

Bussard Farm - mp site - 2017 HAWP

18400 Winchester Rd 2011 HAWP



HISTORIC PRESERVATION COMMISSION

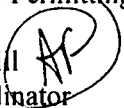
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 4/14/11

MEMORANDUM

TO: Carla Reid, 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 #563968—alteration to pole barn and walkway installation

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 April 13, 2011.

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: Ted Trey
Daytime Phone No.: 0.301-672-4713
0.301-721-0312

Tax Account No.: _____

Name of Property Owner: M-NCPRC, Dept. of Parks Daytime Phone No.: _____

Address: 9500 Aronett Ave. Silver Spring 20910
Street Number City Street Zip Code

Contractor: Parks Facilities Management D.V. Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Ted Trey, Ag. Hist. Farm Park Supervisor Daytime Phone No.: As Above

LOCATION OF BUILDING/PREMISE

House Number: 18400 Street: Winchester Rd.

Town/City: _____ Nearest Cross Street: Airport Road

Lot: _____ Block: _____ Subdivision: _____

Liber: 4108 Folio: 636 Parcel: N100 Map GT 53

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- A/C
- Sub
- Room Addition
- Porch
- Deck
- Shed
- Move
- Install
- Wreck/Raze
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Revision
- Repair
- Revocable
- Fence/Wall (complete Section 4)
- Other: Sidewalk + enclosure of Pole Barn/Hay Barracks

1B. Construction cost estimate: \$ less than \$5000

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

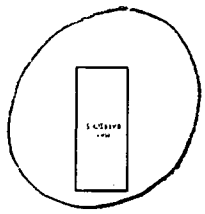
3/21/11
Date

Approved: _____ For Chairman, Historic Preservation Commission

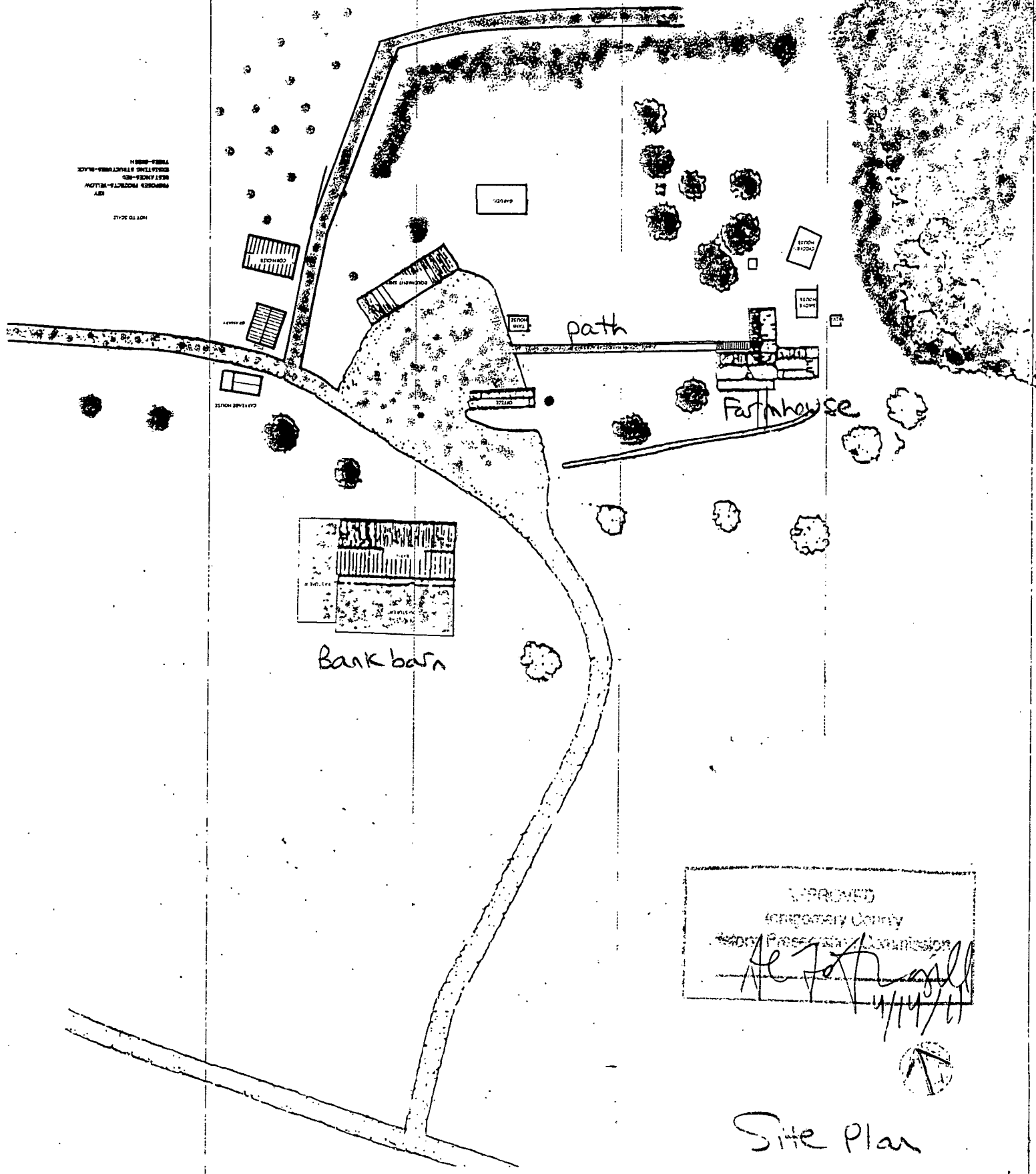
Disapproved: _____ Signature: _____ Date: 7/14/11

Application/Permit No.: 5639168 Date Filed: _____ Date Issued: _____

Pole Barn
Hay
Barracks



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APPROVED
Innogy County
Historic Preservation Commission
Al [Signature]
4/14/11



Site Plan

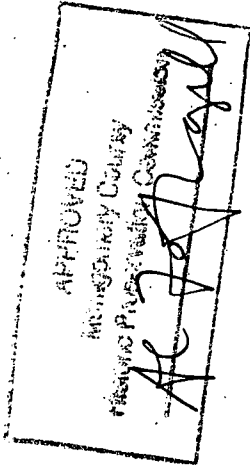
This improvement of one bay will allow us to store

all of our hay in one spot . That will then free up

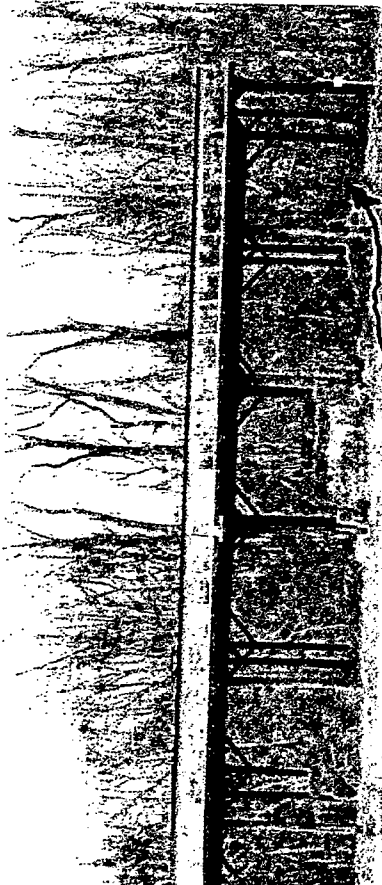
The remaining bays for much need equipment storage



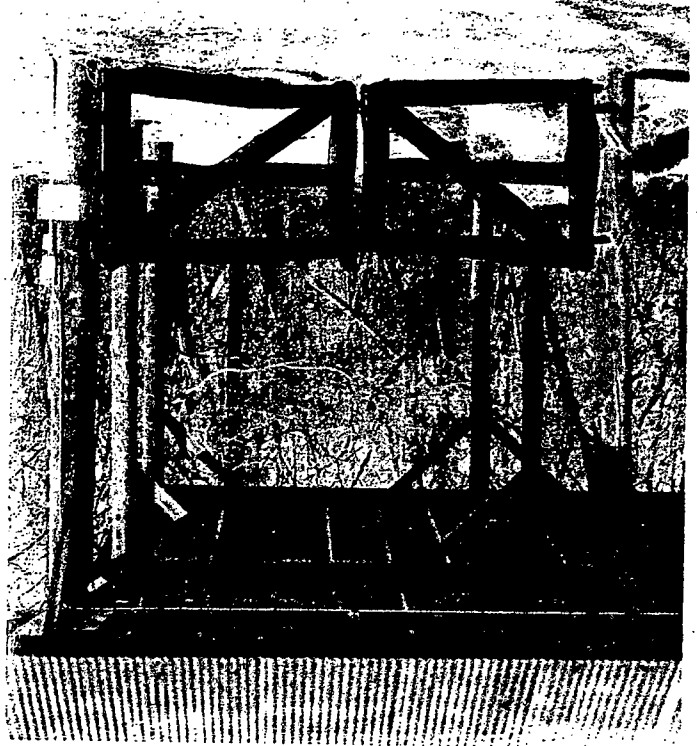
Typical Board is Baton



11/14/11



THIS BAY IS THE ONLY ONE TO BE CLOSED ON 3 SIDES w/ GATE ON FRONT



Front of proposed enclosure will still be open, just protected by a farm-gate identical to that used elsewhere on farm.

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	18400 Muncaster Road, Gaithersburg	Meeting Date:	4/13/11
Resource:	Master Plan Site #22/7 Bussard Farm	Report Date:	4/6/11
Applicant:	M-NCPPC Department of Parks	Public Notice:	3/30/11
Review:	HAWP	Tax Credit:	No
Case Numbers:	31/7-11C	Staff:	Anne Fothergill
Proposal:	Alterations to non-historic pole barn and installation of walkway		

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 enclose one bay of the six-bay non-historic pole barn (erected in the 1980s) with board-and-batten siding on three sides and a wooden rail gate on the front. The applicants also

propose to install a flagstone and concrete walkway behind the farmhouse where there is an existing woodchip path. The new walkway will be 112' long and 6' wide and will match the existing walkway in front of the house.

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 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

Contact Person: Ted Tray
Daytime Phone No.: 0.301-672-4713
0.301-721-0312

Tax Account No.: _____
Name of Property Owner: M-NCPPC, Dept. of Parks Daytime Phone No.: _____
Address: 9500 Grossett Ave. Silver Spring 20910
Street Number City State Zip Code

Contractor: Parks Facilities Management D.V. Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Ted Tray, Ag. Hist. Form Park Supervisor Daytime Phone No.: As Above

LOCATION OF BUILDING/PREMISE
House Number: 18400 Street: Muncaster Rd.
Town/City: _____ Nearest Cross Street: Airpark Road
Lot: _____ Block: _____ Subdivision: _____
Liber: 4108 Folio: 636 Parcel: N100 Map GT 53

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: Sidewalk + enclosure of Pole Barn / Hay Barracks
1B. Construction cost estimate: \$ less than \$5000
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.

Juan Rivera Signature of owner or authorized agent 3/21/11 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 503968 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 erected a pole barn/hay barracks in the early 1980s to store hay. It is located to the rear of the property and is considered to be a non-contributing element to the historic site.

b. *General description of project and its effect on the historic resources and environmental setting.* Two projects are being proposed in this HAWP.

1. Pole Barn: Parks seeks to enclose one bay of this six-bay structure to keep hay dry and to prevent children who visit the farm from climbing on the hay stacks. The proposal is to enclose the back and sides of the end bay with board-and-batten siding painted red to match the existing agricultural buildings in the historic environmental setting. The front will remain open but be outfitted with a wooden rail gate.

2. Sidewalk: Parks seeks to pave the woodchip path that connects the handicap ramp at the back of the Bussard Farmhouse to the existing parking area. The paved sidewalk would be 112' x 6' and match the sidewalk at the front of the house (flagstone laid in poured concrete). The existing mulched path is difficult to maintain. A paved path would be more cost effective from a maintenance perspective and would be easier for the mobility impaired to use.

Effect: No historic or archaeological resources will be touched for either project. The improvements are easily reversible. The project will have no adverse effect on the historic character defining features of the property. They 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:** see attached

4. **MATERIAL SPECIFICATIONS:** described above

5. **PHOTOGRAPHS:** see attached

List of Photos

1. Pole Barn/Hay Barracks, front view

2. Pole Barn/Hay Barracks, side view
3. Pole Barn/Hay Barracks, front view of bay proposed for 3-sided enclosure
4. Pole Barn/Hay Barracks, three views showing proposed work superimposed on photo
5. Detail of board and batten siding on other buildings at Agricultural History Farm Park
6. Typical farm gate at Bussard Farm bank barn to be replicated for this project.
7. Existing mulched walk from parking area to rear of farmhouse
8. Existing flagstone walk at front of farmhouse

6. **TREE SURVEY:** see attached site plan

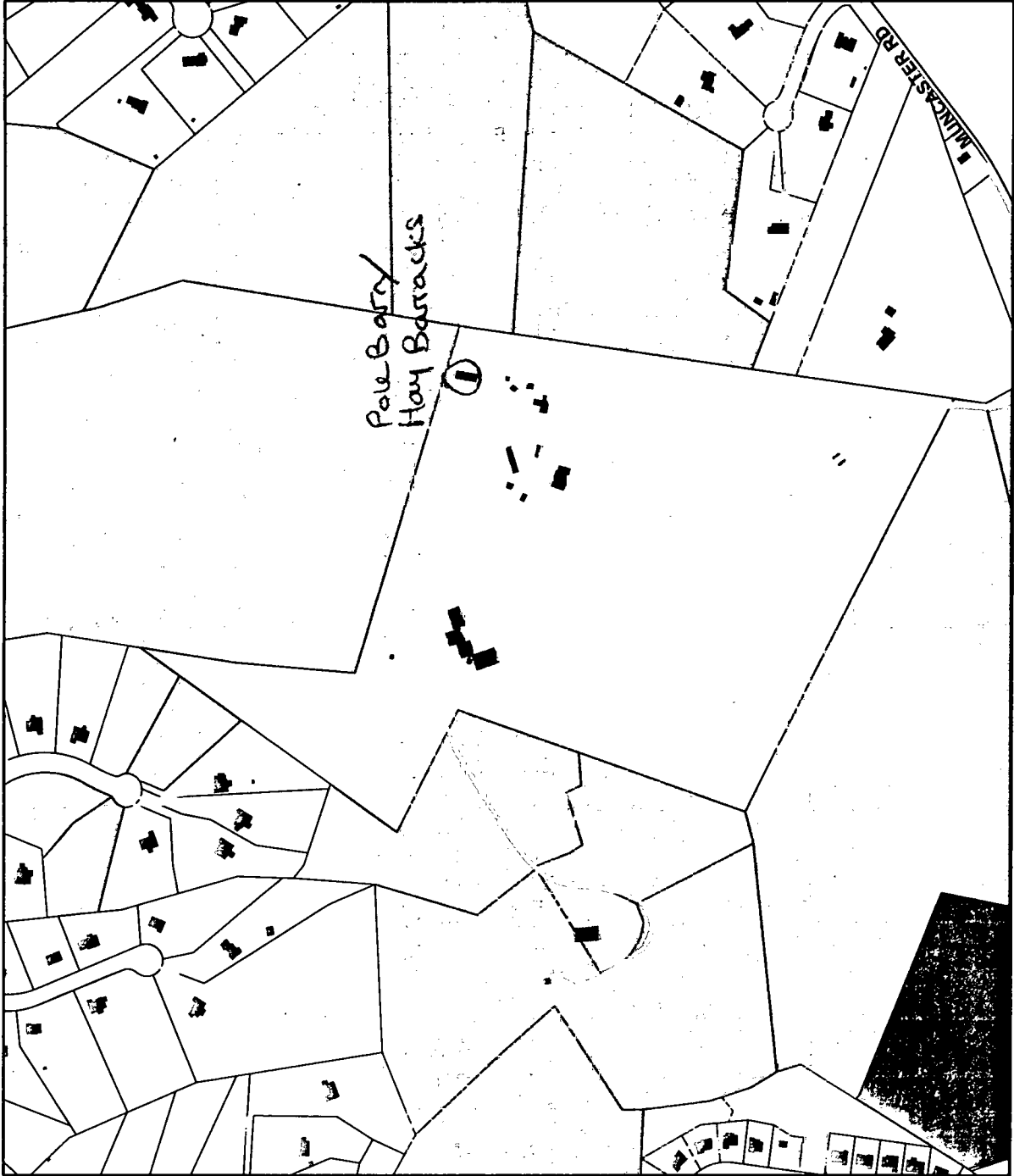
7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

Bussard Farm



- Parcel Boundaries
- Building Footprints
- Parking Lots & other Transportation (close)
- Master Plan Historic District Boundaries
- Master Plan Individual Sites
- Locational Atlas I historic Districts
- Locational Atlas Individual Resources
- Park Owned Historic Sites
- National Register & Master Plan Historic Districts
- National Register Historic Districts
- National Register Individual Sites

Montgomery County Cemeteries ()

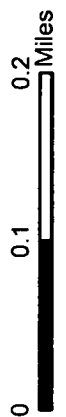
Marker... col

- green
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Parks

STATUS

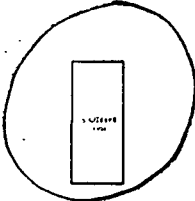
- Existing
- Proposed



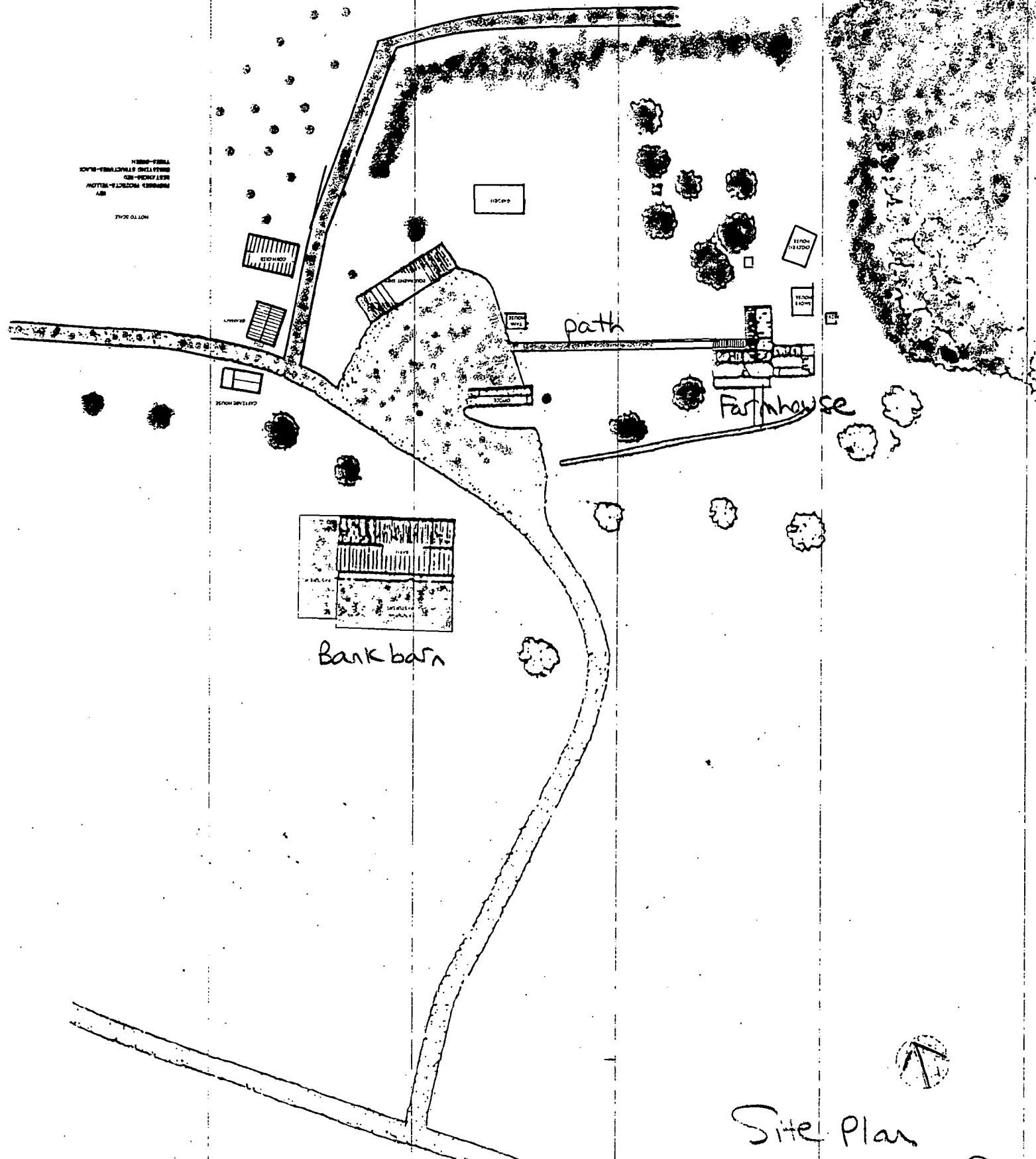
March 18th

Sources: M-NCPPC, 2011

Pole Barn
Hay
Barracks



NOT TO SCALE



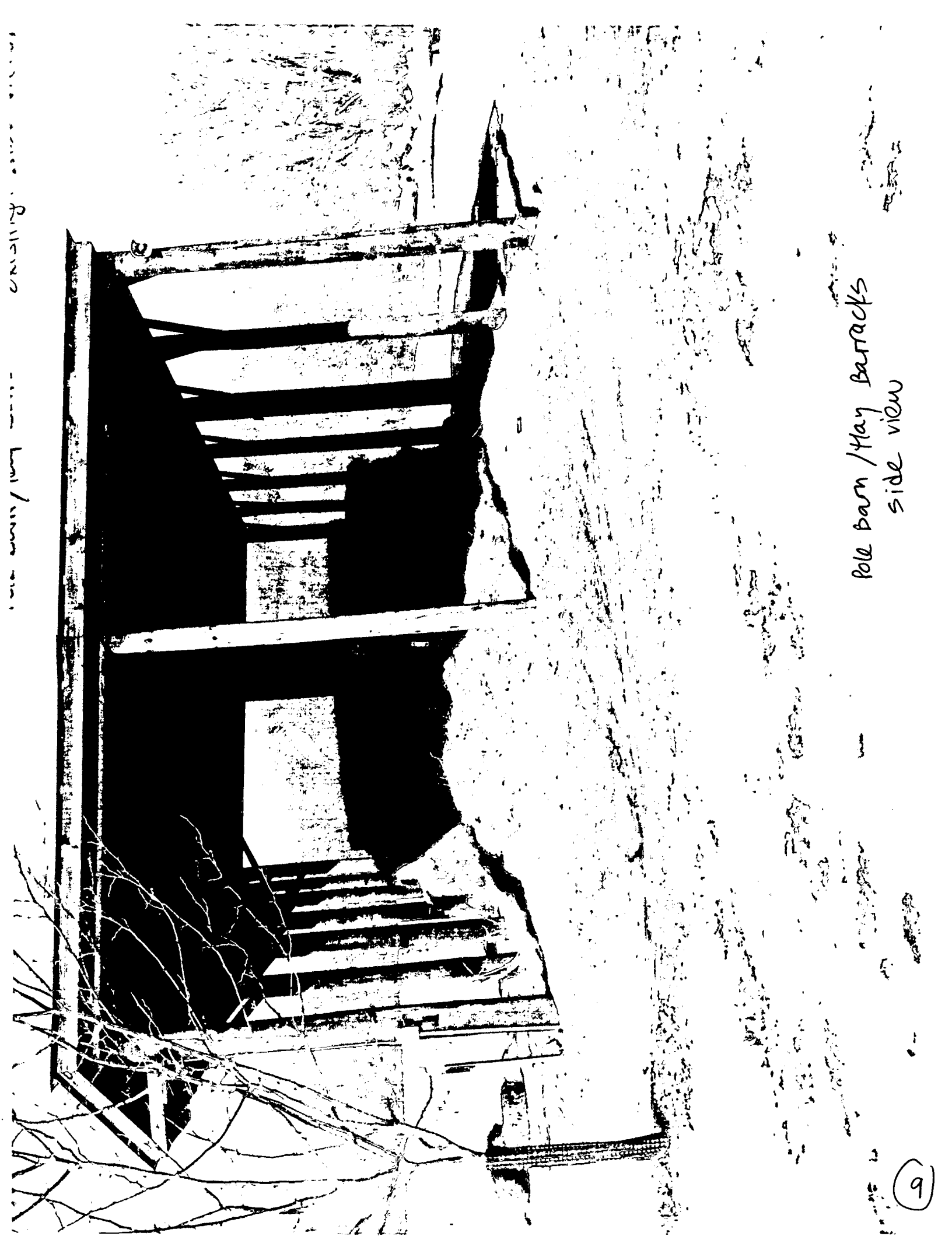
Site Plan

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12-11-1964



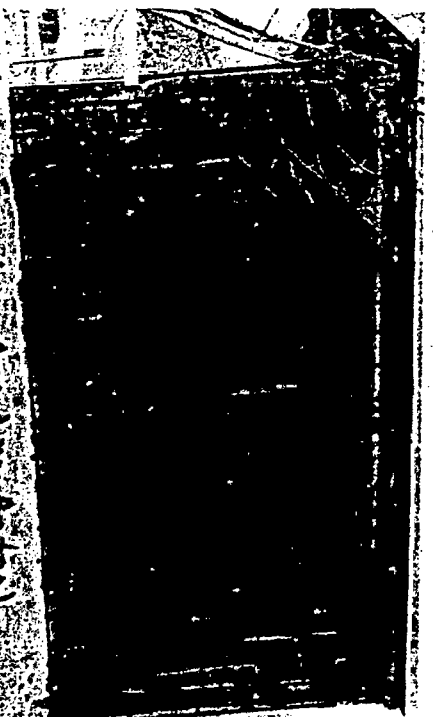
Pole Barn / Hay Barracks



Pole Barn / Hay Barracks
side view

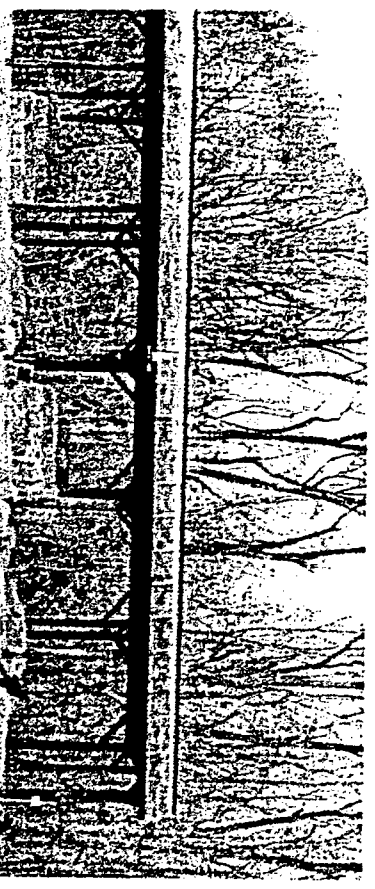


Pole Barn / Hay Barracks
Existing front view.
Bay proposed for 3-sided enclosure.

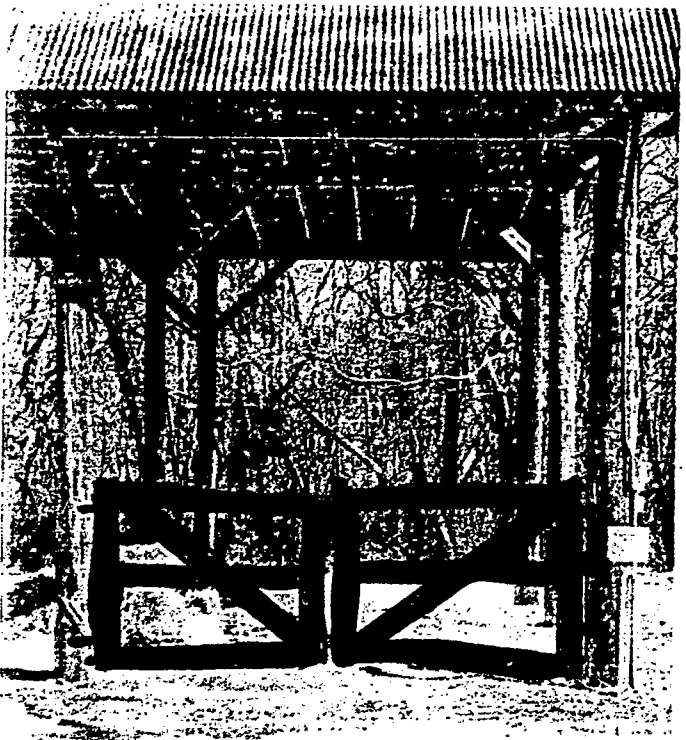


Typical hay bay in barn

This improvement of one bay will allow us to store all of our hay in one spot. That will then free up the remaining bays for much needed equipment storage



THIS BAY IS THE ONLY ONE TO BE CLOSED ON 3 SIDES w/ GATE ON FRONT

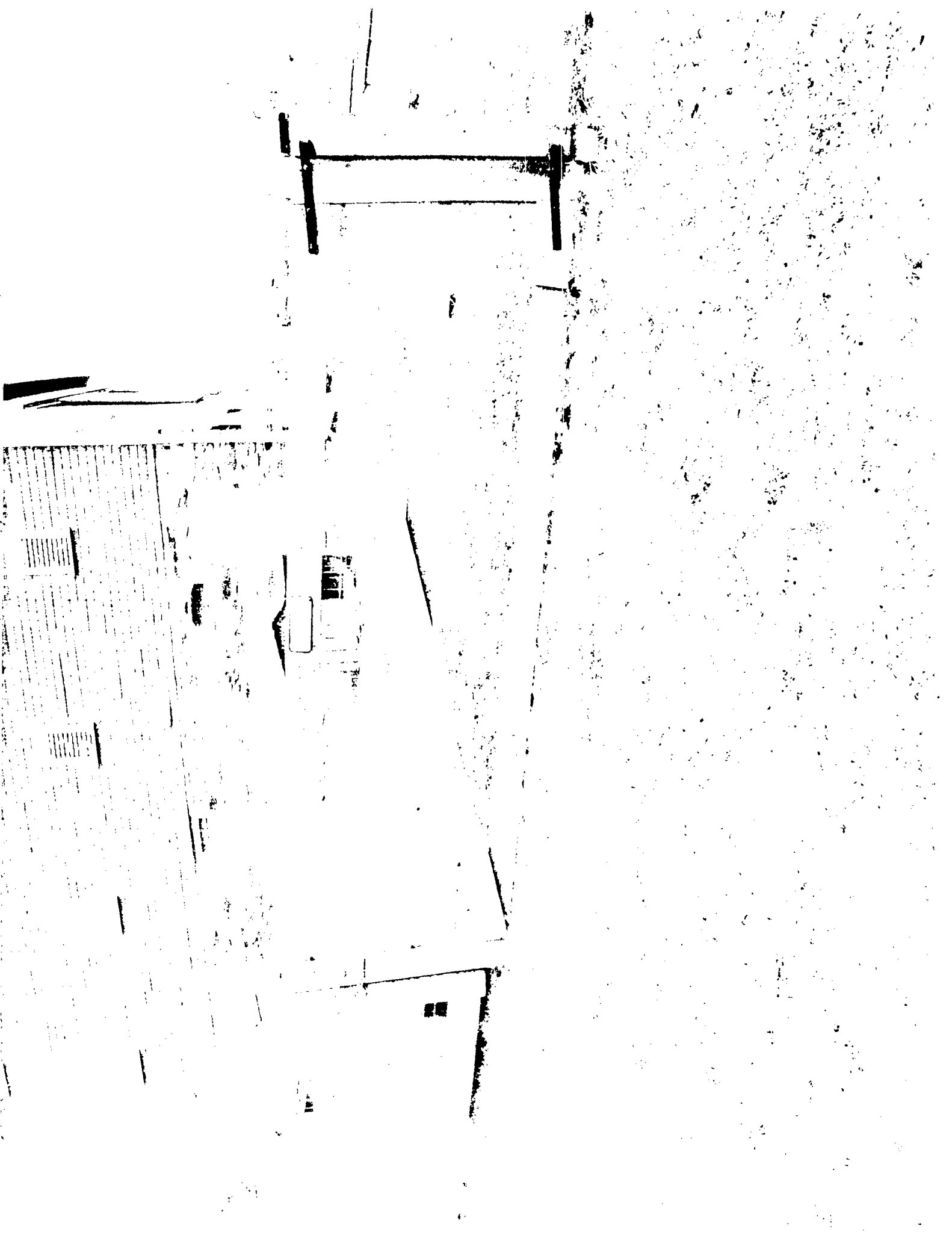


Front of proposed enclosure will still be open, just protected by a farm-gate, identical to that used elsewhere on farm.



Board-and
batten siding
on other
outbuildings,







Berrard Farmhouse
mulched path to house



Existing flagstone walkway @ front of Bernard Farmhouse

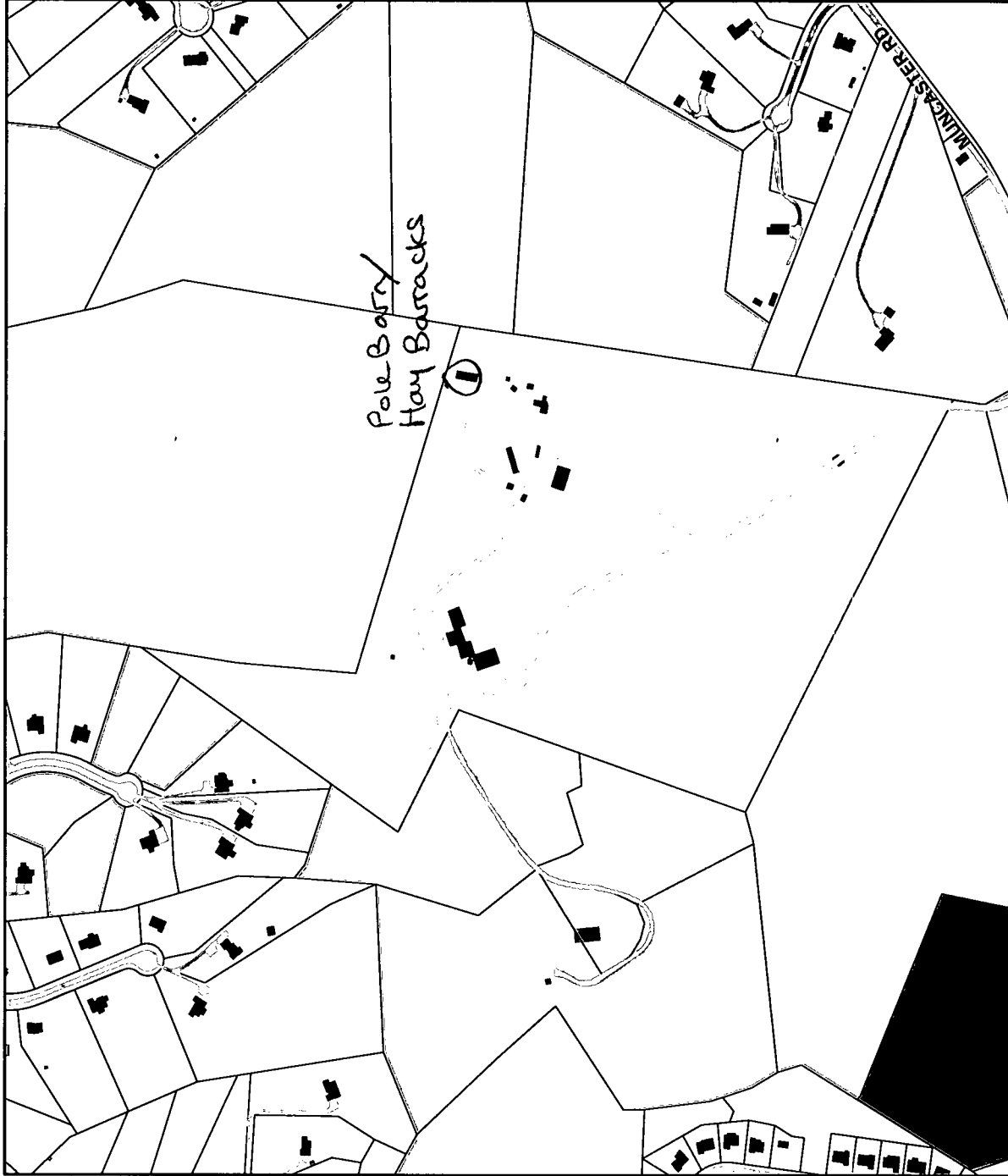


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(c) Copyright 2008, Pictometry International

Bussard Farm



- Parcel Boundaries
- Building Footprints
- Parking Lots & other Transportation (clos
- Master Plan Historic District Boundaries
- Master Plan Individual Sites
- Locational Atlas Historic Districts
- Locational Atlas Individual Resources
- Park Owned Historic Sites
- National Register & Master Plan Historic
- National Register Historic Districts
- National Register Individual Sites

Montgomery County Cemeteries (

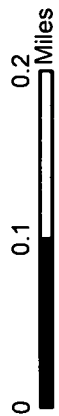
Marker_col

- green
- red

Parks

STATUS

- Existing
- Proposed



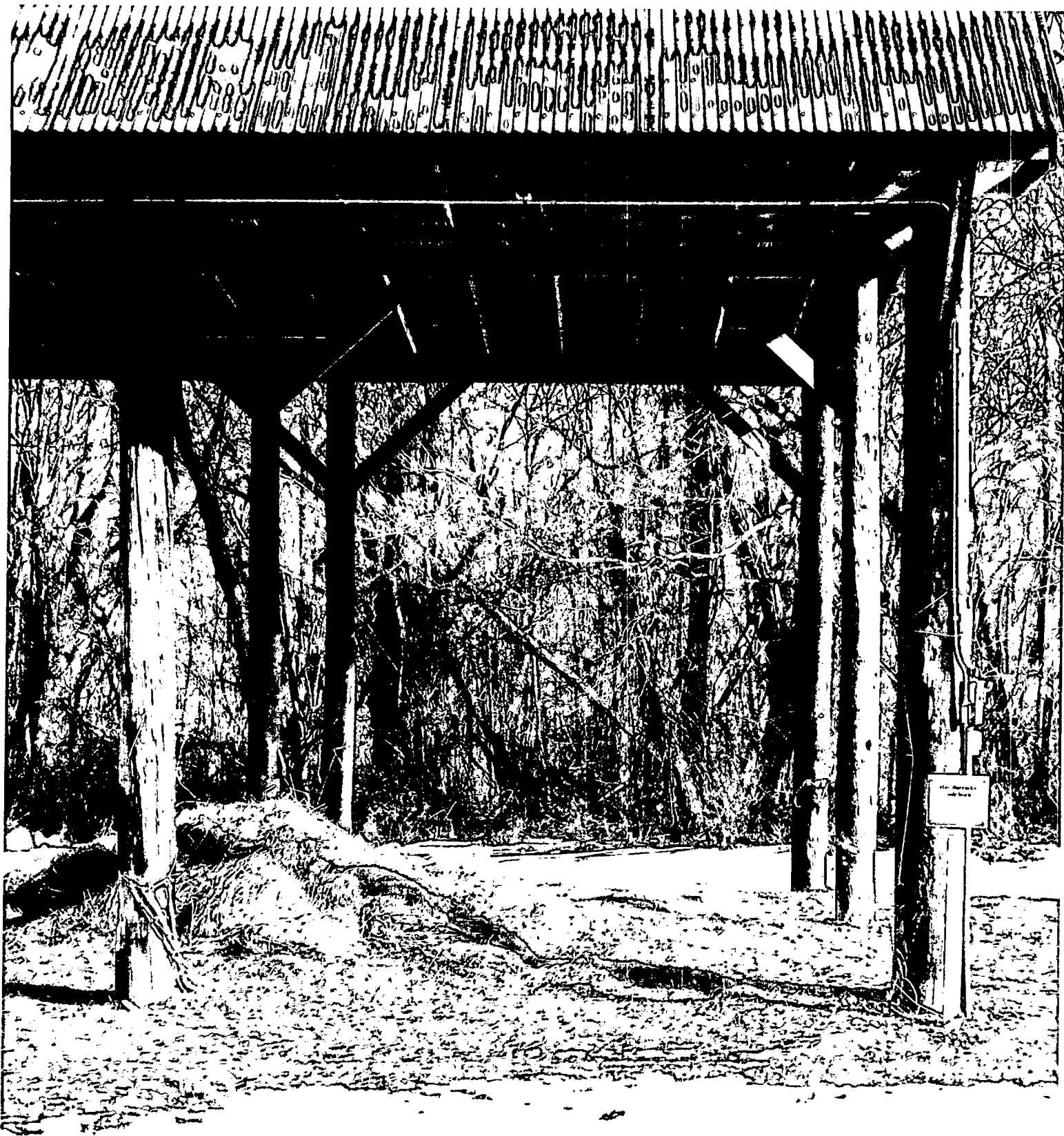
March 18th
Sources: M-NCPPC, 2011

Pole Barn / Hay Barracks - Existing





Pole Barn / Hay Bostacks - Existing. Side View.



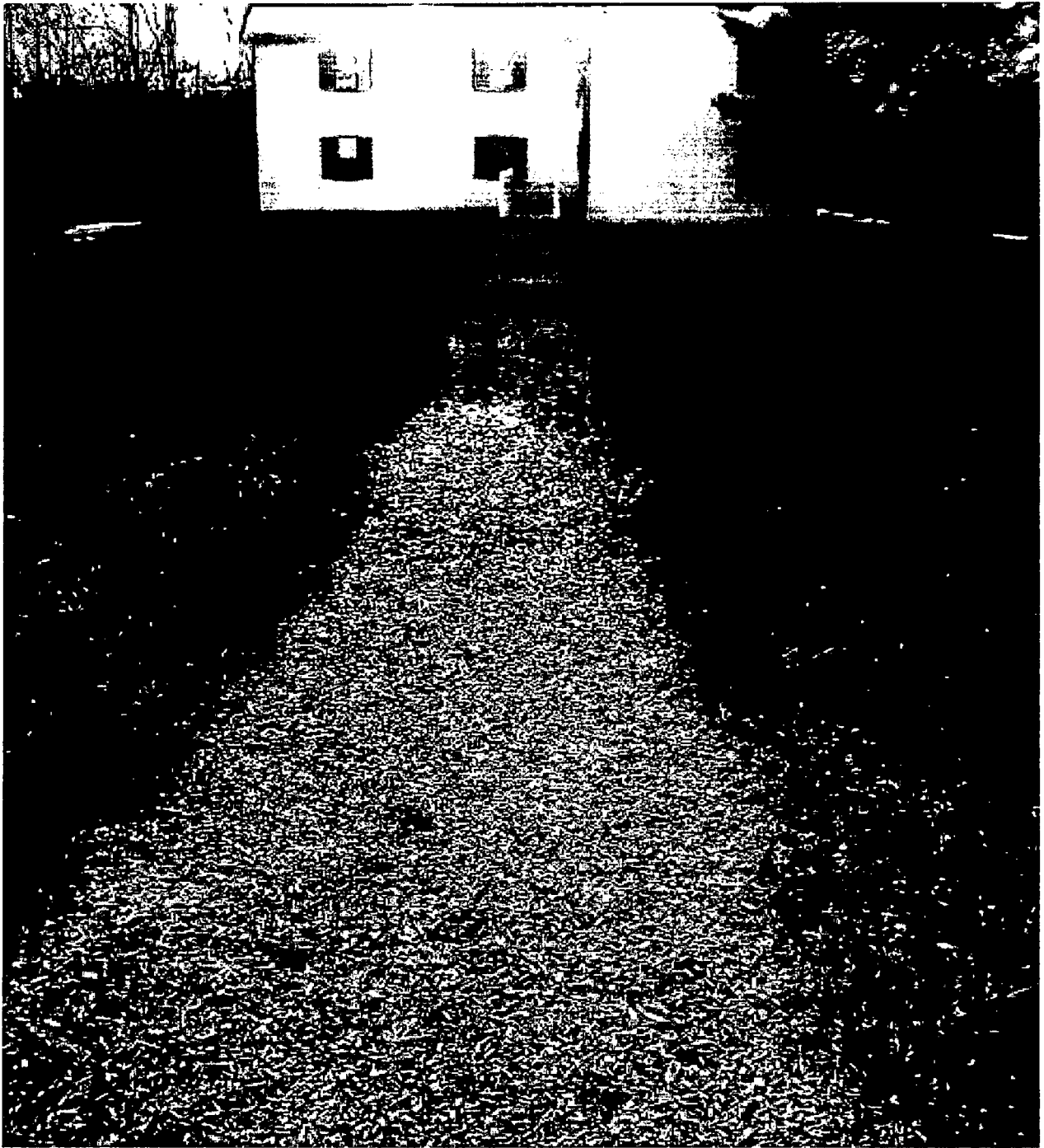
Pole Barn / Hay Barracks
Existing front view.
Bay proposed for 3-sided enclosure.



Board-and
batten siding
on other
outbuildings.



Typical gate at Bank barn, Bussard Farm.



Berrard Farmhouse
mulched path to house



EXISTING flagstone walkway @ front of Burdard + ...