



Montgomery Planning Historic Preservation Office

10/10/2019

National Sand and Gravel Association & National Ready Mixed Concrete Association Headquarters

Listing in the Locational Atlas & Index of Historic Sites



Outline

- Relevant historic preservation policies
- Discussion of the building and its history
- Preservation options
- Staff recommendation

Historic Preservation Ordinance Purpose

Identify, designate, and regulate for the purposes of protection sites of architectural, archaeological, and/or cultural value

Preserve the quality of life, safeguard historical and cultural heritage, strengthen the local economy, and stabilize and improve property values

Foster civic beauty and to preserve continued utilization of the site for the pleasure of our citizens

Historic Preservation Designation Criteria

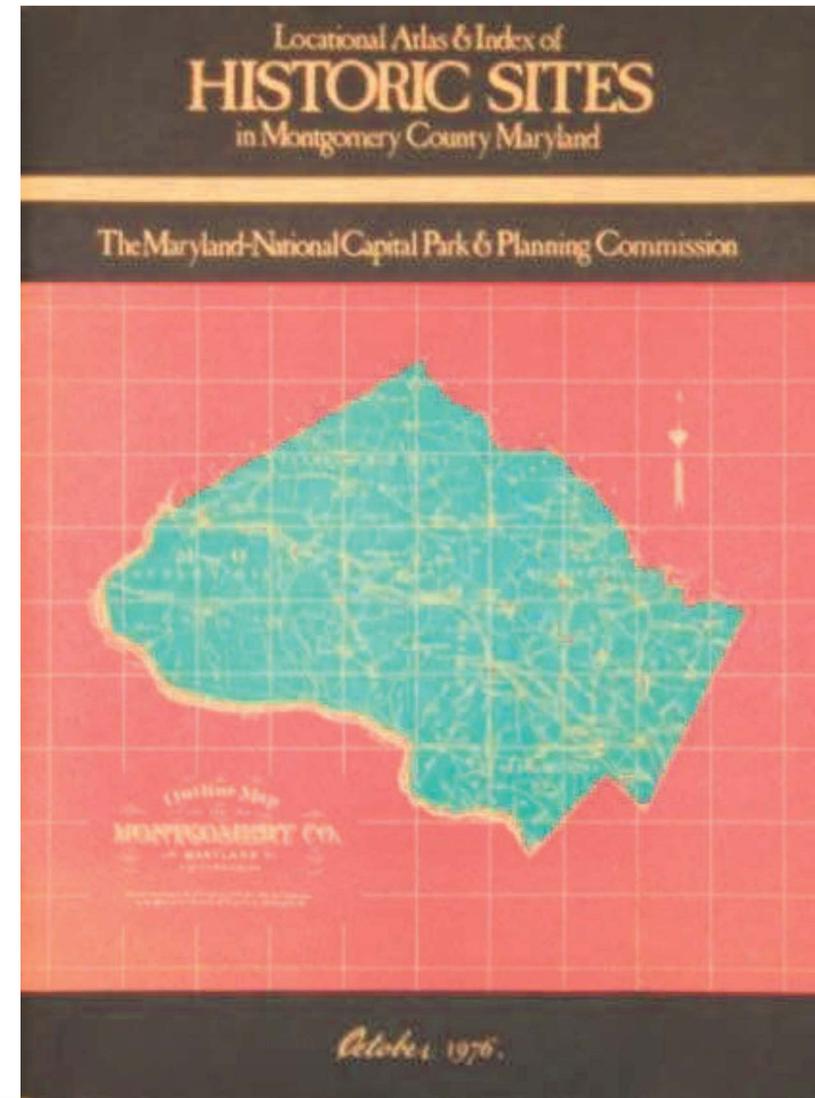
Historical and Cultural Significance

Architectural and Design Significance

Designation Process

Historic Preservation Commission

Planning Board – Public Hearing



Designation Criteria

Architectural and
Design Significance

2.A) Embodies the
distinctive
characteristics of a type,
period, or method of
construction

2.E) Represents an
established and familiar
visual feature of the
neighborhood

Description of the Building

Figure 1: Environmental Setting, 900 Spring Street



900 Spring Street, Silver Spring



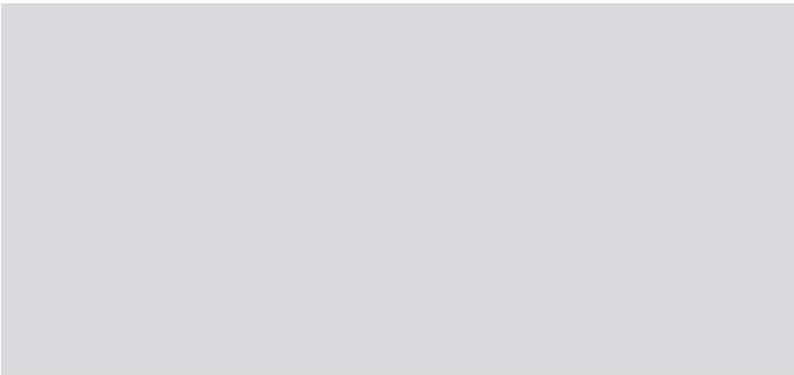
Description of the Headquarters

Historical Significance of 900 Spring Street



NSGA & NRMCA History

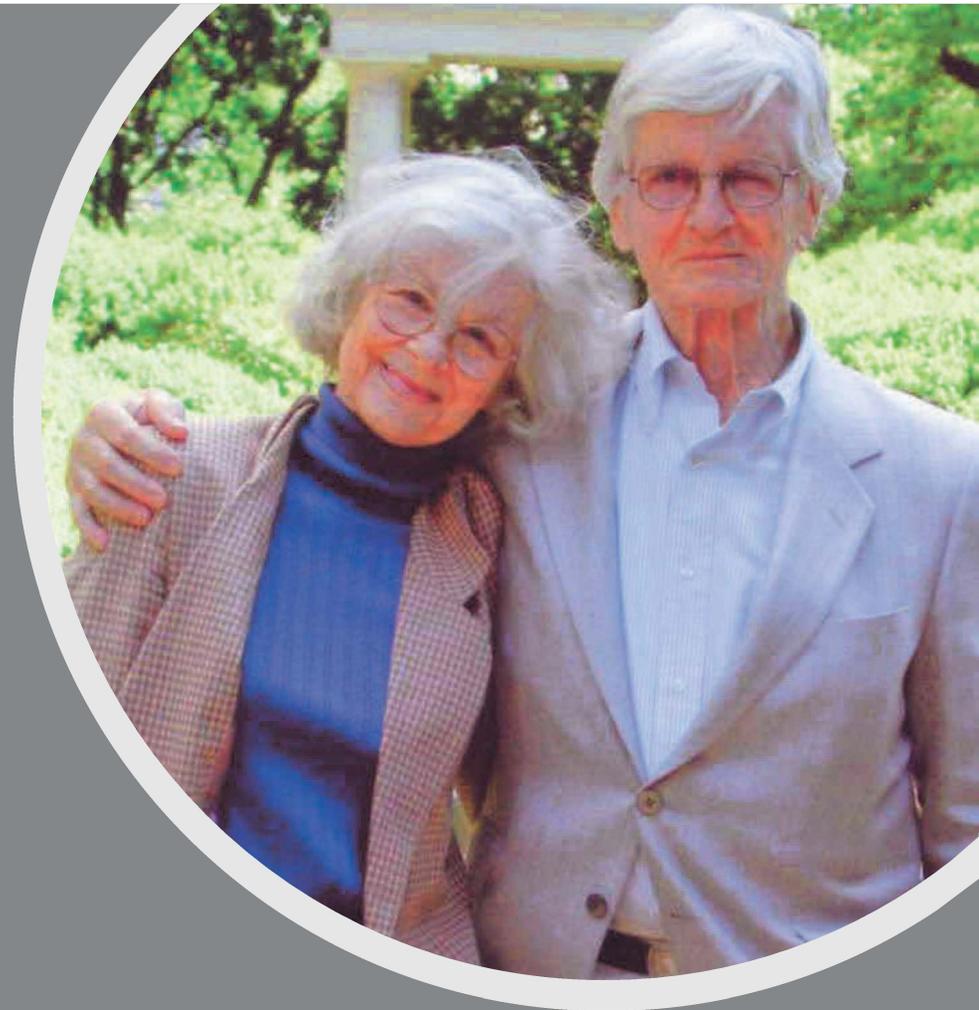
- Organized in 1911 (under a different name); Reorganized as the NSGA in 1923.
- NRMCA organized in 1930.
- Headquarters of both organizations in Washington, D.C. prior to moving to Silver Spring in 1964.
- Associations hire John H. Sullivan, Jr., to design the shared headquarters in Montgomery County.

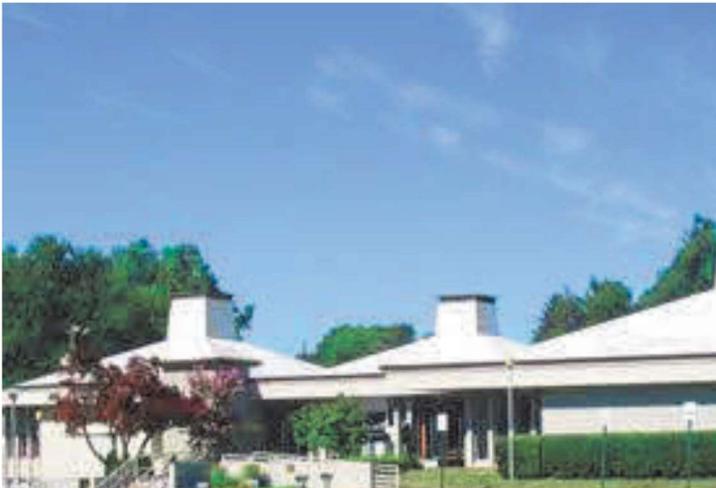


NSGA & NRMCA Headquarters

John H. and Joan Marie Sullivan

- WWII Veteran.
- Graduate of Catholic University School of Architecture.
- Prolific architect in Montgomery County and the region.





Works of John H. Sullivan



NSGA & NRMCA Headquarters



Smaller-Scale Brutalism

NSGA & NRMCA Headquarters



Corporate Architecture

Corporate architecture can:

- Leverage architectural design to project elements of their goals, vision, and products;
- Visually communicate identity;
- Express an organizational message; and
- Create a presence in a built environment.

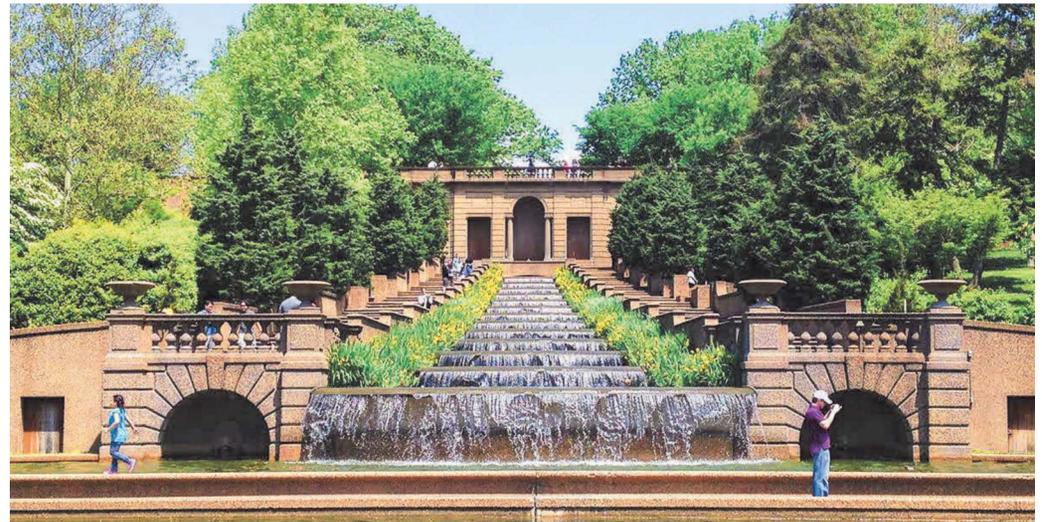
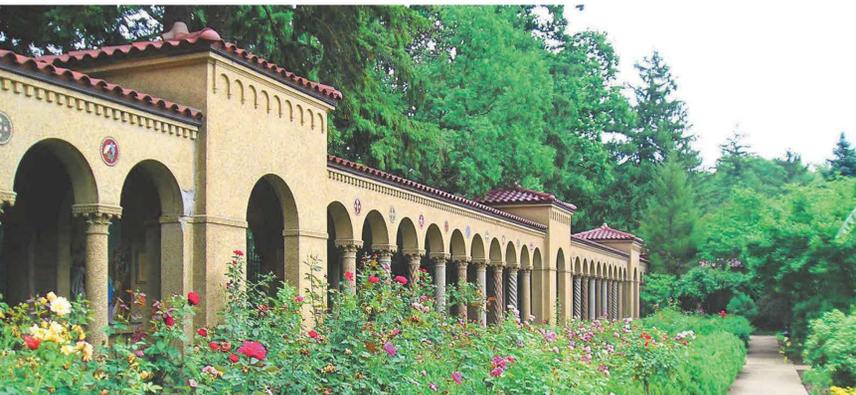
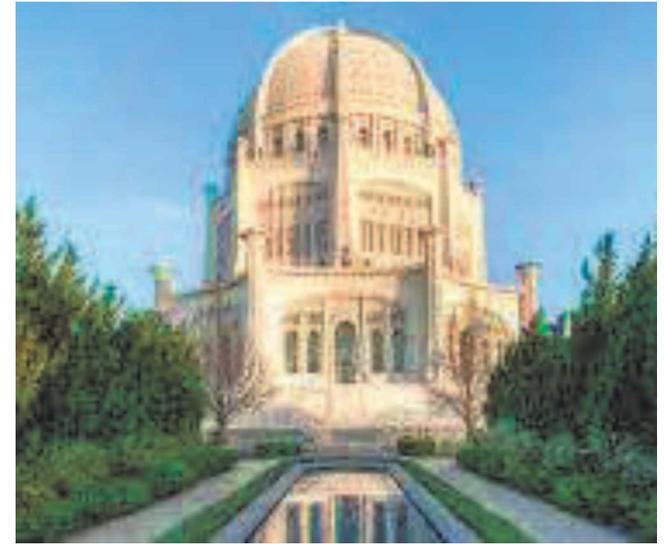
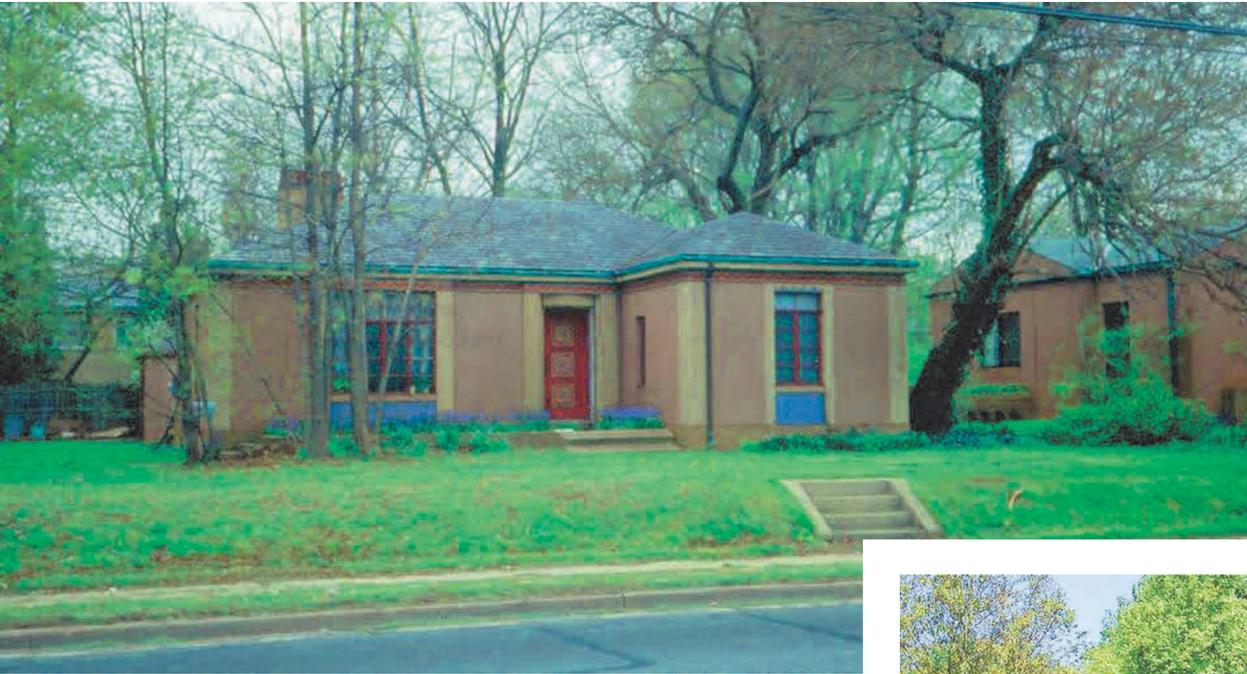
Corporate Architecture



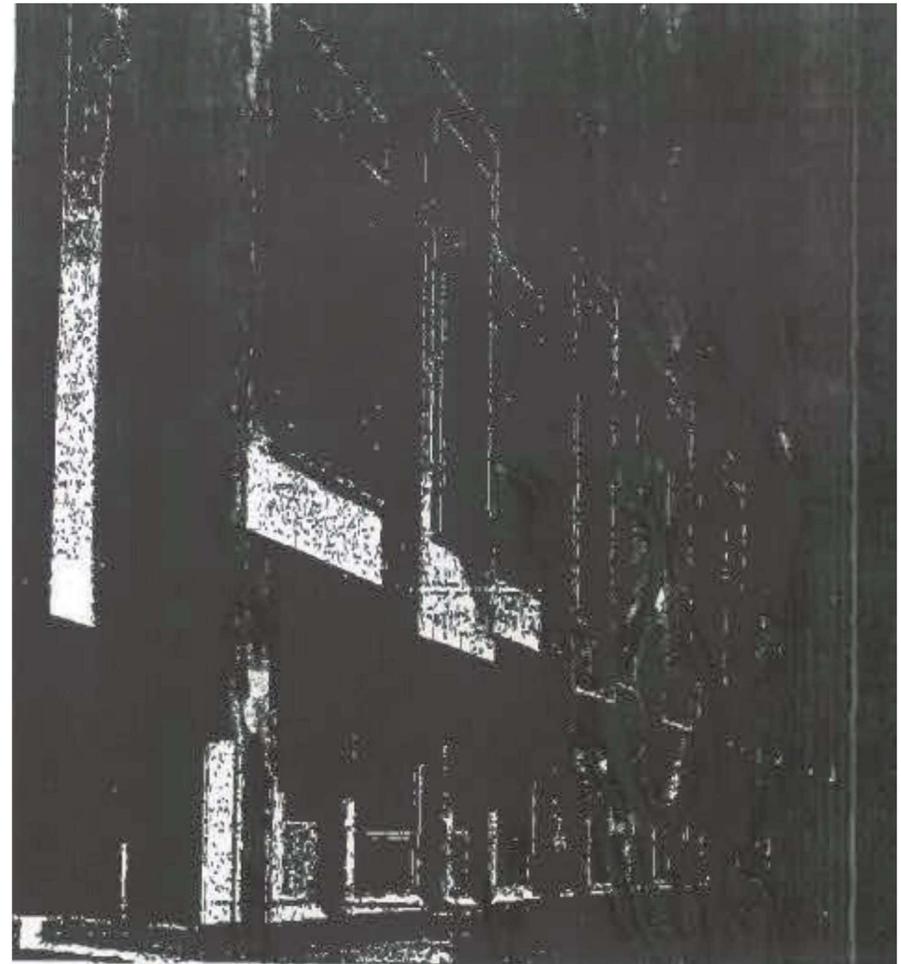
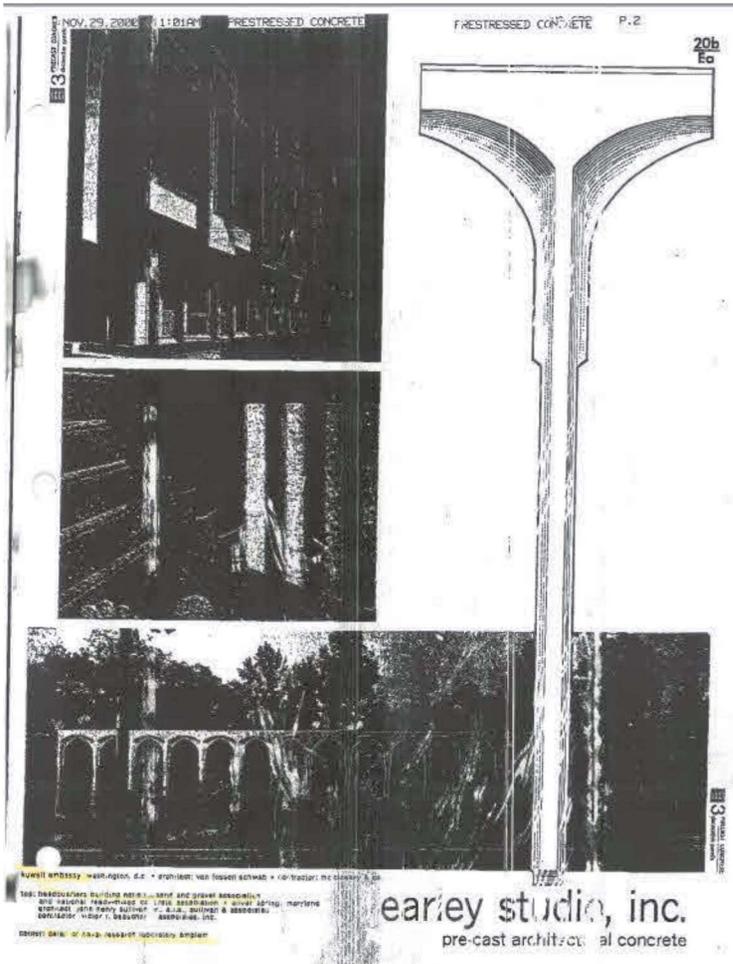
“The Man who Made Concrete Beautiful”

John Joseph Earley





NSGA & NRMCA Headquarters



Top Design Awards

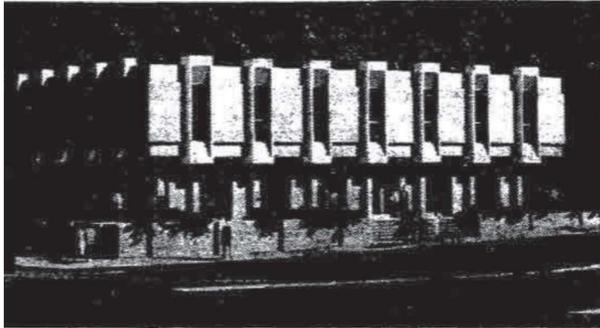
A contemporary style summer home in Riva, Md., near Annapolis has won the top award in the fifth biennial competition of the Potomac Valley Chapter of the American Institute of Architects.

Hugh Newell Jacobsen, whose design was judged best in the competition, received the award along with three other first place winners and five award of merit winners at a banquet Wednesday night.

Architects winning other first place awards were Harold Lionel Estes for a home in Brookeville, Md.; John Henry Sullivan for a headquarters building in Silver Spring, and Cooper & Auerbach for an office building in Washington.

Keyes, Lethbridge & Condon won two awards of merit—one for the Wheaton Youth Center, and the other for homes at the Carlerock Springs community.

Other awards of merit winners were Faulkner, Kingsbury & Stenhouse for the Holy Cross Hospital of Silver Spring; Cohen, Hart & Associates for the Munson Hill Towers apartments in Fairfax County, and Deigert and Verkes & Associates for the National Arboretum Headquarters Building.



NOVEL DESIGN FOR BUILDING



New Silver Spring Associations Building

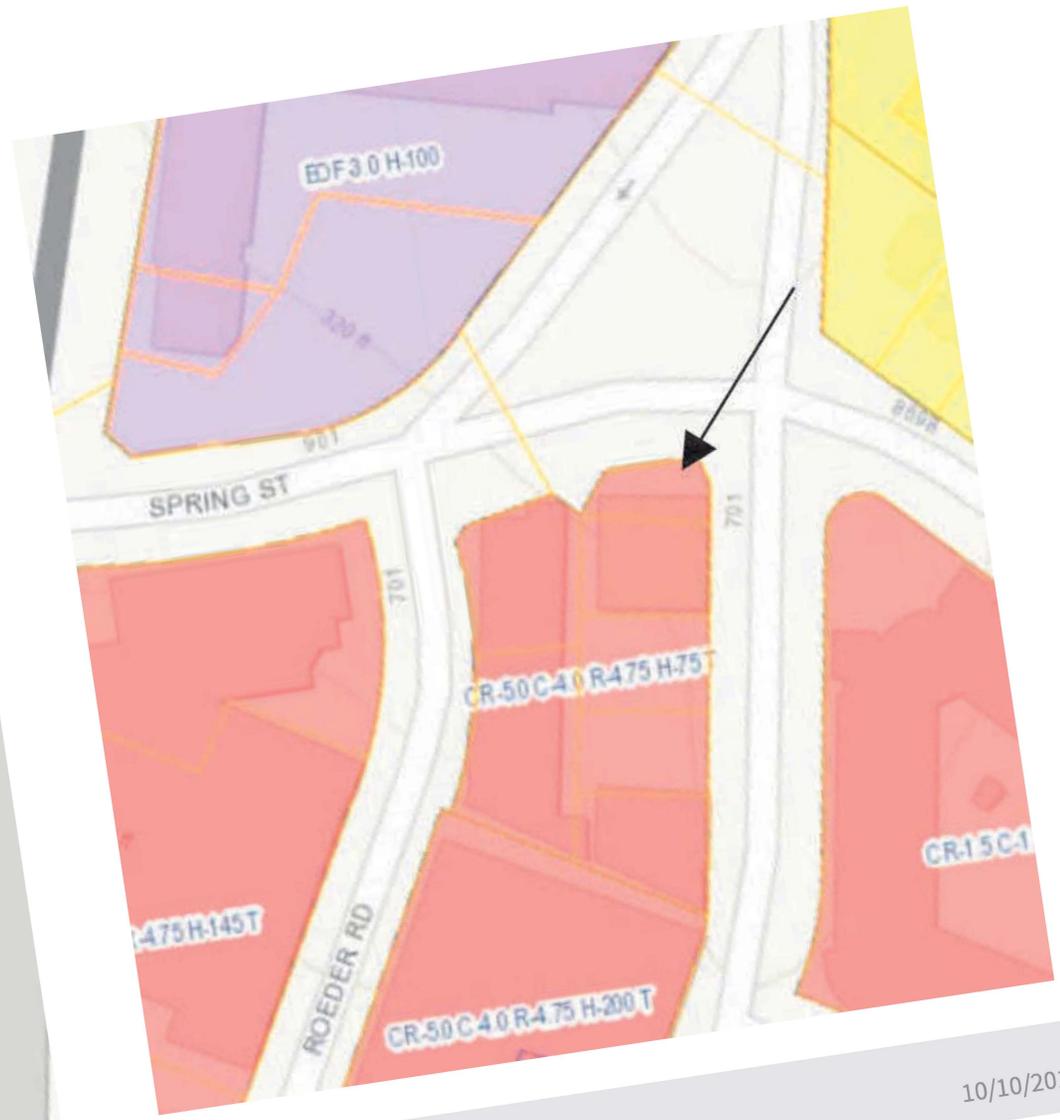
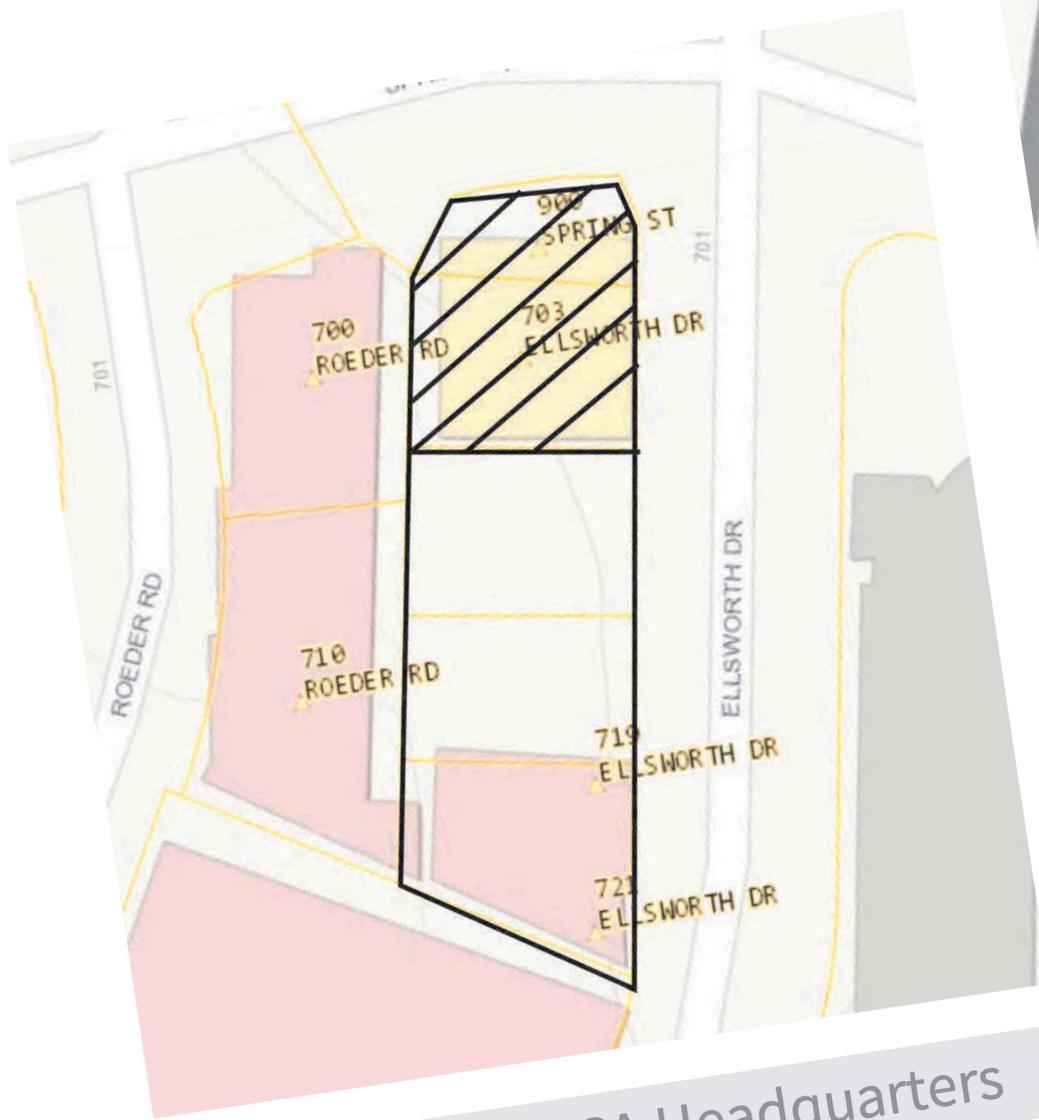
“[The building] will make ample provision for housing the staff of the associations and will also allow for utilization of additional space as the requirements of the association make it necessary. The building will symbolize the two industries which the associations represent...”

- Report on the NSGA Directors Meeting, December 1962

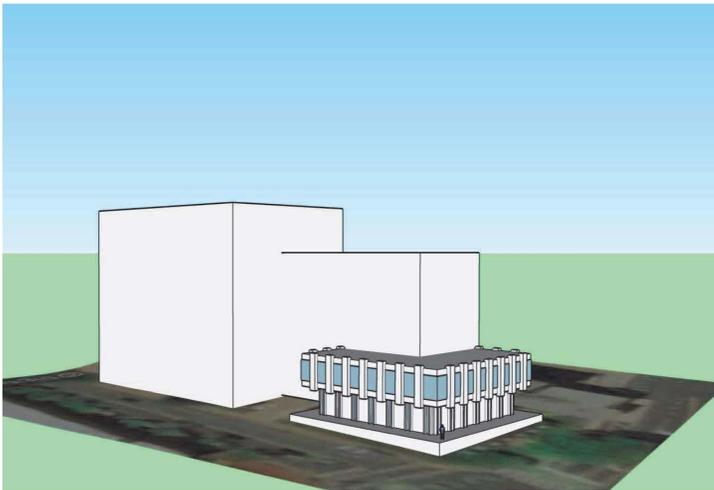
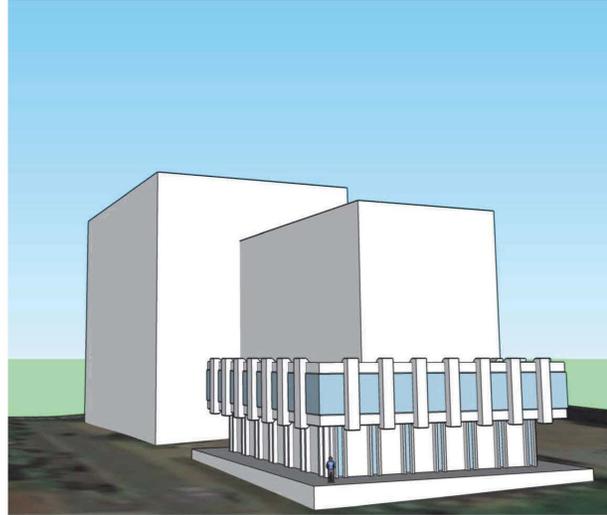
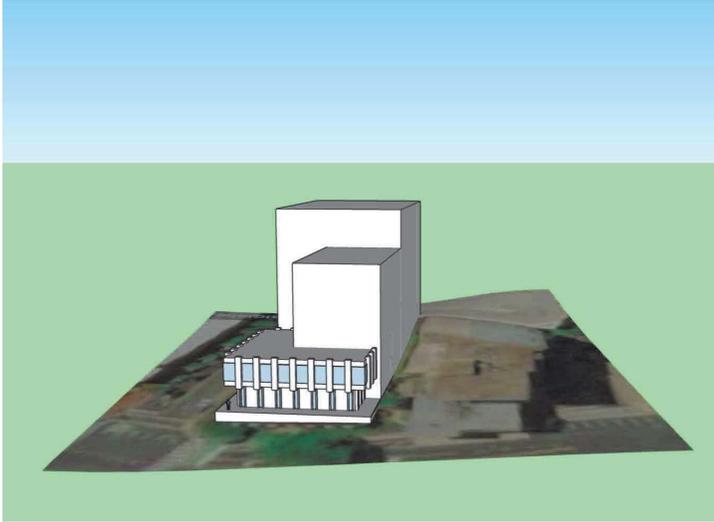
“A milestone in the history of NSGA-NRMCA was the completion of the new \$460,000 office building in Silver Spring, MD.”

-Report on the NSGA President’s address noted in Pitt & Quarry, April 1965.

Historic Preservation, Redevelopment Schemes, and Sector Plan Guidance



NSGA & NRMCA Headquarters



Preservation Options

<u>Master Plan for Historic Preservation</u>	<u>Locational Atlas and Index of Historic Sites</u>
Silver Theatre and Shopping Center 8500 Colesville Road	Silver Spring CBD Historic District
Tastee Diner 8676 Georgia Avenue	National Association of Dryers and Cleaners Institute 8021 Georgia Avenue
Montgomery Arms Apartments 8627 Fenton and 8700 Colesville Road	Canada Dry Bottling Plant 1201 East-West Highway
Silver Spring Train Station 8100 Georgia Avenue	Spring Garden Apartments 8001 Eastern Avenue
Silver Spring Post Office 8412 Georgia Avenue	Silver Spring Volunteer Fire Department 8131 Georgia Avenue
Falkland Apartments 16 th Street and East-West Highway	North Washington Shopping Center 7900 Georgia Avenue
Jesup Blair House, Jesup Blair Local Park	
NE DC/MC Boundary Stone	
Acorn Park and the Silver Spring 8060 Newell Street	



Historic Preservation and Placemaking

Historic buildings stand out on the urban landscape; they look different and they resonate with meaning, recalling memories and experiences. Silver Spring's historic buildings are also good urban neighbors. They are well designed, oriented to the street and pedestrian, because they were built at a human scale.

-- Silver Spring CBD Sector Plan (2000)



Staff
Recommendation

Based on the property meeting two designation criteria, list the NSGA and NRMCA Headquarters, 900 Spring Street, in the *Locational Atlas & Index of Historic Sites*.

Questions/Comments

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