

<b>CASE#</b> <b>2013-COA-115</b> <b>(ONS)</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION</b> <b>COMMISSION</b> <b>STAFF REPORT</b>	Hearing Date <b>JUNE 5, 2013</b>
<b>1222 CENTRAL AVENUE</b> <b>OLD NORTHSIDE</b>		<i>NEW CASE</i>
<b>Applicant</b> <b>RICHARD &amp; LISA LOBDELL</b> mailing address: 1222 Central Avenue Indianapolis, IN 46202		Center Township Council District: 9 Joseph Simpson
<b>Owner: SAME AS ABOVE</b>		
<b>CASE</b>		
<b>IHPC COA: 2013-COA-115 (ONS)</b>	Remove historic slate roof; replace with asphalt shingles	
<b>STAFF RECOMMENDATION:</b>	Approval of Certificate of Authorization	

<b>STAFF COMMENTS</b>
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**Background of the Property**

1222 Central Avenue was built ca. 1906 by George W. Beam. The home has Queen Anne elements such as the curved bay. The hipped roof and dormer, and the symmetrical façade are Free Classic elements. The entire house features large bracketed eaves. There is a full-width columned front porch on the front façade.

**Existing Roof Conditions**

The house retains its original slate roof. Although there have been repairs and limited slate replacement over time, the slate demonstrates that it has come to the end of its functional life. Pieces are coming loose, others are chipped, and many are delaminating.

**Replacement Proposal**

The owners received quotes to replace the existing slate with new slate, and with a faux slate alternative. Both quotes came back, and it was determined these options were unaffordable. The owners propose removing the slate and installing dimensional asphalt shingles. Typical chimney repairs will be performed during the roof replacement.

The applicant has received the following quotes:

1. Real Slate \$73,174 – Inspire slate tile.
2. Faux Slate \$61,242 – TruSlate
3. Asphalt Shingles \$14,000 – Certaineed Landmark Dimensional in Colonial Slate

**Similar Requests**

Slate roofs are very expensive to replace, largely due to the significant amount of labor costs associated with this type of work. Consequently, the IHPC has heard similar requests from applicants in the past who have requested to replace slate with asphalt shingles. The IHPC approved the replacement of a slate roof at 519 Middle Drive in Woodruff Place in 2008 on a residential property, the church at 1249 N Alabama in 1983, and the church at 701 N. Pennsylvania in 2012. In all cases, cost was the predominant reason for allowing the replacement of the slate with asphalt.

**Old Northside Preservation Plan**

The Old Northside Plan appears to have been written to take cost and economic factors into consideration when replacing a roof, although it does not do so explicitly:

The Plan recommends “Retaining the original roofing material, whenever possible.” Avoid, “Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.” Also, avoid “Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.”

### **National Park Service Preservation Brief on Historic Roofing**

*“In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. ... if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.*

*Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles.”*

### **Approval of a Certificate of Authorization**

Much of the slate is deteriorated and near the end of its natural life. In addition, it is not uncommon for a large percentage of slate to be broken during a re-roof, so retaining good slate and re-installing them is not typically an option. New slate can be found, but it comes at a considerable cost, as shown on the submitted quote.

Although asphalt shingles are not an absolute match for slate tiles, a Certificate of Authorization should be granted for the following reasons:

1. The cost to install real slate will be over 5 times more than asphalt/fiberglass shingles.
2. The cost to install faux slate shingles is over 4 times the cost of asphalt/fiberglass shingles.
3. Both of the above alternatives pose a clear and understandable hardship not only on the owner but on the continued preservation of the rest of the property.
4. Retaining the existing tiles is not a realistic alternative.
5. Replacement with asphalt shingles does not preclude installation of slate in the future.
6. The Old Northside Preservation Plan does not preclude replacement with asphalt shingle, allowing replacement of original roofs if the new roofing material is appropriate.

## **STAFF RECOMMENDED MOTION**

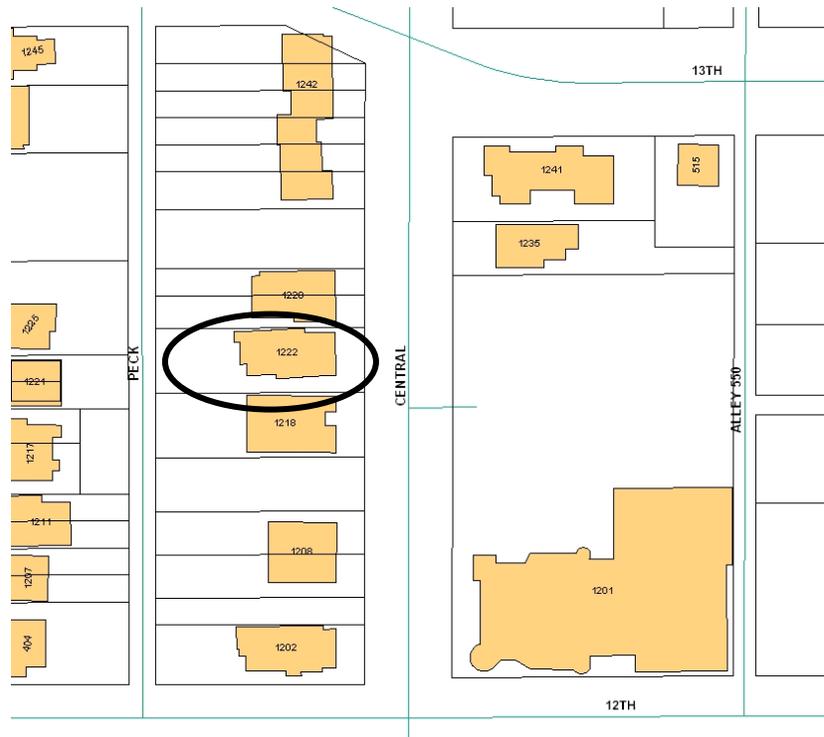
### **COA #2013-COA-115 (ONS):**

**To approve a Certificate of Authorization to remove the historic slate roof and install dimensional shingles; and make needed chimney repairs, per the submitted documentation and subject to the following stipulations:**

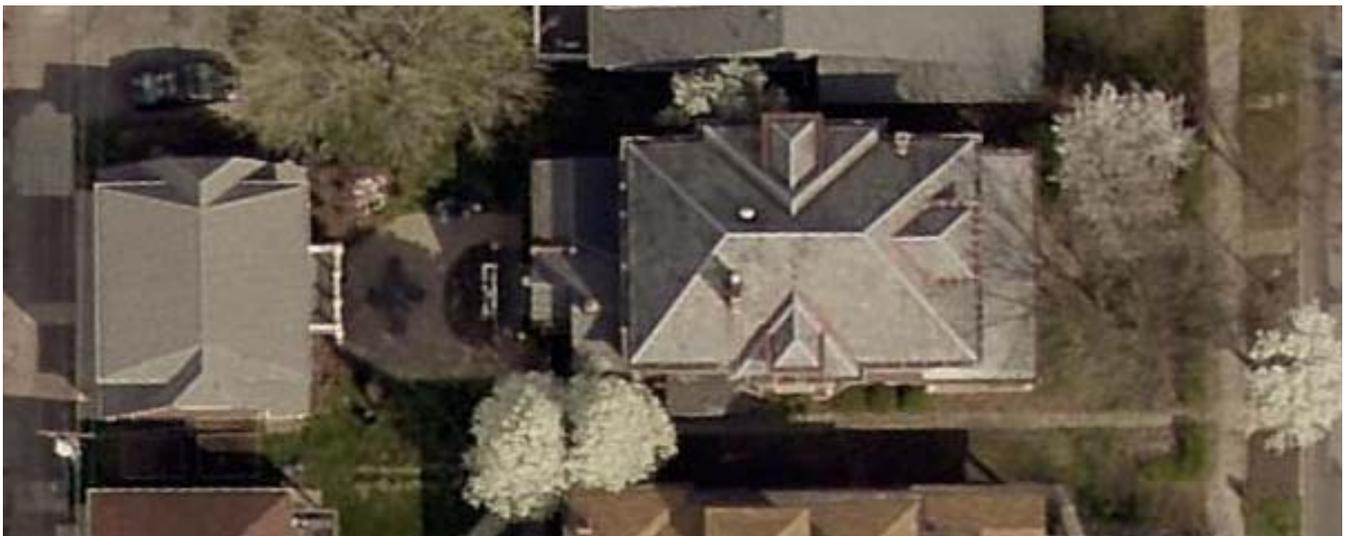
1. **New shingles shall be Certainteed Landmark in Colonial Slate.**
2. **No alterations to the roof size, shape or pitch are approved with this certificate.**
3. **Roof decking may be repaired or replaced where necessary. Plywood or other decking material may be used in areas where it is not visible from the exterior.**
4. **Chimney caps shall be small, unobtrusive, and have a dark finish.**
5. **All replacement chimney materials shall match the original materials for which they replace. All new materials shall have the same color, surface texture, and method of construction**
6. **Mortar joints to be repaired should be raked clean using hand tools. Power tools and grinders can damage historic brick and should NOT be used.**
7. **The use of Quickcrete for mortar is not permitted under this certificate and is not appropriate for use with historic masonry.**
8. **All salvageable brick shall be reused in the repair/reconstruction.**

9. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.

**Staff Reviewer:** Emily Jarzen



**Map of subject property**



**Aerial view of subject property**



**1222 Central Avenue – looking south**



**View looking north**

**Roof conditions**



