

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 Maple Spring Barns	Report Date:	4/15/2020
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

FOR STAFF ONLY:

HAWP# 908444

DATE ASSIGNED

APPLICANT:

Name: SIMCHA

E-mail: bob@artdisplayco.com

Address: 15021 Dufief Mill Road

City: Gaithersburg Zip: 20878

Daytime Phone: 240-765-1400

Tax Account No.: 06-02360907

AGENT/CONTACT (If applicable):

Name: Bob Biroonak

E-mail: bob@artdisplayco.com

Address: 401 Hampton Park Blvd

City: Capitol Hghts Zip: 20743

Daytime Phone: 240-778-9809

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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> 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.

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:

one non-illuminated monument sign at the entrance to the property for the educational center

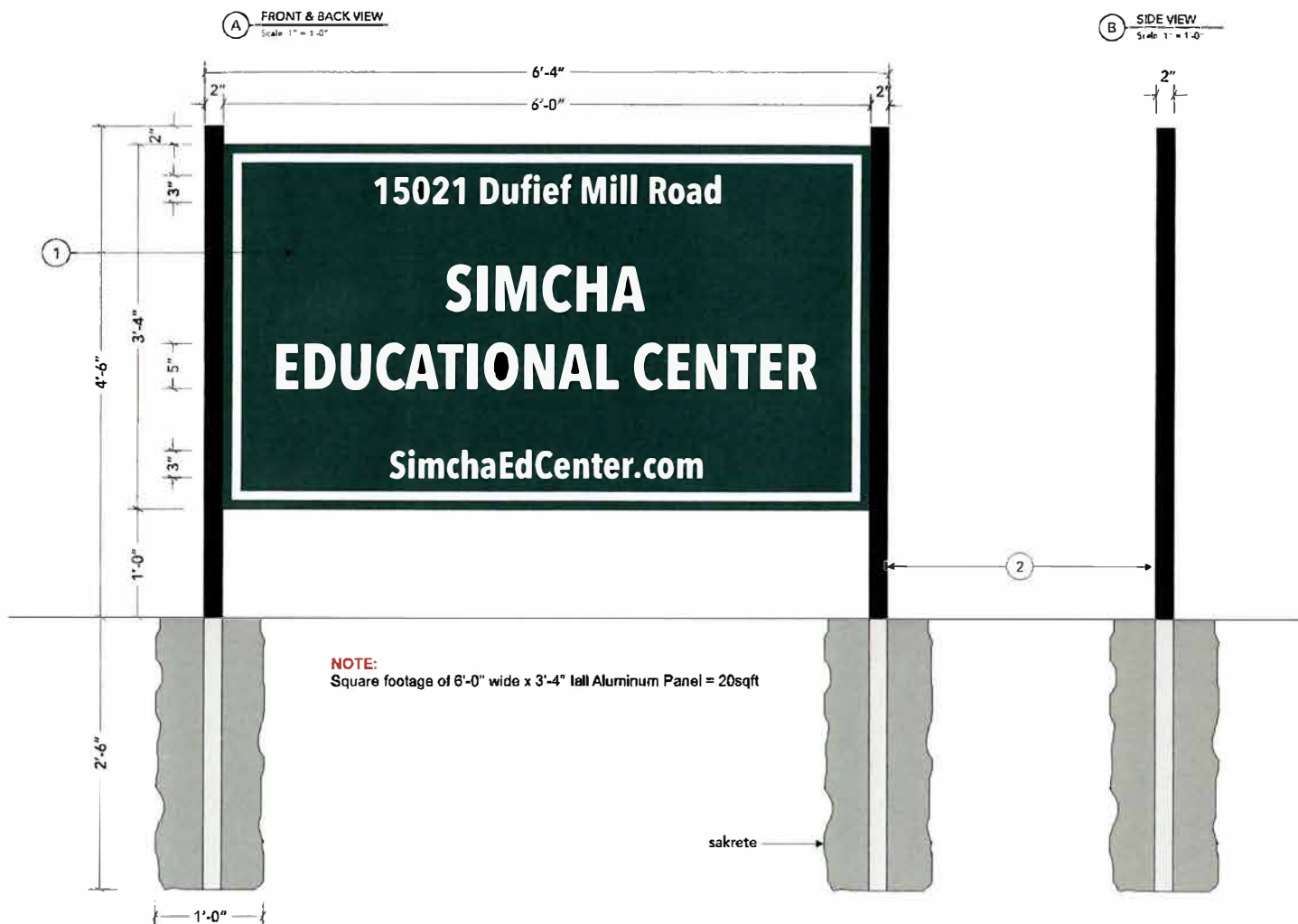
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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	1. 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/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



POST AND PANEL SIGN QTY. (1X) DOUBLE-FACED

A

SPECIFICATIONS

- 6' X 3'-4" ALUMINUM PANEL**
 - 1"x1" square aluminum frame
 - (2x) Aluminum panel (front and back faces) painted P1
 - Applied V1 vinyl text on front and back
 - Font: AvenirNext LT Pro MediumCn

2. POSTS

- 2" square posts painted black

INSTALLATION

- Aluminum panels installed to frame using counter sunk screws
- Installed into soil conditions with sakrete
- Location - Next to driveway with 5' set back from property line

COLORS & FINISHES

P1. PANTONE 3435 C

P2. BLACK

V1. WHITE



401 Hampton Park Boulevard
Capitol Heights, MD 20743
phone 240.745.1400
fax 240.745.1401
www.artdisplayco.com

CLIENT Chabad Lubavitch
PROJECT Simcha Educational Center - DF Post & Panel Sign
ADDRESS 15021 Dufief Mill Rd, Gaithersburg MD
DRAWING TYPE CONCEPT
DRAWING NO. 0792-08KC - Chabad Lubavitch - Simcha Educational Center - DF Post & Panel Sign

DESIGNER Kareesa Clarke
REPRESENTATIVE Joe N./ Robin G
REVISIONS
1 11/02/19 KC
2 11/06/19 KC
3 11/13/19 KC
4 11/20/19 KC
5 12/03/19 KC
6 01/21/2020 KC
7 03/02/2020 KC
8 03/12/2020 KC

APPROVED BY
CLIENT
SALES & PM
PRODUCTION
MEASUREMENTS PER
FIELD CHECK

NOTES
Design and materials are sole property of Art Display Company and may not be used or reproduced without permission. Standards are limited by printing technology and may not reflect the exact colors of the finished product. Signs shown on photos may not represent actual size and proportion to building.
ALL Electrical components are to be UL approved
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. **ALL REQUIREMENTS MUST BE MET TO BE ELIGIBLE FOR SIGNING**

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