III.D

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 2410 Spencerville Rd., Spencerville      Meeting Date: 4/22/2020
Resource: Individually Listed Master Plan Site      Report Date: 4/15/2020
Spencer-Carr House
Applicant: Cedar Ridge Community Church      Public Notice: 4/8/2020
(Bryan Peterson, Agent)
Review: Preliminary Consultation      Staff: Dan Bruechert

PROPOSAL: Solar array

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.
BACKGROUND
In late 2018, the HPC evaluated a preliminary consultation and HAWP for the partial demolition of the rear addition of the Spencer-Carr House.\(^1\) The addition had degraded due to substantially deferred maintenance and could not be saved. One of the concerns raised at the hearings for the proposed demolition was: what is being done to ensure there are sufficient revenue streams to ensure the rest of the historic building does not suffer the same fate? The proposal under consideration in this preliminary consultation is one of the ways the property owner will be able to maintain the historic resources on the property.

PROPOSAL
The applicant proposes to install a commercial-scale solar array at the north end of the site.

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

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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.

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. The site also contains a historic wood accessory structure, tile silo, 20th-century barn building, and a contemporary church. There is an open field between Spencerville Rd. and the buildings. To the north of the church building, there is an open meadow.
The applicant proposes installing an 8.62-acre commercial solar array to the north of the contemporary church and nearly 400’ (four hundred feet) to the north of the historic Spencer-Carr House. Aside from the solar panels themselves, there will be two above-ground features to the northeast of the church building: the ‘switchgear’ and ‘electrical equipment pad.’ This location was selected because the church building blocks the view of these features from the Spencer-Carr house. All other conduit will be buried and will not have a visual impact on the site.

The solar panels will be installed in south-facing rows. The panels will be installed on metal posts at a fixed angle to maximize collection. Each panel will be approximately 3’ × 6’.

Because of the dimensions of the support posts, the orientation of the panel, and the angle of the panel installation, Staff is unsure of the overall dimensions of the collectors. Drawings with the dimensions of a solar collector need to be included with the HAWP.

Surrounding the solar collector, the applicant proposes to construct a 6’ (six-foot) tall chain-link fence. Staff finds that a fence in this location should be as transparent as possible or should maintain an agricultural character. Because of the desired height for the fence for safety, Staff finds that chain link is an appropriate material.

Outside of the fence, the applicant proposes installing a 20’ (twenty-foot) vegetative screen. The screen will be made up of a variety of shrubs, evergreen trees, and canopy trees. Landscape plans are attached. While the HPC is supposed to exclude vegetation when evaluating a HAWP, this space will limit views of the solar collector from within the site.
III.D

Staff request HPC feedback regarding:
- The appropriateness of installing a commercial-scale solar collector on the historic site;
- Concerns regarding material specifications.
- Any other comments regarding the proposal.

Additional information is required for a complete HAWP application including:
- An accounting of the total number of solar panels;
- Annotated elevation drawings of one solar array (one from the south and an east/west view);
- Dimensions and other details of above-ground features;
- Total number of tree removals proposed (a HAWP is required for any tree removal in excess 6” d.b.h.);
- Any additional request from 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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: fyuhas@tpoint-e.com  
Contact Person: Franny Yuhas  
Daytime Phone No.: (410) 375-9420

Tax Account No.: 38-4108909

Name of Property Owner: Cedar Ridge Community Church  
Daytime Phone No.: (301) 241-5949

Address: 2410 Spencerville, Spencerville Road 20868

Contractor: N/A - TBD

Contractor Registration No.: N/A

Agent for Owner: Mark Stires  
Daytime Phone No.: (703) 850-9982

LOCATION OF BUILDING PREMISE

House Number: 2410

Spencerville Road

Town/City: Spencerville  
Nearest Cross Street: Peach Orchard Road

Lot: 20756  
Block:  
Subdivision: 

PLOT 1. TYPE OF PERMIT/TYPE OF USE

A. Check all applicable:

☐ Construct  ☐ Extend  ☐ Alter/Renovate  ☐ A/C  ☐ Slab  ☐ Room Addition  ☐ Porch
☐ Move  ☐ Install  ☐ Wreck/Raze  ☐ Fireplace  ☐ Woodburning Stove  ☐ Deck
☐ Revision  ☐ Repair  ☐ Revocable  ☐ Fence/Wall (complete Section 4)

☐ Other:

B. Construction cost estimate: $TBD

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART II. COMPLETE FOR NEW CONSTRUCTION AND EXTENT ADDITIONS

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

2B. Type of water supply:  
01 ☐ WSSC  
02 ☐ Well  
03 ☐ Other:

PART III. COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: 6 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On property line
☐ Entirely on land of owner
☐ On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Mark S. Stires  
Signature of owner or authorized agent  

Date: 04-03-2020

Approved:  
For Chairperson, Historic Preservation Commission

Disapproved:  
Signature:  
Date:

Application/Permit No.:  
Data Filed:  
Data 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:
      ATTACHED

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

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plott. 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 resources 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 5' 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]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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</thead>
</table>
| CEDAR RIDGE COMMUNITY CHURCH  
ATTN: BRYAN PETERSON  
2410 SPENCERVILLE ROAD  
SPENCERVILLE, MD 20868 |                                    |

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</table>
| DELMIS R. & LUIS R. RODRIGUEZ  
2312 SPENCERVILLE ROAD  
SPENCERVILLE, MD 20868 | CHARLES S. STEPHENS, JR.  
2214 SPENCERVILLE ROAD  
SPENCERVILLE, MD 20868 |
| DENIS S. & C. E. IBBOTT  
16505 BATSON ROAD  
SPENCERVILLE, MD 20868 | MARYLAND NATIONAL CAPITAL  
AND PLANNING COMMISSION  
6611 KENILWORTH AVE  
RIVERDALE, MD 20737 |
| CHESAPEAKE CONFERENCE  
ASSOCIATION OF SEVENTH-DAY  
ADVENTISTS  
PARCEL B  
SPENCER FARM  
6600 MARTIN ROAD  
COLUMBIA, MD 20868 | |
Existing Property Condition Photographs (duplicate as needed)

Detail:  AERIAL SHOT OF 2410 SPENCERVILLE ROAD (GOOGLE EARTH)

Detail:  AERIAL SHOT OF PROPOSED SOLAR ARRAY LOCATION (GOOGLE EARTH)
Existing Property Condition Photographs (duplicate as needed)

Detail: PROPOSED SOLAR ARRAY LOCATION (FACING NORTH-WEST)

Detail: PROPOSED SOLAR ARRAY LOCATION (FACING NORTH)
Existing Property Condition Photographs (duplicate as needed)

PROPOSED SOLAR ARRAY LOCATION (FACING NORTH-EAST)

Detail:__________________________________________________________

PROPOSED SOLAR ARRAY LOCATION (FACING EAST)

Detail:__________________________________________________________

Applicant:____________________________________________________
Existing Property Condition Photographs (duplicate as needed)

Detail: PROPOSED AREA FOR SOLAR ARRAYS (BEHIND CHURCH)

Detail: STREET-VIEW OF CEDAR RIDGE COMMUNITY CHURCH (TAKEN FROM SPENCERVILLE ROAD)
Existing Property Condition Photographs (duplicate as needed)

Detail: EXISTING PLAYGROUND OFF GRAVEL DRIVEWAY ON WEST SIDE OF PROPOSED SOLAR ARRAYS

Detail: EXISTING BUILDING LOCATED IN FRONT OF COMMUNITY CHURCH
Site Plan

Shade portion to indicate North

Applicant:__________________________
a. Description of Existing Structure Environmental Setting and Historical Features at:

2410 Spencerville Road, Spencerville 20868

The Spencer-Carr Farmhouse was originally constructed circa 1855 on the north side of Spencerville Road (MD 198) in Spencerville, Montgomery County. The farmhouse resides in the Spencerville Historic District containing late nineteenth and early twentieth century properties. The property was deemed eligible for the National Register of Historic Places under meeting the criteria for embodying distinctive characteristics associated with the mid-nineteenth century vernacular farmhouse representing the “Spencerville style.” The Spencer-Carr property was purchased by the Cedar Ridge Community Church in 1999 and has been updated with a non-contributing building, gravel roads, and parking lots for the Community Church.

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

The intended project, owned by Turning Point Energy (TPE MD MO32,LLC), includes the addition of solar arrays in an undeveloped area located to the rear of the existing church. The solar arrays will be constructed along with land developments behind the Cedar Ridge Community Church. The solar arrays will not impact the buildings on the Spencer-Carr property and will have minimal impact to the property and its surroundings. The Project is for solar generation and will be able to operation without any interruptions to the Community Church.
LEGEND:

GRAPHIC SCALE

OVERALL SITE PLAN
(Scale 1"=400')

1 inch = 400 ft.
**Site Plan Details**

** parcels 12345 and 12346**

- **Location:** Cedar Ridge Community Solar
- **Parcel:** A Spencer Farm Solar - MO 32
- **Construction Manager:** Turning Point Energy
- **Address:** 999 18th Street, Suite 3000, Denver, CO 80202
- **Website:** turningpoint-energy.com

**Technical Data**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
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<tbody>
<tr>
<td>Model</td>
<td>Max-Span™ Plus</td>
</tr>
<tr>
<td>Features</td>
<td>Improved design, high efficiency, enhanced durability, and ease of installation.</td>
</tr>
<tr>
<td>Output</td>
<td>300 MW installed</td>
</tr>
</tbody>
</table>

**GameChange Solar**

- Repowering the Planet

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**Site Plan Details**

- **Site Plan Reference:** MAP KS32  PARCEL N202 - ACCT. NO. 05-03233387
- **County:** MONTGOMERY COUNTY, MD
- **Electoral District:** 4TH ELECTION DISTRICT

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**Legal Notes**

- **Authorization:** Bowman Consulting Group, Ltd.
- **Address:** 185 Admiral Cochrane Drive, Suite 215, Annapolis, MD 21401
- **Phone:** 410.224.7590
- **Website:** www.bowmanconsulting.com

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**Certifications**

- **Professional Certification:** [Details not visible on image]
CEDAR RIDGE COMMUNITY SOLAR PARCEL-A
SPENCER FARM
SOLAR - MO 32
LANDSCAPE PLAN
IMPROVEMENT PLAN
MNCPPC # 820200040

LOCATION OF SITE
2410 SPENCERVILLE ROAD
SPENCERVILLE,
MONTGOMERY COUNTY, MARYLAND 20868
THE TALLMAX™ plus+
FRAMED 72-CELL MODULE (1500V)

72 CELL
MONOCRYSTALLINE MODULE

340-380W
POWER OUTPUT RANGE

19.5%
MAXIMUM EFFICIENCY

0~+5W
POSITIVE POWER TOLERANCE

Ideal for large scale installations
• Reduce BOS cost by connecting more modules in a string
• 1500V UL/1500V IEC certified

Maximize limited space with top-end efficiency
• Up to 193 W/m² power density
• Low thermal coefficients for greater energy production at high operating temperatures

Highly reliable due to stringent quality control
• Over 30 in-house tests (UV, TC, HF etc)
• Increased module robustness to minimize micro-cracks
• PID resistant and free of snail trails
• Internal test requirement of Trina more stringent than certification authority

Certified to withstand the most challenging environmental conditions
• 2400 Pa negative load
• 5400 Pa positive load

Comprehensive Products And System Certificates
IEC61215/IEC61730/UL1703/IEC61701/IEC62716
ISO 9001: Quality Management System
ISO 14001: Environmental Management System
ISO14064: Greenhouse gases Emissions Verification
OHSAS 18001: Occupation Health and Safety Management System

Founded in 1997, Trina Solar is the world’s leading total solutions provider for solar energy. With local presence around the globe, Trina Solar is able to provide exceptional service to each customer in each market and deliver our innovative, reliable products with the backing of Trina as a strong, bankable brand. Trina Solar now distributes its PV products to over 100 countries all over the world. We are committed to building strategic, mutually beneficial collaborations with installers, developers, distributors and other partners in driving smart energy together.