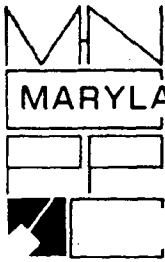


15/55-97A 2420 Spencerville Road
(Spencer-Carr House)

MA 97A

Animal Fence

- 1) 5' high - higher ^(traps) stops deer
& widens gap b/t boards
(5'6" is for barnyards)
- 2) Posts should be
full faced post 6" diameter
not half rounds or 4x4's
- 3) Should be 4 board
can use pressure treated
pine but 1 1/2 - 2" thick -
1" will break too easily
- 4) On perimeter boards must
be set on inside of posts
to prevent breakouts 1/2
ideally should be screwed
on, not nailed.



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

DATE: 10-22-97

MEMORANDUM

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

FROM: Gwen Marcus, Historic Preservation Coordinator *gm*
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:

X Approved _____ Denied

_____ Approved with Conditions: _____

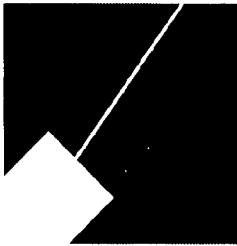
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Cedar Ridge Community Church

Address: 2420 Spencerville Road Spencerville

***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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

November 17, 1997

MEMORANDUM

TO: Steve Carstens
Cedar Ridge Community Church

FROM: Gwen Wright, Historic Preservation Coordinator 
Montgomery County Department of Parks and Planning

SUBJECT: Approvals for grading/construction of parking lot at Spencer-Carr House

As we discussed this morning, it is Cedar Ridge Community Church's desire to proceed with obtaining a grading permit and to begin initial grading for its new parking lot at the Spencer-Carr House site (location of the new church facility). However, you have not yet obtained a Historic Area Work Permit (HAWP) for the grading and construction of the parking lot - although you have received HPC approval for the design, location, construction of the new church building behind the historic house.

Typically, one needs an approved HAWP before applying for/obtaining a final grading permit. However, in an effort to not delay your project, staff will agree to sign off on the Preliminary Plan documents necessary for you to continue your efforts to obtain a final grading permit, as long as you submit a completed HAWP for the same project. When you supply documentation to Malcolm Shaneman in the Development Review Division that you have submitted this HAWP, he will then sign off on your Preliminary Plan.

This HAWP must be submitted by as soon as possible so that it can be heard at the December 17th HPC meeting. It must contain exactly the same documents and drawings (i.e. a detailed grading plan) that you are submitting for the final grading plan. Please understand that a simple site plan showing the proposed parking area is not sufficient for the HAWP application. We also need to know what paving materials you are proposing to use.

Finally, it also important to understand that, if you obtain a grading permit prior to December 17th (the HPC meeting) and begin grading work, this action is completely at your own risk. The HPC may or may not approve the submitted HAWP on December 17th and they may request changes or refinements. If any of the HPC's conditions of approval mean an extra expense to regrade areas that have already been graded, then that expense will have to be borne by Cedar Ridge Community Church.

Please call me at (301)495-4570 if you have any questions on this matter.

cc: Malcolm Shaneman, DR Division

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2420 Spencerville Road

Meeting Date: February 12, 1997

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

Public Notice: January 29, 1997

Case Number: 15/55-97A

Report Date: February 5, 1997

Review: HAWP

Tax Credit: No

Applicant: Cedar Ridge Community Church/
Agent: Steve Carstens

Staff: Patricia Parker

DATE OF CONSTRUCTION: Mid-19th Century

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: 62.8 acre rural property improved by a c.1855 three-story farmhouse constructed in the "Spencerville style" and several outbuildings. The farmhouse, reputedly built by William Spencer, is characterized most notably by half windows on the third story extending into the boxed cornice and roof line.

PROPOSAL: Construct a 3-4 board wood fence in the front pasture along Spencerville Road and on the east side of the driveway. The fencing is necessary to continue use of the property for agrarian purposes (horse farm) as part of the mixed use for church and farming.

Staff recommends that the pasture fencing be no taller than 5'-0" in height and constructed of wood with inherent weathering capability; or painted or stained to preserve the material. All hardware should be galvanized.

RECOMMENDATION: Approval
 Approval with conditions:

1. All fencing should be no taller than 5'-0" in height.
2. Fencing shall be constructed of painted or stained wood; or be constructed of wood with inherent weathering capability.
3. All hardware should be galvanized.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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 insure 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
- 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Steven Carstens
 DAYTIME TELEPHONE NO. (301) 459-4024
 TAX ACCOUNT # 52-1350329
 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 Road
 TOWN/CITY Spencerville NEAREST CROSS STREET Peach Orchard
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL Spencer Farm

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 2,000.00
 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 5 feet 0 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 1/21/97 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:

Spencer Farm - Farmhouse, Milk House, Dairy Barn, Silo

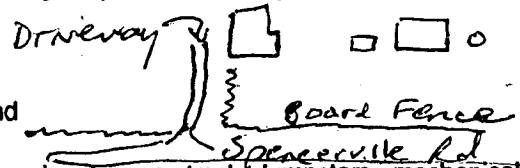
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

install 3 or 4 board wood fence along Spencerville Road and on East side of driveway. Will improve appearance of farm, forming horse pasture in front of historic buildings.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. 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.

- a. 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.
b. 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

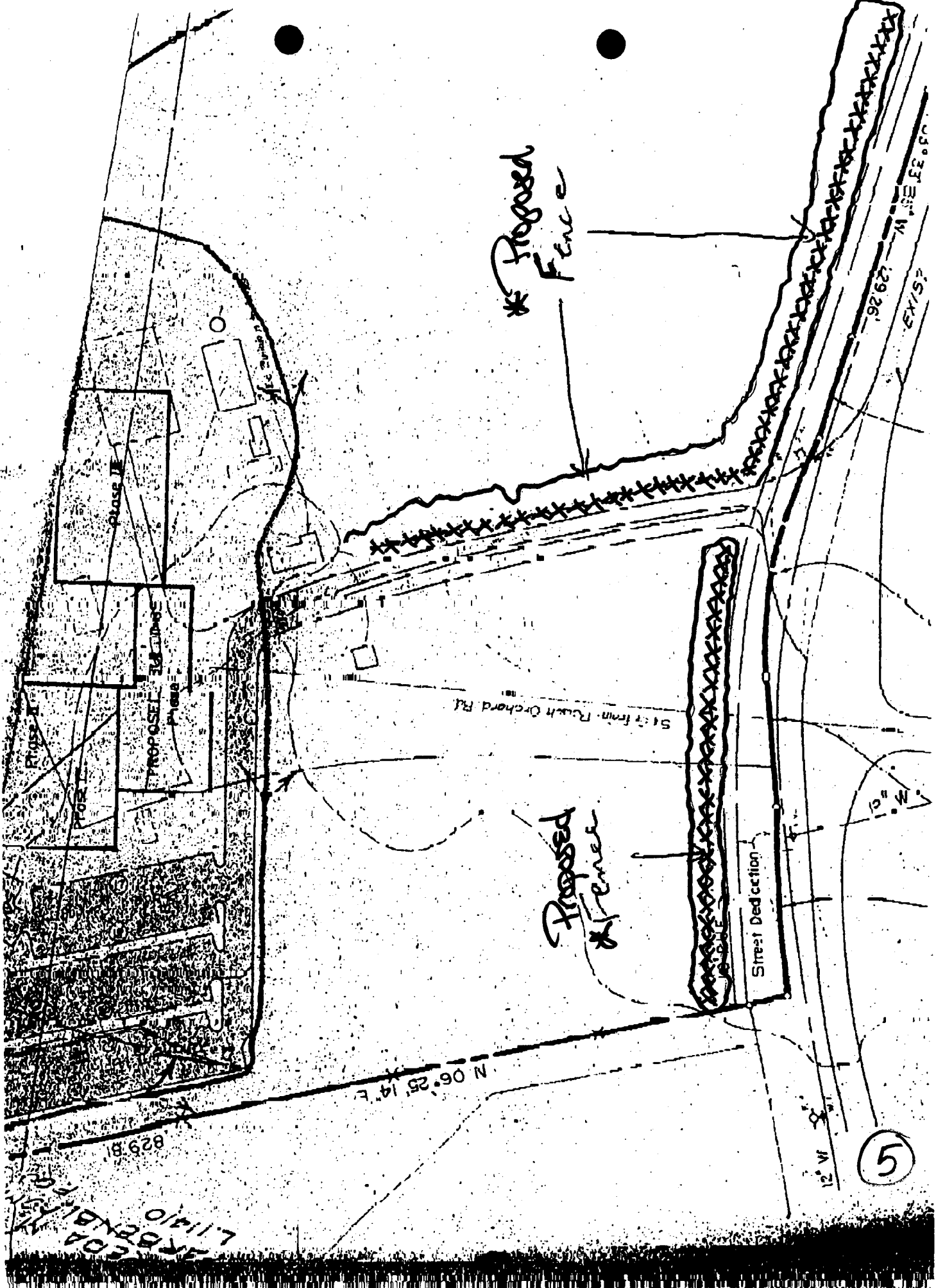
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. 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.
b. 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



* Proposed Fence

Proposed Fence

Street Deduction

5

829.81

N 06° 25' 14" E

12° W

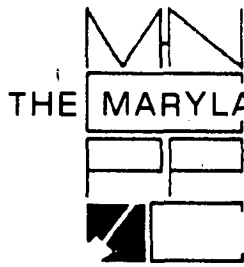
W 82° 32' 00" E
429.26'

PROPOSED BUILDING

Phase II

Street from Rough Orchard Rd

ARDBL
L 11110



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

February 14, 1997

Steven Carstens
Cedar Ridge Community Church
8919 Hickory Hill Avenue
Lanham, Maryland 20706

Dear Steve:

I have included the approved Historic Area Work Permit documentation with this letter and I thought that I would take this opportunity to transmit some design considerations that you may want to review and possibly incorporate in the building of your approved fence. After attending the Development Review Committee meeting concerning the church's subdivision proposal, you may need to locate the fencing considerate of future alterations that may be necessary to meet the approval of other agencies concerning Spencerville Road.

In any event, the following could be used as design considerations in the construction of your fence:

CONSIDERATIONS FOR CONSTRUCTING ANIMAL FENCING

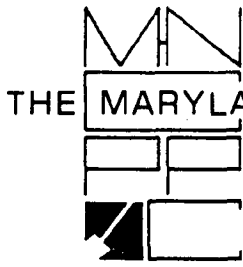
1. Height: 5' - higher fencing stop deer; If for barnyard, the height could be 5'6" with wider gap between boards. NOTE: **The HPC has approved a height of 5'-0" for your HAWP application.**
2. Posts should be full faced post 6" in diameter - not half rounds or 4x4's.
3. Fencing should be 4 board. Pressure treated pine may be used but 1-1/2"-2" thickness should utilized. 1" material will break too easily.
4. Perimeter boards must be set on the inside of posts to prevent breakouts and ideally the boards should be screwed on; not nailed.

If we may be of further assistance, please call Historic Preservation Staff at (301)495-4570. Good luck with your project!

Sincerely,

Patricia E. Hayes Parker
Historic Preservation Planner

encls.



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

February 14, 1997

Steven Carstens
Cedar Ridge Community Church
8919 Hickory Hill Avenue
Lanham, Maryland 20706

Dear Steve:

I have included the approved Historic Area Work Permit documentation with this letter and I thought that I would take this opportunity to transmit some design considerations that you may want to review and possibly incorporate in the building of your approved fence. After attending the Development Review Committee meeting concerning the church's subdivision proposal, you may need to locate the fencing considerate of future alterations that may be necessary to meet the approval of other agencies concerning Spencerville Road.

In any event, the following could be used as design considerations in the construction of your fence:

CONSIDERATIONS FOR CONSTRUCTING ANIMAL FENCING

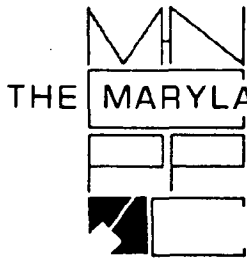
1. Height: 5' - higher fencing stop deer; If for barnyard, the height could be 5'6" with wider gap between boards. **NOTE: The HPC has approved a height of 5'-0" for your HAWP application.**
2. Posts should be full faced post 6" in diameter - not half rounds or 4x4's.
3. Fencing should be 4 board. Pressure treated pine may be used but 1-1/2"-2" thickness should utilized. 1" material will break too easily.
4. Perimeter boards must be set on the inside of posts to prevent breakouts and ideally the boards should be screwed on; not nailed.

If we may be of further assistance, please call Historic Preservation Staff at (301)495-4570. Good luck with your project!

Sincerely,

Patricia E. Hayes Parker
Historic Preservation Planner

encls.



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

DATE: February 14, 1997

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.

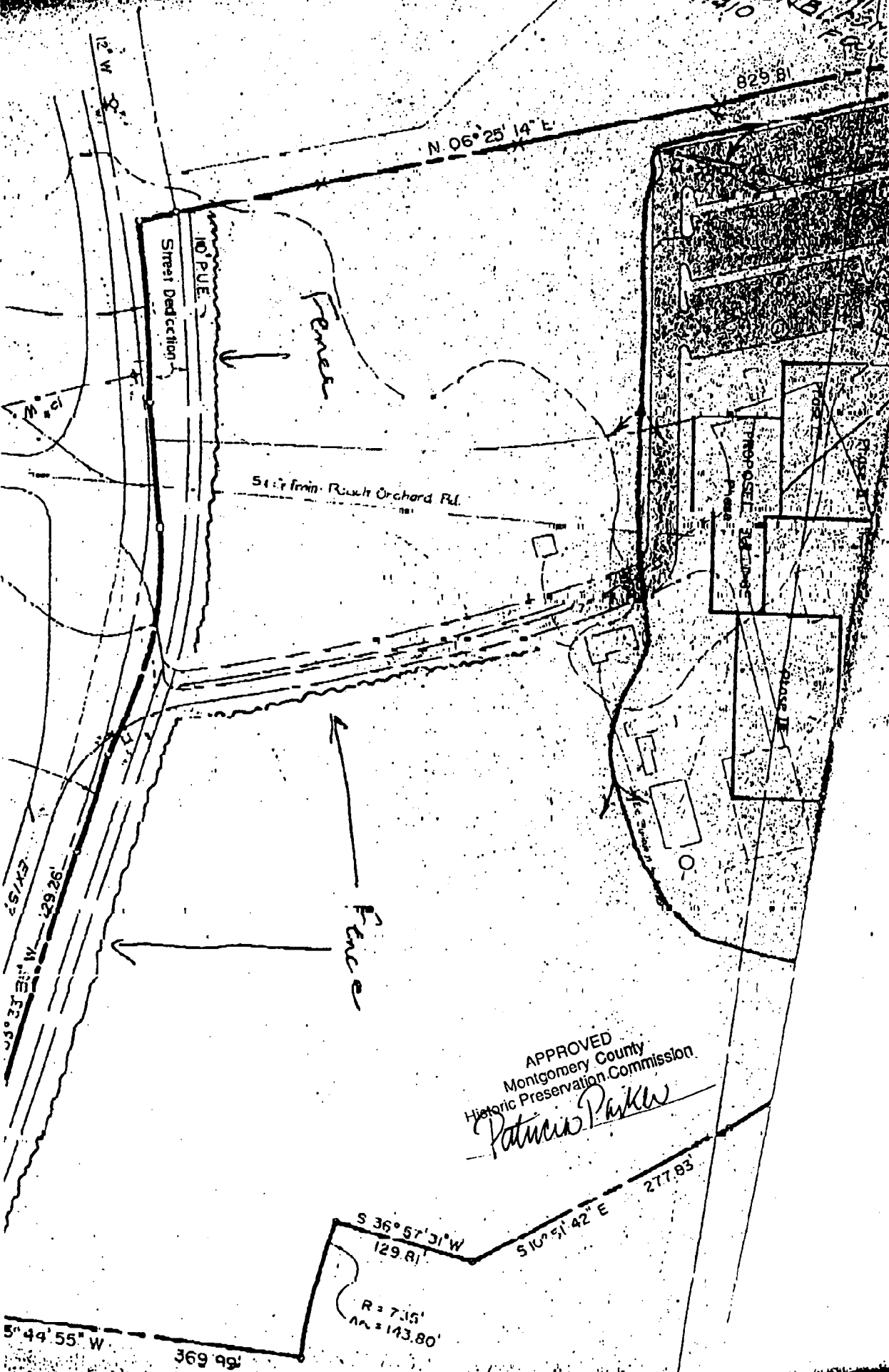
When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing 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!

ARBA COA
L11410



APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker

S 36° 57' 31\" W
129.81'

S 10° 51' 42\" E
277.83'

R = 7.15'
A = 143.80'

5° 44' 55\" W
369.99'

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2420 Spencerville Road

Meeting Date: 10/22/97

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

Review: HAWP

Case Number: 15/55-97B

Tax Credit: None

Public Notice: 10/08/97

Report Date: 10/15/97

Applicant: Steven Carstens, Agent for
Cedar Ridge Community Church

Staff: Perry Kephart

PROPOSAL: New construction of institutional building

RECOMMEND: Approval

DATE OF CONSTRUCTION: ca. 1855

SIGNIFICANCE: Master Plan Site. Environmental setting is 62.8 acres.

ARCHITECTURAL DESCRIPTION: Three story three bay rural residence built of wood with wood lapped siding. The Georgian Revival style is known locally as "Spencerville Style" that is distinguished by the third story floor level 3/3 half windows located under the boxed cornice and extending into the roof line. The I house has one story symmetrical front portico with bracketed pillars and a hipped roof. There is a later (circa 1880) Italianate frame rear addition.

BACKGROUND

The house is reputed to have been built by William Spencer, the founder of Spencerville. It was sold to Margret Jamison in 1881. In 1905, the current parcel and house were sold to Edward Carr whose family continued to own the property until it was purchased by the Cedar Ridge Community Church in the 1990's.

Cedar Ridge Community Church has come before the Historic Preservation Commission a number of times on matters relating to the Spencer/Carr House and Farm. The current plan is to preserve the historic setting of the house and the more distinguished farm buildings (including the red brick silo (ca. 1890), dairy barn, concrete silo and milk house (all ca. 1935)) and integrate the new church buildings and parking into the area behind and to the left side of the house. Plans for the removal of the deteriorated rear addition to the house and replacement with a new addition have been discussed with staff, but are not included in this proposal. Parking is included in the site plan submitted, but is also not included in the application.

Steve Carstens
Kim McHaven
senior pastor.

1) silo removed. - already approved

2)

silo - will not have roof. but will be repainted. ①

PROPOSAL

Applicant proposes to construct a 17,000 square foot two story metal building to be used as a sanctuary and meeting hall for the church congregation. The building is to be located to the rear of the historic house at approximately the same elevation. The structure is to be approximately 40 feet high.

STAFF DISCUSSION

The applicant's modern adaptation of the Italianate style for the church building is, in staff's opinion, appropriate to the historic setting. The Italianate vocabulary is reminiscent of a building style that was used frequently in farm outbuildings in Montgomery County in the 19th century. By interpreting the institutional building as a very large rural structure, the applicant has been able to justify its scale as an addition to the outbuildings in the agricultural setting.

It should be kept in mind that the congregation is creating a campus, in effect, rather than an agricultural complex. Although, as discussed above, the proposed building is in keeping with the farm setting, future improvements to the site will include the installation of large parking areas and other institutional buildings. Staff feels that the current proposal successfully avoids the potential problem of taking the farm theme so far that it becomes a parody of the historic setting rather than an evocation of the past. Applicant is to be encouraged to continue in its appropriate development of the site.

It should also be mentioned that the new building could not be located farther to the rear of the property because the land changes from RE1 zoning to Rural Cluster (RC) and public sewer could not be extended to the building in the RC zone. Although the new building will be visible, the viewshed from the public road (Spencerville Road) of the historic resource has been left unobstructed by the proposed siting of the church building.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with 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 Standards for Rehabilitation #1, #9 and #10:

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships, and

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., and

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 applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION

301/495-4570

DEPARTMENT OF PROJECTS

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Steven Carstens

Daytime Phone No.: (301) 572-5794

Tax Account No.: 03922260 State 52-1350329 Fed

Name of Property Owner: Cedar Ridge Comm Church Daytime Phone No.: (301) 459-4024

Address: 8919 Hickory Hill Avenue Lanham MD 20706

Contractor: SPN, Inc. Phone No.: (301) 770-6600

Contractor Registration No.: 52-1223778

Agent for Owner: Bob McNeil Daytime Phone No.: (202) 424-7012

LOCATION OF BUILDING/PREMISE

House Number: 2420 Street: Spencerville Road

Town/City: Spencerville Nearest Cross Street: Peach Orchard Rd

Lot: Block: Subdivision:

Liber: Folio: Parcel: 149 + 309

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, AC, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other.

1B. Construction cost estimate: \$ 1,118,539 (excluding site work + soft costs)

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

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 of owner or authorized agent: Steven Carstens

Date: 10/1/97 (4)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**



STATE HISTORIC PRESERVATION COMMISSION
01-27-2010

1. WRITTEN DESCRIPTION OF PROJECT

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

Spencer / East Farmstead of 63 acres
includes Farmhouse dairy barn, milk house,
and two sites A JHA JHA JHA

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

a church building of 17,000 square feet; will
probably bring attention to the historic resources

2. SITE PLAN

Already submitted

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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

On file

- a. 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.
- b. 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.

5

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2420 Spencerville Road

Meeting Date: February 12, 1997

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

Public Notice: January 29, 1997

Case Number: 15/55-97A

Report Date: February 5, 1997

Review: HAWP

Tax Credit: No

Applicant: Cedar Ridge Community Church/
Agent: Steve Carstens

Staff: Patricia Parker

DATE OF CONSTRUCTION: Mid-19th Century

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: 62.8 acre rural property improved by a c.1855 three-story farmhouse constructed in the "Spencerville style" and several outbuildings. The farmhouse, reputedly built by William Spencer, is characterized most notably by half windows on the third story extending into the boxed cornice and roof line.

PROPOSAL: Construct a 3-4 board wood fence in the front pasture along Spencerville Road and on the east side of the driveway. The fencing is necessary to continue use of the property for agrarian purposes (horse farm) as part of the mixed use for church and farming.

Staff recommends that the pasture fencing be no taller than 5'-0" in height and constructed of wood with inherent weathering capability; or painted or stained to preserve the material. All hardware should be galvanized.

RECOMMENDATION: Approval
 Approval with conditions:

1. All fencing should be no taller than 5'-0" in height.
2. Fencing shall be constructed of painted or stained wood; or be constructed of wood with inherent weathering capability.
3. All hardware should be galvanized.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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 insure 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
- 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Steven Carstens
DAYTIME TELEPHONE NO. 3011459-4024

TAX ACCOUNT # 52-1350329
NAME OF PROPERTY OWNER Cedar Ridge Comm Church DAYTIME TELEPHONE NO. 3011459-4024
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 Road
TOWN/CITY Spencerville NEAREST CROSS STREET Peach Orchard
LOT _____ BLOCK _____ SUBDIVISION _____
LIBER _____ FOLIO _____ PARCEL Spencer Farm

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
1B. CONSTRUCTION COST ESTIMATE \$ 2,000.00
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 5 feet 0 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

1/21/97
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

3

**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:

Spencer Farm - Farmhouse, Milk House, Dairy Barn, Silo

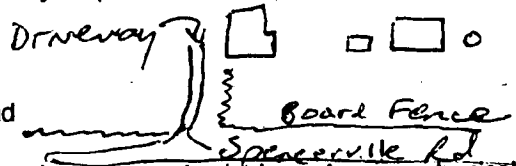
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

install 3 or 4 board wood fence along Spencerville Road and on East side of driveway. Will improve appearance of farm, forming horse pasture in front of historic buildings.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. 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.

- a. 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.
b. 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

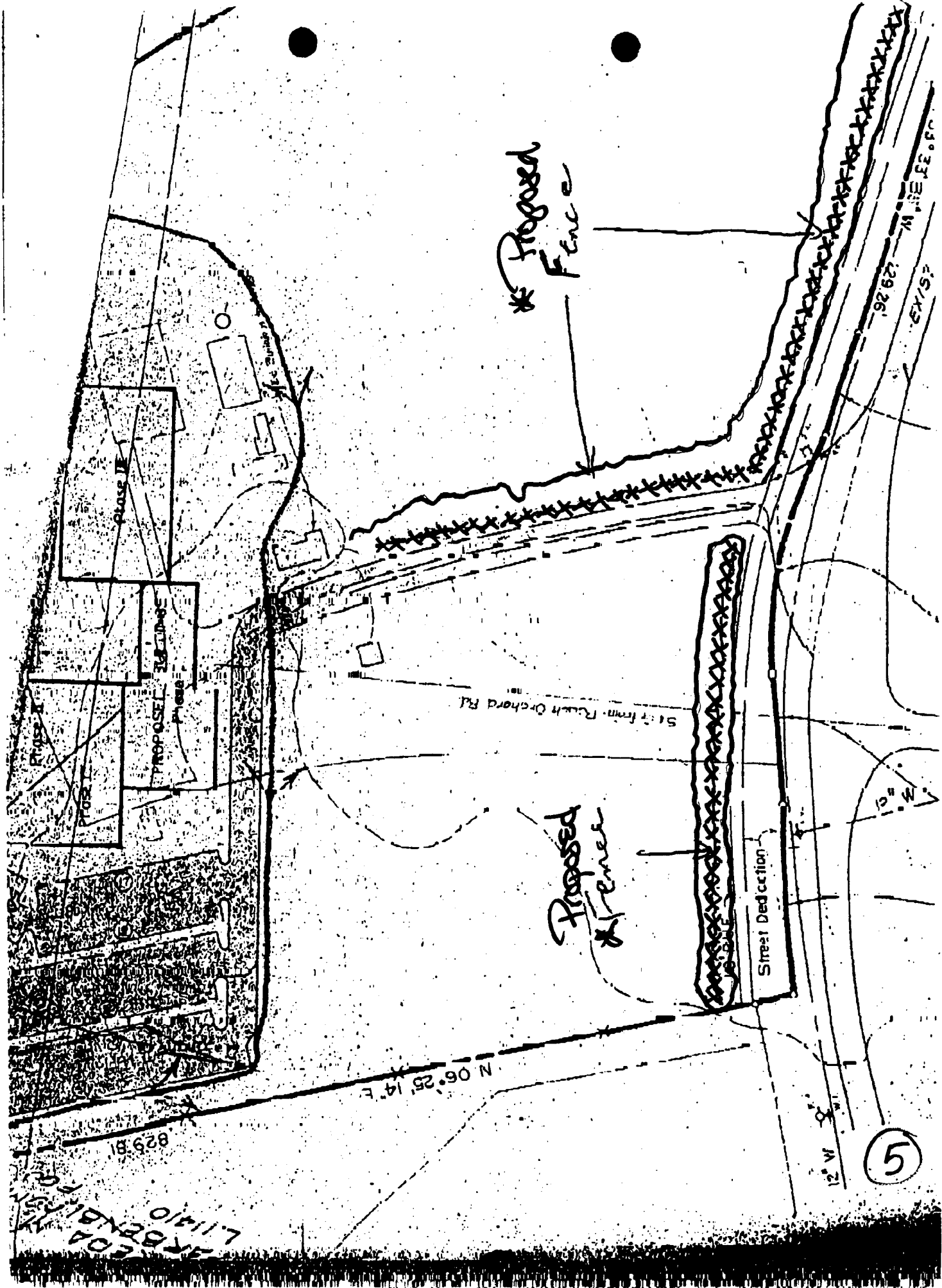
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. 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.
b. 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



Proposed Fence

Proposed Fencing

Street Dedication

5

N 06° 25' 14" E

829.81

29.26'

61.53'

N 33° 31' 31" W

N 33° 31' 31" W

10° 30'

12° W

Phase II

PROPOSED FENCING

St. Ann-Rush Orchard Rd

ARDBLAIR RD
L 11410