



Old West End Roof Survey



Prepared for:
City of Danville
Community Development



Prepared by:
Friends of the Old West End
with the knowledge and expertise of
Outdoor Designs, Inc.

Introduction

Friends of the Old West End (FOWE) is the nonprofit (501c3) neighborhood organization for the Old West End National Historic District. On January 30, 2019, FOWE proposed to the City of Danville a study of failing metal roofs in the District. The fifteen (15) roofs to be studied were on homes owned by the Danville Redevelopment and Housing Authority acting as the City's temporary land bank. Water infiltration existed at many of those properties.

The temporary land bank is administered by the Community Development Division which approved the study's completion via Purchase Order P034870 on February 6, 2019. By subcontract with Outdoor Designs, Inc. (ODI), field work began immediately thereafter to:

- Capture photographs of each roof and roof segment – taken from a lift above
- Compute the area of each roof segment (top roof, porch, additions, etc.) accounting for pitch and overhang
- Assess the condition of each segment including the difficulty of repair or if replacement was required
- Record other site conditions including the condition of chimneys and external guttering as well as tree and shrub intrusion
















Located in the historic district, ODI has extensive experience in the use of the Gaco silicone roof coating system on historic properties. The Gaco coating material providing the lowest life cycle cost for roof repairs while maintain their historic appearance. ODI also provided information on previous experiences with Gaco coatings. That information, beginning on page 107, includes an Old West End metal roof now 15 years since its initial treatment.

FOWE then compiled the results of the ODI field work providing a detailed assessment and cost estimate for each of the 15 homes. Those details begin on page 9. (While not included here, actual field notes and supplementary photographs have been retained for future reference.)

In addition, FOWE summarized those detailed results in two tables. The first, overleaf, shows the total repair and/or replacement cost for the 15 homes. The second attempts to assign a priority to the roof work on each home based on previous investments, the home's contribution to the historic fabric of the district, and its individual characteristics.

Street Address	Roof Sq. Ft.	Estimated Cost	Page
Chestnut 124	1,882	\$30,703	9
Chestnut 125	3,497	47,204	15
Green 862-866	2,881	28,574	23
Holbrook 614	2,579	34,875	29
Jefferson 238	2,172	24,192	37
Jefferson 241	2,081	28,520	41
Pine 820	2,999	70,518	49
Pine 830	2,316	25,841	55
Pine 841	2,225	24,163	61
Pine 844	2,239	39,103	67
Pine 855	2,035	26,306	73
Pine 858	2,253	27,583	81
Pine 861	1,938	27,336	87
Pine 870	3,355	83,253	93
Pine 871	3,095	25,975	99
Total	37,547	\$544,146	

Overall Priority for Roof Repair / Replacement

Address	124 Chestnut	125 Chestnut	862 Green	614 Holbrook	238 Jefferson	241 Jefferson	820 Pine	830 Pine	841 Pine	844 Pine	855 Pine	858 Pine	861 Pine	870 Pine	871 Pine
Vernacular	Queen Anne	Four Square	Italianate	Victorian	Victorian	Folk Vic	Folk Vic	Folk Vic	Folk Vic Cottage	Four Square	Raised Folk Vic	Italianate	Folk Vic	Italianate	Italianate
Circa	1899	1877	1877	1907	1910	1890	1890	1890	1899	1899	1888	1880	1899	1883	1888
Thumbnail															
Living Sq Ft	1,287	4,030	4,502	3,022	2,374	2,204	3,474	2,805	1,433	2,772	1,750	2,954	2,011	3,404	2,240
Roof Sq Ft	1,882	3,497	2,881	2,579	2,172	2,081	2,999	2,316	2,225	2,239	2,035	2,253	1,938	3,355	3,095
Cost \$	30,703	47,204	28,574	34,875	24,192	28,520	70,518	25,841	24,163	39,103	26,306	27,583	27,336	83,253	25,975
\$ / Living Sq Ft	23.86	11.71	6.35	11.54	10.19	12.94	20.30	9.21	16.86	14.11	15.03	9.34	13.59	24.46	11.60
\$ / Roof Sq Ft	16.31	13.50	9.92	13.52	11.14	13.70	23.51	11.16	10.86	17.46	12.93	12.24	14.11	24.81	8.39
Cost rank	L	M	H	M	M	L	L	M	M	L	M	M	L	L	H
Previous Investment	H	M	L	L	M	M	M	M	L	L	L	L	L	M	H
External integrity	M	M	M	H	H	M	M	H	L	L	M	M	M	H	H
Internal integrity	L	M	M	H	L	M	L	M	M	L	H	M	L	M	L
Likelihood of loss	H	M	L	M	H	L	H	M	M	L	M	H	M	H	L
Future cost avoidance	L	L	L	L	L	L	L	H	L	L	L	L	L	L	H
Overall priority	M/H	M/H	L	M	M	L	L	H	L	L	M/H	M/H	L	M	H

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Assumptions

Outdoor Designs Inc. prepared the roof repair costs in this report. They are based on the following:

- An overall assessment of each property was conducted from a lift from multiple vantage points where possible
- Included photographs show both overall condition and individual problem areas where possible
 - The survey did not attempt a detailed quantification of damaged areas
- Roofs to be scraped as needed with chips captured in ground-based plastic for disposal
- Roofs to be course-sanded (28 grit) as needed with dust collection via HEPA vacuum
- Gaco silicone roof coating system will be used
 - Gaco offers a fifty-year limited materials warranty – the longest in the industry
 - All holes, nail pops, open seams and joints, and cold joints to be double-taped using Gaco Seam Seal
 - Roofs to receive two coats of GacoRoof 100% silicone coating from a selection of nine colors
 - First coat on initial repair
 - Second coat six to twelve months later
 - Hidden gutters to receive an additional coating of Gaco Liquid Roof Tape for durability



Chimney repairs and cap costs are based on the following standard assumptions:

- \$1,000 for each chimney requiring repointing
- \$250 for each chimney not previously capped

External gutter repair assumptions are:

- \$20 per lineal foot

Tree removal costs based on the following assumptions:

- \$2,500 per tree requiring climbing
- \$500 to 1,000 per tree where accessible
- Trees cut flush, no stump grinding

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124 Chestnut Street

Fixer With Report

Interior: 1,287 square feet

Foundation: 1,028 square feet

Previous roof color: Silver

	Square Feet	Cost
Top roof	1,682	\$27,333
Rear addition – not recommended		0
Porch roof	200	1,170
Chimney repairs and caps		200
External gutter replacement / repair		0
Tree, shrub, and debris removal		2,000
Total	1,882	\$30,703

75' lift required

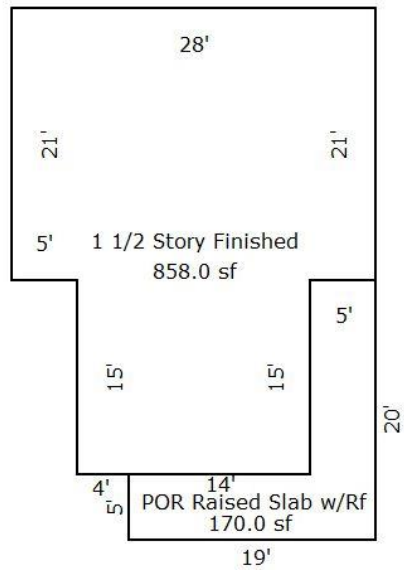
124 Chestnut – Façade (northeast face)



Rear (southeast)



Sketch



Aerial



124 Chestnut – Top Roof

Very steep – 16 over 12
Numerous trees in rear
Riddled with holes and patches
Significant metal replacement

Square feet: 1,682

Difficulty: 12.5

Estimated cost: \$27,333



124 Chestnut – Rear Addition

<p>Structural failure Coating not recommended</p> <p>Square feet: Difficulty: Estimated cost: \$0</p>	
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124 Chestnut – Porch Roof

Nearly new condition
Has leaf guards

Square feet: 200

Difficulty: 4.5

Estimated cost: \$1,170



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125 Chestnut Street

Completion Ready

Interior: 4,030 square feet

Foundation: 2,845 square feet

Previous roof color: Green

	Square Feet	Cost
Top roof	2,500	\$24,375
Front porch and Bay Window	191	6,207
Kitchen section	490	7,963
Side addition	316	4,109
Chimney repairs and caps		1,050
External gutter replacement / repair		0
Tree, shrub, and debris removal		3,500
Total	3,497	\$47,204

Walkable

125 Chestnut – Both Sides (northwest)



South



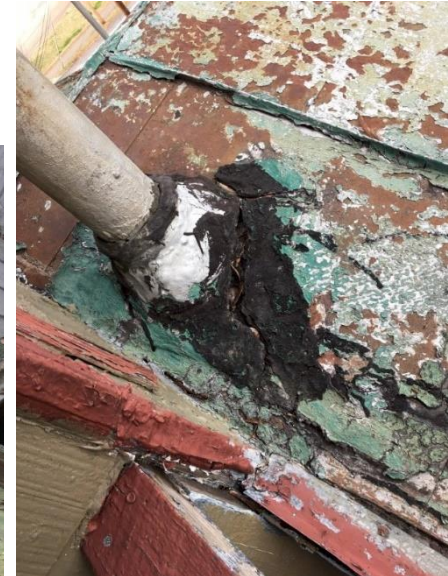
125 Chestnut – Top Roof

Scrape, sand, patch, and coat

Square feet: 2,500

Difficulty: 7.5

Estimated cost: \$24,375



125 Chestnut – Porch and Bay Window

Torch down on Chestnut Street porch
Tar on bay window
Replace both with new standing seam metal

Square feet: 191

Difficulty: 25.0

Estimated cost: \$6,207



125 Chestnut – Kitchen Section

Some metal replacement
Three kinds of roofing
Significant patches of tar
Need new boots
Needs gutters

Square feet: 490

Difficulty: 12.5

Estimated cost: \$7,963



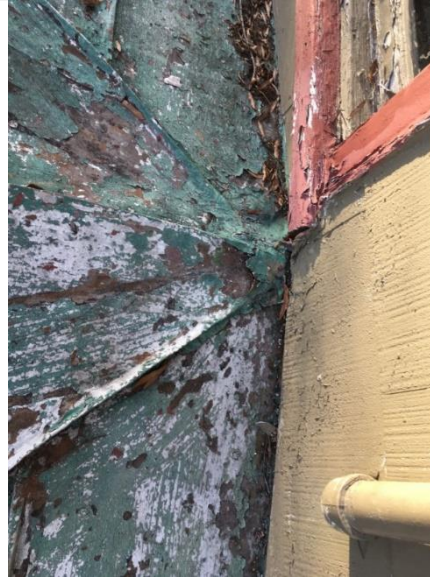
125 Chestnut – Side Addition

Some metal replacement (hidden gutter)
Little paint remains

Square feet: 316

Difficulty: 10.0

Estimated cost: \$4,109



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862-866 Green Street

Fixer With Report

Interior: 4,502 square feet

Foundation: 2,737 square feet

Previous roof color: Terra cotta (red)

	Square Feet	Cost
Top roof	2,371	\$21,576
Rear shed (tear-off expected)	0	0
Porch roof	510	3,978
Chimney repairs and caps		1,800
External gutter replacement / repair		1,220
Tree, shrub, and debris removal		0
Total	2,881	\$28,574

Walkable

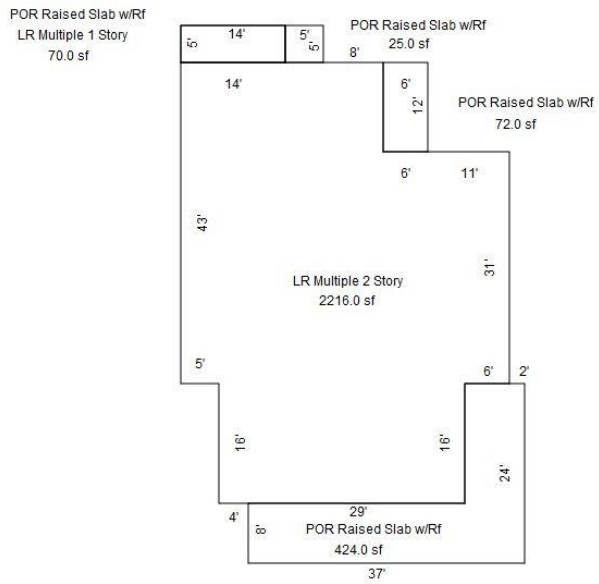
862-866 Green – Façade (south)



Rear (north)



Sketch



Aerial



862-866 Green – Top Roof

Grind antenna attachments
Repair three humps at ridge

Square feet: 2,371

Difficulty: 7.0

Estimated cost: \$21,576



862-866 Green – Rear shed Roofs

<p>Tear-off expected</p> <p>Square feet:</p> <p>Difficulty:</p> <p>Estimated cost: \$0</p>	
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862-866 Green – Front Porch Roof

Facia board and round gutters need repair
Scrape, sand, patch, and coat

Square feet: 510

Difficulty: 6.0

Estimated cost: \$3,978



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614 Holbrook Avenue

Fixer With Report

Interior: 3,022 square feet

Foundation: 1,762 square feet

Previous roof color: Blue / green

	Square Feet	Cost
Top roof	1,962	\$26,781
Porch	258	2,516
Gray Street Addition	207	2,826
Rear Addition	152	1,482
Chimney repairs and caps		400
External gutter replacement / repair		620
Tree, shrub, and debris removal		250
Total	2,579	\$34,875

75' lift required

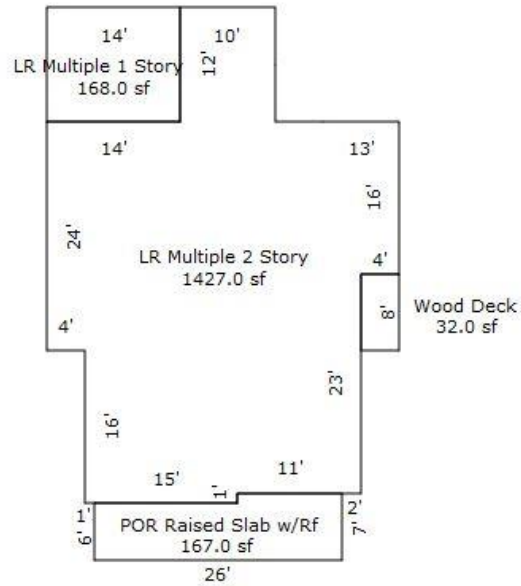
614 Holbrook Avenue – Façade (northeast)



Rear (southwest)



Sketch



Aerial



614 Holbrook – From Gray Street (southeast face)



614 Holbrook – Top Roof

Significant rust and tar
Nail pops

Square feet: 1,962

Difficulty: 10.5

Estimated cost: \$26,781



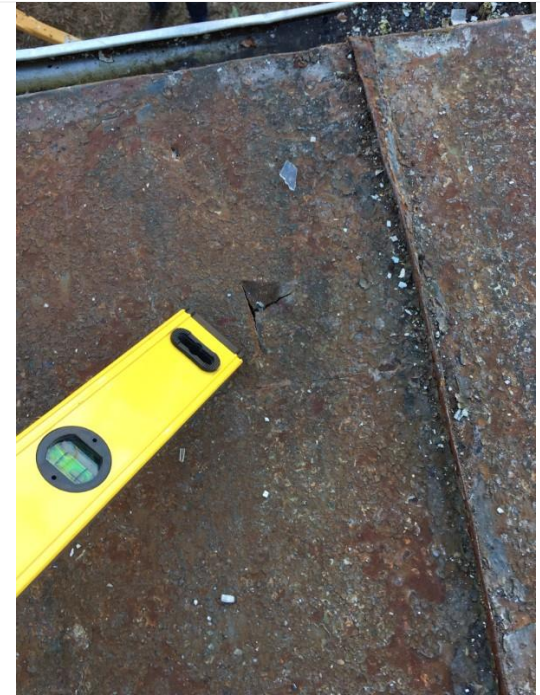
614 Holbrook – Porch

Significant rust
Large hole needs immediate attention

Square feet: 258

Difficulty: 7.5

Estimated cost: \$2,516



614 Holbrook – Gray Street Addition

Significant rust

Square feet: 207

Difficulty: 10.5

Estimated cost: \$2,826



614 Holbrook – Rear Addition

Significant rust

Square feet: 152

Difficulty: 7.5

Estimated cost: \$1,482



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238 Jefferson Avenue

Fixer No Report

Interior: 2,374 square feet

Foundation: 1,367 square feet

Previous roof color: Green

	Square Feet	Cost
Top roof	1,944	\$18,954
Porch roof	228	1,778
Chimney repairs and caps		400
External gutter replacement / repair		60
Tree, shrub, and debris removal		3,000
Total	2,172	\$24,192

75' lift required

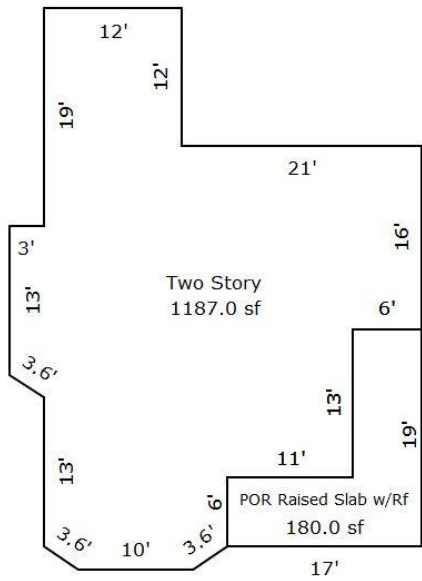
238 Jefferson Avenue – Façade (northeast)



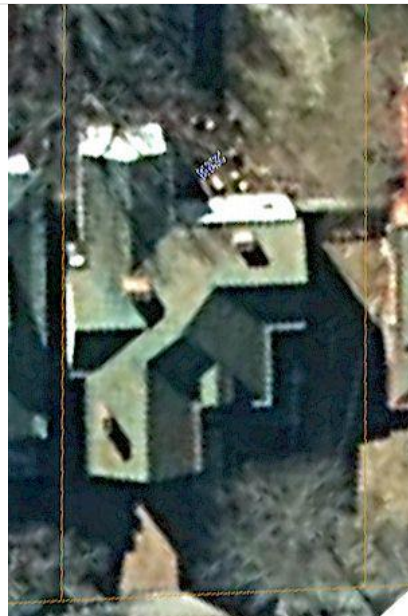
Rear (southwest)



Sketch



Aerial



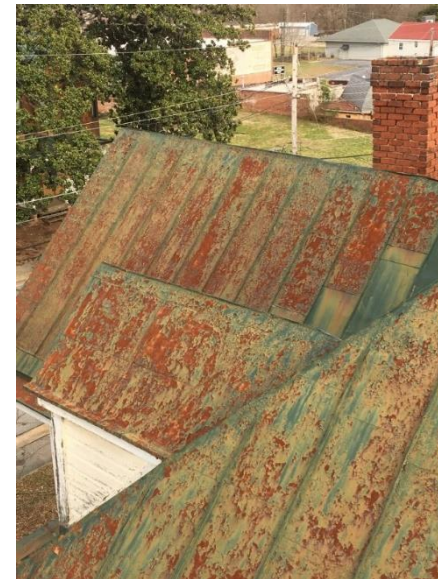
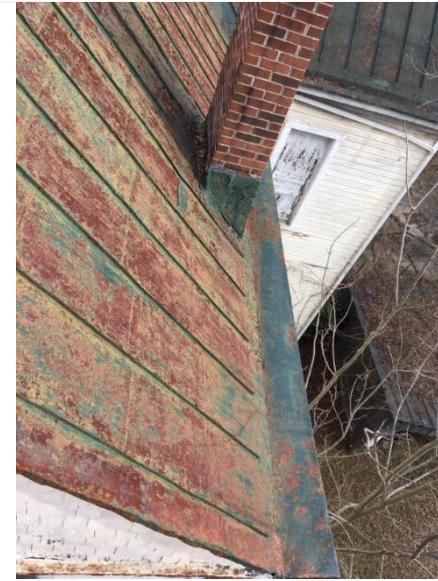
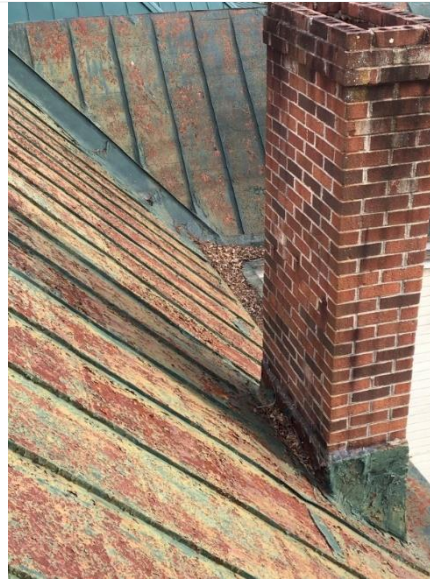
238 Jefferson – Top Roof

Significant rust
Could not see left (southeast) side
Steep

Square feet: 1,944

Difficulty: 7.5

Estimated cost: \$18,954



238 Jefferson – Porch Roof

Scrape, sand, patch, and coat

Square feet: 228

Difficulty: 6.0

Estimated cost: \$1,778



241 Jefferson Avenue

Fixer No Report

Interior: 2,204 square feet

Foundation: 1,555 square feet

Previous roof color: Silver

	Square Feet	Cost
Top roof	1,452	\$19,820
Front porch roof	172	5,590
Side porch roof	177	5,753
Rear shed roof	280	0
Chimney repairs and caps		2,500
External gutter replacement / repair		520
Tree, shrub, and debris removal		0
Total	2,081	\$28,520

75' lift required

241 Jefferson Avenue – Side (northwest)



241 Jefferson – Top Roof

Eaves need immediate wood and metal replacement

Otherwise suggest initial patch only to allow present coating to age – will peel off in a few years

Square feet: 1,452

Difficulty: 10.5

Estimated cost: \$19,820



241 Jefferson – Front Porch Roof

Replace with new standing seam metal

Square feet: 172

Difficulty: 25.0

Estimated cost: \$5,590



241 Jefferson – Side Porch Roofs (3)

Upper shingle roof – no work required
Lower – combine and replace all with new metal

Square feet: 177

Difficulty: 25.0

Estimated cost: \$5,753

Lower Rear



Lower Front



Upper



241 Jefferson – Rear Shed Roof

No work required

Square feet: 280

Difficulty:

Estimated cost: \$0



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820 Pine Street

Fixer No Report

Interior: 3,474 square feet

Foundation: 2,762 square feet

Previous roof color: undetermined

	Square Feet	Cost
Top roof and porch	1,516	\$49,270
Porch roof	403	13,098
Rear addition	1,080	4,950
Chimney repairs and caps		400
External gutter replacement / repair		300
Tree, shrub, and debris removal*		2,500
Total	2,999	\$70,518

Full replacement recommended. The original terne roof on the front of the house is severely rusted and has been frequently patched in the past. It is unlikely that this roof section could withstand the scraping and sanding required for a new coating.

There are many locations where the terne appears to have been replaced with other metals resulting in galvanic action. This has further weakened the original material.

Some flat roofs and hidden gutters are of EPDM rubber. The EPDM was poorly applied and is not well adhered. The newer rear section of the house has asphalt shingles that have exceeded their useful life.

For this house to remain viable, near-total roof replacement is required. An overall architectural review is likely needed.

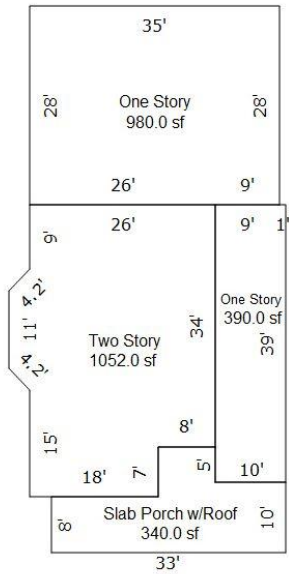
820 Pine Street – Façade (south)



Rear (north)



Sketch



Aerial



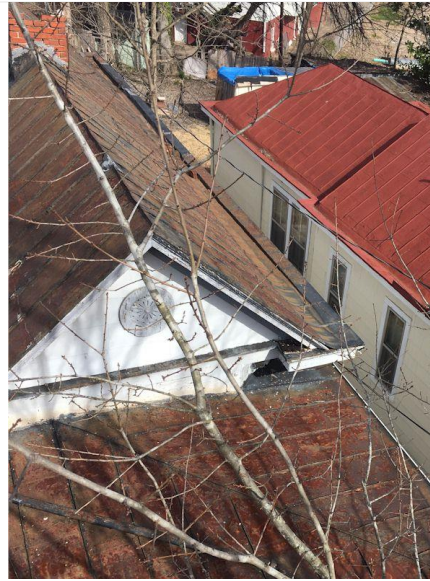
820 Pine – Top Roof

Replace with new standing seam metal

Square feet: 1,516

Difficulty: 25.0

Estimated cost: \$49,270



820 Pine – Porch Roof

Replace with new standing seam metal

Square feet: 403

Difficulty: 25.0

Estimated cost: \$13,098



820 Pine – Rear addition

Shingle replacement recommended

Square feet: 1,080

Difficulty: 3.5

Estimated cost: \$4,950



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830 Pine Street

Fixer No Report

Interior: 2,805 square feet

Foundation: 1,755 square feet

Previous roof color: Green

	Square Feet	Cost
Top roof	1,765	\$17,209
Porch roof	315	3,071
Flat sections	236	2,301
Chimney repairs and caps		400
External gutter replacement / repair		360
Tree, shrub, and debris removal		2,500
Total	2,316	\$25,841

75' lift required

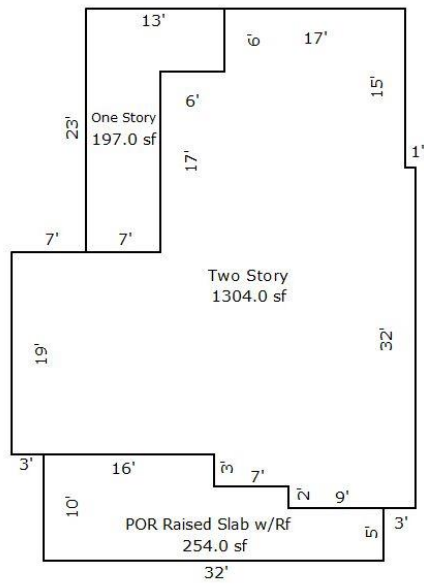
830 Pine Street – Façade (south)



Rear (northwest)



Sketch



Aerial



830 Pine – Top Roof

Only one hole observed
Standing water needs filler
Scrape, sand, patch, and coat

Square feet: 1,765

Difficulty: 7.5

Estimated cost: \$17,209



830 Pine – Porch Roof

<p>Scrape, sand, patch, and coat</p> <p>Square feet: 315 Difficulty: 7.5 Estimated cost: \$3,071</p>	<p>Photo not possible (trees and power lines)</p>
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830 Pine – Flat Sections

Scrape, sand, patch, and coat

Square feet: 236

Difficulty: 7.5

Estimated cost: \$2,301

Upper



Lower



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841 Pine Street

Fixer With Report

Interior: 1,433 square feet

Foundation: 1,550 square feet

Previous roof color: Green

	Square Feet	Cost
Top roof	2,039	\$19,880
Front porch	132	2,145
Rear shed roof	54	878
Chimney repairs and caps		400
External gutter replacement / repair		360
Tree, shrub, and debris removal		500
Total	2,225	\$24,163

Walkable

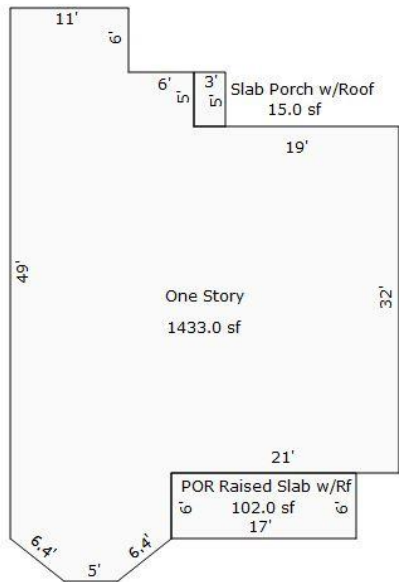
841 Pine Street – Façade (south)



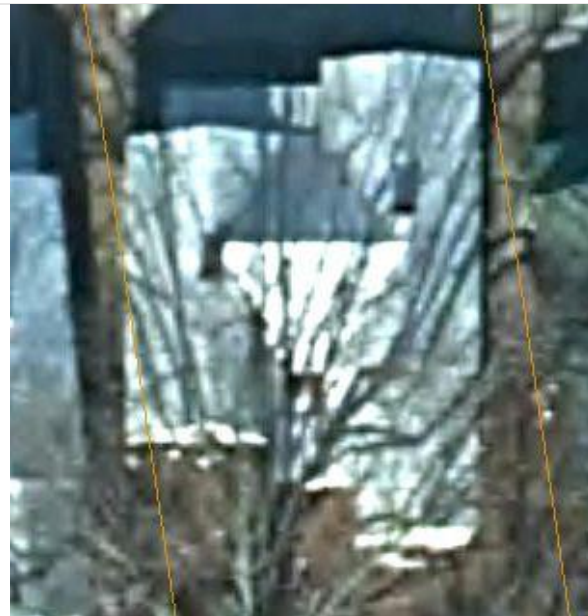
Rear (north)



Sketch



Aerial



841 Pine – Top Roof

Significant tar

Square feet: 2,039

Difficulty: 7.5

Estimated cost: \$19,880



841 Pine – Front Porch

Significant tar
May need replacement at double the cost

Square feet: 132

Difficulty: 12.5

Estimated cost: \$2,145



841 Pine – Rear Shed Roof

Significant debris
Difficult to evaluate

Square feet: 54

Difficulty: 12.5

Estimated cost: \$878



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844 Pine Street

Fixer No Report

Interior: 2,772 square feet

Foundation: 1,671 square feet

Previous roof color: Red

	Square Feet	Cost
Top roof	1,605	\$26,081
Porch roof	216	3,510
Rear shed roof	135	2,633
Left rear shed roof	283	5,519
Chimney repairs and caps		400
External gutter replacement / repair		460
Tree, shrub, and debris removal*		500
Total	2,239	\$39,103

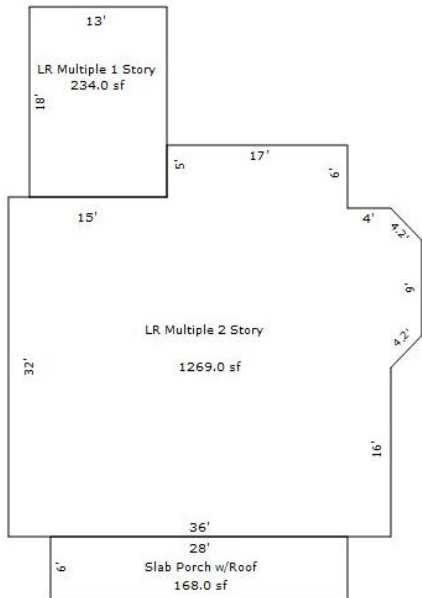
844 Pine Street – Façade (south)



Rear (north)



Sketch



Aerial



844 Pine – Top Roof

Split seams
Considerable tar
Suggest letting the silver paint weather another year or two

Square feet: 1,605

Difficulty: 12.5

Estimated cost: \$26,081



844 Pine – Porch Roof

Some replacement areas
Considerable tar

Square feet: 216

Difficulty: 12.5

Estimated cost: \$3,510



844 Pine – Rear Shed Roof

Roof repairable but structure unsound
Considerable tar
Some replacement metal required

Square feet: 135

Difficulty: 15.0

Estimated cost: \$2,633



844 Pine – Left Rear Shed Roof

There is a large hump which may be a closed-up vent or a structural problem

Square feet: 283

Difficulty: 15.0

Estimated cost: \$5,519



855 Pine Street

Fixer With Report

Interior: 1,750 square feet

Foundation: 2,006 square feet

Previous roof color: Red before green

	Square Feet	Cost
Main roof – section 1	550	\$5,720
Main roof – section 2	520	5,070
Main roof – section 3	650	7,183
Front porch roof	277	3,061
Awning	38	312
Chimney repairs and caps		1,250
External gutter replacement / repair		460
Tree, shrub, and debris removal*		3,250
Total	2,035	\$26,306

Roof is walkable

* Half of the cost of removal of a property-line tree overhanging both homes assigned to 861 Pine Street.

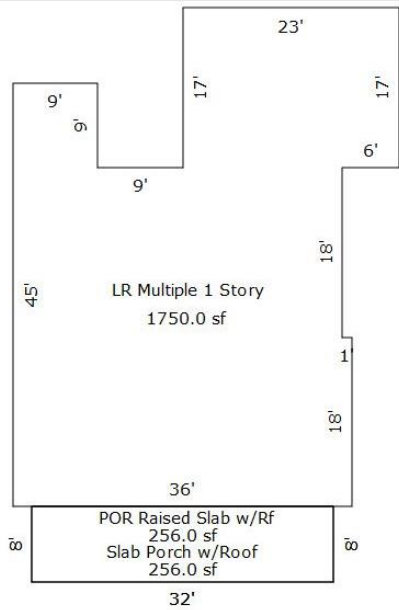
855 Pine Street – Façade (north)



Rear (south)



Sketch



Aerial



855 Pine – Main roof – section 1

Scrape, sand, patch, and coat

Square feet: 550

Difficulty: 8.0

Estimated cost: \$5,720



855 Pine – Main roof – section 2

Scrape, sand, patch, and coat

Square feet: 520

Difficulty: 7.5

Estimated cost: \$5,070



855 Pine – Main roof – section 3

Left rear

Scrape, sand, patch, and coat

Square feet: 650

Difficulty: 8.5

Estimated cost: \$7,183



855 Pine – Front porch roof

Scrape, sand, patch, and coat

Square feet: 277

Difficulty: 8.5

Estimated cost: \$3,061



855 Pine – Awning

Scrape, sand, patch, and coat

Square feet: 30

Difficulty: 8.0

Estimated cost: \$312



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858 Pine Street

Fixer No Report

Interior: 2,954 square feet

Foundation: 1,946 square feet

Previous roof color: Silver

	Square Feet	Cost
Top roof	1,395	\$18,135
Porch roof	302	2,945
Rear sections	556	3,253
Chimney repairs and caps		750
External gutter replacement / repair		0
Tree, shrub, and debris removal		2,500
Total	2,253	\$27,583

Main roof walkable

75' lift required

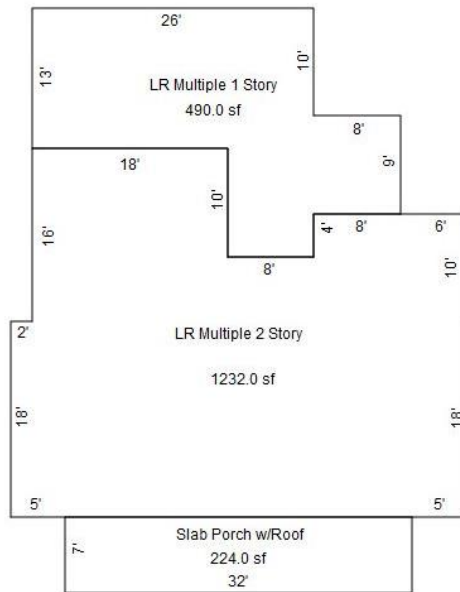
858 Pine Street – Façade (north)



Rear (south)



Sketch



Aerial



Side (west)



858 Pine – Top Roof

Scrape, sand, patch, and coat

Square feet: 1,395

Difficulty: 10.0

Estimated cost: \$18,135



858 Pine – Porch Roof

Scrape, sand, patch, and coat

Square feet: 302

Difficulty: 7.5

Estimated cost: \$2,945



858 Pine – Rear Sections

New barn metal roof
Trim, clean, and coat

Square feet: 556

Difficulty: 4.5

Estimated cost: \$3,253



861 Pine Street

Fixer With Report

Interior: 2,011 square feet

Foundation: 1,184 square feet

Previous roof color: Blue

	Square Feet	Cost
Top roof	1,516	\$16,752
Porch roof	116	1,056
Rear addition	306	3,978
Chimney repairs and caps		1,200
External gutter replacement / repair		600
Tree, shrub, and debris removal*		3,750
Total	1,938	\$27,336

* Half of the cost of removal of a property-line tree overhanging both homes assigned to 855 Pine Street.

75' lift required

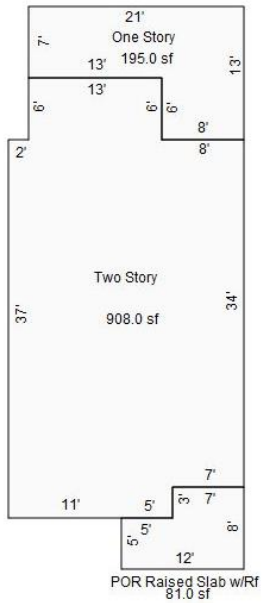
861 Pine – Façade (north)



Rear (south)



Sketch



Aerial



Side (west)



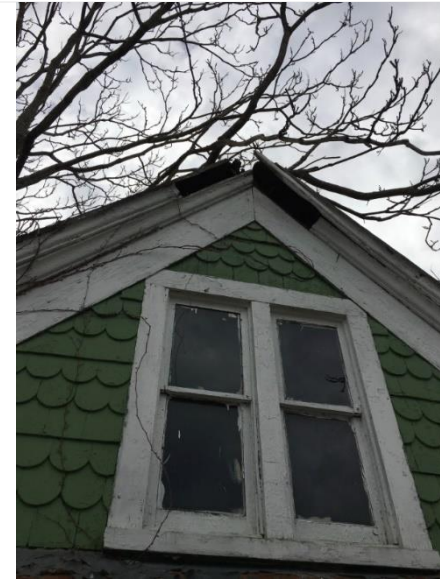
861 Pine – Top Roof

Chisel tar from splices and seams
Wood replacement on front gable
Unique hidden gutter
Several large holes need immediate attention

Square feet: 1,516

Difficulty: 8.5

Estimated cost: \$16,752



861 Pine – Porch Roof

Square feet: 116
Difficulty: 7.0
Estimated cost: \$1,056



861 Pine – Rear Addition

No access – difficult to assess

Square feet: 306

Difficulty: 10.0

Estimated cost: \$3,978



870 Pine Street

Fixer With Report

Interior: 3,404 square feet

Foundation: 1,833 square feet

Previous roof color: Light green

	Square Feet	Cost
Top roof	1,187	\$11,573
Porch roof	302	9,815
Rear sections	1,866	60,645
Chimney repairs and caps		0
External gutter replacement / repair		1,220
Tree, shrub, and debris removal		0
Total	3,355	\$83,253

75' lift required. Walkable.

The porch roof is in poor condition and needs full replacement.

The rear section is in poor condition and would require a new roof. It may be more economical to replace this entire portion of the home with new construction.

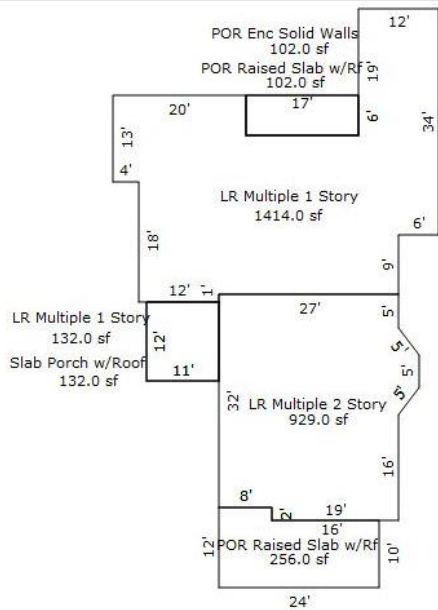
870 Pine Street – Façade (south)



Rear (north)



Sketch



Aerial



Left Side (west)



Right Side (east)



870 Pine – Top Roof

Scrape, sand, patch, and coat

Square feet: 1,187

Difficulty: 7.5

Estimated cost: \$11,573



870 Pine – Porch Roof

Replace with new standing seam metal

Square feet: 302

Difficulty: 25.0

Estimated cost: \$9,815



870 Pine – Rear Sections

Replace with new standing seam metal

Square feet: 1,866

Difficulty: 25.0

Estimated cost: \$60,645



871 Pine Street

Completion Ready

Interior: 2,240 square feet

Foundation: 1,492 square feet

Previous roof color: Silver

	Square Feet	Cost
Main building top roof	1,212	\$10,244
Main building one-story roof	286	4,650
Main building porch roof	288	2,434
Guest House roof	605	3,539
Garage roof	704	4,508
Chimney repairs and caps		600
External gutter replacement / repair		0
Tree, shrub, and debris removal		0
Total	3,095	\$25,975

Main roof and garage walkable

871 Pine – Guest House



Garage



871 Pine – Main building top roof

Paint rusting through
Remove tar under peeling paint
Unpainted areas
Repair chimney flashing
Repair open seams
Repair nail pops

Square feet: 1,212

Difficulty: 6.5

Estimated cost: \$10,244



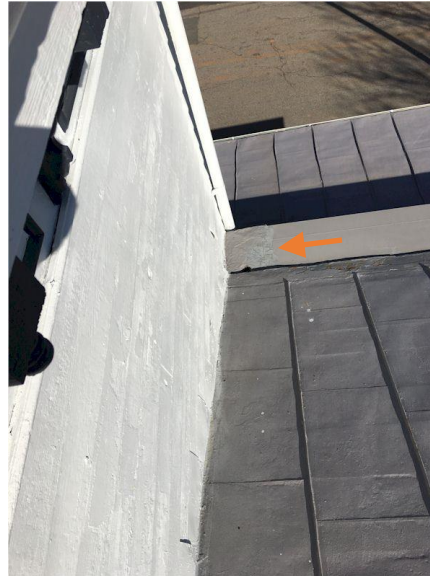
871 Pine – Main building one-story roof

Paint rusting through
Remove tar under peeling paint
Remove shingle patchwork
Repair hidden gutters
Repair open seams

Square feet: 286

Difficulty: 12.5

Estimated cost: \$4,650



871 Pine – Main building porch roof

Raised flattened seams
Paint peeling from seams

Square feet: 288
Difficulty: 6.5
Estimated cost: \$2,434



871 Pine – Guest house roof

Coat only

Square feet: 605

Difficulty: 4.5

Estimated cost: \$3,539



871 Pine – Garage roof

Repair damaged corner section

Square feet: 704

Difficulty: 5.0

Estimated cost: \$4,508



Danville Experience with Gaco Roof Coating

Just outside the city limits, in Cascade, Virginia, stands an old plantation house completed in 1862. Listed on the National Register, it is a two-story, five-bay Georgian dwelling with its original standing-seam metal roof. In 2018, the owner contracted with Outdoor Designs to preserve and coat the original leaking roof. The original roof profile including the hidden gutters have been retained. The home is now leak free and preserved for future generations. Before and after photos are shown below.



In the Old West End

Several Old West End homes with standing-seam metal roofs have received full or partial Gaco silicone coatings over the last fifteen (15) years.

154 Sutherlin Avenue

This home was painted several times in the last 15 or 20 years. However, its complex roof geometry remained subject to leaks. In 2012, then-owner Mira Hereford had two coats of Gaco silicone applied. Not only is the roof leak free. It also retains its original standing seam profile. Today, six to seven years later, the roof has the same appearance as the day it was initially Gaco coated.



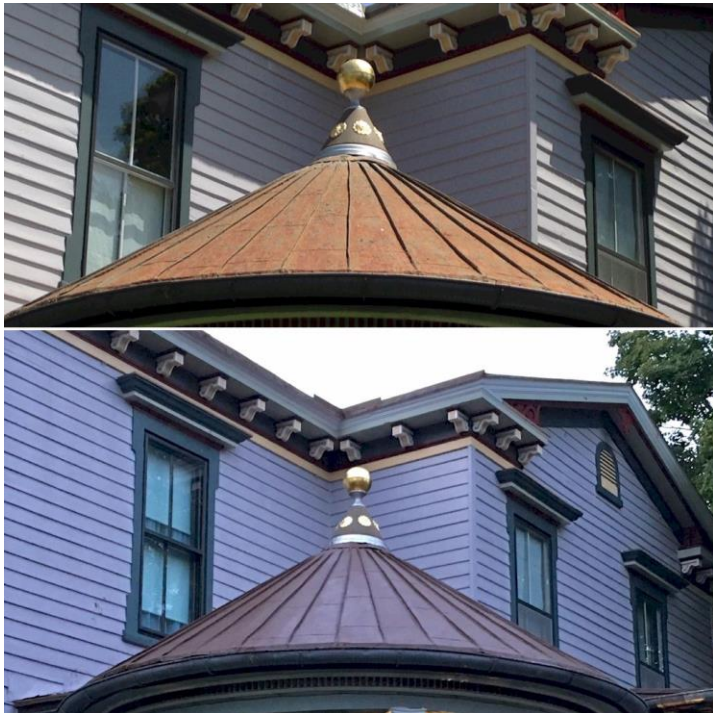
931 Green Street

This home was coated for the least amount of effort and materials and, as a result, has four small leaks. The roof was in such poor condition that pressure washing alone created holes as large as six inches. Those holes were initially repaired only with mesh, not the recommended Gaco Seam Seal with reinforcing fibers. Subsequently, these leaky patches have been repaired according to the manufacturer's recommendations.

915 Green Street

This roof was treated fifteen years ago. Only a single coat of GacoRoof was applied with no special treatment for the hidden gutters. Only recently have leaks developed in the gutters. They will soon be repaired using the manufacturers recommendation of liquid roof tape in the gutters.

Despite the use of half the recommended coating, the main roof (at right) is leak free and still has the same appearance as it did fifteen years ago with no fading or cracking.



918 Green Street

Over the span of fifteen years (15), this home required painting three times averaging five to seven years between paint coatings. The recommendations of Sherwin Williams will carefully followed but a high level of maintenance still ensued.

This roof was fully restored in 2014 using some new metal and Gaco finishes after a leak in the hidden gutter on the front left facing the building. The home no longer leaks and the Gaco coating remains beautiful to view

440 Chestnut Street

This cottage is presently in progress and is included to show additional Gaco colors.



More

Gaco coatings have also been used on metal roofs at 901 Green Street and on the duplex at 432/434 Chestnut Street (no photos available). These roofs also remain leak free.