

Vice Admiral Edward M. Straw, USN (Retired)
1236 Potomac Street NW
Washington, DC 20007
edstraw@att.net
917-679-2199

December 17, 2020

Ms. Mary Catherine Bogard
Historic Preservation Specialist | U.S. Commission of Fine Arts
401 F Street NW Suite 312
Washington, DC 20001

Dear Ms. Bogard,

I am responding to your email today recommending that I send additional info regarding my turret and mansard repair project with Maggio Roofing, and the difficulty I am having with the single source tile company, Ludowici in Lexington Ohio. Following is a summary of the progress to date followed, and my request that the Maggio application, on December 7, requesting permission to use authentic black slate instead of graduated clay tile be approved.

- On May 20, 2020, 7 months ago, we scheduled Maggio Roofing to commence work to repair leaks in our turret and mansard at our circa 1890 Victorian home at 1236 Potomac Street in Georgetown.
- 5 months ago (mid-July), Maggio put up scaffolding and started work.
- The contract called for Maggio to remove the graduated clay tile, cover both turret and mansard with a waterproof underlayer, replace the old tile over the new underlayer, and install a new copper gutter.
- Maggio received permits for this work.
- Within a week of the start of work, Maggio informed us that the old tile could not be replaced due to age, and that they sent a new permit requesting approval to replace the tile with slate. *Apparently, the application to use slate was never sent by Maggio.*
- In August, I contracted with *Mr. Outerbridge Horsey* for advice and he recommended that I speak with *Mr. Tim Dennee* of the HPA. Mr. Dennee advised me that the I would likely not receive permission to use slate in lieu of tile, even though the lead-time for the tile would be 3 months longer and the cost \$18,000 more.
- Mr. Dennee stated that we should use glazed, graduated tile similar to the old tile: *"...in order to preserve the architectural integrity of old Georgetown."* I wish the rental units in my neighborhood would follow this advice.

- I also drove around in a six-block diameter, and took photos of 20 turrets—only one has tile.
- So, we had Maggio look for a tile company, and incredibly, there is apparently only one tile company in America, Ludowici, that manufactures this graduated tile.
- I have checked with three other roofing companies, including Wagner, and they confirmed that Ludowici is the only graduated tile company in the country.
- The cost of the tile for 204 square feet is \$35,000—compared to \$17,000 for authentic slate—which will bring the total cost of the project to \$48,000.
- Maggio ordered this tile from Ludowici, in September, with an estimated delivery of end-December.
- Last month, we learned that Maggio made an error in the order *and the new lead-time was projected to be end of February.*
- **Today, Dec 17, we have been advised by Ludowici that Maggio made an error in the amount of tile required due to mis-measuring the square footage and slope of turret. Ludowici has also recommended that we order another 20% of tile pieces in order to cover likely breakage during installation. They have not given me the estimate of the extra cost of this additional tile, but I suspect we are looking at another \$6-7000 dollars.**
- **Worse is the probability that the delivery time will go beyond end-February in that no tile patterns or manufacturing has begun.**
- **Maggio says that authentic slate could be done in 30 days.**
- *Mr. Horsey also suggested that the tile on my turret is not likely the original tile—which would make it over 100 years-old. He believed that if not the original tile that it might provide logic to allow slate in lieu of tile. I forgot to pursue this with Mr. Dennee.*
- My neighbors were not happy with the scaffolding and tree box, so I have had them taken down and will have to put up again when the tile is delivered.
- **As required, I have notified my neighbors that I have requested authority to use slate instead of tile. None of them have any has a problem with this request. In fact, none of them knew that the turret and mansard were made of tile.**

So, with respect for the mission of the OGB, HCA and HPA, I respectfully ask that I be authorized to finish this project using slate instead of tile—which would result in be able to finish the project within approximately 30-45 days.

With my thanks for your consideration of my request and my best regards,

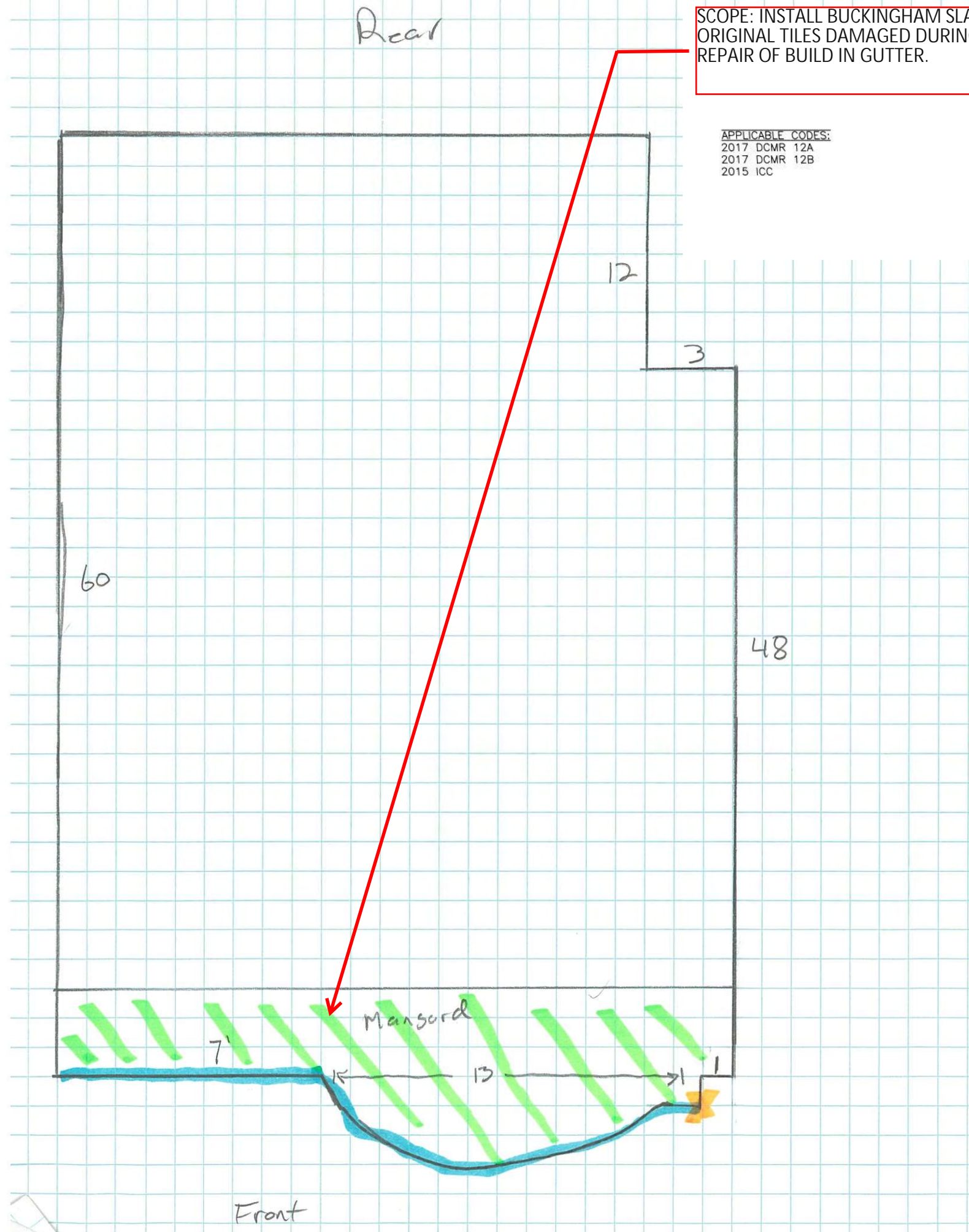

Edward M. Straw

OWNER: CHRISTINE D STRAW
and EDWARD M STRAW

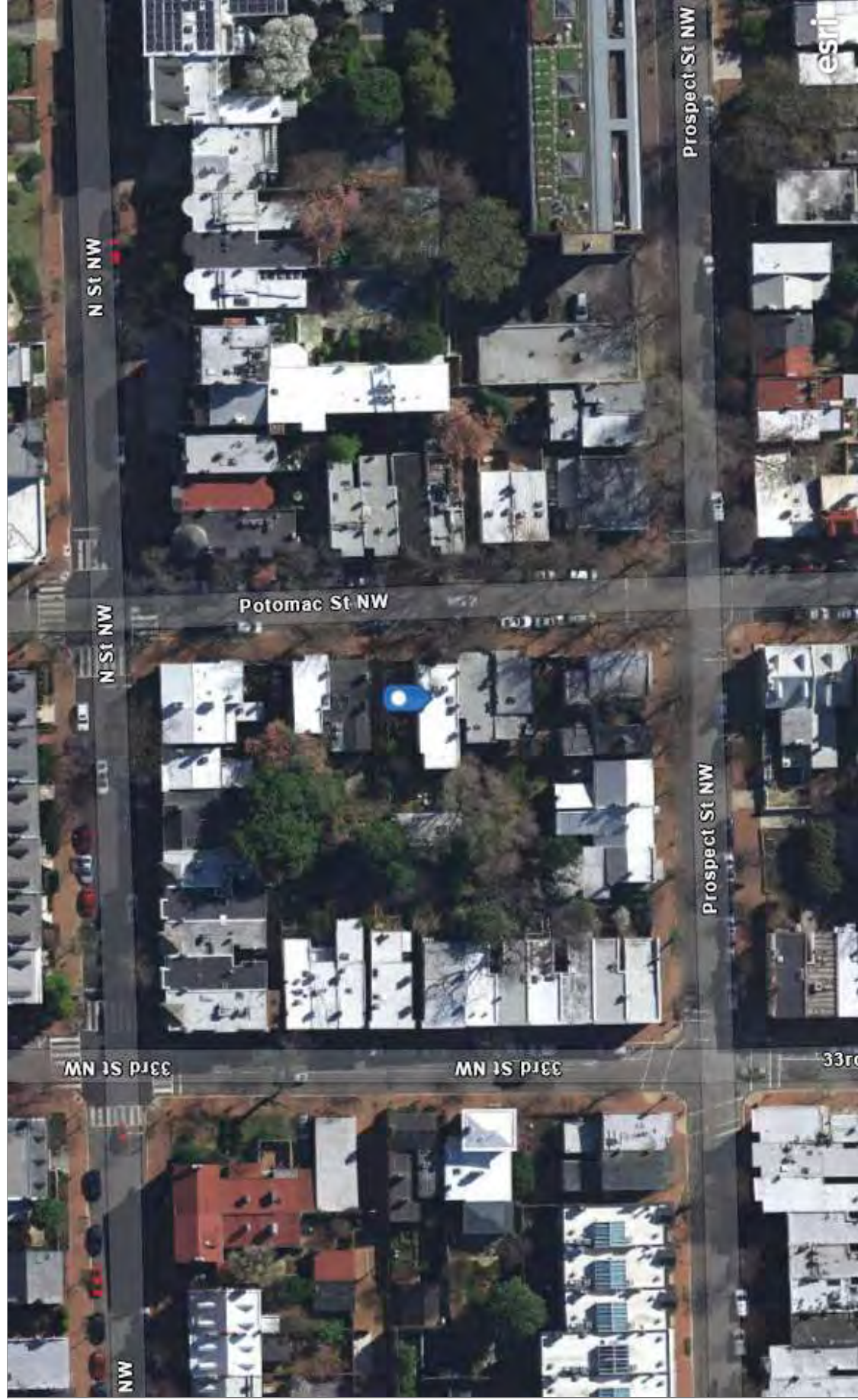
1236 POTOMAC ST NW
WASHINGTON DC 20007

SCOPE: INSTALL BUCKINGHAM SLATES.
ORIGINAL TILES DAMAGED DURING
REPAIR OF BUILD IN GUTTER.

APPLICABLE CODES:
2017 DCMR 12A
2017 DCMR 12B
2015 ICC



Historic - DC



This is a spatial data set of record for the storage, maintenance, and display of historically significant areas within the District of Columbia for planning and management purposes.

OCTO | Commonwealth of Virginia, DC GIS, Microsoft | Esri Community Maps Contributors, DCGIS, County of Fairfax, M-NCPPC, VITA, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Buckingham® Slate is a superior roofing slate due to its resistance to acids, low absorption rate, genuine unfading qualities, and extra-long product lifespan. Our slate is quarried and manufactured in the USA — always has been and always will be.

STANDARD ROOFING SIZES

INSTALLATION SPECIFICATIONS

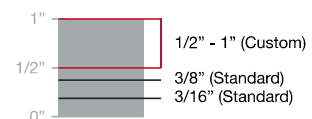
Specifications

Review the table below to learn about our specs for each product. Scroll left or right to view all product specs.

WEIGHT PER SQUARE

900 lbs	3/16"
1,100 lbs	3/8"
1,600 lbs	1/2"
2,400 lbs	3/4"
3,300 lbs	1"

THICKNESS



SIZE (INCHES)	24" x 16"	24" x 14"	24" x 13"	24" x 12"	24" x 11"	22" x 14"	22" x 13"	22" x 12"
PIECES PER PALLET	86	98	106	125	114	108	117	126
EXPOSED WHEN LAID 3"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	9 1/2"	9 1/2"	9 1/2"
APPROXIMATE NAIL PER SQUARE	1 lbs 0 ozs	1 lbs 2 ozs	1 lbs 3 ozs	1 lbs 7 ozs	1 lbs 5 ozs	1 lbs 4 ozs	1 lbs 5 ozs	1 lbs 7 ozs

Shapes

Custom shapes available upon request.

Learn More About Buckingham Slate's Response to COVID-19

[Learn More](#)



The most fade resistant slate in the world that will last a lifetime.

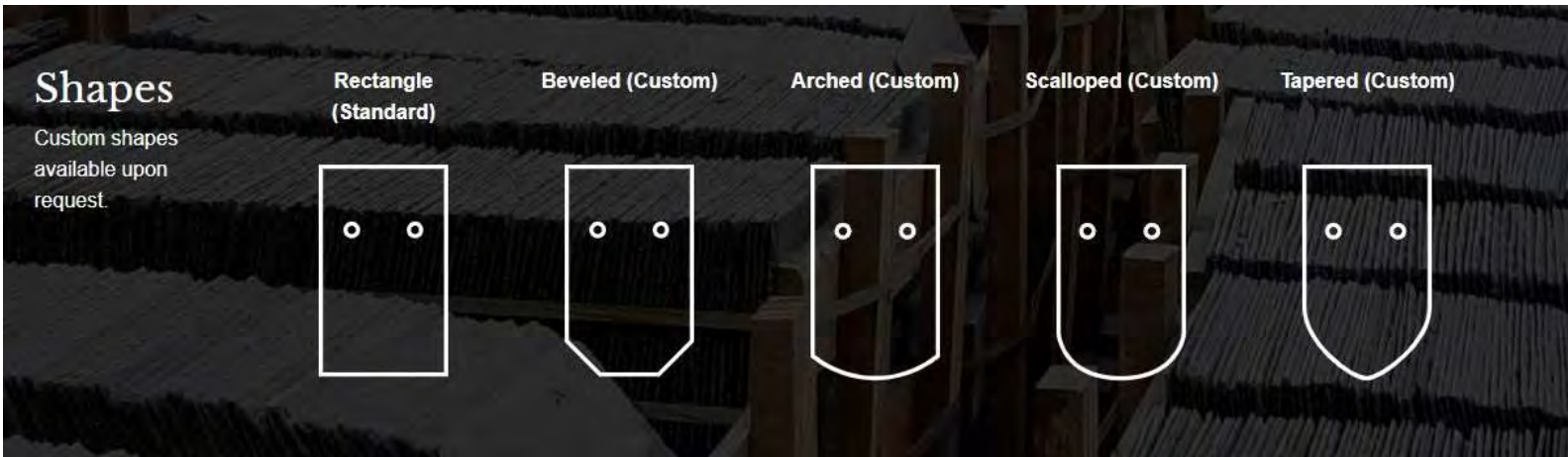
Buildings Featuring Buckingham Slate Roofing



© 2019 BUCKINGHAM SLATE
A BOXLEY MATERIALS COMPANY PRODUCT

Learn More About Buckingham Slate's Response to COVID-19

[Learn More](#)



SLATE ROOF SPECIFICATIONS

Proper installation guarantees a lasting product.



SLATE

(A) Slate shall be Genuine Unfading BUCKINGHAM® VIRGINIA SLATE as furnished by the Buckingham-Virginia Slate Corporation, 1 main street, P. O. Box 8, Arvonnia, Virginia 23004-008, of the following sizes and thicknesses:

(B) All slate shall be hard, dense, sound rock, punched for two nails each. No cracked slate shall be used. All exposed corners shall be practically full. No broken corners on covered end which sacrifice nailing strength or the laying of a water-tight roof will be allowed.

SLATING

The entire surface of all roofs, unless otherwise specified, and all other surfaces so indicated on all drawings, shall be covered with slate as herein specified, in a proper and watertight manner.

(B) the slate shall project 2" at the eaves and from 1/2" to zontal courses with 3" headlap, and each course shall break joints with the preceding one by at least 3". Slates at the eaves or cornice line shall double using same thickness slate for under-eaves at first exposed course. Under eave slate to be approximately 3" longer than exposure of first course.

(C) Wood cant strip at eaves to be furnished by others

(D) Slates overlapping sheet metal work shall have the nails so placed as to avoid puncturing the sheet metal. Exposed nails shall be permissible only in top courses where unavoidable.

(E) Neatly fit slate around all pipes, ventilators, and other vertical surfaces.

(F) Nails shall not be driven so far as to produce strain on the slate.

(G) cover all exposed nail heads with elastic cement. Hip slates and ridge slates shall be laid in elastic cement spread thickly over unexposed surface of under courses of slate, nailed securely in place and carefully pointed with elastic cement.

(H) Build in and place all flashing pieces, snow-guards, etc., furnished by the sheet metal contractor and cooperate with him in doing the work of flashing. (If roofing contractor has the flashing and sheet metal work under his contract, change this paragraph to suit.)

(I) Upon completion, all slate must be sound, whole, clean, and the roof shall be left watertight and neat in every respect, and subject to the architect's approval.

ROOFING FELT

(A) On all surfaces to be covered with slate, furnish and lay genuine asphalt saturated rag felt of an approved equal, not less in weight than that commercially known as "30 pound" felt or equal.

(B) Felt shall be laid in horizontal layers with joints lapped towards the eaves at least 2", and well secured along laps and at ends necessary to properly hold the felt in place and protect the structure until covered with the slate. All felt shall be preserved unbroken, tight, and whole.

(C) Felt shall lap all hips and ridges at least 12" to form double thickness and shall be lapped 2" over the metal of valleys or built-in gutters.

NAILS

(A) All slate shall be fastened with two large head slaters' hard copper wire nails, cut copper, cut brass or cut yellow metal slating nails to be inserted as desired of sufficient length to adequately penetrate the roof boarding. (Gauge or weight of nails should be inserted.)

(B) (In event the nailing base is other than wood, change the above paragraph to suit material used.)

HIPS

(A) All hips shall be laid to form "Fantail", "Saddle", "Mitred", "Boston", (to be inserted as desired.)

RIDGES

(A) All ridges to be laid to form "Comb", "Saddle", "Strip Saddle", (to be inserted as desired.) the nails of the combing slate shall pass through the joints of the slate below.

(B) The combing slate shall be laid with the same exposure as the next course down. (If desired, the combing slate sloping away from the direction of prevailing storms may protect 1" above the combing slate on opposite side of ridge.)

VALLEYS

(A) All valleys shall be laid to form "Closed", "Open", "Round", (to be inserted as desired.)

FLASH & SHEET METAL WORK

(Specifications for flashing and sheet metal work to be inserted here if included under this specifications.)



DAMAGE TO TILES

Exceeding expectations for over 150 years.

www.buckinghamslate.com



DAMAGE TO TILES



DAMAGE TO TILES



DAMAGE TO TILES



1236



TWO HOUR
PARKING
LIMIT IN ZONE 2
7AM-9PM
MONDAY-SATURDAY
←
ZONE 2 PERMITS
MAY 15 - 20 2014





1226