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.
Designation Criteria

- Historical and Cultural Significance
- Architectural and Design Significance

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Designation Process
Historic Preservation Commission
Planning Board – Public Hearing
Planning Board – Work Session
County Council
Approved and Adopted

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Planning Board Worksession
### Background Information

- All of Derwood is listed on the *Locational Atlas and Index of Historic Sites* in 1976.
- County Council removed all associated listings except for the Crabb Family Cemetery (1991).
Derwood Store & Post Office
Plat of Derwood
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.
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.
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 *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.
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