

15/55-96B 2420 Spencerville Rd
(MP 15/55 Spencer/Carr House)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2420 Spencerville Road

Meeting Date: 12/2/96

Resource: Spencer/Carr House (Master Plan Site #15/55)

HAWP: Alterations

Case Number: 15/55-96B

Tax Credit: No

Public Notice: 11/18/96

Report Date: 11/22/96

Applicant: Steve Carstens/Cedar Ridge Community Church

Staff: Gwen Wright

PROPOSAL: Widen and pave driveway

RECOMMEND: Approve

BACKGROUND

The Spencer/Carr property has been purchased by the Cedar Ridge Community Church and it is their plan to build a new church building on the property while preserving the Spencer/Carr House and several outbuildings (including the existing barn, milkhouse, and silo). The church has indicated in previous discussions with the HPC that retention of the rural and historic quality of the site is a priority for them in planning changes. The main access to the new church building will be from Spencerville Road using the historic drive and going past the Spencer/Carr House to the church that will be located behind it. The new church building will be 12,000 square feet in size.

Cedar Ridge Community Church has come before the HPC on several previous occasions. One occasion involved review of potential subdivision of part of their land for residential lots. However, after additional study, this subdivision concept is not currently being pursued by the church. The Church has also obtained Historic Area Work Permits for removal of a number of non-contributing outbuildings on the property and for removal of a tree which was planted very close to the foundation of the Spencer/Carr House.

PROPOSAL

This proposal involves widening an existing driveway at the Spencer/Carr House from one unpaved, gravel lane to two paved lanes - each of 12' width. Although no paving material is indicated in the application, staff believes that asphalt is the most likely choice. The HPC may want to get further clarification on this at the December 2nd meeting.

STAFF DISCUSSION

There are several very positive aspects to Cedar Ridge Community Church's plan for this site. The use of the Spencer/Carr House and farmstead for a large institution - a church - will allow for greater retention of the site's historic character and open space than integration into a residential subdivision would (the underlying zoning is RE-1: one house per acre.) The historic house and major outbuildings will retain their existing relationship to Spencerville Road and the vista from the road to the structures will be undisturbed.

In addition, use of the existing historic drive for access is a very positive preservation action. In many cases, original driveways are abandoned and access is moved to some other location that often decreases the prominence of the historic site.

However, using the Spencer/Carr site for a large church will require changes that will, ultimately, affect the historic character of the property. It will no longer function as a farmstead. There will need to be amenities for the new church building - including good vehicular access and parking. Cedar Ridge Community Church has a large congregation and, after the new church building is constructed, it is anticipated that there will be relatively heavy usage of the driveway leading to it.

The proposed changes to the existing driveway seem necessary - given the new use planned for the property - and not excessive. The separation of the driveway into two lanes with a green space in between is a good way to lessen the impact of the additional paving. Staff feels that the proposal is generally an acceptable and compatible way to treat access to the new church building.

STAFF RECOMMENDATION

Staff recommends that the Commission find the 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 the Secretary of the Interior's Standard for Rehabilitation #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.

and with the general condition:

The applicant shall notify the Department of Permitting Services (DPS) five days prior to commencing work and within two weeks after completion.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Steve Carstens
DAYTIME TELEPHONE NO. 301 572-5794

TAX ACCOUNT # _____
NAME OF PROPERTY OWNER Cedar Ridge Comm Church DAYTIME TELEPHONE NO. 301 459-4024
ADDRESS 8919 Hickory Hill Ave Lanham MD 20706
CITY STATE ZIP CODE

CONTRACTOR To be decided TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER Steve Carstens DAYTIME TELEPHONE NO. 301 572-5794

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 2420 STREET Spencerville Road
TOWN/CITY Spencerville MD NEAREST CROSS STREET Peach Orchard Rd
LOT _____ BLOCK _____ SUBDIVISION _____
LIBER _____ FOLIO _____ PARCEL P200

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision
CIRCLE ALL APPLICABLE: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Single Family Other Driveway
1B. CONSTRUCTION COST ESTIMATE \$ 5,000.00
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.

Steven P. Carstens Signature of owner or authorized agent 11/15/96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____

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:

stone, crushed stone, compacted dirt, single lane driveway

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

widen ~~to~~ driveway, and pave both lanes leaving a 6' grass berm in between (low plantings possibly added later)

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 drieline of any tree 6" or larger in diameter (at

P. N226
Lot 4, Block A

Freda M. Farbenbloom
2312 Spencerville Road
Spencerville, MD 20868

P. 103

Charles S. Stephens Jr.
2214 Spencerville Road
Spencerville, MD 20868

P. 249
P. 477

Willard H. Marlow et al
2405 Old Hundred Road
Comus, Md 20842

P. 115, P. 956,
P. 960, P. 850, P. 645

Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850

P. 850

Joseph Ingegneri et al
Trust
P.O. Box 98
Burtonsville, MD 20866

P. 668

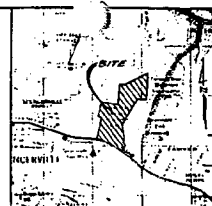
Carl L. & J.S. Palmer
7360 Brookerest Drive
Cincinnati, OH 45237

P. 806

M.N.C.P. & P.C.
8787 Georgia Avenue
Silver Spring, MD 20910

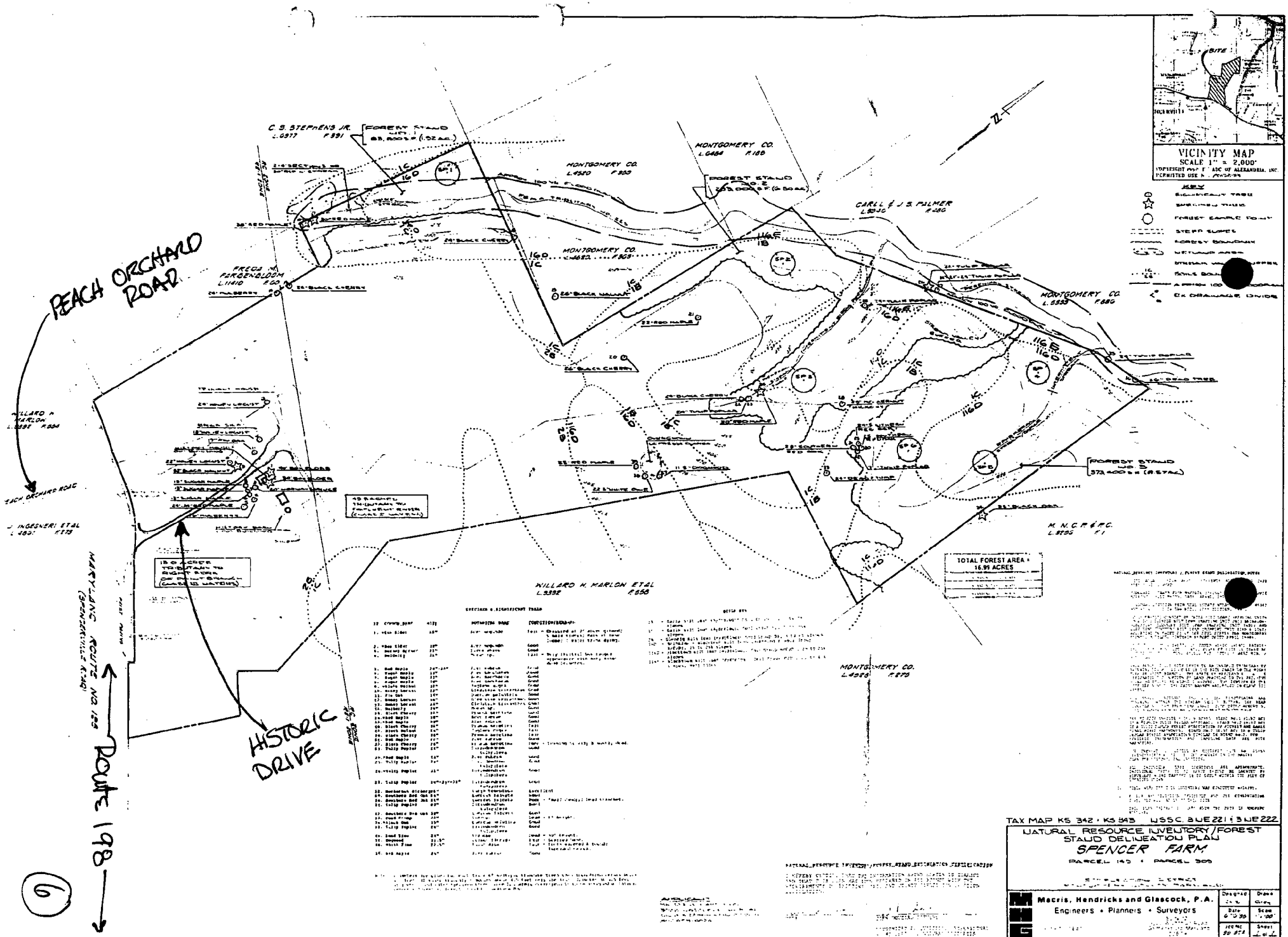
(5)

(E)



VICINITY MAP
SCALE 1" = 2,000'
COPYRIGHT © 1987 BY A.E. & A. OF ALEXANDRIA, INC.
PERMITTED USE BY PROJECTOR

- KEY**
- FOREST STAND
 - FOREST SAMPLE POINT
 - STEEP SLOPE
 - FOREST BOUNDARY
 - WITHIN 50 FEET
 - STREAM OR CREEK
 - SOIL BOUNDARY
 - ADJACENT TO
 - EX-DRAWING DIVISION



TOTAL FOREST AREA
16.91 ACRES

PEACH ORCHARD ROAD

WILLARD H. MARLON
L. 4801 F. 804

J. INGERSKI ET AL
L. 4801 F. 878

ROUTE 198

HISTORIC DRIVE

9

VEGETATION & SOILS SURVEY DATA

STAND NO.	VEGETATION	SOILS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

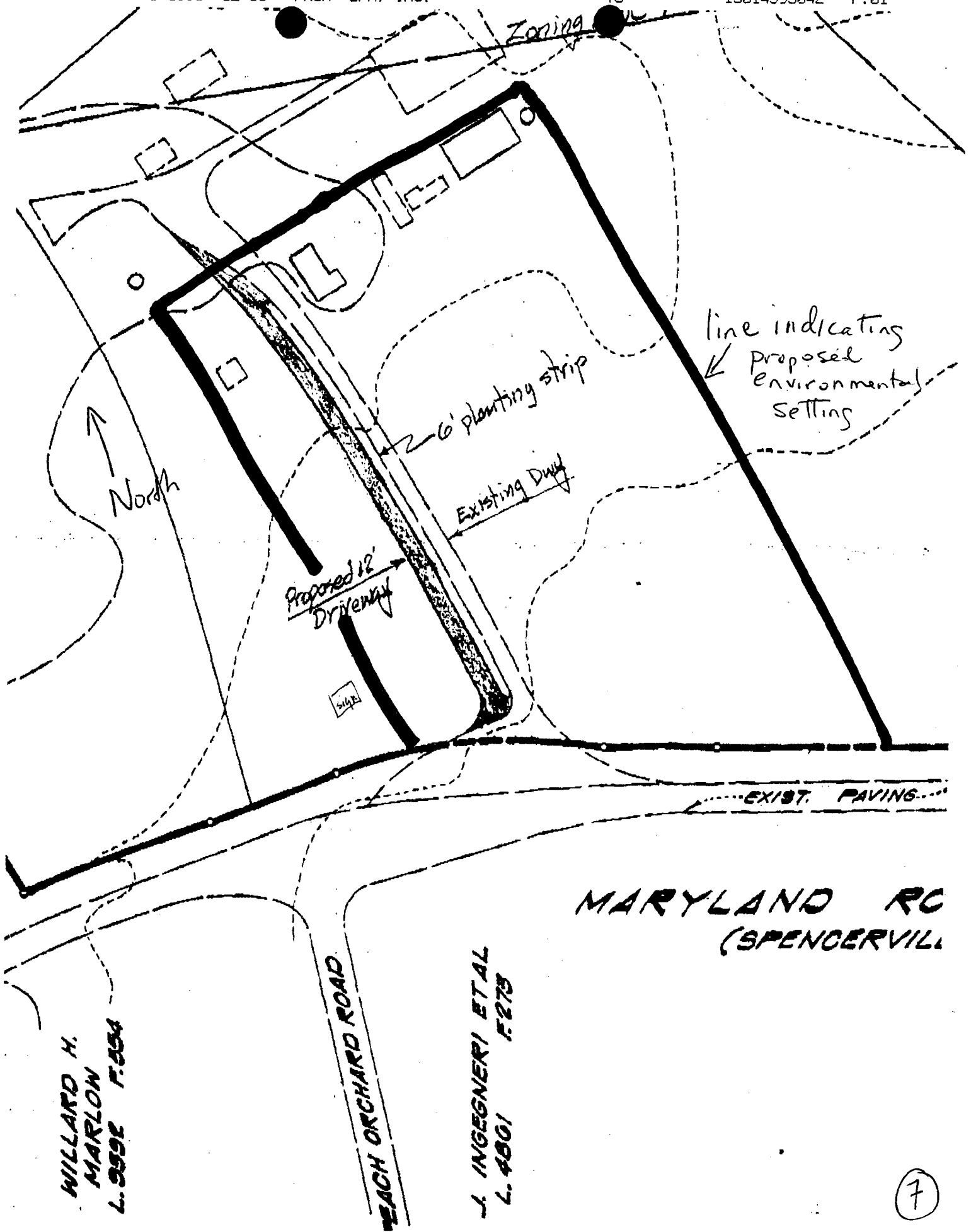
NOTES

1. This map was prepared from aerial photographs taken on 10/15/87.
2. The forest stands were delineated based on the following criteria:
 - a. Stand boundaries were determined by visual inspection of the aerial photographs.
 - b. Stand boundaries were also determined by field notes and ground truthing.
 - c. Stand boundaries were also determined by soil maps and soil data.
3. The forest stands were classified based on the following criteria:
 - a. Stand type was determined by visual inspection of the aerial photographs.
 - b. Stand type was also determined by field notes and ground truthing.
 - c. Stand type was also determined by soil maps and soil data.
4. The forest stands were numbered based on the following criteria:
 - a. Stand numbers were assigned in numerical order from north to south.
 - b. Stand numbers were also assigned based on the size of the stand.
 - c. Stand numbers were also assigned based on the location of the stand.
5. The forest stands were named based on the following criteria:
 - a. Stand names were assigned based on the location of the stand.
 - b. Stand names were also assigned based on the size of the stand.
 - c. Stand names were also assigned based on the location of the stand.

TAX MAP KS 342 • KS 343 U.S.S.C. BUE221 • BUE222
NATURAL RESOURCE INVENTORY/FOREST
STAND DELINEATION PLAN
SPENCER FARM
PARCEL 140 • PARCEL 305

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors

Drawn by	Checked by
Date	Scale
10/15/87	1" = 2,000'
Sheet	Sheet
SP 274	SP 274



line indicating
 proposed
 environmental
 setting

North

Proposed 12'
 Driveway

Existing Driv

6' planting strip

EXIST. PAVING

MARYLAND RC
 (SPENCERVILLE)

WILLARD H.
 MARLOW
 L. 9892 F. 554

WACH ORCHARD ROAD

J. INGEGNERI ET AL
 L. 4801 F. 273

7

WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

evergreen is 2' from foundation - tree is 50-60' tall.

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

Removal of evergreen from the front of the house will permit a better view of the house and eliminate stress to foundation caused by root system.

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.

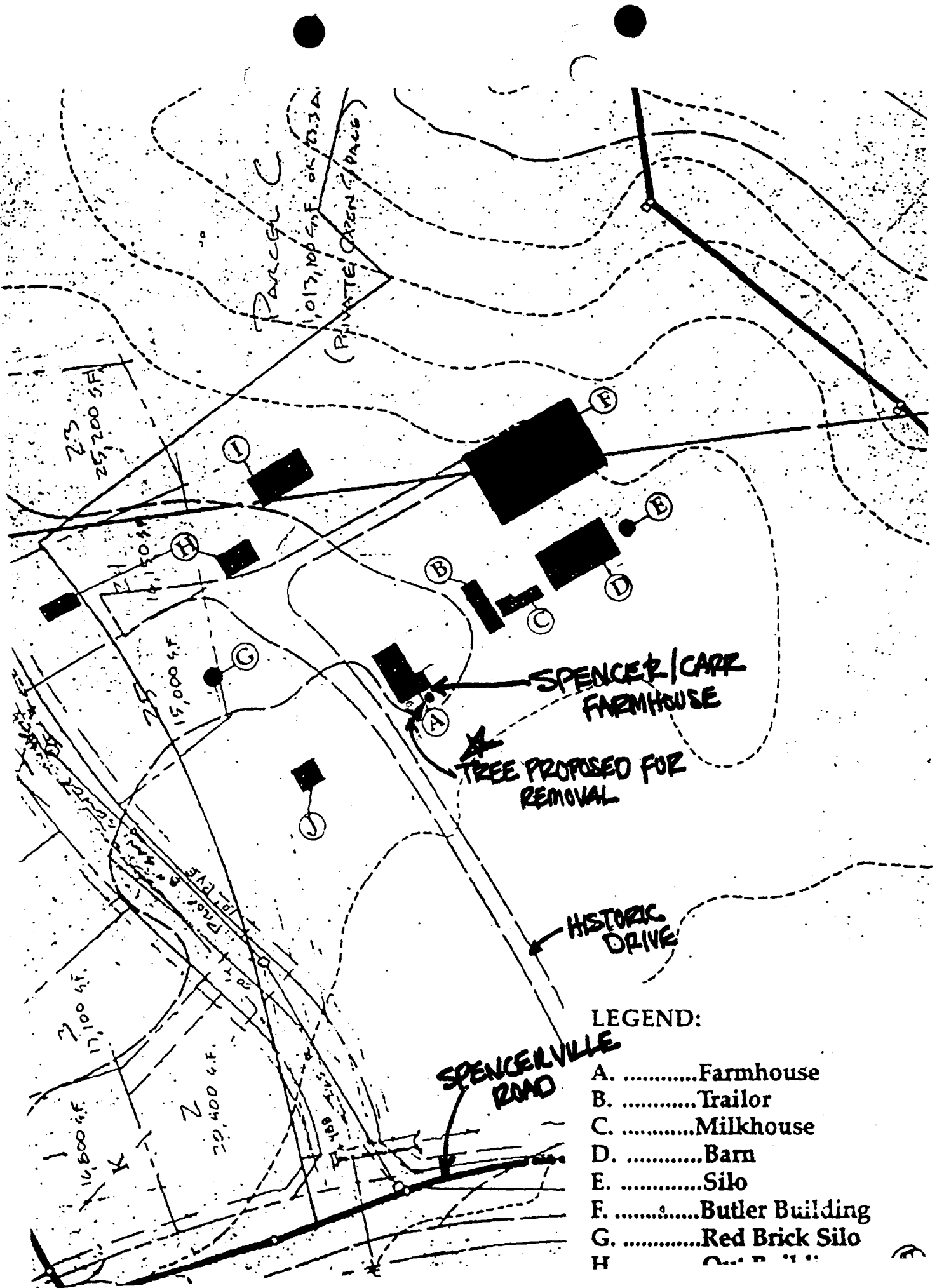
6. **TREE SURVEY**

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, (279-1355).

Please print in blue or black ink unless otherwise instructed.



Parcel C
1,017,000 S.F. of 10.3A
(PRIVATE OPEN SPACE)

25,200 S.F.

14,150 S.F.

15,000 S.F.

17,100 S.F.

20,400 S.F.

SPENCER/CARR
FARMHOUSE

★
TREE PROPOSED FOR
REMOVAL

HISTORIC
DRIVE

SPENCERVILLE
ROAD

LEGEND:

- A. Farmhouse
- B. Trailer
- C. Milkhouse
- D. Barn
- E. Silo
- F. Butler Building
- G. Red Brick Silo
- H.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2420 Spencerville Road

Meeting Date: 2/28/96

Resource: Master Plan Site #15/55
(Spencer/Carr House)

HAWP: Alteration

Case Number: 15/55-96A

Tax Credit: No

Public Notice: 2/14/96

Report Date: 2/21/96

Applicant: Cedar Ridge Community Church
(Steve Carstens, Agent)

Staff: Patricia Parker

PROPOSAL: Remove tree

RECOMMEND: Approval
w/conditions

The applicant seeks HPC approval to remove a tree located approximately 2' from the foundation of the Spencer/Carr House (Master Plan Site #15/55), a mid-nineteenth century three-story farmhouse with an ell addition. The tree is an evergreen of substantial height.

STAFF DISCUSSION

Staff recommends that the HPC approve this proposal. Removal of the very large evergreen will enhance the appearance of the historic house and permit the house to be visible from Spencerville Road. In addition, it will solve problems of stress on the house foundation caused by the tree's root system.

The house is significant as an example of the "Spencerville style", characterized by a special grouping of architectural details. Most notable are the half windows on the third story extending into the boxed cornice and roof line. At present, because of excessive growth, the historic house and its architectural features are not very visible from the public road.

As a condition of approval, staff would recommend that the tree be carefully removed so as to cause no further stress on the house foundation.

As an additional condition of approval, staff also recommends that the applicant be required to plant replacement trees on the site. This is not a heavily wooded site and replacement trees will help to maintain the rural character.

In the past, the HPC has required a 2 for 1 planting as a condition for approval of proposals involving the removal of substantial tree specimens. The applicant could work with HPC staff on locations for the replacement trees.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with the Secretary of the Interior's Standards for Rehabilitation #1 and #2:

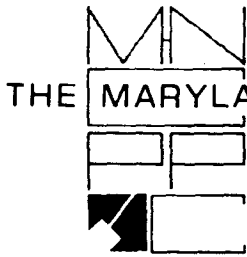
A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; and

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaced that characterize a property shall be avoided;

and with the following conditions:

Conditions:

1. Tree will be removed so as to cause no further stress on the historic house;
2. The applicant shall install two new replacement trees a minimum of 1-1/2" caliber, with locations to be worked out with staff.



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

DATE: December 5, 1996

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____
1. The 6' wide median shall be grass.
2. The driveways shall be repaired using tar & chip surfacing.

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

Applicant: Steve Custens / Cedar Ridge Community Church
Premise Address: 2420 Spencerville Rd, Spencerville, Md.

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

Mailing Address: 8919 Hickory Hill Avenue
Lanham, Md. 20706



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

DATE: December 5, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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 Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

P. N226
Lot 4, Block A

Freda M. Farbenbloom
2312 Spencerville Road
Spencerville, MD 20868

P. 103

Charles S. Stephens Jr.
2214 Spencerville Road
Spencerville, MD 20868

P. 249
P. 477

Willard H. Marlow et al
2405 Old Hundred Road
Comus, Md 20842

P. 115, P. 956,
P. 960, P. 850, P. 645

Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850

P. 850

Joseph Ingegneri et al
Trust
P.O. Box 98
Burtonsville, MD 20866

P. 668

Carl L. & J.S. Palmer
7360 Brookerest Drive
Cincinnati, OH 45237

P. 806

M.N.C.P. & P.C.
8787 Georgia Avenue
Silver Spring, MD 20910



250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Steve Carstens
DAYTIME TELEPHONE NO. (301) 459-4024

TAX ACCOUNT # _____
NAME OF PROPERTY OWNER Cedar Ridge Comm Church DAYTIME TELEPHONE NO. (301) 459-4024
ADDRESS 8919 Hickory Hill Avenue Lanham MD 20706
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. () _____
CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 2420 STREET Spencerville Rd.
TOWN/CITY Spencerville NEAREST CROSS STREET Peach Orchard Rd
LOT _____ BLOCK _____ SUBDIVISION _____
LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE:
- | | | | | | | | | | | |
|-------------------|---------|----------------|----------|---------------------------------|---------------|-------|-----------------------|------|-------|-------------------|
| Construct | Extend | Alter/Renovate | Repair | Move | Porch | Deck | Fireplace | Shed | Solar | Woodburning Stove |
| <u>Wreck/Raze</u> | Install | Revocable | Revision | Fence/Wall (complete Section 4) | Single Family | Other | <u>evergreen tree</u> | | | |
- 1B. CONSTRUCTION COST, ESTIMATE \$ 1,000
- 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.

Steve Carstens Signature of owner or authorized agent Date 2/12/96

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____