

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	2420 Spencerville Rd., Spencerville	<b>Meeting Date:</b>	10/10/2018
<b>Resource:</b>	Individually Listed Master Plan Site <i>Spencer-Carr House</i>	<b>Report Date:</b>	10/3/2018
<b>Applicant:</b>	Cedar Ridge Community Church (Bryan Peterson, Agent)	<b>Public Notice:</b>	9/26/2018
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Building Rehabilitation and Partial Demolition		

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**STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions based on the HPC's recommendations and return for a Historic Area Work Permit.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site (*Spencer-Carr House - #15/55*)  
**STYLE:** Spencerville Style/Folk Victorian  
**DATE:** c.1855 and c.1871

From *Places from the Past*:

A distinctive three-story, three bay house, the Spencer-Carr House was built c.1855 with a rear addition dating from the 1870s. An illusion of added height is achieved through the incremental decrease in spacing between windows from the bottom level to the top together with decrease of window size. The center passage house is constructed of brick and covered with weatherboard siding. Reputedly building by William Spencer, founder of Spencerville, the house has a strong historical association with the early development of the community and is a significant example of rural antebellum building traditions in the county.



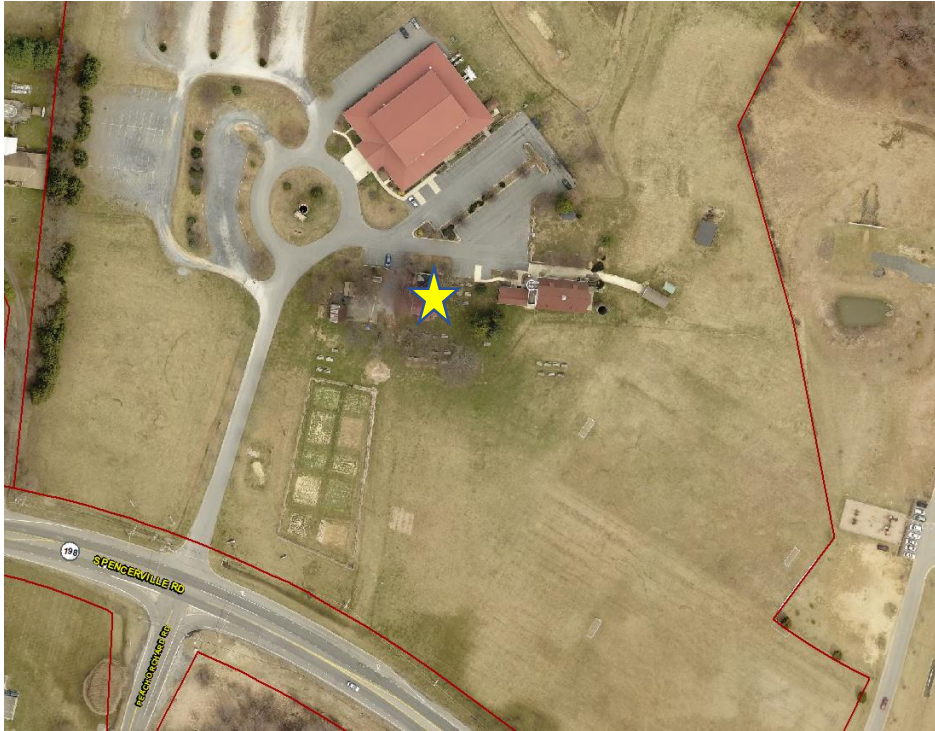


Figure 1: The Spencer-Carr House is located in a collection of historic buildings adjacent to a modern church.

## **PROPOSAL**

The applicant proposes to stabilize the c.1855 portion of the house and demolish the rear c.1870 addition.

## **APPLICABLE GUIDELINES**

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (*Chapter 24A*) and the *Secretary of the Interior's Standards for Rehabilitation*.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

### ***Montgomery County Code; Chapter 24A-8***

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or



- cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship.

### **Secretary of Interior's Standards for Rehabilitation**

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION**

The Spencer-Carr House (c.1855) was the home to the founder of Spencerville, William Spencer. It consists of the original, side gable, three bay wide massing of the house and a c.1870 rear L addition. It appears as though the L addition had a rear-gable roof; however, the roof has collapsed and it cannot be determined without a thorough interior investigation.

The applicant seeks the HPC guidance for two elements, work to the c.1855 historic section of the house and the demolition of the c.1870 rear L addition.

### **Stabilization and Restoration**

The applicant has provided only photographs and a written narrative as part of this preliminary consultation. Their information states that the primary concern regarding the c.1855 section of the house is to stabilize elements of the building until there are funds to undertake a full restoration of the building to use it as either temporary quarters or as a teaching farm. Staff has been inside the building and can confirm that many of the elements have degraded and need significant repair before the building can be put to any use.

Staff recommends that the applicant make any necessary repairs to secure the building envelope and follow the directions of Preservation Briefs 31: Mothballing Historic Buildings<sup>1</sup> to ensure the future utility of the Spencer-Carr House until such time that the restoration of the interior can be undertaken.

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<sup>1</sup> Preservation Briefs 31: Mothballing Historic Buildings: <https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm>.



## Demolition

The c.1870 L-addition to the Spencer-Car House has significantly degraded as shown in the submitted photographs. The roof has collapsed, and significant water infiltration has caused interior floor failure and significant bowing in one of the exterior walls. In 2015, the owner had an assessment of the entire property (not attached) which stated, “The rear addition is dilapidated and beyond feasible rehabilitation. It is unstable, unsafe, and at risk of collapse, creating a dangerous condition.” The demolition of this portion of the house will require a Historic Area Work Permit.

Staff is reluctant to recommend the demolition of any 19<sup>th</sup> century construction, even if it is an addition, due to the theory that a feature of that age has acquired its own historic significance over the last 140 years. Additionally, the historic preservation ordinance (Chapter 24A) was written to include a provision that would prevent the demolition of historic structures due to neglect on the part of its owner.

While that may be the case, the applicant has contacted an engineering profession to assess the property and the professional identified the building to be a dangerous condition (24A-8(b)(4)).

Staff has examined the building and agrees that the building has suffered a degree of damage that retaining the rear L may be impossible and its collapse may put the c.1855 portion of the house at risk. Staff finds that upon review of the engineer’s report and with some form of remediation, Staff could support the demolition of this structure.

Staff request guidance from the HPC on whether the HPC could support demolition of the c.1870 addition and what level of documentation would be required to approve a HAWP.

- Is the engineer’s report sufficient?
  - Is a second opinion necessary?
- Is further documentation required?
  - And if so, what form must that documentation take?

Staff further finds that in order to support of the demolition of this structure there must be some additional form of mitigation undertaken to protect and interpret the c.1855 Spencer-Carr House.

Staff would like the HPC to examine and identify a recommended mitigation strategy that needs to be undertaken before the demolition of the c.1870 L-addition:

- Documentation of the building and the addition
  - This could be done at the level required in Historic American Building Survey/Historic American Engineering Record (HABS/HAER);
- Salvage of any historically significant interior elements (i.e. mantles, fixtures, etc.);
- Retention and expression of the foundation of the historic-L;
  - Including mothballing or otherwise protecting the foundation from ground disturbance;
- Require the future work done on the c.1855 be undertaken under the Standards for Restoration:
  1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.



2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
  3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
  4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
  5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
  6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
  7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
  8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
  9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
  10. Designs that were never executed historically will not be constructed.
- Interpretive signage; or
  - Any other recommendations by the HPC.

#### **STAFF RECOMMENDATION**

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a second preliminary consultation or HAWP as recommend.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: bryanpet@ccc.org Contact Person: Bryan Peterson  
Tax Account No.: 652-1350329 <sup>Ref</sup> 0323387 Daytime Phone No.: 240.620.9485  
Name of Property Owner: Cedar Ridge Community Church Daytime Phone No.: 301.421.5949 (ext 220)  
Address: 2420 Spencerville Rd Spencerville MD 20868  
Street Number City State Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 2420 Street: Spencerville Rd  
Town/City: Spencerville Nearest Cross Street: Peach Orchard Rd  
Lot: None Block: None Subdivision: 0001 BAR A Spencer Farm  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 202

### 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: \_\_\_\_\_

1B. Construction cost estimate: \$ TBD

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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.

Bryan Peterson  
Signature of owner or authorized agent

9/20/18  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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:

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

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**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

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.



**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b></p> <p>Cedar Ridge Community Church                  2410 Spencerville Rd.                  Spencerville, MD 20868</p>	<p><b>Owner's Agent's mailing address</b></p> <p>CEM Design                  520 Anderson Ave.                  Rockville, MD 20850</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Resident +                  2352 Spencerville Rd.                  Spencerville, MD 20868</p>	<p>Ben Girons                  2308 Spencerville Rd                  Spencerville, MD 20868</p>
<p>Spencerville Adventist Academy                  2502 Spencerville Rd                  Spencerville, MD 20868</p>	<p>United States Postal Service                  2323 Spencerville Rd.                  Spencerville, MD 20868</p>



1a. Description of existing structures and environmental setting, including their historical features and significance:

The Spencer-Carr farmhouse was built by William Spencer ca. 1850. It is a rare example of the “Spencerville style” farmhouse: a symmetrical 3-bay, 2-1/2 story house with a distinctive row of 1/2-size double hung windows on the third level directly below the cornice. Circa 1870 a 2-story addition with a low slope roof was added to the rear of the farmhouse. An in-depth description of the farmhouse is attached.

The farmhouse is owned by the Cedar Ridge Community Church, which built a large sanctuary to the rear of the farmhouse and restored the barn for classroom uses. The unrestored second barn is used to house maintenance equipment. The original silo is in the circle in front of the sanctuary building, and is in need of structural stabilization. With the exception of some small farming activity, the balance of the site is undeveloped.

1b. General description of the project and its effect on the historic resources, the environmental setting, and where applicable, the historic district:

Cedar Ridge Community Church is seeking to remove the 1870’s addition to the farmhouse due to its advanced structural deterioration (see attached letter from Rathgeber/Goss consulting structural engineers), and structurally stabilize the original 1850’s farmhouse. We have included measured drawings of the farmhouse and addition, and photo-documented the addition. The funding available to the church will go toward rebuilding the stone foundation where it is collapsing, replacing insect damaged wood framing, and making it weather tight and vermin free. When additional funds are available, the church intends to restore the farmhouse, potentially using it for temporary quarters or as a teaching farm.



# Cedar Ridge Farmhouse

## Brief History of the Cedar Ridge Property

In 1703, a 600-acre tract of land was conveyed by the Lord Proprietor of Maryland and surveyed for Mark Richardson.<sup>1</sup> This land was named Bear (or Bare) Bacon—reputedly because of the wild animals that roamed the area.<sup>2</sup> Adjoining or possibly overlapping land in the same vicinity was patented in 1715 as “Snowden’s Manor Enlarged” in what was then Prince George’s County.<sup>3</sup> Montgomery County was formed out of Prince George’s County in 1776.

In the 1740s, Anglicans began moving into this part of Maryland, including the Duvall family.<sup>4</sup> Lewis (Louis) H. Duvall was born in Prince George’s County in 1827. He purchased 251 acres of Bear Bacon from Isaac B. Iglehart in 1851 for \$600.<sup>5</sup> Igelhart had bought the property the previous year from Elias Ellicott of Prince George’s County in payment of a debt of \$333.34 plus interest.<sup>6</sup> This may be the same Elias Ellicott who co-founded the Muirkirk Furnace in Prince George’s County in 1847 with his brother Andrew. Although Quakers had long opposed slavery (Sandy Spring Quakers, for example, banished households from meetings for holding slaves in 1781), the brothers relied on slave labor to operate the furnace.<sup>7</sup>

Duvall married Mary Jane Spencer (1834-1904) in 1853, and they had 8 children. Mary Jane’s passing was noted in the Annals of Sandy Spring:

“Also on 20 November, Mary J., wife of Louis H. Duvall, of Spencerville, passed from earth. Although not actually a resident of Sandy Spring, she was well known to many of our people, for she was active in the temperance movement, and ready to help in any good work. She will be keenly missed and long remembered by many outside her own immediate circle of relatives and friends.”<sup>8</sup>

In April 1855, Lewis Duvall sold 122 acres of Bear Bacon to his father-in-law, William H. Spencer (1805-1892) for \$610.<sup>9</sup> William Spencer, together with his wife and five children, other relatives and neighbors from Southhampton Township, Pennsylvania, arrived in this area, originally called Drayton,<sup>10</sup> in 1848.<sup>11</sup> This small community, formed by Spencer on the Laurel Road

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<sup>1</sup> “The History of Montgomery County, Maryland” by Thomas H. S. Boyd (1879), p 32

<sup>2</sup> Volume 1 of the Annals of Sandy Spring, p xvii

<sup>3</sup> Maryland Historical Trust Addendum Sheet M:15-80 (PACS D3.39)

<sup>4</sup> Volume 6 of the Annals of Sandy Spring, p 14

<sup>5</sup> Land Records of Montgomery County, Md., STS 5/449

<sup>6</sup> Land Records of Montgomery County, Md., STS 4/367

<sup>7</sup> Meyer, Eugene L. (February 3, 1999). *Reliving A Time Cast In Iron*. Washington Post

<sup>8</sup> The Annals of Sandy Spring, Volume 3, p 303-304

<sup>9</sup> Land Records of Montgomery County, Md., JGH 4/485

<sup>10</sup> Maryland Historical Trust Addendum Sheet M:15-80 (PACS D3.39)

<sup>11</sup> Lord, Elizabeth, M. (1976). *Burtonsville Heritage: Genealogically Speaking*.



(present Spencerville Road), connected the Quaker settlements of Sandy Spring and Ashton with the railroad line at Laurel. Drayton was renamed Spencerville in William Spencer's honor, and he became the first postmaster of Spencerville in 1859.<sup>12</sup>

William Spencer bought 91¾ acres from the William Holmes estate (also known as Bealls Manor) in or before 1856<sup>13</sup> and farmed the land, which was noted as being productive for wheat, corn and hay.<sup>14</sup> He is thought to have built the front part of the farmhouse around 1855 and the addition circa 1870.<sup>15</sup> Since William Spencer owned several parcels of land, and there are no maps available showing the property lines for these parcels, there is confusion in the records as to whether the farmhouse was built on Bare Bacon,<sup>16</sup> or (more likely) on adjoining land, such as land from the William Holmes estate.

William Spencer sold both the 91¾ acres from the William Holmes estate and the 122-acre Bare Bacon tract to his son-in-law Charles Dickenson in 1857 for \$2000—together with 3 horses, 2 mules, 5 cows, 3 wagons, a cart, 4 ploughs, 3 harnesses, 7 beds, 500 bushels of corn, winter grain, furniture and farming implements for an additional \$1000.<sup>17</sup> William Spencer repurchased the land for the same price of \$2000 from his daughter Amelia A. Dickenson in 1859,<sup>18</sup> following the death of Charles the previous year.

William Spencer sold Bare Bacon to his son Hiram Spencer in 1861 for \$1000.<sup>19</sup> Hiram married in 1868,<sup>20</sup> and died two years later from tuberculosis at the age of 31. In compliance with a court order, his property was sold at auction. Hiram had greatly increased the value of Bare Bacon with a large house (the Spencer/Oursler house located behind Burtonsville Park at 15920 Oursler Road<sup>21</sup>) smokehouse, icehouse, and orchards.<sup>22</sup> William Spencer repurchased Bare Bacon in 1873 for \$4650 through the court-ordered Trustee sale<sup>23</sup> and one month later, took out a mortgage on the property for \$1000 from Thomas Conley, which was transferred to Joseph Stabler in 1886.<sup>24</sup>

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<sup>12</sup> Geraci, Ron, Vicki Walker, and Linda Donnary. (1976). *Old Building Survey of Burtonsville Area*. Sponsored by the Bicentennial Committee, Burtonsville, Md. See also *The Annals of Sandy Spring*, Volume 6.

<sup>13</sup> Montgomery County Commissioners Tax Assessment Book of 1853-63, p 326

<sup>14</sup> Boyd, T.H.S. (1879) *The History of Montgomery County, Maryland, from its Earliest Settlement in 1650 to 1879*. p.142

<sup>15</sup> The date is based on the date that William Spencer purchased the property, tax assessments, and appearance on the Martenet and Bond map of 1865.

<sup>16</sup> As claimed in Maryland Historical Trust Addendum Sheet M:15-55 (PACS D3.32)

<sup>17</sup> Land Records of Montgomery County, Md., JGH 5/593

<sup>18</sup> Land Records of Montgomery County, Md., JGH 7/349

<sup>19</sup> Land Records of Montgomery County, Md., JGH 8/485

<sup>20</sup> Lord, Elizabeth, M. (1976). *Burtonsville Heritage: Genealogically Speaking*.

<sup>21</sup> See Maryland Historical Trust Addendum Sheet M:15-58 (PACS D3.29)

<sup>22</sup> Montgomery County Equity Case Record, 193 (1870).

<sup>23</sup> Land Records of Montgomery County, Md., EBP 11/165

<sup>24</sup> Land Records of Montgomery County, Md., EBP 10/201



In 1871, William Spencer purchased 35¼ acres of Snowden's Manor Enlarged from Charles and Sarah Stabler for \$616.87. Ten years later, he sold this land, the 122-acre Bare Bacon and the 91¾-acre William Holmes estate—less 23 acres, which had been sold off previously—together with 3 horses, 5 wagons, 4 cows, 9 hogs, 4 harnesses, crops of wheat and corn, a mule, a hay rack, a mower and household and kitchen furniture to his daughter, Margaret Jamison for \$3,000.<sup>25</sup>

The William Spencer household is described in the 1880 census as including William (a 75 year old widowed farmer); John Spencer (his 36 year old son) and U.W. Jamison (his son-in-law) who worked on the farm; Margaret Jamison (his 47 year old daughter); and Laura Johnson, an 18 year old black servant.<sup>26</sup>

William Spencer died in 1892, and Joseph Stabler began mortgage foreclosure procedures against Margaret Jamison the following year, which led to the sale in 1894 of Bare Bacon for \$1342.<sup>27</sup>

Margaret lived on the remaining property until her death about 1905, at which point, her only living child, Anna Wilson,<sup>28</sup> sold the house on 62½ acres, referred to as Snowden's Manor Enlarged (or "whatever name or names the same may be known or called"), to farmer Edward Carr for \$3,100.<sup>29</sup> The Carr family added outbuildings to the property during the 1920s.<sup>30</sup> Edward died in 1956, leaving the farm to his wife Laura and their children Gilbert and Clara. At that time, the farm consisted of the farmhouse, two tenant houses and various outbuildings.<sup>31</sup> Later, Laura conveyed the house to Gilbert and Clara.<sup>32</sup> Clara Carr was the owner of the farm until her death in 1986. Cedar Ridge Community Church purchased the farm from the estates of Gilbert and Clara Carr in December 1995.

## Description of the Farmhouse

The farmhouse (Spencer/Carr House) was originally constructed ca. 1855, and is a rare surviving example of a once common farmhouse type locally identified as the "Spencerville style." The symmetrical building, with a near flat roof, is a variation of the three-bay I-house form that adds a distinctive third (attic) level decorated by vernacular Greek Revival frieze band windows directly beneath the cornice.

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<sup>25</sup> Land Records of Montgomery County, Md., EBP 25/36

<sup>26</sup> 1880 Census cited in Maryland Historical Trust Addendum Sheet M:15-58 (PACS D3.29)

<sup>27</sup> Land Records of Montgomery County, Md., JA 44/164

<sup>28</sup> Jenkins, Howard, M. (1904), *Genealogical Sketch of the Descendants of Samuel Spencer of Pennsylvania*.

<sup>29</sup> Land Records of Montgomery County, Md., 184/167

<sup>30</sup> Montgomery County Commissioners Tax Assessment Books cited in Maryland Historical Trust Addendum Sheet M:15-55 (PACS D3.32)

<sup>31</sup> Will #19407, Montgomery County Register of Wills cited in Maryland Historical Trust Addendum Sheet M:15-58 (PACS D3.29)

<sup>32</sup> Land Records of Montgomery County, Md., 320/174





The farmhouse in 1973

The main block of this three-story house has six-over-six sash windows on the first and second floors, and shorter three-over-three windows on the third floor. The hip-roofed front porch is shorter than most front porches found in Burtonsville; it being only half as long as the house. It has chamfered posts and elaborate corner brackets. The gable ends are plain, with a pair of small two-over-four windows in the gable. A chimney rises from within each gable end. This main block contains a central stair flanked by one room on either side. There is a full depth basement under this portion of the house, which was rare for the time. There is no stair hall, and access to the slightly later rear addition is through the room to the left.

The frame rear addition containing the kitchen is only two stories high. There are two box stairs, each containing winder steps, at each end of this addition, providing access to the second floor. A box spiral stair in the main house connects the second and third floors. The rear wing originally consisted of a frame two-story room. The kitchen room was added later, probably during the 1870s, and the porch to the west of the wing is enclosed.

Unusually for farmhouses of this period, the studs, second floor and roof framing are milled (rather than hand-hewn) lumber. Species range from pine to oak, and both circular and band saws were used, suggesting the lumber came from different mills. The house was sheathed in dimensional boards (of varying widths but consistent thickness) laid diagonally, and then lap



siding was applied. This was uncommon for the day—typical practice being lap siding only—and would have made the frame exceptionally strong.

The lack of an open-hearth fireplace and the presence of chimneys with thimbles (holes to receive stovepipes) suggest the house was heated with iron stoves, as pioneered by Benjamin Franklin a generation before. The presence of an old well under the rear addition to the house may indicate early indoor plumbing, with a hand pump at the wellhead, later replaced by an electrical pump.

### **Recent Changes to the Property**

In 1973, the Spencer/Carr farm was visited by a park historian for the Park and Planning Commission, and nominated for inclusion on the National Register of Historic Places with the National Parks Service. The property was visited and inventoried by the Maryland Historical Trust in 1982, and the farmhouse was described at that time as being “well preserved.” In 1986, the entire property was designated on the Master Plan for Historic Preservation and therefore protected under the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

When Cedar Ridge purchased the property in 1995, the farmhouse was in very poor condition: it had been unoccupied for at least nine years, had been vandalized by local youth, and was infested with various animals and insects. While restoring the farmhouse was a priority for Cedar Ridge (as indicated by the repeated discussions held with the Department of Park and Planning, as well as internal Cedar Ridge communications), all available funds were required for the construction of the church building.

In late 1996, Cedar Ridge contacted Neubauer-Sohn Consulting Engineers to conduct a structural study of the farmhouse. The technical drawings were reviewed in 1997 by Dave Morrison, who noted access issues with shoring up the basement under the main block of the house. Additional studies of the basement were conducted by WQQM Architects, who described the foundational problems as “very severe.” They recommended temporary support through shoring, cribbing and jacks, and the replacement of the foundation walls and footings.

In 1998, Cedar Ridge requested a proposal from WQQM Architects for design services to rehabilitate the main block of the farmhouse and seal up the connection to the rear addition. The proposal was priced at \$7,360. SPN, Inc., provided a proposal for the renovation based on WQQM Architects design, and estimated the cost to be \$175,883.

Such funds were unavailable at the time, as the church building was still under construction, but volunteer work was undertaken to remove debris from the farmhouse, and ready it for rehabilitation. However, work was halted when bee/wasp infestation was discovered in entire exterior wall.



The Cedar Ridge property was again inspected by the Maryland Historical Trust in 2001, to ensure the new church building had not interfered with the “architectural integrity and distinction of the house.” The official noted: “The house itself remains intact, if in a somewhat deteriorated condition.”

In 2001, the historic barn was determined to be in need of immediate attention as the barn sills were rotten, and this was noted by professionals to be a liability. All Cedar Ridge resources were therefore put to barn renovation. Robert Schwartz Associates Architects was hired and SPN Construction completed the barn renovation at a cost of approximately \$750K.

In 2003, the Park and Planning Commission conducted a site visit to inspect the farmhouse. They described the house as “in extremely poor condition... Damage is severe, even apparently structurally threatening on 1870s wing. Building is open to the elements... Windows were recently vandalized...” The officials noted the immediate need to close the house to protect it from the elements, as well as the longer-term need to develop and implement a preservation plan. Cedar Ridge staff again asked about demolishing the addition, and was told that it was not usually permissible, but could be possible as part of a restoration plan, particularly if the restored house was opened to the public.

The following repairs were made by Cedar Ridge in an effort to preserve the structure: All the windows were boarded with plywood to protect further vandalism of the windows. The plywood was painted to mimic a 6-over-6 window to preserve the view from the road. The exterior siding was scrapped and painted to preserve the original wood siding. The gutters were cleaned and repaired to keep water away from the building.

In 2003 and 2004, Cedar Ridge made inquiries about available grants to support the rehabilitation of the farmhouse, but these inquiries did not lead to concrete funding opportunities. Discussions with Habitat for Humanity to restore the farmhouse fell through when their plans to build other structures on the property conflicted with zoning limitations.

From 2003 to 2008 a local contractor worked extensively to restore and maintain the front porch and siding, seal up the foundations to prevent further pest infestation, and patch the roof to prevent water infiltration.

In 2008, the historical barn was inspected by a structural engineer, who determined it was still not stable, despite the expensive professional renovation. Cedar Ridge raised an additional \$250K and employed Fitzgerald’s Heavy Timber for one year to secure, restore and re-open the barn. This effort left no funds for work on the farmhouse restoration.

In 2015, Cedar Ridge hired ARC Environmental to conduct an assessment of the property, including the farmhouse. The report read: “The rear addition is dilapidated and beyond feasible rehabilitation. It is unstable, unsafe, and at risk of collapse, creating a dangerous condition.” The report noted that the first priority should be the removal of the electrical drop from this part of the house. The main block of the farmhouse was considered to be in better condition,



and could be eventually restored. The estimated cost of repairing the exterior of the main block and demolishing the rear portion was up to \$91,500.

Despite ongoing efforts to keep water away from the house and keep it sealed from the elements, the side wall of the addition to the farmhouse separated from the floor joists and the second story partially collapsed in late 2015 while Cedar Ridge was in the process of renegotiating the mortgage to release funds for needed property repairs.

Cedar Ridge has relocated the electrical drop, as instructed by ARC Environmental, and is moving forward with recommended repairs to other structures on the property. Work on the farmhouse will require a Historic Area Work Permit, and we will apply for this once decisions have been made about the future use of the farmhouse.





# RATHGEBER/GOSS ASSOCIATES

Consulting Structural Engineers

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19 September 2018

Craig Moloney, AIA, LEED AP  
CEM Design  
520 Anderson Avenue  
Rockville, MD 20850

RE: Cedar Ridge Farmhouse- Demolition of Previous Addition  
Spencerville, MD

Dear Craig,

Rathgeber/Goss Associates visited the site of the historic farm house to assess the current structural condition on 23 May 2018. The house is composed of two main sections, the original three-story building to the south and two-story addition to the north. The original building can be stabilized and repaired such that it can eventually be restored and occupied. However, the addition to the north is currently a safety hazard. The roof has been partially collapsed for some time resulting in direct exposure of the structure to weather. This has resulted in the collapse of the second floor due to the structure continuing to rot and decay. The walls are bowed out due to the lack of second floor bracing and there are significant areas of rotten members. In our professional opinion, the north addition is beyond repair and should be demolished. The original section of the house can be stabilized and repaired.

Please do not hesitate to contact us with any questions or concerns.

Sincerely,

**RATHGEBER/GOSS ASSOCIATES, P.C.**

Bill Duvall, P.E.  
Vice-President

























2420













































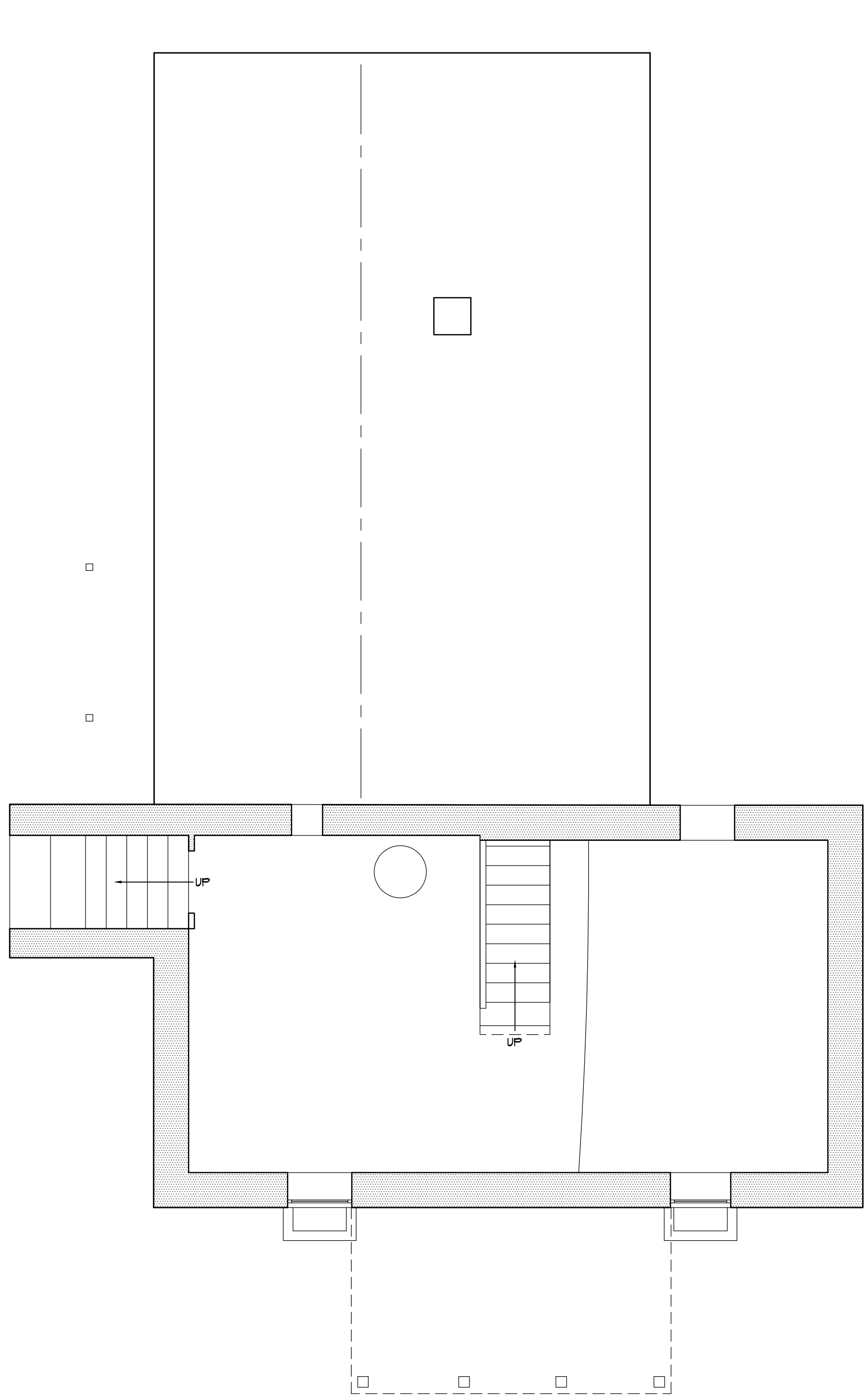




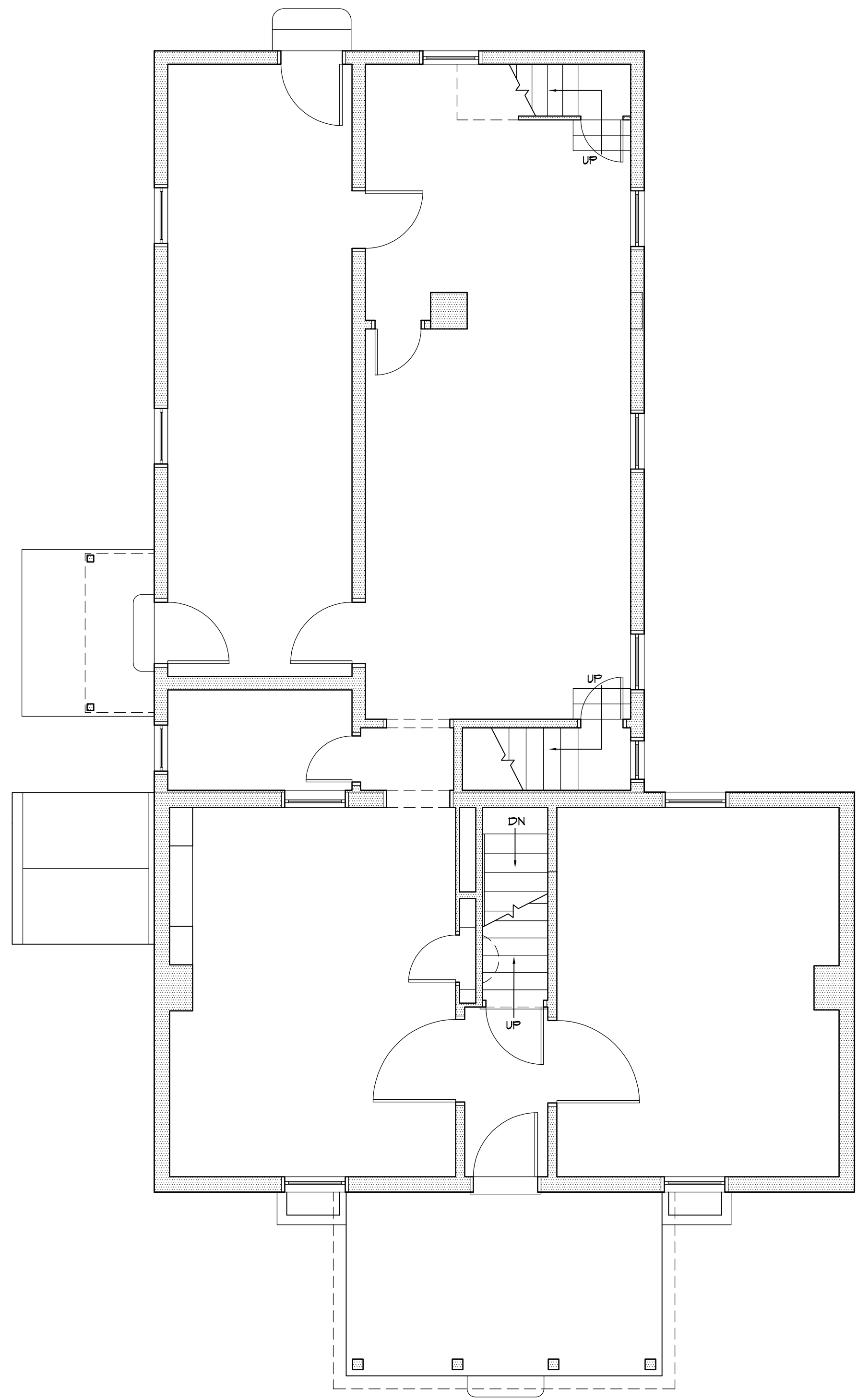








1 EXISTING CRAWL SPACE PLAN  
SCALE: 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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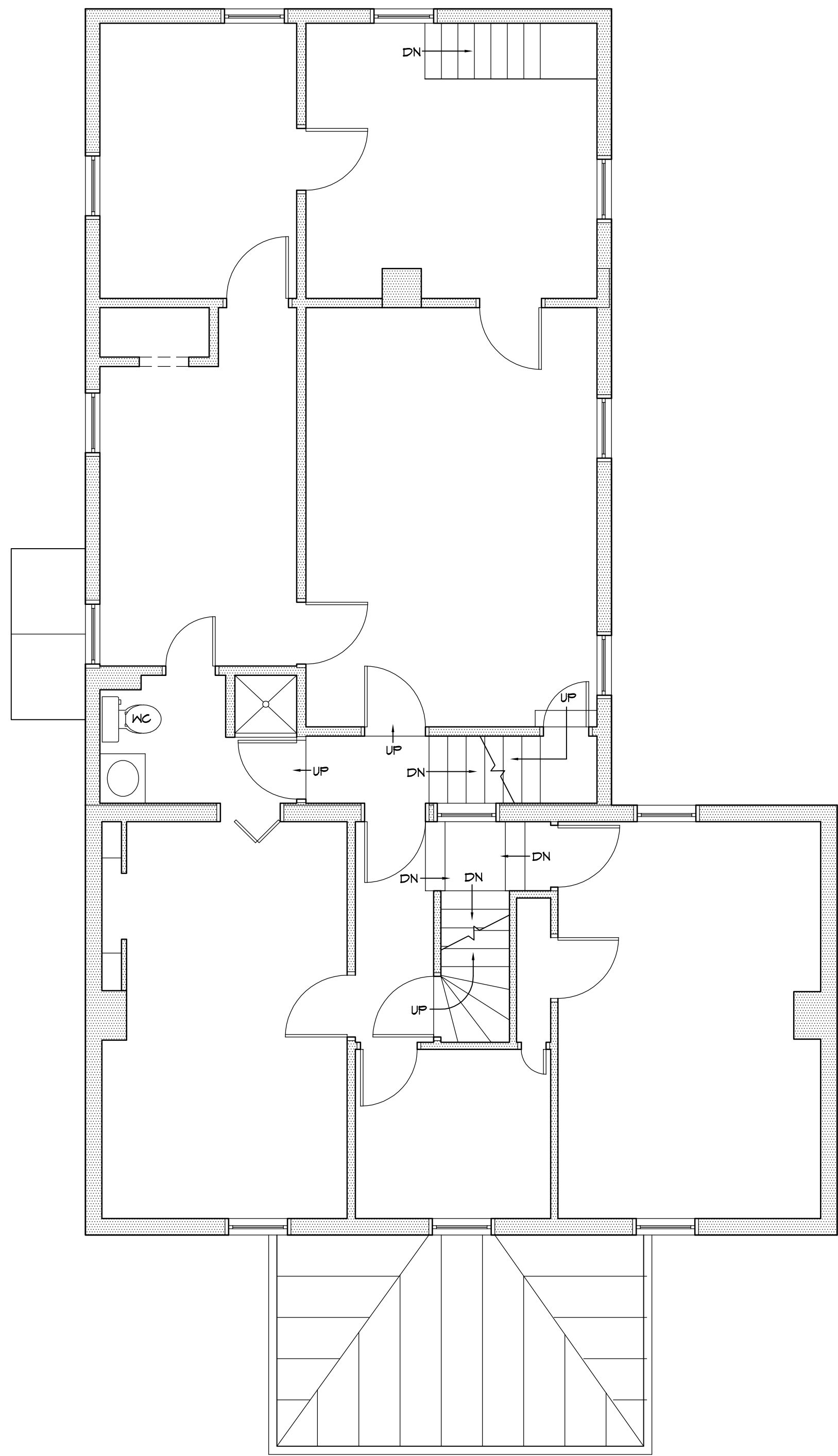
PARTIAL DEMOLITION AND STABILIZATION OF THE  
**SPENCER-CARR FARMHOUSE**  
2420 SPENCERVILLE ROAD, SPENCERVILLE, MD

Issue Date			
6/15/18			
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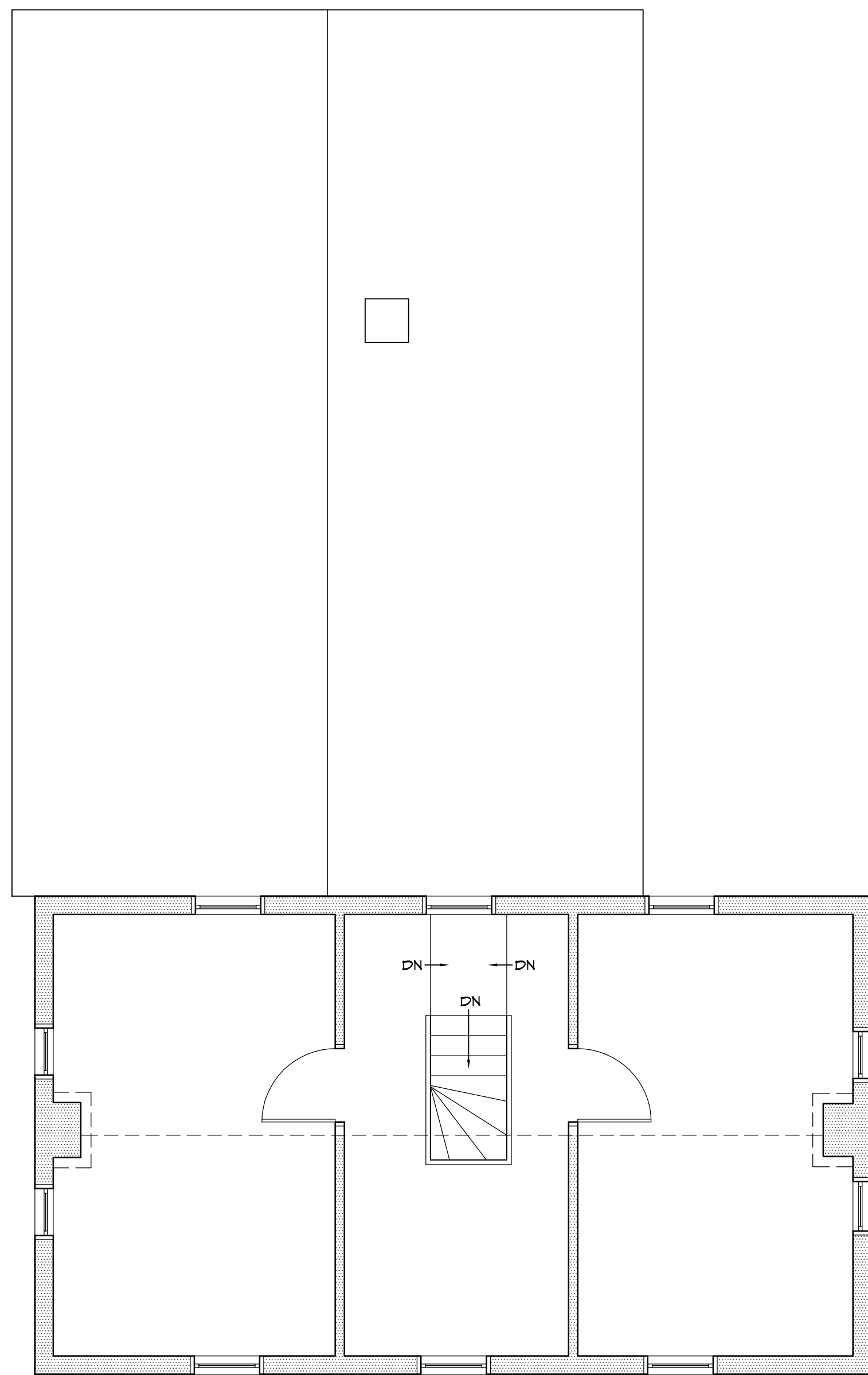
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EXISTING  
FLOOR PLANS

Sheet Number  
**A1**  
SHEET 1 OF 6  
37





1 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 EXISTING THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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Sheet Title  
EXISTING  
FLOOR PLANS

Sheet Number  
**A2**  
SHEET 2 OF 6  
38



Issue Date 6/15/18			
Revisions			
Rev	Date	Description	By
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Sheet Title  
EXISTING  
EXTERIOR  
ELEVATIONS

Sheet Number

A3

SHEET 3 OF 6  
39



1 EXISTING FRONT (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"





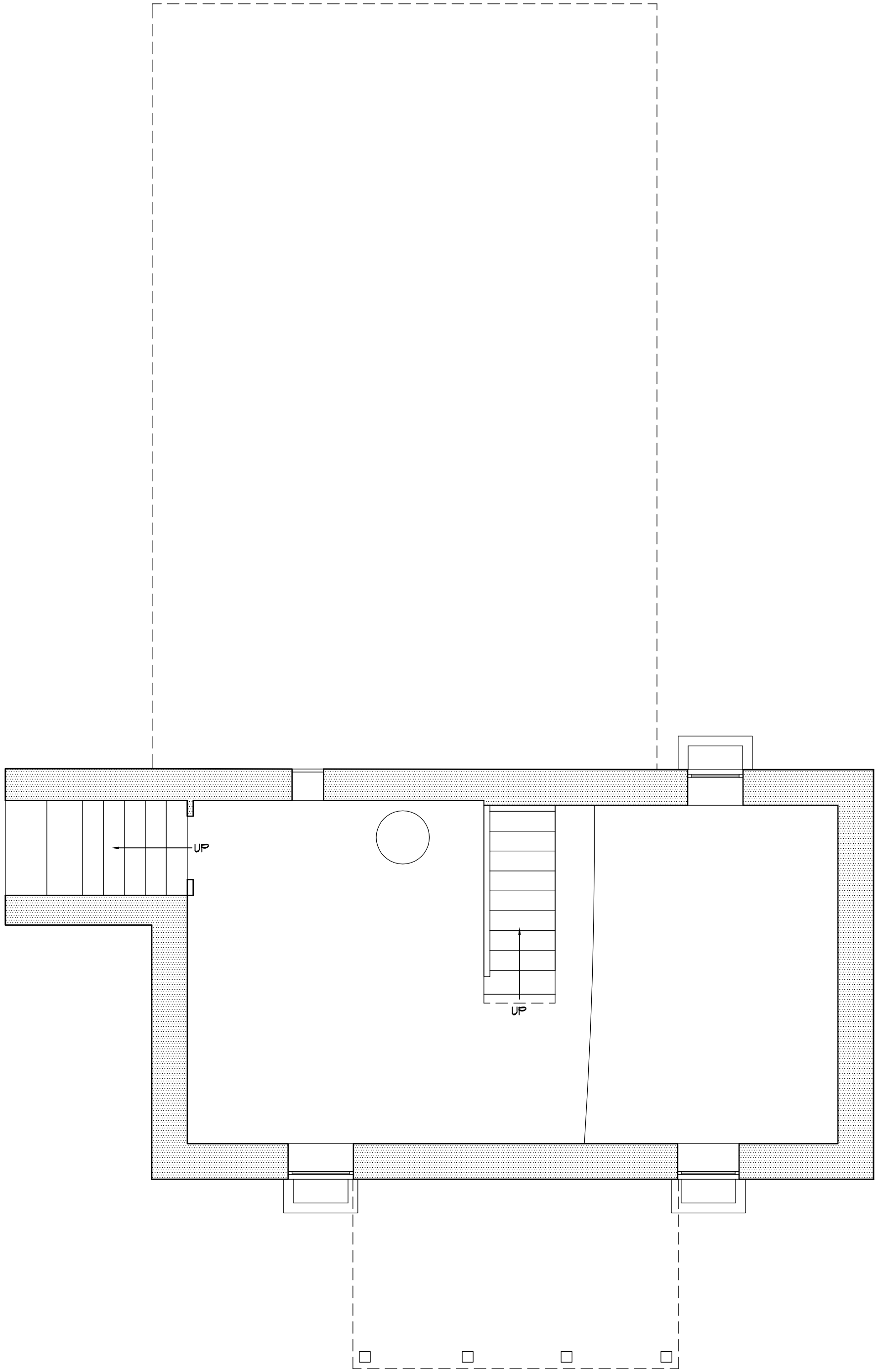
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Sheet Title  
PROPOSED  
FLOOR PLANS

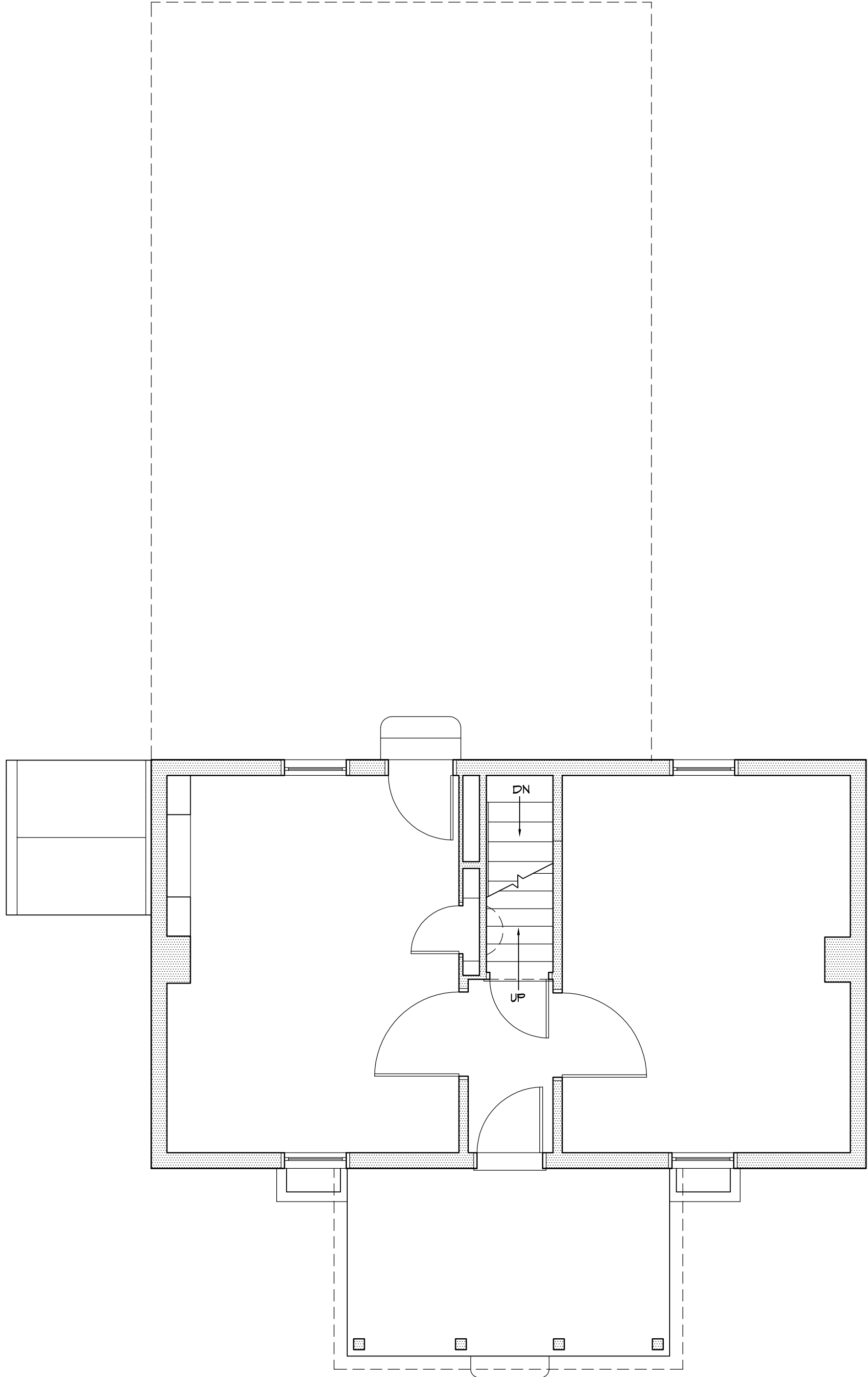
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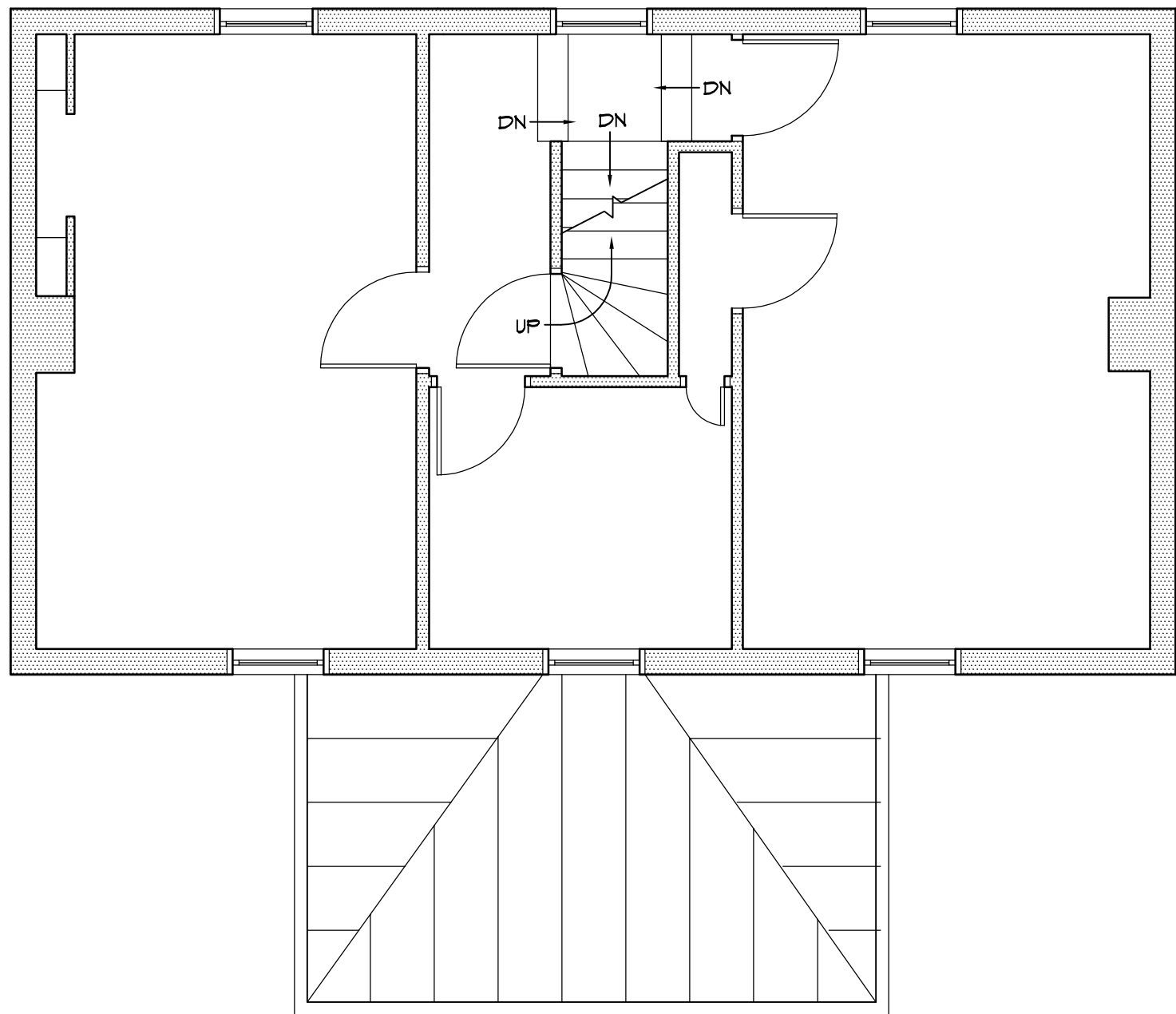
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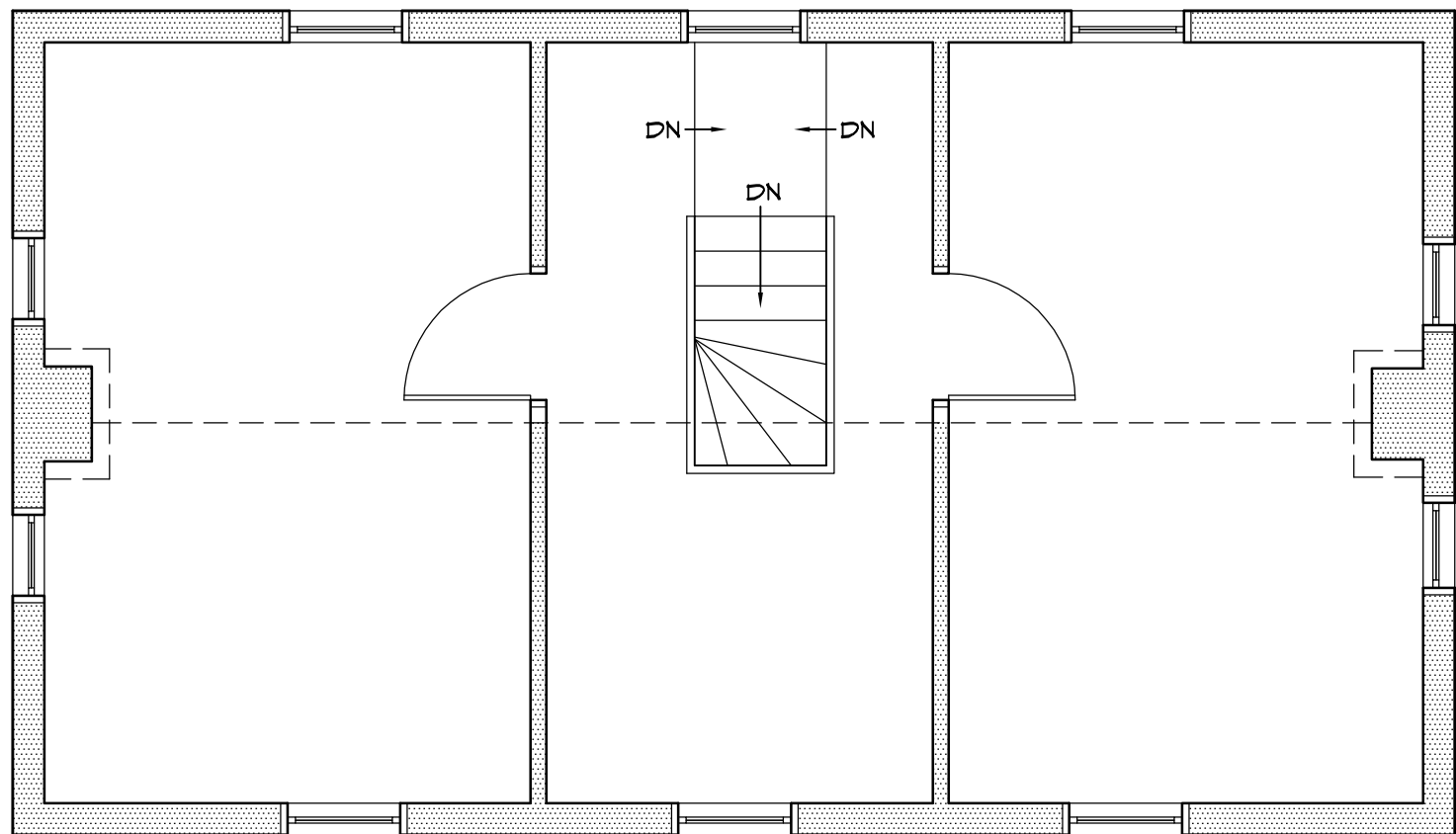
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SCALE: 1/4" = 1'-0"







1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

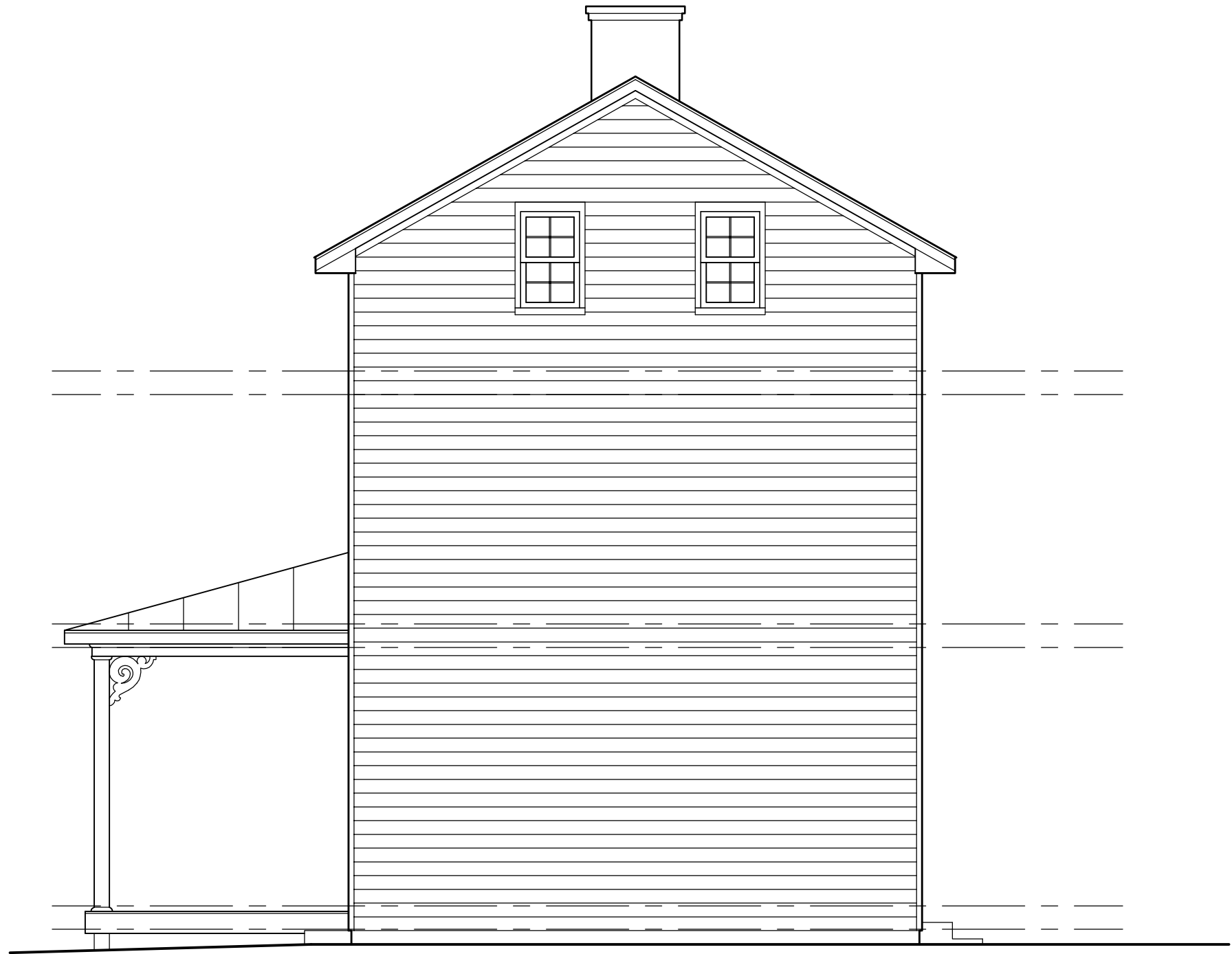


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Sheet Title PROPOSED FLOOR PLANS				





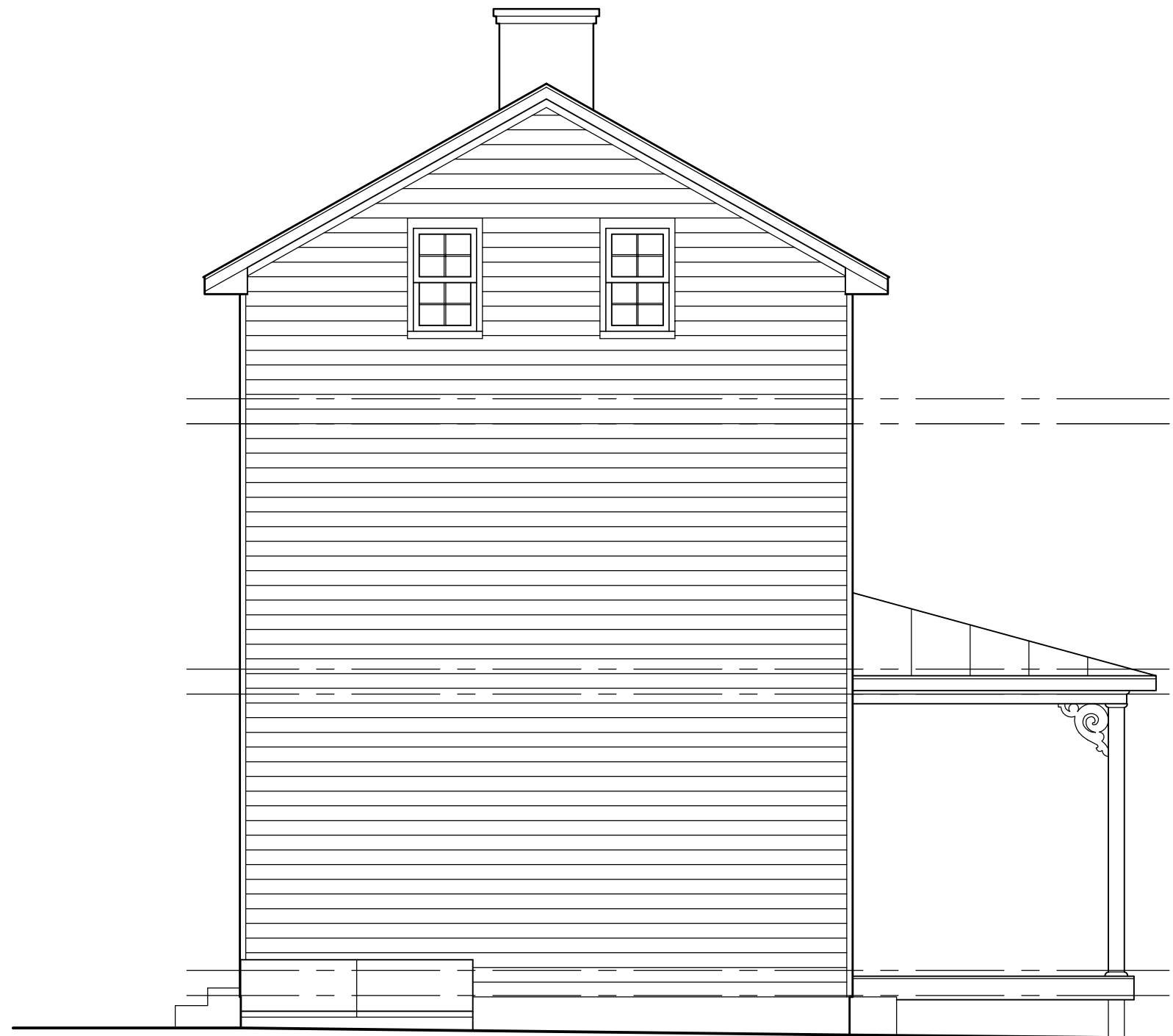
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SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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Sheet Title  
PROPOSED  
EXTERIOR  
ELEVATIONS

Sheet Number  
A6  
SHEET 6 OF 6  
42