



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

2. COA-147344-2024	Final Review	Meeting Date: 5/28/2024
Applicant/Petitioner	Ann and Jonathan Jackson	
Project Description	Replace roof on historic garage	
Project Location		
Address 4107 Hermitage Road		
Historic District: Hermitage Road		
<p>High-Level Details:</p> <ul style="list-style-type: none"> <li>• The primary dwelling is a two-story, Tudor Revival-style building, built circa 1936.</li> <li>• The garage was also built in the Tudor Revival-style, similar to the house.</li> <li>• The garage currently has an asphalt shingle roof</li> <li>• Although the change in roof materials may alter the character of the building, this garage is minimally visible and is set-back 150 feet from the road.</li> <li>• In 1978, previous owners constructed an addition to the garage which increased the length of the building, not the height.</li> </ul>		
Staff Recommendation		
Staff Contact	Annie Delaroderie, <a href="mailto:anne.delaroderie@rva.gov">anne.delaroderie@rva.gov</a> , 804-646-6335	
Previous Reviews	None.	
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none"> <li>• repairing and securing the sheathing and trim.</li> <li>• the color of the new roof be similar to the roof on the house.</li> <li>• final color for the roof be submitted to staff for Administrative Review and Approval.</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Building Elements: Roof Repair, page 66.</p>	<p><i>As the cover to protect the rest of a structure from the elements, the roof is arguably the most important building component. Routine maintenance is critical to retaining the physical integrity of the roof and the main structure.</i></p> <p><i>1. Loose or deteriorated flashing should be secured or replaced. If aluminum is used for flashing, aluminum nails should be used and then painted.</i></p>	<p>The applicant proposes removing the asphalt shingles, trim, flashing and original sheathing. <u>Depending on the condition of the trim, staff recommends repairing and securing the sheathing and trim.</u></p> <p>The applicant plans to remove the existing roofing down to the decking. In preparation for the new roof, the applicant will be adding Carlisle WIP 300 or equivalent High Temperature underlayment.</p> <p>The applicant proposes installing VMZINC® QUARTZ-ZINC .7mm custom formed drip edge at eaves and rakes, and VMZINC® QUARTZ-ZINC .7mm roofing panels. The panels will be run from coil onsite. The panels will be about 16” wide and will run continuously from the ridge to the eave. The standing seams will be about one inch in height. The applicant plans to construct the new roof by hand folding the ridge and hammering by hand with traditional tools. The new roof will have a 10-year warranty on labor and craftsmanship. This project does not intend to change the pitch or height of the roof.</p> <p><u>Staff recommends approval of this material change and believes these panels will be a better material than the current asphalt shingles.</u></p>
<p>Building Elements: Roof Replacement, page 66.</p>	<p><i>3. 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>	<p>While staff was not able to find the construction date of the garage, this building was constructed in the same style as the house and was likely built in the same period. Staff believes that the garage originally had a slate tile roof, like the house. This building is set back from Hermitage Road and is only minimally visible. The garage is also minimally visible from Princeton Road, but that road is not included in the Hermitage Road City Old and Historic District. <u>Staff recommends the color of the new roof be similar to the roof on the house. Staff recommends final color for the roof be submitted to staff for Administrative Review and Approval.</u></p>

*It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.*

## Figures



Figure 1. View of the façade of 4107 Hermitage Road.

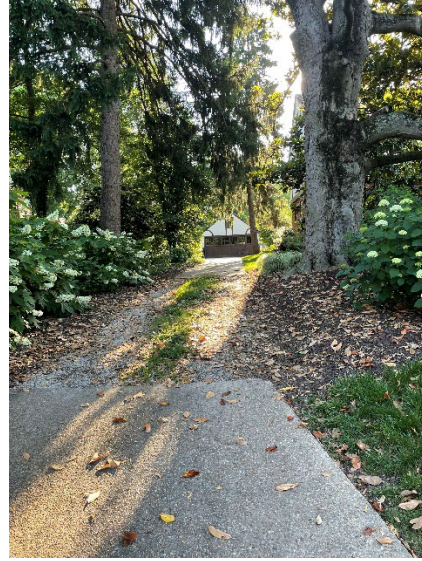


Figure 2. View of the garage's west elevation from Hermitage Road.



Figure 3. Zoomed-in view of the garage's west elevation from Hermitage Road.



Figure 4. View of the garage's north and west elevations from Princeton Road. Princeton Road is not in a City Old and Historic District.



Figure 5. View of the garage's north and east elevations from Princeton Road.

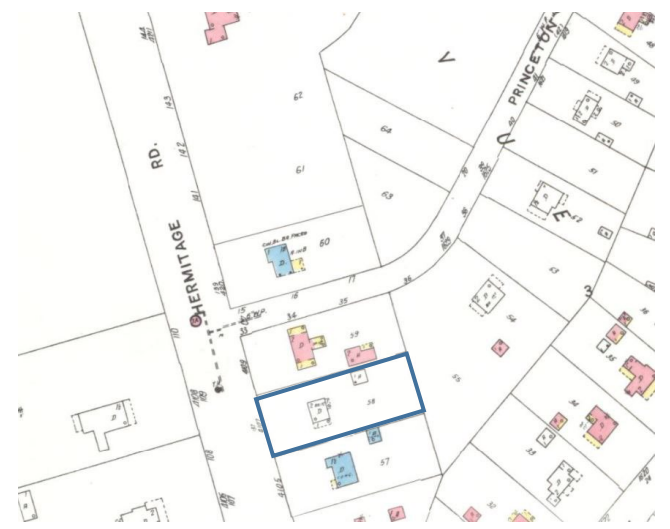


Figure 6. Sanborn map from 1952 showing 4107 Hermitage Road.