

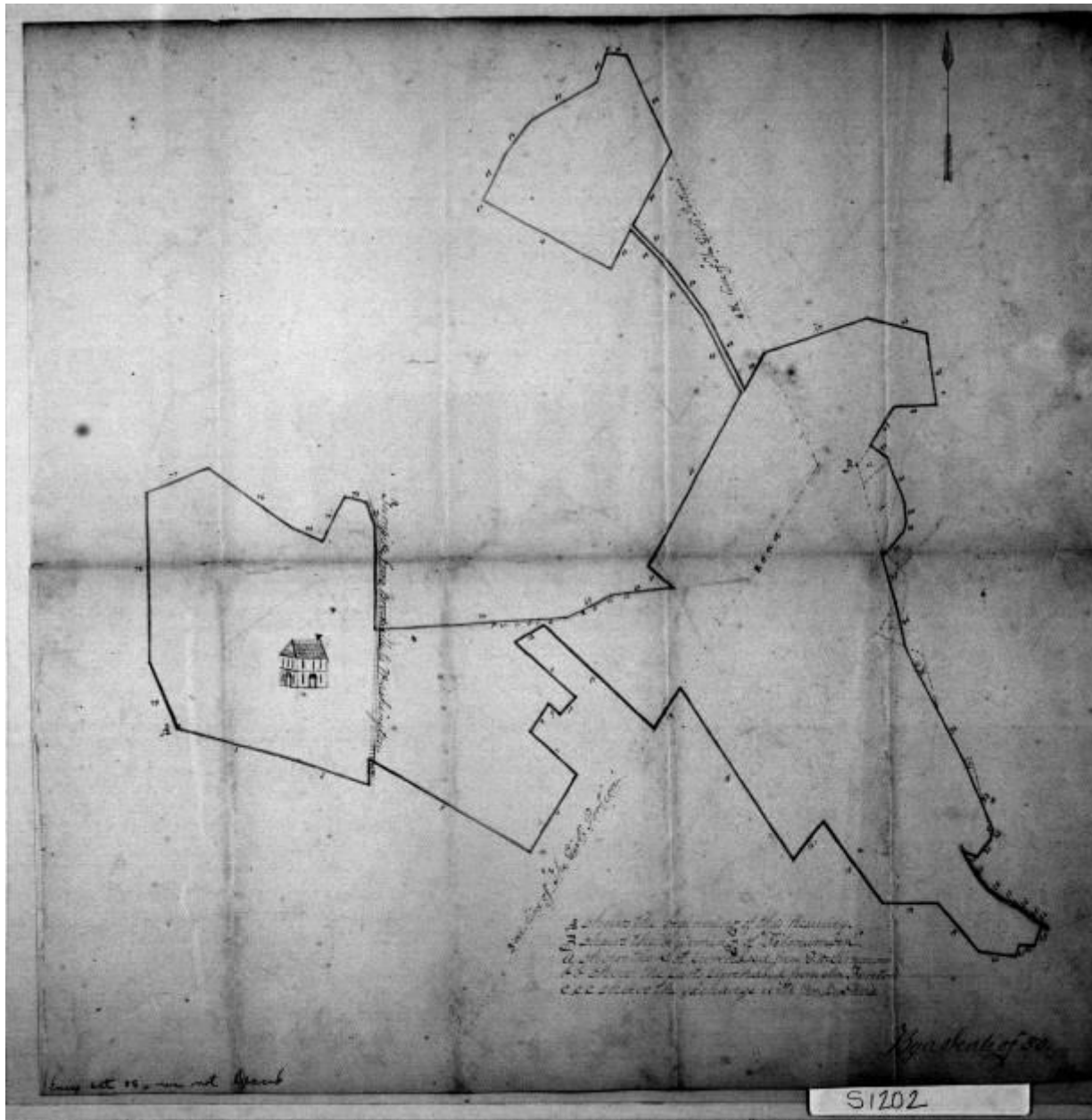


Falkland Apartments: William D. Blair's Strategic Business Model for a Single Silver Spring Apartment Complex

**Public Hearing, Worksession, and Action on Evaluation for
Master Plan for Historic Preservation Eligibility, Falkland
Apartments, Locational Atlas Resource #36/12**

Montgomery County Planning Board Hearing
10 July 2008

David S. Rotenstein
Montgomery County Historic Preservation Commission



116

MONTGOMERY COUNTY.

Falkland Manor

Acres *993 ¹/₈*

SURVEYED FOR
Francis P. Blair
Dec. 9 1867

Returned *Dec. 19 - 1867*

Ex'd. and Passed *Jan'y 24 1868*

Comp. S Pd.

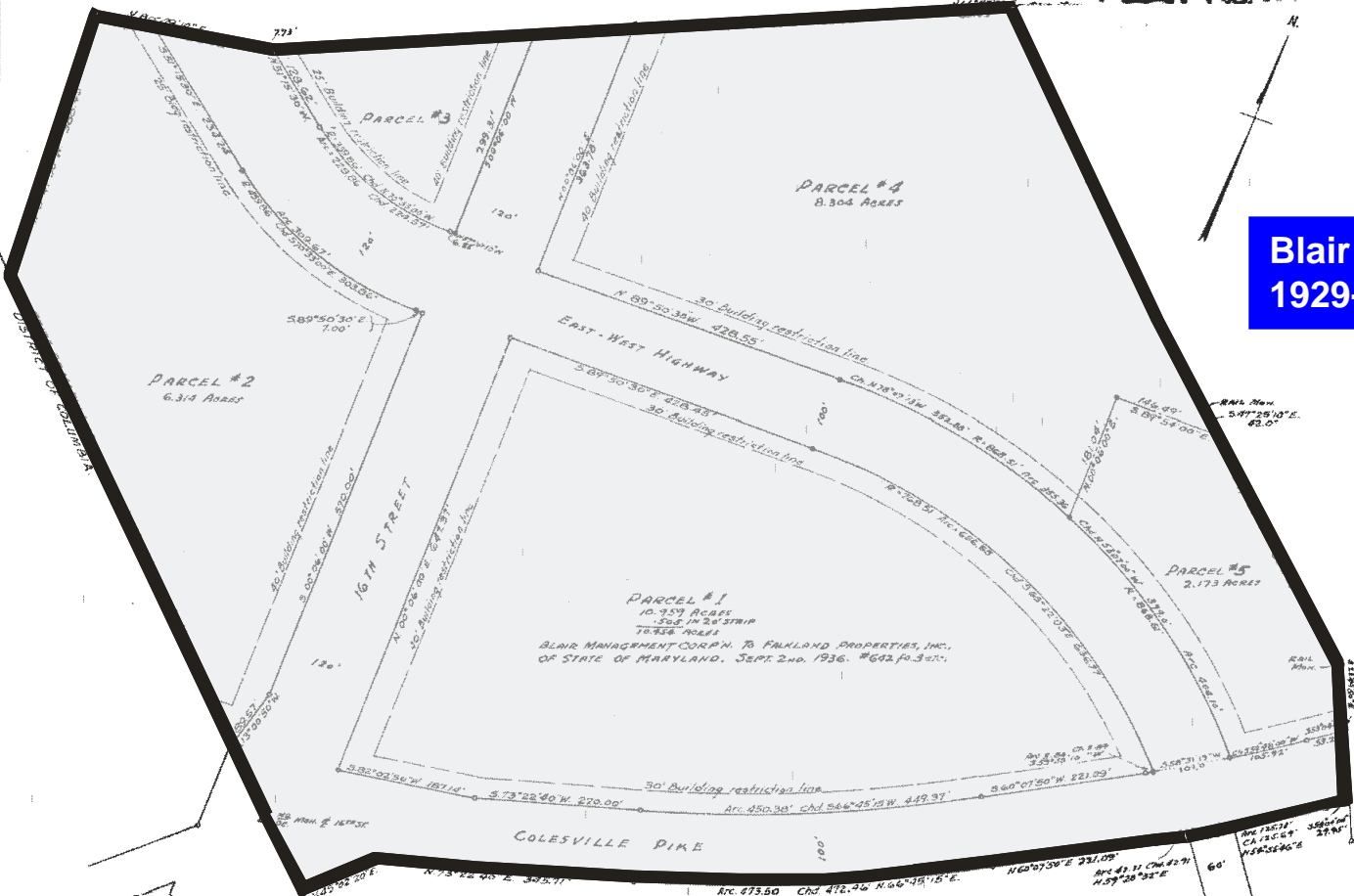
PATENTED TO
Francis P. Blair
Jan'y 15 - 1869

Rec. of Cert. *Ch. D No 1 fa 30*

Rec. of Patent *W. L. S. 2 fa 229*

Silver Spring's First Planning Document: Francis P. Blair's 1869 Falkland Manor Patent

Blair Management Corporation
1929-1936



OWNER'S DEDICATION
WE, BLAIR MANAGEMENT CORP, OWNERS OF
THE PROPERTY DESCRIBED IN ENGINEERS
CERTIFICATE HEREBY ADOPT THE PLAT SHOWN HEREON
AND DEDICATE THE STREETS TO PUBLIC USE.
DATE AUG 6, 1937.
WITNESSED
Edith Draper Blair
R.E. MONTGOMERY THE PRESIDENT

OWNER'S DEDICATION
WE, FAULKLAND PROPERTIES INC, OWNERS OF THE
PROPERTY DESCRIBED IN ENGINEERS CERTIFICATE
HEREBY ADOPT THE PLAT SHOWN HEREON AND
DEDICATE THE STREETS TO PUBLIC USE.
DATE AUG 6, 1937.
WITNESSED
Robert J. Falkland
R.E. MONTGOMERY THE PRESIDENT

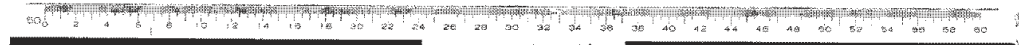
ENGINEER'S CERTIFICATE
I, HEREBY CERTIFY THAT THE PLAT HEREBY DELINEATED IS CORRECT.
THAT IT IS A STREET DEDICATION UNDER THE LAWS CONVEYED BY EDITH DRAPER BLAIR
AND HUSBAND TO BLAIR MANAGEMENT CORP OF THE STATE OF DELAWARE THE 20TH DAY OF BLAIR 1929
AND INCORPORATED UNDER THE LAWS AND ORDERS OF MONTGOMERY COUNTY, MARYLAND, INCORP. BY FOLIO 289
AND THE LANDS OWNED BY BLAIR MANAGEMENT CORP TO 'FALL AND PROPERTY' CO. INC. OF THE STATE OF
MARYLAND, SEPT 2, 1936 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN
LIBER 642 AT FOLIO 3. AND THAT STAKES MARKED THIRDS AND 100'S AND CORNERS THEREON HAVE
BEEN PLACED AS SHOWN DATE. AUG 5, 1937.
C. J. Maddox
C. J. MADDOX ENGINEER

STREET DEDICATION PLAT
BLAIR MANAGEMENT CORP
MONTGOMERY COUNTY, MD.
SCALE 1"=100' AUGUST 5, 1937
C. J. MADDOX - ENGINEER
ROCKVILLE, MARYLAND.

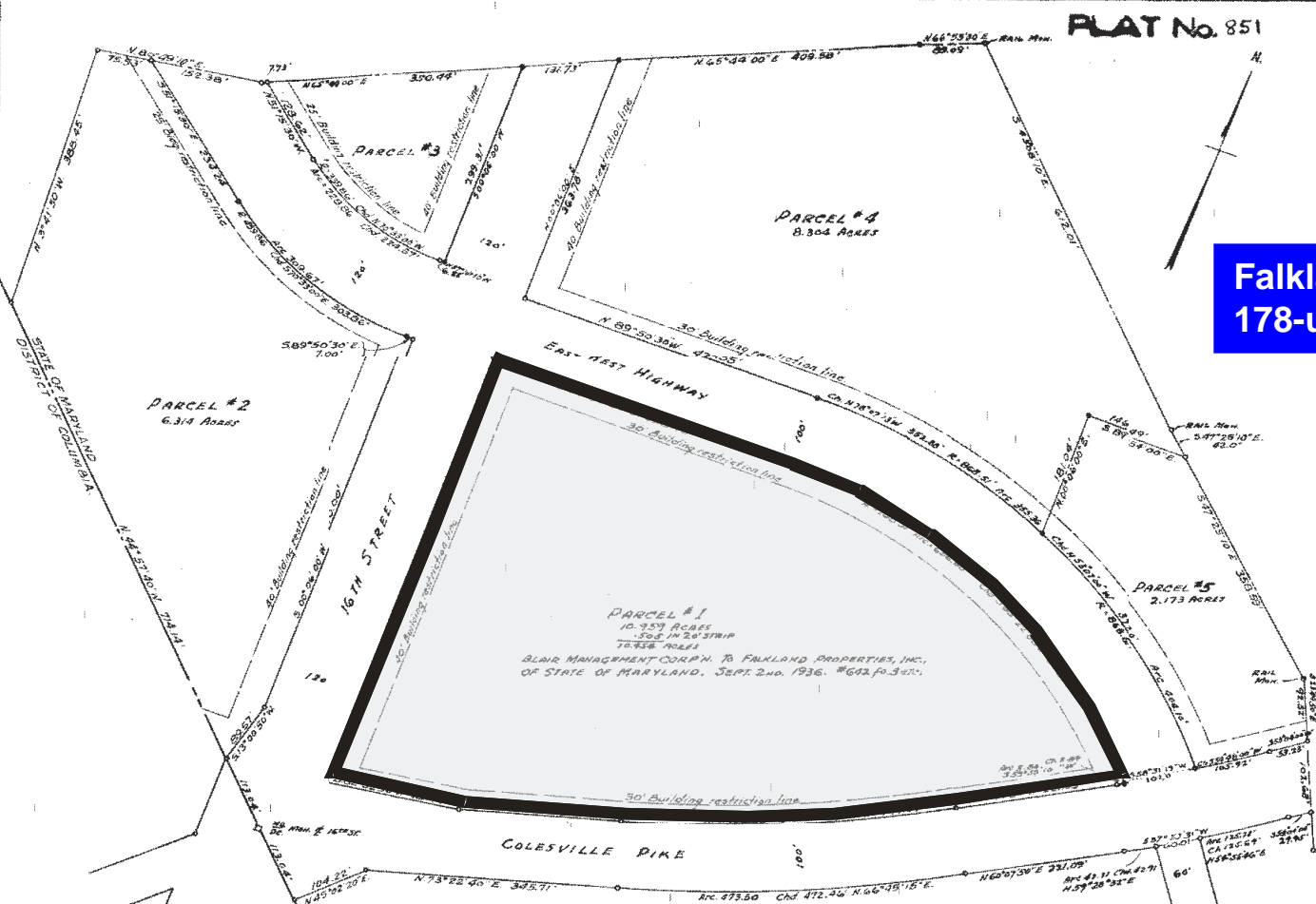
WASHINGTON SUBURBAN SANITARY DISTRICT
APPROVED: AUG 7, 1937
AS TO SUITABILITY FOR WATER AND SEWER
Henry R. Hall
CHIEF ENGINEER

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED AUG 5, 1937
See M. Johnson
Shirley R. Post
J. M. Ruffin
M. M. C. RECORDS FILE NO. 731

FILED
AUG 10 1937



Falkland Properties, Inc.
178-unit tract



OWNER'S DEDICATION
 WE, BLAIR MANAGEMENT CORP, OWNERS OF THE PROPERTY DESCRIBED IN ENGINEERS CERTIFICATE HEREBY ADOPT THE PLAT SHOWN HEREON AND DEDICATE THE STREETS TO PUBLIC USE.
 WITNESSED: *[Signature]* DATE AUG 6, 1937
 C. J. MADDIX PRESIDENT

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 WE, FALKLAND PROPERTIES INC, OWNERS OF THE PROPERTY DESCRIBED IN ENGINEERS CERTIFICATE HEREBY ADOPT THE PLAT SHOWN HEREON AND DEDICATE THE STREETS TO PUBLIC USE.
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 C. J. MADDIX PRESIDENT

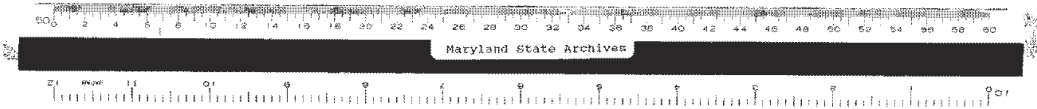
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 THAT THIS A STREET DEDICATION UNDER THE LANDS CONVEYED BY EDITH DRABER BLAIR AND HUSBAND TO BLAIR MANAGEMENT CORP OF THE STATE OF DELAWARE THE 20TH DAY OF JUNE 1929 AND REDUCED UNDER THE LAND ACQUISITION ACT MONTGOMERY COUNTY, MARYLAND, INCORP 379 BY FOLIO 289 AND THE LANDS OWNED BY BLAIR MANAGEMENT CORP TO 'FALKLAND PROPERTY' IS INC. OF THE STATE OF MARYLAND SENT 2, 1936 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 642 BY FOLIO 3. AND THAT STAKES MARKED THEREON AND 100' AND 150' DISTANCES THEREON HAVE BEEN PLACED AS SHOWN DATE: AUG 5, 1937.
[Signature]

STREET DEDICATION PLAT
 BLAIR MANAGEMENT CORP
 MONTGOMERY COUNTY, MD.
 SCALE 1"=100' AUGUST 5, 1937
 C. J. MADDIX - ENGINEER
 ROCKVILLE, MARYLAND.

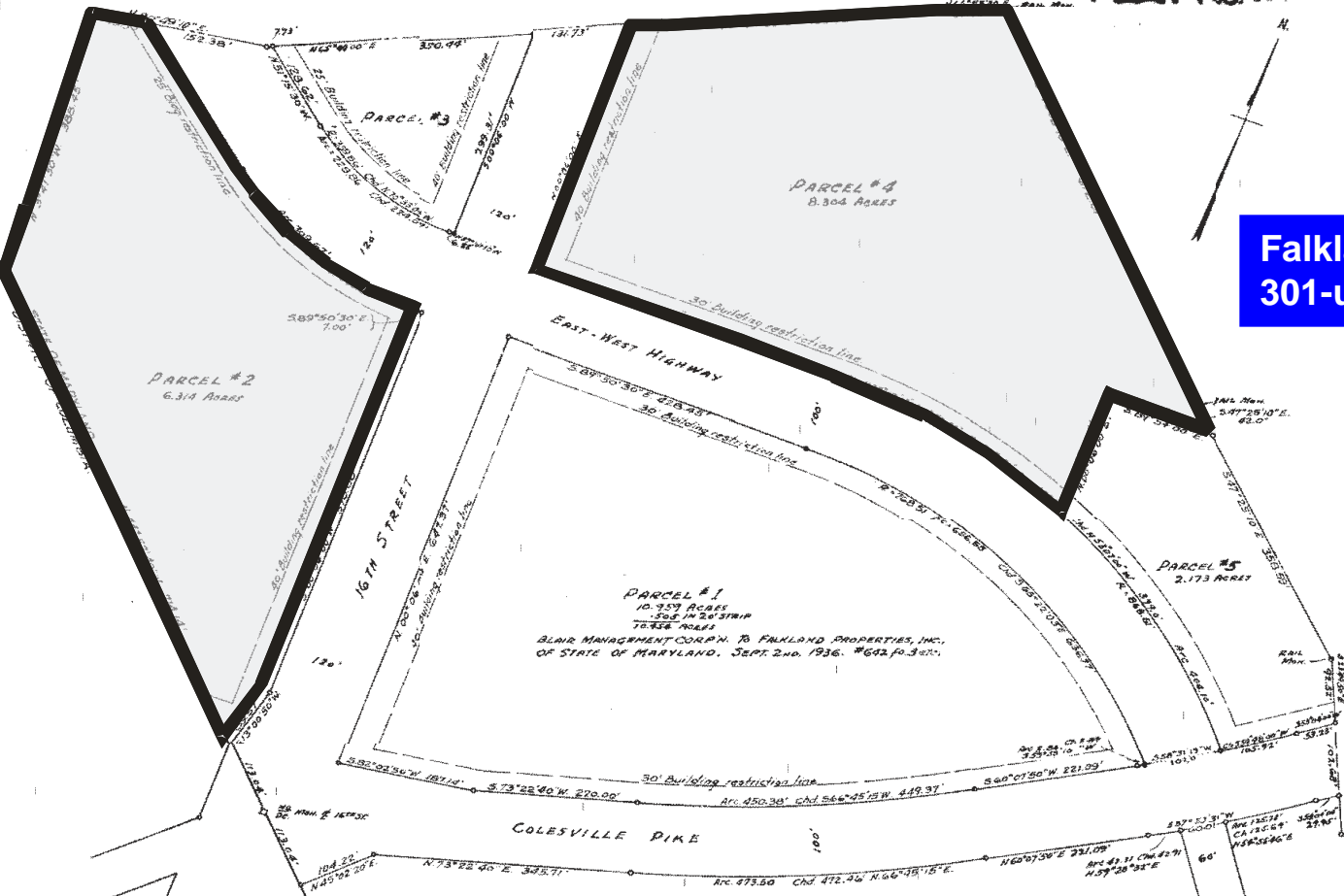
WASHINGTON SUBURBAN SANITARY DISTRICT
 APPROVED: AUG 7, 1937
 AS TO SUITABILITY FOR WATER AND SEWER
[Signature]

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 APPROVED AUG 6, 1937
[Signatures]
 MARYLAND RECORDS FILE NO. 731

FILED
AUG 10 1937



Falkland Company, Inc.
301-unit Falkland Addition



OWNER'S DEDICATION
WE, BLAIR MANAGEMENT CORP, OWNERS OF THE PROPERTY DESCRIBED IN ENGINEERS CERTIFICATE HEREBY ADOPT THE PLAT SHOWN HEREON AND DEDICATE THE STREETS TO PUBLIC USE.
DATE AUG 6, 1937.
WITNESSED
Edith Draper Blair
R. C. MADDOX THE ENGINEER

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DATE AUG 6, 1937.
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Robert J. Falkland
C. J. MADDOX THE ENGINEER

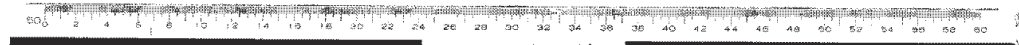
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THAT IT IS A STREET DEDICATION UNDER THE LANDS CONVEYED BY EDITH DRAPER BLAIR AND HUSBAND TO BLAIR MANAGEMENT CORP OF THE STATE OF DELAWARE THE 20TH DAY OF MARCH 1929 AND REDUCED UNDER THE LAND ADDRESS OF MONTGOMERY COUNTY, MARYLAND, INCORP 379 OF PLAT 289 AND THE LANDS OWNED BY BLAIR MANAGEMENT CORP TO FALKLAND PROPERTY CO INC OF THE STATE OF MARYLAND SEPT 2, 1936 AND RECONVEYED UNDER THE LAND ADDRESS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 642 OF FOLIO 3. AND THAT STONES MARKED THEREON AND 100' AND 150' DISTANCES THEREON HAVE BEEN PLACED AS SHOWN DATE AUG 5, 1937.
C. J. MADDOX
THE ENGINEER

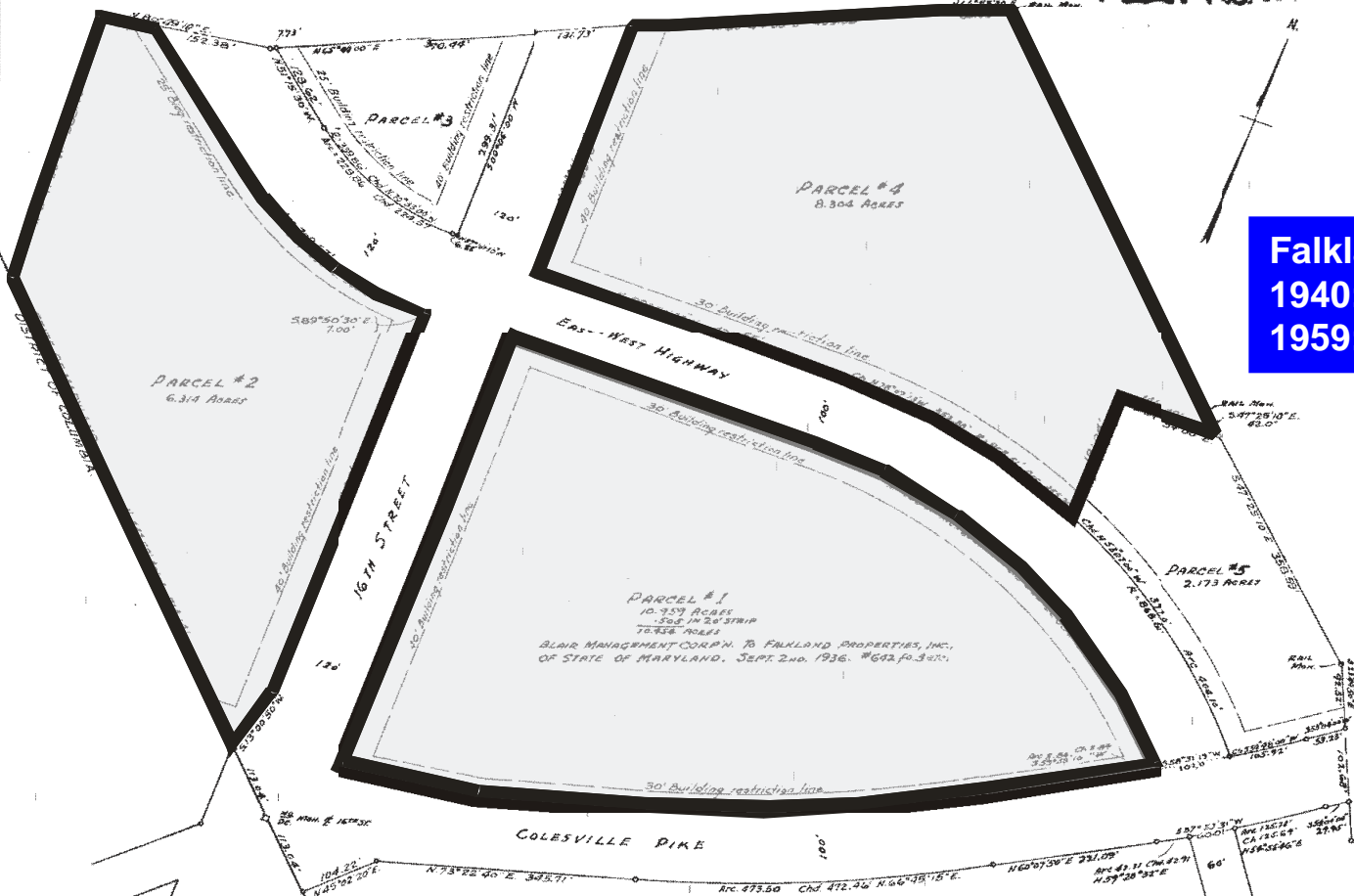
STREET DEDICATION PLAT
BLAIR MANAGEMENT CORP
MONTGOMERY COUNTY, MD.
SCALE 1"=100' AUGUST 5, 1937
C. J. MADDOX - ENGINEER
ROCKVILLE, MARYLAND.

WASHINGTON SUBURBAN SANITARY DISTRICT
APPROVED: AUG 7, 1937
AS TO SUITABILITY FOR WATER AND SEWER
Henry R. Hall
CHIEF ENGINEER

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED AUG 5, 1937
See R. Palmer
Shirley R. Post
J. H. R. Ruffin
M. W. C. P. RECORD FILE NO. 731

FILED
AUG 10 1937





**Falkland Apartments:
1940: Consolidated Loans
1959: Single Entity Ownership**

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DATE AUG 6, 1937.
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R. C. MADDOX THE ENGINEER

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C. J. MADDOX THE ENGINEER

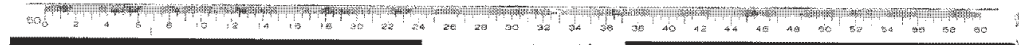
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C. J. MADDOX
THE ENGINEER

STREET DEDICATION PLAT
BLAIR MANAGEMENT CORP
MONTGOMERY COUNTY, MD.
SCALE 1"=100' AUGUST 5, 1937
C. J. MADDOX - ENGINEER
ROCKVILLE, MARYLAND.

WASHINGTON SUBURBAN SANITARY DISTRICT
APPROVED: AUG 7, 1937
AS TO SUITABILITY FOR WATER AND SEWER
Sherry Hall
CHIEF ENGINEER

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED AUG 6, 1937
See R. Palmer
Sherry Hall
J. H. Ruffin
MNCPC, INC. RECORDS FILE NO. 731

FILED
AUG 10 1937



hereinafter described; and,

Whereas, the Borrower wishes to erect or have erected on said lands a low-cost housing project in accordance with certain plans and specifications prepared by Louis Justement, Architect, hereinafter more particularly identified; and,

Whereas, the Contractor wishes to

Surveyor, April, 1925."

The Borrower will erect on the property above described a low-cost housing project consisting of two (2) and three (3) story semi-fireproof, walkup apartments, having 176 family units and containing 834 rental rooms and 28 garages, and will, in and on said property install certain public and private sidewalks, certain roads, utilities and sewers all in accordance with the aforementioned plans and specifications of Louis Justement, Architect, and the General Conditions of The Contract For the Construction of Buildings as prescribed in the Standard form of the "American Institute of Architects" Fourth Edition (hereinafter referred to as the Plan and Specifications, which term shall include the General Conditions aforementioned), hereto annexed as Exhibit "A", marked Plans and Specifications of Falkland Properties, Inc., a Low-Cost Housing Project, and signed by said Architect, the Lender, the Administrator and the Borrower and hereby made a part hereof, which Plans and Specifications so identified, shall be designated "Master Set," filed with the Administrator and be controlling with respect to any matters which may arise as to language, provisions and contents of the Plans and Specifications, except as specifically otherwise provided by this Agreement. The Borrower will also cause to be performed on the said property certain landscaping work at a cost of Twenty-five Thousand Four Hundred Fifty (\$25,450) dollars or such lesser sum as may be approved by the Lender and the Administrator, and will furnish plans and specifications therefor which shall be satisfactory to the Lender and the Administrator, which plans and specifications shall be based on such cost allowance. Any difference between the actual cost of such landscaping work and said allowance shall be deducted from the amount of the Construction Contract and shall be used, subject to the approval of the Lender and the Administrator, as a contingency fund. Said dwellings, garages, sidewalks, roads, utilities, sewers, landscape work, and other improvements on the property are hereinafter called the "Improvement."

The term "Project" as used herein shall mean and include the construction of the Improvement on the land under the ownership aforementioned, and also the land and the Improvement.

Objectives detailed
in 1936 construction contract
Between Falkland Properties
And B.L. Jackson (builder)

to the aggregate cost of work, labor and materials under the said "breakdown."

The project is to be constructed in 4 sections, divided into 16 groups, which are in turn still further subdivided into 36 units, according to the "breakdown" contained herein. It is hereby agreed by the Borrower and the Contractor with the Lender and the Administrator that final payment of the 10 per cent "holdback" with respect to the entire project, or with respect to any completed group, shall be due after the approval of the Architect of the Certificate of Final Completion, (or Certificate of Completion with respect to any such completed group, as the case may be,) and 30 days after the Approval of the Application for Final payments, (or of the Application for Final Payment with respect to said group, as the case may be,) as provided in the Building Loan Agreement.

Falkland Properties

Whereas, the Borrower is the owner in fee of the lands hereinafter described and has applied to the Lender for a loan of One Million Two Hundred and Twenty-five Thousand (\$1,225,000) Dollars to aid the Borrower in the erection on said land of a certain large-scale housing project in accordance with certain plans and specifications, hereinafter more particularly identified, and the Administrator has approved the insurance of a mortgage evidencing and securing the said loan.

Falkland Addition

Objectives detailed
in 1937 construction contract
Between Falkland Properties
And B.L. Jackson (builder)

The Borrower will erect on the property above described a Large Scale Housing Project, strictly in accordance with plans and specifications (hereinafter referred to as the Plans and Specifications) prepared by Louis Justament Architect, (hereinafter called the "Architect"), which said Specifications include the General Conditions of the Contract For the Construction of Buildings as prescribed in the Standard Form of the "American Institute of Architects," current edition, except as specifically modified in said Specifications, or in this Agreement. A Master Set of said Plans and Specifications marked "Plans and Specifications of The Falkland Company, a Large Scale Housing Project," and signed on each page thereof by said Architect, the Lender, the Administrator and the Borrower, and the Contractor hereinafter mentioned, are hereby by reference made a part hereof, and shall be filed with the Administrator and be controlling with respect to any matters which may arise as to language, provisions and contents of the Plans and Specifications, except as specifically otherwise pro-

Architect Louis Justement:

Falkland Properties: \$40,000 fee plus 200 shares of stock in Falkland Properties, Inc.

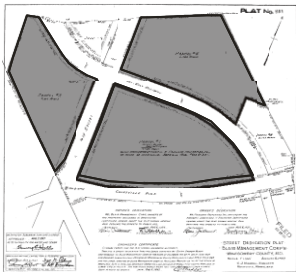
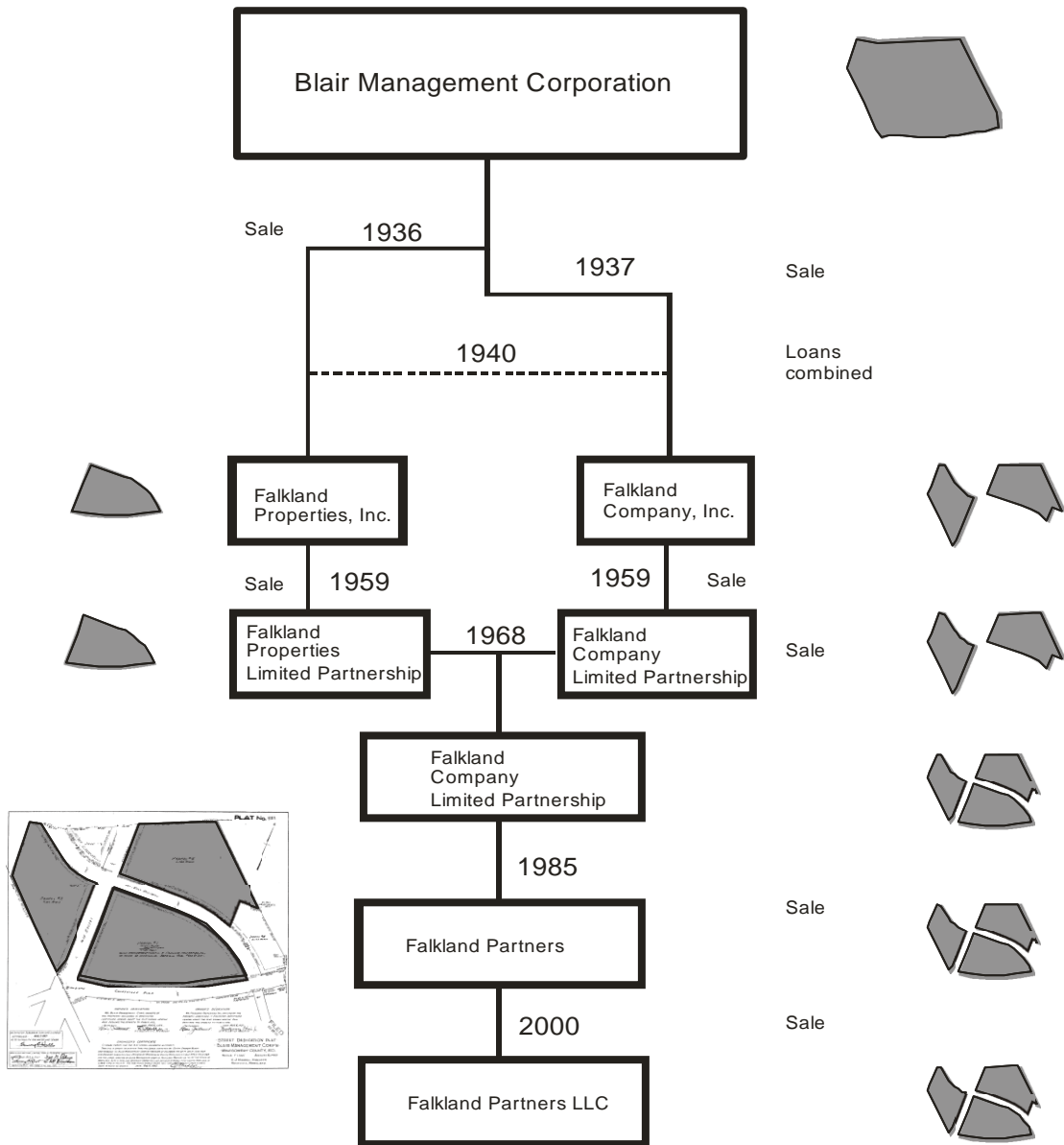
Falkland Addition: \$27,000 plus 329 shares of stock in the Falkland Company, Inc.

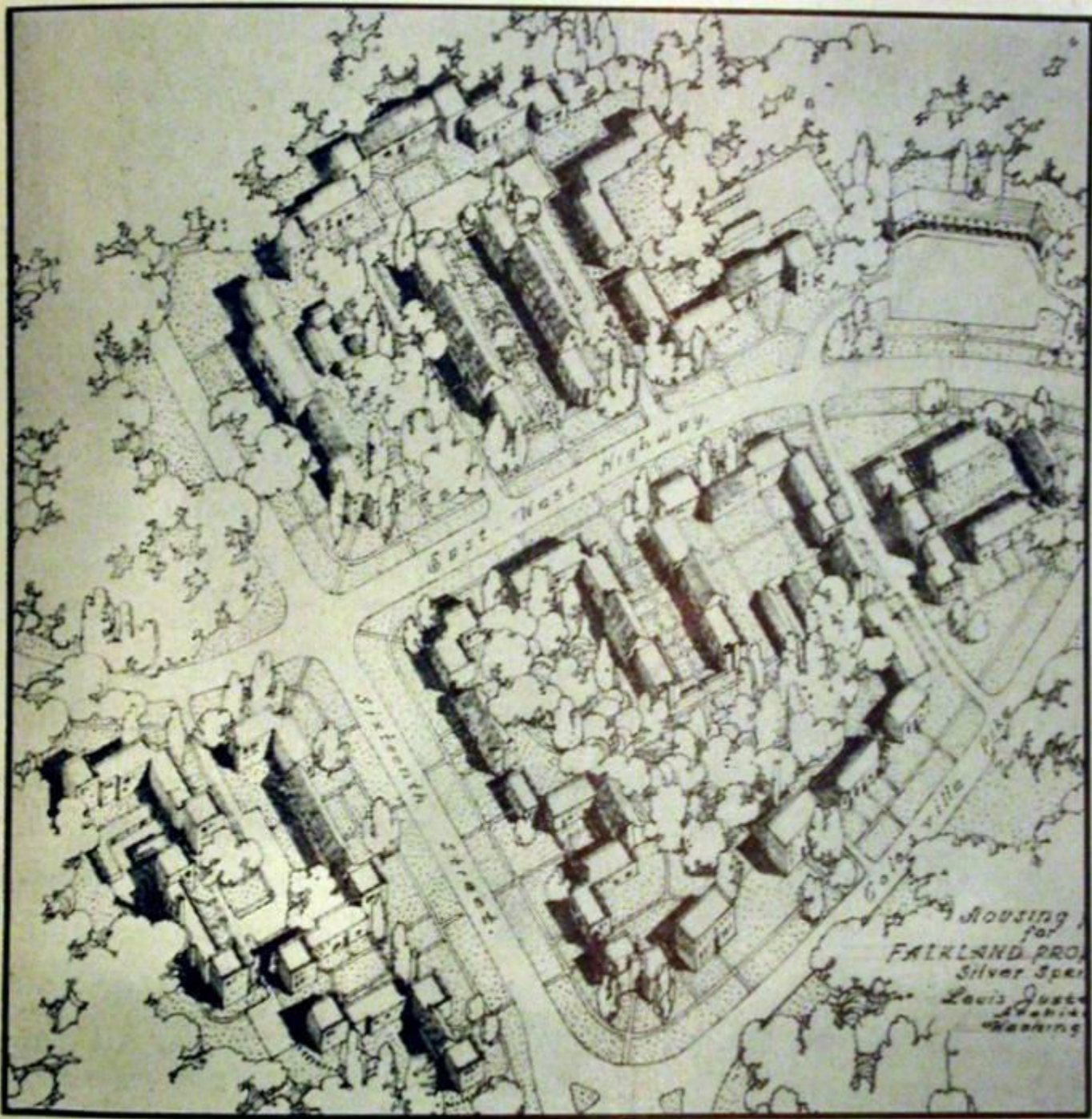
Builder:

Falkland Properties, Inc.: B.L. Jackson, Inc.

Falkland Addition: B.L. Jackson, Inc.

Falkland Corporate Entities and Consolidation Pattern





Louis Justement
drawing of completed
and unified Falkland
Apartments published
in the *Architectural
Record* (1941)