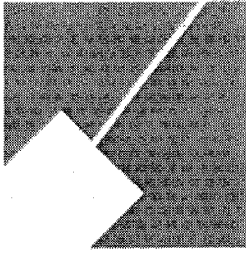


M-NCPPC



## MONTGOMERY COUNTY DEPARTMENT OF PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

October 5, 2005

**MEMORANDUM**

**TO:** Daniel Janousek, Development Review Division

**FROM:** Clare Kelly, Historic Preservation Planner  
Michele Oaks, Historic Preservation Planner  
Countywide Planning Division

**SUBJECT:** Sycamore Store Special Exception

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This resource (Resource #35-155) is the subject of an Amendment to the *Master Plan for Historic Preservation*. The Historic Preservation Commission and the Planning Board have both recommended in favor of designation. The HPC reviewed the resource in November 2004 and the Planning Board reviewed it in February 2005. The County Council Public Hearing on this Amendment will be October 25<sup>th</sup>, and staff anticipates that a final decision on historic designation will be made by the Council before the end of this calendar year.

Staff has reviewed the special exception plans for the subject property and found that they are compatible with this potential historic resource. The project includes restoration of the historic store structure, the historic illuminated sign, and existing stone retaining walls; and removal of a non-contributing frame garage. The proposed concrete and stone retaining wall and a seven-car gravel parking lot do not have a negative impact on the historic resource. Additionally, the applicant proposes to install a concrete sidewalk and handicapped accessible parking. Staff recommends that the applicant utilize an exposed aggregate concrete for the accessible parking space so as to match the gravel parking material. Since the applicant proposes to remove the existing concrete aprons from the rear perimeter of the house, it appears that there will not be any significant increase in overall impermeable surface on this site.

If the County Council designates this property on the *Master Plan for Historic Preservation* sometime this Fall, then exterior changes to the building and grounds would require review by the Historic Preservation Commission through the Historic Area Work Permit process before any building permits could be issued.

Staff commends the owner of this property for seeking historic designation, and for proposing a compatible use for this important MacArthur Boulevard landmark.



