Landmarks Preservation Commission

**October 25th, 2022**
Public Hearing

**The current proposal is:**

**Preservation Department – Item 1, LPC-23-02025**

# 34-16 84th Street – Jackson Heights Historic District

# Borough of Queens

**To Testify Please Join Zoom**

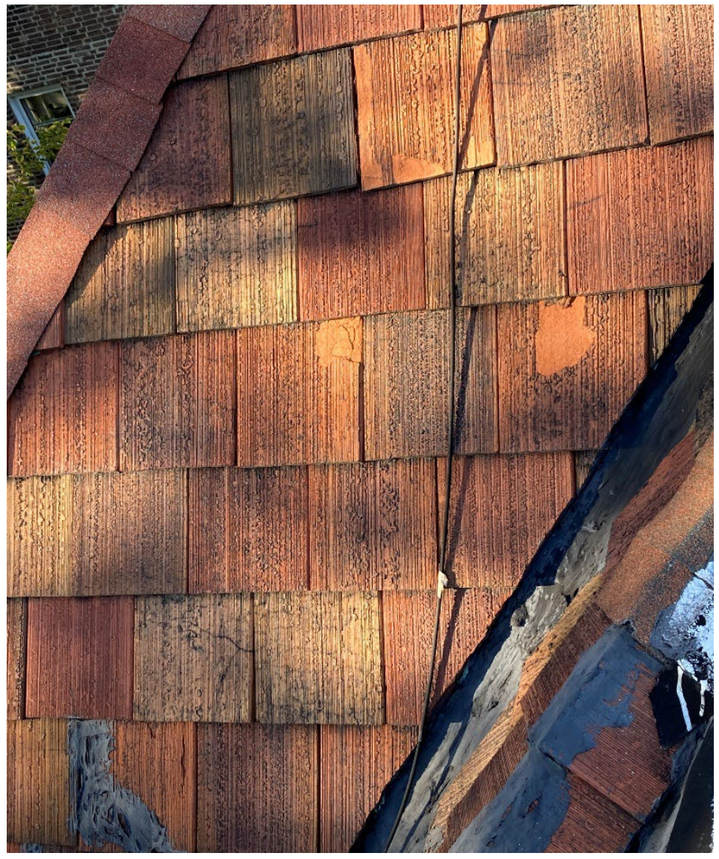
**Webinar ID:** 892 9959 6293
**Passcode:** 261670
By Phone: 1 646-558-8656 US (New York)
877-853-5257 (Toll free) US
888 475 4499 (Toll free)

**Note**: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

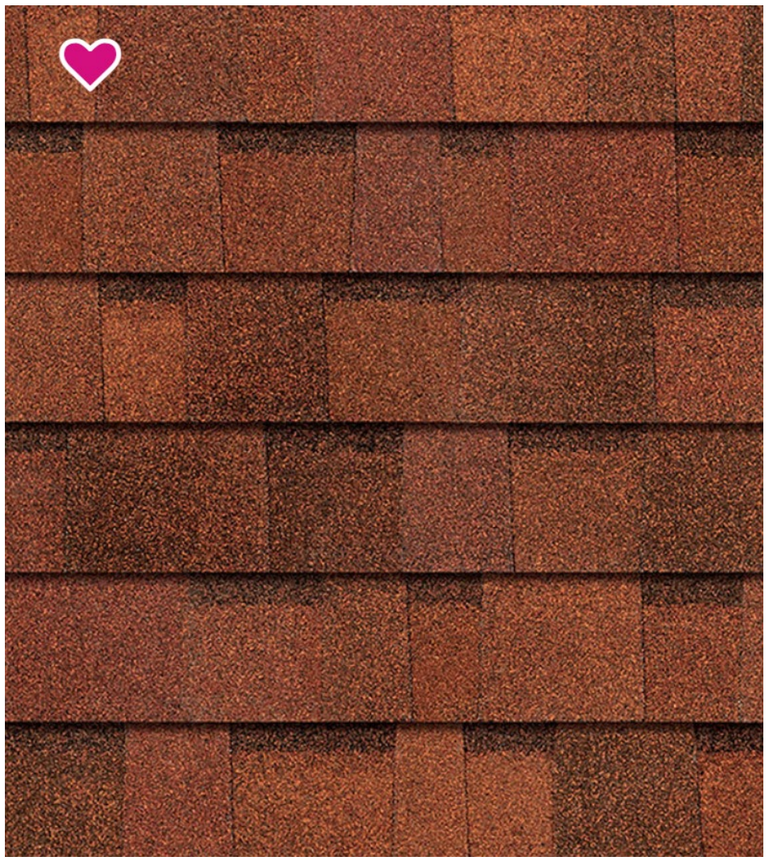
# 3416 84th Street, Queens

## *Jackson Heights Historic District*

### Application to Replace Clay Roof Tiles with Architectural Asphalt Shingle



*Current Terracotta Clay Roof Tiles*



*Owens Corning TruDefinition Duration Asphalt Shingle in Terracotta*

# 34-16 84th Street

**Front View**

**Back View**

# Historic to Present Day Conditions

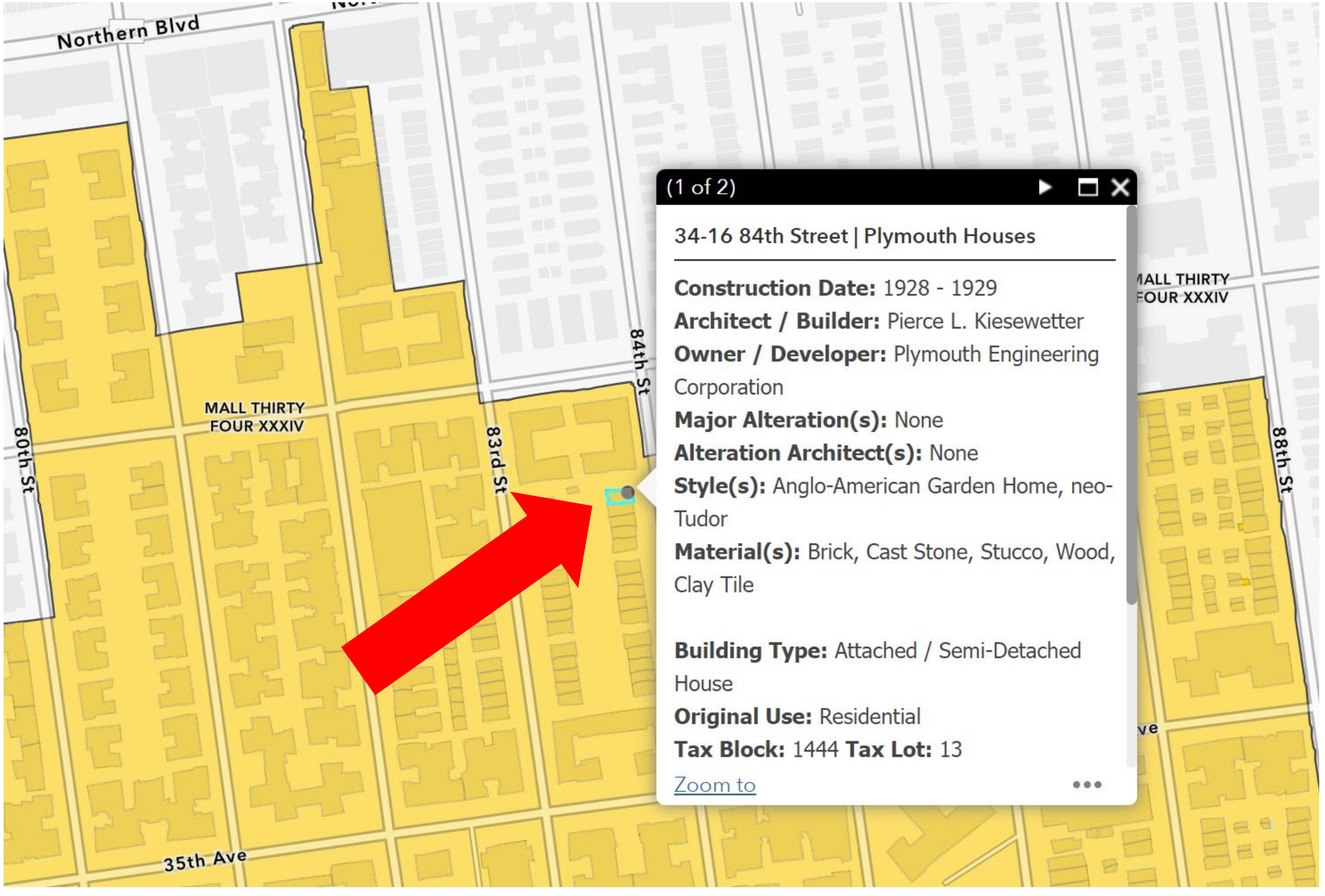
***Tax Photo (1940's)***

***Designation Photo (1993)***

***Present Day (2022)***

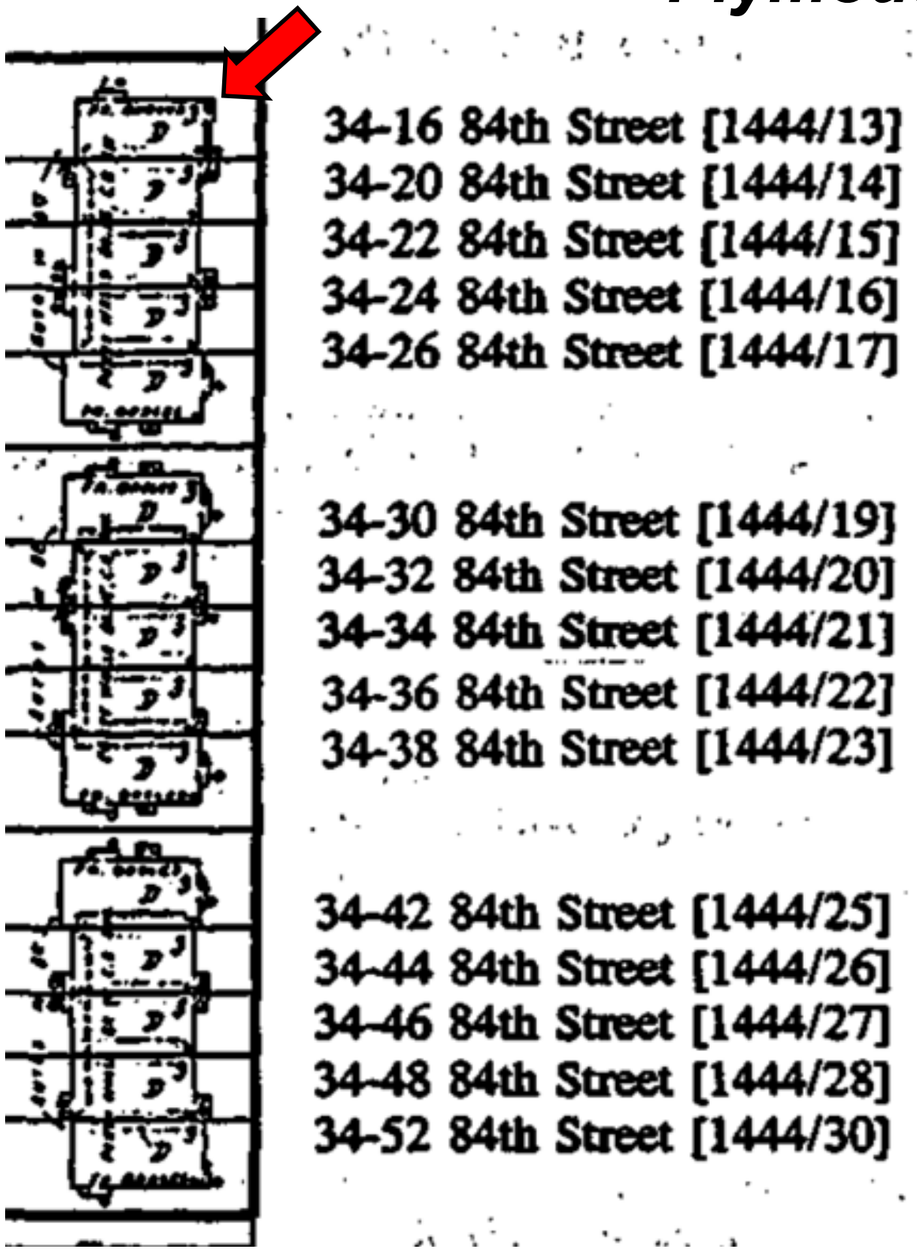
# Location




Northern Blvd
MALL THIRTY FOUR XXXIV
80th St
83rd St
84th St
88th St
35th Ave
(1 of 2)
34-16 84th Street | Plymouth Houses
Construction Date: 1928 - 1929
Architect / Builder: Pierce L. Kiesewetter
Owner / Developer: Plymouth Engineering Corporation
Major Alteration(s): None
Alteration Architect(s): None
Style(s): Anglo-American Garden Home, neo-Tudor
Material(s): Brick, Cast Stone, Stucco, Wood, Clay Tile
Building Type: Attached / Semi-Detached House
Original Use: Residential
Tax Block: 1444 Tax Lot: 13
Zoom to

NORTH

# *Plymouth Houses on 84th Street*




SOUTH

- Consists of three clusters of five houses. Outer clusters are flanked on each end by apartment buildings (not shown here). Roofs in each cluster are adjoined to each other.
- Our home is located at the end of northern outer cluster (indicated by the red arrow)
- The outer clusters mirror each other in an “a-b-c-d-e” pattern on one end and “e-d-c-b-a” on the other end
- Some homes still have the original clay tiles
- Others have replaced the original tiles with asphalt shingle (legally and illegally)

# Streetscape Context

- Southern outer cluster of homes
- Existing asphalt shingle (indicated by red arrows)

# Streetscape Context

- Center cluster of homes
- Existing asphalt shingle (indicated by red arrows)

# Streetscape Context

- Northern outer cluster of homes
- Owner’s home is the end house (right)
- Existing asphalt shingle next door (indicated by red arrows)

# *Clay Roof Tiles are in Disrepair*

- Roof tiles are original, close to 100 years old
- Several tiles are broken, scaling, cracked, or missing
- Water is leaking in – damage to ceiling and closets, mold and mildew, musty odor (owner allergic)
- Animals enter roof
- Roofers recommend to change entire roof instead of repairing and replacing individual tiles (too far gone)

# Examples of Interior Water Damage (so far…)

Water Damage and Mold on Plaster Walls Behind Wallpaper in Bedroom

Water Damage Inside Closet #1

Water Damage Inside Closet #2

Water Damage to Ceiling in Bedroom

Water Damage in Hallway

# Current Roof Condition

- Aerial View
- Existing asphalt shingle on roof (indicated by red arrows)

# Current Roof Condition

**Side Aerial View: Existing Asphalt Shingle on Inner Areas of Peaks**

# Current Roof Condition

**Existing Asphalt Shingle Above Dormer Window Back View of House**

**Existing Asphalt Shingle on Inner South Facing Peak**

# Roof Tiles Visible from Street

# Proposed Work

***Replace Existing Clay Tiles with Owens Corning TruDefinition Duration Architectural Asphalt Shingle in Terracotta***

# Proposed Work

**Original Clay Tiles**
9”x 12”x ½”
Exposure: 8” - 9”

**Proposed: Owens Corning Architectural Asphalt Shingle**
**Terracotta**
Exposure: 5 5/8”

# Owens Corning TruDefinition Duration Asphalt Shingle

## Quality Architectual Asphalt Shingle
## Durable and High Performing

- SureNail Technology - outstanding gripping power
- TruDefinition Color Platform – vibrant multiple-granule colors and shadowing
- StreakGuard Algae Resistance Protection – inhibits growth of blue-green algae and black streaking (10 years)
- Wind Resistance – 130 mph
- Limited Lifetime Warranty

# Asphalt Shingle in Terracotta Color on Plymouth House

## 34-36 84th Street

- Asphalt shingle in terracotta **legally** replaced pre-designation asphalt shingle (10/01/2013)

- Example of exact proposed material legally existing on a Plymouth House

# Asphalt Shingle on Plymouth Houses on 84th Street

## 34-30 84th Street

- Asphalt shingle had already replaced clay tiles at the time of designation

- Legal condition

# Asphalt Shingle on Plymouth Houses on 84th Street

## 34-42 84th Street

- Asphalt shingle pre-dates designation
- Legal condition

# Asphalt Shingle on Plymouth Houses on 84th Street

## 34-48 84th Street

- Asphalt shingle pre-dates designation
- Legal condition

# Asphalt Shingle on Plymouth House on 83rd Street

## 34-15 83rd Street

- Reddish asphalt shingle pre-dates designation
- Legal condition

# Asphalt Shingle in the Jackson Heights Historic District

## 37-57 78th Street

- Asphalt shingle had already replaced clay tiles at the time of designation
- Legal condition

# Asphalt Shingle in the Jackson Heights Historic District

**80-02 to 80-28 37th Ave**

- Asphalt shingle pre-dates designation
- Legal condition

# The Search for Tiles…

- Numerous roofers consulted – select few work with clay tiles and those who do are unable to obtain these exact tiles locally

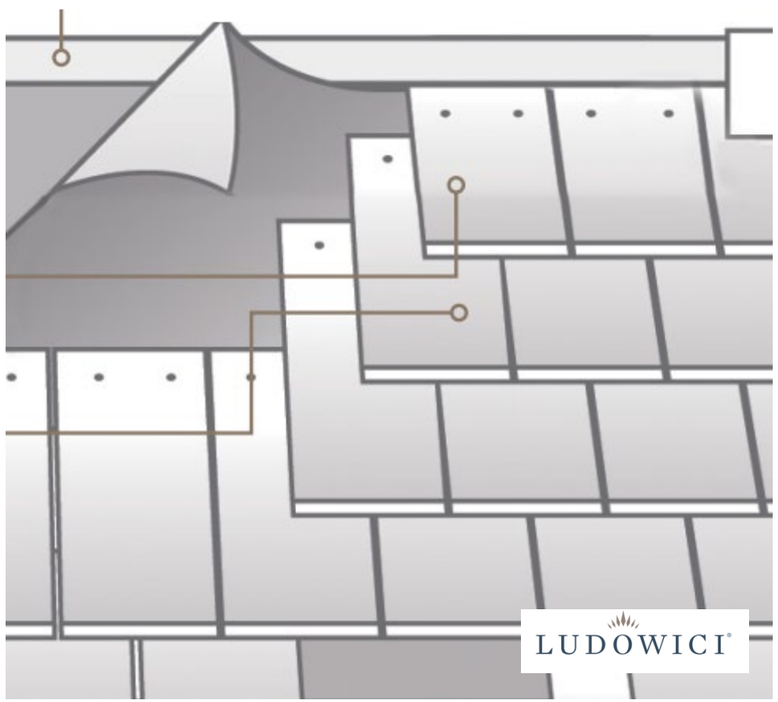
- Tiles could not be found locally in salvaged/remnant collections
  - Longevity concerns regarding salvage tiles
  - Improper, faulty installation of original tile

- Search of the Internet could not find these exact tiles – in size, color, texture, exposure - in production in the U.S.
  - Issue: alignment with neighbor's adjoining roof

- Mediterranean Roofing and Designs (Great Neck, NY), specializing in Tejas Borja tiles – does not have a match

**Original Tile (Front)**
**9" x 12" x ½"**

**Original Tile (Back)**
**no name stamp**




**Proper Installation of Shingle Tile**

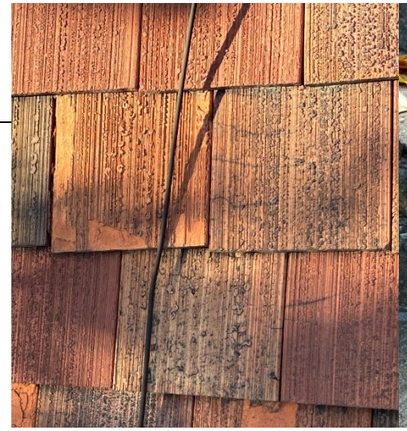
# The Search for Tiles… (cont'd)

- Ludowici (New Lexington, OH) does not have an exact match – this is not a Ludowici tile

- Closest Ludowici tile matches are:
  - Century Shake – Interlocking Tile
  - Williamsburg 14 – Interlocking Tile

  - Size and exposures are different – would not align with neighbor's adjoining roof

- Ludowici is back-logged – tiles not available until SPRING at the earliest



**Original Tile**

**Exposure**
**9" x 8-9" x ½"**

**Dimensions**
**9" x 12" x ½"**

**Century Shake**

**Exposure**
**10" x 11½" x 1"**

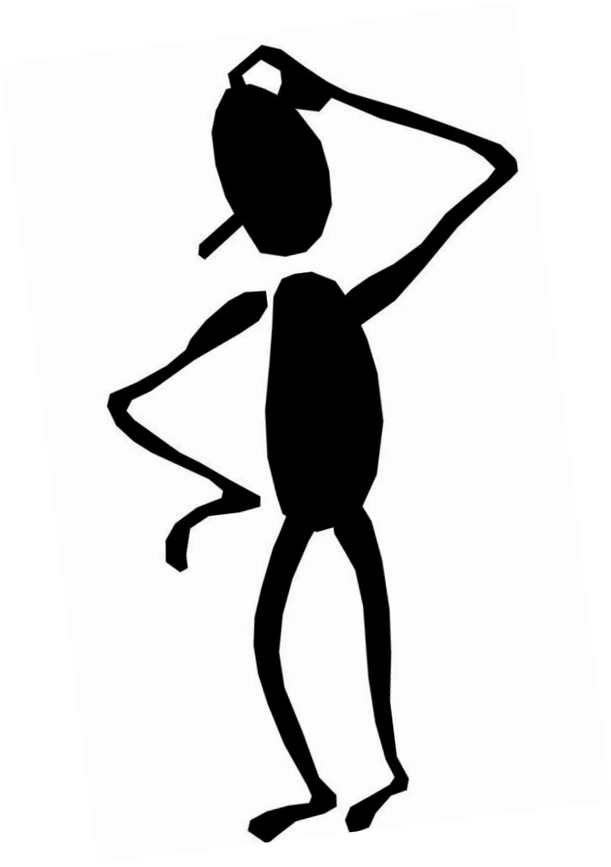
**Dimensions**
**10½" x 14½" x 1"**

**Williamsburg 14**

**Exposure**
**8¼" x 11" x 7/8"**

**Dimensions**
**9" x 14" x 7/8"**

- **Time**
- **Inclement Weather / Global Warming**
- **Damage to Historic Property**
- **Health Concerns**
- **Limited Resources**



Landmarks Preservation Commission

**October 25th, 2022**
Public Hearing

**The current proposal is:**

**Preservation Department – Item 1, LPC-23-02025**

# 34-16 84th Street – Jackson Heights Historic District

# Borough of Queens

**To Testify Please Join Zoom**

**Webinar ID:** 892 9959 6293
**Passcode:** 261670
By Phone: 1 646-558-8656 US (New York)
877-853-5257 (Toll free) US
888 475 4499 (Toll free)

**Note**: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.