

**Historical Architectural Review Board
COA Final Review Sheet**

BST-2022-00024

Address: 1550-52 W. Chew Street

District: West Park Historic District

Applicant: Tim F. Driscoll, Owner

Proposal: Legalize turret roof replacement (Violation Correction)

Building Description:

This 3-story brick house, c. 1927 is Queen Anne in style. The gambrel roof has a double dormer with 6/1 sash windows, two dormers with hipped roofs and 8 pane windows, projecting cornice, single chimney, asphalt shingles and a corner turret with a dome roof. The 2nd floor turret has 9/1 sash windows with wood panels above them and on either side. The 1st floor has a picture window with stained glass transom and 1/1 sash windows on either side of the walk around porch. The main entry is a single $\frac{3}{4}$ glazed door with brick lintel on door and windows. The brick porch has square brick pillars, classic wood columns and ornate wooden railing. There is a steel fire escape on the N 16th Street side.

Project Description:

On July 1, 2022, a Stop Work Order was issued by a building inspector from Building Standards and Safety at the request of the Staff for the removal of the historic red slate and decorative copper ridge caps at the turret roof. The work was undertaken without a COA or building permit. This application proposes to legalize the installation of Tamko Heritage Series asphalt shingles at the turret roof.



1550-52 W. Chew Street turret roof in 2019.
(Google StreetView)



1550-52 W. Chew Street turret roof after work was completed. (Staff)

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Applicable Guidelines:

Chapter 3.1 – Roofs

3.1.3 Repair and restore original and historic roofing materials whenever possible. Evaluate the condition and cost of repair of original materials before removing and replacing them. Targeted areas of repair or localized in-kind replacement may be the most effective and low-cost solution.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

3.1.6 Replace historic roofing materials in-kind whenever possible if severe deterioration makes a full replacement necessary. Replacement material should match the original in material, dimension, shape, profile, color, pattern, exposure, and overall appearance.

3.1.7 If in-kind replacement is not feasible, replace historic roofing materials with alternate materials that resemble the original as closely as possible. Roof replacement should be sensitive to the original appearance. Replacement materials should match roof slopes or shape.

Observations & Comments:

While the historic roofing material was in disrepair with displaced and missing shingles and missing sections of the decorative ridge caps, the roof should have been surveyed by a professional for the potential to repair rather than replace the entire turret roof. If complete replacement was truly necessary, the design guidelines stipulate that appropriate materials be used. In this case, a slate alternative such as a synthetic slate or an architectural shingle that replicates the dimensions, shape, profile, color, and exposure would have been more appropriate. The decorative ridge caps were a character-defining feature of the roof and should have been salvaged and reinstalled where possible, with missing sections replicated. The replacement roofing does not replicate the original roofing in material, dimension, shape, profile, color, exposure, or overall appearance. The work does not comply with the design guidelines and should not be legalized.

Staff Recommendation:

Denial, pursuant to Chapter 3, Section 3.1 Roofs. The staff recommends that a more appropriate roofing material be installed to replicate the historic roof in its dimension, shape, profile, color, exposure, and overall appearance and that the decorative ridge caps be replicated as closely as possible in material, dimension, shape, and profile.

HARB Discussion:

Mr. Hillegas argued that returning the turret roof to slate would be cost prohibitive. Mr. Huber countered that a slate alternative, such as EcoStar, could be used instead of real slate and noted that such a material is less expensive.

Mr. Hart questioned whether the HARB is still considering the previously proposed slate alternative material. Mr. Hart noted that at the last meeting where the property owner was present, the owner proposed to install Boral Inspire Classic Slate Shingles in Brick Red. Mr. Hillegas affirmed that the material could still be considered for approval. He then asked whether the ridge caps offered by the company could be installed. Mr. Huber replied that copper ridge caps that replicate the original in dimension and profile should be installed rather than the Boral ridge caps since the Boral product would not be a comparable material.

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Action:

Mr. Encelewski moved to approve with conditions the application presented on 2/6/2023 for the legalization of the turret roof at 1550-52 W. Chew Street, as agreed to by the applicant and with the staff to review details, pursuant to Chapter 3, Section 3.1 Roofs, provided Boral Inspire Classic Slate Shingles in Brick Red are used and that ridge caps matching the historic in material, dimension, and profile are installed. Mr. Huber seconded the motion, which carried with unanimous support.