EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 15021 Dufeif Mill Road, Gaithersburg  Meeting Date: 4/22/2020
Resource: Individually Listed Master Plan Site  Report Date: 4/15/2020
Maple Spring Barns
Applicant: SIMCHA  Public Notice: 4/8/2020
Review: HAWP  Tax Credit: No
Case Number: 25/2-20A  Staff: Dan Bruechert

PROPOSAL: Sign Installation

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Individually Listed Master Plan Site (Maple Spring Barns #25/2)
STYLE: Agricultural
DATE: 1942

Fig. 1: 10521 Dufeif Mill Rd., at the intersection of Dufeif Mill Rd. and Darnestown Rd. The proposed sign location is circled in red.
From *Places From the Past*:
“A prime example of an early 20th century, state of the art agricultural facility, Maple Spring Farm was once one of the leading dairy operations in the State of Maryland. The primary structure is the 19 bay long dairy barn (1942), with a gambrel roof punctuated by four metal ventilators. The barn is highly visible on this section of well-traveled Darnestown Road in the densely populated Gaithersburg-Rockville area. The collection of outbuildings, built between 1918 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 milking 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, a 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 Rd.”

**PROPOSAL.**
The applicant proposes to install a ground-mounted sign in the northwest corner of the lot.

The sign will be an aluminum panel supported by square metal posts. Staff finds that this will not have a significant impact on the character of the Master Plan Site.

**APPLICABLE GUIDELINES:**

**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

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 ensure 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 relevant 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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.

STAFF RECOMMENDATION:

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

and with the Secretary of the Interior’s Standards for Rehabilitation #2, 9, and 10;

and with the general condition that the applicant shall present the 3 permit sets 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: SIMCHA
Address: 15021 Dufief Mill Road
Daytime Phone: 240-765-1400

E-mail: bob@artdisplayco.com
City: Gaithersburg
Zip: 20878
Tax Account No.: 06-02360907

AGENT/CONTACT (If applicable):
Name: Bob Bironak
Address: 401 Hampton Park Blvd
Daytime Phone: 240-778-9809

E-mail: bob@artdisplayco.com
City: Capitol Hights
Zip: 20743
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 ______ Chabad

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
☐ Fence ☐ Landscape ☐ Other: Sig n

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.

______________________________ Date ________
Signature of owner or authorized agent
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:

one non-illuminated monument sign at the entrance to the property for the educational center
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<th>Work Item 1:</th>
<th>Description of Current Condition:</th>
<th>Proposed Work:</th>
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NOTE:
Square footage of 6'-0" wide x 3'-4" tall Aluminum Panel = 20sqft
new monument sign location