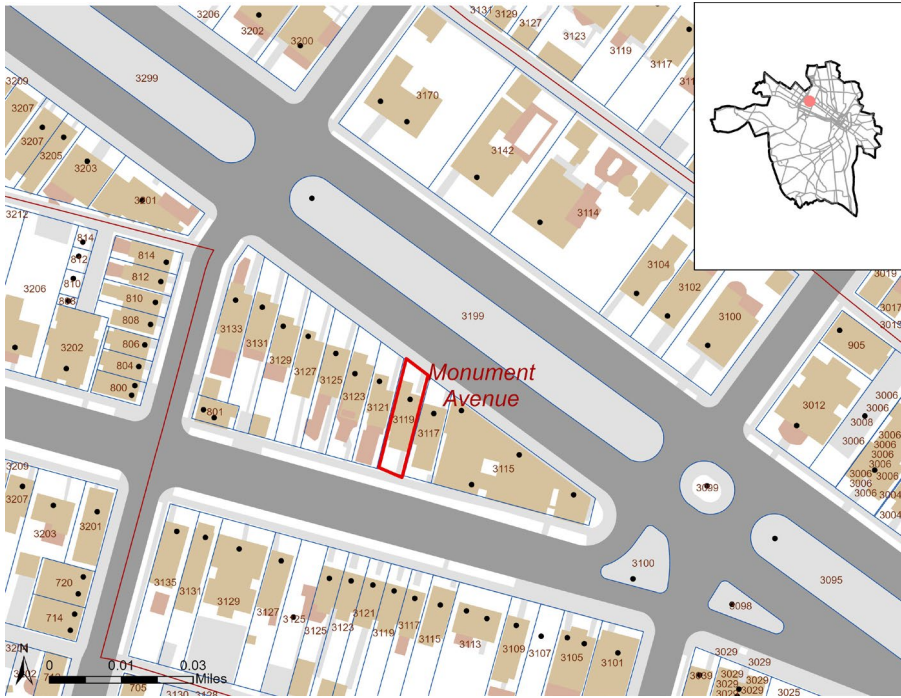


Commission of Architectural Review

3. COA-135643-2023	Final Review	Meeting Date: 9/26/2023
Applicant/Petitioner	Michael Byrd	
Project Description	Construct a new roof over rear porch.	
Project Location		
Address: 3119 Monument Avenue		
Historic District: Monument Avenue		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to replace the existing rear porch roof. The new porch roof will have a bronze standing seam metal roof. The applicant plans to replace the decorative, metal pillars with PVC, rectangular pillars. On a site-visit, staff noticed that the construction has already commenced. 		
Staff Recommendation	Approval	
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335.	
Previous Reviews	None	
Conditions for Approval	None	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Building Elements: Roofs, page 66	<i>As the cover to protect the rest of a structure from the elements, the roof is arguably the most important building component. Routine maintenance is critical to retaining the physical integrity of the roof and main structure</i>	Maintaining durable roof systems is important for ensuring a longer life cycle for historic buildings.

<p>Building Elements: Roofs Repair/ Reconstruction, page 66</p>	<p><i>3. Substitute materials may be used if the same kind of material is not technically feasible because the material is no longer being made. Substitute materials should match the original style as much as possible.</i></p>	<p>The owner of the property explained that the current porch roof is an old aluminum structure, which he has witnessed buckle in recent snowstorms. For this reason, it is necessary that the applicant replaces the rear porch roof.</p>
<p>Building Elements: Roofs Repair/ Reconstruction, page 66</p>	<p><i>5. The historic front and rear porches of many Richmond houses- particularly in Jackson Ward and St. Johns 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>Staff finds that the new roof material and form is acceptable, as it is located in the rear, minimally visible from the public right of way, and there are several examples of similar rear porch roofs on the subject block.</p> <p>While, this porch roof will be visible from the public right of way, the roof alteration will not detract from the historic structure. The decorative pillars on the front and rear porches are non-historic alterations. Removing these pillars and installing the PVC pillars on the rear will create a similar appearance as the original pillars on the front porch. PVC is an appropriate substitute material for this location, as it is in the rear and will be at a distance where it will not be discernable from wood.</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. Facade of 3119 Monument Avenue

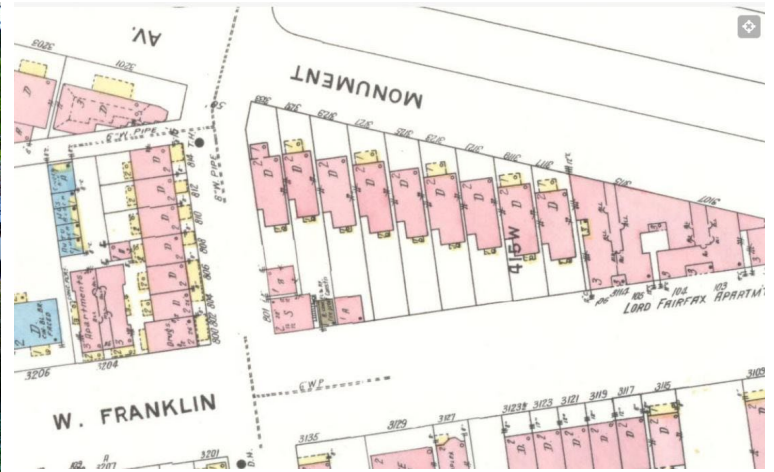


Figure 2. Sanborn map from 1952. 3119 Monument Avenue is the second building west of the Lord Fairfax Apartment building.

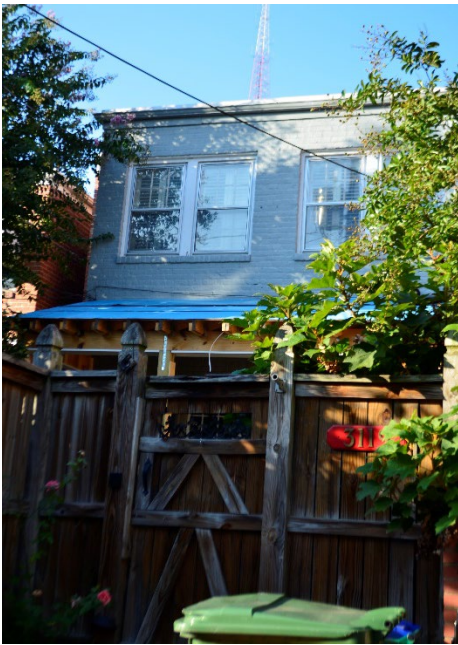


Figure 3. Rear view of 3119 Monument Avenue



Figure 4. Rear view of 3119 Monument Avenue. At some point, the decorative metal posts were removed. Staff observed that construction has begun on the new porch roof.