



Staff Report
City of Richmond, Virginia

RICHMOND PLANNING & DEVELOPMENT REVIEW



Commission of Architectural Review

COA-093111-2021	Final Review	Meeting Date: 6/22/2021
Applicant/Petitioner	Aaron Olson	
Project Description	Construct rear covered porch.	
Project Location		
Address: 2023 Monument Ave.		
Historic District: Monument Avenue		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to alter the rear roof form of a tudor revival residence circa 1908. A rear portico is being proposed to cover a previously approved rear porch. The proposed rear portico will be ornate, mimicking original architectural detailing of the main building's façade. The existing rear porch and porch roof are not original to the building. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@richmondgov.com , (804) 646-6569	
Previous Reviews	<p>The applicant originally received an Administrative Approval in May 2021 for the enclosure of the area under the existing rear porch, the addition of a small porch with the reuse of existing columns, and the relocation of rear steps.</p> <p>The Commission reviewed the demolition of the original rear carriage house in 1994. The commission reviewed the construction of a new octagonal structure and an open rear porch in 1995.</p>	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends that the rear portico have a simple design that does not mimic original architectural elements found elsewhere on the main building, and that revised plans be submitted to staff for review. Final color specifications be submitted to staff for review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Rehabilitation,	4. <i>Retain original roof shape, size, materials and related elements including</i>	The new portico will have a gable roof, which will tie into the shed roof of the existing

Residential Construction, pg. 59	<i>cupolas, chimneys and weather vanes; if replacement is necessary, consideration for use of slate, wood and metal, with respect to color and patterns, should be given.</i>	covered rear porch. Staff notes that the <u>existing roof form is not original to the building, and recommends that the Commission approve the proposed alteration to the existing roof form.</u>
Building Elements Porches, entrances & doors, pg. 79	<i>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.</i>	The applicant is proposing to use a standing seam metal roof on the new rear portico roof. The existing rear covered porch roof and addition utilize a standing seam metal roof. <u>Staff recommends that the Commission approve the roofing material of the new rear portico.</u>
Building Elements Porches, entrances & doors, pg. 79	<i>4. Do not remove or radically change entrances and porches important in defining the building's overall historic character. Front and side porches are architecturally more ornate than utilitarian back porches.</i>	Staff has located historic photographs of the subject property, as well as past approvals from the Commission of Architectural Review, and notes that the existing rear porch and addition are not original to the building. The applicant is proposing to utilize architectural elements on the rear porch that mimic those found on the main building, creating a rear portico that is ornate. <u>Staff recommends that the rear portico have a simple design that does not mimic original architectural elements found elsewhere on the main building, and that revised plans and final color specifications be submitted for review and approval.</u>

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

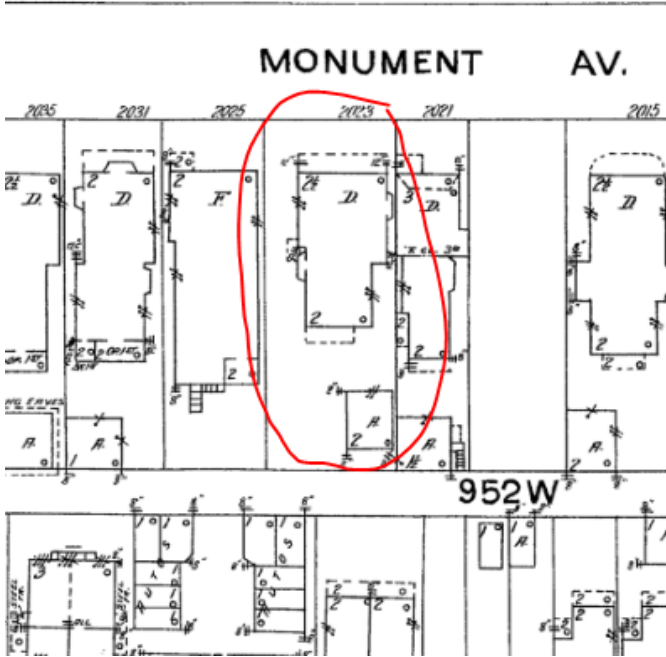


Figure 1. 1924-1925 Sanborn Map



Figure 2. Existing façade, rear portico to match front portico.



Figure 3. Visibility of rear from alley, 2021



Figure 4. Historic photo of rear.