MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2410 Spencerville Rd., Spencerville	**Meeting Date:**	7/29/2020
Resource:	Individually Listed Master Plan Site *Spencer-Carr House*	**Report Date:**	7/22/2020
Applicant:	Cedar Ridge Community Church **(**Bryan Peterson, Agent)	**Public Notice:**	7/15/2020
Review:	HAWP	**Staff:**	Dan Bruechert
Case Number:	15/55-20A	**Tax Credit:**	n/a
Proposal:	Solar array and associated fencing		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one condition** the HAWP application.

1. The applicant shall submit a written annual monitoring report, detailing the conditions of the historic buildings, identifying any dangers to the long-term preservation of the historic buildings, and detailing any repair/rehabilitation work undertaken.

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.

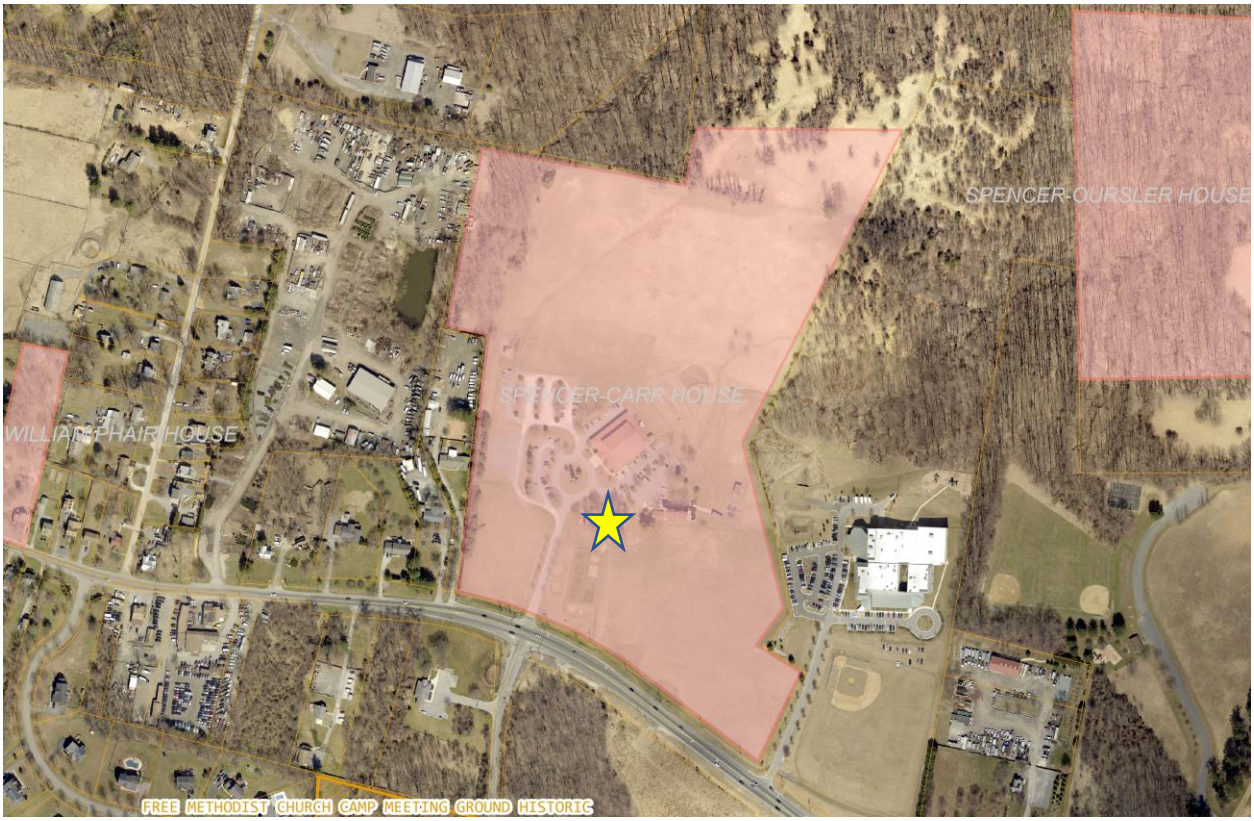

Figure 1: The designated parcel for the Spencer-Carr House. The star marks the location of the historic house.

BACKGROUND

On April 22, 2020, the applicant presented a Preliminary Consultation for this project to the HPC.[1] A majority of the HPC approved of the project in concept and recognized that the project could raise revenue to support the long-term preservation of the historic buildings on site. In order to assess the preservation needs of the historic buildings, a majority of the HPC indicated that a preservation plan or historic structures report would be required as a condition for an approved HAWP. The applicant submitted a "Property Restoration Report" with the HAWP application that includes a building assessment and costs estimates for the identified work, per the HPC's request.

On July 9, 2020, the Montgomery County Planning Board approved the Site Plan for the project.[2]

In late 2018, the HPC evaluated a preliminary consultation and HAWP for the partial demolition of the rear addition of the Spencer-Carr House.[3] The addition had degraded due to substantially deferred

[1] The Staff Report for the Preliminary COnsultatin for the solar array can be found here: https://montgomeryplanning.org/wp-content/uploads/2020/04/III.D-2410-Spencerville-Road-Spencerville.pdf with the audio recording of the hearing available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=95de5380-859b-11ea-99b9-0050569183fa.

[2] The Planning Board Staff Report for the approved Site Plan is available here: https://montgomeryplanningboard.org/wp-content/uploads/2020/06/Cedar-Ridge-Community-Solar-Final-20200629.pdf.

[3] The Preliminary Consultation for the partial demolition was considered at the October 18, 2018 HPC meeting. The Staff Report for that meeting is here: https://montgomeryplanning.org/wp-content/uploads/2018/10/II.A-2420-Spencerville-Road-Spencerville.pdf with the recording of the meeting here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=af96f600-d92e-11e8-9302-0050569183fa. The HAWP

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 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.

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was approved on December 5, 2018. The HAWP Staff Report can be found here: https://montgomeryplanning.org/wp-content/uploads/2018/11/I.K-2420-Spencerville-Rd.-Demo-Staff-Report.pdf. The audio recording of that hearing can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=c26b7271-f98c-11e8-9afa-0050569183fa.

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.

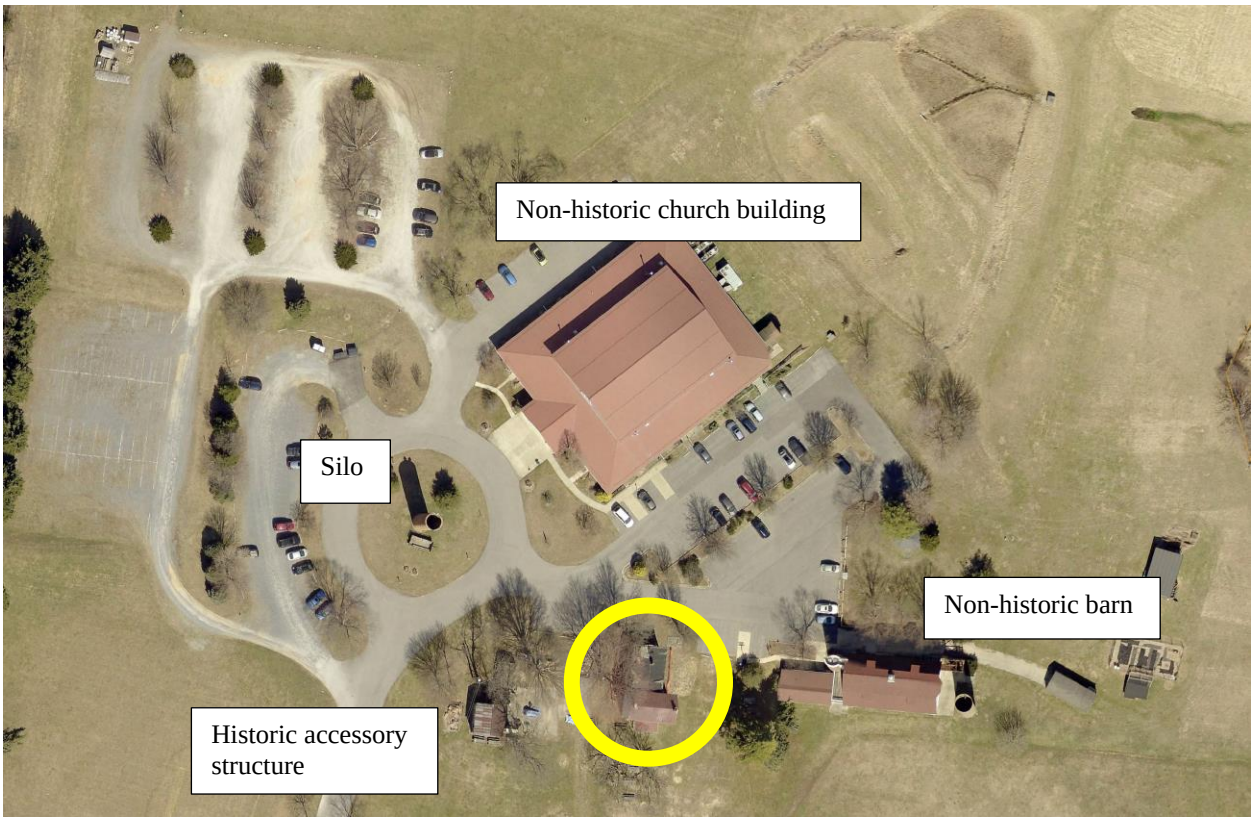


Figure 2: Detail aerial of the Spencer-Carr House site (historic house circled in yellow).

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, embedded directly into the soil, at a fixed angle to maximize collection. Each row of the array will be approximately 13' 4" (thirteen feet, four inches) wide and has a maximum height of just over 8' (eight feet).

Surrounding the solar collector, the applicant proposes to construct a 7' (seven-foot) tall chain-link fence. Staff finds that a fence in this location should be as transparent as possible or should have a utilitarian

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.

Staff finds that the proposed solar array will not have a significant impact on the historic Spencer-Carr house for two primary reasons, both discussed at the April 22 Preliminary Consultation. The first reason Staff finds the array will not have a significant impact on the character of the historic house is that the array is a sufficient distance from the historic house. The second reason Staff finds the array will not have a significant impact on the historic house is because the non-historic church building will visually obscure the array from the historic house. Staff finds this comports with 24A-8(b)(2) and Standards 2 and 9 of the Secretary of the Interior's Standards for Rehabilitation.

Additionally, because the posts are being dry laid, at the end of the lifespan of the solar panels, the array can be removed and the site returned to its current appearance, making the proposal compliant with Standard 10.

Staff recommends the HPC approve the HAWP and recommends the HPC direct Staff to conduct a review of the project and brief the HPC after the installation of the solar array.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application with the additional condition that:

1. The applicant shall submit a written annual monitoring report, detailing the conditions of the historic buildings, identifying any dangers to the long-term preservation of the historic buildings, and detailing any repair/rehabilitation work undertaken;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (3), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, #10*;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

[redacted]

DPS - #8

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
Street Number City Street Zip Code

Contractor: N/A - TBD Phone No.: N/A

Contractor Registration No.: N/AW

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

LOCATION OF BUILDING/PREMISE

House Number: 2410 Street: Spencerville Road

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

Lot: 20756 Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: N202

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 # N/A

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 6 feet 0 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.

Mark S. Stires — *Signature of owner or authorized agent*

04-03-2020 — *Date*

Approved: _____ *For Chairperson, Historic Preservation Commission*

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

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 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 NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
CEDAR RIDGE COMMUNITY CHURCH ATTN:BRYAN PETERSON 2410 SPENCERVILLE ROAD SPENCERVILLE,MD 20868	
Adjacent and confronting Property Owners mailing addresses	
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)

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

Detail: PROPOSED SOLAR ARRAY LOCATION (FACING EAST)

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)

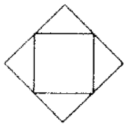
Existing Property Condition Photographs (duplicate as needed)

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

Detail: EXISTING BUILDING LOCATED IN FRONT OF COMMUNITY CHURCH

Site Plan

SEE ATTACHED



Shade portion to indicate North

Applicant:_____

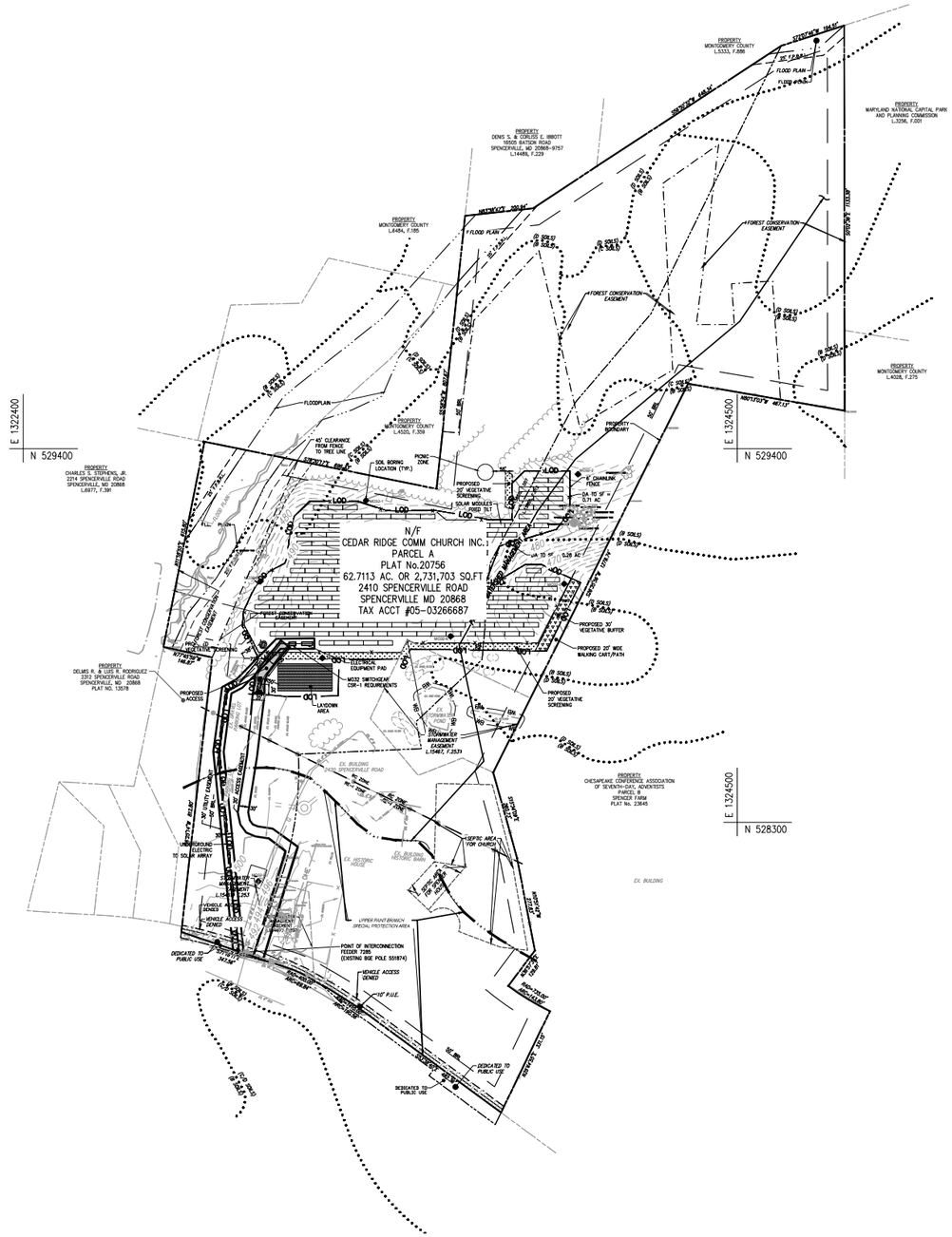
a. Description of Existing Structure Environmental Setting and Historical Features at:

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.



OVERALL SITE PLAN
SCALE: 1" =200'

LEGEND:

- PROPOSED ACCESS ROAD
- PROPOSED FENCE
- UNDERGROUND ELECTRIC
- ELECTRIC LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- MO32-8 SOIL BORING
- TPE SOLAR MODULE
- 30 FT LANDSCAPE BUFFER
- VEGETATIVE SCREENING
- TEMPORARY LAYDOWN ARE
- CONCRETE PAD
- 50 FT BLDG. RESTRICTION
- REINFORCED SILT FENCE
- SILT FENCE
- DRAINAGE DIVIDE
- RC ZONE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820200040 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TPE MD MO 32, LLC JAMES MARSHALL
Company Contact Person

Address: 999 18TH STREET SUITE 3000 DENVER CO 80202

Phone: 949 289 0601

Signature:

PROFESSIONAL CERTIFICATION

I, MARK S. STIRES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18987, EXPIRATION DATE: 01/13/21.

TurningPoint Energy

CONSTRUCTION MANAGER
TURNING POINT ENERGY
999 18th Street Suite 3000
Denver CO 80202
P.
turningpoint-energy.com

Bowman CONSULTING

Bowman Consulting Group, Ltd.
165 Admiral Cochrane Drive, Suite 215 Annapolis, Maryland 21401

© Bowman Consulting Group, Ltd.
Phone: 410.224.7360
www.bowmanconsulting.com

OVERALL SITE PLAN

CEDAR RIDGE COMMUNITY SOLAR
PARCEL A SPENCER FARM SOLAR - MO 32

MAP KS32 PARCEL N202 - ACCT. NO. 05-03233387
4TH ELECTION DISTRICT MONTGOMERY COUNTY, MD

STATE OF MARYLAND
MARK S. STIRES
NO. 18987
REGISTERED PROFESSIONAL ENGINEER
4/30/2020

PLAN STATUS

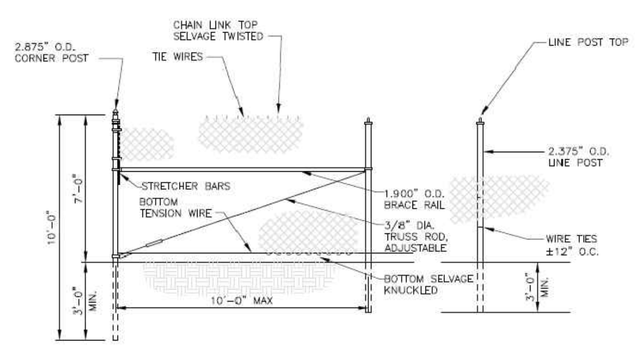
DATE	DESCRIPTION

MC	JNC	MSS
DESIGN	DRAWN	CHKD

SCALE H: 1"=200 V: N/A
JOB No. 130078-01-001
DATE : APRIL 2020
FILE No. 130078-D-CP-001
SHEET 16 4 OF 9

Cad file name : V:\130078 - MO32 Spencerville Rd\130078-01-001 (ENG)\Engineering\Plans\Cds\Site Plan\07-SITE-820200040-004.dwg

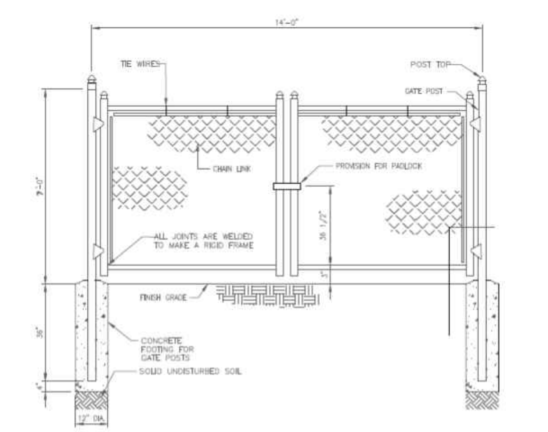
PROPOSED 7' HEIGHT SECURITY FENCE DETAIL



NOTES:

1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. FINISH SHALL BE BLACK VINYL CLAD OR MATTE BLACK.
3. POST TOPS SHALL BE AS SELECTED BY OWNER.
4. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

PROPOSED 7' HEIGHT SECURITY FENCE GATE DETAIL



NOTES:

1. ALL CONCRETE USED FOR FOOTINGS SHALL BE PORTLAND CEMENT CONCRETE MIX NO. 2.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. FINISH SHALL BE BLACK VINYL CLAD OR MATTE BLACK.
4. POST TOPS SHALL BE AS SELECTED BY OWNER.
5. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

MISS UTILITY

BEFORE YOU DIG CALL 1-800-257-7777 PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

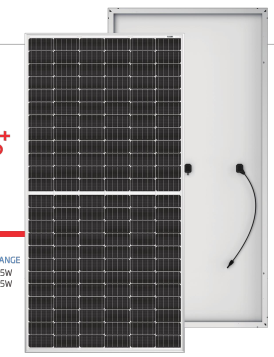
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

Mono Multi Solutions

THE TALLMAX[M] PLUS+

FRAMED 72 LAYOUT MODULE



72 LAYOUT
MONOCRYSTALLINE MODULE

PRODUCTS	COLOR OF FRAME	POWER RANGE
TSM-DE14H(II)	Silver	345-395W
TSM-DE14H.08(II)	Black	345-395W

345-395W POWER OUTPUT RANGE

19.9% MAXIMUM EFFICIENCY

0~+5W POSITIVE POWER TOLERANCE

Founded in 1997, Trina Solar is the world's leading comprehensive solutions provider for solar energy. we believe close cooperation with our partners is critical to success. Trina Solar now distributes its PV products to over 60 countries all over the world. Trina is able to provide exceptional service to each customer in each market and supplement our innovative, reliable products with the backing of Trina as a strong, bankable partner. We are committed to building strategic, mutually beneficial collaboration with installers, developers, distributors and other partners.

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

Ideal for large scale installations
- Reduce BOS cost with higher power bin and 1500V system voltage

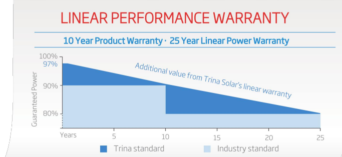
Half-cell design brings higher efficiency
- New cell string layout and split J-box location to reduce the energy loss caused by shading between modules
- LRF(Light Redirecting Film) integrated to gain more power
- Low thermal coefficients for greater energy production at high operating temperatures
- Low cell connection power losses due to half-cell layout(144 monocrystalline)

Highly reliable due to stringent quality control
- Over 30 in-house tests (UV, TC, HF etc)
- Internal test requirement of Trina more stringent than certification authority
- PID resistant
- 100% EL double inspection

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

LINEAR PERFORMANCE WARRANTY

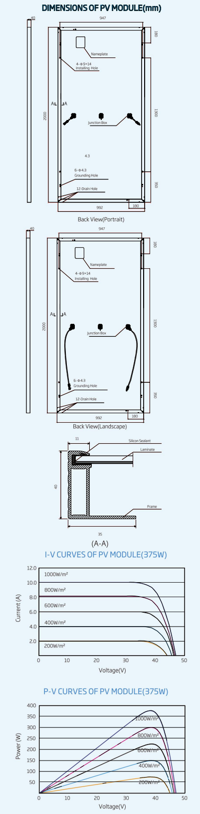
10 Year Product Warranty · 25 Year Linear Power Warranty



Trinasolar

TALLMAX PLUS — FRAMED 72 LAYOUT MODULE

DIMENSIONS OF PV MODULE(mm)



ELECTRICAL DATA (STC)

Peak Power Watts-P_{MAX} (Wp)*	345	350	355	360	365	370	375	380	385	390	395
Power Output Tolerance-P_{MAX} (W)						0 ~ +5					
Maximum Power Voltage-V_{MPP} (V)	38.2	38.4	38.6	38.8	39.0	39.2	39.4	39.6	40.1	40.5	40.8
Maximum Power Current-I_{MPP} (A)	9.04	9.13	9.21	9.28	9.37	9.44	9.52	9.60	9.61	9.64	9.69
Open Circuit Voltage-V_{OC} (V)	46.3	46.5	46.9	47.2	47.4	47.6	47.8	48.0	48.5	49.7	50.1
Short Circuit Current-I_{SC} (A)	9.55	9.60	9.68	9.73	9.83	9.88	9.93	9.99	10.03	10.08	10.13
Module Efficiency η_m (%)	17.4	17.6	17.9	18.1	18.4	18.6	18.9	19.2	19.4	19.7	19.9

STC: Irradiance 1000W/m², Cell Temperature 25°C, Air Mass AM1.5.
*Measuring tolerance: ±3%.

ELECTRICAL DATA (NOCT)

Maximum Power-P_{MAX} (Wp)	257	261	265	268	272	276	280	284	287	291	295
Maximum Power Voltage-V_{MPP} (V)	35.4	35.7	35.9	36.2	36.3	36.6	36.9	37.1	37.4	37.9	38.3
Maximum Power Current-I_{MPP} (A)	7.26	7.32	7.38	7.42	7.49	7.54	7.59	7.64	7.67	7.68	7.74
Open Circuit Voltage-V_{OC} (V)	43.2	43.3	43.7	44.0	44.2	44.4	44.5	44.7	45.2	46.3	46.5
Short Circuit Current-I_{SC} (A)	7.71	7.75	7.82	7.86	7.94	7.98	8.02	8.07	8.10	8.14	8.17

NOCT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s.

MECHANICAL DATA

Solar Cells	Monocrystalline 156.75 × 78.375 mm (6.17× 3.09 inches)
Cell Orientation	144 cells (6 × 24)
Module Dimensions	2000 × 992 × 40 mm (78.74 × 39.06 × 1.57 inches)
Weight	23 kg (50.7 lb) with 3.2 mm glass; 26.5 kg (58.4 lb) with 4.0 mm glass
Glass	3.2 mm (0.13 inches) for Std Mono; 4.0mm(0.16 inches) for Perc Mono
Encapsulant Material	EVA(White/Transparent)
Backsheet	White
Frame	40 mm (1.57 inches) Anodized Aluminium Alloy
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm² (0.006 inches²), Portrait: N 140mm/P 285mm(5.51/11.22inches) Landscape: N 1400 mm /P 1400 mm (55.12/55.12 inches)
Connector	TS4

TEMPERATURE RATINGS

NOCT (Nominal Operating Cell Temperature)	44°C (±2°C)
Temperature Coefficient of P_{MAX}	- 0.37%/°C
Temperature Coefficient of V_{OC}	- 0.29%/°C
Temperature Coefficient of I_{SC}	0.05%/°C

MAXIMUM RATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC)
	1500V DC (UL)
Max Series Fuse Rating	20A

(DO NOT connect Fuse in Combiner Box with two or more strings in parallel connection)

WARRANTY

10 year Product Workmanship Warranty
25 year Linear Power Warranty

(Please refer to product warranty for details)

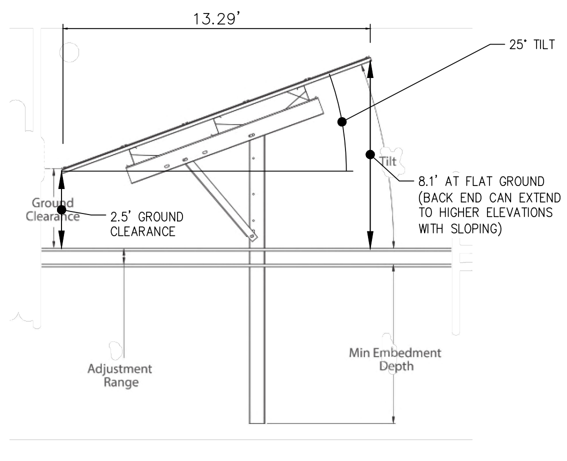
PACKAGING CONFIGURATION

Modules per box: 27 pieces
Modules per 40' container: 594 pieces

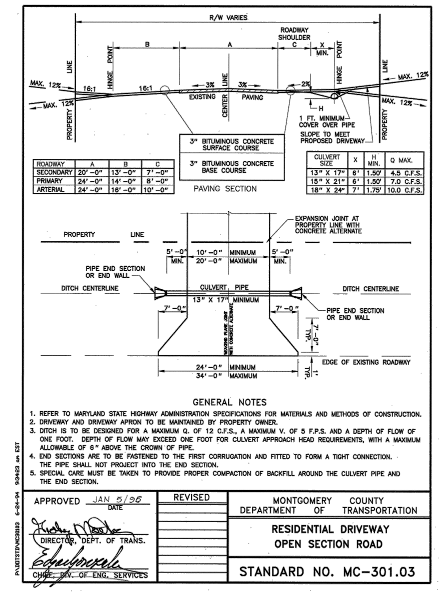
Trinasolar

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

Version number: TSM_EN_2018_ www.trinasolar.com



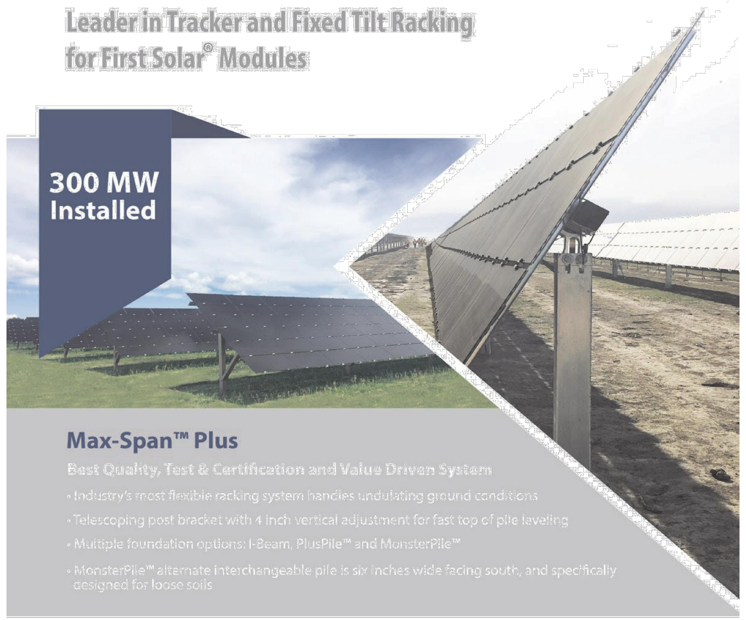
SOLAR PANEL ELEVATION - SIDE VIEW
NOT TO SCALE



GAMECHANGE SOLAR
REPOWERING THE PLANET

First Solar

Leader in Tracker and Fixed Tilt Racking for First Solar® Modules



Max-Span™ Plus

Best Quality, Test & Certification and Value Driven System
- Industry's most flexible racking system handles undulating ground conditions
- Telescoping post bracket with 4 inch vertical adjustment for fast top of pile leveling
- Multiple foundation options: I-Beam, PlusPile™ and MonsterPile™
- MonsterPile™ alternate interchangeable pile is six inches wide facing south, and specifically designed for loose soils

Genius Tracker™

Changing the Game for Single Axis Solar Trackers
- Breakthrough technology enables lowest cost and highest reliability tracker with fastest install and lowest O&M cost
- Robust linear actuator drive system has 40 year operating life and is IP 66 rated for operation in harsh environmental conditions
- Highest power density of any single axis tracker, 99.5% panel density on rows vs. 97.0% best competitor
- Self-powered rows eliminates central drive, allows for uninterrupted grass cutting and panel washing

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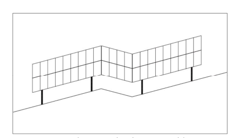
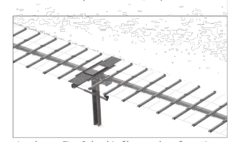
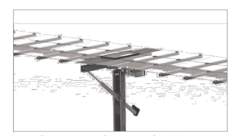
Technical Data

GAMECHANGE SOLAR
REPOWERING THE PLANET


Articulating purlins between tables allows up to 15% east-west terrain slopes


Articulating purlin connections combine with telescoping post bracket to navigate up to 15% terrain slopes


Landscape First Solar thin film panel configuration for Genius Tracker™ system


linear actuator drive system has 40 year operating life and is IP 66 rated for operation in harsh environmental conditions

Max-Span™ Plus POST SYSTEM

Features

Supports all double-sided glass thin film & other modules

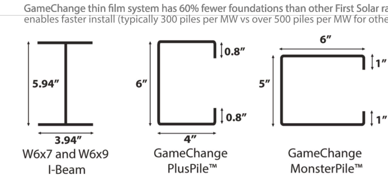
Up to 4 ft. ground clearance eliminates snow & vegetation shading issues

Galvanized Z purlins have integrated trays for easy wire management

5 to 35° tilt with multiple inter-row spacing options

Stamped layout & engineering analysis for every project

GameChange thin film system has 60% fewer foundations than other First Solar racking, enables faster install (typically 300 piles per MW vs over 500 piles per MW for other vendors)



Foundation	Strip Width		Lateral Resistance Width	
I-Beam (W6x7 and W6x9)	13.82"	100%	3.94"	100%
PlusPile™	15.6"	113%	4"	102%
MonsterPile™	19"	137%	6"	152%

Genius Tracker™ SINGLE AXIS SOLAR TRACKER

Features

Rotational Range (East/West): 90° standard, 100° and 120° available

Tracking Method: Time and location based algorithm (based on NREL)

Panel Configuration: Poly modules - portrait 1 up, thin film First Solar Series 4 modules- landscape 3 up

Slope Tolerance: Handles maximum slopes north-south 5% and east-west 13%

Remote Communication: Secure monitoring and control tracker array in real-time via an encrypted cloud portal; SCADA solution available

System Power Density: Highest power density of any single axis tracker, 99.5% panel density on rows versus 97.0% best competitor

Test & Certification for GameChange Solar Systems

Wind tunnel tested by industry leader CPP

Meets IBC and ASME standards for structural loading

ETL / UL 2703 tested

Independent assessment by Black & Veatch

Warranty 20 years

Tel: 212 388 5160
info@gamechangesolar.com
gamechangesolar.com

Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820200110 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TPE MD MO33, LLC (Company) — James Marshall (Contact Person)

Address: 999 18th Street, Suite 3000, Denver, CO 80202

Phone: 949-289-0601

Signature: [signature]

PROFESSIONAL CERTIFICATION

I, MARK S. STIRES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME., AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18987, EXPIRATION DATE: 01/13/21.

TurningPoint Energy

CONSTRUCTION MANAGER
TURNING POINT ENERGY
999 18th Street, Suite 3000
Denver CO 80202
p.
turningpoint-energy.com

Bowman CONSULTING

Bowman Consulting Group, Ltd.
185 Admiral Cochrane Drive, Suite 215
Annapolis, Maryland 21401
Phone: 410.224.7590
www.bowmanconsulting.com
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SITE PLAN DETAILS

FIELDCREST COMMUNITY SOLAR
PARCEL P707 - MO 33

MAP GU63 PARCEL P707 - ACCT. NO. 01-00003377

1ST ELECTION DISTRICT — MONTGOMERY COUNTY, MD

STATE OF MARYLAND — MARK S. STIRES — NO. 18987 — REGISTERED PROFESSIONAL ENGINEER — 05/05/2020

PLAN STATUS

DATE	DESCRIPTION

MCS DESIGN	MCS DRAWN	MSS CHKD
SCALE	H: NTS V:	
JOB No.	130076-01-001	
DATE :	MAY, 2020	
FILE No.	130076-D-CP-001	

SHEET 17 OF 12

Cad file name : V:\130076 - MO33 Fieldcrest Road\130076-01-001 (ENG)\Engineering\Engineering Plans\CDs\Site Plan\130076-001-DetSht.dwg

Spencer-Carr Farmhouse

(15/055-000A)

2420 Spencerville Road, Spencerville, MD

Property Restoration Report

Prepared by:

Craig Moloney, AIA, LEED AP
CEM DESIGN, ARCHITECTS
520 Anderson Avenue
Rockville, MD 20850
301-294-0682

June 18, 2020

Table of Contents:

General Information and Overview

The c. 1855 Spencer-Carr Farmhouse is currently owned by the Cedar Ridge Community Church and sits on land adjacent to their community gathering and educational buildings. In 2018, with the approval of the Montgomery County Historic Preservation Commission, the Church undertook to demolish a later addition to the building, maintaining the stone footprint of the addition, and structurally restore and mothball the original farmhouse until such time as funds could be available for its eventual restoration. The Church has determined that its preferred use for the farmhouse is residential. This report is prepared in anticipation of funding being available for the restoration.

The report will consider the site and site utility impacts, building shell and foundation integrity and recommended improvements, interior conceptual design and preservation, building systems, and probable construction costs.

The property was visually surveyed on June 6, 2020. The survey did not include destructive testing, and relies on visual access. CEM Design is not responsible for concealed or unknown conditions.

General Conditions Assessment and Summary

The 2018 structural stabilization and mothballing was designed by Craig Moloney, AIA, LEED AP, CEM Design, and Bill Duvall, PE, Rathgeber/Goss Associates, and built by VanRiper Construction Company. The building is inspected on a 6-month basis and needed repairs are made.

The building seems to be in sound structural condition. Most of the original wood lapped siding is intact, which covers mostly original 1x6 diagonal wood sheathing, on mostly original 2x6 pegged wood balloon framing. Insect damaged wood was replaced with pressure treated wood, and the first floor structure was reinforced. The 4x4 pegged wood rafters support skip sheathing which supports heavy gauge metal standing seam roofing, which is in generally good condition. The exposed portions of the masonry chimneys have been repointed and capped. The stone foundation has been rebuilt and repointed in places, and screened vents installed in openings to exclude vermin. The site was regraded to minimize water infiltration.

The wood floors and stairs are in very good condition. All interior wall and ceiling plaster and lath, and casing and trim, were removed at some point. The original door panels and door hardware were salvaged. The original double-hung window sashes were also removed and salvaged.

The building shell has no building systems, such as HVAC, plumbing, or electricity.

Site Information

The front of the farmhouse faces south, toward Spencerville road. The site is generally level, gently rolling away from the building in each direction. The rear is slightly higher than the front. There are a few large trees to the south and west of the building.

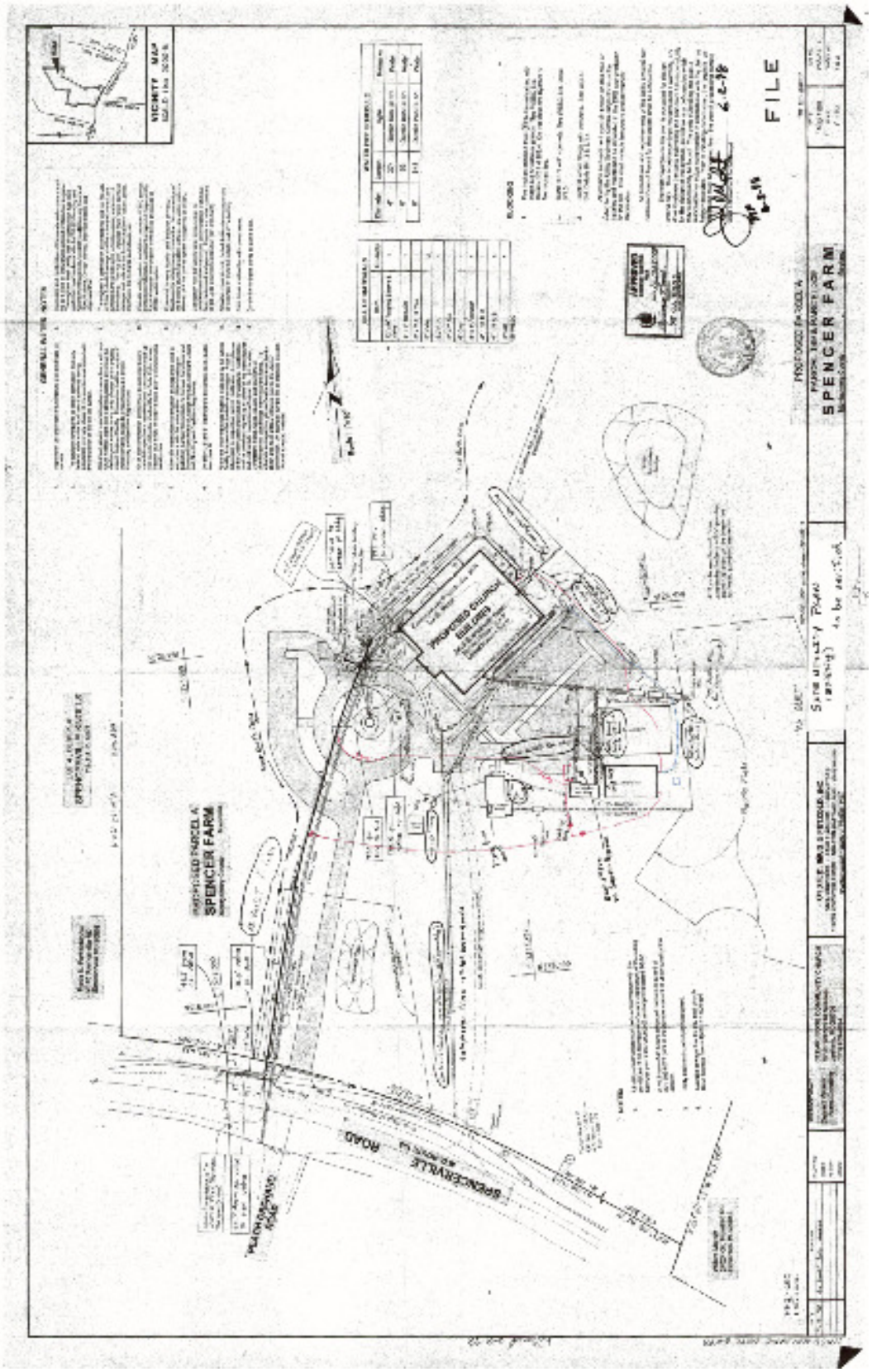
There is ample parking to the north (rear) that would be available for the farmhouse. Access to the house from the adjacent parking lot could be via a paver path to the rear door, or through the lawn to the front porch.

As part of the mothballing, the electrical service was moved to a temporary pole adjacent to the building. The electric drop could be relocated to the north-west corner of the house, and a new electric panel installed on the first floor. Site utility plans show that there was once a well serving the farmhouse, and a waste line to a septic field east of the farmhouse. It is unknown whether these still exist, and it is assumed that they are not usable. There is no natural gas to the building, although it is available on site.

The building is relatively isolated when the church and school buildings are not occupied, and is some distance from the road. It is highly recommended that the finished building maintain occupancy for security purposes.

Building History

The “Cedar Ridge Farmhouse” description and history is included in Appendix A.



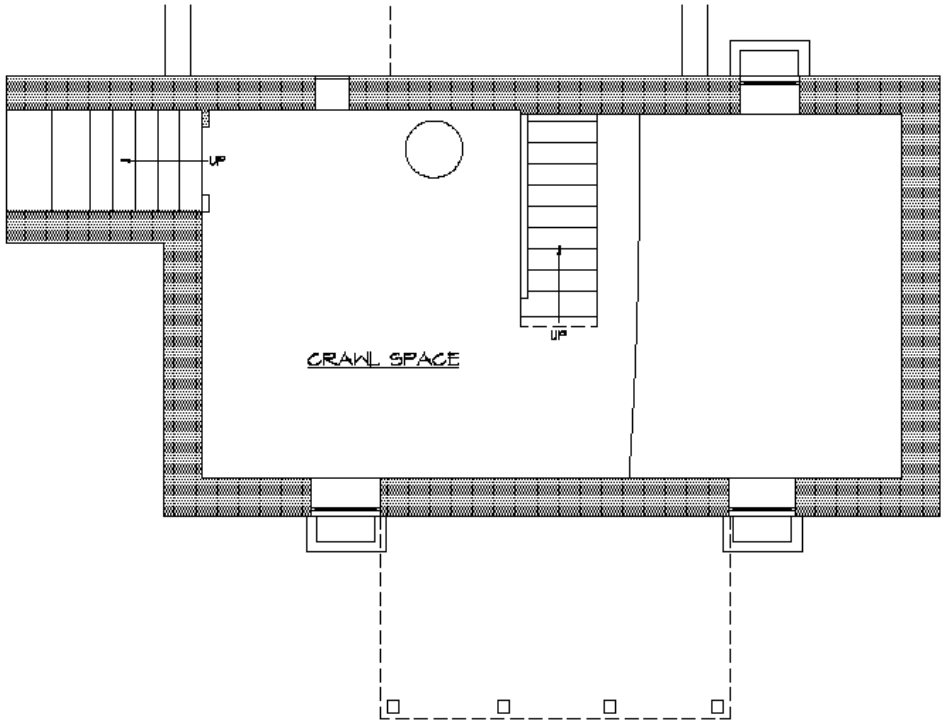
Site Utility Plan - 1998

Farmhouse Information

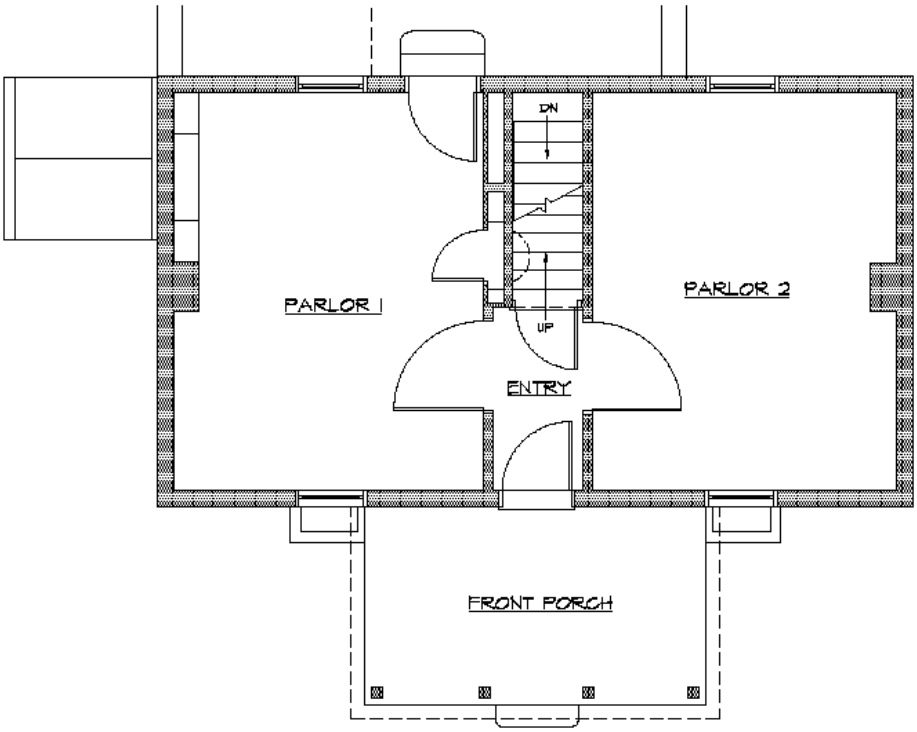
Approximate Square Footages:

Basement	-	528 GSF
First Floor	-	528 GSF
Second Floor	-	528 GSF
Third Floor (Attic)	-	528 GSF

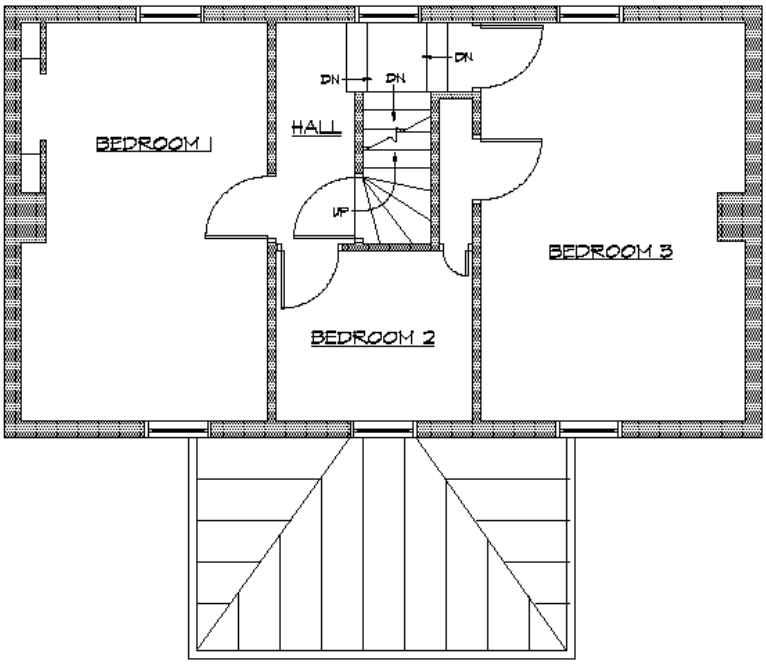
Floor Plans



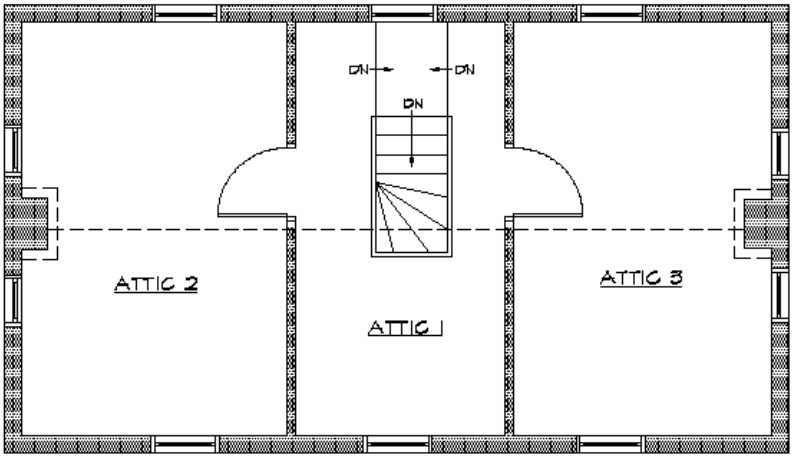
Basement Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

Photographs

South West Corner

South East Corner

North East Corner

North West Corner

Entry

Parlor 1

Bedroom 3

Attic 2

Crawl Space Access

Crawl Space

Building Restoration and Reuse

Exterior

The existing front porch deck is badly deteriorated, although the columns, brackets, and roof seem to be in good condition. Recommend rebuilding the deck support framing and screening the below deck crawl space against vermin intrusion, and replacing the deck with a wood-like composite.

The building shell cladding is in generally good condition. There are a few places where the existing siding, soffit, or trim have deteriorated, and these should be repaired. Deteriorated window sills should be replaced with the window restoration. The original exterior door panels should be checked for proper operation, and new locking hardware installed.

The existing basement crawl space access hatch is badly deteriorated and allows water intrusion. It should be replaced with a commercially available access hatch cover.

The existing painted standing seam metal roof is in generally good condition. There is some metal deterioration along the drip edge at the south side, and gutter covers should be installed on the existing gutters.

The building can be served by tapping off of the existing water service to the site. The existing service is probably not adequate to provide for a sprinkler system in the building. The existing septic tank and septic field will have to be assessed for reuse.

Electric power to the building was relocated to a temporary pole adjacent to the building. The power drop can be connected to the building when a new panel is installed.

Condition		Recommendation		Cost Allowance
Building Access	-	Pavers	-	$1000
Front Porch	-	New deck, joists, screen crawl space	-	$6000
Exterior Repairs	-	Siding, soffits	-	$5000
Windows	-	Restoration (20-windows)	-	$10,000
Exterior Doors	-	Restoration (2-doors)	-	$1000
Crawl Space Access	-	New cover	-	$1000
Roof & Gutter	-	Repair drip, install gutter covers	-	$2000
Septic tank and field	-	New waste line and septic tank and field	-	$10,000
SUBTOTAL	-			$36,000

Interior

The interior wall and ceiling plaster and lath finishes and trim were removed at some point. Some of the wood trim remains. The interior doors and door hardware were salvaged, and can be reused. The wood floors are in very good condition, and need cleaning to be serviceable. The existing built-in cabinets and closets may be salvageable, but should be checked for hazardous material, as should the entire structure.

The stone foundation is in generally good condition, and the dirt floor crawl space was dry on the day of inspection. Care should be taken to keep the gutters and downspouts operational to minimize water infiltration into the crawl space. Additional repointing should be undertaken in the south-east corner of the crawl space.

The intention is to make the building habitable for residential use. There is currently no kitchen or bathroom in the building. There are also no building systems, such as HVAC, plumbing, or electrical. For maximum insulation benefits, the building shell should be insulated with open cell foam in all exterior wall cavities. To comply with current energy code standards, the roof framing should be augmented and insulated with open cell foam.

A new 200A electrical service panel should be installed in an inconspicuous place on the first floor, and new code compliant circuits and devices installed in each room. Install new interconnected smoke/CO detectors per code.

The existing 4" potable water service to the site probably has adequate capacity to provide water to the building. A new waste line, septic tank, and septic field will probably need to be provided. A new 3-piece bathroom should be installed, probably on the second floor. A new kitchen sink and connections for a dishwasher and for a clothes washer should be installed.

A new ductless mini-split HVAC system should be installed with thermostatically controlled air handlers ceiling mounted in each room, and the outdoor unit on grade on the east side of the building concealed with landscaping.

The walls and ceilings should be hung with ½" gypsum board, taped, finished, and painted. New wood baseboard, trim, and casing to match original profiles should be installed and painted. The original door panels and hardware should be re-hung and operation confirmed. All doors and built-ins should be painted.

New kitchen cabinets in a style complimentary to the simple farmhouse style should be installed with low-maintenance composite countertops and backsplash. Energy Star electric kitchen appliances should be installed. Stacking Energy Star washer/dryer should be inconspicuously installed.

A new bathroom with low-flow toilet, tub/shower, and lavatory/vanity should be installed with ceramic tile floor and tub surround.

If the construction budget permits, storm/screen windows should be installed on all windows.

Condition		Recommendation		Cost Allowance
Electrical Service	-	200A Panel, wiring, devices	-	$12,000
Plumbing Service	-	New water service & distribution	-	$10,000
HVAC	-	New ductless system	-	$18,000
Building Insulation	-	Open-cell foam insulation	-	$15,000
Wall & Ceiling Finish	-	½" Gypsum board	-	$10,000
Interior Trim, Doors	-	Wood trim, re-hang doors	-	$25,000
Kitchen & Bath Cabinets	-	New cabinets & countertops	-	$16,000
Appliances	-	Kitchen and laundry	-	$8000
Plumbing Fixtures	-	Kitchen and bathroom	-	$5000
Electrical Fixtures	-	Interior and exterior	-	$5000
Special Finishes	-	Ceramic tile	-	$2000
Storm/Screen windows	-	New triple track storm/screens	-	$5000
SUBTOTAL	-			$131,000

Soft Costs

In addition to the work lists and associated costs enumerated above, various soft costs should be included for budgeting purposes. These include the costs of architectural design, documentation, and review, MEP engineering, and civil engineering. Soft costs also include the costs of permitting.

Category		Cost Allowance
Architectural Design, Documentation, Presentation	-	$8000
MEP Engineering Design, Documentation	-	$3000
Civil Engineering Design, Documentation	-	$5000
Permitting	-	$2000
SUBTOTAL	-	$18,000
TOTAL	-	$185,000
General Contractor O & P (hard costs only)	-	$50,000
Contingency (15%) (hard costs only)	-	$25,000
TOTAL	-	$260,000

Restoration of the Spencer-Carr Farmhouse

Cedar Ridge Community Church

June 2020

Originally constructed c. 1855, the Spencer-Carr farmhouse remains a very visible testament to the history of Spencerville, MD. It also occupies a central place on the property of Cedar Ridge Community Church. With the recent stabilization of this historic structure, Cedar Ridge looks ahead with enthusiasm to the full restoration of this house in the years ahead. While we remain focused on providing spiritual growth opportunities for our congregation and meeting the needs of vulnerable people in our community, we see the restoration of the Spencer-Carr farmhouse as our top priority in terms of capital building projects on our campus. We are currently following the advice of structural engineers and employing gauges to monitor cracks in our 1890 brick silo, but the structure is currently stable and we understand that the restoration of the Spencer-Carr farmhouse is the priority from a historical preservation perspective. To that end, the leadership of Cedar Ridge is committed to investing the time, staff, and finances needed to complete that restoration within the next ten years. This paper seeks to describe our commitment to pursuing this goal in an intentional and realistic manner.

Stabilization and Mothballing: In 2019, Cedar Ridge completed the stabilization of the Spencer-Carr farmhouse. In addition to the removal of the rear later addition, work was done to replace siding, rebuild and repoint the foundation, repoint and cap the chimneys, reinforce the structure and regrade the site. All but one[1] of the recommended actions cited in the 2015 Arc Environmental Property Condition Report were addressed with this work. Since that time, we have engaged in carrying out the guidelines articulated in "Preservation Briefs #31: Mothballing Historic Buildings." Our Property and Facilities Manager conducts monthly inspections of the house and VanRiper Construction conducted their first bi-annual inspection in February 2020. We have cleaned the gutters, repaired some loose window coverings, decorated the window coverings to reflect the original design, and regularly maintain the lawns surrounding the house. We will continue to contract with VanRiper Construction for biannual inspections and act upon their findings.

Annual Progress Checks: The global pandemic of 2020 has created some financial uncertainties for Cedar Ridge due to financial hardship for some members, and the partial loss of rental income. Because of this, and the fact that we are a non-profit, donor-dependent organization, we cannot make detailed projections about when we will be in position to commence complete restoration of the Spencer-Carr farmhouse within this 10-year timeframe. We believe that a more reasonable approach is to have annual check-ins with the Historic Preservation staff to highlight progress made in the previous year and to preview plans

[1] The architect, structural engineer and contractor for Phase 1 did not view replacing the cellar doors a time-sensitive action.

for the upcoming year. These check-ins would provide updates on items such as the condition of the mothballed house, repairs made, plans for fundraising, decisions related to the house, and actions related to hiring an architect to begin work on the restoration. We can also update the staff with any changes in the status of the silo.

Raising Funds through Charitable Donations and Periodic Fundraising: The people of Cedar Ridge Community Church have traditionally been a generous congregation. Past appeals to support capital building projects (including restoring the historic barn and more recently the stabilization of the Spencer-Carr farmhouse) have been quite successful, so we expect to engage in fundraising campaigns at opportune times in the upcoming years. As part of their ongoing corporate charitable giving campaign which supports local initiatives designed to benefit the communities in which they locate solar projects, TurningPoint Energy (TPE) has pledged to contribute funds to help facilitate the Spencer-Carr House restoration efforts. Cedar Ridge will also consider creative approaches for allowing the local community to participate in the fundraising efforts to preserve a piece of local history. These special events are in addition to the funding set aside in our annual budget for inspecting, maintaining, and repairing the Spencer-Carr farmhouse.

Raising Funds through Rental Income: One of the reasons we have sought to host a solar array on the Cedar Ridge property is to provide additional revenue to support our ongoing needs and to meet our preservation responsibilities. Because we are bound by our Non-Disclosure Agreement with TurningPoint, we cannot provide specific details about our rental income from this project. However, we commit to designating to the Spencer-Carr farmhouse restoration twenty-five percent of the proceeds from the solar project over the next ten years.

Raising Funds through Pursuing Grants: Cedar Ridge has previously had conversations with staff members at the Maryland Historic Trust (since we are part of the Montgomery County Heritage Area) and Preservation Maryland regarding potential grants for the Spencer-Carr farmhouse. We have a proven track record in applying for and receiving county grants in support of our farm operations, and as the time for design and construction nears, we will engage church members with grant-writing expertise to help us apply for grants that seem most feasible for our situation.

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.[1] This land was named Bear (or Bare) Bacon—reputedly because of the wild animals that roamed the area.[2] 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.[3] 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.[4] 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.[5] 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.[6] 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.[7]

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."[8]

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

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[1] "The History of Montgomery County, Maryland" by Thomas H. S. Boyd (1879), p 32
[2] Volume 1 of the Annals of Sandy Spring, p xvii
[3] Maryland Historical Trust Addendum Sheet M:15-80 (PACS D3.39)
[4] Volume 6 of the Annals of Sandy Spring, p 14
[5] Land Records of Montgomery County, Md., STS 5/449
[6] Land Records of Montgomery County, Md., STS 4/367
[7] Meyer, Eugene L. (February 3, 1999). *Reliving A Time Cast In Iron*. Washington Post
[8] The Annals of Sandy Spring, Volume 3, p 303-304
[9] Land Records of Montgomery County, Md., JGH 4/485
[10] Maryland Historical Trust Addendum Sheet M:15-80 (PACS D3.39)
[11] 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.[12]

William Spencer bought 91¾ acres from the William Holmes estate (also known as Bealls Manor) in or before 1856[13] and farmed the land, which was noted as being productive for wheat, corn and hay.[14] He is thought to have built the front part of the farmhouse around 1855 and the addition circa 1870.[15] 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,[16] 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.[17] William Spencer repurchased the land for the same price of $2000 from his daughter Amelia A. Dickenson in 1859,[18] following the death of Charles the previous year.

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

[12] 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.
[13] Montgomery County Commissioners Tax Assessment Book of 1853-63, p 326
[14] Boyd, T.H.S. (1879) *The History of Montgomery County, Maryland, from its Earliest Settlement in 1650 to 1879*. p.142
[15] 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.
[16] As claimed in Maryland Historical Trust Addendum Sheet M:15-55 (PACS D3.32)
[17] Land Records of Montgomery County, Md., JGH 5/593
[18] Land Records of Montgomery County, Md., JGH 7/349
[19] Land Records of Montgomery County, Md., JGH 8/485
[20] Lord, Elizabeth, M. (1976). *Burtonsville Heritage: Genealogically Speaking.*
[21] See Maryland Historical Trust Addendum Sheet M:15-58 (PACS D3.29)
[22] Montgomery County Equity Case Record, 193 (1870).
[23] Land Records of Montgomery County, Md., EBP 11/165
[24] 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.[25]

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.[26]

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.[27]

Margaret lived on the remaining property until her death about 1905, at which point, her only living child, Anna Wilson,[28] 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.[29] The Carr family added outbuildings to the property during the 1920s.[30] 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.[31] Later, Laura conveyed the house to Gilbert and Clara.[32] 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.

[25] Land Records of Montgomery County, Md., EBP 25/36
[26] 1880 Census cited in Maryland Historical Trust Addendum Sheet M:15-58 (PACS D3.29)
[27] Land Records of Montgomery County, Md., JA 44/164
[28] Jenkins, Howard, M. (1904), *Genealogical Sketch of the Descendants of Samuel Spencer of Pennsylvania.*
[29] Land Records of Montgomery County, Md., 184/167
[30] Montgomery County Commissioners Tax Assessment Books cited in Maryland Historical Trust Addendum Sheet M:15-55 (PACS D3.32)
[31] Will #19407, Montgomery County Register of Wills cited in Maryland Historical Trust Addendum Sheet M:15-58 (PACS D3.29)
[32] 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.

In 2019, Cedar Ridge secured an HAWP and contracted with CEM Design and VanRiper Construction to complete the demolition of the rear addition and the stabilization of the original house. The investment of over $160,000 included replacing and painting siding, rebuilding and repointing the foundation, repointing and capping the chimneys, reinforcing the structure and regrading the site.

Farmhouse Maintenance Plan

Once the Spencer-Carr Farmhouse had been stabilized, the implementation of a comprehensive maintenance plan was begun. Our Property and Facilities Manager conducts a monthly walkthrough of the house, checking the exterior, all interior floors, window panes, entrances, and the crawlspace for any signs of leakage, animal intrusion, or other problems, and will promptly ensure that any necessary repairs are made. In addition to these regular walkthroughs, the Property and Facilities Manager makes inspections after any intense weather conditions or upon any signs of rodent activity around the house. Cedar Ridge also contracted with VanRiper Construction to conduct biannual inspections of the farmhouse, the first of which was completed in February 2020.

Other regular maintenance will take place annually, in adherence to the Maintenance Chart in "Preservation Briefs 31: Mothballing Historic Buildings," published by the U.S. Department of the Interior. The farmhouse is in a central location on our property, so mowing around the building will continue on a weekly basis.

Our annual operating budget will allocate funds (in addition to staff time) for routine farmhouse maintenance and repairs.

Current Use of the Spencer-Carr Farmhouse

The Spencer-Carr farmhouse is one of the most significant defining features of the Cedar Ridge property—together with the historic barn and the silo, all of which are visible from route 198. The architectural charm and historical significance of the farmhouse lead to its regular use as the backdrop for Cedar Ridge and other community functions. The porch on the south façade is used regularly throughout the year as a stage for musicians and speakers—particularly during farm events and the annual community harvest festival. The farmhouse is also one of 17 stations on the 40-minute prayer walk around the property, which is open to the public. Careful mothballing of the farmhouse will greatly enhance the attractiveness of this structure, and

ongoing maintenance will ensure this remains a key feature in the life of the Cedar Ridge community.