



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: June 20, 2018

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit: Roof Replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 13, 2018 Historic Preservation Commission meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Janine & John Guerin
Address: 2708 Spencerville Rd., Burtonsville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





Advantage-Lok II® Standing Seam System

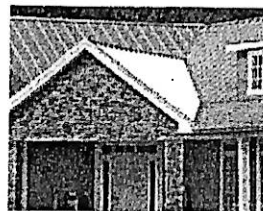
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Standing seam systems have been used on traditional and contemporary homes for more than a century. Standing seam metal roof systems are clean, graceful lines have been an enduring roofing favorite on a wide range of architecture. Advantage-Lok II 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:

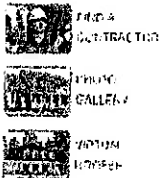


Advantage-Lok II

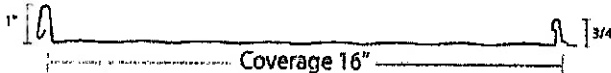
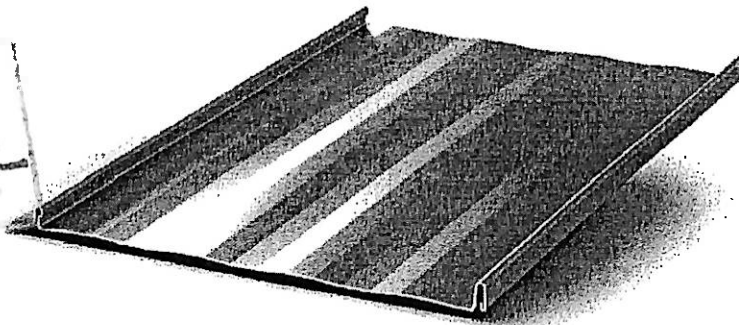


Standing Seam Roof System Warranties:
40 Year Paint Warranty
25 Year Galvalume Warranty

Unpainted Grades: Acrylic coated Galvalume



Handwritten notes and signature:
W/K
7/31/19



[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 10996000

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](#)

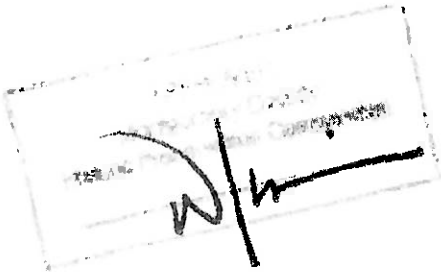
RESIDENTIAL METAL ROOFING

COMMERCIAL / INDUSTRIAL METAL ROOFING

POST-FRAME / STRUCTURAL METAL ROOFING

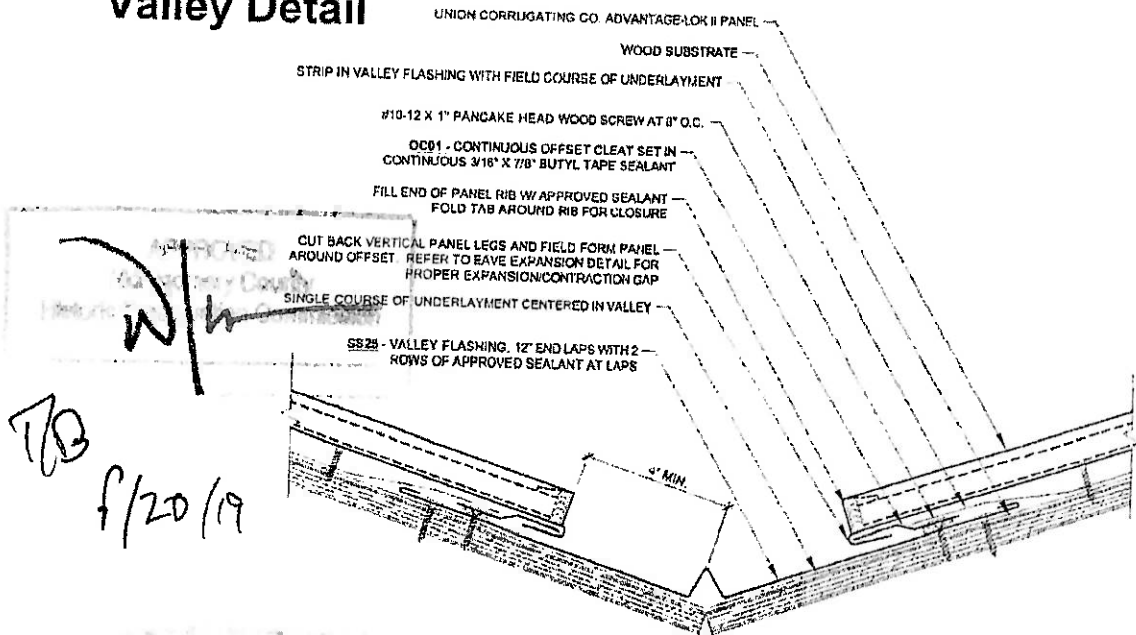
  Find us on Facebook
©2010 Union Corrugating Company. Silmap

designed by Artzen

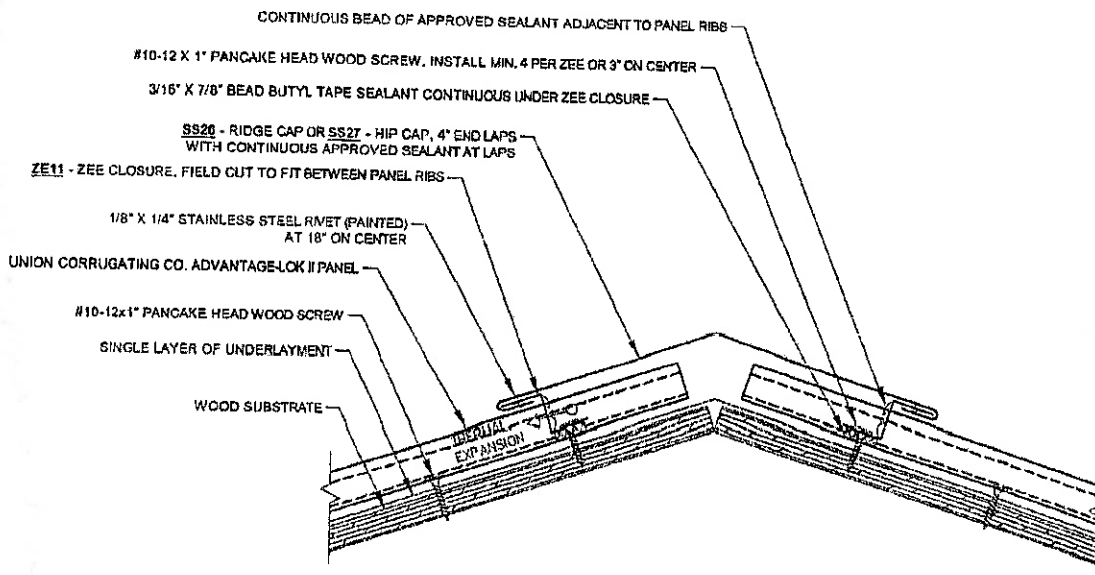


T/B 6/20/19

Valley Detail



Ridge and Hip Detail



Bruechert, Dan

From: Jay Guerin <guerin.jay@gmail.com>
Sent: Wednesday, May 23, 2018 2:32 PM
To: Bruechert, Dan
Cc: Amor
Subject: Fwd: Guerin residence_permit set.pdf // HAWP
Attachments: guerin residence_permit set.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Dan,

Thank you for your response. We have since, and for the first time, been in contact with a previous owner of the farmhouse who did a full restoration of the house in the early 1990s. Her name is Martha Lanigan. She informed us that she had actually served on the Montgomery County HPC for 8 years until 1998. Martha had purchased the property while it was condemned and before then it had been removed from the Historic Registry. She then restored it and was able to get it reviewed and placed back on the Historic Register. She also pointed out to my wife and I that the new system of the standing seam is already present on the barn and our request would not be the first introduction of the modern standing seam system on the property. We have included photos to illustrate this. Martha mentioned that hopefully since this had passed approval previously and was existing when we purchased the property, hopefully it will now qualify for the "like for like" review.

We also wanted to emphasize that we truly appreciate the history and character of the house and have spent a lot of time and resources to renovate and update it. We would not want to do anything which would compromise the integrity of the houses architectural significance, but rather want to do all we can to preserve it while keeping it safe for our family. We would like to move forward with the HAWP application and appreciate you taking it to DPS to geAfter speaking with Martha Lanigan we again spoke with our General Contractor. He made the following points and asked us to also emphasize his concerns:

- We understand the importance of the aesthetics, but it may help to know that the house is not visible from the street. One would need to be physically on our property to see the fine details of the roof, including the shadow line you referred to in an earlier email. We have provided a picture below which shows the house from a midpoint of our very long driveway just as you enter the property.
- Aesthetics does not take function into strong consideration and would be a dangerous thing to do with the very limited existing ventilation.
- The excessive heat generated seasonally requires placing fans in windows detracting from the historic aesthetic and cheapening the appearance of the exterior.
- The biggest difference between the new style and old style of the standing seam system is that the current standing seam system is presealed.
- Existing older style requires hand seaming on site which dramatically increases cost and makes replacement prohibitive.
- Our mortgage lender in collaboration with a HUD inspector has approved funds within the structure of our 203K loan for replacement of the roof which are significantly less than what the old style standing seam would cost and not replacing the roof would eventually jeopardize much or all of the work done to renovate and update the interior of the house.

I have enclosed a site plan so that you can complete our application. We have attached photographs to include with the in-kind request today.

Your further consideration is greatly appreciated. Please do not hesitate to call or email with any additional suggestions or questions. Thank you.

Regards,

Janine and Jay Guerin

janine@guerindesigncollective.com

954-665-1555

guerin.jay@gmail.com

908-303-4060



