

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

<b>Address:</b>	2420 Spencerville Rd., Spencerville	<b>Meeting Date:</b>	3/26/2025
<b>Resource:</b>	Master Plan Site #15/55 <b>Spencer-Carr House</b>	<b>Report Date:</b>	3/19/2025
<b>Applicant:</b>	Cedar Ridge Community Church (Ginger Donohue, Agent)	<b>Public Notice:</b>	3/12/2025
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Permit Number:</b>	1107038	<b>Tax Credit:</b>	n/a
<b>Proposal:</b>	Silo Demolition		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site #15/88, *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.

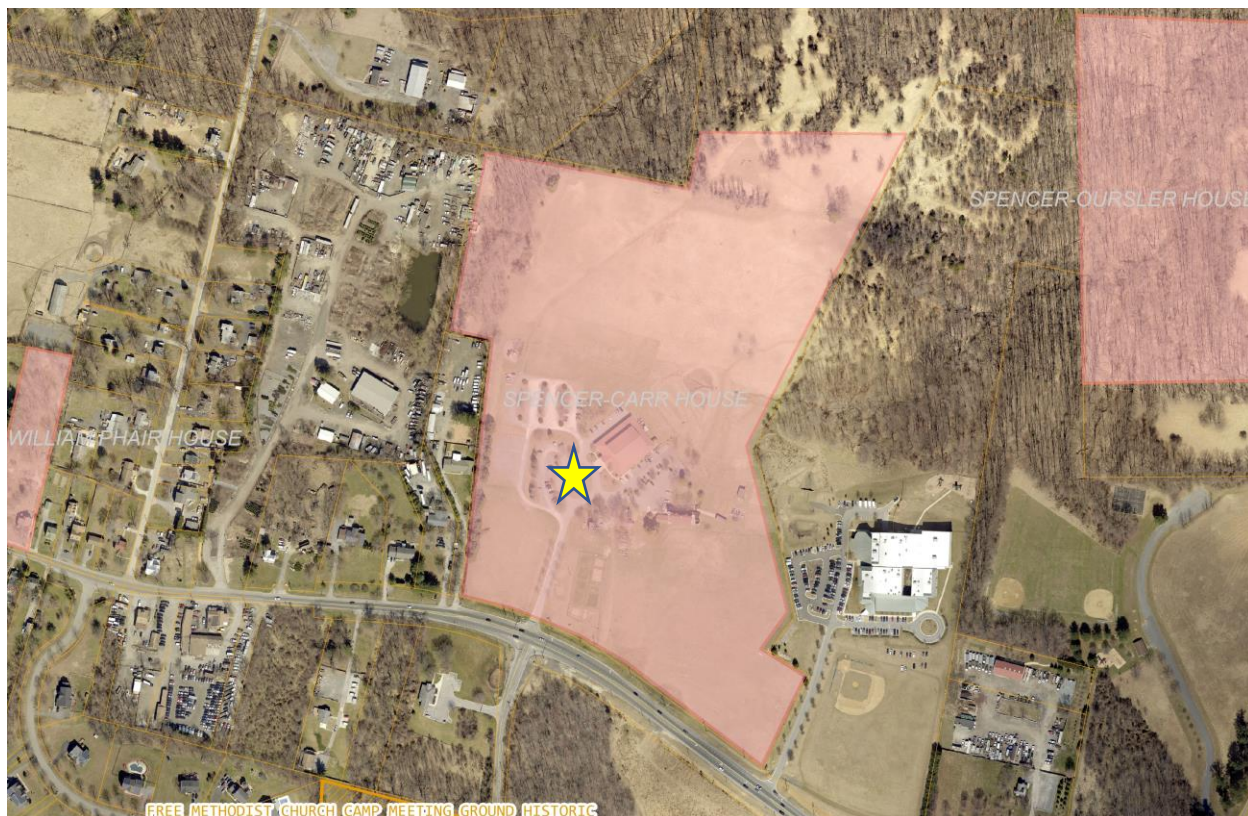


Figure 1: The designated parcel for the Spencer-Carr House. The star marks the approximate location silo proposed for demolition.

## **BACKGROUND**

The HPC has considered several HAWPs at the subject property including the 2018 demolition of the historic rear addition to the Spencer-Carr House<sup>1</sup> and the installation of a commercial-scale solar installation on the north side of the property in 2020.<sup>2</sup>

Since the 2018 demolition, the Spencer-Carr house rehabilitation has been completed. Photos of the current interior and exterior condition of the house were included with the application materials.

## **PROPOSAL**

The applicant proposes to demolish a terra cotta and brick silo on the site.

<sup>1</sup> 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/IL.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](http://mncppc.granicus.com/MediaPlayer.php?publish_id=af96f600-d92e-11e8-9302-0050569183fa). The HAWP was approved on December 5, 2018. The HAWP Staff Report can be found here: <https://montgomeryplanning.org/wp-content/uploads/2018/11/I.K-2410-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](http://mncppc.granicus.com/MediaPlayer.php?publish_id=c26b7271-f98c-11e8-9afa-0050569183fa).

<sup>2</sup> The Staff Report for the Preliminary Consultation for the solar array can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/07/I.K-2410-Spencerville-Road-Spencerville.pdf> with the audio recording of the hearing available here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=fc70ce7d-d290-11ea-b5c3-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=fc70ce7d-d290-11ea-b5c3-0050569183fa).

## **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***

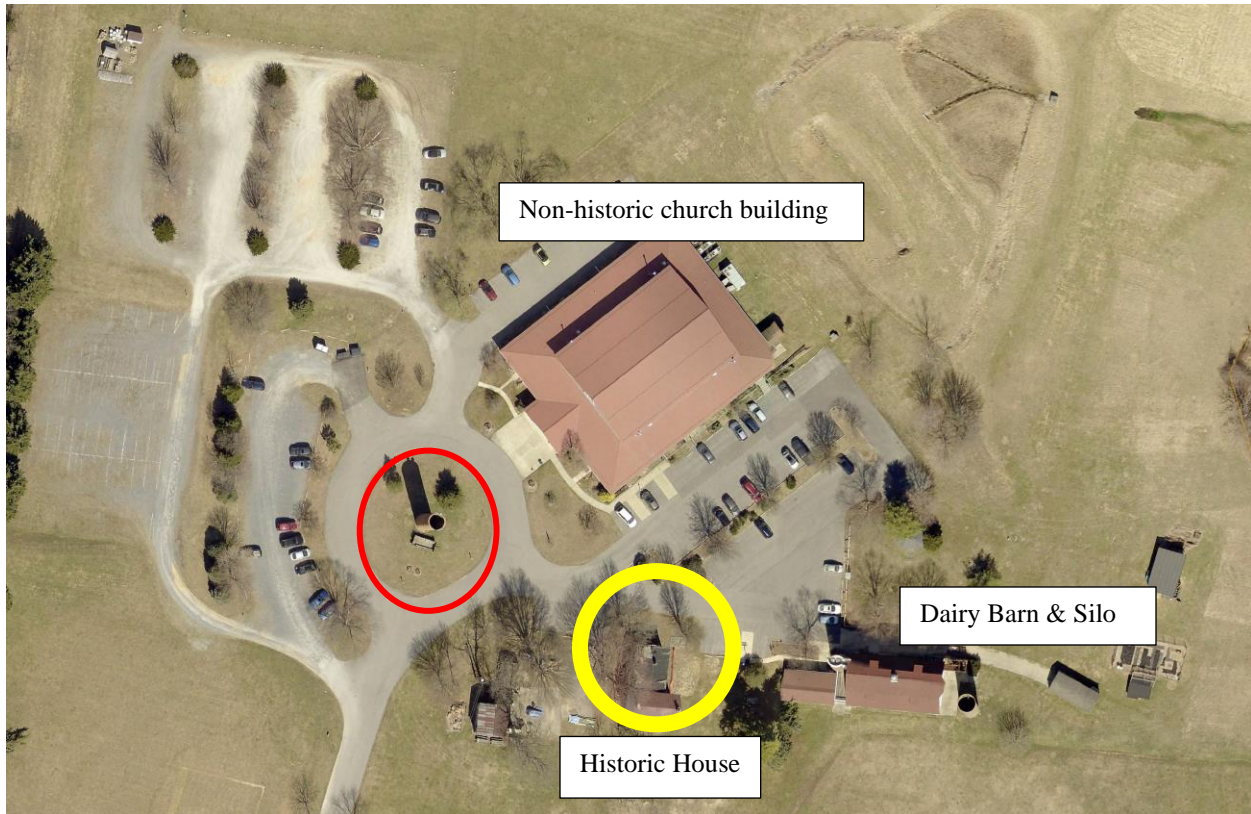
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features 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.
- 3. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 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, terra cotta and brick silo, 20<sup>th</sup>-century dairy barn and silo, 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) with the silo circled in red.*

The applicant proposes to demolish the existing silo, located in front of the contemporary church serving as the central focus of a traffic circle (see Figure 2, above). The existing silo was constructed using terra cotta blocks, with a brick exterior. Staff's 1996 file photos from the designation of the Spencer-Carr House Master Plan Site show the location and treatment of the silo have not changed in nearly forty years (see Figure 3, below). The 1996 MIHP form identifies the silo as a "brick silo, west of the house, between the cottage and the shed." Staff's cursory research suggests this silo was constructed sometime from c.1910 when the hollow-tiled 'Iowa Silo' became widely adopted to c.1930 when all concrete silos became the norm.

Once the silo is removed, the circle will be re-graded and additional plantings are proposed for the circle. The applicant proposes to integrate any salvageable bricks in a future project on site. The nature of that project is unknown at this time. While Staff finds this to be a thoughtful gesture, Staff does not recommend the retention of the silo bricks as a condition for the approval of this HAWP.



*Figure 3: Circa 1996 file photo documenting the Spencer-Carr House Master Plan site. The silo to be demolished is in the background.*

Staff has conducted several visits to the property pre-dating the 2018 HAWP application and has been aware of the degrading condition of the silo since that time. During those site visits, Staff observed that there were substantial structural issues with the silo, including cracks through bricks, spawling, and a pronounced bulge in the exterior wall. Additional cracks and failure of the terra cotta blocks could be observed through the empty slit where the silo doors had been located.

In 2018, the applicant indicated they were concerned about the stability of the silo and installed monitors on the exterior of the silo to measure its movement. Staff's informal discussions with the applicant at that time included an evaluation of potential solutions including installing flashing at the top of the silo walls, stabilizing the foundation with concrete, and any actions that could stabilize the terra cotta blocks. The applicant, with the HPC's support, prioritized the rehabilitation of the Spencer-Carr House over interventions to the silo.

In early 2025, the applicant contacted Resolutions Consulting Engineers to evaluate the condition of the silo (report attached). The engineer identified ongoing crushing and deterioration of the terra cotta blocks and large cracks running through both the interior blocks and the exterior bricks. The foundation was not found to be shifting, and its concrete base remains intact. Lateral movement showing that one of the wall cracks was growing was found on one of the installed crack monitors (see *Figure 4*, below). The steel reinforcing lattices that provide lateral strength were also observed to be causing rust jacking on the interior. The engineer concluded that, in the interest of safety, the silo should be demolished; and that any method of repairing the silo in-situ was infeasible.



*Figure 4: One of the crack monitors shows the crack has spread by approximately 1mm (one millimeter).*

Based on Staff's review of the engineer's report and observations on site, Staff concurs with the engineer's recommendation that the silo should be demolished. The crumbling terra cotta block provides much of the structure's vertical strength and is failing, and the steel reinforcement was rusting. Both of these materials cannot reasonably be repaired without dismantling the building and reconstructing it with new materials. Staff supports the demolition under 24A-8(b)(4), finds that demolishing the silo will remove a potential hazard from the site.

Staff notes that *Standard #6* requires where historic features have deteriorated beyond repair, that features should be replaced and that the replacement shall match the old in design, color, texture, and other visual qualities. However, Staff does not find that replacement or reconstruction on site should be required in this instance. Because there is another silo on site that has been rehabilitated as part of the early twentieth century dairy barn and adaptively reused as a school and youth center (see *Figure 5*, below), Staff finds the loss of one silo will not detract from the site's ability to convey the agricultural history and pattern of development of the Spencer-Carr House property.



*Figure 5: Aerial photograph of the Spencer-Carr Master Plan site with the rehabilitated dairy barn and its silos circled in yellow.*

Staff finds that incorporating the usable silo bricks into a future project on site would be an appropriate use of the materials. As plans are developed, Staff recommends the applicant reach out to the Historic Preservation office as that work may require a HAWP.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), (3), and (4), 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*;

and with the general condition that the applicant shall present an electronic set 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**FOR STAFF ONLY:**  
HAWP# 1107038  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: CEDAR RIDGE COMMUNITY CHURCH  
Address: 2420 SPENCERVILLE RD  
Daytime Phone: 301-717-9665

E-mail: MATTHEWD@CRCC.ORG  
City: SPENCERVILLE MD Zip: 20868  
Tax Account No.: 52-1350329

**AGENT/CONTACT (if applicable):**

Name: GINGER DONOHUE, BOARD OF TRUSTEES  
Address: C/O CRCC 2420 SPENCERVILLE RD  
Daytime Phone: 301-367-7636

E-mail: GINGERDHUE@GMAIL.COM  
City: SPENCERVILLE Zip: 20868  
Contractor Registration No.: TBD

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property M15-55

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
X No/Individual Site Name SPENCER-CARR PROP

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New Construction      | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition              | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation    | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|  |  | <input type="checkbox"/> Other: _____                    |

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

*Maarten Dye* \_\_\_\_\_ 2/26/25  
Signature of owner or authorized agent Date 8



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

<p><b>Owner's mailing address</b>                  CEDAR RIDGE COMMUNITY CHURCH                  2410 SPENCERVILLE RD                  SPENCERVILLE MD 20868</p>	<p><b>Owner's Agent's mailing address</b>                  RESIDENTIAL ENGINEERING SOLUTIONS                  MATTHEW RUDY                  1001 SPRING ST; SUITE 227                  SILVER SPRING, MD 20910</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>SPENCERVILLE ADVENTIST ACADEMY                  2502 SPENCERVILLE RD                  SPENCERVILLE MD 20868</p>	<p>UNITED STATES POSTAL SERVICE                  2323 SPENCERVILLE RD                  SPENCERVILLE MD 20868</p>
<p>2312 SPENCERVILLE RD                  SPENCERVILLE MD 20868</p> <p>MAILING ADDRESS:                  14718 CARSON DR                  BURTONSVILLE MD 20868-9745</p>	<p>2308 SPENCERVILLE RD                  SPENCERVILLE MD 20868</p>

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Terra cotta tile interior and masonry exterior silo located in a traffic circle near main church building that is in use 7 days a week by several churches, non-profit groups and a preschool.

See attached summary of the property completed in 2001 and reviewed again in 2007 for the Maryland Historical Trust NR-Eligibility Review Form.

The notable change is the circa 1860 farmhouse has been fully restored (completed in 2024).

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Demolition of unstable terra cotta/masonry silo. See attached proposal from Conboy Construction.

Work Item 1: Terra cotta block & masonry silo

Description of Current Condition:  
Silo has interior terra cotta tiles are crushing and broken, particularly at the base of the silo. The masonry on the outside is distending/crushing outwards. The primary support for the silo are the terra cotta tiles. The most compromised area on the silo is closest to the church building posing a safety hazard to the public.  
  
See Engineer report dated 2/19/25 for full description of silo stability issues.

Proposed Work:  
Demolish silo, fill in hole, regrade and plant grass.  
  
We have requested the contractor save some of the masonry bricks to be used in some type of memorial structure such as a garden wall, miniature silo, etc. The type of bricks used on the silo exterior are "soft", and not weathering well. Once the silo has been collapsed under controlled circumstances, a determination of future options using the salvageable bricks will become clearer.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

**CONBOY'S HOME IMPROVEMENT COMPANY**  
AN AWARD-WINNING REMODELING COMPANY



13704 GRAHAM COURT  
MT. AIRY, MARYLAND 21771  
Phone 301-829-5589 Fax 301-829-5644  
e-mail: [conboyconstruction@yahoo.com](mailto:conboyconstruction@yahoo.com)  
website: [www.conboyconstruction.com](http://www.conboyconstruction.com)

BONDED AND INSURED  
MHIC LICENSE #24322  
MHBR # 6553

## PROPOSAL

Submitted to:

Date: 02/22/25

Spencer-Carr Farmhouse (ATTN: Ms. Donohue)  
2420 Spencerville Road  
Spencerville, Maryland

Phone: 301-367-7636  
Job Address: Same

Architect: None

Date of Plans: N / A

Job Phone: Same

### GENERAL SCOPE:

We hereby propose to furnish labor and materials (as noted) to make the following repairs and improvements:

- Rope off area around Silo to be removed
- Tear down Silo just below ground level (saving some bricks as desired by Church)
- Backfill hole where removed
- Remove remaining of the debris from premises.

### RESPONSIBILITIES:

Owner is responsible for providing a work area which is free from personal belongings and any belongings that could fall or break resulting from vibrations in areas immediately adjacent to the construction areas.

Owner shall make all final restorations to the yard including shrubbery, plants, landscaping or sod.

Contractor will provide rough grading, seed, straw and remove any excess dirt from premises where applicable.

Work hours to start between 7:00 – 7:30 am unless other arrangements have made.

**EXCLUSIONS:**

This proposal does not include any lead abatement or asbestos removal costs.

This proposal does not include any permits, if required.

**CONTRACT SUM:**

Subject to additions and deletions reflected in change orders, the contract sum is as follows:

\$ 9,925.00 Nine-Thousand Nine Hundred Twenty-Five and 00/100

Payment to be made based as follows: Full payment due upon completion of the above described services.

Above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified and payment will be made as outlined above.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Authorized Signature (Thomas J. Conboy)





19 February 2025

Matthew A. Rudy, P.E.  
Managing Principal  
John S. Rossi, P.E.  
Principal

Cedar Ridge Community Church  
2410 Spencerville Road  
Spencerville, MD 20868

Project Name: 2410 Spencerville Road – Masonry/Brick Silo Initial Investigation  
Structural Engineering Services  
Our Project No.: 225C026 – Masonry/Brick Silo

Dear Board of Trustees:

First and foremost, we feel that the crushing/damage at the base of the rear of the silo has compromised the silo structure. The terracotta blocks are deteriorating and crushing, which will ultimately lead to failure and collapse of the silo. We must recommend that the silo be demolished and removed from the property. See below for further discussion below.

-

As requested by the Board, we performed a site visit on 10 February 2025, to perform an initial, onsite, visual assessment of the masonry/brick silo at the above-noted address. We understand that the Board is concerned as to the safety and condition of the silo structure. Per our contract, we are providing this Opinion Letter report summarizing our initial observations, opinions, and recommendations regarding the observed conditions.

The masonry/brick silo (at the entrance roundabout to the property) is constructed of an outer layer of brick and an inner layer of terracotta masonry block; the layer of terracotta block is the functional internal support layer for the silo. The front face of the silo has a vertical opening, interrupting the circumference of the silo. There are steel elements (lattices and ‘ladder’-arranged reinforcing) embedded and interlaced in between the two layers of masonry; the front vertical opening possesses these steel ladder sections, evenly spaced up the face of the silo. The base of the silo (just below grade) is composed of a thicker concrete ring, which appears to serve as the silo footing.

At the time of our site visit, we made visual observations of the silo from around its perimeter, and from the vertical opening in the front. [As a side note, we understand that a prior engineering assessment was performed at the property. As part of this assessment, crack-monitoring devices were installed on the exterior faces of the silo, at some of the larger cracks in the brick.]

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As referenced above, we observed crushing and deterioration of the terracotta masonry blocks at the inside rear face (opposite the front vertical opening) – see sample photograph at top right, with deteriorated/broken blocks circled in red. Around the exterior base of the silo, we observed a number of large cracks in the bricks; the largest of these cracks generally corresponds to the location of the damaged/deteriorated terracotta blocks within.



At the front vertical opening, we observed the edges/corners of the terracotta blocks to be similarly broken and deteriorated. Furthermore, the internal steel reinforcing lattices/ladders were observed to be completely deteriorated through in places – see sample photograph at bottom right, with deteriorated steel reinforcing circled in red. Some of the rungs in the vertical opening were also deteriorated through, and no longer engaging both sides of the opening.



We did not observe cracking, deterioration, or evidence of shifting/settlement of the silo foundations. The concrete base at the bottom of the silo appeared to be intact and functioning as intended.

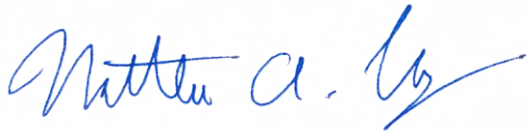
In our opinion, the broken terracotta blocks at the rear of the silo base can no longer support the weight of the structure. The terracotta is slowly crushing, and the brick layer at the base is distending/crushing outwards. Terracotta blocks are brittle (compared to brick or CMU block), and the condition will only continue to worsen until a collapse. At the front, since the steel and terracotta blocks are deteriorated along the edges of the vertical opening, there is little continuity left in the circular shape of the silo. That is to say, a circular structure is inherently strong; but the deterioration and damage at the front vertical opening has interrupted/broken the internal transmission of forces in the circular silo.

In the interest of safety, we must recommend that the silo be demolished and removed from the property, as soon as is feasible. Due to the brittleness and breaking of the terracotta block, and the significant damage/movement/cracking of the brick of the rear, we do not believe that the silo can be repaired in-place (such an endeavor would require temporarily bracing the silo, then replacing/rebuilding the brick and backup blocks in very small sections at a time; we fear the act of removing and replacing *any* portion would destabilize the entire base of the silo).

Once demolished, intact bricks may be reclaimed/reused for other purposes (either purely decorative or interlaid with new CMU blocks for new structural elements). Terracotta blocks should be outright discarded. In the meantime, we must recommend that access to the space around the silo be restricted.

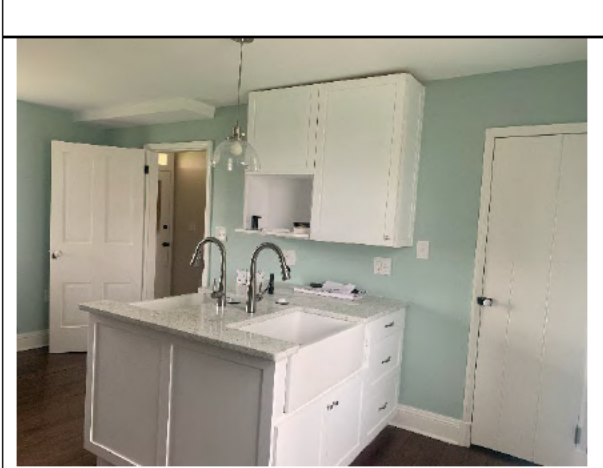
Thank you for choosing Residential Engineer Solutions as your engineering consultant; we hope that these findings have been helpful to you as you continue to plan for the resolution of these site structure issues. Please let us know if you have any questions.

Respectfully,



Matthew A. Rudy, P.E.  
Managing Principal





**Spencer Carr Farmhouse April 2024**

## **Spencer-Carr Masonry Silo Summary 2018-Present**

In early 2018, our church contracted with Rathgeber/Gross Associates (RGA) – Structural Engineering Services (\$4,000) to provide an assessment of silo condition and stability. RGA provided plans and drawings for the silo including installation of a metal roof. The engineer report stated the silo did not pose an immediate collapse risk; we could measure over a year to observe movement before action. While investigating costs of the possible RGA repair options, we installed 3 monitoring devices that one of the engineers mentioned they would use as part of their bid for work. The devices were installed on the outside of the silo near the 3 large mortar cracks. The devices were monitored periodically by Mark Hartley, the church facility manager.

The church then turned attention on restoring the Spencer-Carr farmhouse. We addressed the exterior of the building and between 2018 – 2020 spent over \$160,000 shoring up the roof, siding, foundation & protecting the windows. In 2022, we embarked on restoring the farmhouse. The project was completed in March 2024 at a cost of just under \$250,000 (photos provided). The farmhouse is now in use by our church as a social justice library/reading room, small meeting place and kitchen workroom to support our small scale farming efforts to benefits low income families in our area.

During this time, investigation efforts to locate feasible ways to rehabilitate the silo were unsuccessful. Until recently, there was no change in the devices. The device installed on the area closest to the problematic broken ceramic tiles, recently registered movement prompting us to seek another assessment of the silo. We contracted with Residential Engineering Solutions to evaluate the silo condition and were provided with the report dated 2/19/25 that states the silo is now deteriorated to the point of instability and collapse danger.

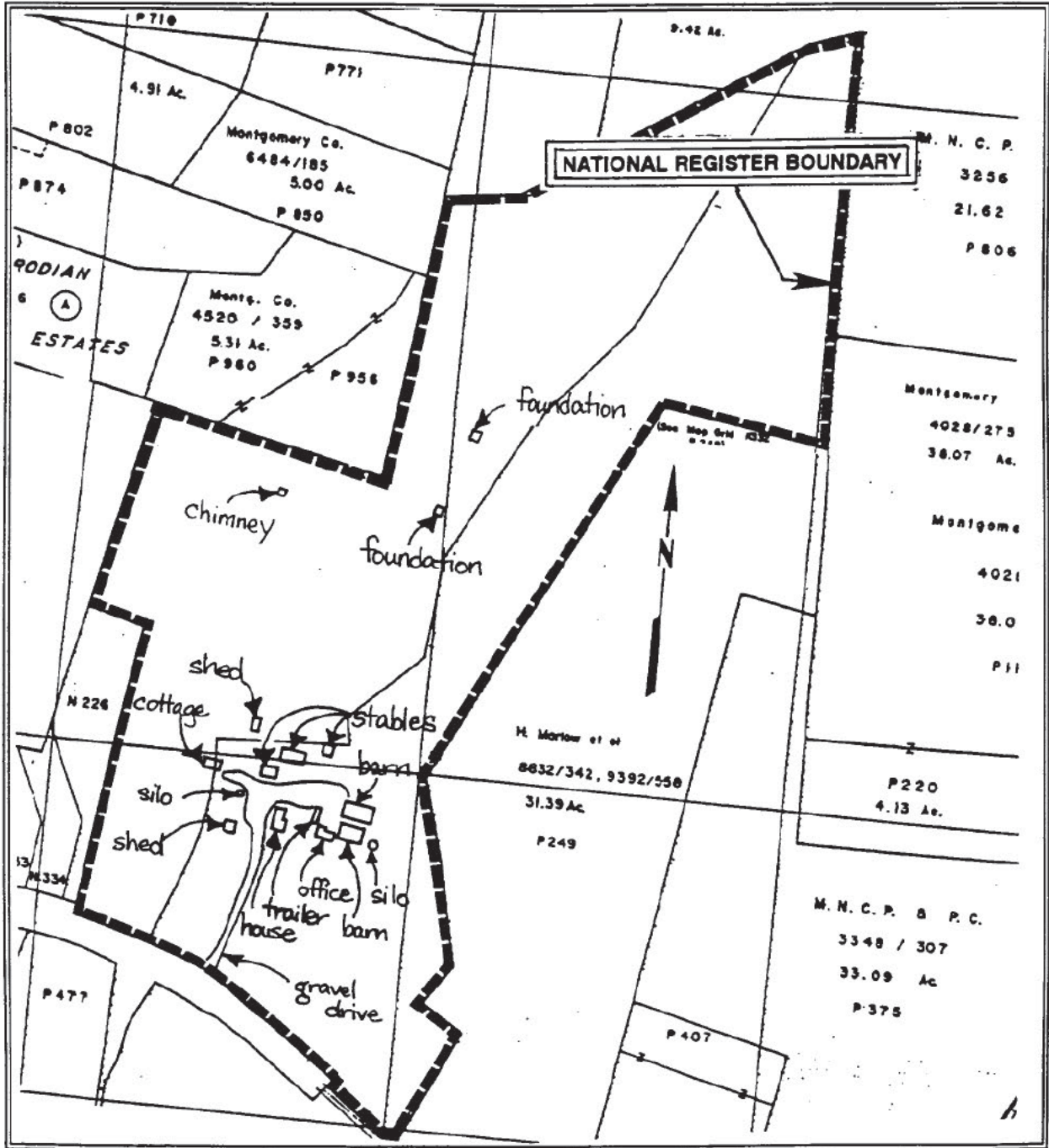






Property Address 2420 Spencerville Road, Spencerville, Montgomery County  
Owner Name/Address Cedar Ridge Community Church, Spencerville, Maryland 20868  
Year Built circa 1860

Resource Sketch Map and National Register Boundary Map:



Preparer:  
P.A.C. Spero & Company  
October 1996



**MARYLAND HISTORICAL TRUST  
NR-ELIGIBILITY REVIEW FORM**

NR Eligible: yes   
no

Property Name: Spencer/Carr House Inventory Number: M: 15-55

Address: 2420 Spencerville Road City: Spencerville Zip Code: 20868

County: Montgomery USGS Topographic Map: Beltsville, MD

Owner: Cedar Ridge Community Church, Inc.

Tax Parcel Number: P149, P309 Tax Map Number: KS342, KS343 Tax Account ID Number: 03233387

Project: MD 28/MD 198 from MD 97 to I-95 Agency: State Highway Administration

Site visit by MHT Staff:  no  yes Name: \_\_\_\_\_ Date: \_\_\_\_\_

Eligibility recommended  Eligibility not recommended

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  None

Is the property located within a historic district?  no  yes Name of district: \_\_\_\_\_

Is district listed?  no  yes Determined eligible?  no  yes District Inventory Number: \_\_\_\_\_

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: (Use continuation sheet if necessary and attach map and photo)

The Spencer/Carr House is located on the north side of Spencerville Road (MD 198) in Spencerville, Montgomery County. The property was previously surveyed by the by the Montgomery County Historic Preservation Commission in 1973, 1981, and 1982; and by P.A.C. Spero & Company in 1996. Since the 1996 survey, the property and its setting have been somewhat altered. Seven outbuildings have been destroyed including: a modern steel building north of the barn; a steel-frame trailer; two stables; two wood-frame sheds; and a wood-frame cottage. The two foundations and one chimney located in the northern part of the property do not seem to have been disturbed. The house itself remains intact, if in a somewhat deteriorated condition.

The Cedar Ridge Community Church purchased the property in 1999. Since that time, a non-contributing 2-story, front-gable, frame building with a hipped-roof, projecting first floor on the east, west, and south elevations, has been built to the northwest of the house. The structure is sheathed in vertical aluminum siding with a concrete foundation and a seamed metal roof. A centered, front-gable porch is located on the main, south elevation. False barn doors in the south gable reference this new building to the property's agricultural character.

A brick silo remains to the south of this new structure, but is surrounded by a new circular gravel drive with parking lots to the west and southwest. Southeast of the silo and west of the Spencer/Carr House, a 2-story, front-gabled, frame, shed remains. The 3-story, gambrel-roofed, frame barn east of the house remains, as does the concrete silo located at the south end of the east elevation. Recent modifications include the construction of a false brick silo/stair tower at the north end of the east elevation, the replacement and addition of new windows, the construction of a 1-story gable-roofed addition to the south end of the west

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: _____	
<i>Andrew Lewis</i> Reviewer, Office of Preservation Services	<i>08/02/01</i> Date
<i>[Signature]</i> Reviewer, NR program	<i>8/2/01</i> Date

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MARYLAND HISTORICAL TRUST  
NR-ELIBILITY REVIEW FORM

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Continuation Sheet No. 1

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gable end, replacement of sheathing and roofing shingles, and construction of a deck and staircase on the east gable end. Aside from the loss of a several outbuildings, new construction, and the previously mentioned parking lots and driveways, we feel that the setting of the Spencer/Carr House has not been significantly changed. Although no longer cultivated and in some parts covered with gravel, the fields remain with no trees save those around the house and at the property lines. The architectural and distinction of the house itself remains intact.

**National Register Evaluation:**

Constructed c.1860, the Spencer/Carr House was previously determined eligible for the National Register of Historic Places under Criterion C. The property is a representative example of a mid-19<sup>th</sup> century vernacular farmhouse. Although somewhat diminished, the integrity of the property's site remains. The house is a rare surviving example of what is known as the "Spencerville style." This local style contained a half, third-story, characterized by small double-hung windows, located directly beneath the cornice. The period of significance of the structure extends from c.1860, when the house was constructed, to 1947. The property was not considered eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicated that the property has no association with persons who have made specific contributions to history, and therefore, it did not meet Criterion B. Finally, the property has no known potential to yield important archaeological information, and therefore, did not meet Criterion D.

**Verbal Boundary Description and Justification:**

Despite the addition of a non-contributing building and the presence of gravel drives and parking lots, the basic setting of the property has not changed in size. Therefore, the National Register boundaries of the Spencer/Carr House remain as previously determined, following the current property lines of 2420 Spencerville Road; Tax Maps KS342 and KS343, Parcel 149 and Parcel 309. This 25.38 hectare (62.78 acres) property is bounded on the north by woods, on the east by farmland, on the south by Spencerville Road, and on the west by recent residential development. Contributing structures within the proposed boundary include the house, shed, barn, office, and two silos. One large, modern 2-story frame building is a non-contributing structure within the boundary. According to previous research, the Spencer family obtained the property in 1855. The current property was part of 37 hectares (91.75 acres) of land that the Spencers sold in 1881. Around 1905, the Carr family bought 25.38 hectares (62.78 acres) of land, which is its current size.

Prepared by: Doug Reynolds/Megan McDonald

Date Prepared: June 2001