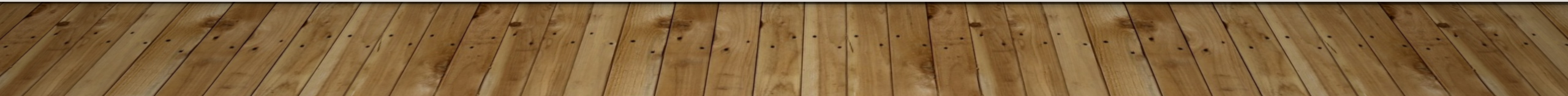


# PRESERVING OUR HISTORIC STRUCTURES

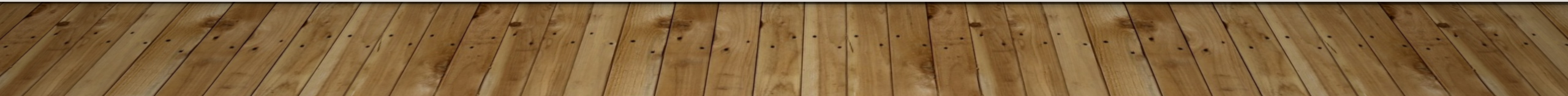
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# OBLIGATIONS FOR AN HISTORIC PROPERTY

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- In 1986, the property at 2420 Spencerville Road was designated on the Master Plan for Historic Preservation in Montgomery County and therefore protected by the Historic Preservation Ordinance
- Any modifications to the exterior or removal of any historic structures requires approval of the Historic Preservation Commission.
- Cedar Ridge purchased the property in 1995 at a reduced price, in part because of restrictions related to being an historic property
- In the 2000's we spent \$1M to renovate the historic barn. As a result, money was diverted from major repairs to the farmhouse and other structures.

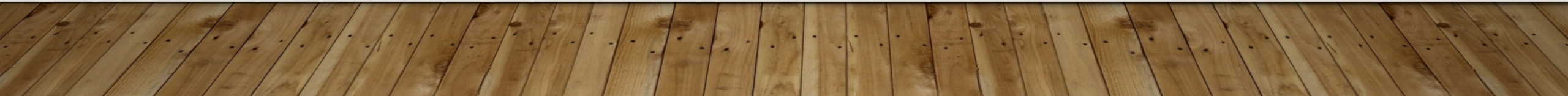




# SPENCER-CARR FARMHOUSE

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- Built by William Spencer, for whom Spencerville is named, around 1855, with distinctive “Spencerville Style” windows
- Front of the farmhouse is better constructed and remains fairly strong, but it needs to be stabilized and made water and animal-proof through siding, chimney, and foundation repairs.
- 1870s addition is dilapidated and unsafe, and we have been given preliminary support by the Historic Preservation Commission to demolish the addition and stabilize the main house.



# PHASE I: DEMOLITION AND STABILIZATION

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# PHASE I: DEMOLITION AND STABILIZATION

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- The HPC understands our situation and has verbally expressed support for demolition, although this typically is a last resort for them and they want assurance that we will not return asking to demolish the main farmhouse in a few years
- We have proposed to stabilize and seal off the front house (called “mothballing”) as part of Phase I
- We will be soliciting bids with the potential of completing Phase I in Spring 2019
- Costs for Phase I could reach \$200,000. Funding options are being explored, including a capital campaign, a loan, and historic grants



# PHASE I: DEMOLITION AND STABILIZATION

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## PHASE 2: RESTORATION

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# PHASE 2: RESTORATION

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- As funds allow, we want to make the Farmhouse a usable and potentially revenue-generating facility. Some ideas:
- Multi-purpose meeting spaces
- Short to medium term guest rooms on second floor
- Interpretive panels that tell the history of Spencerville and agriculture then and now (including food justice emphasis of our farm)
- Open to public on occasion (which may help us receive a grant)
- Other ideas welcome



# 1890 BRICK SILO

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# 1890 BRICK SILO

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- This is another building on the county's historic master plan
- Cracks have developed on the exterior and an engineer recommends further monitoring
- Next steps
  - We are in the process of hiring a company to monitor the cracks
  - We will fence off the area surrounding the silo as a precaution