

#7-96024 Spencer Farm  
involves M.P. Site #15/55,  
Spencer-Carr House

15/55-97B P.

15/55-97C 2420 Spencerville Road  
(MP #15/55 - Spencer Carr House)

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

FAX TRANSMITTAL SHEET

Historic Preservation Section  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: John Wrigley FAX NUMBER: 301-476-7887

FROM: Sue

DATE: 6/18

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 2

NOTE: HAWP approval

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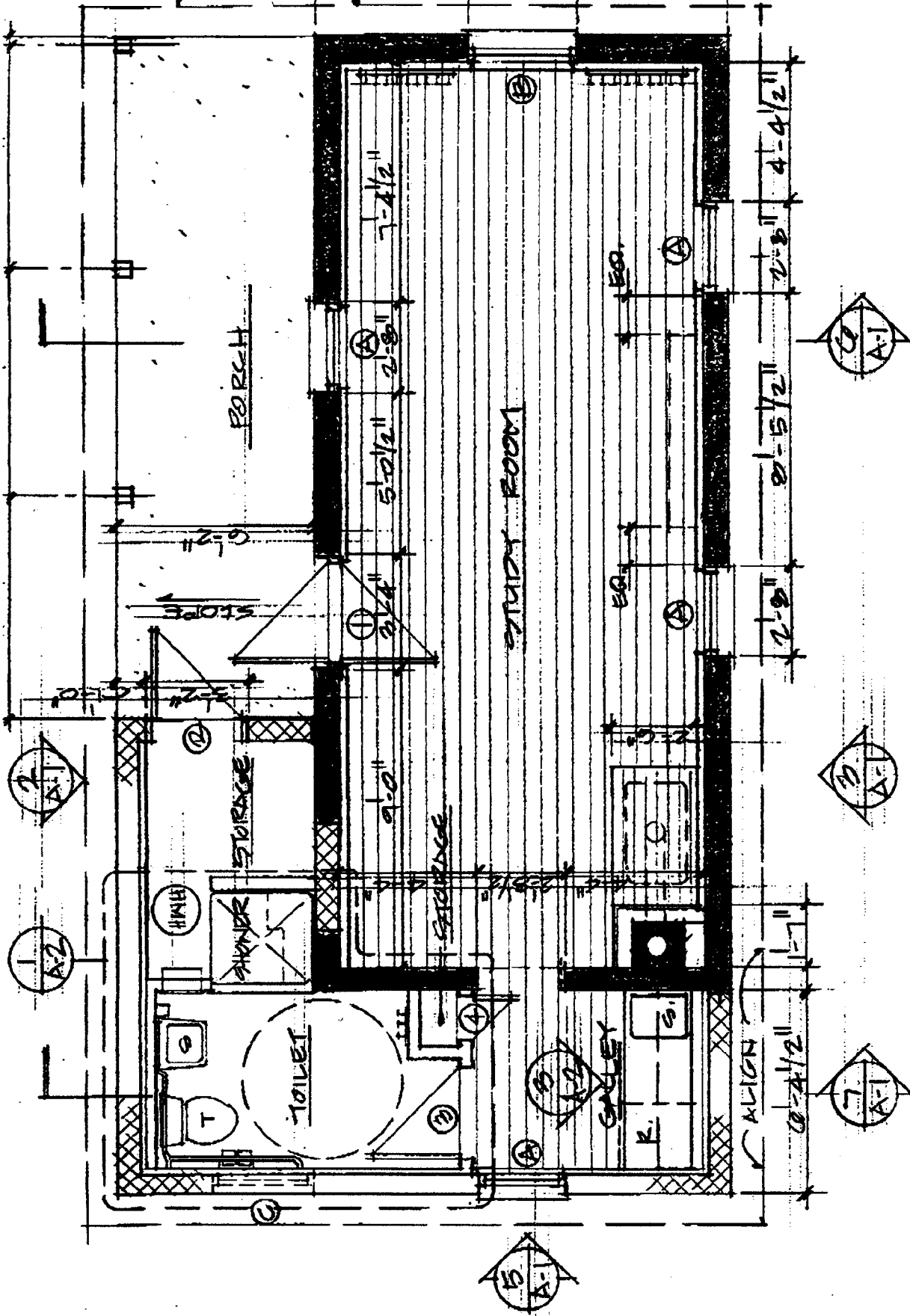
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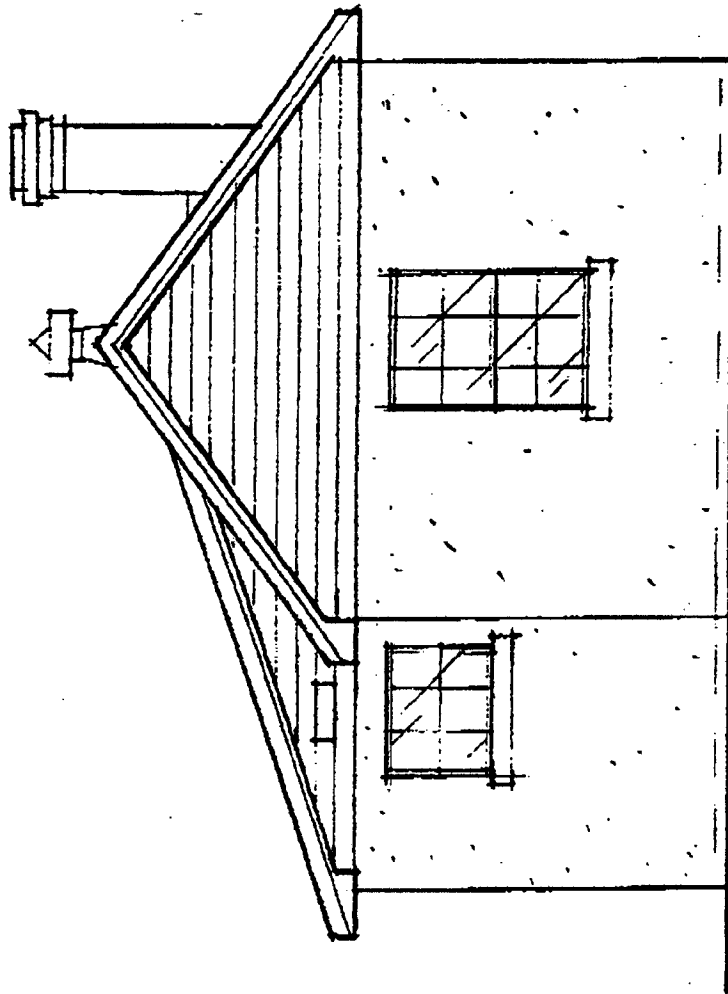
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CRC MILKHOUSE

1 FLOOR PLAN

6

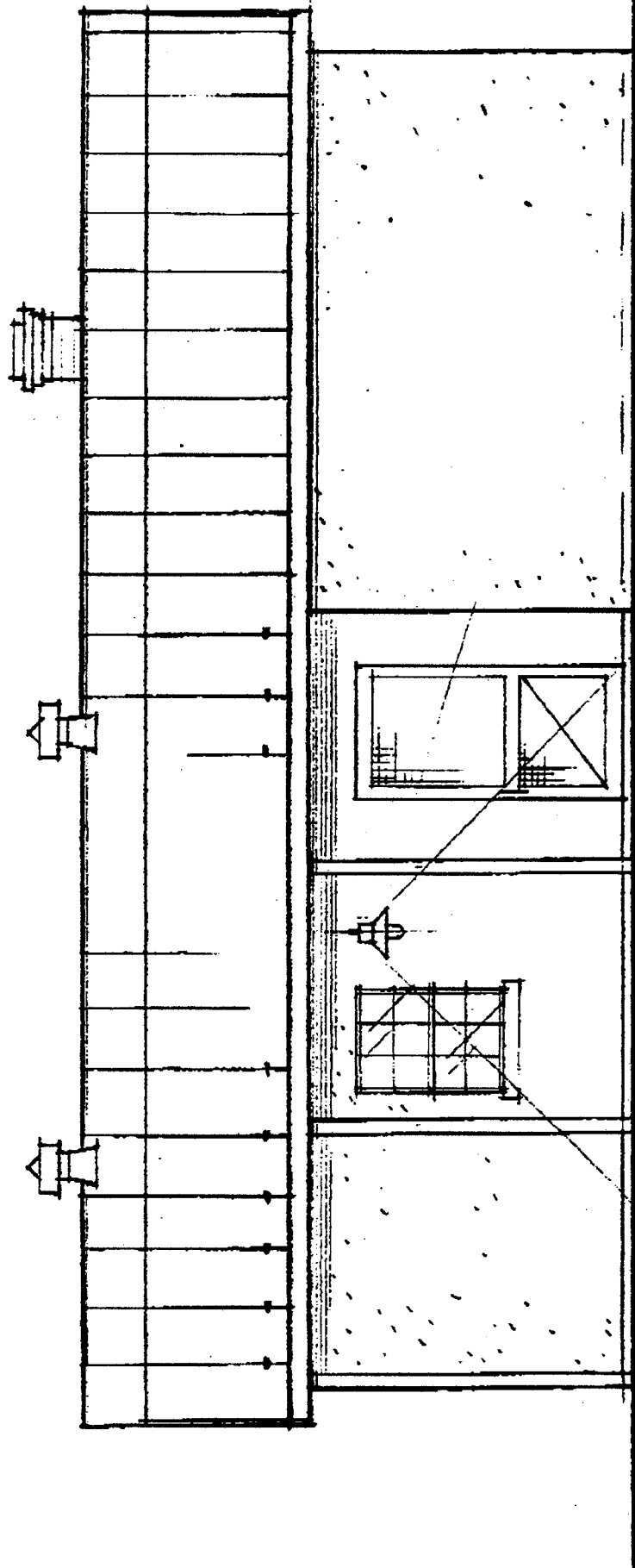


Proposed  
SIDE ELEVATION

5  
A-1

ORCC MILKHOUSE

7



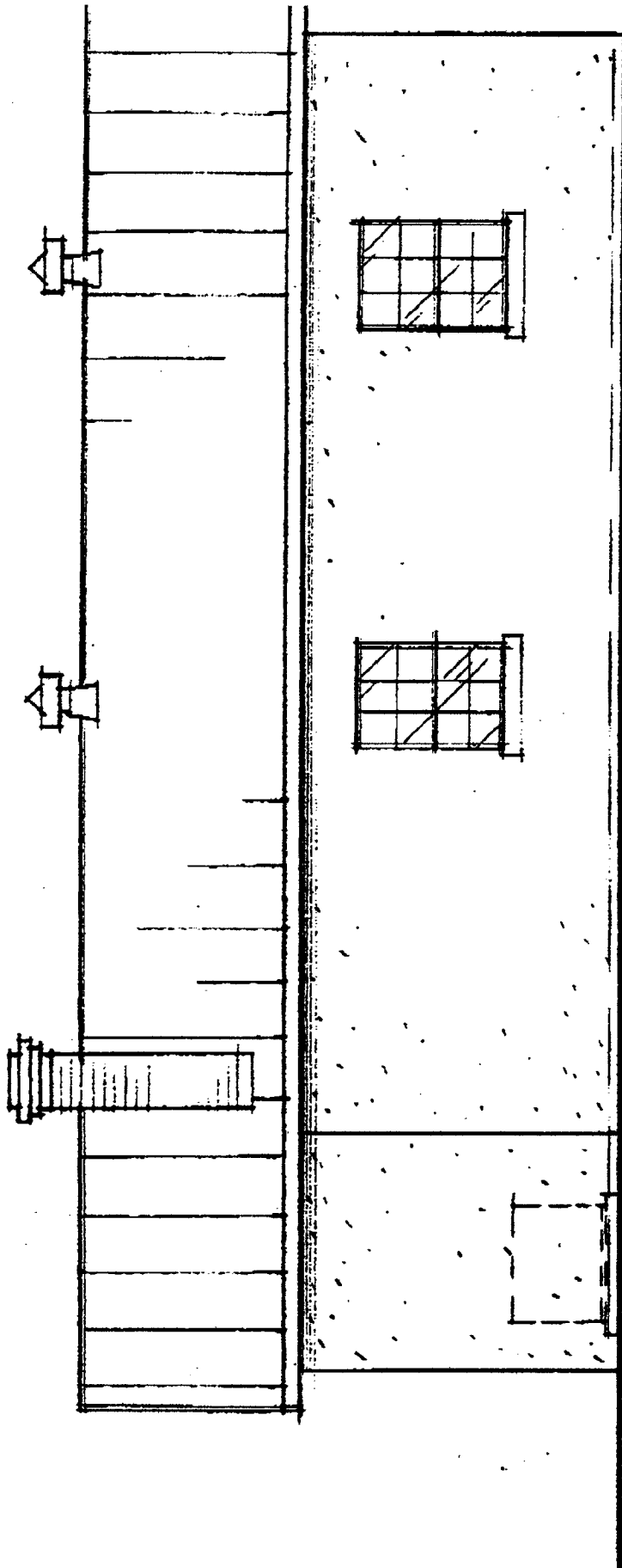
Proposed  
REAR ELEVATION

CRCC MILKHOUSE



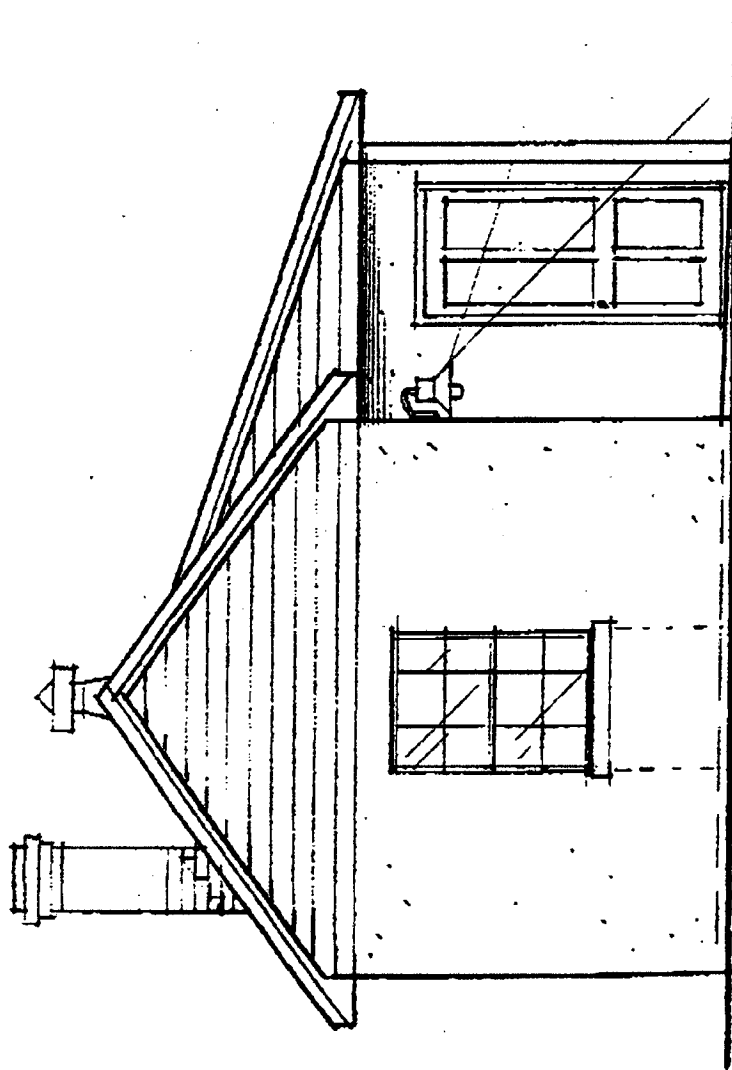
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New  
 FRONT ELEVATION Proposed

CRC MILKHOUSE



Proposed

4 SIDE ELEVATION  
A-1

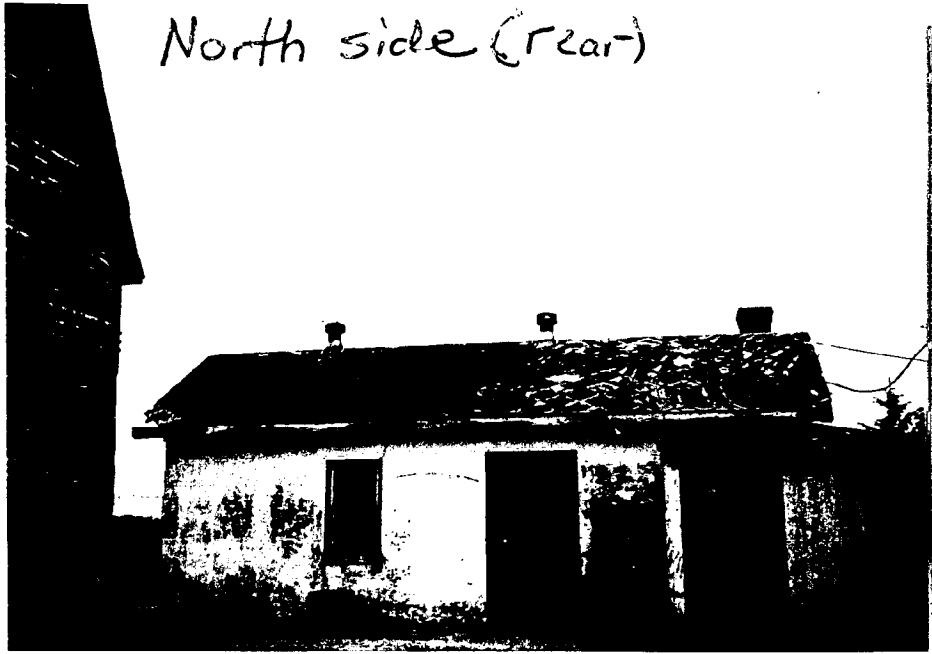
CREE MILKHOUSE

10

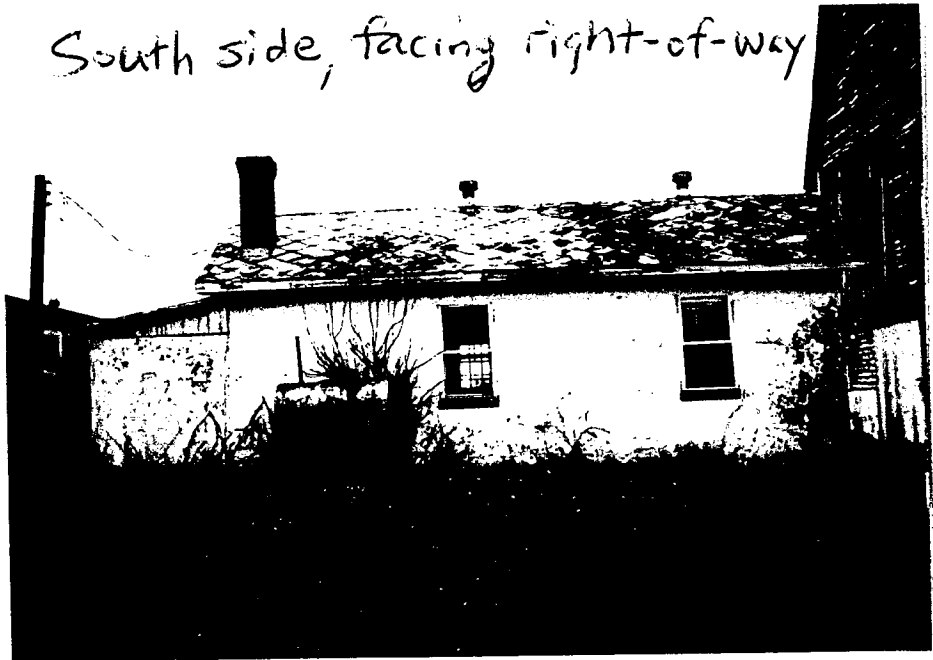




North side (rear)



South side, facing right-of-way



# FAX

Date 16 MAR 98

Number of pages including cover sheet 5

To: PERRY KEPHART  
- HPC

From: MARK POWDERTER  
- CRCC

Phone \_\_\_\_\_

Fax Phone 301-563-3412

CC: \_\_\_\_\_

Phone 301-227-3830

Fax Phone 301-227-1474

REMARKS:

- Urgent
- For your review
- Reply ASAP
- Please comment

PERRY,

ATTACHED ARE FOUR ELEVATIONS AND FLOOR  
PLAN. PLEASE IF YOU HAVE ANY MORE  
QUESTIONS.

THANKS.



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 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) 572-5794

TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER Cedar Ridge Comm Church DAYTIME TELEPHONE NO. ( ) \_\_\_\_\_  
 ADDRESS 8919 Hickory Hill Avenue Lanham MD 20706  
CITY STATE ZIP CODE  
 CONTRACTOR \_\_\_\_\_ 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 NEAREST CROSS STREET Peach Orchard  
 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  
 Wreck/Raze  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 7,500.00  
 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 WSSC by 9/98

**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/assessment \_\_\_\_\_

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 3/4/98

APPROVED  For Chairman, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 3-25-98  
 APPLICATION/PERMIT NO: 9803051083 DATE FILED: 3-5-98 DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**  
 10/55 98A



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

Historic Preservation Commission  
 (301) 495-4570

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 DAYTIME TELEPHONE NO. (301) 572-5794

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 NAME OF PROPERTY OWNER Cedar Ridge Comm Church DAYTIME TELEPHONE NO. ( )  
 ADDRESS 8919 Hickory Hill Avenue Lanham MD 20706  
CITY STATE ZIP CODE  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ( )  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER Steve Carstens DAYTIME TELEPHONE NO. (301) 572-5794

LOCATION OF BUILDING/PREMISE  
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 LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Repair  Move  Wreck/Reze  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 \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 7,500.00  
 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 WSSC by 9/98

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 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

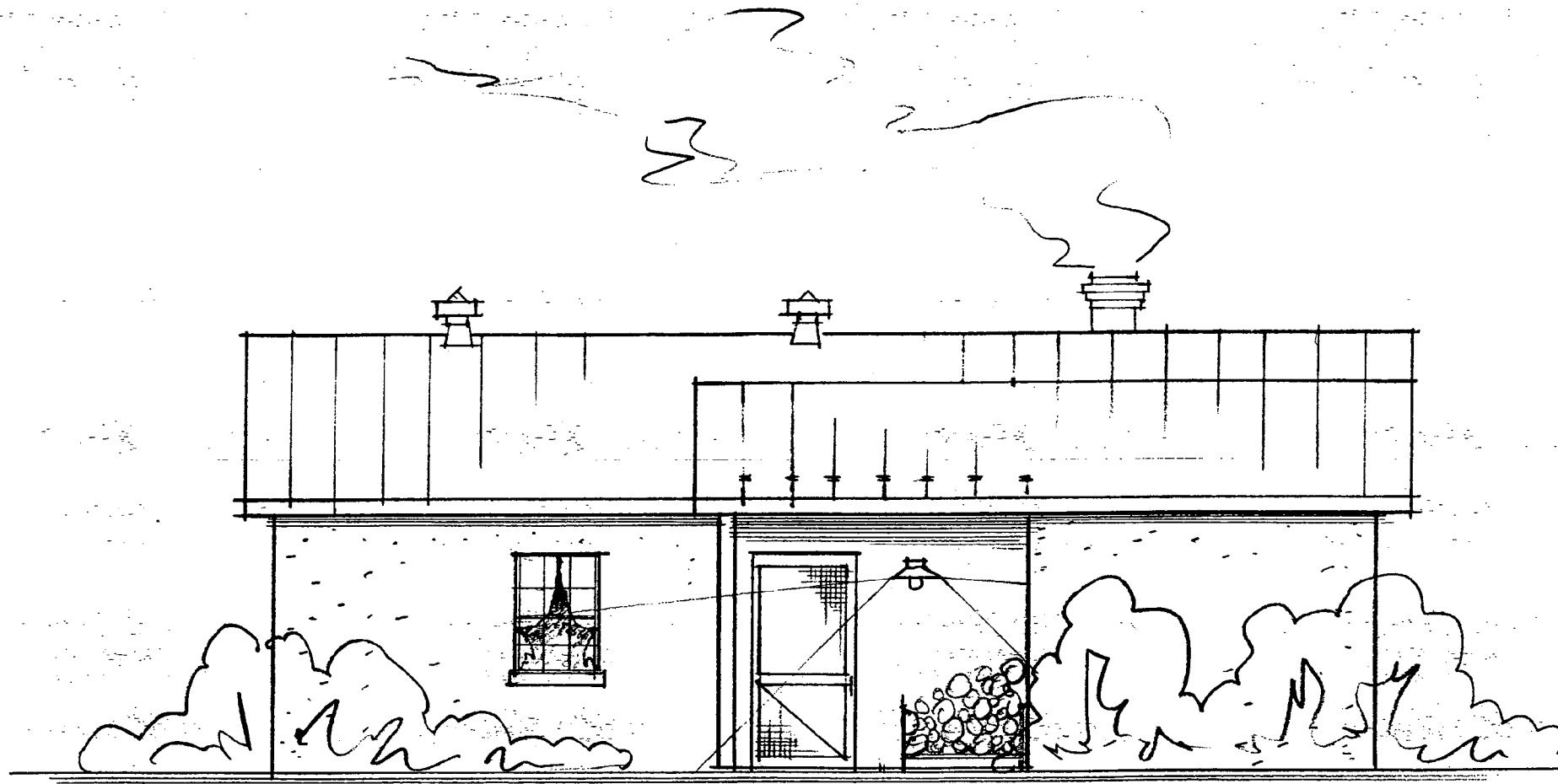
I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Steve Carstens Signature of owner or authorized agent Date 3/4/98

APPROVED  For Chairman, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 3-25-98

APPLICATION/PERMIT NO: 9803051083 DATE FILED: 3-5-98 DATE ISSUED: \_\_\_\_\_

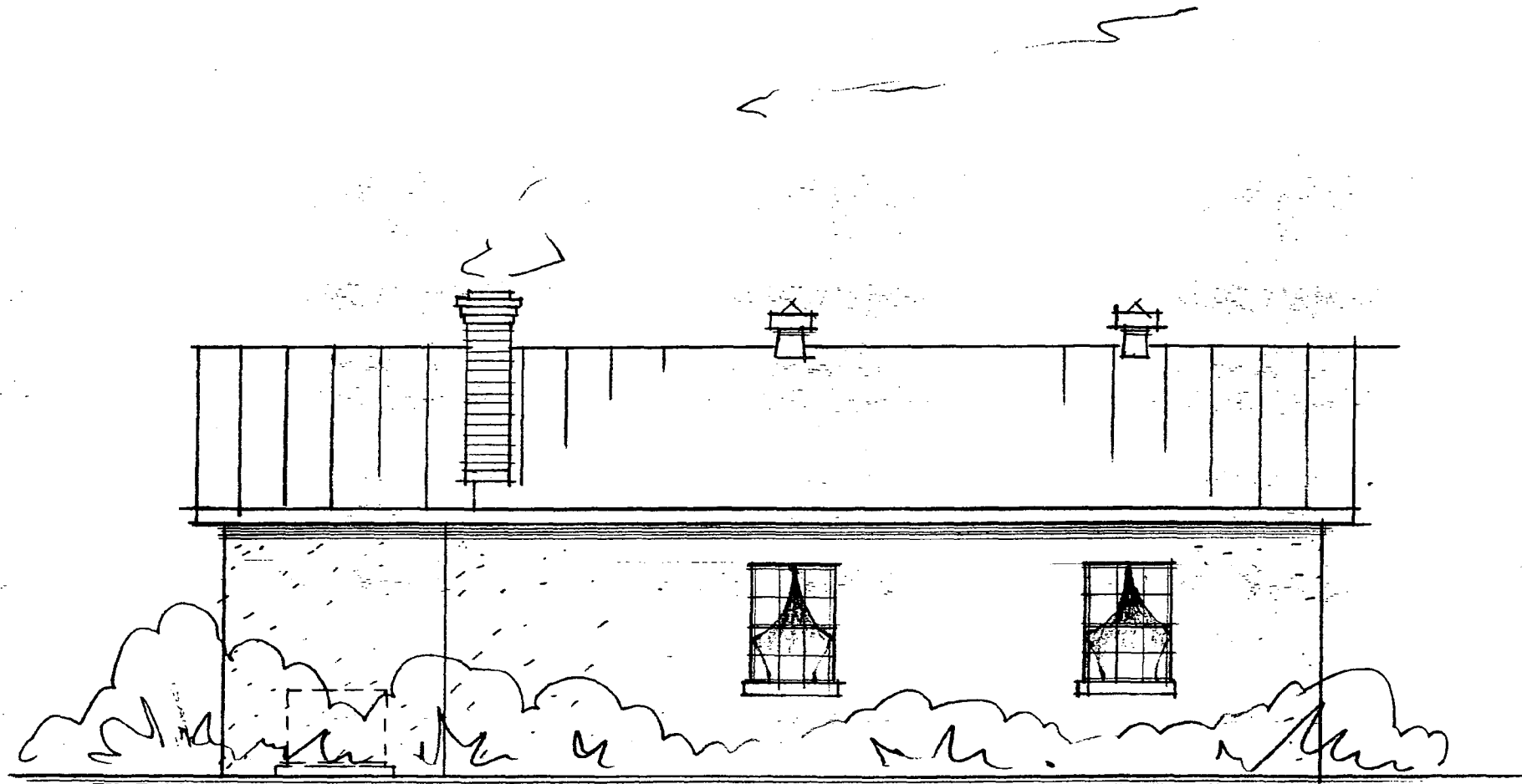
SEE REVERSE SIDE FOR INSTRUCTIONS  
 10/55 98A



REAR ELEVATION  
1/4/15 11-011

WQOM  
architects

ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
Box H, McLean, VA 22101-0799  
703-541-1660; Main Phone



FRONT ELEVATION

1/4" = 1'-0"

WQOM  
architects

ARCHITECTURE  
INTERIOR ARCHITECTURE  
SPACE PLANNING  
Box H; McLean, VA 22101-0799  
703-541-1660; Main Phone







North side (rear)



South side, facing right-of-way



Recyclable



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FRAME/ INDEX PRINT #	NUMBER OF PRINTS ORDERED								
	Wallet	3 1/2x5	4x6	4x7	Pano	ENLARGEMENTS			
						5x7	8x10	8X12	11x14
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Handle negatives by edges to avoid finger prints

**DO NOT CUT OR REMOVE NEGATIVES FROM SLEEVE**

Order # \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Date: \_\_\_\_\_



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: John Freagly
Daytime Phone No.: 301-803-3797

Tax Account No.: 053233387
Name of Property Owner: Cedar Ridge Community Church
Address: 2410 Spencerville RD Spencerville MD 20868
Contractor: Cedar Ridge Community Church
Agent for Owner: John Freagly

LOCATION OF BUILDING/PREMISE

House Number: 2410 Spencerville RD
Town/City: Spencerville, MD
Parcel: 149 & 309 P 000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[ ] Construct [ ] Extend [x] Alter/Renovate [ ] A/C [ ] Slab [ ] Room Addition [ ] Porch [ ] Deck [ ] Shed
[ ] Move [ ] Install [ ] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family
[ ] Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [ ] Other: Renovate Barn & Milkhouse (Adaptive reuse)
1B. Construction cost estimate: \$ 650,000
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 [x] Septic 03 [ ] Other:
2B. Type of water supply: 01 [x] 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: Pamela T. Bateman, Exec Director
Date: April 5, 00

Approved: w/ conditions For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date: 4-26-00
Application/Permit No.: 215632 Date Filed: 4/6/2000 Date Issued:

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

This barn is a significant architectural feature in Spencer, IL, MO. The barn was built in 1910 after the first barn burned to the ground. The Spencer farm family married into the Carr family, thus the property received the name Spencer-Carr Farm. The barn exists now on a 6.2 acre property owned by Cedar Ridge Community Church. We desire to have this barn remain the centerpiece to our property, our church and "duFARm". At the moment, this barn stands with its original cupboards, windows, silo, milkhouse, fences and roof. The barn is adjacent to pasture.

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

We need to stabilize & renovate this beautiful historic building. Maintaining the structure and all the historical architectural features of this barn would create such a focal point to the Spencer-Carr Farm & to Spencer, IL, MO. The new architectural renovation would enhance the existing historic barn rather than conflict with it.

**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.  
Label: community farm architect messenger - via Metro Dohir
- 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**

N/A: No trees near barn or milkhouse.

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**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:

\_\_\_\_\_  
\_\_\_\_\_  
*See Attached*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
*See attached*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

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- 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.

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- 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.

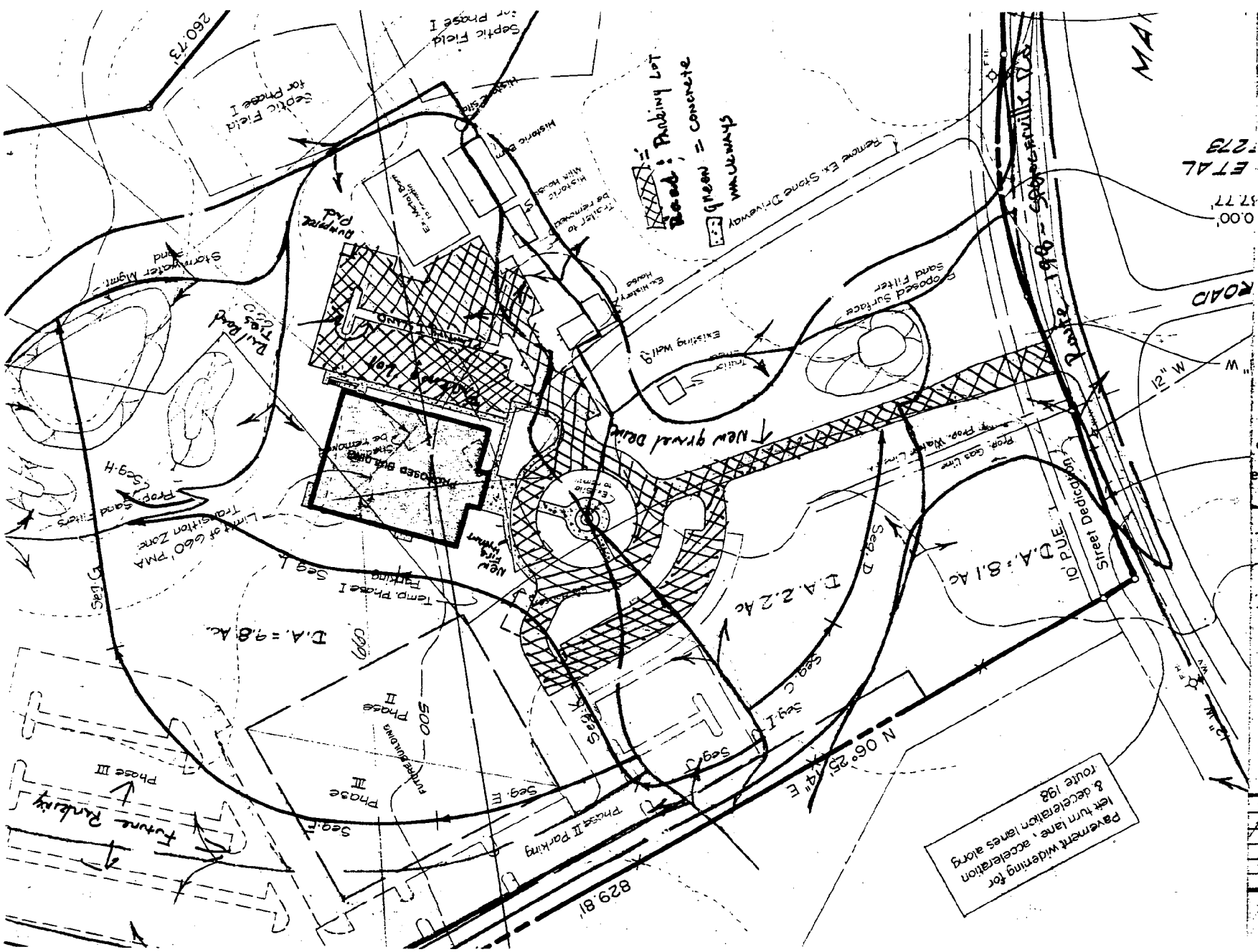


**1. WRITTEN DESCRIPTION OF PROJECT: Cedar Ridge Community Church**

a. Spencer/Car House and Farmstead. The current plan is to preserve the historic setting of the house and other structures (silo, milk house, dairy barn) and integrating new church facilities into the setting. The location, and construction of new multi-purpose church facility has been previously approved by the commission and a work permit has been issued. This application is seeking approval for the driveway and parking facilities that will serve the new facility.

b. The new driveway will enter the farm at the intersection of Peach Orchard and Spencerville road. The State Highway Administration is requiring restripping and widening of the existing road at the entrance of the new driveway. The existing drive that currently serves the farm will be abandon. A storm water and sediment control sand filter will be established along the East side of the drive. The drive will surround the silo and terminate at the parking lot at the east side of the building. The drive will be constructed of gravel except at the handicap parking area which will be made of asphalt. As funding becomes available, the gravel drive and parking lot will be replaced with a "tar & chip" process. There is no curb & gutter proposed as part of this project. Rail road and landscape timber will be used as wheel stops and planter borders. There will be no parking lot or drive lights- directional building mounted lighting fixtures will be used for parking lot illumination. A single light will be mounted on an existing telephone pole at the drive entrance as directed and required by State Highway Administration. No trees will be removed as part of this process and planting islands will be established in the parking lot. The grading for the new driveway and parking lot will follow existing contours and no major changes in elevation is anticipated. A single fire hydrant will be installed near the entrance of the new building. Concrete walks will be minimally constructed as funding allows and future walks around the silo (as shown) may be established.





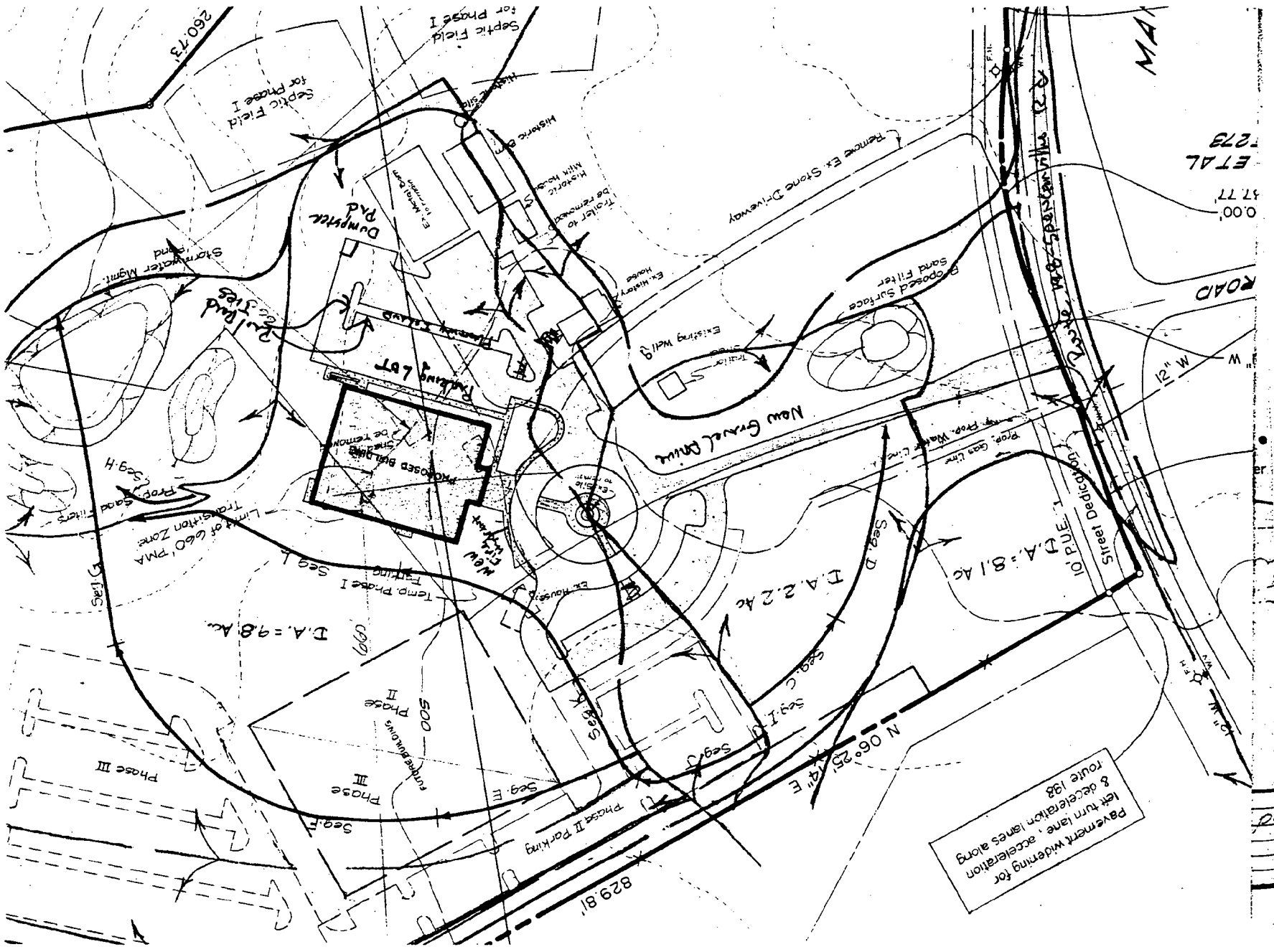
Parking Lot  
 Base = Concrete  
 Green = Concrete  
 Windows

Pavement widening for  
 left turn lane, acceleration  
 & deceleration lanes along  
 route 198

0.00'  
 87.77'  
 ET AL  
 1273

①





Pavement widening for  
left turn lane, acceleration  
& deceleration lanes along  
route 198

8



ETAL  
1273  
0.00'  
37.77'

ROAD

MAI

10 PULE T  
Street Decks

New Gravel Drive

Proposed Building

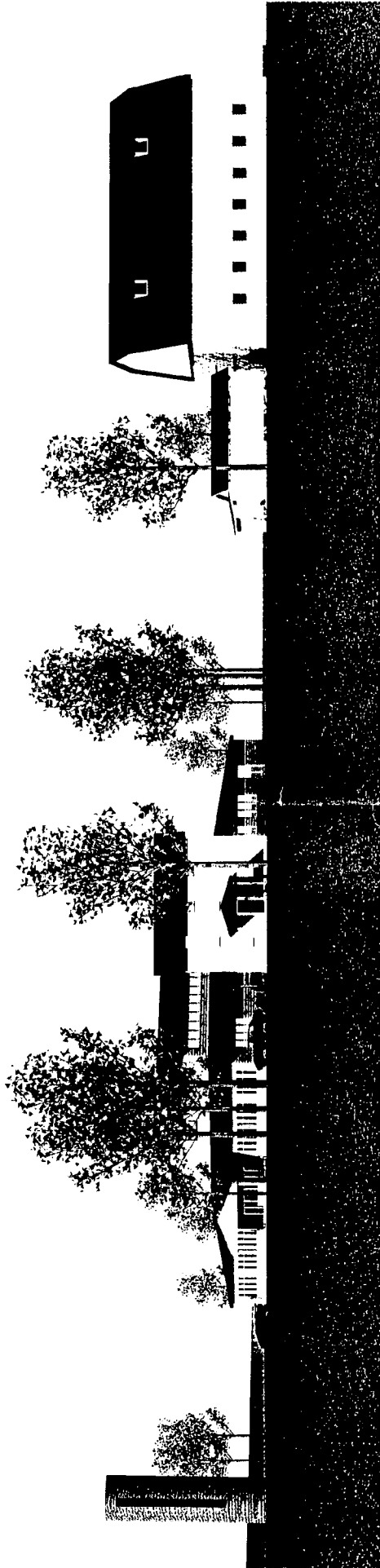
D.I.A. = 9.8 Ac

D.I.A. = 2.2 Ac

D.I.A. = 8.1 Ac

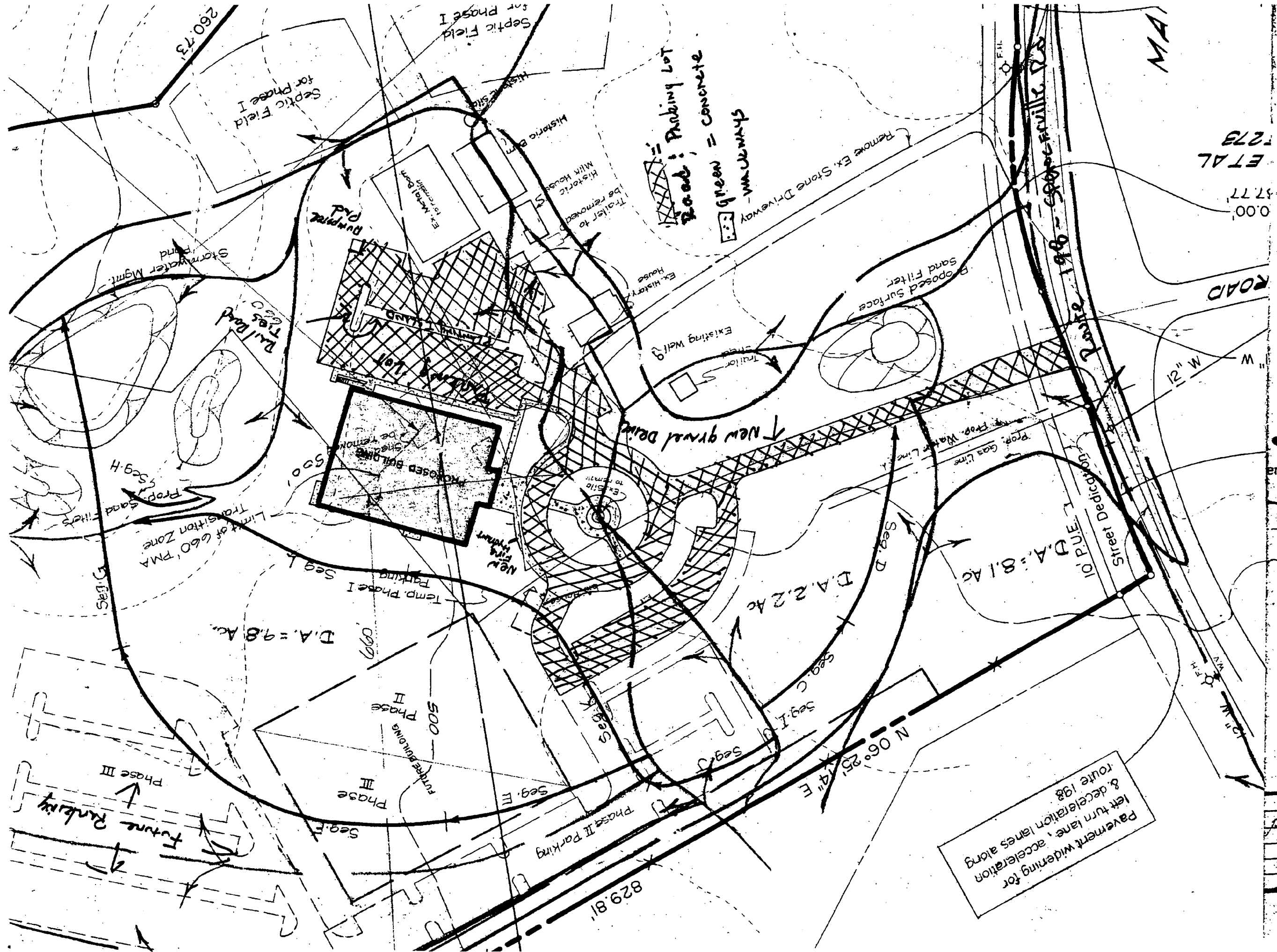
829.81'

260.73'



10





Probing Lot  
Road = concrete  
green = manureways

Pavement widening for  
left turn lane, acceleration  
& deceleration lanes along  
route 198

0.00'  
57.77'  
ET AL  
-273



MA

198 - 8806-FRILLIC RD

ROAD

12" W

Street Decision

10' P.U.E D.A. = 8.1 Ac

D.A. = 2.2 Ac

D.A. = 9.8 Ac

829.81'

N 06° 25' 44" E

Phase II Parking

Phase III

500' Phasing II

Future Runway

Limit of 660' PMA Transition Zone

Prop. Sand Filters

D.I. Road

Stormwater Mgmt. Pond

Septic Field for Phase I

Septic Field for Phase I

New gravel drain

Proposed Building

Existing Well 19

Ex. History Ex. House

Trailer to be removed

Historic Milk House

Historic Barn

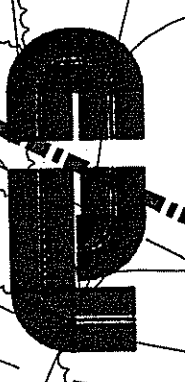
Dumpster

260.73'

12" W

12" W

SSOCIATED  
IGN, Inc.  
AND  
PHONE: 816.698.670



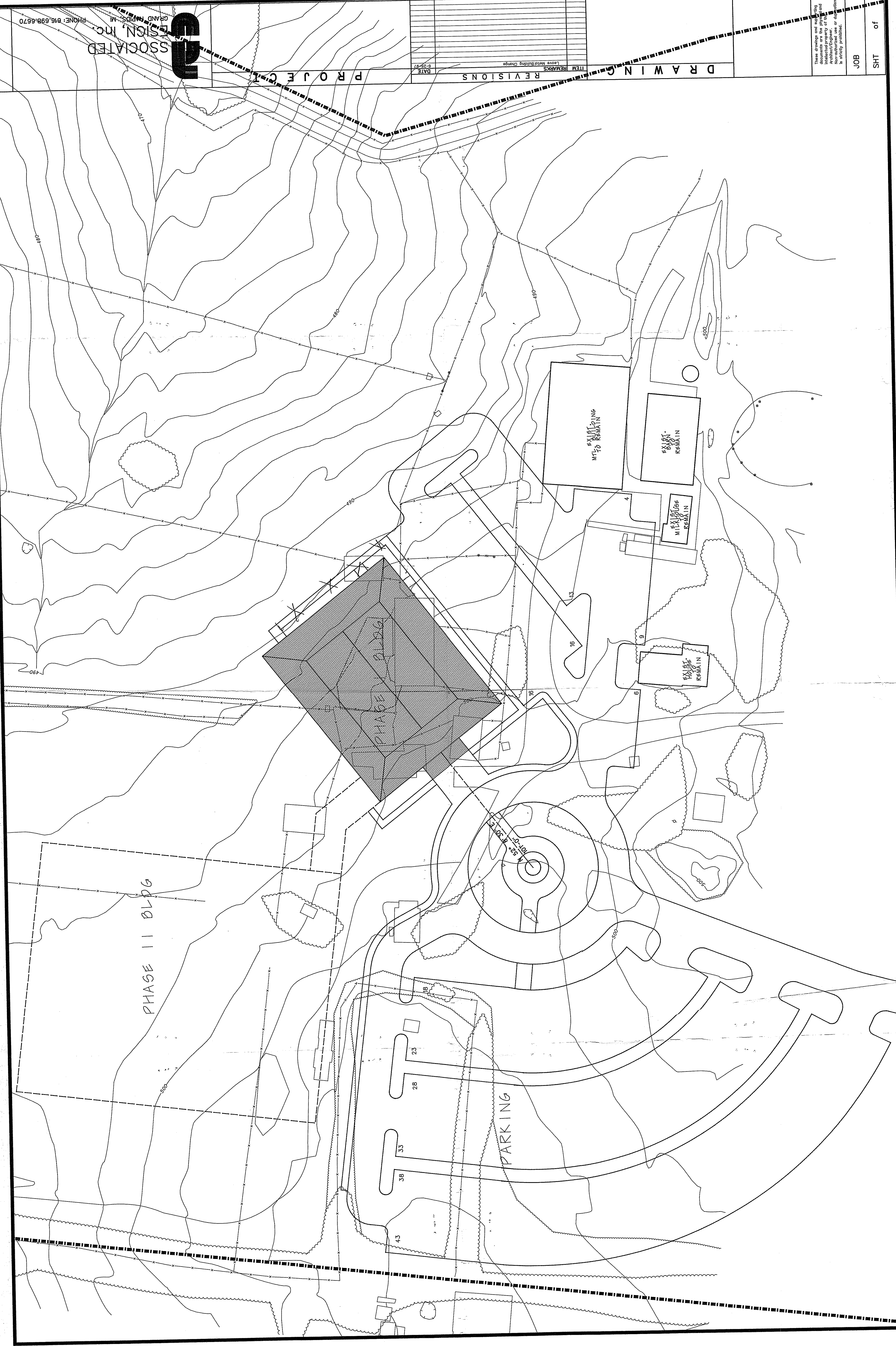
P R O J E C T

ITEM	REMARKS	DATE
	Leave Main Building	

D R A W I N G

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JOB \_\_\_\_\_ of SHT \_\_\_\_\_





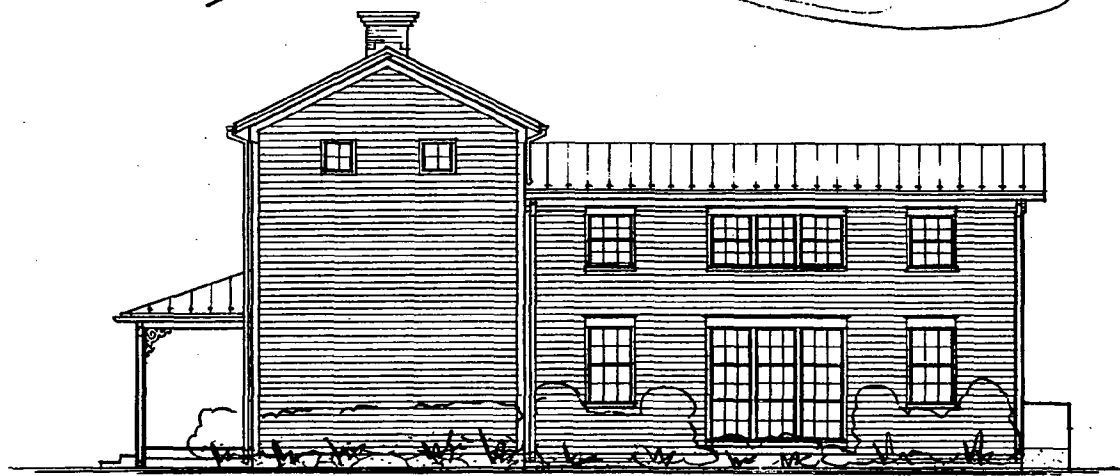
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Revision Dates:



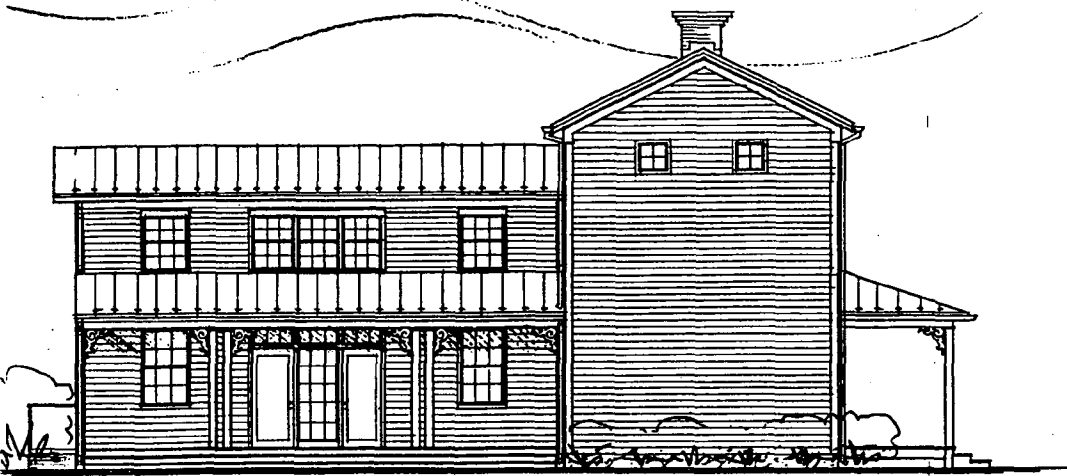
HISTORIC FACADE

FRONT/SOUTH ELEVATION



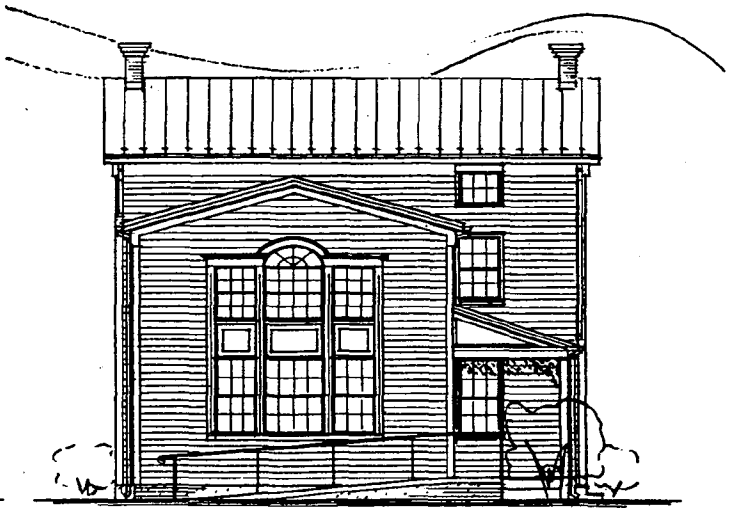
HISTORIC FACADE      REPLACEMENT ADDITION

SIDE/EAST ELEVATION



REPLACEMENT ADDITION      HISTORIC FACADE

SIDE/WEST ELEVATION



REPLACEMENT ADDITION

REAR/NORTH ELEVATION

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

Project Principal:  
K. McCARL

Designed/Drawn By:  
DW/DW

Issue Date:  
19 SEPT. 9'

Project Title:  
CEDAR  
RIDGE  
COMMUNIT.  
CHURCH  
SPENCER  
CARR HOU

Project Number:  
97107

Drawing Title:  
EXTERIOR  
ELEVATION  
PROPOSAL

Drawing Number:  
A-1

Sheet 1 of 1



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Revision Dates:

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

Project Principal:  
K. MECARL

Designed/Drawn By:  
DN/DN

Issue Date:  
19 SEPT. 97

Project Title:  
CEDAR  
RIDGE  
COMMUNITY  
CHURCH  
SPENCER/  
CARR HOUSE

Project Number:  
97107

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EXTERIOR  
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PROPOSAL

Drawing Number:

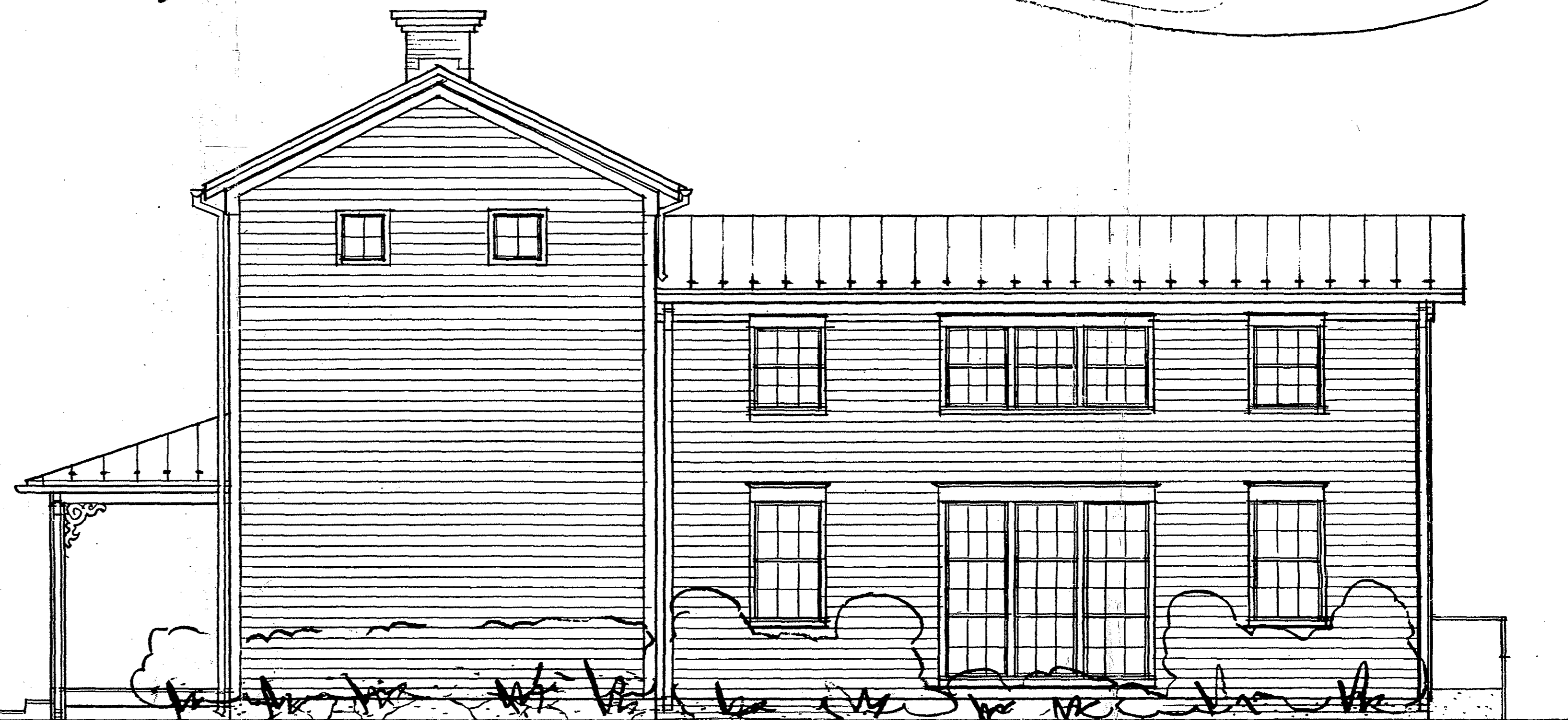
A-1

Sheet 1 of 1



HISTORIC FACADE

FRONT/SOUTH ELEVATION



HISTORIC FACADE

REPLACEMENT ADDITION

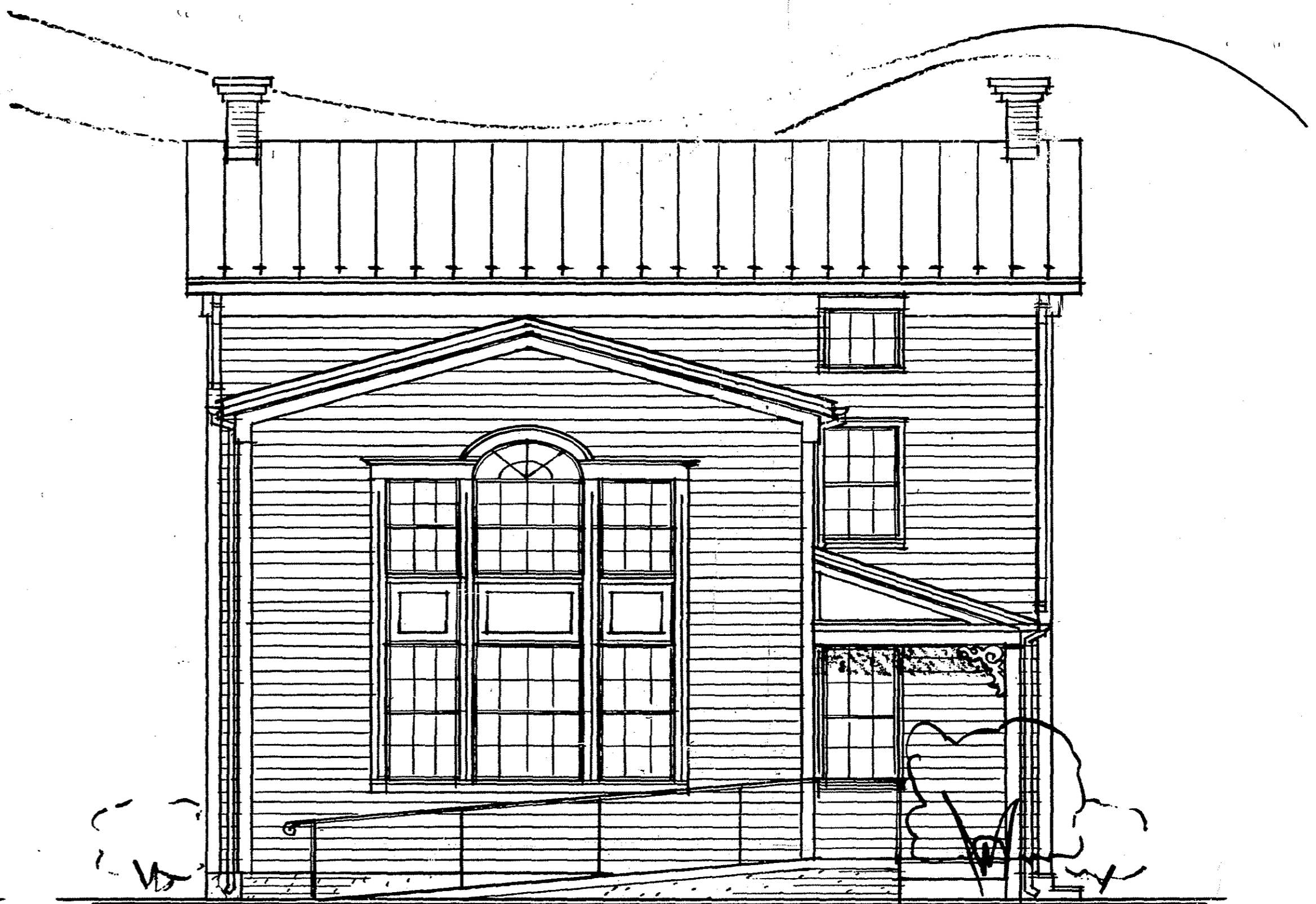
SIDE/EAST ELEVATION



REPLACEMENT ADDITION

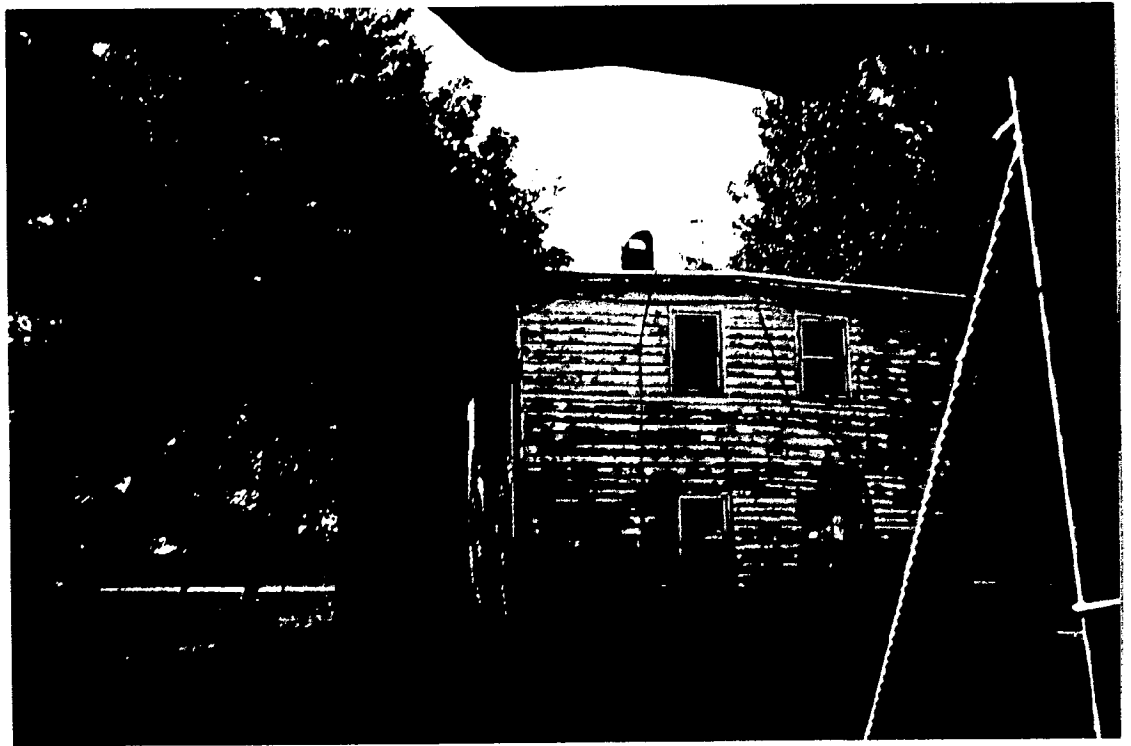
HISTORIC FACADE

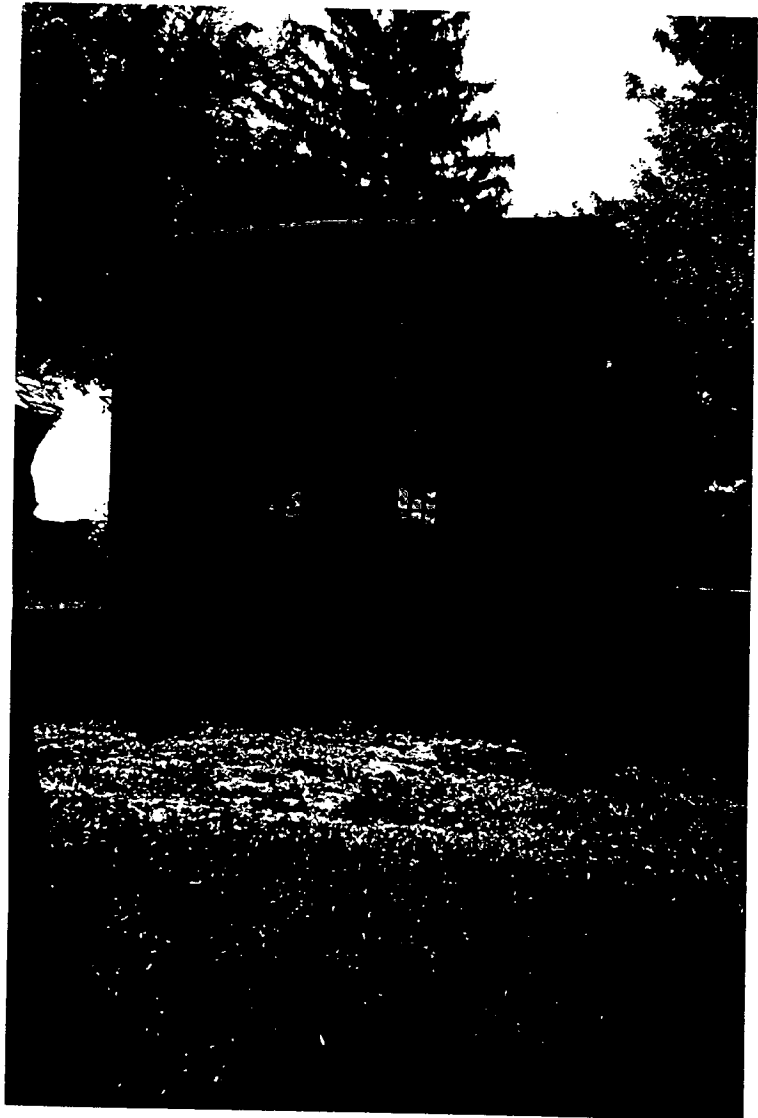
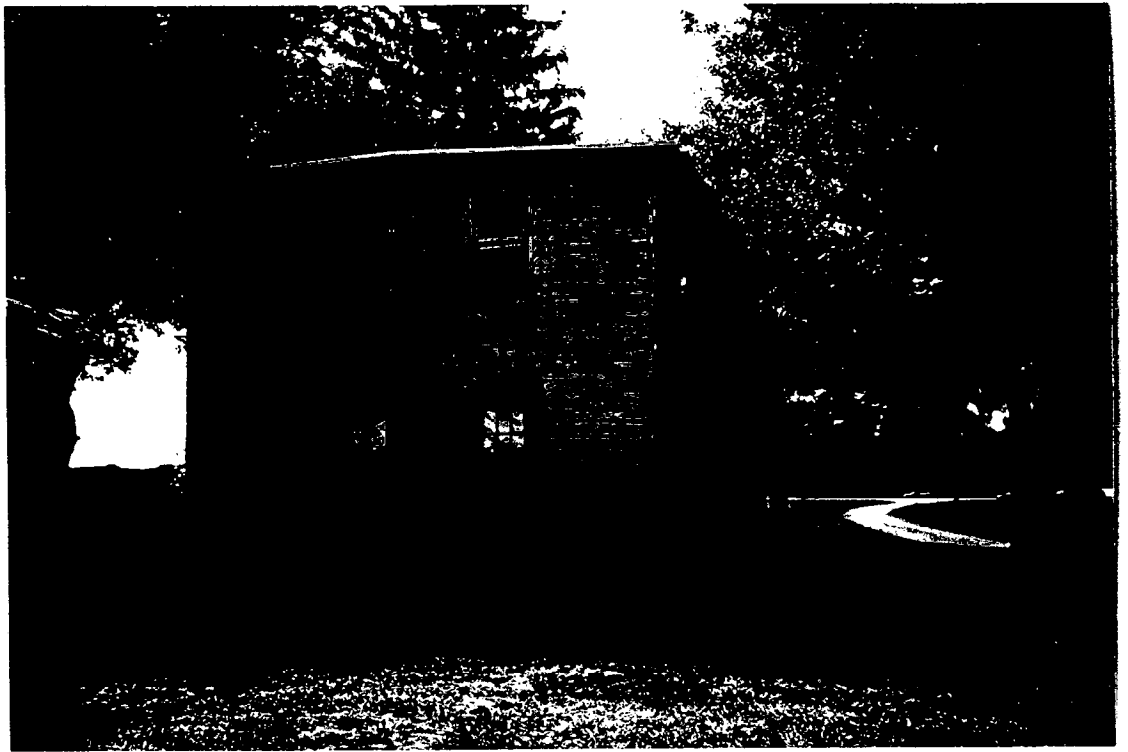
SIDE/WEST ELEVATION



REPLACEMENT ADDITION

REAR/NORTH ELEVATION





# Spencer/Carr Farm

## 1. *Written description of the project*

- a. The existing structures and environmental setting have the following significant features and characteristics:

The farm house ("I" house) was built in 1855 by/for William Spencer, founder of Spencerville. This house is distinguished by three-over-three windows on the third floor and a one-story porch with bracketed pillars on the front facade. The house was built in the so-called "Spencerville style."

A rear addition was joined to the "I" house sometime later. The addition could have been constructed by Spencer (circa 1875), but may have been added by either Margret Jamison (circa 1881) or Edward Carr (circa 1905). No records have been found to clarify when the addition was built. No features of the addition have been deemed to have historical importance.

Other buildings, including map label and known or estimated construction dates in parentheses, on the grounds include:

- |                    |     |        |
|--------------------|-----|--------|
| 1) brick silo      | (B) | (1890) |
| 2) tenant house    | (C) | (1940) |
| 3) equipment shed  | (D) | (1925) |
| 4) stable          | (E) | (1925) |
| 5) stable          | (F) | (1940) |
| 6) shed/barn       | (G) | (1940) |
| 7) butler building | (H) | (1984) |
| 8) milk house      | (I) | (1935) |
| 9) barn            | (J) | (1935) |
| 10) concrete silo  | (K) | (1935) |

(There are also two abandoned mobile homes on the property. These trailers will be removed from the property soon.)

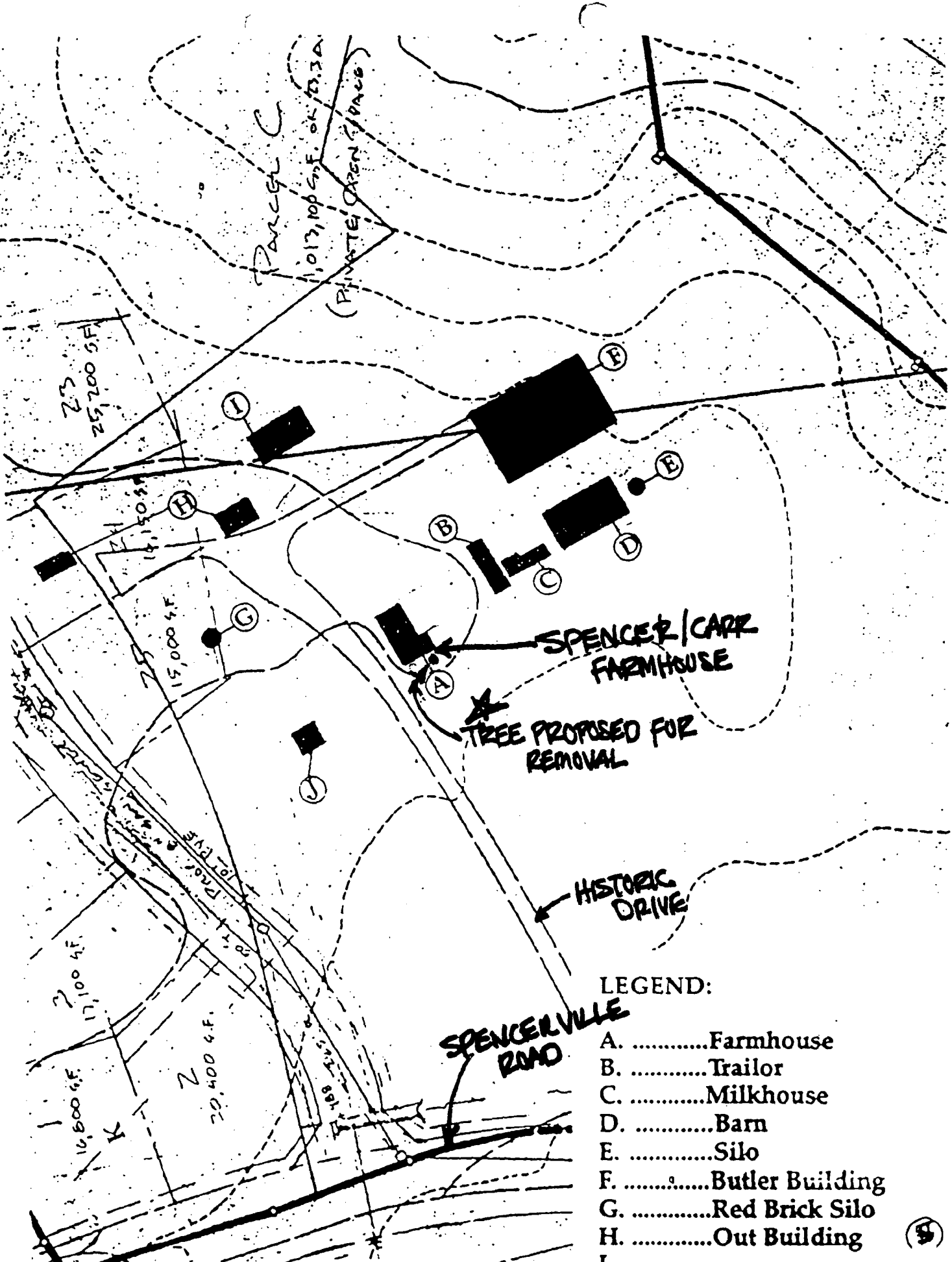
b. The owners propose to:

1. Detach and demolish the addition to the "I" House. Improper and unsafe construction technique was used in attaching this building to the original farm house, and poses a serious threat to the stability and structural integrity of the "I" house. The addition is currently in very poor condition and is marked by sagging floors throughout, and an east wall that has broken away from the roof truss. This addition has no architectural features of significance, and threatens the viability of the Spencer farm house.
2. Demolish or remove out-buildings C, D, E, F, G and H. These buildings do not contribute significantly to the historic setting. The Spencer/Carr farm is one of the few remaining examples of a hay and dairy farm in Eastern Montgomery County. The owner wishes to preserve the setting, but provide a reasonable opportunity for our contract/purchaser (Cedar Ridge Community Church) to construct buildings and grounds adjacent to the historic buildings.

Demolishing or removing the "I" house addition and the out-buildings will provide these benefits:

- i. the historic setting (a hay/dairy farm) will be preserved
- ii. the percentage of impervious surface on the property will be decreased
- iii. sufficient land for church construction will be provided
- iv. the remaining historic buildings will be preserved or restored in the near future
- v. the property rights of the owner will be protected while the welfare of the general public is served





LEGEND:

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

MARVIN AIN BULL

8

WATER TOWER

STAIN. BRWR

10' FIRE

OPEN GROUND TO SWIM FACILITY

Area Designated  
to 17,500 SF or  
21,500 SF or  
0' etc

20,400 SF

14,500 SF

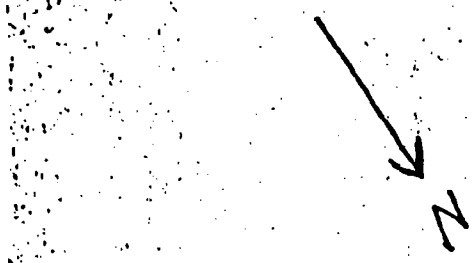
17,100 SF

18,000 SF

16,000 SF

15,000 SF

25,200 SF



OK

H

H

H

A

G

E

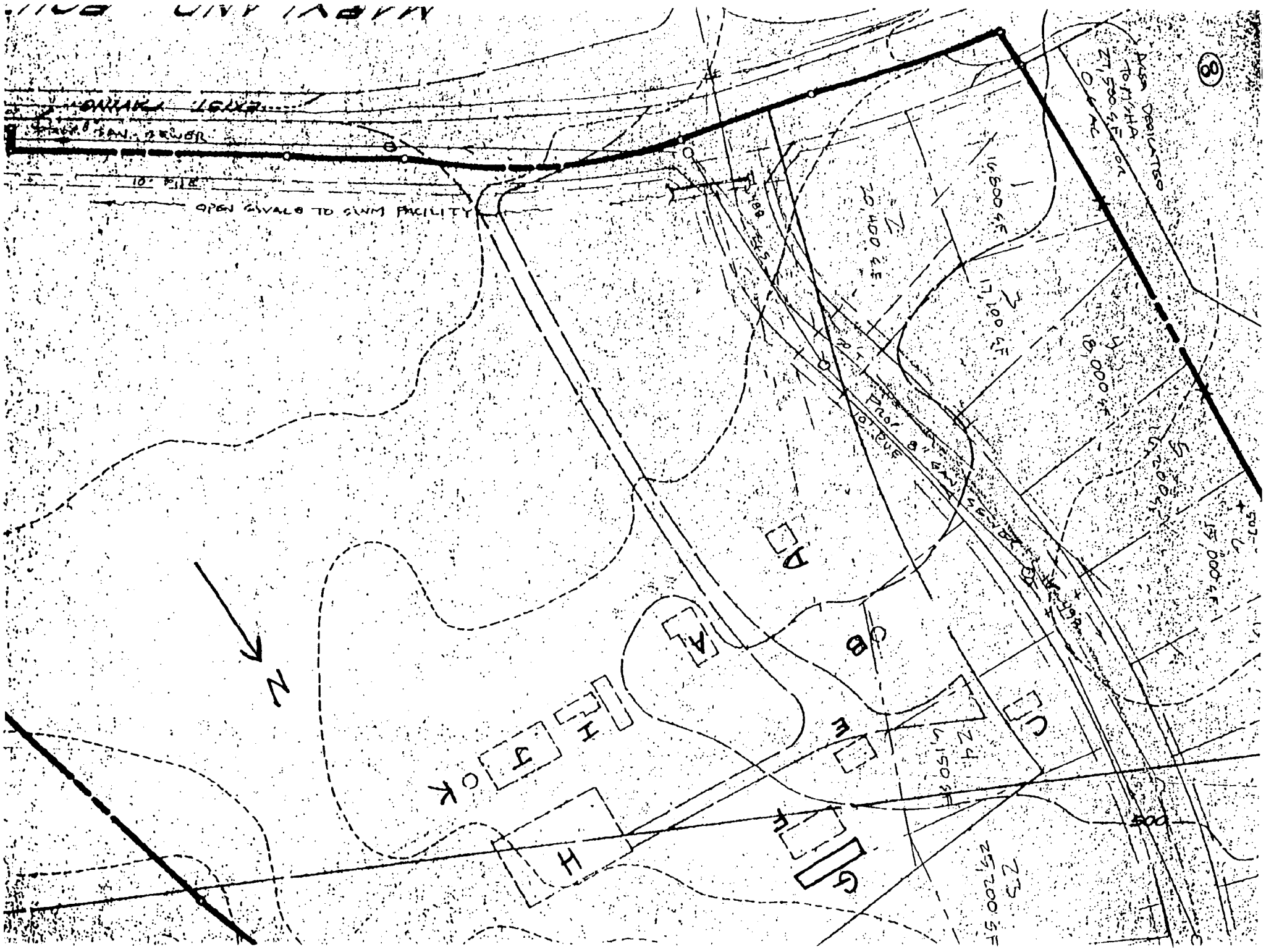
B

D

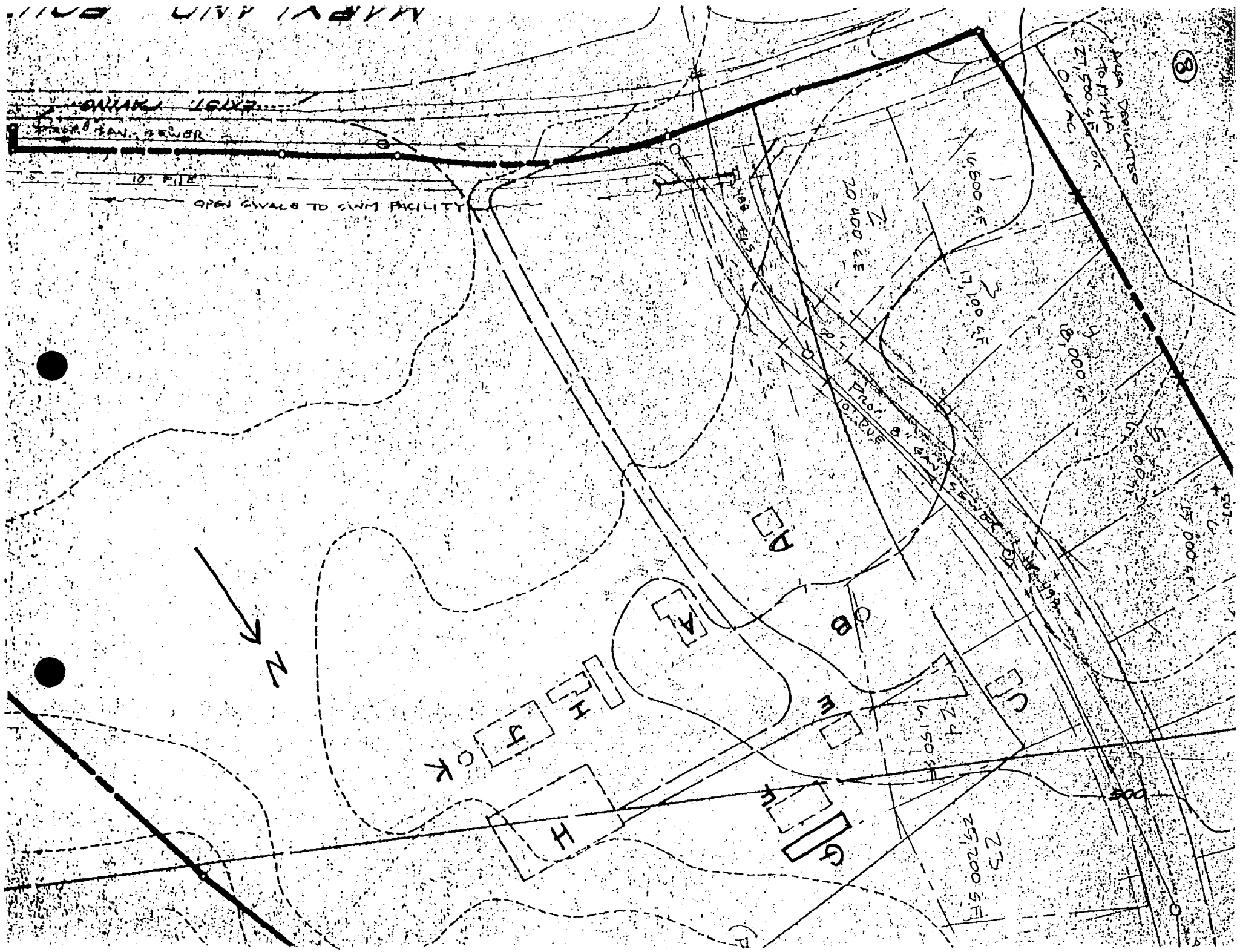
C

Z4

Z3

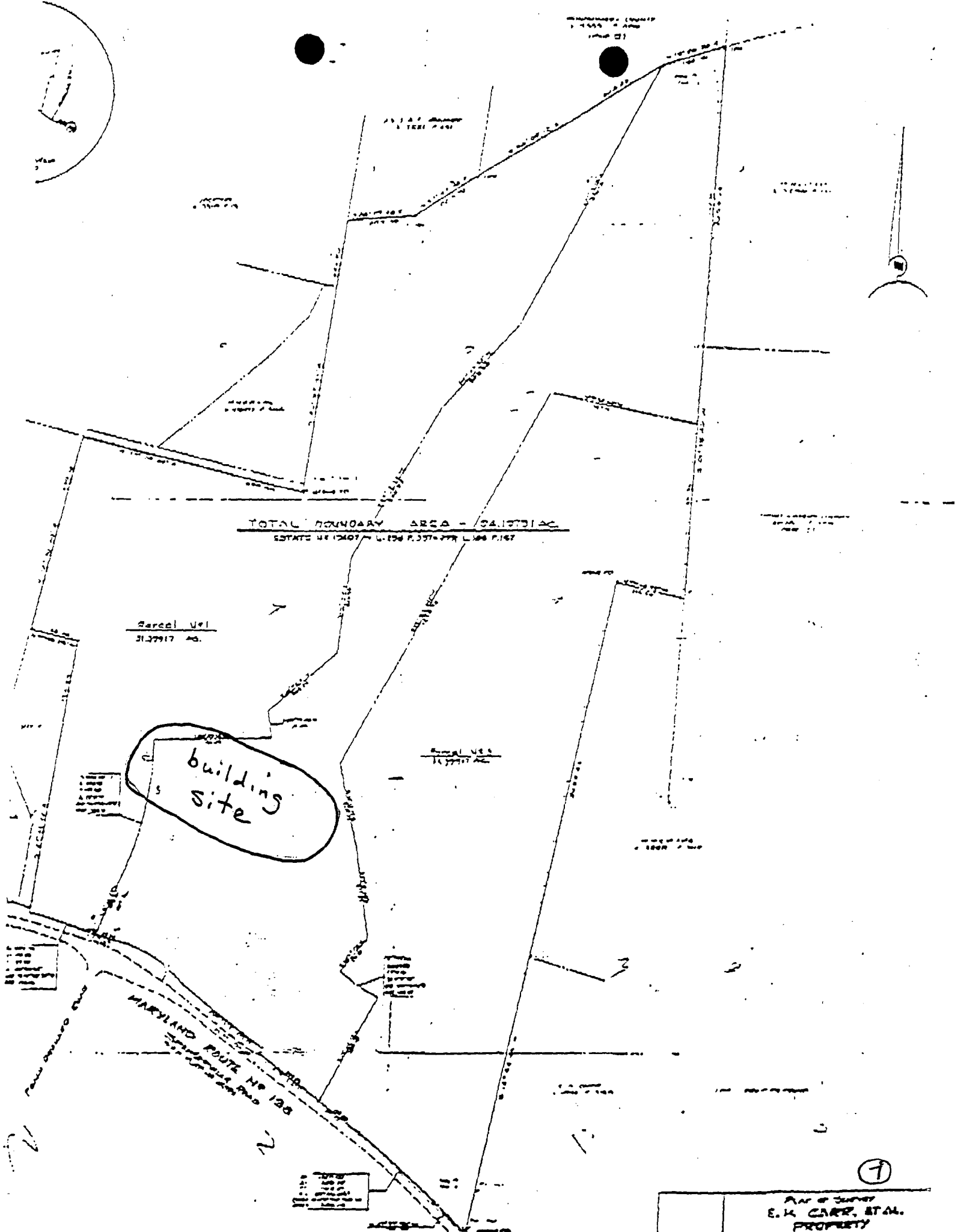






MARVAIN DILL

8



TOTAL BOUNDARY AREA - 24,127.1 AC  
ESTATE IN 12407

Parcel No 1  
31,279.17 AC.

Parcel No 2  
11,397.17 AC.

building site

MARYLAND ROUTE NO 120

7

Plan of Survey  
E. H. CAMP, ET AL.  
PROPERTY

# Spencer/Carr Farm

## 1. Written description of the project

- a. The existing structures and environmental setting have the following significant features and characteristics:

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- |                    |      |        |
|--------------------|------|--------|
| 1) brick silo      | (B)  | (1890) |
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| 3) equipment shed  | (D)✓ | (1925) |
| 4) stable          | (E)✓ | (1925) |
| 5) stable          | (F)✓ | (1940) |
| 6) shed/barn       | (G)✓ | (1940) |
| 7) butler building | (H)✓ | (1984) |
| 8) milk house      | (I)  | (1935) |
| 9) barn            | (J)  | (1935) |
| 10) concrete silo  | (K)  | (1935) |

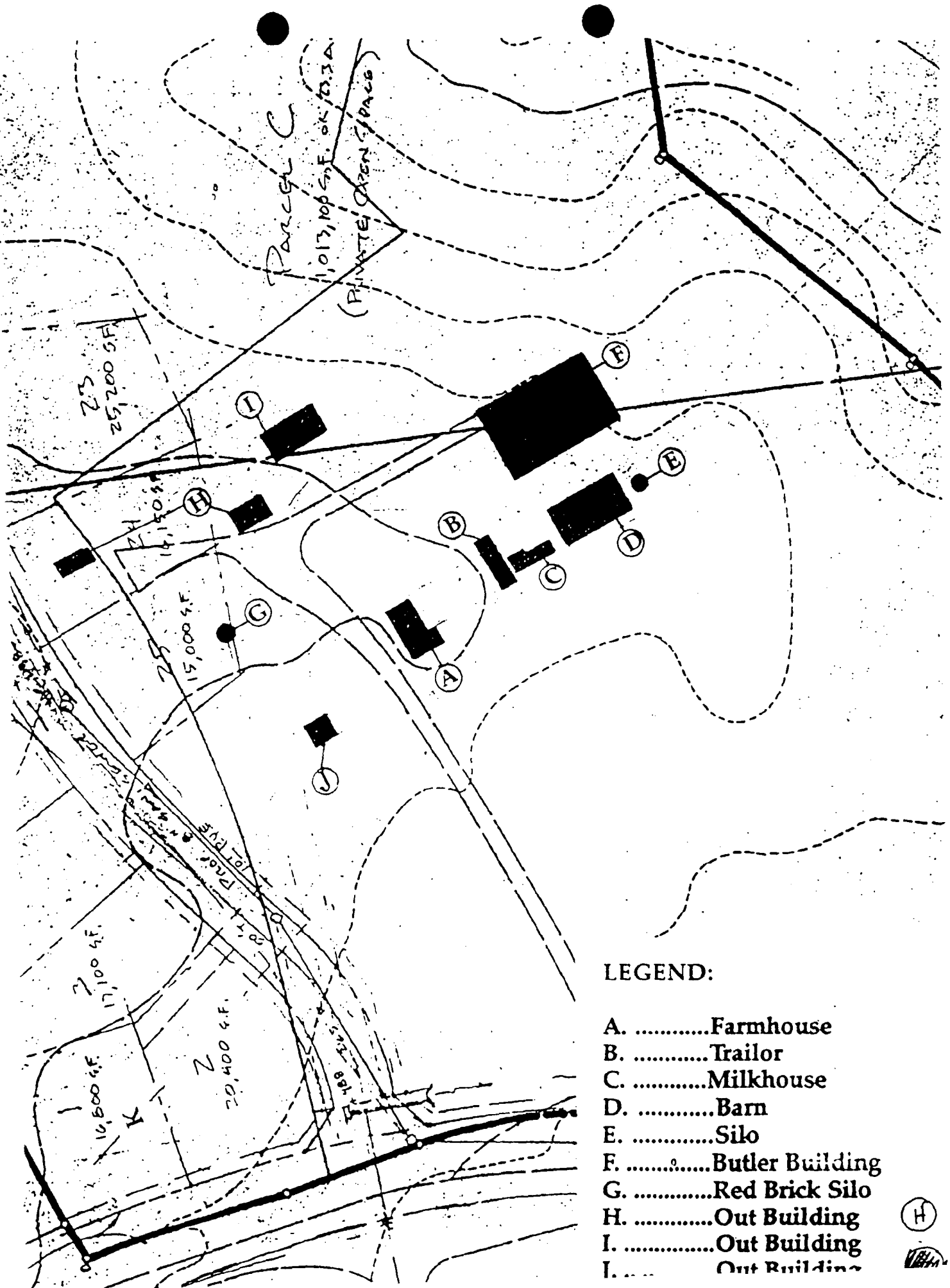
(There are also two abandoned mobile homes on the property. These trailers will be removed from the property soon.)

b. The owners propose to:

1. Detach and demolish the addition to the "I" House. Improper and unsafe construction technique was used in attaching this building to the original farm house, and poses a serious threat to the stability and structural integrity of the "I" house. The addition is currently in very poor condition and is marked by sagging floors throughout, and an east wall that has broken away from the roof truss. This addition has no architectural features of significance, and threatens the viability of the Spencer farm house.
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- v. the property rights of the owner will be protected while the welfare of the general public is served



Parcel C  
 1,013,000 S.F. OK 10.3A  
 (PRIVATE OPEN SPACE)

25,200 S.F.

14,150 S.F.

15,000 S.F.

17,100 S.F.

14,500 S.F.

20,400 S.F.

**LEGEND:**

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

(H)  
 [Signature]



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

November 22, 1996

MEMORANDUM

TO: Montgomery County Historic Preservation Commission  
FROM: Gwen Wright, Historic Preservation Coordinator *GW*  
SUBJECT: Reduction of Environmental Setting for Spencer/Carr House

---

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

As noted in the attached letter from the church, their plan is to construct a new 12,000 square foot church building directly behind the Spencer/Carr House on a portion of land that is zoned RE1. The house and several outbuildings (including the barn, milkhouse, and concrete block silo) will be retained and restored. They can not locate the new church building farther back on the property because the land changes from RE1 zoning to Rural Cluster (RC) and they can not get public sewer to the building in the RC zone (see attached site plan.)

The church is requesting a reduction in the environmental setting of the historic site (which is currently the entire parcel as delineated at the time of designation) to approximately seven acres. These seven acres would including the historic house, barn, milkhouse, concrete block silo, tractor shed, and entry drive, as well as the vista to Spencerville Road. This proposed setting would not include the location of the new church building. Thus, HPC

would not have design review over the new structure. The HPC must determine if they feel that the seven acre environmental setting proposed is adequate.

The church has also noted that they would like to remove the tractor shed, a brick silo located to the west of the historic house, and erect a sign in the front of the property. These items - if located within the final environmental setting determined by the HPC - would need a Historic Area Work Permit. The HPC can not act on these proposals on December 2nd as no HAWP was filed for demolition or signage; however, it would be appropriate to give the applicant informal feedback on these aspects of their project.

## 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.

The proposed seven acre environmental setting clearly includes the important historic buildings on the site and preserves the vista to Spencerville Road; however, it excludes the location of the new church. The new church building that is planned will be very large. It will also (because of the zoning line) be located relatively close behind the historic Spencer/Carr House. For this reason, it will be very important that the new building relate sympathetically with the historic house - both in terms of massing and architectural detailing. The HPC may want to consider whether the site of the new church should be included in the environmental setting so as provide the HPC with an opportunity for input and review of the new building.

Another issue which should be discussed on December 2nd is where parking for the new church building will be located - also behind the Spencer/Carr House on the RE-1 land or farther back on the site on the RC land (behind the new church building)? Reducing the amount of asphalt directly adjacent to the historic house and outbuildings will be an important to preserving an appropriate environmental setting.

## STAFF RECOMMENDATION

Cedar Ridge Community Church has expressed a strong interest in preservation of the historic Spencer/Carr House and they have worked cooperatively with the HPC in all of their planning to date. Their use of this property for a church will greatly enhance the opportunities for retaining the historic character and open space of the site versus the problems that would be associated with integrating the farmstead into a residential subdivision.

The church has proposed a setting which does include all of the historic portions of the property. The HPC, however, must consider whether they need to be involved in the design review of the new church building with it associated parking that will be directly behind the historic house and outbuildings. If this is important, then the environmental setting should be expanded to the north - at least to the line where the RC zoning begins.

November 15, 1996

Mr. George Kousoulas  
Chairperson, Montgomery County Historic Preservation Commission  
Maryland-National Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Dear Mr. Kousoulas:

Cedar Ridge Community Church is the owner of a 62.8 acre parcel on which the Spencer-Carr House (Historic Site 15/55) is located. Earlier this year we submitted to the M-NCPPC a pre-Preliminary Plan in which we proposed a mixed cluster development of 23 residential building lots and the construction of our church complex on this parcel. This plan also involved the extension of Peach Orchard Road onto the property. Due to financial constraints and a desire to move our operations to the farm as soon as possible, we have decided to modify our plans dramatically. The purpose of this letter is to introduce to the Commission the more simplified, less intrusive plans we now wish to implement.

Instead of proceeding through the sub-division approval process, we have applied for plan approval through a request for "variation." If allowed to proceed using this streamlined method, we will meet with the Development Review Committee in December and have a hearing with the Planning Board in January or February of 1997. Ideally, we would be able to begin construction in the Spring of 1997.

As of now, we do not plan to create a residential community on the property. We have also substantially reduced the size of the church facility that we build first. It is our hope to construct a 12,000 square foot church building in 1997 and rehab the historic farm house. In order to leave an unobstructed view of the farm house from Spencerville Road, we have elected to site our building behind the Spencer-Carr House. However, in order to have access to public sewer, we will need to build our new structure in the RE-1 zone where public sewer is permitted (our application for public sewer in the RC zone was denied). We also wish to locate our church where it can be seen, if only partially, from Spencerville Road. Consequently, we plan to build in the small sliver of the RE-1 zone that lies behind the Spencer-Carr house. If the topography and the Planning Board allow, we may be able to straddle the zoning line.

Our intention is to rehab the Spencer-Carr House in the next year or so, and use the ground floor as offices or welcome area and the upper floors as a residence for a caretaker. The new church building will be designed to fit with the farm setting and be sized and sited so that the farmhouse retains its importance on the property as seen from Spencerville Road.

We are requesting that the HPC reduce the environmental setting of the Spencer-Carr House to include the farm house, the milk house, the dairy barn, the concrete block silo, the driveway, and all the land immediately in front of these structures. The total area would be approximately 7 acres.





The proposed configuration produces an excellent representation of the family farm, and provides an aesthetically pleasing display of farm architecture. The silo, dairy barn, and milk house are nicely sited so that a hierarchy in building relationships can be established. In approaching the property, a person first observes the landmark white barn in the distance, then the vista. Drawing closer, one is then escorted, rather intentionally, to the farm house which will serve as a welcome center and caretaker's house. Inside the welcome center we hope to display an artful presentation of the rich history of the Spencer-Carr farmstead.

This building configuration also provides an authentic rendering of the functional relationships among these structures. Specifically, the silo, dairy barn, and milk house form a functional unit, separate and apart from the house where the owner would reside. Yet, these two areas are drawn together by the use of similar building materials. The brick silo is proposed for exclusion for these reasons: 1) because it is not functionally associated with the barn or any other structure, 2) because it is made of materials unlike any other used on the site, and 3) because it is structurally unsound, with a notable tilt to the north and northwest (The bricks in the lowest courses are crumbling probably due to inadequate material composition and a sinking foundation. Following demolition we would hope to salvage some of the bricks and use them in a fireplace or patio area as a tribute to the silo.)

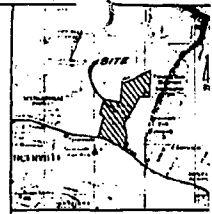
Although a case for retaining the tractor shed could be made on historical and aesthetic grounds, we are requesting that the tractor shed across the driveway from the house be eliminated because it would obstruct a view of our new building from Spencerville Road. The combination of the farm house, the tractor shed, and the mature trees in front of these structures virtually block the view of our proposed building site. Our first priority, historically speaking, is to preserve the farm house and the trees in front of it. Eliminating the tractor shed seems to us to be a reasonable compromise, given our commitment to maintain four other structures. In addition, termite damage, poor drainage, dry rot, and the incursion of vines and small trees have rendered the shed virtually useless. Renovation and reuse of the shed is impossible with our limited budget.

Thank you for your consideration on December 2 of our proposals related to reducing the environmental setting and widening the driveway to accommodate vehicles entering and leaving our property. We imagine you will be pleased by the significant changes in the scope of our plans, and the resultant reduction in impact on the property. We look forward to discussing these matters with you.

Sincerely,

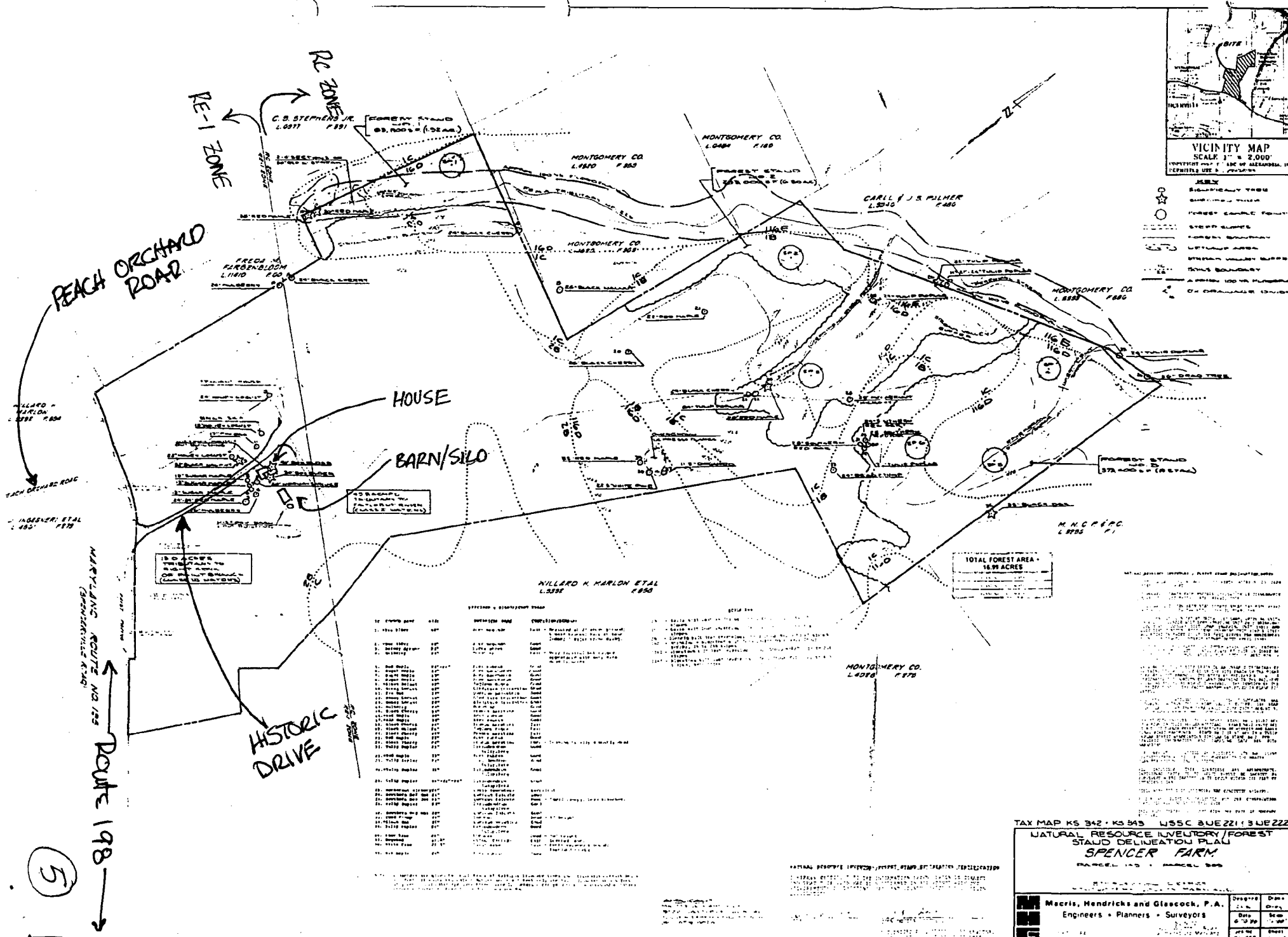


Steven P. Carstens, Ph.D.  
Director of Operations



VICINITY MAP  
SCALE 1" = 2,000'  
PROPERTY MAP © SPC OF ALABAMA, INC.  
DEPARTMENT OF AGRICULTURE

- KEY
- ★ SIGNIFICANT TREE
  - SIGNIFICANT TREE
  - FOREST STAND POINT
  - SLOPE
  - FOREST BOUNDARY
  - LOT/ACRE AREA
  - SPECIAL USES BOUNDARY
  - TRAIL BOUNDARY
  - ADJACENT 100' BUFFER
  - OR DRAINAGE CANALS



TOTAL FOREST AREA -  
16.99 ACRES

STAND NO.	ACRES	STAND TYPE	STAND CLASSIFICATION
1A	1.00	Hardwood	High Quality
1B	1.00	Hardwood	High Quality
1C	1.00	Hardwood	High Quality
1D	1.00	Hardwood	High Quality
1E	1.00	Hardwood	High Quality
1F	1.00	Hardwood	High Quality
1G	1.00	Hardwood	High Quality
1H	1.00	Hardwood	High Quality
1I	1.00	Hardwood	High Quality
1J	1.00	Hardwood	High Quality
1K	1.00	Hardwood	High Quality
1L	1.00	Hardwood	High Quality
1M	1.00	Hardwood	High Quality
1N	1.00	Hardwood	High Quality
1O	1.00	Hardwood	High Quality
1P	1.00	Hardwood	High Quality
1Q	1.00	Hardwood	High Quality
1R	1.00	Hardwood	High Quality
1S	1.00	Hardwood	High Quality
1T	1.00	Hardwood	High Quality
1U	1.00	Hardwood	High Quality
1V	1.00	Hardwood	High Quality
1W	1.00	Hardwood	High Quality
1X	1.00	Hardwood	High Quality
1Y	1.00	Hardwood	High Quality
1Z	1.00	Hardwood	High Quality

Montgomery County, Alabama  
 The following information is provided for your information:  
 1. The total forest area is 16.99 acres.  
 2. The forest stands are classified as follows:  
 - High Quality Hardwood: 16.99 acres  
 3. The forest stands are located in the following areas:  
 - Peach Orchard Road area  
 - Historic Drive area  
 - etc.

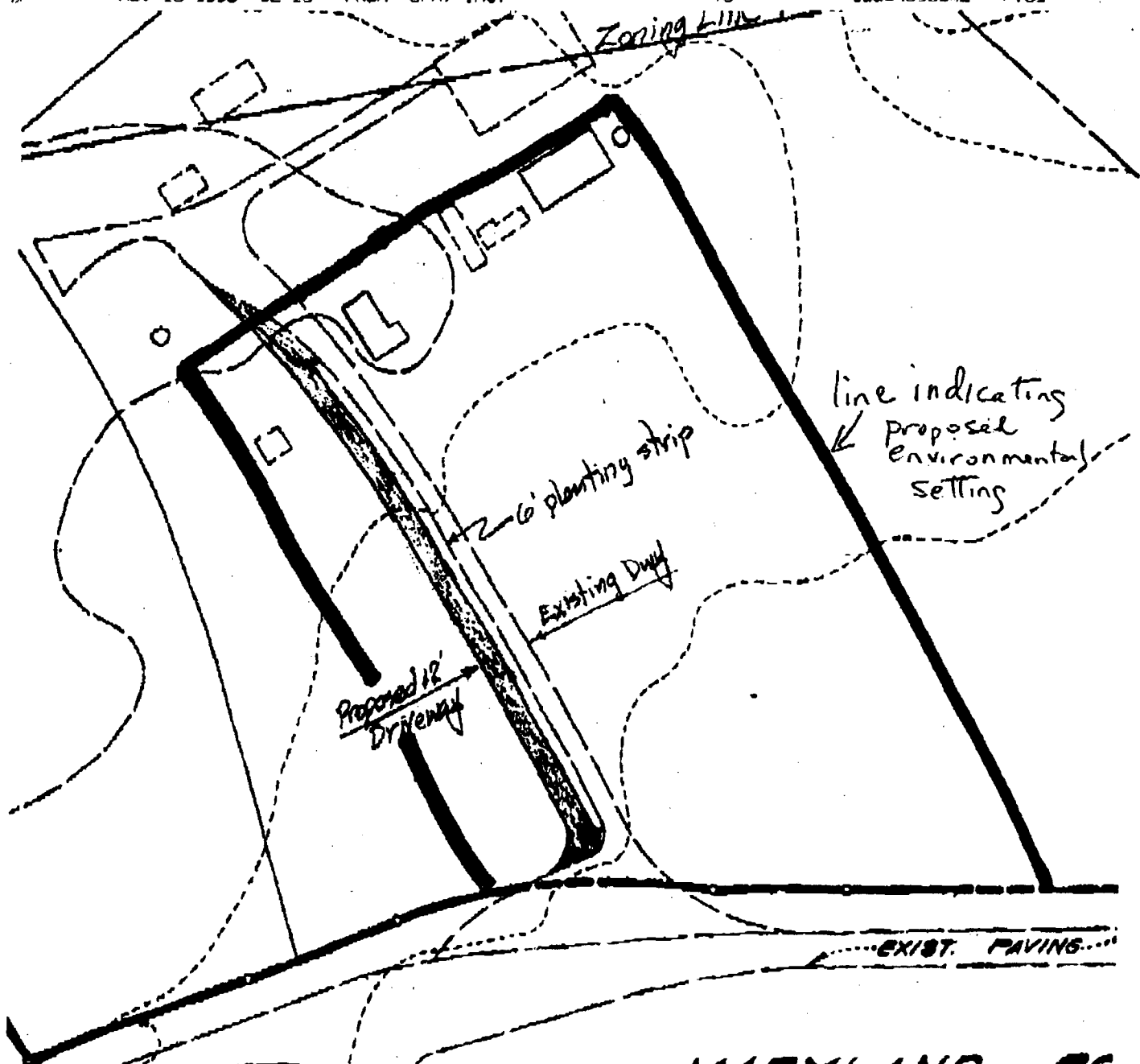
TAX MAP KS 342 - KS 343 - US5C 3UE221 - 3UE222  
 NATURAL RESOURCE INVENTORY / FOREST  
 STAND DELINEATION PLAN  
**SPENCER FARM**  
 PARCEL 100 - PARCEL 999

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

Designed by	Checked by
Date of "D" plan	Scale
Job No.	Sheet
Job Date	of 27

5

Zoning Line



line indicating proposed environmental setting

6' planting strip

Existing Driv

Proposed 12' Driveway

EXIST. PAVING

MARYLAND RC (SPENCERVILLE)

WILLARD H. MARLOW L. 9898 F. 284

BEACH ORCHARD ROAD

J. INGEGNERI ET AL L. 4801 F. 278

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Revision Dates:

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

Project Principal:  
K. McCARL

Designed/Drawn By:  
DW/DW

Issue Date:  
19 SEPT. 97

Project Title:  
CEDAR  
RIDGE  
COMMUNITY  
CHURCH  
SPENCER/  
CARR HOUSE

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ELEVATIONS  
PROPOSAL

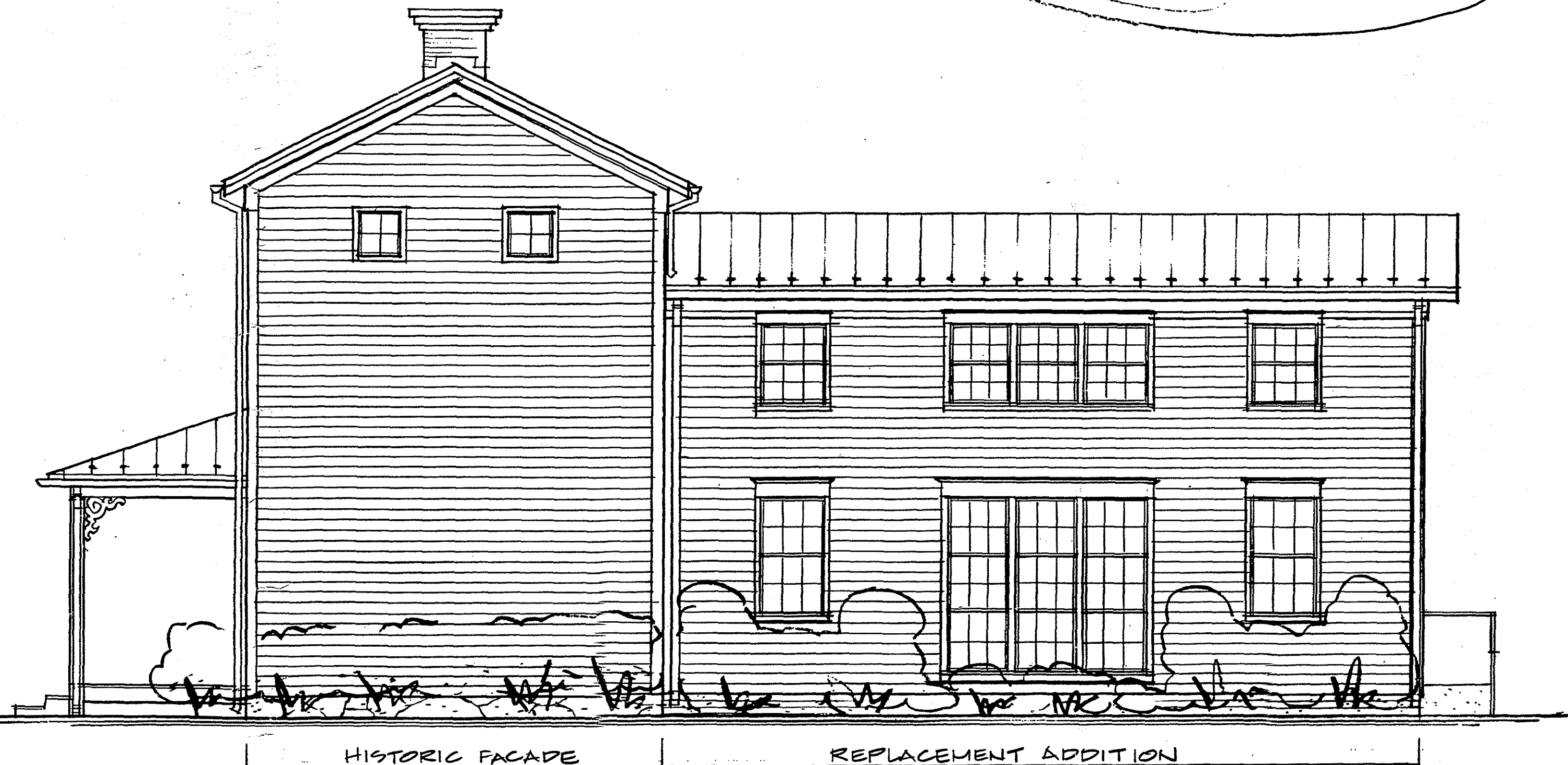
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A-1

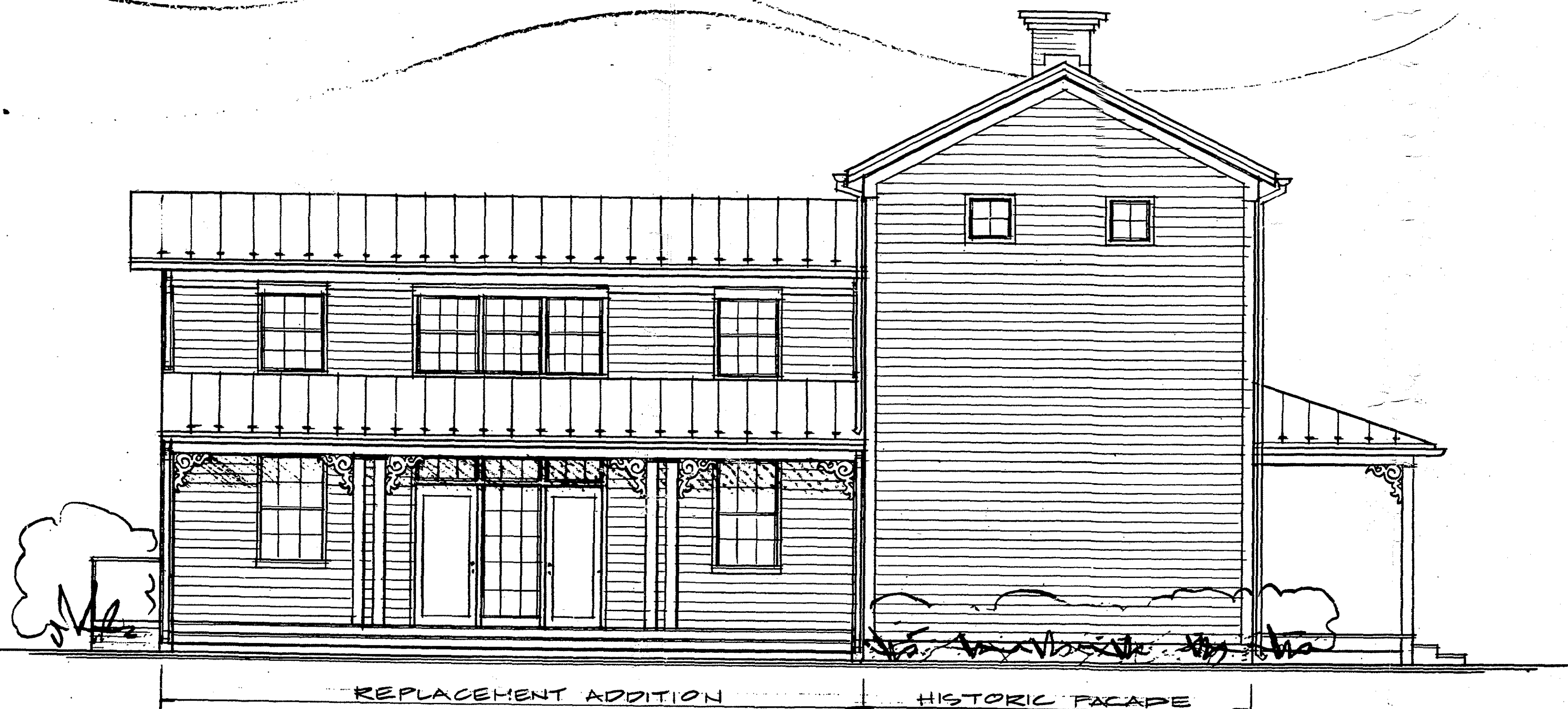
Sheet 1 of 1



FRONT / SOUTH ELEVATION



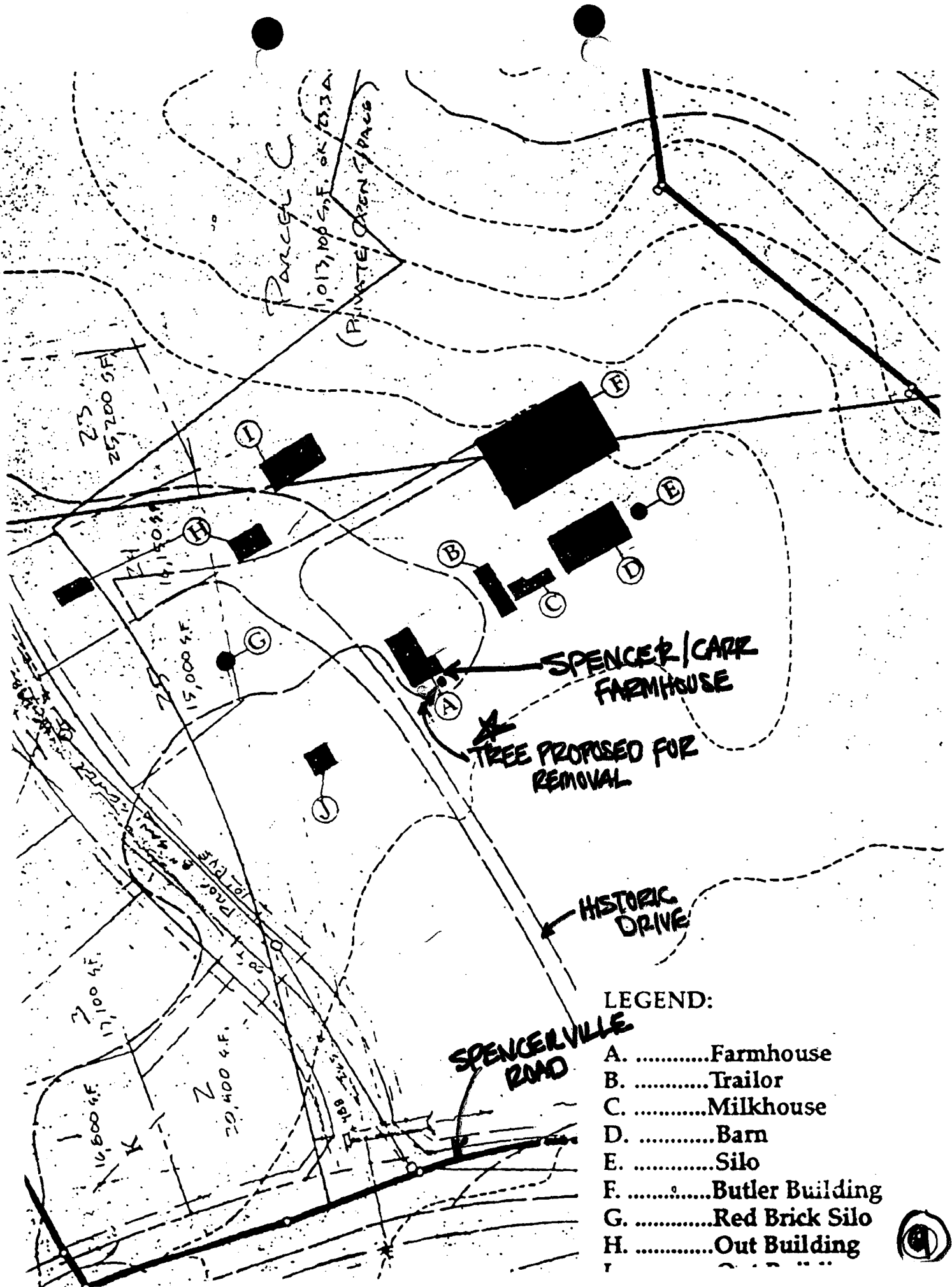
SIDE / EAST ELEVATION

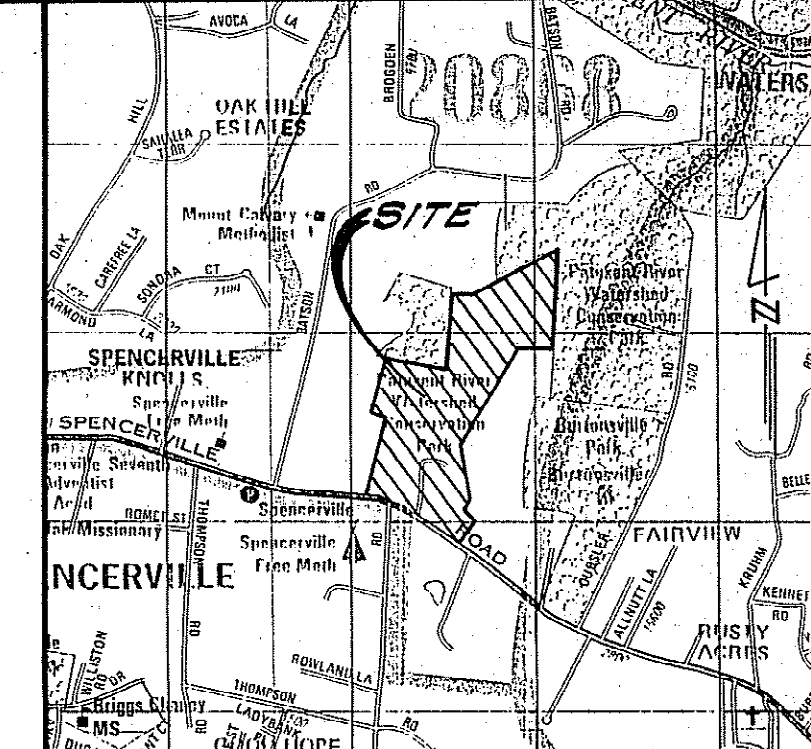


SIDE / WEST ELEVATION

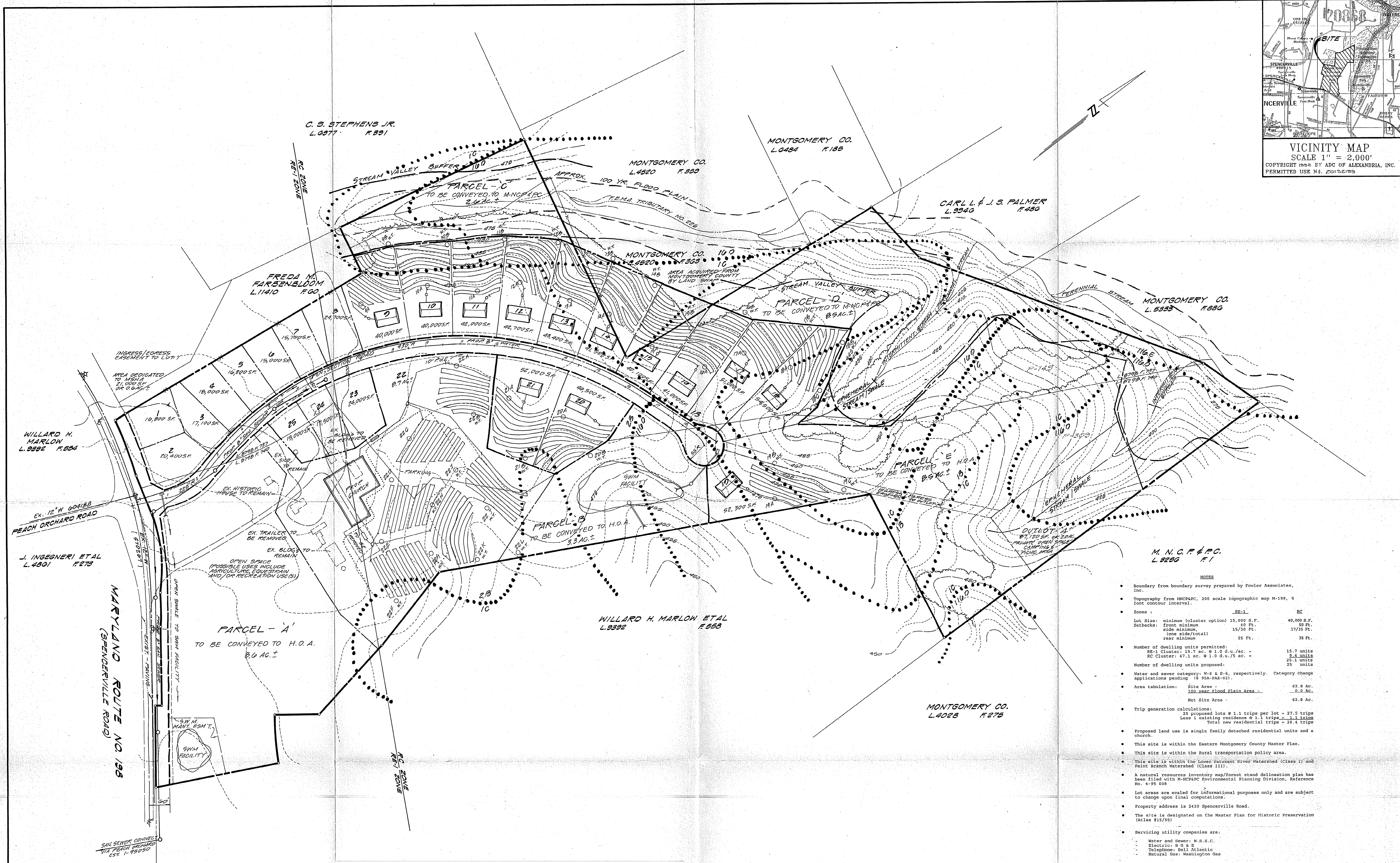


REAR / NORTH ELEVATION





VICINITY MAP  
SCALE 1" = 2,000'  
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C. S. STEPHENS JR.  
L. 6977 F. 391

MONTGOMERY CO.  
L. 6484 F. 185

MONTGOMERY CO.  
L. 4520 F. 359

CARL L. & J. S. PALMER  
L. 9940 F. 486

FREDA M. FARZENBLOOM  
L. 11410 F. 60

MONTGOMERY CO.  
L. 4820 F. 363

MONTGOMERY CO.  
L. 5333 F. 686

WILLARD H. MARLOW  
L. 9592 F. 504

J. INGEGNERI ET AL  
L. 4861 F. 273

WILLARD H. MARLOW ET AL  
L. 9592 F. 553

M. N. C. F. & P. O.  
L. 3226 F. 1

MONTGOMERY CO.  
L. 4023 F. 275

- NOTES**
- Boundary from boundary survey prepared by Fowler Associates, Inc.
  - Topography from MNC&P, 200 scale topographic map M-199, 5 foot contour interval.
  - Zones:
 

Zone	BC
Lot Size: minimum (cluster option)	15,000 S.F.
Setbacks: front minimum	40 Ft.
side minimum	15/30 Ft.
(one side/total)	25 Ft.
rear minimum	35 Ft.
  - Number of dwelling units permitted:
 

RS-1 Cluster: 15.7 ac. @ 1.0 d.u./ac.	15.7 units
RC Cluster: 47.1 ac. @ 1.0 d.u./15 ac.	25.1 units
  - Number of dwelling units proposed: 25 units
  - Water and sewer category: M-C & S-C, respectively. Category change applications pending (H 95A-PAX-02).
  - Area tabulation:
 

Site Area	62.8 Ac.
100 year Flood Plain Area	0.0 Ac.
Net Site Area	62.8 Ac.
  - Trip generation calculations:
 

25 proposed lots @ 1.1 trips per lot	= 27.5 trips
Less 1 existing residence @ 1.1 trips	= 1.1 trips
Total new residential trips	= 26.4 trips
  - Proposed land use is single family detached residential units and a church.
  - This site is within the Eastern Montgomery County Master Plan.
  - This site is within the Rural transportation policy area.
  - This site is within the Lower Potomac River Watershed (Class II) and Paint Branch Watershed (Class III).
  - A natural resources inventory map/forest stand delineation plan has been filed with M-NCP&P Environmental Planning Division, Reference No. 4-95 008
  - Lot areas are scaled for informational purposes only and are subject to change upon final computations.
  - Property address is 2420 Spencerville Road.
  - The site is designated on the Master Plan for Historic Preservation (Atlas #15/55)
  - Servicing utility companies are:
    - Water and Sewer: W.S.S.C.
    - Electricity: B & E
    - Telephone: Bell Atlantic
    - Natural Gas: Washington Gas

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY FOWLER ASSOCIATES, INC., SUBJECT TO CHANGE UPON COMPLETION OF A FINAL SURVEY.

DATE: January 12, 1996

Douglas H. Riggs, III  
PROFESSIONAL LAND SURVEYOR  
MO. REG. NO. 10712

**PREPARED FOR**

MR. STEVE CARSTENS  
3932 CASTLEBAY ROAD  
SILVER SPRING, MD. 20904  
(301) 492-4023

PRE-APPLICATION SUBMISSION  
**SPENCER FARM**  
PARCEL 149 & PARCEL 309  
5 TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**Macris, Hendricks and Glascock, P.A.**  
Engineers • Planners • Surveyors  
Suite 120  
9220 Wightman Road  
Gaithersburg, Maryland  
20878  
(301) 670-0840

Designed	J.E.S.	Drawn	J.V.
Date	1-11-96	Scale	1"=100'
Job No.	95-323	Sheet	L of L

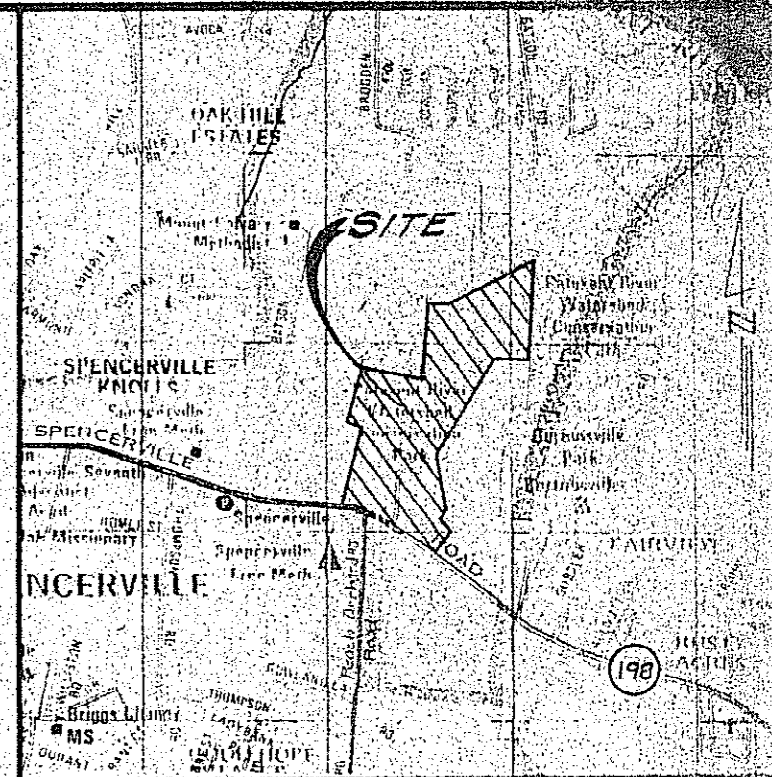
**IMPORTANT MESSAGE**

For Perry  
Day 5/29 Time 9:05 A.M.  
P.M.  
M Steve Carstens  
Of June 19.  
Phone 301-572-5794  
FAX Area Code Number Extension  
MOBILE Area Code Number Extension

Telephoned	<input checked="" type="checkbox"/>	Returned your call	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
Came to see you	<input type="checkbox"/>	Please call	<input checked="" type="checkbox"/>	Special attention	<input type="checkbox"/>
Wants to see you	<input type="checkbox"/>	Will call again	<input type="checkbox"/>	Caller on hold	<input type="checkbox"/>

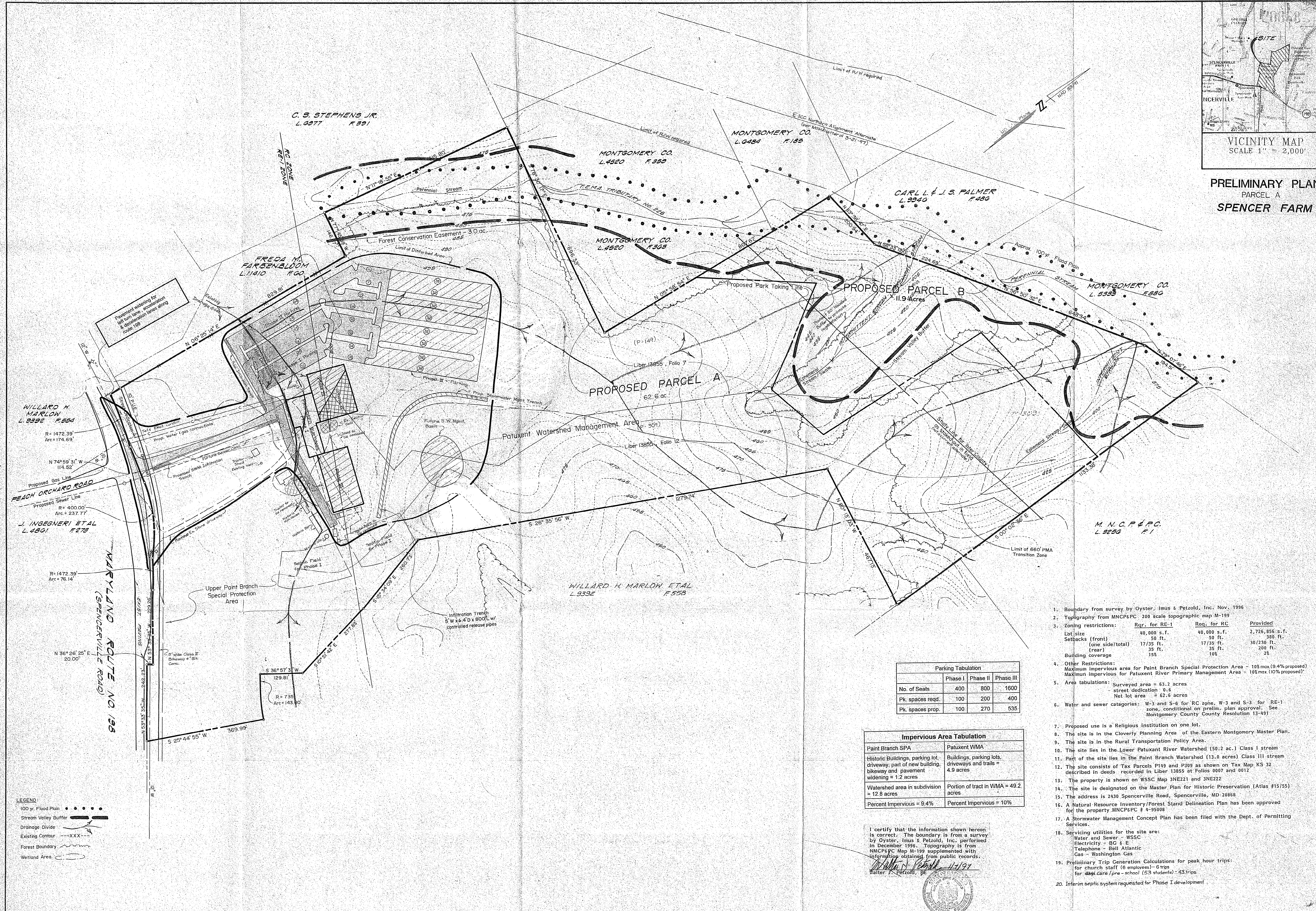
Message schedule for June 25  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed Steve



VICINITY MAP  
SCALE 1" = 2,000'

PRELIMINARY PLAN  
PARCEL A  
SPENCER FARM



- Boundary from survey by Oyster, Imus & Petzold, Inc. Nov. 1996
- Topography from MNCPC 200 scale topographic map M-199
- Zoning restrictions:
 

Rqr. for RE-1	Rqr. for RC	Provided
Lot size 40,000 s.f.	40,000 s.f.	2,726,856 s.f.
Setbacks (front) 50 ft.	50 ft.	300 ft.
(one side/total) 17/35 ft.	17/35 ft.	30/230 ft.
(rear) 35 ft.	35 ft.	20 ft.
Building coverage 15%	10%	2%
- Other Restrictions:
  - Maximum impervious area for Paint Branch Special Protection Area - 10% max. (9.4% proposed)
  - Maximum impervious area for Patuxent River Primary Management Area - 10% max. (10% proposed)
- Area tabulations:
  - Surveyed area = 63.2 acres
  - street dedication = 0.6 acres
  - Net lot area = 62.6 acres
- Water and sewer categories:
  - W-3 and S-4 for RC zone, W-3 and S-3 for RE-1 zone, conditional on prelim. plan approval. See Montgomery County Resolution 13-891
- Proposed use is a Religious Institution on one lot.
- The site is in the Cloverly Planning Area of the Eastern Montgomery Master Plan.
- The site is in the Rural Transportation Policy Area.
- The site lies in the Lower Patuxent River Watershed (50.2 ac.) Class III stream
- Part of the site lies in the Paint Branch Watershed (13.0 acres) Class III stream
- The site consists of Tax Parcels P149 and P309 as shown on Tax Map KS 32 described in deeds recorded in Liber 13855 at Folios 0007 and 0012
- The property is shown on WSSC Map 3NE221 and 3NE222
- The site is designated on the Master Plan for Historic Preservation (Atlas #15/55)
- The address is 2430 Spencerville Road, Spencerville, MD 20868
- A Natural Resource Inventory/Forest Stand Delineation Plan has been approved for the property MNCPC # 4-95008
- A Stormwater Management Concept Plan has been filed with the Dept. of Permitting Services.
- Servicing utilities for the site are:
  - Water and Sewer - WSSC
  - Electricity - BG & E
  - Telephone - Bell Atlantic
  - Gas - Washington Gas
- Preliminary Trip Generation Calculations for peak hour trips:
  - for church staff (6 employees) - 0 trips
  - for day care/pre-school (25 students) - 43.1 trips
- Interim septic system requested for Phase I development

	Phase I	Phase II	Phase III
No. of Seats	400	800	1600
Pk. spaces reqd.	100	200	400
Pk. spaces prop.	100	270	535

Paint Branch SPA	Patuxent WMA
Historic Buildings, parking lot, driveway, part of new building, bikeway and pavement widening = 1.2 acres	Buildings, parking lots, driveways and trails = 4.9 acres
Watershed area in subdivision = 12.8 acres	Portion of tract in WMA = 49.2 acres
Percent Impervious = 9.4%	Percent Impervious = 10%

I certify that the information shown herein is correct. The boundary is from a survey by Oyster, Imus & Petzold, Inc. performed in December 1996. Topography is from MNCPC Map M-199 supplemented with information obtained from public records.

*Imus & Petzold* 11/19/97  
Walter J. Petzold, PE



- LEGEND:
- 100 yr. Flood Plain
  - Stream Valley Buffer
  - Drainage Divide
  - Existing Contour
  - Forest Boundary
  - Wetland Area



**PUBLIC HEARINGS ON  
INTERCOUNTY CONNECTOR OPTIONS**

Members of the public will have four opportunities to give testimony on the Intercounty Connector (ICC) project and the five alternatives contained in the ICC Project Study's Draft Environmental Impact Statement (DEIS). The Maryland State Highway Administration will hold the official Public Hearings as follows:

- Thursday, May 29, 5-11:30 p.m. - Springbrook High School, Silver Spring
- Thursday, June 3, 5-11:30 p.m. - Eleanor Roosevelt High School, Greenbelt
- Wednesday, June 4, 5-11:30 p.m. - Colonel Zadok Magruder High School, Rockville
- Saturday, June 7, 9 a.m.-10 p.m. - Springbrook High School, Silver Spring

Speakers may sign up to testify at the official public hearings by calling the ICC Project Study Office after Monday, May 5, between noon and 4:30 p.m. Monday through Friday, at 301-989-1925. Written testimony may be submitted to Mr. Alan Straus, State Highway Administration, 707 North Calvert Street, Baltimore, Maryland 21202, by the close of the official Public Hearing Record on June 23, 1997.

Free copies of the DEIS 50-page overview and public hearing brochure are available at the ICC Field Office, 14015 New Hampshire Avenue, Silver Spring and at M-NCPPC's Montgomery Regional Office Information Desk, 8787 Georgia Avenue, Silver Spring. For more information contact the ICC Study Office, 301-989-1925.

**PUBLIC NOTICE**

Department of Permitting Services  
Division of Water Resources Management  
has received a

**FINAL WATER QUALITY PLAN**

for

13109 Piney Meetinghouse Road  
(Piney Meetinghouse Investments Corporation)

The site is located within the Piney Branch Watershed, which is a designated Special Protection Area. A Special Exception is pending for this property for various uses including landscape contracting.

If you wish to request a public information meeting, a written request must be submitted to this office within 15 days of this notice.  
(Notice posted 4/28/97)

The Final Water Quality Plan is available for Review at DPS during working hours. (8:00am-4:00pm)

For further information, please call Richard Brush at (301)217-6333.

**PUBLIC NOTICE**

Department of Permitting Services  
Division of Water Resources Management  
has received a

**FINAL WATER QUALITY PLAN**

for

Spencer Farm (Cedar Ridge Community Church) ✓

The site is located on Spencerville Road (Maryland Route 198) and is partially within the Upper Paint Branch Watershed. The Upper Paint Branch Watershed is a designated Special Protection Area.

If you wish to request a public information meeting, a written request must be submitted to this office within 15 days of this notice.  
(Notice posted 4/28/97)

The Final Water Quality Plan is available for review at DPS during working hours. (8:00am-4:00pm)

For further information, please call Richard Brush at (301)217-6333.

FILE NUMBER	Project Name	Site Plan Revr	EPD RVR	GEO	Plan Recvd	START DATE	SPR DEAD LINE	PRELIM. COMTS DUE	PRE DRC	DRC	NO. APOs	FINAL COMTS DUE	STAFF REPT DUE	PB DATE	TIME	NOTES
<b>SITE PLANS AND PROJECT PLANS WITH SCHEDULED BOARD DATES</b>																
8-92004A	MONT. CO. AIRPARK, LOT 40, B	WW	CC	3	01/27	01/31	03/17	02/19	02/19	02/24	18	03/28	04/04	04/17	30	NO APPROVED SWM CONCEPT
8-97019	CPA OFFICES	BF	LM	2	02/28	03/05	04/19	03/19	03/19	03/24	13	04/18	04/25	05/01	20	C-T.ZONE, 1,275 SF ADDITION; NOTICES
8-97021	S.G. LIFE SCIENCES CTR. PARCEL Z	WW	SF	3	03/14	03/31	05/15	04/15	04/16	04/21	16	05/02	05/09	05/15	30	51,000 SF OF BIOTECH/RESEARCH
8-93016A	WASHINGTON SCIENCE CTR. PARCEL	BF	SF	4	04/08	04/10	05/25	05/04	04/30	05/05	26	05/09	05/16	05/22	30	681,596 SF OF COMMERCIAL OFFICE
8-97023	HENDERSON CORNER, PARCEL D	BF	SF	3	04/03	04/10	05/25	05/04	04/30	05/05	45	05/09	05/16	05/22	30	2,680 SF BANK
<b>SITE PLANS SUBMITTED BUT WITHOUT HEARING DATES</b>																
8-97020	JEFFERSON VILLA	BF	LM	2	03/07	03/11	04/25	04/06	04/02	04/07	4				30	CONCURRENT WITH 1-97073
8-97007	KINGSVIEW VILLAGE PHASE 2	WW	CC	3	10/04	10/11		10/29	02/05	02/10	44				45	452 TH, SF, MULTI, MPDU, TDRs
8-97012	MILLS PROPERTY	MM	KN	4	11/18	12/13	01/27	01/07	01/08	01/13	16				20	R-200/TDR, 90 LOTS, MPDU'S & TDRs, 1-96070
8-97024	ORCHARD CENTER AT WEST FARM	WW		6	04/03	05/28	05/28	04/15	04/16	04/21	56				30	CONCUARENT WITH 1-97077
8-89052A	S.S. METRO CENTER, PHASES III-IV	MM	SF	1											30	ADDING SATELLITE DISH ON BLOG. 3
<b>SITE PLANS NOT YET SUBMITTED BUT BEING NEGOTIATED INFORMALLY WITH APPLICANT</b>																
3Q	ASCHENBACH/TWINBROOK I-4	LP														OFFICE BUILDING AND PARKING
3Q	BELLEMEAD RETAIL/ENTERTAIN	LP/BF														24 THEATERS, 17 PAD SITES, OFFICE
4Q	BETHESDA THEATER CAFE	MM/LP														CBD, PD 23 TH & 210 APTS & THEATER
1Q	BURTONSVILLE INDUSTRIAL PARK	BF														7-97002
3Q	CHESTNUT RIDGE	BF														CT OFFICE BLDG - GERMANTOWN
4Q	CHEVY CHASE, LOT 12, D	MM														7-97044, 2 TDWNHDUSES
4Q	CLARKSBURG HEIGHTS	WW														7-96052, 149 LOTS (19 MPDUs)
4Q	CRAWFORD PLAZA	WW														AUTO DEALERSHIP
3Q	CLARKSBURG TOWN CENTER	LP														HSG/RETAIL/PARK/SCHOOL
4Q	CROSSROADS AT GERMANTOWN	BF														ADDITIONAL BANK SITE, 1-89245R
1Q	DANAC'S STILES PROPERTY	WW														1-96112, 1-3, 803,446 SF COMM/OFFICE
4Q	DISCOVERY CHANNEL	LP/WW														SECOND OFFICE BUILDING AND PLAZA EXT.
3Q	DUNN PROPERTY	BF														49 THs - CLOPPER ROAD AND GREAT SENECA
1Q	GERMANTOWN SELF-STORAGE AMEN	BF														TS ZONE
3Q	GOLDEN CORRAL, MIDDLEBROOK/355	LP														RESTAURANT SP AMENDMENT
3Q	GUNPOWDER GOLF COMMUNITY	MM														GOLF COURSE AND 500+ TH AND SF
4Q	HINES/ORACLE	LP														REVISED SITE PLAN FOR PARKING GARAGE
4Q	HOT SHOPPE, 7501 WISC. AVE	LP														CBD, OFFICE, RETAIL & THEATER
3Q	MARIOTT HQ EX AMEND	LP														400,000 RSF, OFFICE, ROCK SPRING PARK
4Q	MC CONFERENCE CENTER	LP/WW														OED PROJECT WITH HOTEL - WHITE FLINT
2Q	MIDDLEBROOK INDUSTRIAL PARK	MM														I-1: AUTO DEALERSHIP
3Q	MILESTONE C-3	LP														PRELIMINARY PLAN
1Q	MONTGOMERY LANE CT	LP														OFFICE USE IN HOUSE
3Q	MONTGOMERY MUTUAL/SANDY SPRIN	MM														EXPANSION ON ADJACENT SITE
1Q	MONTOUR/JEFFERSON VILLA	LP														240 OUs, TSM 7-97008
3Q	NEURO-SCIENCE CTR. GSA/NIH	LP														
2Q	NORTHLAKE COMMERCE CENTER	LP														8-95001 - OLD #
3Q	PATTERSON TRACT REVISION	MM														8-82092 ADDITION TO EXISTING COMMUNITY BLC
4Q	PLEASANTS RURAL SERVICE CENTER	MM														1-96101, INDUSTRIAL USE R-S
1Q	TIGR AMENDMENT	BF														INCLUDE LOT TO NORTH
3Q	TWINBROOK CTR/JBG	LP														AMEND PLAN, ADD NEW ADJACENT PLAN
3Q	VILLAGES OF BETHESDA	BF														URBAN TOWNHOUSES OVER PARKING - BETHESDA
3Q	WHEEL OF FORTUNE	LP														OFFICE BLDG. MONTROSE AT I-270
1Q	WHITE FLINT EAST-WMATA PARKING	LP/WW														TEMPORARY REPLACEMENT PARKING LOT
3Q	WISTERIA-TS	BF														BUILDING ADDITION

**APPROVED SITE PLANS UNDERGOING ADMINISTRATIVE CHANGES**

FILE #	PLAN NAME	REVIEWER	COMMENTS
8-89083	CHEVY CHASE PARK	LP	APPROVED PLAN, REVISE LANDSCAPE PLAN
8-89038	CONKLIN WARD	WW	AWAITING FINAL DOCUMENTATION FOR RETAINING WALL AND FOUNDATION CONSTRUCTION ON FILL
8-93010	MANOR CARE/DEER PARK	BF	GENERATOR ISSUE AT BOA
8-91032	MANORS OF PAINT BRANCH	BF	REVISIONS TO PARKING AND TOT LOTS
8-90024	MARRIOTT PROPERTY AMENDMENT	LP	RESULTS FROM AMEND. OF ADJACENT SITE PLAN TO INSERT SWM - REMOVE SWM REVISE PKG/ACCESS
8-95002	MERRY GO ROUND	BF	GRADING PLANS
8-87028	OUR LADY OF GRACE	BF	REVISIONS TO PARKING
8-82001	SAVAGE PROPERTY	MM	ADDITIONAL PARKING SPACES
8-95015	SMALLS NURSERY	BF	REDESIGN WITH LOCAL PARK

SITE PLAN POST -APPROVAL DOCUMENTS	REVR	SP/LP RECVD	C&G APPR	SPEA RCVD	DEV PRGM RECVD	HOA RCVD	BLD PERMIT PEND.	AT LEGAL	PURGED DATE	COMTS
8-94023 GUNNERS LAKE	WC					N/A				
8-94026 MONTGOMERY INDUST. PARK, LOT 33	BF					N/A				
8-95015 SMALLS NURSERY	BF									
8-89060 LORENZ BUILDING	LP									
8-95012 CLARKSBURG HEIGHTS	MM									
8-95014 CLOVERLEAF CTR (SALVATION ARMY)	BF									
8-96020 BRESLER	BF					N/A		03/27		
8-92004A MONT. CO. AIRPARK, LOT 40, B	WW									
8-97011 EDGEWOOD	MM							04/15		
8-97017 PULSE AT MILESTONE	BF									
8-96025 WHEATON EXXON	MM					N/A		04/11		
8-89083 CHEVY CHASE PARK	WW									
8-81046A ST. JOHNS NEUMANN PARISH	WW									

**WAIVER REQUESTS, APPEALS & EXTENSIONS**

**OPINIONS**

FILE NUMBER	PROJECT NAME	REVR	HEAR DATE	RVR CHNGS	SENT TO LEGAL	RCVD FROM LEGAL	TARGE T DATE	OPINION MAILED	NDTES
9-94005E	CATAWBA MANOR	LP	02/06				02/14		
8-97004	CLOPPER HILLS - SECTION 2	BF	02/20				02/28		
8-9700B	HIGHLAND PARK	LP	02/20		02/20				LEGAL SENT REUQUEST TO H.E.
8-79044	6600 ROCKLEDGE/WELLSRING	LP	02/20	(LUNCH)	02/20				ADMIN. DK BY P.B.
8-94018	MARABETH/MARRIOTT	LP	03/06						FILE INTERPRETATION IF NECESSARY
8-97018	FAA WAAS/CLARKSBURG	WW	04/03				04/11		

**OTHER PLANS BEING PROCESSED**

Name	Revr	Notes
CHEVY CHASE COMMONS SIGNATUARE SET	WW	
DRAPER PROPEY PP CONDITIONS	WW	
DRD FLOW CHARST FOR STATUS	MM/BF/WW/LP	
GERMANTOWN CULTURAL ARTS CENTER	LP	
GERMANTOWN WATERS HOUSE WITH PARKS	LP	
GUIDELINES FILE CONSOLIDATION	BF/LP	
MED. TECH. CENTER - MAND. REFERRAL	WW	
MONT. CO. CONFERENCE CENTER MASTER PLAN	LP	
NEW RURAL PRESERVATION ZONE	MM	
OPEN SECTION ROADS	BF	
RECREATION GUIDELINES	BF	FACILITES UPDATE
REVAMP SIGNATURE SET ROUTING SHEET	WWW/LP	
SAINT BART. ZONING CASE REVIEW	WW	
SIDEWALK CONNECTIVITY GUIDELINES	BF	
SIDEWALK WIDTHS	BF	
SWM LANDSCAPE PLAN/PB REQUEST	WW	
TREE PRESERVATION ENFORCEMENT	BF	
TC2 TRANSIT CENTER - MAND. REFERRAL	BF	
WATERS FAMILY CEMETERY	BF	
WATERS HOUSE W/PARKS	LP	
WEST GERMANTOWN TRANS. MAP	WW	

File Number	Project Name	Revr	EV/ SP Revr	Recv'd	GEO	Pre DRC	DRC	No. APO	Staff memo	Noticing	P Brd Date	Time	Notes
1-97043	ACKER PROPERTY	AMS	CM	12/07	7	01/02	01/06	8	03/18	03/21	04/17	20	AFFORESTATION/REFORESTATION ISSUE, HD ISSUE
1-97039	BELLE WOOD	AMS	BR	12/03	7	01/02	01/06	33	03/18	03/21	04/17	20	SEPTIC ISSUE; CLUSTER JUSTIFICATION
1-97059	ALLANWOOD	JRD	CM	01/28	5	02/19	02/24	6	03/18	03/21	04/17	30	RESUBDIVISION; DEFERRED FROM 3/27/97 PB
1-97068	GOOD EARTH PRODUCE	AMS	CM/MM	02/27	5	04/02	04/07	7	04/08	04/11	04/24	20	PARKING REQUIREMENTS
1-93006	FULLER PROPERTY	AMS	SF	JAN 93	7	MRH 93	MRH 93	7	04/08	04/11	04/24	20	SLOPE ISSUE
1-97065	DAVID S. LEAS PROPERTY	AMS	CM	02/07	7	03/05	03/10	11	04/08	04/11	04/24	20	SWM CONCEPT STILL UNDER REVIEW.
1-93041	CHURCH OF THE HOLY SPIRIT	AMS	LM/BF	MAY 93	3	03/05	03/10	29	04/08	04/11	04/24	20	TRAFFIC STATEMENT NEEDED
1-96066	CHESTNUT RIDGE	AMS	CC	01/30		02/21	02/26	7	04/15	04/18	05/01	15	STORMWATER ISSUE
1-97044	GUNNERS LAKE VILLAGE	AMS	CC	12/20	3	01/08	01/13	126	04/22	04/25	05/08	20	TRANSIT EASEMENT; SWM ISSUE
1-92004	DENIT PROPERTY	JRD	KN/MM	03/27	7	04/02	04/07	65	04/22	04/25	05/08	60	ACCESS ISSUE; STORMWATER MANG. INFO
1-97060	STONEGATE	JRD	SF	01/30	6	02/19	02/24	19	04/22	04/25	05/08	20	NEED REVISED PLAN ELIMINATING A LOT; SWM ISSUE
1-97069	BELMONT ESTATES	JRD	CM/MM	02/28	6	03/25	03/24	8	04/28	05/01	05/15	20	ABANDONMENT OF FORD LANE; ACCESS ISSUES
1-96112	DANAC'S STILES PROPERTY	JRD	LM	06/11		07/10	07/15	11	04/28	05/01	05/15	45	
1-97062	BROOKEVILLE FARMS	AMS	CM	01/31	5	03/05	03/10	34	04/28	05/01	05/15	20	ZONING APPROVAL NEEDED; ACCESS ISSUE
1-97056	KENTSDALE ESTATES	AMS	LM/MM	01/21	4	03/05	03/10	24	04/28	05/01	05/15	45	NOT CONSISTENT WITH NEIGHBORHOOD CHARACTER
1-96068	RESIDENCE AT GREAT FALLS	AMS	KN/BF	12/27	4	01/08	01/13	19	05/05	05/08	05/22	60	DEFERRED FROM 3/20/97 PLANNING BOARD
1-95010	MONTGOMERY COUNTRY CLUB	AMS	KN				10/11	55	05/05	05/08	05/22	30	NEED FLOODPLAIN STUDY. REVISE FCP
<b>PRE-APPLICATION CONCEPT PLAN</b>													
7-97011	GLEN HAMLET	AMS	SF	11/06		12/27	12/02	16	04/15	04/18	05/01	15	WAIVER FOR FRONTAGE, SEWER CAT. CHANGE
7-97026	DECOVERLY HALL (SG EXEC. CNTR)	JRD		02/25	3	03/19	03/24	25	05/20	05/23	06/05	15	CONCURRENT WITH VAR 97-17; REZONING NEEDED
<b>REVISIONS TO APPROVED PRELIMINARY PLANS</b>													
1-96123R	MARY BOLAND SUBDIVISION	AMS		03/20				15	04/22	04/25	05/08	20	ELIMINATING TRIP MITIGATION CONDITION
1-88271R	MIDDLEBROOK CENTER	JRD	CM/MM		3	03/19	03/24	4	04/22	04/25	05/08	20	ACCESS TO MIDDLEBROOK RD & CUL DE SAC
<b>REQUEST TO EXTEND THE VALIDITY DATE OF APPROVED PRELIMINARY PLANS</b>													
1-92021E	BARLOW PROPERTY	AMS		03/03				19	04/15	04/18	05/01	20	
1-92073E	HOTTEL FARM	AMS		04/02				13	04/15	04/18	05/01	20	
<b>REQUEST FOR VARIATIONS FROM THE SUBDIVISION REGULATIONS</b>													
VAR 97-19	BELL ATLANTIC NYNEX, DARNESTOWN	JRD	CM	03/14	4	04/02	04/07	9	04/01	04/04	04/17	20	
VAR 97-20	BELL ATLANTIC NYNEX, LAYHILL	JRD	CM	03/14	6	04/02	04/07	7	04/01	04/04	04/17	10	
VAR 97-21	BELL ATLANTIC NYNEX, OAKMONT	JRD	CM	03/14	3	04/02	04/07	6	04/01	04/04	04/17	10	
VAR 97-22	BELL ATLANTIC NYNEX, CLARKSBURG	JRD	CM	03/14	7	04/02	04/07	8	04/01	04/04	04/17	10	
VAR 97-17	DECOVERLY HALL (SG EXEC. CNTR)	JRD		02/25	3	03/19	03/24	25	05/20	05/23	06/05	15	CONCURRENT WITH 7-97026

File Number	Project Name	Rev	Env. Rev	Rec'd	GEO	Pre DRC	DRC	No. APO	Time	Notes
1-95103	ASHTON UNITED METHODIST CHRCH	AMS	KN			07/26	07/31		20	MASTER PLAN, SEWER CATEGORY
1-95069	BEALLMONT GROVE LOT 1 & 2	JRD	PR			03/08	03/13		30	PENDING HD APPROVAL
1-96024	BERNHARD ACRES	AMS	LM	09/21		11/01	11/06	10	15	PENDING HEALTH DEPT
1-95025	BLACKBURN ROAD	AMS	CB				10/11	7	15	STAGING CEILING ISSUE
1-91008	BRIGHTON MCKEEVER	AMS							15	FCP REVISIONS REQUIRED
1-96035	CHESTNUT HILLS	AMS	LM/BF	NOV 95		NOV 95	NOV95	13	30	5 LOTS IN BACK OF THs
1-97061	CHURCH OF THE REDEEMER	JRD	CM	01/31	5	02/19	02/24	18	20	AJOINING SEPTIC FIELD AND WET LAND ISSUE
1-93002	CLARK MEADOWS	AMS	CC						15	PENDING SEWER CATEGORY CHANGE
1-95102	COTLER INDUSTRIAL PARK	AMS	LM	05/22		06/12	06/17	9	15	
1-96030	EOR HORTICULTURAL NURSERY	AMS	LB/CB	10/09		11/15	11/20	18	60	WATER QUALITY ISSUE, MP ISSUE
1-95102	GRACE TEMPLE CHURCH	AMS	CB	06/02		06/28	07/03	8		MP AMENDMENT
1-96113	GRAY SUBDIVISION	AMS	BS	06/13		07/24	07/29	20	15	SWM
1-97014	HAR-TZEON PROPERTY	JRD	BS	08/22		09/18	09/24	5	20	INCOMPLETE; SWM, TRIP COUNTS, TRAFFIC STUDY...
1-97073	JEFFERSON VILLA	JRD	LM/BF	03/07	2	04/02	04/05	7	20	8-97020: NEW TRAFFIC STUDY NEEDED; PUE ISSUE
1-96121	KAY PROPERTY	AMS	LM	07/15		08/07	08/12	14		STAGING CEILING
1-96074	LAKE NORMANDY ESTATES	AMS	LB	02/15		03/06	03/11	10	30	APPLICANT REQUEST TO HOLD, RESUB.
1-95100	MACNAB ADDITION TO HIGHVIEW	JRD	KN			07/12	07/17			NEED REVISED FCP, DEED'S PARCEL CHANGE
1-97057	MILLER'S ADDITON TO BETHESDA	AMS	LM	01/22	2	03/05	03/10	10	20	STORMWATER CONCEPT DENIED; RIDESHARE
1-97050	MILLHAVEN ESTATES	AMS	LM	01/08	5	03/05	03/10	15	20	FLOODPLAIN STUDY NEEDED
1-96070	MILLS PROPERTY	AMS	KN	02/06		03/20	03/25	34		DAP CATEGORY CHANGE, REVISED LAYOUT
1-97018	MONTGOMERY KNOLLS	AMS	LM	09/03		10/02	10/07	17		SPECIAL EXCEPTION PENDING APPEAL
1-91001	NDRTH GERMANTOWN	AMS		JAN 91	3	02/05	02/10	6	20	NEED UPDATED TRAFFIC STUDY
1-01095	O'DONOGHUE PROPERTY	AMS	LS						20	PENDING EPD, DEP, HD APPROVAL
1-97042	POTOMAC CONF. CORP. OF 7TH...	AMS	LM	12/19	6	01/08	01/13	20	20	SMWISSUE; ENVIRONMENTAL ISSUES
1-88197	REDLAND (PARCEL E)	AMS	SF			08/07	08/12		15	TRAFFIC PROBLEMS
1-97072	STS. PETER AND PAUL ANT. CHURCH	AMS	LM/MM	03/06	4	04/02	04/07	13	20	TRAFFIC STATEMENT NEEDED; ACCESS RELOCATION
1-97047	SILVERWOOD II	AMS	CB	12/20	6	01/08	01/13	17	20	SWM
1-97053	SPENCER FARM	AMS	LM	01/24	5	02/05	02/10	10	20	ACCESS ISSUE; HIST. PRES; SPA ISSUES; TRAFFIC STAT.
1-97045	TENNY PROPERTY	AMS	CM	12/19	4	01/08	01/13	8	20	PLAN TO BE REVISED PER APPLICANT'S REQUEST
1-97022	TRAVILLE	AMS	SF/KN	09/12		10/02	10/07	33	15	SWM AND PLAN ISSUE
1-95070	TRIANGLE PARK, LOT 32	AMS	LM	02/27		04/05	04/10	18		EASMENT ISSUE/PARKING DISTRICT
1-97066	US ZEN INSTITUTE	AMS	CM	02/10	3	03/05	03/10	34	20	NEED NEW SWM; SEWER CAT. CHANGE
1-97038	VILLAGES OF BETHESDA	AMS	LM/BF	11/14		11/27	12/02	8	20	PUBLIC SPACE AND PUE ISSUES
1-95031	WASHINGTON POST PROPERTY	AMS	KN			01/25	01/30			NEEDS REVISED FCP
1-96069	WASH. 7TH DAY ADVENTIST	AMS	LM	01/29		04/03	04/08	25	30	PHOTOS, SWM PROBLEMS
1-97055	WHEATON IND. BAPTIST CHRCH	JRD	CM/MM	01/16	6	02/19	02/24	15	20	SETBACK ISSUE, AWAITING ACTION ON ZONING TEXT AM.
1-97036	WHEEL OF FORTUNE	AMS	CM	11/01		11/27	12/02	6	20	TOPO NEEDED, FCP ISSUES, STAGING CEILING
1-96001	WILTON OAKS	AMS	KN						25	DISNEY LANE/PHOTOS
1-91102	WILTON OAKS	AMS	BS	03/18		04/03	04/08	9	25	DISNEY LANE/PHOTOS
<b>PRELIMINARY PLANS NEEDING HEALTH DEPT. APPROVAL</b>										
1-97040	BARNARD PROPERTY	AMS	SF	11/21		12/11	12/16	10	20	100 YEAR FLOODPLAIN STUDY NEEDED, HEALTH DEPT
1-96120	BURNHAM WOODS	AMS	LB/BS	06/25		08/07	08/12	16	15	HEALTH DEPARTMENT
1-97024	CARDEROCK SPRINGS	AMS	KN	09/16		10/02	10/07	18	30	
1-97027	COMUS/STRAHLER PROPERTY	AMS	CM	09/30		10/30	11/04	5	20	HEALTH DEPARTMENT APPROVAL NEEDED
1-97051	GOLDMINE CROSSING	AMS	CM	01/08	5	02/05	02/10	7	20	HEALTH DEPARTMENT APPROVAL NEEDED
1-97034	GOODMAN PROPERTY	JRD	CM	OCT 96	6	02/19	02/24	10	20	SAND MDUNDS; SEPTIC TESTING NEEDED
1-96018	HOLMES PROPERTY	AMS	LB/SF	09/05		10/04	10/10	19	45	HEALTH DEPT. MASTER PLAN CONFLICT
1-96117	HOOVER PROPERTY	AMS	CM	06/20		08/07	08/12	34	30	SEPTIC ISSUE
1-96057	KING'S SUBDIVISION	AMS	KN	01/16		02/07	02/12	9	15	PENDING HEALTH DEPT. APPROVAL
1-97010	MAIDENS FANCY ESTATES	AMS	CM/CC	07/31		12/11	12/16	15	20	HEALTH DEPARTMENT
1-90038	MCPHERSON PROPERTY	AMS	CM	12/27	8	01/08	01/13	19	20	HEALTH DEPT.; NEED NR/FSO AND FCP
1-96096	MOXLEY PROPERTY	AMS	RW	05/06		06/12	06/17	14	15	HEALTH DEPT. APPROVAL NEEDED
1-95006	OLNEY ACRES	AMS	SF	AUG 94		AUG 94	08/29	8	15	PENDING SEWER CATEGORY CHANGE
1-97049	ROLLINMEAD	JRD	SF		4	01/22	01/27		20	HEALTH DEPT APPROVAL NEEDED
1-96114	VAIL PROPERTY	AMS/SK	BS	06/17		07/10	07/15	15	15	HEALTH DEPT.
<b>PRE-PRELIMINARY PLANS WITHOUT BOARD DATES</b>										
7-96020	ANDERSON PROPERTY	AMS	RW	12/20		01/10	01/16	8		PENDING EPD, DOT & HD APPROVAL
7-97024	SAINT GEORGE'S BULGARIAN ORTH.	AMS	LM	02/03	6	04/02	04/07	11	15	ICC, WATER TABLE TEST
<b>VARIATIONS WITHOUT PLANNING BOARD DATES</b>										
VAR97-11	BELL ATLANTIC-WASM96ML	AMS	SF	10/08		10/30	11/04	3		SPA ISSUE, SPECIAL EXCEPTION NEEDED
VAR 97-18	TOLSON CENTER	JRD	SF/WW	03/07	2	03/19	03/24	9	20	
VAR 97-9	BOYLSTONS DISCOVERY	JRD	SF	08/22		09/18	09/24	5	15	
VAR97-1	WHEATON KNOLLS	AMS	LM	07/18		08/07	08/12	3	15	NEEDS SITE PLAN REVIEW
<b>REVISIONS WITHOUT PLANNING BOARD DATES</b>										
1-92009R	SPRING LAWN FARM	AMS	CC/KN	06/27		07/24	07/29	7	15	HD APPROVAL NEEDED

*need land*

- 1 DEP sign off on water quality etc
- 2 approval from us for setbacks
- 3 SH-owns letter for access pt. need to meet out there.
4. largest cons sign off from Eng - Glen Miller.

Reduction of Environmental setting -  
Commissioner Fig - why reduction in setting

12,000 SF - church -

45,000 SF - Plot.

George - Commission not ready to do that.

Paula B. - obligated to preserve quality of place -

- concerned about limiting environmental setting.

RE-1 - sewer can be built

RC - not possible to build.

Special exception can be pursued - no - S.E. for use - not the case here.

Greg Clemmer - plenty of land - County should look at historicity of property.

Fig - feels very strongly about reduction of environmental setting.

original setting

proposed setting - Taxes -

~~reduced to 50% of original~~

George K.: against ; but will look to future.

But Jordan: - no compelling reason to reduce.

Head Commission -  
in favor of  
revising in the  
future.

M. Lorigan: not to reduce environmental setting.  
not comfortable

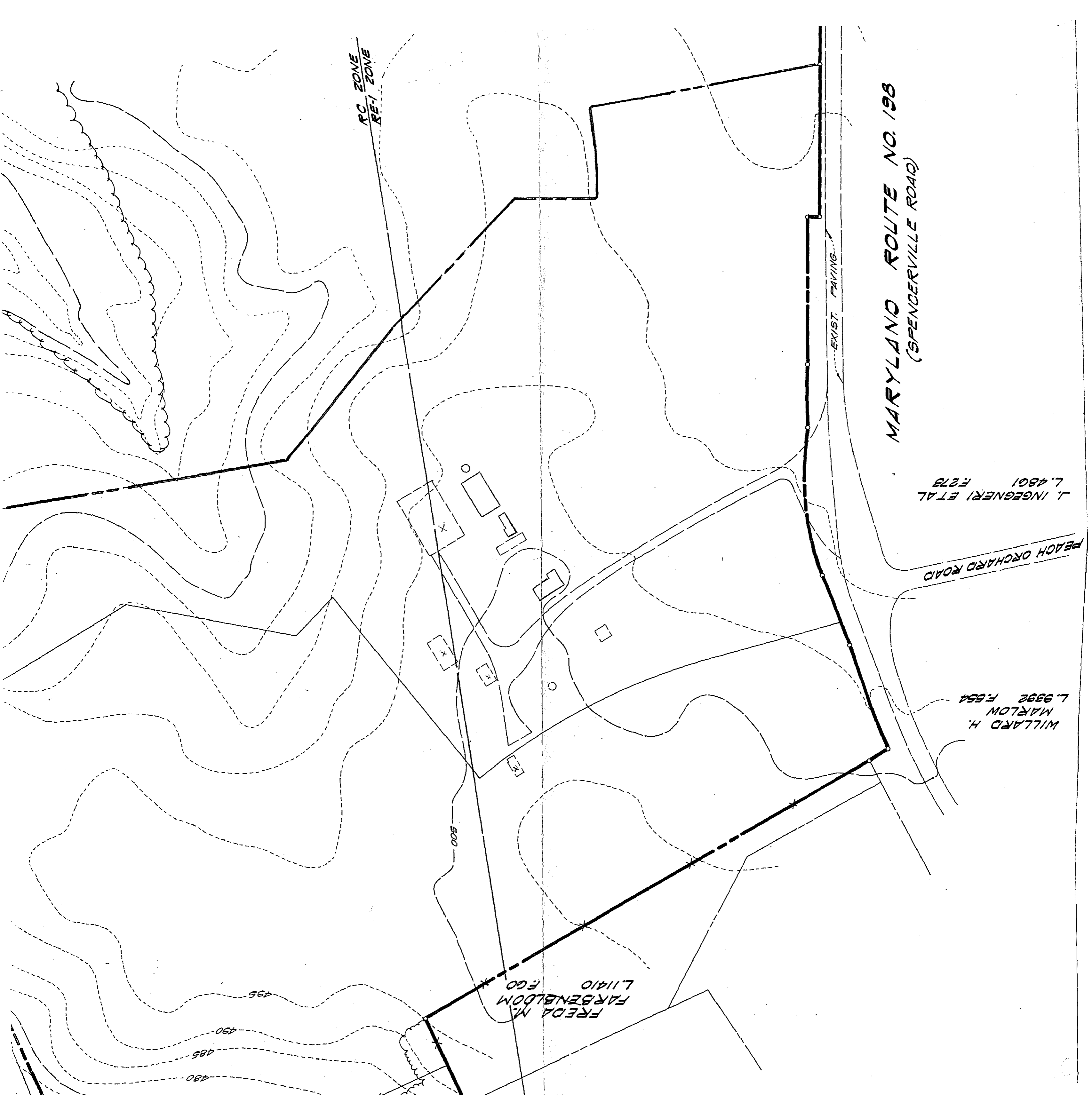
Greg Clemmer: can sympathize w/ applicants - ; in favor of  
Stokes gas.

Paula B.: against

Manjiv Reda: against ; interested in helping Church Office "wants"

Emily Fig: against

Applicant: will help us to know your interests -



RC ZONE  
RE-1 ZONE

MARYLAND ROUTE NO. 198  
(SPENCERVILLE ROAD)

J. INGNERI ET AL  
L. 4801 F. 273

PEACH ORCHARD ROAD

WILLARD H.  
MARLOW  
L. 9392 F. 554

FREDA M.  
FARBERBLDM  
L. 11410 F. 60

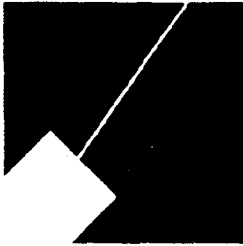
500

EXIST. PAVING

480  
485  
490  
495



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

Date: 3.25.98

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GW*  
Historic Preservation

SUBJECT: Historic Area Work Permit

*15/55*

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE 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 DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/495-4570**

**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  
Street Number City State Zip Code  
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 (complete Section 4)  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.

Steven Carstens 10/1/97  
Signature of owner or authorized agent Date

Approved:  \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 10-22-97  
Application/Permit No.: 9710060062 Date Filed: 10-02-97 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**











APPROVED  
Montgomery County  
Historic Preservation Commission

*Woods Kephau*  
*(building only)*  
*10/22/97*

**NO**

ASSOCIATED  
ENGINEERS, INC.  
1000 WOODBURN  
CAMP HILL, PA 17009-1000  
PHONE: 717.538.6870

P R O J E C T

DATE	BY	REVISIONS
		1. Corrected drawing

D R A W I N G

These drawings and supporting documents are the property and intellectual property of the Architect/Engineer. Unauthorized use or distribution is strictly prohibited.

**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 / East Farmstead of 63 acres  
includes Farmhouse, dairy, barn, milk house,  
and two silos

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 17000 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:

- 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**

On file

- 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**

On file

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.

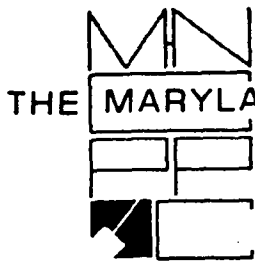
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

On file

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.





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

DATE: 10-22-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division *gmc*  
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!

N226  
t 4, Block A

P. 103

P. 249

P. 477

eda M. Farbenbloom  
12 Spencerville Road  
encerville, MD 20868

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

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

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

P. 850

P. 668

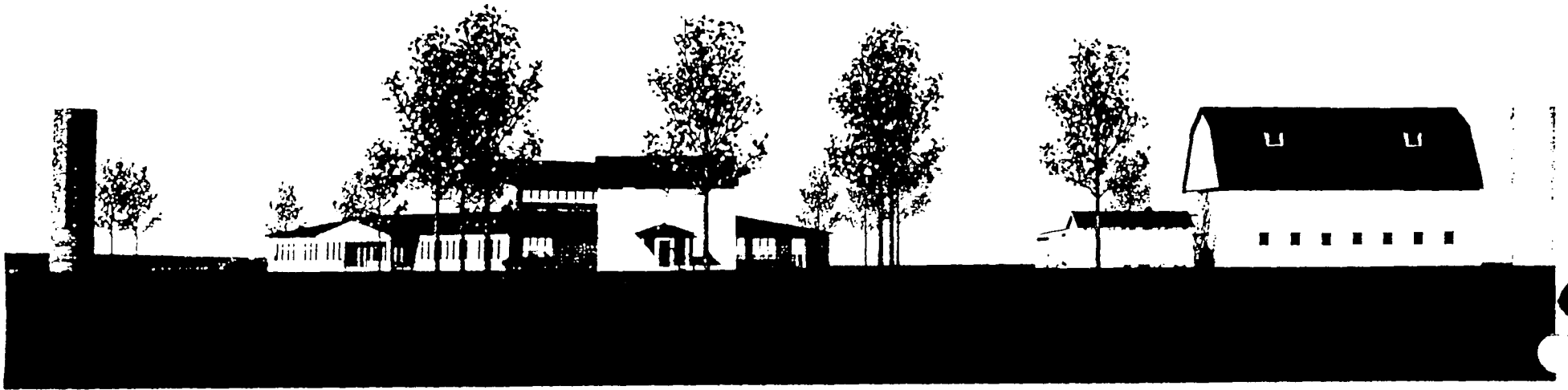
ntgomery County  
3 101 Monroe Street  
ckville, MD 20850

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

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

806

N.C.P. & P.C.  
37 Georgia Avenue  
Iver Spring, MD 20910



APPROVED  
Montgomery County  
Historic Preservation Commission

*W. Lynn Leghart* 10/22/97

18



↑  
Brick Silo

↑ Proposed

← Existing →

↑  
Concrete Silo

(19)

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Paula J. [Signature]*

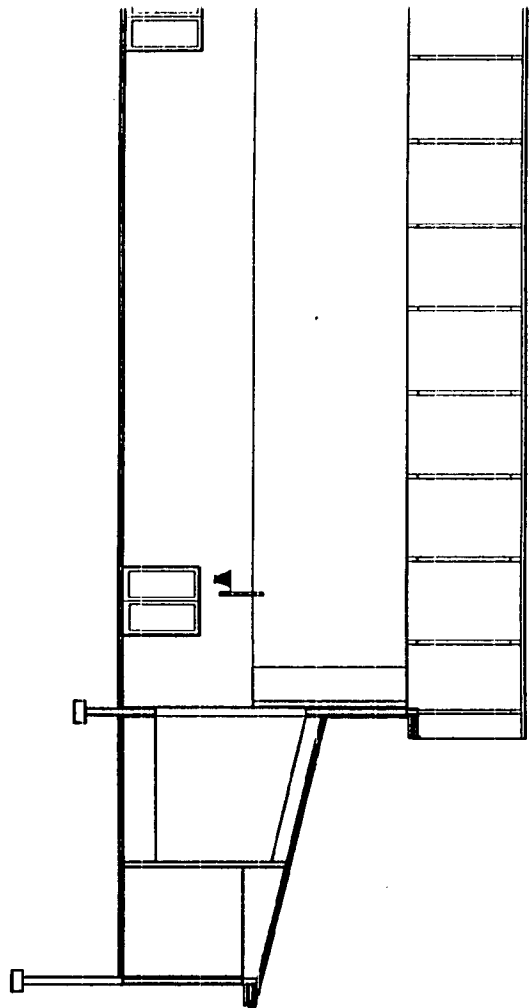
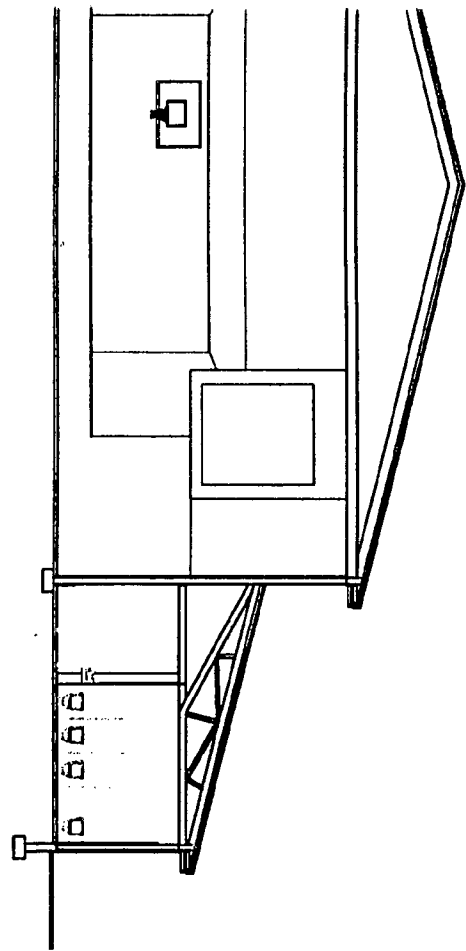
**APPROVED**

DATE \_\_\_\_\_

BY TITLE CHANGE \_\_\_\_\_

AS NOTED \_\_\_\_\_

Approval constitutes authority to proceed with the next level of work as defined in the agreement without further discussion, except as noted.



9702



PHONE: 616.698.6670

GRAND RAPIDS, MI

**PROJECT**

NEW MULTI-PURPOSE BUILDING FOR

**CEDAR RIDGE  
COMMUNITY CHURCH**

SPENCERVILLE, MI

**REVISIONS**

ITEM	REVISION	DATE
1	PRE-DEVELOPMENT LEVEL REVIEW	11/15/01
2	PRE-DEVELOPMENT LEVEL AND POE - TRACTION	11/15/01
3	PRE-DEVELOPMENT LEVEL - CLIENT REVIEW	11/15/01

**DRAWING**

**BUILDING SECTIONS**

APPROVED

Montgomery County  
Historic Preservation Commission

*Don't know the date 11/22/01*

ASSOCIATED  
ESIGN, Inc.

JOB 9702

SHT. 1A of 10

APPROVED

9702

ROOM FINISH SCHEDULE

BY: TITLE DATE WITHOUT CHANGE

Table with columns: ROOM NAME, FLOORS (MATER, FINISH, BASE), WALLS (MATER, FINISH), CEILING (MATER, FINISH), and AS NOTED. Rows include Nursery, Toddlers, 1st-5th Grade Classrooms, Auditorium, and various offices.

AS NOTED



PROJECT CEDAR RIDGE COMMUNITY CHURCH

NEW MULTI-PURPOSE BUILDING FOR

SPENCERVILLE, MI

REVISIONS

Table for REVISIONS with columns: DATE, REVISION, and COMMENTS.

DRAWING

ROOM FINISH SCHEDULE, DOOR SCHEDULE,

NOTES: 1. SEE MASONRY UNIT... 2. SEE... 3. IN BOARD... 4. CONTRACT... 5. NO SPACER... 6. COMPOSITE TILE

◆ N.I.C.

APPROVED Montgomery County Historic Preservation Commission

Handwritten signature: Roy K... 10/22/07

NOT FOR CONSTRUCTION

JOB 9702 SHT A6 of 12

Vertical text on the right edge: drawings.com

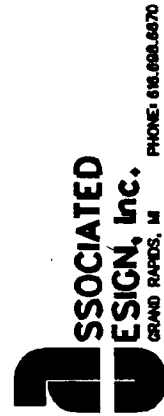
**APPROVED**

BY \_\_\_\_\_ DATE \_\_\_\_\_

WITHOUT CHANGE ( )  
AS NOTED ( )

Approval constitutes authority to proceed with the next level of work as defined in the Agreement without basic alteration, except as noted.

9702

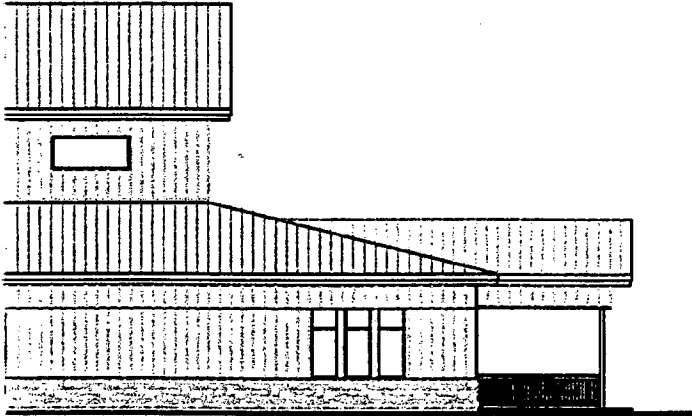


**PROJECT**

NEW MULTI-PURPOSE BUILDING FOR

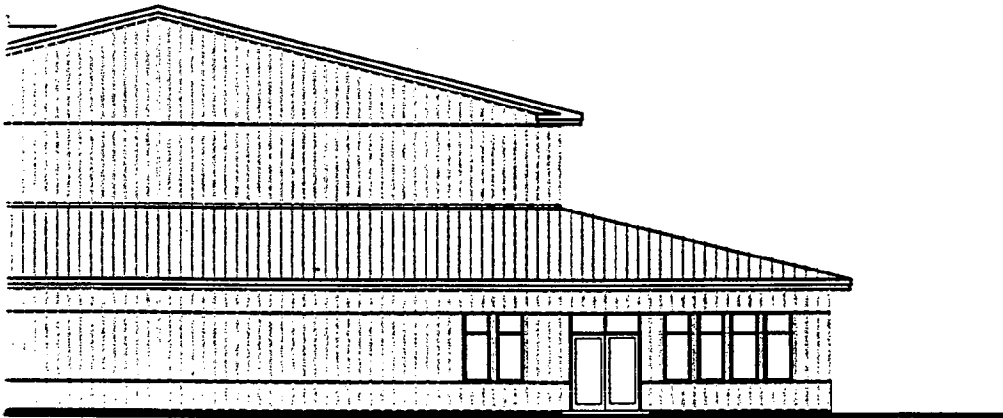
**CEDAR RIDGE  
COMMUNITY CHURCH**

SPENCERVILLE, MD



**2TH ELEVATION**

SCALE: 1/8" = 1'-0"



**1ST ELEVATION**

SCALE: 1/8" = 1'-0"

**REVISIONS**

NO.	DATE	REVISIONS

**DRAWING**

**ELEVATIONS**

APPROVED  
Montgomery County  
Historic Preservation Commission

*Handwritten signature and date: 10/22/97*

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JOB 9702

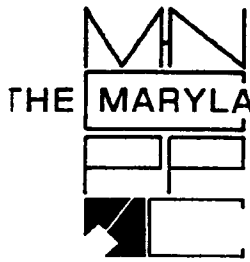
SHT A5 of 10

**NOT FOR CONSTRUCTION**

10/22/97 10/22/97 10/22/97







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

**FAX TRANSMITTAL SHEET**

**Historic Preservation Section  
Department of Park & Planning**

Telephone Number: (301) 495-4570

Fax Number: (301) 495-1307

TO: Candy Bunnag FAX NUMBER: 1303

FROM: Perry PHONE NUMBER: 2105

DATE: 11-18-97

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 2

NOTE: Re. Spencer/Carr (Cedar Ridge)

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---

---

---

---

shaded areas

curb & gutter: no lines

gravel → tar & chip layer (budget)

hc spots → tar & chip or asphalt

... COUNTY  
...  
...

...  
...

TOTAL BOUNDARY AREA - 54,173.1 AC  
ESTATE NO 12407 ...

Parcel Uel  
31,399.17 AC.

Parcel Uel  
11,399.17 AC

building site

MARYLAND ROUTE No 130

...

Plan of Survey  
E. M. CORP. ET AL.  
PROPERTY

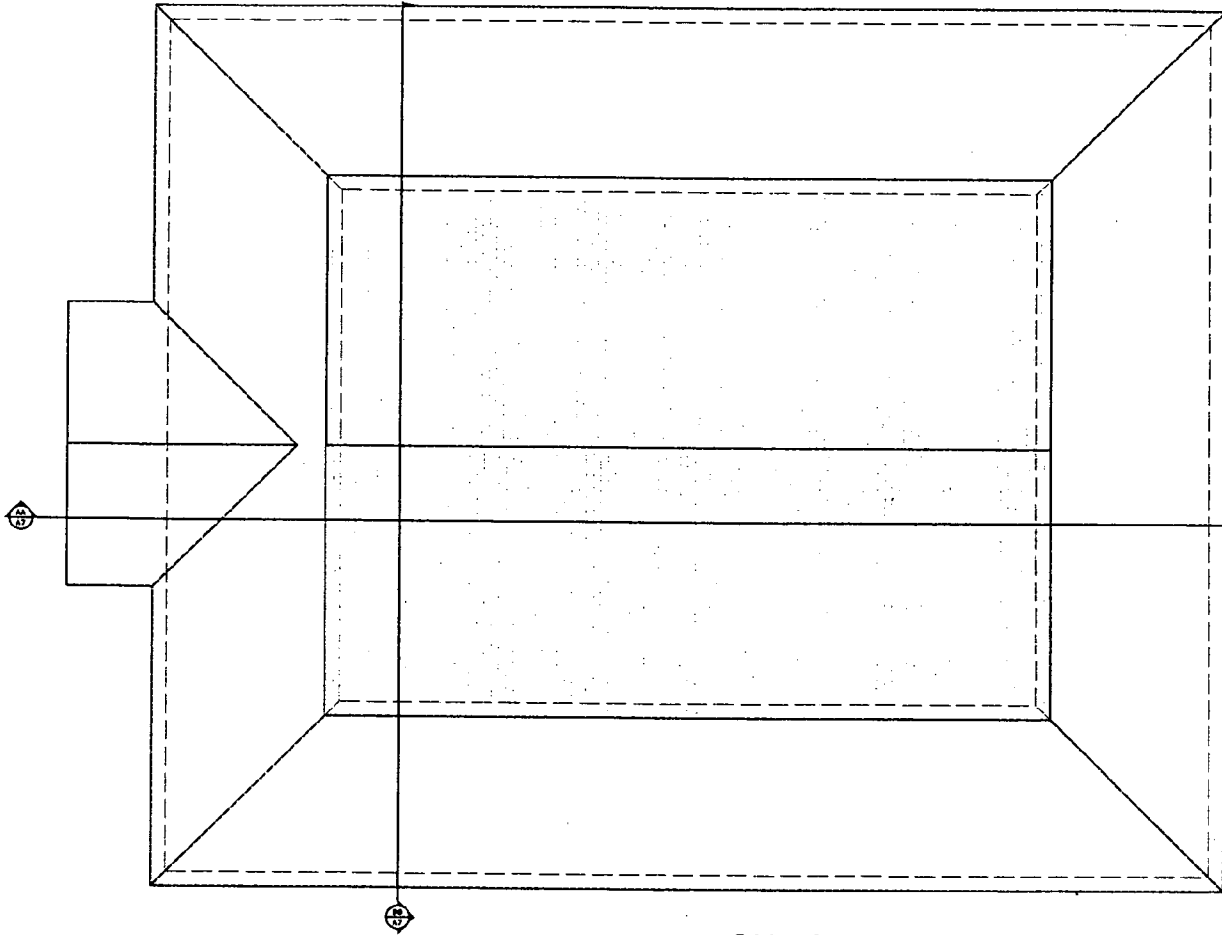








13



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**APPROVED**  
BY \_\_\_\_\_ DATE \_\_\_\_\_  
WITHOUT CHANGE ( )  
AS NOTED ( )  
Approval constitutes authority to proceed with the next level of work as defined in the agreement without further objection, except as noted.

9702

**ASSOCIATED DESIGN, INC.**  
DESIGN ARCHITECT, INC. PHONE 918.688.8270

**PROJECT**  
1987 MULTI-PURPOSE BUILDING FOR  
CEDAR RIDGE COMMUNITY CHURCH

**DRAWING**  
ROOF PLAN

JOB 9702  
SHT A3 of 10

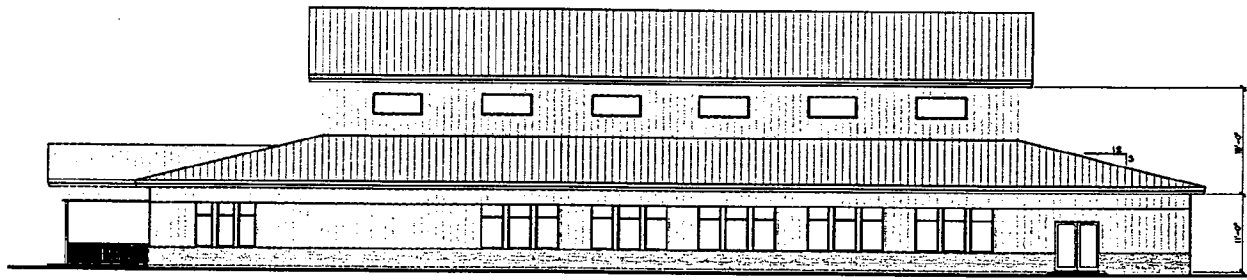
NOT FOR CONSTRUCTION

**APPROVED**

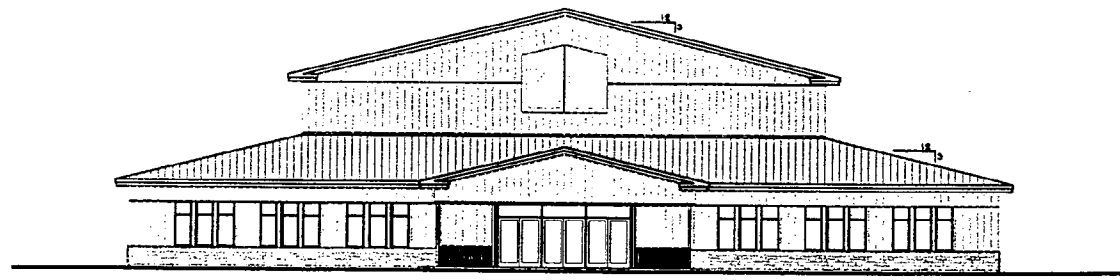
BY \_\_\_\_\_ DATE \_\_\_\_\_  
WITHOUT CHANGE ( )  
AS NOTED ( )  
APPROVED: I have examined the drawings and approve them as shown with the exception of such changes as noted in the agreement without date alteration, except as noted.

9702

**ASSOCIATED DESIGN, Inc.**  
GRAND RAPIDS, MI PHONE 943-8470



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**PROJECT**

CEDAR RIDGE  
COMMUNITY CHURCH

**OPERATIONS**

**ELEVATIONS**

NOT FOR CONSTRUCTION

JOB 9702  
SHT A4 of 10

14



**APPROVED**

9702

BY \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE \_\_\_\_\_  
WITHOUT CHANGE ( )  
AS NOTED ( )  
Approval constitutes authority to proceed with  
the next level of work as defined in the  
agreement without basis alteration, except as  
noted.



PROJECT

CEDAR RIDGE  
COMMUNITY CHURCH

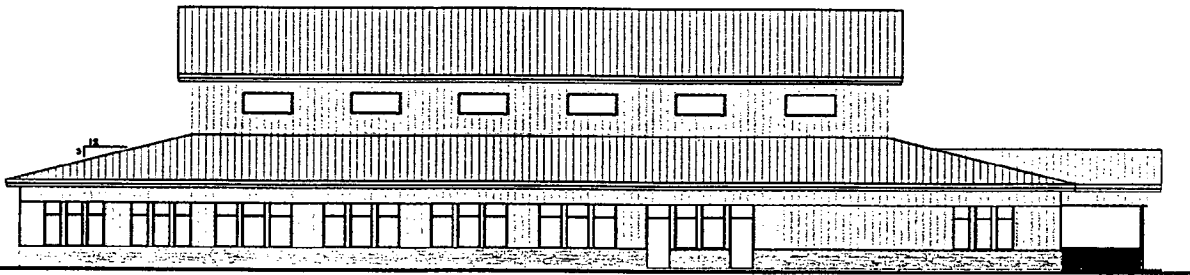
REVISIONS

DRAWING

ELEVATIONS

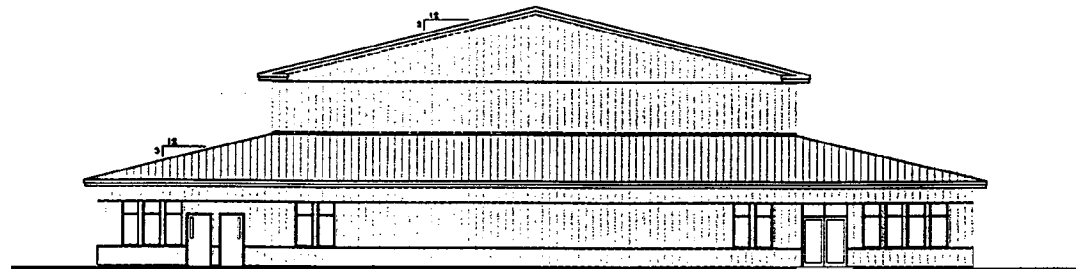
JOB 9702

SHT A5 of 10



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

19

APPROVED

DATE

WITHOUT CHANGE

BY

DATE

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	WALLS	FLOORS	CEILING	DOOR	GLASS	REMARKS
101	HURLOCK	CONC.	CONC.	CONC.	WOOD	GLASS	
102	TOILET	CONC.	CONC.	CONC.	WOOD	GLASS	
103	TOILET	CONC.	CONC.	CONC.	WOOD	GLASS	
104	TOILET	CONC.	CONC.	CONC.	WOOD	GLASS	
105	TOILET	CONC.	CONC.	CONC.	WOOD	GLASS	
106	TOILET	CONC.	CONC.	CONC.	WOOD	GLASS	
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111	TOILET	CONC.	CONC.	CONC.	WOOD	GLASS	
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113	TOILET	CONC.	CONC.	CONC.	WOOD	GLASS	
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145	TOILET	CONC.	CONC.	CONC.	WOOD	GLASS	

NOT FOR CONSTRUCTION

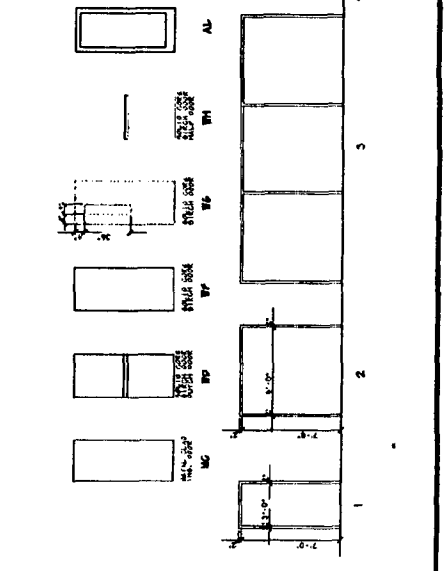
APPROVALS:  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

DOOR SCHEDULE

DOOR NO.	SIZE	FINISH	REMARKS
101A	3'-0" X 7'-0"	WOOD	
102A	3'-0" X 7'-0"	WOOD	
103A	3'-0" X 7'-0"	WOOD	
104A	3'-0" X 7'-0"	WOOD	
105A	3'-0" X 7'-0"	WOOD	
106A	3'-0" X 7'-0"	WOOD	
107A	3'-0" X 7'-0"	WOOD	
108A	3'-0" X 7'-0"	WOOD	
109A	3'-0" X 7'-0"	WOOD	
110A	3'-0" X 7'-0"	WOOD	
111A	3'-0" X 7'-0"	WOOD	
112A	3'-0" X 7'-0"	WOOD	
113A	3'-0" X 7'-0"	WOOD	
114A	3'-0" X 7'-0"	WOOD	
115A	3'-0" X 7'-0"	WOOD	
116A	3'-0" X 7'-0"	WOOD	
117A	3'-0" X 7'-0"	WOOD	
118A	3'-0" X 7'-0"	WOOD	
119A	3'-0" X 7'-0"	WOOD	
120A	3'-0" X 7'-0"	WOOD	
121A	3'-0" X 7'-0"	WOOD	
122A	3'-0" X 7'-0"	WOOD	
123A	3'-0" X 7'-0"	WOOD	
124A	3'-0" X 7'-0"	WOOD	
125A	3'-0" X 7'-0"	WOOD	
126A	3'-0" X 7'-0"	WOOD	
127A	3'-0" X 7'-0"	WOOD	
128A	3'-0" X 7'-0"	WOOD	
129A	3'-0" X 7'-0"	WOOD	
130A	3'-0" X 7'-0"	WOOD	
131A	3'-0" X 7'-0"	WOOD	
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135A	3'-0" X 7'-0"	WOOD	
136A	3'-0" X 7'-0"	WOOD	
137A	3'-0" X 7'-0"	WOOD	
138A	3'-0" X 7'-0"	WOOD	
139A	3'-0" X 7'-0"	WOOD	
140A	3'-0" X 7'-0"	WOOD	
141A	3'-0" X 7'-0"	WOOD	
142A	3'-0" X 7'-0"	WOOD	
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144A	3'-0" X 7'-0"	WOOD	
145A	3'-0" X 7'-0"	WOOD	

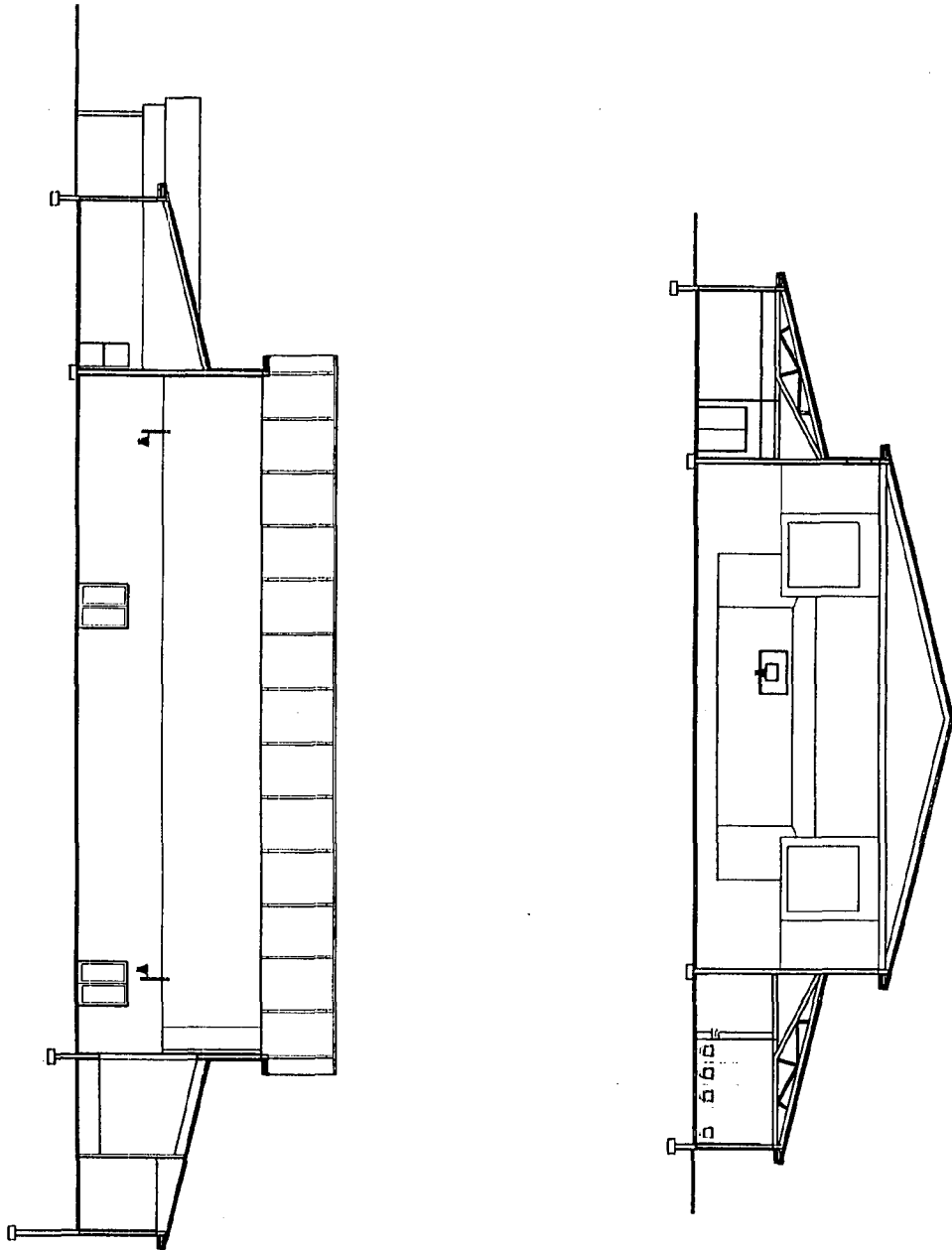
NOT FOR CONSTRUCTION

APPROVALS:  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_



16

(21)



FOR CONSTRUCTION

**APPROVED**

DATE: 11/11/70

BY: [Signature]

REVISIONS:

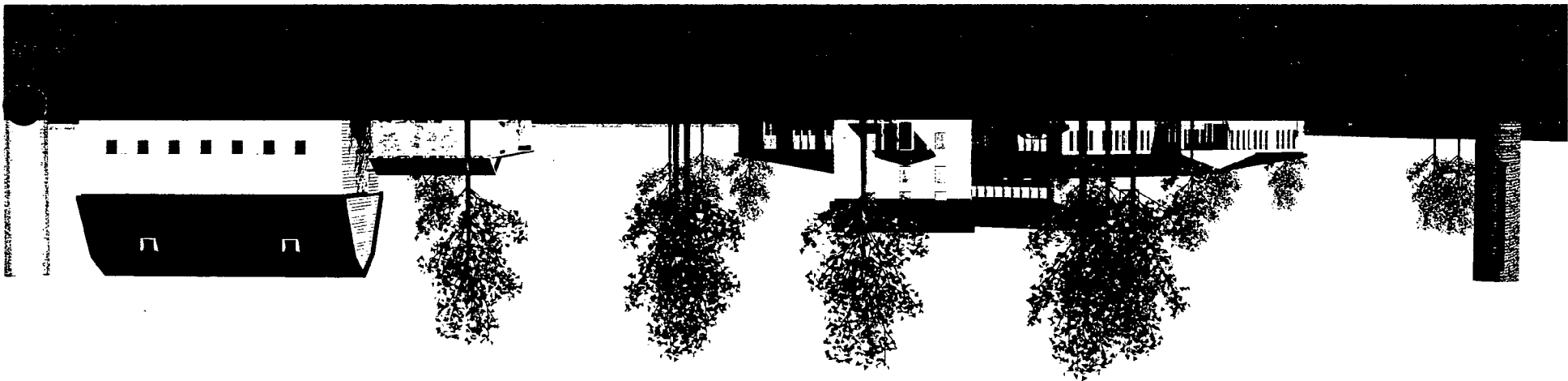
1. AS NOTED

2. APPROVED FOR CONSTRUCTION

3. APPROVED FOR CONSTRUCTION

4. APPROVED FOR CONSTRUCTION

DRAWING BUILDING SECTIONS	REVISIONS NO. DATE DESCRIPTION 1 11/11/70 AS NOTED 2 11/11/70 APPROVED FOR CONSTRUCTION 3 11/11/70 APPROVED FOR CONSTRUCTION 4 11/11/70 APPROVED FOR CONSTRUCTION		PROJECT NEW MULTI-PURPOSE BUILDING FOR CEDAR RIDGE COMMUNITY CHURCH SPENCERVILLE, IN	<b>ASSOCIATED          DESIGN, Inc.</b> GRAND RAPIDS, MI PHONE: 616.268.6470	9702
	JOB NO. 9702 DATE 11/11/70				



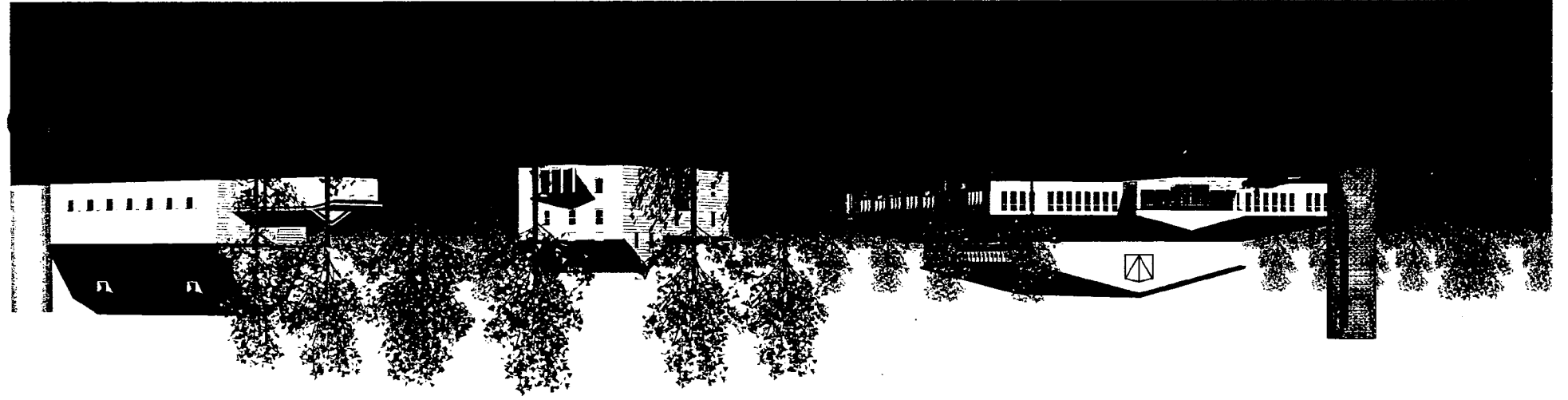
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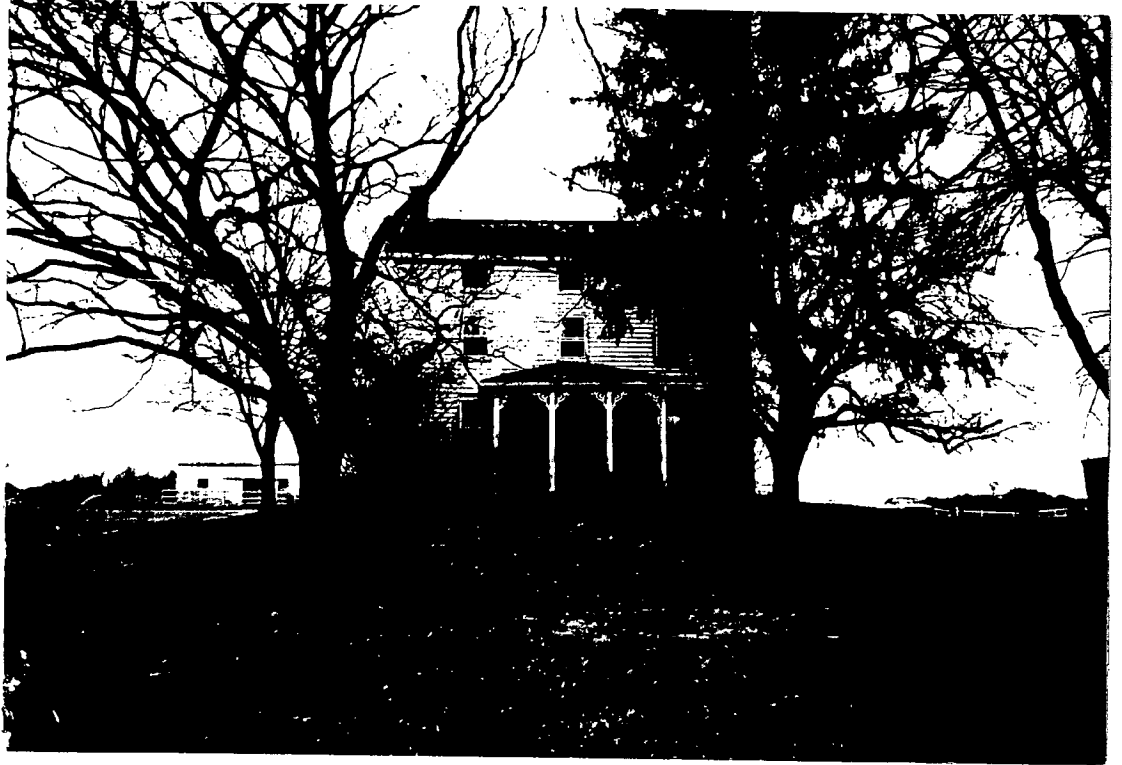
Concrete Silo  
↓

Existing  
↓

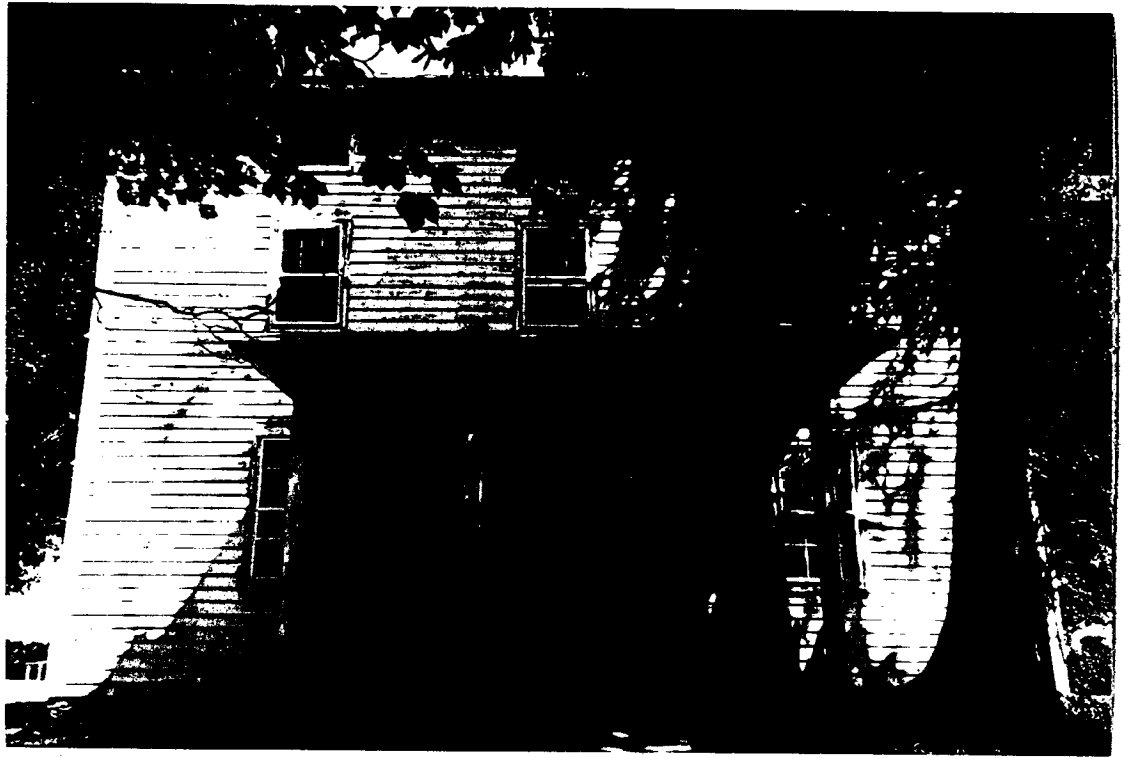
Proposed  
↓

Brick Silo  
↓

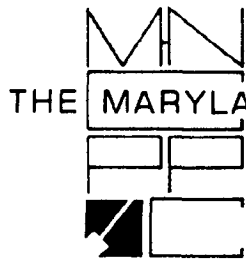




20



21



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

November 22, 1996

MEMORANDUM

TO: Montgomery County Historic Preservation Commission  
FROM: Gwen Wright, Historic Preservation Coordinator *GW*  
SUBJECT: Reduction of Environmental Setting for Spencer/Carr House

---

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

As noted in the attached letter from the church, their plan is to construct a new 12,000 square foot church building directly behind the Spencer/Carr House on a portion of land that is zoned RE1. The house and several outbuildings (including the barn, milkhouse, and concrete block silo) will be retained and restored. They can not locate the new church building farther back on the property because the land changes from RE1 zoning to Rural Cluster (RC) and they can not get public sewer to the building in the RC zone (see attached site plan.)

The church is requesting a reduction in the environmental setting of the historic site (which is currently the entire parcel as delineated at the time of designation) to approximately seven acres. These seven acres would including the historic house, barn, milkhouse, concrete block silo, tractor shed, and entry drive, as well as the vista to Spencerville Road. This proposed setting would not include the location of the new church building. Thus, HPC



would not have design review over the new structure. The HPC must determine if they feel that the seven acre environmental setting proposed is adequate.

The church has also noted that they would like to remove the tractor shed, a brick silo located to the west of the historic house, and erect a sign in the front of the property. These items - if located within the final environmental setting determined by the HPC - would need a Historic Area Work Permit. The HPC can not act on these proposals on December 2nd as no HAWP was filed for demolition or signage; however, it would be appropriate to give the applicant informal feedback on these aspects of their project.

### 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.

The proposed seven acre environmental setting clearly includes the important historic buildings on the site and preserves the vista to Spencerville Road; however, it excludes the location of the new church. The new church building that is planned will be very large. It will also (because of the zoning line) be located relatively close behind the historic Spencer/Carr House. For this reason, it will be very important that the new building relate sympathetically with the historic house - both in terms of massing and architectural detailing. The HPC may want to consider whether the site of the new church should be included in the environmental setting so as provide the HPC with an opportunity for input and review of the new building.

Another issue which should be discussed on December 2nd is where parking for the new church building will be located - also behind the Spencer/Carr House on the RE-1 land or farther back on the site on the RC land (behind the new church building)? Reducing the amount of asphalt directly adjacent to the historic house and outbuildings will be an important to preserving an appropriate environmental setting.

### STAFF RECOMMENDATION

Cedar Ridge Community Church has expressed a strong interest in preservation of the historic Spencer/Carr House and they have worked cooperatively with the HPC in all of their planning to date. Their use of this property for a church will greatly enhance the opportunities for retaining the historic character and open space of the site versus the problems that would be associated with integrating the farmstead into a residential subdivision.

The church has proposed a setting which does include all of the historic portions of the property. The HPC, however, must consider whether they need to be involved in the design review of the new church building with it associated parking that will be directly behind the historic house and outbuildings. If this is important, then the environmental setting should be expanded to the north - at least to the line where the RC zoning begins.

November 15, 1996

Mr. George Kousoulas  
Chairperson, Montgomery County Historic Preservation Commission  
Maryland-National Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Dear Mr. Kousoulas:

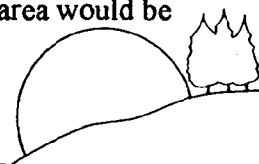
Cedar Ridge Community Church is the owner of a 62.8 acre parcel on which the Spencer-Carr House (Historic Site 15/55) is located. Earlier this year we submitted to the M-NCPPC a pre-Preliminary Plan in which we proposed a mixed cluster development of 23 residential building lots and the construction of our church complex on this parcel. This plan also involved the extension of Peach Orchard Road onto the property. Due to financial constraints and a desire to move our operations to the farm as soon as possible, we have decided to modify our plans dramatically. The purpose of this letter is to introduce to the Commission the more simplified, less intrusive plans we now wish to implement.

Instead of proceeding through the sub-division approval process, we have applied for plan approval through a request for "variation." If allowed to proceed using this streamlined method, we will meet with the Development Review Committee in December and have a hearing with the Planning Board in January or February of 1997. Ideally, we would be able to begin construction in the Spring of 1997.

As of now, we do not plan to create a residential community on the property. We have also substantially reduced the size of the church facility that we build first. It is our hope to construct a 12,000 square foot church building in 1997 and rehab the historic farm house. In order to leave an unobstructed view of the farm house from Spencerville Road, we have elected to site our building behind the Spencer-Carr House. However, in order to have access to public sewer, we will need to build our new structure in the RE-1 zone where public sewer is permitted (our application for public sewer in the RC zone was denied). We also wish to locate our church where it can be seen, if only partially, from Spencerville Road. Consequently, we plan to build in the small sliver of the RE-1 zone that lies behind the Spencer-Carr house. If the topography and the Planning Board allow, we may be able to straddle the zoning line.

Our intention is to rehab the Spencer-Carr House in the next year or so, and use the ground floor as offices or welcome area and the upper floors as a residence for a caretaker. The new church building will be designed to fit with the farm setting and be sized and sited so that the farmhouse retains its importance on the property as seen from Spencerville Road.

We are requesting that the HPC reduce the environmental setting of the Spencer-Carr House to include the farm house, the milk house, the dairy barn, the concrete block silo, the driveway, and all the land immediately in front of these structures. The total area would be approximately 7 acres.



The proposed configuration produces an excellent representation of the family farm, and provides an aesthetically pleasing display of farm architecture. The silo, dairy barn, and milk house are nicely sited so that a hierarchy in building relationships can be established. In approaching the property, a person first observes the landmark white barn in the distance, then the vista. Drawing closer, one is then escorted, rather intentionally, to the farm house which will serve as a welcome center and caretaker's house. Inside the welcome center we hope to display an artful presentation of the rich history of the Spencer-Carr farmstead.

This building configuration also provides an authentic rendering of the functional relationships among these structures. Specifically, the silo, dairy barn, and milk house form a functional unit, separate and apart from the house where the owner would reside. Yet, these two areas are drawn together by the use of similar building materials. The brick silo is proposed for exclusion for these reasons: 1) because it is not functionally associated with the barn or any other structure, 2) because it is made of materials unlike any other used on the site, and 3) because it is structurally unsound, with a notable tilt to the north and northwest (The bricks in the lowest courses are crumbling probably due to inadequate material composition and a sinking foundation. Following demolition we would hope to salvage some of the bricks and use them in a fireplace or patio area as a tribute to the silo.)

Although a case for retaining the tractor shed could be made on historical and aesthetic grounds, we are requesting that the tractor shed across the driveway from the house be eliminated because it would obstruct a view of our new building from Spencerville Road. The combination of the farm house, the tractor shed, and the mature trees in front of these structures virtually block the view of our proposed building site. Our first priority, historically speaking, is to preserve the farm house and the trees in front of it. Eliminating the tractor shed seems to us to be a reasonable compromise, given our commitment to maintain four other structures. In addition, termite damage, poor drainage, dry rot, and the incursion of vines and small trees have rendered the shed virtually useless. Renovation and reuse of the shed is impossible with our limited budget.

Thank you for your consideration on December 2 of our proposals related to reducing the environmental setting and widening the driveway to accommodate vehicles entering and leaving our property. We imagine you will be pleased by the significant changes in the scope of our plans, and the resultant reduction in impact on the property. We look forward to discussing these matters with you.

Sincerely,

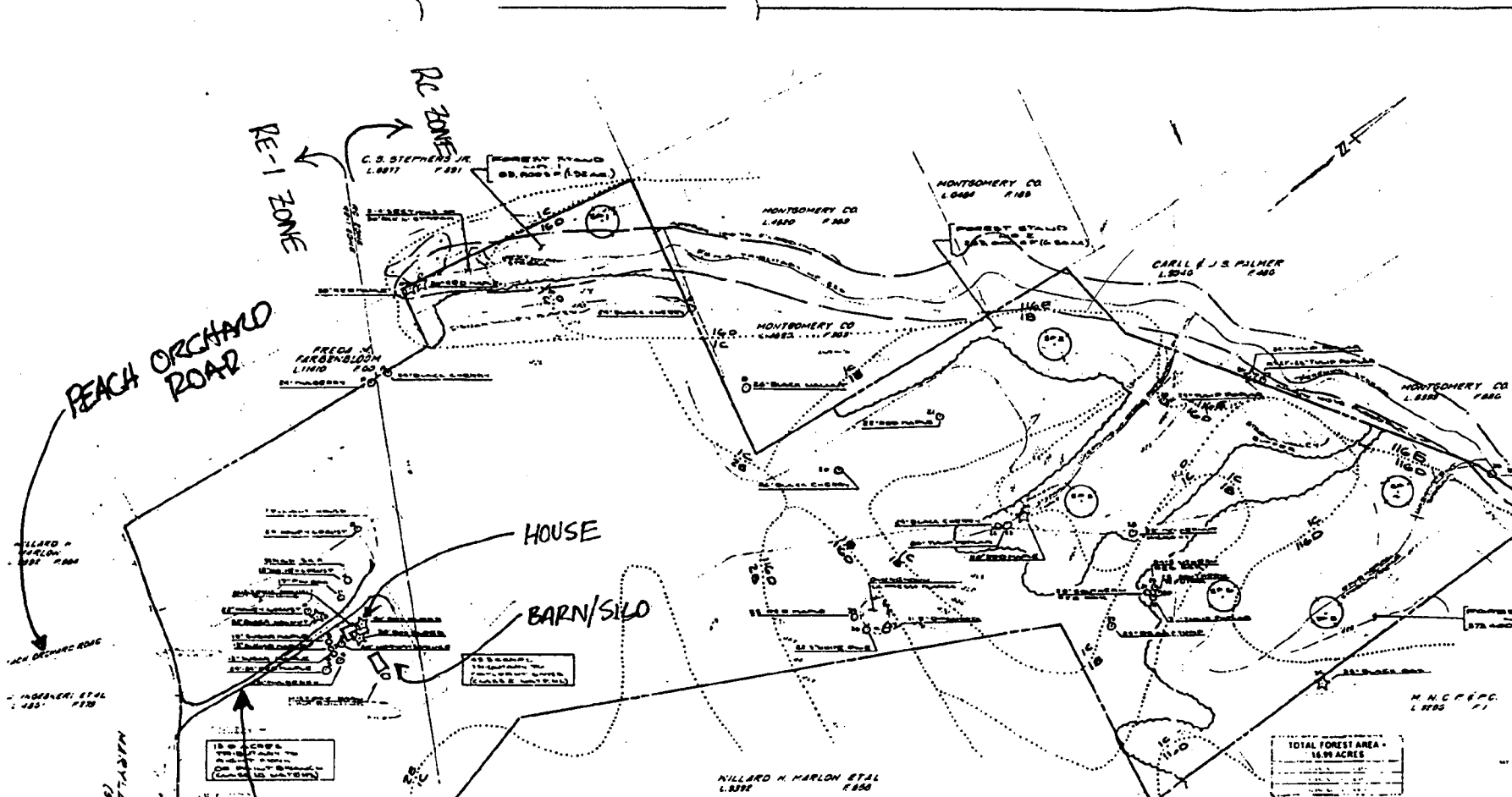


Steven P. Carstens, Ph.D.  
Director of Operations



VICINITY MAP  
SCALE 1" = 2,000'  
COPYRIGHT 1987 BY MCGRAW-HILL, INC.  
PERMITTED USE ONLY

- KEY
- SHADY TREE
  - OPEN TREE
  - FOREST STAND
  - STEEP SLOPE
  - FOREST STAND
  - STREAM
  - ROAD
  - FENCE
  - OR ORIGINALLY



TOTAL FOREST AREA - 16.99 ACRES

Forest Stand	Acres
Forest Stand 1	16.99
Forest Stand 2	0.00
Forest Stand 3	0.00
Forest Stand 4	0.00
Forest Stand 5	0.00
Forest Stand 6	0.00
Forest Stand 7	0.00
Forest Stand 8	0.00
Forest Stand 9	0.00
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Forest Stand 48	0.00
Forest Stand 49	0.00
Forest Stand 50	0.00

PROPERTY & EASEMENT DATA

NO.	DESCRIPTION	ACRES	OWNER
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50	1000000000	100.00	1000000000

STATE OF MONTGOMERY COUNTY, MARYLAND  
 I, the undersigned, a duly qualified and licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original plan as filed in my office on this 1st day of 1987.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Rockville, Maryland, this 1st day of 1987.

\_\_\_\_\_  
 Professional Engineer  
 License No. 12345

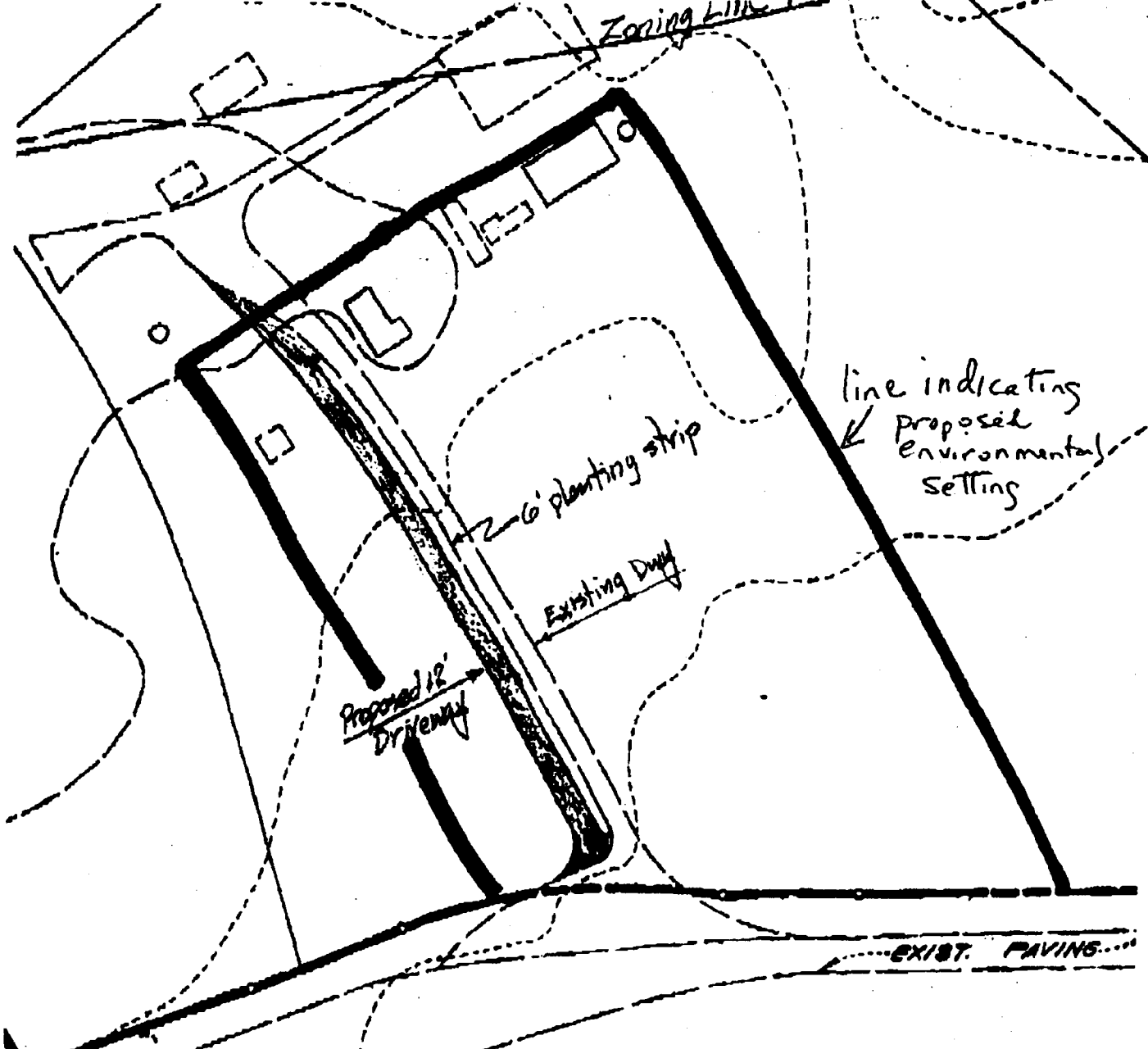
TAX MAP K5 342 + K5 343 W55C, SUE 221 + SUE 222  
 NATURAL RESOURCE INVENTORY / FOREST  
 STAND DELINEATION PLAN  
**SPENCER FARM**  
 PARCEL 143 + PARCEL 145

Mcgris, Hendricks and Glascock, P.A.  
 Engineers - Planners - Surveyors

Dwight  
 Dale  
 Date  
 6/28/87  
 Scale  
 1" = 200'

(5)

Zoning Line



line indicating  
proposed  
environmental  
setting

6' planting strip

Existing Driveway

Proposed 12' Driveway

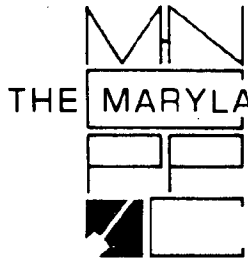
EXIST. PAVING

MARYLAND RC  
(SPENCERVILLE)

HILLARD H.  
MARLOW  
L. 5898 F. 684

EACH ORCHARD ROAD

J. INGEGNERI ET AL  
L. 4801 F. 273



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

November 14, 1996

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and work session on Monday, December 2, 1996, in order to evaluate a proposal to reduce the environmental setting within a proposed subdivision of **Spencer Farm** (#7-96024) located at 2420 Spencerville Road in Spencerville, Maryland. It involves Master Plan Site #15/55, the Spencer-Carr House. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to your request for subdivision of the property. The Historic Preservation Commission will review the proposal as it impacts the historic site, and make recommendations to the Planning Board. As the Property Owner, you are encouraged to either attend the meeting or submit written comments to the HPC at 8787 Georgia Avenue, Silver Spring, MD 20910.

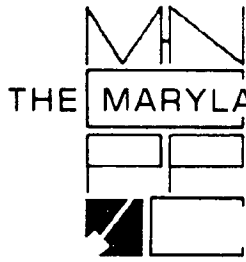
This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

Patricia Parker  
Historic Preservation Planner

Enclosures

cc: David A. Crowe, John Sekerak, Jr. - Macris, Hendricks and Glascock, P.A.  
Kimberley S. McCarl



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Patricia Parker  
Historic Preservation Planner

Enclosures

cc: David A. Crowe, John Sekerak, Jr. - Macris, Hendricks and Glascock, P.A.  
Kimberley S. McCarl

November 6, 1996

Ms. Pat Parker  
Historic Preservation Planner  
Maryland-National Capital Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Dear Pat,

Please put Cedar Ridge Community Church on the agenda of the November 27 meeting of the Historic Preservation Commission. We would like the HPC to consider two proposals:

- 1) To reduce the environmental setting of the Spencer-Carr House to an area of about 7 acres which would include 4 buildings, 2 silos, the driveway, and the area between the house and Spencerville Road.
- 2) To approve a HAWP that would allow us to widen the driveway to two lanes separated by a narrow grass berm.

By November 13 I will forward to you a concept drawing that shows the outline of the proposed environmental setting inside our 62.8 acre parcel. Mr. Marlowe's property would be excluded from the setting as we propose it. I will also send you an artist's rendition of how the driveway would look following expansion.

Please let me know if you will need anything else from us prior to the meeting.

Thanks for taking the time, on such short notice, to meet with Ed Buttarazzi, Walt Petzold, and me yesterday.

Cordially,



Steven P. Carstens  
Director of Operations

cc. Ed Buttarazzi, SPN  
Walt Petzold, Oyster, Imus & Petzold  
Bob Spalding, M-NCPPC



## FAX TRANSMISSION SHEET

TO: Pat Parker  
FROM: Steve Carstens  
DATE: 11/13/96  
NUMBER OF PAGES (INCLUDING THIS SHEET): 2

## MESSAGE:

- Next page shows
- ① Proposed driveway
  - ② Proposed environmental setting for Spencer-Carr House

You can reach me today at home 572-5794.

Thanks  
Steve

CEDAR RIDGE'S FAX NUMBER IS (301) 459-3042.

May 14, 1996

Mr. William H. Hussmann, Chair  
Montgomery County Planning Board  
Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Mr. Hussmann:

Please accept this written testimony and public comment on the Staff Draft of the Cloverly Master Plan.

Cedar Ridge Community Church owns a 62.8 acre parcel of land, known locally as the Carr Farm and home to the Spencer-Carr House, a Cloverly Master Plan Area Historic Resource (#15/55). The farm is located on the north side of Spencerville Road (Route 198) near the junction with Peach Orchard Road. We acquired this property from the Carr family just six months ago on December 22, 1995.

We are a local, community-based, non-denominational Christian church. Our mission is to serve the community in myriad ways, and we hope that our farm property will be a place where Cloverly and other citizens will come for spiritual enrichment, comfort, friendship, recreation, and personal development.

Although the property is currently used to grow hay and board horses, it is our intention within the next two years to build a church and develop a small residential sub-division on the property. We have already met on numerous occasions with the M-NCPPC Development Review Committee and seem to be making progress toward a development plan that satisfies all concerned. Development of this property is complicated by at least five factors:

- 1) Our property straddles the Patuxent and Paint Branch watersheds. The 47 acres on the Patuxent side are zoned Rural Cluster (RC) and the 15+ acres on the Paint Branch side are zoned RE-1.
- 2) The RE-1 section has been placed in a Special Protection Area.
- 3) The property is the historic setting for the Spencer-Carr House (Historic Resource #15/55).
- 4) The northern alignment of the ICC passes through the northern quarter of the property.
- 5) The 1981 Master Plan defined a "take line" for park land which passes through the northern quarter of the property.

Factors 1-3 were known to us at the time we made the purchase. Factors 4 and 5 were not known to us when we purchased the property, but have come to light as we proposed revisions to our sub-division plan. Despite the vast restrictions that accompany factors 1-3, we are confident that we can develop the property in a way that is pleasing to our congregation, our neighbors, and

county officials. We are absolutely committed to being good neighbors and a valuable resource in the community. Our name implies it, our leadership insists on it.

Speaking on behalf of the church, we are pleased to support the staff draft of the Cloverly Master Plan as written (and as we understand it). We do not support any of the bracketed recommendations made by the CAC that would apply to our church property.

Although we do not wish to speak against anything contained in the staff draft, we would like to recommend an addition to the plan in the COMMUNITY FACILITIES and the ENVIRONMENTAL RESOURCES sections. Our recommendation is guided by several of the goals and objectives stated in the plan:

- 1) [Community Facilities Goal on page 69] Provide appropriate public facilities and strengthen the links between Cloverly residents and community facilities.
- 2) [Greenways Objective on page 76] Identify and preserve connections within and between stream valley parks to protect natural features and habitats and to provide appropriate access to these areas.
- 3) [Environmental Resources Goal on page 89] Conserve and protect natural resources to provide a healthy and beautiful environment for present and future generations. Manage the impacts of human activity on our natural resources in a balanced manner to sustain human, plant, and animal life.
- 4) [Civic Involvement Objective on page 100] Support citizen participation activities and education that help achieve environmental objectives and enable citizens to be part of the stewardship efforts of the natural resources of the planning area.

Taken together, these four objectives suggest that our natural resources should be conserved, protected, managed, and enjoyed. Further, we should search for programs that provide a balance between no development, impact, or access on the one hand, and maximum development, high impact, and maximum access on the other. In effect, we want the beauty and splendor of our natural resources to be enjoyed by people, but not if by doing so, the pristine beauty of our resources is gradually eroded in a way that future generations could not enjoy them. Last, these objectives suggest that the privilege of enjoying the beauty of these resources is paid for by conscientious stewardship by its citizens.

In support of these objectives, and others, we propose that Montgomery County establish an Adopt-A-Greenway program. This program would be a three year (or five year) experiment in which citizens would band together to take stewardship responsibility for greenways established by the Master Plan. Citizens owning land bordering on greenways would be encouraged and given a first chance to adopt a portion of the greenway. Local clubs and organizations (4H, Boys and Girls Clubs, Boy Scouts, Girl Scouts, school classes, Rotary, Lions, etc.) would be encouraged to "adopt" land that isn't adopted by land owners. Training in resource management would be provided by some combination of County and State agencies, local extension service,

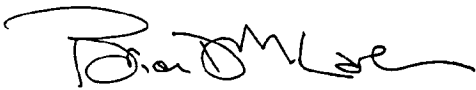
colleges and universities, and citizen groups such as the Sierra Club. After refinements based on experience, the Adopt-A-Greenway program could serve as a model for other jurisdictions.

We would also like to ask two questions about land acquisition/parkland dedication as discussed on pages 70 and 95, and depicted in Figure 22 on page 71.

1. Based on our reading of the 1981 Master Plan and this proposed comprehensive amendment to the 1981 Master Plan, it seems that County acquisition of private land is predicated upon the belief that vulnerable natural resources can not be adequately protected by zoning restrictions and related ordinances. Such land acquisition also seems to suggest that landowners can not be trusted to abide by County land use restrictions or to have the best interests of the environment in mind when deciding how to use their property. While we would agree that there may be some irresponsible individuals out there who would circumvent the law, there are many like us who are eager to use their land in a responsible way. It appears that our right and privilege to protect and use our land is being abridged because of the expectation that landowners will be irresponsible. Our question: Is it not possible to set up a system of ordinances and monitoring that allows landowners to protect, manage, use, and enjoy the land in a way that satisfies the County's environmental concerns?
2. The park "take line" was drawn for the 1981 Master Plan. We believe that the "take line" was drawn across our property based upon state resource maps showing the location of tributaries to the Patuxent River. Recently, Macris, Hendricks, and Glascock conducted a Natural Resource Inventory of our property and determined that the state maps misrepresented the location and flow of these tributaries. Our question: Is it possible to re-draw the "take-line" based upon this more accurate report?

Thank you for the opportunity to offer comment to the Staff Draft. We look forward to our continued involvement in the setting of policies and plans for the Cloverly area.

Cordially,



Brian McLaren  
Senior Pastor

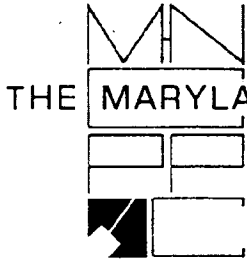


Steven P. Carstens, Ph.D.  
Director of Operations

cc. Robert Spalding  
Pat Parker ✓  
Jody Kline  
William Duncan

subdv 228.2

9



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FROM: Development Review Division - M-NCPPC

NAME: SPEWGER FARM

FILE NO.: 7-96024

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of FEB 12, 1996 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application
- Comments due by 2.12.96

Dwan McLaren - Senior Pastor -  
Ken - Mr. Blair -

1. Where now the owners of Co's acre -  
We know it will be fewer lots -  
maybe church will be sole occupant.

~~Development~~ development be ~~far back~~ as possible. WSS - in front of ridge line.  
Susan S. - in favor of mixed housing. water not seen  
wants to keep all behind the ridge line.

② rear addition to historic house -  
would be ~~intended~~ in ~~the~~ ~~same~~ use - ~~if~~ ~~could~~ ~~clear~~ ~~down~~  
addition. - ~~if~~ ~~could~~ ~~clear~~ ~~down~~

build around the well - maybe well could be restored.

S. Enderby - no replacement.

M. Hamigan - too early to call.

③ Long box elders - may be diseased.

④ Parking - gravel  
W. Booth -

⑤ Retention of historic machine - maybe main entrance.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: **Spencer Farm** (involves Master Plan  
Site #15/55, the Spencer-Carr House)

DATE: February 28, 1996

CASE NUMBER: #7-96024

TYPE OF REVIEW: Subdivision  
(Update Only)

PREPARED BY: Patricia Parker

ADDRESS: 2420 Spencerville Rd.

---

BACKGROUND:

This report is an update for the HPC on the property known as the Spencer/Carr Farm. No official action is required by the HPC at this time. Substantial revisions to this subdivision plan will be necessary prior to approval by the Montgomery County Planning Board. The plan will come back before the HPC prior to Planning Board action.

However, the applicant has made a number of changes to the plan since the last discussion by the HPC. Therefore, staff has prepared this report 1) as an update to allow the HPC to maintain close involvement in the development process; and 2) for the applicant to get HPC comments that can be incorporated into the planning process for overall development of the property.

The current subdivision plan proposes the creation of 24 lots for new single-family homes. The historic property, the Spencer-Carr House, Master Plan Site #15/55, would be included on a large lot (Lot 22) which would also be the site for a new church building. The church would use the historic house and several of the outbuildings that are to be preserved as office space and space for other church functions. The new church would be within the environmental setting of the historic house (on the same lot) and architectural plans would need to be reviewed by the HPC.

Approximately 33.5 acres would remain open for use by the homeowner's association - including a parcel of land between the historic house and Spencerville Road (Parcel A).

On September 13, 1995, the Historic Preservation Commission offered comments to Cedar Ridge Community Church (the applicant) on their subdivision involving the adaptive re-use of the Spencer/Carr Farm for a church campus use. The Commissioners commented that the HPC felt that the proposal was conceptually a good one and programmatically consistent. The proposal should include as much open space as possible. And the proposal should include the preservation of a farm and its setting - not simply, the farmhouse. Further, HPC Commissioners stated that they would not support the demolition of significant outbuildings nor the demolition of significant additions. The HPC would, however, support the removal of recent non-contributing structures.

On November 15, 1995, the HPC approved selective demolition of the tenant house (identified as Building "C" on the applicant's plans), two stables (Buildings "E" and "F"), a



shed/barn (Building "G") and Building "H" - a metal building. The buildings to remain include the main house (with the rear ell), the barn, the milkhouse, one shed, and two silos.

In addition, at this meeting (February 28, 1996) the HPC is being asked to review a HAWP proposal to remove a large tree located very close to the foundation of the historic farmhouse. These submissions for review by the HPC have been progressive and ordered so that review is careful and timely comments by the HPC may be obtained prior to the applicant's final submission and incorporated in the preliminary subdivision proposal.

#### DISCUSSION:

The applicant's current proposal will need to be revised to accommodate a split zoned site. There can be no more than 9 lots in the Rural Cluster zone and Lot #8 must be a minimum of 40,000 square feet. The amount of impervious surface can not exceed 10% on either side of the drainage divide. There are a myriad of issues which at this time are not resolved sufficiently for Planning Board approval such as the use and control of the open space (the church cannot have ownership of the open space if it is to be used by the HOA); an approved category change for water/sewer for the church; and most importantly the number of lots proposed within the existing split zoning.

#### Historic Preservation Issues:

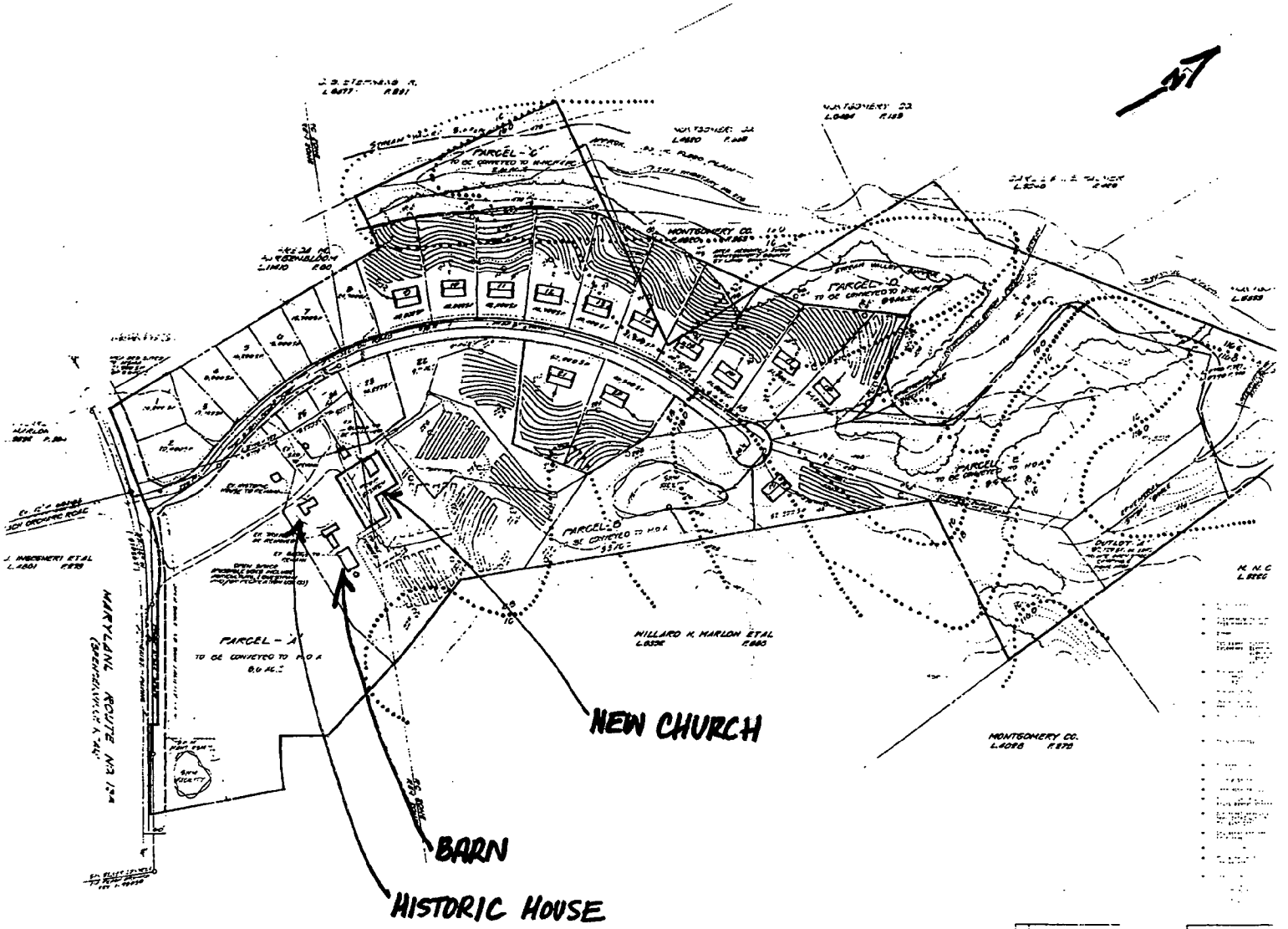
The following are issues and concerns which the HPC may want to discuss and give guidance to the applicant on how to proceed:

- 1) The houses on Lots 23-25 are problematic. These three houses begin to encroach into the appropriate setting for the historic property. In addition, the side yards of the new houses on these lots would face the backyard of the historic house.
- 2) As proposed, a silo would remain on Lot 25, separated from the other farm buildings located on Lot 22. Staff finds this arrangement to be problematic and suggests that the applicant consider shifting lot lines to place the silo on Lot 22.
- 3) One of the outbuildings that is to be preserved - a shed - is shown on Parcel A. This buildings is connected with the historic site and should also be on Lot 22.
- 4) All new construction should be screened from the historic property through the use of heterogeneous plantings. A landscape plan should be submitted to provide this information and to show replanting proposed as a result of approved removal of any substantial tree specimens.
- 5) A lighting plan should be submitted to indicate proposed lighting for the new cul-de-sac road.
- 6) There should not be new construction in the area in front of the historic house - even of outbuildings for possible equestrian use.

7) The amount and character of new impervious surfacing should be indicated on the plans. Staff recommends that the new church parking area as indicated be placed farther from the barn.

8) The new church building and its relationship to the historic house should be discussed. It is important that the new church relate sympathetically with the existing farmstead and new overwhelm it.

9) The retention and use of the historic drive is very important. However, it will be changed if it is also to be used as access to the church. It is essential that this change be done sensitively.



SECTION	PRE-
1	
2	
3	
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EPD Recommendation to Dev Rev Div: \_\_\_\_\_ Approve w/conditions as noted below  Hold for revision/additional information \_\_\_\_\_ Disapproval

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: JOE DAVIS/MALCOLM SHANEMAN  
Development Review Division

SUBJECT; Pre-Preliminary Plan # 7-96024, SPENCER FARM  
DRC date: FEBRUARY 12, 1996

EPD COMMENTS

\_\_\_\_\_ No comment at this time due to inadequate information. At a minimum, topographic information must be provided for review.

\_\_\_\_\_ No environmental concerns apparent. Proceed to submit NRI/FSD and complete preliminary plan. NRI/FSD must be approved by staff and included in preliminary plan submission.

\_\_\_\_\_ Insufficient information to make final determination on the following issues: \_\_\_\_\_ stream buffer \_\_\_\_\_ steep slopes  
\_\_\_\_\_ forest conservation \_\_\_\_\_ wetlands \_\_\_\_\_ floodplains  
\_\_\_\_\_ other \_\_\_\_\_

\_\_\_\_\_ Design revisions appear feasible to address environmental issues noted below. Proceed to submit NRI/FSD and complete preliminary plan. NRI/FSD must be approved by staff and included in preliminary plan submission. Issues: \_\_\_\_\_

Recommend disapproval of plan/lots # 9 through 14 and #18 for the following reasons:  
\_\_\_\_\_ stream buffer encroachment (unavoidable and significant)  
\_\_\_\_\_ excessive noise (exterior mitigation likely to be infeasible)  
 inconsistency with Environmental Guidelines, master plan or functional plan recommendations concerning Septic Setbacks within the Patuxent PMA.  
\_\_\_\_\_ other \_\_\_\_\_

ISSUES TO BE ADDRESSED AT PRELIMINARY PLAN STAGE:

Water and/or sewer category change  
 Floodplain analysis  
\_\_\_\_\_ Field delineated wetlands  
\_\_\_\_\_ Forest priorities and conservation  
 Other See attached comments

SIGNATURE: [Signature]  
Environmental Planning Division

DATE: 2/7/96

cc: engineer/applicant

February 7, 1996

MEMORANDUM

TO: Steve Federline  
Environmental Planning Division

FROM: Lynn Miller  
Environmental Planning Division

SUBJECT: Comments on Pre-Application Submission for Spencer  
Farm, #7-96024 (previous plan #7-96005)

The following issues will need to be addressed at the Preliminary Plan stage.

- 1) Applicant will need to show impervious calculations to demonstrate that overall site imperviousness does not exceed 10 percent in either the Paint Branch watershed (per Eastern Montgomery County Master Plan recommended criteria) or in the Patuxent River watershed (per Environmental Guidelines for the Patuxent Primary Management Area). Imperviousness must be calculated separately for the two watersheds.
- 2) The Patuxent PMA guidelines require that a minimum of 50 feet of any stream buffer in the PMA be forested. Some afforestation may be required on site to meet this guideline. This requirement may be separate from any additional reforestation/afforestation required under the Forest Conservation Act.
- 3) The stormwater management concept for any impervious area draining to the Paint Branch should consider infiltration as the preferred option. If a dry pond is used, it must detain the first flush of runoff and must be shaded.
- 4) Lot numbers 8 and 23 are primarily in the RC zone but are smaller than the 40,000 sq.ft. minimum.
- 5) The SPA regulations require the applicant to set up a pre-application meeting with DEP prior to submitting a preliminary plan.
- 6) The Patuxent PMA guidelines recommend a minimum 200 foot septic setback for all tributaries to the Patuxent mainstem. Proposed lots #9 through #14 and #18 do not comply with this recommendation.

Page 2

Spencer Farm (7-96024) comments

- 7) The applicant should be aware that portions of this property may fall within the right-of-way for one of the alternatives for a new highway alignment (the Northern Alternative) currently under consideration by the InterCounty Connector Project Study Team.
- 8) If the church is to be served by septic system, applicant should determine whether a multi-use category change is required (greater than 5000 gpd).

LM:lm

3. DRD - cannot use outlot B for any density purposes, will coordinate with Legal Dept on issue of deeding parcel vs. creating an outlot through record plat
4. DRD - need letter of intent of use for Outlot B
5. DOT - access and improvements through SHA, deed needed for access to outlot B,
6. SHA - Lot 5 to use existing access now serving Lot 4, will go out to survey access conditions and check sight distance
7. DEP - water/sewer category issue - need to revert Lot 4/proposed Lot 5 to W6 (is shown as W1)
8. BA - PUE's existing, no comment
9. Health Dept - plan seems to be okay, will review further
10. DEP (water resources) - need floodplain delineation, approval required prior to submission of application for record plat
11. Tentative Planning Board date: 3/28/96
- 12.
- 13.

7-96023 **MILLER ESTATES - TAKEN OFF DRC AGENDA - NO NRI/FSD SUBMITTED**

7-96024 **SPENCER FARM**

Cedar Ridge Community Church - Applicant  
 Macris, Hendricks & Glascock, PA - Engineer

Committee Comments:

1. DRD - split zoned area - no more than 9 lots in RC zone, lot 8 must be min 40,000 square feet (majority of drainage area of lot 8 is within ICC study area, including church, site is within ICC study area, TPD comments include dedication as shown is okay, contact HPC to resolve any issues
2. EPD - imperviousness cannot exceed 10% on either side of the drainage divide, set up pre-application meeting because it is within special protection area, issue with whether a multi-use category change is required
3. DEP (water resources) - at PP stage need drainage area map to determine if floodplain study is needed,

- WM concept must be submitted prior to PP submittal  
 - need to set up pre-application meeting
4. DOT - add deceleration lane into church property, show access on plan, need pedestrian path, need to contact facilities and services dept, site is within northern alignment of the ICC
  5. DRD - concerned with use within open space, need to address camping use within open space - church cannot have ownership of the open space if providing open space to allow the use of cluster option
  6. SHA - previous comments to be addressed including submittal of 4 copies of traffic statement, full depth paving along MD 198 and widen to 60', 5' concrete sidewalk along Rte 198 (see letter dated Aug 30, 1995)
  7. DEP - concerned with lot 8 and 25 (is within RC zone as well as church), existing categories W6 and S6, applicant has applied for category change, DEP has recommended conditional approval of RE-1 portion and church, for lots in RC recommend public water only (not sewer), church lot recommend public sewer, will need category change for a multi-use system for the church (see letter dated 2/12/96)
  8. DRD - at PP, must specify uses within the church
  9. WSSC - water/sewer authorization required, water storage is deficient, may become dependant on CIP projects
  10. BA - PUE to go back to open space area if use proposed is to be camp site
  11. HD - septic areas must be 50' apart, need 2' topo (but will do water table testing without it), concerned with Lot 22 and its effect on the historic house, shown septic for the house
  12. Parks Dept - boundaries with Parks Dept to determine what areas are to be conveyed to the Parks Dept, recommend windows into the Park
  13. Comm Planning - see memo dated Feb 7, 1996
  - 14.
  - 15.

7-96025

**SCHULTZ PROPERTY**

Becraft Realty

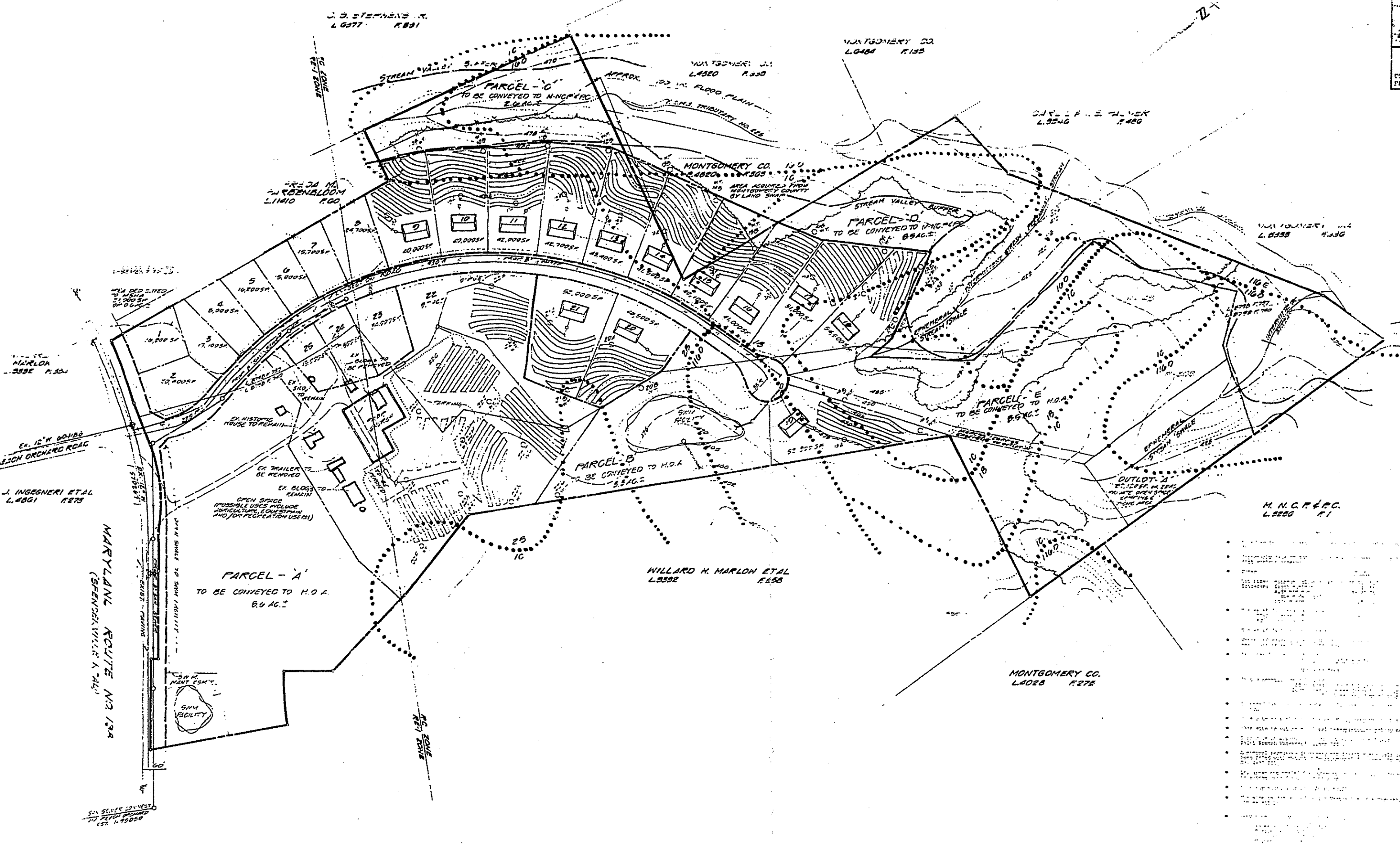
- Applicant

Macris, Hendricks & Glascock, PA

- Engineer



VICINITY MAP  
 SCALE 1" = 2,000'  
 COPYRIGHT 1998 BY ALEXANDRIA, INC.  
 PERMITTED USE ONLY



- 1. The boundaries shown on this plan are based on a survey by Douglas H. Riggs, II, Professional Land Surveyor, No. 19712, dated 11/11/98.
- 2. The boundaries shown on this plan are based on a survey by Douglas H. Riggs, II, Professional Land Surveyor, No. 19712, dated 11/11/98.
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- 10. The boundaries shown on this plan are based on a survey by Douglas H. Riggs, II, Professional Land Surveyor, No. 19712, dated 11/11/98.

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT THE BOUNDARY SHOWN ON THIS PLAN IS BASED ON A SURVEY BY FOULKE ASSOCIATES, INC. DATED 11/11/98 AND IS SUBJECT TO A FINAL SURVEY.  
 DATE: 11/11/98  
 DOUGLASS H. RIGGS, II  
 PROFESSIONAL LAND SURVEYOR  
 MD REG. NO. 19712

REVISION 5  
 PREPARED FOR  
 MR. STEVE GIBSTENS  
 3033 CASTLEBUSH ROAD  
 SILVER SPRING, MD 20906  
 (301) 497-4224

PRE-APPLICATION SUBMISSION  
**SPENCER FARM**  
 PARCEL 149 & PARCEL 509  
 5TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**M H G** Macris, Hendricks and Glascock, P.A.  
 Engineers • Planners • Surveyors

DESIGNED BY	JES	DATE	11-11-98
CHECKED BY	JVM	DATE	11-11-98
SCALE	AS SHOWN	DATE	11-11-98

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

495-4570

WEDNESDAY

February 28, 1996

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MRO AUDITORIUM

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND 20910

**PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.**

- I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room
- II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the Auditorium
  - A. Robert Thomas, for tree removal at 7212 Cedar Avenue, Takoma Park (HPC Case No. 37/3-96F) (Takoma Park Historic District)
  - B. Bernie Frickx, for outbuilding demolition/new construction at 23515 Frederick Road, Clarksburg (HPC Case No. 13/10-96A) (Clarksburg Historic District)
  - C. Renata Gould, for fence at 9904 Colesville Road, Silver Spring (HPC Case No. 32/5-96A) (Polychrome Historic District)
  - D. Hammet/Jaralyn Hough, for porch addition at 20320 Bucklodge Road, Boyds (HPC Case No. 18/40-96A) (Darby Miller House & Mill Site)
  - E. Rocco Campanaro, for new driveway at 25822 Old Hundred Road, Hyattstown (HPC Case No. 10/59-96A) (Hyattstown Historic District)
  - F. Cedar Ridge Community Church (Steve Carstens), for tree removal at 2420 Spencerville Road, (HPC Case No. 15/55-95A) (Spencer/Carr House)

(OVER)

III. SUBDIVISIONS - 8:30 p.m.

- A. #1-96056 Nicholson Property, which directly involves Locational Atlas Resource #23/35, Rolling Acres/Gaither Farm
- B. #7-96024 Spencer Farm, which directly involves Master Plan Site #15/55, the Spencer-Carr House

IV. PRELIMINARY CONSULTATION - 9:30 p.m.

- A. Montgomery County (Mary K. Donahoe) for alterations and addition to 10801 Rockville Pike, Bethesda (Master Plan Site #30/12 - Corby Estate/Strathmore Hall)

V. DISCUSSION ITEM - 9:50 p.m.

- A. Montgomery County (Sandra Batterden), for discussion of site for construction of new jail and impact on historic property at 22900 Whelan Lane, Clarksburg (Master Plan Site #13/14) (Moneysworth Farm)

VI. MINUTES - 10:30 p.m.

- A. February 14, 1996

VII. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

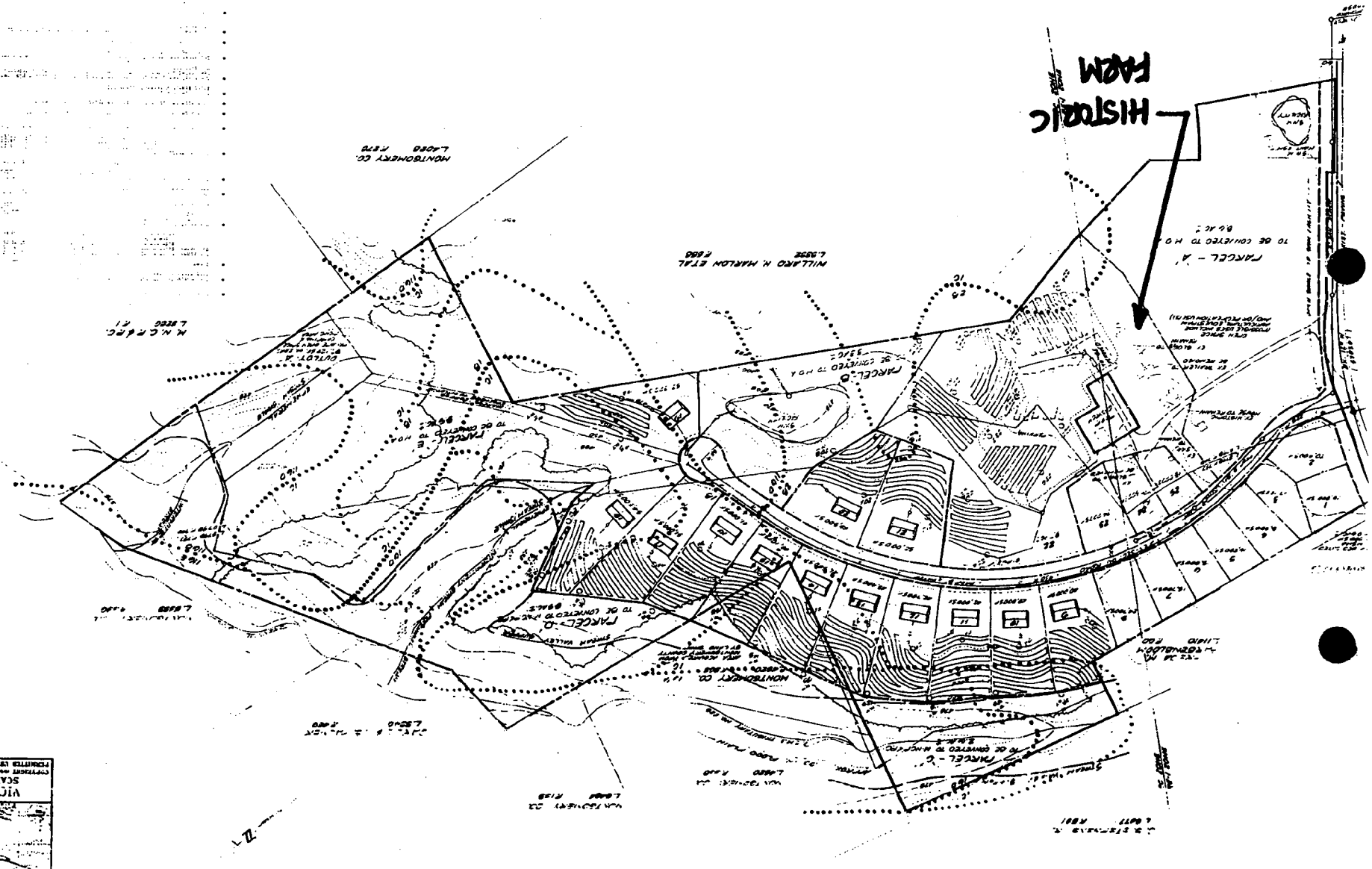
VIII. ADJOURNMENT

PRE-APPLICATION SUBMISSION  
 SPENCER FARM  
 PARCEL 104 & PARCEL 509  
 5TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 Macris, Hendricks and Glascock, P.A.

REVISION 5  
 PREPARED FOR

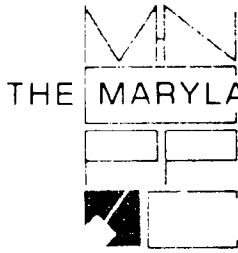
DATE: 11/15/23  
 SHEET NO. 1 OF 2  
 SHEET OF PLATS FOR THE SPENCER FARM  
 PREPARED BY: MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS

**HISTORIC FARM**



VICINITY MAP  
 SCALE 1" = 2,000'  
 MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS  
 11/15/23

*ma. gov doc 00000000*



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

February 12, 1996

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and work session on Wednesday, February 28, 1996, in order to evaluate the proposed subdivision of **Spencer Farm** (#7-96024) located at 2420 Spencerville Road in Spencerville, Maryland. It involves Master Plan Site #15/55, the Spencer-Carr House. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to your request for subdivision of the property. The Historic Preservation Commission will review the proposal as it impacts the historic site, and make recommendations to the Planning Board regarding its environmental setting. As the Property Owner, you are encouraged to either attend the meeting or submit written comments to the HPC at 8787 Georgia Avenue, Silver Spring, MD 20910.

This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

Patricia Parker  
Historic Preservation Planner

Enclosure

cc:David A. Crowe, John Sekerak, Jr. - Macris, Hendricks and Glascock, P.A.  
Kimberley S. McCarl

N226  
4, Block A

P. 103

P. 249  
P. 477

ada M. Farbenbloom  
12 Spencerville Road  
Spencerville, MD 20868

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

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

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

P. 850

P. 668

Montgomery County  
3 101 Monroe Street  
Spokville, MD 20850

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

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

806

I.C.P. & P.C.  
37 Georgia Avenue  
Over Spring, MD 20910