

15/59-04A 2708 Spencerville Road
MP #15/59 Bennett-Allnutt House



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 15, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 348018

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Martha Lanigan

Address: 2708 Spencerville Road, Burtonsville; *Master Plan* Site # 15/59, **Bennett-Allnutt House**

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED

MAY 20 2004

Contact Person: Martha Lanigan
Daytime Phone No.: 301-384-9559 **DIV. OF CASE WORK MGMT.**

Tax Account No.: ~~34449~~ 00249466

Name of Property Owner: Martha R. Lanigan Daytime Phone No.: 301-384-9559

Address: 14420 Basingstoke Lane, Silver Spring, MD, 20905
Street Number City Street Zip Code

Contractor: Edwin Carballo, Accurate Home Svcs. Phone No.: 301-681-9755

Contractor Registration No.: MHC 43437

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 2708 Street: Spacerville Rd.

Town/City: Burtonsville Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: Fairview

Liber: 5760 Folio: 216 Parcel: P600

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: Alum. triple track storm windows

1B. Construction cost estimate: \$ 1,500.00

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.

Martha R. Lanigan
Signature of owner or authorized agent

May 19, 2004
Date

Approved: X _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 7/15/04

Application/Permit No.: 348018 Date Filed: 6/14/04 Date Issued: _____
EMC

**Bennett-Allnutt House
Historic Area Work Permit
May 2004**

List of Adjacent Property Owners

**Burtonsville Park
Maryland National Capital Park and Planning Commission**

**Rosa O. Perdomo
15701 Oursler Rd.
Burtonsville, MD 20866**

**Smith W. Allnutt, 3rd, et al
15609 Oursler Rd.
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Bennett-Allnut House
Historic Area Work Permit
May 2004

1. Written description of the Project

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

“The Bennett-Allnut House is a rehabilitated two and one-half story frame double parlor plan I-house,” built circa 1862. The approximately two acre site includes a barrel vaulted brick and stone root cellar; a “randomly laid Seneca stone gable ended smokehouse with a raised seam metal roof;” and, a two story frame barn with concrete block addition. “The Bennett-Allnut House is locally significant as a rare surviving example of a double-parlor plan I-house in Montgomery County. It is the sole representative of this type of house to be identified in eastern Montgomery County...” *

- b. General description of project and its effect on the historic resource(s), the[”] environmental setting, and, where applicable, the historic district:

The purpose of this HAWP is to request approval to replace some existing wood storm windows with white triple-track aluminum storm windows to facilitate use of the “ windows by tenants (the house is presently a rental property). The wood storm windows are all in good repair and newly painted. Those to be removed will be stored in the barn for possible reuse. The location of storm windows to be replaced will be marked on the plans.

* Quoted material is from the Maryland Historic Trust Inventory Form dated June 1994



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MAY 20 2004

Contact Person: Martha Lanigan
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Tax Account No.: ~~301418~~ 00249466

Name of Property Owner: Martha R. Lanigan Daytime Phone No.: 301-384-9559

Address: 14420 Basingstoke Lane, Silver Spring, Md. 20905
Street Number City State Zip Code

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Contractor Registration No.: MHC 43437

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House Number: 2708 Street: Spencerville Rd.

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Lot: _____ Block: _____ Subdivision: Fairview

Liber: 5760 Folio: 216 Parcel: P600

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1A. CHECK ALL APPLICABLE:

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- Single Family
- Fence/Wall (complete Section 4)
- Other: Alum. triple track storm windows

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

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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.

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Signature of owner or authorized agent

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**Bennett-Allnutt House
Historic Area Work Permit
May 2004**

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May 2004

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- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The purpose of this HAWP is to request approval to replace some existing wood storm windows with white triple-track aluminum storm windows to facilitate use of the windows by tenants (the house is presently a rental property). The wood storm windows are all in good repair and newly painted. Those to be removed will be stored in the barn for possible reuse. The location of storm windows to be replaced will be marked on the plans.

* Quoted material is from the Maryland Historic Trust Inventory Form dated June 1994

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	2708 Spencerville Road, Burtonsville	Meeting Date:	07/14/04
Resource:	<i>Master Plan</i> Site # 15/59 Bennett-Allnut House	Report Date:	07/07/04
Review:	HAWP	Public Notice:	06/30/04
Case Number:	15/59-04A	Tax Credit:	Yes
Applicant:	Martha Lanigan	Staff:	Michele Naru
Proposal:	Storm Window Installation		
Recommendation:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan* Site # 15/59, **Bennett-Allnut House**
STYLE: Vernacular
DATE: c1862, Late 1800s

The Bennett-Allnut House is a rare surviving example of a house with a double entrance on its main (south) facade. While this German building 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 built c1862 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.

PROPOSAL:

The applicant is proposing to replace existing, wood storm windows with white, triple track aluminum storm windows to facilitate the use of the windows by the tenants. The wood storm windows are in good repair and newly painted. These windows to be removed will be stored in the barn for possible reuse.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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; or

6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



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Martha R. Lanigan
Signature of owner or authorized agent

May 19, 2004
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 348018 Date Filed: 6/14/08 Date Issued: _____
EMC

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

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5. PHOTOGRAPHS

- 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.
- 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

**Bennett-Allnutt House
Historic Area Work Permit
May 2004**

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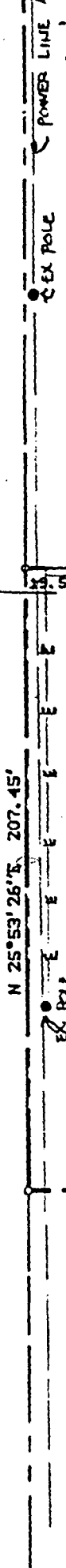
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OURSLEER ROAD

Bristowville, Md.



FANNIE W. ALLNUT
LIBER 5781 - FOLIO 11

LIBER 5760 - FOLIO 216
AREA = 84,932 SQ.FT.
OR 1.9498 AC.

11TH W. ALLNUT III
BER 3853 - FOLIO 808

IRON PIPE FOUND ON LINE

S 64°09'45"E 128.47'

IRON PIPE FOUND

S 85°56'37"E 131.12'

IRON PIPE FOUND

IRON PIPE FOUND

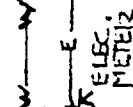
N 27°29'33"E 96.47'

EXISTING ONE STORY BLOCK & FRAME GARAGE

IRON PIPE FOUND

S 31°27'16"E 128.27'

DRIVEWAY



EXISTING

TWO-STORY FRAME HOUSE

EXISTING STONE STORAGE BLDG.

S 26°17'20"W 125.00'

IRON PIPE FOUND

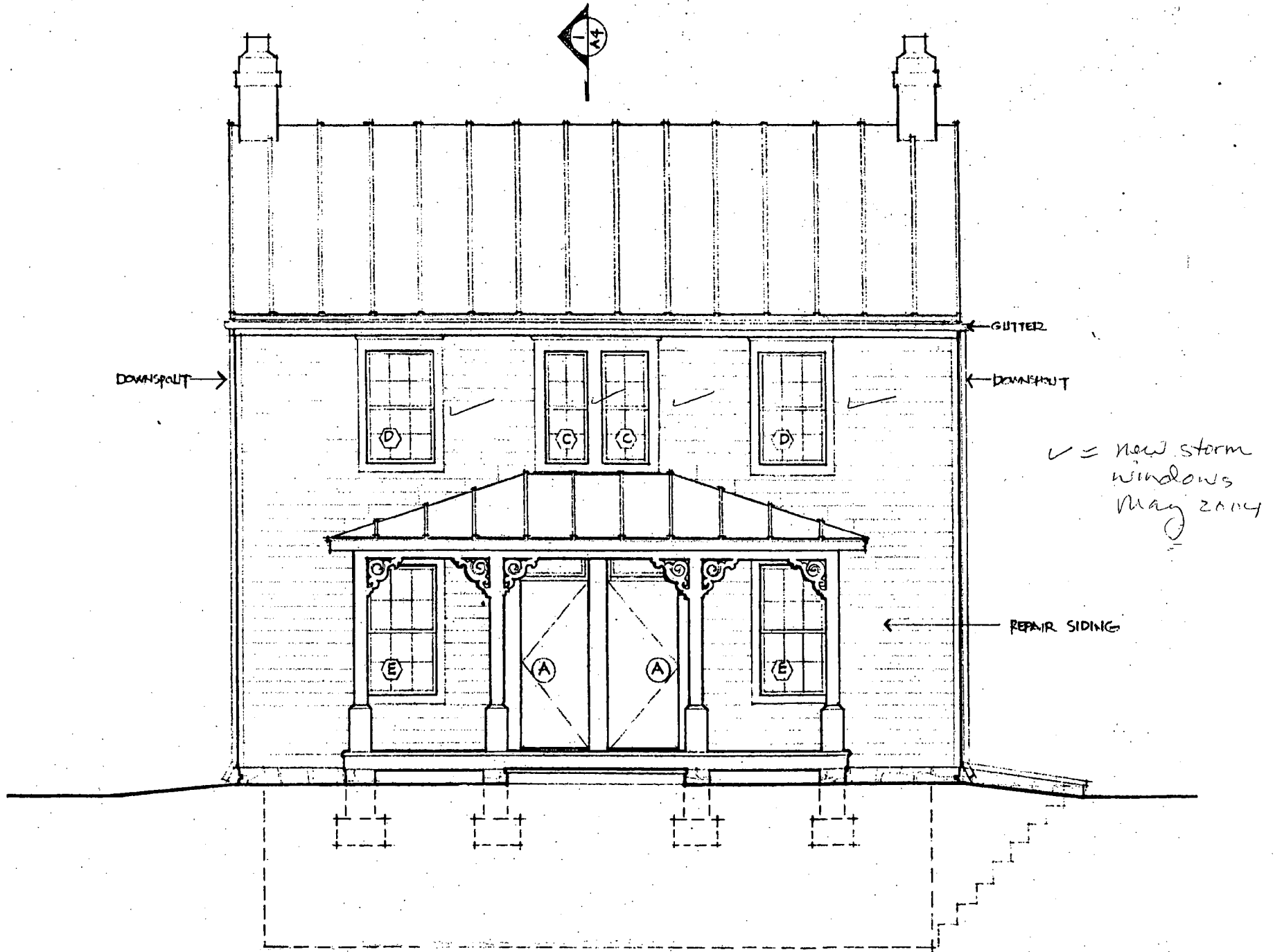
S 55°39'45"W 120.13'

IRON PIPE FOUND

IRON PIPE FOUND

DRIVEWAY gravel

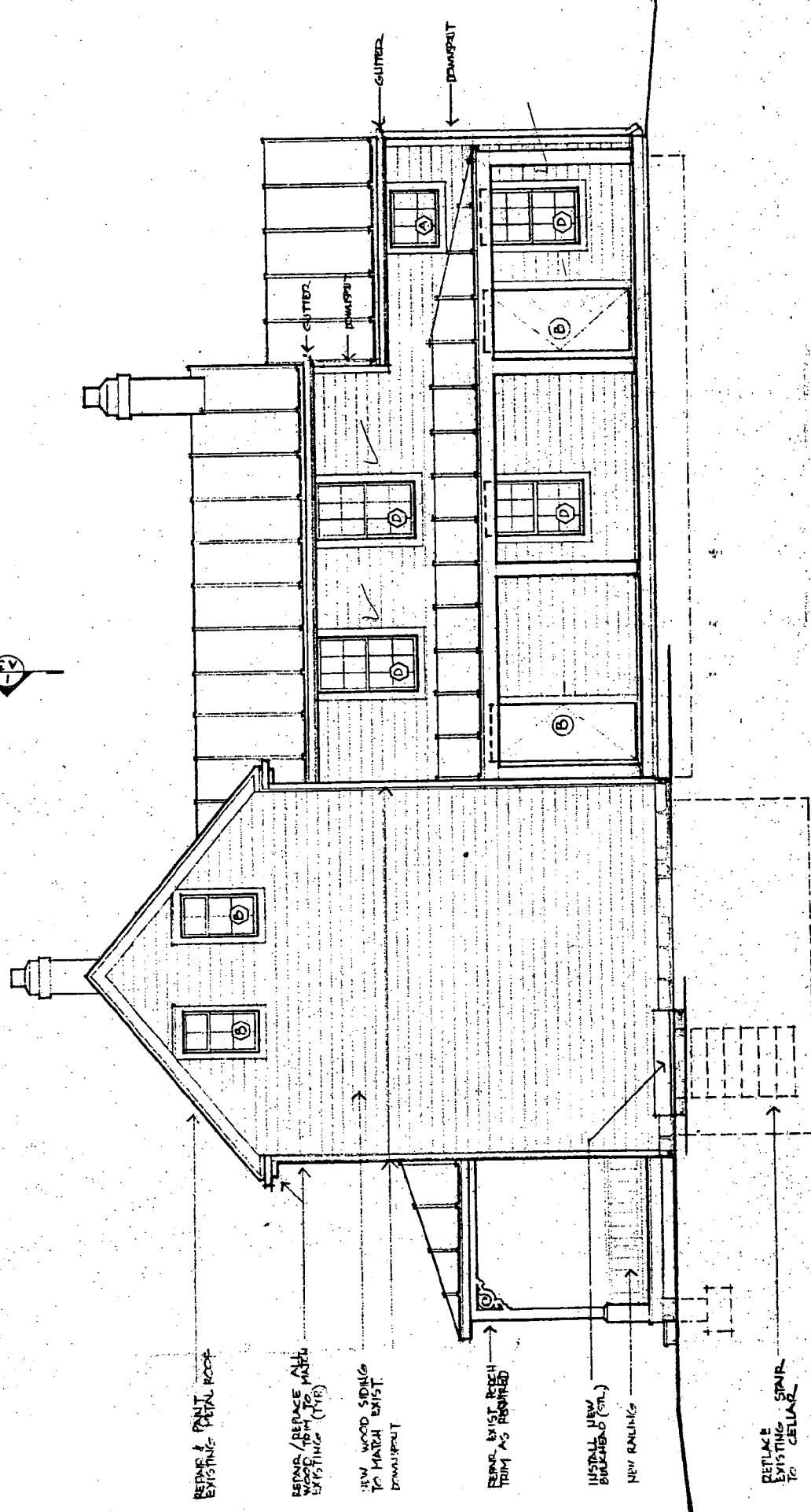
(A)



8
A2

Front Elevation

1/4



REPAIR & PAINT EXISTING PEELING ROOF

REPAIR / REFACE ALL WOOD TRIM TO MATCH EXISTING (TYP)

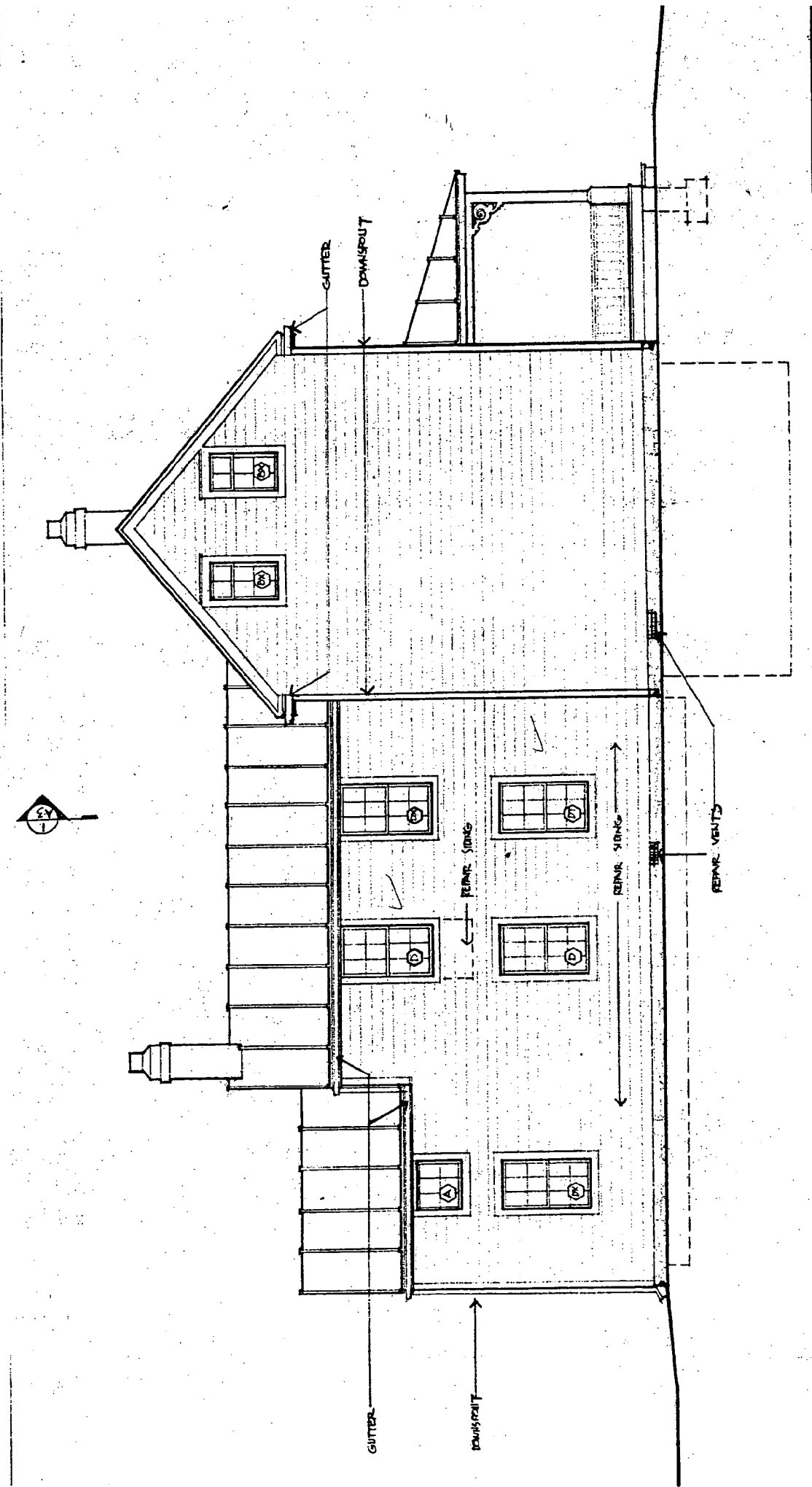
NEW WOOD SIDING TO MATCH EXISTING DOWNSPOUT

REPAIR EXIST. ARCH TRIM AS REQUIRED

INSTALL NEW BULKHEAD (SML.) NEW RAILING

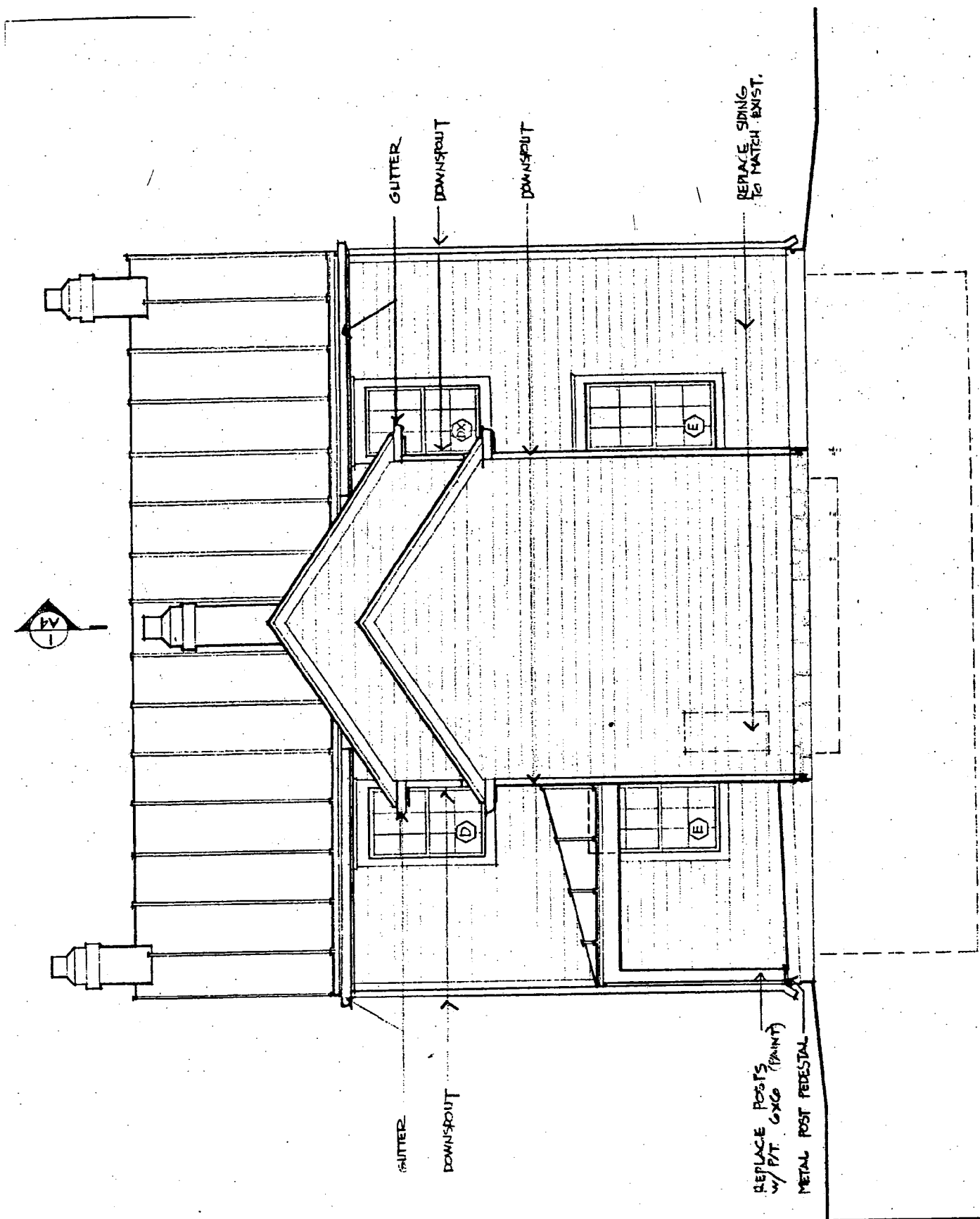
REPLACE EXISTING STAIR TO CELLAR

Side Elevation



Side Elevation

10



REPLACE POSTS
w/ P/T 6x6 (PAINT)
METAL POST PEDESTAL

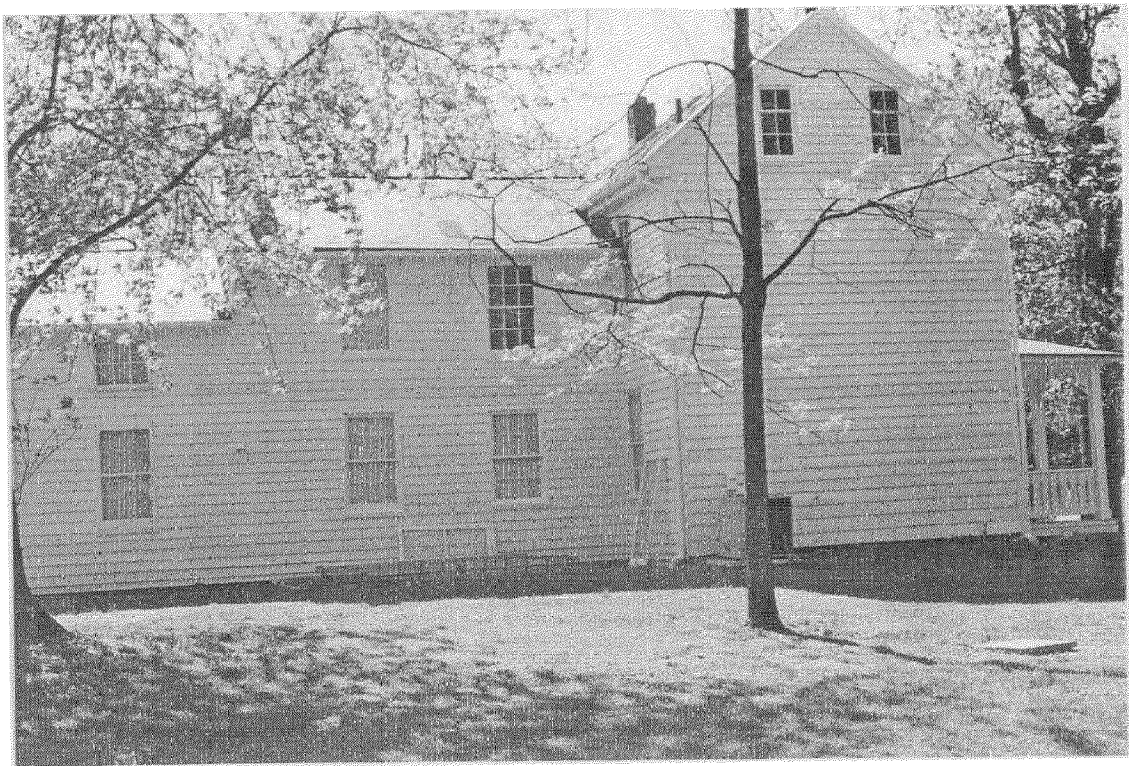
GUTTER
DOWNSPOUT

GUTTER
DOWNSPOUT
DOWNSPOUT

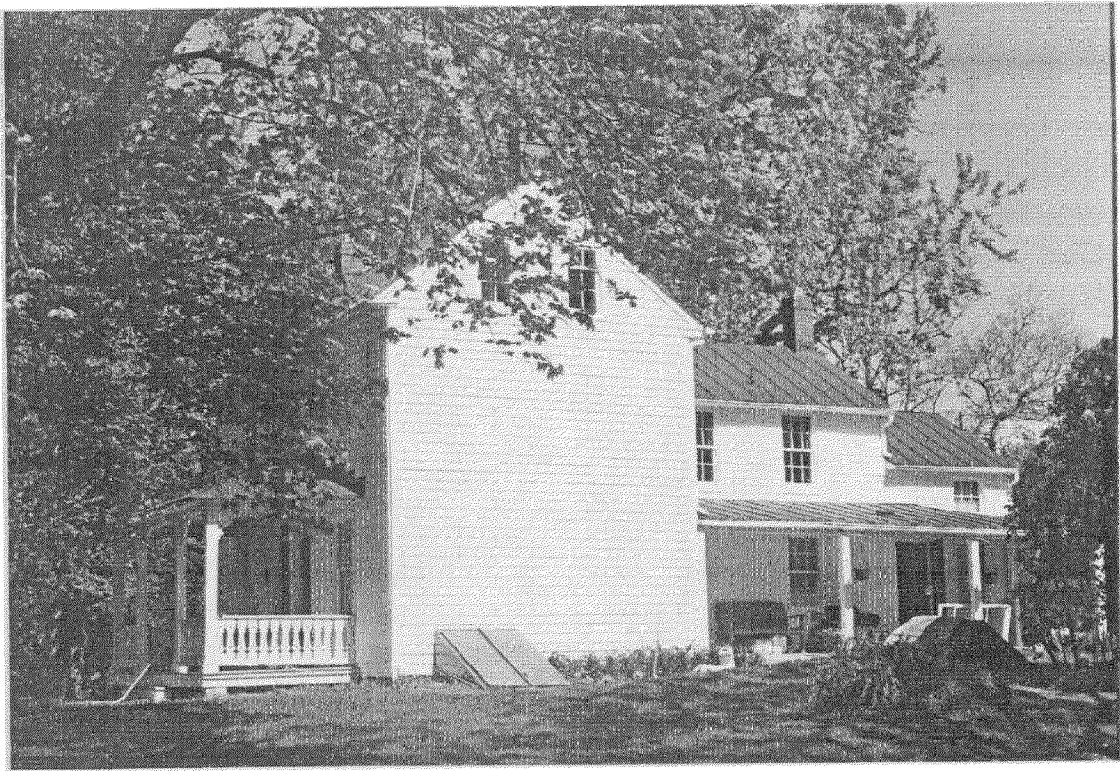
REPLACE SIDING
TO MATCH EXIST.



Front



Bennett-Allnutt House
West side
May 2004 (12)



Bennett-Allnut House
East Side
May 2004

13



Bennett-Allnutt House
North side
May 2004

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
<i>Attached</i>	

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REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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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.

2108 Spencerville Rd.
Bartonsville, Md.

OURSLEER ROAD

POWER LINE A
EX. POLE

N 25° 53' 26" E 207.45'

IRON PIPE FOUND ON LINE

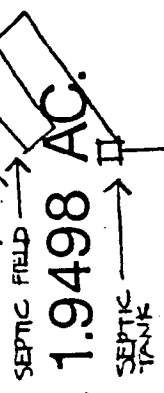
S 64° 09' 45" E 128.47'

FANNIE W. ALLNUT
LIBER 5781 - FOLIO 10

LIBER 5760 - FOLIO 216
AREA = 84,932 SQ.FT.
OR 1.9498 AC.

SMITH W. ALLNUT III
LIBER 3853 - FOLIO 808

N 64° 18' 54" E 248.26'



EXISTING

TWO-STORY FRAME HOUSE

EXISTING ONE STORY BLOCK & FRAME GARAGE

EXISTING STONE STORAGE BLDG.

DRIVEWAY gravel

IRON PIPE FOUND

IRON PIPE FOUND

IRON PIPE FOUND

IRON PIPE FOUND

IRON PIPE FOUND

IRON PIPE FOUND

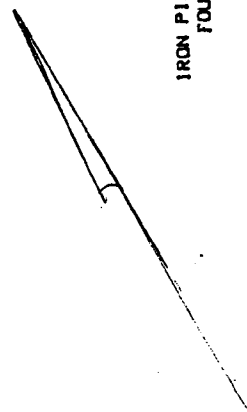
N 27° 29' 33" E 96.47'

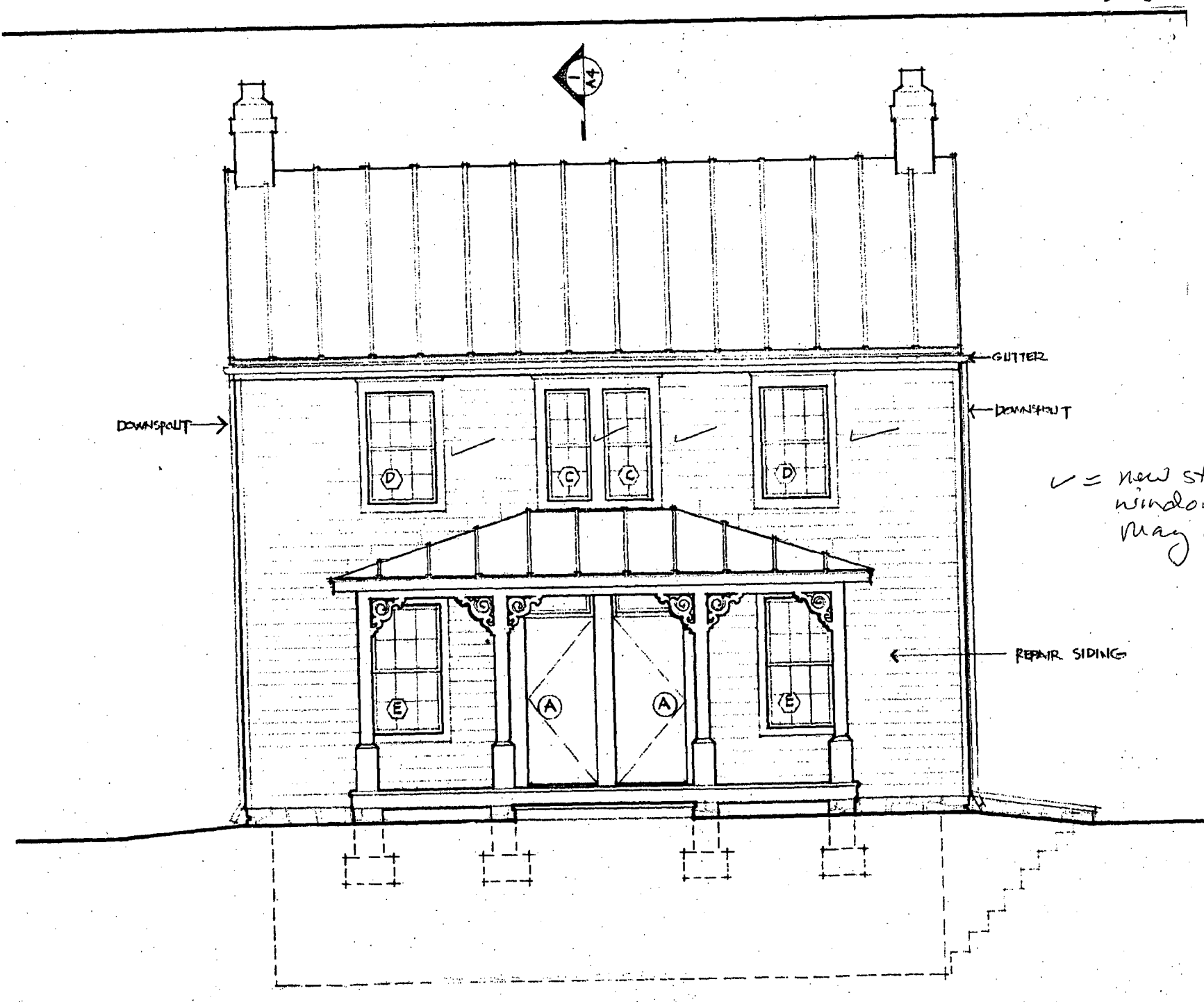
S 12° 25' 16" E 128.21'

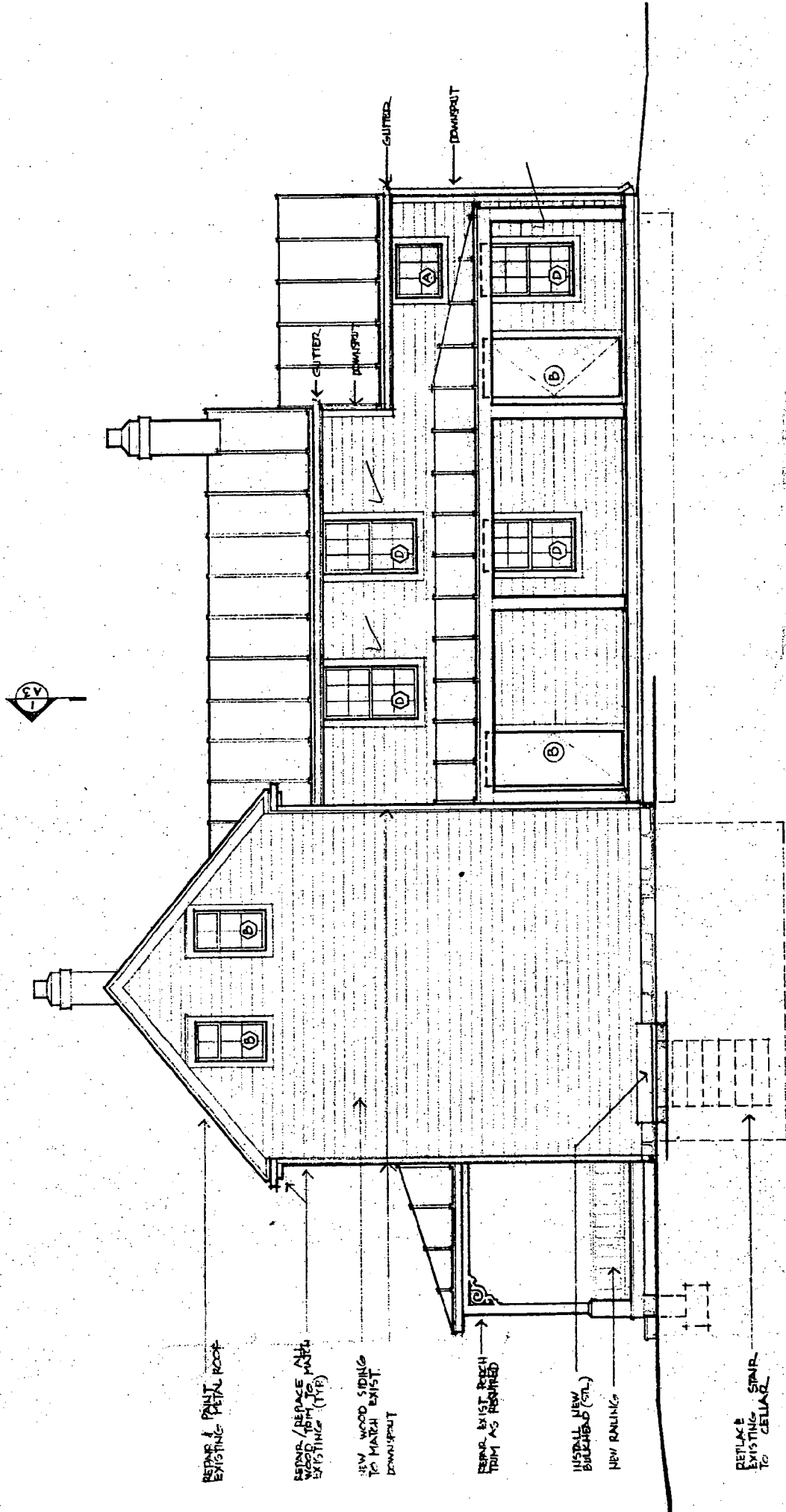
S 55° 39' 45" W 120.13'

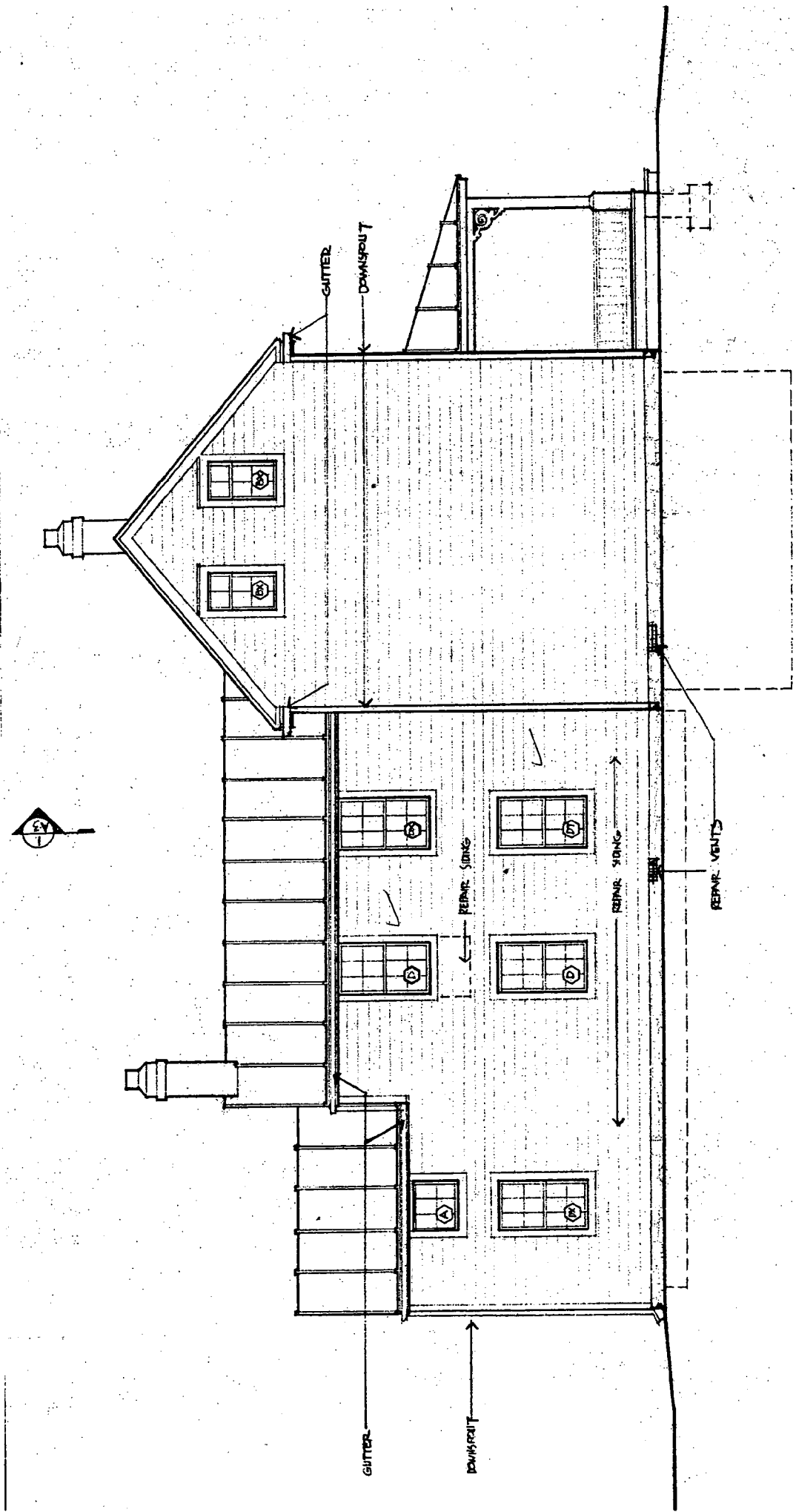
S 26° 17' 20" W 175.00'

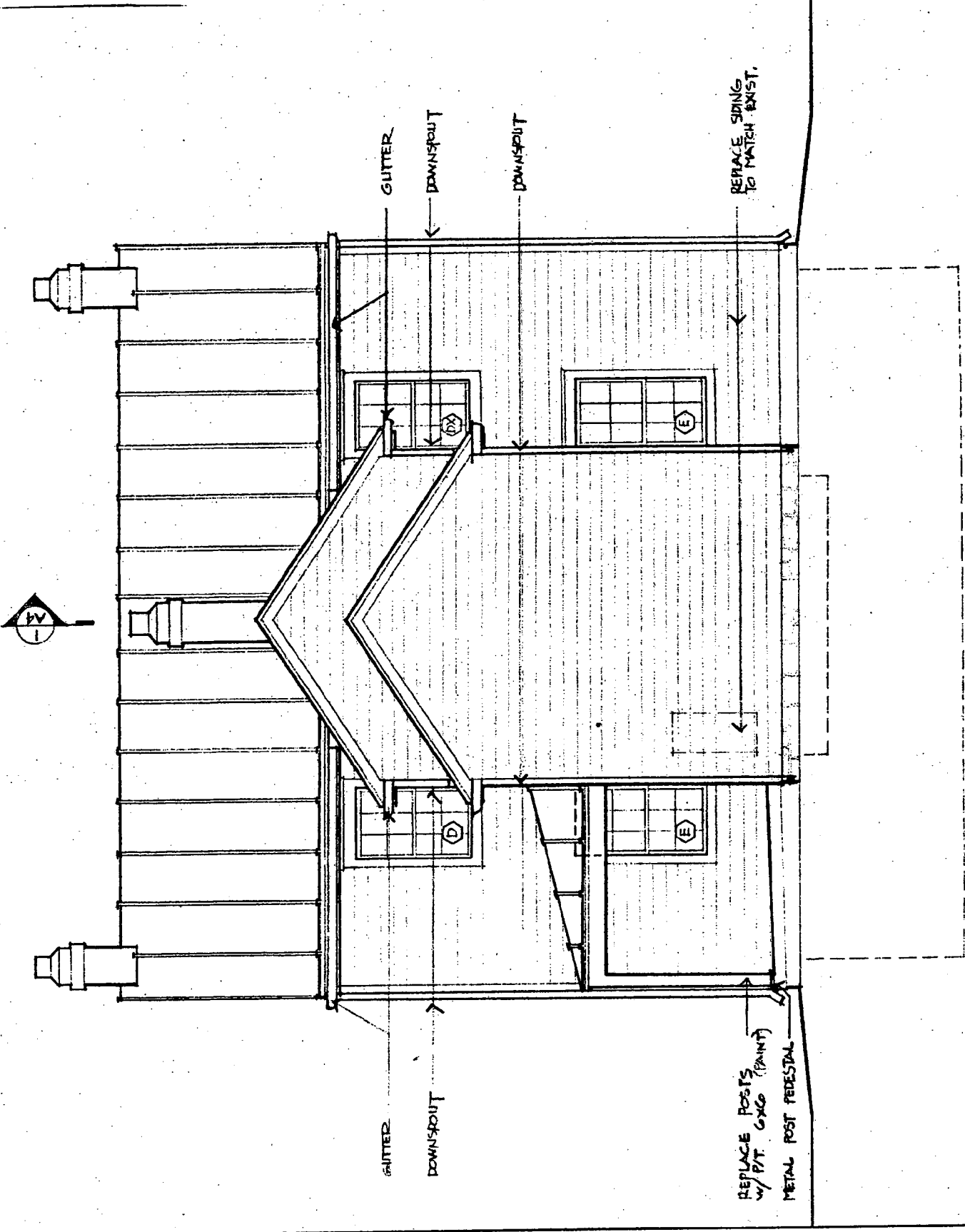
S 12° 25' 16" E 128.21'





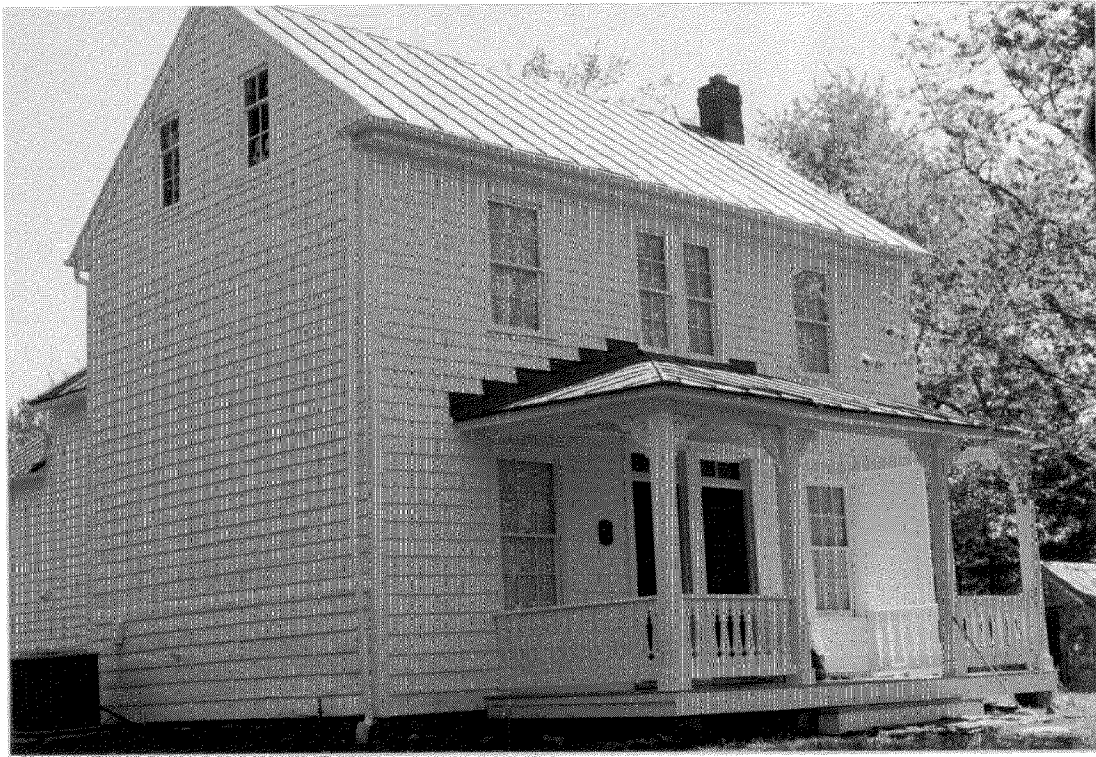




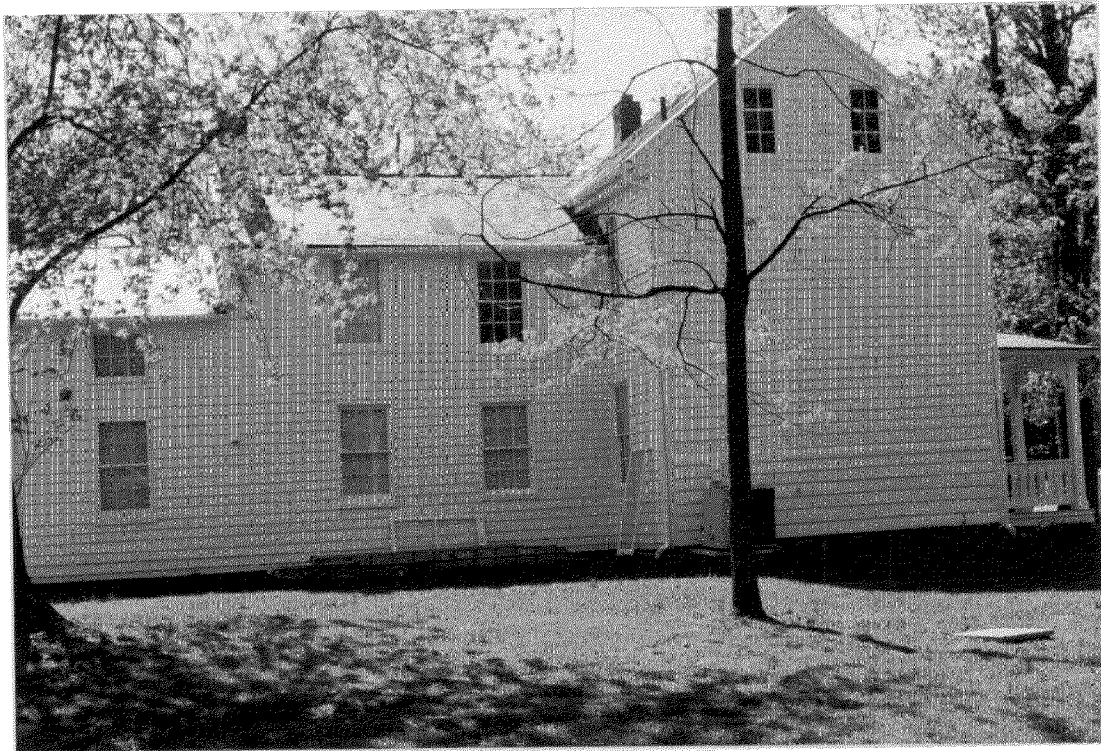




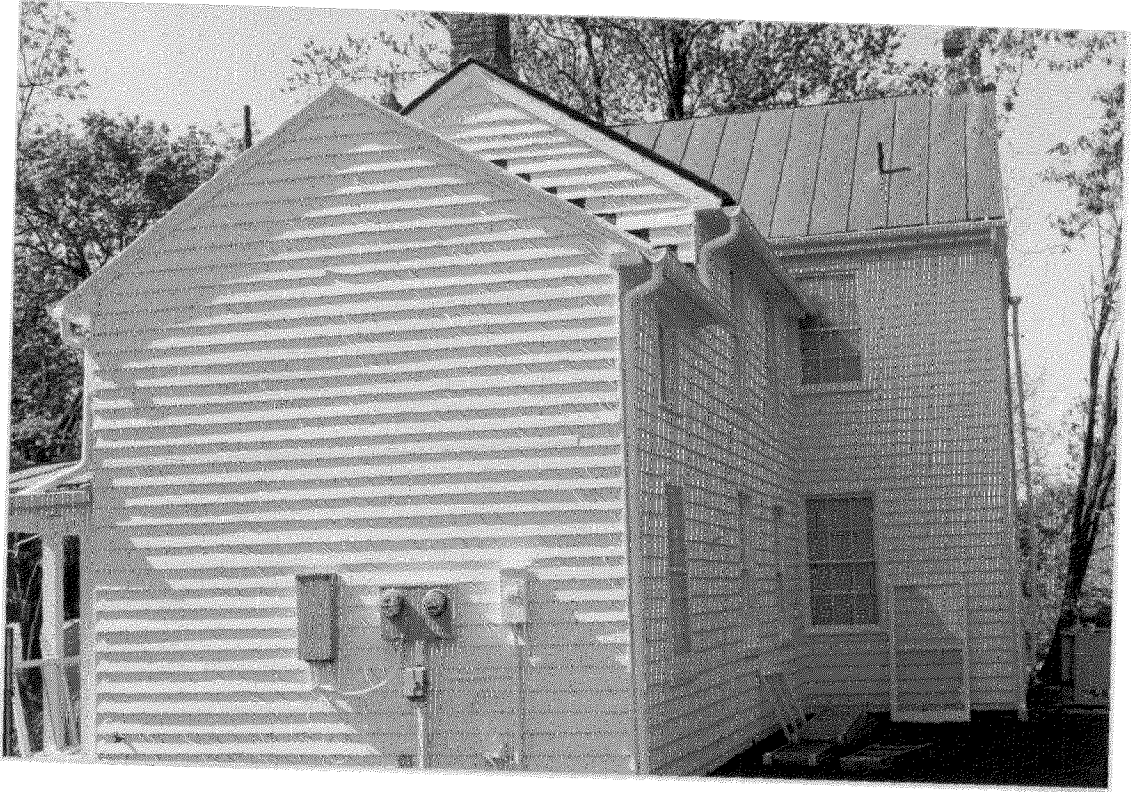
Bennett-Allnut House
East side
May 2004



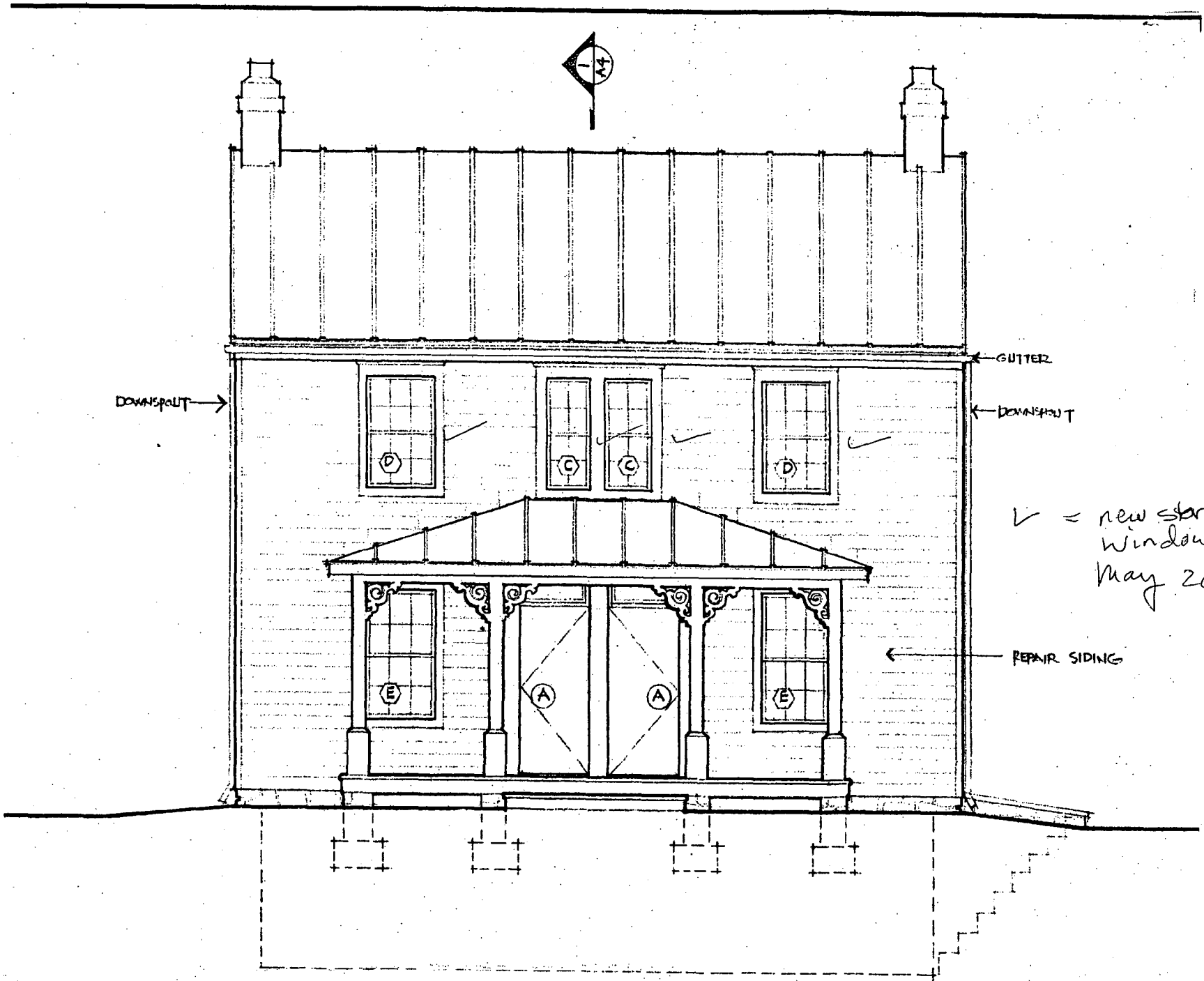
Front



*Bennett-Allnutt House
West side
May 2004*

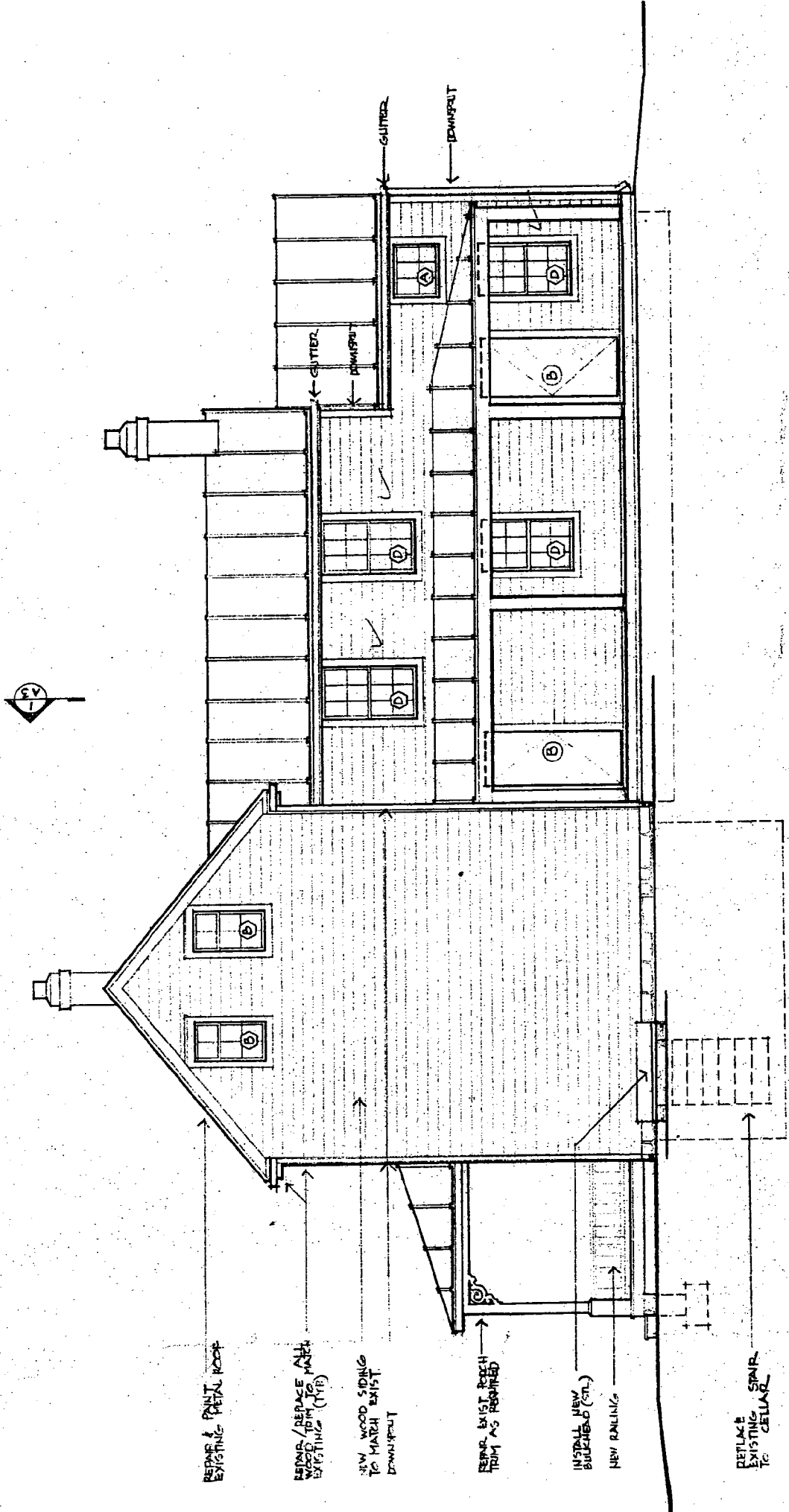


Bennett-Allnutt House
North side
May 2004



A2

Front Elevation



Side Elevation

