



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

August 19, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1166076 – Partial demolition, fenestration alterations, and installation of mechanical equipment

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** at the August 19, 2026 HPC meeting.

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: Fabiana Abreu
Address: 19821 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:

The property is an early 20th century rural residence (circa 1921) located in the Beallsville historic area. It consists of a two story wood frame farmhouse on approximately 1.2 acres with a stone foundation, historic massing and proportions, and a rural landscape setting. The house at 19821 Darnestown Road (MD 28) is a three bay, two and one half story, cross gabled, frame dwelling, which features a full engaged one story front porch.

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

- A. Relocation of Electrical Meter from the front side of the home to the back.
- B. Installation of 2 mini split multi head system heat pump systems.
- C. Demo existing rear fireplace to allow new kitchen layout and save bricks to repair the other two chimneys.
- D. Demo enclosure near kitchen.

REVIEWED

By Laura DiPasquale at 8:34 pm, Aug 19, 2026

APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a series of loops and a horizontal line, positioned above a solid horizontal line.

Work Item 1: Kitchen Chimney

Description of Current Condition:

Chimney: The upper portion of the chimney is missing bricks and mortar, indicating significant deterioration. The chimney is no longer plumb and is leaning toward the rear of the building.

Proposed Work:

Removal/Demolition: The kitchen chimney appears to be a later addition to the original structure rather than part of the historic construction. It occupies a significant amount of floor space within the kitchen and is in poor condition. Because the roof over this portion of the house is substantially lower (approximately 8 feet) than the main roof, the chimney is not visible from the front elevation of the home. Its removal would improve the functionality of the kitchen without affecting the historic appearance of the property's primary façade.

Work Item 2: Side Addition/Enclosure

Description of Current Condition:

The structure is in very poor condition and is in the process of collapsing. Although it appears to have been constructed relatively recently, it has deteriorated significantly and is no longer structurally sound.

Proposed Work:

Removal/Demolition: The structure is in very poor condition and is recommended for removal. It appears to have been constructed as a later addition to the original house, as evidenced by the use of modern dimensional lumber (nominal 2×4s, approximately 1.5 × 3.5 inches) and other contemporary construction materials. Its condition has deteriorated to the point that it is no longer considered structurally sound.

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Work Item 3: HVAC and Electricity Meter

Description of Current Condition:

- Air Conditioning / Heating: No central air conditioning system was observed at the property. Cooling appears to be provided only by several window-mounted air conditioning units located throughout the home. Several empty, above-ground metal diesel fuel tanks were observed on the property, along with components of an old diesel-fired heating system in the crawl space. At the time of the inspection, none of the diesel fuel tanks appeared to be connected to the heating equipment.

- Electrical Meter: The electrical meter is located on the front exterior of the home. The meter assembly consists of several metal enclosures that appear to have been installed or modified at different times, suggesting multiple additions or alterations over the years.

Proposed Work:

HVAC Improvements: Install two multi-zone heat pump systems, each with multiple indoor air handlers, to provide efficient heating and cooling throughout the home while minimizing their visual impact. All exterior and interior components should be installed as discreetly as possible to preserve the architectural character and appearance of the property.

- Electrical Service Relocation: Relocate the electrical meter and associated service equipment and wiring from the front elevation of the house to the rear of the property. This relocation will reduce the visual impact of the electrical equipment and improve the overall appearance of the front façade.

Scope of work:

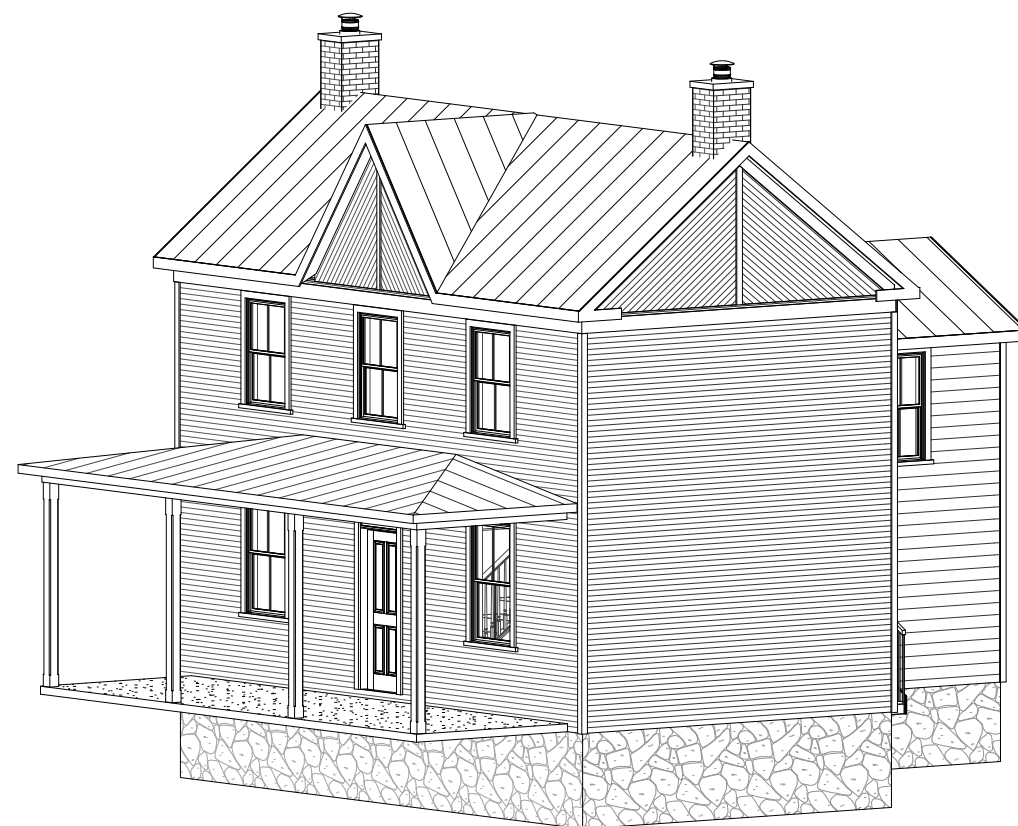
RENOVATE HISTORIC HOME AS FOLLOW:

EXTERIOR -

- A. Repair rotten siding, replace any missing pieces from siding and trim with similar
- B. wooden pieces, prime and paint.
- C. Repair any damaged window and doors. Maintain the same architectural characteristics of existing windows and doors.
- D. Replace or repair storm windows and maintain same kind as existing.
- E. Repair any damaged metal roof and paint with similar paint color as existing.
- F. Demo existing rear fireplace to allow new kitchen layout and save bricks to repair the other two chimneys.
- G. Demo enclosure near kitchen.

INTERIOR -

- A. Demo all interior plaster from walls, install new electric wires, outlets and lights, Insulate walls install new drywall, finish and paint.
- B. New kitchen layout with new cabinetry and new appliances.
- C. Reconfigure Bath 1 (2nd Flr.) for privacy.



5 3D View - Proposed
N.T.S.

Drawings List	
Sheet Number	Sheet Name
A-000	Cover
A-100	Existing
A-101	Existing
A-102	Demolition Plan
A-103	Proposed Plan

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

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Abreu Residence

19821 Darnestown Rd., Bealsville, MD 20839

ABBREVIATIONS:

#	NUMBER	L	LONG
&	AND	LDRY	LAUNDRY
=	EQUAL	LIN	LINEN
@	AT	M.B.	MASTER BATH
A/C	AIR CONDITIONING	MED. CAB.	MEDICINE CABINET
ABV.	ABOVE	MFR.	MANUFACTURER
ADJ.	ADJUSTABLE	MIL.	MILLIMETER
A.F.	ABOVE FLOOR	MIN.	MINIMUM
A.F.F.	ABOVE FINISHED FLOOR	MLDG.	MOLDING
ALT.	ALTERNATE	N.T.S.	NOT TO SCALE
ALUM.	ALUMINUM		
BD.	BOARD	O.A.	OVERALL
BR.	BRICK	O.C.	ON CENTER
BSMT.	BASEMENT	O.H.	OVERHEAD
		OPT.	OPTION(AL)
		OPG.	OPENING
CATH.	CATHEDRAL	OSB	ORIENTED STRAND BOARD
C.J.	CEILING JOIST		
CL	CENTER LINE	POLY	POLYVINYL
CLG	CEILING	P.S.	PULL STRING
CMU	CONCRETE MASONRY UNIT	PSL	PARALLEL STRAND LUMBER
COL.	COLUMN	P.R.	POWDER ROOM
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	PT. LD.	POINT LOAD
		PWD.	POWDER
DBL.	DOUBLE		
DET.	DETAIL	R	RISER
DIA.	DIAMETER	RA	RETURN AIR
DIM.	DIMENSION	RAD.	RADIS
DIN.	DRAIN	REF.	REFRIGERATOR
DR.	DOOR	RM.	ROOM
DS.	DOWNSPOUT	R.O.	ROUGH OPENING
D.S.S.	DENSE SELECT STRUCTURAL	R&S	ROD & SHELF
DW.	DISHWASHER	R.W.C.	RAIN WATER CHANNEL
DWG.	DRAWING		
		SGL.	SINGLE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SL.	SLIDER
ENG.	ENGINEERED	S.P.F.	SPRUCE PINE FIR
E.O.H.	END OF HOUSE	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
FLR.	FLOOR	T&G	TONGUE & GROOVE
FND.	FOUNDATION	THK.	THICK
F.P.	FIREPLACE	T.P.	TOILET PAPER
FRT.	FRONT	TR.	TREAD
FT.	FEET	TYP.	TYPICAL
FTG.	FOOTING		
		VAN.	VANITY
GD	GARAGE DOOR	V.B.	VAPOR BARRIER
GI	GROUND FAULT INTERRUPTER	V.T.R.	VENT THROUGH ROOF
GL	GLASS	V.I.F.	VERIFY IN FIELD
G.W.B.	GYPSUM WALL BOARD		
		W.	WIDE
H	HIGH	W/	WITH
HD./HDR.	HEADER	WD.	WOOD
HGT./HT.	HEIGHT	W.D.W.	WINDOW
HORIZ.	HORIZONTAL	W.I.C.	WALK-IN-CLOSET
INSUL.	INSULATION	W.I.J.	WALK-IN JOIST
INT.	INTERIOR	W.P.G.I.	WATERPROOF GFI
I.L.O.	IN LIEU OF	W.W.M.	WELDED WIRE MESH

Room name	ROM TAG
	SPOT ELEVATION
	REVISION TAG
	DOOR TAG
	WINDOW TAG
	WALL TAG
	CENTERLINE
	DETAIL ENLARGEMENT
	BUILDING SECTION

Residential Construction Design Parameters											
Subject To Damage From							Winter Design Temp.	Ice Shield Undersigned Required	Flood Hazards	Air Freezing Index	Mean Annual Temp.
Ground Snow Load	Wind Speed	Seismic Design Category	Weathering	Frost Line Depth	Termites	Decay					
30 PSF (1.4 kN/m²)	115 mph (185 km/h)	B	Severe	30 in (610 mm)	Moderate to heavy	Slight to moderate	13°F (-10.0°C)	Yes	a) July 18, 1975 b) September 20, 2006 c) See note	300	55°F (12.8°C)

PROPERTY DATA

BUILDING USE	:	Residential Single Family Dwelling
ZONING	:	R-200
LAND AREA	:	52.272 S.F.
LEGAL DESCRIPTION	:	BEALLSVILLE
MAP #	:	CU22
UTILITIES	:	ELECTRIC, WELL & SEPTIC

MINIMUM DESIGN LIVE LOAD VALUES Per IRC Table R-301.5:

Exterior Balconies	-	60 psf
Decks	-	60 psf
Fire Escapes	-	40 psf
Passenger Vehicle Garages	-	50 psf
Attics W/out Storage	-	10 psf
Attics With Storage	-	20 psf
Rooms (Other than sleeping)	-	40 psf
Sleeping Rooms	-	30 psf
Stairs	-	40 psf
Guardrails and Handrails	-	200 psf



**Know what's below.
Call before you dig.**

**BEFORE CONDUCTING ANY EXCAVATION CALL 3 DAYS BEFORE
TO REQUEST UNDERGROUND LOCATION OF UTILITIES.**

CALL CENTER	-	811
ONLINE	-	www.call811.com

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Fabiana Abreu

Remodel
Cover

Project number	2604
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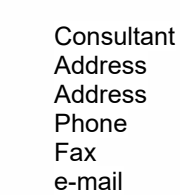
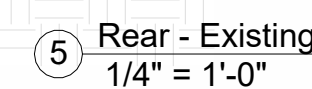
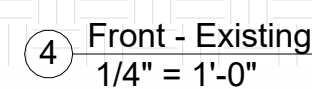
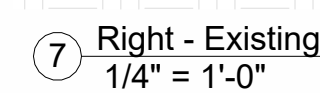
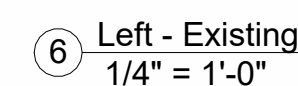
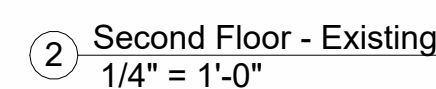
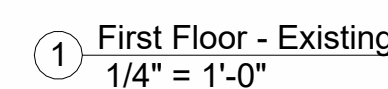
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Drawn by Anilton Rezende

Checked by	AF
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A-000

Scale	As indicated
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REVIEWED

By Laura DiPasquale at 8:34 pm, Aug 19, 2026

APPROVED

Montgomery County
Historic Preservation Commission

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Fabiana Abreu

Remodel
Existing

Project number	2604
Date	7/12/2026
Drawn by	Anilton Rezende
Checked by	AR

A-100

Scale	1/4" = 1'-0"
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PROPOSED REPAIR NOTES:

EXISTING EXTERIOR CONDITION HAS SEVERAL ELEMENTS THAT NEED REPAIR/REPLACEMENT AS DEMONSTRATED BELOW:

1 - EXTERIOR:

Front - Several boards are deteriorated beyond repair across the front elevation at the bottom where it is mostly exposed to moisture and just above the front porch roof.

Part of the corner boards will need to be replaced at the bottom as well. Fascia boards will need replacement as most of them are missing pieces.

Windows to be scraped clean of peeling paint, primed and painted.

Storm windows to be cleaned and or replaced as needed with similar in kind.

Porch metal roof to be repaired as needed and painted with similar color.

All boards to be replaced to in kind style and material as close as possible.

Left and Right - Repair/replace some boards closer to ground due to deterioration beyond repair.
Scrape windows and paint. Any pieces replaced to match existing.
Point up the two chimneys using the appropriate mortar mix for the type. Replace missing bricks. Create a new chimney cap with rain guard.

Rear - Repair/replace damaged siding, repair/replace damaged fascia boards in kind.

THE FOLLOWING ITEMS ARE EXISTING AND ARE PROPOSED TO CHANGE:

1 - Rear Fireplace Chimney - This chimney is at the most rear wall and serves no fireplace nor any furnace. The elimination of this chimney will help save the bricks and reused most of them on the two remaining chimneys on the main structure which has many missing bricks above the roof line. This change will also, help the configuration of the new kitchen allowing for uninterrupted cabinetry.

2 - Window at Kitchen rear wall - We propose the reduction in height of this window to allow more cabinets in the new configured kitchen (see proposed rear elevation).

3 - Right Side Entry Enclosure - This structure is not part of the original home and must have been added a later time. It is unsafe and blocks the original side entry door and (3) three other windows. We proposed the demolition of this enclosure.

— REPLACE MISSING BRICKS, INSTALL RAIN CAP

REPAIR/REPLACE MISSING WOOD IN KIND

- PROPOSED CHIMNEY TO BE DEMOLISHED
(SAVE BRICKS TO REPLACE MISSING BRICKS
ON THE OTHER TWO CHIMNEYS)

— PROPOSED STRUCTURE TO BE DEMOLISHED

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Fabiana Abreu

Remodel

Existing

Project number	2604
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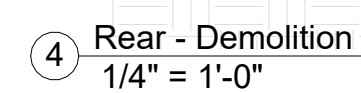
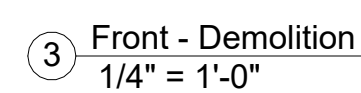
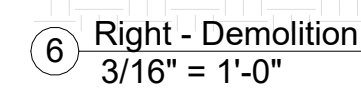
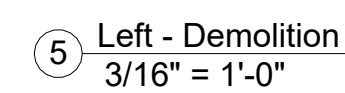
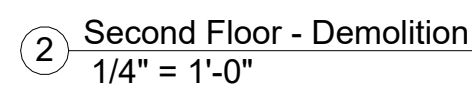
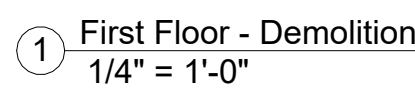
Date	7/12/2026
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Drawn by	Anilton Rezende
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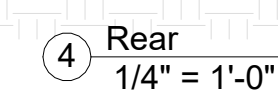
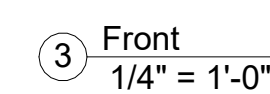
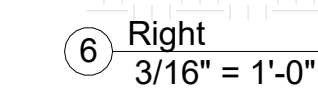
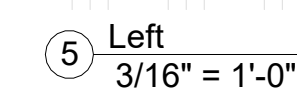
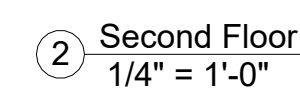
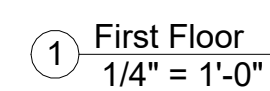
1. Demolish all necessary items for the accomplishment of new work.
2. Contractor/Owner is responsible for removal and proper disposal of all construction debris.
3. Reduce waste by segregating and recycling materials such as glass, masonry, metals and paper as much as possible.
4. Obtain approval for cutting, patching, or drilling of any suspected structural element. The designer assumes no liability for the structure during construction. The method of construction and sequence of operation is solely the responsibility of the Contractor/Owner. Supply any necessary shoring, bracing, labor, etc. to protect and brace the structure against wind, dead or live loads until construction is complete according to plans and specifications. Any questions regarding temporary bracing should be directed to a licensed structural engineer for review and recommendations.
5. Prior to demolition, inspect concealed spaces in partitions, floor and ceiling serving adjacent areas and remove any hazardous materials necessary.

At areas to be demolished, fully remove elements such as duct work, pipes and wiring back to source and properly terminate.

CAUTION: SCALES ARE FOR FULL SIZE SHEETS (24"X36") U.N.O.
USE GRAPHIC SCALES FOR REFERENCE ONLY.
COORDINATE CRITICAL DIMENSIONS WITH BUILDER.



Scale	As indicated
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- 1 - ALL DIMENSIONS SHOWN ON PLANS ARE FROM FINISHED FACES UNLESS OTHERWISE NOTED.
- 2 - ALL EXTERIOR REPAIRS TO BE CARRIED OUT USING THE SAME MATERIALS TO BE SIMILAR IN KIND SUCH AS SIDING, WINDOWS AND TRIM.
- 3 - ALL DIMENSIONS SHOWN ON PLANS TO BE FIELD VERIFIED.

CAUTION: SCALES ARE FOR FULL SIZE SHEETS (24"x36") U.N.O.
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COORDINATE CRITICAL DIMENSIONS WITH BUILDER.



Scale	As indicated
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19821 Darnestown Rd, Bealsville, MD

Removal of Kitchen Chimney

- Remove kitchen Chimney. It seems that it has been added later on to the property. It takes a large space inside the kitchen area and is on a bad condition. Also, its not visible from the front of the home since the roof of this part of the house is much lower than the roof of the front of the home.



REVIEWED

By Laura DiPasquale at 8:35 pm, Aug 19, 2026

APPROVED

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19821 Darnestown Rd, Bealsville, MD

Relocation of the Electrical Metter

- Remove the electrical meter and wire connections from the front side of the house to the back of the house where they won't be as visible as they are now.



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19821 Darnestown Rd, Bealsville, MD

Side Porch Demolition

Enclosed porch/addition on the back side of the property:

- Remove it. It's in in a very bad condition. It appears that it has been added to the house later on since the used wood are regular 2x4 (1.5"x 3.5") wood and recent construction material .



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Historic Preservation Commission

A handwritten signature in black ink, likely belonging to a member of the Historic Preservation Commission.

19821 Darnestown Rd, Bealsville, MD

Kitchen Window Modification

Kitchen Window (Back of the house):

- Remove and replace this window for a smaller window. Window will be made with the same material, using the top sash of the existing window.



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A handwritten signature in black ink, appearing to be "J. H. P.", is written over a horizontal line.