



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

Date: May 1, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1153453 - Demolition of accessory structure and construction of new accessory structure.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC Staff.

The HPC staff has reviewed and stamped the attached submission materials.

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 Montgomery Parks; Shirl Spicer (Agent)
Address: 18400 Muncaster Road, Derwood MD 20855

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 work is complete, the applicant will contact Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Devon Murtha on _____. The approval memo and stamped drawings follow.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

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.

Description of Work Proposed: Please give an overview of the work to be undertaken:

This project seeks to replace the existing non-historic chicken coop which has become greatly deteriorated to a point that it can no longer properly house the collection of live chickens and roosters that occupy it. The existing coop will be demolished by Park staff and replaced in the exact original location of the existing coop with a new, prefabricated chicken coop that is similar in design and size and materials. The replacement chicken coop will also have improvements necessary to aid in the welfare of the collection of chickens, such as the addition of an attached, covered, 14-gauge wire covered run area that will occupy the footprint of the exiting coop. The new coop improvements will also have metal roof (matching the existing roof style), board and batten siding, windows and LP flooring for easier sanitation and cleaning.

Effect: No historic or archaeological resources will be touched. The improvement is to replace the existing chicken coop with a new improved coop. 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.



Work Item 1: <u>Replace existing chicken coop</u>	
Description of Current Condition: Existing chicken coop has deteriorated wood siding that have been damaged by water and age. The original flooring and lower sections of the wooden siding has numerous have deteriorated to the point that although repaired repeatedly over the years, it has been extremely difficult to maintain, keep sanitary and does not always protect the chickens from vermin. The building is in need of replacement.	Proposed Work: Demolish the existing wooden chicken coop. Replace with a wooden chicken coop of similar size that will be pre-fabricated. Paint building to match existing color
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

APPROVED
 Montgomery County
 Historic Preservation Commission


HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

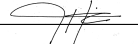
Agricultural History Farm Park | **Site Plan**



APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED
By Devon Murtha at 2:54 pm, May 01, 2026

Agricultural History Farm Park |
Chicken Coop



Areas noted show deteriorated

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Devon.Murtha at 2:54 pm, May 01, 2026

Agricultural History Farm Park | **Chicken Coop**



APPROVED
Montgomery County
Historic Preservation Commission


Circled areas show deteriorated and damaged siding

Agricultural History Farm Park | **Chicken Coop**

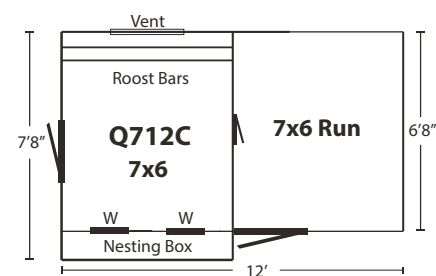


APPROVED
Montgomery County
Historic Preservation Commission



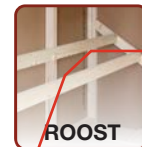

Q712C 7x12 Quaker Combination

- Duratemp® siding
- 6'x7' Run Area
- 6'x7' Coop Area
- 107" High
- 6 Nesting Boxes
- Rustic Cedar Stain
- 2-18"x23" Black Windows (Optional)



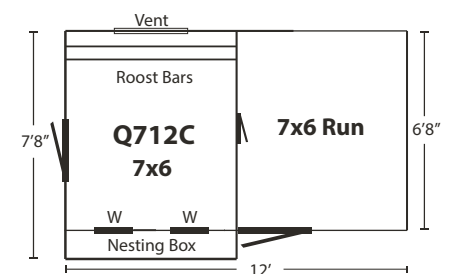
Quaker Combination Style

Combination Style Coop - Standard Features:



Q712C 7x12 Quaker Combination

- Board and Batten Siding
- 6'x7' Run Area
- 6'x7' Coop Area
- 107" High
- 6 Nesting Boxes
- Rustic Cedar Stain
- 2-18"x23" Brown Windows
- Green Metal Roof (optional)



All dimensions are nominal. Exterior sizes are measured at the floor before walls or siding; room sizes exclude walls and may not reflect usable space.



REVIEWED
By Devon.Murtha at 2:54 pm, May 01, 2026