



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 30, 1997

Steven P. Carstens, Director of Operations
Cedar Ridge Community Church
8919 Hickory Hill Avenue
Lanham, MD 20706

Dear Steve,

Historic preservation planning staff has reviewed the current Preliminary Plan, #1-97053 (dated 3/31/97), for the Spencer/Carr Farm. This proposed plan does not subdivide the existing parcel into multiple lots. Rather, it records the existing parcel so that a new religious facility can be constructed on the property.

This project has been before the Historic Preservation Commission (HPC) on several occasions. The HPC has approved demolition of non-contributing outbuildings, widening of the existing driveway, and has consulted on renovations to the historic house and outbuildings on the property. The HPC also declined to reduce the current environmental setting of the historic site (which is the entire parcel) until after they have reviewed plans for the design of the new church building that is to be built behind, and in close proximity to, the historic structures.

Since the current Preliminary Plan does not subdivide the property into multiple lots and since the environmental setting continues to be the entire parcel (with HPC authority to review all changes), I do not feel that the Preliminary Plan itself will require further review by the HPC. However, Cedar Ridge Community Church should plan to come before the HPC for a comprehensive preliminary consultation on proposed new building construction, landscaping/driveway changes, and renovation of the historic structures. As you know, ultimately, you will need to obtain Historic Area Work Permits for construction of new driveways or buildings and for any proposed changes to the historic buildings on the site.

The HPC usually meets on the 2nd and 4th Wednesdays of each month at 7:30 p.m. Applications or requests for a preliminary consultation should be submitted three weeks before the date of the meeting on which you wish to have your case scheduled. Please call Perry Kephart with any questions about scheduling or if we can be of further assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gwen".

Gwen Marcus Wright
Historic Preservation Coordinator

Waiting for
Permit set
of construction
drawings

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4-26-00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit
HAWP # 15/SS-00A - DPS # 215632

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

Approved

Approved with Conditions:

1) Six (6) windows on south facade are to be retained & repaired including interior wood catch frames.*

2) framing for glass walls to be inconspicuous non-metallic color,

* and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Cedar Grove Community Church.

Address: 2410/2412 Spencerville Road (Rt+198), Spencerville

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

c:\dps frm.wpd
* The 6 windows can be repaired using materials from elsewhere in the barn or using in-kind (identical) materials - at least one window should be operable (hinges & locks added on the interior)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2420 Spencerville Road	Meeting Date: 03/25/98
Resource: <u>Master Plan</u> Site #15/55 Spencer/Carr House	Review: HAWP
Case Number: 15/55-98A	Tax Credit: Partial
Public Notice: 03/11/98	Report Date: 03/18/98
Applicant: Steven Carstens, Agent for Cedar Ridge Community Church	Staff: Perry Kephart
PROPOSAL: Outbuilding Restoration	RECOMMEND: Approval

DATE OF CONSTRUCTION: ca. 1855

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

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

BACKGROUND

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

Cedar Ridge Community Church has come before the Historic Preservation Commission a number of times on matters relating to the Spencer/Carr House and Farm. The current plan is to preserve the historic setting of the house and the more distinguished farm buildings (including the red brick silo (ca. 1890), dairy barn, concrete silo and milk house (all ca. 1935)) and integrate the new church buildings and parking into the area behind and to the left side of the house. Plans for the restoration or removal of the deteriorated rear addition to the house and the structure to the east of the house have been discussed with staff, but are **not** the subject of this HAWP. At the October 22, 1997 meeting, the HPC approved the construction of a new church building behind the historic resource.

PROPOSAL

Applicant proposes:

1. To repair the historic dairy house near the existing dairy barn. The rear addition is to be rebuilt and enlarged to accommodate interior modifications.

STAFF DISCUSSION

The proposed changes to the ancillary building are part of the ongoing restoration of the historic resources on the site and the construction of a new church facility. The changes to the dairy house are at the rear and are in a style appropriate to the style and period of the building.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #1, #9 and #10:

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment., and

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired,

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office after the approved plans has been received from the HPC prior to commencement of work and within two weeks following completion of work.

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 _____
 CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 1B. CONSTRUCTION COST ESTIMATE \$ 7,500⁰⁰
 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/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 3/4/98 Date

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

(3)

9012011102 2596

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:

Original milk house built circa 1930 is stone + cement. Two sheds added in '50s or later are concrete block and frame. No historic features. Milk house was part of operating dairy farm

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

Remove 2 sheds attached to historic milkhouse and replace with block and frame addition to include storage, ADA approved bathroom, hot water heater, and counter top kitchenette

2. SITE PLAN

On file at HPC office

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

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

*(rear) (front)
- North and South elevations provided*

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

Total of 4 provided

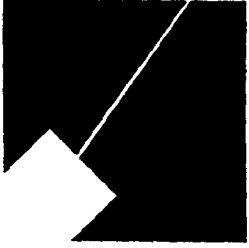
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

N/A

4

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)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-14-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit
19/55-99A

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

Approved Denied

Approved with Conditions: _____

1) reference to historic site name & address
be included in body of the sign

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Cedar Ridge C.C.

Address: 2410/2420 Spencerville Road Spencerville

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RICHARD DUFF

Daytime Phone No.: 301) 937-6800

Tax Account No.: 053233387

Name of Property Owner: CEDAR RIDGE COMMUNITY CHURCH Daytime Phone No.: 301) 384-7444

Address: 2410 SPENCERVILLE ROAD SPENCERVILLE MD 208
Street Number City State Zip Code

Contractor: DUFF SIGNS INC Phone No.: 301) 937-6800

Contractor Registration No.: _____

Agent for Owner: DUFF SIGNS INC Daytime Phone No.: RICHARD DUFF

LOCATION OF BUILDING/PREMISE

House Number: 2410 Street: SPENCERVILLE RD

Town/City: SPENCERVILLE MD Nearest Cross Street: PEACH ORCHARD RD

Lot: PARCEL Block: 149 #309 Subdivision: SNOWDENS MANOR ENL

Liber: _____ Folio: _____ Parcel: 149 #309

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: SIGNS

1B. Construction cost estimate: \$ 3885 EA (2)

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: N/A

2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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.

Edith Duff
Signature of owner or authorized agent

Date

(7)



IRN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RICHARD DUFF

Daytime Phone No.: 301) 937-6800

Tax Account No.: 053233387

Name of Property Owner: CEDAR RIDGE COMMUNITY CHURCH Daytime Phone No.: 301) 384-7444

Address: 2410 SPENCERVILLE ROAD SPENCERVILLE MD 2088
Street Number City Street Zip Code

Contractor: DUFF SIGNS INC Phone No.: 301) 937-6800

Contractor Registration No.: _____

Agent for Owner: DUFF SIGNS INC Daytime Phone No.: RICHARD DUFF

LOCATION OF BUILDING/PREMISE

House Number: 2410 Street: SPENCERVILLE RD

Town/City: SPENCERVILLE MD Nearest Cross Street: PEACH ORCHARD RD

Lot: PARCEL Block: 149 #309 Subdivision: SNOWDENS MANOR ENL

Liber: _____ Folio: _____ Parcel: 149 #309

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: SIGNS

1B. Construction cost estimate: \$ 3885 EA (2)

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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.

Richard Duff
Signature of owner or authorized agent

Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 7-14-99

Application/Permit No.: _____ Date Filed: _____ 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:

NEW CHURCH SETS BACK 1,000 FT. FROM
FRONT PROPERTY LINE (SETTING BEHIND
BESIDE HISTORIC BARN), THUS REQUIRING
SIGN IDENTIFICATION FOR PUBLIC
FROM ROUTE 198 (SPENCERVILLE RD).

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

PROVIDING AS AUTHORIZED, (2) TWO COLONIAL
(WILLIAMSBURG TYPE) SIGNS TO CONFORM WITH
HISTORIC FEATURES AND COUNTRY SETTING OF
THIS HISTORIC FARM LOCATED IN SPENCERVILLE
MD.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

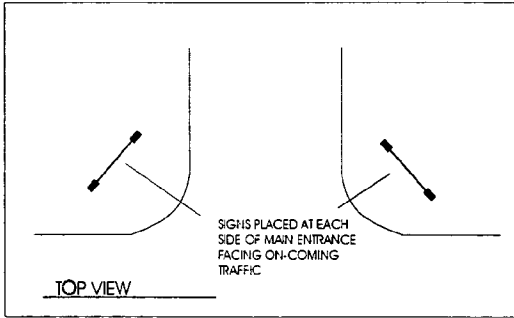
6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

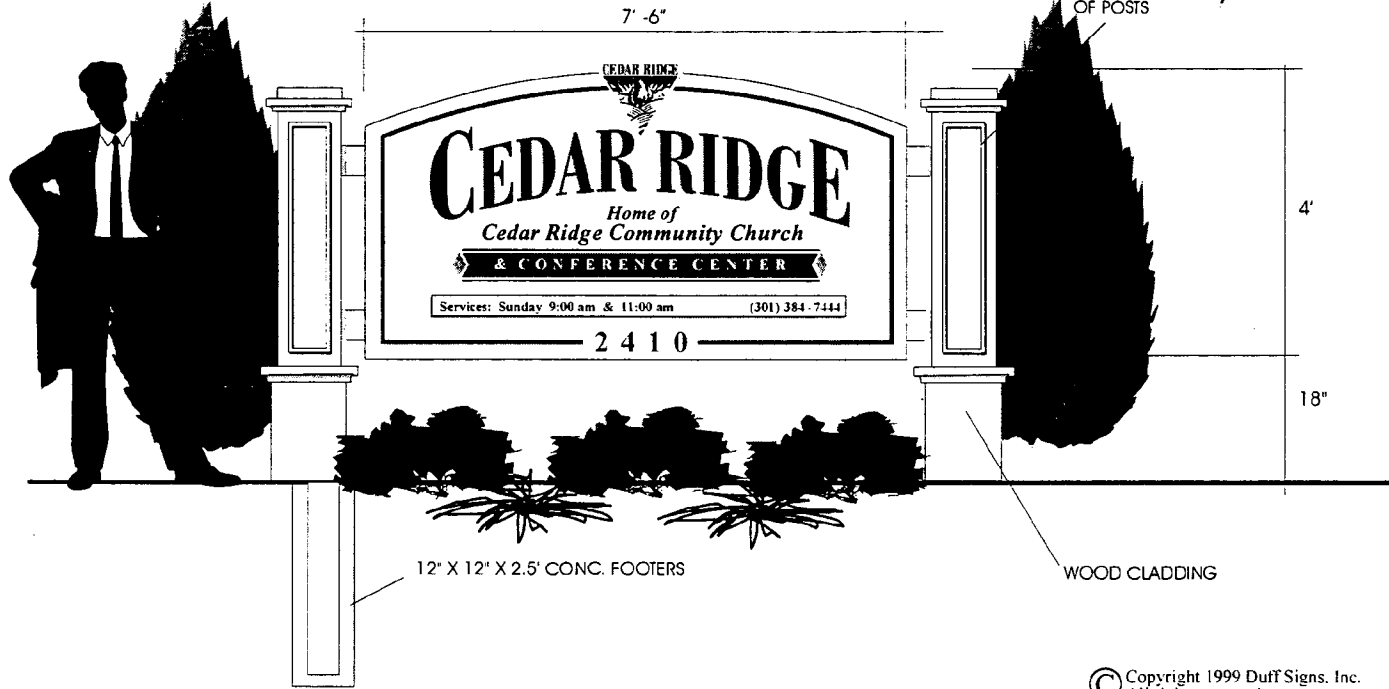
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



- QUANT.: TWO(2)
- 1/2" MAHOGANY CORE PLYWOOD PANELS, SINGLE FACE
 - 1/2" MAHOGANY CORE PLYWOOD
 - HEADER TEXT
 - "CONF. CENTER" PANEL
 - "SERVICES" PANEL
 - ALL OTHER TEXT APPLIED VINYL
- SIGNS WHITE BKG., DK. TEAL TEXT / MAUVE ACCENTS TO MATCH EXISTING TRAFFIC SIGNS
- POSTS WHITE TO MATCH SIGN BKG.

APPROVED *w/cond*
 Montgomery County
 Historic Preservation Commission
7/14/99

1/2" MAHOGANY CORE PLYWOOD
 POSTS, DECORATIVE FACE TRIM,
 AND WOOD CLADDING ON BASE
 OF POSTS



JOB NUMBER:	
CUSTOMER: CEDAR RIDGE COMM. CHURCH	
DRAWING TITLE: MAIN ID SIGN	
DATE: 7-1-99	DRAWN BY: RD
SCALE: 1/2" = 1'	DRAWING: 1 OF 1
APPROVED BY:	
REVISIONS:	

IMPORTANT!

Merchandise may not comply with the AMERICANS WITH DISABILITIES ACT (ADA). We recommend that anyone affected by the ADA may want to obtain a copy of same and/or consult with their Legal Counsel. Any information expressed or provided by Duff Signs, Inc. on ADA is offered on a voluntary basis and is strictly a matter of opinion. Duff Signs, Inc. can assume no liability in regards to accuracy, completeness and interpretation.

CEDAR_RD -RD



6812 Mid Cities Avenue
 Beltsville, MD 20705

DuffSigns@aol.com

301-937-6800
 Fax: 301-937-5522

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2420 Spencerville Road	Meeting Date: 12/17/97
Resource: <u>Master Plan Site #15/55</u> Spencer/Carr House	Review: HAWP
Case Number: 15/55-97C (RETROACTIVE)	Tax Credit: None
Public Notice: 12/03/97	Report Date: 12/10/97
Applicant: Steven Carstens, Agent for Cedar Ridge Community Church	Staff: Perry Kephart
PROPOSAL: Installation of Parking/Driveway	RECOMMEND: Approval

DATE OF CONSTRUCTION: ca. 1855

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

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

BACKGROUND

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

Cedar Ridge Community Church has come before the Historic Preservation Commission a number of times on matters relating to the Spencer/Carr House and Farm. The current plan is to preserve the historic setting of the house and the more distinguished farm buildings (including the red brick silo (ca. 1890), dairy barn, concrete silo and milk house (all ca. 1935)) and integrate the new church buildings and parking into the area behind and to the left side of the house. Plans for the restoration or removal of the deteriorated rear addition to the house and the structure to the east of the house have been discussed with staff, but are **not** the subject of this HAWP. At the October 22, 1997 meeting, the HPC approved the construction of a new church building behind the historic resource.



PROPOSAL

Applicant proposes:

1. To install a new gravel driveway from the intersection of Spencerville Road and Peach Orchard Road to a proposed circular driveway with parking near the tile silo. This parking area is proposed to be connected to an approximately rectangular lot between the historic house and the new church building.

The handicap parking area near the church building is proposed to be paved with asphalt. The driveway and other parking areas are proposed to be paved with gravel that would be replaced with tar and chip when funding is available. No curb and gutter work is included in this proposal. Railroad ties/landscape timbers are to be used as wheel stops and planter borders with planter islands in the parking lot.

No lighting fixtures are proposed; lighting for the lot is to be provided by building-mounted directional lighting fixtures. A single light will be placed on an existing telephone pole at the entrance to the proposed driveway at Spencerville Road.

No trees are proposed for removal.

Grading is proposed to follow existing contours with no major changes in the elevation. The new building is to be at 500'. The site of the parking is at 499'. Grading changes are to be within a range of 498' - 502'.

The existing front driveway is to be abandoned.

2. As part of the new construction, a stormwater and sediment control sand filter is proposed to the east of the proposed driveway at the front of the property and to the left of the historic house. The property is in the Special Protection Area for the Paint Branch and is required to have controls in place for runoff from impervious surfaces such as the driveway and the parking area. The sand filter is a 15' x 15' sand area with grassy berms less than 3' in height around the sides. It would not block the view of the historic resource from the road. Also proposed is a stormwater management pond with two sand filters behind the new building.

3. Concrete walkways are proposed to be installed as funding permits around the tile silo, at the edge of the driveway near the building and at the entrances to the building. Curbs and gutters are as noted above.

4. A single fire hydrant is proposed at the entrance to the new building.

STAFF DISCUSSION

The proposed parking and walkway construction is planned to be placed to the side and the rear of the historic house and its attendant outbuildings. The siting is, in staff's opinion,

sufficiently away from or behind the historic complex such that the old structures are left in a farm field setting as seen from the road, rather than marooned in an island of pavement.

The changes in the topography imposed by the need for a sand filter in the front field should not be so severe as to intrude on the viewshed of the resource. Staff feels that the flatness of the existing setting may serve to exaggerate the addition of an oval berm less than 3' in height, but would not suggest attendant landscaping as that would do more to obscure the house than would the berms. Staff would support the proposed change in the interests of protecting the Paint Branch and its brown trout population.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #1, #9 and #10:

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment., and

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired,

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

State: 03922260
 Tax Account No.: Fed: 52-1350329
 Name of Property Owner: Cedar Ridge Community Daytime Phone No.: 301-459-4024
 Address: 8919 Hickory Hill Ave 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.: 301-770-6600

LOCATION OF BUILDING/PREMISE

House Number: 2420 Street: Spencerville Road
 Town/City: Spencerville Nearest Cross Street: Park Orchard Rd
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: 1491309

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable
 CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: Parking lot; Drive
 1B. Construction cost estimate: \$ 100,000
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
 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.

Bob McNeil 11/21/97 **(A)**
Signature of owner or authorized agent Date

Approved: 9711250067 For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4-26-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits
HPC # 15/SS-00A DPS# 215632

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

c:\hawpapr.wpd 

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

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

Richard Schwartz Associates
1811-18th St NW
Washington DC 20009

Montgomery County
EOB
101 Monroe Street
Rockville

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

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

Macris, Hendricks & Glascock
Suite 120
9220 Wightman Road
Gaithersburg, MD 20879

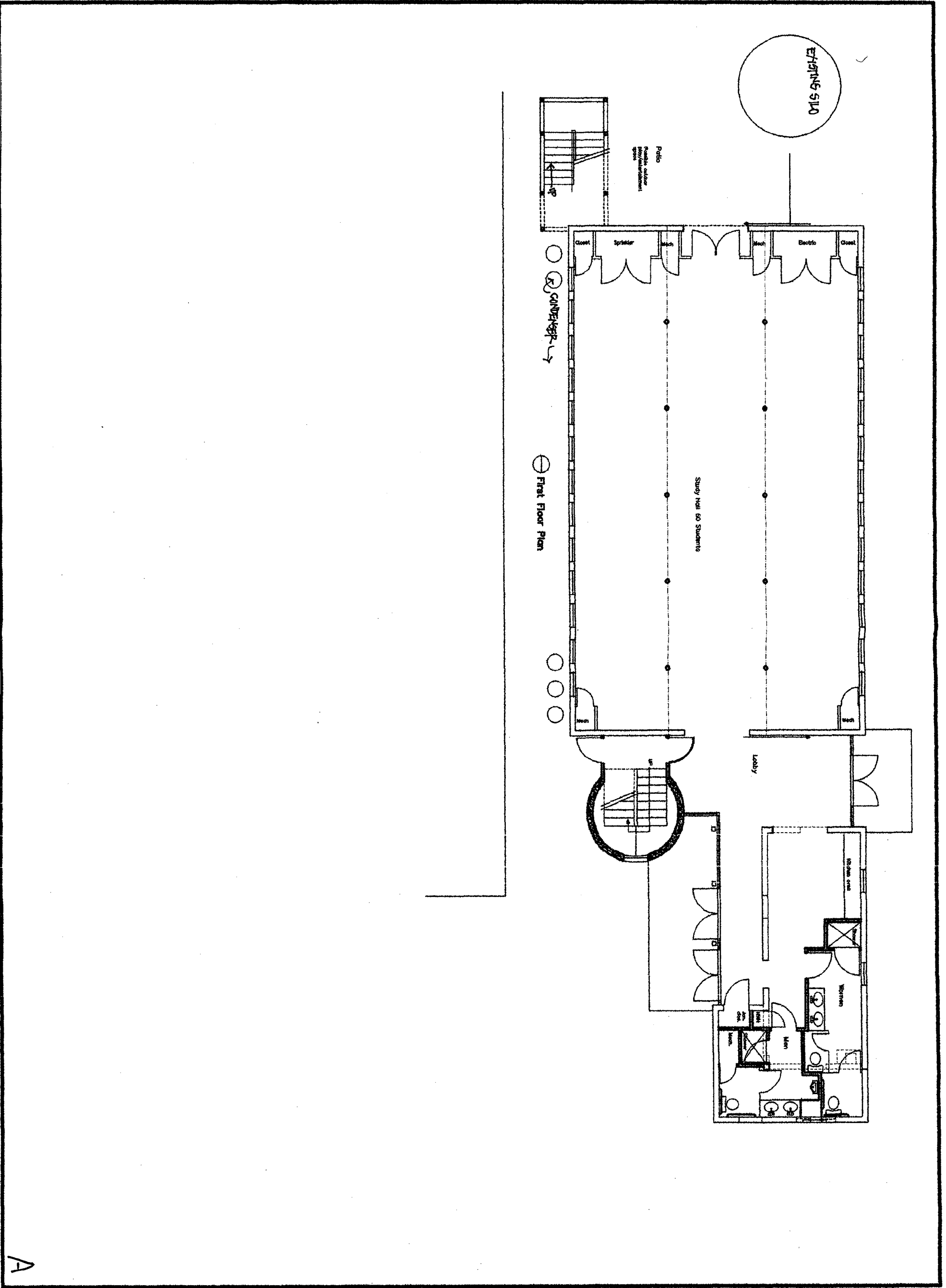
Attn: David A Crowe
John Sekerak

Kimberly S. McCarl
2336 Putnam Lane
Crofton, MD 21114

Cedar Ridge Community Church
~~c/o Steve Carstens, Director of Operations~~
~~8919 Hickory Hill Avenue~~
~~Lanham, MD 20706~~ John Fregly
2410 Spencerville Road
Spencerville MD 20868

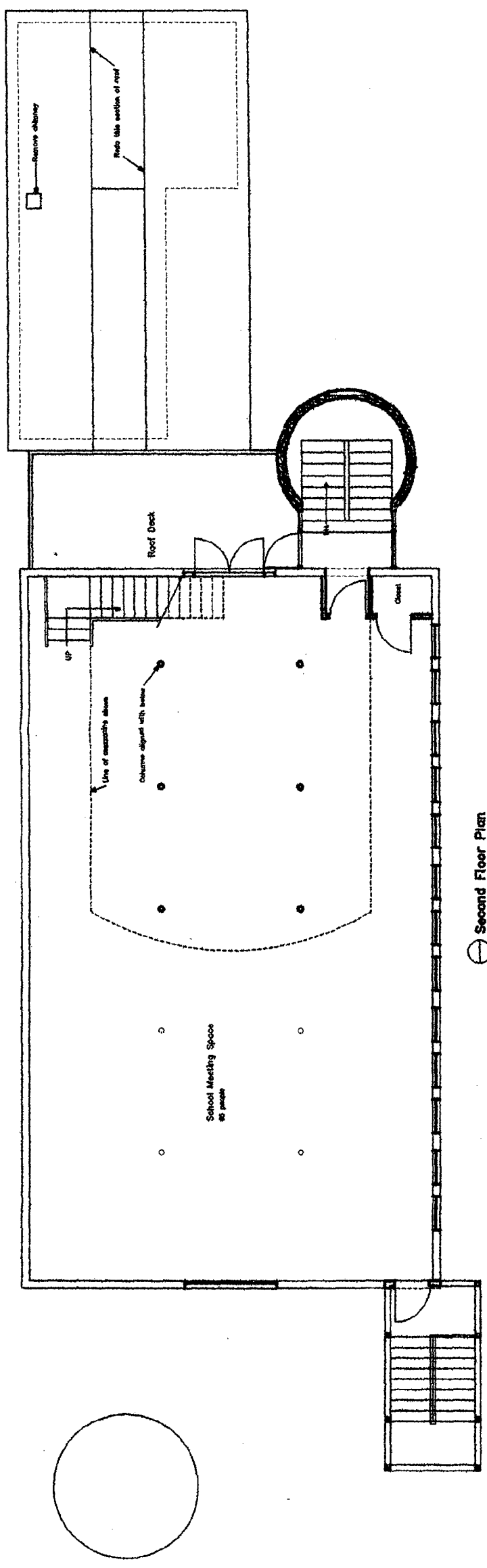
Freda M. Farbenbloom
2312 Spencerville Road
Spencerville, MD 20868

~~Duff Searles~~
~~6812 Mid-Century Avenue~~
~~Bethesda MD 20814~~

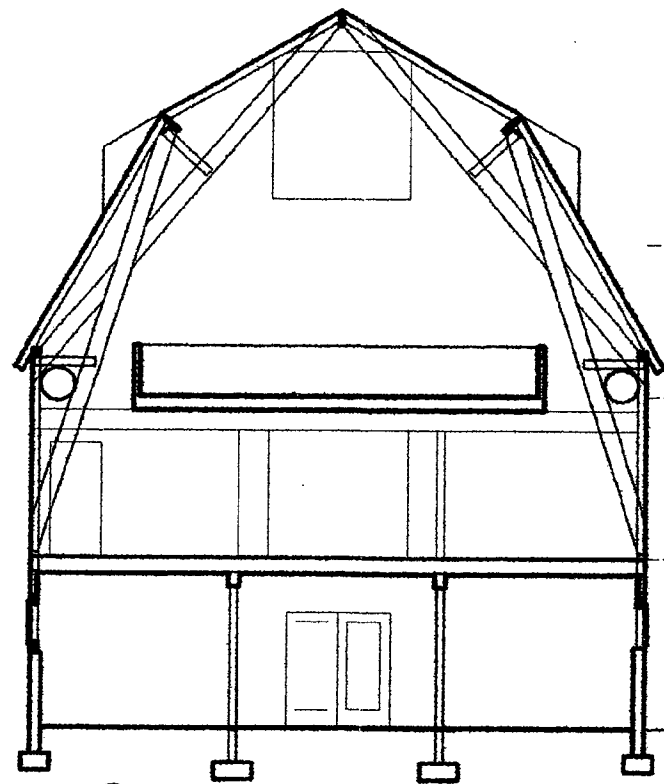


A

A



⊖ Second Floor Plan



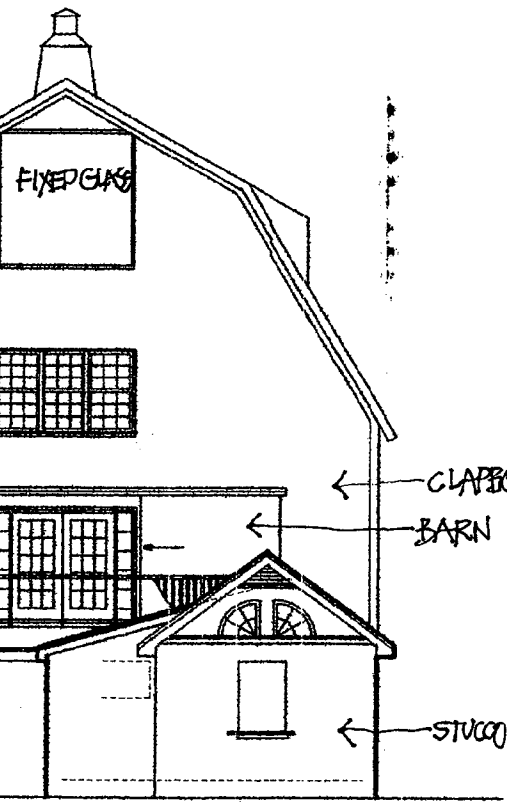
Section

Mechanical unit on slab
IN TOWER

Mezzanine Floor

Second Floor

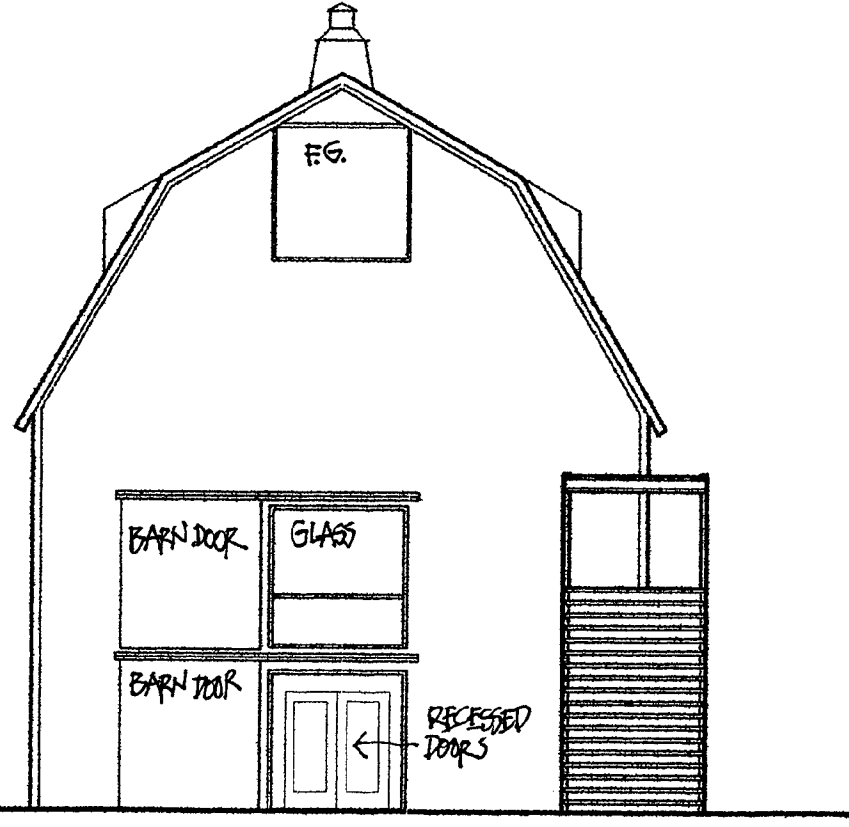
BRICK



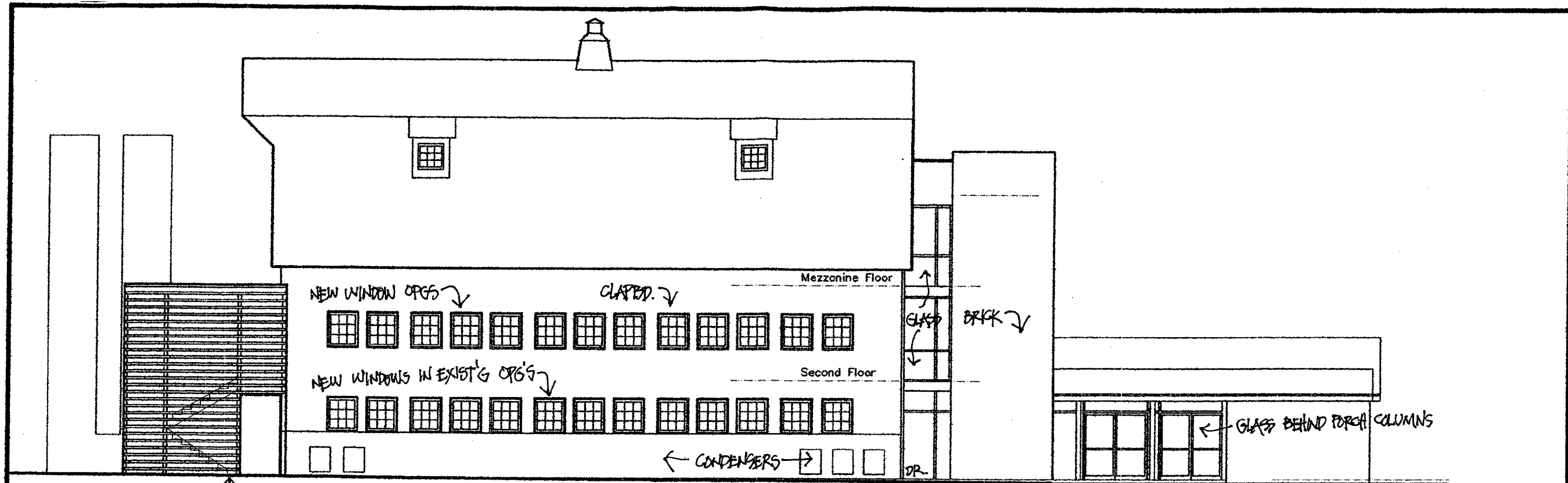
West Elevation

CLAPBOARD
BARN DOOR

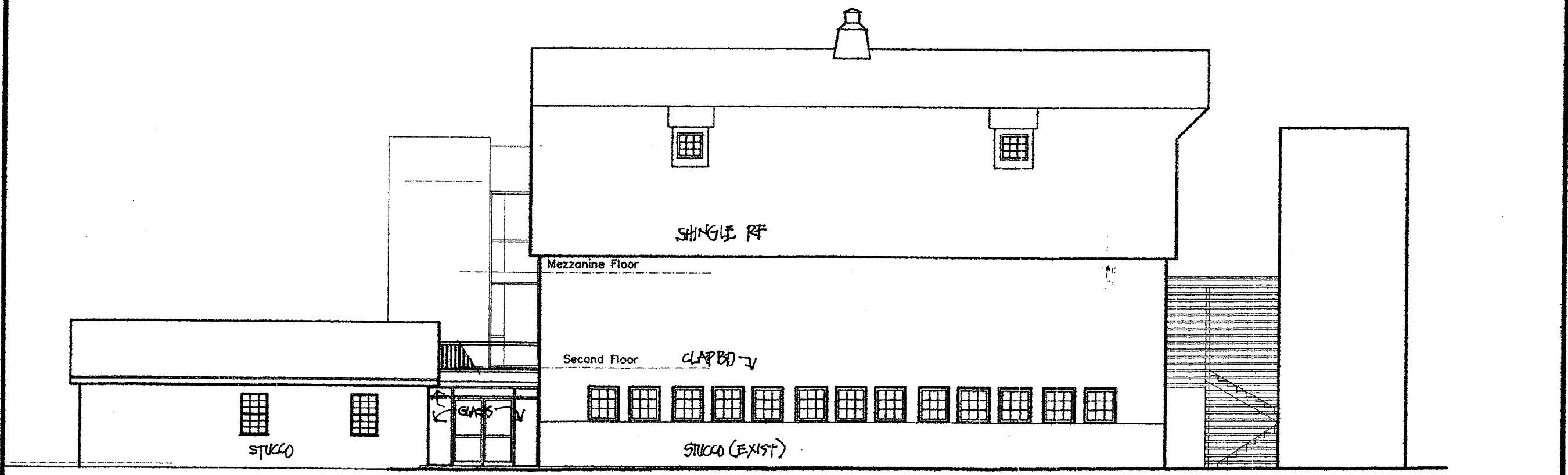
STUCCO (MATCH EXIST'G)



East Elevation



North Elevation



South Elevation

A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	2410/2412 Spencerville Road Spencerville	Meeting Date:	04/26/00
Applicant:	Cedar Ridge Community Church (John Fregly, Agent)	Report Date:	04/19/00
Resource:	<i>Master Plan</i> Site #15/55 (Spencer/Carr House)	Public Notice:	04/12/00
Review:	HAWP	Tax Credit:	Partial
Case Number:	15/22-00A	Staff:	Perry Kephart
PROPOSAL:	Dairy Barn Alterations	RECOMMEND:	Approve With Conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Individual *Master Plan for Historic Preservation In Montgomery County* Site

STYLE: Residence: "Spencerville Style", local rendition of Federal Style, 1855 with 1870 rear addition.

Dairy Barn: Hipped-roof dairy barn and adjacent creamery, 1910 (replaces an earlier barn destroyed by fire).

BACKGROUND

The applicant originally appeared before the HPC with a plan for a housing development on the property. Since that time, they have indicated that new houses are no longer planned within the environmental setting. A large church building was constructed behind the historic residence in 1998. They plan to rehabilitate the house and the shed/outbuilding to the left of the house at a later date. At this time, both buildings are moderately stabilized. This application pertains only to the barn and creamery/milk house. Changes to the milk house were approved at an earlier date, before the barn re-use was designed.

The barn represents a transitional barn design that includes features of both the traditional 19th century German bank barn or English barn and the 20th century "engineer designed" modern dairy barn. Among the unusual features are patterned asphalt shingled roofing, wood framed windows, horizontal lapped siding, and an asymmetrical gable design.

PROPOSAL

The applicant proposes to convert the early 20th century barn and adjacent milk house into a church school facility. The proposed changes to the exterior include:

①

1. Connecting the two buildings at the front and rear with glass partitions and doors with metal framing.
2. The addition of two stair wells at the rear of the buildings (as seen from Spencerville Road), an enclosed fire stair on the left to resemble a brick silo, and an open wood stairway on the right to resemble a slatted wood granary.
3. Install a glass window in the east hayloft door space.
4. Install glass doors in the west hayloft door space.
5. Install a fixed glass window in each gable end.
6. Install recessed doors in the entryway to the lower livestock floor.
7. Install 13 new windows in the north elevation (facing the church) on the hayloft level directly above the windows on the lower level, and of the same design.
8. Replacement of the existing hopper windows with new windows of the same dimension.
9. In the milk house, install new half-fanlight windows in the gable end.
10. Place HVAC equipment at the rear of the barn next to the north foundation wall.

The project also includes insulation installation although the exact method has not been determined.

The rehabilitation aspect of the project includes repair or replacement in kind of the painted wood siding, patterned composite shingle roof, skylights, block foundation, milk house stucco surface, and ventilator cupola

STAFF DISCUSSION

The applicant is to be commended for the focus of the design of retention of the existing architectural features and spatial elements of the barn, both inside and out. The new features, which for the most part have been added to meet building and safety codes, leave the integrity of the original structure substantially intact with the exception of the proposed replacement of the lower level windows.

Replacement of windows in a historic building is problematic. Although the use of the barn is changing from a livestock shelter to an education center, the need for windows which provide ventilation and avoid drafts is still relevant. It is generally the case that old windows can be repaired and refitted to increase their energy efficiency. Storm windows are also a possibility.

Staff has requested a window survey in order to ascertain the extent of repair that is needed in order to make the existing windows operable. We would recommend that window replacement be deferred and reviewed at a later date as a revision to this HAWP after the windows have been studied more thoroughly.

The precedent to this project is the adaptive re-use of the Gothic Dairy Barn in Dickerson, which has been converted into a community center. The steel hopper windows on that building were retained and repaired by Montgomery County. Staff suggested to the applicant that the people responsible for that project may have some useful advice for the church for this barn conversion.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as

(2)

being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #10:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the conditions:

1. The historic windows on the south facade are to be retained and repaired.
2. The framing for the glass connecting wall is to be of a non-metallic, inconspicuous color.
- ~~3.~~ Insulation, if added, is to be installed within the existing barn dimensions.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



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.: 301-587-3777

Tax Account No.: 053233387

Name of Property Owner: Cedar Ridge Community Church Daytime Phone No.: 301-384-7444

Address: 2410 Spencerville Rd Spencerville MD 20868
Street Number City State Zip Code

Contractor: Cedar Ridge Community Church Phone No.: 301-384-7444

Contractor Registration No.: N/A

Agent for Owner: John Freagly Daytime Phone No.: 301-587-5000 Res: 802-3777

LOCATION OF BUILDING/PREMISE

House Number: 2410 Spencerville Rd Street: _____

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

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: 147 & 307 P.O. 2000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- 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 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.

Carole V. Bateaux, Exec Director April 5, 00
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature _____ Date: _____

Application/Permit No. 215 (03) Date Filed 4/19/00 Date Issued _____

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



HISTORIC PRESERVATION COMMISSION

1. WRITTEN DESCRIPTION OF PROJECT

0014-000108

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

This barn is a significant architectural feature in Spencerville, MD. The barn was built in 1910 after the first barn burned to the ground. The Spenser farm family married into the Carr family & thus the property received the name Spenser-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 "The Farm". At the moment this barn stands with its original siding, windows, site, milkhouse, trusses 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 Spenser-Carr farm & to Spencerville, MD. The new architectural renovation should 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:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
Labels coming from architect messenger via Metro Deline
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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.

5

Robert Schwartz Associates

Memo

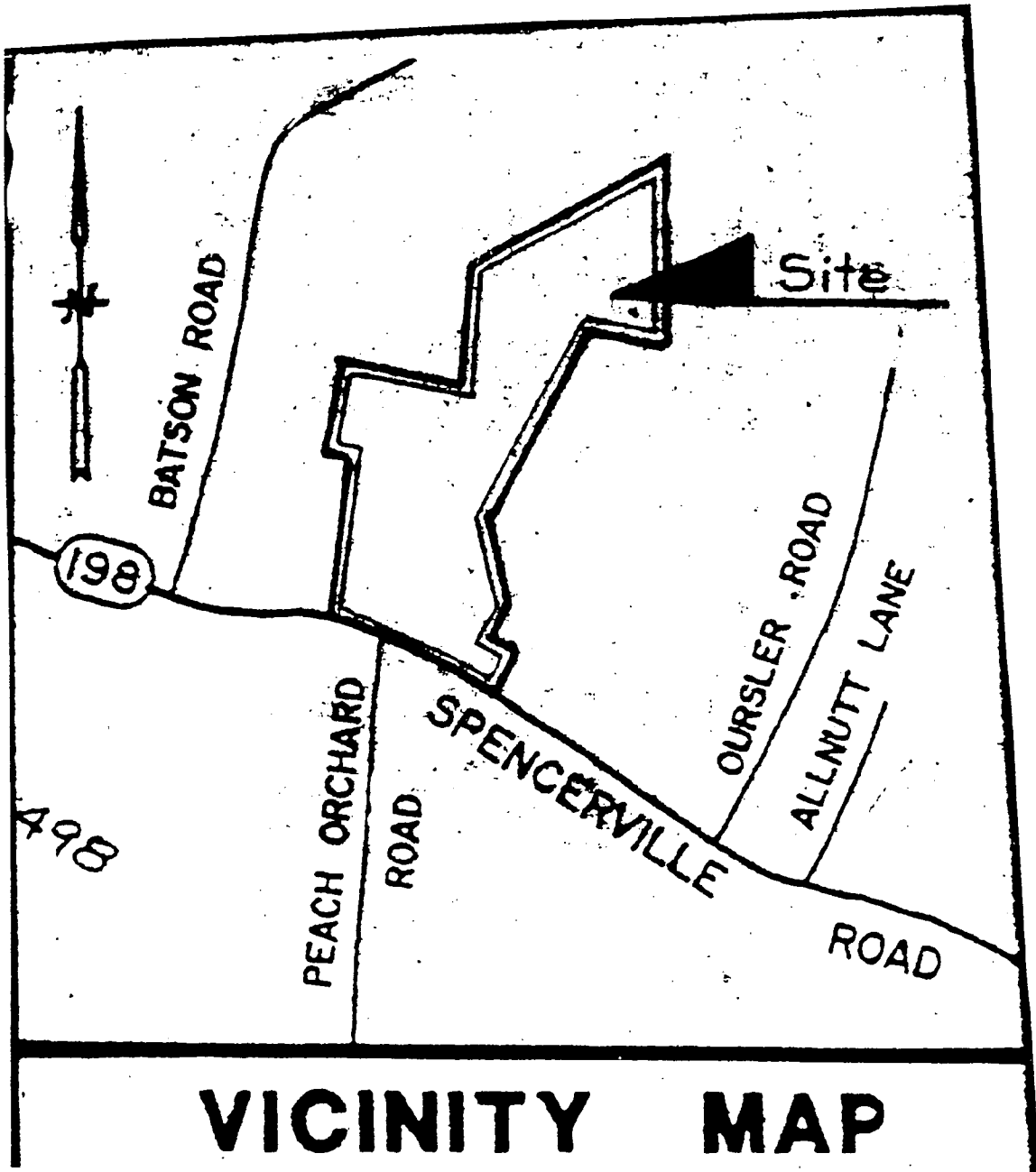
To: Historic Preservation Commission
From: Cedar Ridge Community Church
Re: Historic Area Work Permit
Date: 4/4/2000

This project is for the renovation of an existing frame barn and concrete block milk house to create one building which will serve as an educational facility for the church.

The barn is being preserved internally with insulation applied to the exterior which will then be covered with siding and roofing similar to the existing. We are adding a free standing mezzanine at the hay loft (second floor) level which will be one third the area of the floor below and framed in wood. New awning windows similar to the existing hopper windows will be installed. One or two of the old windows will be preserved for an educational display in the building. New ducts will run exposed in the building. We are adding windows on the second floor on the north side of the building which will match the windows below and are not visible from the public road.

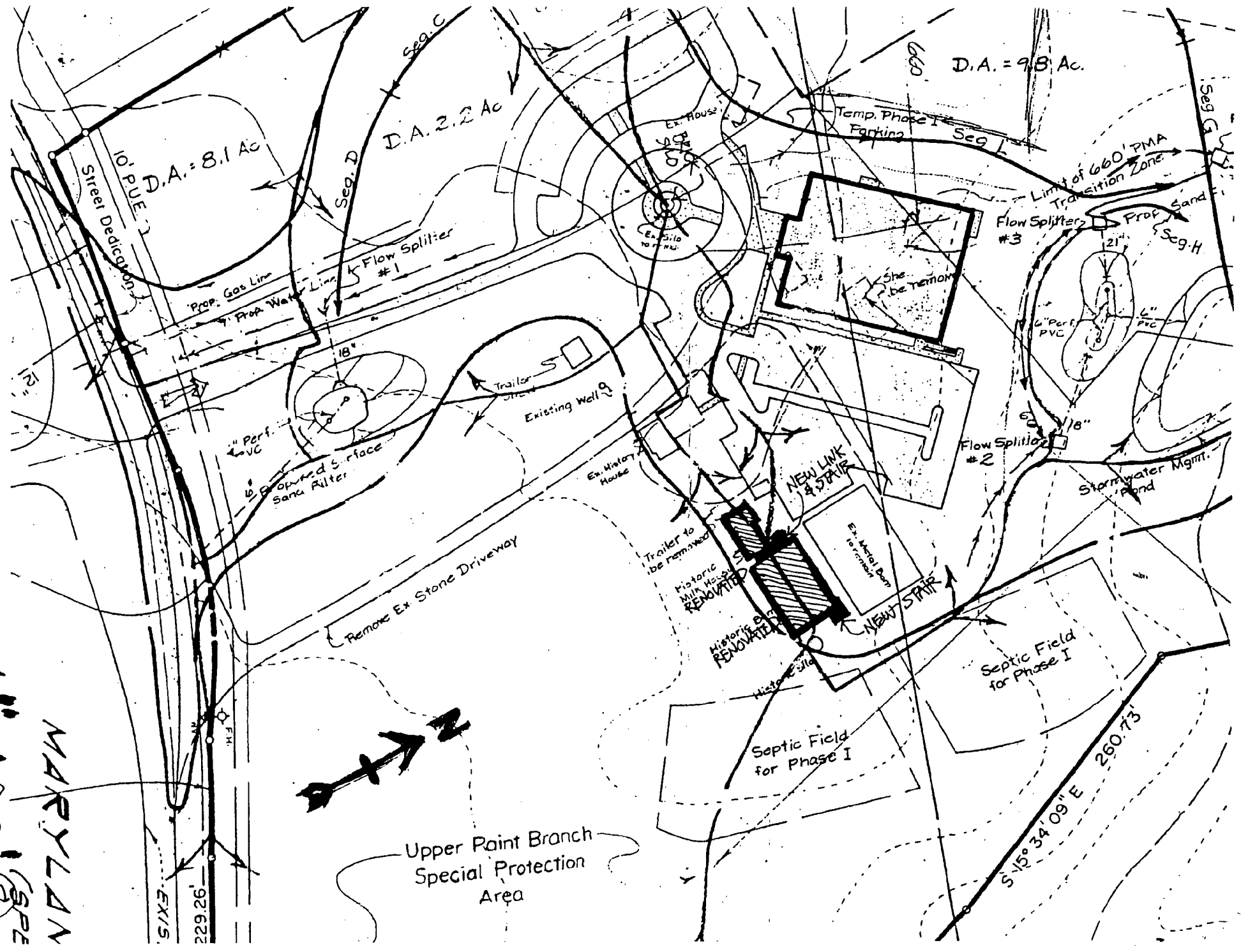
The milk house is also being preserved on the exterior. The inside is being modified to hold bathrooms and a small kitchenette. The chimney is being removed and new double hung windows are being installed in existing openings. On the west elevation one window opening is being filled in and one is being filled in but will still be visible as an inset in the facade. Two high quarter round windows are being installed on this elevation. These window changes are due to inconsistencies between the existing openings and the new plan. The west facade does not face the public road.

A glass link connects the two buildings and two new stairs are added. One is a brick stair tower meant to reflect the brick silo seen when entering the property. The form but not the brick colors will match. The second stair is an open one story stair enclosed in wood siding meant to resemble a corn crib. There is a roof deck and railing on the roof of the new glass connection. Five small residential scale condensers are shown on the north side of the barn. They are not visible from the road.



VICINITY MAP

1" = 100'
MARYLLAN
SPE



D.A. = 9.8 Ac.

D.A. = 2.2 Ac.

D.A. = 8.1 Ac.

Seg. D

Seg. C

Seg. E

Seg. H

Flow Splitter #1

Flow Splitter #3

Flow Splitter #2

NEW LINK & STAIR

NEW STAIR

Septic Field for Phase I

Septic Field for Phase I

Stormwater Mgmt. Pond

Historic Milk House RENOVATED

Historic Barn RENOVATED

Remove Ex Stone Driveway

Upper Paint Branch Special Protection Area

10' P.U.E. Siret Dedication

Prop. Gas Line

Prop. Water Line

Existing Wall

Ex. History House

Trailer to be removed

Historic Silo

Ex. Metal Barn

Temp. Phase I Parking

Limit of 660' PMA Transition Zone

Prop. Sand

229.26'

S 15° 34' 09" E 260.73'



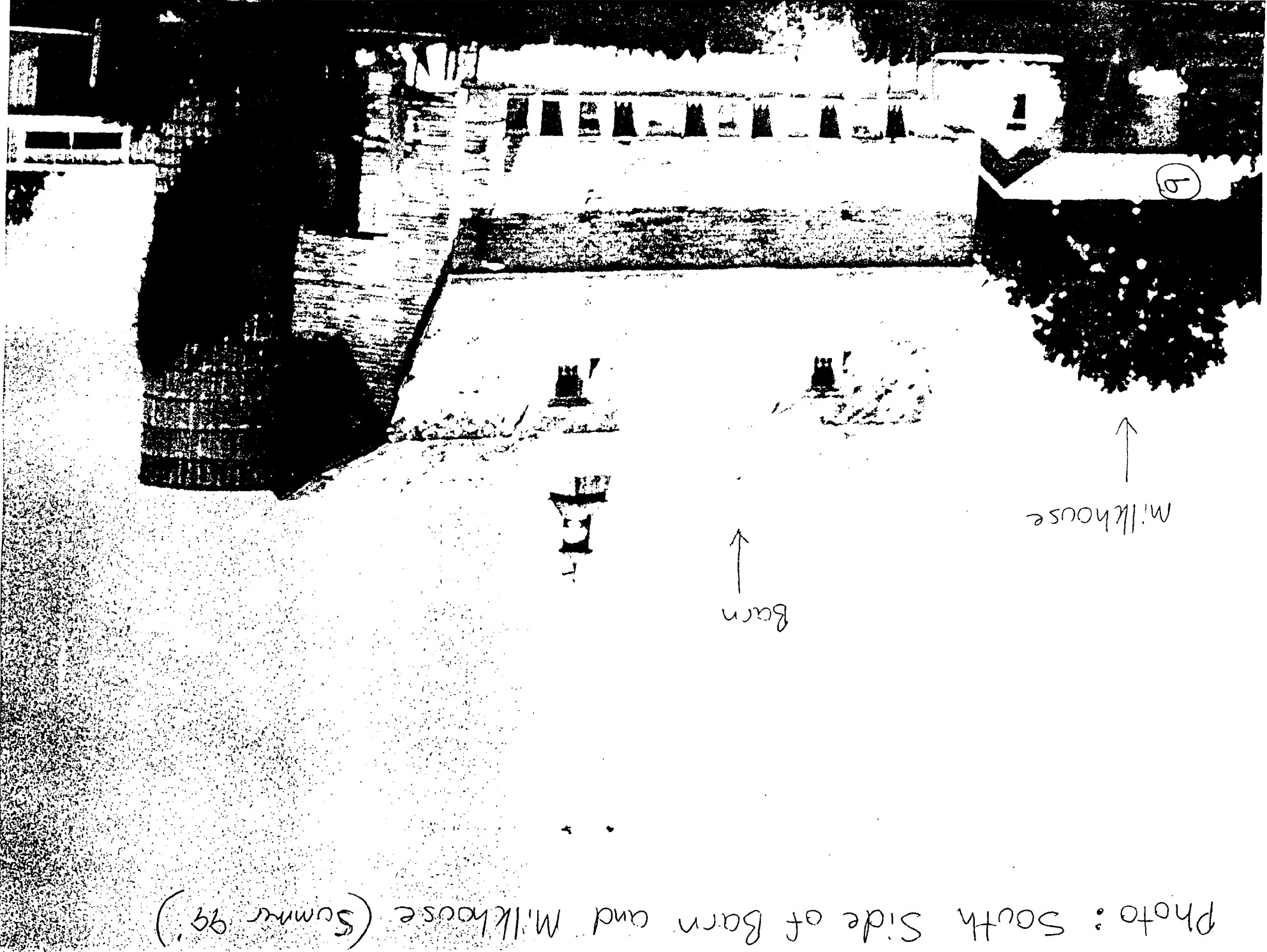
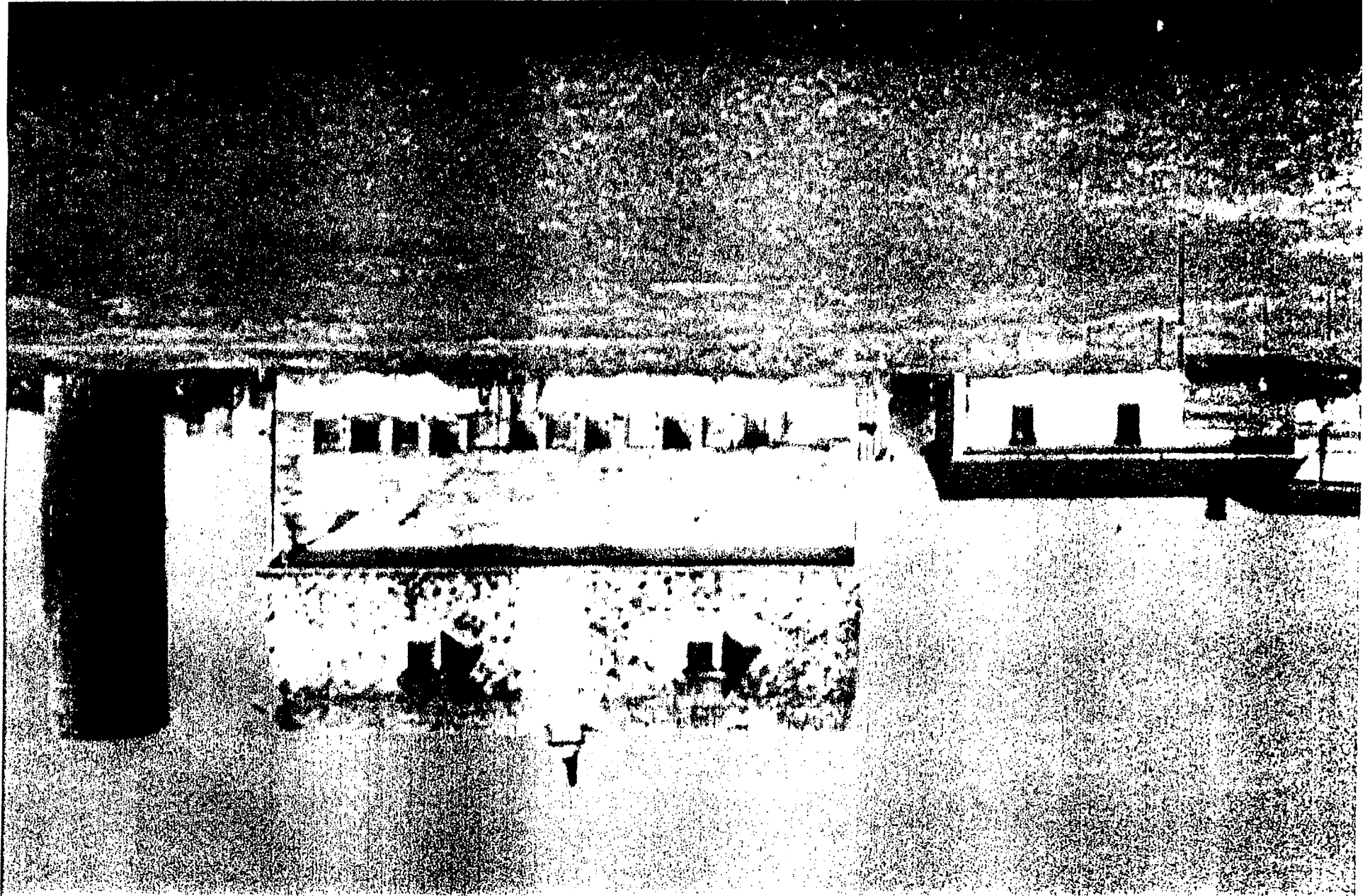


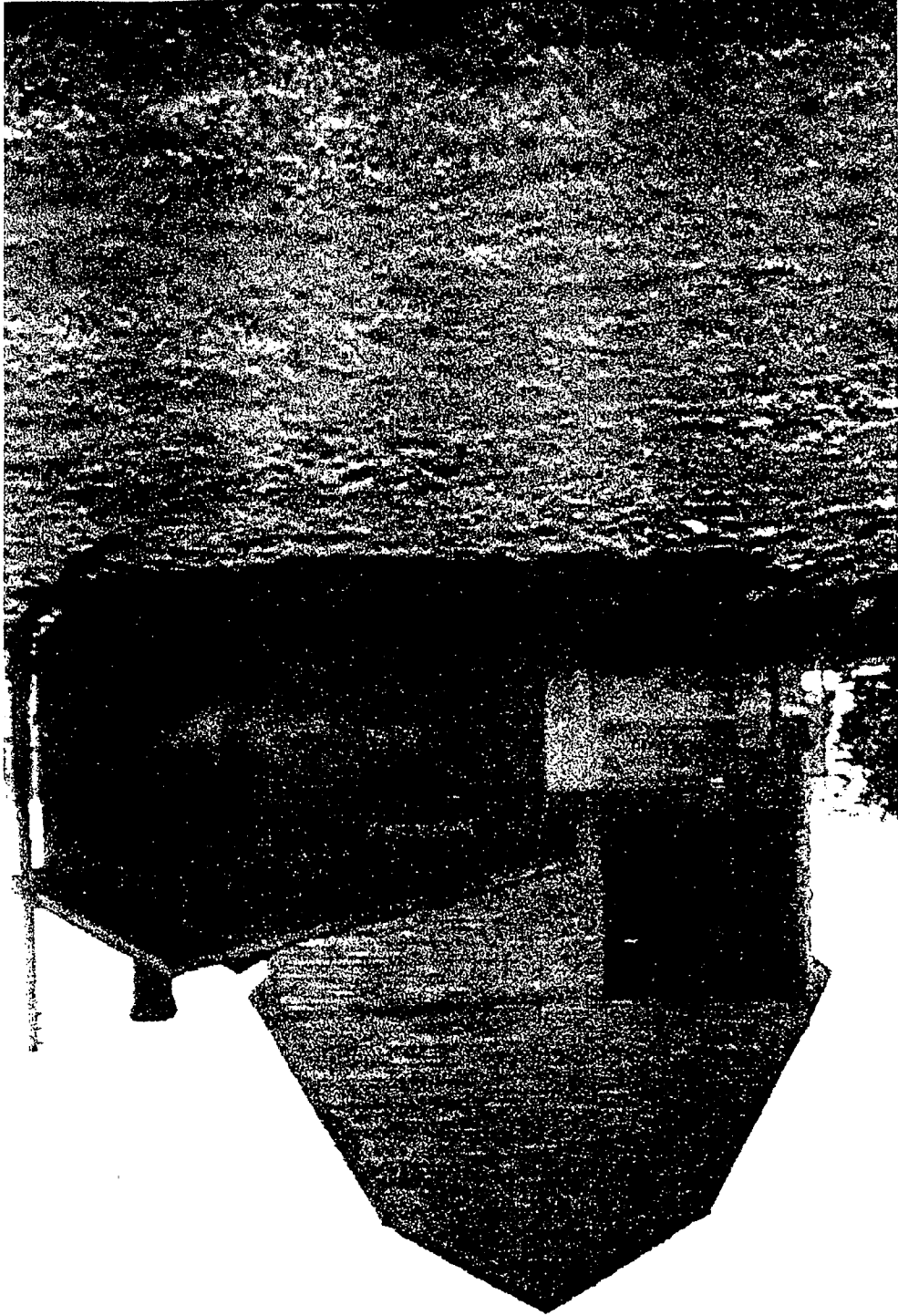
Photo: South Side of Barn and Milkhouse (Summer 99)

SOUTH ELEVATION

10



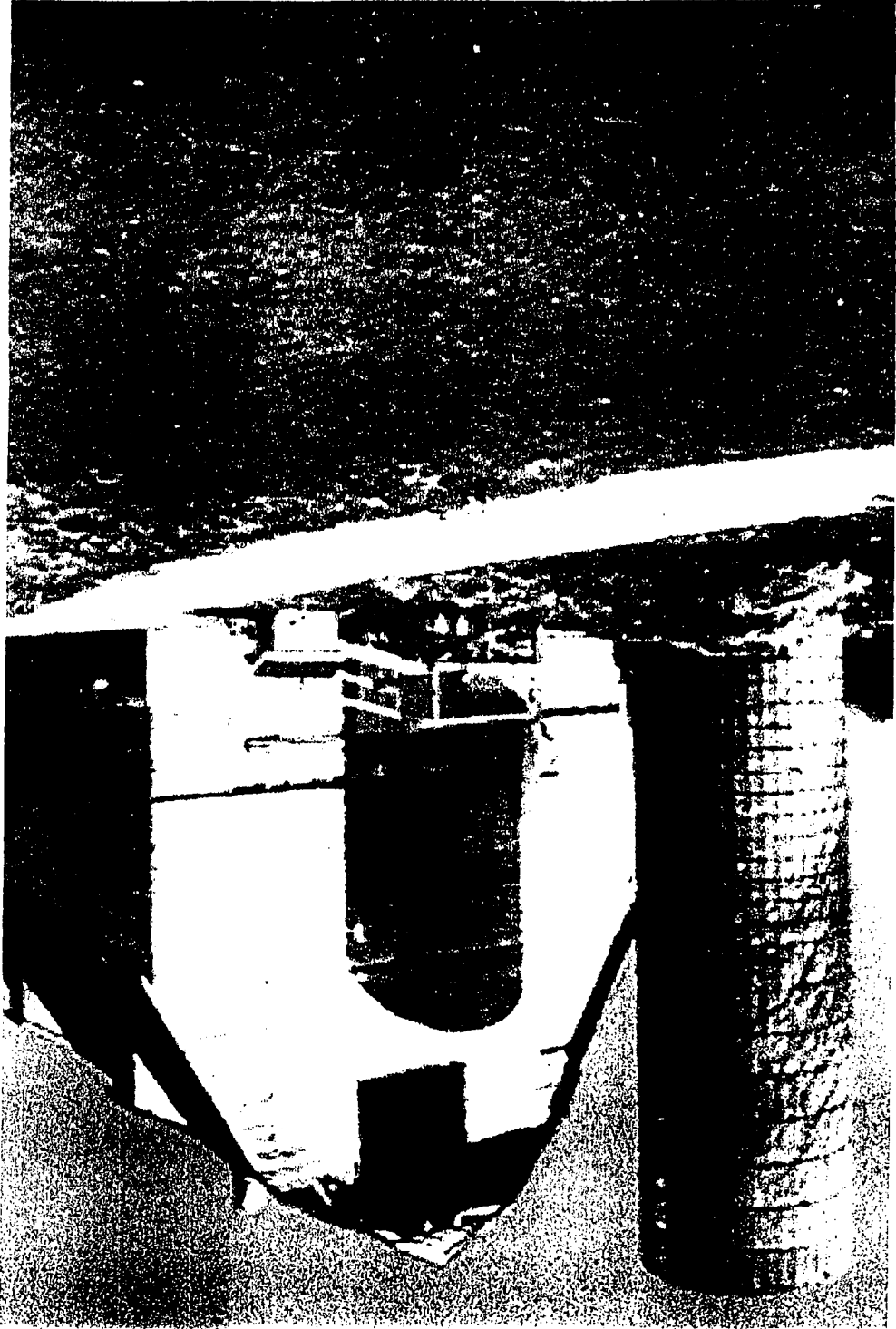
WEST ELEVATION



10

APR 19 1964

EAST ELEVATION



(12)



13

NORTH ELEVATION OF MILK HOUSE

NORTH ELEVATION OF BARN

41



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	2410/2412 Spencerville Road Spencerville	Meeting Date:	04/26/00
Applicant:	Cedar Ridge Community Church (John Fregly, Agent)	Report Date:	04/19/00
Resource:	<i>Master Plan</i> Site #15/55 (Spencer/Carr House)	Public Notice:	04/12/00
Review:	HAWP	Tax Credit:	Partial
Case Number:	15/22-00A	Staff:	Perry Kephart
PROPOSAL:	Dairy Barn Alterations	RECOMMEND:	Approve With Conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Individual *Master Plan for Historic Preservation In Montgomery County* Site

STYLE: Residence: "Spencerville Style", local rendition of Federal Style, 1855 with 1870 rear addition.

Dairy Barn: Hipped-roof dairy barn and adjacent creamery, 1910 (replaces an earlier barn destroyed by fire).

BACKGROUND

The applicant originally appeared before the HPC with a plan for a housing development on the property. Since that time, they have indicated that new houses are no longer planned within the environmental setting. A large church building was constructed behind the historic residence in 1998. They plan to rehabilitate the house and the shed/outbuilding to the left of the house at a later date. At this time, both buildings are moderately stabilized. This application pertains only to the barn and creamery/milk house. Changes to the milk house were approved at an earlier date, before the barn re-use was designed.

The barn represents a transitional barn design that includes features of both the traditional 19th century German bank barn or English barn and the 20th century "engineer designed" modern dairy barn. Among the unusual features are patterned asphalt shingled roofing, wood framed windows, horizontal lapped siding, and an asymmetrical gable design.

PROPOSAL

The applicant proposes to convert the early 20th century barn and adjacent milk house into a church school facility. The proposed changes to the exterior include:

①

1. Connecting the two buildings at the front and rear with glass partitions and doors with metal framing.
2. The addition of two stair wells at the rear of the buildings (as seen from Spencerville Road), an enclosed fire stair on the left to resemble a brick silo, and an open wood stairway on the right to resemble a slatted wood granary.
3. Install a glass window in the east hayloft door space.
4. Install glass doors in the west hayloft door space.
5. Install a fixed glass window in each gable end.
6. Install recessed doors in the entryway to the lower livestock floor.
7. Install 13 new windows in the north elevation (facing the church) on the hayloft level directly above the windows on the lower level, and of the same design.
8. Replacement of the existing hopper windows with new windows of the same dimension.
9. In the milk house, install new half-fanlight windows in the gable end.
10. Place HVAC equipment at the rear of the barn next to the north foundation wall.

The project also includes insulation installation although the exact method has not been determined.

The rehabilitation aspect of the project includes repair or replacement in kind of the painted wood siding, patterned composite shingle roof, skylights, block foundation, milk house stucco surface, and ventilator cupola

STAFF DISCUSSION

The applicant is to be commended for the focus of the design of retention of the existing architectural features and spatial elements of the barn, both inside and out. The new features, which for the most part have been added to meet building and safety codes, leave the integrity of the original structure substantially intact with the exception of the proposed replacement of the lower level windows.

Replacement of windows in a historic building is problematic. Although the use of the barn is changing from a livestock shelter to an education center, the need for windows which provide ventilation and avoid drafts is still relevant. It is generally the case that old windows can be repaired and refitted to increase their energy efficiency. Storm windows are also a possibility.

Staff has requested a window survey in order to ascertain the extent of repair that is needed in order to make the existing windows operable. We would recommend that window replacement be deferred and reviewed at a later date as a revision to this HAWP after the windows have been studied more thoroughly.

The precedent to this project is the adaptive re-use of the Gothic Dairy Barn in Dickerson, which has been converted into a community center. The steel hopper windows on that building were retained and repaired by Montgomery County. Staff suggested to the applicant that the people responsible for that project may have some useful advice for the church for this barn conversion.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as

(2)

being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #10:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the conditions:

1. The historic windows on the south facade are to be retained and repaired.
2. The framing for the glass connecting wall is to be of a non-metallic, inconspicuous color.
3. Insulation, if added, is to be installed within the existing barn dimensions.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



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.: 301-802-3777

Tax Account No.: 053233387
Name of Property Owner: Cedar Ridge Community Church Daytime Phone No.: 301-384-7444
Address: 2410 Spencerville RD Spencerville MO 20568
Street Number City Street Zip Code
Contractor: Cedar Ridge Community Church Phone No.: 301-381-7444
Contractor Registration No.: N/A
Agent for Owner: John Freagly Daytime Phone No.: 301-587-5000 301-802-3777

LOCATION OF BUILDING/PREMISE

House Number: 2410 Spencerville RD Street: _____
Town/City: Spencerville, MO Nearest Cross Street: Peach Orchard RD.
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: 147 & 307 P 200

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend 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: Recreate Barn & Milk house (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 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.

Carolee Y. Bateman, Exec Director April 5, 00
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 215635 Date Filed: 4/6/2000 Date Issued: _____

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



HISTORIC PRESERVATION COMMISSION

1. WRITTEN DESCRIPTION OF PROJECT

004E-00310E

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

This barn is a significant architectural feature in Spencerville, MD. The barn was built in 1910 after the first barn burned to the ground. The Spencer farm family married into the Carr family and the property received the name Spencer-Carr Farm. The barn exists now on a 6.6 acre property owned by Cedar Ridge Community Church. We desire to have this barn remain the centerpiece to our property, our church and "The Farm". At the moment this barn stands with its original (substandard) windows, side, milkhouse, fausses 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 in Spencerville, MD. The new architectural renovation should 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:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs. Labels coming from architect messenger via Metro Deter.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at 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.

5

Robert Schwartz Associates

Memo

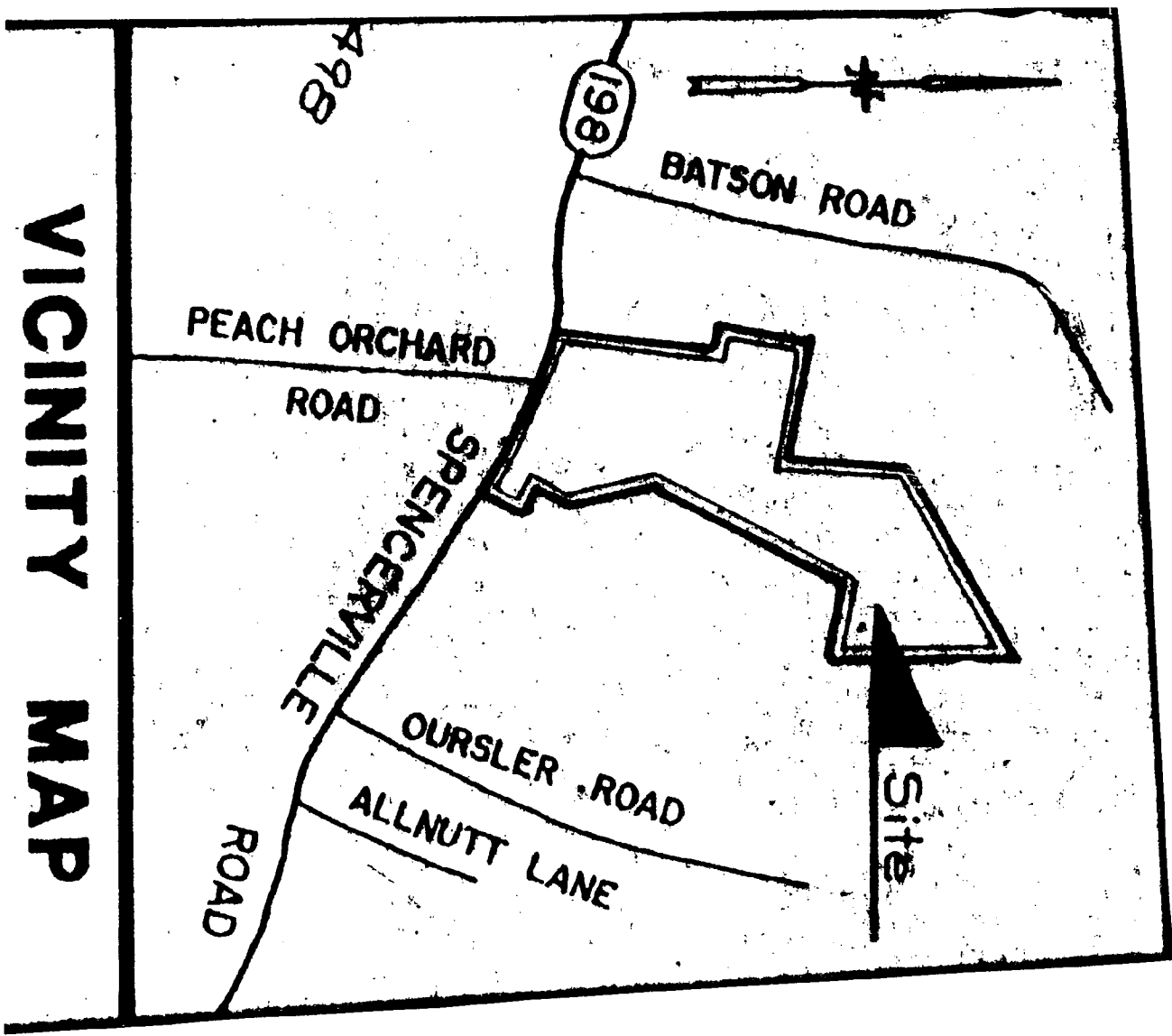
To: Historic Preservation Commission
From: Cedar Ridge Community Church
Re: Historic Area Work Permit
Date: 4/4/2000

This project is for the renovation of an existing frame barn and concrete block milk house to create one building which will serve as an educational facility for the church.

The barn is being preserved internally with insulation applied to the exterior which will then be covered with siding and roofing similar to the existing. We are adding a free standing mezzanine at the hay loft (second floor) level which will be one third the area of the floor below and framed in wood. New awning windows similar to the existing hopper windows will be installed. One or two of the old windows will be preserved for an educational display in the building. New ducts will run exposed in the building. We are adding windows on the second floor on the north side of the building which will match the windows below and are not visible from the public road.

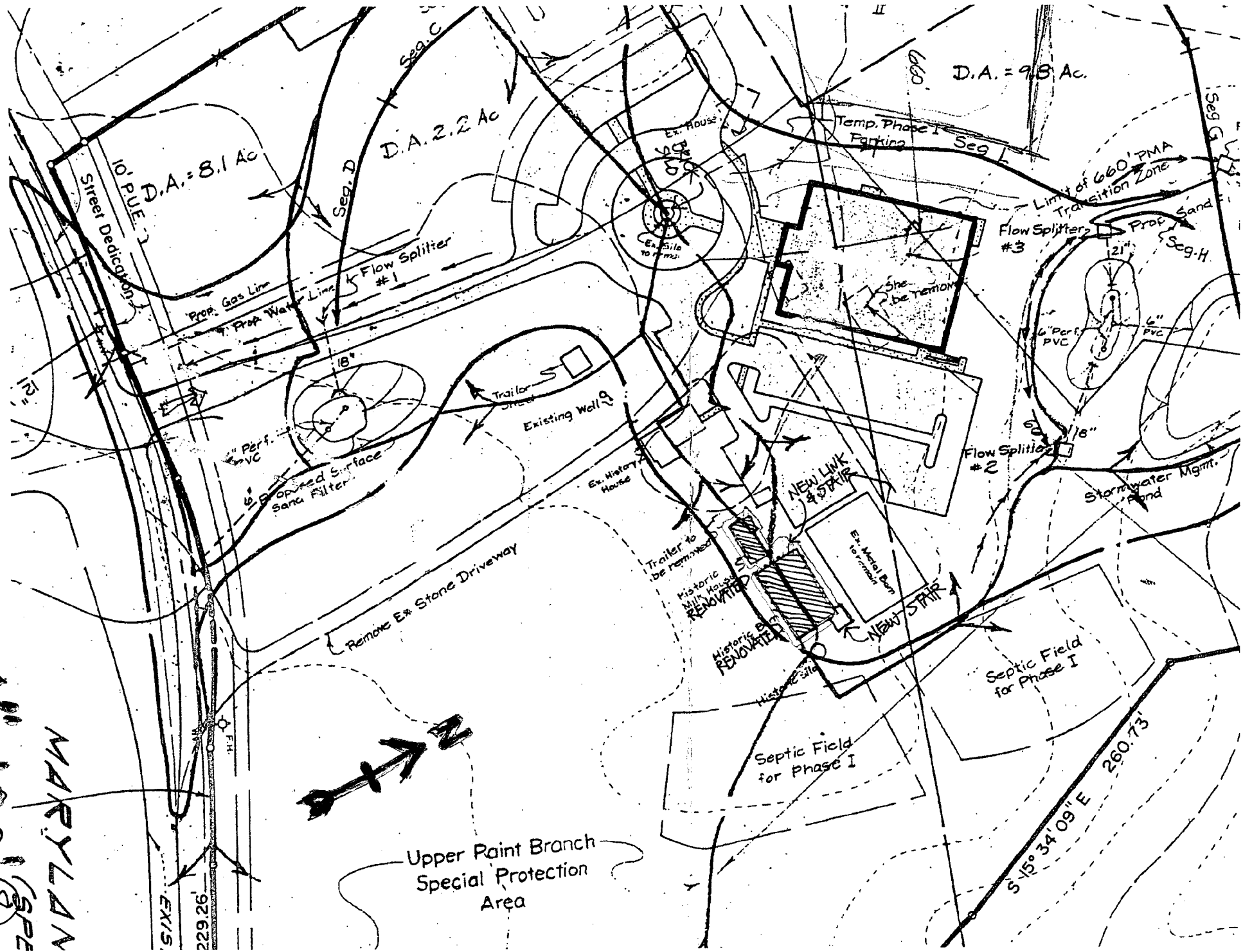
The milk house is also being preserved on the exterior. The inside is being modified to hold bathrooms and a small kitchenette. The chimney is being removed and new double hung windows are being installed in existing openings. On the west elevation one window opening is being filled in and one is being filled in but will still be visible as an inset in the facade. Two high quarter round windows are being installed on this elevation. These window changes are due to inconsistencies between the existing openings and the new plan. The west facade does not face the public road.

A glass link connects the two buildings and two new stairs are added. One is a brick stair tower meant to reflect the brick silo seen when entering the property. The form but not the brick colors will match. The second stair is an open one story stair enclosed in wood siding meant to resemble a corn crib. There is a roof deck and railing on the roof of the new glass connection. Five small residential scale condensers are shown on the north side of the barn. They are not visible from the road.



VICINITY MAP

1" = 100'
MARYLLAN



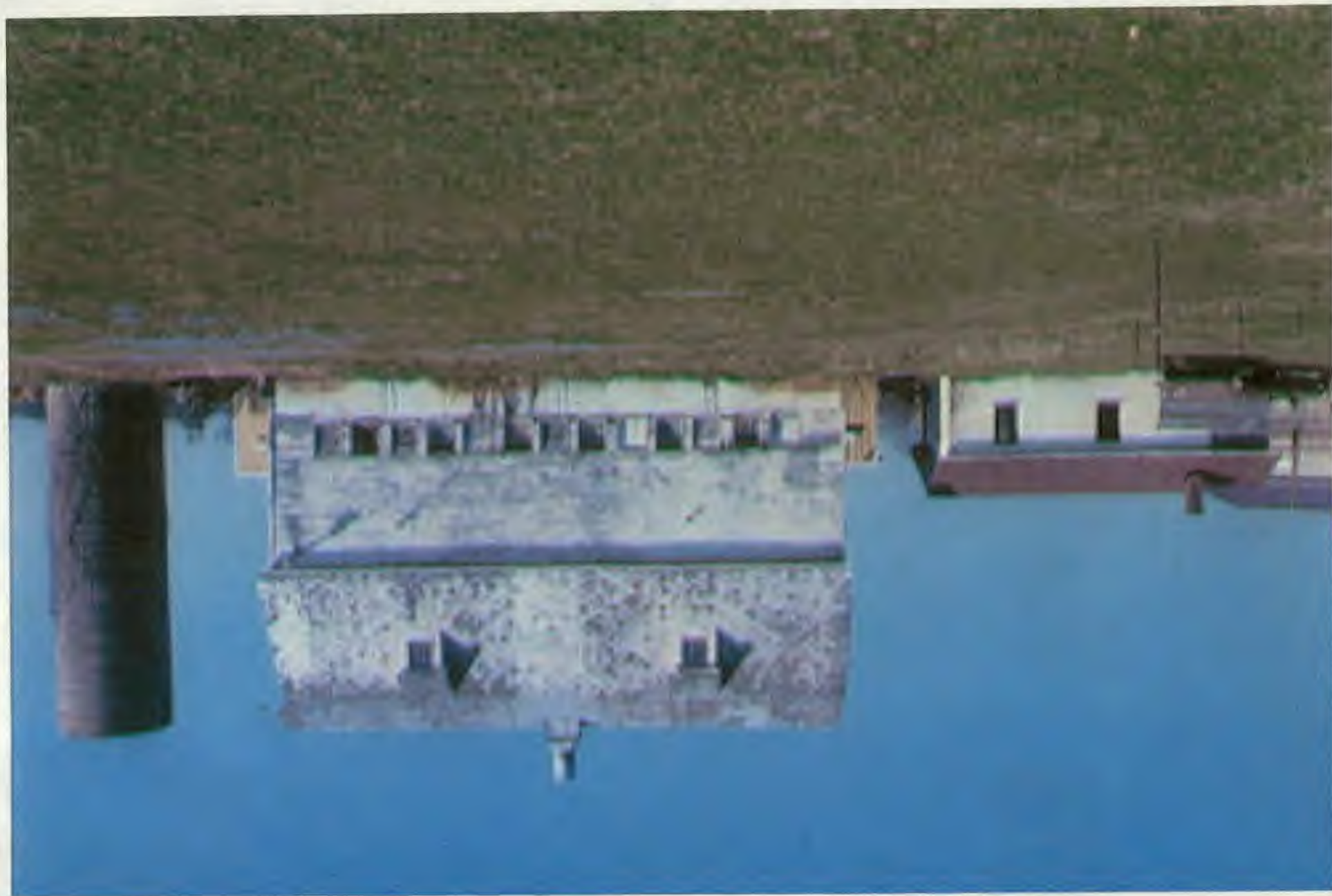
Upper Paint Branch
Special Protection
Area

Photo: South Side of Barn and Milkhouse (Summer '99)



SOUTH ELEVATION

10



WEST ELEVATION



(4)

EAST ELEVATION



(2)

NORTH ELEVATION OF MILK HOUSE

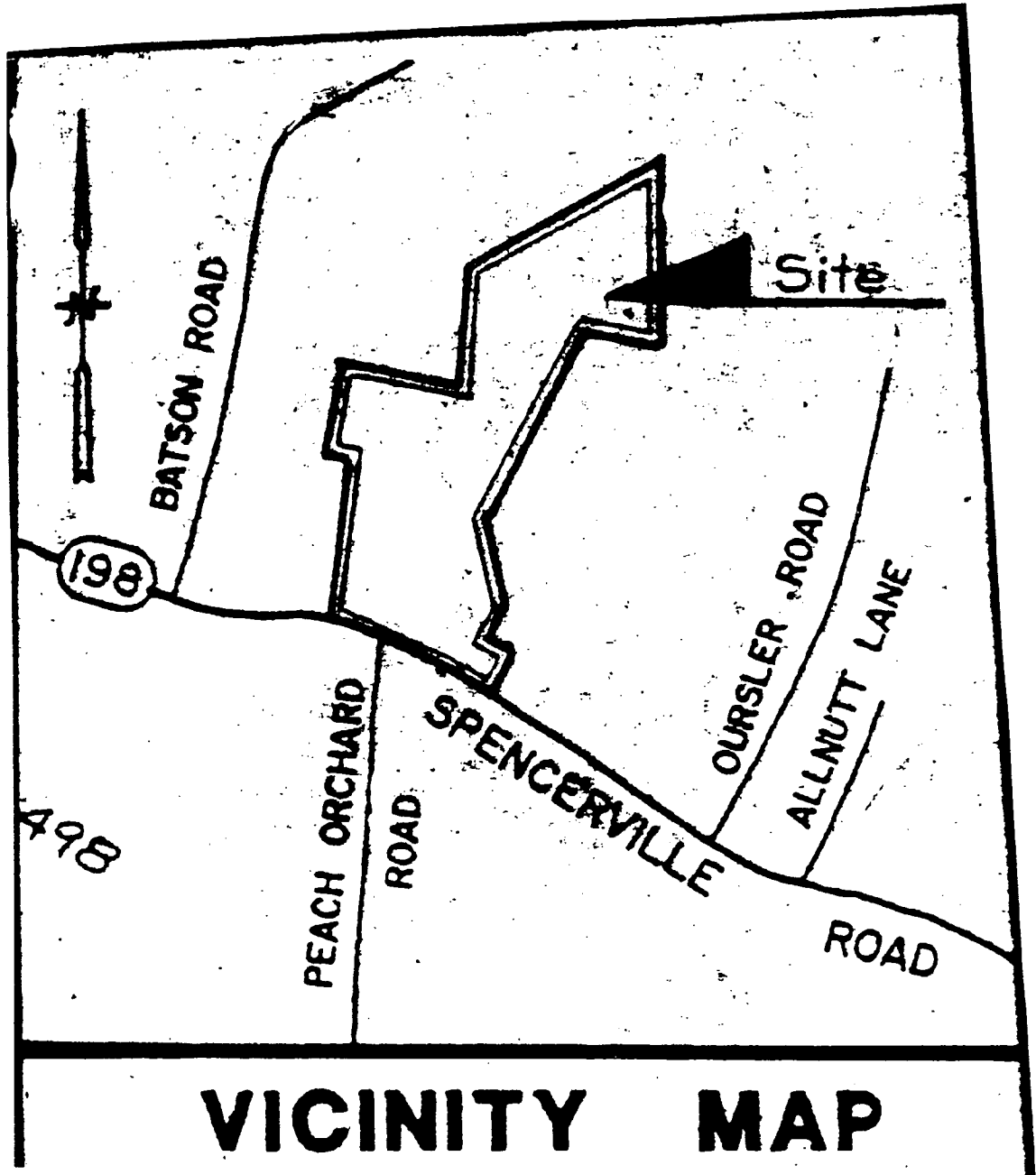
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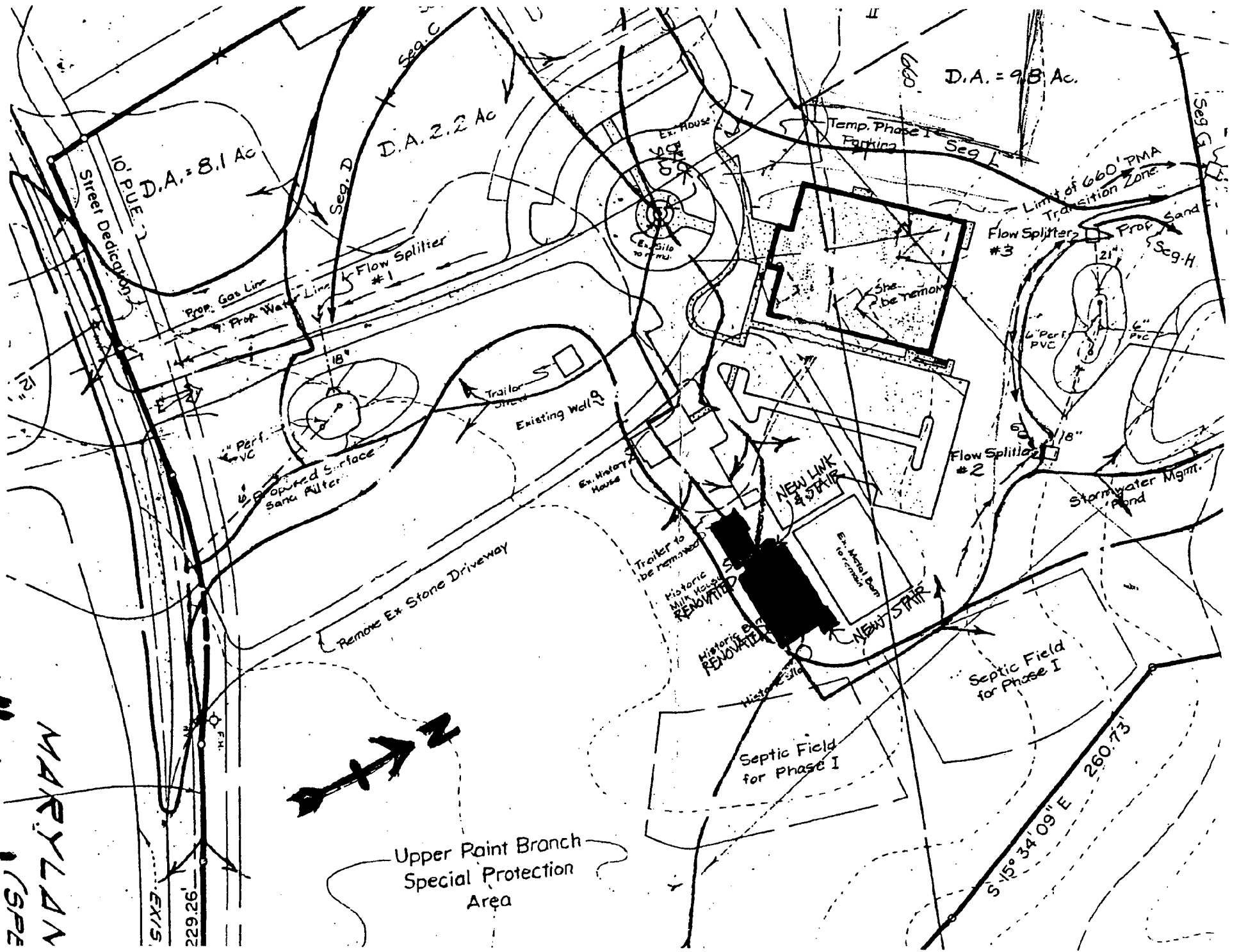
24

NORTH ELEVATION OF BARN



VICINITY MAP

1" = 100'
MARYLDAN
SPE



Upper Point Branch
Special Protection
Area



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.: 301-802-3777

Tax Account No.: 053233387

Name of Property Owner: Cedar Ridge Community Church Daytime Phone No.: 301-384-7444

Address: 2410 Spencerville RD Spencerville MO 20868
Street Number City State Zip Code

Contractor: Cedar Ridge Community Church Phone No.: 301-384-7444

Contractor Registration No.: N/A

Agent for Owner: John Freagly Daytime Phone No.: 301-587-5000 or 301-802-3777

LOCATION OF BUILDING/PREMISE

House Number: 2410 Spencerville RD Street: _____

Town/City: Spencerville, MO Nearest Cross Street: Penh Richard RD

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: 147 & 307 P. 200

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Renovate Barn & Milk house (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 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.

Camela Y. Bateman, Exec Director April 5, 00
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 215632 Date Filed: 4/6/2000 Date Issued: _____

Robert Schwartz Associates

Memo

To: Historic Preservation Commission
From: Cedar Ridge Community Church
Re: Historic Area Work Permit
Date: 4/4/2000

This project is for the renovation of an existing frame barn and concrete block milk house to create one building which will serve as an educational facility for the church.

The barn is being preserved internally with insulation applied to the exterior which will then be covered with siding and roofing similar to the existing. We are adding a free standing mezzanine at the hay loft (second floor) level which will be one third the area of the floor below and framed in wood. New awning windows similar to the existing hopper windows will be installed. One or two of the old windows will be preserved for an educational display in the building. New ducts will run exposed in the building. We are adding windows on the second floor on the north side of the building which will match the windows below and are not visible from the public road.

The milk house is also being preserved on the exterior. The inside is being modified to hold bathrooms and a small kitchenette. The chimney is being removed and new double hung windows are being installed in existing openings. On the west elevation one window opening is being filled in and one is being filled in but will still be visible as an inset in the facade. Two high quarter round windows are being installed on this elevation. These window changes are due to inconsistencies between the existing openings and the new plan. The west facade does not face the public road.

A glass link connects the two buildings and two new stairs are added. One is a brick stair tower meant to reflect the brick silo seen when entering the property. The form but not the brick colors will match. The second stair is an open one story stair enclosed in wood siding meant to resemble a corn crib. There is a roof deck and railing on the roof of the new glass connection. Five small residential scale condensers are shown on the north side of the barn. They are not visible from the road.

Robert Schwartz Associates

Memo

To: Historic Preservation Commission
From: Cedar Ridge Community Church
Re: Historic Area Work Permit
Date: 4/4/2000

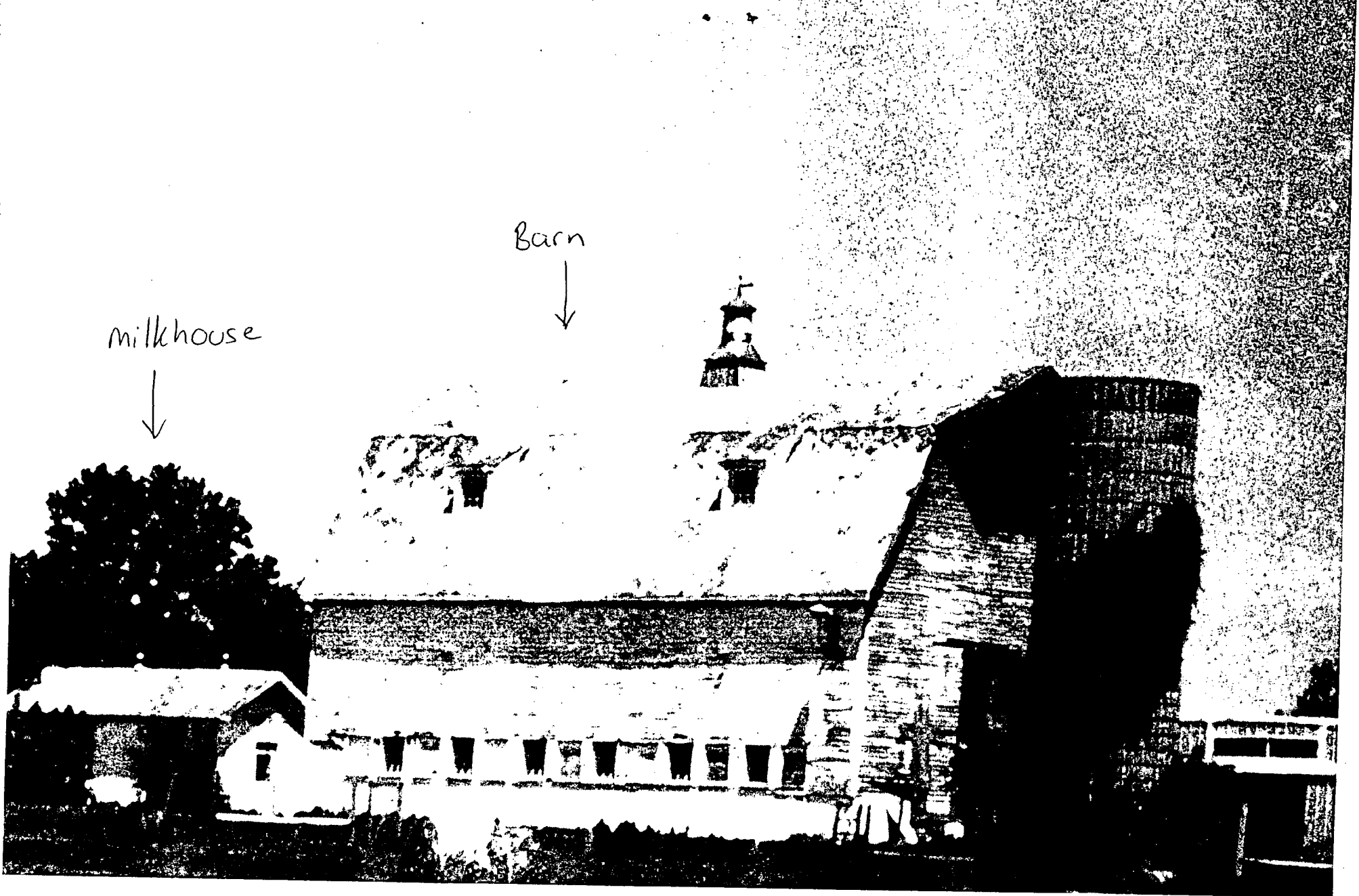
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A glass link connects the two buildings and two new stairs are added. One is a brick stair tower meant to reflect the brick silo seen when entering the property. The form but not the brick colors will match. The second stair is an open one story stair enclosed in wood siding meant to resemble a corn crib. There is a roof deck and railing on the roof of the new glass connection. Five small residential scale condensers are shown on the north side of the barn. They are not visible from the road.

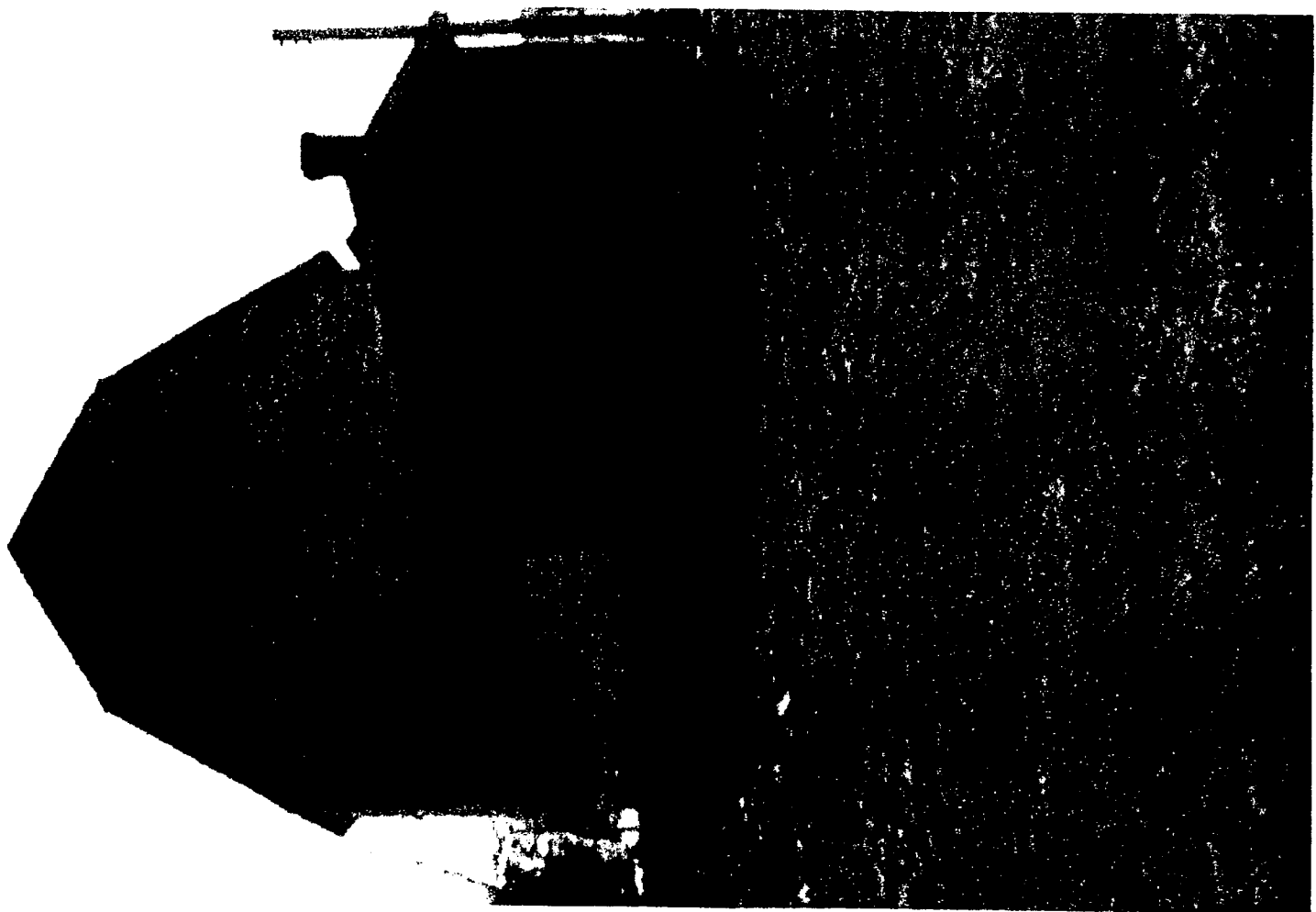
Photo: South Side of Barn and Milkhouse (Summer '99)



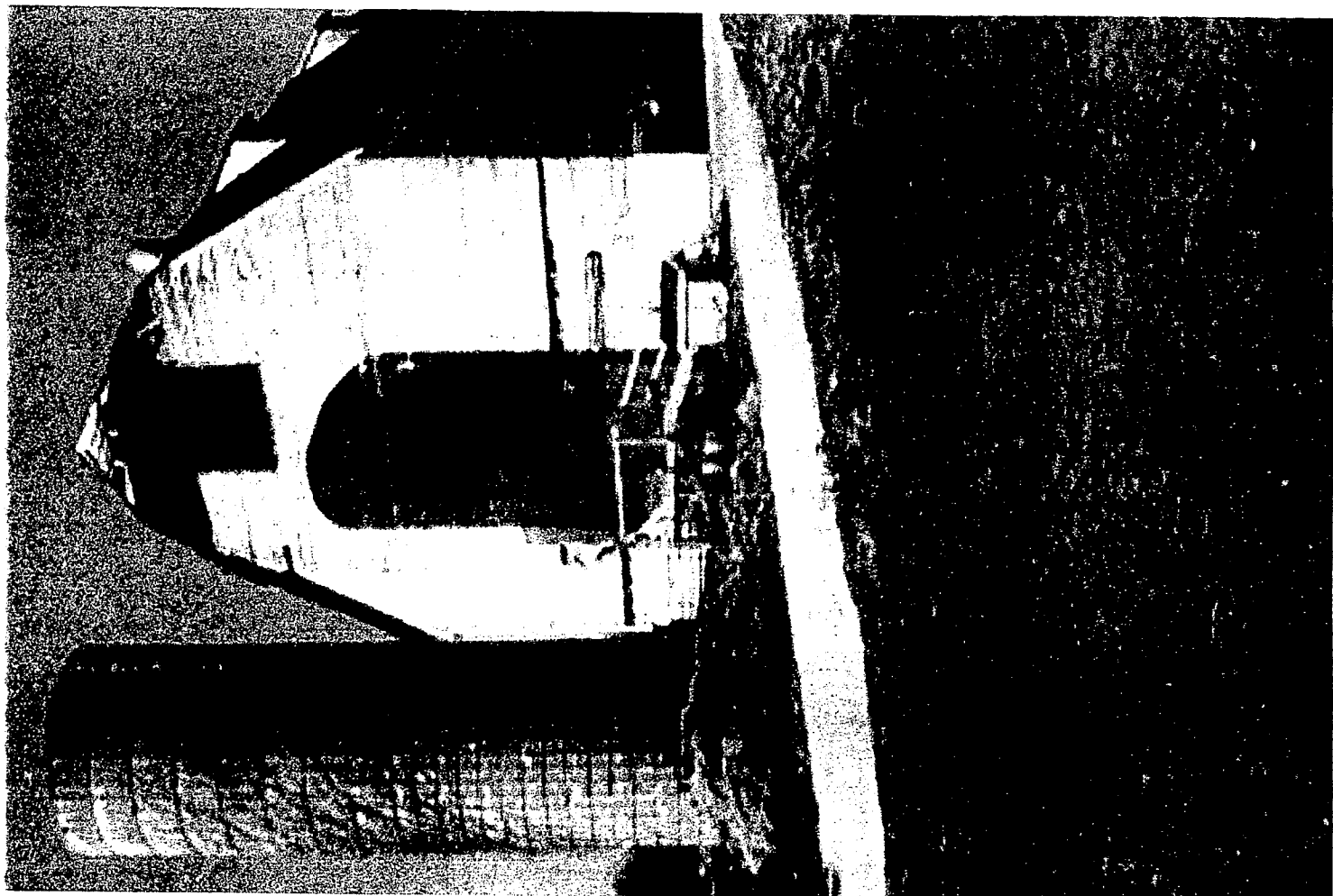
SOUTH ELEVATION



WEST ELEVATION



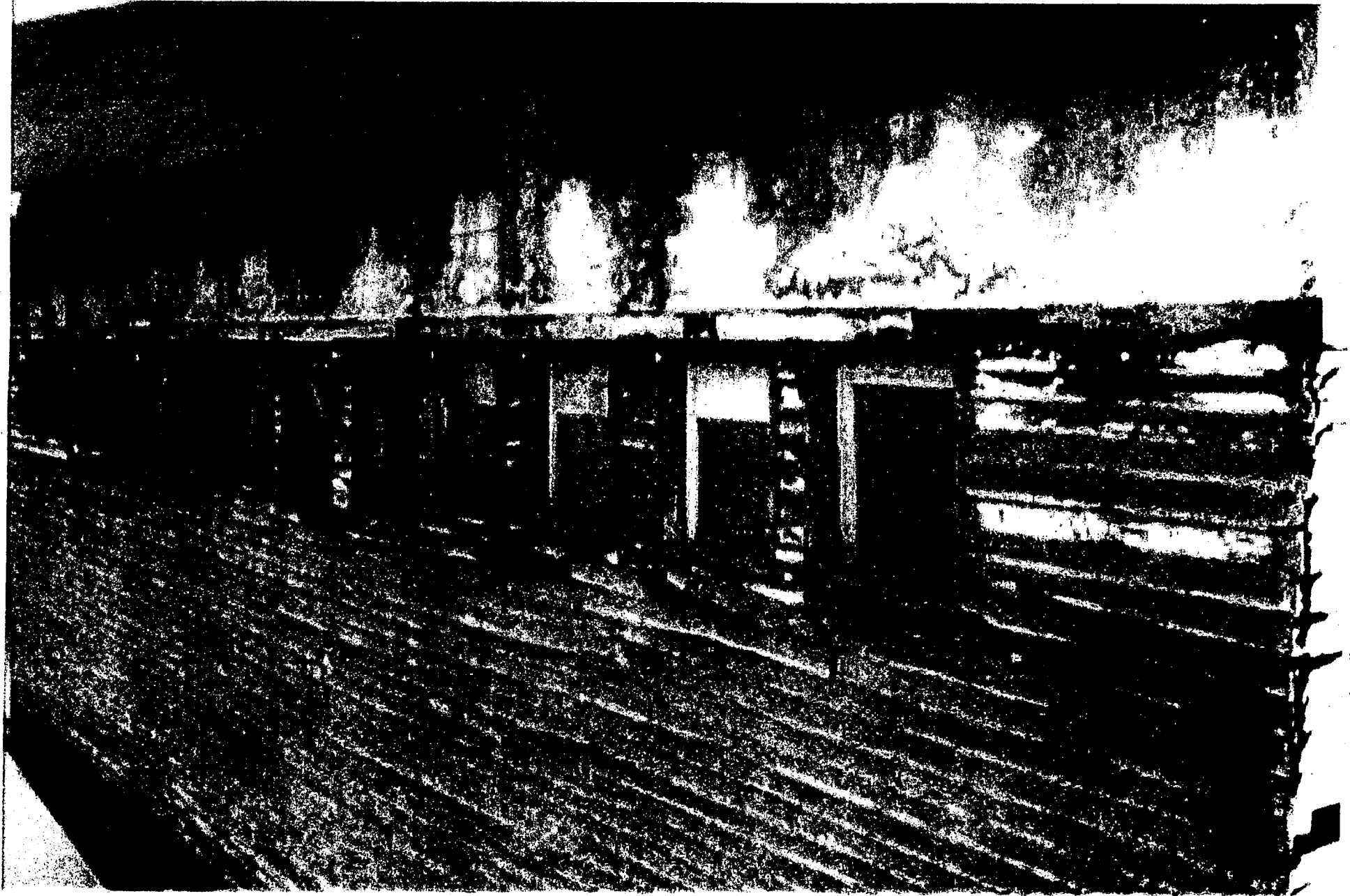
EAST ELEVATION



NORTH ELEVATION OF MILK HOUSE



NORTH ELEVATION OF BARN





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 Fregly
Daytime Phone No: 301-802-3777

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 Fregly

LOCATION OF BUILDING/PREMISE

House Number: 2410 Spencerville Rd
Town/City: Spencerville, MD
Nearest Cross Street: Peach Orchard Rd
Parcel: 149 & 309 P 2000

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/Flaze [] Solar [] Fireplace [] Woodburning Stove [] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [] Other: Removate 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 Y. Bateman, Exec Director
Date: April 5, 00

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 215630 Date Filed: 4/6/2000 Date Issued: _____

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



HISTORIC PRESERVATION COMMISSION

1. WRITTEN DESCRIPTION OF PROJECT

0041-2831788

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, MD. The barn was built in 1910 after the first barn burned to the ground. The Spencer farm family named it the Carr barn after their Hub property received the name Spencer-Carr Farm. The barn exists now on a 62 acre property owned by Cedar Ridge Community Church. We desire to have this barn remain the centerpiece to our property, our church and "The Farm". At the moment this barn stands with its original (cypress) windows, side, milkhouse, trusses 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 in Spencer, MD. 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:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs. Labels coming from architect messenger via Metro Dello
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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.

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

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

Montgomery County
EOB
101 Monroe Street
Rockville

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

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

Macris, Hendricks & Glascock
Suite 120
9220 Wightman Road
Gaithersburg, MD 20879

Attn: David A Crowe
John Sekerak

Kimberly S. McCarl
2336 Putnam Lane
Crofton, MD 21114

Cedar Ridge Community Church
c/o Steve Carstens, Director of Operations
~~8919 Hickory Hill Avenue~~
~~Lanham, MD 20706~~
2410 Spencerville Road
Spencerville MD 20868

Freda M. Farbenbloom
2312 Spencerville Road
Spencerville, MD 20868

Robert Schwartz Assoc.
1877-1877 Street NW
Washington DC 20009
02150.14 112 4- - - 2
v

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

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2405 Old Hundred Road
Comus, MD 20842

Montgomery County
EOB
101 Monroe Street
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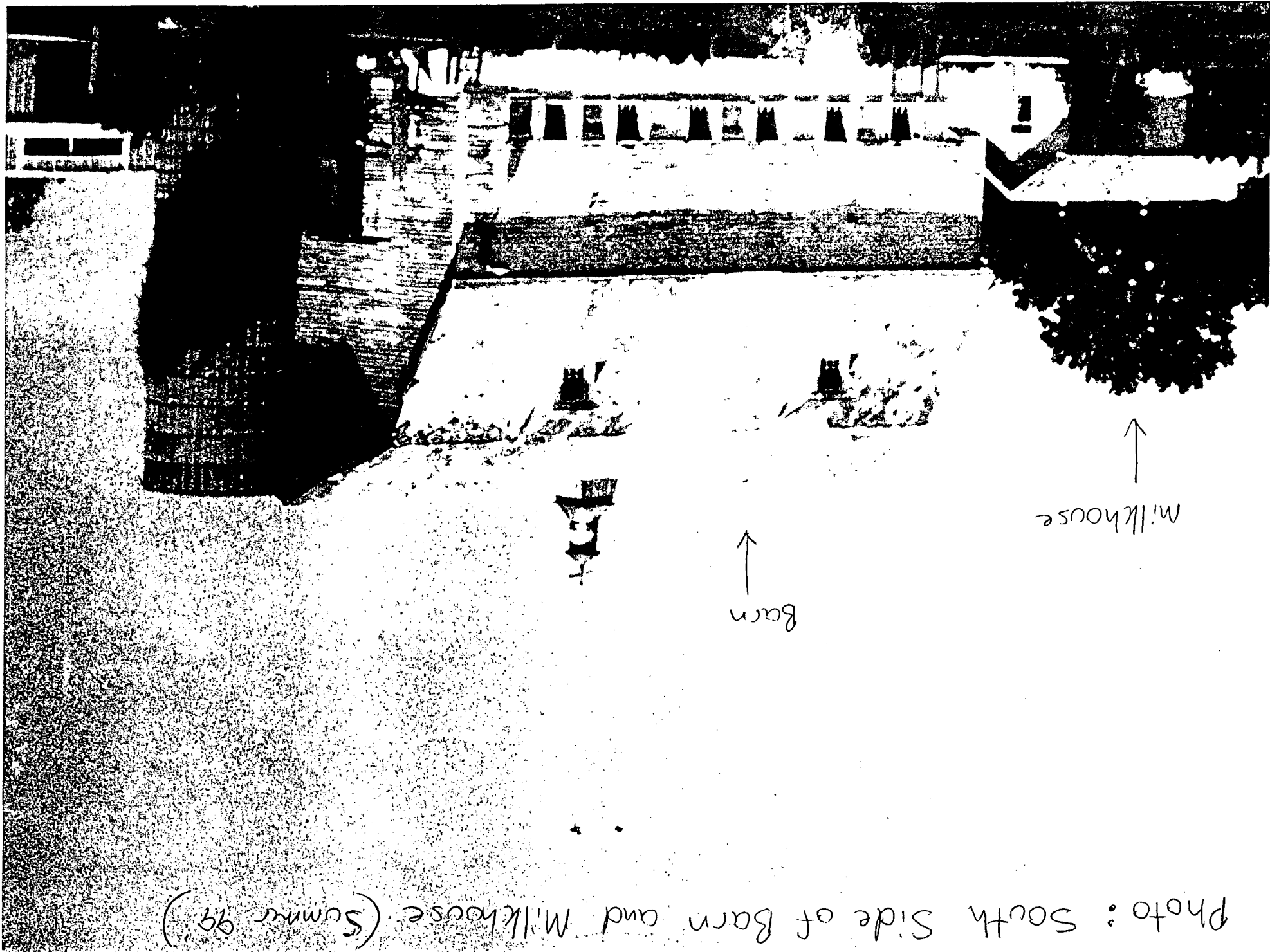
Cedar Ridge Community Church
c/o Steve Carstens, Director of Operations
~~8919 Hickory Hill Avenue~~
~~Lanham, MD 20706~~
2410 Spencerville Road
Spencerville MD 20868

Freda M. Farbenbloom
2312 Spencerville Road
Spencerville, MD 20868

Robert Schwartz Assoc.
1811 18th Street NW
Washington DC 20009
202-338-1111

v

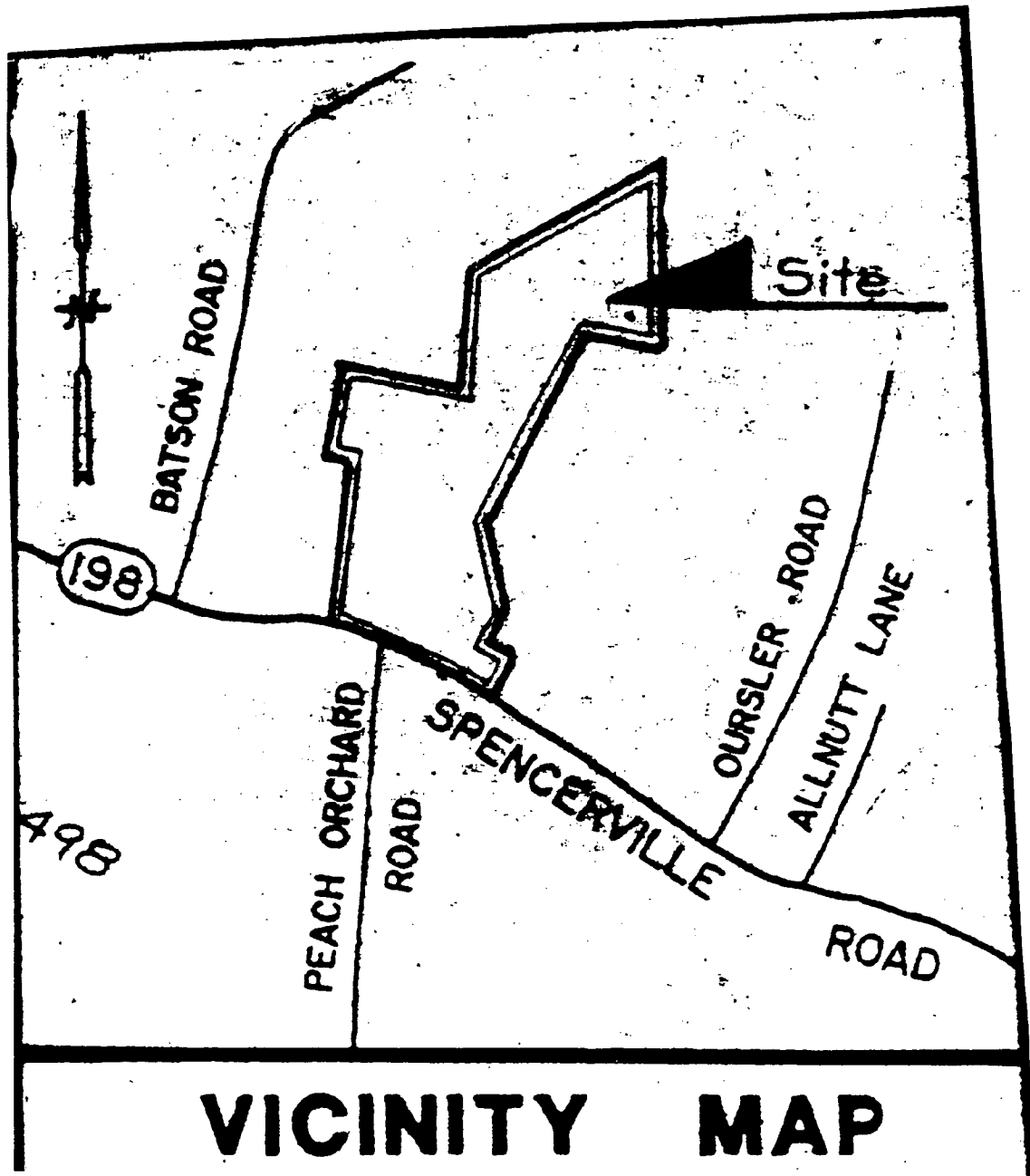




↑
Milkhouse

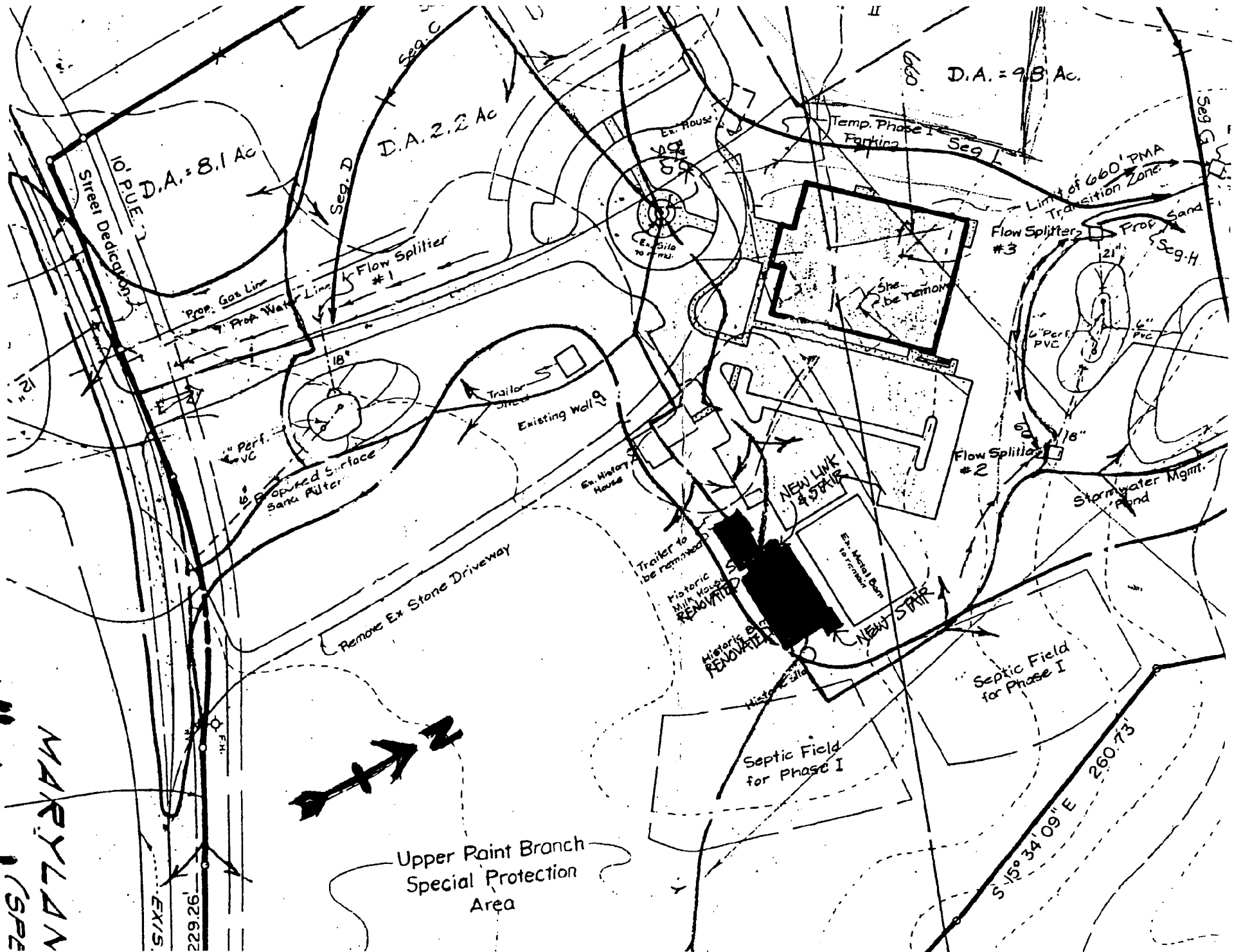
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Barn

Photo: South Side of Barn and Milkhouse (Summer 99)

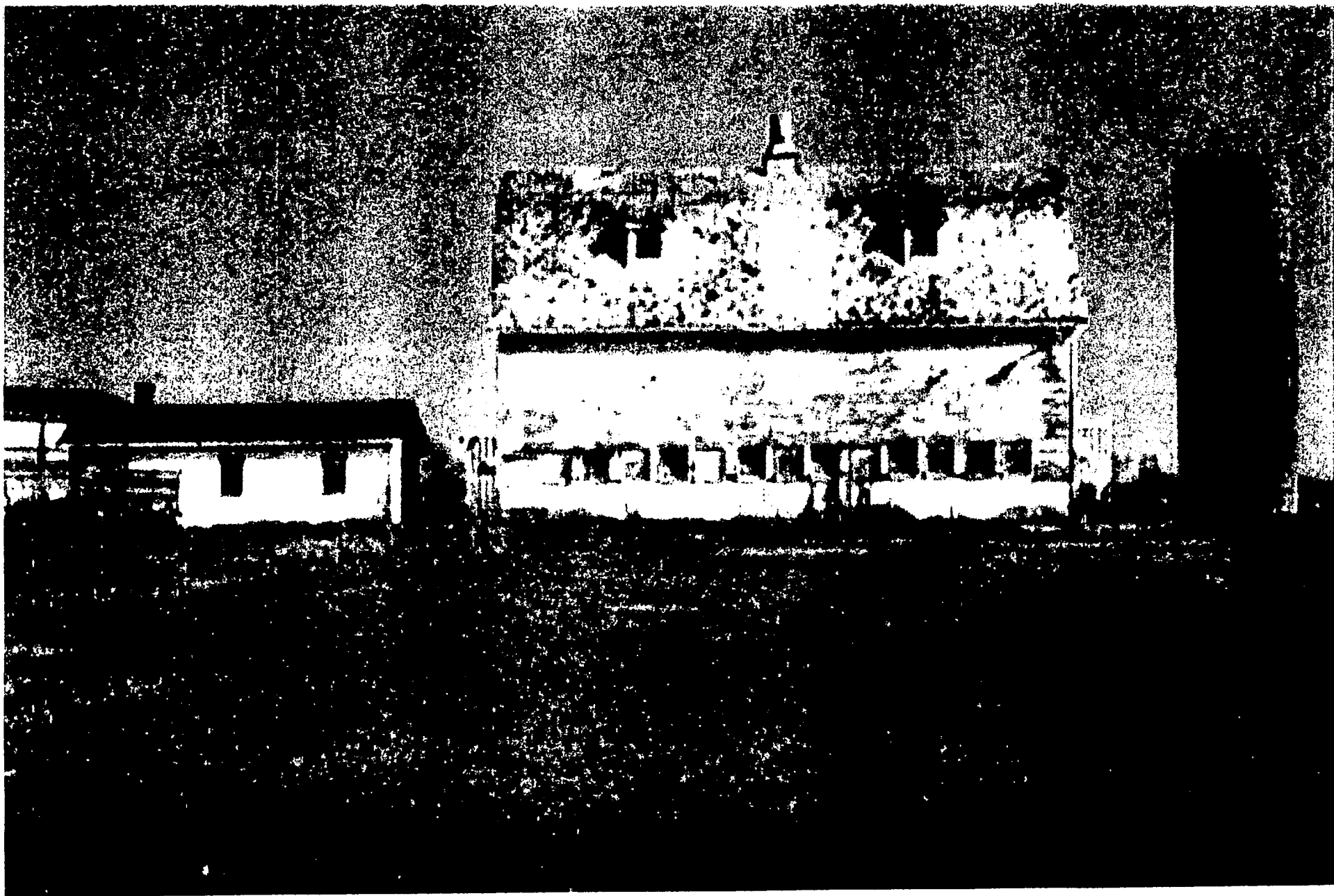


VICINITY MAP

1" = 100'
MARYLLAN
SPE

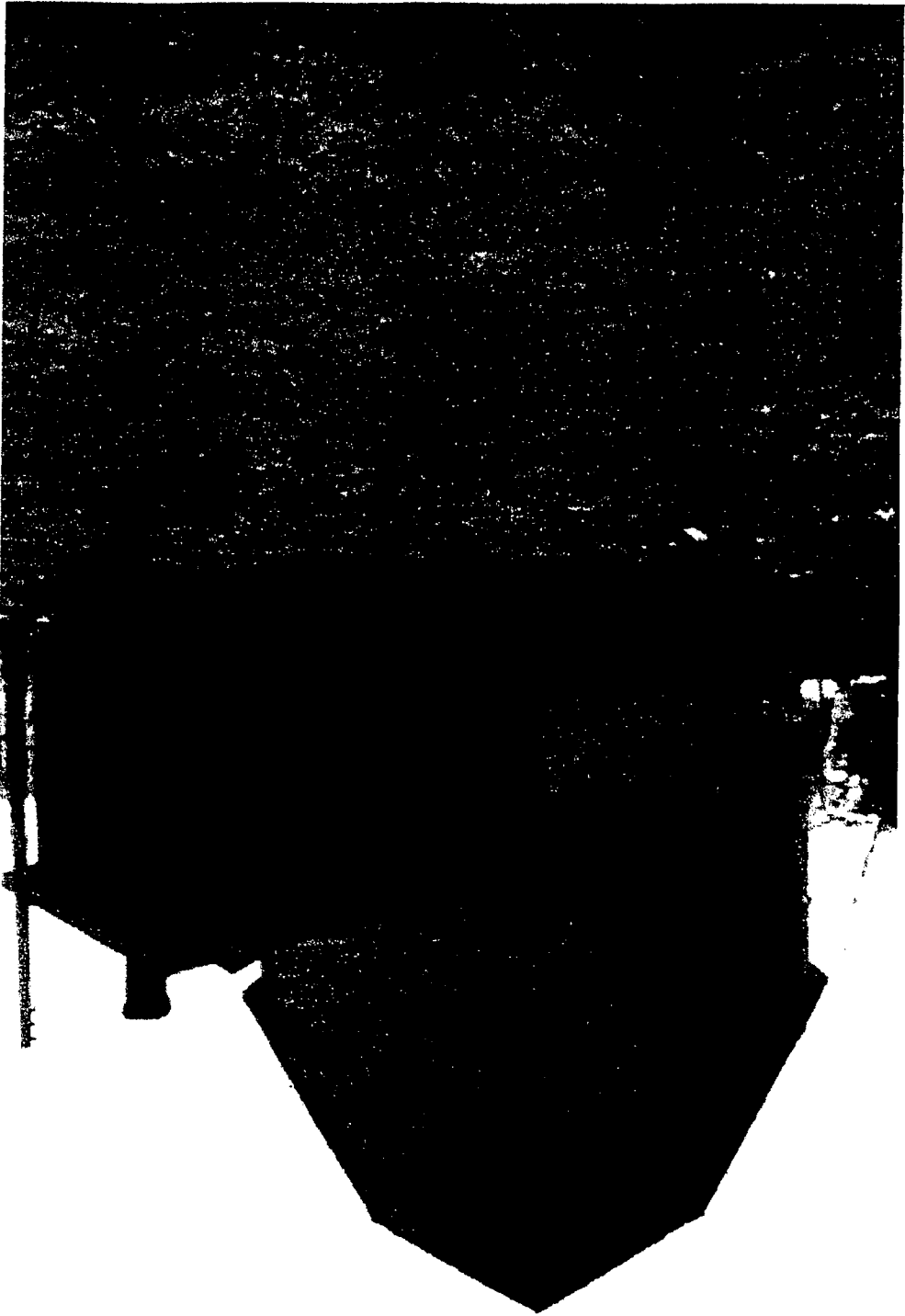


Upper Paint Branch
Special Protection
Area

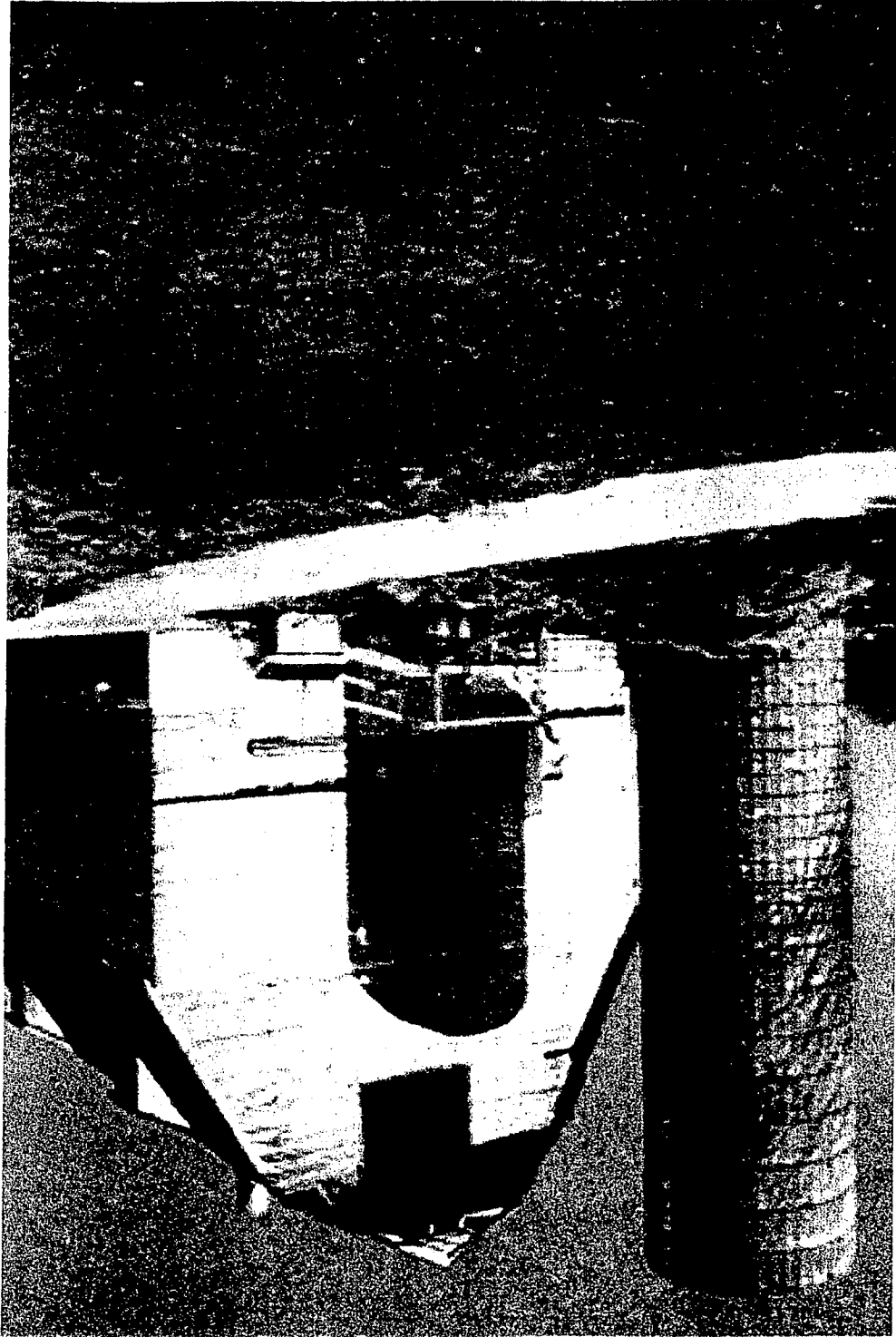


SOUTH ELEVATION

WEST ELEVATION



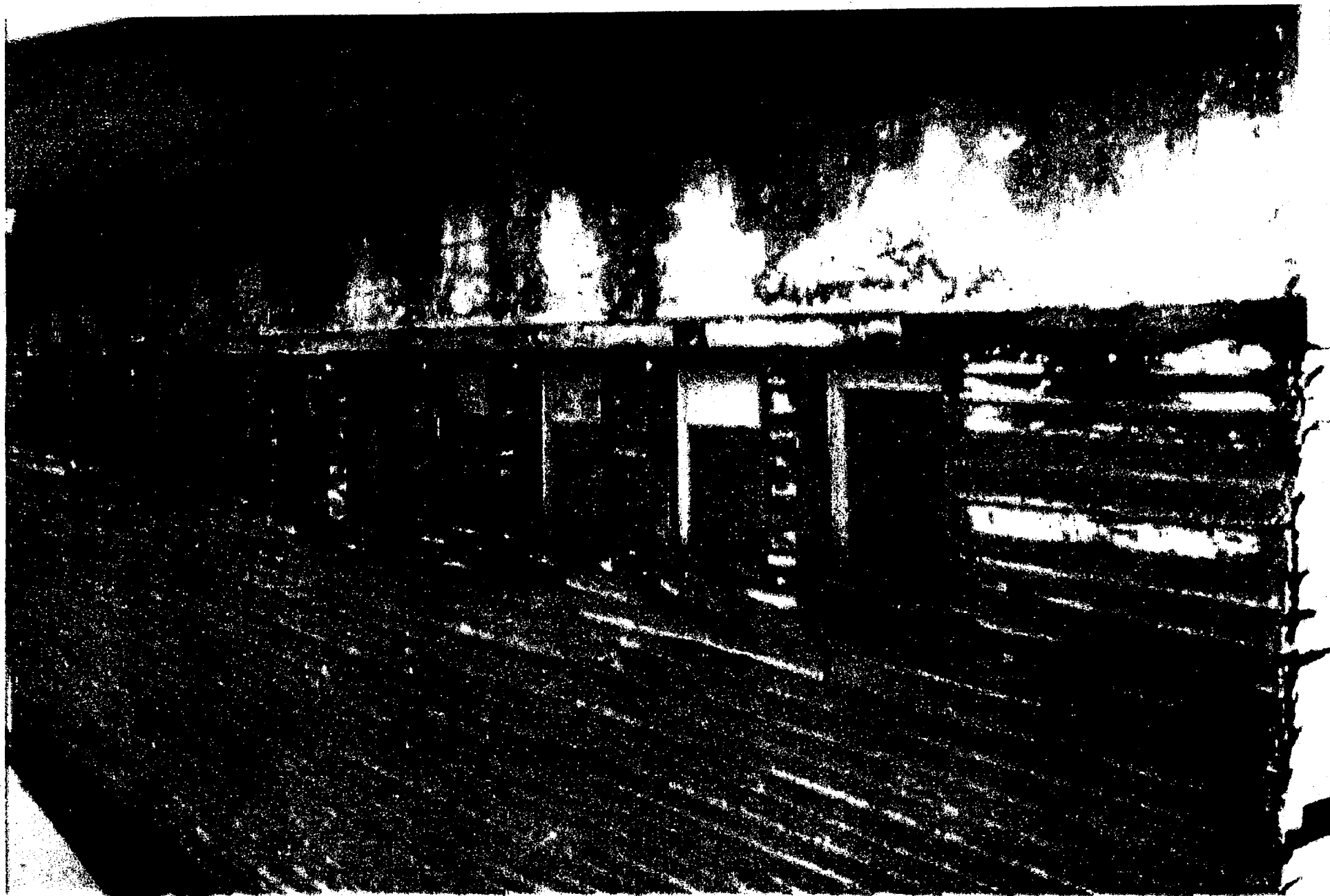
EAST ELEVATION

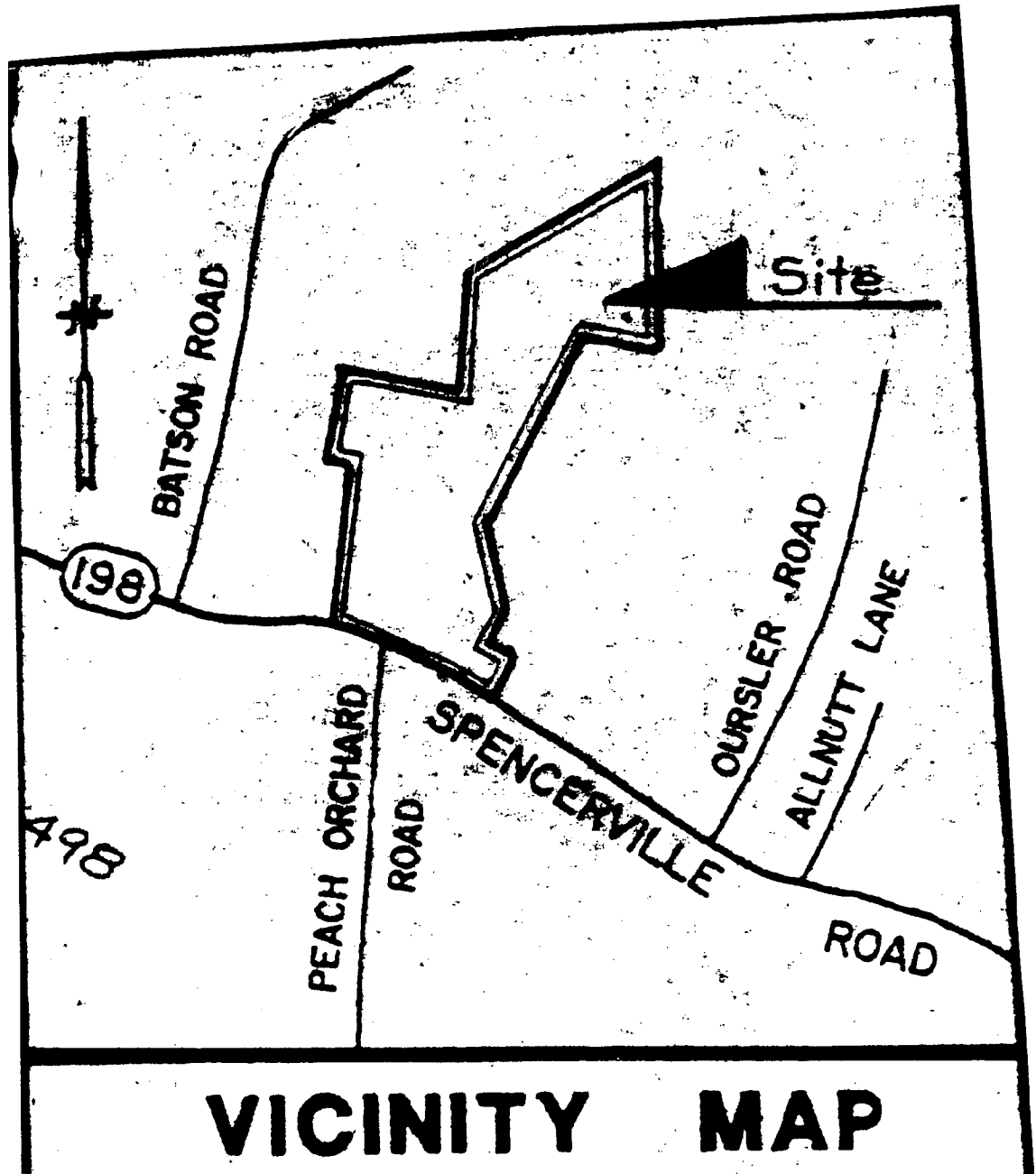


NORTH ELEVATION OF MILK HOUSE



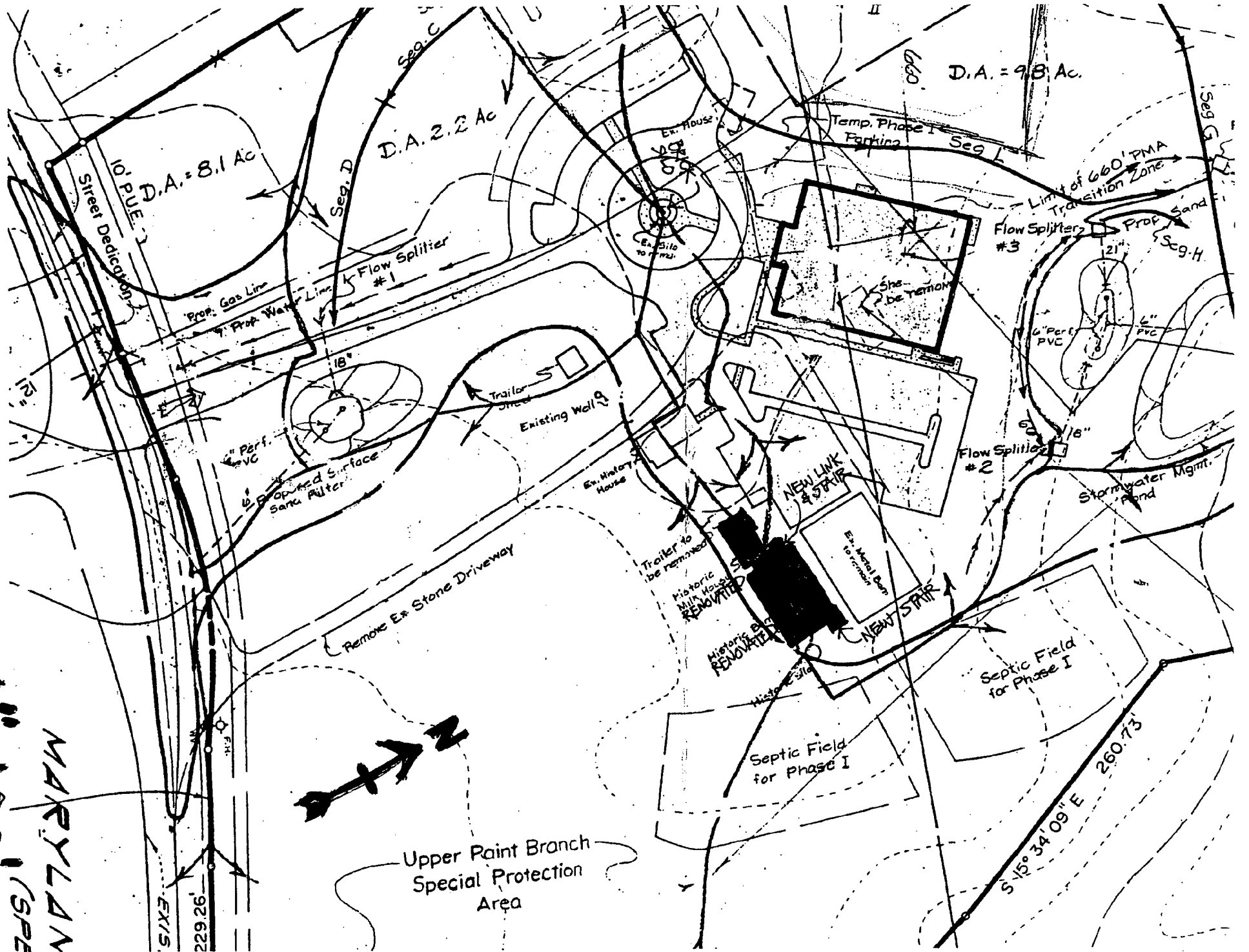
NORTH ELEVATION OF BARN

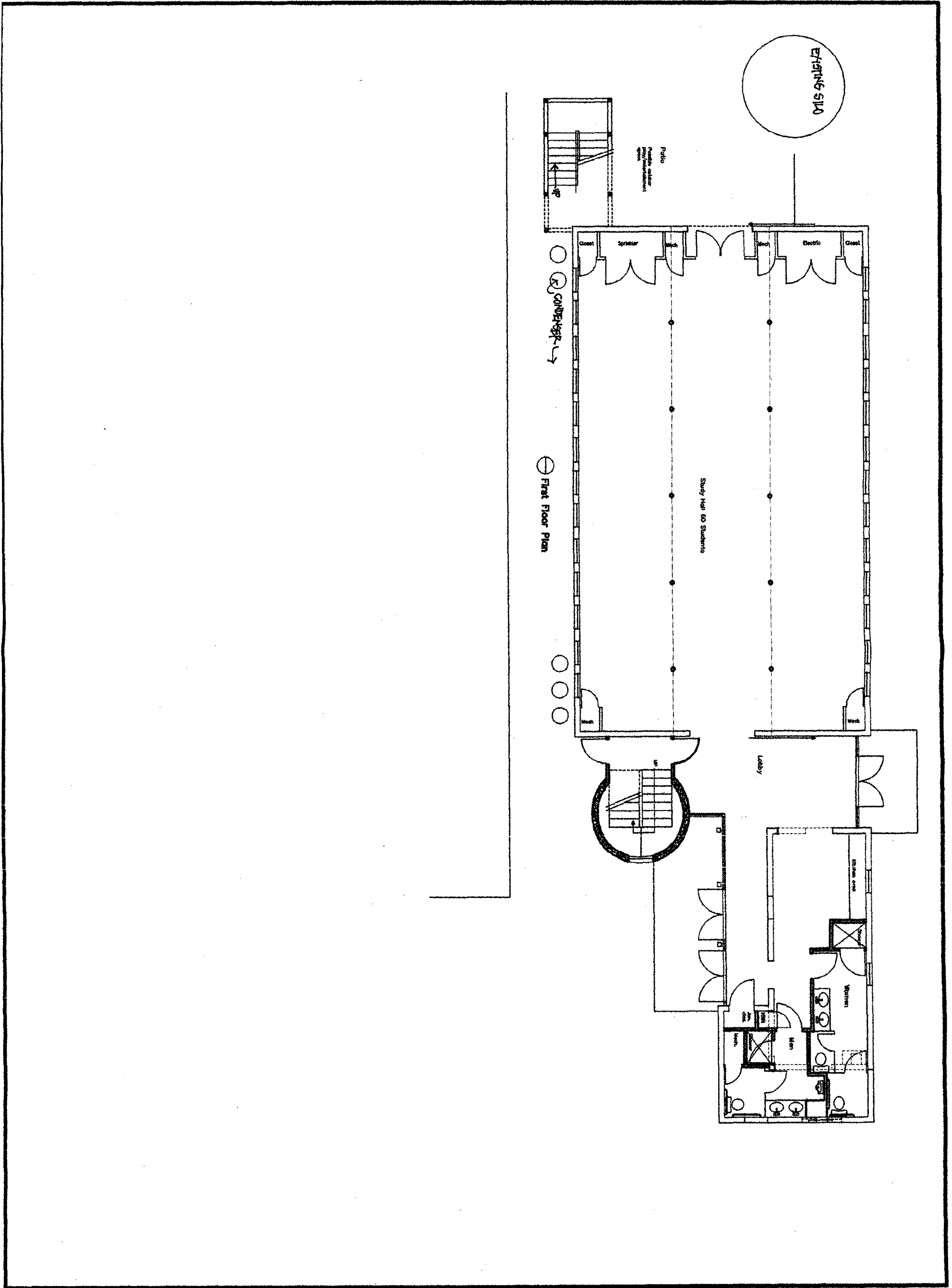


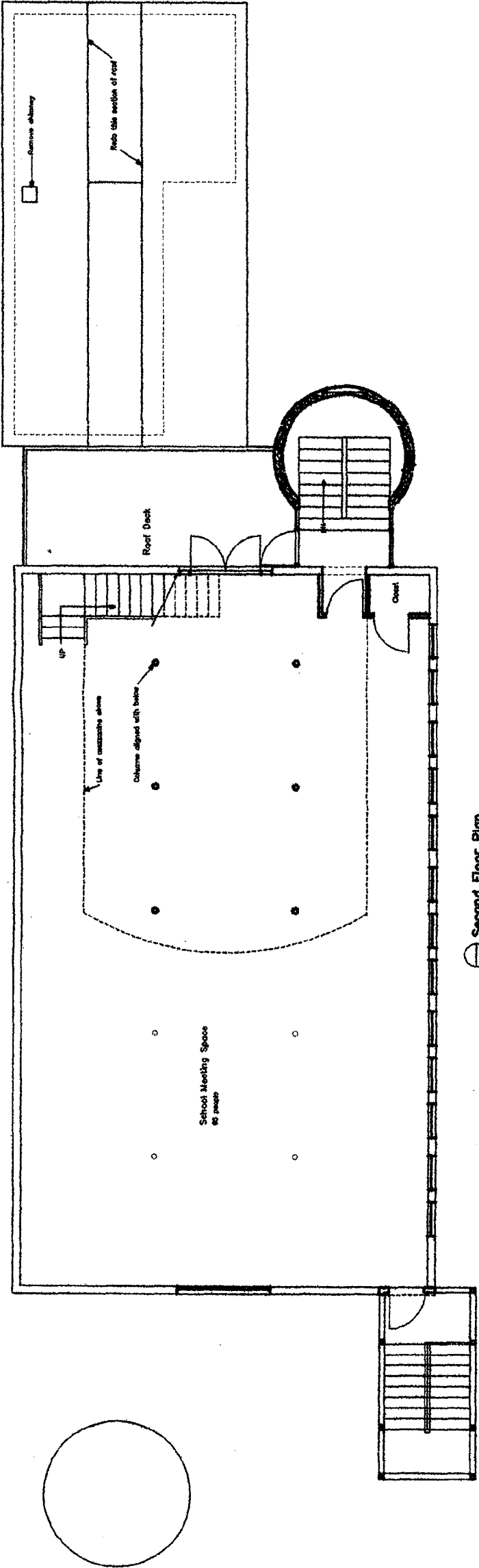


VICINITY MAP

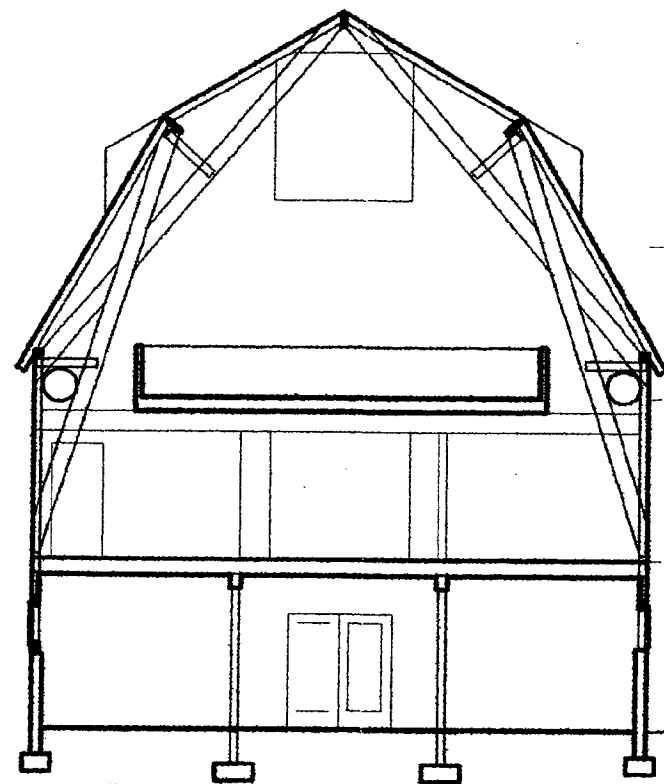
1" = 100'
MARYLDAN
SPZ







⊕ Second Floor Plan

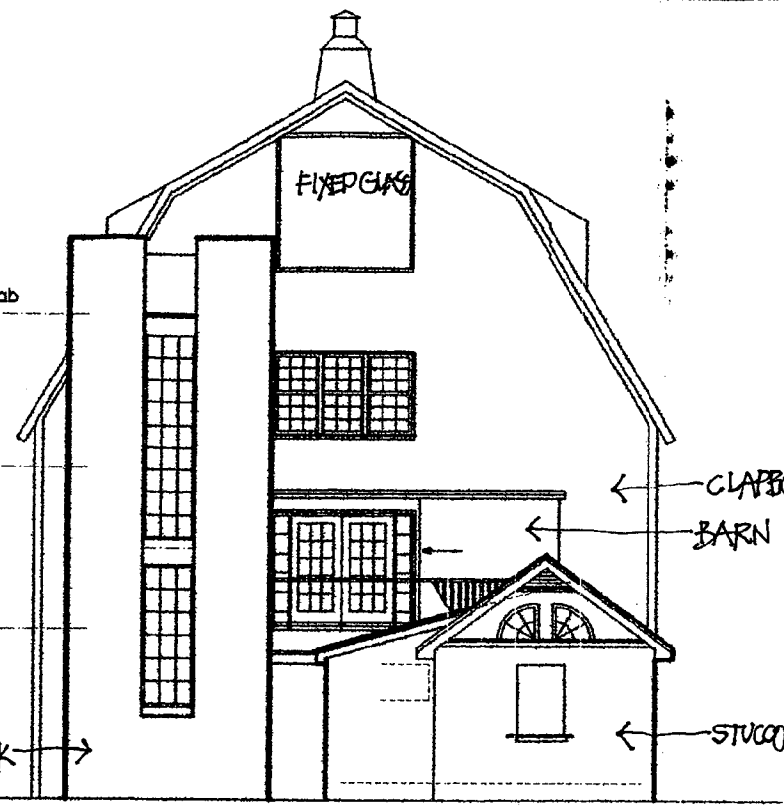


Section

Mechanical unit on slab
IN TOWER

Mezzanine Floor

Second Floor



West Elevation

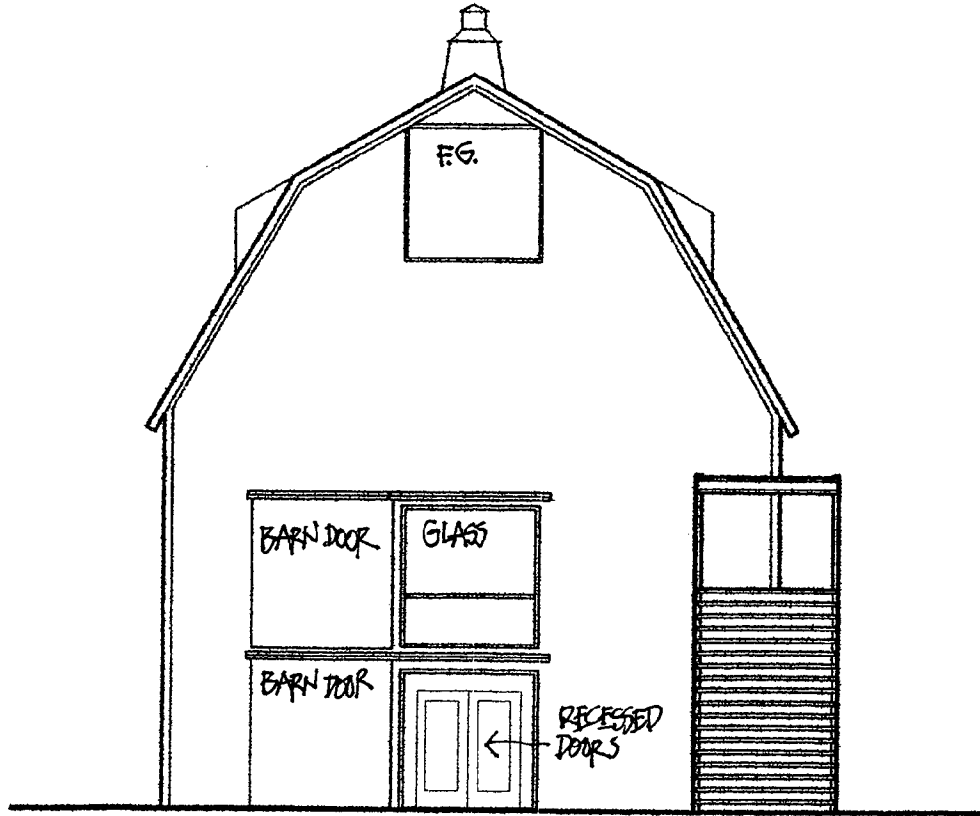
CLAPBOARD
BARN DOOR

STUCCO (MATCH EXIST'G)

BRICK

FIXED GLASS

FG.



East Elevation

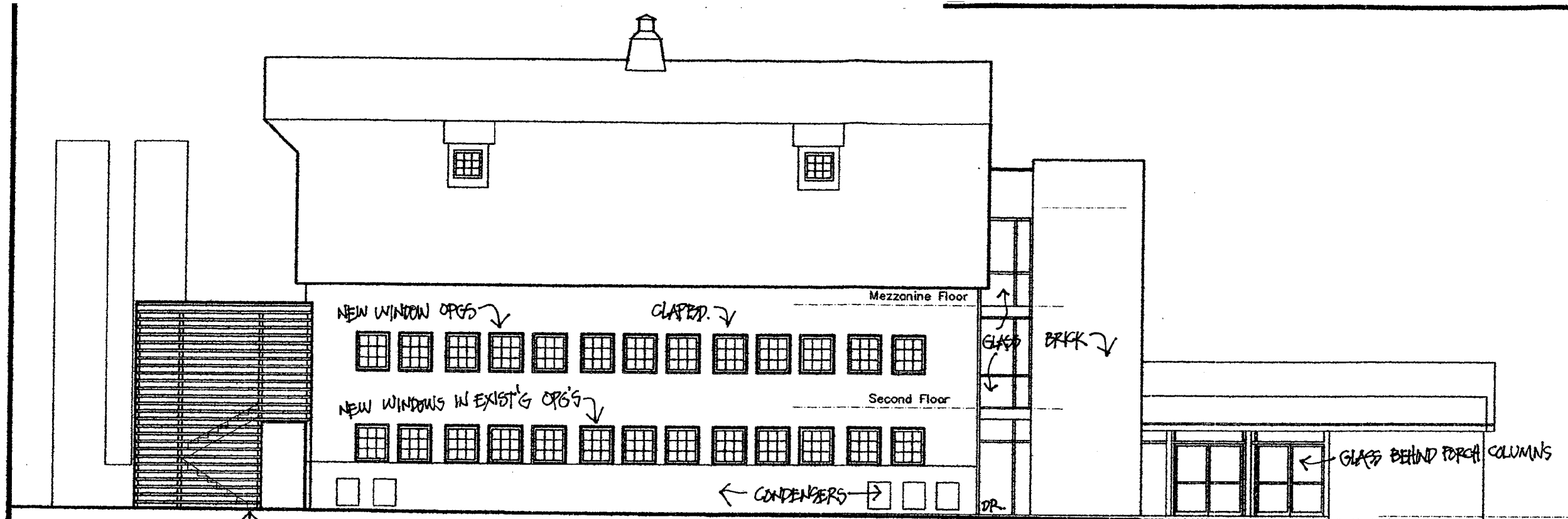
BARN DOOR

GLASS

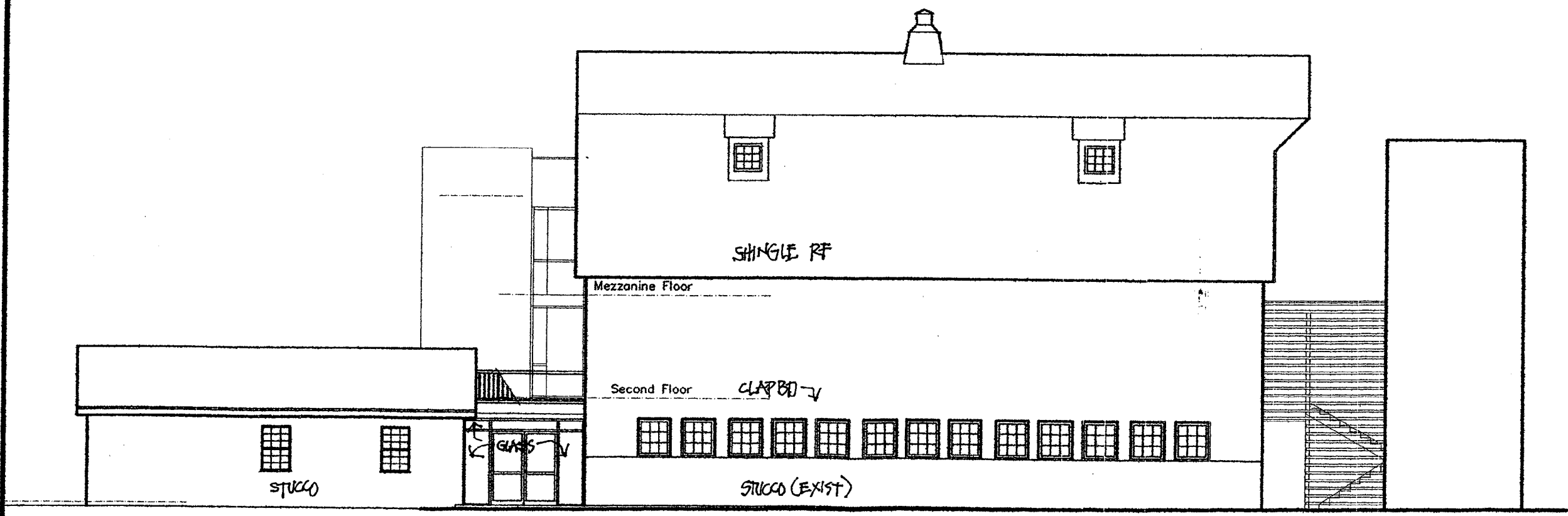
BARN DOOR

RECESSED
DOORS





North Elevation



South Elevation



April 5, 2000

Enclosed is one Application for Historic Area Work Permit. There are two sets of everything else. Photos are being supplied from Metro Deliver some time today. The architect is supplying these photos. Please add them to this package. If there is anything else that you would need to review this application, please let us know. We are happy to supply anything you need. You can reach me at 301-384-7444 extension 17. Thank you for your time.

Beth Burgess
Beth Burgess
Director of Operations

ROBERT SCHWARTZ ASSOCIATES

Architects
1811 18th Street N.W.
WASHINGTON, DC 20009

LETTER OF TRANSMITTAL

(202) 232-5800 FAX (202) 232-5933

TO PERMIT SERVICES
250 HUNGERFORD DR 2ND FL.
ROCKVILLE MD. 20850

DATE <u>4/5/00</u>	JOB NO.
ATTENTION	
RE: <u>HAWP FOR CEDAR RIDGE COMMUNITY CHURCH</u>	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
			<u>5 PHOTOS OF EXISTING BARN & MILK HOUSE</u>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

PLEASE ATTACH THESE PHOTOS TO THE HISTORIC AREA WORK PERMIT SUBMITTED BY THE CEDAR RIDGE COMMUNITY CHURCH AT 2410 SPENCERVILLE RD, SPENCERVILLE MD 20868

PLEASE CALL WITH ANY QUESTIONS OR PROBLEMS

COPY TO _____

SIGNED: Robert Schwartz

Spencer / Car House
(Cedar Ridge Community Church)

