

Item 5 - Correspondence

From: [Bruechert, Dan](#)
To: [MCP-Chair](#)
Subject: HPC Letter re: Sandy Spring Village - 11987066A
Date: Tuesday, July 27, 2021 11:02:18 AM
Attachments: [Preliminary Plan 11987066A – Sandy Spring Village, Sandy Spring Historic District 28-11.pdf](#)

The Historic Preservation Commission held a Preliminary Consultation hearing for the above-referenced project at the June 23, 2021 HPC meeting and provided the attached comments for consideration at the upcoming Planning Board hearing – I believe this will be considered at one of the first two September meetings.

Please feel free to reach out to me with any questions or clarifications,
Dan



Dan Bruechert, LEED-AP | Senior Planner | Historic Preservation Section
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HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chair

July 27, 2021

Casey Anderson, Chair
Montgomery County Planning Board
2425 Reedie Drive
Wheaton MD, 20902

RE: Preliminary Plan 11987066A – *Sandy Spring Village, Sandy Spring Historic District #28/11*

Dear Chair Anderson:

At the June 23, 2021 Historic Preservation Commission (HPC) meeting, the HPC reviewed the above-referenced preliminary plan as a Preliminary Consultation, which includes the adaptive reuse of the historic Stabler office building, and the non-historic Moore and Bently buildings from office space to senior housing and related site work. The project occurs within the Sandy Spring Historic District, significant as one of the oldest settlements in the County, “with a fine collection of religious, financial and educational buildings.”

In reviewing the application, the HPC was supportive of the project’s purpose and the proposed alterations. Some Commissioners found the patios proposed in front of the Stabler building were incompatible with the streetscape, and we understand that those features have been eliminated from the proposed scope of work.

Staff presented the HPC with several comments from other County departments as the project moved through the Development Review Committee. Those recommendations included installing a vegetative buffer and new sidewalk along Olney-Sandy Spring Road and install a sidewalk along Meeting House Road. The HPC uniformly disagrees with both of those recommendations. Installing a green buffer along Olney-Sandy Spring Road would remove pedestrians from the edge of Olney-Sandy Spring Road, but it would also significantly alter the character of the streetscape and negatively impact the setting of the Stabler building and likely require the removal of three street trees. Additionally, the proposal to install a sidewalk along Meeting House Road, an Exceptional Rustic Road, runs counter to the purpose of the Rustic Roads Master Plan and the HPC strongly encourages the Planning Board to reject that recommendation and preserve the character of the road.

If you have further questions regarding the HPC review of this project, please contact historic preservation staff member Dan Bruechert at (301) 563-3408 or dan.bruechert@montgomeryplanning.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert K. Sutton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert K. Sutton, Chairman
Historic Preservation Commission

Cc: Members, Historic Preservation Commission
Sandra Periera – Supervisor, Upcounty Planning Division