
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

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|--------------------|--------------------------------------|-------------------------|
| Property Address: | 422 Butternut Street, NW | X Agenda |
| Landmark/District: | Takoma Park Historic District | Consent Calendar |
| Meeting Date: | October 31, 2019 | X Concept Review |
| H.P.A. Number: | 19-597 | X Alteration |
| | | New Construction |
| | | Demolition |
| | | Subdivision |

Contractor Tom Keehn, representing the Butternut Court Condominium, seeks conceptual review for replacement of a slate roof on the front of an apartment in the Takoma Park Historic District.

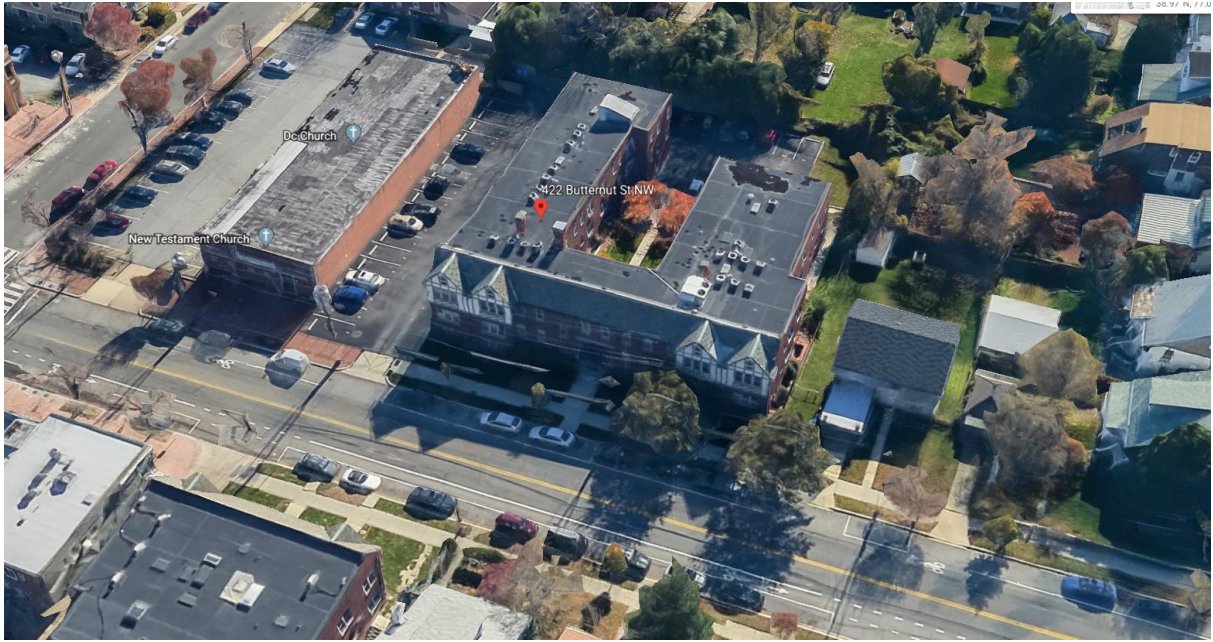
Property History and Description

422 Butternut is a two-story red brick Tudor Revival apartment building constructed in 1930. The U-shaped building has a long frontage along the street capped by a sloped gable roof punctuated with two pairs of cross gables at each end. The front roof is clad in variegated gray and purple slate; behind the front gable and on the wings of the building is a flat metal roof.



Proposal

The project calls for replacing the front slate roof. The applicant's preferred replacement material is asphalt shingle (Belmond by CertainTeed). As an alternative, the submission includes product information on a synthetic slate (made of recycled rubber and plastic, by EcoStar).



Evaluation

The existing slate roof is an original character-defining feature of the building. While the Board has occasionally approved alternative materials where they were not particularly distinctive or important in defining the character of a property, it has typically required in-kind replacement of distinctive materials when they are proposed for replacement.

While replacement in true slate would be the best preservation solution (and provide the longest lifespan), the synthetic slate would replicate the size, scale, texture, reflectivity and range of color of the existing slate roof. While the applicant's preferred asphalt shingle would replicate the general size and scale of the slates, it would not replicate these other visual characteristics.

Recommendation

The HPO recommends that the Board find the concept for replacing the original slate with asphalt shingle to be inconsistent with the preservation act, as it would not retain or replicate an important character-defining feature of the building. HPO recommends that the Board find replacement in synthetic slate to be compatible contingent on the existing color range be replicated.

HPO Contacts: Brendan Meyer, Steve Callcott