

MP #25/2 Maple Springs Barn
Prelim. Consult (side addition)

25/2-99A 15021 Duffief Mill Rd.
(#25/2 Maple Springs Barn)

25/2-99A 15021 Duffief Mill Road
Gailthersburg REV. (MP#25/2)
Maple Spring Barn

10/11

Copy sent to
Mark Lewis
Bob Kapsch

A.

Mark Bandy

410. 750. 2262

~~#####~~ For
Vet Clinic
Maple Springs Barn

Mawreen
Haynes
410.563.4038
last message re:
her address 5/10/00
p.

s/s
Hed
pombing
architect's case
of 200 revision
application —
R

FAX 240.777-~~6262~~
6262

Attn: Rebecca Luther

25/2

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Rebecca Ruther FAX NUMBER: 240-777-6262

FROM: Robm Zell

DATE: 12/12/00

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

NOTE: Please note The APC approved a HAWP for
15021 Dubief Mill Road (# 2512) on Oct 13, 1999.
The owner asked for a revision to the HAWP, which
was approved 5/31/00. Staff subsequently stamped
the permit set prior to the applicant's submission for the
County building permit.

Robm Zell
APC staff.

JOB	START TIME	USAGE	PHONE NUMBER/ADDRESS	TYPE	PAGES	MODE	STATUS
102	12/11 10:00AM	1'40"	301 585 2405	RECEIVE.....	3	EC 96	COMPLETED.....
103	12/11 1:31PM	0'36"		RECEIVE.....	1	EC 96	COMPLETED.....
104	12/11 3:43PM	0'00"	1302.....	SEND.....	0		REMOTE FAX WAS BUSY..... 961
104	12/11 3:47PM	0'43"	301 495 1302	SEND.....	3/ 3	EC144	COMPLETED.....
105	12/11 4:21PM	0'36"	301 942 9157	SEND.....	2/ 2	EC 96	COMPLETED.....
106	12/11 5:38PM	0'40"		RECEIVE.....	2	EC144	COMPLETED.....
107	12/11 5:54PM	0'59"	7038468462	RECEIVE.....	2	EC144	COMPLETED.....
108	12/11 6:19PM	1'40"	301 942 2880	SEND.....	4/ 4	EC 96	COMPLETED.....
109	12/12 10:28AM	0'00"	97039170991.....	SEND.....	0		REMOTE FAX WAS BUSY..... 961
109	12/12 10:32AM	0'50"	97039170991.....	SEND.....	1/ 1	96	COMPLETED.....
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111	12/12 12:21PM	0'58"		RECEIVE.....	3	EC144	COMPLETED.....
112	12/12 12:57PM	2'08"	301 585 2405	SEND.....	5/ 5	EC 96	COMPLETED.....
113	12/12 1:02PM	0'36"		RECEIVE.....	1	EC 96	COMPLETED.....
114	12/12 3:14PM	1'04"	240 777 6262	SEND.....	4/ 4	EC144	COMPLETED.....
115	12/12 3:19PM	0'36"	RECEIVE.....	0		NO FAX DETECTED.....1183

TOTAL 14'39" PAGES SENT: 19 PAGES PRINTED: 16

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15021 Dufief Mill Road, Gaithersburg Meeting Date: 7/26/00
 Applicant: Steven Steinberg, VMD Report Date: 7/19/00
 Resource: **Maple Springs Barn** Public Notice: 7/12/00
 Master Plan Site #25/2
 Review: HAWP (REVISION #2) Tax Credit: Partial
 Case Number: 25/2-99A REVISION #2 Staff: Robin Ziek

PROPOSAL: Add new HVAC connection between barn and Milkhouse

RECOMMEND: Approval

The applicant received approval for a HAWP at the 10/13/99 meeting. They submitted a Revision to the approved HAWP for the 5/24/00 meeting. At that time, the Commission asked to see a revised design for the HVAC connection to the Milkhouse, and that is being presented at this time.

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site, Maple Springs Barn*
 STYLE: Vernacular Dairy Barn
 DATE: 20th Century (1920, 1937, 1942)

The Maple Springs Dairy Barn was built in 1942 on the Garrett Farm. It includes two large silos, a large barn with a gambrel roof, and a milk house. The dairy barn has a block foundation and wood clapboard in the gable ends. There are three prominent ventilators in the roof. The milk house has a simple gable roof, and was built of concrete block, with wood clapboard in the gable end. It is connected to the dairy barn by an extension with a flat roof. The milk house has four ventilators in the roof. The complex has been adapted for use as a veterinary facility, with only minor alterations on the exterior.

PROPOSAL

The HVAC system would include connecting ductwork from the barn to the Milkhouse which would be covered by two metal crickets in the roof (see Circle 7, 8).

10, 11

①

STAFF DISCUSSION

This is the minimal roof alteration that is required to accommodate the HVAC ducts. Due to the differential in the roof heights between the two historic elements, and the low roof height of the Milkhouse, the ductwork cannot be accommodated within the existing roofline. The two metal crickets are restricted to the height and width of the ductwork, and are set far enough back from the front and rear edges of the roofs to minimize their visual impact. Staff feels that the utilitarian design strategy is the appropriate one for this site, and that these alterations will have no impact on the overall forms of the historic structures.

STAFF RECOMMENDATION

Staff recommends the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with *Secretary of the Interior's Standards for Rehabilitation #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.

and subject to the general condition that **the applicant shall present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 set for HPC files)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

01-july-2000

Historic Preservation Commission
Gaithersburg
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Committee Members:

We are submitting the accompanying documents for a revision to our historic work permit, reference Maple Springs Dairy Barn, 25/2-99A. Based upon information from our mechanical engineers, the revised architectural forms are as indicated on the plans and elevations. These architectural "crickets" are the least obtrusive architectural forms that will allow this project to function.

We thank you for your consideration.

Sincerely,

Maureen T. Haines A.I.A.
Principal

NCARB Certified



transmittal

801 South Dallas Street, Baltimore MD 21231
phone 410.563.4038 fax 410.732.0601 email mackerel@mindspring.com

date 01-july-00

to Robin Ziek **company** Historic Preservation Commission

phone 301-563-3408 **fax** 301-563-3412

re Maple Springs Barn 25/2-99A

copies	sepias/prints	description
1	Copy	Elevation and Plan Revisions

message

Please call with any questions or clarifications. Thank you.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 31, 2000

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 25/2-99A (DPS Permit #990720093)

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

 Approved Denied X **Approved with Conditions:**

1. Approved with the additional setbacks for the new addition.
2. Approved with the additional handicapped ramp along the side of the milkhouse.
3. Delete the clerestory window between the barn and the milkhouse.
4. Delete the columns framing the milkhouse on the side elevation.

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Steven Steinberg (Maureen Haynes, Agent)
Maple Springs Medical Center LLC
10810 Darnestown Road - #101
Gaithersburg, MD 20878

RE: Maple Springs Barn, *Master Plan* Site #25/2

5

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Washingtonian Woods Homeowners Assoc. Inc
15850 Crabbs Branch Way #200
Rockville, MD 20855

Maple Springs Medical Center LLC
10810 Darnestown Rd. #101
Gaithersburg, MD 20878

Centex Real Estate Corp
2127 Espey Court, Suite 210
Crofton, MD 21114

Ronald Greger
15001 Dufief Mill Rd.
Gaithersburg, MD 20878

Maryland National Capital Park and
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8787 Georgia Ave.
Silver Spring, MD 20910

Bob Kapsch
15220 Dufief Drive
North Potomac, MD 20878

Carol Bleakley
10900 Citreon Ct.
Gaithersburg, MD 20878

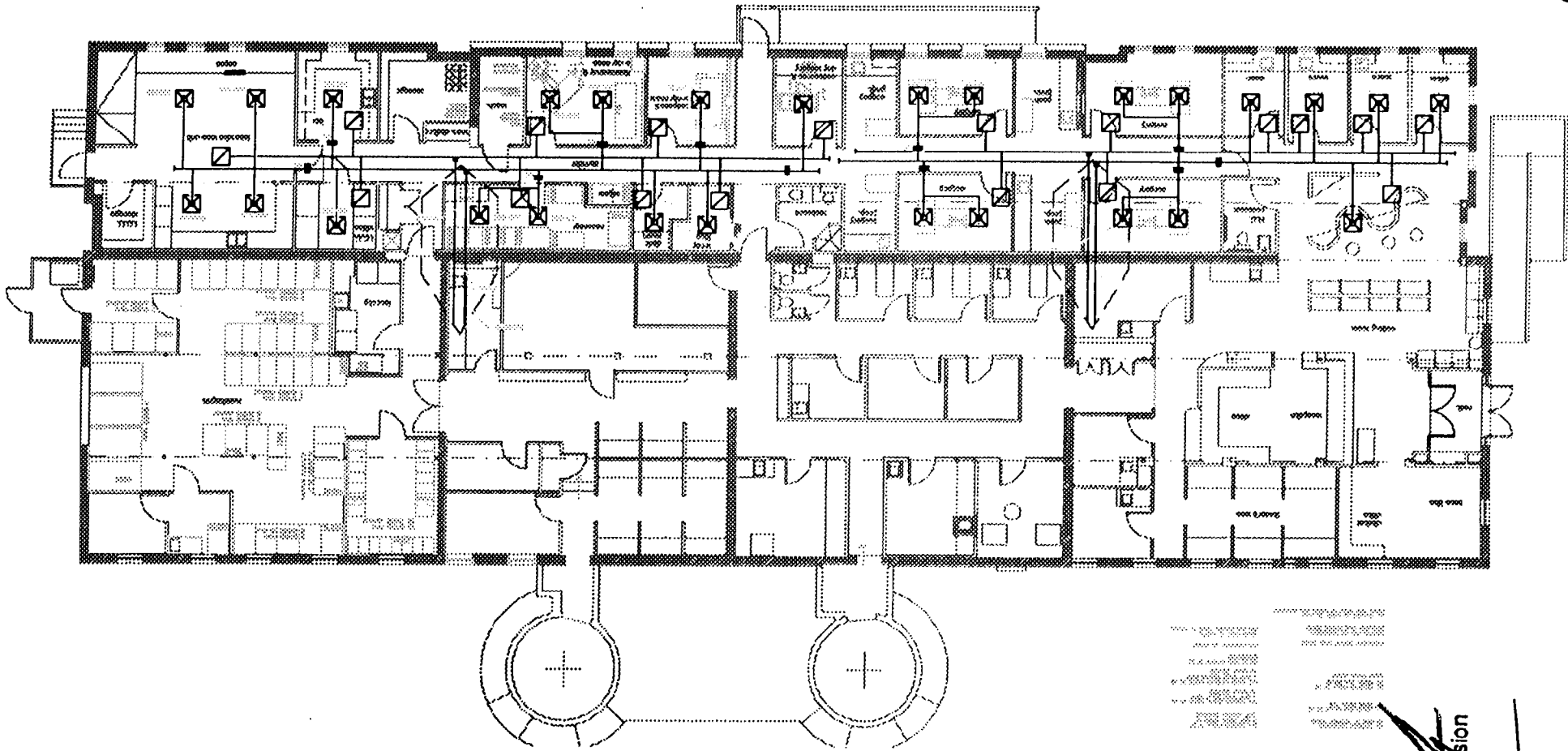
James R & S E Meck
10901 Citreon Ct.
Gaithersburg, MD 20878

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PATIM HEALTH PLAN
NTS

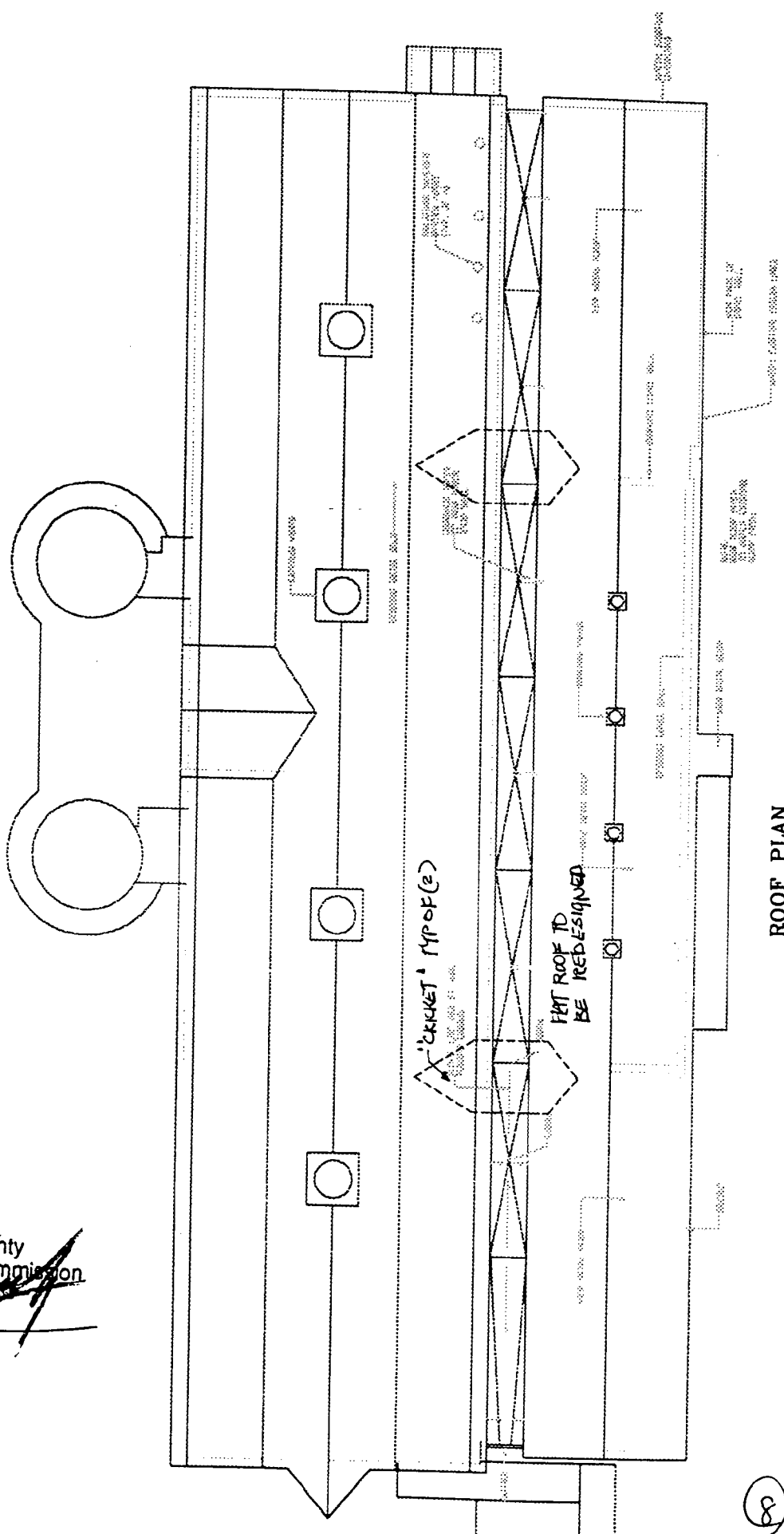
GROUND FLOOR PLAN



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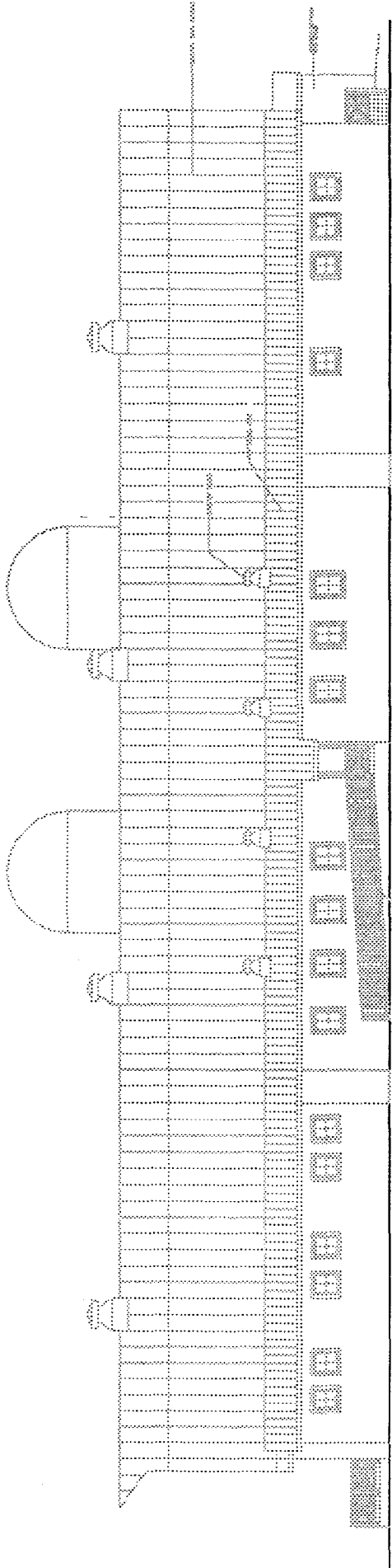
APPROVED
 Management Commission
 Historic Preservation Commission

APPROVED
Montgomery County
Historic Preservation Commission



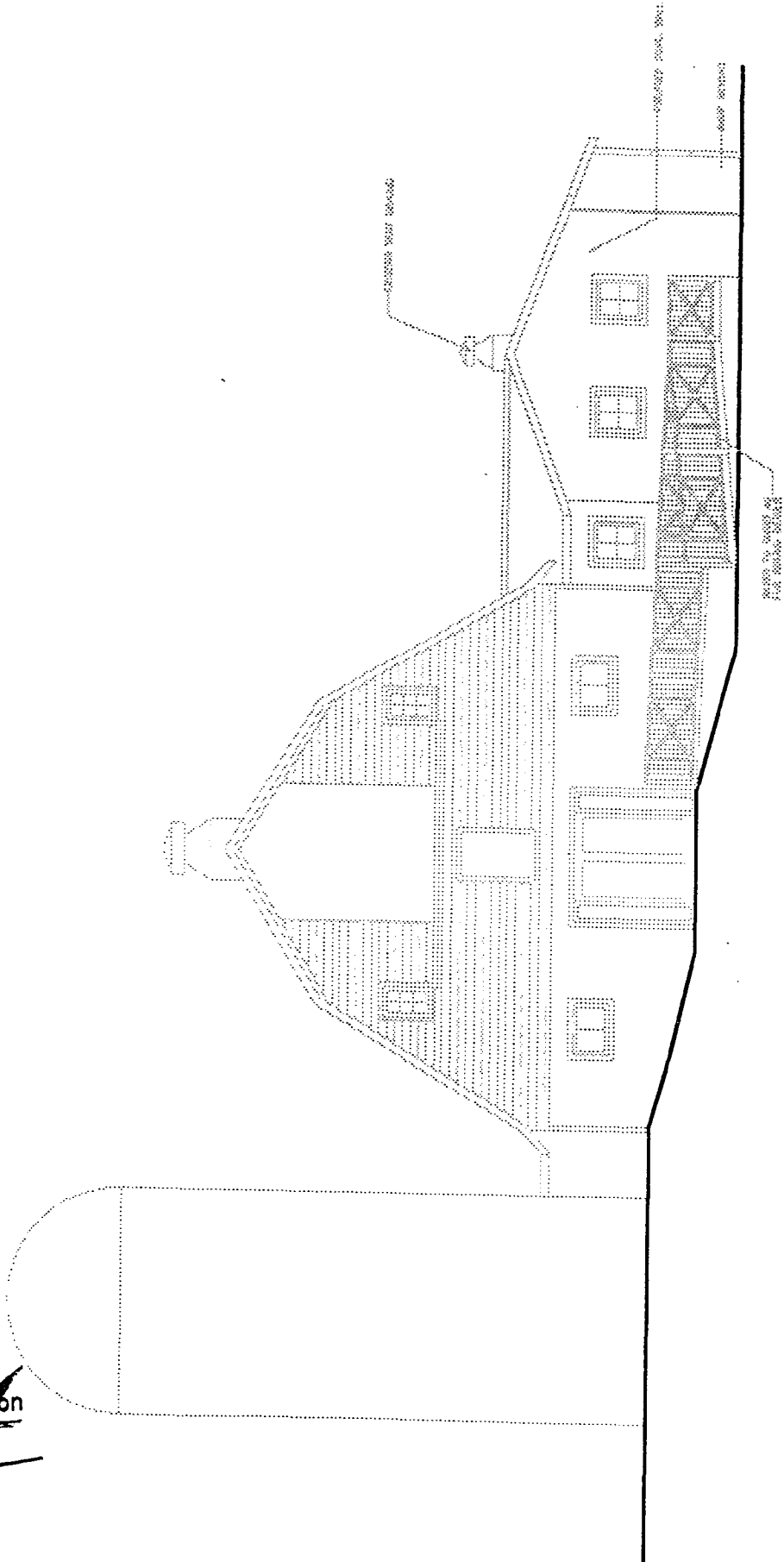
ROOF PLAN
SCALE: 3/16" = 1'-0"

(8)



RIGHTSIDE ELEVATION

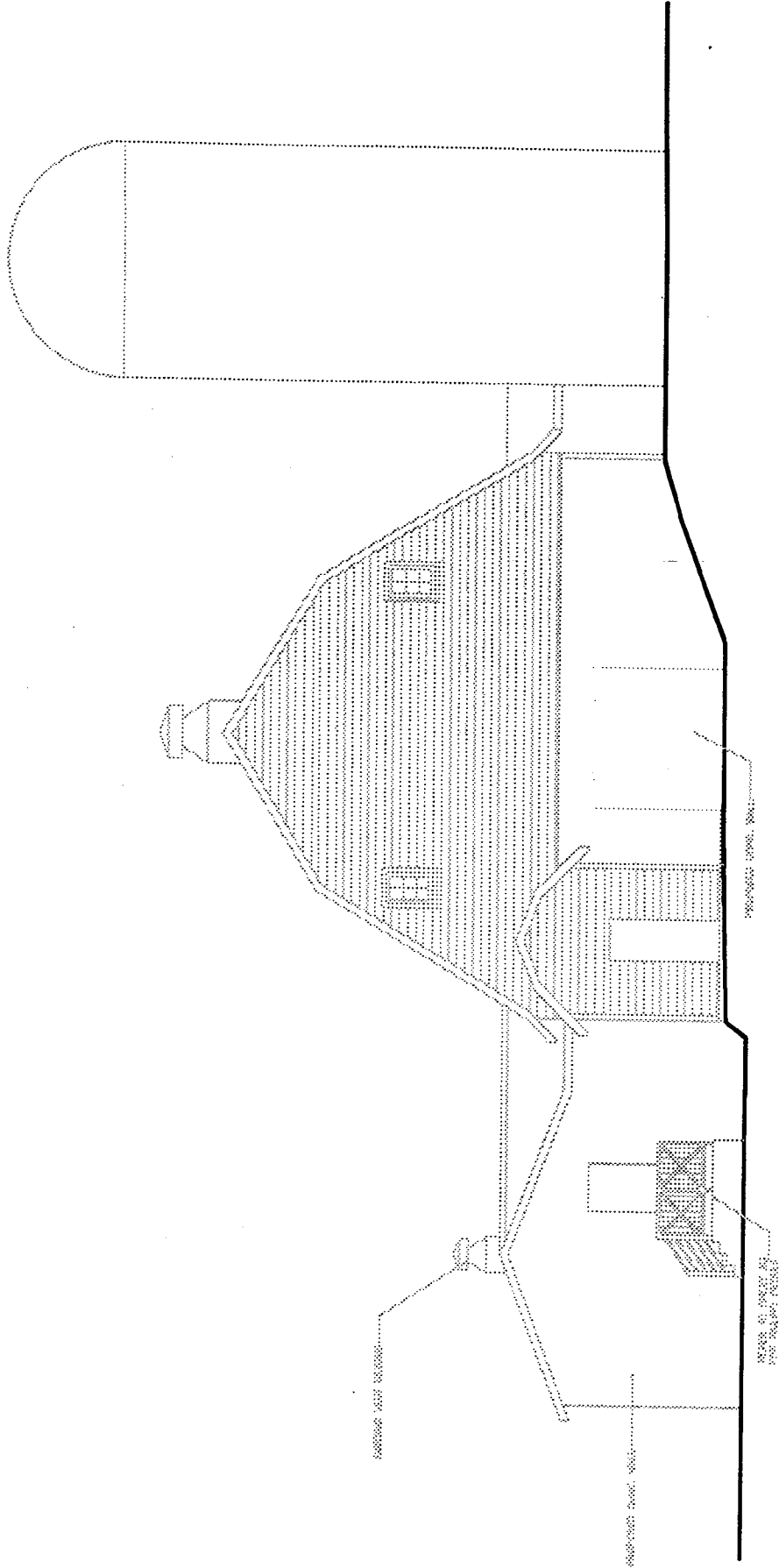
Scale 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

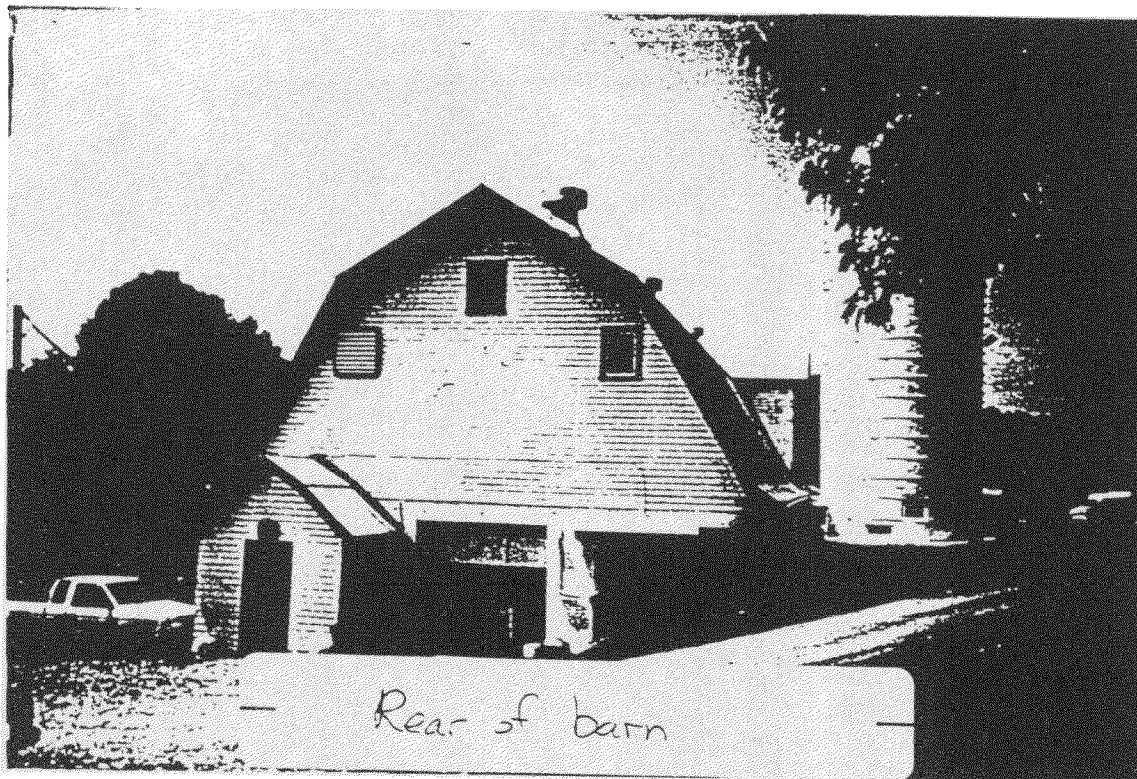
APPROVED
Montgomery County
Historic Preservation Commission



REAR ELEVATION

SCALE: 1/8" = 1'-0"

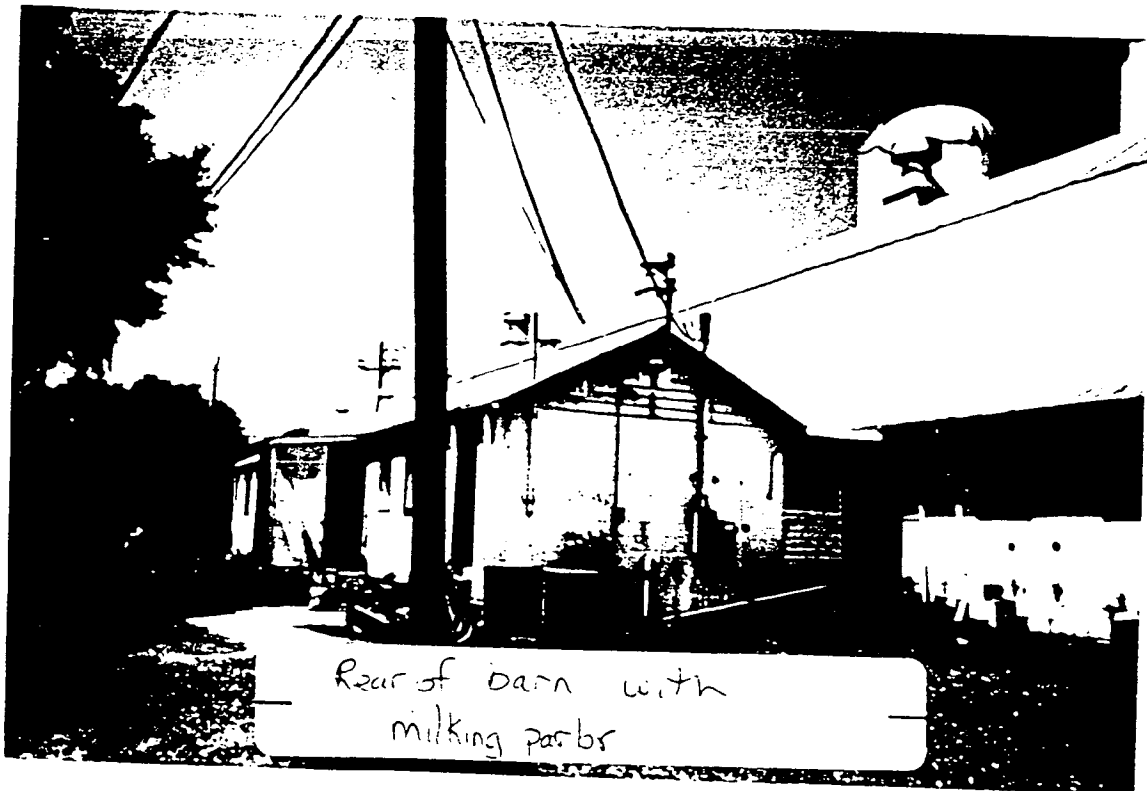
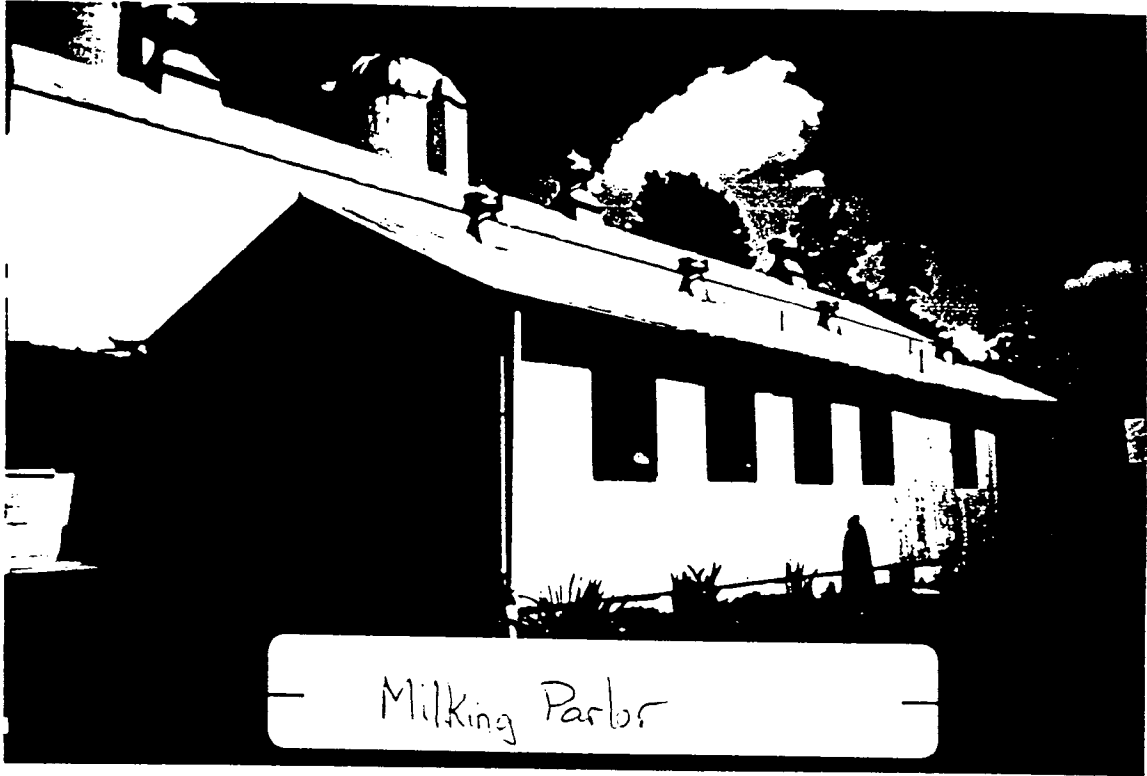




Rear of barn



Unaffected side of barn



Original
Toss

01-july-2000

Historic Preservation Commission
Gaithersburg
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Committee Members:

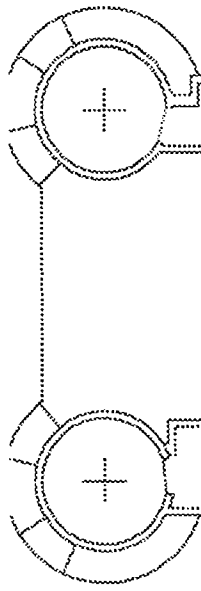
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We thank you for your consideration.

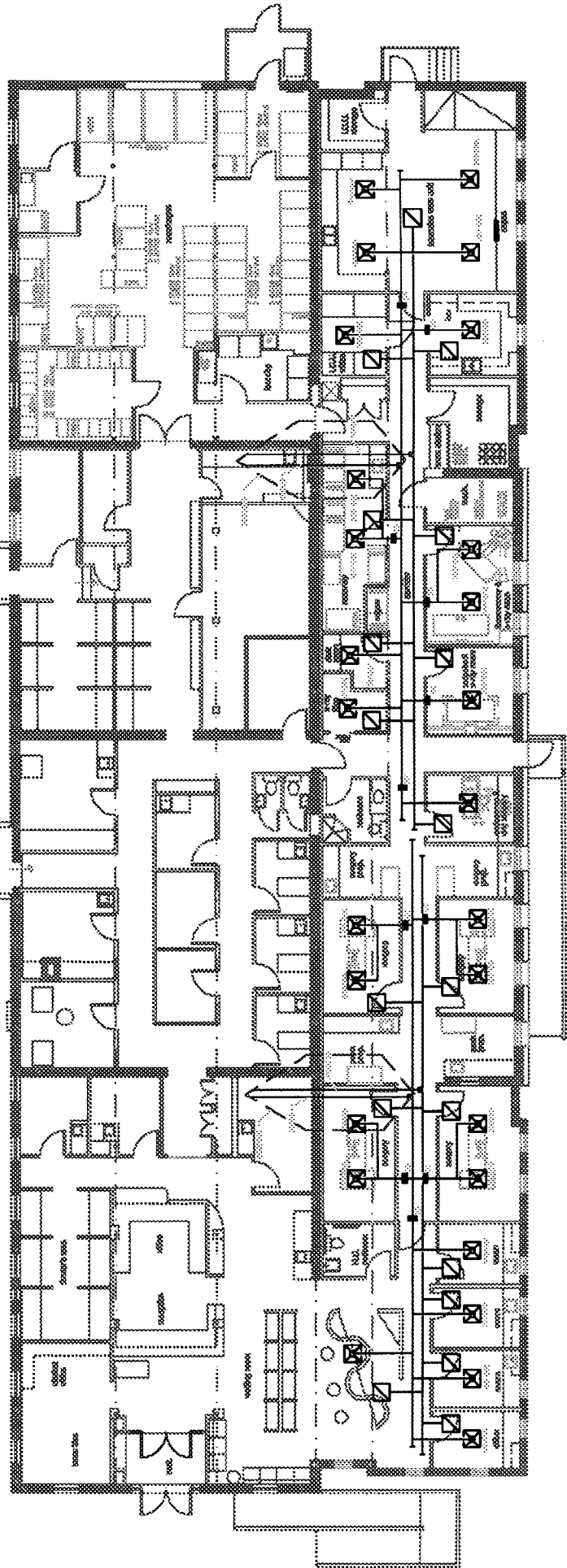
Sincerely,

Maureen T. Haines A.I.A.
Principal

NCARB Certified

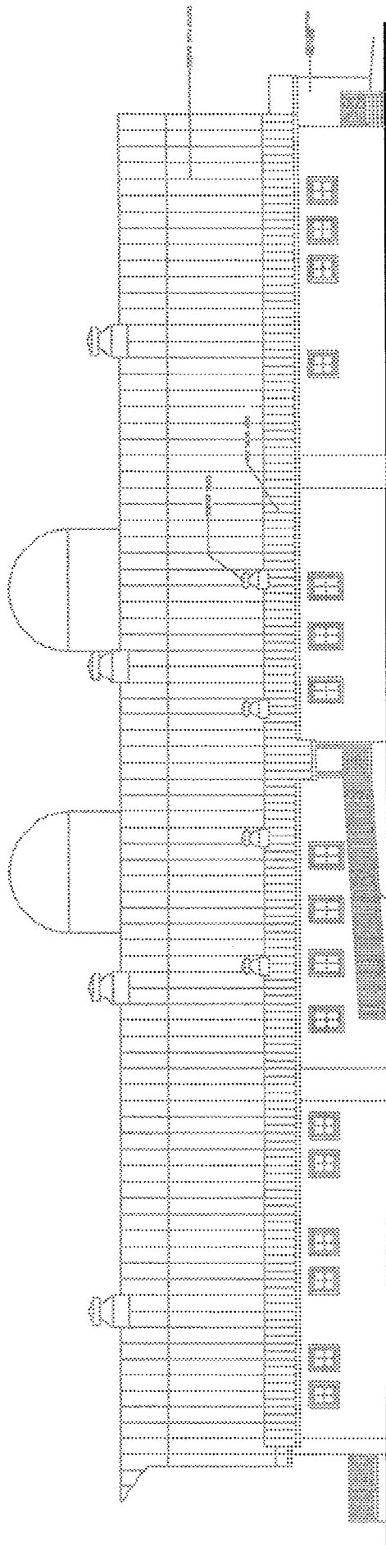


1500 N. W. 10th St.
 Suite 1000
 Fort Lauderdale, FL 33304
 Phone: (954) 575-1111
 Fax: (954) 575-1112
 Website: www.hvac.com

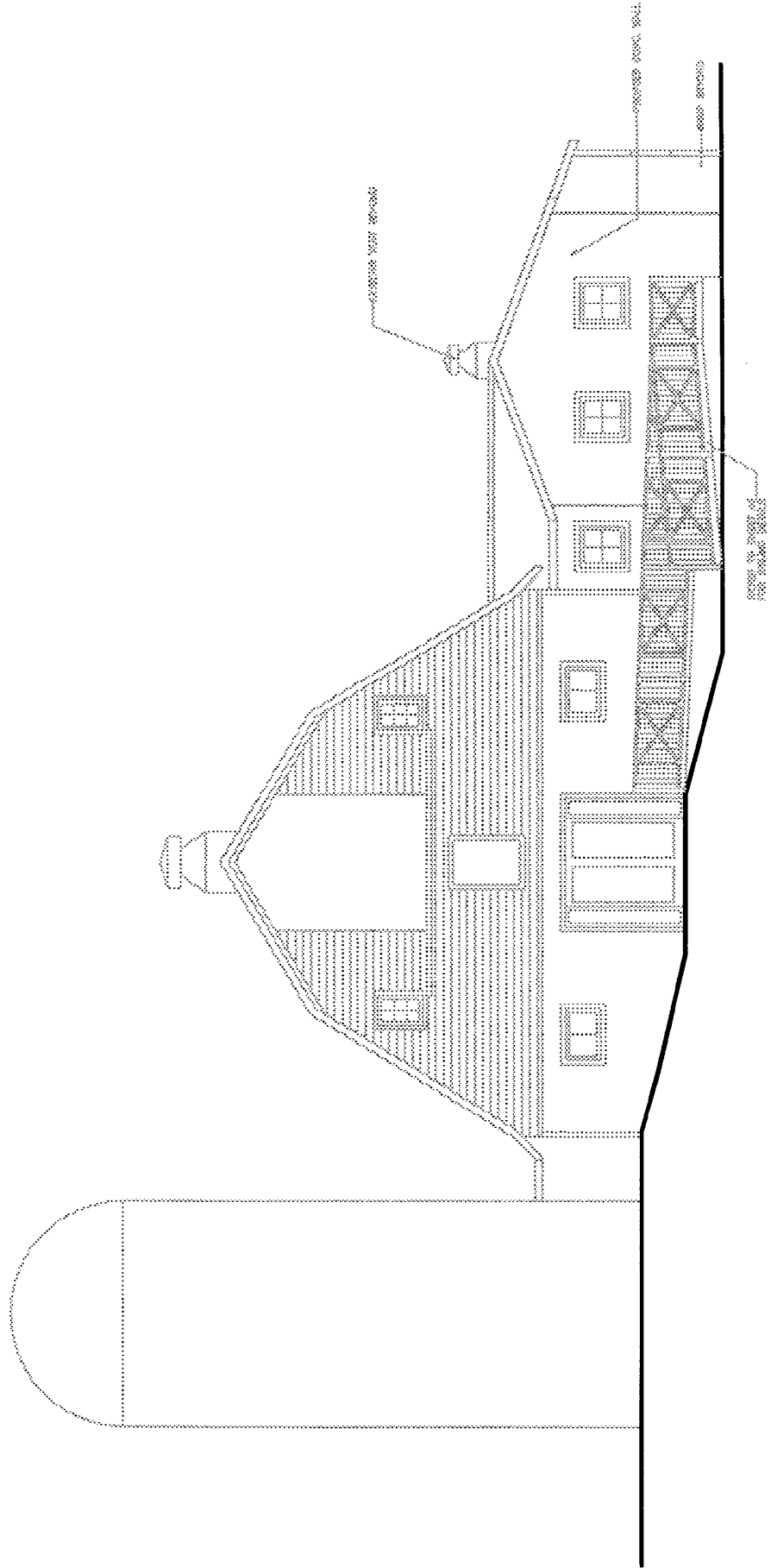


PARTIAL MECH. PLAN
NPS

SECTION FLOOR PLAN
 10/10/07

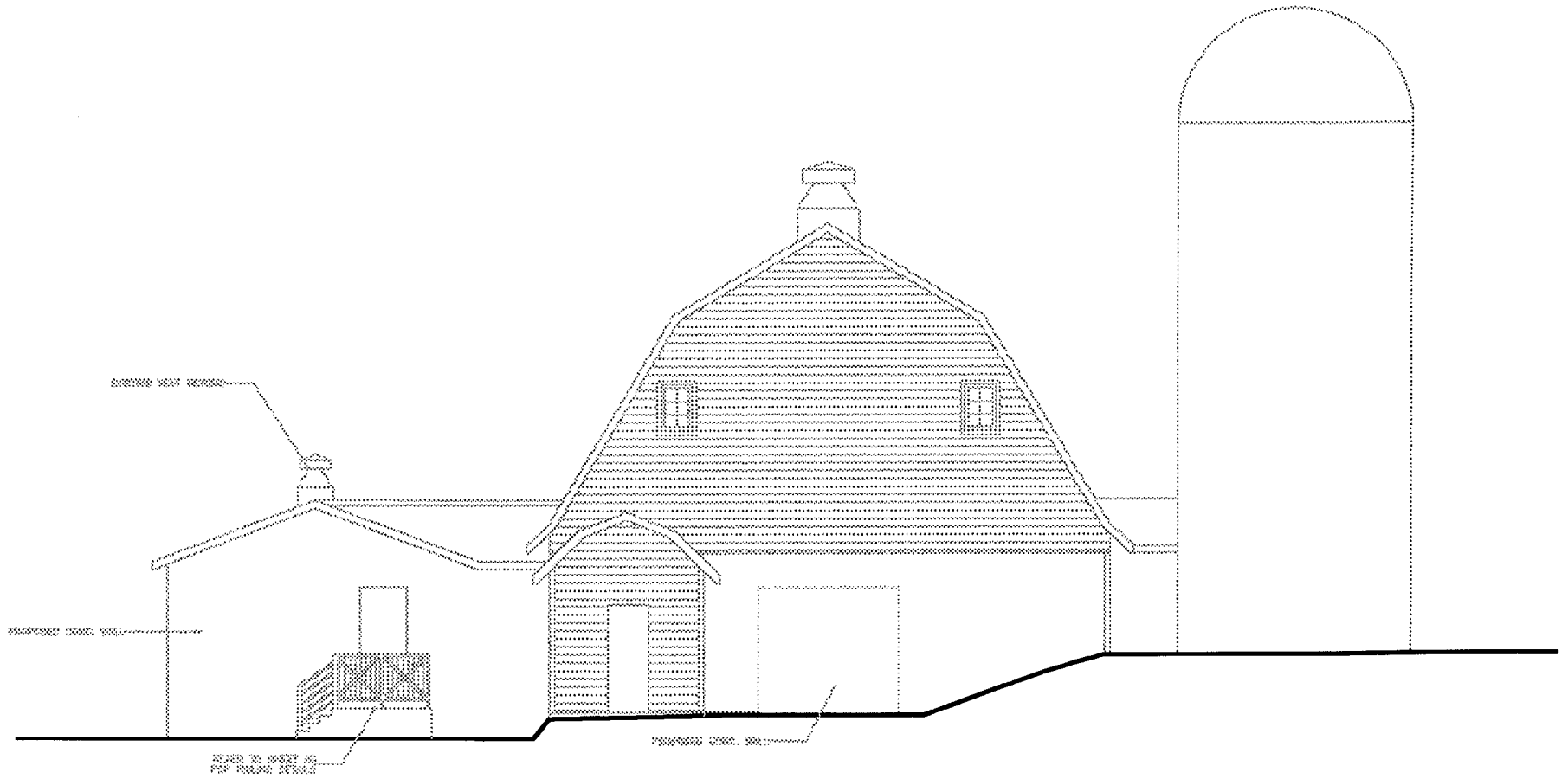


RIGHTSIDE ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



transmittal

801 South Dallas Street, Baltimore MD 21231
phone 410.563.4038 fax 410.732.0601 email mackerel@mindspring.com

date 01-july-00

to Robin Ziek **company** Historic Preservation Commission

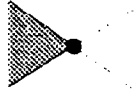
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re Maple Springs Barn 25/2-99A

copies	sepias/prints	description
1	Copy	Elevation and Plan Revisions

message

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message

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01 July 2000

Historic Preservation Commission
Gaithersburg
8787 Georgia Avenue
Silver Spring, MD 20910

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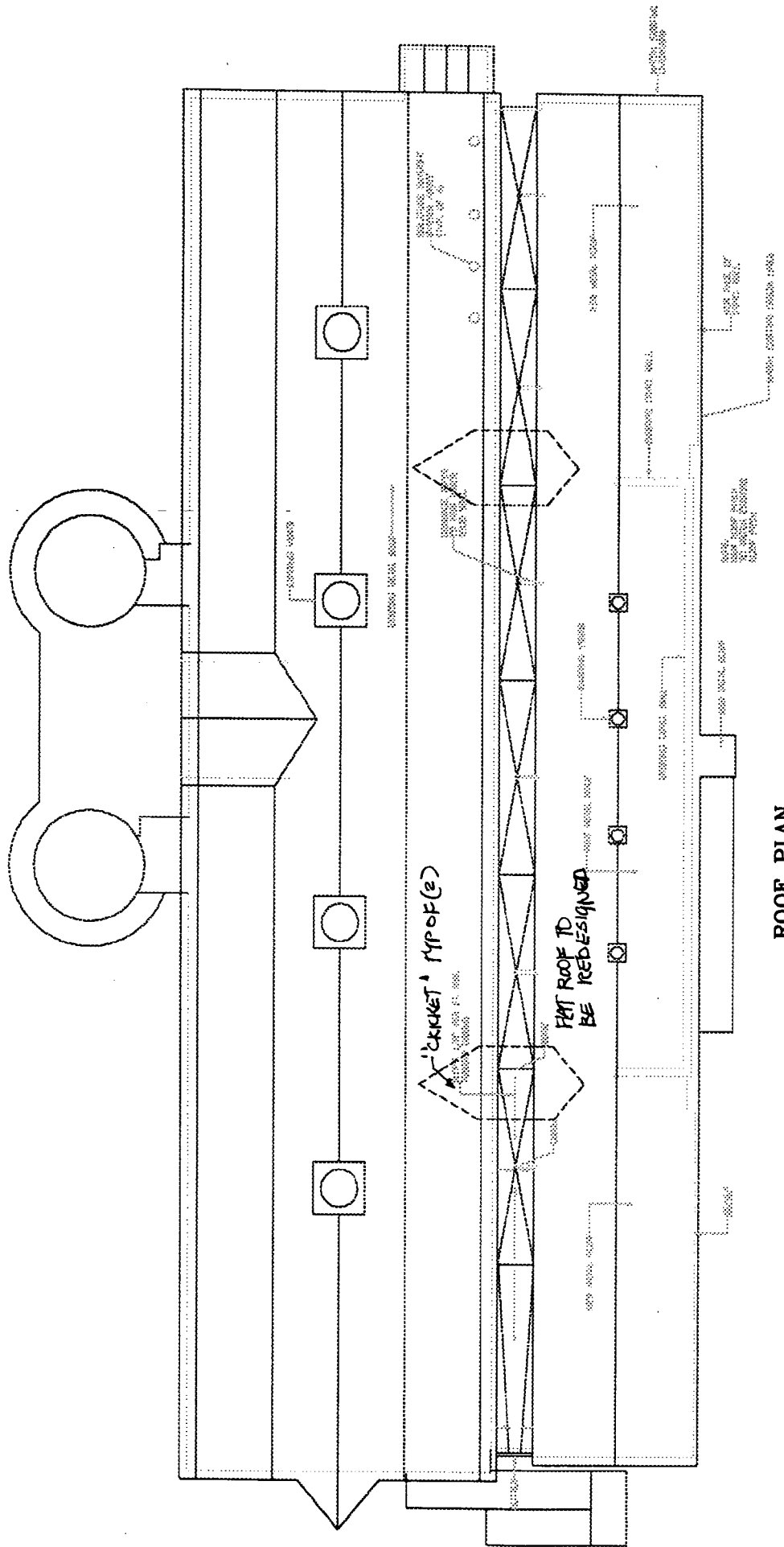
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Principal

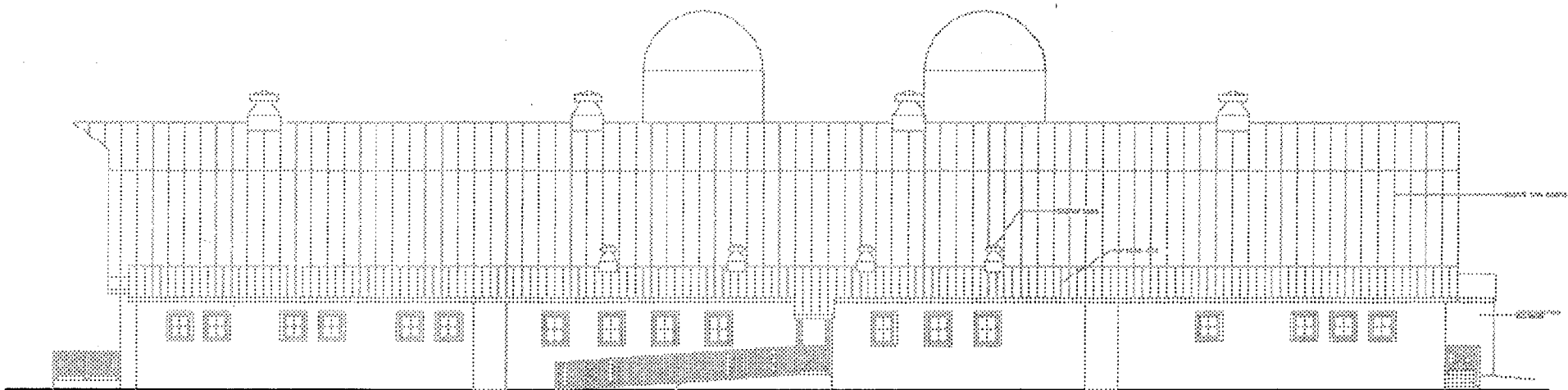
NCARB Certified



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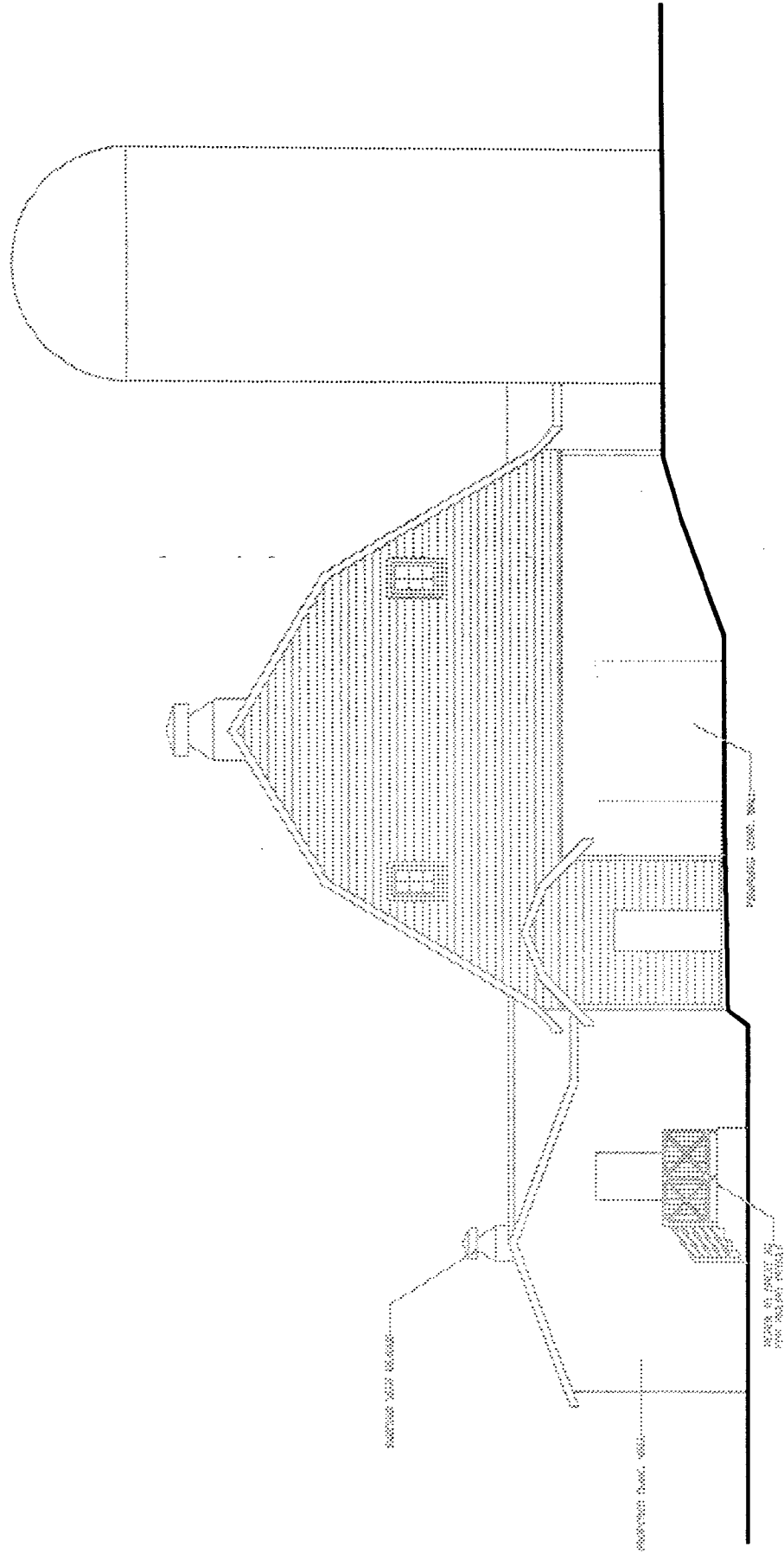
FRT ROOF TO BE REDESIGNED

ROOF PLAN
SCALE 3/32" = 1'-0"



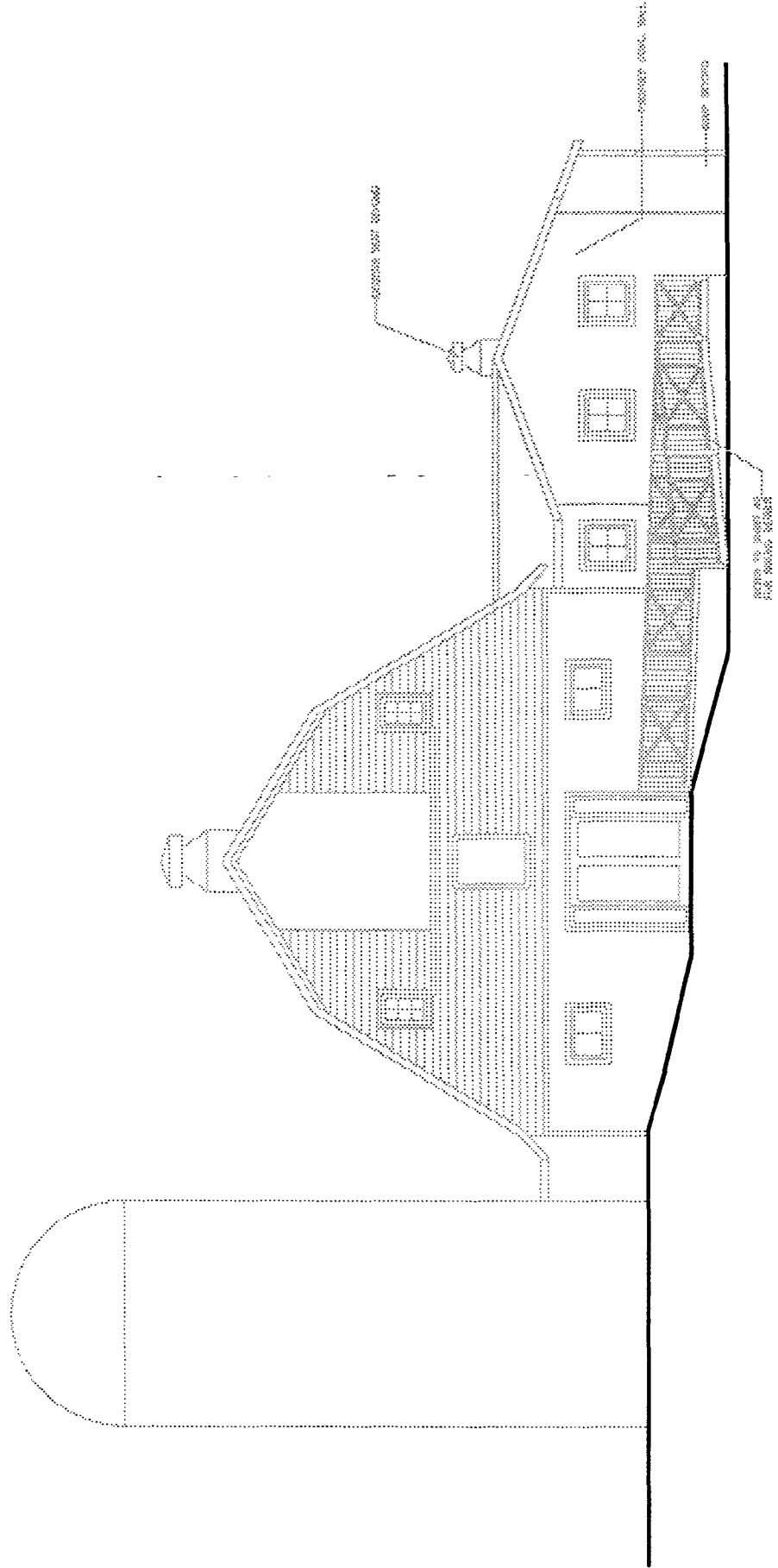
RIGHTSIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

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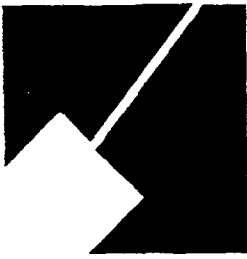
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Carol Bleakley
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Gaithersburg, MD 20878

James R & S E Meck
10901 Citreon Ct.
Gaithersburg, MD 20878

5



May 31, 2000

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 25/2-99A (DPS Permit #990720093)

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved Denied **Approved with Conditions:**

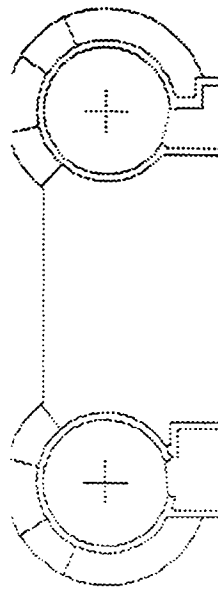
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3. Delete the clerestory window between the barn and the milkhouse.
4. Delete the columns framing the milkhouse on the side elevation.

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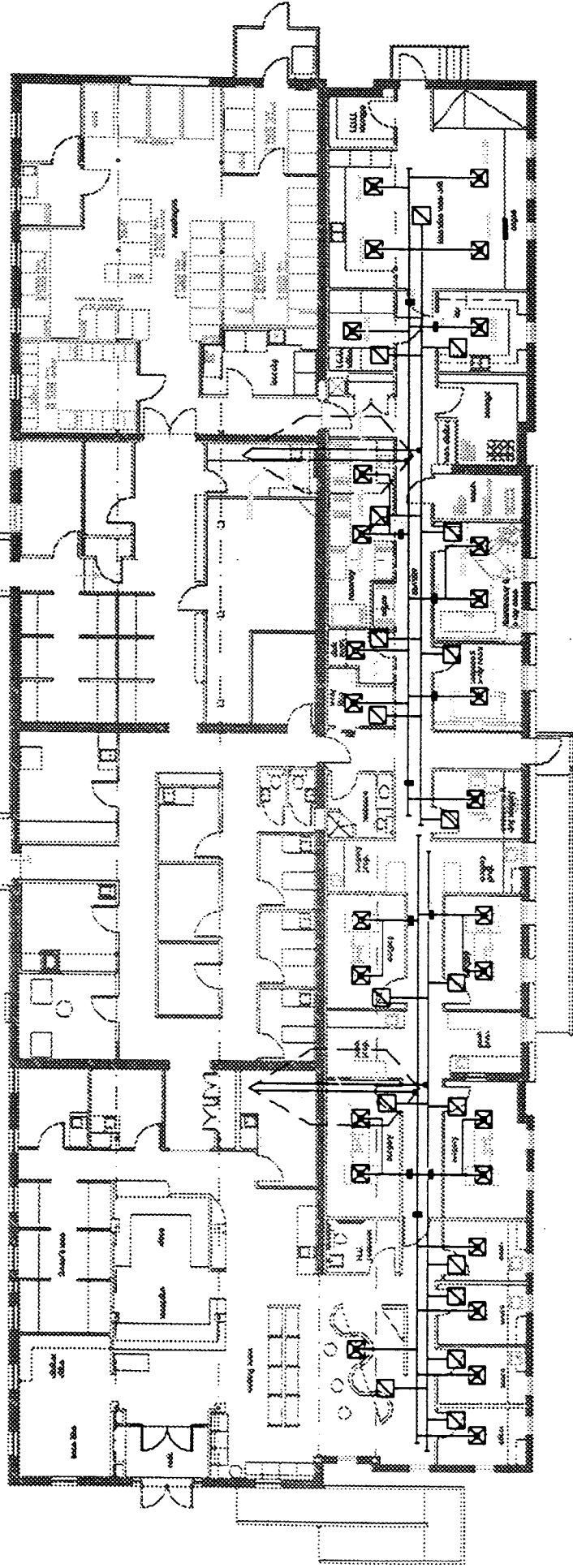
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Steven Steinberg (Maureen Haynes, Agent)
Maple Springs Medical Center LLC
10810 Darnestown Road - #101
Gaithersburg, MD 20878

RE: Maple Springs Barn, *Master Plan* Site #25/2

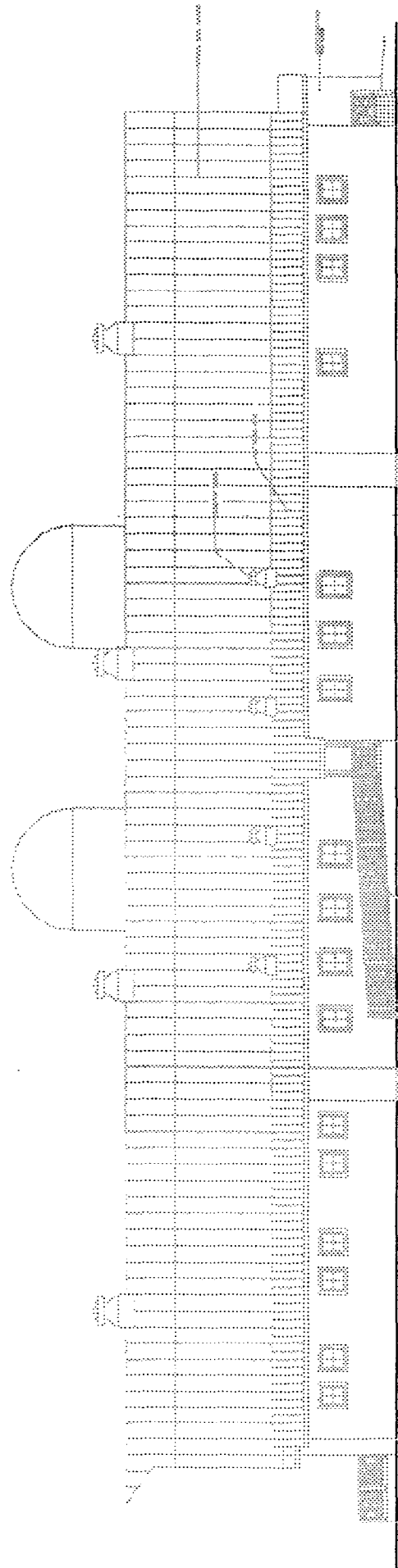


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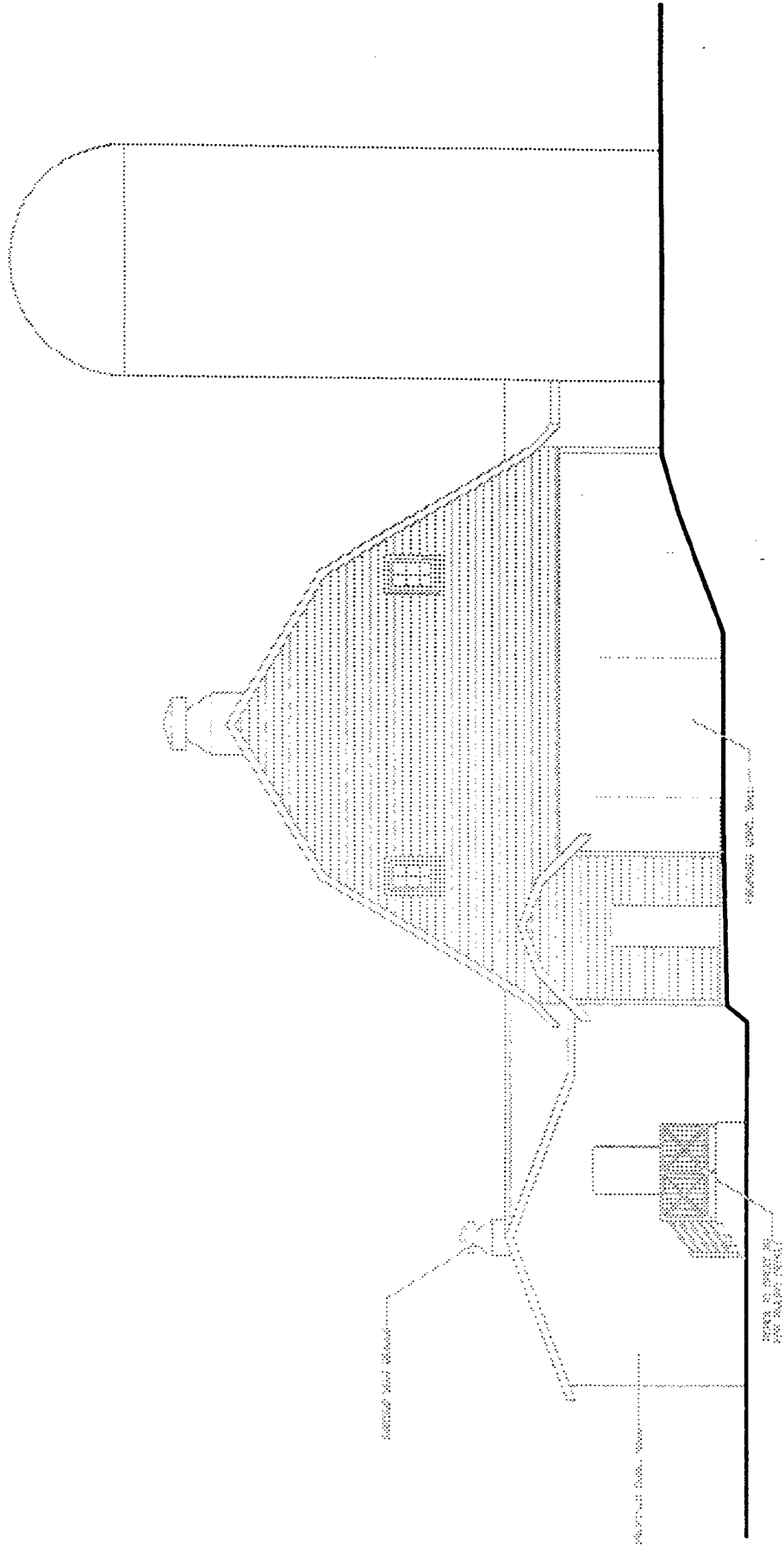


PARTIAL MECH'G PLAN
 NPS

UNIVERSITY OF CALIFORNIA
 BERKELEY, CALIF.

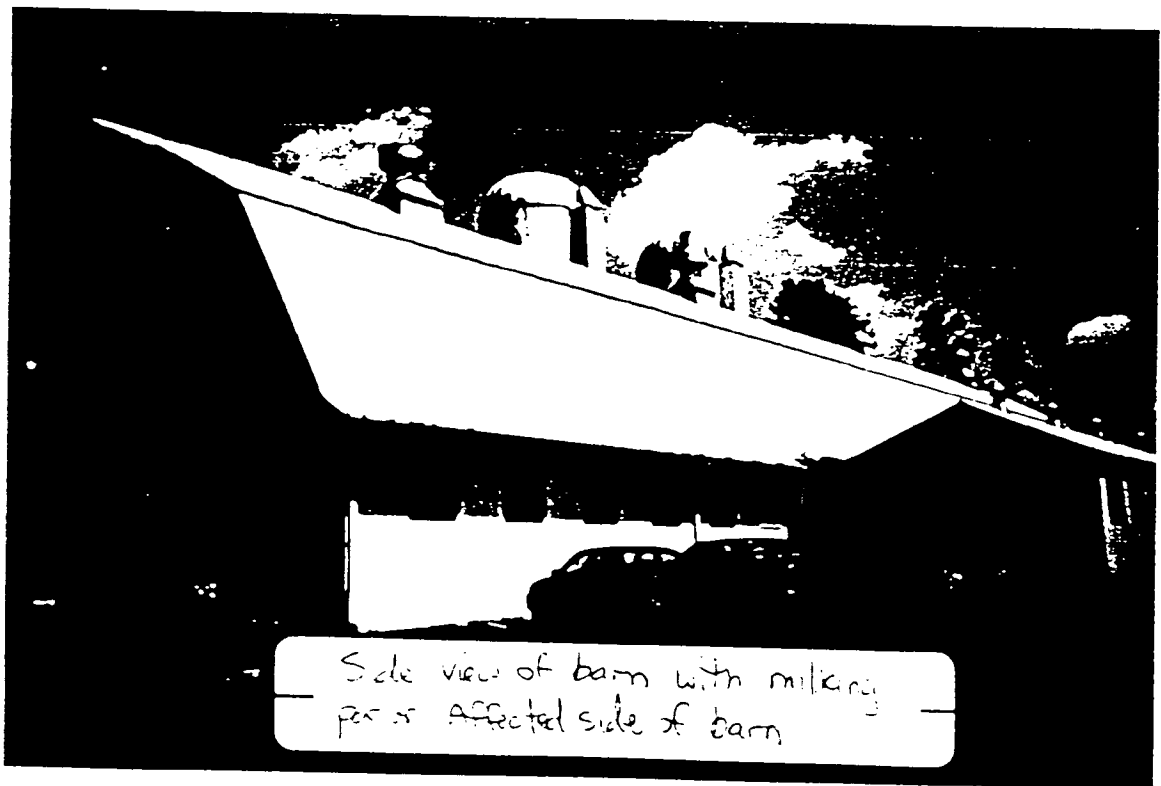


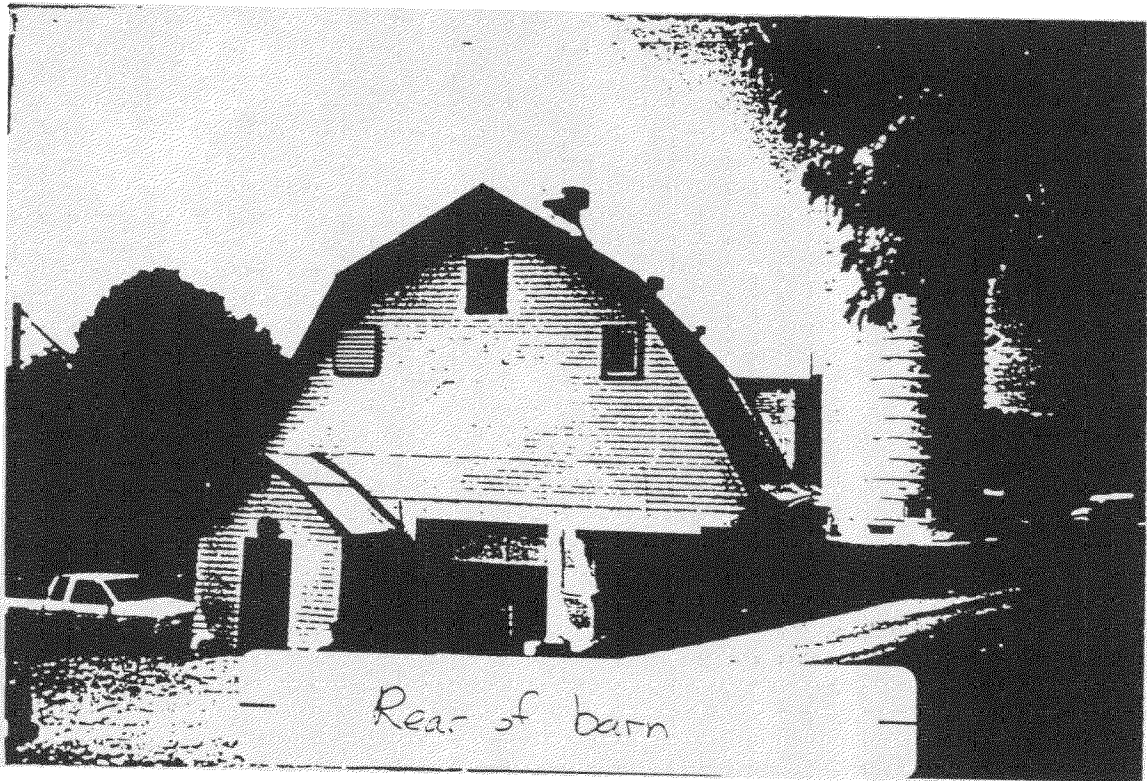
RIGHTSIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

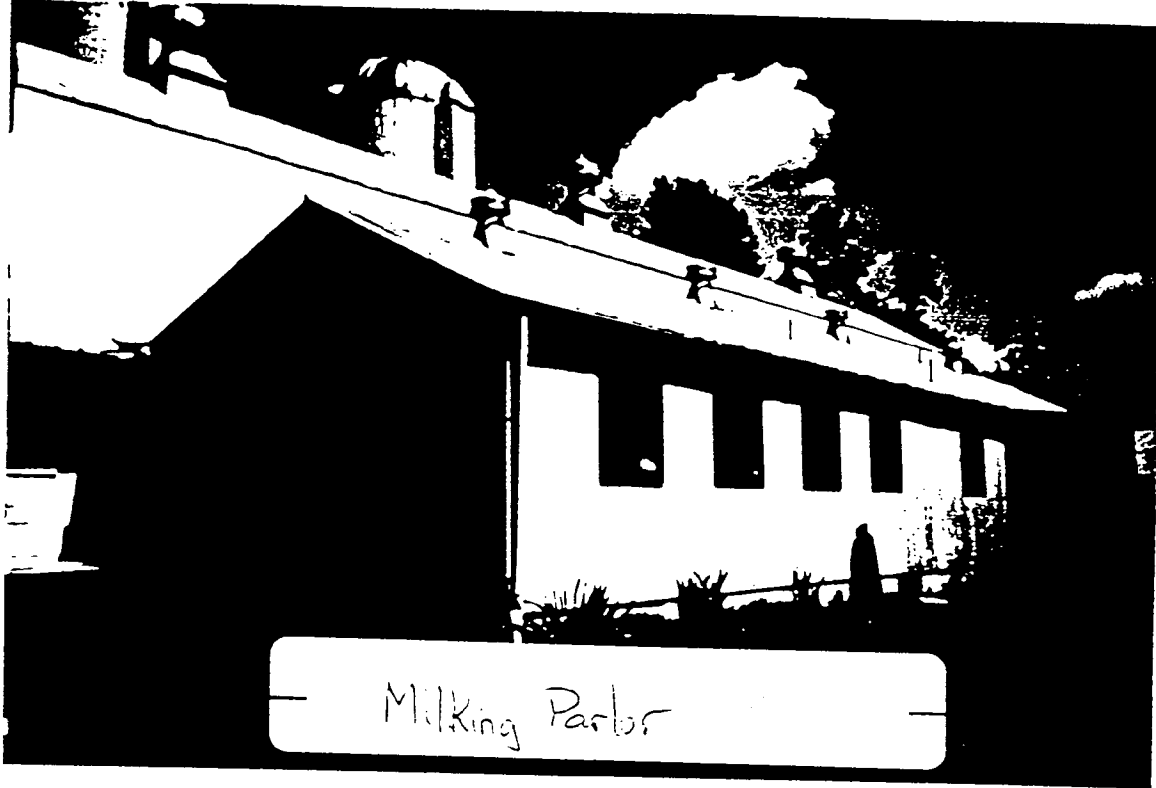




Rear of barn



Unaffected side of barn



III - B

**HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/ organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 05.24.00

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: HISTORIC AREA WORK PERMIT
VCA / VRA 25 / 2-99A MAPLE SPRINGS BARN

NAME: MAURKIN HAINES

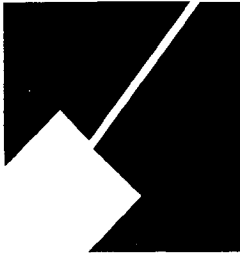
COMPLETE MAILING ADDRESS: 801 S. DALLAS ST BALTIMORE MD
21231

REPRESENTING (INDIVIDUAL/ORGANIZATION): VCA/VRA

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 31, 2000

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 25/2-99A (DPS Permit #990720093)

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

_____ Approved _____ Denied X **Approved with Conditions:**

1. Approved with the additional setbacks for the new addition.
2. Approved with the additional handicapped ramp along the side of the milkhouse.
3. Delete the clerestory window between the barn and the milkhouse.
4. Delete the columns framing the milkhouse on the side elevation.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Steven Steinberg (Maureen Haynes, Agent)
Maple Springs Medical Center LLC
10810 Darnestown Road - #101
Gaithersburg, MD 20878

RE: Maple Springs Barn, *Master Plan* Site #25/2

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15021 Dufief Mill Road, Gaithersburg Meeting Date: 5/24/00
 Applicant: Steven Steinberg, VMD Report Date: 5/17/00
 Resource: **Maple Springs Barn** Public Notice: 5/10/00
 Master Plan Site #25/2
 Review: HAWP (REVISION) Tax Credit: Partial
 Case Number: 25/2-99A REVISION Staff: Robin Ziek

PROPOSAL: Add new clerestory window, add additional handicapped ramp

RECOMMEND: Approval w/Conditions:

Approve: w/ staff recommendations.

1. Delete the clerestory window system;
2. Delete the columns which 'bracket' the milk house.

*They need to come back for
AVAC ..*

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site, Maple Springs Barn*
 STYLE: Vernacular Dairy Barn
 DATE: 20th Century (1920, 1937, 1942)

The Maple Spring Dairy Barn was built in 1942 on the Garrett Farm. It includes two large silos, a large barn with a gambrel roof, and a milk house. The dairy barn has a block foundation and wood clapboard in the gable ends. There are three prominent ventilators in the roof. The milk house has a simple gable roof, and was built of concrete block, with wood clapboard in the gable end. It is connected to the dairy barn by an extension with a flat roof. The milk house has four ventilators in the roof. The complex has been adapted for use as a veterinary facility, with only minor alterations on the exterior.

The applicant received approval for a HAWP at the 10/13/99 meeting. At that time, the applicant provided concept drawings only, with the understanding that HPC staff would stamp the permit set when it was completed. Subsequently, the applicant has hired a new architect to complete the project. This application reflects some alterations to the HAWP approval for HPC consideration.

PROPOSAL

The applicant proposes the following revisions:

1. Add an additional handicapped ramp for egress from the side entrance in the milk house. This is proposed at the request of the Department of Permitting Services, in part, because of the commercial use of the property (see Circle 13).
2. Increase the setback of the new additions from the original front edge of the milk house from 1" to 14" (see Circle 13, 15).
3. Add columns "appropriate to the architecture" (see Circle) in the setback niches flanking the milk house (see Circle 15, 19).
4. Add additional setback and articulation at front elevation where the milk house addition joins the main part of the barn. (see Circle 14).
5. Replace the approved fenestration for the addition (see Circle 12) with three small openings (see Circle 13, 14).
6. Add a clerestory window (see Circle 13, 18) instead of the approved skylights (see Circle 12).

STAFF DISCUSSION

Most of these suggested revisions will serve to further articulate the new work from the old work, and will help to maintain the original scale of the buildings. This is especially true of items 1, 2, 4, and 5.

Item 3 is not in-keeping with the approved addition for the hospital, and is not necessary. Stylistically, the new addition was approved because it maintained the simplicity of the original structures, doing nothing to call attention to itself, and became a 'background' addition. Staff knows of no barns with exterior columns along a solid wall.

Item 6 is not in-keeping with the architecture of the barns, especially to the degree that it adds an additional element at the roof where the original ventilators dominate. Part of the simplicity of the addition was that there were no new roof elements to contrast with the original ventilators. Formally, the historic site is characterized by the three separate building blocks with their different shapes. These three elements - the silos, barn and milkhouse - are typical of the dairy industry, and the historic designation seeks to preserve this example of the dairy industry for the county. The introduction of a new decorative design element in the roofscape is not consistent with the historic site. Furthermore, the applicant can achieve light in the waiting room with other options, including the addition of a window (which is proposed), possibly with skylights (which they originally proposed), and with interior lighting.

STAFF RECOMMENDATION

Staff recommends, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

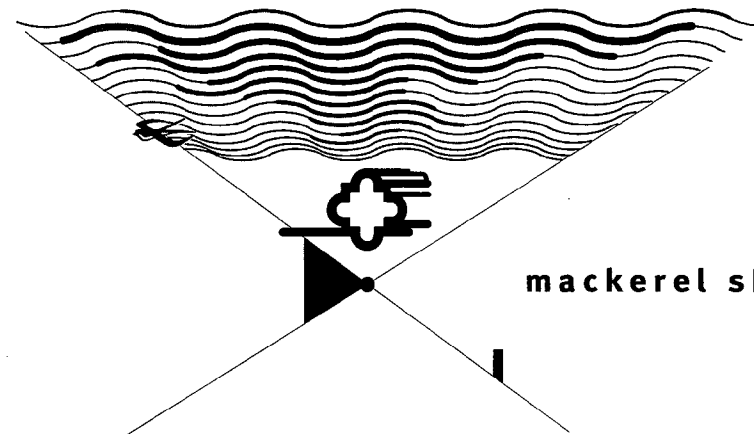
and with *Secretary of the Interior's Standards for Rehabilitation #2*:

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.

CONDITIONS:

1. The applicant will delete the clerestory.
2. The applicant will delete the columns.

and subject to the general condition that **the applicant shall present the 2 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



mackerel sky Architecture

01-april-2000

Historic Preservation Commission
Gaithersburg
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Committee Members:

We are submitting the accompanying documents for a revision to our historic work permit, reference Maple Springs Dairy Barn, 25/2-99A. As the architectural documents have progressed we would like to submit several alterations to the original approval. First and foremost is the addition of a clerestory element that we believe enhances the historic silhouette of the dairy barn and the milking parlor. The reason for introducing this element is to articulate the difference between the two structures and to maintain the historic reference to the original "light well" between the two buildings. From a programmatic point of view the clerestory brings in light to a relatively dark space. As indicated on the hand drawn sketch, another alternative to the clerestory would be to introduce light through a series of skylights articulated with beams on the interior of the space. Other alterations to the original approval include a 2' set back at the "link" of the building, and a set back with columns appropriate to the architecture on the side of the building.

We thank you for your consideration.

Sincerely,

Maureen T. Haines A.I.A.
Principal

NCARB Certified

Maureen T Haines, AIA
Principal



4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Washingtonian Woods Homeowners Assoc. Inc
15850 Crabbs Branch Way #200
Rockville, MD 20855

Maple Springs Medical Center LLC
10810 Darnestown Rd. #101
Gaithersburg, MD 20878

Centex Real Estate Corp
2127 Espey Court, Suite 210
Crofton, MD 21114

Ronald Greger
15001 Dufief Mill Rd.
Gaithersburg, MD 20878

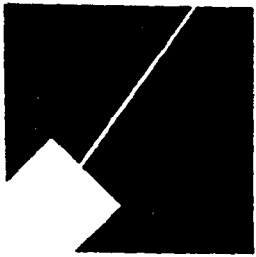
Maryland National Capital Park and
Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Bob Kapsch
15220 Dufief Drive
North Potomac, MD 20878

Carol Bleakley
10900 Citreon Ct.
Gaithersburg, MD 20878

James R & S E Meck
10901 Citreon Ct.
Gaithersburg, MD 20878

(5)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: Oct 13, 1999

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Steven Steinberg VMD

Address: 15021 Duffel Mill Road, Gaithersburg 20878

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Mark Davis

Daytime Phone No.: (301) 340-3224 /S

Tax Account No.: _____

Name of Property Owner: H. Steven Steinberg, VMD Daytime Phone No.: (301) 662-1440

Address: 15021 Dufief Mill Road Gaithersburg, MD 20878
Street Number City State Zip Code

Contractor: KPK Construction Phone No.: (410) 290-9963

Contractor Registration No.: Lic # 02812384

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15021 Street: Dufief Mill Road

Town/City: Gaithersburg Nearest Cross Street: Route 28

Lot: 2 Block: V Subdivision: Plat 36, Westleigh

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 750,000

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

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: _____

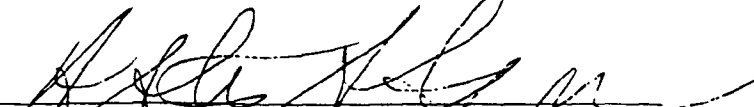
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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 of owner or authorized agent

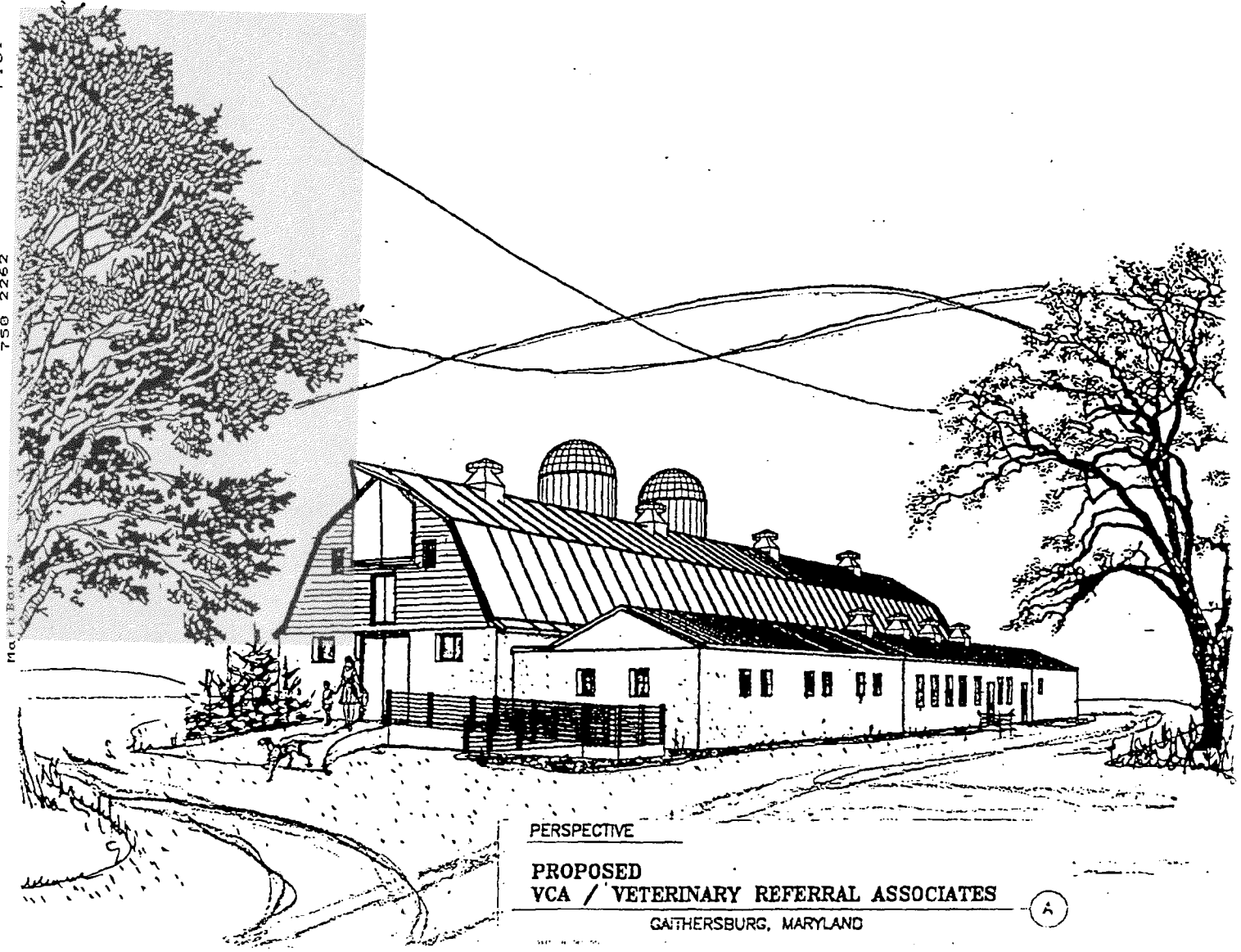
7/23/99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

(7)

P. 01

750 2262



PERSPECTIVE

PROPOSED
VCA / VETERINARY REFERRAL ASSOCIATES

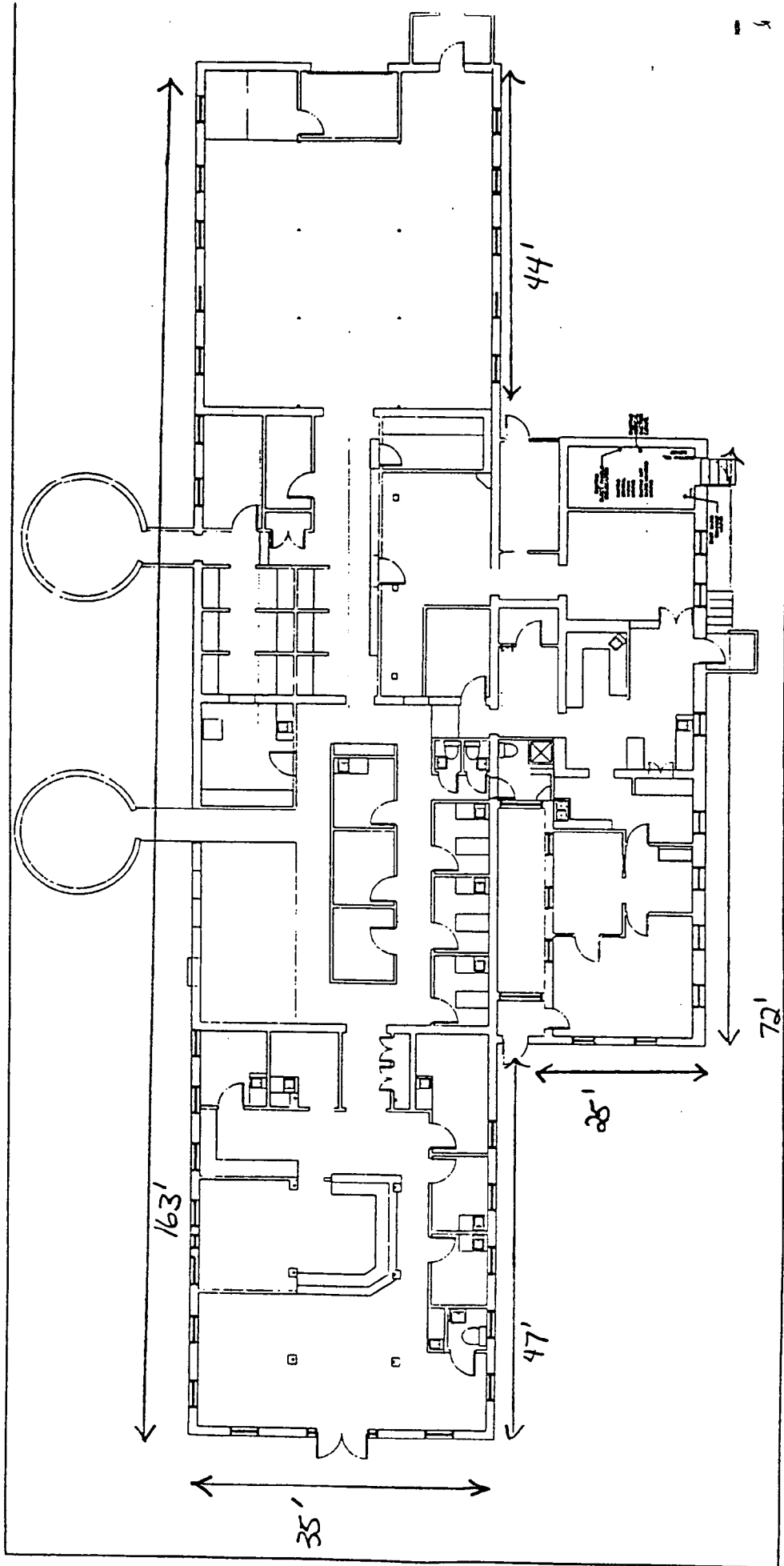
GAITHERSBURG, MARYLAND

A

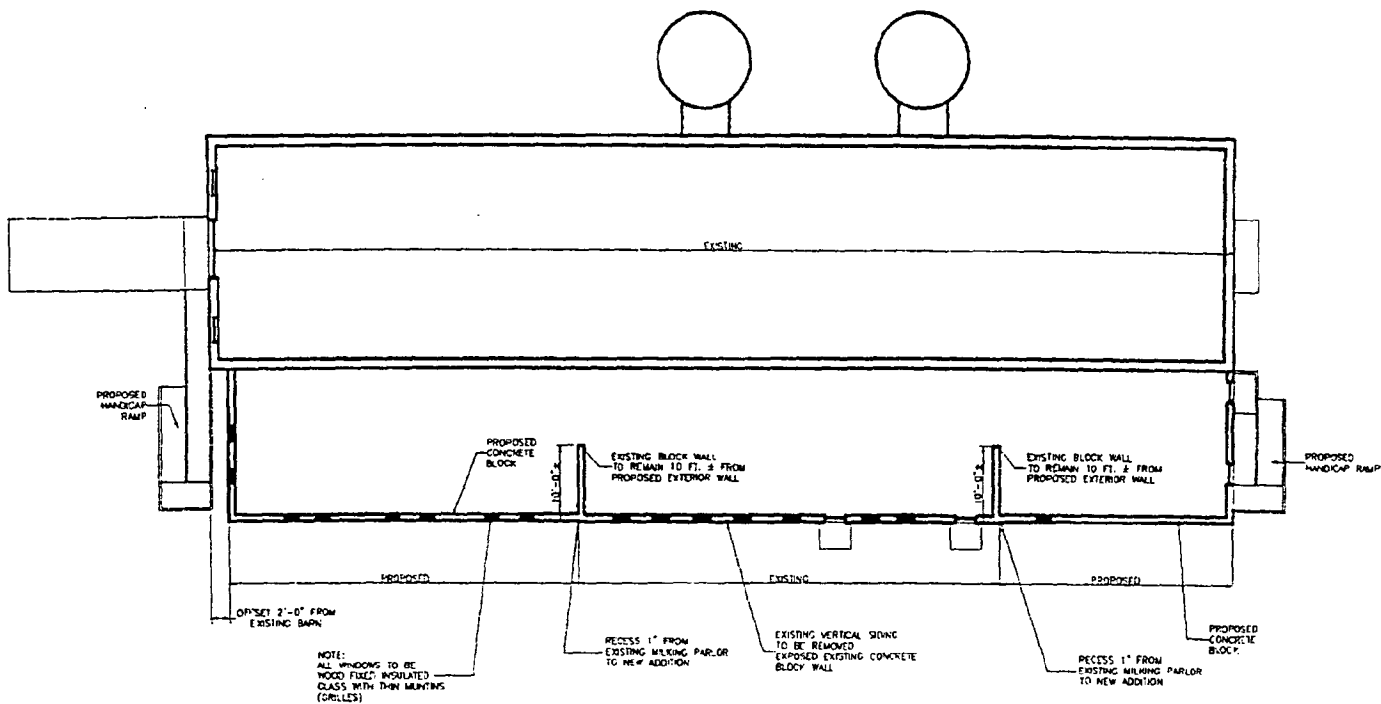
APPROVED 10/13/99

9

Existing Structure
1" = 18'



EXISTING PLAN



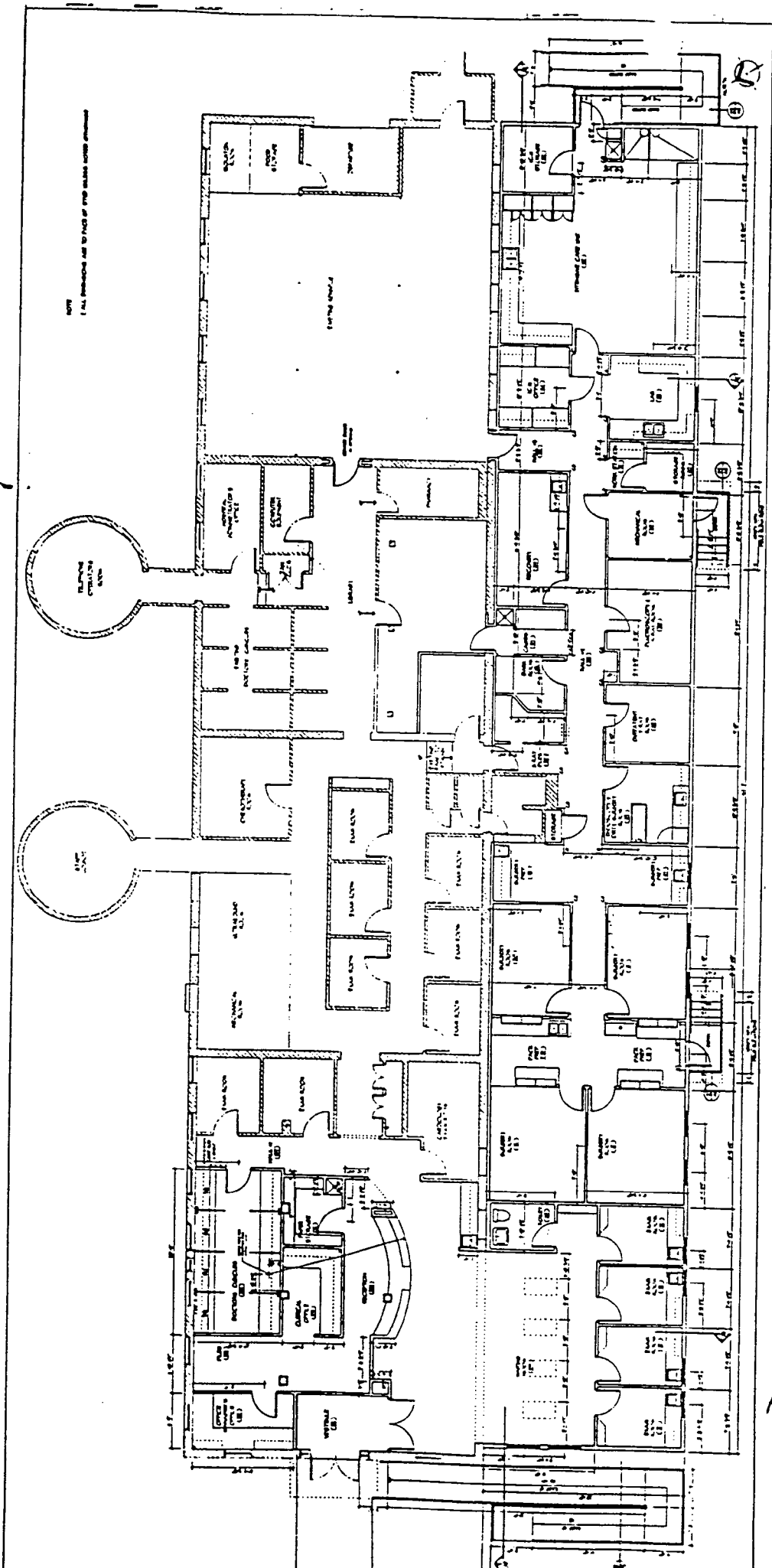
GROUND FLOOR PLAN

PROPOSED
VCA / VETERINARY REFERRAL ASSOCIATES
 CATHERSBURG, VIRGINIA

APPROVED PLAN 10/13/99

11

1" = 18'



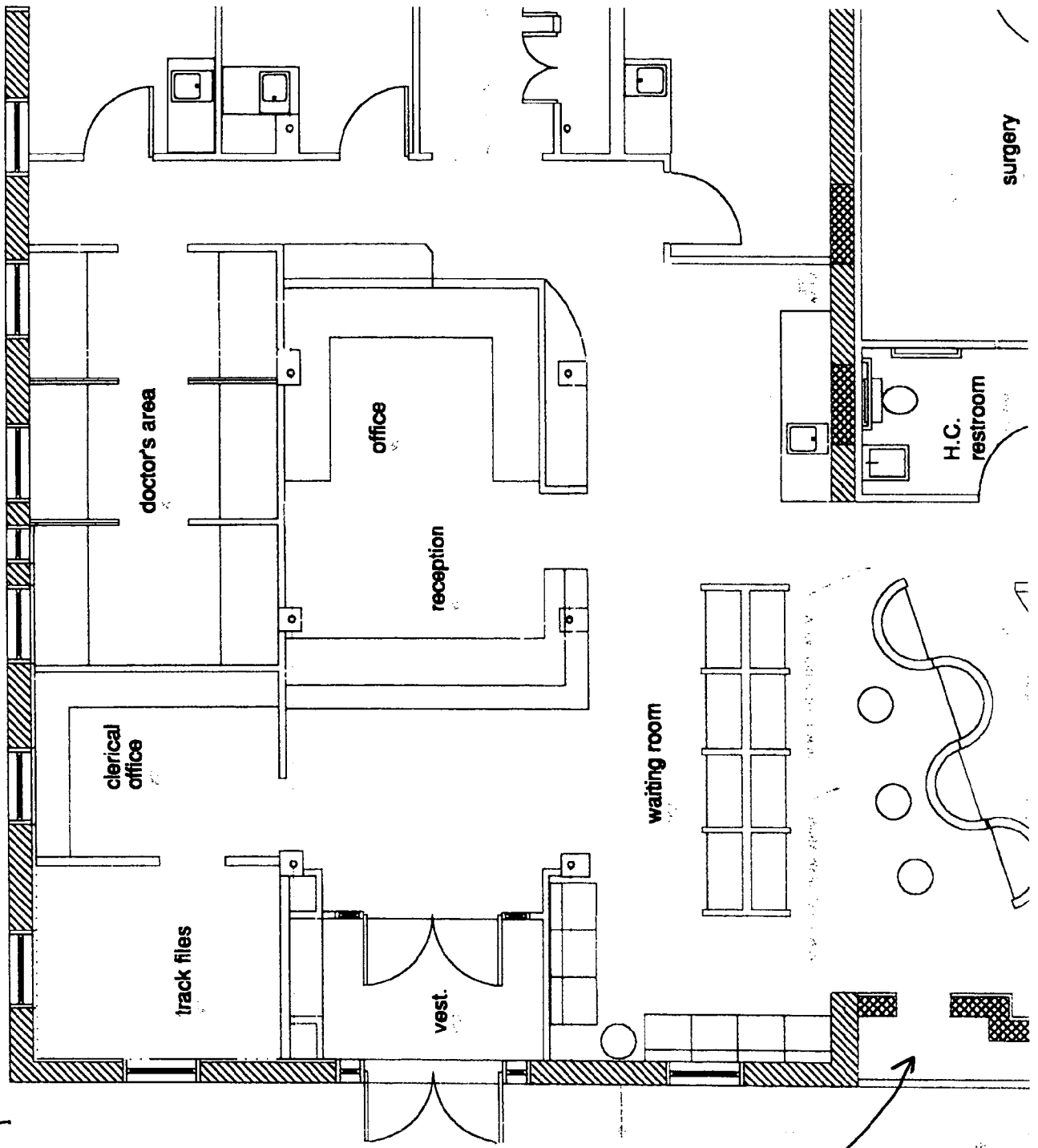
APPROVED
10/13/99

PARTIAL PLAN FRONT ENTRANCE

REVISION

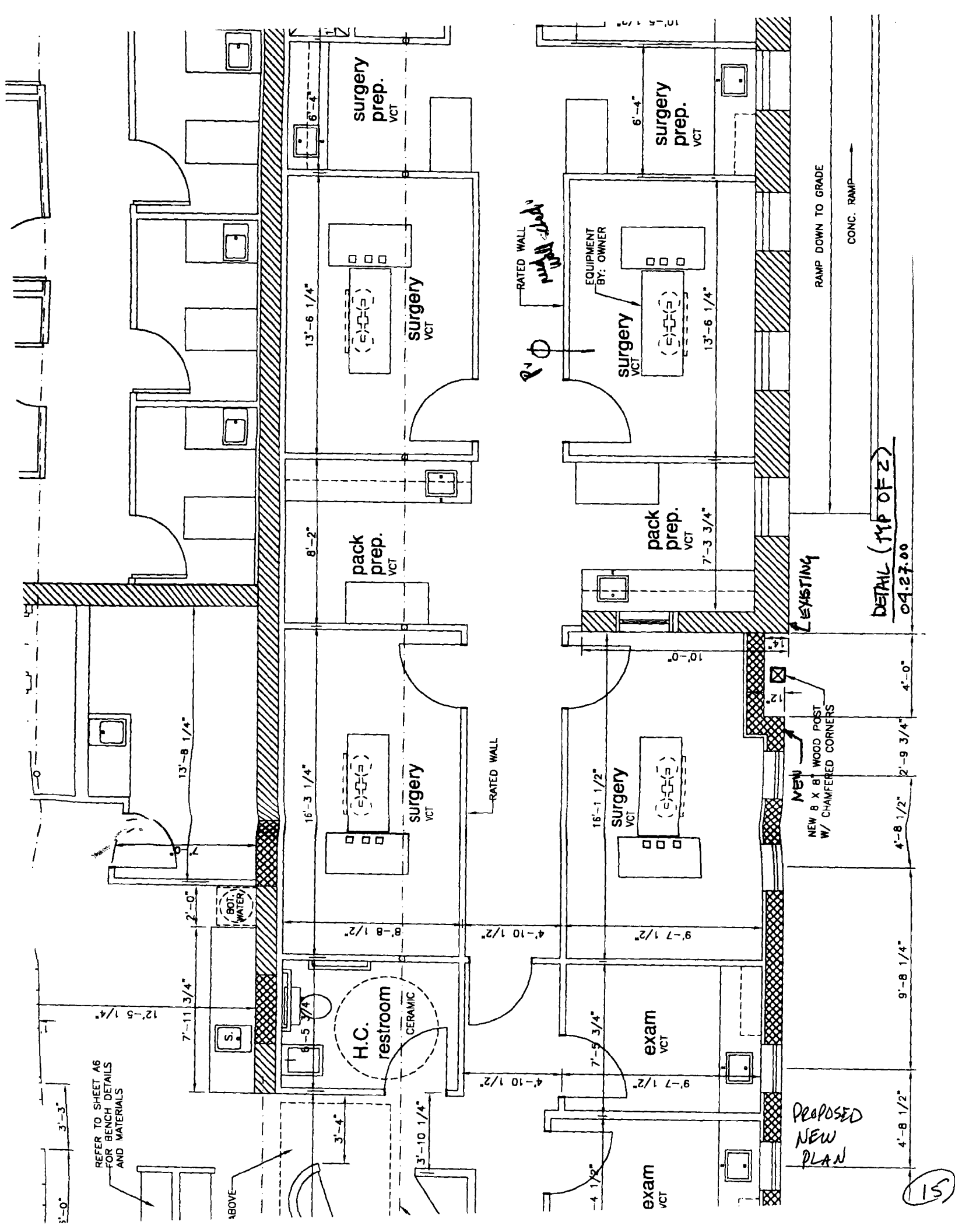
04.27.00

MACKEREL SKY



NEW
SETBACK
+
WINDOW

PROPOSED NEW PLAN



REFER TO SHEET A6
FOR BENCH DETAILS
AND MATERIALS

ABOVE

H.C.
restroom
CERAMIC

RATED WALL
pull slab

EQUIPMENT
BY: OWNER

PROPOSED
NEW
PLAN

NEW
8 X 8 WOOD POST
W/ CHAMFERED CORNERS

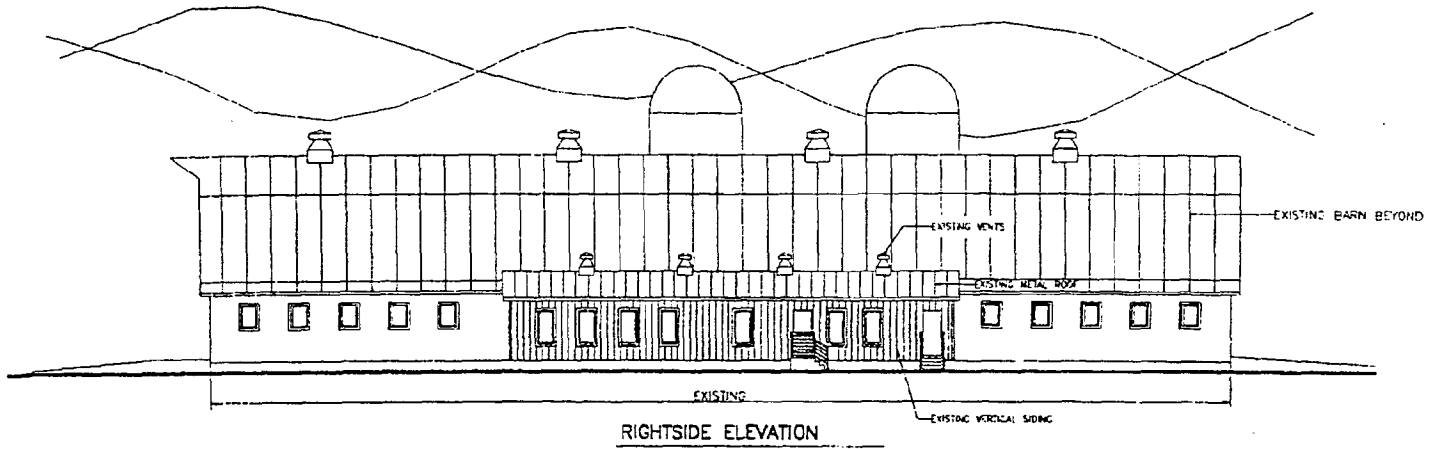
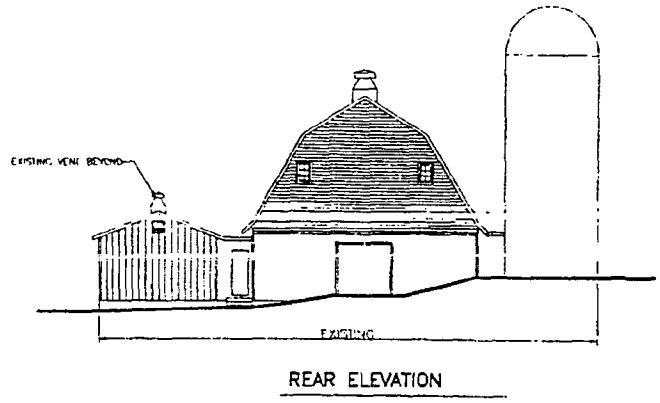
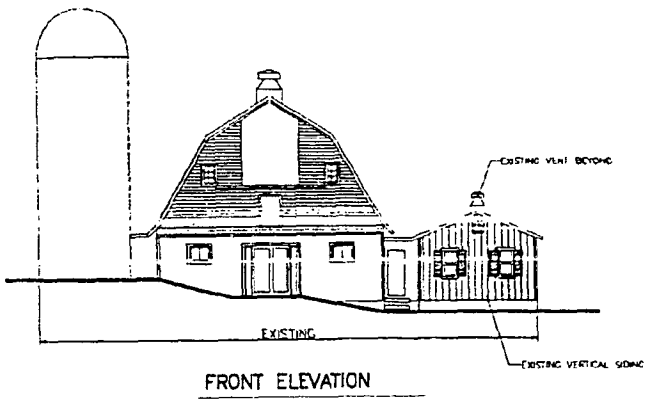
EXISTING

RAMP DOWN TO GRADE

CONC. RAMP

DETAIL (TYP OF 2)
09.27.00

15



EXISTING CONDITIONS
 VCA / VETERINARY REFERRAL ASSOCIATES
 GAITHERSBURG, MARYLAND

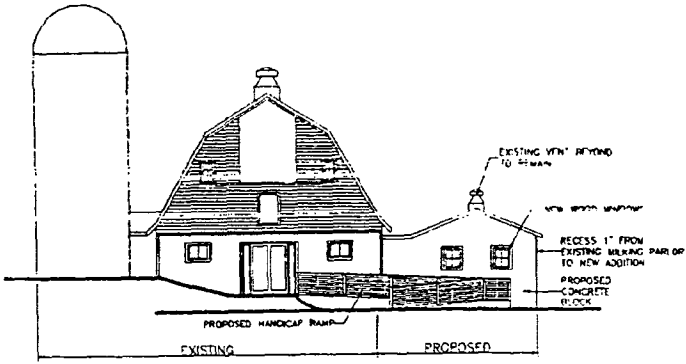
EXISTING ELEVATIONS

16

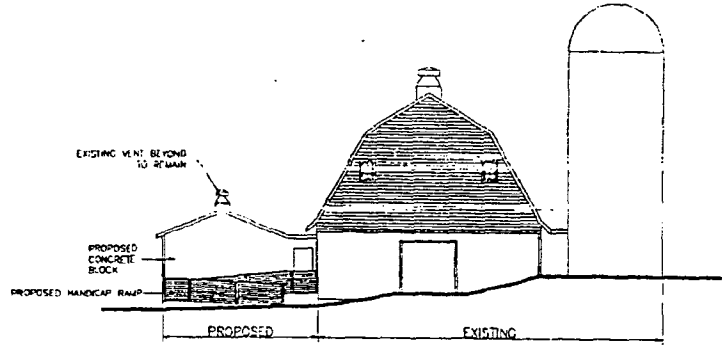
FRONT ELEVATION

RIGHTSIDE ELEVATION

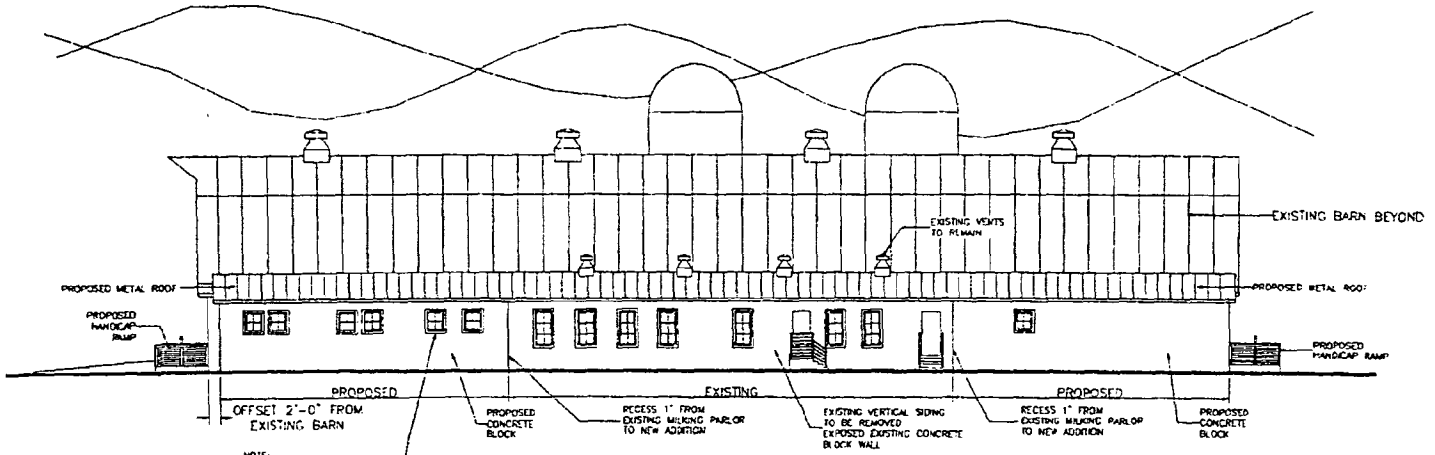
REAR ELEVATION



FRONT ELEVATION



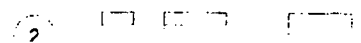
REAR ELEVATION



RIGHTSIDE ELEVATION

NOTE:
ALL WINDOWS TO BE
WOOD FRAMED INSULATED
GLASS WITH THERM BREAKING
(GALLES)

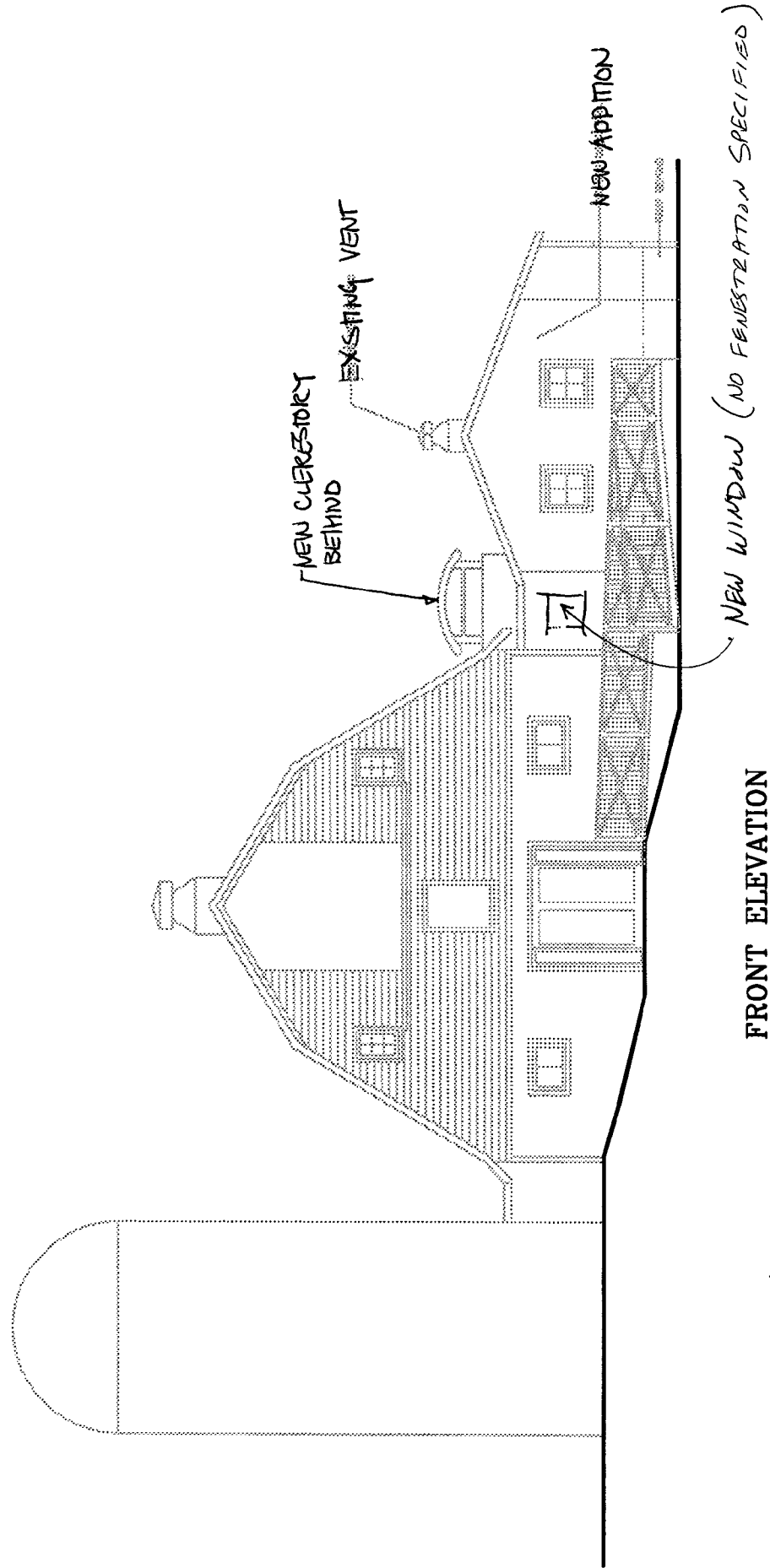
PROPOSED
VCA / VETERINARY REFERRAL ASSOCIATES
SAPPHIREBURG, MARYLAND



APPROVED 10/13/99

17

PROPOSED NEW ELEVATION



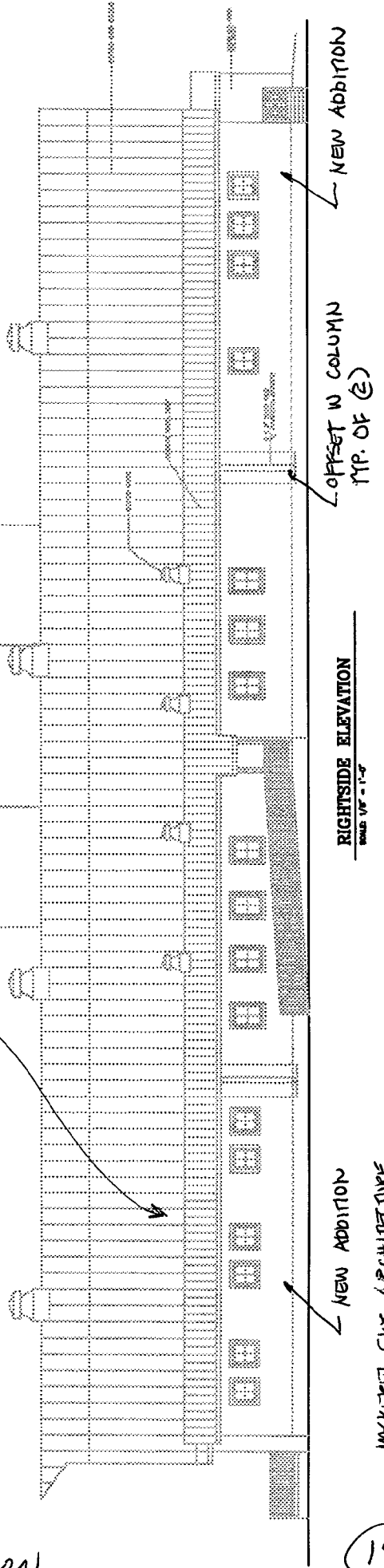
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

MCKEREL SKY ARCHITECTURE
N.T.S
09.14.00

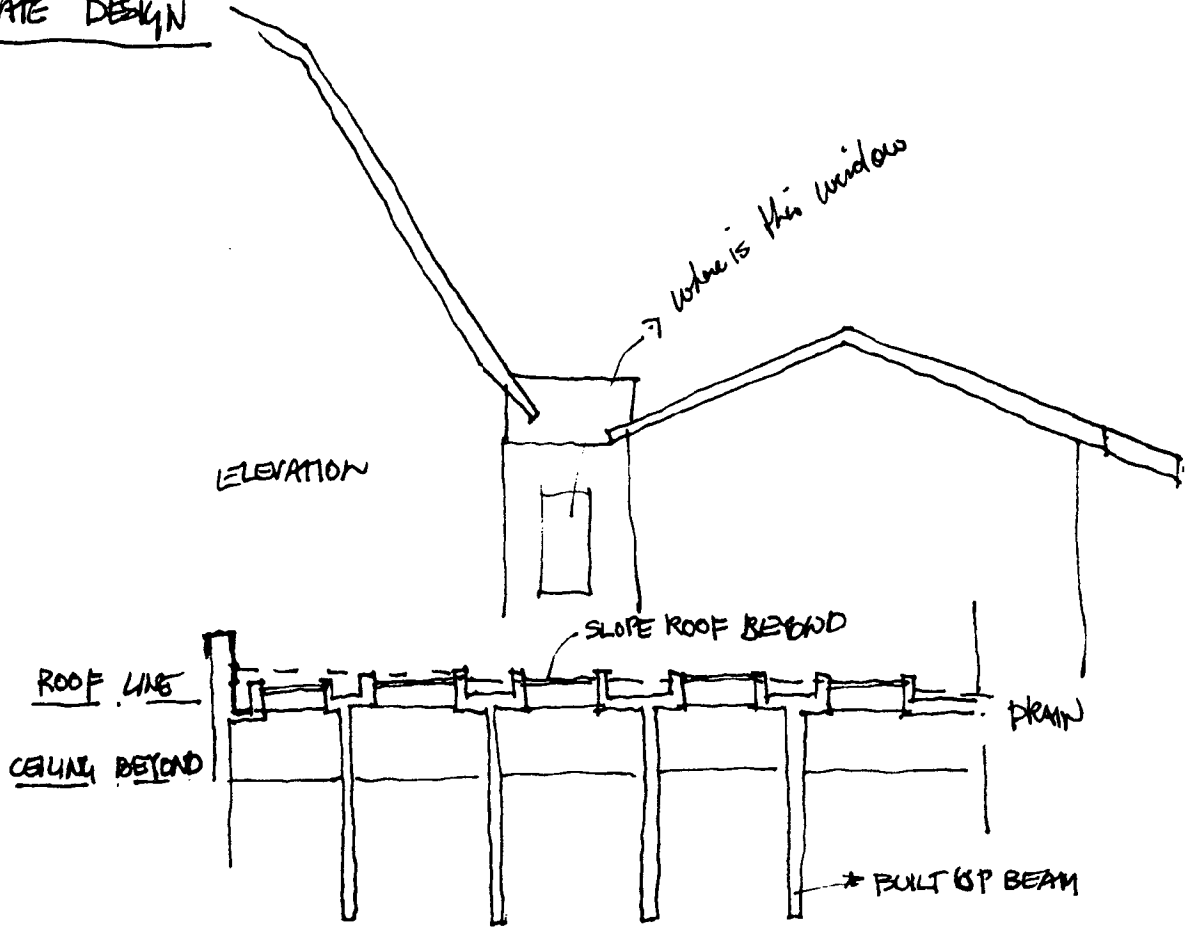
PROPOSED NEW ELEVATION

CLEARESTY IS NOT SHOWN IN THIS ELEVATION

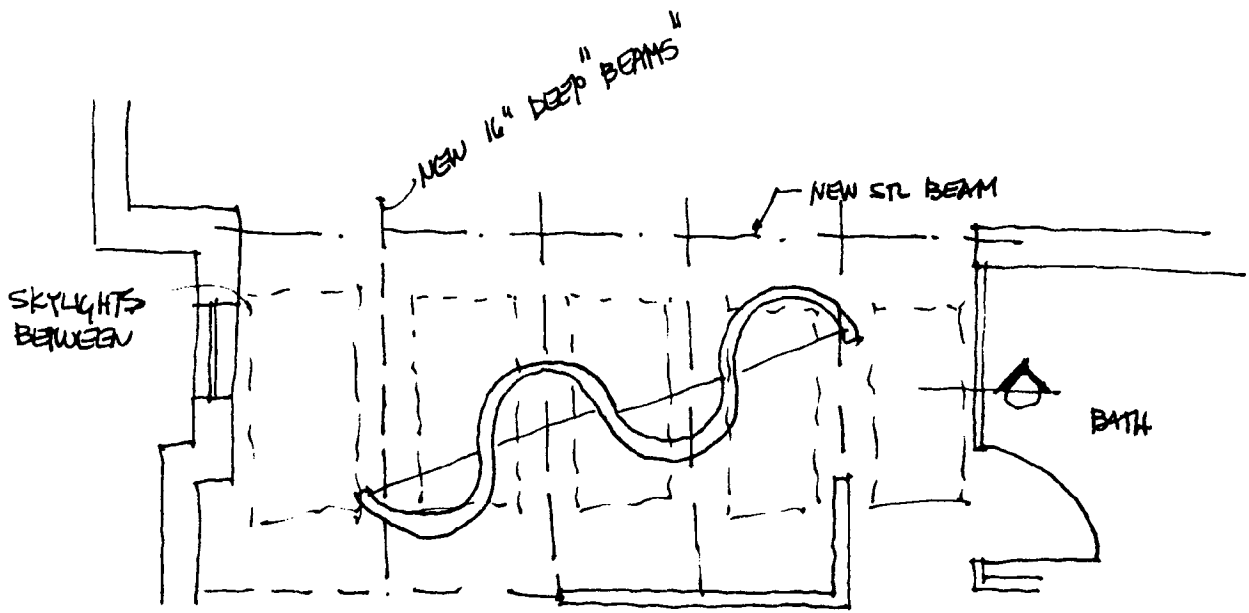


04.27.00

ALTERNATE DESIGN



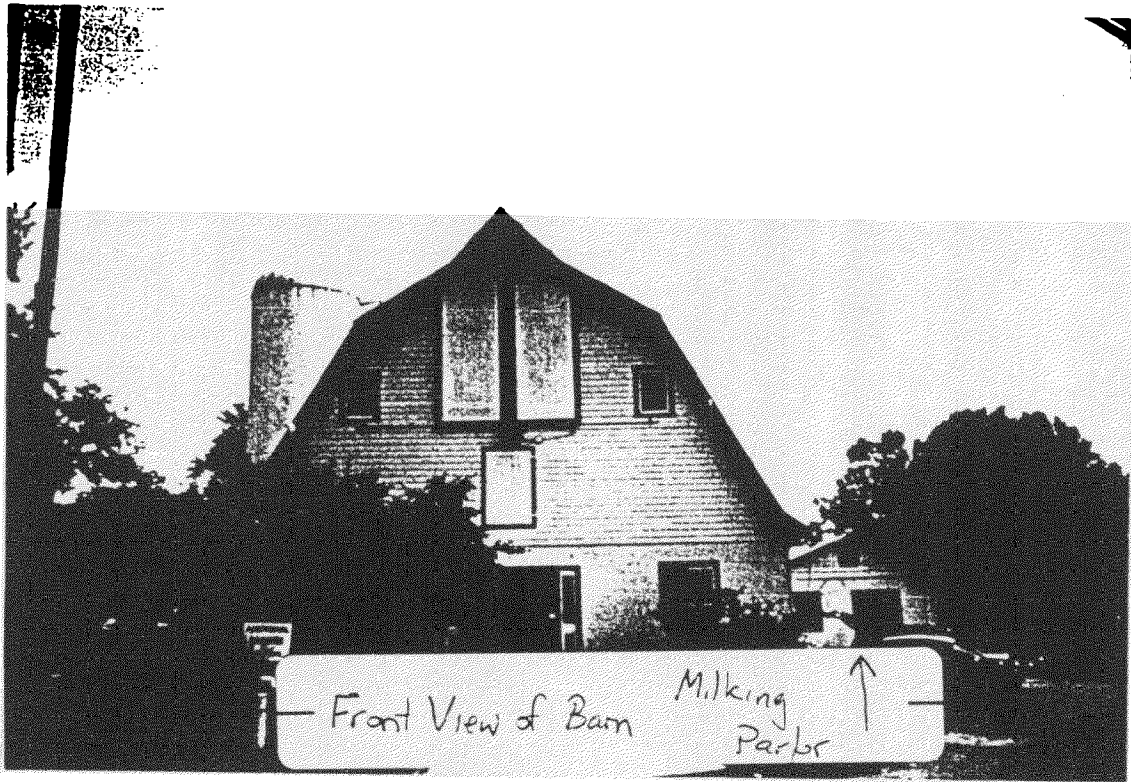
PARTIAL SECTION

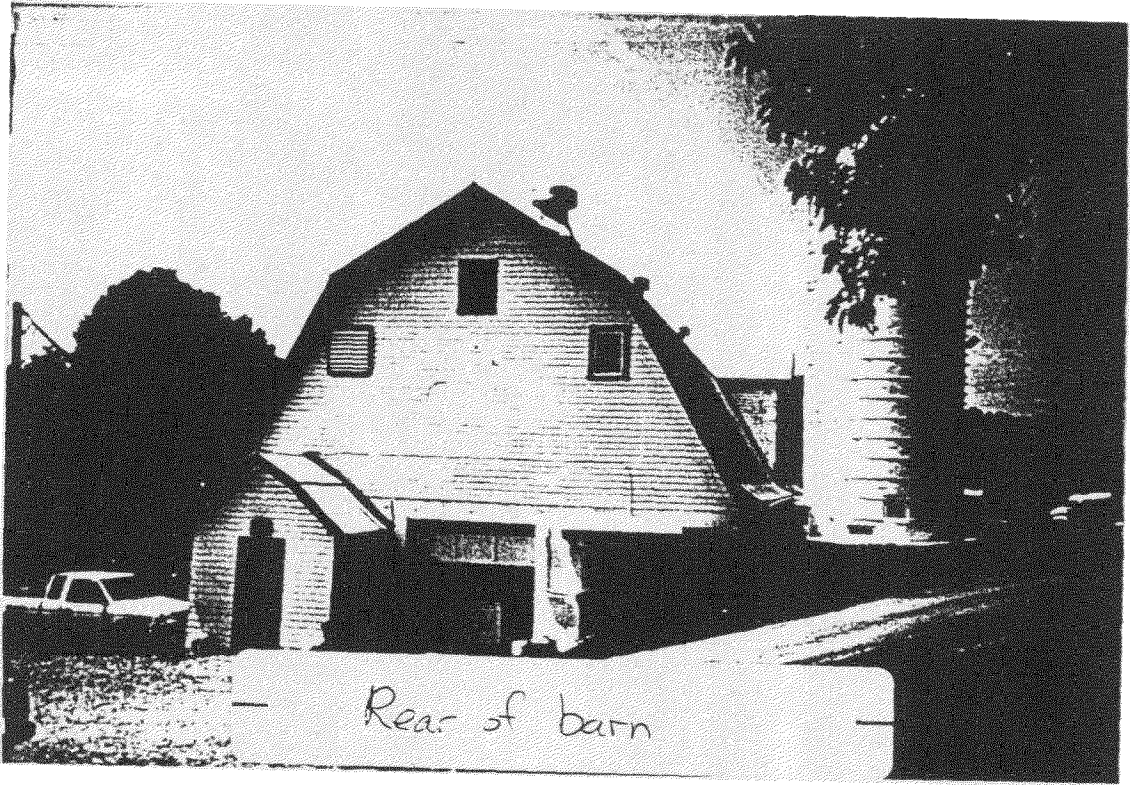


PLAN

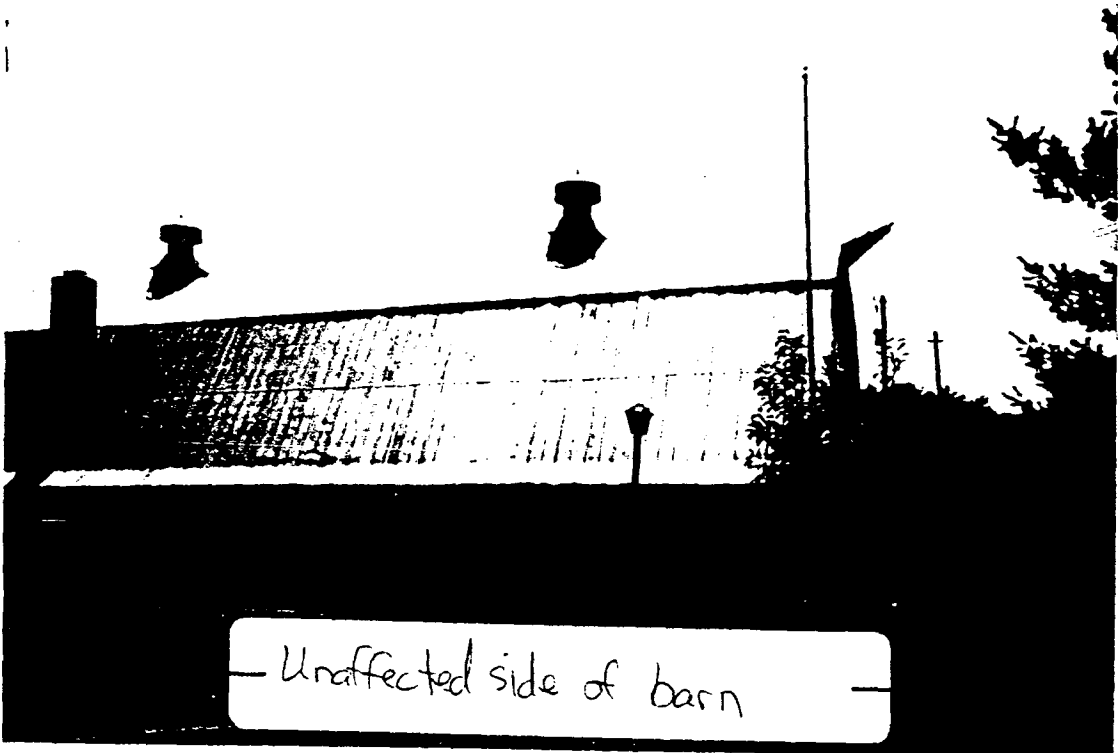
* "BEAMS" WILL BE CONSTRUCTED, NOT ACTUAL DIM. WOOD

PROPOSED DETAILS

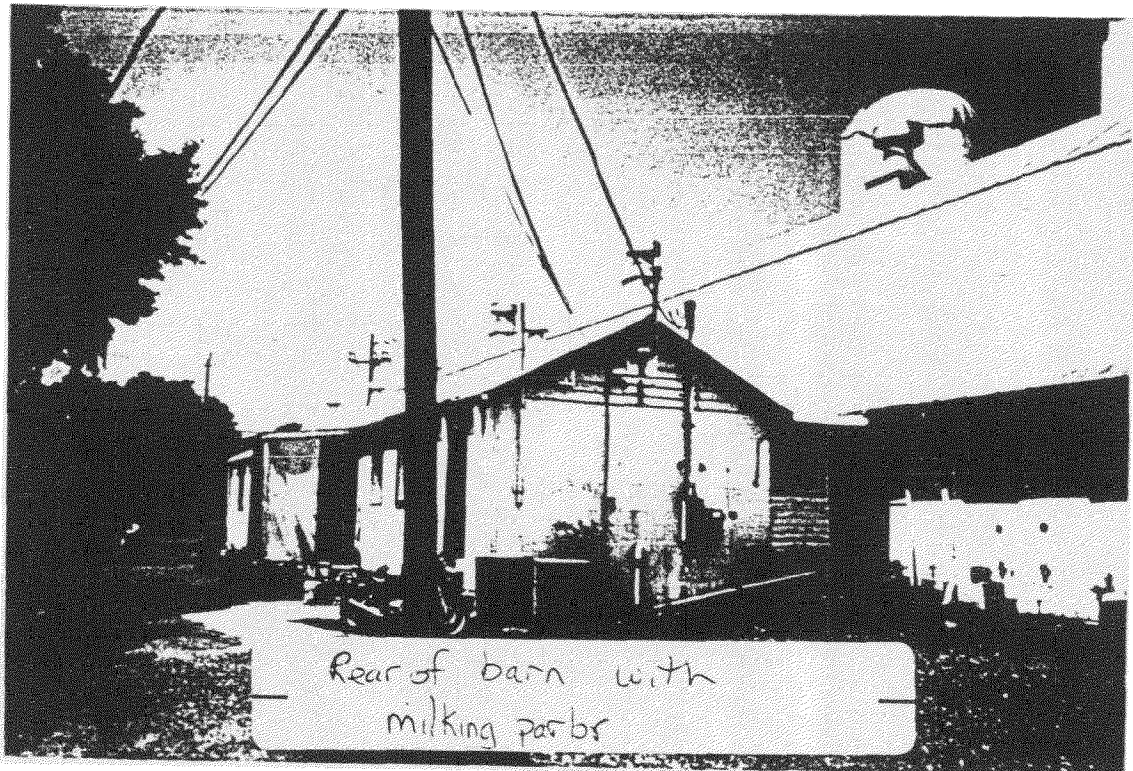




Rear of barn



Unaffected side of barn



facsimile

801 South Dallas Street, Baltimore MD 21231
phone 410.563.4038 .fax 410.732.0601 email mackerei@mindspring.com

date 14-april-00

to Robin Ziek **company** Historic Preservation Commission

phone 301-563-3408 **fax** 301-563-3412

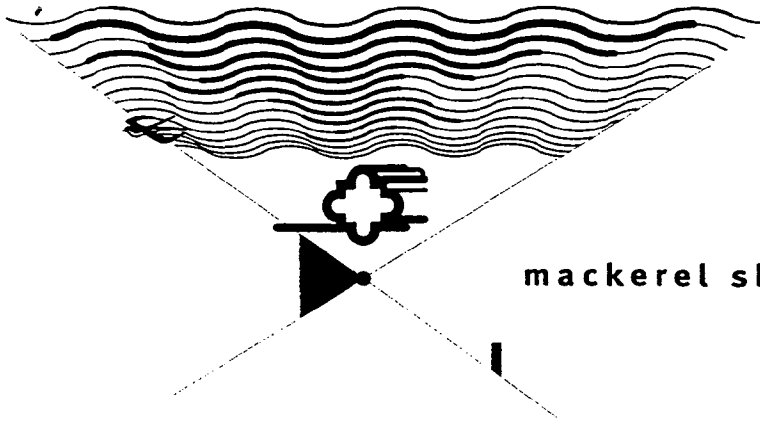
re Maple Springs Barn 25/2-99A

message

Please find attached the plan, front elevation, and the south elevation. (Right side elevation) for the above reference project. Please note the clerestory area set back from the front roof eave and fascia line. This was introduced into the project to maintain a historical reference to the open area between the barn and milking parlor that existed originally. Also, please note the setback areas where the new additions meet the original milking parlor architecture. We felt that a stronger separation than the original 1" recommended was required to maintain the architectural strength of this elevation.

Please call with any questions or concerns. Thank you.

1. Setback - additional spec O.K.
2. No additional H.C. ramp.
3. No clerestory



mackerel sky Architecture

01-april-2000

Historic Preservation Commission
Gaithersburg
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Committee Members:

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Other alterations to the original approval include a 2' set back at the "link" of the building, and a set back with columns appropriate to the architecture on the side of the building.

We thank you for your consideration.

Sincerely,

Maureen T. Haines A.I.A.
Principal

NCARB Certified

Maureen T Haines, AIA
Principal



ADDRESSES OF ADJACENT & CONTROLLING PROPERTY OWNERS

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 15850 Crabbs Branch Way #200
 Rockville, MD 20855

Maple Springs Medical Center LLC
 10810 Darnestown Rd. #101
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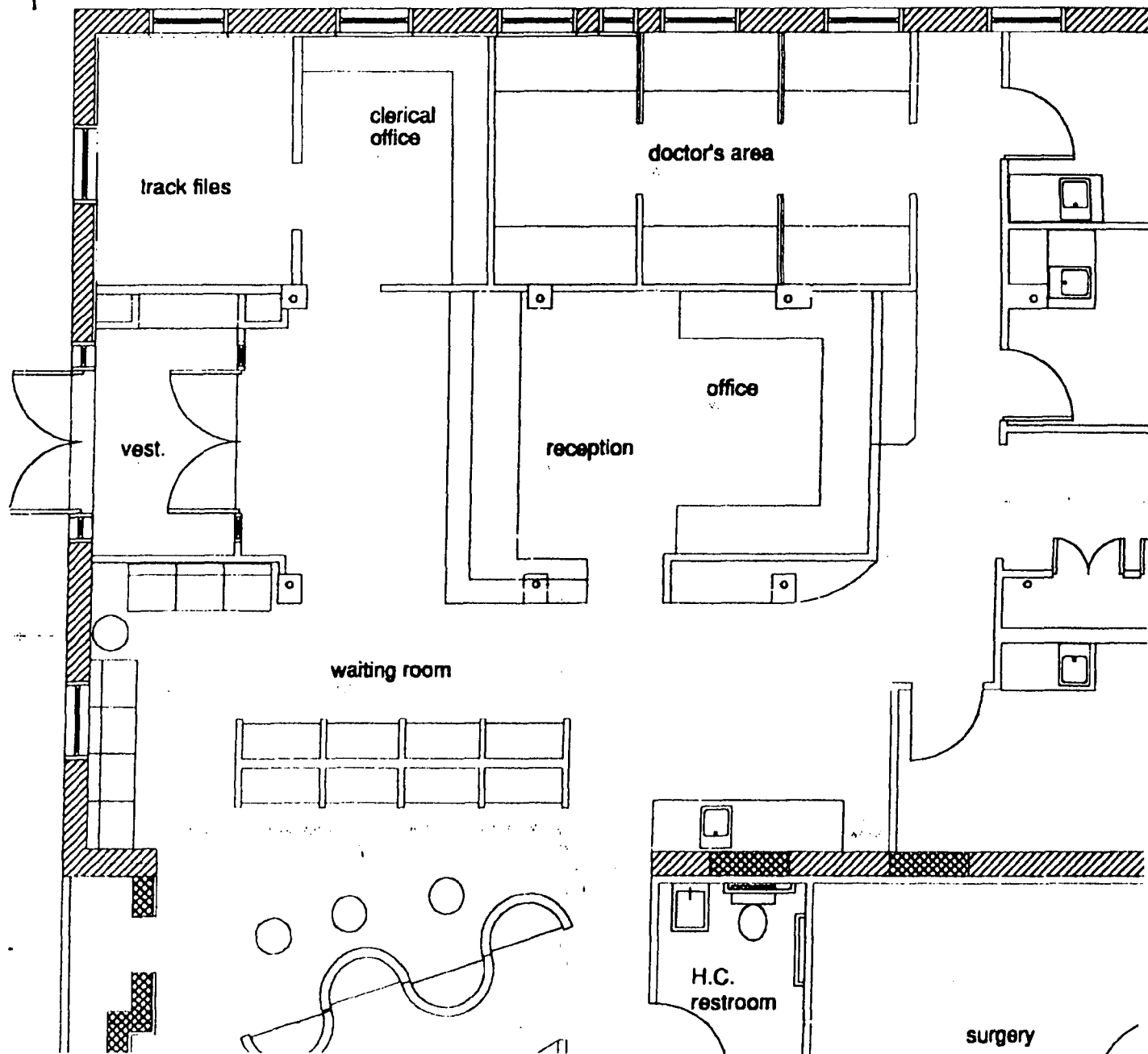
James R & S E Meck
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 Gaithersburg, MD 20878

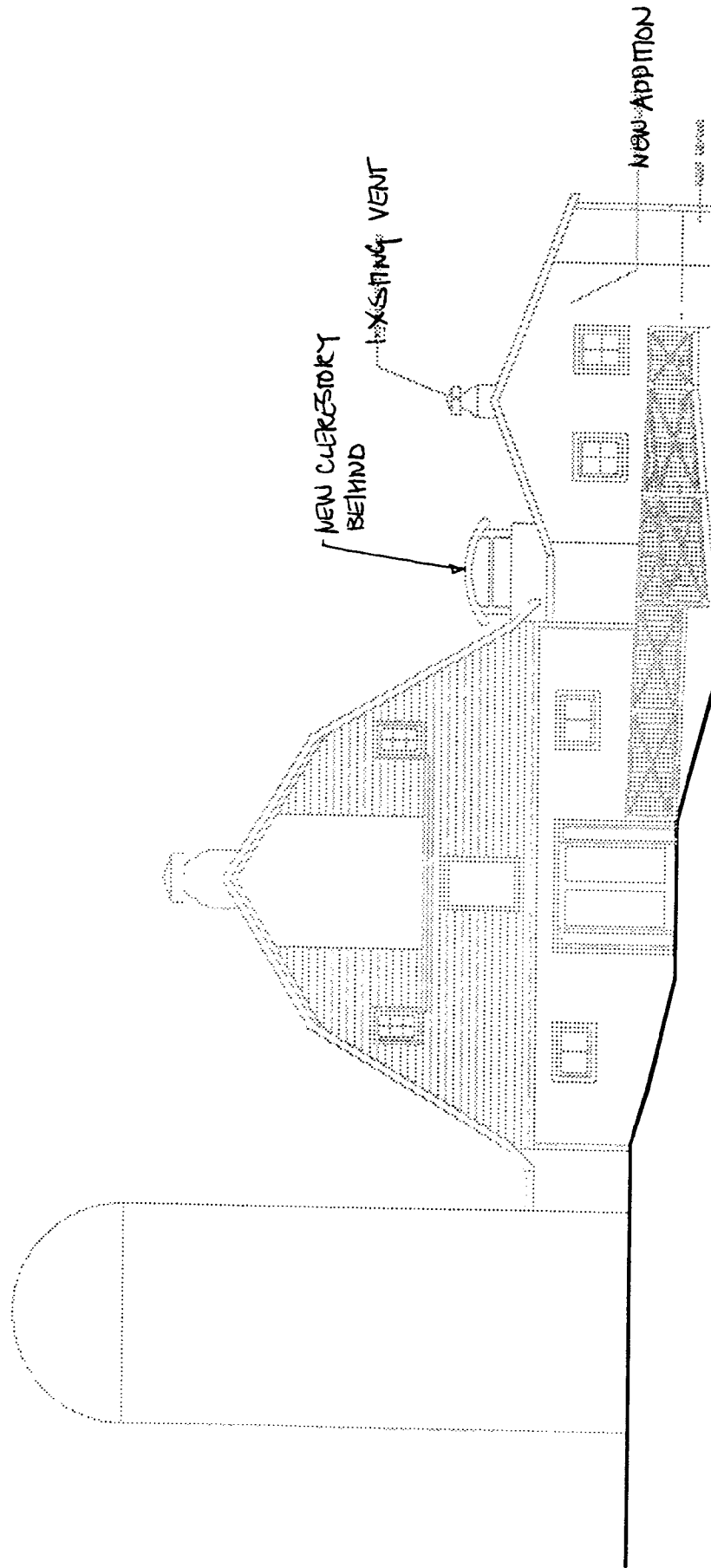
PARTIAL PLAN FRONT ENTRANCE

REVISION

04.27.00

MACKEREL SKY





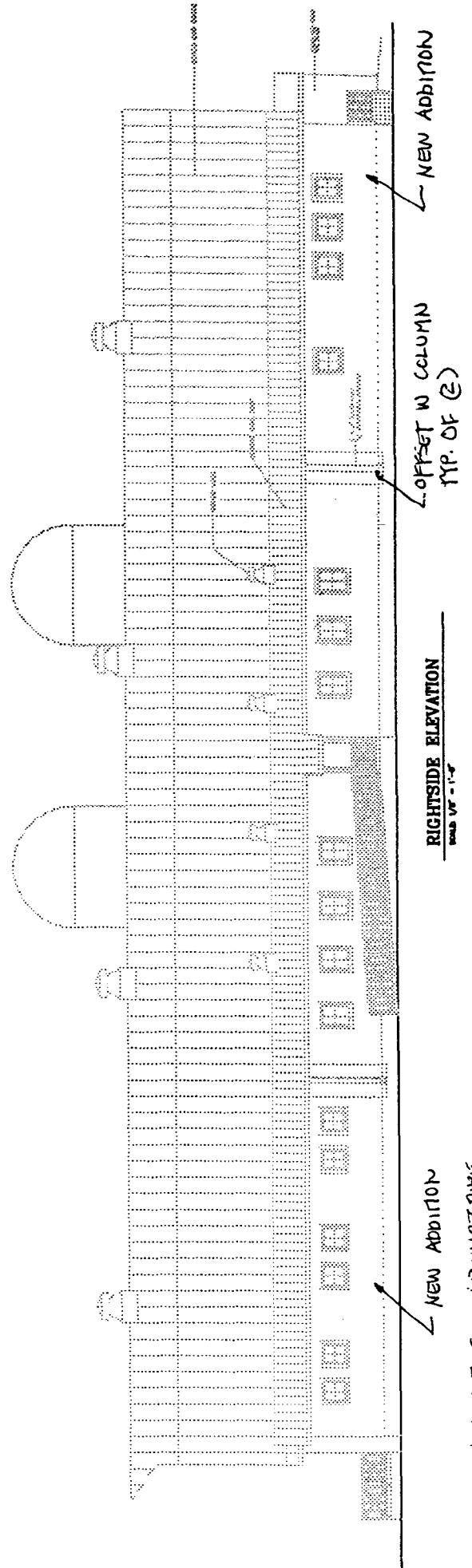
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

MICKEREL SKY ARCHITECTURE

N.T.S

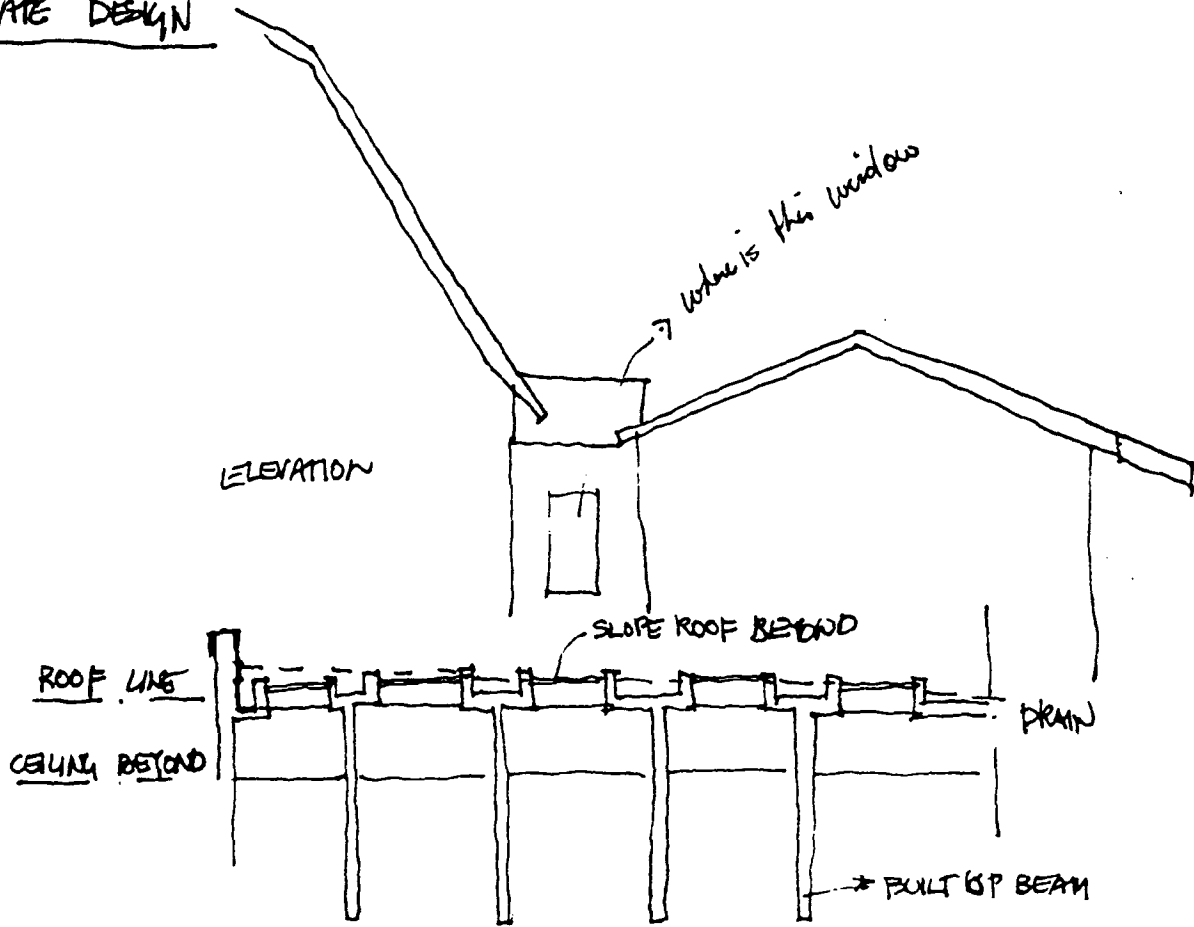
09.14.00



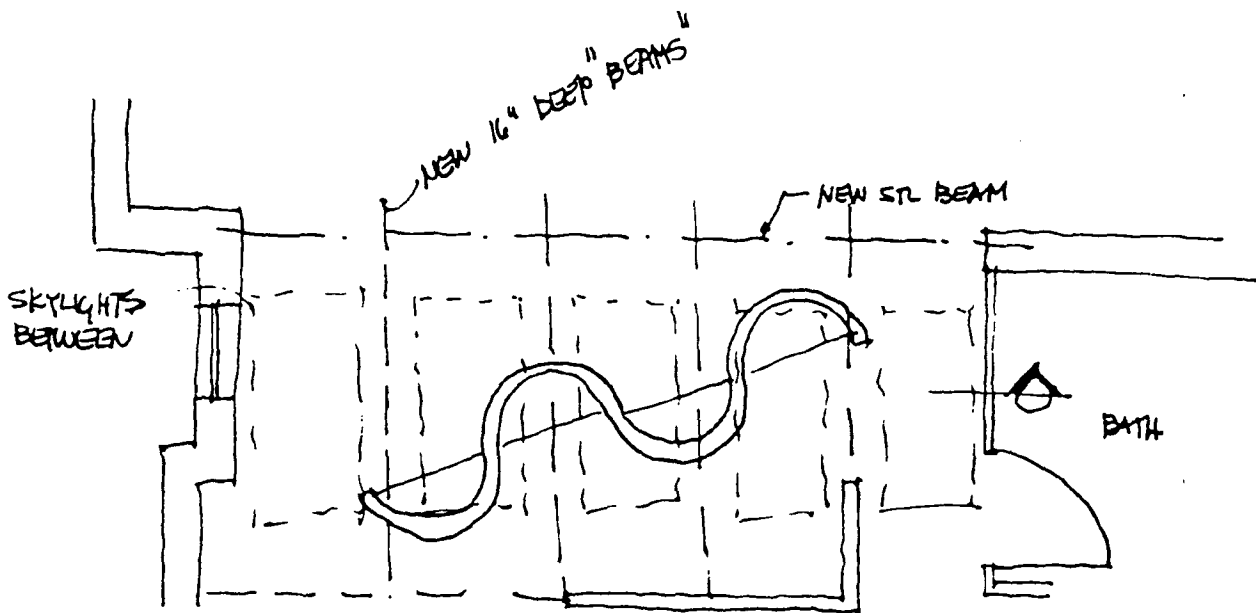
MCKEREL SKT ARCHITECTURE
 N.T.S
 09.14.00

04.27.00

ALTERNATE DESIGN

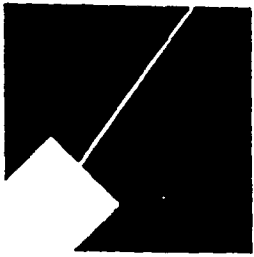


PARTIAL SECTION



PLAN

• "BEAMS" WILL BE CONSTRUCTED, NOT ACTUAL DIM. WOOD



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: Oct 13, 1999

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Steven Steinberg VMD

Address: 15021 Duffel Mill Road, Gaithersburg 20878

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15021 Dufief Mill Road, Gaithersburg Meeting Date: 10/13/99
 Applicant: Steven Steinberg, VMD Report Date: 10/6/99
 Resource: **Maple Springs Barn** Public Notice: 9/29/99
 Master Plan Site #25/2
 Review: HAWP (Retroactive) Tax Credit: Partial
 Case Number: 25/2-99A Staff: Robin Ziek
 PROPOSAL: New side additions, new sign RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site, Maple Springs Barn*
 STYLE: Vernacular Dairy Barn
 DATE: 20th Century (1920, 1937, 1942)

The Maple Spring Dairy Barn was built in 1942 on the Garrett Farm. It includes two large silos, a large barn with a gambrel roof, and a milkhouse. The dairy barn has a block foundation and wood clapboard in the gable ends. There are three prominent ventilators in the roof. The milkhouse has a simple gable roof, and was built of concrete block, with wood clapboard in the gable end. It is connected to the dairy barn by an extension with a flat roof. The milkhouse has four ventilators in the roof. The complex has been adapted for use as a veterinary facility, with only minor alterations on the exterior.

PROPOSAL

The applicant proposes to retain the original milkhouse and construct extensions on either side of the milkhouse. The **additions** would replicate the width, height, gable roof form, and connecting link of the original milkhouse. Programmatically, the front portion would enlarge the waiting room and examining room capacity. The rear extension would provide space for an expanded intensive care unit, in relationship to the surgery area. The existing entrance into the dairy barn would remain and be reinforced with the addition of a handicapped ramp in front of the milkhouse addition.

The addition at the rear would extend to the edge of the dairy barn, while the addition at the front would be held back from the front edge of the dairy barn with a 2' setback. The new additions would be built of concrete block in a similar manner to the original milkhouse, and

they would be painted white, as is the entire Dairy Barn complex. The roof would be standing-seam metal, and the windows would be thermally-glazed wood windows with simulated TDL, integral mutins and shadow bars. They would be fixed multi-light windows, matching the fenestration of the existing windows in the milkhouse, and installing smaller windows in the new additions (see Circle 10).

The new additions would be differentiated from the original milkhouse structure by the retention of the original roof ventilators in the milkhouse and the absence of any in the new additions. Further, the new additions would be constructed with a 1"-reveal between the old and new portions, to help highlight the original structure.

The other aspect of this HAWP application is consideration of **three new signs** on the property. The applicant applied for, and received, a County sign permit (see Circle 15). As such, they were not informed by the county that they also needed a HAWP for the installation of the new signs, and the new signs have now been installed (see Circle 17, 18). Two of the signs are monument signs, posted at the two entrances to the property (see Circle 16). The third sign is a flat case sign board mounted on the building by the front entrance, with a locking glass door which can be opened to change the listing of physicians associated with the practice (see Circle 18, 19).

STAFF DISCUSSION

The applicant has responded to the comments of the HPC at a Preliminary Consultation on September 8, 1999. The **new additions** would be compatible with the site, and would maintain the formal relationship among the three components to the Dairy Barn "factory" - the silos, dairy barn, and milkhouse. Through the use of several elements - the 2' setback at the front, a reveal at the juncture of the new additions and the original structure, and the retention of original ventilators but no new installation of additional ventilators on the additions - there should be sufficient differentiation between the original milkhouse structure and the new additions.

While the HPC is strongly in support of retention of original windows, all of the windows on the Dairy Barn have been previously replaced. The T-111 installation on the milkhouse side elevation was done in conjunction with the installation of plexiglass at the windows. The HPC has suggested that the T-111 siding on the milkhouse be removed at this time, which the applicant intends to do, and the plexiglass windows will be removed as well. The applicant's architect has indicated that they will install simulated TDL wood windows, with a fenestration pattern which reflects the old (elongated double-hung) and new (smaller fixed) segments.

The applicant has been urged to retain as much of the gable endwalls as possible, and they will, therefore, retain 10' segments of the gable end walls (see Circle //). Staff notes that the use of a reveal should also complement the retention of the endwalls.

With regard to the signage, staff notes that the applicant was not informed by the county that they needed a HAWP as well as the county permit. The county proceeded to issue the sign

permit, and the applicant installed the signage. Staff is working with the county to address this lapse of compliance with the county historic preservation ordinance. Staff notes that the two monument signs are relatively simple, and are placed at the edges of the historic site by the public roads to guide people into the site. The design recalls the historic barn shape with the entrance signage, as well as in the masthead of the wall signage. The signage appears to be appropriately scaled to the site, as well as being complementary in design. Staff would recommend retroactive approval.

STAFF RECOMMENDATION

Staff recommends the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #9:

New additions and adjacent or related new construction will be undertaken in a such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and subject to the general condition that **the applicant shall present the 2 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Mark Davis

Daytime Phone No.: (301) 340-3224 /S

Tax Account No.: _____

Name of Property Owner: H. Steven Steinberg, VMD Daytime Phone No.: (301) 662-1440

Address: 15021 Dufief Mill Road Gaithersburg, MD 20878
Street Number City State Zip Code

Contractor: KPK Construction Phone No.: (410) 290-9963

Contractor Registration No.: Lic # 02812384

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15021 Street: Dufief Mill Road

Town/City: Gaithersburg Nearest Cross Street: Route 28

Lot: 2 Block: V Subdivision: Plat 36, Westleigh

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 750,000

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

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: _____

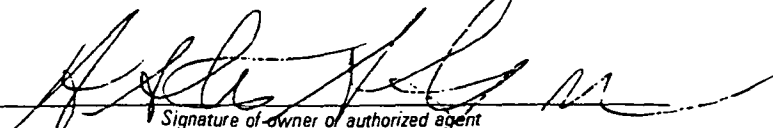
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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 of owner or authorized agent

7/23/99
Date

Approved: _____

For Chairman, Historic Preservation Commission

(4)

**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:

This property is located at 15021 Dufief Mill Road in Gaithersburg, on the corner of Dufief Mill Road and Route 28. The main building is a barn. Connected to the barn is a building originally built as a milking parlor, now used as a surgery facility for a veterinary practice. To the front and sides of the barn, the driveway and parking area are paved. Mature trees surround most of the lot perimeter. The barn is designated as a historical landmark.

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

The proposed project calls for removing the milking parlor and replacing it with an addition that will extend the full length of the barn. The roofline, windows, doors and siding of the addition will be compatible with the design of the main barn, and the physical appearance of the barn will be enhanced by the addition; instead of detracting from the barn's appearance, as the current milking parlor does.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

5

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Washingtonian Woods Homeowners Assoc. Inc
15850 Crabbs Branch Way #200
Rockville, MD 20855

Maple Springs Medical Center LLC
10810 Darnestown Rd. #101
Gaithersburg, MD 20878

Centex Real Estate Corp
2127 Espey Court, Suite 210
Crofton, MD 21114

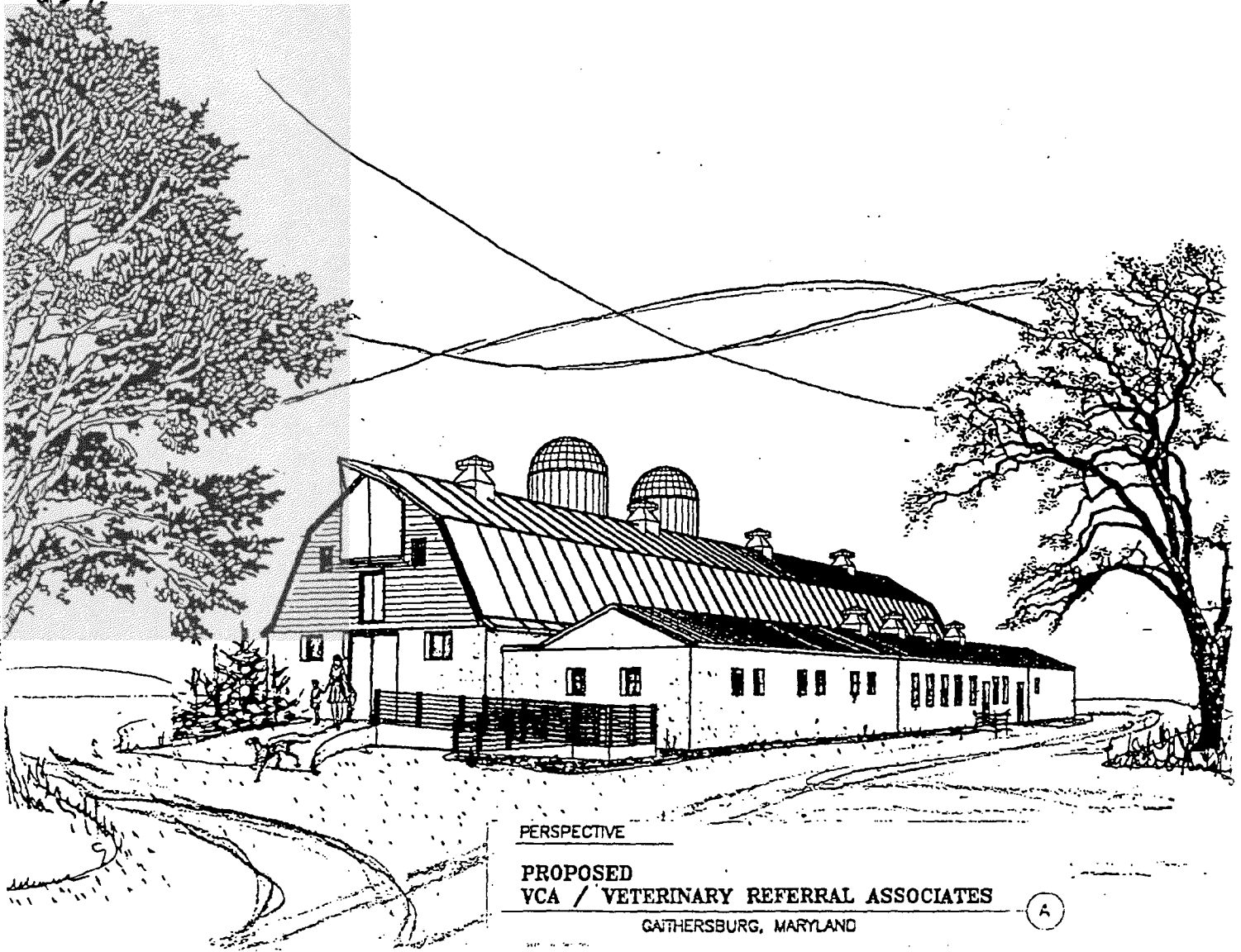
Ronald Greger
15001 Dufief Mill Rd.
Gaithersburg, MD 20878

Maryland National Capital Park and
Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Bob Kapsch
15220 Dufief Drive
North Potomac, MD 20878

Carol Bleakley
10900 Citreon Ct.
Gaithersburg, MD 20878

James R & S E Meck
10901 Citreon Ct.
Gaithersburg, MD 20878



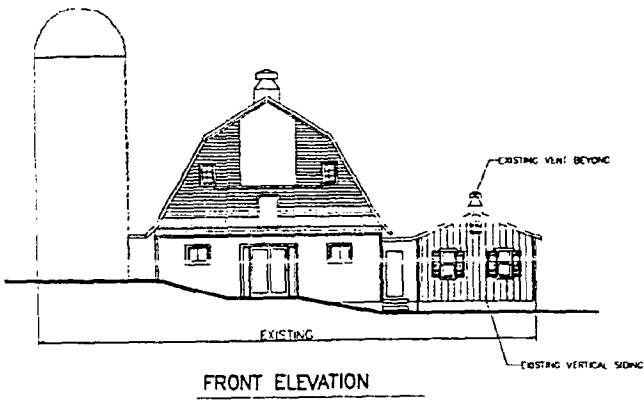
PERSPECTIVE

PROPOSED
VCA / VETERINARY REFERRAL ASSOCIATES

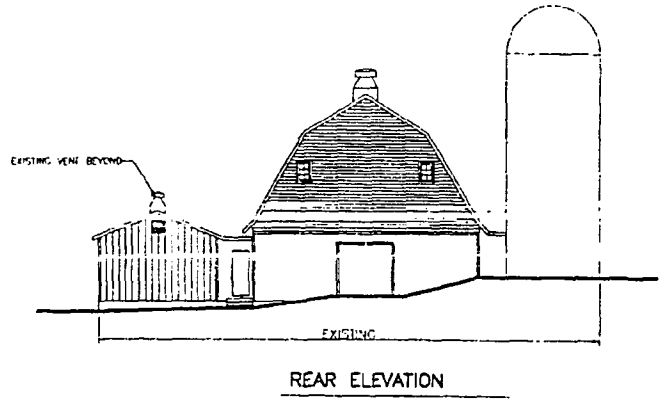
GAITHERSBURG, MARYLAND

(A)

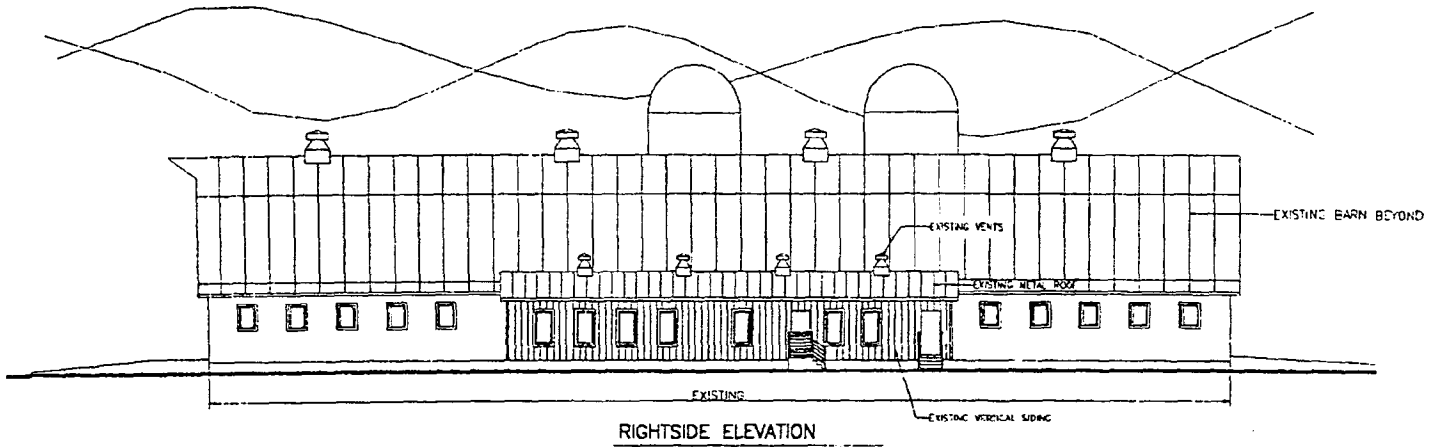
(8)



FRONT ELEVATION



REAR ELEVATION



RIGHTSIDE ELEVATION

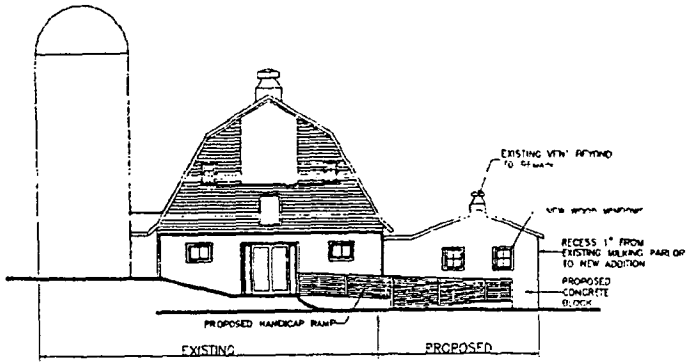
EXISTING CONDITIONS
 VCA / VETERINARY REFERRAL ASSOCIATES
 GAITHERSBURG, MARYLAND

11/11/2011

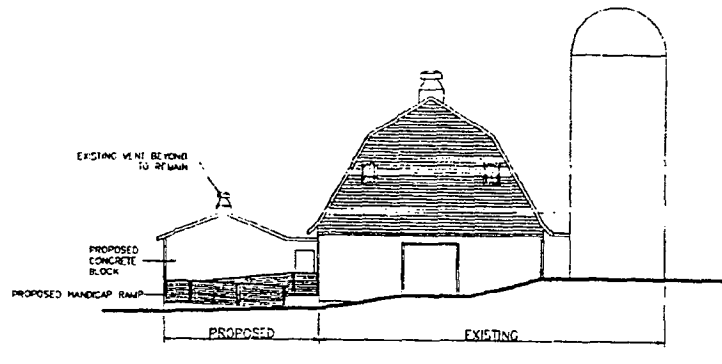
11/11/2011

11/11/2011

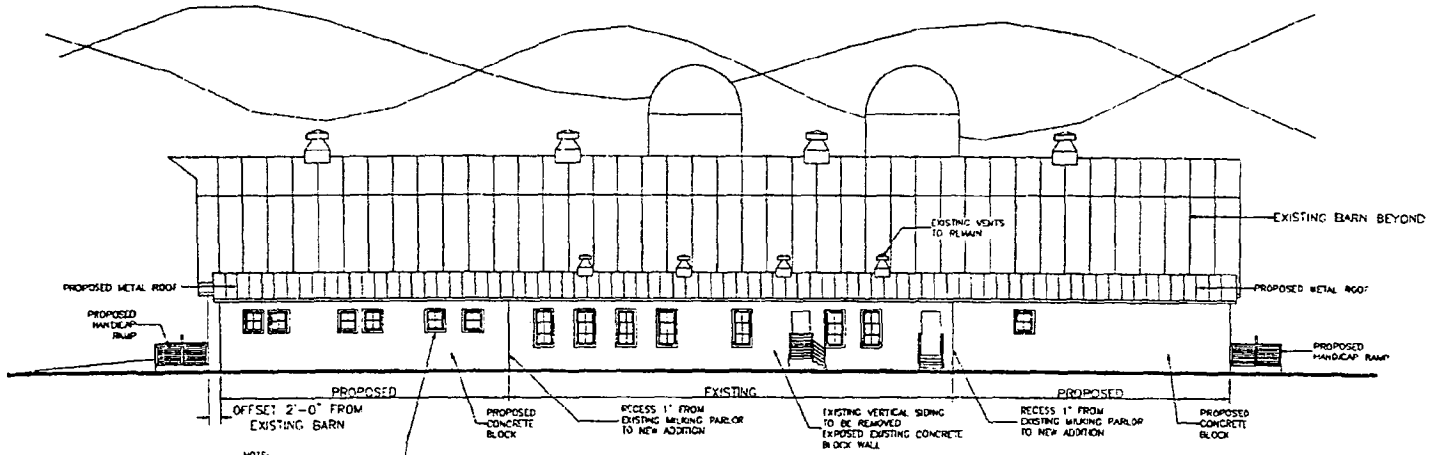




FRONT ELEVATION



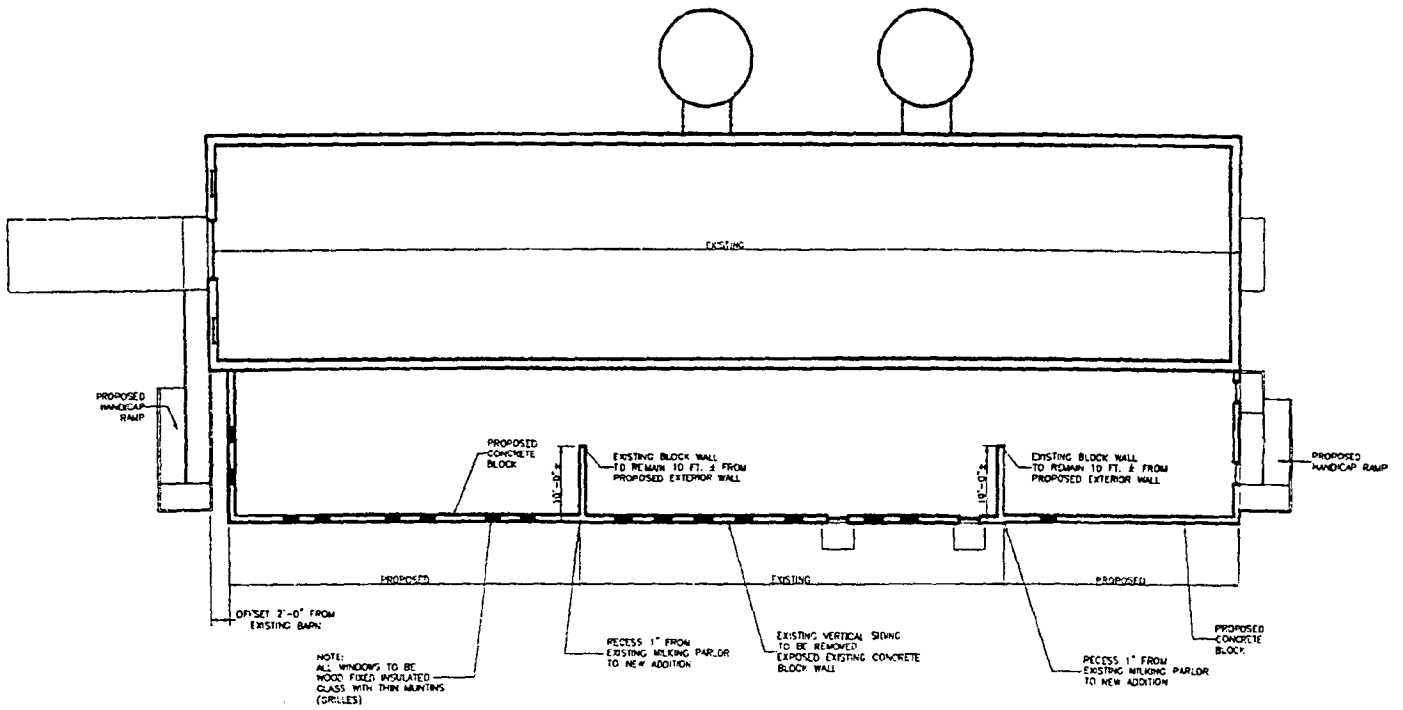
REAR ELEVATION



RIGHTSIDE ELEVATION

NOTE:
ALL WINDOWS TO BE
WOOD FRAMED INSULATED
GLASS WITH THIN MUNTINS
(GRILLS)

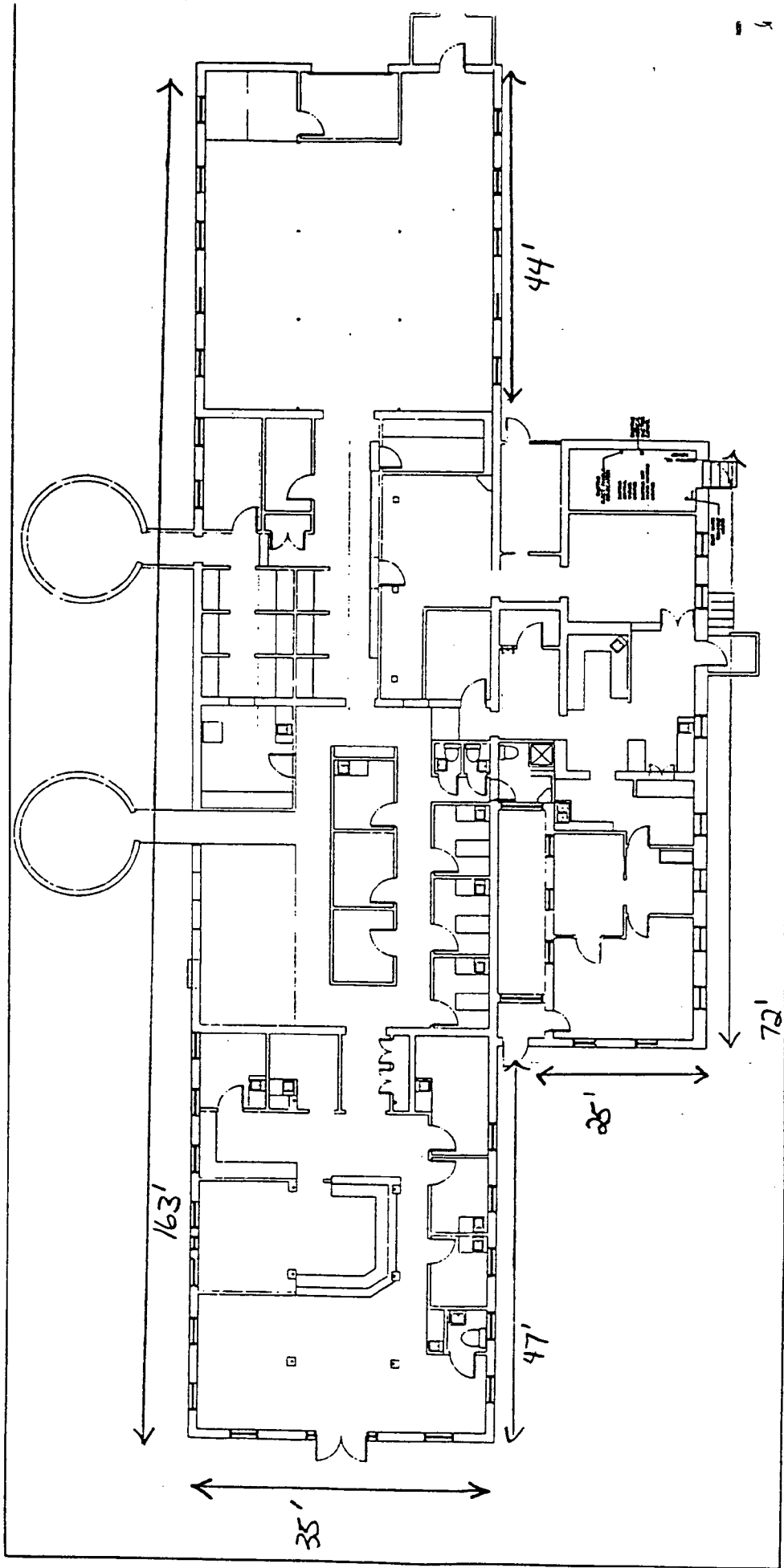
PROPOSED
VCA / VETERINARY REFERRAL ASSOCIATES
BATHERSBURG, MARYLAND

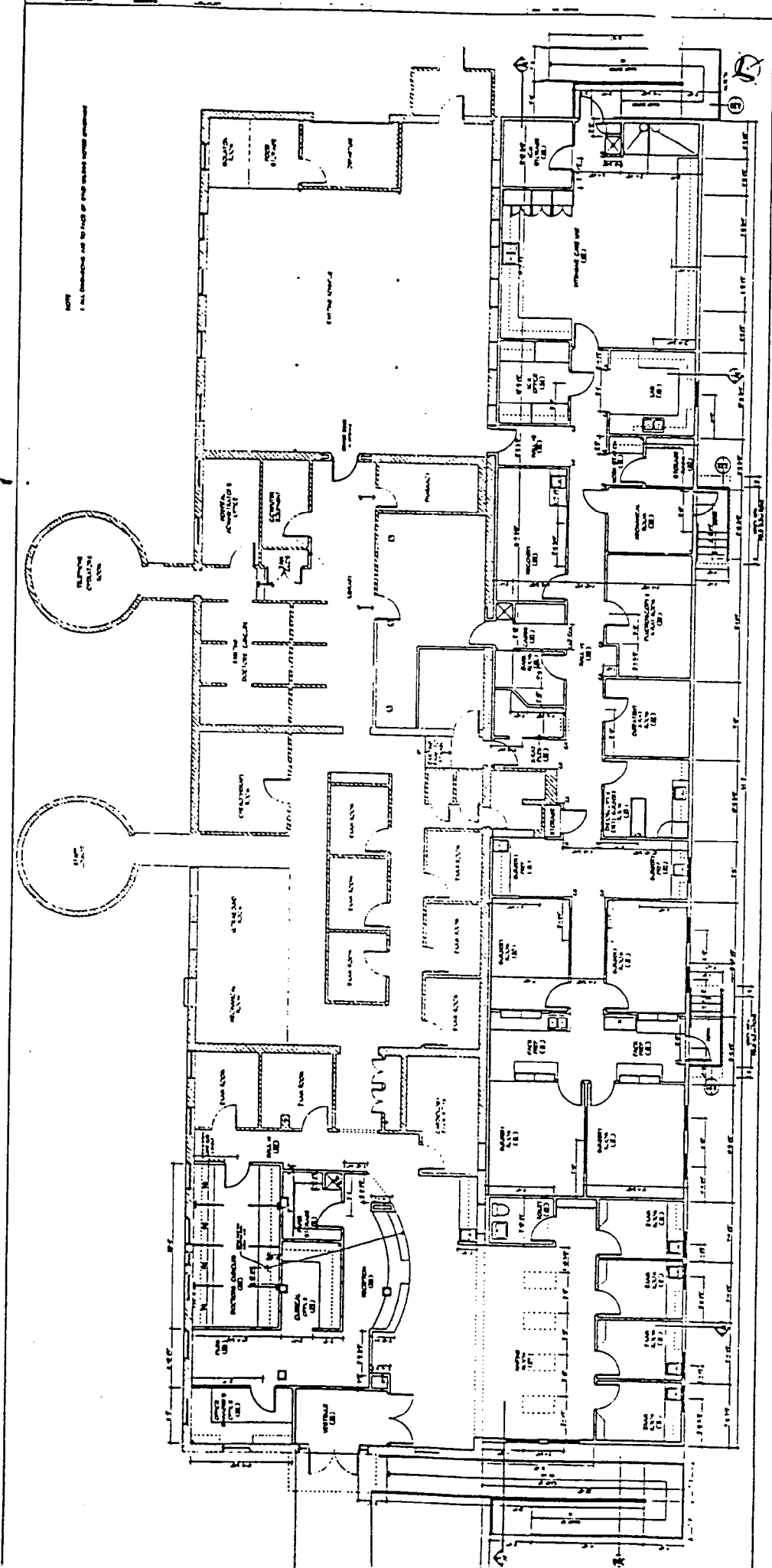


GROUND FLOOR PLAN

PROPOSED
VCA / VETERINARY REFERRAL ASSOCIATES
 CATHERSBURG, MARYLAND

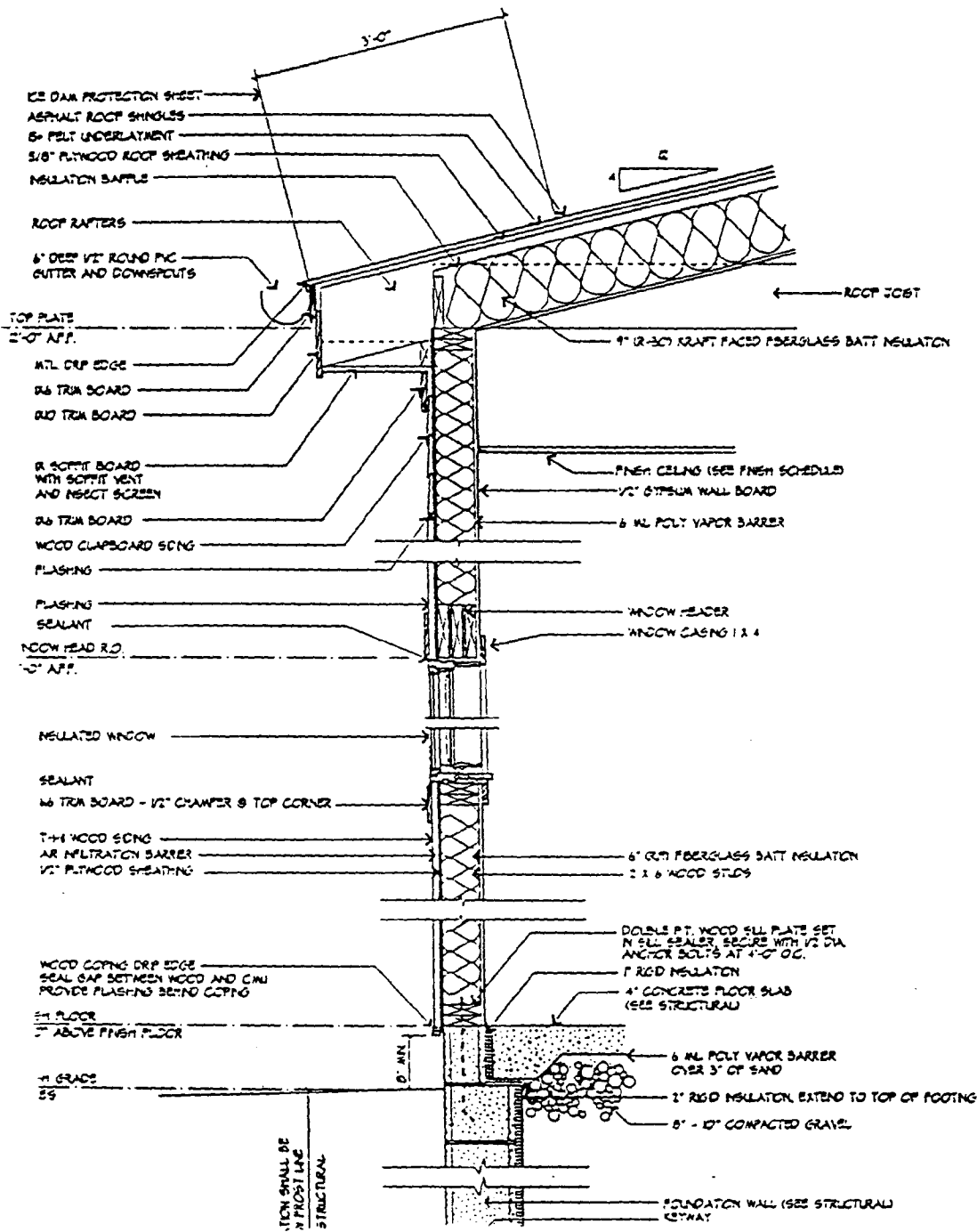
Existing Structure
1" = 18'





181 = "1
 2nd floor
 plan

1.1 all construction



PATRICK SIGNS

TEL No.13017700083

Mar 24,99 8:49 No.001 P.02

PERMIT NO.
S-7807
MONTGOMERY COUNTY, MD.

OUNTY, MARYLAND

Permitting Services
1e Pike, 2nd Floor
le, MD 20850

PERMIT NO 9903160202

EXPIRES: 03/16/00

15, 1999

THIS IS TO CERTIFY THAT:

STEVE STEINBERG (VCA VET REFERRAL)
5346 MEADOW RD
FREDERICK MD 21701
(301)330-3224

FOR PERMISSION TO CONSTRUCT 6 DOUBLE FACE FREESTANDING SIGN

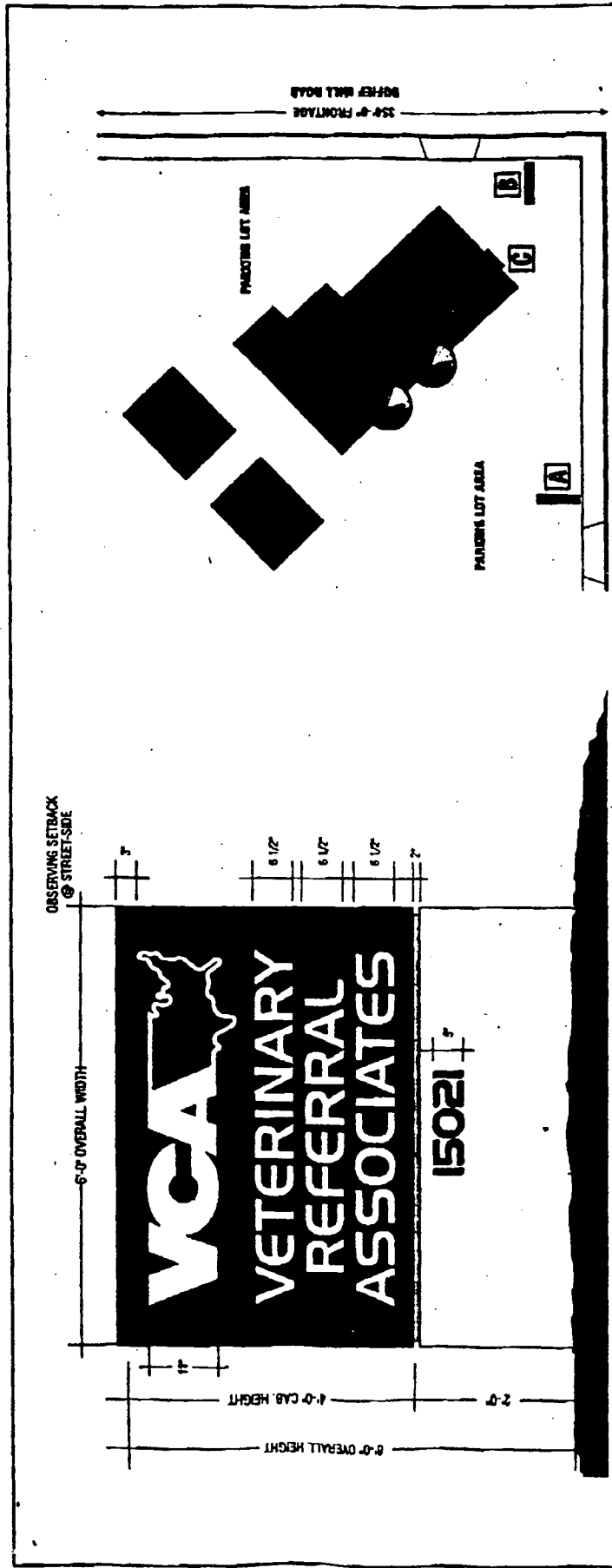
SIGN BODY VCA VET REFERRAL ASSOC

DIMENSIONS: 604 FEET 00 INCHES IN LENGTH
606 FEET 00 INCHES IN WIDTH

PREMISE ADDRESS 15024 DUFFIE HILL RD GAITHERSBURG

LOT	BLOCK	SUBDIVISION	
UNITS	FOLIO	PARCEL	PLATE GRID
	ELECTION DISTRICT 09	TAX ACCOUNT NO	00000000
	FEE \$400 175.00		

15



775'-0" FRONTAGE
 350'-0" FRONTAGE
 PARKING LOT AREA
 PARKING LOT AREA
 PARKING LOT AREA
 OBSERVING SETBACK @ STREET-SIDE
 3'

SIGN MAP PLOT PLAN
 SCALE: 1" = 1'-0"

A B SIGN ELEVATION / MFR. & INSTALL ONE (1) 1/2" THICK ILLUMINATED MONUMENT SIGN QUANTITY: MAKE TWO (2)
 SCALE: 3/4" = 1'-0"

- CUSTOM FABRICATED ALUMINUM CABINET, BACKGROUND & EDGES PAINTED TO MATCH #2051 BLUE
- CUSTOM FABRICATED ALUMINUM FACE, ROUTED FOR PUSH-THRU LETTERS
- LETTERS: CUSTOM FABRICATED PLASTIC PUSH-THRU CHARACTERS SET INTO ROUTED ALUMINUM FACE
- ILLUMINATION: HIGH OUTPUT 8000K FLUORESCENT INTERIOR ILLUMINATION ON CENTERS FOR EVEN LIGHTING
- BASE: CUSTOM FABRICATED ALUMINUM BASE COVER PAINTED WHITE, PAINT REVEAL TO MATCH BASE COLOR
- CABINET: #230-167 BLUE VINYL OVERLAY ONTO PUSH-THRU ACRYLIC PLASTIC
- MARK 10 CABINET: STANDARD 11/2" DEEP CABINET (DOUBLE-FACED)
- ADDRESS: MONUMENTALS TO BE 1/2" THICK F.O.O. SIGNETRY PAINTED TO MATCH #2051 BLUE
- NOTE: REMOVE OLD MONUMENT SIGN & REPLACE W/ NEW MONUMENT SIGN

© SEA 1998

Superior
 electrical advertising!

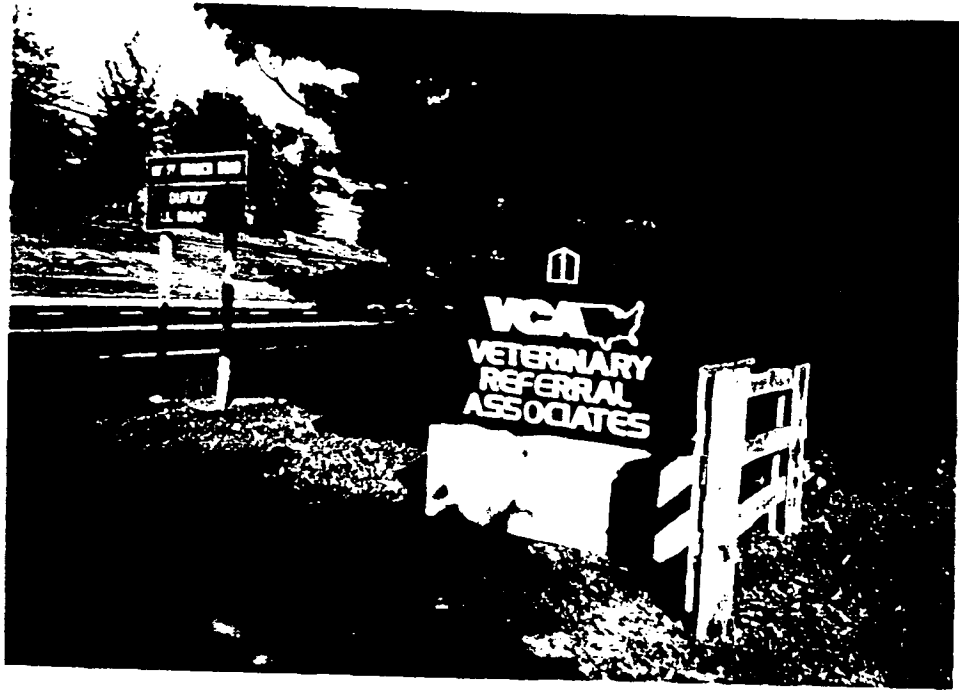
1970 West Jackson Street, Suite 11111, Los Angeles, CA 90017-1111

Project: **VCA VETERINARY REFERRAL ASSOC.**
 Address: **15021 DUFFEE MILL ROAD GAITHERSBURG MD**
 District: _____ Phone: _____
 Arch. By: **STAN JANOSCHA** Designer: **R. Scheffer**
 Scale: **As Noted** Date: **11-19-98**

LANDLORD APPROVAL

Drawing No. **98-11-9988**
 Reg. No. _____
 Customer Approval _____

(2)



Sign "A" on Darrestown Rd.



Sign "B," on Duffief Mill Rd.



Sign "C," on building front.

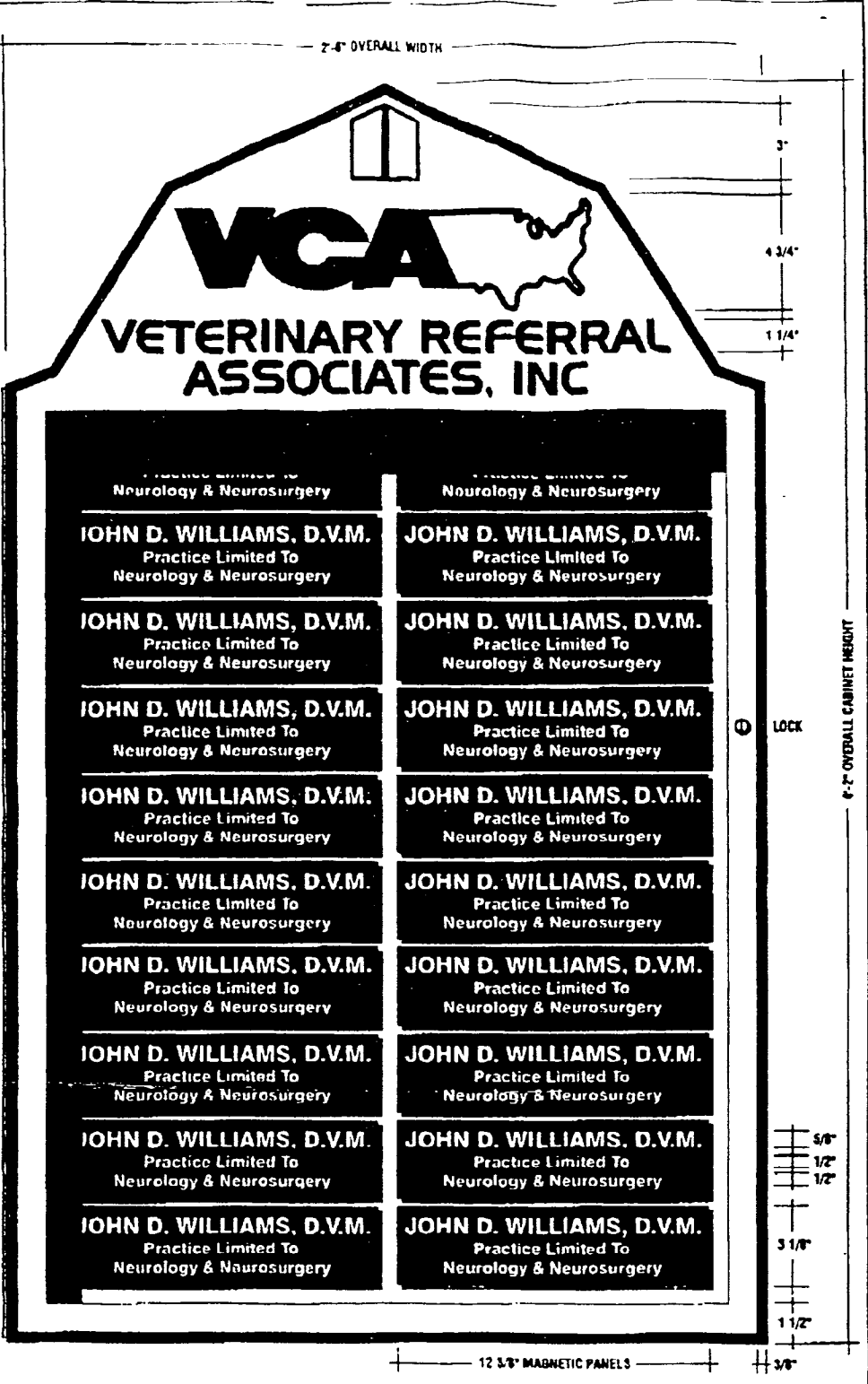
LANDIGRD APPROVAL

Project: VCA VETERINARY REFERRAL ASSOC.
 Address: 19021 DUNFEE HILL ROAD GAITHERSBURG MD
 Contact: STAN JANCOCHA
 Design: R. Schiffer
 Date: 11-18-98

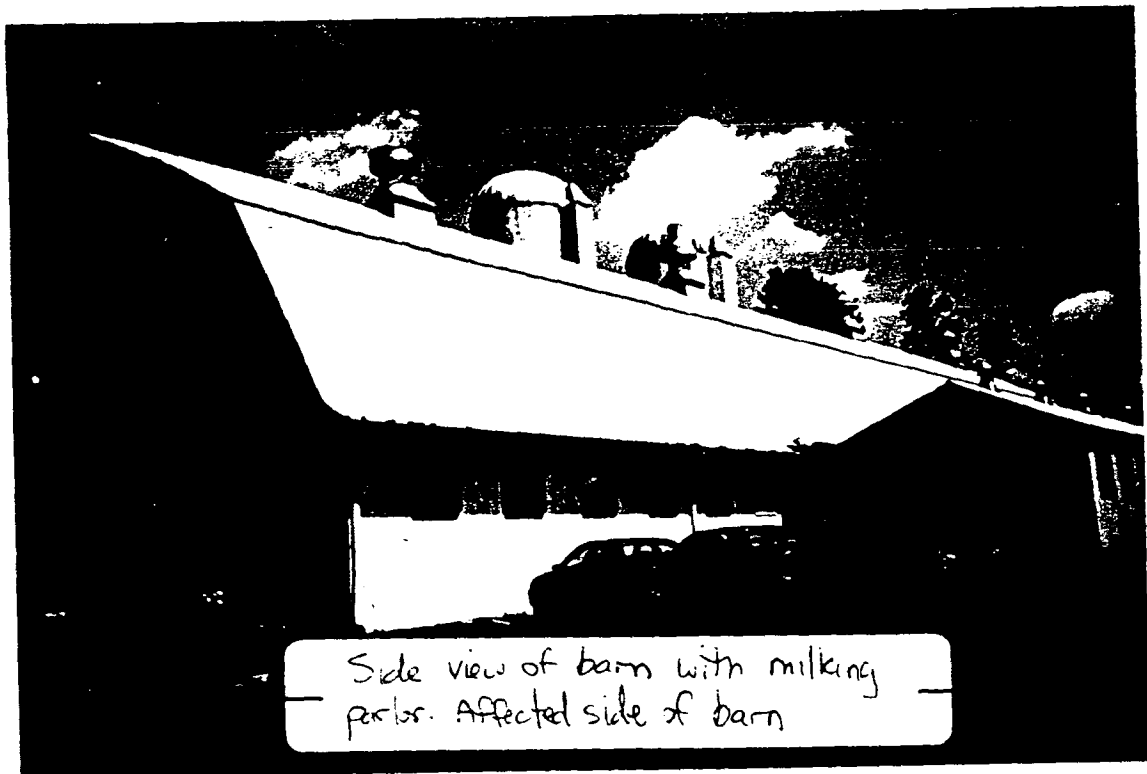
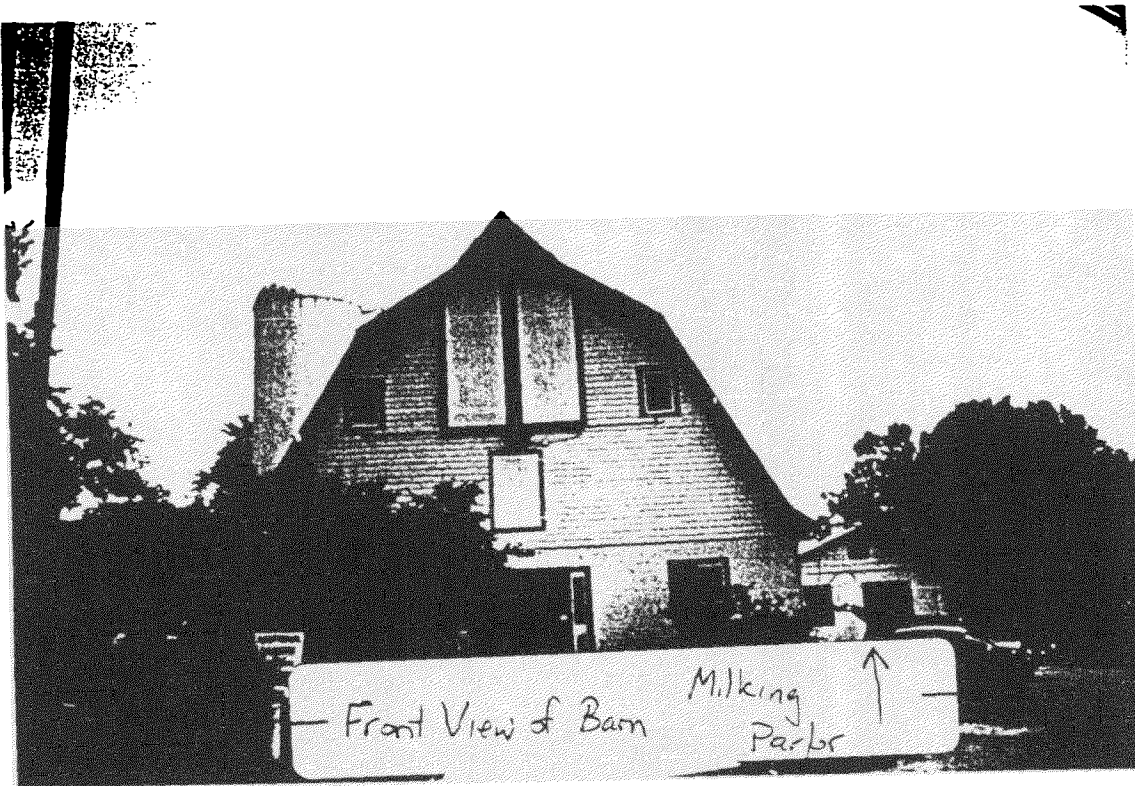
Order No: 98-11-9898
 Client Approval: _____

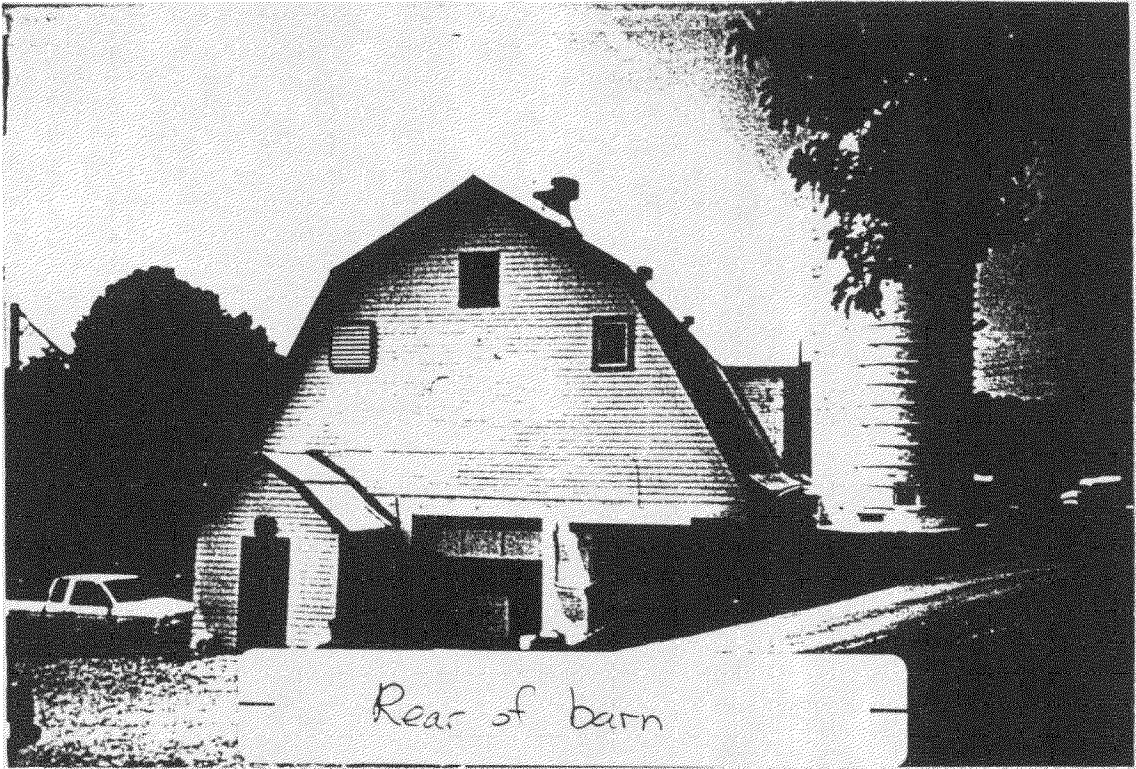
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127 Westpark Drive, Suite 100, Carrollton, TX 75006
 Tel: 972-442-2222
 Fax: 972-442-2223
 www.superiorelectrical.com



- C** SIDE ELEVATION / MFR. & INSTALL ONE (1) 4'x4' INT.-ILLUMINATED WALL-SIGN DOCTORS' PLAQUE CABINET W/ HINGED FACE
 SCALE: 3" = 1'-0" QUANTITY: MAKE ONE (1)
- CABINET: CUSTOM FABRICATED ALUMINUM CABINET W/ HINGED LOCKING DOOR W/ CLEAR LEXAN WINDOW (HINGE ON LEFT SIDE OF DOOR)
 - DOOR LOGO & LETTERS: ROUTED FROM ALUMINUM FACE & BACKED-UP W/ ACRYLIC PLASTIC W/ 3M #330-167 BLUE TRANSLUCENT VINYL
 - DOCTORS' PANELS: CUSTOM-MADE CHANGEABLE MAGNETIC STRIPS W/ CUSTOM SILK-SCREENED GRAPHICS AS PER CLIENT'S LIST
 - ILLUMINATION: 15mm #6500 WHITE PERIMETER NEON BEHIND RETAINER-EDGE & 15mm #6500 WHITE NEON GRID BEHIND LOGO AREA
 - PAINT: CABINET INTERIOR & EXTERIOR TO BE PAINTED WHITE SEMI-GLOSS. 3/8" FACE BORDER TO BE PAINTED T/M VCA BLUE
 - LOCK: DOOR-LOCK & KEYS TO BE PROVIDED

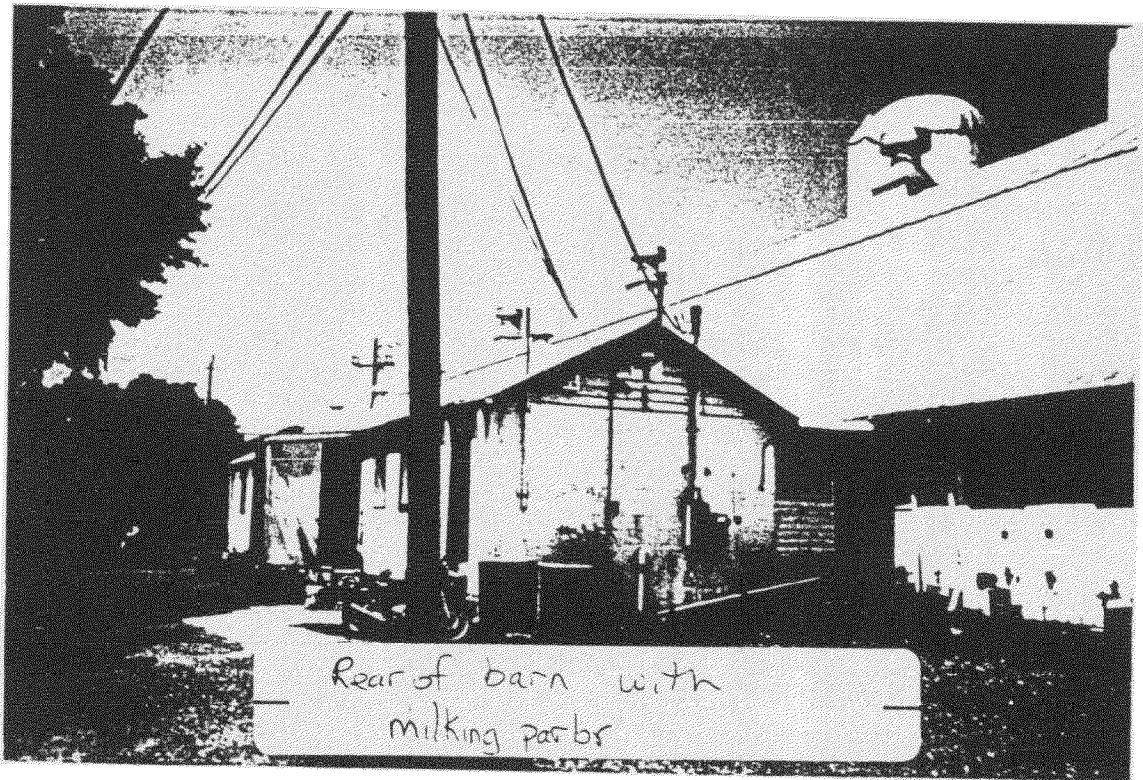
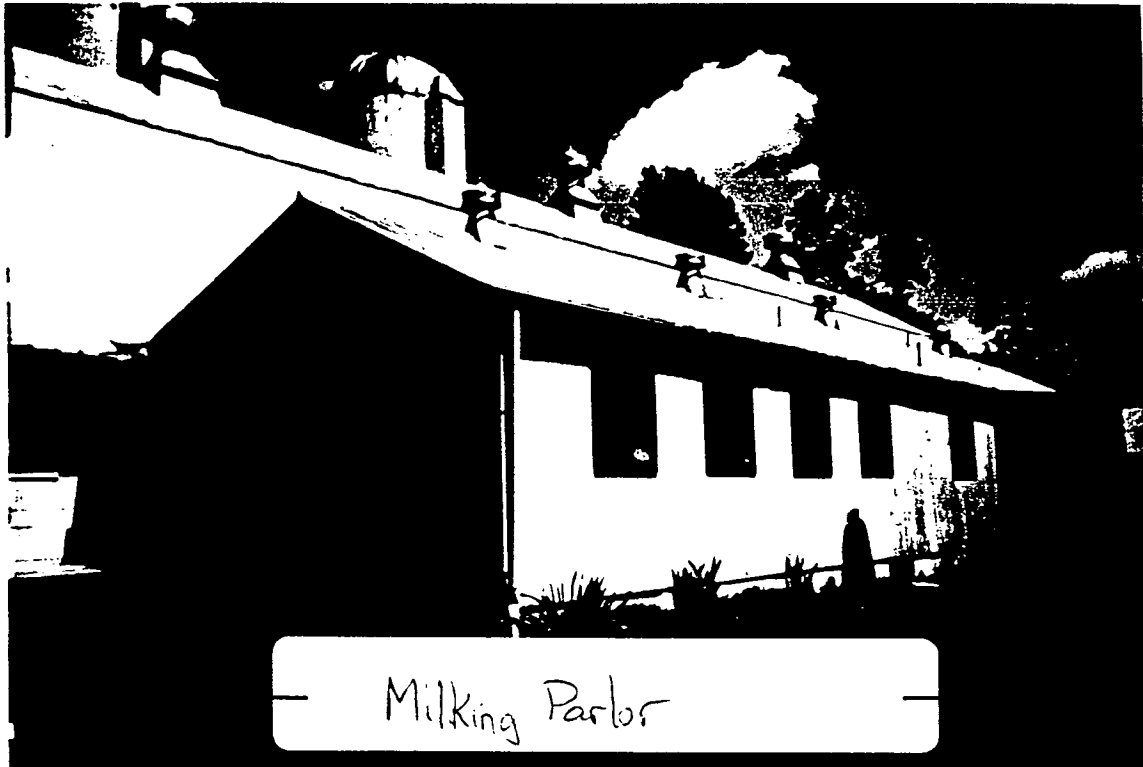




Rear of barn



Unaffected side of barn





facsimile

801 South Dallas Street, Baltimore MD 21231
phone 410.563.4038 fax 410.732.0601 email mackerel@mindspring.com

date 16-may-00

to Robin Ziek **company** Parks & Planning Commission

phone 301-563-3408 **fax** 301-563-3412

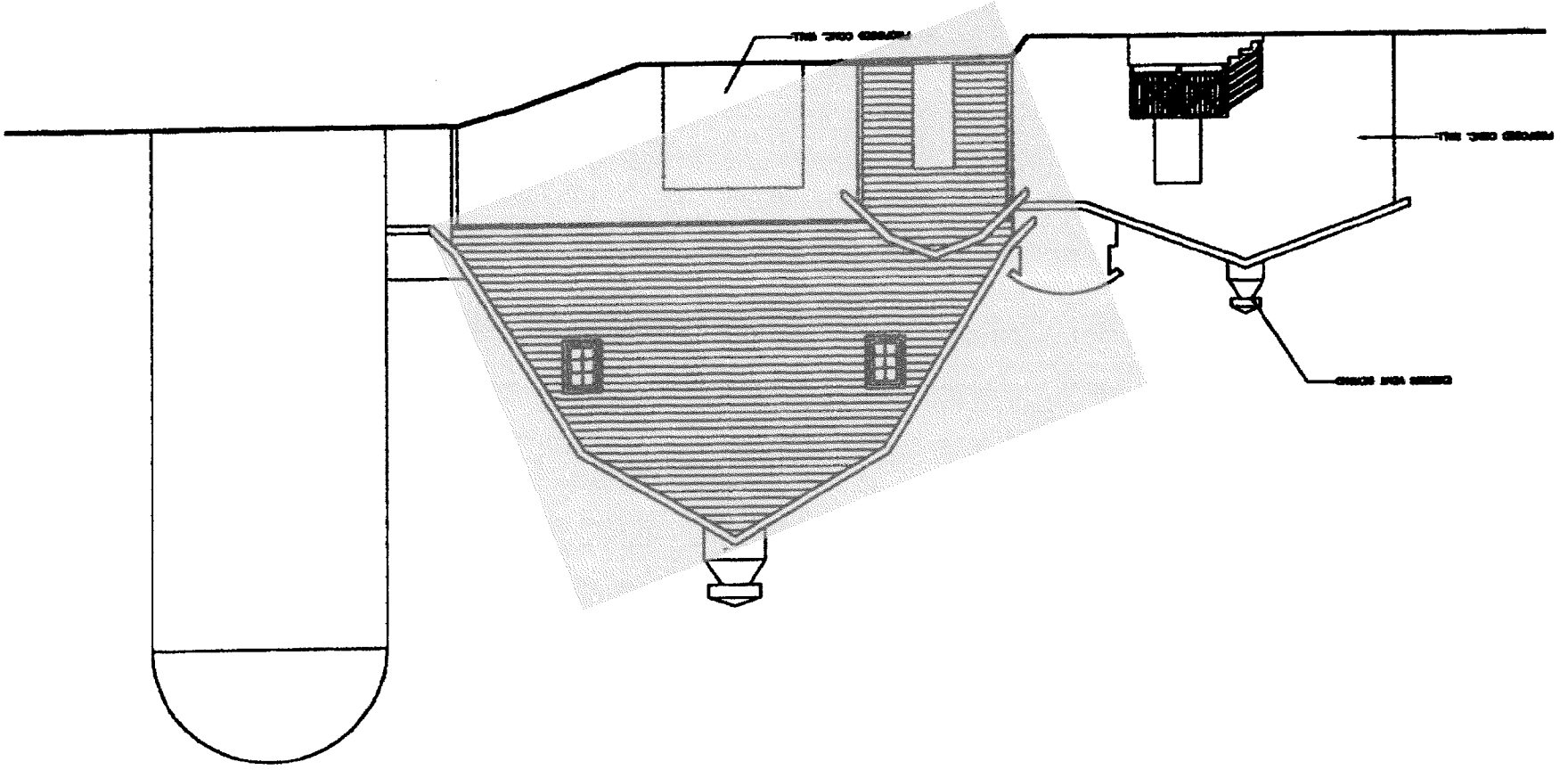
re Maple Springs Barn 25/2-99A

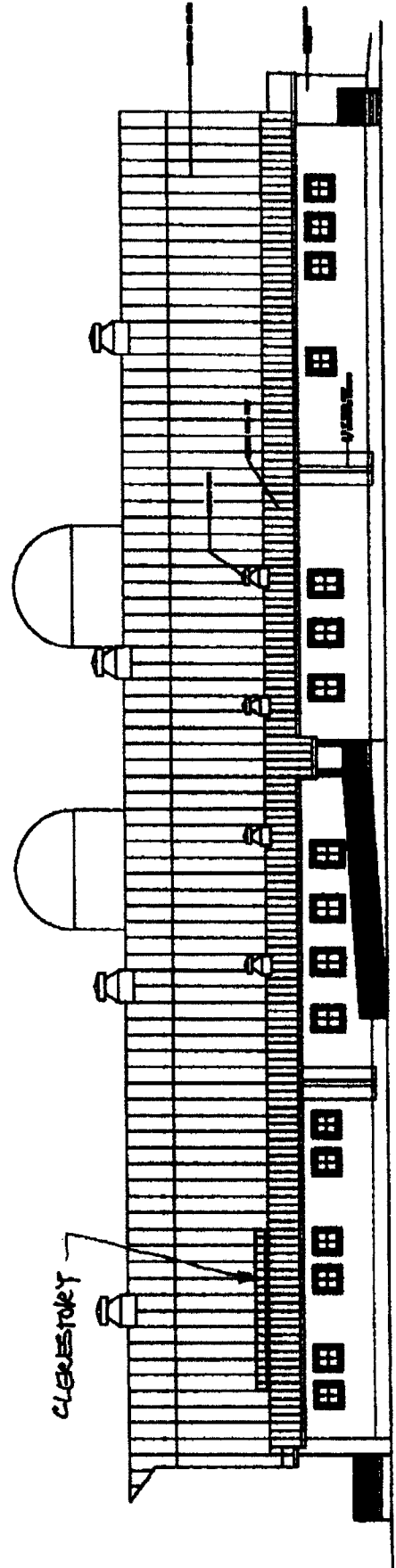
message

As requested , attached are the revisions to the front and right side elevations. Please advise if there is anything further that you require. Also could you advise us as to what is the proper time to be present. Thank you

REAR ELEVATION

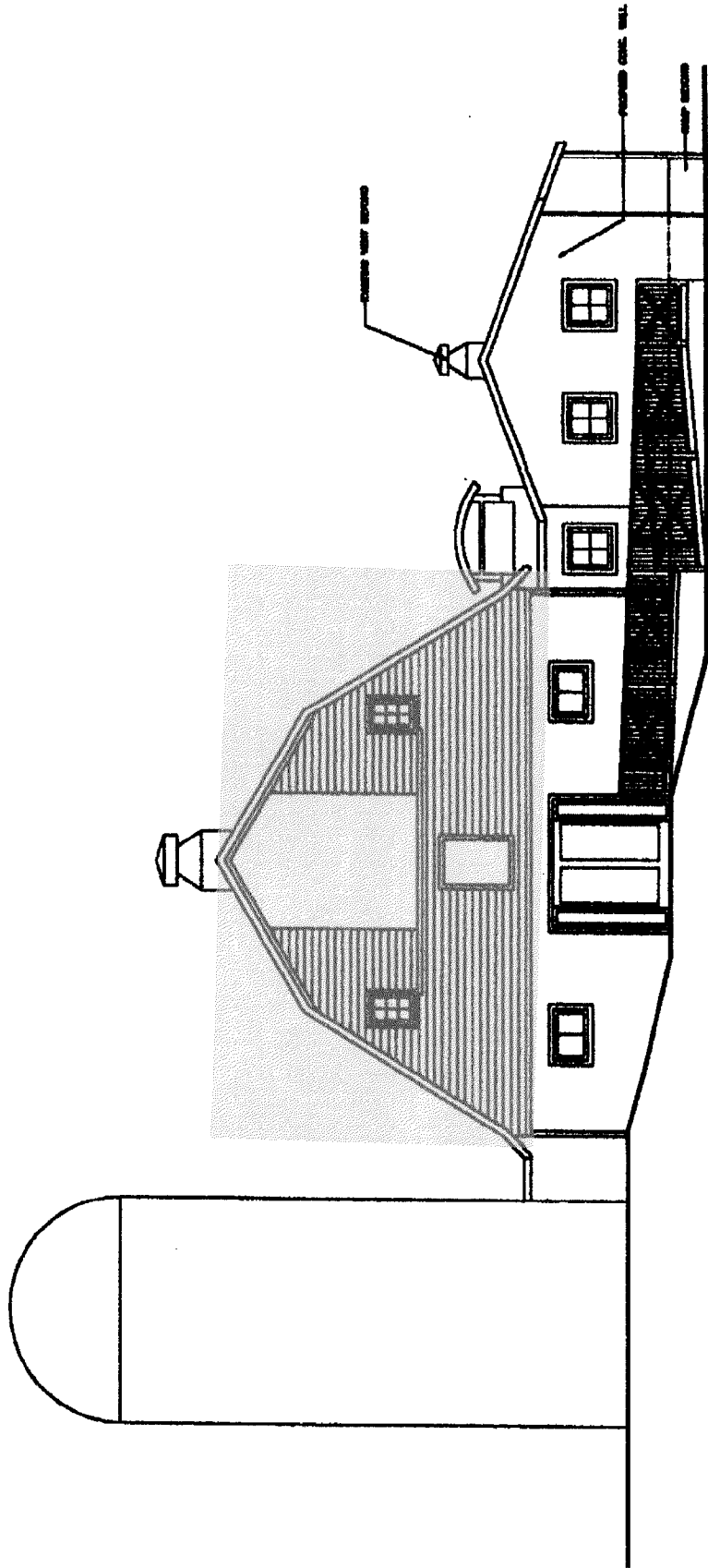
SCALE 1/8" = 1'-0"





REGENTSIDE ELEVATION
1913 W.P. 1-14

(See Circle 19)



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

(see Circle 18)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: Oct 13, 1999

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Steven Steinberg VMD

Address: 15021 Duffel Mill Road, Gaithersburg 20878

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



IN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Mark Davis

Daytime Phone No.: (301) 340-3224 /5

Tax Account No.: _____

Name of Property Owner: H. Steven Steinberg, VMD Daytime Phone No.: (301) 662-1440

Address: 15021 Dufief Mill Road Gaithersburg, MD 20878
Street Number City Street Zip Code

Contractor: KPK Construction Phone No.: (410) 290-9963

Contractor Registration No.: Lic # 02812384

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15021 Street: Dufief Mill Road

Town/City: Gaithersburg Nearest Cross Street: Route 28

Lot: 2 Block: V Subdivision: Plat 36, Westleigh

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 750,000

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

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] 7/23/99
Signature of owner or authorized agent Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 10/13/99
Application/Permit No.: 9907270093 Date Filed: 7/27/99 Date Issued: _____

**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:

This property is located at 15021 Dufief Mill Road in Gaithersburg, on the corner of Dufief Mill Road and Route 28. The main building is a barn. Connected to the barn is a building originally built as a milking parlor, now used as a surgery facility for a veterinary practice. To the front and sides of the barn, the driveway and parking area are paved. Mature trees surround most of the lot perimeter. The barn is designated as a historical landmark.

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The proposed project calls for removing the milking parlor and replacing it with an addition that will extend the full length of the barn. The roofline, windows, doors and siding of the addition will be compatible with the design of the main barn, and the physical appearance of the barn will be enhanced by the addition; instead of detracting from the barn's appearance, as the current milking parlor does.

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Site and environmental setting, drawn to scale. You may use your plat. 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville; (301/279-1355).

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: Oct 13, 1999

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *[Signature]* Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

* PRIOR TO SUBMITTING FOR YOUR BUILDING PERMIT, PLEASE CALL THIS OFFICE TO COME IN FOR HPC STAFF REVIEW + STAMPING OF YOUR PERMIT SETS (2) + 1 (FOR HPC FILES). Thank you -

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15021 Dufief Mill Road, Gaithersburg Meeting Date: 10/13/99
 Applicant: Steven Steinberg, VMD Report Date: 10/6/99
 Resource: **Maple Springs Barn** Public Notice: 9/29/99
 Master Plan Site #25/2
 Review: HAWP (Retroactive) Tax Credit: Partial
 Case Number: 25/2-99A Staff: Robin Ziek
 PROPOSAL: New side additions, new sign RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site, Maple Springs Barn*
 STYLE: Vernacular Dairy Barn
 DATE: 20th Century (1920, 1937, 1942)

The Maple Spring Dairy Barn was built in 1942 on the Garrett Farm. It includes two large silos, a large barn with a gambrel roof, and a milkhouse. The dairy barn has a block foundation and wood clapboard in the gable ends. There are three prominent ventilators in the roof. The milkhouse has a simple gable roof, and was built of concrete block, with wood clapboard in the gable end. It is connected to the dairy barn by an extension with a flat roof. The milkhouse has four ventilators in the roof. The complex has been adapted for use as a veterinary facility, with only minor alterations on the exterior.

PROPOSAL

The applicant proposes to retain the original milkhouse and construct extensions on either side of the milkhouse. The **additions** would replicate the width, height, gable roof form, and connecting link of the original milkhouse. Programmatically, the front portion would enlarge the waiting room and examining room capacity. The rear extension would provide space for an expanded intensive care unit, in relationship to the surgery area. The existing entrance into the dairy barn would remain and be reinforced with the addition of a handicapped ramp in front of the milkhouse addition.

The addition at the rear would extend to the edge of the dairy barn, while the addition at the front would be held back from the front edge of the dairy barn with a 2' setback. The new additions would be built of concrete block in a similar manner to the original milkhouse, and

they would be painted white, as is the entire Dairy Barn complex. The roof would be standing-seam metal, and the windows would be thermally-glazed wood windows with simulated TDL, integral mutins and shadow bars. They would be fixed multi-light windows, matching the fenestration of the existing windows in the milkhouse, and installing smaller windows in the new additions (see Circle 10).

The new additions would be differentiated from the original milkhouse structure by the retention of the original roof ventilators in the milkhouse and the absence of any in the new additions. Further, the new additions would be constructed with a 1"-reveal between the old and new portions, to help highlight the original structure.

The other aspect of this HAWP application is consideration of **three new signs** on the property. The applicant applied for, and received, a County sign permit (see Circle 15). As such, they were not informed by the county that they also needed a HAWP for the installation of the new signs, and the new signs have now been installed (see Circle 17, 18). Two of the signs are monument signs, posted at the two entrances to the property (see Circle 16). The third sign is a flat case sign board mounted on the building by the front entrance, with a locking glass door which can be opened to change the listing of physicians associated with the practice (see Circle 18, 19).

STAFF DISCUSSION

The applicant has responded to the comments of the HPC at a Preliminary Consultation on September 8, 1999. The **new additions** would be compatible with the site, and would maintain the formal relationship among the three components to the Dairy Barn "factory" - the silos, dairy barn, and milkhouse. Through the use of several elements - the 2' setback at the front, a reveal at the juncture of the new additions and the original structure, and the retention of original ventilators but no new installation of additional ventilators on the additions - there should be sufficient differentiation between the original milkhouse structure and the new additions.

While the HPC is strongly in support of retention of original windows, all of the windows on the Dairy Barn have been previously replaced. The T-111 installation on the milkhouse side elevation was done in conjunction with the installation of plexiglass at the windows. The HPC has suggested that the T-111 siding on the milkhouse be removed at this time, which the applicant intends to do, and the plexiglass windows will be removed as well. The applicant's architect has indicated that they will install simulated TDL wood windows, with a fenestration pattern which reflects the old (elongated double-hung) and new (smaller fixed) segments.

The applicant has been urged to retain as much of the gable endwalls as possible, and they will, therefore, retain 10' segments of the gable end walls (see Circle //). Staff notes that the use of a reveal should also complement the retention of the endwalls.

With regard to the signage, staff notes that the applicant was not informed by the county that they needed a HAWP as well as the county permit. The county proceeded to issue the sign

permit, and the applicant installed the signage. Staff is working with the county to address this lapse of compliance with the county historic preservation ordinance. Staff notes that the two monument signs are relatively simple, and are placed at the edges of the historic site by the public roads to guide people into the site. The design recalls the historic barn shape with the entrance signage, as well as in the masthead of the wall signage. The signage appears to be appropriately scaled to the site, as well as being complementary in design. Staff would recommend retroactive approval.

STAFF RECOMMENDATION

Staff recommends the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #9:

New additions and adjacent or related new construction will be undertaken in a such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and subject to the general condition that **the applicant shall present the 2 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Mark Davis

Daytime Phone No.: (301) 340-3224 /5

Tax Account No.: _____

Name of Property Owner: H. Steven Steinberg, VMD Daytime Phone No.: (301) 662-1440

Address: 15021 Dufief Mill Road Gaithersburg, MD 20878
Street Number City State Zip Code

Contractor: KPK Construction Phone No.: (410) 290-9963

Contractor Registration No.: Lic # 02812384

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15021 Street: Dufief Mill Road

Town/City: Gaithersburg Nearest Cross Street: Route 28

Lot: 2 Block: V Subdivision: Plat 36, Westleigh

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 750,000

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

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]
Signature of owner or authorized agent

7/23/99
Date

Approved: _____

For Chairperson, Historic Preservation Commission

4

**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:

This property is located at 15021 Duffief Mill Road in Gaithersburg, on the corner of Duffief Mill Road and Route 28. The main building is a barn. Connected to the barn is a building originally built as a milking parlor, now used as a surgery facility for a veterinary practice. To the front and sides of the barn, the driveway and parking area are paved. Mature trees surround most of the lot perimeter. The barn is designated as a historical landmark.

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

The proposed project calls for removing the milking parlor and replacing it with an addition that will extend the full length of the barn. The roofline, windows, doors and siding of the addition will be compatible with the design of the main barn, and the physical appearance of the barn will be enhanced by the addition; instead of detracting from the barn's appearance, as the current milking parlor does.

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Washingtonian Woods Homeowners Assoc. Inc
15850 Crabbs Branch Way #200
Rockville, MD 20855

Maple Springs Medical Center LLC
10810 Darnestown Rd. #101
Gaithersburg, MD 20878

Centex Real Estate Corp
2127 Espey Court, Suite 210
Crofton, MD 21114

Ronald Greger
15001 Dufief Mill Rd.
Gaithersburg, MD 20878

Maryland National Capital Park and
Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Bob Kapsch
15220 Dufief Drive
North Potomac, MD 20878

Carol Bleakley
10900 Citreon Ct.
Gaithersburg, MD 20878

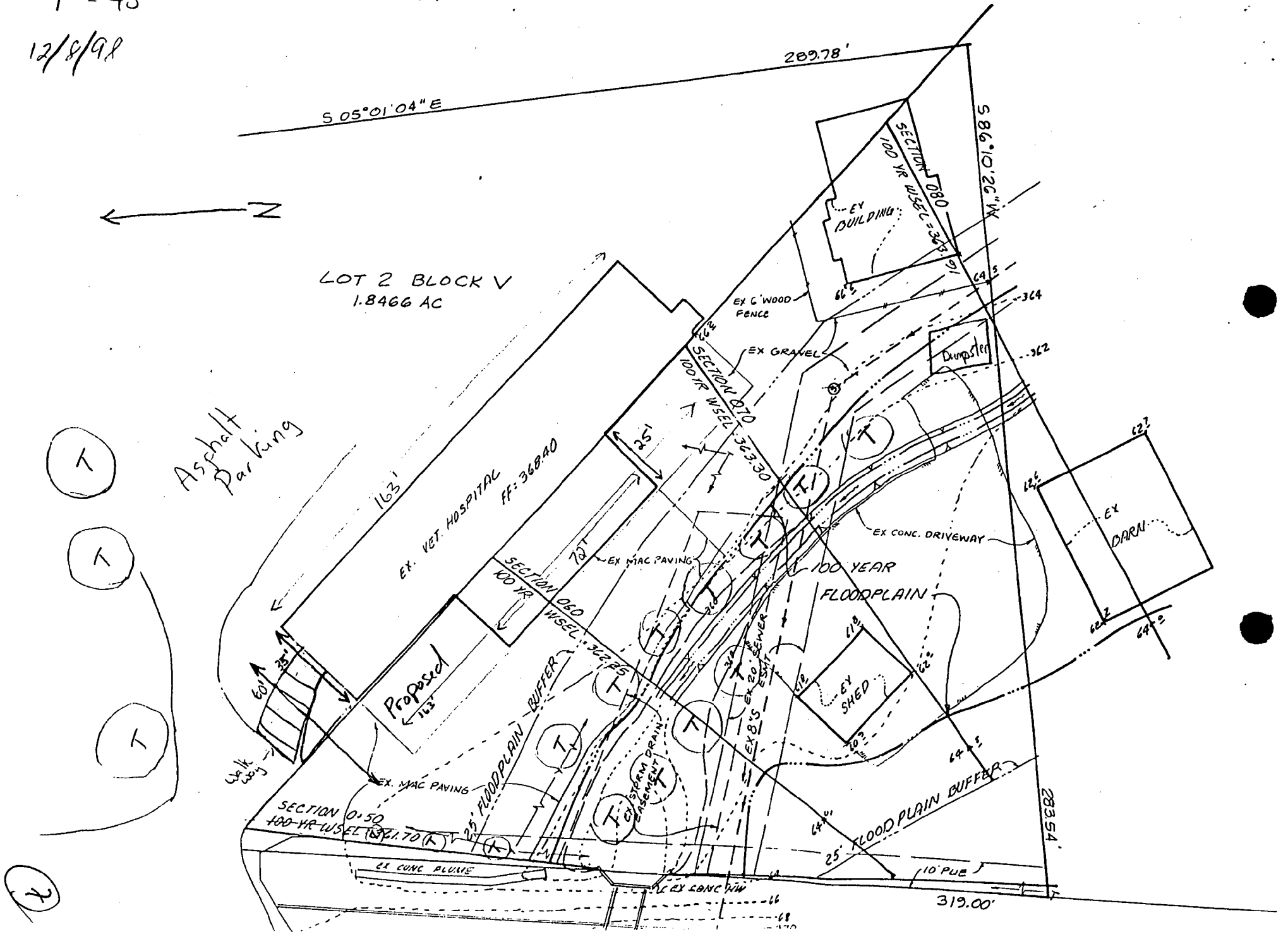
James R & S E Meck
10901 Citreon Ct.
Gaithersburg, MD 20878

6

1" = 40'

12/8/98

Site Plan



LOT 2 BLOCK V
1.8466 AC

Asphalt
Parking

S 05° 01' 04" E

289.78'

S 86° 10' 26" W

EX. VET. HOSPITAL
FF: 368.80

100 YEAR
FLOODPLAIN

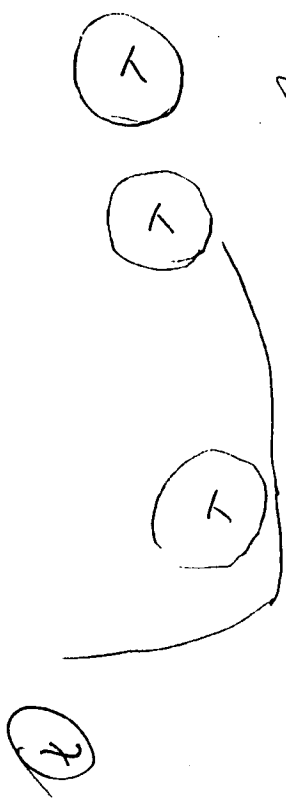
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100-YR WSEL: 367.70 (R)

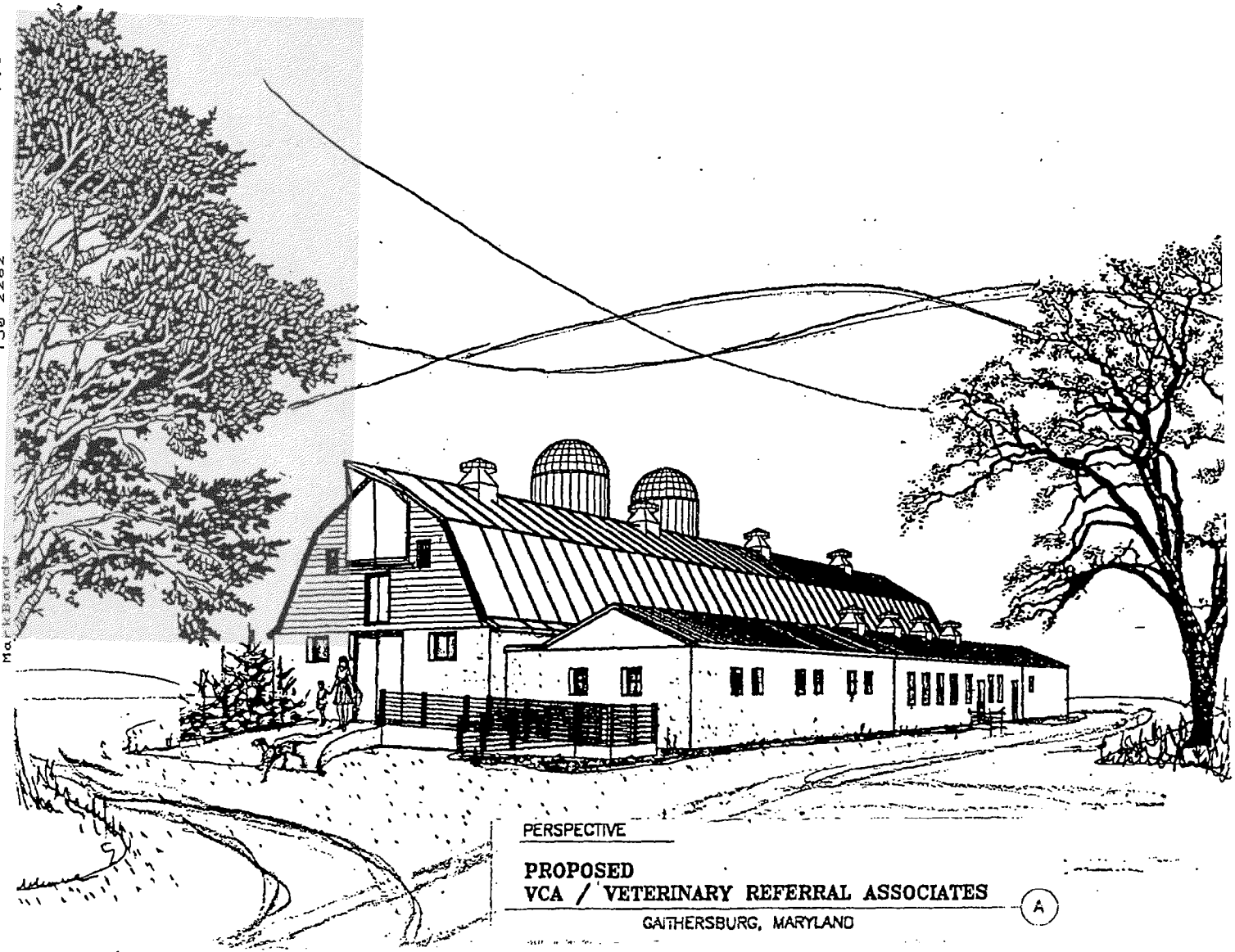
SECTION 0.70
100-YR WSEL: 363.30

SECTION 0.80
100-YR WSEL: 363.30

283.54'

319.00'





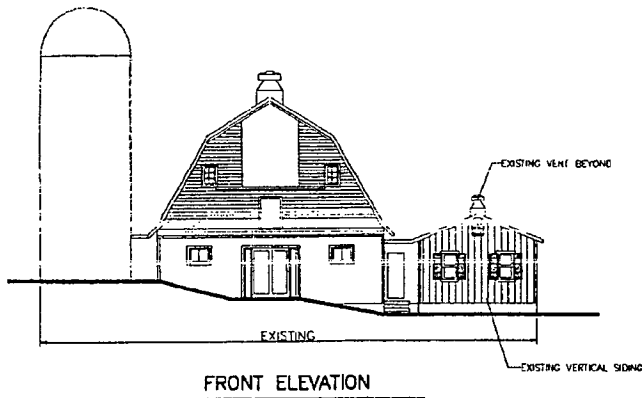
PERSPECTIVE

**PROPOSED
VCA / VETERINARY REFERRAL ASSOCIATES**

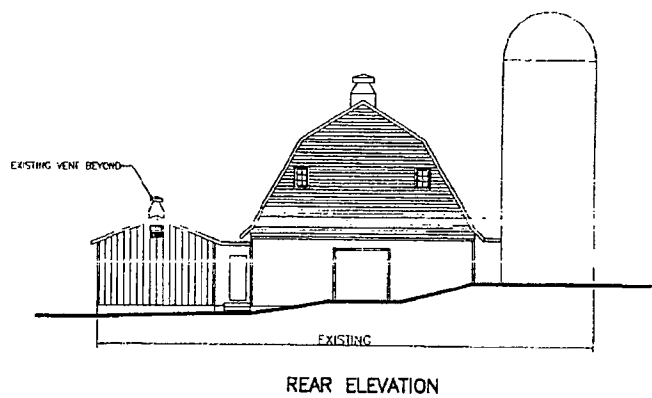
GAITHERSBURG, MARYLAND

A

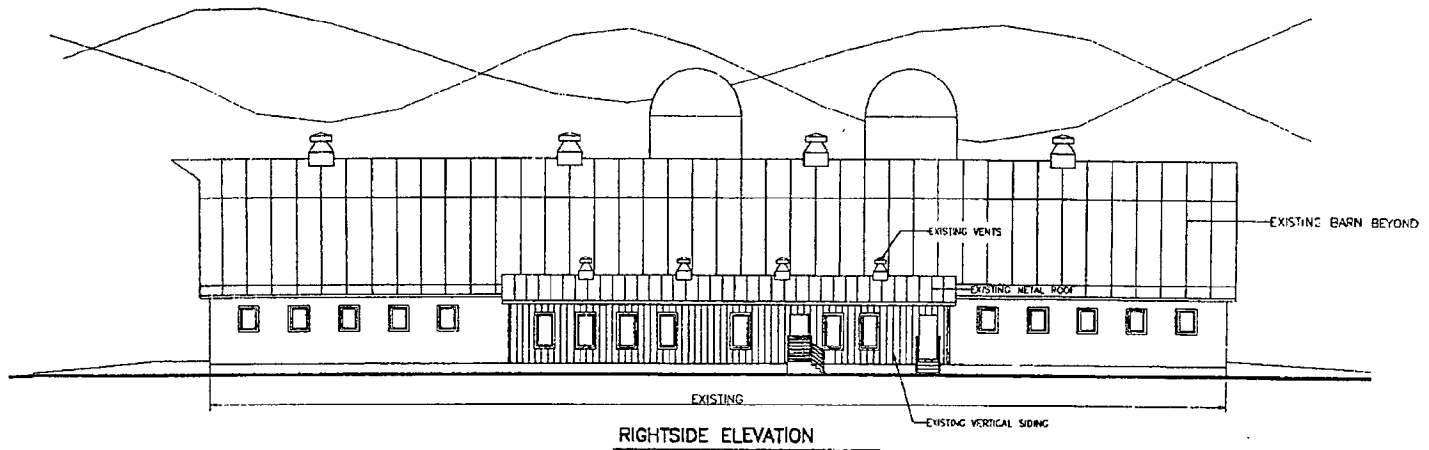
8



FRONT ELEVATION



REAR ELEVATION



RIGHTSIDE ELEVATION

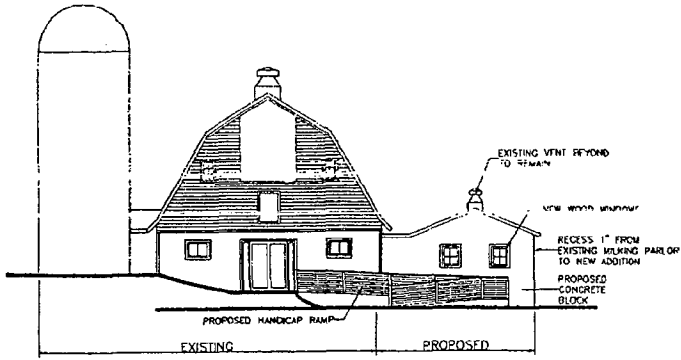
EXISTING CONDITIONS
VCA / VETERINARY REFERRAL ASSOCIATES
 GAITHERSBURG, MARYLAND

MARK BARNBY

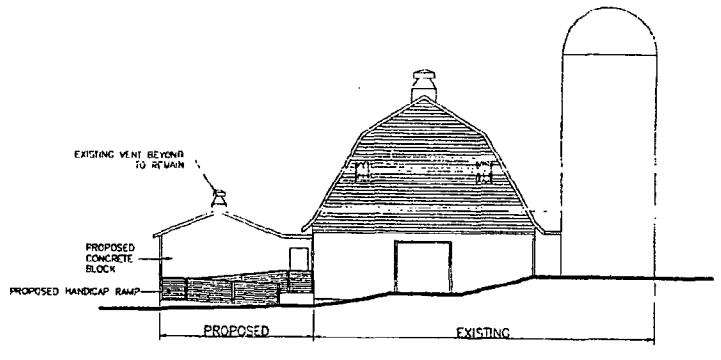
CSB 2262

P. 04

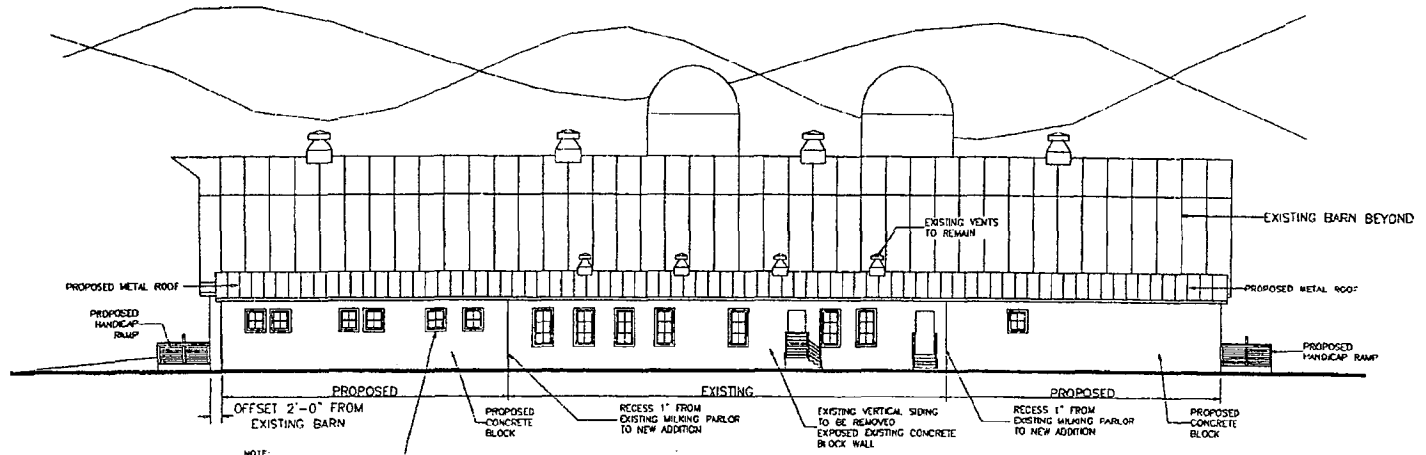




FRONT ELEVATION



REAR ELEVATION



RIGHTSIDE ELEVATION

NOTE:
ALL WINDOWS TO BE
WOOD FRAMED INSULATED
GLASS WITH THIN MUNTINS
(GRILLES)

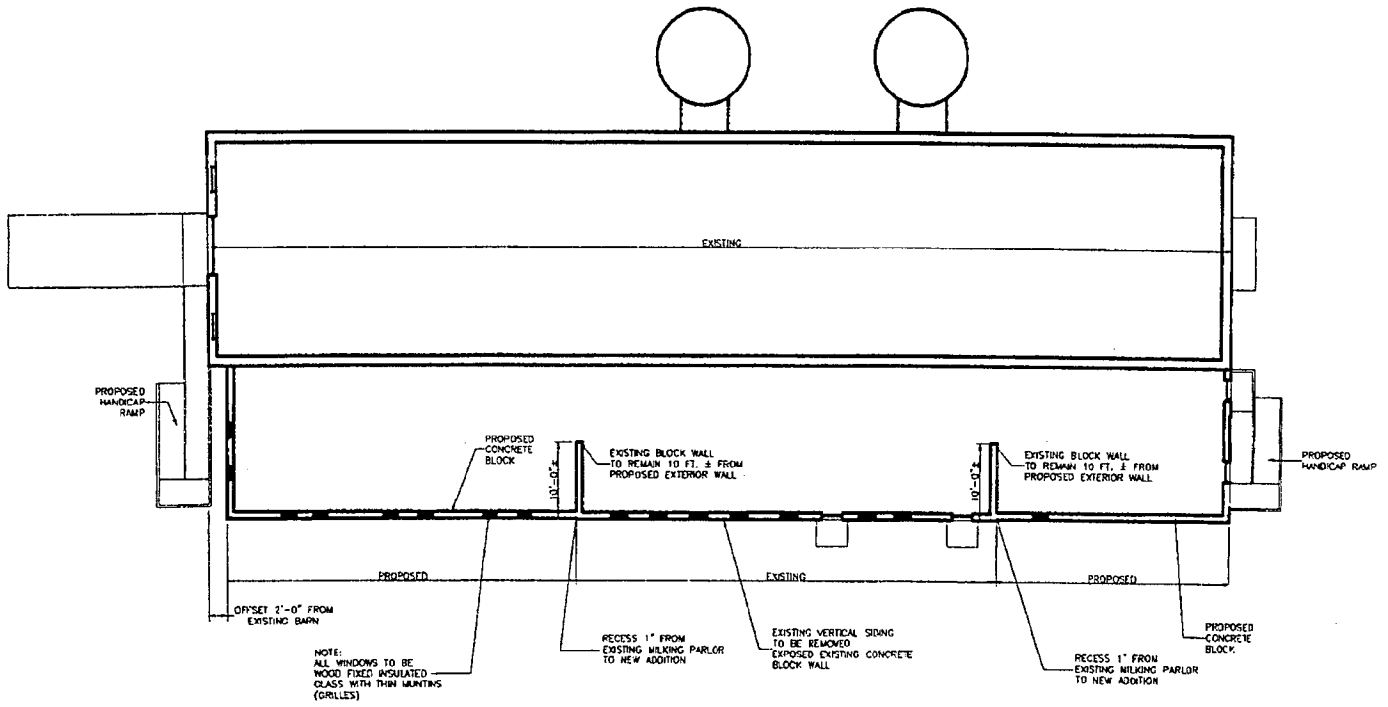
PROPOSED
VCA / VETERINARY REFERRAL ASSOCIATES
GATHERSBURG, MARYLAND

WAF RANOV

RCS 2262

T.S.

10



GROUND FLOOR PLAN

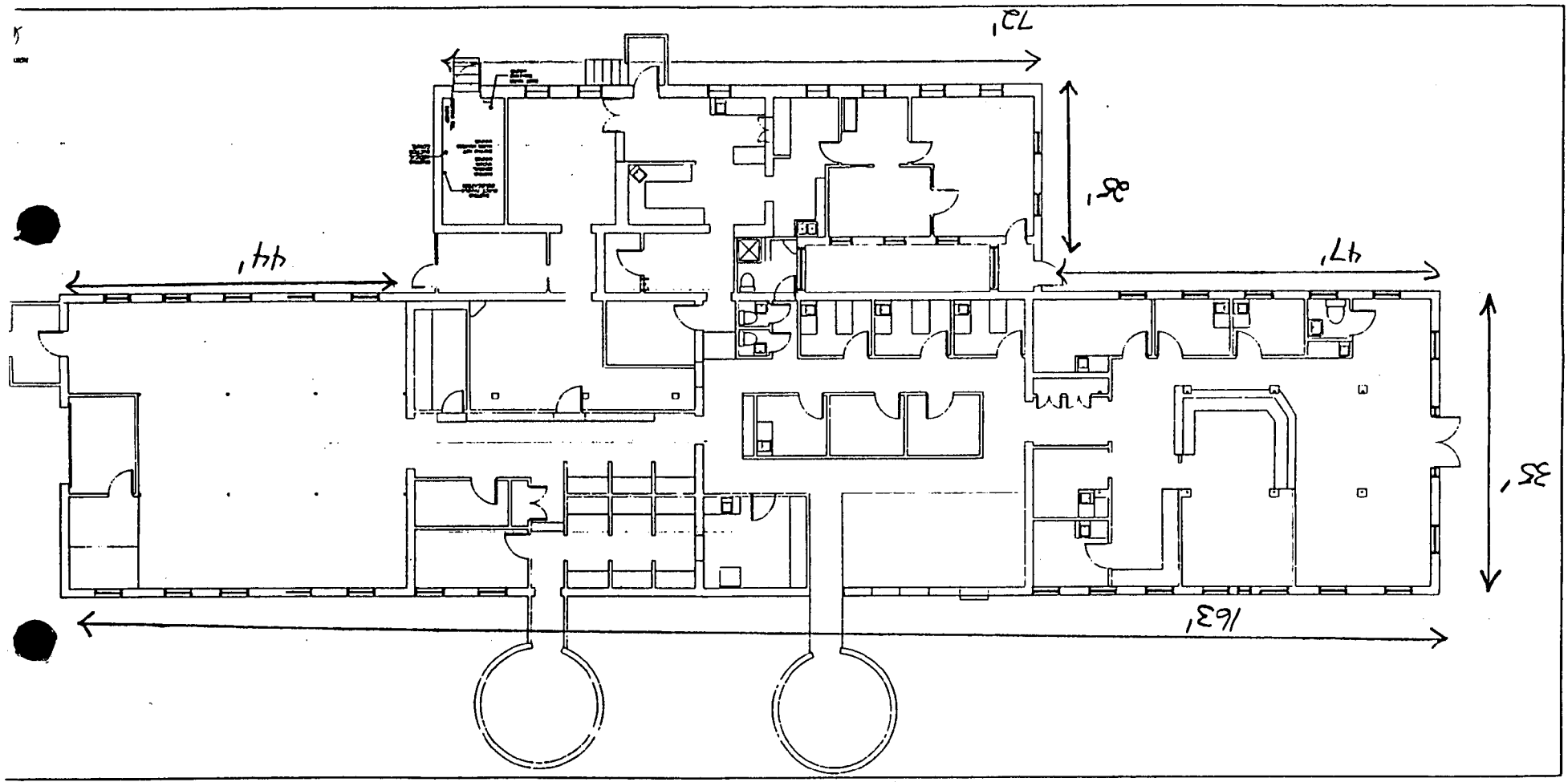
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VCA / VETERINARY REFERRAL ASSOCIATES
 GAITHERSBURG, MARYLAND

MARK SANDY

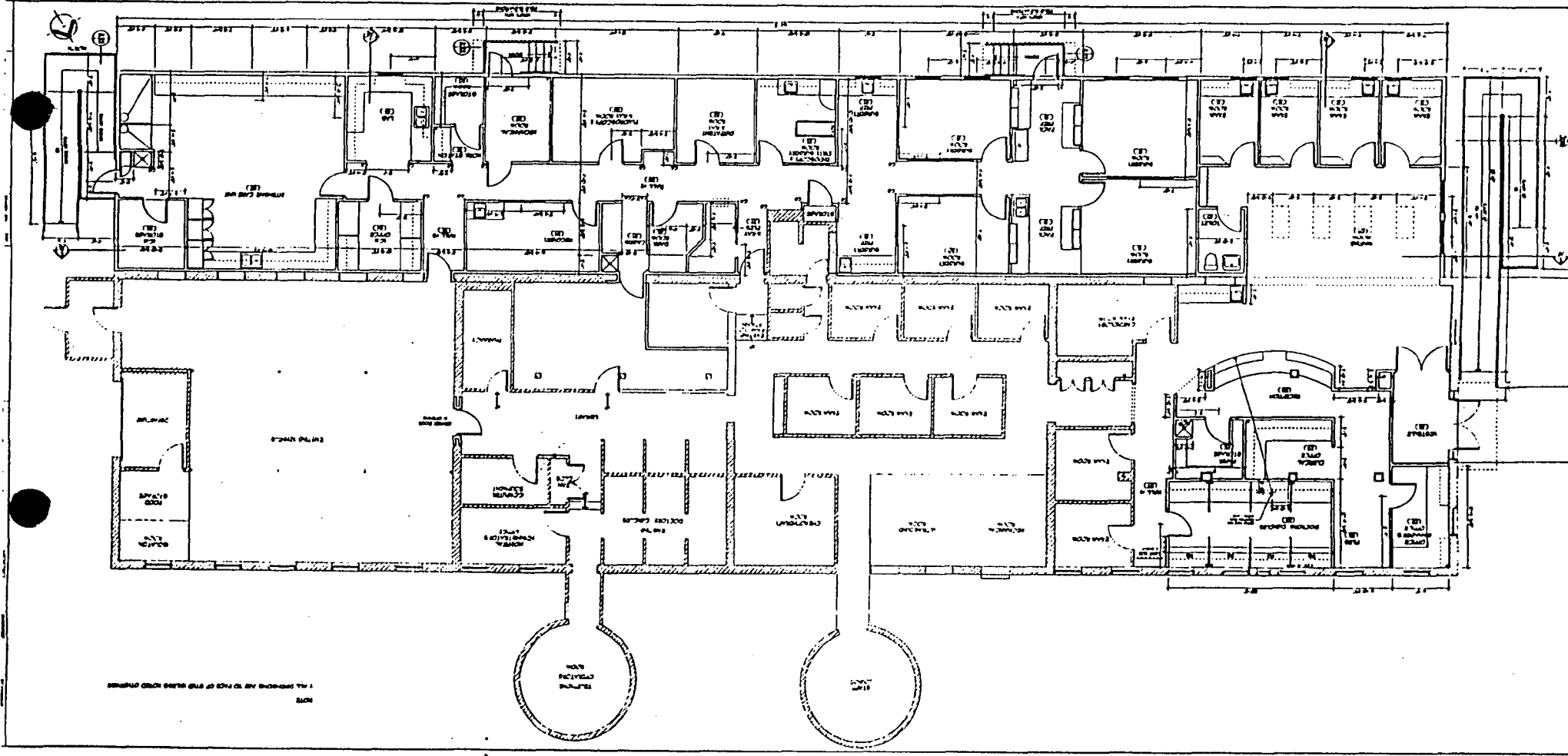
CSA 2001

P.02

11



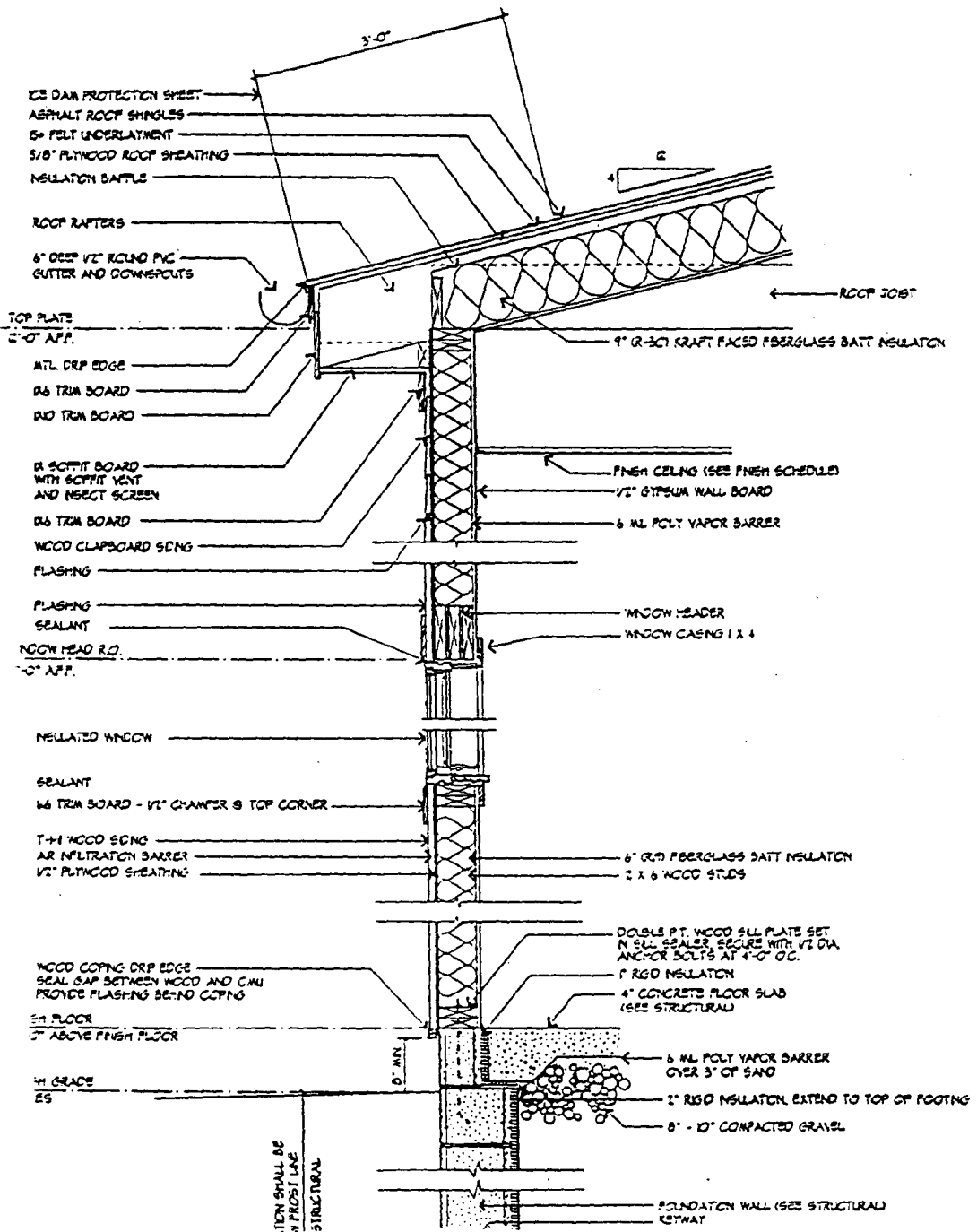
Existing Structure
1" = 18'



REVISIONS TO THIS PLAN SHALL BE MADE BY ADDING THE DATE AND DESCRIPTION OF THE CHANGE TO THE REVISIONS LIST ON THE REVERSE SIDE OF THIS PLAN.

11
11 = 11
revised plan

Wall construction



PATRICK SIGNS

TEL No.13017700083

Mar 24.99 8:49 No.001 P.02

PERMIT NO.
S-7807
MONTGOMERY COUNTY, MD.

OUNTY, MARYLAND

Permitting Services
1e Pike, 2nd Floor
1e, MD 20850

PERMIT NO 9903169292

EXPIRES: 03/16/00

DATE: 10, 1999

THIS IS TO CERTIFY THAT:

STEVE STEINBERG (VCA VET REFERRAL)
5340 MEADOW RD
FREDERICK MD 21701
(301)340-2224

HAS PERMISSION TO CONSTRUCT A DOUBLE FACE FREESTANDING SIGN

SEGN COPY: VCA VET REFERRAL ASSOC

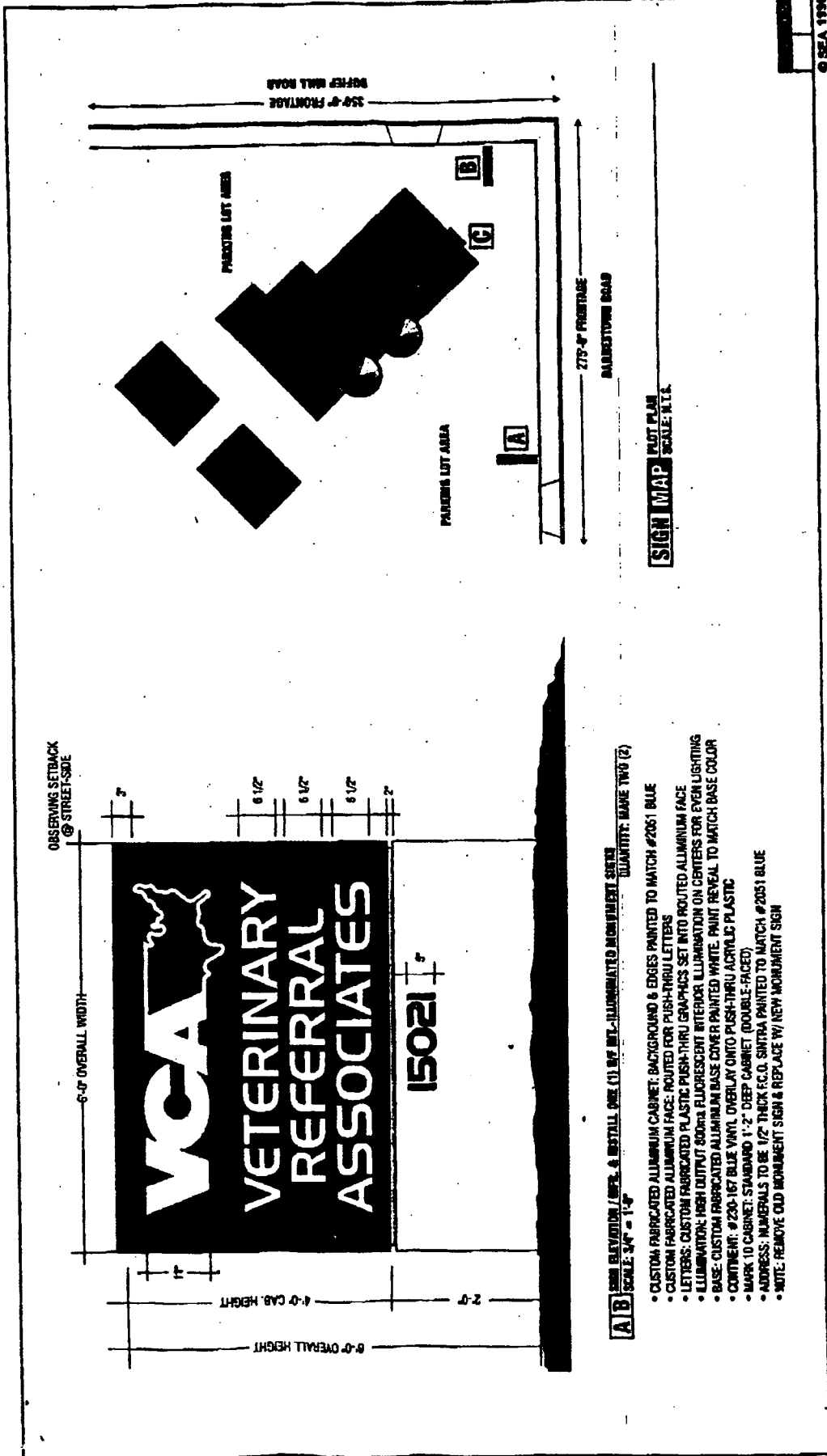
DIMENSIONS: 004 FEET 00 INCHES IN LENGTH
006 FEET 00 INCHES IN WIDTH

PREMISE ADDRESS 13021 DUFIEP HILL RD GAITHERSBURG

LOT BLOCK SUBDIVISION
OWNER FOLIO PARCEL PLATE GRID
ELECTION DISTRICT 09 TAX ACCOUNT NO 00000000

FEE: \$09 175.00

15



- A B SIGN ELEVATION / SPEC. & INSTALL ONE (1) SET ILLUMINATED MONUMENT SIGN QUANTITY: MAKE TWO (2)**
SCALE: 3/4" = 1'-0"
- CUSTOM FABRICATED ALUMINUM CABINET; BACKGROUND & EDGES PAINTED TO MATCH #2051 BLUE
 - CUSTOM FABRICATED ALUMINUM FACE; ROUTED FOR PUSH-THRU LETTERS
 - LETTERS: CUSTOM FABRICATED PLASTIC PUSH-THRU GRAPHICS SET INTO ROUTED ALUMINUM FACE
 - ILLUMINATION: HIGH OUTPUT 8000mA FLUORESCENT INTERIOR ILLUMINATION ON CENTERS FOR EVEN LIGHTING
 - BASE: CUSTOM FABRICATED ALUMINUM BASE COVER PAINTED WHITE. PAINT REVEAL TO MATCH BASE COLOR
 - CONTAINER: #230-167 BLUE VINYL OVERLAY ONTO PUSH-THRU ACRYLIC PLASTIC
 - MARK 10 CABINET; STANDARD 1'-2" DEEP CABINET (DOUBLE-FACED)
 - ADDRESS: NUMERALS TO BE 1/2" THICK F.C.O. SIGNTRA PAINTED TO MATCH #2051 BLUE
 - NOTE: REMOVE OLD MONUMENT SIGN & REPLACE W/ NEW MONUMENT SIGN

© SEA 1998

Superior
electrical advertising

1700 West Parkside Street, Long Beach, CA 90803-1111 Fax: 562-533-1447

LANDLORD APPROVAL

Project: VCA VETERINARY REFERRAL ASSOC.
 Address: 16221 DUJIEF MILL ROAD GAITHERSBURG, MD
 Contact: STAN JANOSHA
 Phone: R. Scherffer
 Date: 11-19-98
 Status: AS NOTED

Checked By: 98-11-9898
 Reg. No. _____
 Customer Approval _____

91



Sign "A", on Darnestown Rd.



Sign "B" on Duffel Mill Rd.



Sign "C" on building front.

LANDLORD APPROVAL

VCA VETERINARY REFERRAL ASSOCIATION

Project: VCA VETERINARY REFERRAL ASSOC.
 Address: 15021 DUFFER HILL ROAD GAITHERSBURG, MD
 Contact: STAN JANOCIA
 Date: 11-19-98

Design No.: 98-11-0698
 Date: 11-19-98

Customer Approval

Superior
 electrical advertising

© SEA 1988

2'-6" OVERALL WIDTH

VCA

VETERINARY REFERRAL ASSOCIATES, INC

Practice Limited To Neurology & Neurosurgery	Practice Limited To Neurology & Neurosurgery
JOHN D. WILLIAMS, D.V.M. Practice Limited To Neurology & Neurosurgery	JOHN D. WILLIAMS, D.V.M. Practice Limited To Neurology & Neurosurgery
JOHN D. WILLIAMS, D.V.M. Practice Limited To Neurology & Neurosurgery	JOHN D. WILLIAMS, D.V.M. Practice Limited To Neurology & Neurosurgery
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JOHN D. WILLIAMS, D.V.M. Practice Limited To Neurology & Neurosurgery	JOHN D. WILLIAMS, D.V.M. Practice Limited To Neurology & Neurosurgery

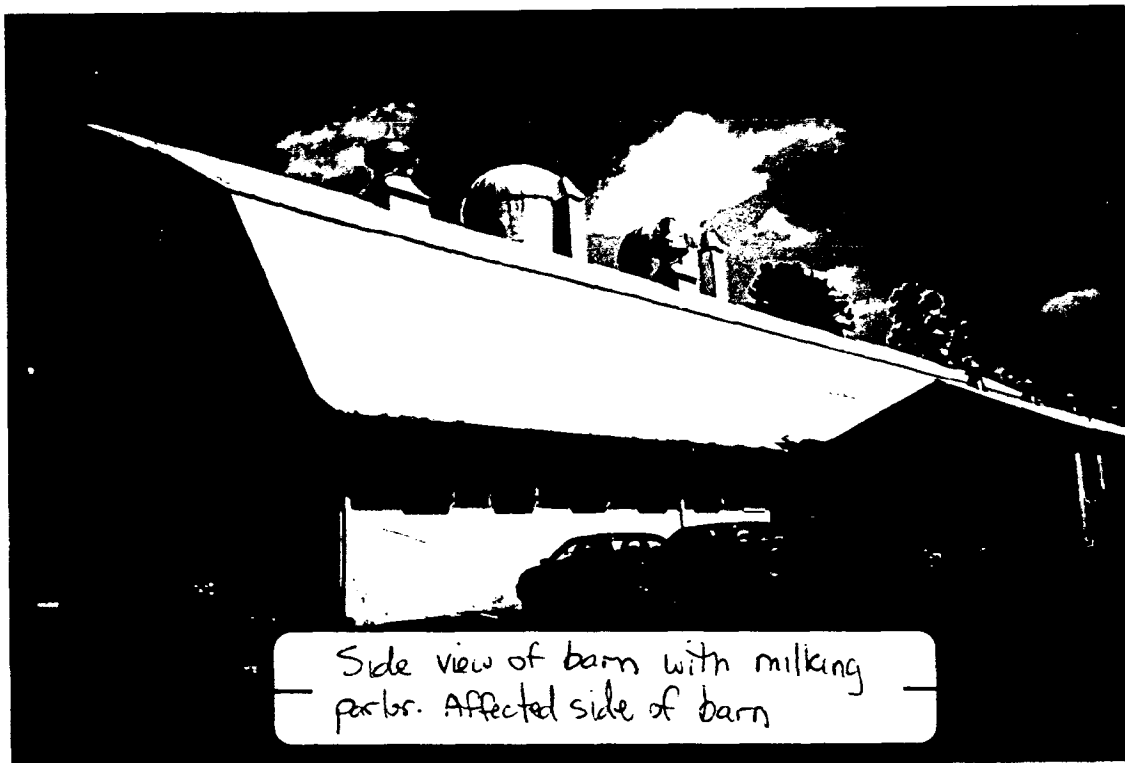
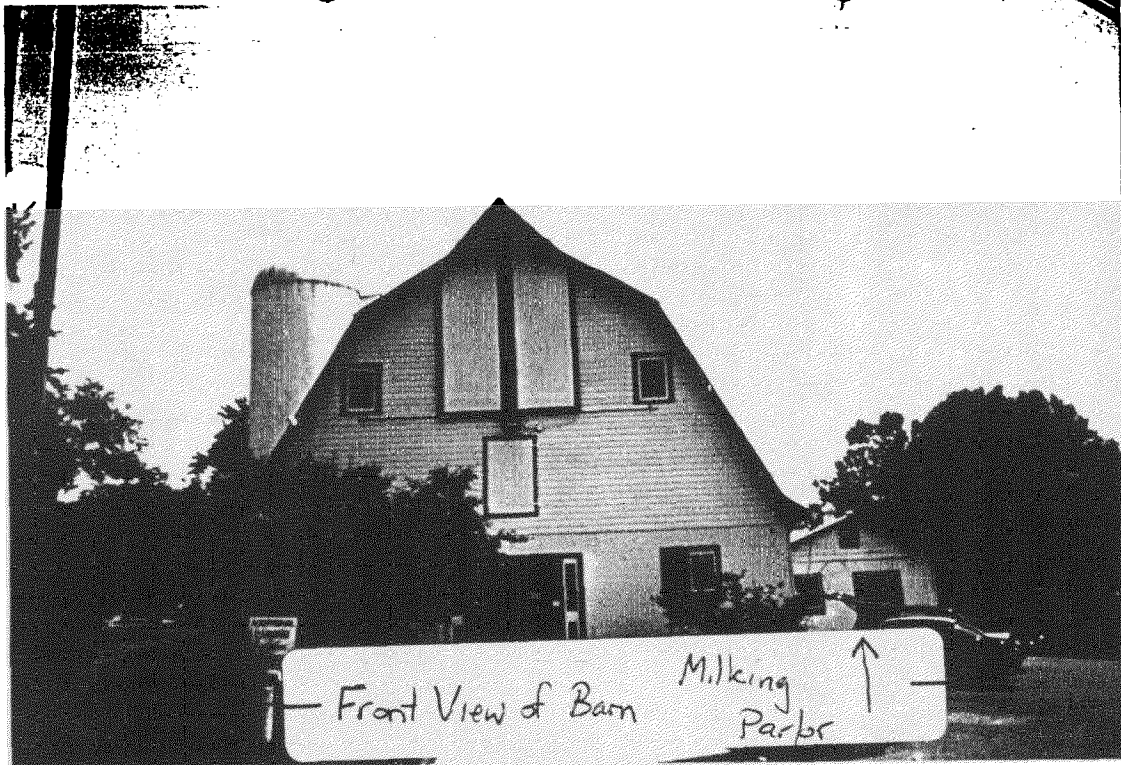
LOCK

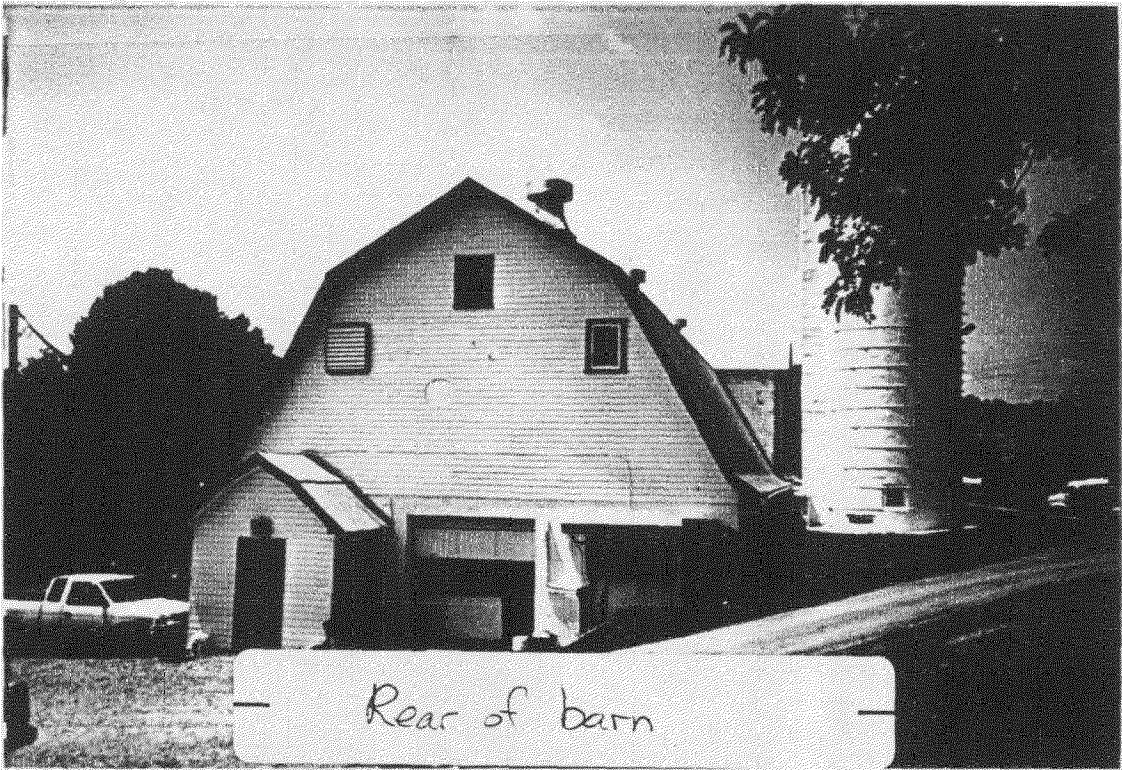
6'-2" OVERALL CABINET HEIGHT

12 5/8" MAGNETIC PANELS

G SIGN ELEVATION / MFR. & INSTALL ONE (1) 5/8" INT.-ILLUMINATED WALL-SIGN DOCTORS' PLAQUE CABINET W/ HINGED FACE
 QUANTITY: MAKE ONE (1)
 SCALE: 3" = 1'-0"

- CABINET: CUSTOM FABRICATED ALUMINUM CABINET W/ HINGED LOCKING DOOR W/ CLEAR LEXAN WINDOW (HINGE ON LEFT SIDE OF DOOR)
- DOOR LOGO & LETTERS: ROUTED FROM ALUMINUM FACE & BACKED-UP W/ ACRYLIC PLASTIC W/ 3M #230-167 BLUE TRANSLUCENT VINYL
- DOCTORS' PANELS: CUSTOM-MADE CHANGEABLE MAGNETIC STRIPS W/ CUSTOM SILK-SCREENED GRAPHICS AS PER CLIENTS LIST
- ILLUMINATION: 15mm #6500 WHITE PERIMETER NEON BEHIND RETAINER-EDGE & 15mm #6500 WHITE NEON GRID BEHIND LOGO AREA
- PAINT: CABINET INTERIOR & EXTERIOR TO BE PAINTED WHITE SEMI-GLOSS. 3/8" FACE BORDER TO BE PAINTED T/M VCA BLUE
- LOCK: DOOR-LOCK & KEYS TO BE PROVIDED

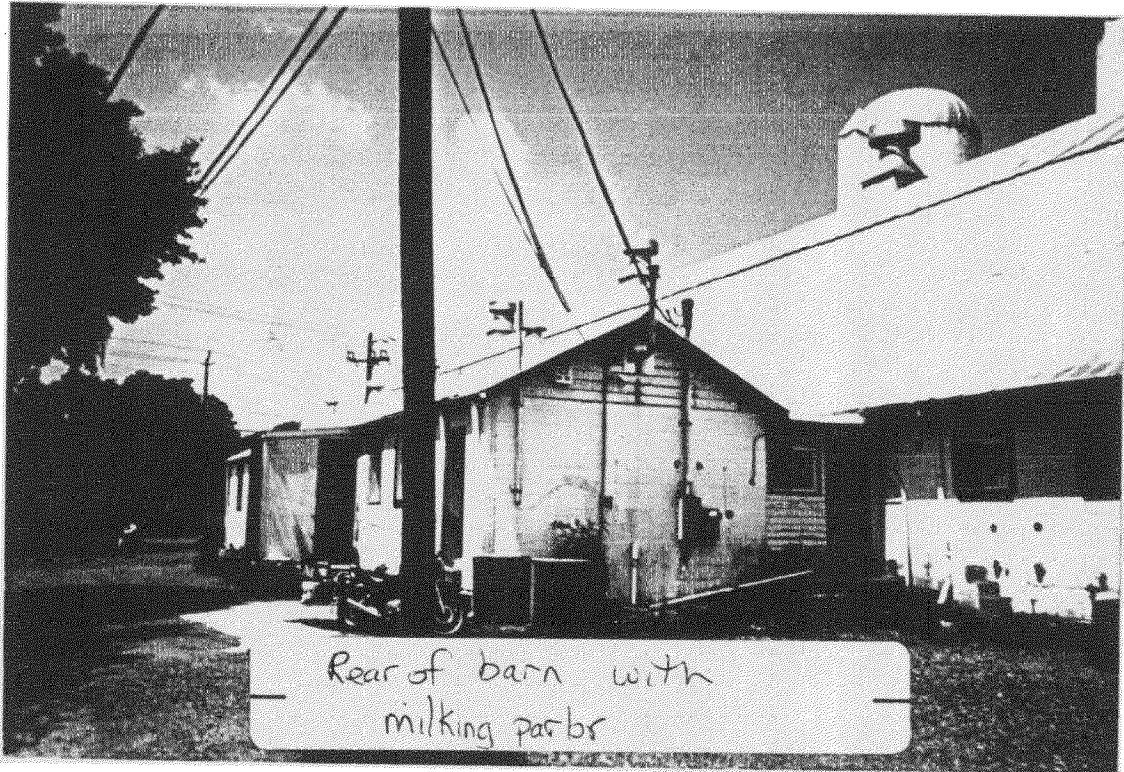
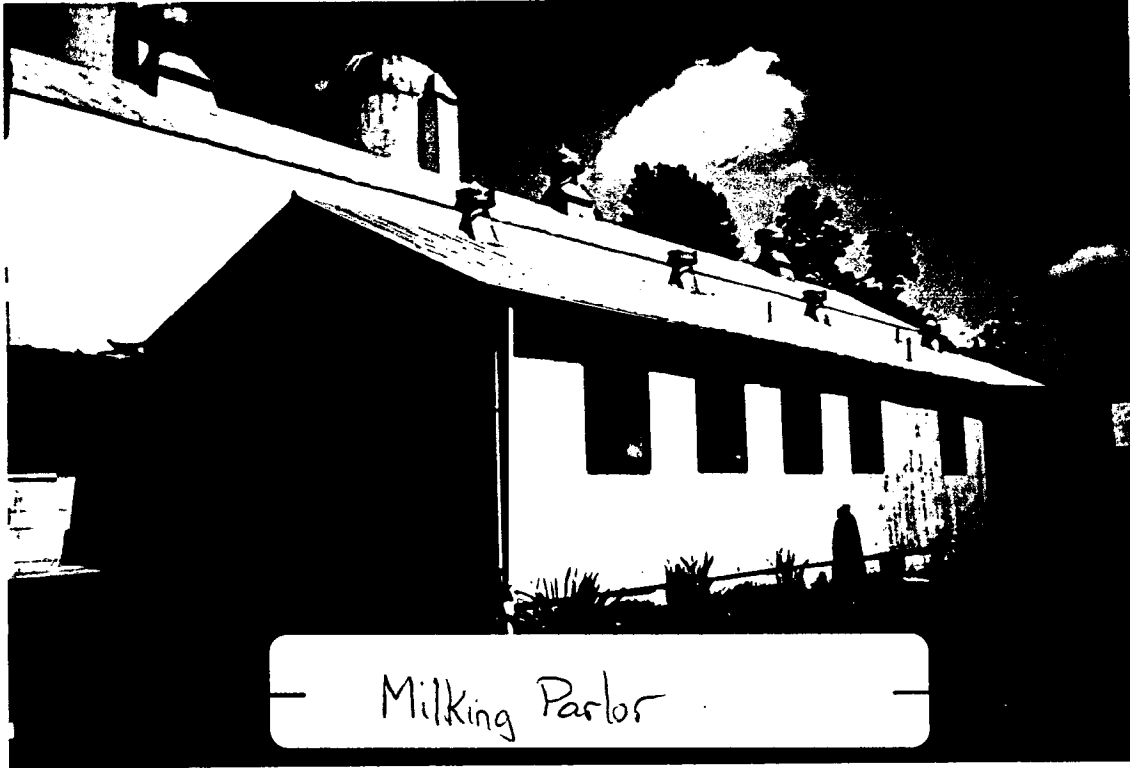




Rear of barn



Unaffected side of barn



FACSIMILIE COVER SHEET

MARK J. BANDY, INC.
8312 JUMPING FIELD CT.
ELLCOTT CITY, MD 21043
PHONE/FAX: 410-730-2262

DATE: 10-1-91**SEND TO:** ROBIN ZEK

RE: GAITHERSBERG, VCA, VETERINARY REFERRAL
ASSOCIATES, INC.

FAX NUMBER: 1-301-303-2412**COMMENTS:**

ENCLOSED IS A DETAIL SHOWING
WINDOW MUTTINGS (GRILLES) GLUED
TO THE GLASS, FOR YOUR REVIEW.
PLEASE CALL IF THERE ARE ANY QUESTIONS.
THANK YOU.

FINELIGHT™ AND FULL DIVIDED LIGHT GRILLES

A N D E R S E N™ 199

New Andersen® Full Divided Light

The Andersen Full Divided Light offering simulates a true divided light window without compromising the excellent energy efficiency of Andersen's High-Performance™ glazing. An aluminum divider matching the exterior and interior grille pattern is placed between the panes of glass. A 1/16" clearance between the divider and the glass restricts heat transfer to maintain the window's performance characteristics.

Full Divided Light comes with an aluminum divider and a factory installed exterior grille (available in standard pattern, in white, Sandtone and Terratone® colors).

The interior grille must be ordered as a separate item in the standard pattern for proper alignment with the divider and exterior grille. For greater flexibility in finishing, the interior grille is offered with a prefinished interior in polycarbonate, or in a natural wood which can be finished to match the interior decor of the room. The Full Divided Light offering comes with Andersen's 20-year glass warranty.

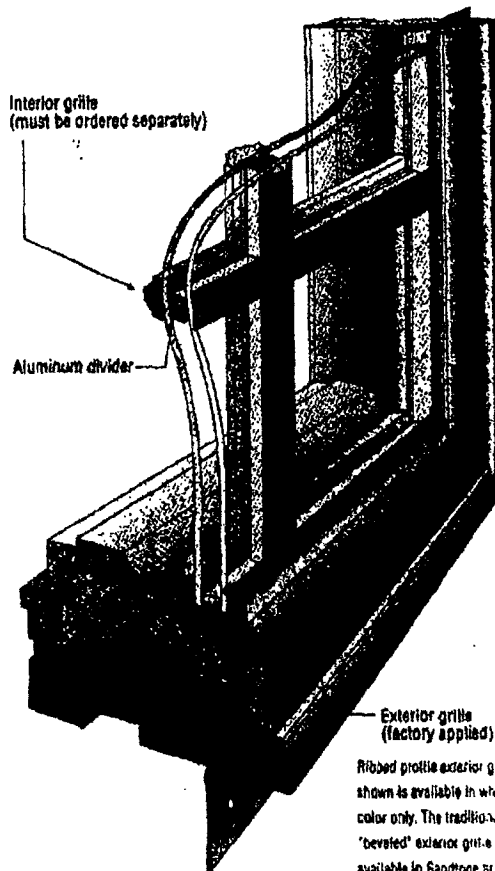
The following Andersen products are available in Full Divided Light:

- Casement Windows
- Awning Windows
- Fixed Picture Windows (PSCA, DHP)
- Tilt-Wash Double-Hung Windows
- Narroline® Double-Hung Windows
- Double-Hung Transom Windows
- Circle-Top™ Windows
- Elliptical Windows (universal pattern only)
- Frenchwood® Hinged Doors
- Frenchwood® Gliding Doors

The following products are NOT available in Andersen Full Divided Light, however, these products are available in Full Divided Light through New Morning Windows®:

- Geometric Flexiframe® Shape Windows
- Arch Windows (standard and custom sizes)
- Springline™ Windows (standard and custom sizes)
- Enhancement Windows (standard and custom sizes)
- Circle and Oval Windows (standard and custom sizes)

* Please refer to the New Morning Windows price catalog for pricing on standard and custom shapes and sizes of Flexiframe, Arch, Springline, Circle and Oval windows.



New Andersen® FineLight™ Grilles-Between-the-Glass

Continuing in the Andersen tradition of high-quality, low-maintenance products—we've added FineLight™ Grilles-Between-the-Glass, with a sculpted profile that is more attractive and traditional-looking than flat/rectangular grilles-between-the-glass systems. FineLight™ Grilles-Between-the-Glass are prefinished on both sides and have a contoured 3/4" profile. FineLight™ Grilles-Between-the-Glass for our patio doors, Springline windows (colonial pattern), and many Arch window sizes (colonial pattern), have a wider 1" profile. The FineLight offering is now available in white, Sandtone and Terratone® colors, and comes with a 20-year warranty. The FineLight grille color will be the same as the sash/panel/frame.

The following Andersen products are available in FineLight™:

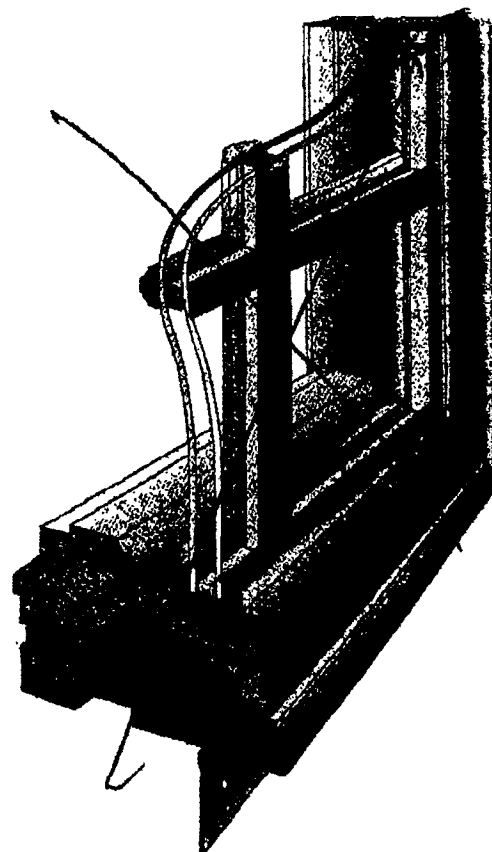
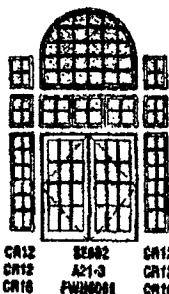
- Casement Windows
- Awning Windows
- Fixed Picture Windows (PSCA, DHP)
- Tilt-Wash Double-Hung Windows
- Narroline® Double-Hung Windows
- Double-Hung Transom Windows
- Circle-Top™ Windows (spoke pattern only)
- Elliptical Windows (universal spoke pattern only)
- Frenchwood® Hinged Doors
- Frenchwood® Gliding Doors
- Parma-Shield® Gliding Doors
- Circle and Oval Windows (non-standard colonial pattern only)
- Standard Arch Windows (colonial pattern only)
- Standard Springline™ Windows (colonial pattern only)
- Flexiframe® (octagon shape only)

Please inquire through our Special Products group for possible availability of FineLight in the following products:

- Flexiframe® Windows
- Custom Arch Windows
- Enhancement Windows

Grille Alignment

Please keep in mind that in feature window combinations the FineLight grille can be ordered in 1" width instead of the standard 3/4", to allow for a consistent profile throughout the entire combination. In the example shown at right, the casement and awning units can be ordered in a 1" grille profile width, instead of 3/4", to match the 1" door and Springline unit grille width.



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15021 Dufief Mill Road, Gaithersburg Meeting Date: 9/8/99
 Applicant: Steven Steinberg, VMD Report Date: 9/1/99
 Resource: **Maple Springs Barn** Public Notice: 8/25/99
 Master Plan Site #25/2
 Review: Preliminary Consultation Tax Credit: No
 Case Number: N/A Staff: Robin Ziek
 PROPOSAL: New side additions RECOMMEND: Proceed to HAWP

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site, Maple Springs Barn*
 STYLE: Vernacular Dairy Barn
 DATE: 20th Century (1920, 1937, 1942)

The Maple Spring Dairy Barn was designated as a Master Plan site in 1996 with an environmental setting of 3 acres; three other farm buildings are also included. The farmhouse itself was not included in the designation because it had been severely altered at the time of consideration for the *Master Plan*. The Dairy Barn was built in 1942 on the Garrett Farm. It includes two large silos, a large barn with a gambrel roof, and a milkhouse. The dairy barn has a block foundation and wood clapboard in the gable ends. There are three prominent ventilators in the roof. The milkhouse has a simple gable roof, and was built was built of concrete block, with wood clapboard in the gable end. It is connected to the dairy barn by an extension with a flat roof. The milkhouse has four ventilators in the roof.

The complex has been adapted for use as a veterinary facility, with only minor alterations on the exterior. One elevation of the milkhouse has been insulated and sheathed in plywood siding (T-111), and the windows along this elevation have been insulated with plexiglass and trimmed out with wood. A small shed addition on the west (driveway) side of the milkhouse provides egress.

The barn sits at an angle to Route 28 and is screened from the road with landscaping although there is an entrance off of 28 providing a view of the north elevation of the Barn with the large silos. The main entrance for the clinic is off of Dufief Mill Road. The main clinic entrance is the west elevation, with a view of the dairy barn and the milkhouse, with the remaining farm buildings at a distance to the south and east.

Steve Steinberg: Clarify: building materials - block
 end walls - No need to retain - Retain if you can. ^{OK, as much as you can.}
 No new ventilators -
 set back - - OK w/ 2'
 use reveal between old + new in the block (1)

PROPOSAL

The applicant needs additional floor area for the Veterinary practice and proposes to extend the Milkhouse the full length of the dairy barn, with extensions to the front (west) and back (east). A conceptual drawing of the new addition is shown on Circle 20 , presenting the general massing. The applicant proposes to maintain the same exterior dimensions of the milkhouse in terms of width, height, roof form, with the connecting link, and simply increase the length of the structure. Programmatically, the front portion would increase the waiting room and examining room capacity. The rear extension would provide space for an expanded intensive care unit, in relationship to the surgery area. Differences from the concept drawing include deleting the secondary entrance on the front addition, providing a handicapped ramp that meets code to the existing front entrance into the dairy barn, utilizing a 1' - 2' setback for the new milkhouse addition, deleting the ventilators from the addition but retain the original ventilators on the original portion of the milkhouse (see Circle 18).

STAFF DISCUSSION

The work of constructing the new additions, as generally proposed, would retain the original structure in its entirety. In terms of alterations at a site, which one expects over time, changes which are additive promote the continued development of a site's history. This direction is much to be preferred than a proposal which involves demolition and then new construction on the same site. Staff feels that the proposed new additions would be compatible with the site, and would maintain the formal relationship among the three components to the Dairy Barn "factory" - the silos, dairy barn, and milkhouse. Staff notes that a small (2') setback is proposed so that the new milkhouse would not extend flush to the front face of the dairy barn, but this may not be sufficient. The HPC should consider whether this is an adequate setback. A larger setback which revealed at least one side window on the dairy barn might help emphasize the individual forms and reinforce the hierarchy of the large and small buildings. The applicant, however, would not achieve all of the additional space which they want. They are following a five-year plan for their operations, after which they will evaluate their needs again.

Once the basic decision is made as to the size and massing of the new additions, other decisions remain. The milkhouse is a block structure with T-111 cladding on the west elevation. The additions could be built of block, or wood frame with board and batten or clapboard siding. Staff feels that block might be the more acceptable material, in that the 20th century barns used what was then a new material. The T-111 would be the last choice as it is a poor substitute for board-and-batten; at least the original block has been retained in this case. Consideration should be given to the connections between the old and new, and whether or not the applicant will be able to retain the gable end block walls by extending windows into doorways, or not.

The existing roof is standing-seam metal, and the applicant is proposing to use asphalt shingles on the new additions. Staff feels that standing-seam metal roofing would be more appropriate, and would help to unify the structure. Staff feels that an easy way to provide some differentiation is to retain the ventilators on the milkhouse and refrain from installing any on the new additions.

The HPC should discuss selection of windows with the applicant. The windows on the dairy barn are all replacement windows. And there are storm windows on the gable end windows of the milkhouse. The apparent depth of the west windows on the milkhouse has been increased with the plywood and Plexiglas window installation.

STAFF RECOMMENDATION

Staff recommends the Commission direct the applicant to apply for the HAWP.

F A X

Veterinary Referral Associates

To: Robin Ziek
Company:
Fax number: +1 (301) 5633412
Business phone:

From: Mark Davis
Fax number: +1 (301) 738-8845
Business phone: 301-340-3224
Home phone:

Date & Time: 8/31/99 4:19:53 PM
Pages: 1
Re: Historic Area Work Permit

We agree to an extension of time for the hearing regarding a historic area work permit for the property at 15021 Dufief Mill Road in Gaithersburg.

Thank you for your assistance.

Mark Davis
Hospital Administrator



RECEIVED TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Mark Davis

Daytime Phone No.: (301) 340-3224

Tax Account No.: _____

Name of Property Owner: H. Steven Steinberg, VMD Daytime Phone No.: (301) 662-1440

Address: 15021 Dufief Mill Road Gaithersburg, MD 20878
Street Number City State Zip Code

Contractor: KPK Construction Phone No.: (410) 290-9963

Contractor Registration No.: Lic # 02B123B4

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15021 Street: Dufief Mill Road

Town/City: Gaithersburg Nearest Cross Street: Route 28

Lot: 2 Block: V Subdivision: Plat 36, Westleigh

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 750,000

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

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]
Signature of owner or authorized agent

7/23/99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 9902220093 Date Filed: 7/27/99 Date Issued: _____

**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:

This property is located at 15021 Dufief Mill Road in Gaithersburg, on the corner of Dufief Mill Road and Route 28. The main building is a barn. Connected to the barn is a building originally built as a milking parlor, now used as a surgery facility for a veterinary practice. To the front and sides of the barn, the driveway and parking area are paved. Mature trees surround most of the lot perimeter. The barn is designated as a historical landmark.

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

The proposed project calls for removing the milking parlor and replacing it with an addition that will extend the full length of the barn. The roofline, windows, doors and siding of the addition will be compatible with the design of the main barn, and the physical appearance of the barn will be enhanced by the addition; instead of detracting from the barn's appearance, as the current milking parlor does.

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

5

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Washingtonian Woods Homeowners Assoc. Inc
15850 Crabbs Branch Way #200
Rockville, MD 20855

Maple Springs Medical Center LLC
10810 Darnestown Rd. #101
Gaithersburg, MD 20878

Centex Real Estate Corp
2127 Espey Court, Suite 210
Crofton, MD 21114

Ronald Greger
15001 Dufief Mill Rd.
Gaithersburg, MD 20878

Maryland National Capital Park and
Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Mark Davis
Administrator
VCA Veterinary Referral Assoc.
15021 Dufief Mill Rd
Gaithersburg, MD. 20878

Carol Bleakley
10900 Citreon Ct.
Gaithersburg, MD 20878

Robert J. Kapsch
15220 Dufief Drive
North Potomac, MD. 20878

James R & S E Meck
10901 Citreon Ct.
Gaithersburg, MD 20878

Appendix C

Resolution No: 13-684
Introduced: October 8, 1996
Adopted: October 8, 1996

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Final Draft Amendment to the Historic Preservation Master Plan:
Darnestown/Travilah Historic Resources

Background

1. On May 31, 1996, the Planning Board submitted to the County Executive and the County Council, the Final Draft Amendment to the Master Plan for Historic Preservation: Darnestown/Travilah Historic Resources.
2. On July 26, 1996, the County Executive submitted the amendment to the District Council with comments and a fiscal impact analysis.
3. On September 17, 1996, the Council held a public hearing and received testimony on the amendment and forwarded it to the Planning, Housing, and Economic Development Committee for review.
4. On September 25, 1996, the Planning, Housing, and Economic Development Committee discussed the amendment and the issues raised at the public hearing.
5. On October 8, 1996, the Montgomery County District Council held a worksession and reviewed the amendment to the master plan for Historic Preservation and the recommendations of the Planning, Housing, and Economic Development Committee. The Council voted to adopt the recommendations of the Committee.

Action

The Final Draft Amendment to the Master Plan for Historic Preservation:
Darnestown/Travilah Historic Resources is approved as follows:

1. Designate the following sites as historic resources:

- 24/24 Montanverde
14601 Berryville Road
- 25/9 Harrison and Ada Ward Farm
13501 Travilah Road
- 25/22 Beale House
11011 Glen Road

2. Designate the following as historic resources with maps showing the master plan right-of-way width of abutting roadways. Environmental settings will be adjusted, as necessary, to exclude the master plan right-of-way of adjacent roads.

- 17/18 Elijah Church Cemetery
18100 Beallsville Road
- 17/41 St. Paul Community Church and Cemetery
14730 Sugarland Lane
- 24/1 Seneca Baptist Church
15811 Darnestown Road
- 24/17 DuFief Mill Site
Muddy Branch Park near Turkey Foot Road
- 24/29 Samuel Thomas Magruder Farm
14800 Seneca Road
- 25/2-1 Maple Spring Barns
15021 DuFief Mill Road
- 25/14 Tobytown Cemetery
Vicinity of 12649 Tobytown Drive

3. Remove the following sites from the *Locational Atlas* and do not designate them as historic sites:

- 24/2 Nathan Allnutt Farm
15800 Darnestown Road
- 24/5 Black Rock Millers House
16510 Black Rock Road
- 24/7 Charles Higdon House
15501 Darnestown Road
- 24/8 McAtee House
15915 Germantown Road
- 24/18 William G. Miles Barn/Andrew Small Academy
14901 Turkey Foot Road
- 24/20 Darne-Purdum Farm
14200 Darnestown Road/14131 Seneca Road
- 24/23 Higgins-King Farm
14700 Berryville Road

- 24/30 Offut Farm/Woodburne
14625 Seneca Road
- 24/32 Esworthy House
13813 Esworthy Road
- 25/2-2 Maple Spring Farmhouse
10810 Darnestown Road
- 25/3 Ward Cemetery
Vicinity of 14728 Botany Way
- 25/6 Basil Thomas Henley Farm
14211 DuFief Mill Road
- 25/12 Query Cemetery
13501 Esworthy Road
- 25/18 Elbert Perry Farm
11404 Swains Creek Court
- 25/20 Creamer-McConihe Farm
11501 Piney Meetinghouse Road
- 25/21 Susan Creamer House
11725 Piney Meetinghouse Road
- 25/23 Samuel Jones House
10820 Red Barn Lane

4. Do not designate 24/37 Darnestown Cemetery (14001 and 14011 Darnestown Road) as a historic site.

A resolution will be introduced before the Council, expressing support for Maryland State Highway Administration's efforts in protecting the Darnestown trees (a Northern Catalpa tree and a Kentucky Coffeetree) located at 14001 and 14011 Darnestown Road. The State Highway Administration also will be requested to provide the Council with a written copy of its plans for protection of the trees. The resolution will not preclude consideration of further protective measures if later determined by the Council to be warranted.

This is a correct copy of Council action.

Mary A. Edgar

 Mary A. Edgar, CMC
 Secretary of the Council

Continuation Sheet
M: 25/2
Maple Spring Barn
15021 DuFief Mill Road
Page 7.1

Maple Spring Barn is prominently situated in a densely populated section of the well-traveled Darnestown Road (MD 28). The primary structure is a large dairy barn built in 1942 diagonally situated with its northwest gable end facing the intersection of MD 28 and DuFief Mill Road. The setting for the barn is approximately three acres, including three secondary outbuildings. On an adjoining lot is the Garrett farmhouse, substantially altered as part of a medical center complex.

The large gambrel roof dairy barn, 3 bays by 19 bays, is constructed of concrete block with clapboard siding in the gambrel ends. The raised-seam metal roof is evenly punctuated along its ridge line by four large metal ventilators. The northwest gambrel-end main facade has a center entrance on the first level, with double loft door sheltered by a hanging gable. Two terra cotta silos with metal dome roofs are located on the northeast side of the barn, adjacent to a wagon ramp leading to the loft level. On this elevation of the barn, between the silos, is located a wagon ramp accessing the hayloft. On the southwest, a gable roof concrete block milkhouse, two bay by eight bay, is connected to the dairy barn with parallel ridge line.

Since the barn was converted for use as a veterinary facility, some minor changes have been made: person-size doors with sidelights replace the original barn doors that moved on metal tracks. Two-pane modern sash replaces six-pane windows on each elevation. Recently, the glazed terra cotta of the silos was coated with white waterproofing material. Driveways lead from the northwest entrance on DuFief Mill Road to parking lots on the southwest and southeast sides of the building.

Southwest of the dairy barn stands a two-story horse barn constructed c1920. The frame barn is covered with German siding, while the gable roof is raised seam metal with a single metal roof ventilator. The east gable end has a single oversize door on a metal track and a person-size door to the north. The north elevation has two openings on the first level, one of which has a nine light window. Other openings on the structure are boarded up.

South of the horse barn stands an equipment barn composed of a center front gable section flanked by shed roof wings. The structure has clapboard siding and raised seam metal roof. In the center of the west (front) gable, oversize equipment doors run on metal tracks. Smaller hinged doors are located on the west wing. The building was constructed by 1937.

A concrete block garage stands northeast of the equipment barn and southeast of the dairy barn. The garage is a one story, side gable, three bay structure with large overhead replacement door on the main north facade. The standing-seam metal roof has exposed rafter tails and a central metal ventilator.

Continuation Sheet
M: 25/2
Maple Spring Barn
15021 DuFief Mill Road
Page 7.2

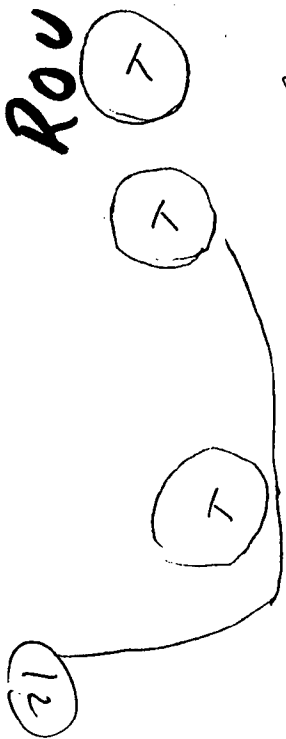
The c1850 farmhouse for Maple Spring Farm, 10810 Darnestown Road, is located on the adjacent lot to the east. The three-bay, two story house with center cross gable roof lost most of its architectural integrity when it was renovated and expanded for a medical facility in 1990. Composition shingles cover the walls, modern sash replaces two over two sash. A wide roofline cornice, center gable lunette, and internal gable end chimney were either removed or covered over. The early 20th century Colonial Revival porch replaces the original porch that wrapped around three sides of the house.¹ The setting of the house has been dramatically altered as well. A roughly U-shaped brick medical building, attached to the back of the house, dominates the site, spreading out to the east, west and south of the historic house. Supplanting the former sloping front lawn that was punctuated by mature trees, a paved parking lot currently surrounds the house and medical building. Some of the trees, now in poor health, have been retained on small grass islands.

1" = 40'

Site Plan

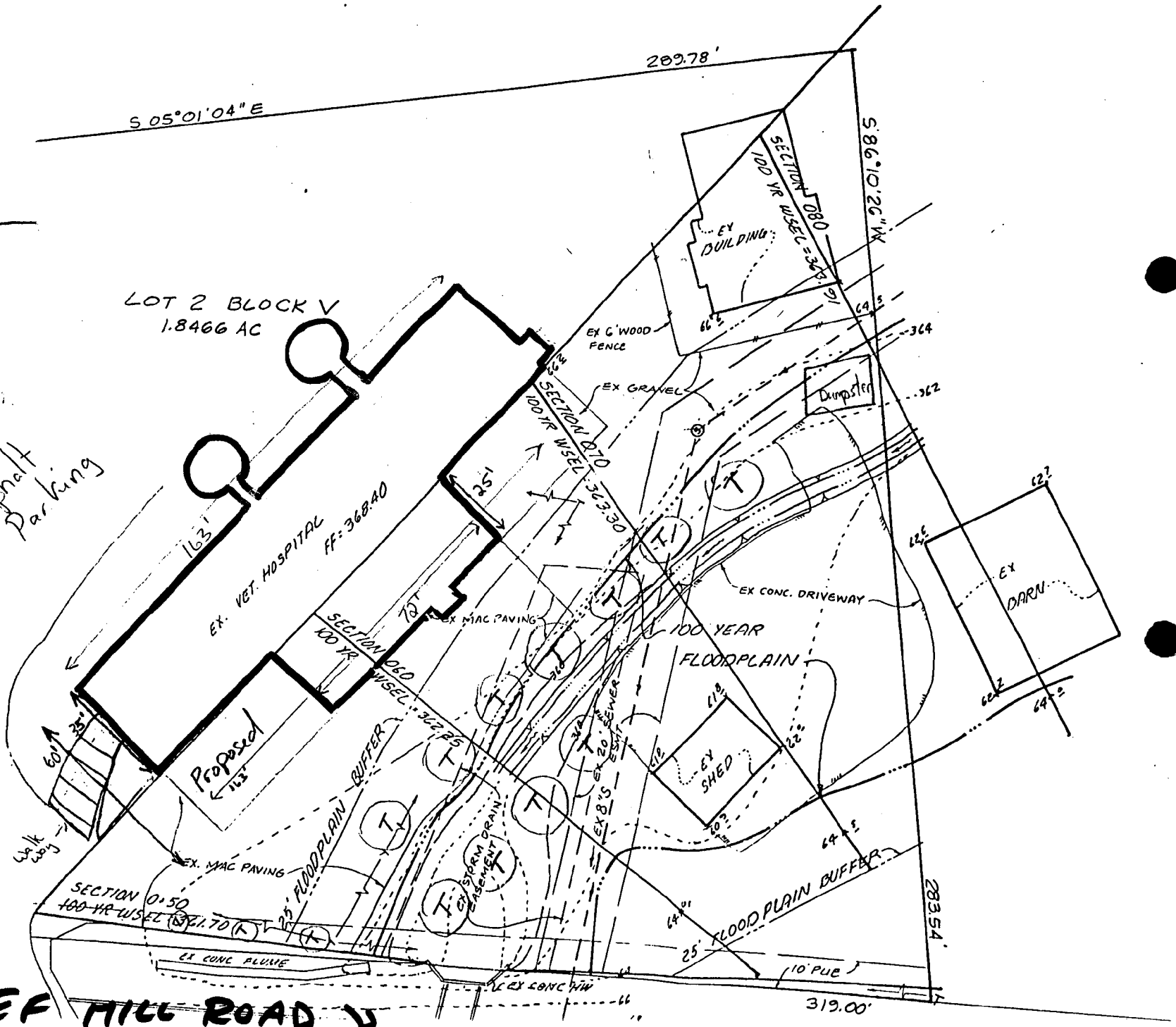
12/8/98

ROUTE 28



Asphalt Parking

LOT 2 BLOCK V
1.8466 AC



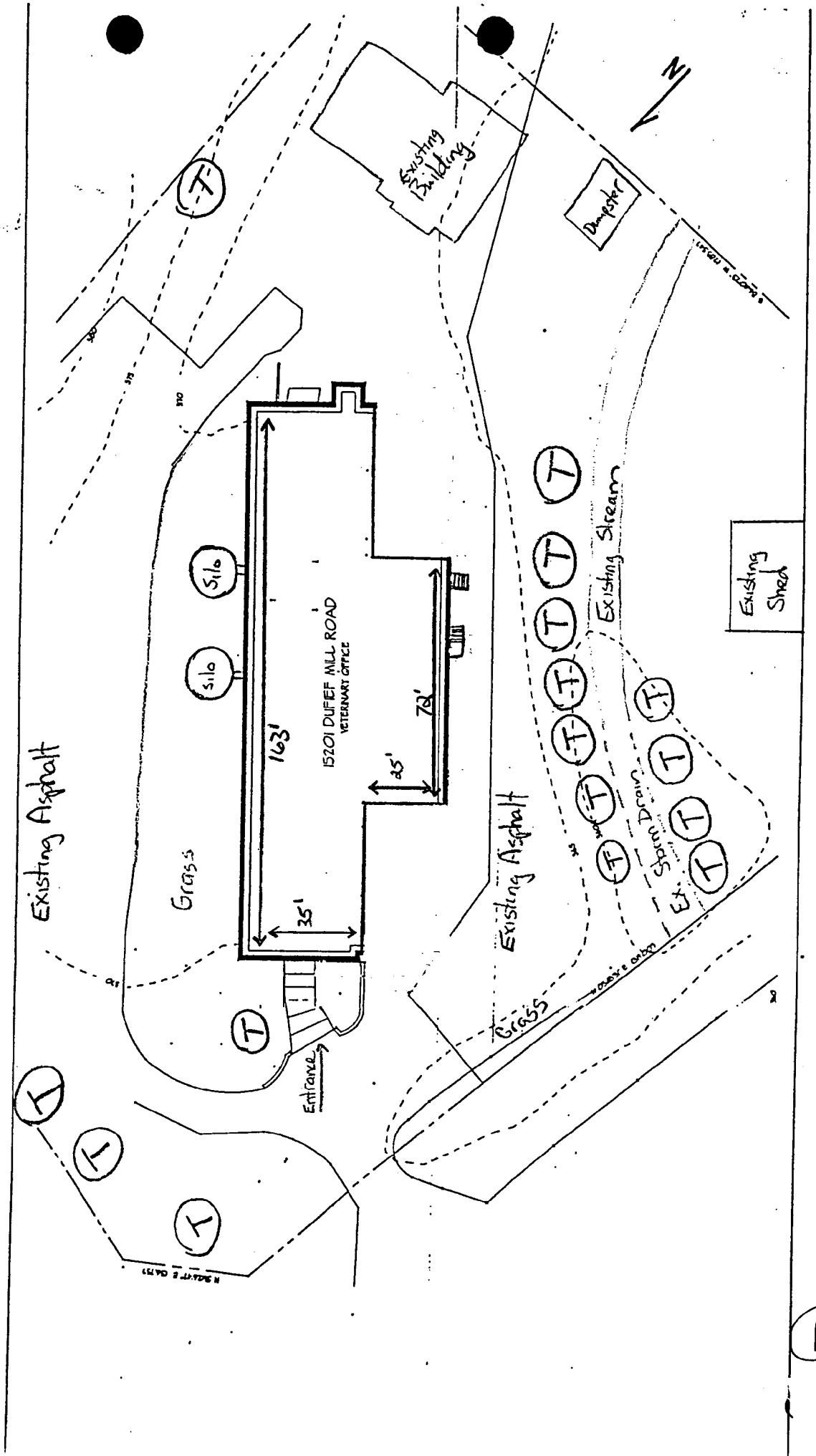
DUFIEF HILL ROAD

319.00'

1" = 40'

Site Plan

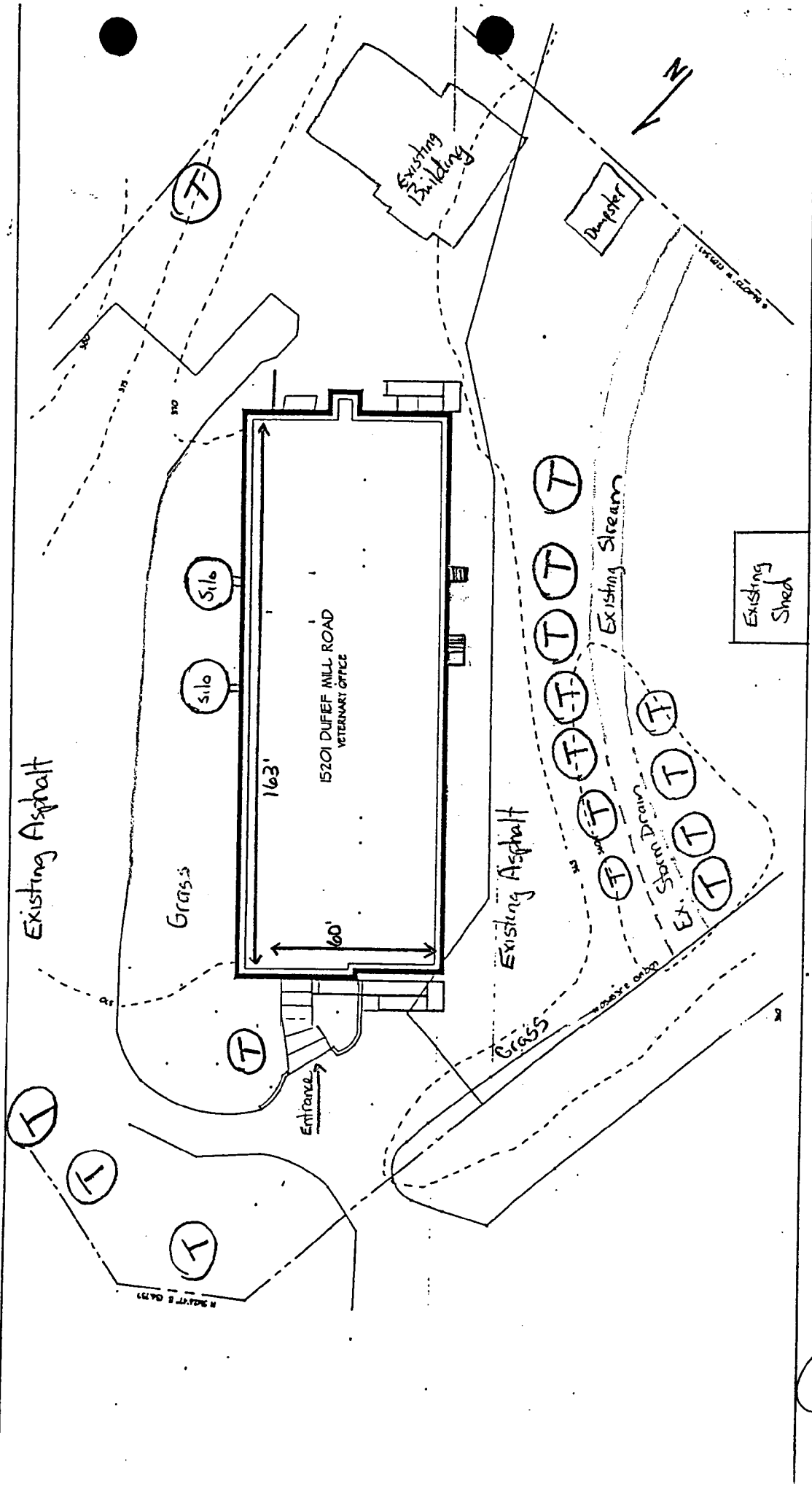
Existing Bldg.



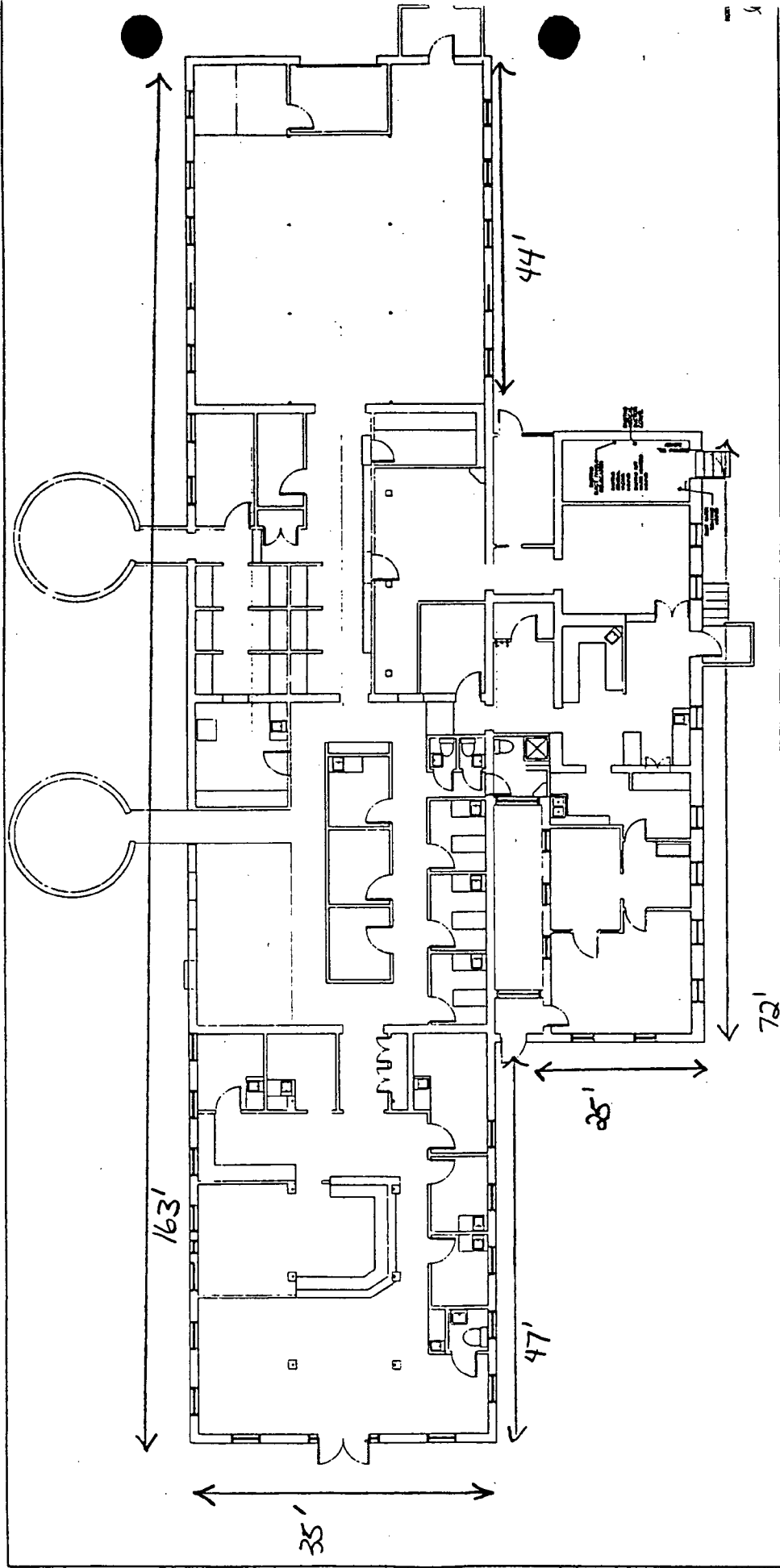
1" = 40'

Site Plan

Proposed Bldg.



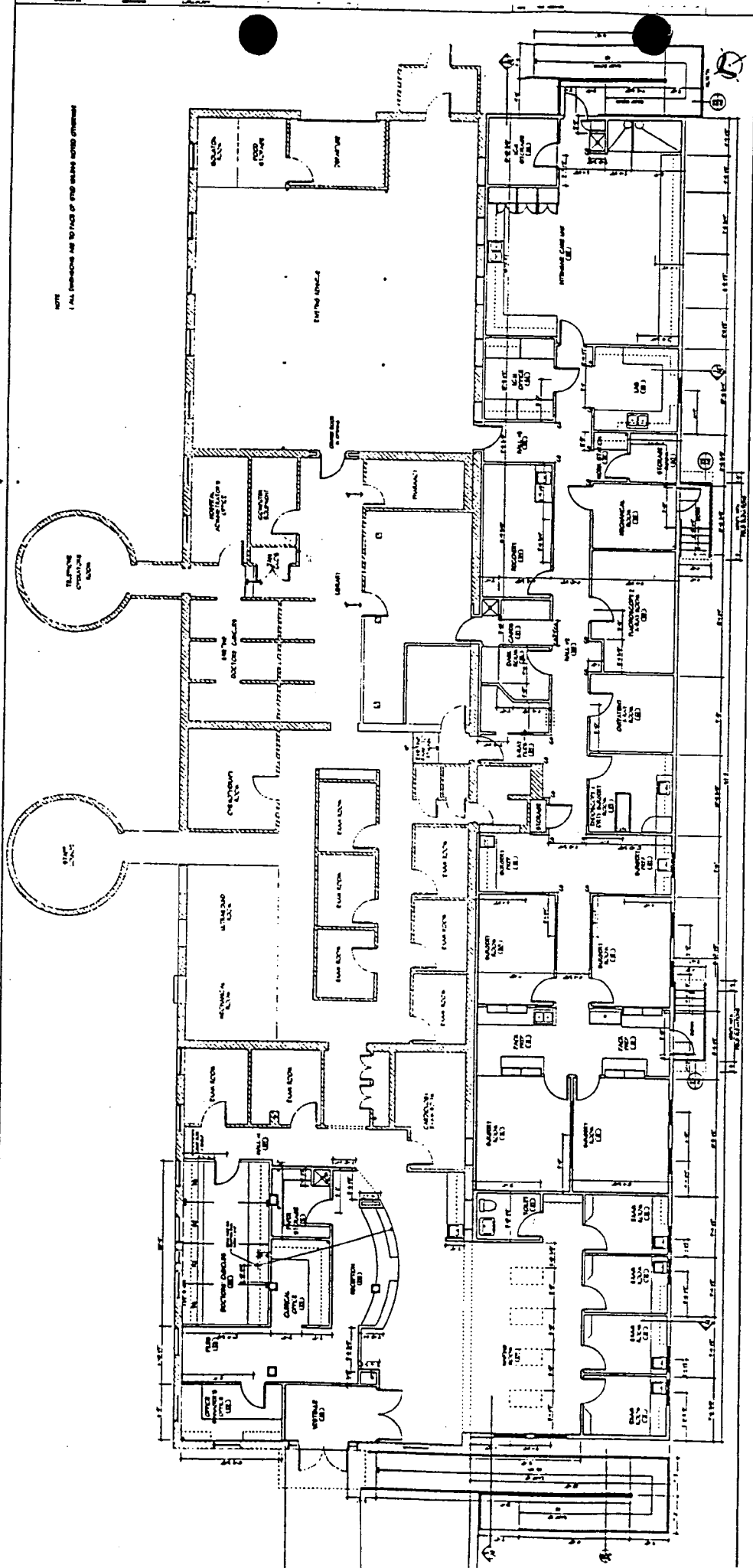
Existing Structure
1" = 18'



EXISTING FLOOR PLAN

15

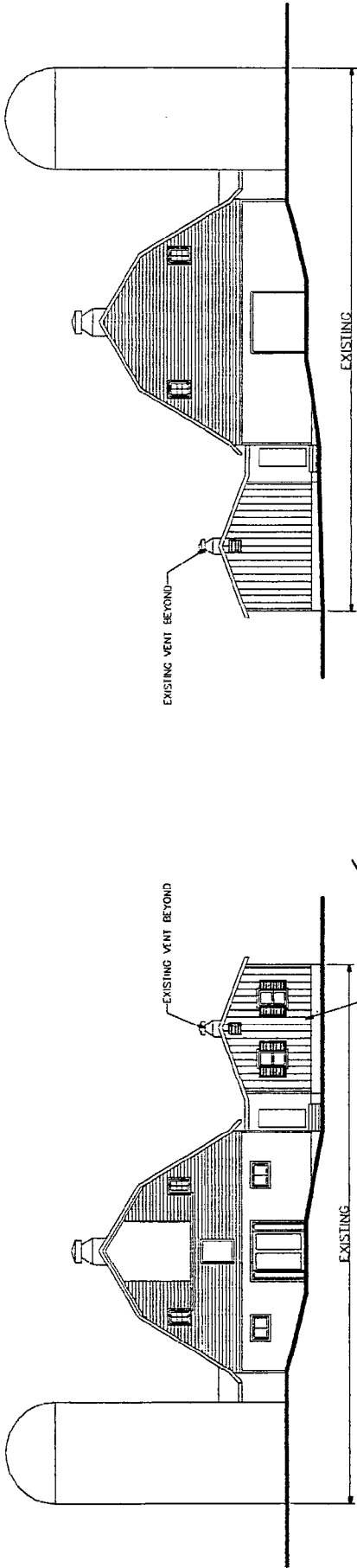
10-1-1934
1" = 18'



NOTE
ALL DIMENSIONS ARE TO FACE OF PART UNLESS NOTED OTHERWISE

ORIGINAL MILKHOUSE

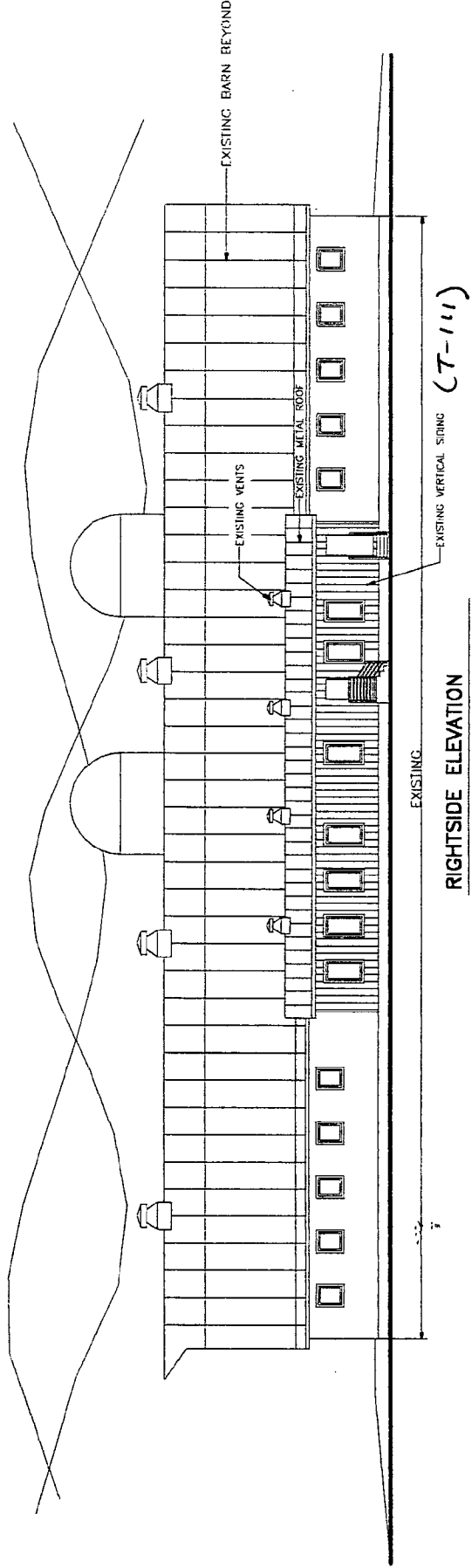
PROPOSED FLOOR PLAN



EXISTING
FRONT ELEVATION

EXISTING
REAR ELEVATION

EXISTING VERTICAL SIDING
black



EXISTING
RIGHTSIDE ELEVATION

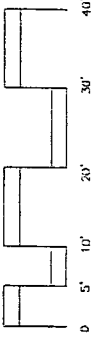
EXISTING CONDITIONS
VCA / VETERINARY REFERRAL ASSOCIATES
GAITHERSBURG, MARYLAND

3

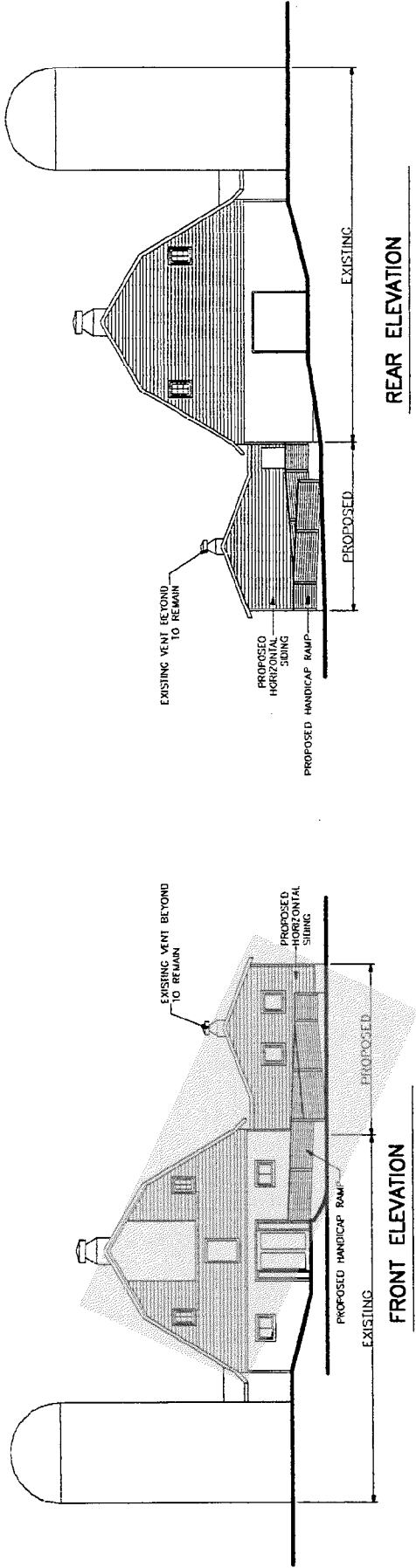
GAITHERSBURG, MARYLAND

DATE: 8-24-99

MARK J. BANDY, INC.

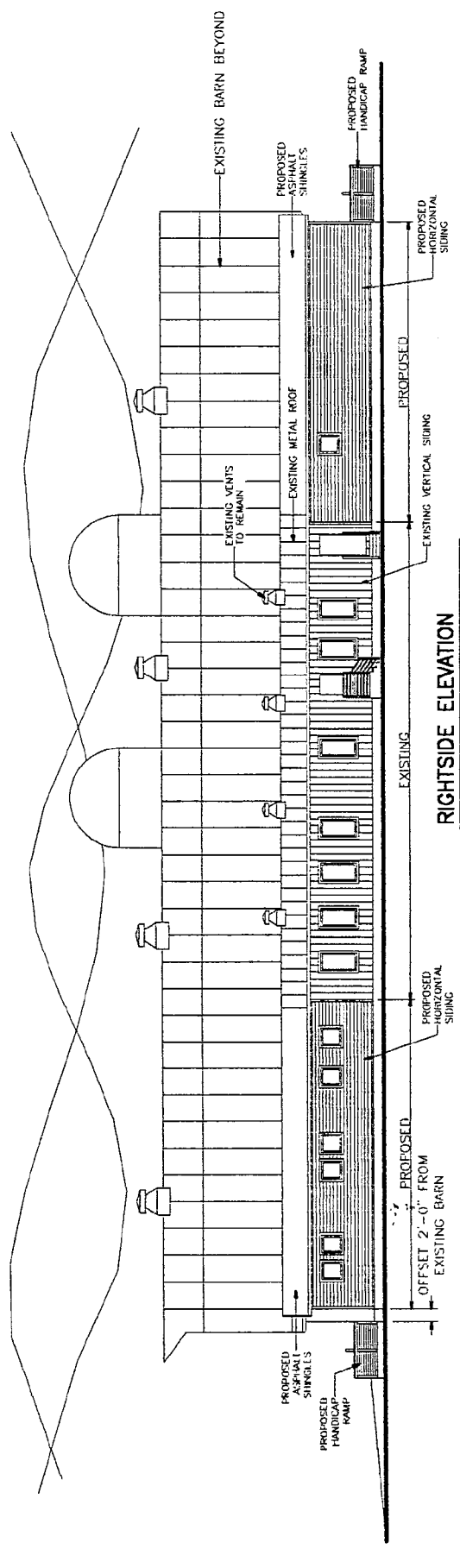


(17)



REAR ELEVATION

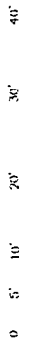
FRONT ELEVATION



RIGHTSIDE ELEVATION

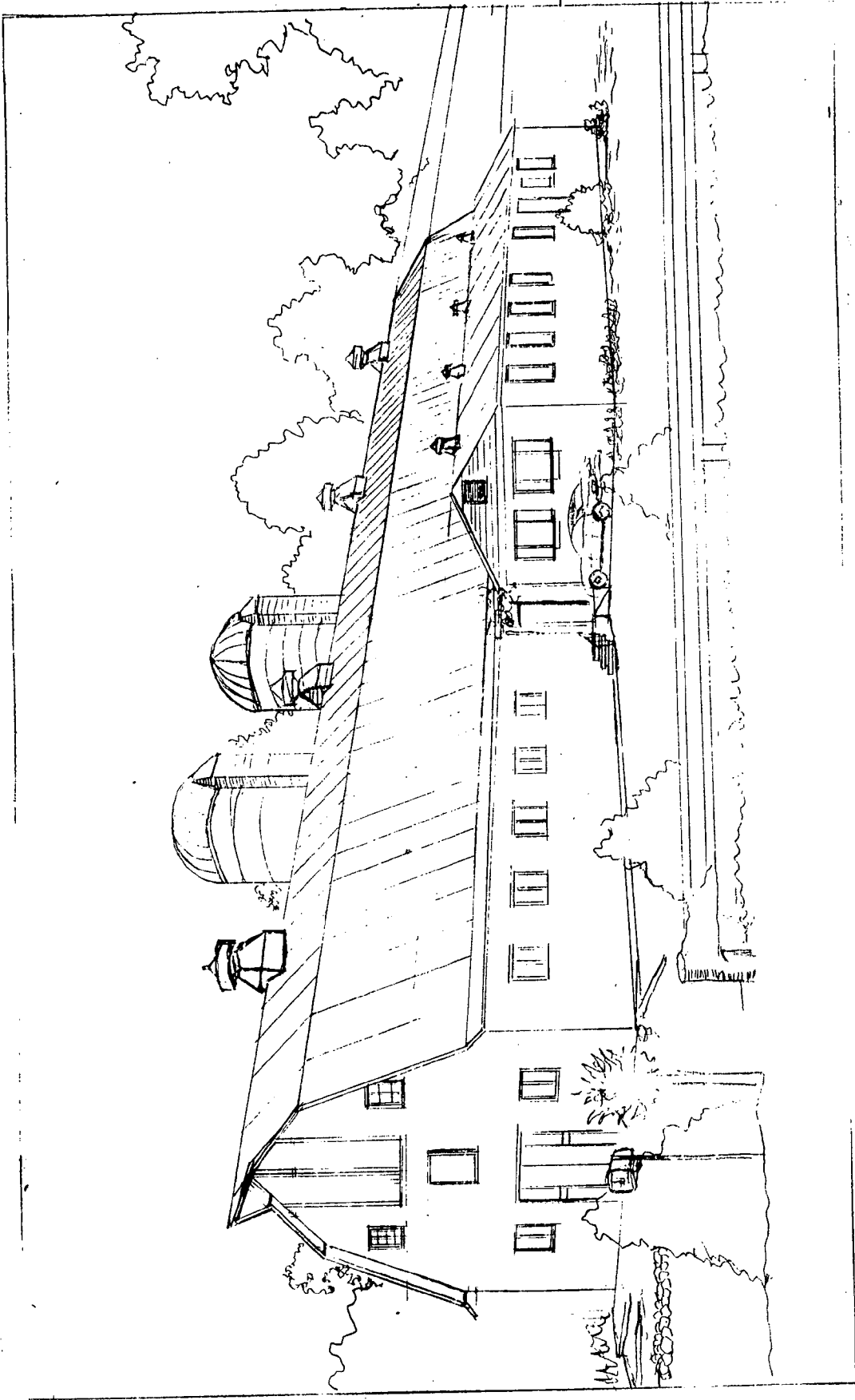
PROPOSED
VCA / VETERINARY REFERRAL ASSOCIATES
 GAITHERSBURG, MARYLAND

1

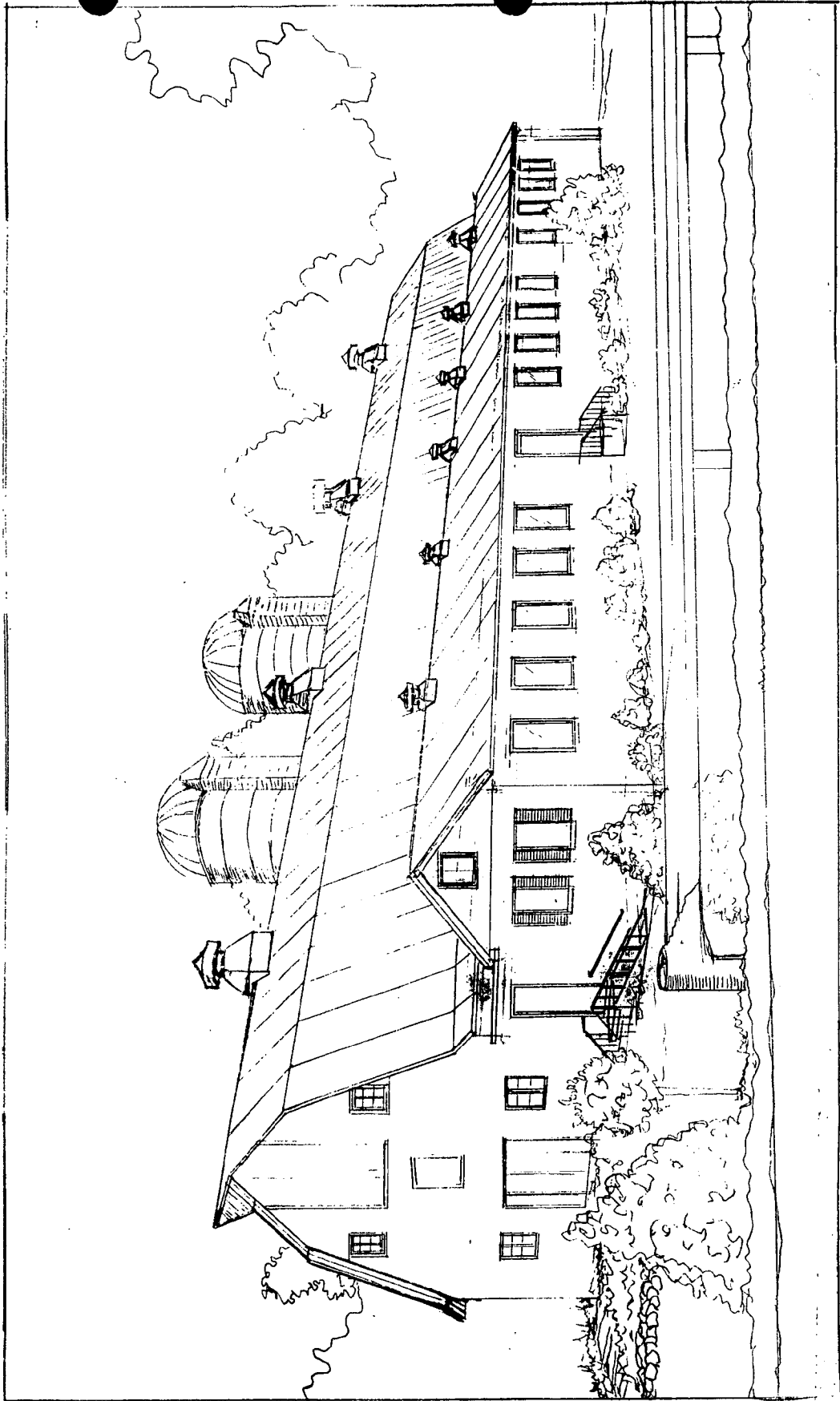
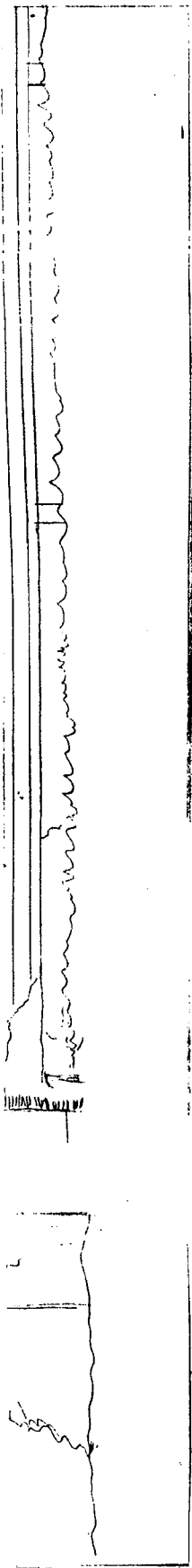


MARK J. GANDY, INC.

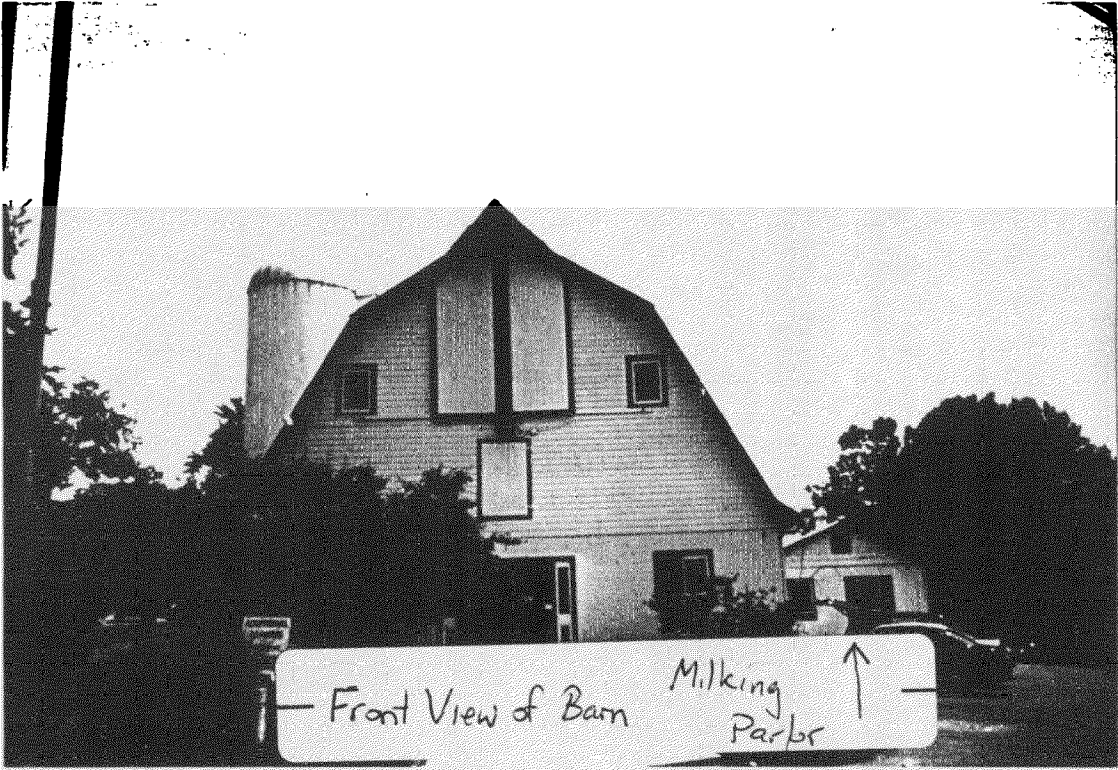
DATE: 8-24-99



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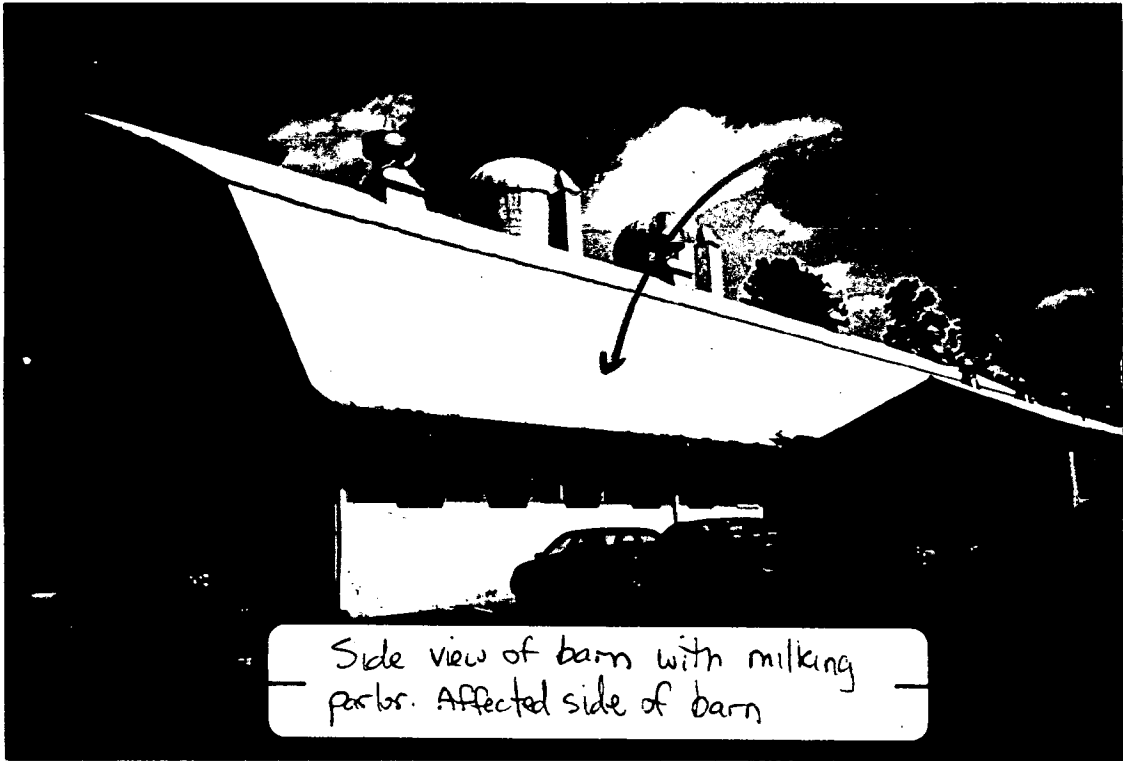


BASIC PROPOSAL



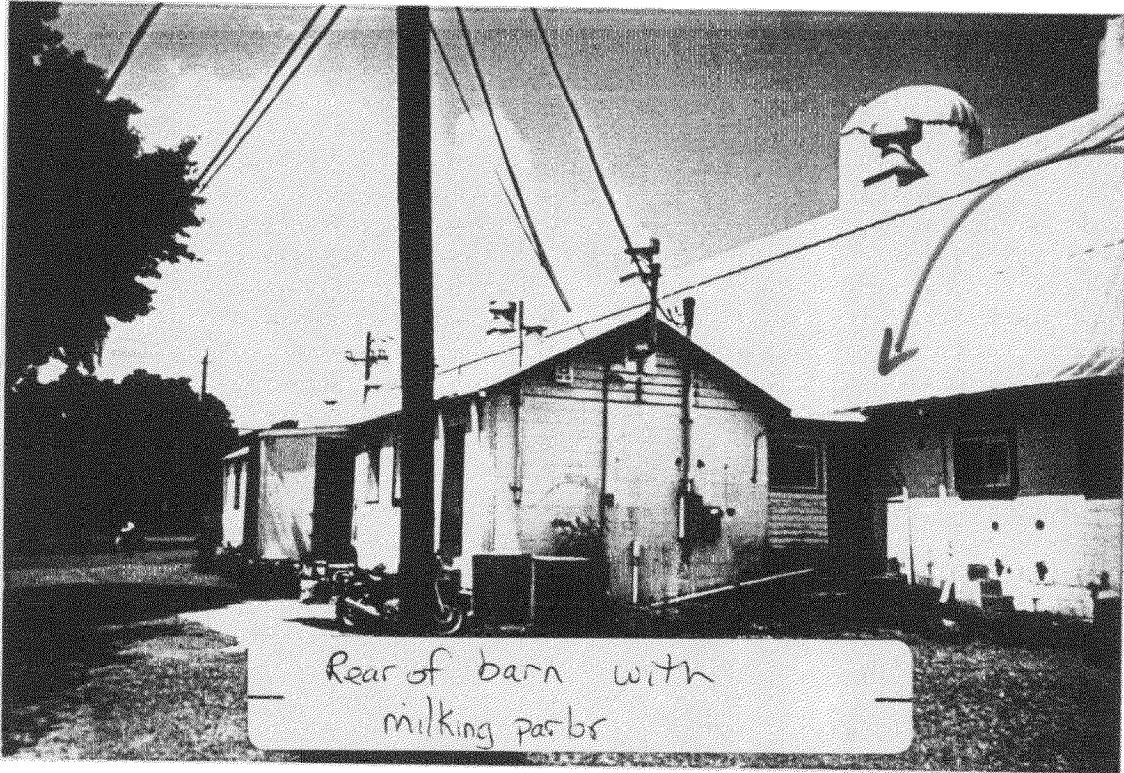
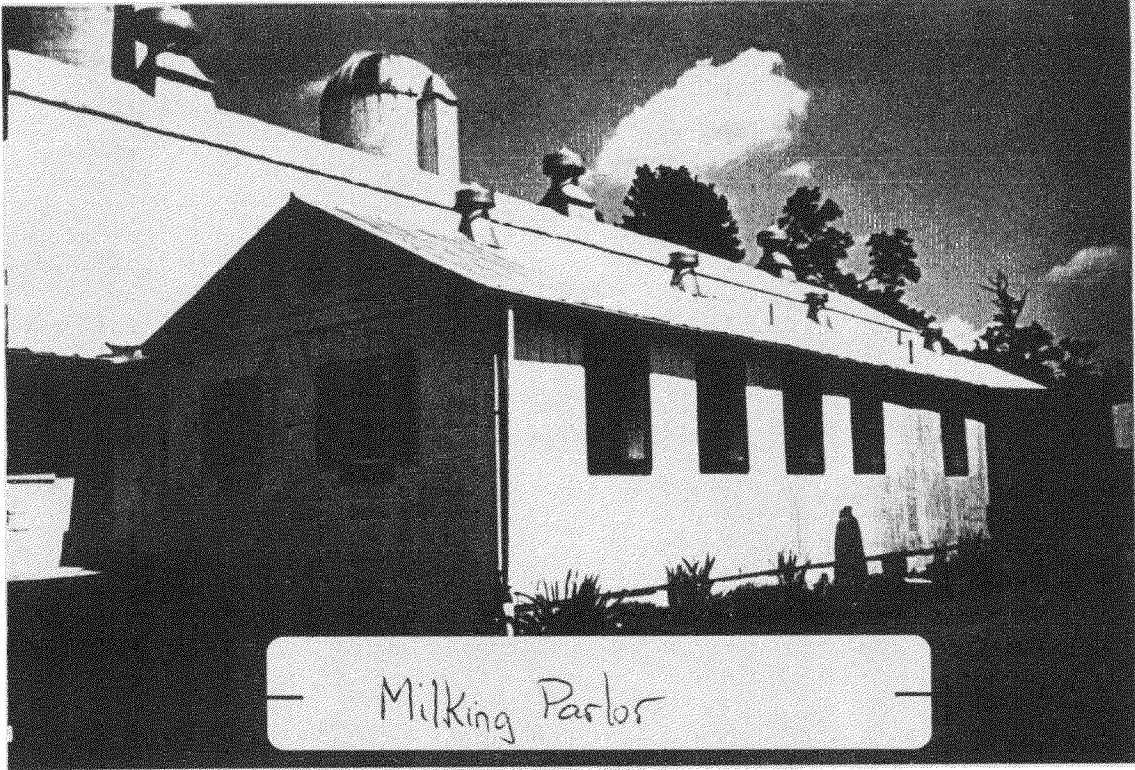
Front View of Barn

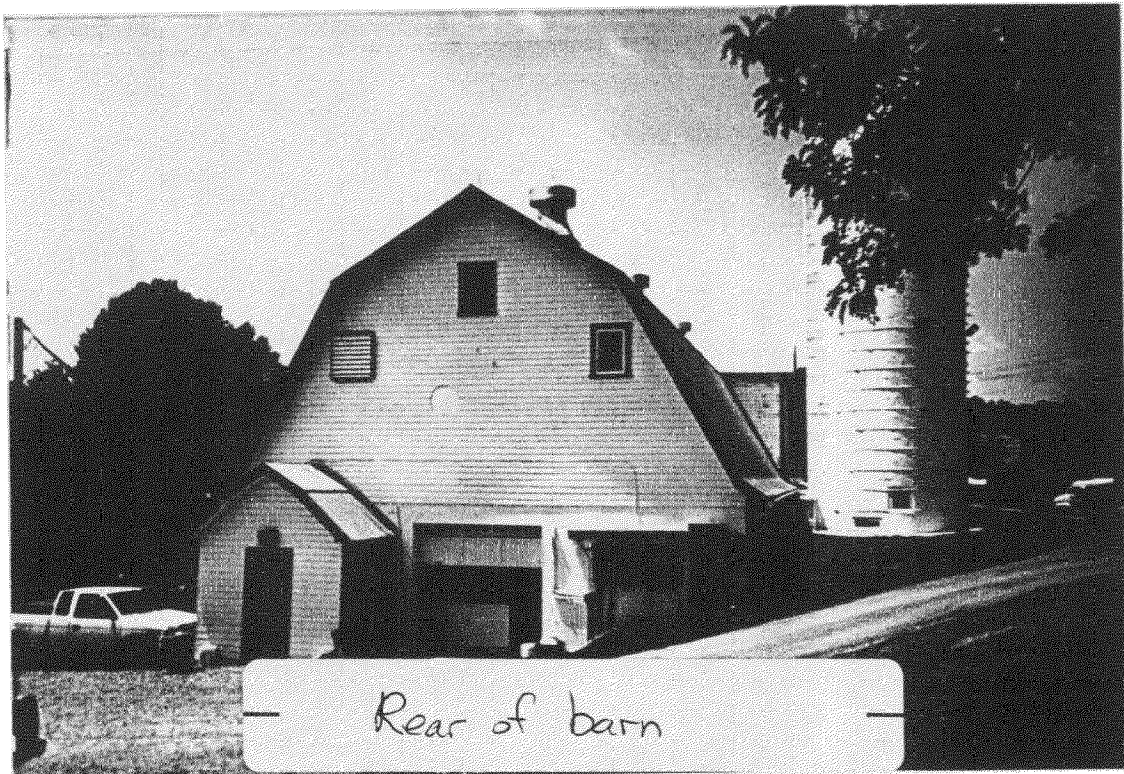
Milking Parbr ↑



AREA OF PROPOSED NEW ADDITION

Side view of barn with milking parbr. Affected side of barn

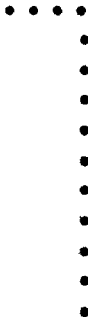




Rear of barn



Unaffected side of barn

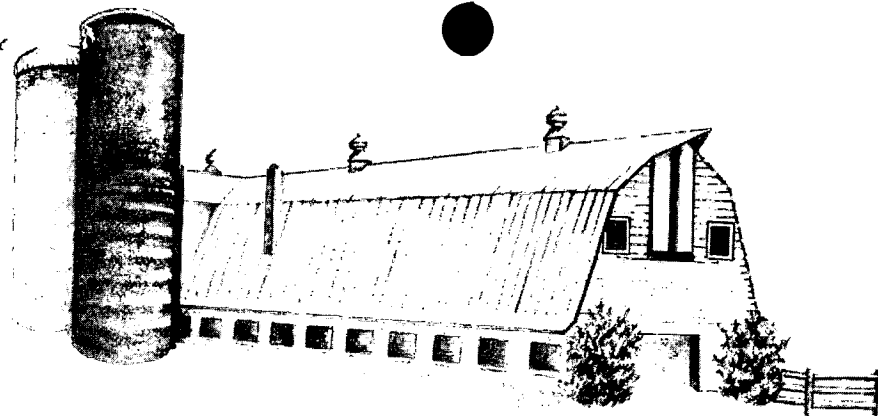


Veterinary Referral Associates

To: Robin Ziek
Company:
Fax number: +1 (301) 5633412
Business phone:

From: Mark Davis
Fax number: +1 (301) 738-8845
Business phone: 301-340-3224
Home phone:

Date & Time: 9/22/99 2:10:22 PM
Pages: 6
Re: Property at 15021 Dufief Mill Road



VCA Veterinary Referral Associates, Inc.

15021 Dufief Mill Road
Gaithersburg, Maryland 20878
(301) 340-3224
(301) 738-8845 Fax

DAVID K. SAYLOR, V.M.D.
General Surgery
Senior Surgeon

LISA M. FULTON, D.V.M.
Oncology - Internal Medicine
Dip. ACVIM

KRISTINA SCHWENSEN, D.V.M., M.S.
Radiology - Ultrasonography
Dip. ACVR

NANCY M. BROMBERG, V.M.D., M.S.
Ophthalmology
Dip. ACVO

TIMOTHY P. CAIN, D.V.M.
Cardiology
Dip. ACVIM

MARC G. BERCOVITCH, D.V.M.
Internal Medicine/Nephrology
Dip. ACVIM

SUSAN G. HACKNER, B.V.Sc.
Internal Medicine/Critical Care
Dip. ACVIM
Dip. ACVECC

MICHAEL J. KNOECKEL, D.V.M.
Neurology/Neurosurgery
Dip. ACVIM

LOUISE A. MURRAY, D.V.M.
Internal Medicine
Dip. ACVIM

DEENA M. TICHES, D.V.M.
Neurology
Dip. ACVIM

DEBORAH M. PRESCOTT, D.V.M., Ph.D.
Radiation Oncology
Dip. ACVR

CHERYL A. TANO, D.V.M., D.V.Sc.
General/Orthopedic Surgery
Dip. ACVS

DEBORAH C. MANDELL, V.M.D.
Critical Care
Dip. ACVECC

JAROD E. WILLIAMS, D.V.M.
Critical Care
Resident

PHONE MESSAGES TO SAVE

Date:

8-27-99.

Client Name:

Patient Name:

Robin -

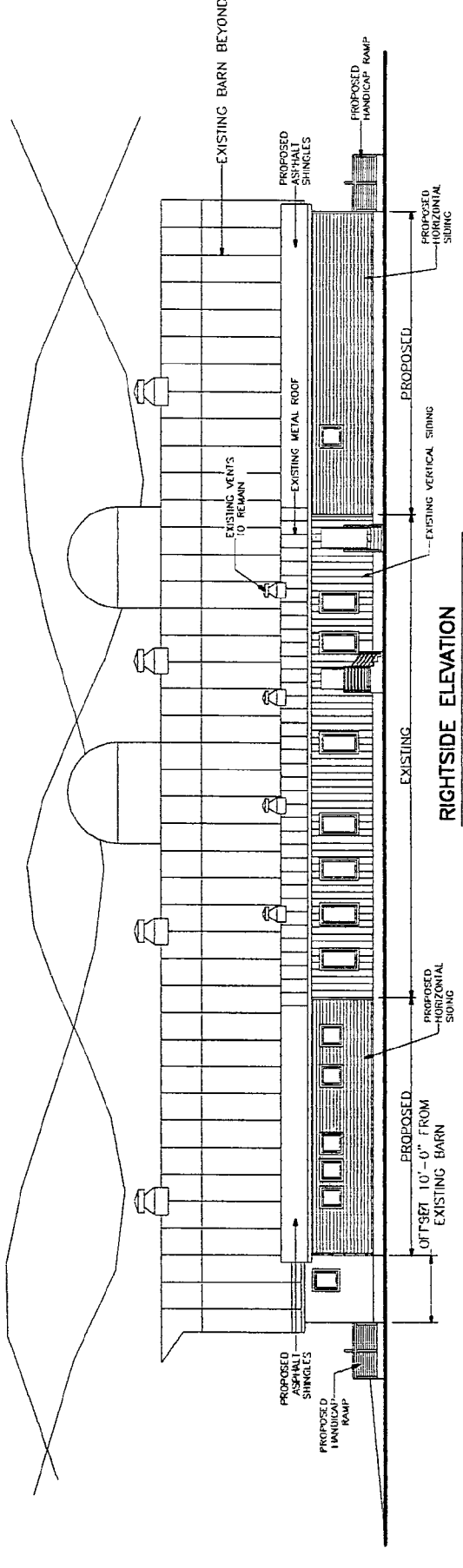
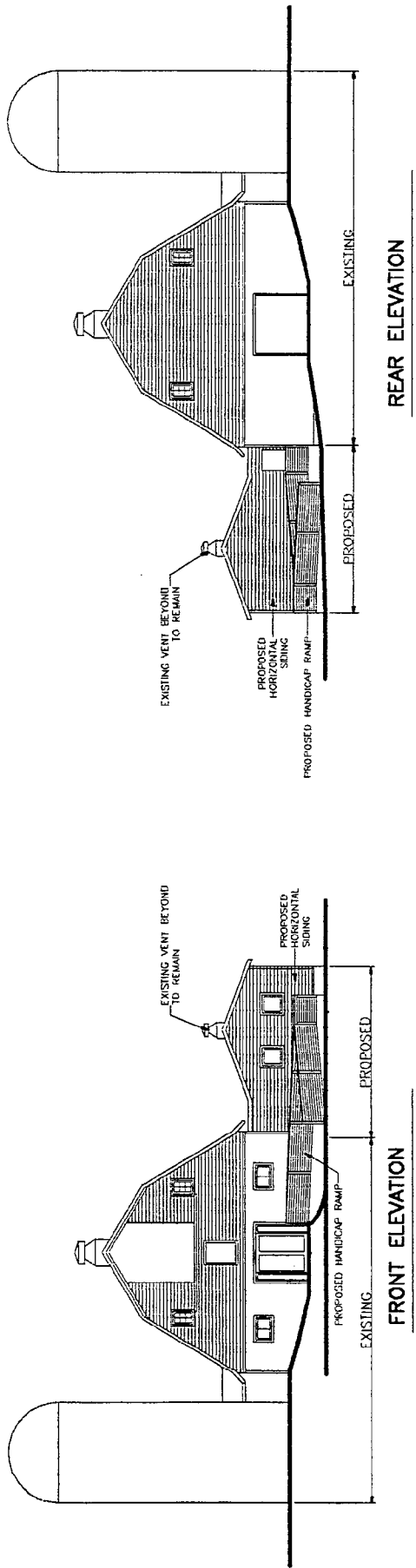
Doctor's Name:

MESSAGE:

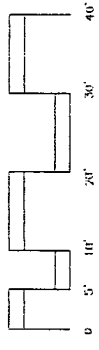
Cowan suggested that we include these drawings with our proposal, even though they are not a completely accurate reflection of our plans.

Thanks for your help.

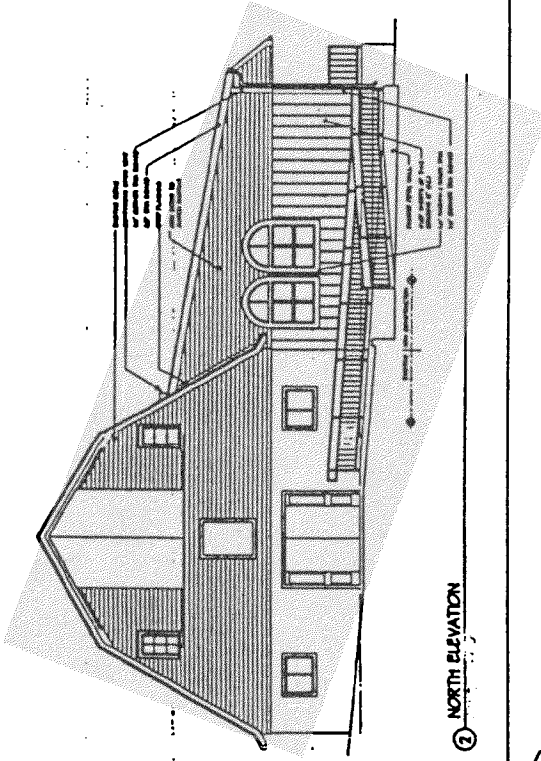
Mark Davis.



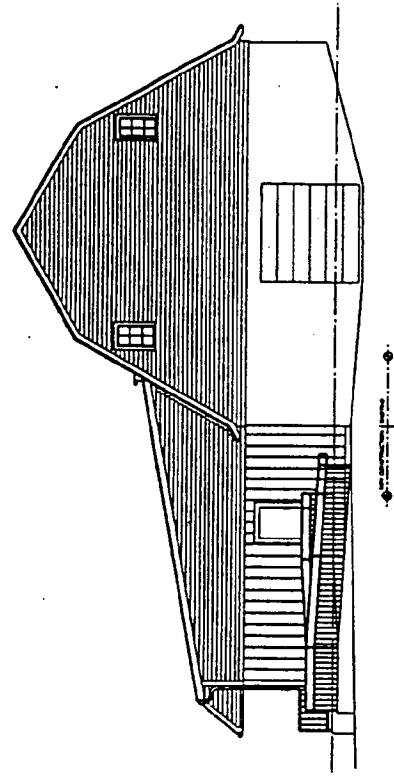
PROPOSED
VCA / VETERINARY REFERRAL ASSOCIATES
 GAITHERSBURG, MARYLAND



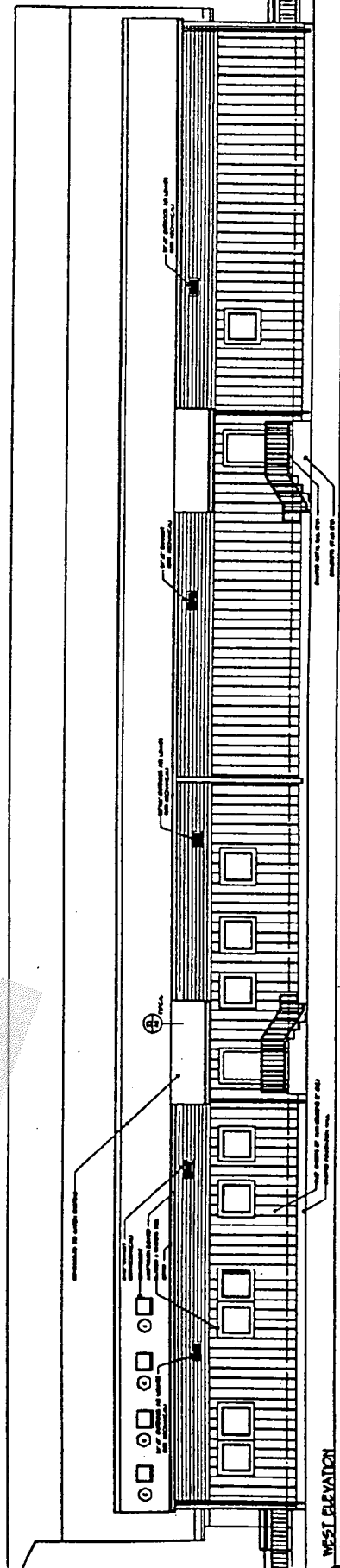
Proposed Structure



① NORTH ELEVATION



② SOUTH ELEVATION



WEST ELEVATION

Scale: 1" = 17'

FAX copy of staff
report to Mark Davis -

301 738-8845 9/11
A.

Thanks. R

Also mail copy to Bob Gysch. 9/11
A.

FAX

August 11, 1999

TO: Ms. Robin Ziek
FROM: Robert Kapsch

SUBJECT: HAWP Application Maple Springs Barn

Ms. Ziek:

Attached is my letter concerning the Historic Area Work Permit (HAWP) for the Maple Springs Barn for the August 18, 1999 meeting of the Montgomery County Historic Preservation Commission (HPC Case No. 25/2-99A).

In this letter, I ask that the Montgomery County Historic Preservation Commission deny the request to issue the HAWP for the demolition of the milking parlor and the addition of a totally inappropriate addition that would destroy the character of this historic structure.

I can be reached for further comment at 202-619-6370 (office) or 301-424-4084. Thank you for the opportunity of presenting my comments to the Montgomery County Historic Preservation Commission.



Robert J. Kapsch

Robert J. Kapsch
15220 DuFief Drive
North Potomac, Maryland 20878
August 11, 1999

Ms. Robin Ziek, Historic Preservation Planner
Historic Preservation Section
Montgomery County Department of Park and Planning
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Ms. Ziek,

Thank you for permitting me to put forward my views to the Montgomery County Historic Preservation Commission concerning a Historic Area Work Permit (HAWP) requested on the Maple Springs Barn (Master Plan Site #25/2) to be considered by the Commission at its meeting on Wednesday, August 18, 1999 (HPC Case No. 125/2-99A).

I strongly urge the Montgomery County Historic Preservation Commission to disapprove the proposed demolition of the milking parlor of the Maple Springs Barn and the subsequent addition proposed by the owners on the grounds that these actions would substantially alter or entirely demolish the historic integrity of this significant historic structure – an extremely important visual landmark in a portion of the County that has been extremely hard hit by development, particularly medically oriented development.

Permit me to introduce myself. I am a former member of the Montgomery County Historic Preservation Commission and am keenly aware that the Montgomery County Historic Preservation Commission was established to prevent the type of actions as proposed by the owners of Maple Springs Barn so that significant historic structures related to the history and development of Montgomery County may be preserved.

I have lived in the immediate area of Maple Springs Barn for some thirty years. In that time I have seen considerable changes in the Route 28 corridor of this portion of the County, including demolition of several very significant structures. Visually, Maple Springs Barn is a major visual and historic landmark for that portion of the County – perhaps the most significant such landmark. Modification of this landmark, as proposed by the owners, would destroy the visual landmark importance of this structure as well as its historical integrity. Historically, this structure is one of the few remaining structures dating from when this portion of Montgomery County was primarily agricultural – a time less than thirty years ago!

I am opposed to the demolition of the Maple Springs Barn milking barn and the construction of an addition in its place, as proposed by the owner, on the grounds that it

would significantly destroy the historic character and integrity of this very important landmark. Specifically:

- The proposed demolition/addition would substantially alter the historic massing of the Maple Springs Barn. The proposed addition is approximately 163 feet long – more than twice the length of the historic milking parlor. But even more significant, the proposed slope/shed roof of the proposed addition, including the large overhang, would more than quadruple the apparent mass of the historic milking parlor. The proposed addition has no relationship to the historic structure and would almost double the apparent size of the barn/addition. If this demolition/addition is allowed by the HPC, the overall historic appearance of the Maple Springs Barn would be lost forever.
- The detailing of the proposed addition to the Maple Springs Barn are totally inappropriate and unsympathetic to the historic structure. Large semi-circular shaped windows will face the primary approach to this historic structure, as shown in the owner's submittal to the HPC. The proposed exterior finish would also be inappropriate and unsympathetic.
- The proposed demolition/addition would destroy the historic structures' most significant feature, the metal ventilators that exist at the top of the Maple Springs Barn and which are echoed at the top of the milking parlor. Significantly, these important features were omitted in the drawings presented to the HPC.
- The submission to the HPC by the owner states that the, "roofline, windows, doors, and siding of the addition will be compatible with the design of the main barn..." None of that is true. The proposed additions' roofline is incompatible; the proposed additions' windows are incompatible; the proposed additions' doors are incompatible; and the proposed additions' siding is incompatible. Virtually nothing in the proposed addition is compatible with the historic structure. If approved by the HPC, this addition will be seen as an extremely grotesque growth on the side of the historic structure.
- The submission to the HPC by the owner states, "Mature trees surround most of the lot perimeter." This is apparently a suggestion that we the public will not be able to see the grotesque addition appended to this historic structure. Nothing could be further from the truth. Anything added to this historic barn is well visible from public roads – this is the major visual landmark in this area.

Based on the above, I would strongly urge the Montgomery County Historic Preservation Commission to disapprove the requested Historic Area Work Permit #25/2.

Thank you for the opportunity to express these comments to the Montgomery County Historic Preservation Commission. I am available for additional discussion on this matter, at the pleasure of the Commission.

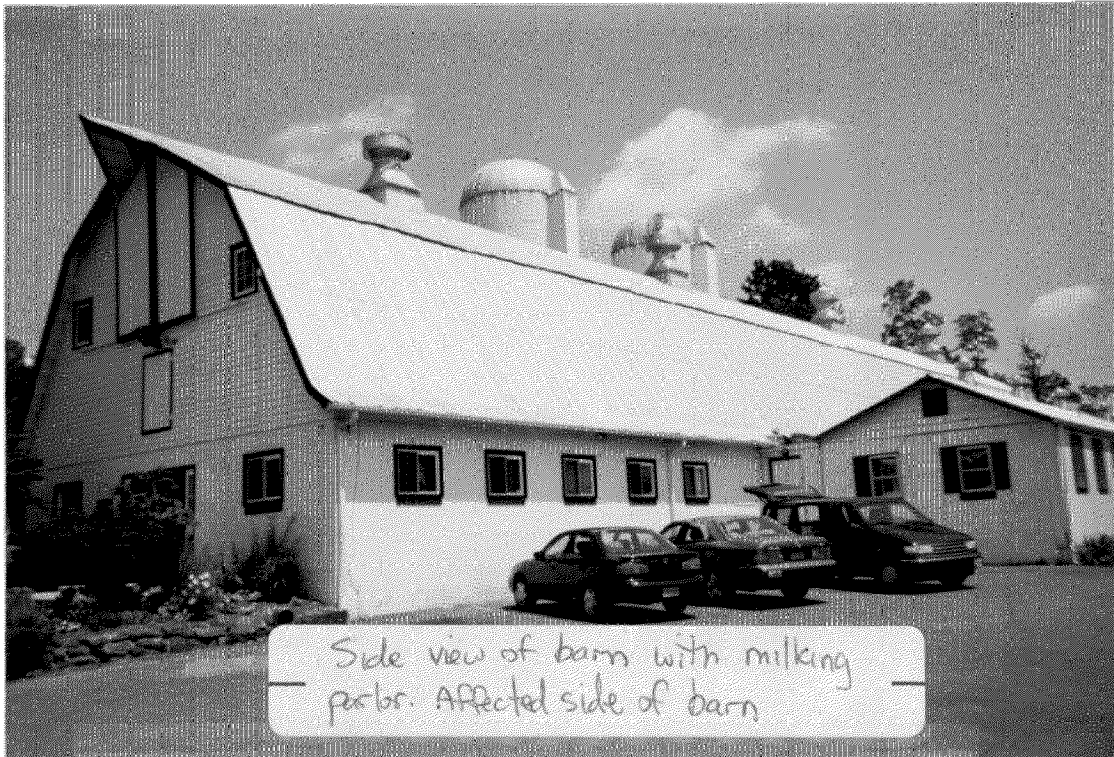
Sincerely,



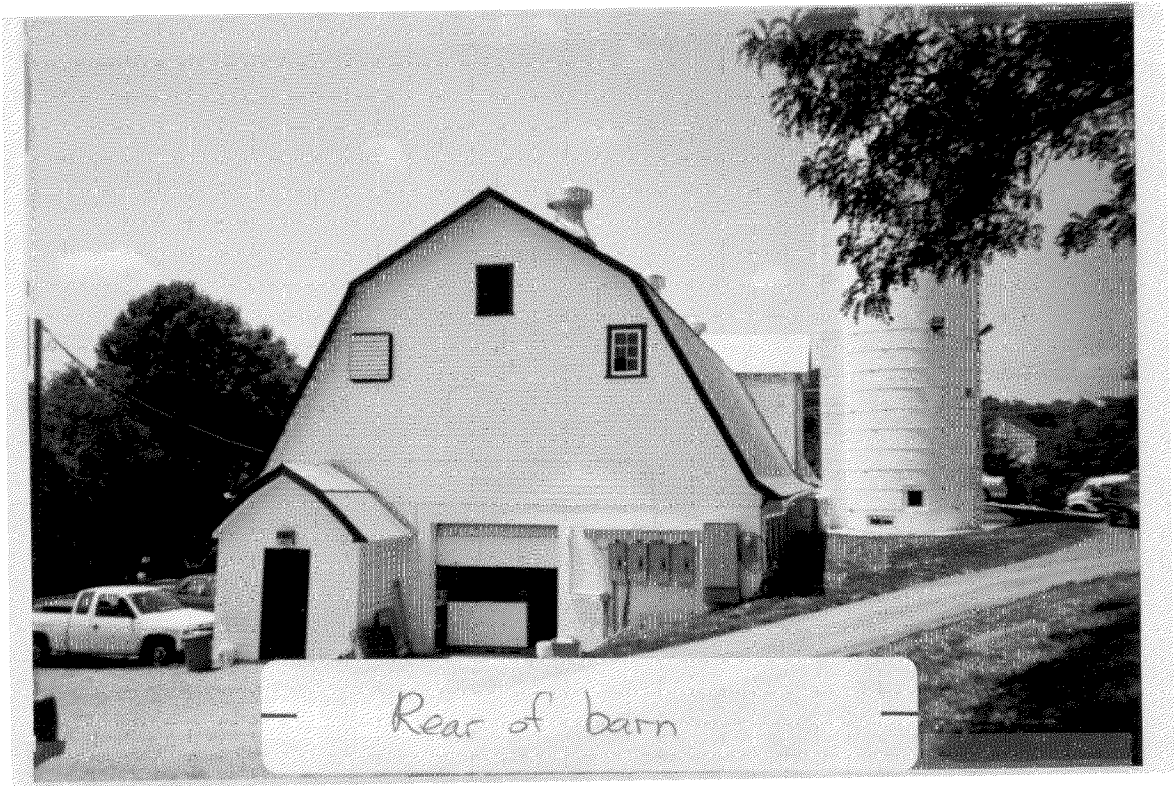
Robert J. Kapsch



Front View of Maple Spring Barn



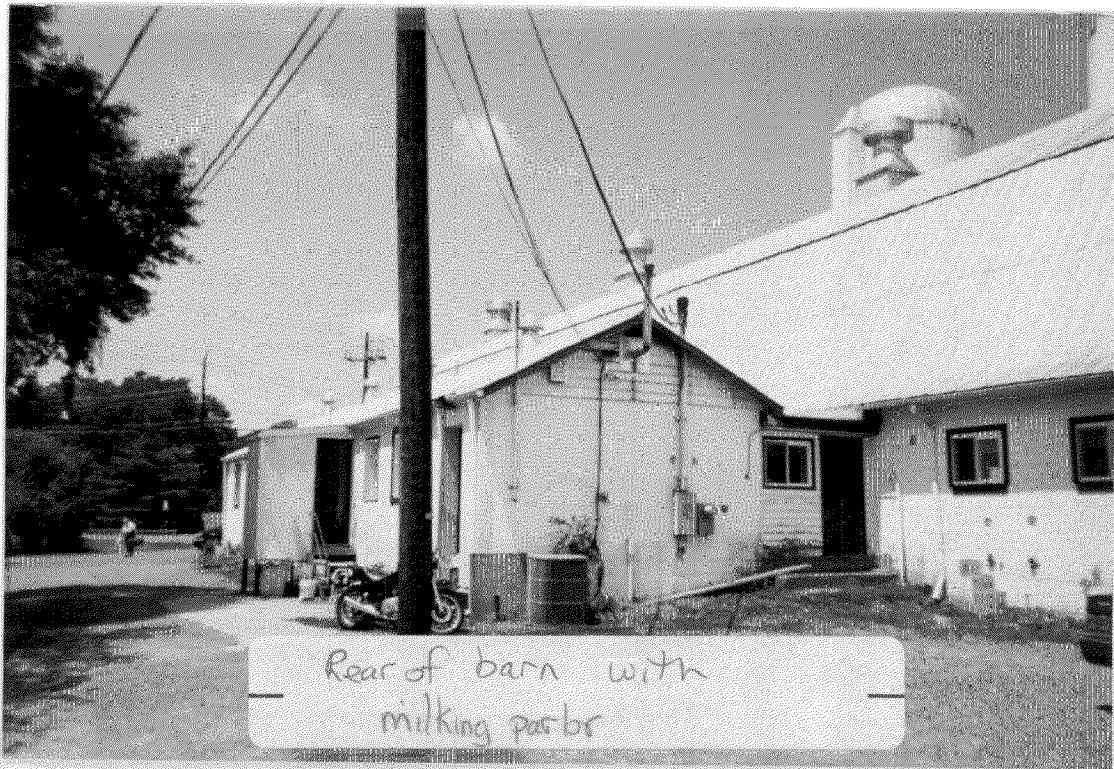
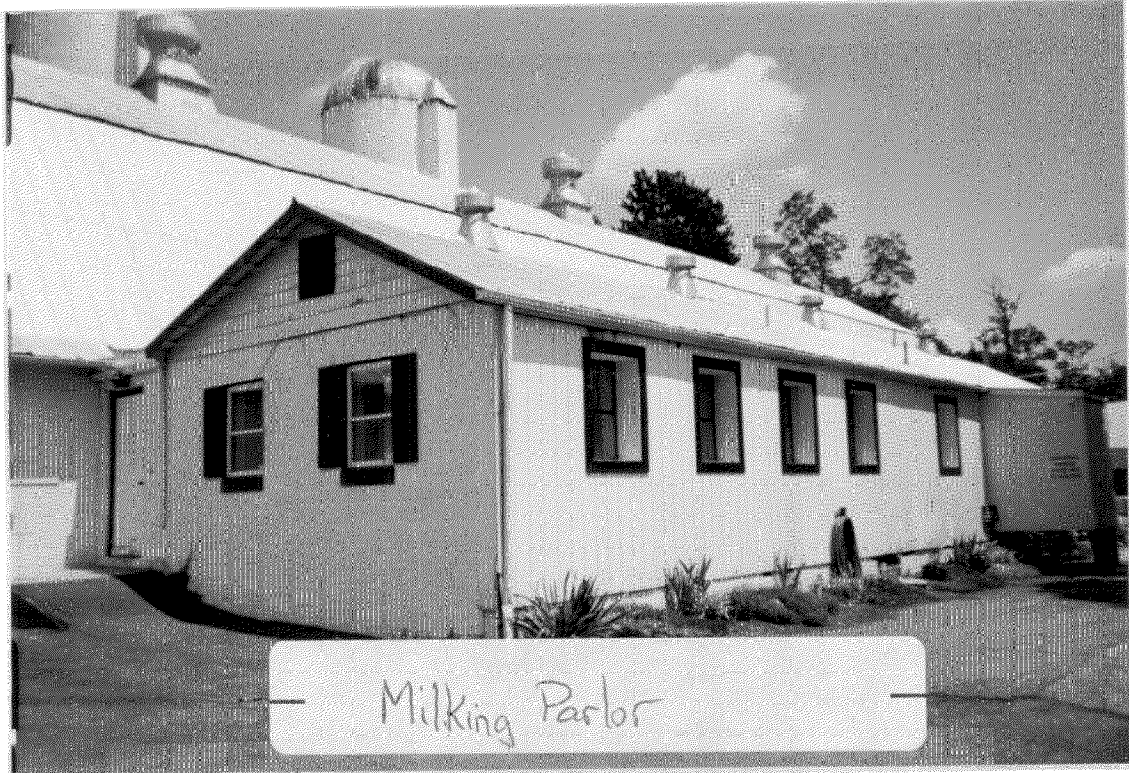
Side view of barn with milking parlor. Affected side of barn



Rear of barn



Unaffected side of barn



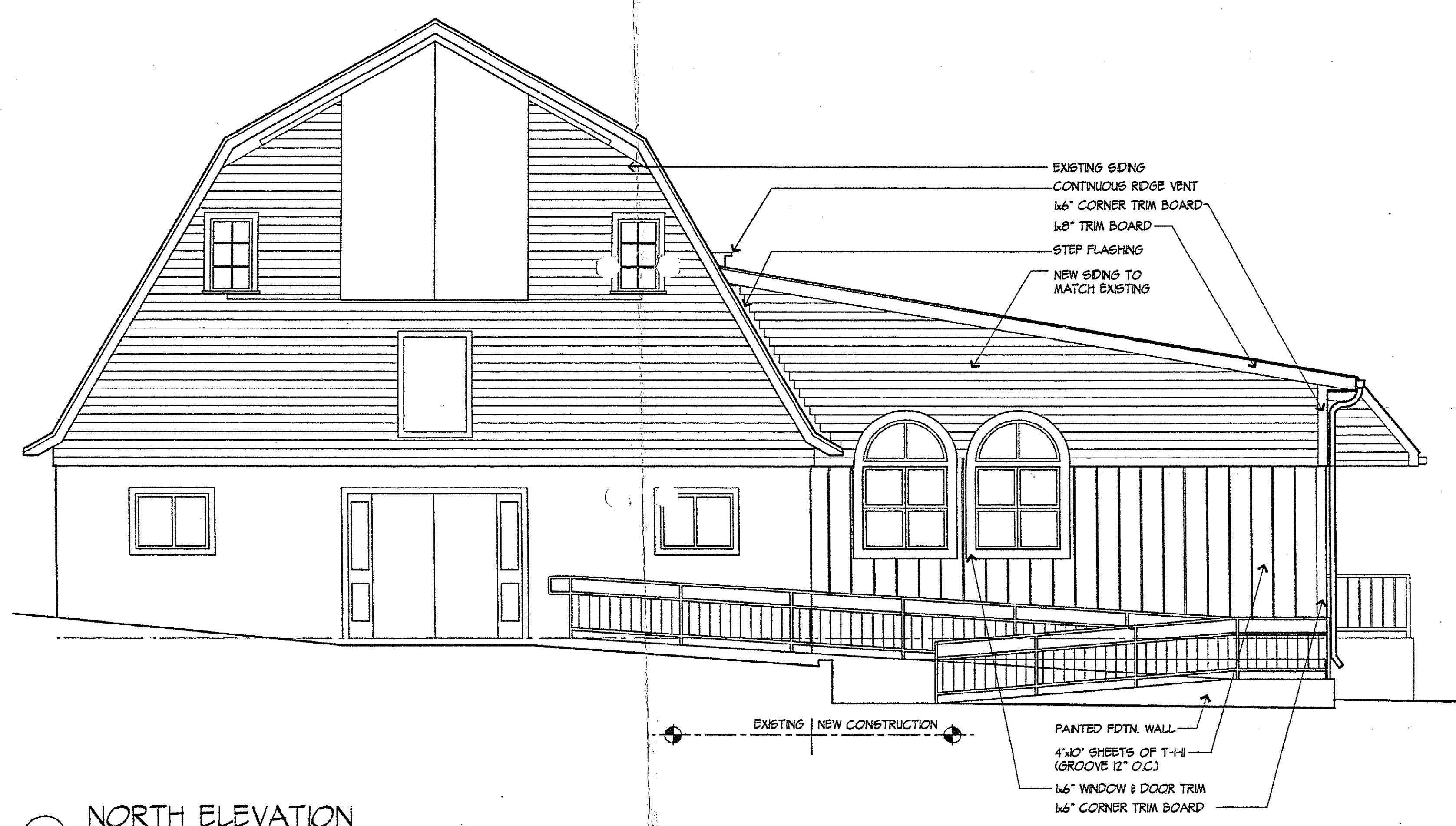


Mark Davis
Hospital Administrator

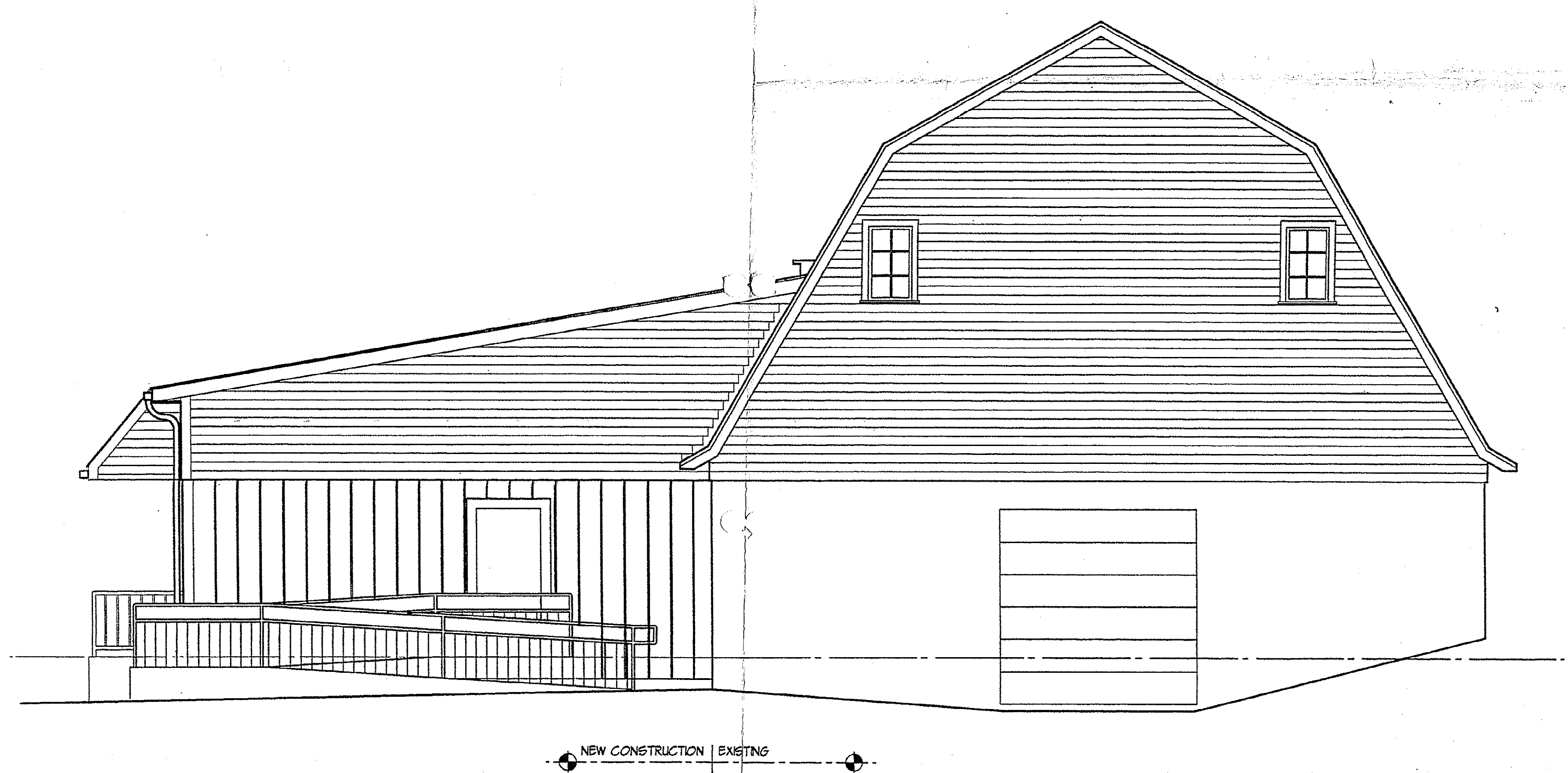
**VCA Veterinary
Referral Associates, Inc.**

15021 Dufief Mill Rd. • Gaithersburg, MD 20878
(301) 340-3224
Fax (301) 738-8845

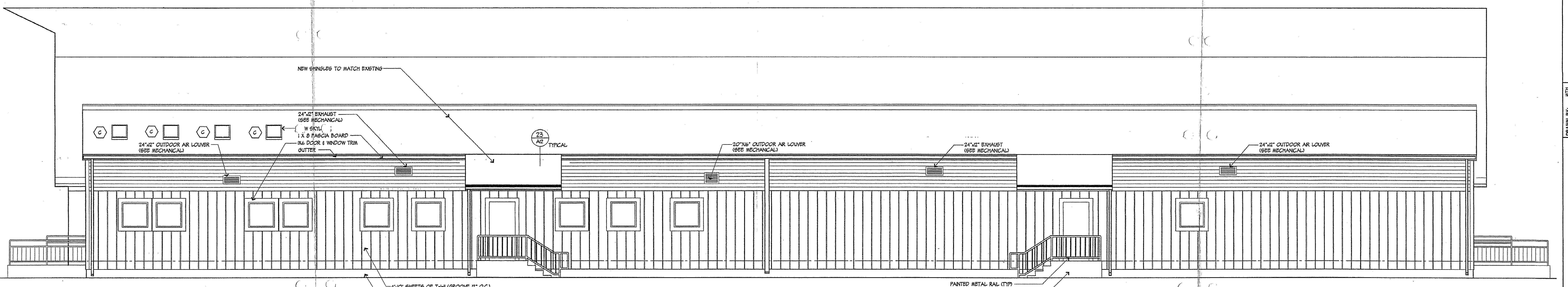
Paved 1987
 First Proposal
 Rejected & approved
 re-submitted with
 more complete
 Submission
 10/20/99
 1-888-7-8888
 228-960-0022
 Warren
 10/18/99 Meeting
 To:



② NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



① SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



③ WEST ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS			
ENGINEER			
ARCHITECT			
Warren Freedmanfeld & Associates 39 Church Street Gaithersburg, MD 20878 Telephone: 877-338-0000 Fax: 877-428-2557 Architecture - Planning - Design			
VCA / VETERINARY REFERRAL ASSOCIATES			
GAITHERSBURG, MARYLAND			
DRAWN BY: MTH CHECKED: WF SCALE: 1/4" = 1'-0" DATE: 02 DEC 1999 PROJECT NO.: 9406			
EXTERIOR ELEVATION			
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A4			

DIN SFT