

13 Oxford Street, Chevy Chase
[HPC CASE # 35/13-09 X]
Chevy Chase Village Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: October 29, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #523164, 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 October 28, 2009 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: Wendy and John Reaves

Address: 13 Oxford Street, 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE, MD 20850
240.777.1270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

Request for permit set 23

APPLICATION FOR HISTORIC AREA WORK

John Daniel Reaves
13 Oxford St
Chevy Chase MD 20815-4230

Contact Person: _____
Daytime Phone No.: 202 776 2305

R

Tax Account No.: 417488268
Name of Property Owner: Wendy W & John Daniel Reaves
Address: 13 Chevy Chase Oxford ST. 20815
Contractor: Hatchmark Phone No.: 703 817 0200
Contractor Registration No.: md #30023904
Agent for Owner: Steve Hatchmark, Jr. Daytime Phone No.: 571 722 3860

LOCATION OF BUILDING/PREMISE
House Number: 13 Street: Oxford Street
Town/City: Chevy Chase Nearest Cross Street: CONNECTICUT AVENUE
Lot: P1 Block: 57 Subdivision: 009
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Roof Replacement
1B. Construction cost estimate: \$ 26,204.00
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.

John Daniel Reaves _____
Signature of owner or authorized agent Date: October 2009

Approved: For Chairperson, Historic Preservation Comm. _____
Disapproved: _____ Signature: _____ Date: 10/29/09
Application/Permit No.: 523164 Date Filed: 10/15/09 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

The house at 13 Oxford Street has been described to us as a "Cotswold cottage" type of structure. It is oddly situated on the lot as the end of the house faces the public street and the "front" entrance is from the side (East) yard. The current roof consists of cement tiles that encase asbestos. The tiles have misaligned in several places and only the underlying membrane protects the house against the elements. Our roofer says that the original roof appears to be wood shingles as some of these underlie the current cement tiles roof.

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

The roofer would replace the cement tiles with a roof of Timberline architectural shingles. These are more commensurate with the original roof. The two small flat, non visible roofs on the back of the house would be replaced by Firestone roofing membrane. Both flat roofs currently leak (and a temporary blue cover was put in place this past month to try to avoid further water damage).

2. **SITE PLAN**

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**

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**

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.

*Timberline Natural Shadow 30 yr. Shingle
FIRESTONE*

5. **PHOTOGRAPHS**

- 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**

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).

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.

Timberline® Natural Shadow

"Value & Performance In A
Natural Wood Shake Look"



TIMBERLINE® Natural Shadow™

30 YEAR LTD. WARRANTY SHINGLES

for HOMEOWNERS

- **Attractive Appearance...** Features the classic Natural Shadow effect. Lends any home a subtle, ever-tender look with the warmth of wood.
- **Safer...** Class A fire listing from Underwriters Laboratories, the highest rating possible.
- **Good Value...** Architecturally stylish, but practically priced.
- **Stays In Place...** Dura Grip® adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 100 mph.*
- **Peace Of Mind...** 30-year ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first five years.*
- **Perfect Finishing Touch...** Use premium Timbertex® ridge cap shingles (in the West, use premium Ridglass™ ridge cap shingles).



for PROFESSIONALS

- **More Referrals...** People will know that you're installing America's #1-selling laminated shingles!
- **Less Chance Of Call-Backs...** Durable, wind-resistant shingles carry a 100 mph ltd. wind warranty!†*

*See ltd. warranty for complete coverage and restrictions. †Wind speed coverage requires special installation.



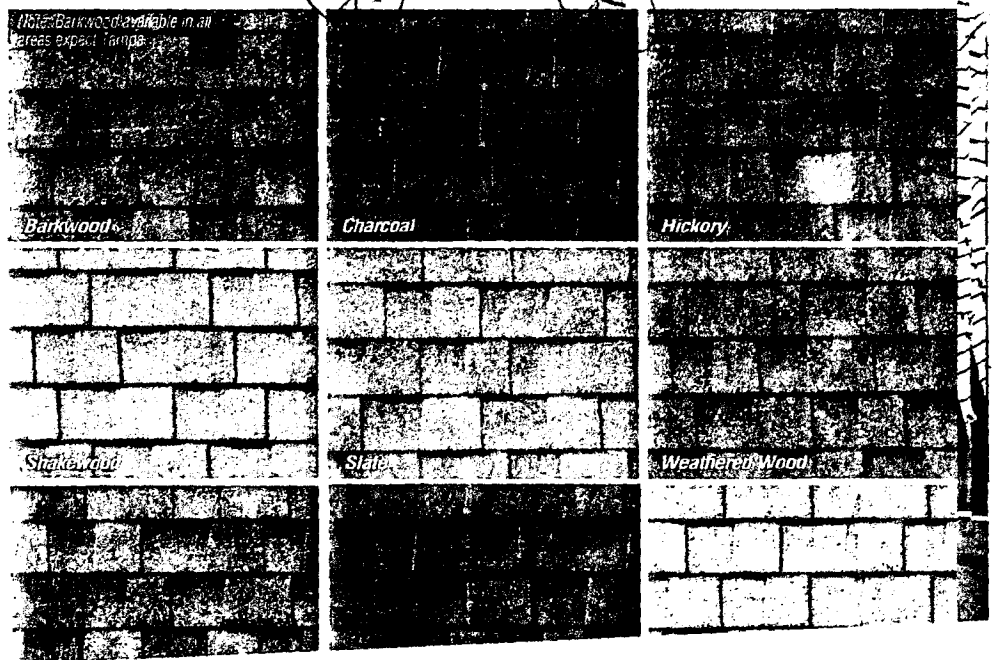
Color Availability

It's difficult to reproduce the color clarity and actual color of the shingles in this catalog. Before selecting your color, please ask to see several full-size shingles.

Stain Note: StainGuard® Protection available in all areas except the Western region

We can help you choose the right shingle for your roof!

Visit GAF-Elk's Virtual Home Remodeler at www.gaf-elk.com. Visualize GAF-Elk shingles on a house like yours—or upload a photo to incorporate your own house. Try different siding, roofing, brick, and more! It's fun!



Q.P. 10/29/09

Flat Pyntion

Firestone
BUILDING PRODUCTS

UltraPly™ TPO

Scrim Reinforced Thermoplastic Polyolefin
(TPO) Roofing Membrane

Membrane TPO, armée d'une natte

Membrana TPO, con malla reforzada de
poliéster

45 mil (1.1 mm)

08/14/2008 Item # 1134

9

Emergency Application: Added 10/23/09
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13 Oxford Street, Chevy Chase	Meeting Date:	10/28/09
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/26/09
Applicant:	Wendy & John Reaves	Public Notice:	Emergency Application
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-09X	Staff:	Josh Silver
PROPOSAL:	Roof replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: 1916-27

BACKGROUND

At the request of the applicant the subject HAWP application was added to the HPC meeting agenda on October 23, 2009 under the Historic Preservation Commission Rules, Guidelines, and Procedures, Regulation No. 27-97, Historic Area Work Permits, Section 1.3(c), Emergency Applications Added to Agenda. The applicant's roof is leaking and has temporary plastic coverings in two locations. A third location contains missing and/or misaligned shingles that have exposed the underlying roof membrane on the house.

PROPOSAL

The proposal includes the following:

- Remove and replace an existing non-original cement shingle roof on the historic massing with new architectural asphalt shingles (See proposed shingle style in Circle 8)
- Remove non-original cement shingles from a flat roof located on the rear elevation of the house and install a new rubber roofing membrane in the same location
- Remove non-original cement shingles from a low sloped roof located below an existing dormer on the rear elevation of the house and install a new rubber roofing membrane in the same location.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The Guidelines define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Specifically, the *Guidelines* state:

- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (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 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, spaces, and spatial relationships that characterize a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Staff supports the proposed roof replacement projects at the subject property. The proposed work is consistent with Chapter 24A-8(b) 1 & 2 and the *Guidelines* for roof replacement projects on Contributing Resources located in the Chevy Chase Village Historic District. The proposed architectural replacement shingles are consistent with roofing material treatments on similar resources located within the historic district. The proposed installation of rubber roofing membranes on the flat and low sloped roof sections of the house will not impact the streetscape of the historic district because of their location in the rear yard of the property. Staff is recommending approval of this application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777 6276

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

Request for
set 2.8 yards

APPLICATION FOR
HISTORIC AREA WORK

John Daniel Reaves
13 Oxford St
Chevy Chase MD 20815-4230

Contact Person: _____
Daytime Phone No.: 202 776 2305

R

Tax Account No.: 417 48 8268
Name of Property Owner: Wendy W & John Daniel Reaves
Address: 13 Chevy Chase Oxford ST. 20815
Contractor: Hatchmark Phone No.: 703 817 0200
Contractor Registration No.: md # 3002 3904
Agent for Owner: Steve Hatchmark, Jr. Daytime Phone No.: 571 722 3860

LOCATION OF BUILDING/PREMISE

House Number: 13 Street: Oxford Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: P1 Block: 57 Subdivision: 009
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: ROOF REPLACEMENT
1B. Construction cost estimate: \$ 26,204.00
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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.

John Daniel Reaves
Signature of owner or authorized agent
October 10, 2009
Date

Approved: _____ For Chairperson, Historic Preservation Comm: _____
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 523104 Date Filed: 10/12/09 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

5

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

1. WRITTEN DESCRIPTION OF PROJECT

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*Timberline Natural Shadow 30yr. Shingles
FIRESTONE*

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6

ADDENDUM TO

APPLICATION FOR HISTORIC AREA WORK
FILED OCTOBER 6, 2009 BY
WENDY W. & JOHN DANIEL REAVES
13 OXFORD STREET, CHEVY CHASE, MD

Addresses of Adjacent and Confronting Property Owners:

Ms. Nan Huidekoper (adjacent on the East)
15 Oxford Street,
Chevy Chase, Maryland 20815

Mr. Art Spitzer and Ms. Elizabeth Boaz (adjacent on the West)
11 Oxford Street
Chevy Chase, Maryland 20815

Mr. and Mrs. Stuart Bainum (adjacent on the North)
12 Primrose Street
Chevy Chase, Maryland 20815

Mr. and Mrs. Charles Buffon (Confronting)
8 Oxford Street
Chevy Chase, MD 20815

Mr. and Mrs. Emmett B. Lewis (Confronting)
6 Oxford Street
Chevy Chase, MD 20815

7

Timberline® Natural Shadow

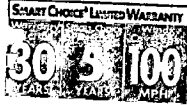
Value & Performance in A
Natural Wood Shake Look



TIMBERLINE® Natural Shadow 10 YEAR LIMITED WARRANTY SHINGLES

for HOMEOWNERS

- **Attractive Appearance...** Features the classic Natural Shadow™ effect. Lends any home a subtle, even-toned look with the warmth of wood.
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- **Perfect Finishing Touch...** Use premium Timbertex® ridge cap shingles (in the West, use premium Ridglass™ ridge cap shingles).



for PROFESSIONALS

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- **Less Chance Of Call-Backs...** Durable, wind-resistant shingles carry a 100 mph ltd. wind warranty!†*

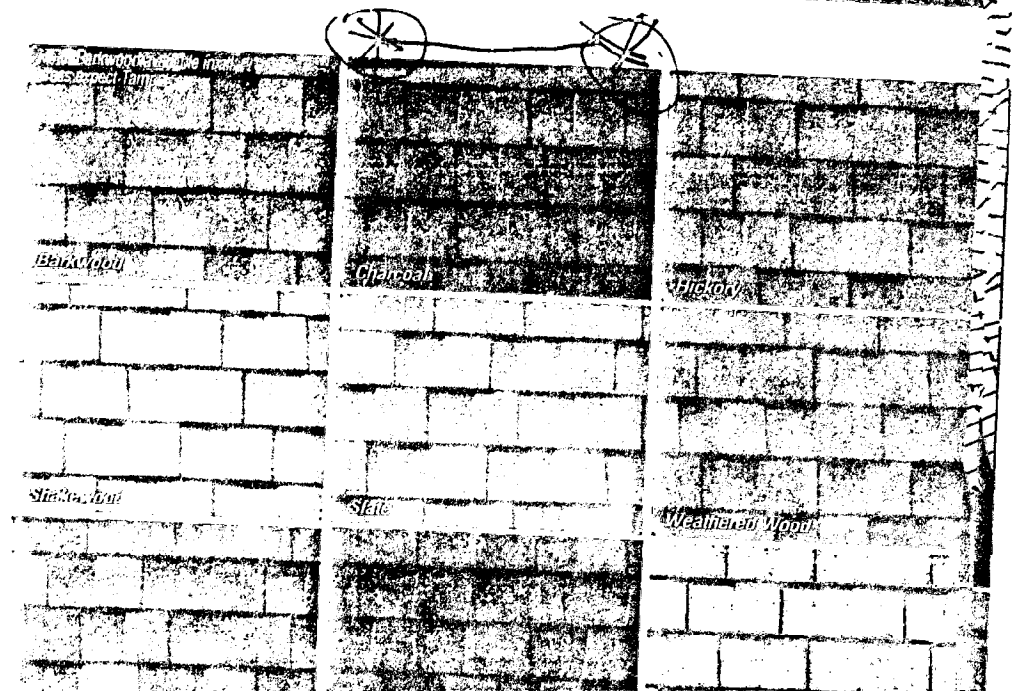
*See ltd. warranty for complete coverage and restrictions. †Wind speed coverage requires special installation.

Color Availability

Effort to reproduce the color clarity and actual color of the shingles in this catalog. Before selecting your color, please ask to see several full-size shingles.

Stain

Note: StainGuard® Protection available in all areas except the Western region

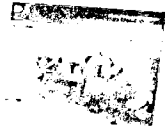


We can help you choose the right shingle for your roof!

Use GAF-Elk's Virtual Home Remodeler at

Virtualize

your shingles on a virtual home—make yours—or upload a photo of your home. Try different colors, siding, or even brick or stone! It's fun!



13 Oxford Street, Chevy Chase
Contributing Resource within the Chevy Chase Village Historic District

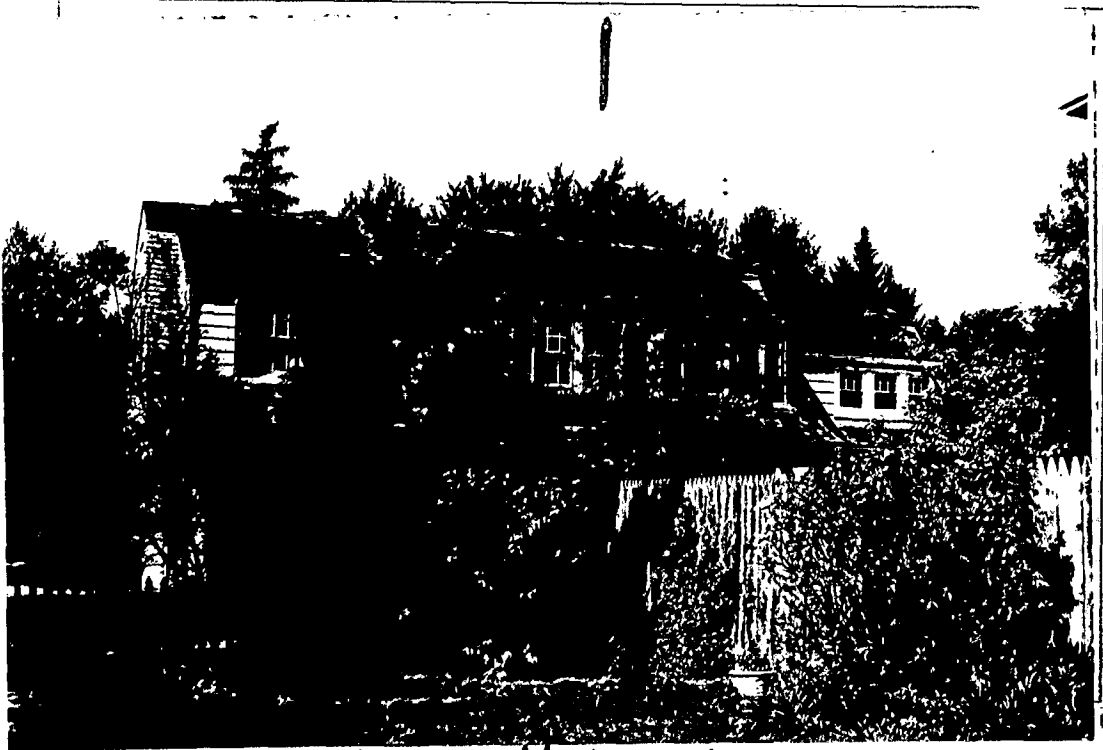


107 photos 2-11-13 15000

Existing Property Condition Photographs (duplicate as needed)

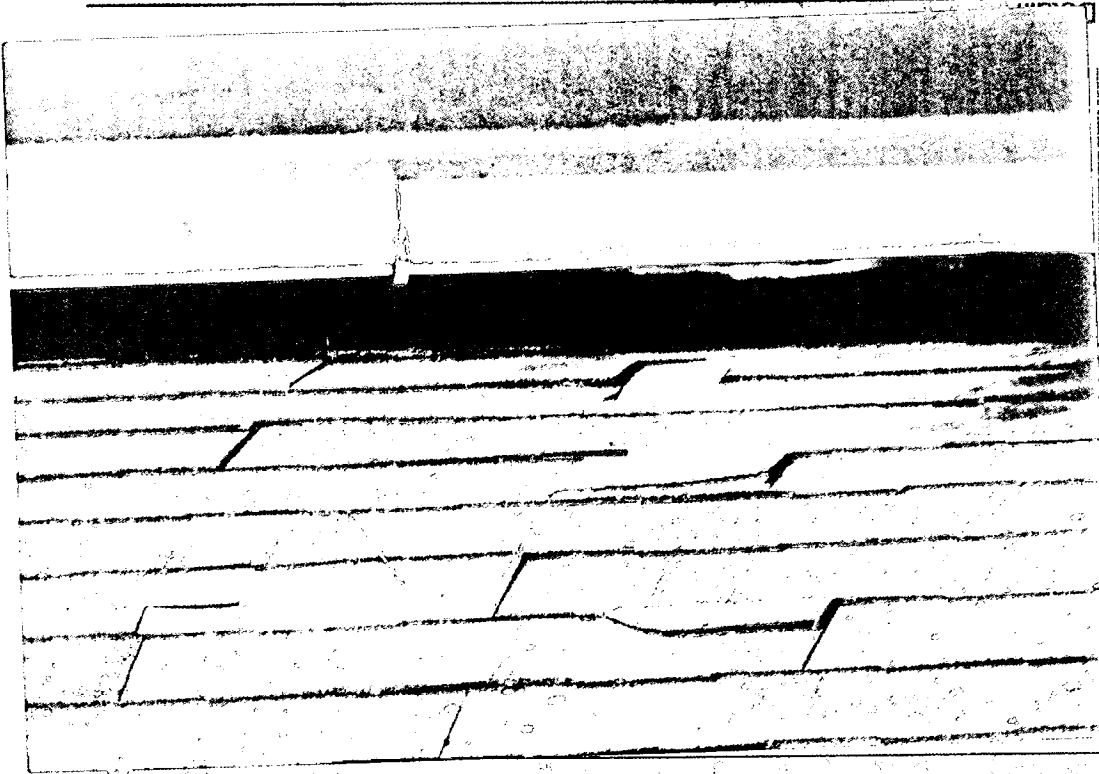


Detail: 13 OXFORD STREET, View FROM Public Street, camera facing North



Detail: View from East neighbor yard, camera facing West. Public street is to the left of photographs

Applicant: Wendy & John Daniel Reeves



Detail: Roof



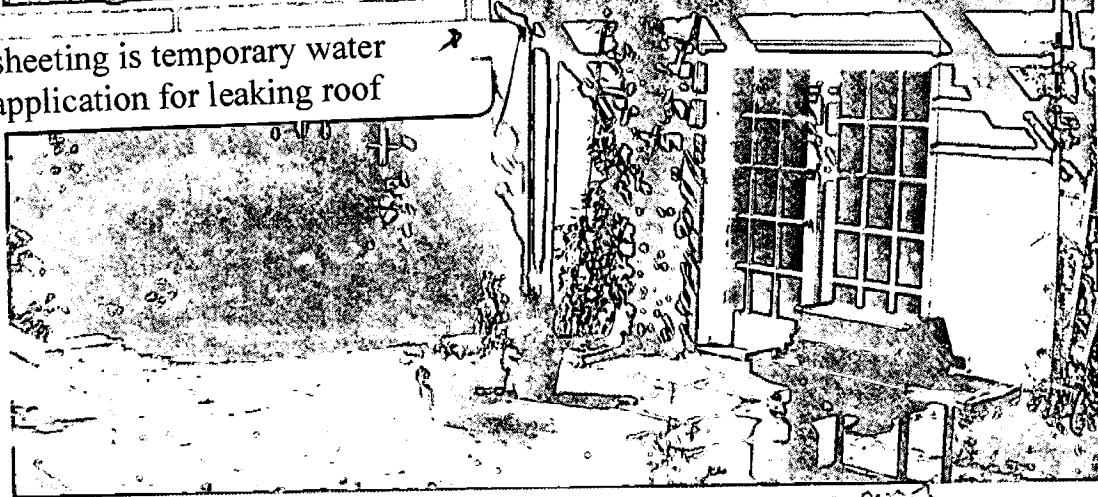
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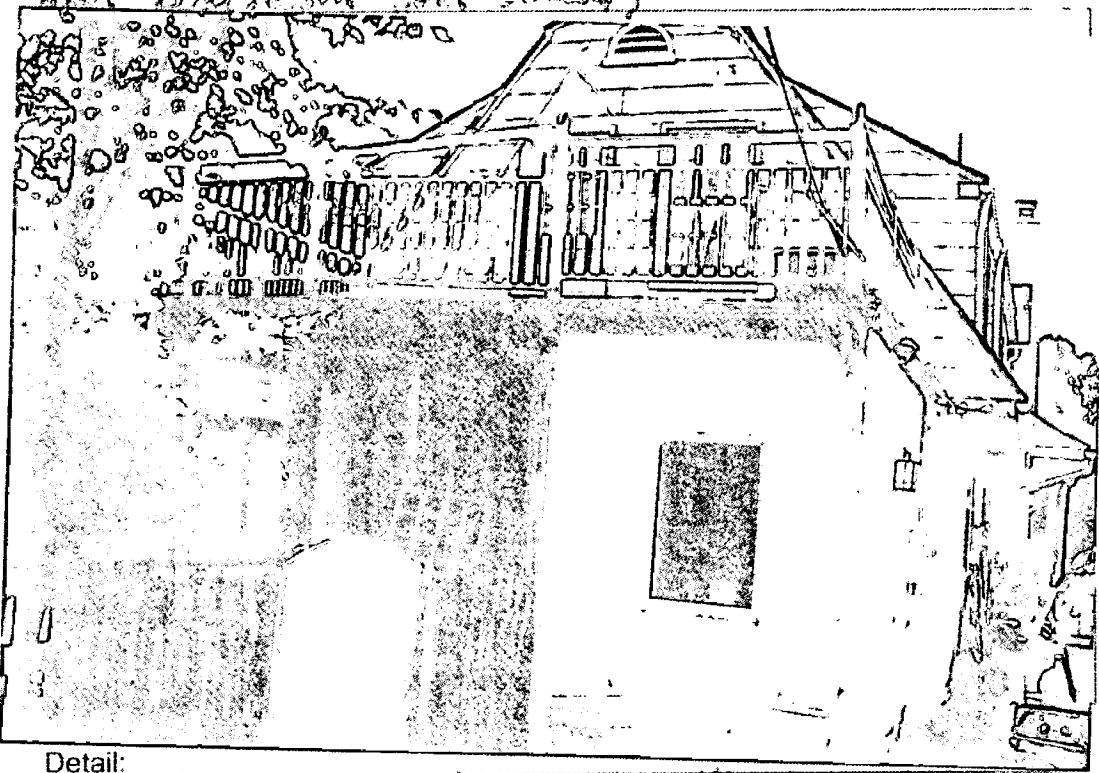
Flat roof is below tiles under window and not visible



Blue sheeting is temporary water tight application for leaking roof



Detail: *view from side yard showing back of home*



Detail: *view from side yard showing back of home*

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: *West side of house showing condition of exterior, showing
siding, windows, and porch area.*



**Adjacent and Confronting Property Owners
Project Notification Requirement**

RE-ROOFING NOTICE TO OUR NEIGHBORS

The Reaves current roof at 13 Oxford Street is leaking. The cement tiles have shifted and the roof is deteriorating to the point that only the underlying membrane is holding off more leaks.

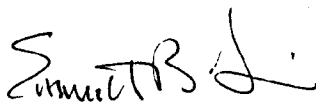
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Hence we are requesting your signatures.

Received and signed:


Emmett B. Lewis


Elizabeth F. Lewis

6 Oxford Street
Chevy Chase Maryland 20815

(17)

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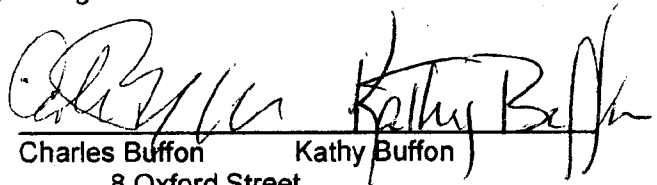
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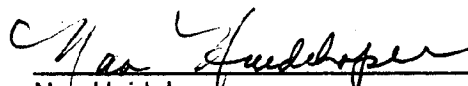
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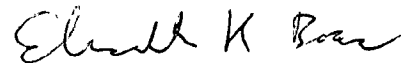
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Art Spitzer

Elizabeth Boaz

11 Oxford Street

Chevy Chase, Maryland 20815

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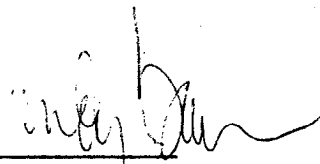
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Sandy Bainum

12 Primrose Street
Chevy Chase Maryland 20815

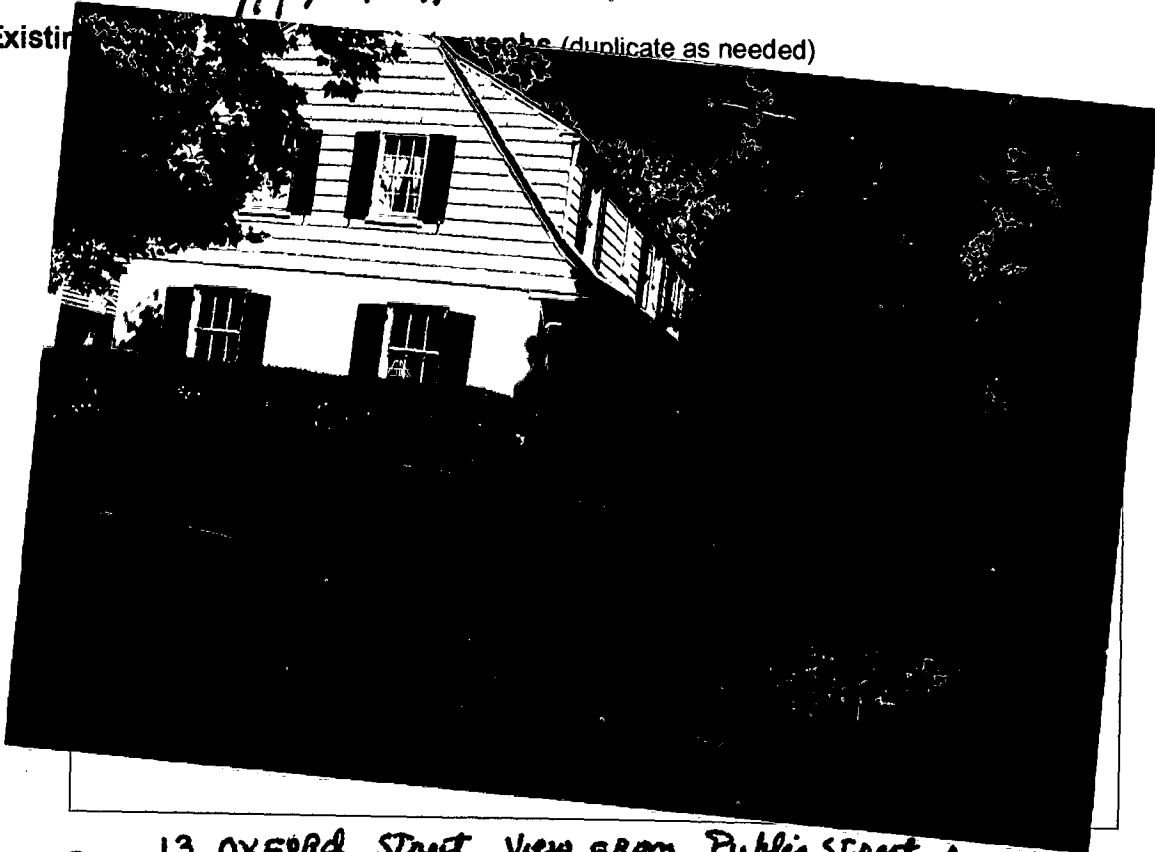
13 Oxford Street, Chevy Chase
Contributing Resource within the Chevy Chase Village Historic District



APPLICANTS House

Existing

photos (duplicate as needed)



Detail: 13 OXFORD Street, View FROM Public Street, Camera facing North



Detail: View from East neighbor yard, Camera facing West. Public street is to the left of photograph

Applicant: Wendy & John Daniel Reaver

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APPLICANTS HOUSE

Existing Property Condition Photographs (duplicate as needed)



Flat roof is below tiles under window and not visible

Blue sheeting is temporary water tight application for leaking roof



Detail: View from West yard showing back of house and front room (not visible)



Corner facing South

Applicant: Wendy & John Daniel Reaver

Montgomery County Planning Department
8787 Georgia Ave., Silver Spring, MD 20910
www.montgomeryplanning.org

APPLICANTS House

Existing Property Condition Photographs (duplicate as needed)



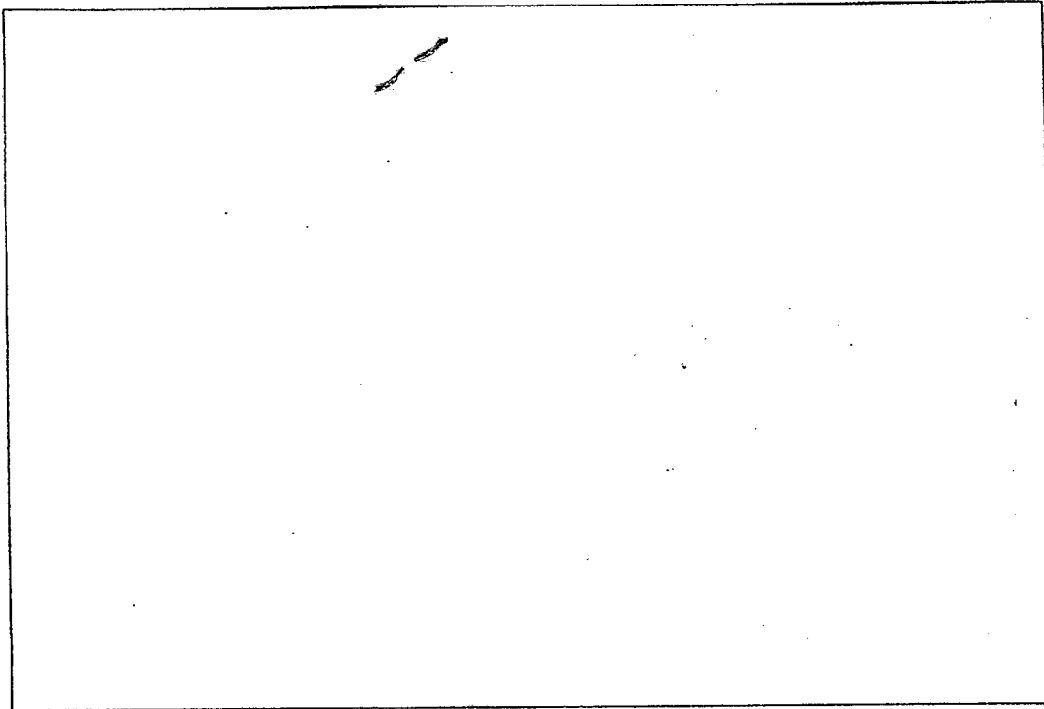
Detail: View FROM West neighbors driveway, camera facing East ("back entrance") Some tiles missing



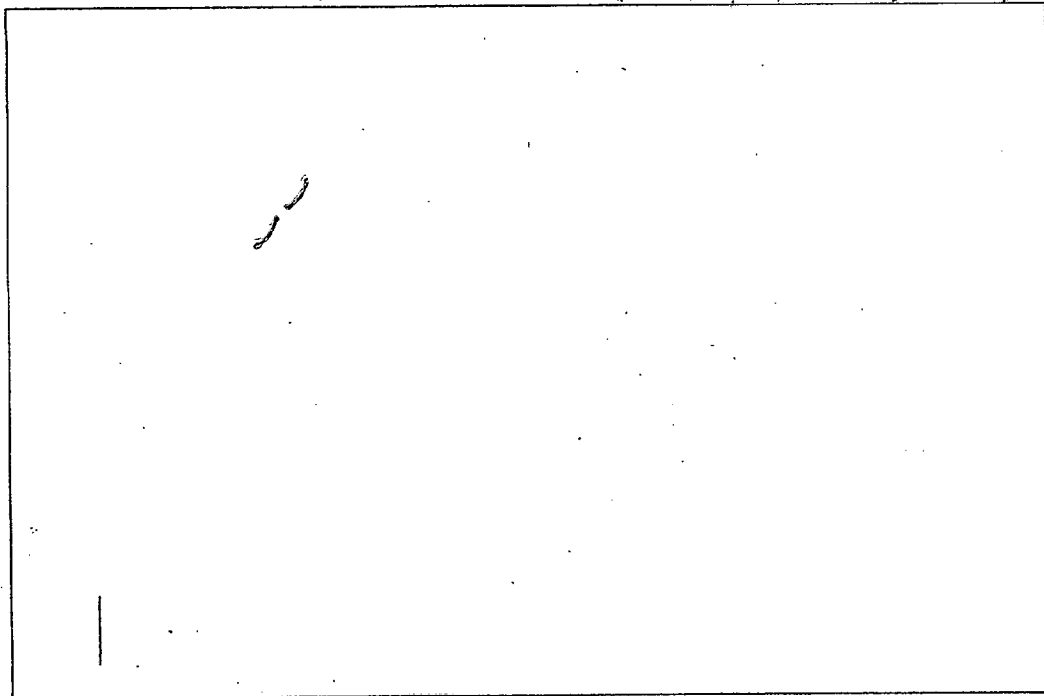
View from "front" yard (West yard) showing broken and missing tiles

Applicant: Wendy & John Daniel Rowan

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: _____

Page: _____



Neighbors Houses

Existing Property Condition Photographs (duplicate as needed)



view of house opposite, camera facing South (4 of 5 photos)
Detail:

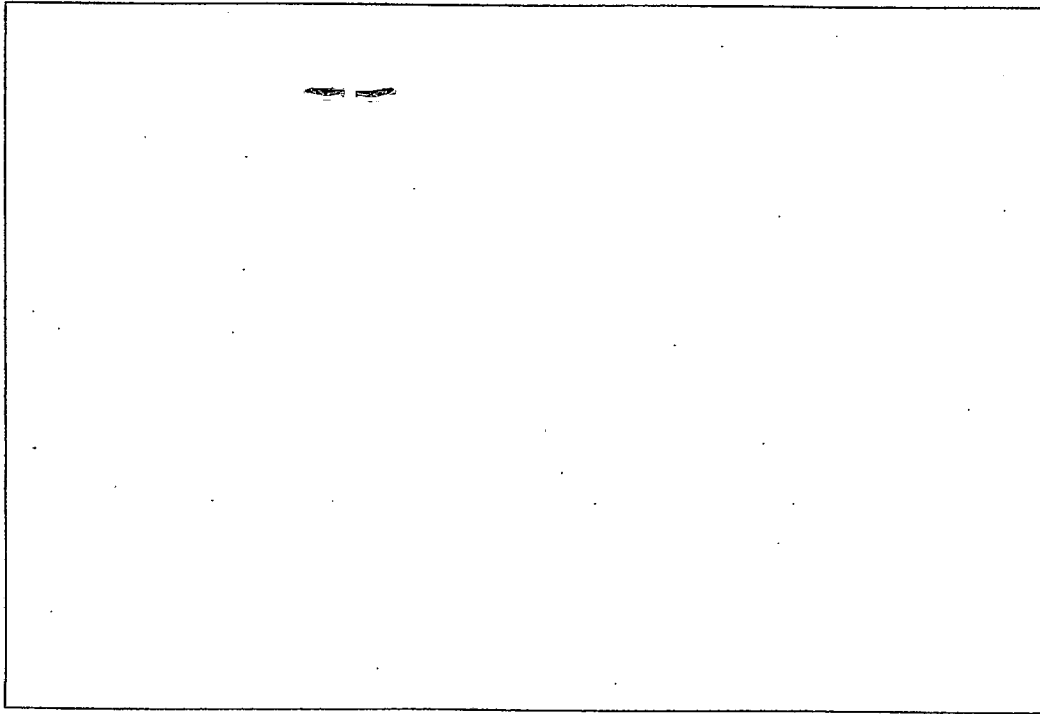


D view of house opposite, camera facing South (6 of 5 photos)

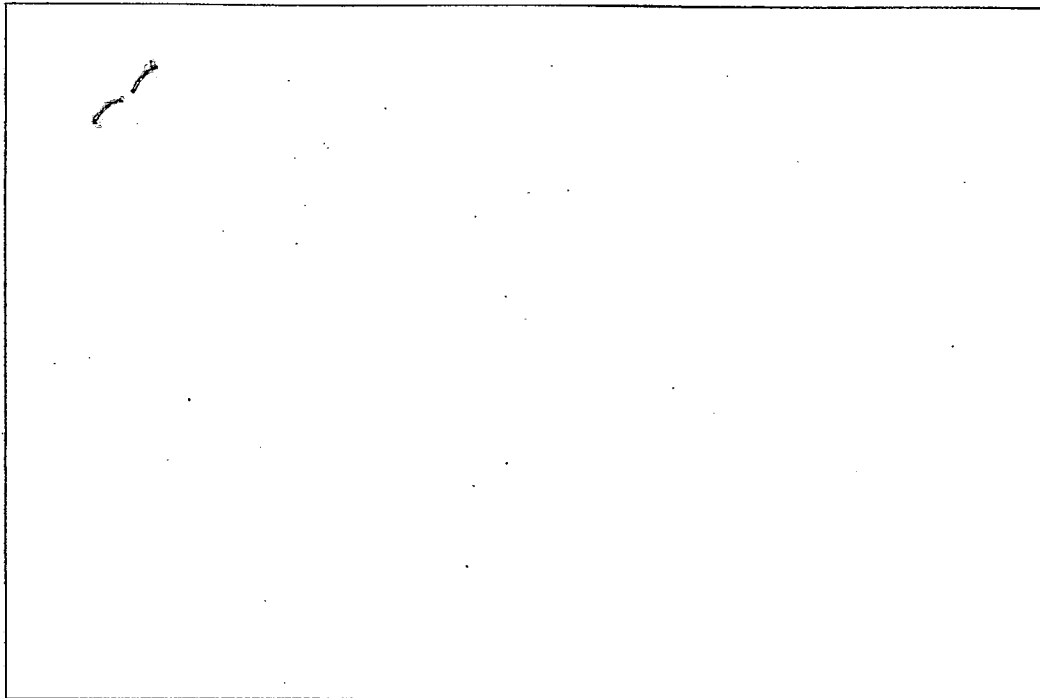
app. Wendy & John Daniel Reeves

P.5

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Neighbors Houses

Exit

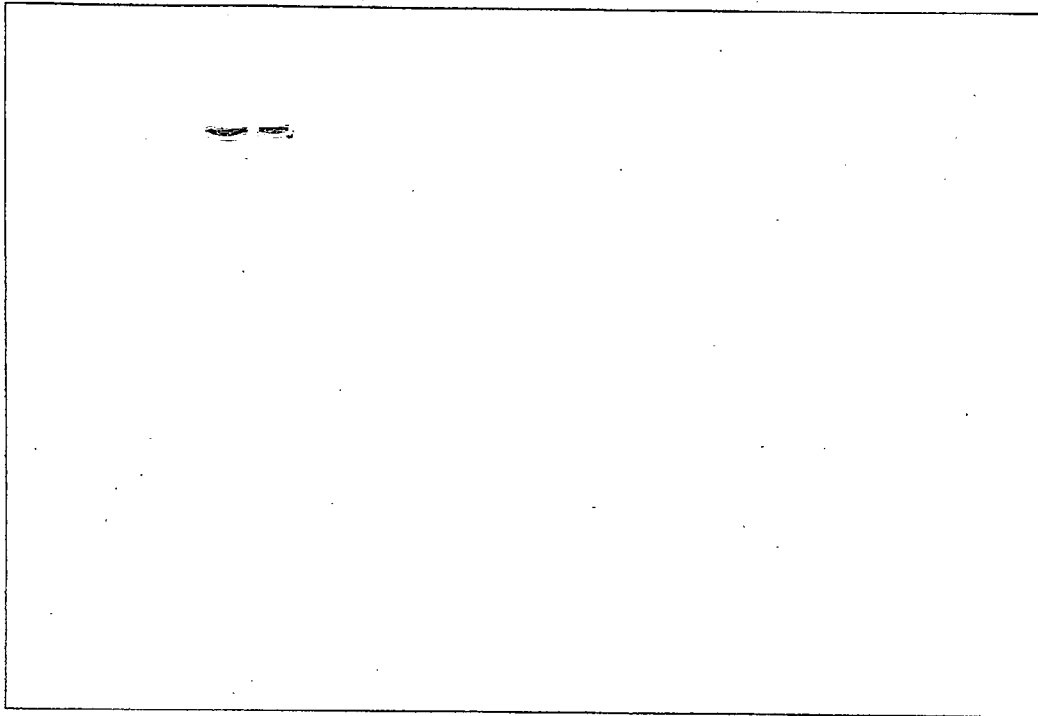


Detail: View of Neighbor's house & roof on West, camera facing North (15 Oxford St)

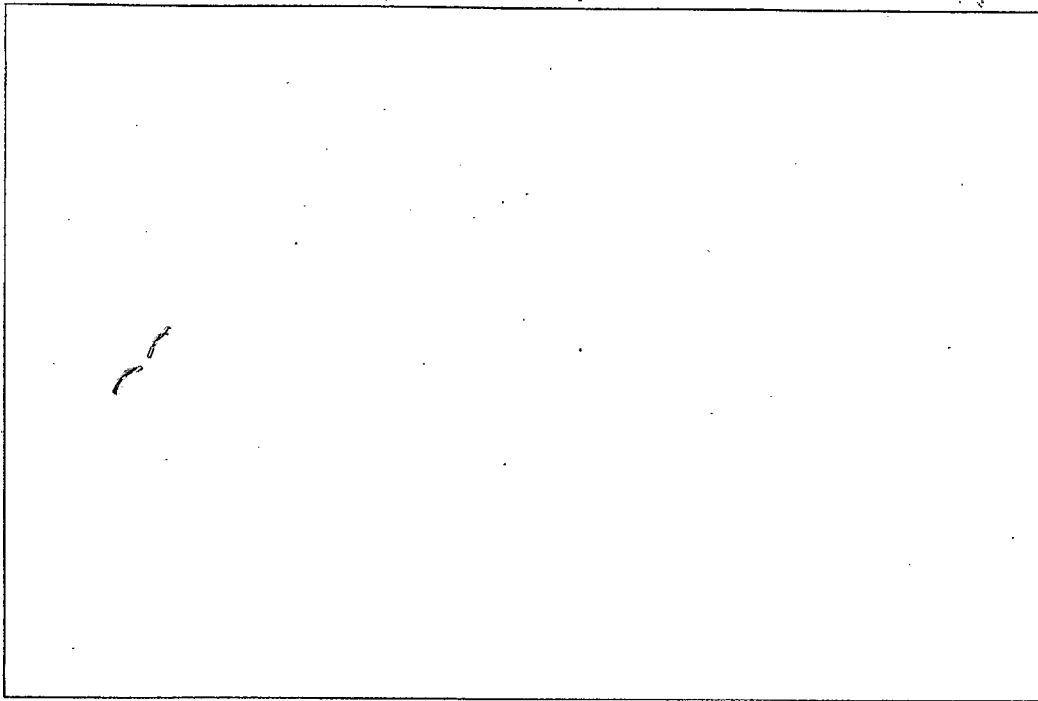


View of [unclear] house, camera facing North West. (11 Oxford St)
off Wendy & John Daniel Reeves Page 4

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

**Adjacent and Confronting Property Owners
Project Notification Requirement**

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Elizabeth F. Lewis

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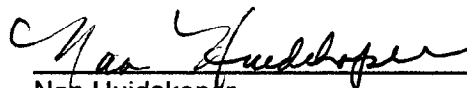
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Elizabeth Boaz

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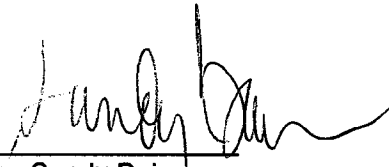
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Stuart Bainum


Sandy Bainum

12 Primrose Street
Chevy Chase Maryland 20815

ATTN. YMA REAVES & ASSOCIATES
HISTORIC PRESERVATION

via Fax
301 563 3412

From: Yma Coley <yma@mercury2.qms-dc.com>
Subject: [QMS] PU from JOHN D. REAVES13:12 > 15:09 ASHFORD, F
Date: October 14, 2009 3:21:39 PM EDT
Reply-To: order@qmsdc.com

Order #: 4473348 Caller JOHN

PickUp from: JOHN D. REAVES
1200 NEW HAMPSHIRE AVE NW GUARD DESK
WASHINGTON DC
PU Contact:

Deliver to:
255 ROCKVILLE PIKE 2ND FLR
Rockville
Del Contact:

Reference Code: 0910

(w) 202-776-2305

(c) 202-295-7482

(h) 301-951-6168

Ordered at: 12:33 on 2009/10/06

Picked up at: 13:12 on 2009/10/06

Delivered at: 15:09 on 2009/10/06

Signature: ASHFORD, F

You can track all your jobs online at: <http://www.qmsdc.com>

If you have any questions or wish to disable this service, please
contact Katie Laird at updates@qmsdc.com

Thanks for your order.

P# 523164

P# 523164

Flat Partition!

Firestone
BUILDING PRODUCTS

UltraPly™ TPO

Scrim Reinforced Thermoplastic Polyolefin
(TPO) Roofing Membrane

Membrane TPO, armée d'une natte

Membrana TPO, con malla reforzada de
poliéster

45 mil (1.1 mm)

08/14/2008

Item # 1134

Meets or exceeds the minimum requirements set forth by
ASTM D 6878. Check website for updated physical
properties.

Répond aux exigences des norms ASTM D 6878. Vérifiez le
siteWeb pour les propriétés physiques à jour.

Cumple o excede los requisitos mínimos establecidos por
ASTM D 6878. Verifique el sitio web para actualizaciones de
las propiedades físicas



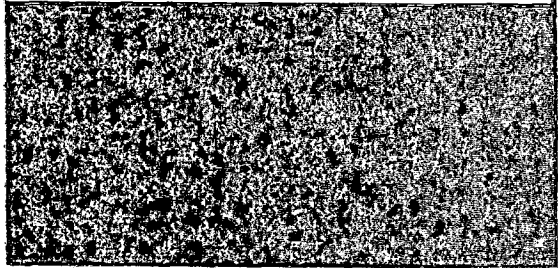
International Roofing System
As an UL Listed Roof System
See U.S. Secretary of Products
Center for Canada
and U.S. Roofing Materials and
Systems Division
© 2012

White
Cool Roof Rating Council
Product Identification Number
0626-0023
(For White Granules)



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250 West 96th Street • Indianapolis, IN 46260
Sales: (800) 428-4442 • www.firestonebpco.com





Your Best And Safest
Choice...Quality You Can
Trust Since 1886

MATERIALS

TIMBERLINE[®] Natural Shadow™

30 YEAR LTD. WARRANTY SHINGLES

"Protect your home with North America's
#1-Selling architectural shingle!"

Visit www.gaf.com

Roof Shingles "Charcoal"



Color shown:
Charcoal



TIMBERLINE[®] Natural Shadow[™]

30 YEAR LTD. WARRANTY SHINGLES

North America's
#1-Selling
Architectural
Shingles!

Color shown:
Weathered Wood

The GAF-Elk Smart Choice Roof System Solution has earned the prestigious Good Housekeeping Seal, which means that GAF roofing stands behind the products in this system.

Refer to Good Housekeeping Magazine for its complete protection policy.



"There's nothing quite like a genuine **Timberline[®]** roof!"

Professional installers have long preferred the rugged, dependable performance that only a Timberline[®] roof can offer. That's why Timberline[®] shingles are the #1-selling architectural shingles in all of North America.

Emergency Application: Added 10/23/09
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13 Oxford Street, Chevy Chase	Meeting Date:	10/28/09
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/26/09
Applicant:	Wendy & John Reaves	Public Notice:	Emergency Application
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-09X	Staff:	Josh Silver
PROPOSAL: Roof replacement			

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: 1916-27

BACKGROUND

At the request of the applicant the subject HAWP application was added to the HPC meeting agenda on October 23, 2009 under the Historic Preservation Commission Rules, Guidelines, and Procedures, Regulation No. 27-97, Historic Area Work Permits, Section 1.3(c), Emergency Applications Added to Agenda. The applicant's roof is leaking and has temporary plastic coverings in two locations. A third location contains missing and/or misaligned shingles that have exposed the underlying roof membrane on the house.

PROPOSAL

The proposal includes the following:

- Remove and replace an existing non-original cement shingle roof on the historic massing with new architectural asphalt shingles (See proposed shingle style in Circle 8)
- Remove non-original cement shingles from a flat roof located on the rear elevation of the house and install a new rubber roofing membrane in the same location
- Remove non-original cement shingles from a low sloped roof located below an existing dormer on the rear elevation of the house and install a new rubber roofing membrane in the same location.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The Guidelines define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Specifically, the *Guidelines* state:

- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (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 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, spaces, and spatial relationships that characterize a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Staff supports the proposed roof replacement projects at the subject property. The proposed work is consistent with Chapter 24A-8(b) 1 & 2 and the *Guidelines* for roof replacement projects on Contributing Resources located in the Chevy Chase Village Historic District. The proposed architectural replacement shingles are consistent with roofing material treatments on similar resources located within the historic district. The proposed installation of rubber roofing membranes on the flat and low sloped roof sections of the house will not impact the streetscape of the historic district because of their location in the rear yard of the property. Staff is recommending approval of this application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 258 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240-777-8210

PS-48

HISTORIC PRESERVATION COMMISSION
 301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK**

John Daniel Reaves
 13 Oxford St
 Chevy Chase MD 20815-4230

12/15/09

Contact Person: _____
 Daytime Phone No.: 202 776 2305

R

Tax Account No.: 417488268
 Name of Property Owner: Wendy W & John Daniel Reaves
 Daytime Phone No.: _____
 Address: 13 Chevy Chase Oxford St. 20815
 Street Number City Street Zip Code
 Contractor: Hatchmark Phone No.: 703 317 9200
 Contractor Registration No.: md # 30023704
 Agent for Owner: Steve Hatchmark, Jr. Daytime Phone No.: 571 722 3860

LOCATION OF BUILDING/PREMISE
 House Number: 13 Street: Oxford Street
 Town/City: Chevy Chase Nearest Cross Street: CONNECTICAL AVENUE
 Lot: P1 Block: 57 Subdivision: 009
 Parcel Number: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Revision Repair Revocable
 B. Construction cost estimate: \$ 26,204.00
 C. If this is a revision of a previously approved active permit, see Permit # _____

HECK ALL APPLICABLE: HVAC Deck Shed Single Family Other: Roof Replacement

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

A. Height _____ feet _____ inches
 B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 Adjacent to property line Entirely on land of owner In 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.

Signature of Owner or Authorized Agent: _____ Date: _____

Approved: _____
 Commission: Historic Preservation Commission
 Date Issued: 10/12/09

SEE REVERSE SIDE FOR INSTRUCTIONS

5

**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:

The house at 13 Oxford Street has been described to us as a "Cotswold cottage" type of structure. It is oddly situated on the lot as the end of the house faces the public street and the "front" entrance is from the side (East) yard. The current roof consists of cement tiles that encase asbestos. The tiles have misaligned in several places and only the underlying membrane protects the house against the elements. Our roofer says that the original roof appears to be wood shingles as some of these underlie the current cement tiles roof.

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

The roofer would replace the cement tiles with a roof of Timberline architectural shingles. These are more commensurate with the original roof. The two small flat, non visible roofs on the back of the house would be replaced by Firestone roofing membrane. Both flat roofs currently leak (and a temporary blue cover was put in place this past month to try to avoid further water damage).

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

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.

*Timberline Natural Shadow 30 yr. Shingles
Firestone*

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

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 owners 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, Asheville, 301-279-10551.

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.

6

ADDENDUM TO

**APPLICATION FOR HISTORIC AREA WORK
FILED OCTOBER 6, 2009 BY
WENDY W. & JOHN DANIEL REAVES
13 OXFORD STREET, CHEVY CHASE, MD**

Addresses of Adjacent and Confronting Property Owners:

**Ms. Nan Huidekoper (adjacent on the East)
15 Oxford Street,
Chevy Chase, Maryland 20815**

**Mr. Art Spitzer and Ms. Elizabeth Boaz (adjacent on the West)
11 Oxford Street
Chevy Chase, Maryland 20815**

**Mr. and Mrs. Stuart Bainum (adjacent on the North)
12 Primrose Street
Chevy Chase, Maryland 20815**

**Mr. and Mrs. Charles Buffon (Confronting)
8 Oxford Street
Chevy Chase, MD 20815**

**Mr. and Mrs. Emmett B. Lewis (Confronting)
6 Oxford Street
Chevy Chase, MD 20815**

Timberline® Natural Shadow

"Value & Performance In A
Natural Wood Shake Look"



TIMBERLINE® Natural Shadow 30 YEAR LTD. WARRANTY SHINGLES

For HOMEOWNERS

- **Attractive Appearance...** Features the classic Natural Shadow™ effect. Lends any home a subtle, even-toned look with the warmth of wood.
- **Safer...** Class A fire listing from Underwriters Laboratories, the highest rating possible.
- **Good Value...** Architecturally stylish, but practically priced.
- **Stays In Place...** Dura Grip® adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 100 mph.*
- **Peace Of Mind...** 30-year ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first five years.**
- **Perfect Finishing Touch...** Use premium Timbertex® ridge cap shingles (in the West, use premium Ridglass™ ridge cap shingles).



For PROFESSIONALS

- **More Referrals...** People will know that you're installing America's #1-selling laminated shingles!
- **Less Chance Of Call-Backs...** Durable, wind-resistant shingles carry a 30 mph ltd. wind warranty!†

†Ltd. warranty for complete coverage and restrictions. ††Wind speed coverage requires special installation.



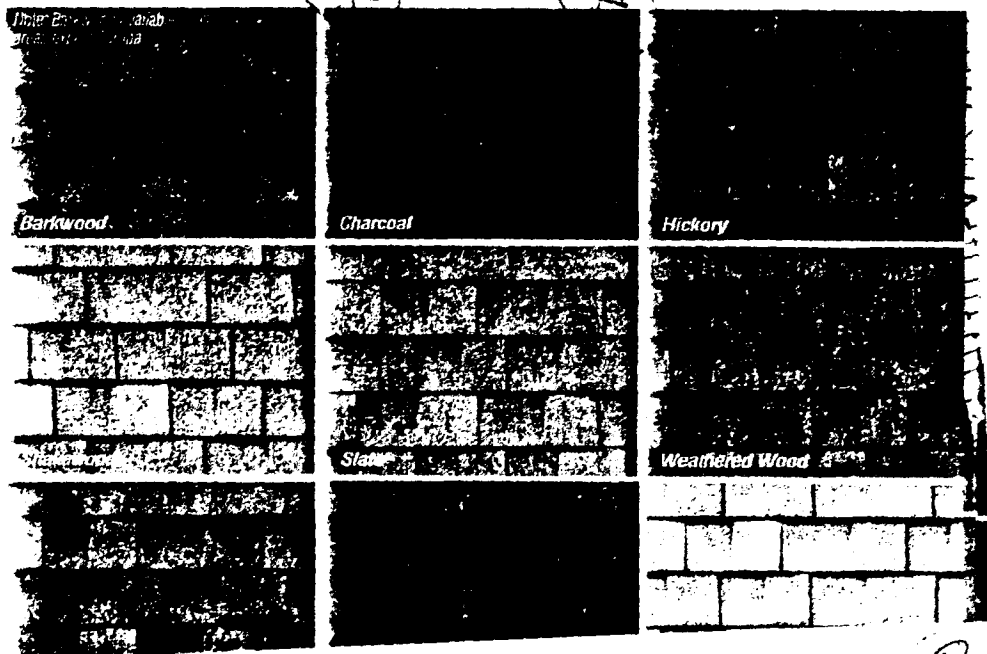
Color Availability

Effort to reproduce the color clarity and actual color of the shingles in this catalog. Before selecting your color, please ask to see several full-size shingles.

Stain Note: StainGuard® Protection available in all areas except the Western region

We can help you choose the right shingle for your roof!

Use GAF-Elk's Virtual Home Remodeler at www.gaf.com. Visualize your new shingles on a virtual home yours—or upload a photo of your current home. Try different colors, textures, and styles. It's that easy!



13

Flat Roofing

Firestone
BUILDING PRODUCTS

UltraPly™ TPO

Scrim Reinforced Thermoplastic Polyolefin
(TPO) Roofing Membrane

Membrane TPO, armée d'une natte

Membrana TPO, con malla reforzada de
poliéster

45 mil (1.1 mm)

08/14/2008 Item # 1134

9

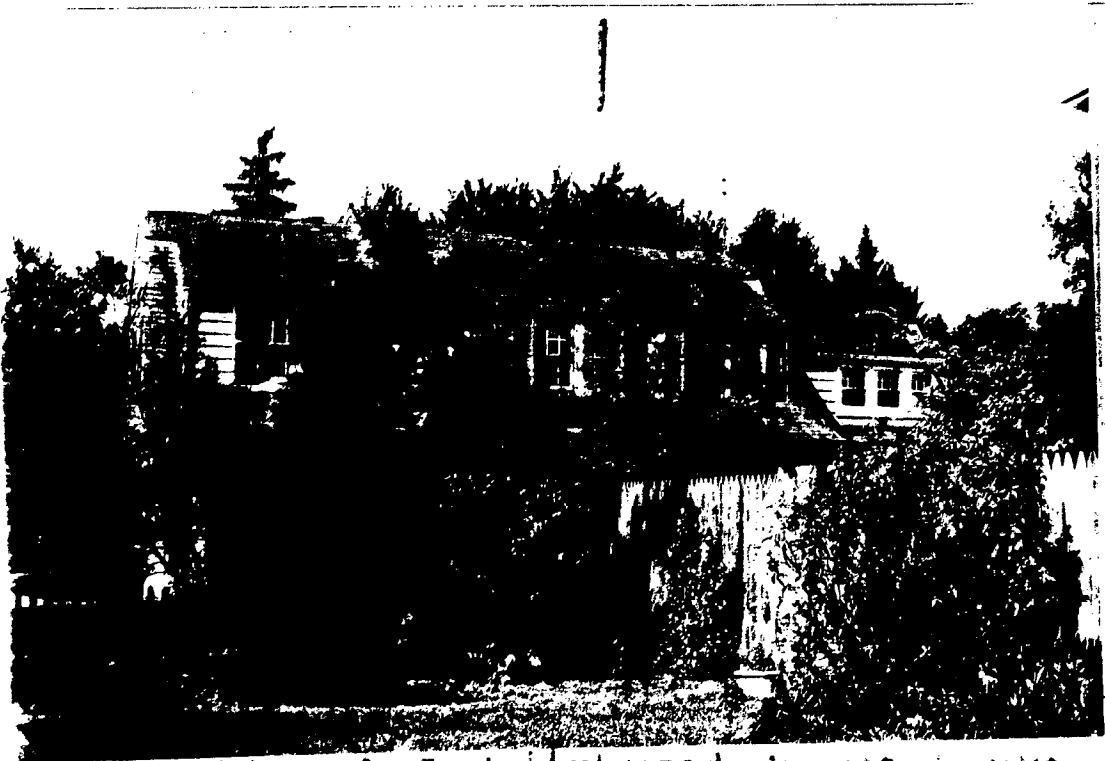
13 Oxford Street, Chevy Chase
Contributing Resource within the Chevy Chase Village Historic District



Existing Property Condition Photographs (duplicate as needed)



Detail: 13 OXFORD Street, view from Public Street, camera facing North

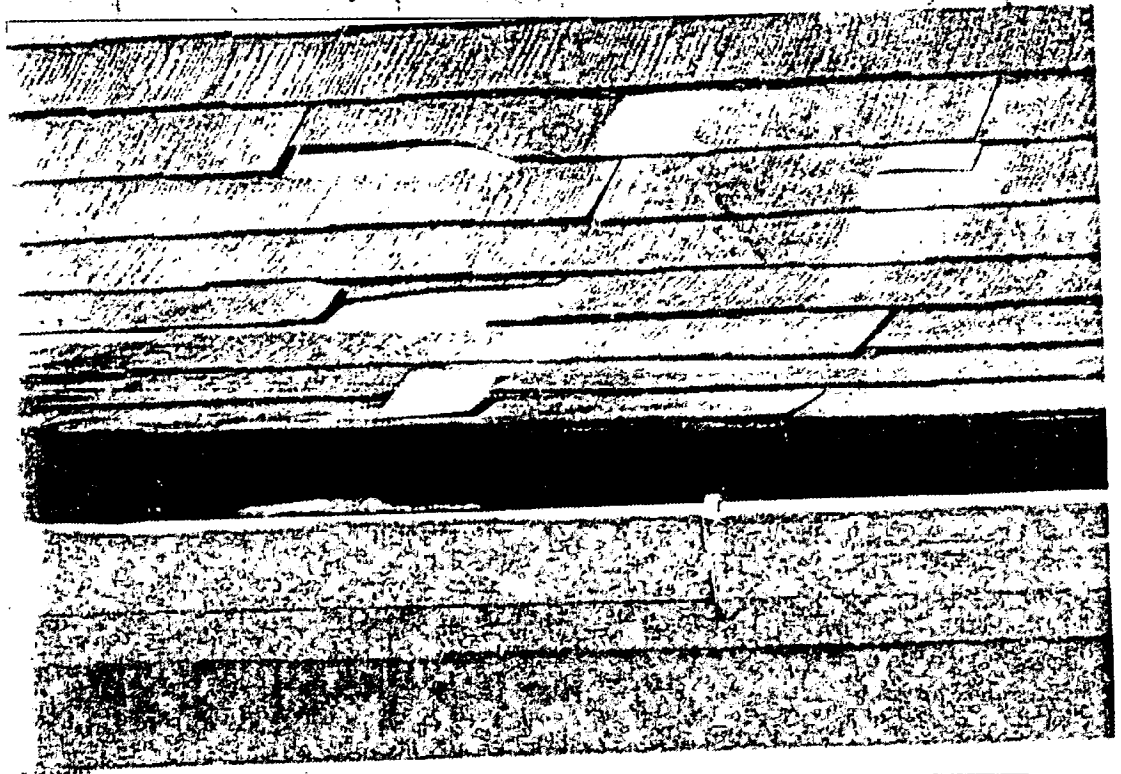


View from the neighborhood road - camera facing
Public Street is the left of the photo
Applicant: Wendy & John David Pearson

Existing Property Condition Photographs (duplicate as needed)



Detail:



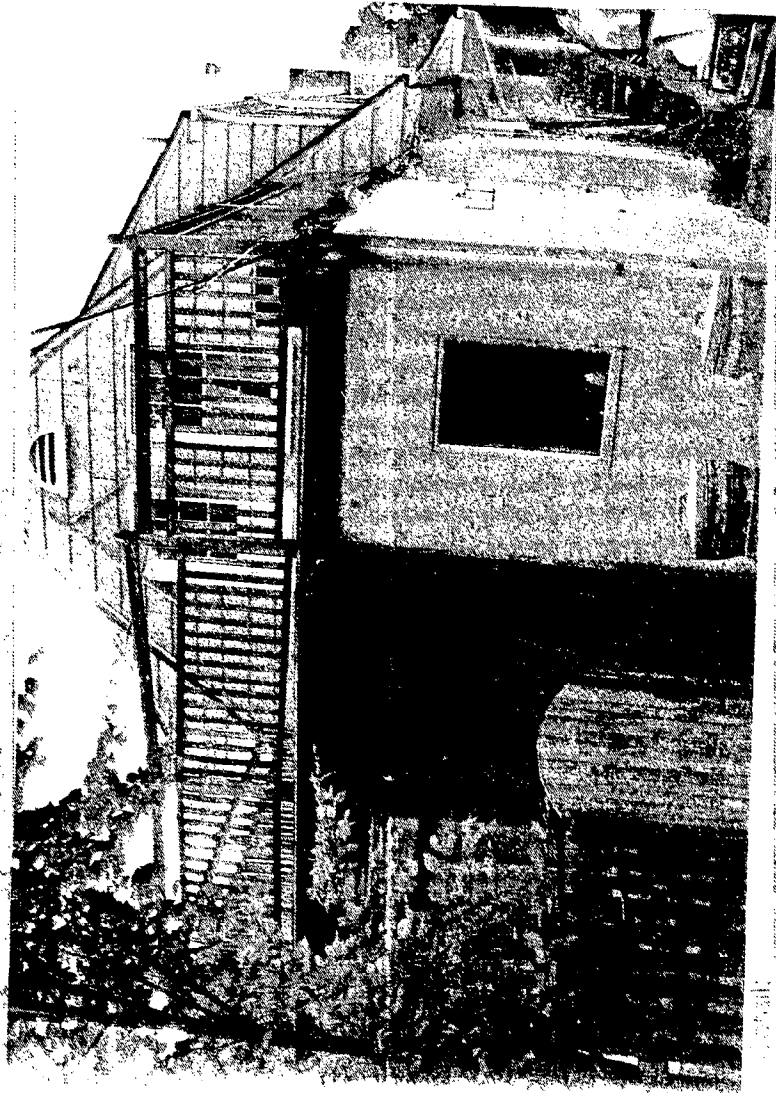
Applicant: _____

Flat roof is below tiles under window
and not visible

13



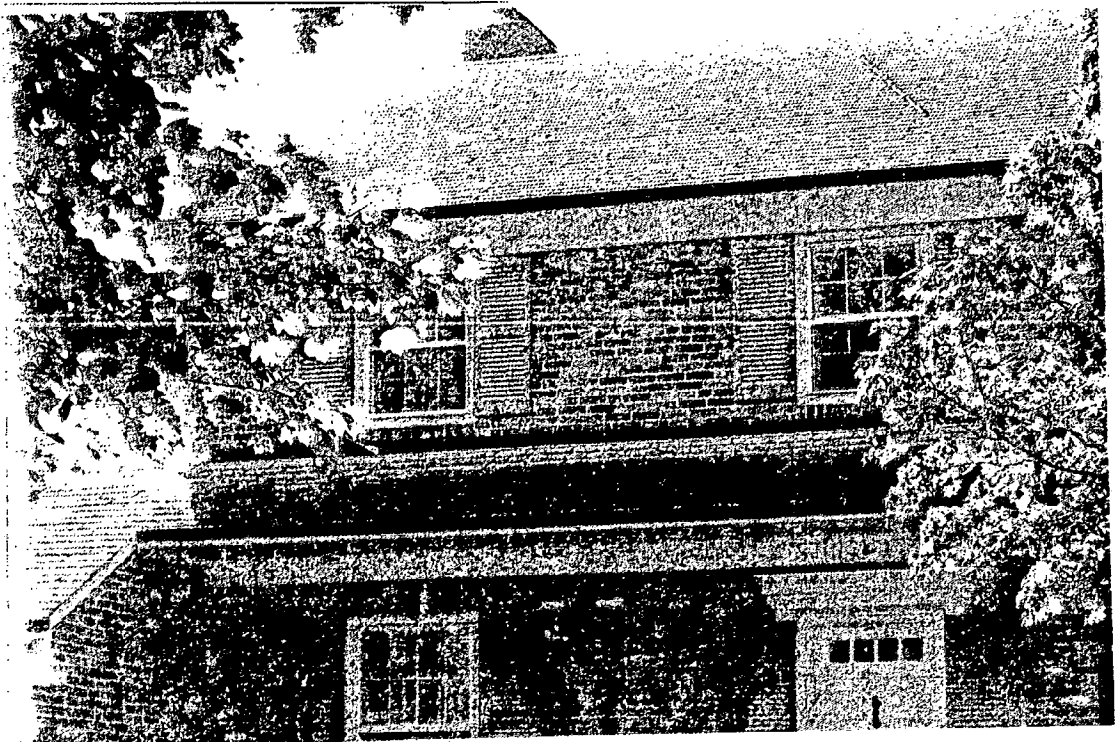
Blue sheeting is temporary water
tight application for leaking roof



Existing Property Condition Photographs (duplicate as needed)



Detail:

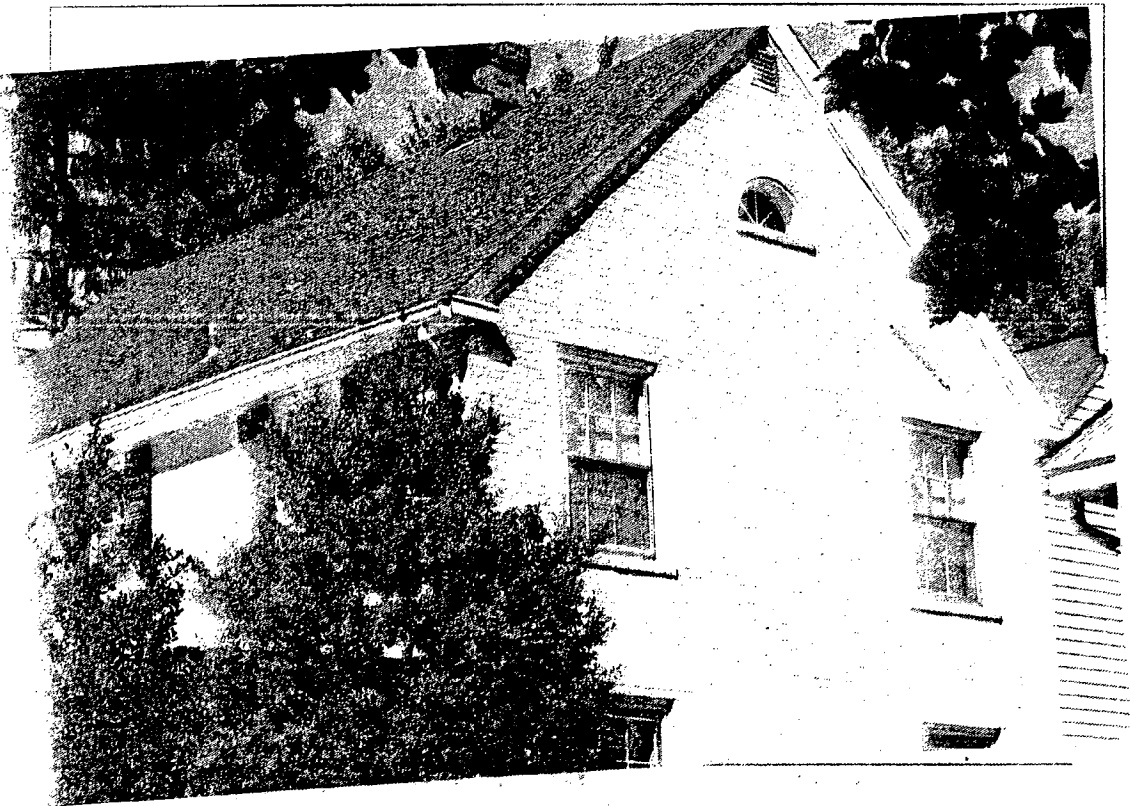


Detail:

Existing Property Condition Photographs (duplicate as needed)



Detail:



**Adjacent and Confronting Property Owners
Project Notification Requirement**

RE-ROOFING NOTICE TO OUR NEIGHBORS

The Reaves current roof at 13 Oxford Street is leaking. The cement tiles have shifted and the roof is deteriorating to the point that only the underlying membrane is holding off more leaks.

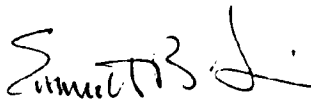
We have filed an Application to remove the existing roof of cement tiles and replace it with a composite shingle roof and to remove the existing flat roof and replace it. The work would be done by Katchmark Construction, which was recommended by our neighbor down the street and commercial roofer, Randy Denchfield, Denchfield Roofing Corporation. The shingles are Timberline Natural Shadow shingles similar to what is on the roof next door at Nan Huidekoper's, 15 Oxford Street. The shingles would be gray to match the gray wooden tiles and stucco of the house. We would replace the flat roofs in the back of the house with new roofing material, a Firestone TPO tapered roof system. The flat roof is not visible from yard-level.

Because asbestos is encased in the cement tiles of the main roof and although not friable, the roofing contractor is retaining an abatement firm that would remove the current roof, cart it away and collect and test air samples for any friable activity. (Jack's Roofing has removed and replaced our individual tiles for years and there has never been a friable event.)

Ordinarily you would have received notices from the Historic Preservation Commission without a need for signatures. Although we filed our Application before the deadline for the October agenda meeting, there was some error at the Department of Permitting Services and the Application was not processed until after the deadline. Nevertheless, the Historic Preservation Commission is treating it under its emergency exceptions, which is very accommodating as the water was a continuous flow from roof to the ceiling, down the window casing, down the wall, and onto the floor in the back end of the house during the deluge of the last few days, despite the temporary roof membrane installed earlier this month.

Hence we are requesting your signatures.

Received and signed:



Emmett B. Lewis



Elizabeth F. Lewis

6 Oxford Street
Chevy Chase Maryland 20815

(17)

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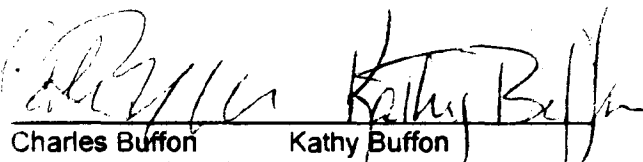
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Received and signed:


Charles Buffon Kathy Buffon 10/20/20
8 Oxford Street
Chevy Chase Maryland 20815

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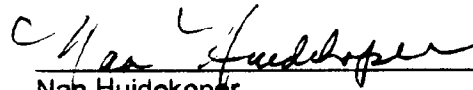
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Nan Huidekoper
13 Oxford Street
Chevy Chase, Maryland 20815

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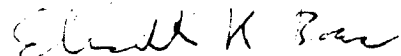
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Received and signed:



Art Spitzer

Elizabeth Boaz

11 Oxford Street

Chevy Chase, Maryland 20815

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Received and signed:


Stuart Bainum


Sandy Bainum

12 Primrose Street
Chevy Chase Maryland 20815

21