D/DRC Case

2211 Park Street

Elmwood Park Architectural Conservation District

TMS# 09012-12-09



DESIGN/DEVELOPMENT REVIEW COMMISSION

DESIGN REVIEW DISTRICT
REGULAR AGENDA

EVALUATION SHEET

Case #5

ADDRESS: **2211 Park Street**

APPLICANT: Linda Mayfield, Property Owner
Adrian Shealy, Contractor

TAX MAP REFERENCE: TMS# 09012-12-09

USE OF PROPERTY: Residential

REVIEW DISTRICT: Elmwood Park Architectural Conservation District, -DP

NATURE OF REQUEST: Request for a Certificate of Design Approval for an unapproved metal roof, appeal to a staff decision

FINDINGS/COMMENTS:

This circa 1907 two-story, wood sided, Queen Anne style residence located on Park Street has a hip roof with front facing gable projection accented by shingles. It features a full width, hip roof front porch supported by Tuscan columns which rest on brick piers. The windows are predominantly 1/1, with a single 2/2 window on the façade and a decorative window next to the front door. During a routine drive through of the area, a City of Columbia Zoning Inspector identified roof work being done without a permit and placed a stop work order on the property, alerting staff. The property owner, Linda Mayfield, contacted staff regarding the new roof, which involved a change in material. Previously, the roof was asphalt shingle, but the property owner wished to have a metal roof in its place. While staff was unable to find any documentation that this structure had a metal roof historically, material changes have been permitted in such circumstances in Elmwood Park in the past, but with careful consideration given to the profile of these new roofs to ensure consistency with historic examples in the district. Historic metal roof profiles in this district are flat panel standing seam metal and metal tiles. The adjacent property, 2215 Park Street, which is a similar style had a new roof put on in 2015. The new roof was required to match the existing flat panel, standing seam metal, which could also be approved at staff level for this property due to precedent within the district. The applicant is proposing a different profile which the production company calls Master Rib, or Ag Panel, which is not consistent with historic examples in the district and, therefore, could not be approved at staff level. The property owner opted for D/DRC review of this material. Staff has included images to illustrate the difference in profile between historic examples and the profile under review on page 6 of the evaluation.

With the application, the property owner submitted information, that is included on pages **X-X** of this packet, regarding a metal roof on the rear of this structure as well as an example of another structure in the district with a metal roof of the same profile. The metal roof on the rear of the structure is minimally visible from the public right of way and, therefore, would not be reviewed for

compliance with Section 17-674(d) of the City Ordinance. The other example provided by the applicant, at 2405 Park Street, is not the historic roofing material as shown by the 1919 Sanborn map on page **5** of the evaluation. This metal roof was installed sometime between 1993 and 2011 and does not appear to have been approved. While staff is recommending denial of this metal profile, a flat panel, standing seam metal roof can be approved at staff level based on precedent in the district.

PERTINENT SECTIONS FROM CITY OF COLUMBIA ZONING ORDINANCE:

SECTION 17-674(D) OF THE CITY OF COLUMBIA ORDINANCE

b. In architectural conservation districts and protection areas, the historic character of a district shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.

While this project does not include the removal of historic material, as the asphalt shingles that previously covered the roof are not historic, the introduction and approval of a metal roof profile that was not found historically in the district is in conflict with this standard.

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Not applicable.

e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Not applicable.

f. Deteriorated historic features shall be repaired rather than replaced. Where the severe deterioration or complete loss requires replacement of a distinctive feature, the new feature shall match the old in design, color, finish, texture, and other visual qualities and, where possible, materials.

As previously stated, staff has been unable to find evidence that this structure had a metal roof historically. In similar instances in the past, a change in material from asphalt shingles to a metal roof has been permitted as there are examples of structures of a similar style that feature this material. In those instances, careful consideration has been given to the profile of the material. In all the instances staff could find, the roof was required to match historic profiles found in the district which has resulted in the choice of standing seam metal. This was the case on the property immediately adjacent to 2211 Park Street, 2215 Park Street. The profile requested by the applicant is not visually compatible with the standing seam design and, therefore, is not consistent with this standard.

g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not applicable.

h. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The request to use a metal roof profile not seen in the district is an exterior alteration that has the potential to impact the district as a whole and the materials that are permitted. Staff finds that this would have a detrimental impact on the historic environment of this property.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Not applicable.

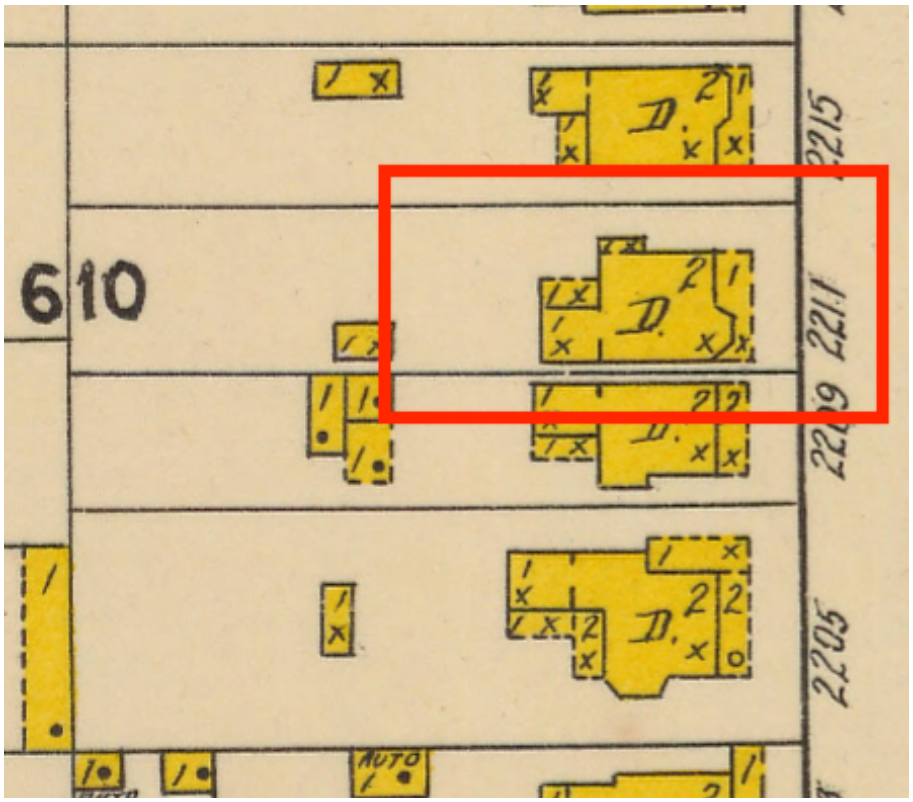
STAFF RECOMMENDATIONS:

Based on previous precedent within the district, a change from asphalt shingles to a metal roof is permitted when the proposed profile is consistent with historic examples on structures of a similar

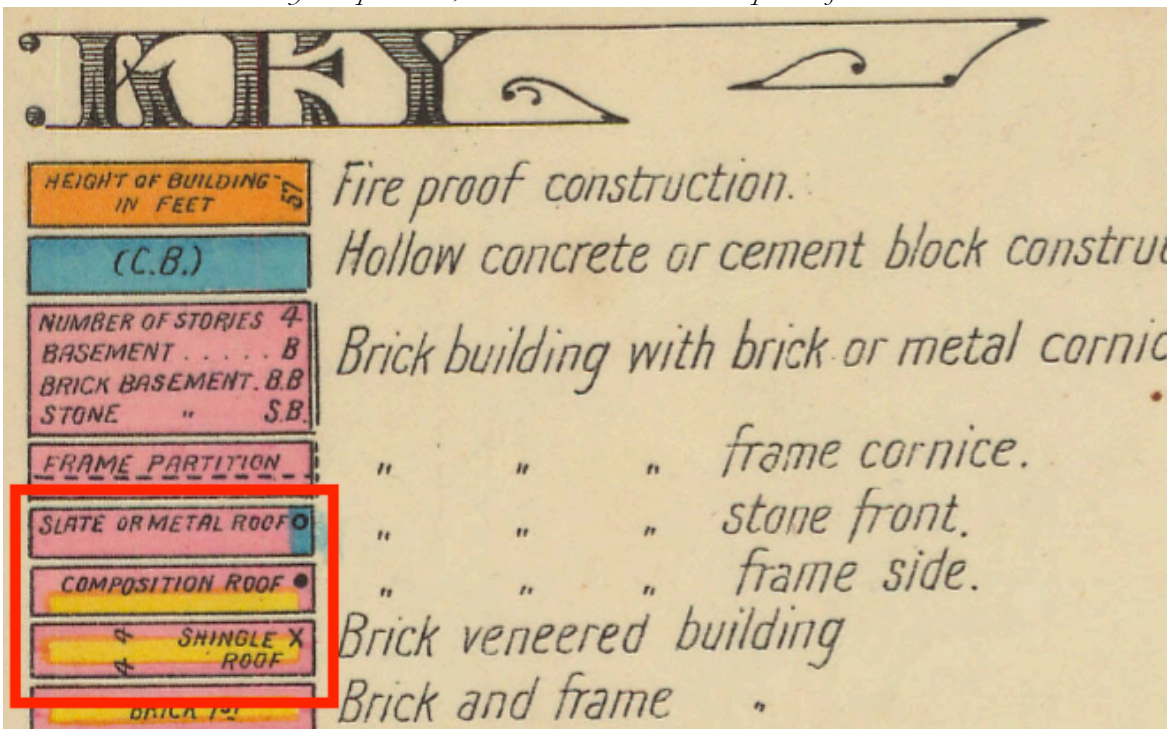
style. In this case, a flat panel, standing seam metal roof would be consistent and could be approved at staff level. Staff finds that the metal roof currently installed at 2211 Park Street is not consistent with Section 17-674(d) of the City Ordinance and recommends denial.



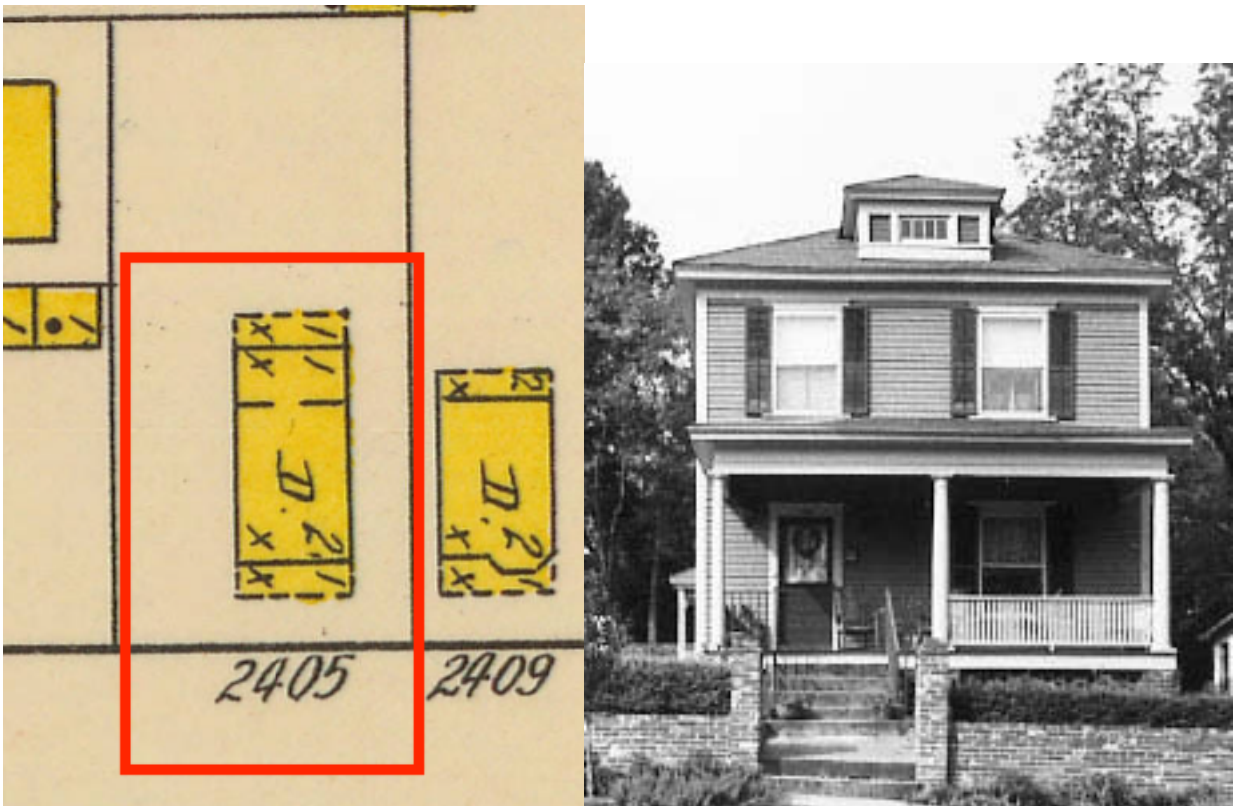
2211 Park Street roof as currently installed without a permit.



1919 Sanborn map showing 2211Park Street, the symbols on the bottom righthand corner structures indicates roof material (Sanborn Map key included below), the x indicates the roof would have been shingle. Slate or metal roofs were indicated by an open circle, such as the one seen on the porch of 2205 Park Street



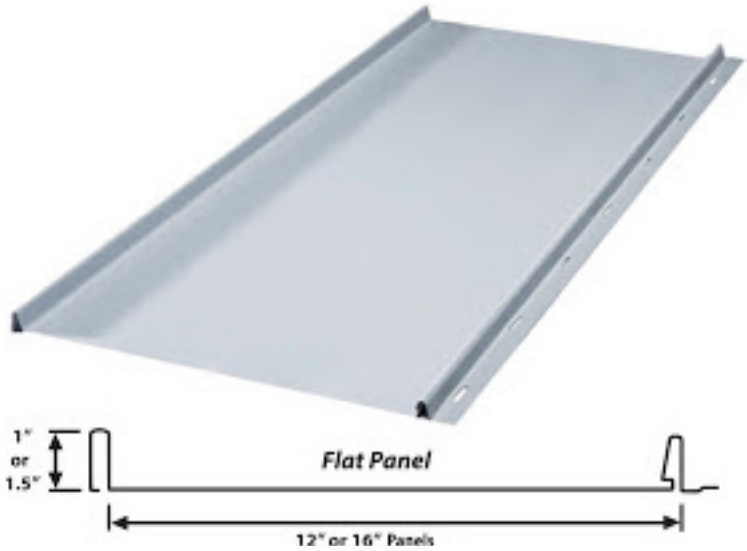
Key included with the 1919 Sanborn map; roof materials are included in the red box.



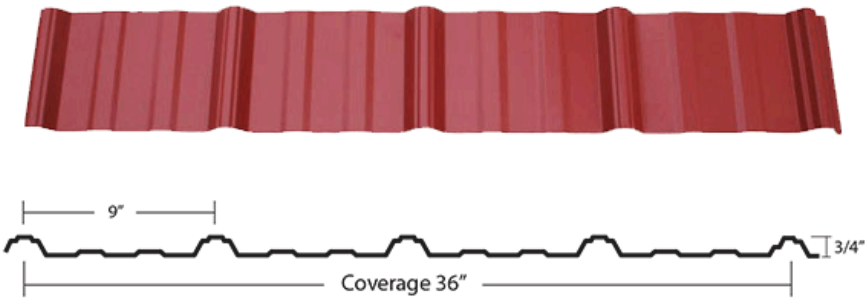
The 1919 Sanborn map on the left shows 2405 Park Street. The x indicates that the roof would have been shingles, which is reflected in the 1993 photograph of the house on the right. Photograph on the right via South Carolina State Historic Preservation Office, Elmwood Park National Register Nomination



Flat panel, standing seam metal roof on 2215 Park Street, approved by staff in 2015



An example of the profile of a flat panel, standing seam metal roof, similar to the one approved at 2215 Park Street



MasterRib roofing panels have trapezoidal major ribs spaced on 9" centers. The panels are typically installed on top of 1"x 4" wood furring strips, often with a material or insulation layer under the panels. The panels (and associated trim) are secured with the highest quality color matched fasteners.

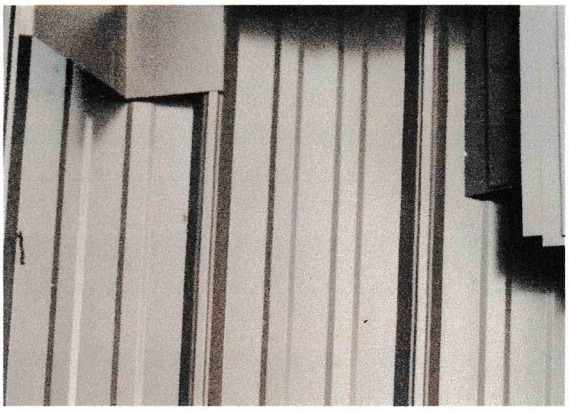
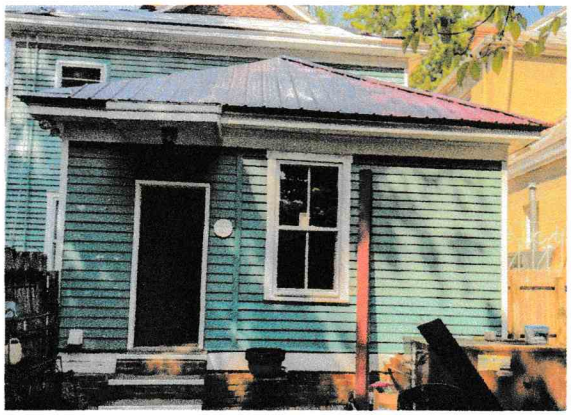
Master Rib, or Ag Panel, profile requested by the applicant. From the manufacturer website.

THE FOLLOWING INFORMATION WAS SUBMITTED BY THE APPLICANT

Description of Material Changes for 2211 Park Street

When I began planning to update the shingled roof of my historic house, I knew I wanted to return to a tin roof. I'm certain this is what my house would have had initially.

What I didn't know is that there are several different kinds of tin roofs. Thankfully, my contractor, Adrian Shealy, was very familiar with tin roofs and recommended the Master Rib, shown below and on the following page. The Berry color looks fabulous with my house doors and shutters and I am very pleased with the overall look. I was unaware this was something the city needed to approve and that their preference would have been Standing Seam.

My Master Rib Tin	As Installed on my Kitchen Roof
	

According to Mr. Shealy, the Master Rib is considerably more durable than the Standing Seam. And, there are other houses in the neighborhood with this exact same Master Rib tin. One example is shown on the following page. This particular house, located just down the street at 2405 Park Street, was built the same year mine was.



Therefore, I am hopeful that the Design/Development Review Commission will approve my beautiful tin roof. I think it simply adds even more character to wonderful Elmwood Park. Thank you for your consideration.

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POLAR WHITE SR .58 SRI 68	LIGHT STONE SR .50 SRI 57	ASH GRAY SR .41 SRI 45	SADDLE TAN SR .41 SRI 45
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BERRY SR .24 SRI 22	COCOA BROWN SR .29 SRI 29	CHARCOAL GRAY SR .30 SRI 30	CRIMSON RED SR .22 SRI 20
HAWAIIAN BLUE SR .28 SRI 27	BLACK SR .17 SRI 13	GALLERY BLUE SR .21 SRI 18	DESERT SAND SR .36 SRI 39
GALVALUME	COPPER METALLIC	DARK RED SR .27 SRI 26 Available only in 29 gauge	

Additional colors are available. Minimum orders will apply.

- Final color selection should be made from physical samples of painted steel.
- A 40-year limited paint warranty is available for all colors, written copy is available upon request.
- Solar Reflectivity (SR): Solar reflectivity or reflectance is the measure of a material's ability to reflect solar energy or sunlight from its surface. SR values are numbered 0 to 1.0. A value of 0 indicates that the surface absorbs all solar energy and a value of 1.0 indicates total reflectance. ENERGY STAR requires an SR value of 0.25 or higher for steep slope roofing (above 2:12) and an SR value of 0.65 or higher for low slope roofing (2:12 or less).

ENERGY STAR

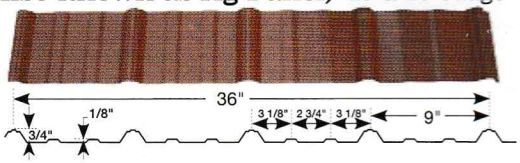
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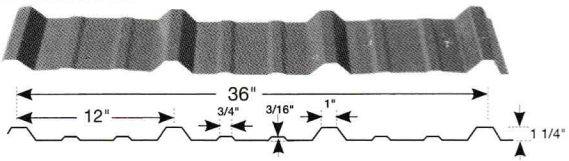
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Master Rib
(Also known as Ag Panel) 29 & 26 Gauge



PBR Panel 26 Gauge only



Standing Seam 24 & 26 Gauge

