



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

3. COA-139779-2023	Final Review	Meeting Date: 12/19/2023
Applicant/Petitioner	Elizabeth Crosbie	
Project Description	Replace an embossed tin roof with HardiShake shingles.	
Project Location		
Address: 2206 East Marshall Street		
Historic District: Church Hill North		
<p>High-Level Details:</p> <p>The property is an attached frame Queen Anne Style dwelling with a faux mansard roof, ca. 1880.</p> <p>The applicant proposes to replace an original embossed tin, mansard roof with HardiShake, a composite material.</p> <p>The replacement is the result of an emergency repair due to water infiltration that was causing interior and exterior deterioration of the building.</p>		
Staff Recommendation	Denial	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None	
Staff Recommendations	<p>Staff recommends denial of:</p> <ul style="list-style-type: none"> The replacement of the embossed tin roof with HardiShake shingles. <p>Staff recommends:</p> <ul style="list-style-type: none"> The embossed tin roof be replaced in kind, as embossed tin is still being produced and is available. Final roof material and design be submitted for administrative review and approval prior to its installation. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Substitute Materials, pg. 61</p>	<p><i>Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i></p>	<p>The applicant submitted images that indicate that the original embossed tin roof needed repair and maintenance. The most corrosion damage appears to have been on what looks like the flashing, and within the built-in gutter.</p> <p>The original mansard roof featured uniform, embossed tin shingles with an anchor symbol pressed into them. The applicant has replaced the tin roof with HardShake shingles that are of differing widths and appear to have a faux woodgrain.</p> <p>The applicant informed staff that they are planning to paint the HardiShake the same color as the original embossed tin roof.</p>
<p>Standards for Rehabilitation, Residential Construction, pg. 59</p>	<p><i>3. 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> <p><i>4. Retain original roof shape, size, materials and related elements including cupolas, chimneys and weathervanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.</i></p> <p><i>9. Do not remove or radically alter fundamental architectural features such as windows, roofs or porches.</i></p>	<p>The original embossed tin roof was not retained and repaired, but rather removed in its entirety.</p> <p>2206 E. Marshall is part of a grouping of 1885 frame Queen Anne attached dwellings that all feature embossed tin roofs. The embossed tin roofs are a character defining feature of 2206 E. Marshall Street and the neighboring attached houses. Embossed tin is a roofing material that is indicative of the architectural style.</p> <p>Staff finds that the removal of the embossed tin and its replacement with HardiShake shingles has negatively impacted the historic integrity of the dwelling and recommends that the roof be replaced in kind.</p>
<p>Building Elements, Roofs, Roof Replacement/Reconstruction, pg. 66</p>	<p>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.</p>	<p>Embossed tin roofing is still produced today. The original embossed tin roof featured an anchor design on each metal shingle. While this is a specific design that could be difficult to replicate or source, replacing the roof with embossed tin of a similar or simplified design would better visually resemble the original design than the proposed HardiShake shingle.</p> <p><u>Staff recommends denial of the proposal to replace the original embossed tin roof with HardiShake shingles.</u> Staff</p>

		<p>recommends that the embossed tin roof be replaced in-kind, or with a new embossed tin roof with a similar design to the original. <u>Staff Recommends that the final roof material and design be submitted for administrative review and approval prior to its installation.</u></p>
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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. The existing connection of original tin roof at 2204 E. Marshall and the partially installed hardshake roof at 2206 E. Marshall Street.



Figure 2. Grouping of dwellings at 2200-2208 E. Marshall Street.



Figure 3. Embossed tin roof at 2208 E. Marshall Street, which is like the original roof of 2206 E. Marshall Street.



Figure 4. Close up detail shot of the original roof at 2206 E. Marshall Street.



Figure 5. Detail shot of new, partially installed hardishake roof at 2206 E. Marshall Street.

