

ARLINGTON COUNTY, VIRGINIA  
HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE 8/31/11 Z- \_\_\_\_\_ - \_\_\_\_\_ -HD \_\_\_\_\_ RPC# \_\_\_\_\_  
(TO BE COMPLETED BY STAFF)

DESIGNATED PROPERTY:

Name of Historic District Maywood  
Address of Building 3501 21st Ave N , 22207

OWNER:

Name Brendan + Jody Devine  
Address (if different) \_\_\_\_\_  
Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_  
EMAIL: \_\_\_\_\_

PERSON FILING APPLICATION, IF OTHER THAN OWNER:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_  
Relationship to Applicant \_\_\_\_\_

PROJECT ARCHITECT/ENGINEERS/CONTRACTORS:

to be determined

PURPOSE OF APPLICATION:

Repair (change of materials)     Alteration     Addition     Fence  
 Demolition     New construction     Relocation     Outbuildings  
 Tree Removal     Grading     Sign     Other

Will an application related to this property go before any of the following?  Board of Zoning Appeals  
 Planning Commission  County Board     Other (please specify) \_\_\_\_\_

Does the proposed work require a building permit?  YES  NO  
Is any demolition anticipated?  YES  NO    If yes, please describe \_\_\_\_\_

Old stamped tin roof will be replaced with new standing seam tin roof

OVERVIEW OF PROPOSED WORK (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Description: \*FRONT PORCH ONLY\*  
Stamped tin roof circa 1915 is rusted, brittle, and badly leaking. Wood under roof needs to be replaced. Old roof tiles will be replaced with standing seam metal roof, modeled after 3624 21st Ave N front porch roof.

LETTER OF TRANSMITTAL

Historical Affairs & Landmark Review Board  
c/o Historic Preservation Program  
2100 Clarendon Boulevard, Suite 700  
Arlington, VA 22201

Dear Review Board Members:

Enclosed is an application for a Certificate of Appropriateness and the following attachments:

Drawing(s) -- Indicate scale on each drawing.

Site Plan / Plat \_\_\_\_\_

Elevation \_\_\_\_\_

Floor Plan \_\_\_\_\_

Section \_\_\_\_\_

Detail \_\_\_\_\_

Photograph(s) – Please indicate number of photographs.

✓ Color 9 Black/White \_\_\_\_\_

Material Samples/Manufacturer's Catalog Cuts – Please describe all material exhibits.

To be modeled after standing seam roof at ~~3524~~ 21st Ave. N.  
(Galvalume by Engert with 1" standing seam and 17" panel  
will likely be used.) <sup>3624</sup>

YOUR SIGNATURE BELOW CONFIRMS YOUR CONSENT TO THE FOLLOWING:

1. I understand that these materials will be placed in the Historic Preservation Program's building file for information about my property following the public hearing.
2. I understand it is my responsibility to inform my adjacent neighbors of my building and construction plans for this project.
3. I hereby grant permission to the County's Historic Preservation Code Inspector to enter my property during the application and construction phases of my project.
4. I hereby grant permission to the County's Historic Preservation Code Inspector to take photographs of my property, including the existing conditions, during the construction phase, and after the project is completed.

(Signed) J. Devine

Date 8/31/11



[HOME](#)
[PHOTO GALLERY](#)
[AWARD WINNING PROJECTS](#)
[ROOF COLOR VISUALIZER](#)

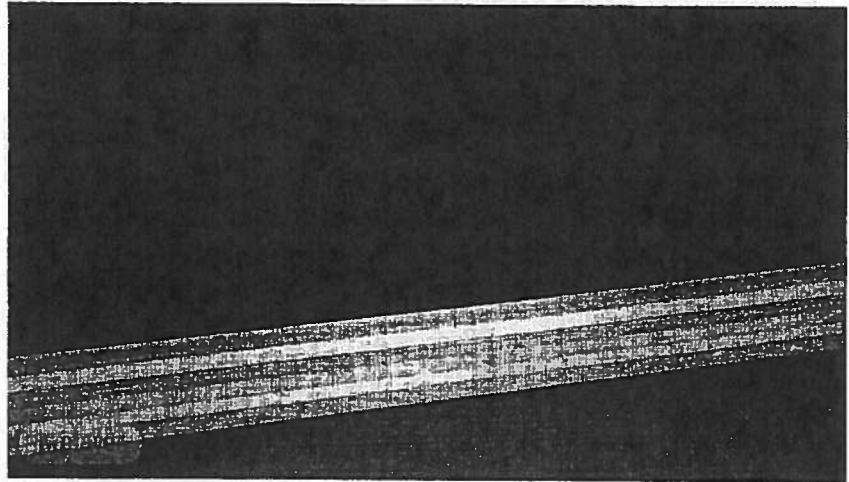
## 1" Mechanically Seamed

Englert Series A1301

The A1301 offers the same architectural detailing capabilities as architectural snap-lock panels. Required for use on shallow sloped roofs (less than 3"/12"). Also ideal for use on fascias, walls and soffits.

### Accessories

- Roofing Clips
- Flashing
- Fasteners
- Premium Underlayment
- MetalMan HT Underlayment
- PreManufactured Curbs
- Cor-A-Vent
- Forming Tools
- Sealants
- Touch Up Paint



A1301 Animation

Color Chart

Wire Drawings

### Quicklinks

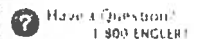
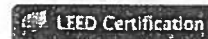
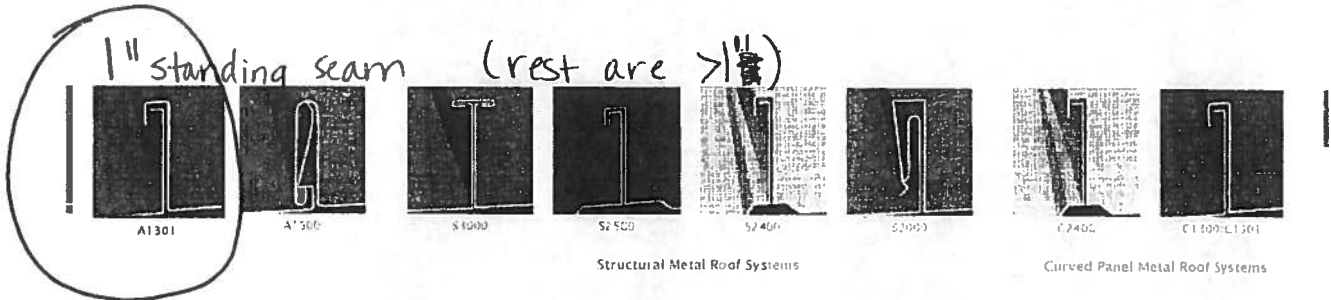
- Materials and Gauges
- ULTRA-Cool™ low gloss paint finishes
- System Warranties
- Ratings and Certifications
- Coil and Coil Purchasing

### Download Center

- Features and Benefits
- Specifier Sheets
- Installation Guide
- CAD Plywood DWG
- CAD Plywood DXF
- Construction Details-Plywood
- Construction Details-Handbook

### PROFILE AT A GLANCE

- |                                  |  |
|----------------------------------|--|
| Structural                       | Good for mansard or fascia             |
| Architectural detail capability  | UL-90 tested                           |
| Tight radius curving capacity    | Florida Building Code Compliant        |
| Shallow slope (less than 3"/12") | ASTM water & air tested                |
| Narrow seam                      | Dade County tested                     |
| Wide seam                        | ASTM E-84 tested (Class A Fire rating) |
| Flush seam                       | ASTM E-1592 tested                     |
| Snap-lock seam                   | Weather tightness warranties           |
| Mechanical seam                  | FM tested                              |



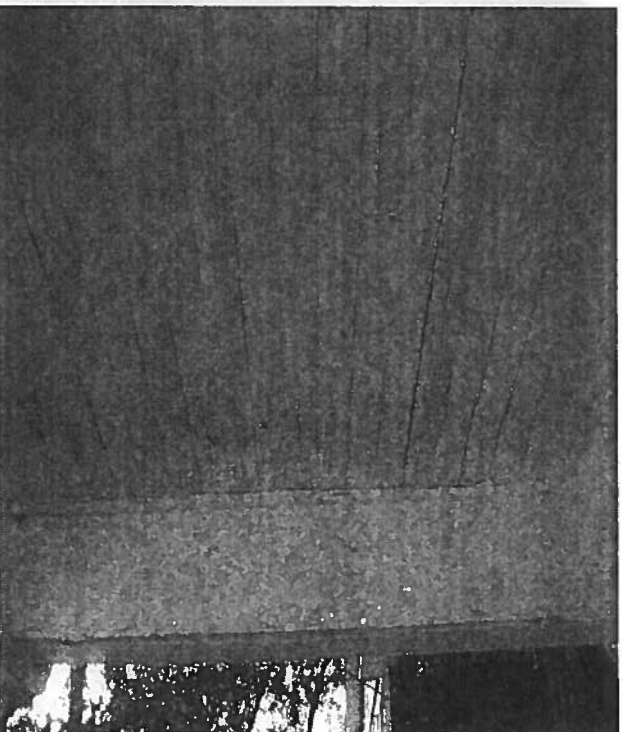
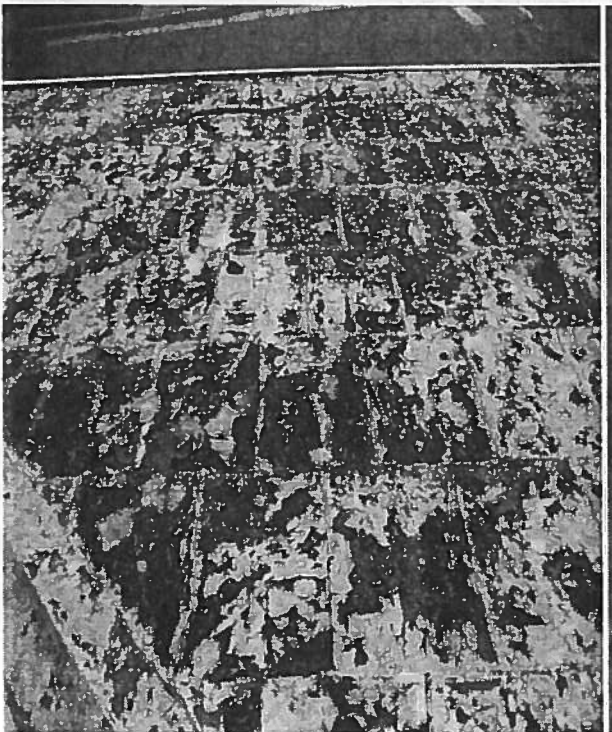
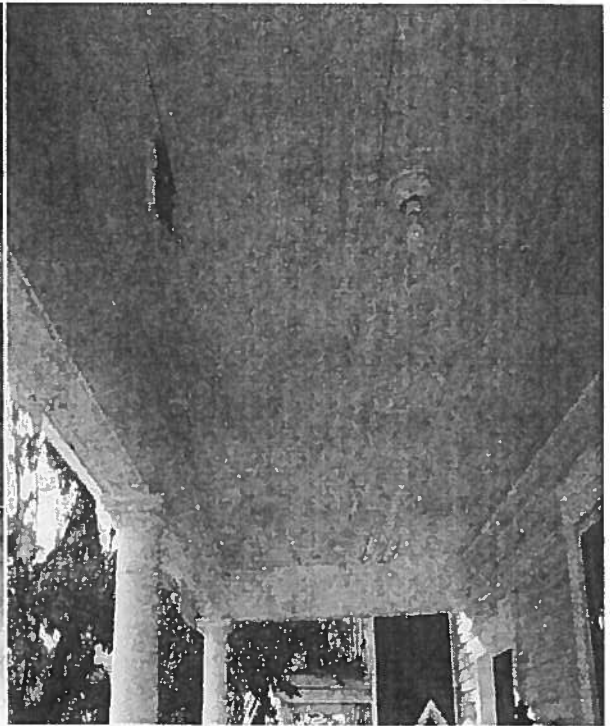
**3501 21<sup>st</sup> Ave North  
Devine Residence**

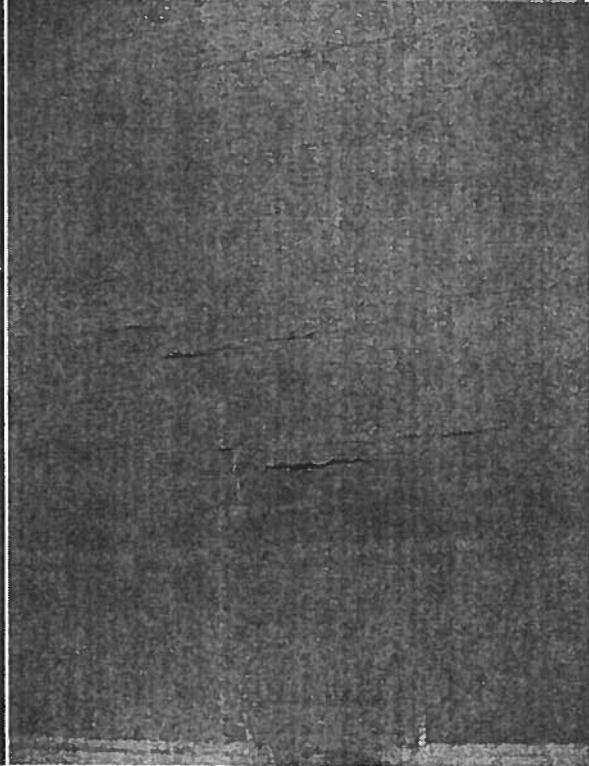
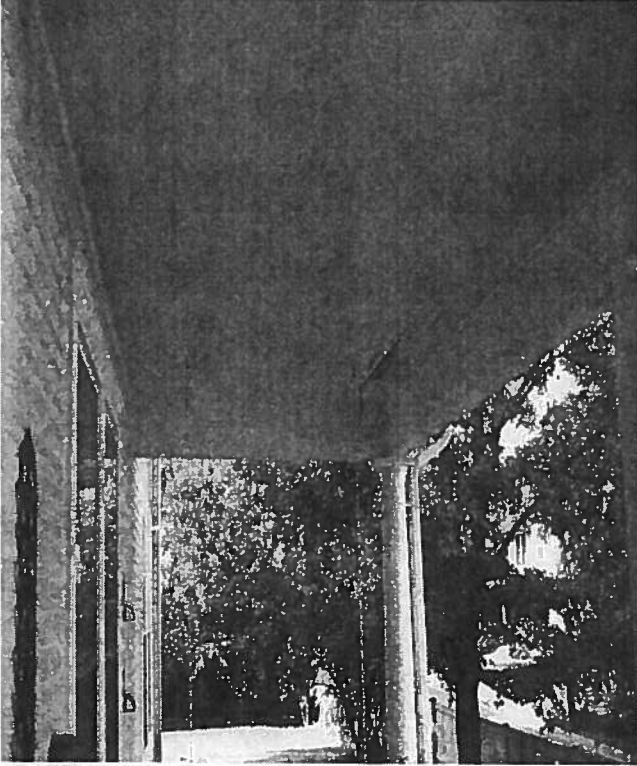
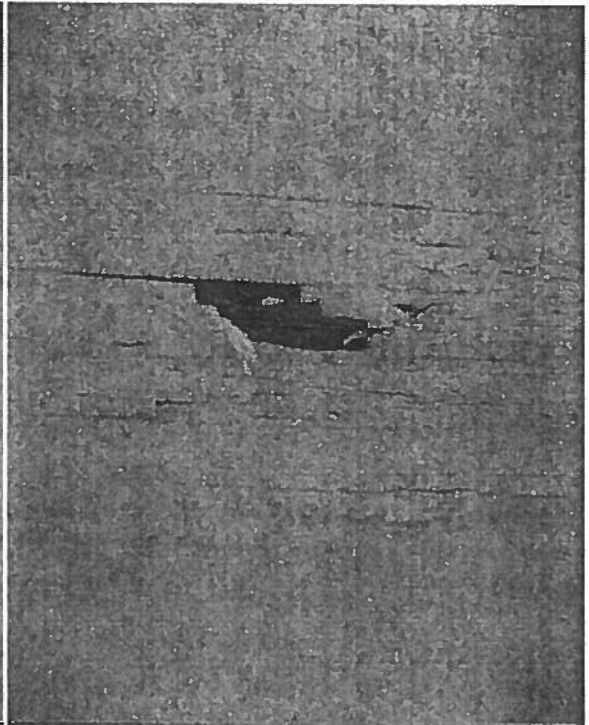
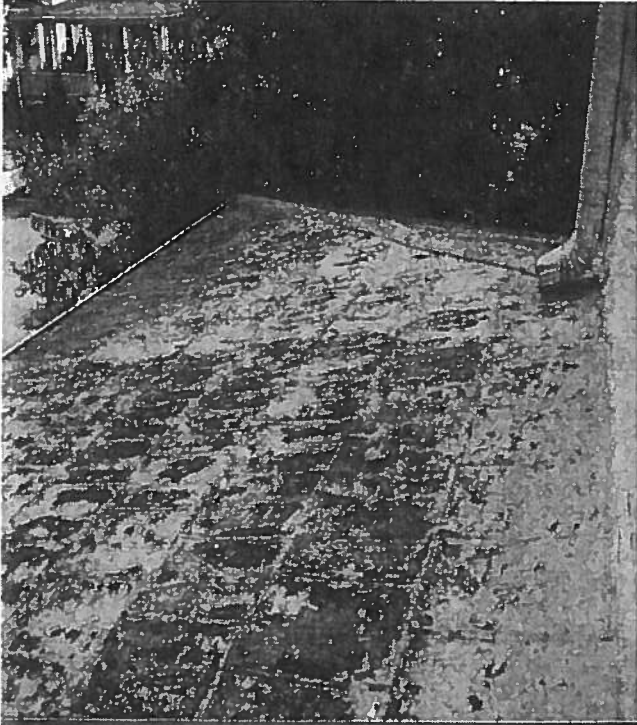
Emergency Request: to replace front stamped tin porch roof (3/12 slope) with standing seam metal roof

We purchased the home in November 2010 and had planned to rehabilitate the roof in connection with a possible renovation of the main home. There was evidence of prior porch roof leakage, but we were assured that the leaks had been fixed; there has been no leakage since purchase in 2010. The front porch roof leaked severely during Hurricane Irene, in at least two or three places, near the front door, and on the other side of the wraparound porch, near the swing. The bead board ceiling suffered significant water damage, and the paint was torn away by the force of the water in several places.

We have contacted several contractors, including Alpharain, who installed the recent stamped tin roofs in Maywood. Alpharain said that the roof is too old/brittle to be repaired and must be replaced. Additionally, the wood beneath the roof must likely be replaced. Alpharain, as well as other contractors, have recommended that a standing seam metal roof, not stamped tin, be installed because of the flat slope on the roof. Additionally, according to a manufacturer's website <http://www.metalshingle.com/Pages/installation>, a minimum 5/12 is recommended for installing metal roof tiles. Note the pictures show that the deterioration on the front porch roof is much more severe than on the rest of the house, where the slope is much higher.









9389 Harts Mill Rd Warrenton, Va. 20186  
Office 540-222-1642 Fax 540-349-9171

10-20-10

**Jody Devine**  
**3501 21<sup>st</sup> Ave N.**  
**Arlington, Va. 22201**

Dear Jody,

Here is the result of our inspection on your roof.

The house was built in 1915 and used lead coated Victorian Stamped Shingles. This is the original roof and lasts about 80 years if well maintained. It is now 95 years old. When we looked at the shingles on the edge of the roof along the eaves we noted that the tin is paper thin and brittle and is rusting on all edges. These shingles are interlocked on all sides when installed so the fact that you can see loose edges from the ground means that they have come "unlocked" in many places. They cannot be relocked. If you choose to scrape and power wash the existing roof just the foot traffic will do major damage to these brittle tin shingles. Since they are lead coated and lead was taken out of paint in 1978 there is no paint that will adhere to these shingles for over 3 or 4 years. The shingles on the low slope porches have been letting water in for years and we expect to find lots of rot on the purloins once the porch shingles are removed.

We recommend that ice and water shield be installed on all the flat porch roofs and that standing seam panels be installed in these areas. The ARB of Arlington County will usually allow this on roofs where the porch roofs can't be seen from the street.

The rest of the stamped shingles need to be removed from the main roof and the rotted purloins replaced and an underlayment be installed prior to the new shingles. These rotted purloins are pre dimensional so a 1x4 in 1915 was actually a 1x4 not a 3/4 x 3 3/4 . We have to have these purloins specially milled so the entire roof is the same level. We would also recommend snowbirds to protect the existing gutters from being damaged by the ice that builds up on the gutters during heavy snowfall.

Please let me know if have any questions or concerns.

Thank you,  
Brandy Dysart



9389 Harts Mill Rd Warrenton, Va. 20186  
Office 540-222-1642 Fax 540-349-9171

**Estimate**  
**10-20-10**

**Jody Devine**  
**3501 21<sup>st</sup> Ave N.**  
**Arlington, Va. 22201**

**Residence Stamped Victorian Shingles & Standing Seam Metal for Porches.**

Material Specification Standing Seam Metal Roof  
We hereby propose to:

Furnish and install a new layer of Berger Insta-Roof underlayment  
Furnish and install new Victorian Stamped Metal Shingle roof system and all related accessories on main roof.  
Furnish and install new standing seam metal roof system and all related accessories on Porches.  
Panels to be roll formed on site in continuous lengths out of 26 gauge prepainted for standing seam  
Galvalume by Englert with a 1" standing seam and 17" panel.  
Furnish and install new collars at all plumbing stacks.  
Install z bar, rake trim, apron, ridge cap and all other related accessories.  
Color of roof to be chosen by owner.  
All rotted non structural wood to be replaced including fascia and rake boards. All exposed wood to be primed on all sides.

Total for standing seam and stamped shingle	\$24,937.02
Total for 130 snowbirds	\$ 3,250.00



GM II

Jody Devine <jody.devine@gmail.com>



## roof 3501 21st Avenue North (Maywood)

Brandy Dysart <brandy@alpharain.com>  
To: Jody Devine <jody.devine@gmail.com>

Wed, Oct 20, 2010 at 3:39 PM

Jody,  
Here are the formal estimate and assessment. You will note we are recommending installing standing seam on the front and back porches for better rain and snow protection. If we have to install stamped shingles on the porches as well then we add \$3000. The Architectural Review Board has allowed this installation on 2 of your neighbors roofs so we are confident they will allow it on yours.  
Let me know if you have any questions or concerns.  
Thanks,  
Brandy

### 2 attachments

-  Devine Roof Assessment.doc  
211K
-  Devine Stamped Shingles.doc  
212K

GM II

Jody Devine <jody.devine@gmail.com>

## roof 3501 21st Avenue North (Maywood)

Jody Devine <jody.devine@gmail.com>

Wed, Oct 20, 2010 at 3:49 PM

To: Brandy Dysart <brandy@alpharain.com>, Brendan Devine <brendan.devine@gmail.com>

Thanks very much Brandy. I will forward this to the sellers right now. We very much appreciate your assessment.

What's the ballpark cost on just the replacement of the front porch roof (standing seam)?

Thank you again,  
Jody

GM II

Jody Devine <jody.devine@gmail.com>

## roof 3501 21st Avenue North (Maywood)

Brandy Dysart <brandy@alpharain.com>  
To: Jody Devine <jody.devine@gmail.com>

Wed, Oct 20, 2010 at 3:57 PM

Jody,  
For just the standing seam panels on the front and back porches you  
are in the \$5000 ballpark.  
Thanks,

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