



Memorandum

Planning Division • Community Development

900 Church Street
Lynchburg, Virginia 24504
P 434-455-3900

To: Historic Preservation Commission (HPC)

From: Victoria Glasgow, AICP Candidate Neighborhood Planning Coordinator

Date: August 12, 2019

Subject: 405 Harrison Street Staff Finding

Roof: The Residential Design Review Guidelines state that roofs should be preserved in their original size, shape and pitch, with original features (such as cresting, finials, cupolas, etc.), and, if possible, with original roof material. If repair is no longer practical, replacement with an appropriate substitute material is appropriate.

Section 35.2-13.4 (b) *Staff Recommendation*. Upon finding that the application is complete the City Planner shall prepare a report making findings and recommendations on the application and authorize notice to be provided in accordance with section 35.2-13.5 (Notice and HPC Hearing).







Certificate of Appropriateness (COA)

City of Lynchburg

Submitted On:

August 2nd, 2019 @ 4:52pm

Email	gndinvests@gmail.com
Property Address (only street address required)	405 Harrison St Lynchburg VA 24504
Parcel ID Number	02410009
Choose a District	Garland Hill
Property Owner Name	G & D Investments, LLC
Property Owner Address	1012 W 3rd Street Suite I Farmville VA 23901
Property Owner Phone	4344850989
Property Owner Email	gndinvests@gmail.com
I understand that submission of this application authorizes the entry onto the property by the Historic Preservation Commission, City Staff and City Council during the normal discharge of their duties in regard to this application.	Yes
The applicant is the:	Owner
Petitioner Name	Antoine Davis
Petitioner Address	1012 W 3rd Street Suite I Farmville VA 23901
Petitioner Phone	4344850989
Petitioner Email	gndinvests@gmail.com

Signature Data

First Name: Antoine
Last Name: Davis
Email Address: gndinvests@gmail.com

Antoine Davis

Signed at: 08/02/2019 04:31PM

Representative Name	Robbie Campbell
Firm Name	All Phase Roofing & Construction, LLC
Address	2300 12th St Lynchburg VA 24501
Phone	4346102476
Email	radracer171@gmail.com
Preference for COA approval/denial delivery (select one):	Pickup at City Hall (Customer Service Center on 2nd floor)
Who should we call to notify for pickup or mail the COA to?	Petitioner
Please give a detailed description and justification for the alteration, demolition or new construction: (this form must be accompanied by the necessary drawings, material samples, photographs, plans and other materials appropriate to the request. Failure to provide supporting documentation will result in the request not being scheduled for review by the HPC)	We would like to replace the slate on the home with metal to match what is already approved. The whole roof needs replacing and a lot of the slate has tar over it.
Nature of Request (check all that apply)	Exterior Alteration

Indicate what supporting documentation is being provided:

Photographs

Will there be a problem completing the work within twenty-four (24) months?

No

If yes, please explain why work cannot be completed in twenty-four (24) months.

16. ROOFS

POLICY:

Original roof forms should be preserved and maintained. If additions to roofs are desired such as new dormers or skylights, these should be added at rear or side rooflines that are not visible from the street. Historic roof materials such as metal standing seam, clay tiles, or slate should be repaired and preserved. If repair is no longer practical, replacement with an appropriate substitute material is appropriate.

Roofs:

- A. should be preserved in their original size, shape and pitch, with original features (such as cresting, finials, cupolas, etc.), and, if possible, with original roof material.
- B. of slate should be repaired with new slate to match. If deterioration is extensive consider removing slate from rear roof surfaces in order to repair slate on the main and readily visible facades. If overall removal is demonstrated as necessary, the use of faux-slate materials will be considered. The substitution of asphalt or fiberglass simulated slate shingles for slate is not acceptable.
- C. of standing seam metal should be repaired. If replacement is necessary the new roof should match the original as closely as possible in dimensions, seam crimping, and seam spacing. Historically correct commercially available roof coatings may be considered for repairs. The HPC Secretary has information on acceptable materials.
- D. should not have new dormers introduced on front facades but may have dormers added on rear facades or secondary facades where not noticeably visible if in keeping with the character and scale of the structure.
- E. should not have skylights, decks, or balconies added where visible from the street.



If repair and replacement is not possible, the use of faux slate shingles may be appropriate.

Original slate roofs should be preserved, maintained and repaired.

Lynchburg Historic Districts Residential Design Review Guidelines – Lynchburg, Virginia



Original metal standing seam roofs should be maintained and repaired if needed (602 Washington Street).



Original metal shingle roof at 429 Rivermont Avenue.



If replacement is necessary use a metal seam roof similar in dimensions, spacing and crimping as the original.



Roof features such as dormers should be preserved and maintained (3104 Rivermont Avenue).



Original clay tile roof at 2701 Rivermont Avenue.