

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

Located at East-West Hwy and 16th Street *Staff Recommendation: Find Resource Eligible for Master Plan Designation*

BOARD ACTION

**Motion:** LYNCH/HANSON

**Vote:**

**Yea:** 4-1

**Nay:** BRYANT

**Other:**

**Action:** **Approved the staff recommendation to find the entire Resource eligible for Master Plan designation.**

Historic Preservation staff presented the evaluation of Locational Atlas Resource #36/12, the Falkland Apartments, located on three adjacent parcels in Silver Spring, as detailed in the staff report. Staff noted that the applicant has submitted a project plan that proposes to demolish all the existing buildings on the North Parcel, which triggered a review, public hearing, and determination of historical/architectural significance. Staff reported that the Historic Preservation Commission (HPC) and staff find that the Falkland Apartments have sufficient historic significance to be eligible for designation, in its entirety, as a historic resource on the Master Plan for Historic Preservation. Staff noted that a Board finding that any or all of the development is eligible would trigger the initiation of a master plan amendment process for designation. Any portion of the development to be found ineligible would be removed from the Locational Atlas.

Commissioner David Rotenstein, representing the Historic Preservation Commission, reported that the HPC found that the Falkland Apartments complex exceeds the criteria for designation on the Master Plan for Historic Preservation based on its historical and cultural associations and its architectural and landscape qualities. The HPC supports designation of the complex in its entirety.

The following people provided testimony and submitted evidence into the record: Ms. Mary Reardon, Ms. Eileen McGuckian Mr. Joshua Phillips, Ms. Isabelle Gournay, Mr. Richard Longstreth, and Marcie Stickle, all representing the Silver Spring Historical Society; Ms. Patty Kaczmarek, Pastor Rebecca Brillhart of Sligo Seventh-Day Adventist Church, Rev. Heather Janules of Cedar Lane Unitarian Universalist Church, and Pastor Rachel Cornwell of Woodside United Methodist Church, all representing Action in Montgomery; Ms. Mary Jacobs, representing the Charter House Residents Association, Inc.; Mr. Wayne Goldstein, representing

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Montgomery Preservation, Inc.; Ms. Jane Bergwin-Rand, a resident of the Falkland Apartments; Mr. Jim Humphrey, Montgomery County Civic Federation; Ms. Felicia Eberling, representing the Colespring Plaza Tenants Association; Mr. George French of Takoma Park; Ms. Linda Siegenthaler and Mr. Jurg Siegenthaler of Lyttonsville Road; Ms. Anne Ambler, representing the Sierra Club; Ms. Elizabeth Conklin, representing the Seven Oaks/Evanswood Citizens Association; Mr. David Paris of Takoma Park; Ms. Christine Morgan, representing the Woodside Park Civic Association; Ms. Lorraine Pearsall, representing Historic Takoma, Inc.; Ms. Joyce Nalewajk of Queen Annes Drive; Ms. Deborah Royster, representing the Civic League of North Portal Estates; Ms. Barbara Goldberg-Goldman of Rockville; Ms. Faith Wheeler of Washington, D.C.; Ms. Deborah Miness, representing the Washington Smart Growth Alliance; Ms. Sarita Murray, representing Woodleaf Apartments, owned by Home Properties, the applicant; Mr. John Parrish, representing the Maryland Native Plant Society; and Ms. Bonnie Rosenthal, representing the National Trust for Historic Preservation.

Ms. Barbara Sears, attorney representing the property owner, introduced Mr. Nelson Leenhouts of Home Properties; Mr. Stephen Parker, the architect; Ms. Trini Rodriguez, the landscape architect; Mr. Keith Krudemiller of Harris Teeter; and Mr. Chris Goodwin and Ms. Kathryn Kuranda, historical and architectural consultants. Ms. Sears stated her understanding that the subject review is before the Board to enable the Board to weigh the historic significance of the North Parcel against the public benefits proposed in the project plan, including affordable housing, a large public plaza, restoration of the stream valley on the East Parcel, and accommodation of the future Purple Line. She noted that the owner proposes redevelopment of the North Parcel and does not oppose designation of the other two parcels. Mr. Goodwin and Ms. Kuranda discussed the historic significance of the Falkland Apartments and compared and contrasted the development of the three parcels. They maintained that they were developed separately and, therefore, they do not constitute a cohesive whole for historic preservation purposes. They maintained that the North Parcel, abutting the Metrorail line, has the least significance and does not merit designation. Mr. Parker presented an overview of the architectural features of the proposed development, and Ms. Rodriguez discussed the associated landscape and park amenities. Concluding the owner's presentation, Mr. Krudemiller of Harris Teeter discussed the proposed anchor grocery store for the project and Mr. Leenhouts emphasized the affordable housing provisions, including a resident relocation plan for residents of the apartments on the North Parcel.

There followed considerable discussion about the review before the Board at this time and whether the three parcels form a cohesive whole to be considered together. The Board also discussed with staff the possibility of development if the North Parcel is designated. Staff noted several projects, including the National Park Seminary and the Canada Dry projects, that include new development on designated properties.