

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	18400 Muncaster Road, Derwood	Meeting Date:	10/23/2024
Resource:	Master Plan Site #22/07 <i>Bussard Farm</i>	Report Date:	10/16/2024
Applicant:	Montgomery County Parks Department Scott Whipple (Agent)	Public Notice:	10/9/2024
Review:	HAWP	Tax Credit:	No
Permit Number:	1088518	Staff:	Laura DiPasquale
PROPOSAL:	Interpretive marker installation		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. The HPC delegates final approval authority of the remaining interpretive markers in the series to staff, provided the details of the panels and installation methods are similar to the current proposal.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Bussard Farm
STYLE: Farmstead
DATE: House, 1908; Bank Barn, 1898

Excerpt from *Places from the Past*:¹

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.

¹Clare Lise Kelly, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*, 10th Anniversary Edition, p. 204: https://montgomeryplanning.org/wp-content/uploads/2017/12/Places-from-the-Past-web_with_cover.pdf



Figure 1: The subject property, outlined in blue. The Bussard farmstead is located within the 455-acre Agricultural History Farm Park.

PROPOSAL

The applicant proposes to install an interpretive marker along a path in the Agricultural History Farm Park, an M-NCPPC-operated public park and museum. The vertically-oriented double-sided fiberglass panel will measure 2 feet wide by 3 feet high and be supported on an upright Pannier base with two square posts with an overall height of approximately 68 inches. The extruded aluminum frame will be painted or powder coated in a dark, neutral color (black, charcoal, brown, or gray). The two post holes will be dug approximately 6 inches below the local frost line. The sign is one of a series of seven or more panels that Montgomery Parks plans to install in 2024-25.



Figure 2: Birds-eye view looking north at the subject property. The approximate location of the proposed sign is shown with a yellow star.

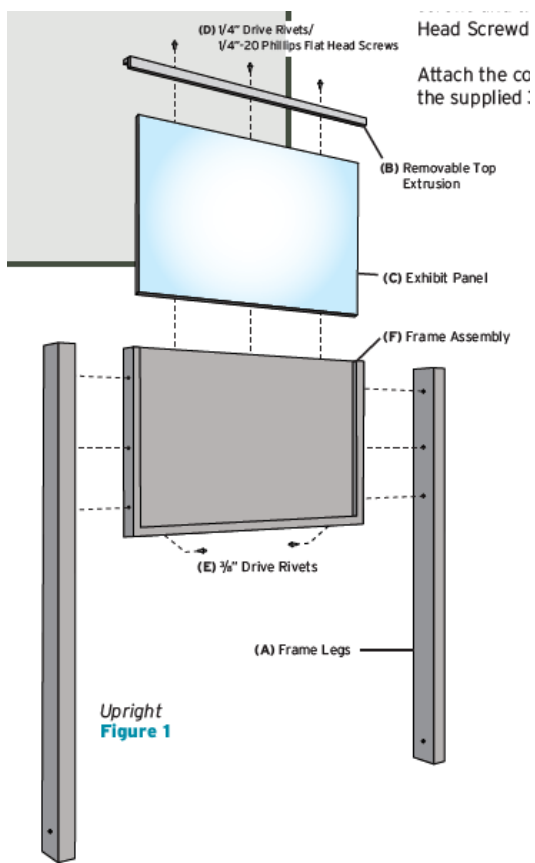


Figure 3: Installation details (left) and example of the upright Pannier interpretive pane (right).

APPLICABLE GUIDELINES

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Damascus-Goshen Historic Resources Master Plan Amendment (Amendment)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (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 ensure 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.

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

- 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.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed interpretive marker installation and recommends approval. The proposed panel will be located approximately 275 feet away from the historic house and over 400 feet from the bank barn near other interpretive signage for the museum site. The project's minimal ground disturbance will be located outside of the drip line of nearby trees and monitored by Parks archaeological staff. As such, staff finds that the proposed panel have no material effect on the historic property and will not substantially alter the exterior features of the historic site, in keeping with Chapter 24A-8(b)(1). Staff finds that the inconspicuous, non-illuminated, matte finish panel is compatible with and will not detract from the historic resource, and will in fact aid in the public utilization of the site by providing additional context around the property's Indigenous history, satisfying Chapter 24A-8(b)(2) and (3).

Staff further finds that, in accordance with the *Standards*, the proposed work will not destroy the historic materials, features, or spatial relationships that characterize the property and will not be detrimental to the existing streetscape, satisfying *Standards 2* and *9*, if removed in the future, the essential form and integrity of the property would be unimpaired, satisfying *Standard 10*.

The application notes that the panel is one of a series of seven or more panels that Montgomery Parks plans to install in 2024-25. Provided the details and locations of the panels are similar to the proposed panel, staff recommends that the HPC delegate final approval authority of the remaining panels in the series to staff.



Figure 4: Approximate location of the proposed marker in relationship to the historic structures.

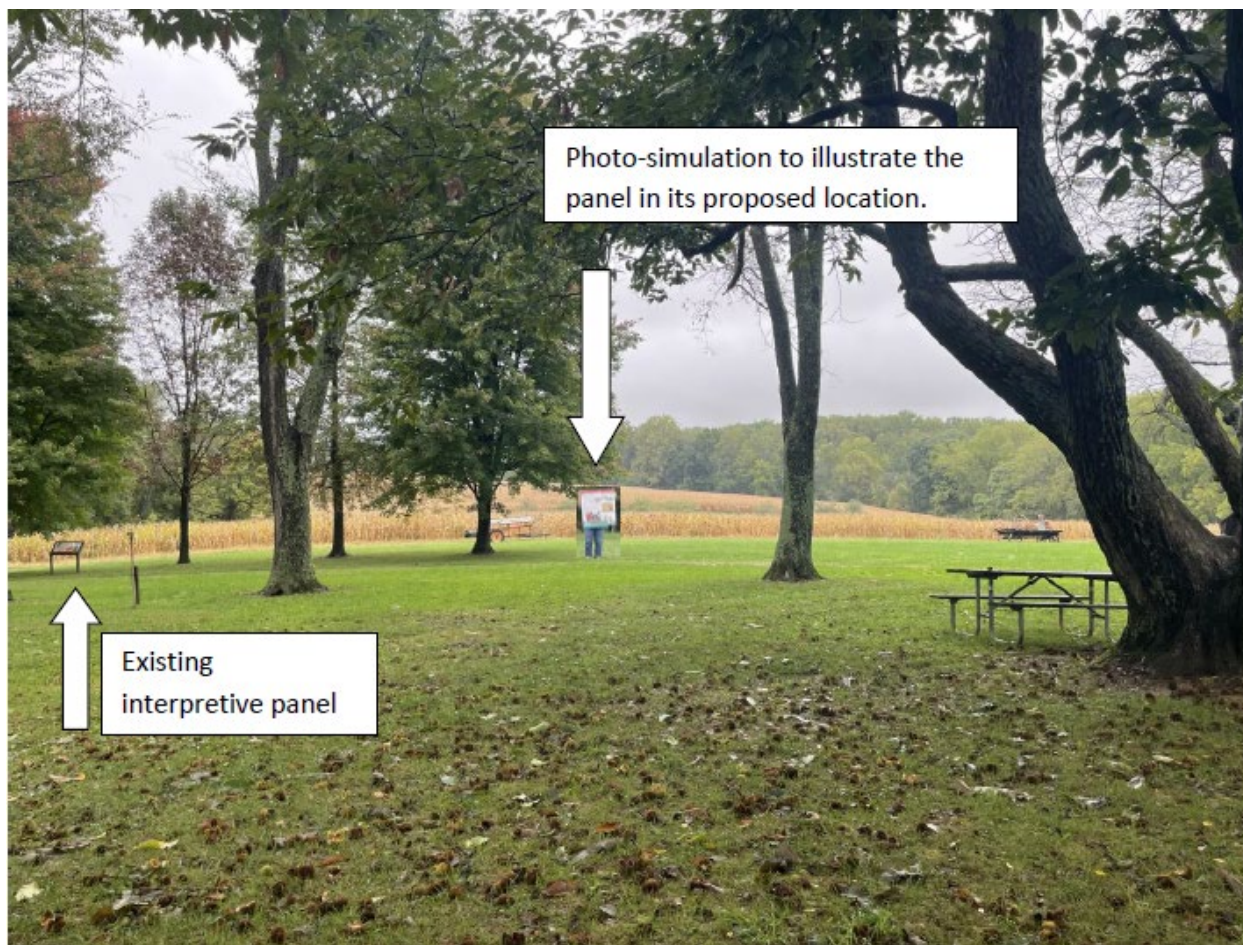


Figure 5: Rendering of the proposed panel location and size, adjacent to a walking path on the site.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. The HPC delegates final approval authority of the remaining interpretive markers in the series to staff, provided the details of the panels and installation methods are similar to the current proposal.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (3) having found that the proposal will not substantially alter the exterior features of the historic resources and is compatible with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

7003 Cypress Hill Drive
Gaithersburg, MD 20879

18510 Muncaster Road
Rockville, MD 20855

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

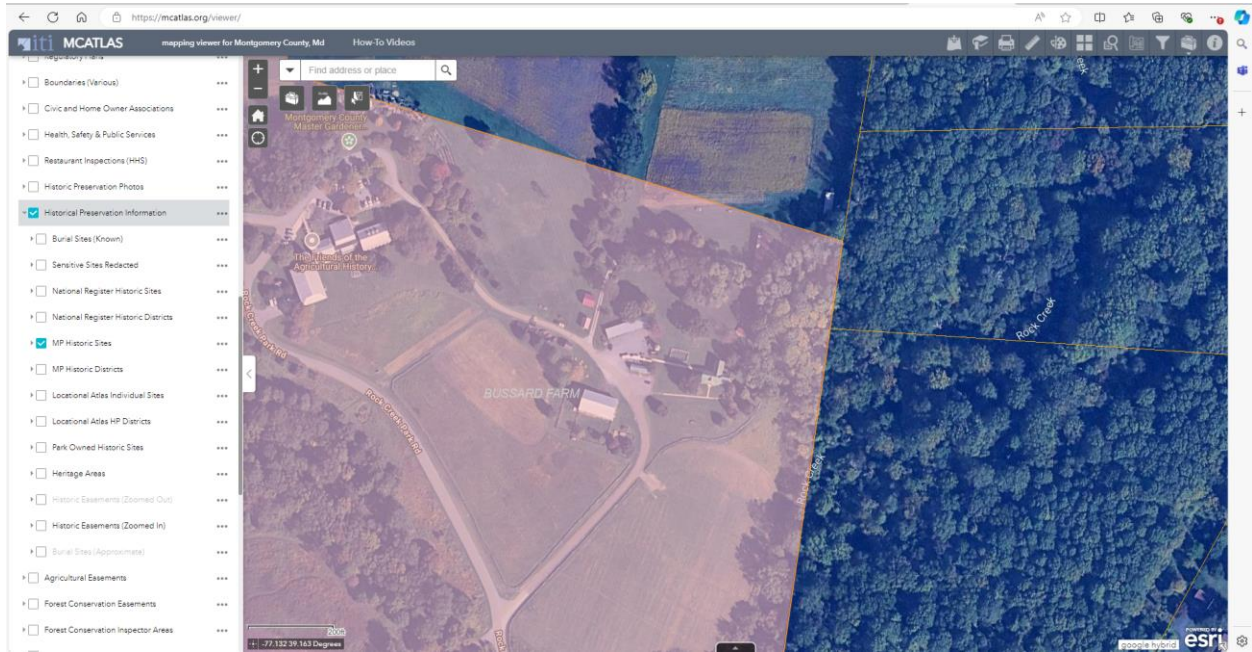
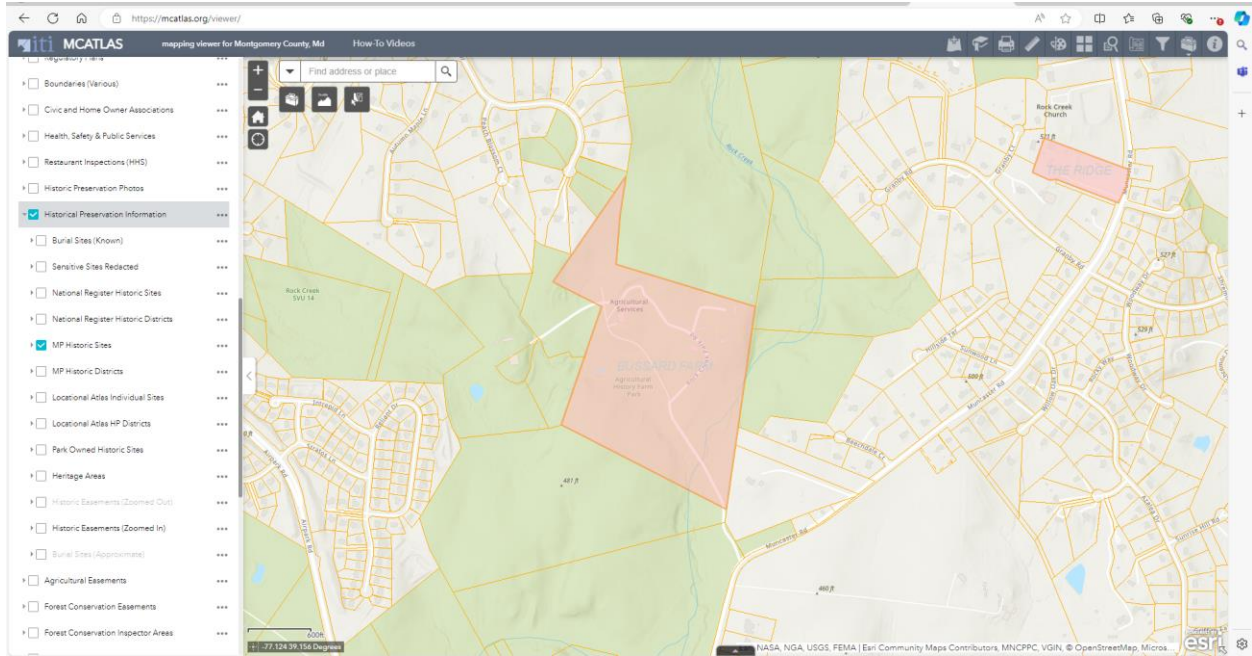
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. 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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

2. SITE PLAN:





Approximate location of proposed marker, adjacent to path and near an existing interpretive signage.

3. **PLANS AND ELEVATIONS:** NA

4. **MATERIAL SPECIFICATIONS:** attached

5. **PHOTOGRAPHS:** Photo-sims to illustrate the setting the proposed panel would be located in.



6. **TREE SURVEY:** No impact to trees; Parks archaeology staff to monitor ground disturbing activities.

Pannier Exhibit Base

Assembly and Installation Instructions

For use with the following exhibit bases:



FORM # UPINST
REV 06.10.21

Installing a Pannier exhibit base is as easy as 1, 2, 3.

Step 1 - Inspect and Organize

As soon as your shipment arrives inspect all pieces and assembly components to make sure your delivery is complete.

For each exhibit base, the following will be included: (Figure 1)

- A. Frame Leg(s)
- B. Removable Top Extrusion
- C. Exhibit Panel (Use Pannier Fiberglass Embedded panels for best results)
- D. 1/4" Aluminum Drive Rivets or 1/4"-20 Phillips Flat Head Screws
- E. 3/8" Aluminum Drive Rivets
- F. Frame Assembly

Assembling and installing a Pannier exhibit base is a straightforward process made even easier if two or more people work together using the proper tools and materials to complete the task.

Recommended tools and materials:

- Power or manual post-hole digger
- Shovel
- Wood braces
- Hammer
- Clamps
- Nails
- Plastic sheeting
- Cement
- Gravel
- Tamping bar
- Level

Step 2 - Assembly

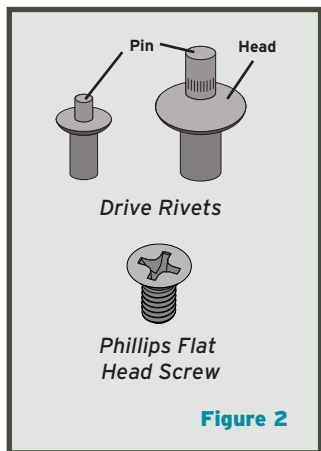
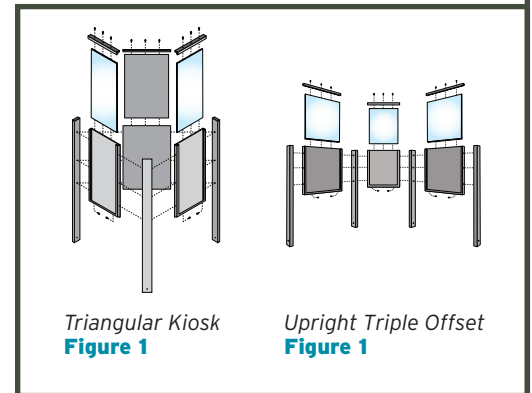
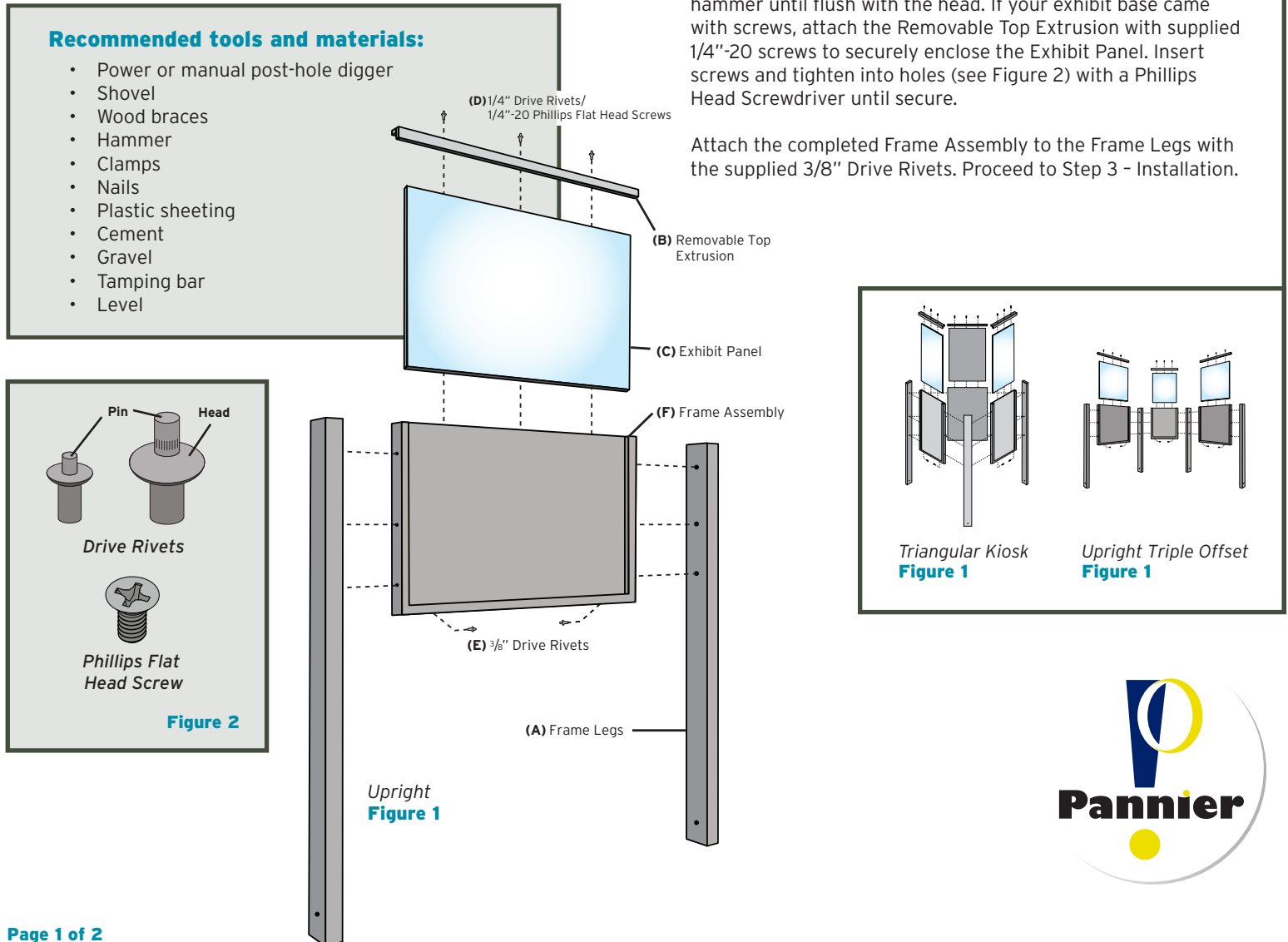
If you purchased your exhibit panels and bases from Pannier, most of the assembly has already been completed for you.

Attach the Frame Legs to the Frame Assembly with the supplied 3/8" Drive Rivets, as shown in Figure 1. Proceed to Step 3 - Installation.

If you purchased the exhibit bases only, you will need to install your exhibit panel and attach the Frame Legs.

To install the Exhibit Panel, first place the Frame Assembly face-up on a raised sturdy work surface. Remove the Removable Top Extrusion. Slide the Exhibit Panel face-up into the Frame Assembly channel. Make sure the bottom of the panel meets the bottom of the Frame Assembly, as indicated by weep holes. Attach the Removable Top Extrusion with supplied 1/4" Drive Rivets to securely enclose the Exhibit Panel. Insert the rivet, and drive the pin (see Figure 2) down with a hammer until flush with the head. If your exhibit base came with screws, attach the Removable Top Extrusion with supplied 1/4"-20 screws to securely enclose the Exhibit Panel. Insert screws and tighten into holes (see Figure 2) with a Phillips Head Screwdriver until secure.

Attach the completed Frame Assembly to the Frame Legs with the supplied 3/8" Drive Rivets. Proceed to Step 3 - Installation.



Step 3 - Installation

Move all assembled exhibit bases, tools and materials to the installation site. Mark the installation location using stakes or approved marking paint to indicate Frame Leg locations. Prior to installation, please check the local building and signage codes as well as the applicable ADA (Americans with Disabilities Act) regulations for compliance.

Installing to a permanent surface:

When installing the exhibit base with attached base plates to a permanent surface, such as concrete, use the appropriate fastening devices to provide a secure and permanent installation.

Installing in the ground:

When installing the exhibit base in the ground, you will need to dig holes approximately 6" below the local frost line. We recommend that you plan your installation depth to allow for approximately 28" to 32" distance between the ground surface and the bottom of the Frame Assembly when finished.

Preparing the holes

Fill the completed holes with approximately 6" of gravel and tamp to provide an even and firm surface.

Protecting the exhibit base

To prevent concrete splatter from attaching to the Frame Legs, wrap and secure plastic to the upper portion of the Frame Legs to protect any part which will be seen after installation.

Setting the exhibit base

Set the exhibit base in the ground, level the uprights by securing with temporary braces and clamps as shown in Figure 3. Double-check the distance from the ground surface to the exhibit frame for proper height.

Mix and fill the holes with wet cement to within 2" of the ground surface. Agitate the concrete to remove air pockets making sure to not bump or move the braced exhibit base. Carefully recheck the base level before the concrete begins to harden.

Finishing the installation

Let cement set for at least 24 hours, remove the plastic and braces, back fill remaining holes and finish as necessary.

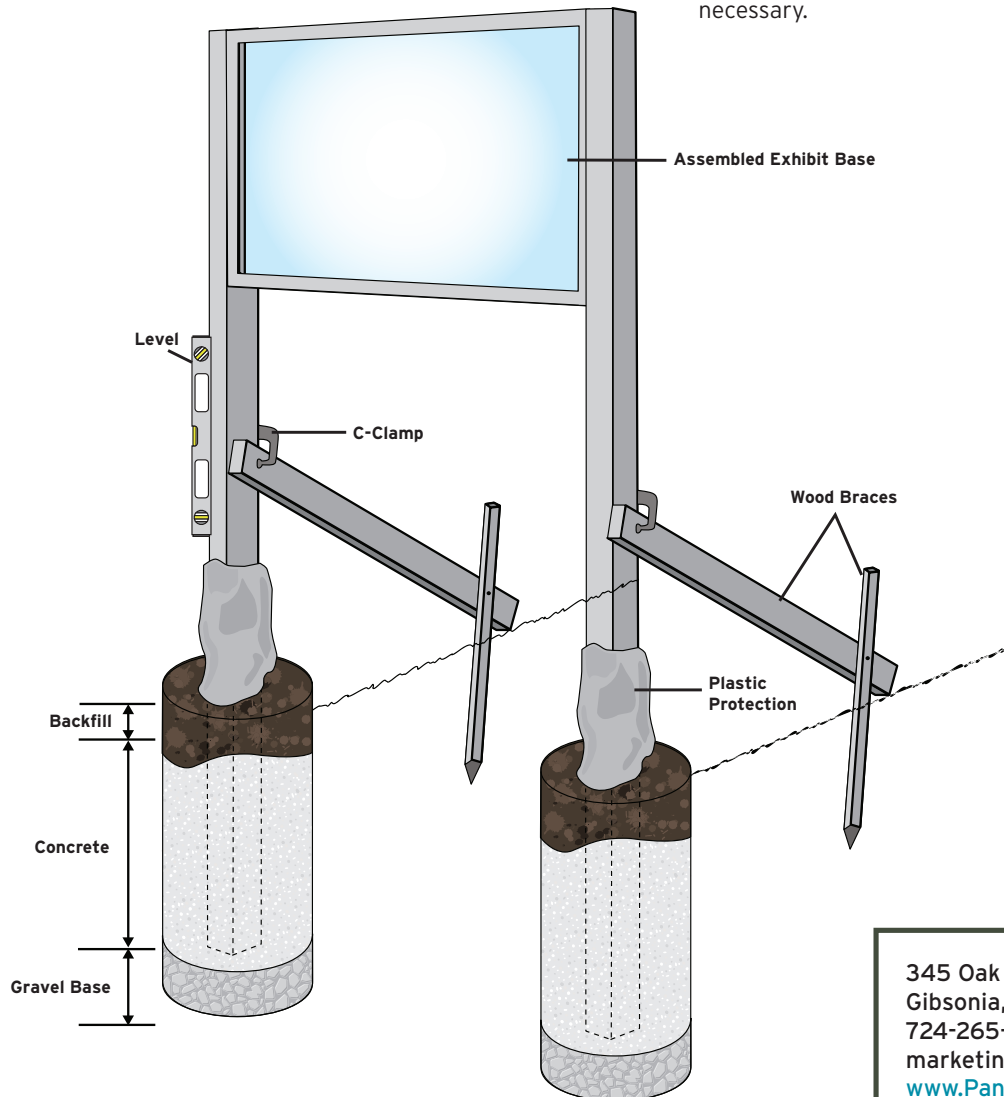


Figure 3

345 Oak Road
Gibsonia, PA 15044
724-265-4900
marketing@pannier.com
www.PannierGraphics.com





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 10/1/2024

Application No: 1088518
AP Type: HISTORIC
Customer No: 1379330

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 18400 MUNCASTER RD
ROCKVILLE, MD 20855
Othercontact MC Parks Facilities Management (Primary)

Historic Area Work Permit Details

Work Type ALTER
Scope of Work Install interpretive marker at farm museum.