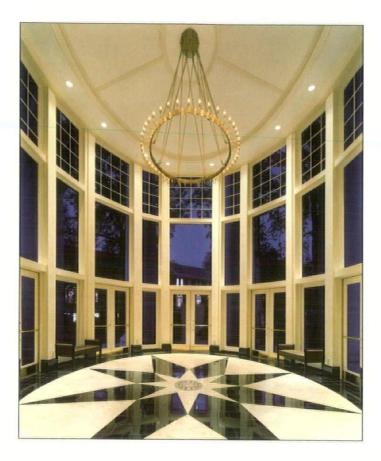
The Potomac Valley Chapter of the American Institute of Architects

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**Celebrates** 50 Years

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The Potomac Valley Chapter of Maryland, AIA, Inc. A Chapter of The American Institute of Architects 3907 Metzerott Road College Park, Maryland 20740 (301) 935-5544 ! (240) 465-0253 Fax Internet Website: www.aiapvc.org Email: info@aiapvc.org

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2004 AIA • PV Participating

Firms

New Products

72-78

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800-403-3286 www.duradek.com On April 2, 2005 a small group of the original members of the Potomac Valley Chapter of the American Institute of Architects gathered to commemorate the founding of the chapter exactly 50 years before: April 2, 1955. Many of the current members were privileged to share in their pride and their memories of practice and architecture at that time. These were people who had served in World War II, may have attended architecture school on the GI Bill, and like the rest of their generation, were bursting at the seams to start new careers and families.

The PVAIA chapter emerged from the Washington, DC chapter to reflect and represent the needs of evolving practices which were addressing the design challenges and opportunities of the new and growing suburbs. Many of our member firms have designed and shaped the way we have worked, gone to school and worshipped. In significant ways, these architects and their successor firms have created the world in which many of us live today.

### INTRODUCTION

Ironically, as the Potomac Valley chapter celebrates its 50<sup>th</sup> anniversary, the prevailing philosophy for designing in the suburbs has evolved to reflect a return to the formal and planning patterns of traditional cities and urban environments. Like Modern Architecture itself, the ideas and promise of the suburbs have not always lived up to the initial expectations they raised. Nonetheless, much of the work of our early members continues to reflect intelligence, innovation and an optimism in the future that some of our current postmodern or new urbanist buildings and communities fail to achieve. These architects were envisioning a world that did not yet exist.

In this issue of the PVAIA magazine, we once again celebrate the work of our member architecture firms from both the 2004 PVAIA Chapter Awards, and the 2004 MSAIA Awards. The magazine also includes the candidate buildings for our first 25 Year Award, which will be judged along with our annual Chapter Awards this Fall, and we present an overview of the chapter by decade throughout its 50 year history.

As Shakespeare said, "the past is prologue." It is instructional, as we take a deep breath after 50 years, to see how far we have come and how much we owe to our architectural predecessors and mentors. We enthusiastically look forward to the next 50 years!

The Board of Directors, Potomac Valley Chapter of the American Institute of Architects



### Matapeake Elementary School

LOCATION Stevensville, Maryland

ARCHITECT Grimm + Parker Architects

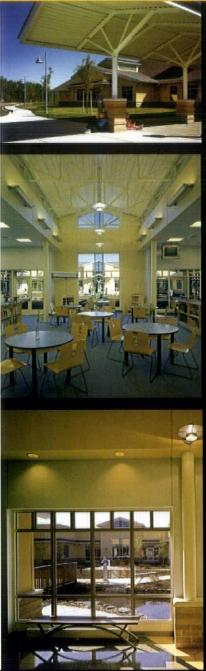
OWNER Queen Anne's County Public Schools

CONTRACTOR Mullen Contracting Company

PHOTOGRAPHER Kenneth Wyner



### 2004 MS AIA Public Building of the Year





This building was additionally recognized with an Honor Award from the AIA • PV 2004 Design Awards Program

### Pukke House

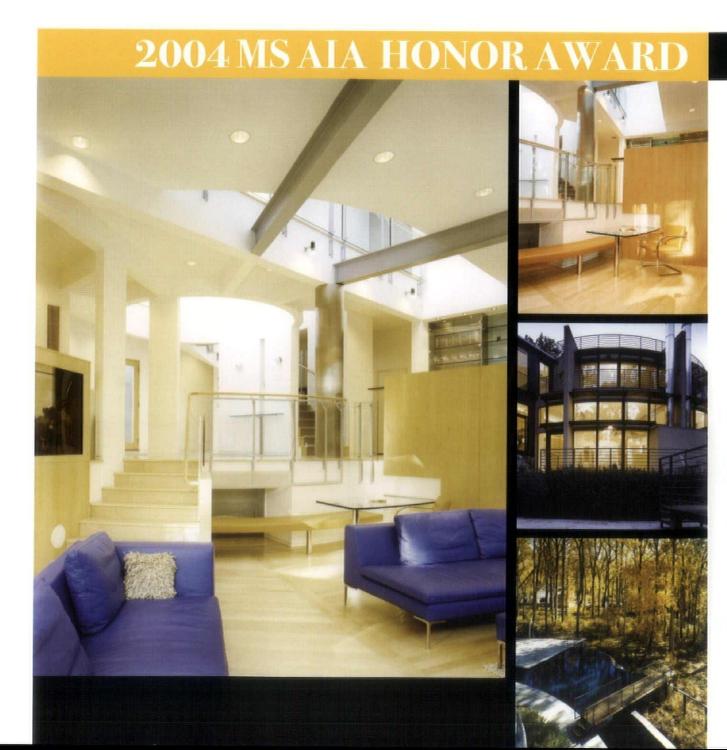
LOCATION Potomac, Maryland

ARCHITECTS McInturff Architects

OWNER Andris & Pamela Pukke

CONTRACTOR Frontier Construction, Craig Becraft

**PHOTOGRAPHER** Julia Heine / McInturff Architects



### Wiencek & Associates Offices

**ARCHITECTS** Wiencek + Associates Architects + Planners, P.C.

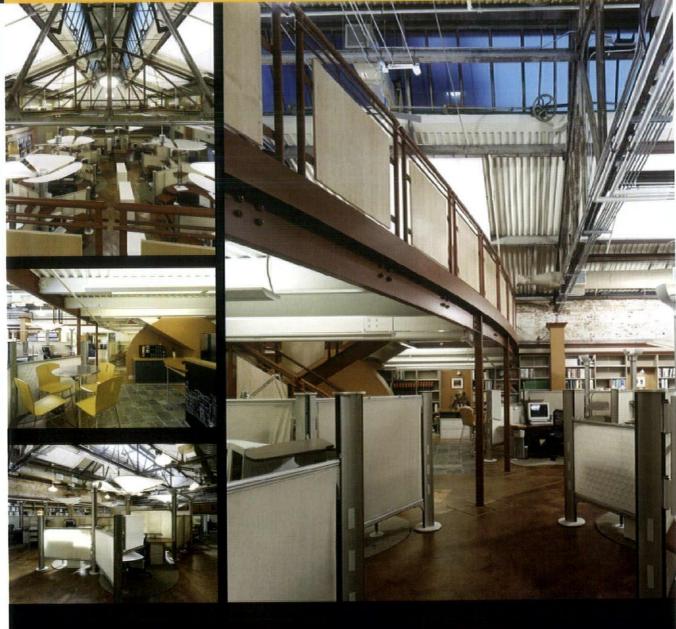
OWNER RFF / Wiencek Cannery, LLC

CONTRACTOR Henley Construction Company, Inc.

PHOTOGRAPHER Eric Taylor Photography



### 2004 MS AIA HONOR AWARD



### **Bufton House**

ARCHITECT Miche Booz

OWNER Jack & Carol Bufton

CONTRACTOR Oak Grove Restoration

> PHOTOGRAPHER David Hartge

# 2004 MS AIA HONOR AWARD ELEEI

### **Congregation Har Shalom**

LOCATION Potomac, Maryland

ARCHITECT WMCRP, Inc

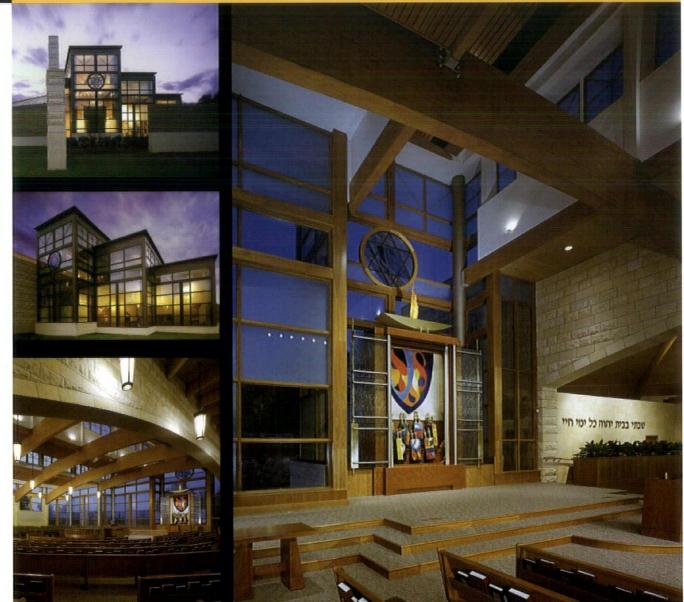
CLIENT Congregation Har Shalom

TEAM Principal-In-Charge: Michael Poness Principal: Arthur Robinson Project Manager: Kevin McPartland Project Team: David Whaples, Vicki Grant

CONTRACTOR Uniwest

PHOTOGRAPHER Ken Wyner

### 14 **2004 MS AIA MERIT AWARD**



### Rappahannock Bend

LOCATION King George, Virginia

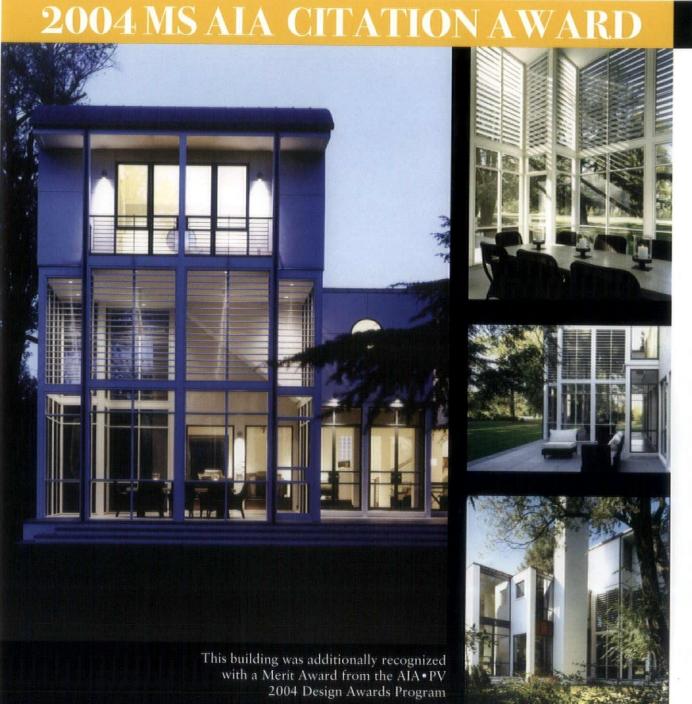
ARCHITECT McInturff Architects

CLIENT Withheld by Request

DESIGN TEAM Principal-In-Charge: Mark McInturff, FAIA Design Associate: Stephen Lawlor, AIA

> CONTRACTOR Bonitt Builders

PHOTOGRAPHER Julia Heine



### Chapel at Milton Ridge

ARCHITECT M. Belisle Design

OWNER Lawrence Ruggeri

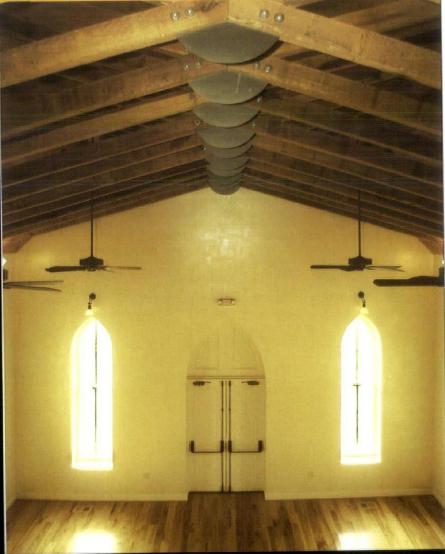
CONTRACTOR Steve Milton

PHOTOGRAPHER Ruggeri Photography



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Firmness, Commodity, and Delight - these are the terms used by the Roman architect, Vitruvius, to describe the characteristics that any successful architecture should embody. Firmness: a building should be solid and built to last; Commodity: a building must function and support the use for which it was intended - a house, a temple, a palace should all be designed to meet their users' needs or desires; and Delight: a building should be beautiful, pleasing to the eye and an asset for its community.

For over 50 years, members of the Potomac Valley Chapter of the American Institute of Architects have designed and been involved with the construction of countless buildings that have shaped and, in many cases, defined our communities. Their buildings have demonstrated firmness and commodity, providing their owners and users with soundly constructed environments that are highly suited to living, working, and learning. But these buildings also generate delight through the spaces they create, the materials they employ, and the beauty of their forms and facades.

### 2004 AIA • PV AWARDS OF EXCELLENCE

It is the delight that architecture creates that we celebrate in these pages. The Potomac Valley Chapter has assembled a collection of buildings that have been judged to be the best our members have designed, representing local and regional American Institute of Architects award winners for 2004. The projects range in size from small residential additions to schools and places of worship, as well as regional plans for cities. What they have in common is a sensitivity to their owners' needs, the location where they will be built, and a respect for the people and communities they will serve. Each project reflects the multiple challenges that all architects deal with: function, materiality, constructability, budget, and the ability to make all of these factors come together in an aesthetically coherent and pleasing design, often resulting in unexpected and refreshingly surprising buildings.

Architecture, in its best endeavors, gives meaning to construction. We invite you to enjoy and explore this collection of the best work of our chapter's members. And we expect that this will be the first of many future collections of the work of the architects of the Potomac Valley Chapter.

Board of Directors, Potomac Valley Chapter American Institute of Architects



### Myrtilla Miner Elementary School

LOCATION Washington, DC

**ARCHITECT** Grimm + Parker Architects

OWNER District of Columbia Public Schools

CONTRACTOR Hess Construction

PHOTOGRAPHER Kenneth Wyner



### 2004 AIA • PV GRAND HONOR AWARD





This building was additionally recognized with an Citation Award from the MSAIA 2004 Design Awards Program

### Guest House in Dutchess County

LOCATION Millbrook, New York

ARCHITECT Meditch Murphey Architects

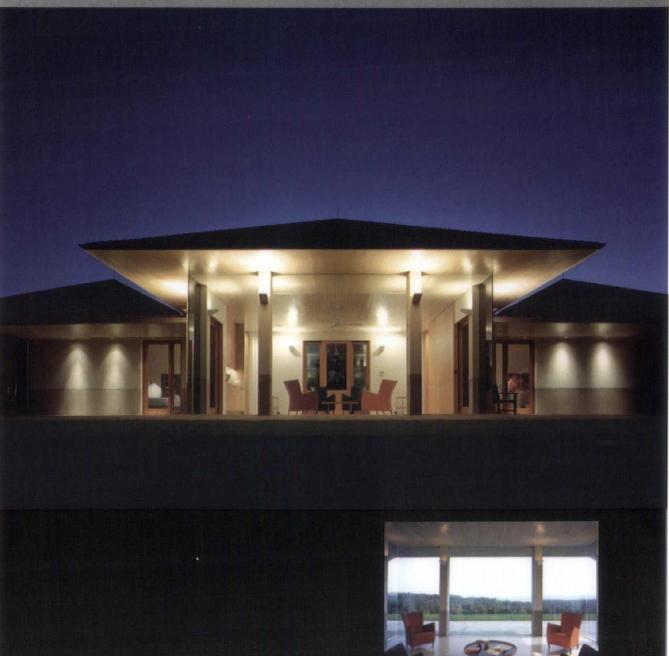
> CLIENT Withheld by Request

DESIGN TEAM Principal-in-Charge: John Dennis Murphey, AIA Chris Cho, AIA Laurent du Comarmond, AIA Marcie Meditch, AIA

> CONTRACTOR Heitmann and Heitmann

> > PHOTOGRAPHER Maxwell MacKenzie

### 2004 AIA • PV HONOR AWARD



### Chinatown - Washington, DC

LOCATION Washington, D.C.

ARCHITECT GTM Architects, Inc.

CLIENT Douglas Development Corporation

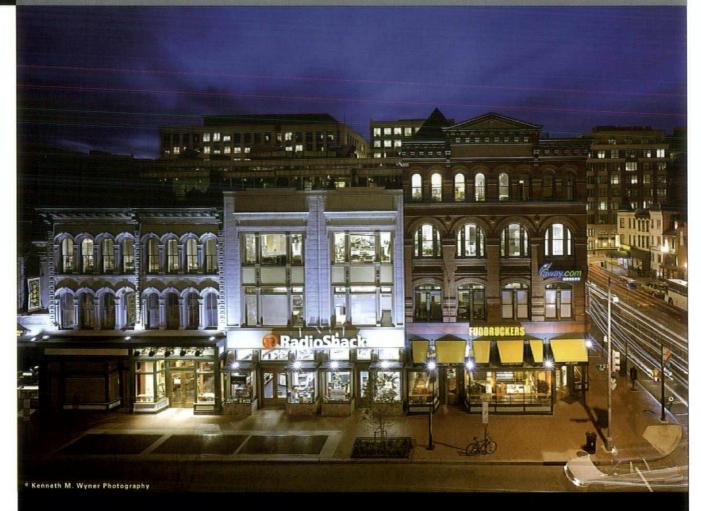
DESIGN TEAM Principal-In-Charge: Melissa R. Cohen, AIA

CONSULTANTS Structural: Radwan & Associates / SKA MEP: Schwartz Engineering / DJK Engineers EHT Traceries

CONTRACTOR Douglas Development Corporation



### 2004 AIA • PV HONOR AWARD



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### **David House**

LOCATION Rehoboth Beach, Delaware

> ARCHITECT McInturff Architects

CLIENT Bernard & Lisa David

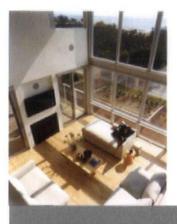
DESIGN TEAM Principal-In-Charge: Mark McInturff, FAIA

> CONTRACTOR Hugh H. Hickman

PHOTOGRAPHER Julia Heine

### 2004 AIA • PV MERIIT AWARD





### Center for Applied Learning and Technology

LOCATION Arnold, Maryland

ARCHITECT Grimm + Parker Architects

CLIENT Anne Arundel Community College

DESIGN TEAM Stephen Parker, AIA Carole Mark, AIA Rick Morrison, AIA

Jonathan Hill, AIA Milan Mehta Karen Erikson

Bruno Kleimanis Kieran Wilmes Demiko Richardson

CONSULTANTS Heery International - DB Documents Civil: KCI Technologies, Inc.

CONTRACTOR Coakley & Williams Construction, Inc. Structural: Columbia Engineering, Inc. MEP: Gipe Associates, Inc.

PHOTOGRAPHY: Ken Wyner

# 2004 AIA • PV MERIT AWARD

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### Annapolis Yacht Club Third Deck

LOCATION Annapolis, Maryland

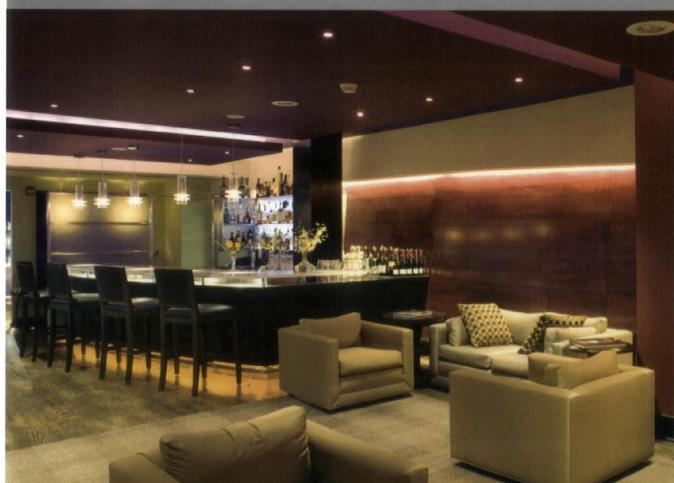
**ARCHITECT** George Gordon Architects, P.C.

> CLIENT Annapolis Yacht Club

DESIGN TEAM Principal-In-Charge: George Gordon Project Manager: Gloria Fischer Project Team: Clint Larkan

CONTRACTOR Brown Contracting Company, Inc.

### 2004 AIA • PV MERIT AWARD





### Burke Center Library

LOCATION Burke, Virginia

ARCHITECT Grimm + Parker Architects

CLIENT Fairfax County D.P.W.E.S.

DESIGN TEAM Stephen Parker, AIA Melanie Hennigan, AIA Doug Campbell, AIA

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Anna Aspesi Rob Kirsten Jessica Arnold

CONSULTANTS Civil: PBS&J Structural: Linton Engineering MEP: Strickler Associates



### **Riverside Retreat - Trappe Maryland**

LOCATION Trappe, Maryland

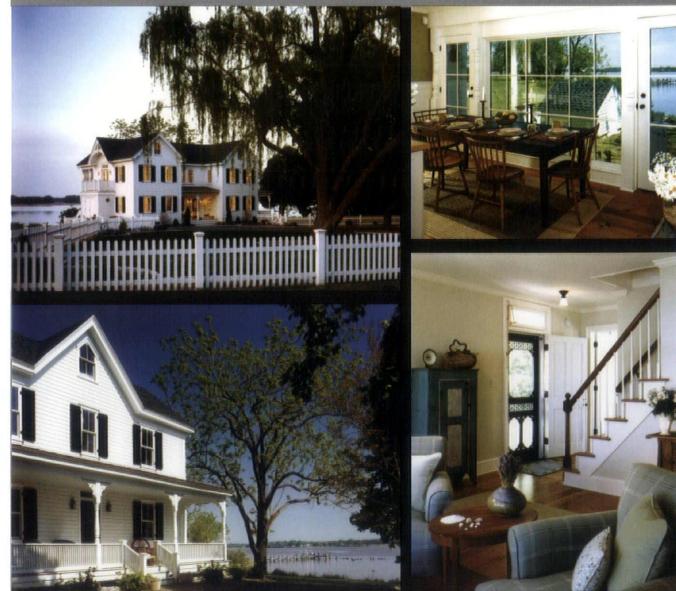
ARCHITECT Wiedemann Architects, LLC

> CLIENT Withheld by Request

DESIGN TEAM Principal-In-Charge: Gregory Wiedemann, AIA Project Architect: Kathryn Bogue

> CONSULTANTS Structural: Structron Engineering

PHOTOGRAPHER Hoachlander Davis Photography



### Memorial Gardens Chapel

LOCATION Olney, Maryland

ARCHITECT The Heiserman Group, LLC

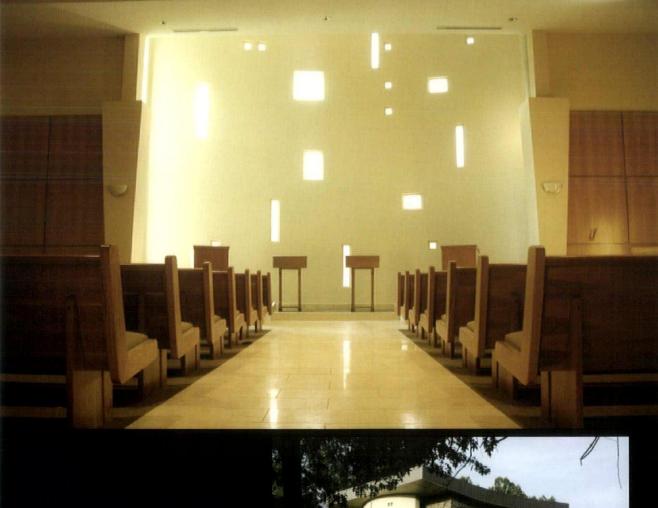
CLIENT Judean Memorial Gardens & Norbeck Memorial Park

DESIGN TEAM Principal-In-Charge: Herbert Heiserman

CONSULTANTS Civil: Macris, Hendricks and Glascock, P.A. Structural: Structural Design Group MEP: Summit Engineers Architectural Renderings: Interface Multimedia

CONTRACTOR Hardy Construction

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### **Exeter Hospital**

LOCATION Exeter, New Hampshire

> ARCHITECT JSA Inc.

Principal-in-charge Mark Moeller, AIA Robert Strickland, AIA Robert Corsin, AIA Katelyn Galante

> CLIENT Exeter Health Resources

> > CONSULTANTS

Structural: Foley & Buhl Engineering, Inc. MEP: Shooshanian Engineering, Inc. Landscape Architect: Zen Associates

> CONTRACTOR Hutter Construction Company



### **Butterfield 9 Restaurant**

LOCATION Washington, D.C.

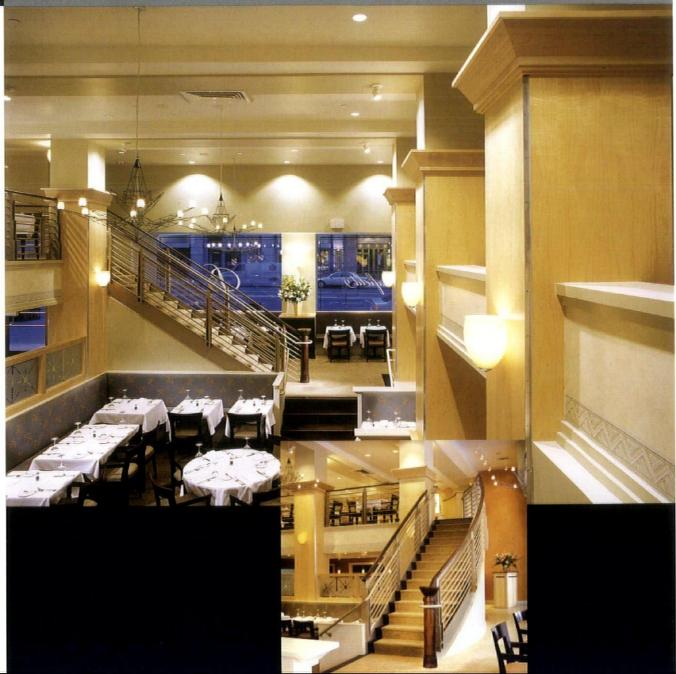
ARCHITECT Manion & Associates Architects

CLIENT Umbi Singh

**DESIGN TEAM** Thomas Manion, AIA Joseph Coratola, AIA Katherine Ma

CONSULTANTS Structural: TTC Engineers MEP: PKP Engineers

CONTRACTOR Teel Construction



### Cady's Alley Development Area 3

LOCATION Washington, D.C.

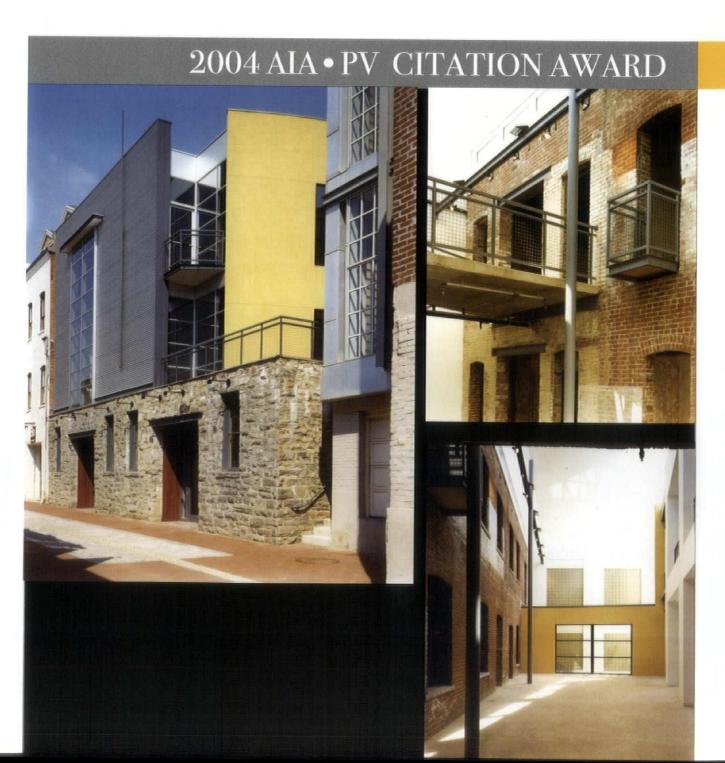
ARCHITECT McInturff Architects

> CLIENT EastBanc, Inc.

DESIGN TEAM Principal-In-Charge: Mark McInturff, FAIA Project Architect: Stephen Lawlor, AIA

> PHOTOGRAPHER Julia Heine

CONTRACTOR KADCON Corporation



### Design Center West - Cady's Alley

LOCATION Washington, D.C.

**ARCHITECT** Sorg and Associates, P.C.

CLIENT EastBanc, Inc.

DESIGN TEAM Principal-In-Charge: Suman Sorg, FAIA

CONTRACTOR KADCON Corporation







### **Zutt Residence**

LOCATION Chevy Chase, Maryland

ARCHITECT Studio27 Architecture

CLIENT Johannes Zutt & Donatella Lorch

> **DESIGN TEAM** Todd Ray, AIA

CONSULTANTS Structural: Ehlert/Bryan Inc. MEP: Metropolitan Engineering Inc. Shapiro-O'Brien

> CONTRACTOR Glass Construction, Inc.



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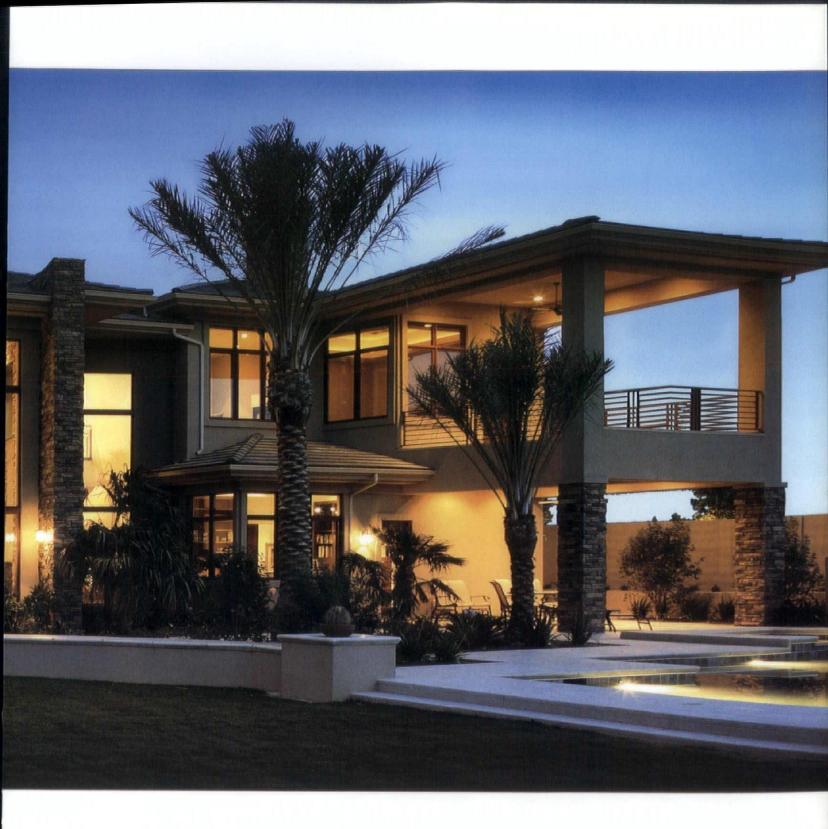
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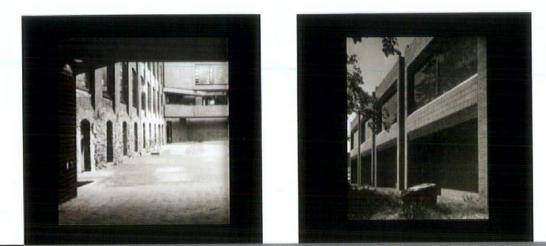


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# **25 YEAR AWARD NOMINEES**

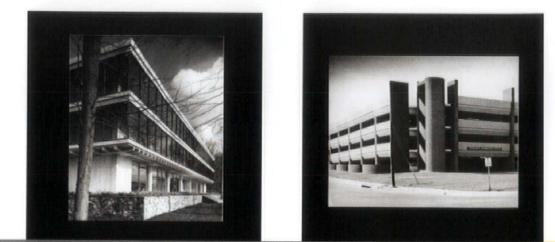








Clockwise from upper left: Canal Square, Arthur Cotton Moore/Associates; Hoover Building, Sullivan & Associates; Hydrospace Research Corp., Keyes Lethbridge & Condon; Katinas Residence, Harold Lionel Esten, AIA; Chaplick-Duxbury House, Harold Lionel Esten, AIA; Municipal Center/Courthouse, Collins & Kronstadt and Gene Delmar, AIA



# **25 YEAR AWARD NOMINEES**





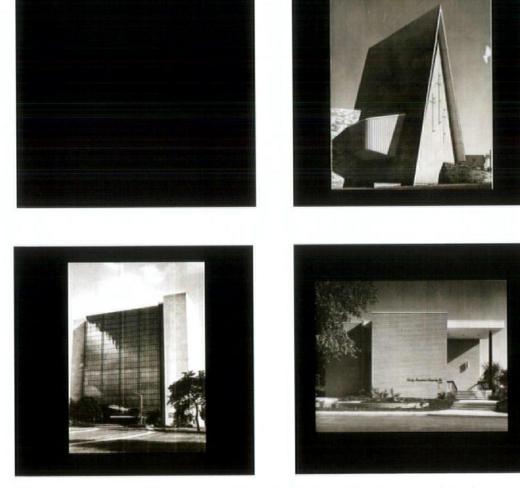


Clockwise from upper left: MNC PPC Regional Office Building, Edwin F Ball, AIA; Montgomery County Employees' Parking Garage, Donald N. Coupard & Associates; Main Street Centre Office Building, Bucher Meyers & Associates; Robert E. Lee Residence, Hugh Newell Jacobsen, AIA; Residence on East – West Hwy. & Connecticut Ave., Hartman & Cox; Mt. Vernon College Chapel, Hartman-Cox

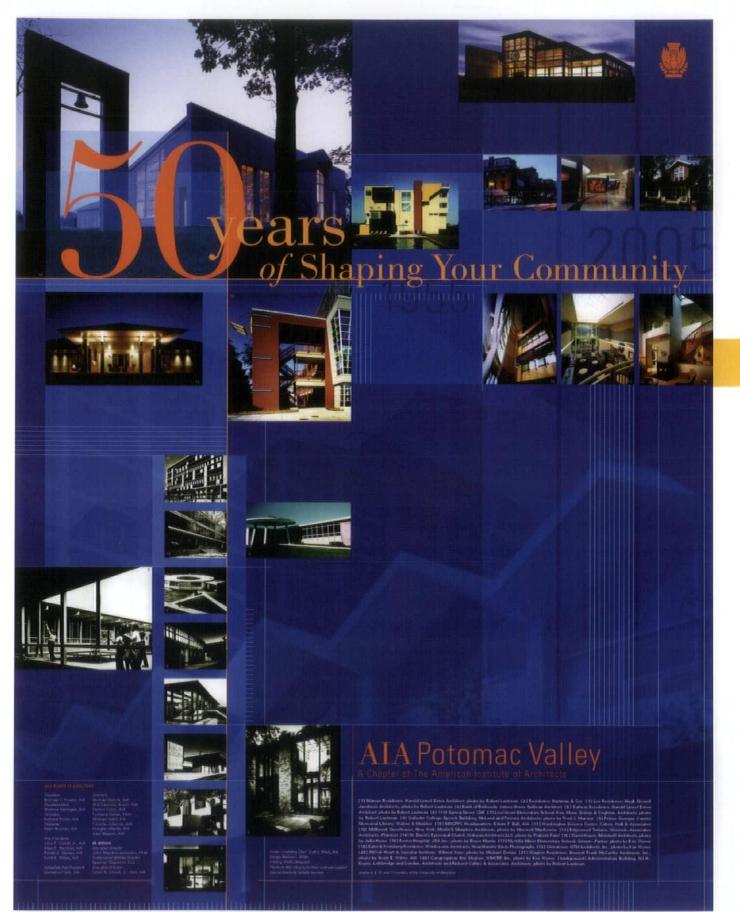


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# **25 YEAR AWARD NOMINEES**



Clockwise from upper left: Sursum Corda Housing Project, Collins & Kronstadt, Leahy, Hogan, Collins; Tiber Island Apartments, Keyes Lethbridge & Condon; Calvary Lutheran Church, Stanley Arthur, AIA; Realty Investment Corp. Office Building, Eugene A. Delmar, AIA; Lister Biomedical Communications Building/NIH, Bucher Meyers Polniaszek & Silkey & Associates, Inc.



Commemorative Poster designed by Scott & Melissa Wilets



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Accessibility is today a legal requirement for all projects open to the public. It is a given of almost all projects, and no self-respecting architect would design a building without incorporating proper access. It took a long time, and sometimes agonizing efforts, early on to make such a requirement an architectural standard and the law of the land. And we owe it, in great part, to the contributions of our chapter back in the nineteen sixties. Here is how it all started.

In 1957, the late Hugo Deffner, an insurance man from Oklahoma City, was selected as Handicapped American of the Year. As he was unable to negotiate a stairway, he had to be carried in by two U.S. Marines, to receive his award from President Eisenhower. It was a shocking

### THE POTOMAC VALLEY AIA CHAPTER:A MAJOR RESOURCE TO BARRIER-FREE ARCHITECTUREby Fernand Dahan

event that illustrated dramatically the need for design without barriers, to facilitate a total use building, and to respect the dignity of all men.

In 1958, barrier-free architecture was placed on the agenda of the President's Committee's Cabinet Advisory Council for discussion. On recommendation of this Council, a Committee was formed to study the problem and make recommendations for action, with the suggestion to explore the possibility of developing a set of building standards under the auspices of the Standards Institute. The result was the development of the USA Standards Institute (USASI) Standards, which once released in 1961, formed the groundwork for all legislation to follow. Though the problem of the handicapped instigated the initial concept, it become evident that the application of these standards would benefit a much broader public than imagined.



The American Institute of Architects (AIA) did not pioneer the field of barrier-free design. However, since the dawning of a national awareness of such a need, the AIA has assumed an active role in the promotion of barrier-free design.

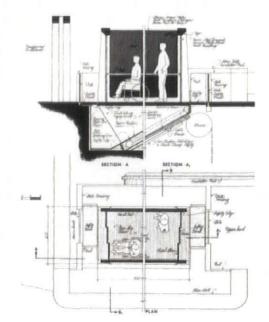
Late in 1965 Congress established the National Commission on Architectural Barriers. Congress also required The Vocational Administration of the Department of Health, Education and Welfare to provide staff and administration for this Commission. In April 1966 the President appointed the members of this Commission and named Leon Chatelain, FAIA, as Chairman.

The AIA offered to assist the Commission in developing standards for barrier-free architecture. The two agreed in 1966 on a work prospectus. Then the Vocational Rehabilitation Administration offered a grant in the amount of \$58,775 to the AIA to undertake this task.

Then, Edward H. Noakes, a member of the Potomac Valley Chapter of the AIA, lobbied and convinced the national AIA to assign to his chapter the task of "exploring the reasons why the

American Standard Association's Standards have not been implemented, and to explore and test one or more means for reaching the architects, and others who affect building decisions, with concepts and usable materials which can be translated into decisions for barrier-free architecture." The Chapter provided the task force that formed a Committee with the aim of undertaking this, and other tasks, that would be needed for the required exploration.

In undertaking the required work, this Committee sought the assistance of many individuals and organizations involved in one way or another with handicapped people. Several of these organizations responded to the chapter's request for help. Among them were The Vocational Rehabilitation Administration, The National Commission



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on Architectural Barriers, The National Society for Crippled Children and Adults, and the The National Council on the Aging.

After consulting with these organizations, the Committee determined that in order to achieve the task assigned by the AIA it had to:

- Ascertain, through a pilot study, the reasons for failure by architects, building owners, and others to include provisions for the handicapped in buildings;
- Devise new materials and methods of presentation to reach the architectural and building communities with a view to encourage barrier-free architecture;
- Develop and test a prototype package of illustrative and/or other problem-defining and instructional materials; and
- Outline a long-range program of implementation of the devised plans and means for stimulating and conducting continued research.



To achieve the above four tasks, the Committee contracted a consultant and assigned this firm to conduct opinion and attitude surveys among a small representative sample of people who affect building decisions for or against barrier-free architecture in the U.S.

After studying the results of these surveys, the Committee concluded that two philosophical approaches were to be tested. One was to have buildings designed for the real physical and mental characteristics of the population, and the other was to have buildings designed for the "physically handicapped". The Committee decided to present these two concepts to two groups of AIA chapters for discussion during their regular chapter meetings. This was accomplished in a very limited way. As a result of opinions derived of the above discussions, it became clear to the Committee that a design guide was needed for the architects to be able to translate the USASI Standards into an effective tool to be used in designing buildings. A draft document was prepared and pre-tested at the AIA Convention in New York City in 1967. As a result of this pre-testing the Committee produced a guide format.

The Committee also decided that member meetings at the regional and chapter levels could be used to develop a public climate within which the architects' efforts would be favorably received. , With the help of consultants, the Committee then developed a prototype AIA Regional/Chapter meeting package aimed at architects, but that could be used by others, as well as a supporting film strip with script prototype for presentation. This package was successfully tested at a seminar held in Washington, DC.

All of these efforts, surveys, conferences, and interviews enabled the Committee to assess current awareness and attitudes toward barrier-free architecture in the U.S. and to recommend programs of action for the building industry.

The boom in construction expected for the coming years was then viewed as an opportunity to make major inroads for barrier-free architecture. The Committee was convinced that neither costs nor means were real deterrents to realize this goal. The lack of understanding was what had to be surmounted by some in the building industry.



The following were, in brief, the conclusions of the Committee:

- There was a good understanding of the concept and desirability of barrier-free architecture by architects but not by their clients or other members of the building community.
- There was little understanding of the true physical characteristics of the population by all members of the building community.

Two distinct attitudes toward barrier-free architecture were held by those most closely related to designing and initiating the nation's building activity. These were:

- A person must find it impossible, not merely difficult, to use existing buildings before he or she is considered to be handicapped.
- There were simply not enough handicapped people to warrant the installation of barrier-free design concepts and features.

The general view of handicaps or infirmities by architects, educators, and clients, were those having high visibility. The wheelchair, lost limb, or blindness represented those infirmities ranking high in the consciousness of the building professional. Persons with heart disease or a nervous disorder, or those who simply were of advanced age were only rarely considered to be among those who would benefit from barrier-free design. This general view was not shared by communities with a great number of older/retirement populations, such as the Tampa/St. Petersburg, Florida area.

There was great need for concise instructional and reference materials—principally a guide to design—addressed to architects.

The survey indicated that there was a lack of knowledge required to design barrier-free buildings. It was the opinion of all involved that the dissemination of information through pamphlets and technical presentations would be the best approach for clients and architects to acquire required knowledge.

There is great need for encouraging clients' acceptance of barrier-free designs, both as a matter of public responsibility and as a service to the true market, through development of a climate of concern and understanding.

Most clients did not believe that there was a need for barrier-free design, and did not see it as their responsibility to the public to provide barrier-free facilities, as in their views it would serve only a very few people. The vast majority of facilities owners did not provide buildings that were accessible to handicapped people unless it served their own interest or if forced to do so by law. Despite the fact that most architects were suggesting the inclusion of barrier-free design features to their clients, they were not convinced, mostly because their lack of understanding of such a need. Research of population characteristics in each environment was recommended with the purpose of publishing data on the physical characteristics by number of individuals and their geographic distribution. This would demonstrate that an increasing number of individuals would live with physical impairments. Once this information was known it would demonstrate the need to take action for the acceptance of and establishment of barrier-free design.

In its conclusion, the Committee recommended that a concerted near-term effort be created to raise awareness of the need for barrier-free design, and to provide the materials to translate this awareness into decisions.

Ten years after the late Hugo Deffner's inability to negotiate a stairway to receive his award from President Eisenhower, President Johnson signed Public Law 90-480. This legislation required that all federal structures, as well as those financed with certain federal funds, be made accessible to the handicapped. Soon after, about 40 states passed similar measures requiring state-owned buildings to be made handicapped accessible. Some states even adopted building codes affecting all private projects.

It should be noted that the Committee's recommendations were adopted by the Washington Metropolitan Area Transit Authority, so the subway system and its stations were conceived to be barrier-free.

The highlight of the entire 1970 AIA Convention in Boston was the presentation of the Distinguished Service Award to the Potomac Valley Chapter—our chapter—by Harold Russell, Chairman of the President's Committee on Employment of the Handicapped. The presentation was made because of the Chapter's pioneering role in studies to eliminate barriers to the handicapped. These were the studies and conclusions, referred to above, produced by the Committee composed of our Chapter's members.

On July 26, 1990, President George H. W. Bush signed Public Law 101-336 making the Americans with Disabilities Act (ADA) the law of the land. Since then, very few public buildings, if any, are not barrier-free in the U.S.; and most countries around the world followed by adopting similar standards and promulgating similar laws to assist their handicapped populations.



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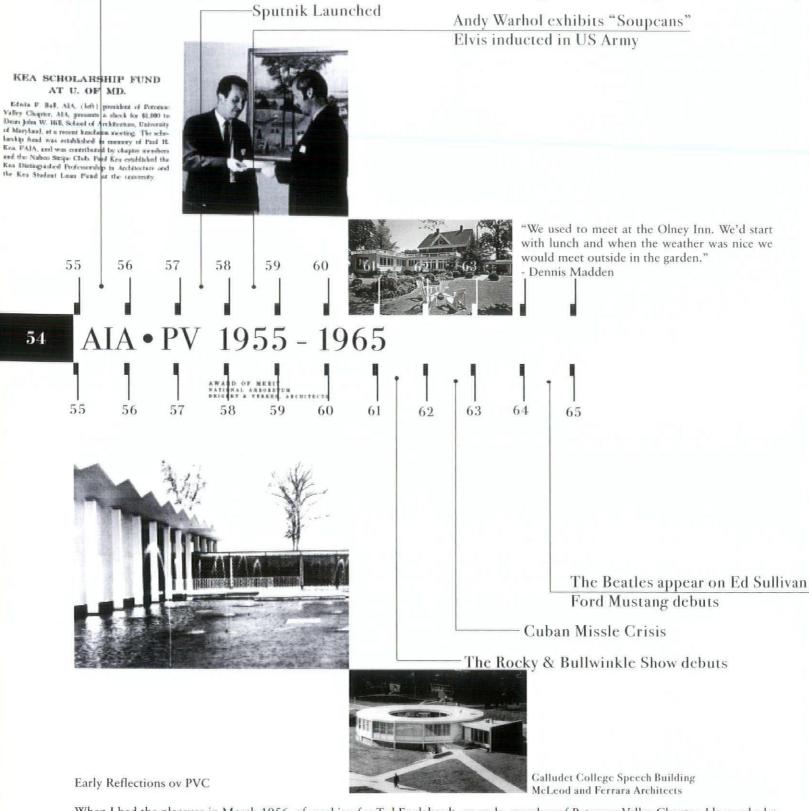


# Chapter History

Knowing our general unwillingness as architects to organize about anything makes the founding of the Potomac Valley Chapter and its 50 year survival something of a miracle. It was a forward looking and unusual group that Mike Poness recognized at the anniversary gala last April: Dana Johannes and Ron Senseman, the first two presidents, led the Chapter in what looks to us now like simpler times. But it wasn't so easy for them - it took ten years or so just to get free of the Washington Chapter while being rejected by what became the Baltimore Chapter. And they had to put up real, unrefundable money to get it done.

Their accomplishments are enviable today, not just for their antiquity, but for their substance. Imagine the then not unusual 80% attendance at Chapter meetings and an award winning magazine - "The Potomac Valley Architect". And there were excellent buildings then as there are now - as this magazine shows - members of the Chapter have consistently designed buildings of quality and enduring value. It is this unfolding legacy we can count on from the Chapter, even as we still benefit from the organizational grit and determination of the founders. Ben Elliott, a founder, said at the Chapter's 25th anniversary, "If we are interested in bettering the profession, improving our practice and our status in the community, then it appears that it is about time to renew our commitment and be willing to give our time and energies to work together...." True then; true now.

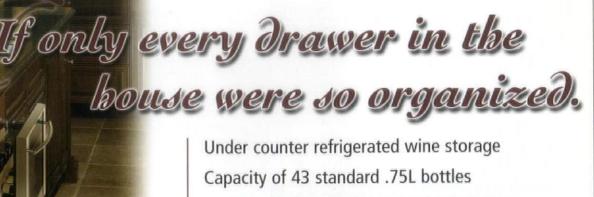
#### – Disneyland Opens and on April 2, 1955 a Charter is signed establishing AIA Potomac Valley



When I had the pleasure in March 1956, of working for Ted Englehardt, an early member of Potomac Valley Chapter, I learned a lot about working for the State of Maryland, especially the University of Maryland. Everything we designed for the University had to be reviewed and approved by the Department of General Services (DGS), (I think it was then called Public Building Services (PBS), as well as the Physical Plant (now Facilities Management) at the University of Md. The DGS A/E Procedure Manual then was about 1/4" thick but is now over 1" thick.

We were fortunate to design some "highrise" dormitories that alternated from the first eight story Denton Hall (1962) for women to the next one, Easton Hall (1963) for men then others, Elkton Hall (1964) for women, Ellicott Hall (1965) for men, Hagerstown Hall (1966) for women and finally LaPlata Hall(1967) that ended for men and women!

In those days, the Girls dormitories had wire screen guards at the ground level windows to prevent boys from entering after dark but now days it's almost choose your own roommate! "House Mothers" were provided nice apartments in the women's dorm but times have changed. Air conditioning, sprinklers, ADA handicapped requirements, new fire safety, security and building codes have made designs and construction costs very different than the "old" days.

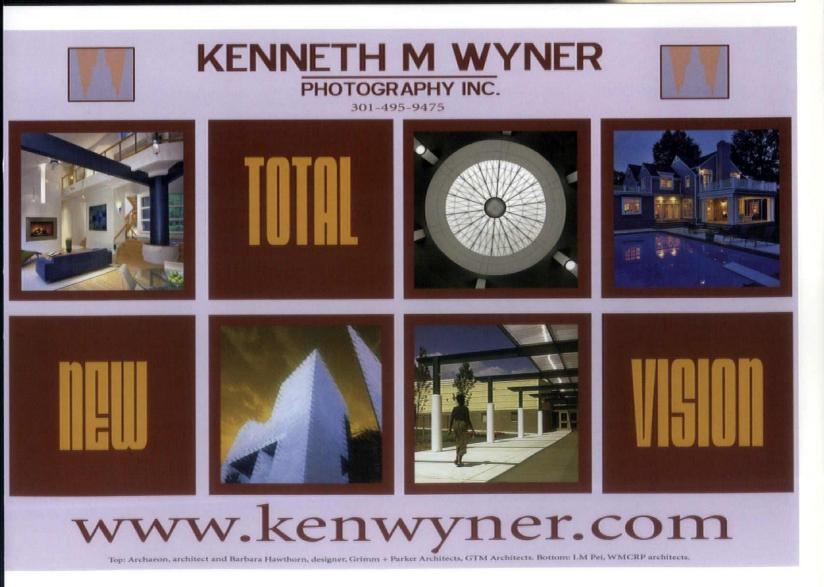


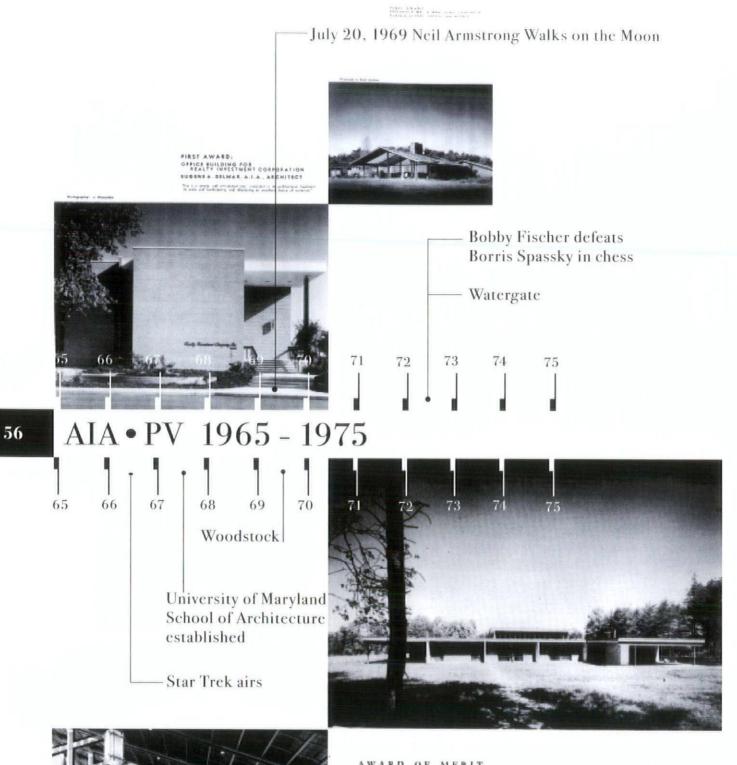
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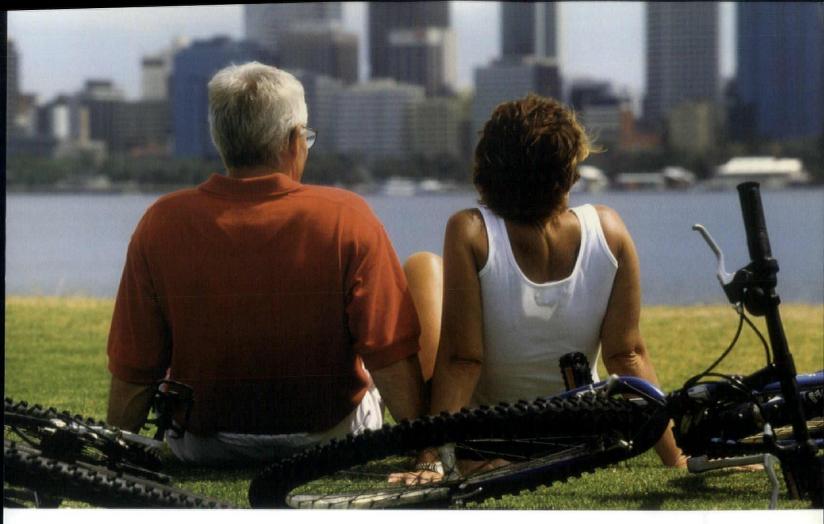
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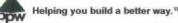
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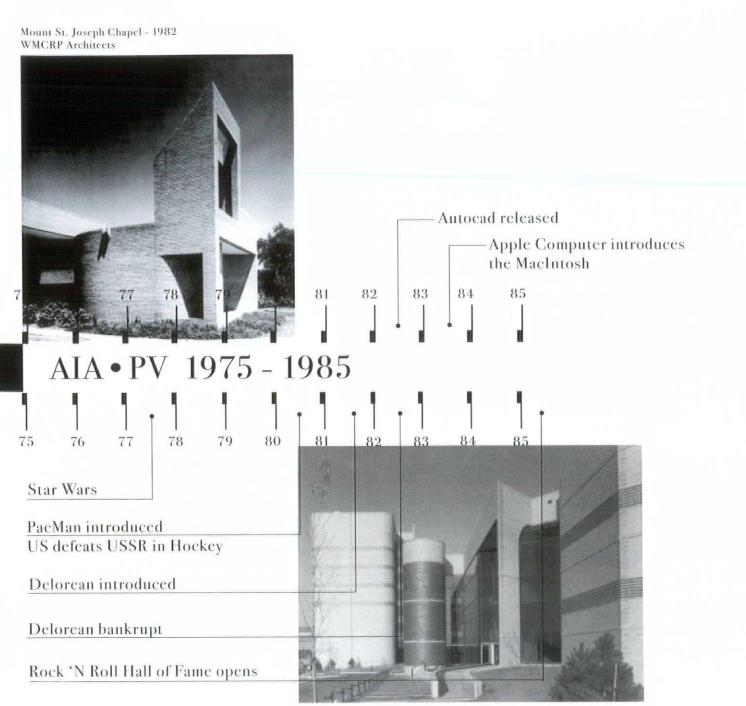
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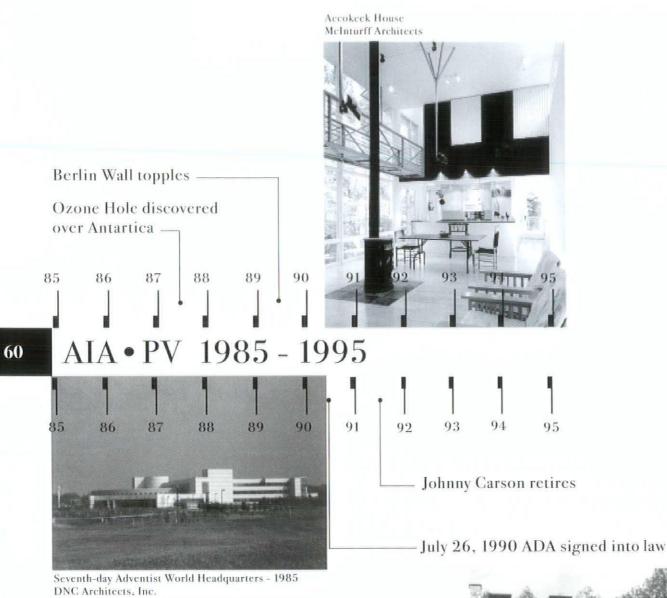
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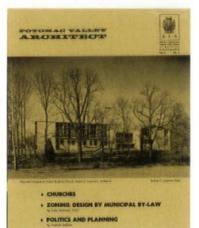
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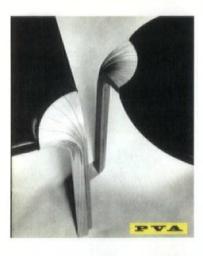
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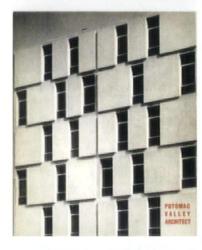




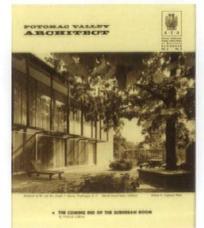


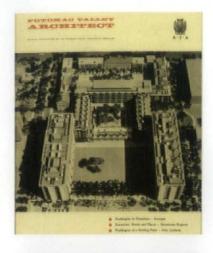






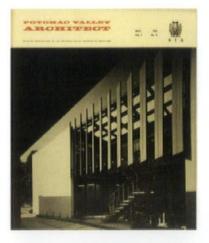


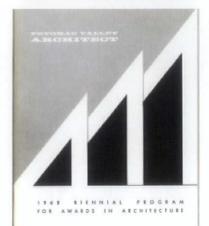






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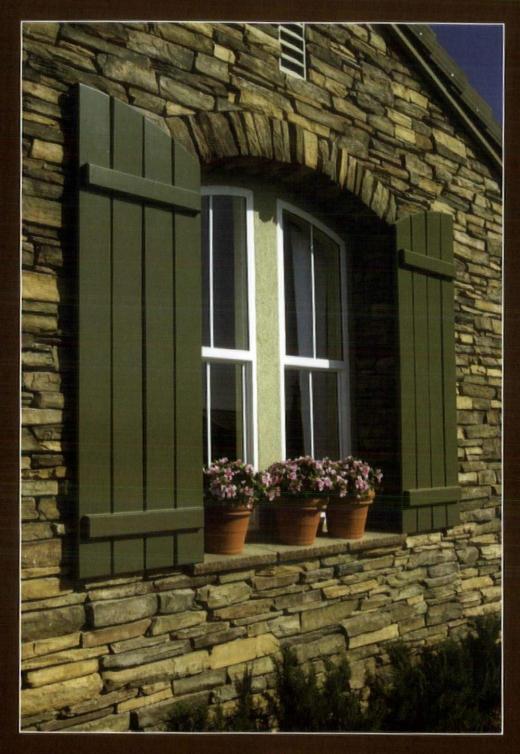
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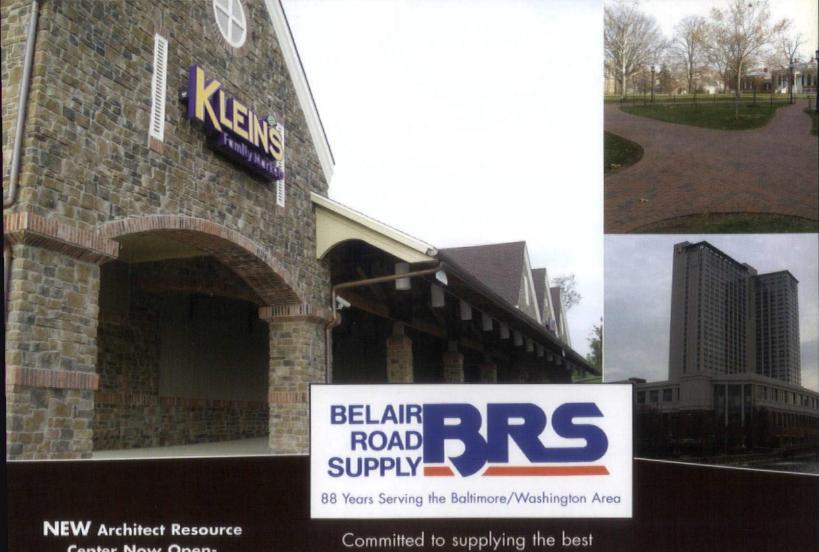
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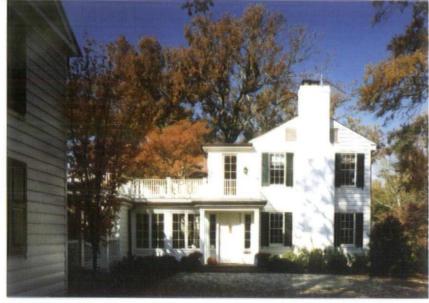
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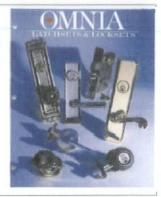




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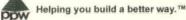
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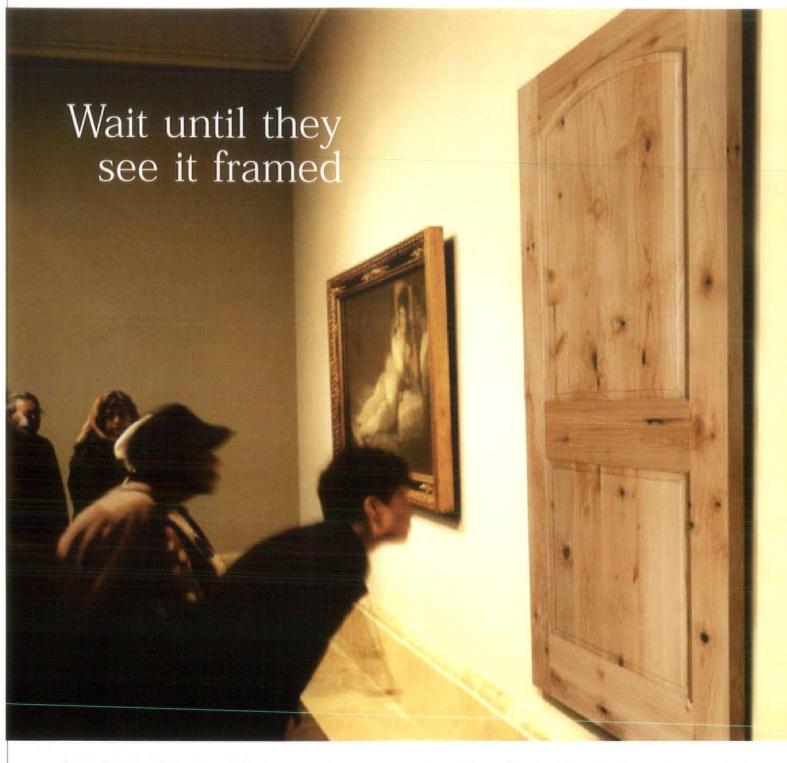
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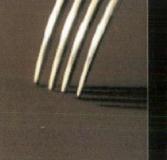




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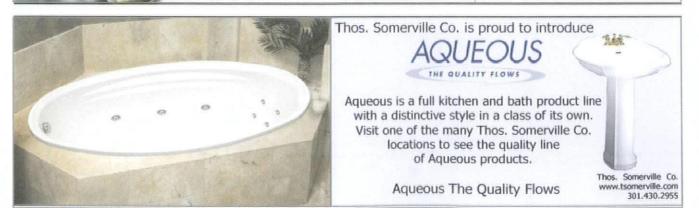


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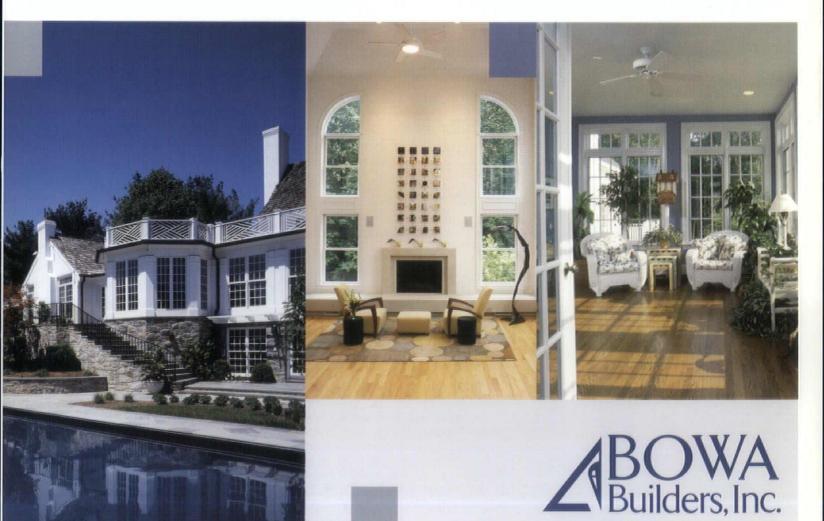
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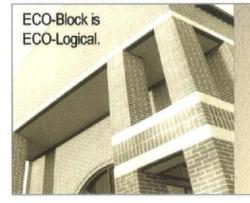


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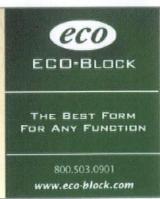
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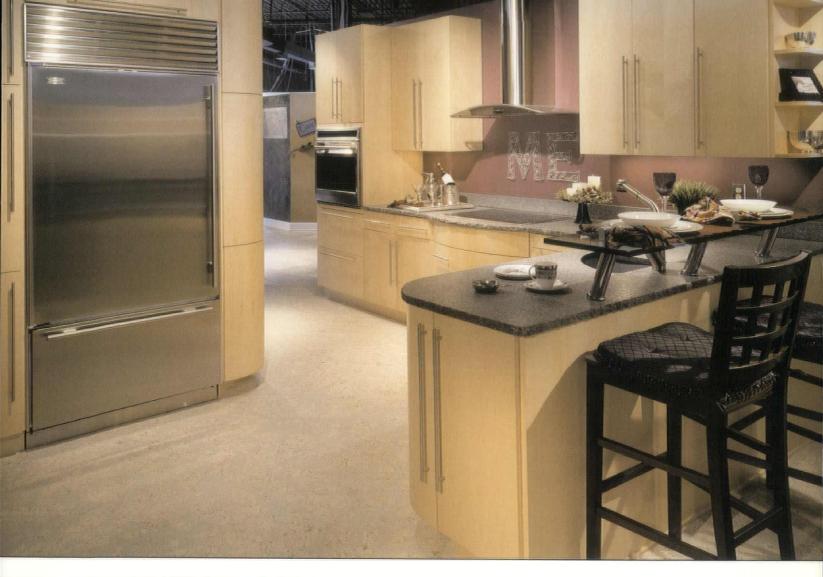
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