



# Memorandum

*Planning Division • Community Development*

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

To: Historic Preservation Commission (HPC)

From: Victoria Glasgow  
Neighborhood Planning Coordinator

Date: April 8, 2019

Subject: 2703 Rivermont Staff Finding

Roof: The Residential Design Review Guidelines state that 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. They do not specify what should be done when a non-historical roof is proposed to be replaced with historical material.

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:

March 21st, 2019 @ 12:36pm

<b>Email</b>	msw24503@gmail.com
<b>Nature of Request (check all that apply)</b>	Alteration
<b>Property Address (only street address required)</b>	2703 Rivermont Avenue Lynchburg VA 24503
<b>Parcel ID Number</b>	01903019
<b>Choose a District</b>	Rivermont Avenue
<b>Property Owner Name</b>	Margaret Whitaker
<b>Property Owner Address</b>	2703 Rivermont Lynchburg VA 24503
<b>Property Owner Phone</b>	404 266-1265
<b>Property Owner Email</b>	msw24503@gmail.com
<b>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.</b>	Yes
<b>The applicant is the:</b>	Owner
<b>Petitioner Name</b>	Margaret Whitaker
<b>Petitioner Address</b>	
<b>Petitioner Phone</b>	
<b>Petitioner Email</b>	

**Signature Data**

First Name: Margaret  
Last Name: Whitaker  
Email Address: msw24503@gmail.com

*Margaret Whitaker*

Signed at: 03/21/2019 12:33PM

<b>Representative Name</b>	
<b>Firm Name</b>	
<b>Address</b>	
<b>Phone</b>	
<b>Email</b>	
<b>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)</b>	Replace original @ 1940 asphalt shingle on back porch roof with standing seam to match color and material of existing adjacent roof.
<b>Indicate what supporting documentation is being provided:</b>	Photographs
<b>Is there any application relevant to this property before the:</b>	no
<b>Will there be a problem completing the work within twenty-four (24) months?</b>	No
<b>If yes, please explain why work cannot be completed in twenty-four (24) months.</b>	

## 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.**



