

Resolution No. 10-1357
Introduced: June 11, 1985
Adopted: June 11, 1985

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland re: Falkland Apartments

Background:

1. On September 5, 1985, the Montgomery County Planning Board transmitted to the Montgomery County Council a Final Draft Amendment to the Historic Preservation Master Plan indicating the Falkland Apartments as not suitable for regulation under the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.
2. Sites found unsuitable for designation are listed in an appendix to the Master Plan for Historic Preservation in order to clarify that such sites have been reviewed and considered but excluded from historic designation and therefore not subject to protection and limitation under the Historic Preservation Ordinance.
3. The Montgomery County Planning Board has recommended to the Council that the marginal historic significance of the Falkland Apartments do not outweigh the importance of the property in implementing two major goals of the Silver Spring Sector Plan: 1) spurring economic development in the Silver Spring CBD, and 2) providing addition residential opportunities in close proximity of METRO.
4. The Montgomery County Historic Preservation Commission has recommended to the County Council that the entire Falkland Apartment complex be designated for historic preservation for the following reasons:
 - Falkland was a prototype for garden apartment development, community building, and site planning in Montgomery County.
 - Falkland is an example of the classical design elements which have evolved from the "Garden City" movement.
 - As one of the first three projects insured by the Federal Housing Administration (FHA), Falkland served as a model for subsequent projects.
 - Falkland's architect, Louis Justement, pioneered a new aspect of architectural practice--and his plan for Falkland represents the work of a "Master" in this emerging field of "environmental architecture."
 - Falkland is a landmark entrance to Montgomery County on Sixteenth Street.

Exhibit "B"

5. On October 23, 1984, the Montgomery County Council held a public hearing regarding the Final Draft Amendment to the Master Plan for Historic Preservation, at which time testimony was presented for and against the designation of the Falkland Apartments as an historic resource.
6. On April 19, 1985, the Planning, Housing and Economic Development Committee reviewed the public hearing testimony, and the issues raised in connection with the master plan amendment.
7. The Planning, Housing and Economic Development Committee was advised at the April 19, 1985 meeting that the prospective redevelopers of the Falkland property are committed to rehabilitating and retaining 450 of the Falkland Apartments as low-rise, garden apartments for a minimum of fifteen (15) years.
8. It was the position of the Planning, Housing and Economic Development Committee and was so recommended to the County Council, that only that portion of the Falkland Apartments identified as the 'cupola building' be designated for historic preservation, and that the remainder of the complex be listed in the appendix of the Historic Preservation Master Plan as not suitable for historic preservation.
9. On June 11, 1985, the Montgomery County Council reviewed the proposed Final Draft Amendment to the Historic Preservation Master Plan, and the recommendation of the Planning, Housing and Economic Development Committee.


Action

For these reasons, the County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

The Master Plan for Historic Preservation is hereby amended as follows:

1. Designate the portion of the Falkland Apartment complex known as the 'cupola building', located at 8301 Colesville Road, in Silver Spring, as suitable for regulation under the Historic Preservation Ordinance, Chapter 24A, of the Montgomery County Code.
2. Indicate in the appendix to the Master Plan for Historic Preservation that the balance of the Falkland Apartment complex has been reviewed and found not suitable for regulation under the Historic Preservation Ordinance.

This is a correct copy of Council action.



Mary A. Edgar, Acting Deputy Secretary
County Council