COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 22, 2018 Meeting

1.   COA-034624-2018 (J Williamson)   **2403 East Grace Street**
                                                                                  St. John's Church Old and Historic District

Project Description: **Replace roof on a single family home.**

Staff Contact: **M. Pitts**

The applicant requests approval to replace an existing tern metal standing seam roof with a copper standing seam roof system on a 1844 gable-roofed Greek Revival brick home in the St. John's Church Old and Historic District. The applicant proposed to use 16 ounce copper with a build-in gutter system and 1" standing seams. The applicant also proposes to replace the porch roofs at the front and rear of the home. These roofs are not visible from the public right of way and are not under review by the Commission.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that for roof replacements, substitute materials may be used if the same kind of material is not technically feasible because the material is no longer being made (pg. 61). The Guidelines further state that substitute materials should match the original style and form as much as possible (pg. 66, #3). Due to the limited availability of tern metal roofs, the applicant is proposing to use copper as a substitute metal material. The standing seam copper roof has the same visual appearance as the historic tern metal roof. Over time, the copper roof will develop a green patina which would resemble the historic grey roof color more closely. Staff recommends approval of this project as the historic roof was failing, and the proposed roof closely matches the visually appearance of the historic roof.

It is the assessment of staff that the application is 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.