

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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|---------------------|--|-----------------------|---------------|
| Address: | 15021 Dufief Mill Rd. | Meeting Date: | 07/14/17 |
| Resource: | Maple Spring Barns Master Plan Site | Report Date: | 07/07/17 |
| Applicant: | Jeff Fuller (agent for owner) | Public Notice: | 06/31/17 |
| Review: | Preliminary Review | Tax Credit: | n/a |
| Case Number: | n/a | Staff: | Dan Bruechert |
| Proposal: | Barn conversion to pre-K – primary school, and other modifications | | |

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a second preliminary consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan for Historic Preservation Individual Site
STYLE: Agricultural
DATE: c.1918-1842

From *Places in the Past*:

“A prime example of an early 20th century, state of the art agricultural facility, Maple Spring Farm was once on of the leading dairy operations in the State of Maryland. The primary structure is the 19-bay long dairy barn (1942), with gambrel roof punctuated by four metal ventilators. The bar is highly visible on this section of well-traveled Darnestown Road in the densely populated Gaithersburg-Rockville area. The collection of outbuildings, built between c1918 and 1942, date from the heyday of specialized large-scale dairy farming

Maple Spring Farm was recognized in the metropolitan region as a model dairy operation with its mechanized making parlor, sanitary concrete interiors, and above average milk production. The 355-acre, 110-cow farm was owned and operated by Thomas Moore Garrett, a statewide agricultural leader who served as a director of the Farm Bureau, the Soil Conservation board, and the Southern States Cooperative, and was a charter member of the Maryland-Virginia Milk Producers Association, established in 1920.

Other important agricultural structures include two terra cotta silos, a concrete block milk house, a two-story horse barn, one story wagon house/granary, and an equipment building. Still standing on an adjacent lot is the associated residence, located at the heart of a medical facility at 10810 Darnestown Road.”

PROPOSAL

The applicant is proposing to convert the barn to a pre- and primary school to operate out of the first floor of the old barn. New doors will be added and non-historic windows will be altered. Additionally, the hardscape surrounding the barn will be altered to accommodate its new use as a school and several air handling units will be relocated away from the barn building.

APPLICABLE GUIDELINES

When reviewing alterations and additions to a *Master Plan* site several documents are to be utilized and guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* and can be guided by the details in the Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland (*Design Guidelines*). The pertinent information in these documents is outlined below.

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
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

STAFF DISCUSSION

Though the information included for preliminary review is limited, the proposal appears to use a light hand and is sensitive to the historic resources on the property. This preliminary review appears as though the applicant is seeking guidance toward the overall proposed program for the site rather than guidance on specific elements.

Staff has identified a number of areas of proposed change that the HPC could provide the applicant with guidance to accelerate the review process in a second preliminary review prior to the submission of a HAWP:

- The historic barn door has already been removed on the northwest façade, the applicant is proposing to replace them with “glass double doors.” Is this an appropriate treatment or is something more in keeping with the agricultural character preferred?
- How best to accommodate the replacement entry steps and ramp to ensure maintain the character of a historic 20th century barn?
- How the applicant can best respond to the need for additional doors specifically,
 - Door placement and
 - Door design
- How best to incorporate the necessary school signage, both by the road and on campus?
- Fencing will need to be added to the site, at a minimum, surrounding the play yard; what design is most in keeping with the character of the site?
- A retaining wall is proposed in the southeast corner of the lot, what materials/finish is most appropriate?
- How should the “drop off” area be treated so that the character of the site is best maintained?

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC’s recommendations and return for a second preliminary consultation

Triffin



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: jfuller@dncarch.com Contact Person: Jeff Fuller, AIA
 Tax Account No.: 52-207-2782 Daytime Phone No.: 301-840-1100
 Name of Property Owner: Chabad Lubavitch of Upper Montgomery County Daytime Phone No.: 301-537-0067
 Address: 11520 Darnestown Road, Gaithersburg, MD 20878
Street Number City State Zip Code
 Contractor: The Rortch Companies, Inc. Phone No.: 301-921-9500 *125
 Contractor Registration No.: _____
 Agent for Owner: Terry J. Korth - tkorth@korthcos.com Daytime Phone No.: 301-343-0602

LOCATION OF BUILDING/PREMISE
 House Number: 15021 Street: Duffief Mill Road
 Town/City: Gaithersburg Nearest Cross Street: Darnestown Road
 Lot: P2,V Block: Westleigh 6726/559 Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

| | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Well (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 900,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] Date: 5-24-2017

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

| | |
|--|---|
| <p>Owner's mailing address</p> <p>Rabbi Sholom Raichik Chabad Lubavitch of Upper Montgomery County 11520 Darnestown Rd Gaithersburg MD 20878</p> | <p>Owner's Agent's mailing address</p> <p>Terry J. Korth The Korth Companies, Inc. 9101 Gaither Road Gaithersburg, MD 20877</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>WASHINGTONIAN WOODS HOA C/O PROPERTY MNGMNT PEOPLE 955 RUSSELL AVE STE A GAITHERSBURG MD 20879-6218</p> | <p>CYNASA HOLDINGS LLC 15020 SHADY GROVE RD SUITE 302 ROCKVILLE MD 20850</p> |
| <p>MARYLAND NATIONAL CAPITOL PARK & PLANNING COMM 8787 GEORGIA AVE SILVER SPRING MD 20910</p> | <p>MA DONGHUI 10901 CITREON CT NORTH POTOMAC MD 20878-2527</p> |
| <p>CAROL A BLEAKLEY 10900 CITREON CT GAITHERSBURG MD 20878</p> | <p>MAPLE SPRINGS VETERINARY HOSPITAL 14925 DUFIEF MILL ROAD NORTH POTOMAC, MD 20878</p> |

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Written Description of Project:

a. Historical Setting

MC Historic summary for Maple Springs Farm provides a good overview of the property and the significant features

The historic dairy barn and 2 out buildings are located on an approximate 2 acre parcel, and were sub-divided away from the associated farm house and a third out-building that are located on the adjoining lot. The historic setting is the entire parcel, but the primary emphasis is the view from the North on Darnestown Road. Under earlier HAWP's a vet clinic (now closed) operated out of the first floor of the barn, and cell towers were added to one of the silos.

The barn is in reasonable condition and the primary skin is relatively intact. The interior of the barn on the first floor has little to no remaining fabric, on the second floor/hay loft of the barn is relatively intact, but there is a mechanical room separated out to the south, and duct work runs along the floor. The out building to the south east has been substantially modified. The out building to the south west is located across the stream and located within the flood plain. It appears to have been a machine shed and is not in good condition.

The building has set vacant and is somewhat of a nuisance for close to 10 years.

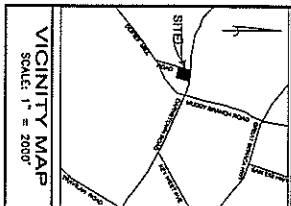
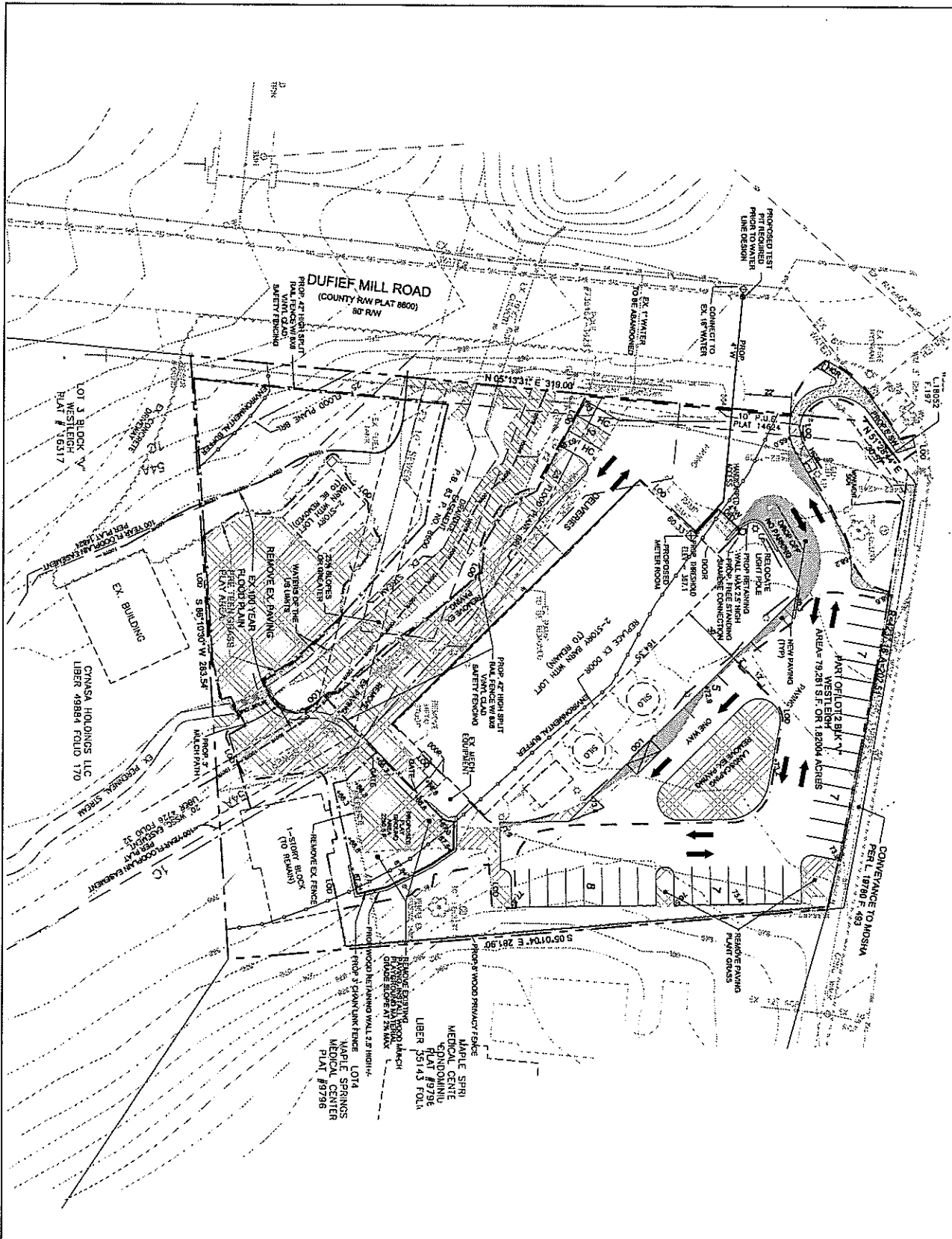
b. Project Description

The proposal is to return the barn to a productive use, as a pre- & primary school, that will operate out of the first floor of the old barn.

The exterior skin is proposed to be repaired in kind, but except for new doors and windows (to replace the non-original windows) left largely intact. The former vet clinic had a number of condensing units scattered around the perimeter of the barn, we are proposing to consolidate those into the valley between the old barn and the support structure (expanded milking shed), and then have one fresh air AHU located to the south behind a screen wall.

The parking lot will be reconfigured to the north & east, but similar in size to the current lot. We will be removing pavement to the west of the barn that falls in the stream buffers. A fenced play area for the pre-school will be located to the southeast. To the southwest, we propose to demolish the dilapidated machine shed, and create a play area for the primary school. The edge of the stream will be protected from the children, by a split rail fence, with plastic covered mesh.

The first floor of the barn will be dropped by ~1' to provide additional headroom and some of the steel columns will be relocated to allow for a longer span in some of the classrooms. The entire first floor will be fit-up as a school. The second floor will not be fit-up at this time, but there are plans to utilize that space in the future.



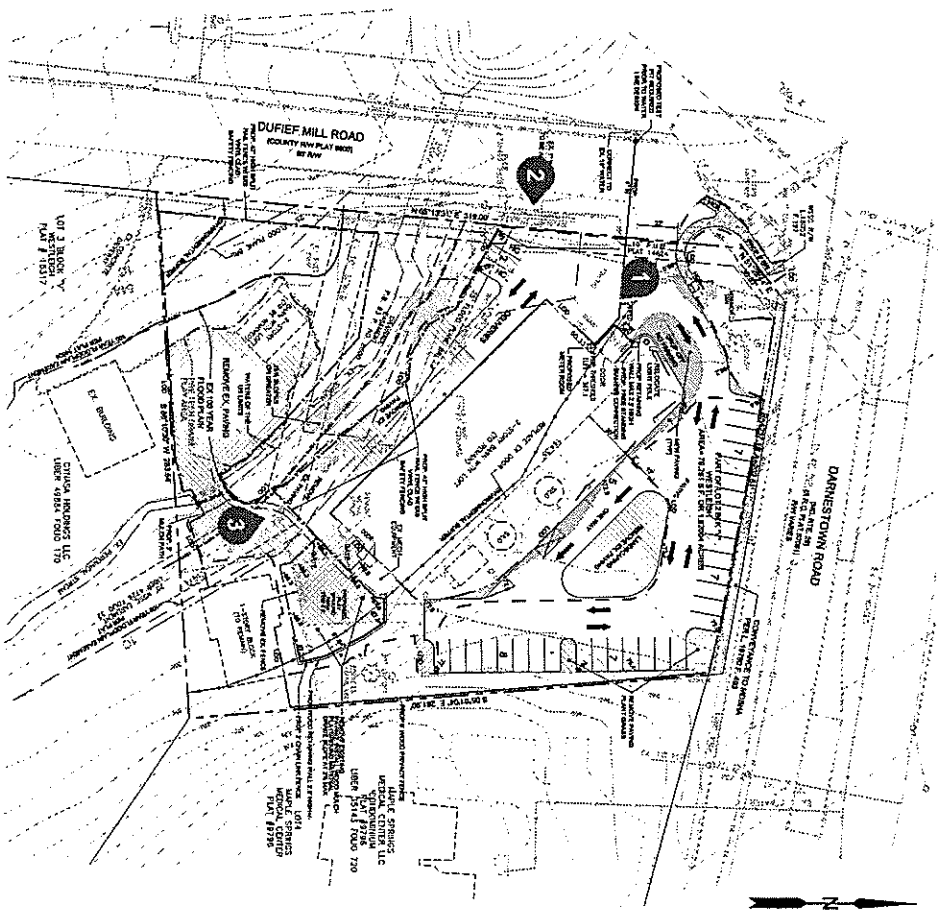
SITE DEVELOPMENT PLAN
 LOT 2 BLOCK V SUBDIVISION 11
WESTLEIGH
 15021 DUFIEF MILL ROAD
 L. 52334 F. 084 PLAT 14284
 GAITHERSBURG ELECTION DISTRICT No. 2 MONTGOMERY COUNTY, MARYLAND

PACKARD & ASSOCIATES LLC.
 CIVIL ENGINEERS * SURVEYORS * LAND PLANNERS
 16220 FREDERICK ROAD, SUITE 300
 GAITHERSBURG, MARYLAND 20877
 PHONE (301) 208-0250 FAX (301) 208-1270

| DATE | DESCRIPTION | REVISORS |
|------|-------------|----------|
| | | |

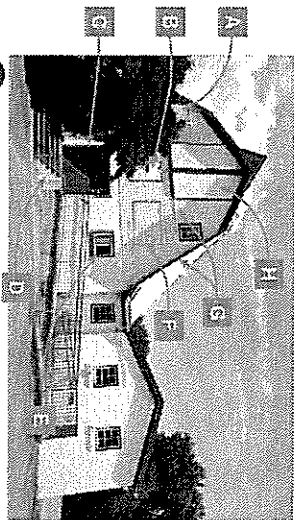
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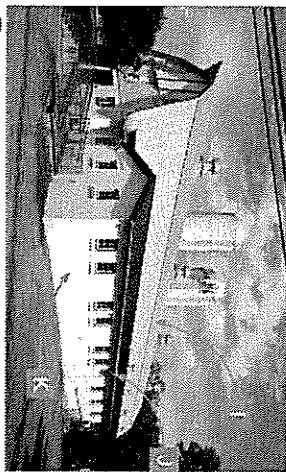


BUILDING FAÇADE NOTES

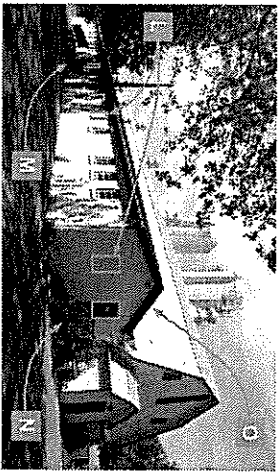
Chabad Lubavitch Snyder Family Simcha Educational Center
 15021 Duffer Mill Rd., Gaithersburg, MD 20878
 HAWP Preliminary Submission



1 Northwest Facade

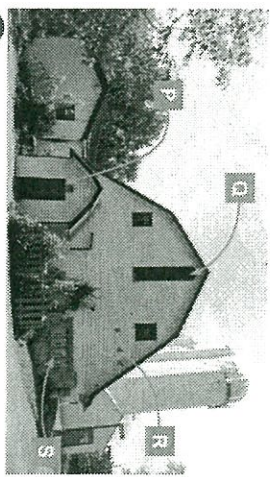
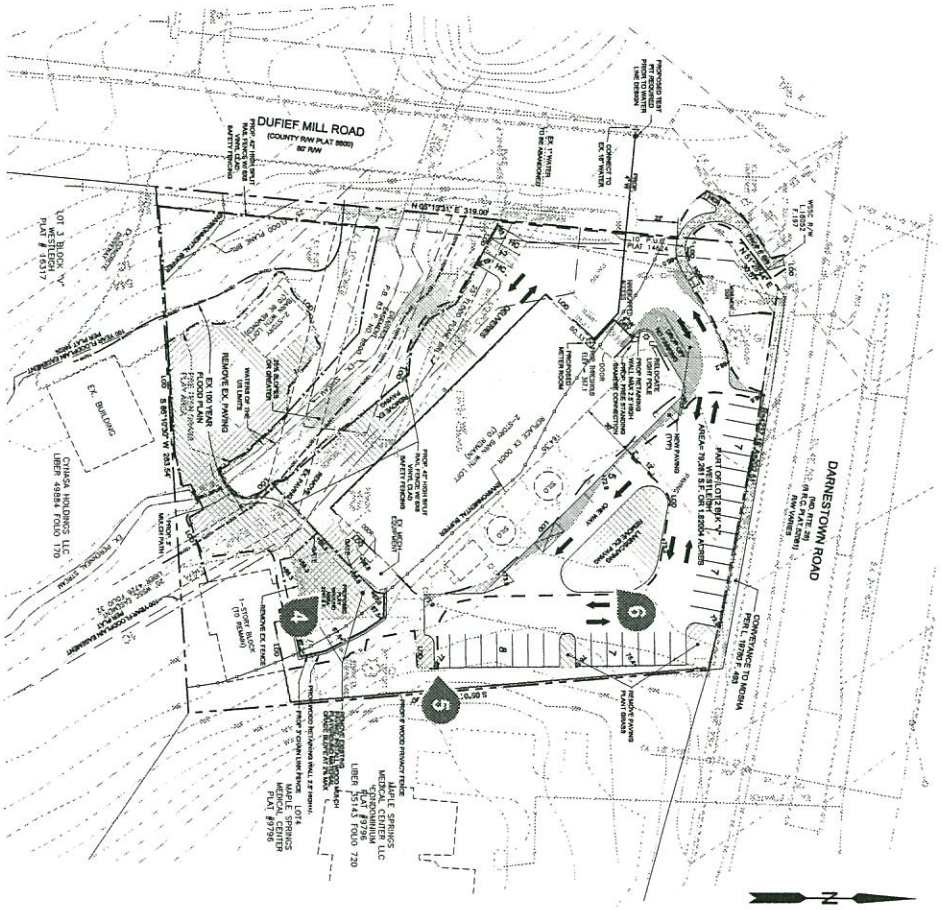


2 West Corner

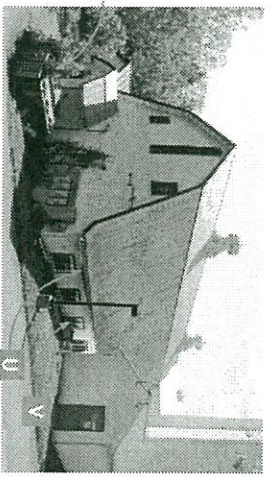


3 South Corner

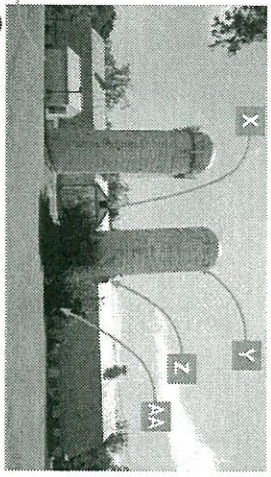
- A** Louver to be replaced with window matching window on upper right.
- B** Mechanical box hanging on small loft door to be removed. Door shall be repaired as needed, painted, and made weather tight. Hardware to be replaced.
- C** Double front doors to be replaced with glass double doors.
- D** Entry steps, ramp, and landing to be replaced to match new floor level. Landing and floor will be approx. 1'-0" lower than existing.
- E** All exterior windows to be replaced to match appearance of existing.
- F** New school-identifying building sign to be installed, in colors and materials to coordinate with building.
- G** Any rotted material at building exterior to be replaced in kind. Exterior to be painted in colors to match existing.
- H** Large left door shall be repaired as needed, painted, and made weather tight. Material to be replaced in kind as needed, hardware to be replaced.
- I** Existing barn roof to be power-washed, holes to be filled, and roof will be coated with liquid membrane.
- J** All gutters and downspouts to be replaced in kind. Building lighting and security cameras to be installed under eaves.
- K** Masonry to be repointed as required. All exterior surfaces to be repainted in colors to match existing.
- L** Five new windows to match appearance and spacing of existing. Three at new locations, two at current door locations.
- M** Door, ramp, and handrail to be removed. Door to be replaced with window to match existing.
- N** Steps, railing, and door to be removed. Door to be replaced with window to match existing.
- Q** (12) Condenser units to be located in roof valley set back from roof edge. Each unit to be either 35" x13" x35" or 35" x35" x40".



4 Southeast Facade



5 East Corner



6 Northeast Facade

P Door to be installed in existing opening.

Q Existing louver to be repaired and repainted. Material will be replaced as required.

R Three vents penetrating wall to be removed. Siding to be patched/repainted.

S Existing electrical panels to remain.

T Existing mechanical equipment to be re-moved. New outside air unit (96"x88"x50") to be located in same area, behind new screening.

U All gutters and downspouts to be replaced in kind. Building lighting and security cameras to be installed under eaves.

V All existing windows to be replaced with new windows to match appearance of existing.

W Concrete block outbuilding is not part of this project and will remain as-is.

X Existing barn entry doors to be repaired as required, made operational and weatherlight, and painted to match existing colors. Any rotted wood to be replaced. Louver above door shall also be repaired as required and painted.

Y Sills to be repointed as required and painted.

Z Chimney to be removed. Roof shall be patched in kind.

AA Boarded-over windows behind shrubs to receive new windows to match appearance and spacing of existing adjacent windows as feasible.

BUILDING FAÇADE NOTES

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