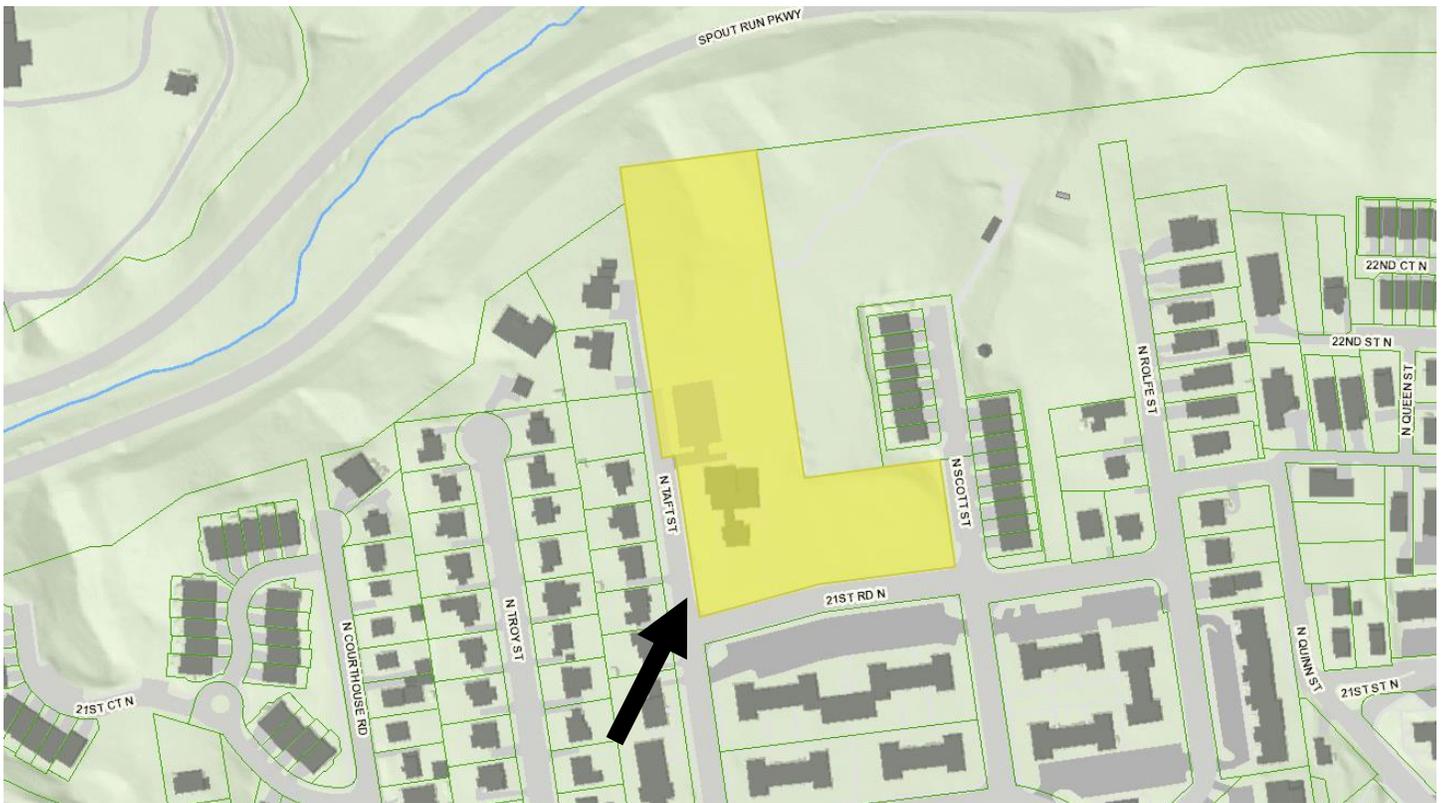


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 15-07 (HP1500012)



A request by Peter Connell (on behalf of the Arlington County Board), owner of 2133 N. Taft Street in the Dawson Terrace Historic District, to replace the existing asphalt shingles on the side-gable and shed porch roofs with wood shingles and install a new a/c unit towards the rear of the historic dwelling.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Joan Lawrence**

For Arlington County (*circle those present*): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case # 15-07 Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Arlington County

For Applicant(s): Peter Connell

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Cedar shingles on the main roof is appropriate.
2. On the porch roof, DRC prefers a flat or standing seam metal roof.
3. Condenser location is appropriate.

Findings:

Return to next DRC meeting

Send to HALRB

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation)

Recommend denial of CoA (explanation)

No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB

FROM: John Liebertz, Historic Preservation Planner

DATE: June 17, 2015

SUBJECT: 2133 North Taft Street, CoA 15-07, Dawson Terrace Historic District

The Dawson-Bailey House is a two-story stone dwelling owned by Arlington County. The historic building is protected by an asphalt shingled side-gable roof pierced by brick gable-end chimneys. The facade of the house features a nearly full-width non-historic first story porch (ca. 1963) protected by an asphalt-shingle shed roof. Fenestration consists of single-leaf paneled doors and six-over-six, double-hung, wood-sash windows. Recent investigations suggest that the building was constructed between 1792 and 1800. The adjoining community center to the rear was built in 1963. There are no design guidelines specifically approved for this historic district; therefore, the *Secretary of the Interior's Standards* should be used to evaluate any alterations.

Arlington County's Department of Environmental Services (DES), as part of a substantial rehabilitation project undertaken by the department, requests to replace the current asphalt shingle sheathing on the side-gable roof and the shed porch roof with cedar shingles. DES staff recovered a number of wood shingles in the attic, evidence of an earlier roof installation. Due to the date of the building, the replacement of the asphalt shingles with cedar shingles is appropriate to the building's period of significance.

The DRC heard this case at its June meeting. The DRC applauded the DES decision to install cedar shingles on the side-gable roof, but raised questions about the appropriateness of the material on the non-historic shallow porch roof. In addition, they had concerns regarding potential maintenance issues. On the porch roof, the DRC recommended standing seam metal or retaining the asphalt shingles. DES preferred the installation of cedar shingles on both roofs. Although DES staff considered standing seam metal, they had concerns about unattractive staining of the metal due to water runoff from the acidic cedar shingle roof above. The HPP staff supports the installation of cedar shingles on both roofs as preferred by DES. Visibility of the non-historic porch roof is limited due to its shallow slope. The design of the porch further distinguishes itself as a non-historic feature. Therefore, staff defers to the preference of the steward of the property.

Due to a lack of agreement on an appropriate roofing material for the porch, the DRC chair recommended this application be placed on the discussion agenda for the June 17, 2015, HALRB meeting. Staff finds that the request meets the intent of the following *Secretary's Standards for Rehabilitation*:

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
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.