

## Attachment 4

Dear Historic Preservation Commission,

The Boyds Historical Society enthusiastically supports the HPC staff recommendation for the HPC to recommend for the Planning Board to list the Edward U. Taylor Elementary School in the Locational Atlas & Index of Historic Sites and for the County Council to designate the property on the Master Plan for Historic Preservation.

The Taylor School is an important part of the history of the African-American kinship communities in the Boyds area and in northwest Montgomery County, as well as of Montgomery County schools and Montgomery County architecture. It deserves recognition and protection. We are very happy to see this happening at last.

Sincerely,

Miriam Schoenbaum  
President, Boyds Historical Society  
15004 Clopper Rd  
Boyds MD 20841  
M Schoenbaum <mwschoenbaum@yahoo.com>

September 20, 2022

**VIA EMAIL**

Montgomery County Historic Preservation Commission  
[mcp-historic@mncppc-mc.org](mailto:mcp-historic@mncppc-mc.org)  
2425 Reedie Drive, 13th Floor  
Wheaton, MD 20902

Re: Work session and Public Hearing on Locational Atlas Designation: Weller's Dry Cleaning (MIHP# 36-86-1), 8237 Fenton Street, Silver Spring

Dear Montgomery County Historic Preservation Commission,

Please accept this letter on behalf of my client, the Delelgne/Lakew family, who own the former Weller Dry Cleaning property at 8237 Fenton Street, Silver Spring related to the Historic Preservation Commission (HPC) meeting this coming September 21, 2022. The family also owns other properties in the area.

Our office has just recently been retained by the Delelgne/Lakew family related to the County's historic review of the property they purchased in the summer of 2021. Respectfully, we would ask that the Historic Preservation Commission continue this review until a later HPC meeting to allow our office to fully engage with our client to discuss the County's Historic code, review process and options and considerations that our client has related to this very involved, serious and important historic review and designation process in the County. Additionally, we are recommending that our client's engage its own historic consultant in order to have its own expert provide a review of the County's entire file material, relevant code sections, the key considerations and provide its opinion about the property's significance after full and thorough review of all relevant factors.

My client's have appreciated that the County's Historic Planning Staff did reach out earlier this spring about the County's desire to review the historical significance of the property. However, the historic review language, evaluation and process is quite foreign and been confusing to them. They are laypeople in this area and like most folks, very busy with their personal and business responsibilities and thus not been able to educate themselves appropriately on the County's historic role and review process. My clients have been very clear that the property that they recently purchased is in poor condition from both a structural and

environmental perspective due to it being used as a dry cleaning business for 60 plus years. Dry cleaning businesses, especially before the past decade or so, used many very harsh chemicals, solvents and materials and operated with very high temperatures in order to perform the pressing and cleaning of clothing and other materials. As a result, significant and real damage occurred and exists to the building and property. The Delelgne/Lakew family has grave concerns about any County designation that would place severe restrictions on its ability to clean up (of which early indications are that it could be very involved and expensive) the entire property and modify and/or redevelop the property to enable the family to avoid a significant emotional and financial loss over the property.

Consequently, we respectfully request a short continuance or deferral by the HPC on any vote or action on the matter for at least 45-60 days in order to allow my client to engage its own professional historic consultant in order to best understand, participate and play an active role in the review and designation of the property that they purchased just over a year ago.

In the alternative, should the HPC not be able or willing to grant such a short delay, which we would not find constituent friendly since this property is over 60 years old, has just come under review this year, this is their first request, and they are taking meaningful steps to engage professionals who can assist them in this process of significant importance to them, their property and its future path, we would ask that the HPC not recommend designation of the property pursuant to not meeting criteria of Section 24A-3(b).

In closing, my client, Ms. Delelgne, wanted me to share that it has been and remains very challenging for her (and others) to perform and compete as a minority (female and black) businesswoman and developer in the DC area, especially in Montgomery County. She has and continues to fight those many challenges. Ms. Delelgne is especially concerned about the timing and why the Fenton Street property, that had had the cleaning business and infrastructure on site for 60 plus years, has now come under historic review, shortly after her purchase last summer. The concern is compounded significantly by the fact that all early reports and information is that the property has extremely significant and real environmental issues due to the decades of harsh on-site work, heat, chemicals and solvents associated with the dry cleaning business of the past 60 plus years.

Thank you for your time and consideration.

Sincerely,

MILLER, MILLER & CANBY

  
Sean P Hughes

Cc: Delelgne/Lakew family  
Rebecca Ballo



**Statement of Deborah Chalfie, Preservation Chair  
Art Deco Society of Washington  
Before the  
Montgomery County Historic Preservation Commission  
Hearing and Work Session  
September 21, 2022  
Regarding  
Listing of Weller's Dry Cleaning, 8237 Fenton Street, Silver Spring, MD  
in the Locational Atlas and Index of Historic Sites**

Chairman Sutton and Members of the Historic Preservation Commission, the Art Deco Society of Washington appreciates the opportunity to testify today in strong support for listing the Weller's Dry Cleaning building and signage in the County's Locational Atlas and Index of Historic Sites.

Founded in 1982, the Art Deco Society of Washington (ADSW) is a nonprofit membership organization covering the Washington DC region. Our mission is to foster awareness of, celebrate, and preserve the architectural, decorative, industrial, and cultural arts of the Art Deco era and adjacent modern movements of the 20th Century. ADSW has a solid record of leading or supporting historic preservation efforts within Montgomery County (e.g., Silver Theater and Silver Spring Shopping Center, Silver Spring CBD Historic District, Polychrome House Historic District, etc.), and architectural preservation remains a core element of our mission. As modern architecture has aged into eligibility for historic preservation, ADSW has become increasingly active in supporting the preservation of mid-century and modern architecture.

**An Excellent and Rare Example of Googie-Style Architecture in Montgomery County**

"Gooogie-style" architecture is an exuberant form of modern architecture that originated in Southern California and whose popularity spread across the country in the 1950s and 1960s. Googie expressed the cultural themes of its time: car culture, the atomic and space age, and optimism for the future. Googie architecture is characterized by cantilevered roofs, sharp angles, abstract shapes, bold colors, and integrated, eye-catching signage that produced an effect that was hip, casual, accessible, and fun. This style took off especially in commercial establishments built around cars – restaurants, drive-ins, drycleaners, gas stations, and shopping centers.

Weller's Dry Cleaning is an excellent specimen of Googie architecture in Montgomery County.<sup>1</sup> The Weller's building boasts a slanted, cantilevered roof, colorful pink and red porcelain panels, glass walls, and a light-colored stone veneer portion of the façade, accompanied by a whimsical, iconic sign with a quintessentially modern built-in clock. The later addition of a brick extension on the south elevation detracted somewhat from the original design and roofline, however the building retains its integrity and still exudes its Googie style.

The Weller's building and sign also represent a rare, surviving example of Googie architecture in Montgomery County. The Prestige Exceptional Fabricare in Silver Spring is unprotected and the signage at Glenmont Shopping Arcade is under threat from redevelopment. Other great examples are either long gone (the old Hechinger's store in Rockville) or are about to disappear (the Huggins gas station in Kensington).<sup>2</sup> It is vital to preserve this unique, well-preserved example of Googie modern architecture as a historic resource.

Weller's has long been identified by planners, preservationists, and community residents as a gem to be preserved; protection is long overdue. The Silver Spring Downtown and Adjacent Communities Plan (SSDAC) adopted this summer included a provision to study Weller's for future listing in the Master Plan for Historic Preservation and to encourage its adaptive reuse if the occupant and use change.<sup>3</sup> However, this recent affirmation of support for preserving Weller's wasn't the first time that protection for this historic resource has been under discussion. According to Appendix 9 (the MHT form prepared by EHT Tracerics) of the Designation Form/Report,<sup>4</sup> the 2002 survey conducted for the predecessor CBD sector plan for downtown Silver Spring also identified the Weller's building and sign – then only about 40 years old – as candidates for further evaluation and possibly eligible for National Register listing when they turned 50. Weller's is now 60. And in between, Clare Lise Kelly, then Senior Architectural Historian for the Montgomery County Planning Department M-NCPPC, spotlighted Weller's as a “well-preserved example of Googie architecture” in her comprehensive chronicle of mid-century modern architecture in the county, *Montgomery Modern*.<sup>5</sup>

## Weller's Meets the Criteria for Designation

The Designation Form/Report prepared by the Historic Preservation staff makes the case that the Weller's building and sign meet two criteria for architectural and design significance: Weller's embodies the distinctive characteristics of a type, period or method of construction (2A), and it

<sup>1</sup> Both the Designation Form/Report prepared by the Historic Preservation staff and the National Register nomination form prepared by EHT Tracerics (in Appendix 9 of the Designation Form/Report) provide a complete and very detailed description of the property, as well as a fuller discussion of Googie architecture.

<sup>2</sup> See generally Mont. Cty. Planning Bd., Resolution approving Site Plan No. 820220030 (May 31, 2022), Crossroads of Kensington, available at <https://eplans.montgomeryplanning.org/UFS/32890/99600/30-PBRESandMailingList-820220030.pdf/30-PBRESandMailingList-820220030.pdf>.

<sup>3</sup> See Cty. Council for Mont. Cty., Resolution No. 19-1297, Re: Approval of the Winter 2022 Silver Spring Downtown and Adjacent Communities Plan, at 68-69 (May 26, 2022), available at [https://montgomeryplanningboard.org/wp-content/uploads/2022/05/Attachment-2-Council-Resolution\\_19-1297.pdf](https://montgomeryplanningboard.org/wp-content/uploads/2022/05/Attachment-2-Council-Resolution_19-1297.pdf).

<sup>4</sup> Mont. Planning Dept., *Weller's Dry Cleaning (#36-86-1), 8237 Fenton Street, Silver Spring, Md 20910, Locational Atlas & Index of Historic Sites Designation Form*, App. 9, at 49 of 65 (Sept. 2022) (prepared by John Liebertz, Historic Preservation Office), available at <https://montgomeryplanning.org/wp-content/uploads/2022/09/I.Locational Atlas Review.Weller - Dry Cleaning.8237 Fenton Street.Designation Form.pdf> [hereinafter *Designation Form/Report*].

<sup>5</sup> C. Kelly, *Montgomery Modern*, at 96-97 (2015).

represents an established and familiar visual feature of the neighborhood, community, or county due to its singular physical characteristic or landscape (2E). The Art Deco Society entirely agrees. Weller's contains many character-defining features of the distinctive style known as Googie architecture. The sign is just as distinctive as the building; while its design also meets the criteria, it is an integral part of the resource and the two elements (building and signage) should be considered together as one historic resource. Moreover, due to its singular style and long-time presence in its current location, Weller's is an important, place-making resource for Fenton Village, the downtown area, and the entire community.

We would also argue that two additional criteria are highly relevant here and should be considered to weigh in favor of designation. The first is 2B, that the resource represents the work of a master. The Weller's building was designed by local architect, Julian Theodore "Ted" Englehardt. He was a founding member and first president of the Potomac Valley Chapter of AIA. Though not pictured in the Designation Form/Report, Weller's is a "signed work." A brick incised with Englehardt's name and identifying him as the architect is embedded in the building. Englehardt also designed the Operations Research Institute in Silver Spring and other notable, midcentury modern buildings in Montgomery County. While Englehardt may or may not be considered a local "master," he was certainly a prominent leader and prolific local architect who created much of the built environment in mid-century Montgomery County.

The second relevant criterion relates to historic and cultural significance. Criterion 1D protects resources that exemplify the cultural, economic, social, political, or historic heritage of the county and its communities. Googie architecture was both a creature and beneficiary of car culture, a dominant element of mid-century suburbanization in Silver Spring and the county as a whole. The Designation Form/Report states that the Weller's building and sign "represent the continued suburban development of Silver Spring."<sup>6</sup> The National Register nomination form in Appendix 9 to that report states that "Weller's Dry Cleaning is a product and extant physical example of this [1940s, 1950s, and 1960s] era of growth in Montgomery County and Silver Spring history."<sup>7</sup> Moreover, while not isolated to Montgomery, the atomic age and the space race were dominant political and cultural themes of American culture during the time that Weller's was built. The building and signage of Weller's reflect that culture.

### **ADSW Urges Approval of Atlas Listing and Swift Action on Amendment to Master Plan**

The operator of Weller's closed down the business in April while the SSDAC, including its recommendation for listing Weller's in the Locational Atlas and Index of Historic Sites, was still under consideration. Regrettably, almost immediately, the building was vandalized and graffitied, and windows were broken and boarded up. The building was put up for lease "as is." Now is the time to quit thinking about "studying" and to start taking action to protect this historic resource.

ADSW wishes to commend the Historic Preservation staff for their excellent and expeditious work in bringing this designation forward. They proposed and supported the recommendation of Weller's in the SSDAC, and they have quickly executed on it by completing the study. Staff has compiled a compelling and thorough Designation Form/Report in support of designation. ADSW appreciates their diligence and commitment to helping to preserve this important and unique property.

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<sup>6</sup> *Designation Form/Report*, *supra* n. 4, at 10.

<sup>7</sup> *Id.*, App. 9, at 51 of 65.

ADSW urges the Historic Preservation Commission to vote to recommend listing of Weller's – both the building and the signage as an integrated whole – in the Locational Atlas and Index of Historic Sites, and to forward that recommendation to the Planning Board for its consideration as soon as possible. We also urge that the HPC quickly follow up this step with a recommendation for designation in the Master Plan for Historic Preservation. Amendment to the Master Plan for Weller's would not only trigger additional procedural protections, it would also trigger the availability of tax credits, grants, and other financial assistance to help the owner restore and preserve the resource, and seek thoughtful and appropriately sensitive ways to adaptively reuse the building.

Once the building and sign's historic features are refurbished – hopefully with the help of historic preservation tax credits and grants – Weller's would make an outstanding candidate for adaptive reuse. Downtown Silver Spring is buzzing with new residents and small businesses like Astro Lab Brewing. The Weller's property has a “cool” factor that could make it a wonderful little retro diner, taco stand, BBQ joint, gelato scoop shop, or something else that would draw residents and passersby. This is the first step in that transformation.

Thank you for your consideration of ADSW's views. If you have any questions, please contact me at [dchalfie@adsw.org](mailto:dchalfie@adsw.org) or Steve Knight, ADSW President, at [sknight@adsw.org](mailto:sknight@adsw.org).



Historic Preservation Commission,

The Silver Spring Historical Society enthusiastically supports the Locational Atlas designation of the Weller's Dry Cleaning Building, located since 1961 at 8237 Fenton Street in downtown Silver Spring, MD. The Society concurs that this historic resource, designed by Silver Spring architect Ted Englehardt (1898-1980), meets two Designation Criteria:

Firstly, that the building and its signage embodies the distinctive characteristics of a type, period, or method of construction via its playful distillation of "Googie" architectural design that originated in Southern California in the previous decade. Secondly, that for the past sixty years the building and its signage has served as an established and visual architectural feature of Fenton Village, of downtown Silver Spring, and of Montgomery County.

The Society has long maintained Weller's serves as one of a pair of "Mid-Century bookends," the other being the unique 8201 Fenton Street at the opposite end of the block. This 1963 structure features two-floors of glazing, a similar prominent overhang, and porcelain enamel paneling.

As a rare example of architectural design found in our community and for its longevity as a community landmark, the Weller's Dry Cleaning Building and Signage deserve listing on Montgomery County's Locational Atlas.

Thank you.





Incised brick located on the north elevation of Weller's Dry Cleaning Building. Photo by Jerry A. McCoy.

Jerry A. McCoy, President  
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[Amazon Author Page](#)  
[Metro Connection WAMU Feature](#)  
[HistoryPin](#)  
[Paths to the Present](#) SILVER SPRING VIDEO TOUR  
[Montgomery County's Hidden Treasures - On the Right Track: Silver Spring's Historic Train Station](#) VIDEO  
[Silver Spring: Then & Again](#) BLOG  
[Facebook](#)  
[Silver Spring Heritage Trail](#)

## MISSION STATEMENT

The mission of the all volunteer 501(c)(3) Silver Spring Historical Society is to create and promote awareness and appreciation of downtown Silver Spring's heritage through sponsorship of educational activities and the preservation and protection of historical sites, structures, artifacts and archives.

To whom it may concern,

As a Silver Spring native, I've seen a lot of changes over the last seven decades. Downtown Silver Spring, especially Fenton Street, has certainly been transformed. One constant feature in the early picture has been Weller's Dry Cleaning establishment. While this area is not known as a large Mid-Century presence, it's always a delight to glimpse that iconic structure and accompanying sign standing prominently for all to enjoy.

Please see fit to include them in your Locational Atlas Designation.

Respectfully yours,

Nancy Gurganus

Nancy Gurganus <nancy.gurganus@gmail.com>

# Montgomery Preservation, Inc.

Promoting the Preservation, Protection and Enjoyment of Montgomery County's  
Rich Architectural Heritage and Historic Landscapes

September 19, 2022

**TO: Montgomery County Historic Preservation Commission, for the record**

**RE: Weller's Dry Cleaning, 8237 Fenton Street, Silver Spring M: 36-86-1**

**Montgomery Preservation (MPI) enthusiastically supports recognition of Weller's Dry Cleaning store as a Montgomery County Historic Site.**

This nomination should not come as a surprise, and is long overdue. Weller's Dry Cleaning store has brought smiles to the faces and joy to the hearts of many a Montgomery County resident for 60 years. Its designer, Ted Englehardt, had this result in mind when he selected a space age appearance for his trendy Googie-style commercial building. Englehardt, of course, was a founder and an early president of the Potomac Chapter of the American Institute of Architects.

Weller's has long been on the radar of Historic Preservation planning staff as well as that of local advocates. It is an iconic visual landmark of the Googie style, a stylistic subset of the Mid-Century Modern Movement that not-so-subtly reminds us of a significant era of increase in population and building construction in suburban Montgomery County.

In **2002**, the official survey of Silver Spring CBD resources identified Weller's as potentially eligible for historic designation. *Montgomery Modern*, a chronicle of mid-century modern architecture published in **2015**, called out Weller's as a rare example of Googie commercial architecture here, representing the continued suburban development of Silver Spring and the area's importance as a vital transportation route.

A **2020** architectural survey of this property by EHT Traceries found Weller's potentially eligible for the National Register of Historic Places. And the Silver Spring Downtown & Adjacent Communities Plan of **2022** calls for the evaluation of Weller's for listing in the Montgomery County Master Plan for Historic Preservation. After further documentation, Historic Preservation staff determined that the property satisfied the designation criteria listed in §24A-3 Historic Resources Protection of the Montgomery County Code.

**MPI agrees with Historic Preservation staff that this building meets two criteria for designation: 2A and 2E, in architectural and design significance.** Regarding criterion 2 A, Weller's represents the distinctive characteristics of Googie-style design of the Modern Movement. Its dramatic forms, new materials, bold colors, and iconic sign help to create a playful, quirky, engaging landmark in downtown Silver Spring. Defining features include a canted roofline, bright porcelain panels contrasting with a stone veneer, a colorful clock, and floor-to-ceiling windows.

Criterion 2E requires that the property represent an established and familiar visual feature due to its singular physical characteristics or landscape, and indeed Weller's does just that. This highly visible building serves as a tangible link between the community and its Modernist past, providing continuity, orientation, and a sense of place.

**MPI urges the HPC to approve this nomination and recommend this property to the Planning Board for designation.** Weller's Dry Cleaning store deserves protection now -- on the Locational Atlas, in the Master Plan for Historic Preservation, by our public and private sectors, and on behalf of Montgomery County.

A handwritten signature in black ink, reading "Eileen McGuckian". The script is cursive and fluid, with the first name "Eileen" written in a larger, more prominent style than the last name "McGuckian".

Eileen McGuckian, president  
Montgomery Preservation, Inc.  
[www.montgomerypreservation.org](http://www.montgomerypreservation.org)





*Before the*

**Montgomery County Historic Preservation Commission  
Hearing and Work Session**

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September 21, 2022

*Regarding*

**Listing of Weller's Dry Cleaning,  
8237 Fenton Street, Silver Spring, MD, in the  
Locational Atlas and Index of Historic Sites**

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Chairman Sutton and Members of the Historic Preservation Commission, DocomomoDC appreciates the opportunity to testify today in strong support for listing the Weller's Dry Cleaning building and signage in the County's Locational Atlas and Index of Historic Sites.

As members of the architecture and preservation community, we believe that Weller's Dry Cleaning, designed in 1960 by local architect Julian Theodore "Ted" Englehardt, merits a permanent place in Silver Spring's downtown cityscape.

DocomomoDC is the local chapter of Docomomo US, which was founded in the United States in 1995 as a non-profit organization that represents a union of regional chapters that share its members' knowledge of and enthusiasm for modern architecture and design. We support the findings of the Art Deco Society of Washington, and we agree that the Weller's Dry Cleaning building and signage meets/exceeds the criteria as defined by Montgomery County's Locational Atlas and Index of Historic Sites.

Listing for Weller's Dry Cleaning in Montgomery County's Locational Atlas and Index of Historic Sites will help assure rehabilitation and opportunity for reuse over demolition. Weller's Dry Cleaning is significant for both its architecture and for its architect. Ted Englehardt, whose name is inscribed in brick upon the building, was the first president of the AIA's Potomac Chapter. Weller's Dry Cleaning itself is an important example of Googie architecture, with its canted roofline, colorful porcelain panels, and space-age signage. Notably, Weller's is also one of the last extant examples of Googie architecture in Silver Spring, and, as such, deserves to be accommodated into the County's future plans for development to ensure its arresting style can remain a part of the Silver Spring tapestry.







# PRESERVATION MARYLAND

November 29, 2022

Montgomery County Historic Preservation Commission  
2425 Reddie Drive, 13<sup>th</sup> Floor  
Wheaton, MD 20902

RE: Weller's Dry Cleaning, 8237 Fenton Street

Chairman Sutton and Members of the Historic Preservation Commission:

On behalf of the staff and Board of Preservation Maryland and our thousands of statewide supporters, I write to express our support for listing Weller's Dry Cleaning (8237 Fenton Street) to Montgomery County's *Master Plan for Historic Preservation*.

In 2022, the *Silver Spring Downtown & Adjacent Communities Plan* called for the evaluation of Weller's Dry Cleaning to determine if it was eligible for listing in the *Master Plan for Historic Preservation*. As a result of this evaluation, it was determined that Weller's Dry Cleaning meets two requirements of the Montgomery County Code: 2.A Architectural and design significance. The Historic resource embodies the distinctive characteristics of a type, period, or method of construction. And 2.E Architectural and design significance. The historic resource represents an established and familiar visual feature of the neighborhood, community, or county due to its singular characteristic or landscape. The Weller's Dry Cleaning structure is also one of very few remaining *Googie* architectural examples in the state and is an important representation of mid-century modern architecture in Maryland.

To prevent any further exterior changes to this historic property, we believe that the Historic Preservation Commission's recommendation for the proposed inclusion of Weller's Dry Cleaning in the *Master Plan for Historic Preservation* is an important step forward for Montgomery County, and they have the full support of Preservation Maryland.

Sincerely,

Nicholas A. Redding  
President & CEO, Preservation Maryland

Historic Preservation Commission Hearing on Weller's Nomination  
to the Master Plan for Historic Preservation

Testimony by George French & Marcie Stickle, 12/7/2022

We support the HPC Staff's nomination of the unique Googie-style Weller's dry cleaners building and free standing (floating) identification signage, to the Mo Co Master Plan for Historic Preservation.

For over 30 years we have been intrigued by and enjoyed the strange and whimsical "road-side architecture" of this wondrous structure termed Googie-style architecture named first after a modernist style restaurant building in LA. The terrazzo floor in the lobby gave the building and business a sense of specialness while customers were waiting to drop off or pick up their dry cleaning.

Experts in HP all agree that the building is worthy of protection. From Potomac Engineering (satisfying the requirements of the Silver Spring 2002 Survey) signaling out Weller's for possible National Register eligibility when it reached the 50-year threshold; then warranting two pages in Clare Lise Kelly's 2015 "Montgomery Modern" book; earlier 2011, Montgomery Planning's Third Place Blog celebrating it as "Building of the Month"; Traceries' 2020 persuasive Nomination for National Register eligibility; HPC Staff's determination that Weller's meets two criteria for Locational Atlas designation, followed by the unanimous recommendation of this body (HPC) for Locational Atlas status, Sept. 2022; then HP Staff's determination that it meets the criteria for the Mo Co Master Plan for Historic Preservation, Dec. 2022. The S.S. Downtown/Adjacent Communities June 2022 fully-Approved Plan recommends Weller's for Master Plan for Historic Preservation designation review.

The Art Deco Society of Washington, Montgomery Preservation Inc., Silver Spring Historical Society, extol Weller's unique and optimistic virtues. And finally the concerned public that appreciates the specialness of this superb Googie style building.

Noted architect Ted Englehardt designed Weller's and placed his signature brick in the north façade of his landmark masterpiece. Googie architecture is a rarity in Mo Co and singular in Downtown Silver Spring. We are so fortunate to have Weller's uniqueness in our Fenton Village embracing Silver Spring's Original Main and Adjacent Streets, enlivened by small independent businesses and Mom's & Pop's!

There has been much interest over many years by the residents of the originally named Silver Spring Park, now East Silver Spring, to protect and see the building retained and enjoyed as an intrinsic element in a business district built on a human scale and fast disappearing from the Downtown Silver Spring landscape.

Please take the next steps, and as the HP Staff advises, recommend the Planning Board list Weller's in the Locational Atlas, AND enthusiastically recommend in its transmission to the County Council that Weller's be listed in the Master Plan for Historic Preservation.

Thank you, George French & Marcie Stickle, [marcipro@aol.com](mailto:marcipro@aol.com), 301-587-5955

510 Albany Ave, Takoma Park, MD 20912; 8515 Greenwood Ave., T.P., MD 20912

Historic Preservation Commission,

The Silver Spring Historical Society enthusiastically supports the Master Plan designation of the Weller's Dry Cleaning Building, located since 1961 at 8237 Fenton Street in downtown Silver Spring, MD. The Society concurs that this historic resource, designed by Silver Spring architect Ted Englehardt (1898-1980), meets two Designation Criteria:

Firstly, that the building and its signage embodies the distinctive characteristics of a type, period, or method of construction via its playful distillation of "Googie" architectural design that originated in Southern California in the previous decade.

Secondly, that for the past sixty years the building and its sidewalk sign has served as an established and visual architectural feature of Fenton Village, of downtown Silver Spring, and of Montgomery County.

The Society has long maintained that Weller's serves as one of a pair of "Mid-Century bookends," the other being 8201 Fenton Street at the opposite end of the block. The latter 1963 structure features two-floors of glazing, a similar prominent overhang, and brightly colored porcelain enamel paneling.

As a rare example of exceptional architectural design found in our community and for its longevity as a community landmark, the Weller's Dry Cleaning Building and sign deserve listing on Montgomery County's Master Plan. The subject property satisfies the designation criteria listed in §24A-3 of the County Code and the HPC should recommend that the Planning Board lists Weller's Dry Cleaning in the Locational Atlas & Index of Historic Sites and recommend in its transmission to the County Council that the Weller's Dry Cleaning be listed in the Master Plan for Historic Preservation."

[https://montgomeryplanning.org/wp-content/uploads/2022/11/I.Master\\_Plan\\_Review.Weller - Dry\\_Cleaning.8237\\_Fenton\\_Street.Designation\\_Form.pdf](https://montgomeryplanning.org/wp-content/uploads/2022/11/I.Master_Plan_Review.Weller_-_Dry_Cleaning.8237_Fenton_Street.Designation_Form.pdf)

[https://montgomeryplanning.org/wp-content/uploads/2022/11/I.Master\\_Plan\\_Review.Weller - Dry\\_Cleaning.8237\\_Fenton\\_Street.Memorandum.pdf](https://montgomeryplanning.org/wp-content/uploads/2022/11/I.Master_Plan_Review.Weller_-_Dry_Cleaning.8237_Fenton_Street.Memorandum.pdf)

We enthusiastically support the Historic Preservation Office December 2022 Weller's Staff Designation Report & Staff Memorandum.

Thank you.

Jerry A. McCoy, President  
[Silver Spring Historical Society](#)  
PO Box 1160



Silver Spring, Maryland 20910-1160  
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[sshistory@yahoo.com](mailto:sshistory@yahoo.com)



Weller's architect signature brick. Photographed March 28, 2022 by Jerry A. McCoy.





Weller's architect signature brick. Photographed November 7, 2022 by Jerry A. McCoy.



# Montgomery Preservation, Inc.

Promoting the Preservation, Protection and Enjoyment of  
Montgomery County's Rich Architectural Heritage and Historic Landscapes  
P.O. Box 4661, Rockville, MD 20849-4661 [www.montgomerypreservation.org](http://www.montgomerypreservation.org)

**TO: MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

**RE: WELLER'S DRY CLEANING, 8237 FENTON STREET, SILVER SPRING M:36-86-1**

**FOR THE HEARING RECORD, DECEMBER 7, 2022**

In September, Montgomery Preservation (MPI) welcomed the Historic Preservation Commission's vote to list Weller's Dry Cleaning on the Locational Atlas and Index of Historic Sites. Representing MPI today, I write to encourage you to take the next logical step to protect this striking building with its eye-catching signage through designation on the Montgomery County Master Plan for Historic Preservation.

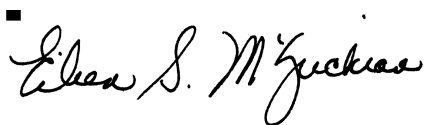
Staff has convincingly described Weller's as an iconic landmark that meets more than one criterion for designation: 2A and 2E are foremost, citing architectural and design significance with distinct characteristics of the Googie style, and recognizing this established visual feature of Fenton Village as a colorful Modernist survivor of a vibrant community in mid-century Montgomery County.

And recall that Weller's has long been identified as qualified for historic designation, starting with the 2002 survey of Silver Spring CBD resources, and being highlighted by Clare Kelly in her Montgomery Modern publication in 2015, and also in EHT Traceries' architectural survey in 2020. Weller's should have been added to the Locational Atlas much sooner, providing basic protections and enforcing current regulations available to potential Master Plan properties. Just this year, the County's Silver Spring Downtown & Adjacent Community Plan called for Weller's to be considered for protection. HPC staff documentation solidly confirmed that this property fully meets designation criteria.

We realize, as does staff, that owners or tenants of the property recently painted the exterior with an off-white color. Staff indicated that this does not change the designation report. When the paint is removed, Weller's unique features will again attract customers to support the business here.

MPI urges the HPC to vote unanimously to recommend Weller's for designation in the Montgomery County Master Plan for Historic Preservation. Whoever the owner and whatsoever its use, this landmark deserves to gracefully age in place for current and future generations.

Thank you very much,

■  


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301-468-7331



**Statement of Deborah Chalfie, Preservation Chair**  
**Art Deco Society of Washington**  
Before the  
**Montgomery County Historic Preservation Commission**  
**Hearing and Work Session**  
**December 7, 2022**  
Regarding  
**Listing of Weller's Dry Cleaning, 8237 Fenton Street, Silver Spring, MD**  
**in the Master Plan for Historic Preservation**

Chairman Sutton and Members of the Historic Preservation Commission, the Art Deco Society of Washington appreciates the opportunity to testify today, and we offer our **whole-hearted support for listing the Weller's Dry Cleaning building and signage in the County's Master Plan for Historic Preservation.**

Founded in 1982, the Art Deco Society of Washington (ADSW) is a nonprofit membership organization covering the Washington DC region. Our mission is to foster awareness of, celebrate, and preserve the architectural, decorative, industrial, and cultural arts of the Art Deco era and adjacent modern movements of the 20th Century. ADSW has a solid record of leading or supporting historic preservation efforts within Montgomery County (e.g., Silver Theatre and Silver Spring Shopping Center, Silver Spring CBD Historic District, Polychrome Historic District, etc.), and architectural preservation remains a core element of our mission.

As modern architecture has aged into eligibility for historic preservation, ADSW has become increasingly active in advocating for the preservation of mid-century and modern architecture. ADSW strongly and repeatedly supported the recommendation in the recently adopted Silver Spring Downtown and Adjacent Communities Plan to consider adding Weller's to the Master Plan. More recently, ADSW testified in support of listing Weller's in the Locational Atlas in September, and everything we said in that testimony still holds. Hence, rather than repeating ourselves, that statement is attached here as Appendix A.

However, since the Commission's last hearing, one important thing has changed. The owners and/or new tenant have obscured the building's colorful porcelain enamel panels and brick with



beige paint,<sup>1</sup> and they have altered the signage<sup>2</sup> (without a permit<sup>3</sup>) by removing the Weller's sign panels from their metal frames.

To be clear, the entire community supports having this wonderful historic building be reused by a new small business. And there is nothing wrong with fixing up the interior to adapt to that new business. However, the owners were on full notice that this property and its signage were considered valuable to the community and to county government, and that the process for protecting it as a historic resource had already begun. The owners and their attorney participated in the HPC's September 21st public hearing, at which the HPC made a decision to recommend to the Planning Board listing the Weller's property in the Locational Atlas. The owners also had to have been notified that the matter was scheduled to go to the Planning Board for decision on October 27th. Yet, in early November, within just a few days of that proceeding being delayed due to turmoil within the Planning Board, and in disregard of the proceeding already underway, the owners permitted the exterior of the building to be cloaked in beige paint, and the Weller's sign panels were removed and appear to be missing.

Though regrettable, the changes have not erased the property's historic structural features. They are very much still there. The building still clearly meets the criteria<sup>4</sup> for architectural and design significance and neighborhood presence. Its slanted, cantilevered roof, most of its plate glass windows, its stone and brick veneer, its porcelain enamel panels, its awning, and its midcentury modern signage with its abstract-shaped metal frames and whimsical clock (albeit absent its sign panels) have not been demolished or irreversibly damaged. As the Designation Report states, "The building and sign retain integrity of design, workmanship, and materials...."<sup>5</sup>

Thankfully, all of the changes are superficial and reversible.<sup>6</sup> Although the beige paint has temporarily camouflaged the building's colorful, eye-catching presence, it's just paint. Paint can be removed from brick.<sup>7</sup> Paint can also be removed from the porcelain enamel panels<sup>8</sup> or, since porcelain enamel panels are still made and used in construction,<sup>9</sup> the panels can be replicated with like-kind materials. Glass can be replaced. If need be, the former sign panels can also be replicated. The building's architecture and sign are distinctive enough that Weller's remains an established and visual presence in the community.

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<sup>1</sup> See Appendix B.

<sup>2</sup> See Appendix C.

<sup>3</sup> Two sign-related violations (case # 462403 and #462518) for failure to obtain permits are reported at Mont. Cty. Dept. of Permitting Svcs., (Online Data Search) available at <https://permittingservices.montgomerycountymd.gov/DPS/online/eSearch.aspx?by=Address&SearchType=DataSearch>.

<sup>4</sup> § 24A-3(b)(2)(a) and (e) of the Historic Resources Preservation chapter of the Montgomery County Code.

<sup>5</sup> Historic Preservation Office, *Weller's Dry Cleaning* (#36-86-1), 8237 Fenton Street, Silver Spring, MD 20910, *Master Plan for Historic Preservation Designation Form*, December 2022, at 10, available at [https://montgomeryplanning.org/wp-content/uploads/2022/11/I.Master\\_Plan\\_Review.Weller-Dry\\_Cleaning.8237\\_Fenton\\_Street.Designation\\_Form.pdf](https://montgomeryplanning.org/wp-content/uploads/2022/11/I.Master_Plan_Review.Weller-Dry_Cleaning.8237_Fenton_Street.Designation_Form.pdf).

<sup>6</sup> Historic features that have been covered can be uncovered. For instance, the old Hecht's building in the Silver Spring Historic District, which is situated on one of the most prominent corners in downtown Silver Spring, is currently covered up with enormous LED billboards. One cannot easily see and appreciate the beautiful Art Deco design of the building, but the signage is removable, and the building's historic features remain underneath.

<sup>7</sup> See generally, Anne E. Grimmer, *Keeping It Clean: Removing Exterior Dirt, Paint, Stains and Graffiti from Historic Masonry Buildings* 18-19 (Nat'l Park Service, 1988), at <http://npshistory.com/publications/preservation/keeping-it-clean.pdf>.

<sup>8</sup> Thomas Jester, ed., *Twentieth-Century Building Materials: History and Conservation*, 223, 229 (Getty Conserv. Inst., 2014) ("Paints can be removed [from porcelain panels] with proprietary strippers, but caustic ones, which can etch the porcelain enamel, should be avoided."), at <https://www.getty.edu/publications/resources/virtuallibrary/9781606063255.pdf>.

<sup>9</sup> See generally, Porcelain Enamel Institute, at [https://www.porcelainenamel.com/about\\_pei/architectural/](https://www.porcelainenamel.com/about_pei/architectural/).

In sum, since the release of the Historic Preservation staff's Designation Form and Report and the HPC's vote in September, the case for designation and protection of Weller's remains unaffected by the owners' alterations. What *will* be affected, at some point in the future, is the time and cost that will be required to remove the paint, restore the underlying surfaces, and replicate and replace parts that have been removed. As of October, the original elements of Weller's exterior were largely intact and needed only minor fixing up and refurbishing to have been good as new. Now, the building will need more restoration work than it otherwise would have needed to again show off its Googie glory.

ADSW has certainly seen instances where a historic resource was in need of work and restoration, yet this fact did not in any way detract from the building's eligibility for inclusion in the Master Plan for Historic Designation. The Silver Theatre, now the AFI Silver Theatre & Cultural Center, had suffered from extreme deterioration and alterations before the building was designated and magnificently restored. Fortunately, restoration of Weller's would be a far simpler endeavor.

In the short term, Weller's needs immediate attention and action to preserve this resource and prevent any further substantial alteration of its historic features. ADSW urges the HPC to:

- ask the owners for documentation of exactly what kind and brand of paint was used on all surfaces;
- question the owners about the whereabouts and condition of the Weller's sign panels, and if the panels still exist, the owners should be directed to turn them in to HP staff, who can arrange for their proper storage;
- ask the owners and tenant not to make any further alterations to (or use any chemicals on) the building exterior or the still-intact sign and its clock until the Planning Board and County Council have been afforded the opportunity to fulfill their statutory roles in the Master Plan process; and
- recommend to the Planning Board that Weller's be added to the Master Plan for Historic Preservation.

Over the longer term, however, the type of circumvention of the county's historic preservation process that happened here cannot be permitted to happen again. The historic preservation designation process necessitates a consideration of varied interests and involves several government entities. This takes time. Parties should not be permitted to short-circuit that process *while it is occurring*.

There should have been protection and restraints attached to HPC's *calendar*ing of the Locational Atlas proposal in order to give the HPC, and later the Planning Board and County Council, each time to follow its procedures and complete its process. This is how the District of Columbia's Historic Preservation Ordinance and regulations are structured. The DC ordinance and regulations state that a structure/site is considered a historic landmark once an application/nomination is *filed* with the Historic Preservation Review Board.<sup>10</sup> Once that filing is complete, all the procedural and

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<sup>10</sup> DC Historic Preservation Ordinance, D.C. Code Ann. § 6-1102(a)(6)(B), at <https://code.dccouncil.gov/us/dc/council/code/sections/6-1102>. There is also a requirement for the HPRB to hold a hearing within 90 days of the filing.

substantive protections regarding alteration or demolition apply.<sup>11</sup> Importantly, any person who then demolishes or alters the proposed landmark “shall be required to restore the building or structure and its site to its appearance prior to the violation.”<sup>12</sup> Criminal penalties also apply for willful violations.<sup>13</sup> By virtue of triggering an immediate pause on any changes, the DC law allows the relevant authorities to pursue a deliberate and transparent process to weigh all the facts and considerations, and prevents any irreversible changes from occurring until they can make a decision. Montgomery County’s law should be reformed to do the same.

ADSW commends the HP staff and HPC for their continuing efforts to preserve the Googie gem that is Weller’s for the enjoyment of the community and future generations. We strongly support adding Weller’s to the Master Plan for Historic Preservation. Thank you for your consideration of ADSW’s views. If you have any questions, please contact me at [dchalfie@adsw.org](mailto:dchalfie@adsw.org) or Steve Knight, ADSW President, at [sknight@adsw.org](mailto:sknight@adsw.org).

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<sup>11</sup> D.C. Mun. Regs, tit. 10, § C208.2, at <https://casetext.com/regulation/district-of-columbia-administrative-code/title-10-planning-and-development/subtitle-10-c-historic-preservation/chapter-10-c2-designation-of-historic-landmarks-and-districts/rule-10-c208-official-filing-of-an-application>.

<sup>12</sup> D.C. Code Ann. § 6–1110(b), at <https://code.dccouncil.gov/us/dc/council/code/sections/6-1110>.

<sup>13</sup> *Id.*, at § 6–1110(a).x

## APPENDIX A



**Statement of Deborah Chalfie, Preservation Chair  
Art Deco Society of Washington  
Before the  
Montgomery County Historic Preservation Commission  
Hearing and Work Session  
September 21, 2022  
Regarding  
Listing of Weller's Dry Cleaning, 8237 Fenton Street, Silver Spring, MD  
in the Locational Atlas and Index of Historic Sites**

Chairman Sutton and Members of the Historic Preservation Commission, the Art Deco Society of Washington appreciates the opportunity to testify today in strong support for listing the Weller's Dry Cleaning building and signage in the County's Locational Atlas and Index of Historic Sites.

Founded in 1982, the Art Deco Society of Washington (ADSW) is a nonprofit membership organization covering the Washington DC region. Our mission is to foster awareness of, celebrate, and preserve the architectural, decorative, industrial, and cultural arts of the Art Deco era and adjacent modern movements of the 20th Century. ADSW has a solid record of leading or supporting historic preservation efforts within Montgomery County (e.g., Silver Theater and Silver Spring Shopping Center, Silver Spring CBD Historic District, Polychrome House Historic District, etc.), and architectural preservation remains a core element of our mission. As modern architecture has aged into eligibility for historic preservation, ADSW has become increasingly active in supporting the preservation of mid-century and modern architecture.

### **An Excellent and Rare Example of Googie-Style Architecture in Montgomery County**

"Gogie-style" architecture is an exuberant form of modern architecture that originated in Southern California and whose popularity spread across the country in the 1950s and 1960s. Gogie expressed the cultural themes of its time: car culture, the atomic and space age, and optimism for the future. Gogie architecture is characterized by cantilevered roofs, sharp angles, abstract shapes, bold colors, and integrated, eye-catching signage that produced an effect that was hip, casual, accessible, and fun.

This style took off especially in commercial establishments built around cars – restaurants, drive-ins, drycleaners, gas stations, and shopping centers.

Weller’s Dry Cleaning is an excellent specimen of Googie architecture in Montgomery County.<sup>14</sup> The Weller’s building boasts a slanted, cantilevered roof, colorful pink and red porcelain panels, glass walls, and a light-colored stone veneer portion of the façade, accompanied by a whimsical, iconic sign with a quintessentially modern built-in clock. The later addition of a brick extension on the south elevation detracted somewhat from the original design and roofline, however the building retains its integrity and still exudes its Googie style.

The Weller’s building and sign also represent a rare, surviving example of Googie architecture in Montgomery County. The Prestige Exceptional Fabricare in Silver Spring is unprotected and the signage at Glenmont Shopping Arcade is under threat from redevelopment. Other great examples are either long gone (the old Hechinger’s store in Rockville) or are about to disappear (the Huggins gas station in Kensington).<sup>15</sup> It is vital to preserve this unique, well-preserved example of Googie modern architecture as a historic resource.

Weller’s has long been identified by planners, preservationists, and community residents as a gem to be preserved; protection is long overdue. The Silver Spring Downtown and Adjacent Communities Plan (SSDAC) adopted this summer included a provision to study Weller’s for future listing in the Master Plan for Historic Preservation and to encourage its adaptive reuse if the occupant and use change.<sup>16</sup> However, this recent affirmation of support for preserving Weller’s wasn’t the first time that protection for this historic resource has been under discussion. According to Appendix 9 (the MHT form prepared by EHT Tracerics) of the Designation Form/Report,<sup>17</sup> the 2002 survey conducted for the predecessor CBD sector plan for downtown Silver Spring also identified the Weller’s building and sign – then only about 40 years old – as candidates for further evaluation and possibly eligible for National Register listing when they turned 50. Weller’s is now 60. And in between, Clare Lise Kelly, then Senior Architectural Historian for the Montgomery County Planning Department M-NCPPC, spotlighted Weller’s as a “well-preserved example of Googie architecture” in her comprehensive chronicle of mid-century modern architecture in the county, *Montgomery Modern*.<sup>18</sup>

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<sup>14</sup> Both the Designation Form/Report prepared by the Historic Preservation staff and the National Register nomination form prepared by EHT Tracerics (in Appendix 9 of the Designation Form/Report) provide a complete and very detailed description of the property, as well as a fuller discussion of Googie architecture.

<sup>15</sup> See generally Mont. Cty. Planning Bd., Resolution approving Site Plan No. 820220030 (May 31, 2022), Crossroads of Kensington, available at <https://eplans.montgomeryplanning.org/UFS/32890/99600/30-PBRESandMailingList-820220030.pdf/30-PBRESandMailingList-820220030.pdf>.

<sup>16</sup> See Cty. Council for Mont. Cty., Resolution No. 19-1297, Re: Approval of the Winter 2022 Silver Spring Downtown and Adjacent Communities Plan, at 68-69 (May 26, 2022), available at [https://montgomeryplanningboard.org/wp-content/uploads/2022/05/Attachment-2-Council-Resolution\\_19-1297.pdf](https://montgomeryplanningboard.org/wp-content/uploads/2022/05/Attachment-2-Council-Resolution_19-1297.pdf).

<sup>17</sup> Mont. Planning Dept., *Weller’s Dry Cleaning* (#36-86-1), 8237 Fenton Street, Silver Spring, Md 20910, *Locational Atlas & Index of Historic Sites Designation Form*, App. 9, at 49 of 65 (Sept. 2022) (prepared by John Liebertz, Historic Preservation Office), available at <https://montgomeryplanning.org/wp-content/uploads/2022/09/I.Locational Atlas Review.Weller - Dry Cleaning.8237 Fenton Street.Designation Form.pdf> [hereinafter *Designation Form/Report*].

<sup>18</sup> C. Kelly, *Montgomery Modern*, at 96-97 (2015).

## Weller's Meets the Criteria for Designation

The Designation Form/Report prepared by the Historic Preservation staff makes the case that the Weller's building and sign meet two criteria for architectural and design significance: Weller's embodies the distinctive characteristics of a type, period or method of construction (2A), and it represents an established and familiar visual feature of the neighborhood, community, or county due to its singular physical characteristic or landscape (2E). The Art Deco Society entirely agrees. Weller's contains many character-defining features of the distinctive style known as Googie architecture. The sign is just as distinctive as the building; while its design also meets the criteria, it is an integral part of the resource and the two elements (building and signage) should be considered together as one historic resource. Moreover, due to its singular style and long-time presence in its current location, Weller's is an important, place-making resource for Fenton Village, the downtown area, and the entire community.

We would also argue that two additional criteria are highly relevant here and should be considered to weigh in favor of designation. The first is 2B, that the resource represents the work of a master. The Weller's building was designed by local architect, Julian Theodore "Ted" Englehardt. He was a founding member and first president of the Potomac Valley Chapter of AIA. Though not pictured in the Designation Form/Report, Weller's is a "signed work." A brick incised with Englehardt's name and identifying him as the architect is embedded in the building. Englehardt also designed the Operations Research Institute in Silver Spring and other notable, midcentury modern buildings in Montgomery County. While Englehardt may or may not be considered a local "master," he was certainly a prominent leader and prolific local architect who created much of the built environment in mid-century Montgomery County.

The second relevant criterion relates to historic and cultural significance. Criterion 1D protects resources that exemplify the cultural, economic, social, political, or historic heritage of the county and its communities. Googie architecture was both a creature and beneficiary of car culture, a dominant element of mid-century suburbanization in Silver Spring and the county as a whole. The Designation Form/Report states that the Weller's building and sign "represent the continued suburban development of Silver Spring."<sup>19</sup> The National Register nomination form in Appendix 9 to that report states that "Weller's Dry Cleaning is a product and extant physical example of this [1940s, 1950s, and 1960s] era of growth in Montgomery County and Silver Spring history."<sup>20</sup> Moreover, while not isolated to Montgomery, the atomic age and the space race were dominant political and cultural themes of American culture during the time that Weller's was built. The building and signage of Weller's reflect that culture.

## ADSW Urges Approval of Atlas Listing and Swift Action on Amendment to Master Plan

The operator of Weller's closed down the business in April while the SSDAC, including its recommendation for listing Weller's in the Locational Atlas and Index of Historic Sites, was still under consideration. Regrettably, almost immediately, the building was vandalized and graffitied, and windows were broken and boarded up. The building was put up for lease "as is." Now is the time to quit thinking about "studying" and to start taking action to protect this historic resource.

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<sup>19</sup> *Designation Form/Report*, *supra* n. 4, at 10.

<sup>20</sup> *Id.*, App. 9, at 51 of 65.



ADSW wishes to commend the Historic Preservation staff for their excellent and expeditious work in bringing this designation forward. They proposed and supported the recommendation of Weller's in the SSDAC, and they have quickly executed on it by completing the study. Staff has compiled a compelling and thorough Designation Form/Report in support of designation. ADSW appreciates their diligence and commitment to helping to preserve this important and unique property.

ADSW urges the Historic Preservation Commission to vote to recommend listing of Weller's – both the building and the signage as an integrated whole – in the Locational Atlas and Index of Historic Sites, and to forward that recommendation to the Planning Board for its consideration as soon as possible. We also urge that the HPC quickly follow up this step with a recommendation for designation in the Master Plan for Historic Preservation. Amendment to the Master Plan for Weller's would not only trigger additional procedural protections, it would also trigger the availability of tax credits, grants, and other financial assistance to help the owners restore and preserve the resource, and seek thoughtful and appropriately sensitive ways to adaptively reuse the building.

Once the building and sign's historic features are refurbished – hopefully with the help of historic preservation tax credits and grants – Weller's would make an outstanding candidate for adaptive reuse. Downtown Silver Spring is buzzing with new residents and small businesses like Astro Lab Brewing. The Weller's property has a “cool” factor that could make it a wonderful little retro diner, taco stand, BBQ joint, gelato scoop shop, or something else that would draw residents and passersby. This is the first step in that transformation.

Thank you for your consideration of ADSW's views. If you have any questions, please contact me at [dchalfie@adsw.org](mailto:dchalfie@adsw.org) or Steve Knight, ADSW President, at [sknight@adsw.org](mailto:sknight@adsw.org).



**APPENDIX B**



APPENDIX C



