

WAGNER

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FALL 2008

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Georgetown University's 137-Year-Old Healy Hall Gets New Roof

Wagner Roofing's working superintendent Bob Wooldridge has many good years before he hits the century mark, but try telling that to Patner Construction Superintendent Ron Bristol, who worked with him on replacing the roof of Georgetown University's Healy Hall.

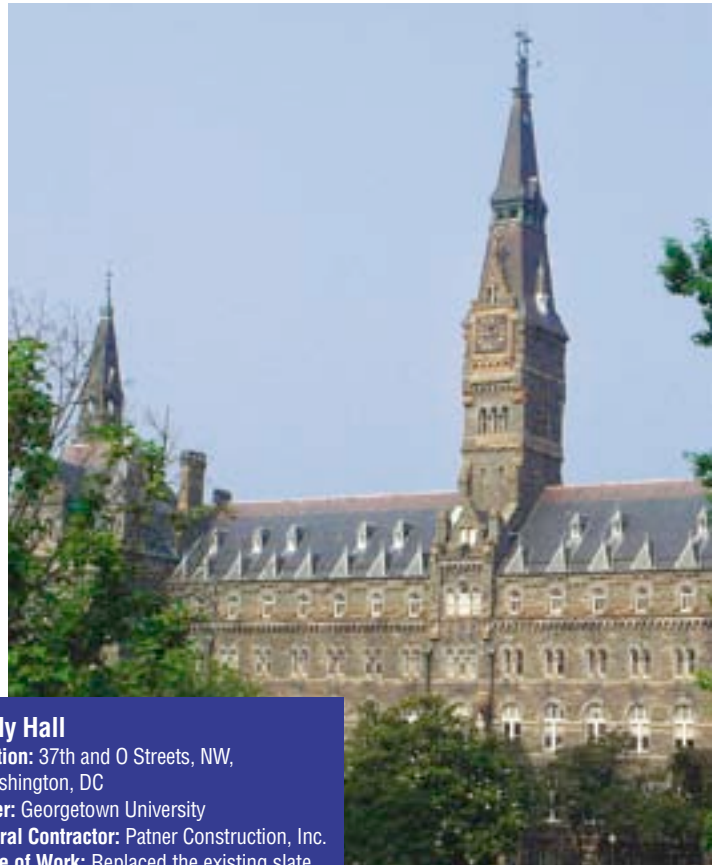
"Bob must have had as much experience as the roof was old," says Bristol, about Healy's 100-plus-year-old-roof. "The client wanted a roof that would last another 100 years, and Bob did some things to ensure that will happen."

Healy Hall is Georgetown's flagship building and was listed on the D.C. Inventory of Historic Sites in 1964; on the National Register of Historic Places in 1971; and as a National Historic Landmark in 1987. It was built between 1877 and 1879, during the presidency of Reverend Patrick Healy, the first African-American president of a major American university. Today, the top floor of Healy Hall houses the president's office. Georgetown

University is the oldest Catholic university in the United States.

Wagner's job included replacing the south side of Healy Hall's original slate roof, restoring existing dormers and installing new gutters. There were two major challenges with access to the structure. The first was a combination of location and schedule. The street was about 200 yards from the building, and in order to get from the street to the building, Wagner had to cross the school's courtyard. Because the building was still in use during summer classes, Wagner moved all material and debris in the mornings, using a forklift to run between the scaffold ramp and the street.

The second challenge was the location of the building—the rear of the building sat a story below grade. Instead of bringing the material from the street and lowering it to the base of the scaffold before hoisting it up (triple-handing everything), Wagner built a 10-foot-high scaffold ramp from the base of the scaffold to the street level.



CHUCK WAGNER

Healy Hall

Location: 37th and O Streets, NW, Washington, DC

Owner: Georgetown University

General Contractor: Patner Construction, Inc.

Scope of Work: Replaced the existing slate matching the historic gray and red pattern. Replaced all lead-coated copper hip and ridge cap, shop-fabricated gutter, and flashings.

"The idea with any school job is to get the work done quickly during summer break

when it's less busy. It's also critical having a safe work site, performing quality work while matching the historic slate patterns and profiles of the original roof," says Project Manager Lee

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Under
the **Roof**
at Wagner

Colleen Kennedy

Title: Administrative Assistant

Years at Wagner: 13

Born in: Jersey City, NJ

Currently Resides in:

Riverdale Park, MD

Favorite Roofing Job in DC:

Old Post Office Pavilion

Wearing a Hard Hat: I don't

normally leave the office but I did go on the roof of the Old Post Office and George Washington University's Stockton Hall.

Roofs on the Brain: I find myself

looking at roofs now and thinking about the materials used. I never used to look up at roofs before.

Favorite Part of the Job: It's cool the

way we go back and fix things that were built more than 100 years ago, and we do it in the same way. I'm impressed with the restoration.

Tools She Can't Live Without:

Computer and telephone

Favorite Pastime: Reading mysteries

and legal thrillers

Football Season Allegiances:

Washington Redskins (season ticket-holder) and Maryland Terps

DENISE BERTI



Local Country Clubs Begin Renovations

Managing a construction project at an operational country club presents unique challenges, such as trying not to disturb a member's golf game. But the hardest part, said Pat Caulfield, president of Coakley & Williams Construction, is the high visibility of the project.

"We have about 1,000 superintendents, because we have a lot of members paying close attention," laughed Caulfield, who is overseeing renovation and expansion projects at the Congressional and Columbia country clubs. "As long as you're doing well, it's fine. And so far, we're doing well."

Right now, Wagner Roofing is working on three country club projects—Congressional, Columbia and Bethesda Country Club.

At Congressional, which opened in 1924, Coakley & Williams is building an addition that will house a new fitness center and 19th hole, and Wagner is installing its roof, which will match the existing Spanish tile roof on the club. The project



CHUCK WAGNER

Columbia Country Club
Location: 7900 Connecticut Avenue, Chevy Chase, MD
Contractor: Coakley & Williams Construction
Roofing: Spanish clay tile on sloped roofs. Copper gutter and downspout. EPDM on eight different flat roof areas.

began in fall 2007 and will be completed in February.

"The challenge is not disrupting the 1,200 members as they use the golf course, restaurant, banquet area and other facilities," Caulfield said. "It's hard to get to the construction site and to keep it immaculate all the time. Fortunately we have great contractors who do a good job at it, and the club is very excited." The contractors are moving the pub (the 19th

Hole) from the side to the rear, where it will have a panoramic view of the golf course's finishing holes. Swimming pools are being replaced with state-of-the-art competition pools, and the fitness center is dramatically increasing in size.

"It's important to keep this addition consistent with the old building, which has a very unique Spanish architecture," said Caulfield, who is a member of the club. "The goal is to

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Congressional Country Club
Location: 8500 River Road, Bethesda, MD
General Contractor: Coakley & Williams Construction
Scope of Work: Install Spanish tile, gutter and downspout on the Fitness Center addition, Pool Pavilion, Pool Cabana, Stone Bar and Terrace Addition as well as modified bitumen on the Fitness Center.

LEFT: CHUCK WAGNER; ABOVE: COAKLEY & WILLIAMS



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Project Management: Jerry Parks, the magazine group, 202/331/7700 **Wagner Roofing:** 301/927/9030, fax 301/927/3505, email sheila.wagner@wagnerroofing.com, www.wagnerroofing.com

Healy Hall

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Simon. "Because of the high safety risk, we went above and beyond in all of our precautions." Wagner installed safety netting on the top and bottom of the scaffold; installed a full pedestrian tunnel around the rear entrance; fenced off the scaffold entrance; and installed plywood at the bottom of the ladder to prevent students from gaining access at night.

Even with the built-in challenges, Bristol says the job worked well because the general contractor and Wagner were on the same page. "There comes a point—as it did with Wagner—when they were seeing what I was seeing in terms of quality and safety," he says. "At every point, our relationship was nothing short of fantastic."

Patner Construction Principal Chuck Mays says he always enjoys historic restoration work and

was particularly happy with the final product at Healy Hall—as was the client. "It says a lot when the people from the university don't have to deal with construction issues on such a high-profile building. It just proves that the



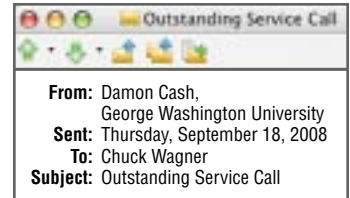
Jose Santos installs lightning rods and lead-coated copper ridge cap.

right contractor is the key to any successful project."

Wagner Roofing President Chuck Wagner says it was an honor for him to work on Healy Hall, with Simon and Project

Estimator John Ray. "The significance of this building is along the lines of the Maryland State House," he says. "It's the image people have of Georgetown University."

And Wagner's Kevin Morgan, the project superintendent, says working on Healy Hall was one of the most interesting jobs he's had in his 27 years in the industry. "The history of the building along with the exacting specifications presented a fun challenge," he says. "And then there was the good fortune of working with Bob Wooldridge [whose parents were married at the university's Dahlgren Chapel across the quad from Healy Hall in the 1930s]. Some tend to say that slate work is a lost art due to the lack of quality craftsmen. Fortunately, we not only have quality craftsmen, we have Bob. He has probably forgotten more about slate than most of us will ever know. He's a true gem." ●



Chuck,

I want to commend your Service Call personnel, especially Mary Day, Bill Sause, and Jimmy Preston. Mary is always so pleasant, professional, and always makes sure George Washington University is well taken care of. I know when I call her she is going to do her best to take care of our needs as quick as possible. Thank you Mary.

When Bill and Jimmy arrive on Campus, they are always on time and ready to go. Simply put, they're very good. Since those two have been coming to GW and that's a long time, I can't think of any time where I've had to call them back to fix the same thing twice. Like I said before, they're very good.

Chuck, I really appreciate the support you and your staff give to GWU. Thank you.

Country Clubs

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make it look like it's always been there, between the architectural design and the quality of the craftsmanship. I think we're accomplishing that."

The club, located on River Road in Bethesda, hosted the PGA Tour's Kemper Open from 1980 to 1986, the 1995 U.S. Senior Open and the 1997 U.S. Open, and will host the 2011 U.S. Open and Tiger Woods' AT&T Tournament in 2009, 2012, 2013 and 2014.

At Columbia, Coakley & Williams is building a family activities center adjoining an existing building, and a new clay-court tennis facility and pro shop atop a parking structure. The activities center will house bowling facilities and a swim-

ming pool. The locker rooms are being moved to the lower level and the grille is being moved upstairs. This project also began last fall and will be completed in March 2009. Wagner's work includes the activities center roof and the tennis pro shop roof, which have terra cotta tiles.

"There's a lot of traffic control and safety issues here," Caulfield said. "Members have to cross through the construction project to get into the building. But we've been able to meet the challenges."

Columbia, located on Connecticut Avenue in Chevy Chase, is the successor of the Columbia Golf Club, which was organized in 1898 and was first located on what is today Georgia Avenue. The existing club opened in 1911, and the club hosted the U.S. Open in 1921. ●



We are proud to announce that Wagner Roofing was a finalist for its work on a single-family residence at 2909 44th Street, NW, a wood-shingled house that has a 37-degree slope at the ridge and then a convex roll ending in an almost vertical slope at the eave. With no hard corners, the roof was a tremendous challenge. The awards were given by the Metro Washington and Virginia Chapters of Associated Builders and Contractors, Inc., at the 27th Annual Excellence in Construction Awards in September.

Letter From the President

Roofing Is History

The National Roofing Contractors Association had its beginnings in 1882 and is one of the oldest construction associations in the United States. Recently, while reading “One Hundred Years of Roofing in America,” published in 1986 by the association, I came across some interesting facts and dates. In 1608 the first skilled builders arrived in Jamestown from Poland, and they installed the first wood roofs and are recognized as the forerunners of the modern roofing contractor.

My interest in architecture, history and preservation has proven to be a good fit for Wagner Roofing. The first memorable preservation job in which I was involved was in



1974 at St. Mark’s Episcopal Church, built in 1887 at 301 A Street, SE. George Hartman of Hartman Cox Architects, the architect for the project, asked me to write the specifications for the re-roofing, which Wagner completed. After salvaging the slate, the church sold pieces of the slate to raise money for

the completion of the job. The parishioners were buying a piece of history, while helping to preserve their church. On May 8, 1973, the church was added to the National Register of Historic Places.

Salvaging slate, tile, and metal from the projects in which we are involved is a passion with me, and it is interesting to find a place for these historic pieces. A job underway at National Cathedral School’s Hearst Hall has some interesting circular copper windows that needed replacing. We have restored the patinaed frame and will give it to the school to use as a frame in their entrance foyer. (See page 5.) On other projects we have made birdhouses out of salvaged material (see Wagner’s fall 2002

newsletter on our website, www.wagnerroofing.com). A few of the birdhouses are made from roofing materials from the National Cathedral, Smithsonian Castle, Belmont Mansion (Eastern Star Masons) and the 1814 house of the Peter family (that built Tudor Place), which is now part of Georgetown Ritz-Carlton Hotel Buildings.

Every October, at the Festival of the Building Arts at the National Building Museum, we demonstrate slate and tile work. Come see us and try your hand at roofing history on a birdhouse.

Chuck Wagner



CHUCK WAGNER

Daly Residence, 3065 Whitehaven Street, NW, Washington, DC. Slate, copper and masonry restoration.



CHUCK WAGNER

Dominican House of Studies, 487 Michigan Avenue, NE, Washington, DC. Synthetic slate, waterproofing and concrete pavers, metal siding on dormers, vinyl soffit, lead-coated copper louvered dormers and aluminum gutter and downspout.

In
the
Works

Other Wagner jobs in progress or recently completed. To discuss or visit any of our projects, call Chuck or Sheila Wagner at 301/927/9030.

Gude Plaza for Promark Real Estate, 1300–1320 East Gude Drive, Gaithersburg, MD. Modified bitumen roofing.

National Presbyterian Church, 4101 Nebraska Avenue, NW, Washington, DC. Copper built-in gutter and roofing.

George Washington University – Corcoran Hall, 725 21st Street, NW, Washington, DC. Copper standing seam and flat seam roofing, carpentry, lead abatement and painting.

In the Works



CHUCK WAGNER

Hearst Hall, National Cathedral School, 3609 Woodley Road, NW, Washington, DC. Replace copper windows, dormers, valleys and built-in gutters.

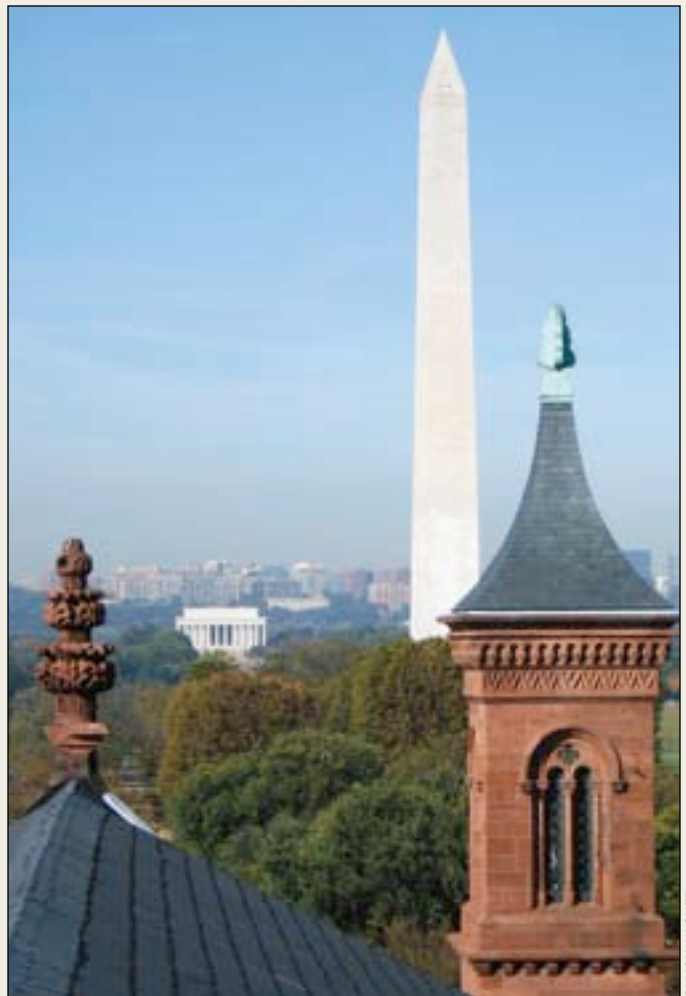


BRENDAN REALS



DAN WILLIAMS

St. Paul's Episcopal Church (Built in 1719), Rock Creek Church Road & Webster Street, NW, Washington, DC. New slate roof, copper built-in gutter, copper roofing on the steeple, copper cross painting and restoration.



CHUCK WAGNER

Smithsonian Castle, 1000 Jefferson Drive, SW, Washington, DC. Slate and built-in gutter restoration.

Back When...



Young Chuck Wagner (seated) learns the business side of roofing at the company's first office (2024 Rhode Island Avenue, NE), under the watchful eye of his mentor and brother Jack.

Who We Are

**Chuck Wagner,
Sheila Wagner**
Owners

Sheila Wagner
Accounting Department

**Bob Coberly, Larry Myers,
John Ray, Lee Simon**
Estimators

Jeremy Lee
Purchasing

Colleen Kennedy, Sara Reynolds
Administrative Assistants

Mary Day
Service Coordinator

Dan Williams
Sheet Metal Superintendent

Tom Riser
Commercial Roof Superintendent

Kevin Morgan
Operations and Project Management

Salena Johnson
Receptionist

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