

MCPB DECEMBER 6, 2007 MEETING

ITEM#10

Documents received by Historic Preservation Section
Countywide Planning



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 10
12/6/07

MEMORANDUM

DATE: December 3, 2007
TO: Montgomery County Planning Board
FROM: Clare Lise Kelly (301-563-3402) *CLK*
Historic Preservation Section, Countywide Planning
SUBJECT: Additional Material Received, Falkland Apartments Evaluation,
Locational Atlas Resource #36/12

Attached is additional material received for this agenda item.

1. Petition
Falkland Chase Residents, 12-3-07
2. Letters:
J. Rodney Little, Maryland Historical Trust, 12-3-07
John R. Breihan, Loyola College Professor of History, 10-17-2007
John Fondersmith, AICP, 10-16-07
Joshua D. Phillips, Preservation Maryland, 10-16-07
Jim Fary, Sierra Club, 10-16-07
Mark Gabriele, Seven Oaks/Evanswood Citizens' Assn, 10-15-07
Evelyn Mittman Wrin, 10-15-07
James M. Goode, PhD, 10-15-07
Alyce Ortuzar, undated
3. Emails:
Marian Lilly, 11-28-07
Barbara Finch, 11-28-07
David Lautenberger, 11-28-07
Carol Leventhal, 11-28-07
Marie Carpentini, 11-29-07
Nancy Montagna, 11-29-07
Karen Burditt, 11-29-07
Clarence Steinberg, 11-30-07
Leslie Kent, 11-30-07
Rebecca Brillhart, 11-30-07

December 3, 2007

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

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OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Chairman Hanson,

Thank you for considering the recommendation of the Historic Preservation Commission to place the Falkland Chase apartments on the Montgomery County Master Plan for Historic Preservation at the December 6, 2007 Planning Board meeting. As residents of Falkland Chase, we strongly urge the Planning Board to accept the Commission's recommendation and protect these historic buildings that serve as a tangible connection to our community's history.

The Silver Spring Historical Society will present ample evidence that Falkland Chase deserves this designation and we concur for the following reasons. First, we have chosen to live at Falkland Chase for the quality of life these types of apartments provide, which is not available anywhere else in the area. At Falkland Chase we know our neighbors, walk our dogs together and feel safe in our apartments. Also, we believe designation is essential to preserve one of the few remaining natural green spaces in the Silver Spring Central Business District. As Silver Spring continues to grow and revitalize its downtown core, real parks will be all the more vital to maintaining a high quality of life for all residents. The design and location of our apartment buildings make our green space inviting and available to all community members, whether they live at Falkland Chase or not.

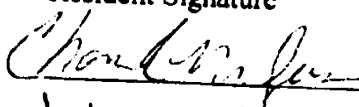
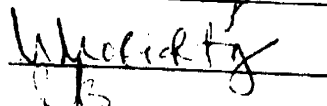
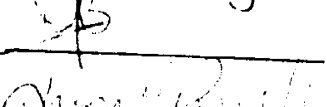
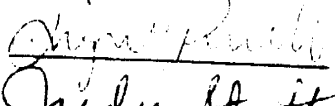
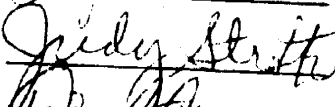
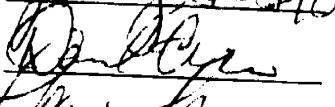
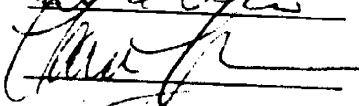
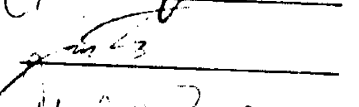
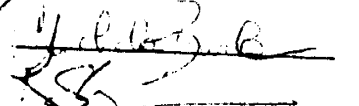
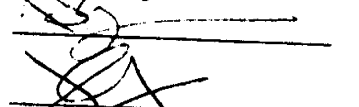
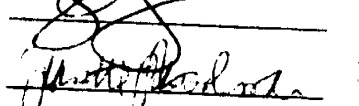
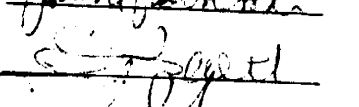

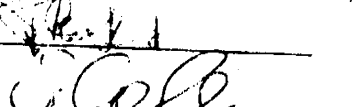
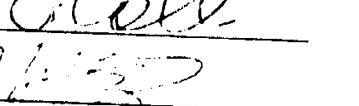
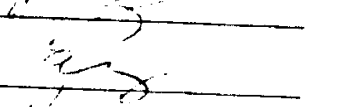
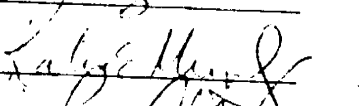
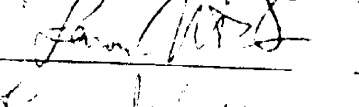
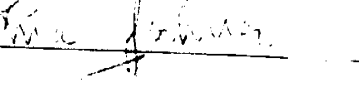


Nearly 60% of Silver Spring residents are renters and just like homeowners, we deserve amenities such as historic buildings, open space and dog parks. In addition to the significant preservation issues, as residents of Silver Spring, the project proposed for the North Parcel seriously concerns us. Silver Spring prides itself on its diverse population; however, new housing projects threaten the mixed-income nature of our community. Preserving Falkland Chase ensures renters will continue to have equitable housing choices in Silver Spring.

For those of us who live at Falkland Chase, these buildings we call home are invaluable and we ask you to protect them.

Thank you for your consideration,

Residents of Falkland Chase
(signatures on following pages)

Signatures: Letter to Royce Hanson from Falkland Chase residents regarding historic designation

Resident Signature	Name	Address
	Chandra Taran	1535 W. Falkland
	Megan Murarty	1535 W. Falkland # 232
	Lynn Sushera	1544 N. Falkland # 4729
	Ingrid Pisswasser	1535 W. Falkland # 181
	Judy Strother	1529 W. Falkland # 241
	David Akers	1539 N. Falkland # 216
	Ciara Tenenbaum	1521 E. Falkland # 51
	JOSEPH TRUMAN	1517 E. Falkland # 35
	MICHELA BOPPA	1535 N. FALKLAND # 233
	Rebecca Szymanski	1521 W. Falkland # 25
	Jennie Simpson	8339 16TH ST. APT 113
	Jeanette J Kesselma	1533 W. Falkland Lane # 337
	Sandra Sosni	1517 N. Falkland # 185
	Amanda Graham	15213 N. Falkland # 321
	DENISE LEIN	1541 N. FALKLAND # 19
	Shelby Collier	8407 16th St # 222
	Ursula Karmann	1563 N. Falkland # 120
	GINA GOS	1535 E. Falkland # 200
	Katie E. Murphy	1539 N. FALKLAND Ln # 210
	LINDSEY	1535 W. Falkland # 215
	KIRA	1531 N. Falkland Ln # 517

Signatures: Letter to Royce Hanson from Falkland Chase residents regarding historic designation

Resident Signature	Name	Address
<u>Melissa Rose</u>	<u>Melissa Rose</u>	<u>1531 W. Falkland Ln. #339</u>
<u>Jane Bergwin Rand</u>	<u>Jane Bergwin-Rand</u>	<u>1531 N. Falkland Ln #338</u>
<u>Zara Nunziata</u>	<u>Zara Nunziata</u>	<u>1533 W Falkland Lane # 23</u>
<u>Joseph Troyan</u>	<u>Joseph Troyan</u>	<u>1517 E Falkland #256</u>
<u>Leslie S. Duquette</u>	<u>Leslie S. Duquette</u>	<u>1551 N. Falkland Ln #232</u>
<u>Stephanie Young</u>	<u>Stephanie Young</u>	<u>1529 W. Falkland #241</u>
<u>Lonny Branson</u>	<u>Lonny Branson</u>	<u>1531 W. Falkland Lane #138</u>
<u>Chuck Wiggins</u>	<u>Chuck Wiggins</u>	<u>1531 W. Falkland Ln #138</u>
<u>Abese MENIGLISHI</u>	<u>Abese MENIGLISHI</u>	<u>8407 16th ST #111 9015</u>
<u>Nathan Gerratt</u>	<u>Nathan Gerratt</u>	<u>1541 N. Falkland #318</u>
<u>Brenda Braccone</u>	<u>Brenda Braccone</u>	<u>1559 N. Falkland Ln #217</u>
<u>Andrea Proenza</u>	<u>Andrea Proenza</u>	<u>1551 N. Falkland Ln #132</u>
<u>Molly Green</u>	<u>Molly Green</u>	<u>1533 W. Falkland Ln #236</u>
<u>Alixis Nardella</u>	<u>Alixis Nardella</u>	<u>1523 E. Falkland #248</u>
<u>Cardi Bamb</u>	<u>Cardi Bamb</u>	<u>1535 E Falkland #247</u>
<u>D'Alizza Mercedes</u>	<u>D'Alizza Mercedes</u>	<u>1531 W. Falkland Ln #138</u>
<u>Letitia Bridges</u>	<u>Letitia Bridges</u>	<u>1531 W. Falkland Ln. #142</u>
<u>JAKE COSINBERG</u>	<u>JAKE COSINBERG</u>	<u>1531 W FALKLAND #235</u>
<u>Lara Uffelman</u>	<u>Lara Uffelman</u>	<u>1531 W Falkland Lane #24</u>
<u>Wanda S. Suter</u>	<u>Wanda S. Suter</u>	<u>1541 W. Falkland #23</u>
<u>Sarah Tigner</u>	<u>Sarah Tigner</u>	<u>1531 W Falkland Ln #139</u>



*Maryland Department of Planning
Maryland Historical Trust*

*Martin O'Malley
Governor*

*Anthony G. Brown
Lt. Governor*

*Richard Eberhart Hall
Secretary*

*Matthew J. Pincer
Deputy Secretary*

December 3, 2007

Mr. Royce Hanson, Chairman
Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Falkland Apartments (M:36-12)

Dear Mr. Hanson:

I understand that the Planning Board will evaluate the Falkland Apartments for eligibility for designation on the Montgomery County Master Plan for Historic Preservation on December 6, 2007, and would like to offer the following for your consideration. The Falkland complex is included in the Maryland Inventory of Historic Properties as M:36-12. This office believes it is also eligible for listing in the National Register of Historic Places.

The Falkland Apartments is an outstanding example of a 1930s garden apartment complex, designed by prominent architect Louis Justement. The first garden apartment complex in Montgomery County, and the first large-scale rental housing project in Maryland whose mortgage was backed by the Federal Housing Administration, the property is associated with significant trends in housing development during the Depression era. It derives additional significance from its association with the Garden City movement of the period, whose principles are evident in its site planning and design, providing quality, affordable housing in pleasant surroundings. The entire range of resources occupying the entire 22-acre parcel is integral to its significance, and the loss of any portion of the complex would compromise the National Register eligibility of the remainder.

I hope these comments may be of some use in your deliberations. Please do not hesitate to contact Peter Kurtze at (410) 514-7649 with any questions.

Very truly yours,

J. Rodney Little
Director, Maryland Historical Trust
State Historic Preservation Officer



LOYOLA COLLEGE
DEPARTMENT OF HISTORY

4501 North Charles Street Baltimore, Maryland 21210 tel.: (410) 617-2427 FAX:
(410) 617-2832
breihan@loyola.edu

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

17 October 2007

Dear Mr. Hanson;

This letter concerns your hearings on the Falkland Apartments in Silver Spring.

As an architectural historian, there is no doubt in my mind that the buildings and site layout at Falkland Apartments are indeed "historic" on a national, state, and local level, both for their architecture and for their connection to our nation's history.

The layout of the Falkland Apartments reflects the most advanced garden-city planning of the 1930s. This successfully accommodated high densities with open space and garden greenery. The colonial-revival design of the buildings themselves reflected the patriotic enthusiasm of the day. This was especially appropriate for the first tenants, many of whom were civil servants in the New Deal Administrations who were trying to ameliorate the suffering of the Great Depression.

Indeed, the Falkland Apartments may be Montgomery County's most notable "monument" to the New Deal, comparable in importance to the somewhat different planned community of Greenbelt in Prince George's County, which has been lovingly preserved in toto. The whole Falkland development should be on Montgomery County's Master Plan for Historic Preservation.

Unlike postwar "garden apartments," Falkland is pedestrian-oriented, keeping cars and roads to the periphery of the complex. This has allowed for the survival of the beautiful old trees that are such a notable feature of the site, accessible to all. They furnish a great contrast to the adjoining concrete. It would take many decades to replace them.

For the past decade I have researched similar apartment complexes built in Baltimore during the 1940s to house the workers who migrated to wartime industrial plants. Despite efforts by local preservationists and affordable-housing advocates, many of these have recently been demolished.

It has long been recognized that about 75 years after a building is constructed it faces the greatest danger of demolition. At this point many people just don't see the value of familiar "middle aged" buildings. If they survive, however, we treasure them as wonderful landmarks.

The Falkland Apartments complex, should it survive the next few years intact, will be such a landmark. Should it be all or partially demolished, future generations will regret it.

I urge you and your colleagues to resist Home Properties' attempt to tear down part of the Falkland Apartments, and instead to include the whole of the site on the county's Master Plan for Historic Preservation.

Yours truly,

John R. Breihan
Professor of History,
Loyola College Baltimore
Instructor since 1979 of Hs 455, Historic Preservation
Former member, Commission for Historical and Architectural Preservation,
City of Baltimore
Consultant to the Maryland Historical Trust
Board Member, Baltimore Heritage, Inc.

MCP-Chairman

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D

From: john.fondersmith@verizon.net
Sent: October 16, 2007 3:43 PM
Subject: MCP-Chairman
Attachments: Letter of Support for Falkland Preservation
Falkland Lt of Support 10-15-07.doc; Falkland Lt of Support Clarification 10-16-07.doc

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dr. Royce Hanson, Chairman
Montgomery County Planning Board

This morning I hand delivered a letter to the Montgomery County Planning Board in support of the preservation of the entire Falkland complex in Silver Spring. In rereading the letter later, I realized I should clarify my present status (retired) and indicate that this is my personal recommendation, based on my experience. An electronic version of the original letter is attached, plus a note of clarification.

John Fondersmith, AICP

John Fondersmith, AICP
6417 Western Avenue, N.W.
Washington, D.C. 20015

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OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

October 15, 2007

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

Dear Chairman Hanson and Members of the Board:

I am writing to support placing the entire Falkland apartment complex in Silver Spring on the Montgomery County Master Plan for Historic Preservation. I urge this action based in part on my experience of some 40 years as an urban planner, most of that time as a planner with the D.C. Office of Planning.

Louis Justement, the architect of the Falkland complex (completed 1936-1938) was an important figure in architecture and planning in the Washington area and was active in efforts to improve housing at the national level. I learned more about his work when I prepared a paper, *Louis Justement's "Modern City" Vision for Washington, D.C.*, for the "Mid-Century Modernism in Metropolitan Washington, D.C. Symposium" in March 2003. Louis Justement designed a number of housing complexes in the Washington area and elsewhere. Falkland is considered one of his best housing designs. Placing the entire Falkland complex on the County Master Plan for Historic Preservation will protect the architectural and urban design integrity of the overall design and will maintain a housing resource that is still important 70 years after it was built.

I understand the importance of smart growth and transit oriented development and indeed, I generally favor such an approach. However, transit oriented development must involve more than a rubber stamp or cookie cutter development approach. I was involved in initial transit development planning in Washington, D.C. in the early 1970s as the first phases of the Metrorail system were being constructed. Transit oriented development for the new rail transit systems of that time (BART in San Francisco and Metrorail in the Washington area) was a new concept and some development theories of the time often called for just drawing a circle for high density development around every transit station. We quickly realized the need to be sensitive to the unique character of individual station areas and to plan for creating a sense of place, trying to ensure that each station area has a unique quality. This often involved utilizing the special quality of historic buildings and areas that were to be retained, as well as adding new higher density development and new

Support for Retaining the Entire Falkland Complex

October 15, 2007

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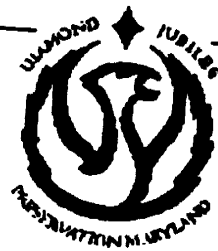
design features. I know there has been similar experience in some Montgomery County station areas.

Certainly the experience of revitalizing Silver Spring has, after several attempts, led to a combination of retaining important older buildings while adding new development and spaces that create a special sense of place and activity. The issue of the future of the Falkland complex brings these kinds of issues into focus again. Seen in an overall perspective, retention of the entire Falkland complex will retain the special sense of place on the western edge of the center of Silver Spring.

I urge the Board to place the entire Falkland housing complex on the Montgomery County Master Plan for Historic Preservation.

Sincerely,

John Fondersmith, AICP



Celebrating 75 Years

October 16, 2007

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VIA FACSIMILE: 301-495-1320

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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

Re: Falkland Apartments

Dear Chairman Hanson:

I write in support of the designation of the Falkland Apartments in Silver Spring in the *Montgomery County Master Plan for Historic Preservation*. As you know, such designation would protect the complex from inappropriate alteration or demolition. The Falkland Apartments are of national significance and should be preserved as an important part of Silver Spring's legacy.

The Falkland Apartments are an early example of New Deal public housing underwritten by the Federal Housing Administration (FHA). They also offer an excellent demonstration of the principles of Garden City planning in an urban setting. Following on the success of experiments such as Sunnyside Gardens in Queens, New York in the late 1920s, the FHA sought to replicate the advantageous economics of scale and design, quality of life through the preservation of open space, affordability, and access to transportation, employment, and culture provided by the garden apartment concept in a burgeoning urban area. The Falkland Apartments represent the second such development by the FHA and have served as a model for federal housing creation since their completion in 1938.

The complex meets five of the criteria for listing on the *Master Plan for Historic Preservation*. The integrity of the entire complex should be preserved because the importance of the Falkland Apartments derives from those characteristics manifested in their site plan. The full formal expression of

Dr. Royce Hanson
October 16, 2007
Page 2

Garden City ideals must be retained if the Falklands are to continue to be of national significance.

I urge you to support the recommendation of the Montgomery County Historic Preservation Commission to list the Falkland Apartments in the *Master Plan*.

Sincerely,



Joshua D. Phillips
Director of Preservation Services

C: Mary Reardon, Silver Spring Historical Society
Wayne Goldstein, Montgomery Preservation, Inc.
Robert Nieweg, National Trust for Historic Preservation

SIERRA



CLUB

103 North Adams Street
Rockville, MD 20850

Phone (301) 294-0466
Fax (301) 762-3382

October 16, 2007

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

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Chairman Hanson and Commissioners:

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

The Montgomery Group of the Sierra Club has long supported Smart Growth. We support most development projects proposed for Silver Spring and other central business districts and will continue to do so. However, Falkland is so extraordinary and unique that we are making an exception for it.

Falkland is extraordinary and unique because of its specimen trees that provide shade that breaks up the "heat island" effect and remove carbon dioxide from the air. The Sierra Club wishes to be counted among those urging the Planning Board to accept the recommendation of the Historic Preservation Commission to add the entire Falkland Apartment complex in Silver Spring to the County's Master Plan for Historic Preservation.

Trees and shrubbery located on historic sites are considered high priority for preservation in the County, and if Falkland were added to the Master Plan, the preservation of its trees and plants would be more secure.

We have learned from the Maryland Native Plant Society that all three sectors of the Falkland property have a wide variety of trees, including trees that were originally planted when the buildings were constructed, and some that predate construction. The north parcel, which is currently at risk, contains a number of healthy trees from the original plantings, and contains nine species of specimen trees. Moreover, a natural streambed (and ravine), that begins in the north sector, continues in the southeast sector of Falkland, is the last above-ground tributary in the downtown area of Silver Spring. Destruction of the north parcel, or any of Falkland, would be an appalling waste of natural resources.

The irreplaceable Falkland complex provides precious green space and variety in density—much-needed amenities in urban areas. The Board made a wise decision in 2003 and again in 2005 to include Falkland on the Locational Atlas, and we urge you to confirm that decision by listing it in its entirety on the Master Plan for Historic Preservation.

For our families and our future, please preserve green space and forests. Thank you for your consideration,

Sincerely,

Jim Fary
Jim Fary, Chair
Conservation Committee

... To explore, enjoy, and protect the nation's scenic resources...

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

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OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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 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

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15 October 2007

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To: Royce Hanson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Tel: 301.495.4605
Fax: 301.495.1320
email: mcp-chairman@mncppc-mc.org

Re: Falkland Apartment Complex

I am writing in support of preservation of the Falkland Apartments in Silver Spring and the listing of the property in its entirety on the County's Master Plan for Historic Preservation. It is important that this complex be protected as a significant historical asset and as a multifamily apartment complex that reflects a quality of design, including the site planning, that provides an eminently attractive living environment with lasting appeal.

Residents of Washington DC have long supported protection of the Falkland Apartment complex, which is an immediate neighbor to DC communities, including Shepherd Park where I lived for many years. In 1976, when I was then living in Shepherd Park, neighbors submitted a petition to the Montgomery County Council in support of Falkland and in opposition to a proposed re-zoning of Falkland and redevelopment proposed in the Silver Spring Sectional Map Amendment. Arrington Dixon, then a member of the D.C. City Council for Ward 4, the area including Shepherd Park, testified in a hearing before the Montgomery County Council expressing extreme alarm and strong opposition to the massive rezoning and development plans at that time for the Falkland Tract.

During the years since then I have continued to respect and appreciate the Falkland Apartment complex. Not only would it adversely impact on neighboring communities in Maryland and D.C., but it would be unfortunate for all of us to lose any part of this historically significant complex.

Evelyn Mittman Wrin

Evelyn Mittman Wrin
5509 Chevy Chase Pkwy. NW
Washington, DC 20015
Tel; 202.244.5744 (home) or 202.402.5220 (office)
email: evbobwrin@verizon.net

JAMES M. GOODE
3133 CONNECTICUT AVE., NW, #601
WASHINGTON, DC 20008

RECEIVED
OCT 15 2007

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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.

TO: Planning Board Chair Royce Hanson and the Planning Board

RE: Support for placing the Falkland-Chase Garden Apartments in the *Master Plan for Historic Preservation*

Besides being a lovely complex, it is home to people who would have nowhere to go in terms of affordable housing. There is also something counterintuitive about disregarding the importance of a stable community with long-term residents in an area of mixed incomes.

These units, and others that the Planning Board has failed to preserve, merit preservation status in the *Master Plan for Historic Preservation*. It is very troubling that as a planning agency, Park and Planning continues to display a lack of appreciation for low-rise affordable housing. It is an economically unfeasible policy to let affordable and attractive housing be destroyed.

These are battles that should not have to be fought by county residents, and the policies necessitating these efforts reflect flawed priorities and insensitivity on the part of the Planning board. The least that the Board should do is save what we still have, which includes Historic Preservation designation for Falkland-Chase.

Thank you.

Alyce Ortuzar
3255 St. Augustine Court
Olney, MD 20832
(301)774-6617
farmparity@starpower.net

MCP-Chairman

From: Marian and Bill Lally [Lally5@rcn.com]
Sent: November 28, 2007 6:12 PM
To: MCP-Chairman
Subject: Falkland Apartments

1456

Mr. Hanson -

If I could attend the hearing regarding the demolition of Silver Spring's Falkland's apartments, I would be there to voice my plea to PLEASE reconsider.

It's wonderful that Silver Spring is growing and improving. However, one of the reasons the residents of Silver Spring love it here is because of the charm of city, including historical places like the Falklands.

Additionally, the demolition of this apartment complex would take significant green space from Silver Spring--something that is rapidly disappearing.

Please hear the voices of Silver Spring residents and keep the Falkland apartments and its surrounding grounds.

Sincerely,

Marian Lally
Silver Spring MD

MCP-Chairman

From: Barbara Finch [barbara@finchshui.com]
Sent: November 28, 2007 1:33 PM
To: MCP-Chairman
Subject: Save Silver Spring's Historic Falkland Apartments!

1453

To Royce Hanson, Chairman

Dear Chair Hanson,

I just heard about The Montgomery County Planning Board's December 6 public hearing on historic designation of the Falkland Apartments, which would protect it from demolition.

I am asking that this complex be preserved and not torn down.

I am extremely concerned about the gross overbuilding in downtown Silver Spring. The area is already glutted with traffic, and now these developers want to get Falkland torn down to add 1000+ more units? Where the heck are all these people's vehicles supposed to go??

I live in Glenmont. While I would love to go to downtown SS more often, the traffic is already so bad that my friends and I have to decide, how badly do we really want to go down there? Why isn't the County taking traffic and roads into consideration?? This is completely irresponsible, not only to people's comfort and safety, but to the environment.

I appreciate Montgomery County's desire to have downtown SS be a success, but I am asking that you and other board members keep the dollar signs out of your eyes and think about the area's long-term needs.
Barbara Finch

MCP-Chairman

From: david.lautenberger@hklaw.com
Sent: November 28, 2007 12:07 PM
To: MCP-Chairman
Cc: Councilmember.Ervin@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
county.council@montgomerycountymd.gov
Subject: Falkland Chase / Enough is Enough

I completely support the position as outlined and articulated by Jerry McCoy below. ENOUGH IS ENOUGH. Preserve some green space. Please preserve some historic context for the Silver Spring of the future. Slow down the rate of growth in downtown SS before we have 24 hour gridlock.

For the third time since 1966 a redevelopment plan is in the works that will destroy a major portion of downtown Silver Spring's historic 1936-38 Falkland Apartments. The entire north sector (9 acres) of the (now named) Falkland Chase garden apartment complex, bordered by East-West Highway, 16th Street, and the Metro/CSX railroad tracks, will be demolished unless the public speaks up!

The Montgomery County Planning Board is holding a public hearing on historic designation of the Falkland Apartments, which would protect it from demolition, on Thursday afternoon, December 6th, at 3:00 pm. It will be held at the Montgomery County Planning Commission auditorium, 8787 Georgia Avenue (at Spring Street).

There are two major issues regarding the proposed project, called Falkland North:

First is the massive scale. This would be the largest apartment complex in downtown Silver Spring - 1,059 units in all. In addition to 14-story residential towers, the project calls for 60,000 square feet of retail, including a Harris Teeter supermarket. This area is already inundated with traffic, and the proposed project would aggravate it and further threaten pedestrian safety. Additionally, downtown Silver Spring in the past 4-5 years has had over 5,000 multifamily apartment or condo units constructed, under construction, or proposed (not including Falkland North). We are not desperate for more housing, and this housing is hardly affordable (starting at \$1,650 for a one-bedroom unit).

The second issue is what we will lose if the project goes forward. Falkland is one of the most historically and architecturally significant properties in the county. It was one of the first large-scale apartment complexes to be built with support of the New Deal's Federal Housing Administration. Eleanor Roosevelt came to Silver Spring to cut the ribbon when it opened. Falkland is eligible for the National Register of Historic Places, and the Historic Preservation Commission has voted to designate it on the County's Master Plan for Historic Preservation.

Falkland, moreover, provides ample green space where green space is disappearing fast (a key part of its design). Anyone can stroll on the Falkland property. These garden apartments provide an alternative to high rise housing, where we are losing much of the garden apartment stock.

Should smart growth mean we sacrifice historic resources and precious green space and set no limits to the density of an area?

Shouldn't we draw the line somewhere on density in downtown Silver Spring?

David M. Lautenberger
800 Rowen Road
Silver Spring, MD 20910
Tel: 301-587-2553 (h)
Tel: 202-862-5961 (w)
Fax: 202-955-5564 (w)
dlautenb@hklaw.com (w)

MCP-Chairman

From: Carol Leventhal [cleven@starpower.net]
Sent: November 28, 2007 4:16 PM
To: MCP-Chairman
Subject: Fairland Apartment Complex

Dear Chairperson Hanson:

I understand a major development project for the 16th Street/Colesville Road intersection is being reviewed. The project would remove a significant number of affordable apartments from the marketplace here in Silver Spring and would increase traffic density manyfold.

It appears there is little need for yet more high rise apartment buildings here in Silver Spring. The area is already heavily saturated with new construction. Who, besides developers, needs more of the same? What is the occupancy rate currently? What is the wait time at our traffic intersections today and what is the forecast post construction should such a development occur?

I am not impressed and am worried that soon Silver Spring will be uninhabitable.

Carol Leventhal
9219 Manchester Road
Silver Spring

MCP-Chairman

From: Marie Carpenti [marie.carpenti@nara.gov]
Sent: November 29, 2007 6:04 PM
To: MCP-Chairman
Subject: Royce Hanson, Chairman

Importance: High

11/29/07

Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3716

EMAIL mcp-chairman@mncppc-mc.org

Dear Mr. Hanson,

I go to Silver Spring frequently and I wish very much to move to the Falklands apt.complex since it is an oasis in bustling Silver Spring.

It has green spaces and is built in a charming colonial style that sets it apart from the newer construction that is appearing frequently in

downtown Silver Spring. The Falklands stands apart. What makes Silver Spring unique is that its architectural heritage is distinct and attracts locals and tourists alike. Tourists visit places that are distinctive.

Preserving valuable historical landmarks increases the "wealth" of a community by creating a sense of place and therefore community. The residents want to stay because of it's sense of place and the tourists come in to appreciate what is distinctive.

It will become apparent as the years pass that the preservation of the Falklands was a wise choice by the Montgomery County Planning Board.

Sincerely,

Marie Carpenti
Resident of Md.
Silver Spring devotee

MCP-Chairman

From: Nantagna@aol.com
Sent: November 29, 2007 1:52 PM
To: MCP-Chairman
Subject: Preserve Falkland as historic site

Dear Mr. Hanson,

At this point, 5000 new housing units have been built in the last 5 years or are under construction, or proposed, not including the Falkland project. Downtown traffic is now very congested, close to gridlock during rush hour. I think it would be irresponsible to add more and another major retail center (Harris Teeter) as has been planned.

Let's keep Falkland as a historic site, and keep it's pleasant green space for us all.

Thanks, Nancy

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MCP-Chairman

From: Karen Burditt [KBurditt@Esocoff.com]
Sent: November 29, 2007 12:28 PM
To: MCP-Chairman
Subject: Falkland Chase Apartments - Silver Spring

As a Silver Spring resident, and an architect, I support the historic designation for the Falkland Apartments and I am **strongly** opposed to its demolition.

First – The Falkland Apartments are an example of early urban planning. The garden style apartments, surrounded by generous green space were developed during the New Deal, to provide affordable housing in surroundings equal to that of wealthier private home owners. Developments like this are quickly disappearing to be replaced by high end profit driven developments with token green or public space. Developments like the Falklands are important examples that low rise, low density rental buildings are viable over decades.

Second – The Falkland Apartments currently provides comfortable, attractive housing in a parkland setting. I had a friend who lived there after a major renovation in the 80's and another friend who lived there in the 90's with her 2 dogs, 1 cat, and 3 birds. She would not have been able to have her menagerie in a high rise apartment, but the accessible 'backyard' allowed her pets some breathing space. Both of my friends were young professionals, drawn to the development for its rent, pleasant units, and green space. These units provide housing to that starter group – just getting started in their careers. We don't want to turn into Clarendon, a high rise ghetto for yuppies who move out of their 1 bedroom apartments the minute they get married.

Third – Low scale development in Silver Spring – Silver Spring has enough development plans for high-rise apartments. We can afford to leave one low rise, low density apartment complex in place. Focus on the derelict properties next to the train tracks before you tear down functional, attractive developments. Don't lose the charm of Silver Spring in the rush for high density development.

Fourth – Focused Retail - We don't need another grocery store in the immediate area. Safeway, Giant, and Whole Foods all provide adequate services to the surrounding area. The Georgia Avenue retail strip is still struggling to get going and we should focus on those pre-existing retail areas before encouraging competitive developments. A competing nearby development could impact the economic viability of Downtown Silver Spring

Fifth – Profit versus Community. Just because a Developer has found a project that can make the maximum profit for themselves – does not mean it is appropriate to the community. Developers never live in the developments they build – and therefore do not bear the burden of added traffic, pollution, noise, and loss of green space. Communities in Virginia are starting to say No to profit driven development that will burden the community – and so should Silver Spring.

Sixth – Finish what you have started. Montgomery County got Discovery, Ellsworth commercial district and now Fillmore. The voting residents of Silver Spring are still waiting for their Community Center, their Library, and their fully revitalized retail district. We also have traffic gridlock on weekends and increased traffic loads on Fenton, Philadelphia, Colesville, and Wayne Avenue. Its time the county started living up to their commitments and stopped giving in to every developer with a profit driven plan. Please don't inflict a Clarksburg on Silver Spring.

Karen Burditt, R.A., AIA
808 Violet Place
Silver Spring, MD 20910

MCP-Chairman

From: Clarence Steinberg [clarencesteinberg@juno.com]
Sent: November 30, 2007 11:15 AM
To: MCP-Chairman
Subject: Falkland Apts.

1469

Dear Mr. Hansen:

I support Jerry McCoy on this matter. Silver Spring is hardly in need of more expensive apartments and even less in need of downtown congestion they and the proposed Harris-Teeter would generate. I'm frustrated now by downtown Silver Spring's congested roadways, so much so that I try to avoid coming downtown except from 10 a.m. to 2 p.m., and even then it's less of a hassle for me to drive north to White Oak and Broadbirch Dr. for needs. The Falkland Apts. were built for lower and middle income tenants, and, as far as I know, such people are tenants there now. Silver Spring should be commended for continuing to respect them.

Thanks for considering my comments.

Sincerely,

Clarence Steinberg
9503 Wire Ave.
Silver Spring, MD 20901
(301) 588-9529

MCP-Chairman

From: Leslie Kent [lmariekent@hotmail.com]
Sent: November 30, 2007 8:47 AM
To: MCP-Chairman
Subject: Falklands apartments in Silver Spring

Dear Mr. Chairman,

I am writing to voice my objection to the plan to develop part of the Falklands apartments complex in Silver Spring. As a longtime resident of Silver Spring, I have seen the tremendous growth of our town over the last 20 years. For the most part, I have applauded the changes. However, the proposed changes to the Falklands complex should not be allowed to go forward and I am asking you to prevent these changes.

As you know, the Falklands apartments have architectural and historical significance in Silver Spring. Now that we have "revitalized" we need to make certain not to destroy what is special and lovely in our town, including all of this unique living area. Garden apartments, especially picturesque and well-built structures like the Falklands, are increasingly rare and should be preserved. The proposed apartments would not be "affordable" (1-BR units starting at \$1,650) and would do nothing to help lower income residents.

The green space included in the current Falklands configuration should also be preserved; green space is increasingly rare in our area also, and the rush to develop has been at the expense of thoughtful development that benefits citizens in all ways, not just in increasing the tax base and helping developers.

Finally, we cannot afford any additional traffic in our downtown area! As it is the traffic is horrendous, parking is very difficult, and pedestrian safety is increasingly compromised.

All of these quality-of-life issues affect Silver Spring citizens directly, and we want our lovely town to remain so, including the Falklands complex.

As a longterm resident, who intends to remain in Silver Spring, I object to any development of the beautiful, historic and architecturally significant Falklands apartment complex, and I ask you to prevent any such development.

Thank you.

Sincerely,

Leslie Kent
9309 Ocala Street, Silver Spring MD 20901

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MCP-Chairman

From: Rebecca Brillhart [rbrillhart@sligochurch.org]
Sent: November 30, 2007 1:02 PM
To: MCP-Chairman
Subject: FW: Falkland North

Please forward this letter to the following persons:

Royce Hanson, Ph.D., Chairman
John M. Robinson, Vice Chairman and Commissioner
Allison Bryant, Ph.D., Member and Commissioner
Jean Cryor, Member and Commissioner
Gene Lynch, Member and Commissioner

Thank you,
Rebecca Brillhart



Action In Montgomery
8900 Georgia Ave.
Silver Spring, MD 20910
301-588-0330

November 29, 2007

By Email Delivery

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

Re: Falkland North

Dear Planning Board Members:

Action In Montgomery (AIM) supports development that will:

- Have at least one-to-one preservation of affordable housing.
- Increased density walking distances from metros and high use bus lines.
- Exceed MPDU requirements.
- Significantly increase, on public land, the stock of MPDU's and workforce housing.

We have a bias towards redevelopment rather than development that causes the loss of green space and open space. We also have a bias towards redevelopment because it is less costly than development.

We are sensitive to the demands that increased redevelopment and development have on other county services like schools, fire protection, etc. But we also think there needs to be some flexibility when affordable and work force housing is at stake.

Within this framework, we support both growth and preservation. We need to expand the supply of housing in Montgomery County for low and moderate income residents.

We support projects such as the Falkland North development being planned by Home Properties. It meets many of these tests including one-to-one replacement of affordable housing, access to good transportation and a significant increase in workforce housing.

Sincerely,

Rev. Rebecca Brillhart
Sligo Seventh-day Adventist Church
Action In Montgomery Clergy Co-Chair