

2. COA-052438-2019

PUBLIC HEARING DATE

April 23, 2019

PROPERTY ADDRESS

2300 Monument Avenue

DISTRICT

Monument Avenue

Commission of Architectural Review

STAFF REPORT



APPLICANT

K. Lewis

STAFF CONTACT

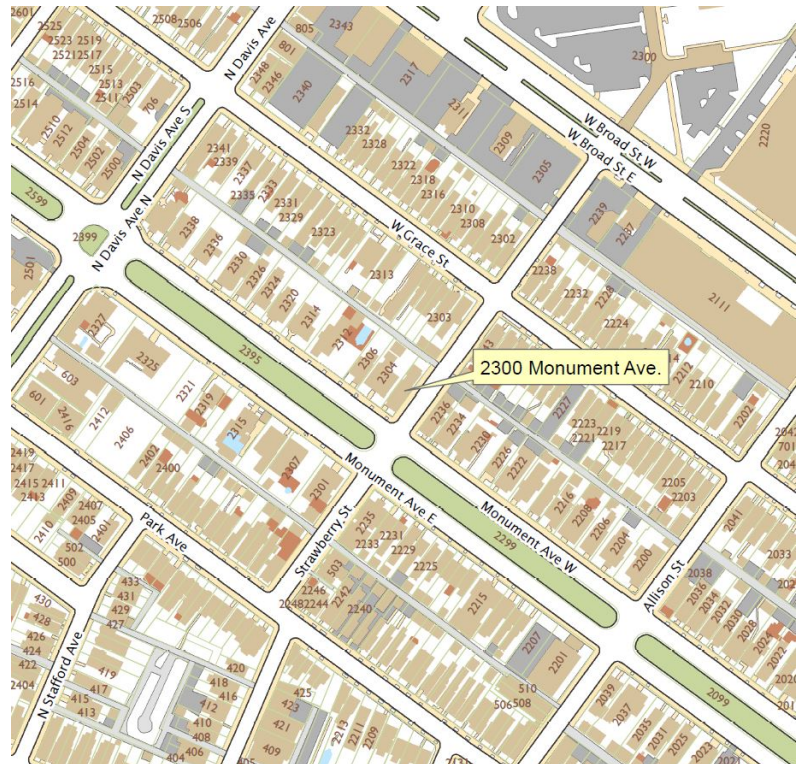
C. Jeffries

PROJECT DESCRIPTION

Repair roof, adding copper coping and cladding to stepped parapet walls.

PROJECT DETAILS

- The applicant requests approval to install copper coping and cladding to the stepped parapet walls of a two-and-a-half-story brick Colonial Revival home built in 1910 in the Monument Avenue City Old and Historic District.
- The home has a side gable roof clad in slate with brick stepped parapet walls on the sides. The walls currently have no coping or cladding.
- The application states that the building is experiencing water infiltration on the third floor and a local roofer has recommended coping be added to the brick walls. The interior of the parapets would also be clad in copper. Copper apron flashing would be added at the dormer sills.
- The built-in gutter system will be re-lined and repaired to address the detachment of the gutter and cornice on one side.
- The application also mentions the option of re-roofing the second story bay window with copper.



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STAFF RECOMMENDATION

PARTIAL APPROVAL WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- If any deteriorated wood requires replacement it be replaced in-kind with wood of a like design and painted to match.
- The applicant perform additional investigations to determine the source of the water infiltration.
- If further investigation determines that the existing flashing is inadequate, staff recommends the flashing at the parapet wall be replaced with step flashing that is properly installed.
- Any existing visible roofing or flashing be replaced in-kind or with a suitable replacement material such as galvanized metal.
- If further investigation determines a protective treatment on the parapet walls is required, staff recommends the least invasive treatment possible be used, up to and including the installation of a galvanized metal cap on the top of the parapet walls that does not extend down the sides, details to be

submitted to staff for administrative review.

- Staff recommends **denial** of the installation of copper on the parapet walls.

STAFF ANALYSIS

Roof repair #1, pg. 66	<i>Loose or deteriorated flashing should be secured or replaced.</i>	The application indicates that apron flashing will be installed at the dormer sills. The roofer indicates that this flashing will be beneath the existing slates and will tie into the built-in gutter. As the replacement flashing will be minimally visible from the public right of way, <u>staff recommends approval of the apron flashing at the dormer sills.</u>
Gutter and downspout repair #7-8, pg. 66	<i>7. Box or stop gutters catch water in a trough that is part of the roof or eave. 8. Leaky box or stop gutters should be lined with membrane roofing.</i>	The existing box gutter shows signs of disrepair as the gutter and cornice is separating from the front wall on one side. The applicant is proposing to re-line and repair as necessary, and the cornice will be reattached to the building. As the repair work described is consistent with the <i>Guidelines</i> , <u>staff recommends approval of the gutter repair work with the condition that if any deteriorated wood requires replacement it be replaced in-kind with wood of a like design and painted to match.</u>
Cornices #1, 3, 5-8	<i>1. Do not remove or replace a cornice when it can be repaired. Materials must be completely rotted, rusted or otherwise beyond repair in order to justify replacement. 3. Do not remove elements of a cornice (such as brackets or blocks) that are part of the original composition without replacing them with new ones of like design. 5. Existing cornices should be well-flashed and secured properly to the wall. 6. The existing cornice should be adequately painted to prevent deterioration from moisture. 7. Cornice repair should be accomplished using materials that match or are compatible with the existing cornice materials. 8. Decorative details and profiles of original cornice design should dictate repair details.</i>	
Maintenance and Repair, Masonry pg. 89	<i>Damp masonry results from leaking roofs, gutters and/or downspouts, damaged copings, poor drainage, or the upward movement of ground moisture into a structure.</i>	The applicant indicates that there is evidence of water infiltration on the third floor. However, staff has been informed that the roofer has not yet done interior investigation to determine the source of the water infiltration. Without sufficient information regarding the likely source of the water, staff cannot support altering the historic roof design. <u>Staff recommends the applicant perform additional investigations to determine the source of the water infiltration.</u>
Maintenance and Repair, Masonry pg. 89	<i>1. Loose flashing and leaking roofs, gutters and downspouts can cause extensive damage to masonry walls if left unchecked and unmaintained.</i>	The roofer has indicated that the existing flashing on the parapet walls appears to have been installed during the building's most recent renovation. However, staff believes that the flashing is not

2. *Waterproofing. Do not use waterproof or water repellent coatings to stop moisture problems. The use of these products often results in moisture being trapped inside masonry, worsening the cycle of decay.*

traditional step flashing and may not have been installed properly. Step flashing should be stepped along the roofline and toothed into the brick wall. If the flashing was installed incorrectly, this could be the source of the water issues. If further investigation determines that the existing flashing is inadequate, staff recommends the flashing at the parapet wall be replaced with step flashing that is properly installed.

This repair work may be adequate in preventing further water damage. If further protection measures are necessary, staff recommends the least invasive treatment possible be used, up to and including the installation of a galvanized metal cap on the top of the parapet walls that does not extend down the sides, details to be submitted to staff for administrative review.

Maintenance and Repair, Masonry pg. 89

2. *Waterproofing. Do not use waterproof or water repellent coatings to stop moisture problems. The use of these products often results in moisture being trapped inside masonry, worsening the cycle of decay.*

Staff has concerns that the installation of copper coping and flashing that covers a significant surface area of brick could lead to further damage to the brick. The *Guidelines* recommend against waterproofing brick or covering historic materials with new materials as it can cover future damage. The copper could also cause moisture to be trapped in the brick, causing further damage to the exterior and interior of the home.

Roof repair #3, pg. 66

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.

The application is calling for the installation of copper as a flashing and roofing material. As this is the introduction of a new material that does not match the appearance of the original material, staff recommends denial of the installation of copper where it will be visible from the public right of way, including on the bay window roof, and on the parapet walls. Any existing visible roofing or flashing should be replaced in-kind or with a suitable replacement material such as galvanized metal.

Standards for Rehabilitation #9-10, pg. 59

9. *Do not remove or radically alter fundamental architectural features such as windows, roofs or porches.*
10. *Adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided.*

The home historically did not have any copper coping, which tends to be a decorative element indicative of more eclectic styles. Staff has located a photograph of the house dating from the 1920s which shows the brick parapet walls had no coping. In addition, other parapet walls on nearby buildings also do not have any coping. The addition of a significant amount of a new material that was not historically present and that would be highly visible is not consistent with the *Guidelines* and staff recommends denial of the installation of copper on the parapet walls.

It is the assessment of staff that, with the conditions above, the application is partially 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. 2300 Monument Avenue ca. 1920



Figure 2. Roof detail