

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 25, 2014 Meeting**

8. **CAR No. 14-136** (J. Heltzel & G. Hostetler) **403 N. Allen Avenue
Monument Avenue Old and Historic District**

Project Description: **Replace asphalt shingles to match color of surviving historic clay tile**

Staff Contact: **W. Palmquist**

The applicant requests approval to replace the asphalt shingles on this house's mansard roof with synthetic tile. The original roofing condition is underdetermined, but is presumed to be a light green "Ludovici" tile. The original tile is still present around the dormers of the house, which had been painted brown to match the new asphalt shingles. The applicant proposes stripping the existing tiles of the brown paint to reveal their original green color. Ludovici synthetic tiles will then be installed to replace the existing brown asphalt shingles. The synthetic tile is a flat tile with a half-inch butt that matches the profile and color of the existing green tile.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that, "Substitute materials may be useful if using the same kind of material is neither technically or economically feasible. Substitute materials should mimic the original style and form as much as possible" (pg. 48-49). Staff believes that a synthetic tile with similar profile and color as the presumed-original tile is an appropriate substitution for this application.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation in Section 114-930.7(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.