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Discovery in Tudor Place's Temple Portico Dates Historic Roof

When Elizabeth Peebles, preservation manager at Georgetown's Tudor Place Historic House & Garden, took a close look at some nails from the building's portico in January, she was elated. After all, the old nails—which had been uncovered as Wagner Roofing prepared to replace the semi-domed roof on the south façade's Temple Portico—told Peebles something about the history of the building.

“When Bob [Wooldridge] and his guys took off the top portion of the metal roof, they found a lot of the original wood sheathing,” Peebles says. “It had evidence of nail holes that suggests it was once a wood shingle roof.” She said the nails had cut shanks and double-struck wrought heads—an earlier nail that she dates to about 1816. This part of the

Tudor Place Foundation

Location: 1605 32nd St., NW, Washington, DC

Project Manager: Kevin Morgan

Owner's reps: Leslie Buhler and Elizabeth Peebles

Roofing: Structural repairs; replace metal roof on temple portico, built-in gutters and watertable

CAROL HIGHSMITH



roof hadn't been exposed in at least a century.

After opening more of the roof and having the nail patterns reviewed by expert architectural historians, it is presumed that the roof never had wood shakes, but a previous metal roof with smaller pans. The roof has since been

laser scanned for historical documentation by the same company that recently documented the White House, and they will return to the site as soon as Wagner completes the demolition.

“Looking at nails in roofs is always a way to date something,” Peebles says, “because there is a

clear evolution of nail technology” The metal roof that Wagner just removed likely dates to just after the Civil War. Tudor Place has a photo in its collection from 1873 that shows similar metal seam patterns to the current roof, which was attached with fully machined nails and which

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Under the Roof at Wagner

Jasmine Kim

Job: Contracts Administrator

Time at Wagner: One year

Commute: 15 minutes, from Greenbelt, Md.

Biggest Roofing Surprise: I didn't know that copper turned green.

Favorite Roof in Washington: National Cathedral

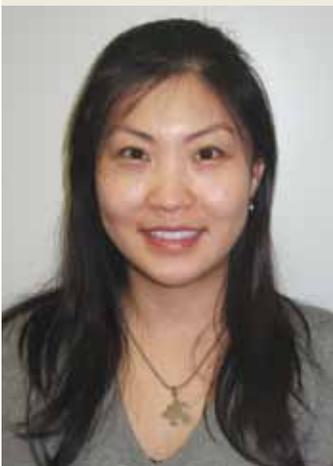
Tools She Can't Live Without: Computer, eyes, ears

Pastimes: Reading fiction, and going to Adams Morgan and Georgetown

Goals for 2012: I'd like to visit some job sites and learn some new skills in the office.

Recent travel: Just went to Philadelphia and ate my first Philly Cheesesteak.

Origins: Born in Korea, moved to the U.S. as a baby and became a U.S. citizen in 2008.



CHUCK WAGNER

New Roof at Historic Cemetery's Gatehouse

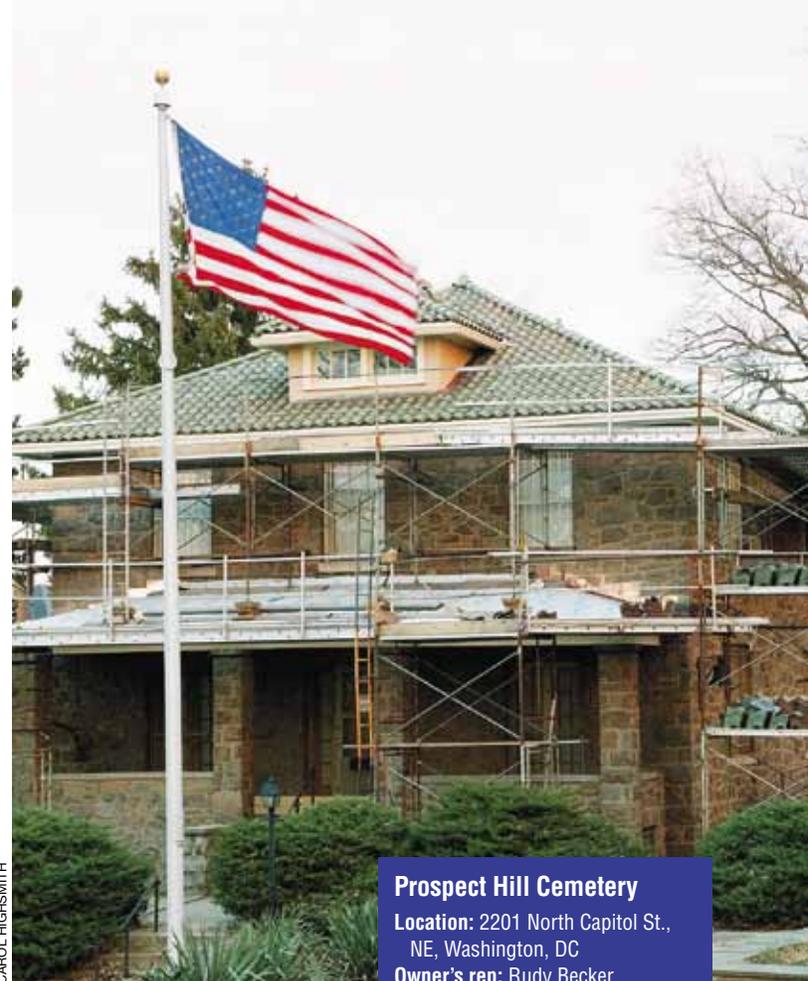
Some people love the sound of a rain storm. But the sound of water dripping into pots and pans inside a house? Not so much.

It was after some heavy rains and obvious interior leaking in 2011 (*drip, drip, drip*) that the caretakers of Prospect Hill Cemetery on North Capitol Street decided to replace the roof of the superintendent's house, also known as the old gatehouse.

"Our superintendent of operations is our only employee, and he lives on site in that building," says Rudy Becker, a trustee of the cemetery, and its treasurer. "The building also serves as the cemetery office. We realized replacing the roof was necessary."

Built in 1927, for a cemetery that was established in 1858, the stone house was showing its age: The woodwork at the eaves had deteriorated, and the gutters were rusted and underperforming. Wagner removed all the gutters and tiles. The two-month project also included all new copper flashings, new aluminum gutters and downspouts, new tongue and groove soffits, and fresh paint on the soffits, fascias, windows and doors.

The cemetery considered replacing the tiles with slate or asphalt, but because the site is a District of Columbia Historic Landmark, regulations require that tiles had to



CAROL HIGHSMITH

remain clay. Wagner removed all the old tiles, saved those that were in good condition and replaced the others with salvaged, weathered tiles. The old tiles were tested by the original manufacturer—Chicago's Ludowici Roof Tile—to make sure they were strong enough to withstand snow, ice and the weight of maintenance workers.

Prospect Hill Cemetery

Location: 2201 North Capitol St., NE, Washington, DC

Owner's rep: Rudy Becker

Roofing: Replace tile roof, gutters and downspouts, carpentry, paint soffit and fascia

The project was completed in January, and the superintendent lived in the house during construction. Becker says he is happy with the end result. "Bob [Wooldridge] did a superb job insuring that both Prospect Hill Cemetery and Wagner had the best experience possible." ●

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ROOFLINES

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On the Roof: Shake, Rattle and Roll

Typically, Wagner Roofing deals with roofing problems caused by age or environmental conditions, such as heavy rains or even heavy snow. Stopping leaks is our business.



So you can imagine my surprise when we started getting calls as a result of seismic activity

last year. The 5.8 magnitude earthquake felt all around the Washington region on August 23, 2011, caused structural damage in many of our city's historic buildings.

The following day, we received a call from the Church of the Ascension and St. Agnes, located at 1219 Massachusetts Ave., NW. The church, which is

listed in the National Register of Historic Places, was built in 1874. They needed us to clear fallen debris, as a result of the earthquake, and make temporary repairs to prevent leaking. We decided that a full assessment of the earthquake damage would need to be made. The next week, we erected a fence around the church grounds to protect the parishioners and passersby.

We then put scaffolding up around the 70-foot-high, eight-sided steeple and stabilized the structure. The same engineers who designed the National Cathedral earthquake repair strategy used similar methods at the church. We wrapped the steeple in steel to stabilize the falling arched sandstone and structural wood beams. Now

that we have a permit, we will remove the copper roofing at the eave to replace structural beams and carved sandstone.

Our experience working with the church has been positive in many ways. Of course, it is an honor to work on such a beautiful church. The project has also helped us realize that as much as we try to anticipate Mother Nature's behaviors, she will continue to surprise us now and then, touching our lives in every way, from roof to railing. But no matter what she sends, us, we'll continue to be on call for roofing needs—whether it's leaking, shaking, rattling or rolling.

Chuck Wagner
President

Serving the Community

Wagner Roofing has supported the following organizations in 2012:

DC Preservation League

Johns Hopkins University
Breast Cancer Research

National Building Museum

National Cathedral
(www.nationalcathedral.org/support)

National Rehabilitation Hospital

Sixth & I Historic Synagogue

Tudor Place Foundation

Tudor

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also supports a mid-late 19th century installation.

The Temple Portico is arguably the most prominent feature of the main house. Tudor Place, completed in 1816, was built by Martha Washington's granddaughter and her husband with an \$8,000 legacy from George Washington. It was designed by Dr. William Thornton, architect of the U.S. Capitol, and remained under the ownership of six succeeding generations until 1983. Today it is a National Historic Landmark.

Any caretaker of old buildings knows that moisture is the eternal enemy, and Peebles and her colleagues found that the painted tin roof had been letting some moisture seep in

at the gutter line. Furthermore, the metal roof itself had been on its last legs, heavily rusted and worn. The only previous work to the roof in the last century had been limited to minor repairs and multiple layers of paint. The first tin roof lasted 68 years, and the second survived 140 years.

Chuck Wagner says the new lead-coated copper roof, installed by Randy Herald, will last more than 200 years. "The biggest challenge on this job was the radiused work required on the built-in gutter and watertable, which had to be installed in 18-inch sections," he says. "Then every seam had to be soldered. The new roof seams had to match the existing pattern down to the 1/8 inch."

Through the process, Peebles, who recently arrived

at Tudor Place after working as an architectural historian for the National Park Service, documented every part of the structure. She was especially interested in the interior sheathing—now largely deteriorated—that Wagner covered and preserved with two layers of quarter-inch plywood. She took photos, measurements and notes. In addition to documentation, the laser scans can serve as a future interpretive tool to create 3D models and illustrations of the early form of the historic house.

"We have a box of wood shingles in our collection, so we knew there were wood shingle roofs on the property, but we never knew if it was on the dome," she says. "So it was really exciting to know that yes, it was wood shingled." ●



CHUCK WAGNER

Lead-coated copper built-in gutter, watertable and flat seam roof being installed

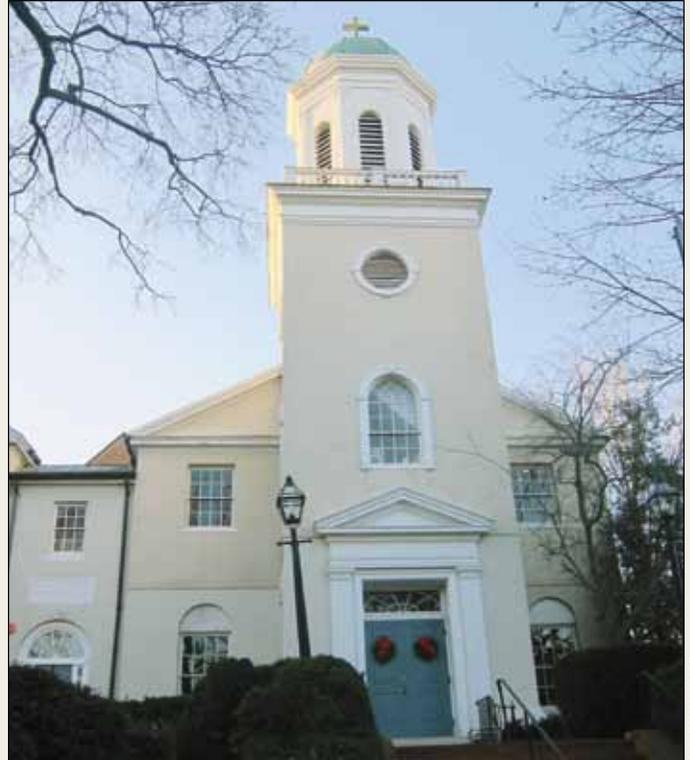


CAROL HIGHSMITH (2)

US Naval Academy Mahan Hall

Address: 106 Maryland Ave., Annapolis, MD

Roofing: Slate and membrane roofs, built-in gutter, clean historic skylights, restoring copper dormers



CHUCK WAGNER

Saint John's Episcopal Church

Address: 3240 O St., NW

Owner's Rep: Hartman-Cox Architects

Roofing: Replacing built-in lead-coated copper gutters, 90 mil rubber, slate, removing and closing over skylights and reproducing existing decorative finial.



COAKLEY WILLIAMS CONSTRUCTION

Columbia Country Club

Address: 7900 Connecticut Ave., Chevy Chase, MD

Roofing: Replacing TPO roofing on ballroom, dining room, and gold room

In
the
Works

Other Wagner jobs in progress or recently completed.

Stoddard Baptist Nursing Home

Address: 1818 Newton St., NW, Washington, DC

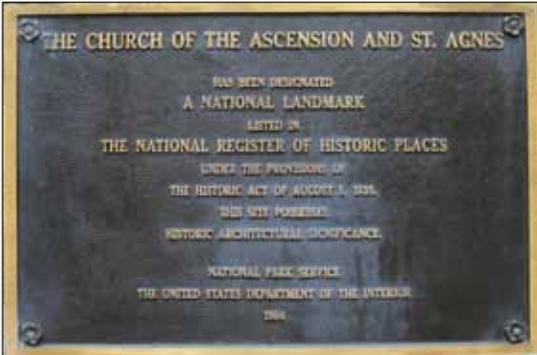
Roofing: Replacing copper roof on porch, built-in gutters on administrative building, and slate work on front mansard

Jackson Art Center

Address: 3048½ R St., NW, Washington, DC

Roofing: Replacing EPDM membrane roofing

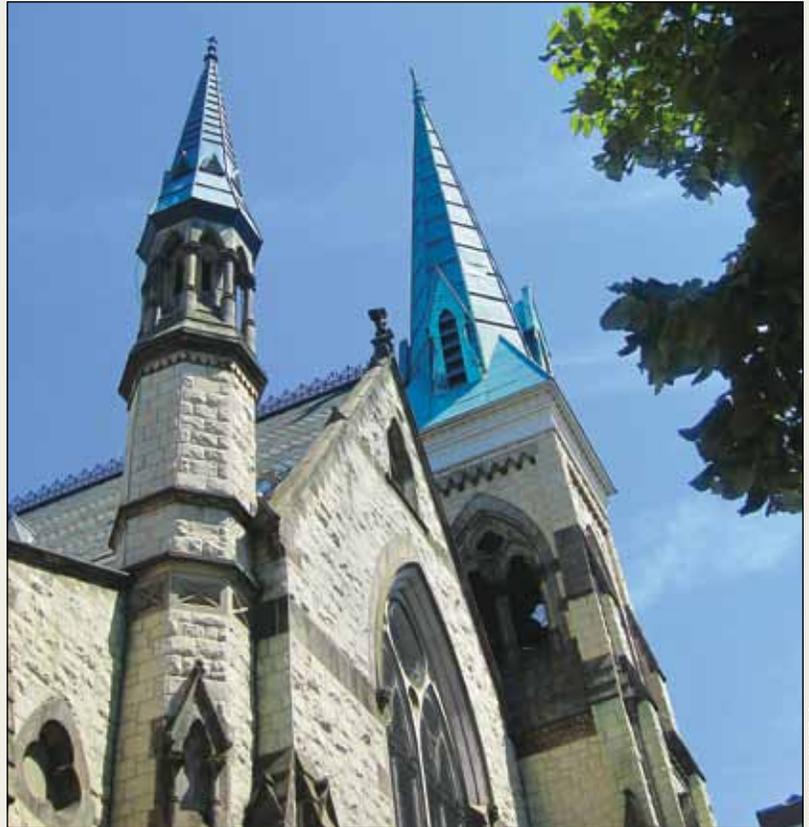
In the Works



Church of the Ascension and St. Agnes

Address: 12th and Massachusetts Ave., NW, Washington, DC

Roofing: Structural repairs at steeple due to earthquake damage. Replacing seven stone columns and hand-carving new capitals, the uppermost part of the column.



CHUCK WAGNER (2)

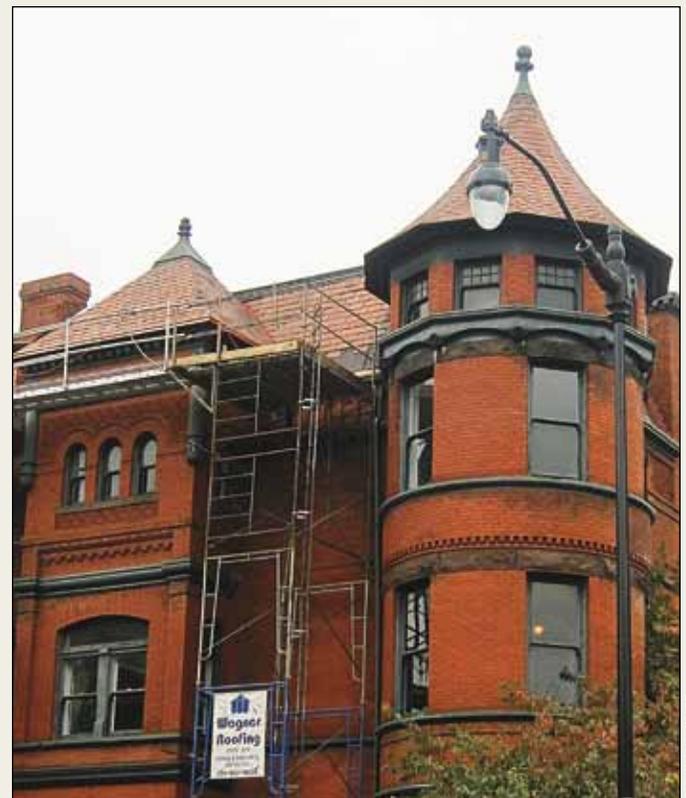


CAROL HIGHSMITH

Catholic University Caldwell Hall

Address: 620 Michigan Ave., NE, Washington, DC

Roofing: Restored copper finial being installed



CHUCK WAGNER

John Perazich

Address: 1701 Q St., NW, Washington, DC

Roofing: Installing new built-in copper gutter and repairs to Vermont slate roof

Back When...



Chuck Wagner's mother's 90th birthday party with husband Tom Murray

Who We Are

**Chuck Wagner,
Sheila Wagner**
Owners

**Larry Myers, Sergio Luise,
Jamin Mears and Chuck Allen**
Estimators/Project Managers

Jeremy Lee
Purchasing Manager

Sarah Reynolds
Accounting Manager

Kevin Morgan
Operations and Project
Management

Tahnje Boggess
Project Manager

Jasmine Kim
Administrative Assistant

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