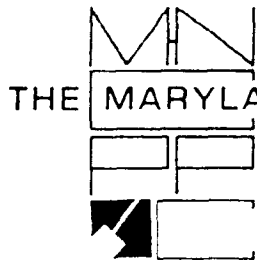


15/55-95A 2420 Spencervill Rd.  
(Spencer/Carr House)

Per 11/6/75 Conversation w/  
maybe Jim Shanno -  
@ 20,000 - underpinning ext. walls -  
maybe 5,000 - tension rods placement  
will under addition on porch 6-8" in  
if it is setting on ground - diameter?  
to plaster around - place strapping  
new sills & foundation w/ sheathing  
original siding - first cost jacking  
may yield boards  
worst case - 50% of value could  
be lost.  
basement walls in excellent condition



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

DATE: November 16, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

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

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



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

DATE: November 16, 1995

MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit

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

Approved  Denied

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

Applicant may demolish Buildings "C" - tenant house,  
"E" and "F" - stables, "G" - shed/barn and "H" - metal butler  
buildings

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

Applicant: Steve Corstens

Property Address: 2420 Spencerville Road

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

Mailing Address: Steve Corstens  
Cedar Ridge Community Church  
8919 Hickory Hill Avenue  
Lanham, Md. 20706

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Steven Carstens  
 DAYTIME TELEPHONE NO. (301) 459-4024  
 TAX ACCOUNT # 00254805  
 NAME OF PROPERTY OWNER GILBERT C. CARR DAYTIME TELEPHONE NO. (410) 1796-0838  
*Personal Representative Doris Carr Bullock*  
 ADDRESS 7120 Forest Ave DORSEY Maryland 21076-1149  
 CITY STATE ZIP CODE  
 CONTRACTOR Inside And Out Construction TELEPHONE NO. (301) 982-3375  
 CONTRACTOR REGISTRATION NUMBER MHIC 41957  
 AGENT FOR OWNER See above DAYTIME TELEPHONE NO. ( ) H 12949-79

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER 2420 STREET Spencerville Road  
 TOWN/CITY Spencerville NEAREST CROSS STREET Peach Orchard Rd  
 LOT \_\_\_\_\_ BLOCK P200 SUBDIVISION \_\_\_\_\_  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL 2142  
MAP KS 342 Coordinates: 221 E 03

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other house addition  
 1B. CONSTRUCTION COST ESTIMATE \$ 5000.00  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY 01 ( ) WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

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

Doris Carr Bullock October 2, 1995  
 Signature of owner or authorized agent Date  
*Personal Representative for estates of Clara A. and Gilbert C. Carr*

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2420 Spencerville Road

Meeting Date: 11/15/95

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

HAWP: Selective Demolition

Case Number: 15/55-95A

Tax Credit: No

Public Notice: 11/1/95

Report Date: 11/8/95

Applicant: Steve Carstens/Estate of  
Gilbert and Clara Carr

Staff: Patricia Parker

PROPOSAL: Demolition of rear wing of  
house & of certain outbuildings

RECOMMEND: Denial of rear wing  
demo, approval of some  
outbuilding demo

---

BACKGROUND

The applicant proposes to demolish a rear wing addition on the farmhouse and to demolish the tenant house, equipment shed, both stables, a shed, and a metal "Butler" building. The property is known as the Spencer-Carr Farm, Master Plan Site #15/55, located in Spencerville.

On September 13, 1995, the Historic Preservation Commission offered comments to Cedar Ridge Community Church on their subdivision proposal involving the adaptive re-use of the Spencer/Carr Farm for a church campus use (9/13/95 Staff Report attached). During this meeting, Commissioners commented that the HPC was pleased to review a proposal for the continued use and enhancement of this Master Plan Site. The concept was good and programmatically consistent. The proposal should include as much open space as possible.

However, the HPC suggested to the applicant that their proposal include the preservation of a farm and its setting - not simply, the farmhouse. The HPC would not support the demolition of significant outbuildings; however, the HPC could support the removal of the recent noncontributing structures.

The HPC would require additional documentation before making a decision on the demolition of the rear wing of the farmhouse. HPC Commissioners further commented that the historic gravel entry drive was important to the historic property.

①

## STAFF DISCUSSION

Staff requested that the applicant employ the services of a structural engineer familiar with and experienced in historic property survey. The applicant has employed a qualified structural engineer and a historic preservation consultant to provide information on the structural integrity of the I-house rear wing and its contribution to the main block. The consultants have not addressed the outbuildings to be demolished at all.

The information from these consultants is attached. Their letters were received late on October 9th and staff has not had a full opportunity to review them, but will do so before the HPC meeting. Judy Christensen's basic conclusion that the rear wing of the farmhouse is not as old as the main block, but is probably pre-1900. She suggests working with the Maryland Historical Trust on funding which would "preserve and restore the main block and rehabilitate the rear wing in a form close to the original and yet allow the contract owners to fund other construction." She also states, "If a choice must be made..., I would recommend funds be put into the main house and the original interior cabinets, doors and materials of the wing retained and reused as possible in new construction."

Jim Shemro, an experienced structural engineer, inspected the property and notes extensive structural problems with the rear wing. Renovation of this portion of the building would require major work, including removal of interior finishes and drawing the bowed side wall inward with tension cables, replacement of sill plates and repair of stone foundations, and use of metal strapping for lateral stability.

**Demolition/removal of outbuildings:** The HPC has commented in a preliminary consultation on a this property that the Commissioners would consider approval of a proposal to preserve a historic farmstead, and that some outbuildings must be retained.

In response to this, the applicant has changed their original proposal and now plans on retaining and renovating the barn, the milk house, the brick silo, and the concrete silo. They do, however, wish to demolish the remaining outbuildings. Most of these remaining outbuildings are not significant - they are either clearly recent metal buildings or simple, delapidated wood sheds.

The one exception is building "D" which may be of some historic interest. Staff does not recommend approval to demolish building "D" at this time. Staff feels that building materials which may possibly have been original to other buildings on the farm may be present in building "D". As such, the development of the farm and its continued survival are representative in this structure. It may be appropriate to get more information and an opinion from the preservation consultant, Judy Christensen, on building "D".

**Rear Wing/I-House:** Staff's opinion of the importance of the rear wing addition to the ca. 1855 I-house is unchanged - although staff will review the consultants reports before the HPC meeting. Staff continues to feel that the rear addition, although more recent than the main farmhouse, is a significant part of the historic structure and does date from the 19th century itself. The rear wing represents the development of a farm which experienced

change in order that it might continue to survive. Farms in Montgomery County changed from growing grain to becoming dairy farms between the mid-19th through the early 20th centuries.

Staff will provide additional information on the rear wing after reading the structural report and the preservation consultant's report. However, as this point, it is not possible to recommend removing it.

#### STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal to demolish the outbuildings, except for building "D", be found consistent with the Historic Preservation Ordinance, criteria 24A-8(b)1.

Staff recommends that the Commission find the proposal to demolish the rear wing and building "D", be found **inconsistent** with the purposes of Chapter 24A, and that this portion of the application be **denied** in accordance with the Preservation Ordinance of the Montgomery County Code, specifically Sec. 24A-8a:

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter;

Staff's recommendations are in accord with The Secretary of the Interior's Standards for Rehabilitation which state that:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; and
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaced that characterize a property shall be avoided; and
3. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.





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 Steven Carstens  
 DAYTIME TELEPHONE NO. (301) 459-4024  
 TAX ACCOUNT # 00254805  
 NAME OF PROPERTY OWNER Estates of CLARA A. CARR and GILBERT C. CARR  
 DAYTIME TELEPHONE NO. (410) 796-0838  
 ADDRESS 7120 Forest Ave DORSEY Maryland 21076-1149  
 CITY STATE ZIP CODE  
 CONTRACTOR Inside And Out Construction TELEPHONE NO. (301) 982-3375  
 CONTRACTOR REGISTRATION NUMBER MHIC 41957  
 AGENT FOR OWNER See above DAYTIME TELEPHONE NO. ( )

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 2420 STREET Spencerville Road  
 TOWN/CITY Spencerville NEAREST CROSS STREET Peach Orchard Rd  
 LOT \_\_\_\_\_ BLOCK P200 SUBDIVISION \_\_\_\_\_  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL 2142  
MAP KS 342 Coordinates: 221 E 03

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
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Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other house addition  
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 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_ 4

October 18, 1995

Ms. Pat Parker  
Montgomery County Historic Preservation Commission

Dear Ms. Parker:

We are requesting a Postponement of Consideration of selective demolition on 2420 Spencerville Road, in Spencerville. We are asking that the items be considered at the next HPC meeting which we understand to be November 15, 1995. This will permit time to receive a report from the structural engineer concerning the approximate time period of construction for certain buildings.

Thank you very much for your consideration.

Very truly yours,



Steve Carstens  
Director of Operations



From: Judy Christensen at #301-408  
To: Gwen Marcus at #495-1307

11-01-95 11:42 am  
001 of 001

### Fax Transmission Message

Date: 11-01-95  
From: Judy Christensen  
ArchHistory  
301-926-2400 Fax  
301-926-2650 Voice

Re:  
To: Gwen Marcus  
M-NCP&P  
495-1307 Fax

---

To: Pat Parker  
Historic Preservation

Pat:

Mr. Steve Carstens of the Cedar Ridge Community Church has asked me to look at the rear wing of the Spencer-Carr house, site 15-55, to determine its significance to the house. I understand they want to demolish it. I agreed to take a preliminary look at it today and get back to him.

I understand you have an MHT form on it and also a proposed date of the rear wing. Could you fax it over to me at 926-2400? Voice mail is 926-2650. Thanks for any help you can offer.

Judy Christensen

Very truly yours,

Judy Christensen  
ArchHistory

**SHEMRO**  
ENGINEERING  
ASSOCIATES

November 9, 1995

Steve Carstens  
Cedar Ridge Community Church  
8919 Hickory Hill Avenue  
Lanham, MD 20706

Re: Farmhouse in Burtonsville, MD  
Rt. 198

Dear Mr. Carstens:

The intent of this letter is to document the findings of my visit to the house on Tuesday, November 7, 1995.

The house is generally comprised of two sections, the front being the original house and the rear an addition. The addition apparently once consisted of an enclosed wing and an exterior porch. The porch has now been closed in. Both the original house and the addition are two story structures, but the original house has a full basement while the addition does not. Both structures are founded on stone foundations and balloon framed in wood. The original house has plaster on wood lath on the interior of all exterior walls and diagonal sheathing and wood siding on the exterior. The addition also has plaster on wood lath, but the exterior side has no sheathing behind the wood siding.

The original house is generally in good condition. The basement has a dirt floor, but is relatively dry. The foundation stone walls are plumb and in good condition except for a small opening in the rear right corner near the top. This hole needs to be rebuilt of stone or masonry.

The original first-floor floor joists have been rendered mostly useless by termite infestation. New 2x10 joists which have been installed between the original joists to reinforce the floor appear adequate to support residential loadings. The end connections of the newer joists are questionable and will require further study to ensure their adequacy.

Only a portion of the exterior wall framing was exposed in the front left corner of the first floor. The studs along the side of the house were almost completely eaten away by termites. Further examination on the second floor proved that the termite infestation extended to the roof. In a nearby area, along the front wall of the house, the studs appeared solid with no sign of termite infestation.

The remainder of the original house appears to be solid, square and plumb. More termite infestation is likely, however, and further investigation is warranted.

Page 2  
Mr. Carstens  
November 9, 1995

The rear addition to the house is in poorer condition than the original house. The first floor support is not completely clear, but from looking from the access hole in the rear wall of the basement of the original house, it appears that the floor framing either sits directly on the ground or is supported on short posts off the ground. In either case, adequate ventilation is not possible below the floor framing to prevent rot or termite infestation. It should be noted, however, that this condition usually leads to a soft or "mushy" feel to the floor above. The floor actually felt solid.

The right rear wall of the addition has bowed outward significantly. The displacement is up to 6" and is posing an immediate threat to the safety of the building. Because the frame is balloon framed, the wall has been able to move a great distance and still maintain bearing for the floor joists. Presently, however, the joists have as little as 1/2" of bearing on the wall. If the interior finishes were completely removed, it is possible that the wall could be drawn inward by use of tension cables. The cables would extend from a continuous 6x6 member positioned horizontally at the second floor level on the right side of the addition to a similar member on the left side, drawing the walls together. Full recovery of the deflection is not likely, but perhaps enough displacement could be achieved to provide adequate bearing for the floor joists. All other similar bearing conditions should be investigated to ensure proper bearing.

The rear addition has suffered significant settlement of the foundations. The exterior walls have dropped as much as 4 to 6 inches while the interior bearing wall, running front to back, has settled little. Additionally, the sill wood plate at the intersection of the framed walls and the stone foundations has deteriorated significantly from either rot or insect infestation. The sill plate will have to be replaced prior to jacking the walls into proper position.

The front stair of the addition has no stringer member and is structured only by nailing the riser board to the tread board. To provide safe passage, the stair should be rebuilt or otherwise reinforced.

The lack of exterior sheathing in the addition's walls raises concerns regarding the stability of the addition. Although the structure has remained relatively plumb for nearly 100 years, investigation for termite damage, bearing conditions for the floor joists, and other work relative to making the building useful for modern use, removal of the plaster and wood lath and replacement with gypsum wall board could significantly reduce the stability of the addition. The structure would require metal strapping to regain lateral stability.

Please call if I can be of any further assistance.

Sincerely,



James D. Shemro, PE

File: NB:CARPTCARSTENS



(15)

**ArchHISTORY**  
**6 Walker Avenue**  
**Gaithersburg, MD 20877**

November 10, 1995

Via Facsimile

Montgomery County Historic Preservation Commission  
Maryland - National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

In regards to: Evaluation of The Spencer-Carr Farmhouse, Montgomery County Historic Site #15/55, to determine architectural or historical significance of the kitchen wing of the house, which is proposed for demolition.

**CONCLUSIONS AND RECOMMENDATIONS**

In a designated master plan site, every effort is made to preserve and use the original materials or fabric and design of the structure. I was asked to view the rear wing and evaluate it as to its historical date and significance, and preservation possibilities.

Based on a cursory visual examination, my conclusion is that the kitchen wing was built before 1900 but probably not at the same time as the main house. It may have replaced an earlier smaller wing or a detached kitchen. Due to the lack of sheathing over the studs, it has not remained as stable as the main block and needs extensive reframing which would probably necessitate substantial removal of interior walls and floors. A structural engineer should be consulted for an expert opinion on the procedures for stabilization and renovation of this wing, which could require extensive rebuilding.

The main block of the house appears to be in better structural condition and has more architectural interest than the wing, and the contract owners have indicated their intentions to preserve and restore the main block. If a choice must be made between the two, I would recommend funds be put into the main house and the original interior cabinets, doors and materials of the wing retained and reused as possible in new construction. Better kitchen facilities will be needed if the property is to be used as a residence, and improved electric and utility services would be needed for modern office use.

It seems obvious that some form of addition or modifications will need to take place to accommodate the contract owner's use and the kitchen wing is the best choice for such modifications since it appears to require extensive stabilization.

Spencer-Carr Farm

Atlas Site 15/55

I have advised the contract owners of these conclusions but have also informed them that although the house is a vernacular farmhouse, it is uncommon in design. My suggestion was to consult the Maryland Historical Trust for technical and funding help. With MHT aid, perhaps a solution can be found that would preserve and restore the main block and rehabilitate the rear wing in a form close to the original and yet allow the contract owners to fund other construction.

**HISTORY AND SUPPORT**

Background:

The Spencer-Carr farmhouse at 2420 Spencerville Road has been roughly dated to 1855 from land records showing purchase by William Spencer in that year. A house appears in this location on both the 1865 Martenet and Bond's Map of Montgomery County and the 1878 G.W. Hopkins Atlas of Montgomery County, Maryland. An increase in the assessed value between 1873 and 1876 is speculated to be the addition of the rear kitchen wing.

General Description:

The house is an eclectic stylistic mix and is unsophisticated in construction technique and details. It appears to have been constructed in part by an inexperienced builder. It is constructed, clad, and repaired with rough sawn lumber which makes dating difficult.

The 1976 description of the house on the MHT form is confusing. In the description, it is a three story rectangular frame house and then in the history, a brick house covered with weatherboards. It is not brick, except where the interior chimneys are covered by weatherboards. It is a 2-1/2 story 3-bay vernacular "I"-house type farmhouse with two interior end chimneys and a two-story 3 bay by 2-bay rear kitchen wing with an extremely shallow pitched roof and in interior chimney. The main block is distinguished by a 3/3 window-band in the front and rear frieze and small 2/4 attic sashes flanking the chimneys in otherwise unrelieved end facades. The main block has a central 1/2 width shallow-hipped roof front porch supported by four square posts with decorative jigsawn brackets.

A window frieze in a vernacular "I"-form farmhouse is peculiar. Window friezes are associated more with Greek revival and earlier houses in the first half of the 19th century to about

1. Catherine Crawford, MHT State Historic Sites Inventory Form #15-55, 1976.

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Spencer-Carr Farm

Atlas Site 15/55

1870 and more with urban dwellings where sufficient land for servants quarters was not available. It is seldom seen in farm houses where large kitchen wings or detached structures could be built for servants and farm workers. The objective of a window frieze is generally to provide usable living space whereas dormer lights were used more to illuminate attic storage or auxiliary housing. It leads me to speculate that the attic was used for servant or laborer quarters until the larger wing was added. Or, it could have simply been a device seen in another location and duplicated as a personal preference. In any case, it is an intriguing and mysterious feature of this house in this rural location.

Condition:

The condition of the house is fair to poor. The exterior cladding needs paint and replacement in places but in general is usable. In several locations exposed in the interior, termites and dry rot have damaged the framing and numerous holes have encouraged colonies of bees and yellow jackets in the walls.

Description of Main Block:

The main block is two rooms wide and one room deep with a central staircase but no entry foyer or stair hall. The foundation is random coursed field stone with a narrow (approximately 8 to 10 inches) exposure above grade. It originally had wooden roofing shingles which are visible in the attic, but now covered with standing seamed metal. The windows are 6/6 with narrow surrounds, no drip caps and no skirts under the sills. The front entryway is boarded over and not visible. The exterior is clad with horizontal rough sawn weatherboards or siding of varying exposure averaging 5 to 6 inches. Rough sawn siding is also used on the rear wing and all farm buildings. There are distinguishable saw marks showing that siding from various lots and mills was applied. For example, siding was replaced on the west facade to tie the main house to the rear wing. This siding has different saw marks than other siding.

The siding was sawn to accommodate the windows but in places is flush with the surrounds. Cornerboards are present on both intersecting facades on the west (left) but only on the front and rear facades on the east end where the siding ends butt against the front and rear cornerboards. Plank-sawn diagonal sheathing in widths up to 18 inches is under the cladding on the main block but is absent in the rear wing where the siding is nailed directly to the framing studs.

Description of Rear Wing:

The two story rear wing has a shallow-pitched, nearly flat, end-gabled roof, a fieldstone foundation, rough sawn siding with cornerboards and 6/6 windows with narrow surrounds as the main

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Spencer-Carr Farm

Atlas Site 15/55

house. However, it is substantially out of square with the east wall bowed out. The interior has been remodeled but retains some original cabinet work.

Although the kitchen wing is thought to be a later addition, it should be noted that some kind of kitchen structure must have been on the property. Furthermore, the window which lights the kitchen wing stairs to the 2nd floor of the main block is the same small 2/4 arrangement used in the chimney flanking attic windows on the end facades.

The rear wing is accessed through the left room rather than a hallway and contains a pantry, dining room, and kitchen with enclosed stairways to the second story of the main block and to the second story of the wing. A porch on the west (left) facade has been enclosed at some time but it is not immediately obvious if it was originally open on both stories.

Judy Christensen  
Archistory

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: Spencer Farm (includes  
Spencer/Carr Farm,  
Master Plan Site #15/55)

DATE: September 13, 1995

CASE NUMBER: #7-96005

TYPE OF REVIEW: Subdivision  
(PRELIMINARY CONSULTATION)

PREPARED BY: Patricia Parker

ADDRESS: 2420 Spencerville Road

---

### BACKGROUND:

This plan proposes the creation of twenty-five lots, varying in size from 15,000 square feet to approximately 2.46 acres for building lots and over 13 acres for open space. The farmhouse and outbuildings of the Spencer/Carr Farm that are on the Master Plan for Historic Preservation are situated on a separate parcel of 22.9 acres within the area proposed for subdivision with ultimate use of this parcel as a church site. The entire property is approximately 62 acres.

At the time of designation, the acreage of the Spencer-Carr Farm was 97.76 acres. This acreage is under the ownership of several parties. This proposal includes approximately two-thirds of the original acreage associated with the farm. The remaining acreage is under different ownership and includes only a small shed on that portion of the property.

The Spencer/Carr Farm (Master Plan Site #15/55) is retained on Parcel C visible from Spencerville Road. The Amendment to the Master Plan for Historic Preservation states:

"...At the time of subdivision, a refined setting should provide a vista of the house and include sufficient review area to protect the integrity of the resource...."

The main building ca.1855, with a later 1870 addition, is three stories and is distinguished by the "Spencerville" style. This style is characterized by special detailing which includes half windows on the third story extending into a boxed cornice and roof line. The house has 3/3 windows on the third floor and a one-story porch with bracketed pillars on the front facade. Chimneys are internal.

The house, a significant example of vernacular architecture, built in Montgomery County between the mid-19th through the early 20th centuries, is reputed to have been the first house built in Spencerville by William Spencer (the founder of Spencerville).

## DISCUSSION:

This proposal to subdivide the property is one of adaptive re-use. The applicant proposes a new building program to provide a religious campus for Cedar Ridge Community Church. The proposal is creative and offers a mixed-use building program sensitive in composition. The farmhouse would be restored to use as a residence or office space for the church. The historic drive, commencing at Spencerville Road, would not be used as the principal entrance, but incorporated as part of planned nature trails. All other buildings, including the historic barn, are proposed for demolition. At the perimeter surrounding Parcel C (which would include the main house and farm buildings) twenty-five individual building lots would be situated. A new road with cul-de-sac would be cut at the northern edge of Parcel C to provide access to the building lots. The proposal also includes the construction of a new entrance drive within Parcel C. The establishment of this feature is unresolved at this time due to concerns of State Highways. This new entrance drive would also terminate in rather sizeable parking lots to serve the church complex.

The review of this subdivision proposal requests the HPC to:

- 1) establish a new environmental setting;
- 2) comment on the appropriateness of the redevelopment proposal and its impact on the historic site;
- 3) determine which buildings should be preserved; and
- 4) comment on the parking scheme and new road system as proposed.

### Issue One: Establishment of a new environmental setting

The Amendment to the Master Plan for Historic Preservation provides for reduction of the environmental setting as originally established. As stated within the Amendment, the setting should be refined and provide sufficient viewsheds to protect the integrity of the resource.

Staff feels that this proposal is consistent with this objective with one revision. Maintaining the historic entry drive is very important. Staff feels that design of an entrance to parking could be included to utilize the historic drive if the historic road was extended to continue behind the historic buildings serving as parking areas.

### Issue Two: Appropriateness of the Proposal/Impact on Historic Site

The existing zoning is RE-1 cluster acre zoning over 15.7 acres and RC zoning over 47.1 acres. Under these zoning categories, in Re-1 the applicant is permitted one single-family dwelling unit per acre; and under RC zoning the applicant is permitted one single-family dwelling per five acres. Rural open space is maintained. This proposal is consistent with these purposes; therefore, the density as shown on the proposal is permitted.

Staff feels that the proposal to develop individual building lots at the perimeter of a 22.9 acre parcel including the historic buildings is very sensitive and consistent with the preservation and creative adaptive re-use of the property. The Secretary of the Interior's Standards for Rehabilitation address the issue of altering a site:

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

### **Issue Three: Which Buildings Should be Preserved to Keep the Setting Intact:**

As proposed, Parcel C would include the main house, other outbuildings and the historic drive. Acreage for Parcel C is substantial as delineated by the plan so that further intrusion can be avoided. However, the proposal includes the demolition of several buildings which include a trailer, milkhouse, barn, concrete block silo, red brick silo, horse stalls (a metal building) and three other outbuildings. The applicant also proposes to demolish a later rear addition to the main house. Staff considers the rear addition, even though completed after the building was initially constructed, to be important as a representation of the development of the Spencer-Carr Farm.

Staff applauds the applicant for the creative new use proposed for the property. But staff is concerned about the demolition of the historic barn. Staff is not yet convinced that the barn is unsalvageable and considers the barn and the outbuilding (described as Building "H" on the plans) to be important as a contributing features of the historic setting. The other outbuildings appear to be of recent construction and therefore out-of-period. They would not be considered as contributing features to the 19th century setting.

### **Issue Four: New Parking Scheme and Road System**

This proposal also includes the construction of a new road system and several large parking areas within the proposed environmental setting. Staff is concerned about the size of the new parking areas and their proximity to the historic house and outbuildings. Staff is also concerned about the establishment of a new entrance road.

Staff feels that the parking should be creatively buffered and substantially separated from the historic buildings. Staff also feels that the creation of another entrance drive off Spencerville Road may be visually confusing and inconsistent with the purpose of the historic drive - as a principal entrance with first arrival at the main house. Staff feels that the HPC may want to discuss these two issues.

A mixed hedgerow of deciduous and evergreen trees should be planted along the property line of Parcel C in combination with existing foliage to provide adequate buffering of the new road to serve the individual building lots.

**STAFF RECOMMENDATIONS:**

Based on the issues discussed above, staff recommends that the HPC allow the applicant to proceed toward final design of this redevelopment plan with the following conditions:

- o The historic drive should be maintained and be extended behind the historic buildings and re-used to provide access to new parking areas. Surfacing should be gravel. The proposed alteration of the road should be submitted to staff for review.
- o The historic barn should be restored and incorporated in the development scheme.
- o Provide adequate buffering for the historic property along the new road to serve individual building lots.
- o Submit building designs for all new church buildings within the reduced environmental setting. (This work may be submitted as part of HAWP submissions for HPC review)

# THEODORAKOS ARCHITECTS, PC

Architecture / Space Planning / Interior Design  
4938 Hampden Lane Suite 108 Bethesda, Maryland 20814  
(301) 215-6762 / Fax (301) 215-7218

24 August 1995

Mr. Walter Booth, Chairperson  
Montgomery County Historic Preservation Commission  
c/o  
Ms. Gwen Marcus, Design, Zoning and Preservation  
The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Mr. Booth:

On behalf of Cedar Ridge Community Church, I would like to propose a new building program for the project on the Spencerville Farmstead which we feel will be sympathetic to its rich history and landscape.

To establish the new building program for our community church project, we have carefully evaluated the existing buildings and remaining site, and have prepared for your review the following list of buildings with a description of our intent for each: (Please refer to the Site Plan and slides of each building provided by Gwen Marcus).

- A. **Farmhouse:** It is our intention to preserve the original farmhouse as one of the main features in our program. We are currently considering using it as a residence or staff office. We have some concern, however, regarding the structural integrity of the addition. We have included a copy of a letter from Mr. Kidwell, owner of Construction Project Services which has prompted us to engage a Certified Structural Engineer to prepare a report that will help us determine how to best use this building. If the addition is reported to be structurally unsound, we may need to remove it and consider a new addition. We will send a copy of the report as soon as it is completed. The dirt road leading to the farmhouse will not be used in our program, but may be integrated as part of the planned nature trails.
- B. **Trailor:** Removal
- C. **Milkhouse:** This building makes no significant contribution to the history of the site, and is not usable in our new program vision. Our proposal is to remove it and use the space as an "outdoor room" that with proper landscaping could

help set up and frame a better view of the farmhouse from Spencerville Road.

- D. **Barn:** After much consideration regarding how to use this building in our program, we feel that while it does contribute to the historic farmstead, it does not have any particular architectural distinctiveness as does the farmhouse. We would like to propose that it be removed and replaced with another barn.

We envision a new barn that attempts to remember the old barn with gestures in architecture, but does not try to duplicate it. Our intention is to make a space within the barn that is large enough to be used as our worship / assembly space until we can complete the Fundraising necessary to build the new assembly space and classrooms. Our primary reasons for proposing a new barn include extreme economic necessity, and to embrace the farmstead concept. We feel strongly that a new larger barn would satisfy our phasing needs both economically and philosophically. The barn used in the church context is rich with metaphors that are meaningful to us as a growing church community. For example, the metaphor in the history of community barn raising has been used as a theme in our own Fundraising campaign. We also value its simplicity in architecture and materials and hope to let the farmstead architecture inform the design of the entire project. Once a new assembly space can be funded and built, we hope to continue using the new barn for multipurpose; boys and girls clubs, general church activities, classrooms and offices.

- E. **Concrete Block Silo:** We propose this silo be removed since it does not have historic significance nor is it usable in our program.

- F. **Butler Building:** This is a large corrugated metal building which is currently being used for horse stalls. It is not consistent with our program needs and has no historic contribution so we propose that it be removed. Additionally, it is the site where we would like to consider our new assembly space.

- G. **Red Brick Silo:** Removal of this silo is necessary because of its location on housing lot 25. The easement and fault zone requirements would compromise the lot yield necessary for the project.

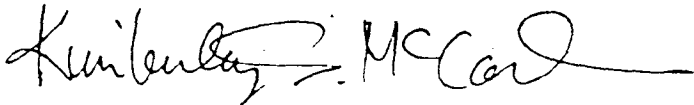
- H, I, and J. **Out Buildings:** These three buildings are not usable in our building program and we propose their removal. While they may contribute minimally to historic value, we feel the land and views created by their removal will best support our program while eliminating any possible liabilities.

- K. **Housing Lots 1-25:** We have chosen to develop lots only as a means to afford the property for our church program. It is our intention to develop lots that are sensitive to the adjoining farmstead concept and landscape by gently sweeping the perimeter of the site and responding to the natural topography. Dictating by covenant an architectural style and equestrian flavor consistent with the project.

In summary, the vision of Cedar Ridge Community Church is to establish a church home and a place to grow spiritually. To accomplish this, it will be necessary to carefully phase the development; first to preserve the farmhouse and make it habitable, second to develop the housing lots, third remove buildings not used, fourth to rebuild the barn, and lastly to build our new assembly space.

As an architect, I have truly been inspired by the investigation of the Spencerville farmstead site, and I look forward to an opportunity to meet with you and members of the Cedar Ridge staff on September 13, 1995 to discuss further the incredible richness and potential for this very special project.

Respectfully,

A handwritten signature in black ink, appearing to read "Kimberley S. McCarl". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kimberley S. McCarl



# CONSTRUCTION PROJECT SERVICES

of MD  
9528 48th Place  
College Park, MD 20740  
(301) 220-1169 (MHIC #31883)

21 August 1995

Cedar Ridge Community Church  
c/o Mr. Steve Carsten

Dear Steve,

Yesterday I accompanied Mr. James Allen to the Carr Farm property in Spencerville to evaluate the structural soundness of the original dwelling on the grounds.

While the original house is of historic significance and remains in sound structural condition, the rear portion (added sometime after the initial house was built) is failing.

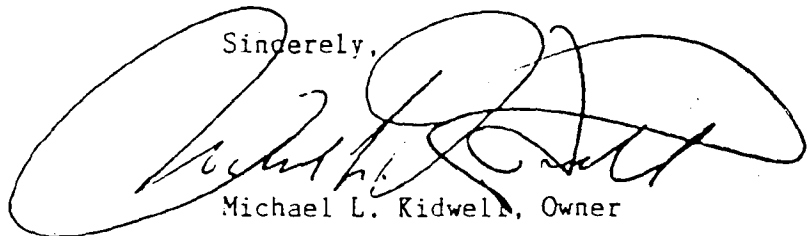
It appears that a single story addition to the main dwelling was constructed with the top of the wall being approximately six feet above the main house floor level (most likely with the floor on grade). At a later time, someone added a second story, bearing on the existing exterior walls. Windows were placed between the lower and upper walls, requiring demolition of a portion of the lower wall, which substantially weakened the continuous tie and caused the entire wall to buckle outward from the load imposed by the second story. This is most obvious along one side wall, but I feel eventually the whole perimeter of the building will collapse in the same fashion.

For this reason it is my opinion that the 22'x34' rear portion of the structure should be demolished entirely. It could be rebuilt, if desired, using proper construction techniques, and as long as the existing foundation is deemed acceptable to carry the load imposed. The original house should remain and be restored to it's historic exterior appearance, since this would require little more than construction of a cosmetic nature.

I appreciate the opportunity to render my opinion in this matter to the Church, and would like to be involved in this project through completion. I have twenty years experience in the construction industry, most of which has been in a managerial capacity.

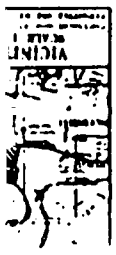
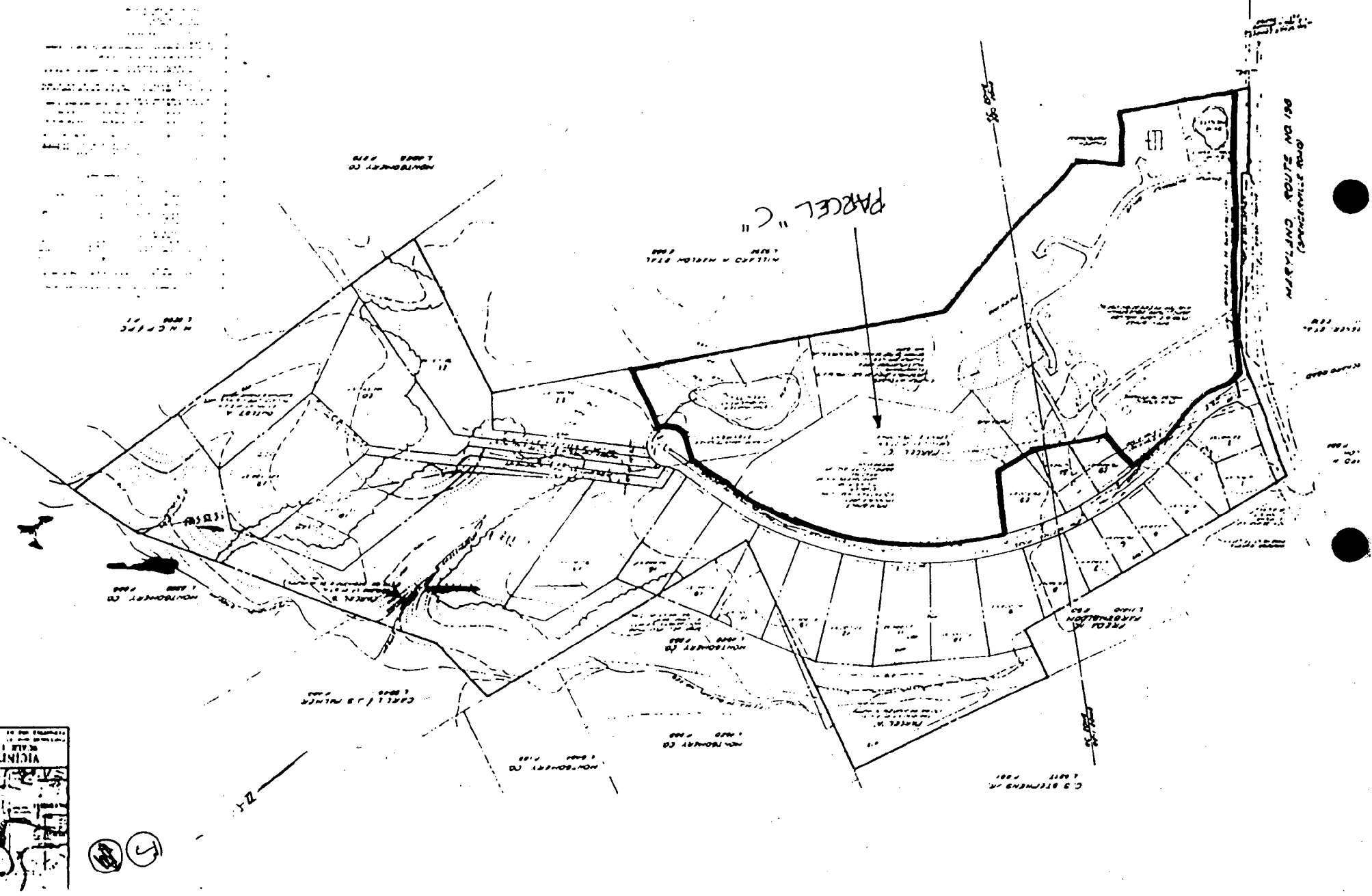
I would like to meet with you to discuss my available services. Please contact me at (301) 220-1169 if I may be of further assistance.

Sincerely,



Michael L. Kidwell, Owner

THE APPLICATION SUBMISSION  
 SPENCER FARM  
 5 1/2 ACRE SUBJECT  
 UNIFORM COUNTY PARCEL ID  
 MAPS, HOODS AND BLOSSOM, P.A.

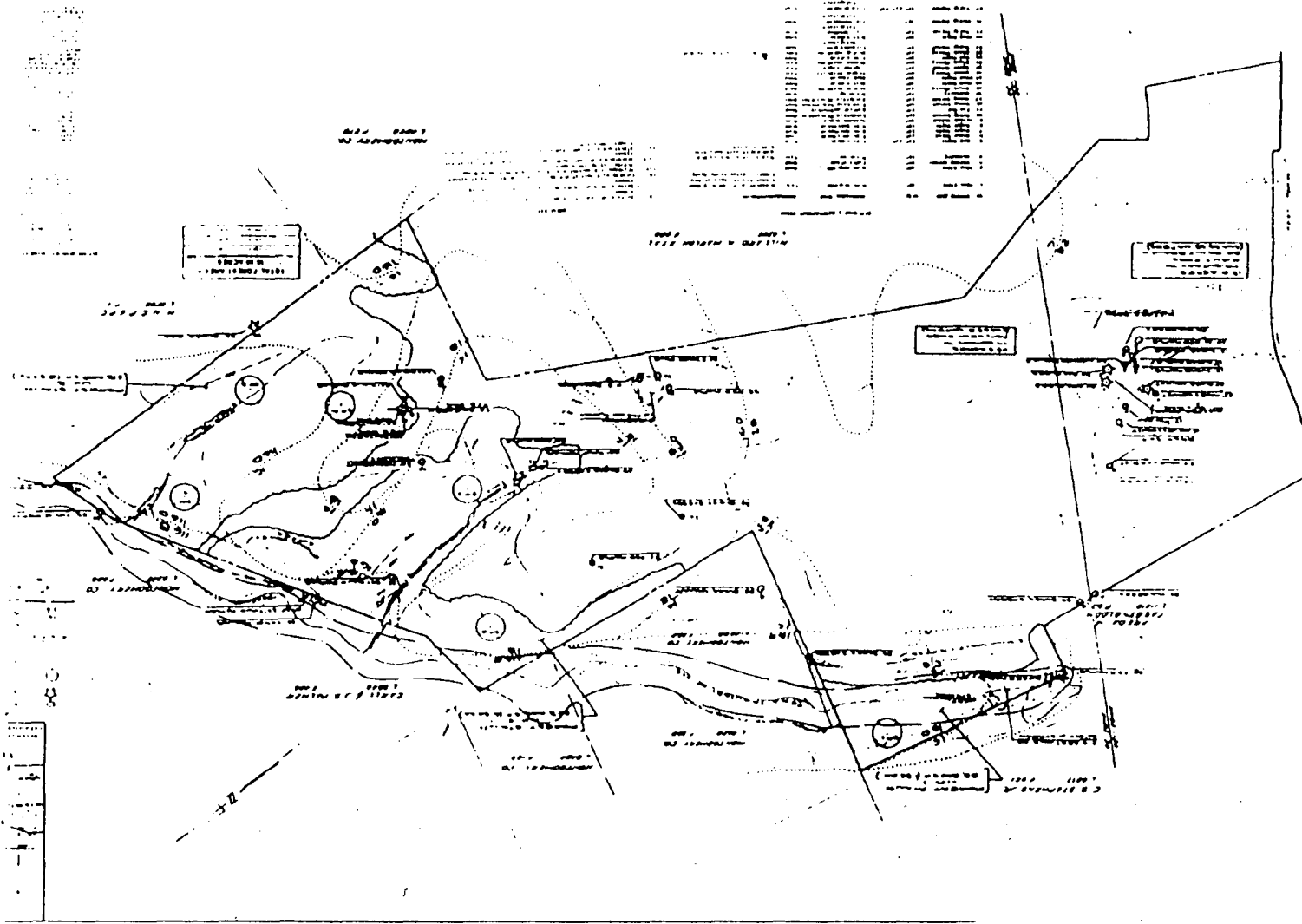


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UNITED STATES DEPARTMENT OF THE INTERIOR  
 BUREAU OF LAND MANAGEMENT  
 NATIONAL SYSTEM OF PUBLIC LANDS  
 SPENCER, IOWA  
 PLANNING AND DESIGN DIVISION  
 PLANNING AND DESIGN DIVISION  
 ENGINEERS - PLANNERS - SURVEYORS

PROJECT TITLE  
 PROJECT NUMBER  
 PROJECT LOCATION  
 PROJECT DATE

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