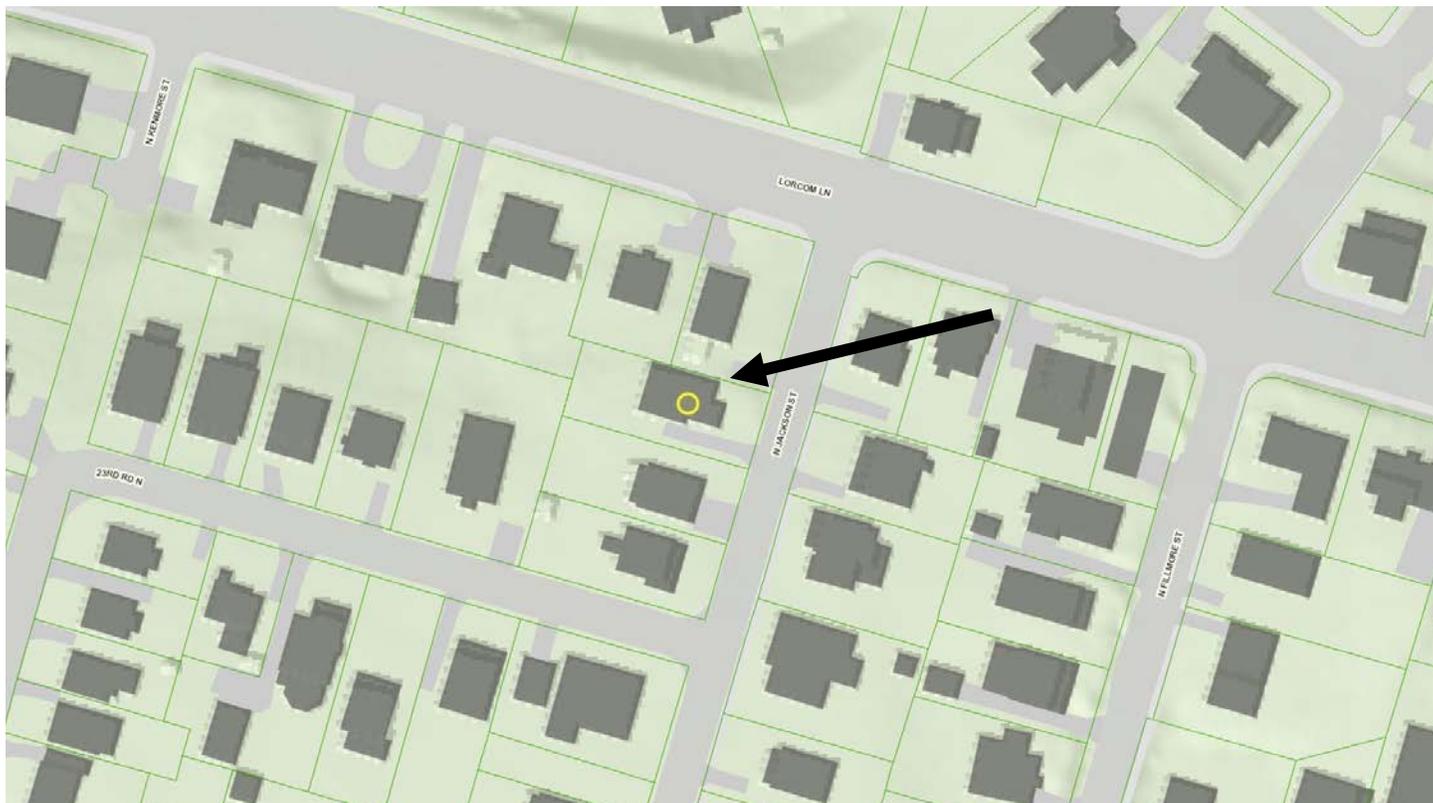


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-04D (HP1800041)



A request by Jarrod & Alison Tsukada, owners of 2330 North Jackson Street in the Maywood Historic District, to replace the rear shallow-sloped shed roof with EPDM (synthetic rubber).



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: September 12, 2018
SUBJECT: 2330 North Jackson Street, Case 18-04D, Maywood Historic District

Background Information

The Craftsman-styled bungalow at 2330 North Jackson Street was built between 1911 and 1917. The *Maywood National Register Nomination* describes the house as follows:

The three-bay-wide, wood-frame dwelling rests on a solid parged foundation. It is clad in lapped wood siding and has a side-gable roof sheathed in asphalt shingles. It has a one-story, one-bay, gable-roof wood-frame front porch supported by square posts on brick piers and six-over-one wood-sash windows. Other notable features include a wide, overhanging eaves with exposed rafter tails and triangular knee braces on the gable ends.

The subject dwelling is listed as a contributing resource to the Maywood National Register Historic District. While archival research and site visits noted no major alterations to the dwelling since its construction, analysis of the interior of the building (post-demolition) suggests a late 1920s rear porch addition (later partially infilled).

The HALRB recently approved the following Certificates of Appropriateness (CoAs):

- CoA 18-04 for the demolition of an existing chimney (February 2018);
- CoA 18-04A for the replacement of the three-tab asphalt-shingle roof with an architectural shingle roof (March 2018);
- CoA 18-04B for the infill of the recessed wrap-around porch on the southwest corner of the house (May 2018); and
- CoA 18-04C for the addition of two skylights on the rear slope of the roof (August 2018).

Proposal

During construction of the rehabilitation project, the property owners became aware that the shallow-pitched shed roof on the rear of the dwelling had a flat-seam metal roof. The applicants propose to replace the metal roof with EPDM (synthetic rubber roofing membrane).

DRC Review

The Design Review Committee (DRC) heard this application at its September 2018 meeting. The DRC recommended: 1) further investigation of the integrity of the metal roof and submission of a report from a roofer; and 2) that the replacement roof consist of rubber roofing with no asphalt shingles as originally proposed. The DRC recommended that the subject application be placed on the discussion agenda for the September 19, 2018, HALRB hearing.

Discussion and Recommendation

The Historic Preservation staff recommends approval of the subject application for the following reasons:

- 1) The metal roof (likely built before 1929) has deteriorated beyond repair. There is insufficient roof decking to support the material, visible rust from water infiltration, and evidence of water damage.
- 2) The metal roof is located on the rear of the dwelling. The material is not visible from the public rights-of-way and is not a character-defining feature of the house. In such cases, guidance from the Secretary of the Interior's Standards suggests the exploration of alternative materials may be appropriate.
- 3) In this case, due to the metal roof's lack of visibility and the shallow pitch, EPDM (synthetic rubber roofing membrane) is an appropriate roof type for this section of the house.

The subject application is appropriate for the Maywood Local Historic District and complies with Chapter 5: Exterior Renovation of the *Maywood Design Guidelines*.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
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September 6, 2018

Alison & Jarrod Tsukada
2330 North Jackson Street
Arlington, VA 22201

**RE: Design Review Committee Report
2330 North Jackson Street
Certificate of Appropriateness 18-04D
Maywood Historic District**

Mr. and Ms. Tsukada:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its September 5, 2018, meeting. The DRC discussed: 1) the removal of the roof; 2) what material would be appropriate with respect to its replacement; and 3) the appropriateness of utilizing a substitute material.

Discussion 1: The DRC had questions with respect to the integrity of the existing metal roof. The committee questioned whether the existing rust on the interior/underside of the roof had been created from interior moisture/humidity or structural issues/leaks from the exterior. In addition, the committee discussed potential issues of a lack of support for the roofing material and apparent bending/damage as shown in the photographs. Did your general contractor or roofer test whether the existing roof leaks? The committee suggested that you explore retaining the existing material if there are no known issues. If it is beyond simple repair/rehabilitation, please include an email or letter with an assessment of the issues by a roofer/contractor. The DRC and HPP staff would be supportive of its replacement in this case.

Discussion 2: The DRC and HPP staff discussed the most suitable replacement material for the existing roof. The committee and staff agreed that the placement of asphalt shingle on the roof would be inappropriate because the shallow slope would create increased leakage problems. The shallow slope would require the installation of a rubber roof and the asphalt shingles would therefore be purely decorative and historically inappropriate. The committee recommended that replacement of the roof be accomplished with a rubber roof and rolled roofing for UV protection.

Discussion 3: HPP staff noted that the existing metal roofing is located on the rear shed roof of the dwelling and that there is no visibility of the material from the public rights-of-way or from the property. For these reasons, the feature would not be considered a character defining feature of the building. The DRC requested that any proposal be placed on the discussion agenda for the full board to discuss this issue, but would recommend replacement of the metal roof with a rubber roof/rolled roofing.

Please explore your options with respect to the roofing and return materials to HPP staff as soon as possible. Materials are due on Tuesday, September 11, 2018, but if that is an issue let me know.

The agenda and materials for the HALRB meeting will be posted online at:
<https://commissions.arlingtonva.us/historical-affairs-landmark-review-board/>

If you have any questions or need additional assistance, please do not hesitate to call the Historic Preservation Program Office at 703-228-3549.

Sincerely,

A handwritten signature in black ink, appearing to read "John Liebertz", written in a cursive style.

John Liebertz
Historic Preservation Staff
cc: Serena Bolliger