



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569

www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 12 North Arthur Ashe Boulevard

Historic District: Arthur Ashe Boulevard

Applicant Information Billing Contact

Name: Lawrence & Barbara Hollister

Email: N/A

Phone: 804-739-3760

Company: Owners

Mailing Address: 4800 Moseley Road
Moseley, VA 23120

Applicant Type: Owner Agent Lessee

Architect Contractor

Other (specify): _____

Owner Information Billing Contact

Same as Applicant

Name: _____

Email: _____

Phone: _____

Company: _____

Mailing Address: _____

****Owner must sign at the bottom of this page**

Project Information

Project Type: Alteration Demolition New Construction (Conceptual Review Required)

Project Description (attach additional sheets if needed):

Roof repair. Replace tile with slate.

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should not be submitted for review until they have been reviewed by staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner Barbara Hollister

Date 2/2/17

4800 Moseley Road
Moseley, Virginia 23120
January 31, 2023

Office of Equitable Development
900 E. Broad Street, Room 510
Richmond, Virginia 23219

Re: 12 North Arthur Ashe Boulevard
Richmond, Virginia 23220

Commission of Architectural Review,

Thank you for the additional time to provide the information of the type of roofing at 12 N Arthur Ashe Blvd. During this extremely stressful time with the leak, we tried to remedy the situation in a timely manner.

As previously stated, the lead time of getting materials for Spanish Tile was over 12 months as quoted from the roofers at Woodel Roofing back in late July 2022. Feel free to reach out to Walter Woodel (President) or Tommy Bondurant (Vice President) as they were told verbally the time frame. Many of the roofers were months before they could come out to even give an estimate. Woodel was knowledgeable and had the expertise for the job but also could get the job done in a timely manner. The regional rep for Ludowici, Jessica Snoke, said the lead time for materials change from week to week. In an email correspondence in late 2022, after the scope of work was completed, she gave a lead time of 28-30 weeks.

As noted in the city records the roof was listed as a slate roof. According to our roofer, they found that the nail used on the Spanish tile was indeed much newer. The type of nail to hold the Spanish tile was a Ten Penny nail. Walter and Tommy both said that it was in no way a 100 year old nail. The type of nail if this had been the original roof, would have been a much older style nail and hand forged. Please note in pictures provided the size of nail we found on top of the roof. Woodel roofing said they would be happy to talk to anyone who might need additional information.

We have added additional pictures of the dormers. None of the decorative crown was removed, repaired, or replaced. The only scope of work was on the roof.

The type of roofing material that was used is called EcoStar Majestic Slate. The roofing material is guaranteed for 50 years. Our roofer said it will last 100 years. As like traditional slate, it has a staggered look and applied the same way with one tile at a time to accentuate roof texture and depth. We used stainless steel nails that will never rust, water shield barrier throughout the entire roof, and copper flashing in the valleys and sides up to the facial boards and brick. This type of roof is environmentally friendly whereas natural slate is not. EcoStar slate is proven to protect against the most extreme elements such as rain, hail, snow, fire, extreme temperature change and UV light.

Synthetic slate is an alternative to real slate. The board has approved a synthetic slate for a building on West Grace. It has also been used at 201 North Arthur Ashe Blvd on a VMFA building. Synthetic material has been approved by other historical districts. Some historic districts include Indianapolis, Charlotte, and Jacksonville. In Boston, the Landmark's Commission recently approved synthetic slate materials for the roof of a large church building. The material was approved since it has color variations of individual shingles that are comparable to the original slate.

In conclusion, we believe the original roof was slate. The synthetic slate is identical to real slate is how it is installed and appearance. The roof was installed by a Class A contractor who could do the job quickly and will last for a very long time. We apologize for any inconvenience this has caused the COA. Our sincere intention was to put up a roof that matched the time period and remedy our leaky roof.

Sincerely,
Barbara H. Hollister

Lawrence and Barbara Hollister

Lawrence P Hollister



Palmer Hollister <hollisterenterprises@gmail.com>

FW: Your Information Has Been Assigned to a Territory Manager

4 messages

Tommy Bondurant <tommy@woodelrs.com>
To: "hollisterenterprises@gmail.com" <hollisterenterprises@gmail.com>

Wed, Oct 26, 2022 at 12:17 PM

Here it is in writing. Hope this helps.

Tommy Bondurant

Vice President

(804) 800-5959

www.woodelrs.com



10966 Richardson Road Suite C

Ashland, VA 23005

From: Jessica A. Snoke <Jessica.Snoke@ludowici.com>
Sent: Wednesday, October 26, 2022 12:09 PM
To: Tommy Bondurant <tommy@woodelrs.com>
Subject: Re: Your Information Has Been Assigned to a Territory Manager

Hi Tommy,

Lead time is running 28-30 weeks for a complete order with all of the fittings. Let me know if I can assist further.

Best,

Jessica Snoke
Residential Market Manager
(C) 704-492-3292
jessica.snoke@ludowici.com

LUDOWICI®

Trusted. Timeless. Terra Cotta.™

4757 Tile Plant Road, P.O. Box 69, New Lexington, OH 43764

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1/30/23, 3:02 PM

Gmail - FW: Your Information Has Been Assigned to a Territory Manager

The information contained in this email and any attachments may be legally privileged and confidential.

On Oct 26, 2022, at 12:03 PM, Rob Wehr <rob.wehr@ludowici.com> wrote:



Hello Tommy Bondurant,

Thank you for your interest in Ludowici. Your information has been assigned to a Territory Manager who will be in contact with you shortly. If you would like to contact them, their information is listed below.

Thank you.

Territory Manager: Jessica Snoke
Phone Number: (704) 492-3292

Email: jessica.snoke@ludowici.com

Comments: Hello,

Could you please let me know the lead time on Ludowici Spanish tile. Just a generic tile is fine. Thank you.

Your message:

4757 TILE PLANT ROAD | P.O. BOX 69 | NEW LEXINGTON, OH 43764

800-945-TILE (8453)

LUDOWICI.COM

Palmer Hollister <hollisterenterprises@gmail.com>
To: Larry Hollister <lhollister44@gmail.com>

Wed, Oct 26, 2022 at 12:32 PM

Palmer Hollister

Property Manager

804 387 5987

[Quoted text hidden]

2 attachments

1/30/23, 3:02 PM

Gmail - FW: Your Information Has Been Assigned to a Territory Manager



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14K



image001.png
14K

Palmer Hollister <hollisterenterprises@gmail.com>
To: Tommy Bondurant <tommy@woodelrs.com>

Wed, Oct 26, 2022 at 12:32 PM

Thank you

Palmer Hollister

Property Manager

804 387 5987

[Quoted text hidden]

2 attachments



image001.png
14K



image001.png
14K

Palmer Hollister <hollisterenterprises@gmail.com>
To: Larry Hollister <lhollister44@gmail.com>

Mon, Jan 9, 2023 at 4:09 PM

Palmer Hollister

Property Manager

804 387 5987

----- Forwarded message -----

From: **Tommy Bondurant** <tommy@woodelrs.com>

[Quoted text hidden]

[Quoted text hidden]

2 attachments



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14K



image001.png
14K

Roofing & Supplies, Inc.

2503 Hull Street
 Richmond, VA 23224
 Phone: (804) 233-3031
 Fax: (804) 233-4123

QUOTE

ESTIMATE

Page 1

Quote Date	Expires	Authorization	Salesperson	Cust #	Terms
1/27/23	2/26/23		LARRY JOHNSON	80320	2% 10TH NET END OF MONTH
Quote #	P.O. Number	Quoted By	Ship Via	Ppd/Col	Shipped From
01/038766		3	PICK UP		Roofing & Supplies

Sold To **LAWRENCE P HOLLISTER**
 4800 MOSELEY ROAD
 MOSELEY VA 23120

Ship To **LAWRENCE P HOLLISTER**
 4800 MOSELEY ROAD
 MOSELEY VA 23120

Quantity	Our Stock #/Description/Your Part #	Unit Price	UM	Extended Price
28	MSMG MIDNIGHT GRAY MAJESTIC SLATE	90.00	BD	2,520.00
10	MSMGHR MIDNIGHT GRAY HIP & RIDGE MAJ. SL.	55.00	BD	550.00
2	11/2SSN	189.95	EA	379.90
	1 1/2 STAINLESS STEEL			
<p><i>Total Cost</i></p> <p><i>\$ 12,800.89</i></p>				
		SubTotal		3,449.90
		Freight		300.00
		Sales Tax		206.99
		Quote Total		3,956.89

Woodel Roof Systems, Inc.

10966 Richardson Rd Ste C
Ashland, VA 23005 US
+1 8048005959
michelle@woodelrs.com



INVOICE

BILL TO
Lawrence Hollister
12 N Arthur Ashe Blvd
Richmond, VA 23220

INVOICE 2248
DATE 10/17/2022
TERMS Due on receipt
DUE DATE 10/17/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Eco-Star Majestics 50-year limited Lifetime Warranty	1	8,094.00	8,094.00
	Remove old Spanish Tile from front mansard and dormers. Replace wood as needed. Install ice and water shield over entire area. Install synthetic felt over entire area. Install copper flashing in valleys and use copper for step flashing. Install customer provided Eco-Star roof system. Hip and ridge tiles provided by Woodel Roof Systems.			
	Replace damaged slat boards	100	7.50	750.00
	Replace 100' of damaged slat boards			

BALANCE DUE

\$8,844.00

*paid in full
10-18-22
1034*

If paying by Credit Card, please call the office 804-800-5959. There is a 3 percent charge for payment with a credit card.

Search EcoStar...

SEARCH



(<https://ecostarllc.com/>)

MENU



Majestic Slate

The Traditional Beauty of Slate with the Durability and Proven Protection of a Synthetic

An affordable and environmentally-friendly alternative to natural slate, EcoStar's Majestic Slate™ captures the traditional beauty of slate roof tiles while providing the durability and proven protection of a synthetic. Majestic Slate is manufactured with post-industrial recycled content to create a lightweight and environmentally responsible alternative to natural slate. Majestic tiles are proven to protect against the most extreme elements such as rain, hail, snow, fire, extreme temperature change and UV sunlight.

We'd love to see photos of your EcoStar roof! Contact our main office at 800-211-7170 to feature your home.

Ready to get started?

FIND YOUR REP (/REP-FINDER/)

GALLERY

PRODUCT OFFERINGS

FEATURES & BENEFITS

RESOURCES

Product Information

Historically, slate is one of the most appealing roofing choices, combining unmatched durability with natural beauty. The installed cost of real slate, as well as its weight and the shortage of qualified slate installers, often makes its use prohibitive. Majestic Slate is the lightweight and affordable alternative.

Created with recycled rubber and plastics, Majestic Slate offers a sustainable, lighter and easy-to-install roofing product that provides the appearance of natural slate with lower application costs. Available in two widths and multiple designer accents, this slate alternative offers endless possibilities for residential and commercial projects. The architectural appeal of a project, whether historic or new construction, is further enhanced by a wide range of available color combinations using the palette of 11 standard color choices and array of custom options.



Advantages

- Less than half the weight of natural slate
- Easy application keeps installation costs down
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail

Architectural Flexibility

- Blend Designer Series tiles together to add new personality to your home
- Staggered and offset installations accentuate roof texture and depth
- Available in 11 standard colors
- Enhance the historical look in both residential and commercial buildings

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail and driving rain
- Significant life cycle savings

Environmental Sustainability

- Manufactured from 80% post-industrial recycled rubber and plastics

Warranty Options

- 50-Year Limited Material Warranty
- 50-Year Gold Star Labor & Material Warranty
- Extended Wind Warranty (available)

Technical Information

- UL listed Class C fire resistance (UL 790)
- UL Class 4 impact resistance (UL 2218)
- Wind resistance to 110 mph (ASTM D3161)
- Prolonged UV Exposure (ASTM G155)
- UL Evaluation Report to ICC AC07 (R18920-02)
- Texas Dept. of Insurance Evaluation (RC-135)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management

Think EcoStar might be right for you?
Let's talk about your roofing project.

CONTACT US (/CONTACT-US/)

Contact Us

TOLL FREE // 800-211-7170 (tel:8002117170)

EcoStar, LLC
42 Edgewood Dr.
Holland, NY 14080

Fax: 888-780-9870

-  (<https://www.instagram.com/ecostarroofing/>)
-  (<https://www.facebook.com/EcostarRoofing>)
-  (<https://www.pinterest.com/ecostarllc/>)
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-  (<https://www.flickr.com/photos/ecostarllc>)
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GALLERY

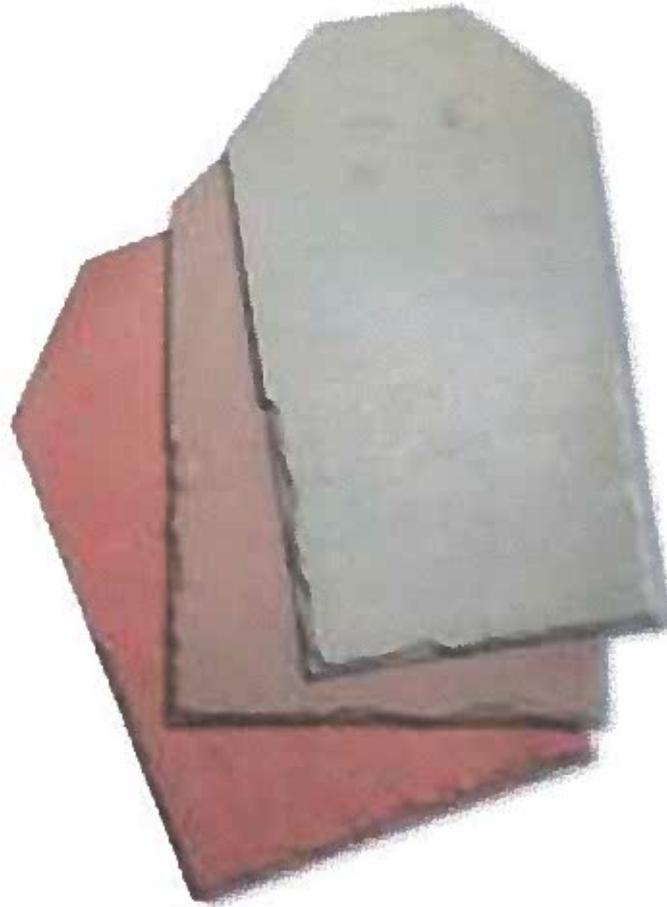
PRODUCT OFFERINGS

FEATURES & BENEFITS

RESOURCES

Product Offering

Many unique shapes and designs have been seen in slate roofing throughout history. EcoStar offers Majestic Slate in five tile shapes, along with Hip & Ridge, for endless opportunities to create unique and custom designs for any residential or commercial project. Whether your design calls for a traditional Georgian, modern bungalow, or contemporary ranch, our Majestic tile line has the perfect combination of options to enhance the personality of your architectural style.



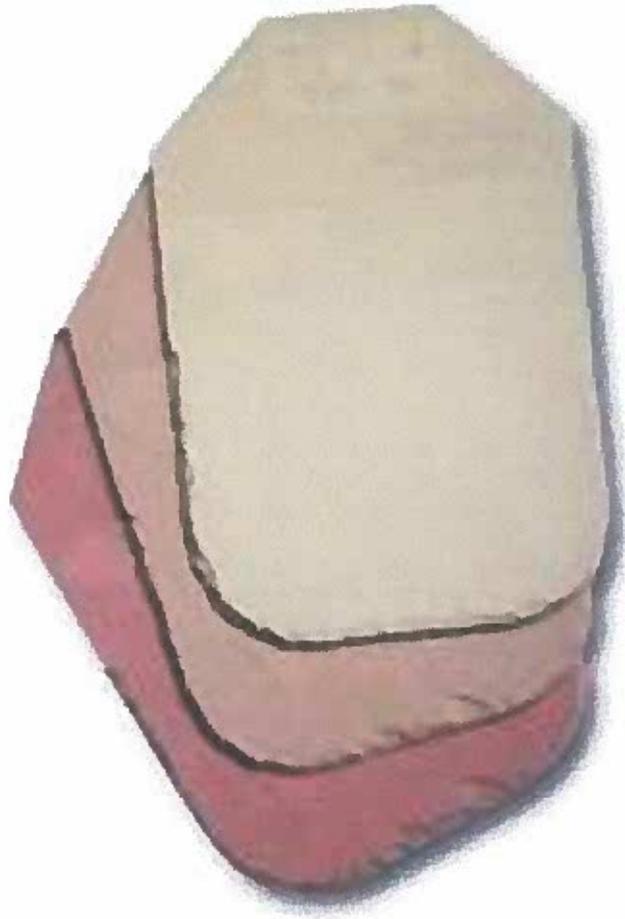
12" Traditional

The classic look of the 12" Traditional tile provides beauty and architectural appeal to any building.



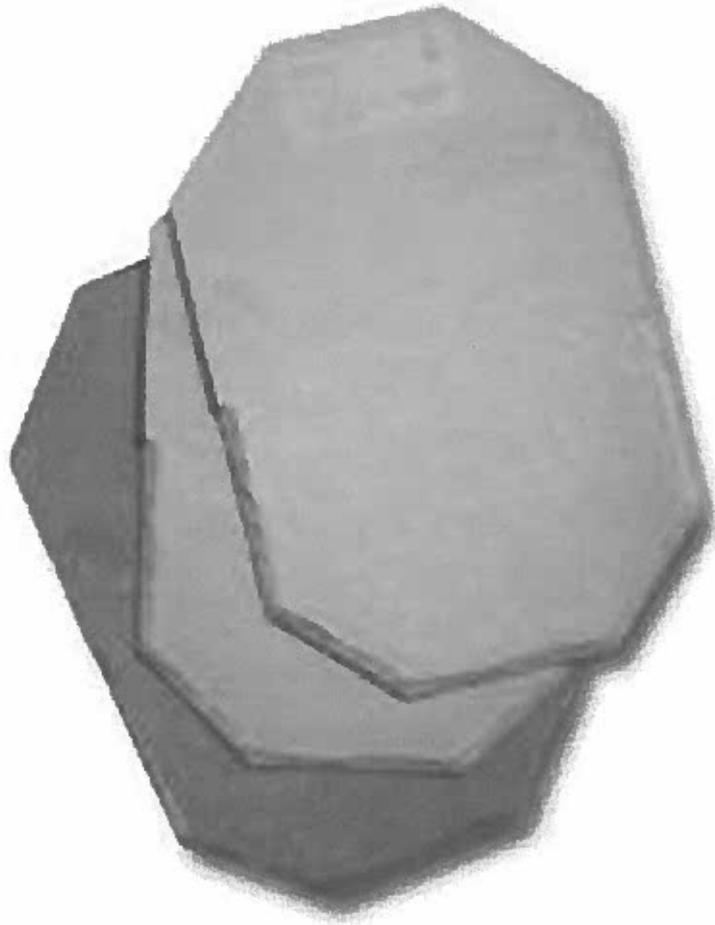
10" Traditional

The same look and appeal of the 12" Traditional in a smaller size for additional customization.



Beaver Tail

The rounded look makes this classic slate tile perfect for designing unique roof patterns or creating a true carriage house appeal.



Beveled Edge

The look of scalloped edges in a hexagonal pattern makes beveled edge tiles a classic. This rare style can be intermixed with traditional slate tiles or used separately for historical applications.



Chisel Point

Chisel Point tiles form a beautiful diamond pattern on the roof, reminiscent of European roof designs



Hip & Ridge

Majestic Slate Hip and Ridge is designed to provide the look of natural stone slate in the ridge and hip portions of the roof. Tiles are 18"l x 12"w x 1/4"h and available in 11 colors.



Random Width Blend

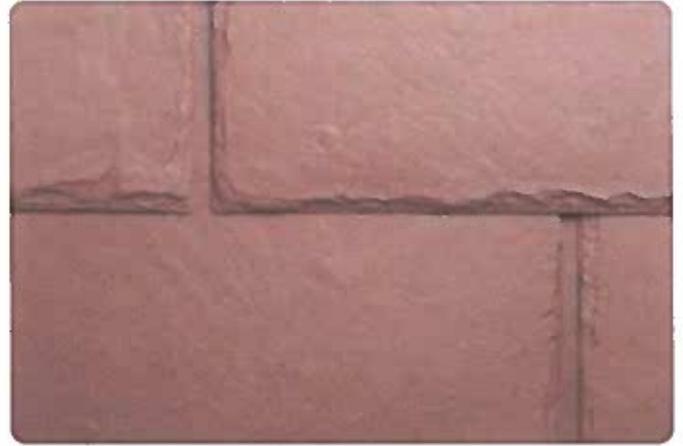
The Random-Width Blend is an even blend of 6", 9" and 12" synthetic slate tiles, which provides unparalleled beauty.

An even number of each size tile is included in every bundle for ease of installation on-site. These synthetic slate tiles combine the strength and durability of EcoStar's traditional product lines with the added benefit of multiple widths.

Majestic Slate Standard Colors



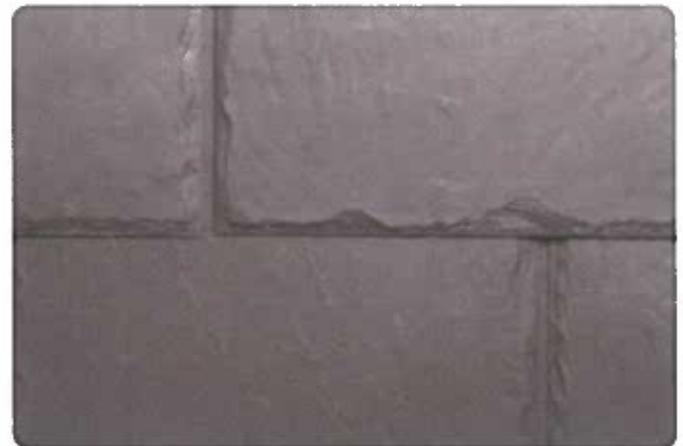
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Black



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Cedar Brown



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Chestnut Brown

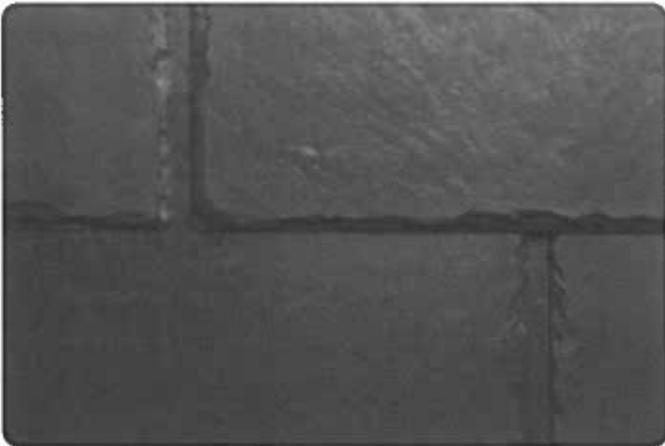


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Driftwood



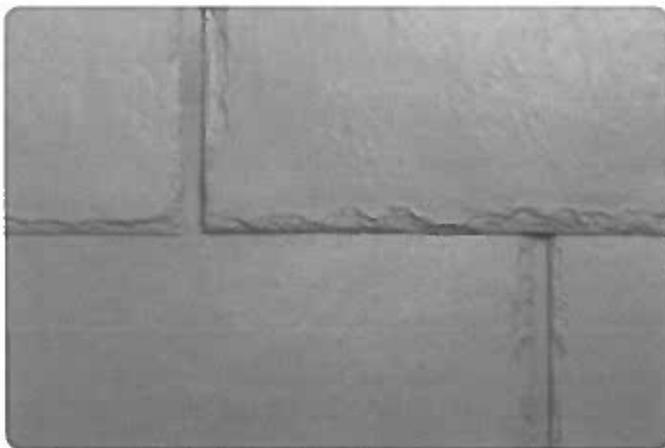
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Earth Green



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Midnight Gray

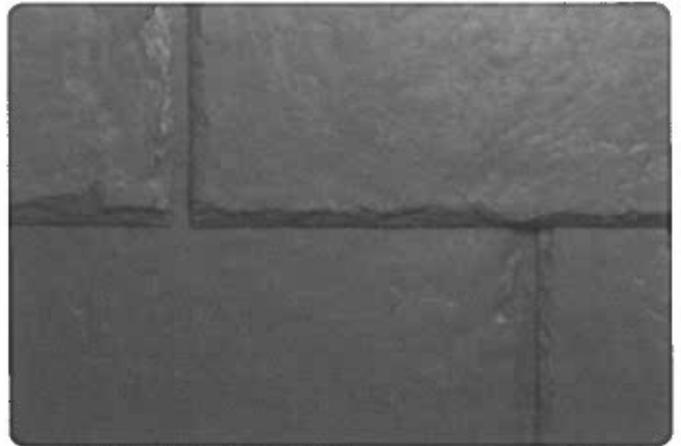


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Sage Green

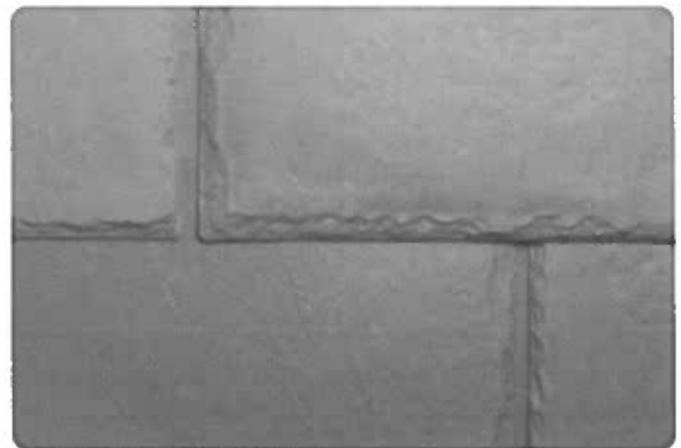
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Federal Gray



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Mountain Plum



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Smoke Gray



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Stone Red

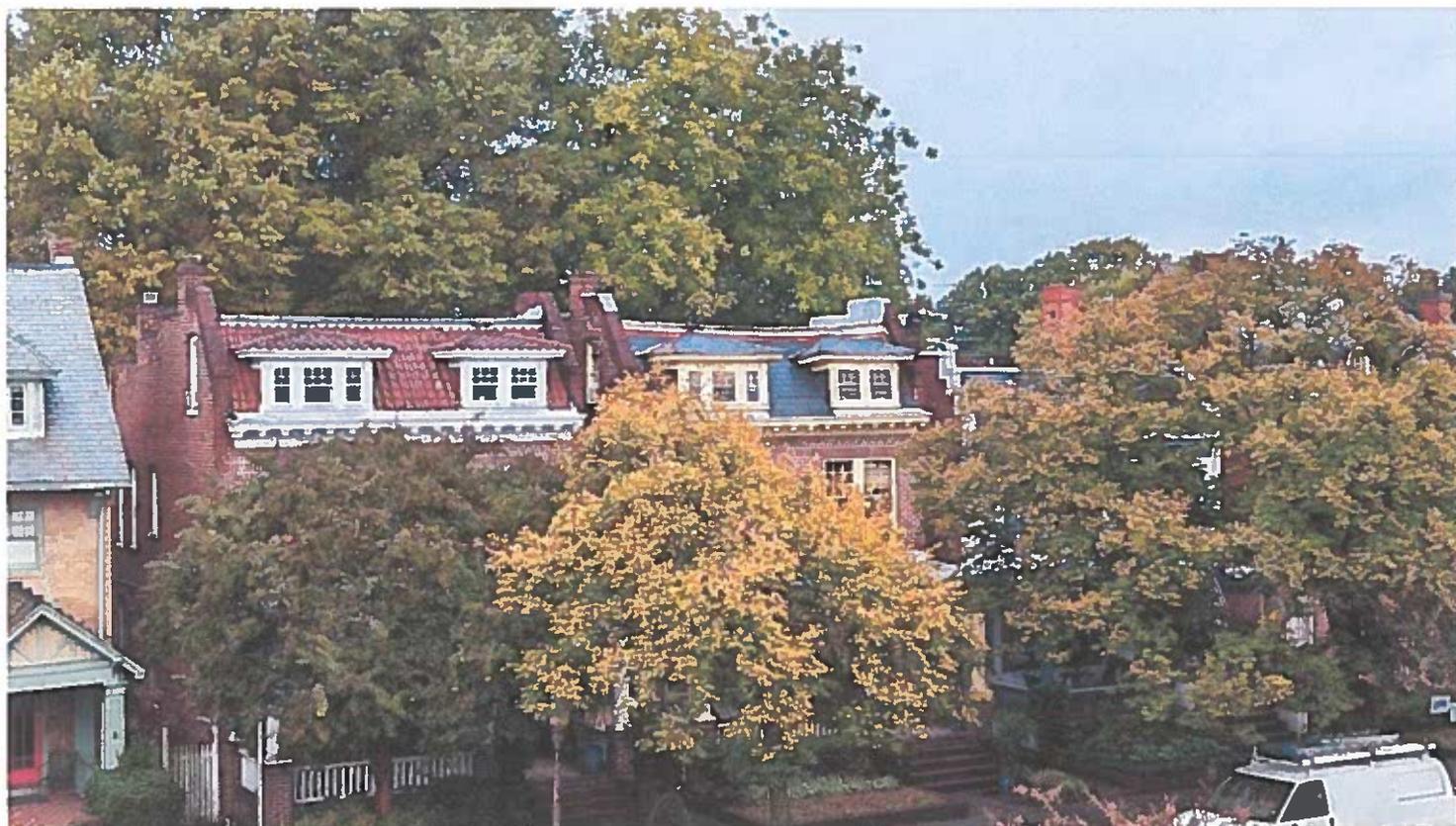
Think EcoStar might be right for you?
Let's talk about your roofing project.

CONTACT US (/CONTACT-US/)

Contact Us

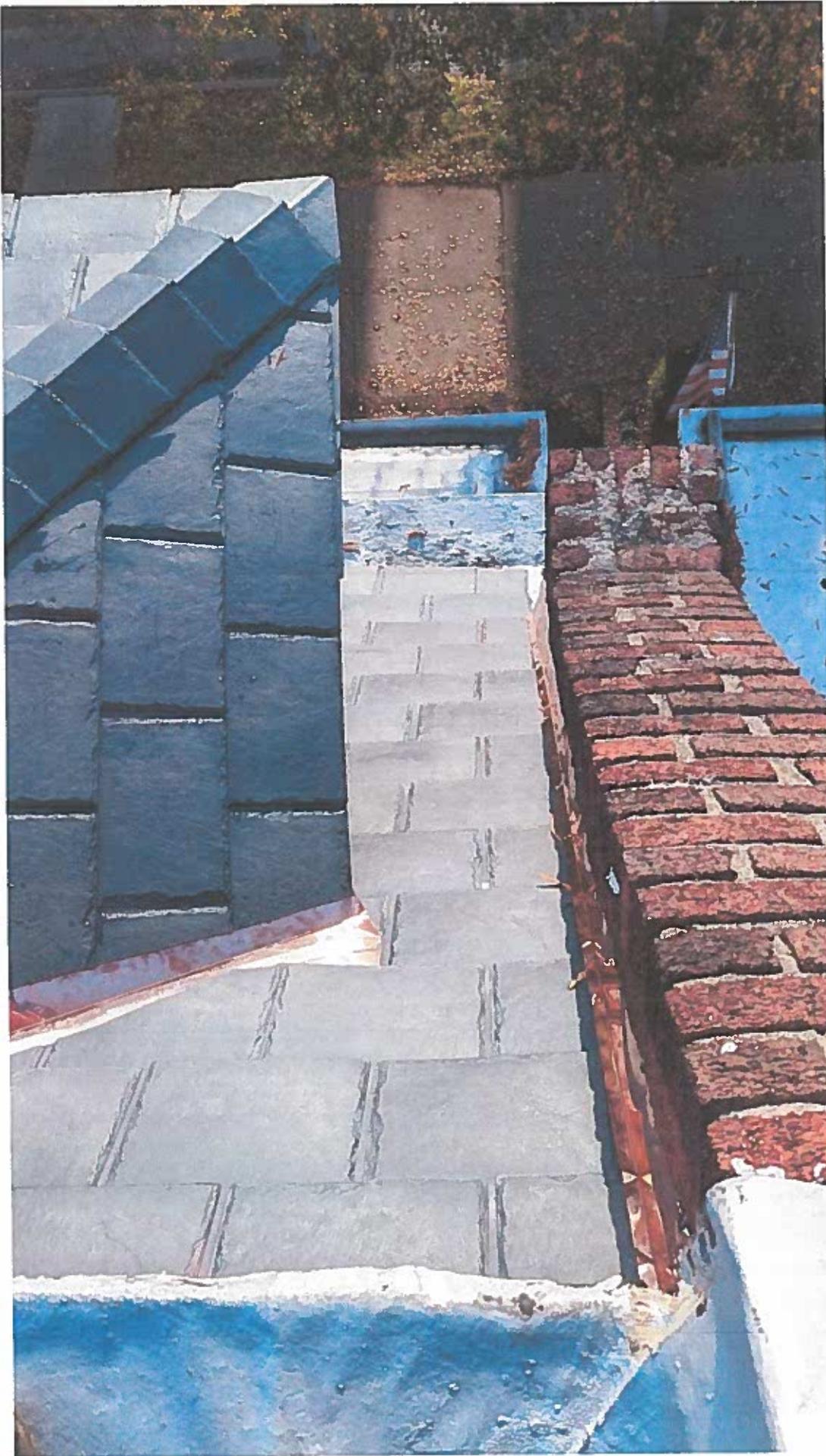
TOLL FREE // 800-211-7170 (tel:8002117170)

EcoStar, LLC
42 Edgewood Dr.
Holland, NY 14080

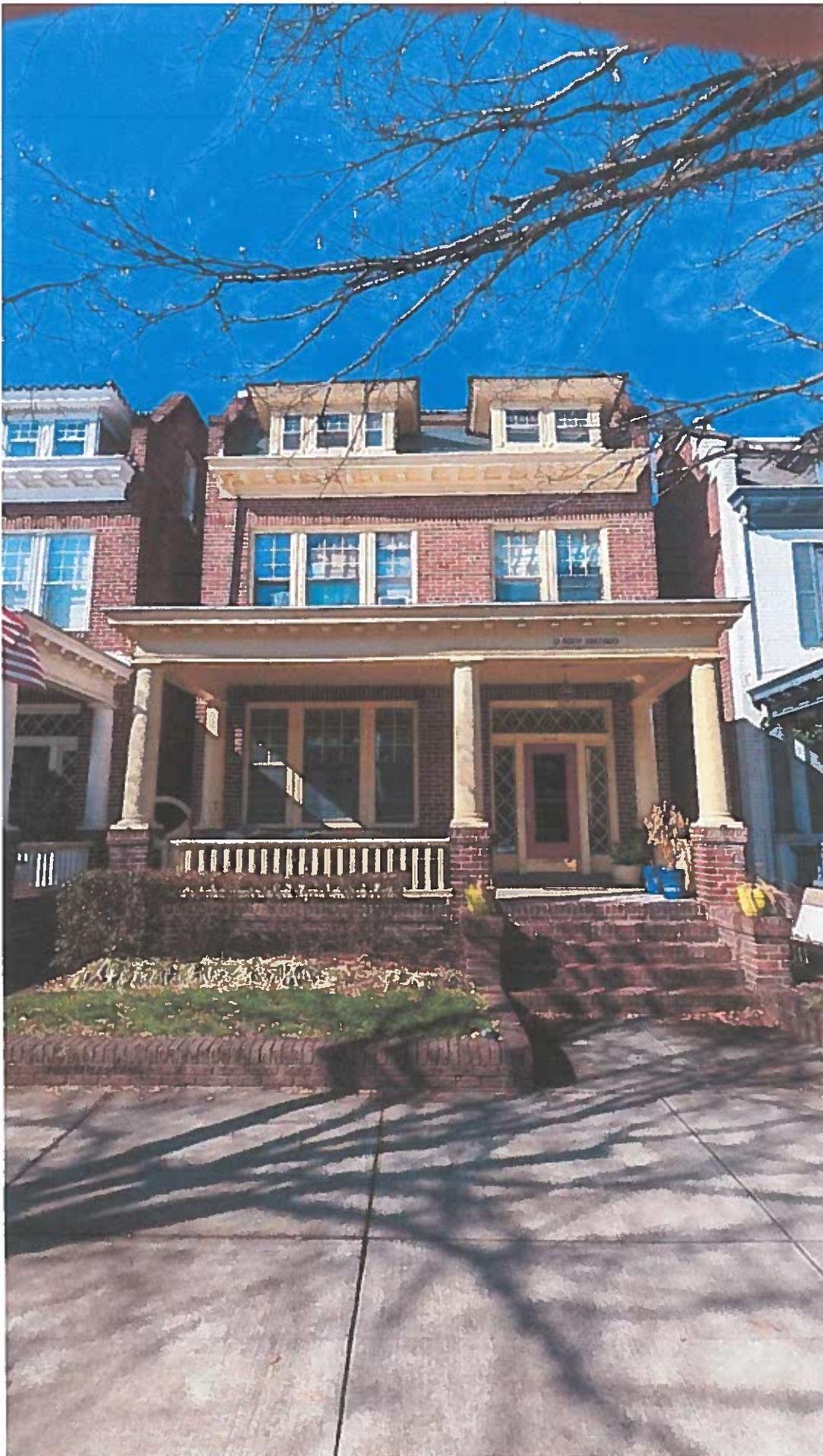


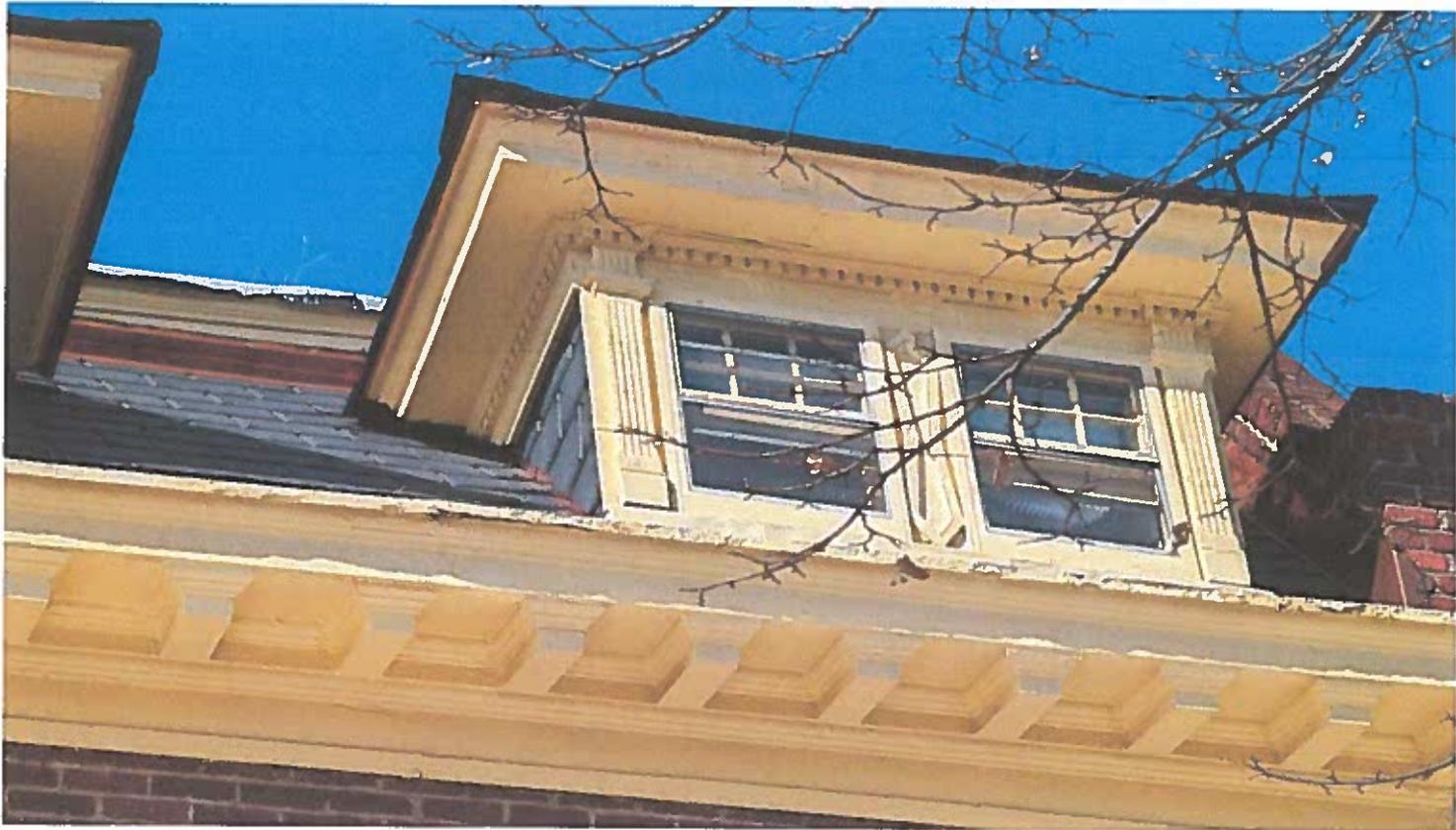


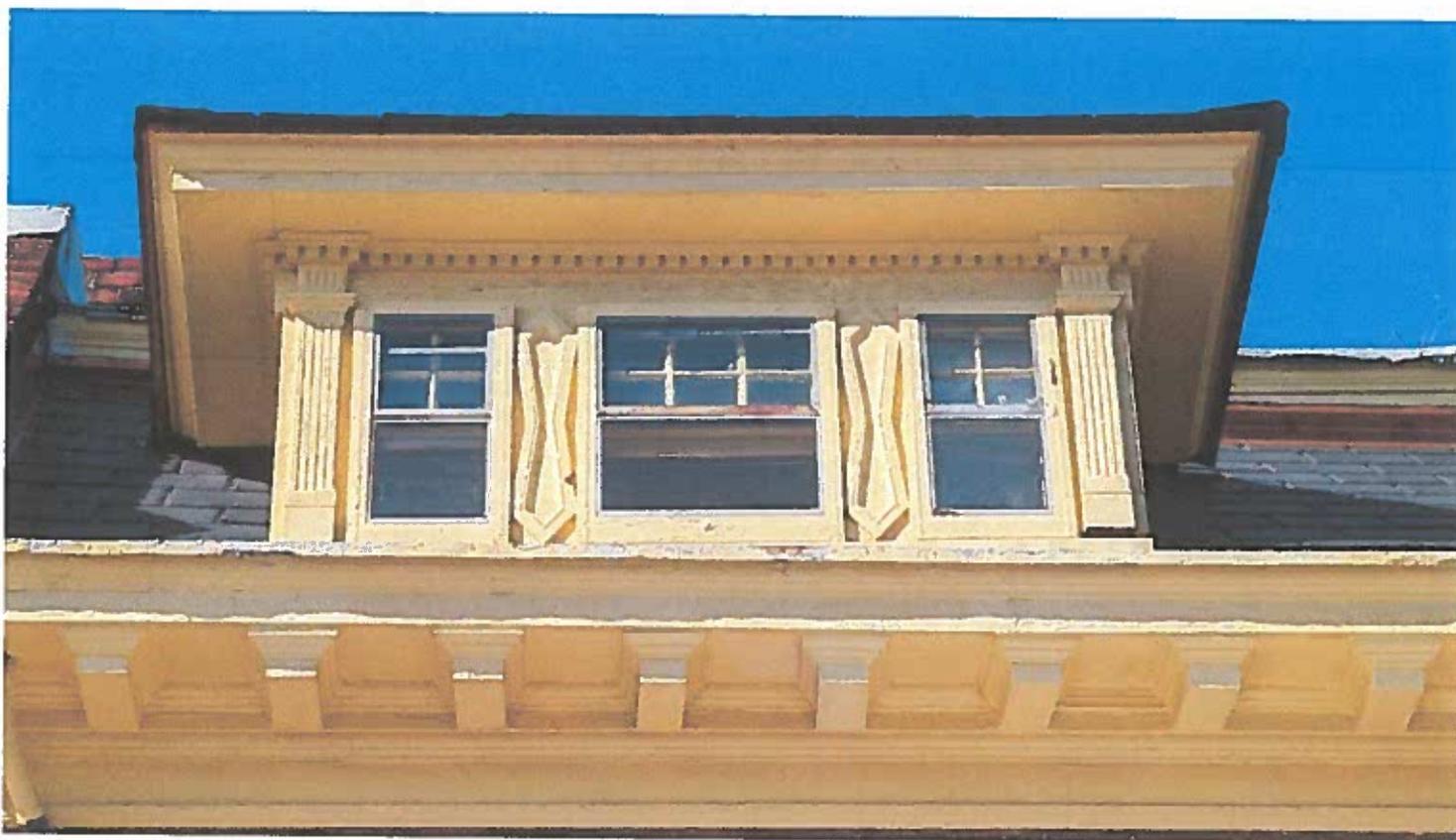


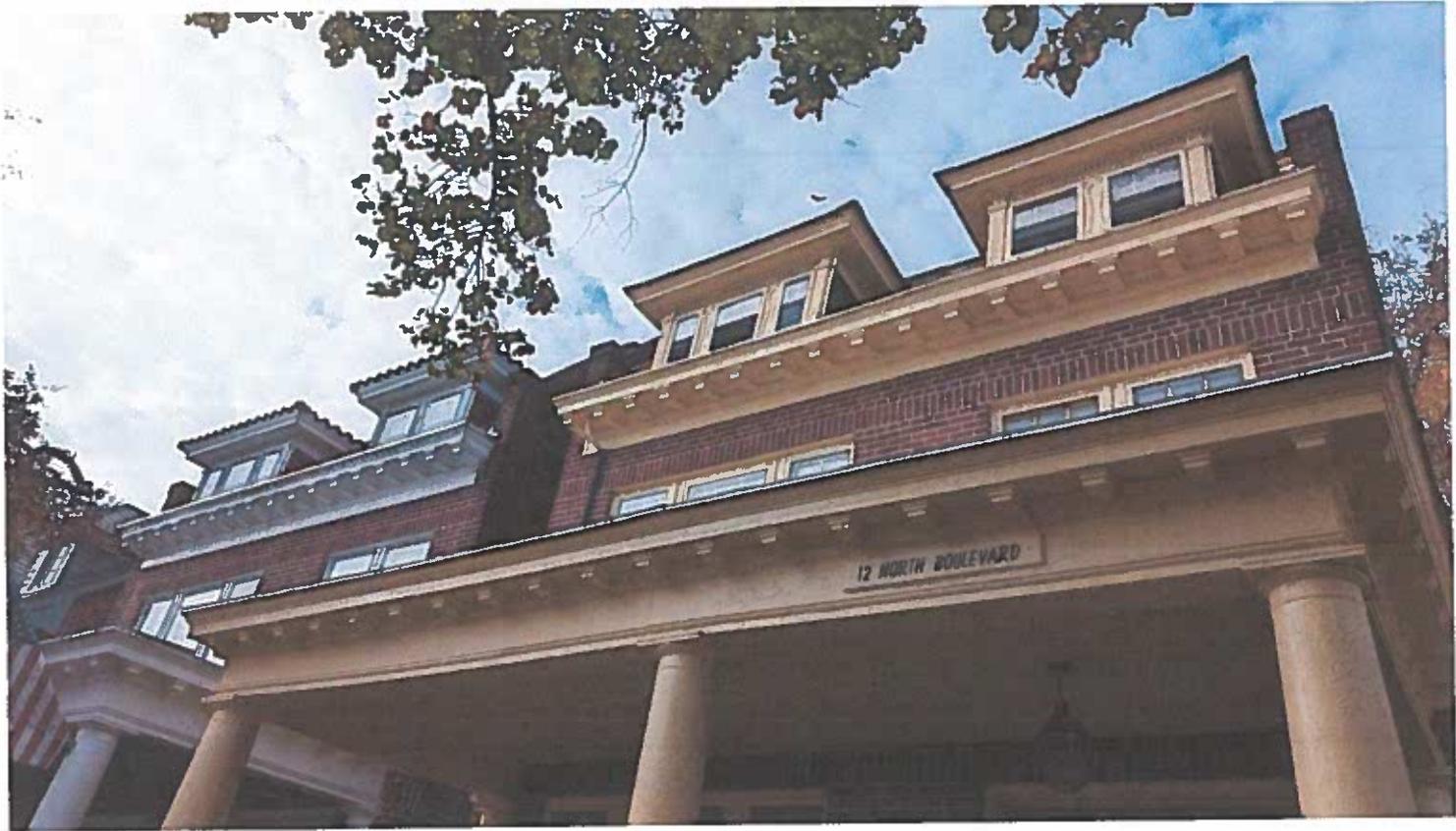








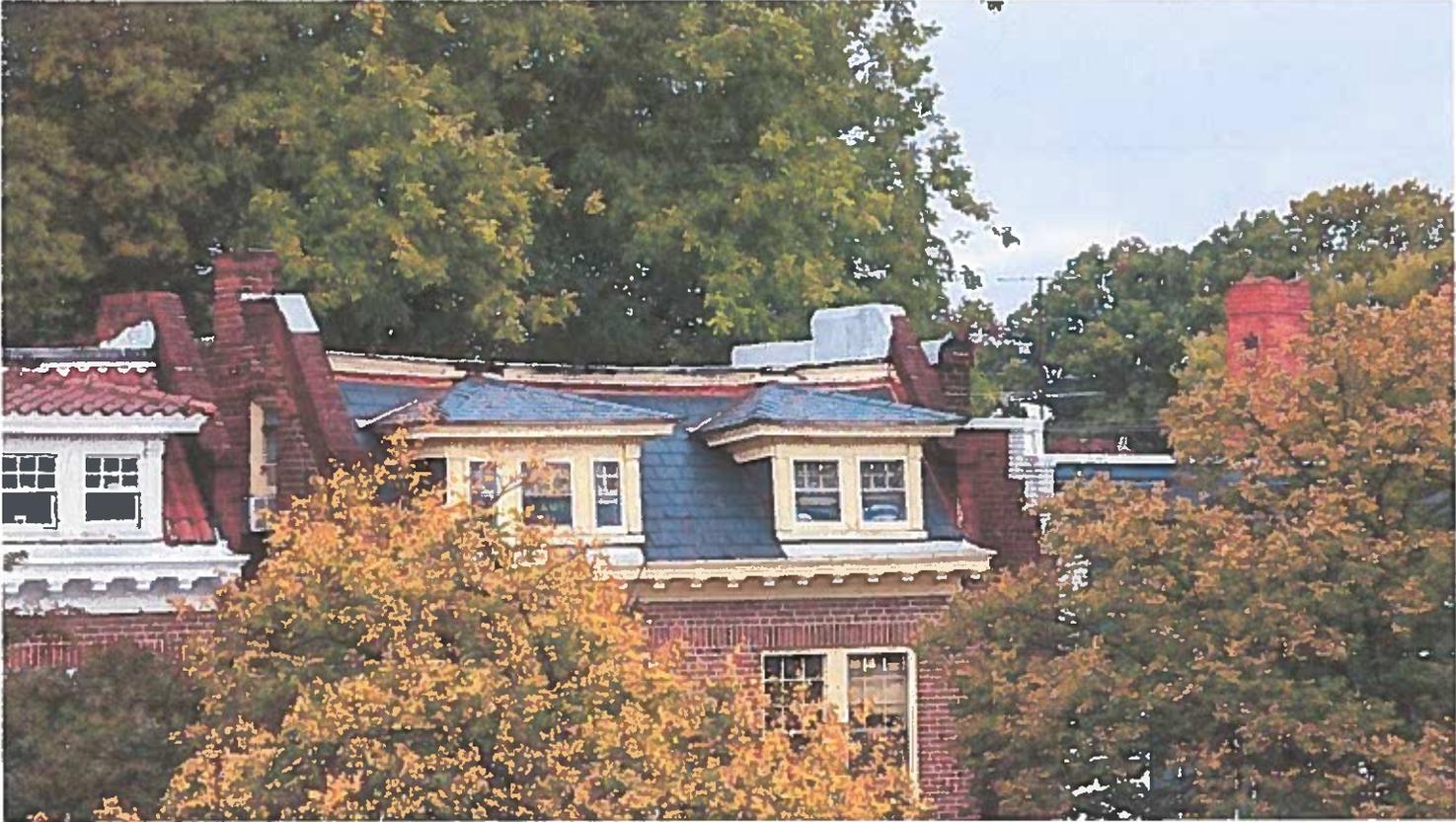






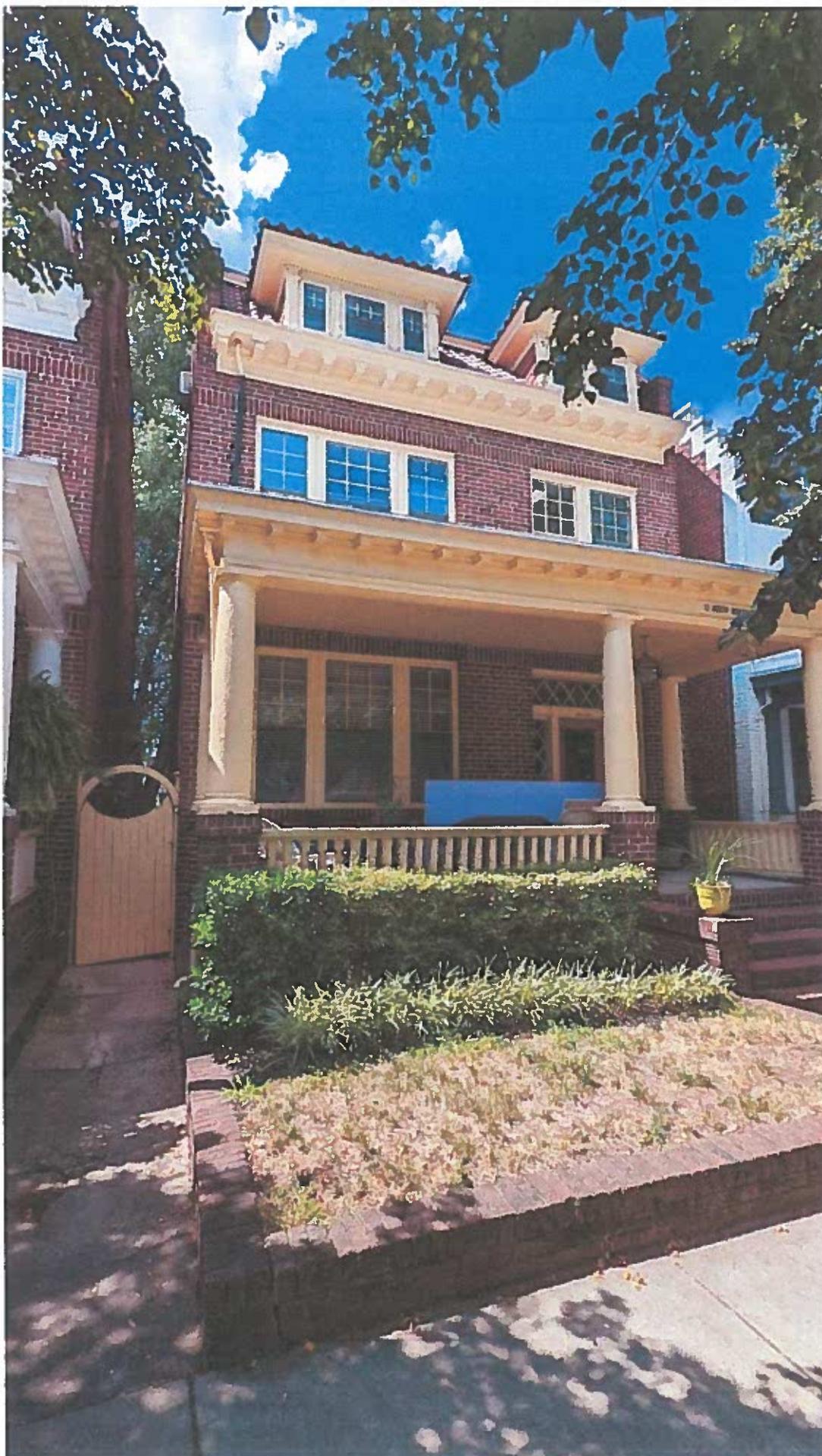


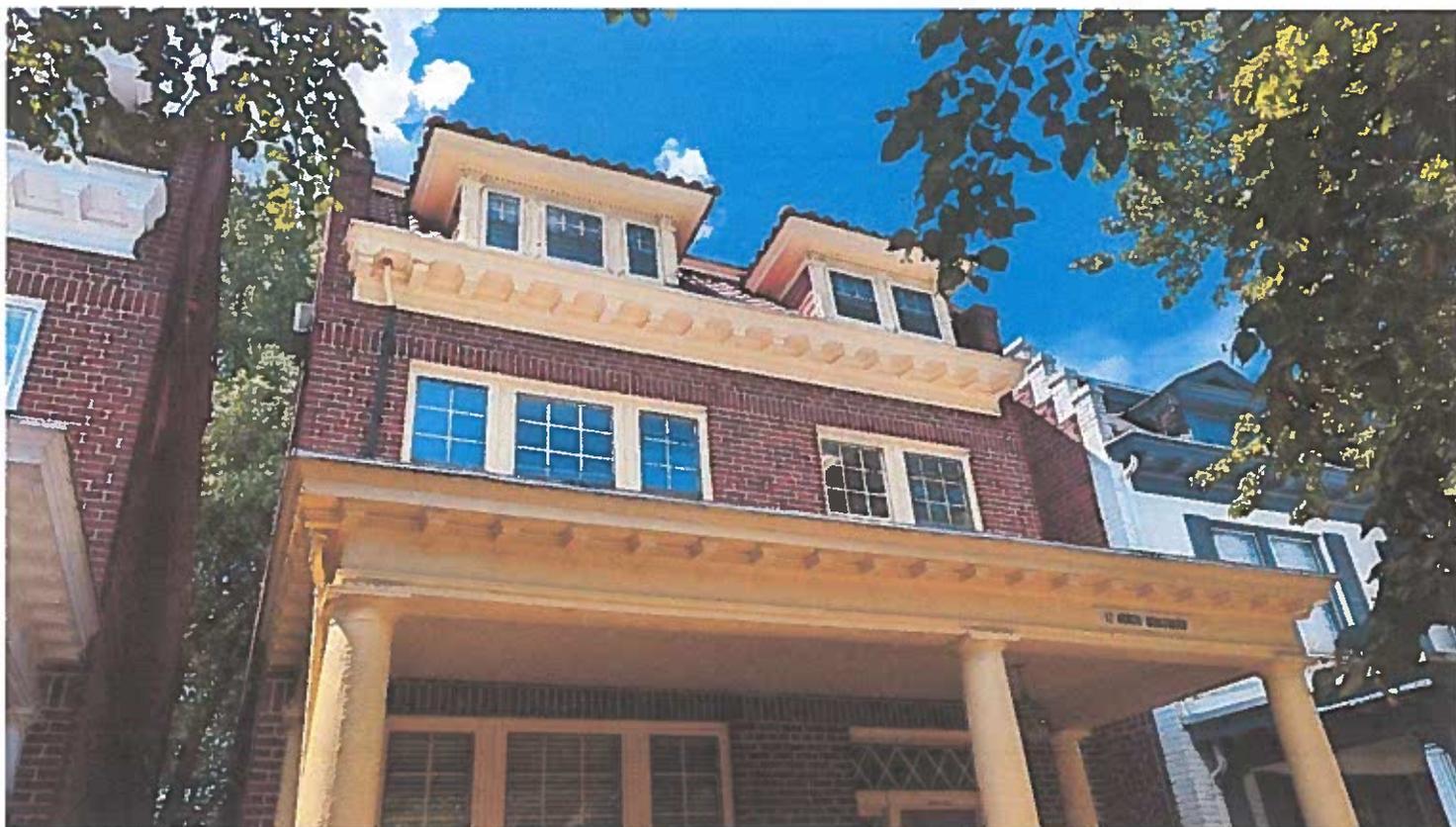














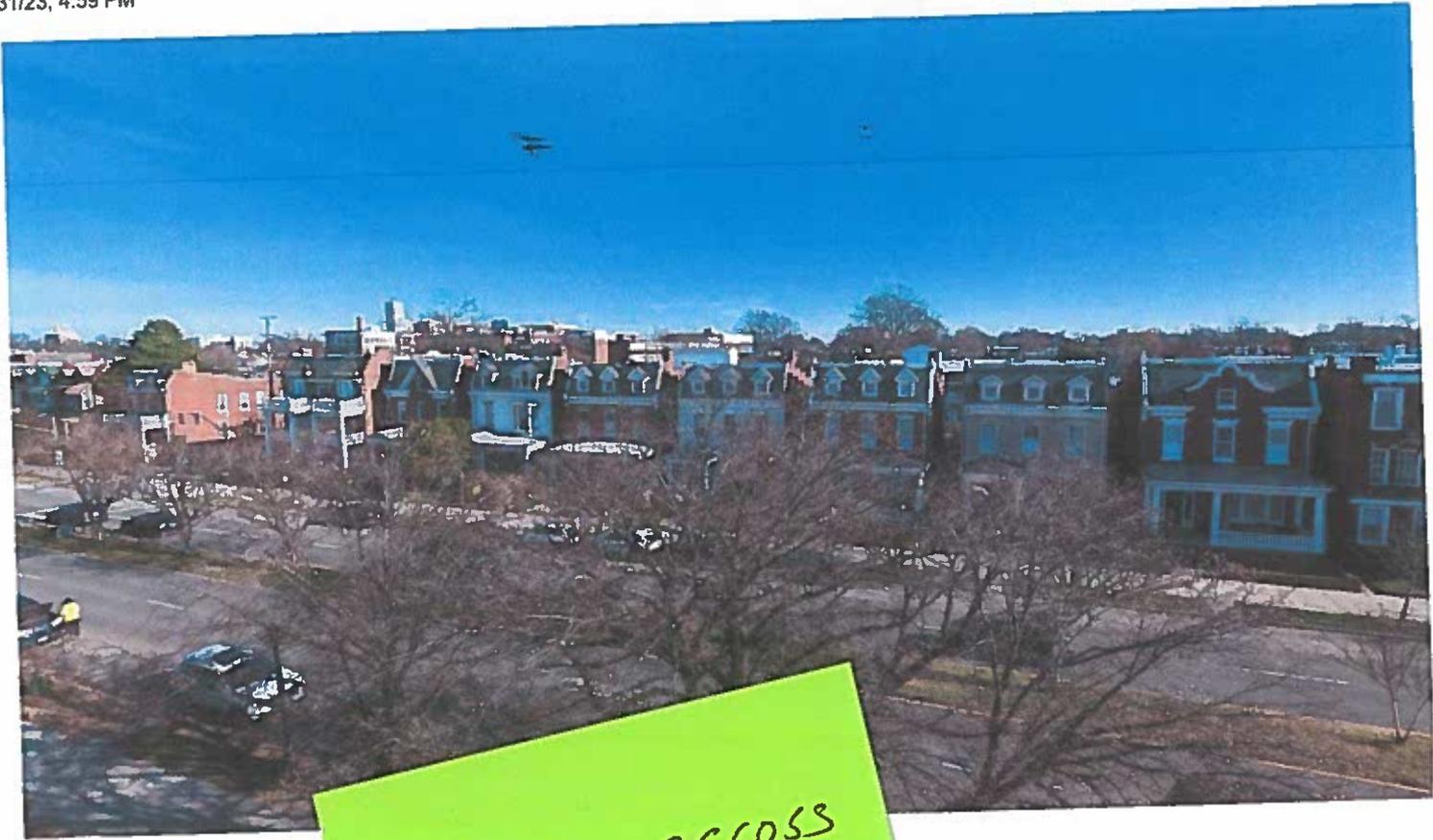






Ten Penny
Nail found
on our roof.





Houses across
12N Blvd.
All have slate

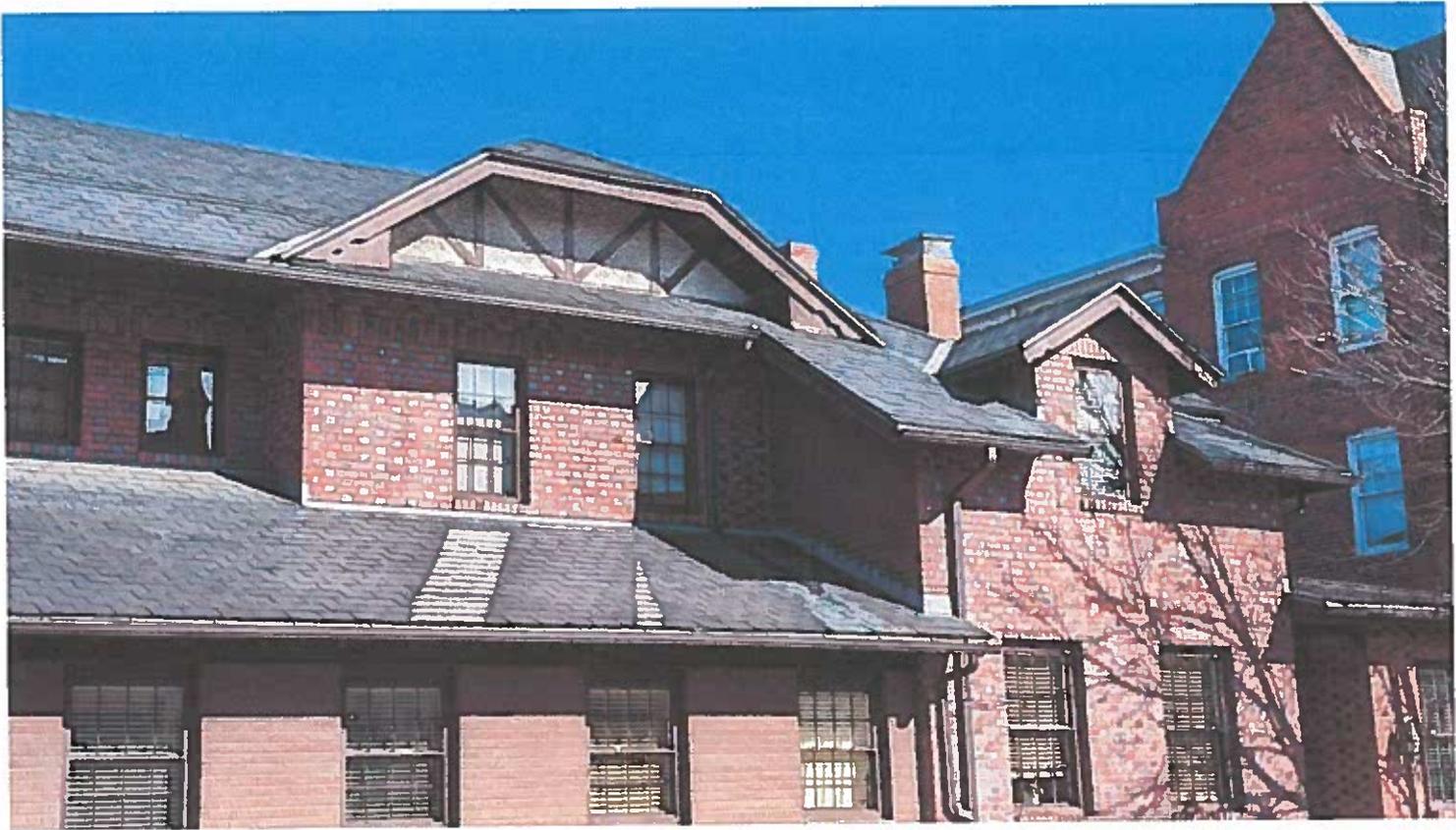
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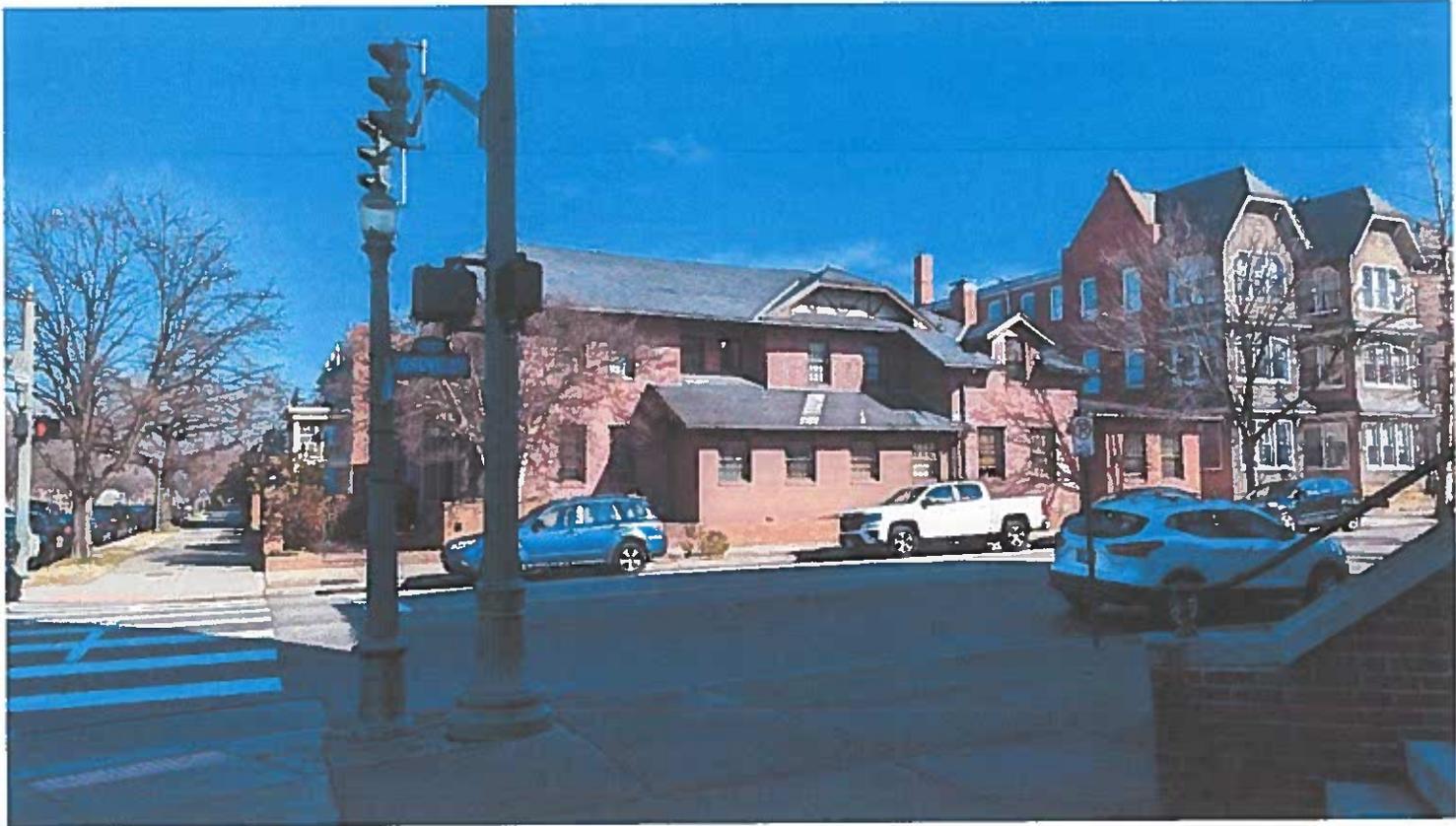




201 N Blvd.
VMFA buildings.
Top is synthetic?
Lower is real slate.



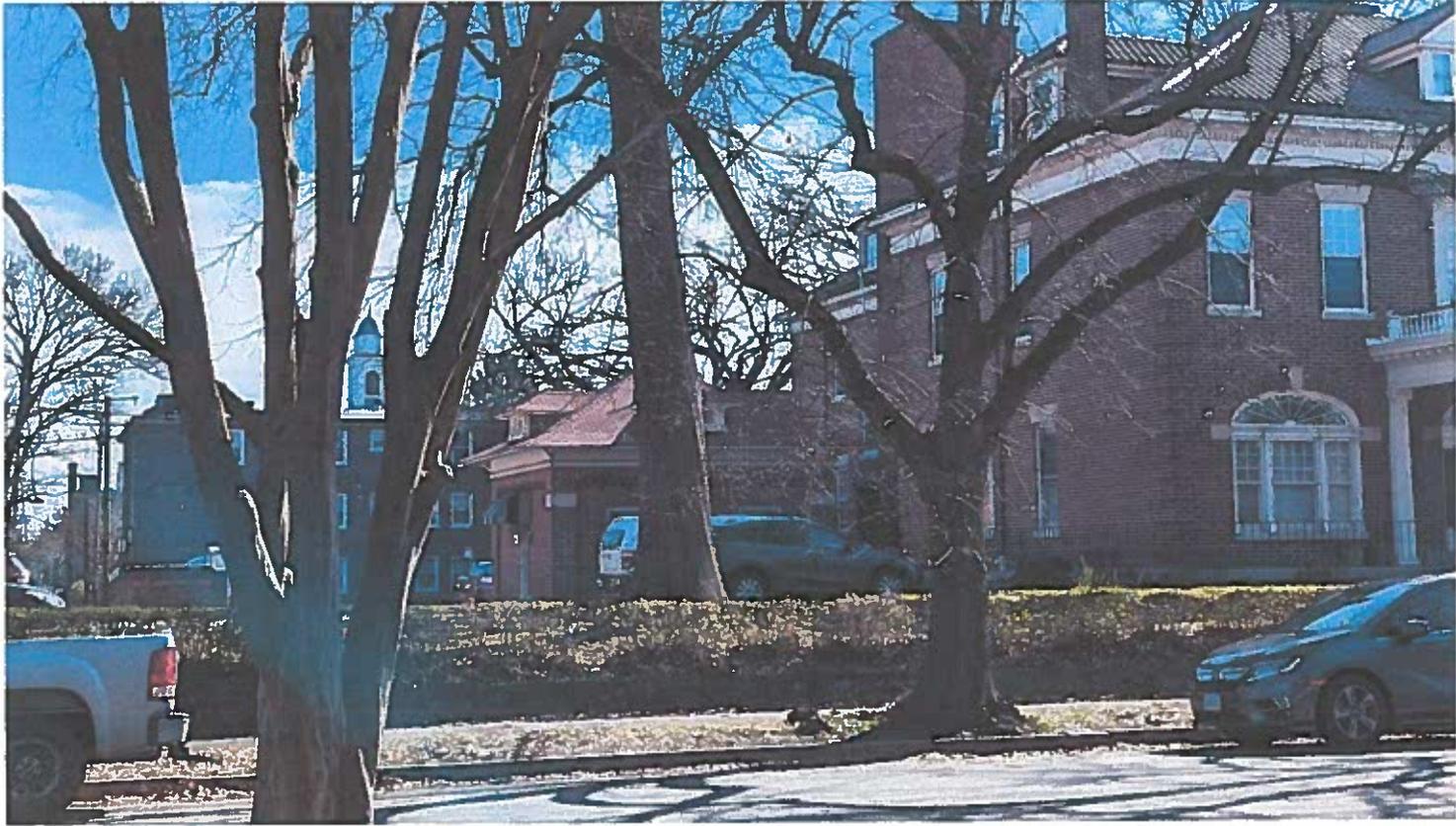






Mr. Pearson law
office.
Synthetic
spanish tile.





view
oval of

Introduction:
modification th
character of th
than the first-g
synthetic decki
document is to
without approv
Architectural R

All examples of
other cities allowing
synthetic roofs/
materials.

typically a minor
impact on the historic
s much less durable
ed for porch decking,
The purpose of this
e approved by staff
y the Commission of

A. Items delega

The Porch Deck
Commission, sh
Commission of
Architectural Review for administrative review to Commission staff in
accordance with Sec. 30-930.6(h) of the Code of the City of Richmond.
Unless the Commission Secretary deems it desirable, for particular
reasons, to present the items listed below to the Commission for review,
Commission staff may approve them administratively. All such approvals
shall be reported monthly to the Commission in accordance with Sec. 30-
930.6(h). These guidelines shall serve as a supplement to and be deemed
consistent with the *Old and Historic District Handbook and Design Review
Guidelines*. Administrative approvals may be granted for Porch Decking
as follows:

1. Synthetic Decking

The replacement of porch decking with synthetic substitute materials
may be approved administratively if the following criteria are met:

- The porch decking is too deteriorated to repair or is completely missing. Photographic documentation should be submitted to staff for review. Staff may request additional information about the extent of the deterioration before approving the deck replacement.
- Replacement materials match the original as closely as possible in visual characteristics such as the width and profile.
- The decking is tongue and groove in a profile to match existing wood decking and is either smooth or textured.
- The decking is painted or opaquely stained a color found on the Commission's paint palette.
- The decking is installed to run perpendicular to the face of the structure.
- The synthetic decking be at minimum 15/16" thick.

Examples that comply with these criteria are shown below:



B. Adoption and Effect

These administrative approval guidelines were adopted by the Commission of Architectural Review on 08/28/2018. The adoption and implementation of these guidelines shall be consistent with Sec. 30-930.6(h) of the Code of the City of Richmond. These guidelines are deemed to be consistent with and a supplement to the *Old and Historic District Handbook and Design Review Guidelines*. These guidelines shall be in full effect and force until amended or rescinded by the Commission.

CHAPTER V ARCHITECTURAL PRESERVATION DISTRICTS

In **Architectural Preservation Districts** designs for new buildings should be compatible with other buildings in the district and need not imitate existing buildings in order to be compatible. Well-designed modern buildings may be considered in **Architectural Preservation Districts** when they respect the scale and character of surrounding existing buildings and are compatible and complimentary. As appropriate to the modern design, exceptions may be granted to certain specific requirements of these guidelines.

Due to different characteristics of buildings in **Architectural Preservation Districts** the District is broken into the following three zones with each zone having its own guidelines:

AP-1 District contains the **Colonial Williamsburg Historic Area**, areas adjacent to the Colonial Williamsburg Historic Area, the old campus of William and Mary, and the National Register Historic Districts of Pollard Park and Chandler Court.



**DOG Street Pub (1929-31)
402 West Duke of Gloucester Street**



Warburton House (c1900) - 402 Scotland Street



Community Building (1998) - 401 North Boundary Street

ROOFS - (AP-2)

The types of wood-framed roofs typically fall into categories of symmetrical gables, gambrels, or hip roofs. Gables are the most prevalent. One-story primary roofs should have slopes not less than 7:12 and no steeper than 14:12. Two-story primary roofs may be as low as 4:12 and no steeper than 14:12. Secondary roofs may have slopes less than 7:12 depending on the material used (i.e. metal roof over porches can be less than 7:12; whereas a shingle roof should be not less than 7:12). On residential structures, flat roofs should be used only as occupiable areas directly accessible from the outdoors. These must have appropriate parapets and railings.

- Wood shingles, slate, architectural grade fiberglass shingles, metal shingles, high quality synthetic slate, textured concrete shingles and standing seam metal roofs are permitted. High quality synthetic slate roofs must meet the following minimum standards: Impact UL 2218-Class 4, Accelerated Weathering ASTM 4798—little or no color changes, and Freeze-thaw ICC-ES Acceptance Criteria ACO7 Section 4.9—no crazing, cracking or other adverse surface changes, which must be provided with the application.
- Shiny metal roofs, exposed aluminum or exposed galvanized metal roofs, ceramic or synthetic ceramic roofing tiles, stamped metal decorative roofing panels, flat roofs, plastic, vinyl or other synthetic type of roofs are not permitted.
- Metal roofs are recommended for porch roofs or ancillary elements and should be copper or gavalume type. Other colors may be acceptable on a case-by-case basis.
- Non-glossy colored anodized metal roofs should be gray, black, brown, dark green or other earth tones. Flashing may be copper, vinyl or anodized aluminum.
- Copper roofs, gutters and flashing should not be painted or sealed but should be permitted to age naturally.
- Gable roof ends should have a minimum overhang of 12 inches.
- Steep gable roofs like the “Swiss Chalet” shall not be used (pitches in excess of 14:12).
- Single plane pitch roofs i.e. shed roofs for houses shall not be used on the main house but can be used on wings.
- Roof penetrations should be on the rear slope of roofs and painted to match the color of the roof. Skylights or solar panels should be mounted on the rear slope of the roof, colored to match the roof and not be visible from the street.
- Dormers should have gabled, hipped, or shed roofs.
- Shiny metal roof vents, fireplace stacks, plumbing vents or other pipes are not acceptable.
- Gutters and downspouts should be made of copper or aluminum and may be half-round or ogee. Where gutters are not used, it is recommended that brick, concrete or gravel be placed at the drip line.



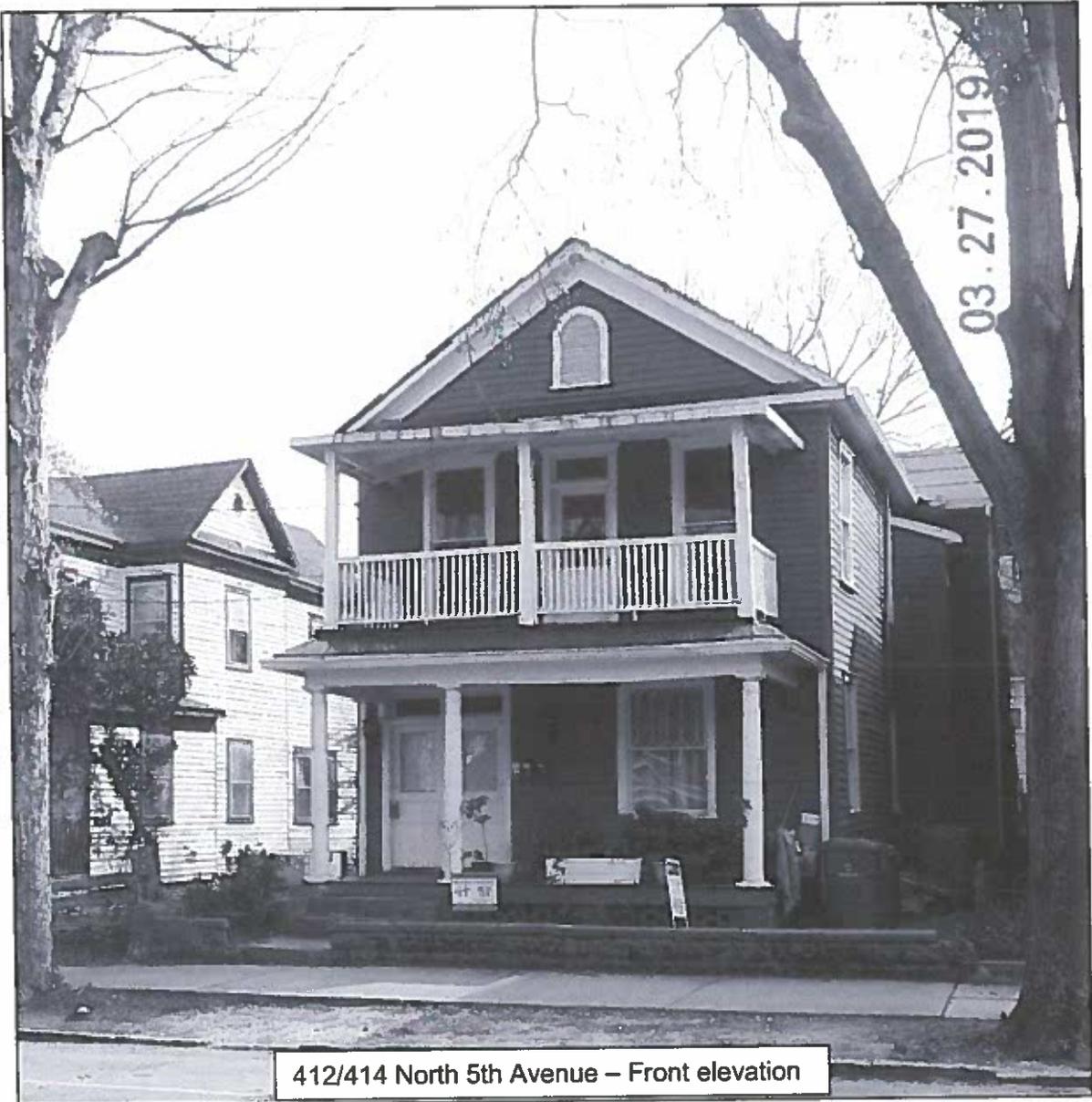
Historic Preservation Commission

April 11, 2019

Staff comments on a Certificate of Appropriateness Application

Agenda Item 4

Address	412/414 North 5th Avenue
District	Historic District – Residential (HD-R)
Request	After-the-fact removal of the existing historic slate roof and install Advantage Lok II standing seam metal roof
Property Owner / Applicant	Nora Alan Group, LLC, Josh Hodges, Managing Member 4655 Peachtree Avenue, Wilmington, NC 28403



412/414 North 5th Avenue – Front elevation

13) Previous related Historic Preservation Commission cases requesting Certificate of Appropriateness for historic slate roof replacement:

Date	Address	District	Existing Roof	Approved Replacement
2/5/2014	1910 Princess Street	HDO	Original Slate	Synthetic Slate Shingles (CertainTeed Symphony)
1/8/2016	308 North 15th Street	HDO	Original Slate	Synthetic Slate Shingles (CertainTeed Symphony)
1/8/2016	309 North 15th Street	HDO	Original Slate	Synthetic Slate Shingles (CertainTeed Symphony)
7/6/2018	209 South 5th Avenue	HD-R	Original Slate	Asphalt Shingles (CertainTeed Belmont (slate look))
11/15/2018	308 North 5th Avenue	HD-R	Original Slate	Asphalt Shingles (CertainTeed Belmont (slate look))
12/13/2018	624 Dock Street	HD-R	Original Slate	Asphalt Shingles (CertainTeed Belmont (slate look))

14) Roofs are character defining features of buildings.

15) Slate roofing material is representative of the historic roofing material types used in the twentieth century architectural styles of the Historic District-Residential (HD-R).

16) If the existing roof is deteriorated beyond repair, according to the provisions contained in the Wilmington Design Guidelines for Historic Districts and Landmarks, it would be more appropriate to replace it with material to match the original roofing material or an accepted form of synthetic slate. Replicate slate pattern and color when a new roof is installed.

16) The following are applicable Wilmington Guidelines to the request:

Secretary of the Interior's Standards: Pages 17-18

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

Building Changes Roofs: Pages 40-41

The variety of Wilmington's roofs reflects the diversity of its architecture. Every type of roof from the simple gable to the complex mansard including hipped, gambrel and flat roofs are found within the historic districts. Hipped roofs are the most common because of their adaptability to the popular Italianate style. Complex roofs including turrets, intersecting planes and a variety of gables associated with the late nineteenth-century Queen Anne style also occur within the historic districts. Most of the vernacular cottages have street or side facing gable roofs. The pitch of the roof and size of the overhang are influenced by the building style. Chimneys, dormers, turrets, cresting, cupolas, belvederes, finials, and other roof features reflect the style and character of the building.

Wood shingles were used in Wilmington for domestic buildings until advances in technology made possible a variety of other roofing materials such as standing seam metal, polychrome

Alternative Roofing Materials: A Guide for Historic Structure



Martha (Marty) Willbee—Recreation Planner

U.S. Forest Service
San Dimas Technology & Development Center
San Dimas, CA 91773-3198

September 2007

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One reason for consultation is to determine whether there will be an adverse effect on the historic building. If so, work with SHPO to mitigate that adverse effect. This is a legal and sometimes lengthy process that culminates in a Memorandum of Agreement (MOA). One way to avoid an adverse effect and save time and money on developing an MOA is to follow the Secretary of the Interior's Standards and Guidelines for Treatment of Historic Properties, as the Forest Service Handbook 7309.11, Chapter 40—Management. In addition, the Department of the Interior, National Park Service, has published a number of technical guides for maintaining, stabilizing, rehabilitating, and restoring various materials, finishes, and architectural components.

The link to the Secretary of the Interior's Standard and Guidelines for Treatment of Historic Properties is http://www.cr.nps.gov/hps/tps/standards_guidelines.htm.

The National Park Service's Technical Preservation Services' Preservation Brief Number 16 states that "Some preservationists advocate that substitute materials should be avoided in all but the most limited cases. The fact is, however, that substitute materials are being used more frequently than ever in preservation projects, and in many cases with positive results. They can be cost effective, can permit the accurate visual duplication of historic materials, and can last a reasonable time. Growing evidence indicates that with proper planning, careful specifications and supervision, substitute materials can be used successfully in the process of restoring the visual appearance of historic resources." For more information, go to: <http://www.cr.nps.gov/hps/tps/briefs/brief16.htm>.

Losing the character and patina of an old roof is always regrettable, but there are circumstances when a new alternative roof becomes necessary. Regarding replacement materials in general, the National Park Service stresses that they "be compatible with historic materials in appearance." As outlined in Preservation Brief Number 16, The Use of Substitute Materials on Historic Building Exteriors, the new, substitute material "should match the details and craftsmanship of the original, as well as the color, surface texture, surface reflectivity and finish of the original material. The closer an element is to the viewer, the more closely the material and craftsmanship must match the original." See <http://www.cr.nps.gov/hps/tps/briefs/brief16.htm>.

PROJECT PROFILES

09 | 08 | 20

Architect Specifies Synthetic Slate on Historic Sti

By *DaVinci Roofscapes* | **COMMERCIAL, HISTORICAL**

The red brick administration building in Owatonna, Minnesota has a long, interesting history. The historic structure was listed on the National Register of Historical Places in 1975. It was originally built in 1886. Recently the building exterior was updated with DaVinci Single-Width Slate roof overhead.

Historic Complex

The Romanesque Revival style building was originally designed by architect Warren Barnes Dunnell. It is part of the Minnesota State Public School for Dependent and Neglected Children from 1886 to 1945. The State School was closed in 1945. During that time it was home to 10,635 children.

The facility reopened as the Owatonna State School. Its mission shifted to educating children with developmental disabilities. The facility closed again in 1970. It sat vacant for four years. However, the campus of 19 structures was purchased by the city of Owatonna.

Today this historic structure serves as the Administration Building for Owatonna. It also houses the Minnesota Orphanage Museum.

Specifying Composite Slate

"We have quite an interesting history," says Aaron J. Fitzloff, facility manager – government buildings and grounds for the city of Owatonna. "Part of our role is to preserve the history of this complex. Therefore, we must schedule regular updates. One of the updates included removing the old asphalt shingles."

The first step was to find an architecturally appealing roofing tile. The city hired the team at Adsit Architecture. The Minneapolis-based firm specializes in historic preservation and housing.

"We want to bring back the prominence of the original slate roof," says architect Mark Gunstad with Adsit. "We specified a composite roof. Our feeling is that it will have a long lifespan. From our search, we determined that DaVinci provided the most realistic look for a composite roof."

Synthetic Selection

There are other factors that influenced the decision to specify a DaVinci roof.

"The European color blend and appearance of the tiles played a major role in the selection," says Gunstad. "In addition, DaVinci has turret packages available, which was very important. After that, we were looking for a product that's easy to install. Above all, cost was a factor. DaVinci hits all the marks.

"Our company does a lot of work with historic structures. This is our first time working with the DaVinci product. However, it won't be our last. We are excited to specify these synthetic roofing tiles on other projects in the future."

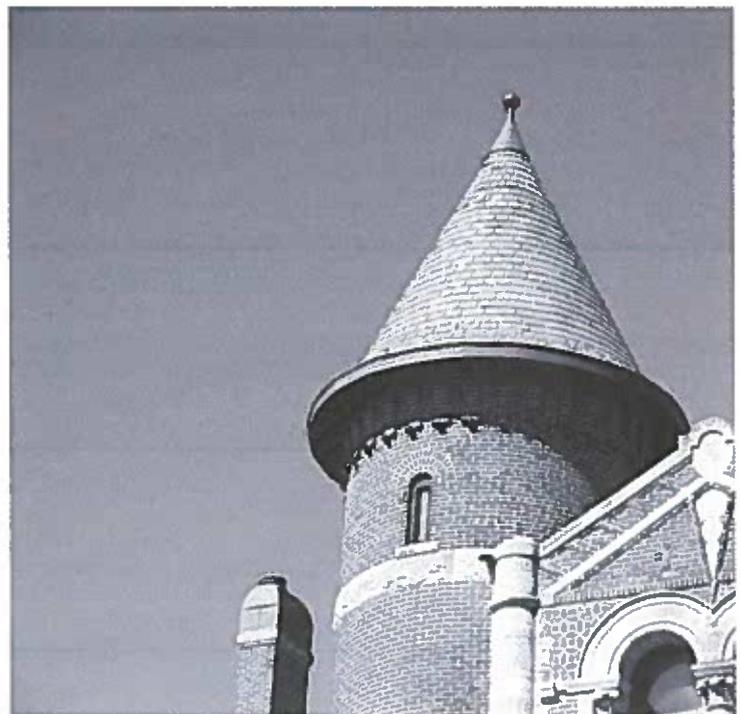
Installing a New, Historic Roof

After selecting the synthetic slate product, the next step was finding an installer. The city selected Schwicker's Tecta America to tackle the historic renovation. The company has experience installing DaVinci synthetic slate and shake products.

This is an extensive roofing project. It includes steep roof slopes, flat roof areas and siding on dormers.

"Weather was one of our biggest challenges," says Fitzloff. "It turned out to be a long project. And, during the entire process the building had scaffolding.

"From a historic perspective, we're exceptionally glad that the DaVinci materials replicate real slate so authentically. Now that the project is finished, it looks awesome. Everyone I've spoken with really likes the appearance of the synthetic slate."



SHARE YOUR STORY

Tell us about your new masterpiece and your DaVinci Experience.

HISTORIC DISTRICT HOMES - ROOF ANALYSIS
February 3, 2015



**WALLER
TODD &
SADLER**
ARCHITECTS

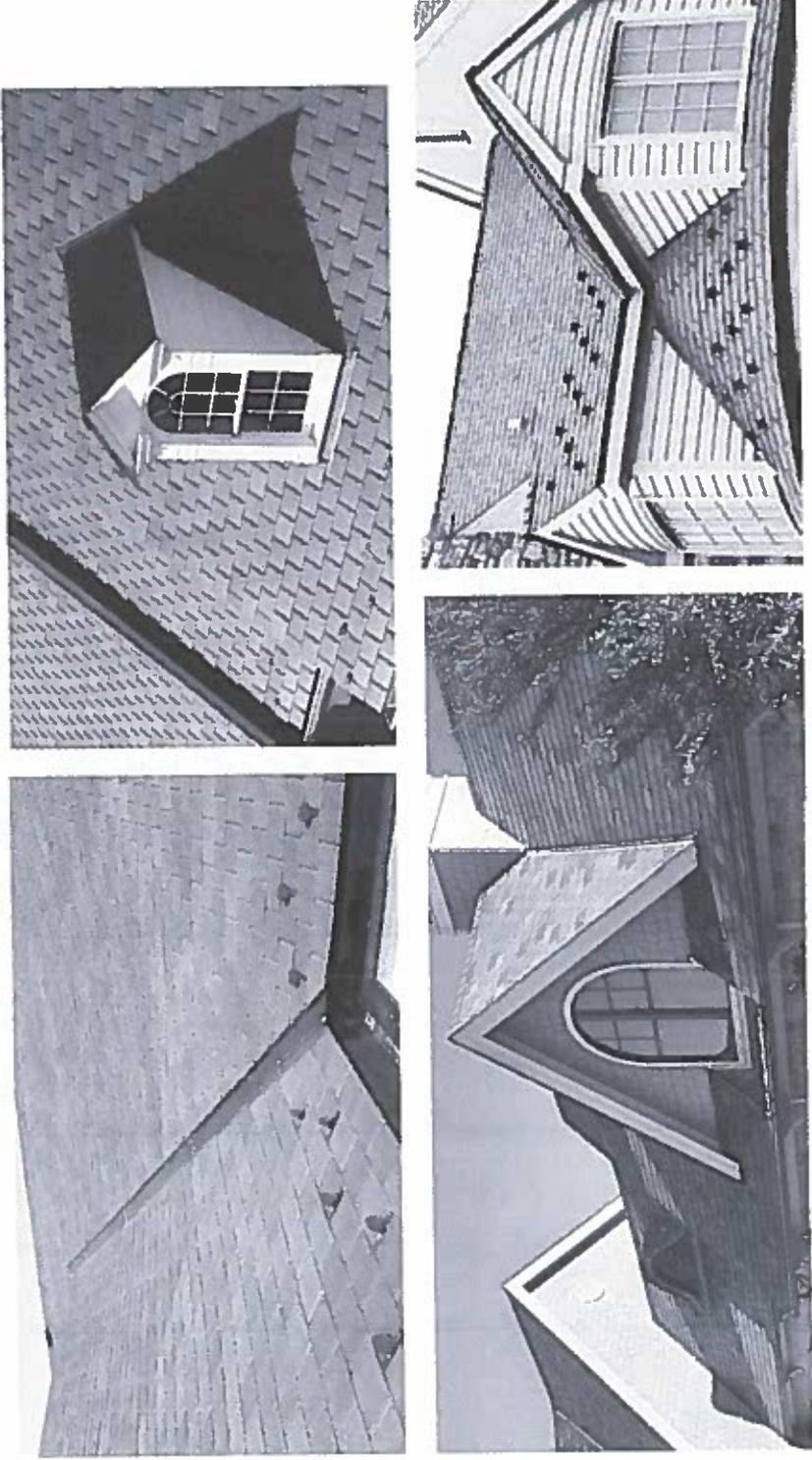
THE CITY OF
PORTSMOUTH

b) **Synthetic Slate Shingles:** Synthetic slate is made primarily of rubber (EPDM - Ethylene Propylene Diene Terpolymer) and plastics (TPO - Thermoplastic Polyolefin), installed in individual shingles, like slate, over an underlayment of either self-adhered product, synthetic roofing paper, or felt roofing paper.

Benefits: Less weight and cost than slate while having the appearance of slate.

Drawbacks: Some synthetic shingles have been known to have color-fading problems in the past. Most products are improved and many offer warranties for color-fade. Though the material is less expensive than slate, labor is more expensive than asphalt shingles.

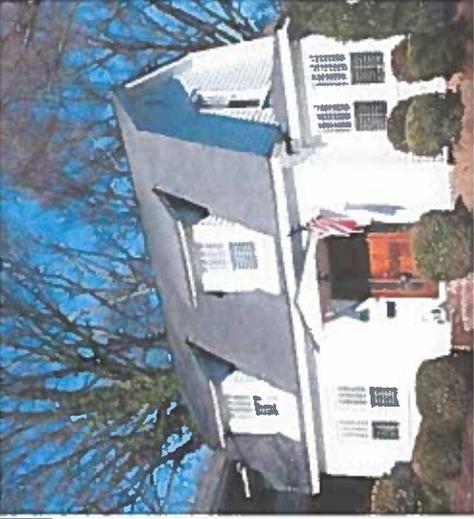
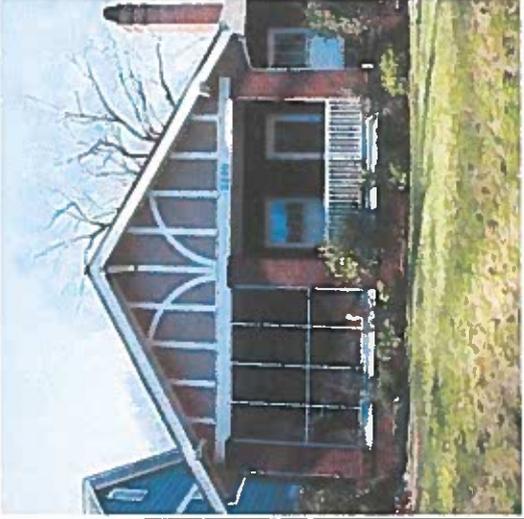
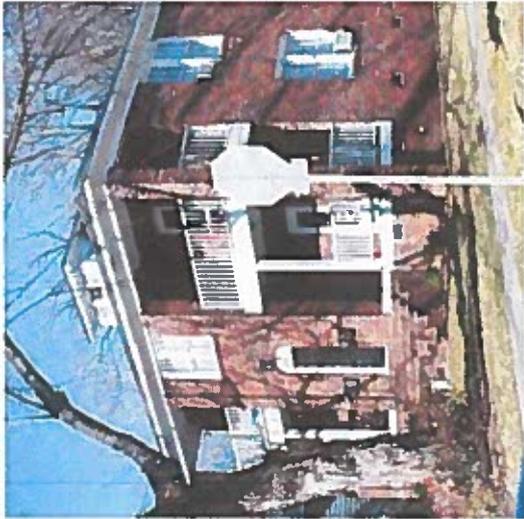
Example Images of Synthetic Slate Roof Shingles:





CHARLOTTE

HISTORIC DISTRICT DESIGN STANDARDS



ROOFS

One of the most important elements of a structure, the roof serves as the “cover” to protect the building from the elements. Good roof maintenance is absolutely critical for the roof’s preservation and for the preservation of the rest of the structure.

Increasing the roof height is not appropriate for most historic structures. However, simple roof forms of one story structures may accommodate a slight increase while retaining the original form. Older architectural styles with complex roof forms (e.g. Bungalow, Tudor, Victorian) typically do not accommodate an increase of the original ridge line successfully and is not recommended.

Commercial buildings often have sloped or flat roofs hidden by a parapet wall. They may be a metal, a built-up tar and gravel or a rubber membrane roof.

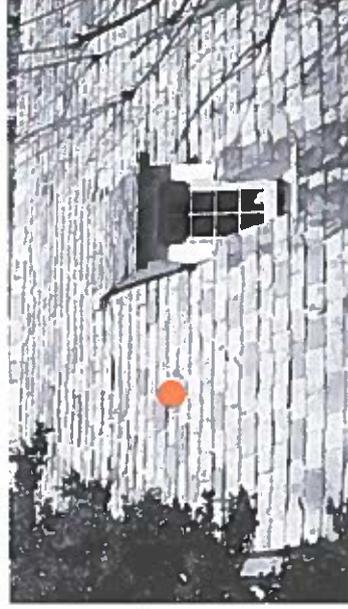
STANDARDS

For Roofs:

1. Retain original or early roof materials, such as slate, clay tile, or standing-seam metal whenever possible. Many mid-20th century homes originally would have had asphalt shingle roofs and that material should be continued when replacement is necessary.
2. Preserve original roof shapes.
3. Retain architectural features including dormers, cornices, exposed rafter tails, and chimneys. New dormers should be appropriately designed for the style of the structure in massing and material. Do not add skylights unless placed inconspicuously. Skylights must be flush mount and must not impact the roof system. Repair of roof materials and elements should be made in-kind with materials that duplicate the original materials.

4. Replace historic roof coverings when necessary, using new material that matches the original roof covering closely in composition, size, shape, color, and texture. If the slate on a roof has deteriorated severely, replace it with matching new slate. (Leaks in slate roofs usually are due to the deterioration of associated flashing and fasteners or due to wood deterioration surrounding hidden gutters or cornices.)

5. When replacing a metal roof, the installation should replicate a historic standing-seam roof that has a thin raised seam at the joints created by mechanically or hand-folding and locking the seam. Note: Some pre-coated metal roofs are designed for new industrial buildings and have larger grooves with snap lock seams and a wide V-shaped cap at the gable ridge. This type of installation does not replicate a historic standing-seam roof and should not be used.



Slate is a distinctive material used on houses throughout the districts. This example is from Hermitage Court.

6. Place skylights, solar collectors, satellite dishes, and other antennae on less visible locations of the roof. No changes to the roof structure should be made to accommodate these elements.

7. Place roof-mounted mechanical equipment behind a parapet wall or a screen integral to the building’s architectural design, or locate them in setback locations away from the edge of the roof to minimize their visibility.

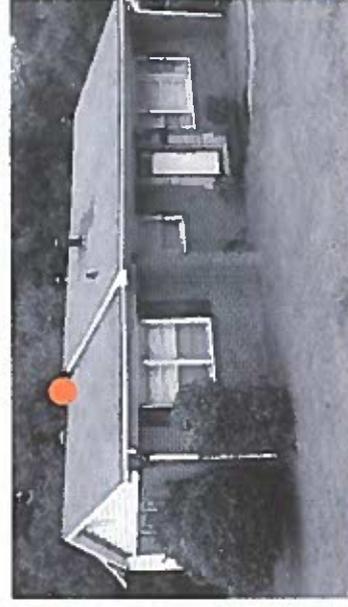
8. Metal roofs should be pre-finished, factory coated. Do not install a roof with bright colors or that is raw anodized aluminum. More neutral, traditional roof colors should be used, such as shades of grey, brown and black.

TECHNICAL INFORMATION

National Park Service Preservation Brief #04

Roofing for Historic Buildings

www.nps.gov/history/hps/tps/briefs/brief04.htm



Asphalt shingle roofs are commonly found throughout the districts such as this examples in Oaklawn (above).



Standing-seam metal roofs are not commonly found in the districts but are occasionally found on porches (left), bay windows and other secondary locations. Standing-seam is frequently used on commercial roofs.



Alternative Materials and Their Use in Historic Districts

Prepared for the Historic Preservation Office
City of Columbus, Ohio Planning Division



Synthetic Slate Roof Shingles

Slate is an important historic roof material and was widely used in many areas of the country in the 18th, 19th and early 20th centuries. It was the roof material of choice in many cities since it was durable and fire-resistant. Slate is a metamorphic rock that splits into thin, smooth-layered surfaces. The durability of a slate roof depends on the type of slate used. Many slate roofs have lasted well over 100 years and remain in good condition. Softer slate may begin to flake, crack and crumble after fifty to sixty years. Slate roofs cannot be repaired or restored after the slate has reached the end of its useful life. Even the hardest slate roofs can develop cracks and breaks over time. Slate is stone and some individual slate pieces may have tiny imperfections or fractures that are not evident at the time of installation. Environmental factors such as freeze-thaw cycles may eventually cause these slates to crack, break or fall off.

Some cities with extensive amounts of slate roofs are now finding that the slate installed in the late 19th century is reaching the end of its life expectancy. Most Commissions encourage the installation of new slate roofs but recognize that new slate roofs are three to four times the cost of asphalt or fiberglass shingles. In these cases the use of synthetic slate shingles may be an option.

Synthetic slate is manufactured in a variety of materials. Some are made of slate and clay with reinforcing from fiberglass and resins. Others are ceramic based, while others are from recycled post-industrial rubber and plastic. The "greenness" of these materials varies as do their profiles and overall compatibility with historic slate.



Lamarite (left) and DaVinci (right) are two common synthetic slate products.