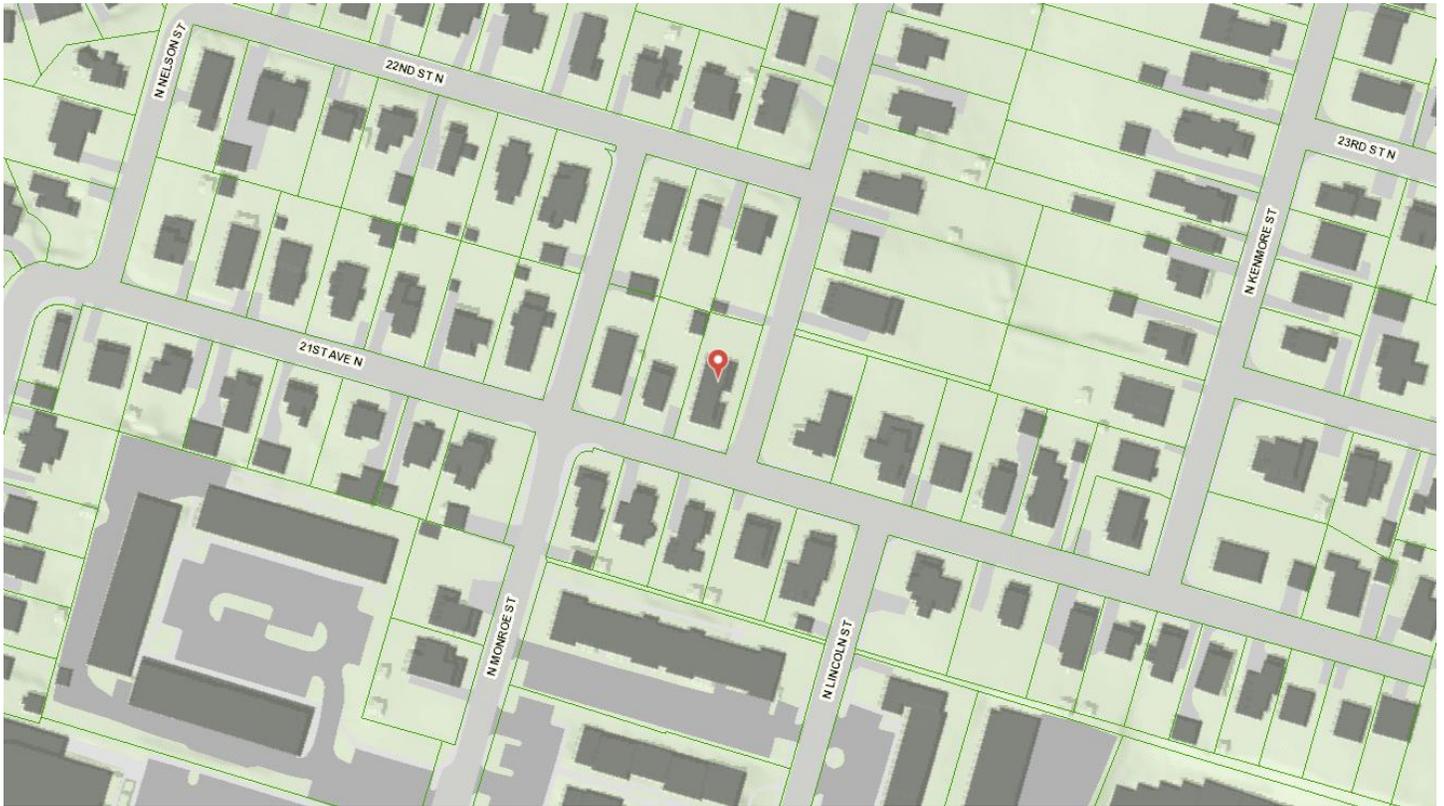


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 17-04 (HP1700005)



A request by Brendan & Jody Devine, owners of 3501 21st Avenue North in the Maywood Neighborhood Historic District, to replace an existing stamped tin shingle roof with an asphalt shingle roof.

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

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

Case # 17-03 Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Brendan Devine

For Applicant(s):

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

Design Recommendations:

1. Include additional photographs of the stamped tin shingle roof that show condition and detail.

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.

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

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

Case # 17-04 Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Brendan Devine

For Applicant(s):

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

Design Recommendations:

1. Obtain additional quotes for the stamped tin shingle, standing seam metal, and asphalt shingle options.
2. Obtain a quote for the steel Victorian shingle from best buy metal roofing for their Victorian steel shingle.

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: April 11, 2017
SUBJECT: 3501 21st Avenue North, CoA 17-04, Maywood Historic District

Background Information

The house is a Colonial Revival-inspired four-square and is described as follows:

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 that 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.

Recent relevant CoAs approved by the HALRB include CoA 11-24 (two-story rear addition) and CoA 11-36 (replacement of the stamped tin shingle with standing seam metal on the front-porch roof). The HPP staff and DRC recommended approval of CoA 11-36 due to the 3/12 slope of the existing roof. Staff contacted three different stamped tin shingle roof manufacturers who all recommended against installing the material on roofs with such a shallow pitch. The next best choice, in terms of historic and material appropriateness, was a standing seam metal roof.

Proposal

The applicant proposes to replace the existing stamped tin shingle roof with an architectural asphalt shingle.

DRC Review (March 2017)

The DRC heard this application in March 2017. The committee requested additional photographs of the stamped tin shingle roof and recommended that this application be placed on the discussion agenda for the March 15, 2017, HALRB hearing.

HALRB Review (March 2017)

The HALRB reviewed the application at the April 2017 meeting. The following two motions failed:

Motion #1: The HALRB deny the application as submitted.

Motion #2: Due to the unique circumstances of this particular structure, the metal-shingle roof no longer meets the characteristics of distinctive features, finishes and construction techniques to qualify for Standard 5 of the *Secretary of the Interior's Standards for Rehabilitation*. The applicant attempted to protect the roof with a latex coating in 2011 that has failed. As a result, it is appropriate to replace this roof with another architecturally and historically roof.

After the two failed motions, the HALRB moved to send the applicant back to the DRC. The motion passed as follows:

Motion #3: The HALRB defer the action to the DRC for further review. Specifically, the DRC will review materials and alternative materials to recommend to the HALRB.

DRC Review (April 2017)

The DRC reviewed the application for a second time at its April meeting. HPP staff distributed a packet of alternative materials as requested by the HALRB. After reviewing the material, the committee agreed that the Victorian steel shingle would be an appropriate alternative to a stamped tin shingle. The committee recommended that the applicant obtain at least three quotes for tin shingles, standing seam metal, and asphalt shingle, and request pricing information/quotes for the Victorian steel shingle produced by Best Buy Metals. The DRC requested that this application be placed on the discussion agenda for the April 19, 2017, HALRB meeting.

Discussion and Recommendation

Over the last decade, the HALRB's policy has been for the repair and/or in-kind replacement of metal roofs. Applicants have been required to demonstrate that the roofs are beyond repair (by means of photographic evidence showing extensive deterioration and supporting letters from roofing professionals). The board's policy follows guidance provided by the *Secretary of the Interior's Standards for Rehabilitation* and the *Maywood Design Guidelines*. Standards #2, #5, and #6 of the *Secretary of the Interior's Standards for Rehabilitation* state the following:

Standard 2 – The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 5 – Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 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.

Chapter 5: Exterior Renovation of the *Maywood Design Guidelines* states the following:

Introduction of new materials should normally be avoided.... The HALRB strongly supports replacing metal roofs with the same materials.

In this case, the deterioration of the stamped tin shingle roof is evident, but the HALRB should continue its existing policy to replace this original architectural feature in-kind as per the *Secretary of the Interior's Standards for Rehabilitation* and the *Maywood Design Guidelines*. As part of the National Park Service guidance for evaluating when replacement materials should be used, there is consideration given if the original material is no longer available or is made of hazardous materials (e.g., asbestos shingle siding, etc.). However, there have been numerous tin shingle roof replacements in Maywood over the last 10 years; tin shingle roofs are available from roofing companies and have been installed successfully within the last year.

Therefore, staff recommends the denial of the application to replace the existing stamped tin shingle roof with an architectural asphalt shingle.