

**COMMUNITY EXHIBIT
RECEIVED BY MCPB**

Dr. Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

DATE: 7/10
ITEM NO. 15
EXHIBIT NO. 3

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

Dear Dr. Hanson:

For the record I am David Rotenstein and I currently serve on the Montgomery County Historic Preservation Commission. I am here to testify in favor of designating the entire Falkland property in the Master Plan for Historic Preservation. My appearance today reflects the unanimous vote by the HPC in February 2008 to forward this Master Plan Amendment to the board with the recommendation to designate all of the Falkland parcels in the Master Plan for Historic Preservation.

“Public interest” is a concept that defies definition and is a phrase which is “analytically counterproductive.”¹ The legal concept of public interest came of age in 1934 in the Supreme Court’s opinion in *Nebbia v. New York* and historian Thomas McCraw observed that New Deal regulators favored the phrase as a broad brush with which to exercise “immense discretionary powers.”² It is no surprise that Planning Director Rollin Stanley’s staff report on the Falkland Apartments privileges one public’s interest over that of another. His recommendation, however, begs the question: Which public, whose interest? Stanley correctly concluded that the entire Falkland development merits designation under Chapter 24A of the County Code. Fortunately with *this* resource of *this* period, public interest or public welfare or public good – however you care to phrase it – is synonymous with the Falkland Apartments’ historical significance.

The record regarding the Falkland Apartments is clear. The apartments were built between 1936 and 1938 by companies incorporated by William D. Blair to develop and manage a single large-scale Silver Spring apartment complex. When Blair transferred the property in two transactions from his

¹ Thomas K. McCraw, “Regulation in America: A Review Article,” *Business History Review* 48, no. 2 (Summer 1975): 160.

² *Nebbia v. New York*, 291 U.S. 502 (1934); McCraw, “Regulation in America,” 162.

family-owned and controlled company, Blair Management Corporation, to the new corporations (Falkland Properties, Inc. and The Falkland Company) he had a strategic vision for what he wanted to accomplish and how he wanted to get there. The trajectory from undeveloped Blair family farmland to model garden apartments reflects careful planning and execution in every action.

While Stanley's staff report relies on planning documents written in the last decades of the twentieth century, the property under discussion today was part of Silver Spring's first planning document: Francis P. Blair's 1869 "Falkland Manor" land patent. Blair's 993-acre tract comprised much of what is now downtown Silver Spring. Subdivision, inheritance, and sales reduced the original tract's dimensions and permanently altered its character with new circulation networks, buildings, and land uses that reflected the changing times.

Fast forward from 1869 to September 1929 and the consolidation of the lands where Falkland was built from joint Blair family ownership to the Blair Management Corporation.³ Seven years later, in September 1936, the parcel on which the first 178 apartments were built was sold by Blair Management Corporation to Falkland Properties, Inc.⁴ One year later, in August 1937, Blair Management Corporation sold two parcels to the Falkland Company; these became the site for the 301-unit Falkland Addition.⁵ The three parcels were illustrated along with Blair's adjacent properties in a 1937 street dedication plat.⁶ In 1940, the FHA-insured notes on both properties held by the Union Central Life Insurance Company were combined in a deed of trust executed by the two Falkland entities (Falkland Properties, Inc., and the Falkland Company) and the Union Central Life Insurance Company.⁷ Title to the three parcels and their buildings was transferred in 1959 to the Falkland Properties Limited Partnership and the Falkland

³ Montgomery County Deed Book 399, p. 269, *et seq.* (hereafter cited as DB).

⁴ DB 642, p. 3 *et seq.*

⁵ DB 674, p. 379, *et seq.*

⁶ Street Dedication Plat. Blair Management Corporation. Montgomery County, Maryland. Plat Book 13, Plat 851.

⁷ DB 802, p 131, *et seq.* The notes were extended in 1945 and again in 1960.

Company Limited Partnership.⁸ Nine years later all three parcels were again owned by a single entity when Falkland Partners sold its assets to the Falkland Company Limited Partnership.⁹

Although construction of the building clusters known as Falkland Properties and the Falkland Addition was accomplished by two separate corporate entities, both were interdependent with shared ownership and governance and indeed were unified in their goals to provide affordable housing in the public interest in the midst of a national economic crisis and a local housing crunch. The funding vehicles used to capitalize the project were in fact two separate loans insured by the Federal Housing Administration. The first loan, for Falkland Properties, originated with the RFC Mortgage Company and it was purchased at the same time in the summer of 1937 by the Union Life Insurance Company as the latter was finalizing the financial package for the Falkland Addition.¹⁰

Blair's strategy for a single large apartment complex was realized using a pattern familiar to the FHA: "The period from 1935 [to] ... 1937 was devoted primarily to establishing and developing procedure and in securing actual demonstrations of the plan."¹¹ The 178 units of Falkland Properties and 301 units in Falkland Addition were two of eleven Maryland FHA-insured projects completed or underway at the end of 1938. The 1939 FHA *Annual Report* is particularly instructive regarding the approaches multi-family unit developers took to ensure success: "Projects range in size from 8 to 540 dwelling units. Actually several developments including more dwelling units than are represented by the latter figure, but they have been financed and constructed in sections"

William D. Blair's own synopsis of the Falkland building program provides the most lucid explanation of the strategy deployed to finance and build Falkland Properties to demonstrate that he could do it within FHA's guidelines with a business model that ensured adequate debt service and profits for the equity owners. With Falkland Properties underway and receiving national publicity, Blair was well

⁸ DB 2584, p. 392, *et seq.*

⁹ DB 3716, p. 10, *et seq.*

¹⁰ "Union Central Life Buys Falkland Properties Mortgage," *The Wall Street Journal*, 30 July 1937; "Falkland, Inc., to Expand in Silver Spring," *The Washington Post*, 1 August 1937.

¹¹ U.S. Congress. House. *Fifth Annual Report of the Federal Housing Administration*, H. Doc. 273, 76 Cong. 1st sess. (1939), 118.

positioned to complete his housing opus. Blair's article "Solving an Estate Investment Problem" was first published in the FHA's *Insured Mortgage Portfolio* in November 1937 and was reprinted by the FHA the following year.¹²

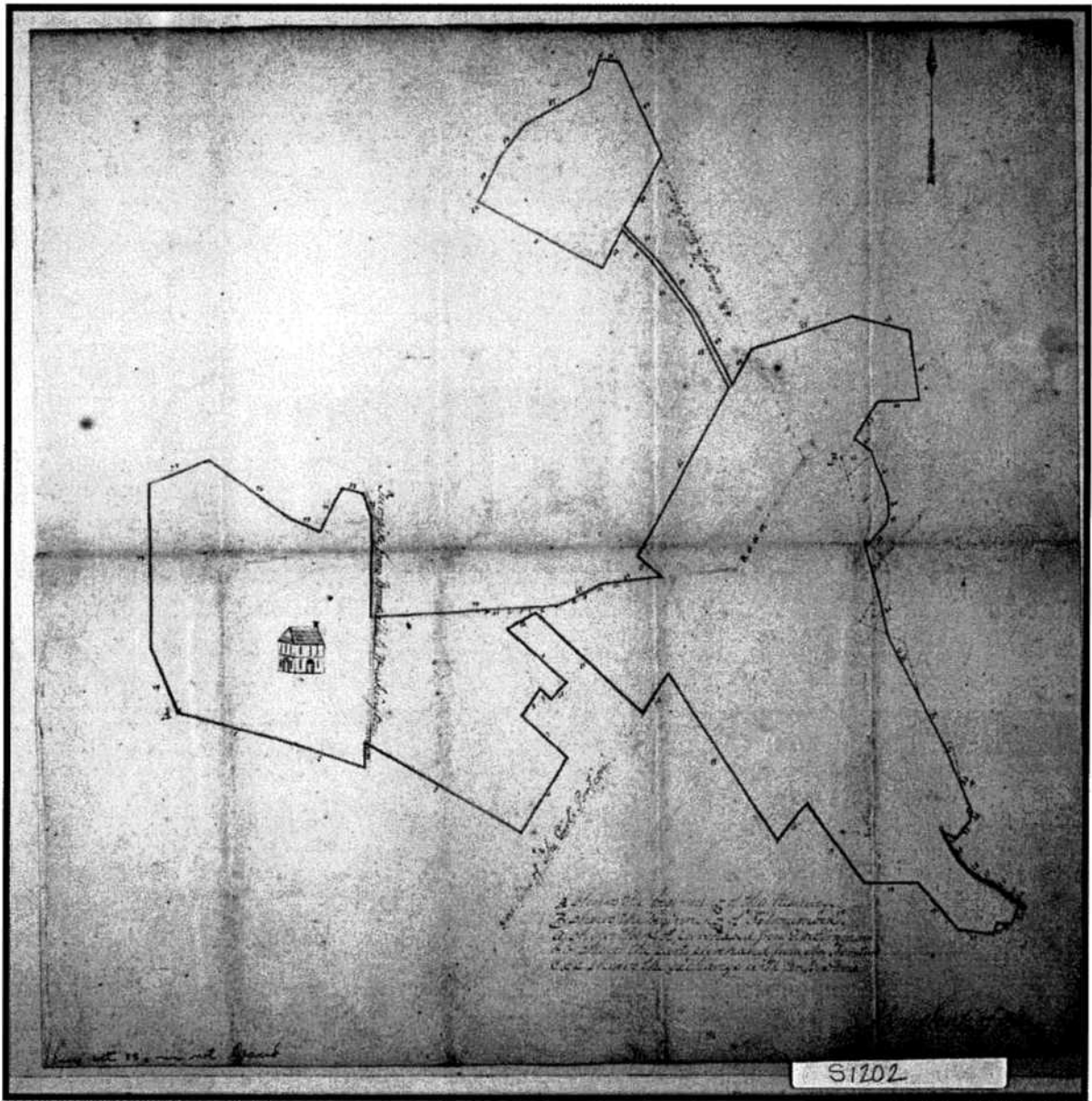
New Deal legislation embodied in the 1934 National Housing Act and in the public interest regulation by the FHA are embedded in the diverse yet unified built landscape that survives in the Falkland Apartments. This property conveys a significant story that is at once local and national in scale and scope. The built environment is a palimpsest; layers that are scratched away are forever gone. The Falkland Apartments *in toto*, Falkland Properties and Falkland Addition, were equal in the eyes of their creators and the funders and regulators who helped bring them to fruition. It would not be in the public interest to rewrite history and privilege one group of buildings over another based on assumptions of future real estate speculations that are more tenuous and indeed less enduring and less imaginative than those envisioned by Blair and his collaborators. I respectfully urge you to reject the staff report and ask that you act in the public interest by recommending to the County Council that the entire Falkland property be designated in the Master Plan for Historic Preservation.

Sincerely,

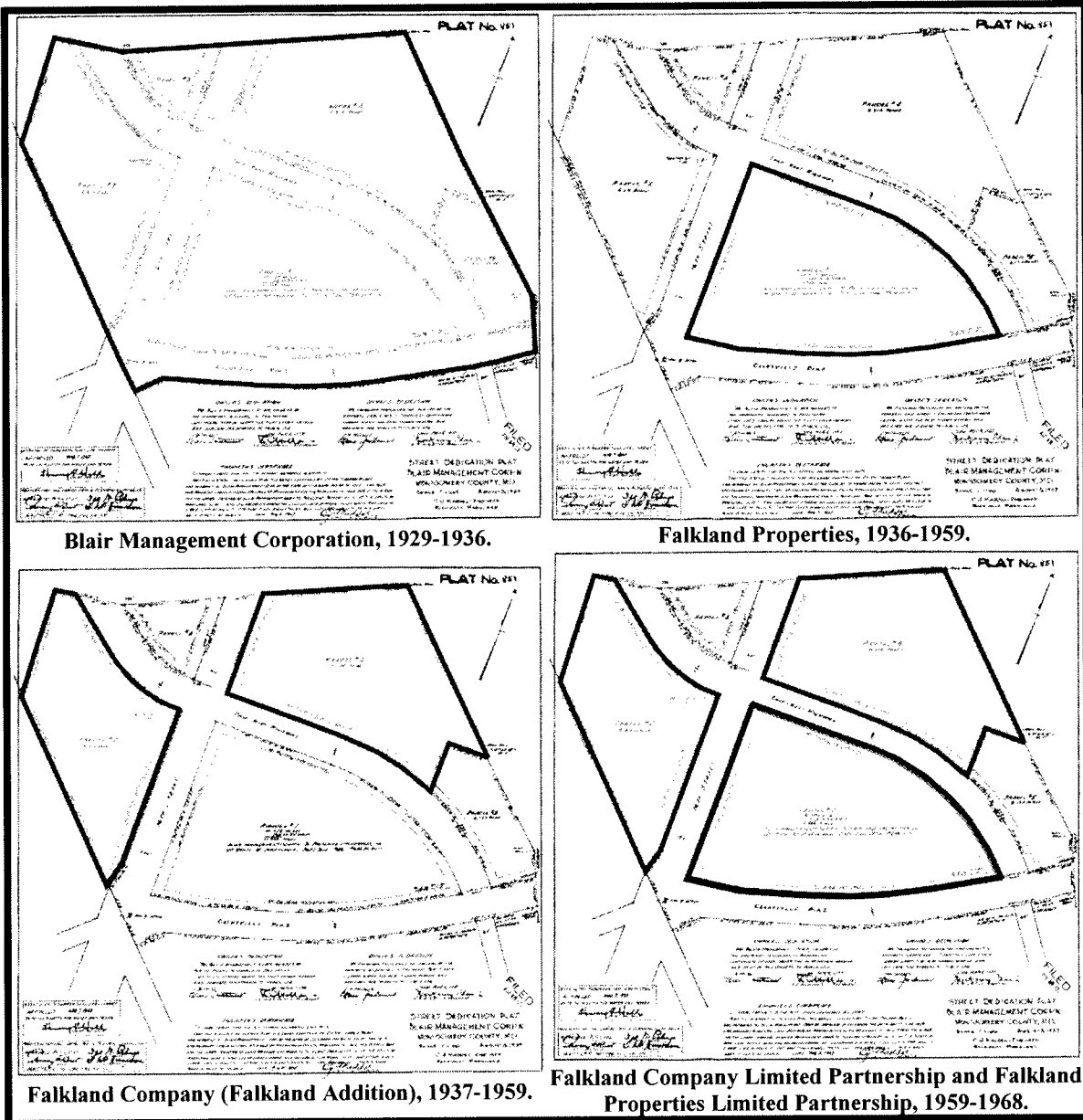
A handwritten signature in black ink, appearing to read "D. S. Rotenstein". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David S. Rotenstein, Ph.D.
Montgomery County Historic Preservation Commission

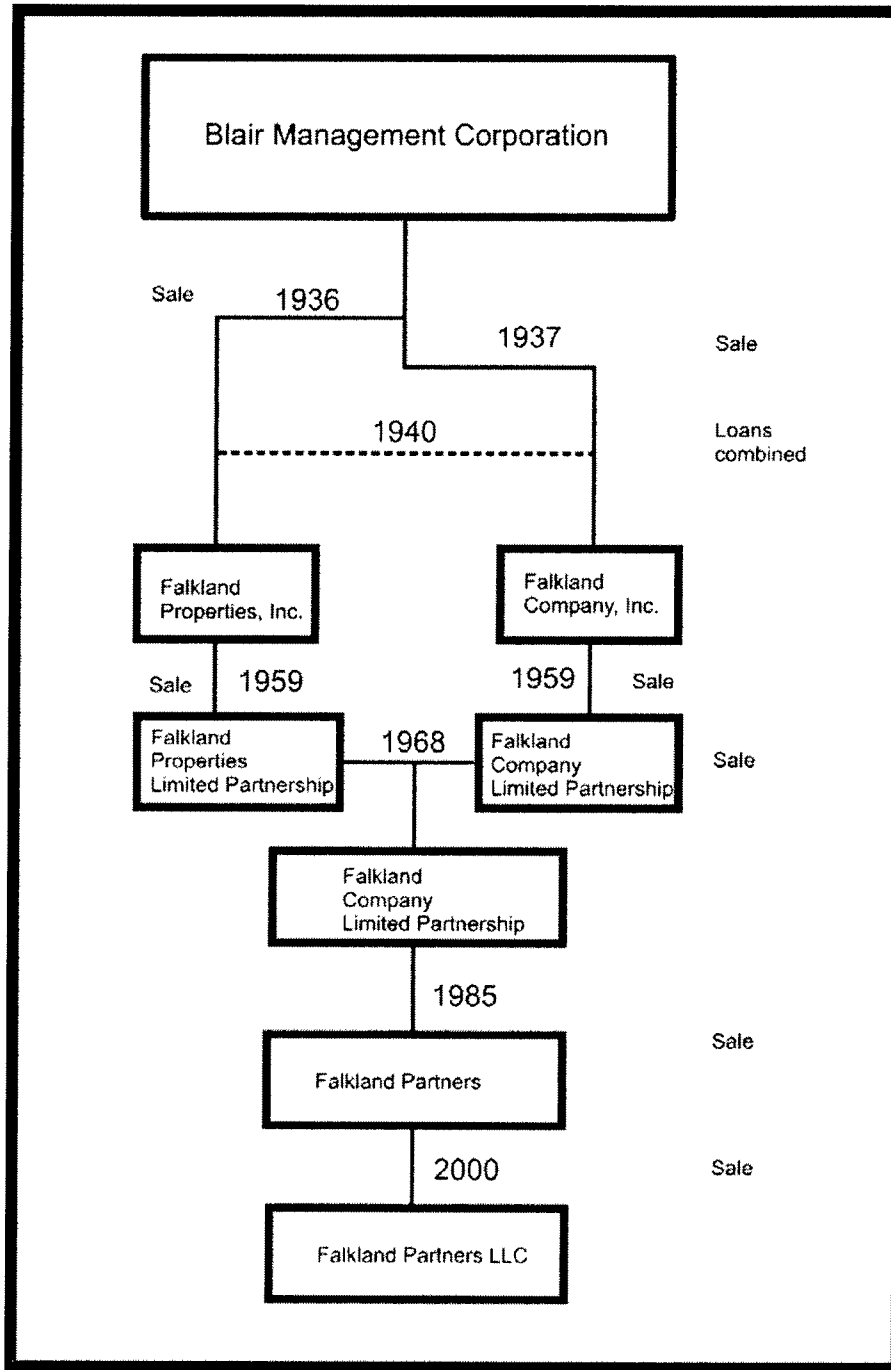
¹² William D. Blair, "Solving an Estate Investment Problem," *Federal Housing Administration Insured Mortgage Portfolio* 2, no. 5 (November 1937): 810, 27-28.



“Falkland Manor” as platted for Francis P. Blair in 1867 and patented in 1869.



Falkland Tracts. Basemap adapted from the 1937 Blair Management Corporation Street Dedication Plat.



Falkland Apartments Ownership Schematic.

COMMUNITY EXHIBIT
RECEIVED BY MCPB

DATE: 7/10
ITEM NO. 15
EXHIBIT NO. 3

TESTIMONY
OF THE
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

MONTGOMERY COUNTY COUNCIL PUBLIC HEARING
ON THE
PLANNING BOARD DRAFT AMENDMENT TO THE
MASTER PLAN FOR HISTORIC PRESERVATION:

FALKLAND APARTMENTS AMENDMENT

June 10, 2008

Good afternoon. I am Caroline Alderson, member of the Montgomery County Historic Preservation Commission. I am pleased to appear before you to present the HPC's recommendations on this Amendment to the Master Plan for Historic Preservation for Falkland Apartments, Locational Atlas Resource #36/12.

On February 27, 2008 the Montgomery County Historic Preservation Commission determined that the Falklands Apartments merits designation in the Montgomery County *Master Plan for Historic Preservation*. The Falkland Apartments are listed on the Montgomery County *Locational Atlas and Index of Historic Sites*. The HPC held a public hearing and heard testimony from preservation proponents and from the property owners and their representatives. In its review, the HPC found that the Falkland Apartments meets three of the nine criteria codified at Chapter 24-A of the Montgomery County Code for designation in the *Master Plan for Historic Preservation*. We found that the Falkland Apartments merits designation in the *Master Plan*.

The three parcels on which the Falkland Apartments were constructed in two phases between 1936 and 1938 collectively tell a story about Montgomery County's past that resonates loudly and clearly in the twenty-first century. Montgomery County is a

chapter in an American history that also includes chapters a few miles to the south in Washington and in Pittsburgh, Arlington, and New York City. It is a story about economics, aesthetics, and pragmatism.

A basic human need is the requirement for safe, decent, and affordable housing. The Falkland Apartments and its counterparts throughout the United States were built at a time of economic crisis when private sector investment in real estate and construction was constricting in the grip of Depression. Conceived at a time when Garden City design principles and public sector interventions combined to spur the construction of garden apartment communities throughout the nation, the Falkland Apartments provide a three-dimensional view of Silver Spring and the county on the eve of the Second World War. Workers were drawn to the Washington metropolitan area in search of federal jobs and along with them came needs for housing, infrastructure, and retail enterprises. The Falkland Apartments created affordable density on a humane scale in a safe and aesthetically pleasing environment.

The Falkland community has physical ties to Silver Spring's historic commercial district, commuter rail, and civic institutions. As a whole, all three parcels and the buildings with their associated landscapes are dynamic living symbols of Silver Spring's interwar development and postwar boom. Unlike other historic properties in Montgomery County that survive as mere shells of their former appearances and uses, the Falkland Apartments of 2007 recapitulates the Falkland Apartments in location, design, materials, setting, feeling and, in that dimension that makes historic properties relevant to today, use.

All three parcels of the Falkland Apartments merit designation on the Master Plan for Historic Preservation. I ask that the Montgomery County Planning Board join the other regulatory agencies who have reviewed the Falkland Apartments' significance in local, state, and even national history and who have found that the entire complex warrants the protection afforded by designation as a legally recognized historic property. In accordance with Montgomery County Code Chapter 24A, the Planning Board should vote to recommend to the County Council that all three parcels comprising the Falkland Apartments be designated on the Master Plan.

Thank you for the opportunity to present this testimony.

STATEMENT BEFORE THE MONTGOMERY COUNTY PLANNING BOARD
BY DORN C. McGRATH, JR., FAICP
2710 Brandywine Street, NW, Washington, DC 20008
JULY 10, 2008

COMMUNITY EXHIBIT
RECEIVED BY MCPB

Good afternoon, ladies and gentlemen:

DATE: 7/10/08
ITEM NO. 45
EXHIBIT NO. 21

I am Dorn McGrath, Jr. I live not far from here at 2710 Brandywine Street, NW, Washington, DC. I am a frequent visitor to Silver Spring and know the area quite well, having led two teams of graduate students in a study of Silver Spring's development potential several years ago. I am now retired, after more than 30 years, from the George Washington University, where I was founding chairman of the Department of Urban and Regional Planning, chairman of the Geography Department, and director of the Institute for Urban Environmental Research. I taught courses in urban planning, planning law, and historic preservation at the master's level.

I support the position of the Silver Spring Historical Society and Montgomery Preservation, Inc., which seek the preservation of the entire Falkland Chase apartment complex. All three parcels should be viewed as a single entity, since each contributes to the integrity of the project as a whole.

Operators of the complex at present point out that all of the buildings are air-conditioned and wired for internet service, as are most modern buildings. Moreover, they report that there is no particular preference among prospective renters in favor of one parcel over the others. The three-block complex itself is an important component of Silver Spring and Montgomery County. The Falkland Chase project reflects an astute application of the principles of competent urbanization. In effect, the original developers of Falkland Chase on all three of its staged components were actually practicing "smart growth" well before the current – and often casually applied – term was coined.

Each of the components of the project, although surrounded by major thoroughfares, provides welcome internal green space and views, and a sense of human scale. The western component of Falkland Chase provides a good transition to the stable, single-family-home neighborhood to the west, along North Portal Drive. Falkland Chase is not an asylum suburb. The project overall reflects good neighborhood design of moderate density and speaks well for the garden city

principles embodied in other such projects, including Buckingham Village in Arlington, Virginia, Chatham Village in Pittsburgh, Radburn in New Jersey, and also Greenbelt, Maryland. The 3-block complex widely understood as Falkland Chase has stood the test of time and, despite the waning and waxing of Silver Spring, has remained a stable element of Montgomery County. It should be included in the historic district and saved.

Falkland Chase provides affordable housing at present. Perhaps 40 years ago, the architectural profession learned that providing affordable housing in high-rise buildings was a mistake. Mothers need to be closer to their children. After lengthy debate, Pruitt-Igoe in St. Louis – the epitome of high-rise affordable housing – was torn down. So were similar high-rise projects in Chicago, Providence, Rhode Island, and Washington, DC. Alternate housing for families in need was provided much closer to the ground. The new housing provided reflected many of the principles long ago applied in Falkland Chase by its original developers. It is simplistic to claim that high-rise housing would add more affordable units than those now present.

An unfortunate phenomenon of our time has been the emergence of the “Transit-Oriented Development,” whereunder every parcel of land near a Metro station, regardless of its topography or current status as historic, has become fair game for rapacious developers. There are good reasons NOT to provide high-rise housing and an accompanying shopping mall at every metro station. Cases in point are easily recognized at Arlington National Cemetery and the Eastern Market metro stops. Even the TOD advocates understand that this would be wrong and disrespectful of our national heritage.

I hope that the Planning Board will be able to recognize the long-term benefits of the Falkland Chase apartments to the Silver Spring environment and not yield to the blandishments of the currently fashionable TOD and Smart Growth advocates.

Respectfully,

Dorn C. McGrath, Jr., FAICP

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

APPLICANT EXHIBIT
RECEIVED BY MCPB

DATE: 7/10/08
ITEM NO. 15
EXHIBIT NO. 1

July 1, 2008

Barbara A. Sears
301.961.5157
bsears@linowes-law.com
Samantha L. Mazo
301.961.5261
smazo@linowes-law.com

BY HAND DELIVERY

Dr. Royce Hanson, Chairman,
and Members of the
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Falkland North, Silver Spring, Maryland – July 10, 2008 Public Hearing (Preliminary)
Draft of Amendment to the Master Plan for Historic Preservation for Falkland
Apartments, #36/12

Dear Chairman Hanson and Members of the Planning Board:

On behalf of Home Properties Falkland Chase, LLC (“Home Properties”) the owner of the Falkland Apartments in Silver Spring, Maryland (“Property”), enclosed please find the following:

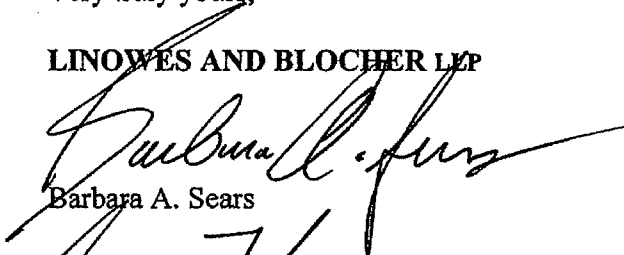
- Letter from expert architectural historian, Ward Bucher, AIA, APTI, evaluating the Property
- Mr. Bucher’s resume
- A rendering plan of the proposed improvements to the 1+-acre South Parcel’s green space that Home Properties proposes to improve and open to public use if the North Parcel is redeveloped

Dr. Royce Hanson and Members of the
Montgomery County Planning Board
July 1, 2008
Page 2

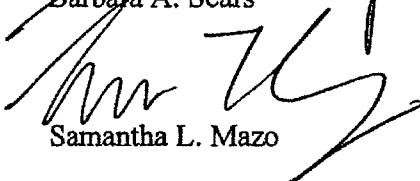
Please include this correspondence and all attachments in the Administrative Record for this proceeding. Thank you.

Very truly yours,

LINOWES AND BLOCHER LLP



Barbara A. Sears



Samantha L. Mazo

cc: Mr. Nelson Leenhouts
Mr. Donald Hague
Mr. Michael Eastwood
Mr. Rollin Stanley
Mr. Glenn Kreger
Ms. Clare Kelly

BUCHER/BORGES GROUP PLLC

3408 WISCONSIN AVENUE NW, SUITE 200
WASHINGTON DC 20016
VOICE: 202-364-8855
FAX: 202-364-8899

June 26, 2008

Dr. Royce Hanson, Chairman
Planning Board
M-NCPPG
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Falklands Apartments

Dear Chairman Hanson and Members of the Board:

I have been retained by Home Properties to analyze the subject property and the record of the February 27, 2008 Historic Preservation Commission hearing. I am a registered architect in the State of Maryland whose firm specializes in restoration architecture and preservation services. In this capacity I have become familiar with the Montgomery County Historic Preservation Ordinance and its designation criteria while providing architectural and consulting services in the County.

I have presented expert testimony to the Historic Preservation Commission (HPC) on multiple occasions, including their most recent hearing last week. I have been qualified as an expert witness by the HPC and other government commissions and courts. I have attached my resume that summarizes some of my professional experience.

I have researched the Falklands site and come to the following conclusions:

1. Despite their close proximity in time and space, Falklands Project 1 and Project 2 have always been two separate and distinct projects. Project 1 consists of the South Parcel and Project 2 consists of the North and West Parcels.
2. The design and historical traits presented in detail by various testifiers apply to Project 1 but not Project 2.
3. The staff report incorrectly evaluated Project 2 (North and West parcels) as if it was part of Project 1 (South parcel). Therefore the designation criteria cited by the staff report for Project 1 (South parcel) are incorrect when applied to Project 2 (North and West parcels).

Distinctions between Projects 1 (South Parcel) and 2 (North and West Parcels)

Projects 1 and 2 have different design approaches and, therefore, different defining characteristics. I believe that the Garden City design concepts were a major goal of the first project whereas the typical commercial, economic goals of greater density and

higher efficiency were the drivers for project 2. Project 1 (South) is significantly different in architectural style and range of unit types. It also adopts a different approach in its site design.

Project 1 (South) was designed in a minimalist Colonial Revival style. All buildings are brick and most have flat roofs with simple parapets. Major entries feature one-story porticoes with two columns and originally had iron balconies with diagonal grid balusters above. Other typical features are flat fascia bands and panels, and brick quoins.

Project 2 (North and West) features buildings in the Stripped Classical style with minimal, low-relief classical decorative elements overlaid with a few Colonial Revival idioms. The Stripped Classical style was used mostly for government and institutional buildings.

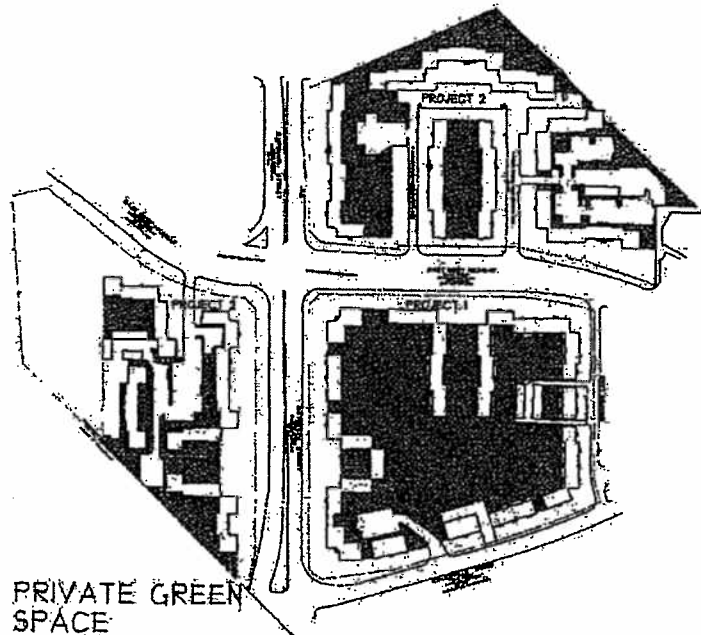
While Project 1 (South) embraced the Garden City planning concept, and used more than half the land area for private green space, Project 2 (North and West) followed typical garden apartment site plans that maximized development and parking density and are still found throughout Montgomery County.

There are large amounts of internal green space in the South Parcel with very limited parking, whereas the North and West parcels are geared more toward the automobile with extensive circulation and parking areas. The table below illustrates the huge difference in the private green space between Project 1 and Project 2.

| | Project 1 | Project 2 |
|----------------------|-----------|-----------|
| Public Green Space* | 22% | 28% |
| Private Green Space* | 51% | 30% |
| Buildings & Parking | 27% | 42% |
| Total | 100% | 100% |

*For this analysis public green space is defined as the green areas between the front of the buildings and the street. Private green space is defined as the green areas between and behind buildings, excluding parking and driveway areas.

Project 1 (South) is comprised of buildings arranged around the perimeter of a large, U-shaped, central green space. As Louis Justement indicated in later years, this was in part in response to the existing Y-shaped valley on site. The green space is landscaped with a highly articulated mix of terraces, walkways, fences and plantings that take advantage of the highly sloped topography. Buildings engage the green space with front and rear doors, and porches.



In contrast, the North and West parcels of Project 2 have a more typical urban grid arrangement with limited internal private green space. The buildings turn their backs on the few areas that are large enough to be usable. Walkways and other improvements are very limited. Although steep sided gullies remain in both the north and west parcels they are virtually ignored as a design feature. The gully on the West Parcel has no public access and the gully on the North Parcel is lined with rip rap stone.

One can see the large, contiguous private green of space of Project 1 (South) on the plan above that contrasts with the linear, fragmented private green spaces of Project 2 (North and West). The plan shows the two projects as constructed with the exception of the original street curb lines.

The 13 apartment unit types of Project 1 (South) are completely different than the 8 unit types of Project 2 (North and West). The differences in the floor plans are not minor tweaks but rather a completely different design approach. For example, the outside corners of Project 1 are typically used for building entries while in Phase 2 this is the location of the apartment kitchens.

In Project 1 (South) there is a mixture of one, two and three-bedroom apartments. In Project 1 apartments with a dining area, it is separate from the living room.

The majority of the unit types in the Project 2 (North and West) are one-bedroom and most have a dining area open to the living room, signaling a shift toward a more open floor plan.

June 26, 2008

As indicated above, Projects 1 and 2 have distinct site designs and distinct internal and external building designs. In summary, Falklands is not a contiguous whole but rather two distinct projects.

Features that make Falklands unique apply only to the South Parcel.

Extensive testimony has established a number of unique features of Project 1 (South) and by inference has applied these to the entire project. In reality, Project 2 (North and West) does not share these features.

- Project 1, but not Project 2, is the parcel frequently referred to as having the first FHA insured mortgage in Maryland.
- Project 2 did not continue the Garden City planning policies of Project 1.
- Although both projects were designed by Louis Justement, only Project 1 has Colonial Revival style elements. Project 2 was designed in a Stripped Classical style commonplace to apartments of this era.
- Project 1 was the first large scale garden apartment complex in Montgomery County and the first to follow the new FHA standards. On the other hand, Project 2 was one of hundreds of typical garden apartment projects in the second quarter of the 20th century.

In summary, in my expert opinion it is Project 1 (South parcel) that is unique while Project 2 (North and West parcels) is one of many similar 20th century garden apartments. Therefore in my opinion Project 2 (North and West Parcels) does not meet the criteria cited as the basis for designation.

Sincerely,


Ward Bucher, AIA, APTI
Managing Member
Bucher/Borges Group PLLC

BUCHER/BORGES GROUP PLLC

3408 WISCONSIN AVENUE NW, SUITE 200
WASHINGTON DC 20016
VOICE: 202-364-8855
FAX: 202-364-8899

May, 2008

W. Ward Bucher III, A.I.A.

Email: ward@bucherborges.com

Mr. Ward Bucher, AIA has extensive experience in historic preservation throughout the United States. Preservation services he has performed include historic significance analysis, National Register nominations, federal and state tax credit applications, Historic Structure Reports, and Cultural Resource Surveys. Architectural services he has performed include field surveys of building condition and ADA accessibility, cost estimates for repairs and capital improvements, historic significance analysis, and architectural and engineering design of restorations, remodeling, structural repairs and new construction projects. Technical services have included archeology, archival research, Determination of Eligibility (DOE), development impact analysis, historic landscape surveys, Memorandum of Agreement (MOA), museum climate control design, paint analysis, stone analysis and structural analysis.

With over thirty years as a registered architect, Mr. Bucher has a thorough knowledge of historic buildings. He has both assessed the condition and designed the restoration and adaptive reuse of historic buildings that house museums, offices, retail, and multi-family housing. His broad knowledge is evidenced by his authorship of the *Dictionary of Building Preservation* published by John Wiley & Sons and numerous lectures and expert testimony presentations.

Mr. Bucher has thorough knowledge of structural design and construction. Additional services provided include project scope of work development, document preparation, clarification of drawings for permit application, cost and time estimating, citizen meeting presentations, and construction administration.

Professional Experience

| | |
|--------------|---|
| 2005-Present | Bucher/Borges Group, Managing Member |
| 1989-2004 | Ward Bucher Architects, Principal |
| 1986-1989 | Bucher & Borges Architects, Partner |
| 1985-1986 | EDG Architects & Planners PC, V. P. |
| 1984-1985 | KressCox Associates, PC, Director of Historic Preservation |
| 1974-1984 | Wm. Ward Bucher & Associates, Principal |
| 1971-1974 | Office of Planning & Development, DC Government, Architect |

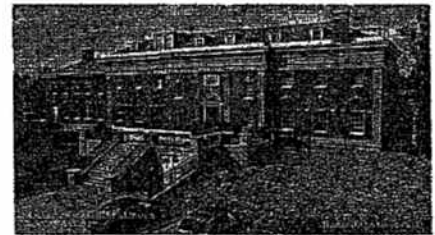


Exhibit "A"

Education

Rensselaer Polytechnic Institute, Bachelor of Building Science
Rensselaer Polytechnic Institute, Bachelor of Architecture
West Dean College, England, Architectural Conservation

Awards

Historic Resources Merit Award for the Bowieville Mansion,
American Institute of Architects (A.I.A.) DC Chapter, 2007

Historic District Citation: 202 Dover Street for Exceptional
Preservation Efforts, Town of Easton Town Council, 2007

Annual Heritage Award for 202 Dover Street, The Historical So-
ciety of Talbot County, 2007

Historic Resources Merit Award for the Downes Curtis Sail
Loft, American Institute of Architects (A.I.A.) DC Chapter, 2006

Special Merit Award for the Downes Curtis Sail Loft, The His-
torical Society of Talbot County, 2006

Award for the Outstanding and Sensitive Restoration of the
Bowieville Mansion, The Prince George's County Historical Soci-
ety St. George's Day Award, 2006

Award of Merit for The Pagoda, American Institute of Architects
(A.I.A.) DC Chapter

Award for Restoration of the Atlas Theater, American Institute
of Architects (A.I.A.) DC Chapter

Citation for the Restoration and Extended Use of the Mary
McLeod Bethune Memorial Museum, American Institute of Ar-
chitects (A.I.A.) DC Chapter

Award for Distinctive Residential Design, Washingtonian/A.I.A.
Residential Awards Program

Professional Memberships

American Institute of Architects, DC/AIA Chapter, past Board
Member

Association of Preservation Technology International
Registered Architect,

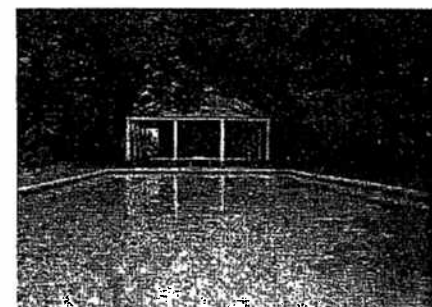
District of Columbia Registration #2400

Commonwealth of Virginia Registration #4906

State of Maryland Registration #5011

Society of Architectural Historians

Washington Architectural Foundation, Past Board Member



Associations

BCC-YMCA, Long Range Planning Committee
Cleveland Park Historical Society (Architectural Review Committee, past Chair)
Cosmos Club
Committee of 100 on the Federal City (Board Member)
DC Preservation League (Past President)
Historic Easton (Director)
National Trust for Historic Preservation
Oxford Museum
Oxford Pool Committee (Board Member)

Publications

Dictionary of Building Preservation, 560 pages, over 10,000 terms, Presevation Press (John Wiley & Sons), New York, NY.

Drying In and Drying Out - Flood Damage Lessons from Hurricane Hugo, March/April 1991, The Old House Journal, Brooklyn, NY.

Planning Structural Repairs, December 1981, The Old House Journal, Brooklyn, NY.

Heating Alternatives, September 1981, The Old House Journal, Brooklyn, NY.

The Crack Detective, May, July & August 1981, The Old House Journal, Brooklyn, NY.

Dupont Circle: Killed by Kindness, August - September 1978, D.C. Gazette, Washington, D.C.

Connecticut Avenue - P Street Project, August 1977, Center for the Visual Environment, Washington, D.C. (Funded by the National Trust for Historic Preservation).

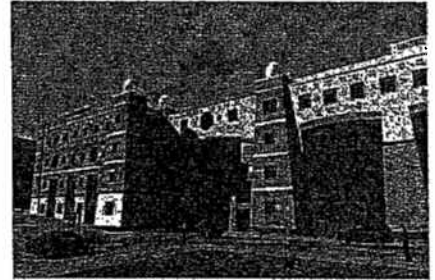
Legal Tools and the Visual Environment, May 1976, Center for the Visual Environment, Washington, D.C.

Dupont Circle Profile, February 1976, North Dupont Community Association, Washington, D.C.

D.C. Zoning Game, December 1975, North Dupont Community Association, Washington, D.C.

A Plan for the West End, July 1973, District Government, Washington, D.C.

New Town for the West End, April 1972, District Government, Washington, D.C.



Lecturer

American Institute of Architects, Preservation Committee

American Institute of Architects, DC/AIA Chapter Design DC

American Society of Home Inspectors, National Convention & local chapters

Association for Preservation Technology International

Barnes & Noble, Rockefeller Center

Catholic University, School of Architecture

Colonial Dames of America

DC Building Industry Association

DC Preservation League

Dupont Circle Citizens Association

French Heritage Society

Historical Society of Washington, DC

Marcus & Millichap

McLean Chamber of Commerce

Museum Consultants International

National Preservation Institute

National Trust for Historic Preservation, Main Street Program

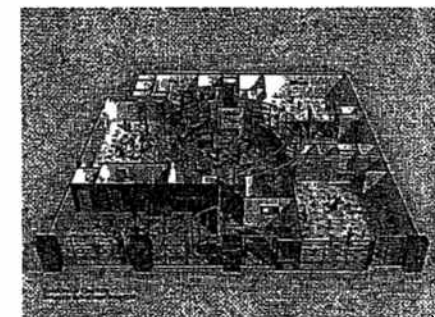
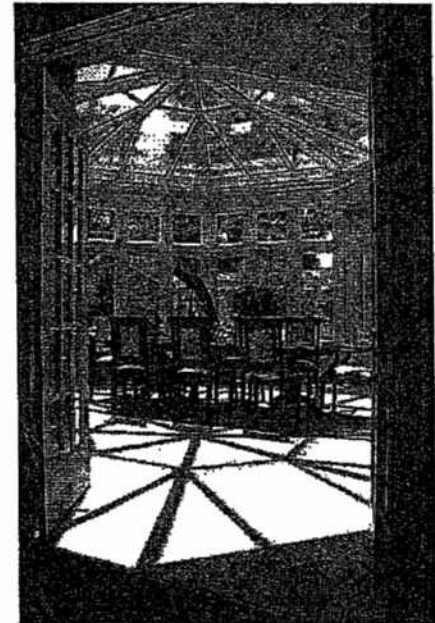
NationsBank, Real Estate Loan Department

Oxford Museum

Preservation Maryland, Preservation & Revitalization Conference

University of Maryland, School of Architecture

ValCon Construction Consultants





KATHRYN M. KURANDA, M. ARCH.HIST.

**SENIOR VICE PRESIDENT
HISTORICAL & ARCHITECTURAL SVCS.**

**COMMUNITY EXHIBIT
RECEIVED BY MCPB**
DATE: 6/10/08
ITEM NO. 15
EXHIBIT NO. 17

EDUCATION

Master of Architectural History, Concentration in Historic Preservation, University of Virginia, Charlottesville, Virginia, 1984

Bachelor of Arts in American Studies, Dickinson College, Carlisle, Pennsylvania, 1977

Workshop "National Environmental Policy Act", University of Southern Maine, Summer Session Program, 1999

Workshop "Property Transfer Site Assessment Research Methods," Illinois State Museum, Springfield Illinois, 1992

Training Course "Historic Concrete: Investigation and Repair," Association for Preservation Technology, 1989

Training Course "Working With Section 106," Advisory Council on Historic Preservation and The Bureau of Land Management, 1988

London Summer School, The Victorian Society in America, 1980

Training Course "Wood Preservation Technology," Association for Preservation Technology, 1978

Historic Restoration and Preservation Technology Course Work, St. Lawrence College, Ontario, Canada, 1977

Professional Development Program in Engineering for Older Buildings, including Heritage Buildings: Materials & Pathologies. Association for Preservation Technology & National Center for Preservation Technology and Training, 2003.

PROFESSIONAL ASSOCIATIONS

Member, APT; Member, International Council on Monuments and Sites; Member, Vernacular Architectural Forum.

COMMUNITY INVOLVEMENT

Board of Directors, Delaplaine Visual Arts Education Center, Frederick, MD 21701.
Public Art Committee, City of Frederick, Maryland.

PROFESSIONAL EXPERIENCE**Vice President -- Architectural and Historical Services, R. Christopher Goodwin & Associates, Inc., Frederick, Maryland, 1991-present**

Assistant Vice President -- Architectural and Historical Services, R. Christopher Goodwin & Associates, Inc., Frederick, Maryland 1990 - 1991

Senior Project Manager, R. Christopher Goodwin & Associates, Inc., Frederick, Maryland, October 1989 - 1990
Architectural Historian, State of Nevada, Department of Conservation, Division of Historic Preservation and Archeology, State Historic Preservation Office, April 1984 – July 1989

Architectural Historian, Colorado Department of Highways, Project Development Branch, Denver, Colorado, October 1983 – March 1984

Architectural Historian, Community and Preservation Planning Consultants, Concord, New Hampshire, August 1981 – June 1982

Preservation Consultant, Stafford Rockingham Regional Council, Exeter, New Hampshire, June 1980 – August 1981

MANUSCRIPTS, PUBLICATIONS, AND PAPERS PRESENTED

- 1980a *Franklin Falls Historic District Nomination*. Franklin Falls, New Hampshire.
- 1980b *Cultural Resources of Rochester, New Hampshire*. Contributor, Survey Planning Report.
- 1981a *Plymouth Depot National Register Nomination*. Plymouth, New Hampshire.
- 1981b *Merchants Exchange*. Concord, New Hampshire. (HABS).
- 1981c *Rogers Garage*. Concord, New Hampshire. (HABS).
- 1982a *Boston Port Road Historic District Planning Report*. Rye, New York, Preservation planning study for National Register Historic District encompassing three estates on Long Island Sound.
- 1982b *Barret Hill Farm National Register District Nomination*. Wilton, New Hampshire.
- 1982c James Steam Mill Apartments, Historic Preservation Tax Certification Project, Newburyport, Massachusetts.
- 1982d Medical Clinic, Historic Preservation Tax Certification Project, Concord, New Hampshire.
- 1983a *Trinidad Foundry and Machine Company*. Trinidad, Colorado, (HAER).
- 1983b *Lime Kiln Near Morrison*. Morrison, Colorado (HAER).
- 1983c *Rooney Ranch*. Jefferson County, Colorado (HABS).
- 1984 *Midwest Iron & Steel Company*. Denver, Colorado, (HAER).

- 1985a The Architecture of Las Vegas, Nevada. Presentation sponsored by Nevada Humanities Committee and Nevada State Museum and Historic Society, Las Vegas, Nevada.
- 1985b *Stewart Indian School Historic District Nomination*. Carson City, Nevada.
- 1987a *Multiple Resource Nomination of Buildings Designed by Frederick De Longchamps*. Washoe and Douglas Counties, Nevada.
- 1987b Speaker, "Oasis" Conference sponsored by Nevada Historical Society, Nevada
- 1988a Humanities Committee, Nevada State Council on the Arts, Nevada Division of Historic
- 1988b Images of the Nineteenth-Century Agricultural Landscape, *Nevada Historical Society Quarterly* Vol. XXXI, Winter 1988, No. 4.
- 1989a *Western Vernacular Architecture*. Museum Week lecture series, sponsored by Nevada State Museum and Historical Society, Carson City, Nevada.
- 1989b Preservation Workshop. Nevada State Museum and Historical Society, Las Vegas, Nevada.
- 1989c Walking Tour of Virginia City, Nevada. Sponsored by Historic Preservation Committee, Virginia City, Nevada.
- 1989d *Harmon School National Register Nomination*. Churchill County, Nevada.
- 1989e *Reed House National Register Nomination*. Gardnerville, Nevada.
- 1989f *Architectural Survey of the Planned Royersford Main Post Office, Montgomery County, Pennsylvania* (with R. Christopher Goodwin and Michelle T. Moran). Submitted to the United States Postal Service, Facilities Service Center.
- 1989g *Elm Street School*. Frederick, Maryland (HABS).
- 1990a *Detailed Archeological and Architectural Investigations of the Tabard Village Project Area, Cedar Grove Complex (AA-881), and Archeological Site 18AN594, Anne Arundel County, Maryland* (with Thomas W. Neumann and Michelle T. Moran). Submitted to Classic Community Corporation.
- 1990b *Phase I and II Archeological Investigations of Bachelor's Hope Farm, St. Mary's County, Maryland* (with Martha Williams and Suzanne Sanders). Submitted to Archetype.
- 1990c *Phases I and II Archeological Investigations of the Frederick Municipal Golf Course, Frederick County, Maryland* (with Thomas W. Neumann and Michelle T. Moran). Submitted to City of Frederick, Maryland.
- 1990d *Archeological and Architectural Reconnaissance of the Suitland Federal Center, Prince Georges County, Maryland* (with Christopher R. Polglase, April Fehr, Michelle Therese Moran, and Janet S. Shoemaker). Submitted to Ward/Hall Associates, AIA.
- 1990e *Phase I Archeological Investigation at the Meadows, Baltimore County, Maryland*, (with R. Christopher Goodwin and Suzanne L. Sanders). Submitted to The Macks Group.

- 1990f *Phase I Archeological Investigations of Billingsley Road, U.S. Route 301 to the Charles County Sanitary Landfill No. 2, Waldorf, Maryland*, (with R. Christopher Goodwin and Michelle T. Moran). Submitted to Whitman, Requardt and Associates.
- 1990g *A Study of Secondary Impacts to Historic Resources Resulting from Construction of the Proposed Montgomery County Resource Recovery Facility, Dickerson, Maryland* (with R. Christopher Goodwin and Michelle T. Moran). Submitted to ENSR Consulting and Engineering.
- 1990h *Architectural Survey of the Planned Oakmont Green Development, Carroll County, Maryland* (with R. Christopher Goodwin, Michelle T. Moran, and Mary Kendall Shipe). Submitted to Oakmont Green Limited Partnership.
- 1991a *Phase I Archeological Survey and Architectural Investigation of the Proposed 7-Mile BG&E Dublin Extension Pipeline, Harford County, Maryland* (with R. Christopher Goodwin, Michelle Moran, Mary K. Shipe, and Martha R. Williams). Submitted to Biohabitats.
- 1991b *Phase I Archeological Survey and Architectural Investigation of the Proposed 24-Mile BG&E Pipeline, Harford County, Maryland* (with R. Christopher Goodwin, Martha R. Williams, Mary K. Shipe, and Peter Morrison). Submitted to Biohabitats.
- 1991c *Architectural Investigations of the Routzahn Home Farm, Frederick County, Maryland* (with R. Christopher Goodwin, Deborah Cannan, and Michelle T. Moran). Submitted to Allegheny Power System.
- 1991d *Historical and Architectural Investigations of the Humphrey Wolfe Farm Howard County, Maryland* (with R. Christopher Goodwin and Michelle T. Moran). Submitted to Cattail Creek Country Club.
- 1991e *Architectural History Investigations of the Washington National Airport Surveillance Radar Facility, Washington, D.C.* (with R. Christopher Goodwin and Michelle T. Moran). Submitted to Information Systems and Network Corporation.
- 1991f *Architectural Recordation for Three Buildings Maryland Library for the Blind and Physically Handicapped, Baltimore, Maryland*. Submitted to Ayers Saint Gross.
- 1991g *Phase I Archeological Investigations and Architectural Reconnaissance Survey of the BG&E Utility Corridor from Herald Harbor Road to Maryland Route 3, Anne Arundel County, Maryland* (with R. Christopher Goodwin, Christopher R. Polglase, William R. Henry, and Michelle T. Moran). Submitted to Baltimore Gas & Electric Company.
- 1991h *Suitland Federal Center Historic Preservation Compliance Section 110 and 106 Compliance Prince Georges County, Maryland* (with R. Christopher Goodwin, Michelle T. Moran, and Deborah Cannan). Submitted to Ward/Hall Associates AIA.
- 1991i *Combined Phase I and Phase II Archeological Investigations of Centre 9500, Howard County, Maryland* (with R. Christopher Goodwin, Suzanne L. Sanders, and Michelle T. Moran). Submitted to Land Design Engineering, Inc.
- 1991j *Archeological and Architectural Investigations at Camden Yards, Baltimore, Maryland* (with R. Christopher Goodwin, Elizabeth Pena, and Suzanne M. Sanders). Submitted to the Maryland Stadium Authority.

- 1991k *HABS Recordation of Six Buildings Located within the Uptown National Register Historic District, New Orleans, Louisiana* (with Susan Barrett-Smith). Prepared for the United States Postal Service.
- 1991l *Mitigative Measures for Cultural Resources, Wyoming Valley Levee Raising Project* (with Christopher R. Polglase). Submitted to the U.S. Army Corps of Engineers, Baltimore District).
- 1991m *Cultural Resource Reconnaissance and Sensitivity Study for the C & D Canal Feasibility Study, Chesapeake Bay and Delaware River* (with R. Christopher Goodwin, Christopher R. Polglase, Katherine Grandine, Michelle T. Moran, Peter H. Morrison, and Thomas W. Neumann). Submitted to Maryland Port Administration.
- 1992a *Phase I and Phase II Archeological and Architectural Investigations for the Proposed Site of the William H. Natcher Building, National Institutes of Health, Bethesda, Maryland* (with R. Christopher Goodwin and Suzanne L. Sanders). Prepared for AEPA Architects Engineers.
- 1992b *Architectural and Archeological Investigations In and Adjacent to the Bywater Historic District, New Orleans* (with Stephen Hinks, Jack Irion, Ralph Draughon, William P. Athens, and Paul Heinrich). Submitted to the U.S. Army Corps of Engineers, New Orleans.
- 1992c *Historic Military Quarters Handbook* (with R. Christopher Goodwin and Deborah K. Cannan). Submitted to Baltimore District, U.S. Army Corps of Engineers on behalf of Department of Defense Legacy Resource Management Program.
- 1992d *Cultural Resource Investigation of Brown's Battery Breaking Site, Berks County, Pennsylvania* (with John J. Mintz, Leo Hirrel, Hugh B. McAloon, Christopher Polglase, and Thomas W. Davis). Prepared under contract to U.S. Army Corps of Engineers.
- 1992e *Cultural Resources Investigations of Four Formerly Used Defense Sites, Mississippi* (with Stephen Hinks and Ralph Draughon). Submitted to the U.S. Army Corps of Engineers, Vicksburg.
- 1992f Case Study: Historic Evaluation of Cantonment Areas (with Deborah Cannan). Presentation for DoD Historical and Archeological Resources Workshop, F.E. Warren AFB, WY.
- 1992g *HAER Recordation of Buildings 28 and 28A, Norfolk Naval Shipyard, Portsmouth, VA* (with Hugh McAloon). Submitted to the Norfolk Naval Shipyard.
- 1992h *Visual Impact Study of the Proposed Millpoint Tower* (with Hugh McAloon and Katherine Grandine). Submitted to TEA Corporation.
- 1992i *Cultural Resource Investigations of Camp Shelby, Mississippi* (with Leo Hirrel). Submitted to Vicksburg District, U.S. Army Corps of Engineers.
- 1993a HAER Level 1 Documentation of the Canal Street Transit Station, New Orleans, Louisiana.
- 1993b *Cultural Resources Management Plan and Maintenance, Rehabilitation, and Repair Guidelines for Aberdeen Proving Ground, Maryland* (with Christopher Polglase, Katherine Grandine, and Thomas Davis). Submitted to the U.S. Army Corps of Engineers, Baltimore District.
- 1993c The National Historic Context for Department of Defense Installations. Paper presented at the Conference of the National Council on Public History, Valley Forge, Pennsylvania.

- 1993d The Rehabilitation of Mount Aventine Case Study presented to the Charles County Historical Trust.
- 1993e *Historical and Architectural Documentation of the Mississippi Basin Model, Clinton, Mississippi* (with Martha Williams and Bethany Usher). Report submitted to the Vicksburg District, U.S. Army Corps of Engineers.
- 1993f *Architectural Investigations Undertaken in Conjunction with the Base Realignment of Dahlgren Division, Naval Surface Warfare Center, Dahlgren, Virginia* (with Brooke V. Best and Leo Hirrel). Submitted to the Naval Facilities Engineering Command.
- 1993g *Historical Resource Study - Oxon Cove Park* (with Michelle T. Moran, Hugh McAloon and Peter Morrison). Report submitted to National Capital Park/East, National Park Service.
- 1993h *Fort George G. Meade - Cultural Resource Management Plan* (with Hugh McAloon, John Mintz, Martha Williams, Kathleen Child, and Leo Hirrel). Report submitted to the Baltimore District, U.S. Army Corps of Engineers.
- 1993i *Conditions Analyses and Preservation Treatment Recommendations for Historic Brick Buildings at Aberdeen Proving Ground* (with Brooke V. Best). Report submitted to the Baltimore District, U.S. Army Corps of Engineers.
- 1993j *Phase I Archeological Survey and Architectural Investigations of the Proposed Delmarva Power & Light Company, Easton-Steele 138 kV Transmission Line, Maryland* (with Michael A. Simons, Geoffrey E. Melhuish, W. Thomas Dod, and Christopher R. Polglase). Submitted to Delmarva Power & Light Company.
- 1993k *An Architectural History of St. Vincent De Paul Church, 120 North Front Street, Baltimore, Maryland* (with Michelle T. Moran and Martha R. Williams). Submitted to the St. Vincent de Paul Church.
- 1994a *Architectural and Historic Investigations for Four Former Defense Sites in Mississippi* (with Hugh B. McAloon and Leo Hirrel). Submitted to the U.S. Army Corps of Engineers, Vicksburg District.
- 1994b *Architectural Investigations Undertaken in the Dahlgren Residential Area, Naval Surface Warfare Center Dahlgren, Virginia* (with Brooke V. Best, Eliza Edwards, Leo P. Hirrel, and Patrick Jennings). Submitted to the Naval Facilities Engineering Command, Atlantic Division.
- 1994c *Architectural Assessment of Buildings 296 and 297 Naval Hospital Cherry Point, North Carolina*. Submitted to the Naval Facilities Engineering Command, Atlantic Division.
- 1994d *Architectural Survey and Assessment of the DuPont Factory Structures at the Fleet and Industrial Supply Center, Cheatham Annex, York County, Virginia* (with Katherine Grandine and Hugh McAloon). Submitted to the Naval Facilities Engineering Command, Atlantic Division.
- 1994e *Inventory of Standing Structures within the Operations and Industries Area at the Dahlgren Laboratory of the Dahlgren Division, Naval Surface Warfare Center* (with Brooke V. Best and Leo P. Hirrel). Submitted to the Naval Facilities Engineering Command, Atlantic Division).
- 1994f *National Historic Context for Department of Defense Installations, 1790 - 1940* (with Deborah K. Cannan, Leo Hirrel, Katherine E. Grandine, Bethany M. Usher, Hugh B. McAloon, and Martha R. Williams). Submitted to the U.S. Army Corps of Engineers, Baltimore District.

- 1994g *Phase I Cultural Resource Investigations Undertaken at the U.S. Army Reserve Area Maintenance Support Activity (AMSA) Clarksburg, WV* (with Eliza H. Edwards, Suzanne L. Sanders, Leo P. Hirrel, and Hugh McAloon). Submitted to the U.S. Army Corps of Engineers, Baltimore District.
- 1994h *Historic Context for Department of Defense Facilities World War II Permanent Construction* (Principal Investigator; by Deborah K. Cannan, Leo P. Hirrel, William T. Dod, and J. Hampton Tucker). Submitted to the U.S. Army Corps of Engineers, Baltimore District.
- 1994i *Navy Cold War Guided Missiles Context: Resources Associated with the Navy's Guided Missile Program, 1946 - 1989* (with Brooke V. Best, Eliza Edwards, and Leo Hirrel). Submitted to the Department of the Navy, Atlantic Division, Naval Facilities Engineering Command.
- 1994j *Historic Context for the Army Material Command's World War II Facilities* (with Deborah K. Cannan, Leo Hirrel, Hugh McAloon, and Brooke V. Best). Submitted to the U.S. Army Corps of Engineers, Baltimore District.
- 1995a *Supplemental Cultural Resource Investigations to the Cultural Resource Management Plan, Aberdeen Proving Ground: Cultural Resource Procedures and Guidelines* (with Geoffrey Melhuish and Katherine Grandine). Submitted to the Atlantic Division, Naval Facilities Engineering Command.
- 1995b *Carlisle Indian Industrial School*. Brochure prepared with William P. Giglio and William McNamee. Submitted to the U.S. Army Research Laboratory and Carlisle Barracks.
- 1995c *St. Vincent de Paul and Baltimore: The Story of a People and Their Home* (with Thomas W. Spalding). Maryland Historical Society, Baltimore, 1995.
- 1995d *Monograph on Black Walnut Rural Historic District* (with Brooke V. Best and Hugh McAloon). Submitted to Old Dominion Electric Cooperative.
- 1995e *Architectural Investigations of the Dudderar Farm, Frederick County, Maryland* (Principal Investigator; by Geoffrey E. Melhuish and Hugh B. McAloon). Submitted to the Ward Corporation.
- 1995f *HAER Documentation of the Kelly-Springfield Tire Plant, Cumberland, Maryland* (Principal Investigator). Prepared for the Allegany County Commissioners, Cumberland, Maryland.
- 1996a *Historical and Architectural Documentation of the Elmer Wolfe High School* (with Deborah Whelan). Submitted to Carroll County Public Schools, Westminster, Maryland.
- 1996b *Mason Row Maintenance Plan and National Register Documentation, Naval Weapons Station, Yorktown, Virginia* (with Katherine Grandine, Hugh McAloon, and Brooke V. Best). Submitted to Naval Facilities Engineering Command.
- 1996c *Historic American Building Survey Documentation: 5900-5910 Dalecarlia Place, Washington Aqueduct* (Principal Investigator; by Lori B. O'Donnell). Prepared for U.S. Army Corps of Engineers, Baltimore District.
- 1996d *Cultural Resource Investigations at Bayou Rapides Drainage Structure and Pumping Plant, Alexandria, Louisiana* (Principal Investigator; by Hugh McAloon). Submitted to U.S. Army Corps of Engineers, Vicksburg District.

- 1996e *HAER Recordation of Naval Surface Warfare Center Carderock Buildings 7, 11, 12, 13, 138, 139, 157* (Principal Investigator; by Geoffrey Melhuish). Submitted to Engineering Field Activity-Chesapeake, Washington D.C.
- 1996f *Architectural Investigations for the Wedgewood Industrial Park*. Submitted to Parker, Cade & Large, Inc., Millersville, Maryland.
- 1996g *Langley Air Force Base Cultural Resource Management Plan* (Principal Investigator; by Brooke V. Best, Martha Williams, and Lex Campbell). Submitted to the U. S. Army Corps of Engineers, Baltimore District.
- 1996h *Documentation of Bowie Tobacco Barn, Westwood Property, Prince George's County, Maryland* (Principal Investigator). Prepared for Donatelli & Klein, Inc.
- 1997a *Cultural Resources Investigations for Alignment and Environmental Studies, Halfway Boulevard Extended and Newgate Boulevard (PUR-577), Washington County, Maryland* (with April L. Fehr, Martha Williams, W. Patrick Giglio, and Ellen Saint Onge). Prepared for KCI Technologies.
- 1997b *Historical and Architectural Resources Protection Plan (HARP), Naval Surface Warfare Center, Carderock Division, Maryland* (Principal Investigator; by Geoffrey E. Melhuish and April L. Fehr). Submitted to Engineering Field Activity - Chesapeake.
- 1997c *Revised National Register Documentation for "Guilford", Frederick County, Maryland* (Principal Investigator; by Lex F. Campbell). Prepared for Clagett Enterprises, Inc.
- 1997d *Navy Cold War Communication Context: Resources Associated with the Navy's Communication Program, 1946-1989* (Principal Investigator; by Brooke V. Best, Katherine Grandine, and Stacie Y. Webb). Submitted to Atlantic Division, Naval Facilities Engineering Command.
- 1997e *Intensive Architectural Survey at Naval Base Norfolk, Virginia* (Principal Investigator; by Katherine E. Grandine). Submitted to Atlantic Division, Naval Facilities Engineering Command.
- 1997f *Washington Aqueduct Cultural Resource Management Plan* (Principal Investigator; by Eliza E. Burden and Martha R. Williams). Submitted to the U.S. Army Corps of Engineers, Baltimore District.
- 1997g *Architectural Investigations of St. Juliens Creek Annex* (Principal Investigator; by Hugh B. McAloon, Geoffrey E. Melhuish, William T. Dod, and Martha R. Williams). Submitted to Atlantic Division, Naval Facilities Engineering Command.
- 1997h *Architectural Scoping Study: The Villages at Urbana, Frederick County, Maryland* (with Geoffrey L. Melhuish). Submitted to Monocacy Land Company, L.L.C.
- 1997i *Architectural and Historic Evaluation, U.S. Naval Air Station Keflavik, Keflavik, Iceland* (Principal Investigator; by Brooke V. Best, Geoffrey E. Melhuish, and Thomas W. Davis). Prepared for Atlantic Division, Naval Facilities Engineering Command.
- 1997j *Dalecarlia Water Treatment Plant Historic American Engineering Record Documentation and Dalecarlia Employee Dwellings Historic American Building Survey Documentation* (with Lori O. Thursby). Prepared for Baltimore District, U.S. Army Corps of Engineers.

- 1997k *Architectural Impact Assessment for the Bethesda Trolley Trail, Bridges Over I-495 and I-270* (with Lex F. Campbell). Prepared for Hurst-Rosche Engineers, Inc.
- 1997l *Supplemental Phase I Archeological Investigations for the Proposed Storm Water Retention Pond, Naval Surface Warfare Center Carderock, Montgomery County, Maryland* (Principal Investigator; by April L. Fehr and Andrew D. Madsen). Prepared for Engineering Field Activity -Chesapeake, Washington, D.C.
- 1997m *Addendum Report to Phase I Archeological and Architectural Investigations for the Monrovia Wastewater Treatment Plant, Frederick County, Maryland* (with Geoffrey E. Melhuish and April L. Fehr). Prepared for Frederick County Department of Public Works.
- 1997n *Center of Military History, U.S. Army Ordnance Museum, Outdoor Ordnance Collection at Aberdeen Proving Ground, National Register Nomination* (Principal Investigator; by Katherine Grandine and Jane Armstrong). Prepared for Aberdeen Proving Ground and Baltimore District, U.S. Army Corps of Engineers.
- 1997o *HABS Recordation of Stephen J. Barbre Middle School, Kenner, Louisiana*. Submitted to Southeast Regional Office, National Park Service.
- 1997p *Architectural Survey and Impact Assessment for the Proposed Royal Oaks Subdivision, New Market, Maryland* (Principal Investigator; by Lex F. Campbell). Prepared for NML Corporation.
- 1997q *Architectural Evaluations of Properties I and IV for the Washington Gas Company Pipeline, Prince George's and Charles Counties, Maryland* (Principal Investigator; by Lori O. Thursby). Prepared for Stone & Webster Environmental Technology & Services.
- 1997r *Architectural Documentation of the Guilford Tenant House, Frederick, Maryland* (Principal Investigator; by Lex Campbell). Prepared for Clagett Enterprises, Inc.
- 1997s *Object Inventory, Edgewood Area, Aberdeen Proving Ground Summary Report* (with Katherine Grandine and Jane Armstrong). Prepared for Baltimore District, U.S. Army Corps of Engineers.
- 1997t *Architectural Investigation of St. Timothy's School, Baltimore County, Maryland* (with Lex Campbell and Jane Armstrong). Prepared for St. Timothy's School, Stevenson, Maryland.
- 1997u *Historic American Buildings Survey Documentation: Abbey Mausoleum and Washington Navy Yard Buildings 28, 142, 143, 198, 201, 104, and 197* (Principal Investigator; by Katherine Grandine and Geoffrey Melhuish). Prepared for Engineering Field Activity - Chesapeake.
- 1997v *Architectural Investigations of the Pettingall/Bussard Farm, Frederick County, Maryland* (Principal Investigator; by W. Patrick Giglio and Jane Armstrong). Prepared for Maryland National Golf Club.
- 1997w *Architectural Resources Survey of 3,700 Acres, Naval Security Group Activity, Northwest, Chesapeake, Virginia* (Principal Investigator; by Brooke V. Best). Submitted to Atlantic Division, Naval Facilities Engineering Command.
- 1997x *Historic Preservation Plan: United States Naval Academy, Annapolis, Maryland* (Co-Principal Investigator; by Lex Campbell, John Seidel, and Martha Williams). Prepared for Engineering Field Activity - Chesapeake.

- 1997y *Preservation Analysis of the Derr House, Frederick, Maryland* (Principal Investigator). Prepared for Natelli Associates, Inc.
- 1998a *Architectural Analysis of Gateway Park Development, Prince George's County, Maryland* (Principal Investigator). Prepared for Federal Realty Investment Trust.
- 1998b *Intensive Level Architectural Survey at Naval Surface Warfare Center, Carderock Division, Annapolis Detachment, Annapolis, Maryland* (Principal Investigator; by Geoffrey Melhuish and Lori O. Thursby). Submitted to the Department of the Navy, Engineering Field Activity-Chesapeake.
- 1998c *Historic American Engineering Record Documentation: Caryville Bridge, Holes and Washington Counties, Florida* (Principal Investigator; by Lex Campbell, Brooke Best, and Michael Godzinski). Prepared for Florida Department of Transportation.
- 1998d *National Register Documentation for Indian Head White Plains Railroad, Indian Head Naval Surface Warfare Center, Charles County, Maryland* (Principal Investigator; by Elaine Kiernan and Lex Campbell). Prepared for Engineering Field Activity - Chesapeake, Washington Navy Yard.
- 1998e *Mason Row National Register Nomination, Naval Weapons Station Yorktown, Yorktown, Virginia* (Principal Investigator; by Katherine Grandine). Prepared for Atlantic Division, Naval Facilities Engineering Command.
- 1998f *Architectural Investigations at Naval Station Roosevelt Roads, Roosevelt Roads, Puerto Rico* (Principal Investigator; by Brooke Best, W. Patrick Giglio, Geoffrey Melhuish, and Julian Granberry). Prepared for Atlantic Division, Naval Facilities Engineering Command.
- 1998g *MHT Documentation for the Gay Street Historic District* (Principal Investigator; by Elaine Kiernan). Prepared for Maryland Department of General Services.
- 1998h *Aberdeen Proving Ground Cold War Era Historic Context* (Principal Investigator; by Katherine Grandine). Prepared for Baltimore District, U.S. Army Corps of Engineers.
- 1998i *Architectural Investigations at Marine Corps Air Station Cherry Point, North Carolina* (Principal Investigator; by W. Patrick Giglio, Brooke Best, Lex Campbell, and Hugh McAloon). Prepared for Atlantic Division, Naval Facilities Engineering Command.
- 1998j *Historical and Architectural Resources Protection Plan (HARP), Naval Surface Warfare Center, Carderock Division, Maryland* (Principal Investigator; by Geoffrey Melhuish and April Fehr). Prepared for Engineering Field Activity - Chesapeake.
- 1998k *Architectural Survey and Assessment of Naval Amphibious Base, Little Creek, Virginia Beach, Virginia* (Principal Investigator; by Lex F. Campbell and Lori B. O'Donnell). Prepared for Atlantic Division, Naval Facilities Engineering Command.
- 1998l *Historical Assessment of the Laurel Machine Shop, Laurel, Maryland* (Principal Investigator; by Brian Clevon). Prepared for Chester Engineers.
- 1998m *Architectural Inventory of Norfolk Naval Shipyard and Satellite Activities, Norfolk, Virginia* (with Hugh B. McAloon, Geoffrey E. Melhuish, William T. Dod, and Martha R. Williams). Submitted to the Naval Facilities Engineering Command, Atlantic Division.

- 1998n *Wyoming Valley Levee Raising Project: Intensive Architectural Survey in the Susquehanna River Valley* (Principal Investigator; with Katherine Grandine, Elaine Kiernan, and Jane Armstrong). Submitted to the Baltimore District, U.S. Army Corps of Engineers.
- 1998o *Architectural Investigations of the Proposed Villages of Urbana Planned Urban Development (PUD) Frederick County, Maryland* (Principal Investigator; by Geoffrey Melhuish). Prepared for Monocacy Land Co., L.L.C.
- 1998p *Phase III Jackson Historic Resources Survey* (Principal Investigator; by Lex Campbell and Sheila Lewis). Prepared for City of Jackson, MS.
- 1998q *Chemical Area Storage Yard (CASY), Aberdeen Proving Ground, Edgewood Area, MHT Historic Properties Inventory Form* (Principal Investigator; with Katherine Grandine). Prepared for Dynamac Corporation.
- 1998r *Maryland Historical Trust State Historic Sites Inventory Form for Building Numbers 115, 123, 132, 144, and 153, Naval Surface Warfare Center, Carderock Division* (Principal Investigator; by Lex Campbell). Prepared for Naval Surface Warfare Center, Carderock Division.
- 1998s *Supplemental Architectural Investigations, Determination of Eligibility Documentation for Select Buildings, Indian Head Naval Surface Warfare Center, Charles County, Maryland* (Principal Investigator; by Lex Campbell, W. Patrick Giglio, and Elaine Kiernan). Prepared for Engineering Field Activity – Chesapeake.
- 1998t *Preliminary Cultural Resources Management Plan for Defense Supply Center Richmond (DSCR), Chesterfield County, Virginia* (Co-Principal Investigator with Ann Markell; Brooke Best, Bradley McDonald, Ann Markell, Henry Measells, and Brian Clevon). Prepared for Mill Creek Environmental Consultants, Ltd.
- 1998u *Phase I Architectural Survey and Archeological Investigations at Naval Communication Detachment Cheltenham, Prince George's County, Maryland* (Principal Investigator with Christopher R. Polglase; April Fehr and Katherine Grandine). Submitted to the Baltimore District, U.S. Army Corps of Engineers.
- 1998v *Integrated Cultural Resources Management Plan, US Army Garrison, Fort Belvoir, Virginia* (Co-Principal Investigator with Christopher R. Polglase; Brooke Best, W. Patrick Giglio, and Martha Williams). Submitted to Dewberry & Davis on behalf of the Environmental & Natural Resources Division, Fort Belvoir, Virginia.
- 1999a *Architectural Survey and Assessment of Naval Air Station Oceana and Naval Auxiliary Landing Field Fentress, Virginia* (Principal Investigator; by Geoffrey E. Melhuish). Prepared for Atlantic Division, Naval Facilities Engineering Command.
- 1999b *Archival and Architectural Investigations at Naval Station Roosevelt Roads, Puerto Rico* (Principal Investigator; by Brooke V. Best, W. Patrick Giglio, Geoffrey Melhuish, and Julian Granberry). Prepared for Naval Facilities Engineering Command.
- 1999c *Architectural Survey of NSGA Sabana Seca, Sabana Seca, Puerto Rico* (Principal Investigator; by Brooke V. Best). Prepared for Atlantic Division, Naval Facilities Engineering Command.

- 1999d 800 Carroll Parkway, Frederick, Maryland, National Register Nomination (Principal Investigator; by Katherine Grandine). Prepared for Stuart/Grey Corporation.
- 1999e *Architectural Reconnaissance Survey of the Proposed Beech Tree Development, Prince George's County, Maryland* (Principal Investigator; by Katherine Grandine, Elaine Kiernan, and Brian Clevon). Prepared for Ryko Development, Inc.
- 1999f National Register of Historic Places Registration Form for Florida Avenue Siphon, New Orleans, Louisiana (Principal Investigator; by Brian Clevon and Ralph Draughon). Prepared for U.S. Army Corps of Engineers, New Orleans District.
- 1999g *Indian Head Division, Naval Surface Warfare Center, Historic and Archeological Resource Protection Plan* (Principal Investigator; by Thomas W. Davis). Prepared for Engineering Field Activity-Chesapeake.
- 1999h *Historic American Engineering Record Documentation: Florida Avenue Bridge, New Orleans, Louisiana* (with Brian Clevon and Ralph Draughon). Prepared for the United States Coast Guard Eighth Coast Guard Division.
- 1999i *Archeological Evaluation of Dudderar Farm (18FR729), Urbana, Frederick County, Maryland* (with Sonja Ingram, Hugh McAloon, and Geoffrey Melhuish). Submitted to Monocacy Land Company, LLC.
- 1999j *Architectural Inventory of New Jersey Army National Guard Facilities* (Principal Investigator; by Elaine K. Kiernan). Prepared for Southwest Missouri State University.
- 1999k *Interim Report on Architectural Reconnaissance Survey of the Proposed Independence Pipeline Corridor through Lawrence, Butler, Armstrong, Clarion, Jefferson, Forest, and Elk Counties, Pennsylvania* (Principal Investigator; by Elaine Kiernan, Patrick Giglio, Brooke Best, and Martha Williams). Submitted to ANR Pipeline Company.
- 1999l *Architectural Evaluation of the Farmstead on Rosenstock North Farm* (Principal Investigator; by Katherine Grandine). Submitted to Buckeye Development Construction Company, Inc.
- 1999m Visual Impact Assessment for Hunters Brooke Subdivision. Submitted to Universal Development Company, LLC.
- 1999n National Register Evaluation of the Claiborne Storehouse (Principal Investigator; by Katherine Grandine and Ralph Draughon). Submitted to New Orleans District, U.S. Army Corps of Engineers.
- 1999o *Architectural Documentation of the Sebastian Derr House, Frederick, Maryland* (Principal Investigator; with Katherine Grandine, W. Patrick Giglio, Brian Clevon, and Barry Warthen). Submitted to Natelli Communities.
- 1999p *Letter Report for MD 18: U.S. 301 to Greenspring Road, Queen Anne's County, Maryland* (Principal Investigator; with Katherine E. Grandine, W. Patrick Giglio, and Justin Edgington). Submitted to Maryland Department of Transportation.
- 1999q *Walter Reed Army Medical Center Integrated Cultural Resources Management Plan* (Principal Investigator; with W. Patrick Giglio). Submitted to U.S. Army Corps of Engineers, Baltimore District.

- 1999r *Architectural and Historical Assessment of 9150 Darnestown Road, Rockville, Maryland* (Principal Investigator; with Brian Clevon and Katherine Grandine). Prepared for Dr. Bor-Chung Lee through Miller, Miller, & Canby, Rockville, Maryland.
- 1999s *Preliminary Cultural Resources Management Plan for Defense Supply Center Richmond (DSCR)* (Principal Investigator with Ann Markel; with Brooke Best, Henry Measells, and Brian Clevon). Prepared for Mill Creek environmental Consultants, Ltd., Hampton, Virginia,
- 1999t *Architectural and Historical Evaluation of the Kelly-Brewser House, 1853 Reisterstown Road, Pikesville, Maryland*. Prepared for Southwood Holding Corporation, Baltimore, Maryland.
- 1999u *National Register Documentation for Indian Head White Plains Railroad, Indian Head Naval Surface Warfare Center, Charles County, Maryland* (Principal Investigator; with Elaine K. Kiernan and Lex Campbell). Submitted to Department of the Navy, EFA Chesapeake.
- 2000a *Letter Report for Frederick House (BA-1206)* (Principal Investigator; with Katherine Grandine). Submitted to Mr. Arthur S. Tracey Personal Representative Eda Ensor Estate.
- 2000b *Rehabilitation Analysis of the Edward Campbell Farmstead, Frederick, Maryland* (Principal Investigator; with W. Patrick Giglio and Brian Clevon). Submitted to Millennium Development Group, L.L.C.
- 2000c *Integrated Cultural Resource Management Plan: Naval Surface Warfare Center, Carderock Division* (Principal Investigator; with April L. Fehr and Brooke V. Best). Submitted to Naval Surface Warfare Center.
- 2000d *Historic American Engineering Record Documentation: Galvez Street Wharf, New Orleans, Louisiana* (Principal Investigator; by Brian Clevon). Submitted to United States Coast Guard.
- 2000e *Integrated Cultural Resource Management Plan, United States Naval Academy, Annapolis, Maryland* (Principal Investigator; by Lex Campbell, John L. Seidel, and Martha R. Williams). Prepared for Engineering Field Activity – Chesapeake.
- 2000f *Campbell Farmstead (F-8-23) Addendum to Maryland Inventory of Historic Properties Form* (Principal Investigator; by Katherine E. Grandine and Brian Clevon). Prepared for Riverside Investment Group, LLC.
- 2000g *Architectural Recordation of Frederick Memorial Hospital and Nurses' Home, Frederick Maryland* (Principal Investigator; by Justin Edgington and Katherine E. Grandine). Prepared for Frederick Memorial Hospital.
- 2000h *Evaluation of National Register Eligibility of Bayou Boeuf, Bayou Sorrel, and Berwick Locks and the Calumet and Charenton Floodgates in the Atchafalaya Basin, Louisiana* (Principal Investigator; by Brian Clevon and Brooke V. Best). Prepared for the New Orleans District, U.S. Army Corps of Engineers.
- 2000i *Historic American Engineering Record Documentation: Rock Creek Trestle, Montgomery County, Maryland* (Principal Investigator; by Brian Clevon). Prepared on behalf of Hurst-Rosche Engineers, Inc. for Montgomery County Department of Public Works and Transportation.

- 2000j *Historic American Engineering Record Documentation: Keystone Lock and Dam, St. Martinville, Louisiana* (Principal Investigator; by Brian Cleven). Prepared for the New Orleans District, U.S. Army Corps of Engineers.
- 2000k *National Register Assessment of the Lock Keepers Dwelling at the Keystone Lock and Dam, St. Martin Parish, Louisiana* (with Brian Cleven). Prepared for the New Orleans District, U.S. Army Corps of Engineers.
- 2000l *Architectural Inventory of the Gordon Building, 57 South Market Street, Frederick, Maryland* (Principal Investigator; by Brian Cleven and Nathaniel Patch). Prepared for the City of Frederick, Maryland.
- 2000m *Village on Falling Spring Transportation Enhancement Project, Borough of Chambersburg, Franklin County, Pennsylvania*. Prepared for Gannett Fleming, Inc.
- 2000n *Maryland Inventory of Historic Property Form: Birkhead House, 23629 Woodfield Road, Montgomery County* (Principal Investigator; with Katherine Grandine). Prepared for Iko Development, Inc.
- 2000o Speaker. *Tools for Preservation Planners*. Preservation and Revitalization Conference, Preservation Maryland.
- 2000p *Analysis of Regulations for Compliance with Section 106 of the National Historic Preservation Act of 1966, as Amended* (with April Fehr). Submitted to The INGAA Foundation, Inc.
- 2000q *Historical and Architectural Investigation of Memorial Stadium, Baltimore, Maryland* (with Brian Cleven). Prepared for Maryland Stadium Authority, Baltimore, Maryland.
- 2000r *Documentation of Federated Charities Building, 22 South Market Street, Frederick, Maryland* (Principal Investigator with Brian Cleven, Katherine Grandine, Justine Edgington, and Barry Warthen). Prepared for Federated Charities Corporation of Frederick.
- 2000s Sheffer House, Middletown, Maryland. Federal and State Historic Rehabilitation Tax Certification prepared for Mr. & Mrs. Goodloe E. Byron.
- 2000t Francis Scott Key Hotel, Frederick, Maryland. Federal Historic Rehabilitation Tax Certification prepared for Struever Bros., Eccles & Rouse, Inc.
- 2000u Thomas Cannery, Montgomery County, Maryland. Federal and State Historic Rehabilitation Tax Certification prepared for Rockville Fuel and Feed.
- 2000v *National Register Nomination for the Sheffer House* (Principal Investigator; with Katherine Grandine). Prepared for Mr. & Mrs. Goodloe E. Byron.
- 2000w *Study of Building Ornamentation at Langley Air Force Base, Langley, Virginia* (Principal Investigator; with Katherine Grandine and Justine Edgington). Submitted to the Baltimore District, U.S. Army Corps of Engineers.
- 2000x *Marketing Prospectus for the Edward Campbell Farm, Frederick, Maryland*. Prepared for Millennium Development Corporation.

- 2000y *MD 26: Liberty Reservoir to MD 32, Carroll County, Maryland, Project No. CL850B11* (Principal Investigator; with Katherine Grandine). Prepared for the Maryland State Highway Administration.
- 2001a *Communications Tower Sites in Frederick County Maryland – Murphy Farm and Buffington Farm*. Assessment prepared for Sprint PCS.
- 2001b *Fairview (71A-13) Environmental Setting*. Letter report prepared for the Prince George's County Planning Department.
- 2001c *National Register Assessment of the Broadmoor Neighborhood* (with Katy Coyle). Prepared for the New Orleans District, U.S. Army Corps of Engineers.
- 2001d Speaker. *Symposium on the Management of Capehart-Wherry Era Housing*. Department of the Army.
- 2001e *Energy Panel*. Task Force on Energy, Advisory Council on Historic Preservation Meeting, San Francisco, California.
- 2001f *Aberdeen Proving Ground Integrated Cultural Resources Management Plan*. (Principal Investigator with Christopher R. Polglase; with Katherine Grandine and Thomas W. Davis) Submitted to Advanced Technology Systems, Inc.
- 2001g *Historic American Engineering Record Documentation: St. Claude Bridge, New Orleans, Louisiana* (Principal Investigator; with Brian Clevon). Prepared for the New Orleans District, U.S. Army Corps of Engineers.
- 2001h *Historic American Engineering Record Documentation: Inner Harbor Navigation Canal Lock, New Orleans, Louisiana* (Principal Investigator; with Brian Clevon). Prepared for the New Orleans District, U.S. Army Corps of Engineers.
- 2001i *Supplemental Architectural and Historical Investigations for the Proposed Duke Energy Facility on the Vernon-Hines and Urciolo Properties, Frederick County, Maryland* (Principal Investigator; by Katherine Grandine, Brian Clevon, and Nathaniel Patch). Prepared for Environmental Consulting & Technology, Inc.
- 2001j *Jesup Blair House and Park, Montgomery County, Maryland, Maryland Inventory of Historic Properties Form* (Principal Investigator; with Kirsten Peeler). Prepared for Montgomery College.
- 2001k *Phase I Archeological Survey for the Proposed Duke Energy North America (DNA), LLC Powerplant, German Township, Fayette County, Pennsylvania (Pennsylvania Environmental Report #2001-1219-051-C)* (with Jesse Kulp, Peter Holmes, Brian Clevon, Katherine Grandine, Michael Hornum, and Scott Meacham). Prepared for CH2M Hill.
- 2001l *Archeological and Historical Investigations for the Proposed Duke Energy Facility on the Offutt Property, Frederick, Maryland* (Principal Investigator; by Katherine Grandine, Brian Clevon, Scott Meacham, and Nathaniel Patch). Prepared for Environmental Consulting & Technology, Inc.
- 2001m *Architectural Investigation of Buildings and Structures at the Naval Surface Warfare Center Carderock Division Memphis Detachment, Memphis, Tennessee* (Principal Investigator; by Scott Meacham and Katherine Grandine). Prepared for Public Works Department.

- 2001n *Historic Context for Army Fixed-Wing Airfields 1903-1989* (Principal Investigator; by Katherine Grandine, Brian Clevon, Thomas W. Davis, and Nathaniel Patch). Prepared for U.S. Army Environmental Center.
- 2002a *Historic Properties Report on Hangars 745, 755, and 756, Langley Air Force Base, City of Hampton, Virginia VDHR File No. _____* (Principal Investigator; by Katherine Grandine and Brian Clevon). Prepared for Science Applications International Corporation (SAIC).
- 2002b *Evaluation of the National Register Eligibility of Calcasieu Lock, Calcasieu Parish, Louisiana* (Principal Investigator; with Brian Clevon). Prepared for U.S. Army Corps of Engineers.
- 2002c *Historic American Buildings Survey Documentation: Fort Monroe, Buildings 65, 66, 67, 68, 69, 70, and 79* (Principal Investigator; by Katherine Grandine). Prepared for DPW Environmental Office.
- 2002d *HABS/HAER Level II Documentation of the Paint and Oil Storehouse (Building No. 216), Naval Air Station Patuxent River, St. Mary's County, Maryland* (Principal Investigator; by Carrie Albee). Prepared for Naval Air Station Patuxent River.
- 2002e *Maryland Historical Trust Architectural Inventory Documentation Duke Energy North America Facility in Frederick County, Maryland* (Principal Investigator; by Katherine Grandine, Brian Clevon, and Nathaniel Patch). Prepared for Environmental Consulting & Technology, Inc.
- 2002f *Archival, Architectural, and Geophysical Remote Sensing Investigation at the Montevue Property, Frederick County, Maryland* (Principal Investigator with Christopher R. Polglase; by William Lowthert IV, Scott Meacham, Nate Patch, Brian Clevon, Jean B. Pelletier, and Katherine Grandine). Prepared for the Frederick County Department of Public Works.
- 2002g *Middletown Primary School Site Assessment, Middletown, Maryland* (Principal Investigator; by Brian Clevon). Prepared for Frederick County Public Schools.
- 2002h *Research Design for Cultural Resource Assessment of Six State Parks, State Owned Cultural Resource Assessment Program, Department of Natural Resources Pilot Study* (Principal Investigator with Christopher R. Polglase; by Katherine E. Grandine, Jeffrey H. Maymon, and Martha Williams). Prepared for Maryland Historical Trust.
- 2002i *Archeological, Historical, and Architectural Reconnaissance Study of Crab Cay, Exuma Island, The Bahamas* (with Suzanne L. Sanders, R. Christopher Goodwin, and Jennifer A. Brown). Prepared for Islands By Design Ltd.
- 2002j *Baltimore East/South Clifton Park Historic District National Register Nomination* (Principal Investigator; by Katherine E. Grandine, Brian Clevon, Kirsten G. Peeler, Carrie Albee, and Nathaniel S. Patch). Prepared for Center Development Corporation.
- 2002k *Charity Ellen Frazier Farm Assessment, Knoxville, Maryland* (Principal Investigator; by Brian Clevon and Christine Heidenrich). Prepared for Hailey Development LLC.
- 2002l *HABS/HAER Level II Documentation of Boat House No. 2 (Building 214) Naval Air Station Patuxent River, St. Mary's County, Maryland* (Principal Investigator; by Katherine Grandine). Prepared for Naval Air Station Patuxent River.

- 2003a *Unaccompanied Personnel Housing (UPH) during the Cold War (1946-1989)* (Principal Investigator; with Brian Clevon, Nathaniel Patch, Katherine Grandine, and Christine Heidenrich). Prepared for the U.S. Army Environmental Center.
- 2003b *Neighborhood Design Guidelines for Army Wherry and Capehart Family Housing* (Principal Investigator; by Kirsten Peeler and Reid Wraase) Prepared for the Department of the Army.
- 2003c *Housing an Army: The Wherry and Capehart Era Solutions to the Postwar Family Housing Shortage (1949-1962) Historic Context* (Principal Investigator; with Kirsten Peeler, Christine Heidenrich, Carrie Albee, and Katherine Grandine). Prepared for the Department of the Army.
- 2003d *Comus Inn National Register Nomination*. Prepared for the Comus Inn, Comus, Maryland.
- 2003e *Maryland Heritage Preservation & Federal Historic Preservation Certification Applications, Parts 1 & 2*. Prepared for the Comus Inn, Comus, Maryland.
- 2003f *Heritage Preservation Public Interpretation Kiosk* (Principal Investigator; with Reid Wraase and Christine Heidenrich). Prepared for Ikea, Inc.
- 2003g *Section 106 Effects Report, and Alternate Assessment for the Community Clinical and Behavioral Health Center, Baltimore, Maryland* (Principal Investigator; with Dr. R. Christopher Goodwin). Prepared for Kennedy Krieger Institute, Inc.
- 2003h *Historical and Architectural Investigations of Milcon P160, Indian Head Division, Naval Surface Warfare Center, Indian Head, Charles County, Maryland* (Principal Investigator; by Brian Clevon). Prepared for Indian Head Division, Naval Surface Warfare Center, Indian Head.
- 2004a *Determination of Eligibility Report Owens Property (Landing Road Cider Mill [MIHP #HO-420]), Howard County, Maryland* (Principal Investigator; by Brian Clevon, and Kathryn G. Smith). Prepared for The Keelty Company.
- 2004b *Maryland Heritage Preservation and Federal Historic Preservation Certification Applications. Parts 1, 2, & 3, Francis Scott Key Hotel, Frederick, Maryland*. Prepared for Struever Bros., Eccles & Rouse, Inc.
- 2004c *Draft Programmatic Agreement*. Prepared for Indian Head Division, Naval Surface Warfare Center, Indian Head.
- 2004d *Architectural Survey for the Proposed Crown Landing Project Logan Township, Gloucester County, New Jersey and New Castle County, Delaware* (Principal Investigator; by Brian Clevon and Martha Williams). Prepared for Environmental Resource Management.
- 2004e *Historical and Architectural Investigation of 1950s-era Industrial Areas and Miscellaneous Buildings, Indian Head Division, Naval Surface Warfare Center, Indian Head, Charles County, Maryland* (Principal Investigator; by Brian Clevon). Prepared for Indian Head Division, NSWC.
- 2004f *Determination of Eligibility Report; Feaga-Albaugh Farmstead, Frederick County, Maryland* (Principal Investigator; by Kathryn G. Dixon). Prepared for Horizon Frederick II LLC.
- 2005a *Determination of Eligibility Forms for Griffith's Adventure (Joshua F.C. Worthington House BA-0011)* (Principal Investigator; by Kirsten Peeler). Prepared for Whitney, Bailey, Cox & Magnani.

- 2005b *Determination of Eligibility Reports; Demarr Property (CH812), Quarles Property (CH-814), and Vliet Property (CH-813)* (Principal Investigator; by Kirsten Peeler, Kathryn Dixon, and Christine Heidenrich). Prepared for Whitman, Requardt and Associates, LLP.
- 2005c *Architectural Investigations for the Proposed Sudley Manor Drive Public-Private Transportation Act (PPTA), Prince William County, Virginia* (Principal Investigator; by Katherine Grandine and Martha Williams). Prepared for CH2M Hill.
- 2005d *Focused Literature Search – Naval Air Station Atlantic City* (Principal Investigator; by Dean Doerrfeld and Brian Cleven). Prepared for TRC Environmental Corporation.
- 2005e *Determination of Eligibility Report; Elmwood Farm, Washington County, Maryland MIHP No. WA-I-018* (Principal Investigator; by Kathryn G. Dixon and Kirsten Peeler). Prepared for Elmwood Farm Development, LLC c/o Terra Consultants, Inc.
- 2005f *An Addendum Report to Phase I Archeological Investigation of 15 Acres within the West Campus Shepherd University, Jefferson County, West Virginia* (Principal Investigator; by Dean A. Doerrfeld and Chris Heidenrich). Prepared for Shepherd University Facilities Management.
- 2005g *National Register of Historic Places Nomination for Spring Hill Farm, Loudoun County, Virginia* (Principal Investigator; by Dean Doerrfeld and Chris Heidenrich). Prepared for Larry Ritchie Williams.
- 2005h *National Register of Historic Places Nomination for Whiteford-Cardiff Historic District* (Principal Investigator; by Christine A. Heidenrich and Kirsten Peeler). Prepared for Whiteford, Pylesville, Cardiff Community Association, Inc.
- 2005i *Determination of Eligibility Form for Christian Kemp Farmstead (MIHP F-1-179)* (Principal Investigator; by Christine Heidenrich and Dean Doerrfeld). Prepared for Ausherman Development Corporation.
- 2005j *Gap Analysis, Mitigation for Cold War Era Unaccompanied Personnel Housing, World War II, and Cold War Era Ammunition Bunkers and Army Ammunition Plants* (Principal Investigator; by Dean A. Doerrfeld). Prepared for U.S. Army Medical Research Acquisition Activity.
- 2005k *MIHP Form: PG:71-38, Bridge No. 16017, MD 450 Over CSX Railroad, Bowie, Maryland* (Principal Investigator; by Kathryn Dixon). Prepared for Maryland Department of Transportation.
- 2005l *Historic Context for Washington State Air National Guard* (with Kirsten Peeler, Dean A. Doerrfeld, and Christine Heidenrich). Prepared for Air National Guard Readiness Center.
- 2005m *Walter Reed Army Medical Center Integrated Cultural Resources Management Plan* (Principal Investigator; by Katherine E. Grandine). Prepared for USAMRAA.
- 2005n *Environmental Assessment for the Disposition of Belle Chance Residence and Outbuildings, Andrews AFB, MD* (Principal Investigator; by Brian Cleven). Prepared for the Department of the Air Force.
- 2005o *World War I Barracks (E4400 Block) and Service Buildings at Edgewood Arsenal, Historical Documentation* (Principal Investigator; by Kathryn G. Dixon). Prepared for Aberdeen Proving Ground through U.S. Army Medical Research Acquisition Activity.

- 2005p *Determination of Eligibility Form for Bishop Field, United States Naval Academy* (Principal Investigator; by Dean A. Doerrfeld and Kathryn Dixon). Prepared for A. Morton Thomas Associates, Inc.
- 2005q *Maryland Determination of Eligibility Report for Lord Golf Project Fox Hall Farm* (Principal Investigator; by Dean A. Doerrfeld and Kathryn Dixon). Prepared for Lionheart Consulting.
- 2005r *Determination of Eligibility for Smith Farm (F-2-111)* (Principal Investigator; by Kirsten G. Peeler and Kathryn G. Dixon). Prepared for Jefferson Valley, LLC c/o Ausherman Development Corporation.
- 2005s *MIHP Form for Edgewood Area Industrial Area, Edgewood Area, Aberdeen Proving Ground, Maryland* (Principal Investigator; by Katherine Grandine). Prepared for Aberdeen Proving Ground.
- 2006a *BRAC/EIS Cultural Resources Support*. Prepared for Weston Solution, Inc.
- 2006b *Summary Report of Archival Research Department of the Navy Unaccompanied Personnel Housing (1946-1989) and Ammunition Storage Facilities (1939-1984)* (Principal Investigator; by Dean A. Doerrfeld).
- 2006c *Determination of Eligibility Form for Good Fellowship, MIHP #HO-190, Howard County, Maryland* (Principal Investigator; by Dean A. Doerrfeld). Prepared for Davis Branch LLC.
- 2006d *Housing an Air Force and a Navy: The Wherry and Capehart Era Solutions to the Postwar Family Housing Shortage (1949-1962)* (Principal Investigator; by Kirsten Peeler, Christine Heidenrich, Katherine E. Grandine, and Dean A. Doerrfeld). Prepared for the United States Departments of the Air Force and Navy.
- 2006e *Maryland Inventory of Historic Properties Form: Feaga-Albaugh Farmstead, Frederick County, Maryland; MIHP No. F-3-226* (Principal Investigator; by Kathryn G. Dixon). Prepared for Cannon Bluff, LLLP.
- 2007a *Maryland Inventory of Historic Properties Form for Broadway Squares (B-5138) Baltimore City, Maryland* (Principal Investigator; by Kirsten Peeler, M.S.). Prepared for Madison Street Properties, Inc.
- 2007b *National Register Assessment of Buildings 7033, 7034, 7036, and 7215, Custer Hill Troop Area, Fort Riley, Kansas* (Principal Investigator; by Brian Clevon). Prepared for Fort Riley Kansas and U.S. Army Environmental Center.
- 2007c *Survey of the Architectural and Archeological Cultural Resources at the Virginia Air National Guard Installations at the Richmond International Airport, Henrico County and the State Military Reservation, Camp Pendleton, City of Virginia Beach, Virginia* (Principal Investigator; with Ann B. Markell, Katherine Grandine, and Nathan Workman). Prepared for ANGRC/CEVP.
- 2007d *Army Ammunition and Explosives Storage During the Cold War (1946-1989)* (Principal Investigator; by Kathryn Dixon, Dean A. Doerrfeld, Rebecca Gatewood, Kirsten Peeler, Christine Heidenrich, and Katherine E. Grandine). Prepared for USAEC.

- 2007e *Maryland Inventory of Historic Properties Addendums for 14 Properties* (Principal Investigator; by Brian Cleven and Kirsten Peeler). Prepared for H.B. Mellott Estate, Inc.
- 2007f *Army Ammunition Production During the Cold War (1946-1989)* (Principal Investigator; by Christine Heidenrich, Dean A. Doerrfeld, Rebecca Gatewood, Kirsten Peeler, Katherine E. Grandine, Heather McMahon, and Benjamin Riggle). Prepared for USAEC.
- 2007g *Army Ammunition and Explosives Storage During World War II and the Cold War Era – Site Report: Blue Grass Army Depot, Richmond, Kentucky* (Principal Investigator; by Dean A. Doerrfeld and Rebecca Gatewood). Prepared for U.S. Army Environmental Command.
- 2007h *Army Ammunition and Explosives Storage During World War II and the Cold War Era – Site Report: Anniston Army Depot, Anniston, Alabama* (Principal Investigator; by Dean A. Doerrfeld and Rebecca Gatewood). Prepared for U.S. Army Environmental Command.
- 2007i *Determination of Eligibility Forms for: Thomas W. Hall Farm (AA-2382) and Tobacco Farm on Johns Hopkins Road (AA-2383)* (Principal Investigator; by Kirsten Peeler). Prepared for McCrone, Inc.
- 2008a *Cultural Resources Survey, Architecture and Archeology, of Maine Air National Guard Installations at Bangor Air National Guard Base and South Portland Air National Guard Station, Penobscot and Cumberland Counties, Maine* (Principal Investigator with Ellen R. Cowie; with Jeffrey Maymon, Brian Cleven, Kathryn Dixon, Rebecca Gatewood, and Nathan S. Workman). Prepared for Air National Guard Readiness Center.
- 2008b *Cultural Resources Survey for Architecture and Archaeology of the Vermont Air National Guard Installation at Burlington International Airport, Chittendon County, Vermont* (Principal Investigator with Ann B. Markell; by Ann B. Markell, Kirsten Peeler, Christine Heidenrich, Martha Williams, and Nathan Workman). Prepared for Air National Guard Readiness Center.
- 2008c *Army Ammunition and Explosives Storage During World War II and the Cold War Era – Site Report: White Sands Missile Range, White Sands, New Mexico* (Principal Investigator; by Rebecca Gatewood and Dean Doerrfeld). Prepared for U.S. Army Environmental Command.
- 2008d *Army Ammunition and Explosives Storage During World War II and the Cold War Era – Site Report: Aberdeen Proving Ground, Aberdeen Maryland* (Principal Investigator; by Katherine Grandine). Prepared for U.S. Army Environmental Command.
- 2008e *Army Ammunition and Explosives Storage During World War II and the Cold War Era – Site Report: Louisiana Army Ammunition Plant, Minden Louisiana* (Principal Investigator; by Kirsten Peeler, Dean Doerrfeld, and Rebecca Gatewood). Prepared for U.S. Army Environmental Command.
- 2008f *Pinnacle Wind Project, Mineral County, West Virginia – Phase I Investigation for Architectural and Structural Resources* (Principal Investigator; by Rebecca J. Gatewood, Katherine Grandine, Chris Heidenrich, and Dean A. Doerrfeld). Prepared for Pinnacle Wind Force, LLC.

Trini Rodriguez, RLA, AICP
ParkerRodriguez, Inc.
Alexandria, Virginia

COMMUNITY EXHIBIT
RECEIVED BY MCPB
DATE: 7/10/08
ITEM NO. 15
EXHIBIT NO. 16

Ms. Trini Rodriguez is a registered landscape architect and land planner, with degrees in architecture, landscape architecture and urban design from the University of Venezuela and University of Pennsylvania. She is principal of ParkerRodriguez, a landscape architecture and land planning firm of over 20 professionals. Ms. Rodriguez has nearly twenty years of experience managing the planning and design of large-scale, mixed-use projects throughout the United States and abroad. Her interdisciplinary expertise has served a broad spectrum of public agencies, institutions, private developers and corporations.

Ms. Rodriguez has been responsible for planning and design of Disney's *Celebration*, EYA's *Clarendon Market Common*, Greenvest's *Cameron Station*, Xerox's *Lansdowne*, Lerner's *Dulles Town Center*, Shooshan's *Liberty Center*, and landscape guidelines for Peterson's *National Harbor*. She is currently planning and designing LCOR's *North Bethesda Town Center*, UTC's *University Town Center*, Magruder's *Summerfield Metro* in Prince George's County, Mill's *Potomac Center* in Prince William County and a score of urban infill projects throughout the Washington metropolitan area.

Trini is fluent in three languages, is LEED certified, and is an active member of the Urban Land Institute as well as the ASLA, and AICP.

TRINI M. RODRIGUEZ, AICP, RLA

PRINCIPAL

Prior to establishing ParkerRodriguez in 1996, Trini Rodriguez was principal of the nationally recognized planning and landscape architectural firm of HOH Associates, Inc. Ms. Rodriguez is a landscape architect and architect with a variety of experience ranging from building design to small- and large-scale urban design, landscape architecture and master planning. She has managed and designed master plans for projects throughout the United States and abroad. She has interdisciplinary expertise that has served a broad spectrum of public agencies, institutions, private developers and corporations. She is fluent in Spanish, French and English. Ms. Rodriguez has worked as an architect in Venezuela, as a designer with EDAW and has taught in the Landscape Design Program at George Washington University, Washington, D.C.

Selected Projects:

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| Restoration of Alban Towers and the Maisons, NW Charles E. Smith and Steven Kay | Montgomery County streetscape, Silver Springs, MD MNPC/DHCD |
| The Oyster International School, NW LCOR Development | Fallsgrove Village, Montgomery, Maryland Lerner Enterprises |
| Henry Adams Residential complex, NW LCOR Development | Alexandria 2020, Alexandria, Virginia RF&P |
| National Portrait Gallery/7 th Street, NW PADC | North Bethesda Town Center, Montgomery County, MD LCOR |
| Canal Place at the Capital's Waterfront, SE William C. Smith | The Broadway, Falls Church, Virginia Waterford Development |
| Gallery Place, Chinatown DC Avalon Bay Communities Inc. | Twin Oak, Arlington, Virginia Donohoe Development |
| Mount Vernon Walk, NOMA, NW Horning Brothers | Monument Place, Arlington, Virginia Eakin/Youngentob |
| Town Hall Education Arts Recreation Center WDC; Building Bridges, Inc.; | Dulles Town Center, Loudoun County, Virginia Lerner Enterprises |
| (THE ARC), SE William C. Smith | Grosvenor Village, Grosvenor, Maryland Avalon Bay Communities |
| Washington View, SE Bank of America | Clarendon Center, Arlington, Virginia B.F. Saul Center |
| Oxon Creek Townhomes, SE William C. Smith | Hoffman Center, Alexandria, Virginia Hoffman Development |
| (Winner, ULI's National Award of Excellence) | The Galleria at White Flint Place, Montgomery County Donohoe Development |
| Camp Simms retail and residential, SE William C. Smith | 950 Glebe, Balston Virginia The JBG Companies |
| Capitol Square Townhomes, SW Eakin Youngentob Associates | Georgetown Prep, Grovenor, Montgomery County, MD Georgetown Prep/JPI |
| National Arboretum Grove of State Trees, NE National Arboretum | Ballston Center, Ballston, Virginia The Shooshan Companies |
| National Arboretum Bird Garden, NE National Arboretum | Woodmont Corner, Bethesda, Maryland Learco/Lowe Enterprises |
| Tysons Corner II, Master Plan Lerner Enterprises | Rosedale, Bethesda, Maryland The Magruder/Reed Companies |
| The Commons, McLean Metro, Virginia Dweck Properties | Summerfield, Prince George's County, Maryland The Magruder/Reed Companies |
| Market Commons, Clarendon, Virginia Eakin/Youngentob | Largo Town Center, Prince George's County, Maryland The Magruder/Reed Companies |
| University Town Center at Prince George's Plaza Metro, Prince George's County, Maryland | St. Charles Town Center, Charles County, Maryland American Communities Trust |
| Prince Georges Metro Center | |

PARKER RODRIGUEZ

Urban Design
Landscape Architecture

Air Rights, Bethesda, Maryland
Lowe Enterprises Mid Atlantic
Farrcroft, Fairfax City, Virginia
Basheer Communities
The Berkeley, Ballston, Virginia
Edgemoor Communities
Cameron Station, Alexandria Virginia
Greenvest
Celebration, Osceola County, Florida
Disney Development Company
Dulles Town Center, Loudoun County, MD
Lerner Enterprises
Parc Dulles, Loudoun County, MD
Lerner Enterprises

Westwinds, Loudoun County, MD
Camden USA/Hearthstone Communities
Fort Belvoir, Fort Belvoir, Virginia
Clark Realty Builders
Quantico, Quantico, Virginia
Clark/Pinnacle Family Communities
Dulles Town Center Office One, Loudoun County, MD
Lerner Enterprises
Westwinds, Frederick County, MD
The Forstman Company
Riderwood Village, Montgomery County, Maryland
Erickson Retirement Communities

EDUCATION:

Master of Regional Planning, 1985, University of Pennsylvania
Master of Appropriate Technology for Development, 1985, University of Pennsylvania
Certificate of Urban Design, 1984, University of Pennsylvania
Master of Landscape Architecture, 1983, University of Pennsylvania
Bachelors of Architecture, 1980, Universidad Central de Venezuela
American Institute of Certified Planners
Registered Landscape Architect

AWARDS:

American Planning Association Merit Award NEAC, 1995, Prince William County Context, Issues and Strategies
American Planning Association Merit Award, VA Chapter, 1989
Lansdowne, Loudoun County Virginia
Thesis Project Design Award, 1980

MEMBERSHIPS:

American Institute of Architects (AIA)
Urban Land Institute (ULI)
American Society of Landscape Architects (ASLA)
American Institute of Certified Planners (AICP)
Registered Landscape Architect (RLA)

TRINI M. RODRIGUEZ, RLA, AICP

PRINCIPAL

Prior to establishing ParkerRodriguez in 1996, Trini Rodriguez was principal of the nationally recognized planning and landscape architectural firm of HOH Associates, Inc.

Ms. Rodriguez is a LEED certified landscape architect and architect with a variety of experience ranging from building design to small- and large-scale urban design, landscape architecture and master planning. She has managed and designed master plans for projects throughout the United States and abroad. She has interdisciplinary expertise that has served a broad spectrum of public agencies, institutions, private developers and corporations. She is fluent in Spanish, French and English. Ms. Rodriguez has worked as an architect in Venezuela, as a designer with EDAW, and has taught in the Landscape Design Program at George Washington University, Washington, D.C.

SELECTED PROJECTS:

Celebration, Osceola County, Florida. Celebration is a 9,000-acre master-planned mixed-use development comprised of commercial, recreational, retail and residential areas reminiscent of traditional small American towns. Fifty-four holes of golf were planned in association with a series of villages with over 8,000 units including a waterfront traditional downtown district designed around extensive swampland areas. The master plan also includes a learning center, town center, an office park, a wellness center, a workplace, an international mall and the Disney Institute. Ms. Rodriguez was the project manager of HOH's involvement in the master planning and design effort in coordination with the multi-disciplinary design team of consultants including world-renowned architects such as Charles Moore and Robert Stern and golf course architect Robert Trent Jones.

Cameron Station, Alexandria Virginia. Streetscape and public space landscape design for base conversion project located near old town Alexandria. Design Guidelines and landscape design for this 164-acre, 2500-unit residential development feature an urbane streetscape with a hierarchy of neighborhood and city parks serving as focal points and gathering places. ParkerRodriguez developed the design from initial concepts through design development, material selection, costing, and is currently preparing construction documents.

General Plan of the Panama Canal Zone, Panama. This plan was prepared to formulate comprehensive approaches to the long-term sustainable development of the Canal Zone as it reverted back to the Republic of Panama. The growth pressures of the cities of Panama and Colon will spill over the two poles of the Canal Zone allowing for metropolitan expansion in these areas. The plan incorporates metropolitan growth, environmental preservation needs and opportunities for economic expansion through the sustainable development of the tourism industry, port and airport related activities. The plan explored strategies for public and private investment, land use and legislative policies and disposition

recommendations for the existing installations in all the military bases.

Alexandria 2020, Alexandria and Arlington, Virginia. A 320-acre, thirty-year master plan and urban design for the development of Potomac Yard, a railyard within the urban core of the Washington, D.C., region. This model for urban design and mixed-use development near a major airport received a national award from the American Society of Landscape Architects.. The plan is responsive to, as well as enhanced by, proximity to National Airport. The siting and orientation of residential blocks, the massing of the commercial core, and the configuration of open space are designed with respect to FAA restrictions taking into account safety factors, limitations on building height, and noise levels. The plan takes full advantage of the multimodal transportation opportunities attended by the site's adjacency to metro and AMTRAK rail lines and linkages to the airport by these and a proposed water taxi.

Centerport, Stafford County, Virginia. An 852-acre office/industrial park and residential development adjacent to the proposed Stafford County Airport. An area plan for the Upper Potomac Creek watershed was prepared for the County's consideration. This area is located adjacent to the I-95 Corridor and includes the planned regional airport, the prospective engine of growth for the area. Planning components included environmental, transportation, infrastructure, FAA requirement guidelines, and land use policies for the area.

Coldstream Research Campus, Lexington, Kentucky. A 925-acre mixed-use research park for the University of Kentucky including hotels, one thousand homes, a regional mall, and a focal point central park. This plan also sought to involve adjacent land owners in the development of a regionally cohesive open space and vehicular system.

Comprehensive Plan for the Litoral Central, Venezuela. The project looked at the tourism sector in Venezuela and identified a region with high tourist potential for development. A comprehensive plan was prepared for the entire central portion of Venezuela's coast following an in-depth natural resource inventory and opportunities and constraints analysis. Detailed design development work was prepared for an area with immediate development potential.

Sorboa, Bonaire. Comprehensive plan for a 300-acre site with extensive sensitive habitats. The master plan included a large, preservation zone, a hotel resort complex and a residential neighborhood centered around a marina.

Kentlands, Gaithersburg, Maryland. Master plan and detail design for a 350-acre mixed-use community, using neo-traditional town planning concepts that would foster a pedestrian environment, linking it to a regional mall.

Elklick Run Area Management Plan, Loudoun County, Virginia.

A 2,050-acre new town center for the Artery Organization. A Comprehensive Plan Amendment for the Elklick Area Management Plan was prepared for the County's consideration. This area comprises Dulles International Airport, which exerts a significant land use impact. Issues of noise level, safety, building height and other FAA requirements were key components in shaping the final land use plan, with the aim of taking advantage of the potential economic spin-offs. In addition, a site plan was designed to include a town center and a series of villages, one of which features a golf course.

Key Highway, Baltimore, Maryland. A high density mixed-use waterfront project adjacent to the Inner Harbor in Baltimore with an extensive marina and promenade and a series of parks as major amenities. Existing piers were retrofitted to allow 3-5-story apartment structures with private access to marina. (Completed while working for EDAW, Inc.)

Lansdowne, Loudoun County, Virginia. This 2,250-acre master plan for Xerox Realty Corporation is a prestigious mixed-use development which includes an 18-hole championship golf course. The course opened in the summer of 1991 and includes an executive conference center/hotel. The course was designed by Robert Trent Jones, Jr. in collaboration with HOH.

South Riding, Loudoun County, Virginia A 2,050-acre master plan for mixed-use development south of Dulles International Airport. The plan features four neighborhoods planned around a town center. The first place neighborhood is a 600-acre golf course village, planned in collaboration with golf course architect Rees Jones. Ms. Rodriguez conducted a site tour for the Artery Organization of well-known golf communities, including Pinehurst, North Carolina, to identify and learn from the concepts of these gracious resorts.

EDUCATION:

Master of Regional Planning, 1985, University of Pennsylvania
Master of Appropriate Technology for Development, 1985,
University of Pennsylvania
Certificate of Urban Design, 1984, University of Pennsylvania
Master of Landscape Architecture, 1983, University of
Pennsylvania
Bachelors of Architecture, 1980, Universidad Central de
Venezuela
American Institute of Certified Planners
Registered Landscape Architect

AWARDS:

American Planning Association Merit Award NEAC, 1995, Prince
William County Context, Issues and Strategies
American Planning Association Merit Award, VA Chapter, 1989
Lansdowne, Loudoun County, Virginia
Thesis Project Design Award, 1980



July 10, 2008

MCCF TESTIMONY BEFORE PLANNING BOARD RE INCLUSION OF FALKLAND APARTMENTS IN MASTER PLAN FOR HISTORIC PRESERVATION

I am Jim Humphrey, Chair of the Montgomery County Civic Federation Planning and Land Use Committee, testifying on behalf of the Federation. Our members have voted to support the historic preservation of all sections of the Falkland Apartments.

In the Community Identity and Design chapter of the county's General Plan, there is a call to "*protect historic sites permanently*" (1993 General Plan Refinement, pg. 77). At the Board hearing last December, several imminent architectural historians testified in favor of preserving the 3 sections of the Falkland Apartments as a premiere example of the "garden city" movement of the 1930s and '40s--at that time, a new concept in affordable housing from which the term "garden apartment" was coined. The Falklands are an important example of this style because the 3 sections together clearly show how these projects, at their best, were designed to fit into the natural as well as the built environment.

The preservation of all sections of the Falklands will accomplish other objectives found in the General Plan, too. There is a call in the Environment chapter to "*require open space dedications in new subdivisions that maximize protection of stream valleys and other sensitive environmental features*" (pg. 70). Louis Justement, noted 20th century American architect, did just that by retaining and designing around the stream valley that winds its way through the north and south parcels of the Falklands. The General Plan also calls for increased tree cover and maintenance in urban areas and encourages "*private and public landowners to protect existing trees and to plant additional environmentally appropriate and native trees on their properties*" (pg. 72). This was done in the design of the Falklands by preserving existing tree stands on the north and west parcels and creating a landscaped central courtyard on the south parcel.

I also address you today as a vigorous advocate for affordable housing, noting the General Plan calls for preserving existing affordable housing where possible (pg. 53). We have an opportunity to do just that, and meet these other General Plan objectives, by preserving this iconic Silver Spring landmark. As Chairman Hanson stated during the Falklands hearing last December, "*we have an extraordinary number of opportunities throughout Silver Spring to substantially increase density...but I think this is a rare case and a rare opportunity to preserve something of real value.*"

Regarding the December hearing, in the Background section of his July 2 memo (pg. 4) Planning Department Director Stanley states "*In December 2007, the Planning Board approved the Preservation staff recommendation 'to find the entire Resource eligible for Master Plan designation' in a 4 to 1 vote. Staff was then instructed to prepare and process an Amendment to the Master Plan for Historic Preservation for all three parcels of the Falkland Apartments.*" With all due respect, I believe Director Stanley has failed in his assignment to draft the amendment as instructed, and is instead urging a reconsideration of a finding which the Board has already made. We urge the Board to submit to the County Council their recommendation that all sections of the Falkland Apartments be included in the Master Plan for Historic Preservation. Thank you.

DATE:

7/10/08

Falkland Historic Designation Hearing Before the

ITEM NO.

15

EXHIBIT NO.

20

Louis Justement, Architect

By Marcie Stickle, Silver Spring Historical Society Advocacy Chair, 6/12/08, 7/10/08

The extraordinary expertise of architect and progressive city planner Louis Justement continues to be unearthed, new information revealed. Extensive research has been carried out about this exceptional architect and the New Deal Falkland Garden Apartments over the last 20 years.

(1) Andrea Rebeck, registered and restoration architect, calls Justement an architectural "master" in her 1987 "Montgomery County in the Early Twentieth Century, A Study of Historical and Architectural Themes," completed for the Montgomery County Historic Preservation Commission and the Maryland Historical Trust, 12/87. She was engaged to survey the County and bring the Locational Atlas into the 20th Century. She places Justement in the same company as Frank Lloyd Wright and John Eberson, of "national prominence" ("Theme VI: C. Important Buildings, or Works by "Masters," p. 30). She recommends The Falkland's placement on the National Register.

"He developed a design which combined masterful site planning with a novel mixture of townhouse units placed among apartment blocks. The success of this project encouraged a number of similar developments in the Southern portion of the County p. 10.

Andrea Rebeck also states: **"The first garden apartment complex in Montgomery County, and by far the largest and most ambitious, was the Falkland Apartments built in 1936-1938 by the Blair family on part of their former farm in Silver Spring. The Falkland's architect, Louis Justement, studied many projects for moderate income families, including Colonial Village in Arlington, Va., and Chatham Village near Pittsburgh."**

Justement: **"An existing Y-shaped valley has been carefully preserved and this has permitted the retention of practically every tree on the original site. The use of courts opening on the surrounding streets permits greater variety in appearance and a more economical use of the land, while providing the same density per acre as typical row housing. The preservation of existing trees provides privacy as well as agreeable surroundings. The living porches generally face the rear garden and there are play areas for small children," "New Cities for Old," pp. 140-141.**

Justement won professional acclaim for his Falkland's project.

(2) **American Architects Directory, 1962, 2nd Edition, notes Falklands won an international award, an Honorable Mention from the Fifth Pan American Congress of Architects, 1940.** He also designed Howard University Law School, Medical School, Administration Building; Sibley Memorial Hospital; the Meridian Hotel, which won an Award of Merit from the Washington Board of Trade, 1942. In 1921, won two out of three first prizes in the "National Own Your Own Home Competition." Admitted to AIA in 1921.

(3) **"In 1946, he was one of only eight architects elected a Fellow of the American**

Institute of Architects, the highest honor the profession can bestow on its peers," Karel Yasko, FAIA, Counselor for Fine Arts & Historic Preservation, General Services Administration, 10/84, letter to County Council.

"Previous to the award, the leading architectural magazine in 1938 in extensive coverage cited Falkland as a prime example of multiple housing in its concept and planning advances. Through these publications Falkland had a great influence on post-war housing planning, beyond the borders of Montgomery County."

"Within the architectural profession, he was held in great esteem . . . and established a national reputation for his urban planning and housing," Karel Yasko, *ibid.*, 1984.

(4) Justement's 1952 E. Barrett Prettyman Federal (United States) Courthouse on Constitution Ave. is National Register eligible, and a contributing building to the Pennsylvania Avenue National Historic Site, according to the Wash., D.C., Preservation Office, and the D.C. Preservation League, 3/28/05. The Pa. Ave. National Historic Site extends from Capitol Hill to the White House.

Justement's Federal Courthouse is also on the General Services Administration Fine Arts & Arts Commissions' Historic Properties List, National Capital Region. Prettyman Courthouse is included in an American Institute for Architects Guidebook.

Justement was awarded the contract for the design, drawing and specification preparation of the new Courthouse in 1945; **Harry Truman laid its cornerstone in June 1950,** according to the Federal Courthouse Web site:

"On September 5, 1945, the Commissioner of Public Buildings awarded a contract to local architect Louis Justement for the design, drawing and specification preparation of the new courthouse. The District of Columbia officially deeded Reservation 10 to the federal government in 1949. Louis Justement generally conformed to the stripped classical styles and massing of the surrounding buildings, but the spacial arrangements and site planning for the E. Barrett Prettyman Federal Courthouse differed from its neighbors. New technologies, such as fluorescent lighting and air conditioning, allowed Louis Justement to abandon the previous structures' courtyard plan-type, and arrange rooms within a large, continuous floor plate. Louis Justement's work was approved on January 14, 1948, and ground was broken in August of 1949. On June 27, 1950, the first day of the Korean War, President Harry S. Truman laid the cornerstone, and the building opened in November of 1952."

(5) Justement's Harris & Ewing Photographic Studio, is on the National Register, 1311-1313 F St., N.W., D.C., 1900-1924, in Renaissance style, added 1994. At that time of his design, he was junior partner of Sonneman & Justement.

(6) Justement designed the Longworth House Office Building on Capitol Hill in 1933.

(7) Photographs of Justement's D.C. bridges are in the prestigious Historic American Buildings Survey and Historic American Engineering Record Collection, since 1933, at the Library of Congress, in the "Built in America Collection." <http://memory.loc.gov/cgi-bin/query>. Bridges he designed:

- a. K Street Bridge, Spanning Rock Creek & Potomac Parkway, Washington, D.C.
- b. Massachusetts Avenue Bridge, Spanning Rock Creek & Potomac Parkway, Washington, DC.

HABS/HAER collections document achievements in architecture, engineering, and design in the United States and its territories through a comprehensive range of building types and engineering technologies.

(8) Photograph of a **Justement's winning House design ("Own Your Home Competition") for "Own A Home Exposition, Inc.," 1920 or 1921, in Library of Congress Prints & Photographs Collection.**

(9) Photographs of **Justement's works are in architect Arthur Heaton's LOC collection;** they were colleagues in the Washington Renovise movement of the 1930s. "Architectural drawing for a model house ("exhibition house") for the "Renovize Washington Campaign," Washington, D.C. (Heaton was first supervising architect of Washington National Cathedral, designed National Geographic buildings, D.C., National Dry Cleaning Institute, Silver Spring.)

(10) **31 of Justement's works are photographed and featured within the Library of Congress extensive collection of renowned photographer Theodore Horydczak, 1890-1971, in "Washington as It Was, 1923 to 1959," of architecture and social life of the Washington metropolitan area.**

Justement used Horydczak's aerial photograph of the "Falklands," and Fort Dupont Houses, in his book, "New Cities for Old." See: Library of Congress, <http://memory.loc.gov/ammem/thhtml/thhome.html>

(11) See: www.architectureweek.com/2001/0829/classic_home.html

"Architecture Week," Page H1, 29 August 2001, Features Justement's "Classic Home" on first page of its Web site, to advertise "500 Small Houses of the Twenties," 1990 edition, Dover Publications, currently being sold on Amazon.com, and elsewhere, compiled from original "The Books of a Thousand Homes," 1923.

"Garden side overview of Classic Home 002, designed by Louis Justement, architect: This plan indicates a dwelling somewhat like a compact four-room house, but providing considerably more living space. Exterior construction is straightforward stucco, and the use of Spanish-type garden walls is indicated as adding considerably to the size and architectural effect of the house. On the first floor there is a dining room, where the four room house would just have an alcove, and upstairs is a cozy deck." From "500 Small Houses of the Twenties," compiled by Henry Atterbury Smith, from "The Books of a Thousand Homes," copyright 1923. The 1990 edition is published by Dover Publications, ISBN 0-486-26300-2.

(12) **George Washington University Gelman Library contains Justement's manuscripts as a "major holding."**

(13) Author James Goode's photographs are in his LOC collection for his book **"Best Addresses: A Century of Washington's Distinguished Apartment Houses"** (Smithsonian, 1988), including **Justement's Harvard Hall Apartments, 1928, first standard apartment with indoor swimming pool, in Adams Morgan, D.C., and other Justement works, along with those of other exceptional architects.**

From 1988 until 1989, James Goode had a special **"Best Addresses"** exhibit at **The Building Museum, Wash., D.C.**

Enclosures:

AIA Press Release Upon Louis Justement **Attaining AIA Fellow Status, 1946,**
Before he had designed the Federal Courthouse and other works:

Louis Justement, Washington, D.C. Chapter

Admitted to the Institute in 1921. **Has made notable contributions to the profession of architecture, particularly in group housing. A pioneer in this field, his executed work bears eloquent testimony to his sensitive and thorough understanding of this problem and to his noteworthy ability as a designer.** His writings and activities in the field of city planning have further increased his usefulness and effectiveness to the profession and the public. In recognition of his architectural achievements and of his extensive and valuable services to The Institute and the Washington Chapter, he has been advanced to Fellowship in The American Institute of Architects.

* * * * *

See <http://www.loc.gov/rr/print/adecenter/essays/Scott.html> (house designs as models):

"In 1921 the Own a Home Exposition Company with offices in Chicago and New York sponsored a competition entitled, 'Own Your Home Competition,' in which architects were invited to provide designs for modest suburban homes in four categories established according to materials. Washington architect Louis **Justement won first prizes** for his four-room frame Colonial cottage as well as his house constructed with metal lath, back plaster and stucco (ADE - UNIT 2879, no 17 A size). His entry for a six-room stucco cottage earned a **mention**"

It is **important to note** that the Planning Board in 2003 said that for Locational Atlas of Historic Properties designation **"it's either the Falkland or the Saint Charles (Garden Apartments)"; in 2003 the Planning Board decided that the entire Falklands should be placed on the Locational Atlas.** Sadly, we just recently lost the St. Charles and its environmental setting, including a huge catalpa tree green home to the residents' beloved mocking bird.

Marcie Stickle, Silver Spring Historical Society Advocacy Chair
8515 Greenwood Ave., Takoma Park, MD 20912, 301-585-3817, MarciPro@aol.com

July 10, 2008

Royce Hanson
Chairman
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910

APPLICANT EXHIBIT
RECEIVED BY MCPB
DATE: 7/10/08
ITEM NO. 15
EXHIBIT NO. 19

Dear Chairman Hanson,

I am testifying today to support the Planning Staff's recommendation not to place the North Parcel of the Falkland Apartments on the Master Plan for Historic Preservation. I have lived in an apartment on the North Parcel for three years and support Home Properties' redevelopment proposal for one simple reason: it produces more affordable rental housing for Silver Spring.

I struggled with this decision for a number of reasons. I greatly value the quality of life my current living situation offers and previously testified on behalf of preserving the buildings. However, for the past year I have worked with and supported emerging rental leaders throughout Silver Spring as a Community Builder with IMPACT Silver Spring. After listening to and documenting these renters' stories, I have realized that at this time access to affordable housing is of the utmost importance. Preserving the buildings of the North Parcel will not create any new subsidized units or even ensure rental rates do not continue rising. Home Properties' plan for the North Parcel will provide desperately needed new affordable housing in downtown Silver Spring.

Finally, Home Properties is committed to supporting North Parcel residents that wish to remain in lower density housing by transferring their leases to other apartments in the Southern portion of the development. This will allow long-time residents, some living on fixed incomes and currently paying lower lease rates to remain in their community.

In the end, I have chosen to support this proposal because it will provide much needed affordable rental housing, while respecting the needs of the current residents and preserving a large section of the lower density housing. This is an appropriate compromise that balances the competing public interests at play in this situation. We can continue to enjoy the historic buildings and green space on the other parcels while providing affordable rental housing to Silver Spring residents.

Thank you for your consideration.

Megan Moriarty
1535 W. Falkland Lane, Apt. 233
Silver Spring, MD 20910
Megan3532@gmail.com



WASHINGTON SMART GROWTH ALLIANCE

Testimony to Montgomery County Planning Board

July 10, 2008

Item No. 15 - Falkland North Apartments

My name is Deborah Mines and I am the Executive Director of the Washington Smart Growth Alliance. I am here today to provide testimony regarding our official recognition of the Falkland North Apartments as a Smart Growth Project.

The Washington Smart Growth Alliance is a regional non-profit partnership of business, civic, and environmental groups including

- Chesapeake Bay Foundation
- Coalition for Smarter Growth
- Enterprise Community Partners
- Greater Washington Board of Trade
- Metropolitan Washington Builders' Council
- ULI Washington

**COMMUNITY EXHIBIT
RECEIVED BY MCPB**

DATE: 7/10/08
ITEM NO. 15
EXHIBIT NO. 23

Our Smart Growth Recognition Program recognizes development proposals that exemplify smart growth principles with a goal of encouraging the support and approval of development projects that will foster smart growth. Through this program, the Alliance hopes to inform regulators, public officials, citizen groups, developers, and others of the advantages these projects bring to a community and region.

Each quarter an independent jury reviews development proposals against a rigorous set of criteria in six key areas, including:

- Location
- Density/Design/Mix of Uses
- Transportation/Mobility/Accessibility
- Environment
- Mixed Income Housing
- Community Assets and Benefits

In 2007, our jury recognized the Falkland North Apartments project proposal as meeting these criteria.

Overall, the jury felt this development proposal would add great value to downtown Silver Spring, and especially the neighborhood near the Metro station.

The following are some of the smart growth characteristics of the proposal that were highlighted by the jury:

- The project helps contribute to a more vibrant and walkable downtown by providing a mix of residential and neighborhood-serving retail uses. In particular, the grocery store will be a valuable amenity for new and existing residents alike.
- In addition to the new buildings, a large public plaza is included along East-West Highway that will be open to the public. This is important as accessible and open public space will be critical to the livability of Silver Spring as it redevelops.
- The development helps protect the environment by incorporating a green roof over the underground parking garage.
- It will address affordable housing needs in the best way possible, by providing units on site and spreading the units out among the market rate units, rather than segregating them in a separate development.
- Finally, the jury noted the commitment of the developer to address the issue of displaced tenants by offering to place them in the low-income units in on the East or West parcels.

Hearing on Falkland
July 10, 2008

Nancy Weber
9119 Flower Ave.
Silver Spring, Md. 20901
301-5854871

Good afternoon:

I have lived within a mile and a half of this room since 1953 and I have seen many changes in Silver Spring. Things were good, then very bad, now they are great, but it looks like we just HAVE TO MESS IT UP with too much building.

I am a member of Woodside United Methodist Church just across the street and have been involved with Silver Spring Interfaith Housing for 11 years. I have been a hands-on mentor for formerly homeless families and I do care very much about affordable housing.

Some years ago, as Chairman of Mission and Outreach at Woodside, I convinced people that AIM was a worthy organization and we became involved. AIM was based in our church for quite a while. I have been very proud of many things that AIM has accomplished but now I am very upset and ashamed of the way they have behaved over the Falkland issue. They have gone around giving incorrect information to tenants and community members about the gain in affordable housing that would come with the Home Properties plan for Falkland. They have been told many times that their figures are incorrect, but they have persisted in what they are doing.

In years past, AIM had steadfastly supported saving Falkland but late last summer they began to "partner with the developer"...which I find to be extremely inappropriate. I feel that the good name of AIM has been sullied forever by this action and I am extremely disappointed.

Perhaps the new directors did not know that Falkland is such a hot button issue and did not realize the depth of commitment in the community over the last forty years to make sure that Falkland remains intact. Woodside Church has had many members from Falkland over the years and this is most certainly a slap in the face to us.

I know a bit about how hard it is to find an affordable place to live. Our family was living on one school teacher's salary and after much searching we were able to find a basement apartment That was in our budget on Blair Road. What might not have been such a great place to live was actually quite wonderful because we had Jessup Blair Park for our front yard. All the children who lived in the many nearby apartments had a wonderful place to play.

We have family members who moved to Falkland in 1956. Our niece and nephew were born and raised there. Like their cousin, they had a park-like setting also. It was a wonderful place to raise children. The family moved out a couple of times when there were threats of "developers coming" but they always moved back to the place they called "home". These scares always frightened the tenants and they felt they needed to make plans to leave because the wrecking balls were surely on the way.

In the late eighties a "deal" was made and by 1993 ,The Draper Triangle was gobbled up and in place of the once lovely setting, there is high rise building ...but the rest of Falkland still stood.

Now here we are in 2008 ..with a another developer salivating over Falkland and wanting to change it. Same old story.

This one would tear down the buildings, throw out the current tenants and build high rise apartments for some other people. How crazy is that? The park -like setting would disappear and in it place would be towers ...people stacked up in boxes.

This tract of land is the LAST PIECE of green space we have in Silver Spring besides Jessup Blair Park. Would you folks actually let it be destroyed to build yet another high rise apartment building? What in the world could be worth destroying this lovely setting? The area is already moderate priced housing and the buildings are solid

brick and block.

Will we just pave the whole town? Did we learn nothing from what happened in Bethesda? Why do we need to pack people into Silver Spring and stack them up? What quality of life will we have?

There is very little net gain in affordable housing in the Home Properties plan, and 49 of the units are **not even in Silver Spring** .. a fact that seems to be glossed over, but even if there were...would it really be worth the destruction of such a lovely area?

Thank you for your time,

Nancy Weber

To: **Royce Hanson, Chair**, and staff, **Montgomery County Planning Board**
Re: July 10, 2008 Planning Board hearing on the Falklands Apartments
From: Joyce Nalewajk, Seven Oaks-Evanswood Civic Association member
and longtime Silver Spring business owner
Date: July 10, 2008

I'm **Joyce Nalewajk**, a member of **Seven Oaks/Evanswood Citizen's Association**, a County-chartered civic group representing over 700 households next to Silver Spring's business district. I also own a downtown Silver Spring business. Seven Oak's president, **Mark Gabriele**, regrets that he can't attend tonight because of prior summer plans. I present highlights from the letter he wrote on the Association's behalf.

"Our association has expressed, through a vote...a unanimous desire to see the entire Falkland Apartment complex preserved in its present form.

Let me be clear; our association favors smart growth in the downtown Silver Spring area.... In the past four years, the downtown Silver Spring area has added thousands of units of housing. Our association hasopposed none of them. ...

"Smart growth" necessitates a willingness to weigh the drawbacks associated with additional development against the potential benefits. In this case... if re-development of the Falkland Apartments is permitted, our community will lose a neighborhood, as well as an historic landmark; and get a six-fold increase in the density of housing on that property, plus its associated burden on our local infrastructure, plus the inevitable impacts on traffic...at an already congested intersection. We oppose this development and ask that the application be denied."

Besides the Seven Oaks letter, I also call your attention to a letter written by prominent historian **James M. Goode**, who was **Curator of the Smithsonian Institution Building** for 17 years and served on the board of the **White House Historical Society**. Goode devoted his career to writing about Washington D.C.'s most architecturally important buildings, and authored three of the best-known and most important books on DC's built environment: ***Best Addresses: A Century of Washington's Distinguished Apartment Houses***, ***Capital Losses: A Cultural History of Washington's Destroyed Buildings***, and ***The Outdoor Sculpture of Washington, DC: A Comprehensive Guide***".

Goode is *the* international expert on Washington's residential architecture, and specifically the apartment buildings and garden apartment complexes of that globally important city. He included the **Falklands** in his book ***Best Addresses*** because the architectural, historical, and cultural significance of the Silver Spring complex is important to the entire National Capital region, not only Montgomery County. Over the years, Goode, who is selective in what preservation battles he supports, has repeatedly testified for and sent letters in support of the Falklands, which he calls "Maryland's best landscaped and most innovative garden apartment complex."

Highlights of Goode's letter include:

"I write to urge strongly that you concur with the recommendation of the Historic Preservation Commission to place the entire Falkland Apartment complex on Montgomery County's Master Plan for Historic Preservation. ...

While I am generally selective in weighing in on decisions by public entities, this property is significant enough to warrant comment. ...

Today, the monetary value of land too often trumps the value of our architectural heritage. I am alarmed at the possibility of losing a large portion of Falkland. The property as a whole reflects the architect's success in taking advantage of the sloping land and creating a unified community that straddles or adjoins three major roads. We owe it to future generations to be sensitive stewards of properties rich in historical and architectural significance. The Falkland Apartment complex is such a property, and should be a source of pride to Montgomery County and to Maryland. It's time that Falkland in its entirety be given protection. "

I ask you to read both Seven Oaks/Evanswood's and James Goode's letters in their entirety and heed their wise advice. It would be tragic and short-sighted if Montgomery County lost the Falklands Apartments, relegating it to future editions of ***Capital Losses***, Goode's **chronicle of senseless destruction and paradise lost**.

– Joyce E. Nalewajk, July 10, 2008

Mark Gabriele, President
Seven Oaks / Evanswood Citizens' Association
831 Woodside Parkway
Silver Spring, MD 20910

October 15, 2007

Mr. Royce Hanson, Chair
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910
VIA FACSIMILE to (301) 495-1320

Dear Mr. Hanson,

I am President of the Seven Oaks / Evanswood Citizens' Association, a Montgomery County-chartered civic organization representing more than 700 households and encompassing the area directly to the north and east of the Silver Spring central business district. I am writing to you to in regard to the Falkland Apartments. Our association has expressed, through a vote taken at our May 2007 general membership meeting, a unanimous desire to see the entire Falkland Apartment complex preserved in its present form.

Let me be clear; our association favors smart growth in the downtown Silver Spring area; however, we do not wish for our neighborhood and the area nearby to become simply another forest of high-rise apartment buildings. In the past four years, the downtown Silver Spring area has added thousands of units of housing. Our association has welcomed many of them openly, and opposed none of them. The Falkland Apartments have more going for them than just a rich and proud history; they constitute an entire neighborhood unto themselves. It is a real neighborhood, in the sense that it is open to the public; anyone can stroll along its paths and enjoy the environment created by its careful design. That neighborhood will be lost forever if the Falkland Apartments are replaced by yet another high-rise apartment complex.

“Smart growth” necessitates a willingness to weigh the drawbacks associated with additional development against the potential benefits. In this case, it appears that if re-development of the Falkland Apartments is permitted, our community will lose a neighborhood, as well as an historic landmark; and get a six-fold increase in the density of housing on that property, plus its associated burden on our local infrastructure, plus the inevitable impacts on traffic that would be caused by construction at an already congested intersection. We oppose this development and ask that the application be denied.

Sincerely,

Mark Gabriele, President, SOECA

October 15, 2007

Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Chairman Hanson:

I write to urge strongly that you concur with the recommendation of the Historic Preservation Commission to place the entire Falkland Apartment complex on Montgomery County's Master Plan for Historic Preservation.

I am the author of *Capital Losses: A Cultural History of Washington's Destroyed Buildings* and of *Best Addresses: A Century of Washington's Distinguished Apartment Houses*. The latter volume, which involved a decade-long research effort, included a look at some of the suburban apartment buildings. I found the Falkland complex, constructed in the 1930s, to be Maryland's best landscaped and most innovative garden apartment complex. Along with Colonial Village in Arlington, Falkland figures prominently in the history of New Deal policies to promote housing that was affordable, comfortable, and aesthetically pleasing.

While I am generally selective in weighing in on decisions by public entities, this property is significant enough to warrant comment. I testified on behalf of preservation of Falkland more than two decades ago, and interestingly, the threat of razing Falkland propelled preservationists to strengthen efforts to save other historically significant apartment structures in the Washington, DC area.

Today, the monetary value of land too often trumps the value of our architectural heritage. I am alarmed at the possibility of losing a large portion of Falkland. The property as a whole reflects the architect's success in taking advantage of the sloping land and creating a unified community that straddles or adjoins three major roads. We owe it to future generations to be sensitive stewards of properties rich in historical and architectural significance. The Falkland Apartment complex is such a property, and should be a source of pride to Montgomery County and to Maryland. It's time that Falkland in its entirety be given protection.

Sincerely,

James M. Goode, Ph.D.

TESTIMONY

For Public Hearing Before the Montgomery County Planning Board
On Amendment to the Master Plan for Historic Preservation -- Falkand Apartments
July 10, 2008

Delivered By
Caren Madsen
Resident of Silver Spring, 20910

I'm Caren Madsen, a resident of Silver Spring and an environmental advocate. I have served on county committees focused on tree preservation, including one assembled by Parks and Planning. So I spend a lot of waking hours pondering the value of green space and what it means the quality of life and health of a community. I am asking that the Board recommend a historic designation for the entire Falklands project rather than allowing demolition of 9 acres in the North Parcel for the high-rise project proposed.

You have heard many compelling reasons to leave the Falklands site intact. My statement will be simple and I want to bring a bit of social science to the table along with a request for environmental stewardship.

1. The claim that this is a smart growth project is only presenting part of the equation. The project's proximity to mass transit alone does not constitute smart growth. Smart growth was never meant to be bandied about by developers as a politically correct term convenient to use on any project located near mass transit. A key component of smart growth is sustainability. It must be sustainable development. It is a travesty to call a proposal smart growth when it would eliminate nine acres that includes native trees and many that are specimen or mature trees. We need this urban green space in this already very congested location.
2. Take a close look at how Action in Montgomery or AIM is presenting information and pressuring members of the community to believe that tearing down the Falklands will help solve Montgomery's affordable housing shortage. I am all for redevelopment. We have one of the best redevelopment success stories in the nation here with our downtown Silver Spring. But taking a blighted area that is not vital and fully utilized and revitalizing it is not what we are seeing proposed for the Falklands. The site is already vital. It's home to a diverse community of residents and again, a site where there is relaxing ample green space delivered by mature trees.
3. I am a member of Woodside United Methodist Church which is an AIM member. By absolutely no means is the entire congregation of Woodside United Methodist Church behind AIM's position on this issue. In fact, there are many members of Woodside who are opposed to our church paying AIM \$4,000 a year only to put our church name in the middle of their political agenda. A number of us were

disappointed that our very competent and gifted pastor, the Reverend Rachel Cornwell, testified before this body last fall without fully notifying members of the congregation what she intended to present at the hearing. Our pastor later admitted that she had “gotten ahead of the congregation” by presenting AIM’s position and admitted that she should not have used our church name when testifying in a land use case. She has since apologized for that error.

4. Here’s where social science comes into play. At a church Administrative Council meeting, one of our members seemed to defend AIM’s position when he voiced his opinion that “...just a bunch of Ethiopians live there.... [meaning in the Falklands Chase apartments]” In other words, who cares if you displace the current residents? Later, Marc Fisher’s column in the *Washington Post* noted that the Falklands are home to a lot of graduate students. So who cares if parcels of the Falklands are torn down and those students have to move? Perhaps these Ethiopians and graduate students need to live in the affordable housing currently provided by the Falklands. My point is this: **Diverse communities are strong and intellectually stimulating communities.** My family and I didn’t move to Silver Spring 10 years ago so we could live solely among Caucasian professionals who were born in the United States. We want those graduate students, ‘Ethiopians’ and ethnic minorities to remain part of the neighborhood. Life is a lot more interesting where there’s a colorful tapestry.

I hope you will consider all of the implications of displacing current residents who are living in the Falklands not only because it is pleasant but affordable as well. Help us keep the Falklands intact and in turn you will act in the best interest of our environment, our community history, and the diverse social composition of Silver Spring.

**Testimony by the Maryland Native Plant Society
Regarding designation of the Falkland Chase Apartments
on the Master Plan for Historic Preservation
July 10, 2008**

For the record, I am John Parrish representing the Maryland Native Plant Society. We urge the Planning board to designate all sectors of the Falkland Chase Apartments on the Master Plan for Historic Preservation.

We believe it is important to preserve the natural history and environmental setting at Falkland Chase. We offer the following comments for your consideration.

1. The environmental setting and the apartments are irreplaceable natural and cultural features combined in a unique way which combine natural landscape features with the sensitive placement of the apartment buildings.
2. The Falkland sectors within the Central Business District (the north and south sectors) comprise the last and largest stands of trees in downtown Silver Spring. Falkland Chase and Jesup Blair Park represent the only historic greenspaces remaining in the CBD.
3. The right fork of Fenwick Branch of Rock Creek begins in a ravine as an underground spring on the North Sector grounds and emerges above ground flowing through the South Sector before entering Washington D.C. at Portal Street. This small stream is the only natural free-flowing stream remaining in the CBD. It was intentionally preserved by the Falklands designer to enhance the environmental setting and quality of life for residents of the apartment complex. The springhead ravine and streambed alone deserve historic preservation simply because they represent the last naturally functioning tributary within the Silver Spring CBD. According to topographic maps from 1917 and 1929, the stream flowed above ground within the area that became the North Sector, beginning close to the railroad tracks. Due to a steady increase of impervious surfaces and reduced groundwater infiltration over many decades, the stream's baseflow has been significantly reduced. Consequently, the stream now emerges in the South Sector immediately south of East-West Highway. Redevelopment within the streams infiltration basin in the north sector (the headwaters) would require alteration of the existing groundwater drainage patterns due to reshaping the natural contours of the land (e.g. excavation deep into bedrock for building foundations, filling of the headwater ravine and regrading the slope face. These actions would be to the detriment of stream flow and water quality where the stream emerges south of East-West Highway.
4. The stream bank and surrounding buffer area in the Northern and Southern Sectors support 13 species of native naturally occurring forest trees reflecting the original forested landscape at Falklands. The trees are remnant stands comprised of red, white and black oaks, two species of hickory, Black Walnut, American Elm, Black Cherry, Black Locust, Sassafras, Tulip-tree, Sycamore, and Red Maple.

5. Fifteen species of trees growing at Falklands are represented by specimen-sized individuals. The Northern sector alone supports 9 species of specimen trees, including several stately White Pines standing prominently as sentinels easily seen from the surrounding area. Trees of this size and age are not replaceable within our lifetimes.
6. All told, there are at least 38 species of trees (both native and non-native) growing within the complex, 10 of these are showy springtime flowering species. They include cherries, dogwoods, redbuds, juneberries, hawthorns, crabapples and yellowwood. Several of the flowering trees date to original plantings. One is a county- champion hawthorn growing on the North Sector grounds.
7. Three of the 7 visions of the Maryland Planning Act apply to Falklands:

Vision #2: states that “sensitive areas are to be protected.” In this case, the stream and its buffer area are best protected and have the greatest potential for restoration under existing conditions. Re-development would inevitably degrade or destroy the stream by severely altering the existing natural drainage patterns.

Vision #4: “Stewardship of the Chesapeake Bay and the land is to be considered a universal ethic.” Given that this is the last stream and greenspace to survive urbanization within the CBD, it would be wise to preserve it and not condemn it to the fate of the original ‘Silver Spring.’

Vision #5: “Conservation of resources, including a reduction in resource consumption is to be practiced.” In this case, historic preservation best achieves natural resource conservation. Think of all of the non-renewable natural resources necessary to reconstruct new buildings if redevelopment were to occur. In addition, the land would be re-graded resulting in the destruction of the natural rock outcroppings, trees and natural contours. What a waste of natural resources that would be.

8. The mature trees and greenspace at Falklands reduce the urban heat island effect by transpiring moisture to the atmosphere and subsequently cooling the surrounding urban atmosphere through evaporation.
 9. The abundance of trees and other vegetation at Falklands offers relief from the concrete streetscape and harshness of high rise buildings. Most importantly, the greenery complements the garden style apartments.
-
10. In conclusion, the Falklands have been compromised by the loss of one sector that became the Lenox high-rise. The remaining complex provides important continuity of natural and cultural history within the rapidly changing Silver Spring CBD. Falkland Chase stands apart from most of Silver Spring because it represents the *geography of somewhere* – a special sense of place and identity. By contrast, re-development would represent a *geography of nowhere* that is all too plentiful throughout the rest of Silver Spring.

Again, the Maryland Native Plant Society encourages the Planning Board to designate the entire Falkland complex on the Master Plan for Historic Preservation and continue the process of preserving the last remaining natural and historical resources in Silver Spring.

HISTORIC PRESERVATION OF FALKLAND-CHASE
Mary Sinclair Jacobs, President, Charter House Residents Association, Inc.

The renters and their families are finding themselves in catch 22 as they are becoming the next group of homeless people in Montgomery County. Seemingly, the **standard of living** and the **quality of living** are inching away, **including a place to live.** 60% of the homeless people in this country are veterans and many are disabled. **The truth never changes. It seems obvious we learn nothing from history. Any resident that is displaced is homeless and traumatized.**

In the 60's and 70's our salaries were considered a good income. We now receive about \$700.00 to \$1000.00 monthly. \$96.00 is deducted up front for medicare insurance, supplemental insurance additional \$45, and a prescription plan \$20+ up front. This is the pay schedule for social security and the disabled veterans. If you made \$58,000 per year: at 62, income \$900.00 per month, at age 66 \$1200.00. Veterans with a 30% disability: \$345.00 per month, 50% disability: \$712.00 per month, and 100% disability: \$2,471.00 per month.

- ❖ How will fixed income/social security recipients fit into another expensive high rise?
- ❖ Does Park and Planning have a public policy that will ensure the renters/residents and their families on fixed/social security incomes a secure, accessible, available, livable, and affordable place to live?
- ❖ Does Park and Planning have a financial plan available to house the displaced residents from Falkland-Chase? Where will the tenants be relocated?
- ❖ How will Park and Planning evaluate this issue to see that the displaced tenants on social security and fixed income will suffer little hardship and will the displaced residents qualify upon return?
- ❖ Will there be sufficient water, sewer lines, gas, and electricity available to accommodate more high-rise buildings in this congested area?

The horror of destroying this landmark property the "Falkland-Chase" will not solve the availability nor affordability issues of rental housing by replacing it with a humpty-dumpty towering structure. Our health is compromised with the air and noise pollutions. An evacuation plan in this congested area is a blundering nightmare.

Let this well established safe and sound housing stock of bricks and white siding historic landmark known as the Falkland-Chase ~~be~~ be given historic preservation designation. It is at the opposite end of 16th Street where stands another magnificent landmark the White House. The Falkland Chase must continue to stand as the cornerstone for a wealthy neighborhood in Montgomery County, Silver Spring, MD.

As a matter of a sound policy, Montgomery County/Silver Spring has to be the expansion model to affordable housing through rent stabilization not the next homeless crisis.

None so blind than those that will not see, except through greed grinded lenses. Thank you.

COMMUNITY EXHIBIT
RECEIVED BY MCPB
DATE: 7/10/08
ITEM NO. 15
EXHIBIT NO. 22

July 10, 2008

Chairman Royce Hanson
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910

COMMUNITY EXHIBIT
RECEIVED BY MCPB
DATE: 7/10/08
ITEM NO. 15
EXHIBIT NO. 18

Dear Chairman Hanson,

I support the development of affordable housing in the Falkland Chase apartment community. It would help those living there to use metro instead of driving, which would lessen pollution in the air.

There is a need for more affordable housing in our community, and it would help the society by making it more diverse. Although I am raising my four children in Takoma Park, I know that there are many families in the Silver Spring area, who, like me, have moved here to make sure their children have a good education. These children are very accustomed to the environment and community. It would be hard for them to leave their homes because of higher rent prices.

I was a participant in IMPACT Silver Spring's Parent Leadership Team this past year. I have been very involved in my children's school and in MCPS issues, and I want to add my voice to the Falkland Chase discussion because I see the struggle of other immigrant families around housing in the community.

Sincerely,

Berhanu Bedane
115 Lee Ave #11
Takoma Park, MD 20912

COMMUNITY EXHIBIT
RECEIVED BY MCPB
DATE: 7/10-08
ITEM NO. 15
EXHIBIT NO. 1

Brad Stewart, Vice President/Provost, Montgomery College-Takoma Park/Silver Spring
and Board of Directors of the Greater Silver Spring Chamber of Commerce
Testimony in Support of Park and Planning Staff Recommendation for Draft Amendment
to Master Plan for Historic Preservation – Falkland Apartments
July 10, 2008

Chairman Hanson and Members of the Planning Board, thank you for the opportunity to offer testimony in support of the Park and Planning staff recommendation for a draft amendment to the Master Plan for Historic Preservation – Falkland Apartments.

When differences of opinion arise in the academic world, I usually try to apply a bit of logic to the situation. In this case, I believe a quote from that famous logician, Mr. Spock of *Star Trek* fame, might shed some light on the situation. He said something to the effect that “the needs of the many outweigh the needs of the few or the one.” So let’s take a look at who might be counted among the many in this situation and who might be counted among the few.

Among the Many are first responders—young police officers, firefighters and paramedics who need access to the hundreds of units of affordable housing proposed on the North Falklands site. The Many also includes young teachers and even young college professors. Almost all of the two dozen new faculty who I have hired over the past three years cannot find affordable housing in this area. Instead of living, working and contributing to the community in Silver Spring, they spend huge amounts of time commuting to Frederick County, Bowie, Annapolis and northern Virginia. Two of my new faculty with PhDs had to borrow money from family members just to be able to afford a one-bedroom and a studio condo within walking distance of the College. I would also argue the Many includes all of us who believe that building density on transit to help keep our planet green is a good idea.

And who are the few in this case? Are they elected or self-appointed? What are their qualifications to determine what is historical and what is not? Do they actually believe that preserving a few additional 70 year-old buildings is really more important than keeping the rest of us safe, healthy, and educated and our planet green?

In closing, I hope Mr. Spock and I have been of some small help as you consider this issue. Thank you for your time.

TESTIMONY
OF
RANDY BOEHM
Speaking as an individual
On the Matter of Historic Designation
for the Falkland-Chase Apartment Complex
Silver Spring Central Business District

July 10, 2008

I am Randy Boehm, veteran of approximately fifteen years of Silver Spring redevelopment politics. I was a member of two Silver Spring Citizens Advisory Commissions. I was a member of the County Recreation Advisory Board, and was a founder and am still a board member of the Gateway Georgia Avenue Revitalization Corporation, whose mission has been the revitalization of the Gateway area in the southern portion of the Silver Spring Central Business District.

Today, I'm speaking on my own behalf as an individual.

It has been my experience in the recent history of Silver Spring revitalization that the Preservationist advocates have generally been over-reaching in their objectives, and I believe this is another in a long list of such occasions. It has been my experience that Silver Spring revitalization has come off so well because public agencies such as this Planning Board, the County Council, and Office of the County Executive, have NOT acquiesced in the over-reaching claims of Silver Spring preservationists.

In this case the Preservationists ask that you take 22 acres of metro accessible land off the map for smart-growth development. In previous episodes, Preservationists insisted the entire downtown redevelopment process be ground to a halt over the need to sacrifice the Armory Building. They threatened the expansion of Montgomery College over the construction of a pedestrian bridge accessing Jesup Blair Park and the construction of a performing arts center in the park. In the development of the Canada Dry site, they urged the preservation of an entire industrial-structure.

In the past this Board recognized that Preservation claims had an interest, but NOT an absolute controlling interest. In the past this Board and the County blended the interest of preservation with other compelling parallel interests. In downtown redevelopment this Board agreed that the Armory was expendable, but that the Silver Theater and the Art Deco Shopping Center could be saved. At Montgomery College, the college agreed to move the arts center out of the park, but this Planning Board agreed on the need for the footbridge. On the Canada Dry site, the most architecturally distinct element of the industrial building was preserved, and a smart-growth development moved forward on the remainder of the site.

The case before you is another instance of Preservationist over-reach. The owner of the land does not propose by any means to spurn the interests of preservation. The owner comes

with a project which would dedicate 14 of the 22-acre site to historic preservation while the 8 acre north bound site would be dedicated to smart-growth.

The interests that would be served by the smart-growth development include:

- Guaranteed Affordable Housing, as Montgomery is losing approximately 11,000 affordable units a year.
- Development of a public park and playground area in an area lacking playgrounds.
- Right-of-Way for the Purple Line, one of the most important transit initiatives of our new century
- Metro-accessible Housing, curtailing the need for auto use by the thousand-plus residents
- Green building standards, a huge environmental enhancement

These parallel interests are compelling, and they can be accomplished with just a slight compromise of the interests of historical preservation.

I urge you to continue the course of the County Planning Board in blending the many legitimate interests in downtown Silver Spring as delineated in your Staff Report. Blend the interests of Preservation with those of affordable housing, parks and recreation, mass transit and smart-growth. Do not go down the road of preservationist absolutism. Two-thirds of a loaf is more than adequate for the interests of historic preservation in this case.

Lastly, I know a little bit about Eleanor Roosevelt. I published 25,000 pages of her correspondence. I am an author in the *Eleanor Roosevelt Encyclopedia* (Greenwood Press, 2001). Eleanor Roosevelt was not a rigid absolutist. She was a practical idealist. In the spirit of her practical idealism, I urge you to support the Planning Commission's Staff Report and except the northern parcel of the Falkland-Chase from the rigidities of Historic Designation.

THE
ELEANOR ROOSEVELT
ENCYCLOPEDIA

Edited by Maurine H. Beasley,
Holly C. Shulman, and Henry R. Beasley

Foreword by Blanche Wiesen Cook
Introduction by James MacGregor Burns



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s: *The Story*

Beth Haller

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Wallace* to it. She also deeply resented Soviet foreign minister Vyacheslav Molotov's characterization of Baruch as a warmonger. In 1952 she unsuccessfully tried to keep Baruch on good terms with Democratic presidential nominee Adlai Stevenson.* Baruch endorsed Republican Dwight D. Eisenhower* but later failed to alter the new president's adamant opposition to ER's continued service at the United Nations.* In 1960 ER urged Democratic presidential candidate John F. Kennedy* to consult Baruch, who decided to remain neutral through that election.

In a sense, the enduring Roosevelt-Baruch friendship was a "Victorian affair" (Schwarz, 569). Each signed letters to one another, "Affectionately" (Schwarz, 308). Yet, meeting for lunch or dinner, they addressed one another as "Mrs. Roosevelt" and "Mr. Baruch" (Schwarz, 308). He "looks on me as a mind," ER once confided to one of Baruch's biographers, "not as a woman" (Coit, 451).

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Myron I. Scholnick

BETHUNE, MARY MCLEOD (10 July 1875, Mayesville, SC-18 May 1955, Daytona, FL).

Mary McLeod Bethune, president of Bethune-Cookman College, civil rights* advocate, and New Deal* official, was a very significant African American friend and political partner in Eleanor Roosevelt's life. ER first met Bethune in 1927 at the Roosevelt home in New York at a luncheon for leaders of the National Council of Women of the U.S.A., which Bethune attended as president of the National Association of Colored Women. The two women developed a close relationship after ER arranged for Bethune's appointment in 1935 to an unpaid position on the national advisory committee of the National Youth Administration* (NYA), the New Deal agency to help young people secure education and job training. The following year Bethune accepted a full-time NYA job, overseeing activities involving African Americans. In 1939 Aubrey Williams,* NYA head, named her director of the division of Negro affairs.

Bethune was the most influential black woman in the United States through more than three decades. Her determined efforts to bring New Deal programs to depression-stricken African Americans provided the Roosevelt administration, particularly ER, with the opportunity to cul-

A RESIDENT'S PERSPECTIVE

My name is Jane Bergwin-Rand and I am a current resident of Falkland-Chase Apartments and would like to give my views as a renter:

- Falkland is affordable, especially for the many families who have lived there for years.
- People should have a choice to live in a garden apartment neighborhood vs. a “unique vertical neighborhood” as Lenox Park describes itself. The Lenox Park is a massive apartment building at the corner of East-West Hwy. and Colesville Rd.
- Falkland is a peaceful, safe, green, friendly, and diverse community.
- Preservation should not be confused with nostalgia—Falkland is part of the character of Silver Spring, designed by a renowned architect, and should be saved. I have included in my statement photos I took which show the same architectural elements utilized in both the North and South sections.
- Real, current residents should not be forced to move for the sake of phantom future renters.
- Very conservatively, eliminating 182 units in the North section of Falkland translates into over 300 people who would be displaced.
- Thousands of new residential units have been built in downtown Silver Spring in the last 5 years and are currently under construction in downtown. One of these, a 14-story monolith, is being constructed by Home Properties. How many high-rises, within walking distance of the Metro, does Montgomery County need to satisfy high-density while contemplating sacrificing one-third of an existing structure, needed green space, mature trees and uprooting hundreds?
- Finally, Megan Moriarty and I gathered, and previously submitted for the record, the signatures of over 50 people living in the North section on a petition in favor of saving all of Falkland. Without exception, 100 percent of the residents asked to sign did so without hesitation.

Once again, I urge the Board to remember all the families already living at Falkland, North and South, and to designate the entire complex a historic landmark of Silver Spring.

Thank you.



North - 1529



South



North



South



North



South



North



North - 1531



Courtyard

North parcel



residents enjoying
courtyard



View from my porch



Garden planted by a resident
North parcel

My name is Jane Bergwin-Rand and I am a current resident of Falkland-Chase Apartments and have previously submitted copies of over 50 signatures of other Falkland residents who, like me, are urging that the northern parcel of Falkland be saved from demolition by designating the entire Falkland complex as historic.

Having grown up in Montgomery County, I first discovered Falkland back in 1972 and lived in the SW segment. I rediscovered Falkland a few years ago on a visit here from Michigan where I had been living. I was absolutely thrilled to see the landmark Falkland buildings still standing and continuing to serve as a visual gateway to Maryland from D.C. I moved back to Falkland in November, 2006, this time in the North section. I truly felt I could come home again.

But sometime after I moved in I learned that part of Falkland, where I was living, was in danger of being demolished. Once I realized that this was not a done deal as I had been led to believe by the Home Properties management, I helped to gather tenant signatures in support of saving all of Falkland. Without exception, 100 percent of the residents I asked to sign the letter did so without hesitation.

The residents I spoke with love living at Falkland as it is and residents of the north parcel do not want to be forced to move. They chose Falkland for many reasons, including affordability (especially for those people who have lived at Falkland for many years), diversity of residents, green, open spaces and a sense of community. Falkland is a safe place where residents plant flowers and herb gardens and put carved pumpkins on the stone walls at Halloween. Even Home Properties' website touts Falkland as having "the unique extra...mature landscaping not found in most urban apartment communities." Ironic that Home Properties is willing to use the rarity of the setting as a selling point while preparing to obliterate the very same.

Very conservatively, eliminating 182 existing units in the North section of Falkland translates into over 300 people being displaced. Home Properties claims it will relocate people to the other two sections of Falkland, but when I checked apartment availability on the complex's own website, as of July 5th, there were only 10 vacant units in the entire three parcels, some of which may actually be located in the North parcel.

It simply does not seem to be logical to consider dismembering the Falkland complex, declaring one-third less historic and less important than the remaining two-thirds. When signing up to rent at Falkland there is nothing distinguishing the sections; all were designed by the same, renowned architect, Louis Justement; and the north parcel not only is joined to the south by a streambed which runs under East-West Highway, but also by an underground tunnel still used by maintenance staff to get from one section to the other. I have included some photos I took which clearly show the same architectural elements utilized in both the North and South sections, along with some of just the North parcel. Why, now, would one section not be considered historic while the other two are? Why should the current residents and Falkland be the band aid for Montgomery County's affordable housing problem?

Furthermore, in the last 5 years thousands of new residential units have been built in downtown Silver Spring and are currently under construction in downtown. One of these, a 14-story monolith, is being constructed by Home Properties already. I question how many high-rises, within walking distance of the Metro, Montgomery County needs to satisfy high-density while contemplating sacrificing one-third of an existing structure, needed green space, mature trees, and a quality of life that appears to be on the verge of extinction in Silver Spring.

Finally, Home Properties has maintained an aura of secrecy about their plans for demolition from the start, either by omission, denial, giving misleading information or, most recently, by never attempting to notify residents of the upcoming hearing. In fact, when a tenant-distributed flyer announcing the hearing was placed on each building, it was quickly removed. Such actions indicate to me that Home Properties, of course, wants to "redevelop" to increase their profits for their investors. As their own business strategy states: "Our business strategy includes: aggressively managing and improving our communities to achieve increased net operating income..." and..."Home Properties has a proven track record of acquiring and repositioning under-managed properties." Translation: tear down an under-market complex and put up more expensive units.

I urge you, The Montgomery County Planning Commission, on behalf of myself and the 50+ residents who signed the letter thus far, to please save all of the Falkland-Chase Apartments and designate the entire complex as an historic landmark so that the buildings will remain as part of the unique character of Silver Spring that they have always been since Eleanor Roosevelt cut the opening ribbon in 1937.

Thank you for allowing me to testify.

COMMUNITY EXHIBIT
RECEIVED BY MCPB

DATE: 7/10/08

ITEM NO. 15

EXHIBIT NO. 76

Kathryn M. Kuranda

Senior Vice President – Architectural & Historical
Services

R. Christopher Goodwin & Associates, Inc.

Falklands - Two Separate Projects

South Parcel: **Project 1**

North and West Parcels: **Project 2**

- Different Approvals
- Different Financing
- Different Site Designs
- Different Architectural Characters

Project 1



Project 2: Site Plan

West



Apartment Blocks -
Sited throughout Sites



Parked Car Courts &
Surface Parking -
Defining Interior
Features



Open Space is limited
and frames
Apartment Blocks



Conclusion

- Falkland Property comprises two separate and distinct projects
- The Second Project resulted in two intensive apartment complexes that differ in integrity.
- The North Parcel has undergone more intensive change over time.
- The Second Project lacks important associations with major events, the Garden City planning movement, or the introduction of landmark federal housing policies.

Ward Bucher, AIA
Bucher/Borges Group PLLC

Project 1 – South Parcel Design



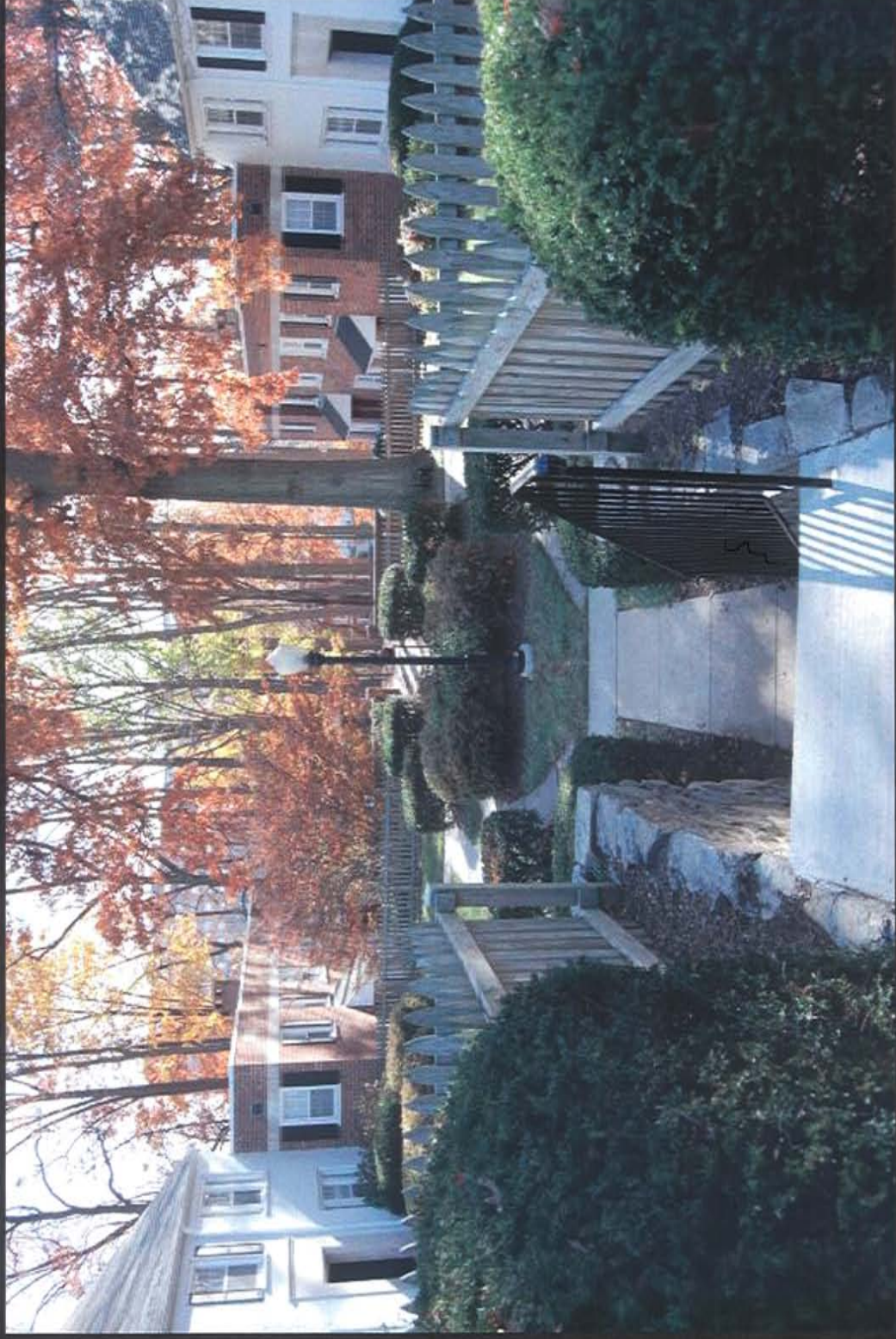
Project 1 – South Parcel Design



Project 1 – South Parcel Design



Project 1 – South Parcel Design



Project 2 – North Parcel Context



Project 2 - North Parcel Context



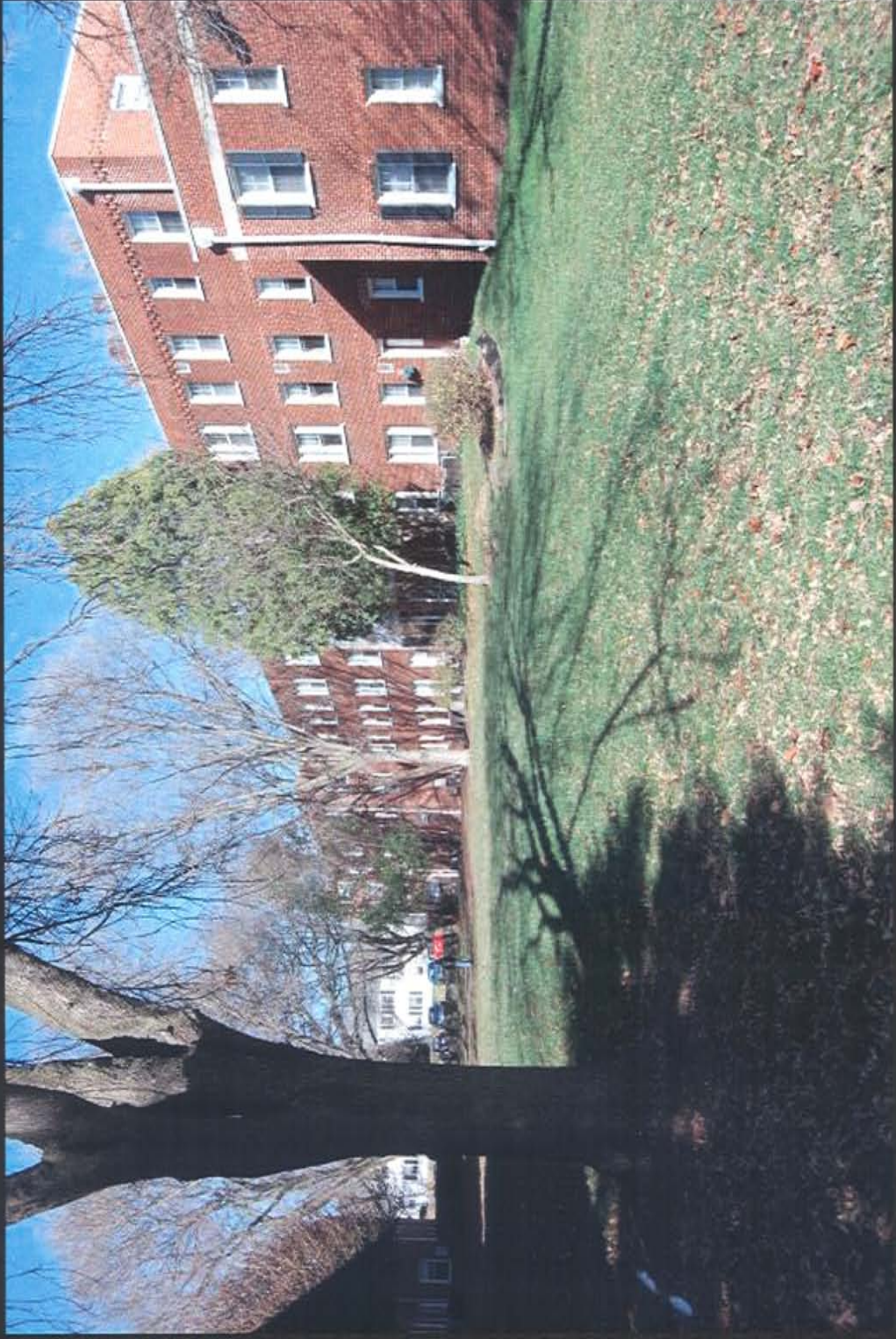
Project 2 - North Parcel Design



Project 2 - North Parcel Design



Project 2 – North Parcel Design



Project 2 – North Parcel Design

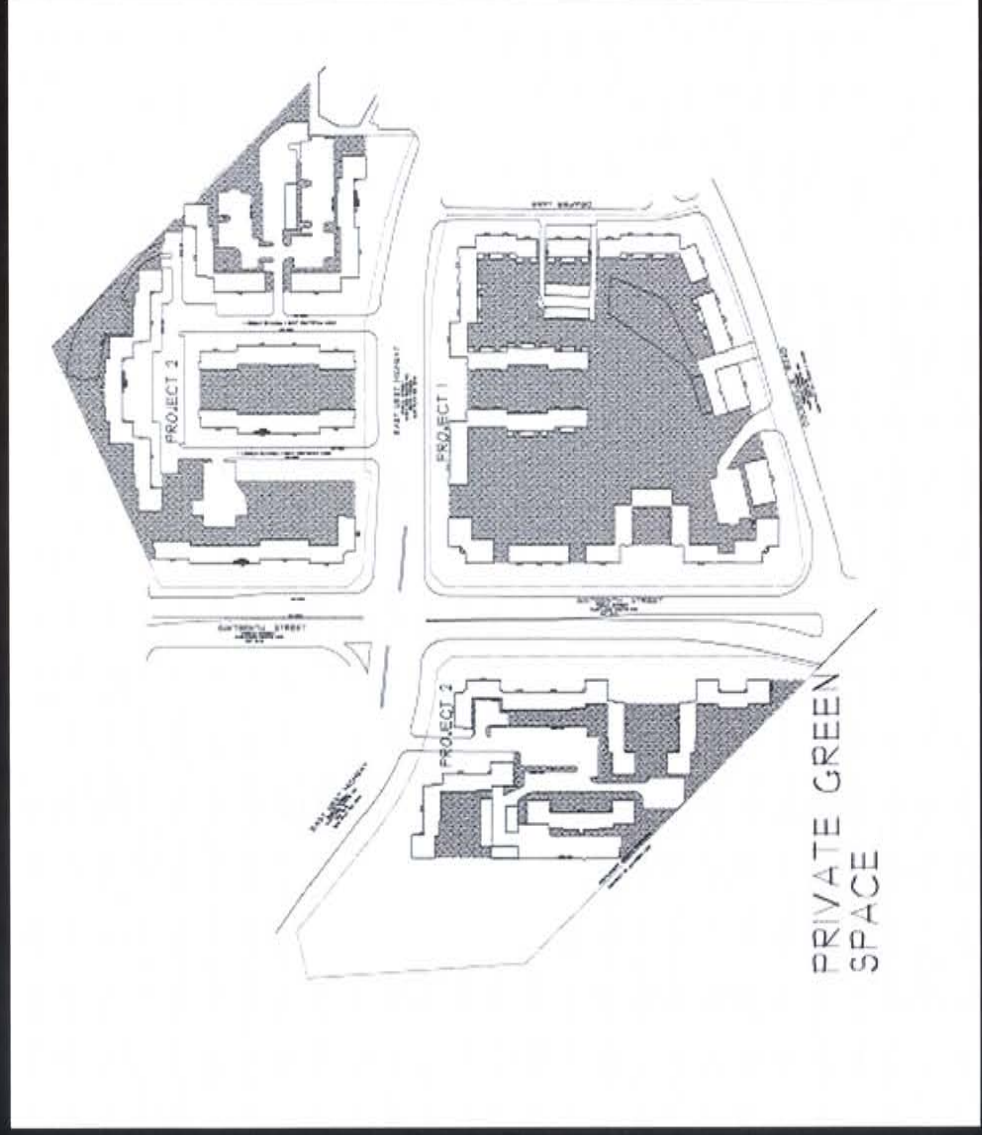


Project 2 – West Parcel Design



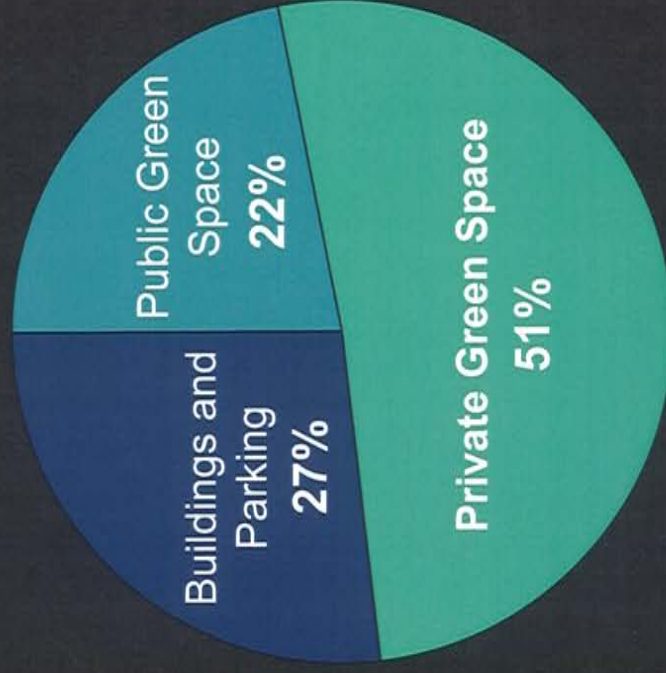
Falkland Apartments Land Use

Projects 1 and 2 Private Green Space

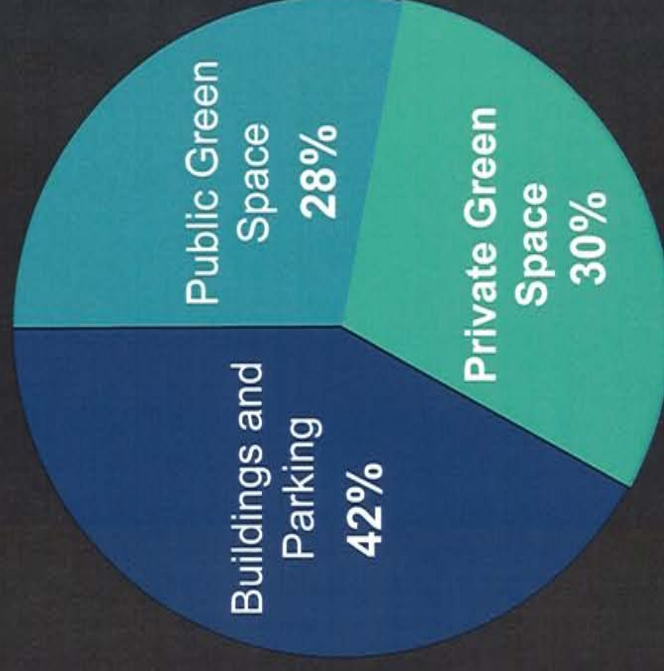


Falkland Apartments Land Use

Project 1



Project 2



Falkland Chase North Redevelopment Overview

Don Hague
Senior Vice President, Development
Home Properties, Inc.

Falkland Chase North Redevelopment Overview

Presentation will focus on two subjects:

- *Benefits* from redeveloping the North Parcel
- Our *commitment* to re-design the project according to contemporary urban design precepts.

Benefits

- Affordable housing
- South Parcel Park
- Expanded housing and retail opportunities
- Transit-oriented Smart Growth Development
- Purple Line Right of Way

Benefits – Affordable Housing

- Equivalent to 27% of new units or 282 apartments based on 1,059 new apartments
- 133 MPDUs
- 100 workforce housing, 50% in new buildings
- 49 Rent Supplement Program apartments at our Woodleaf Community in the White Oak area
 - Convert to MPDUs if County ends Rent Supplement Program

Benefits – Affordable Housing

- Diversity of housing types and income levels served
- Rents, particularly MPDU units, lower by \$300-\$800 per month than current Silver Spring market rents
- *Without redevelopment, the 90 affordable bond units, which are the only legally rent-restricted apartments, will go to market rates in 2014*

Benefits – South Parcel Park

- Approximately 1 acre
- Will be made publicly accessible (privately maintained)
- Area has substantially degraded over time
- Restoration of entire area, correction of erosion damage, replanting of understory

Benefits – South Parcel Park

- Identified by Park and Planning as an important site in the Draft Green Space Plan for the Silver Spring CBD published by Park and Planning in April
- Redevelopment of North Parcel would include installing quality and quantity controls for stormwater management, noted in the staff plan as necessary to enhance sustainability of this area
- As Staff notes: *“This asset would be a jewel in the future Silver Spring green space network.”*

Benefits – Expanded Housing and Retail Opportunities

- If the North Parcel is redeveloped at the density of the project plan, the total number of units in all three parcels grows from 450 to 1,327
- If redevelopment of the North Parcel is allowed to proceed, we will not object to historic designation of West and South Parcels, resulting in the retention of 268 existing units

Benefits – Expanded Housing and Retail Opportunities

- Diversity of housing increases dramatically
 - North Parcel has only small 1 bedroom/1 bath and 2 bedroom/1 bath floorplans
 - New development would have a minimum of 10% studios, 10% 1 bedroom, 10% 2 bedroom and 7.5% 3 bedrooms with greater appeal to a broader range of households
- New development would include amenities, such as a swimming pool, fitness center, clubroom, media room, and the like. These would be available to residents of the South and West parcels as well.

Benefits – Expanded Housing and Retail Opportunities

- “Analysis of the Supply and Demand for Housing,” a report issued by Park and Planning staff last week, estimates a shortage of 43,000 housing units affordable by households earning less than \$90,000 per year.
- We estimate that at least 75%-80% of new units will be affordable.
- Represents net 750-800 units or almost 2% of shortage.

Benefits – Expanded Housing and Retail Opportunities

- Full redevelopment of the North Parcel would bring 60,000 to 75,000 square feet of new retail along East West Highway
 - Opportunity for a grocery store
 - Retail on the street side will create an active, urban space not unlike popular areas in Bethesda, DC – Dupont Circle and Chevy Chase – and other premier urban districts in other cities
- The density of housing and built-in customer base from the Falkland and surrounding existing communities will make this location economically viable for a range of retailers.

Benefits – Transit-oriented Smart Growth Development

- Only 800' to Metro without having to cross a street
- Utilizes existing infrastructure and services
- More energy-efficient lifestyle than automobile-dependent developments
- Commitment to minimum attainment of Silver LEED certification or equivalent
- Utilizes this unique site as a resource to continue the long-standing vision of the Silver Spring CBD as a revitalized urban environment where people can live, work, shop and play

Benefits – Purple Line Right of Way

- North side of North Parcel is most likely route for Purple Line headed west from the transit center
- Our redevelopment plan reserves the future right of way area. We would dedicate this area at no cost when Purple Line is constructed.

Benefits – Purple Line Right of Way

- *Without redevelopment:*
- Construction of the Purple Line would have negative impacts on the North Parcel including destruction of two or more buildings and limiting access to parking
- We would expect to be compensated for any land needed for the Purple Line and related negative impacts.

Commitment to Amending the Project Plan Design



Commitment to Amending the Project Plan Design

- Concept discussed December 6 showed buildings along 16th street and at the back of parcel surrounding large green space
 - Too literal an interpretation of optional method requirements, particularly of open space
- Staff report page 8 illustrates a more urban space

Commitment to Amending the Project Plan Design

- Creates a street edge with retail uses on East West Highway frontage
- Maintains the central green space axis between North and South in the middle of the site
- Building heights step down from near to front relating better to South parcel
- Variety of building sizes creates more opportunities for architectural design, floor plans and unit types

Commitment to Amending the Project Plan Design

We believe that the staff suggestions are a significant improvement, and would welcome the opportunity to work with staff and the Board.

Commitment to Ensure Realization of Benefits and Design Changes

- Benefits offered for Falkland North redevelopment go beyond typical optional method redevelopment plans
- Willing to voluntarily ensure that such commitments are included in our application

Trini M. Rodriguez, AICP, RLA
Principal
Parker Rodriguez, Inc.

Diagram – Overall Site Design

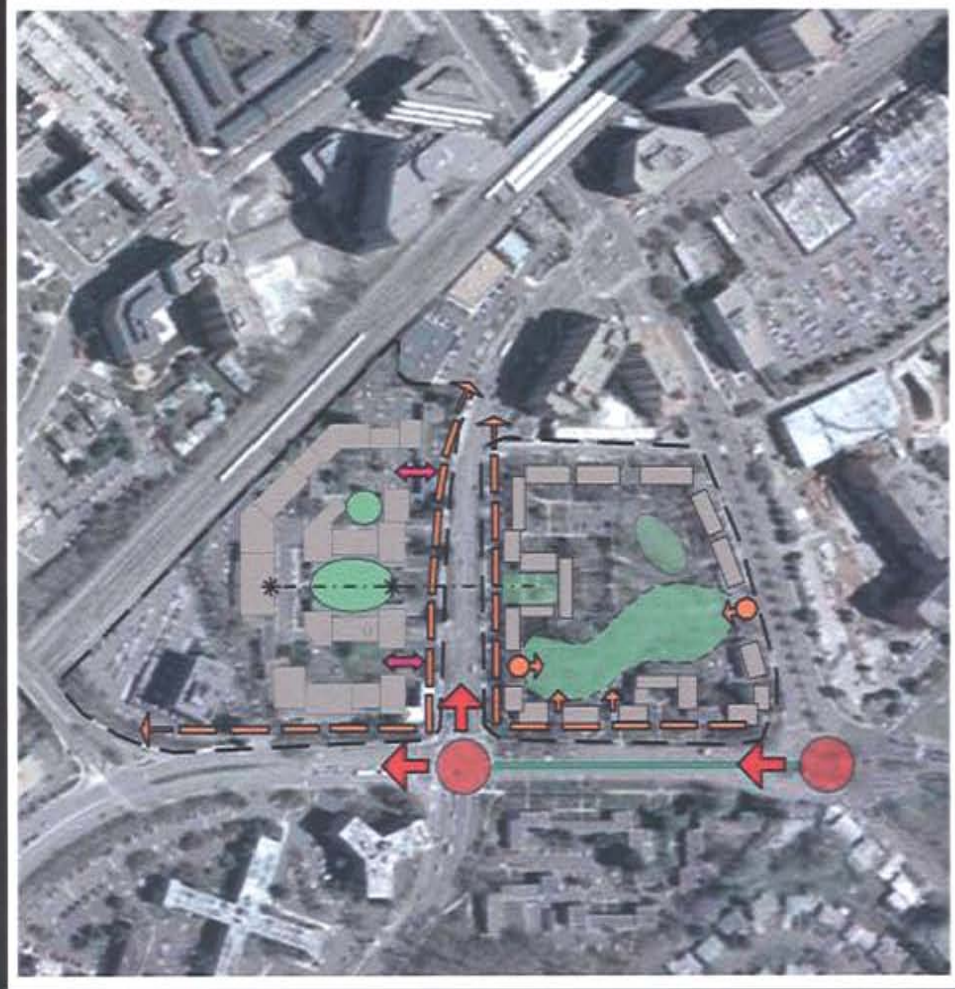
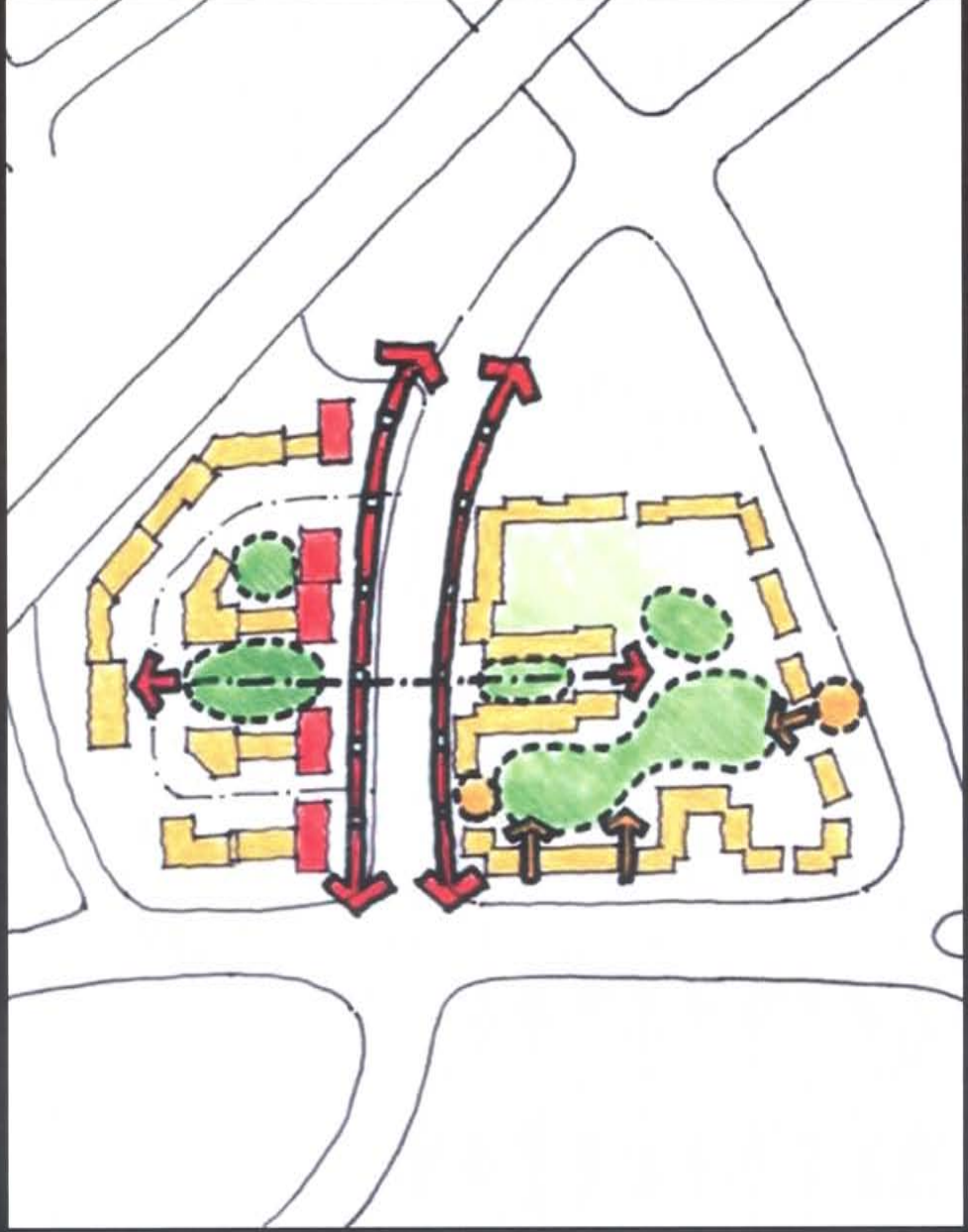


Diagram – Streetscape



North Parcel Green Space



North Parcel Gully



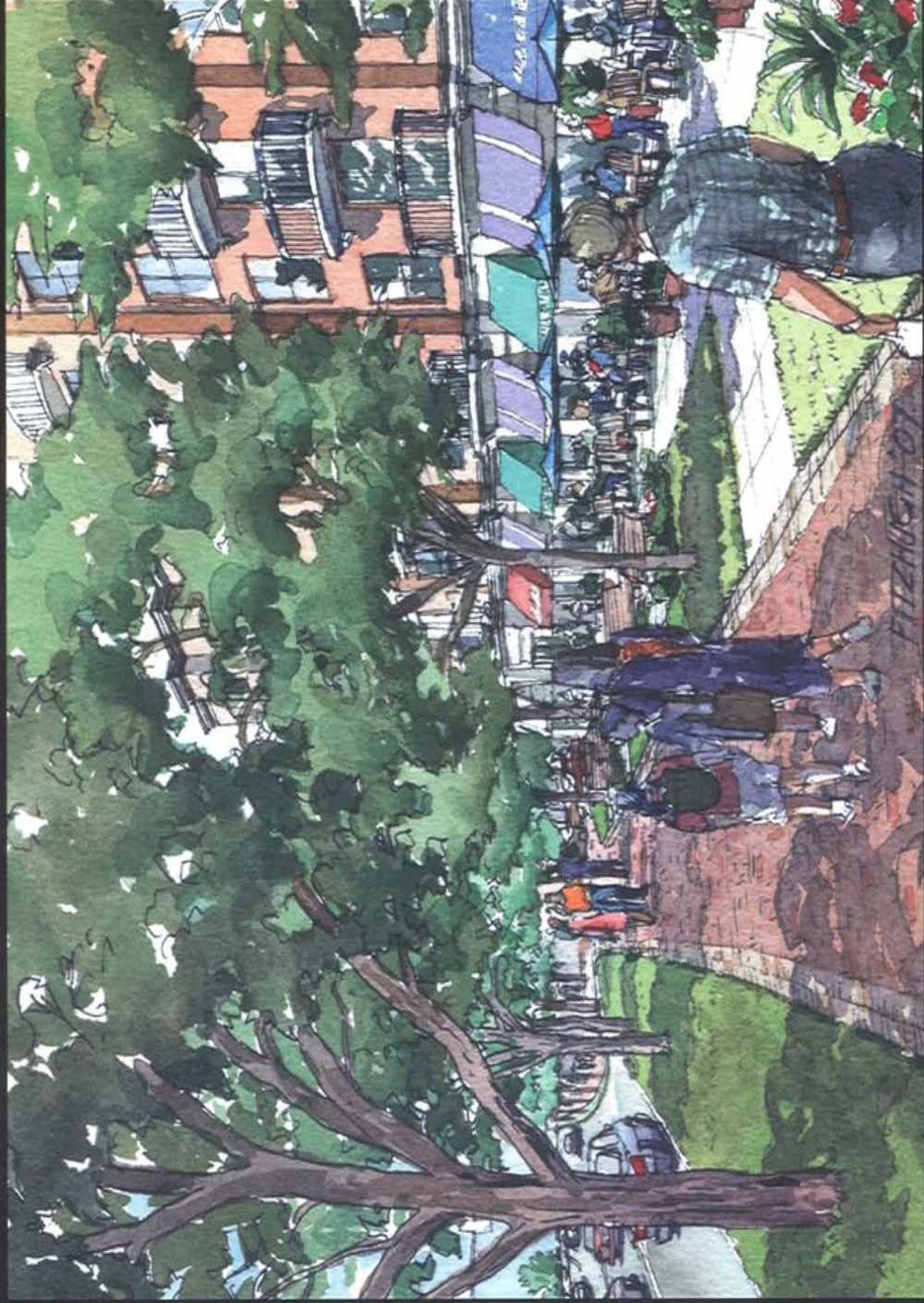
Site Design Concept



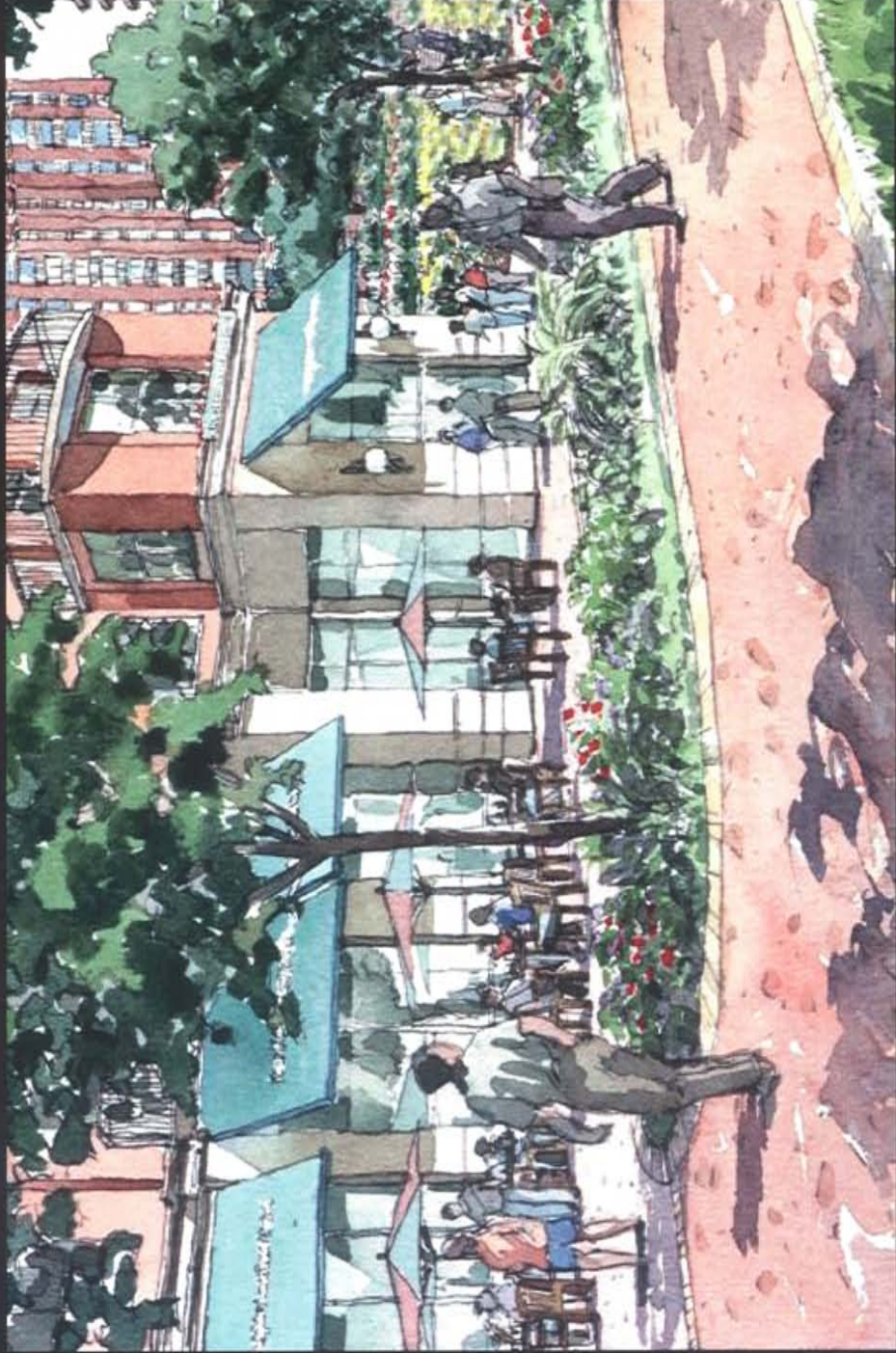
Staff Design Concept



Sidewalk View – Retail/Streetscape



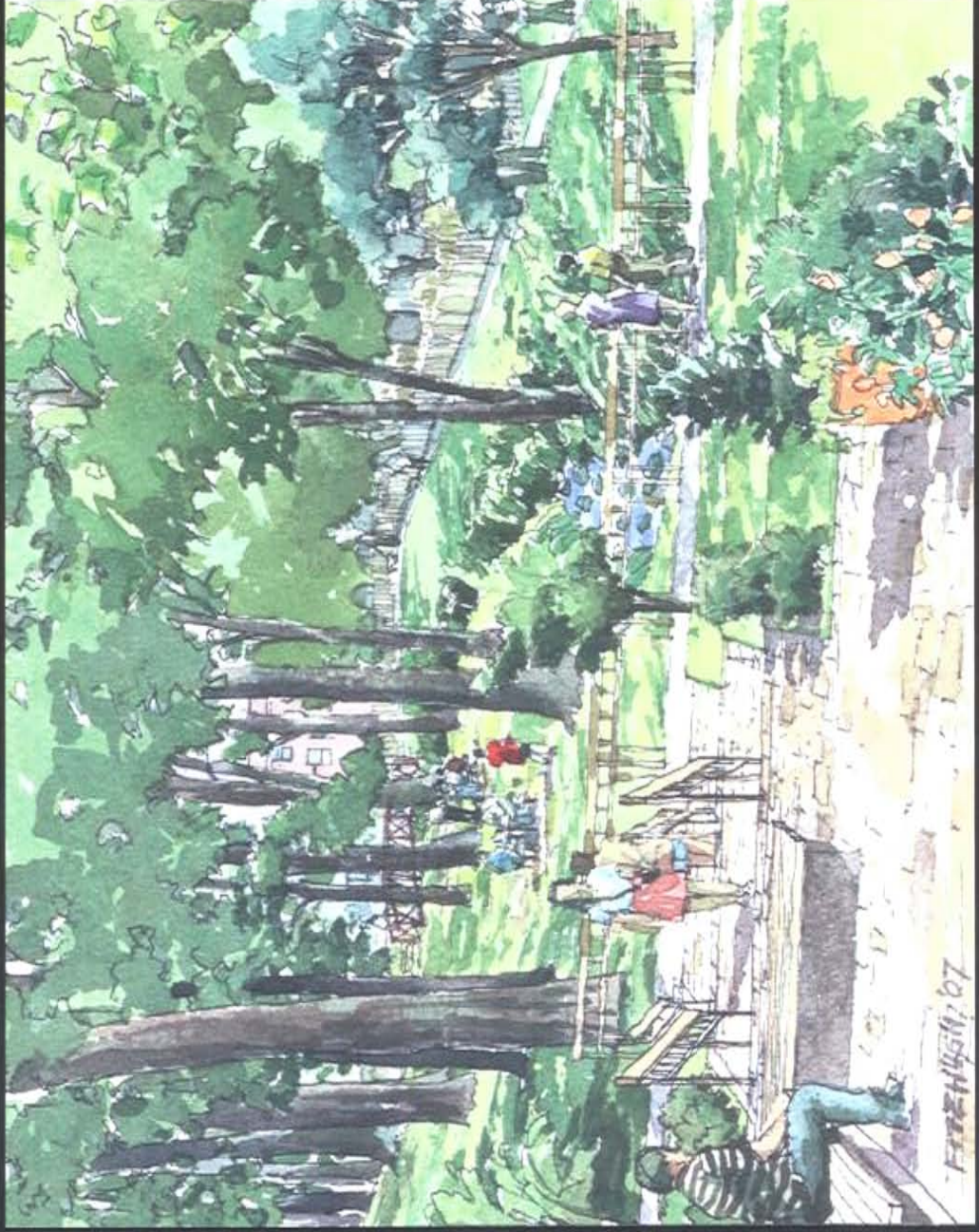
Sidewalk View



South Parcel Park - Plan

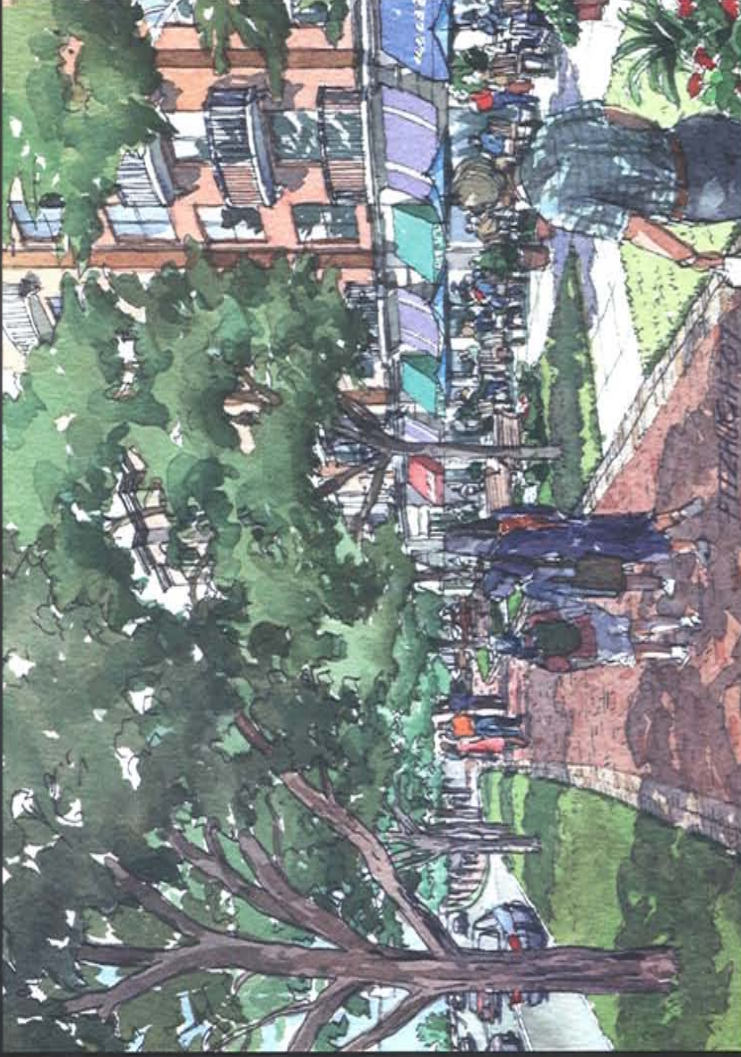


South Parcel Park - Rendering



South Parcel Park - Today





Nelson Leenhouts
Co-Founder and Co-Chairman
Home Properties, Inc.