

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes
no

Property Name: Old Masonic Temple Inventory Number: M: 36-17
Address: 8435-8439 Georgia Avenue (MD 97) Historic district: yes no
City: Silver Spring Zip Code: 20910 County: Montgomery
USGS Quadrangle(s): Washington West
Property Owner: Robert and Helen Sugar Tax Account ID Number: 01046326
Tax Map Parcel Number(s): 0000 Tax Map Number: jn33
Project: Purple Line Transit Study Agency: Maryland Transit Administration
Agency Prepared By: John Milner Associates, Inc.
Preparer's Name: Sarah Traum and Courtney Clark Date Prepared: 1/12/2012

Documentation is presented in: Suburbanization Historic Context and Survey Methodology for the I-495/I-95 Capital Beltway Corridor Transportation Study, by KCI Technologies in 1999; Historic Silver Spring, by McCoy, Jeffrey and Silver Spring Historical Society in 2005

Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: yes no Listed: yes no

Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Old Masonic Temple is a three-story commercial building that follows the two-part commercial block form. It has an irregular, polygonal form to fit its irregular site at the intersection of Georgia and Wayne avenues. The architectural details of this building are simplified, classical forms. The ground floor has a modern storefront of smooth granite panels with modern aluminum-framed windows and doors. The upper two floors are clad in running bond brick. Brick pilasters vertically divide the window bays of the upper levels, while paneled stone panels provide horizontal separation between the windows of the second and third floors. The windows are grouped, consisting of plate glass topped with transoms. A brick parapet, ornamented with a simple stone cornice and rosettes, surrounds the building's flat roof.

This building was built in 1927 and originally housed a Chevrolet and Nash automobile showroom on the ground floor with the upper two floors used by the Silver Spring Masonic Lodge No. 215 (McCoy et al. 2005:20). In 1998 the façade was renovated to its current appearance.

| | |
|---|--|
| MARYLAND HISTORICAL TRUST REVIEW | |
| Eligibility recommended <input type="checkbox"/> | Eligibility not recommended <input checked="" type="checkbox"/> |
| Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D | Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G |
| MHT Comments: | |
| <u>Jim Guiliano</u> ✓ Reviewer, Office of Preservation Services | <u>4/2/12</u> Date |
| <u>[Signature]</u> Reviewer, National Register Program | <u>4/2/12</u> Date |

To-date no individual documentation and/or Determination of Eligibility has been located for this property. However, a resource folder including correspondence from the Maryland-National Capital Park and Planning Commission declaring the building as unsuitable for regulation under the Historic Preservation Ordinance of Montgomery County is on file at MHT. This building was also briefly noted in a Suburbanization Historic Context and Survey Methodology for I-495/I-95 Capital Beltway Corridor Transportation Study and a local publication published by Arcadia Publishing, Historic Silver Spring.

Based on this survey and evaluation, the Masonic Temple building is recommended not eligible for listing in the Maryland Inventory of Historic Places and/or the National Register of Historic Places. The Masonic Temple is not significant under Criterion A as it is not associated with important events, activities, or trends. The Masons are a significant social group; however, this particular Masonic Temple is not associated with any significant events or trends in Masonic history.

The Masonic Temple is not known to have been associated with any individuals who are important in the history of Silver Spring, with community organizations, or significant in the past in other areas. Therefore it is not significant under Criterion B.

Architecturally, the Masonic Temple is an altered example of a two-part commercial block, typical of those built in the early twentieth century in suburban Montgomery County. The building does not possess architectural significance for its simplified, classical design. The building has lost integrity of setting due to modern changes to the downtown Silver Spring commercial district, including construction of numerous high rise office and apartment buildings in the general vicinity of the Masonic Temple.

Additionally, the modern alteration of the first floor has also diminished the building's integrity of design, materials, and workmanship. The original storefront included elements still present on the upper floors of this building, including brick pilasters with simple stone bases and a simple, Doric columned entrance on the north elevation. The current storefront consists of smooth granite panels, plate glass windows with aluminum frames and fascia. On the north elevation, the entrance and a window have also swapped positions. The windows on the east side of the north elevation have also been replaced with glass block spanning the first and second floors. For these reasons, the Masonic Temple is not significant under Criterion C.

This building was not evaluated under Criterion D as part of this assessment.

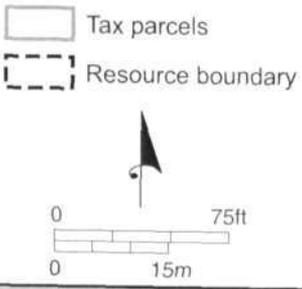
References cited:

KCI Technologies
 1999 Suburbanization Historic Context and Survey Methodology: I-495/I-95 Capital Beltway Corridor Transportation Study, Montgomery and Prince George's Counties, Maryland. Vol. I. Maryland Department of Transportation, State Highway Administration, Baltimore, Maryland.

Maryland-National Capital Park and Planning Commission
 1985 Final Draft, Amendment to the Master Plan for Historic Preservation, Silver Spring CBD Individual Historic Sites. Prepared June 1985. On file at the Maryland Historical Trust Library, Crownsville, Maryland.

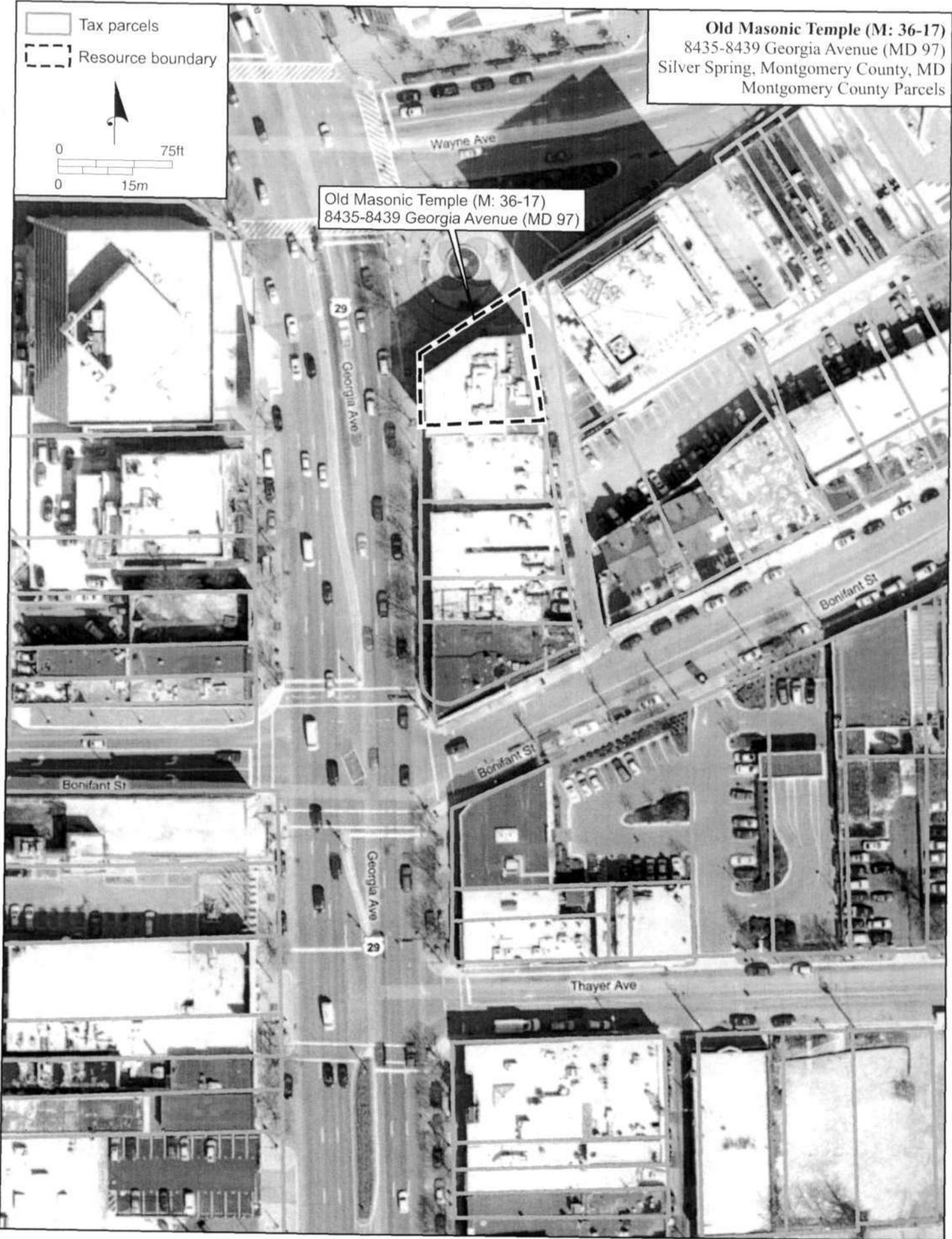
McCoy, Jeffrey and Silver Spring Historical Society
 2005 Historic Silver Spring. Arcadia Publishing, Charleston, South Carolina.

| | | | | | | | | | | | | | |
|---|-------|-------|-------|-----------------------------------|------------------------|-------|-------|-------|-------|-------|-------|-------|--|
| MARYLAND HISTORICAL TRUST REVIEW | | | | | | | | | | | | | |
| Eligibility recommended _____ | | | | Eligibility not recommended _____ | | | | | | | | | |
| Criteria: | ___ A | ___ B | ___ C | ___ D | Considerations: | ___ A | ___ B | ___ C | ___ D | ___ E | ___ F | ___ G | |
| MHT Comments: | | | | | | | | | | | | | |
| _____ | | | | | | | _____ | | | | | | |
| Reviewer, Office of Preservation Services | | | | | | | Date | | | | | | |
| _____ | | | | | | | _____ | | | | | | |
| Reviewer, National Register Program | | | | | | | Date | | | | | | |



Old Masonic Temple (M: 36-17)
8435-8439 Georgia Avenue (MD 97)
Silver Spring, Montgomery County, MD
Montgomery County Parcels

Old Masonic Temple (M: 36-17)
8435-8439 Georgia Avenue (MD 97)



Old Masonic Temple (M: 36-17)
8435-8439 Georgia Avenue (MD 97)
Silver Spring, Montgomery County, MD
USGS Kensington Quad, 1979
USGS Washington West Quad, 1983

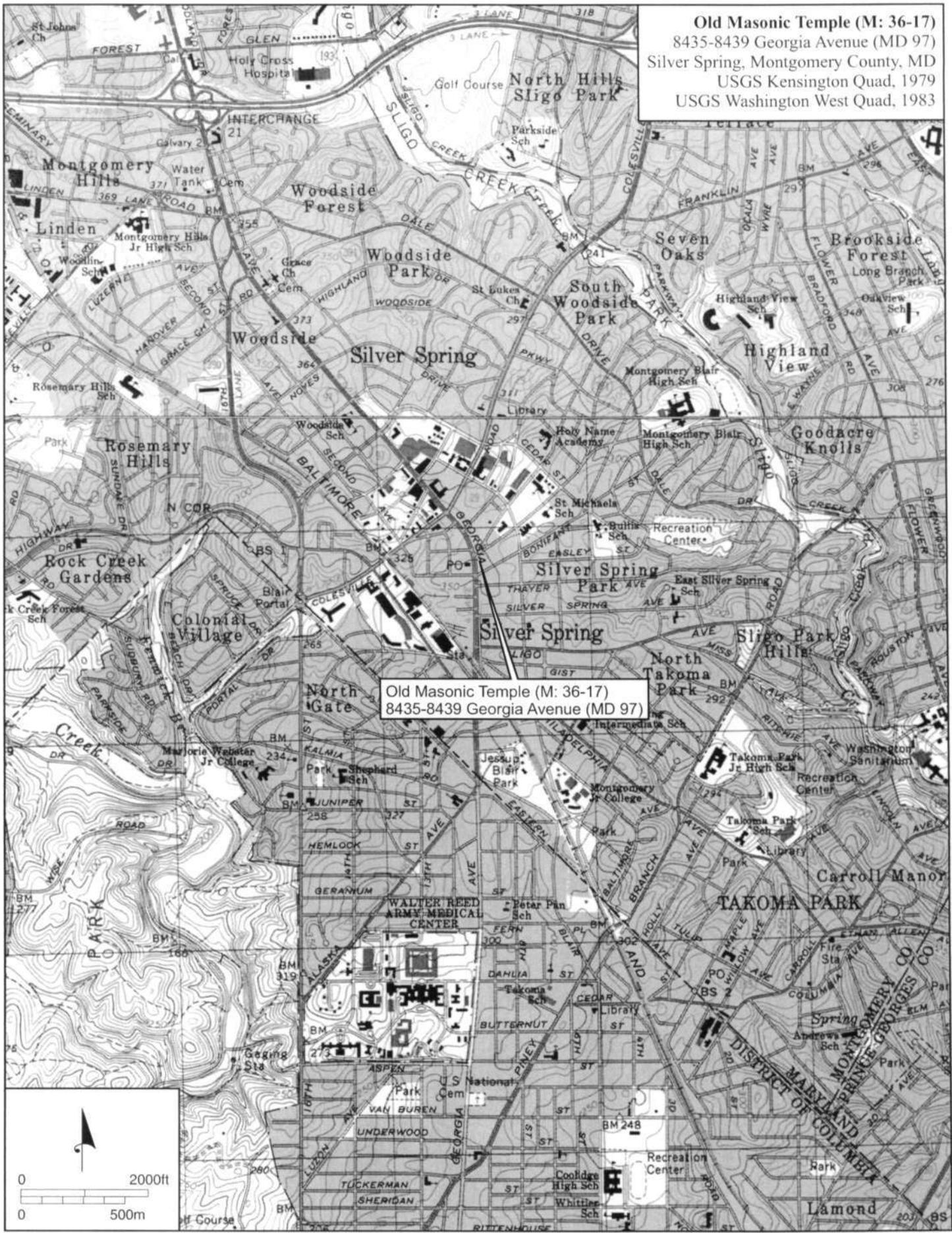


Photo Log for

M: 36-17, Old Masonic Temple

| Image File Name | Description of the view |
|------------------------|---|
| M; 36-17_2011-05-26_01 | View toward south from Wayne Avenue. |
| M; 36-17_2011-05-26_02 | View toward east from Georgia Avenue. |
| M; 36-17_2012-02-07_03 | North and east elevations; view toward southwest. |
| M; 36-17_2012-02-07_04 | Detail of ground floor, west elevation; view toward southeast. |
| M; 36-17_2012-02-07_05 | Detail of north elevation, ground floor; view toward east. |
| M; 36-17_2012-02-07_06 | Detail of decorative brick and stone work, second floor; view toward south. |
| | |

Ink and Paper Combination used to create the prints:

HP Vivera ink on HP Premium Plus Paper

Brand, Make, and Dye type of the CD-R GOLD:

Falcon Pro CD-R, CD-R Falcon 24K Gold Archival



M: 30-17

Old Masonic Temple, 8435-8439 Georgia Ave
Montgomery County, MD

C. Clark

May 2011

MD SHPO

View toward south from Wayne Avenue

1/6

M; 30-17-2011-05-20-01



SILVER SPRING

LEASE
301-530-0081

M: 30-17

Old Masonic Temple, 8435-8439 Georgia Ave,
Montgomery County, MD

C. Clark

May 2011

MD SHPO

View toward east from Georgia Avenue

Z/c

M; 30-17-2011-05-26-02



AURAS BUILDING

8435
GEORGIA AVENUE

M: 30-17

Old Masonic Temple, 8435-8439
Georgia Ave.

Montgomery County, MD

S. TrauM

February 2012

MD SHPO

North and east elevations; view
toward southwest.

3/0

M; 30-17-2012-02-07-03

RING

8425

PERGOLINI
MAIN SALON
PERGOLINI



M: 30-17

old Masonic Temple, 8435-8439 Georgia Ave.
Montgomery County, MD

S. Traum

February 2012

MD SHPO

Detail of ground floor, west elevation; view
toward southeast.

4/4

M: 30-17_2012-02-07_04

SILVER SPRING

A black and white photograph of a modern building's entrance. The building features a prominent sign above the glass doors that reads "SILVER SPRING". The entrance is flanked by large glass windows and is decorated with several large, light-colored planters containing small trees. The ground is paved with light-colored tiles, and shadows are cast across it. To the left, another building with a grid of windows is visible, and a car is parked in the background.

M: 30-17

Old Masonic Temple, 8435-8439 Georgia Ave,
Montgomery County, MD

S. Traim

February 2012

MD SHPO

Detail of north elevation, ground floor; view
toward east.

5/0

M; 30-17-2012-02-07_05



M: 30-17

Old Masonic Temple, 8435-8439 Georgia Ave.

Montgomery County, MD

S. Traub

February 2012

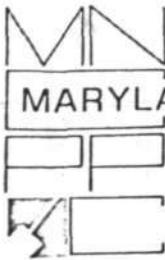
MD SHPO

Detail of decorative brick and stone work,
second floor; view toward south.

6/6

M: 30-17_2012-02-07-06

M:36-17



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

RECEIVED

July 5, 1985

JUL 11 1985

TO: Richard Ferrara, Director
 Department of Housing and Community Development
 John L. Menke, Director
 Department of Environmental Protection
 ✓ J. Rodney Little, Director
 State Historic Preservation Office
 Priscilla Schwab, Chairperson
 Historic Preservation Commission

MARYLAND HISTORICAL TRUST

FROM: Melissa C. Banach, Coordinator MCB
 Community Planning North

SUBJECT: Final Draft Amendment to the Master Plan for
 Historic Preservation: Silver Spring CBD Individual
 Historic Sites

 I am pleased to transmit to you this Final Draft Amendment to the Master Plan for Historic Preservation.

This document contains the recommendation of the Montgomery County Planning Board on the designation of several individual historic sites within the Silver Spring Central Business District.

Should you have any questions concerning this amendment, please do not hesitate to contact Marty Reinhart of Community Planning North staff at 495-4565.

MCB:MR:lyg
 Attachment

FINAL DRAFT
AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

SILVER SPRING CBD INDIVIDUAL HISTORIC SITES

JUNE 1985

A proposed Amendment to the 1979 Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland and an amendment to the Approved and Adopted Sector Plan for the Silver Spring Central Business District and Vicinity 1979; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and to the Master Plan of Highways within Montgomery County, Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, MD 20910-3760

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772-3090

M:36-17

ABSTRACT

TITLE: Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland: Silver Spring CBD Individual Historic Sites

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County Maryland: Silver Spring CBD Individual Historic Sites

DATE: June 1985

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue, Silver Spring, MD 20907

SERIES NUMBER: 8048852506

NUMBER OF PAGES: 4

ABSTRACT: This publication contains the text, with supporting map, for an Amendment to the Master Plan for Historic Preservation in Montgomery County, which is an Amendment to the Sector Plan for the Silver Spring Central Business District and Vicinity, the General Plan for the Physical Development of the Maryland-Washington Regional District, and the Master Plan of Highways within Montgomery County, Maryland. This Amendment designates several properties within the CBD as individual Historic Sites to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

APPENDIX

SITES NOT RECOMMENDED FOR REGULATION UNDER THE
HISTORIC PRESERVATION ORDINANCE CHAPTER 24A OF THE
MONTGOMERY COUNTY CODE

The following sites have been reviewed and found not suitable for regulation under the Historic Preservation Ordinance. Those sites also listed on The Locational Atlas and Index of Historic Sites in Montgomery County, Maryland will no longer be subject to regulation under the Moratorium on Alteration and Demolition, Section 24A-10 of the Historic Preservation Ordinance. Although removed from the Locational Atlas, these sites will remain on the Maryland Historical Trust's State Inventory.

| <u>Site</u> | <u>Name</u> | <u>Location</u> |
|-------------|--------------------|------------------------|
| 36/16 | Little Tavern | 8230 Georgia Avenue |
| 36/17 | Old Masonic Temple | 8435-39 Georgia Avenue |



M:36-17

FOR ADDITIONAL INFORMATION

See correspondence dated March 1986

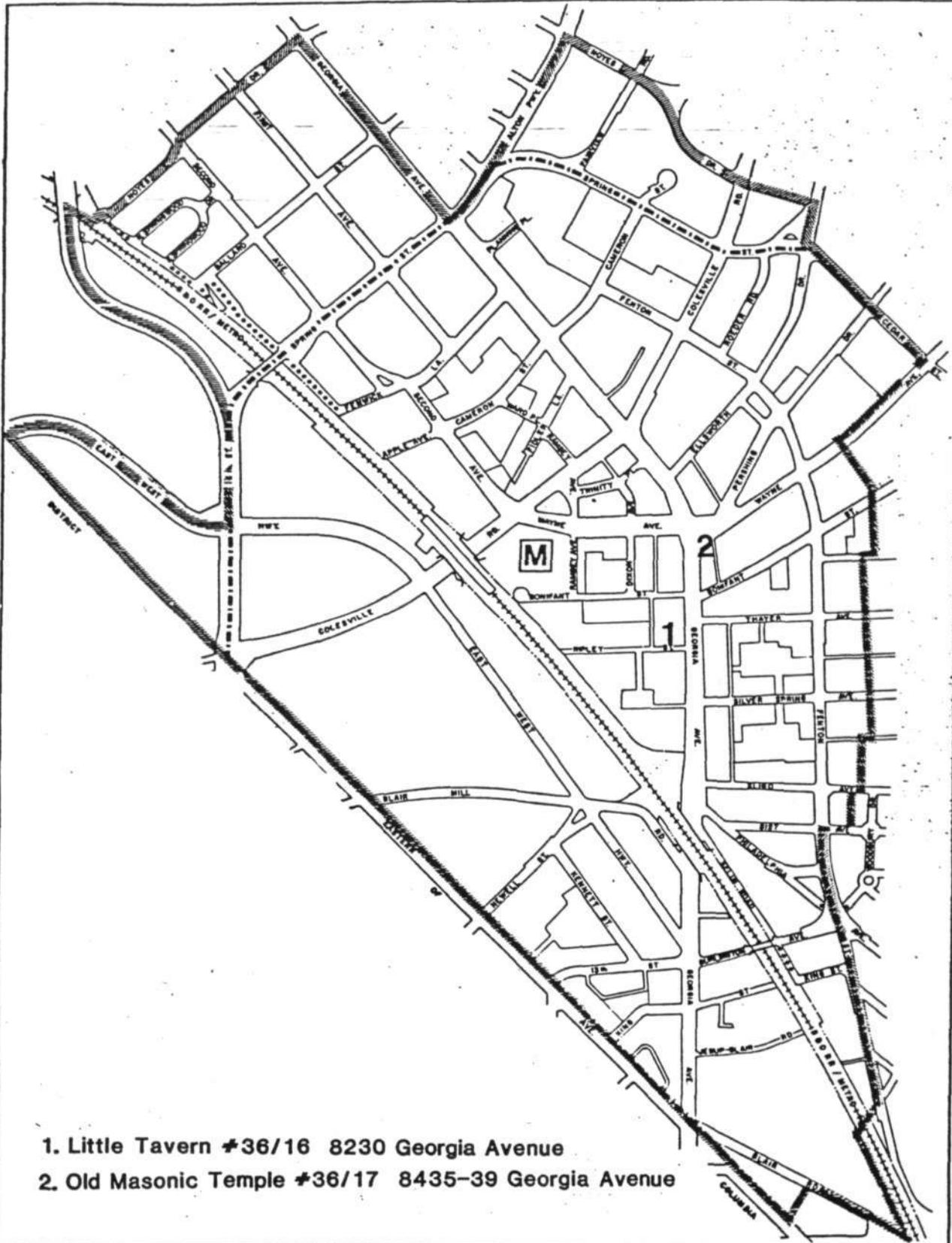
ACTION TAKEN

APPENDIX

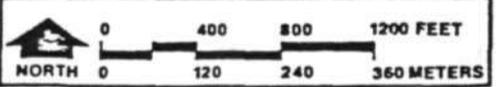
SITES NOT RECOMMENDED FOR REGULATION UNDER THE
HISTORIC PRESERVATION ORDINANCE CHAPTER 24A OF THE
MONTGOMERY COUNTY CODE

The following sites have been reviewed and found not suitable for regulation under the Historic Preservation Ordinance. Those sites also listed on The Locational Atlas and Index of Historic Sites in Montgomery County, Maryland will no longer be subject to regulation under the Moratorium on Alteration and Demolition, Section 24A-10 of the Historic Preservation Ordinance. Although removed from the Locational Atlas, these sites will remain on the Maryland Historical Trust's State Inventory.

| <u>Site</u> | <u>Name</u> | <u>Location</u> |
|--------------|--------------------|------------------------|
| 36/16 | Little Tavern | 8230 Georgia Avenue |
| <u>36/17</u> | Old Masonic Temple | 8435-39 Georgia Avenue |



- 1. Little Tavern #36/16 8230 Georgia Avenue
- 2. Old Masonic Temple #36/17 8435-39 Georgia Avenue



Silver Spring CBD Individual Sites
For Removal from the Locational Atlas

map from Bobbi Hahn
15 May 87

Atlas boundaries — Old Masonic Temple
8435-8439 Georgia Avenue (MD 97)

M: 36-17

M: 36-7

Montgomery Arms
8700-8722 Colesville

Fenton Building
8701-8719 Colesville

36-7-2
J.C. Penney's 1950

Hahn Shoes 1949

Bus Station
817 Ellsworth

Hecht Co. 1917
Bank + Wallpaper Store
8501-89 Fenton
Silver Theater 1938

Ver #36/7
Spring
Historic
District

36-7-1
Silver Spring Shopping
Center, 1938

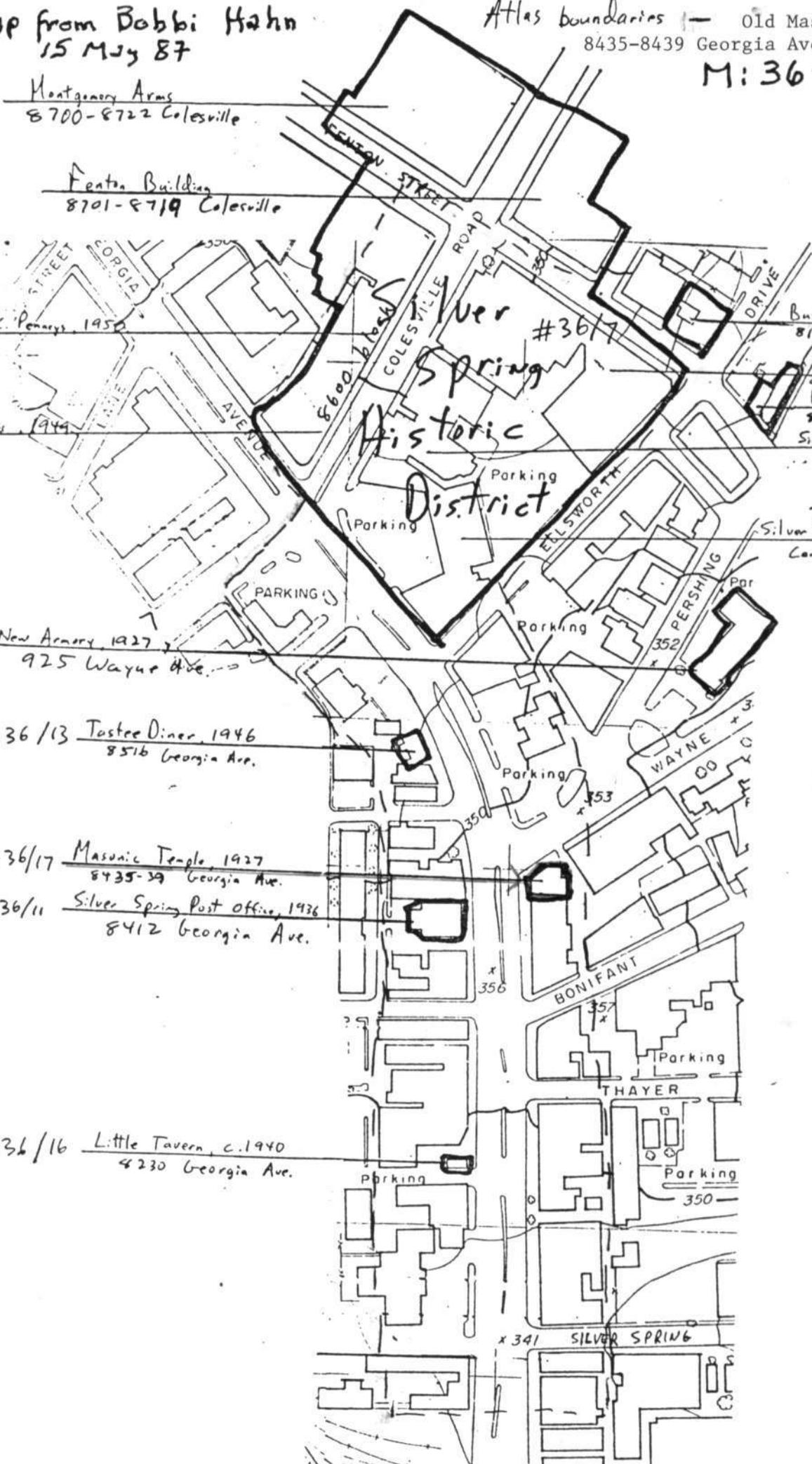
36/14 New Armory 1927
925 Wayne Ave.

36/13 Tostee Diner 1946
8516 Georgia Ave.

36/17 Masonic Temple 1927
8435-39 Georgia Ave.

36/11 Silver Spring Post Office 1936
8412 Georgia Ave.

36/16 Little Tavern, c. 1940
4230 Georgia Ave.





323

2'30"

WHEATON 3.1 MI

324

325

FOREST GLEN 2.4 MI

800,000 FEET (MD.)

77° 00'

39° 00'

M: 36-17

0.2 MI. TO MD 193

420,000 FEET (MD.)

GREEN MEADOWS 1.3 MI

WHITE OAK 5 MI

4314

57'30"

3.5 MI. TO U.S. 50

4312