

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 24, 2018 Meeting**

2. **COA-038275-2018** (R. Taranto) **2423 East Grace Street
St. John's Church Old and Historic District**

Project Description: **Replace front porch roof with membrane.**

Staff Contact: **C. Jeffries**

The applicant requests approval to replace the front porch roof of this two-story brick home in the St. John's Church Old and Historic District. The applicant states that the current flat seam tin roof needs to be replaced and is proposing to install a GAF .060 TPO membrane.

Staff recommends approval of the project as submitted. *The Richmond Old and Historic District Handbook and Design Review Guidelines* note that substitute roof materials may be used if the same kind of material is no longer being made, but substitute materials should match the original style and form as much as possible (p. 64, #3). The applicant states that the existing porch roof is tin with a fabric/tar covering and needs to be replaced due to deterioration. The proposed TPO membrane will match the original flat seam roof in appearance. Staff recommends the membrane roof be black to match the existing roof.

It is the assessment of staff that the application, with the noted condition, is consistent with the Standards for Rehabilitation outlined 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.