

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 24, 2016 Meeting**

7. **CAR No. 16-066** (T. Waterworth) **228 North 32<sup>nd</sup> Street**  
**St. John's Church Old and Historic District**

**Project Description:** **Replace concrete shingles on a mansard roof with standing seam copper.**

**Staff Contact:** **M. Pitts**

The applicant requests approval to replace the concrete shingles on a mansard roof of a home in the St. John's Church Old and Historic District with standing seam copper. This application is due to enforcement activity as the concrete shingles were removed and copper was being installed when the property and the adjacent home were cited for working without a building permit. The applicant states that the concrete shingles were installed without a waterproof barrier beneath after a fire in 1989. Due to the installation method, the roof leaked resulting in significant water damage to the home according to the applicant. The applicant has stated he chose to install a copper roof per the recommendation of his roofing contractor due to the longevity of the material.

**Staff recommends denial of the project.** The Richmond Old and Historic Districts Handbook and Design Review Guidelines state that though substitute materials may be used for roof replacements, the materials should match the original style and form as much as possible (pg. 62, #3); and if roof replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given (pg. 55, #4). Though staff was unable to find photographic evidence of the roof prior to the installation of the concrete shingles, staff believes the roof was constructed of pressed tin or slate as is characteristic of the other mansard roofs on the street and in the District. Though the Guidelines note that copper is an appropriate substitute material for tin (pg. 57), staff does not believe the copper roof with standing vertical seams and pronounced ridge caps effectively conveys the appearance of a pressed tin roof or a slate roof. Though the applicant has provided examples of standing seam metal roofs in the District, the examples do not illustrate the use of standing seam metal on mansard roofs as is being proposed. As the proposed roof replacement does not effectively convey the appearance of a historic mansard roof in the St. John's Church Old and Historic District, staff cannot recommend approval for the proposed work.

It is the assessment of staff that the application is not consistent with the Standards for Rehabilitation in Section 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.