

# EAST SILVER SPRING CITIZENS ASSOCIATION, INC.

SILVER SPRING, MARYLAND

April 8, 2008

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



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

Dear Mr. Hanson:

The East Silver Spring Citizens' Association (ESSCA) requests that the Falkland Chase apartment complex be preserved in its entirety. We also request that the entire complex be added to the Master Plan for Historic Preservation (MPHP). Specifically, we oppose the plans of the complex's current owners to demolish the apartments on the north side of East West Highway and replace them with a 1,059-unit high rise residential building and an adjoining supermarket. We also support the efforts of the Silver Spring Historical Society (SSHS) and Montgomery Preservation to preserve the entire Falklands complex.

## Historic Significance

As the SSHS has noted, the Falklands complex was the second middle-income housing project in the United States that was authorized by President Franklin D. Roosevelt's Federal Housing Administration (FHA), and the first one in the state of Maryland. For this reason, ESSCA believes the Falklands complex is a "historic resource"—as defined in the Montgomery County Code<sup>1</sup>—that should be preserved in its entirety.

Another New Deal program, the Reconstruction Finance Corporation (RFC) secured a loan to finance construction of the Falklands complex. In 1937, First Lady Eleanor Roosevelt cut the ribbon at the ceremonies for the opening of the Falklands.<sup>2</sup> The English-style garden apartment setting at the Falklands is similar to that of other historically significant projects that opened around the same time, such as Colonial Village in Arlington and Chatham Village in Pittsburgh. The National Register of Historic Places, according to its website, lists both Colonial Village and Chatham Village as historically significant properties.<sup>3</sup>

## Adequacy of Moderate-Income Housing Near Downtown Silver Spring

The Falklands apartment complex already serves needs for moderate income housing, particularly near the Silver Spring Metro station. There is already ample housing in or near

<sup>1</sup> Montgomery County, Md. Code §24A-2 (Definitions) (2008).

<sup>2</sup> Information provided by Silver Spring Historical Society.

<sup>3</sup> <http://www.nationalregisterofhistoricplaces.com/VA/Arlington/state.html> (added 1980);  
<http://www.nationalregisterofhistoricplaces.com/PA/Allegheny/state.html> (added 1998).

downtown Silver Spring. Since 2002, according to the SSHS, 3,582 multi-family housing (MFH) units have been approved or completed or are under construction in/near the Silver Spring Central Business District (CBD). Another 1,473 MFH units (not including proposed development of 1,059 units at the Falklands) have been proposed for Silver Spring. This adds up to 5,055 units built in Silver Spring in just over five years. Moreover, a number of high-rise housing units are already within a short walk from the Silver Spring Metro station/future Transit Center; these include Summit Hill, the Blairs, Lenox Park, the residences on East-West Hwy. south of NOAA, and Twin Towers.

### Environmental Considerations

When Louis Justement designed the Falklands apartments more than seventy years ago, he made a point of not only designing the project to conform to the land, but also preserving as many trees as possible. Many of these trees remain today. Besides providing one of the only remaining, and desirable, "green canopies" near the CBD, these trees help to reduce carbon dioxide in an area that suffers from significant traffic congestion and automotive air pollution.

Moreover, construction of the proposed high-rise complex will cause additional harm to the Rock Creek watershed. Rock Creek and its tributaries are a treasure cherished by Montgomery County and the District of Columbia. But pollution becomes an increasingly significant problem as one moves south from the creek's headwaters into southern Montgomery County and the city of Washington. According to the website of Friends of Rock Creek's Environment (FORCE):

Nearly all of Rock Creek and its feeder streams meet water quality standards and criteria for dissolved oxygen, temperature, and pH. However, the diversity of biological life and stream habitat conditions vary significantly throughout the watershed. In general water quality conditions improve as you move from the mouth of the watershed to Rock Creek's headwaters. A survey of the streams in the Montgomery County portion of the watershed found that the majority of stream miles north of Norbeck Road (MD 28) were in fair to excellent condition (80 percent) while approximately 20 percent were in poor condition. Between Norbeck Road and [D.C.], the quality of streams drops dramatically with 27 percent of the streams being in fair condition and 73 percent listed in poor condition. This trend continues into the waters of the District of Columbia.<sup>4</sup>

A streambed of Portal Branch—one of the tributaries of Rock Creek, and ultimately, Chesapeake Bay—has its origins on the grounds of the Falklands Chase apartments just north of East-West Hwy.<sup>5</sup> Portal Branch crosses into the District of Columbia and flows between the Portal Drive and North Portal Drive into Fenwick Branch and ultimately into Rock Creek near the intersection of Beach Dr. and West Beach Dr. NW, in Washington, D.C. Construction and presence of a high-rise residential building will lead to additional water runoff and additional pollutants and contaminants into the Rock Creek watershed. In a book on Chesapeake Bay, Davison, et al., noted that runoff is an undesirable byproduct of excessive development:

<sup>4</sup> See <http://www.friendsofrockcreek.org/WatershedFacts/ThreatsandProblems/tabid/53/Default.aspx>

<sup>5</sup> Information provided by the Silver Spring Historical Society (SSHS).

The paving of land for roads, homes, and commercial and industrial uses destroys wetlands, trees, and other vegetation that performs the invaluable task of absorbing and filtering runoff pollutants<sup>6</sup>. . . . When sprawl development occurs within the Bay watershed, runoff of harmful pollutants into the Bay and its tributaries increases because soil, trees, and vegetation are replaced by the impervious surfaces of driveways, streets, houses, and other structures. . . . A clustered development . . . preserves more trees and vegetation than conventional sprawl development, thus resulting in less runoff of pollutants into the Bay and its tributaries.<sup>7</sup>

FORCE has commented on the role of excess runoff as a contributor to the Creek's problems:

Perhaps the greatest threats to health of Rock Creek's watershed are stream erosion and sedimentation. Increased erosion and sedimentation are primarily due to increased stormwater runoff from developed areas and inadequate sediment control from construction sites and agricultural land. In pristine environments, the forests, grasslands and wetlands soak up rainfall [and] keep the nutrients and sediments in place on the land. As the amount of developed land (including impervious areas such as roads, parking lots, driveways, and buildings) increases, the ability for the rainfall to infiltrate into the ground decreases causing greater amounts of stormwater runoff. Increase[d] stormwater runoff leads to higher stream flows during storms, which erodes the streams and flushes aquatic life and habitat down stream. Additionally, as more water runs off the land, less water infiltrates into the ground reducing groundwater levels. As ground water levels decrease, streams become shallower and warmer and less hospitable to aquatic life because they are not being recharged as they would be normally.<sup>8</sup>

The Falklands' wide variety and relatively dense growth of trees undoubtedly helps to "soak up rainfall and keep nutrients and sediments in place on the land." As SSHS has noted, the Maryland Native Plant Society has identified 38 species of trees on the Falklands grounds.

The U.S. Environmental Protection Agency has determined that Portal Branch is already vulnerable to additional sources of pollution:

Portal Branch is likely to be significantly impacted by organic and toxic effects. The watershed within the District of Columbia is residential and parkland property [w]hile the Maryland portion has industrial and commercial uses. The evaluation of Portal Branch aquatic life support use is based on a bioassessment conducted in 2002. Portal Branch was found to be not supporting of its aquatic life use designation. The HBI score suggests significant organic pollution. The dominant taxa identified was gastropoda, which is very tolerant to toxic water quality. Habitat in the stream was severely impaired. DO [dissolved oxygen], pH

<sup>6</sup> Steven G. Davison, et al., Chesapeake Waters: Four Centuries of Controversy, Concern, and Legislation, 2<sup>nd</sup> edition, 1997, p. 185.

<sup>7</sup> Davison, et al., p. 217

<sup>8</sup> See <http://www.friendsofrockcreek.org/WatershedFacts/ThreatsandProblems/tabid/53/Default.aspx>.

and temperature readings fully supported ALUS [Aquatic Life Use Support]<sup>9</sup> over the 2001-2005 period of study. Only 21 organisms were found in the entire sample. Six storm drains that discharge in DC affect Portal Branch. Organics and habitat are possibly the cause of degradation to the stream. The evaluation of Portal Branch swimmable and secondary uses is based on data gathered during 2001-2005.<sup>10</sup>

Furthermore, the Falklands complex serves as environmental buffer near the CBD. As downtown Silver Spring has developed over the decades, the number of old growth trees has decreased. Relatively few stands of old-growth trees remain in or near downtown Silver Spring. Along with Jesup Blair Park, the Falklands is one of those last "oases" of greenery.

### Increased Traffic Congestion

Completion of the proposed development will exacerbate traffic congestion in general as well as rush-hour gridlock at the three major intersections nearest to the Falklands complex—16<sup>th</sup> St. and East-West Hwy., Colesville Rd. and East-West Hwy., and the traffic Circle at North Portal Drive, 16<sup>th</sup> St., Eastern Ave., and Colesville Rd. Additional congestion will likely spill over to adjoining roads, such as Second Ave., Wayne Ave., and Spring St. Furthermore, the additional traffic will make pedestrian crossings at these major intersections—already very bad today—even worse. The Planning Board and County Council should also consider the likely adverse additional traffic and pedestrian impacts—if the development were to be built—once the Silver Spring Transit Center opens in the next few years.

For these reasons, ESSCA reiterates its request that the Falkland Chase apartment complex be preserved in its entirety and added to the Master Plan for Historic Preservation (MHP). We look forward to your response. Thank you for your attention.

Sincerely,

*Bob Colvin*

Bob Colvin  
President, ESSCA  
841 Gist Avenue  
Silver Spring, MD 20910

*Russell J. Shew*

Russell J. Shew  
Vice President, ESSCA  
411 Thayer Place  
Silver Spring, MD 20910

cc: County Executive Isiah Leggett  
County Council President Mike Knapp

<sup>9</sup> See U.S. Environmental Protection Agency, <http://www.epa.gov/waterscience/biocriteria/alus/int.html>.

<sup>10</sup> U.S. Environmental Protection Agency, Total Maximum Daily Loads, Listed Water Information, Cycle 2006: Portal Branch, [http://oaspub.epa.gov/tmdl/enviro.control?p\\_list\\_id=DCTPO01R\\_00&p\\_cycle=2006](http://oaspub.epa.gov/tmdl/enviro.control?p_list_id=DCTPO01R_00&p_cycle=2006).

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**MCP-Chairman**

**From:** MarciPro@aol.com  
**Sent:** Monday, June 02, 2008 3:27 PM  
**To:** MCP-Chairman  
**Cc:** Whipple, Scott; Kelly, Clare; sshistory@yahoo.com; mareardon3@yahoo.com; Manarolla, Kevin  
**Subject:** Falkland Hearing Testimony by George French, 6/12/08

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

**Please Include this Testimony in the packets for the Chairman & Planning Board, thank you!**

Falkland Garden Apartments: Testimony of Support for Master Plan Status (Entire Site), before the Planning Board, 6/12/08, by George French, 510 Albany Ave, Takoma Park, MD, SSHS Treasurer.

During the December 6, 2007, hearing, four out of five members of the Planning Board were persuaded that the entire Falkland Apartments were designatable for preservation without reservation. The Owners did not object to designation for the West and East sectors but considered the North sector vulnerable for development, following their definitive project plan, because it was different and did not meet the criteria. However primary documentation points to a unified whole of the entire project and the board forcefully rejected arguments to the contrary. Here are some of the Boards comments substantiating this fact and the importance of Falkland for historic preservation.

"The clear weight of evidence is that all three of these parcels are eligible for historic preservation."

"I see the symmetry of design..." [between the North and East sections]

"...direct reflection of the East parcel on the North"

"...The thing that links them together ... it had the same architect ... same vision ... one project, like one family... [It isn't that all parcels need look alike] "...What I think makes it more valuable, the evolution of time is part of it ...[referring to accommodation of renter's needs, for example, a place for the automobile in the final phases]

"I could not imagine not recognizing this as one piece."

"This is an important project designed by an important architect as a whole project, certainly in phases...

"It is a very good example of the design and architecture for suburban apartment complexes. The idea of preserving historically and architecturally important communities, even in dense urban areas may be as important, if not more important than preserving them somewhere else...

"This is a rare case, and a rare opportunity to preserve something of real value, and I am very much persuaded by the testimony that we received from some imminent architectural historians, and particularly from the National Trust which has gone out of its way and taken an unusual position in its support of this project. And I think we should respect that."

The North and West sectors are a continuation of the design from the East parcel, and it is very important that this plan for Falkland stay intact and be preserved, for the benefit of all who live in visit here.

My oral testimony from December 2007 mentions that there are other areas in the CBD that are more appropriate for development than on this "sacred" historic ground of Falkland, and that by building here it may preclude development elsewhere due to infrastructure constraints and other unforeseeable factors.

Commissioner Lynch also recommended looking at the CBD as a whole and mentions the 16th Street strip mall immediately north of Falkland, and just outside the CBD, as a prime place for the Planning Board to consider higher densities. Please designate all of Falkland for preservation.

My written testimony for the December 2007 hearing follows:

Falkland Garden Apartments: Testimony of Support for Master Plan Status (Entire Site), before the Planning Board, 12/06/07, by George French, 510 Albany Ave, Takoma Park, MD, SSHS Treasurer.

I have had over 30 years experience in the construction trades and I have worked on historic homes from Georgetown to Germantown . Including the Water's house and bank barn and the Belle Dawson House both owned by the Montgomery County Historical Society. The Loughborough House in Bethesda , and the Bratenal House (Bishop's quarters) and the Headmaster of St. Alban's home, both owned by the National Cathedral.

The Falkland Apartments are a significant historic resource that begs for the highest measure of protection from Montgomery County for the enjoyment of all that visit or live there. They are an important part of our county, state and national heritage. The HPC has already confirmed the importance of this historic treasure many times, as has this planning board twice lately for Historical Atlas listing. I am glad to see the Falkland owners legal challenge against Locational Atlas listing has been dismissed, a challenge that was due only to a purported error of procedure, not based on architectural merit, that was shamefully exploited by the owners and their legal team. Please affirm the place of Falkland **in its totality** in our County heritage as a Master Plan Resource.

The case for including Falkland in the atlas has grown stronger over the past two years and support has increased.

Many preservationists were hoping for a thematic historic district for Garden Apartments as recommended by the consultant that conducted the CBD historical survey in 2003. There are so many interesting Garden Apartments worthy of designation, notably the exquisite and recently demolished St. Charles , but paramount in importance is Falkland .

Here the architect Justement respected the site topography and worked with the natural contours and features of the land. There are the original daylighted Brooks running through two sections (now intermittent in the north parcel), and behind the third (west sector) with stands of native trees significant in size and importance. Rock outcroppings retained by the architect and builder, dot the property and each enhance the natural setting and thus the aesthetic enjoyment of the area. The common areas are full of trees, gardens and green space, surrounded by architectural beauty, free from the noise and pollution of the city outside, which is how it was designed. Buildings facing the major thoroughfares have generous setbacks and trees in front. **Looking from one section toward another the major thoroughfares and traffic seem to disappear and Falkland becomes continuous.**

**Each section has uniqueness, but all are connected by a common unifying theme in the Colonial Revival style**, including the creation of courts and yards, separated by brick or stone low-rise walls. There is symmetry and order to the building layout in all quadrants, showing the extraordinary degree of planning involved, considering the natural, but desirable lay of the land.

Adjoining buildings are staggered or of a different style so as not to give the impression of row houses, but allow for a variety of apartment types and comparable densities. The side-gable buildings, all of white brick, except for one, are interspersed with the flat-roof parapet buildings, which are natural brick, except for two designed to be white brick in one courtyard. A few of the free standing gable-roof buildings have full gable returns on each end, facing front and back, with fireplaces and brick masonry chimneys.

Each section has a hidden array or two, of brick car garages, reminiscent of horse stables or carriage houses. One of these supports a ninety-foot cylindrical smokestack, constructed of square brick, possibly the incinerator or part of the power plant. There are oculi windows over many entrances. Some are circular with eight radial panes others vertically elongated and octagonal with nine panes. All double-sash windows throughout the project are six over six in the Colonial style. All have louvered shutters. Flemish bonding of the exterior brick walls is prevalent throughout.

**There is a variety of intriguing entrances.** Some have porticos with fluted columns. Some have beveled limestone surrounds leading into a recessed double entryway with a quarry tile floor. Some have flush limestone casing or brick design with matching dentils. The corner entrances have quarter conical or tent-like copper roofs with square columns. Quoins (the architectural corner ornamentation) are limestone or recessed brick. Watercourses can be stone or quarter round brick. Some of the buildings have stone foundations. Stringcourses are of limestone, staggered brick and even some stone. Other architectural aspects have been well documented.

Falkland is steeped in history and character in an extraordinary environmental setting with impeccable architectural significance.

We are not so desperate for housing in the Silver Spring CBD that we need to give up this irreplaceable outstanding historic resource. New multifamily housing approved, under construction, or recently completed since 2002 equal about 3700 units. Adding in proposed projects brings the total of new units to over 5000, not including the Falkland North proposal.

This massive proposal would build 1059 new units in towers and another supermarket in an area already choked by traffic, the largest housing development ever constructed in downtown Silver Spring (the Blairs are larger, but the Blairs are *several* complexes and in any case stretch over 27 acres). We are in danger of sinking in a sea of concrete high-rises in the SS CBD. Smart growth aside, we should draw the line somewhere and Falkland is, of course, the logical and crucial place.

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## **MCP-Chairman**

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**From:** MarciPro@aol.com  
**Sent:** Monday, June 02, 2008 10:27 AM  
**To:** MCP-Chairman  
**Cc:** Whipple, Scott; Kelly, Clare; mareardon3@yahoo.com; sshistory@yahoo.com; Manarolla, Kevin  
**Subject:** Falkland: Architect Justement, Testimony for 6/12/08

**Please Include in Packet of Materials for Chairman and Commissioners, thank you! 6/2/08**

Falkland: Architect Louis Justement, Before the Planning Board, 6/12/08

By Marcie Stickle, Silver Spring Historical Society Advocacy Chair

The extraordinary expertise of architect and progressive city planner Louis Justement continues to be unearthed, new information revealed:

(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.

**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 Vth 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.

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.

**(4) 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.

**(5) 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.**

**(6) 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.)**

**(7) 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/thchtml/thhome.html>

**(8) See: [www.architectureweek.com/2001/0829/classic\\_home.html](http://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.

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

(10) 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.

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

Enclosure:

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.

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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 S.S. The Falkland's architect, Louis Justement, studied many projects for moderate income families, including Colonial Village in Arlington, Va., and Chatham Village near Pittsburgh."**

Also, Meridian Hill apartments, Capitol Power Plan, NJ Avenue & E

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

<http://dchistorymatters.org/bibliography.php?mod=44>

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THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Reardon, Mary [MREARDON@ers.usda.gov]  
**Sent:** Monday, June 02, 2008 10:51 AM  
**To:** MCP-Chairman  
**Subject:** Submission on Falkland Aparatments.  
**Attachments:** SSHS Falkland Cover.doc; Longstreth.pdf; Gournay.doc; Fondersmith.pdf; Fondersmith.pdf

Chairman Hanson:

The following letter is also an attachment. Because there are numerous attachments, I am sending them in several e-mails, to avoid overloading and failure to transmit.

2 June 2008

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

Chairman Hanson and Commissioners:

In advance of the hearing on Master Plan designation of the Falkland Apartment complex in Silver Spring (June 12), I would like to include in the staff report a selection (by no means all) of the letters and submissions you received in the period leading up to the hearing in December. As you know, at the work session following that hearing, the Board voted that the entire Falkland Apartment complex is eligible for listing on the Master Plan for Historic Preservation. The arguments our supporters made then are just as relevant now.

Some of the copies I am submitting via e-mail are in Word files without letterhead and signature. We did not have time to come to your office and copy (and then scan) all of the letters. But the letters themselves are in your files. In some cases, we do have PDF files of the letters, and in some cases we copied the letters from the December staff report into Word files.

I will send the letters in groups, to ensure that they are successfully transmitted.

The letters are from the following, and all of them support designation and preservation of the entire Falkland property. I am including two letters that appeared in the Gazette after the Planning Board's December decision.

Richard Longstreth, architectural historian  
Isabelle Gournay, historian of housing and architecture  
Dorn McGrath, professor of urban and regional planning  
John Fondersmith, professional planner (ret.)  
James M. Goode, author "Best Addresses: A Century of Washington's Distinguished Apartment Houses"  
John Brieihan, professor of history  
Christopher Van Hollen , U.S. Congress  
Marc Elrich, County Council (at-large)  
Robert Nieweg, National Trust for Historic Preservation, Southern Field Office  
Rodney Little, Maryland Historical Trust  
Josh Phillips, Preservation Maryland  
Karin Alexis, Latrobe Chapter, Society of Architectural Historians  
Rebecca Miller, DC Preservation League  
John Parrish, Maryland Native Plant Society

Jane Bergwin-Rand, Falkland resident

Linda Suzuki, Falkland resident

Over 50 Falkland residents, signing a letter advocating preservation of all of Falkland

Evelyn Wrin, DC resident (on support of Falkland preservation by DC residents)

David Paris, attorney and Takoma Park resident (commenting on statements of owner's consultant Daniel Koski-Karrell)

Jim Humphrey, for Montgomery County Civic Federation

Marc Gabriele, for Seven Oaks-Evanswood Civic Association

Barbara Ditzler, for Woodside Park Civic Association

Fred Cooper, community development consultant

Marcie Stickle, board member, Silver Spring Historical Society, on significance of Falkland architect

Karen Burdit, architect and Silver Spring resident

Caren Madsen, letter to Gazette re position of Action in Montgomery

Mary Reardon, letter to Gazette re position of Action in Montgomery

Thank you for including this material in the staff report packet.

Sincerely,

Mary Reardon

Preservation Chair, Silver Spring Historical Society

Cc:

Clare Kelly, Historic Preservation Commission

Jerry McCoy, President, Silver Spring Historical Society

Wayne M. Goldstein, President, Montgomery Preservation Inc.



PO Box 1160 Silver Spring, MD 20910-1160

2 June 2008

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

Chairman Hanson and Commissioners:

In advance of the hearing on Master Plan designation of the Falkland Apartment complex in Silver Spring (June 12), I would like to include in the staff report a selection (by no means all) of the letters and submissions you received in the period leading up to the hearing in December. As you know, at the work session following that hearing, the Board voted that the entire Falkland Apartment complex is eligible for listing on the Master Plan for Historic Preservation. The arguments our supporters made then are just as relevant now.

Some of the copies I am submitting via e-mail are in Word files without letterhead and signature. We did not have time to come to your office and copy (and then scan) all of the letters. But the letters themselves are in your files. In some cases, we do have PDF files of the letters, and in some cases we copied the letters from the December staff report into Word files.

I will send the letters in groups, to ensure that they are successfully transmitted.

The letters are from the following, and all of them support designation and preservation of the entire Falkland property. I am including two letters that appeared in the Gazette after the Planning Board's December decision.

Richard Longstreth, architectural historian  
Isabelle Gournay, historian of housing and architecture  
Dorn McGrath, professor of urban and regional planning  
John Fondersmith, professional planner (ret.)  
James M. Goode, author "Best Addresses: A Century of Washington's Distinguished Apartment Houses"  
John Brieahan, professor of history  
Christopher Van Hollen, U.S. Congress

Marc Elrich, County Council (at-large)  
Robert Nieweg, National Trust for Historic Preservation, Southern Field Office  
Rodney Little, Maryland Historical Trust  
Josh Phillips, Preservation Maryland  
Karin Alexis, Latrobe Chapter, Society of Architectural Historians  
Rebecca Miller, DC Preservation League  
John Parrish, Maryland Native Plant Society  
Jane Bergwin-Rand, Falkland resident  
Linda Suzuki, Falkland resident  
Over 50 Falkland residents, signing a letter advocating preservation of all of Falkland  
Evelyn Wrin, DC resident (on support of Falkland preservation by DC residents)  
David Paris, attorney and Takoma Park resident (commenting on statements of owner's  
consultant Daniel Koski-Karrell  
Jim Humphrey, for Montgomery County Civic Federation  
Marc Gabriele, for Seven Oaks-Evanswood Civic Association  
Barbara Ditzler, for Woodside Park Civic Association  
Fred Cooper, community development consultant  
Marcie Stickle, board member, Silver Spring Historical Society, on significance of  
Falkland architect  
Karen Burdit, architect and Silver Spring resident  
Caren Madsen, letter to Gazette re position of Action in Montgomery  
Mary Reardon, letter to Gazette re position of Action in Montgomery

Thank you for including this material in the staff report packet.

Sincerely,

Mary Reardon  
Preservation Chair, Silver Spring Historical Society

Cc:

Clare Kelly, Historic Preservation Commission  
Jerry McCoy, President, Silver Spring Historical Society  
Wayne M. Goldstein, President, Montgomery Preservation Inc.



THE GEORGE  
WASHINGTON  
UNIVERSITY  
WASHINGTON DC

AMERICAN STUDIES DEPARTMENT

2 August 2007

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

Dear Chairman Hanson and other members of the Board,

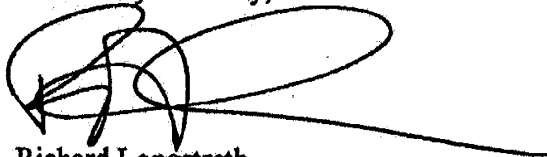
I am writing in strong support of placing the Falkland apartment complex in its entirety on the county's Master Plan. I do so as a historian of architecture and urbanism who has made extensive study of all periods of American architecture coast to coast over the past thirty-five years. I am past president of the Society of Architectural Historians, the oldest and largest scholarly organization in North America devoted to the historical study of the built environment. I have served on the National Park Service's internal advisory committee for the selection of National Historic Landmarks and currently chair the Maryland Governor's Review Board on the National Register of Historic Places. I have written extensively on many subjects, including two essays on Silver Spring's commercial development in the mid twentieth century. This facet of the community's history is also featured prominently in my forthcoming book, The Department Store Transformed. I have also co-authored an essay on the federal Housing Administration's seminal role in reshaping the nature of mid-to-moderate-income apartment complex such as the Falkland in a forthcoming book that I have edited, entitled Housing Washington.

From a national perspective, the Falkland one of the most historically significant properties in Montgomery County. It earns this stature because it was among the very first examples of transferring new ideas of reform in housing and community design from a handful of experiments by the legendary architect-planner team of Clarence Stein and Henry Wright into the mainstream of the marketplace. The key agent in this transfer was Federal Housing Administration, the mission of which was to stimulate private-sector construction as a means of economic recovery. Much of the FHA's initial success came through its rental housing program, which demonstrated that moderate-to-middle-income apartment complexes could be sound, long term investments rather than the tenuous ones that they often were in previous decades. Key to that success was the quality of the design, including the site planning, of such complexes. An attractive living environment was central to rental housing's lasting appeal.

The first FHA apartment complex to be realized was Colonial Village in Arlington, Virginia, which is now protected through that county's preservation ordinance. The Falkland complex was the second, and it was widely praised and published at that time. Together, these complexes afforded models nationally for middle-class apartments – models that had an enormous impact of building patterns coast to coast over the next generation. A major factor in the significance of this complex is its site planning – the extent of open space retained and the extent to which the irregular topography was respected and made a positive feature of the design. For this fundamental reason, among others, the complex is significant as a totality. To protect only fragments is to destroy the essence of what makes this complex so significant in the first place.

Saving the Falkland was a controversy when I moved to the Washington area in 1983. It came at a time when the demands of a new job precluded my involvement, but the very fact that a complex of such import could be threatened made me resolve to devoted considerable energy to local preservation matters in the years that followed. That was a quarter century ago. It is time to take the necessary means to protect one of the county's more precious historical assets. I cannot urge you too strongly to designate the Falkland.

Yours very sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a long horizontal line extending to the right.

Richard Longstreth  
Professor

cc: J. Rodney Little, Maryland Historical Trust



October 5, 2007

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

Dear Mr. Hanson,

This letter supports the listing of all sectors of the Falkland Apartments on Montgomery County's Master Plan for Historic Preservation. My reasons are both professional and personal. For three years (1992-1995), I lived in Lenox Park, next door to the Falkland complex. This was my favorite place to take a stroll or read a book, a precious refuge in the rather drab environment near the Silver Spring metro station. The Falkland Apartments are irreplaceable for their extraordinary symbiosis between buildings and landscape (both natural and man-made).

More importantly, I am a historian of housing (I earned both a professional degree in architecture from the Paris Ecole des Beaux-Arts and a Ph.D. in art history from Yale University and sit on the Board of the International Planning History Society). With my colleague Ralph Bennett, I co-curated Affordable Housing: Designing an American Asset, an exhibition held at the National Building Museum in 2004; the timeline I wrote stressed the historical significance of early FHA-insured garden apartments in providing well-designed and affordable housing, with a special mention of the Falkland Apartments and Colonial Village in Northern Virginia. I started teaching a graduate seminar on the History of Housing eleven years ago and have always referred to the Falkland Apartments as a major case study, from a cultural, financial, urban and architectural standpoint. Some years ago, my students prepared a portfolio on housing in and around the Nation's Capital from 1930 to 1950; Silver Spring apartments were the centerpiece of this collective work because they embody planning and architectural ideals specific to the United States.

In addition, I am the co-leader of a three-stage survey of Modern Movement resources sponsored by the Maryland Historical Trust. Our extensive research proves without a doubt that the Falkland Apartments hold a major role in the history of the state as they foreshadow many design principles and socio-economic ideals expanded upon in post-World War II garden apartments and Planned Unit Developments, not to mention New Urbanist projects of today.

For all these reasons, all sectors of the Falkland Apartments should be protected, and I urge you to list them on the Master Plan for Historic Preservation. Please do not hesitate to contact me for additional information.

Yours truly,

Isabelle Gournay, Associate Professor  
gournay@umd.edu

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

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

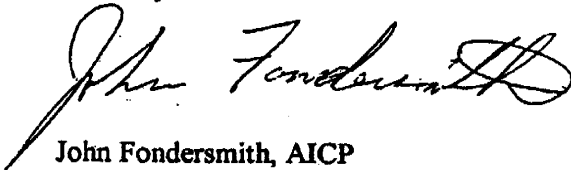
Support for Retaining the Entire Falkland Complex  
October 15, 2007  
Page 2

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,

A handwritten signature in dark ink, appearing to read "John Fondersmith". The signature is fluid and cursive, with a large initial "J" and a stylized "F".

John Fondersmith, AICP

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

October 15, 2007

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

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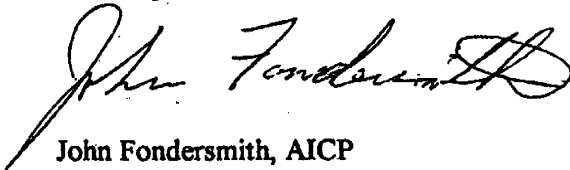
Support for Retaining the Entire Falkland Complex  
October 15, 2007  
Page 2

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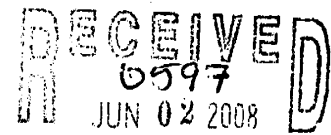
Sincerely,

A handwritten signature in dark ink, appearing to read "John Fondersmith". The signature is fluid and cursive, with a large initial "J" and a stylized "F".

John Fondersmith, AICP



May 30, 2008



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

**Montgomery County Group**

The Honorable Royce Hanson  
Chairman  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Dr. Hanson:

Re: Falkland Chase Apartment Complex

The Sierra Club's mantra has long been dense development close to rapid transit, a key component of Smart Growth. But Smart Growth is not just high rises and mixed use around Metro stations; it is also creation or preservation of a sense of place through excellent design, variety, historical continuity, and moments of green respite.

Is it "smart," then, to consign to the landfill a well-designed, artistically detailed, solidly built, historically and environmentally significant complex of below market rate apartments? We don't think so, and **strongly support the recommendation of the Historic Preservation Commission to add the entire Falkland Apartment complex to the County's Master Plan for Historic Preservation.**

At the Planning Board's own smart growth speaker series, experts have lamented the lack of design in modern urban America. But in 1936 when the Blairs began to build Falkland, their architect, Louis Justement, paid considerable attention to the layout of the buildings, the detail of their facades, the variety of their frontages and roof lines, and the environmental attributes of the site, which he intentionally preserved.

With respect to the environmental attributes, Falkland's remnant forest of large native trees--oaks, hickories, locusts, sassafras, tulips, red maples, black walnut, and even American elms--provide a shade break for refugees from the Silver Spring "heat island" and remove carbon dioxide from the air. All three sectors of the Falkland property have a wide variety of trees, some planted at construction; many predating construction. The north parcel, currently most at risk, contains nine species of specimen trees. These trees need the protection that the Master Plan can provide.

Architect Justement wrote: "...an existing Y-shaped valley has been carefully preserved." Indeed, this Rock Creek tributary that originates in the north sector and continues in the southeast sector is the last above-ground stream in downtown Silver Spring. Will we lose this one as well?

The Falkland complex provides precious, irreplaceable green space and variety —much-needed amenities in this CBD, host to over 5,000 new, approved, under construction, and proposed units, exclusive of the Falkland proposal, with more surely coming.

We preserved the Silver Theater and the B&O Station as landmarks of Silver Spring. We also preserved the corner strip mall at Georgia Ave. & Colesville Rd., totally out of place in an urban setting. But the strip mall adds the sense of place and historical continuity to Silver Spring. So too should we preserve the Falkland complex, the Blair family legacy of social responsibility and environmental protection.

The Sierra Club urges you to add the entire Falkland Apartment complex to the County's Master Plan for Historic Preservation. This is an investment in the future of Silver Spring and the county. The Audubon Naturalist Society also supports this statement.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Hauck', written in a cursive style.

David Hauck  
Chair  
Sierra Club Montgomery County Group

301-270-5826  
[david.hauck@maryland.sierraclub.org](mailto:david.hauck@maryland.sierraclub.org)

24 Holt Place  
Takoma Park, MD 20912

## MCP-Chairman

---

**From:** Wayne Goldstein [waynmgoldstein@hotmail.com]  
**Sent:** Friday, June 06, 2008 3:54 PM  
**To:** MCP-Chairman  
**Cc:** Stanley, Rollin; Kreger, Glenn; Wright, Gwen  
**Subject:** MCCF & MPI Request Postponement of Falkland Hearing

June 6, 2008

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

**RECEIVED**  
0611  
JUN 06 2008

OFFICE OF THE CHAIRMAN  
THE MONTGOMERY NATIONAL OPEN SPACE  
FALKLAND PLANNING COMMISSION

Dear Chairman Hanson/Royce:

I write on behalf of the Montgomery County Civic Federation and Montgomery Preservation, Inc. to ask that the Public Hearing and Worksession on the Falklands scheduled for Thursday, June 12th be postponed because the staff report has not been posted on the Planning Board's website in a timely manner in accordance with the Board's Rules of Procedures. I have been told by Christine McGrew that the staff report may not be available until as late as Tuesday, June 10th, just 2 days before the hearing. Please reschedule this hearing to the next available date.

Thank you,

Wayne Goldstein  
President  
Montgomery County Civic Federation  
President  
Montgomery Preservation, Inc.  
3009 Jennings Road  
Kensington, MD 20895  
301-942-8079

[http://www.montgomeryplanningboard.org/agenda/rules\\_procedure.shtm](http://www.montgomeryplanningboard.org/agenda/rules_procedure.shtm)

Rules of Procedure

Adopted January 25, 2007

CHAPTER IV: RULES OF PROCEDURE FOR PUBLIC HEARINGS 4. Policy and Nature of Public Hearings before the Planning Board.

4.4 Scheduling Subject to Staff Report.

Except for Project Plans or in exceptional circumstances as determined by the Chairman or the Board, the public hearing on an Application will be scheduled not fewer than ten (10) days after the date on which the staff report is published on the Planning Board's web site. The date, time, and location of each hearing will be established at the discretion of the Chairman.

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**LINOWES  
AND BLOCHER LLP**  
ATTORNEYS AT LAW

**RECEIVED**  
0614  
JUN 09 2008

OFFICE OF THE CHAIRMAN  
THE MONTGOMERY COUNTY PLANNING BOARD  
PARK AND PLANNING COMMISSION

June 8, 2008

Barbara A. Sears  
301.961.5157  
[bsears@linowes-law.com](mailto:bsears@linowes-law.com)  
Samantha L. Mazo  
301.961.5261  
[smazo@linowes-law.com](mailto:smazo@linowes-law.com)

***BY ELECTRONIC MAIL AND 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 – June 12, 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” or “Property Owner”) the owner of the Falkland Apartments in Silver Spring, Maryland (“Falkland” or “Property”), the purpose of this letter is to request that the Montgomery County Planning Board (“Board”) modify the Public Hearing (Preliminary) Draft Amendment to the Master Plan for Historic Preservation (“Master Plan”) for Falkland Apartments, #36/12 (“Draft Amendment”) to remove the North Parcel of Falkland (“North Parcel”) from the Draft Amendment and the Locational Atlas as explained below.

At the December 6, 2007 meeting of the Board, the Board considered whether it would initiate a Master Plan amendment by viewing the Project Plan and Preliminary Plan Applications filed by Home Properties for the North Parcel as requests for “demolition permits” pursuant to Section 24A-10 of the Historic Preservation Ordinance (the “Ordinance”). On December 6, 2007, the Board decided to adopt the November 19, 2007 historic preservation staff report, which recommended the initiation by the Board of a Master Plan amendment for the entirety of Falkland (South, West and North Parcels) based on the criteria for designation found in Sections 24A-3(b)(1)(a) and (d) as well as 24A-3(b)(2)(a) of the Ordinance. At the December 6, 2007 hearing, the Board limited its review to whether Falkland met these criteria and did not address the issue of whether other public benefits such as the redevelopment of the

Dr. Royce Hanson  
June 8, 2008  
Page 2

North Parcel as recommended in the 2000 Silver Spring CBD Sector Plan outweighed the historic considerations associated with the Property, especially the North Parcel. (Tr. 144, 154, 158).<sup>1</sup> On February 27, 2008, the Historic Preservation Commission ("HPC") reviewed the historic preservation staff's recommended Draft Amendment. The Board must now hold a Public Hearing to determine if all or any part of the Draft Amendment should be withdrawn or modified. This Public Hearing has been noticed and scheduled for June 12, 2008.

To respond to concerns expressed and questions asked by the Board at its December 6, 2007 meeting, Home Properties provides the following information.

**Question 1:** Should the Board balance the importance of an historic property with other public interests?

**Answer:** Yes, in considering whether a site should be added to the Master Plan, the Board must balance the importance of the historic considerations associated with a property with other public interests rather than decide to add a resource to the Master Plan based solely on the criteria of the Ordinance for designation of historic sites.

When evaluating whether a property should be designated for inclusion within the Master Plan, the Board must balance historic considerations with other public benefits. To that end, the Master Plan specifically states in its section entitled, "Procedure for Adding Resources to the Master Plan":

"Sites should be evaluated against the criteria listed above. After receiving the recommendation of the Commission [HPC], the Montgomery County Planning Board would hold a Public Hearing to make its determination, using the same criteria,

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<sup>1</sup> All citations to the transcript from the December 6, 2007 Board Public Hearing will be referenced as (Tr. \_\_\_\_). The North Parcel (8.99 acres) is zoned CBD-R1 and developed with 182 dwelling units; the South Parcel (6.29 acres) is zoned R-20 and has 147 dwelling units; and the West Parcel (8.34 acres) is zoned R-20 and has 121 dwelling units. The North and South Parcels are located within the Central Business District ("CBD") and the Sector Plan boundary. The Cupola Building, which has been designated on the Master Plan, is located on the southwest corner of the South Parcel at the intersection of 16<sup>th</sup> Street and Colesville Road.

Dr. Royce Hanson  
June 8, 2008  
Page 3

considering the purposes of the ordinance, and ***balancing the importance of the historic property with the other public interests.*** If the Planning board decides to place the historic resource on the Master Plan, it will then recommend a Master Plan Amendment to the County.”

See Page 22 of the Master Plan, attached hereto at Exhibit “A” (emphasis added).

The Draft Amendment is “[a]n amendment to the *Master Plan for Historic Preservation*; being also an amendment to the *Silver Spring CBD Sector Plan (1993, amended 2000)*; and an amendment to the *General Plan for the Physical Development of the Maryland-Washington Regional District with Montgomery County, Maryland.*” See Draft Amendment attached as Exhibit “B”. Moreover, the Maryland Code states that a functional plan such as the Master Plan for Historic Preservation or local area master plan, if so designated, “shall constitute an amendment to the general plan for the Maryland-Washington Regional District...” See Md. Code Ann. Art. 28 §7-108(e).

The statutory framework for the adoption and content of amendments to the General Plan, local master plans and functional plans is found in Article 28 of the Annotated Code of Maryland, Section 7-108. This provision makes clear that such plans shall contain the Commission’s recommendations for development of the Regional District and local planning areas considering such factors as:

“\* \* \*

- (i) Existing and forecasted population, including population distribution and other appropriate characteristics;
- (ii) Existing and forecasted amount, type, intensity, general location, and characteristics of commercial, industrial, and public sector facilities, and employment related thereto;
- (iii) Existing and forecasted type, amount, need and location of major public services, facilities, and utilities;
- (iv) Staging or scheduling of development and capital improvements, and the fiscal or economic impact of same;

Dr. Royce Hanson  
June 8, 2008  
Page 4

(v) Existing and forecasted transportation needs, facilities, routes, and systems;

(vi) Existing and forecasted needs and demand for housing, and the amount, type, quality, and general location of housing;

(vii) Existing land uses, forecasts of land absorption rates or markets, and analyses of the amount, general location, and interrelationships among different categories of land use;

\* \* \*

Md. Code Ann. Art. 28 §7-108(a)(3)(i, ii, iii, v, vi, vii).

As an amendment to the General Plan and the Silver Spring CBD Sector Plan, the Draft Amendment calls into play a consideration of how the historic elements associated with the Property affect the public benefits sought to be achieved by the recommendations of these plans. The Board is, therefore, charged with considering various factors in making its decision, including the impacts of historic designation on housing needs, transportation resources and environment population forecasts, to name a few.

Indeed, it is important to note that in Staff's own May 12, 2008 notice of the June 12, 2008 hearing, Staff stated that the Board must make a determination about Falklands "using Historic Preservation Ordinance criteria, considering the purposes of the law, and *balancing the importance of the historic sites with other public interests*." See May 12, 2008 email notice to interested property owners from Clare Kelly at Exhibit "C" (emphasis added).

Therefore, the purpose of the June 12, 2008 Public Hearing must be to consider not only what, if any, designation criteria of the Ordinance are met for each of the three Falkland Parcels, but how such a designation would affect other public interests as reflected in the General Plan, Sector Plan and other relevant functional plans.<sup>2</sup>

---

<sup>2</sup> On June 11, 1985 the County Council adopted Resolution No. 10-1357 (the "1985 Resolution") that found the South, North and West Parcels (with the exception of the Cupola Building on the South Parcel) "not suitable for regulation under the Historic Preservation Ordinance." See Exhibit "D". Since that time, the status of the Property as not historically significant, with the exception of the Cupola Building, has been reconfirmed through the sector planning actions of the Planning Board and County Council. As previously raised in this

Dr. Royce Hanson  
June 8, 2008  
Page 5

Question 2: What are the other public interests to be balanced in relation to the Property?

**Answer: The public benefits to be weighed include those associated with the implementation of the long standing recommendations of the Sector Plan for the redevelopment of the North Parcel with high-density housing located approximately 800 feet from an existing Metro Station, providing 282 units of affordable housing and establishing a 1+-acre public park in the heart of a CBD.**

On November 3, 2006, in accordance with the recommendations of the Sector Plan, a Project Plan Application was filed by Home Properties for the redevelopment of the North Parcel under its existing CBD-R1 Zone with approximately 1,059 multi-family dwelling units and approximately 62,000 square feet of retail space (the "Project"). A Preliminary Plan Application was subsequently filed by Home Properties on January 27, 2007. It is anticipated that the Application will be amended to incorporate further design input from staff. However, based on the 1,059 units proposed by these plans, Home Properties has identified the following public benefits:

- The Property is currently zoned CBD-R1. Redevelopment is in compliance with the long standing recommendations of the Silver Spring CBD Sector Plan, which

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proceeding, Home Properties believes that the decision is administrative *res judicata*, barring the Master Plan Amendment. See 2005 Letter incorporated in footnote 3 *infra*. During the Sector Plan amendment process in 1993, the County Council carefully evaluated the historic significance and land use principles to govern the future of the Property, as evidenced in the 1993 Approved and Adopted Sector Plan. In its evaluation, the County Council did not find any need to designate the Property beyond the Cupola Building as a historic resource in the Master Plan. In fact, the 1992 Draft Amendment to the Silver Spring CBD Sector Plan recommended rezoning the North Parcel from CBD-2 to CBD-R1, "to allow for residential development in the future... [t]he proposed redevelopment would increase the number of residential units in close proximity to Metro, including affordable housing units." See 1992 Final Draft, Sector Plan, p. 133. To implement this amendment, the Sectional Map Amendment rezoned the North Parcel to CBD-R1 and downzoned the South Parcel from CBD-1 to R-20. More recently, in 2000, the County Council again reviewed and amended the Silver Spring CBD Sector Plan, and once more found the Cupola Building to be the only historic resource on the Property. This amendment again confirmed the redevelopment potential of the North Parcel to achieve higher housing densities in close proximity to Metro.

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recommends high-density, transit-oriented mixed-use development for the North Parcel as housing resource.

- Transit-Oriented Development – the Property is located within 800 feet of the existing Silver Spring Metro and bus Transit Center, which is also proposed for the MARC relocation. Based on this location, there is no need to have to cross any streets to access the Metro station. Suffice it to say, it is rare to find a site immediately served by such a large number of transit alternatives.
- Replaces 182 existing units with approximately 1,059 units and provides 282 affordable housing units subject to long-term restrictions (see details on affordable housing below).
- Provides the necessary right-of-way for the Purple Line, which will require demolition of several existing buildings on the North Parcel. Because the track is planned to be elevated, it will have adverse noise and visual impact on the low-rise garden apartments if they remain.
- Redevelopment would implement Silver Spring streetscape plan by providing a 15-foot wide shared use path and enhanced streetscape along East-West Highway and 16th Street, underground parking, street-fronting retail, a major grocery store anchor, and include restaurants. This diversity will serve to animate and enliven this visually important and high volume pedestrian route to Metro.
- New buildings will be energy-efficient LEED certified.
- Permits use and improvement of 1+-acre portion of private property for public park use in South Parcel.
- Permits retention of 268 existing garden apartments on the West and South Parcels.
- Reduces sprawl – approximately 200 acres would be required to provide the same amount of single-family housing which would most likely rely on the automobile.
- Amenities in redeveloped North Parcel will be available to all residents of Falkland (South and West), including a pool, fitness center, business center, meetings rooms, tot lots and playgrounds.

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- Generation of an additional \$2 million in property tax revenue as well as significant sales tax from the grocery and retail.

#### **Affordable Housing Benefits**

- Based on 1,059 new units on the North Parcel, Home Properties will provide the following affordable housing components:
  - **133 Moderately Priced Dwelling Units (MPDUs)** (12.5% of new yield on North Parcel) - Located on the North Parcel. Under the County Code, these units remain in the MPDU program for 99 years.
  - **100 Workforce Housing Units --**
    - ◆ 50 located on the North Parcel (4.72% of new yield on North Parcel).
    - ◆ 50 (4.72% of new yield on North Parcel) located in existing buildings on the South and West Parcels.
    - ◆ These units would remain in the workforce housing program for 20 years as required by law.
  - **49 affordable units at Woodleaf Apartments** – The affordable units at Woodleaf Apartments in Silver Spring currently reserved for families with income of less than 65% of AMI will be extended through 2029 and five more units will be added to this program (4.63% of the new yield on the North Parcel). The current HOC rent supplement program at Woodleaf Apartments otherwise expires in May of 2009.
- The project will provide a **total of 282 affordable units** (this equates to **26.57%** of the new yield on the North Parcel) in various County programs replacing the 182 market rate units on the North Parcel.
- The 268 existing garden apartment units on the South and West Parcels would remain.
- Additionally, there are 90 HOC bond units at Falkland that will expire in 2014. These units are not Parcel-specific. Currently, 18 of these bond units are on the North Parcel. Home Properties has been gradually locating these to the South and the West Parcels as

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the units turn over. By the time redevelopment begins, all 90 will be located on the South and West Parcels and remain in place until the program expires in 2014.

- Other than the limited number of bond units that expire in 2014, there are no rental restrictions on the existing units at Falkland. Current MPDU rents average approximately \$300 per month less than the existing Falkland Chase rents. Many people incorrectly believe that the Falkland rents are lower or equal to MPDU rates.
- The proposed housing will provide new, larger units with a greater variety of unit types serving a much greater segment of the community.

#### **Tenant Relocation Program**

- Since August 2006, residents of the North Parcel have been given priority to relocate to units on the South and West Parcels. Today, there are approximately 70 residents who moved into units on the North Parcel prior to August 2006. The tenant turnover rate at Falklands is 42% per annum. This means 112 units annually become available on the South and West Parcels. Residents of the North Parcel have been given priority to relocate to the units that become available in the South and West Parcels. Therefore, any resident of the North Parcel who wishes to remain at Falkland should be able to do so.
- For residents who do not wish to relocate to the South and West Parcels, Home Properties has a comprehensive relocation program to aid residents in finding new, off-site housing and to minimize any negative financial impact to these residents. In addition to the above priority, this includes:
  - ◆ Home Properties will waive application fees and transfer security deposits from a North Parcel apartment to any other Home Properties-owned apartment for residents in good standing. For residents in good standing who opt to move to an apartment not owned by Home Properties, Home Properties will pay any reasonable application fee and security deposit offset by any security deposit refund due from Falkland.
  - ◆ Home Properties will also pay \$500 of North residents' relocation expenses (moving, utility hook-up, etc.). Once formal notice has been given that a resident must relocate, that resident would receive the assistance mentioned above, as well



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as being entitled to all rights under Montgomery County Code and Regulations including relocation assistance equal to two months' rent.

- ◆ Residents of the North Parcel who relocated to the South or West Parcels will continue to pay their current rent for the remainder of their lease term (e.g., a resident of the North Parcel who is paying \$1175 for a 1-bedroom unit with a lease that expires in May 2008 would continue to pay \$1175 for a South or West Parcel 1-bedroom unit through May 2008).

1. **South Parcel Amenity Space**

- The plans for redevelopment of the North Parcel include restoration and revitalization of the existing stream valley on the South Parcel, with the creation of a 1+-acre park and path system with a public access easement (currently private and fenced).
- Revitalization of the South Parcel Stream Valley would include:
  - Stream restoration, including erosion control.
  - New planting of canopy and ornamental trees (to be coordinated with arborist). Plantings would include approximately 25 new trees and 50 new shrubs.
  - The addition of groundcover.
- Proposed improvements to the larger South Parcel park area would include:
  - Creation of four new entrances into the park.
  - Construction of new sidewalks, a handicapped ramp, and steps, ensuring accessibility.
  - Construction of new entrance terraces at East-West Highway.
  - Implementation of a complete way-finding system, including new public park signs.
  - Replacement of existing tables and grilles with "woodcarpet" mulch paving at picnic area, and addition of approximately 4 new picnic tables.

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- Creation of three new seating areas, with benches and ornamental plantings.
- Implementation of an education trail with interpretive panels, whose themes could include Silver Spring history, the Blair family, and environmental features.
- Beautification of yards facing the public park.

**Question 3: Does the North Parcel meet the criteria for inclusion on the Master Plan?**

**Answer: No. The North Parcel fails to meet criteria cited by the Draft Amendment or any other criteria of Section 25A-4A3 for inclusion on the Master Plan.**

As the Board was advised earlier in this process, without prejudice to its position that no part of Falklands should be designated as historic, if the North Parcel is removed from the Locational Atlas, and not designated in the Master Plan, and plans for redevelopment of the North Parcel proceed, the Property Owner will not object to the designation of the South and West Parcels (a full 71% of the Property, or 14.63 acres) as historic in the Master Plan. As demonstrated and fully documented in the prior testimony and evidence submitted by the Property Owner's architectural historians and the attached June 5, 2008 report prepared by R. Christopher Goodwin & Associates, Inc. (attached as Exhibit "E"; the "Goodwin Report"), the North Parcel does not satisfy any of the criteria for historic designation contained in Section 24A-3 of the Code, and, therefore, does not warrant inclusion on the Master Plan.

The Draft Amendment states that the entire Falkland project meets the criteria established in Sections 24A-3(b)(1)a. and d., as well as 24A-3(b)(2)a of the Ordinance. This recommendation is based on Staff's findings that Falkland (1) "is the first example of a garden apartment complex in Montgomery County"; (2) "was the first large-scale rental housing project in Maryland whose mortgage was backed by the newly established Federal Housing Administration"; (3) "is highly representative of the formal and traditional Colonial Revival style architecture of its era"; and (4) "The entire complex of three blocks is of a coherent and cohesive design constructed within the 1936-38 period." See Exhibit "B". Each of these assertions is factually incorrect when applied to the North Parcel.

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First, Planning Board Staff, the Planning Board, and the County Council, have all previously acknowledged that Falkland (South, West or North Parcels) was not the first garden apartment complex in Montgomery County.<sup>3</sup>

“The first project developed the south parcel (1936-37). It was not the first garden apartment in Montgomery County. The south project was, however, the first large-scale, federally financed rental housing project in Maryland. The south project design was the design publicized in professional journals of the period and frequently cited as a development model by FHA.

The second project, encompassing the north and west parcels, was among 139 FHA projects underway in 1937, including 8 in Maryland that added over 1,400 rental units to the state’s inventory. The north and west project (1937-39) adopted an intensive and workmanlike design for privately financed apartment development.” (Goodwin Report, p. 1)

Second, the North Parcel is not “highly representative of the formal and traditional Colonial Revival style architecture of its era.” Instead, the architecture of the North Parcel buildings is “. . . representative of ‘standardized architecture’ with ‘minimum ornamentation.’ ” See Goodwin Report, pp. 1-2. The architecture of the North Parcel buildings falls well short of the standard necessary to meet the findings required for designation on this basis.

Finally, Falklands was developed as two projects, the South Parcel being one project and the West and North Parcels being the second. The proponents for designation and historic planning staff incorrectly concluded that the two projects are actually one project that share common characteristics. Although they may be attributed to the same architect and have common management, they are very different when viewed in terms of the Master Plan criteria.

“These two projects, both developed by the Blair Estate following very different designs by architect Louis Justement, present a contrast between certain Garden City design principles

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<sup>3</sup> See letter dated March 23, 2005 from Linowes and Blocher on behalf of Home Properties to Derick Berlage, Chairman, and Members of the Planning Board and attached exhibits (“2005 Letter”) submitted in conjunction with the hearing on the Locational Atlas for the Property and incorporated in this Record by reference.

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applied to the garden apartments in the south parcel, and a standardized, automobile-oriented apartment complex found in the north and west parcels.

The south parcel may be said to typify 1930s architectural, urban planning, and landscape design theories for large-scale residential rental projects. The north and west parcels abandoned these principles to maximize the number of apartments, decrease open space, and reduce construction costs. The north and west project is representative of standardized architecture and the dominance of interior vehicular access and surface parking in the site plan, which created an impersonal and transitory residential experience. The three parcels are not a coherent and cohesive design comprising one individual site, despite their common ownership and management. . . .

\* \* \*

. . . The north and west project does not incorporate the principles of garden city design, but rather illustrates features common to high-density apartment developments, including:

- Interior traffic courts and expansive surface parking;
- Massive apartment blocks;
- Vehicular rather than pedestrian orientation;
- Formal landscape buffers around buildings rather than passive recreational space; and
- Architectural standardization with minimal ornamentation.

The north and west parcels of the second project differ from the south project in original design integrity.”

See Goodwin Report, p. 2.

The second project, therefore, differs markedly from the South Parcel in architecture, site design, financing, association with the New Deal Era, and integrity, all the factors being used to support designation. There is simply no justification for designation of the North Parcel; “. . . it

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is certainly unnecessary to retain the north or west parcel to preserve the integrity or character of the south parcel." *Id.* Moreover, "The north and west parcels vary in integrity and lack direct and important associations necessary for listing in the Master Plan for Historic Preservation." *Id.*, pp. 2-3.

### **Conclusion**

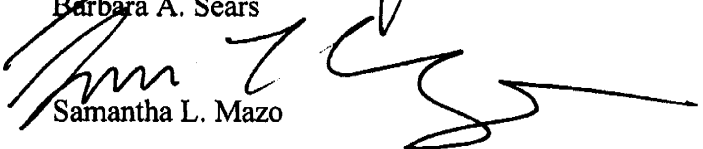
As the above points and those to be presented by Home Properties at the June 12, 2008 Public Hearing will demonstrate, the burden of proof necessary to include the North Parcel in the Master Plan as proposed has clearly not been met. In the alternative, should the Board find historic considerations exist, they are far outweighed by the public benefits to be achieved by not designating the North Parcel and allowing redevelopment to occur as long anticipated by the Silver Spring CBD Sector Plan and Property Owner with full notice to the community. Therefore, Home Properties requests that the Board allow the North Parcel redevelopment plans to proceed and remove the North Parcel from the Atlas and Draft Amendment, as more fully explained above. Further, to allow the South Parcel public park to move forward as part of these plans, Home Properties requests that any historic designation of the 1+-acre area on the South Parcel be deferred until this work is completed and the public use easement recorded.

Thank you for your consideration of our comments.

Very truly yours,

**LINOWES AND BLOCHER LLP**

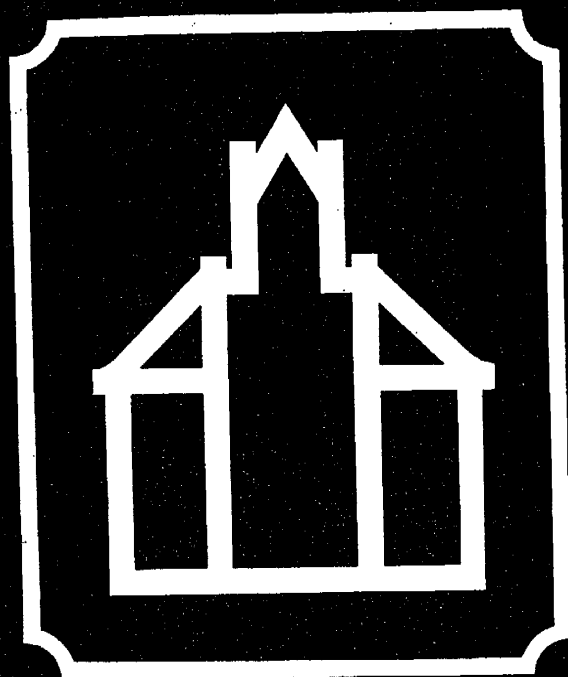
  
Barbara A. Sears

  
Samantha L. Mazo

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

SEPTEMBER 1979

# MASTER PLAN



## for Historic Preservation

IN MONTGOMERY COUNTY, MARYLAND

**Exhibit A**

**APPROVED AND ADOPTED MASTER PLAN  
FOR HISTORIC PRESERVATION  
MONTGOMERY COUNTY, MARYLAND**

**Amendment to the General Plan for the Physical Development of the  
Maryland-Washington Regional District (adopted 1964), and the  
Master Plan of Highways within Montgomery County, Maryland.**

Preparation of this report was financed in part through continuing grant-in-aid assistance made available to the Maryland Historical Trust for survey and planning activities, by the Heritage Conservation and Recreation Service, U.S. Department of the Interior, under the provisions of the National Historic Preservation Act of 1966.

**The Maryland-National Capital Park and Planning Commission  
Montgomery County Planning Board  
8787 Georgia Avenue, Silver Spring, Maryland**

**September 1979**

# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

## COMMISSIONERS

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Richmond M. Keeney  
Betty Ann Krahne

### Prince George's County Planning Board

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Montgomery County Parks Director

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8787 Georgia Avenue, Silver Spring, Maryland 20907  
14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20870

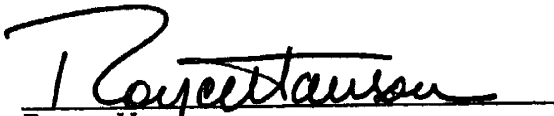


## CERTIFICATE OF APPROVAL AND ADOPTION

This Functional Master Plan, being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways within Montgomery County, Maryland, has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution Number 79-19 on September 12, 1979 after a duly advertised Public Hearing held with the Montgomery County Council on May 21, 1979 pursuant to the provisions of Article 66D, #77-108, of the Annotated Code of Maryland, 1976 Cumulative Supplement, and has been approved by the Montgomery County Council, by Resolution 9-352 on July 24, 1979.

The Maryland-National Capital Park and Planning Commission

  
John B. Burcham, Jr.  
Chairman

  
Royce Hanson  
Vice-Chairman

  
A. Edward Navarre  
Secretary-Treasurer

### ABSTRACT:

This Plan provides a rational system for evaluating, protecting, and enhancing Montgomery County's heritage. It integrates the protection of important historic resources into the planning process, and recommends a range of incentives and educational programs to encourage historic preservation by both the public and private sectors. The Plan's recommendations are implemented by the Historic Preservation Ordinance, #9.4, new Chapter 24A, "Preservation of Historic Resources," an addition to the Montgomery County Code, 1972. This Ordinance establishes a County-wide Historic Preservation Commission to administer the Ordinance, a copy of which is included with this Plan.

district advisory committees would differ from the Commission's advisory panels, which would have research, evaluation, and "watch-dog" responsibilities for large sub-areas of the County.

#### Types of Districts:

There are two major types of historic resources which are well-suited to district designation: (1) residential and commercial areas illustrating the history of suburban development in the County; and (2) rural areas where the vernacular architecture and agricultural landscape reflect centuries of history. Farming districts, rural villages and especially small crossroads villages deserve special attention. Efforts should be made to assure the continuation of whatever primary functions exist within a district—e.g., farming in the case of rural areas. District designation may also be applied to the historic rural landscape. Most of the rural landscape is seen from the road, thus the protection of byways and scenic roads and their vistas should become an integral part of historic preservation in Montgomery County, as suggested in Scenic Byways, published by Sugarloaf Regional Trails in 1977.

In determining boundaries to historic districts, buffer areas should be included sufficient to protect the district's integrity. Regulations and restrictions necessary to protect the character and special qualities of the district should be developed.

The functions of the districts and how they can best be continued must be a priority concern. Although most districts focus on the architectural and historical features exemplified by the buildings themselves, some districts may have other concerns or foci, such as a market, a vista or prominent natural or man-made feature. Many districts throughout the country have been so popular and successful that their real estate values have risen to a point where long-time residents have been forced out from homes, farms and shops. This displacement must be avoided by efforts to assure the continuation of a healthy mix of people and economic levels.

Historic districts must not become areas where protective concerns override all other activities. Instead, they are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. For example, local historic districts in residential areas like Rockville have their architectural and historical qualities protected while all the regular activities go on. Likewise, in rural districts not only can vernacular architecture and important rural settings be protected, but working farms can be sustained to provide close-to-market produce, and rural villages retained to provide local, small-scale goods and services.

#### Procedure for Adding Resources to the Master Plan

The Commission should review additional sites on a periodic basis, at scheduled meetings, so that interested parties and property owners can be notified and attend. Sites should be evaluated against the criteria listed above. After receiving the recommendation of the Commission, the Montgomery County Planning Board would hold a Public Hearing to make its determination, using the same criteria, considering the purposes of the ordinance, and balancing the importance of the historic property with other public interests. If the Planning Board decides to place the historic resource on the Master Plan, it will then recommend a Master Plan Amendment to the County. The County Council may hold a hearing before it acts if appropriate. Upon approval by the Council and

adoption by the Planning Board of the proposed amendment, the historic resource would then become designated on the Master Plan, and, thus, subject to the protection of the ordinance.

#### Regulation by the Historic Preservation Ordinance:

##### Historic Area Work Permits

To assure that alterations to designated historic resources are compatible with their historic and cultural features and are consistent with their protection, this Plan recommends that an historic area work permit system be administered by the Historic Preservation Commission.

An applicant for an historic area work permit must demonstrate that the permit should be issued. In granting the permit, the Commission may include provisions to ensure that the work done is consistent with the historic or cultural value of the historic resource. New construction, alteration or repairs would not be limited to any one period or architectural style. Historic area work permits should be required for public as well as private development, using design review guidelines prepared by the Planning Board. If there is a conflict between the Building Code and the work permit, the latter would prevail, so long as basic health and safety requirements of the building codes are met.

##### Moratorium on Alteration or Demolition

This Plan proposes that before an historic resource listed in the Locational Atlas is demolished or substantially altered, it be reviewed by the Planning Board after receiving the recommendation of the Commission. Both bodies would use the criteria recommended in this Plan in reaching their decision. If the Planning Board finds that the resource should be placed on the Master Plan, then it will initiate a Master Plan Amendment. The demolition permit would then be withheld for 6 months, or until the Council acts on the Amendment. If the Council does not adopt the Amendment, the demolition permit would be issued. If it adopts it, a work permit would be required.

##### Demolition by Neglect Review

When the Commission finds that the exterior architectural features of an historic resource listed on the Master Plan become deteriorated to a point which imperils their preservation as the result of "willful neglect, purpose or design," the ordinance proposed by this Plan provides that the Director of Environmental Protection may be directed to issue a written notice to the property owner about the conditions of deterioration. The owner may request a public appearance before the Commission on the necessity of repair of the structure. If, after the hearing, the Commission finds that the improvements are necessary, a Final Notice is issued, and if corrective action is not undertaken within a prescribed time, the Director of the Department of Environmental Protection may have the necessary remedial work completed and hold the expenses incurred as a lien on the property.

##### Appeal to Decisions of the Commission

Because the Commission is given substantial powers over historic resources, this Plan recommends that its decisions may be appealed to the Circuit Court.

**PUBLIC HEARING  
(PRELIMINARY) DRAFT**

**AMENDMENT TO THE  
MASTER PLAN FOR HISTORIC PRESERVATION  
IN MONTGOMERY COUNTY, MARYLAND**

**FALKLAND APARTMENTS, #36/12**

*An amendment to the Master Plan for Historic Preservation; being also an amendment to the Silver Spring CBD Sector Plan (1993, amended 2000); and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.*

**Prepared By:**

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
February 2008**

**Reviewed By:**

**THE MONTGOMERY COUNTY EXECUTIVE  
(Date to be Established)**

**Approved By:**

**THE MONTGOMERY COUNTY COUNCIL  
(Date to be Established)**

**Exhibit B**

## ABSTRACT

**TITLE:** Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation*: Falkland Apartments

**AUTHOR:** The Maryland-National Capital Park and Planning Commission

**SUBJECT:** Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation*: Falkland Apartments

**DATE:** February 2008

**PLANNING AGENCY:** The Maryland-National Capital Park and Planning Commission

**SOURCE OF COPIES:** The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**ABSTRACT:** This document contains the text, with supporting maps, for an amendment to the *Master Plan for Historic Preservation in Montgomery County*, being also an amendment to the *Silver Spring CBD Sector Plan (1993, amended 2000)*; and an amendment to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*. This amendment recommends designation of one individual site on the *Master Plan for Historic Preservation*, thereby extending to it the protection of County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

## **ELECTED AND APPOINTED OFFICIALS**

### **COUNTY COUNCIL**

Michael Knapp, President  
Philip Andrews, Vice-President  
Roger Berliner, Councilmember  
Nancy Floreen, Councilmember  
Marc Elrich, Councilmember  
George L. Leventhal, Councilmember  
Valerie Ervin, Councilmember  
Duchy Trachtenberg, Councilmember

### **COUNTY EXECUTIVE**

Isiah Leggett

### **THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Samuel J. Parker Jr., Chairman  
Royce Hanson, Vice-Chairman

#### ***Montgomery County Planning Board***

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Nuray Anahtar  
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Timothy J. Duffy  
Warren Fleming  
Thomas C. Jester  
Leslie K. Miles

## **MASTER PLAN AMENDMENT PROCESS**

Master Plans provide policy guidance concerning the private and public use of land, for use and reference by private landowners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

### **Public Hearing (Preliminary) Draft Amendment**

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft of the amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the Public Hearing (Preliminary) Draft.

### **Planning Board (Final) Draft Amendment**

This document contains the Planning Board's final recommendations. It is transmitted to the County Council for review. In addition, the County Executive is sent a copy and has sixty days in which to provide comments on the amendment.

The County Council typically schedules a public hearing on the Planning Board (Final) Draft Amendment. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the amendment.

Failure of the County Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body that fails to act.

### **Adopted Amendment**

The amendment approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

## **HISTORIC PRESERVATION MASTER PLAN AMENDMENT**

The *Master Plan for Historic Preservation* and the *Historic Preservation Ordinance*, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on the *Master Plan for Historic Preservation*, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the *Historic Preservation Ordinance*, shall apply when historic resources are evaluated for designation in the *Master Plan for Historic Preservation*:

(1) Historical and cultural significance:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society; or
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.



## IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

Once designated on the *Master Plan for Historic Preservation*, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and an historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the *Master Plan for Historic Preservation* and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In many cases, the parcels of land on which historic resources sit are also impacted by other planned facilities in the master plan; this is particularly true with respect to transportation right-of-way. In general, when establishing an Environmental Setting boundary for a historic resource, the need for the ultimate transportation facility is also acknowledged, and the Environmental Setting includes the entire parcel minus the approved and adopted master planned right-of-way. However, in some specific cases, the master planned right-of-way directly impacts an important contributing element to the historic resource. In such cases the amendment addresses the specific conflicts existing at the site, and suggests alternatives and recommendations to assist in balancing preservation with the implementation of other equally important community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the *Master Plan for Historic Preservation* (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan program.

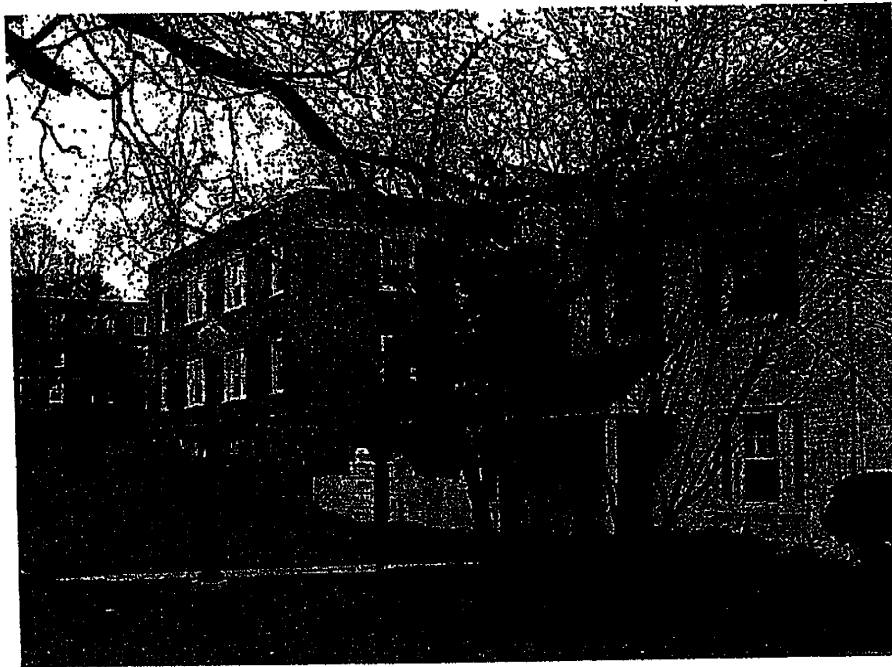
## THE AMENDMENT

The purpose of this amendment is to designate one individual site on the *Master Plan for Historic Preservation*, thereby extending to it the protection of County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

### #36/12, FALKLAND APARTMENTS,

- The Falkland Apartments complex was designed by architect Louis Justement, a Washington D.C. area architect who was active in the Washington D.C. chapter of the AIA. Falklands was built in two phases, the first 178 units were built on the South Parcel in 1936 and 1937, and 301 units were built on the West and North Parcels, from 1937 to 1938. The entire complex of three blocks is of a coherent and cohesive design constructed within the 1936-38 period.
- The Falklands are significant in the history of community planning as an early example of a building type: the garden apartment. Garden apartments are a planned suburban community consisting of moderately priced houses in a natural setting. In contrast to urban apartments, they were built in groups, integrated in a natural setting, often around a courtyard, and typically 2-3 stories tall. The aim of garden apartments was to provide a healthy alternative to city living conditions for people of modest means. Falkland Apartments is the first example of a garden apartment complex in Montgomery County, and one of the earliest of its type in the United States.
- The Falkland Apartments are highly representative of the New Deal era. Eleanor Roosevelt herself inaugurated the Falkland Apartments in a ribbon-cutting ceremony in 1937, when the first phase was complete and the second phase was underway. The complex represents the explosion of population in lower Montgomery County following the New Deal programs. The flood of people coming into the region to work in the new federal government programs needed places to live. The county's population grew more than 70% in the 1930s. Falkland Apartments was the first large-scale rental housing project in Maryland whose mortgage was backed by the newly established Federal Housing Administration (FHA).
- The complex is representative of construction and design standards set by the FHA for comfortable, functional, and attractive housing. The resource is highly representative of the formal and traditional Colonial Revival style architecture of its era. The success of the site plan design was noted in contemporary journals, including *Architectural Record* and *Architectural Forum*. Notable design elements of garden apartments include landscaped courtyards, staggered setbacks, tree-shaded winding pathways, ample green space, and preservation of natural features. A natural setting was a key feature of the Falkland plan. Architect Louis Justement described the goal of carefully preserving the Y-shaped stream valley and original flora. The north section includes specimen white pines, hawthorns and cedars.

- In the history of Silver Spring development, the Falkland Apartments are contemporaneous with the first Silver Spring Post Office (1937) and the Silver Theatre and Shopping Center (1938). Both are Master Plan sites. The Falklands were built three years earlier than another Master Plan site, the Montgomery Arms Apartments, three Art Deco apartments arranged around a single courtyard.
- The Falkland Apartments have had some alterations. A portion of the original block of apartments, consisting of six two-story buildings west of Draper Lane, was demolished and replaced in 1992 by the high-rise Lenox Park Apartments. The Falkland Apartments have suffered some material change, notably window replacement. Despite these changes, the Falkland Apartments retain a high level of integrity.
- The environmental setting includes the three parcels on which the Falkland Apartments are located, excluding the transportation right of way for East-West Highway and 16<sup>th</sup> Street.
- Meets criteria 1a, 1d, and 2a:



East side of 16<sup>th</sup> Street, south of East-West Hwy



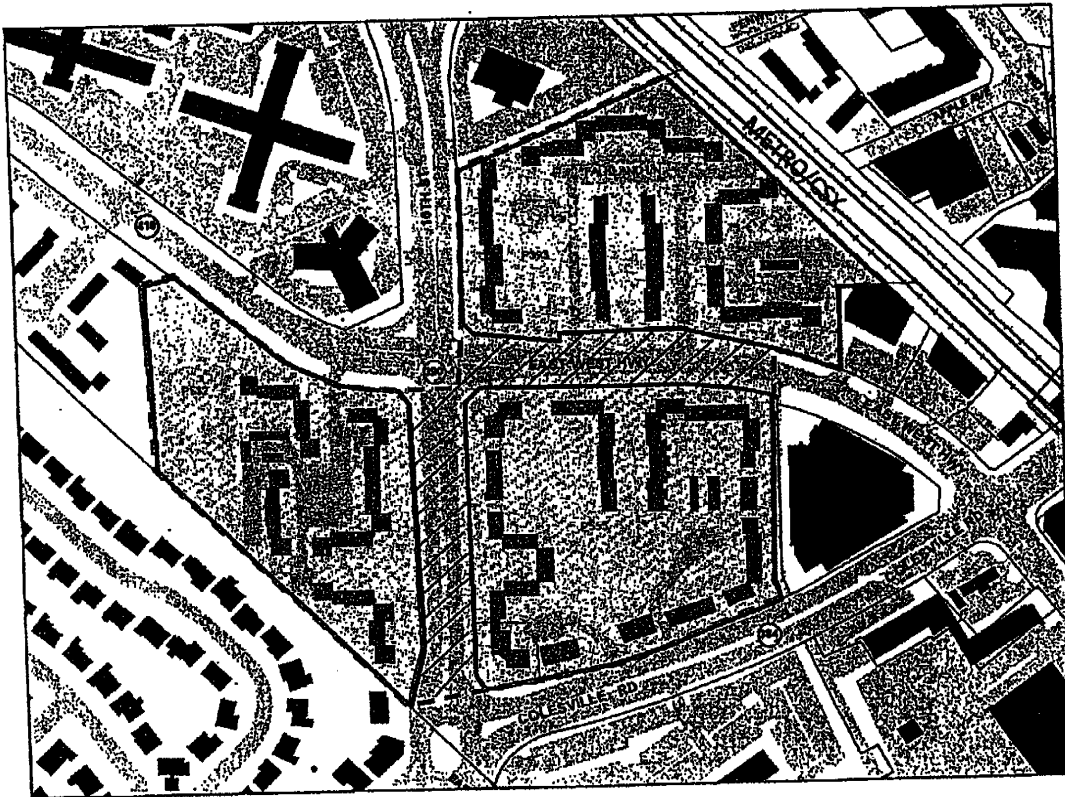
Courtyard, southeast parcel



Detail, E Falkland Lane, North Parcel



Detail, East-West Highway, Southwest Parcel



Falkland Apartments



Environmental Setting



Road Right of Way Excluded

**Mounts, Kerry D. - KDM**

---

**From:** Kelly, Clare [Clare.Kelly@mncppc-mc.org]  
**Sent:** Monday, May 12, 2008 1:46 PM  
**To:** Girard, Erin E. - EEG; Sears, Barbara A. - BAS; Nelson Leenhouts (E-mail); mary reardon  
**Cc:** Whipple, Scott; Berton, Valerie  
**Subject:** Falkland Apartments (#36/12)

Please be notified that the Planning Board is scheduled to evaluate the Falkland Apartments for designation on the *Master Plan for Historic Preservation*, during its regular agenda on June 12, 2008. Details about the meeting are in the attached notice. Notice of this meeting has been published in the May 12 edition of the Examiner.

The Historic Preservation Commission's recommendations of February 27 will be presented to the Planning Board at the public hearing. Following the hearing, the Planning Board will hold a worksession, to make a determination on these resources using Historic Preservation Ordinance criteria, considering the purposes of the law, and balancing the importance of the historic sites with other public interests. The *Planning Board Draft Amendment*, with its final recommendations, will then be forwarded to the County Executive and the County Council. The County Council will then make a final determination as to whether these properties are eligible for designation on the *Master Plan for Historic Preservation*.

If this resource is found to warrant designation, the property will be protected under the Historic Preservation Ordinance (Chapter 24A of the Montgomery County Code), and all new construction, exterior alterations, and demolition plans would require review by the Historic Preservation Commission before the issuance of any permits. Properties that are designated on the *Master Plan* are eligible for State and local tax credits for repair, maintenance and/or restoration projects.

If you wish to testify at the meeting, contact Community Relations Office at 301-495-4600, or, beginning June 2, 2008, sign up online at [MontgomeryPlanningBoard.org](http://MontgomeryPlanningBoard.org). Alternatively, you may submit written comments to Royce Hanson, Chairman; Montgomery County Planning Board; 8787 Georgia Avenue, Silver Spring, MD 20910; or by email to: [mcp-chairman@mncppc-mc.org](mailto:mcp-chairman@mncppc-mc.org)

Should you have any questions, please feel free to contact me at 301-563-3402, or [clare.kelly@mncppc-mc.org](mailto:clare.kelly@mncppc-mc.org).

Regards,  
Clare Lise Kelly

Clare Lise Kelly  
Research and Designation Coordinator  
Historic Preservation Section  
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  
Office: 1109 Spring Street #801, Silver Spring  
Mail: 8787 Georgia Avenue, Silver Spring, MD 20910  
(301) 563-3402 Office

**Exhibit C**

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

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

---

By: District Council.

---

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

Background

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

Exhibit D

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

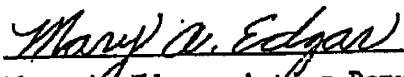
Action

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

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

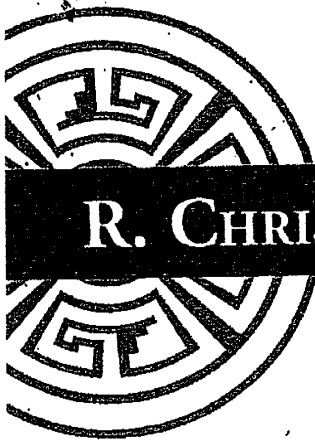
1. Designate the portion of the Falkland Apartment complex known as the 'cupola building', located at 8301 Colesville Road, in Silver Spring, as suitable for regulation under the Historic Preservation Ordinance, Chapter 24A, of the Montgomery County Code.
2. Indicate in the appendix to the Master Plan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

This is a correct copy of Council action.



Mary A. Edgar, Acting Deputy Secretary  
County Council





# R. CHRISTOPHER GOODWIN & ASSOCIATES, INC.

cultural resource management and preservation planning

June 5, 2008

The Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**RE: Falkland Apartments, Location Atlas #36/12  
Evaluation for Master Plan for Historic Preservation Eligibility**

Honorable Commissioners:

As you know, R. Christopher Goodwin & Associates, Inc. was retained by Home Properties, REIT to undertake an historical and architectural analysis of the Falkland Apartments applying the Montgomery County criteria for listing in the *Master Plan for Historic Preservation*. With over 26 years of national practice in cultural resource management, Goodwin & Associates, Inc. has extensive experience with twentieth century Federal housing policy and its influence upon American domestic architecture.

Our research and analysis over the last several years confirms that the three-parcel, multiple-building Falklands property encompassed in the proposed individual site designation were developed as two separate projects that differ substantially in financing, site design, architectural character, and current condition. These two projects, both developed by the Blair Estate following very different designs by architect Louis Justement, present a contrast between certain Garden City design principles applied to the garden apartments in the south parcel, and a standardized, automobile-oriented apartment complex found in the north and west parcels.

The south parcel may be said to typify 1930s architectural, urban planning, and landscape design theories for large-scale residential rental projects. The north and west parcels abandoned these principles to maximize the number of apartments, decrease open space, and reduce construction costs. The north and west project is representative of standardized architecture and the dominance of interior vehicular access and surface parking in the site plan, which created an impersonal and transitory residential experience. The three parcels are not a coherent and cohesive design comprising one individual site, despite their common ownership and management. In view of this and for the reasons stated below and previously in my testimonies,

241 East Fourth Street, Suite 100 Frederick, Maryland 21701  
(301) 694-0428 Fax (301) 695-5237 frederick@rcgoodwin.com www.rcgoodwin.com

Frederick, MD

New Orleans, LA

Tallahassee, FL

Lawrence, KS

**Exhibit E**

it is certainly unnecessary to retain the north or west parcel to preserve the integrity or character of the south parcel.

It is our understanding that Home Properties, REIT will not object to listing the south parcel in the *Master Plan for Historic Preservation*, as recommended by staff if the north parcel is not designated. The north and west parcels do not possess architectural and historical significance and do not possess the importance cited in the report of the historic staff.

The first project developed the south parcel (1936-37). It was not the first garden apartment in Montgomery County. The south project was, however, the first large-scale, federally financed rental housing project in Maryland. The south project design was the design publicized in professional journals of the period and frequently cited as a development model by FHA.

The second project, encompassing the north and west parcels, was among 139 FHA projects underway in 1937, including 8 in Maryland that added over 1,400 rental units to the state's inventory. The north and west project (1937-39) adopted an intensive and workmanlike design for privately financed apartment development. The 301 units occupy 14 acres and were constructed at a cost of \$5,375 per unit. The north and west project does not incorporate the principles of garden city design, but rather illustrates features common to high-density apartment developments, including:

- Interior traffic courts and expansive surface parking;
- Massive apartment blocks;
- Vehicular rather than pedestrian orientation;
- Formal landscape buffers around buildings rather than passive recreational space; and
- Architectural standardization with minimal ornamentation.

The north and west parcels of the second project differ from the south project in original design integrity. The north parcel has shrunk in size; garages have been demolished, and surface parking has been expanded. East-West Highway has been widened to a major artery altering the spatial relationship between the first and second projects. In addition, the proposed Purple Line will require building demolition and the construction of an elevated rail line. This will further reduce the north parcel and introduce noise and adverse visual effects to the existing low-rise buildings that would remain.

The second project (north and west parcels) is an example of a currently well maintained apartment complex constructed with an FHA-insured mortgage. The second project maximized return for the developer and did not continue the design of the south parcel. The north and west

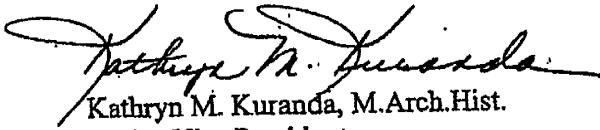


The Montgomery County Planning Board  
June 5, 2008  
Page 3

parcels vary in integrity and lack the direct and important associations necessary for listing in the *Master Plan for Historic Preservation*.

Thank you for your thoughtful consideration of this important evaluation.

Sincerely,



Kathryn M. Kuranda, M.Arch.Hist.  
Senior Vice President  
Architectural & Historical Services

KMK/blb



## MCP-Chairman

**From:** Brent Gilroy [brentgilroy@starpower.net]  
**Sent:** Monday, June 09, 2008 1:05 PM  
**To:** MCP-Chairman  
**Subject:** Falklands

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

While I support sensible historic preservation, the effort to give the entire Falklands complex in Silver Spring protected status is nothing more than a political maneuver to stop development across the board and prevent the kind of sensible land use we need in order to curb use of expensive (and environmentally damaging) fossil fuels.

If the Board believes any of the Falklands complex to be worthy of historic designation, please limit that designation to the part FARTHEST from the Silver Spring Metro station (and therefore most appropriate for its lower-density construction). Please do NOT provide such designation for the so-called northern parcel where dense development – including some low/moderate income housing, along with other residential development and some commercial features – would be more appropriate and in keeping with the Smart Growth principles espoused by Montgomery County and the State of Maryland.

Brent Gilroy  
8913 Ellsworth Ct.  
Silver Spring, MD 20910  
Phone: 301-587-6831  
Fax: 301-587-5083  
[brentgilroy@starpower.net](mailto:brentgilroy@starpower.net)

## MCP-Chairman

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**From:** dfogel10@aol.com  
**Sent:** Monday, June 09, 2008 1:07 PM  
**To:** MCP-Chairman  
**Subject:** Falkland Apartments Testimony

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Dear Mr. Hanson and other members of the Planning Board,  
I'm writing you today as a resident of Silver Spring. I am also the Vice President of my neighborhood association in South Silver Spring, but am not writing you on their behalf as our association has not taken a position on this issue. I hope that you WILL NOT declare Falkland Chase historic. As someone who is more concerned with the socio-economic and environmental well being of my immediate community and County, I'm more interested in seeing compact neighborhood development evolve, especially around metro centers, than the interests of preservation prevail.

Sincerely,  
David Fogel  
Eastern Village

---

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## MCP-Chairman

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**From:** Loetta Vann [loettavann@rcn.com]  
**Sent:** Monday, June 09, 2008 12:17 PM  
**To:** MCP-Chairman  
**Subject:** Falukland Apartments

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PARK AND PLANNING COMMISSION

June 9, 2008

Chairman Royce Hanson,

I have been following the back and forth of the preservation status of the Falkland Apartments and urge you and the other board members to recommend that the entire Falkland complex be given historic designation. As you know I am becoming increasingly concerned that too many of our best properties in Silver Spring are being destroyed without proper justification. The charm of Silver Spring's eclectic and historic properties is why my husband and I chose Silver Spring as our home nearly twenty years ago. Although we were strong supporters of re-vitalization we do not like the current trend heading towards over-development. The continuing loss of our historic properties is too high of a cost to be paid borne by the community that lives here.

Pursuit of increasing profits by select property owners is not sufficient justification to destroy neighborhoods and homes. Our community will be a stronger and more attractive place to live if we maintain a community that attracts a population dedicated to our local community. The residents of Falkland Apartments have repeatedly demonstrated their dedication to the community, as have many property owners that surround the downtown area. As a county employee, please represent our voice in your decision and vote Thursday night. Should you chose to set aside our wishes, please clearly explain why the board would not uphold the wishes of the citizenry.

Thank you for your service.

Loetta Vann  
9205 Harvey Road  
Silver Spring, Maryland 20910  
301 495-8818

## MCP-Chairman

**From:** Susan Kyle [sfkyle@gmail.com]  
**Sent:** Monday, June 09, 2008 12:36 PM  
**To:** MCP-Chairman  
**Subject:** Falkland Apartments

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Hello honorable chairman,

I am a resident of Silver Spring, zipcode 20910. Sadly I will be unable to attend the public meeting this Thursday regarding the designation of the Falkland apartments as a historical site. I highly recommend that the ENTIRE site be determined a historical site, and not just a portion of the complex. It provides valuable green space, smaller size development, and historical significances to our community. I am a supporter of smart urban planning and dense urban planning, but I also fully believe in this being balanced with our historical sites and smaller scale development, so that it is more of mixed development (single family homes, small apartment and condo complexes, large apartment and condo complexes, businesses, and retail). Silver Spring has this right now and continues to develop. At this time it is important to preserve the entire falkland apartment site as one of the smaller apartment complexes and significant green space right near down town silver spring. It would be a real shame and a great loss to our community if part of this historic apartment complex is lost to larger development. I hope you consider and vote to designate the entire falkland apartment complex as a historic site.

Yours Sincerely,

Susan Kyle

613 Wayne Ave

## **MCP-Chairman**

---

**From:** Margot Zimmerman [mandpzimm@comcast.net]  
**Sent:** Friday, June 06, 2008 5:13 PM  
**To:** MCP-Chairman  
**Subject:** Falklands Apts. in downtown SS

Montgomery County badly needs affordable housing, particularly near the metro. this need is far more important than historical preservation -- and actually more in keeping with the original builders/developers.

Sincerely,

Margot Lurie Zimmerman  
7902 Rocton Avenue  
Chevy Chase, Maryland 20815  
Tel. and Fax: 301-656-5764  
E-mail: [mandpzimm@comcast.net](mailto:mandpzimm@comcast.net)

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## MCP-Chairman

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**From:** Sandra Miller [ssihc.sandra@verizon.net]  
**Sent:** Friday, June 06, 2008 5:12 PM  
**To:** MCP-Chairman  
**Cc:** councilmember.andrews@montgomerycountymd.gov;  
councilmember.berliner@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.ervin@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.trachtenberg@montgomerycountymd.gov  
**Subject:** The Falkland

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Dear Council President Knapp,

282 units of affordable housing that is public transportation friendly in downtown Silver Spring would be a dream come true for agencies such as ours who serve very low income clients in Montgomery County. The number of homeless people of which 1/3 are children in families is not a diminishing number in the face of the gas, food and foreclosure crisis. Already in Montgomery County there isn't nearly the amount of affordable housing that is needed. If workers can't afford to live near where they work and they can't afford to commute to where they work there will soon be a drastic shortage of workers in areas like downtown Silver Spring. Let's learn a lesson from San Francisco.

We can have 282 units of affordable housing and still retain 2 historic buildings. This seems to me like a win-win situation and I urge you to work very hard at making this happen.

Sincerely,

Sandra Miller

Program Assistant

Silver Spring Interfaith Housing Coalition - Proudly featured in the 2005 Catalogue for Philanthropy

914 Silver Spring Avenue, Suite 203

Silver Spring, MD 20910

301.562.0520

301.562.0526 FAX

[ssihc.sandra@verizon.net](mailto:ssihc.sandra@verizon.net)

[www.ssihc.org](http://www.ssihc.org)

*"Poverty is the worst form of violence" Gandhi*

Set [www.GoodSearch.com](http://www.GoodSearch.com) as your default search engine and specify Silver Spring Interfaith Housing Coalition as the beneficiary. Every time you do an internet search or shop through GoodSearch or [www.GoodShop.com](http://www.GoodShop.com) at a sponsoring website we earn a donation.

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## Who Wants High-Rise Dystopia?

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Saturday, June 7, 2008; A13

In Marc Fisher's view ["Nostalgia May Trump New Housing in Montgomery, Metro, June 5], development seems to mean progress, and "change is inevitable," so why preserve the Falkland Chase apartments, a distinctive piece of Silver Spring's history?

I beg to differ. History is found not only in monumental structures such as Mount Vernon but also in the heritage of the generation that survived the Great Depression and built the New Deal. That history should be honored. As to the apartments' aesthetics, I defer to architectural historian Richard Longstreth's judgment over Fisher's.

Proponents suggest that the redevelopment would bring much "affordable housing," although the vast majority of the new units would be market-rate and presumably quite expensive. But the existing complex offers its own kind of affordable housing, to those willing to live in apartments that are small and lack modern amenities in return for green space and proximity to the Metro.

In the quarter century that I have been visiting Silver Spring, I have seen much of its quirky, distinctive character disappear. I am fortunate to live in Baltimore, which has preserved much of its historic housing, in pleasant, livable, walkable neighborhoods -- the opposite of the high-rise dystopia that Fisher seems to want to see more of in Silver Spring.

-- Donna M. Cartwright

*Baltimore*

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**MCP-Chairman**

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**From:** Mary Lynn Skutley [skute@rcn.com]  
**Sent:** Sunday, June 08, 2008 12:13 PM  
**To:** MCP-Chairman  
**Subject:** Falklands development

Dear Chairman,

We're writing in support of the proposed development of the Falklands apartments in Silver Spring. As the area continues to be developed, we have a responsibility to assure that housing is available for individuals in ALL income brackets. The plan that's being put forward by Home Properties will far exceed the number of affordable housing units required while still retaining the green space desired by preservationists. We urge you the planning board to consider the needs of all its residents--particularly those who may be too busy with work and child-rearing responsibilities to make their voices heard.

Thanks for considering this comment.

Sincerely,  
Mary Lynn Skutley and Steve Bethke  
9102 Louis Ave  
Silver Spring, MD 20910

**Coleman, Joyce**

---

**From:** Robert Goldman [rgoldman@mhpartners.org]  
**Sent:** Friday, June 06, 2008 4:51 PM  
**Subject:** Policy Alert!

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

## Policy Alert

We are sending you this e-mail as part of a new initiative by Montgomery Housing Partnership (MHP) to notify our friends, donors and partners about important affordable housing issues in our community that need your support and/or action. We are presenting the information in a concise manner, with easy to use links, and we expect there to be no more than 10—12 per year. Please note that these alerts are requesting your action and not asking for financial support. If you do not wish to be on this e-mail list, send an email to [info@mhpartners.org](mailto:info@mhpartners.org), with 'unsubscribe' in the subject line, and we will promptly remove your name.

Today's Alert—June 6, 2008

**Your help is urgently needed on two important housing issues in Montgomery County.**

**Issue 1 Falkland** - The Planning Commission is considering a matter that could provide much needed affordable housing within walking distance of the Metro. Home Properties is seeking to redevelop the Falklands apartments in downtown Silver Spring and agreed to provide affordable housing beyond what would otherwise be required. The Falklands is an old apartment style complex that consists of 3 parcels. Currently, the North parcel of the Falklands provides 90 income-restricted units and 92 units that are somewhat affordable but not income-restricted. The redevelopment project would replace the 182 units one-for-one with 182 affordable and restricted units – providing not only replacement housing, but also insuring long term affordability. In addition to these 182 affordable units, the developer has agreed to provide 100 units of workforce housing even though this is not a requirement.

A group of preservationists are seeking to designate all 3 parcels as historic. The developer has agreed not to contest and thereby allow 2 of the parcels to be designated historic as long as the North parcel can be redeveloped. The issue is described more fully in an article in the Washington Post by Marc Fisher: <http://www.washingtonpost.com/wp-dyn/content/article/2008/06/04/AR2008060403721.html>. The Planning Commission will be hearing the matter regarding the designation of all 3 parcels as historic on June 12<sup>th</sup> at 7:30 pm. To sign up

and testify, call (301) 495-4600. Otherwise you can submit your written comments to:[mcp-chairman@mncppc-mc.org](mailto:mcp-chairman@mncppc-mc.org).

**Issue 2 Hillmead** - On June 10<sup>th</sup>, the County Council will consider the use of a 5 bedroom house the County recently purchased in the Hillmead neighborhood in Bethesda. Two competing bills on the issue have been introduced. The first bill, introduced by Councilmember Roger Berliner, proposes demolishing the house. The second bill, introduced by Councilmember George Leventhal, proposes fixing up the house to provide special needs affordable housing. MHP strongly supports the use of the house for special needs housing.

Unfortunately, there is some resistance within the neighborhood and some community members are actively lobbying the County Council to demolish the house. Please contact the County Council TODAY and tell them that you support inclusive communities everywhere in Montgomery County and want the Hillmead house to be used to help a family exit homelessness. MHP has been involved in previous housing projects that have faced community resistance. Calls and emails of support to the County Council are crucial to ensure that the project moves forward. (Please consider contacting all the Councilmembers, not just Council President Knapp.)

**Please call today and encourage your own networks to do the same!**

Council Vice President Phil Andrews, 240-777-7906,  
[councilmember.andrews@montgomerycountymd.gov](mailto:councilmember.andrews@montgomerycountymd.gov)

Councilmember Roger Berliner, 240-777-7828,  
[councilmember.berliner@montgomerycountymd.gov](mailto:councilmember.berliner@montgomerycountymd.gov)

Councilmember Marc Elrich, 240-777-7966,  
[councilmember.elrich@montgomerycountymd.gov](mailto:councilmember.elrich@montgomerycountymd.gov)

Councilmember Valerie Ervin, 240-777-7960,  
[councilmember.ervin@montgomerycountymd.gov](mailto:councilmember.ervin@montgomerycountymd.gov)

Councilmember Nancy Floreen, 240-777-7959,  
[councilmember.floreen@montgomerycountymd.gov](mailto:councilmember.floreen@montgomerycountymd.gov)

Council President Mike Knapp, 240-777-7955,  
[councilmember.knapp@montgomerycountymd.gov](mailto:councilmember.knapp@montgomerycountymd.gov)

Councilmember George Leventhal, 240-777-7811,  
[councilmember.leventhal@montgomerycountymd.gov](mailto:councilmember.leventhal@montgomerycountymd.gov)

Councilmember Duchy Trachtenberg, 240-777-7964,  
[councilmember.trachtenberg@montgomerycountymd.gov](mailto:councilmember.trachtenberg@montgomerycountymd.gov)

## **BACKGROUND INFORMATION ON**

### **HILLMEAD:**

**MHP strongly supports the use of this house to provide permanent housing for a large family exiting homelessness.**

- In November 2007, the Maryland-National Capital Park and Planning Commission (M-NCPPC) purchased a 1.3 acre parcel next to the Hillmead Neighborhood Park in Bethesda. The parcel contains a 3,300 square foot house.
- Following conversations at the County Council, the Department of Housing and Community Affairs (DHCA) began the process of considering special needs housing uses for the house. In cooperation with the Department of Health and Human Services (DHHS), DHCA believes that the house is best suited to a large family exiting homelessness.
- Approximately 150 families, and 300 children, are homeless on any given day in Montgomery County. These families live in homeless shelters or County-funded motel rooms, which are both costly and a difficult environment for children.
- Finding suitable homes for large families exiting the homeless system is a real challenge. This house provides an incredible opportunity to stably house a large family that might otherwise have their homelessness prolonged for months.
- Utilizing the house for a large family maintains the integrity of the existing single family house neighborhood. The house was previously used as a single family home. The use of the house remains unchanged, only its residents will have changed.
- The family selected to live in the home will undergo a screening process that will assess their ability to live independently. The family will sign a lease that includes standard terms regarding good tenancy.
- This house provides an opportunity for Montgomery County to demonstrate its commitment to creating an inclusive community that welcomes and supports all its residents, regardless of their housing status.

If you would like to unsubscribe to these alerts, please reply to: [info@mhppartners.org](mailto:info@mhppartners.org) and type "unsubscribe" in the subject line.

***Please Note Address & Phone Change Below***

Robert A. Goldman, Esq.  
President  
Montgomery Housing Partnership  
12200 Tech Road  
Suite 250  
Silver Spring, MD 20904  
Phone - 301-622-2400 x14

**Fax - 301-622-2800**

*"2008 Best Community Development Program"*

*"2007 Innovative Program of the Year"*

*"2006 Community Life Award"*

*"2006 Innovative Program of the Year"*

*"2005 Catalogue for Philanthropy"*

*"2003 Montgomery's Best Honor Award"*

*"2002 Nonprofit Developer of the Year"*

**MCP-Chairman**

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**From:** Geoff Heuchling [heuchling@gmail.com]  
**Sent:** Monday, June 09, 2008 1:16 PM  
**To:** MCP-Chairman  
**Subject:** Falklands apartments

**RECEIVED**  
0618  
JUN 09 2008

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

Dear Sir:

As a resident of the District of Columbia's Colonial Village neighborhood, I would like to register my support for the plan to raze a portion of the Falklands Apartments for denser housing and a new grocery store. As an environmentalist, I firmly believe that transit-friendly development will be key to reducing our carbon footprint and helping curb sprawl. I also believe that the additional residents will help spur additional development in downtown Silver Spring, which will benefit all neighbors of the community.

Good luck in your efforts.

Sincerely,

Geoff Heuchling  
7936 Orchid Street, NW  
Washington, DC



## MCP-Chairman

**From:** Padrick Doyle [padrick@gmail.com]  
**Sent:** Monday, June 09, 2008 1:24 PM  
**To:** MCP-Chairman  
**Subject:** Falkland Chase

**RECEIVED**  
JUN 09 2008

OFFICE OF THE CHAIRMAN

THE MARYLAND NATIONAL CAPITAL  
PLANNING AND DEVELOPMENT

Mr. Chairman, I am writing to express my support for tearing down the horrible apartment blight known as Falkland Chase. Though I am somewhat disappointed we will only rid Silver Spring of one third of this outdated and hideously ugly complex, I am glad to know we have a shot at getting a decent grocery store. This may sound facil, however, I am a resident of South Silver Spring (specifically Mica) but I hate Giant Food and they should burn in hell, forever. I am not crazy, merely attempting to be humorous, but I really don't see much point in saving a building that even its residents fail to grasp what little historical significance it has. Surely there must be more important landmarks worth saving in Silver Spring, such as the giant shark that makes perennial appearances on the Discovery Building. I would like to see the Shark preserved for the enjoyment of residents and children. No, seriously now, I love Silver Spring and support the plan to build high density housing along with some retail space in the plot. Thanks for your hard work on the committee. I know how annoying constituents can be.

--

Paddy

## MCP-Chairman

**From:** Sarah Rooney [sarahrooney@gmail.com]  
**Sent:** Monday, June 09, 2008 1:27 PM  
**To:** MCP-Chairman  
**Subject:** Tear Down Falkland Chase

**RECEIVED**  
JUN 09 2008

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

Dear Mr. Chairman:

I am writing to implore you to allow the destruction of Falkland Chase. While typically I am very much in favor of preserving notable historic structures, in my eye Falkland Chase does not qualify as something worth preserving. The structures are eye sores and not suited for the modern amenities the majority of the local population is looking for when looking for housing. Additionally the current proposal will allow some of the structures to survive, while only developing one parcel. I believe this a reasonable compromise. Especially considered the already existing division between the parcels by 16th Street and East West Highway. By turning down the developer's plan we will lose a significant amount of moderately priced house units which the county desperately needs. I also believe leaving Falkland Chase as it is will hinder the development of the downtown silver spring area. In regards to traffic problems, I believe some smart planning will alleviate much if not all of any potential problems.

In short, please let the developer move forward in re-developing Falkland Chase and do not give it a historic designation.

Sarah Rooney- A South Silver Spring Resident

--

Sarah

## **MCP-Chairman**

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**From:** leslie donaldson [les778@msn.com]  
**Sent:** Tuesday, June 10, 2008 1:29 PM  
**To:** MCP-Chairman  
**Subject:** FalkLand Apts.

**RECEIVED**  
**JUN 09 2008**

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

Dear Mr. Hanson:

I am writing to you in support of not demolishing and of preserving all of the Falkland apts. I lived there as a child and from a personal standpoint can testify that architecturally these homes are real gems - very unique and rare. I have very special memories of growing up in these apts. and of the Falkland neighborhood. My mother often has relayed that the Falkland apts. were featured in PencilPoint magazine for their architectural uniqueness. While I'm currently residing in the Clarksburg Town Center, which has its own set of issues, I heartily urge you to review the Falkland apts. as a whole unit and to not break them apart. They and Silver Spring need our support.

Thank you -

Sincerely,

Leslie Donaldson

## MCP-Chairman

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**From:** Susan Andrea [sandrea5@hotmail.com]  
**Sent:** Tuesday, June 10, 2008 10:51 AM  
**To:** MCP-Chairman  
**Cc:** sshistory@yahoo.com  
**Subject:** Falkland Apartments

**RECEIVED**  
0621  
JUN 10 2008

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

Dear members of the Planning Board:

I strongly support historic designation and protection of the entire Falkland Apartments site in Silver Spring.

I agree with the arguments put forth by the Silver Spring Historical Society and other preservationist, environmental, and civic groups in recommending this action.

Therefore, I urge you to recommend historic designation.

Susan Andrea  
402 Dale Drive  
Silver Spring, MD 20910

**MCP-Chairman**

**From:** danielleicher2010@gmail.com on behalf of Daniel Eicher [d.eicher@wpz.edu]  
**Sent:** Tuesday, June 10, 2008 10:26 AM  
**To:** MCP-Chairman  
**Subject:** Falkland Complex

**RECEIVED**

**JUN 10 2008**

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

Mr. Hanson,

I am writing to urge you and your fellow board members to recommend that the entire Falkland complex be given historic designation.

Thank you,  
Daniel Eicher

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JUN 10 2008

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

**MCP-Chairman**

**From:** Linda Siegenthaler [Linda.Siegenthaler@erols.com]  
**Sent:** Monday, June 09, 2008 8:37 PM  
**To:** MCP-Chairman  
**Cc:** Jurg K. Siegenthaler  
**Subject:** Letter in favor of Designation of the Falkland apartments, Silver Spring

Dear Chairman Hanson,

My husband and I are long time residents of Silver Spring who frequently walk to downtown. We enjoy the landscape and classic frame and gateway that the Falkland Apartments present to the downtown area. It is a true sense of green space behind entering the densely developed downtown.

I am a former resident of Boston and frequently return to this walkable city with historic landscape design. Boston is using wonderful landscape design to preserve neighborhoods and add new housing as Boston reemerges as a walking city of dynamic neighborhoods.

In Silver Spring, we need to preserve the historic green space and the buildings that make up the Falkland complex. There certainly are lots of wonderful design ideas that could be adapted to rework this complex without destroying it.

Please vote in favor of historic preservation of the Falkland Apartments in Silver Spring when the June 12th hearing is rescheduled.

Thank you

Linda Siegenthaler  
Jurg Siegenthaler  
1900 Lyttonsville Road  
#506  
Silver Spring, MD 20910

**MCP-Chairman**

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**From:** Eric Elcher [eric.elcher@steritech.com]  
**Sent:** Tuesday, June 10, 2008 7:55 AM  
**To:** MCP-Chairman  
**Subject:** Falkland complex

**RECEIVED**  
JUN 10 2008

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

Dear Mr. Chairman,

I would like to voice my opinion that the entire Falkland complex be given historic designation.

Regards,

Eric Elcher

**MCP-Chairman**

**RECEIVED**

**From:** Cindy Eicher [Ecrdb@comcast.net]  
**Sent:** Tuesday, June 10, 2008 7:52 AM  
**To:** MCP-Chairman  
**Subject:** Designate ALL of Falkland as historic

**JUN 10 2008**

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

Dear Mr. Hanson,

Please designate all of Falkland apartments as historic. Do not allow 9 acres to be developed with high rise apartments. This tract of land is too important historically -- we have enough development in Silver Spring, and need to be more thoughtful and responsible by keeping historic structures and green space in Silver Spring. The planning board has not given downtown Silver Spring enough green space combined with architecture of interest. It has all been concrete.

Thank you!

Cindy Eicher  
10012 Capitol View Avenue  
Silver Spring, MD 20910



## **MCP-Chairman**

**RECEIVED**

JUN 10 2008

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

**From:** Vera, Martha W. [MVERA@ftc.gov]  
**Sent:** Tuesday, June 10, 2008 9:26 AM  
**To:** MCP-Chairman  
**Subject:** Falkland Apts

Please count me in favor of designating the entire Falklands Apts. With a historic designation. The Falklands are SPECIAL. While high rise development is a good thing in close-in Silver Spring, we need to preserve our history and green spaces. While I would love a Harris Teeter, I do not want it at that location at the expense of the Falklands and our already overcrowded roads. There is ample grocery shopping nearby. Thank you.

Martha W. Vera  
Federal Trade Commission  
600 Pennsylvania Ave., NW, Room 286  
Washington, DC 20580  
(202) 326-3096  
(202) 326-3395

**MCP-Chairman**

**From:** Jane Ohlmacher [janeohl@gmail.com]  
**Sent:** Monday, June 09, 2008 1:45 PM  
**To:** MCP-Chairman  
**Subject:** Historic Falkland Apartments

**RECEIVED**

JUN 10 2008

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

I am writing to you because I will be unable to attend the Thursday night hearing about the Falkland Apartments. However, I did want to express my opinion that these New Deal Era Apartments should be preserved in their entirety. Falkland is one of Montgomery County's most significant historic properties, as the second large-scale apartment complex in the U.S. to be underwritten by the Federal Housing Administration. Eleanor Roosevelt cut the ribbon when Falkland opened in 1937. They are eligible to be saved on the historic register if they are still around to get that honor. Why destroy something like this to bring thousands more people into an already overcrowded area?

The streets of Silver Spring are already choked with traffic. What would this new development add to our quality of life here? It is just more of the same unattractive additions to the concrete canyon.

You may wonder why I care about Silver Spring. My roots go way back in Silver Spring. My father's lifetime home was at 910 Silver Spring Avenue. My grandparents lived on Sligo Avenue. My great grandfather was Washington Bonifant for which Bonifant Street was named. I have to wonder what Washington Bonifant would think if he could see Silver Spring now. In fact I can't believe what has happened just in my lifetime. Silver Spring has a proud past but is now being destroyed by its great location, popularity and the money that can be made by its developers. Please save the Falkland Apartments.

Jane Ohlmacher

## MCP-Chairman

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**From:** Pearl Mades [plmades@verizon.net]  
**Sent:** Monday, June 09, 2008 3:37 PM  
**To:** MCP-Chairman  
**Subject:** Falkland Apts. - Historic Designation

**RECEIVED**  
JUN 10 2008

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

Dear Sir:

Just as the powers that were then had the visionary sense to save Greenbelt, so too is it desired that you and your board, the powers that are now, make a case, in the strongest possible terms, for the historic preservation of the Falkland Apartments, a project which dates from the same era. These breathing spaces that are left in our environment not only help to avoid population density, and all its implicit complications, but at the same time, preserve a piece of history, forever reminding us of our past; the way things are now should have links to the way things were then so that we maintain continuity with, and learn the lessons of, history.

Pearl Mades  
Silver Spring, MD  
Member - Art Deco Society of Washington

## MCP-Chairman

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**From:** Karine Zbiegniewicz [karinecandleopera@hotmail.com]  
**Sent:** Monday, June 09, 2008 4:08 PM  
**To:** MCP-Chairman  
**Subject:** Falklands support

RECEIVED  
JUN 10 2008

Item 14 on Thursday, June 12 agenda

Dear Chairman Hanson:

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

As a long-time Silver Spring resident and home owner, I am writing in support of obtaining historic designation for ALL of the 1937 Falkland Apartments at East-West Highway and 16<sup>th</sup> Street, Silver Spring. The garden apartment complex is eligible for the National Register based on its significant history, including being underwritten by the Federal Housing Administration and the ribbon-cutting by then First Lady Eleanor Roosevelt. In addition, the ample green space and human scale of the Falklands gives welcome relief from the congestion in that area and the condominium and apartment development all around Silver Spring.

I am opposed to the owner's plans to demolish 9 of the 22 acres and to build more than 1,000 units of high-rise housing and a supermarket north of East-West Highway. While I support the revitalization of Silver Spring, I believe that the intersection is already inundated with traffic and this project would aggravate it further. The development of the site will negatively impact nearby Montgomery County neighborhoods and Rock Creek Park land. Please vote to protect and preserve the complex.

Thank you,

Karine Zbiegniewicz  
810 Silver Spring Avenue  
Silver Spring MD 20910

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## MCP-Chairman

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**From:** Evan Glass [evaninmd@aol.com]  
**Sent:** Monday, June 09, 2008 4:57 PM  
**To:** MCP-Chairman  
**Subject:** Falkland Chase Apartments

**RECEIVED**  
JUN 10 2008

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

Mr Hanson,

As an environmentalist, a resident of Silver Spring's Central Business District and president of the South Silver Spring Neighborhood Association (though writing on my own accord), I urge you and other members of the Planning Board to support the ideals of smart growth and allow the north parcel of the Falkland Chase apartment building to be redeveloped.

My hope is that the Board allows the continued progress of Silver Spring's Central Business District to continue, bringing more affordable housing and commercial opportunity to the community while also boosting public transportation as the primary mode of travel.

I also hope that the Board designates the remaining two-thirds of the Falkland Chase as an historic property. This remaining area is not directly affected by future public transportation projects, as the north parcel is by the proposed Purple Line, and it creates a beautiful buffer zone along the edge of the CBD.

But do not confuse my rejection of an historic status for the entire Falkland Chase property as an endorsement of the current redevelopment design proposed by Home Properties. The land owner's proposed plan has many faults, but at its core is a worthy goal: to support the socio-economic needs of the greater Silver Spring community in an environmentally conscious manner.

Our community's future must be rooted in smart growth initiatives. A vote to designate the entire Falkland Chase property an historic one would be choosing to ignore the environmental and economic warning signs of the entire Washington region. Future growth must be done at public transportation centers and no other community in Montgomery County exemplifies this more than Silver Spring.

Please do not let one flawed design for redevelopment impede any possibility for redevelopment.

I ask you to reject historic designation for the Falkland's north parcel but urge you to support such a designation for the remaining two sections.

Thank you,

Evan Glass  
7915 Eastern Avenue  
Apt #1007  
Silver Spring, MD 20910

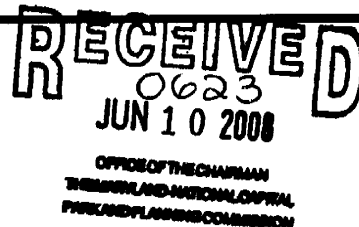
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## MCP-Chairman

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**From:** Mark J Jordan [Mark\_Jordan@freddiemac.com]  
**Sent:** Tuesday, June 10, 2008 1:46 PM  
**To:** MCP-Chairman  
**Subject:** Falkland Complex....



Good Afternoon, Chairman Hanson,

I would like to add my voice and vote to the recommendation by The Art Deco Society of Washington that the entire Falkland complex be given historic designation.

Thank you in advance for your time and consideration in this matter.

Have a Good Day,  
Mark

Mark Jordan  
Freddie Mac  
[mark\\_jordan@freddiemac.com](mailto:mark_jordan@freddiemac.com)  
703-456-5677

**MCP-Chairman**

**RECEIVED**

**JUN 10 2008**

**OFFICE OF THE CHAIRMAN  
THE MONTGOMERY NATIONAL CAPITAL  
PLANNING COMMISSION**

**From:** Adam Daniel [politicsa@jodam.net]  
**Sent:** Tuesday, June 10, 2008 1:48 PM  
**To:** MCP-Chairman  
**Cc:** councilmember.ervin@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
Councilmember.trachtenberg@montgomerycountymd.gov  
**Subject:** Do not give Falkland Chase historic designation

Dear Chairman Hanson,

I am writing to ask that the Planning Board not grant historic status to the Falkland Chase apartment complex. I am a longtime resident of downtown Silver Spring-- first at the Falkland Chase apartments and now in a house near the corner of Wayne and Dale. I value Falkland Chase and its pleasant grounds. However, I also support economic growth and increased opportunities for everyone who wishes to live in a socially responsible setting, where population is already dense and shopping and mass transit are nearby.

Basic economics tell us that no amount of housing subsidization can do as much to make housing affordable as the addition of more housing units. Likewise, prosperity without sprawl-- sustainable prosperity-- demands that we plan for smart, dense development. Further, the project proposal redevelops the least-attractive section of the Falkland complex. It also adds new retail, which many developers in downtown Silver Spring have been reluctant to do. Please do not stop this important and measured progress by granting the historic designation to the entire Falkland complex. Allowing the new development to proceed would be a win-win for the county's future.

Sincerely,  
Adam Daniel  
8416 Queen Annes Dr.  
Silver Spring, MD 20910  
(301) 565-9718

**Coleman, Joyce**

---

**From:** Cindy Eicher [ecrdb@comcast.net]  
**Sent:** Tuesday, June 10, 2008 4:01 PM  
**To:** MCP-Chairman  
**Subject:** Falkland Apartment Complex

**RECEIVED**  
JUN 11 2008

Dear Mr. Chairman,  
Please designate the Falkland Apartments as a historic site.  
Thank you,  
Ryan Eicher

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



**Coleman, Joyce**

---

**From:** Ruby Marcelo [ruby\_marcelo@hotmail.com]  
**Sent:** Wednesday, June 11, 2008 10:47 AM  
**To:** MCP-Chairman  
**Subject:** Comments on Falkland Chase

**RECEIVED**  
JUN 11 2008

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

June 11, 2008

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

Dear Chairman Hanson,

I am a renting resident of Summit Hills which is at East-West Highway and 16<sup>th</sup> St. I often pass the parcel the North parcel of Falkland Chase on my way to and from the Silver Spring Metro. When I moved to Silver Spring, I was a graduate student at the University of Maryland, College Park and wanted an area that was metro accessible. I found that Silver Spring had a plethora of rental properties to choose from. I choose not to move in to Falkland Chase because it was too small when compared to other choices in the immediate vicinity.

Now as a resident working full-time in the county I would love to have the opportunity to buy a small place of my own in Silver Spring. The problem is that there are few places within my income that I could purchase. The recent development projects on Eastern Avenue and Blair are out of my price ranges and all of the MDPU's there are already purchased.

By designating 2 parcels of Falkland Chase as historic would save the character of the area. I do appreciate green space and trees. But, where there is chance to build affordable workforce housing, especially working within metro accessible areas, housing should come first.

Issues of traffic congestion in that area can be solved by encouraging residents to not have cars by limiting parking or to use car-sharing programs such as Flex-Car and Zip Car. These programs already use Summit Hills, Lenox, and the Silver Spring Metro for some of their vehicles.

The Planning Commission has an opportunity that does not come often to contribute to the housing stock of the county, promoting smart growth development, and preserving green space areas. I hope the Planning Commission takes all these important issues in to consideration in making its decision.

Sincerely,

Ruby Marcelo  
Resident  
1701 East-West Highway,  
Apt 306  
Silver Spring, MD 20910

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**Coleman, Joyce**

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**From:** Michael Iacangelo [miacangb@yahoo.com]  
**Sent:** Tuesday, June 10, 2008 6:24 PM  
**To:** MCP-Chairman  
**Subject:** Please vote to preserve Falkland Apartments

**RECEIVED**  
JUN 11 2008

OFFICE OF THE CHAIRMAN  
THE MONTGOMERY-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Mr. Hanson,

I request that you vote for the preservation of Falkland Gardens and take any other actions in your power to pursue that outcome. The development truly warrants a historical designation.

I grew up in the downtown Silver Spring area. I appreciate effects of the recent revitalization efforts. However, I believe that the loss of such a significant landmark as the Falkland Apartments and the increased density that would be allowed will only work against the positive effects and scale of those efforts.

Michael Iacangelo  
301-651-9520

**Coleman, Joyce**

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**From:** mary reardon [mareardon3@yahoo.com]  
**Sent:** Tuesday, June 10, 2008 3:28 PM  
**To:** MCP-Chairman  
**Cc:** Jerry McCoy; Wayne Goldstein; Whipple, Scott; Kelly, Clare; Wright, Gwen; Marcie Stickle  
**Subject:** Rescheduling of hearing on Falkland Apartments

TO: Royce Hanson, Chair, Montgomery County Planning Board

FROM: Mary Reardon, Preservation Chair, Silver Spring Historical Society

RE: Falkland Apartments: Rescheduling of Hearing on Historic Designation

**RECEIVED**  
0632  
JUN 11 2008

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

On behalf of the Silver Spring Historical Society, I respectfully request that the hearing on historic (Master Plan) designation of Falkland Apartments be scheduled no earlier than the second week in September. Most importantly, I ask that you not schedule it for the second half of July nor the first week of August.

During those weeks in July, Gwen Wright, Chief of Countywide Planning, will be absent. We feel it is crucial that she be present for the hearing and work session, as her substantial experience in the designation process and her extensive knowledge of preservation law will be a valuable resource at the session. On a number of occasions, Ms. Wright was extremely helpful in providing clarification on issues regarding details of the law or the process. She is very familiar with this particular issue, having been involved in a number of HPC and Planning Board sessions on Falkland over several years.

During the last week of July and the first week of August, I will be out of town on a business trip, and I have been the point person on this issue for the Silver Spring Historical Society. Several of our key supporters will also be absent during that period. Moreover, the summer months, through the first week in September, are generally problematic in ensuring that all who want to participate will be present.

For all these reasons we would ask you to hold the hearing until at least the second week in September. I would appreciate your considering this request.

Cc:  
Jerry McCoy  
Wayne Goldstein  
Scott Whipple  
Clare Kelly  
Gwen Wright

**MCP-CTRACK**

2008-0632

**From:** Kelly, Clare  
**Sent:** Wednesday, June 18, 2008 10:12 AM  
**To:** 'mary reardon'  
**Cc:** Sampson, Sheila; Whipple, Scott; MCP-CTRACK  
**Subject:** RE: Rescheduling of hearing on Falkland Apartments

Mary,

The hearing on the designation of the Falkland Apartments has been scheduled for Thursday, July 10, 2008.

We sent you a notice by US mail, which you should have gotten by now, with the details on the hearing.

You may sign up to testify for the hearing at [MontgomeryPlanningBoard.org](http://MontgomeryPlanningBoard.org).

Thank you for your interest in this subject and we look forward to continuing to work with you on this and other projects.

Regards,  
Clare Lise Kelly

**Clare Lise Kelly**  
Research and Designation Coordinator  
Historic Preservation Section  
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  
Office: 1109 Spring Street #801, Silver Spring  
Mail: 8787 Georgia Avenue, Silver Spring, MD 20910  
(301) 563-3402 Office  
(301) 563-3412 Fax  
[clare.kelly@mncppc-mc.org](mailto:clare.kelly@mncppc-mc.org)  
[www.MontgomeryPlanning.org](http://www.MontgomeryPlanning.org)

**From:** mary reardon [mailto:mareardon3@yahoo.com]  
**Sent:** Tuesday, June 10, 2008 3:28 PM  
**To:** MCP-Chairman  
**Cc:** Jerry McCoy; Wayne Goldstein; Whipple, Scott; Kelly, Clare; Wright, Gwen; Marcie Stickle  
**Subject:** Rescheduling of hearing on Falkland Apartments

TO: Royce Hanson, Chair, Montgomery County Planning Board

FROM: Mary Reardon, Preservation Chair, Silver Spring Historical Society

RE: Falkland Apartments: Rescheduling of Hearing on Historic Designation

On behalf of the Silver Spring Historical Society, I respectfully request that the hearing on historic (Master Plan) designation of Falkland Apartments be scheduled no earlier than the second week in September. Most importantly, I ask that you not schedule it for the second half of July nor the first week of August.

During those weeks in July, Gwen Wright, Chief of Countywide Planning, will be absent. We feel it is crucial that she be present for the hearing and work session, as her substantial experience in the designation process and her extensive knowledge of preservation law will be a valuable resource at the session. On a number of occasions, Ms. Wright was extremely helpful in providing clarification on issues regarding details of the law or the process. She is very familiar with this particular issue, having been involved in a number of HPC and Planning Board sessions on Falkland over several years.

During the last week of July and the first week of August, I will be out of town on a business trip, and I have been the point person on this issue for the Silver Spring Historical Society. Several of our key supporters will also be absent during that period. Moreover, the summer months, through the first week in September, are generally problematic in ensuring that all who want to participate will be present.

For all these reasons we would ask you to hold the hearing until at least the second week in September. I would appreciate your considering this request.

Cc:

Jerry McCoy  
Wayne Goldstein  
Scott Whipple  
Clare Kelly  
Gwen Wright



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

June 10, 2008

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

**Re: Falkland North, Silver Spring, MD Draft Amendment to the Master Plan  
for Historic Preservation for Falkland Apartments, #36/12**

Dear Dr. Hanson and members of the Planning Board:

I am writing to you to urge you to support the proposal by Home Properties to redevelop part of its Falkland Chase Apartments to create new housing on the north portion of its Falkland Chase Apartments. This proposal presents an outstanding opportunity to deliver sizable affordable housing benefits for needy individuals in a prime business center, close to transit, jobs and retail centers.

As part of its plans, Home Properties proposes to provide 133 MPDUs and 100 workforce housing units on this site, along with 49 additional affordable units at another of its properties for a total of 282 additional affordable units. I'm sure you will agree that this presents an outstanding opportunity to provide new housing choices for many individuals and families in downtown Silver Spring who struggle with finding affordable housing. That struggle is not getting easier with each passing day, making this a rare opportunity to add this many affordable apartments at once.

Having heard public officials regularly lament the lack of affordable housing in Montgomery County – a view I certainly share – I urge you to vote in favor of this proposal. It is a perfect opportunity to deliver on the official commitment to provide more affordable housing where it is needed most.

Very truly yours,

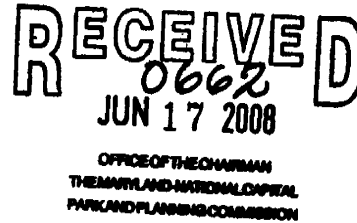
James A. Brown, Jr.  
President  
(301)493-5506



## **MCP-Chairman**

---

**From:** Peter\_McKelvy@discovery.com  
**Sent:** Tuesday, June 17, 2008 12:01 PM  
**To:** MCP-Chairman  
**Subject:** Support  
**Attachments:** pic22549.jpg



Planning Board Chairman Royce Hanson

I am a resident of Montgomery County and want to see the Development Plans for the Falkland Apartment go forward. I am against historical designation for the property. I think that Maryland and Montgomery County need to implement Smart Growth development which in this case would include higher density housing in and around major public transportation hubs like Silver Spring.

Peter McKelvy  
13220 Squires Court  
Gaithersburg, Md 20878

(Embedded image moved to file: pic22549.jpg)

No workplace is safe when Mel B. and Joey Fatone go searching for America's best hidden talent in TLC's new series THE SINGING OFFICE, premiering June 29 at 9 PM (ET/PT).

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## MCP-Chairman

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**From:** SV Sears [svsears@aol.com]  
**Sent:** Wednesday, June 18, 2008 3:24 PM  
**To:** MCP-Chairman  
**Cc:** susansears.darfur@gmail.com  
**Subject:** Falkland Chase

**RECEIVED**  
0669  
JUN 18 2008

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

18 June 2008

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

Dear Chairman Hanson:

I am a long-time resident of the Falkland Chase apartments. Unfortunately, I was unable to attend the hearing on 12 June 2008. I am writing to express my support for an historic designation for the complex.

I do wish I had more notice about the hearing but I have been unavailable for several weeks until today. I am a writer and a human rights policy activist. I have been heartened to be able to live in an affordable apartment, in a pedestrian-friendly area (I do not own a car), for so many years after graduation from American University. I remember the day that my brother-in-law found some photographs at the office here at Falkland Chase. He called me to ask what he should do with them. I came over from my house in the District and advised the young office staff that these were photographs of great significance. Indeed, they were. I learned then a great deal more about Falkland Chase, the history of the Federal Housing Administration, and the area. A few years later, I moved here myself.

As a former resident of Strasbourg, France, Rome, and Jerusalem, I appreciate the older buildings perhaps more than most Americans. I reject the notion that I have been expressed recently in the press, that these are hideous old rundown apartments filled with "graduate students." (I don't know what is wrong with graduate students, exactly.) I have met many families, recent immigrants, artists, federal workers, police, teachers, etc. here. You get the idea: this is an attractive place to live as well as historic.

I will never forget the Sunday, about 10 years ago, that I slipped out to buy the *New York Times*—fervently hoping that I would make it to the store and back without stopping as I was not exactly looking very soignée. I arrived back, huffing and puffing, to find a group of people, diverse in age, but looking like an extended family, standing looking up. I couldn't fathom what on earth they might be doing. It's a long story but a wonderful one.

The oldest person in the group was a WWII veteran. He, his wife, children, and grandchildren had come to Washington, DC from Kansas City to attend D-Day celebratory events. They came all the way up here from their hotel downtown because the oldest son in the family was born in my apartment. His mother lived in it with another married woman. She worked in Washington while her husband served overseas. I listened to their wonderfully moving (and very American) story of their time here.

They remembered Falkland Chase as a wonderful place. I insisted that they come up to the apartment; being well-mannered Midwesterners they worried they were intruding. But I told them they simply couldn't come so far and not come up and show the apartment to their children and grandchildren. They stayed for about two hours and we talked about everything from Mrs. Roosevelt and her encouragement that they all plant perennials (many of which still bloom on the property) to current politics. I became even prouder of living here. They were



so pleased that Falkland Chase was still here and housing others who wanted to live a decent life with green space around them. The grandchildren—the children of the man born in the apartment—were absolutely spellbound by all of this; it was great to see teenagers ask so many questions about American and world history.

I am sorry that this is such a quickly written note--and too long-- but I do hope that the Board considers quality of life in their decision—it's not always about the very 'latest luxury' in apartments. There are other things that are just as important, in my opinion. There are plenty of places people can rent or buy in this area if that is what they want. Those who chose to live here, and remain, find the nature of Falkland Chase timeless. I realize that most Americans cannot imagine living without big closets, built-in microwaves, etc....but I think they're finding out—due to the latest economic crisis—that some of us knew all along that we'd rather live in historic, larger apartments with green spaces and access to everything we need without cars.

Thank you.

Sincerely,

Susan Sears

**Susan V. Sears**  
**1608 East-West Hwy. #W344**  
**Silver Spring, MD 20910-3012**  
**301.587.7623 (home)**  
**240.676.3667 (mobile)**

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

July 1, 2008

Barbara A. Sears  
301.961.5157  
[bsears@linowes-law.com](mailto:bsears@linowes-law.com)  
Samantha L. Mazo  
301.961.5261  
[smazo@linowes-law.com](mailto: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

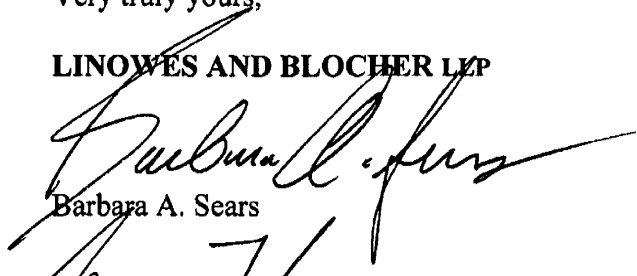
**LINOWES**  
AND **BLOCHER LLP**  
ATTORNEYS AT LAW

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

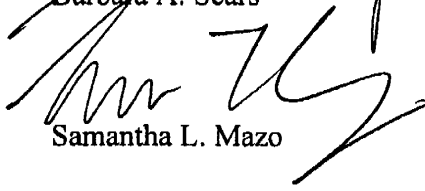
Please include this correspondence and all attachments in the Administrative Record for this proceeding. Thank you.

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-NCPPC  
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

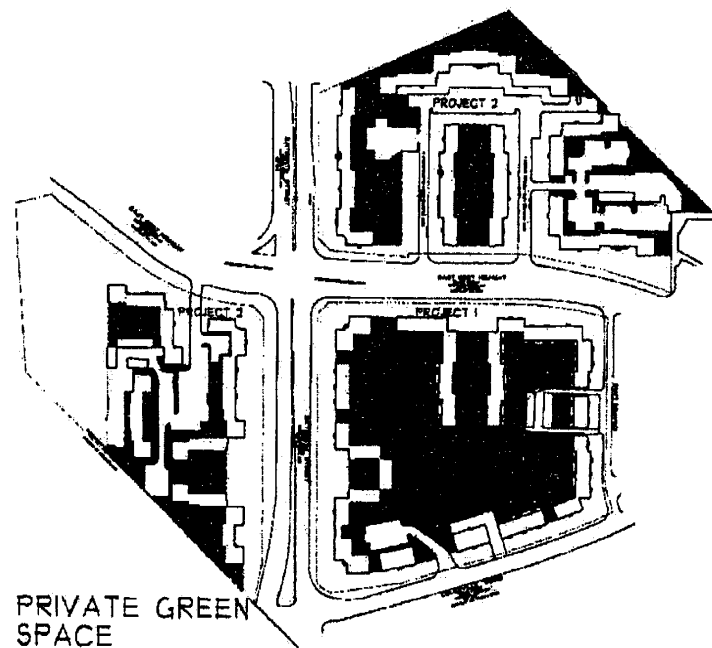
While Project 1 (South) embraced the Garden City planning concept, and used more than half the land area for private green space, Project 2 (North and West) followed typical garden apartment site plans that maximized development and parking density and are still found throughout Montgomery County.

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 20<sup>th</sup> 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 20<sup>th</sup> 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	<b>Bucher/Borges Group, Managing Member</b>
1989-2004	<b>Ward Bucher Architects, Principal</b>
1986-1989	<b>Bucher &amp; Borges Architects, Partner</b>
1985-1986	<b>EDG Architects &amp; Planners PC, V. P.</b>
1984-1985	<b>KressCox Associates, PC, Director of Historic Preservation</b>
1974-1984	<b>Wm. Ward Bucher &amp; Associates, Principal</b>
1971-1974	<b>Office of Planning &amp; Development, DC Government, Architect</b>



**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**,

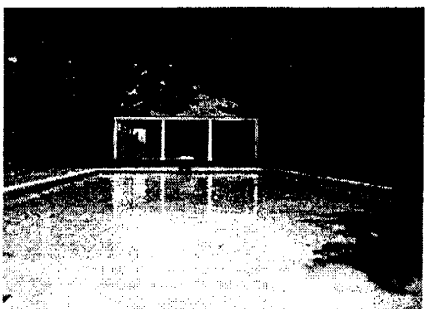
**District of Columbia**                      Registration #2400

**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).

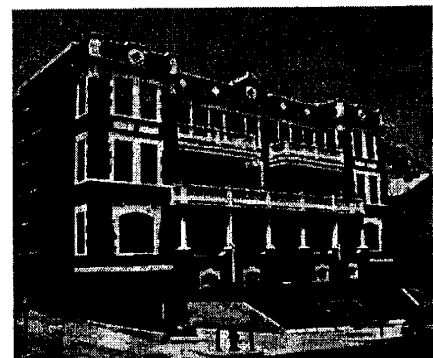
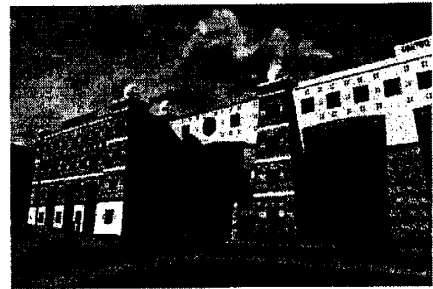
**Legal Tools and the Visual Environment**, May 1976, Center for the Visual Environment, Washington, D.C.

**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**

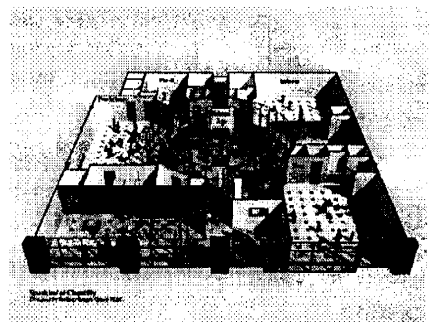
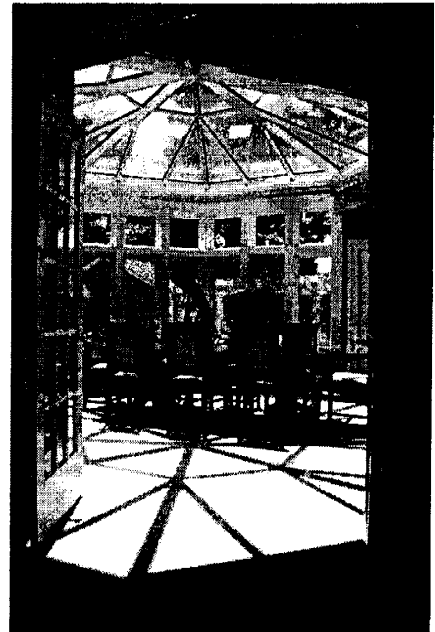
**NationsBank, Real Estate Loan Department**

**Oxford Museum**

**Preservation Maryland, Preservation & Revitalization Conference**

**University of Maryland, School of Architecture**

**ValCon Construction Consultants**



## **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

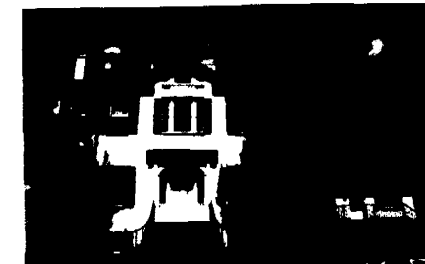
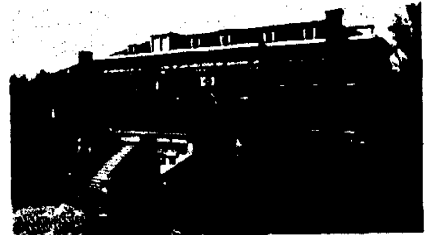
Mr. Ward Bucher, AIA has extensive experience in historic preservation throughout the United States. Preservation services he has performed include historic significance analysis, National Register nominations, federal and state tax credit applications, Historic Structure Reports, and Cultural Resource 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	<b>Bucher/Borges Group, Managing Member</b>
1989-2004	<b>Ward Bucher Architects, Principal</b>
1986-1989	<b>Bucher &amp; Borges Architects, Partner</b>
1985-1986	<b>EDG Architects &amp; Planners PC, V. P.</b>
1984-1985	<b>KressCox Associates, PC, Director of Historic Preservation</b>
1974-1984	<b>Wm. Ward Bucher &amp; Associates, Principal</b>
1971-1974	<b>Office of Planning &amp; Development, DC Government, Architect</b>



**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**,

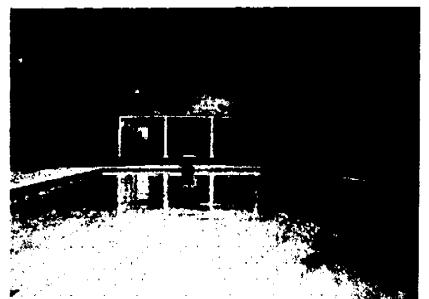
**District of Columbia**                      Registration #2400

**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).

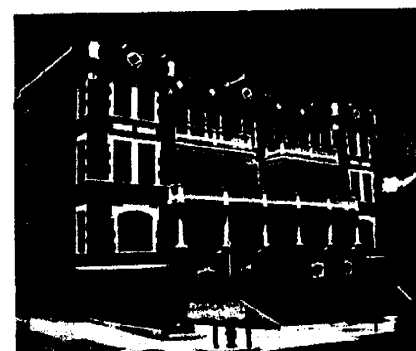
**Legal Tools and the Visual Environment**, May 1976, Center for the Visual Environment, Washington, D.C.

**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**

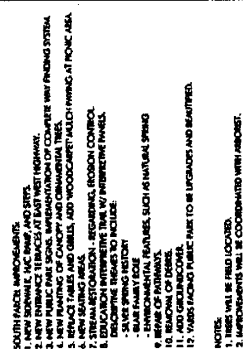
**Preservation Maryland, Preservation & Revitalization Conference**

**University of Maryland, School of Architecture**

**ValCon Construction Consultants**



December 6, 2007



**NOTES:**

1. TREES WILL BE FIELD LOCATED.
2. IMPROVEMENTS WILL BE COORDINATED WITH ARBORIST.



## MCP-Chairman

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**From:** Wayne Goldstein [waynemgoldstein@hotmail.com]  
**Sent:** Thursday, July 03, 2008 12:56 AM  
**To:** MCP-Chairman  
**Cc:** Stanley, Rollin; Kreger, Glenn; Wright, Gwen; Jim Humphrey  
**Subject:** Montgomery Preservation, Inc. Requests Postponement of Falkland Hearing

July 3, 2008

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

**RECEIVED**  
0719  
JUL 03 2008

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

Dear Chairman Hanson/Royce:

I write on behalf of Montgomery Preservation, Inc. to ask that the Public Hearing and Worksession on the Falklands scheduled for Thursday, July 10th be postponed because the staff report has not been posted on the Planning Board's website in a timely manner in accordance with the Board's Rules of Procedures. I have been told by Christine McGrew that the staff report may not be available until Thursday, July 3rd, just 7 days before the hearing. Please reschedule this hearing to the next available date.

Thank you,  
/s/

Wayne Goldstein  
President  
Montgomery Preservation, Inc.  
3009 Jennings Road  
Kensington, MD 20895  
301-942-8079

cc: Jim Humphrey, Montgomery County Civic Federation

[http://www.montgomeryplanningboard.org/agenda/rules\\_procedure.shtm](http://www.montgomeryplanningboard.org/agenda/rules_procedure.shtm)

Rules of Procedure

Adopted January 25, 2007

CHAPTER IV: RULES OF PROCEDURE FOR PUBLIC HEARINGS 4. Policy and Nature of Public Hearings before the Planning Board.

4.4 Scheduling Subject to Staff Report.

Except for Project Plans or in exceptional circumstances as determined by the Chairman or the Board, the public hearing on an Application will be scheduled not fewer than ten (10) days after the date on which the staff report is published on the Planning Board's web site. The date, time, and location of each hearing will be established at the discretion of the Chairman.

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Enter the Zune-A-Day Giveaway for your chance to win – day after day after day  
<http://www.windowlive-hotmail.com/ZuneADay/?locale=en-US&ocid=TEXT TAGLM Mobile Zune V1>



*Maryland Department of Planning  
Maryland Historical Trust*

*Martin O'Malley  
Governor*

*Anthony G. Brown  
Lt. Governor*

*Richard Eberhart Hall  
Secretary*

*Matthew J. Power  
Deputy Secretary*

RECEIVED  
0721  
JUL 03 2008

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

July 1, 2008

The Honorable Marc Elrich  
Montgomery County Council  
100 Maryland Avenue, 6<sup>th</sup> floor  
Rockville, Maryland 20850

Re: Falkland Apartments (M:36-12)

Dear Mr. Elrich:

Thank you for your recent email inquiring about the eligibility of the Falkland Apartments for the National Register of Historic Places.

The Falkland Apartments were determined eligible for the National Register of Historic Places in 1999, in the course of routine planning for proposed highway improvements at the intersection of Maryland Routes 390 and 410. The documentation which supported this determination demonstrated that the Falkland complex meets National Register criteria for significance, both for the merits of its architecture, planning, and landscape design, and for its association with important events and trends in the history of housing in the United States.

The Falkland Apartments may be Maryland's finest example of a 1930s garden apartment complex. It was designed by prominent architect Louis Justement and remains in essentially unaltered condition. It retains intact virtually all of the features of architecture, planning, and landscape design which define its character as a premier example of the Garden City movement of the period, and which reflect its significant association with nationwide trends in housing development during the Depression era. It represents 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. Combining Garden City design principles with New Deal humanitarian concern, the Falkland Apartments reflects a period of unprecedented collaboration between government, architects, and developers to raise housing to a social art.

The 1999 determination of eligibility ensured that the property's significance would be taken into consideration in planning for projects involving State or Federal funding. If the property were formally listed in the National Register, the owner would be entitled to apply for a variety of financial incentives intended to encourage sensitive rehabilitation.

The complete range of resources -- buildings and landscape -- 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.

J. Rodney Little to Councilmember Marc Elrich

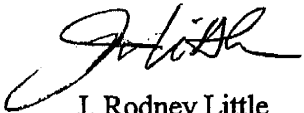
July 1, 2008

Page Two

We would be happy to work with the property owner to secure listing in the National Register, and to explore alternatives that may achieve his desired goals while respecting and preserving the qualities which contribute to the significance of the Falkland Apartments. Numerous projects throughout Maryland demonstrate the successful combination of preservation and development, assisted by State and Federal financial incentives, and guided by the Secretary of the Interior's Standards.

I hope this information is helpful to you. Please do not hesitate to contact Peter Kurtze at (410) 514-7649 with any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Rodney Little", written in a cursive style.

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