

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 28, 2017, Meeting**

2. **COA-022630a-2017** (J. & N. Williams) **3207 ½ Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Construct a terrace roof.**

Staff Contact: **M. Pitts**

The applicant requests approval to modify the rear of a home which was constructed in 2010 in the Monument Avenue Old and Historic District. The existing home is a three story brick structure with a two story rear section which was approved by the Commission in 2008 with modifications approved in 2009 and 2010. The applicant came before the Commission on September 26, 2017, for alterations to all three levels of the rear of the home. At the time, the Commission partially approved the application. The Commission approved the 1st and 2nd story modifications which consisted of enclosing existing porches and changes to the openings on the 3rd story rear building wall. The Commission denied the proposed rooftop terrace and recommended the applicant revise the plans to include a more transparent design and an alternate roof form.

With this application, the applicant has revised the plans for the proposed rooftop terrace. Specifically, the applicant has made the following changes to the plans:

- The metal compound roof structure has been replaced with a metal gable roof structure. Additionally, the height of the proposed roof structure has been reduced to no longer be taller than the roof of the primary structure.
- The proposed decorative screens have been removed.
- Portions of the proposed fiber cement wrapped half walls have been replaced with a metal and composite railing system.
- A decorative screen element is proposed for a portion of the fiber cement half wall.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that new construction should use a building form compatible with that found elsewhere in the historic district (pg. 46, Form #1). The previous roof form was not a form found in the district and both the Commission and staff recommended the applicant revise the roof form. As the gable roof form is found on the subject block, staff recommends approval of the proposed structure with the condition that details of the proposed roof material be submitted to staff for administrative review and approval. By removing the decorative screens and including more open railing, the applicant has responded to the Commission's recommendation to create a more transparent design to minimize the massing. As specific details of materials were not provided, staff recommends the applicant provide details of the proposed treatment of the half walls for administrative review and approval.

It is the assessment of staff that, with these conditions, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 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.