

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

Property Name: The Falkland Apartments Inventory Number: M:36-12

Address: Intersection of 16th St.(MD 390) and East-West Highway (MD 410)

Owner: Falkland Co. Limited Partnership

Tax Parcel Number: 393,532,555 Tax Map Number: JN 123

Project MD 390 at MD 410 Agency State Highway Administration (SHA)

Site visit by SHA Staff: no yes Name: Jill Dowling Date: 7/21/99

Eligibility recommended Eligibility **not** recommended

Criteria A B C D Considerations: A B C D E F G None

Is property located within a historic district?: no yes Name of District: _____

Is district listed?: no yes

Documentation on the property/district is presented in: MIHP Form prepared by Michael Kopp

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

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

Built circa 1937, the Falkland complex was designed by Washington DC architect Louis Justement as one of the first three projects funded by the Federal Housing Administration, and embodies classical design elements that evolved from the "garden city" movement.

Prepared by Jill Dowling

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

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

PRESERVATION VISION 2000; THE MARYLAND PLAN
STATEWIDE HISTORIC CONTEXTS

I. Geographic Region:

- Eastern Shore (all Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural-Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930- Present
- Unknown Prehistoric
- Unknown Historic

IV. Historic Period Themes:

- Agriculture
- Architecture, Landscape Architecture, and Community Planning
- Economic (Commercial and Industrial)
- Government/Law
- Military
- Religion
- Social Educational/Cultural
- Transportation

V. Resource Type:

Category: Building

Historic environment: Suburban

Historic Function(s) and Use(s): Domestic- Multiple Dwelling

Known Design Source: Louis Justement (Architect)

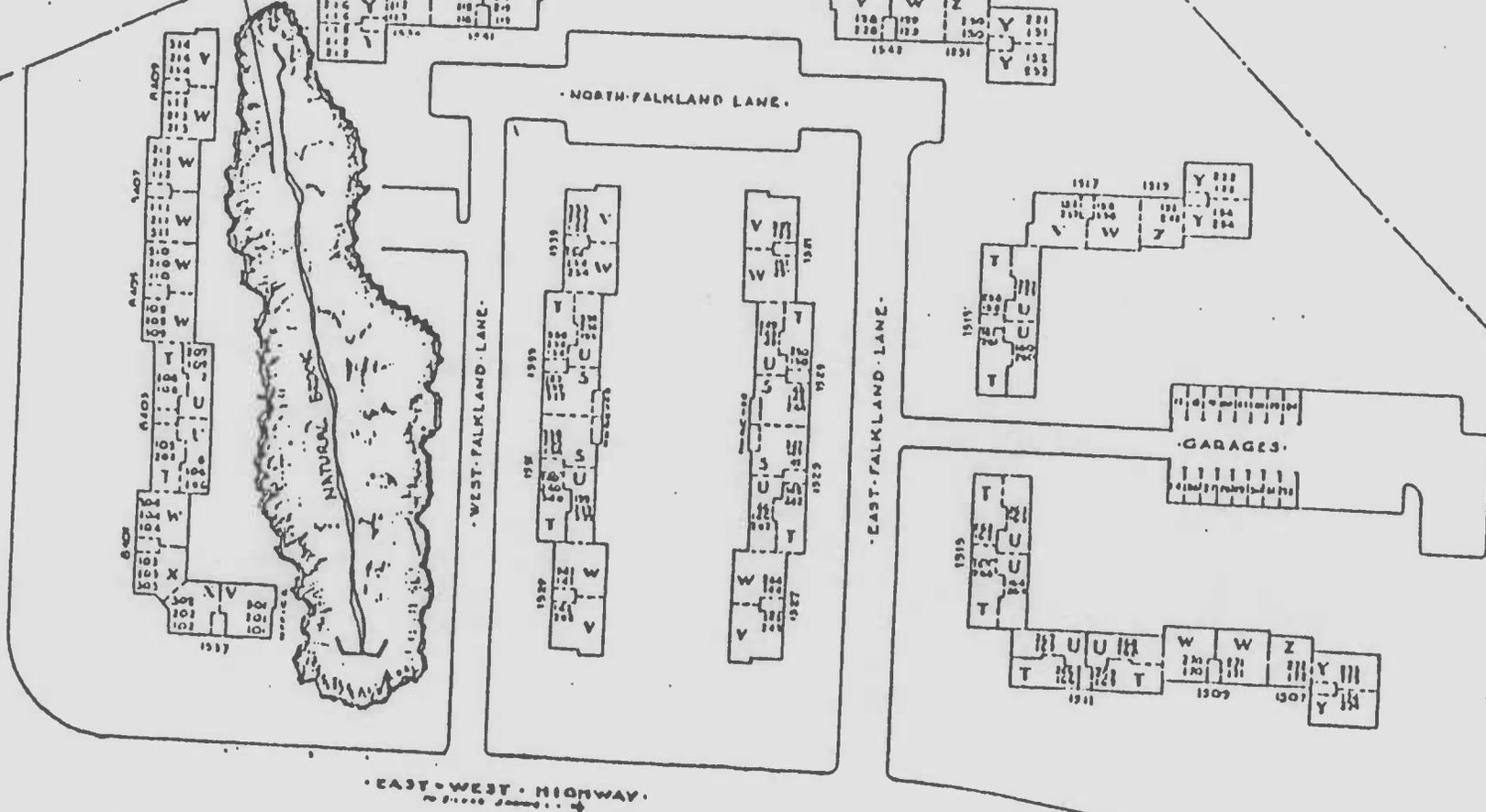
STAND OF TREES
NATNE TO SITE

-10-

SIXTEENTH ST.



• PLOT PLAN • SECTION • N •



• THE FALKLAND CO. •
 • PLOT PLAN •
 • SHOWING TYPES & NUMBERS •
 • OF APARTMENTS •

• SCALE 1/4" = 1' •
 • ALL DIMENSIONS ARE APPROXIMATE •
 • SEE PLANS FOR DETAILS •

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203

HIGHWAY

SIXTEENTH STREET

-11-

TO WASHINGTON

ROCK
OUTCROPPING

NATURAL BROOK

STAND OF TREES
NATIVE TO THE SITE

GARAGES

DRIVE

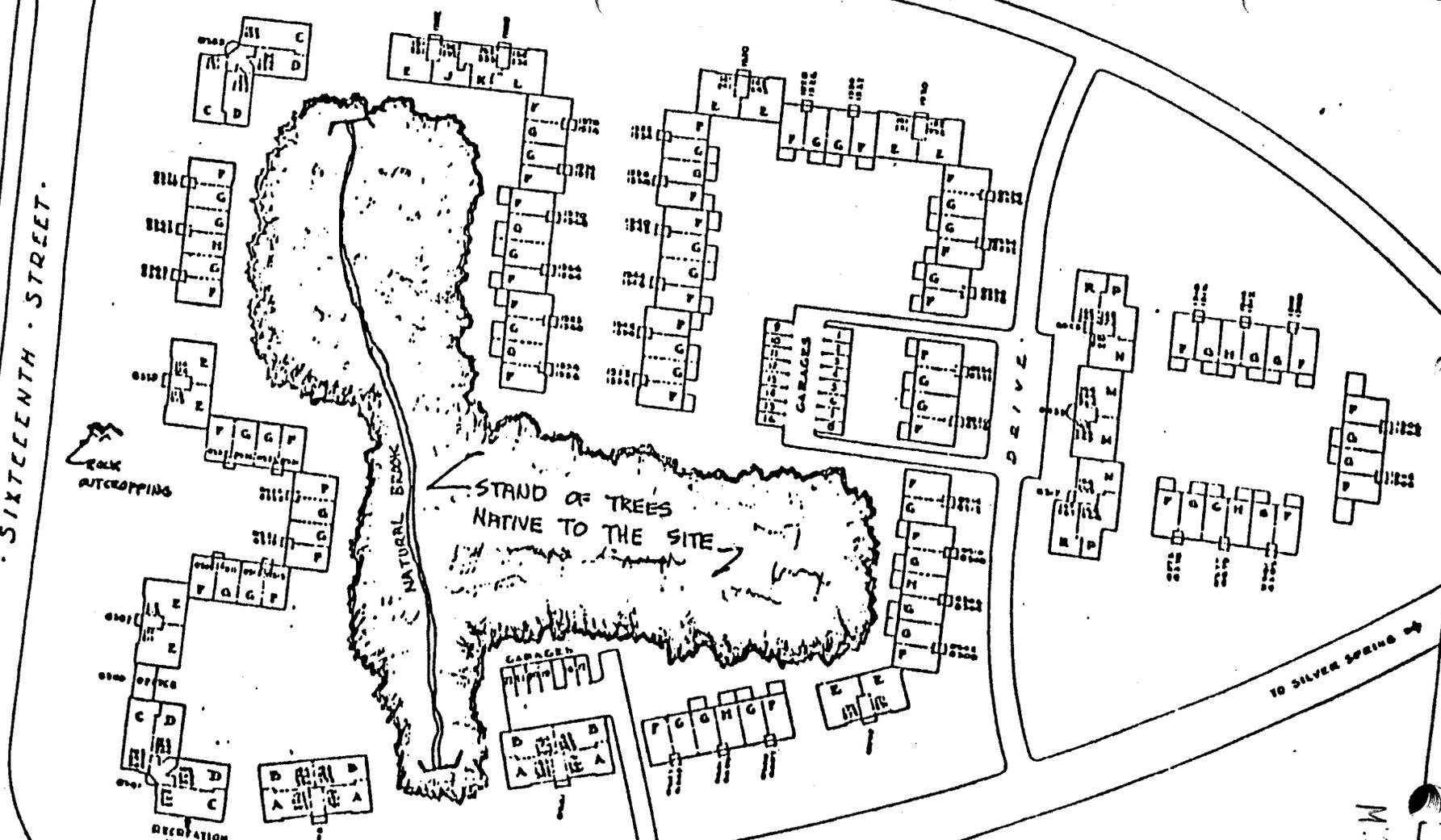
TO SILVER SPRING

COLLSVILLE PIKE

FALKLAND PROPERTIES INC.
- PILOT PLAN -
- SHOWING TYPES & NUMBERS -
- OF APARTMENTS -
• LOUIS JUSTEMENT ARCHITECT •

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MD 410, West



MD 410, East

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC **Falkland Properties, Inc.**

AND/OR COMMON

Falkland Apartments

2 LOCATION

STREET & NUMBER

9301-15, 8319-21, 8325-27, 8331-39, 8361-71, 8385, 8401-09 : 16th St. (odd numbers) /
8300-10, 8318-24 : 16th St. (even nos.) / 8312-16 CAREY LA. (even nos.) / 1500-82, 1600-08 EAST-WEST HWY.
(even nos.) / 1507-11, 1535 EAST-WEST HWY. (odd nos.) / 1529-35 W. FALKLAND LA. (odd nos.) / 1539-51 N. FALKLAND
LA. (odd nos.) / 1513-27 E. FALKLAND LA. (odd nos.) / 8341, 8347-59, 8373-83 COLESVILLE RD. (odd nos.) /
8300-14, 8318-24, 8328-38 DRAPER LA. (even nos.) / 8317, 23, 29 DRAPER LA.

CITY, TOWN

Silver Spring

___ VICINITY OF

CONGRESSIONAL DISTRICT

8th

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: **Garden Apts.**

4 OWNER OF PROPERTY

NAME **Falkland Company Limited Partnership**
c/o B. F. Saul Company

Mr. Fisher
Telephone #: (301)986-6231

STREET & NUMBER

8401 Connecticut Ave.

CITY, TOWN

Chevy Chase

___ VICINITY OF

STATE, zip code

Maryland 20015

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

**Maryland State Dept. of
Assessments**

several, including:
Liber #: 3716, 2584, 1959, 1968
Folio #: 10, 392

STREET & NUMBER

81 Monroe Street, Room 301

CITY, TOWN

Rockville

STATE

Maryland 20850

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

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7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SEE ATTACHED SHEETS

CONTINUE ON SEPARATE SHEET IF NECESSARY

Falkland Apartments are located on 24 acres just west of the Silver Spring Metro station, divided into three parts by the following boundaries (see enclosed map): one parcel is on the west side of Sixteenth Street (Maryland Route 390) between the boundary with the District of Columbia and East-West Highway (Maryland Route 410); a second part is a wedge-shaped area bounded on the north by East-West Highway, on the west by Sixteenth Street, and on the southeast by Colesville Road; and a third part is on the north side of East-West Highway, between Sixteenth Street, the Chesapeake/Baltimore and Ohio Railroad tracks, and the parcel owned by Metro at the northwest corner of East-West Highway and Colesville Road. It should be noted that the Mobile Station and the parking lot on the north side of East-West Highway, just west of the Metro electrical sub-station, are also part of the Falkland tract.

A written description of Falkland Apartments could begin by stating that two commonly recognized themes have been applied to give the buildings and the landscaping in the complex their physical form. One of these is "Colonial Revival", and the other is "garden apartments". In order to give a more complete description however, it is important to show that this garden apartment complex, with buildings done in a Colonial Revival style, has been accomplished with other, perhaps more important, ideas in mind too. These ideas are: 1) architectural and landscaping diversity within an overall unifying plan and 2) preservation and utilization of the natural assets of a site when people build on it.

About four hundred and eighty rental units are placed in a mixture of two-level duplexes (attached to other duplexes), as well as two- and three story "walk up" apartment houses, some with basements. These apartment houses consist of a mixture of one and two-bedroom flats (see enclosed floor plans), with anywhere from four to twelve apartments in a building. These buildings are attached to each other in a variety of ways throughout the site, ranging from one building standing by itself to a string of seven attached buildings. Duplexes, also, are attached in various ways, from two duplexes (two units per duplex) up to six attached duplexes, and in some cases are attached to the buildings containing the flats. These buildings are attached in varying lengths, with a mixture of flats and duplexes, into courtyards, "L" shapes, and more-or-less straight rows. Within these different arrangements, further segmenting of the exterior elevations has been created through the different setbacks of each building from the ones that it is attached to. Consequently it is in the many different arrangements of these buildings over the entire site that much of the architectural quality and diversity exists.

The basic repetition of Colonial Revival building materials and common decorative elements, standard floor plans, as well as consistent low-rise scale, help to give the complex an orderly and unified appearance. Red face brick, using a common bond, with

seventh-course Flemish headers, is combined with various adaptations of Colonial decorative elements for the exterior visual appearance. But the basic structure to which the face brick is attached is load-bearing concrete masonry. In addition, basic wood-frame construction is used on the interior with floor joists (except for concrete floors above basements) and interior partitions made of wood studs with a plaster finish. There are two types of roof construction used on buildings throughout the site; either flat with built-up asphalt roofing surrounded by a brick parapet, or a sloped roof with asphalt shingles.

As was already mentioned, the buildings have many details and decorative elements, some of which are Colonial Revival. Porches can be found in a variety of situations and designs. For building entries, some come with sloped copper roofs supported by metal trellis work. Others have wood porticoes supported by wooden Ionic columns. Recessed entries, some framed by stone lintels with decorative relief, and fluted jambs can also be found. Not only are building entrances covered with porches, but many of the duplex units have their own shed-roof, lean-to screened porches (some of which have been enclosed with horizontal wood siding).

Windows are most commonly Colonial six-over-six wood double-hung sash, with living room windows also having two-over-two double-hung wood sash windows on either side. Bathroom windows are typically four-over-four. Public stair wells often are found with operable double doors at an intermediate landing with a small balcony used for letting potted plants grow.

Interior doors are typically Georgian Revival, being symmetrically divided lengthwise, and each side divided into three panels. Exterior doors take the same Colonial motif and add glass panes - typical of the 1930s and 1940s.

- Other decorative elements, particularly Colonial Revival, include:
- 1) string courses of undecorated stone on exterior elevations above second floor windows in two-level buildings, containing the flats; and above the first and third level windows in three story units.
 - 2) where stringcourses are not used, the brick headers actually extend approximately one inch from the exterior wall at the base of parapets, in a rhythmic textured pattern.
 - 3) small ledges formed with rounded molded bricks run around the exterior at the first floor of some buildings.
 - 4) a copper-roofed tower, with a spire coming out of it, is prominently displayed on top of the three-level apartment house at the corner of Sixteenth Street and Colesville Road.
 - 5) in the same above-mentioned building, a round Georgian multi-paned window is found in the stairwell.
 - 6) quoins are on some of the buildings, made either of brick or stone panels.

- 7) blank cartouches are periodically located in the parapet of some of the buildings.

Interior finish materials consist of plaster walls and ceilings, wood floors, and wood molding around door frames as well as at wall bases. However, it is in a study of the floor plans that the significance of the building interiors appears. The interior plans feature: a) orientation of rooms towards sunlight at least part of every day, b) an arrangement of windows which makes natural air movement possible throughout each unit, c) views oriented towards trees, grass and gardens while at the same time using these same trees to block the public's view into private units and provide some shade from the sun, and d) plans which allow for practical layouts of furniture, and generally maximize use in a minimum amount of floor area.

The landscaping in garden apartments such as Falkland, both natural and designed, functions as a unifying element. It helps the buildings to "blend in" to the site, allows each part of the site to merge into other areas, and softens the hard surfaces of sidewalks, roadways and buildings.

Even more importantly, garden apartments were a conscious effort to create an environment for their residents of outdoor recreation space, provide access to sunlight and/or shade, privacy, natural ventilation, protection for pedestrians from automobile traffic and otherwise minimize the intrusion of automobiles. At the same time, because of land-use economics, they were concentrating their inhabitants into moderate densities (in Falkland an average of 20⁺ units/acre; single-family detached housing often has only 4-6 units/acre).

In order to reconcile these needs, landscaping and site planning played a very important role. Furthermore, the natural assets of the Falkland site were desirable and convenient to incorporate into the site plan - according to the principles of garden apartment design. The stands of deciduous trees that were existing on both sides of East-West Highway when the project was designed, and the small stream which the trees surround are major elements in the site plan. They can be used for outdoor activities by residents, as well as provide shade and a means for cooling off hot summer breezes. Walkways are located in this area as an alternative to walking along roadways. Other planned and landscaped "commons" in the complex are accessible to Falkland residents, providing more recreation space, and serve as buffers between the privacy of individual units and other buildings on the site. True to the intent of garden apartment design, residents have taken it upon themselves to plant small flower and vegetable gardens in these areas too. Landscaped setbacks between the apartments and the heavily-trafficked roads that go by help separate the two. Very much a part of the garden apartment concept too are plots of land just outside each of the units in the duplexes. This

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has resulted in a great variety of small flowering and vegetable gardens, in addition to play areas for both children and adults. These small plots enjoy greater privacy and protection for children because they face the inside of the Falkland tract, away from the roads. Unfortunately, some of the trees have been lost over the years to disease, lightning, and along Cloesville Road when that street was widened in the early 1970s.

A pattern typical of garden apartment design becomes apparent. In entering the complex and going to an individual unit, a person goes through a gradual transition from being in a totally public territory to a totally private area. This contrasts to other designs, especially in large housing projects of suddenly being in an anonymous public area once a person leaves a private dwelling unit.

The issue of automobiles on the site has been dealt with in the garden apartment tradition, through the goal of minimizing their presence in the complex. Only single-lane, low-speed roads enter the site. In addition, parking is kept away from large lots (within the apartment units) by restricting it to parallel parking along each roadway, or at most, 90° parking on either side of the road. Three sets of single-car garages are dispersed through the complex and obscured from view by both their location and some convenient landscaping.

Regarding changes to the site since it was first built, Falkland is very much as it was designed to be. Some strategically-placed trees have been lost, and Sixteenth Street now extends beyond East-West Highway (where it ended for a long time). This means that more of the complex lies "exposed" than was first the case.

In describing Falkland's appearance, it is also useful to make a comparison with its surroundings. Roads have been widened, shopping centers, office buildings, and high-rise apartments have since been built, lacking the sensitivity of Falkland's design uniting the man-made with the natural. The result has been a tremendous growth in the amount of "hard", unaesthetic surfaces in the nearby Silver Spring Central Business District. In this way, Falkland stands in striking contrast to its neighbors.

8 SIGNIFICANCE

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PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input checked="" type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 178 units 1936-37
301 units 1937-38

BUILDER/ARCHITECT Louis Justement, Architect

STATEMENT OF SIGNIFICANCE

SEE ATTACHED SHEETS

CONTINUE ON SEPARATE SHEET IF NECESSARY

SIGNIFICANCE

The Falkland Apartments complex today is still a prime example of garden apartment design which evolved into its own style in the 1930s. It could be argued that except for the loss of some trees (which could be replanted) it looks better today because the landscaping has had almost 50 years to mature. As indicated in the Description of Physical Appearance for Falkland, garden apartment design is a unique combination of architecture (though not necessarily Colonial Revival) with special principles of landscape architecture, community planning and conservation of natural resources. It is among the handful of garden apartment complexes built during the late 1920s to late 1930s before the style became prolific. And it is Montgomery County's first and best example of garden apartments. As such it has served as a prototype for a style that was duplicated regularly. Falkland was one of the first ten large-scale housing projects in the United States to receive Federal Housing Administration-backed mortgage. This distinction coincidentally made it the first such property in Maryland and the second in the Washington, D.C. metropolitan area. The significance of this emerges when it is realized how widely used FHA insurance has become. Another aspect of Falkland's importance for economic reasons is that it was an early example of the trend towards long-term amortization of mortgages that has become so commonplace in real estate financing. Both FHA mortgage insurance and long-term mortgages were fairly successful responses to the collapse of the construction and real estate industries during the Depression. While his name is not a "household word", Falkland's architect - Louis Justement - left his mark, especially in the Washington, D.C. area. He, along with Clothiel Woodward Smith, developed the urban renewal plan for Southwest Washington that we see today. He was active in the Washington, D.C. Chapter of the American Institute of Architects, including a term as its president.¹ Along with others, he founded the Washington Building Congress - an association with a thousand members representing contractors, engineers, architects, product suppliers, government officials, and others who are related to the construction industry in the Washington, D.C. area.² In speeches and articles that he produced over the years, he advocated on issues such as Metro when it was still in the conceptual stage, and for the elimination of the overscaled National Square that eventually was eliminated from the Pennsylvania Avenue Redevelopment Plan.³

¹"A Tribute to Louis Justement," Washington Building Congress Bulletin, Vol. , No. , Sept. 1968, pp.12,13.

"Louis Justement Dies; Washington Architect," Washington Star, July 28, 1968, p.B-7.

²Peyton Hopkins (Washington Building Congress), interview 9/8/80.

³"Louis Justement Dies;" Washington Star, July 28, 1968.

Since Falkland was built 1936-1938 (44 years ago), it does not quite fit the normal requirement of Historic Landmark Status since it is not yet 50 years old. It could qualify as a property of exceptional importance, however. Garden apartment design itself, which can be recognized by special characteristics, is not even 50 years old. Its contribution to architectural history in this country is being recognized as is shown by two other projects similar in nature to Falkland that are in the process of being nominated to the National Register of Historic Places and have already gone through some of the approval stages. These projects are Colonial Village in Arlington, Virginia and Greenbelt, Maryland. Admittedly, Greenbelt is more of the Garden City concept (as more of an attempt at a self-contained community) from which garden apartment design learned its lessons. But it does display many of the principles of garden apartment design and was built at about the same time as Falkland.

The garden apartment design evolved from Garden City concepts which originated in England after World War I, as exemplified by the work of Ebenezer Howard. The architects and planners, Clarence Stein and Henry Wright were leaders in transplanting the Garden City to the United States. It is important to note that not only were aesthetic principles involved in their work, but^{also} the economics of land use and comprehensive site planning.⁴ In the 1930s, garden apartments were designed on a much smaller scale, not intended to have the self-sufficiency in employment and even agricultural needs that were hoped for in Garden Cities. At the time, the concern for providing amenities for the potential inhabitants, coupled with moderate density projects, were viewed as important features to assure a complex's profitability:

"The first objective of the investor in rental housing is to create a property that will maintain its market appeal both in good times and bad. He must have something that people will want to live in for a long time to come...

In specific terms, the principle can be reduced to this:

1. Plenty of open space
2. Privacy and quiet for the individual family.
3. Adequate and convenient open air parking for automobiles.
4. Convenient community shopping and recreational facilities."⁵

⁴"Large Scale Housing," Architectural Forum, Vol.68, No.2, February 1938, pp.111, 112, 123.

⁵Gustave Ring, "Modern Trends in Garden Apartments," Urban Land, Vol.7, No.5 (Urban Land Institute), May 1948, pp.1,3,4.

The above is a quote from the developer of the Colonial Village garden apartment complex, started shortly before Falkland was built. Falkland's architect was at least as conscious of these issues as he recounted the factors behind the design of Falkland:

"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.

An existing Y-shaped valley has been carefully preserved and this has permitted the retention of practically every tree on the original site."⁶

The role of the Federal Housing Administration, in stimulating the construction industry during the Depression, and for helping to bring about the construction of Falkland, and the garden apartment style in general, cannot be over-estimated. The National Housing Act of 1934 created the Federal Housing Administration in order to "develop a sounder, more stable mortgage system."⁷:

"It was realized that the system...short-term unamortized first mortgages, was to an extent responsible for the collapse of the mortgage structure, due to the fact that mortgages became due in their entire principal amount at a time when the borrowers were unable to pay them and lenders could not renew them.

(The) answer...was...amortized mortgages by which the home owner could finance his entire home indebtedness, discharging it over a period of years in monthly installments and obviating the expense of recurring renewals and secondary financing."⁸

Thus, not only was the FHA in the business of encouraging mortgage lending by insuring lenders, but brought about a change in the way mortgages were set up. It is clear that as part of its mandate of re-building the mortgage system in this country, and minimizing

⁶ Louis Justement, New Cities For Old, New York: McGraw-Hill, 1946, pp.140-141.

⁷ Abner H. Ferguson, "The FHA as it Enters Its Third Year," Insured Mortgage Portfolio, Vol. , No. , July 1936, pp.3,4,20.

⁸ Ibid.

its insurance pay-outs, the FHA was concerned about the viability of the projects that it insured. This concern included design features that would attract renters to a project:

"...essential income can be assured only by continued satisfaction of the one source of income - the tenant; hence the sponsors must look forward and sense the trend of desirable future development...This type of housing can be defined as a grouping of residential units on a terrain of such size as to afford opportunities of coordinated group design, flexibility of planning, advantageous distribution of open space, to afford pleasant outlook from the rooms, and as large a measure of protection against existing and possible future adverse use of adjacent property as the location, and surrounding conditions will permit."⁹

The FHA put these concerns into a publication called "Policy and Procedure Bulletin on the Design of Low-Rent Housing Projects". Some of these design criteria included:

1. Avoiding the use of turn-arounds and save time in route servicing.
2. Use large central areas for common recreational facilities.
3. Minimize maintenance costs by allocating as much open space as possible to the private use and personal maintenance of individual families.
4. Pool space for public use in the courtyard entrances to the units and concentrate service areas with garbage collection points located on traffic lanes.
5. Use unbuildable land as a green belt.
6. Orient floor plans so that sunshine enters each room at least part of the day.
7. Suggestions for the spacing and density of the buildings within a complex. 10

⁹Eugene H. Klaber, Assistant Director, Large-Scale Housing Division, FHA, Insured Mortgage Portfolio, Vol. , No. , January 1937, pp.8,9.

¹⁰"Housing Developments," Architectural Record, Vol. , No. , March 1939, pp.86-93.

"Suburban Apartment Buildings: Design Elements Which Affect Rentability and Operation," Architectural Record, Vol.86, No.3, September 1939, pp.88-100.

Falkland, then, clearly represents this thinking, and was an early example of it. Its first stage consisted of 178 units on the 10 acre tract bounded by East-West Highway, Colesville Road, and Sixteenth Street:

"Maryland's first Federal Housing Administration insured large-scale housing project...occupies a 10-acre tract, four-fifths of which will be utilized for playgrounds, parks, and gardens." 11

Falkland was built in two parts. The first 178 units, described above were the first large-scale housing units in Maryland to be insured by the FHA; a \$1,100,000 project with a \$840,000, 26½-year mortgage by the Reconstruction Finance Corporation (RFC), plus \$260,000 equity. The RFC, another arm of the Federal government, made the mortgage loan, and was the first RFC project backed by FHA mortgage insurance.¹² The first part was soon 100% occupied and the 301-unit addition was begun; a \$1,618,000 project with a \$1,225,000 mortgage, amortized over 22 years, provided by the Union Central Life Insurance Company, who had also since purchased the mortgage for the first stage from the RFC. 13

Louis Justement was no stranger to the Federal government's role in revitalizing the construction industry in the Depression. "In 1934 (he) was appointed reconditioning supervisor for the Washington office of the Home Owners' Loan Corporation, which was created to make available federal loans for reconditioning depression-hit properties in the District." 14

That Falkland was indeed a prototype was verified as early as 1941, when Architectural Record magazine reviewed the issue of architecture combined with "sound practice in the use of land and money..." such as "...a well known and highly regarded 'early FHA' project, Falkland Properties at Silver Springs (sic), Maryland. Here was found an indicative example of the up-to-date architect's many-sided initiative." 15 A 1948 account noted that a "conservative" estimate of the number of garden apartments built since 1933 was 200,000 units. 16

¹¹"Maryland Large-Scale Housing Project Insured," Insured Mortgage Portfolio, Vol. , No. , February 1937, p.20.

¹²William D. Blair, "Solving an Estate Investment Problem," Insured Mortgage Portfolio, Vol. , No. , November 1937, pp.8-10,27,28.

¹³Ibid.

¹⁴"Louis Justement Dies; Washington Architect," Washington Star, July 28, 1968, p.B-7.

¹⁵"Planning is Related to Sound Land Use and Financing," Architectural Record, March 1941, p.90.

¹⁶Ring, "Modern Trends in Garden Apartments," Urban Land, May 1948, p.1

With almost 50 years having gone by since Falkland was built, it becomes even more apparent that Falkland Apartments represents an architectural prototype, and displays the spirit of the unique time in which it was built. Just as important, it shows that the lessons in architectural design and planning which were applied to it, still are as valid as ever, and continue to make it a comfortable place in which to live.

M.36-12

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12. Klaber, Eugene H. (Assistant Director, Large-Scale Housing Division, FHA). Insured Mortgage Portfolio, Vol. , No. , January 1937. pp.8,9,23.
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M:36-12

17. Office of Louis Justement, Architect: drawings "Falkland Properties Inc. Plot Plan Showing Types and Numbers of Apartments" and "Rental Plans. Showing Individual Types of Apartments". Copies available through rental office - Falkland Apts.
18. "Planning is Related to Sound Land Use and Financing," Architectural Record, March 1941. p.90.
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20. Ring, Gustave (President, Colonial Village, Inc.). "Large Scale Housing as a Business," Insured Mortgage Portfolio, Vol. , No. , June 1937, pp.5,23.
21. Ring, Gustave. "Modern Trends in Garden Apartments," Urban Land (Urban Land Institute), Vol.7, No.5, May 1948. pp.1,3,4.
22. "Suburban Apartment Buildings: Design Elements Which Affect Rentability and Operation," Architectural Record, Vol. 86, No.3. September 1939. pp.88-100.
23. "Washington Housing," Architectural Forum, Vol. , No. , January 1944. pp. 53-64.
24. Washington Metropolitan Chapter of the American Institute of Architects. Chapter Notebook 1980. pp. 1.1-6, 1.1-7, 2.1-16.
25. Welborn, Mrs. J. York. Mother of Louis Justement's daughter-in-law. interview 9/9/80.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

M:36-12

SEE ATTACHED SHEETS

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 24

VERBAL BOUNDARY DESCRIPTION three parts by the following boundaries:

- 1) west side of 16th St. btwn. D.C. line and East-West Hwy.
- 2) bounded on north by East-West Hwy., on the west by 16th St., on the southeast by Colesville Rd.
- 3) north side of East-West Hwy, btwn. 16th St., C&O/B&O tracks, and Mobile gas station

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
NONE	
STATE	COUNTY

11 FORM PREPARED BY

NAME/TITLE Michael Kopp

ORGANIZATION

DATE

October, 1980

STREET & NUMBER

1523 East Falkland La., No. 249

TELEPHONE

(301)589-8170

CITY OR TOWN

Silver Spring

STATE

Maryland 20910

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

5 February 1981

FALKLAND, A MONTGOMERY COUNTY HISTORIC SITE

M:36-12

The significance of Falkland is to be found in such elements of the criteria set out in the "Preservation of Historic Resources" ordinance as

1a - FHAns. - 1st in Md.

1d "exemplifies the cultural, economic, social, political or historic heritage of the County and its communities"

To a suburban county few building types are as significant as housing. Before Falkland was built Montgomery knew only single-family houses. This marked the beginning of multiple dwellings, the advent of rental housing, the coming of large-scale community design and building, of unified site planning carefully fitted to the terrain. It was a notable advance toward a more economic and affordable type of housing, particularly because of the use of party walls and more efficient site plans which used space formerly wasted in the side yards demanded by the bungalows and Cape Cod dwellings that were the only alternative. The significance of the garden apartment as a housing type is described by Charles Agle in the attached article from Architectural Record, June, 1954, pp. 172 and 174. As noted by Pappas and Helwig, the garden apartment was an advance in housing design, a step in the sequence that began with the English garden cities and included such examples as Radburn and Chatham Village. But the garden apartment was a giant step forward that resulted in hundreds of thousands of such designs. It was both the creation and the policy of the Federal Housing Administration that was responsible for this success, an illustration of enlightened public policy.

At issue here is not a nomination to the National Register but the more local significance of Falkland to Montgomery County - "the heritage of the County and its communities," in the language of the ordinance we must administer. It is not of consequence that Falkland was the first or the only example of its type, but it is important that it commenced the work of community building rather than of house building, that it led to the better types of condominiums we know today, and that it illustrated that even in 1938 Montgomery County expressed this concern for the way its people lived. It stood with Arlington County, but nothing like this was built in the District of Columbia, busy with public housing and a bit later with urban redevelopment and renewal.

I have no difficulty in reaching an estimate of Falkland's significance in many contexts other than architecture - as housing, site planning, community building, social history, local history, community history.

2a "embodies the distinctive characteristics of a type, period or method of construction"

That Falkland illustrates the garden apartment is not questioned by any of the evidence presented. This character is well described by Whitney, but perhaps better distinguished by Agle from high rise apartments and row houses (viz. common ownership, grouped parking and garages, common open space including playgrounds, rental tenure, suited to such characteristic groups as young couples and the elderly, attractive short views). With Colonial Village and Buckingham, Falkland initiated the garden apartment vogue that led, among other influences, to the nationwide post-war popularity of "town houses," and their acceptability to the suburbs.

2b. "represents the work of a master"

As a planner, houser, site planner and community designer Louis Justement was widely recognized both among the leaders and initiators of a new form of social architecture. His leadership was expressed in the design of numerous projects besides Falkland and brought him professional recognition and awards. As a moving spirit in the Washington Building Congress he contributed to the broader interpretation of the architect's role. In the narrower and more conventional conception of architecture he did not rise to the heights of such contemporaries among suburban house designers as Charles M. Goodman, Chloethiel W. Smith, Arthur Keyes, Francis D. Lethbridge and others who set the pace for the design of Washington's suburbs, but in other respects his contribution was recognized then and now. At issue here is whether the aspects of the new environmental architecture are to be considered architecture, or whether Justement is to be appraised by the quality of his design detail, e.g. nylon shutters.

It is not irrelevant to note that Judgement was a resident of Montgomery County in which context he acquires a further dimension of significance - although perhaps not in the eyes of Pappas, Helwig and Fisher.

Finally, Justement was an architect who designed for the masses, for the large housing market rather than the individual homebuilder. As such he pioneered a new field of architectural practice.

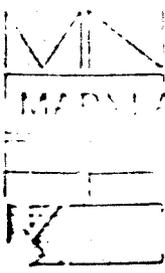
Justement's book and numerous other writings further extended his influence.

2e. "familiar visual feature"

At the upper end of 16th Street, just across the District line, Falkland told everyone from the start that he was entering Montgomery County. By contrast to the adjacent housing development, it stated its case for the garden apartment. Over more than four decades it has reinforced this distinctive image. Fortunate from the start in its occupants, Falkland has achieved a distinctive social character and image. It is recognized as a distinctive part of Montgomery County. If it were to disappear it would be missed.

The criteria cited from the ordinance are sufficient in my judgement to qualify Falkland for inclusion on the Master Plan of Historic Sites.

(The central issue is whether this decision should be made on the narrow basis of architecture or the broader historical ground of housing. If Colonial Village is an historic site in Arlington County; if Radburn is on the National Register; if the Carl Mackley Houses is considered an architectural milestone of public housing; if Hilton Village, of World War I vintage is significant as one of the first planned communities to be financed with public funds - than I see no reason why Montgomery County should not recognize Falkland among its historical resources.)



M:36-12

FOR ADDITIONAL INFORMATION

See correspondence dated August 21, 1985

ACTION TAKEN

I am pleased to transmit to you the Approved and Adopted Amendment to the Master Plan for Historic Preservation: The Cupola Building, Falkland Apartment Complex, Site #36/12.

This amendment designates the Cupola Building of the Falkland Apartment Complex located at 8301 Colesville Road, Silver Spring, Maryland, for preservation under the County's Historic Preservation Ordinance, Chapter 24A of the County Code.

Please adjust your records to reflect this action. Should you have any questions concerning this amendment, please do not hesitate to contact Marty Reinhart of Community Planning North at 495-4565.



M:36-12

FOR ADDITIONAL INFORMATION

See correspondence dated September 20, 1984

ACTION TAKEN

M: 36/12. Falkland Apartments

APPENDIX

SITES NOT DESIGNATED FOR REGULATION UNDER THE
HISTORIC PRESERVATION ORDINANCE CHAPTER 24A OF THE
MONTGOMERY COUNTY CODE

The following site has been reviewed and found not suitable for regulation under the Historic Preservation Ordinance. Although the site is not listed on the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland, it is identified on the Maryland Historic Trust's Inventory and will remain on that Inventory of State Historic Resources.

<u>Name</u>	<u>Location</u>
The Falkland Apartments	Silver Spring, Maryland

M:36-12

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20907

(301) 495-4565

RECEIVED

AUG 28 1985

August 21, 1985

MEMORANDUM

MARYLAND HISTORICAL TRUST

TO: Richard Ferrara, Director, Department of Housing and Community Development
 John Menke, Director, Department of Environmental Protection
 J. Rodney Little, Director, State Historic Preservation Office
 Priscilla Schwab, Chairperson, Historic Preservation Commission

FROM: Perry Berman, Chief, Community Planning South PB

SUBJECT: Approved and Adopted Amendment to the Master Plan for Historic Preservation: The Cupola Building, Falkland Apartment Complex

I am pleased to transmit to you the Approved and Adopted Amendment to the Master Plan for Historic Preservation: The Cupola Building, Falkland Apartment Complex, Site #36/12.

This amendment designates the Cupola Building of the Falkland Apartment Complex located at 8301 Colesville Road, Silver Spring, Maryland, for preservation under the County's Historic Preservation Ordinance, Chapter 24A of the County Code.

Please adjust your records to reflect this action. Should you have any questions concerning this amendment, please do not hesitate to contact Marty Reinhart of Community Planning North at 495-4565.

M:36-12

APPROVED AND ADOPTED DRAFT
AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

THE CUPOLA BUILDING
FALKLAND APARTMENT COMPLEX, SILVER SPRING

AUGUST 1985

A proposed Amendment to the 1979 Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, the Approved and Adopted Sector Plan for the Silver Spring Central Business District and Vicinity; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and to the Master Plan of Highways within Montgomery County, Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, MD 20910-3760

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772-3090

M:36-12

ABSTRACT

TITLE: Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, Maryland: The Cupola Building, Falkland Apartment Complex, Silver Spring, Maryland

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, Maryland: The Cupola Building, Falkland Apartment Complex, Silver Spring, Maryland

DATE: August 1985

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, MD 20907

SERIES NUMBER: 80528506

NUMBER OF PAGES: 5

ABSTRACT: This publication contains the text, with supporting maps, for an Amendment to the Master Plan for Historic Preservation in Montgomery County, which is an Amendment to the Sector Plan for the Silver Spring Central Business District and Vicinity, the General Plan for the Physical Development of the Maryland-Washington Regional District, and the Master Plan of Highways within Montgomery County, Maryland. This Amendment designates the Cupola Building of the Falkland Apartment Complex for protection under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) the acquisition, development, operation, and maintenance of a public park system; and
- (3) in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

M:36-12

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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8787 Georgia Avenue, Silver Spring, Maryland 20907
14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772

M:36-12

INTRODUCTION

In July 1979, the County established permanent tools for protecting and preserving its historic and architectural heritage by adopting a functional Master Plan for Historic Preservation and enacting a Historic Preservation Ordinance, Chapter 24A of the County Code.

The Montgomery County Historic Preservation Commission was created with the enactment of the County's Historic Preservation Ordinance and was charged with the responsibility of researching and evaluating historic resources according to criteria specified in the Ordinance. The Preservation Commission then recommends those worthy of preservation to the Montgomery County Planning Board for inclusion in the Master Plan for Historic Preservation and protection under the Ordinance.

THE AMENDMENT PROCESS

Upon receiving a recommendation from the Historic Preservation Commission, the Planning Board holds a public hearing to make its determination using the same criteria, considering the purposes of the Ordinance, and balancing the importance of the historic resource with other public interests.

Like the Master Plan itself, these amendments would not attempt to specifically delineate the appurtenances and environmental setting for each resource. As a general rule, the resource would be recommended for placement with its original or existing property boundaries or, in the event of subdivision, at least the minimum size lot permitted by the zone in which the resource occurs, unless the Planning Board, upon the advice of the Historic Preservation Commission, finds that a larger area is essential to preserve the integrity of the site. The Master Plan Amendment will, however, indicate where the environmental setting is subject to refinement in the event of development. Where applicable, the amendment will describe an appropriate setting and specify those features of the site and their location relative to the resource that the setting is intended to protect. 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. Designation of the entire parcel at the time of placement on the Master Plan will therefore allow the maximum flexibility to preserve the site while retaining the ability to be responsive to development plans which recognize important features of the resource.

IMPLEMENTATION

Once designated on the Master Plan for Historic Preservation, any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued. The Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

It is the intent of the Master Pan and Ordinance to provide a rational system for evaluating, protecting and enhancing Montgomery County's heritage for the benefit of present and future 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.

M:36-12

THE AMENDMENT

The purpose of this Amendment is to 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.

APPENDIX

SITES NOT DESIGNATED FOR REGULATION UNDER THE HISTORIC PRESERVATION ORDINANCE CHAPTER 24A OF THE MONTGOMERY COUNTY CODE

The Falkland Apartment Complex with the exception of the Cupola Building located at 8301 Colesville Road has been reviewed and found not suitable for regulation under the Historic Preservation Ordinance. Although the complex is not listed on the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland, it is identified on the Maryland Historic Trust's Inventory and the entire complex will remain on that Inventory of State Historic Resources.

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

M.36-12

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

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:

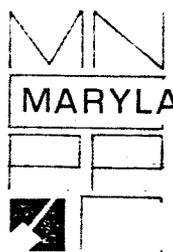
1. Designate the portion of the Falkland Apartment complex known as the 'cupola building', located at 8301 Colesville Road, in Silver Spring, as suitable for regulation under the Historic Preservation Ordinance, Chapter 24A, of the Montgomery County Code.
2. Indicate in the appendix to the Master Plan 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

M:36-12



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20907

MCPB NO. 85-24
M-NCPPC NO: 85-20

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission held a public hearing on September 27, 1983 on a Preliminary Draft Amendment to the Master Plan for Historic Preservation: Falkland Apartment Complex, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and Master Plan of Highways; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, at a meeting held November 22, 1983 approved and forwarded to the Montgomery County Council the Final Draft Amendment to the Master Plan for Historic Preservation indicating the Falkland Apartments were not suitable for regulation under the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County, on June 11, 1985 approved the symbolic designation of the "Cupola building" located at 8301 Colesville Road in Silver Spring as identified in the amendment attached hereto and made a part of, for inclusion in the Master Plan for Historic Preservation;

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said amendment to the Master Plan for Historic Preservation, together with the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways as approved by the Montgomery County Council in Resolution 10-1357; and

BE IT FURTHER RESOLVED, that this amendment be reflected on copies of the aforesaid plan and that such amendment shall be certified by The Maryland-National Capital Park and Planning Commission, and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's counties, as required by law.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Heimann, seconded by Commissioner Krahnke, with Commissioners Granke, Krahnke, Heimann, and Christeller voting in favor, and with Commissioner Keeney being temporarily absent, at its regular meeting held on Thursday, July 3, 1985, in Silver Spring, Maryland.

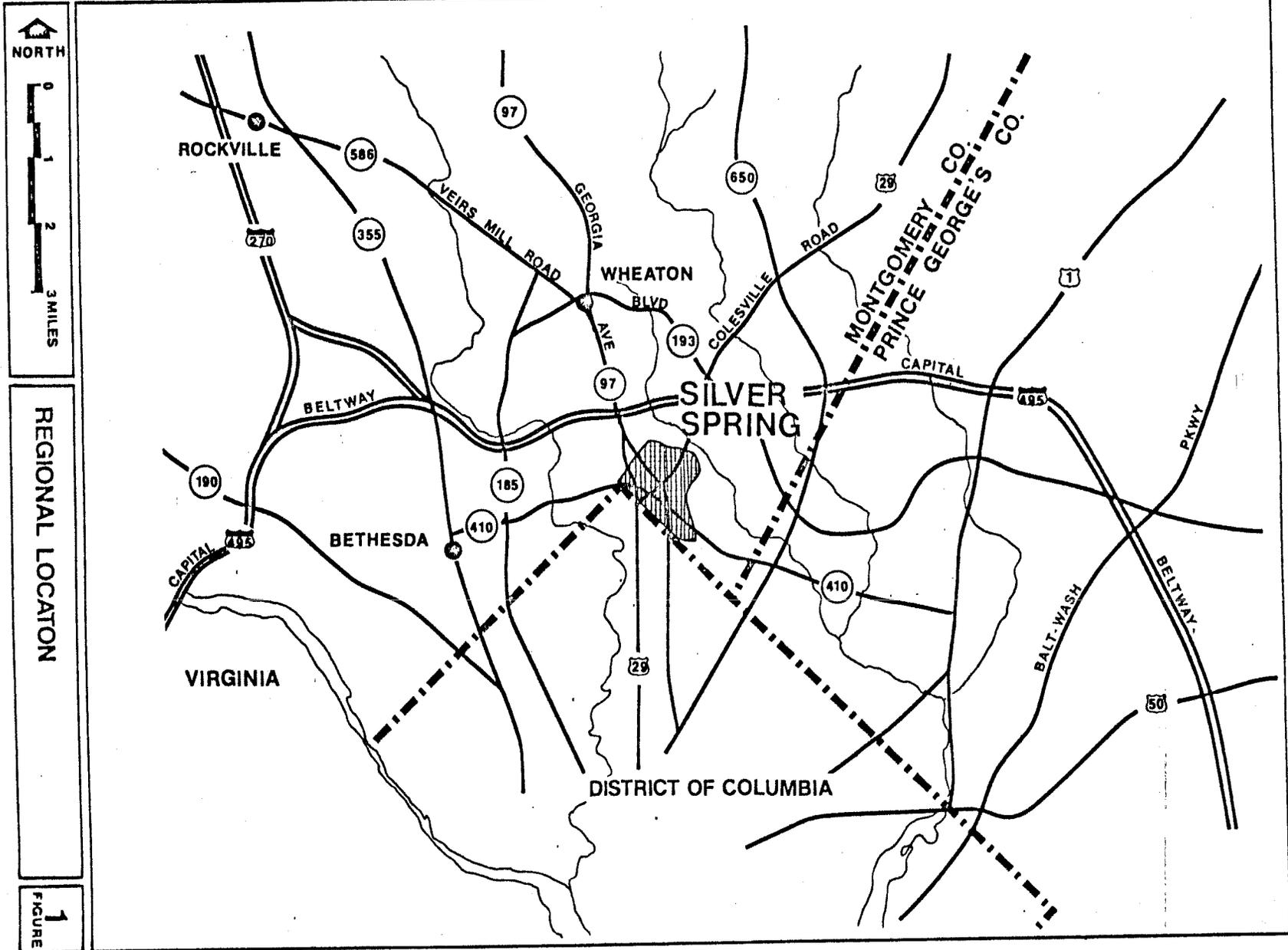
Thomas H. Countee, Jr.
Executive Director

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Heimann, seconded by Commissioner Krahnke, with Commissioners Rhoads, Christeller, Dabney, Jr., Heimann, Krahnke, Granke, Botts, Keeney, Keller, Jr., and Yewell voting unanimously in favor, at its regular meeting held July 10, 1985, in Silver Spring, Maryland.

Thomas H. Countee, Jr.
Thomas H. Countee, Jr.
Executive Director

* * * * *



REGIONAL LOCATON

1
FIGURE

M:36-12

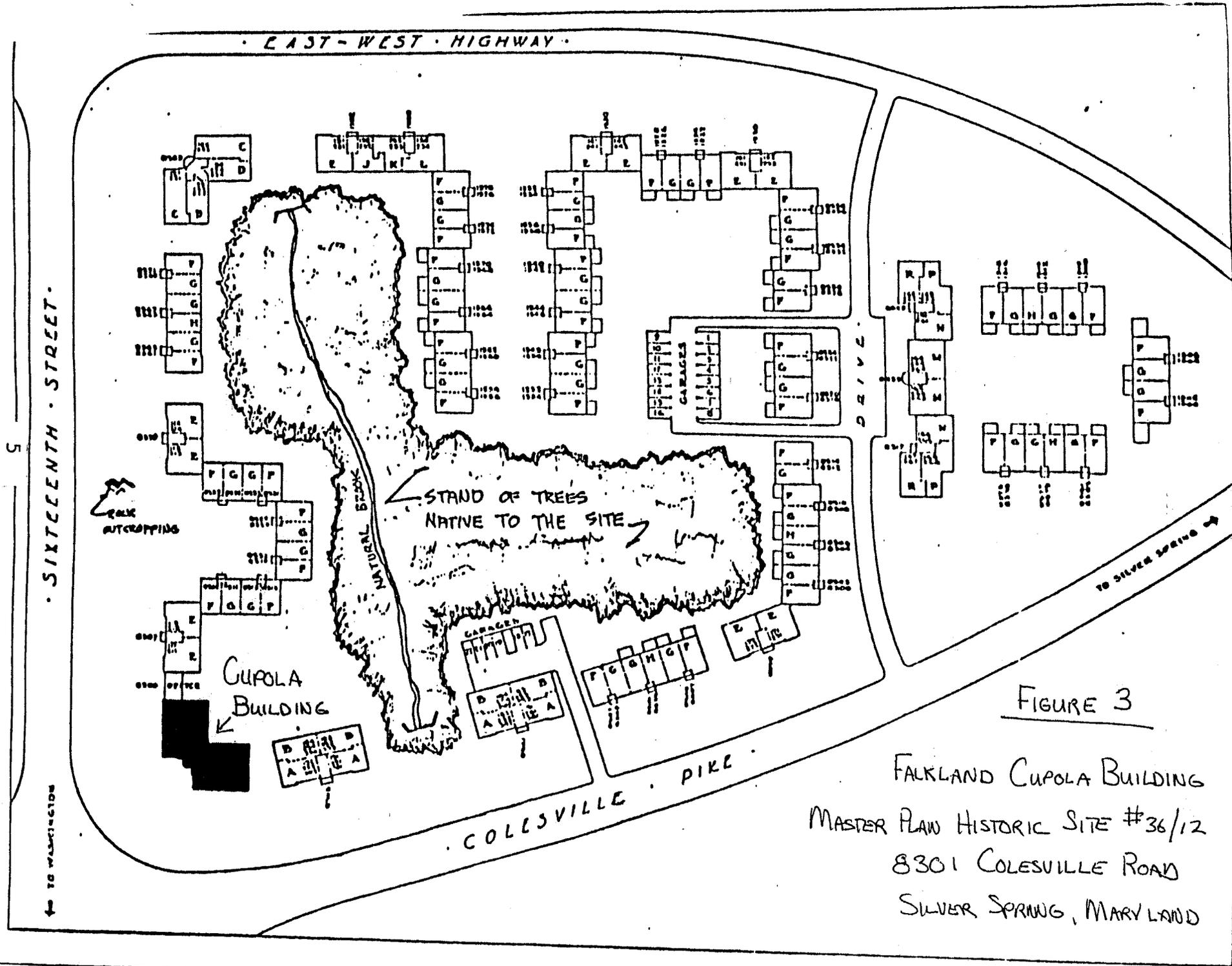
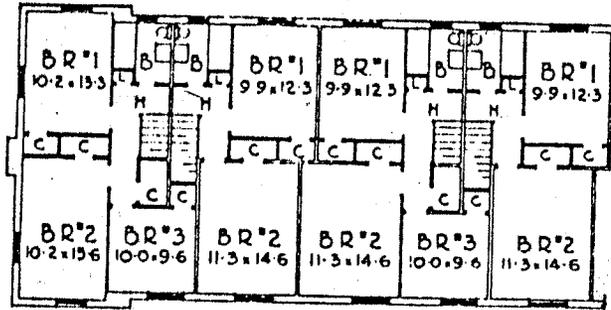


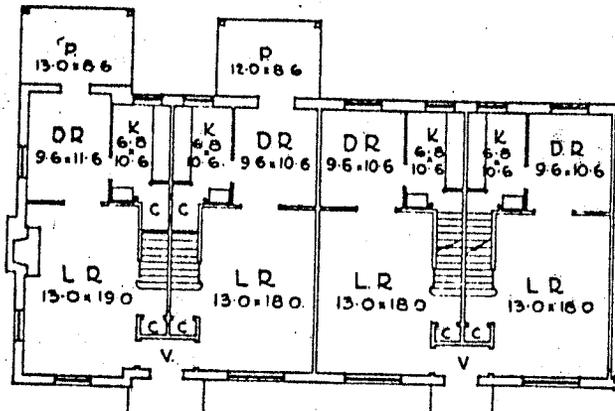
FIGURE 3

FALKLAND CUPOLA BUILDING
 MASTER PLAN HISTORIC SITE #36/12
 8301 COLESVILLE ROAD
 SILVER SPRING, MARYLAND

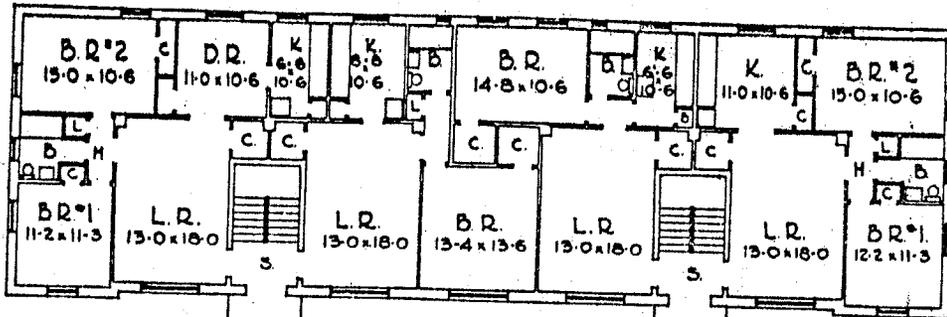
M:36-12



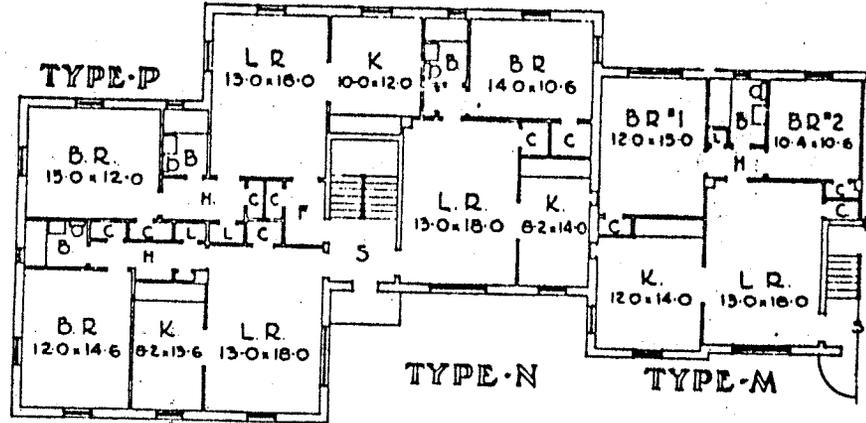
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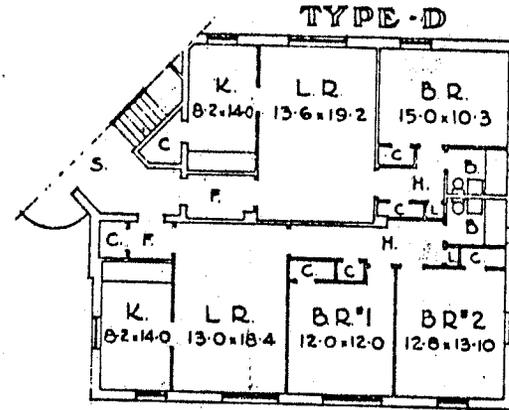
TYPE-F TYPE-G TYPE-H TYPE-G
 DUPLEX APARTMENTS
 APARTMENTS WITHOUT PORCHES HAVE BASEMENTS



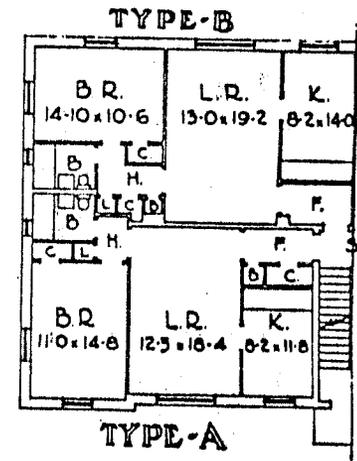
TYPE-L TYPE-K TYPE-J TYPE-E



TYPE-R



TYPE-C



TYPE-A

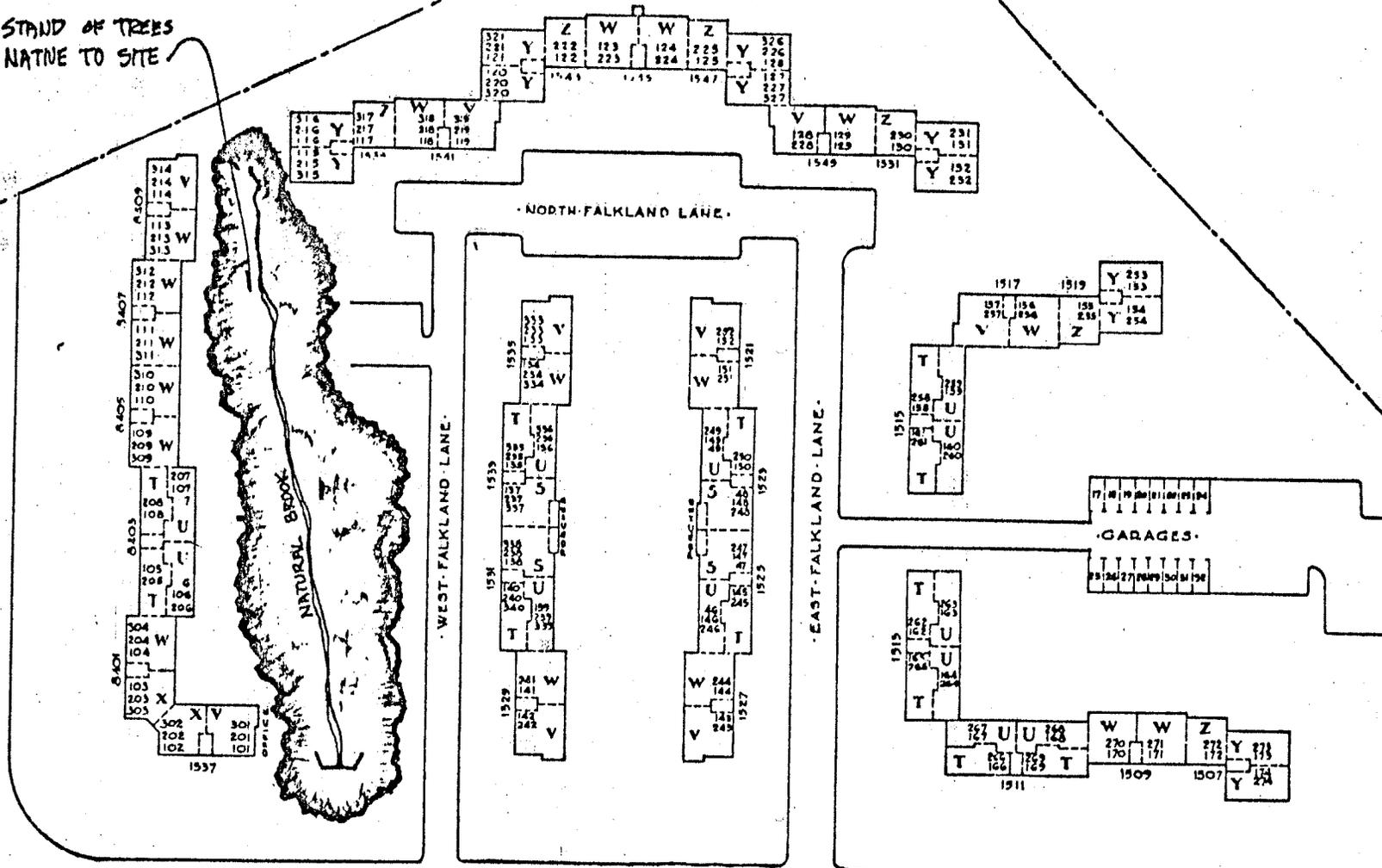
FALKLAND PROPERTIES INC.

- RENTAL PLAN -
 - SHOWING INDIVIDUAL TYPES -
 - OF APARTMENTS -

• LOUIS JUSTEMENT ARCHITECT •

M.36-12

STAND OF TREES
NATIVE TO SITE



SIXTEENTH ST.
TO BRIDGE



PLOT PLAN SECTION "N"

SCALE 1" = 20'

EAST-WEST HIGHWAY
TO SILVER DAM

THE FALKLAND CO.
PLOT PLAN
SHOWING TYPES & NUMBERS
OF APARTMENTS

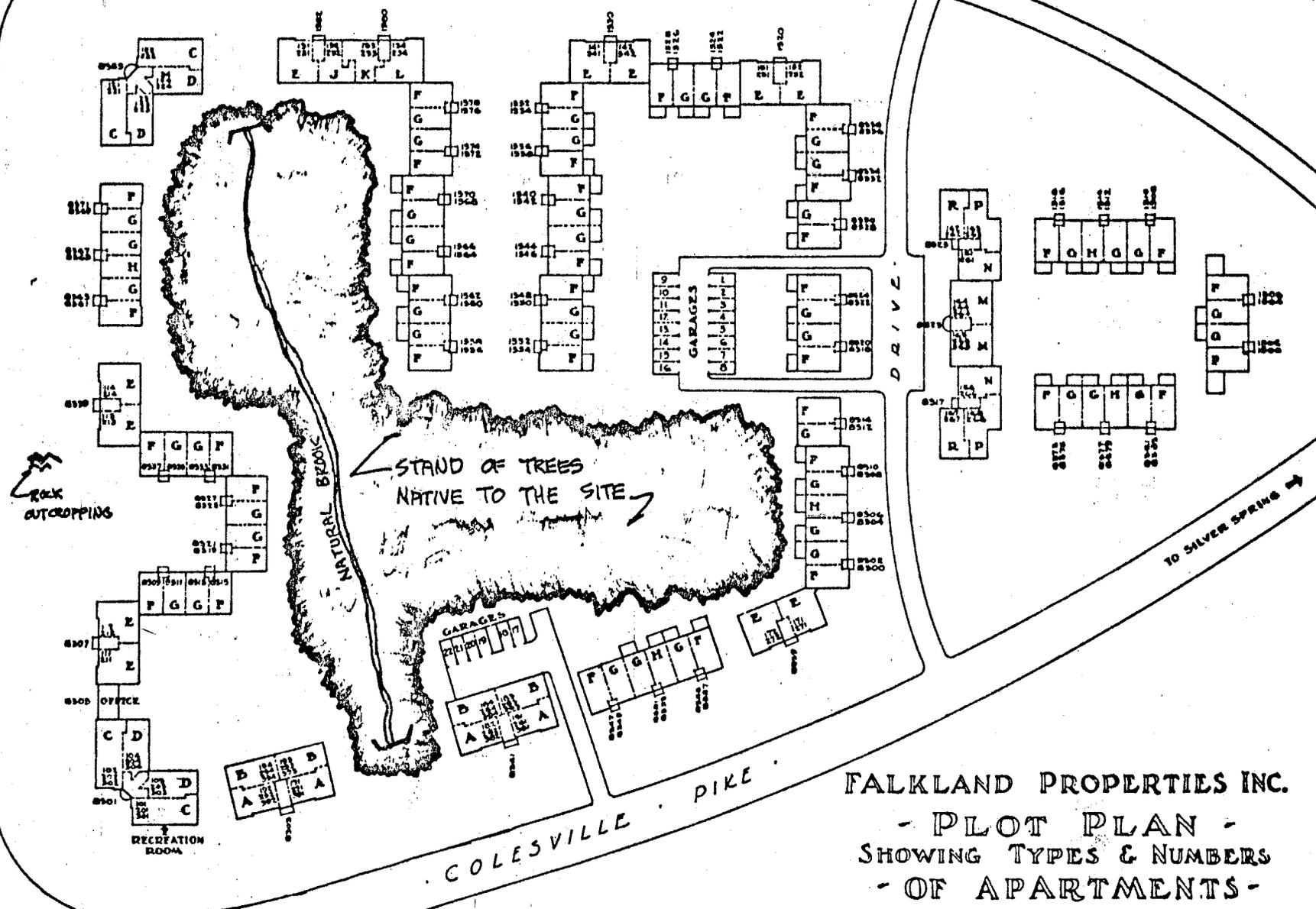
LOUIS J. WINTER ARCHITECT
1815 CONNECTICUT AVE. WASHINGTON D.C.

M:36-12

EAST - WEST HIGHWAY

SIXTEENTH STREET

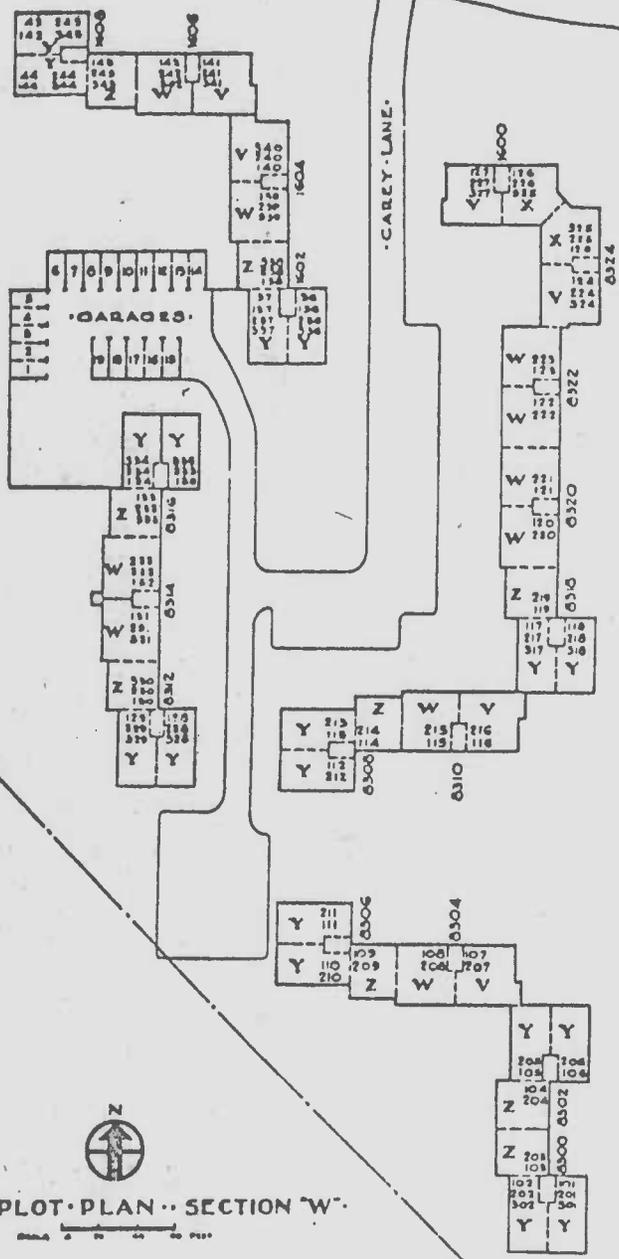
TO WASHINGTON



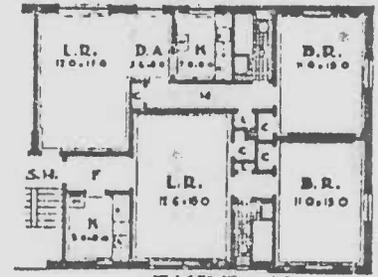
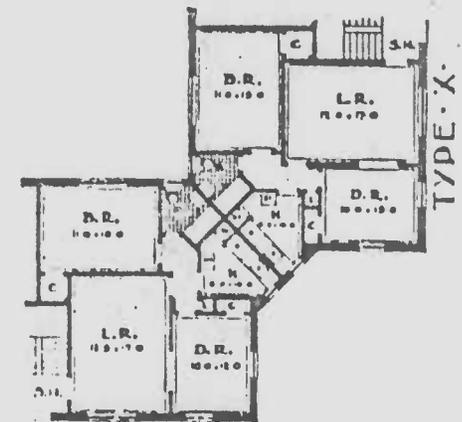
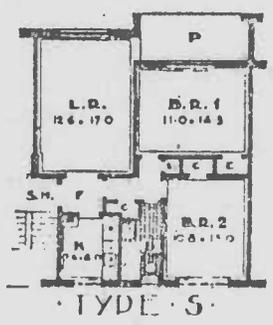
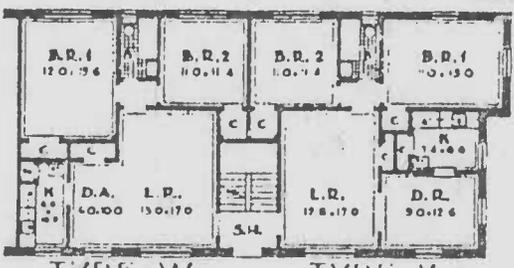
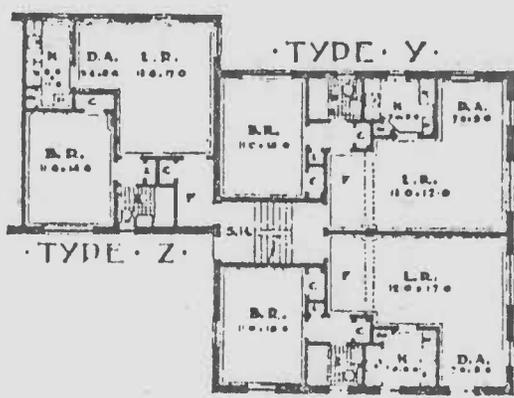
EAST-WEST HIGHWAY

CARLEY LANE

SIXTEENTH STREET



PLOT PLAN SECTION W

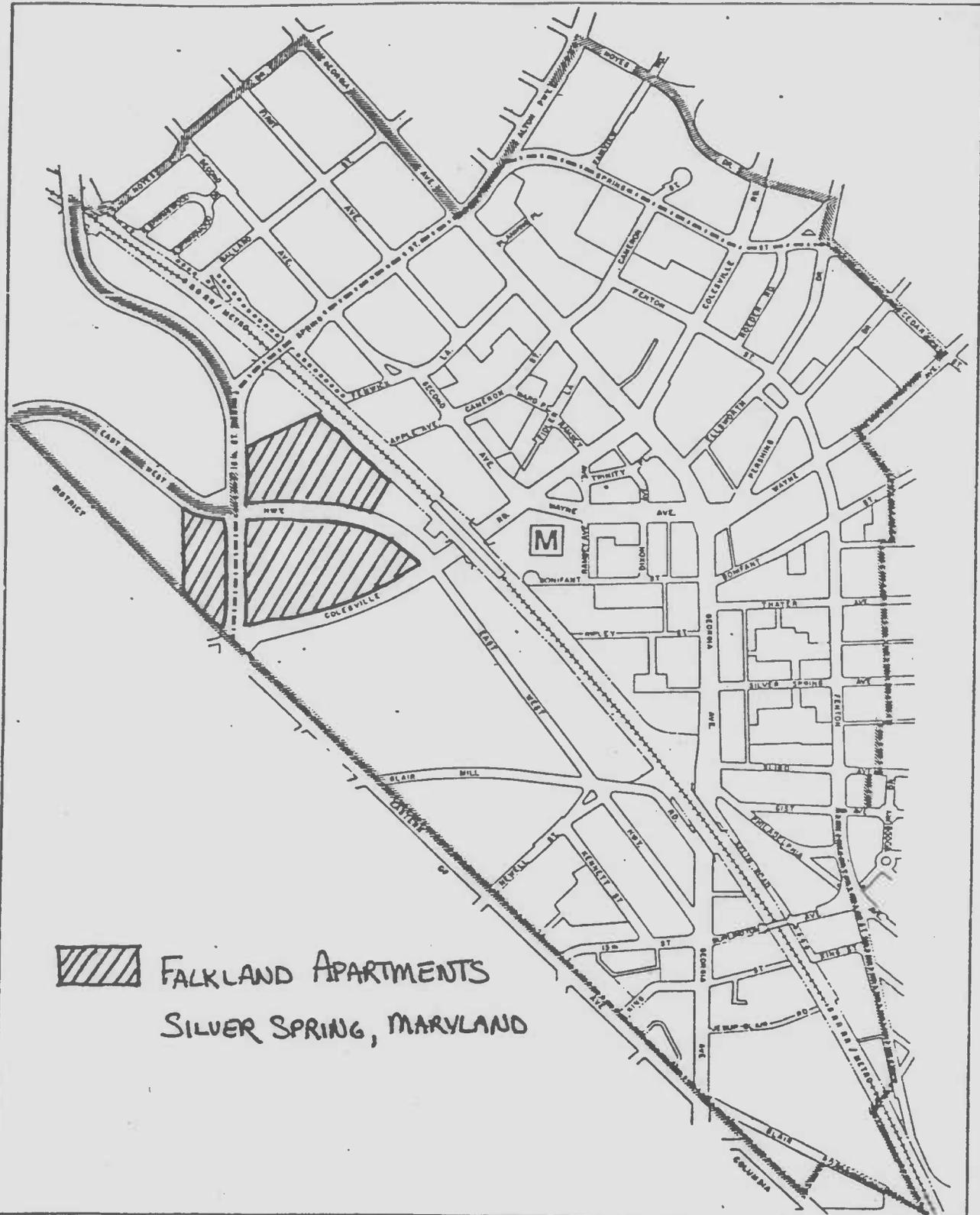


- LEGEND
- L.R. LIVING ROOM
 - B.R. BED ROOM
 - D.R. DINING ROOM
 - D.A. DINING ROOM
 - K KITCHEN
 - B BATH
 - F PORCH
 - H HALL
 - C CLOSET
 - L LINEN CLOSET
 - B.C. BROOD CLOSET
 - R RANGE
 - S SINK
 - ST. REFRIGERATOR
 - S.H. STAIR HALL
 - P PORCH

THE FALKLAND CO.
 PLOT PLAN & RENTAL PLANS
 SHOWING TYPES & NUMBERS. SHOWING INDIVIDUAL TYPES.
 OF APARTMENTS.

EDGES BUSTENHEE ARCHITECT
 1205 BOND STREET AND WASHINGTON D.C.

M.36-12



 FALKLAND APARTMENTS
SILVER SPRING, MARYLAND

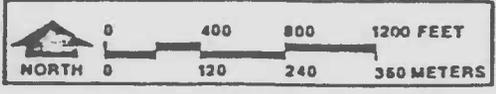


FIGURE 2

FALKLAND
APTS.

M. 36-12

STREET MAP OF WASHINGTON, D.C. AND SUBURBAN MARYLAND

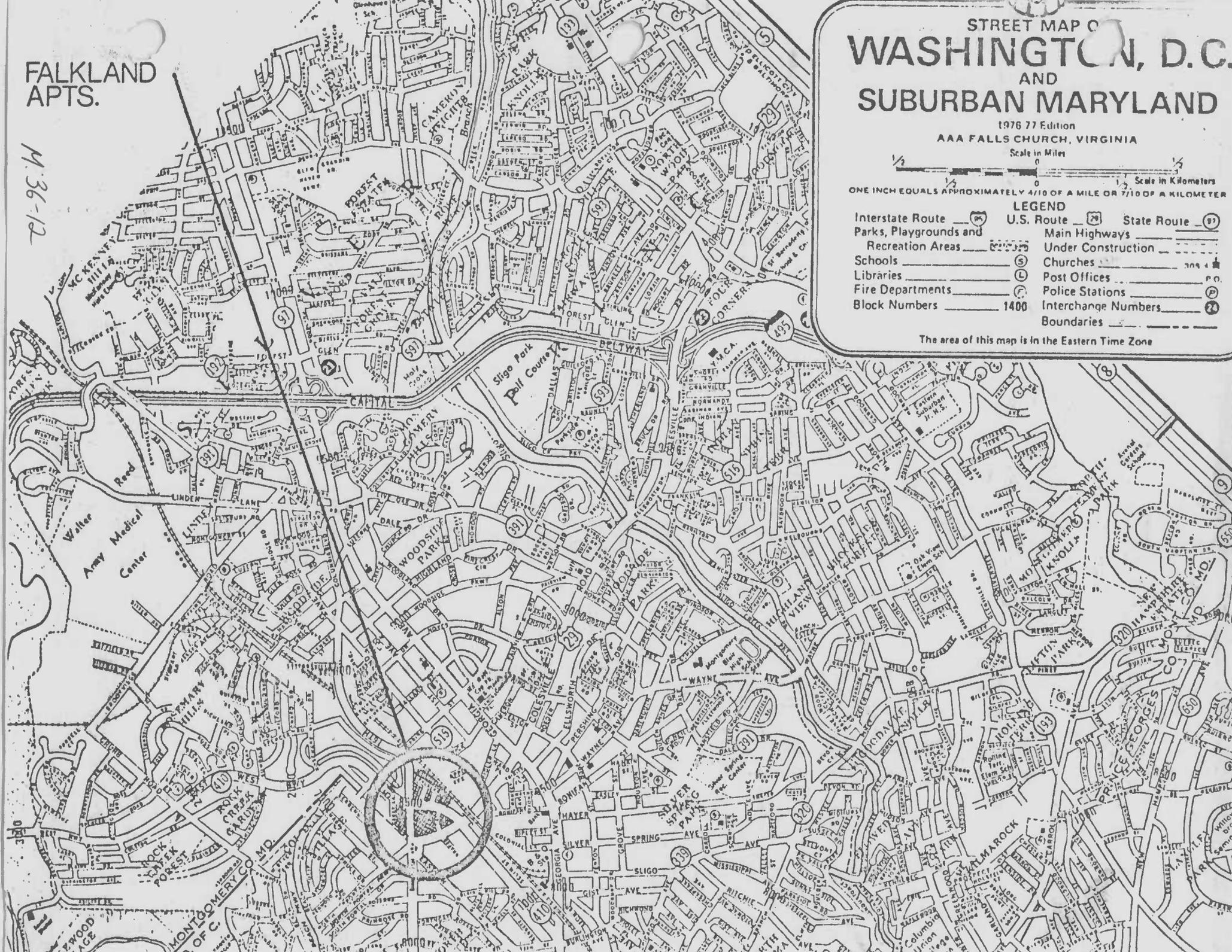
1976 77 Edition
AAA FALLS CHURCH, VIRGINIA



LEGEND

Interstate Route		U.S. Route		State Route	
Parks, Playgrounds and Recreation Areas		Main Highways		Under Construction	
Schools		Churches		Post Offices	
Libraries		Police Stations		Interchange Numbers	
Fire Departments		Boundaries			
Block Numbers	1400				

The area of this map is in the Eastern Time Zone



323 2'30" WHEATON 3.1 MI.

FOUR CORNERS 1.1 MI.

325 FOREST GLEN 2.4 MI.

800 000 FEET (MD.) 77'00'

39°00' M: 36-12



420 000 FEET (MD.)

GREEN MEADOWS 1.3 MI.

WHITE OAK 5 MI.

3.5 MI TO U.S. 50

4314

57'30"

4312