

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	19801 Darnestown Road, Beallsville	<b>Meeting Date:</b>	5/12/2021
<b>Resource:</b>	Darby Store (Beallsville Historic District)	<b>Report Date:</b>	5/5/2021
<b>Applicant:</b>	M-NCPPC Parks (Julie Mueller, Agent)	<b>Public Notice:</b>	4/28/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Permit Number:</b>	949603	<b>Staff:</b>	Michael Kyne

**PROPOSAL:** Installation of three (3) interpretive markers

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**STAFF RECOMMENDATION:**

- Approve
- Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Darby Store within the Beallsville Historic District  
**STYLE:** Vernacular General Store  
**DATE:** c. 1910



*Fig. 1: Subject property, as marked by the blue star.*

**PROPOSAL:**

The applicants propose to install three (3) interpretive markers at the north side of the parking lot behind the historic building.

**APPLICABLE GUIDELINES:**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
6. Signs that are in conformance with all other County sign regulations.

**Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2 and #9*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 949603  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Montgomery Parks  
Address: 2425 Reedie Dr.  
Daytime Phone: 301-650-4390

E-mail: julie.mueller@montgomeryparks.org  
City: Wheaton Zip: 20902  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: Julie Mueller  
Address: as above  
Daytime Phone: \_\_\_\_\_

E-mail: As above  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 17/001

Is the Property Located within an Historic District? Yes/District Name Beallsville  
No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 19801 Street: Darnestown Road  
Town/City: Beallsville Nearest Cross Street: Rt. 109

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure  |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                            |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting            |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                      |
|   |  | <input checked="" type="checkbox"/> Other: <u>signage</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Julie Mueller

4/19/21

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Environmental Setting: The Darby Store (19801 Darnestown Road) is located within the Darby Historical/Cultural Park, which is composed of 25.5 acres located at the northwest intersection of Routes 109 and 28 in Beallsville. The park is part of the Agricultural Reserve. The property was purchased in 2004 for its cultural resources and open space. The Darby House (19811 Darnestown Road), Darby Store, and detached garage are contributing resources within the locally designated Beallsville Historic District. The front portion of the park facing Route 28 is protected under the environmental setting of the Beallsville Historic District.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Parks proposes to install three interpretive signs along the north edge of the (non-contributing) parking lot behind the store, in the grassy area immediately adjacent to the parking lot curb. The signs would face north and would be read by pedestrians standing in the lot. The signs are composed of 36"x 24" embedded fiberglass panels set at a 45-degree angle on brown aluminum posts. The cantilevered exhibit base is set into the ground at an ADA compliant waist height of 28" -32". Cement will be used to anchor the signposts in the ground to prevent easy removal by vandals and heaving in the winter. The signs are fabricated by Pannier, a National Park Service approved vendor. The design of the interpretive material follows a standard being set for all historic markers being placed within the county's Parks system.

Work Item 1: See above

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



1850

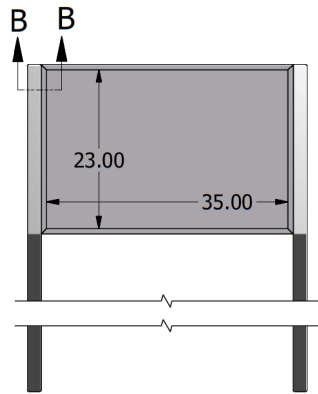
Proposed  
Location  
→

+++

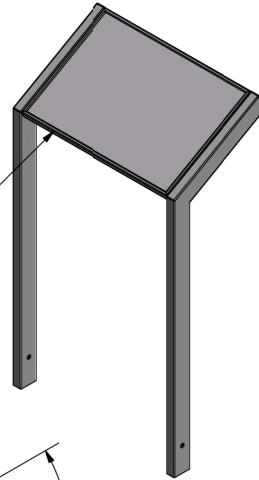
Rt. 28

Rt. 109





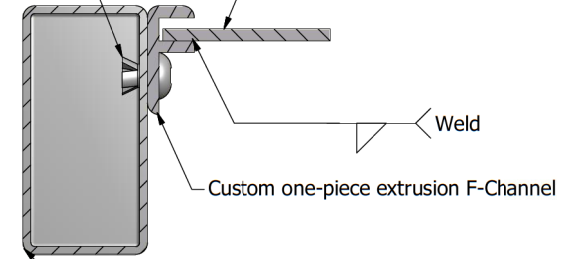
Frame has weep holes drilled along bottom for water drainage



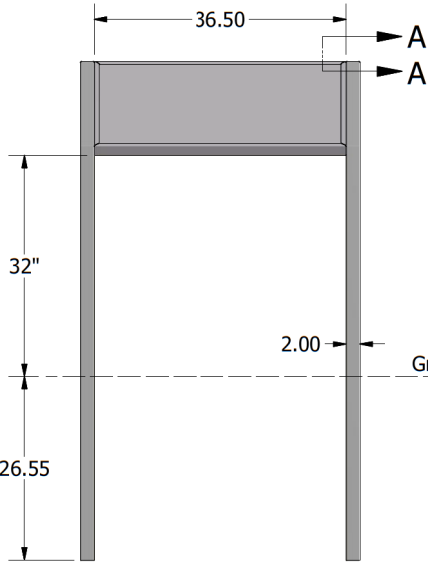
F-Channel attached to leg using 3/8" Aluminum Drive Rivets

3/16" Aluminum Plate (panel sits in front of plate)

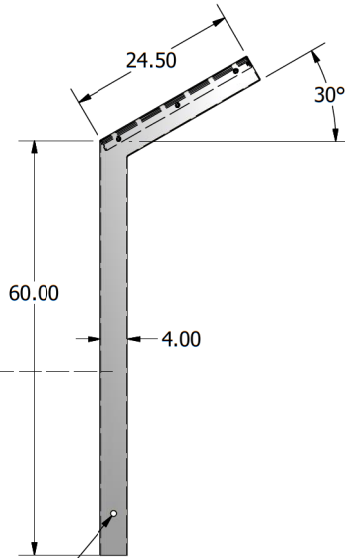
**SECTION B-B  
SCALE 1:2**



3/16" radius corners, rounded and smooth for safety



Ground Level



Holes for optional concrete reinforcement using steel rebar inserts

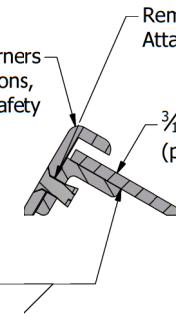
Removable aluminum extrusion, for panel replacement; Attached to frame using 1/4" Aluminum Drive Rivets

Rounded, smooth corners on all extrusions, for safety

3/16" Aluminum Plate (panel sits in front of plate)

Weld

**SECTION A-A  
SCALE 1:2**



**Job #  
96717**

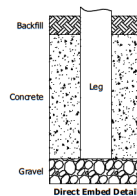
**Qty:  
3**

**Date:  
04/06/2021**

**Rev. #:  
0**

**Drawn By:  
KAP**

HARDWARE INCLUDED		
Type	QTY	Image
1/4" Aluminum Drive Rivets	3 each	
3/8" Aluminum Drive Rivets	6 each	



**Cantilevered Exhibit Base  
Maryland National Capital P&P Commission**

**Frame Size:** 36.5"w x 24.5"h  
**Trim Size:** 35.875"w x 23.875"h  
**Visual Area:** 35"w x 23"h  
**Frame Color:** NPS Brown  
**Finish:** Powder Coated Textured

- Approved As Is
- Make Changes and Proceed
- Make Changes and Resubmit

CUSTOMER SIGNATURE



345 Oak Road  
 Gibsonia, PA 15044  
 Phone: 724.265.4900  
 Fax: 724.265.4300  
 www.PannierGraphics.com

\* Post holes should be dug below the frost line depth. Pannier recommends height from ground to bottom of frame to be 32".







