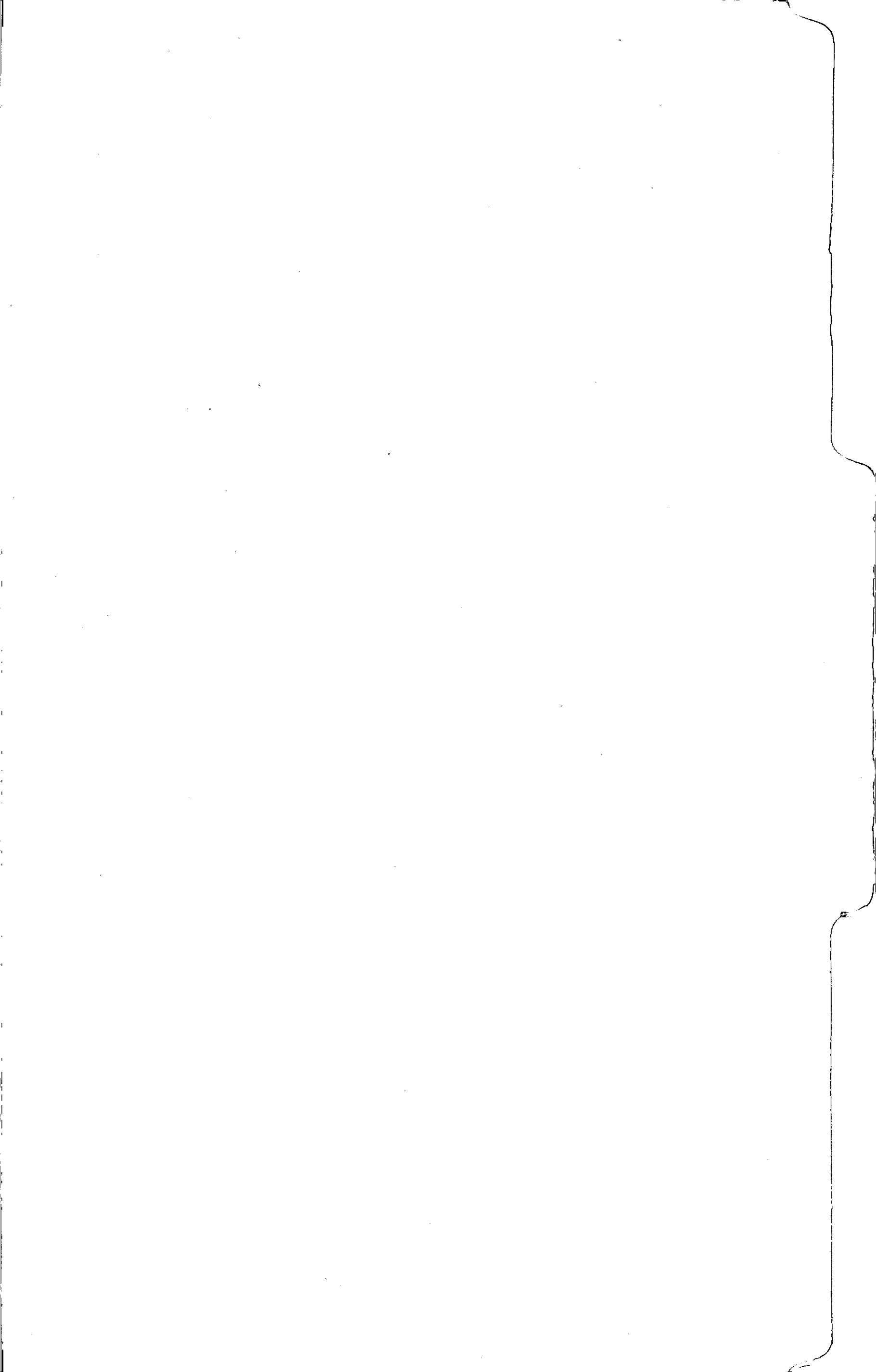


Bussard Farm
18400 Manchester Rd.

22/7

2012 HAWP





HISTORIC PRESERVATION COMMISSION

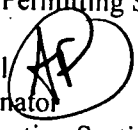
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 4/5/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #592977—alterations to equipment shed

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on March 28, 2012.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: M-NCPPC Department of Parks
Address: 18400 Muncaster Road, Gaithersburg

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller
Daytime Phone No.: 301-650-4390

Tax Account No.:
Name of Property Owner: MNCPPC - Dept. of Parks
Address: 4500 Silver Spring Brunnett Ave. 20901
Contractor: Dept. of Parks
Agent for Owner: Ted Tray Daytime Phone No.: 301-672-4713

LOCATION OF BUILDING/PREMISE

House Number: 18400 Street: Moncaster Road
Town/City: Gaithersbury Nearest Cross Street: Airport Rd.
Liber: 4908 Folio: 1036 Parcel: N100 Map GT 53

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Revision, Repair, Revocable, AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: doors
1B. Construction cost estimate: \$ less than \$1000
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: Julie Mueller Date: 3/2/12

Approved: Chairperson, Historic Preservation Commission
Disapproved: Signature: Date: 4/5/12
Application/Permit No.: 592977 Date Issued:

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	18400 Muncaster Road, Gaithersburg	Meeting Date:	3/28/12
Resource:	<i>Master Plan</i> Site #22/7 Bussard Farm	Report Date:	3/21/12
Applicant:	M-NCPPC Department of Parks (Julie Mueller, Agent)	Public Notice:	3/14/12
Review:	HAWP	Tax Credit:	No
Case Numbers:	22/7-12B	Staff:	Anne Fothergill
Proposal:	Alterations to equipment shed		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan* Site #22/7, **Bussard Farm**
STYLE: Farmstead
DATE: House 1908; Bank Barn 1898

Excerpt from Places in the Past:

The Bussard Farm is a well-preserved example of a Montgomery County farmstead at the turn of the 20th century. Thaddeus Bussard of Frederick County built the main block of the house in 1908. This late example of a center-cross-gable house is tangible evidence of the persistence of traditional building forms in the county. With a floor plan popular since the early 1800s, the house is one room deep with a center hall. A polygonal east-bay window adjoins the front porch. The east kitchen wing (right) dates from the early 1800s, while the rear ell was built about 1864. Both of these sections had been added onto the original log and stone house, no longer standing.

The Bussards built the large frame bank barn in 1898, with the help of Frederick County barn builders, using square louvered windows, German siding, and a stone foundation. The barn has a half-open forebay, with one end of the downhill overhang supported by a stone wall and the other end open. A large log smokehouse has vertical siding and an overhanging front gable roof, and a frame granary has vertical siding. A water tower (tank house) moved in 1998 from Etchison's Dorsey Farm replaces a similar structure previously demolished. The site includes a champion Nordmann Fir tree, with a nine-foot trunk circumference. The Bussard family continued to own and operate the farm until the 1970s. M-NCPPC operates an agricultural history museum on site, operating special events and programs throughout the year.

PROPOSAL

The applicants propose to partially enclose two bays a non-historic equipment shed to secure equipment. The shed was expanded in 1999, with approval from the HPC, and this proposal is for alterations to the two most recently-constructed bays. The enclosure will have sliding frame doors on tracks across two of the bays. The bays are twenty feet deep and the doors will extend across the bay at ten feet deep.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

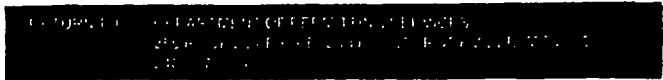
- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (2);

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 301-650-4390

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Liber: 4908 Folio: 1036 Parcel: N100 Map G1 53

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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: Julie Mueller
Date: 3/2/12

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 592977 Date Filed: Date Issued:

1. WRITTEN DESCRIPTION OF PROJECT:

a. Description of existing structural and environmental setting, including historic features and significance.

The Bussard family farmstead is located within the 455-acre Agricultural History Farm Park. Past farming practices are interpreted for the public in a historic farmhouse, barn, assorted farm buildings and a modern activity center. The farm is a well-preserved example of a Montgomery County farmstead at the turn of the 20th century. It includes an 1898 large frame bank barn and a farmhouse from 1908. Other buildings include a smokehouse, a granary, and a tank house, a chicken coop, corn crib, broody house, carriage shed, and equipment shed. The Bussard family owned and operated the farm until the 1960s, when they sold their property to the County to preserve it as a park. The Department of Parks extended the equipment shed by two bays in 1999. It is located about 60 yards north of the bank barn at its closest point.

b. General description of project and its effect on the historic resources and environmental setting.

Project: Two projects are being proposed in this HAWP. The project seeks to enclose the back half of the two newest bays of the equipment shed allowing shelved equipment to be better secured. This represents half the depth of the 20-foot deep shed. The proposal is to mount sliding, frame doors on barn tracks and paint them red to match the existing buildings on site. No new lighting or electrical work will be required as the doors will not reach the ceiling, and existing lights will be able to illuminate the space. The front half of the two bays will remain open. No work is proposed for the other six bays.

Effect: No historic or archaeological resources will be touched. The improvement is easily reversible. The project will have no adverse effect on the historic character defining features of the property. It will not alter or diminish the integrity of location, design, setting, materials, workmanship, feeling or association.

2. SITE PLAN: see attached

3. PLANS AND ELEVATIONS: N/A

4. MATERIAL SPECIFICATIONS: described above

5. PHOTOGRAPHS: see attached

List of Photos

1. Equipment Shed
2. Bays 7 and 8
3. Photo-shopped image of proposed work

6. TREE SURVEY: see attached site plan

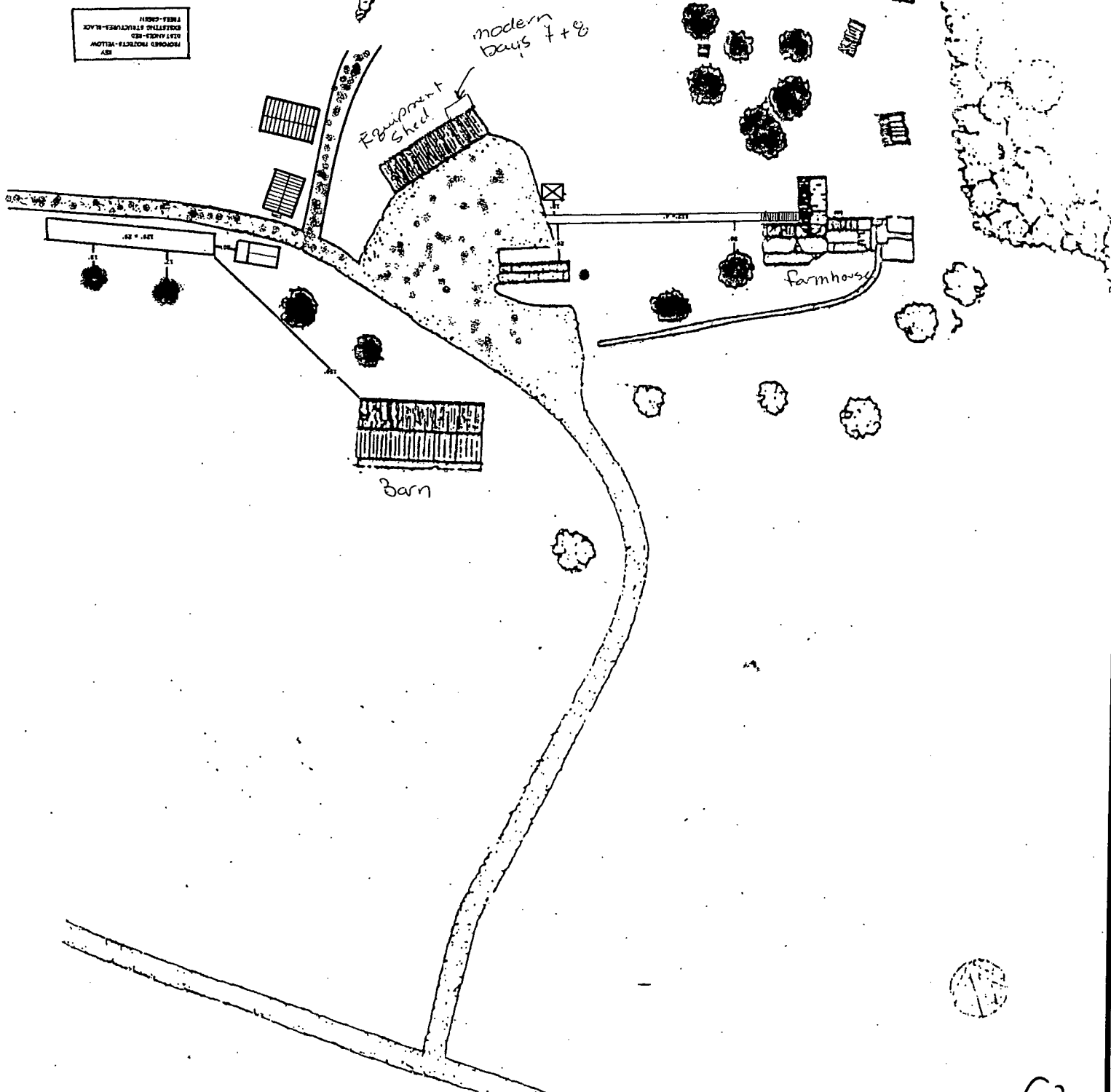
7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Parkland surrounds the majority of the Bussard Farm environmental setting. There are two adjacent private property owners:

Edem E. Akpandak
7003 Cypress Hill Drive
Gaithersburg, MD 20879

Howard B. and S.S. Hayes
18510 Muncaster Road
Rockville, MD 20855

PROPAGATED FACILITIES - YELLOW
EXISTING FACILITIES - RED
DEVELOPING FACILITIES - BLACK
FRESH - GREEN





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