



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4. COA-105887-2022	Final Review Meeting Date: 2/22/2022
Applicant/Petitioner	Louise Lockett-Gordon
Project Description	Replace existing concrete roofing tiles with asphalt shingles and enclose a rear porch.
Project Location	
Address: 3833 Hermitage	
Historic District: Hermitage Road	
High-Level Details: <ul style="list-style-type: none"> The applicant request approval to rehabilitate the exterior of a ca. 1923 Craftsman style residence The applicant proposes to remove the original concrete tile and replace with asphalt shingles, and to enclose a rear, inset porch. Staff notes that this work has already been completed. Original windows are proposed to be repaired and replaced as necessary The applicant proposes to paint the body of the residence dark blue. In-kind replacement of original wooden soffits and fascia boards as well as general maintenance 	
Staff Recommendation	Partial Approval
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569
Previous Reviews	Staff was able to contact the owner and have work stop on the exterior of the property before having to issue a formal notice of violation.
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends denial of the use of asphalt shingles on the visible portions of the roof. Staff recommends that a roofing material that more closely resembles the original in style and form be installed on the visible portions of the roof, such as a clay or concrete tile with a French profile. (See Figure 7). Staff recommends approval of the applicants color selections for the body and trim, “blue coal” and “varsity white”. Staff recommends approval of the rear porch enclosure with the condition that the enclosure be clad in a material different from the main building, such as horizontal siding, and that exterior trim pieces be used to indicate the historic location

	<p>of the square post, floor, and ceiling of the historic porch; final materials submitted to staff for review.</p> <ul style="list-style-type: none"> • Staff recommends approval of the rear privacy fence with the condition that it be stained or painted a neutral color and meets all applicable zoning requirements for height; proposed color submitted to staff for review.
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Staff Analysis

Guideline Reference	Reference Text	Analysis				
Standards for Rehabilitation, Residential Construction, #3, pg. 59	<i>Retain original metal features such as cast iron porches and steps, metal cornices, roofs, roof cresting, window sash, entablatures, columns, capitals, window hoods and hardware and the color and finish of all original materials.</i>	<p>The residence featured original concrete tiles on the front porch roof as well as the side eave projections. The main roof is not visible from the public right-of-way.</p> <p>Based on photographs of the original roof's condition, staff believes that the original concrete tiled roof was deteriorated beyond repair, and the concrete tiles may have reached their useful lifespan.</p> <p>The applicant has replaced the concrete tile with asphalt shingles without CAR approval.</p>				
Building Elements, Roofs, Roof Replacement/ Reconstruction, #3 pg. 6	<i>Substitute materials may be used if the same kind of material is not technically feasible because the material is no longer being made. Substitute materials should match the original style and form as much as possible</i>	<p>Staff finds that the asphalt shingles installed on the visible portions of the roof do not resemble the historic appearance of the original concrete tile and <u>recommends denial of the use of asphalt shingles on the visible portions of the roof.</u></p> <p>Staff finds that a match to the original interlocking concrete tile may be difficult to source, and believes that there are other substitute materials available that would resemble the original roofing material such as clay tile with a French profile <u>Staff recommends that a roofing material that more closely resembles the original in style and form be installed on the visible portions of the roof, such as a clay or concrete tile with a French profile. (See Figure 7).</u></p> <p>Clay tile has been recommended by the Commission for interlocking concrete tile replacement within the Hermitage Road Historic District in the past due to the difficulty in sourcing concrete tiles.</p>				
Preservation Brief #4 Historic Roofing	<i>Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles. Fire-retardant, treated wood shingles are currently available. The treated wood tends, however, to be brittle, and may require extra care (and expense) to install. In some instances, shingles laid with an interlay of fire-retardant building paper may be an acceptable alternative.</i>	<p>Clay tile has been recommended by the Commission for interlocking concrete tile replacement within the Hermitage Road Historic District in the past due to the difficulty in sourcing concrete tiles.</p>				
Paint, pg. 62	<p><i>Colors not found on the palette must be reviewed by staff on a case-by-case basis. If staff members consider a property owner's preferred colors to be inappropriate, they will forward the proposal to the CAR for full review, noting that administrative approval was not granted.</i></p> <p>Wood-frame Buildings (including Stucco-clad buildings) Arts and Crafts style</p> <table border="1"> <tr> <td>Body</td> <td>Off-White, Light Yellow, Light Blue, Medium Blue, Light Olive, Light Grey</td> </tr> <tr> <td>Trim</td> <td>White, Off-White, Light Yellow, Light Grey, Deep Red, Deep Green</td> </tr> </table>	Body	Off-White, Light Yellow, Light Blue, Medium Blue, Light Olive, Light Grey	Trim	White, Off-White, Light Yellow, Light Grey, Deep Red, Deep Green	<p>The applicant proposes to paint the body of the residence "blue coal" a dark blue, and the trim, "Varsity White", which is an off white. Staff finds that the "blue coal" is a darker blue than what is found on the CAR approved color pallet for Arts and Crafts style residences, however feels that the color will not negatively affect the historic integrity of the home. <u>Staff recommends approval of the applicant's color selections, "blue coal" for the body and "varsity white" for all trim and woodwork.</u></p>
Body	Off-White, Light Yellow, Light Blue, Medium Blue, Light Olive, Light Grey					
Trim	White, Off-White, Light Yellow, Light Grey, Deep Red, Deep Green					

<p>Building Elements, Porches, Entrances, & Doors, pg. 71</p>	<p><i>4. Do not remove or radically change entrances and porches important in defining the building's overall historic character. Front and side porches are architecturally more ornate than utilitarian back porches.</i></p> <p><i>12. Do not enclose porches on primary elevations</i></p> <p><i>13. Porch enclosures to aid in energy conservation are only appropriate on secondary elevations. Solid materials are not recommended for use in enclosure projects since they can radically alter the historic appearance of a porch. Glass enclosures which reveal decorative porch elements are strongly preferred.</i></p>	<p>The applicant has enclosed a small, inset, rear porch. The rear porch does not feature any character defining architectural detailing and is more utilitarian in design. <u>Staff recommends approval of the rear porch enclosure with the condition that the enclosure be clad in a material different from the main building, such as horizontal siding, and that exterior trim pieces be used to indicate the historic location of the square post, floor, and ceiling of the historic porch; final materials submitted to staff for review.</u></p>
<p>Windows, window Replacement, #7, pg. 69</p>	<p><i>Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i></p>	<p>The applicant proposes to replace three nine-over-one original windows due to broken glass and other damage. Staff finds that this lite configuration is a character defining feature of the residence and recommends that <u>the existing windows be repaired rather than replaced, and maintain the original nine over one lite configuration.</u></p>
<p>Commission of Architectural Review Guidelines for Administrative Approval of Walls, Fences, and Gates</p>	<p><i>Board Privacy Fences and gates (allowed by zoning in rear and side yards) may be approved administratively.</i></p>	<p>The applicant is proposing to install a rear privacy fence to match the existing fence, having vertical, squared pickets. <u>Staff recommends approval of the rear privacy fence with the condition that it be stained or painted a neutral color and meets all applicable zoning requirements for height; proposed color submitted to staff for review.</u></p>

Figures



Figure 1. Historic Photo, 3833 Hermitage Road



Figure 2. Deteriorated Concrete Tile Roof, 3833 Hermitage Road. Before



Figure 3. New asphalt shingles, 3833 Hermitage Road (After)



Figure 4. Open, original rear porch. Before.



Figure 5. Enclosed Rear Porch. After



Figure 6.

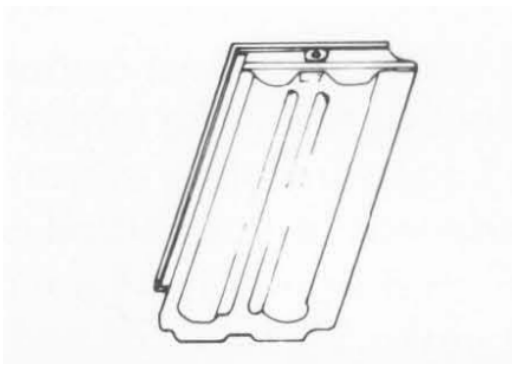


Figure 6. Tile, French Profile example.



Figure 7. Original Concrete Tile with French profile