased the vacant property in July 1962, they were expanding. The company had recently completed their Wheaton branch office (1958) and they hired the same architect, Arthur L. Anderson, to design their Rockville branch office. A drawing of this branch office was published on August 23, 1962 with an ad in the *Montgomery County Sentinel* that stated "This will be one of the most modern and beautiful banks anywhere, with every convenience – including "toll-gate" drive-through banking windows."

The Rockville branch was an original design, and does not resemble the Wheaton branch office that Anderson also designed. The bank and office building opened in 1964 and was therefore available for rent for those displaced by the demolition of downtown buildings which began in 1965, as well as attracting those looking for office space in a new and distinctive building.

New tenants at the Suburban Trust Bank and office building included the law firm of Simpson and Simpson (see Attachment 10), a sister-brother partnership of Vivian and Joe Simpson. Vivian Simpson has been enrolled in the Maryland Women's Hall of Fame for her ground-breaking leadership as an attorney. She opened her own law practice in Rockville in 1928 and was the first woman to be admitted to the Montgomery County Bar. Many other firsts followed, including her service as the first woman Secretary of State for Maryland in 1949. She moved her law offices to this building in 1964 and maintained them at this location until her retirement in 1980.[4]

Another well-known tenant was the local architect John H. Sullivan, Jr.[5] The Rockville Library relocated here in 1966 from the 1890 Rockville Academy building at 103 South Adams Street, remaining until the new library building was finished in 1971 at 99 Maryland Avenue.[6]

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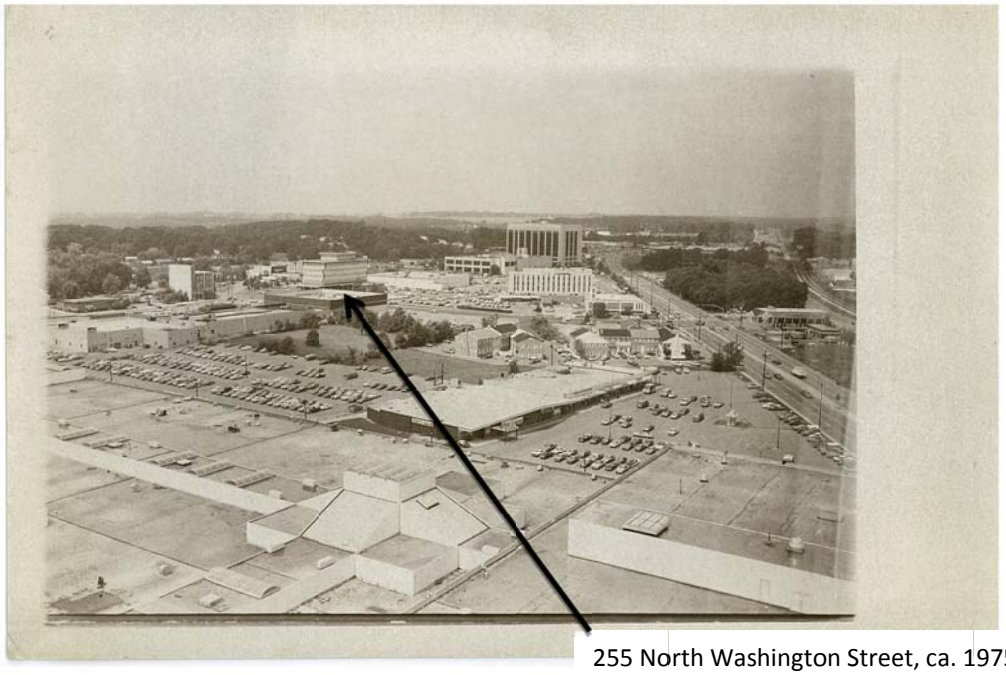
[4] Ms. Simpson's major accomplishments are noted for the years 1928-1949, during which time she worked and had her office in Rockville, but at a different location. She moved her office to 255 North Washington Street after her office on Perry Street within the Urban Renewal Project was demolished.
[5] The City recently filmed an interview with him, "Two Jacks" that is available on the City's web site.
[6] The Rockville Library building at 99 Maryland Avenue, a locally designated resource, has been demolished.



255 North Washington Street, ca. 1975

BACKGROUND

As noted in the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation* (1995), "Decisions concerning the significance, historic integrity, documentation, and treatment of properties can be made reliably only when the resource is evaluated within its historic context."[7] The City of Rockville's historic contexts were formulated and adopted with the *Historic Resources Management Plan* in 1986. Context #7, "Rockville, County Seat to Satellite City of the Nation's Capital, 1931-present [1986],"provides the context in which the Suburban Trust Building was designed and built.

The *Historic Resources Management Plan* describes the mid-20th century social context as "The once small town of long-time family descendants became a satellite city of Washington with new families voicing demands for a progressive government and modern community services."[8] This transformation was demonstrated in many ways throughout the City. Relative to this property, the immediate neighborhood had an almost rural character up to a little more than ten years prior to its construction (see 1948 photograph), while the entire block was developed with suburban commercial development by 1970.

Many changes occurred in Rockville following the years after the end of World War II. Eileen McGuckian describes the years from 1945 – 1960 as "The Emergence of Modern Rockville; From Town to City."[9]

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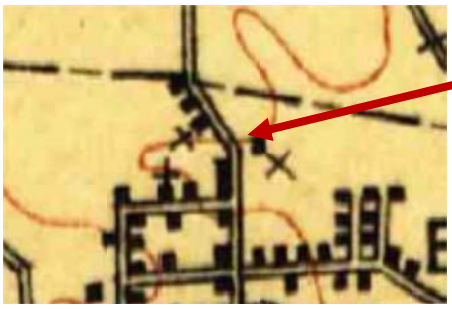
[7] *How to Apply the National Register Criteria for Evaluation*, p. 1.
[8] *Historic Resources Management Plan* [HRMP], p. 170.
[9] McGuckian, Eileen, *Rockville, Portrait of a City*, p. 125ff.



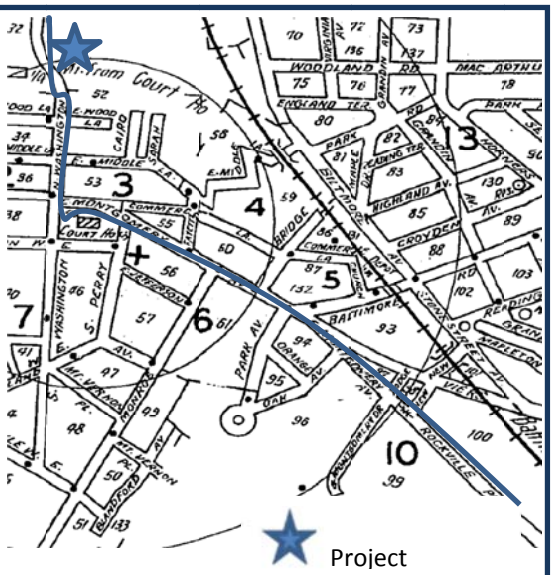
Project Location

1909 USGS Map

1948 photo, looking south along North Washington Street. The figure is standing in the approximate location of the future intersection of Beall Avenue, after it was extended to Hungerford Drive in 1965.

he 1949 Sanborn map depicts the historic alignment of Frederick Road as it moved through Rockville's downtown as "Main Street." MD 355/Rockville Pike merged into East Montgomery Avenue at the Veirs Mill Road intersection, and headed at a diagonal to North Washington Street. There, the road headed north, merging again into Frederick Road north of the commercial district where Giant Food is located today.

Census records illustrate the dramatic population growth in this period. In 1940, Rockville had a population of 2,047. In 1950, the population had grown to 6, 934. But over the following 10 years, the population expanded to 26,090.[10]



1949 Sanborn Map

[10] Ibid, p. 129.

New homes in Twinbrook and Hungerford Town accommodated this growth, but residential demand was followed by a demand for modern infrastructure and commercial development.

Dramatic changes in population were matched with governmental changes as well. In 1948, Maryland granted home rule to municipalities, which, "… coupled with the ability to manage utilities, gave the city greater power with regard to annexations, planning, zoning, and a spectrum of issues that might come before the Mayor and Council."[11] Attempts were made to modernize the City, with the adoption of the Council-Manager form of government in 1948. The City pushed ahead with the construction of the Hungerford Drive bypass in 1951. The "Good Government Slate" of candidates were elected and took charge in 1954. Many changes followed, including the restructuring of the government administration to provide accountability, and the establishment of the City of Rockville Planning Advisory Commission in November of that year. [12]

The 1954 *Minutes* of the Rockville Planning Advisory Commission record a desire to promote downtown Rockville as a shopping area to compete with other Montgomery County communities, such as Wheaton, where a new shopping center was being constructed.[13] The Advisory Commission took an active role by ordering a land-use map of Rockville, as well as a traffic study to track shopping habits in 1955.

In 1960, the City of Rockville Planning Commission presented the first "comprehensive plan for the future growth and development of the city."[14] The subject property was rezoned from "vacant land" to Commercial, Principally Office (see Attachment 11). A statement that "The older downtown areas have deteriorated to a point where they have become a liability to the city, and are most in need of an urban renewal program." [p.25] reflected the desire to compete with other shopping areas, as noted above.

While the 1965 Urban Renewal Plan stopped at the south side of Beall Avenue Extended, it is documented that the City's involvement in urban renewal, with the demolition of the existing commercial area and the alignment and new construction of streets to accommodate a modern commercial district, also related to the construction of the mid-rise Suburban Trust Building. By the time the Mall was completed in 1972, the entire block of which the Suburban Trust Building is a part, was fully developed with office and retail buildings and their accompanying surface parking lots.

As noted in the 1986 *Historic Resources Management Plan*'s description of the mid-20th century development in Rockville (Theme 2: architecture), "Rockville Pike and Hungerford Drive became a third location for development with low-scale commercial shopping centers and moderate-scale office buildings and hotels."[15] The subject property is not specifically identified, but a description of North Washington Street as it developed in the mid-20th century in the vicinity of the subject property is consistent with this description, including "low-scale commercial shopping centers [Kimmel Center], 2-5

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[11] McGuckian, p. 142.
[12] Planning Advisory Commission *Minutes 12/7/1954.*
[13] Ted Englehardt was the architect for the conceptual design for Wheaton Plaza. Arthur L Anderson, architect for the subject property, designed the Giant Food Store (1956) and the Woodward & Lothrop branch (1958) in Wheaton Plaza.
[14] *Master Plan Report*, September 1960, introductory letter.
[15] HRMP, p. 176.

story office buildings [including Suburban Trust Building] and a motel [now Montgomery Housing Partnership's property, Beall's Grant].[16]

In 1971, Mayor Achilles Tuchtan noted that "an interesting by-product of the [Urban Renewal Plan] development has been the extensive commercial and office development which has taken place on the periphery of the renewal project. Such development as th**e Suburban Trust Building,** the Hungerford Plaza complex, Sterns Furniture and the new Maryland National Bank Building will complement the development in the renewal project."[17]

HISTORIC DESIGNATION STEPS IN ROCKVILLE

The purpose for the establishment of historic districts as stated in Zoning Ordinance Sec. 25.14.01 .9(a) is to:

1. Safeguard the heritage of Rockville by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;

2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;

3. Foster civic beauty;

4. Strengthen the local economy; and

5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.

As of the 2009 Zoning Ordinance Sec. 25.07.02.a.4, the filing of a demolition permit triggers the HDC evaluation of historic significance, as is the case for the current evaluation.

Sec. 25.14.01.d. outlines the steps by which a property is considered for the historic district overlay zone:

1) The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it will make a written recommendation that the Mayor and Council rezone the property to the Historic District Zone.

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[16] The 1949 Sanborn Map illustrates the early 20th century alignment of MD 240, or Frederick Road, which jogged west into the city's downtown at its junction with Veirs Mill Road, followed East Montgomery Avenue into the center of town (past the Red Brick Courthouse) and then headed north along North Washington Street, passing the subject property location.
[17] Tuchtan, p. 6.

2) Upon receipt of the Historic District Commission's recommendation, the Mayor and Council may authorize the filing of a sectional map amendment to place the property in the Historic District Zone.

The designation process shall be complete upon the occurrence of any of the following:

(a) The determination of the Historic District Commission that the property does not meet the criteria for historic designation; or

(b) The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning; or

(c) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.

HISTORIC DESIGNATION CRITERIA AND EVALUATION:

The following criteria [*Historic Resources Management Plan, Appendix A*]*, are used to evaluate the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation. Staff's recommendation on each criterion follows:*

Historic Significance

a) Represents the development, heritage, or cultural characteristics of the City ; or

b) Is the site of an important event in Rockville's history; or

c) Is identified with a person or group of persons who influenced the City's history; or

d) Exemplifies the cultural, economic, industrial, social, political, archaeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

a) Embodies distinctive characteristic of a type, period, or method of construction; or

b) Represents the work of a master architect, craftsman, or building; or

c) Possesses a style or elements distinctive to the region or City; or

d) Represents a significant architectural, design, or landscape entity in the City; or

This mid-rise bank branch with drive-through and office building is a singular and well executed example of the New Formalism style of architecture, being well-crafted and designed by an experienced local architect. The New Formalism style of architecture emerged after 1960 in reaction to the rigid philosophy of the International Style. Key elements are the use of lines and geometric shapes for patterning; the manipulation of construction materials for decoration; the

elevated placement of building; the use of a capping projecting slab; and the emphasis on a single volume of space. Arthur L. Anderson, the architect, designed a unique building for this site and purpose in this new idiom, which philosophically broke with the International style common over the previous 30 years.

e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

If a building is determined to have historic significance, by virtue of meeting one or more of the criteria for historic evaluation, the HDC must determine if the building retains sufficient integrity to convey its historic associations and/or architectural significance.

I**ntegrity:** the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

The seven elements of "integrity" identified by the National Park Service are: *Location, Design*, *Setting, Materials, Workmanship*, *Feeling, and Association*.

The Suburban Trust Building has a high level of integrity. As noted by architect C. Richard Bierce, "the building does speak to its time very aptly…" In addition, he notes that "the building and its site possess a rare degree of integrity for commercial properties of this time and type …" (Attachment 5).

If a building is determined to have historic significance by virtue of meeting one or more of the criteria for historic evaluation, the HDC will identify the Period of Significance and the Environmental Setting. Staff recommends 1964 as the Period of Significance, which is the date of construction, due to its architectural significance and high level of integrity. The environmental setting is recommended to be the entire parcel, as is typical. This may be reduced as determined by the Mayor and Council through the designation process.

STAFF RECOMMENDATION

Staff recommends that the HDC find this property eligible for the HD overlay zone, based on the findings provided below and as discussed in this report, the property's high level of integrity. The Period of Significance is recommended to be 1964, with the environmental setting to be the entire property.

Staff acknowledges that an approved Preliminary Development Plan and Use Permit for the site is valid, predicated on demolition of the building. In addition, a new Zoning Ordinance and Zoning Map were adopted since the approvals, and the property was placed in a Planned Development zone. This allows a development such as this, approved under special development procedures of the prior Zoning Ordinance, to be memorialized and permitted to continue to build out as originally approved. If the property is ultimately designated as historic, either a Certificate of Approval allowing demolition of the building would be required to allow for the proposed development, or the development plan would have to be redesigned to accommodate preservation of the Suburban Trust Building and the redevelopment of the site.

FINDINGS

Finding that the property at 255 North Washington Street meets the following HDC criterion for historic designation: Architectural, Design, and Landscape Significance (d), that it represents a significant architectural and design entity in the City, in that it embodies the architectural style known as "New Formalism" applied to a common mid-20th century commercial building type; and given that the property has a high level of integrity, staff recommends application of the Historic District (HD) overlay zone.

COMMUNITY OUTREACH

The posting of the required sign on property occurred on September 3, 2013, and postcard notices were sent on September 3, 2013. Public comments received to date have been included as Attachment 13.

AERIAL MAP

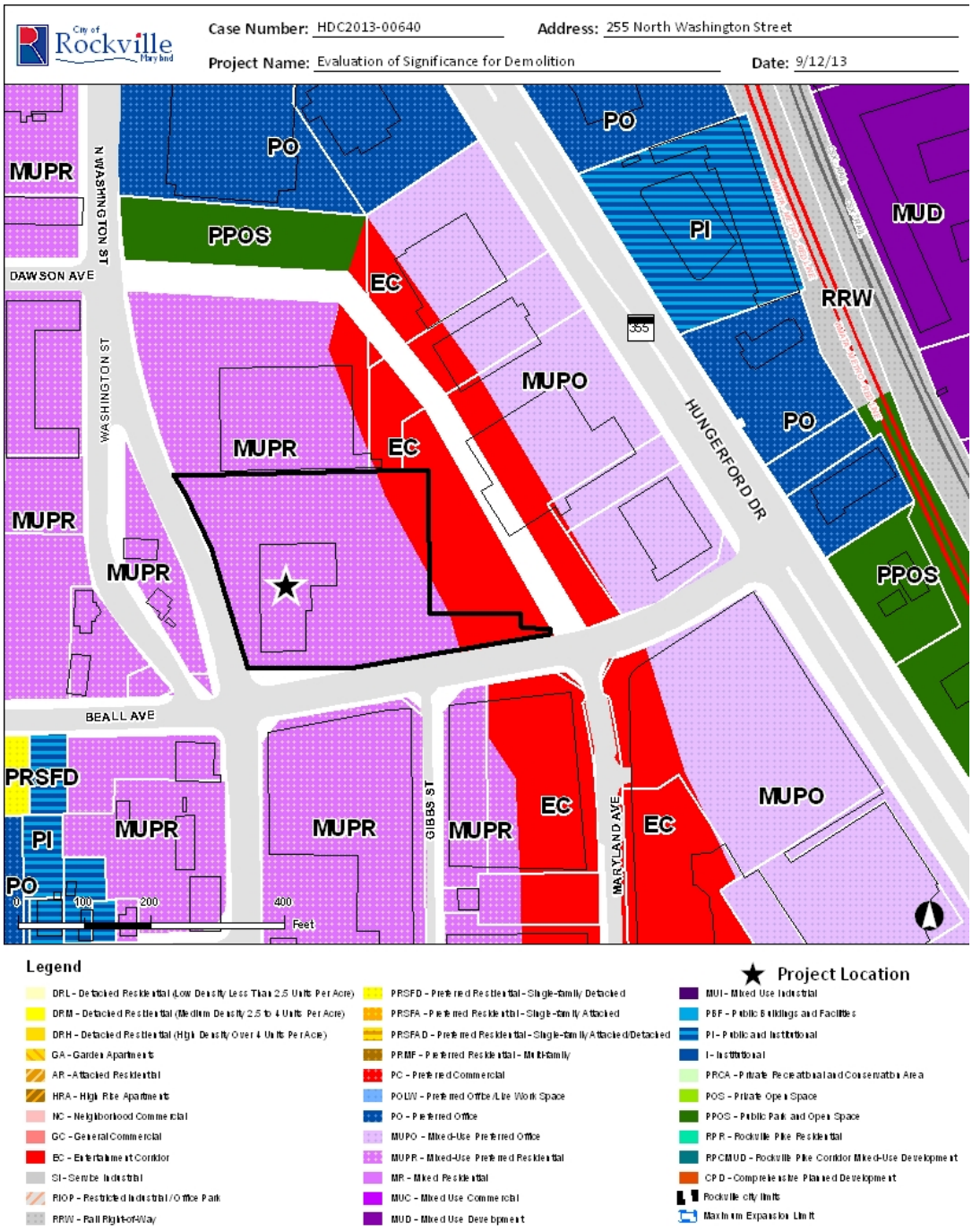
City of Rockville Maryland

Case Number: HDC2013-00640 Address: 255 North Washington Street

Project Name: Evaluation of Significance for Demolition Date: 9/12/13

★ Project Location

LAND USE MAP


City of Rockville Maryland
Case Number: HDC2013-00640
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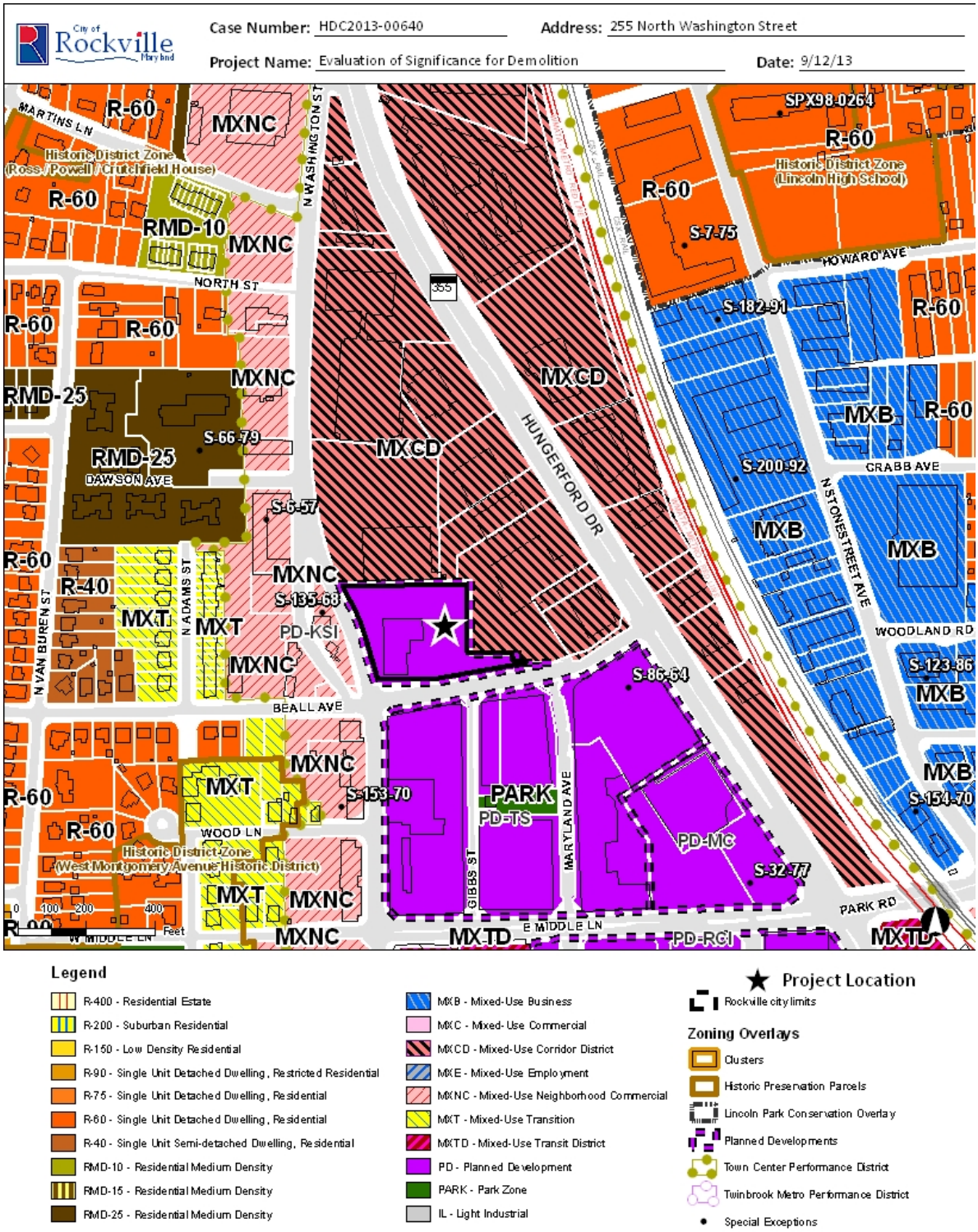
Date: 9/12/13
MUPR
PO
PPOS
EC
PI
MUD
RRW
MUPO
MUPR
MUPR
MUPR
PRSFD
PI
PO
MUPR
MUPR
MUPR
EC
EC
MUPO
PPOS
WASHINGTON ST
DAWSON AVE
BEALL AVE
GIBBS ST
MARYLAND AVE
HUNGERFORD DR
355
0
100
200
400
Feet
Legend
DRL - Detached Residential (Low Density/ Less Than 2.5 Units Per Acre)
DRM - Detached Residential (Medium Density/ 2.5 to 4 Units Per Acre)
DRH - Detached Residential (High Density/ Over 4 Units Per Acre)
GA - Garden Apartments
AR - Attached Residential
HRA - High Rise Apartments
NC - Neighborhood Commercial
GC - General Commercial
EC - Entertainment Corridor
SI - Service Industrial
RIOP - Restricted Industrial / Office Park
RRW - Rail Right-of-Way
PRSFD - Preferred Residential - Single-family Detached
PRSFA - Preferred Residential - Single-family Attached
PRSFAD - Preferred Residential - Single-family Attached/Detached
PRMF - Preferred Residential - Multi-family
PC - Preferred Commercial
POLW - Preferred Office/Live Work Space
PO - Preferred Office
MUPO - Mixed-Use Preferred Office
MUPR - Mixed-Use Preferred Residential
MR - Mixed Residential
MUC - Mixed Use Commercial
MUD - Mixed Use Development
MUI - Mixed Use Industrial
PBF - Public Buildings and Facilities
PI - Public and Institutional
I - Institutional
PRCA - Private Recreational and Conservation Area
POS - Private Open Space
PPOS - Public Park and Open Space
RPR - Rockville Pike Residential
RPCMUD - Rockville Pike Corridor Mixed-Use Development
CPD - Comprehensive Planned Development
Rockville city limits
Maximum Expansion Limit
Project Location

ZONING MAP


City of Rockville Maryland
Case Number: HDC2013-00640
Address: 255 North Washington Street
Project Name: Evaluation of Significance for Demolition
Date: 9/12/13
MARTINS LN
R-60
MXNC
Historic District Zone (Ross / Powell / Crutchfield House)
N WASHINGTON ST
RMD-10
NORTH ST
SPX98-0264
Historic District Zone (Lincoln High School)
S-7-75
HOWARD AVE
S-182-91
RMD-25
S-66-79
DAWSON AVE
MX CD
HUNGERFORD DR
MXB
CRABB AVE
S-200-92
N STONESTREET AVE
S-6-57
R-40
N VAN BUREN ST
N ADAMS ST
MXT
S-135-68
PD-KSI
WOODLAND RD
S-123-86
S-86-54
BEALL AVE
S-153-70
PARK
PD-TS
MARYLAND AVE
S-154-70
WOOD LN
Historic District Zone (West Montgomery Avenue Historic District)
GIBBS ST
PD-MC
S-32-77
PARK RD
E MIDDLE LN
MXTD
PD-RCI
Legend
R-400 - Residential Estate
R-200 - Suburban Residential
R-150 - Low Density Residential
R-90 - Single Unit Detached Dwelling, Restricted Residential
R-75 - Single Unit Detached Dwelling, Residential
R-60 - Single Unit Detached Dwelling, Residential
R-40 - Single Unit Semi-detached Dwelling, Residential
RMD-10 - Residential Medium Density
RMD-15 - Residential Medium Density
RMD-25 - Residential Medium Density
MXB - Mixed-Use Business
MXC - Mixed-Use Commercial
MXCD - Mixed-Use Corridor District
MXE - Mixed-Use Employment
MXNC - Mixed-Use Neighborhood Commercial
MXT - Mixed-Use Transition
MXTD - Mixed-Use Transit District
PD - Planned Development
PARK - Park Zone
IL - Light Industrial
Project Location
Rockville city limits
Zoning Overlays
Clusters
Historic Preservation Parcels
Lincoln Park Conservation Overlay
Planned Developments
Town Center Performance District
Twinbrook Metro Performance District
Special Exceptions

APPENDIX A

DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior "Archeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines."

> Integrity- the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

CRITERIA

Historic Significance

(a) Represents the development, heritage, or cultural characteristics of the City; or

(b) Is the site of an important event in Rockville's history; or

(c) Is identified with a person or group of persons who influenced the City's history; or

(d) Exemplified the cultural, economic, industrial, social, political, archeolgical, or historical heritage of the City.

Architectural, Design, and Landscape Significance

(a) Embodies distinctive characteristics of a type, period, or method of construction; or

(b) Represents the work of a master architect, craftsman, or builder; or

(c) Possesses a style or elements distinctive to the region or City; or

(d) Represents a significant architectural, design, or landscape entity in the City; or

(e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

HDC2013-00640
dt 06/17/2013

Historic Significance Evaluation of Property for Demolition

Property Address: 255 N. Washington St, Rockville MD 20850

Your Name: Rockville Town Center, LLC

Are you the property owner? Yes X No _____ (the current owner must authorize this action.)

If you are not the owner, please list the name and mailing address of the owner(s): *

_____

Your mailing address if different from above:
c/o Kettler, 1751 Pinnacle Drive, Ste 700 McLean, VA 22102 Attn: Monica Mathewson

Daytime telephone number: 703-852-5749 Home telephone: _____

Property Type: Single-family residence _____ Commercial Building X
Other _____

Year Built (if known): 1964

Architect/Builder (if known): Arthur Anderson

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes?

Yes X No _____ Please see attached Richard Bearce's report.

If you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes X No _____ Archival photographs have been provided to City of Rockville and Peerless Rockville previously.

I hereby request that the property at 255 N. Washington St, Rockville, MD 20850 **be evaluated for local significance based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance.**

Signature See Attached for signature Date 6/13/2013

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

Office use only: Date received 6/14/13 ***Assigned to*** PDS

RECEIVED
JUN 14 2013
INSPECTION SERVICES

#16040359078 0

Rockville Town Center LLC

By: Massachusetts Mutual Life Insurance Company
Its sole member

By: Cornerstone Real Estate Advisers LLC
Its authorized agent

By: Celia Dondes
Name: Celia Dondes
Title : Vice President

C. Richard Bierce, AIA

Architect – Historic Preservation Consultant
121 S. Royal St. Alexandria, Virginia 22314-3327
703-836-9085 (f) 703-836-9107 crbierce@aol.com

MEMORANDUM: **October 31, 2006**

TO: **Pamela B. Tyrrell**
Vice President – Multifamily Development -KSI

Re: **255 N. Washington St., Rockville MD - Architectural Evaluation**

At your request I have examined the building and its context in order to better understand its significance as a work of architecture and its place in the evolving landscape of downtown Rockville. I will summarize my findings and conclude with an assessment of significance as I see it, using commonly employed criteria in local preservation projects.

I must thank Ms. Terry Lachin of Peerless Rockville for her help in this process as she shared freely of information she has compiled on the building and volunteered to provide me with a brief tour of reconstruction work in the urban core of the city.

Observations and Analysis:

The building and its site represent a type of suburban commercial development commonly encountered throughout mid-20th c. America. The paradigm of a free-standing structure, surrounded by acres of parking, ameliorated occasionally by a token plot of landscaping, was the predominant norm in exploding western cities where land was still available very cheaply but it appeared in the relatively less expansive outer suburbs of established eastern cities as well.

The property on Washington St. does speak to its time very aptly in its basic configuration and composition, as the amenities of scale, texture, spatial hierarchy, and integration of the site to its surrounding context are largely subordinate to the requirements of access to the bank by, and the subsequent storage of, large numbers of private vehicles. It was, simply stated, a drive-in bank which anchored a commercial office building. These were the expectations of the building's owner in its design, expectations acceded to by the building's occupants and their clients.

The building itself is attributed to a local architect, Arthur Anderson, of relatively modest reknown, whose *oeuvre* appears to be characterized by capable compliance with the programmatic requirements of the client. Anderson was not known for bursts of creative application in architectural design, but from the examples documented thus far, it would appear that he was comfortable with and adept at borrowing and adapting available stylistic vocabularies for his new buildings. That seems to the case in this instance as well.

Some attention has been brought to bear on the possible derivation of the building's *parti* from the minor mid-century modernist movement identified as *New Formalism.* Salient characteristics include a fundamental symmetry, and a clearly expressed massing composition with a distinctive base and cap elements. Surface treatments are sometimes expressed by disciplined use of structural elements in ways that suggest a decorative intent. Edward Durell Stone is one of the better known practitioners in the US (the Kennedy Center and National Geographic Building in Washington for example) and some of Oscar Niemeyer's public buildings in Brasilia might be considered to have a superficial affinity to the style as well.

The building at 255 N. Washington St. presents a discernible massing concept and it employs liberally a pierced masonry screen at grade, another of the signature devices attributed to the New Formalist. However in my opinion, the building captures none of the fundamental grace and elegance of the work of acknowledged masters in the genre. In fact, the single most prominent feature of the façade, the alternating pattern of ascalar window openings with over scaled spandrel panels, creates in my opinion, a jarring contrast to the purported, and hence expected, formal elegance of cited examples of the style. If anything, it may well be an example of the architect's excursion into creative facadism that might have benefited from considerable restudy, if not from another design treatment altogether.

It must be recognized that the building and its site possess a rare degree of integrity for commercial properties of this time and type, rare because they are frequently the subject of remodeling projects and upgrades as owners and businesses seek to stay in competitive vogue. Another fact to be acknowledged is the rapidity of change in the commercial core of the city of Rockville. This process has resulted in the concomitant dearth of a representative spectrum of 20th c. commercial architecture of any style, building type or level of architectural distinction.

Conclusions and Recommendations:

Documenting and understanding our tangible cultural past is an essential and never-ending task as change is the most immutable of constants in our lives, and in the life of our cities. Making informed decisions about what should be retained and what should be let go is the job of some but the responsibility of everyone and it is highly dependent on the efforts of those who value, study and celebrate the past.

Part of the process involves evaluating the future as well in an effort to acquire an understanding of the balance necessary between retaining the best of our past while encouraging and facilitating the best we can conceive of for the future. The key to this is an ability to judge fairly what is or is not significant and worthy of preservation.

As noted this building has integrity, is a statement of its time and has local significance in the cast of characters who located in and used the facility.

It is not, in my opinion, a particularly complete nor outstanding example of the New Formalism genre. Its architect is not a celebrated designer at any level of significance nor does he have any discernable linkage to any of the recognized master designers. Furthermore, the parking lot paradigm does not illuminate any of the more idealistic objectives of mid-20th c. suburban planning and design culture.

Last, the building is less than 50 years old, and thus, by this admittedly arbitrary criterion, generally not eligible for designation as an individual historic site in the absence of extraordinary qualities of design or associative history.

I do not know what is being proposed for the site and cannot provide an opinion about its appropriateness for the emerging urbanism of its immediate surroundings. I can only postulate, and hope, that the proposed new development will, in the aggregate, be an enhancement for the City, architecturally, urbanistically, socially and economically.

Weighing that hope and potential for the new work, with the relative low levels of significance that I can find or justify for the existing building, I must conclude that it is not worthy of preservation, at this time and in this place.

C. Richard Bierce AIA - Historical Architect and Preservation Consultant 08-06
121 S. Royal Street Alexandria, VA 22314 703-836-9085 crbierce@aol.com

Federal Qualification Statement:

By education and experience, meets Federal 36 CFR Standards for Qualification As 'Historical Architect'

PROFESSIONAL EDUCATION:

B. Architecture, University of Arizona, 1967
MS. Architecture, Historic Preservation, Columbia University, 1968
Licensed Architect, Commonwealth of Virginia, # 3519 (1974)

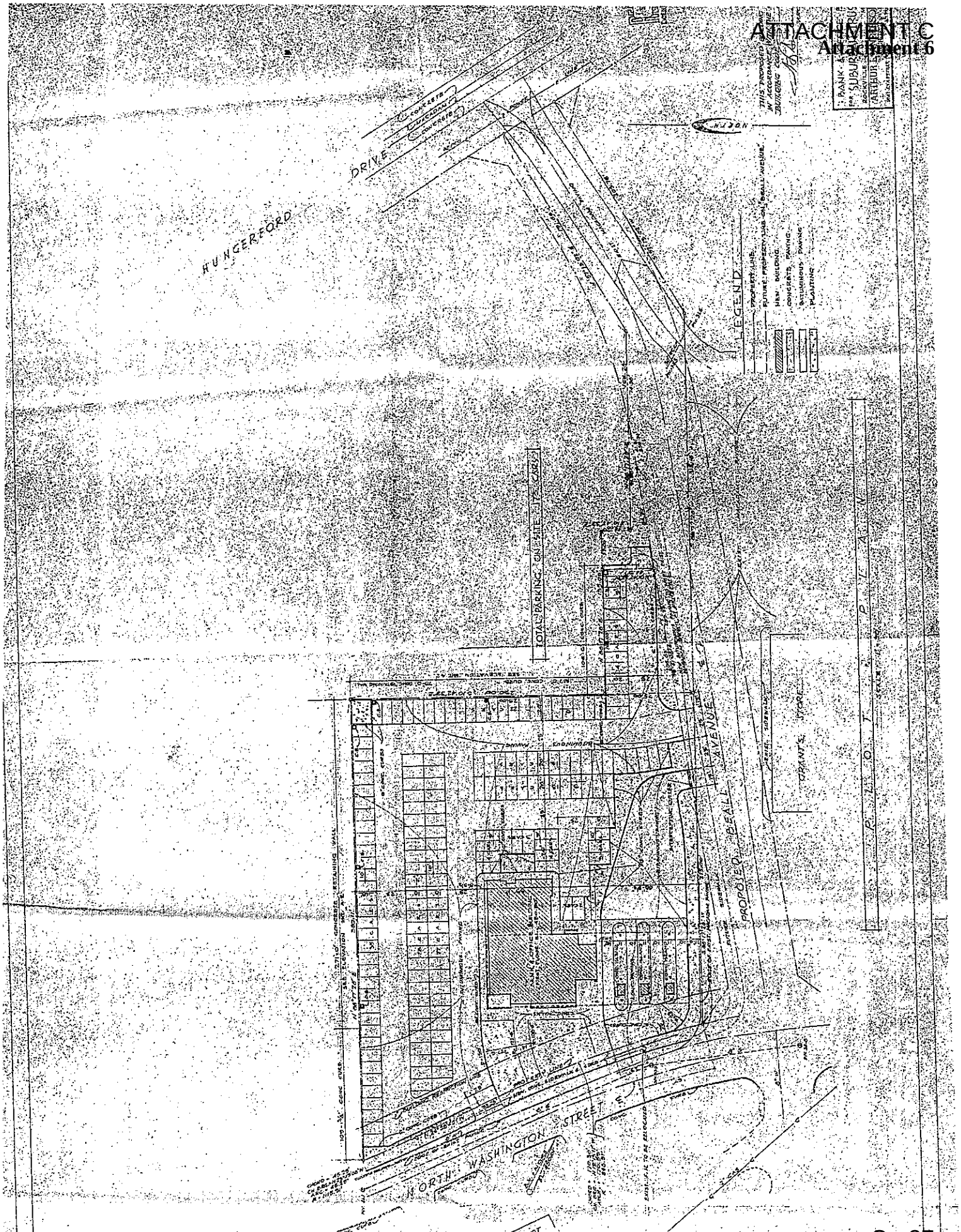
PROFESSIONAL EXPERIENCE/EMPLOYMENT:

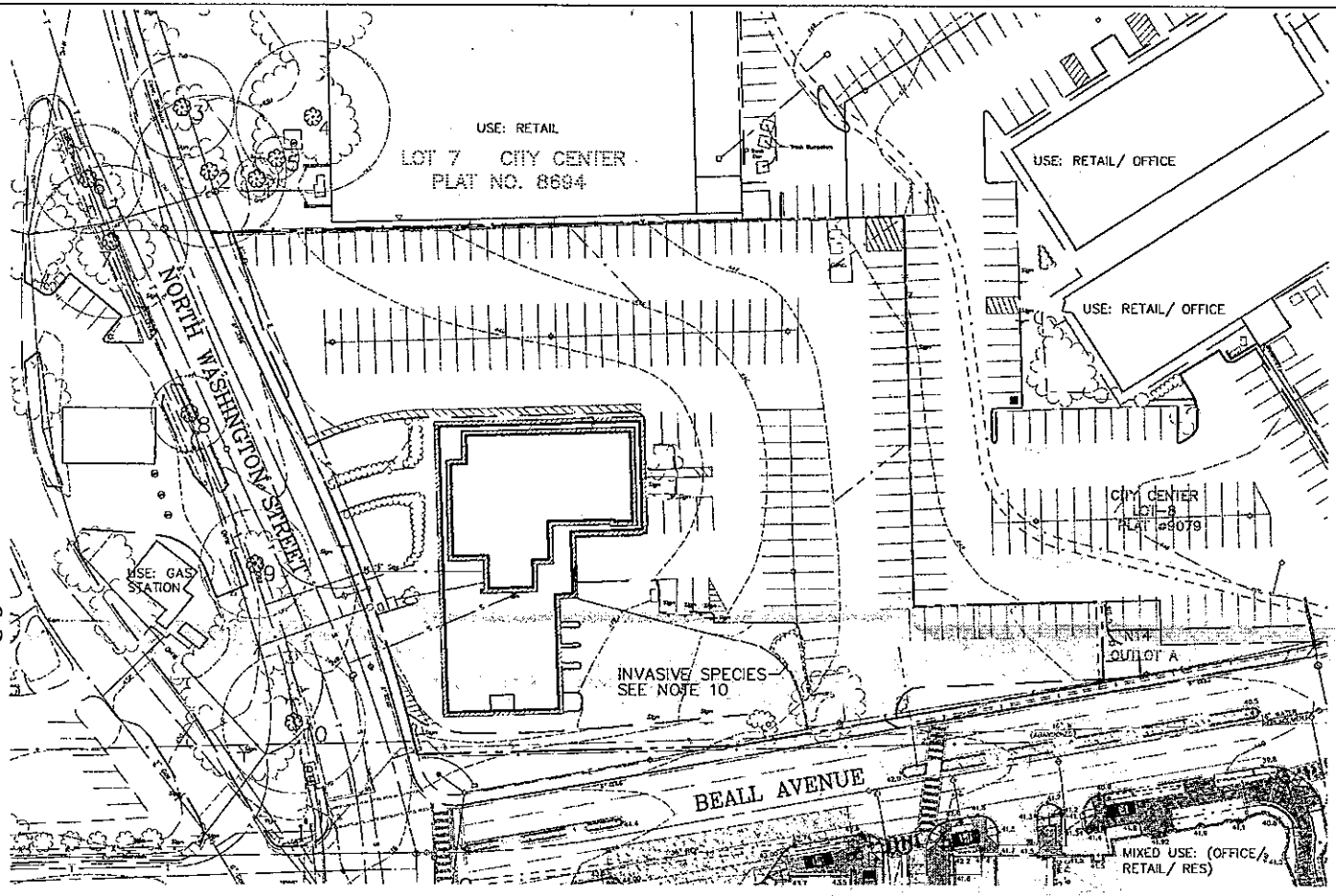
1965-67	Civil Engineers & Materials Testing Laboratory: Tucson, AZ:
1967 (summer)	Historic American Buildings Survey, Hawaii:
1968-70	Peace Corps - Rio de Janeiro and Brasilia, Brasil
1971-73	Finical & Dombrowski, Architects & Engineers, Tucson, AZ
1973-76	J. Everette Fauber, FAIA, Historical Architect, VA
1976-80	City of Alexandria: Historic Resources Director
1980-89	National Trust for Historic Preservation, Properties Department: Architect for the Properties, Director of Technical Services
1989-2006	Consultant in private practice: (selected examples)

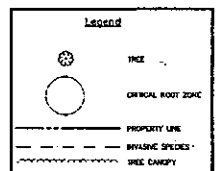
- Alexandria Academy (1785) Rehabilitation, 99
- St. Paul's Church, (1818) Alex., Rehab, restoration, 98
- Bel Air & Rippon Lodge, Structural Stabilization, 94-5
- Nat. Inst. for Conservation: 35 Condition Assessments;
- Goucher College: Thesis director, MA/Pres/ 2000 & 04
- Stabler Apothecary Shop, Rehabilitation, 2003-06
- Hammond-Harwood House, Annapolis: 2002-3
- Liberty Hall, Frankfort KY, Management Plan, 1996
- Historic Schools - Survey & Assessment, Tampa, 1999
- Hancock's Resolution - Master Plan, Md. 1992
- Historic housing assessment, US Navy, 1998
- Preservation Policy Draft: Senate Comm. on Art, 2000
- Condition Assessment, 7 Border Stations, NY, 2000
- Design Review Consultant, City of Alex. P&Z, 2002-5
- Design Review. & Pres. Consult., Annapolis, 88-07
- Broad Creek Historic District Vision Workshops: 2001
- Preservation Consultant for the Octagon, 2003-06
- Liberia, Manassas, Va. Restoration & Rehab., 2005-06

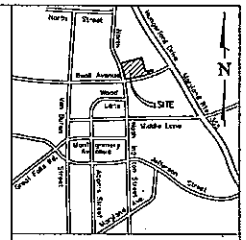
COMMUNITY SERVICE (Examples)

- Fairfax County VA Architectural Review Board - Chairman 2002-06
  Member of ARB since 1986
- Fairfax County Heritage Conservancy (Founding Director)
- Woodlawn/Pope-Leighey Property Council (Emeritus)


HUNGERFORD
DRIVE
HUDSON
LEGEND
PROPERTY LINE
FUTURE PROPERTY LINE ON BEALL AVENUE
NEW BUILDING
CONCRETE PAVING
BITUMINOUS PAVING
PLANTING
TOTAL PARKING ON SITE 172 CARS
FACTORY
GRANT'S STORE
BEALL AVENUE
PROPOSED
NORTH WASHINGTON STREET
ROCKVILLE
ARTHUR L.







VICINITY MAP
SCALE 1" = 1,000'

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET March 2009							
NET TRACT AREA:							
A. Total tract area ...							98122.00
B. Deductions (land dedication not in construction on this plan, other deductions - specify)							0.00
C. Net Tract Area ... =							98122.00
LAND USE CATEGORY:							
ZONING: Place a "1" under the column corresponding to the correct zone of the site	R-200, R-200	R-90, R-75, R-60, R-150	R40/10, R40/15, R40/25	RL, HI, RPF, RFC, MXT, MXC, MXNC, MXB, MXE, MXCD, MXTD			
Zone: (choose only one)	0	0	0	1			
D. Afforestation Threshold ...					15%	x F =	14718.30
E. Conservation Threshold ...					15%	x F =	14718.30
EXISTING FOREST COVER:							
F. Existing forest cover (within net tract) ... =							0.00
G. Area of forest above conservation threshold ... =							0.00
BREAK EVEN POINT:							
H. Breakeven Point (amount of forest retained so that no mitigation is required) ... =							0.00
I. Clearing permitted without mitigation ... =							0.00
PROPOSED FOREST CLEARING:							
J. Total area of forest to be cleared ... =							0.00
K. Total area of forest to be retained ... =							0.00
PLANTING REQUIREMENTS:							
L. Reforestation for clearing above conservation threshold ... =							0.00
M. Reforestation for clearing below conservation threshold ... =							0.00
N. Credit for retention above conservation threshold ... =							0.00
P. Total reforestation required ... =							0.00
Q. Total afforestation required ... =							14718.30
R. Total planting requirement ... =							14718.30

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES

1. TOTAL SITE AREA = 2.25 ACRES (98,122 S.F.) AND CONSISTS OF SUBDIVISION 201, LOT 23, BLOCK D. PROPERTY IS LOCATED ON NORTH WASHINGTON STREET, NORTH OF BEALL AVENUE.
2. 2' CONTOUR TOPOGRAPHY AND BOUNDARY BY MACRIS, HENDRICKS, AND GLASCOCK, P.A.
3. NO WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS, OR STREAM VALLEY BUFFERS EXIST ON SITE.
4. UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
5. THERE IS NO FOREST ON-SITE.
6. NO STRUCTURE OR FEATURE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATION.
7. NO SIGNIFICANT TREES EXIST ONSITE. OFFSITE TREES ARE LOCATED BASED ON SURVEYED TREE CANOPY AND TOPOGRAPHIC SURVEY FEATURES.
8. FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 02/27/13.
9. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
10. THE INVASIVE SPECIES HELIX HADERA (ENGLISH IVY) WAS FOUND GROWING ON SITE NEAR THE BEALL AVENUE ENTRANCE.
11. MINIMUM TREE COVER REQUIREMENT FOR THE TCM1 ZONE IS 15%.

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 301-309-3038. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

TREE LIST						
ID #	Common Name	Botanical Name	DBH	CRZ (s.f.)	CRZ (radius)	CTLA Rating
1	Willow oak	Quercus phellos	51	115	6	100
2	American Linden	Tilia americana	28	3579	0	94
3	American Linden	Tilia americana	19	1350	20.5	84
4	Red Loca	Robinia pseudoacacia	28	3579	42	98
5	Holly sp.	Ilex sp.	6	452	13	94
6	American Linden	Tilia americana	20	2826	30	73
7	American Linden	Tilia americana	26	3539	42	69
8	American Linden	Tilia americana	14	1963	31	69
9	American Linden	Tilia americana	20	2826	30	69
10	American Linden	Tilia americana	26	4776	39	69
* A1 trees located offsite.						

BOIC KEY

690-Urban Land

OWNER/DEVELOPER
Rockville Town Center, LLC
8081 Wolftrap Road, Suite 300
Vienna, Virginia 22182-5182
PHONE: 703-641-5340
CONTACT: Michael H. Blum

QUALIFIED PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

3/1/13
DATE

FRANK C. SIMROM
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

RECEIVED
MAY 30 2013

TAX MAP GR342, GR343

WSSC 219NW03, 224NW03

NO.	DATE	DESCRIPTION	BY

NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION
Rockville Town Center

North Washington Street Apartments

LOT 23 BLOCK D
4TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

RECEIVED
MAY 14 2013

Proj. Mgr.	Drawn by
TSW	
Date	
02.27.13	
Project No.	
02.202.2	

ATTACHMENT C
Attachment 6

6-2

C - 28

Historic District Commission

Agenda
Thursday, March 15, 2007

Rockville City Hall
7:30 p.m.

HDC meetings are televised live on Rockville Cable Channel 11 starting at 7:30 p.m.

6:00 p.m.	**I.**	**HDC Vacancy Interviews [Closed Session]** *[Include language to vote on Closed Session, and reason, for signature]* Three applicants for the one HDC vacancy will be interviewed by the HDC. A recommendation will be forwarded to the City Clerk for appointment.
7:00 p.m.	**II.**	**Agenda Review**
7:30 p.m.	**III.**	**Committee / Organization Reports** A. Peerless Rockville - Peerless Rockville Staff B. Lincoln Park Historical Foundation - Anita Neal Powell C. Comments – Historic District Commissioners, Historic Preservation Staff
7:45 p.m.	**IV.**	**Presentation** - Historic research compiled by Peerless Rockville on 255 North Washington Street. Staff will present the pending development proposal and approvals. The property owner, KSI, will be available for discussion and questions following the presentations.
8:30 p.m.	**V.**	**Discussion and Recommendation** - Glenview National Register Nomination
9:00 p.m.	**VI.**	**Montgomery County Historic Preservation Tax Credit Application** Applicant: Adams Center Partnership [Consent Agenda] Address: 27 Wood Lane Request: Tax credit eligibility determination
9:05 p.m.	**VII.**	**Discussion / Updates** A. HDC Handbook B. Montgomery County Tax Credit April 1 deadline reminder C. Town Center Time Capsule Suggestions
9:20 p.m.	**VIII.**	**Minutes** Meeting No. 11-06, October 19, 2006 Meeting No. 1-07, January 18, 2007 Meeting No. 2-07, February 15, 2007
9:30 p.m.	**IX.**	**Adjourn** The HDC adjourns by 10:00 PM unless extended by the Chair.

City of Rockville

MEMORANDUM

March 5, 2007

TO: HDC

FROM: Robin D. Ziek, Preservation Planner

SUBJECT: HDC Meeting 3/15/07: IV. Presentation on 255 North Washington Street

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Summary:
The HDC has expressed their concern and interest for 20th century resources in Rockville that are termed "the Recent Past" because they are less than 50 years old. With the fast pace of development, many modernist buildings are demolished before they reach this 50 year mark where historic evaluation is mandated.

The Suburban Trust Bank property, owned by Kettler, has gone through 3+ years of project review with the City, and there is an approved Project Plan and Use Permit for the proposed new development. The Suburban Trust Bank building is less than 50 years old (constructed 1964), the proposal and Use Permit have been issued prior to the application for a demolition permit, and the building was not evaluated for historical significance.

The property owner, Kettler, will be available for discussion and questions following the presentation of historic research by Terri Lachin of Peerless Rockville.

Presentation Request:
At the January 18, 2007 HDC meeting, Commissioner van Balgooy requested a presentation of the historic research on the Suburban Trust Bank building at 255 N. Washington Street. This building has been included in Peerless Rockville's on-going survey of modernist architecture in Rockville. Their survey period includes buildings constructed between 1945 and 1975. The Suburban Trust Bank building was designed by Arthur L. Anderson of Washington, D.C. It was constructed in 1964. Anderson was also Suburban Trust Bank's architect for their Wheaton branch office, which was designed in 1958.

Background:
The property is owned by Rockville Town Center LLC, formed by Kettler (formerly KSI Services, Inc.) for the redevelopment of this property. Their review process began in 9/17/03, with their application for a preliminary development plan (PDP) for a mixed use project with 351 multi-family units and 5,049 s.f. office/retail PDP. The preliminary development plan was approved by the Planning Commission on 7/14/04.

The Use Permit was filed on 5/12/06 for a multi-story condominium complex with live/work and commercial units on the first floor. This was approved by the Planning Commission on 11/27/2006. Consolidation of the property into one lot was also approved by the Planning Commission on11/27/2006.

Review for historic significance under the Environmental Guidelines (1999):
The City has adopted procedures to assure that properties are evaluated for historic significance prior to any proposed demolition, with the assumption that they may be rezoned as local historic districts if found to be significant by the Mayor and Council. These reviews are typically initiated by a demolition permit on properties that are 50 years or older. City Preservation staff review these requests and make an initial determination on the existence of significant cultural, historic, or archaeological resources on the site. If a preliminary evaluation by staff indicates the existence of cultural, historic or archaeological resources on the property, the matter will be referred to the HDC for a recommendation to the Mayor and Council. If the Mayor and Council authorize filing of a Map Amendment, the property will go through the local historic district designation review process, despite the implicit objection of the owner (through the submission of a demolition permit).

In the case of the subject property, the initial PDP was submitted in 2003, well before the property would reach the 50-year age (in 2014).

Recent Past Resources:

Recognizing the National Register standard of evaluating buildings that are 50 years or more in age, the Recent Past is defined as those resources that are less than 50 years old. The sense of urgency in the literature that talks about the Recent Past arises from the fast pace of redevelopment and the fact that many modernist buildings are being demolished before they reach the 50 year mark where existing policies may require a review of their historic significance (see attached articles from http://crm.cr.nps.gov/issue.cfm?volume=18&number=08).

The City of Rockville is one of many jurisdictions nationwide that have in place policies that provide for historic evaluation of buildings that are 50 years or older. The City goes one step further in also including the potential for evaluation of buildings that "possess architectural significance, or a site associated with a person or event of importance to local, state or national history or development"*

* *Environmental Guidelines* (1999), page 25

Historic District Commission

Minutes
Meeting No. 3-2007

Thursday, March 15, 2007
Rockville City Hall

PRESENT

Con Hitchcock, Chairman

Anita Neal Powell Max van Balgooy

Craig Moloney

Staff present: Jeff Winstel and Robin Ziek, Preservation Planners

IV. Presentation : 255 North Washington Street: Suburban Bank Trust Building

Staff Ziek summarized the request by the Commission for the research collected by Peerless Rockville on this site. The owner has an approved Project Plan and the building is scheduled for demolition as part of that approval. Nevertheless, the HDC has been actively trying to promote awareness about the significance of buildings less than 50 years old (The Recent Past), as this marks a period of significant change in Rockville both in terms of architecture and social history.

Terry Lachin of Peerless Rockville presented her research with a PowerPoint illustration. She noted this is one of 250 buildings included in their survey of the Recent Past in Rockville. She compared it to "Ugly Betty" for its competency as an example of Modernism and yet for its lack of immediate broad appeal. When this branch bank building was constructed in 1964, it was the tallest building in the downtown, and stood amongst open fields and by the Mall building near by.

Regarding banking history, this was the result of a bank merger between Baltimore and DC banks, and was a departure from prior business practice, where a distinction was maintained for businesses in the two cities. As a structure, it is unique in Rockville. There are, however, many examples of similar use of the decorative honeycomb metal panels in southern California and the southwest. This design, in the New Formalism style, was also a departure from his normal work for the architect, Arthur L. Anderson, of Washington, DC. Anderson also designed the Woodward & Lothrop Department Store in Washington. Prominent adherents of this style include Edward Durrell Stone (Kennedy Center).

The building is a 5-story rectangular office building, with exterior cladding of steel and aluminum panels in a "honeycomb" pattern and pink and white coloration. There is a cantilevered portico to the north and west facades, for entry and also the drive-through banking area. The first floor includes the main hall for banking, as well as an elevator lobby for the offices above. This spare room is severe, with the only ornamentation being the bookend marble panels that span floor to ceiling. This principal entrance is flanked with ornamental masonry grillwork. The halls for the offices above are a simple "T" shape, with only a chair rail for decoration. Notable tenants include the law offices of Vivian and Joseph Simpson, a brother and sister practicing together. Ms. Simpson was the first woman lawyer in Montgomery County, the first woman to serve on the Maryland Industrial Accident Commission, the First woman Secretary of State for Maryland, the first woman elected President of the Montgomery County Bar Association, and vice president of the Maryland State Bar Association. She was entered into the Maryland Women's Hall of Fame in 2003.

The City Library was also located here from 1966 – 1971, while the new (now the Old) Library was being built .

The attorney for KSI, Nancy Regalin, introduced their architectural photographer, Bill Lebovich. He explained his scope of work (20 large format photographs), planned after a walk-through with City staff and Peerless Rockville staff. Documentation will be deposited with the City.

Commissioner van Balgooy asked about the condition of the building and wondered why they wouldn't reuse the structure. Ms. Regalin noted that Kettler's (KSI) business is residential /mixed-use and they planned a much larger structure on the site. The Bank building sits roughly in the middle of the property, surrounded by parking. They will be improving the environmental contribution by reducing the impervious area from 99% to 60%.

He also asked about the integrity of the building, whether there had been many changes over time. Ms. Lachin thought not many, but couldn't be precise. He also asked how many Recent Past buildings are still in the downtown area. Ms. Lachin first noted three: County Federal/Schlosser building (30 Courthouse Square,1962), Brown Building/Potomac Valley Bank(260 East Jefferson, 1959), Jefferson/CES building (22 West Jefferson St., 1959). She also said that there hadn't been very many to start with.

Ms. Lachin also mentioned the Giant Food store (275 N. Washington St., 1968), the Rockville mural building/Metropolitan building (230 North Washington St.,
1966) and Maxim's supermarket (460 Hungerford Drive, 1968); the Rockville Motor Hotel/Beall's Grant (254 North Washington St., late 1960s?) and the First Baptist Church Education building/Garza Building on West Jefferson St. (1957).

One of the Commissioners added the Rockville Volunteer Department (1965).
[Ms. Lachin added 27 West Jefferson (1963)after the meeting].

Commissioner van Balgooy said the role in women's history is significant. Ms. Lachin noted that the County Council Office Building is named for Stella Warner, first woman president of the County Council.

Commissioner van Balgooy asked if the demolition permit had been approved. Ms. Regalin noted it had been filed. Staff explained that they hadn't filed for the demolition permit until after their Use Permit was approved, but that the demolition was implied in their project scope and that they were moving forward according to schedule. Ms. Regalin summarized the new project, showing some illustrations, noting that this had been identified as a site for mixed-use/residential in the Town Center Master Plan. The new building won't be LEED (Leadership in Energy and Environmental Design/ United States Green Building Council) Certified, but will use the LEED checklist for a minimum of 26 points.

Commissioner Moloney asked what the Suburban Trust Bank replaced? Ms. McGuckian said it was Jim Veirs' Farm.
The HDC recommended reusing some of the materials, and salvaging others including the pink panels. Commissioner van Balgooy strongly suggested noting something about the building's role in women's history and that women in the legal profession be incorporated into the public art program for the proposed development's green space. They appreciated the photo documentation and also suggested incorporating something into the public art program about Women in the Legal profession.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. TBD

1. Name of Property (indicate preferred name)

historic Suburban Trust Company Building

other Bank of America Building [popular name: the Pink Bank]

2. Location

street and number 255 North Washington Street. ___ not for publication

city, town Rockville, Maryland ___ vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Rockville Town Center LLC

street and number 8081 Wolf Trap Rd., Suite 300 telephone

city, town Vienna state Virginia zip code 22182

4. Location of Legal Description

courthouse, registry of deeds, etc Montgomery County Judicial Center liber 19905 folio 571

city, town Rockville, MD tax map GR 32 tax parcel NO 12 tax ID number

5. Primary Location of Additional Data

_____ Contributing Resource in National Register District
_____ Contributing Resource in Local Historic District
_____ Determined Eligible for the National Register/Maryland Register
_____ Determined Ineligible for the National Register/Maryland Register
_____ Recorded by HABS/HAER
_____ Historic Structure Report or Research Report at MHT
___X___ Other: Peerless Rockville Historic Preservation

6. Classification

Category	Ownership	Current Function		Resource Count	
				Contributing	Noncontributing
____district	____public	____agriculture	____landscape	x	____ buildings
x building(s)	x private	x commerce/trade	____recreation/culture		____ sites
____structure	____both	____defense	____religion		____ structures
____site		____domestic	____social		____ objects
____object		____education	____transportation		____ Total
		____funerary	____work in progress		
		____government	____unknown		
		____health care	____vacant/not in use		
		____industry	____other:		

Number of Contributing Resources previously listed in the Inventory _____

7. Description

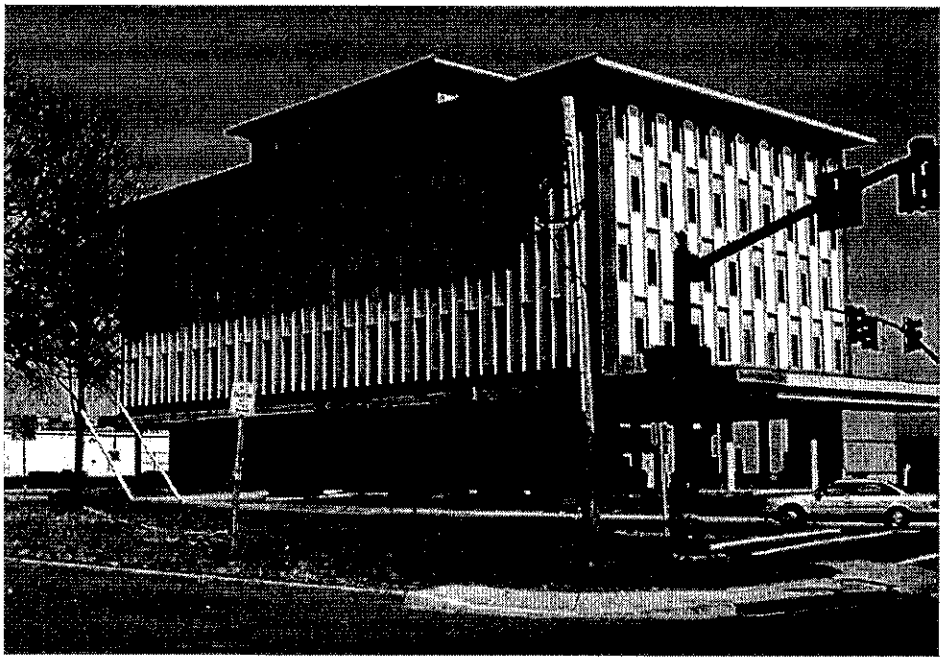
Inventory No. TBD

Condition

___ excellent ___ deteriorated
_x_ good ___ ruins
___ fair ___ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Suburban Trust Company bank and office building (known popularly as the Pink Bank) occupies a prominent corner on North Washington Street, one of Rockville's main thoroughfares. Completed in 1965, it was designed by Washington architect Arthur L. Anderson (1893?-1980) and is strongly reminiscent of contemporaneous works by master architect Edward Durell Stone, a leading exponent of the New Formalist architectural style. One of Rockville's most distinctive modernist designs, the 5-story Suburban Trust building is slated for demolition and redevelopment by KSI/Kettler Services.



Suburban Trust Company/Bank of America building

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 7 Page 1

Comprehensive Description:

The 5-story Suburban Trust building faces west onto North Washington Street at the northeast corner of Beall Avenue in an area of Rockville that is today known as Town Center. The building is constructed of steel, reinforced concrete, and brick masonry. Its most distinctive features are rectangular curtain walls covering the facades of the upper 4 stories in a "honeycomb" steel and aluminum grid with alternating elongated window panes and pink and white panels. The faded pink color suggests that the panels are baked enamel, a process that leads to eventual discoloration. A half-story flat-roofed brick monitor with ventilation panels and fixed-pane windows sits atop the central portion of the building's flat roofline, presumably housing the service core.

Rectangular in plan and massing, the building's upper 4 stories are supported by an irregularly-shaped first floor that carries a cantilevered portico that wraps the north and west facades. The portico extends approximately 20 feet to the south, sheltering exterior drive-through teller stations, architectural features of Anderson's original design. Square steel pilotis, clad in pink enamel, are placed at regular intervals around the building to help support the mass, providing a horizontal balance to the portico and overhangs on the fifth story and roofline monitor.

The principal entrance, flanked by ornamental grillwork, is located on the central portion of the west façade; secondary entrances are placed on the eastern (rear) portion. An interior stairway is located within the eastern part of the building adjacent and is accessible from the rear and side parking lots. Banking offices are located on the first floor; the upper stories are leased for office space.

The honeycomb curtain walls are framed by red brick, laid in common bond, that runs horizontally behind the grid and forms vertical corner transitions. The alternating pattern of solids and voids and the use of colored panels create a lively ornamental surface pattern characteristic of 1960s Formalist architecture. Alternating molded brick patterns on the south and west facades reiterate the honeycomb motif of the curtain walls above. The first floor features commercial storefront windows that wrap the western and northern facades. A thin band of red brick, laid in common bond, visually anchors the building to its foundation and provides an additional horizontal design element.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 7 Page 2

The Suburban Trust building is one of Rockville's most distinctive modernist designs. Anderson's composition is strongly reminiscent of contemporaneous works by Edward Durell Stone, whose designs for the American Embassies in London and New Delhi (1958), Lincoln Center in New York (1962) and the National Geographic Society headquarters in Washington, D.C. (1963) are recognized as landmarks of New Formalism, a style pioneered in the late 1950s by Stone and other architects who introduced monumental form, symmetry, ornamentation, and classically-inspired design principles into the modernist canon.(1) In the Suburban Trust building, Anderson combined the use of urban scale, a uniform construction grid, modern classical form, and ornamental details in his interpretation of this style.

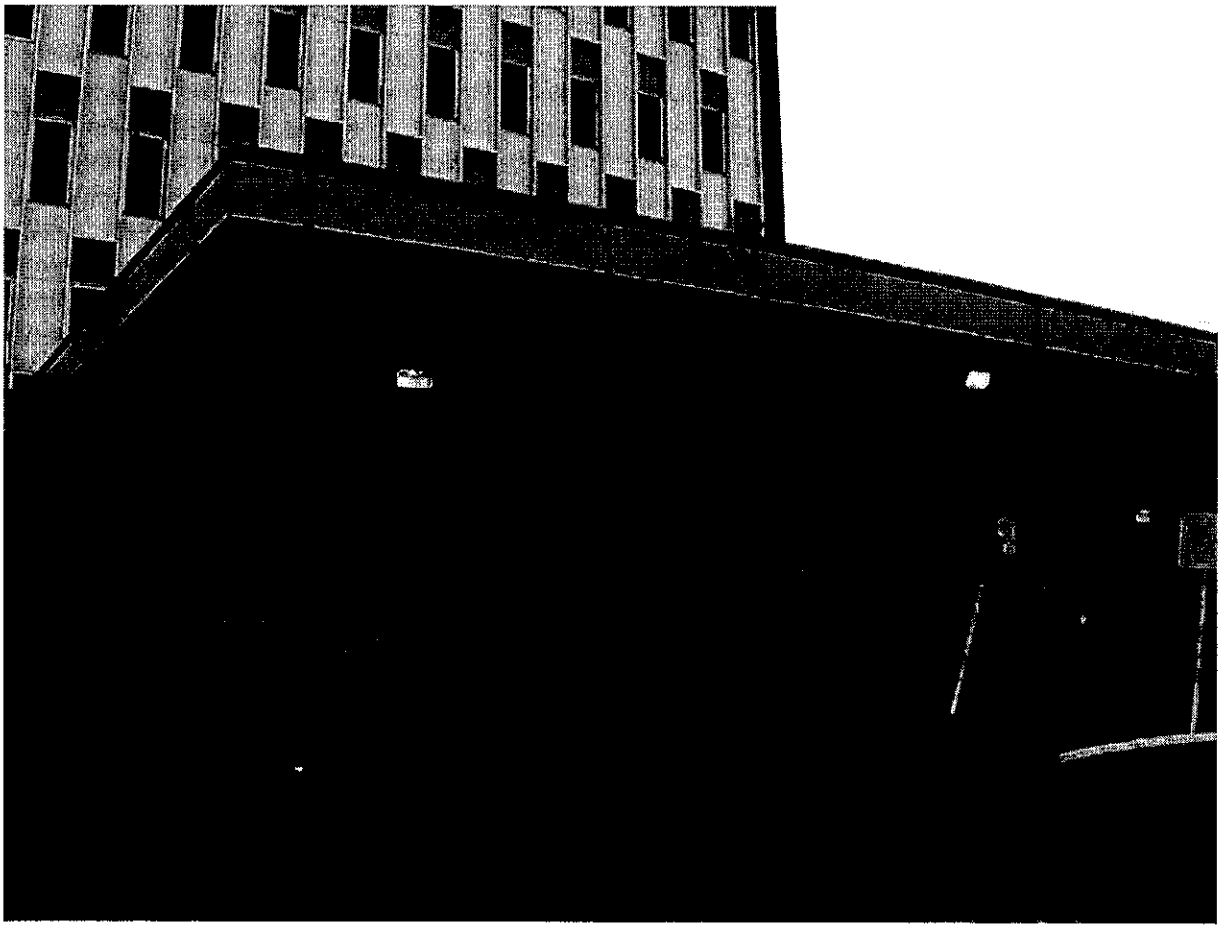
Arthur L. Anderson (1893?-1980), a native of Boston, came to the Washington, D.C. area in the 1930s. According to his obituary, Anderson was a self taught architect who learned drafting as a young man and worked in an architectural firm in Washington before opening his own firm, Arthur L. Anderson and Associates, in 1944. (2) He designed both residential and commercial properties throughout the Washington metropolitan area, including Grady Motors in Bethesda (1948), the Woodward & Lothrop department store and Giant Food in Wheaton Plaza (1959), and the Forest Glen Medical Center on Georgia Avenue (1968). (3) In 1958, Anderson designed a bank/office building for Suburban Trust Company in Wheaton, a 3-story International Style office building located at University Boulevard and Grandin Avenue (currently owned by Bank of America).(4) Anderson also designed two Montgomery County schools in the Rockville area, Carl Sandburg Elementary School (1962) and Aspen Hill Elementary School (1958). His work demonstrates fluency in a variety of architectural styles, from the International modernism of the Wheaton Suburban Trust bank to the classical traditionalism of the Woodward & Lothrop building. His New Formalist design for Rockville's Suburban Trust bank indicates keen awareness of the stylistic innovations and maturing modernism of the period, bringing an elite aesthetic movement to Rockville's evolving architectural landscape.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number _7_ Page 3



Suburban Trust building, detail

8. Significance

Inventory No.

Period	Areas of Significance	Check and justify below		
__ 1600-1699	__ agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philosophy
__ 1800-1899	x architecture	__ engineering	__ invention	__ politics/government
x 1900-1999	__ art	__ entertainment/ recreation	__ landscape architecture	__ religion
__ 2000-	Xcomme rce		x __law	__ science
	__ communications	__ ethnic heritage	__ literature	x __social history
	__ community planning	__ exploration/ settlement	__ maritime history	__ transportation
	__ conservation		__ military	xother: local history

Specific dates 1965 **Architect/Builder** Arthur L. Anderson

Construction dates 1963-1965

Evaluation for:

_____ National Register _____Maryland Register ____x____not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Suburban Trust building is an historically significant property of Rockville's recent past. The building is an architect-designed branch of a major regional bank that sought to make its mark in the County seat during a period of unprecedented population growth in Rockville, modern development of the City's commercial business center, and historic changes in Maryland's banking industry of the 1960s. Architecturally innovative and unique to Rockville, the Suburban Trust building was sited in a prominent location near Rockville's Town Center and designed to serve the needs of modern suburban consumers and businessmen. It housed the law offices of Vivian V. Simpson, one of Montgomery County's most distinguished and honored attorneys, and it was home to the Rockville Library from 1966 to 1971.

Comprehensive historical description

Suburban Trust Company was established in 1951, following the merger of Suburban National Bank of Silver Spring and Prince Georges Bank and Trust Company. By 1960, Suburban Trust was the fourth largest bank in the metropolitan area and the largest in Maryland outside Baltimore.(5) The suburbanization of banking brought increased competition, as mergers impacted older and smaller banks in Rockville and elsewhere. The 1962 merger of Farmers Banking and Trust Company of Rockville and First National Bank of Baltimore coincided with Suburban's plans for a Rockville branch. According to *The Washington Post*, it also signalled a fortuitous departure from a long-standing unwritten agreement that banks in Baltimore and the Washington area would refrain from "invasions" of their respective geographic boundaries. The merger not only prompted Suburban to expedite construction of its Rockville branch but also to develop initiatives for expanding operations into Howard County, previously considered Baltimore's "natural domain."(6)

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 8 Page 1

Suburban Trust Bank debuted in Rockville in August, 1962, with the opening of a temporary branch office at 9 North Washington Street.(7) A parcel of land for a permanent facility had been purchased in July 1962, and a ground-breaking ceremony for the new building was held in December 1963, with Rockville Mayor Frank Ecker and County Council President John A. Floyd in attendance.(8) When completed in October 1964, the new million-dollar facility was one of Suburban's largest branches, surpassing its Wheaton branch office designed by Arthur Anderson in 1958.(9)

In promoting its banking services, Suburban published advertisements that were keyed to the affluence of entrepreneurs and young families attracted to the area by employment opportunities, modern housing, and a booming suburban economy. A June 1960 ad in *The Washington Post* features 2 young boys in an automobile showroom gazing admiringly at a shiny new car while their father seals the deal with a salesman. Other *Post* ads tailored to white collar customers promised "the greatest familiarity with local conditions and the services of our progressive, personalized Business Development Department."(10) Closer to home, a 1962 ad in the *Montgomery County Sentinel* praised Rockville as the recipient of *Look* magazine's 1961 "All America City" award and featured a rendering of Arthur Anderson's design for the new Rockville bank, citing glowing testimonials from community and business leaders. In 1963, the *Sentinel* reported that the new bank had 8,000 square feet per floor, modern air conditioning, and high-speed elevators. "Toll-gate" drive through lanes and parking for "several hundred automobiles" ensured easy access and suburban convenience. Situated prominently in a redeveloped area north of the city center, the bank was adjacent to Hill and Kimmel's new "One Stop" Shopping Center, home to W.T. Grant and other retailers, and convenient parking.(11) From 1966 to 1971, the bank's fourth floor was home to the Rockville Library.

Original office tenants included Vivian and Joseph Simpson, one of Montgomery County's most respected and well-known law firms, and Rockville architect John H. Sullivan, Jr., who had completed an 4-story bank/office building for County Federal on Rockville's Courthouse Square in 1962. Displaced from their offices on Perry Street during urban renewal, the Simpsons hired John Sullivan to design the interior configuration of their 5th floor corner office suite in the new Suburban Trust building.(12) Joseph Simpson died in 1976 and Vivian continued her practice in the Suburban Trust building until her retirement in the early 1980s. Among her many distinctions, Vivian Simpson (1903-1984) was the first woman lawyer in Montgomery County, the first woman attorney for the Board of Montgomery County Commissioners (1938), the first woman to serve on the Maryland Industrial Accident Commission (1940-1947), the first woman Secretary of State for Maryland (1949-51)), and the first woman elected President of the Montgomery County Bar Association (1949). She was also vice president of the Maryland State Bar Association from 1958 to 1959. Named posthumously one of 20 "Lawyers of the Century" by the Montgomery County Bar Association in 1999, Vivian Simpson

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 8 Page 2

was inducted into the Maryland Women's Hall of Fame in 2003. Her former law partner and successor, John Noble, occupied the office suite until May 2006.(13)

Suburban Trust Company continued its success throughout the 1960s, operating in Rockville and other communities well into the 1980s. Like other consumer-based institutions, however, Suburban was impacted by a series of economic recessions, sweeping changes in federal and state banking regulations, and subsequent mega-mergers by large national banking corporations. In 1986, Suburban was acquired by Sovran Financial Corporation, which through a series of mergers became NationsBank in 1991. In the late 1990s, NationsBank became Bank of America, the name that the property at 255 North Washington Street currently bears. (14)

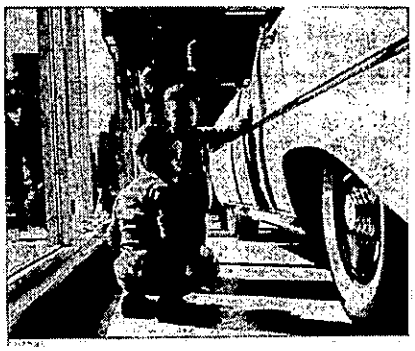
In October 2008 and December 2009, owners of the property were granted one-year extensions of the Use Permit (USE2005-00697) by the Rockville Planning Commission. These actions, in effect, have delayed demolition and redevelopment until the end of 2010. In February 2009, Peerless Rockville Historic Preservation co-sponsored a three-day charrette with faculty and students from the University of Maryland School of Architecture to explore options for adaptive use of the building and to propose alternatives to demolition. Among recommended uses are the creation of a Rockville Science Center and use of the entry plaza as a venue for the Rockville Farmer's Market.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 8 Page 3



BUYING A NEW CAR?
Shop and compare...you'll see it costs less to finance your car through a full-service Bank!

Before you buy your new car, see Suburban Trust and get full details about our low bank rates. Insurance coverage may be obtained through us and its cost can be included in your loan, avoiding unexpected semi-annual or annual payments.

ALL OFFICES ARE OPEN FRIDAY EVENINGS—5:00 to 8:00 P. M.

SUBURBAN TRUST COMPANY
RESOURCES OVER 140-MILLION DOLLARS
14 BANKING OFFICES

The BANK WITH VISION

OUR 44th YEAR

DOES NEARBY MARYLAND FIGURE IN YOUR FUTURE?

BUSINESS DEVELOPMENT DEPARTMENT

SUBURBAN TRUST COMPANY
RESOURCES OVER 135-MILLION DOLLARS
14 BANKING OFFICES

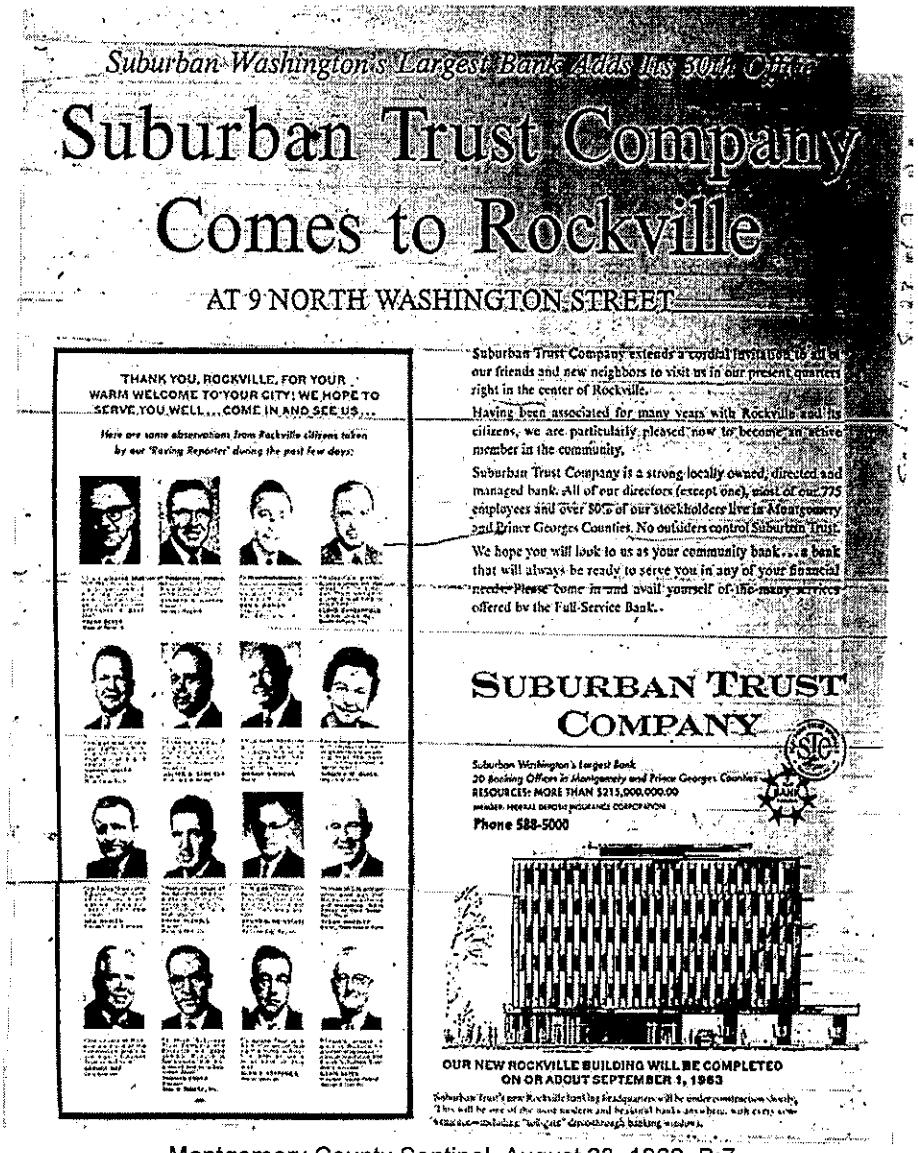
The Washington Post, April 21, 1961, A:7.

Maryland Historical Trust
Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 8 Page 4



Suburban Washington's Largest Bank Adds Its 50th Office

Suburban Trust Company Comes to Rockville

AT 9 NORTH WASHINGTON STREET

THANK YOU, ROCKVILLE, FOR YOUR WARM WELCOME TO YOUR CITY! WE HOPE TO SERVE YOU WELL... COME IN AND SEE US...

Here are some observations from Rockville citizens taken by our 'Raving Reporter' during the past few days:

Suburban Trust Company extends a cordial invitation to all our friends and new neighbors to visit us in our present quarters right in the center of Rockville.

Having been associated for many years with Rockville and its citizens, we are particularly pleased now to become an active member in the community.

Suburban Trust Company is a strong locally owned, directed and managed bank. All of our directors (except one), most of our 775 employees and over 50% of our stockholders live in Montgomery and Prince Georges Counties. No outsiders control Suburban Trust.

We hope you will look to us as your community bank... a bank that will always be ready to serve you in any of your financial needs. Please come in and avail yourself of the many services offered by the Full-Service Bank.

SUBURBAN TRUST COMPANY

Suburban Washington's Largest Bank
50 Banking Offices in Montgomery and Prince Georges Counties
RESOURCES: MORE THAN $215,000,000.00
MEMBER: FEDERAL DEPOSIT INSURANCE CORPORATION
Phone 588-5000

OUR NEW ROCKVILLE BUILDING WILL BE COMPLETED ON OR ABOUT SEPTEMBER 1, 1963

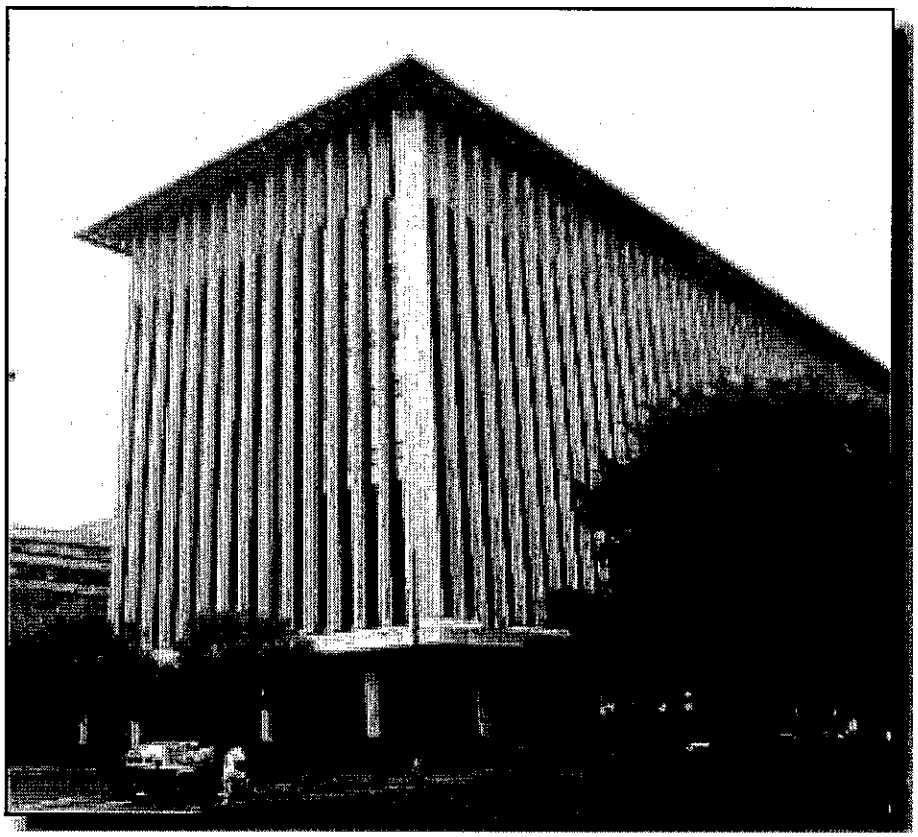
Montgomery County Sentinel, August 23, 1962, B:7.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 8 Page 5



Edward Durell Stone, National Geographic Society Headquarters, Washington, D.C.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M

Name
Continuation Sheet

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Edward Durell Stone, U. S. Embassy, New Delhi

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 8 Page 7

Notes

1. For a discussion of the New Formalism, see: Marcus Whiffen, "The New Formalism" in *American Architecture Since 1780: A Guide to the Styles* (Cambridge, MA: MIT Press, 1969, 1981): pp. 256-262. Stone is known for his design of Lincoln Center (1962), the American Embassy in New Delhi (1958), the National Geographic Society Headquarters (1963) and the Kennedy Center in Washington (1971), among many others. See: Edward Durell Stone. The Evolution of an Architect (New York: Horizon Press, 1962); Teresa Grimes, "New Formalism," Historic American Buildings Survey; Robert H. Estabrook, "New Row Buffets London Embassy," The Washington Post, April 22, 1962, E:2; Christopher Gray, Edward Durell Stone and The Gallery of Modern Art, at 2 Columbus Circle; An Architect Who Looked Both Forward and Back," The New York Times, October 27, 2003; Phillip Lopata, et. al., "What Should We Do With 2 Columbus Circle?" Preservation, November-December 2004: 21-25.

2. "Arthur Anderson, 87, Dies, Wheaton Plaza Architect," The Washington Post, June 26, 1980, C:5. In addition to his work on Wheaton Plaza, Anderson's obituary credits him with the design for the clubhouse at Rosecroft Raceway. In 1957, the Progressive Citizens Association of Georgetown awarded Anderson with a prize for building project. See: "Georgetown Construction Design Cited," The Washington Post, May 14, 1957, B:2. Anderson's other projects in the Rockville area include the Aspen Hill Elementary School and Carl Sandburg Elementary School (1962).

3. "More Apartments Planned for Arlington," The Washington Post, July 6, 1947, C:6; "Peoples Drug Moving to New Offices," The Washington Post, September 6, 1959, A:21; "Preview Set Today for Giant Store," The Washington Post, September 16, 1956, C:15; "Woodward & Lothrop Plans Wheaton Branch," The Washington Post, March 27, 1958, B:8; Oliver S. Goodman, "Woodies Lists More Store Details," "Woodward & Lothrop's New Store in Wheaton Plaza," The Washington Post, September 12, 1958, C:22; "Shop Center To Be Served By Tunnel," The Washington Post, November 30, 1958, C:13; "Wheaton Plaza Plans Spring Opening," The Washington Post, November 7, 1959, B:11.

4. Sketch of Anderson's design for Wheaton Suburban Trust Building, The Washington Post, June 18, 1958, A:22.

5. Frank C. Porter, "Suburban Trust Completes Merger," The Washington Post, August 19, 1960, A:18; Fred L. Lutes, "Suburban Trust Is Fourth Largest in Washington Area," Sentinel, August 25, 1960, p. 5; Oliver S. Goodman, "Suburban Trust Plans To Acquire Two More Banks," The Washington Post, September 14, 1960, B:12; "Suburban Trust Approves Financial Merger Plan," Sentinel, September 15, 1960, A:3; Oliver S. Goodman, "Net Up 23% at Suburban Trust Company," The Washington Post, January 16, 1963, B:12. See also: J. Robert Sherwood, The Story of Suburban Trust Company – The Bank With Vision, The Newcomen Address, dealing with the history of Suburban Trust Company, was delivered at the "1967 Washington Dinner" of the Newcomen Society of North America, held at Washington, D.C., when Mr. J. Robert Sherwood was the guest of honor, on November 28, 1967. Published by The Newcomen Society in North America, New

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Name
Continuation Sheet

Number 8 Page 8

York, 1968; Jane C. Sween and William Ofutt. Montgomery County: Centuries of Change (Sun Valley Calif.: American Historical Press, 1991), p. 110.

6. Oliver Goodman, " 'Invasion' Disturbs Area Bank Circles," The Washington Post, April 18, 1962, C:5.

7. "Suburban Trust Gets OK For New Rockville Branch," Sentinel, August 2, 1962, A:8; "Suburban Trust Opens in Rockville," Sentinel, August 23, 1962, A:8; "New Bank Building," The Washington Post, July 12, 1963, B:6; "Suburban Expanding," Sentinel, July 18, 1963, B:10; John B. Saunders, "Hill and Kimmel Get Contract for New Suburban Branch," "New Bank to Rise on Site," Sentinel, December 19, 1963, A:12.

8. City of Rockville, Maryland, Urban Renewal Records: Furman, Summary of Sales Data, 1963. Box 1, item #22. [Peerless Rockville Collection]

9. "New Bank Building," The Washington Post, July 12, 1963, B:6; The Washington Post, December 18, 1963, B:10; The Washington Post, June 18, 1963, A:22.

10. Advertisements, The Washington Post, June 28, 1960, A:2; April 21, 1961, A:7.

11. Advertisement, Sentinel, August 23, 1962, B:7; John B. Saunders, "Hill and Kimmel ...," Sentinel, December 19, 1963, A:12.

12. John H. Sullivan, Jr., interview of May 1, 2006, Potomac, MD. For information on the Simpsons' law offices, see: Elizabeth Tennery, "Remembering Rockville" in Bar Association of Montgomery County, Centennial Pictorial: 100 Years of Legal Tradition, 1894-1994 (1994), pp. 48-49.

13. Judge Joseph M. Mathias, "Women Become Lawyers," in Centennial Pictorial (1994), pp. 77-80; John Noble, "Vivian Simpson Wasn't Just a Lady Lawyer," Sentinel, September 3, 1987, p. 13, 28; Maureen Dowd, "The Doyenne of Montgomery Lawyers," Washington Star, undated newsclip [1977?] courtesy John Noble; John Noble, interview of April 20, 2006, Rockville, MD.

14.Stephen A. Rhoades, "Bank Mergers and Industrywide Structure, 1980- 1994," Federal Reserve Bulletin. February 1996: 1-29. www.federalreserve.gov/pubs/staffstudies/1990-99/55/69.pdf.

9. Major Bibliographical References

Inventory No.

City of Rockville Urban Renewal files; Montgomery County Sentinel and Washngton Post newspapers; secondary sources on Edward Durell Stone including Marcus Whiffen, "The New Formalism" in *American Architecture Since 1780: A Guide to the Styles* (Cambridge, MA: MIT Press, 1969, 1981): pp. 256-262. Interviews with John Noble and John H. Sullivan, Jr.; Bar Association of Montgomery County, *Centennial Pictorial: 100 Years of Legal Tradition, 1894-1994* (1994).

10. Geographical Data

Acreage of surveyed property 98,122 S.F.
Acreage of historical setting
Quadrangle name Quadrangle scale:

Verbal boundary description and justification

Corner of North Washington Street and Beall Avenue

11. Form Prepared by

name/title Teresa B. Lachin, Ph.D.
organization Peerless Rockville Historic Preservation, LTD. date January 2010
street & number P.O. Box 4262 telephone 301-762-0096
city or town Rockville state Maryland 20849

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Timeline: Arthur Leonard Anderson (architect)

Prepared by Max A. van Balgooy, version August 25, 2013

1893 Nov 17 Born in Rhode Island (or Boston).[1]

1933 Moves to Washington, DC from Atlanta, where he was a baker.[2]

1934 Works for an architect in Washington, DC.[3]

1939 Completes Colonial Revival house at 6340 Thirty-first Place NW, Washington, DC. Speculative project? Display advertisement notes "modern new home with all the conveniences and features of modern living," "modern kitchen and lavatory," and "air-conditioned heat and the latest in equipment throughout" but photo of house is different than news story.[4]

1939 Completes several Colonial Revival houses on speculation. The "exhibit home" at 1953 39th Street, NW, Washington, DC has "many unusual features" and is one of 12 houses. Another house located at 6348 31st Place, NW has a "modern kitchen and lavatory on 1st floor," "basement has a fireplace," and "air-conditioned-heat."[5]

1944 Opens his own firm: Arthur L. Anderson and Associates.[6]

1946 Joins American Institute of Architects[7]

1947 Office located at 1228 Connecticut Avenue, NW, Washington, DC.[8]

1947 Begins Walter Reed Gardens, a complex of 132 apartments in four buildings on 13th Road South at Walter Reed Drive in Arlington County, Virginia.[9]

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[1] "Arthur Anderson, 87, Dies, Wheaton Plaza Architect," *Washington Post*, June 26, 1980, p. C5; "Massachusetts, Death Index, 1970-2003, *FamilySearch* (https://familysearch.org/pal:/MM9.1.1/VZ5V-X3H, accessed 15 Aug 2013), Arthur L Anderson, 22 Jun 1980.
[2] "Arthur Anderson, 87, Dies, Wheaton Plaza Architect," *Washington Post*, June 26, 1980, p. C5.
[3] "Arthur Anderson, 87, Dies, Wheaton Plaza Architect," *Washington Post*, June 26, 1980, p. C5.
[4] "Setting Held Important in Home Building," *Washington Post*, July 16, 1939, p. R4; "Make Your Dreams Come True," *Washington Post*, September 17, 1939, p. R5.
[5] "New Homes…Old Georgetown," *Washington Post*, November 26, 1939, p. R1.
[6] "Arthur Anderson, 87, Dies, Wheaton Plaza Architect," *Washington Post*, June 26, 1980, p. C5.
[7] AIA Historical Directory of American Architects (accessed April 13, 2010).
[8] "Work to Begin Soon on Big Trade Center," *Washington Post*, July 6, 1947, p. C7.

1947 Begins Fillmore Gardens Shopping Center, a 14-store development on Columbia Pike in Arlington, Virginia.[10]

1947 Designs three-bedroom house for Mr. and Mrs. Dan Eno for the Quaint Acres Subdivision in Maryland. No basement, radiant heat, one story: "Many prospective home owners feel that large basements and attics are space wasters and stairs are the No. 1 enemy of housewives."[11]

1947 "Aluminum House" designed by architect Edwin Howard in Westport, Connecticut.[12] No direct connection to Anderson; notes architectural interest in using aluminum as a building material (Anderson uses aluminum extensively on exterior of 255 N. Washington).

1948 Begins Jelleff's branch store on Colesville Pike in Silver Spring. Two-story building planned so that two more stories can be added later. It will feature "modernistic materials and construction techniques."[13]

n.d. Completes Rock Creek Garden Apartments (before 1951).[14]

1948 Completes his home at 1424 Highland Drive in Woodside Park neighborhood of Silver Spring. Anderson attempts to strike "a balance between traditional exterior appearance and contemporary interior planning." House has air-conditioning, an "intercommunications system with four stations," and electrically-heated planting bed for starting plants early in the spring.[15]

1948 Completes Grady Motors sales and service building, 7800 block of Wisconsin Avenue, Bethesda. Radiant heating throughout. In Art Moderne style (asymmetrical, large plate glass windows, rounded corner).[16]

1948 Begins three apartment buildings on Franklin Street in Alexandria, Virginia.[17]

1948 Begins Akers Oldsmobile-Cadillac Co. sales and service building in the Fairlington Shopping Center in Alexandria, Virginia.[18]

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[9] "More Apartments Planned for Arlington," *Washington Post*, July 6, 1947, p. C6.
[10] "Work to Begin Soon on Big Trade Center," *Washington Post*, July 6, 1947, p. C7.
[11] "Builder Eliminates Waste Space," *Washington Post*, Feb. 16, 1947, p. B8.
[12] "Aluminum is King in this Modern Home," *Washington Post*, July 6, 1947, p. C7.
[13] "Work Begun on Jelleff's Silver Spring Store," *Washington Post*, March 28, 1948, p. R1; "Silver Spring Hangs Out Shingle," *Washington Post*, November 4, 1951, p. R1.
[14] "Silver Spring Hangs Out Shingle," *Washington Post*, November 4, 1951, p. R1.
[15] "Architecture in Woodside Park and About the Authors" (accessed November 21, 2005). Reference to an article on the house in the *Evening Star*, August 8, 1953.
[16] "New Sales Building for Wisconsin Avenue," *Washington Post*, April 25, 1948.
[17] "50-Unit Apartment Set for Alexandria," *Washington Post*, October 24, 1948, p. R7.

1948 Begins grandstand and clubhouse for horse racing track in Oxon Hill, Maryland based on a design of Saratoga Raceway (William E. Miller, client; now Rosecroft Raceway at 6336 Rosecroft Drive in Fort Washington).[19]

1950 Begins 30-unit, three-story apartment building on E. Nelson Avenue in Alexandria.[20]

1951 Completes **Eig Building** in a Modern style, 8641 Colesville Road, Silver Spring, MD. Four story, elevator-serviced Modern medical office and retail building owned by the Silver Spring Investment Company, head by Sam Eig. 37,000 square feet cost $3 million. Has elevator service, air-conditioning, fluorescent lighting, Perlite walls and ceilings, venetian blinds, fire proof construction. Front façade faced with green terra cotta and lobby paneled with black Italian marble. Gov. Theodore McKeldin attends opening.[21] Demolished, replaced by City Place Mall.

1952 Gov. McKeldin opens a "new" Georgia Avenue—allows Wheaton Plaza to develop.[22]

1954 Completes Suburban Cadillac building in a Modern style, 7020 Arlington Road (Bradley Shopping Center) in Bethesda, Maryland.[23]

1955 Architect Ted Englehardt completes conceptual design for Wheaton Plaza with eight buildings and fifty stores.[24]

1956 Completes **Giant Food Store** at 2800 Kensington-Wheaton Road in Wheaton. 34th and largest store in Washington area at 30,000 square feet (16,500 sf for sales with 15 check-out lanes) and first unit of the future Wheaton Plaza. "Three walls of glass give the market an airy atmosphere. External walls are faced with red, blue, and yellow porcelain, with aluminum trim."[25] Probably demolished (location uncertain, no Giant Grocery Stores in Wheaton in 2013).

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[18] "Super Sales and Service," *Washington Post*, December 5, 1948, p. R6.
[19] "History of Rosecroft Raceway," http://www.rosecroft.com/pages/history-of-rosecroft-raceway accessed August 24, 2013.
[20] "30-Unit Apartment Planned in Alexandria," *Washington Post*, March 5, 1950, p. R5.
[21] "Silver Spring Hangs Out Shingle," *Washington Post*, November 4, 1951, p. R1; display ad "The Latest, the Most Modern in Silver Spring," *Washington Post*, November 5, 1951, p. 7B.
[22] Wheaton Kensington Chamber of Commerce, "History of Wheaton" (accessed November 22, 2005).
[23] "Auto Agency Moves to New Million-Dollar Building," *Washington Post*, November 14, 1954, p. R7.
[24] "$20,000,000 Shopping Center Slated for Wheaton," *Washington Post*, February 10, 1955, p. 19.
[25] "Preview Set Today for Giant Store," *Washington Post*, September 16, 1956, p. C15.

1956 Completes **Administration Building for Suburban Trust Company** at 6495 New Hampshire Avenue (at Sheridan, top of hill), Takoma Park/Hyattsville, Maryland. The three-story building houses a new branch bank and "centralizes all bookkeeping and accounting and provides space for executive offices, personnel department, comptroller and auditors department, and proof department. A staff of 275 persons, mostly from the Silver Spring and Hyattsville offices of the bank, will work in the new quarters."[26] Anderson designed this building, although documentation has not been located. Survives in 2013 as Bank of America.

1956 Completes Douglas Distributing Corp. headquarters at 3512 V Street, NE, Washington, DC. Company makes custom kitchens.[27]

1956 Begins offices for Royal Typewriter Co. and Royal McBee Corp. at 1700 Wisconsin Avenue, NW. Austere Colonial Revival style.[28]

1957 Receives award for Royal McBee Corporation, 1700 Wisconsin Avenue in Georgetown from Progressive Citizens Association of Georgetown.[29]

1957 Completes Colony House, a furniture store at 1700 Lee Highway (Arlington, Virginia?). "Enormous display-windows on the front of the new building."[30]

1958 Completes **Wheaton Building** for Suburban Trust Co. at 2601 University Boulevard West (at Grandview Avenue) in Wheaton. Three stories of reinforced concrete and glass, with colored porcelain and white and glazed brick. Two drive-in windows and parking for 100 cars. First floor for banking, upper two floors leased for offices. Air-conditioned and "automatic sun louvers." Replaces existing STC building at 11427 Georgia Avenue.[31] Survives in 2013 as Bank of America, windows on street elevation

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[26] "Suburban Trust Occupies New $1 Million Building," *Washington Post*, December 21, 1956, p. A22.
[27] No title, *Washington Post*, June 3, 1956, p. G3.
[28] "Georgetown Offices for Royal Typewriter," *Washington Post*, August 4, 1956, p. 35.
[29] "Georgetown Construction Design Cited," *Washington Post*, May 14, 1957, p. B2.
[30] "Store has Fresh Approach," *Washington Post*, June 30, 1957, p. F8.
[31] "Sketch of new Wheaton Building of Suburban Trust Co.," *Washington Post?*, June 18, 1958, p. A22.

covered by black metal screens, underneath are bands of blue mosaic tile between floors and aluminum brackets (probably for the original sun louvers).

1958 Completes design of Woodward & Lothrop branch store for Wheaton Plaza. $3 million, air-conditioned. Will become an anchor store for shopping mall.[32]

1959 Completes general offices for Peoples Drug Stores at 60 Florida Avenue, NE, Washington, DC. Modern building with large ribbon windows divided into five bays.[33]

1959 Receives contract to design an addition to the Aspen Hill School (4915 Aspen Hill Road) at $200,000; the new Cedar Grove-Woodfield School (location uncertain, possibly Cedar Grove Elementary School at 24001 Ridge Road in Germantown or Woodfield Elementary School at 24200 Woodfield Road in Gaithersburg) at $259,500; and the new Meadon [sic] Hill [**Meadow Hall**] School.[34] Part of $9 million in construction for nine schools and 21 additions for the Montgomery County Board of Education.

1959 Designs **Forest Knolls Elementary School** (10830 Eastwood Road, Wheaton, Maryland), the first school in Montgomery County for "orthopedically handicapped" children. The "one-level building will have six special rooms to serve crippled children, four for instruction, and two for orthopedic services."[35] Demolished by 2013.

1960 George J. Clemmer, an architect with Anderson, dies.[36]

1960 Office at 1726 M Street, NW, Washington, DC.[37]

1959 **Wheaton Plaza** under construction, planned opening in spring 1960 to become the sixth largest shopping mall in the nation. Lerner Enterprises' first regional mall, one of the first malls in the region and US. Originally an open-air shopping center, later enclosed. Designed by Anderson and Lathrop Douglas featuring "outside escalators connecting the two levels, an interior court with fountains, shrubs, and benches, covered walkways for pedestrians, an underground loading platform system, and a public address system embracing the entire center." Has 60 stores, 500 parking spaces.[38]

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[32] "Woodward & Lothrop's New Store in Wheaton Plaza," *Washington Post*, September 12, 1958, p. C22.
[33] "Peoples Drug Moving to New Offices," *Washington Post*, September 6, 1959, n.p.
[34] "Montgomery Lists $9 Million in School Plans," *Washington Post*, April 25, 1959, p. C7.
[35] "County Votes Special School," *Washington Post*, February 11, 1959, p. B8.
[36] Obituary for George J. Clummer, *Washington Post*, February 24, 1960, p. B2.
[37] Obituary for George J. Clummer, *Washington Post*, February 24, 1960, p. B2.
[38] "Wheaton Plaza Plans Spring Opening," *Washington Post*, November 7, 1959, p. B11.

1961 Begins funeral home for Joseph Gawler's Sons at Wisconsin Avenue and Harrison Street, NW, Washington, DC. Three-story brick building in the Colonial Revival style.[39]

1961 Completes Brookhaven Elementary School (4610 Renn Street in Aspen Hill, Maryland).[40]

1962 Completes Capitol Cadillac-Oldsmobile Co. main building in a Modern style, 22nd and N Streets, NW, Washington, DC.[41]

1962 Completes **Carl Sandburg Elementary School** in Rockville (Meadow Hall Road in Twinbrook), Maryland.[42]

1963 Completes Farmland Elementary School (7000 Old Gate Road in Old Farm/Montrose).[43] Demolished by 2013.

1963 Begins six-story office building for Prudential Building Association (1334-36 G Street, NW, Washington, DC). Next to existing main office building (savings and loan association). Illustration shows ribbon windows divided into five bays.[44]

1963 Begins **Rockville branch of Suburban Trust Co.** at 255 North Washington Street in Rockville. Designed by Arthur Anderson and built by Hill and Kimmel, Inc. Planned to open in October 1964 with 54,182 sf and three drive-in windows; bank on first floor, upper four floors to be rented for offices. Groundbreaking attended by Frank Ecker, mayor of Rockville, and John Floyd, president of the Montgomery County council.[45]

1965 Completes **Rockville branch of Suburban Trust Co.** at 255 North Washington Street in Rockville.[46]

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[39] "Gawler's Plans $1 Million Home," *Washington Post*, June 18, 1961, p. C11.
[40] *Rockville's Recent Past* by Terry Lachin (Peerless Rockville, 2012), p. 56.
[41] "Auto Dealer's New Home to Open Monday," *Washington Post*, December 16, 1962, p. E11.
[42] *Rockville's Recent Past* by Terry Lachin (Peerless Rockville, 2012), p. 56.
[43] *Rockville's Recent Past* by Terry Lachin (Peerless Rockville, 2012), p. 56.
[44] "New Building for Prudential," *Washington Post*, December 18, 1963, p. B10.
[45] "Start on New Branch," *Washington Post*, March 17, 1963, p. B18.

1965 Retires. Firm acquired by William Fahey, a longtime associate (Fahey joins AIA in 1965; in 1970 is located at 8641 Colesville Road in Silver Spring).[47]

1968 Completes Forest Glen Medical Center (9801 Georgia Avenue, Silver Spring, Maryland). Two-story brick building in an austere Colonial Revival style.[48]

1980 June 22 Died in Falmouth, Massachusetts while visiting step-daughter; lived in Gaithersburg with his wife Zilpah Huie Anderson.[49]

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[46] "Imposing New Branch Buildings in Area," *Washington Post*, February 6, 1965, p. E12.
[47] "Arthur Anderson, 87, Dies, Wheaton Plaza Architect," *Washington Post*, June 26, 1980, p. C5.
[48] "Medical Center," *Washington Post*, October 5, 1968, p. D18.
[49] "Arthur Anderson, 87, Dies, Wheaton Plaza Architect," *Washington Post*, June 26, 1980, p. C5.

Maryland Women's *Hall of Fame*

Back to Women of the Hall

Forward to Next Biography

Vivian V. Simpson

(1903 - 1987)

A life-long resident of Maryland, Vivian Simpson was born in Washington D.C. on March 16, 1903, and grew up in Takoma Park, Maryland.

Her induction into the world of women's rights probably began as a student on the campus of The University of Maryland in 1923, where she was studying to become a teacher. She found the rules on campus unfair to woman - rules that prohibited smoking for female students, but not for males, requirements that women in dormitories turn off their lights at 9:30 p.m., while no such restrictions were placed on the men on campus. She deliberately violated the lights-out rule and vigorously defended women suspended for violating the no-smoking rule. However, her involvement with a group of female students who provided secret affidavits to a *Washington Post* reporter alleging sexual exploitation of the co-eds by the faculty (including seductions and "spanking parties") led to the University's refusal to readmit her the following semester. The resulting scandal brought the resignation of the University President, according to *A History of the University of Maryland* by Professor George Callcott, and the denial of an education to Ms. Simpson. She sued the University of Maryland for readmission and won the case, but it was overturned on appeal, with the justices noting that this "was a young woman not readily submissive to rules and regulations." However, her experience introduced her to the field of law and no doubt led to her decision to become an attorney at a time when it was almost unheard of for women to pursue such a profession.

Vivian Simpson transferred to George Washington University and later its law school, graduating with highest honors.

She opened a solo law practice in Rockville, Maryland in 1928, at a time when she was the first and only woman admitted to the Montgomery County Bar. She continued to practice law in this state until she was nearly eighty years old, having been joined by her younger brother in 1934, when he followed her footsteps into the profession.

Simpson and Simpson became one of the most highly respected law firms in the state of Maryland, and Ms. Simpson's distinguished career spanned fifty years, during which time she repeatedly broke barriers for women, earning appointments as the first woman attorney for the Board of Montgomery County Commissioners in 1938, the first woman ever to serve on the Maryland Industrial Accident Commission (now the Workers Compensation Commission) 1940-47, the first woman Secretary of State for Maryland in 1949, and the first woman ever to be elected President of the Montgomery County Bar Association in 1949. She retired in 1980.

In 1999, Vivian Simpson was posthumously honored as one of the twenty "Lawyers of the Century" in Montgomery County by the Maryland Bar Association.

Her brother and partner, Joseph Simpson, died in 1976, and Vivian V. Simpson died on August 5, 1987. Her obituary, published in The *Montgomery County Sentinel* on September 3, 1987 notes:

> *She also said that she never experienced any discrimination by other lawyers or judges. This might seem incredible.*
>
> *But despite her small stature and ladylike manner, such was the force of her personality and intellectual power that no one would dare show any deference to her because she was a female, or try in any way to discriminate. One sure way to provoke her anger was to refer to her as a "woman lawyer."*
>
> *Miss Simpson earned the respect and admiration of judges, lawyers, court personnel, clients and the community at large.*

Biography courtesy of the Maryland Commission for Women, 2004.

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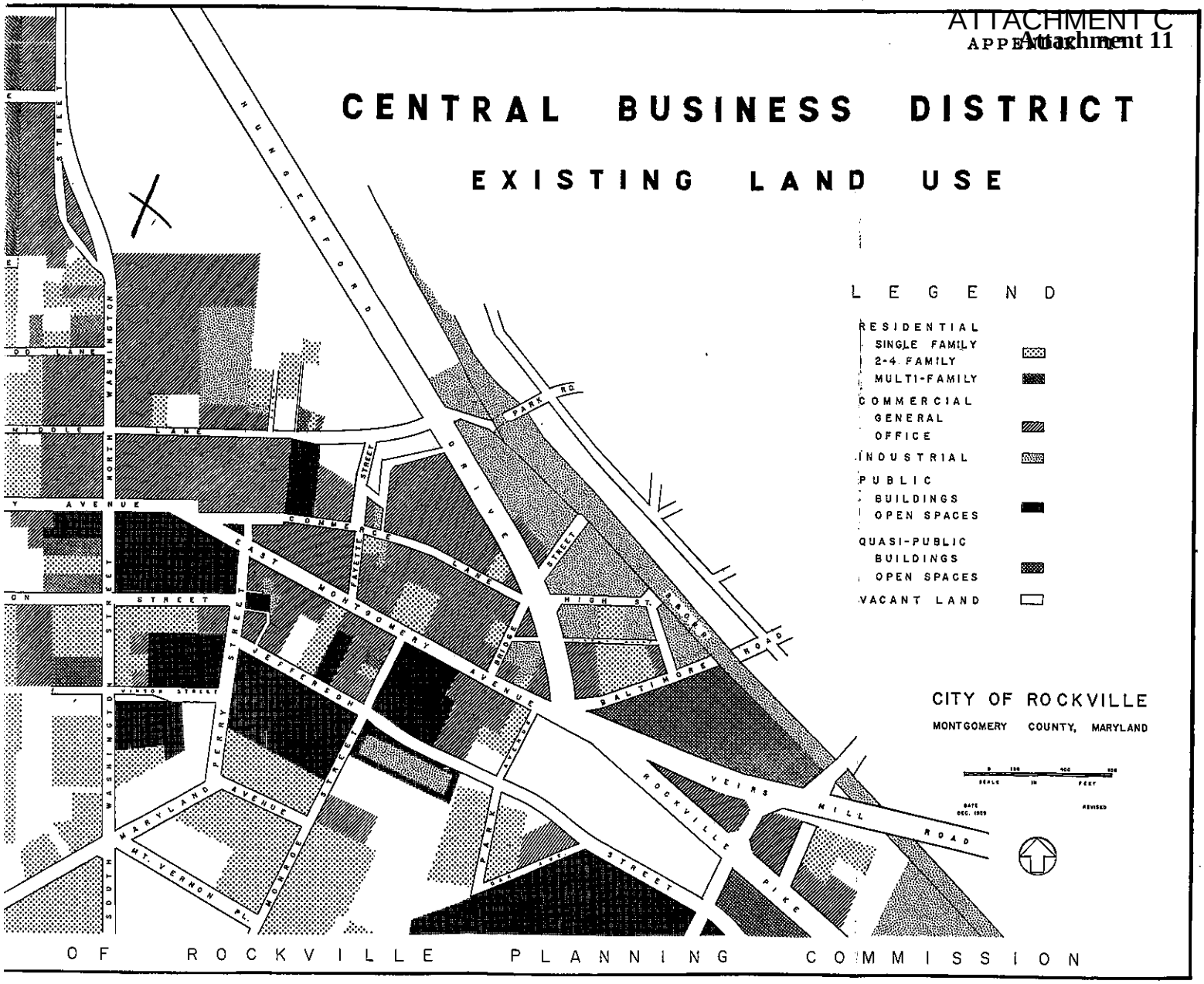
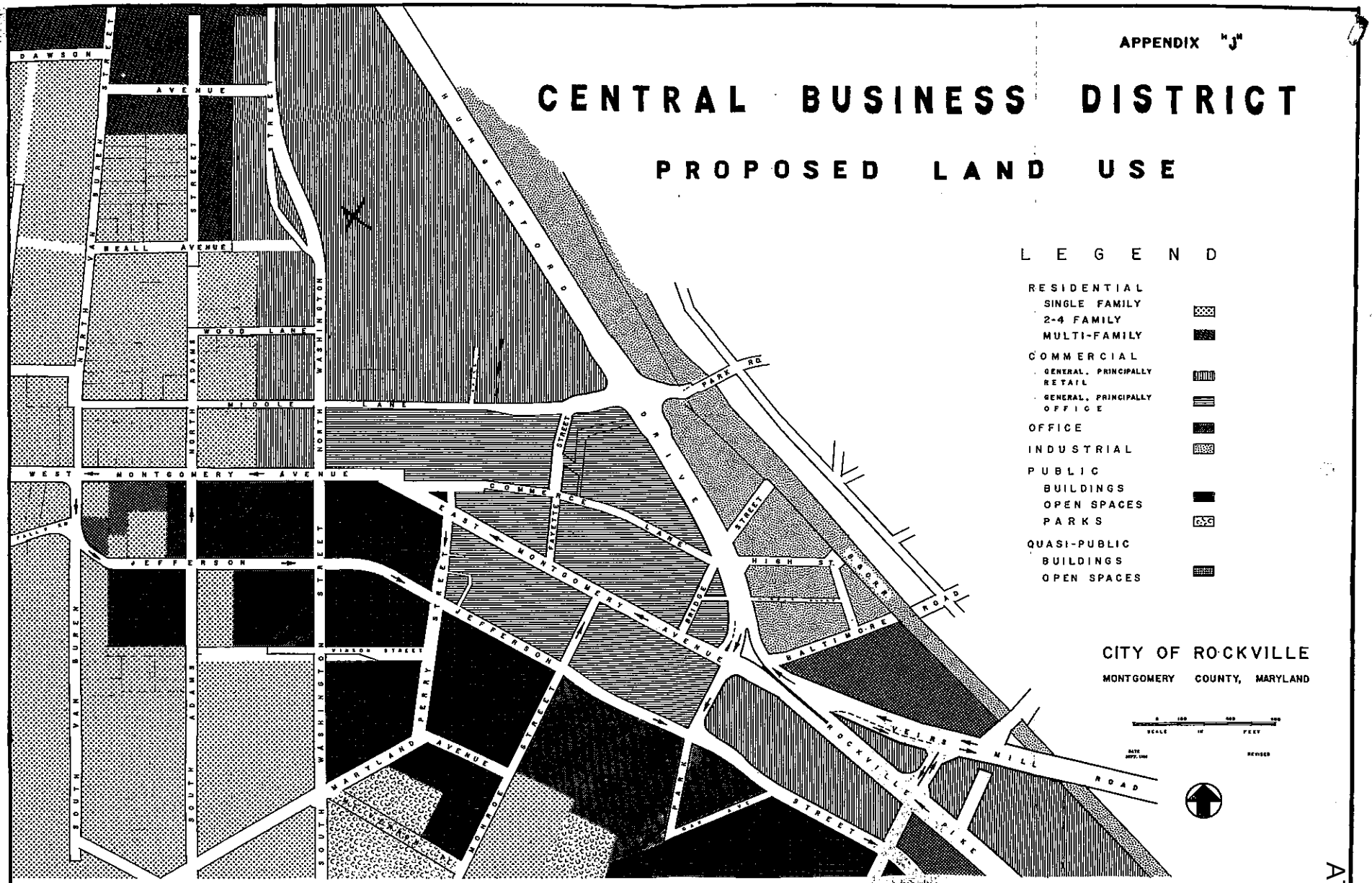


X = SITE, 255 N. WASHINGTON ST.

APPENDIX "J"

CENTRAL BUSINESS DISTRICT

PROPOSED LAND USE



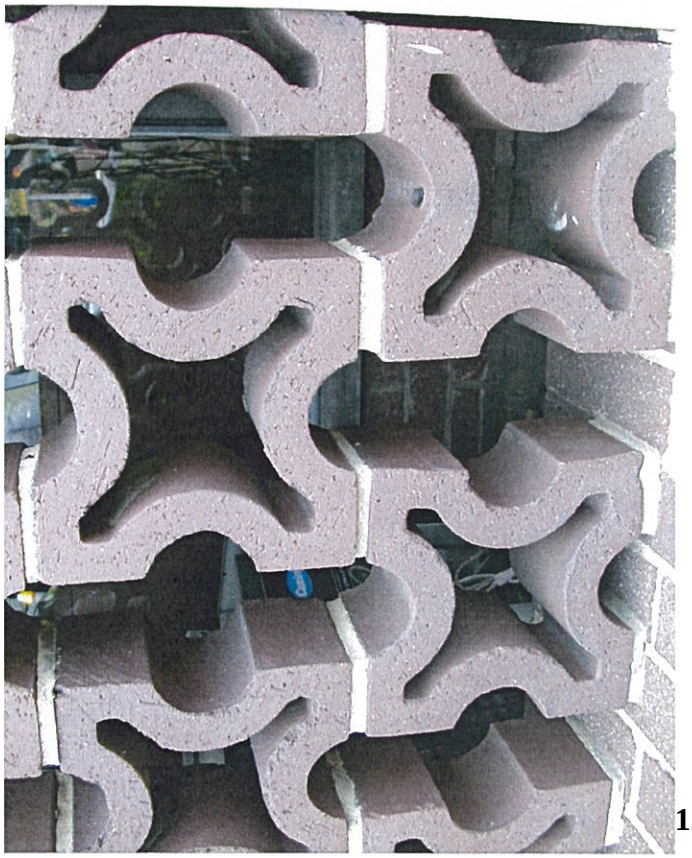
CITY OF ROCKVILLE PLANNING COMMISSION

X = SITE, 255 N. WASHINGTON ST.

ATTACHMENT C
Attachment 11

Bank of America

Bank of America



Bank of America

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EXIT
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THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

DEPARTMENT OF AMERICAN STUDIES

RECEIVED
SEP 03 2013
COMMUNITY PLANNING AND DEVELOPMENT SERVICES

August 2013

Craig Moloney, Chair
Historic District Commission
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Dear Chairman Moloney and other members of the Commission,

I write in support of historic designation of the Suburban Trust Building at 255 North Washington Street in Rockville. This property is likely to generate controversy by virtue of its age, which is not quite fifty years old. To put some of my key arguments for designation in broader perspective, let me start with a hypothetic scenario.

Image Rockville's initial boom period, when it was transformed from a rural county seat into a major center in a large metropolitan area, occurred during the 1920s, not after World War II. As part of that boom a leading regional bank erected a twelve-story building containing the area's most prestigious office spaces as well as the bank's own quarters. The building soared above its neighbors, most of them no more that three or four stories high. It was rendered in a suave, Beaux-Arts classicism in the tradition pioneered by D. H. Burnham & Company at the turn of the twentieth century, and it was designed by an architect who figured prominently in the town's physical transformation. It lay at the core of the city's center in a prominent intersection of two principal streets – a 100% location, as real estate brokers called it. Even before its completion the building became a landmark in the broad sense of that term, and it has remained so ever since. I doubt if protecting such a building would generate much debate, at least concerning its historical significance, today.

The Suburban Trust Building is in many respects the same as that fictional precursor. It is not as tall, and its site then lay closer to the periphery of downtown Rockville than to its core. But, like the hypothetical building, it was a major work of its period, one that fully embodied Rockville's emergence as a new metropolitan center. It was rendered is a stylish, modernist mode that emphasized the curtain wall as an abstract, textural surface inspired by the work of architects who were widely praised in their day as national leaders. The building's own architect was a key figure in designing work that also was emblematic of the county-wide transformation – from the Eig Building in Silver Spring (1951); to Wheaton Plaza in Wheaton (1959); to other branches of Suburban

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Bank, one of the region's largest; to sprawling elementary schools and garden apartment complexes. How it differs from its hypothetical 1920s forebear further suggests its importance. A peripheral site, with drive-in teller windows and ample surface parking as well as with abundant natural light and views for all offices was then considered essential for a major commercial complex of its kind – amenities that privileged such work over facilities in older, denser locations. The peripheral site also obviated the need to build tall; property values did not warrant such an expensive option.

For both Rockville and Montgomery County, the building under consideration is a major embodiment of a period that is one of the very most important in their histories – one that forever changed the dynamics of living (and working) beyond the District of Columbia. In my opinion it fully merits listing on the National Register of Historic Places because it is indeed a work of exceptional importance that overrides the fifty-year limitation that normally pertains to listings. Its loss would be a major one to city and county alike.

Yours very sincerely,

Richard Longstreth
Professor and Director
Graduate Program in Historic Preservation

Past President, Society of Architectural Historians
President-elect, Frank Lloyd Wright Building Conservancy

HERMAN BELZ
12620 ST. JAMES ROAD
ROCKVILLE, MARYLAND 20850
(301) 279-7986

RECEIVED
SEP 09 2013
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

September 6, 2013

Mr. Craig Moloney, Chair
Historic District Commission
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Dear Mr. Moloney:

I wish to register my support for the request of Peerless Rockville for historic designation of the 1965 Suburban Trust Company Building. A citizen of Rockville since 1985, I am a member of Peerless Rockville; member of the Advisory Board of the National Civic Art Society; and from 2005 to 2010 served on the National Council on the Humanities.

The Suburban Trust Company Building is a work of architectural significance and distinction. It should be proudly preserved rather than scornfully demolished in the manner of so much of our cityscape in recent decades.

The Suburban Trust Building exemplifies an important aspect of the development of modernist architecture in the United States. From the end of World War II through the 1960s, American architects faced the problem of defining the meaning of modern architecture. There was growing dissent from the received view of European architects that the world wars of the twentieth century destroyed and delegitimated the architectural heritage of the old world, necessitating a radically new approach to architecture. In the view of prominent architects such as Edward Durell Stone, it was not sufficient to say the purpose of architecture was to fulfill "functions" or assume responsibility for the solution of social and economic problems. Stone and other architects trained in modernism recognized the need to represent values in buildings, a need intrinsic to civilization that informed the development of European architecture and the American tradition of classical architecture.

Architectural historian Dr. Teresa Lachin's illuminating analysis brings to light the classically inspired design principles that distinguish the appealing and reassuring landmark on North Washington Street. In friendly proximity to the vibrant culture, commerce, and professionalism of the new town center, the Suburban Trust Company Building richly enhances the urban aesthetic of Rockville City past and present.

Herman Belz

Dr. Herman Belz
Professor of History Emeritus
University of Maryland

SHULMAN ROGERS | GANDAL PORDY ECKER

NANCY P. REGELIN, ESQUIRE | SHAREHOLDER
T 301.230.5224 E nregelin@shulmanrogers.com

September 11, 2013

Ms. Robin Ziek
Rockville CPDS
111 Maryland Avenue
Rockville, Maryland 20850

RECEIVED
SEP 11 2013
COMMUNITY PLANNING AND DEVELOPMENT SERVICES

Re: 255 North Washington Street
Supplemental Reports for the HDC from Owner
Our File No. 117-100-002

Dear Robin:

Please include in the package of materials that are sent in advance to the HDC for next week's agenda, the following:

1. Updated Report By C. Richard Bierce, AIA, dated September 11, 2013. This replaces the 2006 report which was provided at the time of application of the demo permit.

2. Report on Association with Vivian Simpson dated September 10, 2013.

Thank you – let me know if you need anything further before next week's meeting.

Sincerely,
SHULMAN, ROGERS, GANDAL,
PORDY & ECKER, P.A.

By: Nancy Regelin
Nancy P. Regelin

cc: Kettler

C. Richard Bierce, AIA

Preservation Consultant

Alexandria, VA 22308

(mobile)

crbierce@aol.com

Historical Architect &

7932 Bolling Drive

703-447-9432

MEMORANDUM **September 11, 2013**

TO: Ms. Monica Mathewson
Senior Development Associate, Kettler

RE: Evaluation of Architectural Significance: 255 N. Washington St., Rockville, MD

(This memo was prepared initially in October, 2006. It is re-issued with minor editorial updates and more extensive architectural analysis. The original conclusions and recommendations remain unchanged.)

A. Introduction:

As requested, I examined the building and its context in order to better understand its potential significance as a work of architecture as well as its role and place in the evolving landscape and urban setting of downtown Rockville. My findings and conclusions and an assessment of significance as I see it are followed by recommendations, using criteria employed commonly in local preservation projects.

I am grateful to Ms. Terry Lachin of Peerless Rockville for her help as she shared freely information she had compiled on the building and also volunteered to provide me with a brief tour of reconstruction work in the City's core.

B. Observations & Analysis:

The building and its site represent a type of suburban commercial development encountered commonly throughout the United States in the mid-20th century. The paradigm of a free-standing office structure surrounded by acres of parking, ameliorated occasionally by a token plot of landscaping, was the predominant norm in western cities experiencing explosive growth where inexpensive land was readily available and this phenomenon occurred in the outer suburbs of eastern cities as well.

The property on Washington Street speaks to its time very aptly in terms of its basic configuration and composition, exhibiting a fundamental lack of amenities of scale, texture, spatial hierarchy and lack of integration of the site into its context. These attributes are largely subordinate to the requirements of access to the bank by, and the concomitant storage of, large numbers of private vehicles. It was and is, simply stated, a drive-in bank which anchored a commercial office building. These were the expectations of the building's owners in its design, shared by the building tenants and their clients. As this building was evidently intended to be the corporate face of the Suburban Bank & Trust Co., it further epitomizes perfectly the mantra of "Profit, Power and Prestige" to characterize the motivational determinants of the structure. This term was employed by Carole Rifkind in her 1998 book entitled A Field Guide to Contemporary American Architecture. which served to identify the emerging paradigm of the corporate high rise as a public face, a visual symbol and an office home for major corporations in cities all

across the country in the 20th century. ATT, Lever House, Prudential, CBS and many banks are but a few such well known examples of architecture as advertisement.

In many instances it appears that the corporate needs and objectives and their underlying values are employed to create powerful urban symbols that hardly acknowledge, much less resolve equitably, the needs and values of the context and community into which the building is inserted. This estrangement of edifice and context is accentuated in the project at 255 N. Washington St. where the building is substantially smaller in all respects than any of the examples noted above, and the site itself is concomitantly larger (a large portion of an entire city block) than most of the dense urban sites cited. This inverse relationship of scales (between the architecture or structure, and its site) simply heightens the fundamentally aggressive effects of a large parking lot with no human/pedestrian amenity to mitigate its presence and scale. The auto was intended to reign and its parking platform has served as the urban, or suburban, interface with the properties adjacent to the north and east of this one. The 'power and prestige' of Ms. Rifkind's triad may have been attempted by Suburban Bank & Trust in the Rockville example, as well as 'profit' for it still functions largely as designed with little evident or discernible change.

The building itself is attributed to a local architect, Arthur Anderson, of relatively modest re-known whose *oeuvre* appears to be characterized by capable compliance with the client's programmatic requirements. He was not known for bursts of creative application in architectural design, but as noted in descriptions of his work by other writers, it appears that he was comfortable with and adept at borrowing and adapting available stylistic vocabularies in his new buildings. It may be the case here as it has been suggested that this building recalls work done by Edward D. Stone during the same period.

As Stone was a noted practitioner in *New Formalism* design, it has been suggested further that the building may derive its *parti* from this minor mid-twentieth century modernist movement. Examining this movement from a design standpoint and viewing some examples of it have been useful to understand more fully the its relationship to and assess the possible resulting significance of 255 N. Washington St. Several sources, including the DOCOMOMO websites and the work of Alan Higgins writing in Architectural Movements of the Recent Past identify a number of characteristics that include the prevailing sense of what constitutes New Formalism. (Although an inclusive list, some of the relevant definitions appear to be contradictory in nature, thus confusing somewhat a clear image of what constitutes an illustrative example of New Formalism.)

Characteristics of New Formalism:

- closely associated with Edward Durell Stone, Minoru Yamasaki and Phillip Johnson;
- "a move away from the international style toward the use of classical elements and proportions, reinterpreted in modern designs"
- references to classical precedents by use of columns, colonnades and/or arches; proportion and scale; - quality materials, monumentalism, elevated podia, formal landscaping including fountains and sculpture;
- grilles and screens on facades: use of Near Eastern or Gothic references;
- use of waffle slabs, umbrella plates, folded plates, other expressive concrete forms;

- sometimes called Neo-Palladianism…a reaction to the limits of Modernism;
- update past styles with new technologies {such as} modern innovations in concrete;
- based on carefully organized sense of space and an emphasis on the structure;
- often set upon a raised base; surfaces are smooth; patterned grilles on small-to-mid-size buildings;
- buildings are temple-like, elevated, and consist of a single volume of space;
- designed with strict symmetry;
- tall arcades; neo-Brutalism, with heavy, discrete concrete forms; curvilinear features or plans;
- fundamental symmetry, clear massing, with base and cap elements, as well as the decorative or rhythmic use of structural elements

In summary, it is clear that the formalism of the mid-20th c. owed a great deal of its conceptual origins to the well defined and well ordered expectations, concepts and details of classical architecture. Furthermore it eschewed explicitly the (perceived) rigidity and starkness of the heirs of the so-called international style (which some believe also derived part of *its* discipline from classical concepts as well).

Edward Durell Stone was one of the best known practitioners of the *genre* in the US, with two examples in Washington being the National Geographic Headquarters and the Kennedy Center. The latter is a tall urban building defined by its form, top, and tightly ordered structural envelope. The Kennedy is more monumental although designed with a lower, horizontal profile that suggests the presence of large unitary spaces such as the concert hall and theatre. Details and overall proportions fit well in the broader rubric of New Formalism concepts and it sits on a very distinctive base that provides a strong and defining edge to the site. Some of Oscar Niemeyer's public buildings in Brasilia from the same time period might be considered as having an affinity to the style as well, employing classical proportion, the podium feature and expressive arcades such as in the Palacio Planalto, as well as decorative structural systems such as in the Palacio de Itamariti. Yamasaki's tragically lost World Trade Center exemplified some of these elements on a very large scale as well, and some of Phillip Johnson's later corporate urban high rises such as ATT follow suit to a less thorough degree. The (then) new Hawaii State Capitol Building from the mid-60's presents a clear example of the combined use of the strong roof cap, the expressive columns of the perimeter and the monumentality expected in this type of civic 'temple'.

Of numerous regional examples attributed to New Formalism encountered in this search, the majority share the use of some of the more prevalent design concepts of New Formalism including the arcades, the decorative/structural relationships, and are they generally well proportioned as most fall within the mid-to-small size range. Many are suburban in character but do not employ in excess elements such as decorative screens, or in ways that heighten structural ambivalence..

The building at 255 N. Washington St presents a discernible massing concept and it employs a pierced masonry screen at grade in a relatively minor way, this element being one of the minor defining devices attributed to New Formalism. It contains little else that relates well or directly to New Formalism as I understand it. Its proportions and massing attempt to achieve a compatible relationship among the base and the office block. The former is diminished by the fact it largely consists of a canopy for the drive-up functions of the bank, and the tentative and awkward proportions of the main block do not fit well the 'base' even if it were in fact solid. The block is too tall for this base, and would be better proportioned if the building actually had another 12+ stories. The most disconcerting feature of the elevation, one which is well outside characteristic New Formalism vocabulary, is the ambivalent and poorly defined nature of the enclosure of the main office block. No viable structural references are discernible, other than the strong 'posts' at the corners, and the relatively timid extension of the roof plane- nothing at all in the way of columns, colonnade or decorative structure on the façade itself..

The wall surface is smooth, but the openings in it present the appearance of an overlaid grid or screen, an appearance which is belied upon closer review as the windows appear to be more traditional 'punched' openings. Their ambivalence is heightened by the unclear nature of horizontal elements in most of the openings. This feature suggest that the floor slab and assembly are partially exposed as the opening pattern was applied irrespective of the actual structure behind them.

Furthermore, in my opinion, the building captures none of the fundamental grace and elegance of the works of acknowledged masters of the *genre.* In fact, the single most prominent feature of the façade, the alternating pattern of ascalar window openings with over-scaled spandrel panels creates a jarring contrast to the intended and expected, formal elegance of cited examples of the style. If anything, it may well have been an example of the architect's excursion into creative façade design of questionable success. Last, 255 exhibits few or none of the other characteristics of New Formalism such as monumentality or a strong sense of symmetry with defined axial relationships, or much affinity to classicism or its decorative vocabulary as re-imagined and expressed in modern technology.

It must be acknowledged that the building and site ensemble possess a relatively rare degree of integrity for commercial properties of this time period and of this type. This is so because these complexes have been frequently remodeled and upgraded as building owners seek to stay in competitive vogue.

C. Conclusions and Recommendations:

Documenting and understanding our tangible cultural heritage is an essential and never-ending task as change is the most immutable of constants in our lives and in the life of our cities. Making informed decisions about what should be retained and what should be let go is the job of some but the responsibility of everyone, and it is highly dependent upon the efforts of those who value, study and celebrate the past.

Part of the process involves evaluating the future as well in an effort to acquire an understanding of the balance necessary between retaining the best of our past while encouraging and facilitating the best we can conceive of for the future. The key to this is an ability to judge fairly what is, or is not, significant and worthy of preservation.

As noted, this building has integrity of form, it is a statement of its time and had limited association with some local personages as occupants and users of the facility.

The larger question is whether or not the building has sufficient architectural and design significance to warrant consideration for preservation as a local landmark. In my professional opinion, it does not as it fails to meet the criteria for architectural and design significance as stated by the City.

Criterion One asks if the building embodies a significant example of type, period (*ie.* style) or method of construction. The most cited area of significance in this group is its relationship or derivation from the New Formalism genre of mid-century modernism. As noted above, it is a very fleeting and incomplete composition in this mode, exhibiting only traces of the vocabulary and fundamental design that characterize New Formalism. Likewise it is hardly a 'good' example, much less an 'outstanding or exceptional' example of this genre as it demonstrably lacks the grace, scale, proportions and elegance that the more prominent and better known examples of this group clearly embody .

Criterion Two is not met as Mr. Anderson clearly is not a celebrated designer of any level of significance nor did he have any known linkage to any of the recognized masters of the style.

Criterion Three seeks to establish 'high artistic values' in the design and execution of the structure. None of these characteristics are present and the design ambivalencies created by the fenestration patterns weaken significantly the coherence of the modest structure. Furthermore, the parking lot paradigm as built here does not illuminate or exemplify any of the more idealistic objectives of mid-20th c. suburban planning and design culture.

Criterion Four requires that the significance and quality of the composition as a whole rises to a level that exceeds the individual parts. In my opinion, the lack of significance of the parts further diminishes the quality of the whole.

Criterion Five seeks to determine if the structure represents an established or familiar visual feature, "due to its singular physical appearance." It has been in place for nearly 50 years and thus may be 'familiar', but I submit that its singularity is not based upon its design quality, but rather upon its unrealized, hence, failed, design intent in the New Formalist paradigm.

Although the building is not yet fifty years old, it is nearing that arbitrary milestone. As required by the National Park Service, buildings not fifty years old must possess exceptional significance to merit consideration of landmark designation. This building possesses no exceptional architectural significance as stipulated in the Criteria discussed above. Even after attaining that age, it should be noted that creation of this milestone by the first Keeper of the National Register only meant that it becomes *eligible* for consideration to be designated as a landmark. That consideration still requires that the structure meet the qualification of significance in several key areas. Attainment of a specific age does not automatically confer any special status, significance, or protection.

Regardless of its age, it is my firm professional opinion that the building fails to meet any of the fundamental criteria for designation by lacking extraordinary qualities of architectural design and design provenance, as well as by lacking significant associative values related to historical events.

I do not know what is proposed for the site and thus cannot provide an opinion about its appropriateness for the emerging urbanism of its immediate surroundings. I can

only postulate and hope that the proposed new development will be an enhancement for the site and an asset for the City of Rockville architecturally, urbanistically, socially and economically.

Weighing that hope and potential for the new work with the low levels of significance that I am able to identify in the existing building, I must conclude that it is not worthy of preservation, at this time and in this place, or ever. I recommend that the request for demolition be granted.

(It should be noted that the building has been documented with archival photographs taken and printed to the standards of the Historic American Buildings Survey, an agency of the US National Park Service.)

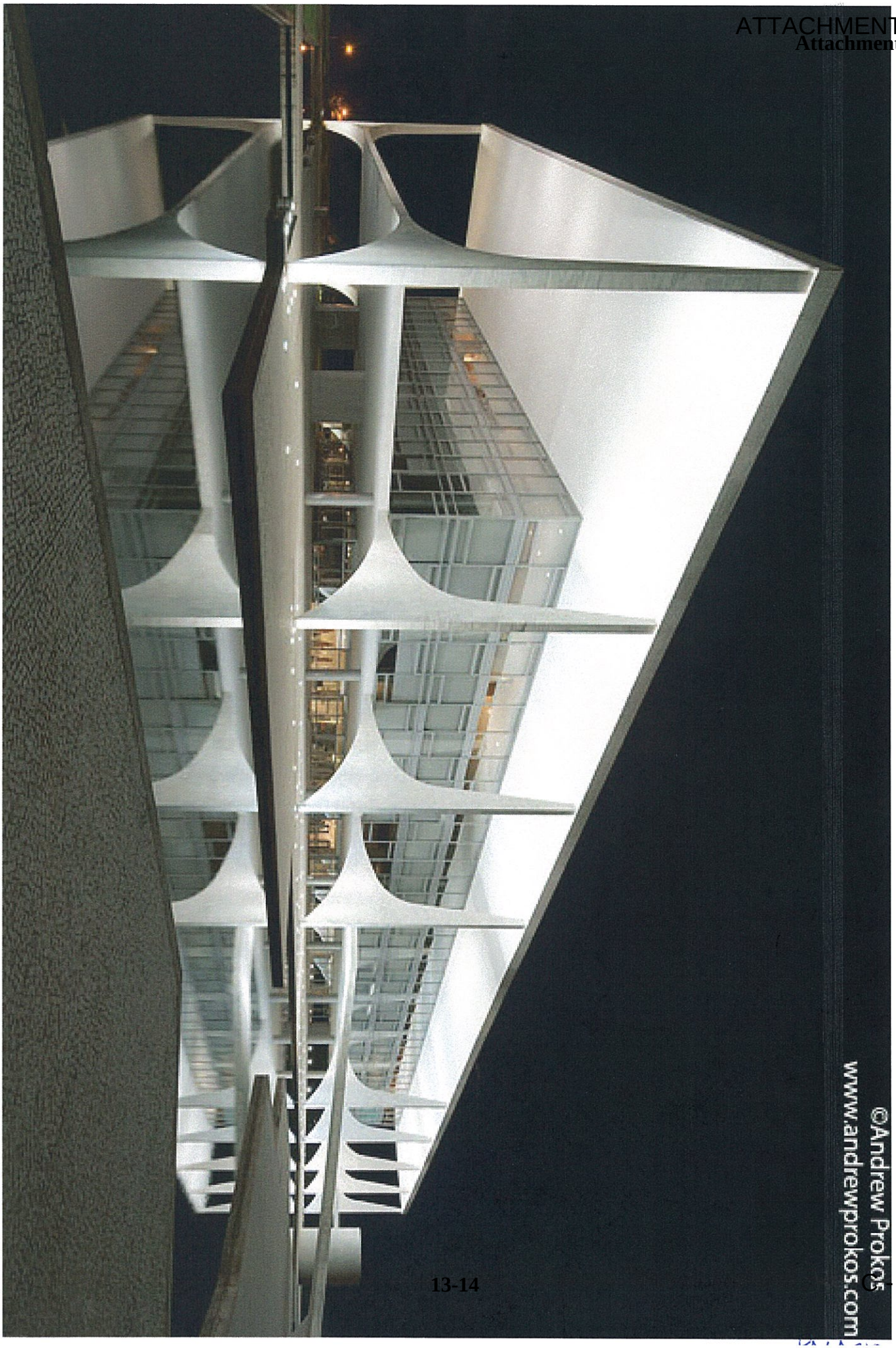
C. Richard Bierce, AIA | Architecture & Historic Preservation Consultant

Career Highlights

- 25 years on the Fairfax County, VA Architectural Review Board (5 as Chairman)
- Former Architect of the Properties for the National Trust for Historic Preservation in charge of acquiring, overseeing, restoring numerous National Landmarks and National Register properties like Montpelier, Drayton Hall, and Lyndhurst
- 20 years service as design, review and technical preservation consultant for the Annapolis Preservation Commission
- Former Historic Resources Coordinator, City of Alexandria, VA
- Preservation consultant to the Senate Curator of the U.S. Capitol
- Graduate student advisor, Goucher College Graduate Preservation Program
- Condition and significance surveys of historic military buildings
- Hurricane damage survey consultant for historic properties after Hurricane Hugo in Puerto Rico, the U.S. Virgin Islands, and Charleston, SC
- H.A.B.S. project in Hawaii
- Guest lecturer and consultant to the Venezuelan College of Architects
- Peace Corps Brazil volunteer
- Received M.S. Architecture - Historic Preservation from Columbia University

Phone: (703) 447-9432 | Email: crbierce@aol.com

NATIONAL GEOGRAPHIC HDQTRS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STATE OF HAWAII

National Geographic Headquarters Building, Washington, DC

Photo Credit: Photographs in the Carol M. Highsmith Archive, Library of Congress, Prints and Photographs Division.

Kennedy Center, Washington, DC

Photo Credit: Robert Berks, Wikipedia

Palacio Planalto

Photo Credit: Andrew Prokos

Hawaii State Capitol Building

Photo Credit: Wikipedia

To: Rockville Historic District Commission

Re: Evaluation of 255 North Washington Street for Historic Significance
on basis of association with Vivian Simpson, attorney at law
September 19, 2013 Agenda – Demolition Permit Evaluation

Prepared By: Nancy Regelin, Esquire, counsel to Rockville Town Center, LLC, Owner

Dated: September 10, 2013

Background

The building at 255 North Washington Street is on the HDC agenda for an evaluation for historic significance triggered by the filing of a demolition permit. The building is less than 50 years old having been constructed in October 1964 and occupied in 1965.

The building was previously evaluated for historic significance in 2007 when the Preliminary Development Plan and Use Permit for redevelopment were originally approved for the property, and a demolition permit application was filed (HBS2007-00755). At the conclusion of the HDC process, the property owner offered and the HDC accepted, professional photographic documentation of the building. The HDC did not find that the building met the criteria for historic significance. Copies of the photographic survey were promptly provided to both the City and Peerless Rockville for their records. The demolition permit was issued but never implemented while Bank of America occupied the property as the last remaining tenant. Bank of America's lease rights end as of November 2013 and they intend to close November 1, 2013 and relocate to new offices immediately north of the Property at 275 North Washington Street. The new demolition permit was filed in June 2013 to permit the redevelopment of the site to move forward in accordance with the 2006 Preliminary Development Plan.

Criterion not met for association with a historically significant person

While the original Maryland Historical Trust Maryland Inventory of Historic Properties Form prepared by Peerless Rockville, Inc. in 2006 does not assert historic significance based on the criteria of association with a person of historical significance and does not mention an association with Vivian Simpson at all, later staff reports and publications identify Vivian Simpson (1903-1987[1]), the first woman member of the Montgomery County Bar Association, as a tenant in the building from 1965 through 1980.

Vivian Simpson was a pioneering woman attorney with accomplishments on the County and State level during the pinnacle of her career from 1928 through 1951, all of which occurred many years prior to her association with 255 North Washington. In 1965 she and other members of the law firm Simpson & Simpson became just one of many other commercial tenants in the office building.

Why the criterion is not met for association with a historically significant person:

1. The building is not and has not ever been identified with Vivian Simpson. It is commonly known as the Bank of America building, the pink bank, or the Suburban Bank & Trust building.

[1] Maryland Women's Hall of Fame, Vivian V. Simpson Biography, http:msa.maryland.gov/educ/exhibits/womenshall/html/Simpson.html

2. None of her noteworthy accomplishments are associated with the site. Her significant accomplishments occurred in the Circuit Court (now the District Court Building at 27 Courthouse Square), in the offices of the Montgomery County Bar Association, in Annapolis as Secretary of State, on State commissions, and in her law office over the Perry Street Fire House on Lawyers Row across from the Courthouse where she practiced for almost 40 years from 1928 to 1965 in Rockville[2].
3. The 255 building is not "most importantly associated" with Vivian Simpson as it is not the single surviving property most closely associated with the part of her life for which she is significant. The building most closely associated with her accomplishments would be the Courthouse at 27 Courthouse Square which still stands, until recently operated as a courthouse, and retains its integrity. Likewise, the County Council office building at 100 Maryland Avenue still stands and would be illustrative of her noteworthiness as the first woman counsel to the County Commissioners. The period of Ms. Simpson's association with 255 North Washington Street occurred within the last 50 years, during the un-exceptional last 15 years of her career (age 62 – 77) when deteriorating health forced her retirement in 1980.
4. The building does not represent any significant aspects of her accomplishments. No significant event occurred in the 255 building.
5. The 255 building has no educational value associated with her accomplishments and productive life. A visit to the 255 building would provide no enlightenment to the public of her achievements, her formative years, her activist years, or her many appointments to positions within the legal profession and state and county government.
6. The 255 building has no relationship to the productive period of her career and her pioneering accomplishments that pre-date the 255 building.

<u>City Criteria</u>

The City's criteria for historic significance includes:

- "identification of the building with a person who influenced City history";
- are "structures or sites associated with the lives of persons making significant contributions in Rockville, Montgomery County, Maryland, which illustrate the person's important achievements"; and
- with respect to Integrity, are "areas that relate locally to the lives of individuals, to events created by these individuals, or visual aesthetics qualities".

Vivian Simpson was a noteworthy attorney who practiced law in Rockville starting in 1928. In the 30s, 40s and 50s she was at the pinnacle of her pioneering accomplishments[3]:

1928 first woman member of the Montgomery County Bar Association
1938 first woman attorney for the County Board of Commissioners
1940 first woman appointed by Governor to the State Industrial Accident Commission

[2] Centennial Pictorial 100 Years of Legal Tradition 1894-1994, Bar Association of Montgomery County, Maryland, pages 48-49

[3] Id, pages 77-79, 120

1949 first woman president of the Montgomery County Bar Association
1949 first woman appointed by Governor as Maryland Secretary of State (1949-51)
1958 Vice President of the Maryland State Bar Association

After she became a tenant in 255 North Washington Street, research does not indicate any further noteworthy positions held at the local or state level except that she served in 1975 as one of the members of a 140 member Judicial Appointments Committee.

The buildings most identified with Ms. Simpson according to the Bar Association of Montgomery County, *Centennial Pictorial – 100 Years of Legal Tradition 1894 – 1994, Remembering Rockville...* by Elizabeth Tennery, states:

> *The Fire House next to the Kelley Building was two stories high. Fire trucks were parked below with offices above. Vivian and Joe Simpson, a brother and sister team, had their offices upstairs. Joe was a fierce prosecutor and a tenacious attorney, who frequently drove his adversary up the wall, although we always learned from him... Vivian began practice in 1927. She became the first woman president of our Association in 1949. When asked how the officers were elected at that time she said, "There was no election; it was merely my turn." She was the first woman Secretary of State in Maryland and had many other "first" to her credit.*

John Noble, a currently practicing attorney with the law firm of Noble & Crow at 451 Hungerford Drive, started his career with the law firm of Simpson & Simpson, and upon Ms. Simpson's retirement in 1980, acquired the practice and renamed it Noble & Crow. In an interview with Mr. Noble on September 6, 2013, Mr. Noble indicated that urban renewal forced Simpson & Simpson out of its offices on Perry Street and into the offices available in the new office building at 255 North Washington Street. Mr. Noble indicated that Ms. Simpson's deteriorating health and the impact of the sudden death in 1976 of her younger brother and partner, Joe Simpson, limited her active practice of law in her later years. He indicated that she was a brilliant lawyer and an important part of the legal history in Montgomery County, but that the most he could say about her association with the building at 255 North Washington was that she was a tenant there for a period of time, as was he and many other business people and lawyers. Mr. Noble would not expect that anyone would even remember that she had an office there. According to Mr. Noble, Ms. Simpson smoked like a fiend and so they made attorneys who later occupied her office keep her ashtray out in memory of her. Mr. Noble still has her ashtray.

As a property of less than fifty years of age at the time of evaluation for significance, the National Register Criteria requires exceptional importance to extraordinary importance. In justifying exceptional importance for association with a person of historic significance, it is necessary to identify other properties which best represent the historic context of the individual. In the case of 255 North Washington Street, Ms. Simpson's association with the building is limited, is not directly related to any particular significant event or accomplishment, and is the least representative of Ms. Simpson's accomplishments of the other properties within the geographic area associated with Ms. Simpson, such as the Court house and the Fire House. The recent period of time, 1965 to 1980, of association of the building with Ms. Simpson are the most un-exceptional of her entire career. There is no clear illustration of Ms. Simpson's important achievement s in her association with the building.

The building's association with Vivian Simpson does not meet Rockville's criteria for historic significance.

ATTACHMENT C
Attachment 13
FN1

Maryland Women's *Hall of Fame*

Back to Women of the Hall Forward to Next Biography

Vivian V. Simpson

(1903 - 1987)

A life-long resident of Maryland, Vivian Simpson was born in Washington D.C. on March 16, 1903, and grew up in Takoma Park, Maryland.

Her induction into the world of women's rights probably began as a student on the campus of The University of Maryland in 1923, where she was studying to become a teacher. She found the rules on campus unfair to woman - rules that prohibited smoking for female students, but not for males, requirements that women in dormitories turn off their lights at 9:30 p.m., while no such restrictions were placed on the men on campus. She deliberately violated the lights-out rule and vigorously defended women suspended for violating the no-smoking rule. However, her involvement with a group of female students who provided secret affidavits to a *Washington Post* reporter alleging sexual exploitation of the co-eds by the faculty (including seductions and "spanking parties") led to the University's refusal to readmit her the following semester. The resulting scandal brought the resignation of the University President, according to *A History of the University of Maryland* by Professor George Callcott, and the denial of an education to Ms. Simpson. She sued the University of Maryland for readmission and won the case, but it was overturned on appeal, with the justices noting that this "was a young woman not readily submissive to rules and regulations." However, her experience introduced her to the field of law and no doubt led to her decision to become an attorney at a time when it was almost unheard of for women to pursue such a profession.

Vivian Simpson transferred to George Washington University and later its law school, graduating with highest honors.

She opened a solo law practice in Rockville, Maryland in 1928, at a time when she was the first and only woman admitted to the Montgomery County Bar. She continued to practice law in this state until she was nearly eighty years old, having been joined by her younger brother in 1934, when he followed her footsteps into the profession.

Simpson and Simpson became one of the most highly respected law firms in the state of Maryland, and Ms. Simpson's distinguished career spanned fifty years, during which time she repeatedly broke barriers for women, earning appointments as the first woman attorney for the Board of Montgomery County Commissioners in 1938, the first woman ever to serve on the Maryland Industrial Accident Commission (now the Workers Compensation Commission) 1940-47, the first woman Secretary of State for Maryland in 1949, and the first woman ever to be elected President of the Montgomery County Bar Association in 1949. She retired in 1980.

In 1999, Vivian Simpson was posthumously honored as one of the twenty "Lawyers of the Century" in Montgomery County by the Maryland Bar Association.

Her brother and partner, Joseph Simpson, died in 1976, and Vivian V. Simpson died on August 5, 1987. Her obituary, published in The *Montgomery County Sentinel* on September 3, 1987 notes:

> ***She also said that she never experienced any discrimination by other lawyers or judges. This might seem incredible.***
>
> ***But despite her small stature and ladylike manner, such was the force of her personality and intellectual power that no one would dare show any deference to her because she was a female, or try in any way to discriminate. One sure way to provoke her anger was to refer to her as a "woman lawyer."***
>
> ***Miss Simpson earned the respect and admiration of judges, lawyers, court personnel, clients and the community at large.***

Biography courtesy of the Maryland Commission for Women, 2004.

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CENTENNIAL PICTORIAL

100 YEARS OF LEGAL TRADITION

1894 - 1994

BAR ASSOCIATION OF MONTGOMERY COUNTY, MARYLAND

THE RED BRICK COURTHOUSE WAS BUILT IN 1891 AND SERVED AS THE MEETING PLACE OF THE ASSOCIATION FOUNDERS. NOW UNDERGOING RESTORATION, IT SPANS THE LIFETIME OF THE MCBA.

DEDICATION

This Centennial publication is dedicated to all the Founders, Past-Presidents and Bar Leaders who gave of their time, effort and intellect to further the goals of the organized Bar for the practice of law.

Each leader's vision, accomplishments and unique altruistic ideals of service have contributed to our progress and have made the Bar Association of Montgomery County, Maryland, a recognized leader among bar associations across the country.

Special recognition goes to Elizabeth Tennery, a past president and our Centennial Editor. Without Betty's long hours, good judgment, attention to detail and dedication, there simply would not have been a Centennial publication. We would like to thank her for helping us preserve our past for future generations.

Beverly Mondin-Vander Haar, *Executive Director*
on behalf of the members of the Bar Association of Montgomery County, MD

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REMEMBERING ROCKVILLE...

By Elizabeth Tennery

Back in the 50's when all phone numbers began with Poplar, Rockville had a main street called Montgomery Avenue, running east and west in front of the old Red Brick Courthouse and past the 1930's courthouse. There the trolley line ended, and the town clock stood; that is, until a fireman ran the clock down in hot pursuit of a fire.

Montgomery Avenue bisected Perry Street (now Maryland Avenue), where many of the lawyers' offices were located in the early 1950's. John Oxley, Ed Brown, and Charlie Jones, when he was not running with the horses, could be found in their offices in the Oxley Building. Next door was the single-story frame Kelley Building, which in addition to Tom Kelley's office housed Sumner Wood, Leo Bender, F.B. Welsh, and Barney Welsh. After Tom added a second story, Alger Barbee, Andy Starratt, Harper Smith, Tommy Anderson, Basil Carr, Austin Carlin, Dave Cahoon, John Bowman, and Hodge Smith moved in. Among this talented group, Alger stood out as a particularly gifted trial lawyer.

LAWYERS' ROW: THE BUILDINGS ACROSS FROM THE RED BRICK COURTHOUSE ON PERRY STREET HELD A LARGE PORTION OF ROCKVILLE'S LEGAL CONTINGENT IN THE LATE 1940's.

The siren from the Fire Department next door rang at noon. All activity ceased in the courtroom until the siren stopped wailing. As if on cue, the lawyers in the Kelley Building, affectionately known as the Chowder Boys, Marching and wail. They had the hallway with assembled in for lunch: the three choices ples Drug Store, counter at Peoples located at an alley Hash Brothers away, or Marianne's Kitchen a block away. It was worth the walk and the wait to eat her lobster newberg sandwiches, English trifle and other delectable fare. But there was no delay in paying your bill. You left your money on the table near the door, and made your own change. She didn't believe in cash registers. Hash Brothers has moved twice since then. It has even changed its name to the Apollo, but the menu is the same, as well as some of the faces. Peoples has also moved and no longer has a counter where lawyers can gather.

Barney Welsh never forgot the expensive lunch he had one day at Marianne's. He had tried a jury case before the first Judge Woodward. As the jurors filed out to deliberate, Barney went to lunch. Midway through his newburg sandwich, the sheriff appeared and said that Judge Woodward had sent him to escort Barney back to the courtroom. The jury had returned 25 minutes before Barney arrived in the custody of the sheriff. The judge proceeded to fine Barney $25, which was a dollar for each minute he was late. Barney protested. He said he thought he had been excused when the jury left the courtroom. The judge replied: "Everyone was excused except you. Pay the $25." Barney didn't have $25.00. Fortunately Bob Romero did.

The Fire House next to the Kelley Building was two stories high. Fire trucks were parked below,

with offices above. Vivian and Joe Simpson, a brother and sister team, had their offices upstairs. Joe was a fierce prosecutor and a tenacious attorney, who frequently drove his adversary up the wall, although we always learned from him. The last case we had together had gone on for five years, during which time his client had appealed twice. We finally had our clients in a settlement mode. They were $50 apart. His client was adamant. Finally I said, "Come on, Joe; I'll put $25 on the table if you will." He did, and our astonished clients settled. Vivian began practice in 1927. She became the first woman president of our Association in 1949. When asked how the officers were elected at that time she said, "There was no election; it was merely my turn." She was the first woman Secretary of State in Maryland and had many other "firsts" to her credit. All in all she was a "lawyer's lawyer" and an inspiration to many.

Clitus Bourdeaux, Frank Tyler, Archie Meatyard and Bob Peter had their offices in the Fire House, as did Jim Pugh. He and F.B. Welsh represented Homer Hendricks, a lawyer charged with murder of his wife, who claimed self-defense even though the pistol he used had to be cocked after he fired each of four shots. They got him off with manslaughter.

The Fire House was flanked by the Kelley Building and a tiny bank building. During the late 1950s both buildings were destroyed by fire. The cause of the fires and the delay in responding remain a mystery. Dave Betts took a lot of ribbing about the Kelley Building fire, because his Jefferson Building had just been completed, and he had a lot of vacancies.

An old residence a few steps from the other side of the Fire House had been converted into offices. There Jim Christopher, and Charlie and Bill Prettyman, a father and son team, had their offices. William Prettyman was a silver haired, kind and gentle gentleman of the law. He was president of our Association for several years, beginning in 1927. Dave Betts, president of the local and State Bar Associations, a part-time singer and legend in his own time, also began his real estate practice in that old converted home.

Just around the corner next to the Maryland National Bank, which was torn down by the urban renewalites, were the offices of Bob Bullard. You had to climb a long flight of stairs to get to his office, but it was worth the climb, because no matter how complex the title problem, Bob seemed able to resolve it. Directly across the street could be found the charming offices of Bill and Albert Bouic. It was a little three room brick building sandwiched between a large Woolworth's Five and Dime and a small retail store. If you stuck your head in the door you were immediately invited inside for a chat. I suspect the Bouics opened the original store-front, walk-in law office in the county. If you have the opportunity to read Albert Bouic's book about the early practice of law in Rockville you are in for a treat.

If you turned west on Montgomery Avenue where the monument to the Confederate Soldier stood in a little triangle of grass you would find yourself in the old Viett Building where the offices of Harold Smith and his father were located. He was a Trial Magistrate for a time, with a long and distinguished career in the law. During the 1940s he was the attorney in a high profile case where the husband was charged with murdering and dismembering his wife and hiding the parts. Kenny Lyddane also had an office there. He was a huge man, with hands the size of hams, who never ceased to amaze everyone with his dexterity in writing Pittman Shorthand while taking testimony as a Master in divorce cases.

A little farther along the street, past the A&P Grocery store, the new Professional Building had been erected. Charlie Woodward, who was on the District Court for many years, began his practice in that building. There were other lawyers in that two-story building. Perhaps even Bowie Waters had his office there. No one is certain. He was a Court Auditor and his office was always stacked with files and papers several feet high. If you entered his office and spoke loudly his head might pop up from somewhere beneath the files.

Sometime later a house between the Viett Building and the Professional Building was converted into offices. Vick Crawford, Stu McInerney, Cal Sanders, Bill Dunphy and Irving Abb hung their shingles out to dry at that location. What a cast of characters, and what stories that old house could tell if

WOMEN BECOME LAWYERS

By Judge Joseph M. Mathias

In the year 1944 when the Montgomery County Bar Association was fifty years old it was, by today's standards, a small organization, and a man's world. There were about fifty members, of whom only two were women. Those two were true pioneers in the law, and in this commemorative book they deserve special mention. They were Vivian V. Simpson and Emma Waldrop.

Vivian and Emma were almost the same age, both born in the very early years of this century when the notion of women becoming lawyers had only just begun to gain public acceptance. In fact, until 1902 it was not lawful in Maryland for a woman to practice law. That year the General Assembly of Maryland, prodded by the Court of Appeals' decision "In re Maddox," changed the law which had barred women from practicing law. The new statutory language read:

Women shall be admitted to practice law in this State upon the same terms, conditions and requirements and to the same extent as provided...with reference to men. No discrimination shall be made on account of race, creed, complexion or previous condition of servitude.

A graduate of the George Washington University Law School, Vivian began a practice in Montgomery County in 1927 that continued until failing health compelled her to retire in 1980. For most of her career she was in partnership with her brother, Joseph B. Simpson. The Rockville firm of Simpson and Simpson was preeminent in the area.

During her long professional career Vivian achieved a number of "firsts." In 1938 she became the first woman attorney for the Board of County Commissioners, predecessor of the County Council; in 1940, the first woman member of the State Industrial Accident Commission, now called the Workers' Compensation Commission; in 1949, the first woman Secretary of State of Maryland; and also in 1949, the first woman president of the Montgomery County Bar Association. Vivian died in 1987 at the age of 84.

The female membership of the Montgomery County Bar Association doubled in 1940 with the admission of Emma Waldrop. Emma's admission evoked a burst of publicity, for she scored highest on the Maryland Bar Examination and never attended law school; she had learned the law in the office of Silver Spring attorney Joe Cissel where she was his secretary. Emma was active in the County Bar Association and had a successful practice in Silver Spring for many years. For a while during World War II she served as a substitute Trial Magistrate. She died in 1992 in her home state of North Carolina at the age of 88.

In 1946 the County Bar Association extended membership to a third woman practitioner. Lee Miller and her husband Jim founded in that year the firm of Miller & Miller, later Miller, Miller & Canby. Jim's son by the same name, who is a former Judge of the Federal District Court of Maryland, is still associated with that firm, whose office has always been in Rockville.

In the post World War II years the name of one woman, who came East from California, stands out. She was Kathryn J. Lawlor. She was a doer. In 1950 she was elected to the County Council in a Republican sweep that ousted most Democratic office-holders from top to bottom. She resigned in 1953 to accept an appointment to the House of Delegates to fill a vacancy. Then in 1955 Governor McKeldin appointed her to the Circuit Court for Montgomery County. She was the first woman in the history of Maryland to become a Circuit Court Judge. She successfully stood for election in 1966 and served until her retirement in 1971. During her tenure she was widowed and remarried twice. In the annals of the court she is known by the names of Lawlor, Shook, and DuFour.

The 1960's saw a notable increase in the female membership of the Bar Association. Among those who rose to prominence were Rita Davidson, Rosalyn Bell, Beverly Groner, Elizabeth Tennery,

Louise Terzian, Kathryn Digges (now Williams), and Elizabeth Allen.

Rita Davidson in the span of a few years earned the double distinction of becoming the first woman judge of the Court of Special Appeals (1972) and of the Court of Appeals (1979). Judge Davidson's judicial career was terminated by her untimely death in 1984.

Rosalyn Bell in 1978 became the first woman to serve on the Montgomery County District Court and in 1980 became only the second woman to be named to the Circuit Court for Montgomery County. She was elevated to the Court of Special Appeals in 1983 and retired in 1993. Before coming to Montgomery County Judge Bell had practiced law in the District of Columbia.

Beverly Groner has been responsible for significant changes in Maryland's domestic relations law. Beverly was an original member and subsequently chair of the 1976 Governor's Commission to study the constitutional, statutory, and common law concerning domestic relations and to recommend improvement. The Commission's recommendations led to the passage of the Marital Property Act in 1978, which generally gives wives a fairer shake in the disposition of property in divorce and annulment proceedings.

Elizabeth (Betty) Tennery is the surviving partner of the firm of Welsh & Tennery which she and Barney Welsh, law professor, tennis player, and author of the newspaper feature "Welsh Rarebit," formed in the early sixties. Betty has the distinction of having been one of only two women ever to serve as president of the Montgomery County Bar Association, 1978-79. In 1979 she became the first female attorney appointed to the Attorney Grievance Commission. As Association president she came up with the idea of putting on an annual "Bar Revue." The first performance was modestly billed as "The First And No Doubt The Last." That proved totally inaccurate as the show has had a run of 15 years.

Louise Terzian was the chief judge of the last three-member Orphans' Court in Montgomery County. A 1966 Constitutional amendment transferred that Court's duties to the Circuit Court.

Kathryn Digges was a school teacher before becoming a lawyer in the early sixties. While attending law school she became the first law clerk for a Circuit Court Judge. At the outset of her legal career she got into politics and was elected to the County Council. She practiced law until 1986 when she took early retirement. She now lives in Delray Beach, Florida.

Elizabeth (Lib) Allen was a sole practitioner in Silver Spring who gained some prominence in the Bar. One winter she took a vacation trip to St. Croix in the Caribbean. That was it. That tropical island caught her fancy. She closed her practice and moved there. By 1970 she was practicing law in St. Croix and running a restaurant called the Mahogany Inn that featured alfresco dining under the tropical stars.

In the past decade or so women's progress in the law has gathered increasing momentum. Female membership in the County Bar Association is well over 600. Irma S. Raker, formerly on both the Circuit and District Courts in Montgomery County, is now a red-robed Judge of the Court of Appeals, succeeding Judge John F. McAuliffe, who took early retirement. Judge Raker is only the second woman to have served on the State's highest court.

On the Circuit bench, Ann Harrington, a former Assistant State's Attorney, is at present the sole woman Judge. There are two vacancies on that 15-member court. On the District Court for Montgomery County, three of its ten members are women. They are Lee Sislen, Louise Scrivener, and Martha Kavanaugh.

James R. Trimm, one of four Domestic Relations Masters, will tell you with a grin that he is the "head man." In a very real sense that is true, being as how he is the only man. The other masters are Rita R. Rosenkrantz, Sue Ann Mahaffey, and Ann Newman Sundt.

In 1938 when Vivian Simpson became the first woman attorney to the County Commissioners,

WOMEN "FIRSTS"

Vivian Simpson, who began practice in 1927 and was the Association's first woman member, blazed the trail for women lawyers in the County with a bouquet of firsts: first woman attorney for the County Commissioners, first woman member of the State Industrial Accident Commission, first woman Secretary of State of Maryland, and first woman President of the MCBA. She died in 1987.

Vivian Simpson

Judge Kathryn Lawlor Shook became the first woman in Maryland to serve on the Circuit Court, 1955-71.

Judge Kathryn Lawlor Shook

Judge Rita Davidson was the first woman lawyer on both the Court of Special Appeals (1972) and Court of Appeals (1979). She died as a member of the Appeals Court in 1984.

Judge Rita C. Davidson

Judge Rosalyn Bell

Judge Rosalyn Bell became the first woman to serve on the Montgomery County District Court in 1978, and in 1980 was the second woman to be named to the Circuit Court. She moved up to the Court of Special Appeals in 1983 and served until retirement ten years later.

Judge Irma Raker

Judge Irma Raker in 1994 became the second woman to don the red robes of the Court of Appeals. She served earlier on the County District and Circuit Courts.

Past Presidents of the Bar Association of Montgomery County

1894-1900	Thomas M. Anderson
1897-1900	H. Maurice Talbott
1900-1908	Hattersly W. Talbott
1908	William V. Bouic
1910	Charles W. Prettyman
1920	Robert Peter
1924	J. A. Garrett
1927	William F. Prettyman
1941-1942	F. Barnard Welsh
1942-1943	Robert Peter, Jr.
1944-1945	James H. Pugh
1946-1947	Thomas M. Anderson
1949-1950	Vivian V. Simpson
1952-1953	Robert W. Beall
1953-1954	Harold C. Smith
1954-1955	Ralph G. Shure
1955-1956	Joseph Simpson
1956-1957	John R. Reeves
1957-1958	David E. Betts
1958-1959	Alger Barbee
1959-1960	Donald K. Staley
1960-1961	E. Austin Carlin
1961-1962	Edward L. Foster
1962-1963	James C. Christopher
1963-1964	John M. McInerney
1964-1965	Vincent L. Gingerich
1965-1966	Robert C. Heeney
1966-1967	Robert S. Bourbon
1967-1968	William Dunphy
1968-1969	Richard B. Latham
1969-1970	James R. Miller
1970-1971	John F. McAuliffe
1971-1972	Charles W. Woodward, Jr.
1972-1973	James Robert Miller
1973-1974	Robert L. Kay
1974-1975	James T. Wharton
1975-1976	Albert D. Brault
1976-1977	Edward B. Layne, Jr.
1977-1978	William M. Canby
1978-1979	Elizabeth Tennery
1979-1980	Paul Mannes
1980-1981	James R. Trimm
1981-1982	James J. Cromwell
1982-1983	Charles E. Wilson, Jr.
1983-1984	D. Warren Donohue
1984-1985	Hyman Shapiro
1985-1986	Durke G. Thompson
1986-1987	Thomas L. Craven
1987-1988	James L. Thompson
1988-1989	Robert H. Metz
1989-1990	Harry W. Lerch
1990-1991	A. Howard Metro
1991-1992	Thomas D. Murphy
1992-1993	Mark S. Goldstein
1993-1994	Patrick C. McKeever

Montgomery County Bar Association Members Who Became President of Maryland State Bar Association

1918-1919	Edward C. Peter
1954-1955	Stedman Prescott
1972-1973	David E. Betts
1982-1983	James C. Chapin
1986-1987	Vincent E. Ferretti, Jr.
1988-1989	Roger W. Titus

SOURCE: Maryland State Bar Association