EXPEDITED  
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
STAFF REPORT

Address: 2420 Spencerville Rd., Spencerville  
Meeting Date: 12/5/18

Resource: Individually Listed Master Plan Site  
Report Date: 11/28/18

Spencer-Carr House

Applicant: Cedar Ridge Community Church  
Public Notice: 11/21/18

Review: HAWP  
Tax Credit: Yes

Case Number: 15/55-18A  
Staff: Dan Bruechert

PROPOSAL: Roof Replacement

STAFF RECOMMENDATION:

✓ Approve  
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site (Spencer-Carr House #15/55)  
STYLE: Spencerville Style/Traditional Agricultural  
DATE: House c.1855, Barn c.1935

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.

The work for this HAWP will be undertaken on the c.1935 barn that was rehabilitated in 2000. The barn has a gambrel roof with two roof dormers with a contemporary glass and metal entrance constructed in the 2000 rehab.
PROPOSAL

The applicant proposes to replace the roof shingles on the north-facing section of the barn with new architectural shingles. The applicant cannot install shingles that would be an exact match, because the existing style has been discontinued by the manufacturer.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

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
Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION:
Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: bryanpeccc.org  Contact Person: Bryan Peccce
Tax Account No.: 03233387 (Code 52-1350329)
Name of Property Owner: Cedar Ridge Community
Address: 2430 Spencerville Rd Spencerville MD 20858
Contractor: Atlantic Construction of Va Inc.
Contractor Registration No.: MD Lic # 129163
Agent for Owner:

LOCATION OF BUILDING/PREMISES:

House Number: 2430  Street: Spencerville Rd
Town/City: Spencerville  Nearest Cross Street: Rock Orchard Rd
Lot: None  Block: None  Subdivision: 0001 FOR A space form

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct  ☐ Extend  ☐ Alter/Renovate  ☐ AC  ☐ Stab  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed
☐ Move  ☐ Install  ☐ Work/Renovate  ☐ Solar  ☐ Fireplace  ☐ Woodstove Range  ☐ Single Family
☐ Revision  ☐ Repair  ☐ Revocable  ☐ Fence/Wall (complete Section 4)  ☑ Other: Roof Stounce

1B. Construction cost estimate: $11,000

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 FENCES/RISING WALL

3A. Height ______ feet ______ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property line/property line  ☐ Entirely on land of owner  ☐ On public right of way/ancient

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]

Approved: [Signature] (For Chairperson, Historic Preservation Commission)

Disapproved: [Signature] Date:

Application/Permit No. 85634B Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      
      SEE ATTACHED
      
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      
      SEE ATTACHED
      
2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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, windows and door openings, and other fixed features of both the existing resources and the proposed work.
   b. Elevations (isometric), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All elements and features 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 resources, including details of the affected portions. All labels should be placed on the back 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 back 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/property 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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
</table>
| Cedar Ridge Community Church  
2410 Spencerville Rd.  
Spencerville, MD 20868 | CEM Design  
520 Anderson Ave.  
Rockville, MD 20850 |

**Adjacent and confronting Property Owners mailing addresses**

<table>
<thead>
<tr>
<th>Resident</th>
<th>Ben Giron</th>
<th>United States Postal Service</th>
</tr>
</thead>
</table>
| 2312 Spencerville Rd.  
Spencerville, MD 20868 | 2308 Spencerville Rd.  
Spencerville, MD 20868 | 2323 Spencerville Rd.  
Spencerville, MD 20868 |
Cedar Ridge Community Church Barn Shingles Replacement

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

The barn at Cedar Ridge Community Church was built ca. 1935 and restored in 2000. It is currently used for classrooms and social events. The barn is part of the Spencer-Carr property, which features the Spencer-Carr farmhouse which was built by William Spencer ca. 1850.

The barn is owned by Cedar Ridge Community Church, which built a large sanctuary to the rear of the farmhouse. 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 replace the shingles on the north-facing roof of the barn. In Spring 2018, the roof sustained damage in a windstorm. The south-facing (and road-facing) side of the roof did not suffer any damage during that storm. When seeking to replace the shingles with shingles that match the front/south-facing shingles, the church learned that the shingles currently on the north and south sides of the barn have been discontinued (Certainteed 4 tab, 50 year Cottage Red shingles). Replacing the entire roof with new shingles is not economically feasible, as the insurance company just paid to have the south-side shingles replaced in 2014. Therefore, the church is seeking to replace the north-side roof shingles with as close a match as possible, which is the GAF Timberline Architectural Style Patriot Red shingle. See the photos and description attached for more details. The effect on the historic resource and setting will be very minimal, as the difference in the shingles is quite minor and the north and south sides of the barn are not able to be seen at the same time. Our request is to use the GAF Timberline shingles on the north-facing roof of the barn.
Damaged Shingles on North Side of Barn, view 1
Damaged Shingles on North Side of Barn, view 2
Good shingles on South Side of Barn  (Certainteed, Discontinued)
Proposed Replacement Shingles for North Side  (GAF Timberline HD Architectural Style Patriot Red)

New Shingles Description

GAF Timberline HD Architectural shingles

Features

More homeowners and professional installers in North America rely on Timberline HD® Shingles than any other brand. They offer just the right combination of beauty, performance, and reliability in a genuine wood-shake look — and can help improve your home’s resale value. When you install Timberline HD® Shingles with Advanced Protection® Shingle Technology, you’re getting rugged, dependable performance. And you’ll not only protect your most valuable asset — you’ll also beautify your home for years to come.

- Great Value: Architecturally stylish but practically priced — with a Lifetime Ltd. warranty.¹
- Dimensional Look: Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look.
- High Performance: Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home.
- Stays In Place: DuraGrip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h).²
- Peace Of Mind: Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.¹
- Perfect Finishing Touch: Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.³
- StainGuard® Protection: Helps ensure the beauty of your roof against unsightly blue-green algae.⁴
- Trusted: Timberline HD® Shingles have earned the Good Housekeeping Seal (U.S. only).

¹See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word “Lifetime” refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.
This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

These products are not available in all areas. Visit Ridge Cap Shingle Product Availability for details.

StainGuard algae protection and 10-year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard logo. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.
