

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 28, 2018 Meeting**

11. COA-040111-2018 (C. Coyne)

**412 North 28th Street
Church Hill North Old and Historic District**

Project Description:

Replace roof.

Staff Contact:

C. Jeffries

The applicant requests approval to replace the existing primary roof on a home in the Church Hill North Old and Historic District. The roof is clad in gray standing seam metal. The roof has been damaged and the applicant proposes to replace the existing roof cladding with asphalt shingles in charcoal.



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Staff recommends approval of the project with a condition. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that original roof materials should be retained unless deteriorated beyond the point of repair and consideration for the use of slate, wood and metal should be given for roof replacement (59, #4). The applicant has stated that the roof was recently damaged and needs to be replaced. The *Guidelines* state that substitute

materials may be used if the same kind of material is no longer being made (pg. 61, #3), but the new material should not alter the appearance of a historic structure (pg. 60). Staff finds that the asphalt shingles are an inappropriate roofing material. In addition, the roof is highly visible from the street due to the side gable. Staff recommends a metal roof with a similar design to the existing roof be installed rather than the proposed asphalt shingles. Specifications for the new roofing material should be submitted to staff for administrative review and approval.

It is the assessment of staff that the application, with the acceptance of the noted condition, is consistent with the Standards for Rehabilitation outlined in Sections 30-930.7(b) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.