

**MEMORANDUM****To:** Historic Preservation Commission**From:** Serena Bolliger, Cultural Resource Planner II, Countywide Planning and Policy Division,
Montgomery Planning**Date:** July 16, 2025**Re:** Budd House, 18583 Brooke Road, Designation in the *Master Plan for Historic Preservation***Staff Recommendation:**

That the HPC recommends that the Planning Board lists the Budd House in the *Locational Atlas & Index of Historic Sites* and recommends that the County Council designates the property in the *Master Plan for Historic Preservation*.

Background:

The Budd House is a dwelling on Brooke Road in Sandy Spring built circa 1912 by Perry Budd, a Montgomery County public school teacher and education administrator whose path represents the advanced academic success of Black residents in the Sandy Spring community. The Budd family, present in Sandy Spring since the early 1800s, were founding settlers of several of the mid-nineteenth century free Black communities in the Sandy Spring area. Every generation of the Budd family contributed not only to key causes which empowered the growth of the Black community, but to the operations and social and physical development of the Sandy Spring Quaker lifestyle. The Budd House is one of the few remaining extant structures from the early twentieth century along Brooke Road which embodies the longstanding and historical middle-class Black community in Sandy Spring, and one of the only historic resources associated with the Budd family.

In 1976, the Montgomery County Planning Board listed the “Free Negro Settlement 28-10”, an approximate area on Brooke Road southwest of the subject site, to the *Locational Atlas & Index of Historic Sites*.¹ When the boundaries of the proposed historic district were established by Historic Preservation staff in 1985, the subject home was excluded from consideration because the focus of the report was the settlement of the 18th and 19th centuries.² In a June 1986 worksession, the Historic Preservation Commission (HPC) decided that the community had lost too much historic fabric to convey a sense of the late 18th and early 19th century community as a cohesive historic district and recommended removing the “Free Negro Settlement” from the *Locational Atlas and Index of Historic Sites*.³ On

¹ MNCPPC, ‘Free Negro Settlement M:28-10’ Maryland Historical Trust Worksheet, Nomination for the National Register of Historic Places, Michael Dwyer, August 13, 1975. <https://apps.mht.maryland.gov/medusa/PDF/Montgomery/M;%2028-10.pdf>

² Two Budd family properties (Sadie Budd at 18462 Brooke Road and Richard Budd at 18715 Brooke Road) were listed within the proposed district boundary, both have since been replaced. Interestingly the only photograph attached to the application was of the subject home, with the caption “typical ‘Free Negro’ house”.

September 8, 1987, the Planning Board agreed with the staff and HPC recommendation, and voted unanimously to remove the historic district from the *Locational Atlas and Index of Historic Sites*.⁴

The *Sandy Spring/Ashton Master Plan* (1998) described the plan area as “one of the most historic areas in Montgomery County” and identified “the community's current strong sense of identity as a rural area-and its Quaker and African-American heritage”.⁵

In 2022, the current owner requested that Montgomery Planning evaluate the property for listing in the *Master Plan for Historic Preservation* based on its association with Perry Budd and his career in education, and the role of the Budd Family in Sandy Spring.

Designation Criteria:

As noted in Section I of the Designation Report, staff finds that the subject property satisfies two designation criteria (1.A and 1.D) listed in §24A-3 of the Montgomery County Code.

1.A Historical and cultural significance. The historic resource has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation.

The Budd House is representative of the development of the African American community in Sandy Spring. The house was constructed by Perry Budd, a member of the prolific Budd family which settled several of the free Black communities in and around Sandy Spring beginning in the early 1800s. The Budd family were founding supporters of several of the historic churches that the Black enclaves used as a social lifeline, and a portion of Budd property was used for the establishment of the Normal and Agricultural Institute, a pioneering institution for higher education for the Black community which operated from 1908-1913.

Perry Budd was a beneficiary of the early educational opportunities for Blacks available in Sandy Spring. Budd was able to attend the Sharp Street School, the first school for Black children in Montgomery County, established by the community with the support of local Quakers before the School Board provided any public schooling to the county's Black children. Perry Budd received a university degree from the Centenary Biblical Institute, now Morgan State University, one of the oldest historically Black colleges in the United States. He began teaching in Montgomery County in 1887 at the Linden School and taught for at least thirteen years before being appointed as a trustee to the school in Sandy Spring by the School Commissioners in 1905. Perry Budd took advantage of his academic opportunity and invested into his community, where he educated decades of Montgomery County students.

The design of the commanding two story home has remained remarkably unchanged since its construction circa 1912. It was historically surrounded by a large enclave of homes owned and built by Black families in the 1800s, many of which had been generational Sandy Spring settlers. However, while the descendants of these founding Black families remain in the region, many of the original structures dating to the period of free Black settlement in the nineteenth century, including four c.1860 Budd family homes identified by community historians in the 1980s as having local historic significance, were demolished through development and urban renewal programs of the late 1900s.⁶

⁴ M-NCPPC, Montgomery County Planning Board Minutes, September 8, 1987, p.1, Staff Analysis p.13.

⁵ M-NCPPC, *Sandy Spring/Ashton Master Plan* (1998), p.8, p.10.

⁶ Ron Andrews and Beth Hannold, “Free Negro Settlement/Brooke Road Historic District,” 1991. Everett Fly and La Barbara Wigfall Fly, “Northeastern Montgomery County Black Oral History Study”, Entourage, Inc. August 1983, p.61, 129. Within the

Although the Sharp Street United Methodist Church and Odd Fellows Lodge have been designated as Master Plan Historic Sites, there are no dwellings associated with any of the Black enclaves around Sandy Spring designated on the *Master Plan for Historic Preservation*. Most of the resources associated with the Black enclave of Sandy Spring and Cincinnati are no longer extant or highly altered. Therefore, the Budd House is a critical resource that represents a significant and unique part of the Black experience in the county.

1.D Historic and cultural significance. Exemplifies the cultural, economic, social, political or historical heritage of the county and its communities.

The Budd House has character, interest, and value representing the unique opportunities available to Black residents in Quaker communities before and after Emancipation. Due to the progressive political environment fostered by the Quakers in Sandy Spring, Black inhabitants had early access to education and paid labor, and established one of the earliest working and middle class Black communities in Montgomery County. Despite widespread slavery and general discrimination, the Black community in Sandy Spring were able to gain an early foothold into land ownership and community development, evident from the establishment of the many Black neighborhoods and the first elementary and first upper-level schools for Black children in the county.

Perry Budd was in the second generation of landowners in his family, and was able to construct a large, two-story house at a time when many other families of color in Montgomery County were building small, vernacular houses if they were able to purchase land at all. Although a house of this size would typically be unusual for a Black elementary school teacher elsewhere in the county, this large, multi-story home is representative of the type of construction built by second-generation landowners in Sandy Spring, although few examples survive. Many resources, particularly homes, have been lost due to the demolition of late nineteenth and early twentieth century buildings. Preservation would recognize a cultural asset that reflects generations of African American life and underscores the importance of Black education to early generations of free Black residents.

The Budd family, present in Montgomery County since at least the 1840s, were engaged in all aspects of the relatively integrated Sandy Spring community, farming for white Quakers and helping them construct important civic spaces, while also working centrally in the establishment of the Black community. Their roles in the foundation and operation of the Sharp Street Church, Jerusalem Mt. Pleasant United Methodist Church, Normal and Agricultural Industrial Institute, and local schools are documented, as was their private industry constructing and maintaining prominent Quaker sites such as Brookeville Academy and the Sandy Spring store.

Several dwellings associated with the white Quaker community are designated to the *Master Plan for Historic Preservation*. These include the homes of the Bentley, Brooke, Farquhar, and Stabler families, white families who sold land to several members of the Budd family and employed them for labor on their properties. However, no dwellings have been designated that represent the Black community whose labor made the white Quaker lives possible. Sandy Spring's white Quakers were recognized for their contributions to agriculture and farming research, yet much of the work on their farms was implemented by Black laborers, who have not been included in the celebrations of this agricultural success. While the Sharp Street Church and Odd Fellows Hall designations on the *Master Plan for Historic Preservation* allude to the overall Black history in Sandy Spring, the County has not designated any private homes celebrating individual people or families.

Black enclave of Sandy Spring, established circa 1850 along Brooke Road, no 1800s properties remain, and only three pre-1920 properties remain: the Budd House; the structure at 18321 Brooke Road is a ca. 1900 vernacular construction associated with the Harriday family; and the ca. 1910 dwelling at 18501 Brooke Road.

Conclusion:

The subject property satisfies two (2) designation criteria listed in §24A-3 of the County Code and the HPC should recommend that the Planning Board lists the Budd House in the *Locational Atlas & Index of Historic Sites* and recommends that the County Council designates the property in the *Master Plan for Historic Preservation*.