

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
December 15, 2015 Meeting**

12. **CAR No. 15-153** (M. Green)

**409 North Madison Street
Jackson Ward Old and Historic District**

Project Description: **Remove existing metal roof and
replace with a new dimensional shingle roof.**

Staff Contact: **M. Pitts**

The applicant requests approval to replace an existing metal roof on a home in the Jackson Ward Old and Historic District. The existing roof is a metal standing seam roof that is visible from the public right of way. The applicant's contractor has stated that the existing roof is past its usable life and deterioration has resulted in damage to the building's interior. During the site visit, staff noted several roofing cement patches on the roof. The applicant has proposed to replace the existing roof with a new dimensional shingle style roof with TPO-lined built in gutter.

Staff recommends denial of the project as submitted. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* emphasizes the importance of maintaining a historic roof in order to protect the rest of a property from being exposed to the elements. The *Guidelines* notes that roofs that are beyond the point of feasible repair may be replaced, and that substitute materials may be used if the original material is not readily available (pg. 56, #3). The replacement material should, however, match the original form as much as possible. The proposed dimensional shingles will not match the historic standing seam metal roof in form; and, therefore, staff cannot recommend approval of the installation of this material.

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.