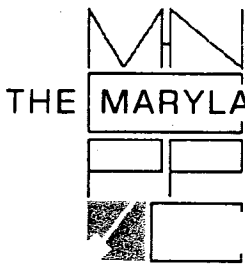


#22/07 Bussard Farm/AHFP
18400 Muncaster Rd., Derwood

R

Interd
on Paradox
10/20/00



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

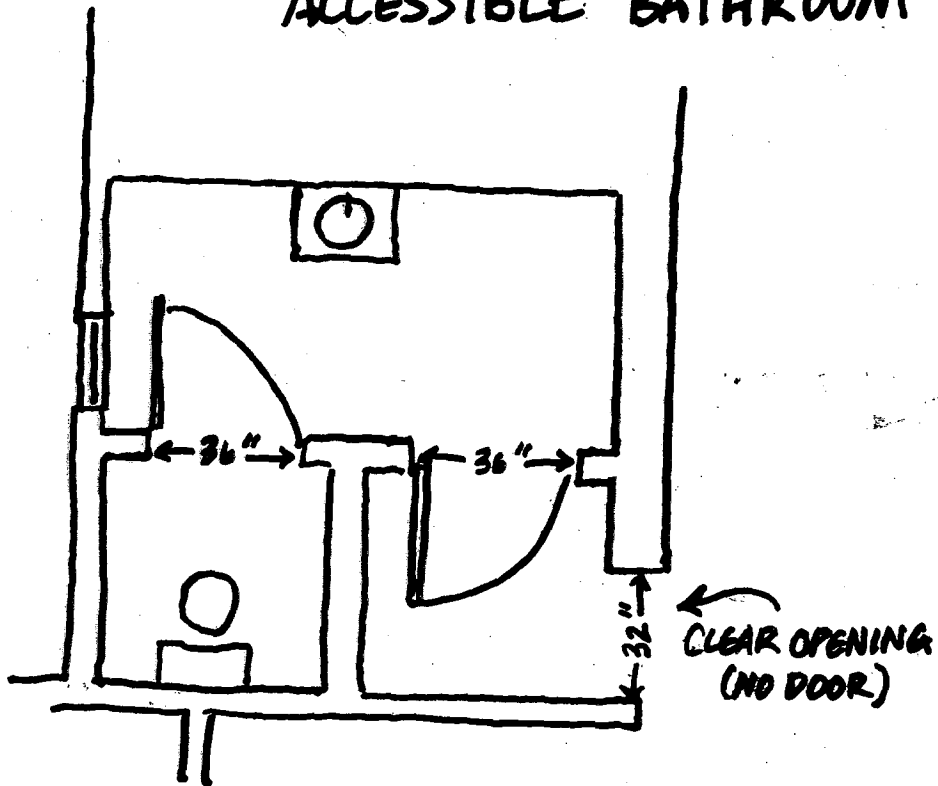
TO: THOMAS HEIDERER

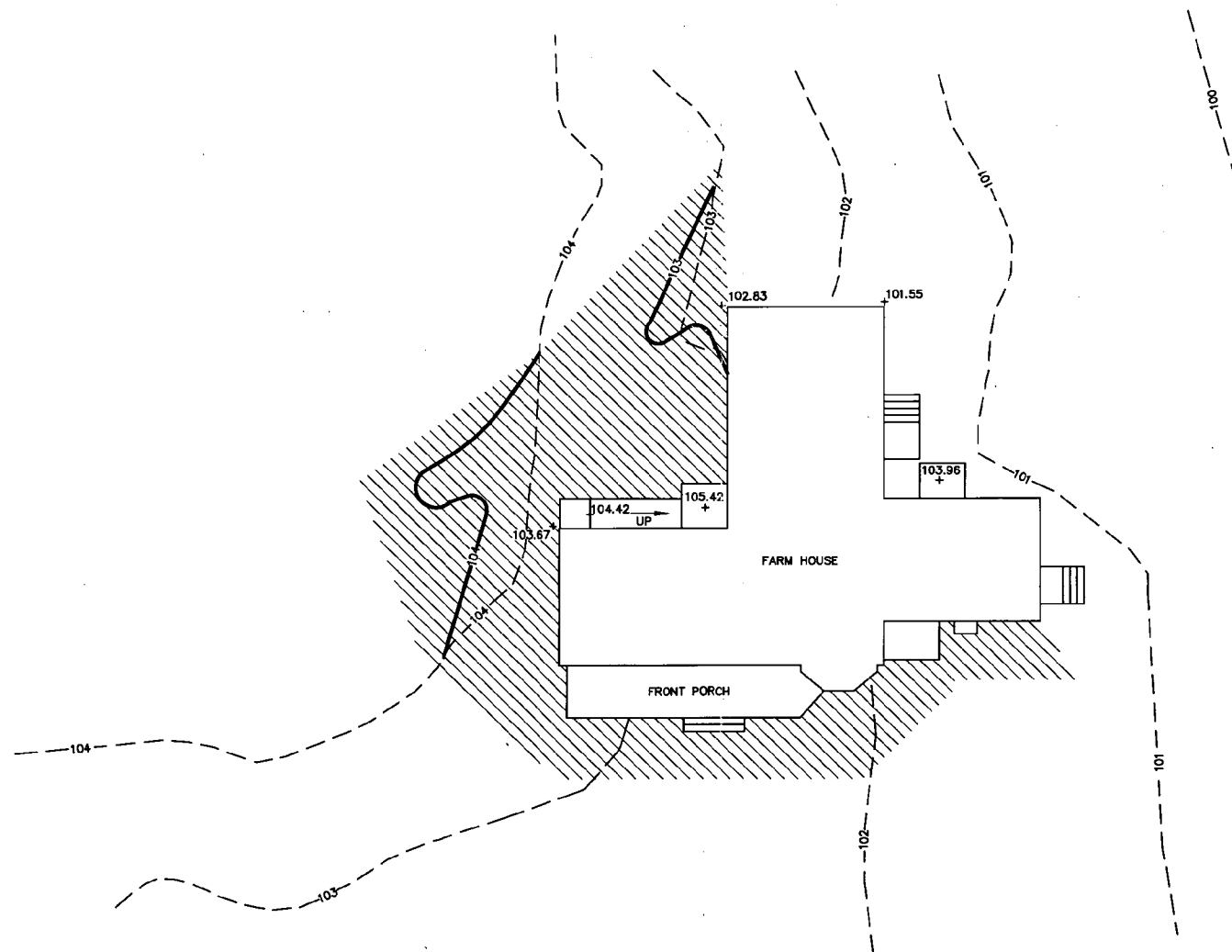
FROM: GWEN WRIGHT

DATE: 7/15/05

NOTE: THANKS FOR TALKING WITH ME YESTERDAY.
ANY ADVICE ON THE ACCESSIBLE BATHROOM
DESIGN WOULD BE APPRECIATED. I RETURN
TO THE OFFICE ON AUGUST 1ST.

BUSSARD FARMHOUSE ACCESSIBLE BATHROOM





- NOTE:
1. CONTRACTOR TO RAISE GRADE NEXT TO FARMHOUSE 6"-12" AND PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
 2. HATCH AREA SHOWS APPROXIMATE LIMITS OF GRADING.



A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
18750 TWINBROOK PARKWAY ROCKVILLE, MD 20850
(301) 981-8860 FAX: (301) 981-0814
EMAIL: amtmgr@mta.net

design	date
A. MORTON THOMAS & ASSOCIATES	7-27-99
civil engineer	date
DNC ARCHITECTS INC.	7-27-99
architect	date
ROBINSON & ASSOCIATES	7-27-99
historic preservation consultant	date
WEDDOO	7-27-99
m.e.p. engineer	date
CAGLEY & ASSOCIATES	7-27-99
structural engineer	date

review and approval	date
chief of park planning and development	date
region chief	date
approved by Montgomery county park commission	date

review and approval	date
DESIGN DEVELOPMENT	8-6-99
50% CD SUBMISSION	10-11-99
75% CD SUBMISSION	4-14-00
	date
	date
	date



The Maryland-National Capital Park and Planning Commission
Department of Parks/Montgomery County

9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 495-2535

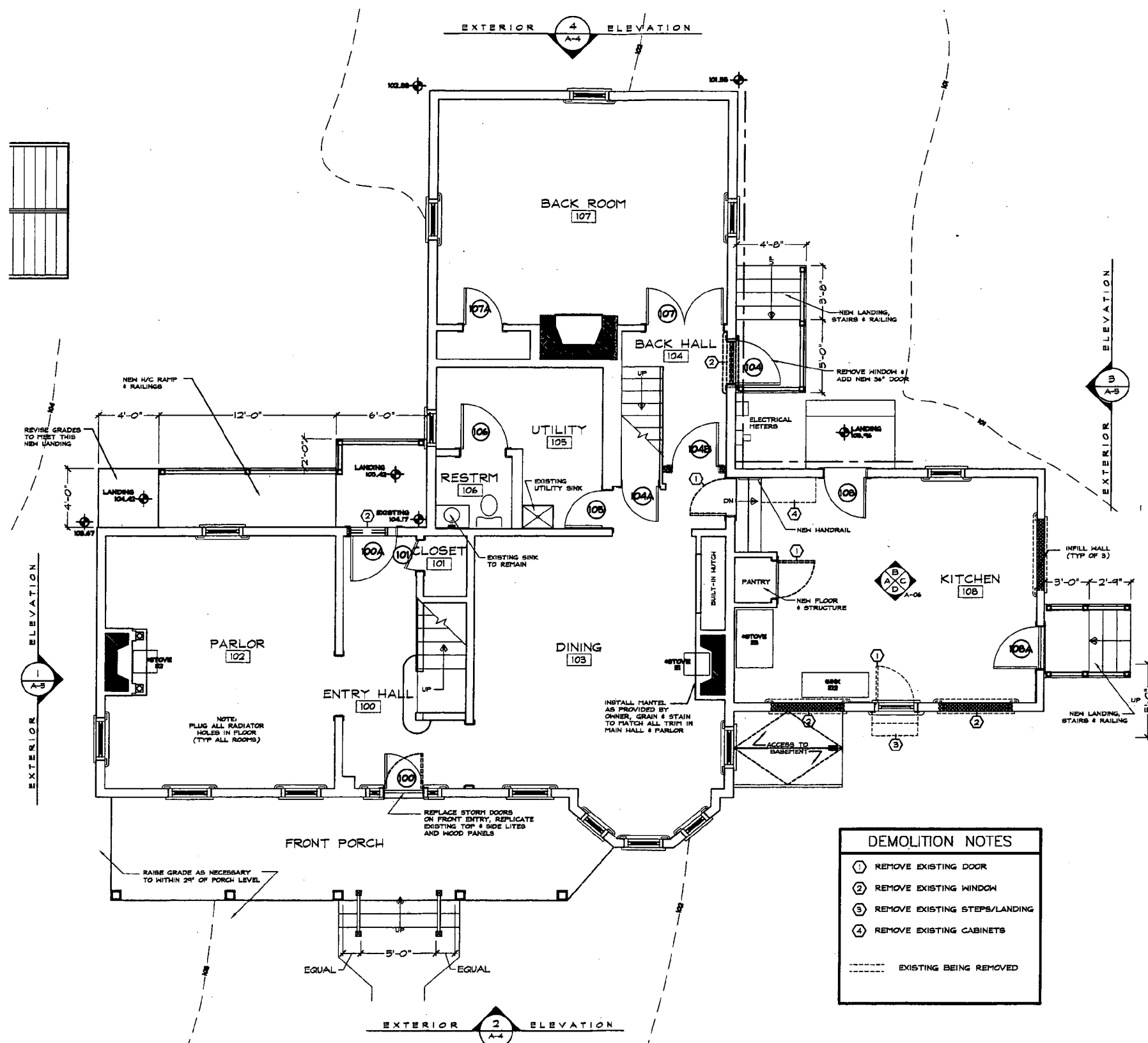
scale: 1"=10'

project:

**BUSSARD FARMHOUSE
RENOVATION
AGRICULTURAL HISTORY FARM PARK
LIBER 3774 FOLIO 418
SITE PLAN**

date: 10/15/99

sheet C-01 of 15



1 FIRST FLOOR PLAN

DEMOLITION NOTES	
①	REMOVE EXISTING DOOR
②	REMOVE EXISTING WINDOW
③	REMOVE EXISTING STEPS/LANDING
④	REMOVE EXISTING CABINETS
----	EXISTING BEING REMOVED



NEW LANDING,
STAIRS & RAILING

NEW STAIRS,
LANDING &
RAILING

NEW DOOR TO
MATCH OTHERS

NEW H/C RAMP
AND LANDING

4 NORTH ELEVATION
A-A 1/8"=1'-0"



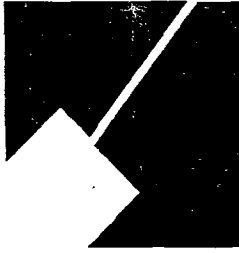
NEW H/C RAMP,
LANDING &
HANDRAIL

NEW HANDRAIL

1 WEST ELEVATION
A-B 1/8"=1'-0"

22/7

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: May 12, 2000

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM:  Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 216795

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:**

1. The new handrails will utilize simple, square pickets.
2. All wood elements will be painted.
3. The county will delete the alterations to the rear ell, retaining the original window in its present location. This includes the rear stoop and steps, the fire interior doors, and removal of the window on the side elevation.
4. A new window for the front elevation of the kitchen will be installed, to be approved by HPC staff.

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 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.

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

Applicant: Montgomery County (Anthony Consoli, Agent)

RE: Buzzard Farm, Master Plan Site #22/7, Agriculture History Farm Park
18400 Muncaster Road, Derwood



TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Anthony Casale, Architect

Contact Person: MR. KEITH BUTLER
Daytime Phone No.: (301) 495-2549

Tax Account No.: 3005531-4

Name of Property Owner: MARYLAND NATIONAL CAPITAL P&P Daytime Phone No.: (301) 495-2549

Address: 9500 BRUNETT AVE. SILVER SPRING MARYLAND 20901
Street Number City Street Zip Code

Contractor: T.B.O. Phone No.: T.B.O.

Contractor Registration No.: T.B.O.

Agent for Owner: MR. KEITH BUTLER Daytime Phone No.: (301) 495-2549

LOCATION OF BUILDING/PREMISE

House Number: 18400 Street: MUNCASTERE ROAD

Town/City: DERWOOD Nearest Cross Street: MUNCASTERE ROAD

Lot: NA Block: NA Subdivision: NA

Liber: 4908 Folio: 636 Parcel: N100 (68.36 ACRES)

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: \$ \$100,000⁰⁰

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] For Owner (MNEPPC) 4/12/00
Signature of owner or authorized agent Date

Approved: X W Conditions for Chairman, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 5/10/00

Application/Permit No.: 216795 Date Filed: _____ 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:

*TURN OF THE CENTURY FARM HOUSE REFERENCED WHICH WILL
BE GIVEN TO VISITORS AS AN EDUCATIONAL RESOURCE.*

*CHANGES BEING PROPOSED ARE REQUIRED TO MEET
CURRENT BUILDING & LIFE SAFETY CODES.*

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

NO IMPACT.

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.

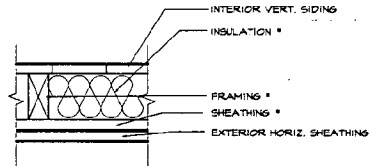
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.**

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
10/21/00

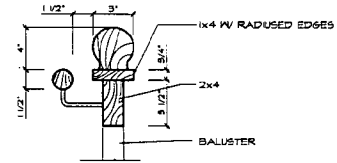


* APPROXIMATE CONSTRUCTION- CONTRACTOR TO MATCH & EXTEND EXISTING CONSTRUCTION

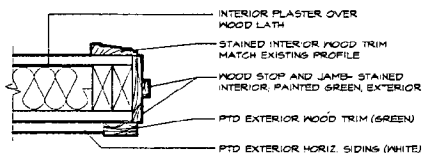
1 PLAN DETAIL @ KITCHEN INFILL

EXTERIOR RAIL NOTES

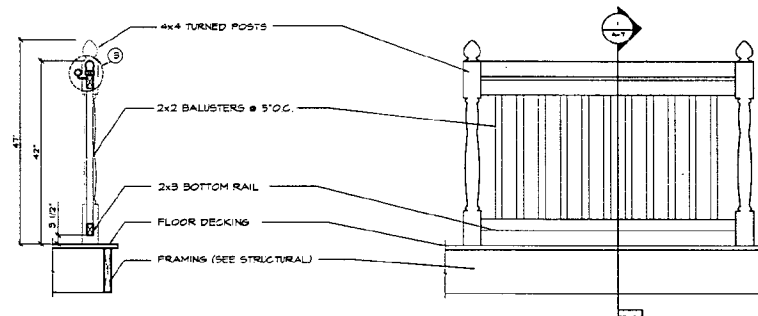
1. ALL HOOD TO BE PRESSURE TREATED. MUST BE FULLY DRY PRIOR TO BEING PAINTED. SURFACE WATER DROPS MUST NOT BEAD UP.
2. RAILING TO BE PAINTED WHITE. FLOOR DESIGN & FINISH, GREEN PAINT TYPE, SURFACE MILLING, HORN INDUSTRIAL EMERALD & PRIMER.
3. SUPPLY SHOP DRAWINGS FOR REVIEW AND APPROVAL.



2 DETAIL @ HANDRAIL



3 JAMB DETAIL @ EXT. DOOR



4 SECTION

5 POST & BALUSTER ELEVATION

DNC
DNC ARCHITECTS, INC.

AMT

4000 North Towson Ave. Suite 100, Towson, MD 21286

design		
A. WORTH, INCORPORATED	7-27-99	date
DNC ARCHITECTS, INC.	7-27-99	date
ROBERTSON & ASSOCIATES	7-27-99	date
HEWCO	7-27-99	date
CASLEY & ASSOCIATES	7-27-99	date

review and approval		
chief of park planning and development		date
region chief		date
approved by Montgomery County Park Commission		date

review and approval		
DESIGN DEVELOPMENT	8-8-99	date
DATE OF SUBMISSION	10-11-99	date
DATE OF SUBMISSION	6-10-00	date
DATE OF SUBMISSION	3-12-00	date



The Maryland-National Capital Park and Planning Commission
Department of Parks/Montgomery County

9500 Brunett Avenue
Silver Spring, Maryland 20901
(301) 493-2333

project:

**BUSSARD FARMHOUSE
RENOVATION
DETAILS**

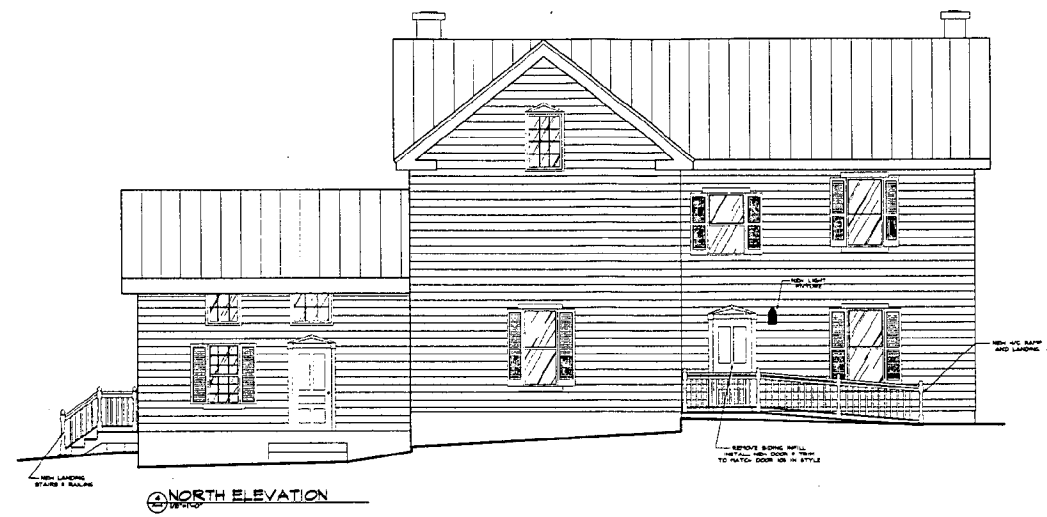
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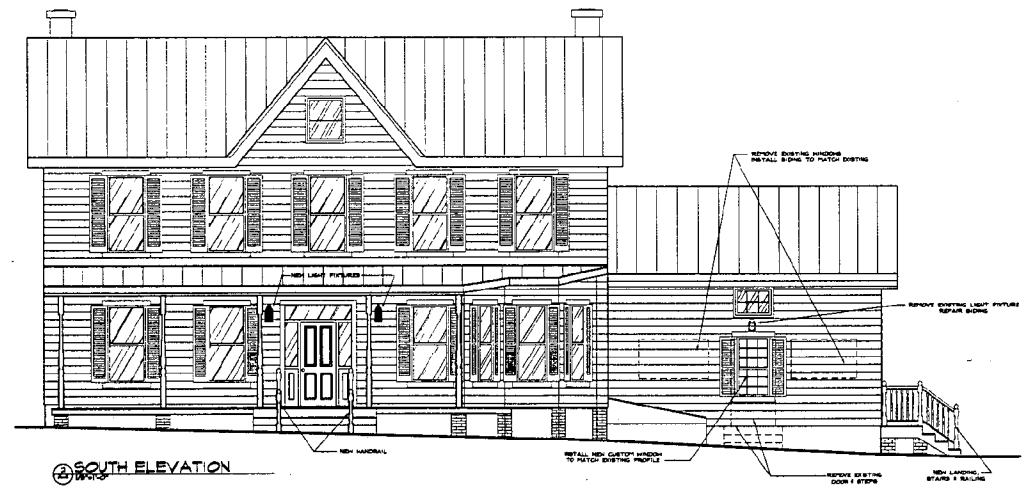
sheet A-7 of 18

APPRC
Montgomery
Historic Preservation Commission

RDZ
5/10/00



① NORTH ELEVATION



② SOUTH ELEVATION



design	review and approval
A. MORTON THOMAS & ASSOC. 7-27-99 001	start of park planning and assessment date
DNC ARCHITECTS, INC. 7-27-99 001	region chief date
ROBINSON & ASSOCIATES 7-27-99 001	approved by Montgomery county park commission date
WEDDICK 7-27-99 001	
CHASLEY & ASSOCIATES 7-27-99 001	

review and approval	review and approval
start of park planning and assessment date	DESIGN DEVELOPMENT 8-8-99 001
region chief date	DATE OF SUBMISSION 10-11-99 001
approved by Montgomery county park commission date	TYPE OF SUBMISSION 4-10-00 001
	HISTORIC WORK REPORT 6-13-00 001
	LOOK OF SUBMISSION 8-15-00 001



The Maryland-National Capital Park and Planning Commission
Department of Parks/Montgomery County

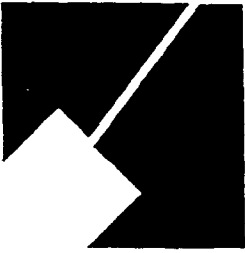
9500 Brunell Avenue
Silver Spring, Maryland 20901
(301) 495-2535

scale: 1/4"=1'-0"

project:
date: 8-12-00

**BUSSARD FARMHOUSE
RENOVATION
ELEVATIONS**

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 5/12/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *AW* 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 255 Rockville Pike, 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.

Y 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 240-777-6370.

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 240-777-6210 of your anticipated work schedule.

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

c:\hawpapr.wpd

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 18400 Muncaster Road, Derwood Meeting Date: 5/10/00
 Applicant: M-NCPPC (Keith Butler) Report Date: 5/3/00
 Resource: **Bussard Farm/Agriculture History** Public Notice: 4/26/99
 Farm Park (*Master Plan* Site #22/07)
 Review: HAWP Tax Credit: N/A
 Case Number: 22/07-00A Staff: Robin D. Ziek

PROPOSAL: Alterations to meet access/egress requirements; and restoration of kitchen elevation

STAFF RECOMMENDATION: Approve with the following Conditions:

1. The new handrails will utilized simple, square pickets.
2. All wood elements will be painted.
3. The county will delete the alterations to the rear ell, retaining the original window in its present location. This includes the rear stoop and steps, the fire interior doors, and removal of the window on the side elevation.
4. A new window for the front elevation of the kitchen will be installed, to be approved by HPC staff.

PROJECT DESCRIPTION

RESOURCE: Master Plan Site - Bussard Farm
 STYLE: Vernacular Farm House with late 19th c. barn, in farm setting
 DATE: House 1908; Barn 1898

The Bussard Farm, with 273 acres, was designated on the *Master Plan* in 1986. Montgomery County owns the property and it is promoted as the Agricultural History Farm Park (see Circle 7). As such, the property will be used for the education of the "increasingly urban and suburban population" about the agricultural industry which was paramount in Montgomery County until the mid-20th century.

The farm house has a center hall plan, with a decorative stairway. The side kitchen and the rear ell represent earlier construction phases of the house. The house has been used as park offices until this past year. With the offices removed, the house will be interpreted as the residential component of a large and prosperous farm, with programs involving kitchen activities and other home-based events.

(1)

PROPOSAL

The application includes alterations to the residence to meet county code requirements. The county has revised the "use" of the building from "residential" to "educational." The code addresses fire and safety issues, and is applied differently per "use." The concern is that the alterations should not be so apparent or detrimental to original fabric that the interpretation of the site as a 19th/20th century farm house is compromised.

The applicant proposes to remove the existing front door in the kitchen wing, and remove the existing horizontal windows as inappropriate later 20th century alterations, and restore this front elevation to something closer to its original appearance (see Circle 10, 17, 22).

In order to retain the front elevation in its present form, the handicapped ramp would be installed at the rear of the house, providing for the restoration of the rear door in the front hall. The other accommodations which will be made are to install stoops with stairs at the two existing doorways in the kitchen wing (see Circle 13, 15). And, finally, to accommodate an office use on the second floor for a staff person, the county is requiring several alterations at the rear ell. This includes the addition of fire doors, just past the kitchen door, to close off the back hall as a separate space in the case of fire; and, the requirement that a doorway to the outside from this hall should be provided. In this case, the applicant proposes to remove one window in this hall and install a door instead, with a stoop and steps for access to the ground.

The new stair rails would use decorative posts and pickets, derived from the decorative rail in the front hall. The window from the back ell would be placed in the front elevation of the kitchen, replacing that doorway and removing the existing steps. The new door in the back ell would "match the others".

STAFF DISCUSSION

Staff is concerned that the proposed alterations affect original fabric, and introduce some conjectural elements such as the placement of an original window from the main house in the kitchen wing. In addition, the requirement for fire doors in the back hall will effectively divide this rear ell off from the rest of the house.

If the applicant wishes to forego the office use on the second floor, many of these alterations will be unnecessary. Staff notes that the building is sprinkled, and that the overall concern is not simply fire safety, but use of the second floor and egress.

It may be simpler for the county to forego the alterations at the rear ell at this time, and move forward with the project with the projected use of the first floor only. Programmatic requirements may change once the interpretive activities get underway on a more regular basis. Furthermore, it is hoped (and people are working on this) that there will be further accommodation with the code requirements which will recognize the constraints on historic structures to meet a building code designed for new structures.

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 new handrails will utilized simple, square pickets.
2. All wood elements will be painted.
3. The county will delete the alterations to the rear ell, retaining the original window in its present location. This includes the rear stoop and steps, the fire interior doors, and removal of the window on the side elevation.
4. A new window for the front elevation of the kitchen will be installed, to be approved by HPC staff.

and subject to the general condition that, **the applicant shall contact staff for an appointment to stamp three permit sets (one for HPC files; call 301-563-3400 for appointment) prior to applying to DPS for the building permit**; and, 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 (240) 777-6240 prior to commencement of work and not more than two weeks following completion of work.



REVISION: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: MR. KEITH BUTLER
Daytime Phone No.: (301) 495-2549

Tax Account No.: 3005531-4

Name of Property Owner: MARYLAND NATIONAL CAPITAL P&F Daytime Phone No.: (301) 495-2549

Address: 9500 BRUNETT AVE. SILVER SPRING MARYLAND 20901
Street Number City State Zip Code

Contractor: T.B.O. Phone No.: T.B.O.

Contractor Registration No.: T.B.O.

Agent for Owner: MR. KEITH BUTLER Daytime Phone No.: (301) 495-2549

LOCATION OF BUILDING/PREMISE

House Number: 18400 Street: MUNCASTERE ROAD
Town/City: DERWOOD Nearest Cross Street: MUNCASTERE ROAD

Lot: NA Block: NA Subdivision: NA

Liber: 4908 Folio: 636 Parcel: N100 (68.36 ACRES)

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: \$ 100,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Dther: _____

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] For Owner (MNCAPP) Date: 4/12/00
Signature of owner or authorized agent

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 216795 Date Filed: _____ 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:

*TOWN OF THE CENTURY FARM HOUSE RESIDENCE WHICH WILL
BE OPEN TO VISITORS AS AN EDUCATIONAL RESOURCE.*

*CHANGES BEING PROPOSED ARE REQUIRED TO MEET
CURRENT BUILDING & LIFE SAFETY CODES.*

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

NO IMPACT.

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.

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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

AGRICULTURAL HISTORY PARK
NEIGHBORHOOD

- 18510 Muncester Road, Derwood, MD 20855
 6010 Olney Laytonville Road, Gaithersburg, MD 20879
 6209 Beechdale Court, Gaithersburg, MD 20879
 6210 Beechdale Court, Gaithersburg, MD 20879
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 Schultz William R,
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 Beble Roger D,
 Allen James R & MB,
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 Leland Hendry M
 Kjelstad Taylor & P
 Kelly Douglas E & J
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 Capobianco Filippo A & L
 Avuil Roscoe R & PM
 Patterson David R & MS
 Russell S & R Stacia
 Brown Milton & WW
 Terrell Richard B BT AL
 Lock Kirk G & MB
 Tropper Vicente C & VS
 Capon LTD PTNSP

AA/1b
/Address, Inc/



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEPARTMENT OF PARK & PLANNING, NORTHERN REGION - ROCK CREEK REG. PARK
6700 Needwood Road, Rockville, MD 20855

2/19/00

MEMORANDUM

To: Bette McKown, CIP Coordinator

Via: Gordon Rosenthal, Chief - Northern Region
Heidi Sussmann, Project Coordinator - Agricultural History Farm Park
Bob Powell, Park Manager - Rock Creek Regional Park

From: Doug Ludwig, Park Manager - Rock Creek Regional Park

Subject: Agricultural History Farm Park CIP Appropriation FY01-06

Montgomery County has played a significant role through the years in the nation's most basic but important industry, agriculture! The county is once again poised to become a leader in the education and development of this industry through the programs and facilities of the Agricultural History Farm Park. The Agricultural History Farm Park is the only park in Montgomery County that has the purpose of educating an increasingly urban and suburban population about the industry that was the backbone of this county, from the eighteenth century through the early twentieth century. This is being accomplished through the preservation of farm land and historic structures, as well as, demonstrating and interpreting both historic and modern farming practices in close proximity to one another.

A quality program can not be accomplished without the ability to perform necessary maintenance and support functions. The maintenance and support for the Agricultural History Farm Park currently operates from buildings located in the center of the historic area. These operations include: all mowing and landscaping of the park, haymaking for special events, demonstration farming, maintenance and enhancement of natural resources, noxious weed control, trail construction and maintenance, special events logistics, minor building repairs, and support for the Activity Center and interpretive programs.

In order to increase agricultural programming, special events, and daily park visitation, it is essential to remove these maintenance and support operations from the center of the park. This is necessary most importantly for public safety. There is also a desperate need for adequate and up to date work and storage spaces to meet National Pollution Discharge Elimination Systems (NPDES) regulations (federal law). The recommended move of the maintenance operations from the center of the historic area to the former Mack property,

THE BUSSARD FARM

An Interpretive Prospectus for a Turn-of-the-Century
Montgomery County Farmstead

Phase I: Site Preservation, Restoration and Reconstruction



18

8

MNCPPC HISTORIC PROPERTIES SUMMARY FORM

1. NAME: Bussard Farm Region: I
2. LOCATION: 18400 Muncaster Road
Redland, Maryland
3. ASSOCIATED PARK: Agricultural History Farm Park
4. CURRENT CONDITION: Good, Altered, Original Site
5. DATE OR PERIOD: House, 1908; Barn, 1898
6. DESCRIPTION:

The house is a two story frame farmhouse with a five bay main (south) facade. At either end are internal chimneys. The windows are one over one double hung sash. Across the front is a one story porch with turned posts. The doorway has a transom and sidelights. The central bay is marked by a forward facing, central gable. The east ground floor bay is a semi-octagonal bay window. To the east of the main block is a one and one half story wing which predates the main house. To the rear (north) of the main block is a two and a half story ell which also predates the main house. The roof is covered in raised seam metal. Significant associated buildings include the frame bank barn, built on a stone foundation and covered with German siding and a wood shingle roof, a large log smokehouse sheathed with vertical boarding, and a frame granary also sheathed with vertical boarding.

7. SIGNIFICANCE:

The Bussard Farm is a good example of a turn of the century Montgomery County farmstead. Previous to the present farmhouse there existed a late 18th century composite house of stone and log constructed by Isaac Magruder around the year 1778. Added to this house sometime during the early 19th century, was a framed kitchen wing. When the property was purchased in 1864 by Walter Talbott, he added a two and a half story rear ell to the original stone and log house. This was the basic configuration of the farmhouse when purchased by Thaddeus Bussard in 1888. The Bussard family set about improving the farm, erecting farm buildings and reclaiming the land. In 1898, they constructed the large frame bank barn with the help of barn builders brought in from Frederick County, Maryland. In 1908, the old log and stone section of the house was torn down and replaced with the present frame section of the house. The 19th century additions were retained and the present kitchen wing and rear ell. The Bussard family continued to own and operate the farm until the 1970s, when the final acres were conveyed to the Commission.

8. STATUS: On Master Plan for Historic Preservation
9. CATEGORY: 1

April 9, 1766, a warrant issued to Nathan Magruder for him and others to join "The Ridge," which upon survey, October 9, 1766, was found to contain thirteen acres, hence the name given—"The Mistake."

In the will of John Magruder occurs, "— to my son Nathan the land he now lives on being part of a tract of land called Knaves Dispute."

As all the lands so devised were located in that part of Prince George's county out of which Frederick county was erected in 1747 (although a county government was not inaugurated therein until 1748), it follows that Nathan Magruder had become a citizen of Frederick county at least as early as 1750, and it is even probable that he took up his residence there immediately after the property in question was conveyed to him by his father's deed of 1748.

About this time Nathan Magruder married his first cousin, Rebecca Beall, of Prince George's county, who was the daughter of John Beall and Verlinda Magruder; her paternal grandparents being Alexander Beall and Elizabeth Dick, and her maternal grandparents Samuel Magruder and Sarah Beall.

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During the last year of his membership an act was passed naming him with Rev. Thomas Bacon, Colonel Thomas Cresap, John Darnall, Thomas Beatty, Colonel Joseph Chapline and Colonel Samuel Beall as trustees of the Frederick County Free School.

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This school was to have an equal division with other schools in the county from revenues collected in the province and apportioned for the purpose.

It is well to bear in mind here the distinction between public schools and free schools.

The charter of Maryland made no provision for schools



House of Nathan Magruder, built about 1748, razed about 1907. The walls and tower the center is of modern construction.

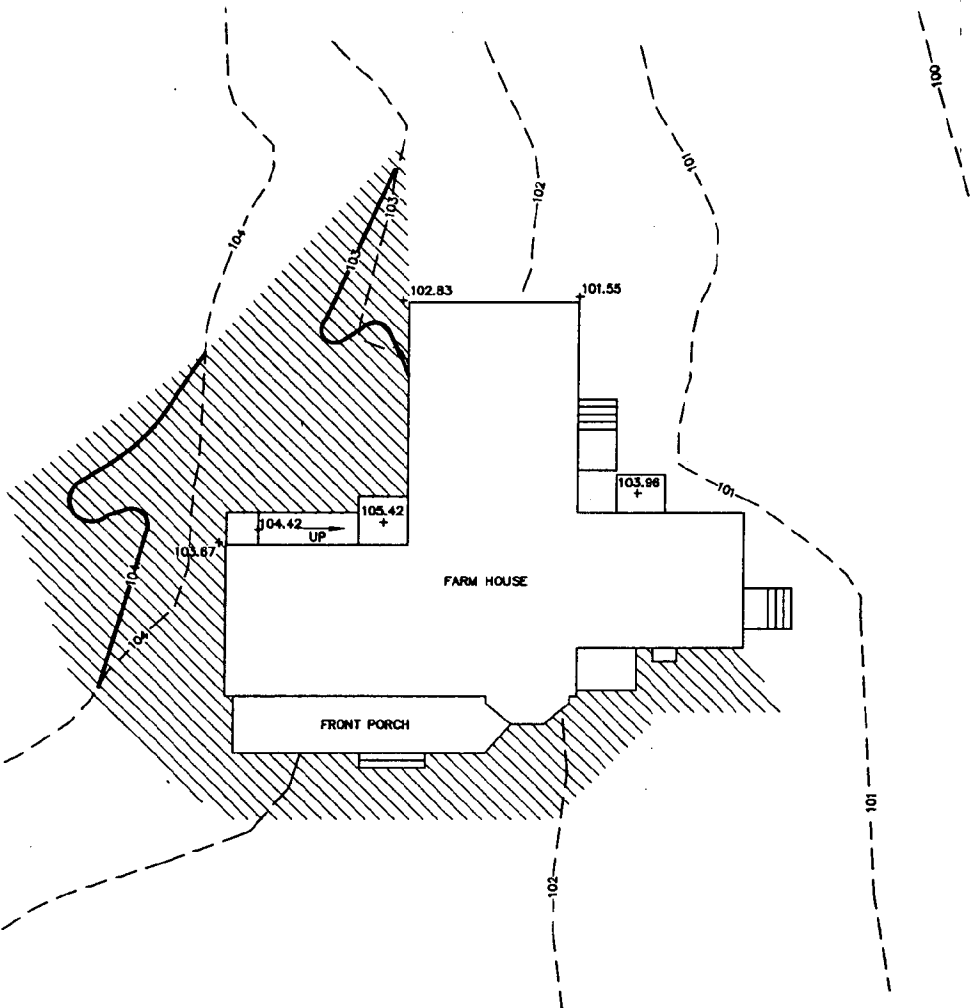
10

17

MAIN DWELLING: The mud room, to the right, is a detracting
appendage to the 19th century kitchen wing, and should be
removed.



11



- NOTE:
1. CONTRACTOR TO RAISE GRADE NEXT TO FARMHOUSE 8"-12" AND PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
 2. HATCH AREA SHOWS APPROXIMATE LIMITS OF GRADING.

review and approval	
DESIGN DEVELOPMENT	8-0-99
	date
50% CD SUBMISSION	10-11-99
	date
75% CD SUBMISSION	4-14-00
	date
	date
	date
	date



The Maryland-National Capital Park and Planning Commission
 Department of Parks/Montgomery County

9500 Brunett Avenue
 Silver Spring, Maryland 20901
 (301) 495-2535

project:

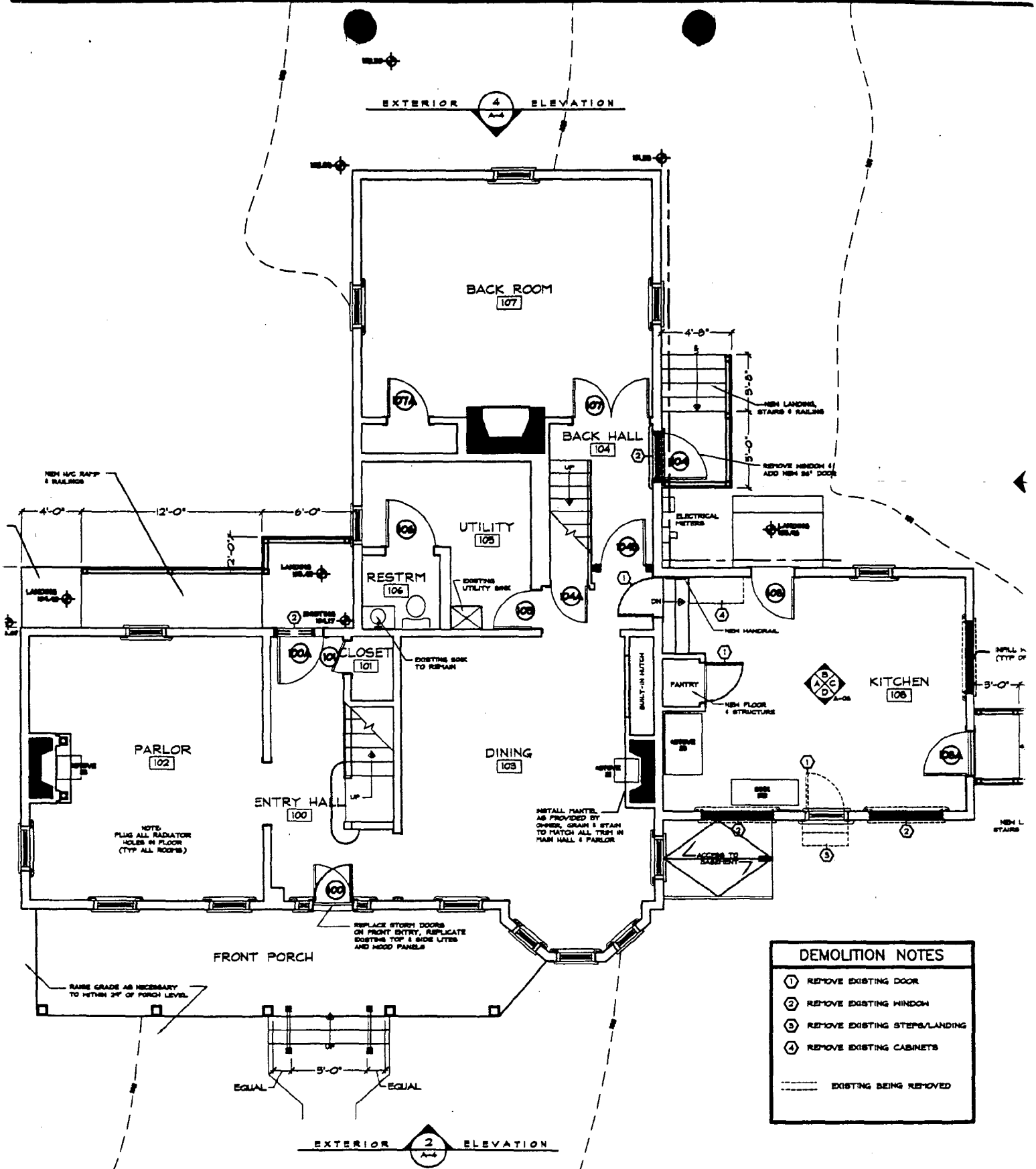
**BUSSARD FARMHOUSE
 RENOVATION
 AGRICULTURAL HISTORY FARM PARK
 LIBER 3774 FOLIO 41B
 SITE PLAN**

scale: 1"=10'

date: 10/15/99

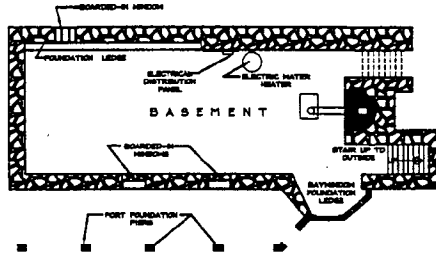
sheet C-01 of 15

12



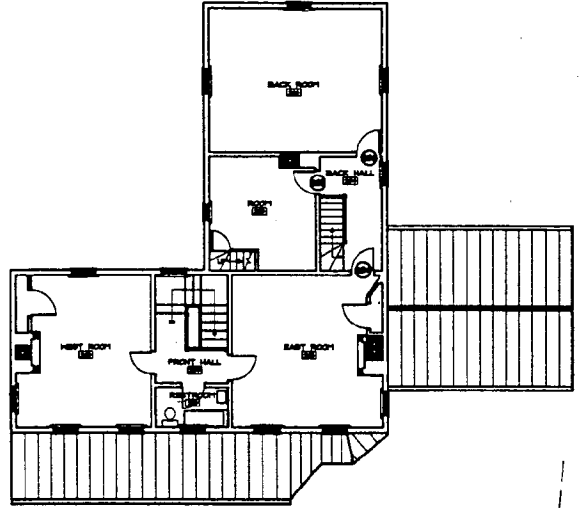
DEMOLITION NOTES	
①	REMOVE EXISTING DOOR
②	REMOVE EXISTING WINDOW
③	REMOVE EXISTING STEPS/LANDING
④	REMOVE EXISTING CABINETS
---	EXISTING BEING REMOVED

① FIRST FLOOR PLAN



1 FOUNDATION PLAN

NOTE: REFER TO STRUCTURAL & MECHANICAL DRAWINGS FOR WORK IN THIS AREA



2 SECOND FLOOR PLAN

NOTE: NO WORK THIS AREA EXCEPT AT BACK HALL DOORS

REVISE GRADES TO MEET THIS NEW JUDGING

14'-0"

EXTERIOR ELEVATION

AS

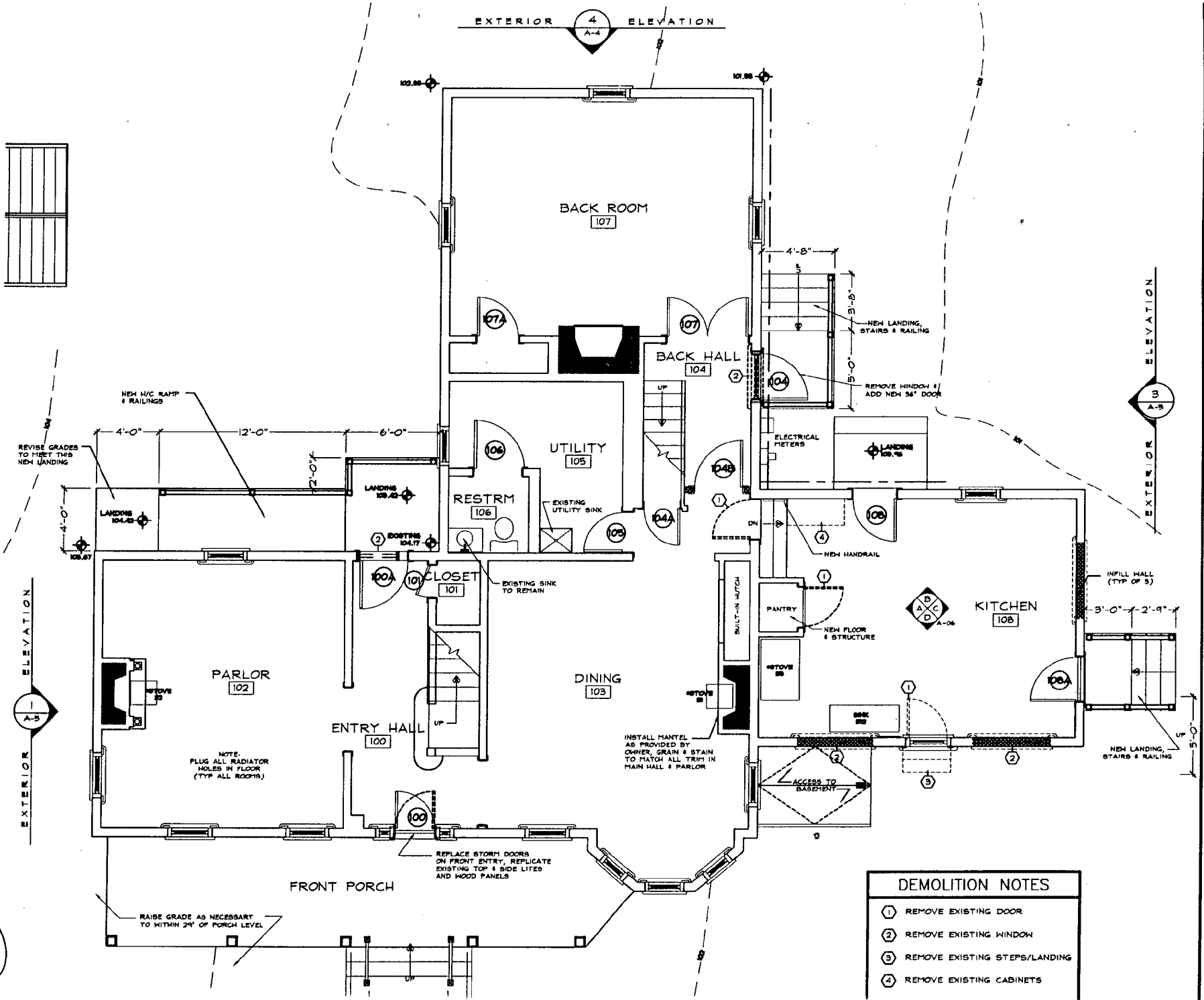


A. MONTGOMERY THOMAS AND ASSOCIATES, INC. Consulting Engineers

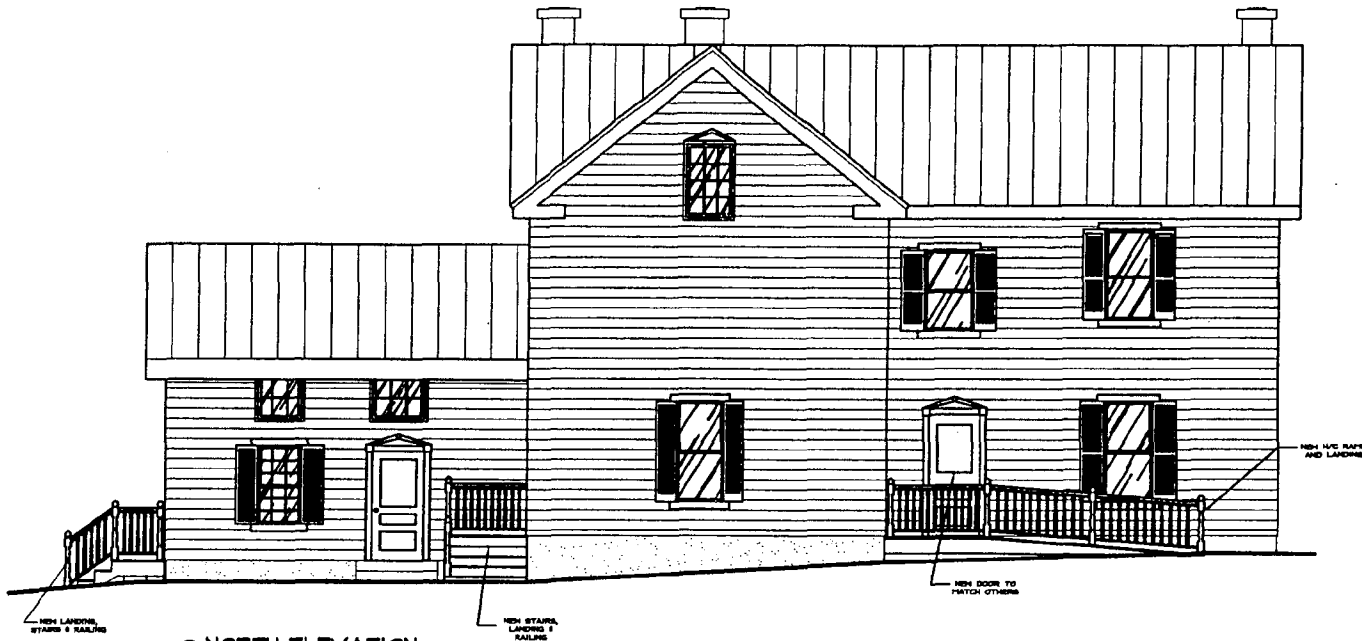
EQUIPMENT LIST						
NO.	NAME	LOCATION	HEIGHT	WIDTH	DEPTH	COMMENTS
E1	STOVE	DINING	32"	28"	28"	NOT ACQUIRED/APPROX.
E2	STOVE	PARLOR	32"	28"	28"	NOT ACQUIRED/APPROX.
E3	ELECTRIC STOVE	KITCHEN	66.25"	47.25"	24.75"	NOT ACQUIRED/CHOSEN
E4	L.C. CEILING LIGHT	DINING	28.5"	14.5"	25"	
E5	SP. CEILING LIGHT	PARLOR	20.75"	17"	15"	
E6	HALL CEILING LIGHT	HALL	24"	11"	6"	
E7	KITCHEN CEILING LIGHT	KITCHEN	17.5"	12"	12"	
E8-1	BONCES	DINING	12"	6"	6"	
E9	SINK	KITCHEN	16"	30"	1 1/2"	

FURNITURE NOTE: * NOT ACQUIRED

<p>design</p> <p>A. MONTGOMERY THOMAS & ASSOC. 4-10-88 chf. engineer date</p> <p>DNC ARCHITECTS INC. 4-10-88 architect date</p> <p>ROBINSON & ASSOCIATES 4-10-88 historic preservation consultant date</p> <p>WEDOOD 4-10-88 m.s.p. engineer date</p> <p>CAGLEY & ASSOCIATES 4-10-88 structural engineer date</p>	<p>review and approval</p> <p>chief of park planning and development date</p> <p>region chief date</p> <p>approved by Montgomery county park commission date</p>	<p>review and approval</p> <p>DESIGN DEVELOPMENT 8-5-88 date</p> <p>60% CD SUBMISSION 10-11-88 date</p> <p>75% CD SUBMISSION 4-10-90 date</p> <p>HISTORIC WORK PERMIT 4-12-90 date</p> <p>date</p> <p>date</p>	<p>The Mc</p>
--	--	--	---------------



15



1 NORTH ELEVATION



2 SOUTH ELEVATION



16

L & ASSOC. 7-27-09
date

review and approval
chief of park planning and development date

review and approval
DESIGN DEVELOPMENT 8-8-09
date



The Maryland-National Capital Park and Planning Commission
Department of Parks Montgomery County

project:



2 SOUTH ELEVATION
A-A 1/8"=1'-0"

NEW HANDRAIL

INSTALL NEW WINDOW

REMOVE EXISTING
WINDOWS INSTALL
SIDING

REMOVE EXISTING
DOOR & STEPS

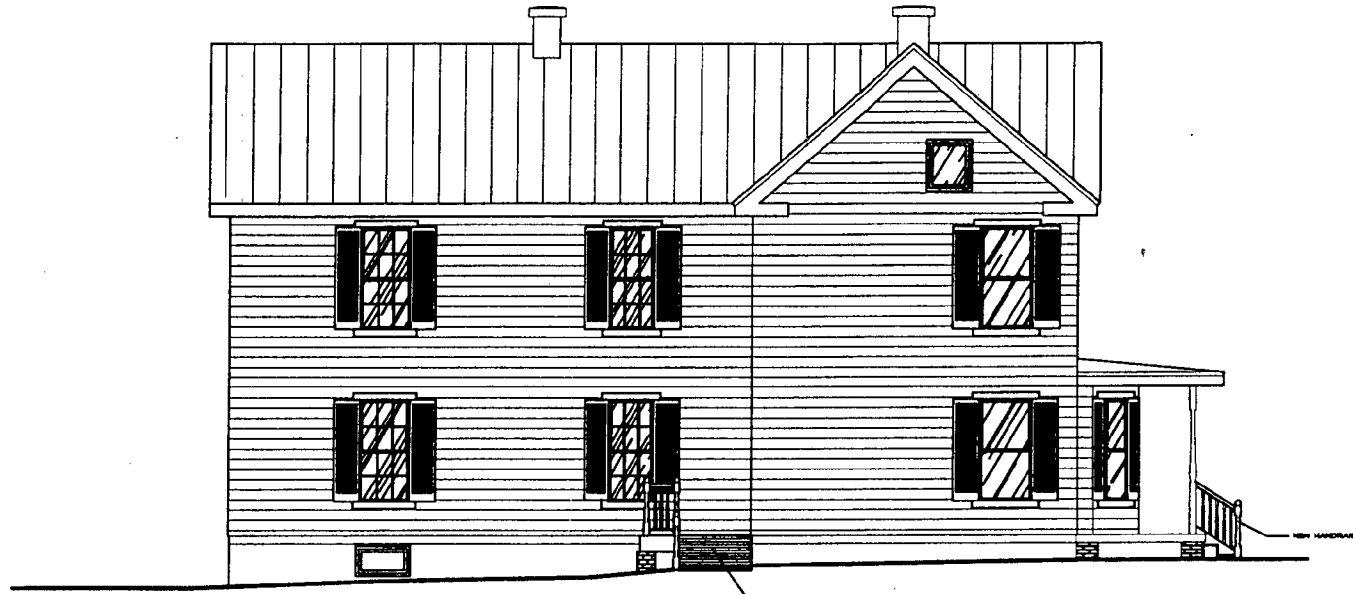
NEW LANDING -
STAIRS & RAILING

17



4
A-A
NORTH ELEVATION
1/8"=1'-0"

18



WEST ELEVATION



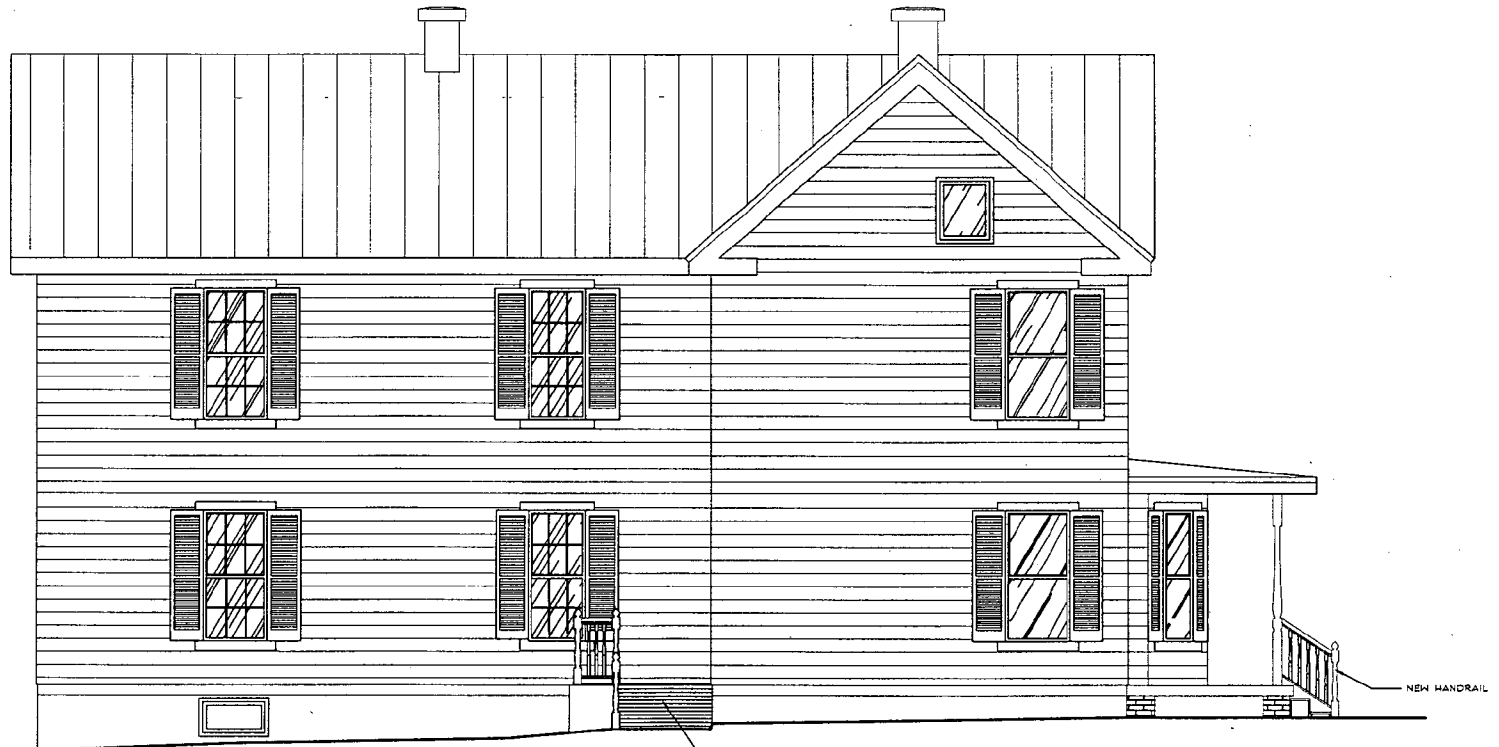
EAST ELEVATION



review and approval

review and approval

project:

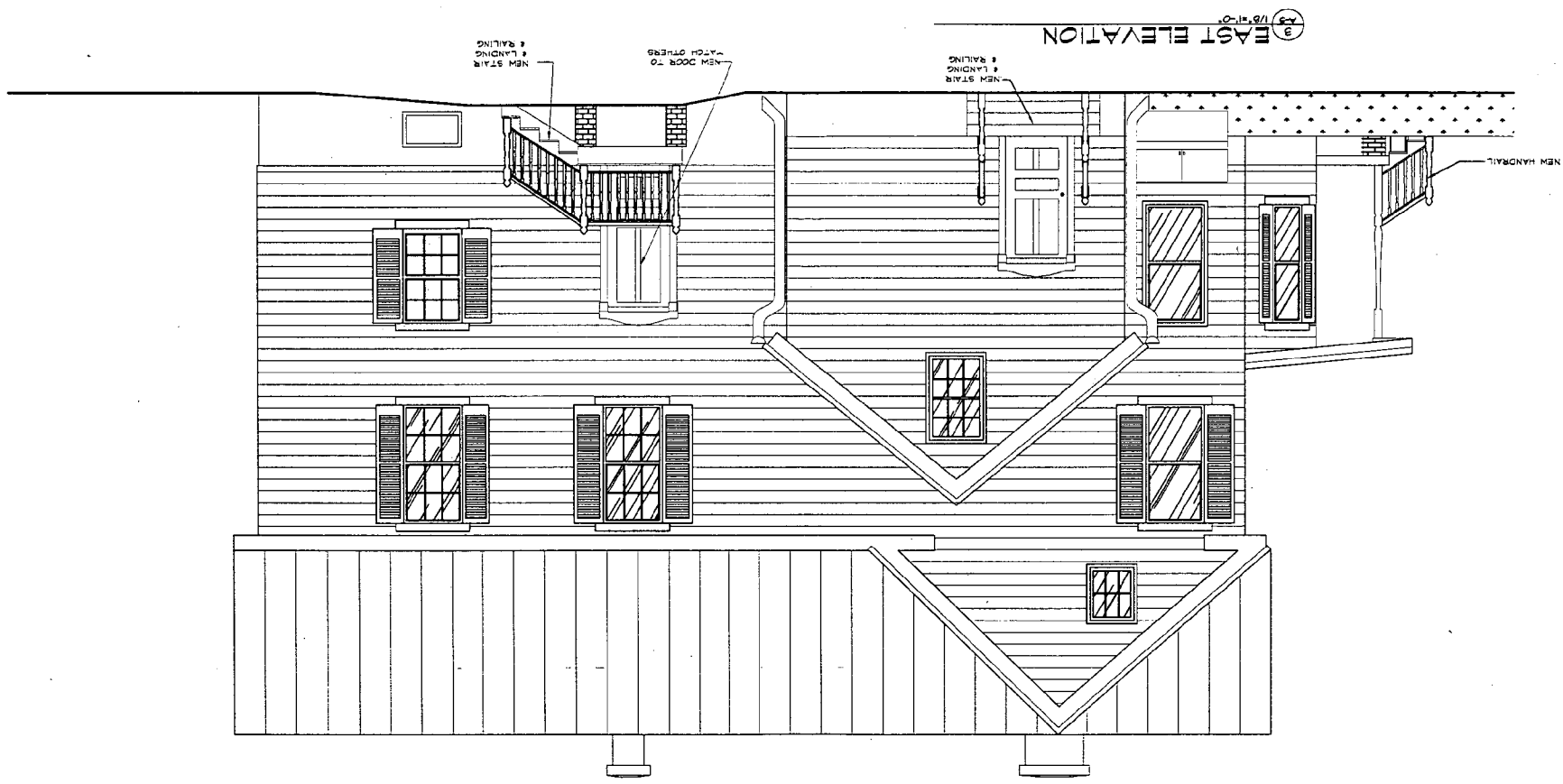


WEST ELEVATION
1/8" = 1'-0"

NEW 1/2" RAFTER,
LANDING &
HANDRAIL

NEW HANDRAIL

28



BUSSARD FARMHOUSE



FRONT ELEVATION

New handrails on front steps



FRONT KITCHEN

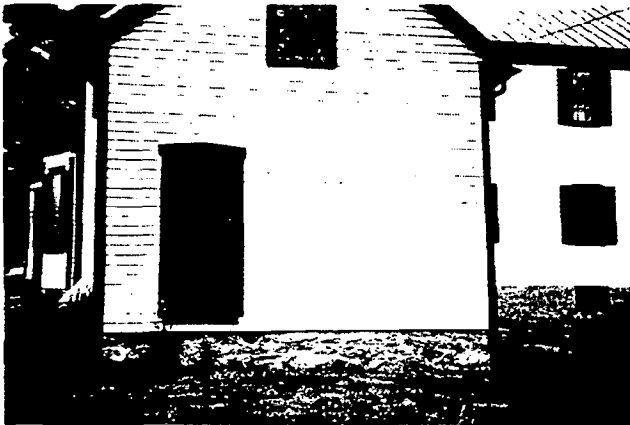
Removing existing kitchen door

22
4-14-2000

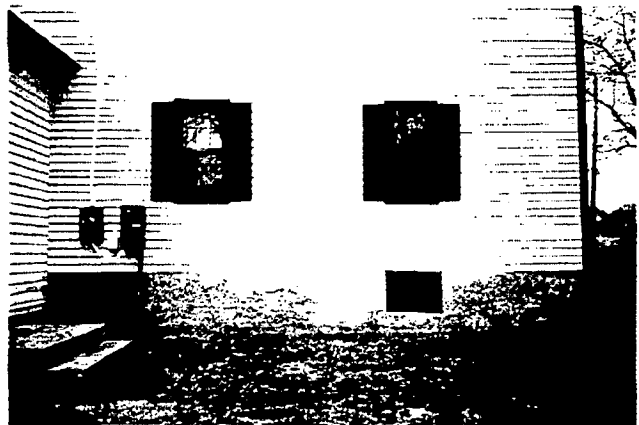
BUSSARD FARMHOUSE



RIGHT SIDE ELEVATION



New Landing, Handrail & Steps



New Landing, Handrail & Steps
Replacing window on left

CLOSE-UP RIGHT SIDE ELEVATIONS

23

4-14-2000

DNC
DNC Architects Inc

BUSSARD FARMHOUSE



LEFT SIDE ELEVATION

New H/c Ramp

25
4-14-2000

SPECIFICATIONS FOR WINDOW RESTORATION

Oak Grove Restoration Company has developed this system for window restoration over a period of twenty years of restoring historic buildings and their windows. During that time we established and equipped a well-tooled millwork shop and employed and trained craftsmen experienced in restoration. This is a description of the processes we follow and the products we use to conserve, restore and repair wood windows.

First, we remove all paint and glazing compound. The glass is labeled and removed from the frame. The sash are disassembled by driving out the locking dowels and wedges from the mortise and tenon joints. Repairs to the wooden sash, are made, using Long Leaf Heart Pine wooden dutchmen. We do not recommend using epoxy as a wood filler because of the incompatibility of the materials. Over time the expansion and contraction of the wood will cause plastic fillers to separate from the wood.

Badly damaged or rotted parts are duplicated using custom made cutters, ground to match the original profile. The new parts are spliced into the old sash. The sash are reassembled and secured with the original locking pins and wedges. The glass is bedded in its original location using linseed oil-based glazing compound. Imported hand-blown cylinder glass is used to replace broken pieces.

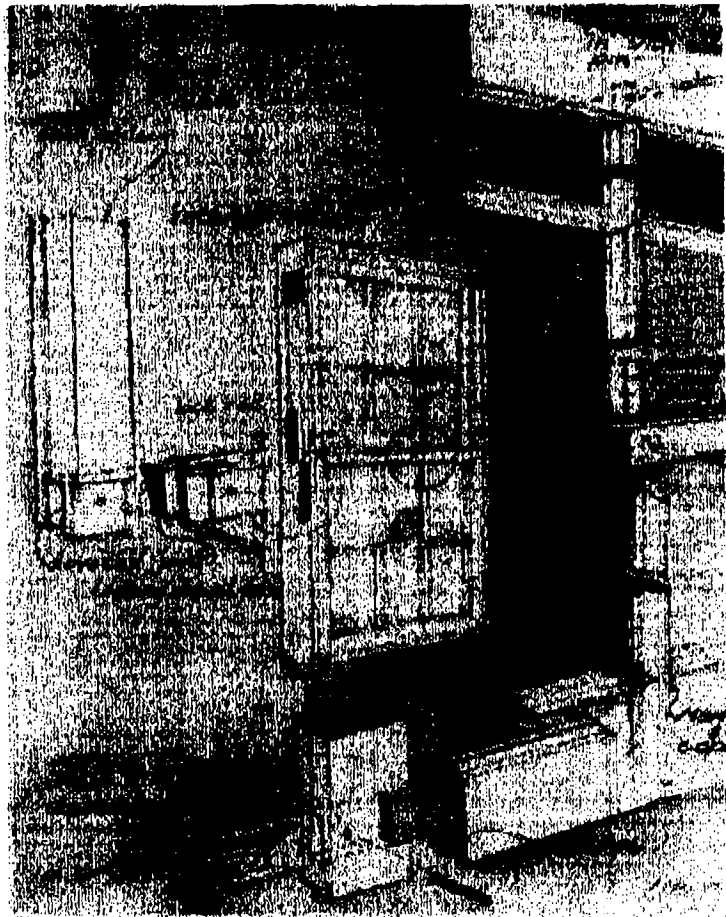
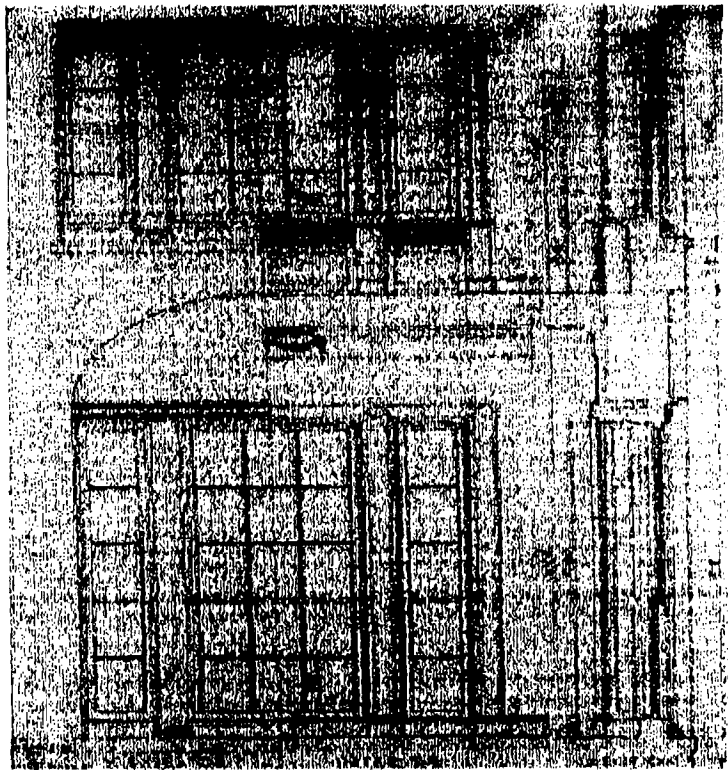
Restoration of the wooden frames is similar to that of the sash. Repairs are made using wooden dutchmen instead of epoxy fillers. Wooden replacement parts are milled from naturally resistant Long Leaf Heart Pine.

Before the restored sash are installed slots are cut on the sash for the weather-stripping. The product used is Accurate Metal series no. 10. This weather stripping system is extremely durable and requires no maintenance.

Sash cords are replaced, pulleys lubricated and weights secured. Then the sash are balanced in the frame. New wooden parting and stop beads secure the sash in the frame.

The completed windows are finished using the Schreuder's painting system of primers, fillers, and marine-grade paint. This high performance paint is very durable allowing the longest maintenance cycle.

Windows restored following this scope are returned to like new condition.



Bldg B sprinkled ...

Marky Bates } DNC
Andrew Casoli } Architects

↳ 301.840.1100

Consoli

To accommodate 2nd floor usage

Educational Use instead of
Residential

Fire Marshall ins't B₂

Period appropriate lighting
late 17th - early 20th

(Doug Ludwig, Site Manager)

Please notice Anthony Consoli
DNC Architects
1370 Piccard Dr
Rockville
20850

BUSSARD FARMHOUSE



RIGHT SIDE ELEVATION



New Landing, Handrail & Steps



New Landing, Handrail & Steps
Replacing window on left

CLOSE-UP RIGHT SIDE ELEVATIONS

4-14-2000

DNC
DNC Architects, Inc.

BUSSARD FARMHOUSE



FRONT ELEVATION

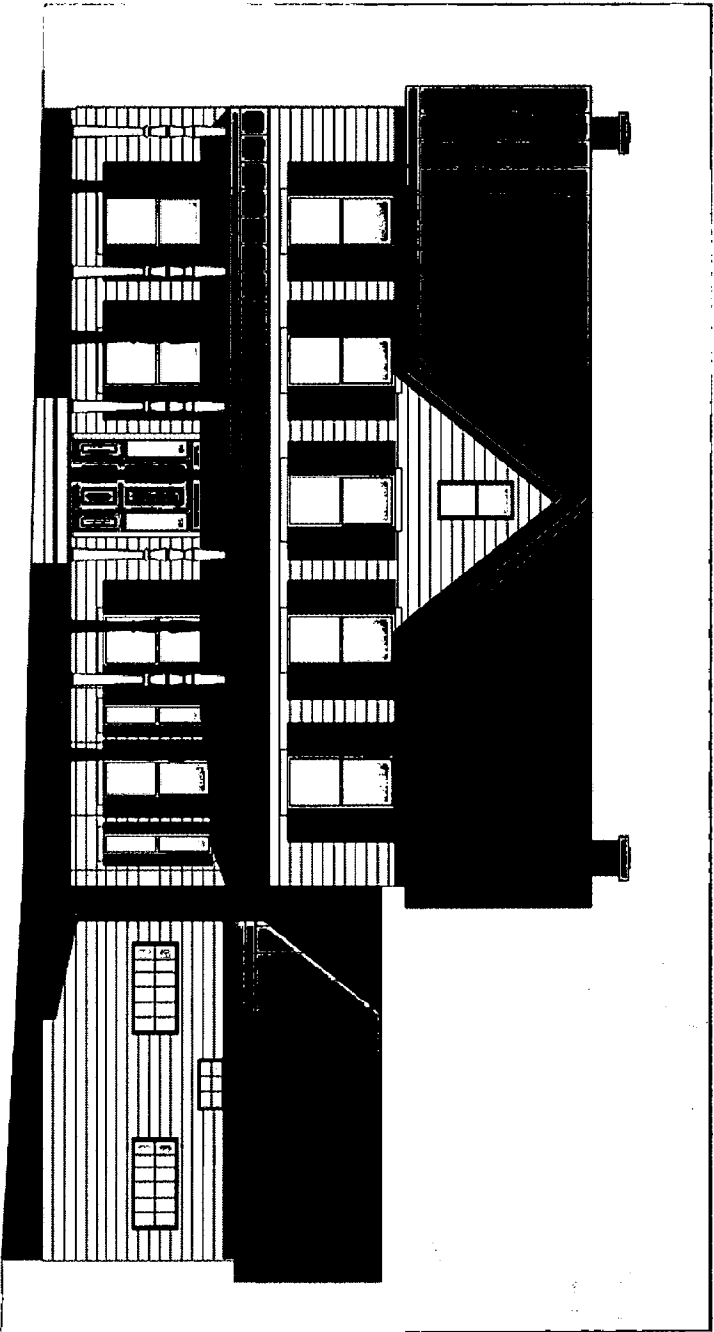
New handrails on front steps



FRONT KITCHEN

Removing existing kitchen door

4-14-2000



BUSSARD FARMHOUSE **Support Materials**

April 14, 2000

- Existing Property Photographs
- MNCPPC Historic Properties Summary
- Names & Addresses of Adjacent Property Owners

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- Verhdy Inre & G,
- Bockhalt Ronald B & LC,
- Schultz William R,
- Friedman Beverly J & RH,
- Ward Ira C & FD,
- Bethke Roger D,
- Allen James R & ME,
- Quittschreiber Gary & J,
- Fraut Kenneth W & PM,
- Caris Donald A Jr. & BH,
- Borodinaky Lester & M,
- Hoover Patric J & CB
- Hoover Luella ET AL
- Ellison S, Ronald ET AL TR % Kapiloff & Kapiloff -
- Covenant Life Church
- Leland Henry M
- Khalifa Fayer & P
- Kelly Douglas E & J
- Ziraba Sebastian & OMB
- Joseph Stephen F & CA
- Capobianco Filippo A & L
- Auvil Roscoe R & PM
- Patterson Darold R & MS
- Russell S & R Statka
- Brown Milton & WW
- Terelle Richard E ET AL
- Lace Kirk G & MB
- Tropper Vicente C & VS
- Cajon LTD PTNSP
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AA/kb
/address.txt

MAIN DWELLING: The mud room, to the right, is a detracting appendage to the 19th century kitchen wing, and should be removed.



THE BUSSARD FARM

**An Interpretive Prospectus for a Turn-of-the-Century
Montgomery County Farmstead**

Phase I: Site Preservation, Restoration and Reconstruction



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2. LOCATION: 18400 Muncaster Road
Redland, Maryland
3. ASSOCIATED PARK: Agricultural History Farm Park
4. CURRENT CONDITION: Good, Altered, Original Site
5. DATE OR PERIOD: House, 1908; Barn, 1898
6. DESCRIPTION:

The house is a two story frame farmhouse with a five bay main (south) facade. At either end are internal chimneys. The windows are one over one double hung sash. Across the front is a one story porch with turned posts. The doorway has a transom and sidelights. The central bay is marked by a forward facing, central gable. The east ground floor bay is a semi-octagonal bay window. To the east of the main block is a one and one half story wing which predates the main house. To the rear (north) of the main block is a two and a half story ell which also predates the main house. The roof is covered in raised seam metal. Significant associated buildings include the frame bank barn, built on a stone foundation and covered with German siding and a wood shingle roof, a large log smokehouse sheathed with vertical boarding, and a frame granary also sheathed with vertical boarding.

7. SIGNIFICANCE:

The Bussard Farm is a good example of a turn of the century Montgomery County farmstead. Previous to the present farmhouse there existed a late 18th century composite house of stone and log constructed by Isaac Magruder around the year 1778. Added to this house sometime during the early 19th century, was a framed kitchen wing. When the property was purchased in 1864 by Walter Talbott, he added a two and a half story rear ell to the original stone and log house. This was the basic configuration of the farmhouse when purchased by Thaddeus Bussard in 1888. The Bussard family set about improving the farm, erecting farm buildings and reclaiming the land. In 1898, they constructed the large frame bank barn with the help of barn builders brought in from Frederick County, Maryland. In 1908, the old log and stone section of the house was torn down and replaced with the present frame section of the house. The 19th century additions were retained and the present kitchen wing and rear ell. The Bussard family continued to own and operate the farm until the 1970s, when the final acres were conveyed to the Commission.

8. STATUS: On Master Plan for Historic Preservation
9. CATEGORY: 1

BUSSARD FARMHOUSE



LEFT SIDE ELEVATION

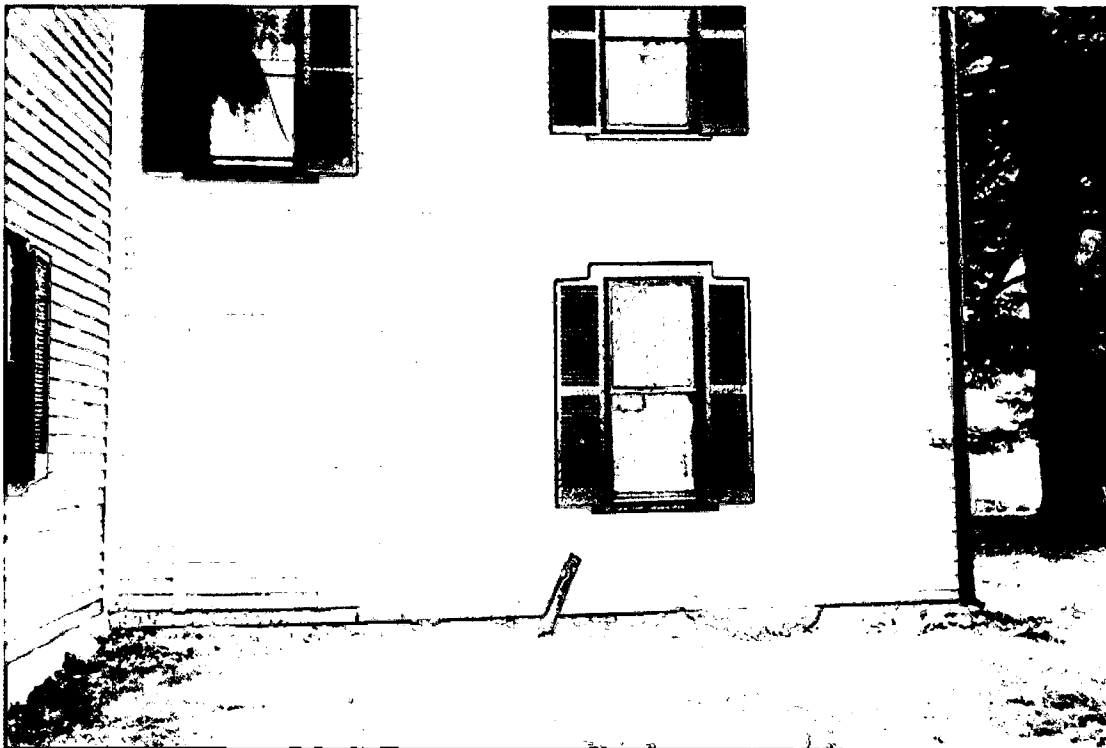
New H/c Ramp

4-14-2000

BUSSARD FARMHOUSE



REAR ELEVATION



REAR CLOSE-UP

Location of New H/C Ramp

4-14-2000

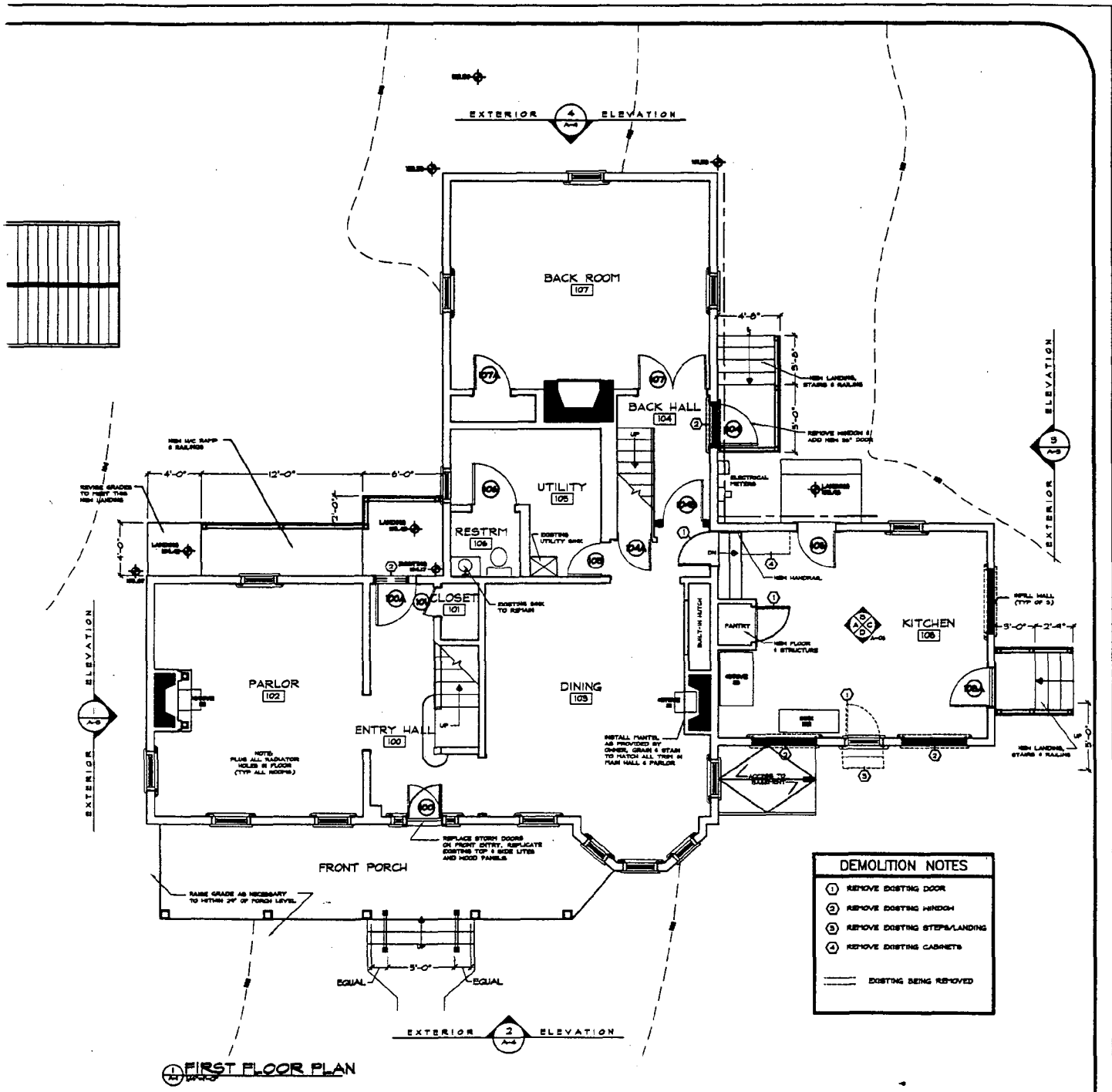


BUSSARD FARMHOUSE

Support Materials

April 14, 2000

- Existing Property Photographs
- MNCPPC Historic Properties Summary
- Names & Addresses of Adjacent Property Owners



DEMOLITION NOTES	
①	REMOVE EXISTING DOOR
②	REMOVE EXISTING HINGED
③	REMOVE EXISTING STEPS/LANDING
④	REMOVE EXISTING CABINETS
---	EXISTING BEING REMOVED

① FIRST FLOOR PLAN

The Maryland-National Capital Park and Planning Commission
 Department of Parks/Montgomery County

9500 Brunett Avenue
 Silver Spring, Maryland 20901
 (301) 495-2535

project:

**BUSSARD FARMHOUSE
 RENOVATION
 ARCHITECTURAL PLANS**

scale: VARIES

date: 4-10-00

sheet A-1 of 15