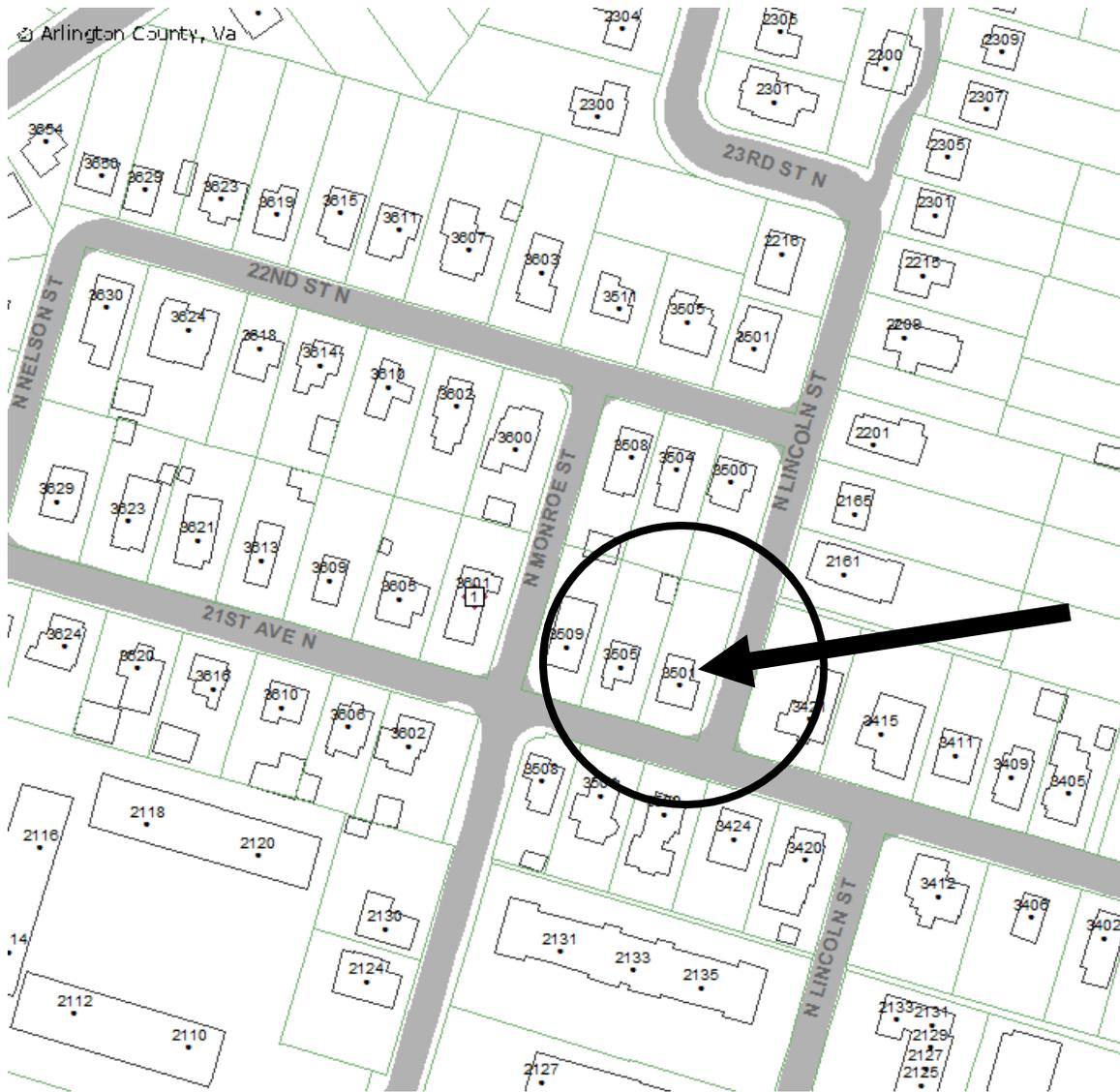


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 11-36 (HP1100041)



A request by Jody and Brendan Devine, owners of the property at 3501 21st Avenue North, located in the Maywood Historic District, to alter material on porch roof from tin shingle to standing seam metal.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz
DATE: August 13, 2014
SUBJECT: 3501 21st Avenue North, Case 11-36A, Maywood Historic District

The HALRB approved CoA 11-36, the replacement of a tin shingle porch roof with standing seam metal, at the September 21, 2011, HALRB meeting. The homeowners, however, attempted to repair the existing tin shingle porch roof. At this time, the repairs have failed and the applicants desire to move forward with approved CoA 11-36. Please see the excerpts below from the previous staff report for additional information about the approved replacement.

This proposal is a request to alter the roof of the front porch on the house at 3501 21st Avenue North in the Maywood Historic District. The existing roof is sheathed in pressed tin shingles (the same shingles on the roof of the house itself); the applicants are proposing to replace the shingles with standing seam metal. The house at 3501 21st Avenue North is a contributing building in the historic district. It was constructed prior to 1923. The *Maywood National Register Nomination* describes the house as a two-bay-wide, wood-frame dwelling rests on a solid brick stretcher foundation. It is clad in weatherboard and has a hipped roof sheathed in pressed metal shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and one-over-one paired wood-sash windows. Window and door surrounds have a molded lintel. Other notable features include a hip-roof dormer and wide, overhanging eaves.

The tin shingles on the porch roof are original to the house. When they purchased the house in 2010, the applicants had the porch roof and the roof of the main house assessed by an experienced historic roofer. The assessment at the time was that the tin shingles on the porch roof could not be repaired and would need to be replaced at some point in the near future. Since that assessment, the porch roof has been leaking and has caused water damage to the porch. Typically, when an historic building material cannot be repaired, the applicants are required to replace the material in-kind, if it is readily available. Pressed tin shingles are available, and have been installed on a number of roofs in Maywood; however, the manufacturers do not recommend that they be installed on roofs with a shallow slope. The slope of the porch roof is 3/12. Staff and the applicants contacted three manufacturers of the pressed tin shingles, and none recommended installing their product on a roof with a slope this shallow. The next best choice, in terms of historical appropriateness and material appropriateness, would be a standing seam metal roof. This is what the applicants are proposing to install.

The DRC heard this case at its August meeting and requested it be placed on the consent agenda for the August 20, 2014, HALRB meeting. Staff finds that the proposal meets Chapter 5: Exterior Renovations of the *Maywood Design Guidelines*, and recommends approval.