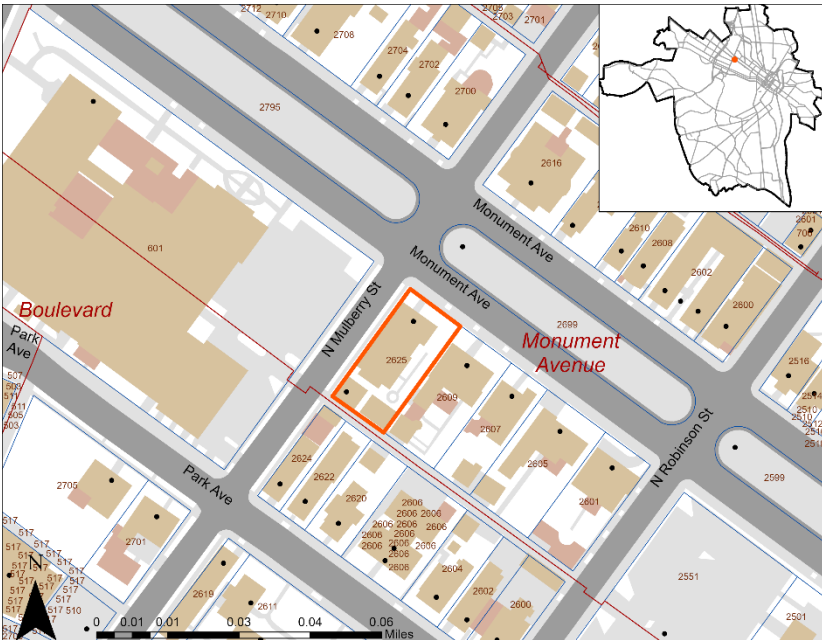




# Commission of Architectural Review

11.COA-166143-2025	Final Review	Meeting Date: 5/27/2025
Applicant/Petitioner	James Milton	
Project Description	Replace a slate roof on a side porch with copper	
Project Location		
Address: 2625 Monument Avenue		
Historic District: Monument Avenue		
High-Level Details:		
<p>The applicant requests approval to remove a slate roof on the eastern side porch of a building, replacing it with a new 16-gauge true copper roof.</p> <p>The extant building is a 2 ½ story brick, colonial revival circa 1916. The building features three front dormer windows, a center, one-story, covered porch, and a once-story, covered eastern side porch with a low sloped roof.</p> <p>The applicant proposes to remove the slate roof on the eastern side porch, as the slope is too low for slate, and would be better suited for a metal roof.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"><li>• Approval of the removal of the slate on the front porch roof.</li><li>• New copper roof feature flat-lock seams.</li></ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Rehabilitation, Residential Construction, #3, pg. 59	<i>Retain original metal features such as cast iron porches and steps, metal cornices, roofs, roof cresting, window sash, entablatures, columns, capitals, window hoods and hardware and the color and finish of all original materials.</i>	<p>The applicant proposes to remove an extant slate roof on the eastern side porch. Slate is not an ideal material for a low slope roof. Because the porch is located on a secondary elevation and has a low sloped roof, the roofing material is minimally visible.</p> <p>Because slate is not a typical material for low sloped roofs and the extant slate is minimally visible, <u>Staff recommends approval of the removal of the slate on the front porch roof.</u> Installation of a material that is better suited for the porch's roof slope will ensure proper runoff and longevity of the underlying historic materials and</p>

		structure. Furthermore, copper roofing is a common roofing in the Monument Avenue COHD.
Substitute Materials, 3. Replacement of Poor Quality Materials, pg. 61	<i>The problems associated with the use of poor quality original materials can be remedied by in-kind replacement. If in-kind materials cannot be found, or are impractical, substitute materials can be used.</i>	While it is unknown if the slate on the eastern side porch roof is original to the building, slate is typically not the ideal material for low sloped roofs. It may be considered impractical to install new slate on the roof given the low slope. Copper is better suited for low sloped roofs, and while it doesn't resemble the visual appearance of the existing slate, it is a more practical material, and will not be seen from the public right-of-way as drastically as the steeply pitched main roof. Furthermore, there are examples of copper roofs in the district, and copper roofing is used on the other projecting elements of 2625 Monument such as the dormers and side bays.
Building Elements, Roofs, Roof Repair, #'s 5 & 6 pg. 66	<p><i>5. The historic front and rear porches of many historic Richmond houses - particularly in the Jackson Ward and St. John's Church Old and Historic Districts- have shallow pitched metal roofs with flat seams (also called flat-lock seams). Flat seam metal roofs have a more homogenous appearance than the more typical standing seam metal roofs found on steeper slopes of the main roof.</i></p> <p><i>6. Pre-fabricated and pre-finished metal roofs typically have ridge and valley pieces that are installed on top of the seams, creating visible shadow lines not typical of historic buildings. These prefabricated metal roof systems are particularly inappropriate on historic front porches.</i></p>	<p>The applicant has stated that that the extant slate roof will be replaced with 16oz. pure copper.</p> <p>The guidelines state that low sloped metal roofs within Richmond's City Old and Historic Districts typically feature flat lock metal with a more homogenous appearance. <u>Staff recommends that the new copper roof feature flat-lock seams.</u></p>

*It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) 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.*

## Figures



*Figure 1. Visibility of side porch roof seen from Monument Avenue. Looking Southwest*



*Figure 2. Visibility of side porch roof seen from Monument Avenue. Looking Southwest*