



Commission of Architectural Review

7. COA-181524-2026	Final Review Meeting Date: 3/24/2026
Applicant/Petitioner	F. Todd Chalmers
Project Description	Construct a rear, freestanding sunroom
Project Location	
Address: 3322 Monument Avenue	
Historic District: Monument Avenue	
<p>High-Level Details:</p> <p>The applicant proposes the construction of a one-story, freestanding sunroom in the rear yard of an existing residence on Monument Avenue. The structure will be set on an existing patio, and partially visible from the public right-of-way. The design draws from the form and materials of an existing secondary addition on the property, including a gabled roof form and similar siding treatment, and incorporates wood structural elements and a standing seam copper roof.</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031
Previous Reviews	N/A
Staff Recommendations	<p>Staff recommends approval of this application, with the following conditions:</p> <ul style="list-style-type: none"> • Approve the siting, massing and scale of the addition. Ensure that the height remains subordinate to the existing addition; final height to be submitted to staff for review and approval • Approve the copper roof; material needs to be true copper that patinas over time, slate and faux slate could also be considered; final roof specifications to be submitted for staff review and approval. • Ensure that the side facing Monument Avenue features a closed gable with siding .

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>New Construction, Residential Outbuildings, pg. 51</p>	<p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p>	<p><i>Massing, siting and height</i></p> <p>The property is located along Monument Avenue, and features a substantial rear yard with an existing accessory structure on site.</p> <p>Site observations indicate that the proposed structure will be located behind the primary building and, although partially visible from the public right-of-way, will not significantly impact the primary street-facing façade. The surrounding context includes a mix of historic outbuildings and later additions, typically subordinate in scale and located to the rear of the lot.</p> <p>The proposed structure is located at the rear of the property, and remains largely screened by the primary structure and the fence along Monument Avenue.</p> <p>The structure is modest in size and reads as clearly subordinate to the primary residence. Its one-story height and placement identify its role as an accessory structure. While renderings show the height as being comparable to an existing later addition to the main building on site, exact heights have not been included.</p> <p><u>Staff recommends approving the siting, massing and scale of the addition. Staff further recommends that the height remains subordinate to the existing addition; final height to be submitted to staff for review and approval.</u></p>
<p>New Construction, Residential Outbuildings, pg. 51</p>	<p><i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p>	<p>The proposed gable roof form references the existing rear sunroom (in form and material) and presents a simple architectural language. The structure avoids overly ornate detailing and maintains a restrained design approach appropriate for an accessory building.</p> <p>The application proposes HardiePlank siding, cedar-wrapped structural posts, and a standing seam copper roof. While slate is a prevalent material on the site and in the district, and it could therefore be argued that slate or faux slate would be a suitable material, staff finds that copper is an acceptable selection for the roof.</p> <p>Additionally, the gable form appears enclosed on one side and transparent on the other side, likely towards the existing building. To be consistent with the existing forms on site, the side of the addition that faces Monument Avenue should be the closed gable with siding finish.</p> <p><u>Staff recommends approving the copper roof; material needs to be true copper that patinas over time. Slate and faux slate could also be considered. Final roof specifications to be submitted for staff review and approval.</u></p> <p><u>Staff further recommends ensuring that the side facing Monument Avenue features a closed gable with siding.</u></p>



Figure 2: front of the lot



Figure 3: rear of the lot