

Out #11

**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

Property Name: The Falkland Apartments Inventory Number: M-36-12
 Address: Intersection of 16th St.(MD 390) and East-West Highway (MD 410)
 Owner: Falkland Co. Limited Partnership
 Tax Parcel Number: 393,532,555 Tax Map Number: JN 123
 Project: MD 390 at MD 410 Agency: State Highway Administration (SHA)
 Site visit by SHA Staff: no yes Name: Jill Dowling Date: 7/21/99
 Eligibility recommended Eligibility not recommended
 Criteria A B C D Considerations: A B C D E F G None
 Is property located within a historic district?: no yes Name of District: _____
 Is district listed?: no yes
 Documentation on the property/district is presented in: MHP Form prepared by Michael Kopp

Description of Property and Eligibility Determination (Use continuation sheet if necessary and attach map and photo)

The Falkland Apartments occupy the northeast, southeast, and southwest quadrants of the intersection of MD 390 (16th Street) and MD 410 (East West Highway), just over the DC line in Silver Spring, MD. Located on approximately 22 acres, this garden style apartment complex consists of three distinctive groupings of two-level duplexes, and two and three story "walk-up" apartments arranged in stand alone and attached apartment buildings. The red brick structures are embellished with Colonial Revival decorative features including white trim, black shutters, porticos with ionic columns, stone lintels, six over six windows, and quoined corners. Corner buildings make distinctive statements through irregular forms distinguished from the plain rectangular boxes that typify the complex. The Copala building at Colville Road is especially distinguished, and provides a "gateway" into suburban Maryland as travelers leave DC.

Built ca 1957, the Falkland complex was designed by Washington DC architect Louis Justement as one of the first three projects funded by the Federal Housing Administration, and embodies classical design elements that evolved from the "garden city" movement.

Prepared by Jill Dowling

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| MARYLAND HISTORICAL TRUST REVIEW | |
| Eligibility recommended <input checked="" type="checkbox"/> | Eligibility not recommended <input type="checkbox"/> |
| Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D | Consideration <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input checked="" type="checkbox"/> None |
| <u>[Signature]</u> Reviewer, Office of Preservation Services | <u>8/23/99</u> Date |
| <u>[Signature]</u> Reviewer, NR Program | <u>8/23/99</u> Date |

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In the Suburbanization Historic Context being developed for SHA, Spero refers to the creation of the FHA as part of the National Housing Act in 1937 as "the pivotal event in the expansion of the American suburb." The Falkland complex is extremely significant given its relationship to DC and its embodiment of early FHA guidelines instructing developers to follow natural topography, provide substantial setbacks and naturalistic landscaping. Because suburbanization represents an important national trend, the Falkland Apartments are the third FHA project (and highlighted by Architectural Record magazine in 1941), and the complex occupies a penultimate suburban location just beyond the DC boundary, the property is eligible for the National Register of Historic Places under Criterion A. Although designed by a noted Washington DC architect, Louis Justement, the complex is not significant for its association with important persons. The Falkland Apartments embody the distinctive characteristics of a garden style apartment complex, and express Colonial Revival embellishments typical of their time. Because the architectural form and style relate strongly to the historical period with which the complex is associated, the Falkland Apartments are also significant for their design and construction.