



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: March 12, 2020

MEMORANDUM

TO: Hadi Mansouri
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #905691: 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 March 11, 2020 HPC 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: Mathew & Melissa Leggett
Address: 16 Oxford St., Chevy Chase

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 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



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 1st floor kitchen porch, 1st floor family room, 2nd 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 1st floor in the living room, dining room, breakfast nook, and kitchen; on the 2nd 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.

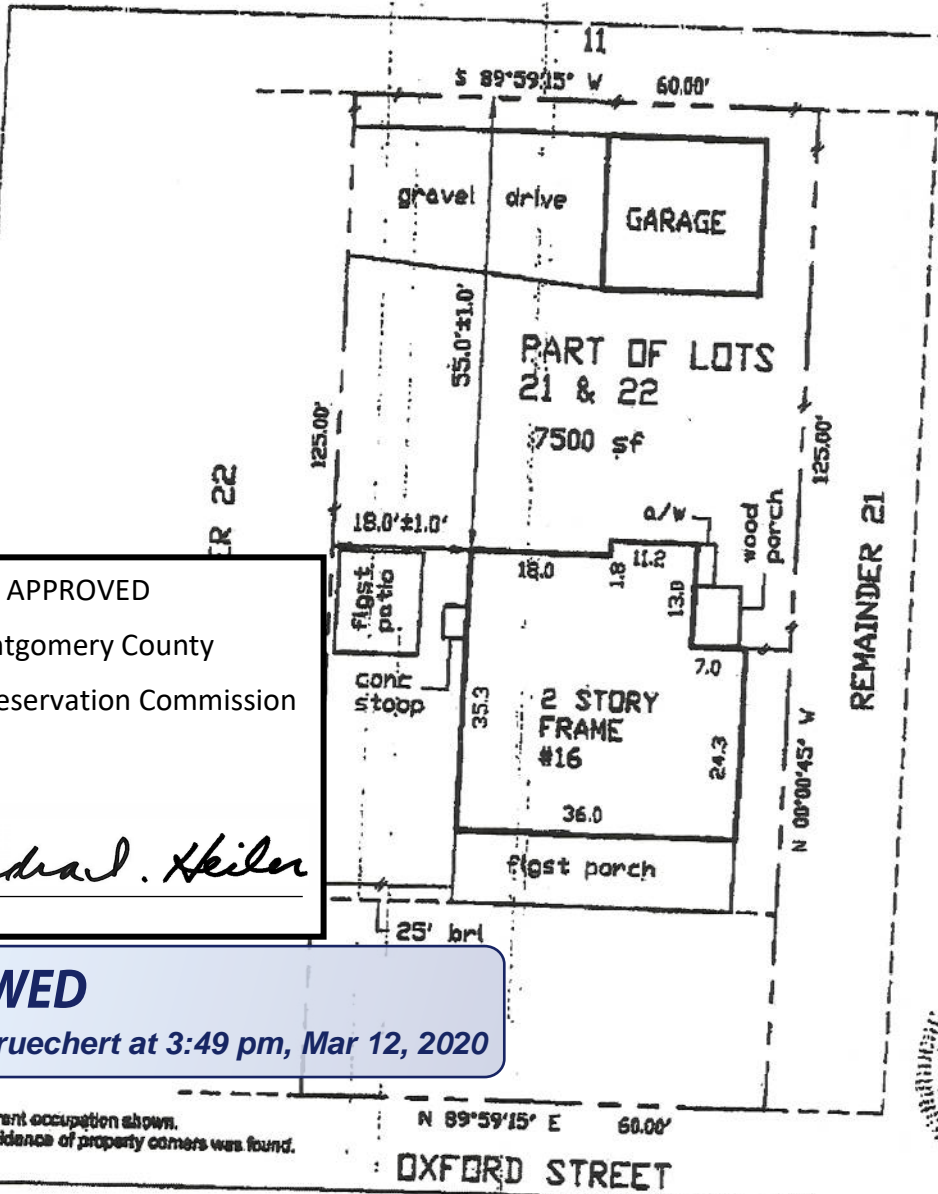
APPROVED
 Montgomery County
 Historic Preservation Commission

Sandra L. Heiler

REVIEWED
 By Dan.Bruechert at 3:52 pm, Mar 12, 2020

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

Matthew Leggett
16 Oxford St.



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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 48B

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 Bruechert

Meridian Surveys, Inc.
PO BOX 548
FREDERICK, MD 21704
(304) 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.



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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 1st floor family room is deteriorated and in need of replacement. Gutter at bottom of roof is in need of replacement.

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