

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

<b>Address:</b>	2708 Spencerville Rd., Burtonsville	<b>Meeting Date:</b>	6/13/18
<b>Resource:</b>	Individually Listed Master Plan Site <b>Bennett-Allnut House</b>	<b>Report Date:</b>	6/6/18
<b>Applicant:</b>	Janine & John Guerin	<b>Public Notice:</b>	5/30/18
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	15/59-18A	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Roof Replacement		

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**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site (*Bennett-Allnut House 15/59*)  
**STYLE:** Folk Victorian  
**DATE:** c.1862 w/late 1800s modifications

*From Places from the Past:*

“The Bennett-Allnut House is a rare example of a house with a double entrance on its main (south) façade. While this German guiding tradition is common in southeastern Pennsylvania, Montgomery County has only a half-dozen such houses. The twin front doors access two parlors, the principal rooms of the house. The T-shaped house has a main block building c. 1862 and a rear ell built in the late 1800s. A narrow boxed stair is in the main block’s northwest corner. Three outbuildings date from c1862: a barrel vaulted brick and stone root cellar, smokehouse constructed of locally quarried Seneca sandstone, and a one-level livestock barn with hayloft. Plummer W. Allnut and family owned the property from 1944 into the 1980s.”

The house also has a full-width front porch with a hipped roof supported by square wood columns.

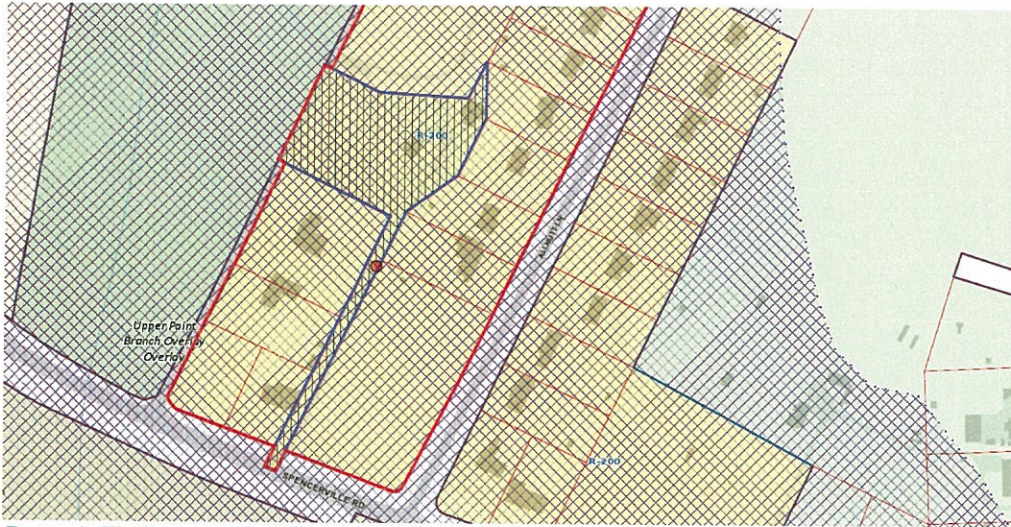


Figure 1: The Bennett-Allnut House is set far back from the road. The environmental setting for the site is outlined in purple.

## **PROPOSAL**

The applicant proposes to replace the roof with a metal roof system.

## **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 Historic Resources Preservation***

(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

### ***Secretary of the Interior's Standards for Rehabilitation***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the

old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

### **STAFF DISCUSSION**

The applicant proposes to remove the existing standing seam metal roof and replace it with an Advantage-Lok II standing seam system roof.

The existing roof is a field turned roof that has appears to have a number of layers of paint on it. The owner indicates that it is failing in several locations and needs to be replaced. Based on the visual condition of the roof, Staff accepts the owner's assertion and supports the removal of this roof.

The applicant proposes to install a new roof system in its place. The new roof system maintains a 16" (sixteen inch) spacing between the seams. The seams project 1" (one inch) above the surface of the roof. Staff finds that the spacing and height are consistent with a traditional field-turned standing seam metal roof. As Staff has discussed with the HPC previously, the challenge with finding metal roof systems that are compatible with a historic standing seam roof is at the roof ridges and hips. Metal roofing systems have to employ a ridge cap to make the roof water tight, where a traditional metal roof would crimp the top leaving a narrow seam. The ridge cap used by the proposed roofing system rises an additional 1/2" (one-half inch) above the seams (see Circle: \_\_\_\_). Staff finds that this ridge cap will have a minor impact on the profile of the roof ridge and hips on the porch roof. This low ridge cap will avoid a roof line typically utilized by modern commercial roofing systems. The proposed roof will have a finish that is the closest factory finish to the existing paint color. Staff finds that this roof system is compatible with the character of the historic metal roof and supports approval of this replacement roof system.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: janine@guerindesigncollective.com Contact Person: Janine Guerin  
Daytime Phone No.: 954-665-1555  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Janine & John Guerin Daytime Phone No.: 908-303-4060  
Address: 2708 Spencerville Road Burtonsville, MD 21043  
Street Number City State Zip Code  
Contractor: Well Built Contractors Phone No.: 443-829-3845  
Contractor Registration No.: MHIC #72598  
Agent for Owner: William Bradley Chesser Daytime Phone No.: 443-829-3845

## LOCATION OF BUILDING/PREMISE

House Number: 2708 Street: Spencerville Road  
Town/City: Burtonsville, MD Nearest Cross Street: Spenserville RD.  
Lot: M-15/59 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: P600 ON TAX MAP KS342

## 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: REPLACE ROOF

1B. Construction cost estimate: \$ 28,500.

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ 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.

Janine Guerin  
Signature of owner or authorized agent

4/11/18  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edn 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

4

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

**Owner's mailing address**

John and Janine Guerin  
840 Oella Ave.  
#330  
Ellicott City, MD 21043

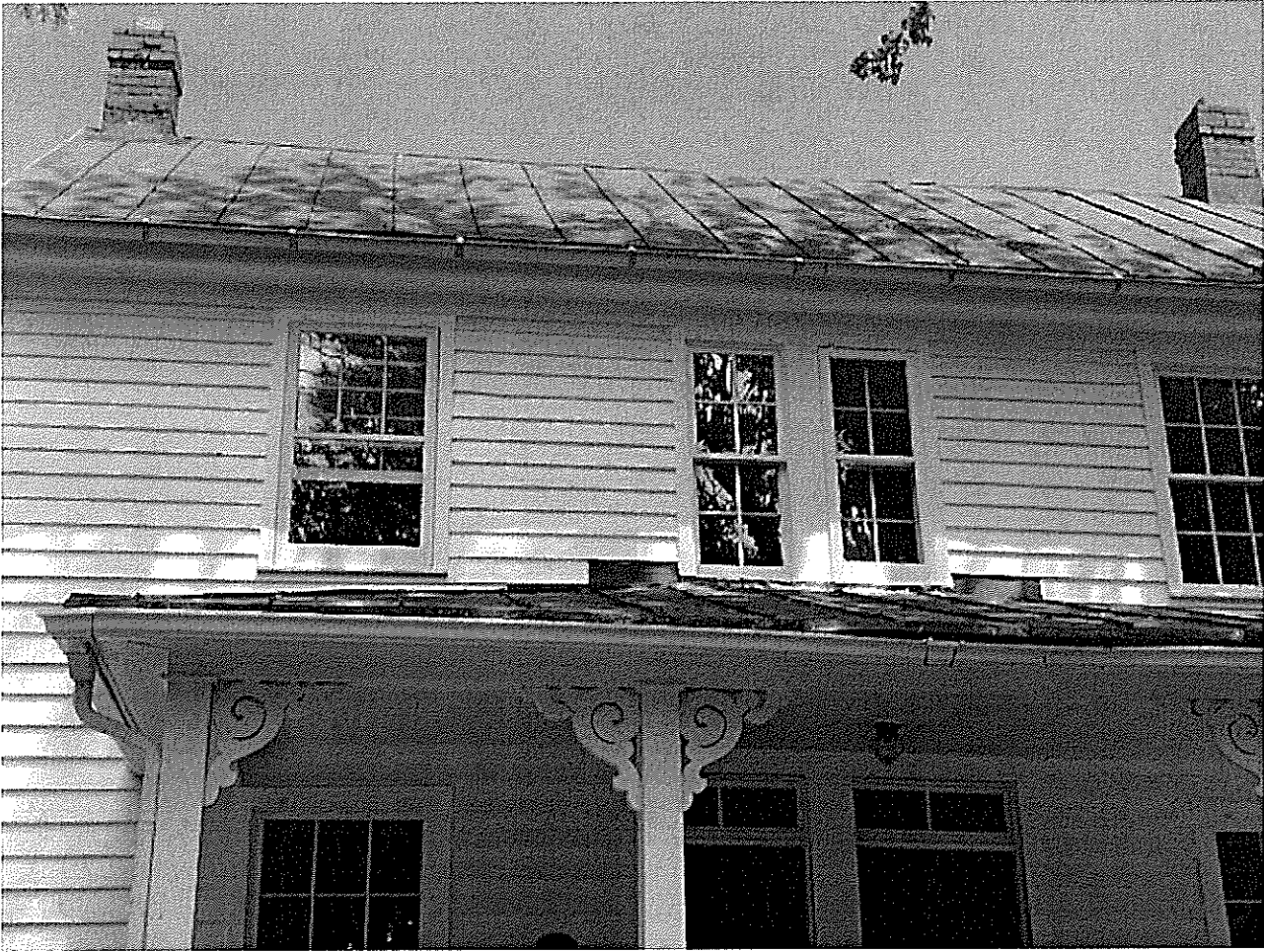
**Owner's Agent's mailing address**

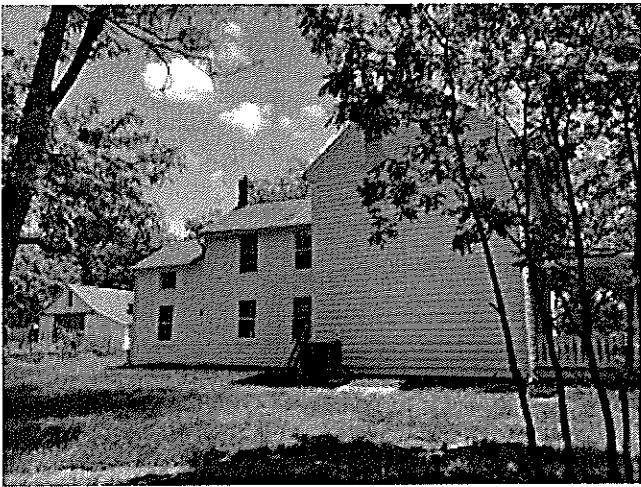
Well Built Contractors  
Attention: Brad Chesser  
1668 Woodstock Rd.  
Woodstock, MD 21163

**Adjacent and confronting Property Owners mailing addresses**

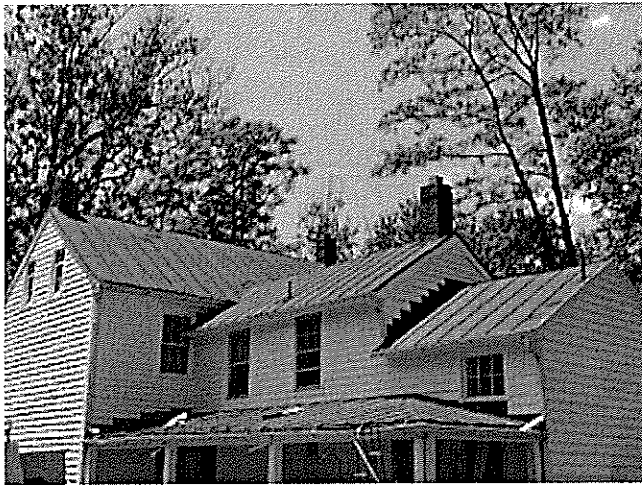
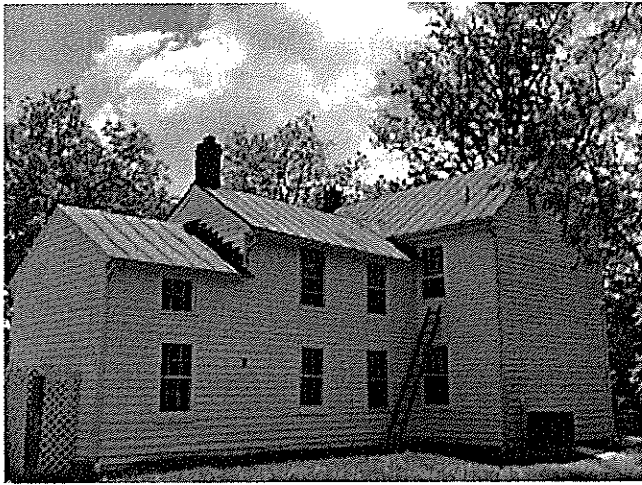


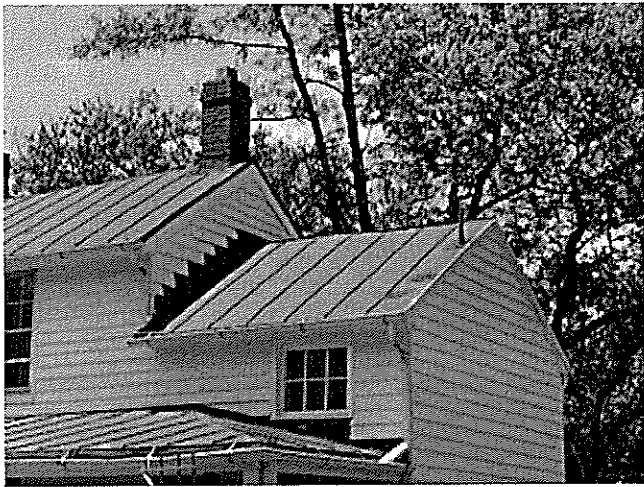
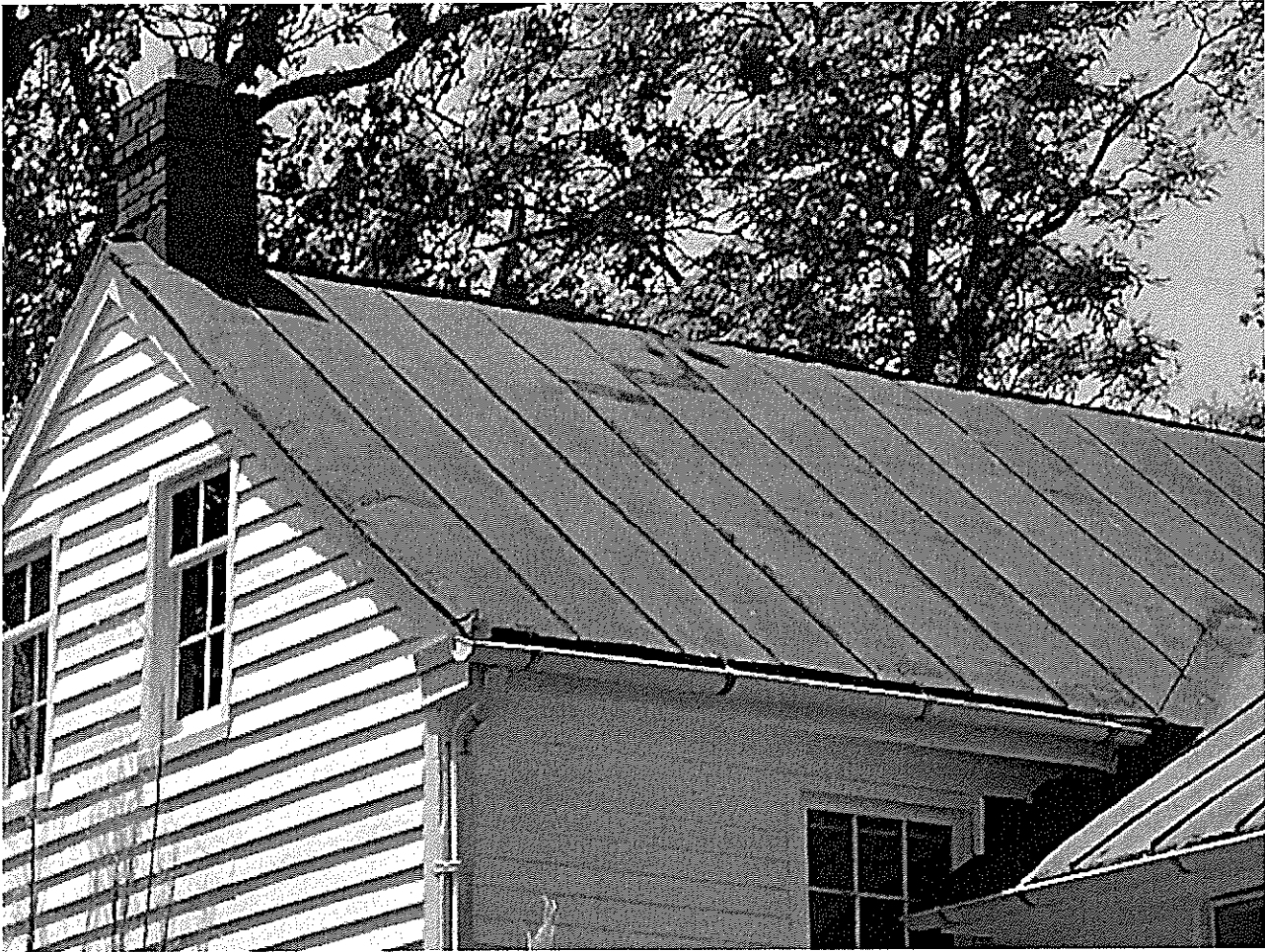




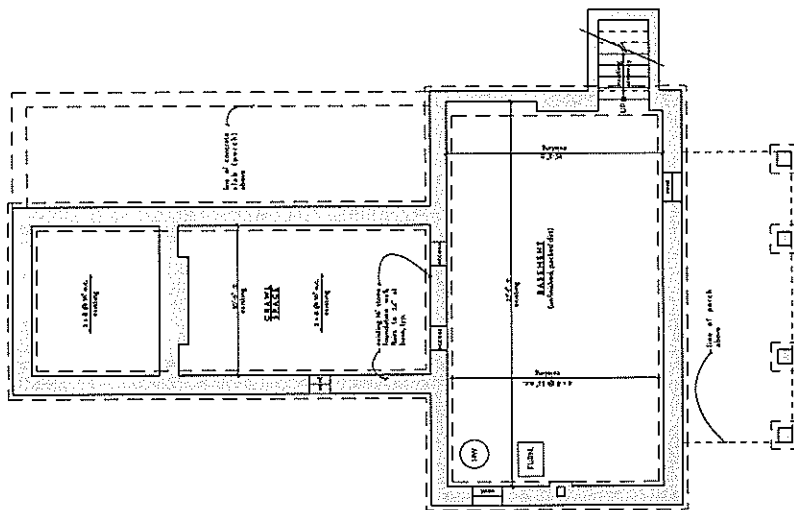




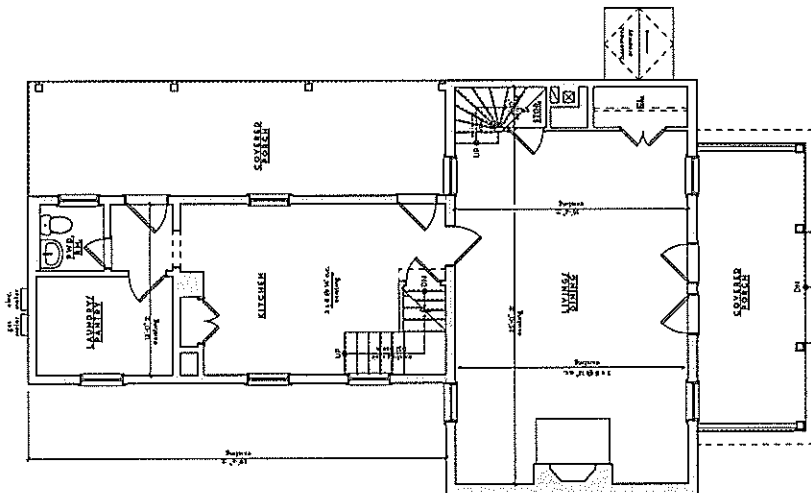




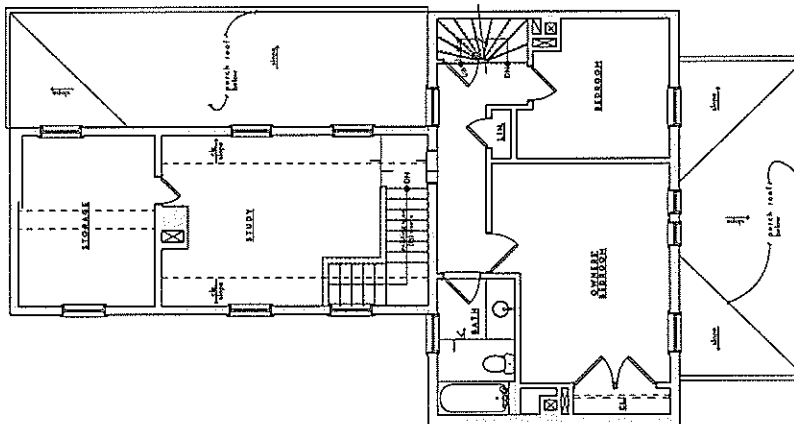
**existing basement plan**  
scale: 1/4" = 1'-0"



## 2 existing first floor plan



**3 existing second floor plan**  
scale: 1/4" = 1'-0"



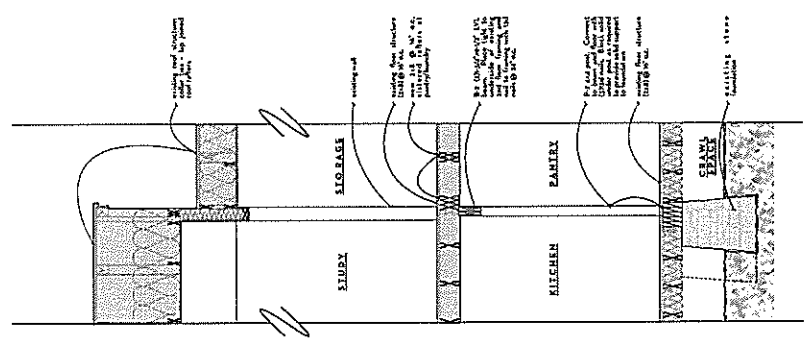
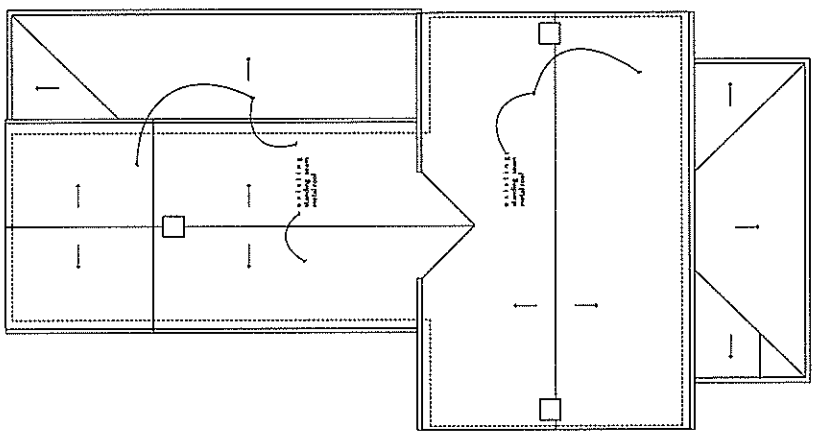
Sweeney Engineering, PC  
Consulting Structural Engineers  
1918 Oak Lodge Road  
Colonsville, MD 21228  
(410) 719-7446



XXXXXXXXXXXXXXXXXXXXXXXXXXXX



ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 04-11-2009 BY 60322  
AUTHORITY 50 USC 3024



A4



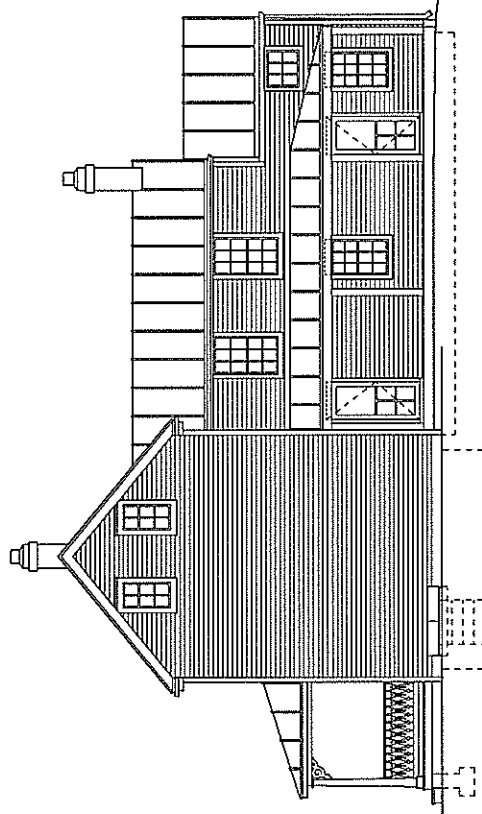
DATE: 03/18/18  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

PROJECT: 1008 Sweeney Road  
 CITY: Baltimore, MD 21228

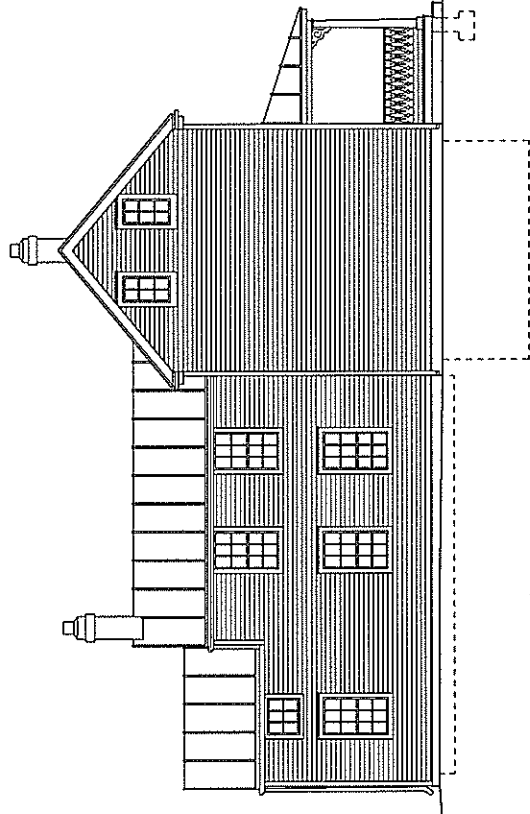
GUEEN RESIDENCE

PROFESSIONAL CERTIFICATION  
 I, the undersigned, being a duly qualified Professional Engineer in the State of Maryland, do hereby certify that I am the author of the foregoing drawings and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 10087, expiring on 03/31/2020.

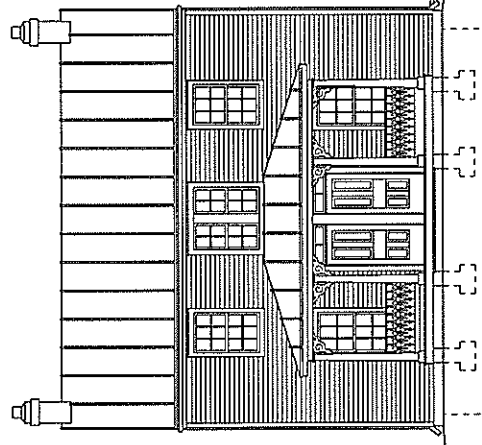
1008 Sweeney Road  
 Baltimore, MD 21228  
 410-719-7446  
 Sweeney Engineering, PC  
 Consulting Structural Engineers  
 1918 Oak Lodge Road  
 Colonsville, MD 21228  
 (410) 719-7446



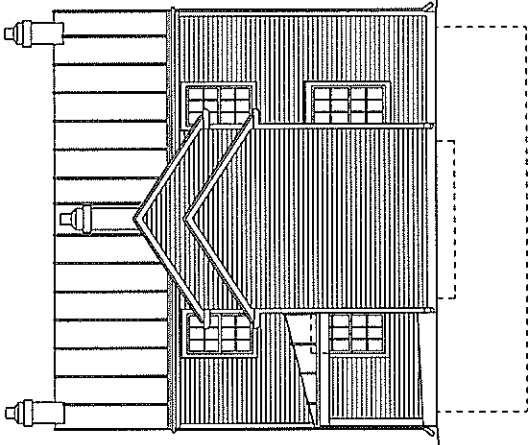
**1 front elevation**  
 scale: 1/4" = 1'-0"



**2 side elevation**  
 scale: 1/4" = 1'-0"



**3 rear elevation**  
 scale: 1/4" = 1'-0"



**4 side elevation**  
 scale: 1/4" = 1'-0"



## Metal Roofing Materials and Wall Systems

### Advantage-Lok II® Standing Seam System

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[PRODUCTS](#)

[All Products at a Glance](#) [open/close](#)

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[GET AN ESTIMATE](#)

[F.A.Q.](#)

[METAL'S BENEFITS](#)

[LITERATURE](#)

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Standing seam systems have been used on traditional and contemporary homes for more than a century. Standing seam metal roof systems' are clean, graceful lines have been an enduring roofing favorite on a wide range of architecture. Advantage-Lok II standing seam roof system features shorter, 1" high ribs as compared to our original Advantage-Lok standing seam system. The 1" rib design gives the standing seam system slightly better wind uplift performance, although both standing seam system designs do an outstanding job in severe weather. The Advantage-Lok II standing seam roof system is popular in up-scale residential and commercial roofing applications. Advantage-Lok II standing seam metal roof system snap securely together with completely concealed fasteners for maximum wind and weather resistance.

**Standing Seam Roof System Gauge Options:**  
26, 24

**Standing Seam Roof System Finish Options:**  
Painted Grades:



**Standing Seam Roof System Warranties:**

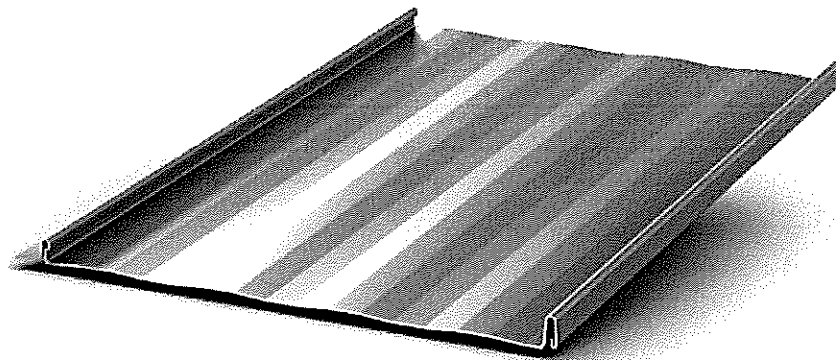
[40 Year Paint Warranty](#)

[25 Year Galvalume Warranty](#)

**Unpainted Grades: Acrylic coated Galvalume**



Advantage-Lok II



[Click here for 26 and 29 gauge SMP colors.](#)

[Please click here for Advantage-Lok II Standing Seam Roof System's care and maintenance instructions](#)



[Click here for Color Chart](#)

**Available Colors for 24 Gauge:**

24 Gauge

[Click here for 24 gauge Kynar colors.](#)



[Click here for Color Chart](#)

**Advantage-Lok II Standing Seam Roof System's Testing and Certifications**



Dade County NOA #06-1002.15 compliant [Click here to see NOA.](#)

Florida Building Code Approval [view files](#)

Texas Department of Insurance Approval #118

UL 790 Fire Resistance Class A

UL 2218 Impact Resistance Class 4

UL 580 Uplift UL Class 90 Construction #529

#### **Advantage-Lok II Standing Seam Roof System Installation**

Install the Advantage-Lok II Standing Seam Roof System on solid decking with a minimum slope of 3 on 12.

Advantage-Lok standing seam roof system can be installed over existing roof shingles in most cases. It's important to check with your licensed standing seam roof system contractor to confirm suitability. [Please click here for the](#)

[Advantage-Lok II® Standing Seam Roof System installation manual](#)

RESIDENTIAL METAL ROOFING

COMMERCIAL / INDUSTRIAL METAL ROOFING

POST-FRAME AGRICULTURAL METAL ROOFING

300

300

300

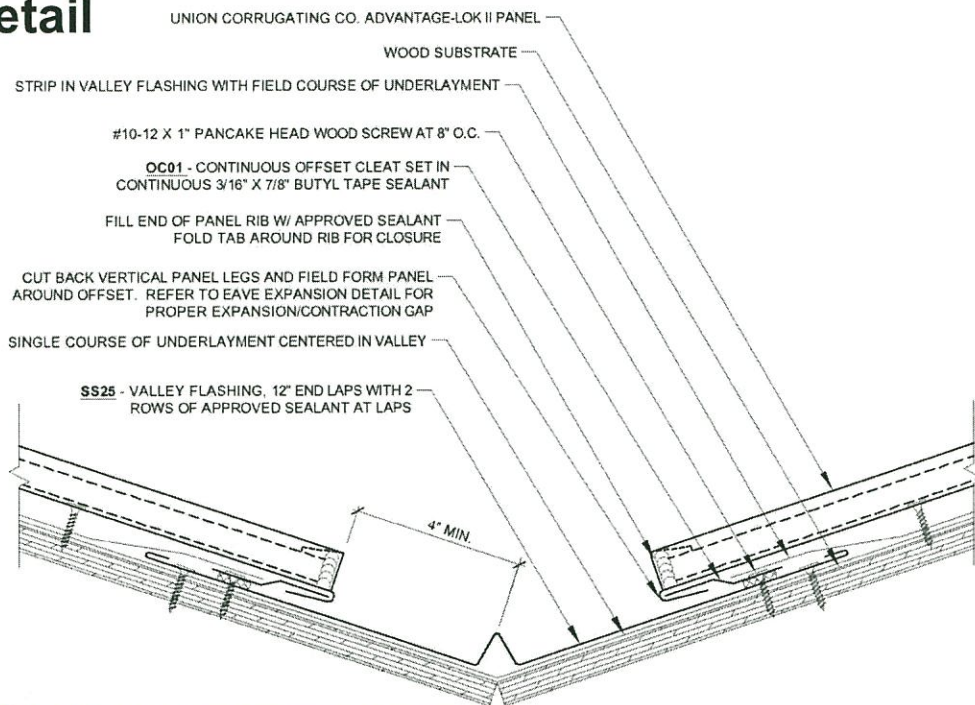


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designed by Artizen

## Valley Detail



## Ridge and Hip Detail

