

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 16-03 (HP1600005)



A request by Chuck Vaughn on behalf of the Colonial Village I and II Condominium Board of Directors, for the replacement of the existing asphalt shingle roofs.

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 # 16-03 Agenda Item #

Application Complete

Application Incomplete

Applicant(s): Colonial Village
For Applicant(s): Chuck Vaughn

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

Design Recommendations:

1. Prefer GAF Slateline "Royal Slate"
2. Would like to see nearby install to confirm appearance.
- 3.
- 4.
- 5.
- 6.

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.

To: HALRB
From: John Liebertz, Historic Preservation Planner
Date: March 9, 2016
Subject: Colonial Village III and part of Colonial Village II, CoA 16-03, Colonial Village Historic District

Colonial Village was constructed in four phases between 1935 and 1940. The garden apartments exemplify the early application of innovative garden city planning concepts to a low-and middle-income apartment complex. Specifically these concepts include: the use of low-density superblock development; clustering of apartment units into spacious, richly landscaped courtyards; separation of pedestrian and automotive traffic routes; the use of an undeveloped interior greenbelt; and the use of staggered setbacks in apartment design to permit increased ventilation and light.

The apartments were designed in the Colonial Revival style. Buildings are of brick or brick and block construction on concrete foundations. Exterior finishes are of six-course-American bond brick with wood millwork details. A variety of roof types (flat, gable, and gambrel) add architectural interest to the complex.

All of Colonial Village is listed in the National Register of Historic Places, but only Colonial Village III and part of Colonial Village II are designated as Arlington County Local Historic Districts. The current proposal calls for the replacement of the asphalt shingles on the gable roofs. Approximately 30 years old, the existing “tiger-strip” asphalt shingles will soon need to be repaired. The applicant requests to install the GAF Slateline asphalt shingle in “Royal Slate.”

The DRC heard this case at its March 2, 2016, meeting. The preservation staff and the committee reviewed two different asphalt shingles and preferred the GAF Slateline series in “Royal Slate” due to its simplicity and slate-like appearance. The DRC requested the applicant provide locations where the Slateline series has been installed. The applicant found that the requested shingles (in a different color) were installed at Buckingham Row, 308 North George Mason Drive. The DRC recommends approval of this application and that it be placed on the consent agenda for the March 16, 2016, HALRB meeting. Staff finds that this request meets the intent of Standard 9 of the *Secretary of the Interior Standards for Rehabilitation* and recommends approval.