

# Shady GROVE

MINOR MASTER PLAN AMENDMENT



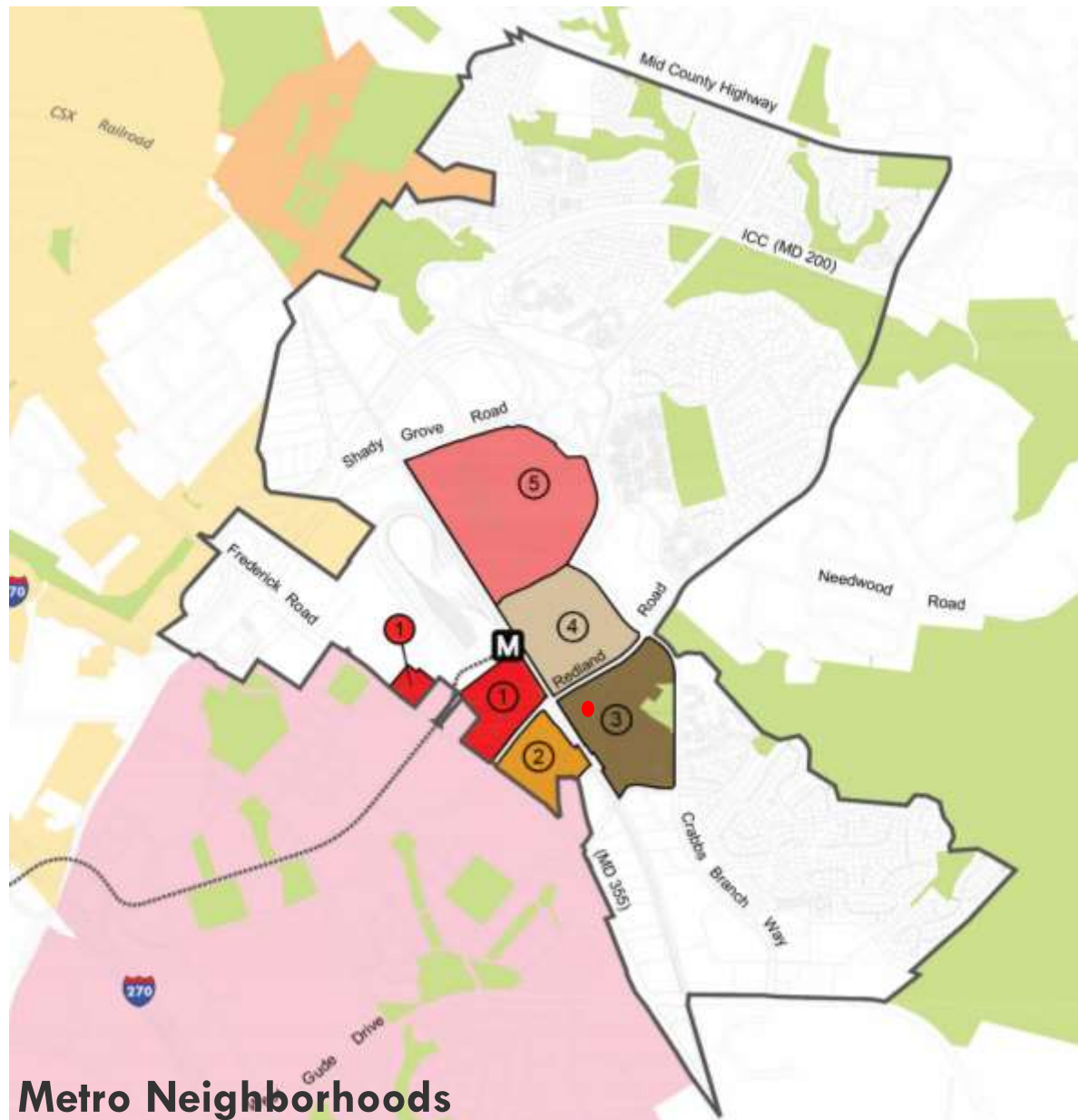
July 9, 2020

## Shady Grove Sector Plan

Planning Board Worksession



# Worksession #2 – Historic Preservation



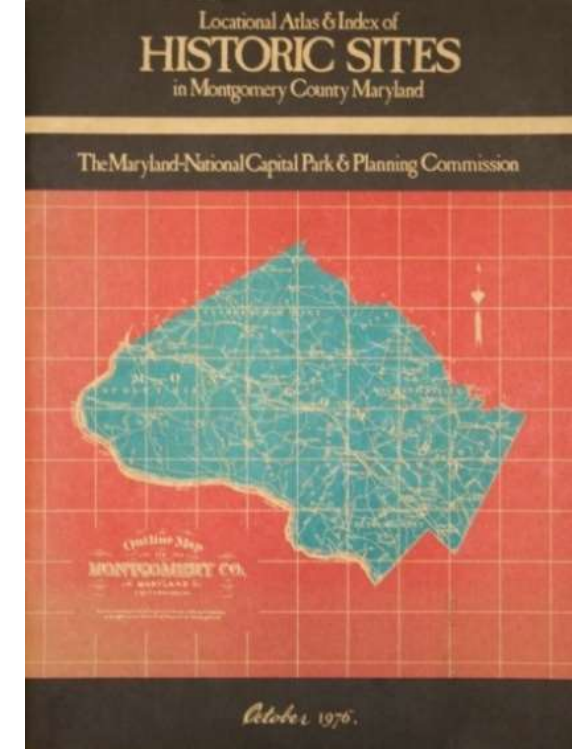
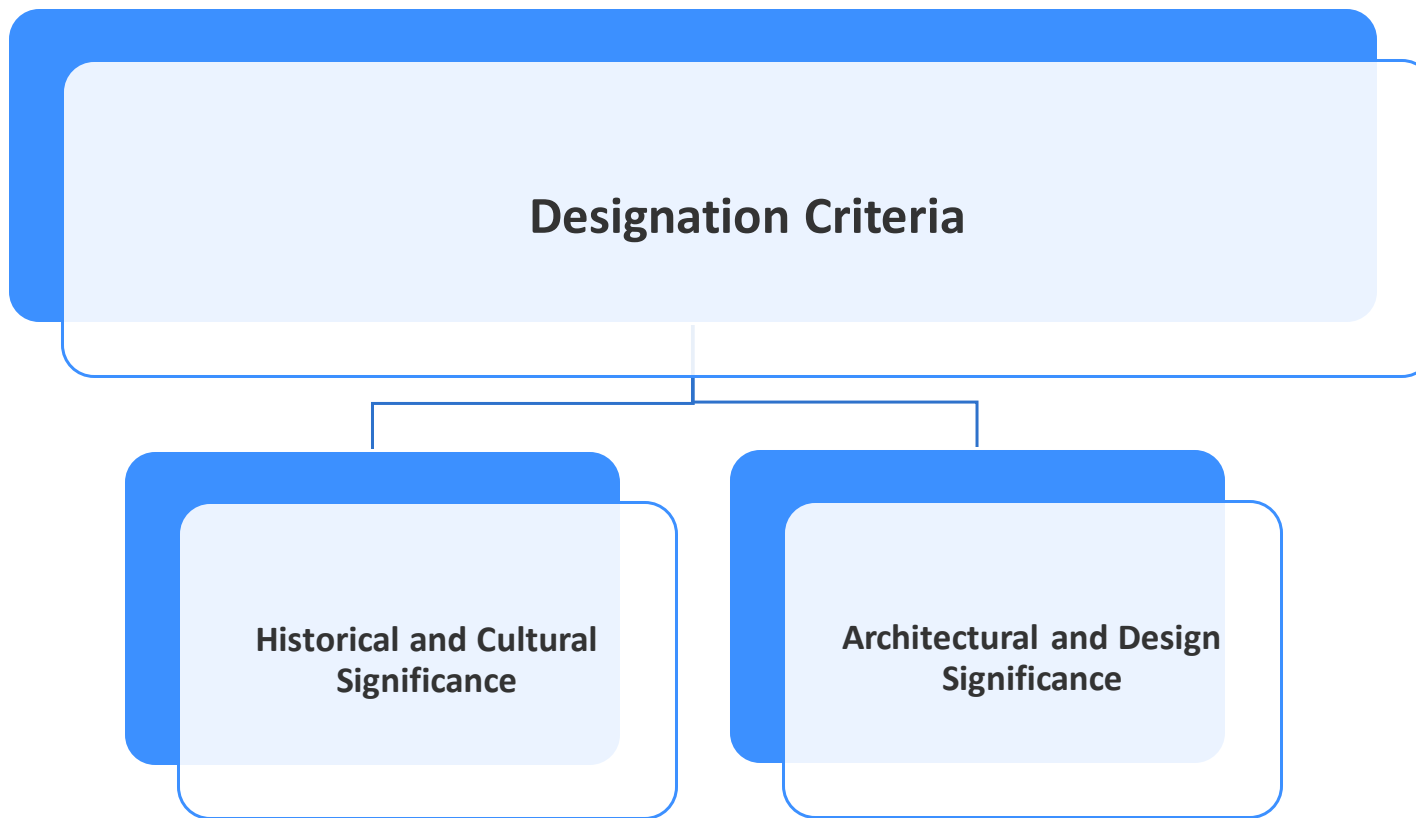
## Derwood Store and Post Office

- Located in the Old Derwood neighborhood.
- The 2006 Sector Plan recommended rezoning the property to the Planned Development (PD-22) Zone and listing the property to the Master Plan for Historic Preservation.
  - Per the 2014 Zoning Ordinance, the PD Zone cannot be remapped with a new SMA.



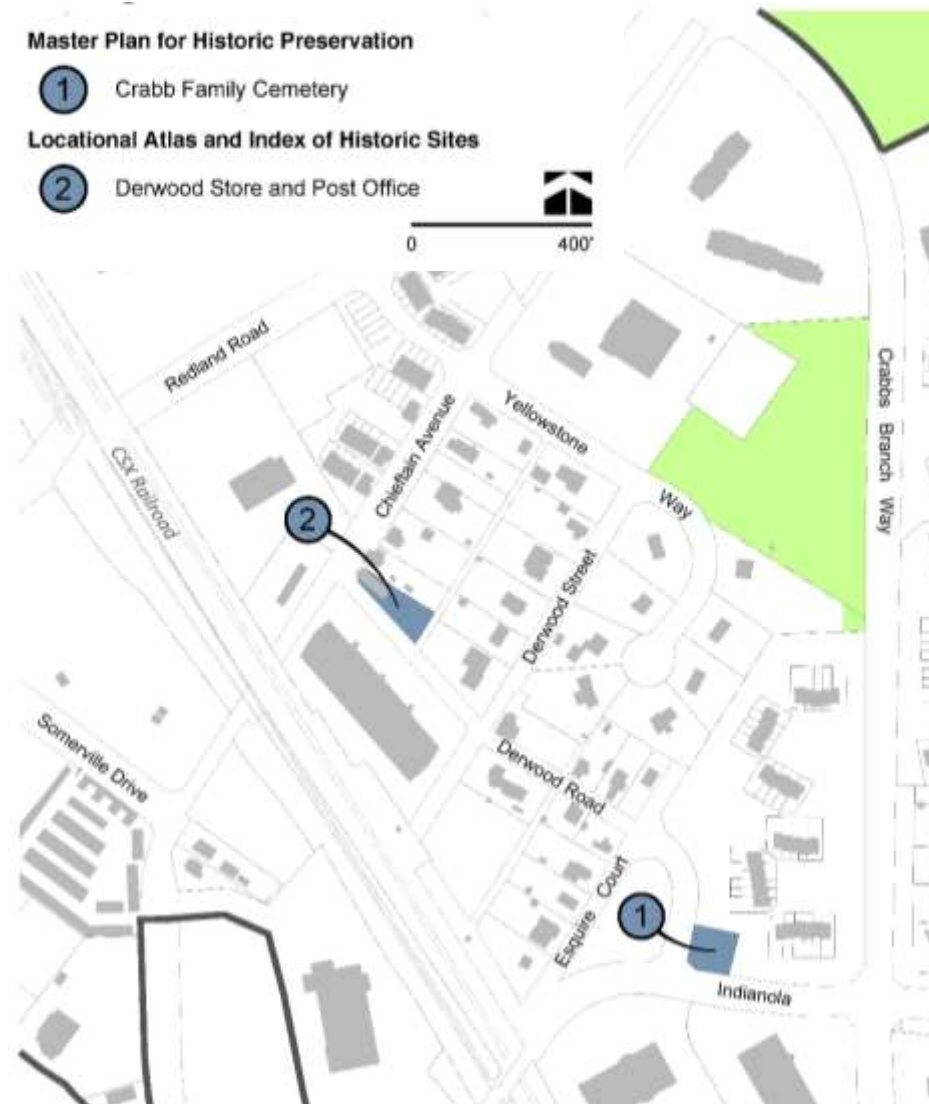
## Worksession #2 – Historic Preservation





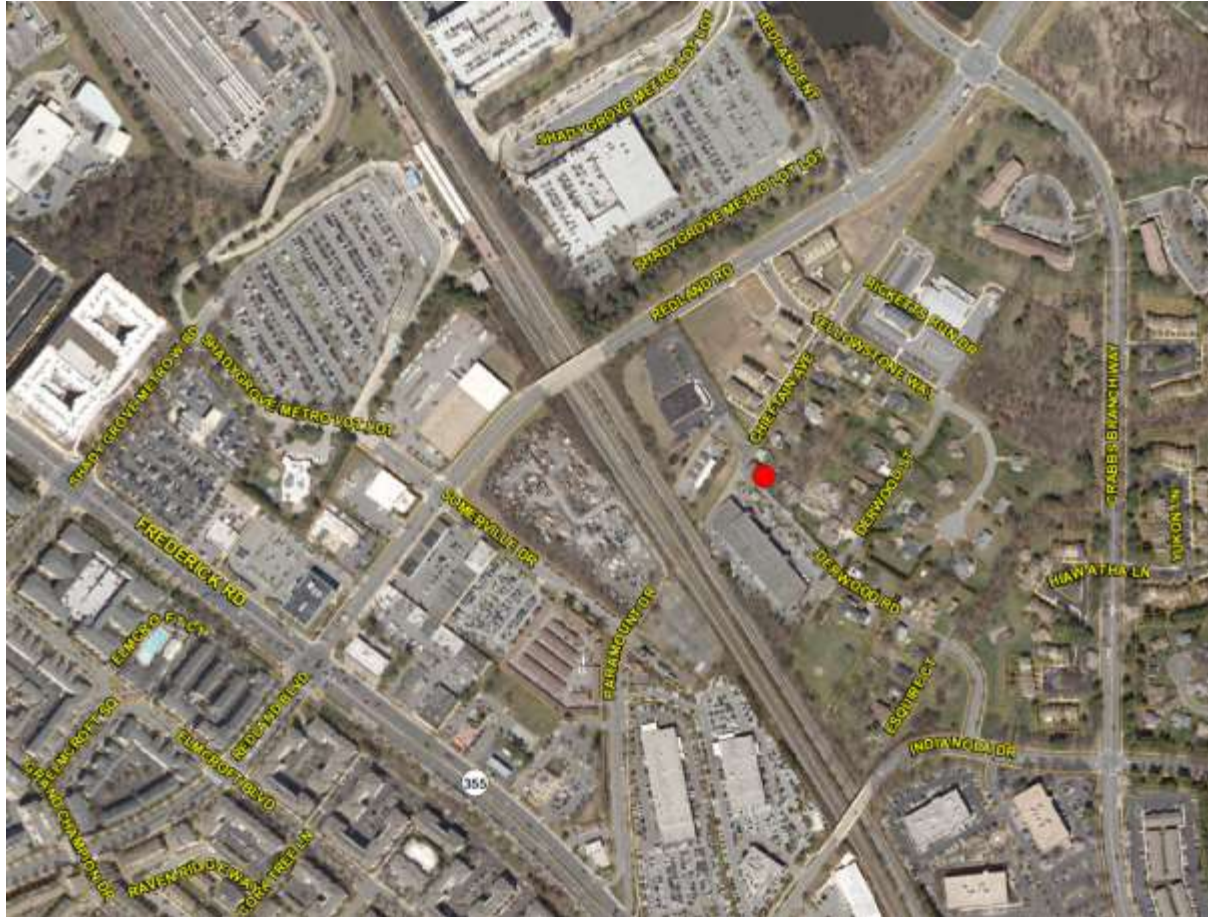
# Background Information

- All of Derwood is listed on the *Locational Atlas and Index of Historic Sites* in 1976.
- HPC recommended designation (1984).
- County Council removed all associated listings except for the Crabb Family Cemetery (1991).
- Planning Board relisted the Derwood Store and Post Office in the *Locational Atlas and Index of Historic Sites* (2004).
- The *Shady Grove Sector Plan* (2006) recommends evaluating the Derwood Store and Post Office for listing in the *Master Plan for Historic Preservation*.



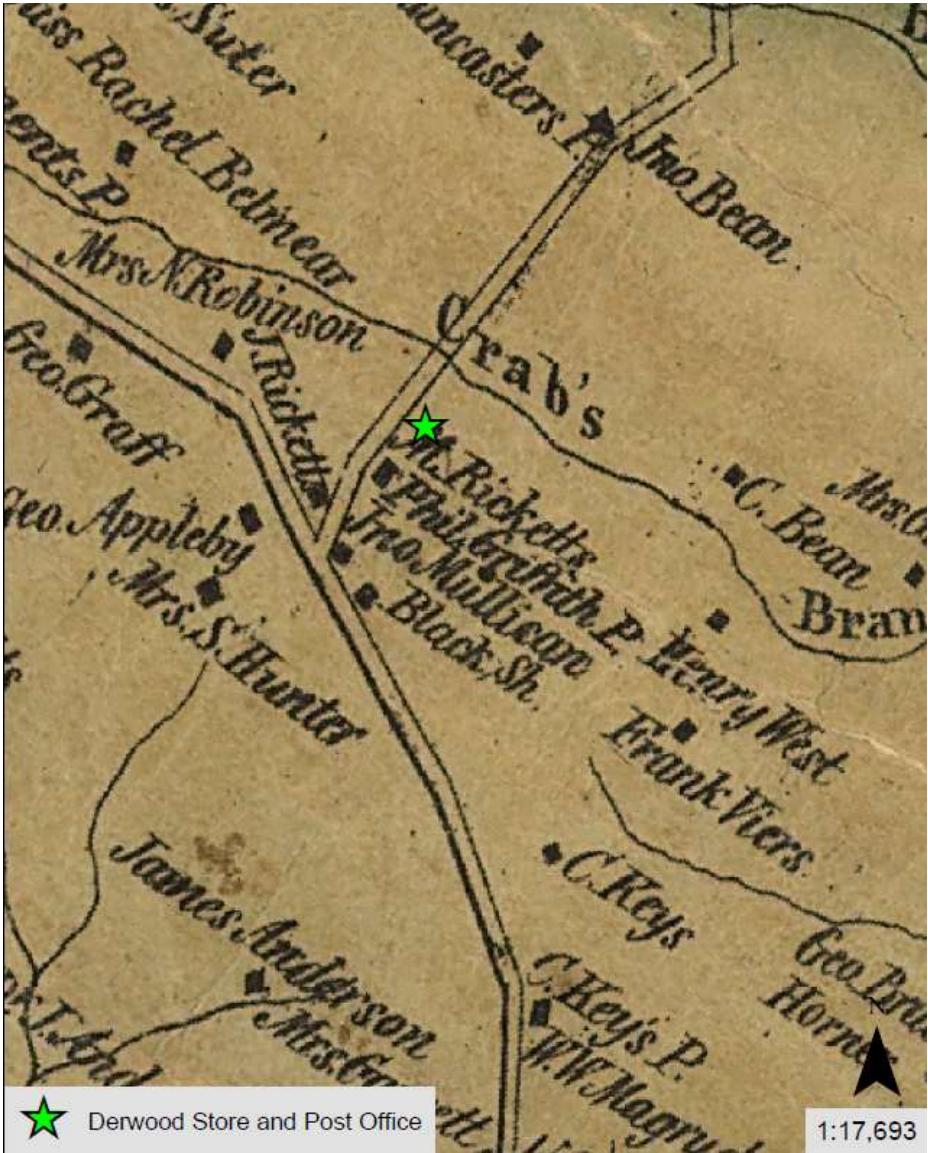


# Derwood Store & Post Office

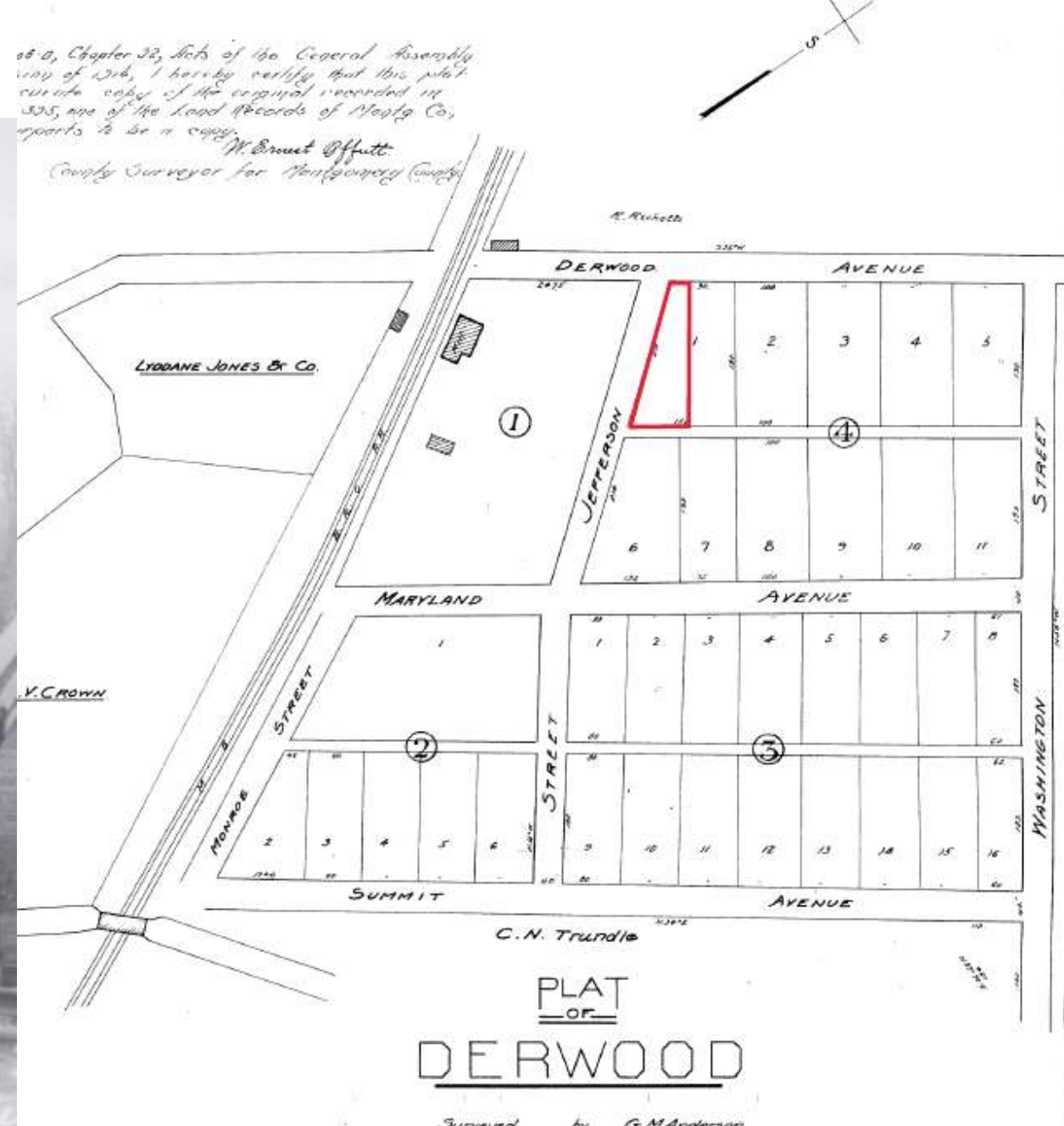




# History of Derwood – Metropolitan Branch



# Plat of Derwood





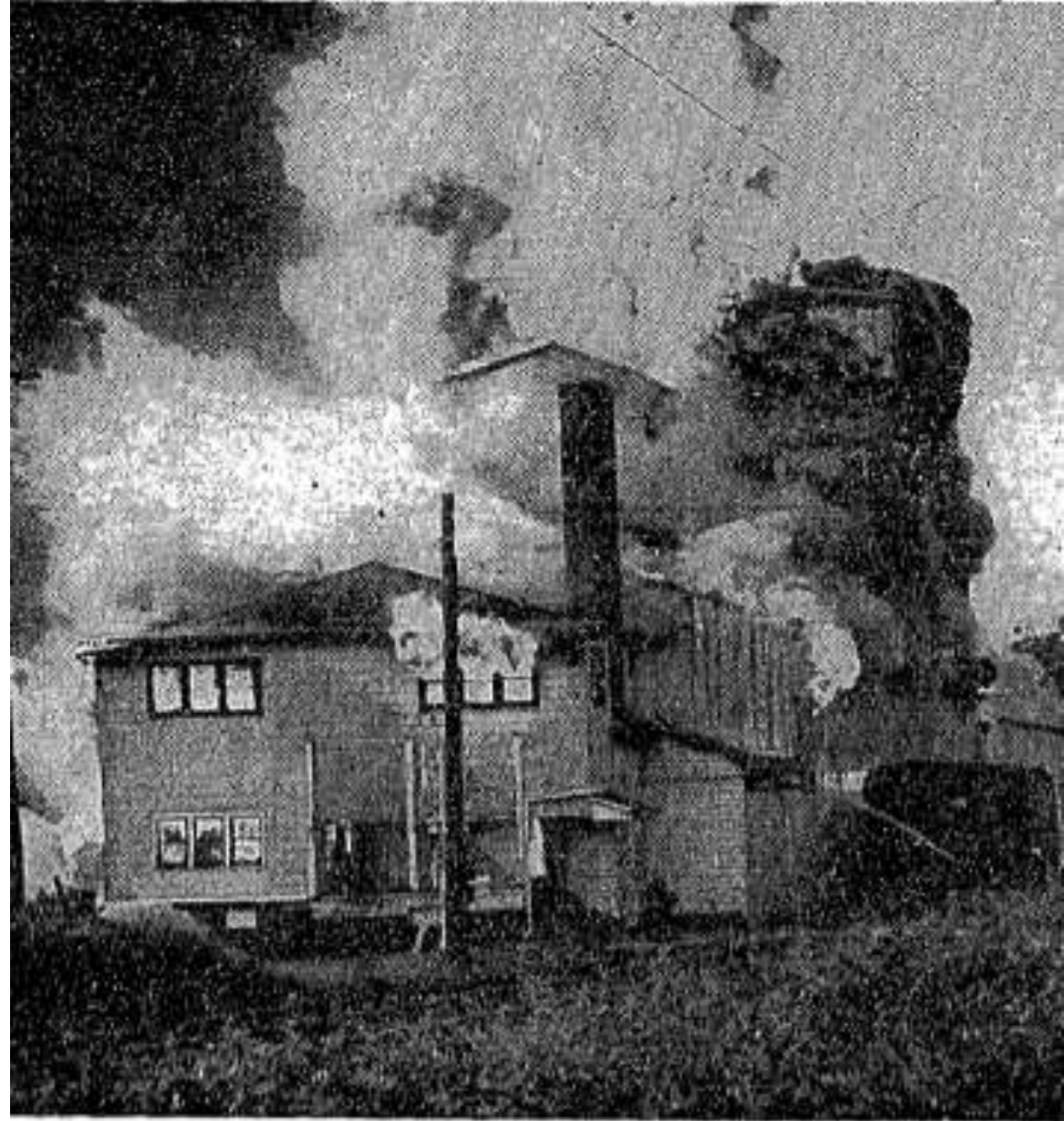
## Construction of the General Store



- In 1894, Clarence Hoskinson moved to Derwood to open a mercantile business.
- Acquires the subject property in 1895 for \$110.
- Built by Clarence and Elizabeth Hoskinson in 1904.
- Hoskinson appointed Postmaster in 1905.
- Property has four owners between 1895 and 1979.

# History of Derwood - Fire

- The manufacturing and industrial character of the community is lost with the fire at the Derwood Mill in 1954.
- The mill fire caused the destruction of multiple buildings/structures including the Derwood Station, which never reopened.





## Elements of a Front-Gable General Store

- One to two-story, front-gable, vernacular buildings.
- Business on first story and living space on the second story.
- Central entrance flanked by display windows.
- Asymmetrical windows on the side elevation to account for internal shelving.



Example of General Store, Monterey, New York.

## Derwood Post Office Postmasters





# Evaluation and Recommendations

## Montgomery County Code Chapter 24A: Designation Criteria

### (1) Historical and Cultural Significance

- + Character, interest, or value as part of the development of the county, state, or nation
- + Exemplifies county or local heritage

### (2) Architectural and Design Significance

- + Embodies distinctive characteristics of a type, period, or method of construction
- + Established visual feature

# Environmental Setting

- Trapezoidal .265-acre lot at the intersection of Chieftain Avenue and Derwood Road.
- Includes all of the property associated with the general merchandise store and post office.
- No areas are exempt from designation.





## Staff Recommendation

The Derwood Store and Post Office meets four designation criteria and therefore warrants an amendment to the *Master Plan for Historic Preservation* to list the property as a Master Plan Historic Site.

## Historic Preservation Commission Recommendation

The Derwood Store and Post Office meets four designation criteria and recommends that the Planning Board amend the *Master Plan for Historic Preservation* to list the property as a as a Master Plan Historic Site.

The HPC supported the rezoning of the property to facilitate the rehabilitation of the building.

# Other Plan Recommendations

## 2006 Sector Plan Recommendation

Evaluate the following sites for listing in the Locational Atlas and Index of Historic Sites:

1. Derwood Baptist Church, 15812 Esquire Ct.
2. Derwood School, 15805 Paramount Drive
3. Hall's Store (demolished in 2018)
4. Hoskinson-Schwartz House, 15919 Chieftain Avenue

## Current Plan Recommendation

Remove the individual resources for evaluation for listing in the Locational Atlas and Index of Historic Sites.

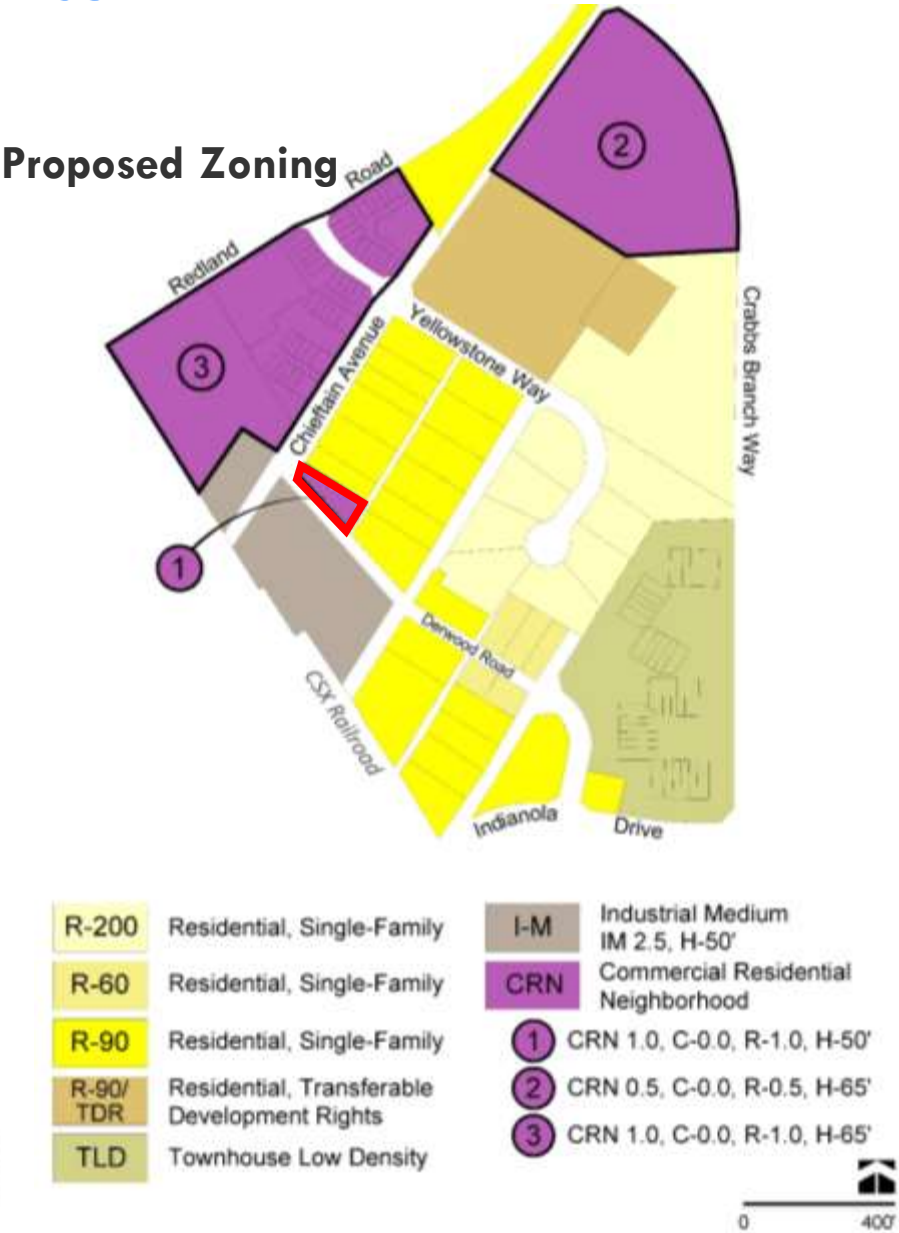


# Derwood Store and Post Office

Existing Zoning



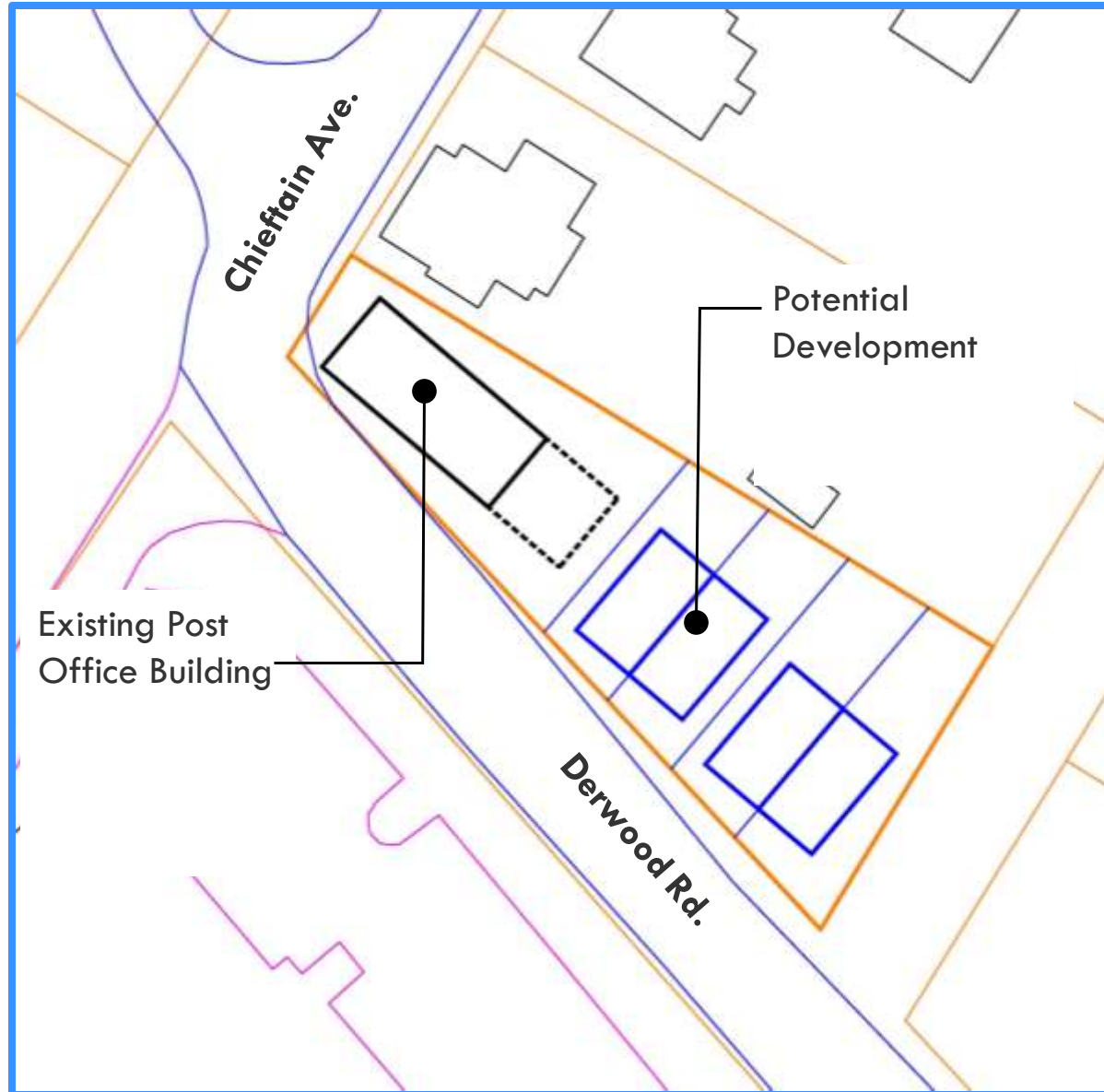
Proposed Zoning



## Draft Plan Recommendations

- Rezone the property from the R-200 Zone to the CRN 1.0 C0.0 R1.0 H50 Zone for the Derwood Store and Post Office property.

# Potential Redevelopment



**Existing Lot Size:** 11,580 (SDAT)

**Potential Development:**

2 Duplexes (4 Units Total), 18x40, 2 Floors  
1224 sf. ea., total sf. 4896



# Next Worksession

July 23

Topics: Land Use and Zoning

- Shady Grove Station, Westside and Jeremiah Park
- The Grove
- Shady Grove Road Corridor
- And other key properties

