

Falklands apartments
36/12

2011 H99UP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 10/28/11

MEMORANDUM

TO: Hadi Mansouri, Acting Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #580295—renovation and alterations to park

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on October 12, 2011.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Falkland Properties LLC
Address: 8305 Falkland Lane, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





Prelim
DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: eranla@homeproperties.com Contact Person: Eran Landry
 Daytime Phone No.: 703.370.7363 x 8522
 Tax Account No.: 02522633
 Name of Property Owner: Falkland Partners LLC Daytime Phone No.: 703.370.7363
 Address: 8229 Boone Blvd #500 Vienna VA 22182
Street Number City State Zip Code
 Contractor: TBD Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Erin Girard - Linowes + Blocher LP Daytime Phone No.: 301.961.5153

LOCATION OF BUILDING/PREMISE

House Number: 8305 Street: Falkland Lane
 Town/City: Silver Spring Nearest Cross Street: 16th Street
 Lot: _____ Block: _____ Subdivision: 001
 Liber: _____ Folio: _____ Parcel: 1

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Reze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>Landscaping improvement</u>			

1B. Construction cost estimate: \$ 500,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

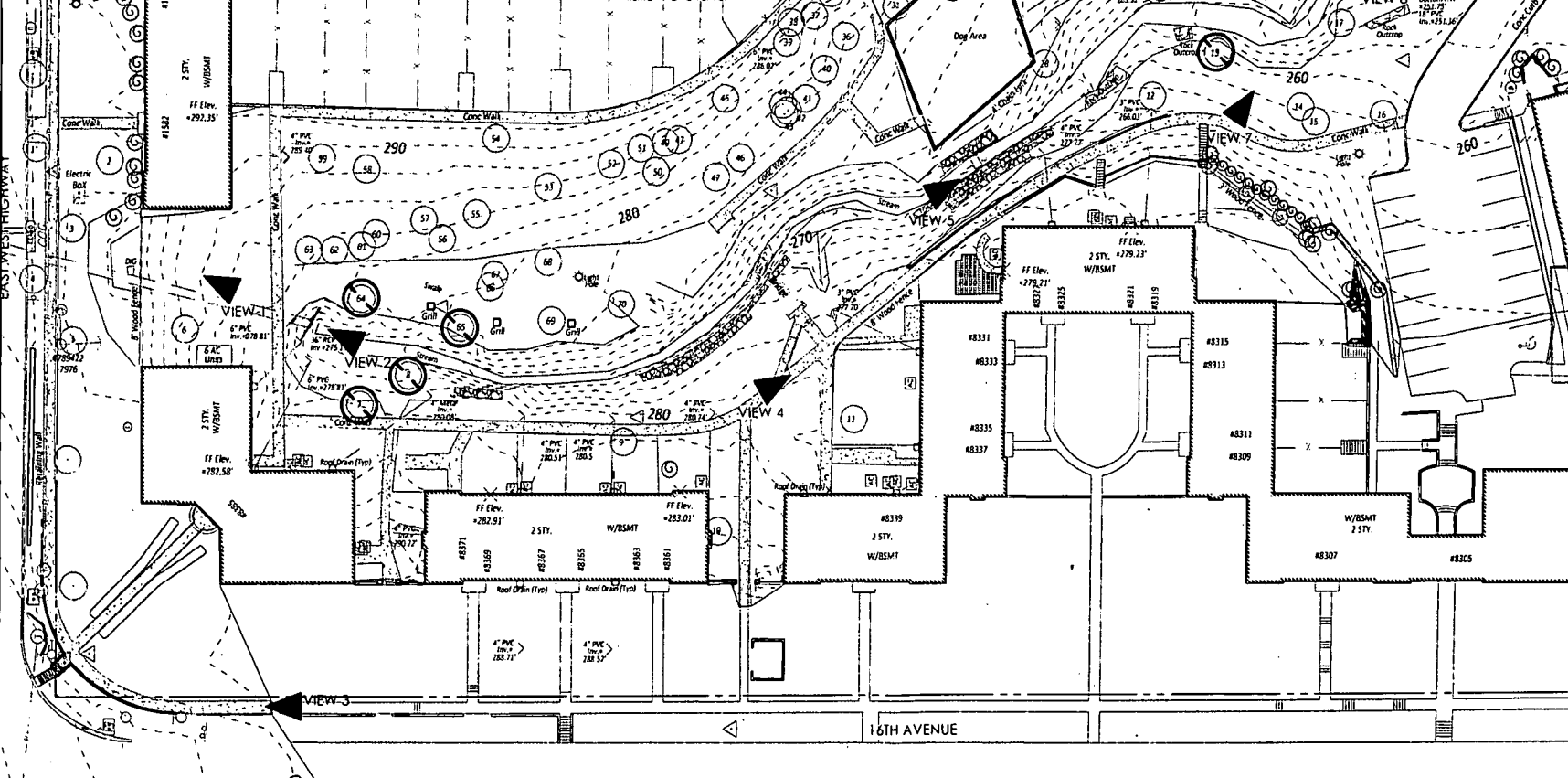
[Signature] 9.21.2011
Signature of owner or authorized agent Date

Approved: 580295 ✓ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 10/28/11
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

TREE IDENTIFICATION TABLE

TREES TO BE REMOVED											
Number	Type	Trunk Size	Number	Type	Trunk Size	Number	Type	Trunk Size	Number	Type	Trunk Size
1	Cherry	6"	36	Poplar	27"	19	Coniferous	Unknown	54	Poplar	12"
2	Ironwood	6"	37	Poplar	10"	20	Coniferous	Unknown	55	Poplar	24"
3	Bradford	15"	38	Poplar	36"	21	Coniferous	Unknown	56	Poplar	27"
4	Cherry	6"	39	Poplar	15"	22	Coniferous	Unknown	57	Poplar	32"
5	Bradford	15"	40	Oak	8"	23	Coniferous	36"	58	Poplar	8"
6	Maple	30"	41	Maple	8"	24	Coniferous	36"	59	Poplar	21"
7	QuadrHolly	12"	42	Poplar	21"	25	Maple	33"	60	Poplar	12"
8	Oak	36"	43	Poplar	15"	26	Maple	15"	61	Poplar	30"
9	Maple	15"	44	Poplar	18"	27	Maple	28"	62	Poplar	12"
10	Maple	24"	45	Poplar	40"	28	Maple	36"	63	Poplar	32"
11	Holly	24"	46	Poplar	24"	29	Poplar	24"	64	Birch	40"
12	Maple	30"	47	Poplar	24"	30	Poplar	24"	65	Birch	24"
13	Poplar	16"	48	Poplar	32"	31	Poplar	20"	66	Oak	15"
14	Poplar	16"	49	Poplar	21"	32	Poplar	24"	67	Poplar	32"
15	Oak	30"	50	Poplar	18"	33	Poplar	12"	68	Maple	21"
16	Maple	30"	51	Poplar	21"	34	Poplar	15"	69	Birch	32"
17	Maple	38"	52	Poplar	24"	35	Poplar	36"	70	Poplar	40"
18	Maple	36"	53	Poplar	30"						

*TREES IN POOR HEALTH REMOVING FOR SAFETY



CIVIL
Kenny-Horn and Associates, Inc.
7701 Woodstar Avenue-Suite 300
BETHESDA, MD 20814
(703) 343-3700 / (240) 383-3701 (F.F.)

LANDSCAPE
Nelson Bryd Wood Landscape Architects
408 PARK STREET
CHARLOTTEVILLE, VA 22902
(541) 886-1388 / (541) 886-1188 (F.F.)

LIGHTING
Coverley & Aune
7202 45TH STREET NW
CHRYSTLER, MD 20813
(301) 821-4019 / (301) 821-4118 (F.F.)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
HOME PROPERTIES
FALKLAND CHASE, LLC
8226 BOONE BLVD., SUITE 500
VIENNA, VA 22182
703 370-7363

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

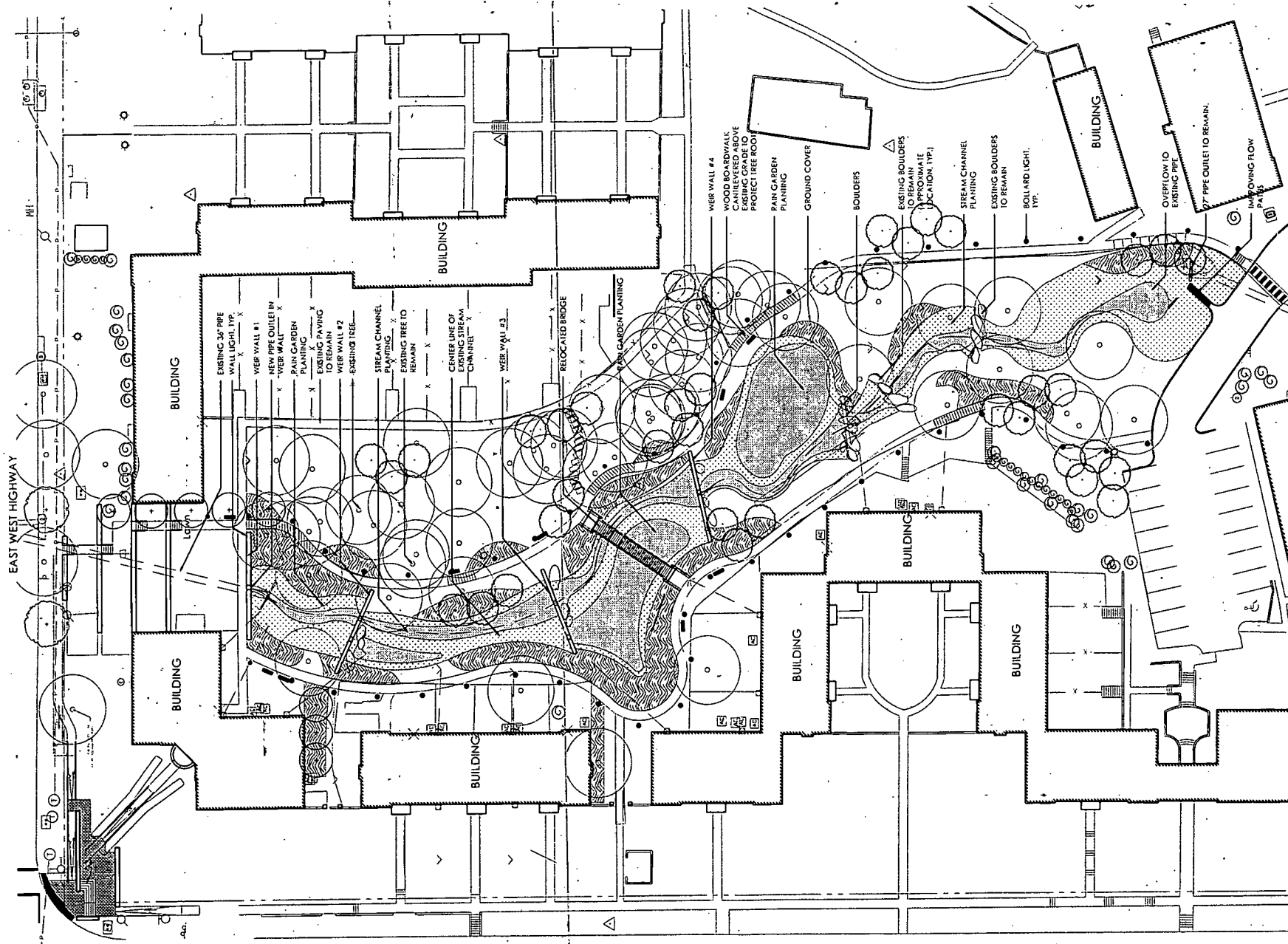
EXISTING CONDITIONS PLAN

L-2

SCALE: 1" = 40'-0"

ISSUED: 10/12/2011
DATE: 10/12/2011
NAME: HPC MEETING

NOT FOR CONSTRUCTION
Page 9



CIVIL
 Cleverson and Associates Inc
 7201 Maccombs Avenue Suite 500
 68 THE SCENIC RD 20814
 (240) 383-3700 / (240) 383-3701 (FAX)

Landscape
 Nelson Byrd Wertz Landscape Architects
 438 PARK STREET
 CHARLOTTEVILLE, VA 22902
 (541) 964-1256 / (541) 964-4158 (FAX)

LIGHTING
 Country & Assoc
 7200 4TH STREET NW
 CHEVY CHASE, MD 20815
 (301) 657-4018 / (301) 657-4118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
 HOME PROPERTIES
 FALKLAND CHASE, LLC
 8229 BOONE BLVD., SUITE 500
 VIENNA, VA 22182
 703 370-3843

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

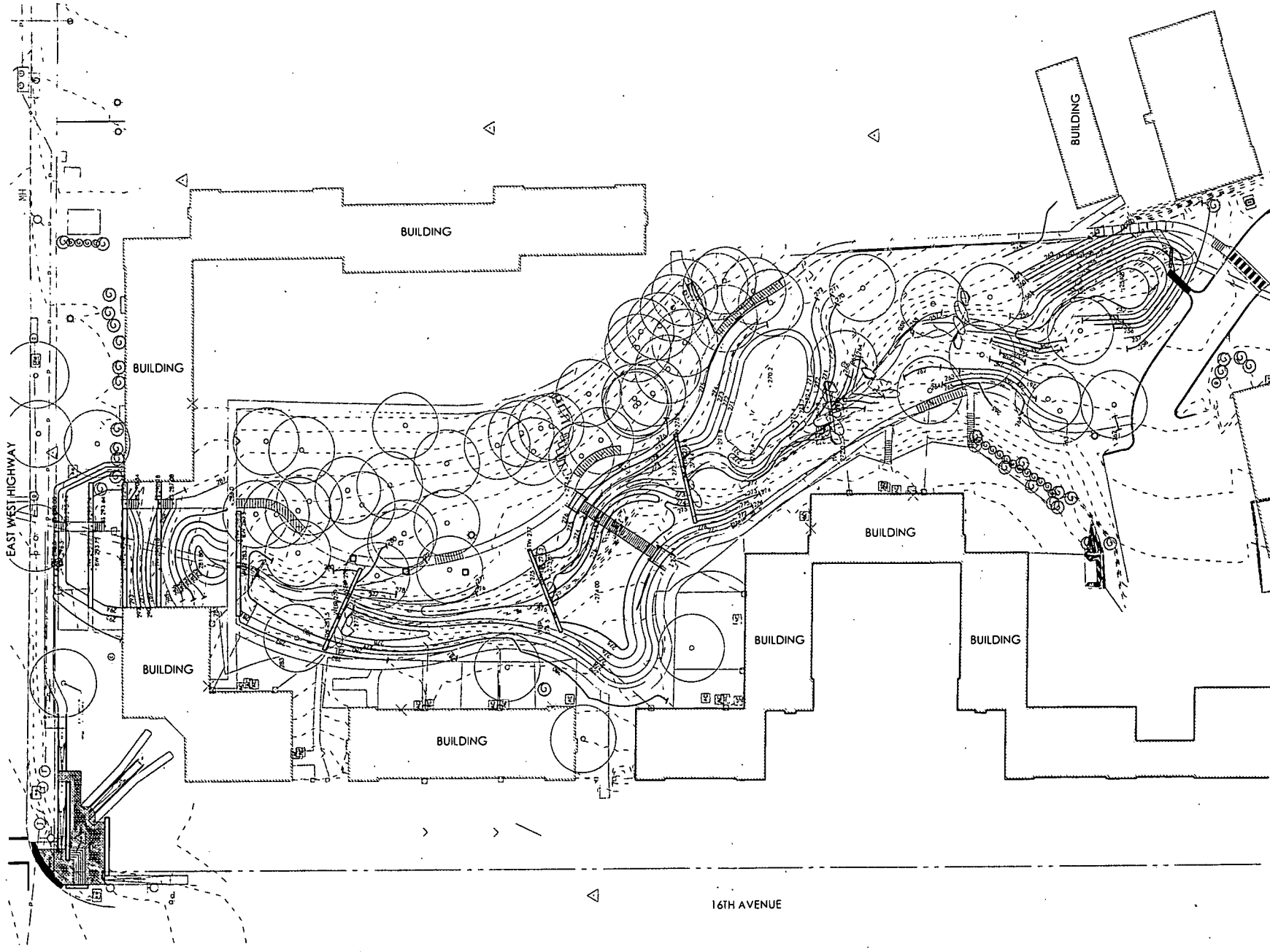
MATERIALS PLAN

L-3

SCALE: 1" = 40'-0"

ISSUED
 DATE: 10/12/2011 NAME: HPC MEETING

NOT FOR CONSTRUCTION



CIVIL
 J. J. JAMES AND ASSOCIATES, INC.
 7701 Wisconsin Avenue, Suite 500
 BETHESDA, MD 20814
 (240) 383-3700 / (240) 383-3701 (FAX)

LANDSCAPE
 Nelson Byrd Woltz Landscape Architects
 408 PARK STREET
 CHARLOTTEVILLE, VA 22902
 (534) 684-1358 / (534) 984-1158 (FAX)

LIGHTING
 Conway & Assoc.
 7202 45TH STREET NW
 CHEVY CHASE, MD 20815
 (202) 887-4018 / (202) 853-7118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
 HOME PROPERTIES
 FALKLAND CHASE, LLC
 8229 BOONE BLVD., SUITE 500
 VEEHNA, VA 22187
 703 370-1303

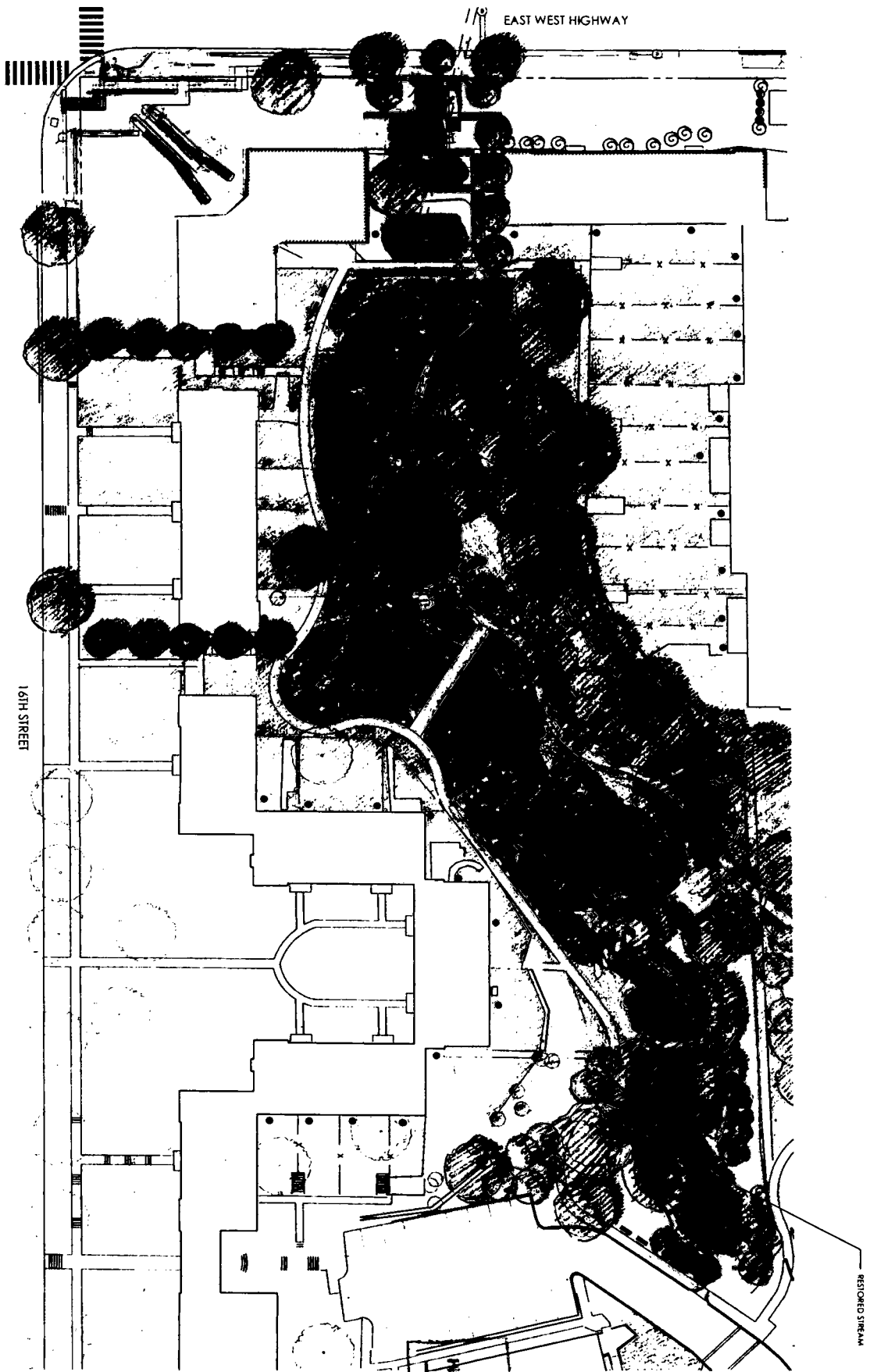
APPROVED
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 Historic Preservation
[Signature]

TOPOGRAPHY PLAN

L-4

SCALE: 1" = 40'-0"
 ISSUED:
 DATE: 10/12/2011 NAME: HPC MEETING

NOT FOR CONSTRUCTION
 Page 11



CNLL
 Construction and Associates, Inc.
 2011 Woodrow Wilson Blvd., Suite 400
 Silver Spring, MD 20910
 (301) 583-7000 (Fax) (301) 583-7011 (FAX)

LANDSCAPE
 James J. Frazier Landscape Architects
 10000 Rockville Pike, Suite 200
 Rockville, MD 20850
 (301) 986-1500 (Fax) (301) 986-1501 (FAX)

LIGHTING
 CONSULTANT
 16TH STREET NW
 SILVER SPRING, MD 20910
 (301) 583-7000 (Fax) (301) 583-7011 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
 FALKLAND SOUTH, LLC
 16TH STREET NW
 SILVER SPRING, MD 20910
 (301) 583-7000 (Fax) (301) 583-7011 (FAX)

Architect
 James J. Frazier
 Landscape Architects
 10000 Rockville Pike, Suite 200
 Rockville, MD 20850
 (301) 986-1500 (Fax) (301) 986-1501 (FAX)

SITE PLAN RENDERING
 (for Diagrammatic Purposes)

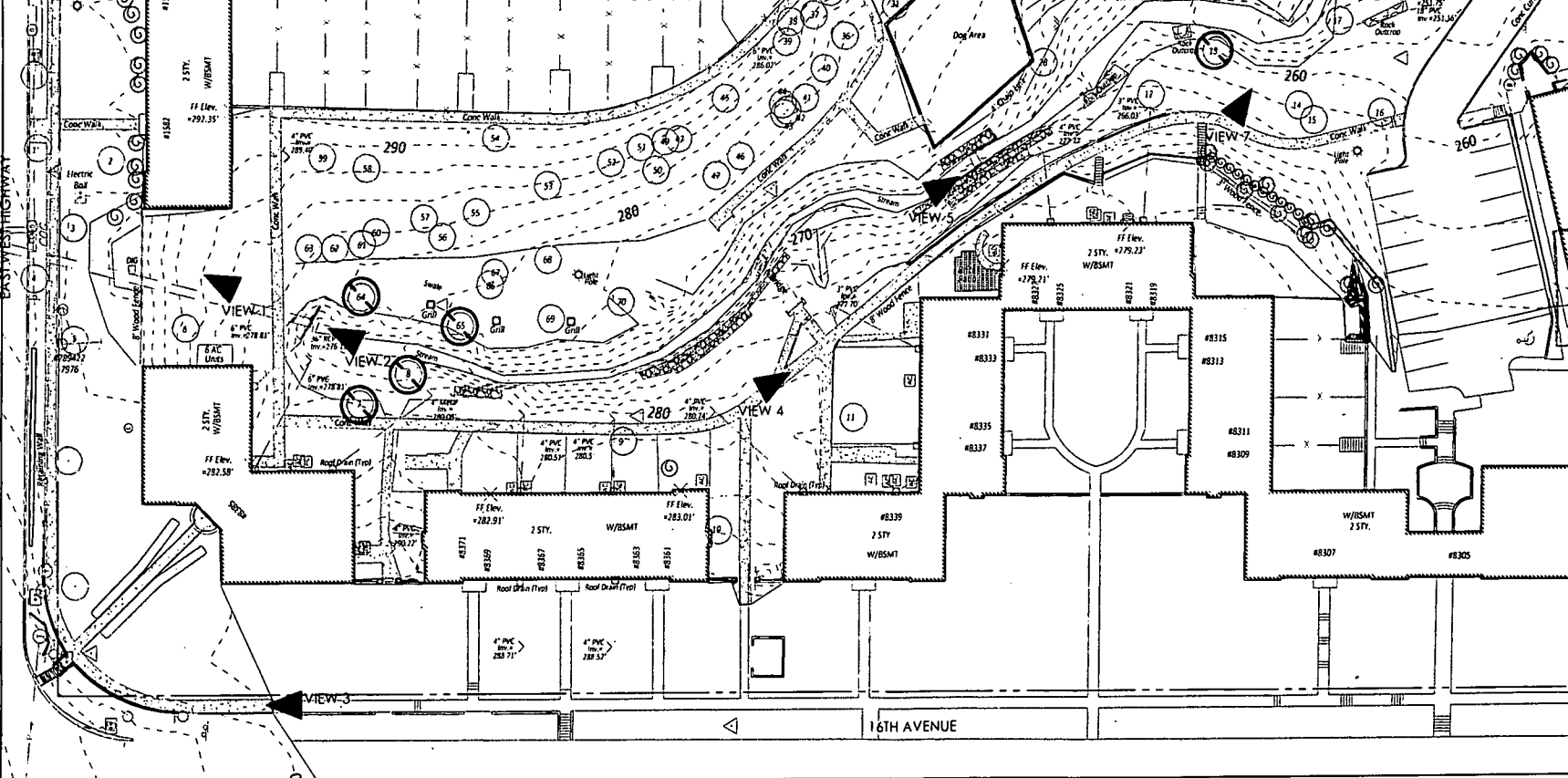
L-1

SCALE: 1" = 40'-0"
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 N

NOT FOR CONSTRUCTION
 Page 8

TREE IDENTIFICATION TABLE

TREES TO BE REMOVED				TREES IN POOR HEALTH REMOVING FOR SAFETY				
Number	Type	Trunk Size	Number	Type	Trunk Size	Number	Type	Trunk Size
1	Cherry	6"	36	Poplar	27"	19	Coniferous Unknown	54"
2	Ironwood	6"	37	Poplar	10"	20	Coniferous Unknown	55"
3	Bradford	15"	38	Poplar	36"	21	Coniferous Unknown	56"
4	Cherry	6"	39	Poplar	15"	22	Coniferous Unknown	57"
5	Bradford	15"	40	Oak	8"	23	Coniferous	36"
6	Maple	30"	41	Maple	8"	24	Coniferous	36"
7	QuadHolly	12"	42	Poplar	21"	25	Maple	33"
8	Oak	36"	43	Poplar	15"	26	Maple	15"
9	Maple	15"	44	Poplar	18"	27	Maple	28"
10	Maple	24"	45	Poplar	40"	28	Maple	36"
11	Holly	24"	46	Poplar	24"	29	Poplar	24"
12	Maple	30"	47	Poplar	24"	30	Poplar	24"
13	Poplar	16"	48	Poplar	32"	31	Poplar	20"
14	Poplar	16"	49	Poplar	21"	32	Poplar	24"
15	Oak	30"	50	Poplar	18"	33	Poplar	12"
16	Maple	30"	51	Poplar	21"	34	Poplar	15"
17	Maple	38"	52	Poplar	24"	35	Poplar	36"
18	Maple	36"	53	Poplar	30"			



CIVIL
 Conroy-Horn and Associates, Inc.
 7701 Wisconsin Avenue, Suite 500
 Bethesda, MD 20814
 (301) 303-3700 (2424) 303-3701 (FAX)

LANDSCAPE
 Hensel Phelps Landscape Architects
 408 PARK STREET NW
 CHARLOTTEVILLE, VA 22902
 (434) 984-1350 (434) 984-1581 (FAX)

LIGHTING
 Conroy & Assoc.
 7702 45TH STREET NW
 CHEVY CHASE, MD 20815
 (301) 557-4018 (301) 557-4118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
 HOME PROPERTIES
 FALKLAND CHASE, LLC
 6270 BOWNE BLVD., SUITE 500
 VIENNA, VA 22182
 703 370-7363

APPROVED
 Monty...
 Historic Preservation Commission

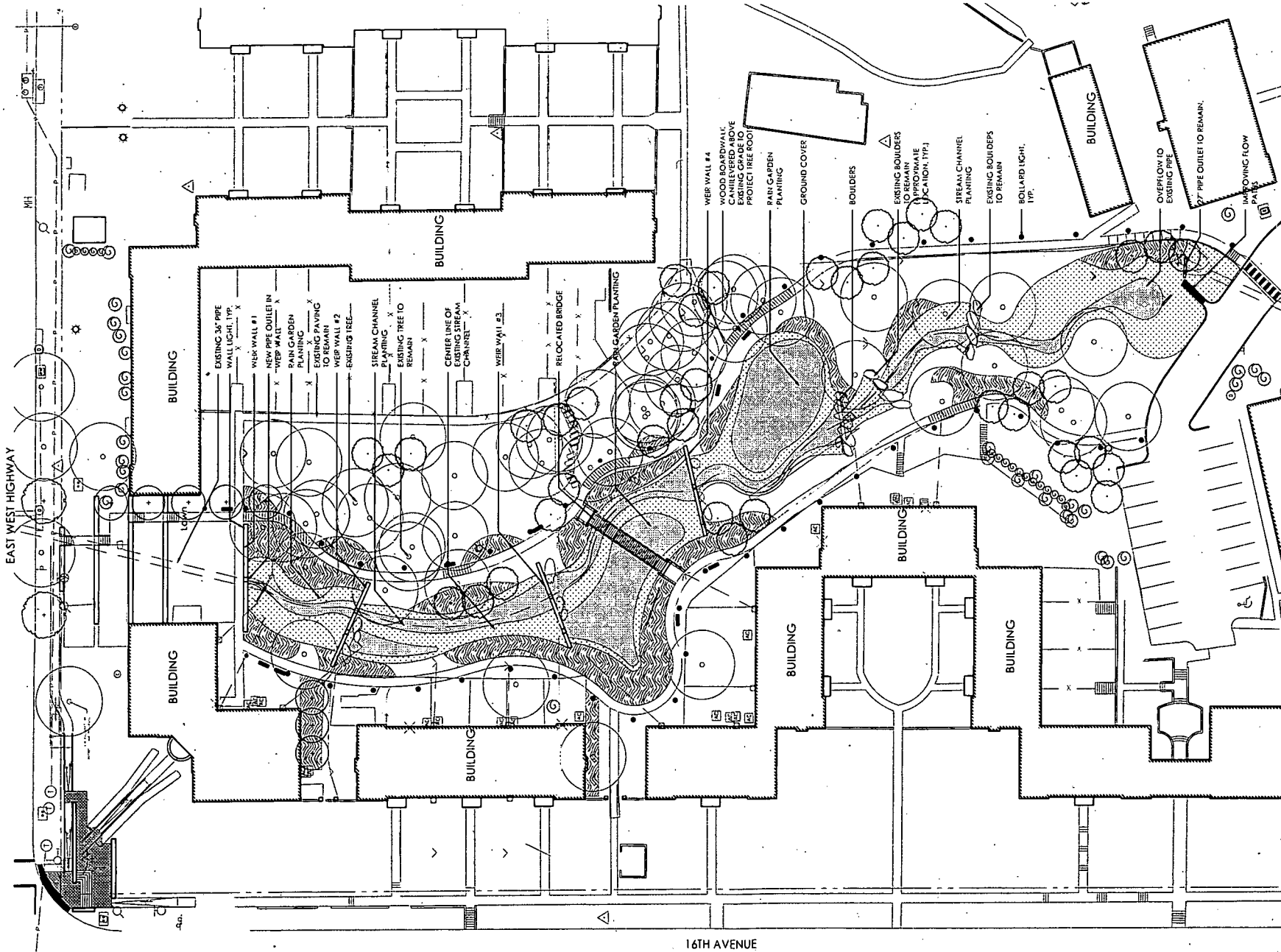
EXISTING CONDITIONS PLAN

L-2

SCALE: 1" = 40'-0"

ISSUED:
 DATE: 10/12/2011 NAME: HPC MEETING

NOT FOR CONSTRUCTION



CIVIL
 Arney, Horn and Associates, Inc.
 7701 MacArthur Avenue, Suite 500
 6614E SDA, MD, 20814
 (703) 583-3700 / (202) 383-3781 (FAX)

LANDSCAPE
 Nelson Berg Votz Landscape Architects
 408 PARK STREET
 CHARLOTTEVILLE, VA, 22902
 (541) 984-1358 / (541) 984-4158 (FAX)

LIGHTING
 Covey & Assoc.
 7202 427th STREET, NW
 CHEVY CHASE, MD, 20815
 (301) 557-4018 / (301) 557-4118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
 HOME PROPERTIES
 FALKLAND CHASE, LLC
 6279 BOONE BLVD., SUITE 500
 VIENNA, VA 22182
 703 370-7303

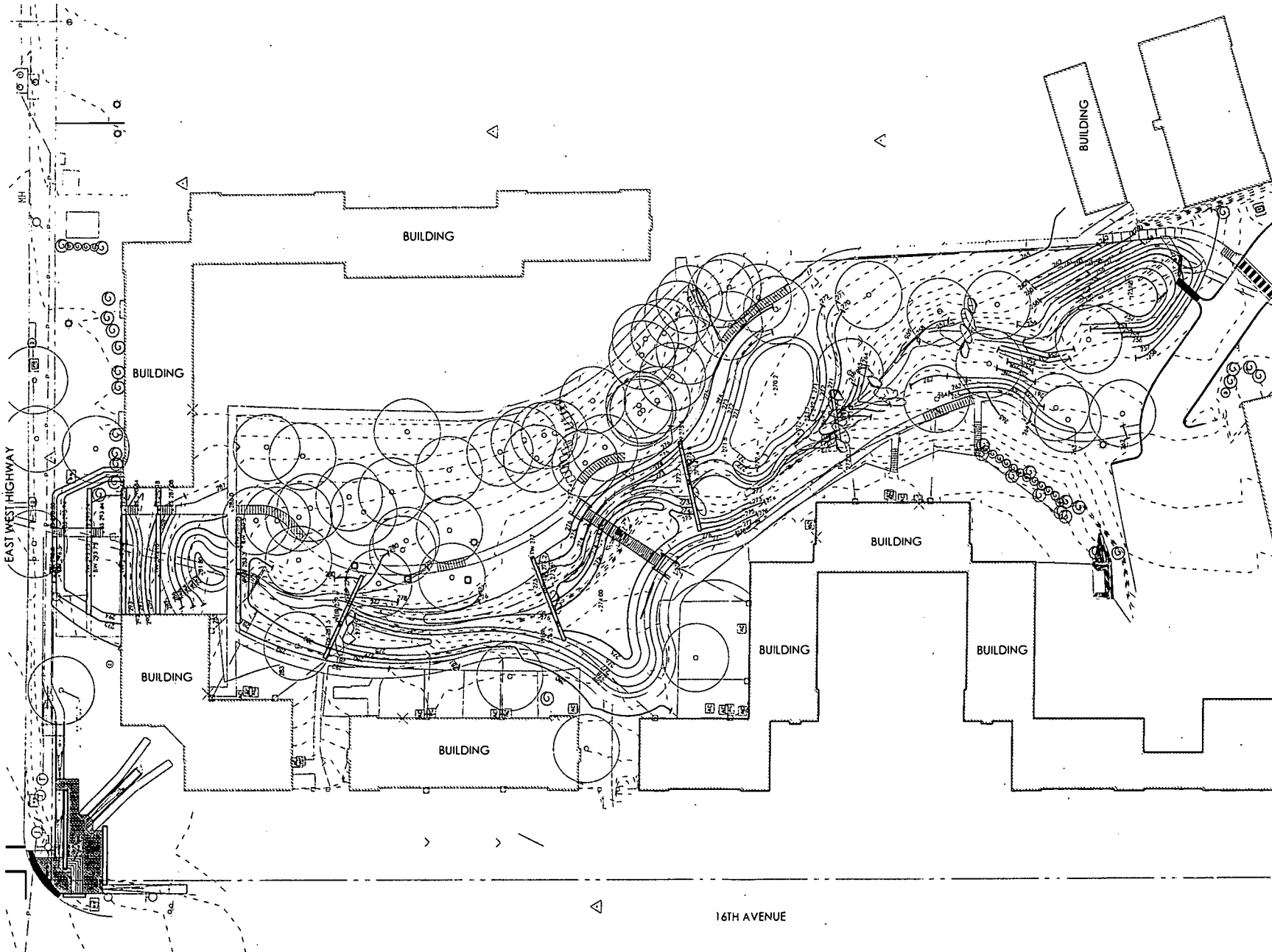
APPROVED
 Matthew G. ...
 Historic Preservation Commission

MATERIALS PLAN

L-3

SCALE: 1" = 40'-0"

ISSUED: DATE: 10/12/2011 NAME: MPC MEETING



CIVIL
 Lurvey-Horn and Associates, Inc.
 7281 Maccombs Avenue Suite 500
 BELT RIDGE MD 20814
 (240) 383-3700 (FAX) 383-3701 (FAX)

LANDSCAPE
 Nelson Dyer Ward Landscape Architects
 438 PARK STREET
 CHARLOTTEVILLE VA 22902
 (541) 964-1356 (434) 964-4158 (FAX)

LIGHTING
 Cowdry & Assoc.
 7702 45TH STREET, NW
 CHEVY CHASE, MD 20815
 (301) 657-4016 (301) 657-4118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
 HOME PROPERTIES
 FALKLAND CHASE, LLC
 6229 BOOCHIE BLVD., SUITE 500
 VIENNA, VA 22182
 703 270-3363

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

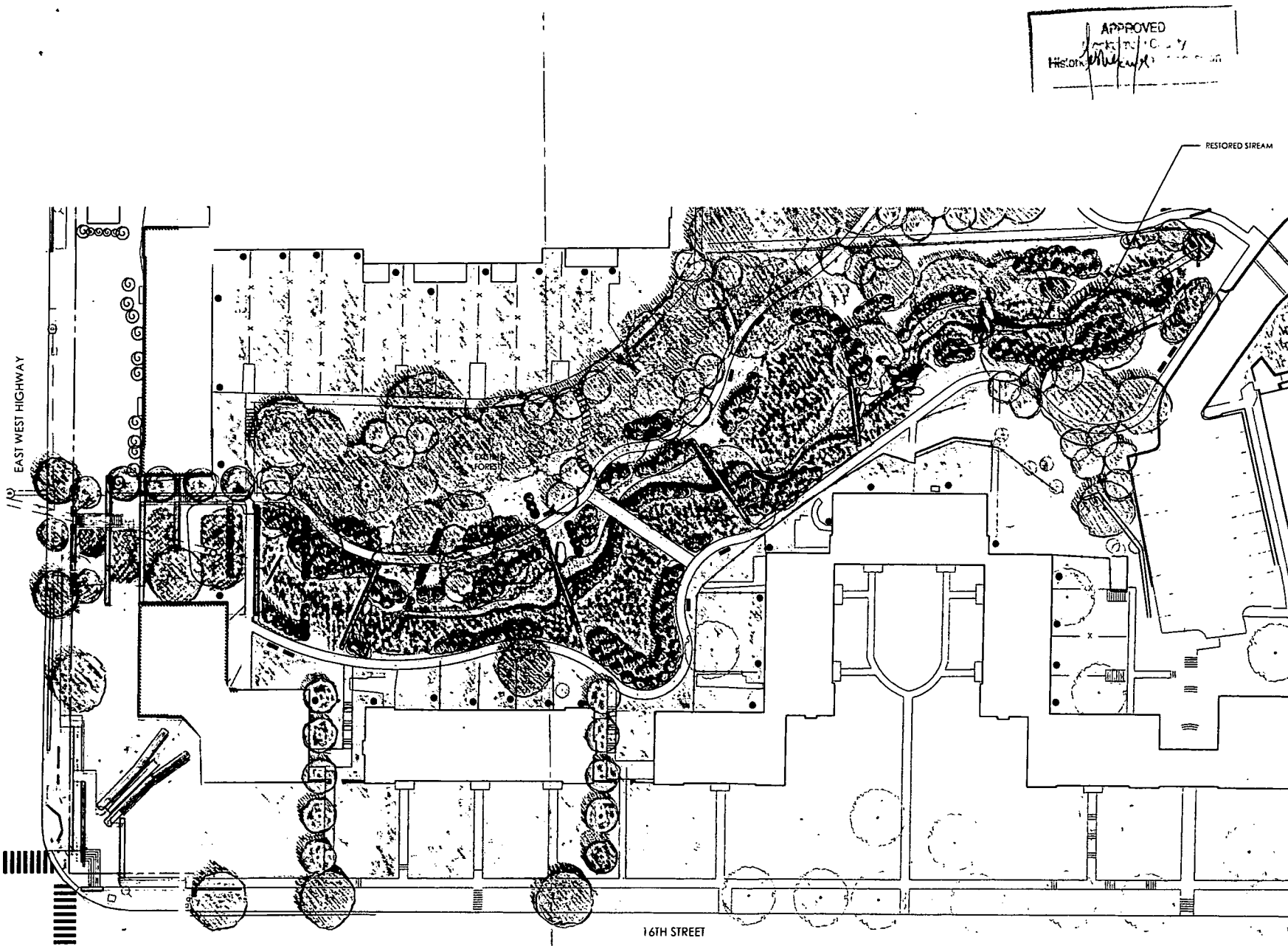
TOPOGRAPHY PLAN

L-4

SCALE: 1" = 40'-0"

ISSUED:
 DATE: 10/12/2011 NAME: HPC MEETING

NOT FOR CONSTRUCTION



APPROVED
 [Signature]
 [Signature]

CIVIL
 [Faint text]

LANDSCAPE
 [Faint text]

LIGHTING
 [Faint text]

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
 HOME PROPERTIES
 FALKLAND CHASE, LLC
 8225 BOONE BLVD SUITE 500
 VIRENA, VA 22182
 703 370-2603

SITE PLAN RENDERING
 (For Diagrammatic Purposes)

L-1

SCALE: 1" = 40'-0"

ISSUED
 DATE 10/12/2011 NAME HPC MEETING



NOT FOR CONSTRUCTION

Fothergill, Anne

From: Fothergill, Anne
Sent: Monday, October 24, 2011 8:46 AM
To: 'Eran Landry'
Cc: 'tshall@nbwla.com'
Subject: RE: Falkland - Stream Restoration - NBW response to review comments

Can you please explain why tree #6 the 30" maple was added to the removal list? It doesn't appear to be in the construction area and it wasn't noted as in poor health but it is shown in the photo (L-6) that the landscape architect sent. Thanks, Anne

From: Eran Landry [<mailto:EranLa@homeproperties.com>]
Sent: Wednesday, October 19, 2011 12:10 PM
To: Fothergill, Anne
Subject: FW: Falkland - Stream Restoration - NBW response to review comments
Importance: High

Anne, please see the attached. Please note that the 3rd tree from the left in the image (13) is one additional tree that has to be removed from what we initially anticipated.

Regards,

-Eran

Thanks,

Todd Shallenberger
RLA, Senior Project Manager
Nelson Byrd Woltz Landscape Architects

408 Park Street
Charlottesville, VA 22902
t 434.984.1358
f 434.984.4158

www.nbwla.com
tshall@nbwla.com

M E M O R A N D U M

Date: October 19, 2011

By: Todd Shallenberger

Subject: Falkland Stream Restoration Project - Montgomery County - Historic Preservation Questions

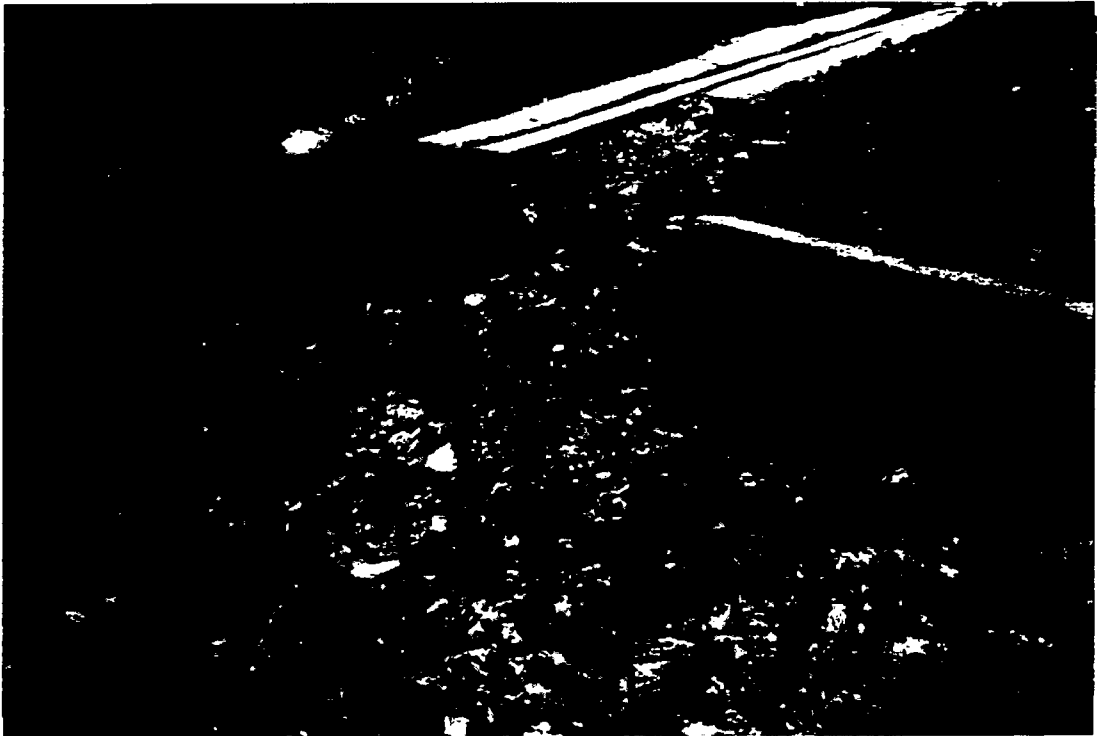
- 1) Can you provide me more detail on the 5 new weir walls? What is the material and dimensions? I need either an elevation or an image.
NBW – The low weirs are made of local stone and are 18” wide. They range in height somewhere between 18” and 24” and will embed in the adjacent slope. Please see attached precedent image L-5 that shows general appearance. The final details and dimensions will need to be further developed.
- 2) The relocated bridge is the same bridge just moved, right? I know that is what relocated means ☺ but I just need to be sure.
NBW – Yes, the intention is to reuse the existing bridge by reorienting it in the new design.
- 3) The wood boardwalk is called out once on plan L-3 but are the other new sections of wood boardwalk where I see the similar lines along the path? The rest of the path remains the same?
NBW – There are several sections of wood boardwalk that are proposed. The rest of the path will be new concrete walk (finish to be determined).
- 4) Will there be no dog area in the renovated park?
NBW - The dog park will be relocated to another area on the property. The size and location will need to be determined.
- 5) Are trees # 7, 8 and 13 proposed for removal? They don't have an asterisk in L-2 but they do have a circle around them. Any trees to be removed need either to be clearly noted (and we need photos) or if they are determined to be dead/dying/hazardous by a certified arborist they can get a waiver.
NBW – Trees #7, #8, and #13 are proposed for removal on account of the grading that is necessary to raise the stream channel. See attached drawing L-6.

End of Comments

Existing Property Condition Photographs (duplicate as needed)



Detail: View 7: Eroded channel



Detail: View 8: Southern drainage swales and outlets to site inlet



Falkland North

backless bench

4

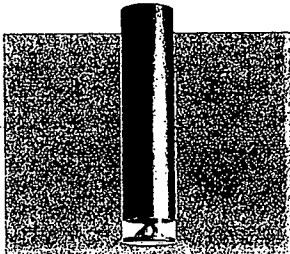
For lighting urban spaces, parks and grounds, the Panorama bollard luminaires introduce a lighting tool with lighting design characteristics that literally outshine conventional solutions. The bollard luminaires is their innovative outstanding feature of the Panorama bollard luminaires is their innovative lighting technology, which combines the highest precision and efficiency in a surprisingly small luminaire. The system with the cone-shaped reflector emits light throughout a full 360° up to 6m deep over the area to be illuminated. In this way, the Dark Sky technology superbly shields pedestrians and drivers from spill light emitted above the horizontal.

Similar to downlights with darklight technology used in interiors, Panorama bollard luminaires do not produce any Characteristics

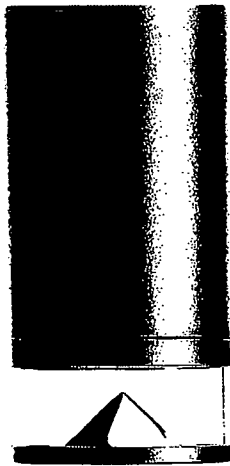
Panorama bollard luminaires are intended for outdoor applications. The aluminium cylinder is provided with a special coating. Over this, a double powder-coating in Graphit m is applied. The base plate provides a safe mounting surface. An interior parabolic reflector directs a narrowly focused beam up to the visible 360° cone-shaped reflector, in compliance with darklight technology, the luminaire is glare-free above the light aperture. The circular light emission is covered by a single thick glass which creates the impression that the reflector and upper cover are floating freely in space.

Application
 Extremely flat beam, symmetric light distribution. To provide widespread lighting on driveways, pathways and squares.

Panorama bollard luminaires in their narrow cylindrical shapes are available having 132mm diameter. Low-voltage halogen lamps up to 50W/12V or metal halide lamps 20W and 35W are to be used. The height of the luminaires is 800mm. Q112 lamps up to 100W/12V and H11 lamps up to 70W are to be used in the Panorama bollard luminaires which has a 205mm diameter and 900mm luminaire height. The 450mm height versions take low-voltage halogen lamps or metal halide lamps. The low height gives a slightly lower spread of illumination. This is compensated for by the higher intensity resulting from the large reflector diameter.



Bollard luminaires



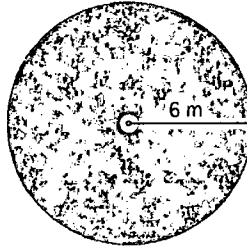
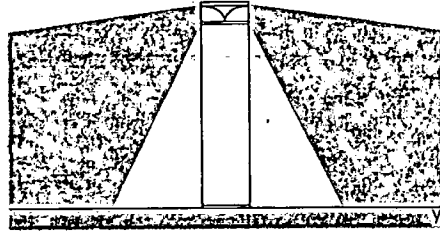
ERCO

Panorama

Lighting technology

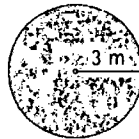
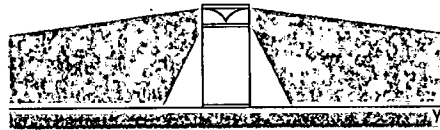
Bollard luminaires

Height: 900mm
QT12 lamp
HIT-CE lamp



2

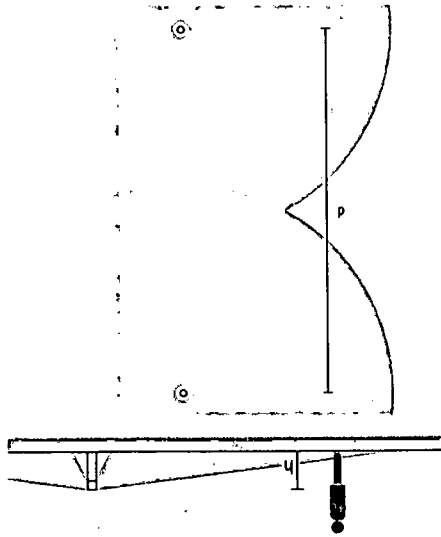
Height: 450mm
QT12 lamp
HIT-CE lamp



2

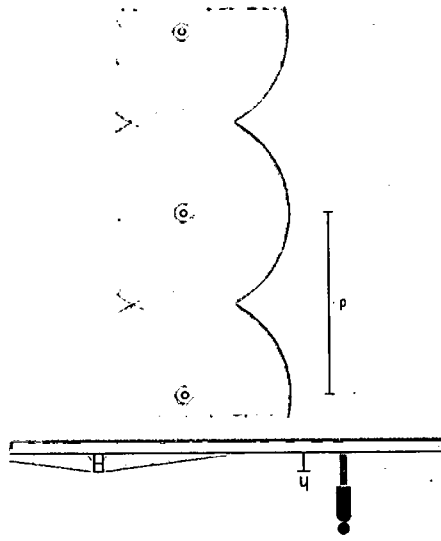
Bollard luminaires

Bollard luminaires, height: 900mm



Luminaire diameter: 132mm
Light beam diameter: 12m
Luminaire spacing: 10m
Luminaire diameter: 205mm
Light beam diameter: 12m
Luminaire spacing: 10m

Bollard luminaires, height: 450mm



Luminaire diameter: 205mm
Light beam diameter: 6m
Luminaire spacing: 5m

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

(September 21, 2011)

Tax Account No.	Name	Address	Lot/Parcel
Subject Property			
13-02522633	Falkland Partners LLC	c/o Home Prop LP 850 Clinton Square Rochester, NY 14604-1730	P555
Adjoining and Confronting Property Owners			
13-00959802	Falkland Partners LLC	c/o Home Prop LP 850 Clinton Square Rochester, NY 14604-1730	P393
13-00959790	Falkland Partners LLC	c/o Home Prop LP 850 Clinton Square Rochester, NY 14604-1730	P532
13-03357767	Blair Towers LLC and Blair Shopping Center LLC	c/o Tower Companies 2000 Tower Oaks Blvd., Fl. 9 Rockville, MD 20852-4282	N739
13-03369652	Blair Shopping Center LLC and Blair Towers LLC	c/o Tower Companies 2000 Tower Oaks Blvd., Fl. 9 Rockville, MD 20852-4282	N681
13-00976316	Blair Office Building LLC	c/o Tower Companies 2000 Tower Oaks Blvd., Fl. 9 Rockville, MD 20852-4282	N614
13-00979263	Summit Hills Joint Venture	c/o Southern Management Corp. 1950 Old Gallows Road, Ste. 600 Vienna, VA 22182	N266
13-02875510	F C-Harris Silver Spring c/o Shared Services Dept.	P.O. Box 94877 Cleveland, OH 44101-4877	N559
13-03624910	8501 Georgia L L C, et al.	c/o Finmarc Management Inc. 4733 Bethesda Avenue Bethesda, MD 20814	N466
Other			
	Erin E. Girard, Esq.	Linowes and Blocher LLP 7200 Wisconsin Avenue, Suite 800 Bethesda, MD 20814	301-961-5153
	Daniel E. Pino	Kimley-Horn and Associates, Inc. 7201 Wisconsin Avenue, Suite 500 Bethesda, MD 20814-4810	dan.pino@kimley-horn.com

Existing Property Condition Photographs (duplicate as needed)



Detail: View 1: Steep slope and existing fence



Detail: View 2: Pipe outlet and eroded channel

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: View 3: Retaining wall and stair to 16th & East West Highway intersection



Detail: View 4: Existing pedestrian bridge

Existing Property Condition Photographs (duplicate as needed)



Detail: View 5: Eroded channel and gabion wall



Detail: View 6: Site bedrock

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8305 Falkland Lane, Silver Spring	Meeting Date:	10/26/11
Resource:	<i>Master Plan Site #36/12</i> Falkland Apartments	Report Date:	10/19/11
Applicant:	Falkland Partners LLC (Eran Landry, Agent)	Public Notice:	10/12/11
Review:	HAWP	Tax Credit:	No
Case Numbers:	36/12-11A	Staff:	Anne Fothergill
Proposal:	Renovation and alterations to park		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan Site #36/12*—Falkland Apartments
STYLE: Garden style apartments
DATE: 1937

More information about the Falkland Apartments can be found in Circles 24-28.

PROPOSAL

The applicants are proposing a number of alterations to the residents' park and stream channel behind the apartments located along the east side of 16th Street and the south side of East-West Highway. The applicants propose to raise and restore the stream channel. The existing bridge will be relocated and five 18" wide and 18-24" tall stone weir walls will be installed across the stream. Lighting and benches will be installed. The chain link fence around the dog area will be removed. Six trees will be removed (12" holly, 36" oak, 16" poplar, 24" and 40" birch, and 30" maple) because they are in poor health or for needed grading for the stream channel; the other 64 trees will remain. New concrete walkways will be installed and wooden boardwalks will be installed in certain locations to protect tree roots. See existing and proposed plans in Circles 7-16.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2);

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



Prelim
DPS-78

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: eranla@homeproperties.com Contact Person: Eran Landry
Daytime Phone No.: 703.370.7363 x 8522
Tax Account No.: 02522633
Name of Property Owner: Falkland Partners LLC Daytime Phone No.: 703.370.7363
Address: 8229 Boone Blvd #500 Vienna VA 22182
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Erin Girard - Linowes + Blocher LP Daytime Phone No.: 301.961.5153

LOCATION OF BUILDING/PREMISE

House Number: 8305 Street: Falkland Lane
Town/City: Silver Spring Nearest Cross Street: 16th Street
Lot: _____ Block: _____ Subdivision: 001
Liber: _____ Folio: _____ Parcel: 1

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: Landscaping improvement

1B. Construction cost estimate: \$ 500,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ foot _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/ easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] Signature of owner or authorized agent 9.21.2011 Date

Approved: 580295 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

(September 21, 2011)

Tax Account No.	Name	Address	Lot/Parcel
Subject Property			
13-02522633	Falkland Partners LLC	c/o Home Prop LP 850 Clinton Square Rochester, NY 14604-1730	P555
Adjoining and Confronting Property Owners			
13-00959802	Falkland Partners LLC	c/o Home Prop LP 850 Clinton Square Rochester, NY 14604-1730	P393
13-00959790	Falkland Partners LLC	c/o Home Prop LP 850 Clinton Square Rochester, NY 14604-1730	P532
13-03357767	Blair Towers LLC and Blair Shopping Center LLC	c/o Tower Companies 2000 Tower Oaks Blvd., Fl. 9 Rockville, MD 20852-4282	N739
13-03369652	Blair Shopping Center LLC and Blair Towers LLC	c/o Tower Companies 2000 Tower Oaks Blvd., Fl. 9 Rockville, MD 20852-4282	N681
13-00976316	Blair Office Building LLC	c/o Tower Companies 2000 Tower Oaks Blvd., Fl. 9 Rockville, MD 20852-4282	N614
13-00979263	Summit Hills Joint Venture	c/o Southern Management Corp. 1950 Old Gallows Road, Ste. 600 Vienna, VA 22182	N266
13-02875510	F C-Harris Silver Spring c/o Shared Services Dept.	P.O. Box 94877 Cleveland, OH 44101-4877	N559
13-03624910	8501 Georgia L L C, et al.	c/o Finmarc Management Inc. 4733 Bethesda Avenue Bethesda, MD 20814	N466
Other			
	Erin E. Girard, Esq.	Linowes and Blocher LLP 7200 Wisconsin Avenue, Suite 800 Bethesda, MD 20814	301-961-5153
	Daniel E. Pino	Kimley-Horn and Associates, Inc. 7201 Wisconsin Avenue, Suite 500 Bethesda, MD 20814-4810	dan.pino@kimley-horn.com

Falkland Stream Restoration and Design

The Falkland Stream is a small stormwater conveyance channel that drains runoff from the Falkland Chase Apartments on the southwest side of downtown Silver Spring, Maryland. The channel emerges from a concrete pipe outfall approximately 175 feet North of East/West Highway, enters a concrete pipe under East/West Highway and emerges again on the south side of East/West Highway. From this point the stream flows approximately 525 feet through a wooded common area within the apartment complex and re-enters a concrete pipe under Colesville Road.

The property owner has plans to raze the apartments on the north side of East/West Highway and redevelop the property with high-density residential and retail units. As part of this redevelopment, the stream on the South side of East/West Highway will be restored to improve ecology and enhance the tenants' experiences and use as common area.

Currently, the channel is incised within a tight ravine. Six to ten foot high gabions line large portions of both banks and the riparian bank vegetation that is not mown consists of mostly invasive English ivy. Nearly all rooftop downspouts and sidewalks have been constructed to direct runoff to the channel. This has caused erosion on the unprotected stream banks and on the grassy tops of banks in the common area. In this condition the channel may be viewed as something to avoid, or even dangerous. It creates a separation in the landscape that divides the common area into two distinct halves. The landscape in the common area beyond the stream channel is typical of a wooded park. The large elm, oak, sycamore, and tulip poplar trees are valuable resources. They provide shade and scenery to the picnic areas below and should be preserved; however, beyond these trees, the maintained lawn and English ivy there is virtually no other vegetation. The aesthetics and landscape ecology should be enhanced by adding native flowering trees, shrubs and groundcovers.

Given our understanding and site knowledge, our primary goals and approach for the restoration of the Falkland Stream are:

1. Restore the connection between surrounding buildings and stream with the stream as focus.
2. Restore the stream's natural hydrologic function.
3. Restore the natural habitat associated with a stream in Montgomery County Maryland.
4. Manage on-site stormwater runoff to the extent possible.
5. Create an amenity that the neighborhood will value.

We plan to raise the stream channel that will in-turn, provide both the benefits of stormwater infiltration and connection to the surrounding landscape. A sand and gravel mix would be used to fill the channel to an elevation below the existing top of the stream bank. Grade control structures, such as low stone weirs and rock steps or cascades, would be installed at key locations along the channel to maintain the stream slope through the valley, hold the channel fill in place, and provide for runoff to be treated in the rain gardens. The existing gabions would be removed and side slopes rebuilt to make natural stream banks. Stone material from these structures would be incorporated into the channel fill material.

Objectives to achieve goals

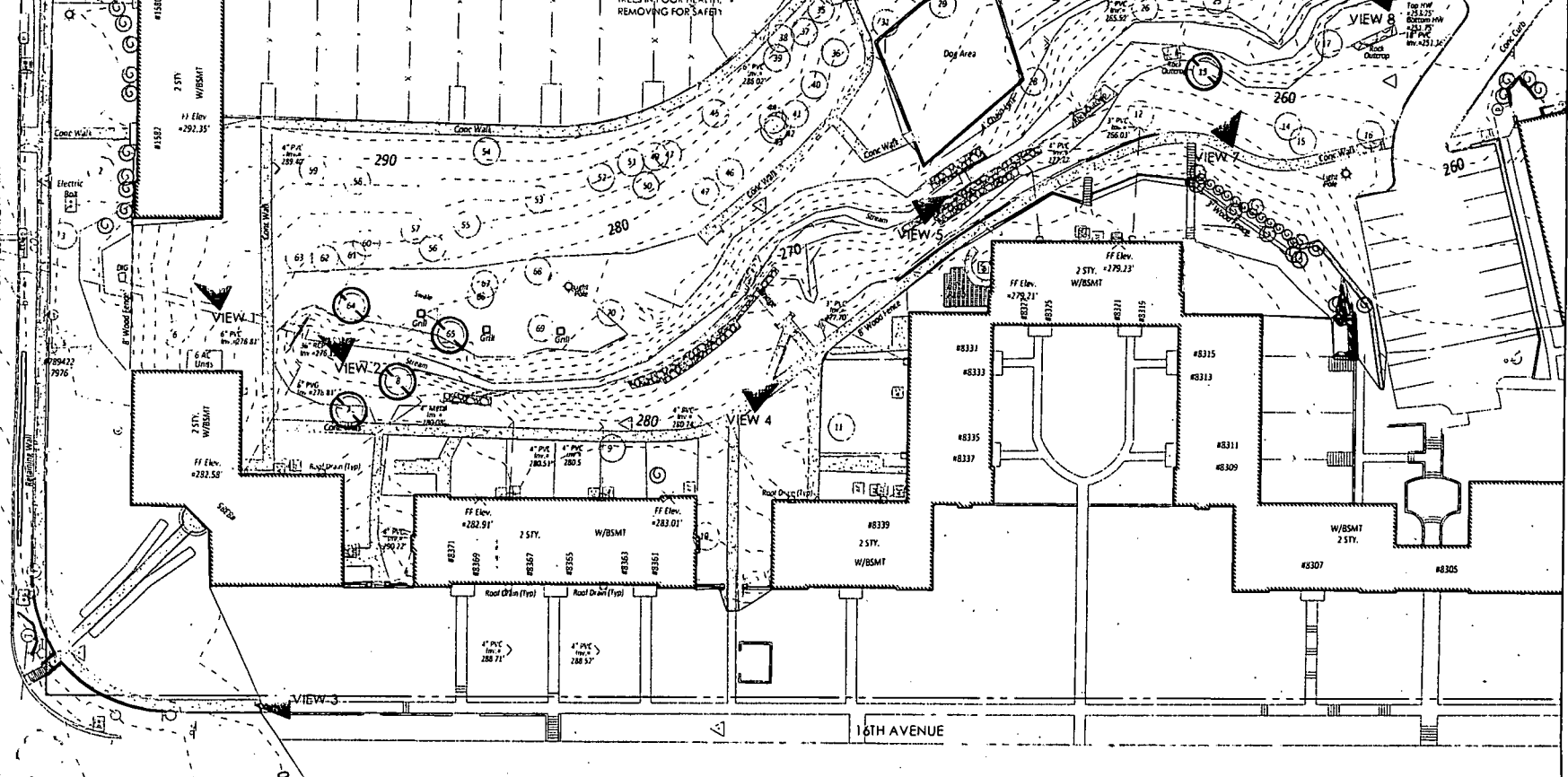
- Create a hierarchy of paths reconnecting the surrounding buildings and streets to the stream allowing ADA access to the maximum extent allowed by the site.
- Reshape the spatial organization of the area by removing visual and physical barriers and creating views onto and through the site from surrounding buildings and streets. Factor safety into this reshaping.
- Remove nonnative and invasive plants.

- Restore natural stream channel features, structures and forms.
- Reshape surrounding topography to natural stable forms.
- Utilize green infrastructure such as rain gardens and vegetated swales to slow down and cleanse urban runoff feeding the stream.
- Limit existing tree root disturbance to the maximum extent possible.
- Restore native ground layer and mid-story plant communities.
- Provide seating and areas for passive recreation.
- Provide low, bollard lighting around perimeter path.

These goals and objectives will re-establish the historic link and association of the south Falkland community to the stream valley bisecting it. The increasing challenges faced by urban watersheds are also recognized and accommodated. The restored stream and surrounding valley will provide recreation opportunities and health benefits to the residents of Falkland and the neighborhood as well as environmental benefits of improved water quality to the county, Rock Creek and Chesapeake Bay watersheds.

TREE IDENTIFICATION TABLE

TREES TO BE REMOVED											
Number	Type	Trunk Size	Number	Type	Trunk Size	Number	Type	Trunk Size	Number	Type	Trunk Size
1	Cherry	6"	36	Poplar	27"	19	Coniferous Unknown	54"	54	Poplar	12"
2	Ironwood	6"	37	Poplar	10"	20	Coniferous Unknown	55"	55	Poplar	24"
3	Bradford	15"	38	Poplar	36"	21	Coniferous Unknown	56"	56	Poplar	27"
4	Cherry	6"	39	Poplar	15"	22	Coniferous Unknown	57"	57	Poplar	32"
5	Bradford	15"	40	Oak	8"	23	Coniferous 36"	58"	58	Poplar	8"
6	Maple	30"	41	Maple	8"	24	Coniferous 36"	59"	59	Poplar	21"
7	QuadrHolly	12"	42	Poplar	21"	25	Maple 33"	60"	60	Poplar	12"
8	Oak	36"	43	Poplar	15"	26	Maple 15"	61"	61	Poplar	30"
9	Maple	15"	44	Poplar	18"	27	Maple 28"	62"	62	Poplar	12"
10	Maple	24"	45	Poplar	40"	28	Maple 36"	63"	63	Poplar	32"
11	Holly	24"	46	Poplar	24"	29	Poplar 24"	64"	64	Birch	40"
12	Maple	30"	47	Poplar	24"	30	Poplar 24"	65"	65	Birch	24"
13	Poplar	16"	48	Poplar	32"	31	Poplar 20"	66	66	Oak	15"
14	Poplar	16"	49	Poplar	21"	32	Poplar 24"	67	67	Poplar	32"
15	Oak	30"	50	Poplar	18"	33	Poplar 12"	68	68	Maple	21"
16	Maple	30"	51	Poplar	21"	34	Poplar 15"	69	69	Birch	32"
17	Maple	38"	52	Poplar	24"	35	Poplar 36"	70	70	Poplar	40"
18	Maple	36"	53	Poplar	30"						



CIVIL
 James R. Hill & Associates, Inc.
 7201 Macom Avenue-Suite 503
 BE THE GDA, MD 20814
 (301) 835-3700 / (301) 863-3701 (FAX)

Landscaping
 Nelson & Pro Landscape Architects
 438 PARK STREET
 CHARLOTTESVILLE, VA 22902
 (434) 964-1350 / (434) 964-4158 (FAX)

LIGHTING
 Cooney & Assoc
 7207 45TH STREET AVE.
 CHEVY CHASE, MD 20815
 (301) 657-4018 / (301) 657-4118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
 HOME PROPERTIES
 FALKLAND CHASE, LLC
 8229 BOONE BLVD., SUITE 500
 VIENNA, VA 22182
 703 370-7863

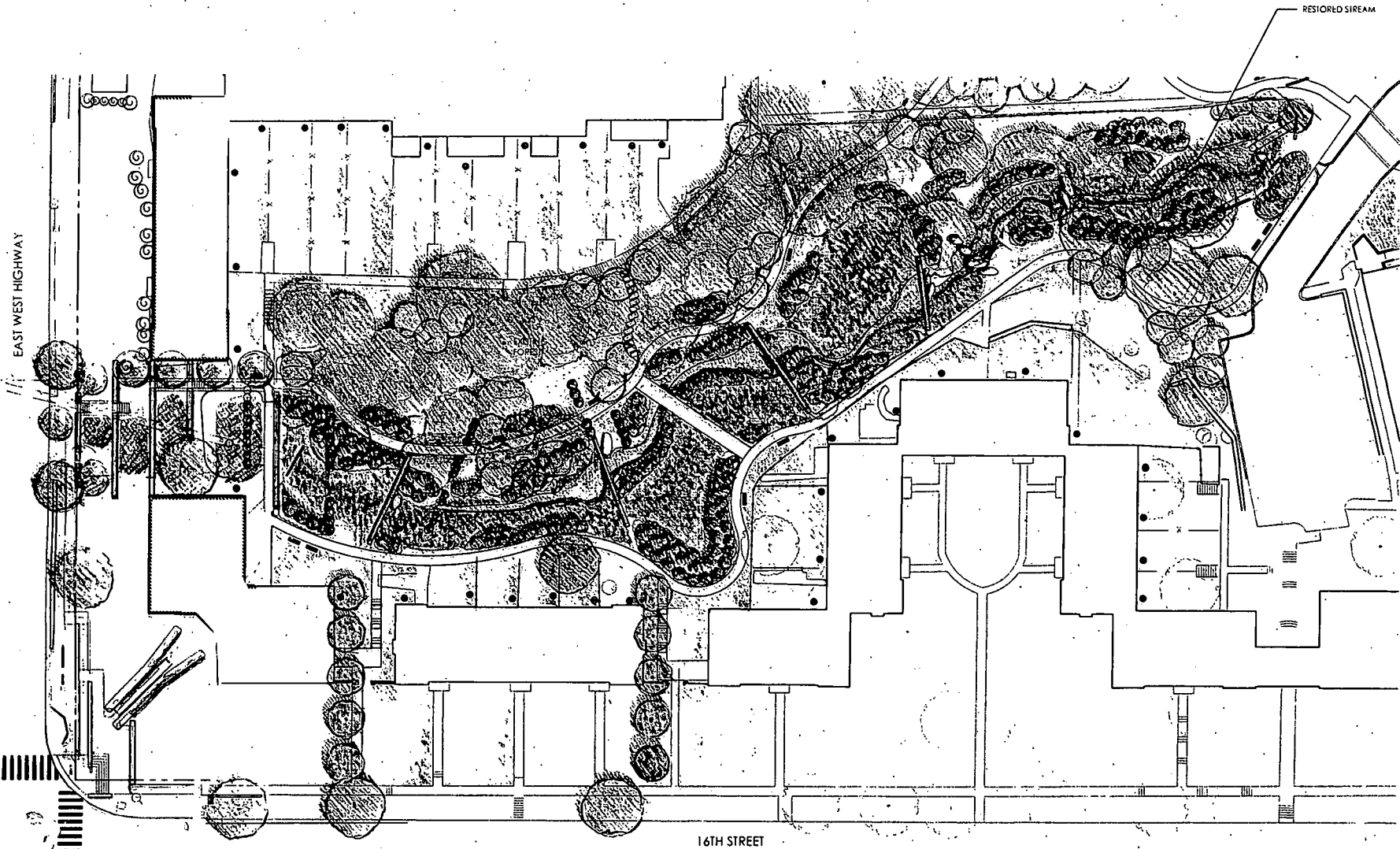
EXISTING CONDITIONS PLAN

L-2

SCALE: 1" = 45'-0"

ISSUED DATE: 10/12/2011 NAME: HPC MEETING

8



CIVIL
 NAME: HORN AND ASSOCIATES INC.
 7201 Wisconsin Avenue-Suite 300
 BETHESDA, MD 20814
 (301) 363-3700 / (202) 363-3701 (FAX)

Landscape
 Nelson Dero White Landscape Architects
 408 PARK STREET
 CHARLOTTEVILLE, VA 22602
 (434) 884-1356 (434) 864-4158 (FAX)

LIGHTING
 Covey & Assoc.
 7202 45TH STREET 100
 CHEYFF CHASE, MD 20815
 (301) 857-4018 (301) 857-4118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

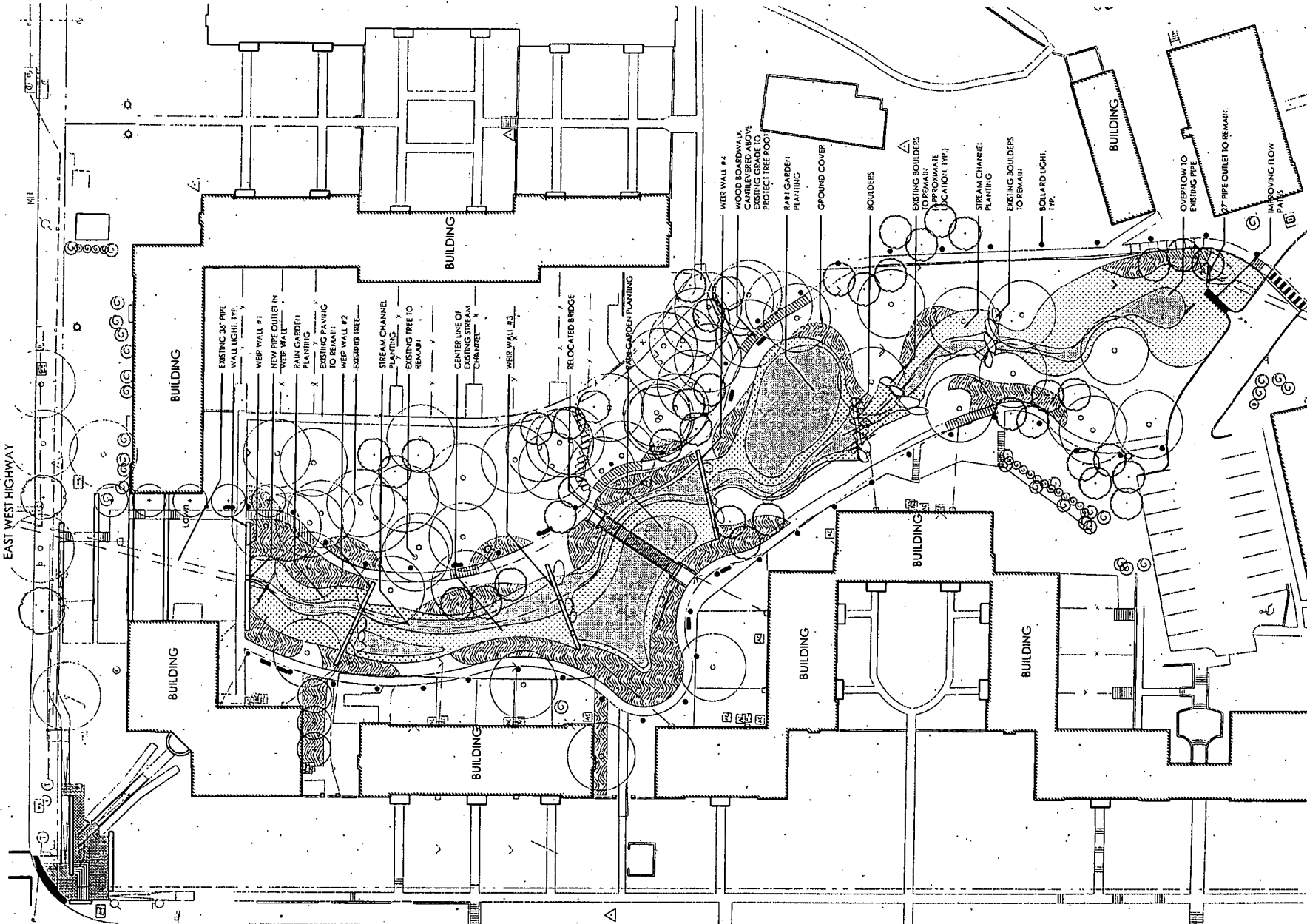
OWNER
 HOME PROPERTIES
 FALKLAND CHASE, LLC
 8229 BOONE BLVD., SUITE 500
 VIENNA, VA 22182
 703 370-7363

SITE PLAN RENDERING
 (For Diagrammatic Purposes)

L-1

SCALE: 1" = 40'-0"
 ISSUED:
 DATE: 10/12/2011 NAME: HPC MEETING

NOT FOR CONSTRUCTION



CIVIL
 Allen Starr and Associates, Inc.
 7201 Wisconsin Avenue - Suite 500
 Bethesda, MD 20814
 (301) 363-3700 (FAX) 363-3701 (FAX)

LANDSCAPE
 Nelson Byrd Woltz Landscape Architects
 400 PARK STREET
 CHARLOTTEVILLE, VA 22902
 (434) 984-1358 (434) 984-4158 (FAX)

LIGHTING
 Coverley & Assoc.
 7202 WISCONSIN STREET, 100
 CHEVY CHASE, MD 20815
 (301) 657-4018 (301) 657-4118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

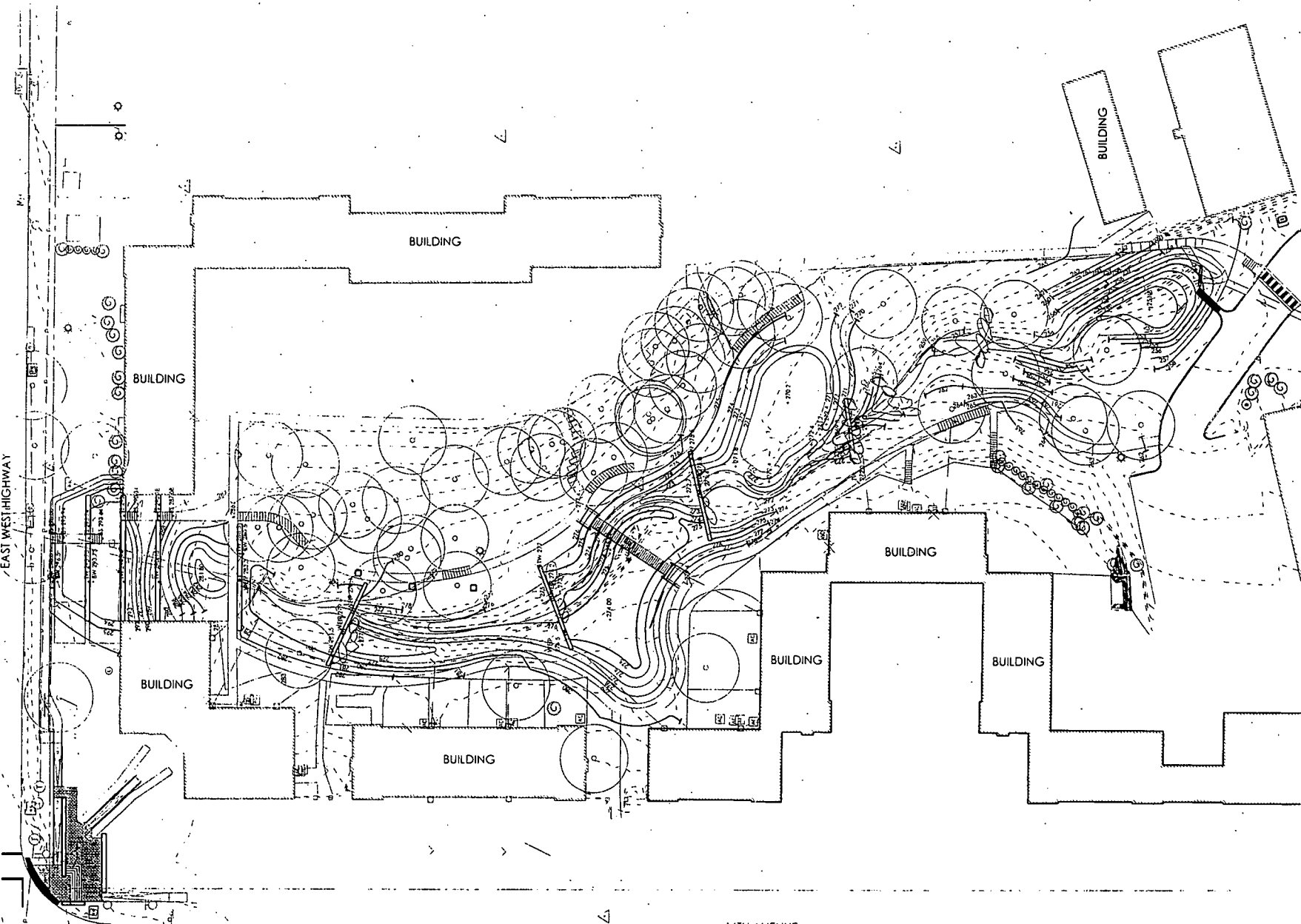
OWNER
 HOME PROPERTIES
 FALKLAND CHASE, LLC
 8276 BOONE BLVD., SUITE 300
 VIENNA, VA 22182
 703 370-7383

MATERIALS PLAN

L-3

SCALE 1" = 40'
 ISSUED DATE 10/13/2011 NAME HPC MEETING

NOT FOR CONSTRUCTION



CIVIL
 Hargrett & Associates, Inc.
 7201 Wisconsin Avenue Suite 500
 BETHESDA, MD 20814
 (301) 353-3700 / (240) 383-3701 (FAX)

LANDSCAPE
 Nelson Byrd Woltz Landscape Architects
 408 PARK STREET F
 CHARLOTTEVILLE, VA 22902
 (541) 904-1358 / (541) 884-4158 (FAX)

LIGHTING
 Covert & Assoc
 7502 43TH STREET, BOX
 CHEVY CHASE, MD 20815
 (301) 657-4019 / (301) 657-4118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
 HOME PROPERTIES
 FALKLAND CHASE, LLC
 8229 DOONE BLVD., SUITE 500
 VIENNA, VA 22183
 703 370-7363

TOPOGRAPHY PLAN

L-4

SCALE: 1" = 40'-0"

ISSUED	NAME
DATE	HPC MEETING
10/22/11	



NOT FOR CONSTRUCTION



NOTE: FINAL DETAILS TO BE DEVELOPED

CIVIL
Korty-Horn and Associates, Inc.
2701 Wisconsin Avenue, Suite 200
BETHESDA, MD 20814
(301) 383-3700 / (240) 383-3701 (FAX)

Landscape
Hester-Dryden White Landscape Architects
408 PARK STREET
CHARLOTTESVILLE, VA 22902
(541) 846-1300 (541) 846-4158 (FAX)

LIGHTING
Cowley & Assoc.
7002 40TH STREET, NW
CHEVY CHASE, MD 20815
(301) 637-4010 / (301) 637-4118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER

HOME PROPERTIES
FALKLAND CHASE, LLC
6229 DOONE BLVD., SUITE 500
VIENNA, VA 22182
703 370-7363

PROPOSED WEIR WALL IMAGE

L-5

SCALE: 1" = 40'-0"

ISSUED:
DATE 10/19/2011 NAME HPC MEETING



NOT FOR CONSTRUCTION

Page 12

11



Trees to be removed
 to preserve the health and to
 improve the site.

CIVIL
 Kinney-Horn and Associates, Inc.
 7201 Wisconsin Avenue-Suite 520
 BETHESDA, MD 20814
 (301) 383-3700 / (240) 383-3761 (FAX)

LANDSCAPE
 Nelson Byrd Woltz Landscape Architects
 408 PARK STREET
 CHARLOTTESVILLE, VA 22902
 (434) 939-1300 / (434) 964-4158 (FAX)

LIGHTING
 Courtney & Assoc.
 7202 45TH STREET, NW
 CHEVY CHASE, MD 20815
 (301) 657-4010 / (301) 657-4118 (FAX)

FALKLAND SOUTH

SILVER SPRING, MD

OWNER
 HOME PROPERTIES
 FALKLAND PHASE I, LLC
 8229 BOONE BLVD., SUITE 500
 VEENNA, VA 22182
 703 370-7363

**TREE REMOVAL
 IMAGE**

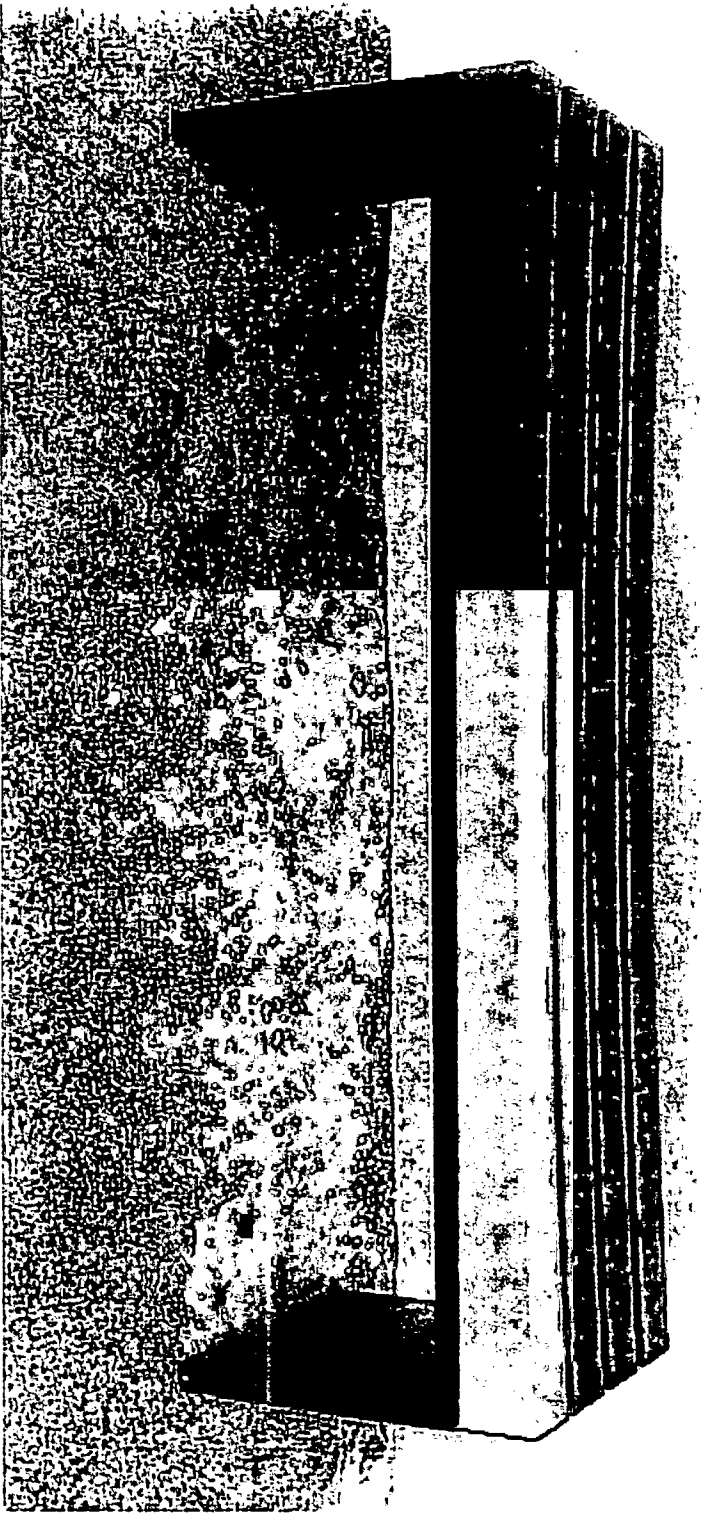
L-6

SCALE: 1" = 40'-0"

ISSUED: NAME
 DATE: HPC MEETING



NOT FOR CONSTRUCTION



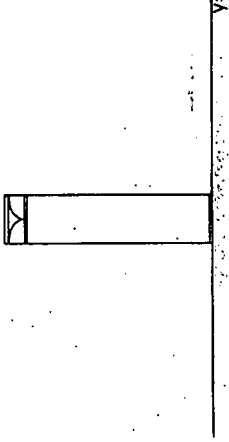
Falkland North

backless bench

4

Bollard luminaires

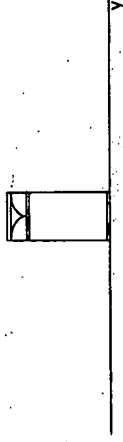
Height: 900mm
QT12 lamp
H11-CE lamp



6 m

z

Height: 450mm
QT12 lamp
H11-CE lamp

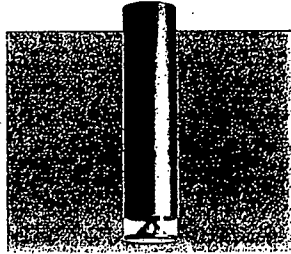


3 m

z



Bollard luminaires



For lighting urban spaces, parks and grounds, the Panorama bollard luminaire introduces a lighting tool with lighting design characteristics that literally outshine conventional solutions. The outstanding feature of the Panorama bollard luminaire is their innovative lighting technology, which combines the highest precision and efficiency in a surprisingly small luminaire. The system with the cone-shaped reflector emits light throughout a full 360° up to 6m deep over the area to be illuminated. In this way, the Dark Sky technology, superbly shields pedestrians and drivers from spill light emitted above the horizontal.

Similar to downlights with darklight technology used in interiors, Panorama bollard luminaires do not produce any

Characteristics
 Panorama bollard luminaires are intended for outdoor applications. The aluminium cylinder is provided with a special coating. Over this, a double powder-coating in Graphite is applied. The base plate provides a safe mounting surface. An interior parabolic reflector directs a narrowly focused beam up to the visible 360° cone-shaped reflector. In compliance with darklight technology, the luminaire is glare-free above the light aperture. The circular light emission is covered by a single thick glass which creates the impression that the reflector and upper cover are floating freely in space.

glare in the nocturnal environment. The concealed light source is merely revealed by the almost magical shimmering of the light aperture. Consequently, for the first time bollard luminaires are suitable both for dramatic and functional lighting effects for open, exterior spaces. The Panorama bollard luminaire product range consists of versions with two diameters and various heights. The IP65 housings are made of aluminium profiles with multilayer powdercoatings.

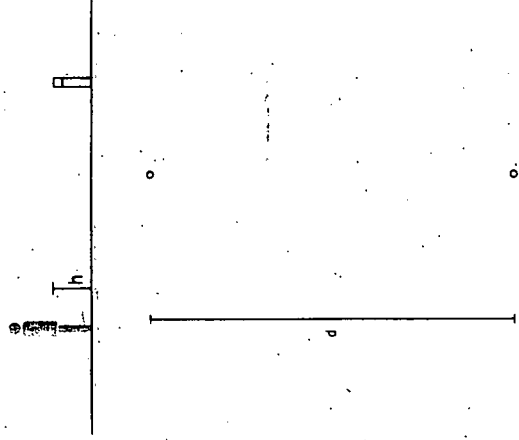
Application
 Extremely flat beam, symmetric light distribution. To provide widespread lighting on driveways, pathways and squares.

Panorama bollard luminaires in their narrow cylindrical shapes are available having 132mm diameter. Low-voltage halide lamps up to 50W/12V or metal halide lamps 20W and 35W are to be used. The height of the luminaires is 800mm. D112 lamps up to 100W/12V and H11 lamps up to 70W are to be used in the Panorama bollard luminaires which has a 205mm diameter and 900mm luminaire height. The 450mm height versions take low-voltage halogen lamps or metal halide lamps. The low height gives a slightly lower spread of illumination. This is compensated for by the higher intensity resulting from the large reflector diameter.



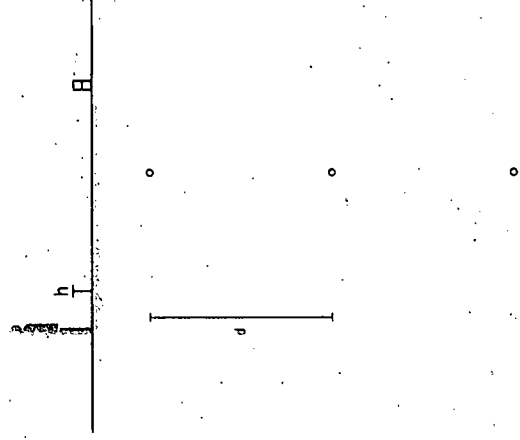
Bollard luminaires

Bollard luminaires, height: 900mm



Luminaire diameter: 132mm
Light beam diameter: 12m
Luminaire spacing: 10m
Luminaire diameter: 205mm
Light beam diameter: 12m
Luminaire spacing: 10m

Bollard luminaires, height: 450mm



Luminaire diameter: 205mm
Light beam diameter: 6m
Luminaire spacing: 5m

Existing Property Condition Photographs (duplicate as needed)



Detail: View 1: Steep slope and existing fence



Detail: View 2: Pipe outlet and eroded channel

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: View 3: Retaining wall and stair to 16th & East West Highway intersection



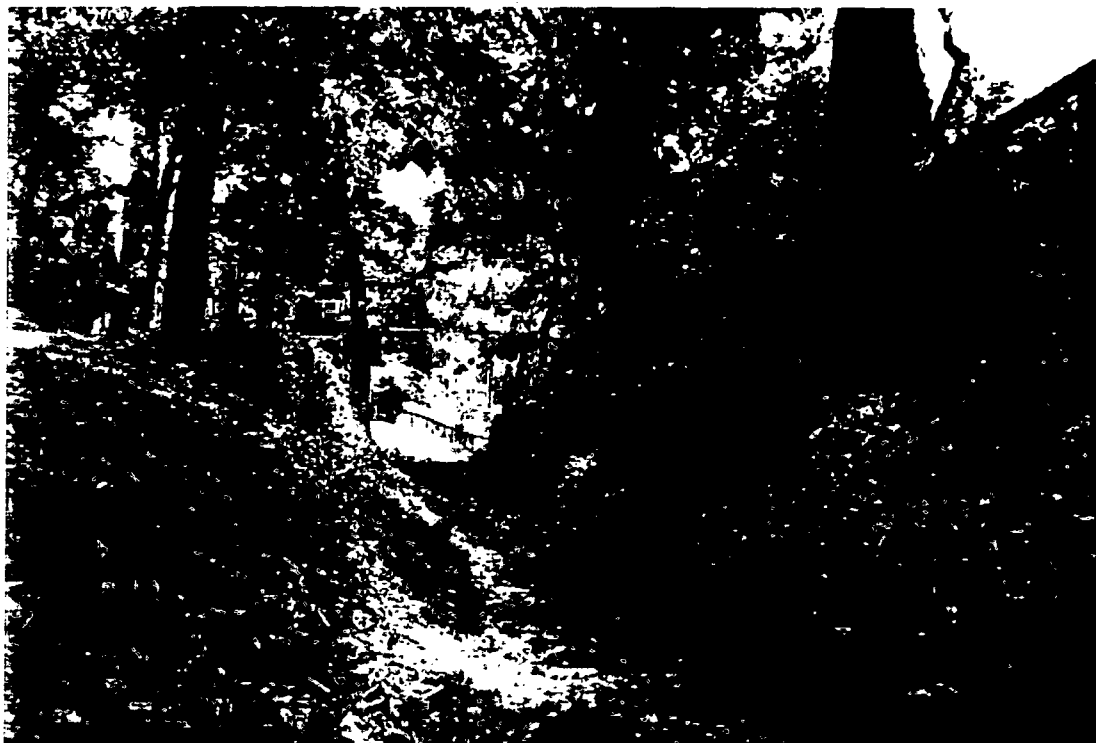
Detail: View 4: Existing pedestrian bridge

Applicant: _____

Page: 5

18

Existing Property Condition Photographs (duplicate as needed)



Detail: View 5: Eroded channel and gabion wall



Detail: View 6: Site bedrock

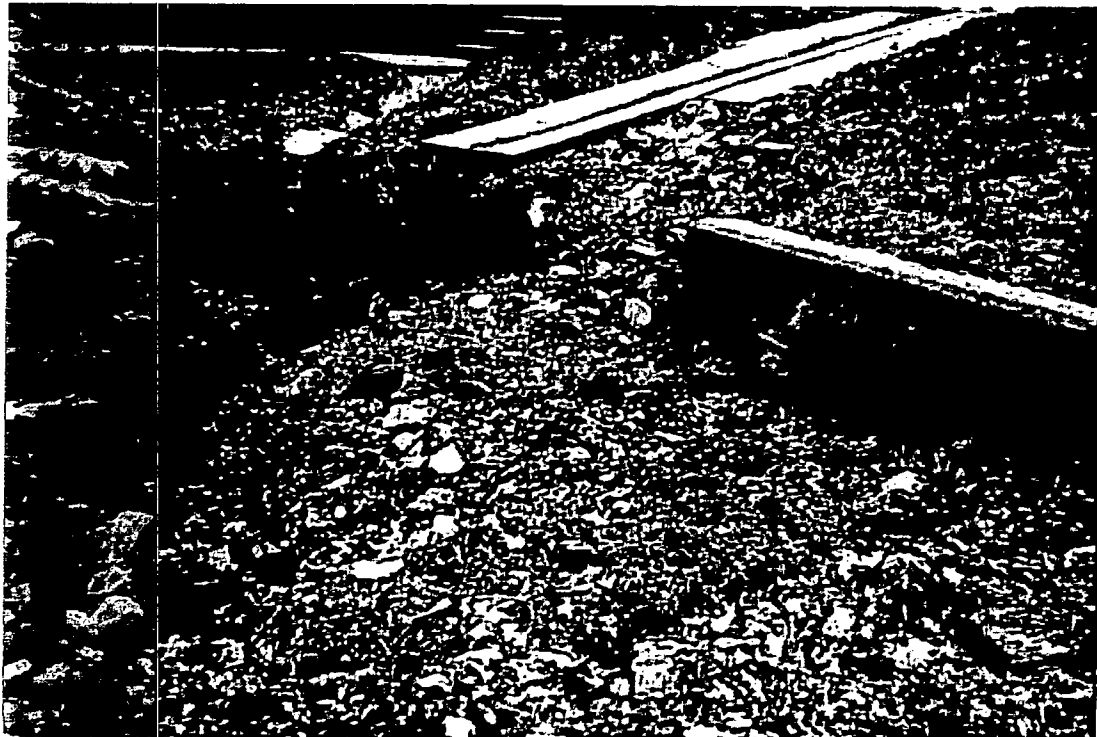
Applicant: _____

Page: 6

Existing Property Condition Photographs (duplicate as needed)



Detail: View 7: Eroded channel



Detail: View 8: Southern drainage swales and outlets to site inlet

Applicant: _____

Page: 7

park behind
Falkland
Apartments



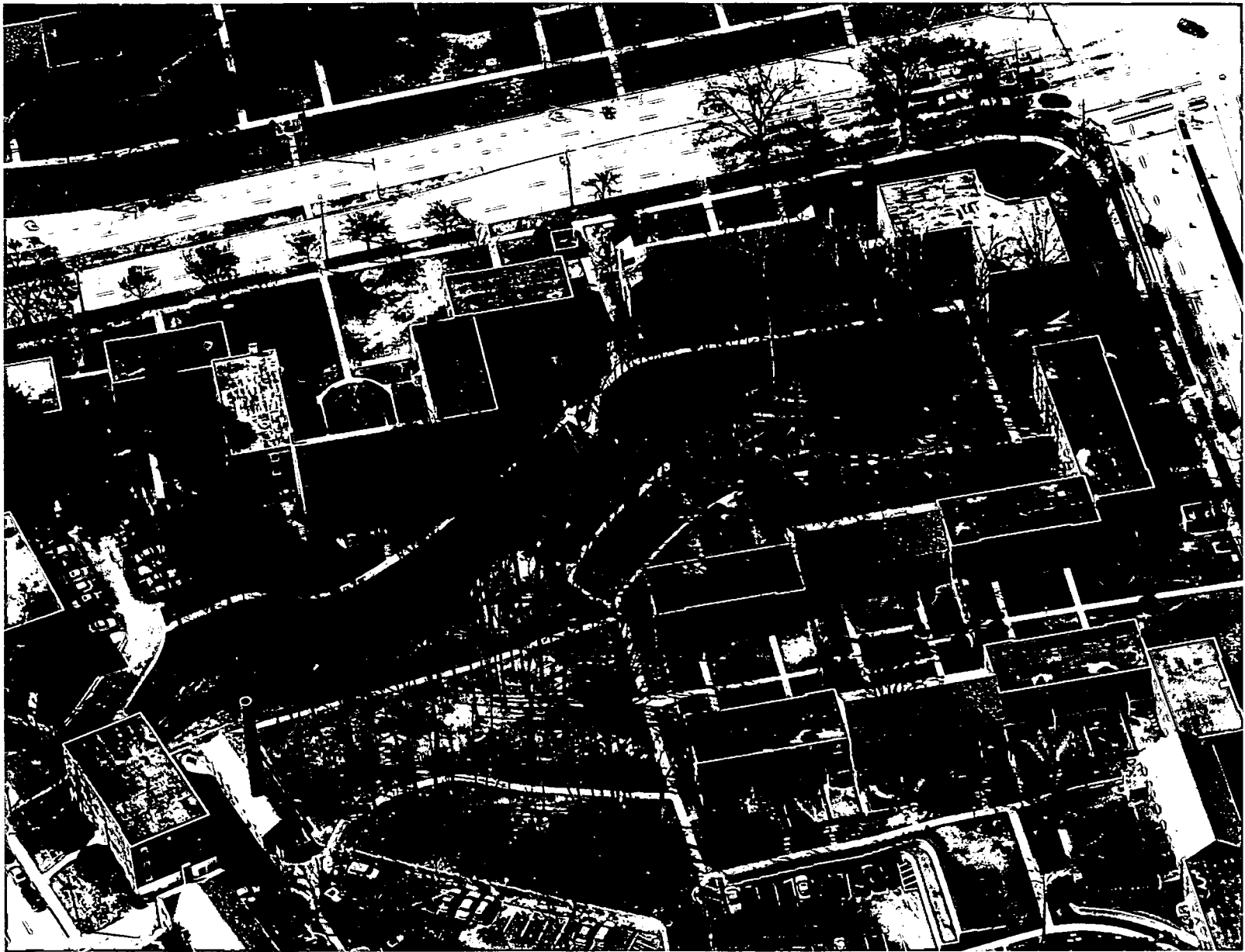
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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**FALKLAND APARTMENTS
MONTGOMERY COUNTY, MARYLAND**

(M: 36.12)

DESCRIPTION SUMMARY

Falkland Apartments are a large garden apartment complex set on approximately 22 acres in Silver Spring, Montgomery County, Maryland. Silver Spring is a bedroom suburb of the District of Columbia, bordering the northern end of the city. The siting, massing, symmetry, form, and ornamentation of the property are distinctly Colonial Revival in style. Falkland Apartments were designed by prominent architect Louis Justement, who also designed numerous apartment complexes throughout the Washington, D.C. area. The Falkland Apartments occupy the northeast, southeast, and southwest quadrants of the intersection of MD 390 (Sixteenth Street) and MD 410 (East-West Highway), just over the D.C. line. The original section of Falkland Apartments, which initially consisted of 178 apartment units (now 144 units) on ten acres, was begun in 1936 and completed in 1937. Set on gently rolling terrain that features large trees, foundation plantings, and shrubs, this section is situated on a parcel bounded by Sixteenth Street (Maryland Route 390), East-West Highway (Maryland Route 410), and Colesville Road (Maryland Route 384/U.S. Route 29). These twenty-one buildings (originally twenty-five) consist of five- and six-room duplexes and three- and four-room apartments. Two additional sections on the same property, jointly containing 301 apartment units, and known as "Falkland Addition," were begun in 1937 and completed in 1938. They continued the pattern of natural and designed landscaping and follow the contours of the land. One part of Falkland Addition was sited to the east of Sixteenth Street bounded to the south by East-West Highway, and contains six attached buildings. The second sector of Falkland Addition was sited south of East-West Highway bounded to the east by Sixteenth Street, and has four attached buildings. The buildings range in height from two or three stories (with one four-story building on the west sector) on raised English basements, with a single one-story building. They are constructed of masonry and wood frame clad in brick laid in Flemish bond on concrete foundations faced in stone. The varying roof forms include flat and side-gabled, both clad in asphalt. The attached masonry structures from all phases of development form a cohesive neighborhood with a total of twenty attached building groups containing 445 apartment units. The units include 229 one-bedroom apartments, 186 two-bedroom apartments, and 35 three-bedroom apartments. = 450 ?

GENERAL DESCRIPTION

Site

The design and layout of Falkland Apartments is significant because it not only includes a designed landscape but also because it retained the natural landscape. Tree-shaded paved paths, interior sidewalks, low brick walls and posts with concrete detailing, playgrounds, courtyards, a footbridge across a natural stream, and parking improve the landscape. The original landscaped area included numerous trees and plantings that help to convey a sense of the countryside in what today is a densely populated, urbanized suburb. Some trees predate the original development or are original plantings. Developers of garden apartments successfully combined green and open spaces with urban amenities, particularly in the 1930s and 1940s, to meet the needs of a growing population of renters.

Consisting of both duplexes and walk-up buildings, Falkland Apartments feature a diverse arrangement of structures throughout the site. The arrangement varies from one rectangular building to two to seven attached buildings. The attached buildings either are joined at ninety-degree angles to one another or are differentiated by slight setbacks from adjacent buildings. One duplex is sited at an angle less than ninety degrees to its adjacent building. The buildings are attached in varying lengths—with a mixture of apartment flats and duplexes—into courtyards, L-shape footprints, and semi-linear rows.

Buildings: Exterior

(24)

excerpt from:

THE AMENDMENT

The Amendment recommends designation of two parcels, located on parcels P555 and P532, being the south and west parcels, on the *Master Plan for Historic Preservation*, thereby extending to them the protection of County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Individual Site Recommended for Designation on the Master Plan for Historic Preservation

FALKLAND APARTMENTS, Resource #36/12, Silver Spring

- Designate two parcels:
 - South Parcel, P555, bounded by Colesville Road, East-West Highway, and 16th Street
 - West Parcel, P532, bounded by 16th Street, East-West Highway, and the District of Columbia
- 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 complex 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.
- Meets criteria 1a, 1d, and 2a.



Streetscape, 16th Street

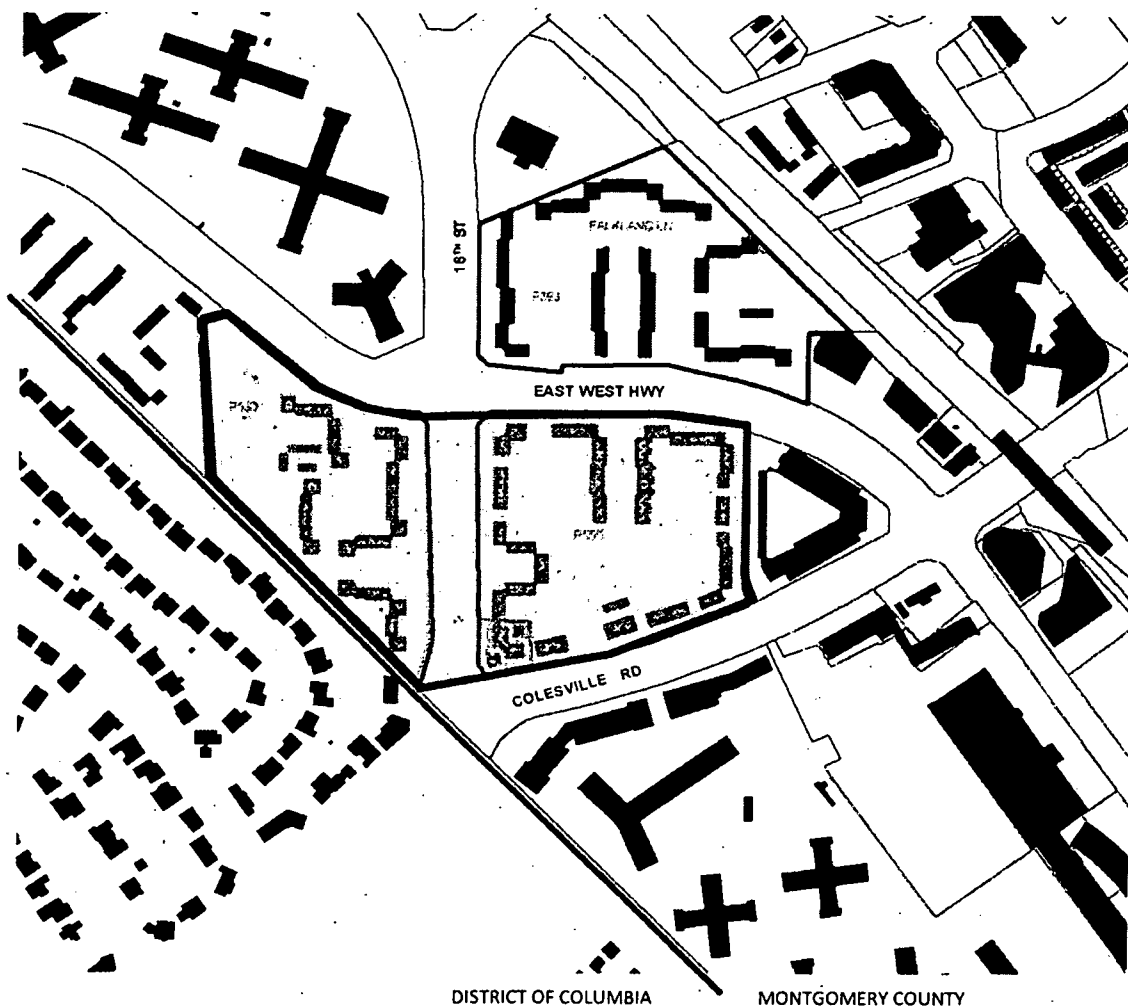


Stream Valley, south parcel



Interior Courtyard

FALKLAND APARTMENTS, #36/12



Designate on *Master Plan for Historic Preservation*



Cupola Building already designated on *Master Plan for Historic Preservation*