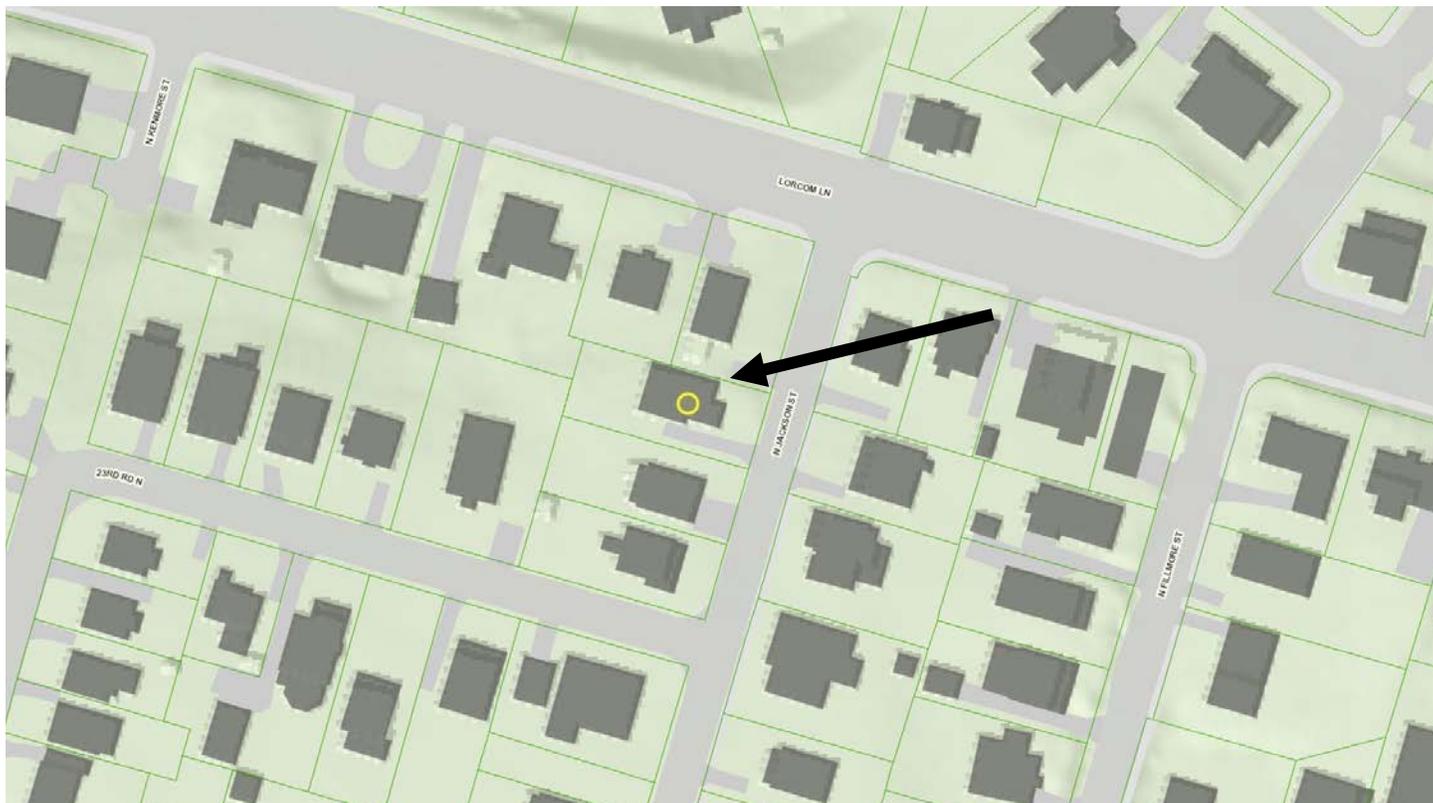


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-04E (HP1800047)



A request by Jarrod & Alison Tsukada, owners of 2330 North Jackson Street in the Maywood Historic District, to replace the existing pressboard siding.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: October 10, 2018
SUBJECT: 2330 North Jackson Street, Case 18-04E, 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);
- CoA 18-04C for the addition of two skylights on the rear slope of the roof (August 2018); and
- CoA 18-04D for the replacement of the rear shed metal roof with asphalt shingle (September 2018).

Proposal

During construction of the rehabilitation project, the property owners became aware that the siding consisted of Masonite (pressed siding), then a layer of asphalt roofing sheets, and ultimately remnants of the potentially original wood shingle siding. The proposal calls for the removal of all former siding and replacement with cementitious fiberboard siding.

DRC Review

The Design Review Committee (DRC) heard this application at its October 2018 meeting. The DRC requested multiple quotes for the following siding materials: 1) cementitious fiberboard lap siding; 2) cementitious fiberboard shingle; 3) wood lap siding; and 4) wood shingle. The committee noted that the subject application presents a policy decision for the full HALRB and recommended it be placed on the discussion agenda for the October 17, 2018, HALRB hearing.

Discussion and Recommendation

Staff recommends the denial of the subject application to utilize a cementitious fiberboard siding, either shingle or lap, and recommends that the HALRB move to allow the installation of wood shingle siding. The *Maywood Design Guidelines* states the following with respect to concealed historic siding in Chapter 5: Exterior Renovation (pg. 15):

Original intact wood or other historic siding material may have been concealed by a layer(s) of modern substitute materials (aluminum, vinyl, asbestos, Permastone, etc.). If the exposed, original siding material is sound, it should be repaired and/or replaced in-kind as needed. Please consult with Historic Preservation staff.

If the removal of modern substitute materials reveals that the original siding no longer remains, then replacement with wood siding is preferable, with requests for replacement with alternative materials considered on a case-by-case basis (excluding vinyl and aluminum siding and any simulated wood grain product). Smooth cement fiberboard may be used in certain circumstances (see Appendix C: [Cement Fiberboard] Siding Materials)

Further, Appendix C: Cement Fiberboard Siding Materials (pg. 56) states:

Cement fiberboard is not appropriate as the primary siding material of existing historic buildings. Under certain circumstances, the HALRB may permit the use of smooth cement fiberboard on non-historic structures, new construction, and new additions to historic buildings.

In recent decisions, the HALRB's policy as stipulated in the *Maywood Design Guidelines* with respect to the concealing of historic materials with non-historic siding has been to restore the covered siding to the greatest possible extent and infill deteriorated materials in-kind. This has occurred on multiple homes within the Maywood Local Historic District, such as 2204 North Kenmore Street and 3511 22nd Street North.

The subject dwelling at 2330 North Jackson Street has multiple layers of siding materials. The outermost layer consists of pressed siding (Masonite), then a center layer of asphalt roofing sheets, and a third inner layer of wood shingle siding. Based on the amount of moisture that has penetrated the dwelling, damage from multiple applications of siding materials, and the average lifespan of wood shingle siding, the existing shingles would require replacement rather than rehabilitation.

While the subject property does not have a "sound" concealed historic material as stipulated in the *Maywood Design Guidelines*, Standard #6 of the *Secretary of the Interior's Standards for Rehabilitation* states that deteriorated historic features shall be replaced in-kind. Additionally, Appendix C: Cement Fiberboard Siding Materials of the *Maywood Design Guidelines* notes that cement fiberboard is not appropriate for the

primary siding on historic resources.¹ Therefore, the HALRB should continue to require the in-kind replacement of such historic siding materials (the applicant could be permitted to install either stained wood or painted wood shingles).

The HALRB should discuss the following:

1. The applicant has the option to replace the existing pressed siding in-kind. Should cementitious fiberboard siding be considered an in-kind replacement for pressed siding?
 - The applicant would have the option to replace the existing pressed siding (a precursor of present-day engineered wood siding) with an engineered wood siding. Staff would consider this an in-kind repair.
 - Pressed siding (such as Masonite) consisted of wood fibers disintegrated under steam and pressure, formed, pressed, and heated into boards, and completed with a smooth finish. Pressed siding products faced and lost multiple lawsuits due to swelling and failure. These issues with the material likely contributed to the moisture infiltration present on the subject dwelling.
 - Engineered wood siding consists of wood fibers treated with zinc borate, coated with a resin binder, and heated and pressed into a solid piece. A resin saturated overlay (that can be smooth or embossed with a faux wood grain) is added to resist moisture intrusion. Engineered wood siding presently utilized in the construction industry is not permitted under the *Maywood Historic District Design Guidelines*.
 - Similar to engineered wood siding, cementitious fiberboard is another product that mimics the appearance of wood siding. Cementitious fiberboard consists of a mix of silica sand, cement, and cellulose (wood pulp), then pressed and heated into boards. The cellulose (wood pulp) provides flexibility. The boards can have a smooth finish or be embossed with a faux wood finish. Cementitious fiberboard is permitted in certain circumstances as outlined in the *Maywood Historic District Design Guidelines*.
 - While the engineered wood siding and cementitious fiberboard are different structurally, both are synthetic products that strive to mimic the appearance of wood.
2. Does the lack of a sound historic siding material in this particular case constitute a sufficient reason to permit an alternative material on a contributing historic resource?
 - Staff would recommend greater consideration of alternative materials on contributing resources if there was no physical evidence of historic materials. However, despite being several layers deep, a historic siding material remains on the subject property and should be replaced in-kind.

¹ Standard #6 of the Secretary of the Interior's Standards for Rehabilitation states the following: "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."



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201
TEL 703.228.3830 www.arlingtonva.us

October 4, 2018

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

**RE: Design Review Committee Report
2330 North Jackson Street
Certificate of Appropriateness 18-04E
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 October 3, 2018, meeting. The DRC recommended that your item be placed on the discussion agenda for the October 17, 2018, HALRB hearing. The DRC made no formal recommendation to the board, but suggested that you further explore the installation of wood shingle siding as that appears to be the original building material.

Please submit the following information:

1. Include multiple quotes for the following specifications: cementitious fiberboard siding, cementitious fiberboard shingle, wood lap siding, and wood shingle siding.
 - a. The DRC recommended the following product: <https://cedar-valley.com/>

This information will allow for the HALRB to have a full discussion of the merits of the proposal and render a decision on the application at the hearing. The HALRB, however, must find that the proposal is architecturally compatible with the historic building before other factors (such as economic feasibility) will be considered.

The Historic Preservation Program staff and the HALRB will evaluate the proposal with respect to the *Maywood Design Guidelines* and precedent cases set by the HALRB. Chapter 5: Exterior Renovation states the following regarding siding on contributing houses:

Original intact wood or other historic building material may have been concealed by a layer(s) of modern substitute materials.... If the exposed, original siding is sound, it should be repaired and/or replaced in kind as needed. If the removal of modern substitute material reveals that the original siding material no longer remains, then replacement with wood siding is preferable, with requests for replace with alternative materials considered on a cases-by-case basis. Smooth cement fiberboard siding may be used in certain circumstances....

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". The signature is fluid and cursive, with the first name "John" and the last name "Liebertz" clearly distinguishable.

John Liebertz
Historic Preservation Staff
cc: Serena Bolliger