

## 2. COA-090103-2021

PUBLIC HEARING DATE

April 27, 2021

PROPERTY ADDRESS

3014 East Broad Street

DISTRICT

St. John's Church

APPLICANT

D. & L. Montgomery

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT



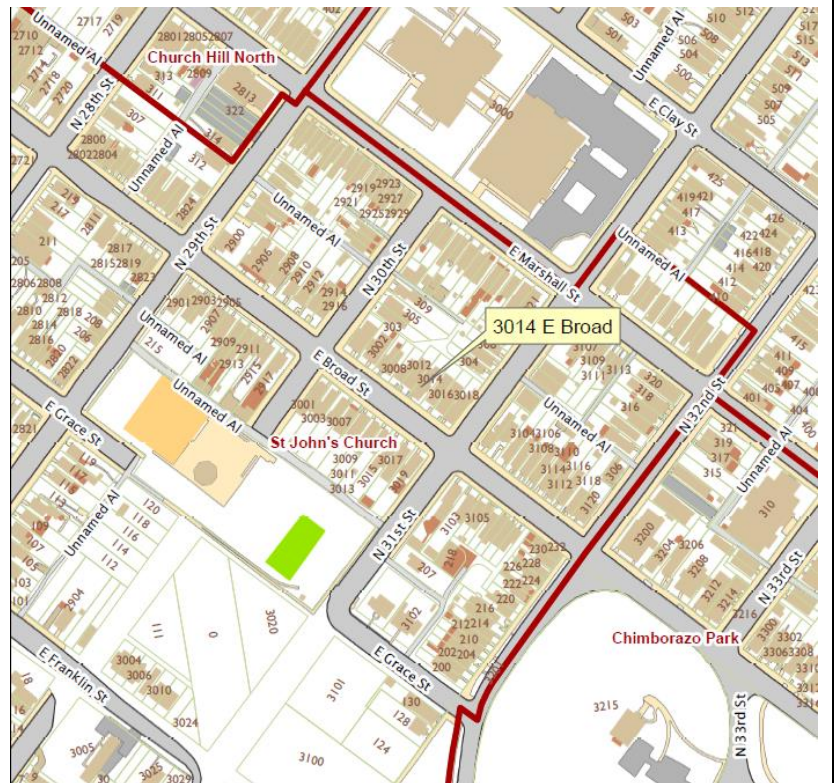
### PROJECT DESCRIPTION

**Replace a three-tab shingle roof with architectural shingles and install an awning over a rear door.**

### PROJECT DETAILS

- The applicant requests permission to retain a new architectural shingle roof on an existing house.
- The applicant also proposes to install an aluminum awning over a rear door.

On February 3rd, 2021 staff administratively approved the reinstallation of a rear door based on evidence that a door previously existed in this location. On February 26<sup>th</sup>, 2021 staff observed that the siding was removed and the roof was in the process of being replaced. Staff also noted what appeared to be interior work without a permit. Staff of the building code and property maintenance division inspected the property and issued a stop work order. The property owners subsequently submitted an application for a number of exterior repairs, and the rear awning. Staff approved the majority of the repairs, including gutters and downspouts, but not the architectural asphalt shingle roof as this represented a change in materials and appearance.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

### STAFF RECOMMENDATION

## PARTIAL APPROVAL

### PREVIOUS REVIEWS

In 1989, the Commission reviewed an application for the installation of asphalt shingles on a portion of the roof which were installed without approval from staff or the Commission. In 1989 the Commission voted to allow the shingles with the condition that when they are replaced it be with a darker color.

### STAFF RECOMMENDATIONS:

Staff recommends approval of the proposed rear awning.

Staff recommends denial of the asphalt shingles and recommends the roof be replaced with new standing seam metal.

---

## STAFF ANALYSIS

---

Building Elements, Awnings, pg. 72	<i>The use of awnings on commercial or residential structures should enhance the individual building on which such coverings are placed as well as the image of the surrounding neighborhood or commercial area. Awnings can cover over inappropriate remodeling or transom areas, protect pedestrians from inclement weather, protect window displays from sunlight and aid in energy conservation.</i>	Staff recommends approval of the proposed rear awning. Staff finds that this is an appropriate location for an awning and that it will be minimally visible from the rear alley.
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>	Staff has found photographic evidence that the roof was originally likely a 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; however, architectural asphalt shingles are not approved replacement materials for metal roofs.  Staff notes that prefabricated metal roofs have also successfully been used to replace historic metal roofs throughout the district, including a property on the same block.
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.</i>	
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>	Staff finds that the installation of a roof that resembles shingles would suggest a false history by implying that the building historically had a shingle roof, which 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 has installed asphalt architectural shingles on the existing roof. The Guidelines state that asphalt shingles are inappropriate for the majority of historic structures. Staff finds that the asphalt shingles do not replicate the appearance of the historic metal roof. The asphalt shingles alter a prominent character-defining feature of the building in an inappropriate manner. Due to the visibility of the roof and the documentation of another roof

---



---

material, staff recommends denial of the asphalt shingles and recommends the roof be replaced with new standing seam metal.

---

## FIGURES



Figure 1. 3014 E. Broad Street, ca. 1989, with metal original roof partially intact.



Figure 2. 3014 E. Broad Street, current view.



Figure 3. 3014 E. Broad Street, rear elevation. Location of proposed awning is on the first floor, left opening.