



1320-1322 Spaight Street
Certificate of Appropriateness
June 3, 2024

Proposed Work

- Replace existing asphalt shingle roof with an architectural shingle
- Staff cannot approve this administratively because the proposed shingle does not meet historic district standards or precedent





[GAF Timberline UHDZ, Barkwood](#)



[GAF Timberline NS, Barkwood](#)



Applicable Standards

MGO 41.25 Standards for Alterations

(1)(b) General Materials and Features

1. Alterations shall be in keeping with the original design and character of the building.
3. The introduction of conjectural architectural features without historic precedent on the building is prohibited.



Applicable Standards

MGO 41.25 Standards for Alterations

(4)(b) Roof Materials

1. A roof feature may be replaced in kind if it is too deteriorated to repair.
2. Replacement materials shall replicate the appearance of historic roofing materials found on the structure or be compatible with roofing found on historic resources in the district.



Working with Applicant

Applicant likes the appearance of the heavily shadowed shingles and wants the more extended warranty of this shingle

Staff has provided the list of approvable shingles, explained the design requirements, and provided the list of warranties of those shingles that meet design criteria to their contractor



Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are not met and recommends that the Landmarks Commission place this project on file without prejudice so that the applicant can resubmit with a roofing material that meets historic district standards.

