



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

November 21, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1136185— Demolition of accessory structure and construction of new shed

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with two (2) conditions** at the November 12, 2025 HPC meeting:

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..

The HPC staff has reviewed and stamped the attached submission materials.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Montgomery Parks; Timothy Crump, Agent
Address: 19811 Darnestown Road, Beallsville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



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:

REVIEWED

By Laura DiPasquale at 3:06 pm, Nov 21, 2025

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to read "Karen Bendit", is centered on a horizontal line within a rectangular box.

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

REVIEWED

By Laura DiPasquale at 3:06 pm, Nov 21, 2025

Work Item 3: _____

Description of Current Condition:

Proposed Work:

APPROVED

Montgomery County
Historic Preservation Commission

Karen Bentit

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.

REVIEWED

By Laura DiPasquale at 3:06 pm, Nov 21, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bendit

Front (south) elevation:



APPROVED

Montgomery County
Historic Preservation Commission

REVIEWED

By Laura DiPasquale at 3:06 pm, Nov 21, 2025

Karen Bensel

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.



REVIEWED

By Laura DiPasquale at 3:06 pm, Nov 21, 2025

APPROVED

Montgomery County
Historic Preservation Commission

Karen Boulton



APPROVED

Montgomery County
Historic Preservation Commission

Karen Bensel

REVIEWED

By Laura DiPasquale at 3:06 pm, Nov 21, 2025

REVIEWED

By Laura DiPasquale at 3:06 pm, Nov 21, 2025



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



APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Laura DiPasquale at 3:06 pm, Nov 21, 2025

Karen Boulit



Right side (east) elevation:



REVIEWED

By Laura DiPasquale at 3:07 pm, Nov 21, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buntin



REVIEWED

By Laura DiPasquale at 3:07 pm, Nov 21, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkit



New Proposed
location for shed

00914917

REVIEWED

By Laura DiPasquale at 3:07 pm, Nov 21, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkit



REVIEWED

By Laura DiPasquale at 3:07 pm, Nov 21, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bensel



REVIEWED

By Laura DiPasquale at 3:07 pm, Nov 21, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bentit



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	Roof	Charcoal	<input checked="" type="checkbox"/>
Roof Material	Metal	6'6"	Trim	Super White	<input type="checkbox"/>
Siding	LP Silvertech	Sidewall Height	Siding	Barn Red	<input checked="" type="checkbox"/>

Description	Qty	Unit Price	Price	Totals
Style: Painted A-Frame	1		\$	Subtotal \$
Siding: LP Silvertech	1		-	+ Sales Tax \$
Roof Material: Metal	1		-	6.00% \$
Colors & Materials				
Drip Edge Color: White	-	-	-	Total Order Amount \$
Doors & Windows				
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	Customer Signature	Date	Dealer or Manufacturer Signature	Date
Floor Joist: 16" OC 2x6		1		
Additional Fees				
8x16 T1-11 Vent		2		

REVIEWED

By Laura DiPasquale at 3:08 pm, Nov 21, 2025

APPROVED

Montgomery County
Historic Preservation Commission





Perspective



Left



Back



Front



Right

REVIEWED

By Laura DiPasquale at 3:08 pm, Nov 21, 2025

APPROVED

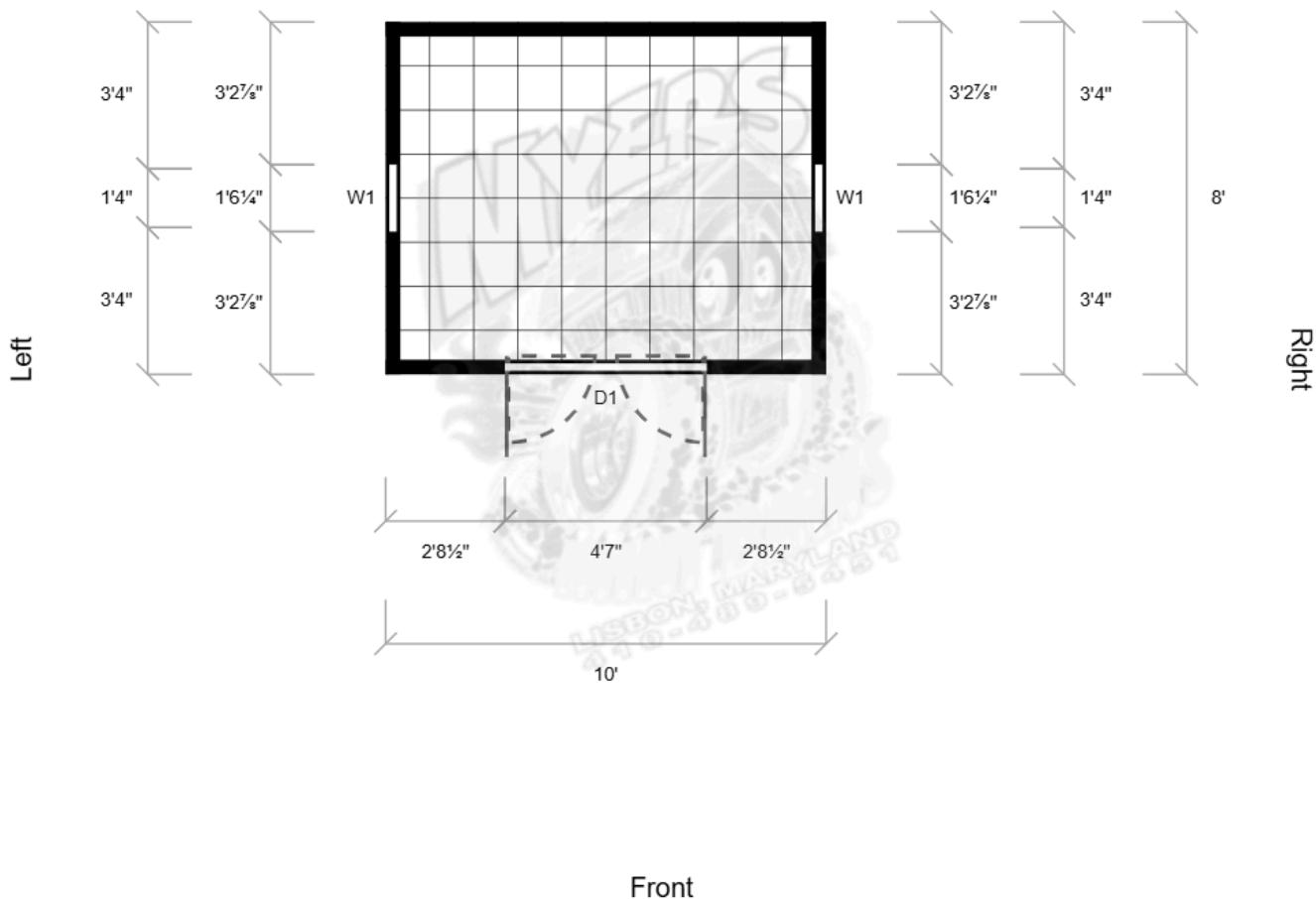
Montgomery County

Historic Preservation Commission

Karen Bulut

Floor Plan

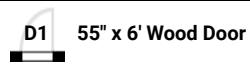
Back



Front

SYMBOL LEGEND

W1 18x27 Window



Closed Wall

D1 55" x 6' Wood Door

APPROVED
Montgomery County
Historic Preservation Commission

Karen Boulit

REVIEWED

By Laura DiPasquale at 3:08 pm, Nov 21, 2025