

**6. COA-078393-2020**

PUBLIC HEARING DATE

September 22, 2020

PROPERTY ADDRESS

3001 East Broad Street

DISTRICT

St. John's Church

APPLICANT

C. Page

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT



**PROJECT DESCRIPTION**

**Replace a metal roof with asphalt shingles.**

**PROJECT DETAILS**

- The applicant requests approval to replace the roof of a two-story frame Queen Anne home constructed ca. 1907, located at the corner of East Broad and North 30th Streets. A prominent roof with a steeply pitched hip with lower cross gables is a very common character-defining feature of the Queen Anne style.
- The applicant proposes to replace a standing seam metal roof with asphalt architectural shingles in a slate color.
- The roof of the front porch, a hood over the side door, and the rear 1-story massing will be replaced with metal roofing.



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STAFF RECOMMENDATION

### PARTIAL APPROVAL WITH CONDITIONS

**PREVIOUS REVIEWS**

None.

**STAFF RECOMMENDED CONDITIONS**

- The lower roofs be replaced with flat-seamed metal, to match the existing roofs, and specifications be submitted to staff for administrative approval.
- Staff recommends approval of the roof replacement with an in-kind material. Staff recommends **denial** of the proposed asphalt shingles and recommends the main roof be replaced in-kind with new standing seam metal.

### STAFF ANALYSIS

Standards for Rehabilitation #4, pg. 59

*Retain original roof shape, size, materials and related elements including cupolas, chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.*

The applicant is proposing the replacement of the existing metal roofing, and the application states that no structural work is proposed so the existing roof shape and slope will be maintained.

Standards for

*Repair damaged elements instead of*

The application includes photographic

Rehabilitation #7, pg. 59	<i>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>	documentation which indicates that the roof is in poor condition, causing damage to the interior of the home. The photographs also indicate that the roof has been previously repaired. Staff believes the documentation provided by the applicant as well as observations of the roof support the proposed replacement, and <u>recommends approval of the replacement of the existing roof.</u>
Roofs #3, pg. 66	<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>	The existing roof is likely terne iron which is no longer available. The Guidelines state that substitute materials such as tin-coated steel are an acceptable substitute for historic metal roofing. Terne-coated stainless steel is another substitute material that has been recently developed that has been used in historic applications.
Substitute Materials #3, pg. 61	<i>If in-kind materials cannot be found, or are impractical, substitute materials can be used. For example, modern tin-coated steel roofing is much less durable than historic tin or terne iron, which is no longer available. Modern terne-coated stainless steel or lead-coated copper is a visually compatible roof material and is a viable alternative. Approving the use of substitute materials may be made more difficult with the availability of traditional materials that can be used for in-kind replacement.</i>	Prefabricated metal roofs have also successfully been used to replace historic metal roofs throughout many City Old and Historic Districts.
Standards for Rehabilitation #10, pg. 59	<i>While it is acceptable to use salvaged materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i>	Sanborn maps from 1924-1925 indicate that the roof at 3001 East Broad Street was non-combustible, either slate or tin. Staff was unable to locate any photographic or documentary evidence of a slate roof historically being present on the building. Assessor's records from 1934-1956 indicate that the roof was a metal gable.  Staff finds that the installation of a roof that resembles slate shingles would confuse the understanding of the evolution of this building and suggest a false sense of history by implying that the building historically had a shingle roof, which the documentation indicates it did not have.
Maintenance and Repair, Roofs, pg. 96	<i>Asphalt shingles are made of felt impregnated with asphalt and covered with colored ceramic or stone granules. This modern roofing material is an inappropriate choice for the majority of historic structures.</i>	The applicant is proposing to install asphalt architectural shingles in a slate color on the existing roof. The Guidelines state that asphalt shingles are inappropriate for the majority of historic structures. Staff finds that the proposed asphalt shingles do not replicate the appearance of the existing metal roof, which is visible from both East Broad Street and North 30 <sup>th</sup> Street. The proposed asphalt shingles

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would also alter a prominent character-defining feature of the building in an inappropriate manner. Due to the visibility of the roof and lack of documentation of another roof material, staff recommends denial of the proposed asphalt shingles and recommends the main roof be replaced in-kind with new standing seam metal.

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Roofs #5, pg. 66

*The historic front and rear porches of many historic Richmond houses -particularly in the Jackson Ward and St. John's Church Old and Historic Districts- have shallow pitched metal roofs with flat seams (also called flat-lock seams). Flat seam metal roofs have a more homogenous appearance than the more typical standing seam metal roofs found on steeper slopes of the main roof.*

The application does not include specifications for the proposed lower metal roofs. Staff recommends the lower roofs be replaced with flat-seamed metal, to match the existing roofs, and specifications be submitted to staff for administrative approval.

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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. View of roof from East Broad Street.



Figure 2. View of roof from North 30th Street

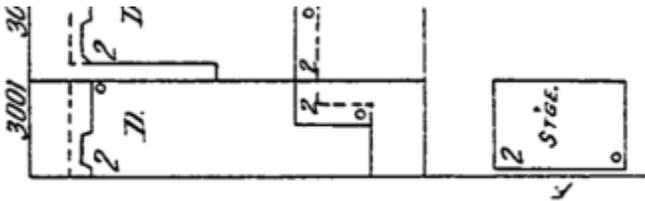


Figure 3. Sanborn map, 1925