

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

<b>Address:</b>	16 Oxford Street, Chevy Chase	<b>Meeting Date:</b>	3/11/2020
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	3/4/2020
<b>Applicant:</b>	Matt Leggett	<b>Public Notice:</b>	2/26/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	35/13-20J	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Roof Replacement		

---

**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1916-1927

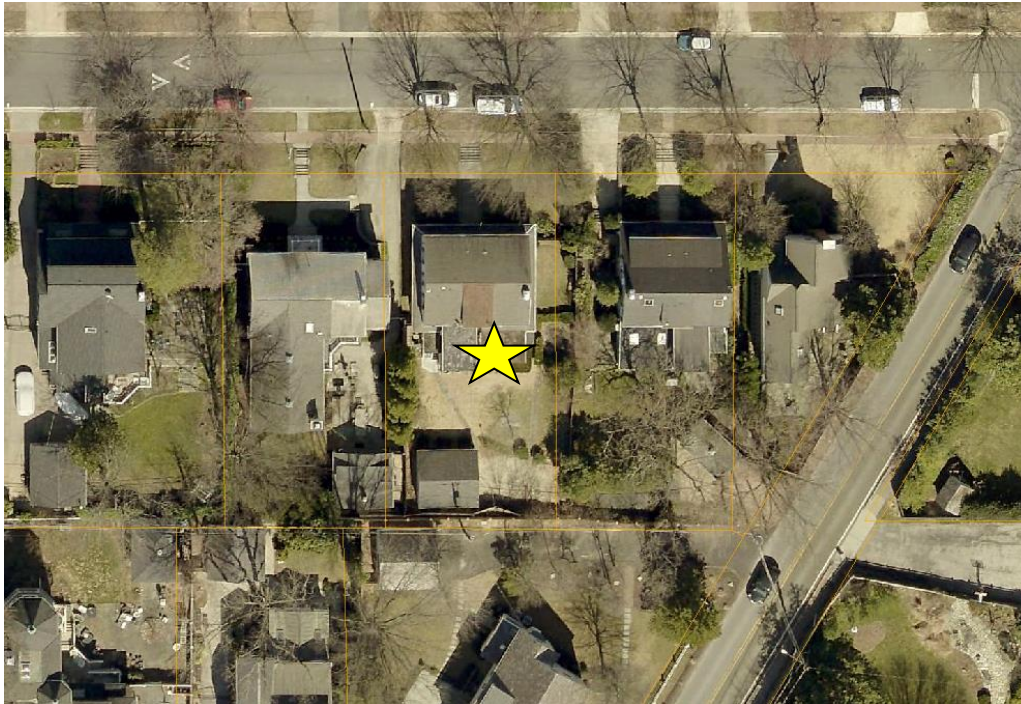


Fig. 1: 16 Oxford Street.

## **PROPOSAL**

The applicant proposes to replace the roofing on the house. The applicant proposes to remove all of the three-tab asphalt shingles and install cedar shake in its place. Additionally, the applicant proposes to remove the tin roofing installed on the flat roof surfaces and install thermoplastic Polyolefin (TPO). Staff finds that cedar shake is an appropriate material for this house and that the TPO roofing will not be visible from the surrounding district.

Not subject to HPC review and approval, the applicant proposes to repair 24 (twenty-four) historic wood windows. Any materials that have deteriorated beyond repair will be replaced in kind. As this is a repair in-kind, HPC review and approval is not required. This work is eligible for the Montgomery County Historic Preservation Tax Credit.

Also not subject to HPC review and approval, the applicant proposes to remove the existing 5" (five-inch) half round aluminum gutters and install 6" (six-inch) copper half-round gutters. Staff finds that this is an in-kind replacement as the design and materials (metal) are the same, and the 1" dimensional difference is de minimis.

## **APPLICABLE GUIDELINES:**

### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

### **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 ensure 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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

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

The Secretary of the Interior defines rehabilitation 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.” The relevant *Standards* are as follows:

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.
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.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) and (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, and 9;*

and with the general condition that the applicant shall present the **3 permit sets 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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Matthew.h.leggett@gmail.com Contact Person: Matt Leggett  
Daytime Phone No.: 202-210-0201  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Matthew & Melissa Leggett Daytime Phone No.: 202-210-0201  
Address: 16 Oxford Street Cherry Chase Maryland 20815  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 16 Street: Oxford Street  
Town/City: Cherry Chase Nearest Cross Street: Brookville Road  
Lot: 121+22 Block: 54, sec 2 Subdivision: 009  
Liber: 17293 Folio: 458 Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PAINT 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: Roof, Gutters, Windows

1B. Construction cost estimate: \$ 80,000

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.

Matthew H. Leggett  
Signature of owner or authorized agent

2/19/2020  
Date

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

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

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



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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

*See attached*

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

*See attached*

2. **SITE PLAN** *See attached plot*

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS** *Not applicable.*

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.

- a. ***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.
- b. ***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** *See attached written description of project.*

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS** *See attached.*

- a. 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.
- b. 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** *Not applicable.*

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** *See attached.*

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address</b> Matthew H. Leggett Melissa V. Leggett 16 Oxford Street Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Scott E. Talbott LeAnn H. Talbott 33 Oxford Street Chevy Chase, MD 20815	Gail S. Feldman 18 Oxford Street Chevy Chase, MD 20815
<del>J. W. Rayder Jr.</del> Josh Davis <del>Helene Rayder</del> Lauren Davis 14 Oxford Street Chevy Chase, MD 20815	Suzanne G. Hodges Trustee 6300 Brookville Road Chevy Chase, MD 20815

**Attachment – Project Description**

**Additional Project Description to That Provided With Regard to HPC September 11, 2019 Agenda**

**1. Written description of project**

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

The Chevy Chase Village Historic District was created in 1995, with 11 buildings initially, and expanded in 1998 to include 326 structures, mostly residences, between the Chevy Chase Club and Bradley Lane on the north and Western Avenue on the south.

According to a document available on the Montgomery Planning Department website, quoting *Places from the Past: The Tradition in Gardez Bien in Montgomery County, Maryland* by Clare Lise Cavicchi:

Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

The property located at 16 Oxford Street was approved as a "certified historic structure" by the Maryland Historical Trust on August 4, 2017. Constructed in 1918, the property is a Colonial Revival, two-story, side gable-roofed, wood and stucco house with painted aluminum siding, rectangular in shape. It features regularly spaced window openings on the first and second floors, six over six double-hung sash windows, and a columned front porch. On the interior, the first floor is divided by a hall with a staircase and living and dining rooms on either side. The kitchen, breakfast room, family room, and half bathroom are located in the rear. The second floor contains four bedroom, two bathrooms, and one sun room. There is a detached garage at the rear of the property that was built at the same time as the house.

In 2018, a project was completed to remove, restore, and reinstall eleven six over six double-hung sash windows located in four bedrooms and two bathrooms on the second story that appear on the North, East, West, and South facades. To varying degrees, these windows did not operate properly, did not meet in the middle to lock properly, had broken sash cords, had broken or missing glass panes, had deteriorating wood pieces, needed reglazing, and needed weatherizing. Repairs were made in-kind, with materials matching the design, size, scale, composition, and visual characteristics of the existing materials. No historic windows were replaced with modern windows. The project did not attempt to restore a missing feature that was in place historically. The project successfully solved the rehabilitation problem.

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

We propose to continue our work to restore 16 Oxford Street to its original beauty and maintain its good condition. We applied for approval to restore historic siding and historic trim below non-historic aluminum siding in connection with the Historic Preservation Commission September 11, 2019 Agenda. We received approval to proceed with the project by letter dated

**Applicant: Matthew H. Leggett, 16 Oxford Street, Chevy Chase, Maryland 20815**

**Attachment – Project Description****Additional Project Description to That Provided With Regard to HPC September 11, 2019 Agenda**

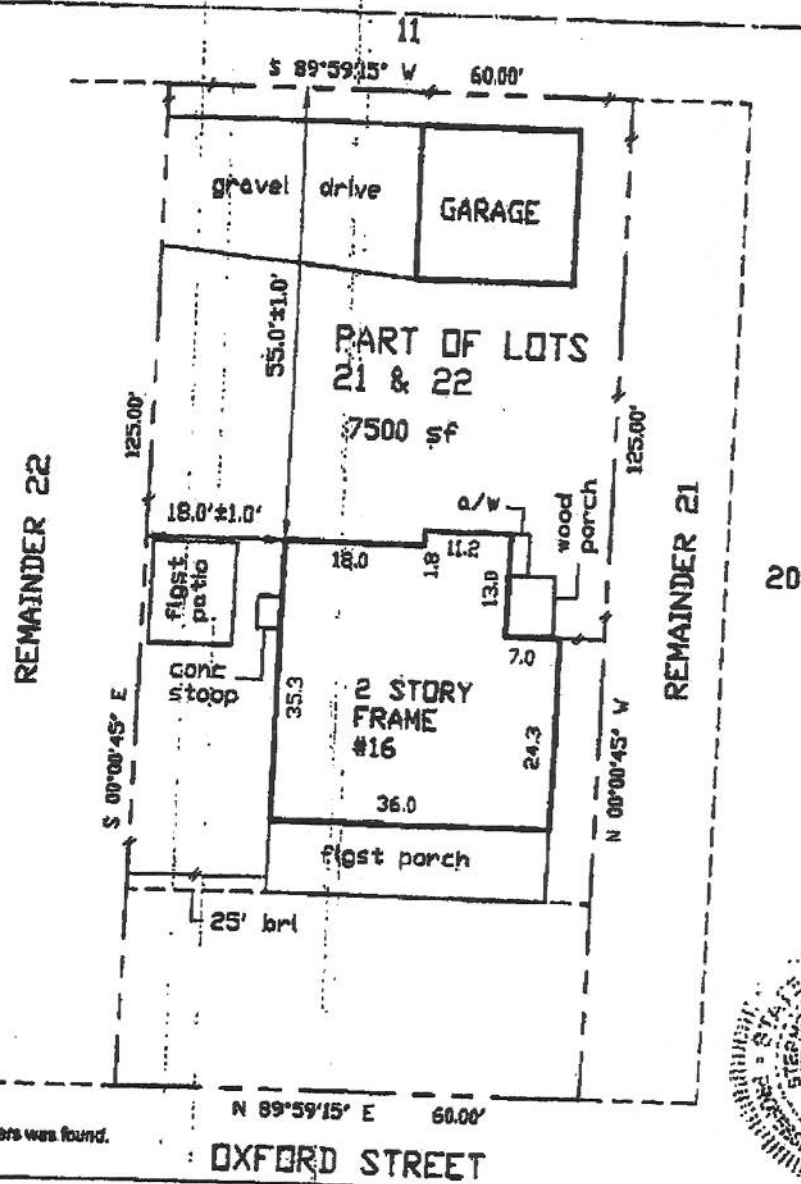
December 3, 2019. We are currently undertaking that project. During that project, we have determined that it is advisable to replace the roofs and gutters at this time. We also plan to restore up to 24 additional historic windows that match the same description, and would be restored in the same way, as those restored in our 2018 window restoration project.

Specifically, we plan to undertake the following work, which will be in addition to our historic siding repair project currently underway:

- Replace existing three-tab asphalt shingle roof with new cca treated cedar shake shingle on side-gabled roof on main house and on garage. Cedar shake shingle is historically appropriate and used on many houses, including those in the Colonial Revival style, in our historic neighborhood.
- Replace existing tin roof with new thermoplastic polyolefin (TPO) roof on flat roof on 1<sup>st</sup> floor kitchen porch, 1<sup>st</sup> floor family room, 2<sup>nd</sup> floor family room, and attic dormer, all in the back of the house. It is our understanding that tin is no longer available for roofing, and that new materials like TPO are used in lieu of it.
- Replace existing five-inch, half-round aluminum gutters and downspouts with new six-inch, half-round copper gutters and downspouts on the house and garage. The existing five-inch gutters are too small to handle the water volume on the house, necessitating an increase to a six-inch gutter. Copper gutters and downspouts are historically appropriate and used on many houses, including those in the Colonial Revival style, in our historic neighborhood.
- Restore up to twenty-four additional six over six double-hung sash windows located on the 1<sup>st</sup> floor in the living room, dining room, breakfast nook, and kitchen; on the 2<sup>nd</sup> floor in the family room; on the dormer in the attic; and on the garage. To varying degrees, these windows do not operate properly, do not meet in the middle to lock properly, have broken sash cords, have broken or missing glass panes, have deteriorating wood pieces, need reglazing, and need weatherizing. Repairs will be made in-kind, with materials matching the design, size, scale, composition, and visual characteristics of the existing materials. No historic windows will be replaced with modern windows. The project will not attempt to restore a missing feature that was in place historically.



Matthew Leggett  
16 Oxford St.



*2/11/12*



Apparent occupation shown.  
No evidence of property corners was found.

OXFORD STREET

Date: 08-22-16 Scale: 1" = 20' Dm: R.C.D.  
 Plat Book: 2 NO TITLE REPORT FURNISHED  
 Plat No.: 108  
 Work Order: 18-1440  
 Address: 16 OXFORD STREET  
 District: 07  
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

**LOCATION DRAWING**  
 PART OF LOTS 21 & 22  
 BLOCK 54 SECTION TWO  
 CHEVY CHASE  
 LIBER 17293  
 FOLIO 488

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

**Surveyor's Certification**  
 My License expires February 10, 2018

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are per available information and are subject to the interpretation of the originator.

*Stephen L. Bestfield*

Meridian Surveys, Inc.  
 PO BOX 548  
 FREDERICK, MD 21705  
 (301) 721-9400

**Existing Property Condition Photographs****Additional Photographs to Those Provided With Regard to HPC September 11, 2019 Agenda**

**Additional Photo 1. 02/19/20. Front (north) elevation. Exterior. Roof. Project area. Roof on top of the house and on top of the eave is deteriorated and in need of replacement.**



**Additional Photo 2. 02/19/20. Side (west). Exterior. Roof. Project area. Roof on top of the eave is deteriorated and in need of replacement. Gutter at bottom of roof is in need of replacement.**

**Applicant: Matthew H. Leggett, 16 Oxford Street, Chevy Chase, Maryland 20815**



**Existing Property Condition Photographs****Additional Photographs to Those Provided With Regard to HPC September 11, 2019 Agenda**

**Additional Photo 3. 02/19/20. Side (east). Exterior. Roof. Project area. Gutter at bottom of roof is in need of replacement.**



**Additional Photo 4. 02/19/20. Back. Exterior. Roof. Project area. Flat roof over 1<sup>st</sup> floor family room is deteriorated and in need of replacement. Gutter at bottom of roof is in need of replacement.**

**Applicant: Matthew H. Leggett, 16 Oxford Street, Chevy Chase, Maryland 20815**



**Existing Property Condition Photographs  
Additional Photographs to Those Provided With Regard to HPC September 11, 2019 Agenda**



**Additional Photo 5. 02/19/20. Back. Exterior. Roof. Project area. Flat roof over 1<sup>st</sup> floor family room is deteriorated and in need of replacement. Gutter at bottom of roof is in need of replacement.**



**Additional Photo 6. 02/19/20. Back. Exterior. Roof. Project area. Flat roof over 2<sup>nd</sup> floor family room is deteriorated and in need of replacement. Gutter at bottom of roof is in need of replacement.**

**Applicant: Matthew H. Leggett, 16 Oxford Street, Chevy Chase, Maryland 20815**



**Existing Property Condition Photographs  
Additional Photographs to Those Provided With Regard to HPC September 11, 2019 Agenda**



**Additional Photo 7. 02/19/20. Side (east). Exterior. 1<sup>st</sup> floor. Project area. Window where upper and lower sash do not meet in the middle and lock properly, and in need of reglazing.**



**Additional Photo 8. 02/19/20. Side (east). Interior. 1<sup>st</sup> floor. Project area. Window where upper and lower sash do not meet in the middle and lock properly.**

**Applicant: Matthew H. Leggett, 16 Oxford Street, Chevy Chase, Maryland 20815**



**Existing Property Condition Photographs**

**Additional Photographs to Those Provided With Regard to HPC September 11, 2019 Agenda**



**Additional Photo 9. 02/19/20. Back. Interior. 2<sup>nd</sup> floor. Project area. Windows that do not open properly, with sashes that do not meet in the middle and lock properly, and are in need in of reglazing.**

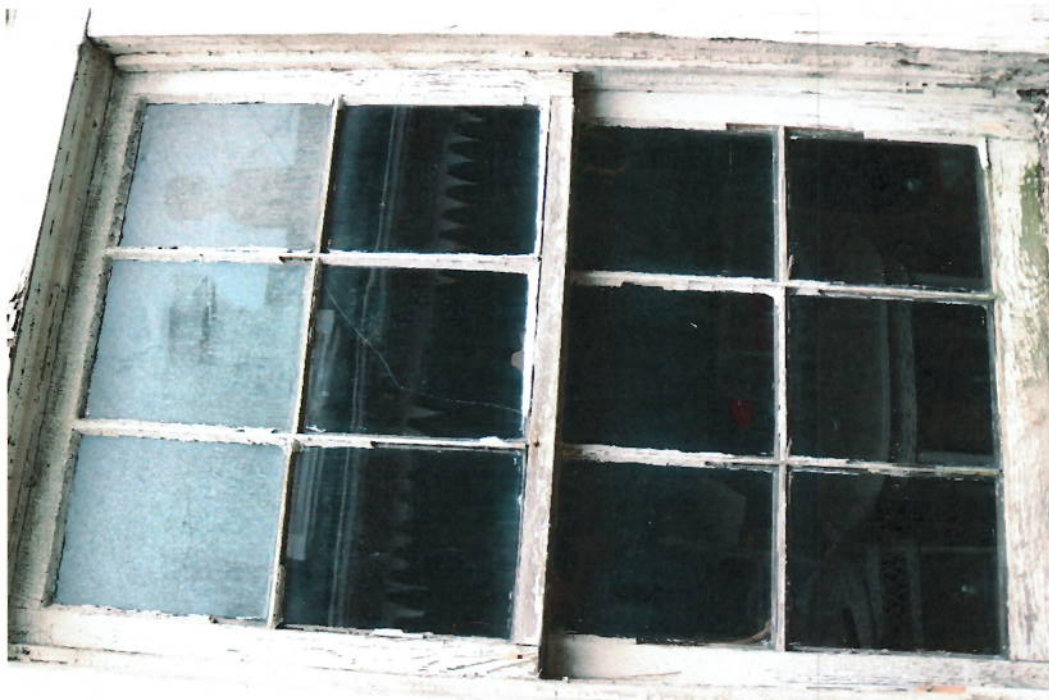


**Additional Photo 10. 02/19/20. Back. Interior. Dormer. Project area. Windows that do not open properly, with sashes that do not meet in the middle and lock properly, and are in need in of reglazing.**

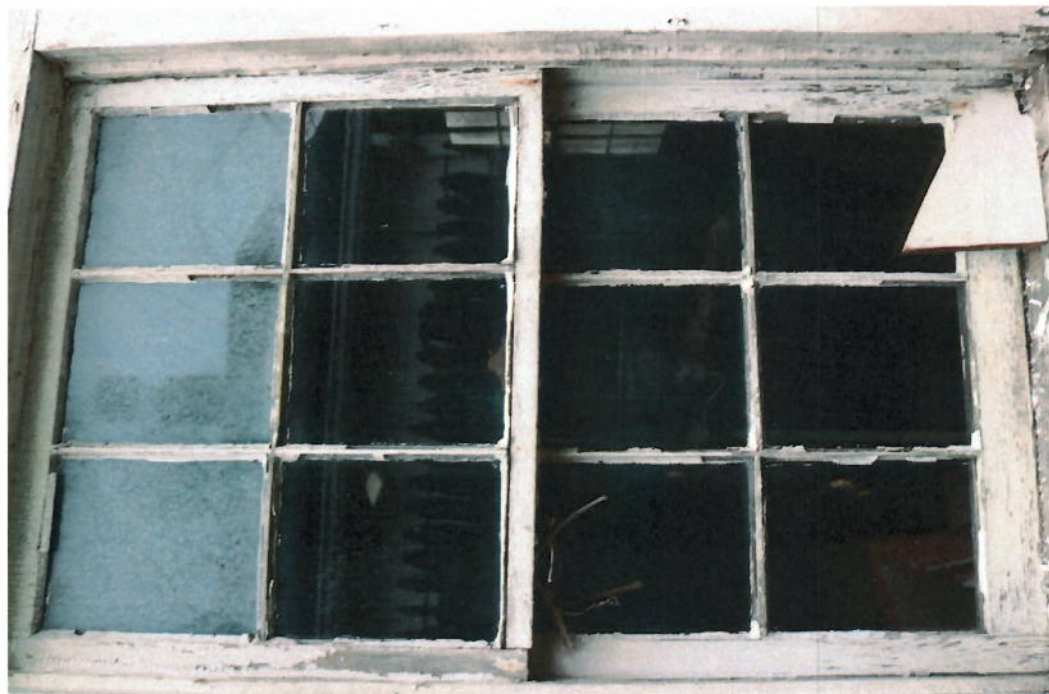
**Applicant: Matthew H. Leggett, 16 Oxford Street, Chevy Chase, Maryland 20815**

Existing Property Condition Photographs  
Additional Photographs to Those Provided With Regard to HPC September 11, 2019 Agenda

11



**Additional Photo 11. 02/19/20. Garage. Exterior. Project area. Window that does not open properly, with sashes that do not meet in the middle and lock properly, and are in need in of reglazing.**



**Additional Photo 12. 02/19/20. Garage. Exterior. Project area. Window that does not open properly, with sashes that do not meet in the middle and lock properly, and are in need in of reglazing.**

**Applicant: Matthew H. Leggett, 16 Oxford Street, Chevy Chase, Maryland 20815**