

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19811 Darnestown Road, Beallsville	Meeting Date:	11/12/2025
Resource:	Darby House Beallsville Historic District	Report Date:	11/5/2025
Applicant:	Montgomery Parks (Timothy Crump, Agent)	Public Notice:	10/29/2025
Review:	HAWP	Tax Credit:	No
Case Number:	1136185	Staff:	Laura DiPasquale
Proposal:	Demolition of accessory structure and construction of new shed.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application with final approval delegated to staff:

1. The proposed shed must be located in an inconspicuous location on the subject property and not immediately visible from the driveway entrance.
2. The proposed shed must have wood or painted composite corners, not aluminum corners.



Figure 1: The yellow star indicates the location of the Darby House in the Beallsville Historic District.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: H.C. Darby Store and House within the Beallsville Historic District
STYLE: Vernacular; Queen Anne
DATE: c. 1910; c. 1921

The property is described as follows in *Places From the Past*:

H.C. Darby operated a store on the southeast corner (now gone) before building the present Darby Store and Post Office in 1910 on the northwest corner. The two-story, front-gabled structure is typical of Montgomery County general stores built from the late 1800s through the early 1900s.

The spacious *Darby House* (1921) at 19811 Darnestown Road illustrates the economic importance of the merchant in small communities. As was typical of the period, the residence was located next to the family's place of business, the Darby Store.



Figure 2: View northwest from the intersection of Darnestown Road and Beallsville Road towards the Darby Store (foreground) and House (November 2024, Google Streetview).



Figure 3: The Darby House with the existing accessory structure to the left (November 2024, Google Streetview).



Figure 4: View of the Darby House and existing accessory structure (Montgomery Parks).

BACKGROUND

In 2024, the Montgomery Parks undertook the rehabilitation of the long-vacant Darby House. Exterior work included roof replacement; front porch repairs; window repairs; siding replacement; gutters and downspout replacement; painting; and undertaking. Interior renovation includes upgrades to the bathrooms, kitchen, and living spaces; replacement of plumbing and mechanical equipment; and electrical service upgrades. The 2024 Historic Area Work Permit application included repairs to the rear porch and alterations to an areaway. The initial application also included partial demolition of the existing accessory structure/shed, but that portion of the scope was removed prior to HPC review.¹

PROPOSAL

The proposes to demolish an existing accessory structure and to construct a prefabricated 8-ft by 10-ft shed within the footprint of the existing structure. The proposed shed would be clad in composite LP Silvertex siding with a metal roof.

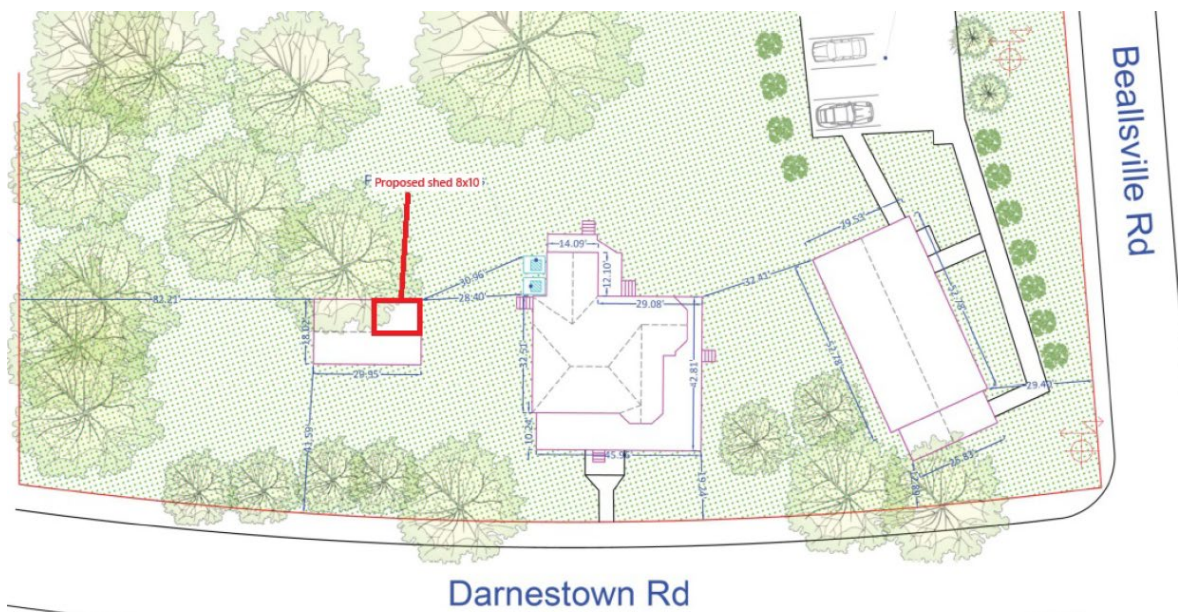


Figure 5: Site plan showing the existing buildings and proposed shed location.



Figure 6: The accessory structure proposed for demolition with the Darby house in the background (Left, October 2025, Historic Preservation office), and proposed shed (right).

¹ The 2024 approval documents for HAWP 1071643 at 19811 Darnestown Road, Beallsville: [19811 Darnestown Road, Beallsville - 1071643 - Approval.pdf](#)

APPLICABLE GUIDELINES**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
- (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 DISCUSSION

Staff supports the proposed demolition and construction of the new shed and recommends approval. Based on the construction, the south bay of the shed appears to have originated as a utilitarian frame structure before it was expanded to accommodate the north bay. Both the date of construction and addition are unknown, but based on historic aerials, the structure has been in its current form and location since at least 1957.



Figure 7: 1957 aerial showing the footprint of the existing accessory structure was in place at that time (HistoricAerials.com).

The 2024 application described the structure as follows:

This utilitarian shed/garage (construction date unknown) is of frame construction with corner posts and intermediate studs sitting on a sill plate. The shed appears to have been constructed in two phases: an interior partition that now separates the south and north bay was originally the exterior, north (side) wall of the south bay. This partition wall has exposed studs facing the interior of the south bay and lap siding on the side facing the (now interior) of the north bay. Further evidence that the two bays were constructed in two phases is that the south bay has a rudimentary, poured-in-place concrete “foundation” (really more of a curb than a proper foundation on footers) spanning the south (gable end) and east (rear) elevations, as well as the (now) partition wall, while the north bay’s walls are supported by a wooden sill plate set on ground (rather than on concrete), with very rudimentary, undersized concrete footers supporting the corner posts.

The south bay’s concrete foundation is largely in-tact, but has crumbled, cracked, or deteriorated in places. The sill, corner posts, and studs also have suffered from exposure to moisture. While these elements can (mostly) be retained, some limited replacement and/or reinforcement will be necessary.

The north bay is severely structurally compromised. The sill plate, set on ground, has rotted, as have corner posts and stud bottoms, as well as siding, facia, and other elements. The bay doors have been secured shut, but they would be inoperable because of deterioration to most components. The man door providing access to this bay has also deteriorated and is inoperable (and open to the weather). A window ventilating the gable end is missing, so the building is open to the weather and a vulture was present inside the bay during the most recent site visit.

The front (west) elevation is clad in butted vertical boards. There is a largely rotted barn door that provides access to the south bay (plywood has been installed on the interior face of the door in an attempt to seal the building where the door's boards have rotted away); in the north bay there is a deteriorated plank, man-door and a set of double leaf barn doors. The hinge connection points to the door jambs have mostly failed and these doors do not function.

The side (north and south) and rear elevations are clad in lap siding similar to that on the north side of the (now) partition wall. The roof is 5-V metal panels.

Since that time, the applicants have consulted with a structural engineer, who has identified the entire structure as beyond repair, having "sustained significant deterioration over time due to termite activity and prolonged moisture exposure." The recent analysis revealed significant issues with the bottom plate and footers of the south bay, which substantially increased the projected cost and complexity of the proposed work.

Staff finds that, while the structure likely dates to the first half of the 20th century and was associated with the Darby house and store, the structure is utilitarian in nature and secondary in significance to the two identified historic resources on the property. Staff notes that, while secondary structures can and often are considered historic features of a property and worthy of preservation, this specific structure is not identified in the descriptions of the house or store in the Beallsville Historic District Master Plan or Maryland Historical Inventory documentation of the district, although it was photographed for the 2003 Maryland Historical Trust Determination of Eligibility Review Form.² Therefore, staff finds that removal of the structure leaves fully intact the Darby House and Store buildings, which are the historically-significant components of the property, and thus that the proposal will not substantially alter the exterior features of the resource, per Chapter 24A-8(b)(1) and that the historic character of the property will be retained and preserved, pursuant to *Standard 2*.

Staff generally finds that the proposed 8-ft x 10-ft shed will not detract from the character of the historic resource, provided it is located in a less conspicuous location on the property than the end of the driveway where it is immediately visible upon entry to the property. Staff finds that, with that condition, the shed will be differentiated from but compatible in character with the historic resource, per *Standard 9* and Chapter 24A-8(b)(2) and will not impair the character of the surrounding historic resources or character of the district, per Chapter 24A-8(d). Staff notes that the application does not specify the corner materials for the shed but that painted wood or painted composite would be more appropriate and compatible with the resource than aluminum corners.

² [M; 17-1](#)



Figure 8: Google Streetview image of the subject property from the driveway with a red arrow showing the location of the proposed shed. Staff recommends that the shed be placed farther from or behind the house, not to be immediately visible from the driveway entrance.

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application with final approval delegated to staff:

1. The proposed shed must be located in an inconspicuous location on the subject property and not immediately visible from the driveway entrance.
2. The proposed shed must have wood or painted composite corners, not aluminum corners.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (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 HPC 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 301-495-2167 or laura.dipasquale@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# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

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:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

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.

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:

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

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

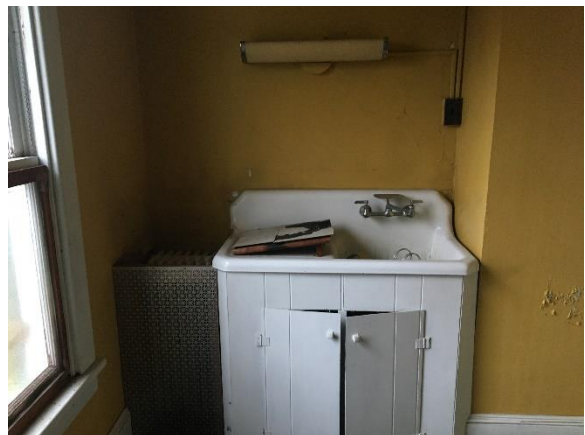
Description of Current Condition:

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	*	*	*	*	*		*

Darby House, Pre-Rehabilitation





Darby House, following rehabilitation







1. Written Description

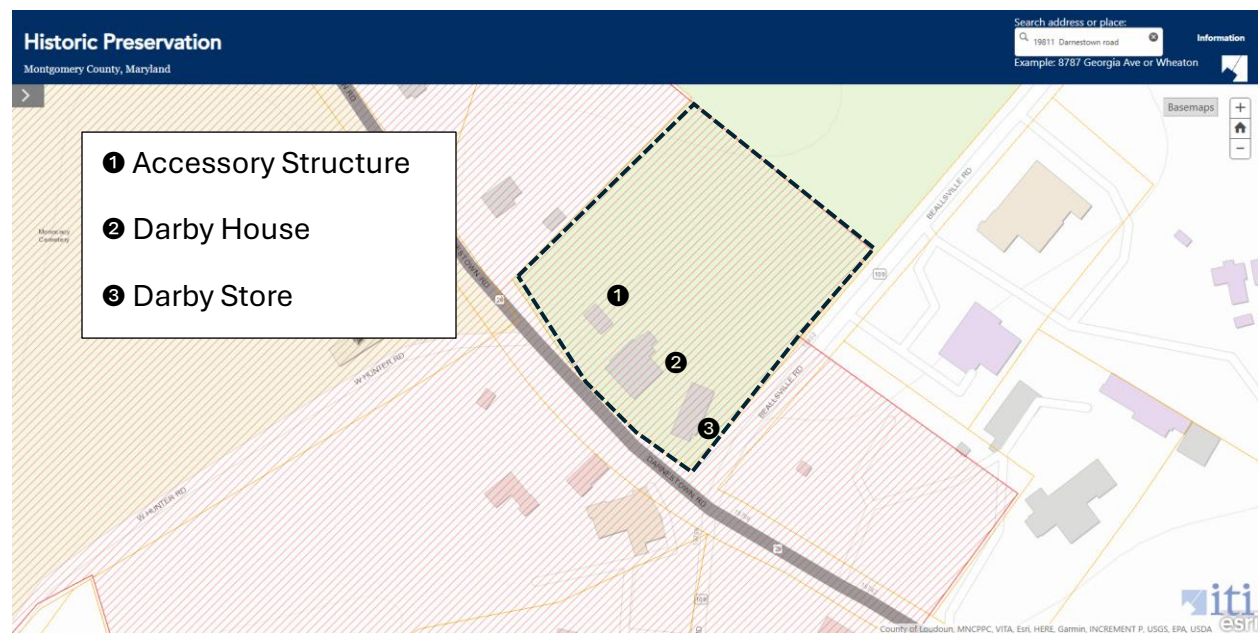
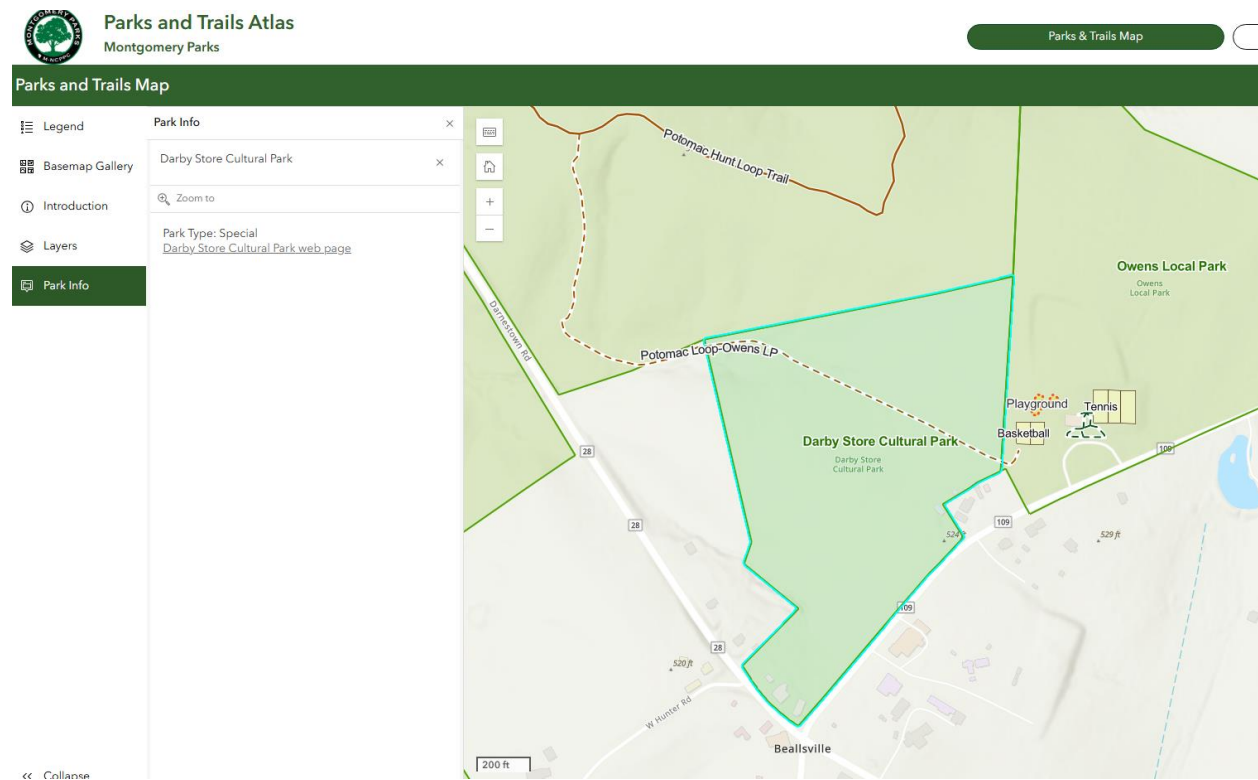
Montgomery Parks has recently completed the rehabilitation of the Darby House. Montgomery Parks committed significant capital investments and staff resources to this multi-year project, which will return the long-vacant historic house to productive use as a residential rental property. Project work has included roof replacement, replacement of water-damaged siding and upgrades to gutters to mitigate drainage issues, structural improvements and repairs to the front and rear porches, lead abatement and restoration of all windows, painting, and a full interior rehabilitation. Montgomery Parks previously completed the award-winning rehabilitation of the adjacent Darby Store in 2015, and it has been occupied since 2016.

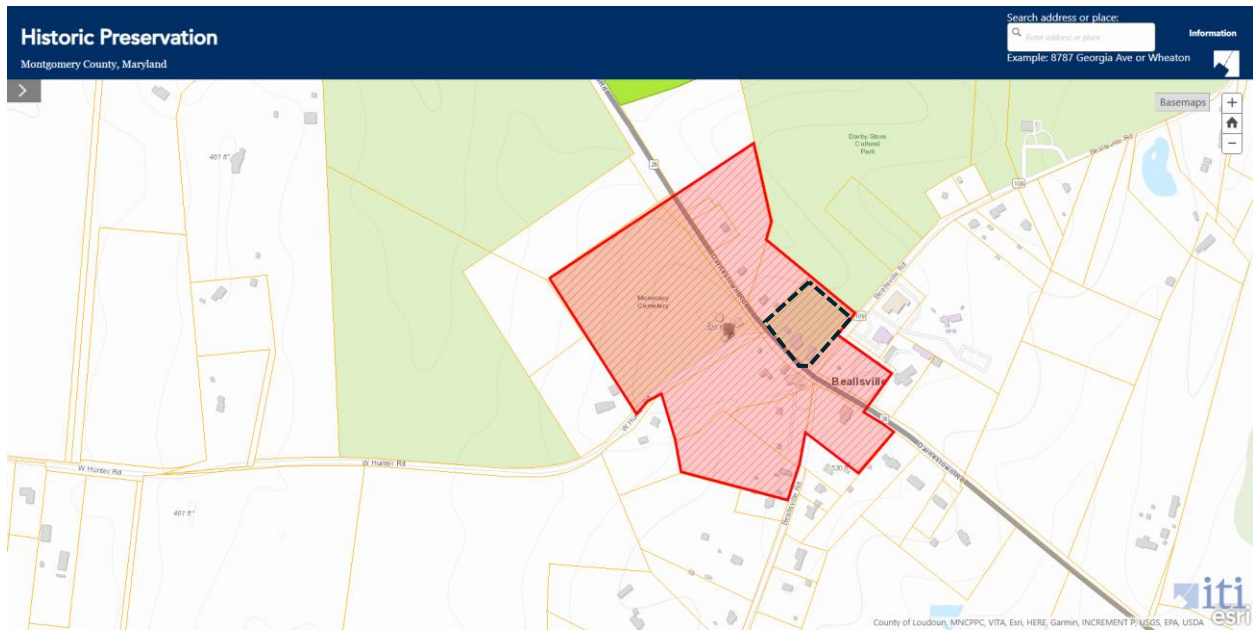
The final work item that needs to be completed before the house can be listed for rent is the demolition of a structurally deteriorate accessory structure that presents an unsafe condition for future tenants. A small yard shed is proposed in the same location, to provide the future tenant with a secured location to store a lawnmower and other small yard items.

Yahya Aliabadi, Ph.D., P.E., a licensed structural engineer and president of A&A Structures LLC, conducted a site visit on September 4, 2025. Dr. Aliabadi determined that the “structure has sustained significant deterioration over time due to termite activity and prolonged moisture exposure.” He found wall studs on all exterior walls had experienced advanced rot and that the bottom plates of the walls “have lost their structural integrity.” Dr. Aliabadi has determined that “the structure cannot be considered safe for occupancy or storage ... [and] [t]here is a substantial risk of partial or complete roof collapse...” His professional conclusion is that the “the shed structure is beyond repair in its current condition... All other wood elements, including walls and roof framing, have deteriorated to the point where complete replacement is necessary.” Dr. Aliabadi’s report is attached.

While the structure is historically associated with the Darby Store and House, it is architecturally unadorned and purely utilitarian in expression, and is clearly secondary in nature to the historic district. Montgomery Parks is proposing to install a simple, 8x10’ shed in the same location, which we believe is compatible with the historic district and will not detract from the historical significance of the house or store. Plans for the shed are attached.

2. Site Plan





3. Plans/Elevations and 4. Material Specifications

See separate attachments

5. Photographs:

See separate attachments

6. Tree Survey:

No impact to trees greater than 6"DBH

7. Adjacent and confronting properties:

19821 Darnestown Rd, Beallsville 20839

19800 Darnestown Rd Beallsville 20839

19725 Darnestown Rd Beallsville 20839

Upper Mont. Co. Volunteer Fire Dept., P.O. Box 8, Beallsville 20839-0008

Monocacy Cemetery Company, P.O. Box 81, Beallsville 20839-0081

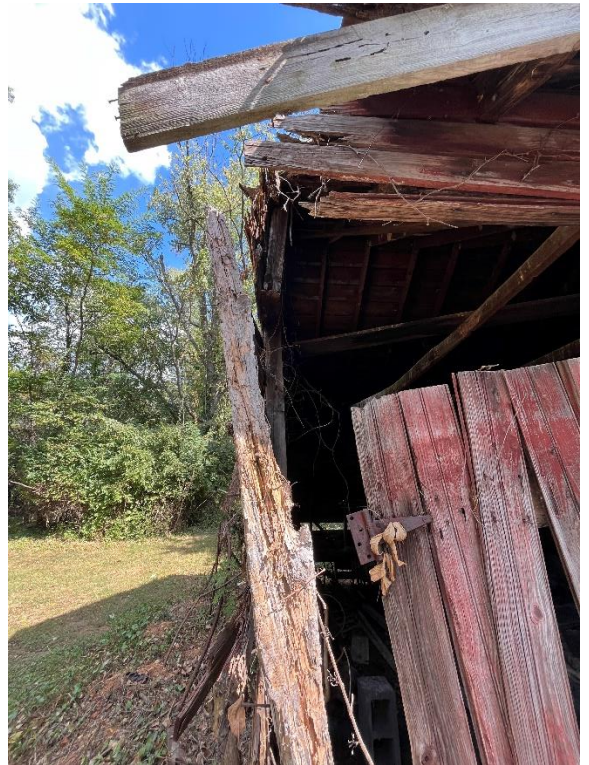
Front (south) elevation:

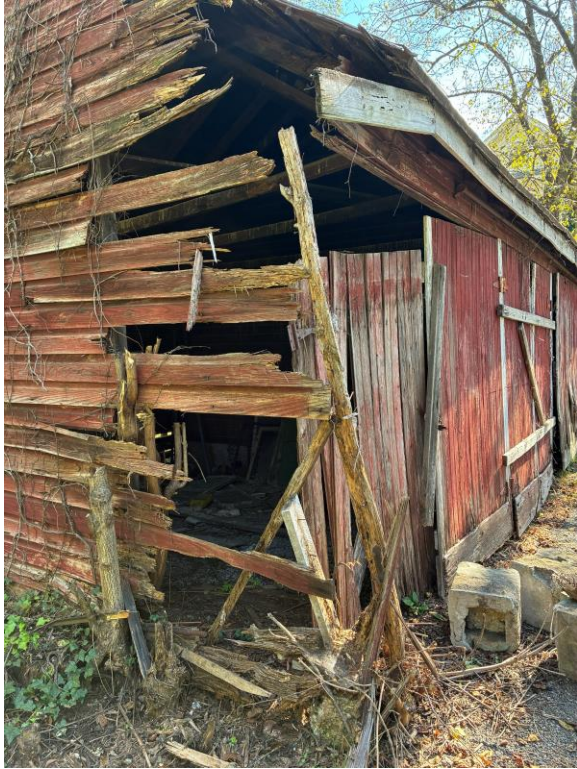


Note deterioration to sliding garage door. Boards are deteriorated; plywood added to rear for stability.

Note structural damage at southwest corner of front elevation: corner post and studs are missing, and roof is unsupported; sill is rotted.







Left side (west) elevation:

Note missing window in gable;
deteriorated siding, sill and structural
members



Rear (north) elevation:

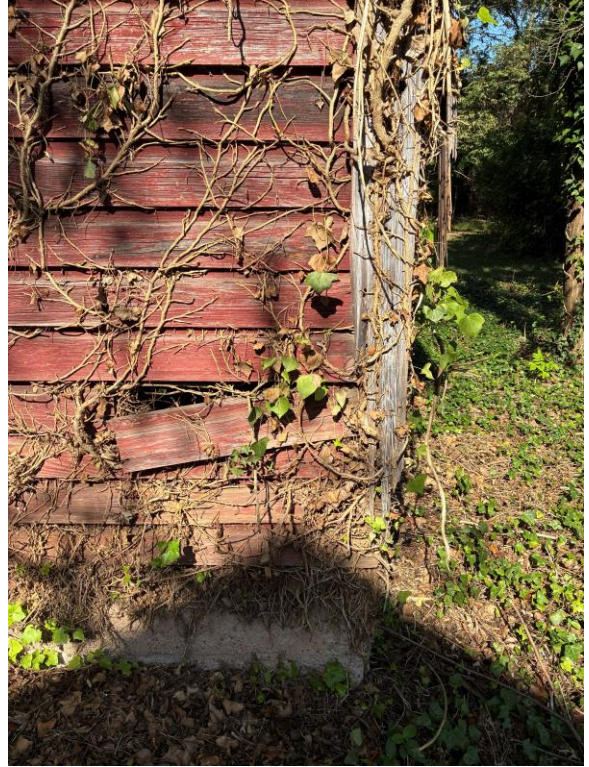
Note missing and deteriorated siding, rotten sill





Right side (east) elevation:





Interior:

View of right (east) bay showing right side (east) and rear (north) elevations



View of left (west) bay showing left side (west) and front (south) elevations



View of left (west) bay looking from southwest corner towards interior partition wall separating the two bays of the garage.



View of west (left) bay looking towards rear (north) wall, with interior partition wall at right



A & A Structures LLC

22 Holly Leaf Ct. Bethesda MD 20817

Tell: 240-678-5399; Web: www.aastructures.com

email: yahya@aastructures.com

September 7, 2025

Mr. Tim Crump

Green Farm Maintenance Facility

8301 Turkey Thicket Drive 2nd Floor

Gaithersburg, MD 20879

Montgomery Parks - The Maryland-National Capital Park and Planning Commission

Re: Structural Inspection of the storage shed at 19811 Darnestown Rd, Beallsville, MD 20839

Dear Mr. Crump,

At your request, I conducted a site visit to the storage shed located at 19811 Darnestown Rd, Beallsville, MD 20839 on September 4, 2025. The purpose of this visit was to inspect and evaluate the structure of the shed. The following sections present my observations.

1- Observation

The following figure shows the shed.



Figure 1 – Shed exterior

The shed structure has sustained significant deterioration over time due to termite activity and prolonged moisture exposure. The wall studs along all exterior walls exhibit advanced rot, particularly at their connections to the footing. The bottom plates of the walls are extensively decayed and have lost their structural integrity.

The footing is the only component that shows comparatively less deterioration; however, its depth and width are unknown and may not conform to current building code requirements.

Based on the observed conditions, the structure cannot be considered safe for occupancy or storage in its present state. There is a substantial risk of partial or complete roof collapse under severe wind loads or heavy snow accumulation.

Based on my observations, the shed structure is beyond repair in its current condition. After digging test pits to verify the width and depth, the footing is the only component that may be retained if a new, similar structure is to be constructed at the same location. All other wooden elements, including the walls and roof framing, have deteriorated to the point where complete replacement is necessary.



Figure 2 – Rotten wood at the base of the walls

My observations and work were limited by the constraints inherent to the visual inspection process. Visual inspection cannot accurately detect hidden or latent defects. Therefore, it is not the purpose of this report or my work to offer any form of building guarantee or warranty.

This is a structural inspection report. All other disciplines (architectural, mechanical, electrical, plumbing, toxins, environmental, geotechnical, etc.) are excluded.

Thank you for the opportunity to be of service.

Sincerely,



Yahya Aliabadi Ph.D., P.E.
President and Structural Engineer

Professional Certification
I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland, License number 33924 Expiration date 01/25/2027



Proposed
Removal of
garage

00914917

ROW

Beallsville Rd

00921002

109

Property Line

F Proposed shed 8x10

Parking

Beallsville Rd

Darnestown Rd

Parcel No. (APN) 11-00914917

19811 Darnestown Rd
Beallsville, MD 20839

Scale: 1"=30'





Custom Order - Sep 8, 2025

Myers Mini Barns
16041 Frederick Rd
Lisbon, MD 21797
410-489-5451

Myersminibarns@gmail.com



View Online

Design Link

<https://d28qygmz376grt.cloudfront.net/?lng=en-US#759173298183f84069f2aa87b44b225d>

Ship To

Name _____ Order # 1757329648045759
Install Address _____
City _____ State _____ Zip Code _____
Email _____ Phone # _____ Mobile # _____

Building Info	Size	Colors
Style Painted A-Frame	8x10 6'6" Sidewall Height	Roof Charcoal ☒
Roof Material Metal		Trim Super White ☐
Siding LP Silverttech		Siding Barn Red ☒

Description	Qty	Unit Price	Price	Totals
Style: Painted A-Frame	1		\$	Subtotal \$
Siding: LP Silverttech	1	-	-	
Roof Material: Metal	1			+ Sales Tax 6.00% \$

Colors & Materials	Total Order Amount \$
Drip Edge Color: White	-
Doors & Windows	- Deposit Amount 100.00% \$

18x27 Window	2	-	-
Color: White	-	-	-
Shutters Color: Black	-	-	-
55" x 6' Wood Door	1	-	-
Color: Barn Red	-	-	-
On-Door Trim: Super White	-	-	-
Synthetic Roof Felt	1		

Flooring & Interior			
Floor Joist: 16" OC 2x6	1		
Additional Fees			
8x16 T1-11 Vent	2		

Customer Signature	Date	Desired Delivery Date
_____	_____	_____
Dealer or Manufacturer Signature	Date	Delivery Notes
_____	_____	_____



Perspective



Left



Back

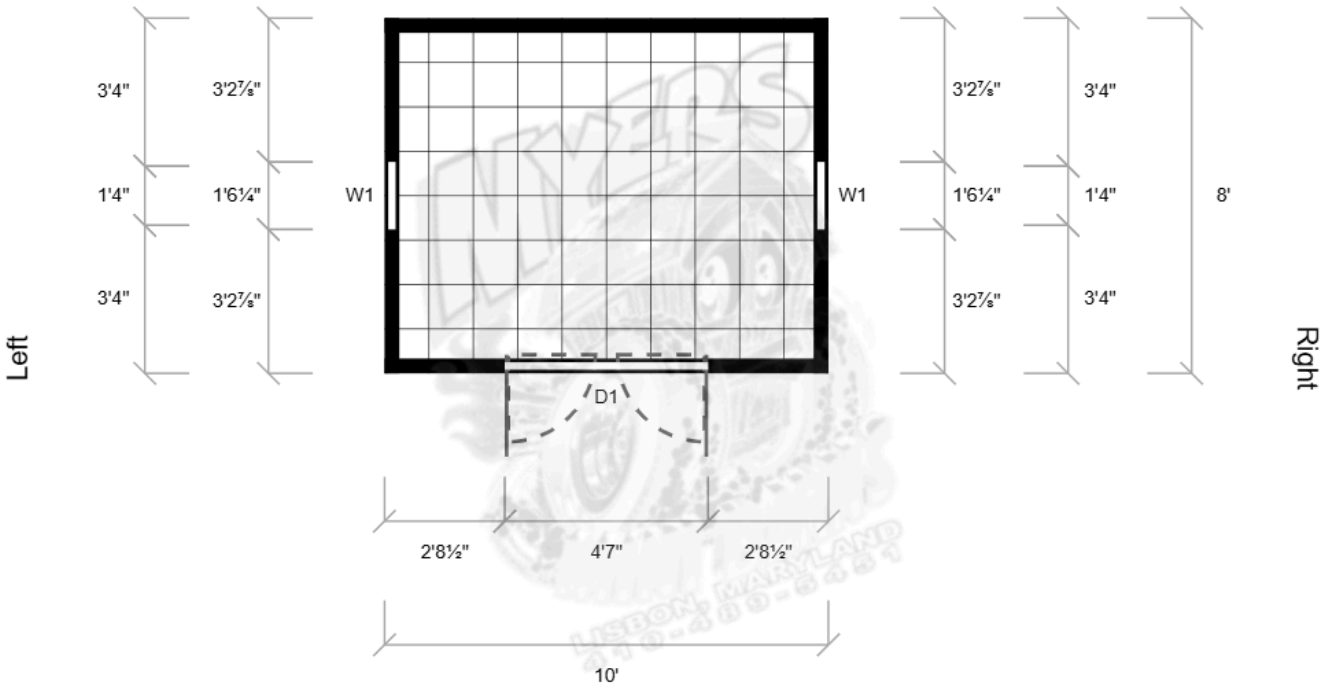


Front



Right

Back



Front

SYMBOL LEGEND			
W1	18x27 Window	D1	55" x 6' Wood Door
	Closed Wall		