Commission of Architectural Review
SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 2401 E. BROAD ST. ST JOHN'S CHURCH — DATE: 8/28/14

OWNER'S NAME: ST JOHNS EPISCOPAL CHURCH — TEL NO.: 804.649.7938

AND ADDRESS: 2319 E. BROAD ST. — EMAIL: aswartz@saintjohns.cc

CITY, STATE AND ZIPCODE RICHMOND VA 23220 (Contact - Amy Swartz)

ARCHITECT/CONTRACTOR'S NAME: PAUL SAUNDERS ROOFING — TEL. NO. 804 353 - 9919

AND ADDRESS: 1803 W. MARSHALL ST. — EMAIL: Joe@Saundersroofing.com

CITY, STATE AND ZIPCODE RICHMOND - 23220 (Contact - Joe Pogo)

Would you like to receive your staff report via email? Yes X No ___ → aswartz@saintjohns.cc

REQUEST FOR CONCEPTUAL REVIEW

☐ I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☑ I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (*Required*):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and **12 copies** of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. *See instruction sheet for requirements.*)

Signature of Owner or Authorized Agent: X Laura D. Inscoe, Rector

Name of Owner or Authorized Agent (please print legibly): Laura D. Inscoe, Rector

(Space below for staff use only)

Received by Commission Secretary — APPLICATION NO. ____

DATE 8/27/2014 — SCHEDULED FOR ____

Note: CAR reviews all applications on a case-by-case basis.

Revised 04-16-2013

St. Johns Church
2319 E Broad St
23220

Application Materials List

Signed submission application for Certificate of Appropriateness

Detailed description of proposed work

Recommendations from Architectural Conservation Assessment and Historic Structures Report

Letters of support from field professionals

Support images

Material sample – standing seam copper

St. John's Church is applying for a certificate of appropriateness to rehabilitate the roof of the church building and parish hall at 2401 E. Broad Street. The current (not original) Hendrick's tile roof material on the church is failing in several places and is in need of replacement. The parish hall, built in 1876 and clad in standing seam metal, will be replaced with standing seam copper. This application will detail the need to replace the Hendrick's tile with standing seam copper. Standing seam metal was used on the building from 1898 to 1964.

St. John's Church, built as Henrico Parish in 1741, was originally roofed in cedar shingle. There were a total of four additions made to the church. The two earlier additions (dated in 1772 and 1830) were shingled. The latter two additions of 1905 were both standing seam metal.

It is well documented in vestry notes that the congregation struggled financially as early as the 1830s. The building was decidedly in need of repairs, and additional framing was added at this time. It is with that information that we presume the shingles were already beginning to fail. Due to financial constraints, it was not possible for the church congregation to replace the roof with the superior metal material.

Again in the 1870s after the city was recovering from the civil war, the parish added 'new, strong timbers to the roof structure, which was weakened by dry rot.'

In September of 1896, a hurricane dealt significant damage to the church and newer steeple, including the shingled roof. The shingles were replaced with standing seam metal. All later additions and repairs were made in standing seam.

In 1963, a roofing contractor was hired to inspect the roof and make a recommendation for replacement. At that time, the contractor recommended replacing the standing seam with Hendrick's concrete tile as well as installing a steel structural system including seven metal tie rods in the interior. The tie rods became necessary due to the excessive weight of the concrete tiles.

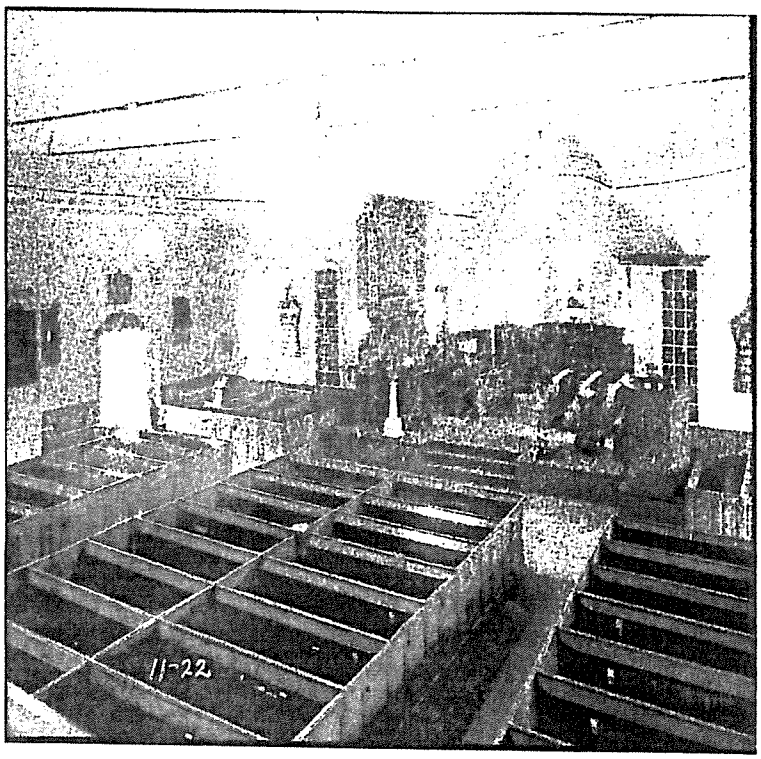
The tile weight was addressed in the 2007 Historic Structures Report – which stated that 'the use of the tile probably resulted in otherwise unnecessary loss of much of the 1741 roof structure.' The report goes on to state that the tiles (in 2007) were in reasonable condition and had a long life expectancy. The Foundation is currently consulting with John Matteo of MC1200 Architectural Engineers to determine the structural implications of the tiles' weight over the last 50+ years.

Throughout the years, the roof and the plaster ceiling and walls have been repaired many times. A recent inspection of the roof shows many cracks and broken tile corners. The tile has reached the end of its life. The church, which owns the structure, retains a modest maintenance fund has made numerous repairs throughout recent years –to both the plaster and the roof. The rector, vestry and the St. John's Church Foundation staff are concerned about going through another winter with the failing tile in place and have raised the funds for replacement.

By removing the Hendrick's tile and replacing it with standing seam, the visible tension rods can conceivably be removed – based on the results of the architectural engineer's findings, taking the church back to its original appearance.

ST. JOHN'S EPISCOPAL CHURCH
RICHMOND, VIRGINIA

Historic Structure Report



prepared for
The Patrick Henry Committee
St. John's Church, Richmond, Virginia

3NORTH ARCHITECTS
August 1, 2007

In 2005, a conservation assessment report was prepared for the church by Commonwealth Architects. The report prepared to evaluate the condition of the buildings and make preliminary recommendations. Among these were a number of significant recommendations, most of which are directly addressed in the current report:

-Prepare an historic structure report and maintenance plan for the entire property, including a master landscape plan and a master plan and maintenance plan for all buildings on the property.
-Conduct an historic paint finishes study to determine original colors for all materials.
-Remove the existing ductwork and circular diffusers from the attic and ceiling of the church. Install all new air handlers in the basement and crawl space and feed air through floor diffusers. Use a constant volume, low pressure system with two horizontal central station air handling units located in a new basement equipment room.
-Remove tie rods from the church. The report assumes these not present before 1963 and that addition of tension members to the steel structure added at that time would make it possible to remove them. Remove the Hendricks tile roof to lighten the load on the roof to make removal of the tie rods more feasible.
-Renewal of the roof will fix the flashing and valley problems that have caused leaks. Replace the gutters and downspouts with consistent materials and forms. Relocate the downspouts as need to make shutters open properly.
-Replace cloudy Lexan panels over windows.
-Enlarge basement restrooms to meet code and install a new drain at the bottom of the basement entry stairs.
-Remove remaining radiator pipes and radiators from the building and basement, including any asbestos covered material (perform a hazardous materials study to determine its extent).
-Remove all historic materials and furnishings now stored in the unconditioned basement and store them properly.
-Improve accessibility to the church by reconfiguring the brick plaza at the north entrance to make an on-grade entry. Change the grade of the plaza on the sides of the tower to protect the tower base from ongoing water damage.
-Improve security system
-Remove roof-mounted light
-Clean and paint exterior

historic integrity of the south end. Consideration should be given to the historic form of the stoops leading to the east and west doors of the robing rooms. The pipe rail on the east appears to be an early and relatively unobtrusive feature, while the wood rails and the lattice infill beneath, added in the 1970s to the stoop on the west side, have ongoing maintenance issues due to their exposure to the elements.

Roof

The roofing material was a major feature in the discussion of the building structure in the CAP report prepared recently for the property. An interest on the part of the committee in the removal of the tie rods on the interior led the authors to suggest that the 1963 steel structure might be reworked to support the roof without the tie rods. The tie rods will be discussed below.

The roof was covered with wood shingles until 1898, at which time, in keeping with period roofing practice and the condition and finances of the church, they were replaced with standing-seam metal. Thus, while painted standing-seam metal is probably the most appropriate roofing material for the church as completed in its current form in 1905, wood shingles are a useful material for the interpretation of its appearance in the eighteenth and nineteenth centuries. The delicate texture provided to the roof by shingles gives it a convincing historic appearance that aids in its interpretation as the site of the Second Virginia Convention.

Hendricks tiles are designed to combine a more long-lasting form with the appearance of wood shingles. Such cast shingles have been used at many historic sites, including Colonial Williamsburg, to save on maintenance costs. The drawback, obvious here at St. John's Church, was that the structure was radically beefed up to carry the heavy tiles. Even though reinforcement of parts of the roof was needed anyway, notably over the north addition and crossing, the use of the tile probably resulted in the otherwise unnecessary loss of much of the roof structure of the 1741 section.

The tiles, however, are in reasonable condition and continue to have a long life expectancy. Replacement with a metal roof would not result in any improvement of the appearance of the interior. If the tile roof is retained, it and the gutters will need immediate repair as described in the roof study of 2003 and regular ongoing maintenance. Relocate the tower floodlight from the roof as recommended in the study to prevent roof damage by maintenance personnel.

c. Interior

Basement

The basement under the south addition is used to store the material removed in the last restoration. It includes the former east and west doors, some shutters, and several stained glass panels. The original window sashes from the immediate right side of the south chancel opening were placed here when the stained glass from the eastern opening was inserted in their place.

ARCHITECTURAL CONSERVATION ASSESSMENT SURVEY REPORT

Sarah copy

St. John's Church
Henrico Parish

Richmond, Virginia

Prepared by

Commonwealth
ARCHITECTS

101 Shockoe Slip, Third Floor
Richmond, Virginia 23219

June 22, 2005

Documentary Recommendations

We recommend that St. John's Church undertake a comprehensive Historic Structure Report, prepared in accordance with *The Secretary of the Interior's Standards*, to investigate the church's multi-phased development and to provide an in-depth analysis of its existing conditions. The Historic Structure Report should include a historic paint and finish analysis to record the history of the exterior and interior colors and treatments of the building. A Landscape Master Plan should also be developed to address the needs of the site and to ensure that the various structures that make up the St. John's complex are treated in a cohesive and comprehensive manner. To that end, a Preservation Plan should be prepared to address the other structures on the site. The Plan should encompass the buildings' existing conditions, existing uses, and recommendations for rehabilitation and for future use. A comprehensive maintenance plan should be developed for St. John's Church and for the other buildings on the site. The church should be thoroughly recorded through photographic documentation for insurance purposes, and the collections should be assessed and recorded for insurance purposes as well.

HVAC Recommendations

The existing HVAC equipment and ductwork that is located in the attic of the nave and the crossing should be removed, and the church's plaster ceiling should be repaired. A new HVAC system is proposed to be located in the basement and crawl space, allowing the use of floor grilles. The new HVAC system is recommended to be a constant volume, low pressure air handling system utilizing two horizontal central station air handling units located in a new equipment room in the basement.

Structural Recommendations

The existing Hendrick's Tile on the roof of St. John's should be removed and replaced with a lighter roof of standing seam Revere terne-coated copper. The attic roof structure was heavily reinforced with steel in the course of the mid-twentieth century renovations; consequently, the removal of the heavy roof tile will likely allow for the subsequent removal of the visually intrusive steel tie rods that extend through the church's interior. The existing steel roof structure at the crossing should be augmented with tension members to allow for the removal of the two tie rods at the crossing's ceiling.

General Building Recommendations

The installation of the new standing seam metal roof will include the installation of new flashing, which will address persistent leaks in the gable roof's valleys. The existing lexan panels that are installed to protect the exterior of the building's windows have become cloudy and discolored over time. The panels should be removed and replaced with new panels that are properly vented at the top and bottom. The existing basement restrooms are inadequate for the church and do not meet the necessary requirements for accessibility. The restrooms should be expanded further into the basement space to offer more facilities and full accessibility. The services of an appropriate security consultant should be retained to review the wiring of the security system to determine if

the junction of the walls and the gable roofs. The siding is painted white and displays a number of cuts and patched areas that indicate the changes that have occurred to the building over time. The paint on the siding and trim of the church is peeling and flaking in several areas. The four-level tower on the north side of the building is clad with wood siding and is detailed by a series of louvered openings. A large cross caps the octagonal portion at the top of the tower.

The interior spaces of the church are sheltered beneath a series of gable roofs. The main gable roof covers the nave and the sanctuary, and the ridge extends in a north-south direction. A second gable roof is placed over the transepts; this roof is placed with the ridge extending in an east-west direction. The roofs are clad with concrete Hendricks Tile that was installed in 1964. The heavy concrete tiles are discolored and are marked by numerous cracked and broken units. Persistent leaks in the roof's valley flashing have contributed to plaster damage at the church's interior. A series of lightning rods are placed along the ridges of the church roof and on the large cross at the top of the north tower. A grounding wire is not visible at the church's exterior. A large light is positioned near the center of the roof ridge over the nave to illuminate the tower's south elevation.

The roof of the church is bound by half-round copper gutters that are connected to round copper downspouts. The downspouts feed into cast iron boots that are placed approximately one or two feet above ground level. The downspouts stop short of the boot openings, allowing for the placement of wire screens to collect debris that may travel from the gutters through the downspouts. The intended function of the screens is to prevent debris from entering the subsurface drainage system; however, the screens have not been cleaned and were noted to be covered with a collection of debris; this debris will prevent water from entering the drainage system and will increase erosion around the foundation. The gutters are in various states of repair, with a distinct sag in the gutter noted on the east elevation. Galvanized downspouts are placed to drain the sanctuary gutters; the bottom opening of the sanctuary's west downspout has been damaged and compressed, limiting the outward flow of water. The gutter and downspout that are placed to drain the lowest level of the tower is noted to be rusting.

The windows of St. John's Church are composed of a variety of sizes and styles. Combinations of wood double hung windows and ornamental stained glass windows are located on each of the church's four elevations. Six large stained glass windows are placed to light the nave, three on the east side and three on the west. In addition, three stained glass windows are situated on the south side of the building to light the sanctuary. Several of the double hung wood windows on the east transept are detailed by segmental arched-top sashes. These windows are characterized by twelve over twelve light sashes. The windows of the church are protected by modern lexan panels, which are clipped to frames that are attached to the exterior window trim. The panels have become discolored and cloudy over time, and are not ventilated. Wood shutters with non-operable louvers are placed at most of the church's windows. The wood shutters are nailed to the wood trim and siding of the building. Hinge marks and some remnants of shutter hardware survive at the historic shutter units and on the wood window jambs. Several of the building's shutters are missing, and some shutters require repair of deteriorated stiles and rails. The large shutters on the nave's east and west stained glass windows are slightly misaligned and are exhibiting some weakness in the connections between the stiles and rails. The bi-fold shutter at the west transept's south

Recommendations

Site:

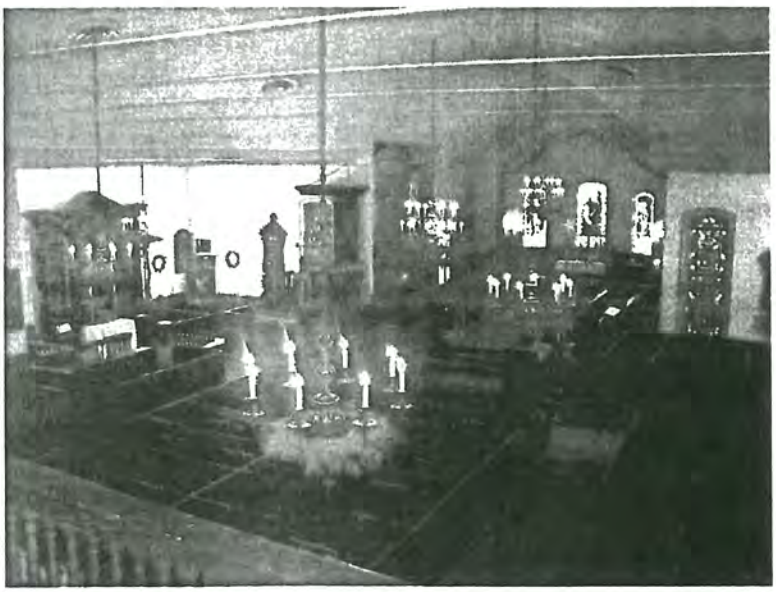
- A comprehensive Landscape Master Plan should be developed. The Master Plan should include a Historic Landscape Report and Analysis, and should address the entire St. John's Block, bounded by East Broad Street, North 24th Street, East Grace Street, and North 25th Street.
- Prepare a Preservation Plan to address the historic buildings on the site: the Parish Hall, the Keeper's House, the Schoolhouse (Visitor Center) and the Furnace Building. The analysis should encompass the structures' existing conditions, existing use, and recommendations for rehabilitation and future use. A comprehensive maintenance plan should be included for each building.
- Reconfigure the brick landing at the main north entrance door of the church to eliminate the brick step at the doors and to create an accessible entrance route.
- Revise the brick landing at the east and west sides of the tower to establish adequate clearance between the wood base trim of the tower and the adjacent brick paving.
- Remove the pole-mounted spotlights and provide unobtrusive site lighting to illuminate the exterior of the church building for aesthetic and security purposes.
- Install a new drain at the base of the exterior steps that lead to the basement door on the church building's south elevation.

Exterior:

- Prepare a comprehensive Historic Structure Report for St. John's Church, prepared in accordance with the Secretary of the Interior's Standards. The Historic Structure Report should include existing condition drawings to record the church's existing plan, elevations, and sections. The report should integrate existing and new historic research, and should address the various additions and alterations to the church in order to provide an accurate record of the building's evolution.
- Remove the existing forty-year old Hendricks Tile roof that is reaching the end of its anticipated life span. Install a new standing seam Revere terne-coated copper roof with associated valley flashing. Install new wall flashing at the junction of the nave roof and the clapboard walls of the steeple.
- Repair or replace as required the existing gutters and downspouts around the perimeter of the building. Replace the existing galvanized metal downspouts at the exterior of the sanctuary with new terne-coated copper downspouts to match the others on the building.
- Relocate the downspout at the southeast corner of the east transept; reposition the downspout to allow the shutter at the adjacent window to close flush against the window.
- Scrape the loose and flaking paint at the east and south elevations. Prime and repaint the siding and trim where the paint has failed.
- Remove the large exterior light mounted at the ridge of the nave roof. Install new, unobtrusive architectural lighting to illuminate the steeple.

Interior:

- Prepare a comprehensive Historic Structure Report, prepared in accordance with the Secretary of the Interior's Standards. The Historic Structure Report should include existing condition drawings to record the building's plan, elevations, and sections.
- Conduct a historic Paint and Finish Analysis to investigate the finishes of the trim, walls, doors, windows, pews, pew boxes, and the ceiling.
- Remove all unused fixtures, furnishings, and historic elements from the rooms of the unconditioned basement. Clean, conserve, and store as required in appropriate climate-controlled facilities.
- Replace the existing HVAC system: remove the existing ductwork and equipment in the attic over the nave, in the attic above the sanctuary, and throughout the building. Install a new HVAC system to be located in the basement. The new HVAC system will provide heating and cooling for the church. Excavate the basement under the nave to accommodate the required ductwork and mechanical equipment. The new HVAC system will condition the church spaces through supply grilles placed in the floor. See *HVAC Recommendations* for detailed system descriptions.
- Remove existing radiators and radiator piping that remain in the church and in the basement space.
- Perform a hazardous material abatement survey to identify asbestos in the basement; remove the asbestos insulation and asbestos-wrapped pipes that remain from the boiler and radiator heating system using proper hazardous material removal and disposal procedures.
- Remove the existing HVAC diffusers in the ceilings of the nave, transepts, and the sanctuary. Patch and repair the plaster ceilings.
- Remove the existing horizontal steel tie rods that extend across the ceiling of the nave and the sanctuary. Patch and repair the plaster ceilings. See *Structural Recommendations* for specific information related to the removal of the rods and for the modification of the existing roof structural system at the crossing.



View of Tie Rods

Structural Recommendations

Existing Conditions:

The existing roof framing of St. John's Church is configured as a series of gable roofs. The interior ceiling is arched, with the ceiling's plaster on lath secured to a wood frame structure. From within the worship space, visible steel round-bar tension rods extend from side wall to side wall. The tension rods are spaced approximately four feet on center.

The crossing of the church is formed where the nave meets the east and west transepts. The sanctuary extends to the south of the transepts, completing the cruciform plan of the building. Tension rods are placed at the north and south portions of the crossing, with one located across the nave and one located across the sanctuary.

The existing roof of St. John's is clad with concrete Hendrick's Tile. The existing roof is recommended to be removed, and the new roof is recommended to be standing seam Revere terne-coated copper.

The existing roof structure of the nave was viewed from the attic access in the gable roof behind the north tower. The previous work completed in the 1960's to strengthen the roof is clearly visible. All of the original 3" x 5 ½" (actual size) rafters have been sistered with 2 x 8 blocking and a welded steel element comprised of a ½" thick steel plate with a 4 x 3 x ¼ angle welded to the plate. The welded assembly is bolted to a 2 x 12 that in turn is blocked and bolted to the original rafters. The view of the framing from the attic appears to indicate that the welded assembly extends along the full length of the rafters. The added steel elements are restrained from splaying outward by horizontal 3 x 3 x ¼ angles that extend across the floor of the attic.

Steel framing was added at the crossing to support both the roof and the suspended curved plaster ceiling below. The steel frame is arranged such that valley rafters extend from the four corners of the crossing to a circular steel hub directly above the center of the crossing. The steel framing of the gable roof continues into the attic space above the transepts.

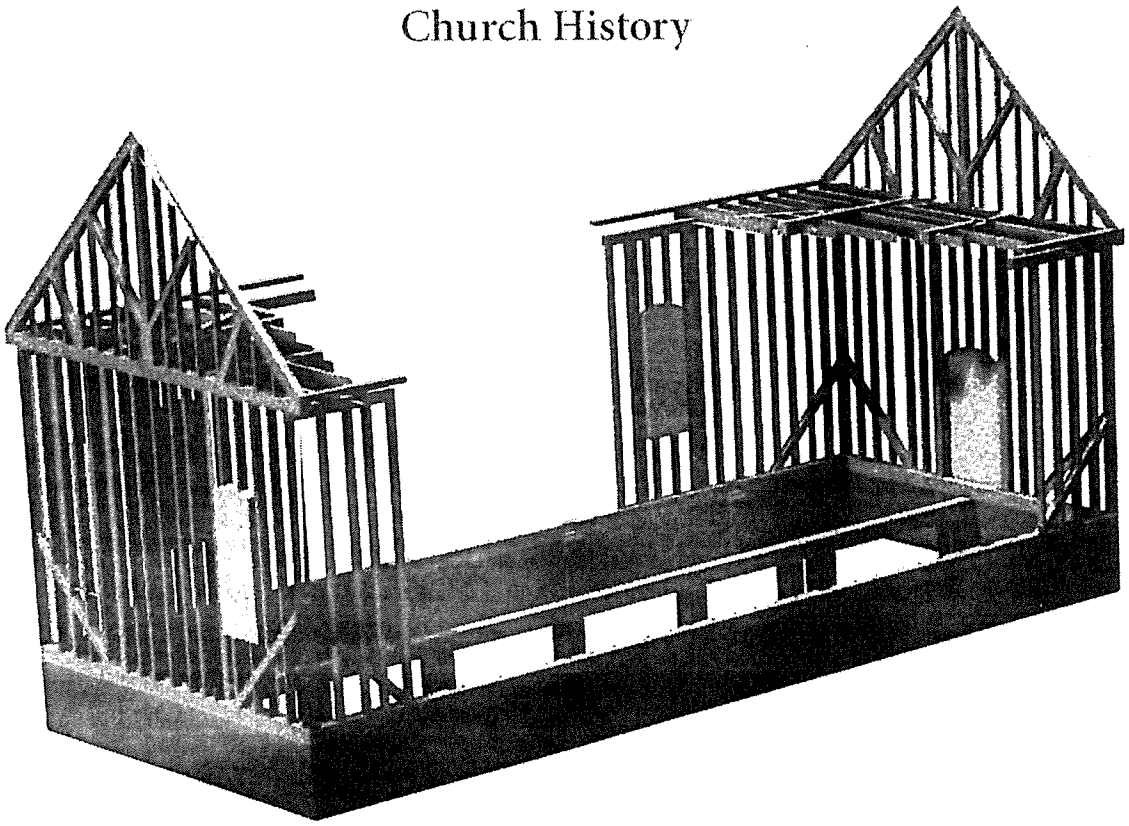
Preliminary Recommendations:

Based on limited observations of visible existing conditions and preliminary analysis, it is probable that the steel-reinforced roof over the nave of the church is capable of supporting the dead and code-mandated live loads after the existing concrete roof tiles are removed and the new metal roof is installed, allowing the visible tension rods to be removed. Over the crossing, its is probable that, by adding tension members to the existing steel frames above the existing ceiling, the existing steel members can be converted to a space frame that is capable of supporting the roof and the plaster ceiling over the crossing. The addition of tension members will allow for the removal of the two tension rods at the points where the crossing meets the nave and the sanctuary.

ST. JOHN'S EPISCOPAL CHURCH

RICHMOND, VIRGINIA

Historic Structure Report
&
Church History



Prepared for

The Patrick Henry Committee
St. John's Church, Richmond, Virginia

3
NORTH

The church was increasingly a major tourist destination. The keeper of the churchyard estimated that there were nearly 12,000 visitors in the years from 1888 to 1891. One visitor was caught tearing off a scrap of the cushion in the pew identified as Patrick Henry's seat. The church placed an alms box in that pew, with the intent to offset the cost of wear and tear to the carpets and other fabrics of the church [Moore 78].

A hurricane in September of 1896 blew the steeple off the tower. The vestry decided to rebuild the top of the tower, but they altered the design. It was replaced with a small, octagonal, louvered belfry designed to resemble the long-vanished belfry that blew down in 1863. It was known only from a drawing or painting then owned by W.W. Davies, likely one of the two paintings of the north end of the church from that period known today. This, together with the cleaning and reinstallation of the pulpit canopy a decade earlier, is the first restoration attempted at St. John's Church. It was accompanied by a report filled with references to the church's "antique and sacred appearance," "hallowed precincts," and "sacred enclosures." The destruction of the spire was followed by a more general refurbishing. The vestry appointed a committee to oversee the work. They substituted stained glass in the windows for ordinary lights and painted the church [Moore 91]. This refers to the jewel glass visible in the windows on the south side in the c. 1900 interior photograph (plate 58). The organ was moved to the first floor in the west end of the 1741 section during ministry of Mr. Goodwin [Moore 76]. The dividers between the south pews in the west transept were removed in order to provide a place for the choir and organ (see plate 58). The tall organ reached nearly to the ceiling. The choir, as remembered by Bessie Simms (see below) stood behind a curtained rail on a raised platform inside the old pew fronts.

Further work was planned in 1898. The wood shingle roof of the church was replaced with standing seam metal. The interior was to be enhanced by "painting, calcimining or frescoing the walls, carpeting the aisles and chancel and varnishing the interior woodwork," and a ventilator was to be installed. Considerable work was done under that plan [Moore 92]. At some point, some or all of the woodwork was decoratively grained, as can be seen in the bold oak pattern shown on the pulpit in the 1934 photograph at plate 61. Additional furnishings were given in the 1890s: the brass lectern (1891), new Gothic hymn boards (1892), and a clock on the front of the gallery rail (1892) [Lewis Sachs, Senior Warden's Report for 1967- 17 Jan. 1968. Files of vestry, St. John's Church, Richmond, Virginia].

3. Roof and Structural Problems

William K. Welsh, a vestryman at St. John's, informed Tazewell Carrington of the St. John's Foundation that the metal roof was in a bad state of repair. They called in a contractor to check its condition. In early March 1963, leaks near the altar prompted the vestry to call in a roofing contractor. The St. John's Foundation recommended asking architect James Scott Rawlings, a recognized authority on colonial churches, to appraise the condition of the roof. He brought in William T. St. Clair, a structural engineer to consult. The building committee and the rector met at the office of James Scott Rawlings on 15 March 1963. Inspection of building revealed that in St. Clair's opinion, the roof framing wasn't strong enough to carry the current roof and that only the metal tie rods had held the building together over recent years. The church was in an alarming state of disrepair.

The St. John's Foundation met in April and hired St. Clair to prepare drawings. He completed his proposal on June 19, an expensive plan to replace most of the existing roof with a steel structural system and to add concrete shingles to resemble the wood shingles used as roofing until 1898. The recommendation that a much-needed sprinkler system be installed was appended to the list of work. Davis and Spiers, General Contractors estimated that the work would cost $37,000, but made their offer on a cost-plus basis in case unexpected complications arose during construction. The vestry, endowment fund, and St. John's Foundation met together on August 7 and authorized this work, plus $14,000 for a sprinkler system.

K. RESTORATION

1. First Phase- Essential Structural Repair, 1963-64

Drawings were prepared by July and the work was undertaken at a cost of $75,000. The membership was briefed with an extended narrative inserted in the bulletin on a Sunday in late 1963: "One of most expensive repair and construction projects in St. John's Church history" now ongoing. The first step involved "inserting between the ceiling and the roof of steel supports, the installation of a semi-hidden sprinkler system, the inspecting and where necessary [replacement] of the electric lines running above the ceiling and throughout the church, and, finally, the laying of a new concrete tile roof" [1963- Bulletin insert, n.d. files of vestry, St. John's Church, Richmond, Virginia].

The Colonial Williamsburg Foundation

"THAT THE FUTURE MAY LEARN FROM THE PAST"

June 19, 2014

Sarah Whiting
Executive Director
St. John's Church Foundation
2319 East Broad Street
Richmond, VA 23223

Dear Sarah:

I am writing this letter to support the St. John's Church Foundation in its proposal to replace the present roof with a standing seam copper roof. I understand that the present Henricks concrete tiles have reached the end of their usefulness, necessitating their removal. Because of the weight that these tiles have placed on a roof frame that was never intended to carry such a load, alterations had to be made to the church including the installation of a metal tie rods, which precipitated the lowering of the original ceiling level inside the building. This turned out to be a misguided effort to make the appearance of the exterior of the church match an earlier period, which inadvertently created structural problems that threaten the integrity of the original fabric.

By installing a metal roof, the load on the framing members will lessen considerably. There is precedent for installing a copper roof since an earlier one was put on the church in 1898. I endorse this effort that takes into consideration the long-term conservation of this important historic structure over a purely aesthetic decision made previously that has a detrimental effect. I wish you the best of luck.

Sincerely,

Carl Lounsbury
Senior Architectural Historian

ARCHITECTURAL RESEARCH DEPARTMENT
P.O. Box 1776, Williamsburg, Virginia 23187-1776, Telephone: (757) 220-7650 Fax: (757) 565-8224

Commonwealth
ARCHITECTS

June 18, 2014

Amy N. Swartz
Programs and Preservation Director
St. John's Church Foundation
2319 East Broad Street
Richmond, VA 23223

Dear Ms. Swartz:

We are writing to express renewed support of the replacement of the existing Hendricks Tile roofing on St. John's Church with standing seam copper.

In 2005, Commonwealth Architects completed an Architectural Conservation Assessment Survey Report on St. John's Church. Among our recommendations was the removal of the existing 1964 Hendricks Tile roofing material and the replacement of it with a standing seam copper roof. Not only has the tile roofing reached the end of its serviceable life, but the structural roof framing system was originally designed for a lighter metal roof. The additional weight of the tiles has required the introduction of visually intrusive steel bracing on the interior to help support the weight. By replacing the Hendricks Tiles with a traditionally detailed standing seam copper roof, the building will receive a necessary new roof of a historically compatible design which permits the removal of non-historic bracing.

This was the opinion of Commonwealth Architects in 2005 and continues to be our opinion today.

Sincerely,

Bob Mills

Robert S. Mills, AIA
Principal

C. 1905


B32496, ST. JOHNS CHURCH, RICHMOND, VA.
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